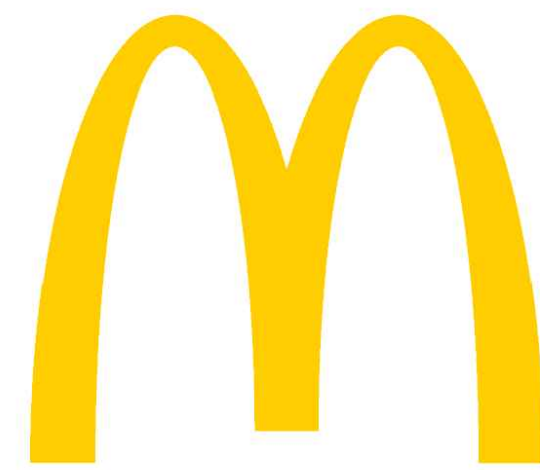


SPECIAL USE PERMIT FOR



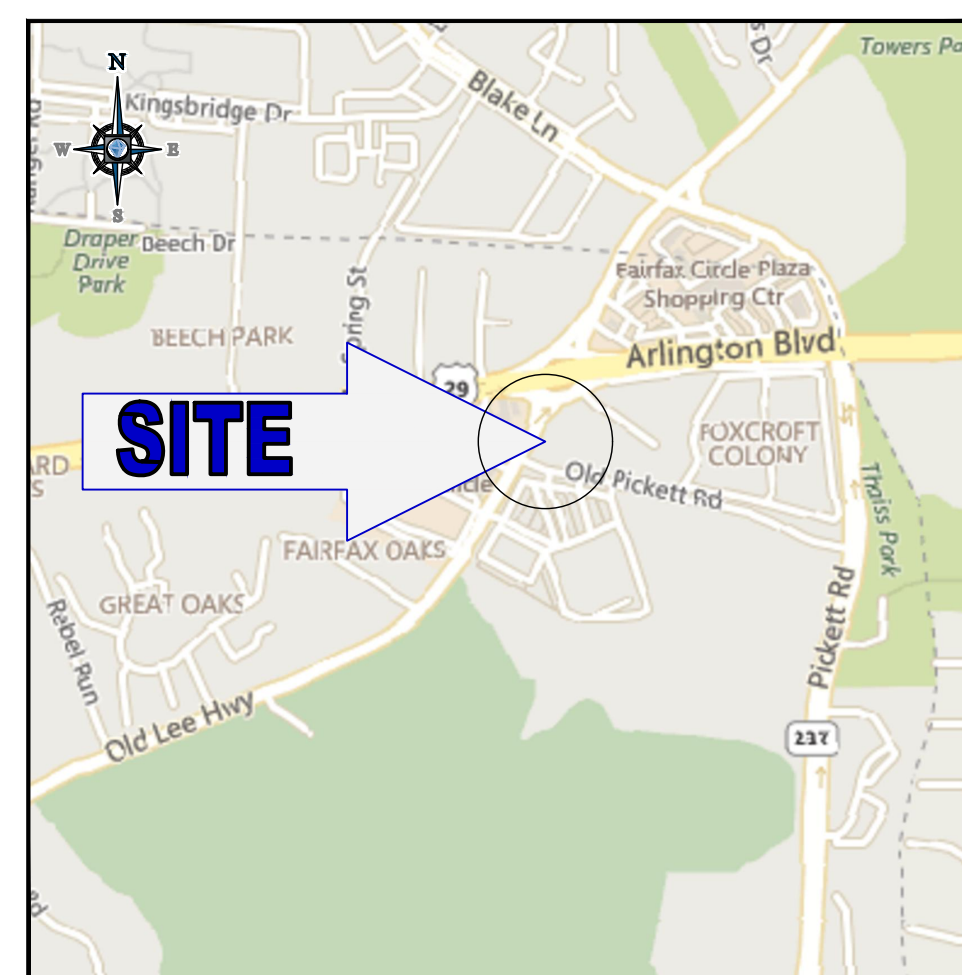
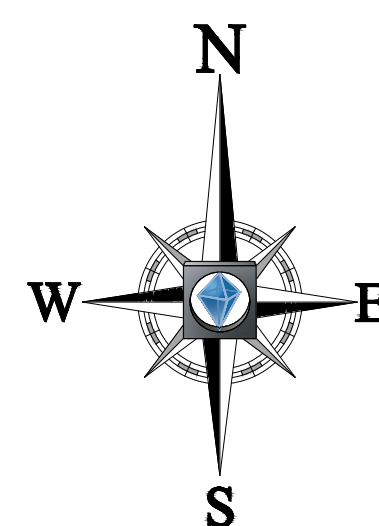
McDonald's®

LOCATION OF SITE

3195 OLD LEE HIGHWAY, FAIRFAX

TM# 48 3 06 043

CITY OF FAIRFAX, VIRGINIA



LOCATION MAP
SCALE: 1"=1000'

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
SPECIAL USE PERMIT PLAT	C-3
CIRCULATION PLAN	C-4
PRELIMINARY GRADING PLAN	C-5
LANDSCAPE PLAN	L-1

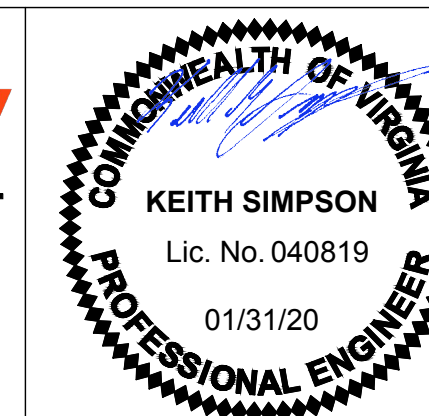
OWNER / APPLICANT
McDONALD'S USA LLC

LAND USE ATTORNEY
VENABLE LLP
8010 TOWER CRESCENT DRIVE
TYSONS, VA 22182
(703) 905-1415
CONTACT: EVAN PRITCHARD, ESQ.

