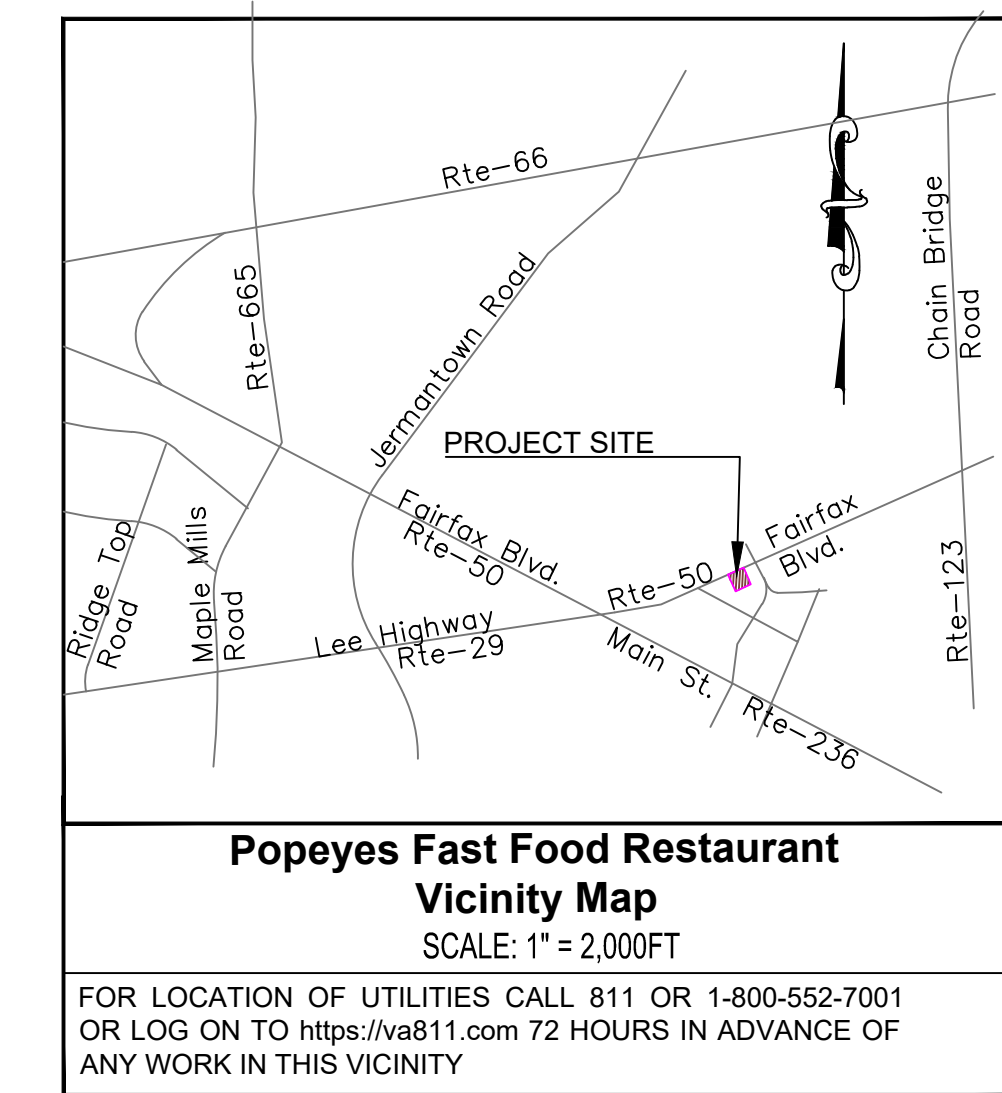


POPEYES FAST FOOD RESTAURANT

10869 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VIRGINIA-22030

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



REV#	DATE	DESCRIPTION	REVISION BLOCK
3	3/30/22	SUP CITY COUNCIL HEARING SUBMISSION	
2	12/4/21	REVISED PER CITY COMMENTS	
1	8/30/21	REVISED PER CITY COMMENTS	

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

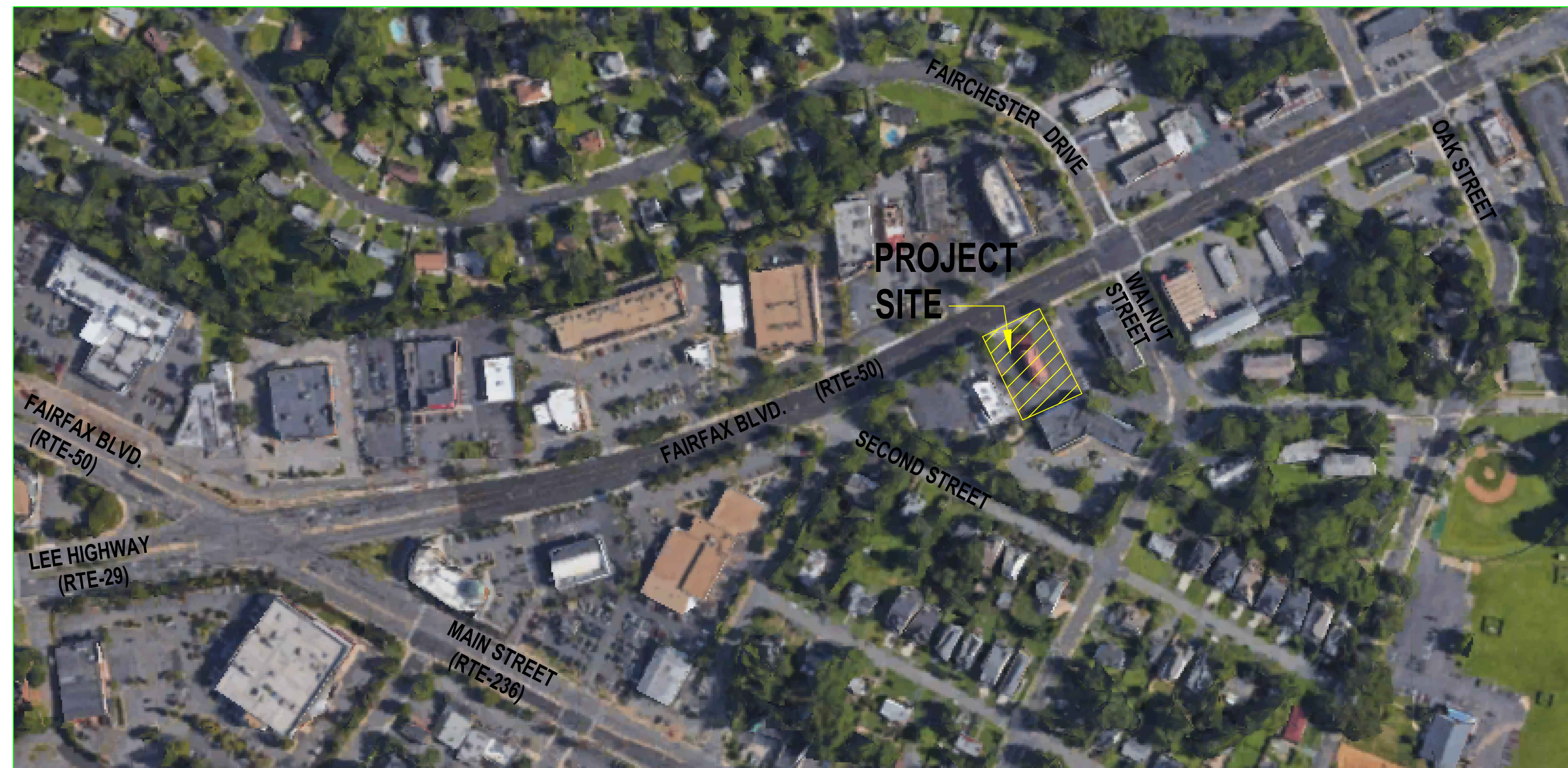
NAME OF THE FIRM: P.M. KATZ - ARCHITECT
CONTACT NAME: PATRICIA KATZ
ADDRESS: P.O BOX 823
STUARTS DRAFT, VA - 24477
CONTACT PHONE: 540-448-0589
CONTACT EMAIL: PMKARCH@YAHOO.COM

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'

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.

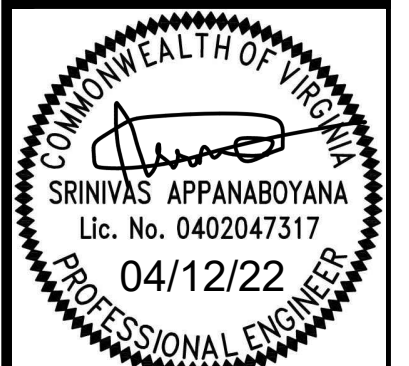
THE APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO ALLOW A DRIVE-THRU FOR THE PROPOSED FAST FOOD RESTAURANT AT THIS LOCATION.

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.

