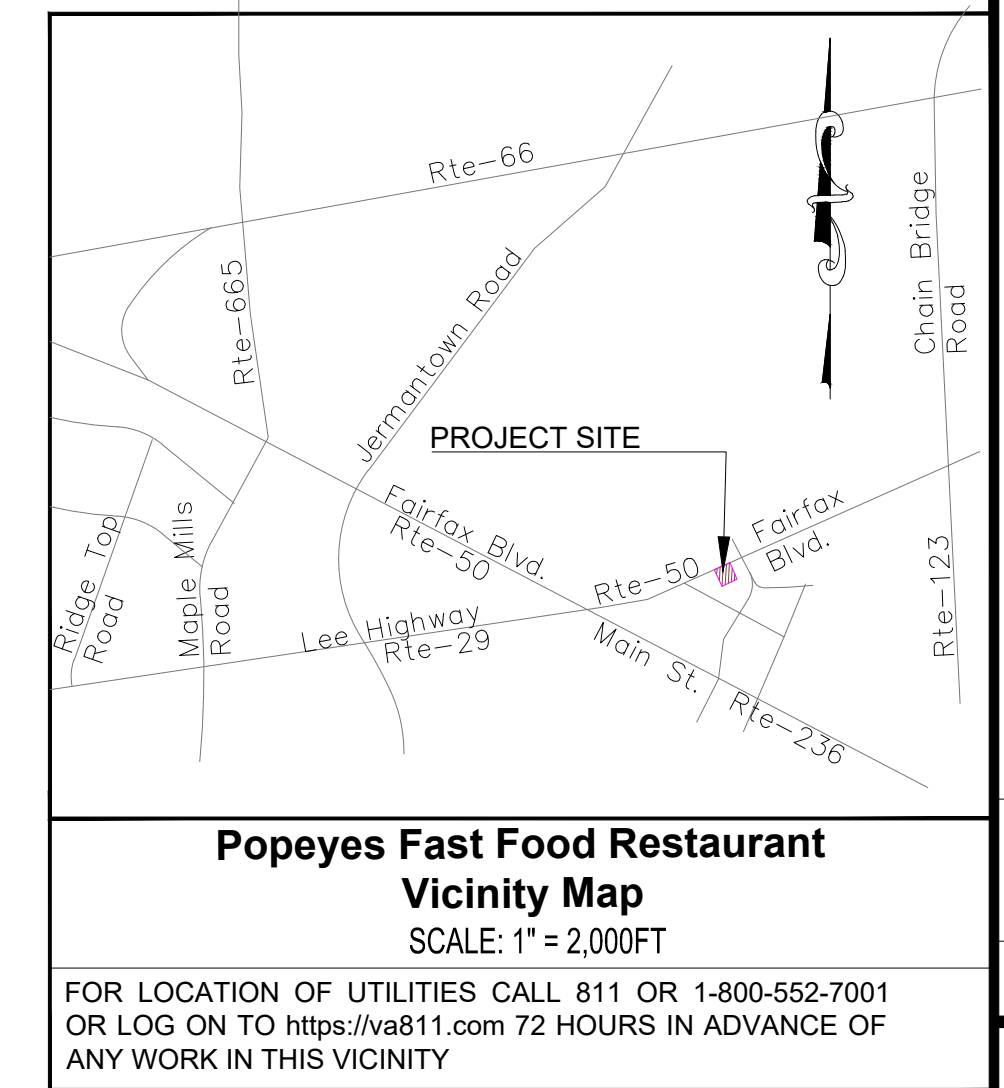


POPEYES FAST FOOD RESTAURANT

10869 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VIRGINIA-22030

SPECIAL USE PERMIT # SU-21-00197 SPECIAL EXCEPTION# SE-21-00198



PROJECT TEAM INFORMATION

OWNER/APPLICANT

NAME: TAHOORA FOODS INC.
ADDRESS: 13036 PARK CRESCENT CIRCLE
OAK HILL, VA - 20171
CONTACT : MR. MANSOOR AWAN
PHONE# 703-989-6851

CIVIL ENGINEER

NAME OF THE FIRM: WAVE CIVIL LLC
CONTACT NAME: MR. SRI APPANA, PE, PMP
ADDRESS: 5250 CHEROKEE AVENUE,
SUITE#290
ALEXANDRIA, VA - 22312
CONTACT PHONE: 571-730-7569
CONTACT EMAIL: SAPPANA@WAVECIVIL.COM

ARCHITECT

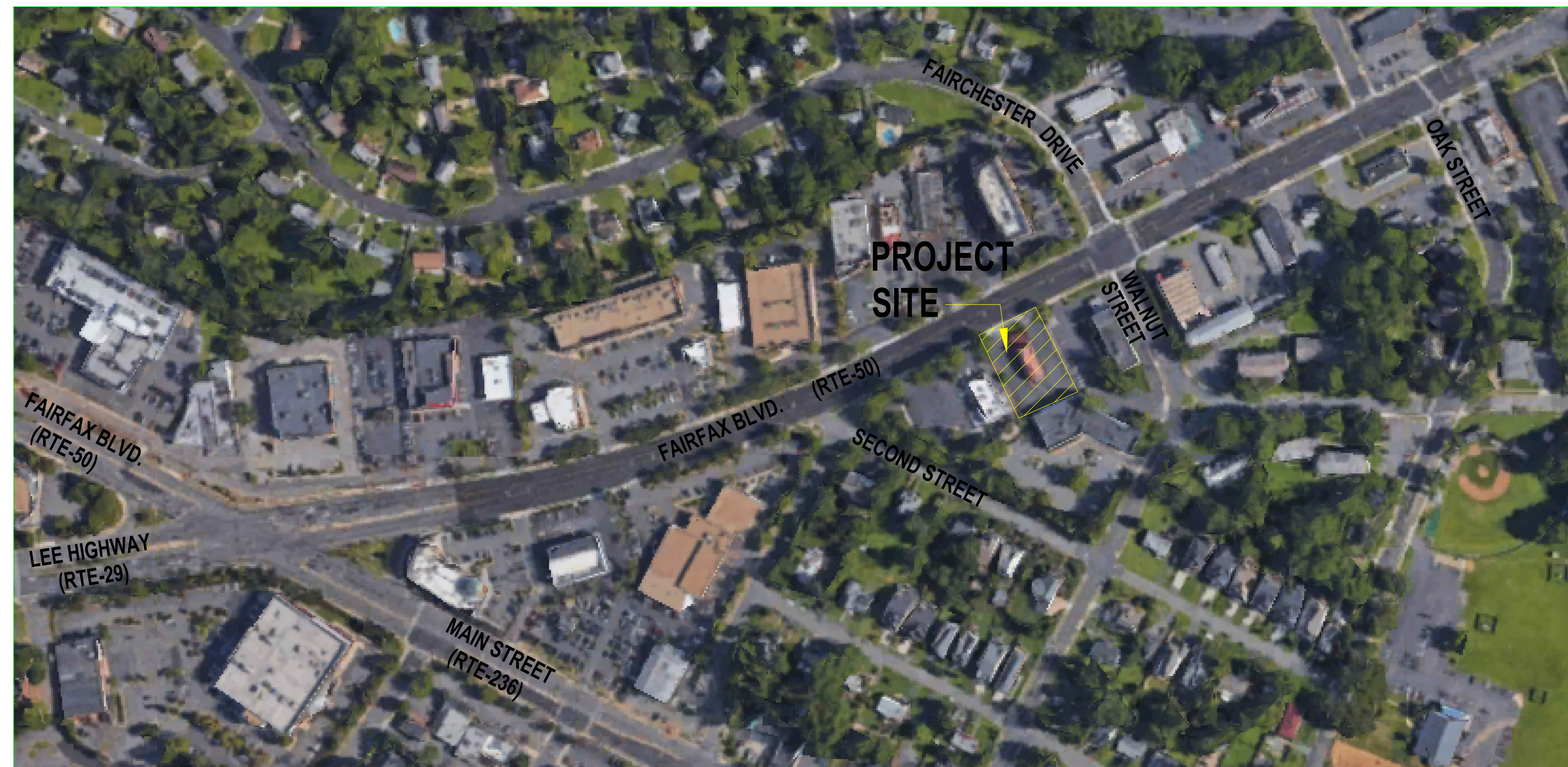
NAME OF THE FIRM: P.M. KATZ - ARCHITECT
CONTACT NAME: PATRICIA KATZ
ADDRESS: P.O BOX 823
STUARTS DRAFT, VA - 24477
CONTACT PHONE: 540-448-0589
CONTACT EMAIL: PMKARCH@YAHOO.COM

