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

Dear Mr. Teets:

At a regular meeting of the Board of Supervisors held on July 10, 2012, the Board approved Planned Residential Community Application PRC-A-787-02 in the name of Cardinal Forest (E&A), LLC. The Board's action approves the PRC Plan associated with Rezoning Application RZ A-787 to permit commercial development. The subject property is located at 8316 to 8332 Old Keene Mill Road on approximately 8.67 acres of land zoned PRC and HC in the Braddock District [Tax Map 79-3 ((8)) 5D].

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

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

Cc: Chairman Sharon Bulova
Supervisor John Cook, Braddock District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Audrey Clark, Director – Building Plan Review, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
District Planning Commissioner
Jose Comayagua, Director, Facilities Management
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

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

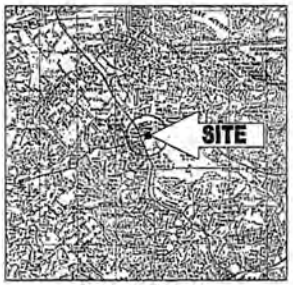
FOR ENTIRE PLAN SET (NOT TO SCALE)

EXISTING	TYPICAL NOTE TEXT	PROPOSED
	ONSITE PROPERTY LINE / PLAN LINE	
	OFFSITE/ADJACENT PROPERTY LINE / EXISTING PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACCENT LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
	CONTOUR LINE	
	SPOT ELEVATIONS	
	SANITARY LABEL	
	STORM LABEL	
	SANITARY SEWER LATERAL	
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND GAS LINE	
	OVERHEAD WIRE	
	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	
	SIGNAL	

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
BK	BLOCK	ROW	RIGHT OF WAY
BL	BASELINE	S	SLOPE
BLDG	BUILDING	SAN	SANITARY SEWER
BM	BENCHMARK	SF	SQUARE FEET
CF	CUBIC FEET	STA	STATION
CL	CENTERLINE	STM	STORM
CMP	CORRUGATED METAL PIPE	TBR	TO BE REMOVED
CONC	CONCRETE	TC	TOP OF CURB
CY	CUBIC YARDS	TPF	TREE PROTECTION FENCE
DES	DESIGNATIVE	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
EC	EDGE OF SHOULDER	WL	WATER LINE
END	END WALL	&	PLUS OR AMPS
EX	EXISTING	'	MINUTE
FES	FLARED END SECTION	"	DIAMETER
FF	FINISHED FLOOR	#	NUMBER
FH	FIRE HYDRANT		
FG	FINISHED GRADE		
GF	GARAGE		
GF	GARAGE FLOOR (AT DOOR)		
GH	GRADE HIGHER SIDE 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		
MIN	MINIMUM		
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		
PVC	POINT OF CHANGE		
PROP	PROPOSED		
PT	POINT OF TANGENCY		
PTCR	POINT OF TANGENCY, CURB RETURN		



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20021153-E
SCALE: 1"=2000'

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

OWNER/DEVELOPER

CARDINAL FOREST (EAA) LLC
7350 WISCONSIN AVENUE, SUITE 400
BETHESDA, MD 20814
STEVE TSETS
703-714-9567

PREPARED BY

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

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 3140 PG. 388, SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA"
  PROJECT#: B20751138
  DATE: 5/14/10
  REVISED: 8/31/11
- GEOTECHNICAL INVESTIGATION REPORT:
  WHITESTONE ASSOCIATES, INC.
  ENTITLED: "REPORT OF GEOTECHNICAL INVESTIGATION, PROPOSED TD BANK SITE, OLD KEENE MILL ROAD AND ROLLING ROAD, CARDINAL FOREST PLAZA, WEST SPRINGFIELD, FAIRFAX COUNTY, VIRGINIA"
  PROJECT#: SP1811249.000
  DATE: 5/21/10
- 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 (UTILITY/ISP)
PHONE: (703) 764-3118

COX COMMUNICATION (COUNTY)
PHONE: (540) 364-2909

DOMINION VIRGINIA POWER (UTILITY/ISP)
PHONE: (703) 764-2115

FAIRFAX COUNTY
CONTACT: LARRY DUPRUCK
PHONE: (703) 246-4433

FAIRFAX WATER (COUNTY)
PHONE: (540) 364-2909

VERIZON (UTILITY/ISP)
PHONE: (703) 764-3118

WASHINGTON GAS
CONTACT: DON JONES
PHONE: (703) 755-5510

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
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BOHLER ENGINEERING

REVISIONS

NO.	DATE	COMMENT	BY
1	8/8/2011	REV. PER COUNTY COMMENTS	MTG
2	9/6/2011	REV. LEASE AREA	MTG
3	10/5/2011	REV. PER COUNTY COMMENTS	BJS
4	11/2/2011	REV. PER COUNTY COMMENTS	BJS
5	12/5/2011	REV. PER COUNTY COMMENTS	MTG
6	1/3/2012	REV. PER CLIENT COMMENTS	MTG
7	1/18/2012	REV. PER CLIENT COMMENTS	MTG

NOT APPROVED FOR CONSTRUCTION

PROJECT MGR: TRAVIS
DRAWN BY: MTG
CHECKED BY: TD
DATE: 10/28/11
SCALE: AS SHOWN
GRID: D-1

PROJECT:
SPECIAL EXCEPTION PLAT/ PRC PLAN
FOR
EDENS

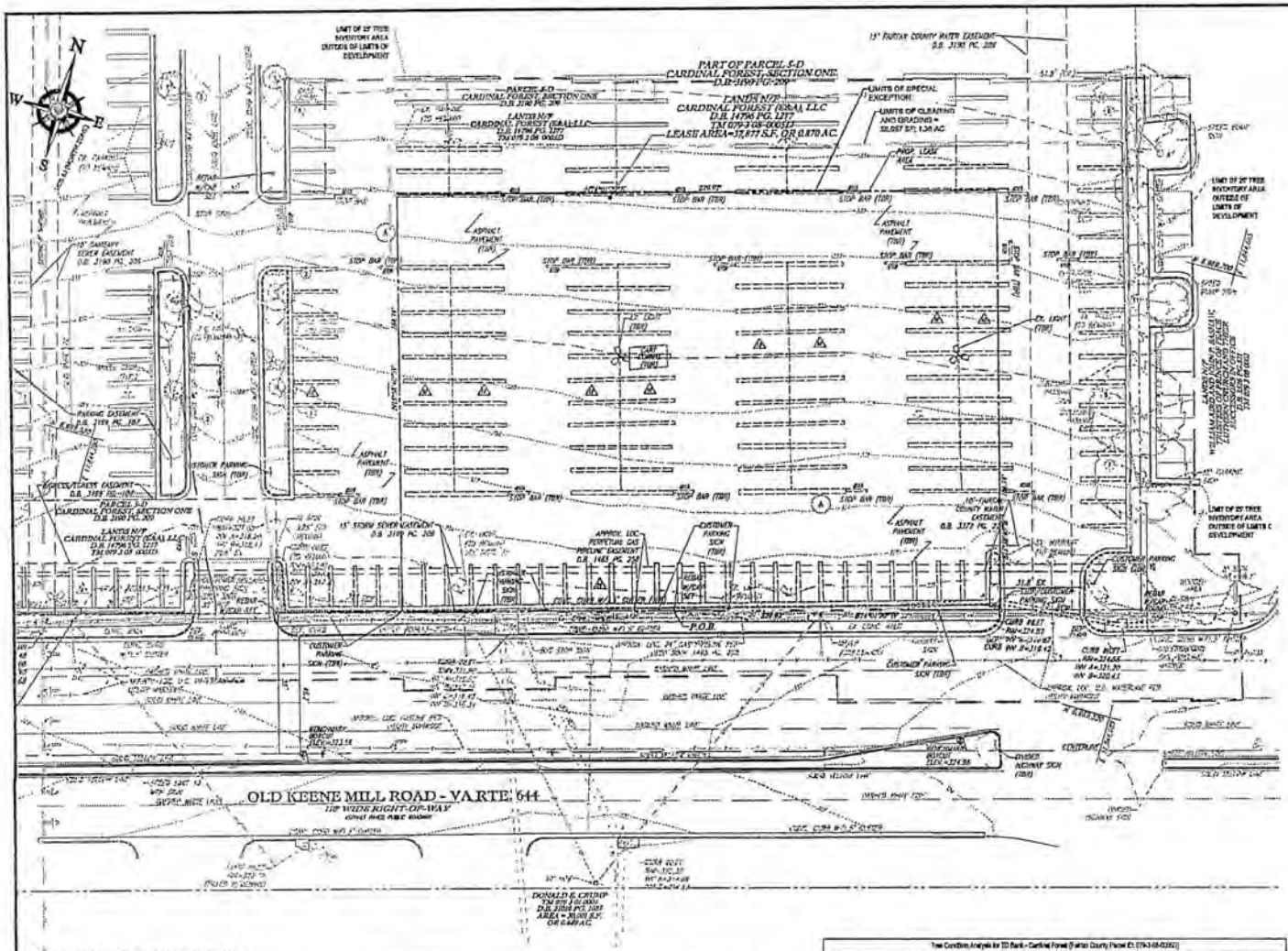
LOCATION OF SITE:
OLD KEENE MILL ROAD & ROLLING ROAD
CARDINAL FOREST PLAZA
SPRINGFIELD,
FAIRFAX COUNTY, VA