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CIVIL ENGINEERING AND CONSULTING
5250 CHEROKEE AVENUE, SUITE#223
ALEXANDRIA, VA - 22312
PHONE# 571-749-2494
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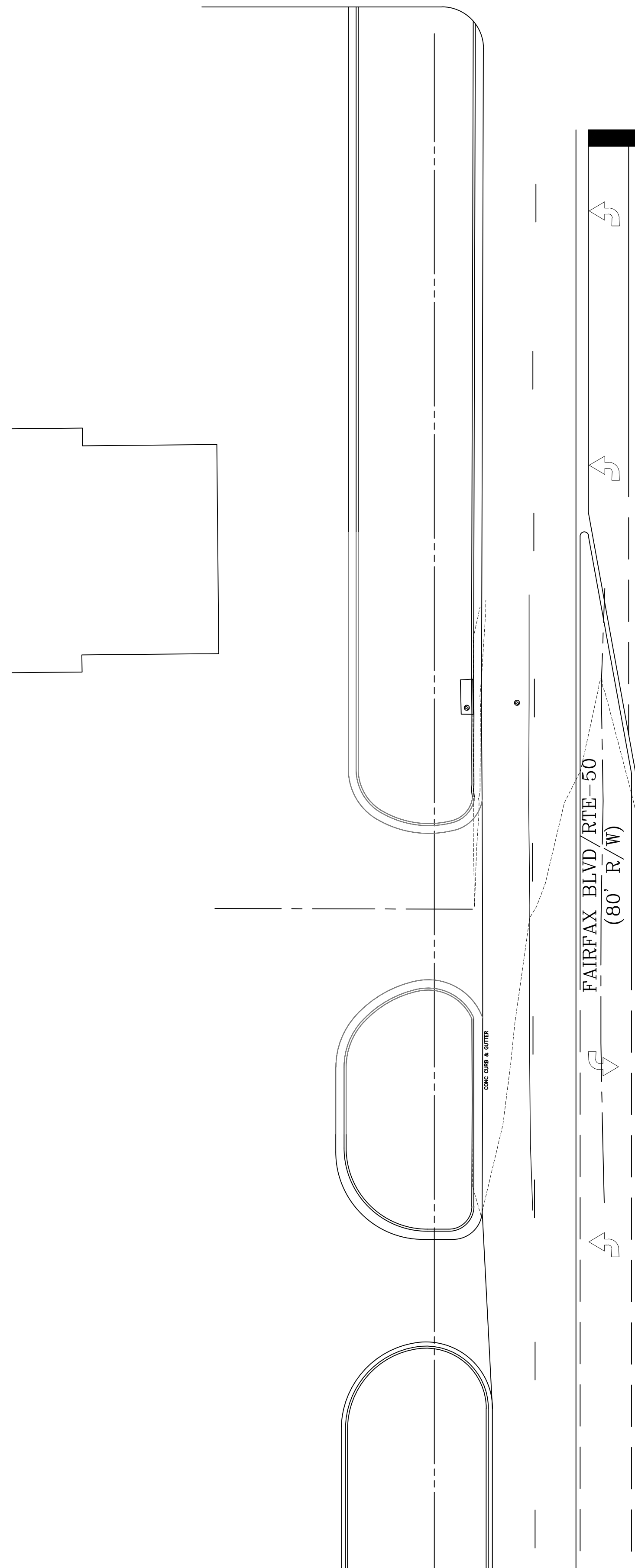
COVER SHEET
POPEYES FAST FOOD RESTAURANT
10869 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VA
SCALE: NTS
DATE: MARCH 2021

