

DEVELOPMENT CONDITIONS

SEA 2006-MA-016

May 2, 2008

If it is the intent of the Board of Supervisors to approve SE 2006-MA-016, located at 6950 Braddock Road, Tax Map 71-4 ((1)) 28A, for a drive in bank and waiver of lot size requirements, pursuant to Sect. 4-604 and 9-610 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions for the subject property. Previously approved conditions are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application (Drive In Bank), as qualified by these development conditions.*
3. This Special Exception Amendment 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 shall be in substantial conformance with the approved Special Exception Plat entitled "PNC Bank" prepared by Bohler Engineering, P.C., and dated September 11, 2007, as revised through December 27, 2007, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Architectural elevations shall be in substantial conformance with those shown on the SEA Plat, however, the standing seam metal roof shall be painted a color matching that of the roof in the Bradlick Shopping Center.*
5. The drive-in bank building shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, CO2 sensors and air filters, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.*
6. The free-standing sign shown at the corner of Braddock and Backlick Roads shall be a monument-style sign no more than 5.5 feet in height. Such sign shall be in conformance with Article 12 of the Zoning Ordinance, and shall meet the sight line standards of the PFM and VDOT.*
7. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.*

8. If not already submitted and reviewed pursuant to the approval of SE 2006-MA-016, a Phase I Environmental investigation of the property shall be submitted to DPWES for review prior to site plan approval. DPWES may request other Fairfax County or State agencies to evaluate the report findings. The investigation shall be performed consistent with the procedures described by the American Society of Testing and Materials (ASTM), as determined by DPWES. If warranted by the results of the Phase I investigation, and if determined appropriate by DPWES and the State Water Control Board, a Phase II investigation program shall be pursued. Subject to the findings of a Phase II evaluation program, if soil contaminants are found in sufficient quantities and at such levels to require a longer term monitoring program, a remedial action program and corrective action plan shall be instituted and implemented to the satisfaction of the State Water Control Board prior to site plan approval.
9. If not already dedicated pursuant to the approval of SE 2006-MA-016, at the time of site plan approval, or on demand (whichever occurs first) right-of-way along Backlick Road and Braddock Road, as shown on the SEA Plat, shall be dedicated to the Board of Supervisors in fee simple at no cost. Density credit for such dedication shall be retained by the site.*
10. If not already provided pursuant to the approval of SE 2006-MA-016, prior to site plan approval the applicant shall enter into a license agreement with the County to permit landscaping to be provided and maintained in the area to be dedicated along the Braddock Road frontage of the site, as shown on the SEA Plat.
11. Crosswalks (either painted or specialized pavement) shall be provided across the entrance on Braddock Road, and into the site adjacent to the entrances on Braddock Road and Backlick Road, and across the interparcel access to the east.*
12. The public access easement shown across the sidewalks shall extend to the property line, and shall allow for construction easements and other public purposes necessary to the functioning of the roads, such as signage.*
13. The applicant shall construct an interparcel access connection to the east of the property as shown on the SEA Plat in the location of the public access easement recorded at Book 19379 at Page 1592. If the applicant is unable to obtain written permission from the property owner(s) to the east (TM 71-4 ((1)) 27) to construct that interparcel access connection as required by development conditions that were approved pursuant to SEA 01-M-052, then, at the time of site plan review, the applicant shall provide timely written requests and written responses verifying denied permission for the interparcel access connection. If interparcel access cannot be provided at the time of site plan review, then the applicant shall provide escrow funds to DPWES to: 1) construct the future interparcel access connection to the east as shown on the SEA Plat, and; 2) remove any landscaping, piping, curbing, etc. that might be installed in the area of this future interparcel access connection. At such time that interparcel access

is available; the applicant shall construct the connection with escrowed funds or allow construction by others.

14. The applicant shall construct a one-way interparcel access to the north as shown on Exhibit A of these development conditions, subject to VDOT approval. The site plan for this interparcel access shall be submitted within sixty (60) days of this application's approval.