**CIVIL ENGINEER &
LANDSCAPE ARCHITECT**
BOHLER
12825 WORLDGATE DRIVE; SUITE 700
HERNDON, VA 20170
(703) 709-9500
CONTACT: KEITH SIMPSON, PE
CONTACT: NICK GEORGAS, PLA

SITE IMPROVEMENT PLANS		REGIONAL MGR.	DATE
PLAN SCALE:		CONST. MGR.	
STREET ADDRESS		OPERATIONS DEPT.	
3195 OLD LEE HIGHWAY		REAL ESTATE DEPT.	
BLOCK NUMBER	LOT NUMBER	CO-SIGN SIGNATURES	
		CONTRACTOR	
		OWNER	
DISTRICT	COUNTY	STATUS	DATE
	CITY OF FAIRFAX	PRELIMINARY	01/31/20
	VA	AS-BUILT	
REGIONAL DWG. NO.	PLAN DESCRIPTION		
S195003	COVER SHEET		
CAD FILE: SDP			

BOHLER //
12825 WORLDGATE DR. SUITE 700
HERNDON, VIRGINIA 20170
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com



FINAL PLAN SIGNATURES	
P.M.	
G.C.	
O/O	

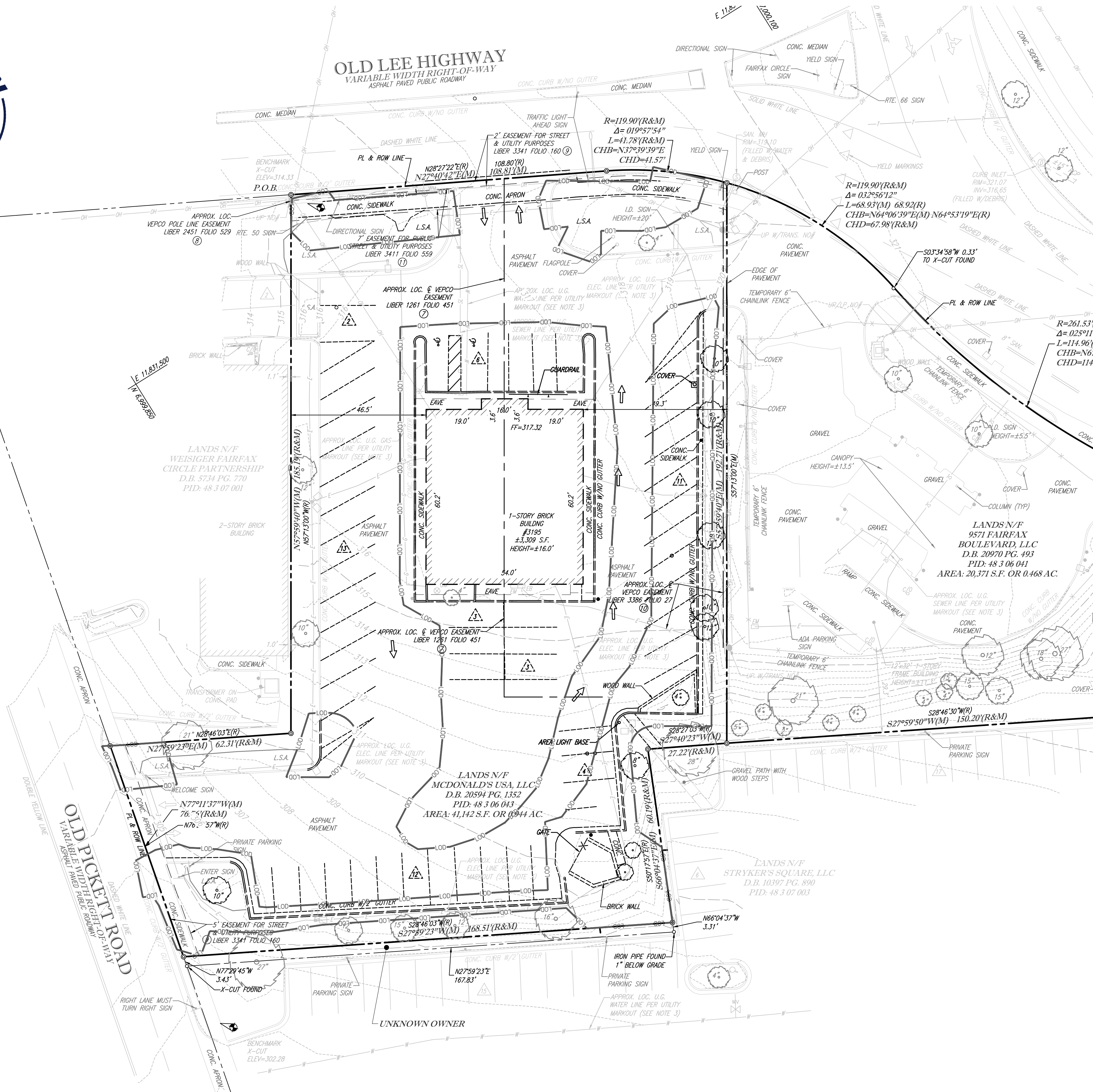
McDonald's®
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S USA, LLC
AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
McDONALD'S CORPORATE
110 NORTH CARPENTER STREET
CHICAGO, IL 60607 (630) 623-3000

BY	ISSUE REF
DESCRIPTION	
DATE	
REV	

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 INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO
THE 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 DEFINED BY THE DRAWINGS AND IN
FULL CONFORMANCE WITH ALL APPLICABLE REGULATIONS AND CODES.



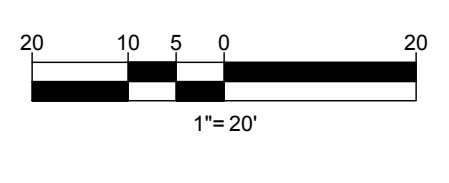
OLD LEE HIGHWAY
 VARIABLE WIDTH RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY



SITE IMPROVEMENT PLANS	
PLAN SCALE: 1"=20'	
STREET ADDRESS 3195 OLD LEE HIGHWAY	
BLOCK NUMBER	LOT NUMBER
DISTRICT	COUNTY STATE CITY OF FAIRFAX VA
REGIONAL DWG. NO. S195003	PLAN DESCRIPTION EXISTING CONDITIONS
CAD FILE: SSP	

BOHLER //
 12825 WORLDGATE DR. SUITE 700
 HERNDON, VIRGINIA 20170
 Phone: (703) 709-9500
 Fax: (703) 709-9501
 VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
 KEITH SIMPSON
 Lic. No. 040819
 01/31/20