TRAFFIC ENGINEER

NAME OF THE FIRM: WELLS AND ASSOCIATES
CONTACT NAME: LESTER ADKINS, PE
ADDRESS: 11220 ASSETT LOOP
SUITE# 202
MANASSAS, VA - 20109
CONTACT PHONE: 703-676-3646
CONTACT EMAIL: LEADKINS@WELLSANDASSOCIATES.COM

LAND USE ATTORNEY

NAME OF THE FIRM: COOLEY LLP
CONTACT NAME: MOLLY NOVOTNY
ADDRESS: 11951 FREEDOM DRIVE
14TH FLOOR
RESTON, VA - 20190
CONTACT PHONE: 703-456-8105
CONTACT EMAIL: MNOVOTNY@COOLEY.COM



LOCATION MAP

SCALE
1" = 200'

RECEIVED

12/20/2021

Community Dev & Planning

SHEET INDEX

- SHEET C-1 COVER SHEET
- SHEET C-2 EXISTING CONDITIONS PLAN
- SHEET C-3 DEMOLITION PLAN
- SHEET C-4 SITE LAYOUT PLAN
- SHEET C-5 LANDSCAPE PLAN
- SHEET C-6 VEHICLE TURNING LAYOUTS
- SHEET C-7 SITE NOTES AND DETAILS
- LIGHTING PLAN (1 OF 2)
- LIGHTING PLAN (2 OF 2)

PROJECT SITE INFORMATION

PROJECT LOCATION: 10869 FAIRFAX BOULEVARD
FAIRFAX, VA - 22030

PARCEL ID# 57 1 14 033
PROPERTY ACCOUNT# 11241
ZONING: COMMERCIAL RETAIL (CR)

EXISTING USE: RESTAURANT
EXISTING RESTAURANT SIZE: 1740 SF

PROPOSED USE: FAST FOOD RESTAURANT
PROPOSED RESTAURANT SIZE: 2275 SF

LEGAL REFERENCE: 26512-0359
LAND AREA: 0.48 ACRES
LOTS 32-34

SUBDIVISION: FAIRFAX HEIGHTS
DEED BOOK PAGE# 26512-0359

PROJECT DESCRIPTION

THE PROJECT SITE IS LOCATED AT 10869 FAIRFAX BOULEVARD IN THE CITY OF FAIRFAX, VIRGINIA. THE SITE IS LOCATED APPROXIMATELY 1500 LF EAST OF THE INTERSECTION OF MAIN STREET (RTE-236) AND LEE HIGHWAY/FAIRFAX BLVD. (RTE 50/ RTE-29). THE SITE IS BOUNDED BY FAIRFAX BOULEVARD (RTE-50) ALONG THE FRONTAGE TO THE NORTH, BURGER KING FAST FOOD RESTAURANT TO THE WEST, SONA BANK TO THE EAST AND AN EXISTING OFFICE BUILDING SITE TO THE SOUTH.

THERE IS AN EXISTING APPROXIMATE 1740 SF RESTAURANT BUILDING ON-SITE ALONG WITH ASSOCIATED PAVED PARKING AREAS, OVERHEAD AND UNDERGROUND UTILITY CONNECTIONS, TREES, PLANTS, SHRUBS, TWO (2) CONCRETE ACCESS DRIVEWAY APRONS, CONCRETE SIDE WALK, HVAC UNIT, LIGHT POLES, CURB STOPS AND TRASH RECEPTACLES.

THE PROJECT SCOPE INCLUDES THE DEMOLITION OF THE EXISTING BUILDING ON-SITE AND ASSOCIATED ABOVE AND UNDERGROUND SITE FEATURES AS IDENTIFIED ABOVE AND THE CONSTRUCTION OF A NEW 2275 SF FAST FOOD RESTAURANT WITH A DRIVE THRU.

THE NEW CONSTRUCTION ALSO INCLUDES THE INSTALLATION OF NEW PAVEMENT/PARKING AREAS, NEW SIDEWALK, LANDSCAPING, TREES, PLANTINGS & SHRUBS, NEW SITE LIGHT POLES, HVAC SYSTEMS, REFRIGERATION ENCLOSURE FOR STORAGE WITH A BUFFER FENCE, NEW DRY UTILITIES AND WATER/SEWER MAINS EXTENSIONS, STORMWATER PIPE SYSTEMS AND ON-SITE STORMWATER MANAGEMENT FACILITIES.

THE PROJECT SCOPE ALSO INCLUDES THE DEDICATION OF 10' STRIP OF RIGHT-OF-WAY AND THE CONSTRUCTION OF A 10' WIDE SIDEWALK AND LANDSCAPING ALONG THE FRONTAGE OF THE SITE ON FAIRFAX BOULEVARD.

THE APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO ALLOW A DRIVE-THRU FOR THE PROPOSED FAST FOOD RESTAURANT AT THIS LOCATION.

SPECIAL EXCEPTION REQUEST:

THE APPLICANT IS REQUESTING A SPECIAL EXCEPTION FOR RELIEF FROM ARTICLE 4.5.7.D1 OF THE ZONING ORDINANCE TO ELIMINATE ONE (1) INTERIOR PARKING LOT LANDSCAPE ISLAND. THE APPLICANT IS ALSO REQUESTING A SPECIAL EXCEPTION FOR RELIEF FROM ARTICLE 4.5.7.D2 TO REDUCE THE WIDTH OF LANDSCAPE ISLAND LOCATED ON THE SOUTH SIDE OF THE PROPOSED PARKING ROW AND REDUCE THE LANDSCAPE AREA (LESS THAN 200 SF) FOR THE LANDSCAPE ISLAND TO THE NORTH OF THE PROPOSED PARKING ROW.

THE APPLICANT IS ALSO REQUESTING A SPECIAL EXCEPTION TO ALLOW A SIDE SETBACK THAT WILL BE LESS THAN THE REQUIRED 10 FEET ALONG A PORTION OF THE EAST PROPERTY LINE OF THE PROPOSED POPEYES SITE. IN ORDER TO SAFELY ACCOMMODATE THE TRUCK TURNING RADIUS IN THE SOUTHEAST CORNER OF THE SITE, A REDUCTION IN SIDE SETBACK (ALONG EAST SIDE) FROM 10 FEET TO 5.2 FEET IS REQUESTED WITH THIS SPECIAL EXCEPTION. AS SUCH, APPROVAL OF THE SPECIAL EXCEPTION TO ZONING ORDINANCE ARTICLE 3.6.2 (SIDE YARD SETBACKS) IS BEING REQUESTED BY THE APPLICANT.

IN ADDITION TO THE ABOVE SPECIAL EXCEPTION REQUESTS, THE APPLICANT IS ALSO REQUESTING A SPECIAL EXCEPTION FOR RELIEF FROM ARTICLE 4.5.6.B1 OF THE ZONING ORDINANCE TO ALLOW THE PLANTING OF STREET TREES ALONG FAIRFAX BLVD. (RTE-50) IN AN EXCESS OF 15 FEET FROM THE BACK OF CURB OF FAIRFAX BLVD.

REV#	DATE	DESCRIPTION	REVISION BLOCK
2	12/4/21	REVISED PER CITY COMMENTS	
1	8/30/21	REVISED PER CITY COMMENTS	

PLAN DATE

WAVE CIVIL
CIVIL ENGINEERING AND CONSULTING
5250 CHEROKEE AVENUE, SUITE#223
ALEXANDRIA, VA - 22312
PHONE# 571-709-2494
www.wavecivil.com

COMMONWEALTH OF VIRGINIA
SRINIVAS APPANABOYANA
Lic. No. 0402047317
12/20/21
PROFESSIONAL ENGINEER

COVER SHEET

POPEYES FAST FOOD RESTAURANT
10869 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VA

SCALE: NTS
DATE: MARCH 2021
C.I.:
SHEET C-1

FAIRCHESTER DRIVE

EX. TRAFFIC SIGNAL

WALNUT STREET

EX. BANK BUILDING

SONA BANK
10855 FAIRFAX BLVD.
WALNUT TREE LLC
PARCELS# 57114035,
57114036
FAIRFAX HEIGHTS
SUBDIVISION
DB PAGE 20886-0311

PROJECT SITE

10869 FAIRFAX BLVD.
TAHOORA FOODS INC.
PARCEL# 57114033
FAIRFAX HEIGHTS
SUBDIVISION
DB PAGE 26512-0359

EX. OFFICE BUILDING

3930 WALNUT STREET
BETHESDA LLC
C/O PROPERTY VALUATION,
LLC
PARCEL ID # 57136 100
WALNUT STREET
PROFESSIONAL CENTER
DB PAGE# 24668-1838

EX. BURGER KING BUILDING

BURGER KING
10875 FAIRFAX BLVD.
BURGER KING CORP#201
C/O PROPERTY TAX
ACCOUNTANT
PARCELS# 57114031,
57114032
FAIRFAX HEIGHTS SUBDIVISION
DB PAGE# 7842-0420