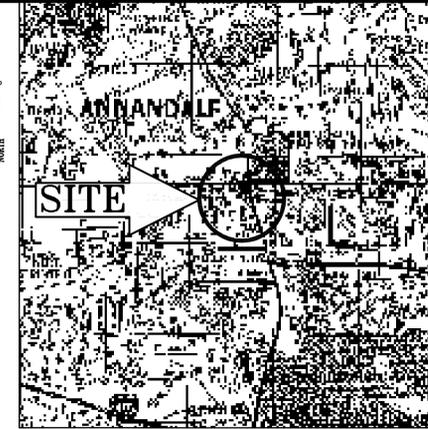
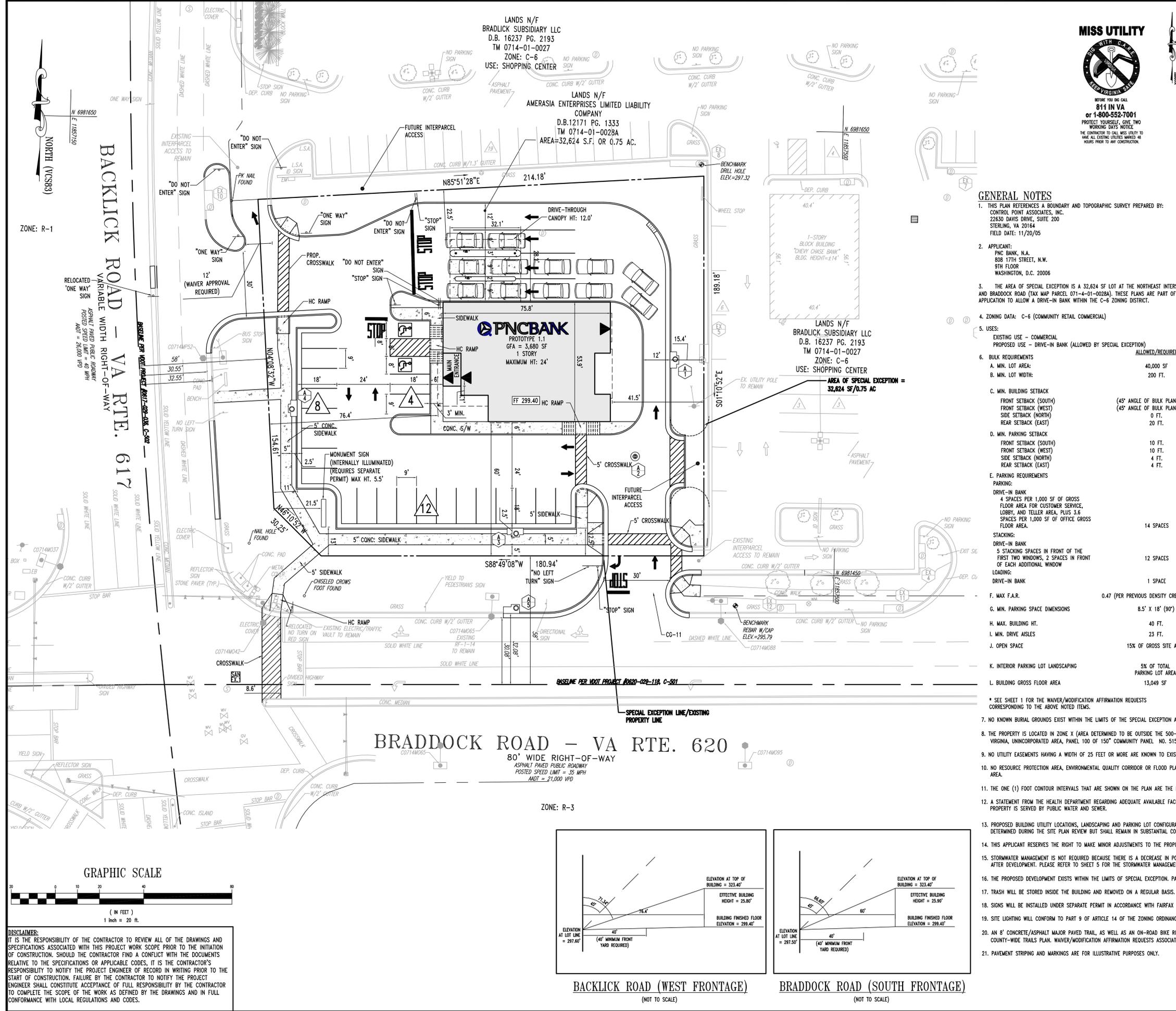
If, in the future, the owner of the property to the north (TM 71-4 ((1)) 27) desires to, or is required to provide a two-way interparcel access connection on the northern side of the property, then the applicant shall permit construction of such access in the general location of the public access easement recorded at Book 19379 at Page 1592, which is to the west of the bank drive through lanes' "Stop Bar", and shall permit the closure of the one-way interparcel access that was constructed in conformance with this condition. The location of the interparcel connection shall not preclude the use of the bank drive through lanes. The applicant shall also grant additional easements that are deemed necessary to construct the curb and site improvements required on the subject property to accommodate the construction of the two-way interparcel connection and the removal of the one-way interparcel access connection, so long as all effort is made to ensure that the bank drive through lanes remain usable during construction.