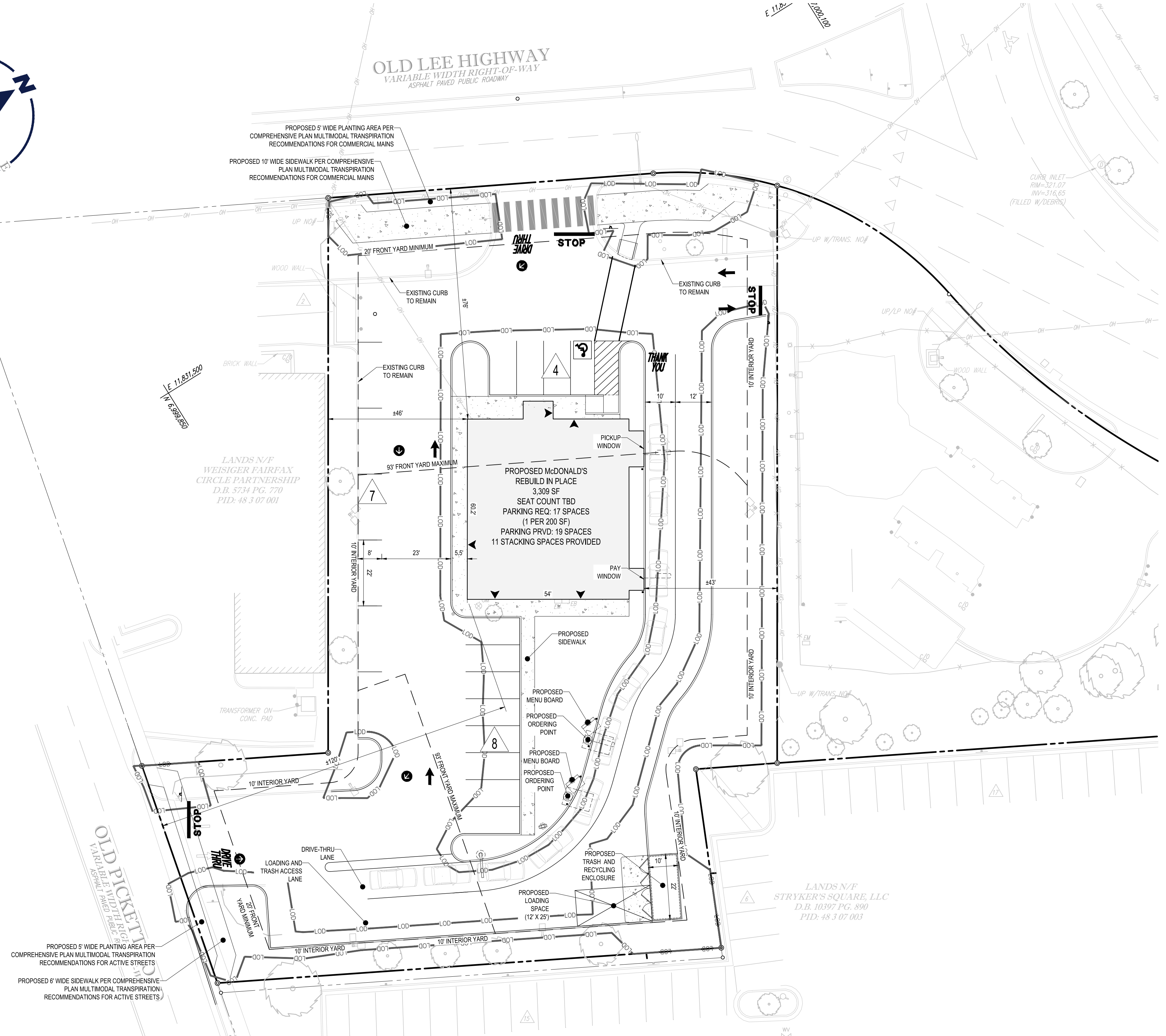
FINAL PLAN SIGNATURES	
P.M.	
G.C.	
O.O.	

McDonald's
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S USA, LLC
 AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
 MCDONALD'S CORPORATE
 110 NORTH CARPENTER STREET
 CHICAGO, IL 60607 (850) 623-3000

REGIONAL MGR.	DATE	PLAN APPROVALS	BY	ISSUE REF
CONST. MGR.		SIGNATURE (if REQUIRED)		
OPERATIONS DEPT.				
REAL ESTATE DEPT.				
CONTRACTOR	STATUS			
OWNER	PRELIMINARY			
	DATE			
	01/31/20			
	NTG			
	PLAN CHECKED			
	AS-BUILT			

C-2

C:\BOLHER\DRAWINGS\2024\1225\122501.DWG



SPECIAL USE PERMIT PLAT NOTES

- THIS PLAN IS BASED ON A FIELD SURVEY BY BOHLER ENGINEERING ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY, MCDONALDS USA, LLC, 3195 OLD LEE HIGHWAY AND 9571 FAIRFAX BOULEVARD, CITY OF FAIRFAX, VIRGINIA," DATED 03/22/12. PROJECT NUMBER SS075037.
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
- THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
- NO KNOWN BURIAL GROUNDS EXIST WITHIN THE SITE AREA.
- PROPOSED BUILDING LOCATION, LANDSCAPING, AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING.
- SITE LIGHTING WILL CONFORM TO ALL APPLICABLE CITY ORDINANCES INCLUDING THE HEIGHT OF THE FIXTURE.
- PAVEMENT MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- SITE IS SERVED BY PUBLIC WATER AND SEWER.