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PROJECT NOTES:

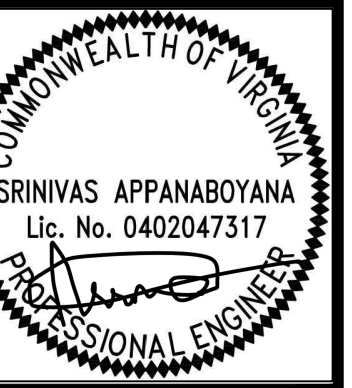
1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE FIELD SURVEY DATED 09/21/2020 PREPARED BY LIGGIE SURVEYS INC.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY , FLOOD INSURANCE RATE MAP (FIRM) NUMBER 5155240003D, COMMUNITY PANEL 515524 00030 D, FOR THE FAIRFAX CITY , VIRGINIA DATED JNE 2, 2006. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), BY GPS PERFORMED BY LIGGIE SURVEYS INC.
4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
5. CONTOUR INTERVAL SHOWN HEREON IS 1'
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY LIGGIE SURVEYS INC.
7. THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT
9. THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY.
10. UNDERGROUND UTILITY MARKINGS PERFORMED BY MISS UTILITY
11. THE EXISTING PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION.
12. THE CONTRACTOR SHALL NOT UTILIZE THESE SPECIAL USE PERMIT PLANS FOR CONSTRUCTION PURPOSES. THIS PLAN SET IS BEING PREPARED AND SUBMITTED TO THE CITY OF FAIRFAX REVIEW AND APPROVAL OF A SPECIAL USE PERMIT.

PLAN DATE:



WAVE CIVIL
CIVIL ENGINEERING AND CONSULTING

5250 CHEROKEE AVENUE, SUITE#223
ALEXANDRIA, VA - 22312
PHONE# 571-749-2494
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OVERALL EXISTING CONDITIONS PLAN
POPEYES FAST FOOD RESTAURANT

10869 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VA

DATE: MARCH 2021

C.I.:

SCALE: 1" = 20'

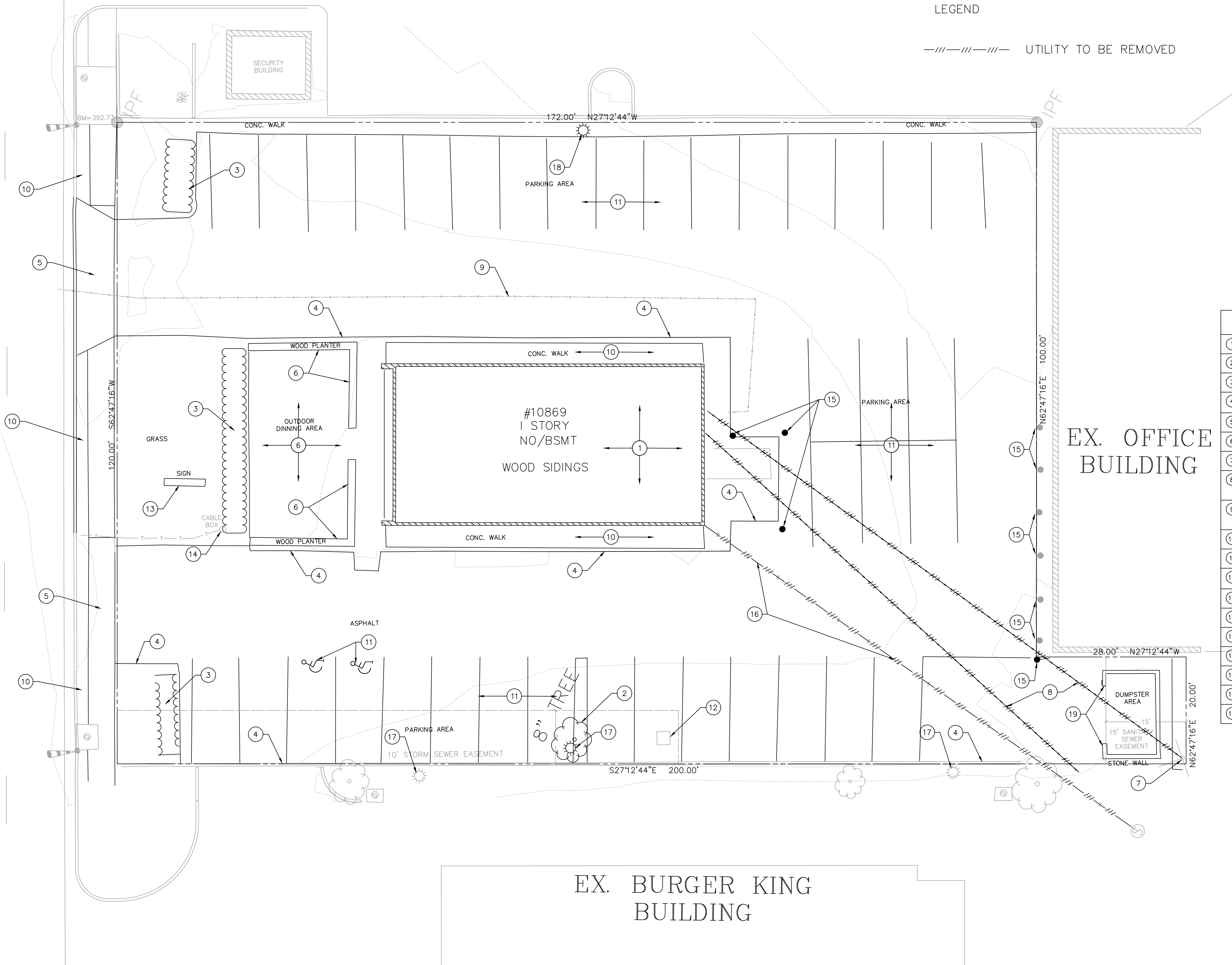
SHEET
C-2

2 OF 7

REVISION BLOCK

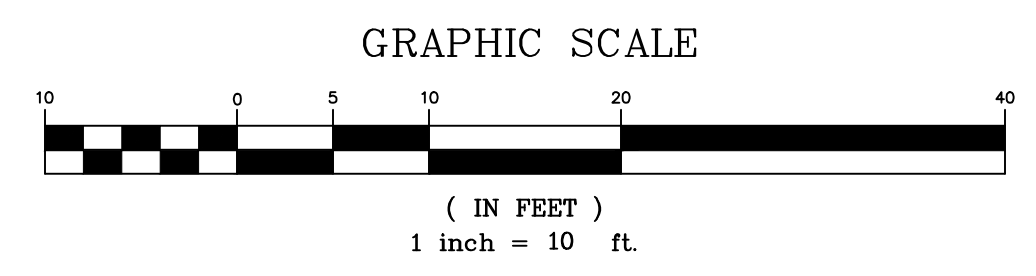
REV#	DATE	DESCRIPTION
1	8/30/21	REVISED PER CITY COMMENTS
2	11/24/21	REVISED PER CITY COMMENTS

FAIRFAX BLVD/RTE-50
(80' R/W)



LEGEND
 - - - - - UTILITY TO BE REMOVED

DEMOLITION KEYNOTES	
1	EX. BUILDING SHALL BE DEMOLISHED
2	EX. TREE TO BE REMOVED
3	EX. VEGETATION SHALL BE REMOVED
4	EX. ON-SITE ASPHALT AND CONCRETE SHALL BE REMOVED AS NECESSARY FOR SITE IMPROVEMENTS
5	EX. ENTRANCE AND CONCRETE APRON SHALL BE REMOVED
6	EX. PLANTERS AND OUTDOOR DINING AREA SHALL BE REMOVED
7	EX. UTILITY POLE SHALL REMAIN
8	EX. OVERHEAD WIRES SHALL BE REMOVED. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS PRIOR TO COMMENCING DEMOLITION ACTIVITIES
9	EX. GAS SHALL REMAIN AND BE REUSED FOR PROPOSED IMPROVEMENTS. CONTRACTOR SHALL PROTECT EXISTING GAS DURING CONSTRUCTION OF PROPOSED IMPROVEMENTS
10	EX. SIDEWALKS SHALL BE REMOVED
11	EX. ON-SITE STRIPING SHALL BE REMOVED (TYP.)
12	EX. STORM DRAIN AND ASSOCIATED PIPES SHALL REMAIN. CONTRACTOR SHALL PROTECT DURING CONSTRUCTION ACTIVITIES
13	EX. SIGNAGE SHALL BE REMOVED
14	EX. CABLE BOX SHALL REMAIN
15	EX. BOLLARDS SHALL BE REMOVED
16	EX. SANITARY SEWER SERVICE CONNECTION TO BE REMOVED
17	EX. LIGHT POST SHALL REMAIN
18	EX. LIGHT POST SHALL BE REMOVED
19	EX. STONE WALLED DUMPSTER AREA SHALL BE REMOVED



