County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

July 11, 2012

Steven F. Teets
7200 Wisconsin Ave. #400
Bethesda, MD 20814

RE: Special Exception Application SE 2011-BR-016
(Concurrent with Planned Residential Community Application PRC A-787-02)

Dear Mr. Teets:

At a regular meeting of the Board of Supervisors held on July 10, 2012, the Board held a public hearing on Special Exception Application SE 2011-BR-016 in the name of Cardinal Forest (E&A), LLC. The subject property is located on the north side of Old Keene Mill Road approximately 250 feet east of its intersection with Rolling Road, on approximately 37,897 square feet of land, zoned PRC and HC in the Braddock District [Tax Map 79-3 ((8)) 5D pt.]. The Board's action permits a drive-in financial institution pursuant to Section 6-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.

3. This Special Exception 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 "Special Exception Plat/PRC Plan for Proposed Drive thru Financial Institution," prepared by Bohler Engineering, dated September 9, 2011, as revised May 2, 2012, consisting of eight sheets, 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.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk

4. The median opening on Old Keene Mill Road shall be reconfigured to prevent left turns in and left turns out of the shopping center as generally depicted in Exhibit A of these conditions. In addition, the easternmost entrance along Old Keene Mill Road shall be modified to meet VDOT standards. New pavement markings and/or signage along the continuous westbound right-turn lane on Old Keene Mill Road shall be installed; the final designs for these modifications shall be provided to FCDOT and VDOT for their review and approval as part of the site plan review process.

5. All spaces immediately to the east and adjacent to the bank building shall be designated as handicapped or employee only.

6. No freestanding commercial signs shall be permitted. Bank logos shall not be placed on any directional signage.

7. Adequate sight distance at the eastern entrance shall be provided, to VDOT's satisfaction, at the time of site plan review and prior to the issuance of a Non-RUP. Any tree or shrub determined to impede sight distance shall be replaced with an appropriate size/species or relocated elsewhere on the site, as determined by UFM.

8. Similar building materials, colors and architectural design features for all building facades shall be utilized by the bank in order to ensure a consistent architectural theme and character throughout the Village Center (the Cardinal Forest Plaza Shopping Center) and consistent with Exhibit B. All façade finishes shall be of a compatible color and style to that used in the main shopping center building.

9. Additional plantings along the perimeter of the shopping center and within the existing and proposed landscape islands shall be provided to the maximum extent possible as determined by Urban Forest Management (UFM). In order to ensure the landscape trees are more readily established on the subject property, the required size at planting should be no more than 2½-3 inches in caliper.

10. All trees shown to be preserved on the SE Plat (on the eastern boundary) shall be protected by tree protection fencing. Tree protection fencing shall be in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas.

11. At the time of site plan approval, the applicant shall submit documentation from any affected easement holder that all proposed plantings located within their easement(s) are allowed. All proposed landscaping that is not allowed within the easement areas shall be relocated to other locations on-site or substituted, as determined by UFM. In no case shall the total number of on-site shrubs be less than what is depicted on the SE Plat or less than that required by the provisions of Article 13 of the Zoning Ordinance.

12. At the time of site plan approval, the applicant shall submit a parking tabulation that will indicate how the uses in the shopping center will comply with the Zoning Ordinance parking requirements.

13. The Applicant shall incorporate into the design and implement the green building technology and strategies listed below. The Applicant shall, at the time of site plan review and building plan review, or Non-RUP as outlined within each strategy provide a certification statement from a LEED-AP who is also a professional engineer or licensed architect confirming that the green building elements listed below were incorporated into the design and/or construction of the project.

    Prior to final construction bond release, the LEED-AP, who is also a professional engineer or licensed architect, shall submit a certification statement, confirming that the green building elements listed below have been incorporated into the design and/or construction of the building.

    Green building elements for inclusion in the project:

    A. The Applicant shall include a LEED®-accredited professional as a member of the design team. The LEED-accredited professional will work with the team to incorporate the following sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. At the time of site plan submission, the applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

    B. The Applicant shall provide bicycle racks for six (6) bicycles within 200 feet of the bank's entrance. The Applicant shall provide final location on the Site Plan. Additionally, the Applicant will provide a changing facility for employees.

    C. The building's location shall be within existing impervious areas on the site.

D. The Applicant shall exclusively use native and non-invasive species for landscape and other plantings on the site. The Applicant shall provide planting lists showing species and location of plantings, for review and approval by UFM.

E. Tree preservation along the eastern property line as shown on the plan will be provided.

F. The final area of impervious surface will be reduced during the redevelopment of the Special Exception area by a minimum of 10%.

G. The Applicant shall install a roofing membrane with a Solar Reflectance Index (SRI) appropriate to the slope of the roof (i.e. for a low-sloped roof (≤2:12) equal to or greater than 78 for a minimum of 75% of the total roof area, and for a high-sloped roof (>2:12) equal to or greater than 29). The Applicant shall provide roof area calculations and manufacturers' product data with the Building Permit

H. The Applicant shall install motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage as listed below (to be modified with the project-specific fixtures to be included). The Applicant shall provide manufacturers' product data with the building permit:

Water Closet (gallons per flush, gpf) 1.28
Urinal (gpf) 0.5
Lavatory faucets (gpm*) 1.5
Kitchen faucets 2.20
Metering faucets 0.25
* When measured at a flowing water pressure of 60 pounds per square inch (psi).

I. The Applicant shall provide solar panels as a source of on-site renewable energy. The panels will be located on the drive thru roof and above the clerestory roof. The Applicant shall provide installation location, manufacturers' product data, and projected annual energy generation with the Building Permit.

J. The Applicant shall use low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agri-fiber products. Low-emitting is defined according to the following table:

Application	(VOC Limit g/L less water)
Carpet Adhesive	50

Rubber floor adhesive	60
Ceramic tile adhesive	65
Anti-corrosive/ anti-rust paint	250
Clear wood finishes	350

The Applicant shall provide the manufacturers' product data prior to a Non-RUP.

K. Any carpet or carpet padding that may be installed shall meet the testing and product requirements of the Carpet and Rug Institute Green Label Plus Program. The Applicant shall provide the manufacturers' product data prior to Non-RUP.

L. Any vinyl composition tile and rubber tile flooring that may be installed shall meet the requirements of the FloorScore certification program. The Applicant shall provide the manufacturers' product data prior to Non-RUP

M. The Applicant shall install only LED or fluorescent lamps in all interior building lighting fixtures. The Applicant shall provide a maximum lighting power allowance of 1.25 watts/square foot. The Applicant shall provide energy usage calculations and manufacturers' product data prior to the Non-RUP.

N. The Applicant shall install Energy Star appliances and equipment for at least 90% of the calculated power for all refrigerators, computers, printers and monitors. The Applicant shall provide installation locations, and manufacturers' product data, including the Energy Star energy guide at the time of the Non-RUP.

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 the use has been established or construction has commenced and been diligently prosecuted. If the project is phased, development of the initial phase shall be considered to establish the use for the entire development as shown herein. 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.

The Board also:

- Waived the on-road bike route requirement along the northern side of Old Keene Mill Road (Route 644).
- Waived the loading space requirement for the drive-in financial institution.
- Modified the peripheral parking lot landscaping requirement along the Old Keene Mill Road (Route 644) frontage of the drive-in institution in favor of the treatment depicted on the SE plat and as conditioned.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor John Cook, Braddock District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
District Planning Commissioner
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

EXHIBIT A

ATTACHMENT

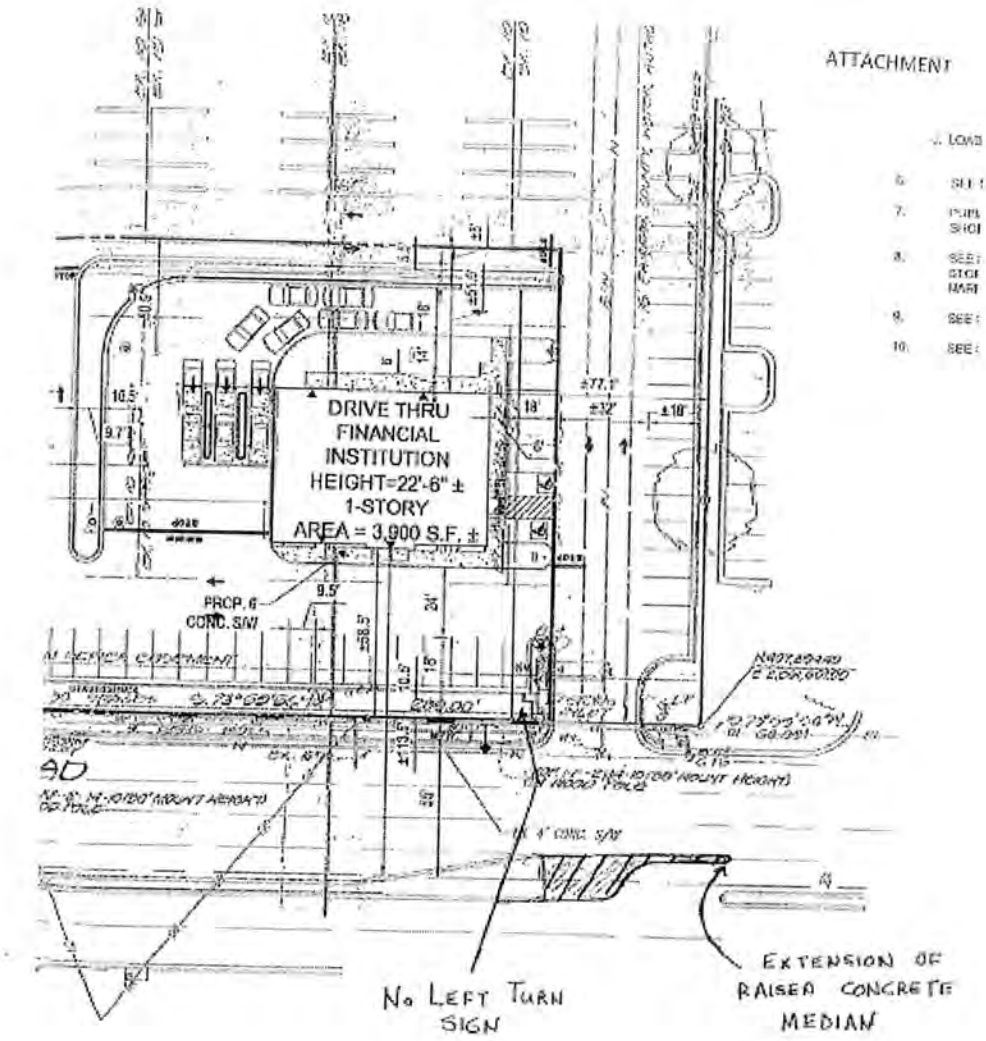
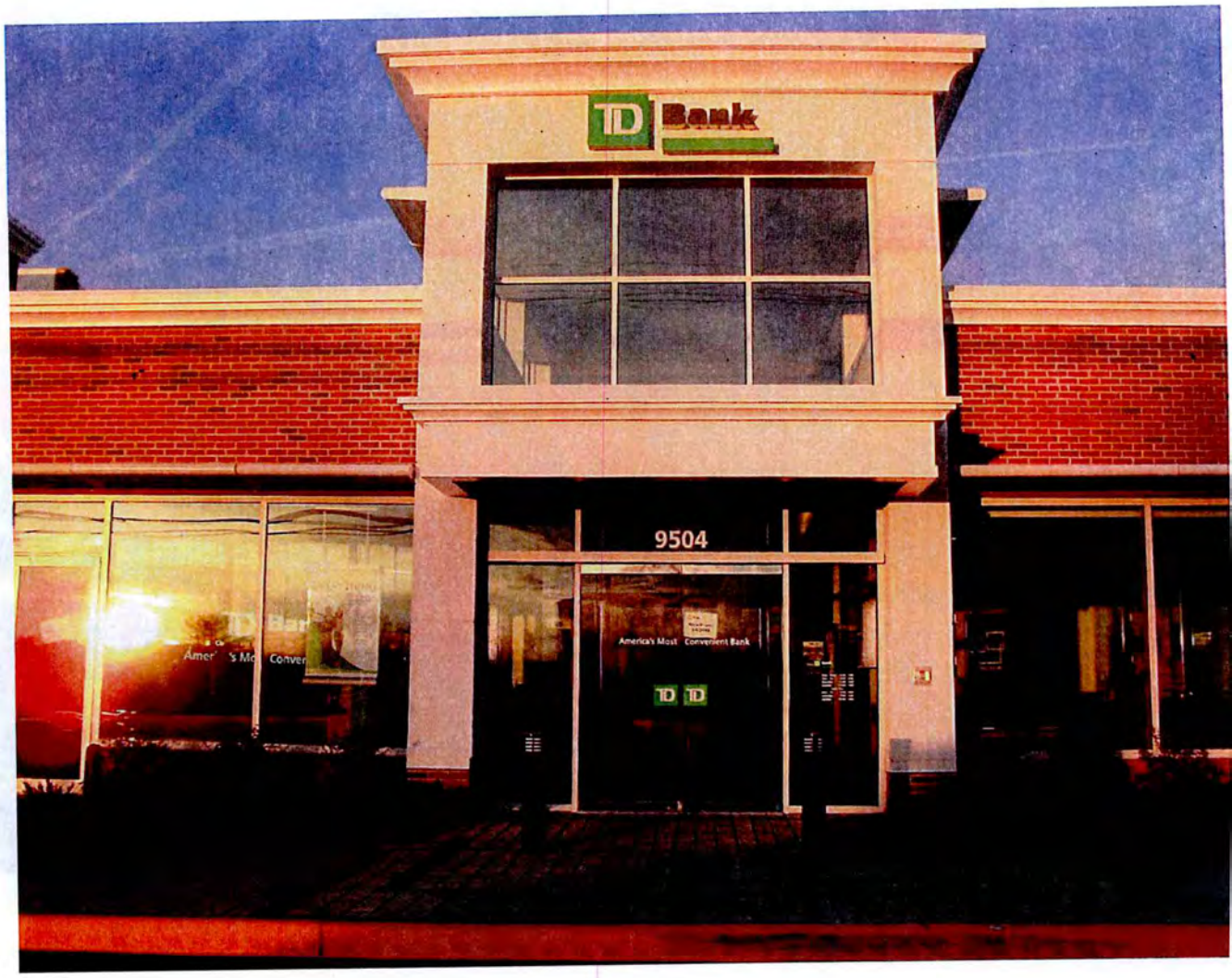


