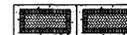


VICINITY MAP  
SCALE: 1" = 2,000'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	25.00'	39.27'	25.00'	N 03°47'08" W	35.36'	90°00'00"

LEGEND:



CONCRETE/BRICK PAVERS (SIDEWALK)



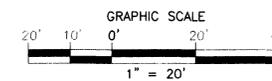
APPROXIMATE LOCATION OF PROPOSED SINGLE OR DOUBLE LUMINAIRE POLE LIGHT (SEE DETAIL 5 ON SHEET 5 FOR ADDITIONAL INFORMATION)



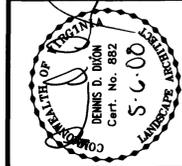
CONCRETE PAVERS



BRICK PAVERS



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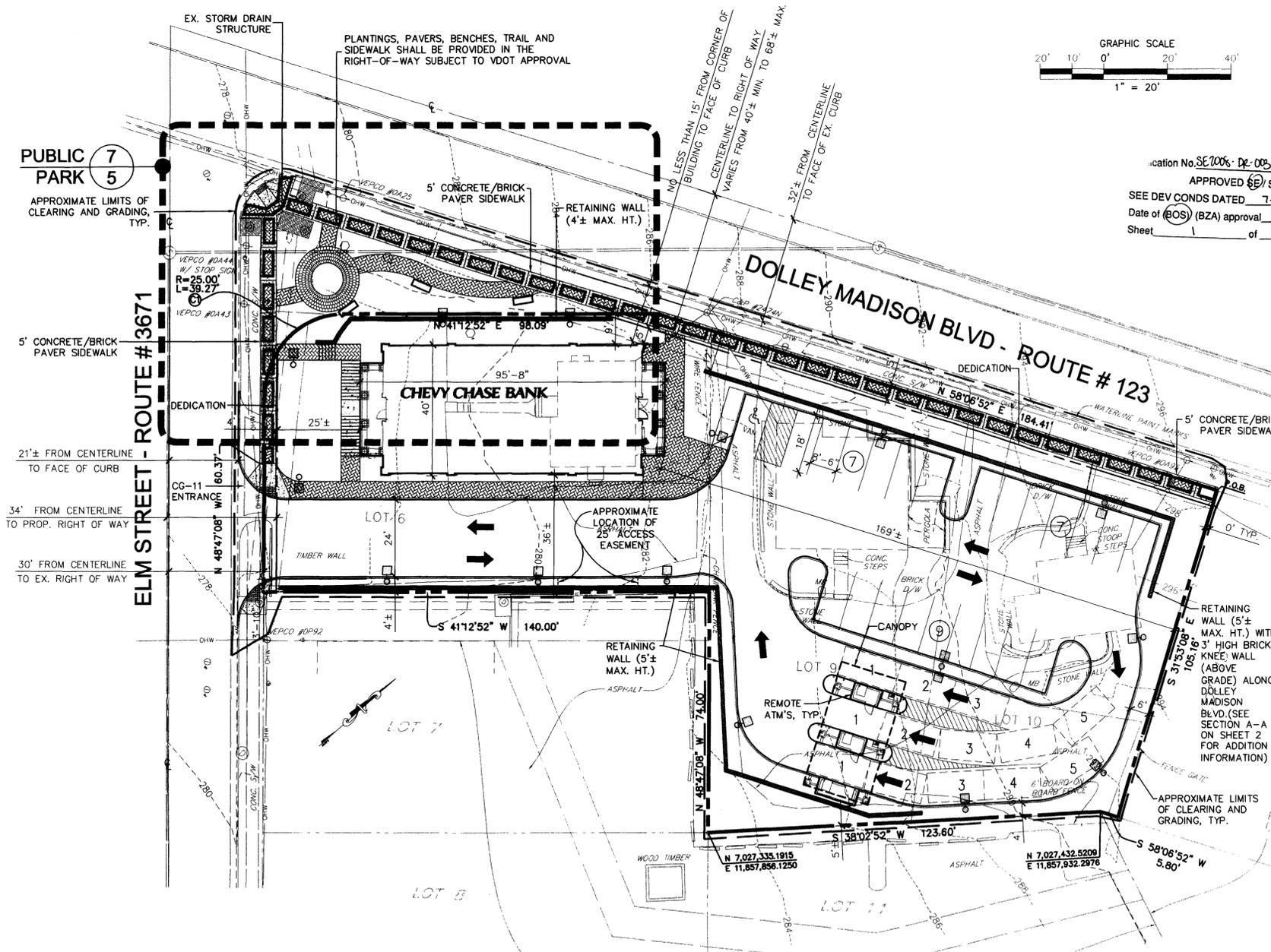
Location No. SE 2008-DE-005 Staff: S. Liu  
APPROVED SP PLAN  
SEE DEV CONDS DATED 7-21-08  
Date of (BOS) (BZA) approval 7-21-08  
Sheet 1 of 7

SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	30,363 s.f. ± or 0.69705 Ac. ±
EXISTING ZONE:	C-2, HC, CRD, SC <sup>(1)</sup>
EXISTING USE:	CONVERTED RESIDENTIAL OFFICE
PROPOSED USE:	DRIVE-IN BANK (CHEVY CHASE BANK)
EXISTING GROSS FLOOR AREA:	8,363 s.f. ±
EXISTING FLOOR AREA RATIO:	0.28±
PROPOSED GROSS FLOOR AREA:	3,197 s.f. ±
PROPOSED FLOOR AREA RATIO:	0.11±
MAXIMUM FLOOR AREA RATIO ALLOWED:	0.50
OPEN SPACE REQUIRED: (30.0% OF G.S.A.)	9,109 s.f. ±
OPEN SPACE PROVIDED: (30.8% ± OF G.S.A.):	9,364 s.f. ±
PARKING SPACES REQUIRED:	13 (2)(3)
PARKING SPACES PROVIDED:	23
LOADING SPACES REQUIRED:	1 (4)
LOADING SPACES PROVIDED:	0 (5)
MAXIMUM BUILDING HEIGHT ALLOWED:	40'
BUILDING HEIGHT PROVIDED:	29'±

- (1) C-2 LIMITED OFFICE DISTRICT WITH A HIGHWAY CORRIDOR (HC), COMMERCIAL REVITALIZATION DISTRICT (CRD) AND A SIGN CONTROL (SC) OVERLAY DISTRICT.
- (2) FOUR SPACES PER 1,000 s.f. OF GROSS FLOOR AREA FOR CUSTOMER SERVICE, LOBBY AND TELLER AREA, PLUS ADDITIONAL SPACE AS REQUIRED FOR ANY ASSOCIATED OFFICES (3.6 SPACES PER 1,000 s.f. OF GROSS FLOOR AREA FOR OFFICES).
- (3) 8 SPACES (1,876/1,000 x 4 = 7.5 OR 8) FOR CUSTOMER SERVICE, LOBBY AND TELLER AREA, PLUS 5 SPACES (1,321/1,000 x 3.6 = 4.8 OR 5) FOR ASSOCIATED OFFICES FOR A TOTAL OF 13.
- (4) ONE SPACE FOR THE FIRST 10,000 s.f. OF GROSS FLOOR AREA PLUS ONE SPACE FOR EACH ADDITIONAL 20,000 s.f. OR MAJOR FRACTION THEREOF.
- (5) A WAIVER OF THE LOADING SPACE REQUIREMENT IS REQUESTED AS NOTED IN GENERAL NOTE 5 ON SHEET 3.

NOTE: SEE SHEET 2 FOR LANDSCAPE INFORMATION AND CALCULATIONS.



SPECIAL EXCEPTION PLAT  
**CHEVY CHASE BANK**  
**DOLLEY MADISON BLVD**  
DANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: NOVEMBER, 2007
SCALE: HOR 1" = 20'
VERT.
SHEET 1 OF 7
CO. NO.
CAD NAME: 57113SEP.DWG
LAYOUT: SPECIAL EXCEPTION
FILE NO. 07113.01-00

RECEIVED  
Department of Planning & Zoning  
MAY 06 2008  
Zoning Evaluation Division

PREFS: 0008BAS 0000TPO 0000XXX

**TREE COVER CALCULATIONS:**

GROSS SITE AREA (G.S.A.):	30,363 s.f. ±
BUILDING FOOTPRINT AREA:	3,603 s.f. ±
DEDICATION AREA:	1,184 s.f. ±
ADJUSTED SITE AREA (A.S.A.):	25,576 s.f. ±
TREE COVER REQUIRED (10.0% OF A.S.A.):	2,557 s.f. ±
MINIMUM TREE COVER PROVIDED (10.2% ± OF A.S.A.):	2,600 s.f. ±
PROVIDED COVER BREAKDOWN:	
CREDIT FOR TREES PRESERVED:	0 s.f. ±
CREDIT FOR TREES PLANTED:	2,600 s.f. ±

NOTE: CREDIT FOR TREES PLANTED INCLUDES INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING.

