



APPLICATION ACCEPTED: January 16, 2013
PLANNING COMMISSION HEARING: July 18, 2013
PLANNING COMMISSION DECISION: January 9, 2013
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

January 8, 2014

STAFF REPORT ADDENDUM

APPLICATION SE 2013-DR-001

DRANESVILLE DISTRICT

APPLICANT: TD Bank, National Association

ZONING: C-6, C-8

PARCEL(S): 13-1 ((1)) - 5A

ACREAGE: 0.63 acres

SPECIAL EXCEPTION CATEGORY: Category 5: Drive-In Financial Institution

PLAN MAP: Neighborhood-Serving Commercial

PROPOSAL: To replace existing 1,781 sf service station with a 2,616 sf financial institution with two drive-thru lanes.

Staff recommends that SE 2013-DR-001 be approved subject to the development conditions contained in Attachment 2 of this Addendum.

Staff recommends that the following waivers and modifications be approved:

- Waiver of the loading space requirement for the drive-in financial institution use.
- Modification of the 10-foot parking setback along Walker Road in favor of a 9.5-foot setback, as shown on the SE Plat.
- Modification of the trail requirement along Georgetown Pike in favor of a 5-foot concrete sidewalk.

Michael H. Lynskey

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



It should be noted that it is not the intent of staff to recommend that the Board, in imposing any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this Special Exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



DESCRIPTION OF REVISIONS:

The applicant, TD Bank, National Association, has requested a Special Exception to allow construction of a drive-in financial institution in a C-6/C-8 zoning. Tax Map 13-1 ((1)) – 5A is 0.63 acres and located in the SW quadrant of the intersection of Georgetown Pike and Walker Road, in the commercial center of Great Falls. The initial Staff Report, including the six-page SE Plat, identified as “Special Exception Plat for TD Bank”, dated June 10, 2013, recommended approval of the application. A public hearing was held before the Planning Commission (PC) on July 18, 2013, at which time a decision on the case was deferred to allow additional time for a Corrective Action Plan (CAP), addressing environmental remediation of the site, to be completed. Several additional deferrals of the decision occurred, resulting in a current scheduled date of January 9, 2014 for a PC decision.

Environmental Remediation:

Since publication of the staff report and the public hearing, progress on the CAP review and approval process has been made, and further detail has been provided on the anticipated size and dimensions of the onsite facilities that will be required during the remediation process. The SE Plan included with the initial staff report included a 10-foot x 20-foot remediation shed, which was the best estimate of the size required at that time. The most current CAP estimates a minimum of an 8-foot by 30-foot structure, and the possibility of utilizing an existing 8-foot by 45-foot structure from another completed remediation project has been mentioned. The final dimensions of the remediation shed are still subject to change, so to avoid a potential future issue with attempting to permit a shed *larger* than shown on the SE Plat, the applicant has revised the plat to show the largest anticipated shed size, and staff has included a proposed development condition that would provide the flexibility to accommodate the final size and dimensions of the remediation enclosure that is required per the CAP, as long as the location and orientation of the structure is in general conformance with the SE Plat, and the layout and design of the TD Bank building and vehicular circulation system remain intact.

There had also initially been some concern regarding possible conflicts between the timing and coordination of the TD Bank construction and the ongoing remediation process on the site. The projected timeline of the current CAP would have the design and installation of the permanent remediation system (as opposed to a short-term temporary system also proposed) complete sometime in the fall of 2014. Once the system is installed and operational, the remediation process will continue for several years until established performance goals are met. The remediation process will largely happen underground, except for the pumping and other equipment located in the proposed remediation structure, and once installed would not preclude the use of the ground surface for construction of the proposed TD Bank project.

The engineers for the remediation effort, which is the responsibility of the current landowner, and the engineers for the current TD Bank proposal have ensured that current plans are sufficiently coordinated to avoid conflicts between the remediation infrastructure and the layout of the financial institution. Agreements are also in place between the parties to ensure that such coordination continues throughout the design and construction process for both projects. Since the issue has been well addressed, staff has simply proposed a development condition that would ensure that any site plans related to the Special Exception proposal would continue to be coordinated with the CAP plan.

Outdoor Lighting Concerns:

The Great Falls area has some of the darkest night skies in the Washington D.C. Metropolitan Area, and is the location for an astronomical observatory at Turner Farm Park. The Comprehensive Plan recommends that all proposed uses in the area provide lighting that “*reduces glare, eliminates light trespass and reduces sky glow*”. Concern has been raised regarding the possible effects of the outdoor lighting associated with the current proposal on the “dark skies” of the area.

Part 9 of Section 14 of the Zoning Ordinance specifies “performance standards” for outdoor lighting that the current proposal is required to meet. The standards mandate the use of “full cut-off” lighting fixtures, regulate the placement and shielding of other lighting types, and require nonresidential sites (with a minimum of four parking lot poles, which would include the current proposal) to dim parking lot lighting to fifty-percent of normal levels within thirty minutes of the close of business, among other provisions. The lighting associated with internally-lit signage, such as the building-mounted signage and the proposed freestanding sign, are restricted from having white or off-white backgrounds, but aren’t required by the performance standards to also be dimmed at night. In order to ensure that the “dark skies” in the Great Falls area are sufficiently protected, staff has included an additional proposed development condition to require all internally-lit signage onsite to also be dimmed to at least fifty percent of normal operating levels within one-hour of the close of business.

With the inclusion of that condition, staff believes that the intent of the Comprehensive Plan to protect the “dark skies” of the area will be met, and that the lighting associated with the proposal should not adversely impact the surrounding areas.

Additional Development Condition Revisions:

The published staff report contained proposed development conditions dated July 3, 2013 (Appendix 1 of the staff report). Additional revisions (dated July 16, 2013) were made to the proposed conditions prior to the public hearing. Those minor revisions are also included in the current revisions, now dated January 8, 2014.

Summary of Revisions:

- The SE Plat has been revised (with a date of December 19, 2013), and includes the following changes:
 - The temporary remediation shed is now shown as 8-feet by 45-feet in size.
 - An erroneous ATM detail was deleted from Sheet 6 to correct a previous error.
- Proposed Development Conditions were revised (now dated January 8, 2014), as highlighted on Attachment 2 of this addendum, and include the following major revisions:
 - Development Condition Number 8, regarding the erroneous ATM detail addressed above, is no longer required and was deleted. This deletion resulted in the renumbering of the remaining conditions.
 - Development Condition Number 12 (now Number 11) was revised to state:

11. Any site plan for the project shall be coordinated with the design and installation of the environmental remediation system, as specified in the Corrective Action Plan (CAP) approved by the Virginia Department of Environmental Quality (VADEQ), to address previously discovered site contamination.
 - Development Condition Number 13 (now Number 12) was revised to state:

12. The remediation shed, shown on the SE plat, is the responsibility of others, and shall be allowed to remain onsite until the groundwater remediation effort is deemed complete by VADEQ. The size and dimensions of the shed may vary from the size and dimensions shown on the SE plat, as long as such shed generally conforms to the location and orientation shown on the SE plat, and the financial institution's building layout and circulation system remain in substantial conformance with the SE plat. A small fenced enclosure associated with the remediation shed may also be allowed, as is necessary to protect outdoor elements of the remediation equipment per the CAP, and subject to review and approval by the Zoning Evaluation Department. At such time as the shed and associated equipment are removed from the site, the site conditions and landscaping shall be restored to satisfactory condition, as determined by DPWES. (Also see condition #14C)

- An additional development condition number 30 was added, as follows:

30. All internally-illuminated signage shall be dimmed to at least fifty (50) percent of full operational levels within one (1) hour after the close of business, unless otherwise required by the Zoning Ordinance.