NONRESIDENTIAL DIMENSIONAL STANDARDS	ALLOWED/REQUIRED	PROVIDED
LOT AREA: MINIMUM	20,000 SF	41,142 SF
YARD REQUIREMENTS		
FRONT SETBACK: STREET (OLD LEE HIGHWAY)	93' MAXIMUM 20' MINIMUM	76.1' (PRINCIPAL STRUCTURE)
SIDE SETBACK: STREET (OLD PICKETT ROAD)	93' MAXIMUM 20' MINIMUM	120' MODIFICATION REQUESTED
SIDE SETBACK: INTERIOR (NORTH PROPERTY LINE)	10'	10'
SIDE SETBACK: INTERIOR (EAST PROPERTY LINE)	10'	10'
SIDE SETBACK: INTERIOR (SOUTH PROPERTY LINE)	10'	10'
BULK PLANE REQUIREMENTS		
LOT WIDTH: MINIMUM	NO REQUIREMENT	N/A
BUILDING HEIGHT	60'	±25'
BUILDING COVERAGE: MAXIMUM	60%	±8% (3,309 SF)
LOT COVERAGE: MAXIMUM	85%	±70% (28,799 SF)
FLOOR AREA: MAXIMUM	NO REQUIREMENT	±3,309 SF
PARKING AND LOADING REQUIREMENTS		
PARKING 1 SPACE / 200 SF OF GROSS FLOOR AREA (1 / 200 X 3,309 SF = 17)	17 SPACES ARE REQUIRED	19 SPACES ARE PROVIDED

STORMWATER MANAGEMENT NARRATIVE

IN THE EXISTING CONDITION, THE LIMITS OF DISTURBANCE (0.47 AC.) CONTAINS 0.38 AC. OF IMPERVIOUS LAND COVERAGE CONSISTING OF THE EXISTING BUILDING AND SURROUNDING PARKING LOT. IN THE PROPOSED CONDITION, 0.09 AC. OF PAVEMENT AREA WILL BE ADDED TO THE SITE, RESULTING IN 0.29 AC. OF IMPERVIOUS AREA.

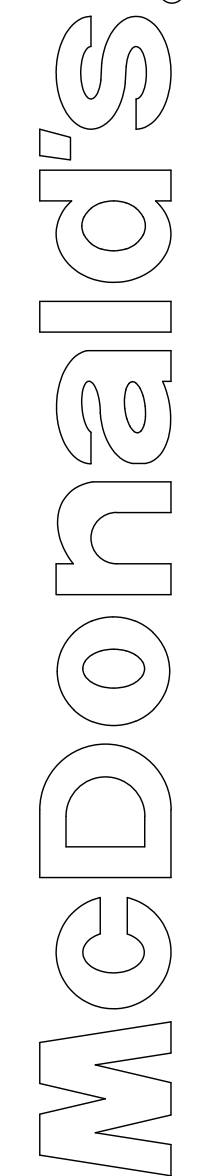
THE SITE SLOPES SOUTH TOWARD OLD PICKETT ROAD WHERE STORMWATER IS CAPTURED IN EXISTING INLETS WHERE IT CONTINUES VIA A CLOSED-PIPE SYSTEM TO TRAVEL EAST ALONG OLD PICKETT STREET BEFORE OUTFALLING INTO ACCOTINK CREEK, WHICH IS WITHIN THE 100-YEAR FLOODPLAIN.

DUE TO THE PROPOSED REDUCTION IN IMPERVIOUS AREA, LOCAL AND STATE REQUIREMENTS FOR CHANNEL PROTECTION, FLOOD PROTECTION, AND WATER QUALITY WILL BE SATISFIED. STORMWATER MANAGEMENT COMPUTATIONS WILL BE PROVIDED WITHIN THE SITE PLAN DOCUMENTS.

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES

P.M. G.C. O/O



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
MCDONALD'S CORPORATE
110 NORTH CARPENTER STREET
CHICAGO, IL 60607 (630) 623-3000

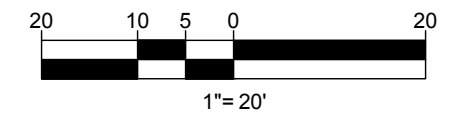
PLAN APPROVALS	DATE	REGIONAL MGR.	CONSTR. MGR.	OPERATIONS DEPT.	REAL ESTATE DEPT.	CO-SIGN SIGNATURES	CONTRACTOR	OWNER

BOHLER
12825 WORLDGATE DR. SUITE 700
HERNDON, VIRGINIA 20170
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com

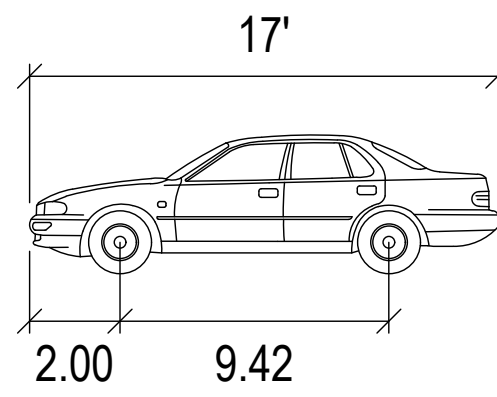
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
KEITH SIMPSON
Lic. No. 040819
01/31/20

SITE IMPROVEMENT PLANS	
PLAN SCALE: 1"=20'	
STREET ADDRESS	
3195 OLD LEE HIGHWAY	
BLOCK NUMBER	LOT NUMBER
DISTRICT	COUNTY
	CITY OF FAIRFAX
STATE	VA
REGIONAL DWG. NO.	PLAN DESCRIPTION
S195003	SPECIAL USE PERMIT
CAD FILE: SSP	

