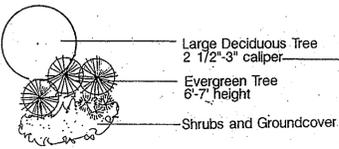


**Legend**



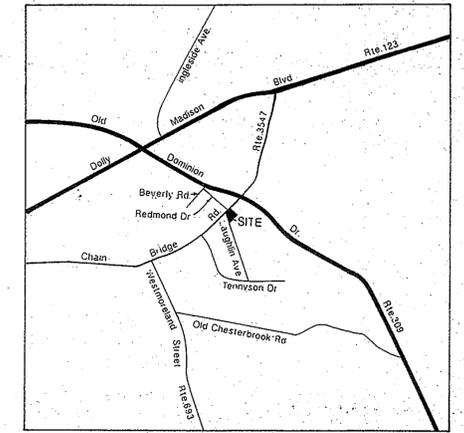
Street Trees along Laughlin Avenue to be Willow Oak, subject to VDOT approval.  
Street Trees along Chain Bridge Road to be Hedge Maple, subject to VDOT approval.

**General Notes**

- The property delineated on this Plat is located on Tax Map Number 30-2 (09) Parcel 67, 68, and 69 and is now in the name of George Z. Kontzias and Helen G. Kontzias as recorded in Deed Book 5642 at Page 0583 among the land records of Fairfax County, Virginia.
- The Applicant/Proposed Lessee of the subject property is:  
Chevy Chase Savings Bank, F.S.B.  
8401 Connecticut Avenue  
Chevy Chase, Maryland 20815
- Boundary information for the property was taken from a Plat prepared by Rinker-Detwiler and Associates, P.C. entitled "Plat for Rezoning Lots 67, 68, and 69 of Bryn Mawr Subdivision" dated January 10, 1990.
- This plat has been prepared without the benefit of title report and therefore, does not necessarily indicate all encumbrances on the property.
- Topographic information is from a field run topographic survey prepared by Rinker-Detwiler and Associates, P.C. dated October 11, 1989 with a contour interval of 2 feet.
- The subject property consists of 18,413 square feet (0.4227 acres) and is zoned C-8: Highway Commercial District. The site is within the Highway Corridor Overlay District and the Sign Control Overlay District.
- This application requests a Category 5 Special Exception for a drive-in bank and a Category 6 Special Exception for approval of a drive-in bank in the Highway Corridor Overlay District.
- A one story structure, currently housing a drive-in fast-food restaurant, exists on the subject property. It was constructed in 1970. It is proposed to be removed.
- No adverse impacts to the adjacent properties is foreseen with the proposed drive-in bank.
- North - the adjacent property is zoned C-6 and is the McLean Shopping Center and zoned C-8 for the McLean Center Shops.  
East - the adjacent property is zoned C-8  
South - the adjacent property is zoned R-4 and is currently used as a fruit stand  
West - the adjacent property is zoned C-6 and is the McLean/Chain Bridge Road Center
- The subject property is located in Area II, McLean Planning District within the McLean Community Business District (CBD), Section M3, Subarea II. The Comprehensive Plan recommends the area for redevelopment of neighborhood retail with supplemental offices, therefore, no adverse effects are foreseen as a result of the proposed use.
- Proposed signs on the site will conform with all applicable ordinances and regulations of Fairfax County.
- The property is served by public sanitary sewer and public water service.
- Stormwater management is not required since the proposed improvements provide an increase in impervious area and a decrease in the peak storm runoff flow. The site is located in the Permit Run watershed, which is not in the Water Supply Protection Overlay District (WSPOD).
- Minimal vegetative cover exists on the subject property. The existing vegetation is not of high value and are not proposed to be saved.
- There is no 100-year flood plain on the subject site, as designated by the United States Geological Survey.  
There is no Environmental Quality Corridor (EQC), as defined in the comprehensive plan, on the subject property.  
There is no Resource Protection Area (RPA) on the subject site, based on the Fairfax County Chesapeake Bay Preservation Area Maps. A waiver of BMP will be requested at the time of Site Plan.
- No existing utility easements having a width of twenty-five feet or more exists on the subject property.
- A 4-foot concrete sidewalk exists along Chain Bridge Road and will be provided along Laughlin Avenue. No additional trails are required.
- To the best of our knowledge, no grave, object or structure marking a place of burial is known to exist on the subject property.
- The development schedule is dependent upon Fairfax County plan processing and required approvals.
- To the best of our knowledge, no hazardous and/or toxic substances, hazardous wastes, and/or petroleum products exist or are proposed to be generated, utilized, stored, treated, or disposed of on the site.
- Minor deviations to the size, dimensions, footprint and location of the proposed bank building and/or streetscape may result from final engineering and design.
- To the best of our knowledge, the proposed development shall conform to the provisions of all applicable ordinances, regulations and adopted standards of Fairfax County, except as noted under "Waivers".