SHEET
C-1
1 OF 7

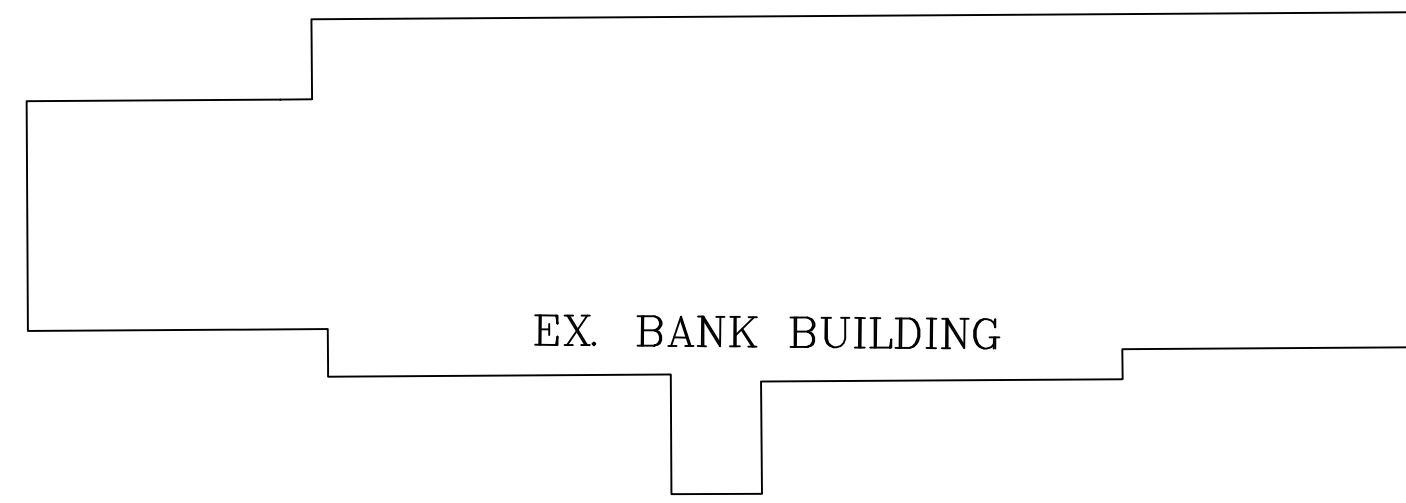
FAIRCHESTER DRIVE

EX. TRAFFIC SIGNAL 

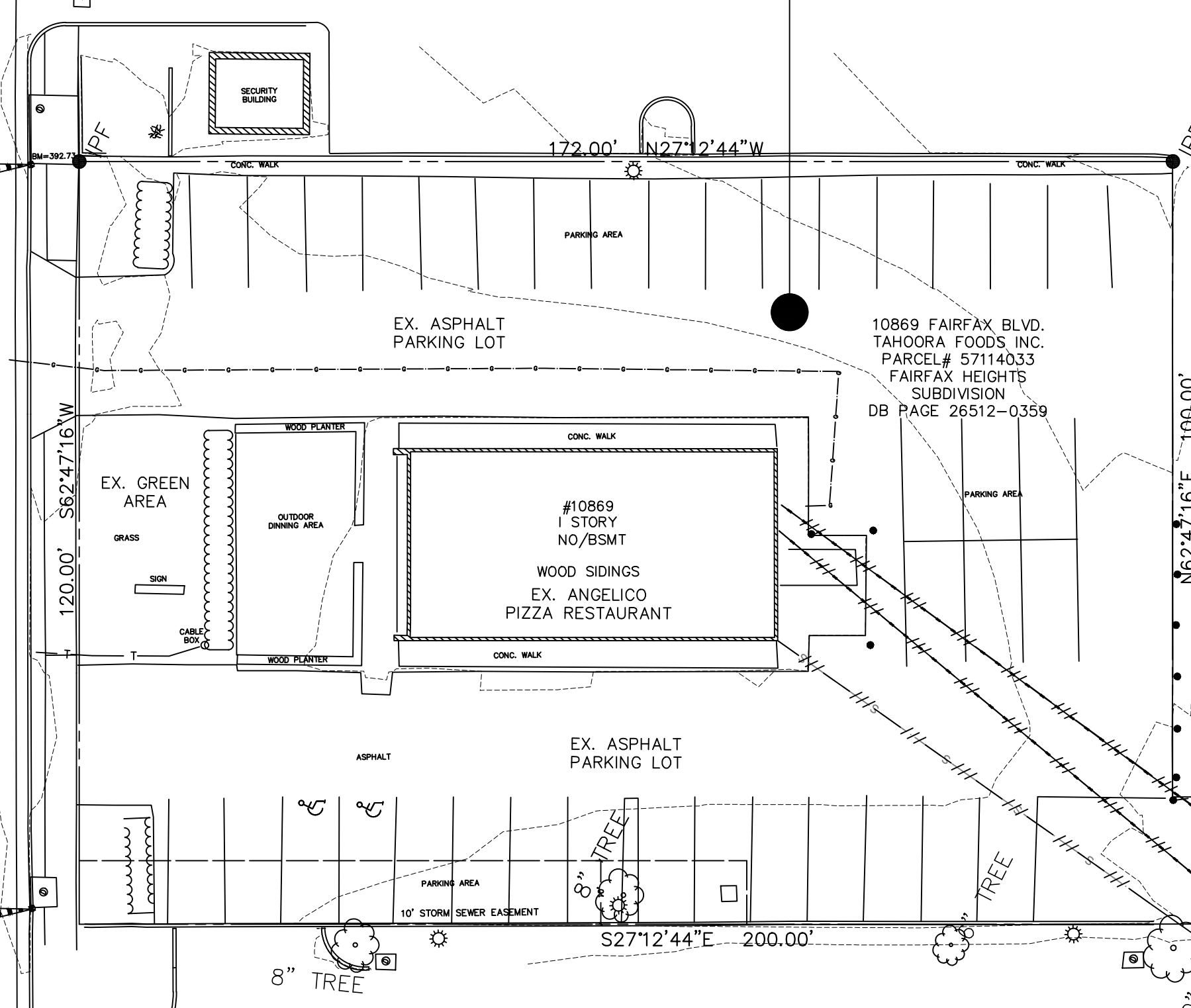
WALNUT STREET



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



PROJECT SITE

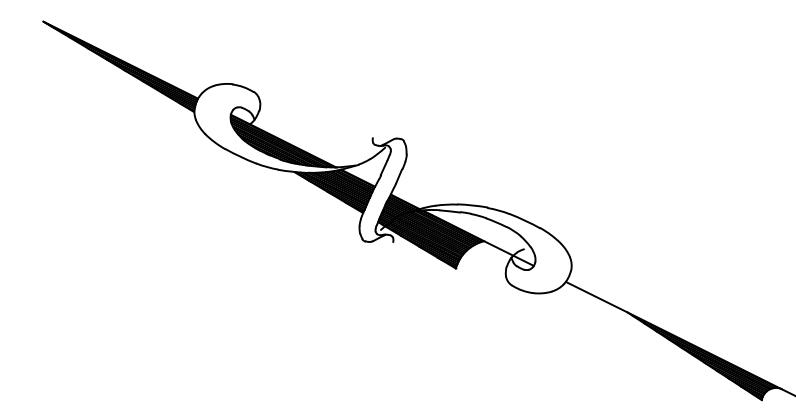


BURGER KING
10875 FAIRFAX BLVD.
BURGER KING CORP#201
C/O PROPERTY TAX
ACCOUNTANT
PARCELS# 57114031,
57114032
FAIRFAX HEIGHTS SUBDIVISION
DB PAGE# 7842-0420

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

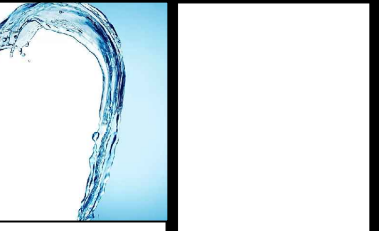


PROJECT NOTES:

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 CHANGE 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 JUNE 2, 2008. 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.

REV#	DATE	DESCRIPTION	REVISION BLOCK
3	3/30/22	SUP CITY COUNCIL HEARING SUBMISSION	
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1	8/30/21	REVISED PER CITY COMMENTS	

PLAN DATE



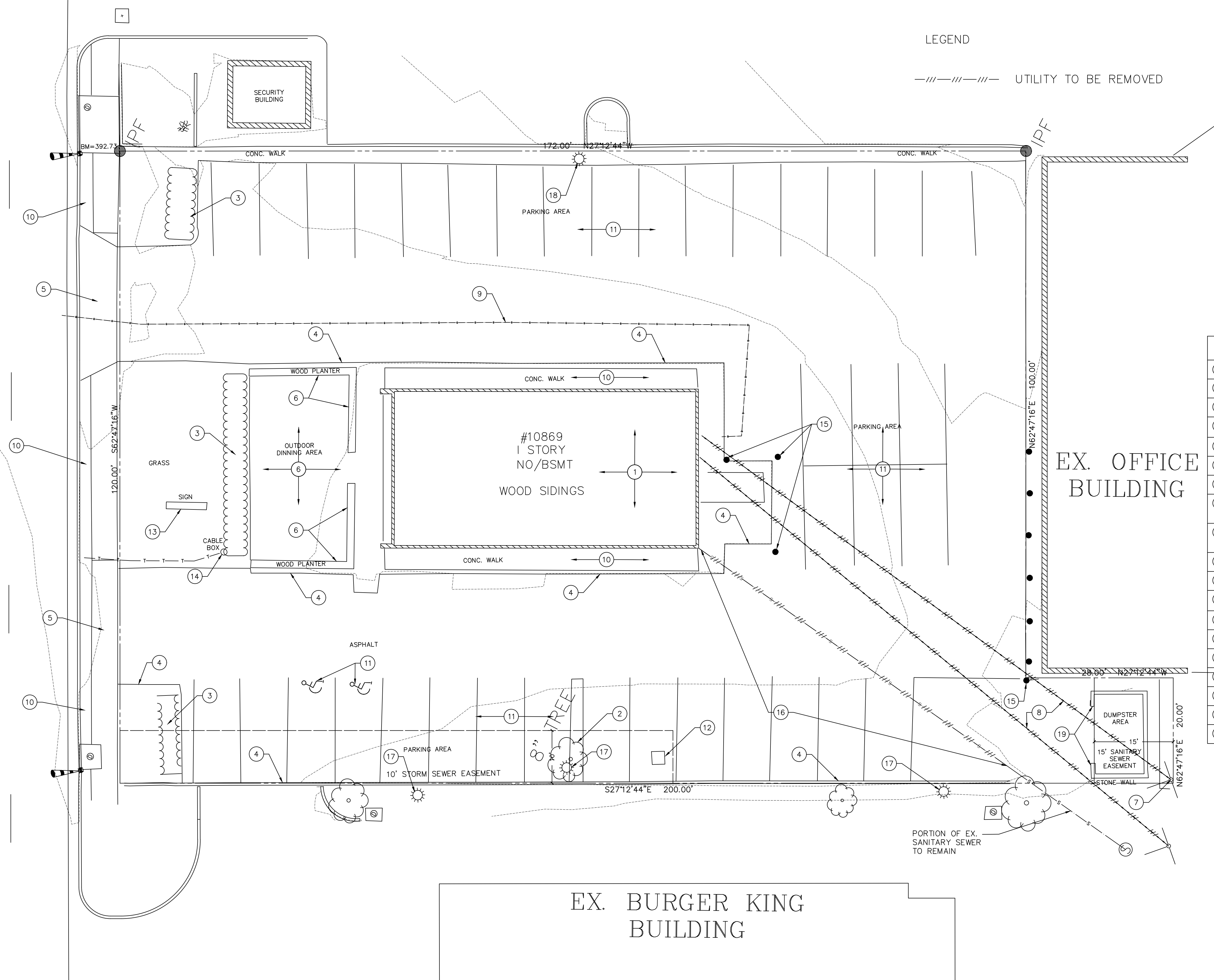
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OVERALL EXISTING CONDITIONS PLAN
POPEYES FAST FOOD RESTAURANT
10869 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VA

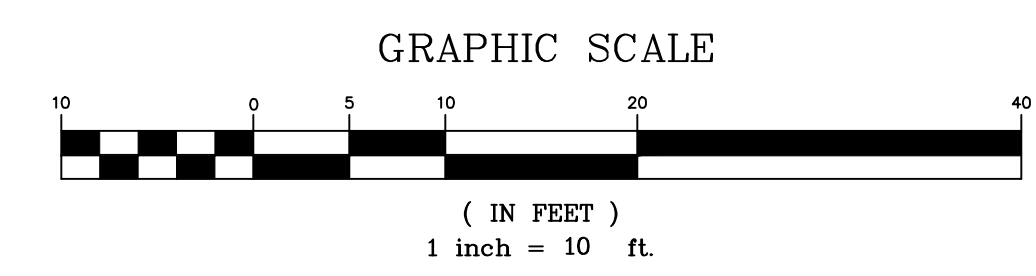
C.I. :
DATE: MARCH 2021
SCALE: 1" = 20'

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 PAVEMENT, CURB & GUTTER 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 TO BE REMOVED
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	PORTION OF EX. SANITARY SEWER SERVICE LINE 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

