

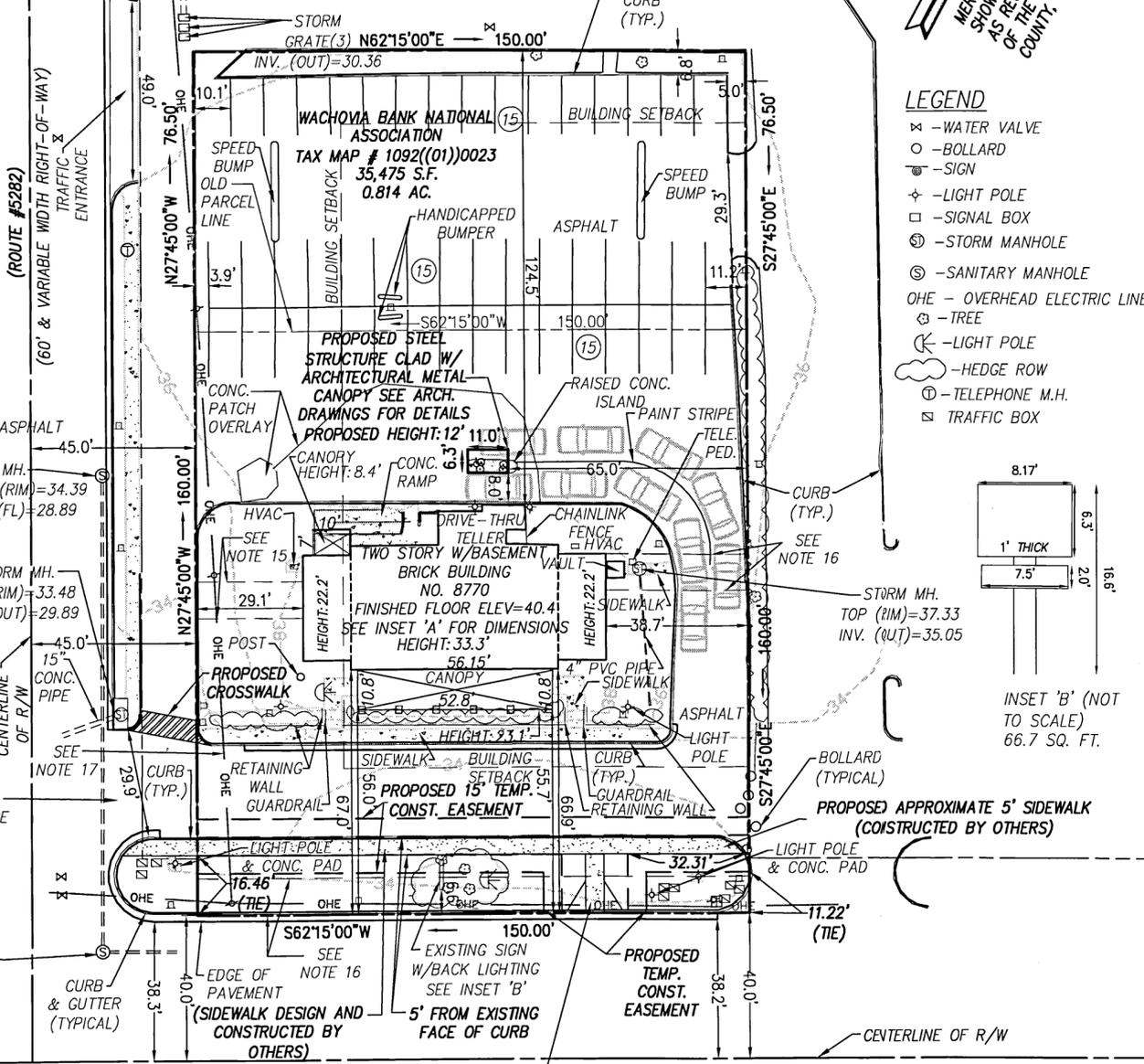
SACRAMENTO DRIVE
(ROUTE #5282)