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. 034124
PROFESSIONAL ENGINEER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1
OF 8



EXISTING VEGETATION MAP (EVM)

COVER TYPE SUMMARY TABLE
PARCEL ID: PART OF 079-3-09-0005D
AREA: LIMITS OF DEVELOPMENT (DISTURBED AREA) 1.323 ACRES (57,612 SQ. FT.)
EVM PREPARED BY: NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5961A ON 8/23/11

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 IN THE LIMITS OF DEVELOPMENT (DISTURBED AREA) DUE TO WORKING BEING PERFORMED THAT IS OUTSIDE OF THE SPECIAL EXCEPTION LEASE AREA. SPECIAL EXCEPTION LEASE AREA = 0.87 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 TD Bank – Cardinal Forest (Fairfax County Parcel ID: 079-3-09-0005D)
Tree Condition Analysis Performed by: Nicholas Georgas, ISA Certified Arborist MA-5961A on 8/23/10

#	Species	Size (DBH in Inches)	Condition Rating (%)	Baseline 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	Willow Oak	15	75%	75%	Preserve	Off-Site Tree; removal may be required pending final grading plan	15
8	Pin Oak	15	75%	75%	Preserve	Removal may be required pending final grading plan	15
9	Pin Oak	8	75%	75%	Preserve	Off-Site Tree; removal 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 12-0506.3

- 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 ONSITE AND THE LIKELIHOOD OF PRESERVING TREES.

BOHLER ENGINEERING

REVISIONS

NO.	DATE	COMMENT	BY
1	8/30/11	REV. PER COUNTY COMMENTS	NTG
2	09/01/11	REV. LEASE AREA	NTG
3	10/31/11	REV. PER COUNTY COMMENTS	BJS
4	12/21/11	REV. PER COUNTY COMMENTS	BJS
5	02/17/12	REV. PER COUNTY COMMENTS	NTG
6	03/27/12	REV. PER CLIENT COMMENTS	NTG
7	05/01/12	REV. PER CLIENT COMMENTS	NTG

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: EFM2007
DRAWN BY: NTG
CHECKED BY: NG
DATE: 08/30/11
SCALE: 1" = 30'
CAD ID: SHT

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
23456 DAVIS DRIVE, SUITE 270
STERLING, VIRGINIA 20164
Phone: (703) 724-7500
Fax: (703) 724-7501
www.BohlerEngineering.com

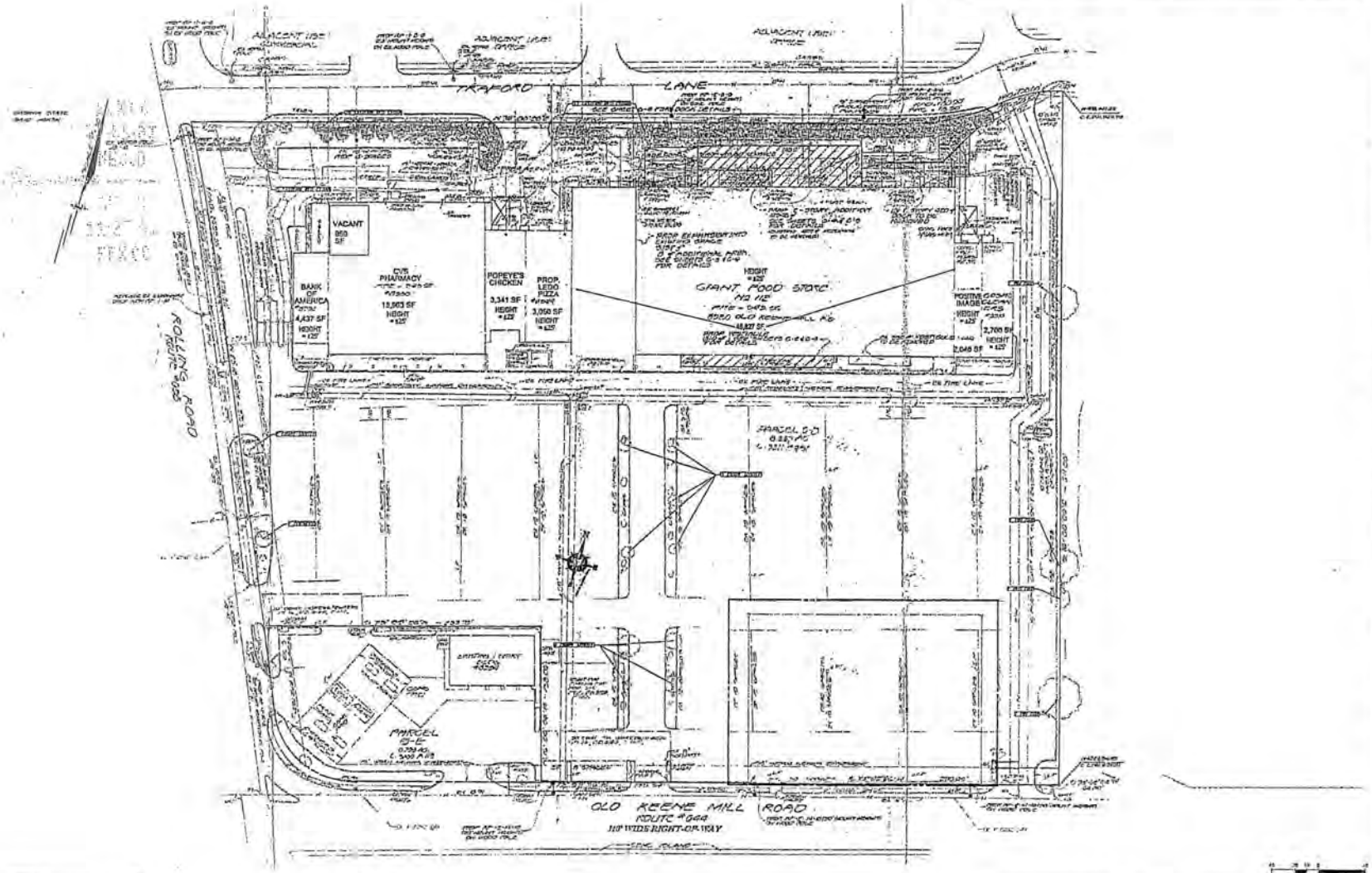
COMMONWEALTH OF VIRGINIA
DARREL M. DUKE
No. 054101
PROFESSIONAL ENGINEER