CONCLUSIONS AND RECOMMENDATIONS

These proposed revisions to the SE Plat and development conditions are intended to add further clarity to the proposal and to ensure that the implementation of the plan would not conflict with the ongoing environmental remediation of the site, or negatively impact the dark skies of the area.

Staff recommends that SE 2013-DR-001 be approved subject to the development conditions contained in Attachment 2 of this Addendum.

Staff recommends that the following waivers and modifications be approved:

- Waiver of the loading space requirement for the drive-in financial institution use.
- Deviation from the Tree Preservation Target per 122-2-3(b) of the County Code in favor of landscaping shown on the SE plat.
- Modification of the major trail requirement in favor of 5-foot concrete sidewalks

It should be noted that it is not the intent of Staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendation of Staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

ATTACHMENTS

1. Revised SE Plat (Six pages – dated December 19, 2013)
2. Revised Development Conditions (dated January 8, 2014)



Tree Condition Analysis for Parcel 0131 01 0005A
Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 03/16/12

#	Species	Size (DBH in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
1	Red Maple	15	70%	75%	Preserve	Located off-site near property line, extra care will be req. for preservation. It is possible that Fairfax County will remove this tree during Walker Road Diet plan implementation.	15
2	Black Locust	24	65%	55%	Remove		24
3	Black Locust	18	60%	55%	Remove		18
4	Black Locust	34	70%	55%	Remove		34
5	Black Locust	20	65%	55%	Remove		20
6	Black Locust	9	35%	55%	Remove		9
7	Black Locust	9	60%	55%	Remove		9
8	White Pine	24	75%	70%	Remove		24
9	White Pine	20	75%	70%	Remove		20
10	White Pine	32	65%	70%	Remove		32
11	White Pine	18	70%	70%	Remove		18
12	White Pine	15	60%	70%	Remove		15
13	White Pine	18	50%	70%	Remove		18
14	White Pine	8	70%	70%	Remove		8
15	White Pine	23	70%	70%	Remove		23
16	Red Maple	21	85%	75%	Preserve		21
17	Red Maple	15	75%	75%	Preserve		15
18	Red Maple	24	80%	75%	Preserve		24
19	Pin Oak	20	85%	75%	Preserve		20
20	Pin Oak	35	35%	75%	Remove	Located in ROW	35

TREE PRESERVATION NARRATIVE

THIS NARRATIVE IS PROVIDED TO SERVE AS THE REQUIRED TREE PRESERVATION NARRATIVE PER SECTION 12-0508 OF THE COUNTY OF FAIRFAX PUBLIC FACILITIES MANUAL FOR THE REDEVELOPMENT OF PARCEL 0131 01 0005A, GREAT FALLS, FAIRFAX COUNTY, VA

- THERE ARE NO HAZARDOUS TREES ONSITE.
- THERE ARE NO INVASIVE SPECIES LOCATED ON SITE.
- CURRENTLY THERE ARE NO KNOWN "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 NUMBER 1 MAY BE REMOVED DURING WALKER ROAD DIET PLAN IMPLEMENTATION BY FAIRFAX COUNTY UNDER A SEPARATE PLAN.
- 10-YEAR TREE CANOPY WILL BE MET THROUGH TREE PRESERVATION AND PROPOSED PLANTINGS. ONLY THE AREA OF TREE CANOPY TO REMAIN ON SITE HAS BEEN COUNTED TOWARDS THE TREE PRESERVATION TARGET VALUE.
- OFFSITE TREES WITH CRITICAL ROOT ZONES WITHIN THE SUBJECT PROPERTY'S LIMITS OF CLEARING AND GRADING WILL HAVE ROOT PRUNING PERFORMED ALONG THE LIMITS OF WORK. ROOT PRUNING IN ACCORDANCE WITH FAIRFAX COUNTY PFM PLATE 7-12 WILL OCCUR BEFORE ROUGH GRADING OF THE SITE. ROOT PRUNING ACTIVITIES WILL BE SPECIFIED WITH THE SITE PLAN.
- TREE PROTECTION FENCING WILL BE INSTALLED IN ACCORDANCE WITH FAIRFAX COUNTY PFM REGULATIONS. TREE PROTECTION MEASURES WILL BE SPECIFIED WITH THE SITE PLAN.
- NO TREES ARE TO BE TRANSPLANTED ONSITE.
- OFFSITE TREE NUMBER 18 WILL HAVE LESS THAN 40% OF ITS CRITICAL ROOT ZONE IMPACTED (APPROXIMATELY 19%) BY THE CONSTRUCTION OF THE BANK. ROOT PRUNING WILL BE PERFORMED ALONG THE FINAL LIMITS OF CLEARING AND GRADING AND TREE PROTECTION FENCING INSTALLED. FINAL TREE PRESERVATION MEASURES WILL BE DESIGNED BY THE PROJECT ARBORIST DURING THE SITE PLAN.

EXISTING VEGETATION MAP/TREE PRESERVATION LEGEND

- (A) MAINTAINED GRASSLANDS
- (B) DEVELOPED LAND
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- LIMITS OF SPECIAL EXCEPTION AREA
- CRITICAL ROOT ZONE OF TREE 1" OF DIAMETER = 1' OF CRITICAL ROOT ZONE

EXISTING VEGETATION MAP (EVM)

COVER TYPE SUMMARY TABLE (FOR LIMITS OF SPECIAL EXCEPTION ONLY)
PARCEL 0131 01 0005A, GREAT FALLS, FAIRFAX COUNTY, VA
AREA: 0.63 ACRES (27,426 SF) (LIMITS OF SPECIAL EXCEPTION AREA)
EVM PREPARED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5061A ON 03/12/12

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	MAINTAINED GRASSLANDS	WHITE PINE, RED MAPLE, PIN OAK	N/A	0.33 AC	FAIR	SEE DESCRIPTION BELOW
B	DEVELOPED LAND	N/A	N/A	0.30 AC	N/A	SEE DESCRIPTION BELOW

TOTAL ACREAGE: 0.63 AC

DESCRIPTION:
AREA A: LANDSCAPED TREE CANOPY THAT IS PROVIDED THROUGH NURSERY GROWN TREES.
AREA B: DEVELOPED AREA CONSISTING OF CONCRETE CURB AND GUTTER, GRAVEL, ASPHALT, AND EXISTING SERVICE STATION.

PRE DEVELOPMENT TREE CANOPY AREA: 3,243 SF
POST DEVELOPMENT TREE CANOPY AREA: 577 SF
REPRESENTS PRE DEVELOPMENT TREE CANOPY

SEE TABLE 12.3 ON SHEET 4 FOR COMPLETE TREE CANOPY CALCULATION WORKSHEETS.