REV#	DATE	DESCRIPTION
2	11/24/21	REVISED PER CITY COMMENTS
1	8/30/21	REVISED PER CITY COMMENTS

PLAN DATE: _____

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COMMONWEALTH OF VIRGINIA
 SRINIVAS APPANABOYANA
 Lic. No. 0402047317
 PROFESSIONAL ENGINEER

EXISTING CONDITIONS AND DEMOLITION PLAN
POPEYES FAST FOOD RESTAURANT
 10869 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, VA

SCALE: 1" = 10'
 DATE: MARCH 2021
 C.I.:

MATCH LINE
THIS SHEET

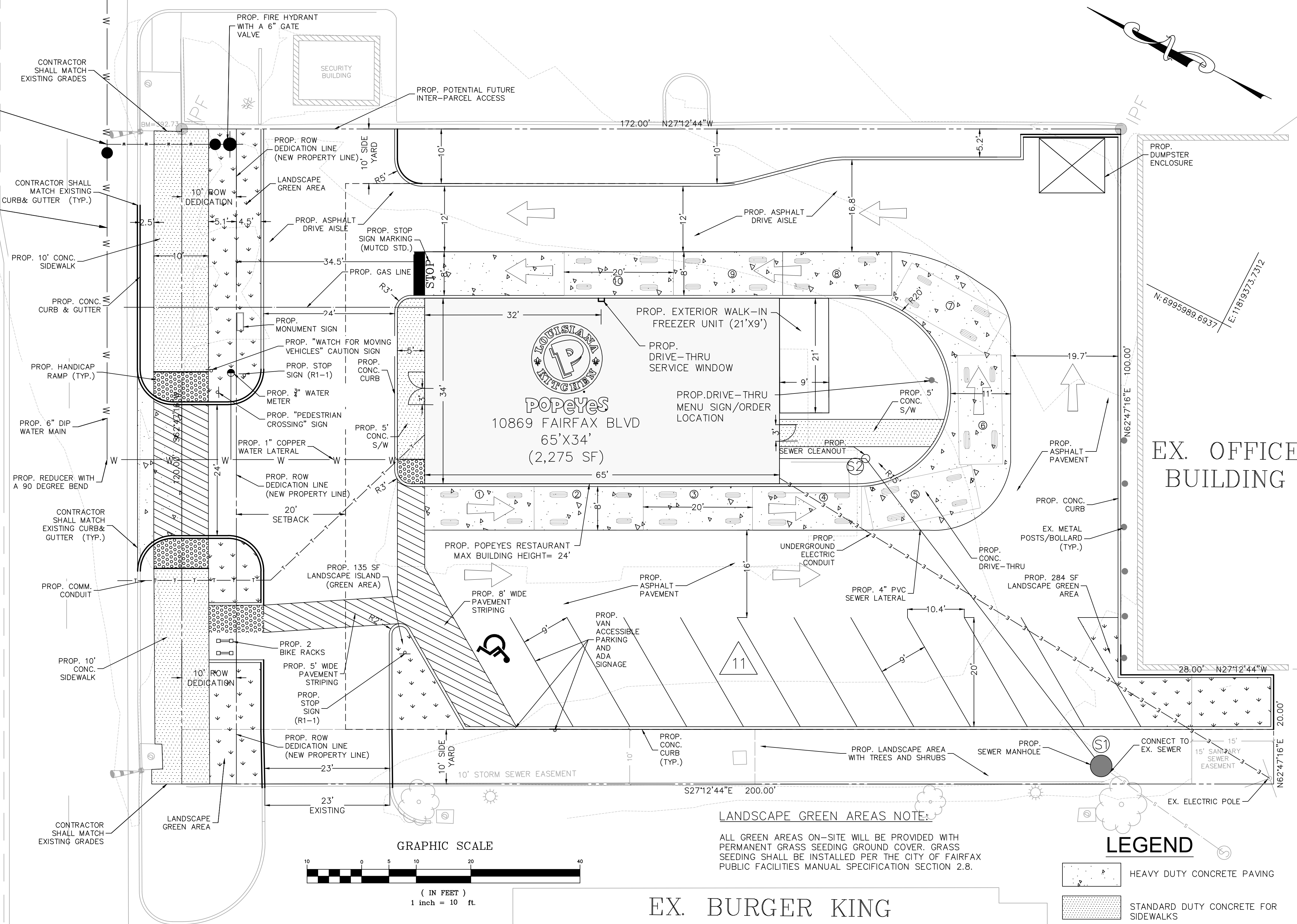
WALNUT
STREET

EX. 6" WATER MAIN
CONNECT TO EX. 6" WATER MAIN. TEST PIT TO BE PROVIDED.
PROP. 6"x6" TEE 1-6" GATE VALVE

PROP. 6"x6" TEE 1-6" GATE VALVE

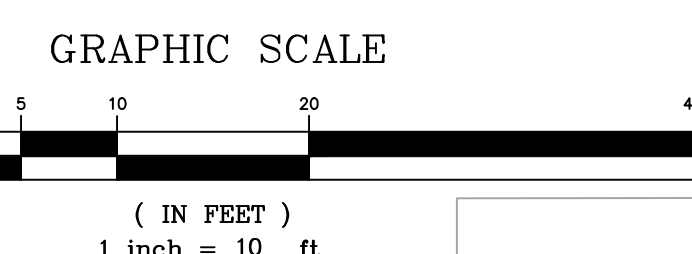
PROP. 6" DIP WATER MAIN

FAIRFAX BLVD/RTE-50
(80' R/W)



EX. OFFICE BUILDING

EX. BURGER KING BUILDING



LANDSCAPE GREEN AREAS NOTE:
ALL GREEN AREAS ON-SITE WILL BE PROVIDED WITH PERMANENT GRASS SEEDING GROUND COVER. GRASS SEEDING SHALL BE INSTALLED PER THE CITY OF FAIRFAX PUBLIC FACILITIES MANUAL SPECIFICATION SECTION 2.8.

LEGEND

	HEAVY DUTY CONCRETE PAVING
	STANDARD DUTY CONCRETE FOR SIDEWALKS
	PROPOSED GREEN AREA

STORMWATER MANAGEMENT

THE EXISTING SITE CONSISTS OF A RESTAURANT BUILDING, PAVED PARKING AREAS AND DRIVE AISLES, GREEN AREAS, SOME TREES AND PLANTINGS ALONG THE FRONTAGE OF THE SITE. THERE IS ALSO AN EXISTING STORM DRAIN INLET ON-SITE ALONG THE WESTERN EDGE OF THE SITE IN THE PARKING AREA. THE SITE ALONG THE WESTERN SIDE OF THE SITE DRAINS INTO THE EXISTING STORM DRAIN INLET THAT CONNECTS TO THE EXISTING STORM SYSTEM IN FAIRFAX BLVD. THE REST OF THE SITE CURRENTLY SHEET FLOWS FROM SOUTH EAST & SOUTH TO THE NORTH AND WEST ONTO FAIRFAX BLVD WHERE THE SHEET FLOW ENTERS INTO THE EXISTING STORM SYSTEM IN THE RIGHT-OF-WAY.

IN THE PROPOSED CONDITIONS, THE PROPERTY IS PREDOMINANTLY IMPERVIOUS WITH 17,600 SF OF TOTAL SITE AREA OF 21,200 SF. THE PROPOSED SITE CONSISTS OF THE RESTAURANT BUILDING & THE EXTERNAL REFRIGERATION UNIT, PAVED PARKING AREAS, DRIVE AISLES, DRIVE-THRU, TRASH DUMPSTER CONCRETE PAD AMOUNTING TO A TOTAL OF 83% OF IMPERVIOUS AREA ON-SITE. THE STORM DRAINAGE WILL FOLLOW THE SAME PATTERN OF SHEET FLOW FROM THE SOUTHERN SIDE OF THE SITE TO THE NORTH AND WEST TO DRAIN INTO PROPOSED STORM STRUCTURES AND BMP FACILITIES ON-SITE FOR AN ULTIMATE OUTFALL INTO THE EXISTING STORM SYSTEM ALONG FAIRFAX BLVD.

EVERY EFFORT WILL BE MADE TO PROVIDE SWM/BMP SYSTEMS ON-SITE TO REDUCE THE IMPACTS OF THE PROPOSED IMPERVIOUS COVER ON-SITE AND ENSURE THE SUBJECT SITE WILL MEET THE CITY'S AND STATE OF VIRGINIA SWM QUANTITY AND QUALITY REQUIREMENTS.