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. - 6-10"
2	CRAPE MYRTLE	MULTISTEM HEIGHT - ±10-11'
1	DOGWOOD	5"
2	PIN OAK	6-12"
1	RED OAK	4"



THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY

BOHLER ENGINEERING

REVISIONS

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

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: [illegible]
DRAWN BY: HTG
CHECKED BY: TD
DATE: [illegible]
SCALE: 1" = 40'
CADD: [illegible]

PROJECT:
SPECIAL EXCEPTION PLAT/ PRC PLAN
FOR
EDENS

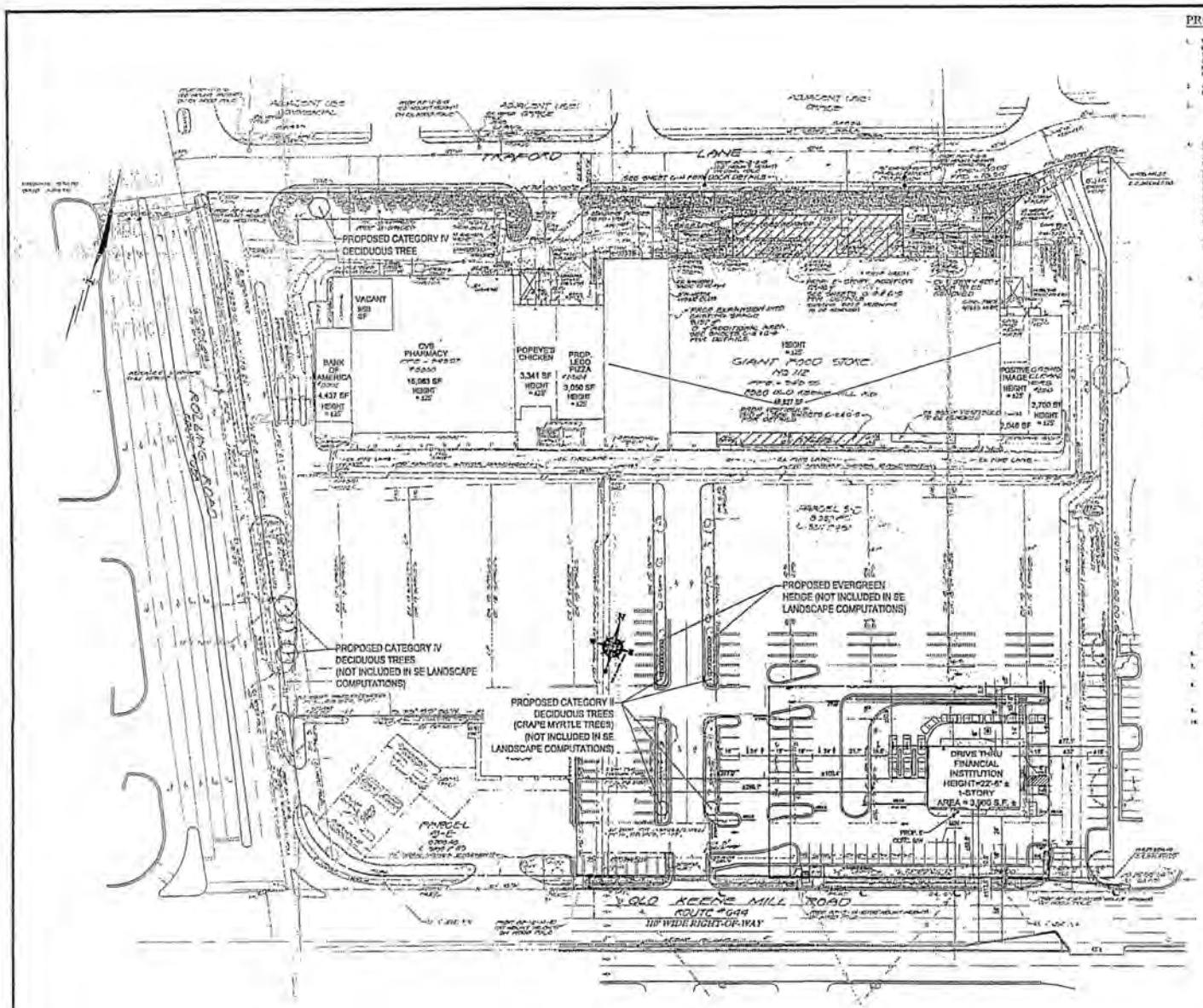
LOCATION OF SITE
OLD KEENE MILL ROAD &
ROLLING ROAD
CARDINAL FOREST PLAZA
SPRINGFIELD,
FAIRFAX COUNTY, VA

BOHLER ENGINEERING
[illegible] GAMS 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 A FIELD SURVEY BY BOHLER ENGINEERING TITLED "ALTA/NSPS LAND TITLE SURVEY, PART OF PARCEL 5-D, CARDINAL FOREST, SECTION ONE WITH ROTH LYNN PLAT, SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA" PROJECT #: 5001131.3A DATE: SHEET, REVISED 8/29/17

2. ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEY DATUM, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.

3. OWNER/DEVELOPER
CARDINAL FOREST (5A-E), LLC
7700 WISCONSIN AVENUE, SUITE 400
BETHESDA, MD 20814
STEVE FESTA

4. PARCEL DATA: 377,334 SF OR 8.67 AC. (PROVIDED LOT AREA)
TAX MAP/PIN #: 0784 06 0005D
ZONE: PRC PLAN/ A RESIDENTIAL COMMUNITY/A VILLAGE CENTER
EXISTING USES:

ADDRESS	USE	AREA
6320 OLD KEENE MILL ROAD - BANK OF AMERICA	SHOPPING CENTER (INCLUDE BANK WITH DT/DU)	4,437 SF
6330 OLD KEENE MILL ROAD - CVS	SHOPPING CENTER (RETAIL)	17,836 SF
6332 OLD KEENE MILL ROAD - PROPOSED VACANT SPACE	SHOPPING CENTER (RETAIL)	3000 SF
6336 OLD KEENE MILL ROAD - GIANT	SHOPPING CENTER (RETAIL)	44,000 SF
6338 OLD KEENE MILL ROAD - POSITIVE IMAGE/VITAL CONCEPT	SHOPPING CENTER (PERSONAL SERVICES)	2,648 SF
6316 OLD KEENE MILL ROAD - DORADO CLEANERS	SHOPPING CENTER (PERSONAL SERVICES)	2,700 SF
6314 OLD KEENE MILL ROAD - POPEYES/LEGO'S PIZZA	SHOPPING CENTER (EATING ESTABLISHMENT)	3,341 SF
6308 OLD KEENE MILL ROAD - POPEYES	SHOPPING CENTER (FAST FOOD RESTAURANT)	3,341 SF
		81,847 SF (1.9 AC)

