PNCBANK

SPECIAL EXCEPTION PLAT

6950 BRADDOCK ROAD

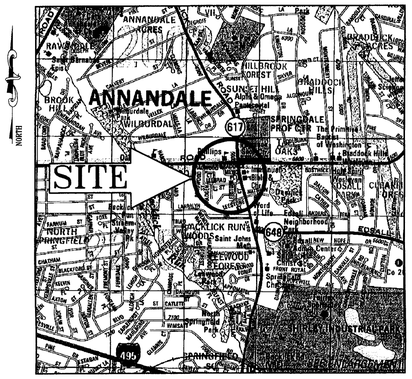
ANNANDALE, (FAIRFAX COUNTY), VIRGINIA

TM #071-4-01-0028A

Application No: SE 2006-MA-016 Staff: J. Stewart
APPROVED SE SP PLAN
SEE DEV CONDS DATED 11-9-06
Date of (BOS) (BZA) approval 11-20-06
Sheet 1 of 6

LEGEND
FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING		PROPOSED
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	TYPICAL SPILL TRANSITION DEPRESSED
	STORM SEWER	
	SANITARY SEWER MAIN	
S	SANITARY SEWER LATERAL	S
W	UG WATER LINE	W
E	UG ELECTRIC LINE	E
G	UG GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UG TELEPHONE LINE	T
C	UG CABLE LINE	C
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 518.00 OR X 51.6 TC 516.00 BC 515.55
	CONTOUR LINE	123
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
WM	WATER METER	
	WATER VALVE	
GV	GAS VALVE	
GM	GAS METER	
	TYPICAL END SECTION	
OR	HEADWALL OR ENDWALL	OR
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
SAN	SANITARY LABEL	SAN
STM	STORM LABEL	STM
	TYPICAL LIGHT	
	ACORN LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL SIGN	
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
#	PARKING COUNTS	#
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
	ELECTRIC BOX	
	ELECTRIC PEDESTAL	
	MONITORING WELL	
TP	TEST PIT	TP
	BENCHMARK	
	BORING	
	UTILITY POLE W/LIGHT	
	POLE LIGHT	



LOCATION MAP

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PERMIT USE NO. 20062153-5
SCALE: 1"=2000'

UTILITY CONTACT INFORMATION:

TELEPHONE
VERIZON
2980 FAIRVIEW PARK DR.
6TH FLOOR
FALLS CHURCH, VA 22042
CONTACT: MIKE HOOVER
(703) 204-5121

ELECTRIC
DOMINION VIRGINIA POWER
11133 MAIN STREET
FAIRFAX, VA 22030
CONTACT: JOEL FUNK
(703) 934-2415

GAS
WASHINGTON GAS
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
CONTACT: HEATH KALMANSON
(703) 750-4880

SEWER
FAIRFAX COUNTY DPWES
12055 GOVERNMENT CENTER PKWY.
SUITE 358
FAIRFAX, VA 22035
CONTACT: ROBERT CARTER
(703) 324-5015 x45016

WATER
FAIRFAX COUNTY WATER AUTHORITY
8560 ARLINGTON BOULEVARD
MERRIFIELD, VA 22116
CONTACT: MIKE JENKINS
(703) 289-6358

DRAINAGE & STORMWATER
FAIRFAX COUNTY DPWES
12055 GOVERNMENT CENTER PKWY.
SUITE 358
FAIRFAX, VA 22035

SHEET INDEX

1 COVER SHEET
2 EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP
3 SPECIAL EXCEPTION PLAT
4 LANDSCAPE PLAN
5 STORMWATER MANAGEMENT PLAN
6 ARCHITECTURAL ELEVATIONS

* WAIVERS/MODIFICATIONS ARE HEREBY REQUESTED FOR EACH OF THE REQUIREMENTS LISTED BELOW:

SUMMARY OF WAIVER REQUESTS

CODE	SECTION	REQUIREMENT	PROVIDED
PUBLIC FACILITIES MANUAL/ COMPREHENSIVE PLAN	8-0201.3	CONSTRUCTION OF AN 8-FOOT ASPHALT OR CONCRETE MAJOR PAVED TRAIL ALONG THE BACKLICK ROAD AND BRADDOCK ROAD FRONTAGES IN ACCORDANCE WITH THE COUNTYWIDE TRAILS PLAN	MODIFICATION TO PROVIDE 5-FOOT CONCRETE SIDEWALKS ALONG EACH FRONTAGE
PUBLIC FACILITIES MANUAL/ COMPREHENSIVE PLAN	8-0201.3	CONSTRUCTION OF AN ON-ROAD BIKE ROUTE ALONG THE BACKLICK ROAD AND BRADDOCK ROAD FRONTAGES IN ACCORDANCE WITH THE COUNTYWIDE TRAILS PLAN	EXCLUSION OF AN ON-ROAD BIKE ROUTE
ZONING ORDINANCE	4-806.1	A MINIMUM LOT AREA OF 40,000 SQUARE FEET	38,342 SF SPECIAL EXCEPTION LOT AREA
ZONING ORDINANCE	4-806.2	A MINIMUM LOT WIDTH OF 200 FEET	163.03' AS MEASURED ALONG THE BACKLICK ROAD FRONTAGE; 195.35' AS MEASURED ALONG THE BRADDOCK ROAD FRONTAGE
ZONING ORDINANCE	11-203.6	ONE LOADING SPACE FOR THE FIRST 10,000 SF OF GROSS FLOOR AREA	NONE
ZONING ORDINANCE	13-303	BARRIER TYPE D, E OR F PROVIDED ALONG THE SOUTH SIDE OF THE SITE WHERE ADJACENT TO A CHURCH, CHAPEL	EXCLUSION OF A BARRIER
ZONING ORDINANCE	13-302/ 13-303	TRANSITIONAL SCREENING TYPE 3 AND BARRIER TYPE E, F OR G PROVIDED ALONG THE WEST SIDE OF THE SITE WHERE ADJACENT TO A VACANT PARCEL ZONED R-1 (1 DU/ACRE)	EXCLUSION OF TRANSITIONAL SCREENING AND BARRIER
ZONING ORDINANCE	13-202.2	ONE TREE PLANTED FOR EACH FORTY FEET IN THE LANDSCAPING STRIP ADJACENT TO THE RIGHT-OF-WAY	NO TREES PLANTED IN THE LANDSCAPING STRIP ADJACENT TO BRADDOCK ROAD

RECEIVED
Department of Planning & Zoning
NOV 02 2006
Zoning Evaluation Division

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

MISS UTILITY
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1-800-552-7001
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THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

APPLICANT:
PNC BANK, N.A.
808 17TH STREET, N.W.
9TH FLOOR
WASHINGTON, D.C. 20006

OWNER:
AMERASIA ENTERPRISES, LLC
6950 BRADDOCK ROAD
ANNANDALE, VA 22003

PREPARED BY:
BOHLER ENGINEERING, P.C.
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
(703) 709-9500
CONTACT: AARON BODENSCHATZ

COMMONWEALTH OF VIRGINIA
ADAM M. BOLANTE
No. 31438
11-1-06
PROFESSIONAL ENGINEER

PNCBANK

A.J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE NO. 042-031418
DISTRICT OF COLUMBIA LICENSE NO. 10106
STATE OF MARYLAND LICENSE NO. 21421
SOUTH DAKOTA LICENSE NO. 21421
TENNESSEE LICENSE NO. 103081

BOHLER ENGINEERING, P.C.
♦ PROFESSIONAL ENGINEERING SERVICES ♦
♦ 22630 DAVIS DRIVE, SUITE 200 ♦
♦ STERLING, VIRGINIA 20164 ♦
♦ (703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com ♦

