



DEVELOPMENT CONDITIONS

SEA 98-Y-007

Revised October 30, 2000
(Drive-in Bank Option)

If it is the intent of the Board of Supervisors to amend SE 98-Y-007 located at Tax Map 34-4 ((1)) 62A, previously approved for a service station/mini-mart and car wash, to permit an increase in land area and replacement of the car wash with a drive-in bank pursuant to Sect. 4-804 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supercede those previously approved in conjunction with SE 98-Y-007. The previous conditions which have been carried forward are marked with an asterisk.

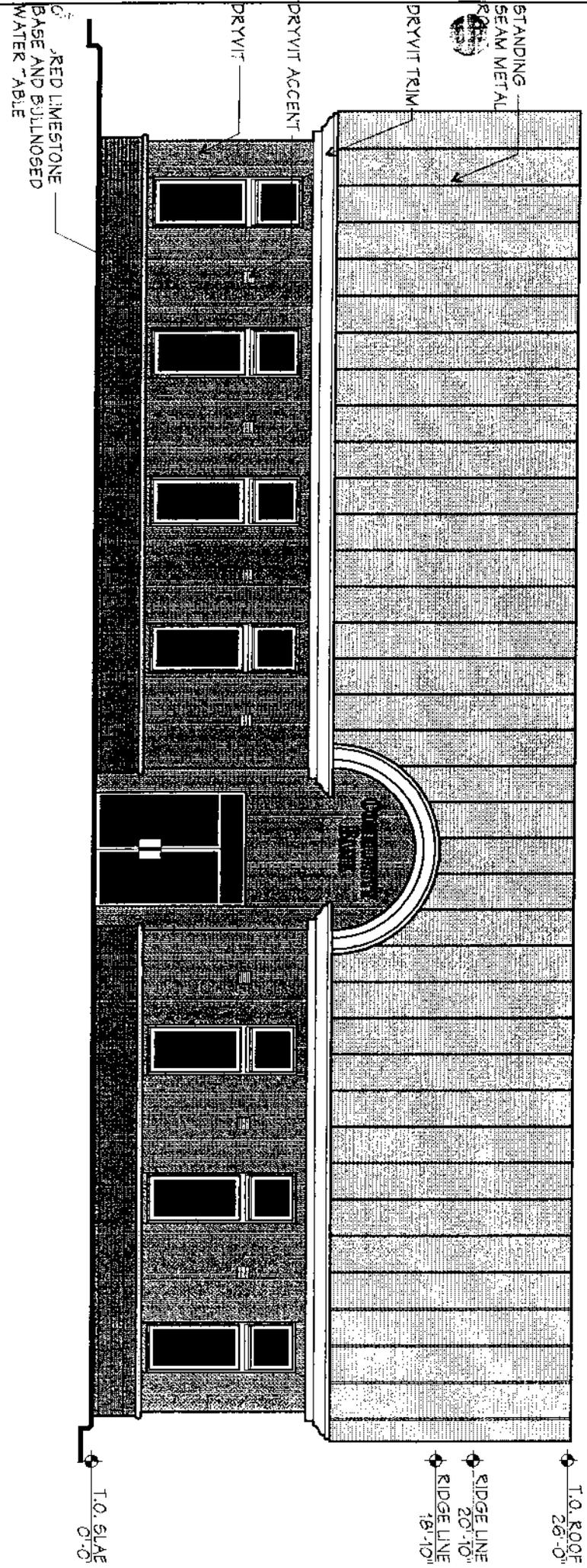
- *1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
- *2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the approved Special Exception Amendment Plat "CV Metrotech L.C." prepared by Tri-Tek Engineering dated November 11, 1999, revised through August 15, 2000 for the drive-in bank (Sheets 1 and 2 only) and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Any portion of the property may be subject to a Special Exception Amendment (SEA) without joinder or consent of the other portion of the property if such SEA does not affect any other portion of the property. Previously approved development conditions applicable to the portion of the property not subject to the SEA shall otherwise remain in full force and effect.
- *5. Prior to site plan approval, the existing stormwater management/BMP facility shall be cleared of trash, tree limbs, leaves and other debris and it shall be demonstrated to the satisfaction of DPWES that the facility has been properly cleaned and maintained and is adequately sized to accommodate the proposed development. The applicant shall take whatever action is necessary to ensure this condition is satisfied.