STATUS	DATE	BY
PRELIMINARY	01/31/20	NTG
PLAN CHECKED		
AS-BUILT		

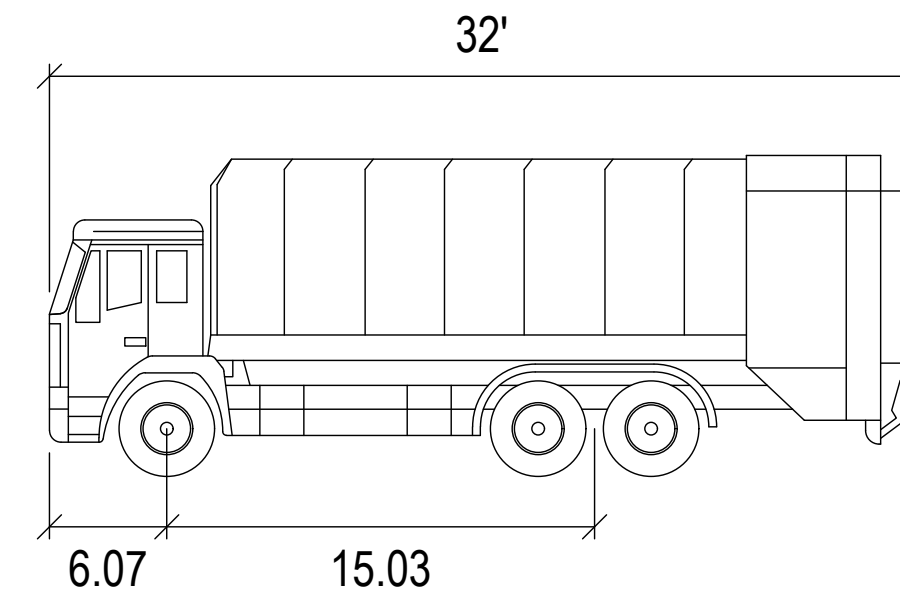


C-3



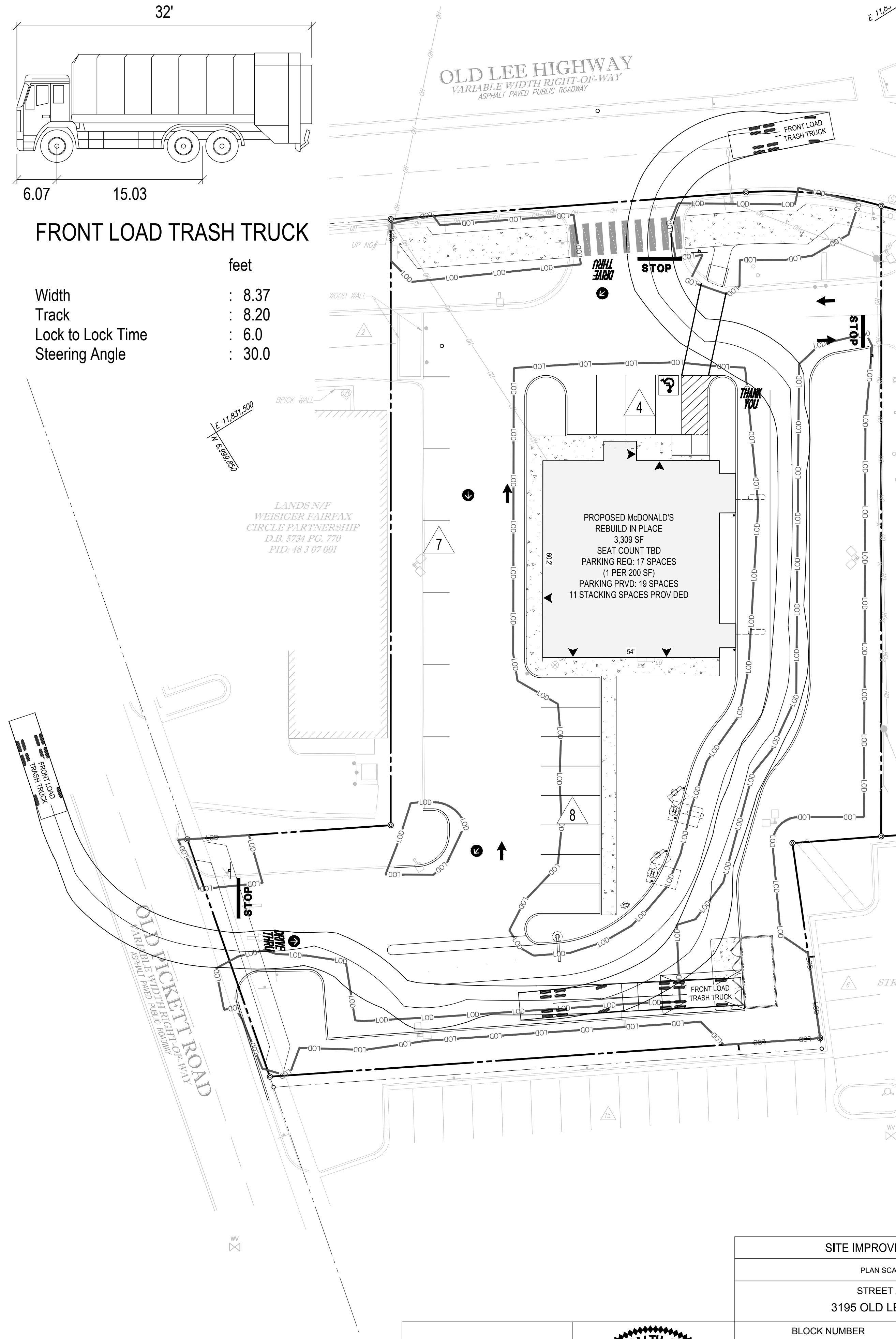
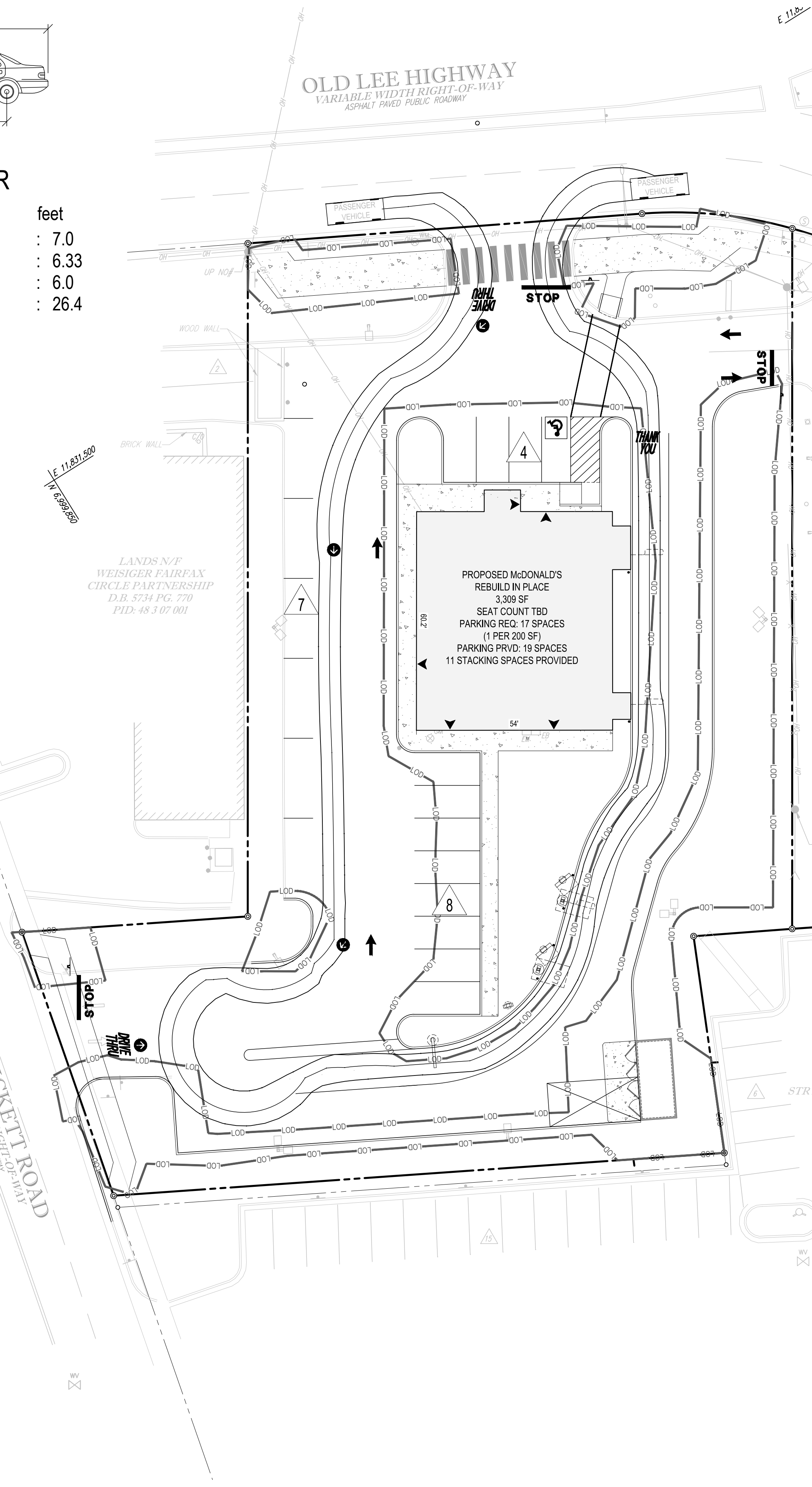
PASSENGER CAR