WATER & SEWER

THE EXISTING RESTAURANT HAS PUBLIC WATER AND SEWER SERVICE CONNECTIONS. THE EXISTING SERVICE CONNECTIONS WILL BE DEMOLISHED AND PROPOSED WATER AND SEWER SERVICE CONNECTIONS FROM THE NEW RESTAURANT BUILDING TO THE PROPERTY LINES (SEWER MANHOLE ON ADJACENT BURGER KING PROPERTY TO THE SOUTHWEST) AND BEYOND AS REQUIRED WILL BE INSTALLED WHERE THE NEW CONNECTIONS WILL BE MADE.

THE PROPOSED WATER SERVICE LATERAL CONNECTION TO THE POPEYES BUILDING WILL BE EXTENDED FROM A PROPOSED 6" WATER MAIN ALONG FAIRFAX BLVD. THE PROPOSED 6" WATER MAIN ALONG FAIRFAX BLVD. WILL BE BUILT WITH THIS PROJECT AND WILL BE EXTENDED TO THE FRONT OF THE PROPOSED SITE FROM AN EXISTING 6" WATER MAIN AT THE INTERSECTION OF WALNUT STREET AND FAIRFAX BLVD. A PRELIMINARY LAYOUT IS CURRENTLY SHOWN IN THIS PLAN SET.

THE WATER AND SEWER EXTENSIONS SHOWN IN THIS PLAN SET ARE PRELIMINARY. FINAL DESIGN WILL BE PROVIDED AS PART OF SITE PLAN SET. FURTHER DESIGN COORDINATION WILL BE DONE WITH THE APPROPRIATE WATER AND SEWER AGENCIES AS PART OF THE SITE PLAN PROCESS.

ZONING TABULATIONS

EXISTING ZONING	CR (COMMERCIAL RETAIL)
PROPOSED ZONING	CR (COMMERCIAL RETAIL)
EXISTING USE	RESTAURANT
PROPOSED USE	RESTAURANT
BUILDING AREA	2,275 SF
PARKING REQUIRED	1 SPACE PER 200 SF OF FLOOR AREA 2,275 / 200=11.37 = 11 SPACES
PARKING PROPOSED	11 SPACES INCLUDING 1 ADA
LOADING REQUIRED	NONE FOR BUILDINGS UNDER 10,000 SF
LOADING PROVIDED	NONE
DRIVE-THRU STACKING SPACES REQUIRED	10 STACKING SPACES REQUIRED
DRIVE-THRU STACKING SPACES PROVIDED	10 STACKING SPACES PROVIDED

ZONING COMPLIANCE

	REQUIRED	PROPOSED
BUILDING YARDS		
FRONT (FAIRFAX BLVD)	93' (MAX.); 20' (MIN.)	34.5'
SIDE INTERIOR (EAST)	10' (MIN.)	10'
SIDE INTERIOR (WEST)	10' (MIN.)	10'
REAR (SOUTH)	0' (MIN.)	0'
MINIMUM LOT AREA	20,000 SF (MIN.)	20,000 SF
MAXIMUM BUILDING COVERAGE (%)	60 (MAX.)	11
MAXIMUM LOT COVERAGE (%)	85 (MAX.)	82
MAXIMUM BUILDING HEIGHT	60'	23.25'

OSHA TRAFFIC SIGN

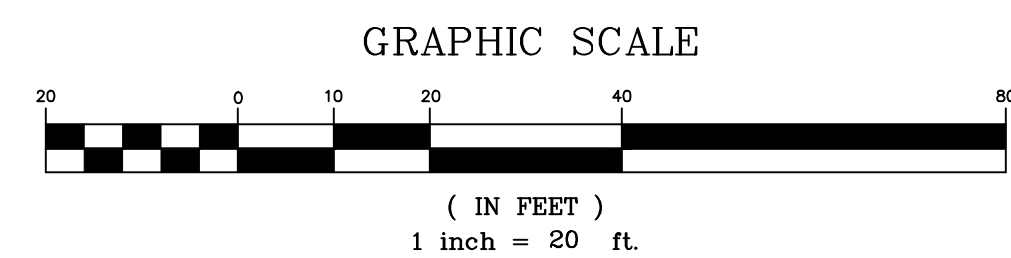
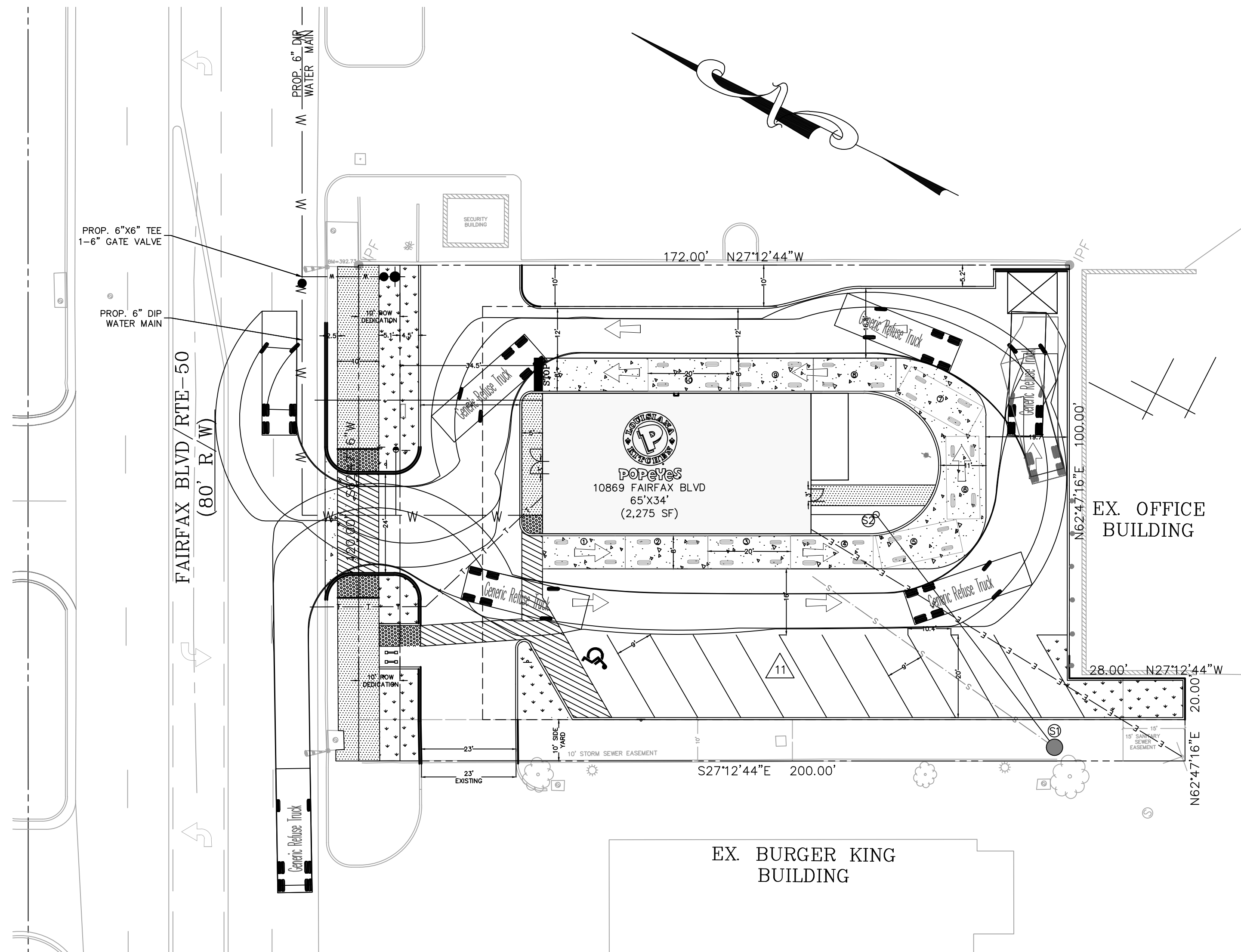