**INTERIOR PARKING LOT LANDSCAPING CALCULATIONS:**

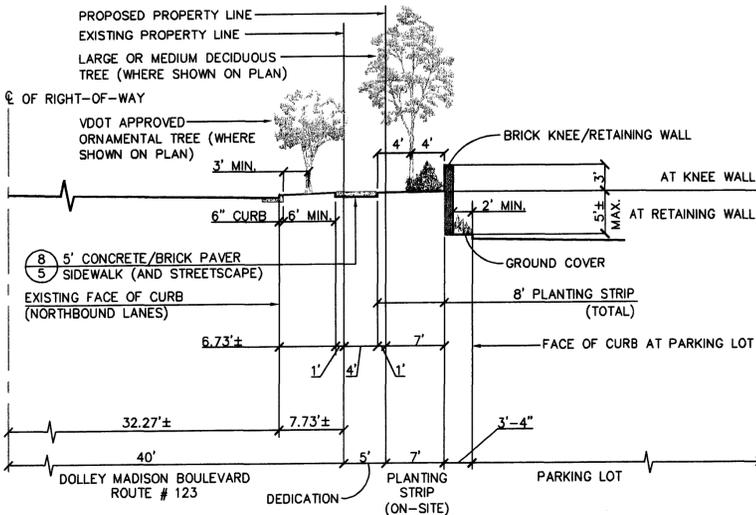
PARKING LOT AREA (P.L.A.):	15,390 s.f. ±
INTERIOR LANDSCAPING AREA REQUIRED (5% OF P.L.A.):	770 s.f. ±
TOTAL SHADE TREE COVER PROVIDED:	
4 SHADE TREES AT 250 s.f. PER TREE = 1,000 s.f.	2,676 s.f. ±
AREA REQUIRED:	770 s.f. ±
AREA PROVIDED:	1,000 s.f.

**PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS:**

PARKING LOT FRONTAGE ALONG DOLLEY MADISON BOULEVARD:	151 l.f. ±
TREES REQUIRED (1 TREE PER 40' OF FRONTAGE):	4 TREES
PARKING LOT FRONTAGE ALONG ADJACENT LOTS:	449 l.f. ±
TREES REQUIRED (1 TREE PER 50' OF FRONTAGE):	9 TREES
PERIPHERAL PARKING LOT LANDSCAPING TREES REQUIRED:	13 TREES
PERIPHERAL PARKING LOT LANDSCAPING TREES PROVIDED:	13 TREES

NOTE:

- A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING ALONG DOLLEY MADISON BOULEVARD AND AT THE SOUTHERN BOUNDARY LINE NEXT TO THE ENTRANCE DRIVE HAS BEEN REQUESTED WITH APPROVAL OF THIS SPECIAL EXCEPTION. SEE GENERAL NOTE 5 ON SHEET 3 FOR ADDITIONAL INFORMATION.
- A WAIVER OF THE TRANSITIONAL SCREEN AND BARRIER REQUIREMENTS ALONG DOLLEY MADISON BOULEVARD HAS BEEN REQUESTED WITH APPROVAL OF THIS SPECIAL EXCEPTION. SEE GENERAL NOTE 5 FOR ON SHEET 3 FOR ADDITIONAL INFORMATION.
- SEE SHEET 4 FOR ADDITIONAL INFORMATION CONCERNING EXISTING TREES TO BE REMOVED AND THOSE TREES THAT ARE TO BE RETAINED.
- ALL ON-SITE TREES SHALL BE SELECTED FROM THE SUGGESTED TREE LISTS AS NOTED IN THE FAIRFAX COUNTY COMPREHENSIVE PLAN FOR THE McLEAN CENTRAL BUSINESS CENTER. VDOT APPROVED TREES WITHIN THE RIGHT-OF-WAY SHALL BE SELECTED FROM THE STREET TREE LISTS AS NOTED IN THE VDOT ROAD DESIGN MANUAL, APPENDIX B, SUBDIVISION STREET DESIGN GUIDE IN COORDINATION WITH THE SUGGESTED LISTS FROM THE COMPREHENSIVE PLAN.



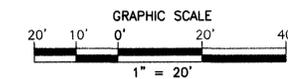
SECTION A - A AT DOLLEY MADISON BOULEVARD, ROUTE # 123

SCALE: 1"=10'

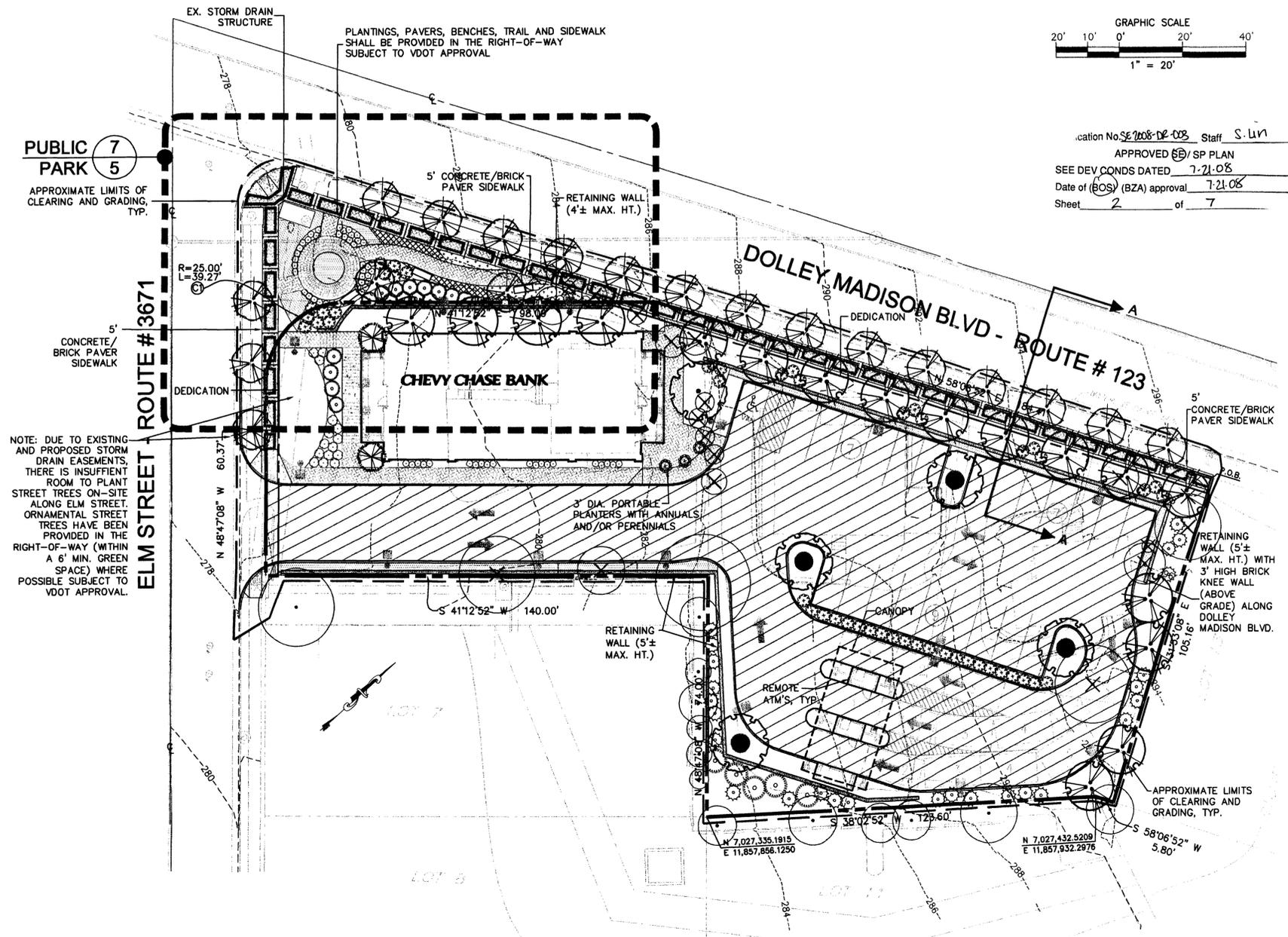
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	25.00'	39.27'	25.00'	N 03°47'08" W	35.36'	90°00'00"