PROPOSED USE:
GIANT FOOD FINANCIAL INSTITUTION — 3,900 SF (PROPOSED USE) 90,747 SF (2.08 AC)

5. BULK REQUIREMENTS:

	REQUIREMENTS	PROVIDED
A. MIN. LOT AREA	NO MINIMUM PER ZONING ORDINANCE	8.67 AC. (PROVIDED LOT AREA)
B. MIN. BUILDING SETBACK		
FRONT SETBACK (ON B/WHERE MILL ROAD)	25ft	53.0±
SIDE SETBACK (EAST PROPERTY LINE)	25ft	37.1±
SIDE SETBACK (WEST PROPERTY LINE)	40ft	52.8±
REAR SETBACK (NORTH PROPERTY LINE)	40ft	54.4±
C. MIN. PARKING SETBACK		
FRONT SETBACK (ON B/ KEENE MILL ROAD)	25ft	48.5±
SIDE SETBACK (EAST PROPERTY LINE)	25ft	8'
SIDE SETBACK (WEST PROPERTY LINE)	25ft	8'±
REAR SETBACK (NORTH PROPERTY LINE)	25ft	15'±

D. PARKING REQUIREMENTS:

SHOPPING CENTER (PER ZONING ORD. SECT. 11)

SHOPPING CENTER (NEIGHBORHOOD CONVENIENCE) UP TO 2.1 SPACES PER 1,000 SF OF GFA = 10,000 SF
SHOPPING CENTER (RETAIL) OVER 10,000 SF UP TO 400,000 SF = 4.0 SPACES PER 1,000 SF OF GFA = 4,000 SF
SHOPPING CENTER (RETAIL) OVER 400,000 SF = 4.5 SPACES PER 1,000 SF OF GFA = 44,000 SF
SHOPPING CENTER (EATING ESTABLISHMENT) = 1 SPACE PER 100 SF OF GFA = 3,341 SF
SHOPPING CENTER (PERSONAL SERVICES) UP TO 5,000 SF = 1 SPACE PER 200 SF OF GFA = 2,700 SF
SHOPPING CENTER (EATING ESTABLISHMENT) = 1 SPACE PER 100 SF OF GFA = 3,341 SF
SHOPPING CENTER (FAST FOOD RESTAURANT) = 1 SPACE PER 100 SF OF GFA = 3,050 SF
TOTAL = 180 SPACES

	REQUIRED	PROVIDED
TOTAL PARKING SPACE DIMENSIONS	9.5' x 19'	9.5' x 19'
TOTAL SPACES	180 (PER 100 SF GFA) PLUS 4.5 PER ACRE OF LOT AREA (39 SPACES)	211
E. FLOOR AREA RATIO (F.A.R.)	NO MAXIMUM PER ZONING ORDINANCE	0.23± (FOR PRC AREA 8.67 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	48.2% ± (FOR TOTAL PRC AREA)
I. OPEN SPACE	NO REQUIRED PER ZONING ORDINANCE	9%± (FOR THE PRC AREA)
J. LOADING SPACE FOR GIANT (EXISTING)	1	1 (NO CHANGES ADJUSTED)

6. SEE SHEET 5 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 ACCESS TO OUTFALL AS PER SEC. 2401 NARRATIVE.
9. SEE SHEET 6 FOR PROPOSED LANDSCAPING.
10. SEE SHEET 1 FOR ADDITIONAL NOTES.

1" = 40'

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
TRANSPORTATION ENGINEERS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	10/9/2017	REV. PER COUNTY COMMENTS	MSB
2	08/25/18	REV. LEASE AREA	DRB
3	10/8/2018	REV. PER COUNTY COMMENTS	RJG
4	11/2/2018	REV. PER COUNTY COMMENTS	RJG
5	11/21/2018	REV. PER COUNTY COMMENTS	MSB
6	12/21/2018	REV. PER CLIENT COMMENTS	DRB
7	01/15/2019	REV. PER FINAL COMMENTS	DRB

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: 5001131
DRAWN BY: MSB
CHECKED BY: TG
DATE: 08/29/17
SCALE: 1" = 40'
CASE #(S): SEE

PROJECT:
SPECIAL EXCEPTION PLAT/ PRC PLAN
FOR
EDENS

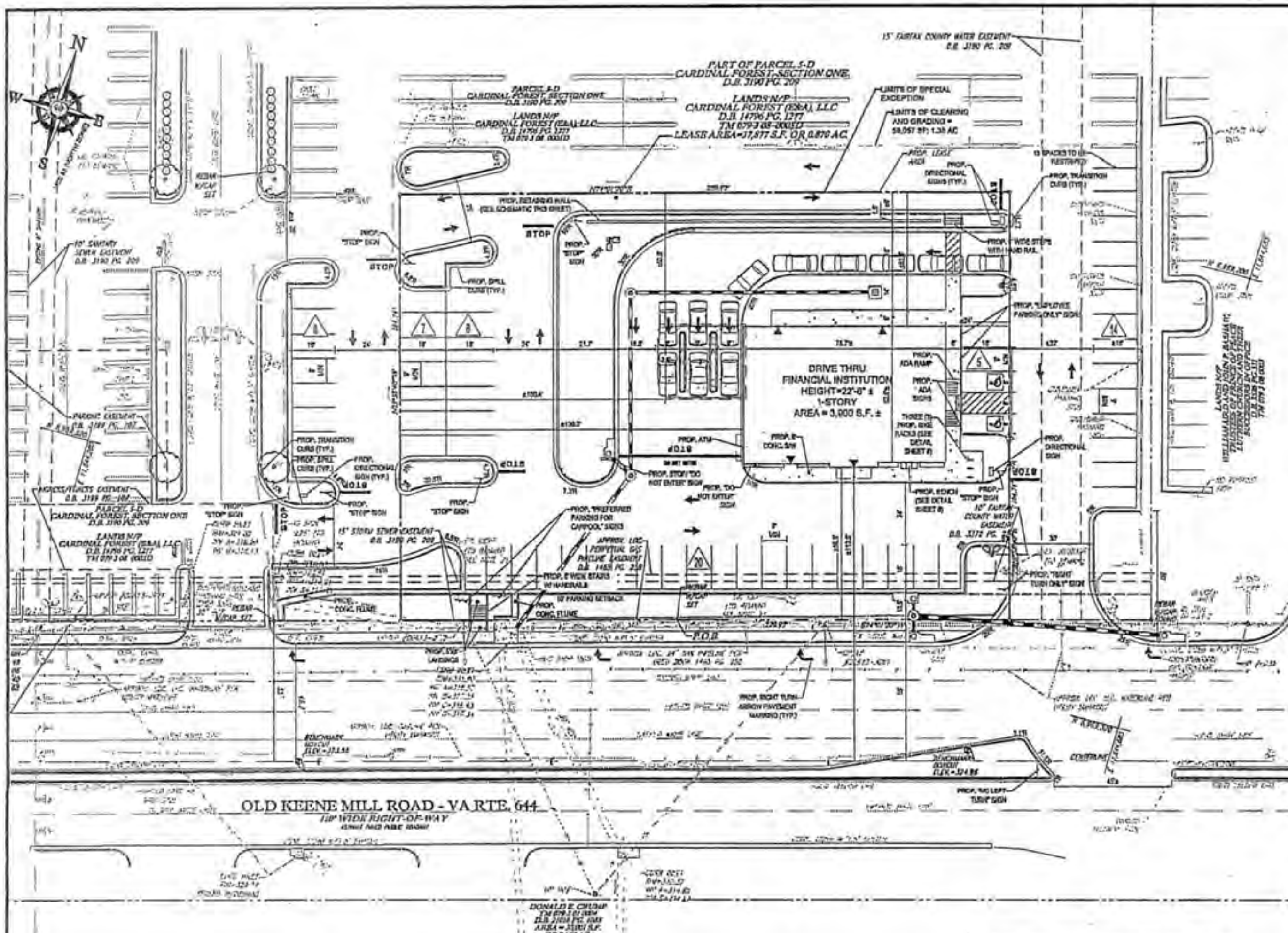
LOCATION OF SITE
OLD KEENE MILL ROAD & ROLLING ROAD
CARDINAL FOREST PLAZA
SPRINGFIELD, FAIRFAX COUNTY, VA