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
SOUTHBRIDGE, MA
ALBANY, NY
CHAMPAIGN, IL
DARTMOUTH, NH
FAIRFAX COUNTY, VA
FORT LAUDERDALE, FL
GREENSBORO, NC
HARTFORD, CT
HUNTSVILLE, AL
INDIANAPOLIS, IN
JACKSONVILLE, FL
MEMPHIS, TN
NEW YORK, NY
PHOENIX, AZ
RICHMOND, VA
ROCKFORD, IL
SAN ANTONIO, TX
TAMPA, FL
WASHINGTON, DC
WILMINGTON, DE

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	12/04/12	REV. PER COUNTY COMMENTS	NTG
2	03/27/13	REV. PER COUNTY COMMENTS	NTG
3	04/09/13	REV. PER VDOT COMMENTS	NTG
4	04/24/13	REV. PER COUNTY COMMENTS	NTG
5	06/10/13	REV. PER COUNTY COMMENTS	NTG
6	12/19/13	REV PER SHED SIZE	TWD

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811
(NV 1-800-345-4848) (PA 1-800-242-1779) (DC 1-800-257-7777) (VA 1-800-552-7911) (MD 1-800-257-7777) (DE 1-800-328-8529)

PROJECT No. S107520
DRAWN BY: NTG
CHECKED BY: MJO
DATE: 10/11/12
SCALE: 1"=50'
CAD I.D.: SE5

SPECIAL EXCEPTION PLAT
FOR
TD
LOCATION OF SITE
9901 GEORGETOWN PIKE
DRAINESVILLE DISTRICT #1
GREAT FALLS,
FAIRFAX COUNTY, VA

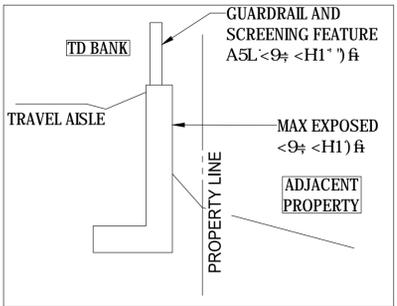
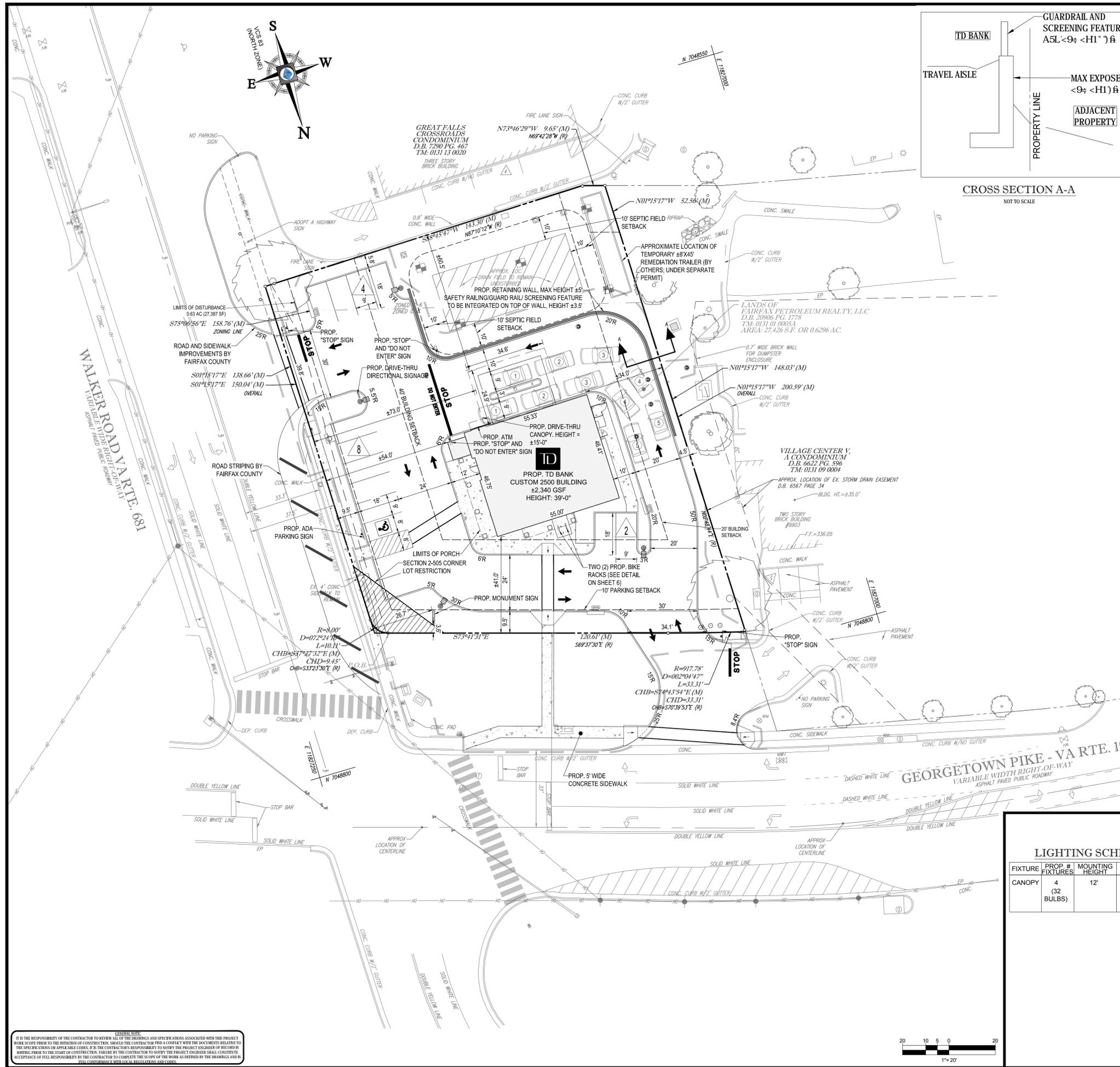
BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
TRAVIS W. D'AMICO
Lic. No. 048497
12/20/13
PROFESSIONAL ENGINEER

SHEET TITLE:
EXISTING CONDITIONS PLAN/ EXISTING VEGETATION MAP
SHEET NUMBER:
2
OF 6

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT AND THE SPECIFICATIONS AND APPROPRIATE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL THE CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.



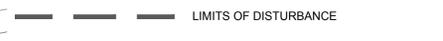
GENERAL NOTES

- THIS PLAN IS BASED ON A BOUNDARY & TOPOGRAPHICAL ALTA SURVEY SURVEY BY: BOHLER ENGINEERING ENTITLED: "ALTA/ACSM LAND TITLE SURVEY TO BANK, N.A., 9901 GEORGETOWN PIKE, DRAINESVILLE DISTRICT #1, FAIRFAX COUNTY, VA" PROJECT#: SS107520 DATE: 03-16-12
 - 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 GROUND BREAK.
 - OWNER: FAIRFAX PETROLEUM REALTY LLC DEVELOPER: TD BANK
6820 B COMMERCIAL DR SPRINGFIELD, VA 12000 HORIZON WAY MT. LAUREL, NJ 08054
MICHAEL POWELL 703-969-7106
 - PARCEL DATA: TAX MAP #0131 01 0005A - 0.63 AC (27.42 SF) ZONE: PARCEL IS SPLIT ZONED C-6 (HIGHWAY COMMERCIAL DISTRICT); AREA = 0.12 AC (5,083 SF) C-8 (COMMUNITY RETAIL COMMERCIAL DISTRICT); AREA = 0.51 AC (22,343 SF)
 - BULK REQUIREMENTS
- | ALLOWED/REQUIRED | PROVIDED |
|---------------------------------------|--|
| A. MIN. LOT AREA | 5,083 SF (0.12 AC - C6 PORTION)
22,343 SF (0.51 AC - C8 PORTION)
27,426 SF (0.63 AC - TOTAL) |
| B. MIN. BUILDING SETBACK | 41.0'± (BUILDING)
40.0'± (PORCH ROOF)
54.0'± (BUILDING)
56.0'± (PORCH ROOF) |
| C. MIN. PARKING SETBACK | 60.5'± (DRIVE-THRU CANOPY) |
| D. PARKING REQUIREMENT | 10 SPACES
14 SPACES |
| E. FLOOR AREA RATIO (F.A.R.) | 0.40 (FOR C6 ZONE)
0.50 (FOR C8 ZONE)
0.10 FAR FOR C8 ZONE
NOTE: BUILDING IS ONLY PROVIDED ON C8 PORTION OF THE LOT |
| F. MIN. DRIVE AISLE | 23' |
| G. MAX. BUILDING HEIGHT | 40' |
| I. OPEN SPACE | 15% |
| J. LOADING (ONE FOR GSF BELOW 10,000) | 1 (WAIVER REQUESTED) |
- NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AREA.
 - 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 170 OF 49" COMMUNITY PANEL NO. 515526 0170 E, MAP REVISED 9/17/10.
 - NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THIS SITE.
 - NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE.
 - THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 2 ARE THE RESULT OF A FIELD RUN SURVEY, AS REFERENCED ABOVE.
 - 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 AN EXISTING SEPTIC FIELD.
 - PROPOSED CANOPY UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. CANOPY CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.
 - THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION AREA. PARKING AND INGRESS/EGRESS ARE PROVIDED AS SHOWN.
 - SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
 - SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
 - PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
 - TRASH WILL BE STORED INSIDE AND WILL BE REMOVED ON A NIGHTLY BASIS.
 - FUTURE ROADWAY, SIDEWALK, AND STRIPING PER FAIRFAX COUNTY DOT ROAD DIET PROJECT ON WALKER ROAD (#RSP01-00300)