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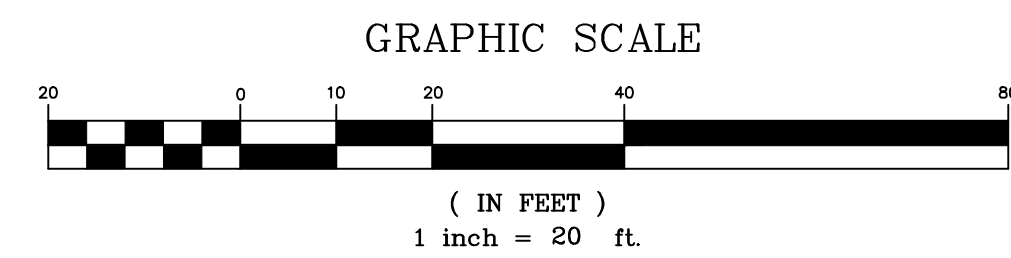
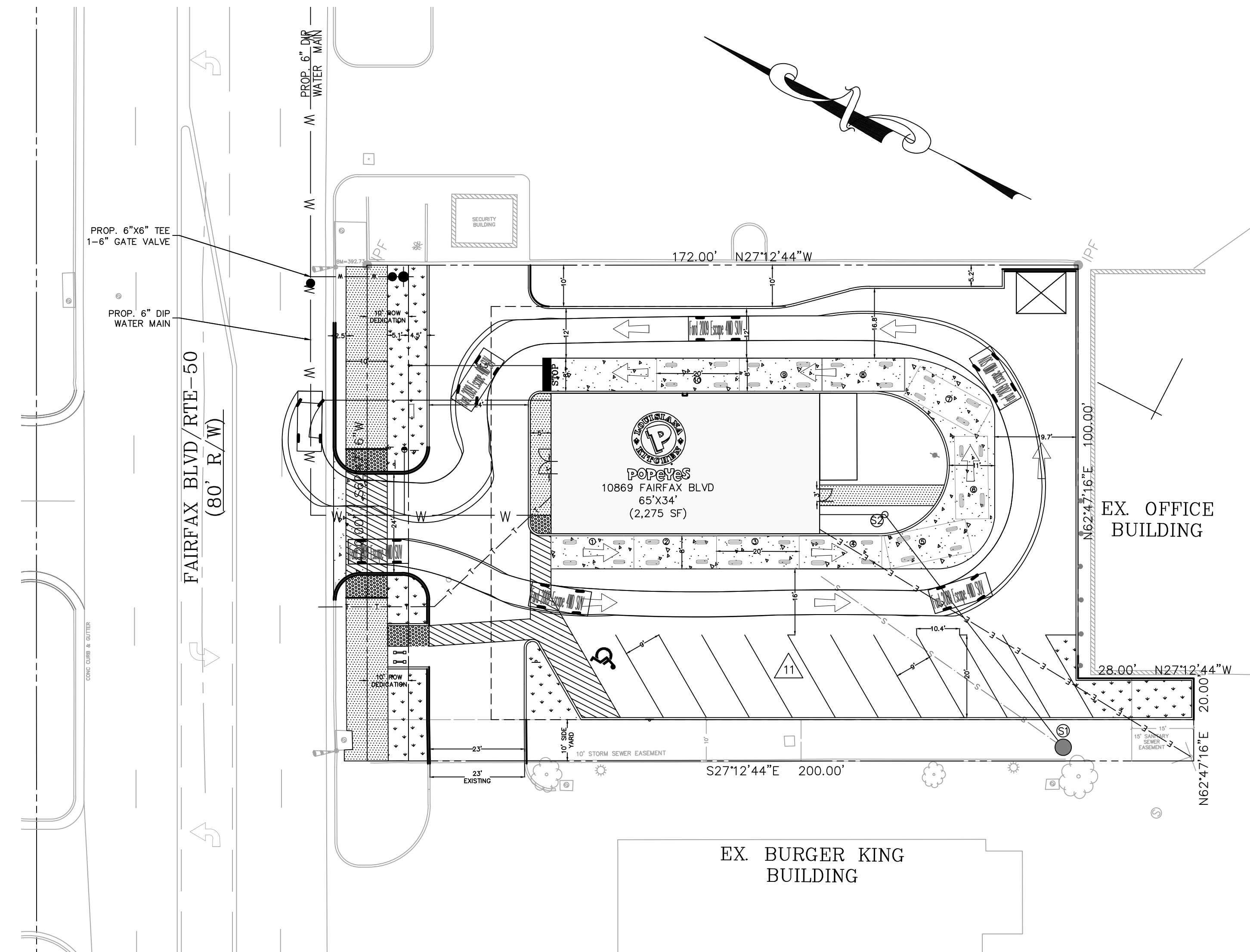
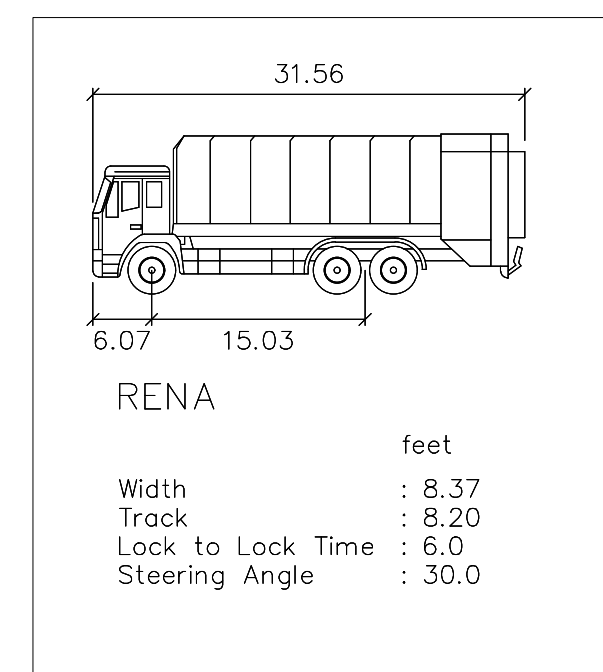
PLAN DATE:
WAVE CIVIL
CIVIL ENGINEERING AND CONSULTING
5250 CHEROKEE AVENUE, SUITE#223
ALEXANDRIA, VA - 22312
PHONE# 571-749-2494
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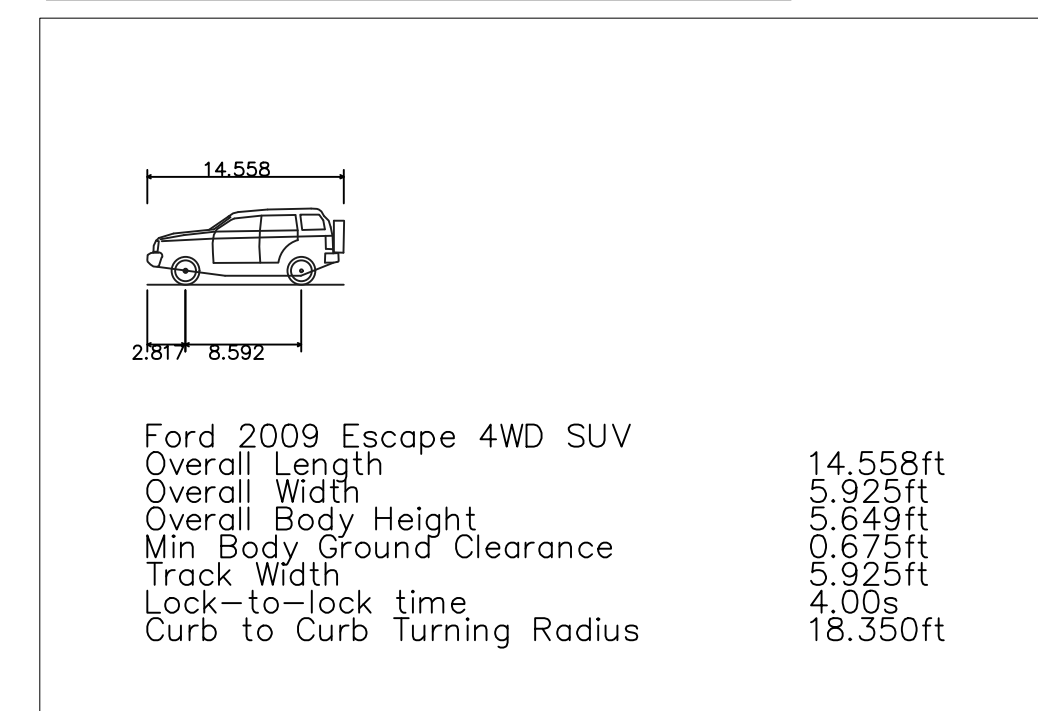
SITE LAYOUT & SPECIAL USE PERMIT PLAN
POPEYES FAST FOOD RESTAURANT
10869 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VA
DATE: MARCH 2021
SCALE: 1" = 10'



FRONT LOAD TRASH TRUCK



PASSENGER VEHICLE (SUV)



