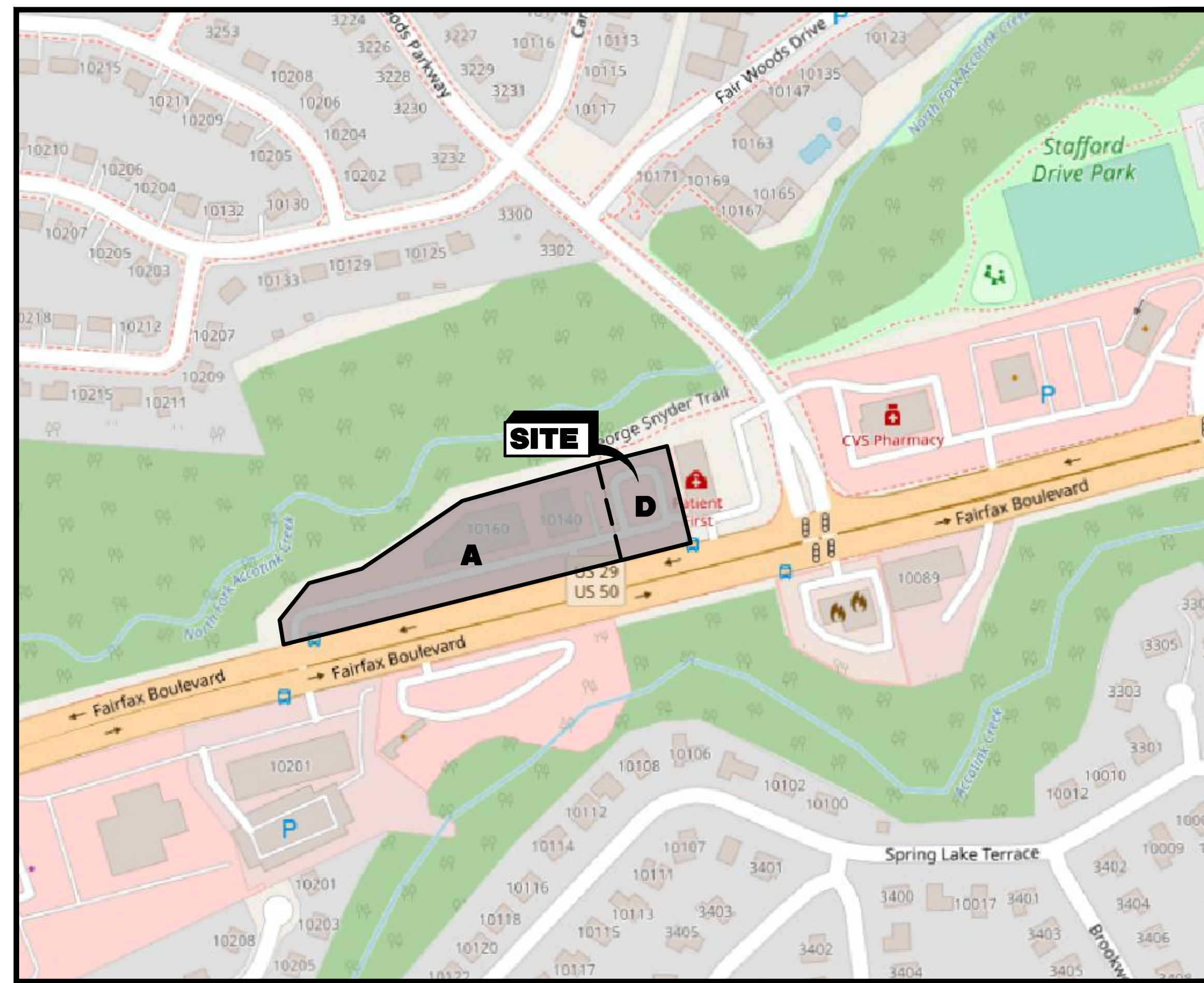
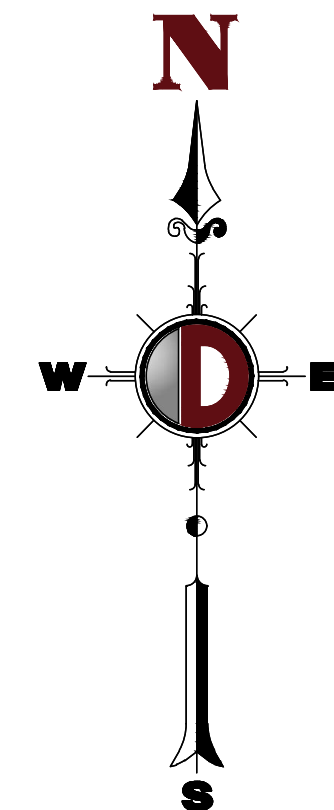


GENERAL DEVELOPMENT PLAN AMENDMENT/SPECIAL USE PERMIT PLAT FOR PROPOSED TACO BELL FAST FOOD RESTAURANT

10121 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VIRGINIA

PREPARED FOR:
SOUTHPAW

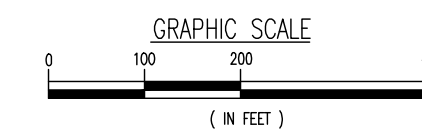


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GENERAL NOTES

- TITLE OWNER OF TAX MAP 47-4-23-000-A
500 BOULEVARD MARKETPLACE LLC
3300 ENTERPRISE PARKWAY
BEACHWOOD, OH 44122
- TITLE OWNER OF TAX MAP 47-4-24-000-D
JDC BOULEVARD, LLC
14001-C SAINT GERMAN DR 3650
CENTREVILLE, VA 20121
- THIS APPLICATION REQUESTS AN AMENDMENT TO A PREVIOUSLY APPROVED REZONING AND GENERAL DEVELOPMENT PLAN TO REPLACE A PREVIOUSLY APPROVED RETAIL BUILDING USE WITH A RESTAURANT USE.
- THIS APPLICATION REQUESTS A SPECIAL USE PERMIT TO ALLOW A DRIVE-THROUGH WINDOW/FACILITY IN CONNECTION WITH THE RESTAURANT USE.
- THE SOURCE OF THE BOUNDARY LINE AND EXISTING IMPROVEMENT ARE BASED UPON AN ON-THE-GROUND FIELD SURVEY COMPLETED BY CORNERSTONE ENERGY SERVICE, INC. DURING NOVEMBER 2022.
- TOPOGRAPHIC INFORMATION IN THE AREA OF THIS APPLICATION IS FROM TOPOGRAPHIC SURVEY COMPLETED BY CORNERSTONE ENERGY SERVICES, INC. AND DATED NOVEMBER 2022. CONTOUR INTERVAL SHOWN HEREON IS 1'-FT. BEARING SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, VIRGINIA NORTH STATE PLAN COORDINATE SYSTEM, NAD83, ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, VIRGINIA NORTH STATE PLAN COORDINATE SYSTEM, NAD83, BASED GPS OBSERVATIONS.
- WATER AND SEWER SERVICE IS AVAILABLE FROM THE CITY OF FAIRFAX.
- ENVIRONMENTAL:
A. 100-YEAR FLOODPLAIN - PROPERTY LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD MAP #155240002, DATED 06/02/2006.
B. RESOURCE PROTECTION AREA (RPA) BOUNDARY IS DEFINED BY A 100' BUFFER TO THE NORTH AND SOUTH OF THE ACCOTTINH CREEK; THE RPA BOUNDARY ENROACHES ON THE NORTH END OF THE PROPERTY BUT WILL NOT BE IMPACTED WITH THE PROPOSED DEVELOPMENT.
C. NON-TIDAL WETLANDS - NO WETLANDS PRESENT ON SITE.
- NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICATION RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN IN CONSIDERATION OF THE FINAL ENGINEERING AND ANY NEW REGULATIONS ADOPTED BY THE CITY OF FAIRFAX SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED GDPA/SUP PLAT.
- SITE LIGHTING WILL BE DETERMINED AT TIME OF SITE PLAN AND WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF FAIRFAX ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL.
- ALL SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.
- APPLICANT DOES NOT PROPOSE ANY MODIFICATIONS TO PARCEL A AND ALL EXISTING IMPROVEMENTS ON PARCEL A ARE TO REMAIN.

LOCATION & ZONING MAP
SCALE: 1" = 200'
TAX MAP #47-4-23-000-A
TAX MAP #47-4-23-000-D
JANUARY 18TH, 2024



PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
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ANNAPOLIS, MARYLAND 21401
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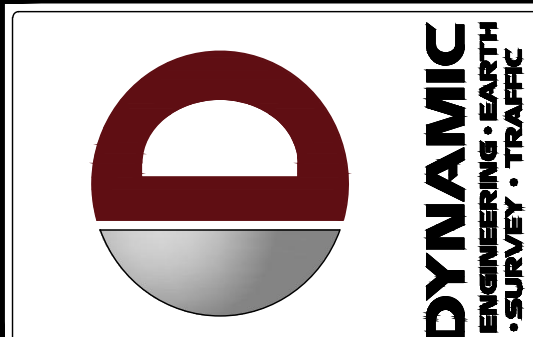
PROJECT CONTACTS:

DEVELOPER/APPLICANT:
ABTB MID-ATLANTIC, LLC C/O SOUTHPAW
354 AMITY ROAD SUITE 200
WOODBIDGE, CT 06525
(502) 909-2618
CONTACT: DAVID PANELLA

ENGINEER OF RECORD:
DYNAMIC ENGINEERING CONSULTANTS, P.C.
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CONTACT: CONNOR MCMANUS, P.E.

ARCHITECT:
GLMV ARCHITECTURE
1525 E. DOUGLAS
WICHITA, KS 67211
(316) 265-9367
CONTACT: ROSA PADDOCK

LAND USE ATTORNEY/AGENT:
WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD SUITE 1300
ARLINGTON, VA 22201
(703) 528-4700 EXT. 5424
CONTACT: ROBERT D. BRANT



REV.	DATE	COMMENTS
1	01/18/24	GDP SET FIRST SUBMISSION

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: SRM
CHECKED BY: JJJ
CREATED BY: CM

PROJECT: SOUTHPAW PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRIVE-THRU
BOULEVARD MARKETPLACE; PARCEL D
10120 FAIRFAX BOULEVARD
CITY OF FAIRFAX, FAIRFAX COUNTY, VIRGINIA



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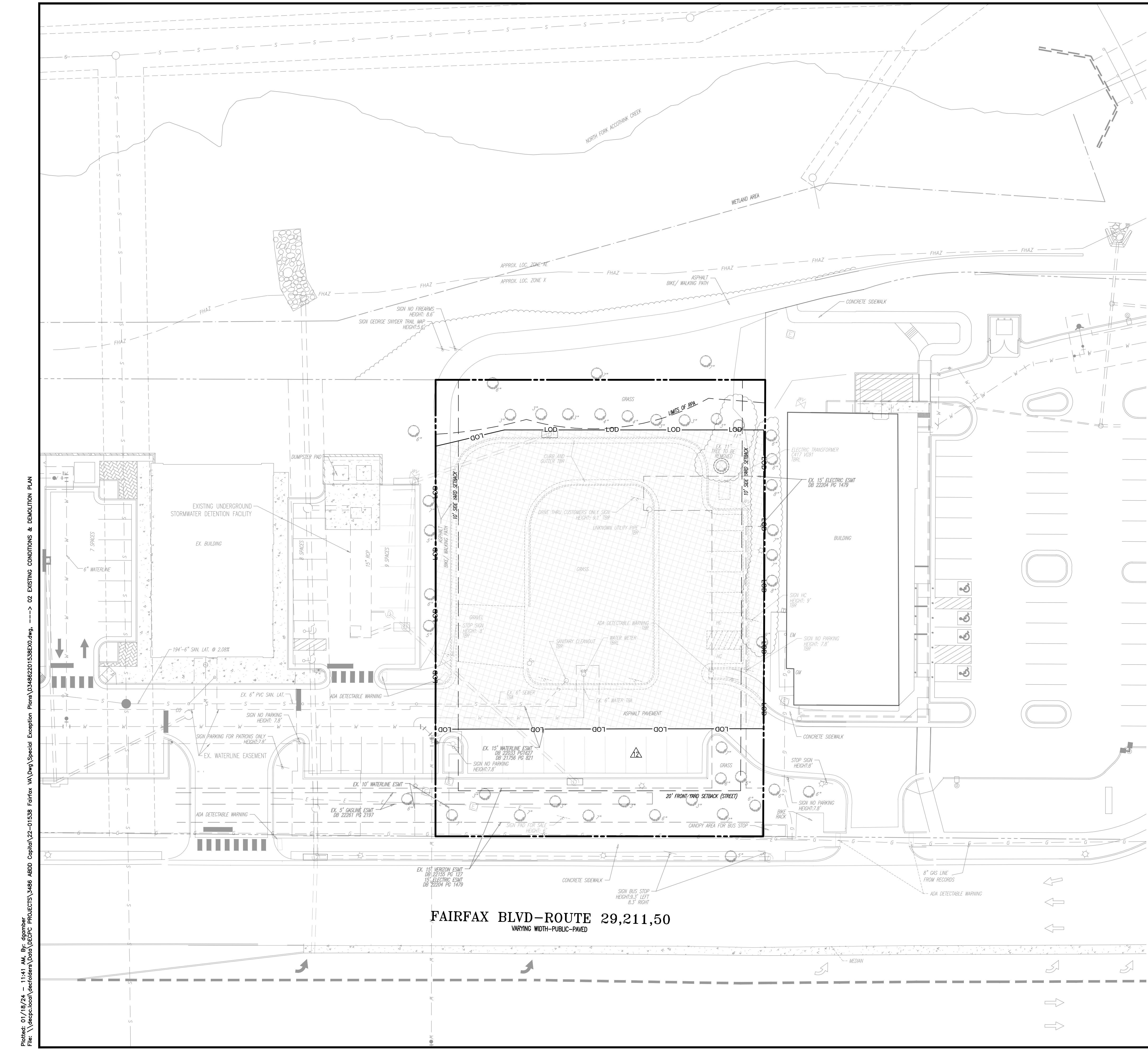
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TITLE:
COVER SHEET

