STORMWATER MANAGEMENT/ BMP NARRATIVE

STORMWATER MANAGEMENT AND WATER QUALITY CONTROL SHALL BE PROVIDED ON SITE, UNLESS APPROPRIATE WAIVERS ARE OBTAINED. THE APPROXIMATE LOCATION, SIZE AND TYPE IS SHALL BE DETERMINED AT THE SITE PLAN SUBMITTALS BUT IS ANTICIPATED TO COMPRISE AN UNDER GROUND MANUFACTURED WATER QUALITY BMP STRUCTURE AS LISTED IN THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK THE APPLICANT RESERVES THE RIGHT TO MODIFY AS NECESSARY DURING FINAL ENGINEERING. A MANUFACTURED BMP SYSTEM IS CONSIDERED AN INNOVATIVE SWM/BMP FACILITY PER FAIRFAX COUNTY'S OCTOBER 2, 2001 LETTER TO INDUSTRY, AND MUST BE APPROVED BY DPWES AT FINAL SITE PLAN STAGE. MANUFACTURED BMP SYSTEMS ARE USED SOLELY FOR WATER QUALITY ENHANCEMENTS IN URBAN AND ULTRA-URBAN AREAS WHERE SURFACE BMP'S ARE NOT FEASIBLE.

EXISTING VEGETATION INFORMATION

CONDITION DESCRIPTION

DEVELOPED LAND. TREES ARE GENERALLY IN GOOD CONDITION.

COVER TYPE SUMMARY TABLE

COVER TYPE	PRIMARY SPECIES	SUCCESTIONAL STAGE	CONDITION	COMMENTS
DEVELOPED LAND	2 OAKS & PIN OAKS 3 MAPLES & 1 DOGWOOD	N/A	GOOD	SEE SITE PLAN SHEET

TREE COVER COMPUTATIONS

COMMERCIAL

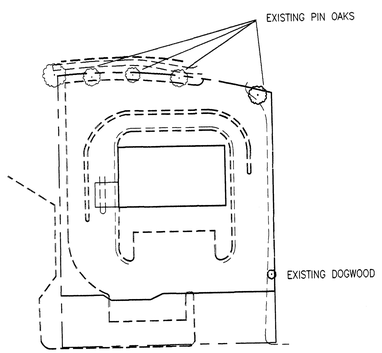
REQUIRED GROSS SITE AREA =	28,207 SF
REQUIRED COVERAGE = 10%	0.10
TREE COVERAGE REQUIRED =	2,821 SF
PROVIDED THE COVER RETAINED =	1,000 SF
10 YEAR MULTIPLIER =	1.25
TOTAL TREE COVER RETAINED =	1,250 SF
TREE COVER FROM PLANTS (9 X 250) =	2,250 SF
TOTAL TREE COVER PROVIDED =	3,520 SF

TREE PLANTING SCHEDULE

SYMBOL	TYPE OF TREE	QUANTITY	CALIPER
	WHITE OAK	8	3" (10')
	CHERRY	7	3"

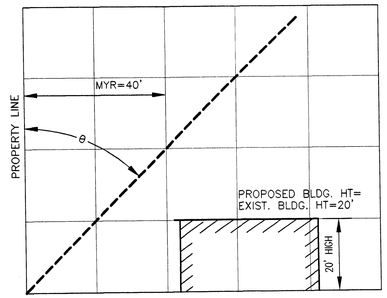
TREE COVER REQUIRED (10%) = 28,207 SF X .10 = 2,820 SF

TREE COVER PROVIDED = 11.3% (3,250 SF)



EXISTING VEGETATION MAP

SCALE: 1"=50'



BULK PLANE, SECTION A-A

H: 1"= 20'
V: 1" = 2'

θ : ANGLE OF BULK PLANE	=	45'
MYR: MINIMUM YARD REQUIREMENTS	=	40'
MPB: MAXIMUM PROPOSED BUILDING HEIGHT	=	20'
MBH: MAXIMUM BUILDING HEIGHT	=	40'