EXHIBIT B



DO NOT
ENTER
STOP
NOT ENTER

SPECIAL EXCEPTION PLAT/PRC PLAN
FOR
PROPOSED DRIVE THRU FINANCIAL INSTITUTION

LOCATION OF SITE

OLD KEENE MILL ROAD & ROLLING ROAD
CARDINAL FOREST PLAZA
TAX MAP #0793 080 005D, PART OF PARCEL 5-D
SPRINGFIELD, FAIRFAX COUNTY, VA

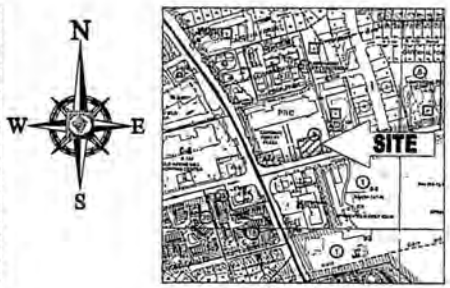
STANDARD DRAWING LEGEND
FOR ENTIRE PLAN SET (NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERNAL PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB & GUTTER; CPG CURB; DEPRESSED CURB & GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
	CONTOUR LINE	172
	SPOT ELEVATIONS	EX. 91.00; PC. 91.50
	SANITARY LATERAL	SAN
	STORM LATERAL	
	SANITARY SEWER LATERAL	
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND GAS LINE	
	OVERHEAD WIRE	OH
	UNDERGROUND TELEPHONE LINE	
	UNDERGROUND CABLE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	WATER METER	
	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	CLEAN-OUT	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	ELECTRIC BOX	
	ELECTRIC PEDESTAL	
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

STANDARD ABBREVIATIONS
FOR ENTIRE PLAN SET

AC	ACRES	PVC	POLYVINYL CHLORIDE PIPE
ADA	AMERICANS WITH DISABILITY ACT	PVI	POINT OF VERTICAL INTERSECTION
ARCH	ARCHITECTURAL	PVT	POINT OF VERTICAL TANGENCY
BC	BOTTOM OF CURB	R	RADIUS
BF	BASEMENT FLOOR	RCP	REINFORCED CONCRETE PIPE
BR	BLDG	RW	RIGHT OF WAY
BC	BACK OF C	S	SLOPE
BLDG	BUILDING	SAN	SANITARY SEWER
BU	BUILDING REMOVABLE	SF	SQUARE FEET
CF	CUBIC FEET	STA	STATION
CE	CENTERLINE	STM	STORM
CMP	CORRUGATED METAL PIPE	TBR	TO BE REMOVED
CONC	CONCRETE	TC	TOP OF CURB
CY	CUBIC YARDS	TPF	TREE PROTECTION FENCE
DEC	DECORATIVE	TW	TOP OF WALL
DEP	DEPRESSED	TYP	TYPICAL
DIP	DUCTILE IRON PIPE	UG	UNDERGROUND
ELEV	ELEVATION	VIF	VERIFY IN FIELD
EP	EDGE OF PAVEMENT	W	WIDE
ES	EDGE OF SHOULDER	WSL	WATER LINE
EW	END WALL	#	POUND OR NUMBER
EX	EXISTING	°	DEGREE
FES	FLARED END SECTION	Ø	DIAMETER
FF	FINISHED FLOOR	@	AT/AMPER
FH	FIRE HYDRANT		
FG	FINISHED GRADE		
G	GRADE		
GF	GARAGE FLOOR (AT DOOR)		
GB	GRADE BREAK (TOP OF WALL)		
GL	GRADE LOWER SIDE OF WALL		
GR	GRATE		
GV	GATE VALVE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HP	HIGH POINT		
HOR	HORIZONTAL		
HW	HEADWALL		
INT	INTERSECTION		
INV	INVERT		
LF	LINEAR FOOT		
LOC	LIMITS OF CLEARING		
LOD	LIMITS OF DISTURBANCE		
LP	LOW POINT		
MAX	MAXIMUM		
MH	MANHOLE		
MJ	MECHANICAL JOINT		
OC	ON CENTER		
PA	POINT OF ANALYSIS		
PC	POINT CURVATURE		
PCCP	POINT OF COMPOUND CURVATURE, CURB RETURN		
PI	POINT OF INTERSECTION		
POG	POINT OF GRADE		
PROP	PROPOSED		
PT	POINT OF TANGENCY		
PTCR	POINT OF TANGENCY, CURB RETURN		

LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20403153-E
SCALE: 1"=2000'



ZONING MAP
SCALE: 1"=500'
PRC = PLANNED RESIDENTIAL COMMUNITY
#21 ACRE CARDINAL FOREST PRC DISTRICT

CONTACT INFORMATION

REFERENCES

- BOUNDARY & TOPOGRAPHIC/ALTA SURVEY:
  BOHLER ENGINEERING
  ENTITLED: "ALTA/ACSM LAND TITLE SURVEY, PART OF PARCEL 5-D, CARDINAL FOREST, SECTION ONE DEED BOOK 3139 PG. 208, SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA"
  PROJECT#: S987511.SR
  DATE: 07/14/10
  REVISED: 8/27/11
- GEOTECHNICAL INVESTIGATION REPORT:
  WHITESTONE ASSOCIATES, INC.
  ENTITLED: "REPORT OF GEOTECHNICAL INVESTIGATION, PROPOSED TO BANK w/DT, 6540 KEENE MILL ROAD AND ROLLING ROAD, CARDINAL FOREST PLAZA, WEST SPRINGFIELD, FAIRFAX COUNTY, VIRGINIA"
  PROJECT#: GP1611244.000
  DATE: 5/2/16
- ARCHITECTURAL ELEVATIONS:
  BERGMANN ASSOCIATES
  ENTITLED: "WEST SPRINGFIELD STORE, OLD KEENE ROAD & ROLLING ROAD, CARDINAL FOREST PLAZA, SPRINGFIELD, FAIRFAX, VIRGINIA"
  PROJECT#: UNKNOWN
  DATE: UNKNOWN

UTILITY CONTACTS

COX COMMUNICATION (UTILIQUEST)
PHONE: (703) 754-2116

COX COMMUNICATION (DOUBLE H)
PHONE: (540) 364-3500

DOMINION VIRGINIA POWER (UTILIQUEST)
PHONE: (703) 754-2116

FAIRFAX COUNTY
CONTACT: LANA V DOMINICK
PHONE: (703) 239-8432

FAIRFAX WATER (DOUBLE H)
PHONE: (540) 364-3500

VERIZON (UTILIQUEST)
PHONE: (703) 754-2116

WASHINGTON GAS
CONTACT: DON JONES
PHONE: (703) 750-5355

SHEET INDEX

SHEET TITLE	SHEET NUMBER
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OWNER/DEVELOPER

CARDINAL FOREST (LEGAL) LLC
7200 WISCONSIN AVENUE, SUITE 600
BETHESDA, MD 20814
STEVE TESTA
843-760-0887

PREPARED BY

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
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CONTACT: TRAVIS D'AMICO

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PROJECT MANAGERS
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REVISIONS

REV.	DATE	COMMENT	BY
1	10/05/11	REV. PER COUNTY COMMENTS	BTD
2	08/21/12	KEYL LEASE AREA	MTB
3	10/18/12	REV. PER COUNTY COMMENTS	BJS
4	12/03/12	REV. PER COUNTY COMMENTS	BJS
5	02/21/13	REV. PER COUNTY COMMENTS	BTD
6	03/27/13	RPC PER FLIGHT COMMENTS	BTD
7	04/02/13	RPC PER FLIGHT COMMENTS	BTD