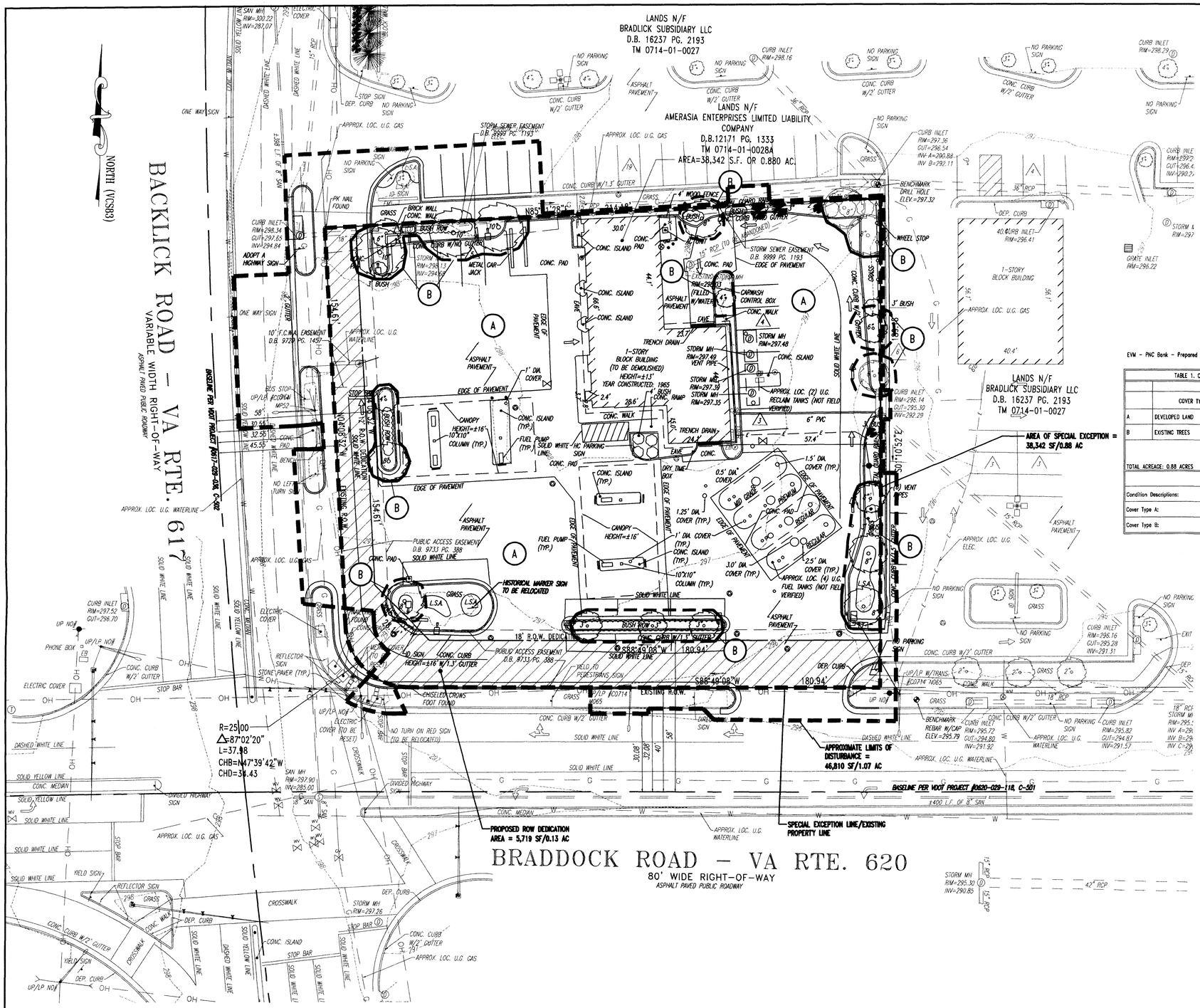
PNC BANK - ANNANDALE
COVER SHEET

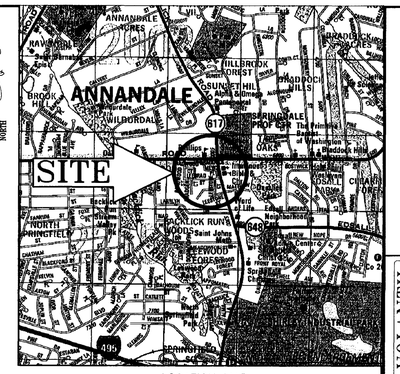
6950 BRADDOCK ROAD
ANNANDALE, VIRGINIA (FAIRFAX COUNTY)

REVISIONS		
NO.	DATE	DESCRIPTION
8	11/1/06	REV. PER MDLUC COMMENTS
7	10/3/06	REV. PER COUNTY COMMENTS
6	9/28/06	REV. PER COUNTY COMMENTS
5	9/28/06	REV. PER COUNTY COMMENTS
4	9/21/06	REV. PER COUNTY COMMENTS
3	9/23/06	REV. PER COUNTY COMMENTS

SCALE (H):	N.T.S.
(V):	
DRAWN BY:	ASF
CHECKED BY:	AMB
DATE:	5/31/06
DRAWING #:	S052131
CAD ID #:	SEB

SHEET NUMBER
1 of 5





EVM – PNC Bank – Prepared by Stephen Cook, CLA

TABLE 1. COVER TYPE SUMMARY TABLE – TM# 0714-01-0028A ANNANDALE, FAIRFAX COUNTY, VA = 38,342 SQ. FT. (0.88 ACRES)

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	COMMENTS
A	DEVELOPED LAND	SEE CONDITION	DEVELOPED LAND	0.79 AC.	SEE CONDITION
B	EXISTING TREES	SEE CONDITION	EXISTING TREES PLANTED WHEN PROPERTY WAS DEVELOPED	0.09 AC.	SEE CONDITION
TOTAL ACREAGE: 0.88 ACRES					
Condition Descriptions:					
Cover Type A:	EXISTING BLOCK BUILDING WITH ASPHALT PARKING LOT, PUMP STATION ISLANDS, FEW SHRUBS CLOSE TO BUILDING AND IN PARKING ISLANDS.				
Cover Type B:	EXISTING CULTIVATED TREES PLANTED AT TIME OF DEVELOPMENT: OAKS, LINDENS, CRAPEMYRTLES.				

EXISTING VEGETATION MAP LEGEND:

- COVER TYPE BOUNDARY
- (A) DEVELOPED LAND
- (B) EXISTING TREES

SE-2006-NA-016
Application No. _____ Staff I. Strunk
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 11-9-06
Date of (BOS) (BZA) approval 11-20-06
Sheet 2 of 6

COMMONWEALTH OF VIRGINIA
Adam C. Ambrose
No. 31438
PROFESSIONAL ENGINEER
11-1-06

MISS UTILITY
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COMMONWEALTH OF VIRGINIA
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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

PNCBANK

A.J. VOLANTH
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VIRGINIA AND DISTRICT OF COLUMBIA
22850 DAVIS DRIVE, SUITE 300
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(703) 709-6500 FAX: (703) 709-8601

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• PROFESSIONAL ENGINEERING SERVICES •
• 22850 DAVIS DRIVE, SUITE 300 •
• STERLING, VIRGINIA 20164 •
• (703) 709-6500 FAX: (703) 709-8601 | VA@bohlereng.com •

PNC BANK – ANNANDALE
EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP
6950 BRADDOCK ROAD
ANNANDALE, VIRGINIA (FAIRFAX COUNTY)

REVISIONS		
NO.	DATE	DESCRIPTION
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CAD ID #:	SE8

SHEET NUMBER
2 of 5

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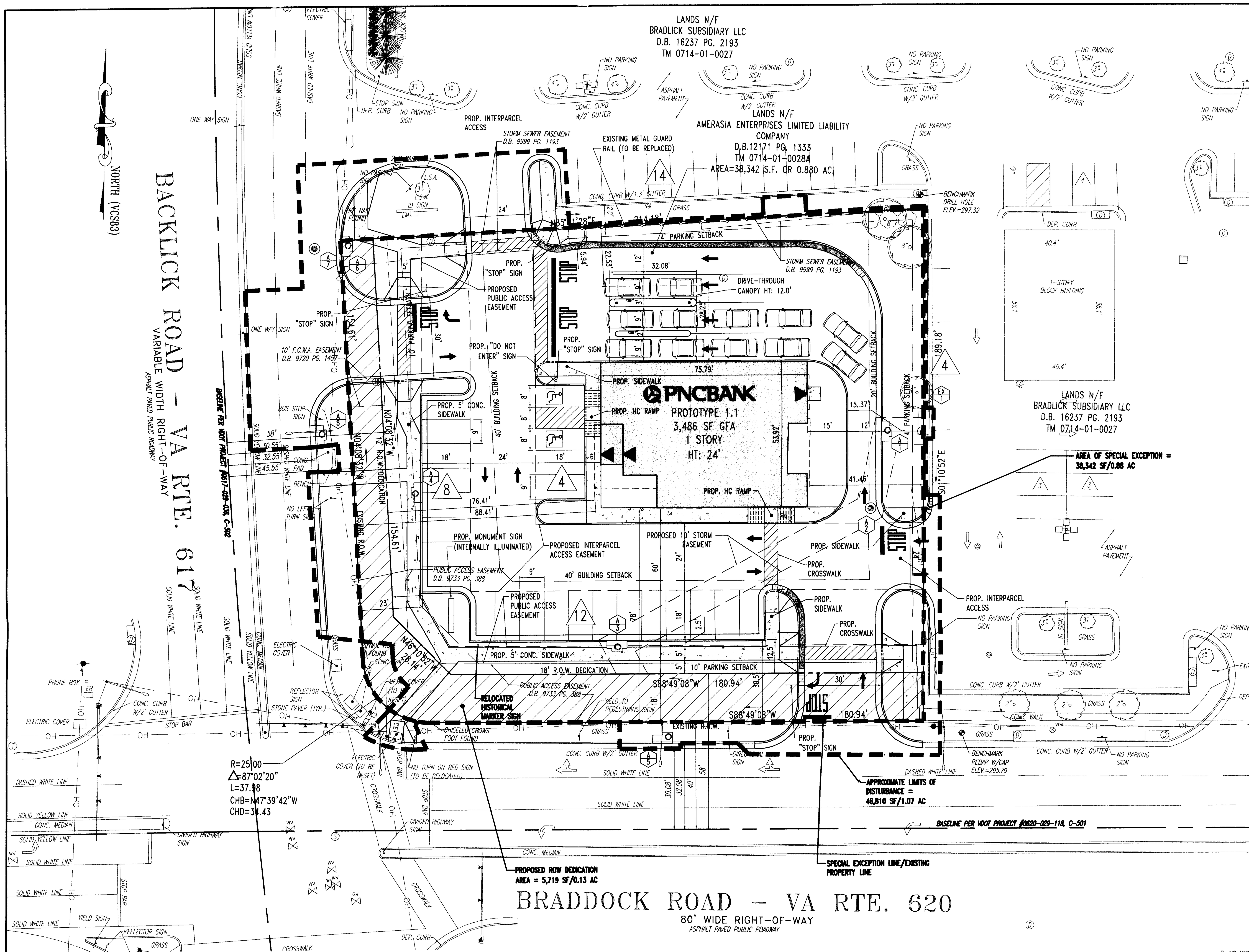