ABBREVIATIONS

AC	-- ACRE	LP	-- LOW POINT
AC-FT	-- ACRE-FEET	M	-- METER
ASPH	-- ASPHALT	MAX	-- MAXIMUM
AVG	-- AVERAGE	MIN	-- MINIMUM
BF	-- BASEMENT FLOOR	MH	-- MANHOLE
BLDG	-- BUILDING	MM	-- MILIMETER
BMP	-- BEST MANAGEMENT PRACTICE	MON	-- MONUMENT
CB	-- CATCH BASIN	MW	-- MONITORING WELL
CIP	-- CAST IRON PIPE	N/F	-- NOW OR FORMERLY
CFS	-- CUBIC FEET PER SECOND	NO.	-- NUMBER
CMP	-- CORRUGATED METAL PIPE	OC	-- ON CENTER
CO	-- CLEAN OUT	OHE	-- OVER HEAD ELECTRIC
CONC	-- CONCRETE	PC	-- POINT OF CURVATURE
CTV	-- CABLE TV	PCC	-- POINT OF COMPOUND CURVE
CUM	-- CUMULATIVE	PG	-- PAGE
C&G	-- CURB AND GUTTER	PI	-- POINT OF INTERSECTION
D.I.	-- DROP INLET	PL	-- PROPERTY LINE
DIA	-- DIAMETER	PMP	-- PROBABLE MAXIMUM PRECIPITATION
DIP	-- DUCTILE IRON PIPE	PP	-- POWER POLE
DWG	-- DRAWING	PRC	-- POINT OF REVERSE CURVE
D/W	-- DRIVEWAY	PRECIIP	-- PRECIPITATION
EC	-- EROSION CONTROL	PROP	-- PROPOSED
ECC	-- EDGE OF CONCRETE	PSI	-- POINTS PER SQUARE INCH
ELEC	-- ELECTRIC	PT	-- POINT OF TANGENCY
ELEV	-- ELEVATION	PVMT	-- PAVEMENT
EG	-- EDGE OF GRAVEL	Q	-- FLOW RATE
EP	-- EDGE OF PAVEMENT	RAD	-- RADIUS
ES	-- END SECTION	RC	-- REINFORCED CONCRETE
ESMT	-- EASEMENT	RCP	-- REINFORCED CONCRETE PIPE
EW	-- END WALL	REV	-- REVISION
EX	-- EXISTING	RPA	-- RESOURSE PROTECTION AREA
FC	-- FACE OF CURB	R/W	-- RIGHT-OF-WAY
FCWA	-- FAIRFAX COUNTY WATER AUTH.	SAN	-- SANITARY
FCPS	-- FAIRFAX COUNTY PUBLIC SCHOOLS	SEC	-- SECTION
FF	-- FINISH FLOOR	SCS	-- U.S. SOIL CONSERVATION SERVICE
FM	-- FORCE MAIN	SDF	-- SPILLWAY DESIGN FLOOD
FOY	-- FOYER	SHT	-- SHEET
FP	-- FLOOD PLAIN	SPEC	-- SPECIFICATION
FT	-- FEET	STD	-- STANDARD
G	-- GAS MAIN	STA	-- STATION
G/V	-- GAS VALVE	S/W	-- SIDEWALK
GALV	-- GALVANIZED	SWM	-- STORM WATER MANAGEMENT
GFA	-- GROSS FLOOR AREA	TC	-- TOP OF CURB
GR	-- GUARD RAIL	THR	-- THROAT
GW	-- GUY WIRE	TOB	-- TOP OF BANK
HC	-- HANDICAP	TYP	-- TYPICAL
HEC	-- HYDROLOGIC ENGINEERING CENTER	TW	-- TOP OF WALL
HGL	-- HYDRAULIC GRADE LINE	UD	-- UNDERDRAIN
HP	-- HIGH POINT	UG	-- UNDERGROUND
HR	-- HOUR	UGE	-- UNDERGROUND ELECTRIC
HT	-- HEIGHT	UP	-- UTILITY POLE
H20	-- HIGHWAY LOAD FOR TRUCKS	VDOT	-- VIRGINIA DEPT. OF TRANSPORTATION
I	-- INTENSITY	W	-- WATER
ID	-- INSIDE DIAMETER	WM	-- WATER METER
IN	-- INCHES	W/M	-- WATER MAIN
INV	-- INVERT	W/V	-- WATER VALVE
IP	-- IRON PIPE	YR	-- YEAR
IPF	-- IRON PIPE FOUND	%	-- PERCENT
IPS	-- IRON PIPE SET	'	-- FOOT OR MINUTE
JB	-- JUNCTION BOX	"	-- INCH/INCHES OR SECOND
L	-- LENGTH	#	-- POUND/NUMBER
LAT	-- LATERAL		