**LEGEND:**

	LARGE DECIDUOUS TREE		LARGE DECIDUOUS TREE FOR INTERIOR PARKING LOT LANDSCAPING CREDIT		PARKING LOT AREA
	VDOT APPROVED ORNAMENTAL TREE		LARGE OR MEDIUM DECIDUOUS TREE FOR PERIPHERAL PARKING LOT LANDSCAPING CREDIT AND/OR STREET TREE		CONCRETE/BRICK PAVERS (SIDEWALK)
	SMALL EVERGREEN TREE		EVERGREEN AND DECIDUOUS SHRUBS		CONCRETE PAVERS
	EXISTING INDIVIDUAL TREE TO BE REMOVED		EXISTING INDIVIDUAL TREE TO BE RETAINED		PERENNIALS, ORNAMENTAL GRASSES AND/OR GROUNDCOVER
					BENCH



Application No. SE 2008-DE-003 Staff S. Lin  
APPROVED BY/SP PLAN  
SEE DEV CONDS DATED 7-21-08  
Date of (BOS) (BZA) approval 7-21-08  
Sheet 2 of 7



LANDSCAPE PLAN

SCALE: 1"=20'

**BC Consultants**  
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(703)449-8100 (Fax)  
www.bcccon.com

Professional Seal: BC Consultants, Inc., No. 882, State of Virginia, License No. 5708

LANDSCAPE PLAN  
**CHEVY CHASE BANK**  
**DOLLEY MADISON BLVD**  
BRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	SHEET ADDED APRIL 15, 2008
	REVISED APRIL 29, 2008
	REVISED MAY 2, 2008
DESIGNED BY: DDD	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: APRIL, 2008	
SCALE: HOR. AS SHOWN	
VERT.	
SHEET 2 OF 7	
CO. NO.	
CAD NAME: S7113SEP.DWG	
LAYOUT: SPECIAL EXCEPTION	
FILE NO. 07113.01-00	

**GENERAL NOTES:**

1. THE PROPERTY DELINEATED ON THIS SPECIAL EXCEPTION (SE) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #30-2 ((5)), PARCELS 6, 9 AND 10 AND ARE ZONED C-2.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY THE BC CONSULTANTS DATED NOVEMBER 8, 2007.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY THE BC CONSULTANTS DATED NOVEMBER 8, 2007. THE TOPOGRAPHY IS SHOWN AT TWO (2) FEET CONTOUR INTERVALS.
4. THE PROPERTY SHOWN ON THIS SE IS IN THE DRANESVILLE MAGISTERIAL DISTRICT, THE BLUE PLAINS SEWER DISTRICT (DEAD RUN - F SEWER SUB-SHED) AND THE DEAD RUN WATERSHED.
5. TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:

\* WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SITE'S FRONTAGE WITH DOLLEY MADISON BOULEVARD, RT. 123 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-304 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND WITH THE PROVISIONS OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN FOR AREA II, McLEAN PLANNING DISTRICT, McLEAN COMMUNITY BUSINESS CENTER AND THE McLEAN OPEN SPACE DESIGN STANDARDS.

\* MODIFICATION OF THE FRONT YARD SETBACK ALONG THE SITE'S FRONTAGE WITH DOLLEY MADISON BOULEVARD FROM 25' TO NO LESS THAN 5' IN ACCORDANCE WITH THE PROVISIONS OF SECTION 9-622 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND THE FAIRFAX COUNTY COMPREHENSIVE PLAN FOR AREA II, McLEAN PLANNING DISTRICT, McLEAN COMMUNITY BUSINESS CENTER AND THE McLEAN OPEN SPACE DESIGN STANDARDS.

\* WAIVER OF THE LOADING SPACE REQUIREMENT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11-202 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

\* MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS ALONG THE SITE'S FRONTAGE WITH DOLLEY MADISON BOULEVARD TO REDUCE THE REQUIRED 10' PLANTING STRIP AND THE 10' MINIMUM DISTANCE BETWEEN THE FRONT LOT LINE AND OFF-STREET PARKING SPACES TO 6' AND, ALONG THE SITE'S SOUTHERN BOUNDARY LINE ADJACENT TO THE ENTRANCE DRIVE TO ELM STREET TO REDUCE THE REQUIRED 4' PLANTING STRIP TO 2.6' IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-202 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

\* WAIVER OF THE LIMIT ON SIGN AREA IN ACCORDANCE WITH THE PROVISIONS OF SECTION 9-620 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

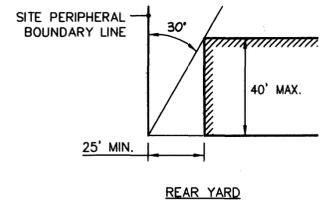
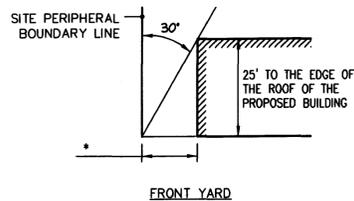
\* WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG DOLLEY MADISON BOULEVARD IN ACCORDANCE WITH THE PROVISIONS OF SECTION 17-201 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

6. ACCORDING TO THE FAIRFAX COUNTY COMPREHENSIVE PLAN FOR AREA II, McLEAN PLANNING DISTRICT, McLEAN COMMUNITY BUSINESS CENTER AND THE McLEAN OPEN SPACE DESIGN STANDARDS, SIDEWALKS FROM 5' TO 10' WIDE ARE REQUIRED ALONG THE SITE'S FRONTAGE WITH DOLLEY MADISON BOULEVARD, RT. 123 AND ELM STREET, RT. 3671.
7. THE CITY OF FALLS CHURCH IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
8. THIS PLAN SHOWS ALL KNOWN EXISTING UNDERGROUND UTILITIES AND ALL EXISTING UTILITY EASEMENTS OF 25' OR MORE. THE LOCATIONS OF THE EASEMENTS SHOWN ARE FROM TAX RECORDS AND/OR DEEDS AND INFORMATION OF RECORD AND SHOULD NOT BE REGARDED AS CORRECT AND FINAL.
9. THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. THE BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.
10. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
11. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
12. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN AND EXTEND TO THE PROPERTY BOUNDARY ON ALL SIDES.
13. ANY AND ALL OFF-SITE GRADING, AND/OR UTILITY CROSSINGS, ETC. SHALL BE ALLOWED WITH THE PERMISSION OF THE ADJACENT PROPERTY OWNERS OR THEIR REPRESENTATIVES.
14. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