**Vicinity Map**

Scale: 1"=2000'



**Waivers**

- A waiver of the front yard set back in the CBC is requested in accordance with Section 2-418.
- A modification of the number of stacking spaces required for each automatic teller machine is requested in accordance with Section 11-102.20.
- No loading space is provided per Section 11-202.14. The proposed bank is 3,000± SF, less than the minimum (10,000 SF) above which loading facilities are required. Adequate receiving facilities are provided; all incoming and outgoing deliveries will be done by car.
- A waiver of the transitional screening yard and barrier along the southern boundary is requested in accordance with Section 13-304.5 and Section 13-304.8. The property is zoned R-4, but is designated in the Comprehensive Plan for commercial uses, and a portion is currently used for a wayside stand.

**Site Tabulations**

Existing Zoning	C-8 Highway Corridor Overlay District Sign Control Overlay District
Site Area	0.4227 Acres 18,413 SF
Minimum Lot Area Required	40,000 SF
Minimum Lot Width Required	200 feet
Minimum Yard Requirements	Front Yard: 45 ABP; min. 40 feet Side Yard: 6± feet (Waiver Requested) Rear Yard: 20 feet
Maximum Floor Area Ratio Permitted	0.50 FAR (Gross Floor Area/Gross Site Area) (3,000/18,413)
Maximum Building Height	40 feet
Open Space	15% Required 32%± Proposed

**Parking Tabulations**

Drive-In Bank	Required: 4 spaces/1000 SF of GFA for customer service, lobby and teller area, plus additional spaces for associated offices. Plus 8 stacking spaces in front of first window and 2 stacking spaces in front of each additional window.
2,100 SF GFA of customer service, lobby and teller area @ 4 spaces/1000 GFA	9 spaces
900 SF GFA office @ 3.6 spaces/1000 GFA	4 spaces
Total Spaces Required	13 spaces*
*Actual parking requirement may vary based on final square footage to be determined at time of final design.	
2 drive-in windows =	10 stacking spaces
Provided:	Approx. 23 parking spaces 8 stacking spaces (Waiver Requested)

N/F GEORGE Z. & HELEN G. KONTZIAS  
ZONE: C-6

N/F S.D. MOSES  
ZONE: C-6  
USE: SHOPPING CENTER

N/F GEORGE & HELEN KONTZIAS  
ZONE: R-4  
USE: VACANT LAND

N/F FIRESTONE REAL STATE LEASING CO.  
ZONE: C-8  
USE: AUTO MARINE

N/F GEORGE & HELEN KONTZIAS  
ZONE: R-4  
USE: VACANT LAND

Application No: SEA 94-D-019 Staff: NAR

APPROVED SE/SP PLAN

SEE DEV CONDS DATED: April 20, 2012

Date of (BOS) (BZA) Approval: May 1, 2012

Comments: Sheet: 1 of 1

NO.	DESCRIPTION	DATE	REVISED BY	APPROVED	DATE
2	ADDITIONAL LANDSCAPING	26 July 94			
1	STREETSCAPE ADDED	14 June 94			
REVISION APPROVED BY:					



PROJECT: CHEVY CHASE BANK - McLEAN  
Dranesville District  
Fairfax, Virginia

TITLE: SPECIAL EXCEPTION PLAT

**PHR&A**  
Patton Harris Rust & Associates, P.C.  
Engineers, Surveyors, Planners, Landscape Architects  
9950 Folsom Ridge Drive, P.O. Box 901  
Fairfax, Virginia 22030  
703-273-8768

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Fairfax, Va.  
Bridgewater, Va.  
Leesburg, Va.  
Rockville, Md.  
Virginia Beach, Va.  
Chantilly, Va.  
Winchester, Va.

SURVEY	OTHERS	DATE
DESIGN	DHS	MARCH 11, 1994
CHKD.	DHS	CJM
SHEET 1 OF 1	FILE NO. 8819-1-0	SCALE 1"=20' CI=2'

RECEIVED  
Department of Planning & Zoning  
DEC 16 2011  
Zoning Enforcement Division