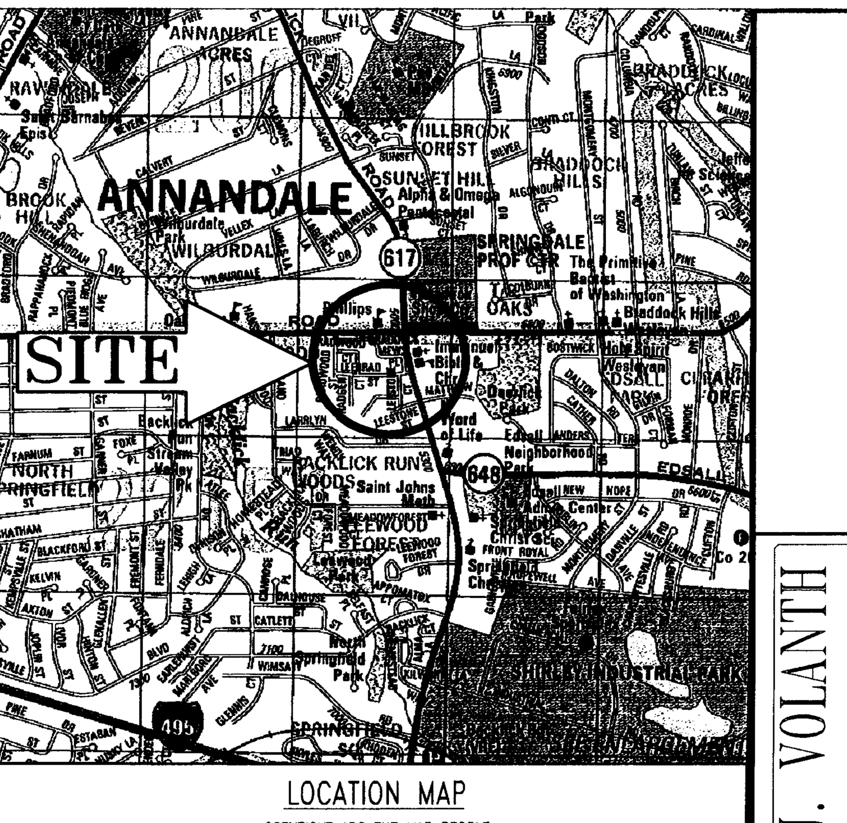

LOCATION MAP

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PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

GENERAL NOTES

1. THIS PLAN REFERENCES A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY:
   CONTROL POINT ASSOCIATES, INC.
   22630 DAVIS DRIVE, SUITE 200
   STERLING, VA 20164
   FIELD DATE: 11/20/05

2. APPLICANT:
   PNC BANK, N.A.
   808 17TH STREET, N.W.
   9TH FLOOR
   WASHINGTON, D.C. 20006

3. THE AREA OF SPECIAL EXCEPTION IS A 38,342 SF LOT AT THE NORTHEAST INTERSECTION OF BACKLICK ROAD AND BRADDOCK ROAD (TAX MAP PARCEL 071-4-01-0028A). THESE PLANS ARE PART OF THE SPECIAL EXCEPTION APPLICATION TO ALLOW A DRIVE-IN BANK WITHIN THE C-6 ZONING DISTRICT.

4. ZONING DATA: C-6 (COMMUNITY RETAIL COMMERCIAL)

5. USES:
   EXISTING USE – COMMERCIAL
   PROPOSED USE – DRIVE-IN BANK (ALLOWED BY SPECIAL EXCEPTION)

6. BULK REQUIREMENTS

	ALLOWED/REQUIRED	PROVIDED (BEFORE ROW DEDICATION)	PROVIDED (AFTER ROW DEDICATION)
A. MIN. LOT AREA:	40,000 SF	38,342 SF*	32,623 SF*
B. MIN. LOT WIDTH:	200 FT.	207.37 FT.* – SOUTH LOT LINE 181.04 FT.* – WEST LOT LINE	195.35 FT.* – SOUTH LOT LINE 163.03 FT.* – WEST LOT LINE
C. MIN. BUILDING SETBACK			
FRONT SETBACK (SOUTH)	(45° ANGLE OF BULK PLANE/40 FT)	78.00 FT.	60.00 FT.
FRONT SETBACK (WEST)	(45° ANGLE OF BULK PLANE/40 FT)	88.41 FT.	76.41 FT.
SIDE SETBACK (NORTH)	0 FT.	22.53 FT.	22.53 FT.
REAR SETBACK (EAST)	20 FT.	41.46 FT.	41.46 FT.
D. MIN. PARKING SETBACK			
FRONT SETBACK (SOUTH)	10 FT.	30.50 FT.	12.50 FT.
FRONT SETBACK (WEST)	10 FT.	23.00 FT.	11.00 FT.
SIDE SETBACK (NORTH)	4 FT.	5.94 FT.	5.94 FT.
REAR SETBACK (EAST)	4 FT.	15.37 FT.	15.37 FT.
E. PARKING REQUIREMENTS			
PARKING: DRIVE-IN BANK: 4 SPACES PER 1,000 SF OF GROSS FLOOR AREA FOR CUSTOMER SERVICE, LOBBY, AND TELLER AREA, PLUS 3.6 SPACES PER 1,000 SF OF OFFICE GROSS FLOOR AREA.	14 SPACES	24 SPACES	
STACKING: DRIVE-IN BANK: 5 STACKING SPACES IN FRONT OF THE FIRST TWO WINDOWS, 2 SPACES IN FRONT OF EACH ADDITIONAL WINDOW	12 SPACES	12 SPACES	
LOADING: DRIVE-IN BANK	1 SPACE	0 SPACES*	
F. MAX F.A.R.	0.40	0.09	0.11
G. MIN. PARKING SPACE DIMENSIONS	8.5' X 18' (90°)	9' X 18' (90°)	
H. MAX. BUILDING HT.	40 FT.	24 FT.	
I. MIN. DRIVE AISLES	23 FT.	24 FT.	
J. OPEN SPACE	15% OF GROSS SITE AREA	14,379 SF (37.5%)	9,160 SF (28.1%)
K. INTERIOR PARKING LOT LANDSCAPING	5% OF TOTAL PARKING LOT AREA	1,238 SF (6.6%)	1,238 SF (6.9%)
L. BUILDING GROSS FLOOR AREA	13,049 SF	3,486 SF	3,486 SF

* SEE SHEET 1 FOR THE WAIVER/MODIFICATION REQUESTS CORRESPONDING TO THE ABOVE NOTED ITEMS.

7. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AREA.
8. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREA, PANEL 100 OF 150" COMMUNITY PANEL NO. 515525 0100 D, MAP REVISED 3/5/90.
9. NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST.
10. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE. THE ENTIRE SITE EXISTS WITHIN A RESOURCE MANAGEMENT AREA.
11. THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON THE PLAN ARE THE RESULT OF A FIELD RUN SURVEY.
12. A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE AVAILABLE FACILITIES IS REQUIRED FOR SANITARY SEWER AND WILL BE PROVIDED AT SITE PLAN REVIEW. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
13. PROPOSED BUILDING UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION IS TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.
14. THIS APPLICANT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO THE PROPOSED PARKING THROUGHOUT THE SITE PLAN PROCESS.
15. STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE THERE IS A DECREASE IN POST-DEVELOPMENT STORMWATER RUNOFF AND NO ANTICIPATED ADVERSE DOWNSTREAM EFFECTS AFTER DEVELOPMENT. PLEASE REFER TO SHEET 5 FOR THE STORMWATER MANAGEMENT NARRATIVE.
16. THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION. PARKING AND INGRESS/EGRESS ARE PROVIDED AS SHOWN.
17. TRASH WILL BE STORED INSIDE THE BUILDING AND REMOVED ON A REGULAR BASIS.
18. SIGNS WILL BE INSTALLED UNDER SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
19. SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
20. AN 8' CONCRETE/ASPHALT MAJOR PAVED TRAIL, AS WELL AS AN ON-ROAD BIKE ROUTE, ARE REQUIRED ADJACENT TO THE SUBJECT SITE ALONG EACH ROADWAY FRONTAGE PER THE COUNTY-WIDE TRAILS PLAN. WAIVER/MODIFICATION REQUESTS ASSOCIATED WITH THESE REQUIREMENTS ARE INCLUDED ON SHEET 1.
21. THE OWNER HEREBY RESERVES THE RIGHT TO RETAIN DENSITY CREDIT FOR THIS SITE.
22. PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

Application No. SE 2006-MA-016 Staff T. Strunk
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 11-9-06
Date of (BOS) (BZA) approval 11-20-06
Sheet 3 of 6