**ZONING ORDINANCE, ARTICLE 9, SECTION 9-011 COMMENTS:**

1. APPLICATION TO BE SUBMITTED WITH THIS PLAN.
2. A. BOUNDARY INFORMATION AS SHOWN ON THE PLAN.  
B. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR SITE AREA.  
C. SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.  
D. THE LOCATION, DIMENSIONS AND MAXIMUM HEIGHT OF THE PROPOSED BUILDING IS SHOWN ON THE PLAN OR INCLUDED IN THE SITE TABULATIONS ON SHEET 1. THE LOCATION, DIMENSIONS AND MAXIMUM HEIGHT OF ALL EXISTING BUILDINGS IS SHOWN OF SHEET 4, EXISTING CONDITIONS AND EXISTING VEGETATION MAP. THE LOCATIONS, DIMENSIONS AND LIGHTING OF ALL SIGNS IS NOT KNOWN AT THIS TIME. THREE BUILDINGS CONVERTED RESIDENTIAL OFFICES) AND ONE SMALL SHED CURRENTLY EXIST ON THE SITE. ALL WILL BE DEMOLISHED. THEIR DATES OF CONSTRUCTION ARE AS NOTED ON SHEET 4.  
E. THE ANGLE OF BULK PLANE IS SHOWN BELOW. A MODIFICATION OF THE FRONT YARD SETBACK HAS BEEN REQUESTED FOR THE SITE'S FRONTAGE WITH DOLLEY MADISON BOULEVARD, RT. 123. SEE GENERAL NOTE 5 FOR ADDITIONAL INFORMATION. THE REQUIRED DIMENSIONS FOR THE PROPOSED FACILITY ARE SHOWN ON SHEET 1. THE REQUIRED DIMENSIONS FOR THE EXISTING STRUCTURES ARE SHOWN ON SHEET 4. TRANSITIONAL SCREENS AND BARRIERS ARE NOT REQUIRED ALONG THE WESTERN, SOUTHERN AND EASTERN PROPERTY LINES. A WAIVER OF THE TRANSITIONAL SCREEN AND BARRIER REQUIREMENTS HAS BEEN REQUESTED ALONG THE NORTHERN PROPERTY LINE; THE SITE'S FRONTAGE WITH DOLLEY MADISON BOULEVARD, RT. 123. SEE GENERAL NOTE 5 FOR ADDITIONAL INFORMATION.  
F. PUBLIC RIGHT-OF-WAY INFORMATION IS AS SHOWN ON THE PLAN. NO IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY ARE PROPOSED WITH THIS SPECIAL EXCEPTION WITH THE EXCEPTION OF THE PROPOSED 5' CONCRETE SIDEWALKS LOCATED ALONG THE SITE'S FRONTAGE WITH DOLLEY MADISON BOULEVARD, RT. 123 AND ELM STREET, RT. 3671.  
G. MEANS OF INGRESS AND EGRESS ARE AS SHOWN ON THE PLAN.  
H. PROPOSED PARKING SPACE INFORMATION IS AS SHOWN ON SHEET 1. EXISTING PARKING SPACE INFORMATION IS AS SHOWN ON SHEET 4. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR PARKING REQUIREMENTS.  
I. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON SITE. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.  
J. REFER TO SHEETS 6 AND 7, STORMWATER MANAGEMENT PLANS FOR ALL THE REQUIRED STORMWATER MANAGEMENT INFORMATION.  
K. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR THE TOTAL GROSS FLOOR AREA AND THE FLOOR AREA RATIO.  
L. REFER TO GENERAL NOTE 3 FOR TOPOGRAPHIC INFORMATION.  
M. THE LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THE PLAN. REFER TO NOTE 2E ABOVE FOR INFORMATION CONCERNING TRANSITIONAL SCREENS AND BARRIER REQUIREMENTS. REFER TO SHEET 4 FOR ALL EXISTING CONDITIONS AND EXISTING VEGETATION INFORMATION.  
N. NO FLOODPLAINS, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS ARE LOCATED ON SITE. HOWEVER, THE ENTIRE IS A RESOURCE MANAGEMENT AREA.  
O. THE APPROXIMATE LOCATIONS OF OUTSIDE LIGHTS ARE SHOWN ON THE PLAN. ALL OUTSIDE LIGHTING PROVIDED SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 14, PART 9 OF THE FAIRFAX COUNTY ZONING ORDINANCE.  
P. REFER TO GENERAL NOTE 8 FOR INFORMATION CONCERNING EXISTING UTILITY EASEMENTS.  
Q. REFER TO GENERAL NOTE 6 FOR COMPREHENSIVE PLAN TRAILS REQUIREMENTS.  
R. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.  
S. SEAL AND SIGNATURE AS SHOWN ON THE PLAN.
3. ZONING MAP TO BE SUBMITTED WITH THIS PLAN.
4. SITE PHOTOGRAPHS TO BE SUBMITTED WITH THIS PLAN.
5. N/A
6. AFFIDAVIT TO BE SUBMITTED WITH THIS PLAN.
7. WRITTEN STATEMENT DESCRIBING THE PROPOSED USE TO BE SUBMITTED WITH THIS PLAN.
8. CONTRACT PURCHASER AND APPLICANT:  
CHEVY CHASE BANK  
7501 WISCONSIN AVENUE  
9TH FLOOR  
CORPORATE FACILITIES  
BETHESDA, MD 20814
9. THE SITE IS IN A SIGN CONTROL OVERLAY DISTRICT, A COMMERCIAL REVITALIZATION DISTRICT OVERLAY DISTRICT AND AND A HIGHWAY CORRIDOR OVERLAY DISTRICT.
10. APPLICATION FEE TO BE SUBMITTED WITH THIS PLAN.

Location No. S7106-04-003 Staff SLW  
 APPROVED SE SP PLAN  
 SEE DEV CONDS DATED 7-21-08  
 Date of (BCS) (BZA) approval 7-21-08  
 Sheet 3 of 7



NO REQUIREMENT  
 SIDE YARD

\* THE MINIMUM ALLOWED FRONT SETBACK FOR THE C-2 ZONE IS 25'. BASED ON THE ANGLE OF BULK PLANE, THE CALCULATED SETBACK FOR THE PROPOSED BUILDING IS 14.43'. HOWEVER, A MODIFICATION OF THE FRONT SETBACK TO NO LESS THAN 5' HAS BEEN REQUESTED. REFER TO GENERAL NOTE 5 ABOVE FOR ADDITIONAL INFORMATION.

**ANGLE OF BULK PLANE**  
 NO SCALE

**BC Consultants**  
 Planners • Engineers • Surveyors • Landscape Architects  
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
 (703)449-8100 (703)449-8108 (Fax)  
 www.bccon.com



GENERAL NOTES AND COMMENTS  
**CHEVY CHASE BANK**  
**DOLLEY MADISON BLVD**  
 DRANESVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: DDD
REVISED APRIL 7, 2008	DRAFTED BY: CAD
REVISED APRIL 8, 2008	CHECKED BY: DDD
REVISED APRIL 15, 2008	DATE: NOVEMBER, 2007
REVISED APRIL 29, 2008	SCALE: HOR. NA
REVISED MAY 2, 2008	VERT.
APPLICANT: CHEVY CHASE BANK	SHEET 3 OF 7
7501 WISCONSIN AVENUE	CO. NO.
9TH FLOOR	CAD NAME: S7113NOTE.DWG
CORPORATE FACILITIES	LAYOUT: NOTES
BETHESDA, MD 20814	FILE NO. 07113-01-00

**LEGEND:**

-  EXISTING INDIVIDUAL TREE TO REMOVED
-  EXISTING INDIVIDUAL TREE TO RETAINED
-  EXISTING VEGETATION COVER TYPE AREA
-  LIMITS OF COVER AREA
-  EXISTING BUILDING
- B1** EXISTING STRUCTURE REFERENCE
-  EXISTING TREELINE

**EXISTING VEGETATION MAP SUMMARY TABLE:**

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	AREA (Ac.)	COMMENTS
<b>A</b>	DEVELOPED (CONVERTED RESIDENTIAL OFFICE BUILDINGS)	CHERRY, OAK, BEECH AND OAK	N/A	0.697 Ac.± (ENTIRE SITE)	THE SITE CONSISTS OF THREE CONVERTED RESIDENTIAL OFFICE BUILDINGS AND ONE SMALL WOOD SHED. SEVERAL TREES OF VARYING SIZES ARE FOUND AROUND THE STRUCTURES AND AT THE EDGES OF THE PROPERTY. THE PREDOMINATE SPECIES ARE CHERRY, OAK, BEECH AND ELM.