(60' & VARIABLE WIDTH RIGHT-OF-WAY)
TRAFFIC ENTRANCE

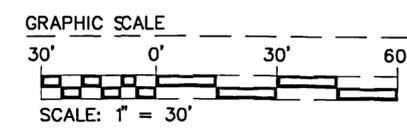
ASPHALT
SAN MH.
TOP (RIM)=34.39
INV. (FL)=28.89

STORM MH.
TOP (RIM)=33.48
INV. (OUT)=29.89

SAN MH.
TOP (RIM)=32.61
INV. (FL)=27.96



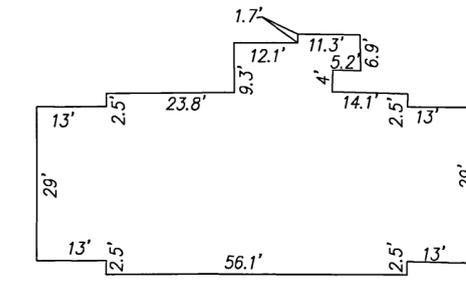
RICHMOND HIGHWAY
(U.S. ROUTE 1)
80' & VARIABLE WIDTH
RIGHT-OF-WAY



BERKELEY PLAZA ASSOC INC.
DEED BOOK 07123, PAGE 0118
TAX MAP# 1092((01))0024

MERIDIAN BASED ON BEARINGS AS SHOWN IN DEED BOOK 2884 PAGE 464 OF THE CIRCUIT COURT OF FAIRFAX COUNTY, VIRGINIA

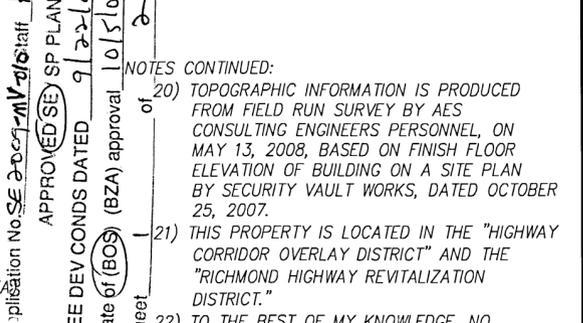
- LEGEND**
- ⊗ - WATER VALVE
 - - BOLLARD
 - - SIGN
 - ⋄ - LIGHT POLE
 - - SIGNAL BOX
 - ⊙ - STORM MANHOLE
 - ⊙ - SANITARY MANHOLE
 - OHE - OVERHEAD ELECTRIC LINE
 - ⊖ - TREE
 - ⊙ - LIGHT POLE
 - ⊙ - HEDGE ROW
 - ⊙ - TELEPHONE M.H.
 - ⊙ - TRAFFIC BOX



NOTES:
1) CURRENT OWNER: WACHOVIA BANK NATIONAL ASSOCIATION
D. B. 20303, PG. 1031
MAP# 1092((01))0023
MAILING ADDRESS-1753 PINNACLE DRIVE
C/O JOHN ANDRE MCLEAN, VA 22102