Width : 7.0
 Track : 6.33
 Lock to Lock Time : 6.0
 Steering Angle : 26.4



FRONT LOAD TRASH TRUCK

Width : 8.37
 Track : 8.20
 Lock to Lock Time : 6.0
 Steering Angle : 30.0



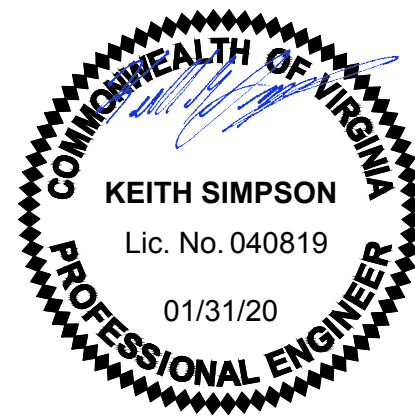
LANDS N/F
 WEISIGER FAIRFAX
 CIRCLE PARTNERSHIP
 D.B. 5734 PG. 770
 PID: 48 3 07 001

LANDS N/F
 WEISIGER FAIRFAX
 CIRCLE PARTNERSHIP
 D.B. 5734 PG. 770
 PID: 48 3 07 001

11111 PICKETT ROAD
 11111 PICKETT ROAD
 11111 PICKETT ROAD

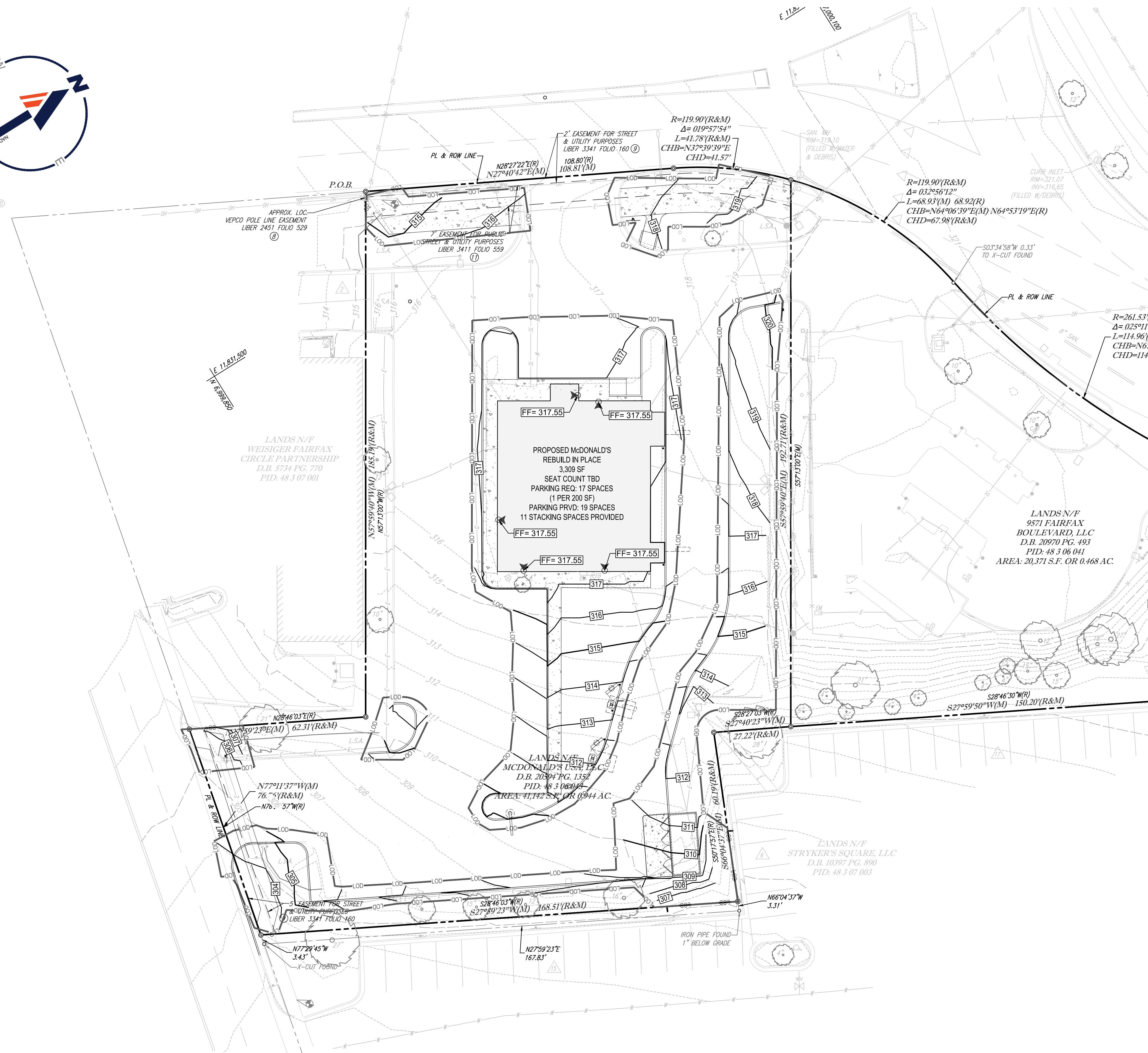
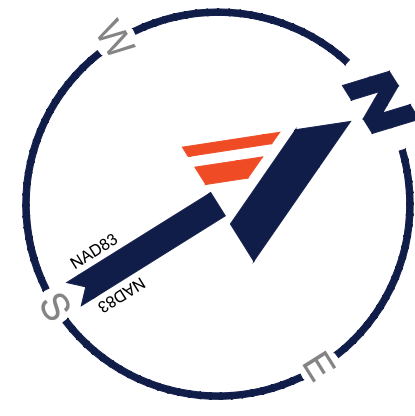
11111 PICKETT ROAD
 11111 PICKETT ROAD
 11111 PICKETT ROAD