SCALE: (H) AS NOTED
PROJECT No: 3486-22-01538
DATE: 01/18/2024

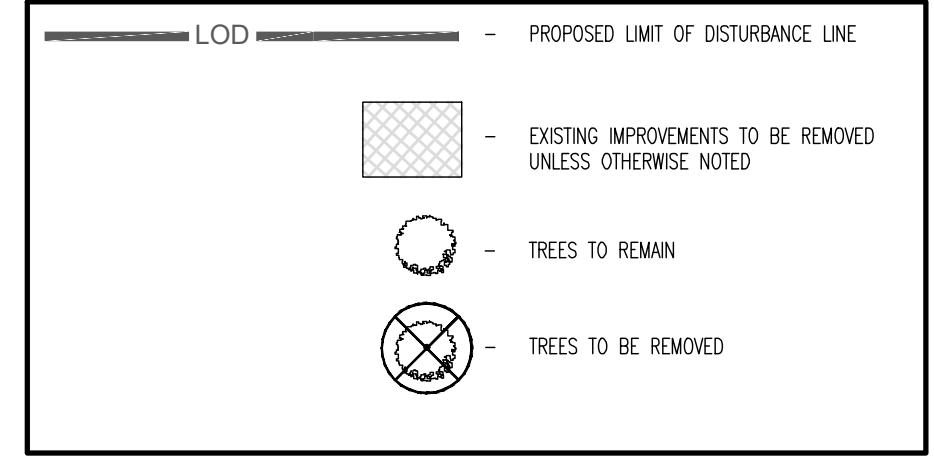
SHEET No: **1**
Rev. #: 1
OF 12



DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND, AS APPLICABLE. REFER TO THE ARCHITECTURAL PLANS FOR DEMOLITION RELATED TO THE DRIVE-THRU ADDITION AND ASSOCIATED BUILDING RENOVATIONS.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" (1-800-257-7777) AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK.
4. EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED ON THE BEST AVAILABLE INFORMATION, WHICH INCLUDES A FIELD SURVEY CONDUCTED BY CORNERSTONE ENERGY SERVICES, INC.
5. OBSTRUCTIONS SHOWN ON THE DRAWING ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CORNERSTONE ENERGY SERVICES, INC. DOES NOT WARRANT OR GUARANTEE THE CORRECTNESS OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION. IN THE EVENT THAT INFORMATION IS IN CONFLICT WITH INFORMATION OUTLINED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO STARTING ANY WORK.
6. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING ELECTRIC / PHONE / UTILITIES AND CONDUITS BEFORE STARTING ANY WORK ON THESE PLANS. CONTRACTOR IS FULLY RESPONSIBLE FOR THE COST OF ANY AND ALL DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES TO REMAIN.
7. ALL UTILITY LINES, STRUCTURES, ETC. SHALL BE REMOVED IN THEIR ENTIRETY UNLESS OTHERWISE INDICATED. UTILITY AND UNDERGROUND STRUCTURE REMOVAL AND/OR ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST CITY OF FAIRFAX CONSTRUCTION STANDARDS AND SPECIFICATIONS. ALL EXCAVATION WILL BE BACKFILLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS. IN THE EVENT THAT A PORTION OF A UTILITY IS TO BE REMOVED THE CONTRACTOR WILL TERMINATE & CAP TO THE LIMITS INDICATED IN ACCORDANCE WITH ALL STATE & LOCAL REQUIREMENTS.
8. THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION PLANS AND SUBMIT A DEMOLITION/CONSTRUCTION STAGING PLAN TO THE OWNER FOR APPROVAL, AND THE OWNER SHALL BE ADVISED AS TO WHAT CAN BE SALVAGED AND REUSED PRIOR TO BEGINNING ANY CONSTRUCTION.
9. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
10. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
11. ANY CURB & GUTTER, PAVEMENT, UTILITIES OR CONCRETE PADS WHICH ARE TO REMAIN AND WHICH ARE DAMAGED DURING CONSTRUCTION, SHALL BE REMOVED AND REPLACED IN-KIND TO THE SATISFACTION OF THE OWNER.
12. CONTRACTOR SHALL VERIFY LIMITS OF PAVEMENT REPAIRS, OVERLAY, MILLING, ETC. WHICH WILL BE REQUIRED DUE TO REGRADING, RESTORING AND POOR PAVEMENT QUALITY WHICH REQUIRE REPLACEMENT.
13. EXISTING CURB AND GUTTER & CONCRETE SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT.
14. BURNING OF COMBUSTIBLE MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON-SITE.
15. CONTRACTOR SHALL ADJUST ALL FRAMES, GRATES AND COVERS OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE CONTRACT TO THE PROPOSED GRADAS AS REQUIRED.
16. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
17. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLETE SUCH WORK.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF DEVIATION FROM THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
19. THE DEMOLITION INFORMATION SHOWN ON THIS DRAWING IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LIMITS OF DEMOLITION AND REMOVAL OF AFFECTED SITE ITEMS.
20. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
21. THE CONTRACTOR SHALL DETERMINE THE NEED FOR INSTALLATION OF SAFETY AND/OR SECURITY FENCE. THE CONTRACTOR SHALL PROVIDE A SKETCH TO THE PROPERTY OWNER FOR THEIR CONCURRENCE PRIOR TO CONSTRUCTION.
22. CONSTRUCTION SHALL NOT BLOCK ACCESS TO OTHER SITES OR PARKING. THIS ALSO INCLUDES PROVIDING FIRE DEPARTMENT ACCESS. USE TEMPORARY CONSTRUCTION BARRELS AT THE LIMIT OF WORK TO MINIMIZE CONFLICTS IF NECESSARY.
23. COORDINATE INSTALLATION OF BARRELS WITH SIDE USE. ALL CHANNELIZING BARRELS/DRUMS SHALL BE PER MSHA STANDARDS AND SPECIFICATIONS, INCLUDING REFLECTIVE TAPE.
24. THE CONTRACTOR SHALL CONSIDER LIMIT THE TIMING FOR THE REMOVAL OF THE EXISTING ASPHALT SO AS TO LIMIT EXPOSURE OF THE SUBGRADE TO WEATHER ELEMENTS, AND IN ORDER TO REDUCE THE BRANNING OF WATER.
25. COMPLETELY FILL BELOW GRADE AREAS AND VIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSIONAL MATERIAL. FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT, FILL MATERIALS UNDERGO ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO SOIL OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
26. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE MATERIALS. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURIED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
27. MARK FOR POSITION ALL UTILITY BRANNAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERSECTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
28. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

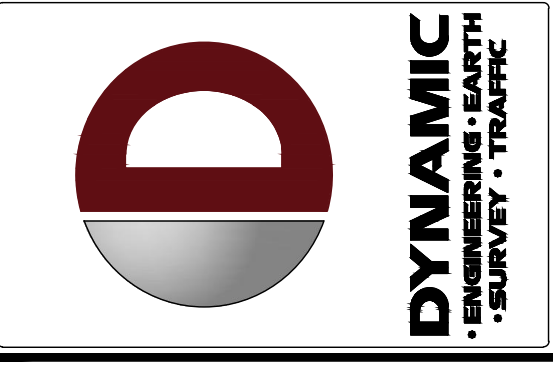
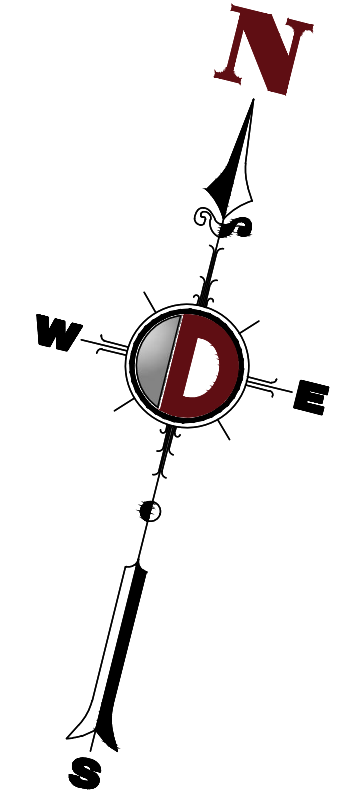
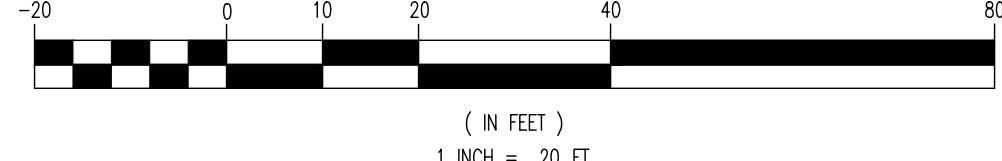
DEMOLITION PLAN LEGEND



ABBREVIATIONS LEGEND

TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TR	TO REMAIN
TBA	TO BE ABANDONED

GRAPHIC SCALE



REV.	DATE	DESCRIPTION
1	01/18/24	GSP SET FIRST SUBMISSION

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PROJECT: SOUTHMAP PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRIVE-THRU BOULEVARD MARKETPLACE, PARCEL D 10120 FAIRFAX BOULEVARD, COUNTY, VIRGINIA

DESIGNED BY: SRM
 CHECKED BY: JJ
 DRAWN BY: CM

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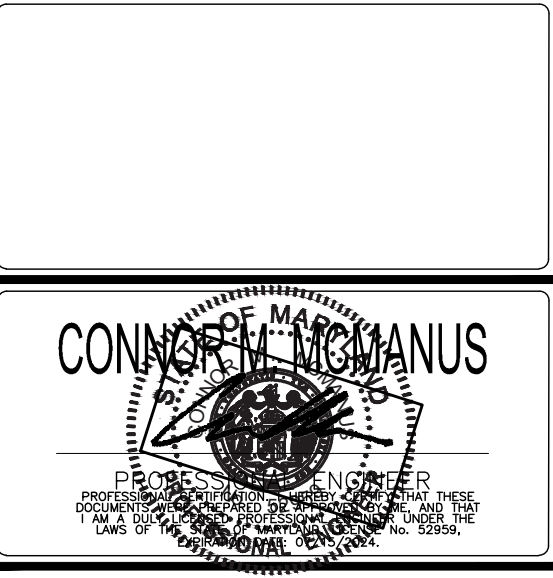
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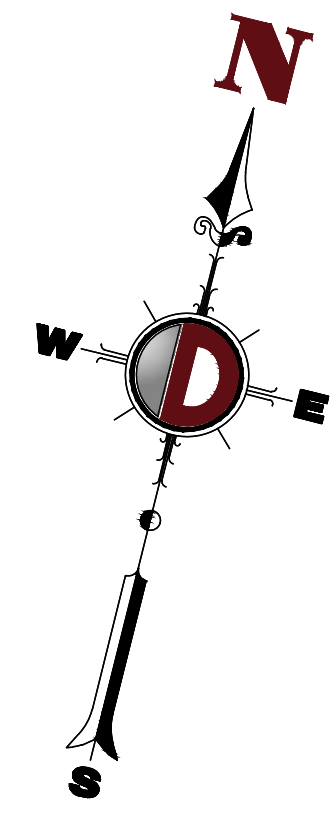
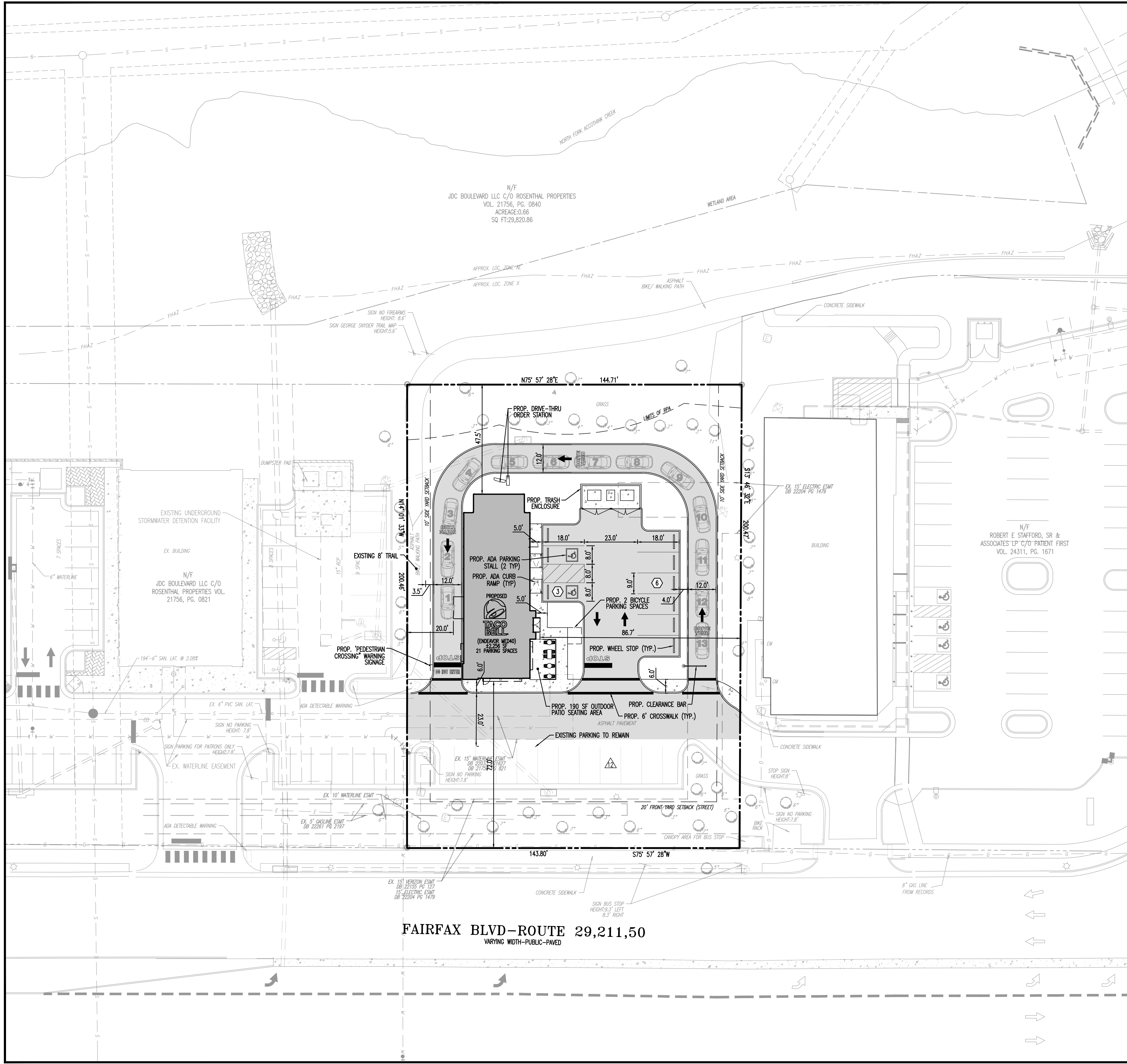
TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: (H) AS SHOWN (V) NOTED DATE: 01/18/2024
 PROJECT No: 3486-22-01538

SHEET No: 2 Rev. #: 1 OF 12

Plotted: 01/18/24 - 11:41 AM, By: dgamber
 File: \\deepa\local\defenders\Data\DECFC PROJECTS\3486 ABE0 Capital\22-01538 Fairfax VA\Dwg\Special Exception Plans\034862201538E0.dwg, ---> 02 EXISTING CONDITIONS & DEMOLITION PLAN

Plotted: 01/18/24 - 11:41 AM, By: dgambar
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ZONING TABULATIONS	
TAX MAP NUMBER	47-4-23-000-0, 47-4-23-000-A (NO MODIFICATIONS ARE PROPOSED TO PARCEL A AND ALL EXISTING IMPROVEMENTS ARE TO REMAIN)
PROPERTY AREA	0.66 AC (PARCEL D)
EXISTING ZONING	CR (COMMERCIAL RETAIL)
EXISTING USE	VACANT (PARCEL D)
PROPOSED USE	FAST FOOD RESTAURANT WITH DRIVE THROUGH (PARCEL D)
COMP PLAN LAND USE	CC (COMMERCIAL CORRIDOR)
BUILDING AREA	2,256 SF (PARCEL D)

ZONING COMPLIANCE (PARCEL D)		
	ALLOWED/REQUIRED	PROVIDED
LOT AREA, MINIMUM	20,000 SF	28,921 SF
YARD REQUIREMENTS		
FRONT SETBACK, STREET (FAIRFAX BLVD)	93' MAXIMUM, 20' MINIMUM	73.0'
SIDE SETBACK (EAST)	10'	88.6'
SIDE SETBACK (WEST)	10'	24.5'
REAR SETBACK (NORTH)	0'	47.4'
BULK PLANE REQUIREMENTS	N/S	N/S
LOT WIDTH MINIMUM	N/S	N/S
BUILDING HEIGHT	5 STORES, 60 FT	1 STORY, 25 FT
BUILDING COVERAGE, MAXIMUM	60%	7.80%
LOT COVERAGE, MAXIMUM	85%	39.31%
FLOOR AREA, MAXIMUM	N/S	N/S
PARKING AND LOADING REQUIREMENTS (1 SPACE / 200 SF OF FLOOR AREA)	10	21
LOADING	NONE FOR BUILDINGS UNDER 10,000 SF	NONE
STACKING REQUIREMENT	10	13

STORMWATER MANAGEMENT NARRATIVE

THE EXISTING PARCEL IS THE EASTERN PORTION OF A LARGER OVERALL COMMERCIAL DEVELOPMENT, "BOULEVARD MARKETPLACE," IN THE CURRENT CONDITION, A VACANT GRASS COVERED BUILDING PAD IS SURROUNDED BY EXISTING PAVING, PARKING AREAS AS WELL AS LANDSCAPING ON ALL SIDES OF THE DEVELOPMENT. THERE IS AN EXISTING RESOURCE PROTECTION AREA (RPA) BOUNDARY TO THE IMMEDIATE NORTH OF THE SITE THAT IS NOT CURRENTLY BEING IMPACTED, OR PROPOSED TO BE IMPACTED BY DEVELOPMENT.

AS A PART OF THE PREVIOUS SHOPPING CENTER CONSTRUCTION, AN EXISTING UNDERGROUND STORM FILTER AND DETENTION FACILITY WAS INSTALLED (2011 SITE PLAN AMENDMENT NO. 1190151) AND CURRENTLY TREATS THE PARCEL OF INTEREST, IN ADDITION TO THE NEIGHBORING PARCEL TO THE WEST, WHICH IS GRANDFATHERED FROM THE 2014 STORMWATER MANAGEMENT REGULATIONS.