NOTES:

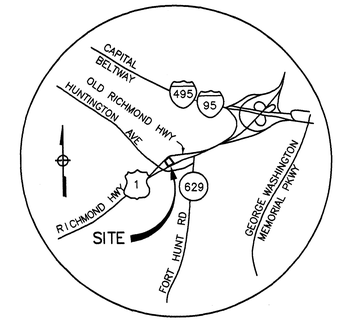
1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 83-3 ((1)) 67A & PART OF 83-3 ((1)) 69.
2. TOTAL SITE AREA IS 28,207 SF.
3. THE EXISTING ZONE IS C-8 (HIGHWAY COMMERCIAL). EXISTING USE: BANK
4. TOPOGRAPHIC INFORMATION IS FROM A FIELD RUN TOPOGRAPHIC SURVEY BY THIS FIRM IN FEBRUARY, 2004. THE DATUM IS USGS. CONTOUR INTERVAL IN ONE (1) FOOT.
5. USE BOUNDARY BY LAND DEVELOPMENT CONSULTANTS, INC. AND VDOT CONSTRUCTION PLANS, PROJECT 0695-96A-106, C-501.
6. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
7. THE EXTREME SOUTH EAST CORNER OF THIS SITE IS LOCATED WITHIN A RESOURCE PROTECTION AREA OF THE CHESAPEAKE BAY OVERLAY DISTRICT. ALL PROPOSED CONSTRUCTION WITHIN THAT AREA IS TO BE BY VDOT. THE NORTHER PORTION OF SITE APPEARS IN A FLOODPLAIN OVERLAY DISTRICT.
8. THIS SITE IS SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER. THERE ARE NO KNOWN PRIVATE WELLS OR SEPTIC FIELDS ON THIS SITE.
9. OPEN SPACE AND PROPOSED LANDSCAPING SHALL BE MAINTAINED BY OWNER.
10. NO LOUD SPEAKER SYSTEM SHALL BE USED ON SITE EXTERIOR.
11. ALL LIGHTING SHALL BE BUILDING VDOT POLE MOUNTED WITH FULL CUT OFF AND DIRECTED DOWNWARD TO MINIMIZE GLARE.
12. LANDSCAPING SHALL MEET OR EXCEED FAIRFAX COUNTY'S TREE REQUIREMENTS. EXISTING TREES SHALL BE SAVED WHERE FEASIBLE. ADDITIONALLY, THE QUANTITY AND LOCATION OF THE PROPOSED VEGETATION SHOWN HEREON IS APPROXIMATE. THE EXACT QUANTITY AND LOCATION WILL BE DETERMINED AT THE TIME OF THE FINAL DESIGN.
13. THE PROPERTY IS WITHIN THE HIGHWAY & SIGN CORRIDOR OVERLAY DISTRICTS AND COMMERCIAL REVITALIZATION DISTRICT. PROPOSED SIGNS SHALL CONFORM TO OVERLAY & ZONING REQUIREMENTS. SIGN AREA TO BE 40SF OR LESS AND LESS THAN 20' HIGH.
14. APPLICANT HEREBY REQUESTS MODIFICATION OF THE FOLLOWING ZONING ORDINANCE REQUIREMENTS:
    A. MINIMUM LOT AREA & WIDTH REQUIREMENT PER ZO SECTION 4-806
    B. REQUIRED LOADING SPACE PER ZO SECTION 11-203.
    C. TRANSITIONAL SCREEN AND BARRIERS PER ZO SECTION 13-302 & 3
15. WAIVERS WILL BE REQUEST FOR STORMWATER MANAGEMENT & STORMWATER QUALITY CONTROL.