15. Currently escrowed funds to be used towards construction of the interparcel connection to the east (Tax Map 71-4 ((1)) 27) shall remain escrowed for future use. The funds currently escrowed for the northern interparcel connection should be returned to the applicant.

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 shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use 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.



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

GENERAL NOTES

- THIS PLAN REFERENCE A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY: CONTROL POINT ASSOCIATES, INC. 22630 DAVIS DRIVE, SUITE 200 STERLING, VA 20164 FIELD DATE: 11/20/05
 - APPLICANT: PNC BANK, N.A. 808 17TH STREET, N.W. 9TH FLOOR WASHINGTON, D.C. 20006
 - THE AREA OF SPECIAL EXCEPTION IS A 32,624 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.
 - ZONING DATA: C-6 (COMMUNITY RETAIL COMMERCIAL)
 - USES:
 EXISTING USE - COMMERCIAL
 PROPOSED USE - DRIVE-IN BANK (ALLOWED BY SPECIAL EXCEPTION)
 - BULK REQUIREMENTS

ALLOWED/REQUIRED	PROVIDED	
A. MIN. LOT AREA:	40,000 SF	32,624 SF*
B. MIN. LOT WIDTH:	200 FT.	195.35 FT.* - SOUTH LOT LINE 163.03 FT.* - WEST LOT LINE
 - MIN. BUILDING SETBACK

	(45° ANGLE OF BULK PLANE/40 FT)	PROVIDED
FRONT SETBACK (SOUTH)	40 FT.	60.00 FT.
FRONT SETBACK (WEST)	40 FT.	76.41 FT.
SIDE SETBACK (NORTH)	0 FT.	22.53 FT.
REAR SETBACK (EAST)	20 FT.	41.46 FT.
 - MIN. PARKING SETBACK

	PROVIDED	
FRONT SETBACK (SOUTH)	10 FT.	12.50 FT.
FRONT SETBACK (WEST)	10 FT.	11.00 FT.
SIDE SETBACK (NORTH)	4 FT.	5.94 FT.
REAR SETBACK (EAST)	4 FT.	15.37 FT.
 - PARKING REQUIREMENTS