CONFIRMED THROUGH SURVEY AND PER THE PREVIOUS SITE PLAN SP-1040063, BMP REQUIREMENTS ARE MET THROUGH THE INSTALLED CONTECH STORMFILTER STRUCTURE, AS WELL AS PROVIDING THE NECESSARY STORM DETENTION TO RESTORE RUNOFF VALUES TO PRE-DEVELOPMENT RATES. THE EXISTING SITE DRAINAGE OUTFALLS THROUGH STORM DRAIN TO ACCOTINK CREEK. MOST OF ALL SITE DRAINAGE IS CONTAINED TO ON-SITE STORM DRAIN WITH LITTLE SHEET FLOW OFF SITE. NO MODIFICATIONS TO THIS EXISTING STRUCTURE ARE PROPOSED, AND THE PROPOSED SITE CONSTRUCTION/GRADING FOR THE NEW DRIVE THROUGH RESTAURANT WILL UTILIZE THE EXISTING STORMWATER INFRASTRUCTURE WITH LITTLE MODIFICATION TO THE EXISTING GRADING AND DRAINAGE PATTERNS.

PER THE PREVIOUS DESIGN, THE CONTECH DEVICE ON SITE WAS INSTALLED IN ORDER TO TREAT IN EXCESS OF APPROXIMATELY 13,633 SQUARE FEET OF IMPERVIOUS AREA. THE NEW DESIGN, WITH A SMALLER PROPOSED BUILDING FOOTPRINT AND ADDITIONAL GREENSPACE, CREATES 11,370 SQUARE FEET OF IMPERVIOUS AREA. WITH A REDUCTION OF CLOSE TO 2,000 SF OF TOTAL IMPERVIOUS AREA, THE EXISTING CONTECH DEVICE ON SITE WILL STILL MEET AND EXCEED BMP AND STORMWATER STORAGE REQUIREMENTS PER THE PREVIOUS APPROVAL CRITERIA. IN ADDITION, THE SITE LIMITS DISTURBANCE TO THE ESTABLISHED VEGETATION ALONG THE EXISTING CURB LINE AND CREATES NO ADDITIONAL GRADING OR MODIFICATION TO AREAS INFRINGING ON THE EXISTING RPA.

WATER AND SEWER NARRATIVE

THE SITE PRESENTLY HAS AN EXISTING WATER SERVICE CONNECTION AND OUTSIDE WATER METER SERVICED VIA THE EXISTING 6" WATER LATERAL ON THE NEIGHBORING PROPERTY TO THE WEST. THE SITE SIMILARLY HAS AN EXISTING SANITARY SERVICE CONNECTION ALSO SERVICED VIA AN EXISTING 6" SANITARY LATERAL ON THE NEIGHBORING PROPERTY TO THE WEST. PROPOSED WATER AND SEWER SERVICE CONNECTIONS TO THE NEW RESTAURANT BUILDING WILL BE PROVIDED AS PART OF THIS DEVELOPMENT, UTILIZING THE EXISTING CONNECTION POINTS.

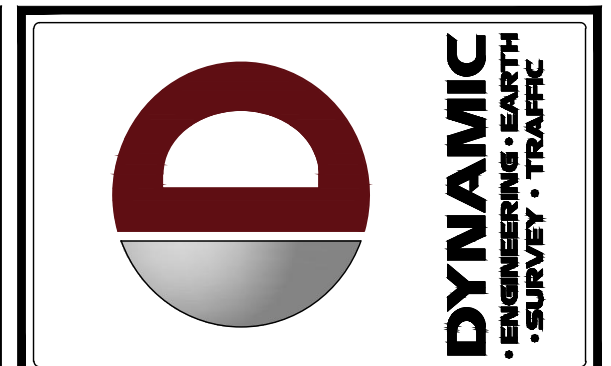
FINAL DESIGN COORDINATION WILL BE DONE WITH THE APPROPRIATE WATER AND SEWER AGENCIES AS PART OF THE SITE PLAN PROCESS.

SEE SHEET 4 FOR SITE LEGEND

PAVEMENT LEGEND	
	PROPOSED FULL DEPTH PAVEMENT
	PROPOSED 6" REINFORCED CONCRETE PAD (FULL DEPTH)

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.



REV.	DATE	COMMENTS
1	01/18/24	GDP SET FIRST SUBMISSION

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: SRM CHECKED BY: CM
 REVISION BY: JJJ CHECKED BY: CM

PROJECT: **SOUTHPAW**
 PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRIVE-THRU
 BOULEVARD MARKETPLACE, PARCEL D
 10120 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, FAIRFAX COUNTY, VIRGINIA

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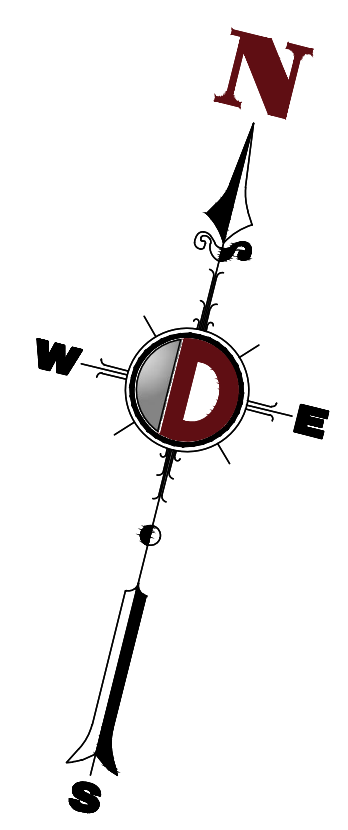
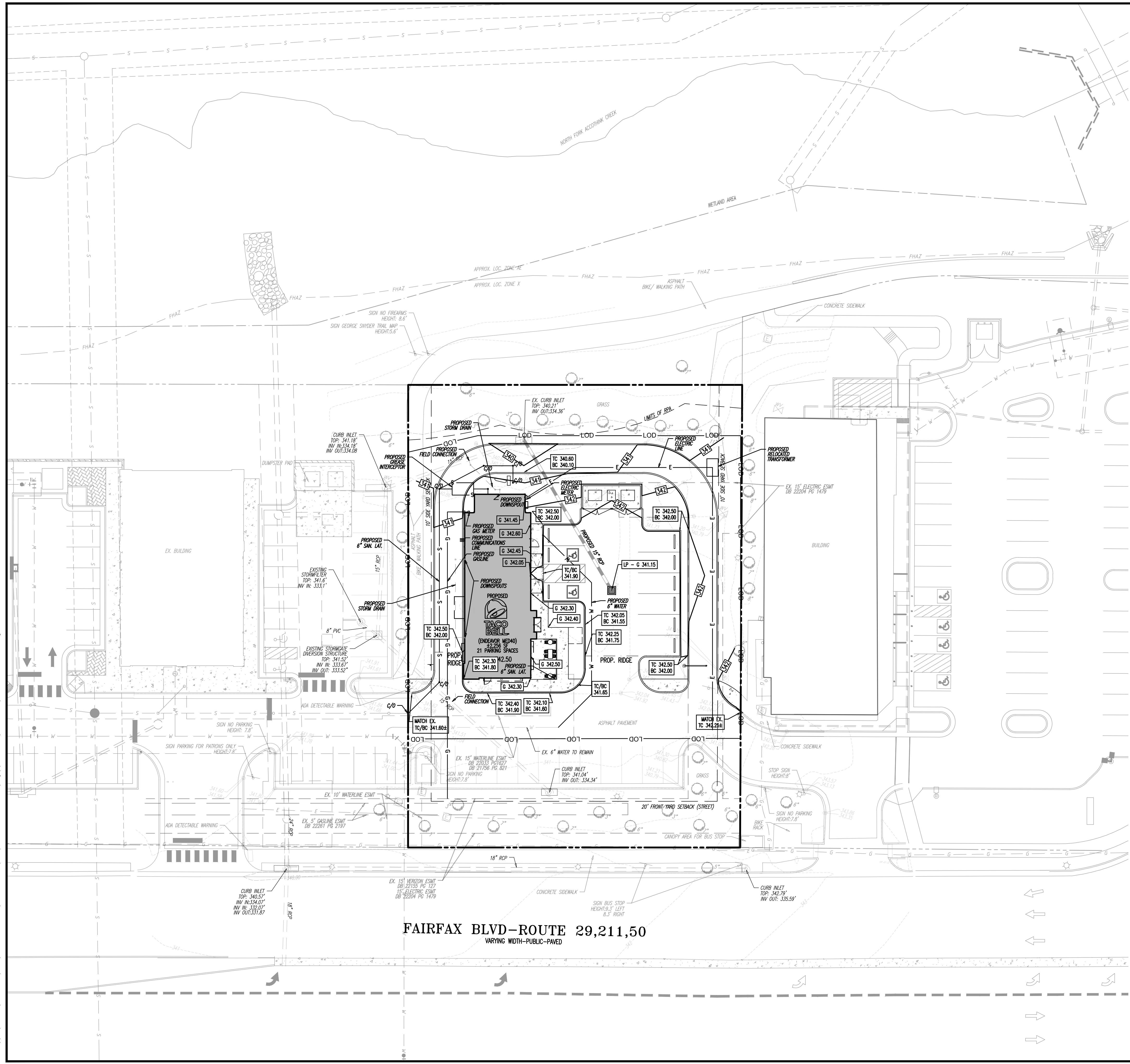
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CONNOR J. ROMANUS

TITLE: **GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT PLAT**

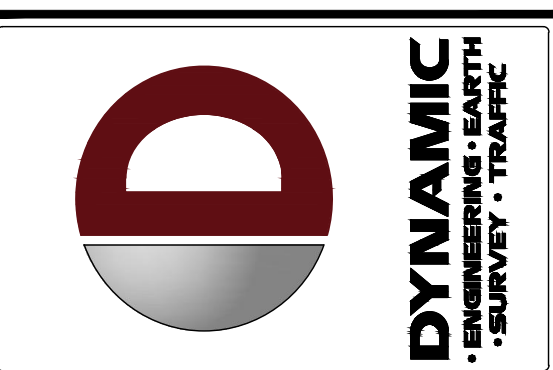
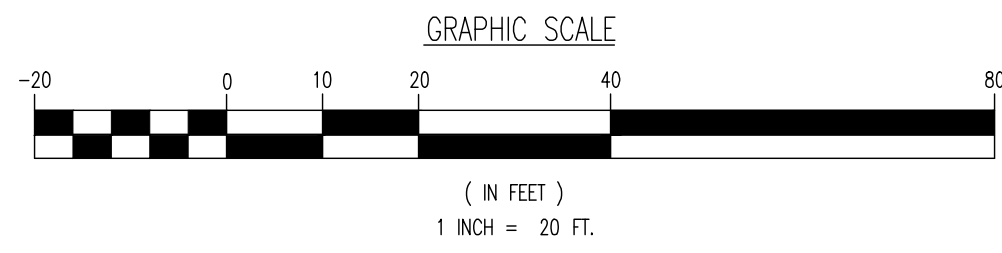
SCALE: (H) AS NOTED DATE: 01/18/2024
 PROJECT No: 3486-22-01538
 SHEET No: **3** Rev. #: 1
 OF 12

Plotted: 01/18/24 - 11:41 AM, By: dgarner
 File: \\deepa\local\defenders\Data\DEFC\PROJECTS\3486\ABD\Civil\22-01538\Fairfax_VA\DWG\Special Exception Plans\034862201538SU.dwg. ---> 04 PRELIMINARY UTILITY AND GRADING PLAN



GRAPHIC LEGEND

	PROPERTY LINE (PARCEL IN QUESTION)
	OFF-SITE PROPERTY LINES
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SAWCUT LINE
	EXIST. CABLE LINE
	PROP. CABLE LINE
	EXIST. ELECTRIC LINE
	PROP. ELECTRIC LINE
	EXIST. FIBER OPTIC LINE
	PROP. FIBER OPTIC LINE
	EXIST. GAS LINE
	PROP. GAS LINE
	EXIST. OVERHEAD WIRES
	PROP. OVERHEAD WIRES
	EXIST. TELEPHONE LINE
	PROP. TELEPHONE LINE
	EXIST. WATER LINE
	PROP. WATER LINE
	EXIST. SANITARY SEWER LINE
	PROP. SANITARY SEWER LINE
	EXIST. STORM DRAIN LINE
	PROP. STORM DRAIN LINE
	EXIST. MINOR CONTOUR & ELEVATION
	EXIST. MAJOR CONTOUR & ELEVATION
	PROP. FINISH GRADE CONTOUR & ELEVATION
	PROP. LIMIT OF DISTURBANCE
	PROP. DIRECTION OF DRAINAGE FLOW ARROW
	EXIST. SPOT ELEVATIONS
	EXIST. GUTTER ELEV.
	EXIST. TOP OF CURB ELEV.
	EXIST. FINISH FLOOR ELEV.
	EXIST. GARAGE FLOOR ELEV.
	EXIST. GRADE SPOT ELEV.
	PROP. TOP OF CURB & FINISHED GRADE ELEV.
	PROP. FINISHED FLOOR ELEV.
	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
	PROP. TOP OF EXTENDED CURB, (at) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (at) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
	EXIST. GUY WIRE
	EXIST. LIGHT POLE
	EXIST. BUILDING LIGHT
	EXIST. SHADE BOX LIGHT
	EXIST. MANHOLE
	EXIST. 'A' INLET
	EXIST. 'B' INLET
	EXIST. 'E' INLET
	EXIST. YARD INLET
	EXIST. HEADWALL
	EXIST. MONITORING WELL
	APPROX. TEST PIT LOCATION
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. GAS VALVE
	EXIST. GAS METER
	EXIST. ELECTRIC METER
	EXIST. ELECTRIC BOX
	EXIST. CLEAN OUT
	EXIST. WELL
	EXIST. WATER SHUT OFF VALVE
	EXIST. TELEPHONE BOX
	EXIST. UTILITY POLE
	PROP. STORM CLEANOUT
	PROP. SANITARY CLEANOUT
	PROP. AREA LIGHT
	PROP. DRAINAGE MANHOLE
	PROP. SANITARY SEWER MANHOLE
	PROP. 'E' INLET



REV.	DATE	COMMENTS
1	01/18/24	GDP SET FIRST SUBMISSION

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PROJECT: **SOUTHPAW**
 PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRIVE-THRU
 BOULEVARD MARKETPLACE, PARCEL D
 10120 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, FAIRFAX COUNTY, VIRGINIA