**TREE SURVEY SCHEDULE:**

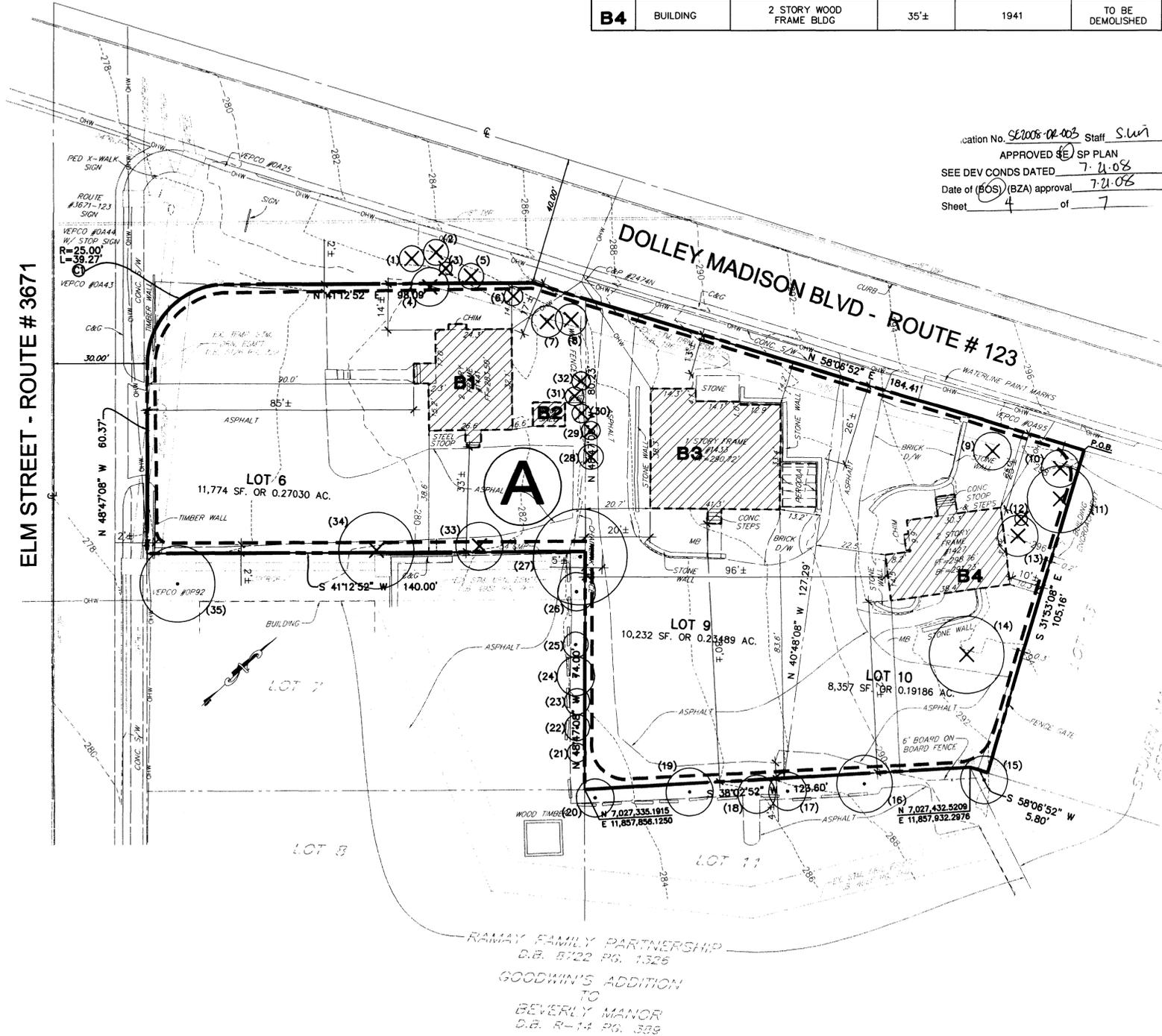
#	SIZE	COMMON NAME	SCIENTIFIC NAME	Condition	STATUS
1	8"	Cherry	Prunus spp.	Fair- located in R.O.W.	Remove
2	8"	Cherry	Prunus spp.	Good- located in R.O.W.	Remove
3	4"	Cherry	Prunus spp.	Fair- located in R.O.W.	Remove
4	12"	Maple	Acer spp.	Fair	Remove
5	8"	Cherry	Prunus spp.	Fair- located in R.O.W.	Remove
6	6"	Cherry	Prunus spp.	Good	Remove
7	10"	Beech	Fagus grandiflora	Fair	Remove
8	10"	Beech	Fagus grandiflora	Fair	Remove
9	12"	Eastern Red Cedar	Juniperus virginiana	Fair	Remove
10	12"	Maple	Acer spp.	Good	Remove
11	21"	Beech	Fagus grandiflora	Good	Remove
12	4"	Sweetbay Magnolia	Magnolia virginiana	Fair	Remove
13	14"	Oak	Quercus spp.	Good	Remove
14	24"	Beech	Fagus grandiflora	Good	Remove
15	15"	Oak	Quercus spp.	Fair- located off-site	Retain
16	18"	Oak	Quercus spp.	Good- located off-site	Retain
17	12"	Mimosa	Albizia julibrissin	Fair- located off-site	Retain*
18	12"	Mulberry	Morus alba	Fair- located off-site	Retain*
19	15"	Mimosa	Albizia julibrissin	Good- located off-site	Retain*
20	12"	Oak	Quercus spp.	Good- located off-site	Retain*
21	6"	Beech	Fagus grandiflora	Fair- located off-site	Retain*
22	8"	Beech	Fagus grandiflora	Fair- located off-site	Retain*
23	8"	Dead		Poor- Dead off site	Remove**
24	12"	Oak	Quercus spp.	Good- located off-site	Retain*
25	8"	Elm	Ulmus spp.	Fair- located off-site	Retain*
26	12"	Elm	Ulmus spp.	Fair- located off-site	Retain*
27	30"	Maple	Ulmus spp.	Fair- located off-site	Retain*
28	8"	Elm	Ulmus spp.	Fair	Remove
29	6"	Dead		Poor- Dead	Remove
30	6"	Beech	Fagus grandiflora	Fair	Remove
31	6"	Beech	Fagus grandiflora	Fair	Remove
32	6"	Beech	Fagus grandiflora	Fair	Remove
33	15"	Oak	Quercus spp.	Good	Remove
34	24"	Oak	Quercus spp.	Good	Remove
35	24"	Oak	Quercus spp.	Good- located off-site	Retain

\* DUE TO THE LOCATION OF THE PROPOSED RETAINING WALL, TREE PROTECTION AND PRESERVATION MEASURES IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL WILL BE EMPLOYED TO ENSURE THE SUSTAINABILITY OF THESE TREES IF THEY ARE TO BE RETAINED. THESE MEASURES INCLUDE TREE PROTECTION FENCING AND ROOT PRUNING. A CERTIFIED ARBORIST WILL BE RETAINED DURING THE SITE PLAN PHASE TO ASSIST WITH THE DESIGN AND IMPLEMENTATION OF APPROPRIATE TREE PRESERVATION MEASURES.

\*\* TO BE REMOVED WITH THE PERMISSION OF THE ADJACENT PROPERTY OWNER.

**EXISTING STRUCTURE TABLE:**

KEY	STRUCTURE	TYPE	HEIGHT	ORIGINAL DATE OF CONSTRUCTION	STATUS
<b>B1</b>	BUILDING	2 STORY WOOD FRAME BLDG.	25'±	1941	TO BE DEMOLISHED
<b>B2</b>	SHED	WOOD SHED	10'±	UNKNOWN	TO BE DEMOLISHED
<b>B3</b>	BUILDING	1 STORY WOOD FRAME BLDG	20'±	1942	TO BE DEMOLISHED
<b>B4</b>	BUILDING	2 STORY WOOD FRAME BLDG	35'±	1941	TO BE DEMOLISHED



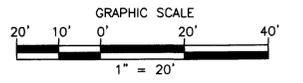
Location No. SE2008-04-003 Staff S.L.W.  
 APPROVED (Signature) SP PLAN  
 SEE DEV CONDS DATED 7-2-08  
 Date of (BOS) (BZA) approval 7-2-08  
 Sheet 4 of 7