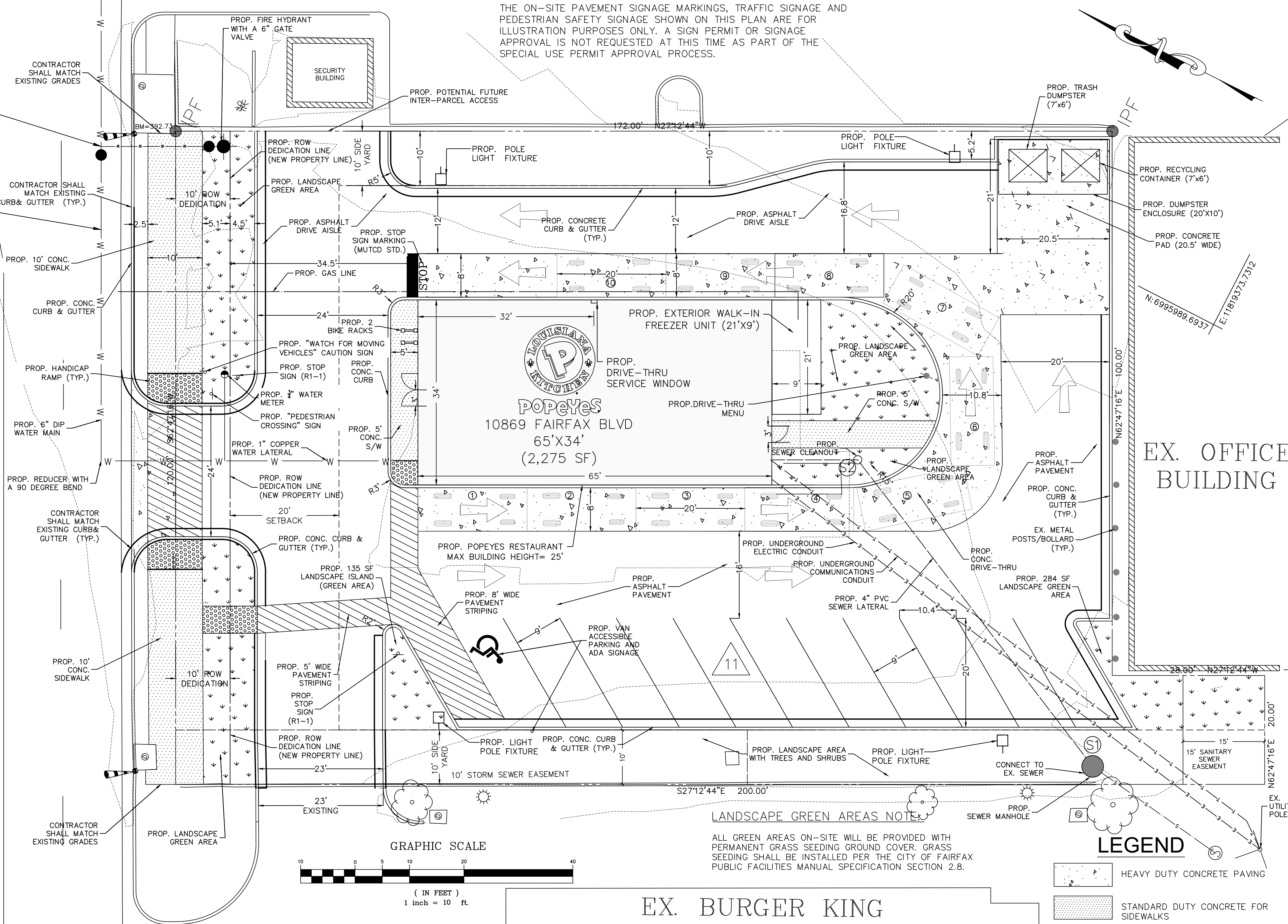


<p>EXISTING CONDITIONS AND DEMOLITION PLAN POPEYES FAST FOOD RESTAURANT 10869 FAIRFAX BOULEVARD CITY OF FAIRFAX, VA</p>		<p>DATE: MARCH 2021</p>												
<p>SCALE: 1" = 10'</p>		<p>C.I.:</p>												
<p>SHEET C-3</p>		<p>REVISION BLOCK</p> <table border="1"> <thead> <tr> <th>REV#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8/30/21</td> <td>REVISED PER CITY COMMENTS</td> </tr> <tr> <td>2</td> <td>12/4/21</td> <td>REVISED PER CITY COMMENTS</td> </tr> <tr> <td>3</td> <td>3/30/22</td> <td>SUP CITY COUNCIL HEARING SUBMISSION</td> </tr> </tbody> </table>	REV#	DATE	DESCRIPTION	1	8/30/21	REVISED PER CITY COMMENTS	2	12/4/21	REVISED PER CITY COMMENTS	3	3/30/22	SUP CITY COUNCIL HEARING SUBMISSION
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<p>WAVE CIVIL CIVIL ENGINEERING AND CONSULTING 5250 CHEROKEE AVENUE, SUITE#223 ALEXANDRIA, VA - 22312 PHONE# 571-709-2494 www.wavecivil.com</p>		<p>PROFESSIONAL ENGINEER SRINIVAS APPANABOYANA Lic. No. 0402047317 04/12/22</p>												

MATCH LINE
THIS SHEET

SITE SIGNAGE NOTES:

THE ON-SITE PAVEMENT SIGNAGE MARKINGS, TRAFFIC SIGNAGE AND PEDESTRIAN SAFETY SIGNAGE SHOWN ON THIS PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. A SIGN PERMIT OR SIGNAGE APPROVAL IS NOT REQUESTED AT THIS TIME AS PART OF THE SPECIAL USE PERMIT APPROVAL PROCESS.



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

FAIRFAX BLVD.
PROP. 6" DIP WATER MAIN

MATCH LINE
THIS SHEET

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

POPEYES
10869 FAIRFAX BLVD
65'X34'
(2,275 SF)

EX. OFFICE BUILDING

EX. BURGER KING BUILDING

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



PLAN DATE: 04/12/22

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REVISION BLOCK

NO.	DATE	DESCRIPTION
3	3/30/22	SUB CITY COUNCIL HEARING SUBMISSION
2	11/24/21	REVISED PER CITY COMMENTS
1	8/30/21	REVISED PER CITY COMMENTS

SCALE: 1" = 10'

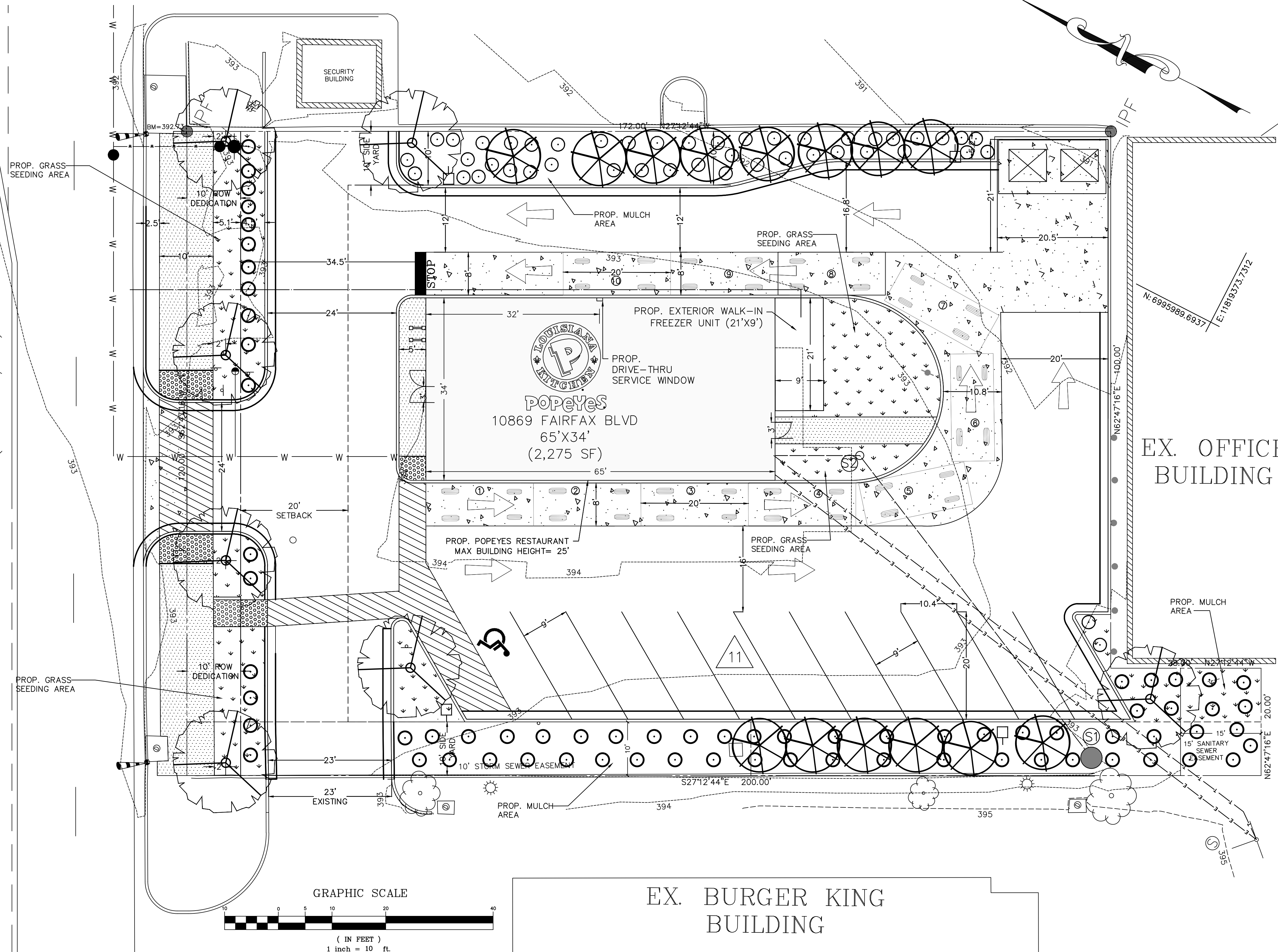
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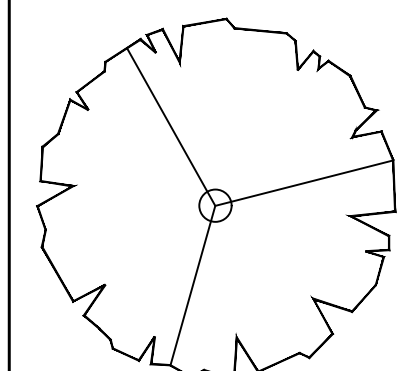
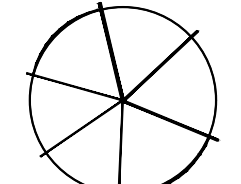
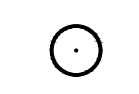
SITE LAYOUT & SPECIAL USE PERMIT PLAN
POPEYES FAST FOOD RESTAURANT
10869 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VA