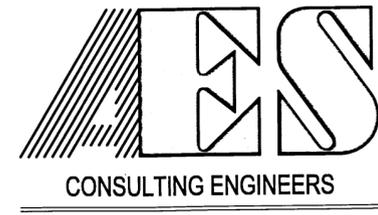
- 2) THIS PARCEL IS ZONED C-8.
3) EXISTING PARKING SPACES = 45; NUMBER OF PARKING SPACES REQUIRED BY ARTICLE 11 OF ZONING ORDINANCE = 28. (SEE NOTE 6 FOR DETAILS)
4) WATER SERVICE: PUBLIC
5) SEWER SERVICE: PUBLIC
6) MAXIMUM GROSS FLOOR AREA=7,900' +/-
GROSS FLOOR AREA: 6571 SQ. FT.
GFA LAW OFFICES=638 SQ. FT. ((638/1000) * 3.6 = 3 PARKING)
GFA BANK OFFICES=385 SQ. FT. ((385/1000) * 3.6 = 2 PARKING)
GFA LOBBY/TELLER AREA=2170 SQ. FT. ((2170/1000) * 4.0 = 9 PARKING)
GFA ATTIC, BASEMENT, STORAGE=3378 SQ. FT. ((3378/1000) * 3.6 = 13 PARKING)
LAND AREA: 35475 SQ. FT.
FLOOR/AREA RATIO: 0.19
(THERE WILL BE NO CHANGES IN GROSS FLOOR AREA)
7) TOTAL PROPERTY SQUARE FOOTAGE=35,475
8) TOTAL PROPERTY ACREAGE= 0.814
9) MINIMUM YARD REQUIREMENT:
FRONT YARD: CONTROLLED BY 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 40'
SIDE YARD: NO REQUIREMENT
REAR YARD: 20'
10) THE BUILDING WAS CONSTRUCTED CIRCA 1941 PER SITEPLAN OFFICE OF FAIRFAX COUNTY, VIRGINIA
11) THE BUILDING IS TO BE RETAINED.
12) THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREA OF MINIMUM FLOODING) AS SHOWN ON FLOOD INSURANCE MAP #515525-0136-D, EFFECTIVE DATE MARCH 05, 1990.
13) THIS PROPERTY IS LOCATED IN A CHESAPEAKE BAY RMA AREA (RMA'S INCLUDE ANY AREA THAT IS NOT DESIGNATED AS AN RPA.) AS SHOWN IN "CHESAPEAKE BAY PRESERVATION AREAS FAIRFAX COUNTY, VIRGINIA" MAP AND DATE RPA ADDED TO MAP AFTER 2005
14) AT THE COMPLETION OF THIS SURVEY, NO FIELD OR PLAT EVIDENCE HAS PRODUCED ANY INDICATION OF ANY KNOWN CEMETERY OR BURIAL GROUND.
15) APPROXIMATE LOCATION OF 10' C & P TELEPHONE EASEMENT D.B. 2674, PG. 218
16) APPROXIMATE LOCATION OF 10' C & P TELEPHONE EASEMENT D.B. 2735, PG. 715
17) VIRGINIA ELECTRIC AND POWER COMPANY POLE LINE EASEMENT D.B.2789, PG. 244
18) CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA IS AN EQUIPMENT EASEMENT FOR THE SUBJECT SITE BUT UNABLE TO DUPLICATE. RECORDED IN LIBER BOOK H, NO. 8 PG. 144.
19) EASEMENTS LIBER BOOK H, NO. 8 PG. 144, DEED BOOK 2674, PG. 218, D.B.2735, PG. 715, AND D.B. 2789, PG. 244 AS NOTED IN NOTES 15 THROUGH 18 WAS PROVIDED BY REPORT OF TITLE BY C & I TITLE SERVICES, INC. FILE NO.: 19973

VICINITY MAP
SCALE 1" = 2000'