WAIVERS REQUESTED WITH THIS PLAN:

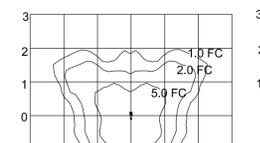
- LOADING SPACE REQUIREMENT
- SECTION 11-102 (8) - GENERAL PROVISIONS: OFF-STREET PARKING

LEGEND:

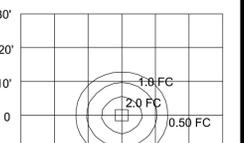


LIGHTING DETAILS AND SCHEDULE

FIXTURE	PROP. # FIXTURES	MOUNTING HEIGHT	DESCRIPTION
CANOPY	4 (32 BULBS)	12'	CRESENT/STONCO CATALOG# TLC35NLXL-1 NARROW CHANNEL 35 WATT T8 (48") 0" BALLAST



105 WATT AREA LIGHT ISO-RING DETAIL
NOT TO SCALE



CANOPY LIGHT ISO-RING DETAIL
NOT TO SCALE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE TO THE INTENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS OR SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEPICTED BY THE DRAWINGS AND BY THE CONFORMANCE WITH ALL APPLICABLE REGULATORY AGENCIES.

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
SOUTH BRIDGE, VA
ALBANY, NY
CHAMBERS, NY
CHATEAUGUE, NY
CLARKSVILLE, TN
FORT LAUDERDALE, FL
HARTFORD, CT
HARRISBURG, PA
HUNTSVILLE, AL
PORTLAND, ME
ROSELAND, NJ
WARRINGTON, VA

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
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3	04/09/13	REV. PER VDOT COMMENTS	NTG
4	04/24/13	REV. PER COUNTY COMMENTS	NTG
5	06/10/13	REV. PER COUNTY COMMENTS	NTG
6	12/19/13	REV PER SHED SIZE	TWD

NOT APPROVED FOR CONSTRUCTION

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SPECIAL EXCEPTION PLAT FOR

TD

LOCATION OF SITE
9901 GEORGETOWN PIKE
DRAINESVILLE DISTRICT #1
GREAT FALLS,
FAIRFAX COUNTY, VA

BOHLER ENGINEERING

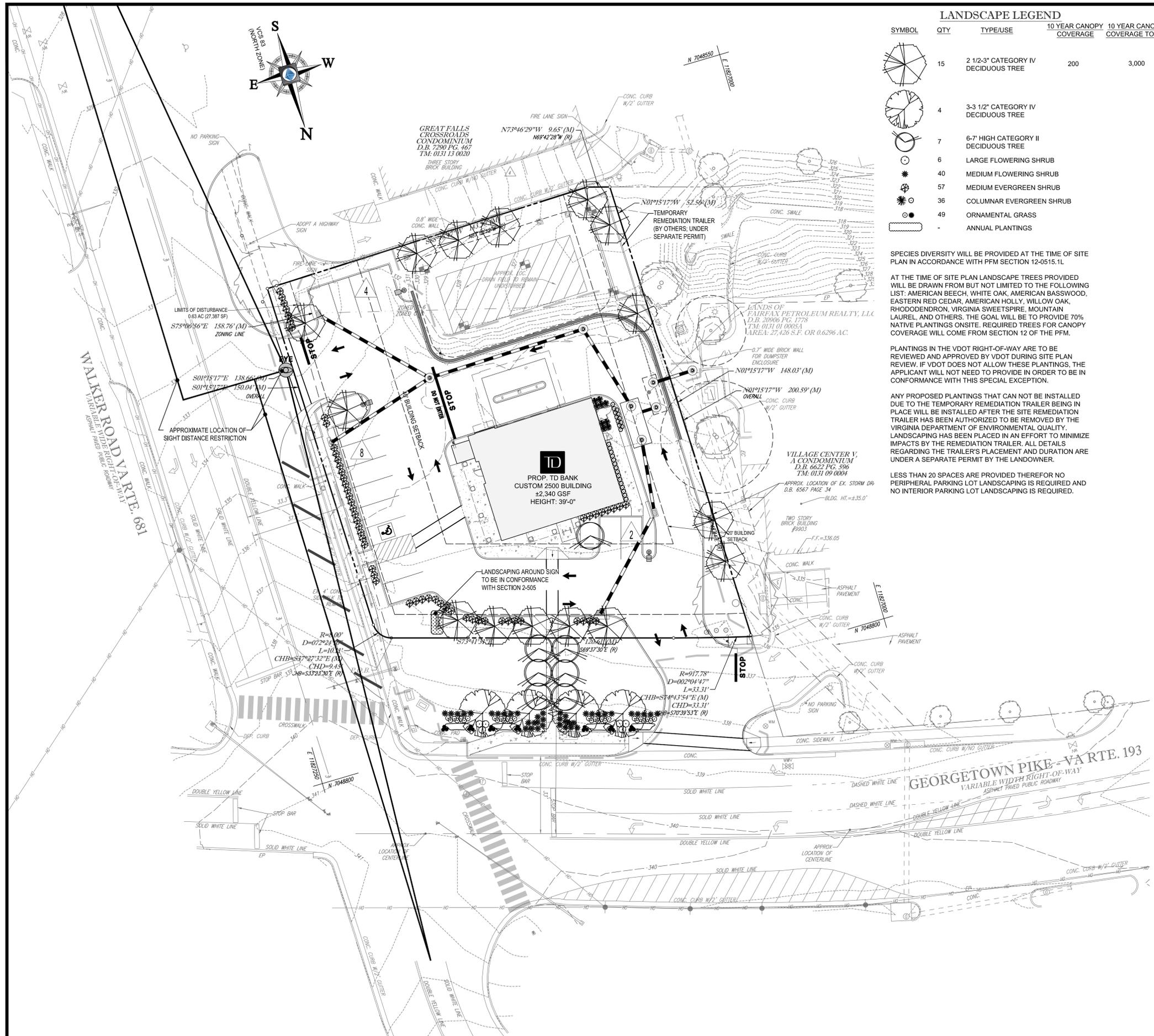
22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA

TRAVIS W. D'AMICO
Lic. No. 048497
12/20/13
PROFESSIONAL ENGINEER

SPECIAL EXCEPTION PLAT

SHEET NUMBER: **3** OF 6



LANDSCAPE LEGEND

SYMBOL	QTY	TYPE/USE	10 YEAR CANOPY COVERAGE	10 YEAR CANOPY COVERAGE TOTAL
	15	2 1/2-3" CATEGORY IV DECIDUOUS TREE	200	3,000
	4	3-3 1/2" CATEGORY IV DECIDUOUS TREE		
	7	6-7" HIGH CATEGORY II DECIDUOUS TREE		
	6	LARGE FLOWERING SHRUB		
	47	MEDIUM FLOWERING SHRUB		
	50	MEDIUM EVERGREEN SHRUB		
	36	COLUMNAR EVERGREEN SHRUB		
	49	ORNAMENTAL GRASS		
	-	ANNUAL PLANTINGS		

SPECIES DIVERSITY WILL BE PROVIDED AT THE TIME OF SITE PLAN IN ACCORDANCE WITH PFM SECTION 12-0515.1L

AT THE TIME OF SITE PLAN LANDSCAPE TREES PROVIDED WILL BE DRAWN FROM BUT NOT LIMITED TO THE FOLLOWING LIST: AMERICAN BEECH, WHITE OAK, AMERICAN BASSWOOD, EASTERN RED CEDAR, AMERICAN HOLLY, WILLOW OAK, RHODODENDRON, VIRGINIA SWEETSPICE, MOUNTAIN LAUREL, AND OTHERS. THE GOAL WILL BE TO PROVIDE 70% NATIVE PLANTINGS ONSITE. REQUIRED TREES FOR CANOPY COVERAGE WILL COME FROM SECTION 12 OF THE PFM.

PLANTINGS IN THE VDOT RIGHT-OF-WAY ARE TO BE REVIEWED AND APPROVED BY VDOT DURING SITE PLAN REVIEW. IF VDOT DOES NOT ALLOW THESE PLANTINGS, THE APPLICANT WILL NOT NEED TO PROVIDE IN ORDER TO BE IN CONFORMANCE WITH THIS SPECIAL EXCEPTION.

ANY PROPOSED PLANTINGS THAT CAN NOT BE INSTALLED DUE TO THE TEMPORARY REMEDIATION TRAILER BEING IN PLACE WILL BE INSTALLED AFTER THE SITE REMEDIATION TRAILER HAS BEEN AUTHORIZED TO BE REMOVED BY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY. LANDSCAPING HAS BEEN PLACED IN AN EFFORT TO MINIMIZE IMPACTS BY THE REMEDIATION TRAILER. ALL DETAILS REGARDING THE TRAILER'S PLACEMENT AND DURATION ARE UNDER A SEPARATE PERMIT BY THE LANDOWNER.

LESS THAN 20 SPACES ARE PROVIDED THEREFOR NO PERIPHERAL PARKING LOT LANDSCAPING IS REQUIRED AND NO INTERIOR PARKING LOT LANDSCAPING IS REQUIRED.

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

ITEM	DESCRIPTION	VALUE
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	3,243
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	11.8%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE PFM TABLE 12.4)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	11.8%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	21.0%
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 ACCORDANCE WITH 12-0507.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

TABLE 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

STEP	DESCRIPTION	TOTALS
A. TREE PRESERVATION TARGET AND STATEMENT		
A1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS	
B. TREE CANOPY REQUIREMENT		
B1	IDENTIFY GROSS SITE AREA =	27,426
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE =	0
B3	SUBTRACT AREA OF EXEMPTIONS =	0
B4	ADJUSTED GROSS SITE AREA (B1-B2) =	27,426
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) =	2,743
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?	NO
B9	IF B8 YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED	N/A
C. TREE PRESERVATION		
C1	TREE PRESERVATION TARGET AREA =	324
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0200 =	577
C3	C2 X 1.25 =	721
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES =	0
C5	C4 X 1.5 =	0
C6	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES =	0
C7	C6 X 1.5 TO 3.0 =	0
C8	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS =	0
C9	C8 X 1.0 =	0
C10	TOTAL OF C3, C5, C7, AND C9 =	721
D. TREE PLANTING		
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10) =	2,021
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 =	0
D9	X 1.5 =	0
D10	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES =	0
D11	X 1.5 =	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
D17	AREA OF CANOPY NOT MEETING MULTIPLIER CRITERIA	3,000
D18	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING =	3,000
D19	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
D20	TREE BANK OR TREE FUND?	N/A
D21	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND =	0
D22	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) =	721
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) =	3,000
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19) =	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED =	3,721
	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED =	13.57%

BOHLER ENGINEERING

CORPORATE OFFICE: WARREN, NJ
 OFFICES: BOSTON, MA; CHICAGO, IL; COLUMBIA, MD; FORT LAUDERDALE, FL; GREENSBORO, NC; HARTFORD, CT; HOUSTON, TX; KANSAS CITY, MO; LAUREL, MD; NEW YORK, NY; PHOENIX, AZ; RICHMOND, VA; WASHINGTON, DC; WEST PALM BEACH, FL

CIVIL & CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

REVISIONS

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3	04/09/13	REV. PER VDOT COMMENTS	NTG
4	04/24/13	REV. PER COUNTY COMMENTS	NTG
5	06/10/13	REV. PER COUNTY COMMENTS	NTG
6	12/19/13	REV PER SHED SIZE	TWD

NOT APPROVED FOR CONSTRUCTION

PROJECT No. S107520
 DRAWN BY: NTG
 CHECKED BY: MJO
 DATE: 10/11/12
 SCALE: 1"=20'
 CAD I.D.: SE5

SPECIAL EXCEPTION PLAT FOR

TD

LOCATION OF SITE
 9901 GEORGETOWN PIKE
 DRAINESVILLE DISTRICT #1
 GREAT FALLS,
 FAIRFAX COUNTY, VA

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
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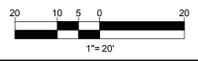
COMMONWEALTH OF VIRGINIA