NOTE: BANKK DOES NOT USE TRASH DUMPSTER. CLEARING CREWS REMOVE AND DISPOSE OF TRISH OFF SITE.

LEGEND

EXISTING INTERMEDIATE CONTOUR — 132 —
EXISTING INDEX CONTOUR — 130 —
EXISTING EDGE OF PAVEMENT — EX. E/P —
EXISTING CURB AND GUTTER — EX. C & G —
EXISTING TELEPHONE LINE — T —
EXISTING TELEPHONE BOX T
EXISTING STORM SEWER — EX. 15" RCP —
EXISTING STORM SEWER MH D
EXISTING SANITARY SEWER MH S
EXISTING SANITARY SEWER — S —
EXISTING SANITARY CLEANOUT C.O.
EXISTING ELECTRIC SERVICE — E —
EXISTING ELECTRIC SERVICE BOX E
EXISTING SATELLITE DISH SAT
EXISTING GAS LINE — G —
EXISTING GASE VALVE GV
PROPERTY LINE
CENTERLINE — ℄ —
EXISTING SPOT ELEVATION ×85.10
EXISTING TREE DRIP LINE
EXISTING TREE 15" OAK
EXISTING WHEELSTOP
LIMIT OF DISTURBANCE LOD

EX. FENCELINE — x —
EXISTING WOODFENCE
EXISTING CHAIN LINK FENCE
EXISTING UTILITY POLE
EXISTING WATERLINE MH W
EXISTING WATERLINE W/ TEE — W —
EXISTING WATER VALVE WV
EXISTING FIRE HYDRANT
EXISTING WATER METER WM
EXISTING WELL W
EXISTING SIGN
EXISTING HC RAMP/SPACE
EXISTING PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES 12
EXISTING BOLLARD
EXISTING DOOR
EXISTING STREET LIGHT
EXISTING SIGHT LIGHT FIXTURE (SEE LIGHTING PLAN)
EXISTING LANDSCAPE LIGHT
EXISTING A/C UNIT AC
BENCHMARK B.M.
MULTIPLE PRODUCT DISPENSER MPD



VICINITY MAP

1" = 2000'

ADDRESS

5922 RICHMOND HWY
ALEXANDRIA, VA
TAX MAP #083-3-01-0067A

OWNER/APPLICANT/CONTRACT PURCHASOR

SUNTRUST BANK
HDQ 8614
919 EAST MAIN ST.
RICHMOND, VA 23219

NOTE : SPECIAL EXCEPTION 82-V-033 WAS GRANTED BY BOARD OF SUPERVISORS 7/19/82

BUILDING USE TABULATIONS

GROSS FLOOR AREA	= 2,969 SF
CUSTOMER SERVICE, LOBBY AND TELLER AREA	= 1,783 SF
ASSOCIATED OFFICE AREA	= 1,186 SF

PARKING TABULATIONS::

PARKING REQUIRED:
4 SPACES/1,000 GRS FOR CUSTOMER SERVICE, LOBBY AND TELLER AREA
PLUS ADDITIONAL SPACES REQUIRED FOR ASSOCIATED OFFICE USE AT 3.6/1,000 GFA.

CUSTOMER SERVICE, LOBBY AND TELLER AREA: 4 x 7.783 = 8 SPACES
ASSOCIATED OFFICE USE:: 3.6 x 1.186 = 5 SPACES
TOTAL PARKING SPACE REQUIRED: = 13 SPACES

PARKING PROVIDED: 26 PARKING SPACES

LOADING SPACES REQUIRED: 1 SPACE FOR 10,000 SF
WILL REQUEST WAIVER OF LOADING SPACE REQUIREMENT.