COMMONWEALTH OF VIRGINIA
ADAM J. VOLANTH
No. 31438
11-1-06
PROFESSIONAL ENGINEER

MISS UTILITY

DIG WITH C.A.R.E. CALL MISS UTILITY KEEP VIRGINIA SAFE

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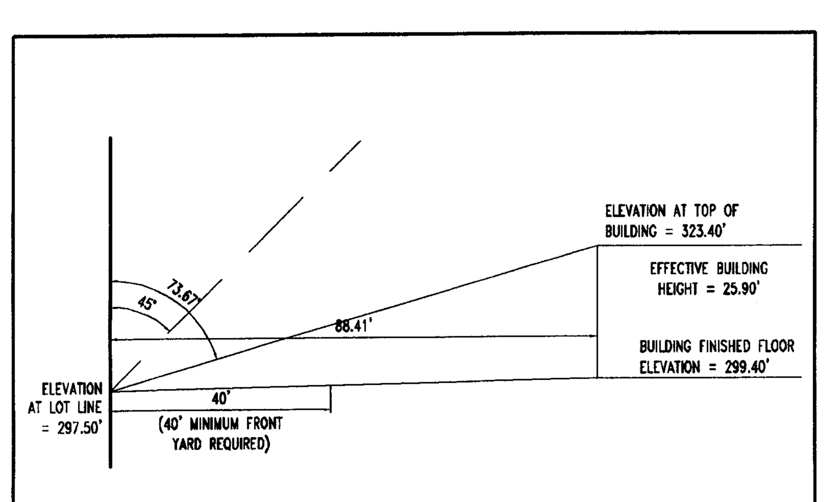
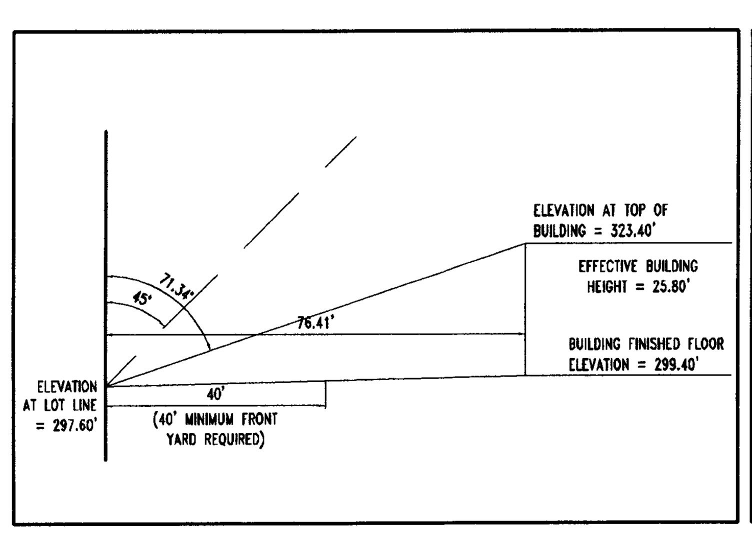
THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.



BACKLICK ROAD (WEST FRONTAGE)
(PROVIDED BEFORE ROW DEDICATION)
(NOT TO SCALE)



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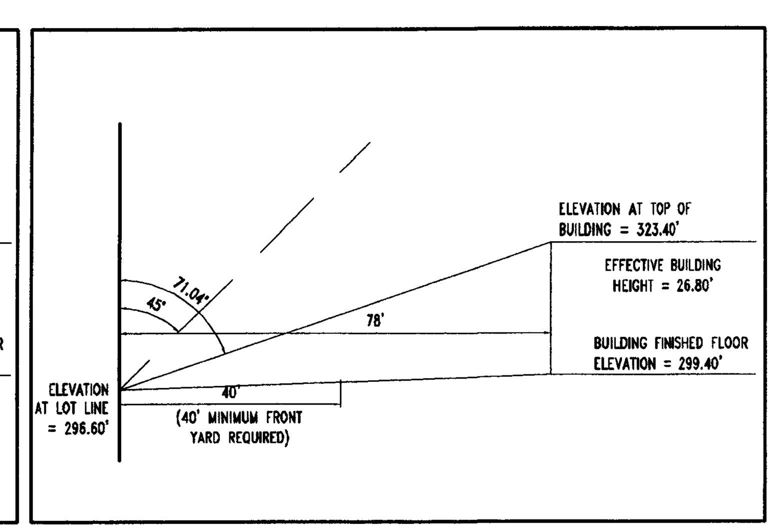

BRADDOCK ROAD (SOUTH FRONTAGE)
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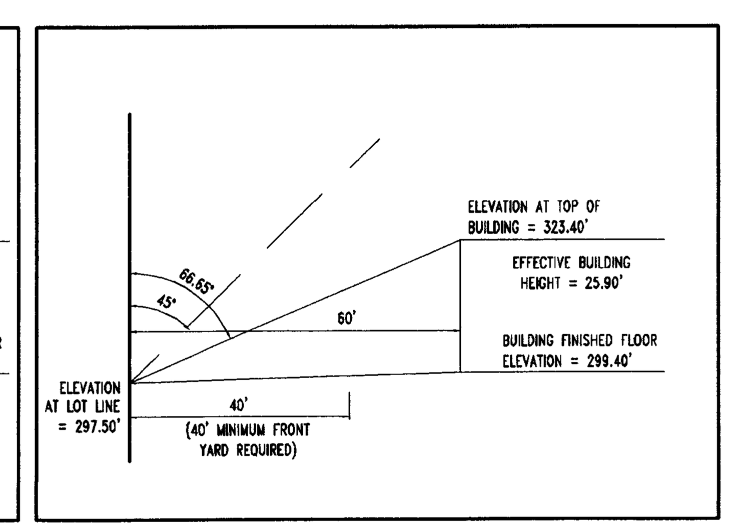

BRADDOCK ROAD (SOUTH FRONTAGE)
(PROVIDED AFTER ROW DEDICATION)
(NOT TO SCALE)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PNCBANK

A.J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 031438
MARYLAND LICENSE No. 21342
DISTRICT OF COLUMBIA LICENSE No. 10726
GEORGIA LICENSE No. 026541
NORTH CAROLINA LICENSE No. 23432
SOUTH CAROLINA LICENSE No. 20143
TENNESSEE LICENSE No. 107048

BOHLER ENGINEERING, P.C.
PROFESSIONAL ENGINEERING SERVICES
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STERLING, VIRGINIA, 20164
(703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com

PNC BANK – ANNANDALE
SPECIAL EXCEPTION PLAT
6950 BRADDOCK ROAD
ANNANDALE, VIRGINIA (FAIRFAX COUNTY)

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(V):

DRAWN BY:	ASF
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DRAWING #:	S052131
CAD ID #:	SE8

SHEET NUMBER

3 of 5

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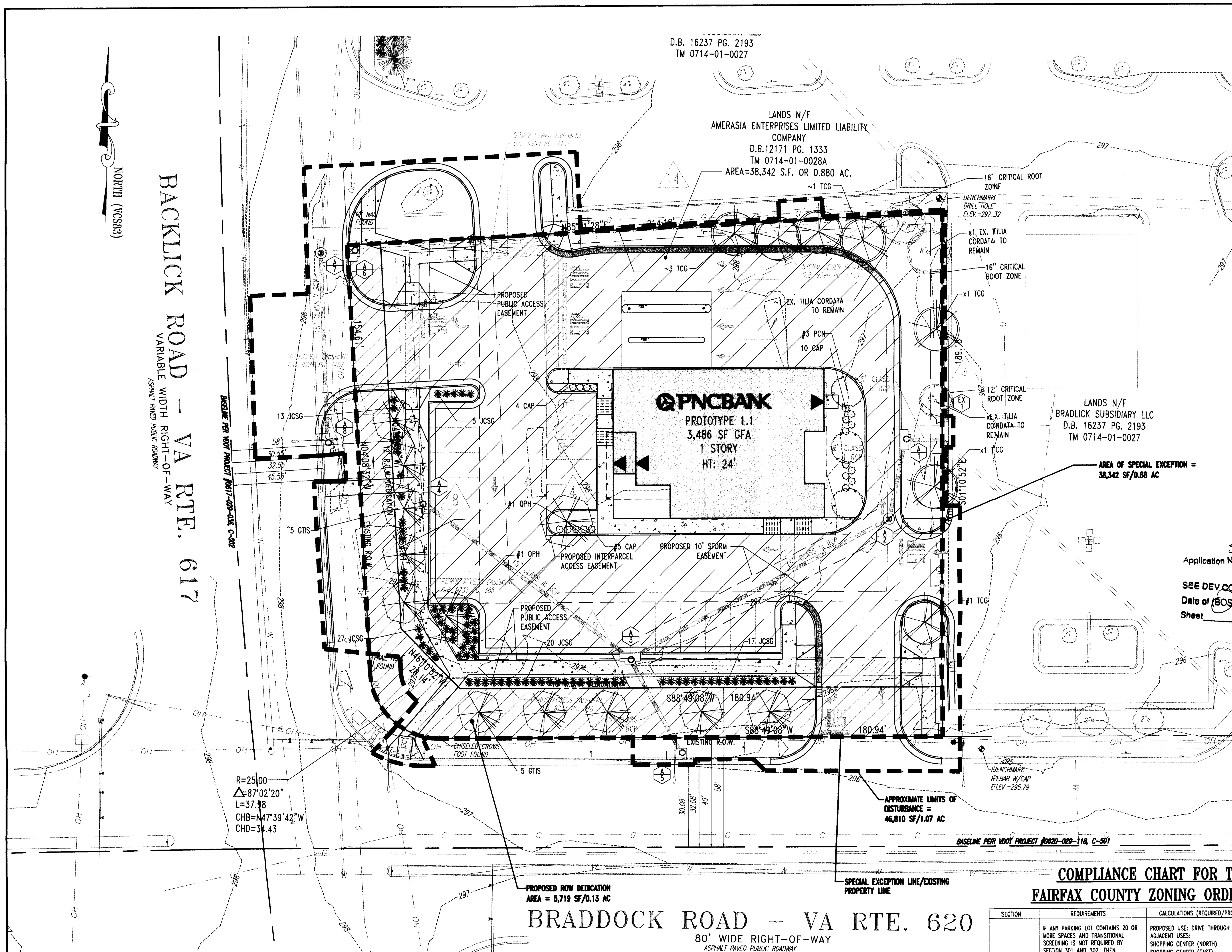