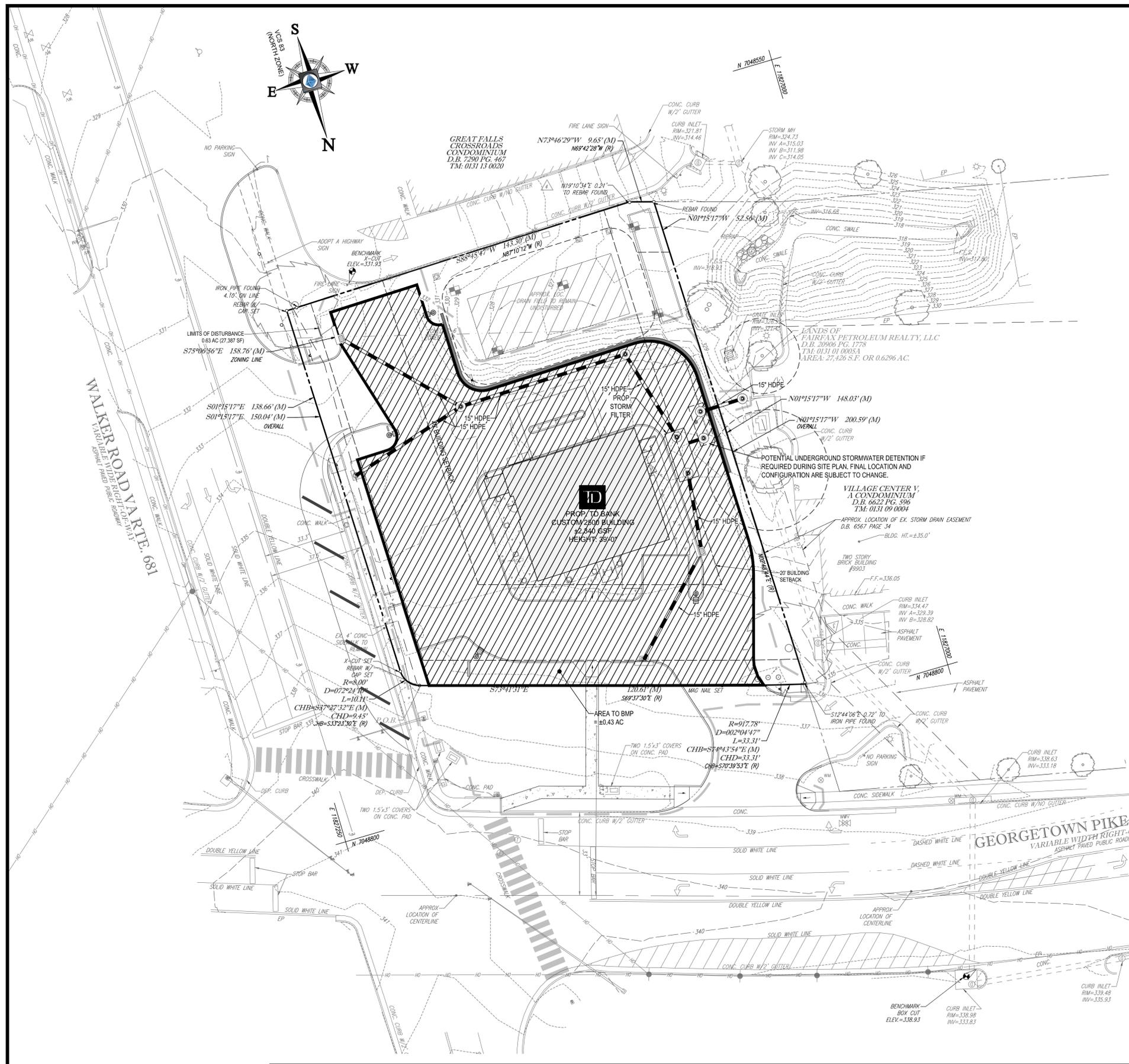
TRAVIS W. DAMICO
 Lic. No. 048497
 12/20/13
 PROFESSIONAL ENGINEER

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
4
 OF 6

GENERAL NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE BEGINNING OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS OR SPECIFICATIONS OR APPROPRIATE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEPICTED BY THE DRAWINGS AND BY THE CONFORMANCE WITH ALL APPLICABLE REGULATIONS AND CODES.





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 & 4) PRC PLAN (16-303 1E & 1O)
 FDP DISTRICTS (EXCEPT PRC) (16-502 1F & 1Q) AMENDMENTS (16-202 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.
 4. ON-SITE 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, GRAVEL, ETC.)
 6. LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON SHEET 4. * SITE LANDSCAPING IS SHOWN ON SHEET 4.
 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 GAS STATION ON TAX MAP 0131-01-0005A WITH MODERATE SLOPES. THE PROPOSED SITE SHALL CONSIST OF A BANK WITH A TWO LANE ATTACHED DRIVE THRU WITH CANOPY, ONE STORMFILTER BMP STRUCTURE (OR EQUIVALENT), UTILITIES, AND ASSOCIATED PARKING.

BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED FOR THE SUBJECT SITE THROUGH A STORMFILTER BMP UNIT (OR EQUIVALENT). THE BMP STRUCTURE WILL PROVIDE A MINIMUM PHOSPHOROUS REMOVAL EFFICIENCY AT 20%. 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 (PFM). THE REQUIRED PHOSPHOROUS REMOVAL EFFICIENCY FOR THE REDEVELOPMENT IS A MINIMUM OF 10%. THE PROJECT PROPOSED ONE (1) STORMFILTER BMP UNIT (OR EQUIVALENT) WHICH EXCEEDS THE MINIMUM REQUIRED REMOVAL RATE. THE BMP TREATMENT FACILITY WILL BE DESIGNED WITH THE FINAL SITE PLAN PLAN. IF, DUE TO DESIGN CONSTRAINTS, MODIFICATIONS NEED TO BE MADE TO THE BMP FACILITY, THE APPLICANT RESERVES THE RIGHT TO REPLACE THE STORMFILTER BMP UNIT (OR EQUIVALENT) WITH A SIMILAR BMP TREATMENT WHICH WILL STILL PROVIDE THE 20% 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 6-2002 6A). A POTENTIAL LOCATION FOR STORMWATER DETENTION HAS BEEN SHOWN ON THE PLANS IF IT IS DETERMINED NECESSARY DURING SITE PLAN DESIGN. THE LOCATION AND CONFIGURATION IS SUBJECT TO CHANGE. SEE PLO TO POST STORMWATER MANAGEMENT SUMMARY BELOW.

OUTFALL ANALYSIS

THE PROPOSED REDEVELOPMENT OUTFALLS TO THE SOUTH INTO AN OPEN CHANNEL STORM SYSTEM. THIS OPEN CHANNEL SYSTEM ULTIMATELY LEADS TO THE POTOMAC RIVER THROUGH THE DIFFICULT RUN WATERSHED.

THE PROPOSED REDEVELOPMENT FLOW (±0.63 ACRE SITE AREA) WAS TRACED TO A POINT AT LEAST 100X THE SITE AREA AS REQUIRED UNDER A SPECIAL EXCEPTION.

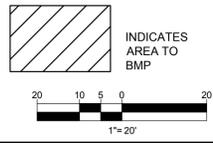
THE OUTFALL FOR THE SITE (0.63 ACRES) GOES TO THE SOUTHEAST. THE OUTFALL STUDY CAN BE CONCLUDED WHEN THE TOTAL AREA TO THE OUTFALL SYSTEM MEETS OR EXCEEDS 100X THIS AMOUNT (63ACRES). THE WATER FOR THIS OUTFALL AREA IS CAPTURED BY EXISTING CURB INLETS OR SHEET FLOWS TO PAVEMENT AT THE LIMITS OF DISTURBANCE.

THE WATER FROM WITHIN THE LOD EVENTUALLY ENTERS THE EXISTING PIPE SYSTEM DEPICTED ON THE OUTFALL MAP, THIS SHEET. THE FLOW PATH FOR OUTFALL TRAVELS TO THE SOUTHEAST UNTIL IT REACHES AN EXISTING STORMWATER STRUCTURE. A TOTAL OF APPROXIMATELY 70 ACRES IS IN THE OUTFALL SYSTEM. AT THIS POINT THIS EXCEEDS THE 100X REQUIREMENT TO END THE OUTFALL STUDY (70 ACRES/63 ACRES = 111X). A DETAILED ANALYSIS PER PFM REQUIREMENTS WILL BE PROVIDED AT TIME OF SITE PLAN.



PRE TO POST SWM SUMMARY

YEAR STORM	Tc	INTENSITY (IN/HR)	SITE AREA (AC.)	IMPERVIOUS PRE (AC.)	IMPERVIOUS POST (AC.)	WEIGHTED C FACTOR (PRE DEVELOPED)	WEIGHTED C FACTOR (POST DEVELOPED)	PRE DEVELOPED RELEASE RATE (CFS)	POST DEVELOPED RELEASE RATE (CFS)
2	5 Min	5.45	0.68	0.43	0.41	0.71	0.69	2.65	2.58
10	5 Min	7.27	0.68	0.43	0.41	0.71	0.69	3.54	3.44



GENERAL NOTE:
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BOHLER ENGINEERING

CORPORATE OFFICE: WARREN, NJ
 OFFICES: SOUTH BRIDGE, MA; ALBANY, NY; CHAMPAIGN, IL; CHICAGO, IL; COLUMBIA, MD; FORT LAUDERDALE, FL; GREENSBORO, NC; HARTFORD, CT; HUNTSVILLE, AL; KANSAS CITY, MO; NEW YORK, NY; PHOENIX, AZ; RICHMOND, VA; WASHINGTON, DC; WEST VALLEY, PA.