ZONING REQUIREMENTS:

ITEM	C-8 ZONE	EXISTING	PROPOSED
USE:	DRIVE IN BANK	DRIVE IN BANK	DRIVE IN BANK
MIN. LOT AREA	40,000 SF	23,022 SF	28,207 SF
MIN. LOT WIDTH	200 FT	150.00 FT (RICHMOND)	184.08 FT
(RICHMOND HIGHWAY)		150.00	
(OLD RICHMOND HIGHWAY)		186.66	
MAX. BUILDING HEIGHT	40 FT	20 FT	20 FT
MIN. FRONT YARD	40 FT	43 FT	43 FT
(RICHMOND HIGHWAY)		60.81	
(OLD RICHMOND HIGHWAY)		43.76	
MIN. SIDE YARD	NONE	33 FT	33 FT
MIN. REAR YARD	20 FT	N/A	N/A
TOTAL G.F.A.	(THROUGH LOT) 2,969 SF	(THROUGH LOT) 2,969 SF	(THROUGH LOT) 2,969 SF
MAX. F.A.R.	0.50	0.13	0.11
MIN. OPEN SPACE	15 %	WAS 9.7% (2,233 SF)	21.41% (6,039 SF)

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. PROPOSED CONDITIONI PLAN

Application No. SEA 82-V-003 Staff PB
APPROVED SE SP PLAN
SEE DEV CONDS DATED
Date of BOS (BZA) approval 7/26/04
Sheet 1 of 3

RECEIVED
Department of Planning & Zoning
JUN 29 2004
Zoning Evaluation Division

REVISE : 06/04/04

LAND DEVELOPMENT CONSULTANTS, INC.
CIVIL ENGINEERING · LAND PLANNING · SURVEYING
10805 MAIN STREET, SUITE 700, FAIRFAX, VA 22030
ph. 703·591·5800 fax. 703·273·7951
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PLAN IN SUPPORT OF SPECIAL EXCEPTION APPLICATION
COVER SHEET
SUNTRUST BANK
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
Charles R. Johnson
7426
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL	COUNTY COMMENTS
1	06-28-04		

PLAN NO.:
SCALE: AS SHOWN
DATE: 01/23/04
SHEET 1 OF 3

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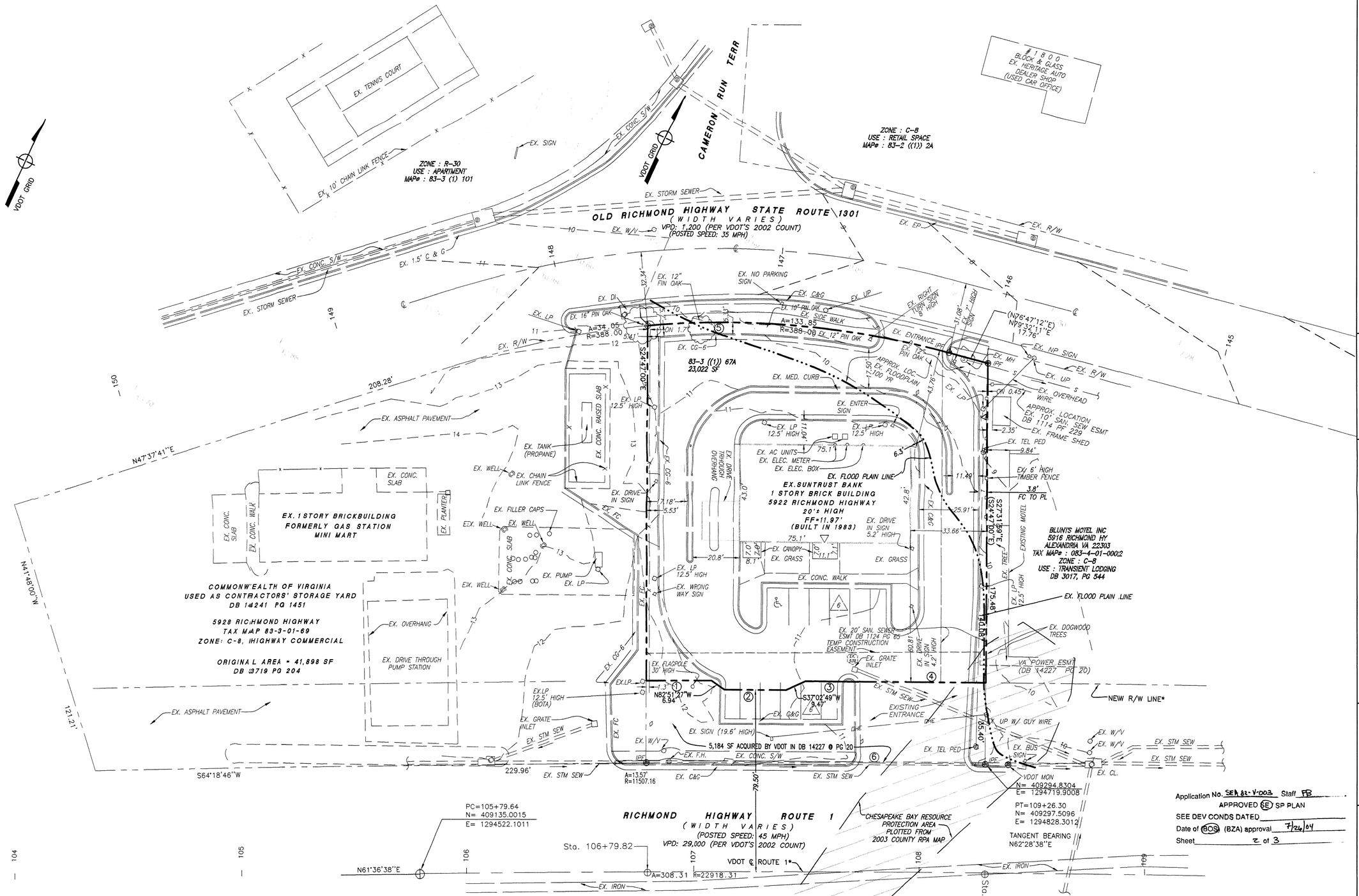