SE-2006-MA-016
Application No. SE-2006-MA-016 Staff T. Strunk
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SEE DEV CONDS DATED 11-9-06
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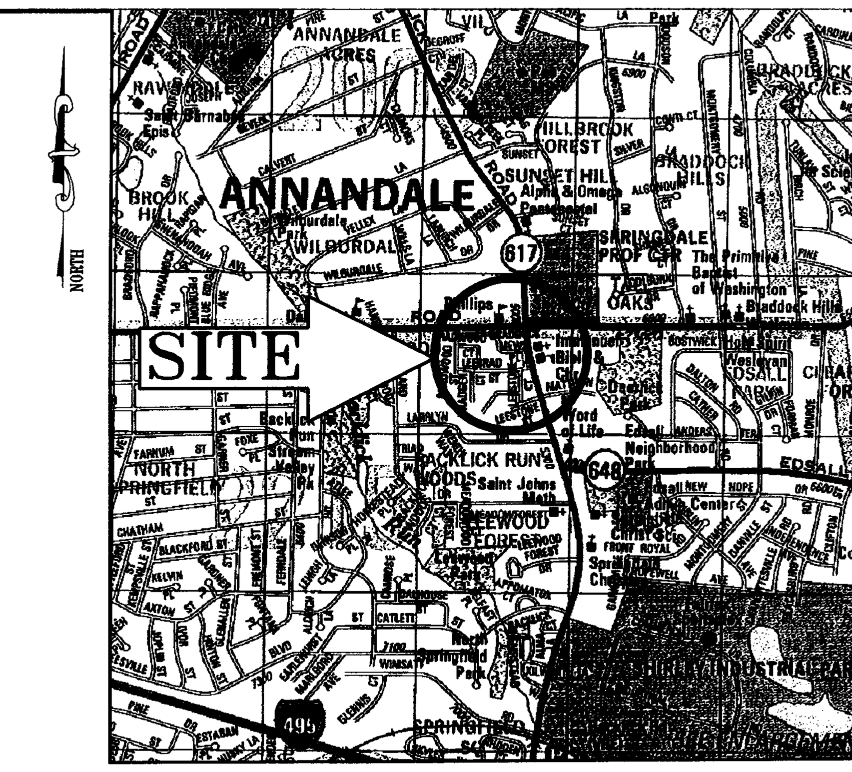
Sheet 4 of 6



LOCATION MAP
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SCALE: 1"=2000'

COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
PLANT MATERIAL SPECIFICATIONS	12-0701.6 PLANT DIVERSITY. TO CURTAIL THE SPREAD OF DISEASE OR INSECT INFESTATION IN A PLANT SPECIES, NO MORE THAN 70% OF THE TREES REQUIRED TO BE PLANTED ON-SITE SHALL BE OF ONE GENUS. IN ADDITION, WHEN MORE THAN 20 TREES ARE REQUIRED ON A SITE, NO MORE THAN 35% OF THE DECIDUOUS TREES NOR 35% OF THE EVERGREEN TREES SHALL BE OF A SINGLE SPECIES.	PROPOSED: DECIDUOUS TREES: 2 QPH (11.8%) 5 GTIS (29.4%) 7 TCG (41.2%) 3 PCN (17.6%)	COMPLIES
	12-0701.9 TREE COVER CALCULATIONS. ALL REQUIRED CALCULATIONS FOR TREE COVER SHALL BE PROVIDED ON THE LANDSCAPE PLAN SHEET IN A TABLE SIMILAR TO TABLE 12.12.	SEE TREE COVER CALCULATION TABLE PROVIDED ON THIS SHEET	COMPLIES
	12-0701.10 INTERIOR PARKING LOT LANDSCAPING. ALL CALCULATIONS AND ILLUSTRATIONS FOR INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED ON THE LANDSCAPE PLAN SHEET.	SEE INTERIOR LANDSCAPING CALCULATIONS TABLE PROVIDED BELOW: SECTION 12-0703.1	COMPLIES
	12-0701.11A THE LANDSCAPE PLAN SHALL SHOW ALL EXISTING AND PROPOSED EASEMENTS THAT MAY CONFLICT WITH THE TREE PLANTING REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE.	(EASEMENTS DEPICTED ON PLAN)	COMPLIES
	12-0701.11B TREES SHALL NOT BE PLANTED WITHIN ANY EXISTING OR PROPOSED PUBLIC UTILITY EASEMENT THAT IS REQUIRED TO BE DELINEATED ON THE PLAN, OR WITHIN 5' (1.5 M) OF STORM DRAINAGE EASEMENTS THAT CONTAIN PIPES. IN ADDITION, TREES SHALL NOT BE PLANTED IN AN AREA WHICH WILL INTERFERE WITH EXISTING OR PROPOSED UTILITIES OR OBSTRUCT OR INTERFERE WITH ACCESS OF MAINTENANCE PERSONNEL OR EQUIPMENT, AS DETERMINED BY THE DIRECTOR, EXCEPT AS MAY BE ALLOWED IN ACCORDANCE WITH SECTION 12-701.11C.	PROPOSED: NO TREES PLANTED WITHIN EASEMENT OR WITHIN 5' OF STORM DRAINAGE EASEMENTS THAT CONTAIN PIPES	COMPLIES
	12-0701.12 EXISTING VEGETATION OR PROPOSED PLANTINGS IN VDOT RIGHTS-OF-WAY SHALL NOT BE CREDITED TOWARD MEETING THE REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE, EXCEPT AS MAY BE PERMITTED IN A COMMERCIAL REVITALIZATION DISTRICT	NO TREES IN VDOT R.O.W. CREDITED TOWARDS THE REQUIREMENTS OF ARTICLE 13 NOTE: LANDSCAPING PROPOSED TO BE LOCATED IN THE R.O.W. IS SUBJECT TO VDOT APPROVAL	COMPLIES
INTERIOR PARKING LOT LANDSCAPING	12-0703.1 AS STATED IN ARTICLE 13 OF THE ZONING ORDINANCE, ALL PARKING LOTS WITH 20 OR MORE SPACES ARE REQUIRED TO PROVIDE INTERIOR PARKING LOT LANDSCAPING THAT COVERS NO LESS THAN 5% OF THE TOTAL AREA OF THE PARKING LOT.	TOTAL PARKING AREA: 17,999 S.F. REQUIRED: 17,999 S.F. X .05 = 900 S.F. PROPOSED: 1,238 SF. (6.9%) AREA COUNTED TOWARD INTERIOR PARKING LOT	COMPLIES
	12-0703.4 CALCULATIONS. TO DETERMINE THE AMOUNT OF INTERIOR PARKING LOT LANDSCAPING REQUIRED, A) MULTIPLY THE AREA TO BE COUNTED AS DESCRIBED IN SECTION 12-0703.2 BY 5%; B) BASED ON 10-YEAR TREE COVER, CALCULATE THE TOTAL TREE COVER PROVIDED BY EACH TREE AND/OR THE TOTAL AMOUNT OF PRESERVED VEGETATION THAT PROVIDES SHADE DIRECTLY TO THE PARKING LOT. THE TOTAL TREE COVER PROVIDED MUST EQUAL OR EXCEED THE TOTAL LANDSCAPED AREA REQUIRED. A TABLE SIMILAR TO THAT SHOWN IN TABLE 12.13 SHALL BE PROVIDED ON THE LANDSCAPE SHEET.	TOTAL PARKING AREA: 17,999 S.F. REQUIRED: 17,999 X .05 = 900 S.F. PROPOSED: 975 S.F. OF TREE COVER 2 QPH @200 S.F.; 3 PCN @125 S.F.; 1 TCG @200 S.F. "#" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	COMPLIES

COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-202 PERIPHERAL PARKING LOT LANDSCAPING	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY SECTION 301 AND 302, THEN PERIPHERAL PARKING LOT LANDSCAPING SHALL BE REQUIRED AS FOLLOWS: 1. WHEN A PROPERTY LINE ABUTS LAND NOT IN THE R.O.W. OF A STREET: A. A LANDSCAPING STRIP FOUR FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT B. AT LEAST ONE TREE SHALL BE PLANTED FOR EACH FIFTY FEET WITHIN THE LANDSCAPING STRIP	PROPOSED USE: DRIVE THROUGH BANK ADJACENT USES: SHOPPING CENTER (NORTH) SHOPPING CENTER (EAST) REQUIRED: NORTH 214.18 LF/50 = 4.3 OR 5 TREES EAST 189.18 LF/50 = 3.78 OR 4 TREES PROVIDED: NORTH 4 TCG, 1 TILIA CORDATA TO REMAIN ("~") EAST: 2 TCG, 2 TILIA CORDATA TO REMAIN ("x")	N/A
	2. WHERE A PROPERTY LINE ABUTS THE R.O.W. OF A STREET: A. A LANDSCAPE STRIP 10' IN WIDTH, WHICH SHALL NOT INCLUDE A SIDEWALK OR TRAIL, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE. B. AT LEAST ONE TREE FOR EVERY 40' SHALL BE PLANTED WITHIN THE LANDSCAPING STRIP.	REQUIRED: 10' BUFFER ALONG 348' OF R.O.W'S BRADDOCK ROAD - 176'/40 = 4.4 OR 5 BACKLICK ROAD - 172'/40 = 4.3 OR 5 PROVIDED: BRADDOCK ROAD - 0 TREES BACKLICK ROAD - 5 GTIS ("^")	DOES NOT COMPLY*
13-302 TRANSITIONAL SCREENING REQUIREMENTS	TRANSITIONAL SCREENING SHALL BE PROVIDED AT THE OUTER BOUNDARIES OF THE LOT	REQUIRED: TRANSITIONAL SCREENING TYPE 3 PROVIDED: -	DOES NOT COMPLY*
13-303 BARRIER REQUIREMENTS	BARRIERS SHALL BE LOCATED BETWEEN THE REQUIRED TRANSITIONAL SCREENING AND THE USE BEING SCREENED FROM.	REQUIRED: BARRIER TYPE E, F OR G PROVIDED: -	DOES NOT COMPLY*
13-401 TREE COVER REQUIREMENTS	ZONING DISTRICT: COMMERCIAL SITE SHALL HAVE 10% COVERAGE OF TREE CANOPY	(SEE CHART PROVIDED ON THIS SHEET)	COMPLIES

* SEE SHEET 1 FOR THE WAIVER/MODIFICATION REQUESTS ASSOCIATED WITH THESE REQUIREMENTS.

TREE COVER CALCULATIONS

GROSS SITE AREA:
TOTAL = 32,623 S.F. BLDG. = 3,680 S.F. NET SITE = 28,943 S.F.
TREE COVER REQUIRED:
28,943 SF. X .10 TREE COVER REQUIRED (COMMERCIAL)=2,894 S.F. REQUIRED
CREDITS:
600
TREE COVER PROVIDED:
3,650 S.F. (12.6%)

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TREE COVER (SF)	TOTAL (SF)
DECIDUOUS TREE(S)							
GTIS	10	GLEDITSIA TRIACANTHOS VAR. INTERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL.	B+B	175	875
QPH	2	QUERCUS PHELLOS	WILLOW OAK	2 1/2-3" CAL.	B+B	200	400
TCG	7	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2-3" CAL.	B+B	200	1,400
-	3	TILIA CORDATA	LITTLELEAF LINDEN	6-8" CAL.	EXISTING TREE	200	600
	22						
ORNAMENTAL TREE(S)							
PCN	3	PRUNUS CERASIFERA 'NEWPORT'	NEWPORT FLOWERING PLUM	2-2 1/2" CAL.	B+B	125	375
EVERGREEN SHRUBS(S)							
CAP	19	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	15-18" SPRD.	#3 CAN		
JCSG	82	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPRD.	B+B		
	101						

TOTAL TREE COVERAGE: 3,650 S.F.

IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

COMMONWEALTH OF VIRGINIA
ADAM J. VOLANTH
No. 31438
11-1-06
PROFESSIONAL ENGINEER

MISS UTILITY
DIG WITH C.A.R.E. CALL MISS UTILITY KEEP VIRGINIA SAFE
BEFORE YOU DIG CALL
1-800-552-7001
PROTECT YOURSELF, GIVE TWO WORKING DAYS' NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PNCBANK

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VIRGINIA LICENSE No. 0402 031438
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SOUTH CAROLINA LICENSE No. 20143
TENNESSEE LICENSE No. 107048

BOHLER ENGINEERING, P.C.
• PROFESSIONAL ENGINEERING SERVICES •
• 22630 DAVIS DRIVE, SUITE 200 •
• STERLING, VIRGINIA, 20164 •
• (703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com •

PNC BANK - ANNANDALE
LANDSCAPE PLAN
6950 BRADDOCK ROAD
ANNANDALE, VIRGINIA (FAIRFAX COUNTY)

REVISIONS

NO.	DATE	DESCRIPTION
8	11/1/06	REV. PER MDLUC COMMENTS
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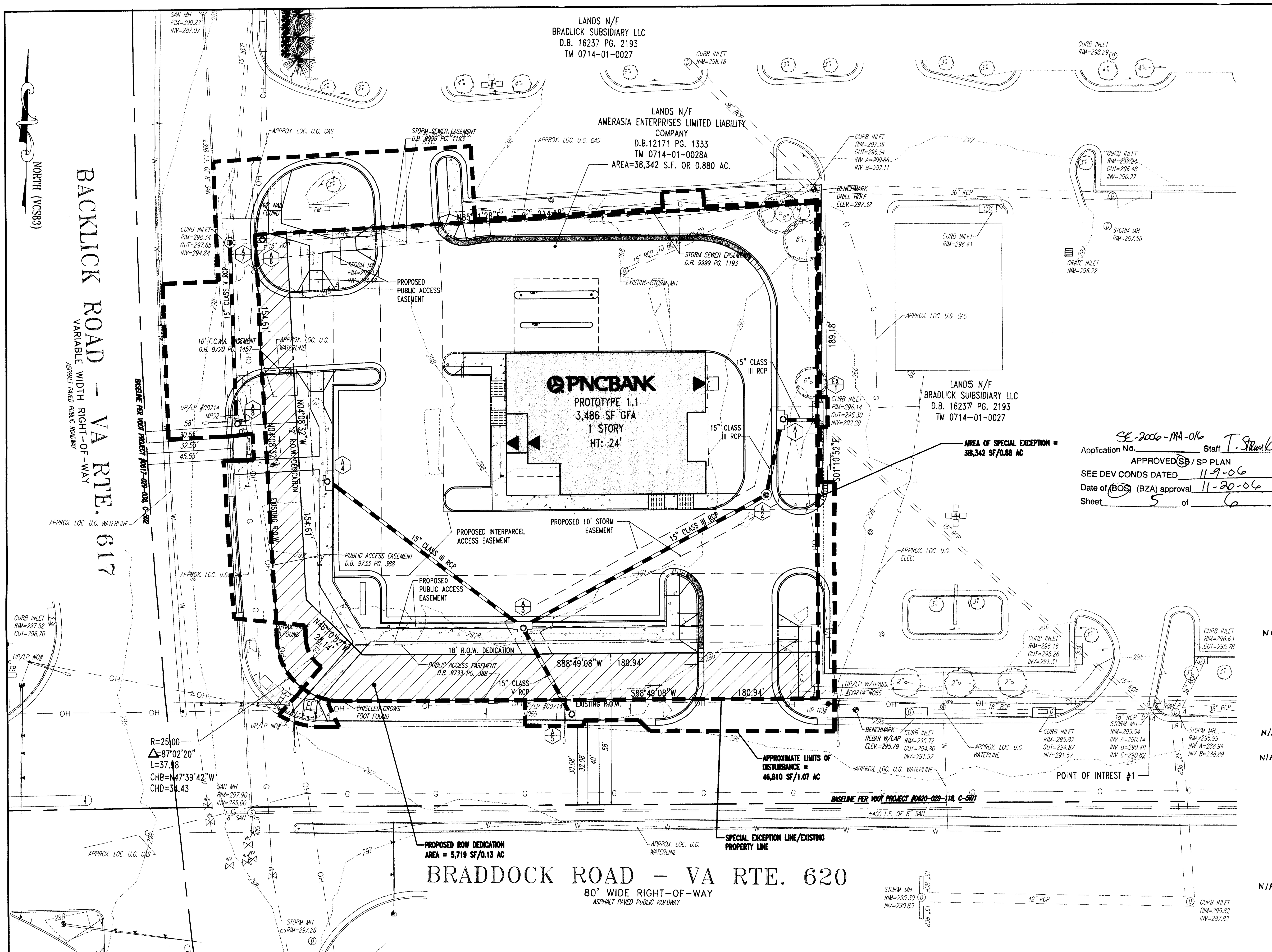
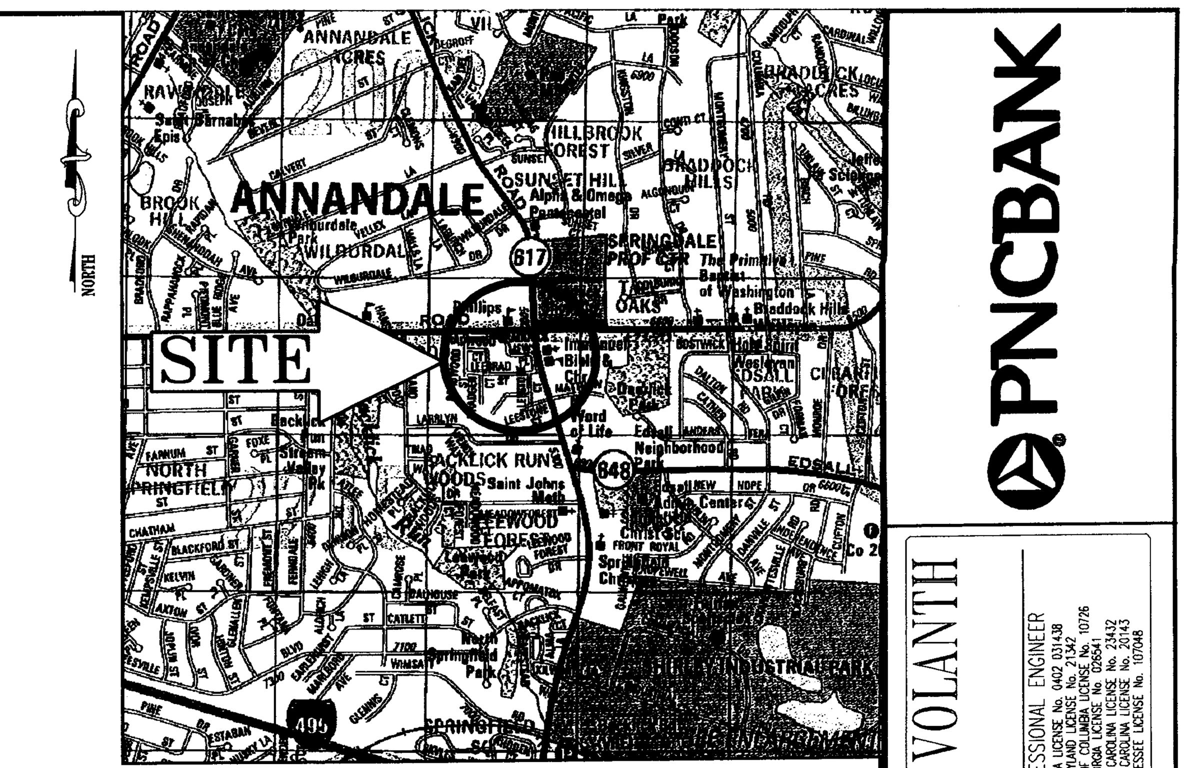
4	9/21/06	REV. PER COUNTY COMMENTS
3	8/23/06	REV. PER COUNTY COMMENTS