CIVIL & CONSULTING ENGINEERS
 SURVEYORS
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REVISIONS

REV	DATE	REV. PER COUNTY COMMENTS	BY
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6	12/19/13	REV PER SHED SIZE	TWD

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (MV 1-800-245-4444) (PA 1-800-242-1770) (DC 1-800-287-7777) (VA 1-800-552-7911) (MD 1-800-287-7777) (DE 1-800-326-8929)

PROJECT: S107520
DRAWN BY: NTG
CHECKED BY: MJO
DATE: 10/11/12
SCALE: AS NOTED
CAD I.D.: SE5

SPECIAL EXCEPTION PLAT FOR

TD

LOCATION OF SITE
 9901 GEORGETOWN PIKE
 DRAINESVILLE DISTRICT #1
 GREAT FALLS,
 FAIRFAX COUNTY, VA

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 Phone: (703) 709-9500
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www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA

TRAVIS W. D'AMICO
 Lic. No. 048497
 12/20/13

PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET NUMBER: **5** OF 6



WEST ELEVATION
NTS



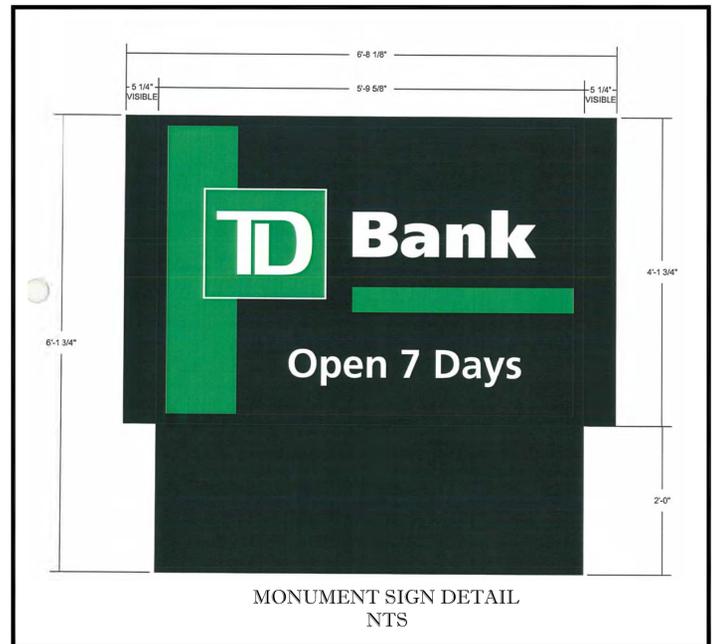
SOUTH ELEVATION
NTS



NORTH ELEVATION
NTS



EAST ELEVATION
NTS



MONUMENT SIGN DETAIL
NTS

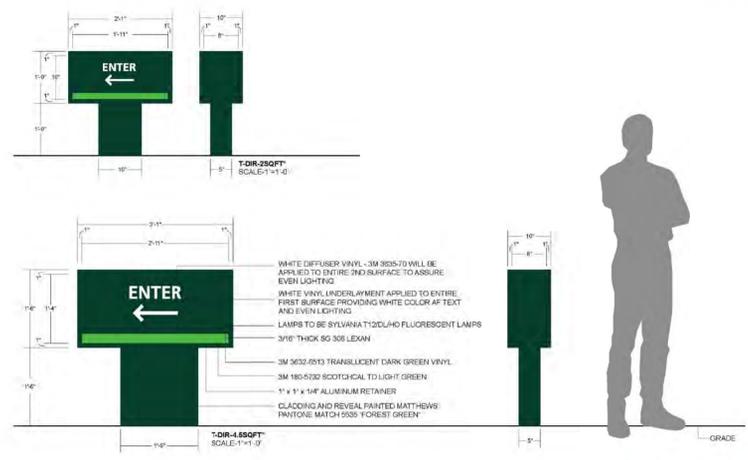
BIKE RACK

PROCUREMENT ASSIGNMENT:	BAW	PHONE: TEO
INSTALL:	DC	PHONE: YED
TD BANK CONTACT:	TD RETAIL PURCHASING	PHONE: 800-533-5378
MANUFACTURER CONTACT:		PHONE:
MODEL NUMBER:		MANUFACTURER:
		CORTEXER SOLUTIONS

APPLICATION & NOTES:

- SUPPORTS LEED CREDIT FOR ALTERNATIVE TRANSPORTATION
- 1/2" DIA BARS REQUIRED PER SITE TO ACCOMMODATE 75% OF BUILDING USERS
- BIKE RACKS TO BE SPACED AT LEAST 4' APART TO ALLOW FOR SUFFICIENT PARKING OF BIKES

Refer to reproduction assumptions for details, layout and location.
Supplier or manufacturer to ensure their product and its components meet federal, state, and local codes.
Supplier responsible for confirming all quantity counts with plans.
Supplier responsible for confirming all lead times with manufacturer.



*EXAMPLE TEXT ONLY
NOTE: Sign face dimensions shown for reference only. Actual layout to be coordinated with architect and engineer as per project design intent and/or applicable codes.

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
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CHALCOTE, PA
CENTREVILLE, VA
FORT LAUDERDALE, FL
HUNTSVILLE, AL
MILWAUKEE, WI

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PROJECT No.: S107520
DRAWN BY: NTG
CHECKED BY: MJO
DATE: 10/11/12
SCALE: NTS
CAD I.D.: SD5

SPECIAL EXCEPTION PLAT FOR

LOCATION OF SITE
9901 GEORGETOWN PIKE
DRAINESVILLE DISTRICT #1
GREAT FALLS,
FAIRFAX COUNTY, VA

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
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COMMONWEALTH OF VIRGINIA

TRAVIS W. D'AMICO
Lic. No. 048497
12/20/13
PROFESSIONAL ENGINEER

SHEET TITLE:
**BUILDING ELEVATIONS/
SITE DETAILS**

SHEET NUMBER:
6
OF 6

GENERAL NOTE:
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PROPOSED DEVELOPMENT CONDITIONS**SE 2013-DR-001****~~July~~ January 16, 2013~~4~~**

If it is the intent of the Board of Supervisors to approve SE 2013-DR-001, located at 9901 Georgetown Pike, Tax Parcel 13-1((1))-05A, for a drive-in financial institution, pursuant to Sect. 4-604 and 4-804 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

GENERAL:

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 provision of Article 17, Site Plans as may be determined by the 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 for TD Bank", consisting of six sheets and prepared by Bohler Engineering, which is dated October 11, 2012 and revised through ~~June~~ 10 December 19, 2013, 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.
4. A copy of this Special Exception and the Non-Residential Use Permit shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

OPERATIONAL:

5. Hours of operation of the financial institution shall not exceed 8:00 a.m. to 8:00 p.m. Monday through Friday, 8:00 a.m. to 3:00 p.m. on Saturdays, and 12:00 p.m. to 4:00 p.m. on Sundays.
6. There shall be a maximum of nine employees on-site at any one time.

ARCHITECTURAL:

7. Architectural elevations and building materials shall be in substantial conformance with those shown on the SE Plat and described in the Statement of Justification (Appendix 3 of Staff Report).