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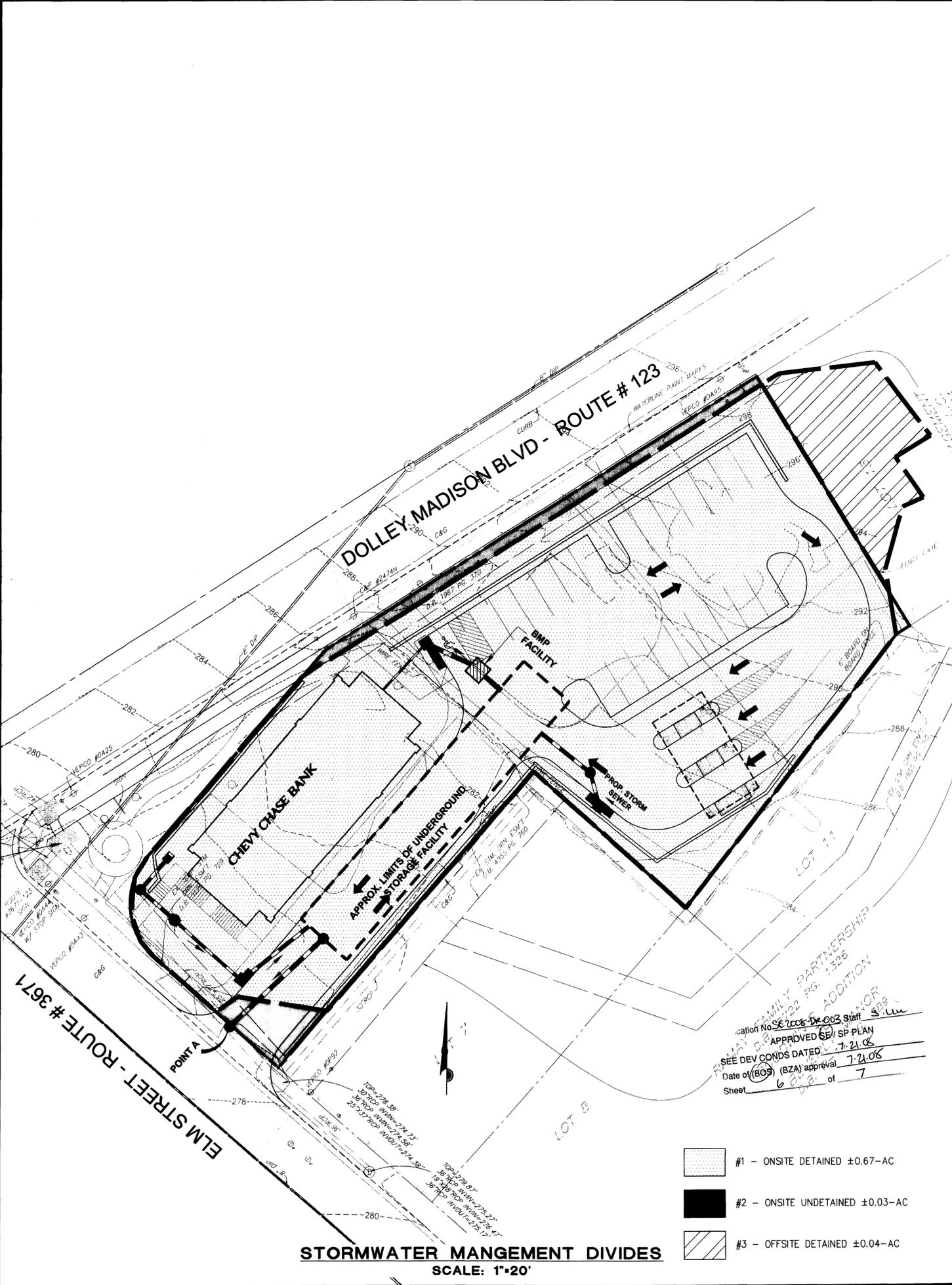
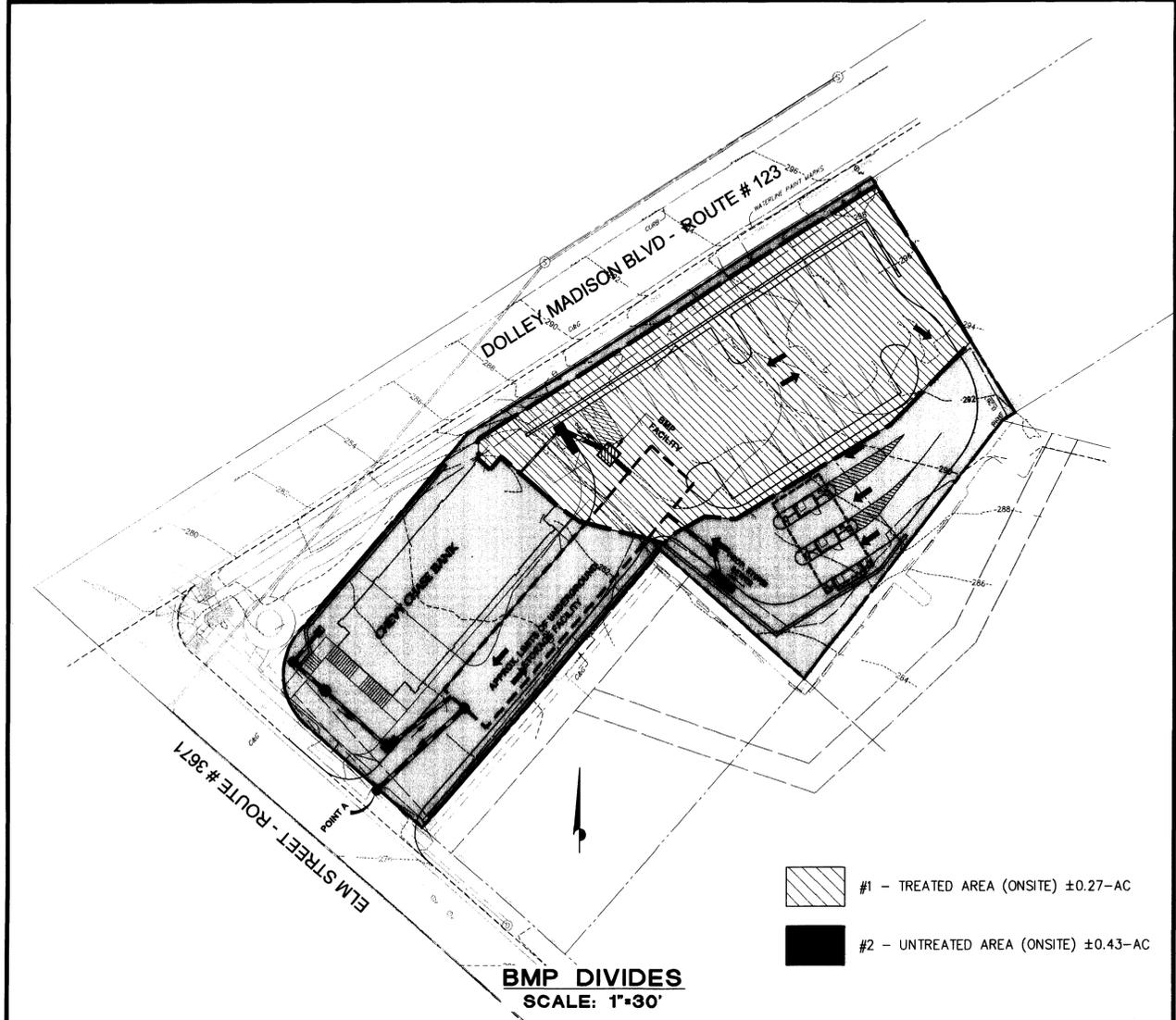
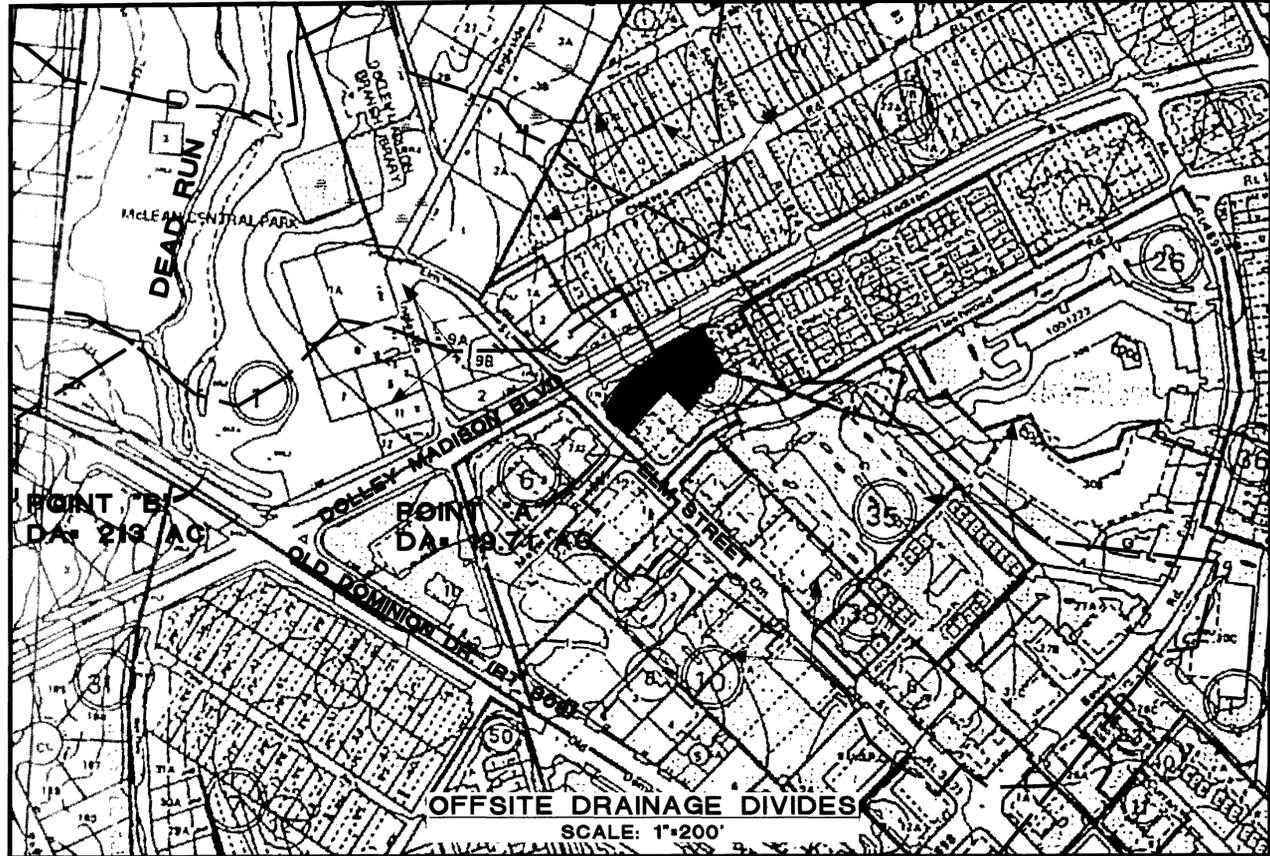