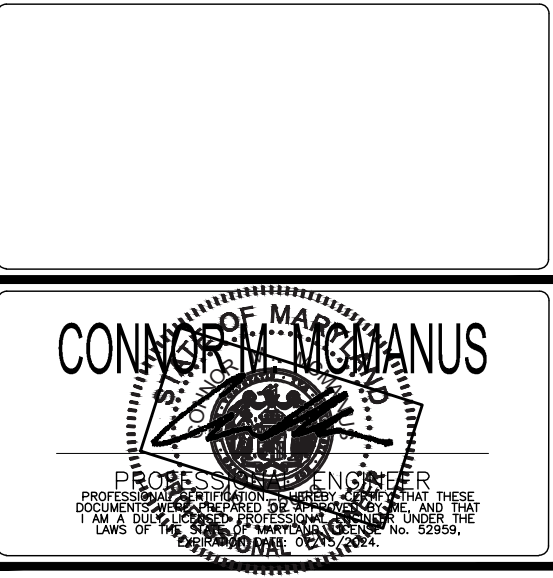
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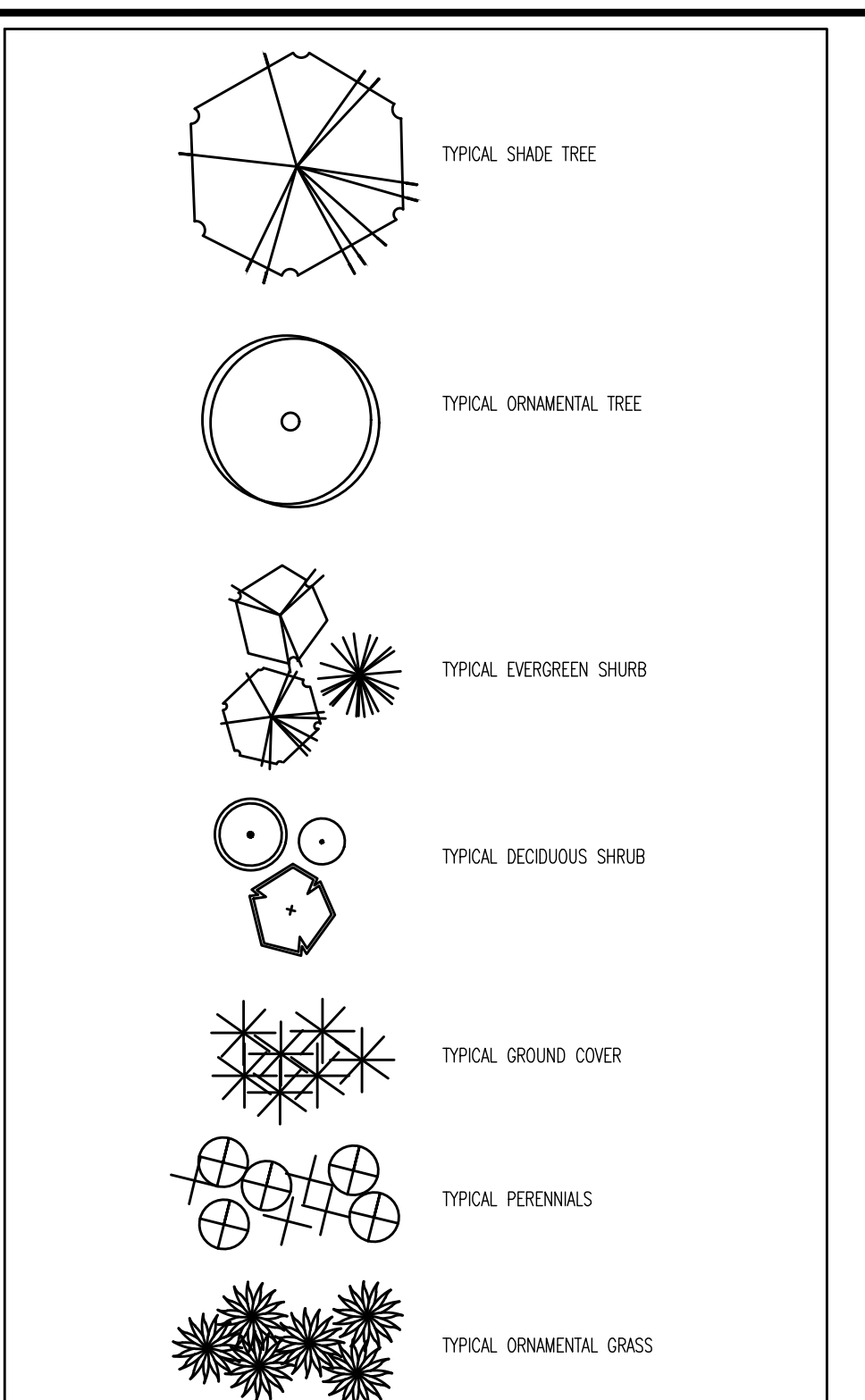
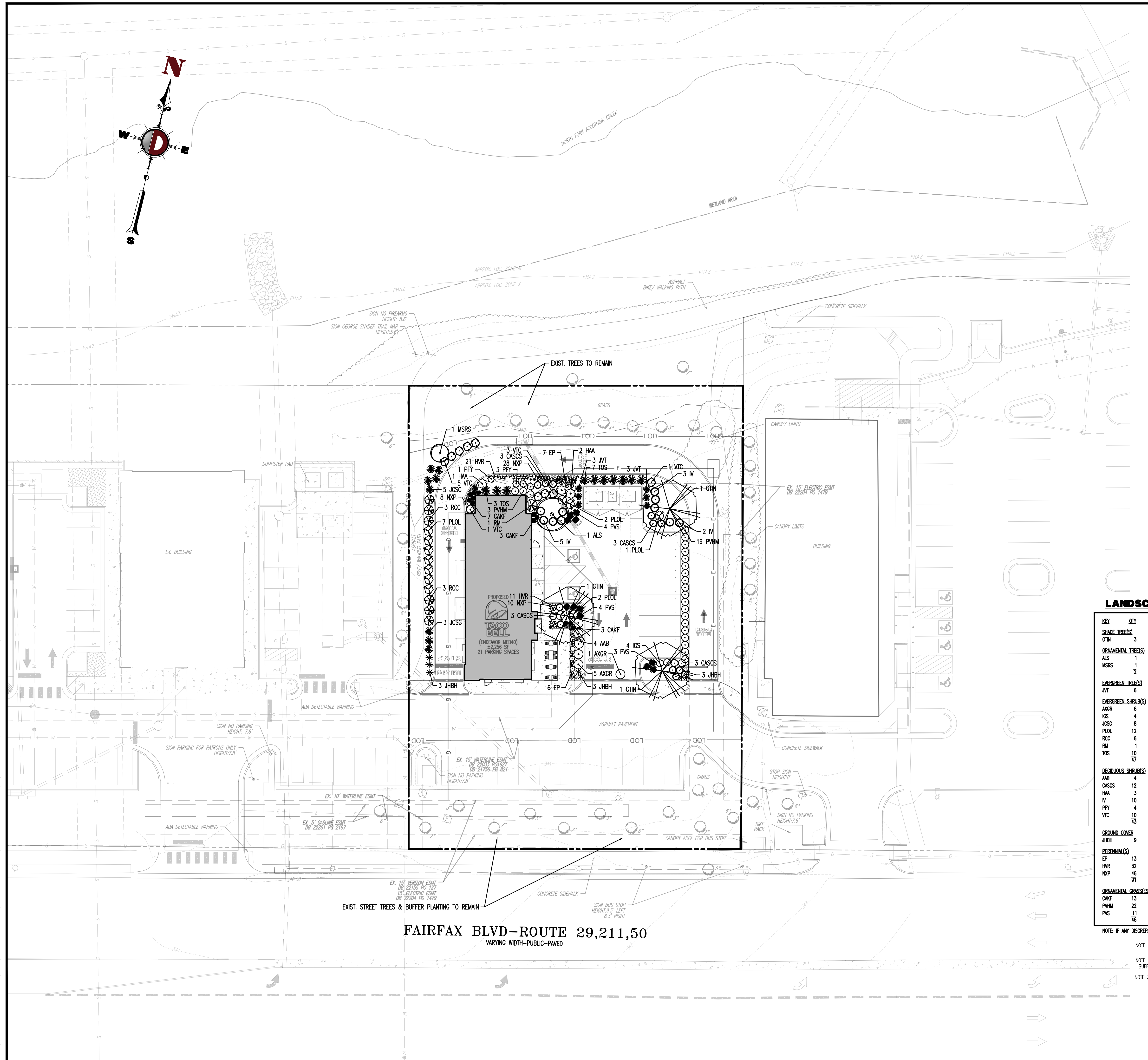
TITLE: **PRELIMINARY UTILITY AND GRADING PLAN**

SCALE: (H) AS SHOWN (V) NOTED DATE: 01/18/2024

PROJECT No: 3486-22-01538

SHEET No: **4** Rev. #: 1
 OF 12

Plotted: 07/18/24 - 11:41 AM, By: dgamber
 File: \\deepa\local\defenders\Data\DEFCP\PROJECTS\3486\ABD\05 Conceptual Landscape Plan and Tabulations.dwg, ----> 05 CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS



SITE TREE COVERAGE REQUIREMENTS

TREE CANOPY CALCULATIONS
 TOTAL SITE AREA = 28,921 SF
 - TREE CANOPY REQUIRED (10%) = 2,892 SF
 - TREE CANOPY PROVIDED = 5,425 SF (18.8%)

- (A) PROPOSED SEVEN (7) SHADE TREES @ 250 SF OF EACH = 250*7 = 750 SF
- (B) EXISTING SEVEN (7) SHADE TREES @ 250 SF OF EACH = 250*7 = 2,550 SF
- (A) PROPOSED TWO (2) ORNAMENTAL TREES @ 125 SF OF EACH = 125*2 = 250 SF
- (B) EXISTING FIFTEEN (15) ORNAMENTAL TREES @ 125 SF OF EACH = 125*15 = 1,875 SF

STREET TREES

BOUNDARY	LENGTH	REQUIRED TREES	PROVIDED TREES
FAIRFAX BOULEVARD	143.8 LF	4 TREES	5 TREES

NOTE: 5 PROPOSED TREES AND 22 EXISTING TREES INCLUDED IN THE CALCULATIONS

INTERIOR PARKING LOT

NUMBER OF PROVIDED SPACES	21 SPACES
REQUIRED TREES	3 (21/10 = 2.1)
PROVIDED TREES	3

LANDSCAPE SCHEDULE

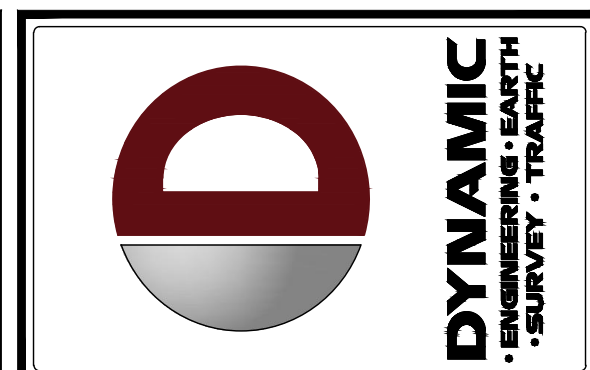
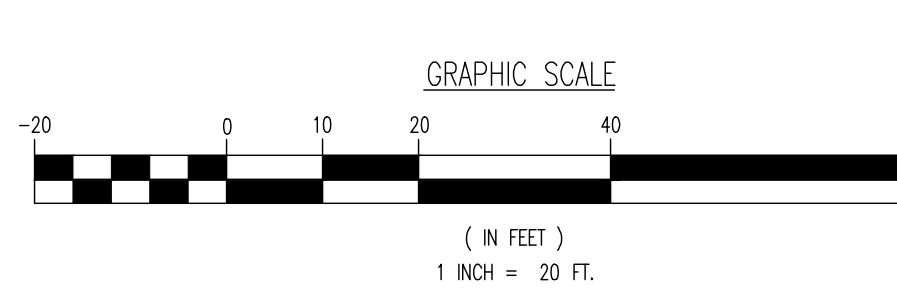
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES(S)					
GTN	3	GLEDITSIA TRICANTHOS INERMIS 'SUNCOLE'	SUNBURST THORNLESS HONEYLOCUST	2 1/2-3' CAL.	B#B
ORNAMENTAL TREES(S)					
ALS	1	AMELANCHIER LAEVIS 'SNOWCLOUD'	SNOWCLOUD SERVICEBERRY	8-10'	B#B
MSRS	1	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	5-6'	B#B
EVERGREEN TREES(S)					
JVT	6	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	5-6'	B#B
EVERGREEN SHRUB(S)					
AXGR	6	ABELIA X GRANDIFLORA 'RADIANCE'	RADIANCE ABELIA	24-30"	#3 CAN
IGS	4	ILEX GLABRA 'SHAMROCK'	SHAMROCK HEDGEHERRY HOLLY	24-30"	#3 CAN
JCSG	6	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPRD.	B#B
PLOL	12	PRUNUS LAUROCEPHALUS 'OTTO LUXEM'	OTTO LUXEM CHERRYLAUREL	24-30"	#3 CAN
RCC	6	RHOODODENDRON CATAMBENSE 'RHODINDES'	RHODINDES RHODODENDRON	24-30"	B#B
RM	1	RHOODODENDRON MAXIMUM 'ROSEMARY'	ROSEMARY RHODODENDRON	30-36"	#5 CAN
TOS	10	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5-6'	B#B
DECIDUOUS SHRUB(S)					
AMB	4	ARONIA MELANOCORPA 'UCONNOMANIES'	LOW SCAPE MOUND CHOKEBERRY	18-24"	#3 CAN
CASCS	12	CLETHRA ALNIFOLIA 'SWEETEN CANDLES'	SWEETEN CANDLES SUMMERSWEET	24-30"	#3 CAN
HWA	3	HYDRANGEA HYDRANGEASIS 'ANNHELLE'	'ANNHELLE' HYDRANGEA	24-30"	#3 CAN
IV	10	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	30-36"	#5 CAN
PFY	4	POTENTILLA FRUTICOSA 'HAPPY FACE YELLOW'	HAPPY FACE YELLOW POTENTILLA	18-24"	#3 CAN
VTC	10	VEURBURN TRILOBATA 'COMPACTUM'	COMPACT AMERICAN CRANBERRYBUSH	24-30"	#3 CAN
GROUND COVER					
JHBH	9	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	#3 CAN
PERENNIAL(S)					
EP	13	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 GAL.	CONTAINER
HVR	32	HEMEROCALLIS VARIETES	PEACH-RED-YELLOW DAYLILY	1 GAL.	CONTAINER
NXP	46	NEPETA X 'PSYCHE'	LITTLE TRUPEY CATMINT	1 GAL.	#1
ORNAMENTAL GRASS(S)					
CAKF	15	CAJAMAGROSTIS ARUNDINACEA 'HAR. FROESTER'	FEATHER REED GRASS	2 GAL.	CONTAINER
PVHM	22	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	2 GAL.	CONTAINER
PVS	11	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL OBTAIN.

NOTE 1: DETAILED LANDSCAPING PLANTINGS, HARDSCAPE DESIGN, AND LIGHTING INFORMATION WILL BE PROVIDED AT TIME OF SITE PLAN.

NOTE 2: DUMPSTER ENCLOSURE SHOULD BE CONSTRUCTED OF CONCRETE BLOCK W/ DUR-O-WALL FINISH AND INCLUDES AN EVERGREEN BUFFER AROUND THE EXTERIOR.

NOTE 3: PER ZONING ORDINANCE SECTION 4.5.5.C.1 NO TRANSITION YARDS ARE REQUIRED TO ADJACENT CAR AND/ OR LI DISTRICT LOTS.