~~8. The Remote ATM detail, located in the upper right corner of Sheet 6 of the SE Plat, should be disregarded. The proposed ATM shall be inset into the southeast façade of the bank building, as correctly shown on the South Elevation on Sheet 6.~~

9.8. Materials for the retaining wall, adjacent to the drive-thru lanes, shall consist of stone, cast stone, or red brick, similar in quality and appearance to materials used on the building facade.

~~10.9.~~ The retaining wall shall be a maximum height of 5 feet, as specified on the SE Plat, but additional extension of the wall above final grade, or an ornamental guardrail/screening fence, shall be allowed to a maximum height of 3.5 feet above final grade, or as required to satisfy pedestrian or vehicular safety regulations.

GREEN BUILDING:

~~11.10.~~ Prior to the building plan approval, the applicant will submit, to the Environment and Development Review Branch (EDRB) of DPZ, documentation from the U.S. Green Building Council (USGBC) demonstrating the applicant's enrollment in the Leadership in Energy and Environmental Design (LEED) Portfolio/Volume Program. Prior to the issuance of the building permit, the applicant will provide documentation that the proposed project is pre-registered with the LEED Portfolio/Volume Program. Prior to release of the bond for the project, the applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification or a higher level of certification from the USGBC for the building.

As an alternative to the actions outlined in the above paragraph, or if the applicant is unable to provide documentation confirming both the applicant's enrollment in, and the specific project's pre-registration in the LEED Portfolio/Volume, the applicant will execute a separate agreement and post, a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$67,650. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED certification or higher level of certification, by the USGBC, under the most current version of the USGBC's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system rating system or other LEED rating system, determined by the U.S. Green Building

Council. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment.

If the applicant provides to the EDRB, within 18 months of issuance of the final RUP/non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the USGBC to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the applicant fails to provide, within 18 months of issuance of the final RUP/non-RUP for the building, documentation to the EDRB demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

ENVIRONMENTAL:

~~12.11. Any~~ Prior to site plan ~~approval for the project ,shall be coordinated with the design and installation of the environmental remediation system, as specified in the a~~ Corrective Action Plan (CAP) approved by the Virginia Department of Environmental Quality (VADEQ), to address previously discovered site contamination ~~must have been approved by the Virginia Department of Environmental Quality (DEQ), and implementation of the CAP shall be underway, to the satisfaction of DEQ.~~

~~13.12.~~ The ~~temporary~~ remediation shed, shown on the SE plat, is the responsibility of others, and shall be allowed to remain onsite until the groundwater remediation effort is deemed complete by ~~the Virginia Department of Environmental Quality (DEQ) VADEQ.~~ The exact size of the remediation shed will be dictated by the requirements of a Corrective Action Plan for the site remediation, to be approved by DEQ, and may be in excess. The size and dimensions of the ~~40'x20' shed may vary from the size and~~ dimensions shown on the SE plat, as long as such shed generally conforms to the location and orientation shown on the SE plat, and the financial institution's building layout and circulation system remain in substantial conformance

with the SE plat. A small fenced enclosure associated with the remediation shed may also be allowed, as is necessary to protect outdoor elements of the remediation equipment per the CAP, and subject to review and approval by the Zoning Evaluation Department. At such time as the shed and associated equipment is/are removed from the site, the site conditions and landscaping shall be restored to satisfactory condition, as determined by DPWES. (Also see condition #145C)

- 14-13. Prior to site plan approval, evaluation and approval of the existing septic system, or approval of a suitable replacement system shall be obtained from the Fairfax County Department of Health. Any major change to the septic system location would constitute a substantial change to the SE Plat and would require an SE Amendment.

LANDSCAPE:

- 15-14. Landscaping and sidewalk treatments shall be provided as generally shown on the Special Exception Plat, as modified only to meet the species diversity and other applicable requirements of the Public Facilities Manual (PFM), and as conditioned, subject to review and approval of the Urban Forestry Management Division (UFMD) of the Department of Public Works and Environmental Services (DPWES) at the time of site plan review:

- A. Supplemental landscaping may be installed by the applicant, in addition to the landscaping shown on the SE Plat, that is determined to not conflict with the required landscaping or other details approved on the SE Plat.
- B. At least 70% of site plantings shall be native species, as indicated on the SE Plat.
- C. Any proposed plantings that cannot be installed due to the installation/removal of the temporary remediation shed shall be installed after the remediation shed has been removed. The applicant shall notify DPWES within 90 days of shed removal for subsequent inspection of plantings.
- D. Proposed trees adjacent to the Walker Road right-of-way shall be reviewed to ensure that the species selected shall not impede sight distance from the site access. If it is determined that sight distance would be impeded, trees shall be moved and/or replaced as determined by UFMD.
- E. Landscape improvements within the VDOT right-of-way area of Georgetown Pike shall be provided and maintained by the applicant, subject to approval of a license agreement with VDOT. The final design for this area shall continue to be

refined with approval of VDOT and review and comment by the Great Falls Garden Club, prior to site plan approval.

STORMWATER:

- | ~~46.~~15. BMP facilities shall be determined to provide a minimum of 20% phosphorus reduction, as specified on the SE plat, prior to site plan approval.
- | ~~47.~~16. Prior to site plan approval, a private maintenance agreement for the stormfilter system shall be approved by and filed with DPWES.
- | ~~48.~~17. Stormwater outfall adequacy, per the PFM, shall be demonstrated at the time of site plan review. Stormwater detention may be required if outfall is determined to be inadequate, and ~~would require an amendment to this Special Exception shall be~~ designed as shown on the SE Plat.

TREE PRESERVATION:

- | ~~19.~~18. A ~~demolition~~tree preservation narrative shall be prepared by the project arborist, for review and approval by the Urban Forest Management Division (UFMD) at the time of site plan review, detailing the methods of demolition of all existing features and structures, identifying methods to reduce the impact of demolition activities to on-and off-site trees, including the removal of existing curb, gutter and asphalt.
- | ~~20.~~19. The applicant shall submit a Tree Preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.
The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches in diameter and greater, within 25 feet of the limits of clearing and grading within the undisturbed area, and 10 feet of the limits of clearing and grading, in the disturbed area shown on the SE Plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SE Plat and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

~~21-20.~~ The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made, if any, to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

~~22-21.~~ The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

~~23-22.~~ All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing 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 as shown on the demolition, and Phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree

protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

~~24.~~23. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the submitted plan. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete

~~25.~~24. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as per specific conditions and as approved by the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work adjacent to any vegetation to be preserved and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

TRANSPORTATION:

~~26.~~25. The proposed parking space closest to the intersection of Walker Road and Georgetown Pike shall be allowed to encroach into the corner lot restriction area (sight triangle), as shown on the SE Plat, since the encroachment would not currently impede actual sight distance due to the excess right-of-way in that area. At such time that VDOT or FCDOT determine that such an encroachment becomes an impediment to sight distance and/or vehicular safety, said parking space shall be removed and/or relocated by the applicant at their expense.

~~27.~~26. Two drive-thru lanes shall be open at all times that windows are operational, to provide adequate vehicle stacking.

SIGNAGE/LIGHTING:

- | ~~28.~~27. Signage shall be in substantial conformance with that shown on the SE Plat and all signage shall comply with the provisions of Article 12 of the Zoning Ordinance.
- | ~~29.~~28. No freestanding commercial signs, other than the 6-foot monument sign depicted on the SE plat, shall be permitted. Bank logos or other advertising shall not be placed on any directional signage.
- | 29. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
- | 30. All internally-illuminated signage shall be dimmed to at least fifty (50) percent of full operational levels within one (1) hour after the close of business, unless otherwise required by the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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-~~six~~ (~~306~~) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a Non-Residential Use Permit for the use. 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.