EXISTING CONDITION & EXISTING VEGETATION MAP  
**CHEVY CHASE BANK**  
**DOLLEY MADISON BLVD**  
 DRAVESVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: NOVEMBER, 2007
SCALE: HOR. 1"=20' VERT.
SHEET 4 OF 7
CO. NO.
CAD NAME: S7113EXCOND
LAYOUT: EXISTING CONDITION
FILE NO. 07113.01-00







- #1 - ONSITE DETAINED ±0.67-AC
- #2 - ONSITE UNDETAINED ±0.03-AC
- #3 - OFFSITE DETAINED ±0.04-AC

APPROVED BY: *[Signature]*  
 DATE: 7-21-08  
 SHEET 6 OF 7

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STORMWATER MANAGEMENT PLAN  
**CHEVY CHASE BANK**  
**DOLLEY MADISON BLVD**  
 BRANESVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: DDD
REVISED APRIL 7, 2008	DRAFTED BY: CAD
REVISED APRIL 8, 2008	CHECKED BY: DDD
REVISED APRIL 15, 2008	DATE: NOVEMBER, 2007
REVISED APRIL 29, 2008	SCALE: HOR. AS NOTED
REVISED MAY 2, 2008	VERT. N/A
APPLICANT: CHEVY CHASE BANK	SHEET 6 OF 7
9TH FLOOR	CO. NO.
CORPORATE FACILITIES	CAD NAME: S7113SWM.DWG
BETHESDA, MD 20814	LAYOUT: SWM
	FILE NO. 07113.01-00

**BMP FACILITY DESIGN CALCULATIONS**

PLAN NAME: Chevy Chase Bank DATE: 4/4/2008  
 CO. PLAN #: \_\_\_\_\_ ENGINEER: CMD

**II. WATERSHED INFORMATION**

**PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS**

SUBAREA DESIGNATION & DESCRIPTION		"C"	AREA (AC.)
(1)	(2)	(3)	(4)
#1	Treated Area (Onsite)	0.82	0.27
#2	Untreated Area (Onsite)	0.73	0.43

**PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE**

(A) AREA OF THE SITE (a) 0.70 ACRES

(B) SUBAREA DESIGNATION

(1)	"C"	AREA (AC.)	PRODUCT
(1)	(2)	(3)	(4)
#1	Treated Area (Onsite)	0.82	X 0.27 = 0.22
#2	Untreated Area (Onsite)	0.73	X 0.43 = 0.31
(b) TOTAL		=	0.53

(C) WEIGHTED AVERAGE "C" FACTOR (b) / (a) = (c) 0.76

**PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE**

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA RATIO	"C" FACTOR RATIO	PRODUCT
(1)	(2)	(3)	(4)	(5)	(6)
#1	Structural BMP	50	X 0.39	X 1.08	= 21.06
(a) TOTAL					= 21.06

**PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT**

(A) SELECT REQUIREMENT: (a) 20.14 %  
 (FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA - REDEVELOPMENT,  
 $[1 - 0.9 \times ((\text{pre}/\text{post}) \times 100)] \times 100 = 20.14$   
 $T_{\text{pre}} = 63$   
 $T_{\text{post}} = 71$

(B) IF LINE 3 (a) 21.06 % > LINE 4(a) 20.14 %  
 THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

**OUTFALL ANALYSIS COMPUTATIONS**  
**OUTFALL A**

**PART 1: LIST ALL OF THE SUBAREAS WITH CN NUMBERS AND COMPUTE THE AVERAGE CN FOR THE OUTFALL**

GOOD FORESTED CONDITION		CN	AREA (AC.)	PRODUCT
(A) SUBAREA & DESCRIPTION				
O1	WOODS; GOOD; ONSITE SOIL B	55	X 0.49	= 26.95
O2	WOODS; GOOD; ONSITE SOIL C	70	X 0.21	= 14.70
TOTAL				41.65
(B) WEIGHTED AVERAGE CN				TOTAL = AREA / PRODUCT = <u>60</u>
POST DEVELOPMENT		CN	AREA (AC.)	PRODUCT
(C) SUBAREA & DESCRIPTION				
O2	COMMERCIAL; BUSINESS	94	X 0.70	= 65.80
TOTAL				65.80
(D) WEIGHTED AVERAGE CN				TOTAL = AREA / PRODUCT = <u>94</u>

**PART 3: COMPUTE THE DEPTH OF RAINFALL AT OUTFALL**

(A) CALCULATE THE RAINFALL AMOUNT (P) FOR THE 1-, 2-, AND 10-YEAR, 24-HOUR STORM.  
 (FROM TABLE 6.23 OF THE PFM)

$P_1 = 2.7"$        $P_2 = 3.2"$        $P_{10} = 5.2"$

(B) DETERMINE THE RUNOFF DEPTH (d) IN INCHES

$S = \frac{1000}{CN} - 10$ $d = \frac{(P - 0.2S)^2}{P + 0.8S}$	GOOD FORESTED CONDITION	POST DEVELOPMENT
	S = 6.67	S = 0.64
	d <sub>1</sub> = 0.23"	d <sub>1</sub> = 2.06"
	d <sub>2</sub> = 0.41"	d <sub>2</sub> = 2.54"
	d <sub>10</sub> = 1.42"	d <sub>10</sub> = 4.51"

**PART 4: CALCULATE THE 1-YEAR POST DEVELOPMENT VOLUME**

(A) DETERMINE TOTAL VOLUME OF WATER TO BE DETAINED FOR 1-YEAR STORM  
 $V_1 = \text{DRAINAGE AREA (ACRES)} \times d \text{ (INCHES)} / 12 \text{ (INCHES/FOOT)}$        $V_1 = 0.1202 \text{ ac.-ft.} = 5,237 \text{ cu.-ft.}$

(B) SUBTRACT VOLUME DETAINED IN BMP VOLUME (FROM BMP COMPUTATIONS)  
 $V_{1-YR} = V_1 - V_{WQ}$        $V_{WQ} = 00 \text{ cu.-ft.}$        $V_{1-YR} = 5,237 \text{ cu.-ft.}$

**PART 8: DETERMINE ALLOWABLE RELEASE**

(A) DETERMINE THE VOLUME OF RUNOFF FOR EACH STORM TO BE ANALYZED

$V = \text{DRAINAGE AREA (ACRES)} \times d \text{ (INCHES)} / 12 \text{ (INCHES/FOOT)}$

GOOD FORESTED CONDITION	POST DEVELOPMENT
$V_2 = 1,038 \text{ cu.-ft.}$	$V_2 = 6,464 \text{ cu.-ft.}$
$V_{10} = 3,607 \text{ cu.-ft.}$	$V_{10} = 11,448 \text{ cu.-ft.}$

(B) DETERMINE THE PROPORTIONAL IMPROVEMENTS FOR EACH STORM TO BE ANALYZED

$$R_i = \left[ 1 - \frac{V_i}{V_d} \right] \times 100$$

$R_2 = 83.95\%$   
 $R_{10} = 68.50\%$

(C) DETERMINE THE ALLOWABLE PEAK RELEASES

GOOD FORESTED CONDITION RELEASE	ALLOWABLE OUTFALL RELEASE
$Q_2 = 0.30 \text{ cfs}$	$Q_2 = 0.05 \text{ cfs}$
$Q_{10} = 1.34 \text{ cfs}$	$Q_{10} = 0.42 \text{ cfs}$

**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

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 & 10)  
 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 6.
- 3.
 