REV.	DATE	COMMENTS
1	07/18/24	GSP SET FIRST SUBMISSION

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PROJECT: **SOUTHPIAN**
 PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRIVE-THRU
 BOULEVARD MARKETPLACE, PARCEL D
 10120 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, FAIRFAX COUNTY, VIRGINIA

CREATED BY: CM
 CHECKED BY: JJ
 DRAWN BY: SRM

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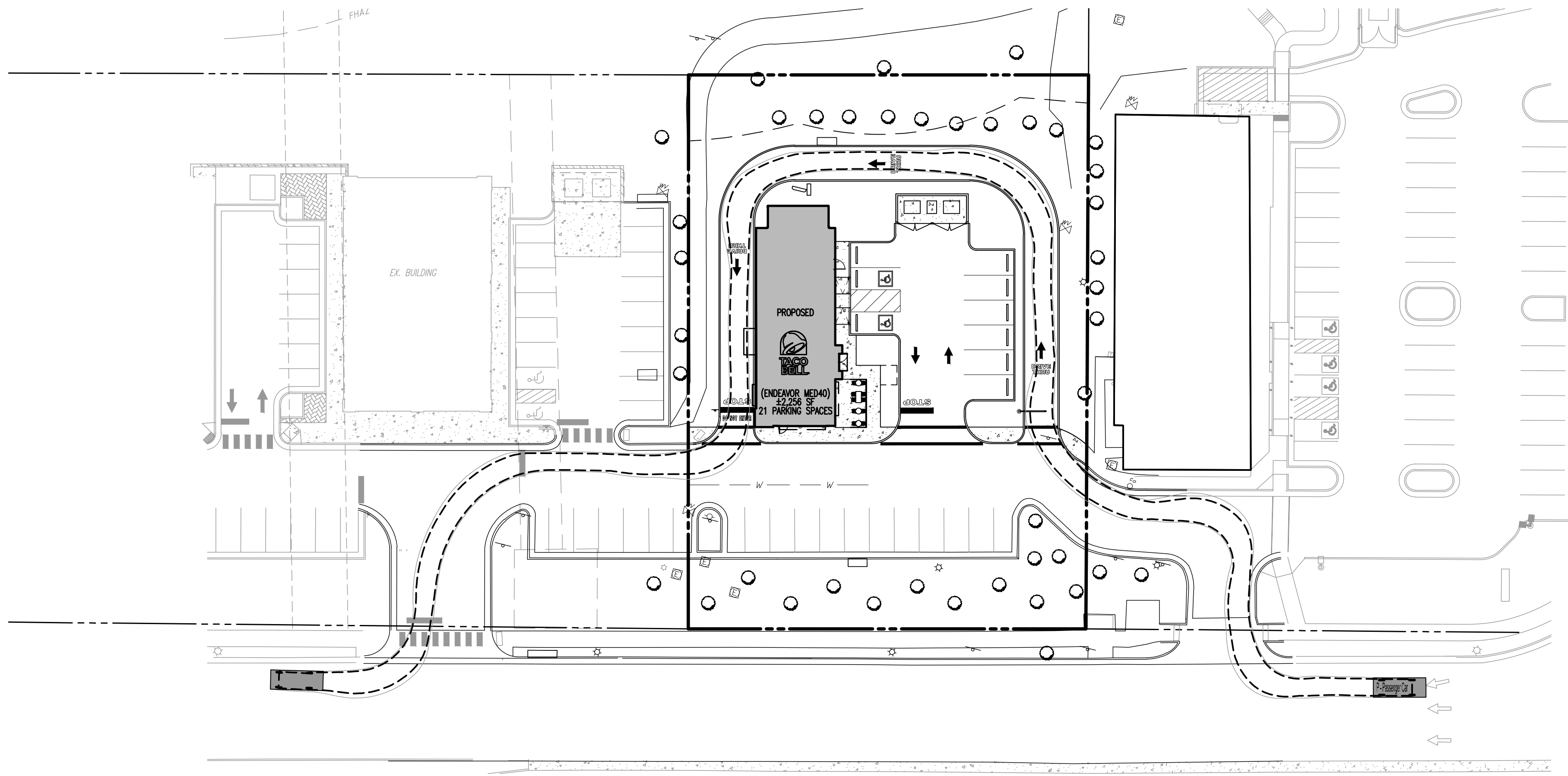
MARLA A. ROLLER
 LICENSED LANDSCAPE ARCHITECT
 VIRGINIA LICENSE No. 406002245



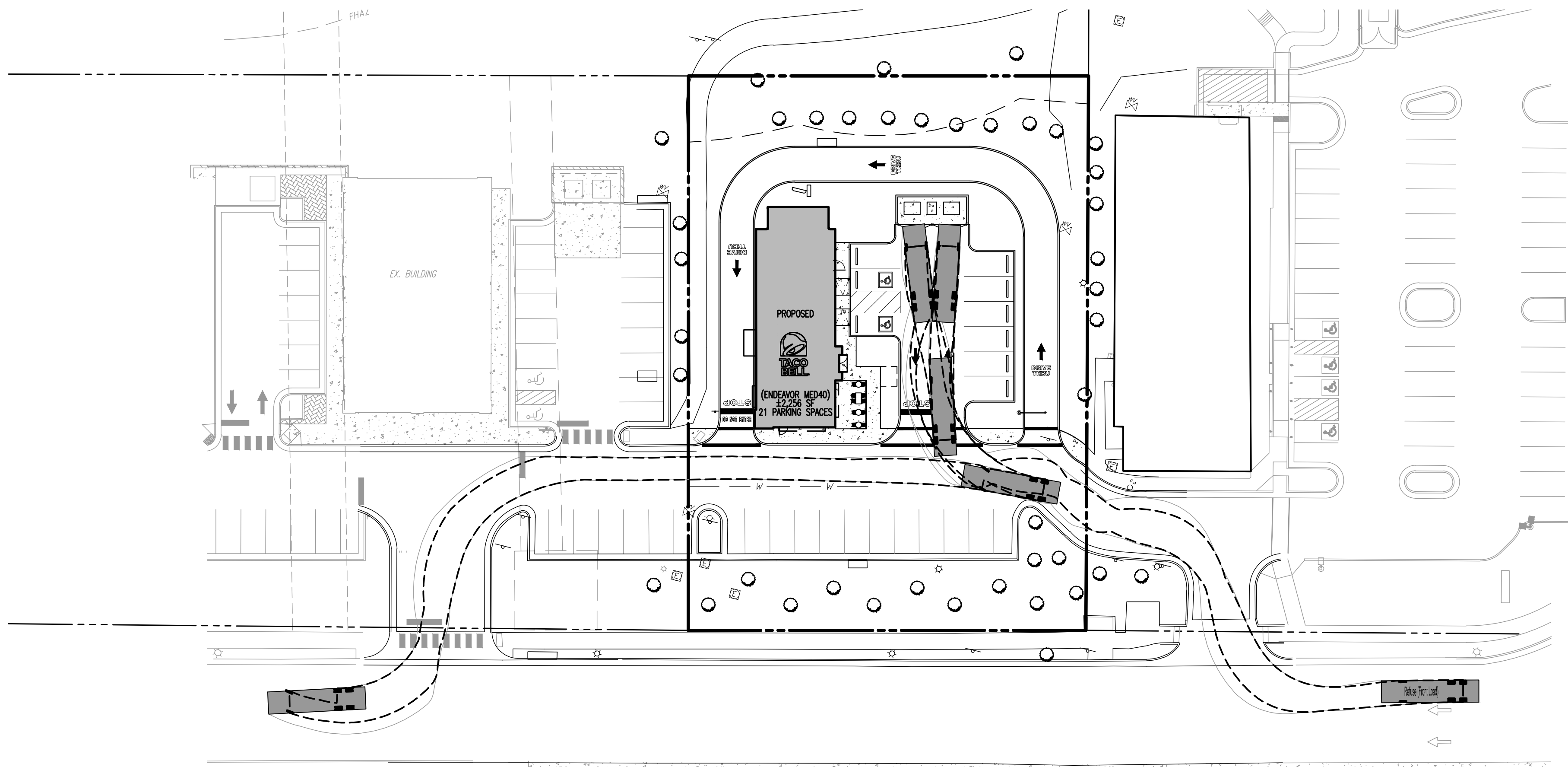
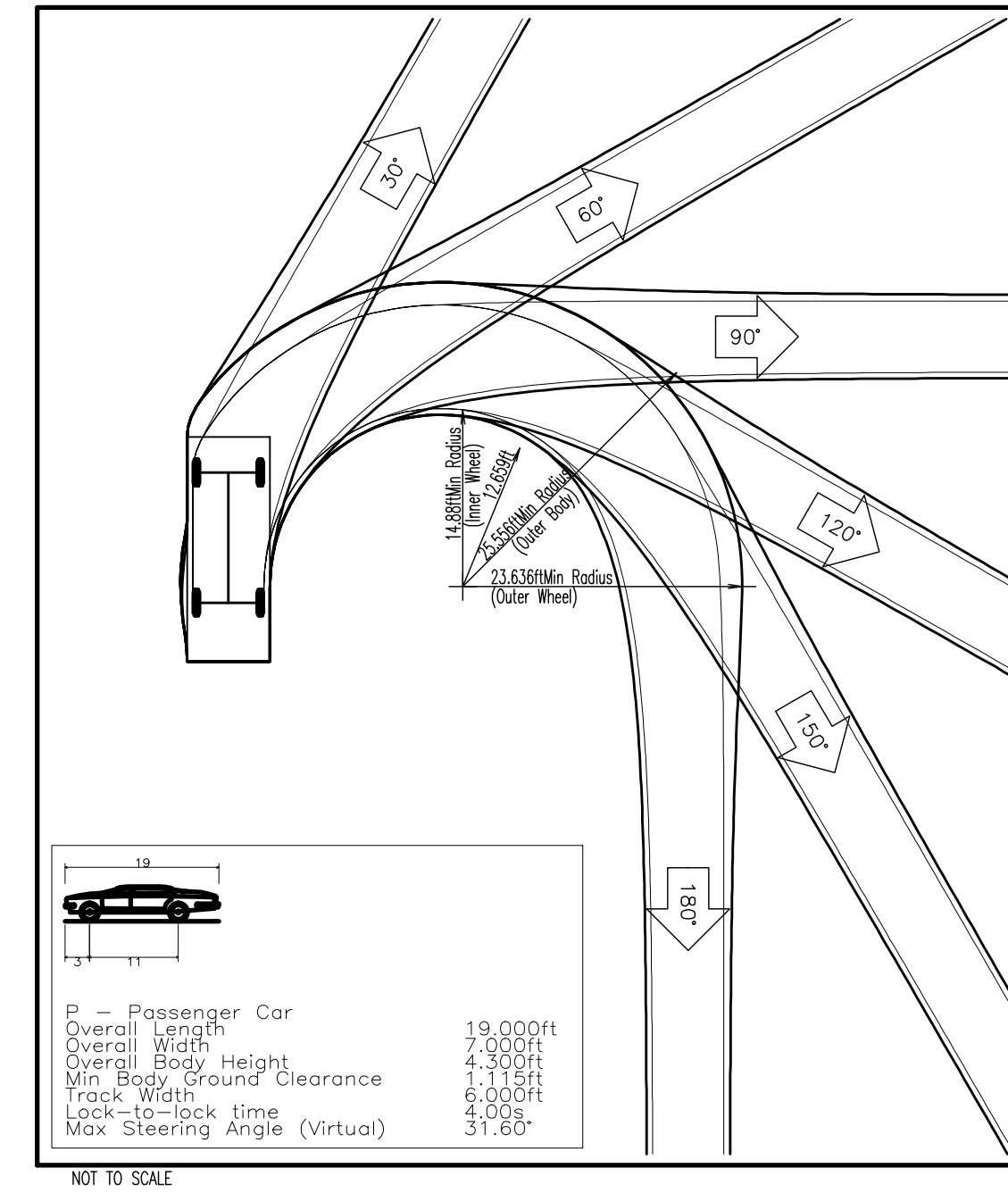
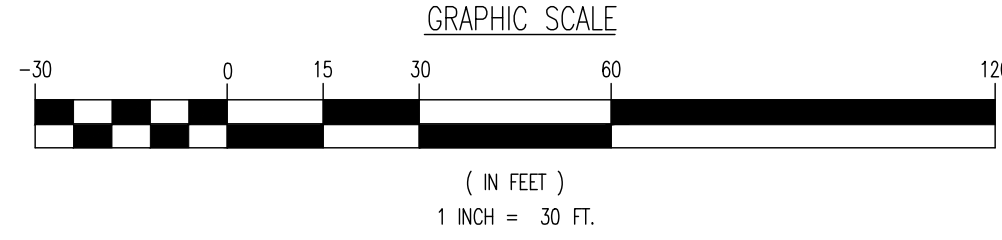
TITLE: **CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS**

SCALE: (H) AS NOTED DATE: 07/18/2024
 PROJECT No: 3486-22-01538
 SHEET No: **5** Rev. #: 1
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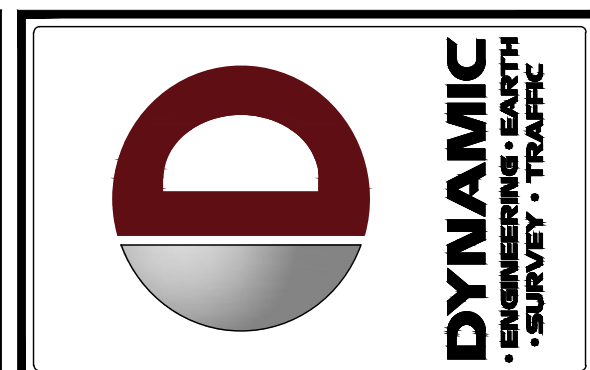
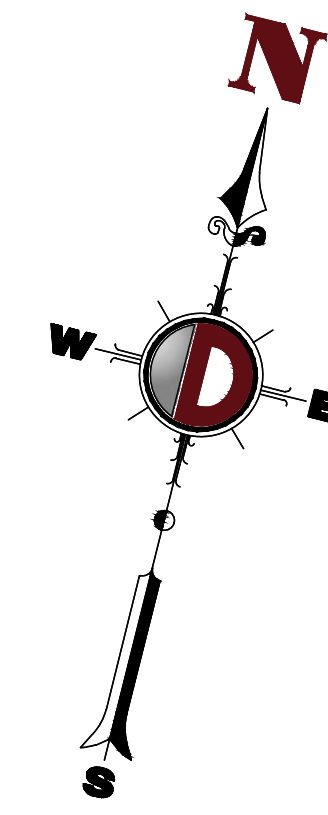
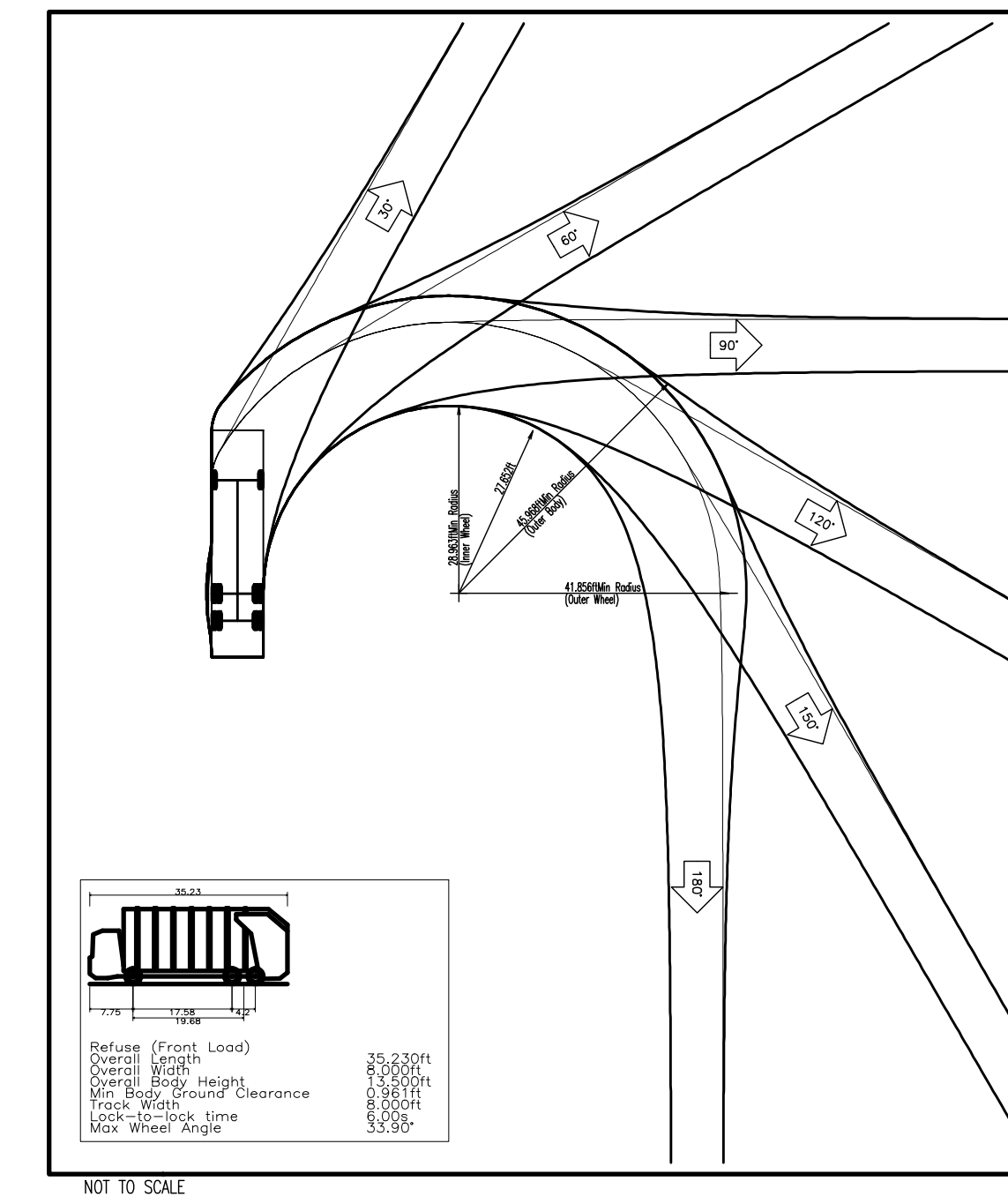
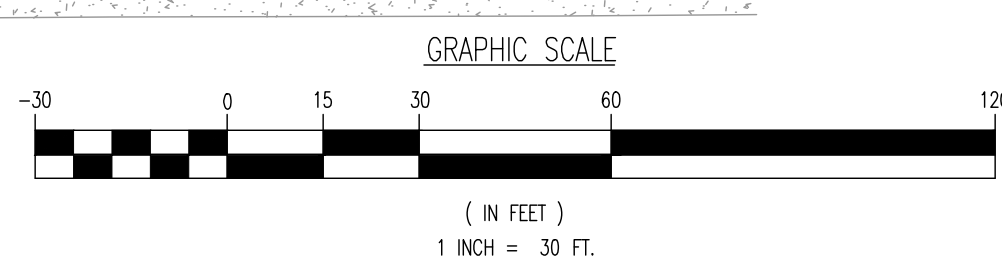
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 File: \\deepa\local\defolders\Data\DEFC PROJECTS\3486 ABD Capital\22-01538 Fairfax VA\DW\Special Exception Plans\034862201538\00.dwg, ----> 06 TRASH TRUCK AND PASSENGER CAR CIRCULATION EXHIBIT