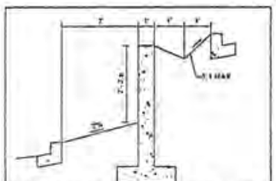
BOHLER ENGINEERING
352 HAYMAN DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 339-8551
Fax: (703) 339-8561
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 0341014
PROFESSIONAL ENGINEER

SHEET TITLE:
PRC PLAN

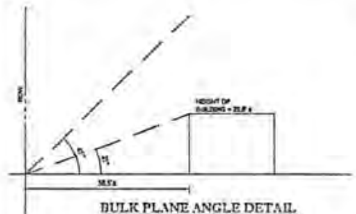
SHEET NUMBER:
4
OF 9





RETAINING WALL SCHEMATIC

NOT TO SCALE



BULK PLANE ANGLE DETAIL
OLD KEENE MILL ROAD

NOT TO SCALE

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.

SPECIAL EXCEPTION GENERAL NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY BY: BOHLER ENGINEERING TITLED: "ALTA/ACSM LAND TITLE SURVEY, PART OF PARCEL 5-D, CARDINAL FOREST, SECTION ONE DEED BOOK 3190 PG. 209, SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA" PROJECT#: [illegible] DATE: [illegible]
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 (E&A) LLC, 7200 WISCONSIN AVENUE, SUITE 400, BETHESDA, MD [illegible], STEVE [illegible]
4. PARCEL DATA: 37,877 SF OR 0.870 AC. (SPECIAL EXCEPTION AREA) TAX MAP#: [illegible] ZONE: PRC (PLANNED RESIDENTIAL COMMUNITY) "VILLAGE CENTER" EXISTING USES:

ADDRESS	USE	AREA
[illegible] OLD KEENE MILL ROAD - BANK OF AMERICA	SHOPPING CENTER (BANK WITH DRIVE THRU)	[illegible]
[illegible] OLD KEENE MILL ROAD - CVS	SHOPPING CENTER (RETAIL)	[illegible]
[illegible] OLD KEENE MILL ROAD - PROPOSED VACANT SPACE	SHOPPING CENTER (RETAIL)	[illegible]
[illegible] OLD KEENE MILL ROAD - [illegible]	SHOPPING CENTER (RETAIL)	[illegible]
[illegible] OLD KEENE MILL ROAD - POSITIVE [illegible] CONCEPT	SHOPPING CENTER (PERSONAL SERVICES)	[illegible]
[illegible] OLD KEENE MILL ROAD - [illegible] CLEANERS	SHOPPING CENTER (PERSONAL SERVICES)	[illegible]
[illegible] OLD KEENE MILL ROAD - [illegible] PIZZA	SHOPPING CENTER (EATING ESTABLISHMENT)	[illegible]
[illegible] OLD KEENE MILL ROAD - POPEYES	SHOPPING CENTER (FAST FOOD RESTAURANT)	[illegible]
		[illegible] SF (EXISTING)

PROPOSED USE: DRIVE-THRU FINANCIAL INSTITUTION — [illegible] SF (PROPOSED USE); [illegible] SF (TOTAL)

5. BULK REQUIREMENTS:

	ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA	NO MINIMUM PER ZONING ORDINANCE	[illegible] AC
B. MIN. BUILDING SETBACK		
FRONT SETBACK (OLD KEENE MILL ROAD)	[illegible]	[illegible]
SIDE SETBACK (EAST LEASE LINE)	N/A	[illegible]
SIDE SETBACK (WEST LEASE LINE)	N/A	[illegible]
REAR SETBACK (NORTH LEASE LINE)	N/A	[illegible]
C. MIN. PARKING SETBACK		
FRONT SETBACK (OLD KEENE MILL ROAD)	10'	[illegible]
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. [illegible]	[illegible]	[illegible]
b. STACKING REQUIREMENTS: [illegible] FOR THE FIRST WINDOW, 2 FOR EACH ADDITIONAL WINDOW	[illegible]	12 (4 FOR THE FIRST WINDOW, 2 FOR EACH ADDITIONAL WINDOW)
c. MIN. PARKING SPACE DIMENSIONS 90° SPACES	[illegible]	[illegible]
E. FLOOR AREA RATIO (F.A.R.)	NO MAXIMUM PER ZONING ORDINANCE	[illegible] (FOR SE AREA [illegible])
F. MIN. DRIVE AISLE	22'	[illegible]
G. MAX. BUILDING HEIGHT	NO MAXIMUM PER ZONING ORDINANCE	[illegible]
H. MAX. LOT COVERAGE	NO MAXIMUM PER ZONING ORDINANCE	[illegible] (FOR THE SE AREA)
I. OPEN SPACE	NO MINIMUM PER ZONING ORDINANCE	[illegible] (FOR THE SE AREA)
J. LOADING (ONE FOR [illegible])	1	0 WAIVER REQUESTED

6. [illegible] 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 "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREA, PANEL [illegible] OF [illegible], COMMUNITY PANEL NO. [illegible], MAP REVISED [illegible].
8. NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THE SITE.
9. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS 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 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 INGRESS/EGRESS ARE PROVIDED 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 WEEKLY BASIS.
18. RETAINING WALL OR EQUIVALENT DETAIL WILL BE FINALIZED DURING FINAL SITE PLAN DESIGN.
19. THE EXISTING SITE LIGHTS MAY REQUIRE RELOCATION, TO BE DETERMINED AT THE SITE PLAN PHASE.
20. ROAD IMPROVEMENT PROPOSED TO MEDIAN BREAK ALONG OLD KEENE MILL ROAD.