SHEET
C-4
4 OF 7

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



LEGEND

-  SHADE TREES
-  ORNAMENTAL TREES
-  SHRUBS

EX. BURGER KING BUILDING


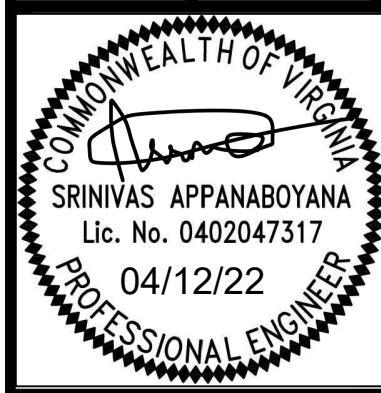
EX. OFFICE BUILDING

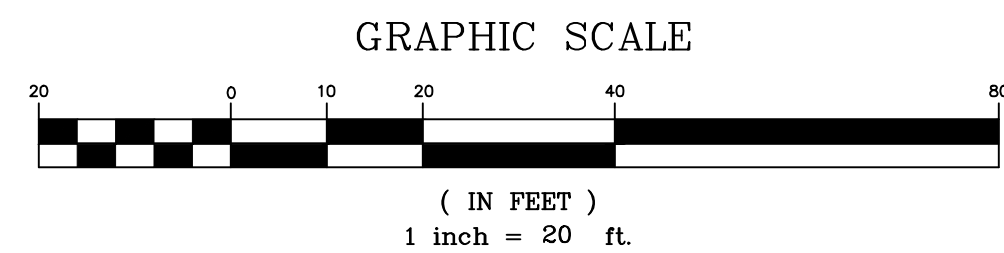
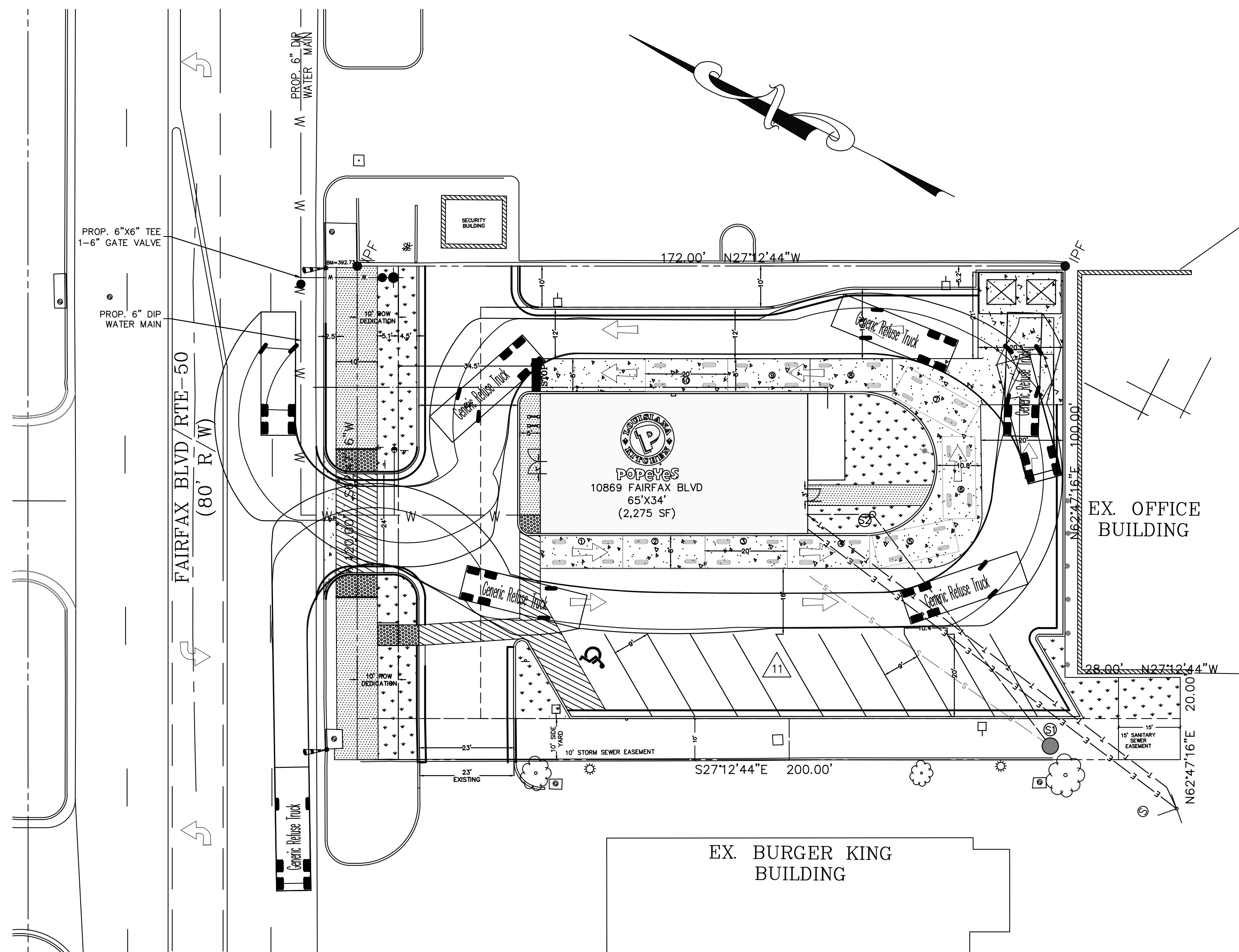
SITE TREE COVERAGE REQUIREMENTS

TREE CANOPY CALCULATIONS
TOTAL SITE AREA = 21,200 SF
- TREE CANOPY REQUIRED (10%) = 2120 SF
- TREE CANOPY PROVIDED* = 2500 SF (11.8%)
1. THREE (3) SHADE TREES @ 250 SF EACH = 250*3 = 750 SF*
2. FOURTEEN (14) ORNAMENTAL TREES @ 125 SF EACH = 125*14 = 1750 SF
TYPE OF TREES:
SHADE TREES - QUERCUS PHELLOS (WILLOW OAK)
ORNAMENTAL TREES - MAGNOLIA VIRGINIANA (SWEETBAY MAGNOLIA)
SHRUBS - CORNUS SIBIRICA (TATARIAN DOGWOOD)
*FOUR (4) SHADE TREES PROPOSED ALONG THE FRONTAGE OF THE SITE ON FAIRFAX BLVD. ARE NOT INCLUDED IN THE CALCULATION OF THE TREE CANOPY COVERAGE PROVIDED ON-SITE SINCE THOSE TREES ARE LOCATED IN THE FUTURE RIGHT-OF-WAY DEDICATION.