REV#	DATE	DESCRIPTION
2	11/24/21	REVISED PER CITY COMMENTS

PLAN DATE: _____

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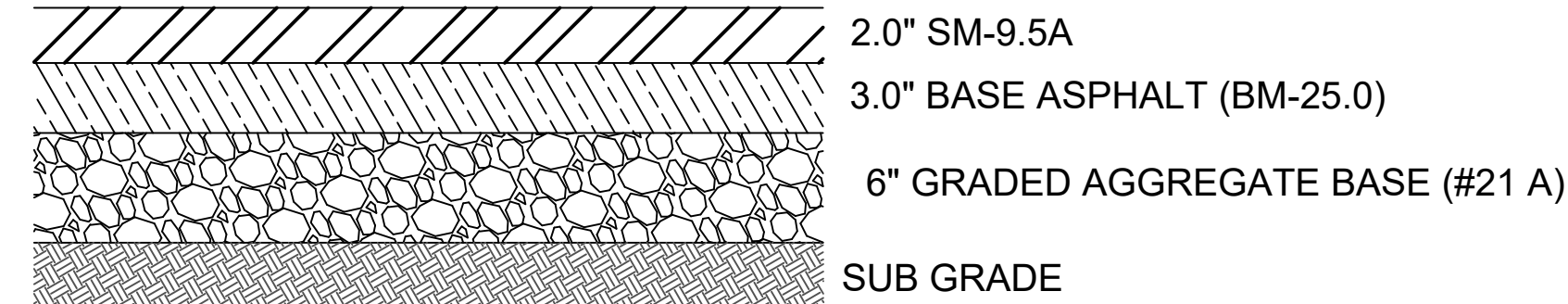
VEHICLE TURNING MOVEMENTS PLAN
POPEYES FAST FOOD RESTAURANT
 10869 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, VA

SCALE: 1" = 20'

C.I.: _____ DATE: MARCH 2021

POPEYES IMPERVIOUS AREAS DETAILS (PRIVATE ACCESS ROADS)

POPEYES ON-SITE STANDARD DUTY ASPHALT PAVEMENT SECTION*



NTS

POPEYES GREASE SEPARATOR DETAIL



Construction and Features

- Patented rotationally molded tank using NSF approved High Density Polyethylene
- Available in 240 gallon and 160 gallon models
- Modular components make customization, service and scalability easy and efficient.
- Seamless construction with 81" integrally molded feet provide stability and clearance for cleaning under the tank
- Controls package using microprocessor based embedded intelligence and cellular communications
- Continuous level measurement including an alert at 75% and alert/overflow protection at 95%
- Utilizes pressure transducer for greater accuracy over mechanical floats
- Indicator lights for power, pump running, high level and high temp.
- Flexible design enables multiple applications including hard piped directly to fryers or filter machines, caddy systems, wand applications and remote boxes
- EnviCor provides installation by our technicians or network of certified installers
- Ninety day warranty on parts and labor for all work performed and six month warranty on all parts and components on the tank



Benefits

- Protect employees from burns with safer oil transfer
- Improve cleanliness and curb appeal by replacing messy outdoor bins
- Accurate data to inform operations and better manage fresh oil
- Track oil usage and receive alerts through the EnviCor Liquid Management Solution (oLMS)

Installation and Operating Specifications	
Model	EST-240 EST-160
Power Requirements	Standard 20A 50/60 120V outlet
Architecture	79" H and 34" diameter 61" H and 29" diameter
Footprint	(93" H with Lid) (70" H with Lid)
Capacity	240 gallons 160 gallons
Weight	272 lbs. 211 lbs.
Measurement	Pressure Transducer
Intelligence	Microprocessor controller
Communication	SMS Texting via GSM Network or TCP/IP via Verizon Network
Pump	6 GPM 12.47 hp HP
Heater	150 watt continuous
Patents	Patent No. 8501462
Approvals	ETL Approved
Documentation	Operation Manual, Installation Manual

EnviCor's SMARTTANK is ETL approved Patent No. 8501462

EnviCor Incorporated
207-A Computer Drive
Smithfield, NC 27577
(919) 989-0175 p
(919) 989-0178 f
www.envicor.com

POPEYES PERVIOUS AREAS DETAILS

SEEDING SCHEDULE & SPECIFICATIONS

TABLE 3.32-E (Revised June 2003) PERMANENT SEEDING SPECIFICATIONS FOR COASTAL PLAIN AREA		
SEED ¹		
LAND USE	SPECIES	APPLICATION RATES
Minimum Care Lawn (Commercial or Residential)	Tall Fescue ¹	175 - 200 lbs
	Bermudagrass ¹	75 lbs
High-Maintenance Lawn	Tall Fescue ¹	200-250 lbs
	Bermudagrass ¹ (seed) or Bermudagrass ¹ (by other vegetative establishment method, see Std. & Spec. 3.34)	40 lbs (unhulled) 30 lbs (hulled)
General Slope (1:1 or less)	Tall Fescue ¹	128 lbs
	Red Top Grass or Creeping Red Fescue	2 lbs
	Seasonal Nurse Crop ²	20 lbs
		TOTAL 150 lbs
Low-Maintenance Slope (Steeper than 3:1)	Tall Fescue ¹	93-108 lbs
	Bermudagrass ¹	0-15 lbs
	Red Top Grass or Creeping Red Fescue	2 lbs
	Seasonal Nurse Crop ²	20 lbs
		TOTAL 130 lbs

1 - When seeding varieties of turfgrass, use the Virginia Crop Improvement Association (VCA) recommended turfgrass variety list. Quality seed will bear a label indicating that they are approved by VCA. A current turfgrass variety list is available at the local County Extension office or through VCA at 804-746-4904 or at <http://nrcsden.com/vt.edu/tnr/TurfGrassPublications/publications2.htm>

2 - Use seasonal nurse crop in accordance with seeding dates as stated below:

February, March - April	Annual Rye
May 1 st - August	Foral Millet
September, October - November 15 th	Annual Rye
November 16 th - January	Winter Rye

3 - May through October, use hulled seed. All other seeding periods, use unhulled seed. If Weeping Lovegrass is used, include in any slope or low maintenance moisture during warmer seeding periods, increase to 30 -40 lbs/acre.

FERTILIZER & LIME	
Apply 10-20-10 fertilizer at a rate of 800 lbs./acre (or 12 lbs./1,000 sq. ft.)	
Apply Pulverized Agricultural Limestone at a rate of 2 tons/acre (or 90 lbs./1,000 sq. ft.)	

NOTE:
- A soil test is necessary to determine the actual amount of lime required to adjust the soil pH of site.
- Incorporate the lime and fertilizer into the top 4 - 6 inches of the soil by disking or by other means.
- When applying Slowly Available Nitrogen, use rates available in Erosion & Sediment Control Technical Bulletin # 4, 2003 Nutrient Management for Development Sites at <http://www.dor.state.va.us/soil/soil.htm#nmg>

VEGETATIVE PRACTICES:

TEMPORARY SEEDING:
ALL DENUDEED AREAS WHICH WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME SHALL BE SEEDDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED.

PERMANENT SEEDING:
WHEN CONSTRUCTION IS COMPLETE, ALL DISTURBED AREAS MUST BE PERMANENTLY SEEDDED AND VEGETATION MUST BE PERMANENTLY ESTABLISHED. THE SEED MIXTURE THAT WILL BE APPLIED WILL DEPEND ON THE TIME OF YEAR.

MANAGEMENT STRATEGIES:

- DURING CONSTRUCTION, CONTRACTOR TO FOLLOW ALL APPLICABLE STANDARD VA E&S MINIMUM STANDARDS
- CONSTRUCTION WILL BE SEQUENCED AS NEEDED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE
- DUST MUST BE CONTROLLED DURING LAND DISTURBANCE AND CONSTRUCTION. CONTRACTOR TO USE WATER TRUCKS AS NEEDED TO KEEP DUST LEVELS DOWN.
- TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.

PERMANENT STABILIZATION:

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING SHALL BE DONE ACCORDING TO VIRGINIA E&S STD. & SPEC. 3.32 PERMANENT SEEDING, OF THE HANDBOOK. MULCH (STRAW OR FIBER) OR SEEDING WILL BE APPLIED AS A SECOND STEP IN SEEDING OPERATIONS. CHEMICAL SOIL STABILIZERS AND BINDERS WILL BE USED AS NEEDED TO BIND MULCHES TOGETHER AND PREVENT DISPLACEMENT. EROSION CONTROL BLANKETS WILL BE USED FOR STEEP SLOPE AREAS TO PROTECT THEM FROM RILL AND GULLY EROSION AND TO ALLOW THE SEED TO GERMINATE. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING.

MULCHING SCHEDULE & SPECIFICATIONS

ALL PERMANENT SEEDING MUST BE MULCHED IMMEDIATELY UPON COMPLETION OF SEED APPLICATION. IT IS ESPECIALLY IMPORTANT TO MULCH LIBERALLY IN MID-SUMMER AND PRIOR TO WINTER. AREAS WHICH CANNOT BE SEEDDED BECAUSE OF THE SEASON SHOULD BE MULCHED TO PROVIDE PROTECTION TO THE SOIL SURFACE. AN ORGANIC MULCH SHOULD BE USED, AND THE AREA THEN SEEDDED AS SOON AS WEATHER OR SEASONAL CONDITIONS PERMIT. ORGANIC MULCH MATERIALS SUCH AS STRAW, WOOD CHIPS, BARK, AND FIBER MULCH HAVE BEEN FOUND TO BE MOST EFFECTIVE.