BOHLER ENGINEERING

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 CLIENT COMMENTS	[illegible]
7	[illegible]	REV. PER CLIENT COMMENTS	[illegible]

NOT APPROVED FOR CONSTRUCTION

PROJECT: SPECIAL EXCEPTION PLAT/ PRC PLAN FOR EDENS

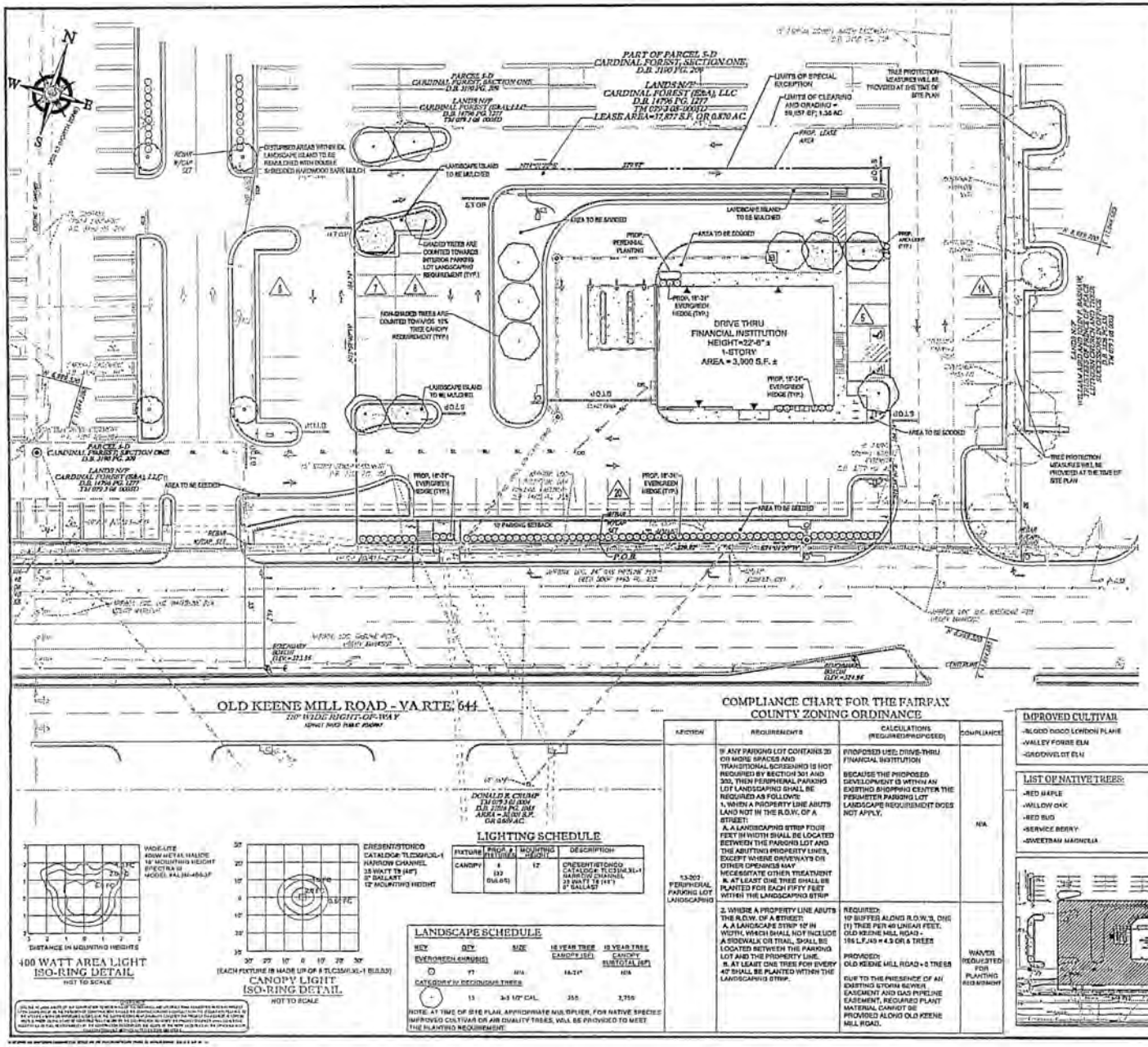
LOCATION OF SITE: OLD KEENE MILL ROAD & ROLLING ROAD, CARDINAL FOREST PLAZA, SPRINGFIELD, FAIRFAX COUNTY, VA

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 160
STERLING, VIRGINIA 20164
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA — DANIEL M. DUKE — PROFESSIONAL ENGINEER

SHEET TITLE: SPECIAL EXCEPTION PLAT

SHEET NUMBER: 5 OF 8



COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-303 PERIPHERAL PARKING LOT LANDSCAPING	1. IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY SECTION 301 AND 300, 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 THE LANDSCAPING STRIP.	REQUIRED: 10' BUFFER ALONG R.O.W.'S, ONE (1) TREE PER 40 LINEAR FEET. OLD KEENE MILL ROAD - 186 L.F./40 = 4.5 OR 5 TREES PROVIDED: OLD KEENE MILL ROAD = 5 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

LIGHTING SCHEDULE

FIXTURE	PROP. # FIXTURES	MOUNTING HEIGHT	DESCRIPTION
CANOPY	8 (32 BULBS)	17'	CRESENT/STONCO CATALOG #: TLCS3WL3L-1 NARROW CHANNEL 35 WATT T5 (HE) 3" BALLAST 17' MOUNTING HEIGHT

LANDSCAPE SCHEDULE

KEY	QTY.	SIZE	10 YEAR TREE CANOPY (SF)	15 YEAR TREE CANOPY SUBTOTAL (SF)
EVERGREEN (UNDERS)	77	N/A	16,324	N/A
CATEGORY IV DECIDUOUS TREES	13	3-3 1/2" CAL.	3,510	3,705

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.

WIDE-LITE 400W METAL HALIDE 16' MOUNTING HEIGHT SPECTRA III MODEL #ALM-466-3P

DISTANCE IN MOUNTING HEIGHTS

400 WATT AREA LIGHT ISO-RING DETAIL
NOT TO SCALE

CRESENT/STONCO CATALOG#: TLCS3WL3L-1 NARROW CHANNEL 35 WATT T5 (HE) 3" BALLAST 12' MOUNTING HEIGHT

(EACH FIXTURE IS MADE UP OF 8 TLCS3WL3L-1 BULBS)

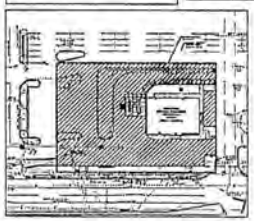
CANOPY LIGHT ISO-RING DETAIL
NOT TO SCALE

IMPROVED CULTIVAR

- RED MAPLE
- WILLOW OAK
- RED BUD
- SERVICE BERRY
- SWEETBAM MAGNOLIA

LIST OF NATIVE TREES:

- RED MAPLE
- WILLOW OAK
- RED BUD
- SERVICE BERRY
- SWEETBAM MAGNOLIA



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

TABLE 12.3

A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (PER 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 (SEE TABLE 12.1)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHALL BE MET THROUGH TREE PRESERVATION	0%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	0.0%
F	WAS THE TREE PRESERVATION TARGET ACHIEVED (BEEN MET)	YES
G	IF NOT OR LIKELY, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED IN THE PLAN THAT SHALL INCLUDE THE INFORMATION LISTED IN 12-0307.3	
H	IF STEP 2 FIELD WALK IS APPROPRIATE, IT SHALL BE PERFORMED IN ACCORDANCE WITH 12-0307.2	
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 AND STATEMENT		
A.1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT (NOTE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS)	SEE ABOVE
B. TREE CANOPY REQUIREMENTS		
B1	IDENTIFY GROSS SITE AREA =	27,360
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE =	0
B3	SUBTRACT AREA OF EXEMPTIONS =	-
B4	ADJUSTED GROSS SITE AREA (B1-B3) =	27,360
B5	IDENTIFY ZONES (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) =	2,736
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?	NO
B9	IF B8 YES, THEN LIST PLAN SHEET WHERE MODIFICATION IS LOCATED	N/A
C. TREE PRESERVATION		
C1	TREE PRESERVATION TARGET AREA =	0
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0308 =	0
C3	C2 X 1.25 =	0
C4	TOTAL CANOPY AREA PROVIDED BY GRADED OR VIGOROUS TREES OF HOOKLAND CLIMATE =	0
C5	C4 X 1.5	0
C6	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEGARIAL," "SPECIMEN," OR "STREET" TREES =	0
C7	C6 X 1.75 =	0
C8	CANOPY AREA OF TREES WHICH REQUIRES PROTECTION AREAS AND 150 YEAR FLOODPLAIN =	0
C9	C8 X 2 =	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) =	0
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS =	0
D3	X 1.5 =	0
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION =	0
D5	X 1.5 =	0
D6	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS =	0
D7	X 1.5 =	0
D8	AREA OF CANOPY PROVIDED BY NATIVE TREES =	2,736
D9	X 1.5 =	4,104
D10	AREA OF CANOPY PROVIDED BY GRADED OLD GROWTH TREES =	0
D11	X 1.25=	0
D12	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS =	0
D13	X 1.0 =	0
D14	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX =	0
D15	X 1.0 =	0
D16	PERCENTAGE OF D14 REPRESENTED BY D15 =	0
-	AREA OF CANOPY SIZE MEETING MULTIPLIER CRITERIA =	0
D17	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING =	4,104
D18	IS AN ON-SITE PLANTING RELIEF REQUESTED?	NO
D19	TREE BANK OR TREE FUND?	N/A
D20	CANOPY AREA INCLUDED HERE PROVIDED THROUGH OFF-SITE 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 (D10) =	0
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) =	4,104
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFF-SITE MECHANISMS (D20) =	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED =	4,104
	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED =	15.0%

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

BOHLER ENGINEERING
22330 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9551
www.BohlerEngineering.com

REVISIONS

REV.	DATE	COMMENT	BY
7	09/09/11	REC. PER COUNTY COMMENTS	MTG
6	08/31/11	REV. LEASE AREA	MTG
5	08/04/11	REC. PER COUNTY COMMENTS	MTG
4	07/07/11	REC. PER COUNTY COMMENTS	MTG
3	06/17/11	REC. PER COUNTY COMMENTS	MTG
2	05/06/11	REC. PER COUNTY COMMENTS	MTG
1	04/01/11	REC. PER CLIENT COMMENTS	MTG

NOT APPROVED FOR CONSTRUCTION

PROJECT #: EDENS01
DRAWN BY: MTG
CHECKED BY: TG
DATE: 03/10/11
SCALE: 1"=30'
CAD ID: EDENS

PROJECT: SPECIAL EXCEPTION PLAT/ PRC PLAN FOR EDENS

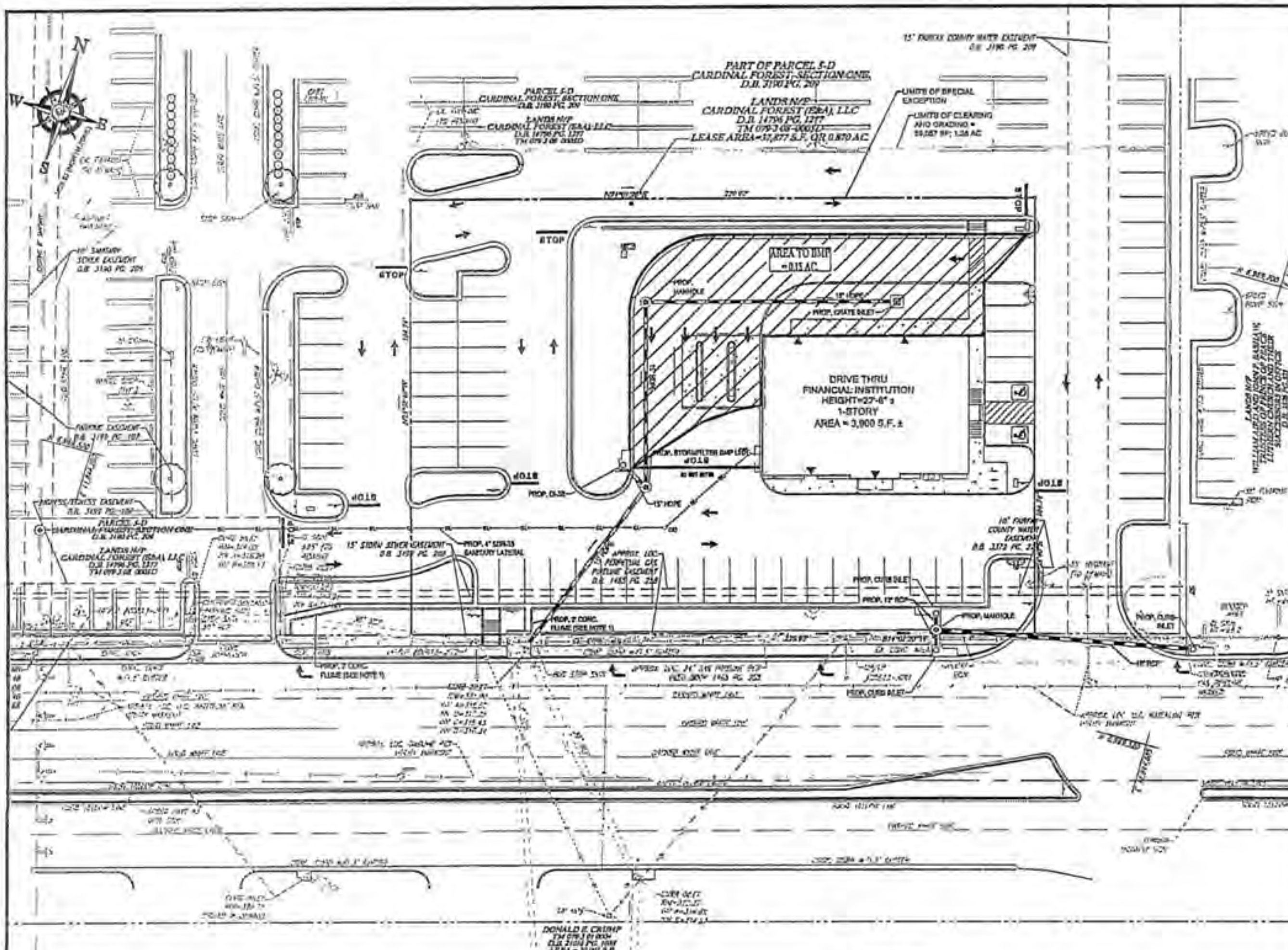
LOCATION OF SITE
OLD KEENE MILL ROAD & ROLLINS ROAD
CARDINAL FOREST PLAZA
SPRINGFIELD, FAIRFAX COUNTY, VA

BOHLER ENGINEERING
22330 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9551
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
LIC. NO. 036106
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 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 & 1O)
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 THIS SHEET.

☑ 3. PROVIDE: 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)	FOOTPRINT AREA (SF)	STORAGE VOLUME (CF)	IF POND, DAM HEIGHT (FT)
CDS UNIT (STORMFILTER)	0.15 AC.	0.00 AC.	0.15 AC.	29	N/A	N/A
TOTAL (QUALITY)	0.15 AC.	[illegible] AC.	[illegible] AC.	29	N/A	N/A

☑ 4. ONSITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON THIS SHEET. POND INLET AND OUTLET PIPE SYSTEMS ARE NOT APPLICABLE.