NOT APPROVED FOR CONSTRUCTION

PROJECT #: S98A05F
DRAWN BY: MTD
CHECKED BY: TD
DATE: 04/09/13
SCALE: AS SHOWN
CAD ID: S98A05F

PROJECT:
SPECIAL EXCEPTION PLAT/ PRC PLAN
FOR
EDENS

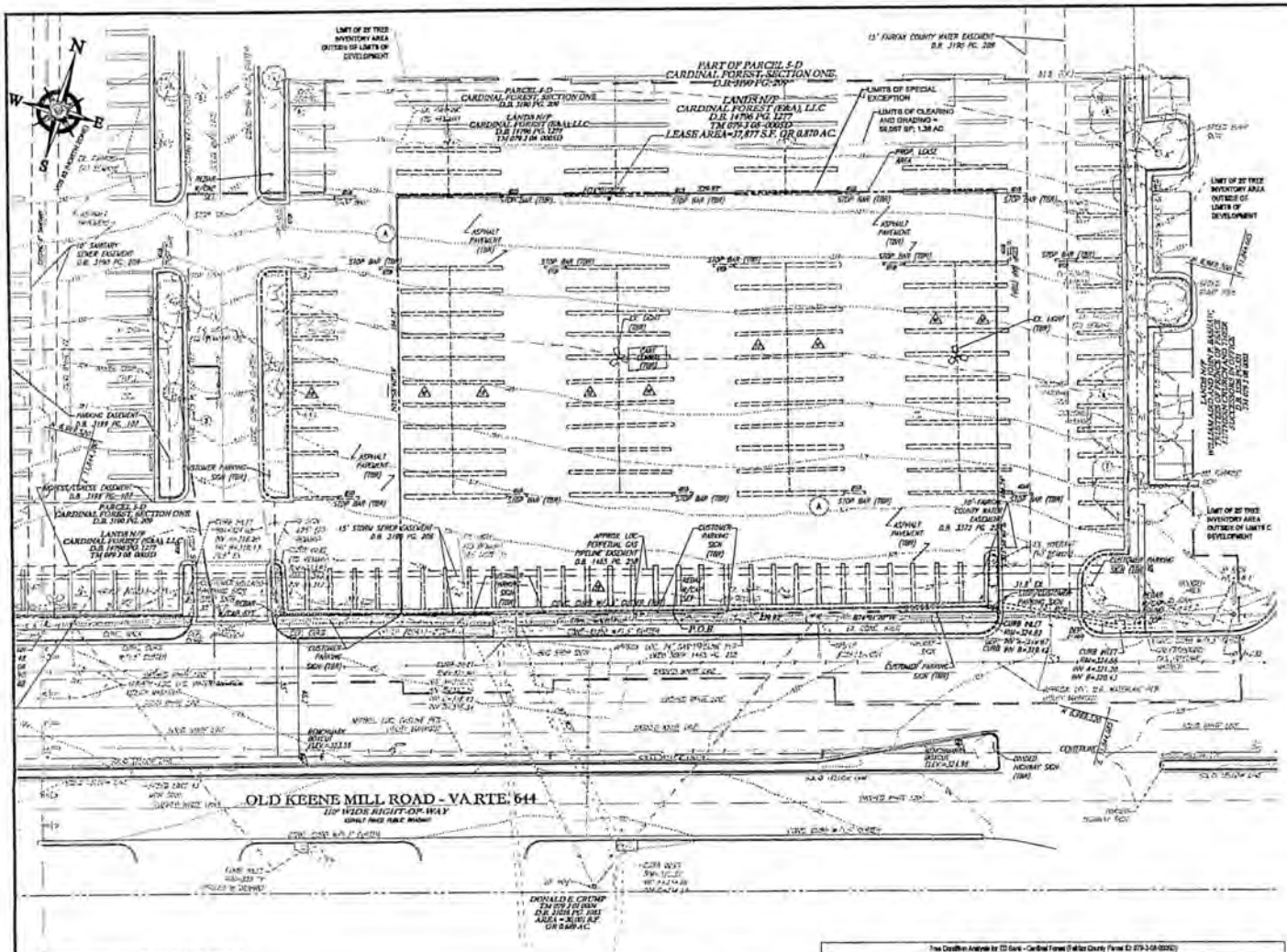
LOCATION OF SITE
OLD KEENE MILL ROAD & ROLLING ROAD
CARDINAL FOREST PLAZA
SPRINGFIELD,
FAIRFAX COUNTY, VA

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
LIC. NO. 034104
PROFESSIONAL ENGINEER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1
OF 8



EXISTING VEGETATION MAP (EVM)

COVER TYPE SUMMARY TABLE
PARCEL ID: PART OF 079-3-08-0005D
AREA: LIMITS OF DEVELOPMENT (DISTURBED AREA) 1.323 ACRES (57,613 SQ. FT.)
EVM PREPARED BY: NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5061A ON 8/23/10

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	DEVELOPED LAND (DISTURBED AREA)	N/A	N/A	1.32 AC. (DISTURBED AREA)	N/A	SEE DESCRIPTION BELOW:
TOTAL ACREAGE: 1.32 AC.						

DESCRIPTION
AREA A: EXISTING ASPHALT PARKING LOT

NOTE: EVM AREA COUNTED IS THE LIMITS OF DEVELOPMENT (DISTURBED AREA) ONLY TO VARIOUS (EDNS) PERFORMED THAT IS OUTSIDE OF THE SPECIAL EXCEPTION LEASE AREA, SPECIAL EXCEPTION LEASE AREA = 0.67 AC.

EXISTING VEGETATION MAP & TREE CONDITION ANALYSIS LEGEND

- DEVELOPED LAND
- CRITICAL ROOT ZONE
- EXISTING TREE TO REMAIN
- 25' BUFFER FROM LOC
- TREE LINE
- TREE LABEL
- LIMITS OF CLEARING AND GRADING

Tree Condition Analysis for 22 Gard - Cardinal Forest (Fairfax County Parcel ID: 079-3-08-0005D)

Tree Condition Analysis Performed by: Nicholas Georgas, ISA Certified Arborist MA-5061A on 8/23/10

#	Species	Size (DBH to Inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
1	Crape Myrtle (Single Stem)	3	80%	75%	Preserve		3
2	Crape Myrtle (Single Stem)	3	80%	75%	Preserve		3
3	Crape Myrtle (Single Stem)	3	80%	75%	Preserve		3
4	Crape Myrtle (Single Stem)	4	80%	75%	Preserve		4
5	Crape Myrtle (Single Stem)	2	80%	75%	Preserve		2
6	Crape Myrtle (Single Stem)	4	80%	75%	Preserve		4
7	Yellow Oak	10	75%	75%	Preserve	Will Be Tree removed may be required pending final grading plan	10
8	Pin Oak	11	75%	75%	Preserve	Removal may be required pending final grading plan	11
9	Pin Oak	8	75%	75%	Preserve	Will Be Tree removed may be required pending final grading plan	8
10	Pin Oak	8	75%	75%	Preserve	Removal may be required pending final grading plan	8
11	Pin Oak	8	75%	75%	Preserve	Removal may be required pending final grading plan	8

EXISTING IMPERVIOUS AREA (WITHIN LIMITS OF CLEARING AND GRADING) = 56,672 S.F. (1.30 AC.)

TREE PRESERVATION NARRATIVE 12-0508.3

- THERE ARE NO HAZARDOUS TREES LOCATED WITHIN LIMITS OF PROSE AREA.
- THERE ARE NO INVASIVE SPECIES LOCATED WITHIN LIMITS OF PROSE AREA.
- CURRENTLY THERE ARE NO "HERITAGE", "SPECIMEN", "MEMORIAL", OR "STREET" TREES LOCATED ON SITE OR LOCATED OFF SITE ADJACENT TO THE DEVELOPMENT SITE THAT WILL NEED TO BE PROTECTED.
- TREE PROTECTION MEASURES TO BE DESIGNATED AT TIME OF SITE PLAN.
- ARBORICULTURAL PRACTICES REGARDING TREE MAINTENANCE REQUIRED ONSITE WILL BE PERFORMED UNDER THE STANDARDS OF ANSI A300 1995 - TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES.
- NO TREES ARE TO BE TRANSPLANTED ONSITE.
- THE FINAL GRADING PLAN PREPARED AT THE TIME OF SITE PLAN WILL DETERMINE THE TREE PRESERVATION MEASURES TAKEN ON-SITE AND THE LIKELIHOOD OF PRESERVING TREES.

BOHLER ENGINEERING

REVISIONS

REV.	DATE	COMMENT	BY
1	09/09/11	REV. PER COUNTY COMMENTS	MTG
2	09/27/11	PER LEASE AREA	MTG
3	10/19/11	REV. PER COUNTY COMMENTS	BJG
4	12/21/11	REV. PER COUNTY COMMENTS	BJG
5	02/07/12	REV. PER COUNTY COMMENTS	MTG
6	03/07/12	REV. PER CLIENT COMMENTS	MTG
7	05/01/12	REV. PER CLIENT COMMENTS	MTG

NOT APPROVED FOR CONSTRUCTION

PROJECT No: 5052057
DRAWN BY: MTG
CHECKED BY: TG
DATE: 05/23/11
SCALE: 1" = 20'
CAD I.D.: EX1

PROJECT: SPECIAL EXCEPTION PLAT/ PRC PLAN
EDENS

LOCATION OF SITE:
OLD KEENE MILL ROAD & ROLLING ROAD
CARDINAL FOREST PLAZA
SPRINGFIELD,
FAIRFAX COUNTY, VA

BOHLER ENGINEERING
22430 DAVIS DRIVE, SUITE 350
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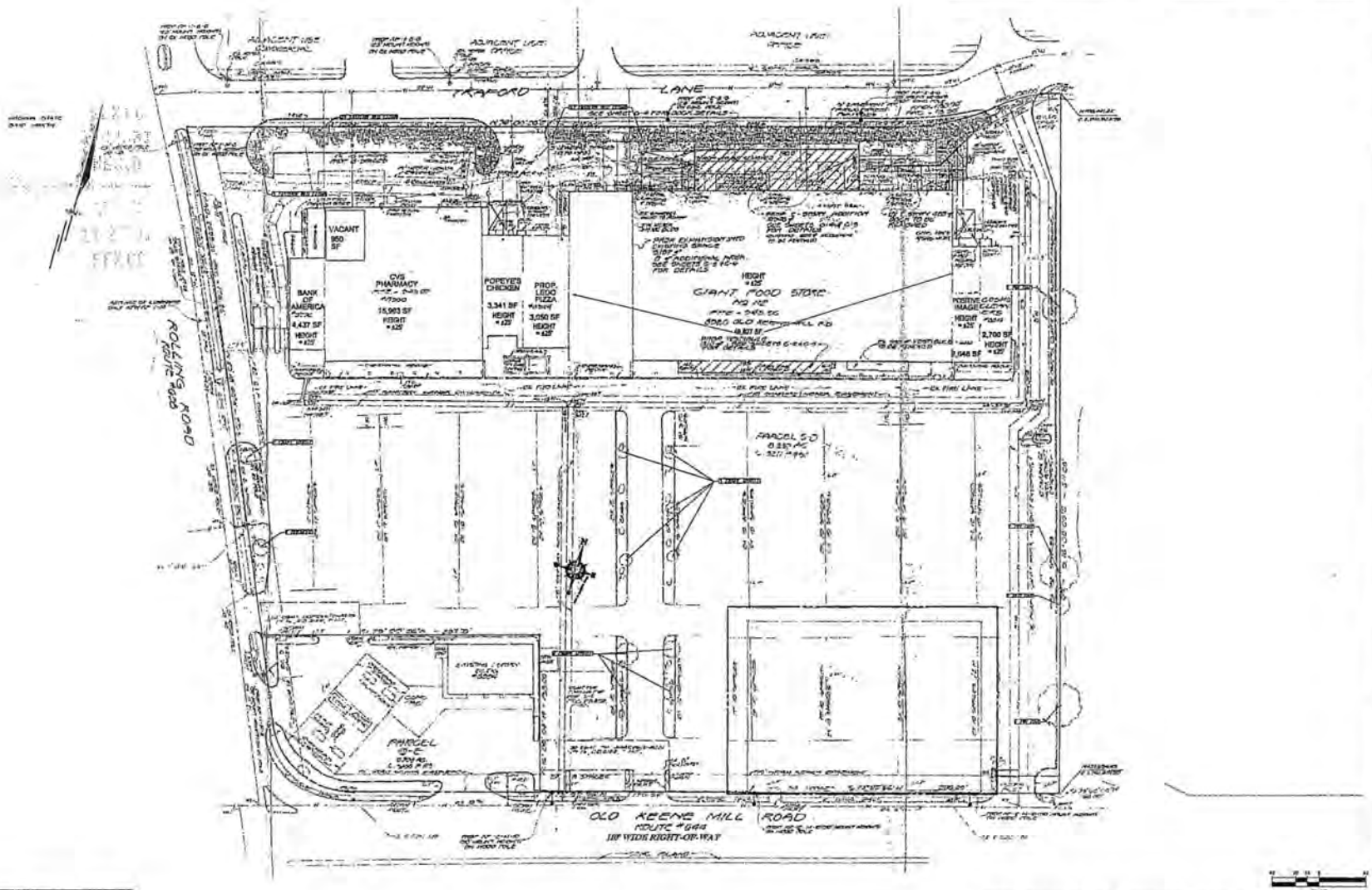
COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034104
PROFESSIONAL ENGINEER

SHEET TITLE:
EXISTING CONDITIONS PLAN/ EXISTING VEGETATION MAP

SHEET NUMBER:
2
OF 6

OVERALL EXISTING LANDSCAPING

QUANTITY	COMMON NAME	SIZE (CALIPER)
47	EASTERN RED CEDAR	VAR. - 8-12"
5	CRAPE N VRTLE	MULTISTEM (HEIGHT - ±10-14')
1	DOGWOOD	6"
2	PIN OAK	8-12"
1	RED OAK	8"



THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY

BOHLER ENGINEERING

CIVIL & ENVIRONMENTAL ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV.	DATE	COMMENT	BY
1	[illegible]	REV. PER COUNTY COMMENTS	[illegible]
2	[illegible]	REV. LEASE AREA	[illegible]
3	[illegible]	REV. PER COUNTY COMMENTS	[illegible]
4	[illegible]	REV. PER COUNTY COMMENTS	[illegible]
5	[illegible]	REV. PER COUNTY COMMENTS	[illegible]
6	[illegible]	REV. PER COUNTY COMMENTS	[illegible]
7	[illegible]	REV. PER COUNTY COMMENTS	[illegible]

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: [illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: [illegible]
SCALE: 1" = 40'
CAD I.D.: [illegible]

PROJECT: SPECIAL EXCEPTION PLAT/ PRC PLAN FOR EDENS

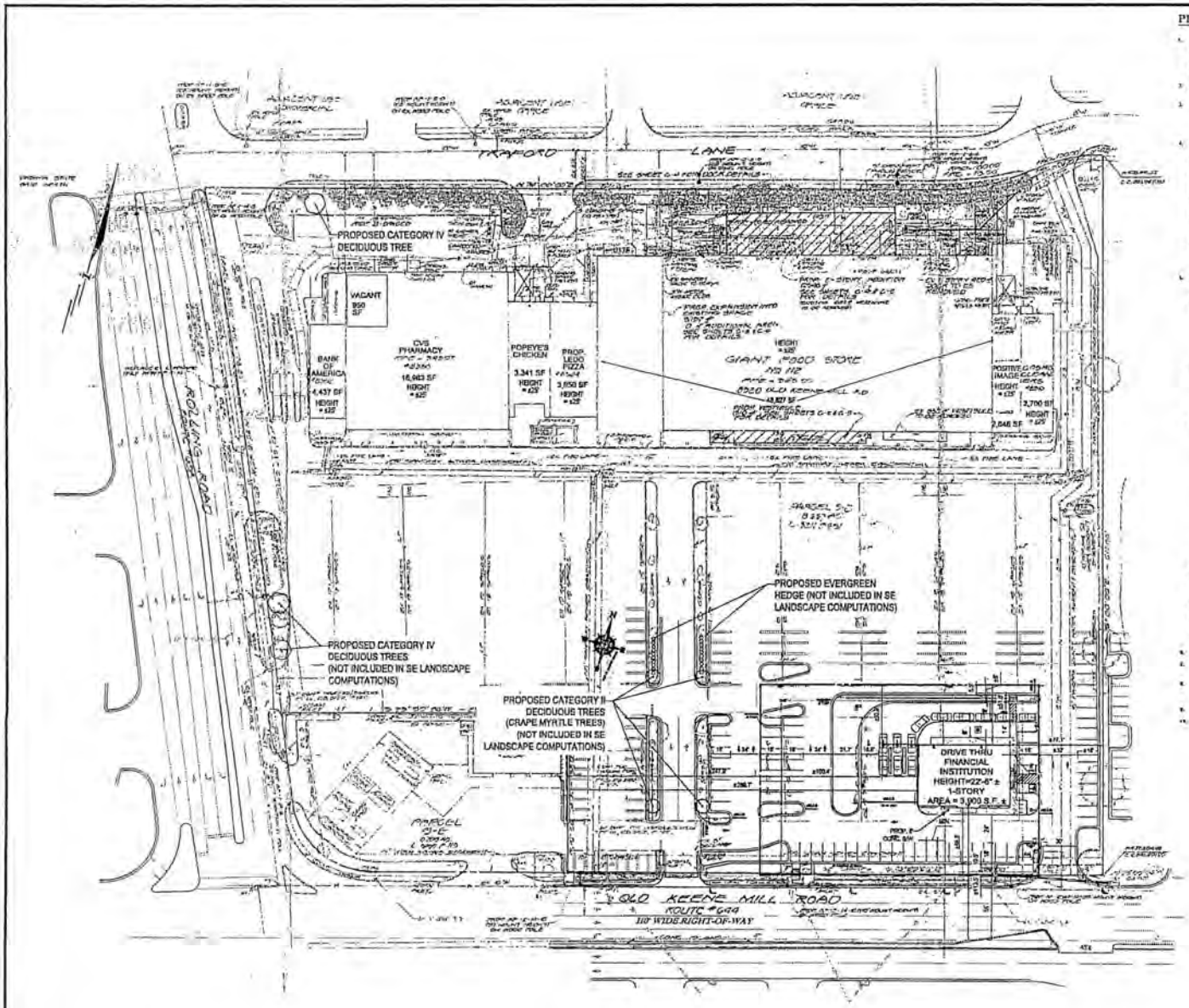
LOCATION OF SITE
OLD KEENE MILL ROAD & ROLLING ROAD
CARDINAL FOREST PLAZA
SPRINGFIELD, FAIRFAX COUNTY, VA

BOHLER ENGINEERING
[illegible] DAVIS DRIVE, SUITE [illegible]
STERLING, VIRGINIA [illegible]
Phone: [illegible]
Fax: [illegible]
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. [illegible]
PROFESSIONAL ENGINEER

SHEET TITLE: OVERALL EXISTING LANDSCAPING

SHEET NUMBER: 3 OF 8



PRC GENERAL NOTES

1. THIS PLAN IS BASED ON ATR10 SURVEY BY:
BOHLER ENGINEERING
TITLED "ALTA/ACSM LAND TITLE SURVEY, PART OF PARCEL 5-D, CARDINAL FOREST, RECORDED IN DEED BOOK 19435 PG 209, SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA"
PROJECT# 13NT0145
DATE: SHEETS REVISED 8/29/13

2. ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.

3. OWNER/DEVELOPER
CARDINAL FOREST EAST, LLC
7700 WISCONSIN AVENUE, SUITE 410
BETHESDA, MD 20814
STEVE TEETS

4. PARCEL DATA: 271,534 SF OR 6.47 AC. (PROVISIONAL) LOT AREA
TAX MAP/PIN: 076-1-36-0030
ZONE: PRC (PLANNED RESIDENTIAL COMMUNITY) "VILLAGE CENTER"
EXISTING USES:

ADDRESS	USE	AREA
6800 OLD KEENE MILL ROAD - BANK OF AMERICA	SHOPPING CENTER (DRIVE BANK WITHOUT DRIVE-THRU)	4,437 SF
6200 OLD KEENE MILL ROAD - CVS	SHOPPING CENTER (RETAIL)	18,063 SF
6302 OLD KEENE MILL ROAD - PROPOSED CLEANER SPACE	SHOPPING CENTER (RETAIL)	950 SF
6306 OLD KEENE MILL ROAD - GIANT	SHOPPING CENTER (RETAIL)	46,827 SF
6314 OLD KEENE MILL ROAD - POPEYES, MASSETTOS, CONCEPT	SHOPPING CENTER (PERSONAL SERVICES)	3,341 SF
6314 OLD KEENE MILL ROAD - CORNIG CLEANERS	SHOPPING CENTER (PERSONAL SERVICES)	3,700 SF
6314 OLD KEENE MILL ROAD - PROPOSED LEDO'S PIZZA	SHOPPING CENTER (CARRY-OUT/DELIVERY)	3,950 SF
6724 OLD KEENE MILL ROAD - POPEYES	SHOPPING CENTER (FAST FOOD RESTAURANT)	2,341 SF
		91,567 SF (EXISTING)

PROPOSED USE:
DRIVE-THRU FINANCIAL INSTITUTION — 3,000 SF (PROPOSED USE) — 0.07 AC ± (TOTAL)

5. SITE REQUIREMENTS:

	ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA:	NO MINIMUM PER ZONING ORDINANCE	6.47 AC (PROVISIONAL LOT AREA)
B. MIN. BUILDING SETBACK		
FRONT SETBACK (OLD KEENE MILL ROAD)	50 ft	58.0 ±
SIDE SETBACK (EAST PROPERTY LINE)	30 ft	77.0 ±
SIDE SETBACK (WEST PROPERTY LINE)	30 ft	72.0 ±
REAR SETBACK (NORTH PROPERTY LINE)	30 ft	54.0 ±
C. MIN. PARKING SETBACK		
FRONT SETBACK (OLD KEENE MILL ROAD)	10 ft	10.0 ±
SIDE SETBACK (EAST PROPERTY LINE)	10 ft	0
SIDE SETBACK (WEST PROPERTY LINE)	10 ft	0 ft
REAR SETBACK (NORTH PROPERTY LINE)	10 ft	0 ft

D. PARKING REQUIREMENTS:

SHOPPING CENTER (PER [illegible])

SHOPPING CENTER (BANK WITHOUT DRIVE-THRU) 4,437 SF @ 4.5 SPACES PER 1,000 SF = 19.96		
SHOPPING CENTER (RETAIL) 18,063 SF @ 4.5 SPACES PER 1,000 SF = 81.28		
SHOPPING CENTER (RETAIL) 950 SF @ 4.5 SPACES PER 1,000 SF = 4.28		
SHOPPING CENTER (RETAIL) 46,827 SF @ 4.5 SPACES PER 1,000 SF = 210.72		
SHOPPING CENTER (PERSONAL SERVICES) 3,341 SF @ 4.5 SPACES PER 1,000 SF = 15.03		
SHOPPING CENTER (PERSONAL SERVICES) 3,700 SF @ 4.5 SPACES PER 1,000 SF = 16.65		
SHOPPING CENTER (CARRY-OUT/DELIVERY) 3,950 SF @ 4.5 SPACES PER 1,000 SF = 17.78		
1 SPACE PER EMPLOYEE = 4.0		
SHOPPING CENTER (FAST FOOD RESTAURANT) 2,341 SF @ 4.5 SPACES PER 1,000 SF = 10.53		
1 SPACE PER EMPLOYEE = 4.0		
TOTAL = 403 SPACES	393 PER 1110 - (PER 661-11-001 (MOTT) 12 ft WIDE RESERVED)	403

MIN. PARKING SPACE DIMENSIONS:

90° SPACES	8.5' x 18'	8.5' x 18'
E. FLOOR AREA RATIO (F.A.R.)	NO MAXIMUM PER ZONING ORDINANCE	0.25± (FOR PRC AREA 6.47 AC)
F. MIN. DRIVE AISLE	22'	24'±
G. MAX. BUILDING HEIGHT	NO MAXIMUM PER ZONING ORDINANCE	35'±
H. MAX. LOT COVERAGE	NO MAXIMUM PER ZONING ORDINANCE	64.7% ± (FOR THE PRC AREA)
I. OPEN SPACE	NO MINIMUM PER ZONING ORDINANCE	35% (FOR THE PRC AREA)
J. LOADING (ONE FOR 100K BELOW 1100K)	1	0 (WAIVER REQUESTED)

6. SEE SHEET 1 FOR WAIVERS REQUESTED WITH THIS PLAN.
7. PUBLIC UTILITY SERVICE CONNECTIONS TO BE MADE FROM OLD KEENE MILL ROAD AND INTERNAL TO THE SHOPPING CENTER.
8. SEE SHEET 7 FOR EXISTING AND PROPOSED SANITARY AND STORM SEWER INFORMATION INCLUDING STORMWATER MANAGEMENT AND BMP FACILITIES, COMPUTATIONS, AND ADEQUATE OUTFALL ANALYSIS, AND HARDSHIP.
9. SEE SHEET 5 FOR PROPOSED LANDSCAPING.
10. SEE SHEET 2 FOR ADDITIONAL NOTES.