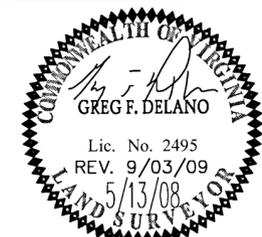
- NOTES CONTINUED:
20) TOPOGRAPHIC INFORMATION IS PRODUCED FROM FIELD RUN SURVEY BY AES CONSULTING ENGINEERS PERSONNEL, ON MAY 13, 2008, BASED ON FINISH FLOOR ELEVATION OF BUILDING ON A SITE PLAN BY SECURITY VAULT WORKS, DATED OCTOBER 25, 2007.
21) THIS PROPERTY IS LOCATED IN THE "HIGHWAY CORRIDOR OVERLAY DISTRICT" AND THE "RICHMOND HIGHWAY REVITALIZATION DISTRICT."
22) TO THE BEST OF MY KNOWLEDGE, NO HAZARDOUS MATERIALS ON SITE OR BEING INSTALLED.
23) TO THE BEST OF MY KNOWLEDGE, THIS PROJECT CONFORMS TO ALL ORDINANCES, REGULATIONS, AND STANDARDS.
24) THE GENERAL AREA TO BE SERVED BY THIS SITE IS NORTH ARLINGTON AND NORTHERN VIRGINIA AREA.
25) THE PROPOSED STRUCTURE WILL BE A STEEL STRUCTURE CLAD WITH ARCHITECTURAL METAL.
26) THERE ARE NO TRAILS ON THIS PROPERTY.
27) SIZE AND LIGHTING OF SIGNS WILL BE IN COMPLIANCE WITH ARTICLE 12 OF FAIRFAX COUNTY ZONING ORDINANCE.
28) SUM OF NON-PAVED OPEN SPACE AREAS: 7,899 SQ.FT.
TOTAL LAND AREA: 35475 SQ.FT.
OPEN SPACE / TOTAL LAND AREA: 22%
29) WAIVER REQUESTED FOR THE LOADING SPACE REQUIREMENTS, NO NEED FOR A LOADING SPACE.
30) WAIVER REQUESTED FOR THE LOT SIZE DUE TO THE LOT BEING ESTABLISHED SINCE 1941, PRIOR TO THE ORDINANCE BEING IN EFFECT AND ADOPTED OCTOBER 18, 1981, LOT IS LEGALLY NON-CONFORMING.
31) PROPERTY ALLOWS FOR MORE THAN 10 CAR STACKING AS REQUIRED BY ORDINANCE.

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A FIELD RUN SURVEY PERFORMED BY AES CONSULTING ENGINEERS PERSONNEL ON MAY 13 OF 2008.
GREG F. DELANO L.S. NO. 2495
DATE 8-7-2009
SPECIAL EXCEPTION #: SE2009-MV-010



614 Moorefield Park Drive
Richmond, Virginia 23236
(804) 330-8040
Fax (804) 330-9840

SPECIAL EXCEPTION PLAT
WACHOVIA BANK
8770 RICHMOND HIGHWAY
HIGHWAY CORRIDOR OVERLAY DISTRICT AND
RICHMOND HIGHWAY REVITALIZATION DISTRICT
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
5	9/03/09	REVISIONS PER FAIRFAX COUNTY	DAB
4	8/24/09	REVISIONS PER FAIRFAX COUNTY	DAB
3	8/07/09	REVISIONS PER FAIRFAX COUNTY	DAB
2	7/20/09	REVISIONS PER FAIRFAX COUNTY	DAB
1	4/17/09	REVISIONS PER FAIRFAX COUNTY	DAB

Checked	Drawn
DAB	WTS
Scale	Date
1"=30'	05/13/08
Project No.	
R1288-00	
Drawing No.	
1 of 2	

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENT	10-YR TREE COVER (SF)	TREE COVER SUB-TOTAL (SF)
LARGE DECIDUOUS TREES:								
QP	2	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	B & B	SINGLE STEM	200	400
SMALL DECIDUOUS TREES:								
AG	6*	ACER GINNALA 'FLAME'	'FLAME' AMUR MAPLE	2" CAL.	B & B	MULTI-STEM	100	600
CC	5	CERCIS CANADENSIS 'FOREST PANSY'	'FOREST PANSY' REDBUD	2" CAL.	B & B	SINGLE STEM	100	500

*THE (6) PROPOSED TREES ALONG RICHMOND HIGHWAY SHALL BE COORDINATED AND INSTALLED WITH THE CONSTRUCTION OF THE FUTURE SIDEWALK (RICHMOND HIGHWAY PUBLIC TRANSPORTATION INITIATIVE).