PASSENGER CAR MOVEMENT



REFUSE TRUCK MOVEMENT

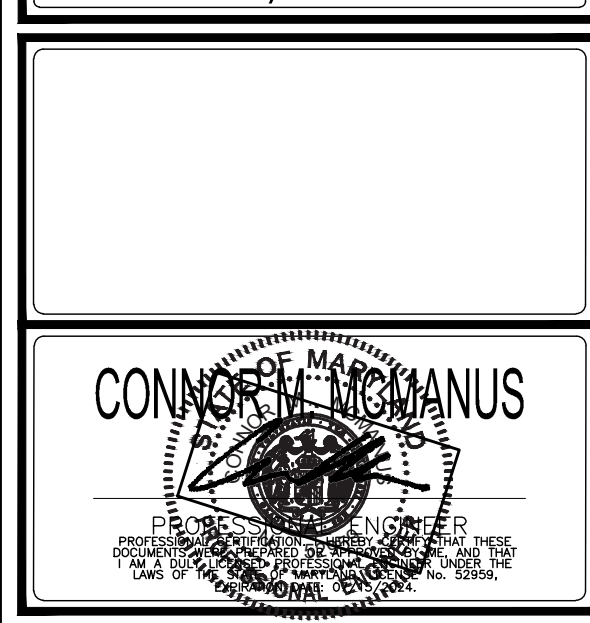


REV.	DATE	COMMENTS
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 DRAWN BY: SRM
 CHECKED BY: JJJ
 CM
 PROJECT: **SOUTHPAW**
 PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRIVE-THRU
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 10120 FAIRFAX BOULEVARD
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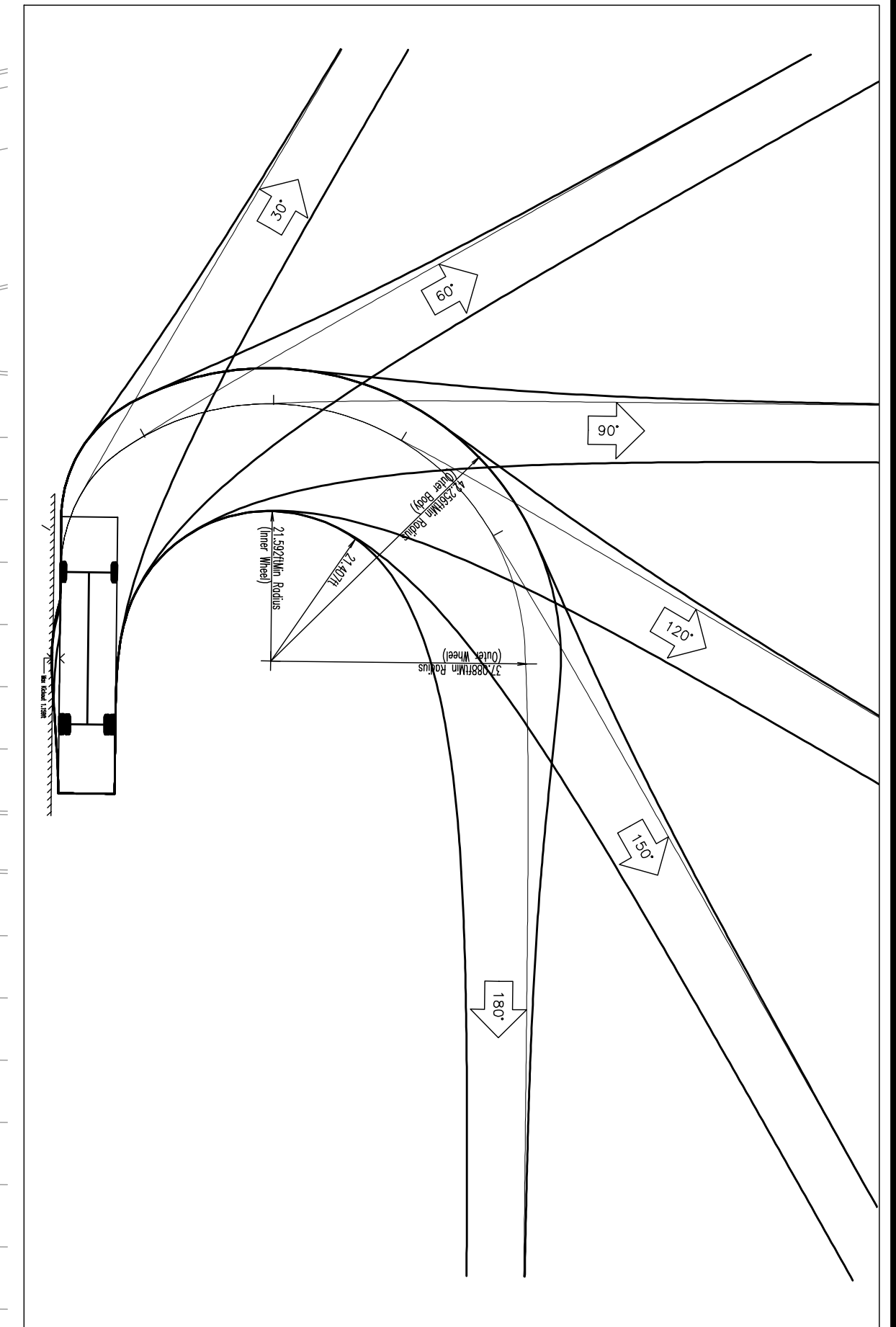
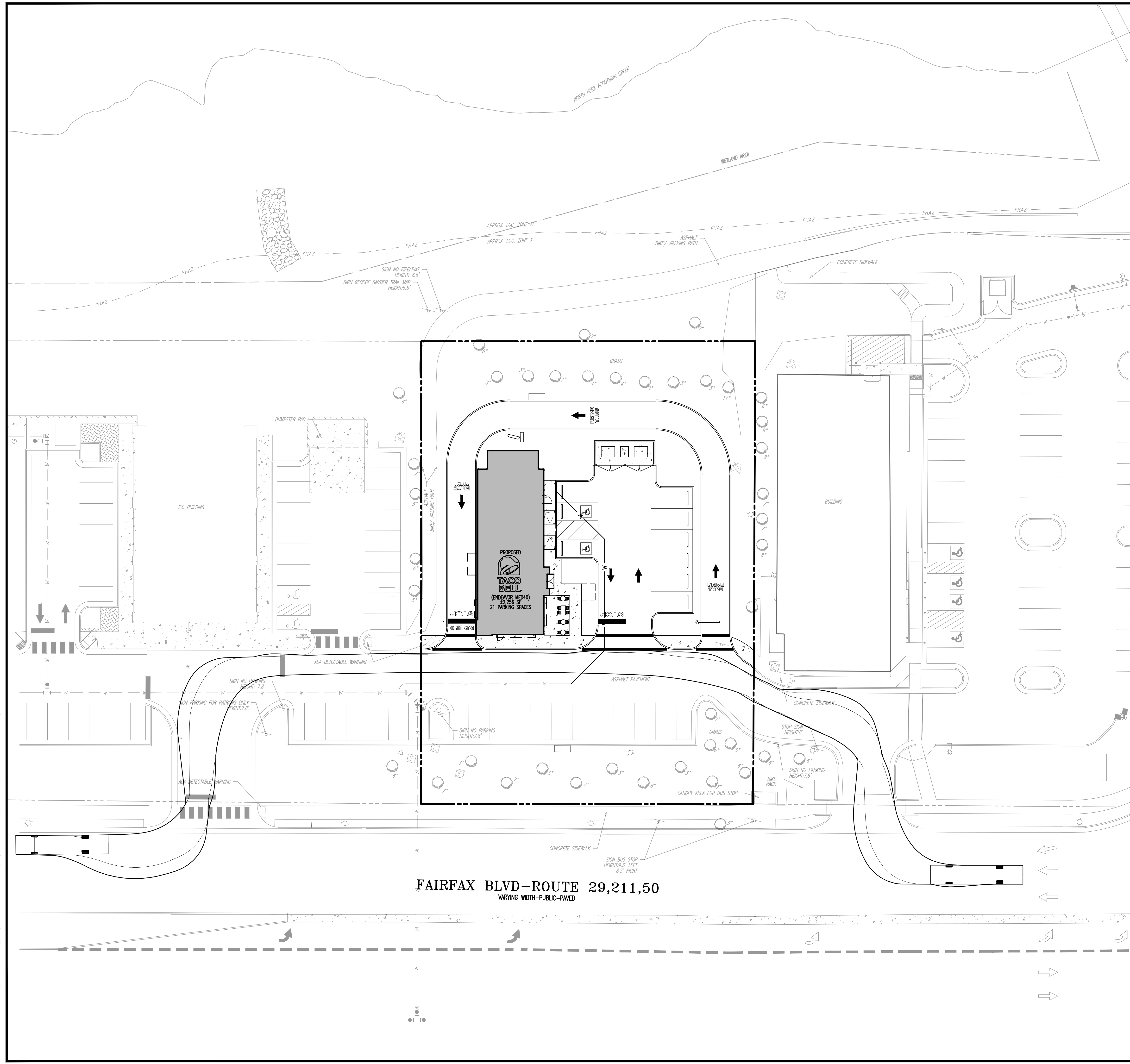


TITLE: TRASH TRUCK AND PASSENGER CAR CIRCULATION EXHIBIT

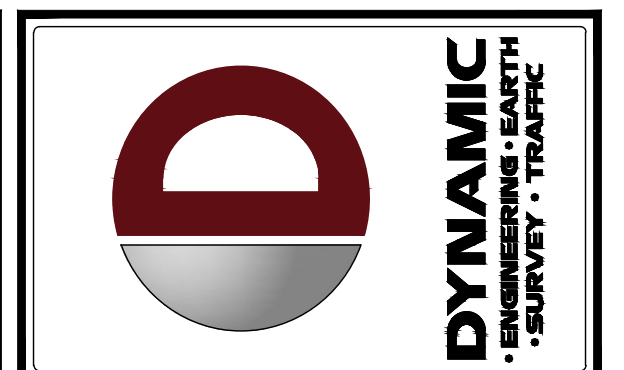
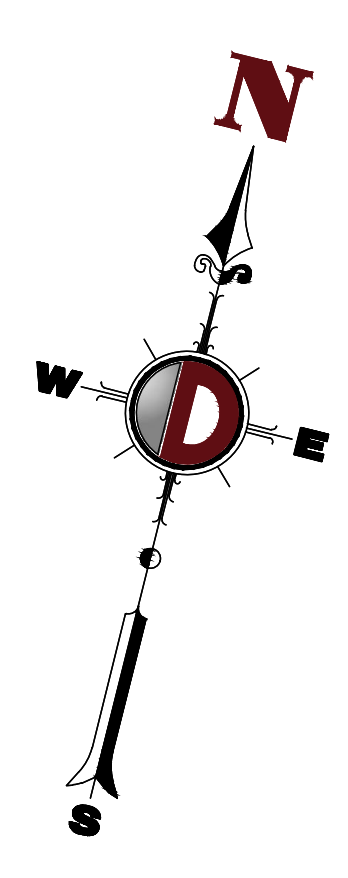
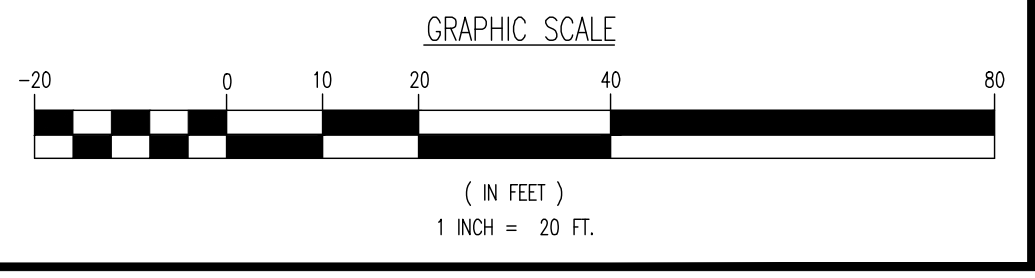
SCALE: (H) AS SHOWN (V) NOTED DATE: 01/18/2024
 PROJECT No: 3486-22-01538

SHEET No: **6** OF 12
 Rev. #: 1

Plotted: 07/18/24 - 11:42 AM, By: dgamber
 File: P:\CEC PROJECTS\3486 ABD Coplan\22-01538 Fairfax_VA\DWG\Special Exception Plans\04862201538SPMD.dwg, --> FIRE TRUCK CIRCULATION EXHIBIT



Pumper Fire Truck	40.000ft
Overall Length	8.167ft
Overall Width	7.745ft
Overall Body Height	0.656ft
Min Body Ground Clearance	8.167ft
Track Width	5.00s
Lock-to-lock time	45.00°
Max Wheel Angle	



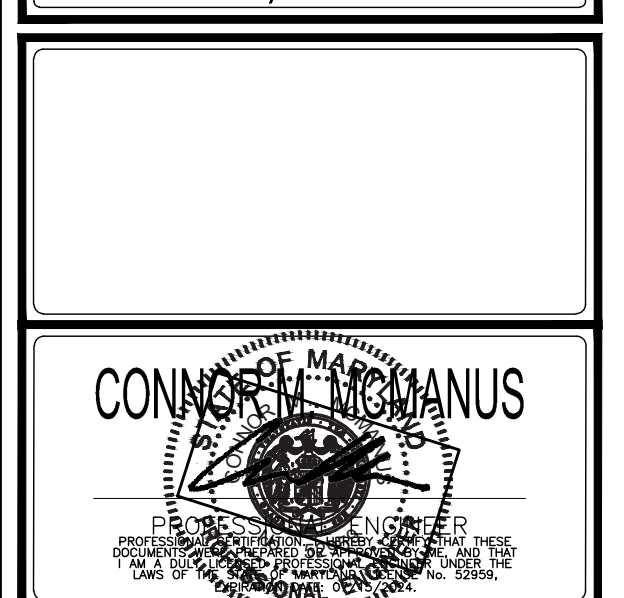
REV.	DATE	COMMENTS
1	07/18/24	GDP SET FIRST SUBMISSION