CURVE TABLE

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD LEN.	CHORD BR.
1	23001.81	00°09'25"	63.01	31.51	63.01	S61°51'20"W
2	22997.81	00°04'04"	27.15	13.58	27.15	S61°58'55"W
3	23002.59	00°03'02"	20.26	10.13	20.26	S62°33'27"W
4	23001.63	00°08'49"	59.04	29.52	59.04	S62°09'40"W
5	388.00	24°47'46"	167.92	85.29	166.61	N64°23'15"E
6	11507.16	00°44'49"	150.00	75.00	150.00	N62°00'14"E

RADIUS POINT COORDINATES

NORTH	EAST
388,972.914	1,305,418.852
388,972.914	1,305,418.852
388,879.794	1,305,243.270
388,972.914	1,305,418.852
409,068.650	1,294,410.179
399,099.240	1,300,055.130

VDOT STATE GRID SYSTEM

* DENOTES ℄, NEW R/W LINE, AND PROPOSED CONSTRUCTION BY VDOT PER PROJECT 0095-96A-106.C-501.

(N24°47'00"W) DENOTES SUNTRUST DEED BEARING.

Application No. SE h 82-V-003 Staff FB

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED _____

Date of (BOS) (BZA) approval 7/26/04

Sheet 2 of 3

LAND DEVELOPMENT CONSULTANTS, INC.
CIVIL ENGINEERING · LAND PLANNING · SURVEYING
10805 MAIN STREET, SUITE 700, FAIRFAX, VA 22030
ph. 703-591-5800 fax. 703-273-7951
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PLAN IN SUPPORT OF SPECIAL EXCEPTION APPLICATION SHOWING EXISTING CONDITIONS

SUNTRUST BANK

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
Charles R. Johnson
No. 7426
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL	COUNTY COMMENTS
1	06-28-04		

PLAN NO.:

SCALE: 1"= 20'