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- *6. All signs shall conform with the regulations of Article 12 of the Zoning Ordinance. No pole mounted signs shall be permitted.
 - *7. The gross floor area of the service station/mini-mart shall not exceed 2500 square feet.
 - *8. All canopy lighting shall be installed so that light glare is directed downward. All lighting shall be shielded in such a manner to prevent light from projecting beyond the site onto adjacent properties
 - *9. If required by DPWES to ensure additional water quality, an on-site sand filtration system shall be constructed that is designed in accordance with the design construction guidelines contained in the Addendum to the Northern Virginia BMP Handbook, to the satisfaction of DPWES.
 10. The drive-in bank shall be constructed with similar architectural treatments on all four sides of the building in general conformance with the architectural elevations entitled "Community Bank of Northern Virginia," prepared by Lucarelli, Montes, Wells Architects, and dated October 24, 2000. These elevations shall be submitted as part of the site plan submission.
 - *11. The operation of the service station/mini-mart shall be in compliance with the provisions of Section 59.1-21.16:2 of the Code of Virginia, as amended.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the drive-in bank has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



RED LIMESTONE
 BASE AND BULLNOSED
 WATER TABLE

DRYVIT ACCENT
 DRYVIT TRIM

STANDING SEAM METAL ROOF

T.O. ROOF 26'-0"
 RIDGE LINE 20'-10"
 RIDGE LINE 18'-10"

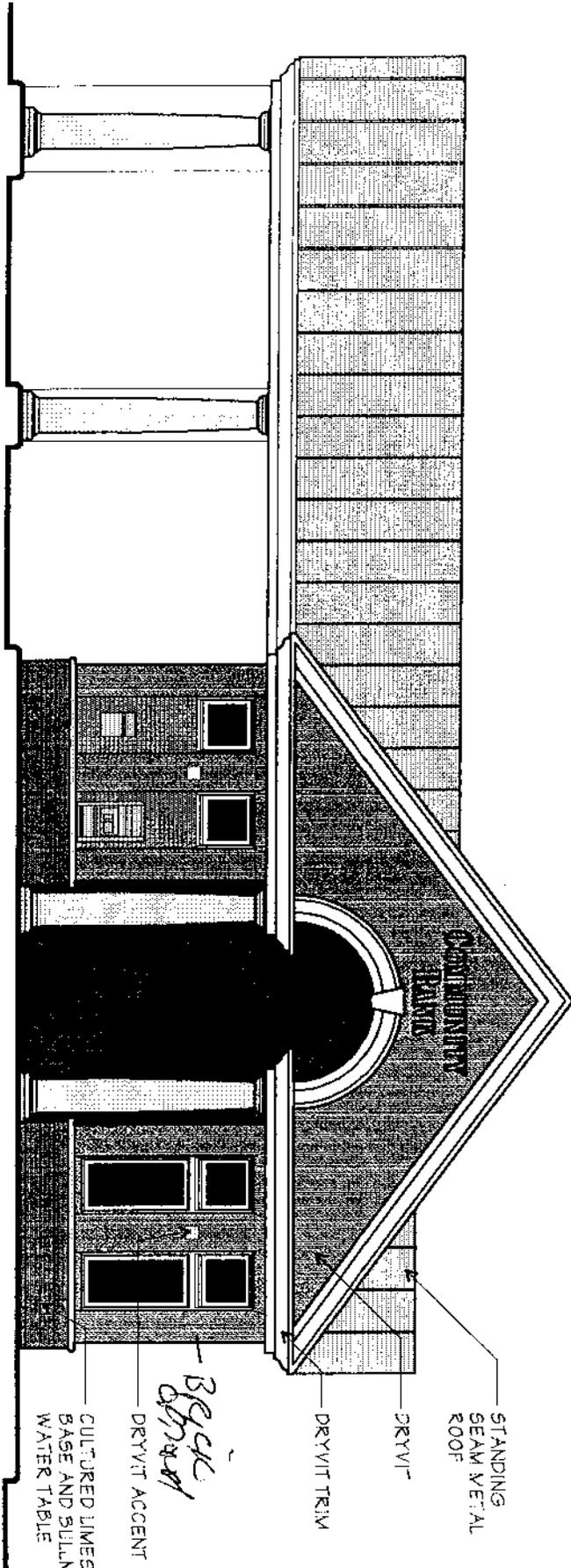
T.O. SLAB 0'-0"

LUCARBILL, MONTRES WELLS, L.L.C.
 6328 WILMETHUR AVENUE, MCKEAN, VIRGINIA 22066
 COMMUNITY BANK OF NORTHERN VIRGINIA CHANTILLY, VA
 PROPOSED EAST ELEVATION
 SCALE: 1/8" = 1'-0"

T.O. ROOF
26'-0"

RIDGE LINE
1'-10"
EAVE LINE
18'-10"

T.O. SLAB
0'-0"



STANDING SEAM METAL ROOF

DRYVIT

DRYVIT TRIM

DRYVIT ACCENT

CULTURED LIMESTONE BASE AND BULLNOSED WATER TABLE

Black offered

LUCARBELLI, MONTRES & WELLS, L.L.C.
6723 WINTHUR AVE. MCLEAN, VIRGINIA 22036
COMMUNITY BANK OF NORTHERN VIRGINIA CHARLottesville, VA
PROPOSED SOUTH ELEVATION SCALE: 1/8" = 1'-0"