	PROVIDED	
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
DRIVE-IN BANK	1 SPACE	0 SPACES*
 - MAX. F.A.R.: 0.47 (PER PREVIOUS DENSITY CREDIT RETENTION) 0.11
 - MIN. PARKING SPACE DIMENSIONS: 8.5' X 18' (90°) 9' X 18' (90°)
 - MAX. BUILDING HT.: 40 FT. 24 FT.
 - MIN. DRIVE AISLES: 23 FT. 24 FT.
 - OPEN SPACE: 15% OF GROSS SITE AREA 9,160 SF (28.1%)
 - INTERIOR PARKING LOT LANDSCAPING: 5% OF TOTAL PARKING LOT AREA 1,238 SF (6.9%)
 - BUILDING GROSS FLOOR AREA: 13,049 SF 3,486 SF
- * SEE SHEET 1 FOR THE WAIVER/MODIFICATION AFFIRMATION REQUESTS CORRESPONDING TO THE ABOVE NOTED ITEMS.
- NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AREA.
 - 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.
 - NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST.
 - 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.
 - THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON THE PLAN ARE THE RESULT OF A FIELD RUN SURVEY.
 - 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.
 - 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.
 - THIS APPLICANT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO THE PROPOSED PARKING THROUGHOUT THE SITE PLAN PROCESS.
 - 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.
 - THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION. PARKING AND INGRESS/EGRESS ARE PROVIDED AS SHOWN.
 - TRASH WILL BE STORED INSIDE THE BUILDING AND REMOVED ON A REGULAR BASIS.
 - SIGNS WILL BE INSTALLED UNDER SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
 - SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
 - 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 AFFIRMATION REQUESTS ASSOCIATED WITH THESE REQUIREMENTS ARE INCLUDED ON SHEET 1.
 - PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.



BOHLER ENGINEERING

OFFICES:
 STERLING, VA
 SOUTHBRIDGE, VA
 BUNN, NC
 DOWNS, MD
 FARMINGDALE, NY
 FORT LAUDERDALE, FL
 GAITHERSBURG, MD
 HUNTSVILLE, AL
 JARVIS, VA
 LITTLE ROCK, AR
 NANTUCKET, MA
 RICHMOND, VA
 ROCKY HILL, CT
 WASHINGTON, DC

CIVIL & CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL ENGINEERS
 LANDSCAPE ARCHITECTS

REVISIONS

REV.	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S052151
DRAWN BY:	BJS
CHECKED BY:	AB
DATE:	4/28/08
SCALE:	1" = 20'
CAD T.D.:	EXAD

ANNANDALE

FOR

PNC BANK

EXHIBIT-A

6950 BRADDOCK ROAD
 FAIRFAX COUNTY
 ANNANDALE, VIRGINIA

BOHLER ENGINEERING

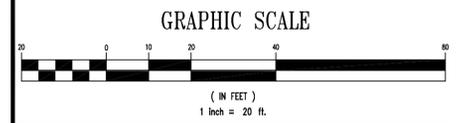
22630 DAVIS DRIVE
 STERLING, VIRGINIA 20164
 PH: (703) 709-9500
 FX: (703) 709-9501
 www.bohlerengineering.com

A.J. VOLANTH

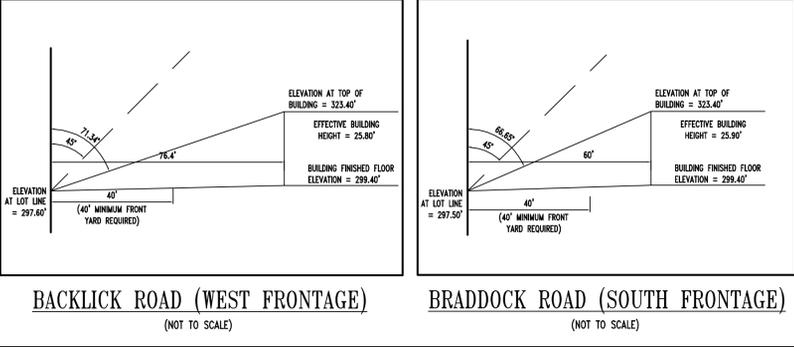
PROFESSIONAL ENGINEER
 VIRGINIA LICENSE NO. 0402-031438
 NORTH CAROLINA LICENSE NO. 21342
 DISTRICT OF COLUMBIA LICENSE NO. 0726
 SOUTH CAROLINA LICENSE NO. 23432
 TENNESSEE LICENSE NO. 105048

SHEET TITLE:
ACCESS EXHIBIT A

SHEET NUMBER:
 1
 OF 1



DISCLAIMER:
 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 CONTRACTOR'S 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.



H:\05\PNC Bank\0502151\CAD\Special\ExhibitA\ExhibitA.dwg - 4/28/2008 10:01:09 PM, lten,aveflow