DATE: 01/23/04

SHEET 2 OF 3

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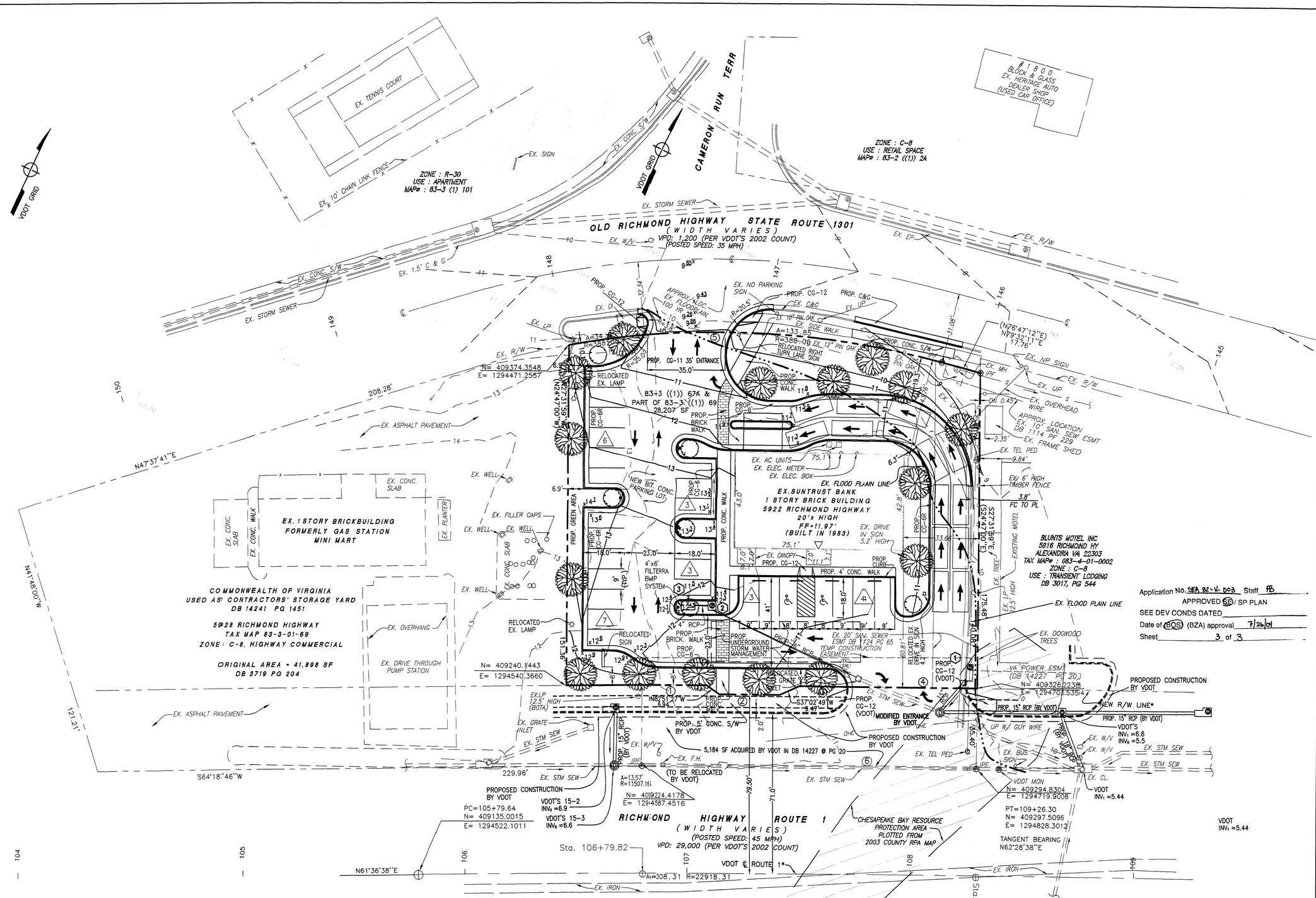

Application No. SEA 82-V-003 Staff FB
APPROVED SP / SP PLAN
SEE DEV CONDS DATED
Date of BOS (BZA) approval 7/26/01
Sheet 3 of 3

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PLAN IN SUPPORT OF SPECIAL EXCEPTION APPLICATION SHOWING PROPOSED IMPROVEMENTS BY SUNTRUST BANK

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
Charles R. Johnson
LICENSED PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL
1	06-28-04	COUNTY COMMENTS

PLAN NO.:
SCALE: 1"= 20'
DATE: 01/23/04
SHEET 3 OF 3

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