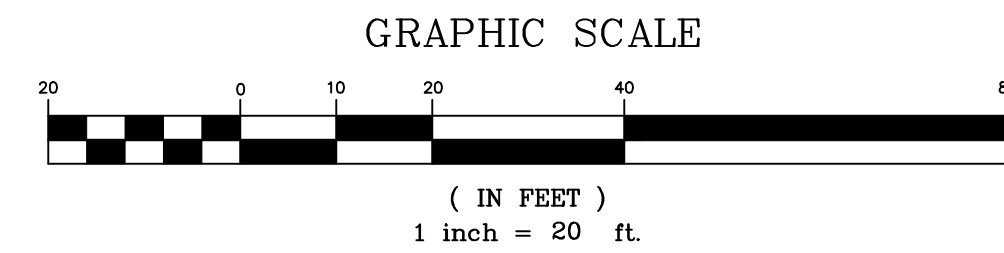
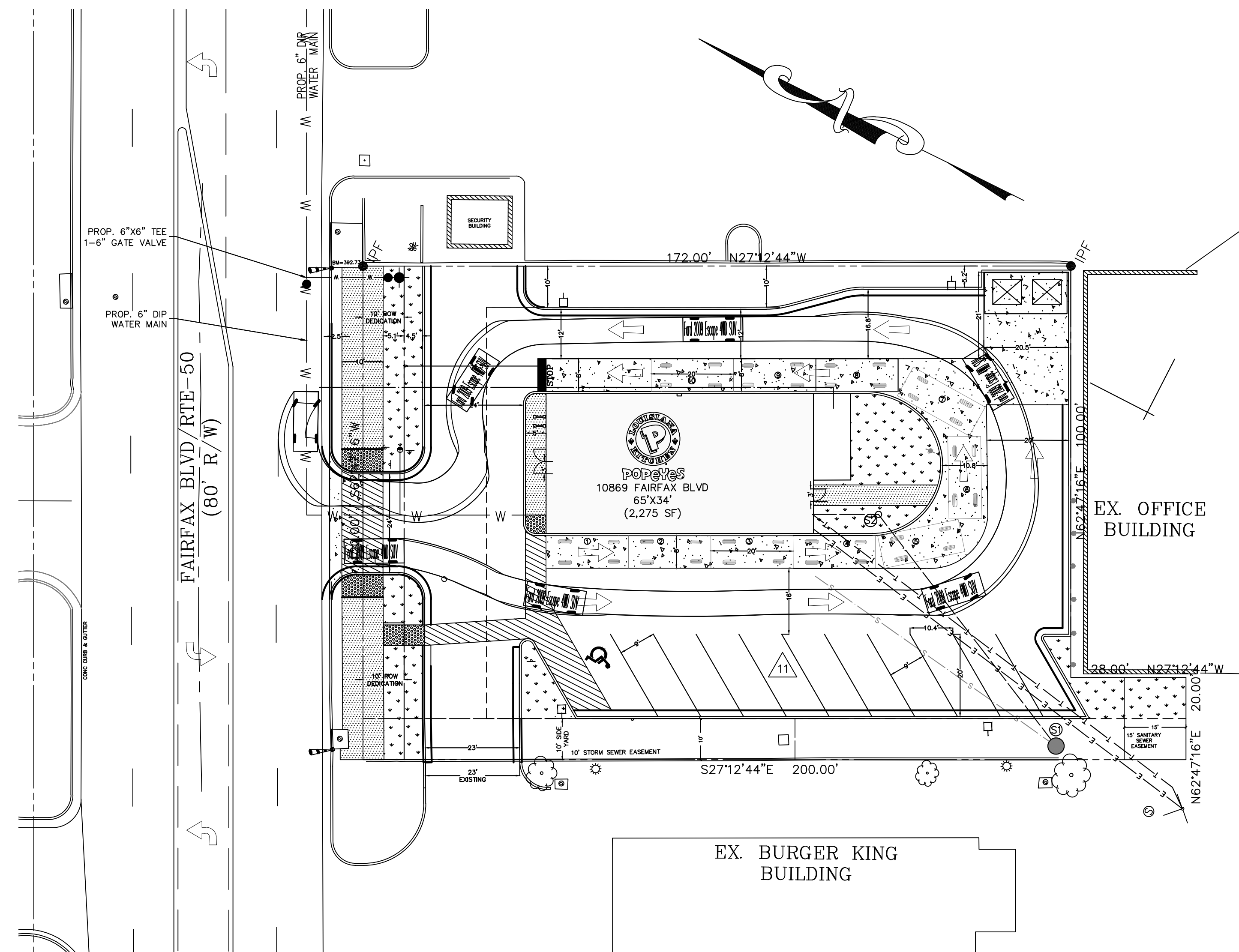
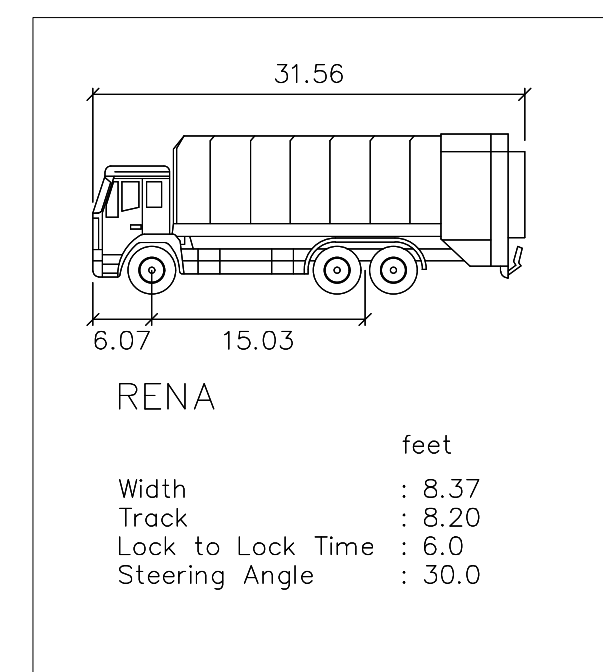
LANDSCAPING REQUIREMENTS

TREE REQUIREMENTS ALONG STREETS AND RIGHT-OF-WAY
REQUIRED ALONG FAIRFAX BLVD. = 1 TREE FOR EVERY 40 LF OF FRONTAGE
- SITE FRONTAGE ALONG FAIRFAX BLVD. = 120 FEET
- REQUIRED NUMBER OF TREES = 4 TREES
- NUMBER OF SHADE TREES PROVIDED ALONG FAIRFAX BLVD. = 4
TRANSITIONAL LANDSCAPE YARDS REQUIREMENT
THE EXISTING ZONES ADJACENT TO THE PROPOSED POPEYES SITES ARE ALL COMMERCIAL RETAIL (CR) ZONES. NO INDUSTRIAL LIGHT (IL) OR INDUSTRIAL HEAVY (IH) ZONES ZONE EXISTS IMMEDIATELY ADJACENT TO THE PROPOSED SITE.
AS SUCH NO TRANSITIONAL YARDS ARE REQUIRED FOR THIS SITE.

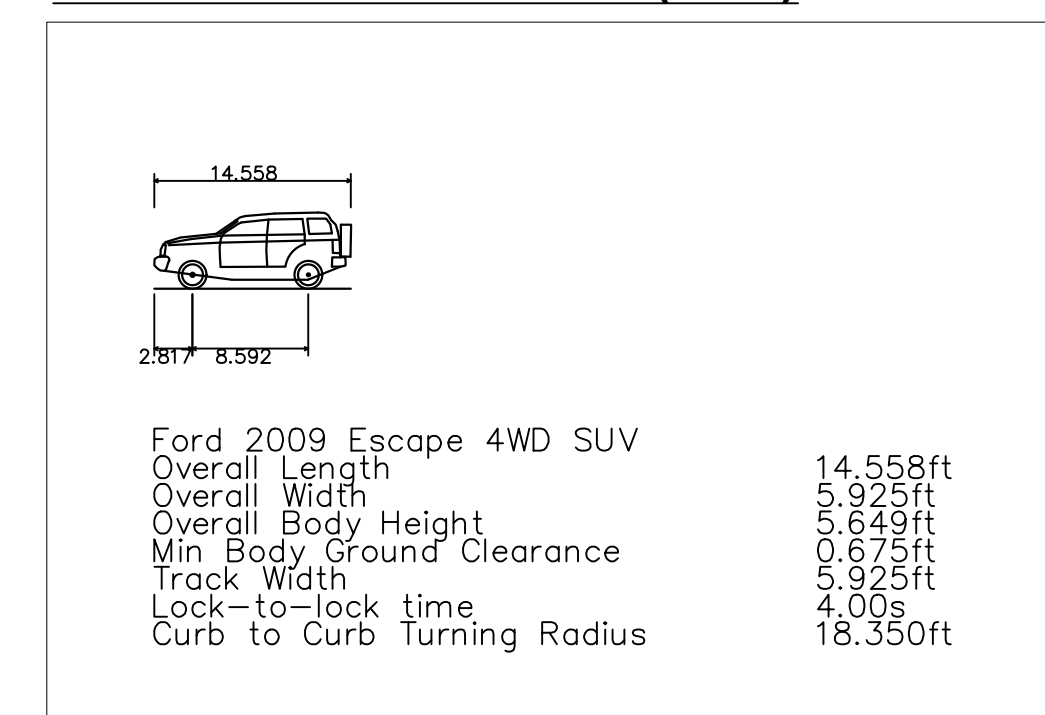
 WAVE CIVIL CIVIL ENGINEERING AND CONSULTING 5250 CHEROKEE AVENUE, SUITE#23 ALEXANDRIA, VA - 22312 PHONE# 571-749-2494 www.wavecivil.com	 COMMONWEALTH OF VIRGINIA SRINIVAS APPANABOYANA Lic. No. 0402047317 04/12/22 PROFESSIONAL ENGINEER	LANDSCAPE PLAN POPEYES FAST FOOD RESTAURANT 10869 FAIRFAX BOULEVARD CITY OF FAIRFAX, VA	DATE: MARCH 2021 SCALE: 1" = 20'	C.I.: SHEET C-5 5 OF 7	PLAN DATE: 3 3/30/22 SUP CITY COUNCIL HEARING SUBMISSION 2 11/2/21 REVISED PER CITY COMMENTS REV# DATE DESCRIPTION REVISION BLOCK
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FRONT LOAD TRASH TRUCK



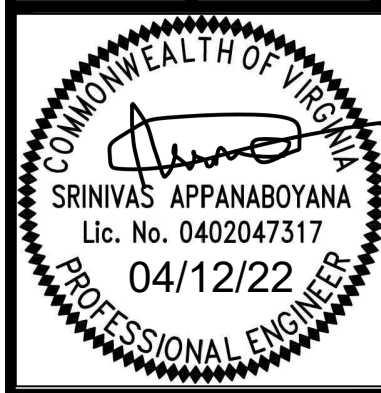
PASSENGER VEHICLE (SUV)



REV#	DATE	DESCRIPTION
3	3/30/22	SUP CITY COUNCIL HEARING SUBMISSION
2	11/24/21	REVISED PER CITY COMMENTS

PLAN DATE: _____

WAVE CIVIL
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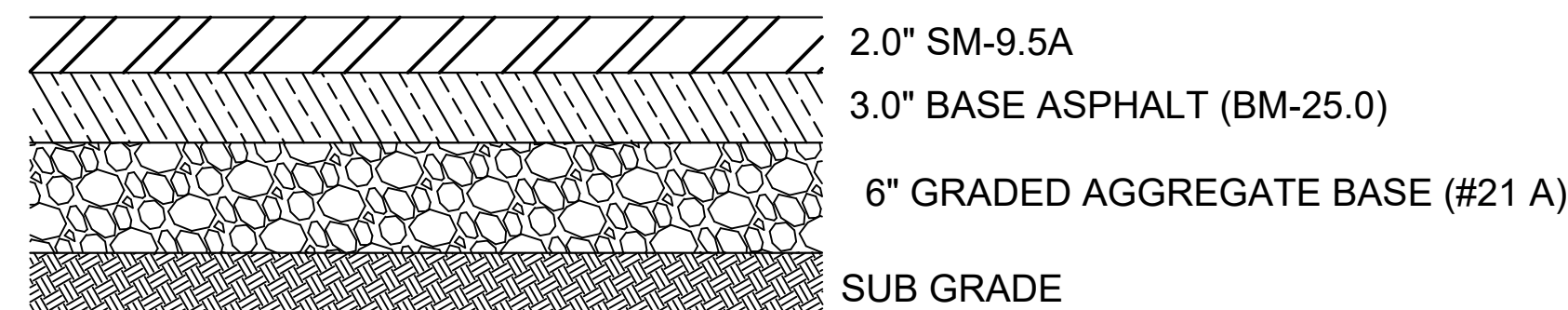