BOHLER ENGINEERING
CORPORATE OFFICES:
[illegible]

REVISIONS

NO.	DATE	COMMENT	BY
1	8/29/13	REV. PER COUNTY COMMENTS	RTD
2	10/21/13	REV. LEASE AREA	RTD
3	12/9/13	REV PER COUNTY COMMENTS	RJD
4	1/23/2014	REV. PER COUNTY COMMENTS	RJD
5	3/21/2014	REV. PER COUNTY COMMENTS	RTD
6	6/12/2014	REV. PER COUNTY COMMENTS	RTD
7	9/15/2014	REV. PER CLIENT COMMENTS	RTD

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: 3240147
DRAWN BY: RTD
CHECKED BY: TG
DATE: 09/19/13
SCALE: 1" = 40'
CAD I.D.: GEO

PROJECT: SPECIAL EXCEPTION PLAT/ PRC PLAN
FOR: EDENS

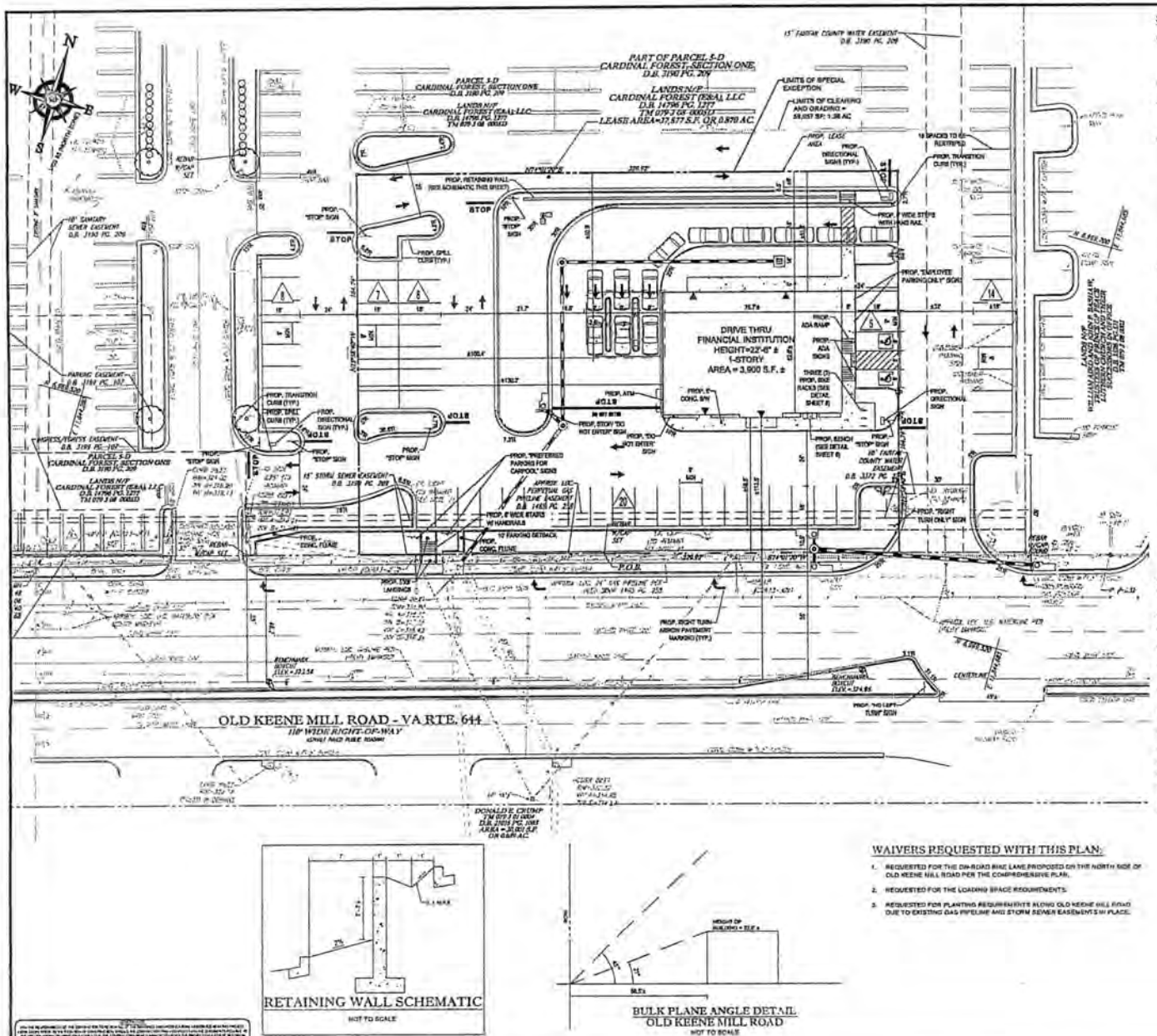
LOCATION OF SITE:
OLD KEENE MILL ROAD & ROLLING ROAD
CARDINAL FOREST PLAZA
SPRINGFIELD,
FAIRFAX COUNTY, VA

BOHLER ENGINEERING
16436 DAVES DRIVE, SUITE 260
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
LIC. NO. 034101
PROFESSIONAL ENGINEER

SHEET TITLE: PRC PLAN

SHEET NUMBER: 4 OF 8



SPECIAL EXCEPTION GENERAL NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY BY BOHLER ENGINEERING TITLED "ALTA/NSPS LAND TITLE SURVEY, PART OF PARCEL 5-D, CARDINAL FOREST, SECTION ONE DEED BOOK 3190 PG 209, SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA" PROJECT#: 25015128 DATE: 5/14/25, REVISED 8/15/25
2. ALL ELEVATIONS SHOWN ARE BASED ON FIELD SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
3. OWNER/DEVELOPER
CARDINAL FOREST (E&A) LLC
7200 WISCONSIN AVENUE, SUITE 600
BETHESDA, MD 20814
STEVE YEATS
4. PARCEL DATA: 37,577 SF OR 0.870 AC. (SPECIAL EXCEPTION AREA)
TAX MAP/ID#: 079-3 (5) 0001J
ZONE: PRC (PLANNED RESIDENTIAL COMMUNITY) "VILLAGE EDITEN"
EXISTING USES:

ADDRESS	USE	AREA
5420 OLD KEENE MILL ROAD - BANK OF AMERICA	SHOPPING CENTER (BANK W/DRIVE THRU)	4,431 SF
5330 OLD KEENE MILL ROAD - CVS	SHOPPING CENTER (RETAIL)	13,039 SF
5320 OLD KEENE MILL ROAD - PREVIOUSLY VACANT SPACE	SHOPPING CENTER (RETAIL)	PRE-BUILT
5310 OLD KEENE MILL ROAD - GIANT	SHOPPING CENTER (RETAIL)	58,824 SF
5310 OLD KEENE MILL ROAD - PORTION OF MAGISTERIAL CONCEPT	SHOPPING CENTER (PERSONAL SERVICES)	2,044 SF
5310 OLD KEENE MILL ROAD - DRIVE-THRU CLEANERS	SHOPPING CENTER (PERSONAL SERVICES)	2,700 SF
5310 OLD KEENE MILL ROAD - PROPOSED LEASE'S PIZZA	SHOPPING CENTER (EATING ESTABLISHMENT)	3,000 SF
5304 OLD KEENE MILL ROAD - PORTION	SHOPPING CENTER (FAST FOOD RESTAURANT)	2,347 SF
		87,347 SF (EXISTING)

PROPOSED USE:
DRIVE-THRU FINANCIAL INSTITUTION

3,900 SF (PROPOSED USE) 87,577 SF (TOTAL)

5. BULK REQUIREMENTS:

	ALL OWNERS REQUIRED	PROVIDED
A. MIN. LOT AREA	PER ZONING ORDINANCE	0.87 AC
B. MIN. BUILDING SETBACK		
FRONT SETBACK (OLD KEENE MILL ROAD)	±N/A	14.7±
SIDE SETBACK (EAST LEASE LINE)	±N/A	34.9±
SIDE SETBACK (WEST LEASE LINE)	±N/A	130.9' ±(BUILDING) 95.4' ±(CANOPY)
REAR SETBACK (NORTH LEASE LINE)	±N/A	51.9' ±(BUILDING) 33.9' ±(CANOPY)
C. MIN. PARKING SETBACK		
FRONT SETBACK (OLD KEENE MILL ROAD)	15'	15.5±
SIDE SETBACK (EAST LEASE LINE)	N/A	N/A
SIDE SETBACK (WEST LEASE LINE)	N/A	N/A
REAR SETBACK (NORTH LEASE LINE)	N/A	N/A
D. PARKING REQUIREMENTS		
a.	1/2 SPACES PER 1,000 SF OF GROSS FLOOR AREA FOR BANKS, 5,000 X 1/200 = 19.77	17	19 ENTRAN PROVIDED (0.4/1,000 SF)
b.	STACKING REQUIREMENTS: 6 FOR THE FIRST WINDOW, 3 FOR EACH ADDITIONAL WINDOW	12	12 (6 FOR THE FIRST WINDOW, 3 FOR EACH ADDITIONAL WINDOW)
c.	MIN. PARKING SPACE DIMENSIONS		
	90° SPACES	8.5' x 18'	8.5' x 18'
E. FLOOR AREA RATIO (F.A.R.)	NO MAXIMUM PER ZONING ORDINANCE	0.014 (FOR 37,577 SF AREA)
F. MIN. DRIVE AISLE	22'	24'
G. MAX. BUILDING HEIGHT	NO MAXIMUM PER ZONING ORDINANCE	22.5±
H. MAX. LOT COVERAGE	NO MAXIMUM PER ZONING ORDINANCE	84.8% (FOR THE 37,577 SF AREA)
I. OPEN SPACE	NO MINIMUM PER ZONING ORDINANCE	21.8% (FOR THE 37,577 SF AREA)
J. LOADING (ONE FOR GSF BELOW 10,000)	1	0 (WAIVER REQUESTED)

6. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AND PRC AREA.
7. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), PER MAP ENTITLED "FINAL FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREA, PANEL 72 OF 120" (COMMUNITY-PANEL NO. 5155720072 D, MAP REVISED 2008.
8. NO UTILITY EASEMENTS (HAVING A WIDTH OF 25 FEET OR WIDER ARE SHOWN TO EXIST ON THE SITE.
9. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IT KNOWN TO EXIST ON THIS SITE.
10. THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 2 ARE THE RESULT OF A FIELD RUN SURVEY, AS REFERENCED ABOVE.
11. 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.
12. PROPOSED BUILDING/UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT TRIM/CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.
13. THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION, PARKING AND MONUMENT SIGNS ARE PROPOSED AS SHOWN.
14. SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES. NO FREESTANDING SIGNS ARE REQUESTED.
15. SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
16. PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
17. TRASH WILL BE STORED INSIDE AND WILL BE REMOVED ON A NIGHTLY BASIS.
18. RETAINING WALL OR EQUIVALENT DETAIL WILL BE FINALIZED DURING FINAL SITE PLAN REVIEW.
19. THE EXISTING SITE LIGHTS MAY REQUIRE RELOCATION. TO BE DETERMINED AT THE SITE PLAN PHASE.
20. ROAD IMPROVEMENT PROPOSED TO WIDEN BREAK ALONG OLD KEENE MILL ROAD.

WAIVERS REQUESTED WITH THIS PLAN:

1. REQUESTED FOR THE ON-ROAD BIKE LANE PROPOSED ON THE NORTH SIDE OF OLD KEENE MILL ROAD PER THE COMPREHENSIVE PLAN.
2. REQUESTED FOR THE LOADING SPACE REQUIREMENTS.
3. REQUESTED FOR PLANTING REQUIREMENTS ALONG OLD KEENE MILL ROAD DUE TO EXISTING GAS PIPELINE AND STORM SEWER EASEMENTS IN PLACE.