TABLE 3.33-A ORGANIC MULCH MATERIALS AND APPLICATION RATES

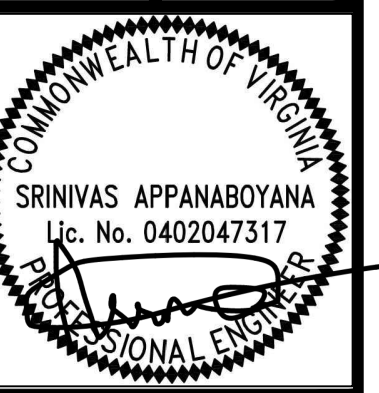
MULCHES:	RATES:		NOTES:
	Per Acre	Per 1000 sq. ft.	
Straw or Hay	1 1/2 - 2 tons (Minimum 2 tons for winter cover)	70 - 90 lbs.	Free from weeds and coarse matter. Must be anchored. Spread with mulch blower or by hand.
Fiber Mulch	Minimum 1500 lbs.	35 lbs.	Do not use as mulch for winter cover or during hot, dry periods.* Apply as slurry.
Corn Stalks	4 - 6 tons	185 - 275 lbs.	Cut or shredded in 4-6" lengths. Air-dried. Do not use in fine turf areas. Apply with mulch blower or by hand.
Wood Chips	4 - 6 tons	185 - 275 lbs.	Free of coarse matter. Air-dried. Treat with 12 lbs nitrogen per ton. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.
Bark Chips or Shredded Bark	50 - 70 cu. yds.	1-2 cu. yds.	Free of coarse matter. Air-dried. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.

* When fiber mulch is the only available mulch during periods when straw should be used, apply at a minimum rate of 2000 lbs./ac. or 45 lbs./1000 sq. ft.

REV#	DATE	DESCRIPTION
2	11/27/21	REVISED PER CITY COMMENTS

WAVE CIVIL
CIVIL ENGINEERING AND CONSULTING

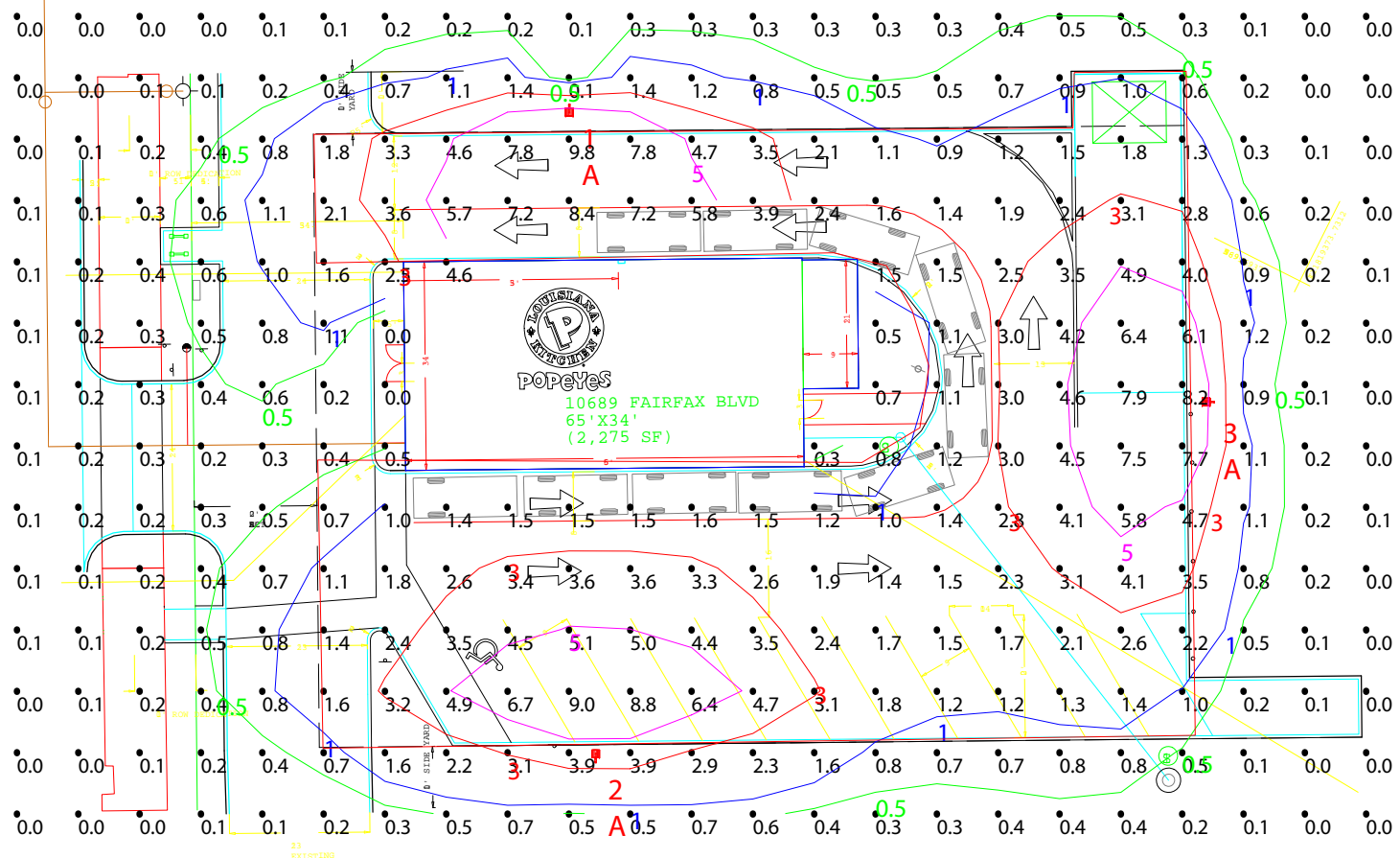
5250 CHEROKEE AVENUE, SUITE#223
ALEXANDRIA, VA - 22314
PHONE# 571-749-2494
www.wavecivil.com



SITE NOTES AND DETAILS
POPEYES FAST FOOD RESTAURANT
10869 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VA

SCALE: 1" = 20'
DATE: MARCH 2021
C.I.:

StatArea Parking and Drive
 Readings Taken at 0'-0" AFG
 Illuminance (Fc)
 Average = 3.28
 Maximum = 9.8
 Minimum = 0.6
 Avg/Min Ratio = 5.47
 Max/Min Ratio = 16.33



Scale: 1 inch= 30 Ft.



Prepared For:
 Phoenix Sales & Marketing
 1500 Caton Center Drive, Suite A
 Halethorpe, MD 21227

Job Name:
 Popeyes Fast Food Restaurant
 Lighting Layout
 Version A

Scale: as noted PROJECT #: 186006

Date: 12/10/2021 CASE #: 00765322

Filename: Popeyes Fast Food Restaurant Lighting Layout 00765322A.AGI


Drawn By: S Elliott

The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by the RAB Lighting Inc. ("RAB") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

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Filename: Z:\Job Files\Phoenix Sales\Phoenix Sales 113691\Popeyes Fast Food Restaurant\Working Files\AGI\Popeyes Fast Food Restaurant Lighting Layout 00765322A.AGI

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts Ground	Illuminance	Fc	1.56	9.8	0.0	N.A.	N.A.	Readings Taken at 0'-0"AFG	10	10	Horizontal
StatArea Parking and Drive	Illuminance	Fc	3.28	9.8	0.6	5.47	16.33	Readings Taken at 0'-0"AFG			

Luminaire Schedule								All quotes/orders generated from this layout must be forwarded to the Local Rep Agency			
Symbol	Qty	Tag	Label	Arrangement	LLF	Description	BUG Rating				
	3	A	ALED3T150Y WS2	SINGLE	1.000	Pole Mounted	B1-U0-G3				

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A	217.813	171.483	20	270	0
2	A	222.113	66.949	20	90	0
3	A	321.629	124.303	20	180	0
Total Quantity: 3						

Luminaire Tag Summary	
Tag	Qty
A	3

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.

* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.



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Prepared For:
Phoenix Sales & Marketing
1500 Caton Center Drive, Suite A
Halethorpe, MD 21227

Job Name:
Popeyes Fast Food Restaurant
Lighting Layout
Version A

Scale: as noted PROJECT #: 186006

Date: 12/10/2021 CASE #: 00765322

Filename: Popeyes Fast Food Restaurant Lighting Layout 00765322A.AGI

Drawn By: S Elliott

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