VEHICLE TURNING MOVEMENTS PLAN
 POPEYES FAST FOOD RESTAURANT
 10869 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, VA

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

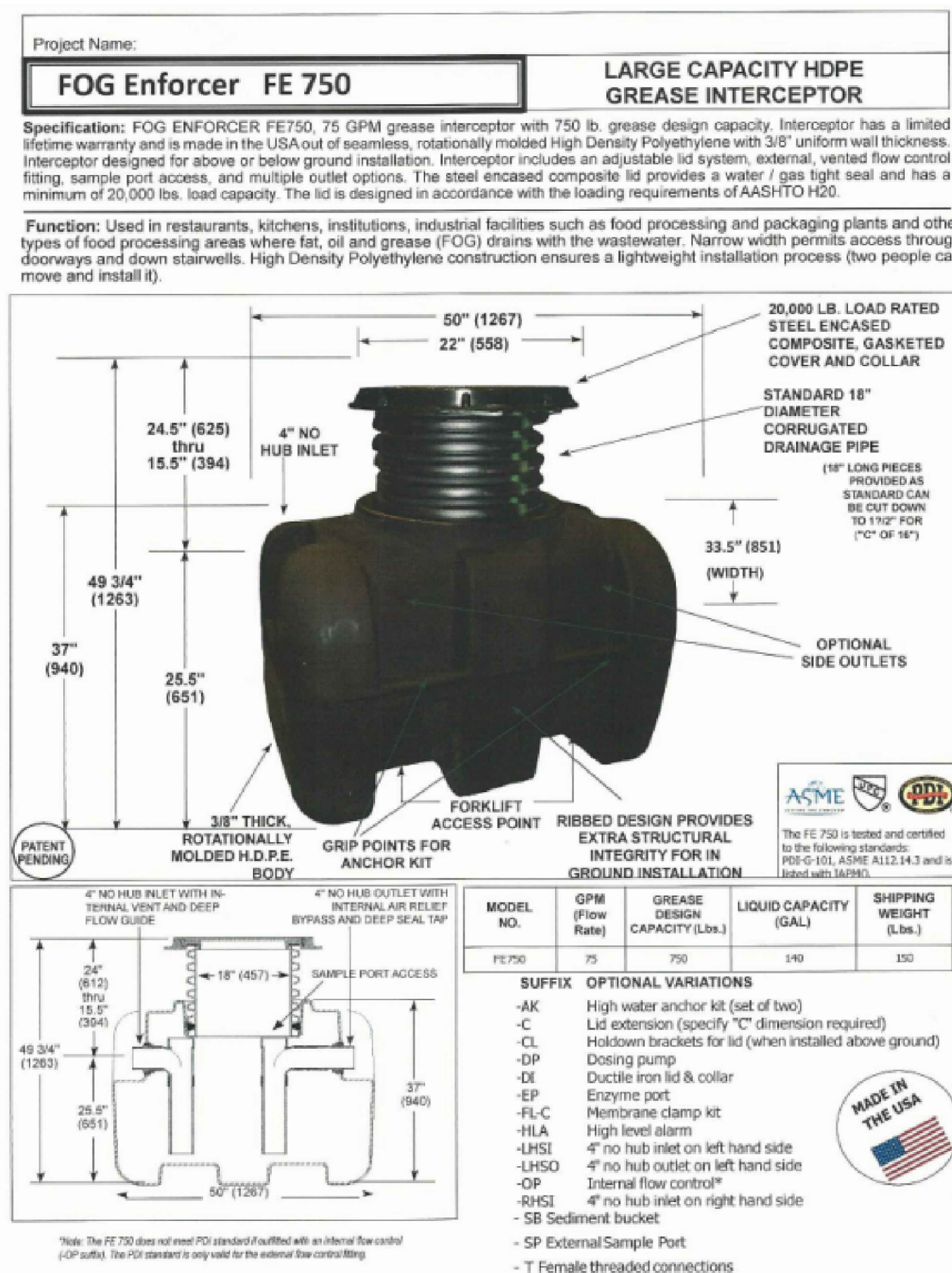
POPEYES IMPERVIOUS AREAS DETAILS (PRIVATE ACCESS ROADS)

POPEYES ON-SITE STANDARD DUTY ASPHALT PAVEMENT SECTION*



NTS

POPEYES GREASE SEPARATOR DETAIL



POPEYES PERVIOUS AREAS DETAILS

SEEDING SCHEDULE & SPECIFICATIONS

TABLE 3.33-B
(Revised June 2003)
PERMANENT SEEDING SPECIFICATIONS FOR COASTAL PLAIN AREA

LAND USE	SEED ¹	
	SPECIES	APPLICATION RATES
Minimum Care Lawn (Commercial or Residential)	Tall Fescue ¹ or Bermudagrass ¹	175 - 200 lbs. 75 lbs.
	Tall Fescue ¹ or Bermudagrass ¹ (seed)	200-250 lbs. 40 lbs. (unhulled) 30 lbs. (hulled)
High-Maintenance Lawn	Tall Fescue ¹ or Bermudagrass ¹ (seed)	200-250 lbs. 40 lbs. (unhulled) 30 lbs. (hulled)
	Tall Fescue ¹ or Bermudagrass ¹ (by other vegetative establishment method, see Std. & Spec. 3.34)	120 lbs. 2 lbs. 20 lbs.
General Slope (3:1 or less)	Tall Fescue ¹ Red Top Grass or Creeping Red Fescue Seasonal Nurse Crop ²	120 lbs. 2 lbs. 20 lbs. TOTAL: 150 lbs.
	Tall Fescue ¹ Bermudagrass ¹ Red Top Grass or Creeping Red Fescue Seasonal Nurse Crop ² Sericea Lespedeza ²	93-108 lbs. 0-15 lbs. 2 lbs. 20 lbs. 20 lbs. TOTAL: 150 lbs.
Low-Maintenance Slope (Slopes: 3:1)	Tall Fescue ¹ Bermudagrass ¹ Red Top Grass or Creeping Red Fescue Seasonal Nurse Crop ² Sericea Lespedeza ²	93-108 lbs. 0-15 lbs. 2 lbs. 20 lbs. 20 lbs. TOTAL: 150 lbs.
	Tall Fescue ¹ Bermudagrass ¹ Red Top Grass or Creeping Red Fescue Seasonal Nurse Crop ² Sericea Lespedeza ²	93-108 lbs. 0-15 lbs. 2 lbs. 20 lbs. 20 lbs. TOTAL: 150 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 804-766-6498 or at <http://www.vca.org/edu/edu.htm?/turf/turfpublications/publications2.html>

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

February, March - April	Annual Ryegrass
May 1 st - August	Foxtail Millet
September, October - November 15 th	Annual Ryegrass
November 15 th - January	Winter Ryegrass

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 mixture during warmer seeding periods, increase to 30-40 lbs/acre.

FERTILIZER & LIME

- Apply 10-20-10 fertilizer at a rate of 500 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 # 6, 2000* Nutrient Management for Development Sites at <http://www.scr.state.va.us/universitea.html#links>

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 SEEDING BECAUSE OF THE SEASON SHOULD BE MULCHED TO PROVIDE PROTECTION TO THE SOIL SURFACE. AN ORGANIC MULCH SHOULD BE USED, AND THE AREA THEN SEEDING 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 3.35-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.

VEGETATIVE PRACTICES:

TEMPORARY SEEDING:
ALL DENuded AREAS WHICH WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME SHALL BE SEEDING 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 SEEDING 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.