Application No. SE 2009-MV-01 Staff KCS
 APPROVED SE SP PLAN
 SEE DEV CONDS DATED 9/22/09
 Date of (BOS) (BZA) approval 10/5/09
 Sheet 2 of 2

BERKELEY PLAZA ASSOC INC.
 DEED BOOK 07123, PAGE 0118
 TAX MAP# 1092((01))0024

GENERAL NOTES:

- ALL PLANT STOCK SHALL MEET THE MINIMUM STANDARDS & SPECIFICATIONS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS SPECIFIED IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
- THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTING SHOWN ON THE DRAWINGS. WHERE DISCREPANCIES EXIST BETWEEN THE PLANS & THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE.
- GROUPINGS OF PLANTS SHALL BE MULCHED IN CONTINUOUS PLANT BEDS.
- AREAS DISTURBED BY CONSTRUCTION, NOT OTHERWISE WITHIN PLANT BEDS OR COVERED IN SITE CONTRACT, ARE TO BE SODDED OR SEEDED WITH A STATE CERTIFIED TURF-TYPE TALL FESCUE VARIETY SELECTED FROM THE FOLLOWING LIST:
Biltmore, Bingo, Cochise III, Constitution, Coyote II, Crossfire II, Endeavor, Fidelity, Good-en, Grande, Greenkeeper WAF, Inferno, Kalahari, Magellan, Masterpiece, Onyx, Padre, Picasso, Penn 1901, Quest, Raptor, Rebel Exedo, Rembrandt, Rendition, SR 8250, SR 8300, Tarheel, Titanium, Watchdog, Wolfpack, WPEZE.
- TREE SUPPORT STAKING IS OPTIONAL ON TREES THAT ARE LESS THAN 1-1/2" CAL. OR 6' IN HT. TREE STAKING SHALL BE REMOVED AFTER 1-2 GROWING SEASONS.
- PLANT SUBSTITUTIONS WILL NOT BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL INSTALLED PLANT MATERIAL SHALL BE SUBJECT TO REGULAR MAINTENANCE, INCLUDING FERTILIZATION, PRUNING, REPLACEMENT, INSECT AND DISEASE CONTROL, WATERING, MULCHING, AND WEED CONTROL.
- CONTRACTORS ARE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO THE BEGINNING OF WORK AND AVOIDING THEM DURING LANDSCAPING OPERATIONS.

PLANTING REQUIREMENT TABULATIONS

PARKING LOT PERIPHERAL (R/W)*:

LINEAR FEET OF FRONT YARD	=	150 LF
TREES REQ. (@ 1 TREE PER 25 LF)	=	6 TREES
EXISTING TREES TO REMAIN	=	0 TREES
PROPOSED TREES	=	6 TREES*
TOTAL TREES PROVIDED	=	6 TREES*

PARKING LOT PERIPHERAL (NON-R/W):

LINEAR FEET OF PARKING PERIMETER	=	500 LF
TREES REQ. (@ 1 TREE PER 50 LF)	=	10 TREES
EXISTING TREES TO REMAIN	=	0 TREE
PROPOSED TREES	=	4 TREES
TOTAL TREES PROVIDED	=	4 TREES