BOHLER ENGINEERING
VA CIVIL & CONSULTING ENGINEERS
PROFESSIONAL SERVICES: ENVIRONMENTAL CONSULTANTS, LANDSCAPE ARCHITECTS

REVISIONS

REV.	DATE	COMMENT	BY
7	09/08/25	REV. PER COUNTY COMMENTS	MTD
6	08/21/25	REV. LEASE AREA	MTD
5	08/08/25	REV. PER COUNTY COMMENTS	MTD
4	07/21/25	REV. PER COUNTY COMMENTS	MTD
3	6/30/25	REV. PER COUNTY COMMENTS	MTD
2	6/20/25	REV. PER CURRENT COMMENTS	MTD
1	05/16/25	REV. PER CLIENT COMMENTS	MTD

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: 25015128
DESIGN BY: MTD
DRAWN BY: MTD
CHECKED BY: MD
DATE: 05/16/25
SCALE: 1" = 20'
CAD ID: SEP

PROJECT:
SPECIAL EXCEPTION PLAT/ PRC PLAN FOR EDENS

LOCATION OF SITE:
OLD KEENE MILL ROAD & ROLLING ROAD
CARDINAL FOREST PLAZA
SPRINGFIELD, FAIRFAX COUNTY, VA

BOHLER ENGINEERING
37820 DAVIS DRIVE, SUITE 200
ASHBURN, VIRGINIA 20148
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
LIC. NO. 054324
PROFESSIONAL ENGINEER

SHEET TITLE:
SPECIAL EXCEPTION PLAT

SHEET NUMBER: 5 OF 6

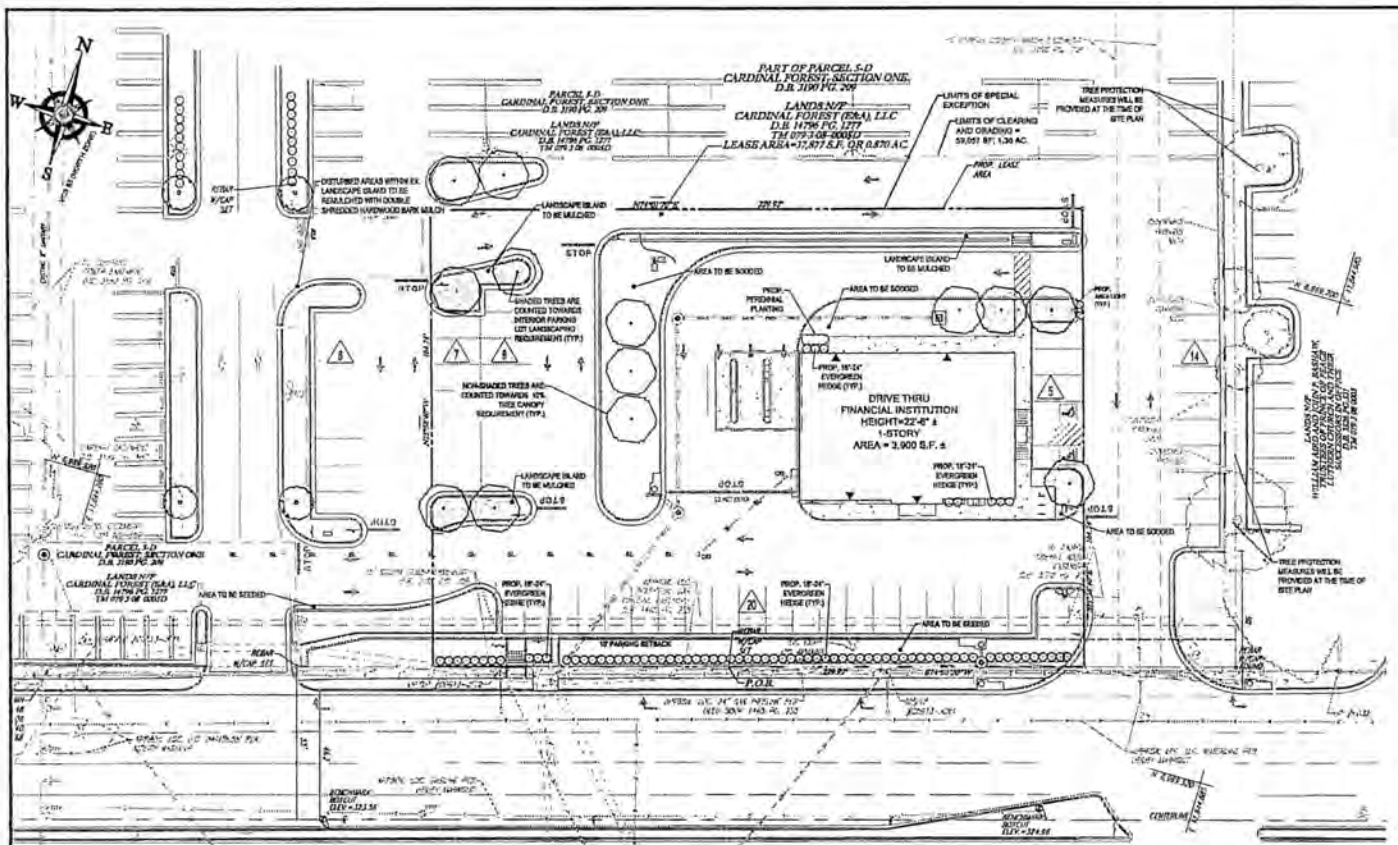


TABLE 12.3

A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)	0
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	0.0%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.12)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	0.0%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	0.0%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN 12-0507.3	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCEPTANCE WITH 12-0507.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

TABLE 12.12

STEP		TOTALS
A. TREE PRESERVATION TARGET ARE STATEMENT		
A1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS	SEE ABOVE
B. TREE CANOPY REQUIREMENT		
B1	IDENTIFY GROSS SITE AREA =	37,977
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE =	0
B3	SUBTRACT AREA OF EXCEPTIONS =	-
B4	ADJUSTED GROSS SITE AREA (B1-B2) =	37,977
B5	IDENTIFY SITES ZONING AND OR USE =	COMMERCIAL
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED =	10%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 x B6) =	3,798
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?	NO
B9	IF B8 YES, ENTER LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED	N/A
C. TREE PRESERVATION		
C1	TREE PRESERVATION TARGET AREA =	0
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0508 =	0
C3	C2 X 1.25 =	0
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR STEEP SLOPE CONSERVATION =	0
C5	C4 X 1.5	0
C6	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "GIANT" TREES =	0
C7	C6 X 1.5 OR 2.0 =	0
C8	CANOPY AREA OF TREES WITHIN RESILIENCE PROTECTION AREAS AND 100-YEAR FLOODPLAIN =	0
C9	C8 X 1.5 =	0
C10	TOTAL OF C3, C5, C7, AND C9 =	0
D. TREE PLANTING		
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10) =	3,798
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS =	0
D3	D2 X 2.0 =	0
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION =	0
D5	D4 X 2.0 =	0
D6	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS =	0
D7	D6 X 1.5 =	0
D8	AREA OF CANOPY PROVIDED BY NATIVE TREES =	2,700
D9	D8 X 1.5 =	4,125
D10	AREA OF CANOPY PROVIDED BY SUPERIOR CULTIVARS AND VARIETIES =	0
D11	D10 X 1.25 =	0
D12	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS =	0
D13	D12 X 2 =	0
D14	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX =	0
D15	D14 X 2 =	0
D16	PERCENTAGE OF D15 REPRESENTED BY D15 =	0
-	AREA OF CANOPY NOT MEETING MULTIPLIER CRITERIA	0
D17	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING =	4,125
D18	IS AN ISOLATED PLANTING RELIEF REQUESTED?	NO
D19	TREE BANK OR TREE FUND?	N/A
D20	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE PLANTING OR TREE FUND =	0
D21	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND =	$0
-		-
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10) =	0
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) =	4,125
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19) =	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED =	4,125
-	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED =	10.86%

COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-302 PERIPHERAL PARKING LOT LANDSCAPING	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING 1 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-THRU FINANCIAL INSTITUTION BECAUSE THE PROPOSED DEVELOPMENT IS WITHIN AN EXISTING SHOPPING CENTER THE PERIMETER PARKING LOT LANDSCAPE REQUIREMENT DOES NOT APPLY.	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 THIS LANDSCAPING STRIP.	REQUIRED: 10' BUFFER ALONG R.O.W.'S, ONE (1) TREE PER 40 LINEAR FEET. OLD KEENE MILL ROAD - 185 L.F./40 = 4.6 OR 5 TREES PROVIDED: OLD KEENE MILL ROAD - 0 TREES DUE TO THE PRESENCE OF AN EXISTING STORM SEWER EASEMENT AND GAS PIPELINE EASEMENT, REQUIRED PLANT MATERIAL CANNOT BE PROVIDED ALONG OLD KEENE MILL ROAD.	WAIVER REQUESTED FOR PLANTING REQUIREMENT

IMPROVED CULTIVAR
- BLOOD GOOD LONDON PLANE
- VALLEY FORGE ELM
- GREENVELT ELM

LIST OF NATIVE TREES:
- RED MAPLE
- WILLOW OAK
- RED BUD
- SERVICE BERRY
- SWEETBAIN MAGNOLIA

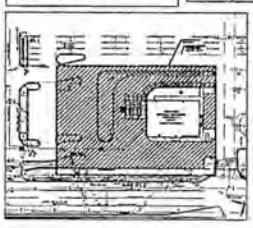


TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED (PARKING LOT WITHIN LEASE AREA)	27,360 S.F.
INTERIOR CANOPY REQUIRED (5%)	1,368 S.F.
TOTAL SHADE TREE CANOPY PROVIDED:	
7 TREES @ 250 S.F. EACH=	1,750 S.F.
TOTAL AREA REQUIRED =	1,368 S.F.
TOTAL AREA PROVIDED =	1,750 S.F.

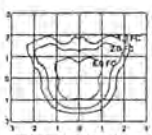
INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT

PARKING LOT AREA TO BE COUNTED (27,360 S.F.)
PARKING LOT WITHIN LEASE AREA

1"=10'

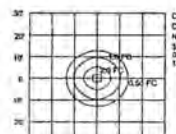
LIGHTING SCHEDULE

FIXTURE	PROP. # FIXTURES	MOUNTING HEIGHT	DESCRIPTION
CANOPY	4 (32 BULBS)	12'	CRESENT/STONCO CATALOUR TLC35HLXL-1 NARROW CHANNEL 35 WATT T8 (48") 0° BALLAST



WIDE-RITE
#RSW METAL HALIDE
18' MOUNTING HEIGHT
SPECTRA III
MODEL #ALM-400-SF

400 WATT AREA LIGHT
ISO-RING DETAIL
NOT TO SCALE.



CRESENT/STONCO
CATALOUR: TLC35HLXL-1
NARROW CHANNEL
35 WATT T8 (48")
0° BALLAST
12' MOUNTING HEIGHT

CANOPY LIGHT
ISO-RING DETAIL
NOT TO SCALE.

LANDSCAPE SCHEDULE

KEY	QTY	SIZE	10 YEAR TREE CANOPY (SF)	10 YEAR TREE CANOPY SUBTOTAL (SF)
EVERGREEN SHRUB(S)				
○	71	MIN	18-24"	N/A
CATEGORY IV DECIDUOUS TREES				
⬡	13	3-3 1/2" CAL.	250	3,750

NOTE: AT TIME OF SITE PLAN, APPROPRIATE MULTIPLIER, FOR NATIVE SPECIES, IMPROVED CULTIVAR OR AIR QUALITY TREES, WILL BE PROVIDED TO MEET THE PLANTING REQUIREMENT.