BOHLER
 12825 WORLDGATE DR. SUITE 700
 HERNDON, VIRGINIA 20170
 Phone: (703) 709-9500
 Fax: (703) 709-9501
 VA@BohlerEng.com

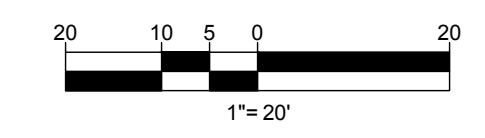



SITE IMPROVEMENT PLANS	
PLAN SCALE: 1"=20'	
STREET ADDRESS 3195 OLD LEE HIGHWAY	
BLOCK NUMBER	LOT NUMBER
DISTRICT	COUNTY
STATE	VA
REGIONAL DWG. NO. S195003	PLAN DESCRIPTION CIRCULATION PLAN
CAD FILE: SSP	

PLAN APPROVALS	REGIONAL MGR.	CONSTR. MGR.	OPERATIONS DEPT.	REAL ESTATE DEPT.	CO-SIGN SIGNATURES	CONTRACTOR	OWNER	STATUS	DATE	BY
DATE								PRELIMINARY	01/31/20	NTG
SIGNATURE (if REQUIRED)								PLAN CHECKED		
								AS-BUILT		
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.										
OFFICE ADDRESS: 110 NORTH CARPENTER STREET, CHICAGO, IL 60607 (850) 623-3000										
FINAL PLAN SIGNATURES: P.M. _____ G.C. _____ O/O _____										
REV	DATE	DESCRIPTION	BY	ISSUE REF						



N:\11831520\11831520.dwg PLOT DATE: 01/31/20 11:00 AM



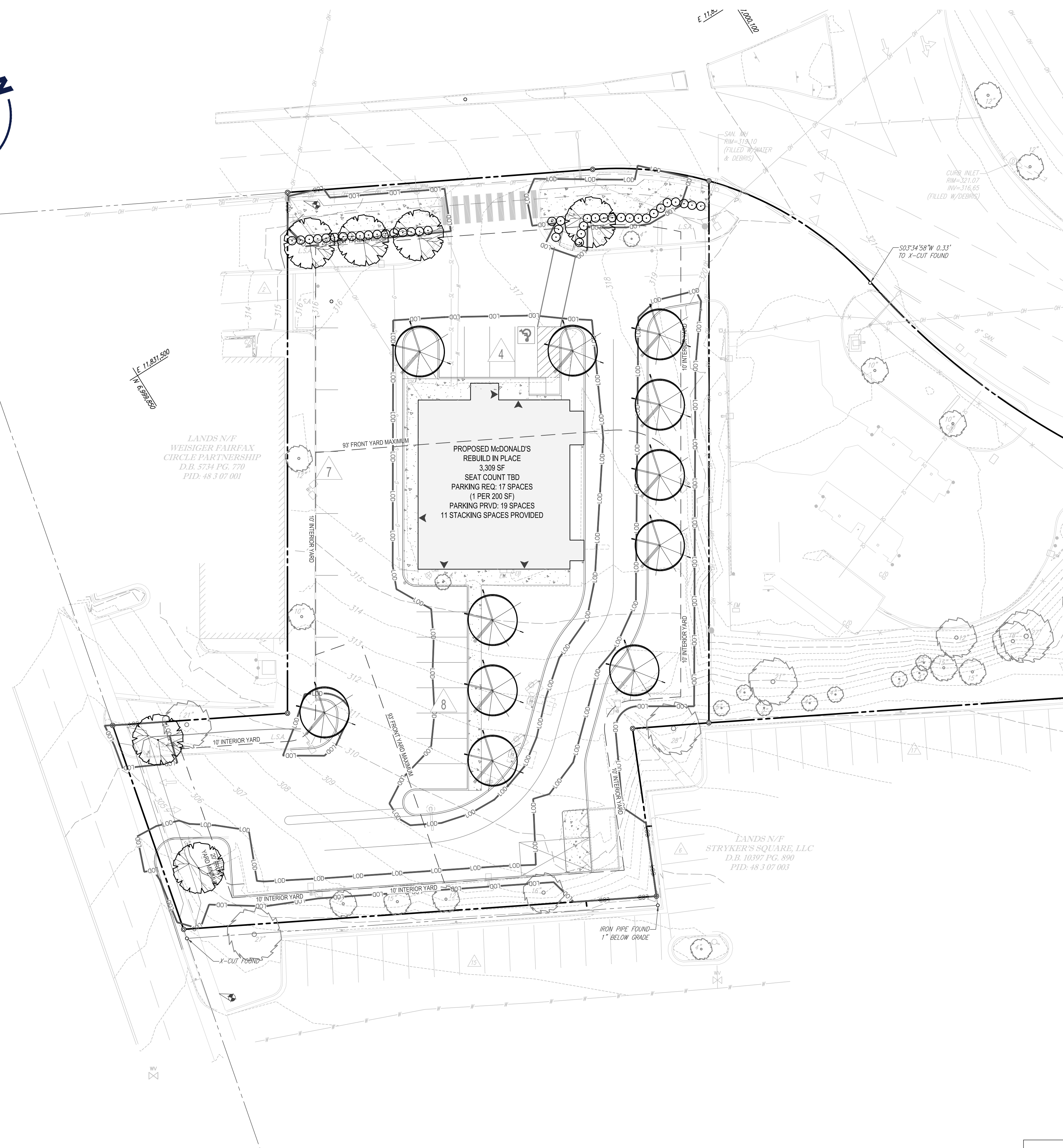
BOHLER 
 12825 WORLDGATE DR. SUITE 700
 HERNDON, VIRGINIA 20170
 Phone: (703) 709-9500
 Fax: (703) 709-9501
 VA@BohlerEng.com



