

SPECIAL EXCEPTION PLAT

COMMERCE BANK - CHANTILLY

SITE TABULATIONS

GENERAL NOTES

1. THE APPLICANT IS APPLYING FOR A CATEGORY SIX (6) SPECIAL EXCEPTION. THE PROPERTY SUBJECT TO THIS SPECIAL EXCEPTION APPLICATION CONSISTS OF 0.88± ACRES AND IS SHOWN ON FAIRFAX COUNTY TAX ASSESSMENT MAP 34-4 ((01)) PARCEL 0053A.

2. THE SUBJECT PROPERTY LOCATED AT THE INTERSECTION OF LEE JACKSON MEMORIAL HIGHWAY (RT. 50) AND WALNEY ROAD (RT. 657) , IS OWNED BY TELLEZ ENTERPRISES II LLC, C/O ANITAS NEW MEXICO.

3. THE PROPERTY IS PRESENTLY ZONED C-8 AND I-3 WITH HIGHWAY CORRIDOR AND WATER SUPPLY PROTECTION OVERLAY DISTRICTS. THE APPLICANT IS PROPOSING TO CONSTRUCT A 1-STORY BUILDING FOR A FINANCIAL INSTITUTION WITH DRIVE-THROUGH FACILITIES. NO PORTION OF THE PROPOSED BUILDING WILL BE BUILT ON THE I-3 ZONE.

4. ALL OF THE EXISTING BUILDINGS AND STRUCTURES WILL BE DEMOLISHED OR REMOVED.

5. A BOUNDARY AND FIELD SURVEY WITH A 2' CONTOUR INTERVAL WAS PERFORMED AND PREPARED BY PATTON, HARRIS, RUST & ASSOCIATES, INC. (PHR+A), SEPTEMBER 2006.

6. SINCE THE SITE IS DEVELOPED, NO EXISTING VEGETATION MAP IS PROVIDED. ONLY FOUR TREES EXIST ON SITE. TWO EXISTING TREES WILL REMAIN AS SHOWN ON THE LANDSCAPE PLAN. SEE SPECIAL EXCEPTION PLAT FOR EXISTING VEGETATION SUMMARY.

7. THERE ARE NO NEW PUBLIC STREETS PROPOSED WITH THIS APPLICATION. SITE ACCESS IS PROPOSED FROM THE SERVICE DRIVE OFF OF ROUTE 50 AND A RIGHT IN ENTRANCE ON WALNEY ROAD.

8. THIS PLAN ADDRESSES THE COMPREHENSIVE PLAN REGARDING TRAILS ALONG THE PROPERTY FRONTAGES ON LEE JACKSON MEMORIAL HIGHWAY AND WALNEY ROAD IN THE FOLLOWING MANNER:

A. AN ON-ROAD BIKE ROUTE IS REQUIRED ON WALNEY ROAD AND A MAJOR PAVED TRAIL (8' OR MORE OF ASPHALT) IS REQUIRED ON THE EAST SIDE OF WALNEY ROAD. AN 8' WIDE ASPHALT TRAIL EXISTS ALONG THE SUBJECT PROPERTY'S FRONTAGE ON WALNEY ROAD AND WILL BE REPLACED WITH A 10' WIDE TRAIL.

B. AN ON-ROAD BIKE ROUTE IS REQUIRED ON LEE JACKSON MEMORIAL HIGHWAY AND A MAJOR PAVED TRAIL IS REQUIRED ON THE SOUTH SIDE OF LEE JACKSON MEMORIAL HIGHWAY. AN 8' WIDE ASPHALT TRAIL IS PROPOSED ALONG THE SUBJECT PROPERTY'S FRONTAGE ON LEE JACKSON MEMORIAL HIGHWAY. A WAIVER OF THE ON-ROAD BIKE ROUTE IS REQUESTED.

9. STORM WATER MANAGEMENT IS NOT REQUIRED SINCE THE IMPERVIOUS AREA IS BEING REDUCED WITH RE-DEVELOPMENT OF THE SITE. BMP WILL BE PROVIDED BY USE OF A FILTERRA AS AN INNOVATIVE BMP AND IS BEING PROCESSED CONCURRENTLY WITH THIS APPLICATION. SEE SHEET 4 FOR THE PRELIMINARY SWM/BMP PLAN.