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LANDSCAPE ARCHITECTS
ENVIRONMENTAL CONSULTANTS

REVISIONS

NO.	DATE	COMMENT	BY
1	04/04/11	REV. PER COUNTY COMMENTS	MTG
2	05/31/11	REV. LEASE AREA	MTG
3	10/28/11	REV. PER COUNTY COMMENTS	MTG
4	12/22/11	REV. PER COUNTY COMMENTS	MTG
5	03/01/12	REV. PER COUNTY COMMENTS	MTG
6	04/17/12	REV. PER COURT COMMENTS	MTG
7	05/01/12	REV. PER COURT COMMENTS	MTG

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: 030.0017
DRAWN BY: MTG
CHECKED BY: TH
DATE: 02/07/11
SCALE: 1"=20'
CAD I.D.: L01

PROJECT: SPECIAL EXCEPTION PLAT/ PRC PLAN FOR EDENS

LOCATION OF SITE:
OLD KEENE MILL ROAD & ROLLING ROAD
CARDINAL FOREST PLAZA
SPRINGFIELD, FAIRFAX COUNTY, VA

BOHLER ENGINEERING
32333 OAKS DRIVE, SUITE 310
STERLING, VIRGINIA 20166
Phone: (703) 924-9300
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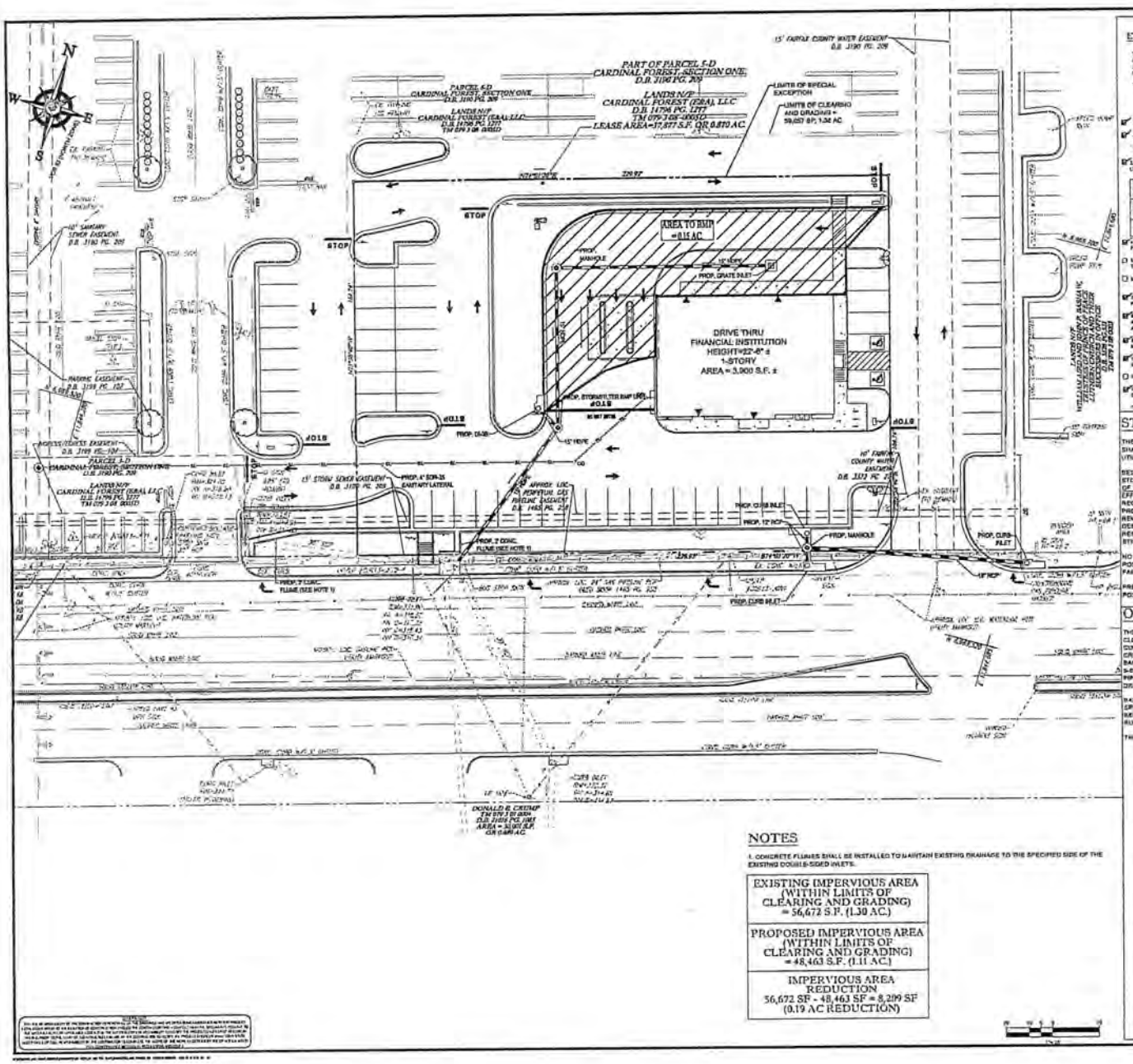
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034501
PROFESSIONAL ENGINEER

SHEET TITLE:
LANDSCAPE & LIGHTING PLAN

SHEET NUMBER:
6
OF 8



NOTES

1. CONCRETE FLUMES SHALL BE INSTALLED TO MAINTAIN EXISTING DRAINAGE TO THE SPECIFIED SIDE OF THE EXISTING DOUBLE-SIDED INLETS.

EXISTING IMPERVIOUS AREA (WITHIN LIMITS OF CLEARING AND GRADING) = 56,672 S.F. (1.30 AC.)
PROPOSED IMPERVIOUS AREA (WITHIN LIMITS OF CLEARING AND GRADING) = 48,463 S.F. (1.11 AC.)
IMPERVIOUS AREA REDUCTION 56,672 SF - 48,463 SF = 8,209 SF (0.19 AC REDUCTION)

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 PARAGRAPH(S):
SPECIAL PERMITS (9-011 OR 8-2-2(2)) — SPECIAL EXCEPTIONS (9-011 OR 8-2-2(2))
CLUSTER SUBDIVISION (9-615 OR 8-2-2(2)) — COMMERCIAL REVITALIZATION DISTRICTS (9-622 OR 8-2-2(2))
DEVELOPMENT PLANS, PRC DISTRICT (16-263(3) & 4) — HYBRID DISTRICTS (16-262 (2)(F) & (3))
PDH DISTRICTS (EXCEPT PRC) (16-263 (F) & (3)) — AMENDMENTS (16-262 (2)(F) & (3))

☑ 1. PLAT IS AT A MINIMUM SCALE OF 1"=100' UNLESS IT IS DEPICTED ON ONE SHEET WITH A MINIMUM SCALE OF 1"=400'.

☑ 2. A DRAWING DEPICTING THE STORMWATER MANAGEMENT FACILITY(IES) AND LIMITS OF CLEARING AND GRADING ACCOMPANIES THIS APPLICATION. THE STORMWATER MANAGEMENT FACILITY(IES), STORM DRAINAGE PIPE SYSTEMS AND OUTFALL PROTECTION, I.E. RIP-RAP, FLARED END SECTIONS, FENCE SPILLWAYS, ACCESS ROADS, SITE ENTRANCES, OVERLOT GRADING, ENERGY DISSIPATION DEVICES, AND STREAM STABILIZATION MEASURES AS SHOWN ON THIS SHEET.

☑ 3. PROVIDED: NO ON SITE STORMWATER MANAGEMENT FACILITY REQUIRED BECAUSE THE POST-DEVELOPED RELEASE RATE IS LESS THAN THE PRE-DEVELOPED RELEASE RATE AND THE OUTFALL IS CURRENTLY ADEQUATE.

FACILITY NAME/TYPE & NO.	ON-SITE AREA SERVED (ACRES)	OFF-SITE AREA SERVED (ACRES)	DRAINAGE AREA (ACRES)	IMPERVIOUS AREA (SF)	STORAGE VOLUME (CF)	2" WATER SURFACE ELEVATION (FT)
CDS UNIT (STORMFILTER)	0.15 AC.	0.00 AC.	0.15 AC.	2#	N/A	N/A
TOTAL (QUALITY)	0.15 AC.	0.00 AC.	0.15 AC.	2#	N/A	N/A

☑ 4. ONSITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON THIS SHEET.

☐ 5. MAINTENANCE ACCESS (ROADS TO STORMWATER MANAGEMENT FACILITY(IES)) ARE NOT APPLICABLE.
TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS NOT APPLICABLE (ASPHALT, CONCRETE, ETC.)

☐ 6. LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON SHEET.
SITE LANDSCAPING IS SHOWN ON SHEET 5.

☑ 7. A STORMWATER MANAGEMENT NARRATIVE WHICH CONTAINS A DESCRIPTION OF RUNOFF DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET IS PROVIDED ON THIS SHEET.

☑ 8. A DESCRIPTION OF THE EXISTING CONDITIONS OF EACH RUNNING 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 CONTRIBUTED 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 2.

☐ 11. A SUBMISSION WAIVER IS REQUESTED FOR THIS

☑ 12. STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE POST-DEVELOPMENT PEAK RUNOFF RATE IS LESS THAN PRE-DEVELOPMENT PEAK RUNOFF RATE (SEE STORM NARRATIVE ON THIS SHEET)

NOTE: SWM CALCULATIONS BASED UPON RESTORED AREA.

STORM WATER MANAGEMENT & BMP NARRATIVE

THE SUBJECT SITE CONSISTS OF AN EXISTING PARKING LOT WITH MODERATE SLOPES. THE PROPOSED SITE SHALL CONSIST OF A BANK WITH A DRIVE-THRU CANOPY, ONE (1) STORMFILTER BMP STRUCTURE, UTILITIES, AND ASSOCIATED PARKING.

BEST MANAGEMENT PRACTICES (BMPS) WILL BE PROVIDED FOR THE SUBJECT SITE THROUGH A STORMFILTER UNIT. THE BMP STRUCTURE WILL PROVIDE A MINIMUM PHOSPHORUS REMOVAL EFFICIENCY OF 10%. THE SUBJECT SITE IS BEING REDEVELOPED, THEREFORE THE SITE'S PHOSPHORUS REMOVAL EFFICIENCY IS REQUIRED TO CONFORM WITH SECTION 6-401.2B OF THE PUBLIC FACILITIES MANUAL. THE REQUIRED PHOSPHORUS REMOVAL EFFICIENCY FOR THE REDEVELOPMENT IS A MINIMUM OF 10%. THE PROJECT PROPOSES ONE (1) STORMFILTER UNIT WHICH EXCEEDS THE MINIMUM REQUIRED PHOSPHORUS REMOVAL RATE. THE BMP TREATMENT FACILITY WILL BE DESIGNED WITH THE FINAL SITE PLAN. IF, DUE TO DESIGN CONSTRAINTS, MODIFICATIONS NEED TO BE MADE TO THE BMP FACILITY, THE APPLICANT RESERVES THE RIGHT TO REPLACE THE STORMFILTER UNIT WITH A SIMILAR BMP TREATMENT WHICH WILL STILL PROVIDE THE 10% MINIMUM PHOSPHORUS REMOVAL REQUIREMENT.

NO STORM WATER MANAGEMENT (SWM) FOR THE SUBJECT SITE IS REQUIRED BECAUSE THE POST-DEVELOPMENT PEAK RUNOFF DOES NOT EXCEED THE PRE-DEVELOPMENT RUNOFF (PER THE FAIRFAX COUNTY PUBLIC FACILITY MANUAL 6-0202.6A).

PRE-DEVELOPMENT PEAK RUNOFF RATE = 7.88 CFS = C (0.76) X I (7.37) X A (1.39)
POST-DEVELOPMENT PEAK RUNOFF RATE = 7.38 CFS = C (0.75) X I (7.37) X A (1.39)

OUTFALL ANALYSIS

THE PROPOSED REDEVELOPMENT OUTFALLS TO THE SOUTH INTO A CLOSED STORM SEWER SYSTEM. THIS CLOSED STORM SEWER SYSTEM THEN RUNS SOUTH THROUGH VARIOUS RETAIL DEVELOPMENTS, A GOLF COURSE COMMUNITY, THEN FINALLY A RESIDENTIAL DEVELOPMENT BEFORE DISCHARGING INTO AN OPEN CREEK SOUTH OF THE RIVDALE RESIDENTIAL SUBDIVISION THAT ULTIMATELY FLOWS INTO THE REID AND BANKS OF ACCOTINK CREEK. ADEQUATE OUTFALL EXISTS, AND WAS CALCULATED, USING THE 75% SECTION AND A DOWN DRAINAGE TO POINT AT LEAST 100 DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE.

BASED ON THE APPROVED SITE PLAN "SPRINGFIELD GOLF & COUNTRY CLUB, SWIM AND TENNIS FACILITIES, SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA" (6431-SP-003-3) ADEQUATE OUTFALL EXISTS INTO THE REID AND BANKS OF ACCOTINK CREEK. SINCE THIS PROPOSED DEVELOPMENT WILL DECREASE THE PEAK RUNOFF RATE, IT IS OUR OPINION THAT ADEQUATE OUTFALL WILL STILL EXIST.