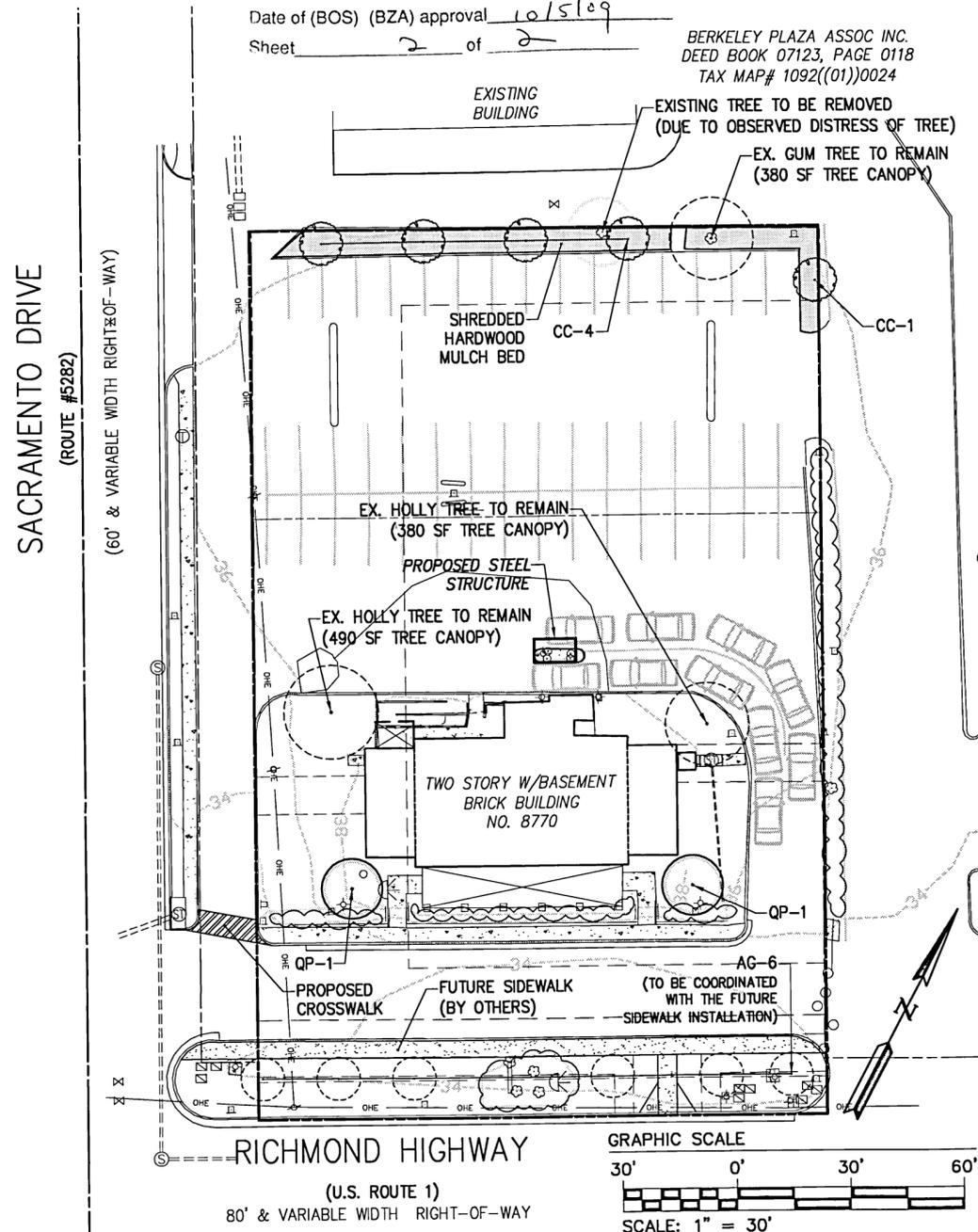
PARKING LOT INTERIOR:

AREA TO BE COUNTED	=	22,165 SF
CANOPY REQ. (5% PARKING AREAS)	=	1,109 SF
EXISTING CANOPY TO REMAIN (x1.25)	=	396 SF
(PORTIONS OF ONE GUM TREE AND TWO HOLLY TREES TO REMAIN)		
PROPOSED TREE CANOPY	=	100 SF
TOTAL TREE CANOPY SHOWN	=	496 SF (2.2%)

OVERALL SITE TREE CANOPY CALCULATIONS:

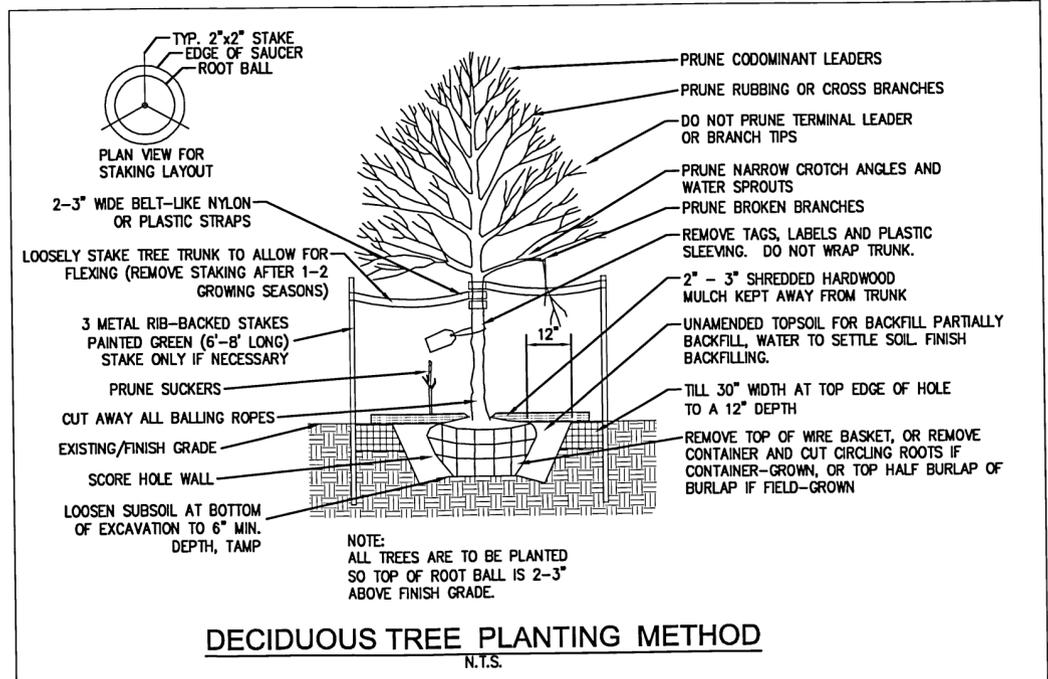
TOTAL SITE AREA	=	35,475 SF
TREE CANOPY REQ. (10% OF SITE AREA)	=	3,548 SF
EXISTING CANOPY TO REMAIN (x1.25)	=	1,563 SF
PROPOSED TREE CANOPY	=	1,500 SF
TOTAL OVERALL CANOPY PROVIDED	=	3,063 SF (8.6%)

*THE (6) PROPOSED TREES ALONG RICHMOND HIGHWAY SHALL BE COORDINATED AND INSTALLED WITH THE CONSTRUCTION OF THE FUTURE SIDEWALK (RICHMOND HIGHWAY PUBLIC TRANSPORTATION INITIATIVE).



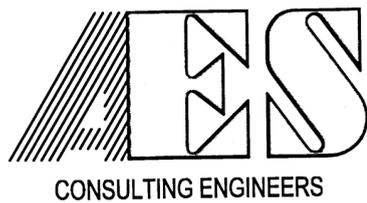
NOTE: THE TOTAL DISTURBANCE SHALL NOT EXCEED 250 SF. THE TOTAL LAND DISTURBANCE IS 130 SF FOR THE PLANTING OF 13 TREES (@ 10 SF OF DISTURBANCE PER TREE).

NOTE: THE (6) PROPOSED TREES ALONG RICHMOND HIGHWAY SHALL BE COORDINATED AND INSTALLED WITH THE CONSTRUCTION OF THE FUTURE SIDEWALK (RICHMOND HIGHWAY PUBLIC TRANSPORTATION INITIATIVE).



DECIDUOUS TREE PLANTING METHOD
N.T.S.

SPECIAL EXCEPTION #: SE2009-MV-010



614 Moorefield Park Drive
 Richmond, Virginia 23236
 (804) 330-8040
 Fax (804) 330-9840

SPECIAL EXCEPTION PLAT
WACHOVIA BANK
 8770 RICHMOND HIGHWAY

HIGHWAY CORRIDOR OVERLAY DISTRICT AND
 RICHMOND HIGHWAY REVITALIZATION DISTRICT
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Designed	Drawn
GRR	GRR
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2 of 2	