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)
Underground Storage	0.67	0.04	0.71	2,684	9,000	N/A
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 6. Pond inlet and outlet pipe systems are shown on Sheet 6.
- 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.).
- 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 This Sheet
- 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 this Sheet.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on This Sheet
- 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 Sheet 6.
- 11. A submission waiver is requested for N/A
- 12. Stormwater management is not required because N/A

**STORMWATER MANAGEMENT NARRATIVE**

THE EXISTING SITE CONDITIONS CONSISTS OF THREE BUILDINGS USED AS OFFICES, PAVED PARKING AND SOME GRASSED AREAS. DURING EXISTING CONDITIONS 63% OF THE SITE IS IMPERVIOUS AND PROPOSED CONDITIONS 71% OF THE SITE WILL BE IMPERVIOUS. THE SITE IS LOCATED AT THE INTERSECTION OF DOLLEY MADISON BLVD. AND ELM STREET. EXISTING STORMWATER FROM THE SITE SHEET FLOWS SOUTHWEST TOWARDS ELM STREET. THE EXISTING STORM SEWER ALONG ELM STREET CAPTURES THE STORMWATER RUNOFF AND CONTINUES TO DOLLEY MADISON BLVD. AND OUTFALLS INTO THE EXISTING DEAD RUN STREAM CHANNEL.

THE EXISTING BUILDINGS AND PARKING WILL BE DEMOLISHED. THIS SITE WILL BE A REDEVELOPMENT PROJECT CONSISTING OF A BANK, PARKING, LANDSCAPED AREAS AND ASSOCIATED INFRASTRUCTURE. AN UNDERGROUND STORAGE FACILITY WILL BE DESIGNED FOR 1-YEAR DETENTION WITH PROPORTIONAL IMPROVEMENTS TO THE 2- AND 10-YEAR STORMS. THE STORAGE FACILITY WILL OUTFALL INTO THE EXISTING STORM SEWER SYSTEM AT THE SAME LOCATION AS IN PRE-DEVELOPMENT CONDITIONS. THIS SYSTEM EVENTUALLY OUTFALLS INTO DEAD RUN. THE PROPOSED STORM SEWER, UNDERGROUND FACILITY AND COMPUTATIONS ARE SHOWN ON SHEET 5.

SHOULD THE OUTFALL BE DETERMINED ADEQUATE DURING FINAL ENGINEERING WITHOUT THE USE OF THE 1-YEAR DETENTION METHOD, THE APPLICANT RESERVES THE RIGHT TO USE CONVENTIONAL STORMWATER MANAGEMENT TECHNIQUES.

**BEST MANAGEMENT PRACTICES NARRATIVE**

THE NORTHERN VIRGINIA BMP HANDBOOK "OCCOQUAN METHOD" WILL BE USED FOR PHOSPHORUS REMOVAL CALCULATIONS. THE PHOSPHORUS REMOVAL REQUIREMENT WILL BE DETERMINED BY THE CHESAPEAKE BAY PRESERVATION AREA REDEVELOPMENT FORMULA WHICH IS  $[1 - 0.9 \times ((\text{pre}/\text{post}) \times 100)] \times 100$ .

A STRUCTURAL BMP DEVICE WITH A PHOSPHORUS REMOVAL EFFICIENCY OF 50% WILL BE USED TO MEET BMP REQUIREMENTS FOR THIS SITE. PRELIMINARY COMPUTATIONS SHOW A MINIMUM OF 20.14% PHOSPHORUS REMOVAL IS REQUIRED FOR REDEVELOPING. IF 0.27 ACRES IS TREATED WITH THE BMP DEVICE, THEN A 21.06% PHOSPHORUS REMOVAL EFFICIENCY CAN BE ACHIEVED. THE APPROXIMATE LOCATIONS OF THE STRUCTURAL BMP DEVICE IS SHOWN ON SHEET 5.

**EXTENT OF REVIEW & OUTFALL NARRATIVE**

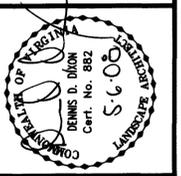
THE SITE IS LOCATED AT THE INTERSECTION OF DOLLEY MADISON BLVD. AND ELM STREET. THIS PROJECT WILL BE A REDEVELOPMENT SITE AND THE EXISTING BUILDINGS AND PARKING WILL BE DEMOLISHED. A BANK IS PROPOSED WITH PARKING, LANDSCAPED AREAS AND ASSOCIATED INFRASTRUCTURE. A STRUCTURAL BMP DEVICE AND UNDERGROUND STORAGE WILL BE USED FOR BMP AND SWM PRACTICES.

PRIOR TO REDEVELOPMENT, THE STORMWATER RUNOFF FROM THE SITE SHEET FLOWS SOUTHWEST TOWARDS ELM STREET. AFTER REDEVELOPMENT, THE RUNOFF WILL ENTER AN UNDERGROUND STORAGE FACILITY FOR DETENTION. THE UNDERGROUND STORAGE FACILITY WILL OUTFALL AT THE SAME LOCATION AS PRE DEVELOPMENT CONDITIONS. THIS STORM SEWER SYSTEM FLOWS ALONG DOLLEY MADISON BLVD AND OUTFALLS INTO A V-DITCH PRIOR TO THE INTERSECTION WITH OLD DOMINION DRIVE. THIS DITCH EVENTUALLY OUTFALLS INTO A CHANNEL LEADING TO THE DEAD RUN FLOODPLAIN AT POINT B. AT THIS POINT THE TOTAL DRAINAGE AREA IS 213 ACRES, WHICH IS GREATER THAN 100 TIMES THE SITE AREA.

THE EXTENT OF REVIEW WILL BEGIN AT POINT "A" WHERE THE PROPOSED OUTFALL PIPE FROM THE UNDERGROUND DETENTION FACILITY CONNECTS WITH THE EXISTING STORM SEWER SYSTEM ALONG ELM STREET. THE DRAINAGE AREA TO THE DETENTION FACILITY CONSISTS OF 0.67 ACRES ONSITE PLUS 0.04 ACRES OF OFFSITE AREA FOR A TOTAL OF 0.71 ACRES. THE EXTENT OF REVIEW WILL END AT POINT 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER PIPE THAT HAS A DRAINAGE AREA AT LEAST 90% OF THE CONTRIBUTING DRAINAGE AREA TO POINT A (0.90 x 19.71 AC. = 17.74 AC.) THE DRAINAGE AREA TO EXISTING INLET AT POINT B IS APPROXIMATELY 213 ACRE, WHICH IS GREATER THAN 90% OF THE CONTRIBUTING DRAINAGE AREA, HENCE EXTENT OF REVIEW IS SATISFIED AT THIS POINT. THE STORM SEWER HAS BEEN DESIGNED TO CONVEY THE RUNOFF IT IS COLLECTING. BASED ON THIS PRELIMINARY ANALYSIS, THE OUTFALL WILL MEET FAIRFAX COUNTY PRM REQUIREMENTS FOR AN ADEQUATE OUTFALL.

SHOULD THE OUTFALL BE DETERMINED ADEQUATE DURING FINAL ENGINEERING WITHOUT THE USE OF THE 1-YEAR DETENTION METHOD, THE APPLICANT RESERVES THE RIGHT TO USE CONVENTIONAL STORMWATER MANAGEMENT TECHNIQUES.

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STORMWATER MANAGEMENT PLAN  
**CHEVY CHASE BANK**  
**DOLLEY MADISON BLVD**  
 BRANESVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

Location No. S61008-02-003 Staff S.L.W.  
 APPROVED [Signature] / SP PLAN  
 SEE DEV CONDS DATED 7-21-06  
 Date of (ROS) (BZA) approval 7-21-06  
 Sheet 7 of 7

BC REVISIONS	DESIGNED BY: DDD
REVISED APRIL 7, 2008	DRAFTED BY: CAD
REVISED APRIL 8, 2008	CHECKED BY: DDD
REVISED APRIL 15, 2008	DATE: NOVEMBER, 2007
REVISED APRIL 29, 2008	SCALE: HOR. NA
REVISED MAY 2, 2008	VERT.
APPLICANT: CHEVY CHASE BANK	SHEET 7 OF 7
201 E. OLD DOMINION AVENUE	CO. NO.
CORPORATE FACILITIES	CAD NAME: S7113SWM.DWG
BETHESDA, MD 20814	LAYOUT: SWM
	FILE NO. 07113.01-00