THIS OUTFALL CURRENTLY SERVICES AN AREA OF 641.5 ACRES. THIS AREA IS DELINEATED BELOW:

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CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

NO.	DATE	COMMENT	BY
1	09/04/11	REV. PER COUNTY COMMENTS	NTR
2	09/21/11	REV. LEASE AREA	NTR
3	10/19/11	REV. PER COUNTY COMMENTS	NTR
4	12/12/11	REV. PER COUNTY COMMENTS	NTR
5	03/21/12	REV. PER COUNTY COMMENTS	NTR
6	04/27/12	REV. PER COUNTY COMMENTS	NTR
7	07/31/12	REV. PER COUNTY COMMENTS	NTR

NOT APPROVED FOR CONSTRUCTION

PROJECT No.	2080-01
DRAWN BY:	NTR
CHECKED BY:	TR
DATE:	04/20/11
SCALE:	1" = 30'
GRID ID:	18T

PROJECT:
SPECIAL EXCEPTION PLAT/ PRC PLAN
FOR
EDENS

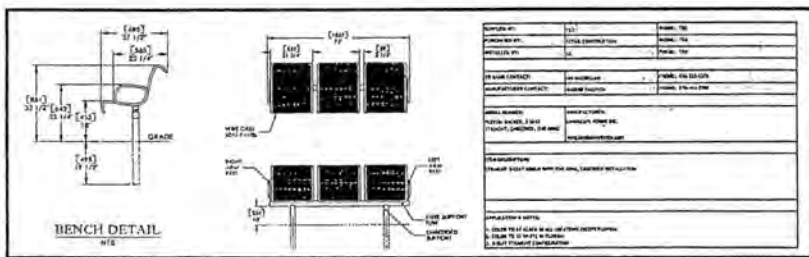
LOCATION OF SITE:
OLD KEENE MILL ROAD & ROLLING ROAD
CARDINAL FOREST PLAZA
SPRINGFIELD, FAIRFAX COUNTY, VA

BOHLER ENGINEERING
23875 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

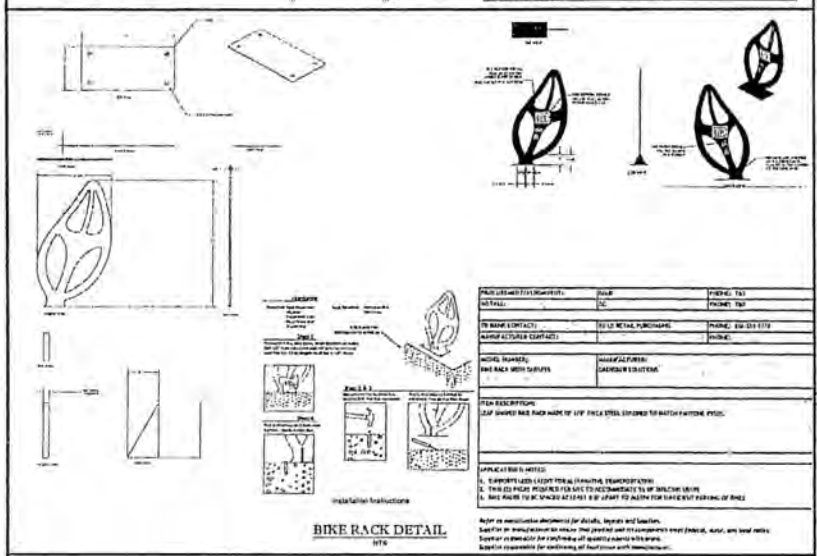
COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
LIC. NO. 034308
PROFESSIONAL ENGINEER

SHEET TITLE:
PRELIMINARY STORMWATER MANAGEMENT PLAN

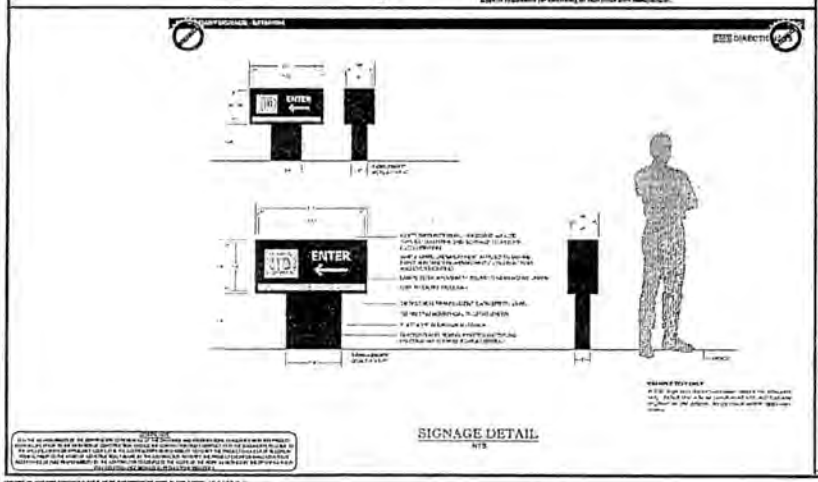
SHEET NUMBER:
7
OF 9



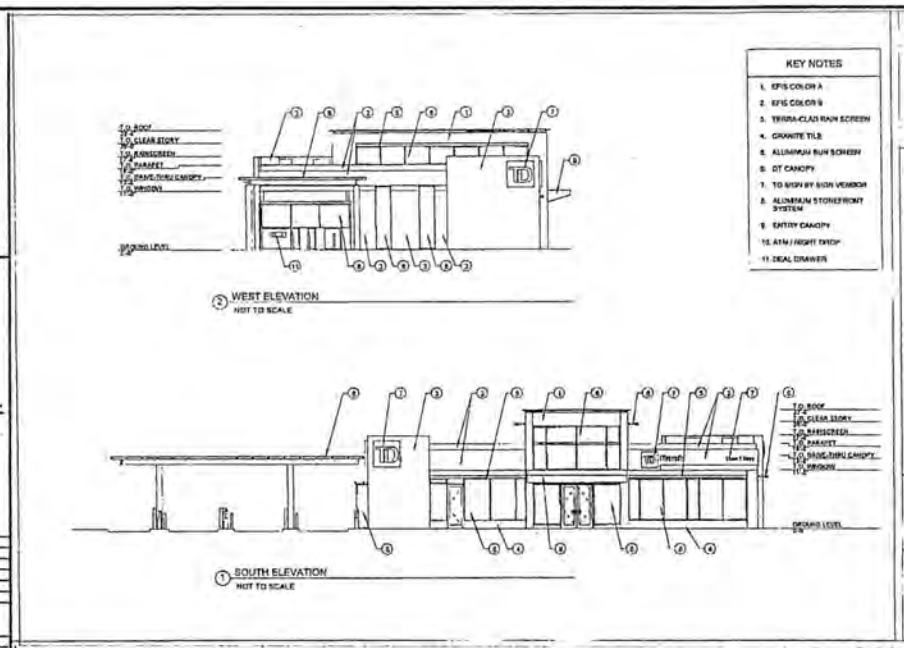
BENCH DETAIL
NTS



BIKE RACK DETAIL
NTS



SIGNAGE DETAIL
NTS

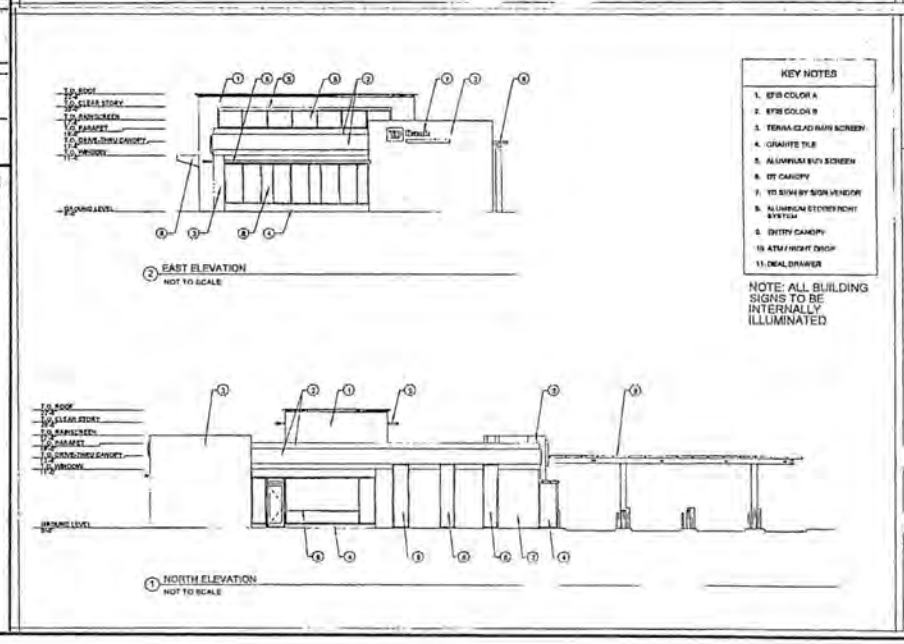


2 WEST ELEVATION
NOT TO SCALE

1 SOUTH ELEVATION
NOT TO SCALE

KEY NOTES

1. EFIS COLOR A
2. EFIS COLOR B
3. TERRA-CLAD RAIN SCREEN
4. GRANITE TILE
5. ALUMINUM SUN SCREEN
6. DT CANOPY
7. TO SIGN BY SIGN VENDOR
8. ALUMINUM STOREFRONT SYSTEM
9. ENTRY CANOPY
10. ATM / NIGHT DROP
11. DEAL DRAWER



2 EAST ELEVATION
NOT TO SCALE

1 NORTH ELEVATION
NOT TO SCALE

KEY NOTES

1. EFIS COLOR A
2. EFIS COLOR B
3. TERRA-CLAD RAIN SCREEN
4. GRANITE TILE
5. ALUMINUM SUN SCREEN
6. DT CANOPY
7. TO SIGN BY SIGN VENDOR
8. ALUMINUM STOREFRONT SYSTEM
9. ENTRY CANOPY
10. ATM / NIGHT DROP
11. DEAL DRAWER

NOTE: ALL BUILDING SIGNS TO BE INTERNALLY ILLUMINATED

Bergmann

WEST SPRINGFIELD STORE
OLD KEENE MILL ROAD & ROLLING ROAD
CARDINAL FOREST PLAZA
SPRINGFIELD, FAIRFAX, VIRGINIA

Bergmann

WEST SPRINGFIELD STORE
OLD KEENE MILL ROAD & ROLLING ROAD
CARDINAL FOREST PLAZA
SPRINGFIELD, FAIRFAX, VIRGINIA

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CIVIL & CONSULTING ENGINEERS
LAND SYSTEMS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

TEMPORARY OFFICE
8 TRAMBOLINE
LOVELY

REVISIONS

REV	DATE	COMMENT	BY
1	[illegible]	REV. PER COUNTY COMMENTS	NTG
2	[illegible]	REV. LEASE AREA	NTG
3	[illegible]	REV. PER COUNTY COMMENTS	BJG
4	[illegible]	REV. PER COUNTY COMMENTS	BJG
5	[illegible]	REV. PER COUNTY COMMENTS	NTG
6	[illegible]	REV. PER CLIENT COMMENTS	NTG
7	[illegible]	REV. PER CLIENT COMMENTS	NTG

NOT APPROVED FOR CONSTRUCTION

PROJECT No. [illegible]
DRAWN BY: NTG
CHECKED BY: TG
DATE: [illegible]
SCALE: NOT TO SCALE
CAD I.D.: [illegible]

PROJECT:
SPECIAL EXCEPTION PLAT/ PRC PLAN
FOR
EDENS

LOCATION OF SITE
OLD KEENE MILL ROAD & ROLLING ROAD
CARDINAL FOREST PLAZA
SPRINGFIELD,
FAIRFAX COUNTY, VA

BOHLER ENGINEERING
22430 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034104
PROFESSIONAL ENGINEER

SHEET TITLE
BUILDING ELEVATIONS/ DETAILS

SHEET NUMBER
8
OF 8