SCALE (H): 1" = 20' (V):	
DRAWN BY:	ASF
CHECKED BY:	AMB
DATE:	5/31/06
DRAWING #:	S052131
CAD ID #:	SE8

SHEET NUMBER





LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

MAXIMUM STORMWATER RUNOFF RATES (CFS)

	PRE-DEVELOPMENT	POST-DEVELOPMENT
2-YEAR STORM	4.1	3.4
10-YEAR STORM	5.5	4.5

Application No. SE-2006-MA-016 Staff T. Strunk
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 11-9-06
Date of (BOS) (BZA) approval 11-20-06
Sheet 5 of 6

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 5.

N/A ☐ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
(e.g. dry pond A, infil. trench, underground vault, etc.)						
Totals						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 5. Pond inlet and outlet pipe systems are shown on Sheet N/A.

N/A ☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).

N/A ☐ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 5.

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 5.

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 5.

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2 and 3.

N/A ☐ 11. A submission waiver is requested for N/A.

☐ 12. Stormwater management is not required because THE PROPOSED DEVELOPMENT SUBSTANTIALLY DECREASES THE SITE'S IMPERVIOUS COVERAGE.

14

STORMWATER MANAGEMENT NARRATIVE

IN THE PRE-DEVELOPMENT CONDITION DURING THE 10-YEAR STORM EVENT, APPROXIMATE 0.12 CFS FROM THE SITE IS COLLECTED BY THE EXISTING CURB INLET OFFSITE NEAR THE NORTHEAST PROPERTY CORNER, DIRECTING FLOW OFFSITE TO THE NORTH. APPROXIMATELY 0.06 CFS OF RUNOFF FROM THE SITE SHEET FLOWS ACROSS THE EAST PROPERTY LINE TOWARD THE EXISTING STORMSEWER SYSTEM IN THE PARKING LOT ADJACENT TO THE SITE. APPROXIMATELY 3.76 CFS OF RUNOFF SHEET FLOWS TOWARDS THE SOUTHEAST SITE ENTRANCE WHERE IT IS COLLECTED BY AN EXISTING CURB INLET IN BRADDOCK ROAD EAST OF THE SITE. THE REMAINING PORTION OF THE SITE PRODUCES APPROXIMATELY 1.60 CFS OF RUNOFF WHICH IS COLLECTED BY THE EXISTING CURB INLET (EX. 1) LOCATED AT THE EAST PROPERTY LINE FROM WHICH RUNOFF IS CONVEYED TO AN EXISTING 15" RCP STORM SEWER SYSTEM OFFSITE RUNNING SOUTHEAST.

IN THE POST-DEVELOPMENT CONDITION DURING THE 10-YEAR STORM EVENT, APPROXIMATELY 0.10 CFS FROM THE SITE WILL BE COLLECTED BY THE EXISTING INLET OFFSITE NEAR THE NORTHEAST PROPERTY CORNER. APPROXIMATELY 0.14 CFS FROM THE SITE WILL CONTINUE TO SHEET FLOW EAST TOWARDS THE ADJACENT SITE. THE SITE WILL CONTRIBUTE APPROXIMATELY 1.02 CFS OF RUNOFF DRAINING TO THE EXISTING INLET IN BRADDOCK ROAD EAST OF THE SITE. THE POST-DEVELOPMENT DESIGN PROPOSES THREE INLETS THROUGHOUT THE SUBJECT SITE WHICH WILL COLLECT THE APPROXIMATE 3.26 CFS OF REMAINING RUNOFF PRODUCED AND CONVEY THE RUNOFF VIA 15" RCP TO THE EXISTING INLET EX.1. INLET A1 COLLECTS APPROXIMATELY 1.37 CFS OF RUNOFF; INLET A3 COLLECTS APPROXIMATELY 0.76 CFS OF RUNOFF; AND INLET A4 COLLECTS APPROXIMATELY 1.13 CFS OF RUNOFF. THIS DEVELOPMENT ALSO PROPOSES AN ADDITIONAL CURB INLET OFFSITE IN BRADDOCK ROAD (A5) WEST OF THE SITE ENTRANCE TO COLLECT RUNOFF PRODUCED FROM BACKLICK ROAD FLOWING SOUTH AND EAST AROUND THE INTERSECTION, AS WELL AS RUNOFF FLOWING EAST IN THE BRADDOCK ROAD GUTTER PAN, FOR THE PURPOSE OF INTERCEPTING RUNOFF BEFORE IT CROSSES THE BRADDOCK ROAD SITE ENTRANCE. AN ADDITIONAL CURB INLET (A8) IS PROPOSED AT THE BACKLICK ROAD ENTRANCE FOR SIMILAR PURPOSES.

THE POST-DEVELOPENT 10-YEAR STORM DISCHARGE RATE FROM THE SITE WILL RESULT IN A DECREASE IN RUNOFF FROM APPROXIMATELY 0.12 CFS TO APPROXIMATELY 0.10 CFS SHEET FLOWING TO THE INLET OFFSITE NEAR THE NORTHEAST PROPERTY CORNER. AT THE THIRD STRUCTURE DOWNSTREAM OF FURTHEST DOWNSTREAM PROPOSED STRUCTURE, INLET A1, THE AMOUNT OF RUNOFF FROM THE SITE IS DECREASED FROM A TOTAL OF APPROXIMATELY 5.42 CFS IN THE PRE-DEVELOPMENT CONDITION FROM THE ABOVE-MENTIONED DRAINAGE AREAS TO A TOTAL OF APPROXIMATELY 4.42 CFS OF RUNOFF, IN THE POST-DEVELOPMENT CONDTION. THEREFORE, THE RUNOFF RATES FROM THE SITE IN THE POST-DEVELOPMENT CONDITION WILL NOT ULTIMATELY BE INCREASED FROM THE RUNOFF RATES FROM THE PRE-DEVELOPMENT CONDITION.

FURTHERMORE, THE THIRD STRUCTURE DOWNSTREAM OF THE SITE OUTFALL, A MANHOLE IN BRADDOCK ROAD EAST OF THE SITE (POINT OF INTREST #1), ACQUIRES APPROXIMATELY 9.8 CFS OF RUNOFF FROM A TOTAL DRAINAGE AREA OF APPROXIMATELY 1.5 ACRES OF DEVELOPED LAND IN THE PRE-DEVELOPMENT CONDITION. THE EXISTING 18" RCP AT APPROXIMATELY 12.3% CURRENTLY HAS ADEQUATE CAPACITY TO DRAIN THIS RUNOFF. THE PROPOSED DEVELOPMENT WILL NOT INCREASE THIS AMOUNT, THEREFORE, NO ADVERSE DOWNSTREAM IMPACTS ARE ANTICIPATED TO OCCUR AS A RESULT OF THIS DEVELOPMENT.

AFTER REACHING THE ABOVE-MENTIONED EXISTING MAINHOLE IN BRADDOCK ROAD, SITE RUNOFF IS CONVEYED TO ANOTHER MANHOLE BEFORE FLOWING SOUTH THROUGH A STORM SEWER CROSSING BRADDOCK ROAD. FLOW IS THEN CONVEYED THROUGH AN APPROXIMATE 2,000-FOOT OPEN CHANNEL, VARYING ALONG THE LENGTH BETWEERN CONCRETE AND RIP-RAP, RUNNING SOUTH PARALLEL TO BACKLICK ROAD LEADING TO EDSALL ROAD. RUNOFF IS THEN CONVEYED THROUGH APPROXIMATELY 600 FEET OF UNDERGROUND STORM SEWER ADJACENT TO DUBLIN AVENUE LEADING TO A SERIES OF STORMWATER MANAGEMENT PONDS WITHIN THE SHIRLEY INDUSTRIAL PARK NEAR THE NORTHWEST CORNER OF THE JUNCTION OF INTERSATES 395 AND 495. FINALLY, RUNOFF IS CONVEYED THROUGH AN OPEN CHANNEL AND CULVERT UNDER INSTERSATE 395 BEFORE REACHING ITS ULTIMATE OUTFALL, BACKLICK RUN, HAVING A DRAINAGE AREA OF AT LEAST 100 TIMES THE AREA OF THE SUBJECT SITE.