REV#	DATE	DESCRIPTION	REVISION BLOCK
3	3/30/22	SUP CITY COUNCIL HEARING SUBMISSION	
2	12/4/21	REVISED PER CITY COMMENTS	

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

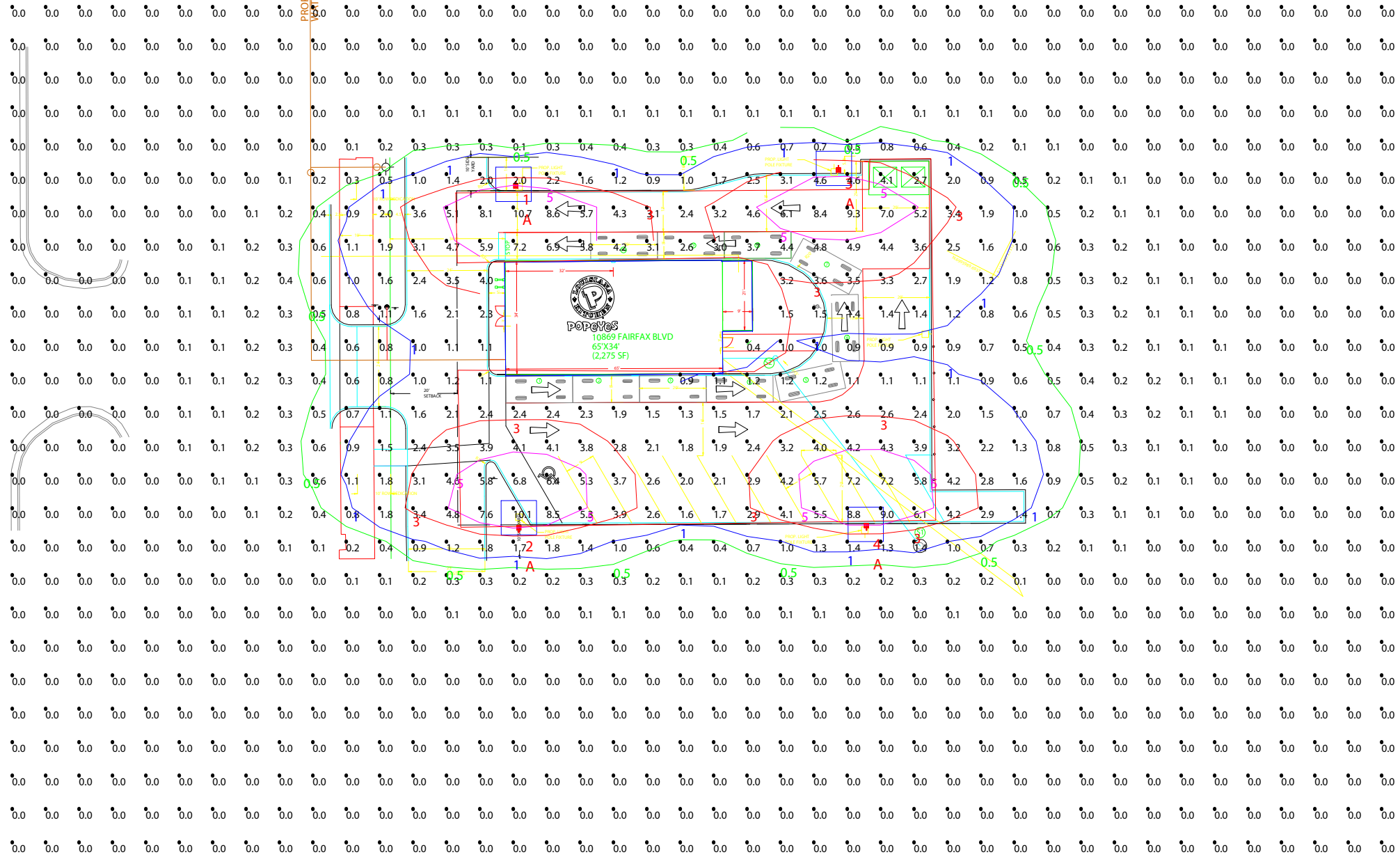
COMMONWEALTH OF VIRGINIA
SRINIVAS APPANABOYANA
Lic. No. 0402047317
04/12/22
PROFESSIONAL ENGINEER

SITE NOTES AND DETAILS
POPEYES FAST FOOD RESTAURANT
10869 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VA
DATE: MARCH 2021
SCALE: 1" = 20'

FAIRFAX BLVD.

PROP. 6" DIP
WATER MAIN

StatArea Parking and Drive
Readings Taken at 0'-0" AFG
Illuminance (Fc)
Average = 3.84
Maximum = 10.7
Minimum = 0.9
Avg/Min Ratio = 4.27
Max/Min Ratio = 11.89



Scale: 1 inch= 40 Ft.



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

Job Name:
Popeyes Fast Food Restaurant
Lighting Layout
Version B

Scale: as noted

PROJECT #: 186006

Date: 4/12/2022

CASE #: 00848104

Filename: Popeyes Fast Food Restaurant Lighting Layout 00848104B.AGI

Drawn By: S Elliott

Filename: Z:\Job Files\Phoenix Sales\Phoenix Sales 113691\Popeyes Fast Food Restaurant\Working Files\AGI\Popeyes Fast Food Restaurant Lighting Layout 00848104B.AGI

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.

RAB neither warrants, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB neither warrants, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by RAB. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts Ground	Illuminance	Fc	0.61	10.7	0.0	N.A.	N.A.	Readings Taken at 0'-0"AFG	10	10	Horizontal
StatArea Parking and Drive	Illuminance	Fc	3.84	10.7	0.9	4.27	11.89	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				
	4	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	194.14	169.972	20	270	0
2	A	195.04	67.788	20	90	0
3	A	290.739	174.71	20	270	0
4	A	299.133	68.418	20	90	0
Total Quantity: 4						

Luminaire Tag Summary	
Tag	Qty
A	4

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.



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

Job Name:
Popeyes Fast Food Restaurant
Lighting Layout
Version B

Scale: as noted PROJECT #: 186006

Date: 4/12/2022 CASE #: 00848104

Filename: Popeyes Fast Food Restaurant Lighting Layout 00848104B.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 00848104B.AGI



Color: Bronze

Weight: 32.7 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	153.6W

LED Info

Watts	150W
Color Temp	3000K (Warm)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	15,966
Efficacy	103.9 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the requirements for the IDA's "Fixture Seal of Approval" as of March 1, 2016.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: PPZ6D4P5

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

EPA:

- 1 Fixture: 0.75
- 2 Fixtures at 90°: 1.2
- 2 Fixtures at 180°: 2.4
- 3 Fixtures at 90°: 2.4
- 4 Fixtures at 90°: 1.8

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

THD:

4.9% at 120V, 14% at 277V

Power Factor:

99.5% at 120V, 93.7% at 277V

Surge Protection:

4kV

Optical

BUG Rating:

B1 U0 G2

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Equivalent to 400W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Sensor Specifications

Operating Voltage:

120-277V

Power Consumption:

1W

0-10V Sinking Current:

50mA

Adjustable High and Low Modes:

High: 0-10V; Low: off, 0-9.8V

Adjustable Time Delay:

Amount of time in high mode with no motion before switching to low mode: 5 min., 1 -30 min.

Adjustable Cut Off Delay:

Time in which the fixture will remain on low mode with no motion before turning off and waiting for new motion to turn on: None, 1 -60 min., 1 -5 hrs.

Adjustable Sensitivity:

None, low, medium, maximum

Adjustable Setpoint:

None, 1 to 250 fc, auto

Operating Temperature:

-40°F to 167°F (-40°C to +75°C)

Operating Humidity:

20% to 90% noncondensing

Relay Life Rating:

200,000 cycles (120/277VAC), 50,000 cycles (230VAC)

IP Rating:

Ingress protection rating of IP66 for dust and water

UL Listed:

Suitable for Wet Locations as factory installed

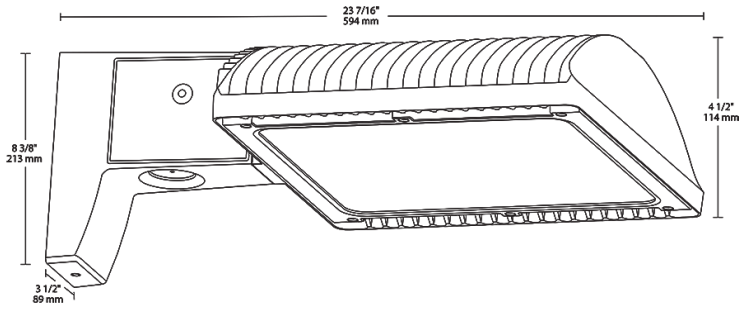
Handheld Wireless Configuration Tool:

Adjust settings using handheld wireless configuration tool. Only available with 0-10V dimming driver options. [Handheld wireless configuration tool available here.](#)

Multi Level Motion Sensor:

*40 ft. diameter coverage from 20 ft. height.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	150		Y		/D10	/WS2	
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = Pole mount SF = Slipfitter	Blank = 5000K Cool N = 4000K Neutral Y = 3000K Warm	Blank = Bronze RG = Roadway Gray W = White K = Black	Blank = 120-277V /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming /480/D10 = 480V, 0-10V Dimming	Blank = No Option /LC = Lightcloud® Controller /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	Blank = Standard USA = BAA Compliant



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 136.7 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Compliance

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Technical Specifications (continued)

Construction

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 10.7 ft./360 lb.
 80MPH 7.0 ft./350 lb.
 90MPH 4.3 ft./350 lb.
 100MPH 2.5 ft./350 lb.
 110MPH 1.1 ft./350 lb.
 120MPH 0.1 ft./340lb

Other

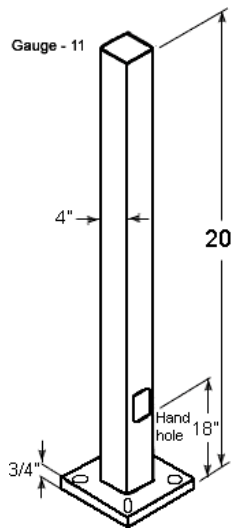
Terms of Sale:

Pole Terms of Sale is available [online](#).

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application