SITE IMPROVEMENT PLANS	
PLAN SCALE: 1"=20'	
STREET ADDRESS 3195 OLD LEE HIGHWAY	
BLOCK NUMBER	LOT NUMBER
DISTRICT	COUNTY
STATE CITY OF FAIRFAX VA	
REGIONAL DWG. NO. S195003	PLAN DESCRIPTION PRELIMINARY GRADING PLAN
CAD FILE: SSP	

REGIONAL MGR.	CONSTR. MGR.	OPERATIONS DEPT.	REAL ESTATE DEPT.	CONTRACTOR	OWNER
McDonald's <small>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.</small> MCDONALD'S CORPORATE 110 NORTH CARPENTER STREET CHICAGO, IL 60607 (850) 623-3000				DATE: 01/31/20 BY: NTG	
CO-SIGN SIGNATURES P.M. _____ G.C. _____ O/O _____				FINAL PLAN SIGNATURES P.M. _____ G.C. _____ O/O _____	
PLAN APPROVALS SIGNATURE (IF REQUIRED) _____ DATE _____				REV: _____ DATE: _____ DESCRIPTION: _____ BY: _____ ISSUE REF: _____	

C-5



TRANSITIONAL YARD SUMMARY - 4.5.5		
BOUNDARY	ADJACENT ZONING	TRANSITIONAL YARD REQUIREMENT
WEST (OLD LEE HIGHWAY)	CR / RETAIL	NONE
NORTH	CG / VACANT (FORMER RETAIL)	NONE
EAST	CR / RETAIL	NONE
SOUTH	CR / RETAIL	NONE

TREE CANOPY CALCULATIONS - 4.5.6.A	
SITE AREA	41,142 SF
TREE CANOPY REQUIRED	4,114 SF
TREE CANOPY PROVIDED	4,200 SF

STREET TREES - 4.5.6.B			
BOUNDARY	LENGTH	REQUIRED TREES	PROVIDED TREES
WEST (OLD LEE HIGHWAY)	149 LF	4 TREES	4 TREES
SOUTH (OLD PICKETT ROAD)	76 LF	2 TREES	2 TREES

INTERIOR PARKING LOT - 4.5.7.F	
NUMBER OF PROVIDED SPACES	19 SPACES
REQUIRED TREES	2 (1 / 10 X 19)
PROVIDED TREES	2

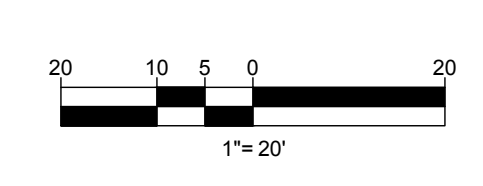
LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.
SHADE TREES					
QRC	6	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL. / 13-14'	8+B
ZSVO	11	ZELKOVA SERRATA VILAGE GREEN	VILAGE GREEN ZELKOVA	2 1/2" CAL. / 13-14'	8+B
SUBTOTAL: 17					
DECIDUOUS SHRUBS					
IG	39	ILEX GLABRA	INKBERRY HOLLY	2-3' HT. & SPREAD	8+B
SUBTOTAL: 39					

E 11,831.520
W 4,289.820

LANDS N/F
WEISIGER FAIRFAX
CIRCLE PARTNERSHIP
D.B. 5734 PG. 770
PID: 48.3 07.001

PROPOSED MCDONALD'S
REBUILD IN PLACE
3,309 SF
SEAT COUNT TBD
PARKING REQ: 17 SPACES
(1 PER 200 SF)
PARKING PRVD: 19 SPACES
11 STACKING SPACES PROVIDED

LANDS N/F
STRYKER'S SQUARE, LLC
D.B. 10397 PG. 890
PID: 48.3 07.003



BOHLER //
12825 WORLDGATE DR. SUITE 700
HERNDON, VIRGINIA 20170
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com



SITE IMPROVEMENT PLANS	
PLAN SCALE: 1"=20'	
STREET ADDRESS 3195 OLD LEE HIGHWAY	
BLOCK NUMBER	LOT NUMBER
DISTRICT	COUNTY
STATE CITY OF FAIRFAX VA	
REGIONAL DWG. NO. S195003	PLAN DESCRIPTION LANDSCAPE PLAN
CAD FILE: SSP	

FINAL PLAN SIGNATURES
P.M. _____
G.C. _____
O/O _____

McDonald's
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S USA, LLC
AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
MCDONALD'S CORPORATE
110 NORTH CARPENTER STREET
CHICAGO, IL 60607 (630) 623-3000

PLAN APPROVALS		DATE	BY	ISSUE REF
REGIONAL MGR.	SIGNATURE (2 REQUIRED)			
CONST. MGR.				
OPERATIONS DEPT.				
REAL ESTATE DEPT.				
CO-SIGN SIGNATURES				
CONTRACTOR				
OWNER				

L-1