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DESIGNED BY: JAC
 CHECKED BY: JJJ
 CM
 PROJECT: SOUTH PAV
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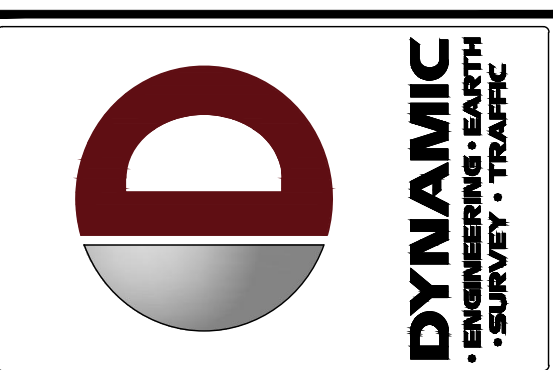
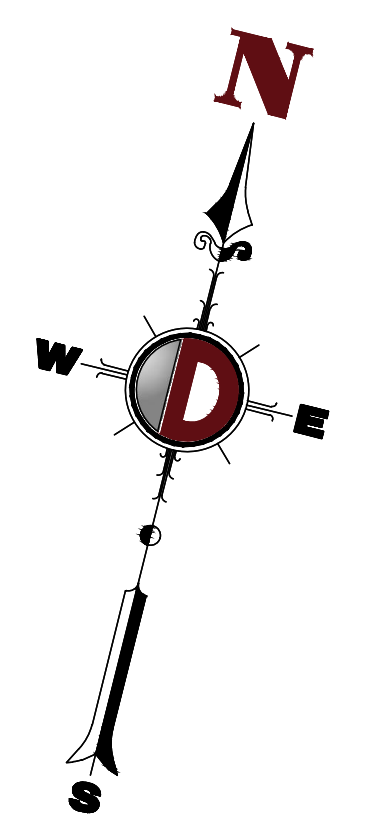
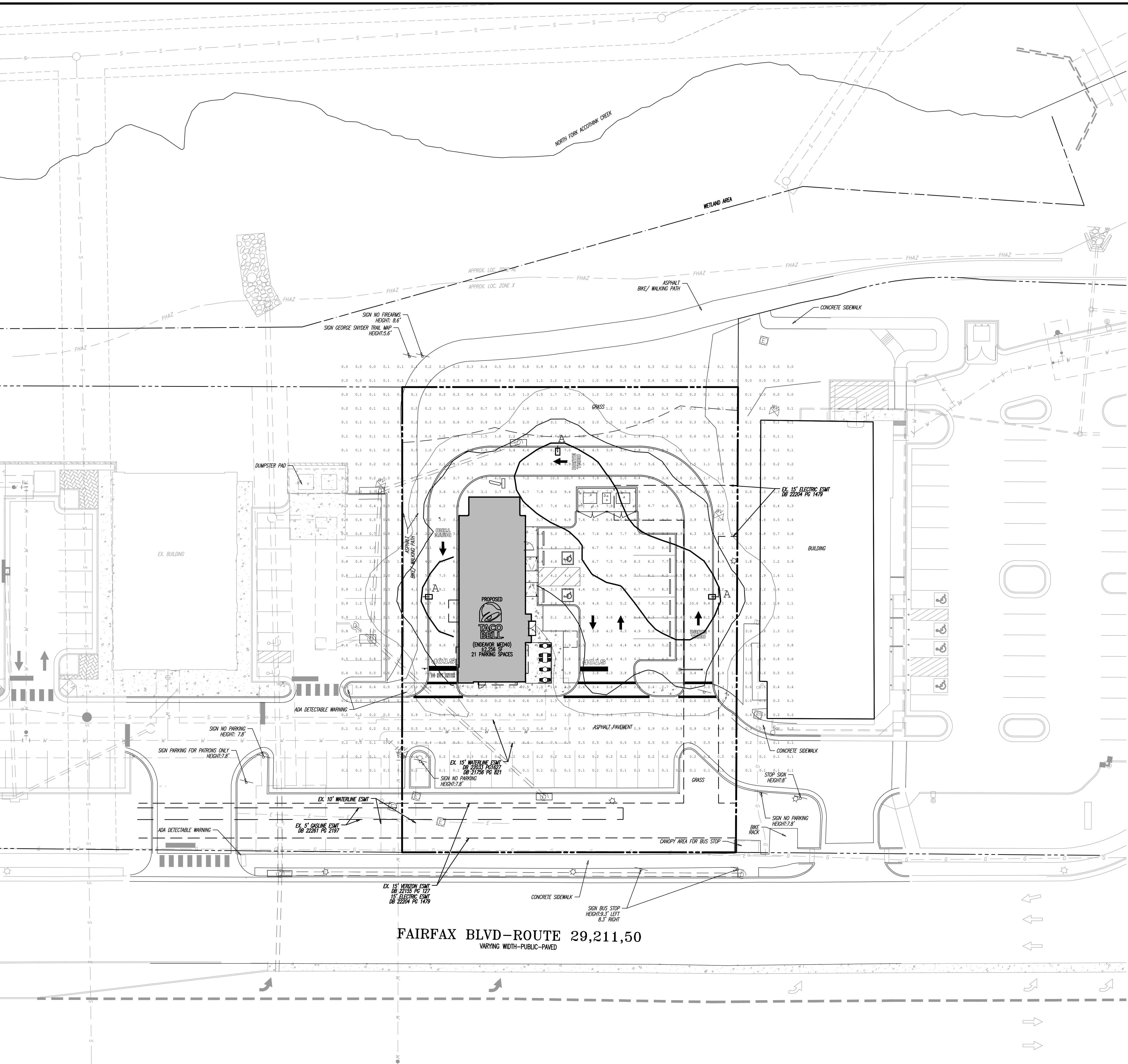
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TITLE: FIRE TRUCK CIRCULATION EXHIBIT

SCALE: (H) AS NOTED DATE: 07/18/2024
 (V) ---
 PROJECT No: 3486-22-01538
 SHEET No: 7 Rev. #: 1
 OF 12

Plotted: 07/18/24 - 11:42 AM, By: dgarner
 File: \\deeplocal\defenders\Data\DEFC\PROJECTS\486 ABD Capital\22-01538 Fairfax VA Dwg\Special Exception Plans\LIGHTING DETAILS.dwg, ---> LIGHTING PLAN



REV.	DATE	COMMENTS
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 CHECKED BY: JJJ
 CM
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 PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRIVE-THRU
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 Fort Belvoir • 703.997.9227
 Herndon • 703.997.9227
 Reston • 703.997.9227
 Silver Spring • 301.581.4400
 Washington • 703.997.9227
 www.dynamiccec.com

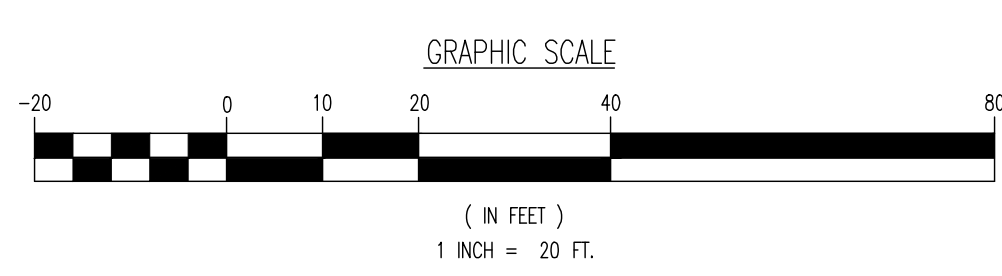
Calculation Summary

Line	Qty	Label	Arrangement	Luminaire	LF	Watts	312	312	312
1	3	A	SINGLE	40828	0,900	312			

FEATURING ARE 312W 4000K LED
 POLES ARE 25'-0" ON 2'-4" BASES FOR AN OVERALL FIXTURE HEIGHT OF 27'-4" A.F.G.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Luminaire	LF	Watts	312	312	312
□	3	A	SINGLE	40828	0,900	312			



TITLE:
LIGHTING PLAN

SCALE: (H) AS NOTED (V) --->
 DATE: 07/18/2024

PROJECT No:
 3486-22-01538

SHEET No:
8

Rev. #:
 OF 12 1



VIPER Area/Site

FEATURES

- Low profile LED area/site luminaire with a variety ofIES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
Control options including photo control, occupancy sensing, NX Distributed Intelligence™, wSCAPE and 7-Pin with networked controls
New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (60, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
Strike Optics (86, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3

- Both optics maximize target zone illumination with minimal losses at the house-side reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
One-piece silicone gasket ensures a weathertight seal
Zero up-light at 0 degrees of tilt
Field replaceable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles.

All mounting hardware included

DATE: LOCATION: Fairfax, VA
TYPE: A PROJECT: Taco Bell
CATALOG #: VP-2-320L-315-4K7-4F-UNV-A-DBT



VIPER Area/Site

DIMENSIONS

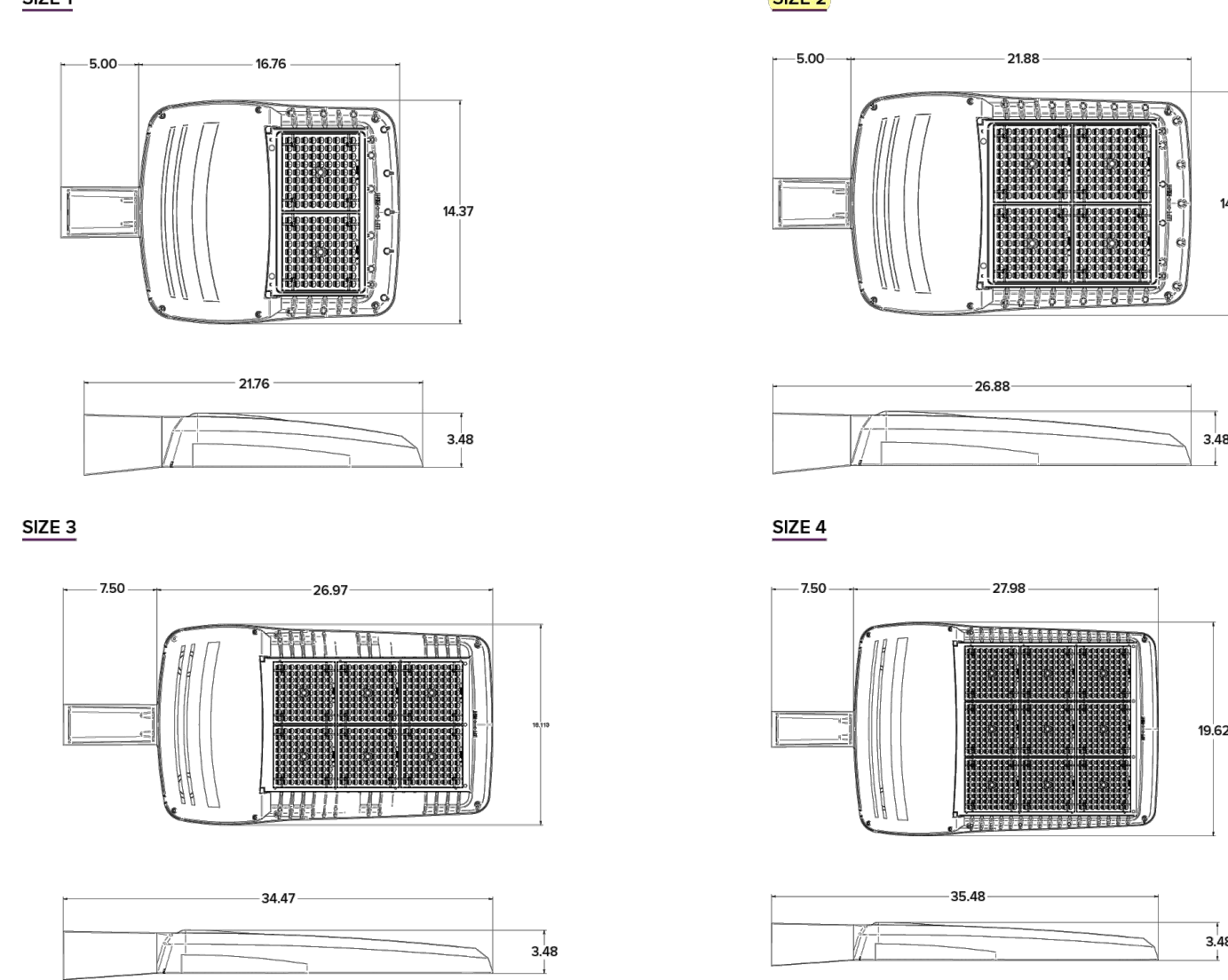


Table with columns for Size (1-4), Config, EPA (VP1-VP4), and Weight (lbs, kgs).

Page 1119 Rev. 01/12/22 BEA-VP-8-SPEC © 2022 Beacon Products, a division of Hubbell Lighting, Inc. Specifications subject to change without notice.



SES POLES

SQUARE STEEL STRAIGHT POLES (SSP)

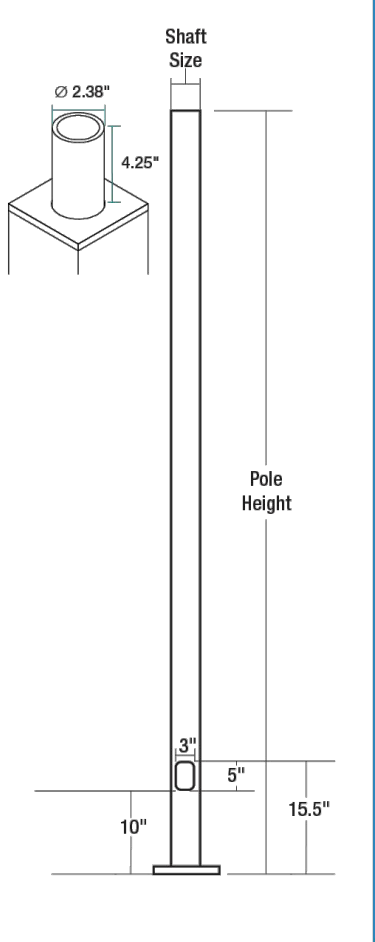
Specifications

The Square Steel Straight Pole has been successfully installed in projects of all types for over 30 years and has become the most popular and economical pole option for all site lighting applications including retail, commercial, industrial and residential projects.

The popularity of this series is due to its full offering of sizes, heights and standard colors with complete offering of mounting options, accessories and select styles/colors stocked for immediate shipping.

- Square Steel Straight Shaft
One piece construction
2 3/8" OD tenon, Open Top or Factory drilled Side Mount Options available
Steel Base Plate
3 size options for anchor bolts. All anchor bolts fully galvanized with 2 nuts and washer (bolts ordered as separate line item and paper template included as component of pole)
Square base cover available (ordered as separate line item)
Pole finished in weather proof powder coat paint in 4 standard colors
3" x 5" Gasketed hand hole standard

Dimensions



Ordering Information

Ordering example table showing series (SES), size (25, 40, 01), mounting (F), drilling (B4), and DBT options.

Web: www.securitylighting.com 2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704 Phone: 1-800-LIGHT-IT, 1-800-544-4848, Fax: 847-279-0542 Copyright © 2018 Security Lighting, a division of Hubbell Lighting, Inc. All Rights Reserved.

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VIPER Area/Site

MICROSTRIKE OPTICS - ORDERING GUIDE

Large table for Micro Strike Optics ordering guide with columns for series, optic platform, size, light engine, CCT/CRI, distribution, optic rotation, and voltage.

Options table listing DBT (Back Matte, Textured, Black, Gloss, Smooth), MAF (Mast Arm Fitter), and other accessories with their descriptions.

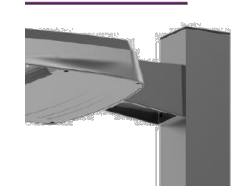
- Items with a grey background can be done as a custom order. Contact brand representative for more information.
Some voltage variations may apply when combined with controls.
Not available with 480V.