PHOSPHORUS REMOVAL REQUIREMENT

-27.4% (Redevelopment Condition)

Per the Fairfax County PFM Page 6-13, Section 6-401.2B:

% Removal = [1 - 0.9(I-pre / I-post)] x 100
I-pre = 0.92
I-post = 0.65
% Removal = -27%

BMP NARRATIVE:

THE PROPOSED PROJECT IS CONSIDERED REDEVELOPMENT IN FAIRFAX COUNTY. PER FAIRFAX COUNTY PFM, SECTION 6-401.2B, THE REQUIRED PHOSPHORUS REMOVAL IS DETERMINED BY THE FORMULA ABOVE. 10% PHOSPHORUS REMOVAL FROM THE EXISTING CONDITION MUST BE PROVIDED BY THE REDEVELOPMENT. THE IMPERVIOUS COVERAGE IN THE PRE-DEVELOPMENT CONDITION IS 92% AND THE IMPERVIOUS COVERAGE IN THE POST-DEVELOPMENT CONDITION IS 65%. THE PROPOSED DEVELOPMENT DECREASES THE SITE'S IMPERVIOUS AREA PERCENTAGE BY APPROXIMATELY 27%. ACCORDING TO THE FORMULA ABOVE, GREATER THAN 10% PHOSPHOROUS REMOVAL IS PROVIDED, AND NO STRUCTURAL BMP'S ARE REQUIRED. THEREFORE, THE PROPOSED DEVELOPMENT FULFILLS THE PHOSPHORUS REMOVAL REQUIREMENTS OF FAIRFAX COUNTY.

COMMONWEALTH OF VIRGINIA
ADAM J. VOLANTH
No. 31438
11-1-06
PROFESSIONAL ENGINEER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MISS UTILITY

BEFORE YOU DIG CALL
1-800-552-7001
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

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PNCBANK

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22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA, 20164
(703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com

PNC BANK - ANNANDALE
STORMWATER MANAGEMENT PLAN
6950 BRADDOCK ROAD
ANNANDALE, VIRGINIA (FAIRFAX COUNTY)

REVISIONS

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SCALE (H): 1" = 20'
(V):

DRAWN BY:	ASF
CHECKED BY:	AMB
DATE:	5/31/06
DRAWING #:	S052131
CAD ID #:	SE8

SHEET NUMBER

5 of 5

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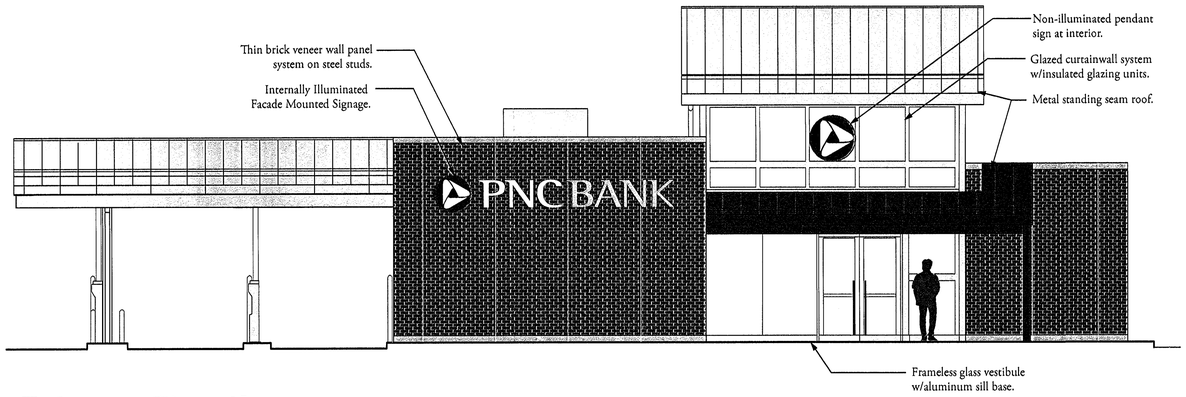
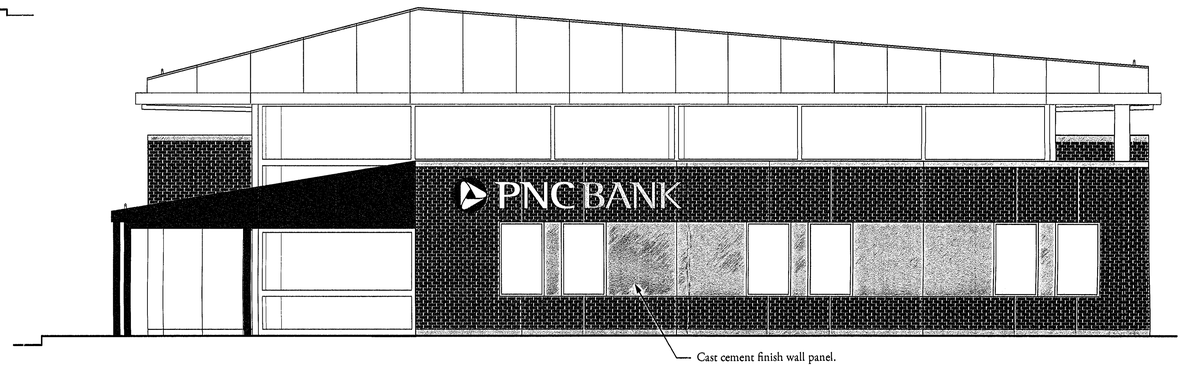
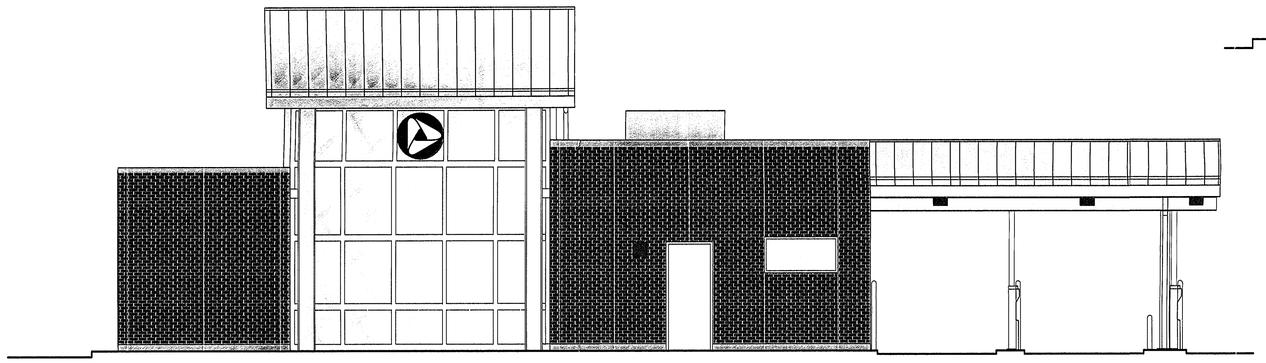


Entrance Elevation

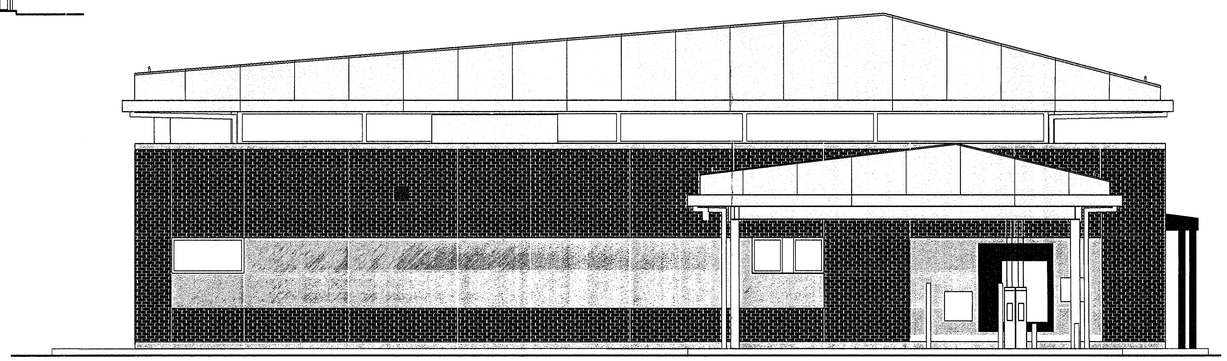


Office Elevation



Rear Elevation

SE-2006-MA-0116 T. Stenk
11-9-06
11-20-06
6
6



Drive-Thru Elevation

PNC BANK | *Annandale, Virginia*

FOR INFORMATION PURPOSES ONLY

Exterior Elevations Scale: 3/16" = 1'-0"

Gensler November 2006

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