10. SEE TABULATIONS THIS SHEET REGARDING PROPOSED F.A.R. AND PARKING PROVIDED.

11. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.

12. THE PROPOSED USE WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND PREVIOUSLY APPROVED PLANS AND CONDITIONS WITH THE EXCEPTION OF:

A. A WAIVER OF THE ONE (1) LOADING SPACE REQUIRED BY THE FAIRFAX COUNTY ZONING ORDINANCE (SECTION 11-203, STANDARD C) FOR THE USE OF A DRIVE-IN BANK.

B. A WAIVER OF THE ON-ROAD BIKE ROUTE ON LEE JACKSON MEMORIAL HIGHWAY SINCE TRAIL IS PROPOSED ON FRONTAGE.

C. A WAIVER OF THE MINIMUM DISTRICT SIZE OF 40,000 SF AND THE MINIMUM LOT WIDTH OF 200'.

13. NO BARRIER OR TRANSITIONAL SCREENING IS REQUIRED BY THE FAIRFAX COUNTY ZONING ORDINANCE.

14. BASED ON AVAILABLE RECORDS, NO RESOURCE PROTECTION AREAS, MAJOR FLOOD PLAINS, OR ENVIRONMENTAL QUALITY CORRIDORS EXIST ON-SITE.

15. LIMITS OF CLEARING AND GRADING ON THE SITE ARE THE SAME AS THE SITE'S BOUNDARY.

16. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO GRAVES ON THE SITE.

17. THE BUILDING FOOTPRINT, SIZE, AND LOCATION, THE NUMBER AND CONFIGURATION OF PARKING SPACES, AND THE AMOUNT AND CONFIGURATION OF OPEN SPACE, ALL AS SHOWN HEREON AND SUMMARIZED IN THE SITE TABULATIONS, ARE APPROXIMATE AND MAY CHANGE WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN, PROVIDED MINIMUM ORDINANCE REQUIREMENTS ARE SATISFIED.

18. OUTSIDE LIGHTING WILL BE RESTRICTED TO POLE MOUNTED LIGHTS NOT TO EXCEED 25 FEET IN HEIGHT AND BUILDING LIGHTS. NO LOUDSPEAKERS ARE PROPOSED.

19. THE APPLICANT SHALL COMPLY WITH ANY LAWS GOVERNING THE STORAGE OF ANY EXISTING HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS STORED ON THE SUBJECT PROPERTY.

20. A STATEMENT CONFIRMING OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S RELATIONSHIP INTEREST IN THE SAME IS CONTAINED ON THE AFFIDAVIT SUBMITTED SEPARATELY.

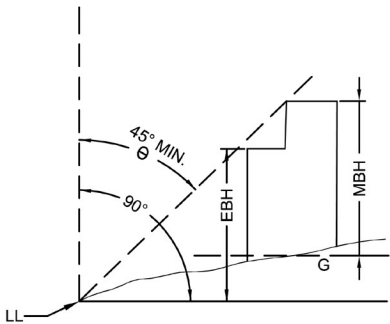
21. APPLICANT RESERVES THE RIGHT TO CONSTRUCT ADDITIONAL OR LESS PARKING THAN SHOWN AS LONG AS MINIMUM PARKING REQUIREMENTS PER THE ZONING ORDINANCE ARE MET AND MINIMUM SETBACKS TO PARKING ARE MAINTAINED.

22. IN ACCORDANCE WITH SECTION 2-308(4) OF THE ZONING ORDINANCE, UPON APPROVAL OF THIS SPECIAL EXCEPTION APPLICATION BY THE BOARD OF SUPERVISORS, THE APPLICANT AND PROPERTY SHALL RECEIVE DENSITY CREDIT FOR THE PUBLIC STREET DEDICATIONS SHOWN HEREON OR OTHERWISE PROVIDED AS PART OF THE PROPOSED USE. (SUCH DENSITY CREDIT MAY BE USED, AT THE PROPERTY OWNER'S DISCRETION, AT ANY TIME IN THE FUTURE.)