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

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

☑ 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 2.

☐ 11. A SUBMISSION WAIVER IS REQUESTED FOR: N/A.

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

*NOTE: SWM CALCULATIONS BASED UPON DISTURBED 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 (BMP'S) WILL BE PROVIDED FOR THE SUBJECT SITE THROUGH A STORMFILTER UNIT. THE BMP STRUCTURE WILL PROVIDE A MINIMUM PHOSPHOROUS REMOVAL EFFICIENCY OF 10%. THE SUBJECT SITE IS BEING REDEVELOPED, THEREFORE THE SITE'S PHOSPHOROUS REMOVAL EFFICIENCY IS REQUIRED TO CONFORM WITH SECTION 6-401.2B OF THE PUBLIC FACILITIES MANUAL. THE REQUIRED PHOSPHOROUS REMOVAL EFFICIENCY FOR THE REDEVELOPMENT IS A MINIMUM OF 10%. THE PROJECT PROPOSES ONE (1) STORMFILTER UNIT WHICH EXCEEDS THE MINIMUM REQUIRED PHOSPHOROUS 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 PHOSPHOROUS 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 = 7.65 CFS = C (0.78) X I (7.37) X A (1.30)
POST-DEVELOPMENT PEAK RUNOFF RATE = 7.56 CFS = C (0.75) X I (7.37) X A (1.30)

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 PRIVATE RESIDENTIAL SUBDIVISION THAT ULTIMATELY FLOWS INTO THE BED AND BANKS OF ACCOTINK CREEK. ADEQUATE OUTFALL EXISTS, AND WAS CALCULATED, USING THE PFM SECTION 6-0203.2A STORM DRAINAGE TO POINT AT LEAST 150' 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" (8437-SP-002-2), ADEQUATE OUTFALL EXISTS INTO THE BED 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 ±41.5 ACRES. THIS AREA IS DELINEATED BELOW.

BOHLER
ENGINEERING

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 CLIENT COMMENTS	[illegible]
7	[illegible]	REV. PER CLIENT COMMENTS	[illegible]

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:
DRAWN BY:
CHECKED BY:
DATE:
SCALE: 1" = 20'
CAD I.D.:

PROJECT:
SPECIAL EXCEPTION PLAT/ PRC PLAN
FOR
EDENS

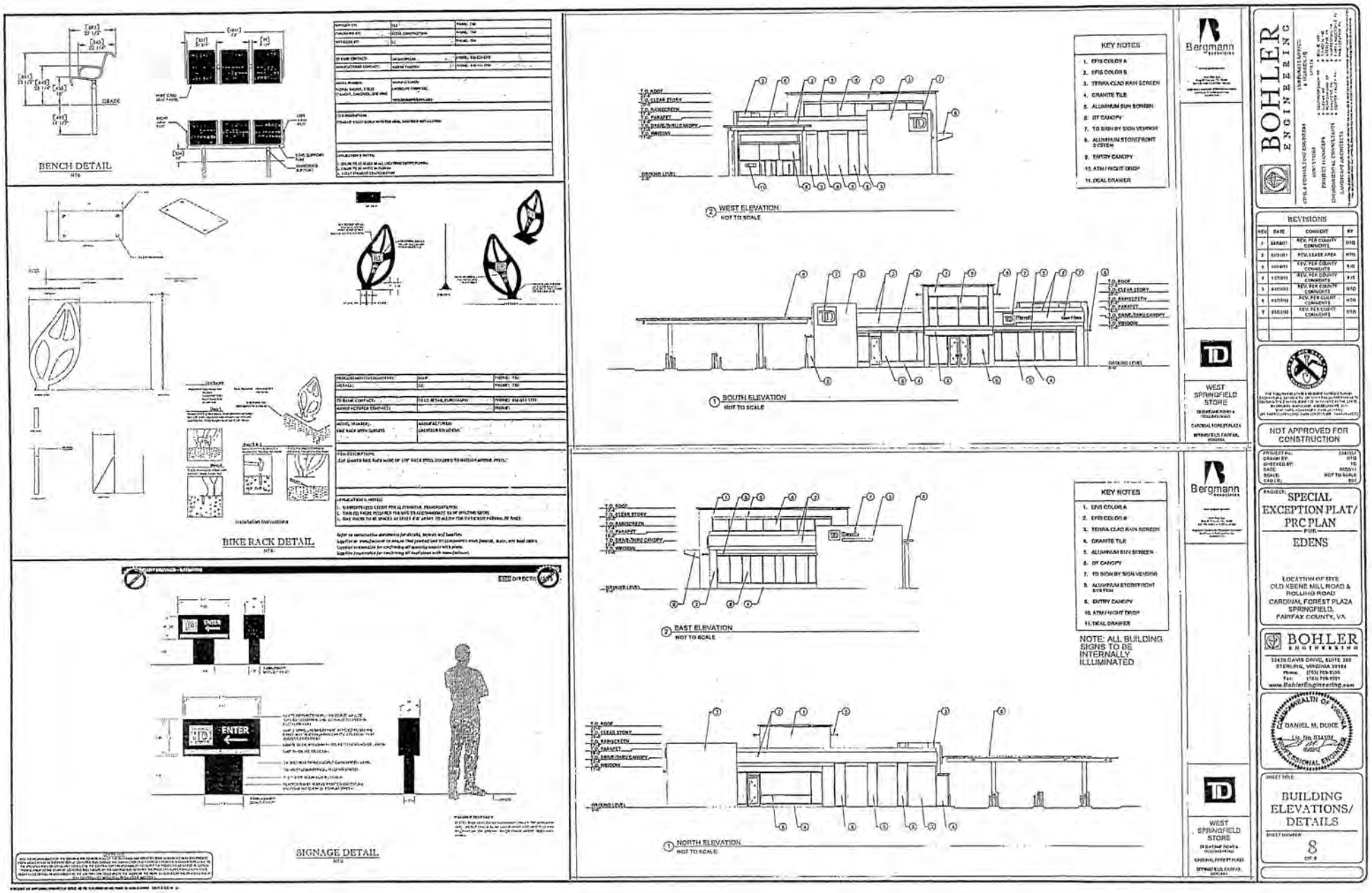
LOCATION OF SITE
OLD KEENE MILL ROAD & ROLLING ROAD
CARDINAL FOREST PLAZA
SPRINGFIELD,
FAIRFAX COUNTY, VA

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:
PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET NUMBER:
7
OF 8


BENCH DETAIL
NTS
BIKE RACK DETAIL
NTS
SIGNAGE DETAIL
NTS
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 WEST ELEVATION
NOT TO SCALE
1 SOUTH ELEVATION
NOT TO SCALE
2 EAST ELEVATION
NOT TO SCALE
1 NORTH ELEVATION
NOT TO SCALE
NOTE: ALL BUILDING SIGNS TO BE INTERNALLY ILLUMINATED
Bergmann
WEST SPRINGFIELD STORE
BOHLER ENGINEERING
REVISIONS
NOT APPROVED FOR CONSTRUCTION
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
DANIEL M. DUKE
SHEET TITLE: BUILDING ELEVATIONS/ DETAILS
SHEET NUMBER: 8