VICINITY MAP

SCALE: 1" = 2,000'



⊕ = ANGLE OF BULK PLANE
LL = LOT LINE
MYR = MINIMUM YARD REQUIREMENT
EBH = EFFECTIVE BUILDING HEIGHT
MBH = MAXIMUM BUILDING HEIGHT
G = GRADE (FINISHED)

MYR = $EBM \tan 0$

EBH = $\frac{MYR}{\tan 0}$

ANGLE OF BULK PLANE

SHEET INDEX

NO.	DESCRIPTION
1.	NOTES AND TABULATIONS
2.	SPECIAL EXCEPTION PLAT
3.	LANDSCAPE PLAN
4.	PRELIMINARY STORMWATER MANAGEMENT & BMP PLAN
5.	ARCHITECTURAL FRONT AND SIDE ELEVATIONS
6.	ARCHITECTURAL REAR AND SIDE ELEVATIONS

EXISTING ZONING	C-8 AND I-3	
OVERLAY DISTRICTS	HIGHWAY CORRIDOR DISTRICT (HC) WATER SUPPLY PROTECTION DISTRICT (WS)	
SITE AREA	ACRES	SQUARE FEET
TOTAL SITE AREA (C-8 AND I-3)	0.88± AC	38,399± SF
EXISTING C-8 SITE AREA	0.83± AC	36,380± SF
LESS ROUTE 50 DEDICATION	0.03± AC	1,499± SF
LESS WALNEY ROAD DEDICATION	0.04± AC	1,799± SF
C-8 SITE AREA AFTER DEDICATION	0.76± AC	33,082± SF
I-3 SITE AREA	0.05± AC	2,019± SF
TOTAL C-8 AND I-3 SITE AREA AFTER DEDICATION	0.81± AC	35,101± SF

	PERMITTED / REQUIRED	PROVIDED
LOT AREA (C-8)	40,000 SF	34,881± SF
LOT WIDTH (C-8)	200 FEET	126± FEET
YARD REQUIREMENTS FOR C-8		
FRONT		
C-8 AREA	CONTROLLED BY A 45° ANGLE OF BULK PLANE (ABP), BUT NOT LESS THEN 40 FEET	40 FEET MIN. 45° MIN. ABP
I-3 AREA	CONTROLLED BY A 45° ANGLE OF BULK PLANE (ABP), BUT NOT LESS THEN 40 FEET	40 FEET MIN. 45° MIN. ABP
SIDE		
C-8 AREA	NO REQUIREMENT	N/A
I-3 AREA	CONTROLLED BY A 45° ANGLE OF BULK PLANE (ABP)	45° MIN. ABP
REAR		
C-8 AREA	20 FEET	100'±
I-3 AREA	CONTROLLED BY A 45° ANGLE OF BULK PLANE (ABP)	45° MIN. ABP
BUILDING HEIGHT	40 FEET MAXIMUM	35'±
GROSS FLOOR AREA		3,800± SF
FLOOR AREA RATIO		
C-8 AREA	0.50	0.11± (3,800± SF / 36,380± SF)
I-3 AREA	0.40	0.00± (0 SF / 2,019± SF)
TOTAL SITE		0.11± (3,800± SF / 28,399± SF)
OPEN SPACE		
C-8 AREA	15%	20%±
I-3 AREA	15%	100%±
TOTAL SITE	15%	20%±
PARKING		
CUSTOMER SERVICE, LOBBY AND TELLER (4 SPACES/ 1,000 SF)	10 SPACES	20 SPACES
OFFICE (3.6 SPACES/1,000 SF)	5 SPACES	5 SPACES
TOTAL	15 SPACES	25 SPACES
STACKING		
FIRST LANE	8 CARS	8 CARS
SECOND LANE	2 CARS	2 CARS
LOADING	1 LOADING SPACE	0 LOADING SPACES (SEE NOTE #12)

NO.	DESCRIPTION	DATE	REV'S	REV'D	APR'D	DATE
3	REVISED LAYOUT	8/11/07				
2	COUNTY COMMENTS & BUILDING SF	3/9/07				
1	ADD EVM SUMMARY	2/8/07				
REVISION						



PROJECT

SPECIAL EXCEPTION

COMMERCE BANK - CHANTILLY

SULLY DISTRICT

FAIRFAX, VA

TITLE

NOTES AND TABULATION

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Engineers. Surveyors. Planners. Landscape Architects.

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DESIGN	REL	SURVEY	ALTA
DRAWN	IPD	DATE	JAN. 2, 2007
CHECKED	DHS	SCALE	AS SHOWN
SHEET	1 OF 6	FILE NO.	14785-1-0