VIPER Area/Site

MOUNTING

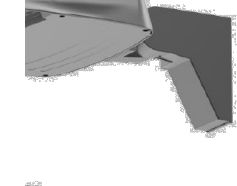
ASQ-STRAIGHT ARM MOUNT



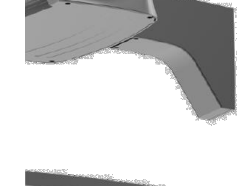
ASQU-UNIVERSAL ARM MOUNT



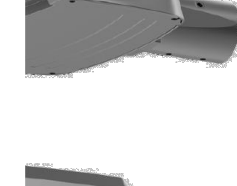
AAU-ADJUSTABLE ARM FOR POLE MOUNTING



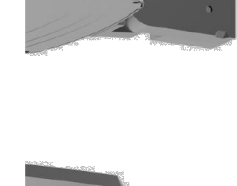
ADU-DECORATIVE UPSWEPT ARM



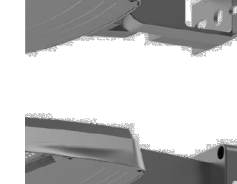
MAF-MAST ARM FITTER



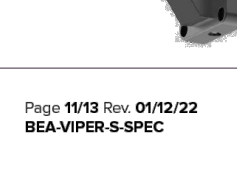
K-KNUCKLE



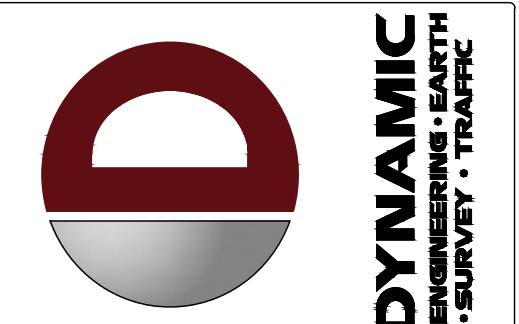
T-TRUNNION



WM-WALL MOUNT



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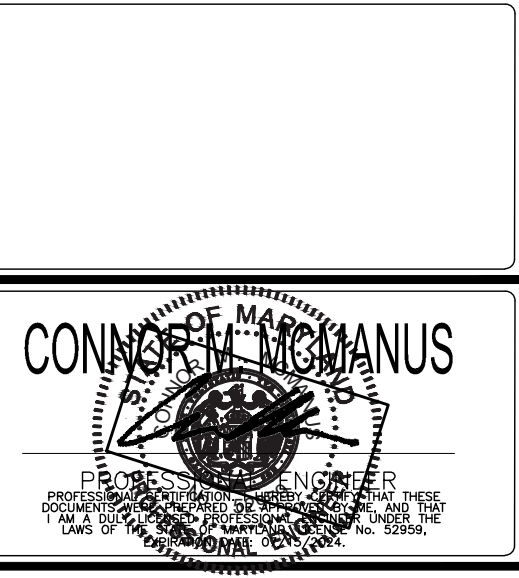


Revision table with columns for Rev., Date, and Comments. Shows revision 1 dated 01/18/2024.

Permitting information and project details. Includes project name 'SOUTHPIAW PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRIVE-THRU' and location 'TOLEDO, FAIRFAX BOULEVARD, PARCEL D, CITY OF FAIRFAX, FAIRFAX COUNTY, VIRGINIA'.

811 logo and 'PROTECT YOURSELF' message. Includes text: 'ALL STATES REQUIRE NOTIFICATION OF DIGITARIANS, DESIGNERS, OR ANY PERSON PREFERRING TO DESIGN THE EXISTING SURFACE ANYWHERE IN ANY STATE'.

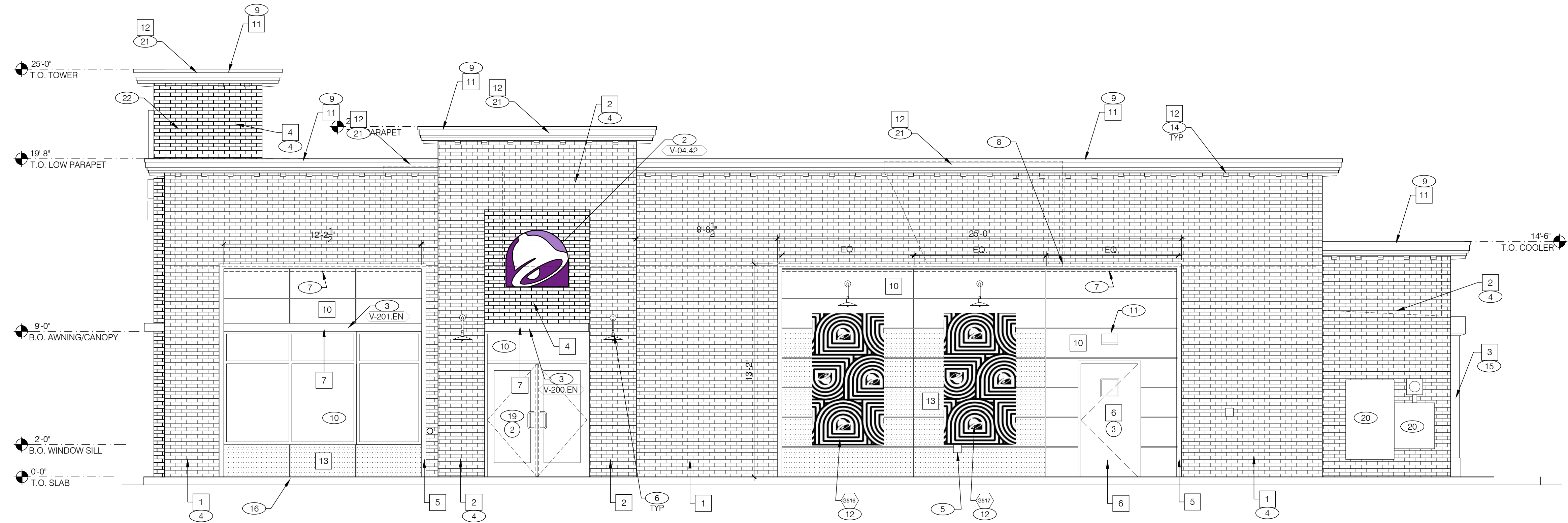
DYNAMIC ENGINEERING CONSULTANTS logo and contact information. Address: 125 West Street - Suite 201, Annapolis, MD 21412. Phone: 410.567.5000.



TITLE: LIGHTING DETAILS

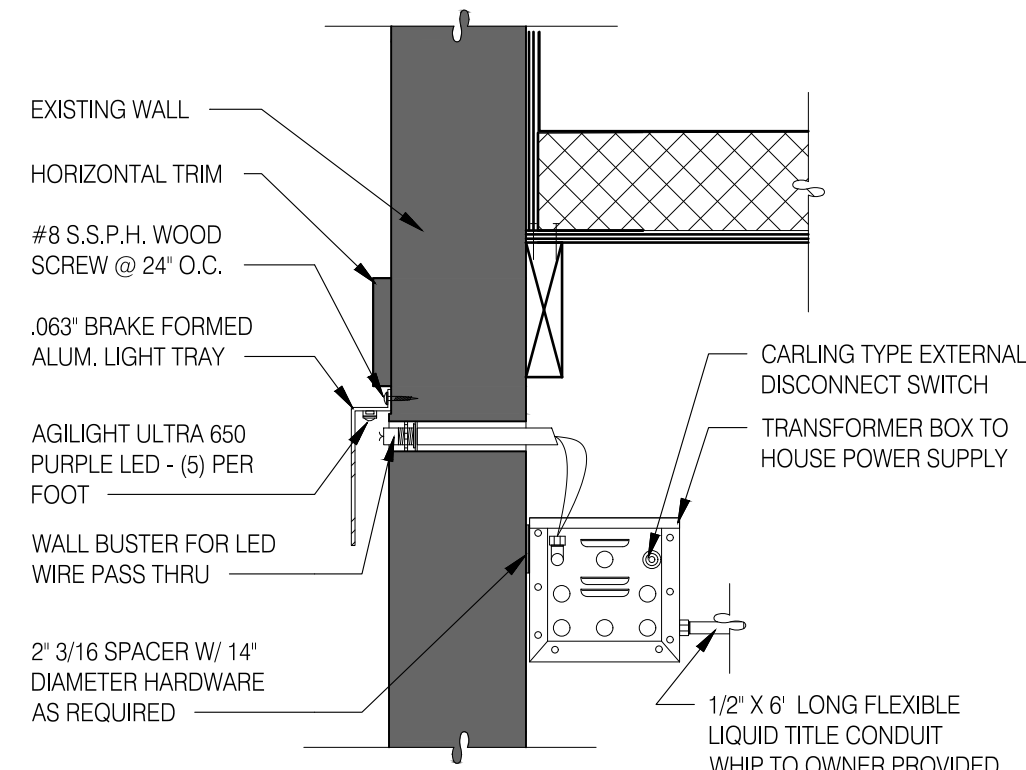
SCALE: (H) AS NOTED (V) ----- DATE: 01/18/2024 PROJECT No: 3486--22--01538

SHEET No: 9 OF 12 Rev. #: 1



4.19.23

RIGHT SIDE ELEVATION 1/4"=1'-0" **1**



LED WALL WASHER DETAIL

NOTE: SIGNAGE UNDER SEPARATE PERMIT

V-XXX	QTY	ITEM DESCRIPTION	ELEC
TOWER			
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
SIDE ENTRY			
V-04.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.0
V-200.EN	1	6'-4" x 6'-3" SIDE ENTRY CANOPY, BLACK	A4.0
DRIVE THRU			
V-101.DT	1	4'-0" x 9'-0" DT CANOPY, BLACK	A4.1
V-XX.PP	1	4'-0" x 6'-0" PP WINDOW CANOPY, BLACK	A4.1
REAR			
V-04.24	1	24" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-09.14W	1	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
EYEBROW AWNINGS			
V-202.EN	1	16'-10"L x 6"H x 1'-4"D, FRONT EYEBROW, BLACK	A4.1
V-203.EN	1	7'-9"L x 6"H x 1'-4"D, DT EYEBROW, BLACK	A4.1
V-201.EN	1	12'-3"L x 6"H x 1'-4"D, SIDE ENTRY EYEBROW, BLACK	A4.0

SIGNAGE / AWNING SCHEDULE

MISCELLANEOUS

A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS):

- A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
- B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.
- C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY.

CRITICAL DIMENSIONS:

A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/ BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES

SYMBOL	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
(6816)	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
(6817)	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
(6818)	HYPNOTIZE ME BELL	D	M02	48x96	A4.1

PAINTING

- A. APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
- B. PRIMER: 1 COAT SW A24W8300, LOXON CONCRETE & MASONRY PRIMER FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE. A-100 EXTERIOR LATEX SEMI-GLOSS

PAINT NOTES

SYMBOL	AREA	MANUFACTURER	MATERIAL SPEC.	COLOR	CONTACT INFORMATION
1	FIELD BRICK	GLEN GERY	BRICK	BURN ALMOND	
2	ACCENT BRICK	GLEN GERY	BRICK	RED CLIFF	
3	DOWNSPOUTS	-	-	SHERWIN WILLIAMS SW7043 'WORLDLY GRAY', SEMI-GLOSS	
4	ACCENT BRICK	TAYLOR	BRICK	ROYAL SALISBURY	
5	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1" x 5 1/2"	SHERWIN WILLIAMS SW7076 'CYBERSPACE', SEMI-GLOSS	
6	HOLLOW METAL DOOR	-	-	CYBERSPACE (SW7076), SEMI - GLOSS	
7	AWNINGS	SIGNAGE VENDOR	-	BLACK BY THE SIGNAGE VENDOR	
8	CORNER TOWER	TAYLOR	BRICK	ROYAL SALISBURY	
9	RECESS OF SIDE ENTRY PORTAL	TAYLOR	BRICK	ROYAL SALISBURY	
10	HARDIE PANEL	JAMES HARDIE	PANEL SYSTEM SMOOTH	SW PURPLE TB2603C, SEMI-GLOSS	
11	METAL PARAPET CAP	-	24GA GALVANIZED	SHERWIN WILLIAMS SW7076 'CYBERSPACE' KYNAR 500 COATING	
12	CORNICE TRIM	-	-	SHERWIN WILLIAMS SW7043 'WORLDLY GRAY', SEMI-GLOSS	
13	HARDIE PANEL	JAMES HARDIE	PANEL SYSTEM SMOOTH	SHERWIN WILLIAMS SW7076 'CYBERSPACE', SEMI-GLOSS	

NOTE: FOR CONTACT INFORMATION SEE C/A7 2 **EXTERIOR FINISH SCHEDULE**

- 1 MECHANICAL UNIT BEYOND. PAINT TO MATCH MAIN BUILDING COLOR. SEE ROOF PLAN.
- 2 BUILDING SIGNAGE BY VENDOR. CONTRACTOR TO COORDINATE WITH VENDOR FOR RELATED REQUIREMENTS.
- 3 METAL CANOPY / AWNING BY VENDOR. CONTRACTOR TO COORDINATE WITH VENDOR FOR RELATED REQUIREMENTS.
- 4 BRICK.
- 5 HOSE BIB BOX AT 18" A.F.F. REFER TO PLUMBING. SEE DETAIL 12/A6.1
- 6 LIGHT SCONCE. REFER. ELEC. DRAWINGS. SEE DETAIL F/A4.0
- 7 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
- 8 DASHED LINE INDICATES ROOF PLANE.
- 9 METAL PARAPET CAP. SEE DETAIL 12/A6.6.
- 10 DRIVE THRU / STOREFRONT WINDOW. SEE SHEET A1.0 & A1.1.
- 11 WALL PACK LIGHT FIXTURE. REF. ELEC. DRAWINGS
- 12 EXTERIOR EXPRESSION PANEL.
- 13 ASSUME D/T LANE SURFACE IS 6' BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN
- 14 PREFABRICATED DECORATIVE DENTILS
- 15 SCUPPER, COLLECTOR, AND VERTICAL DOWNSPOUT 6" MIN. PAINT TO MATCH ADJACENT WALL.
- 16 CONCRETE CURB. REF. CIVIL
- 17 OVERFLOW SCUPPER, SEE ROOF PLAN

- 18 BOLLARD, PAINT CAUTION YELLOW; REF CIVIL
- 19 STOREFRONT DOOR. REFER TO DOOR SCHEDULE.
- 20 ELECTRICAL GEAR. RE: ELECTRICAL DRAWINGS
- 21 PREFABRICATED CORNICE TRIM
- 22 TOWER BEYOND
- 23 PATIO RAIL. BY G.C.
- 24 PATIO UMBRELLA

KEY NOTES

22772R23001

CONTRACT DATE: XX.XX.XXXX
 BUILDING TYPE: MED 40 END
 PLAN VERSION: -
 BRAND DESIGNER: -
 SITE NUMBER: -
 STORE NUMBER: -

TACO BELL

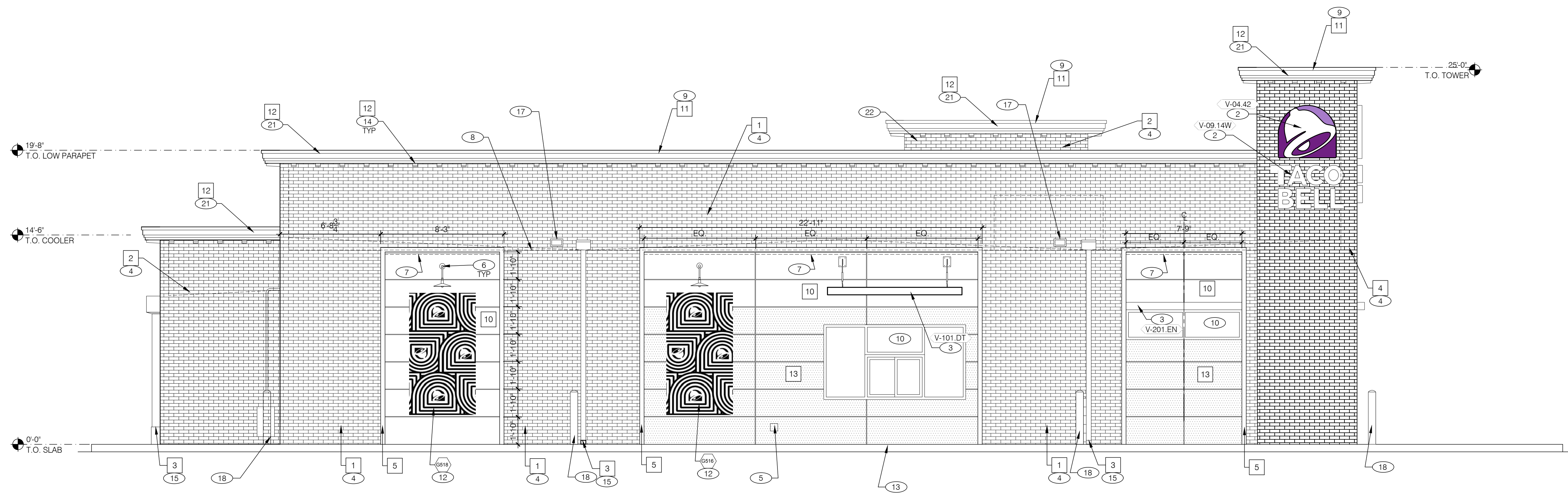
10120 FAIRFAX BLVD.
 FAIRFAX, VA



ENDEAVOR 2.0

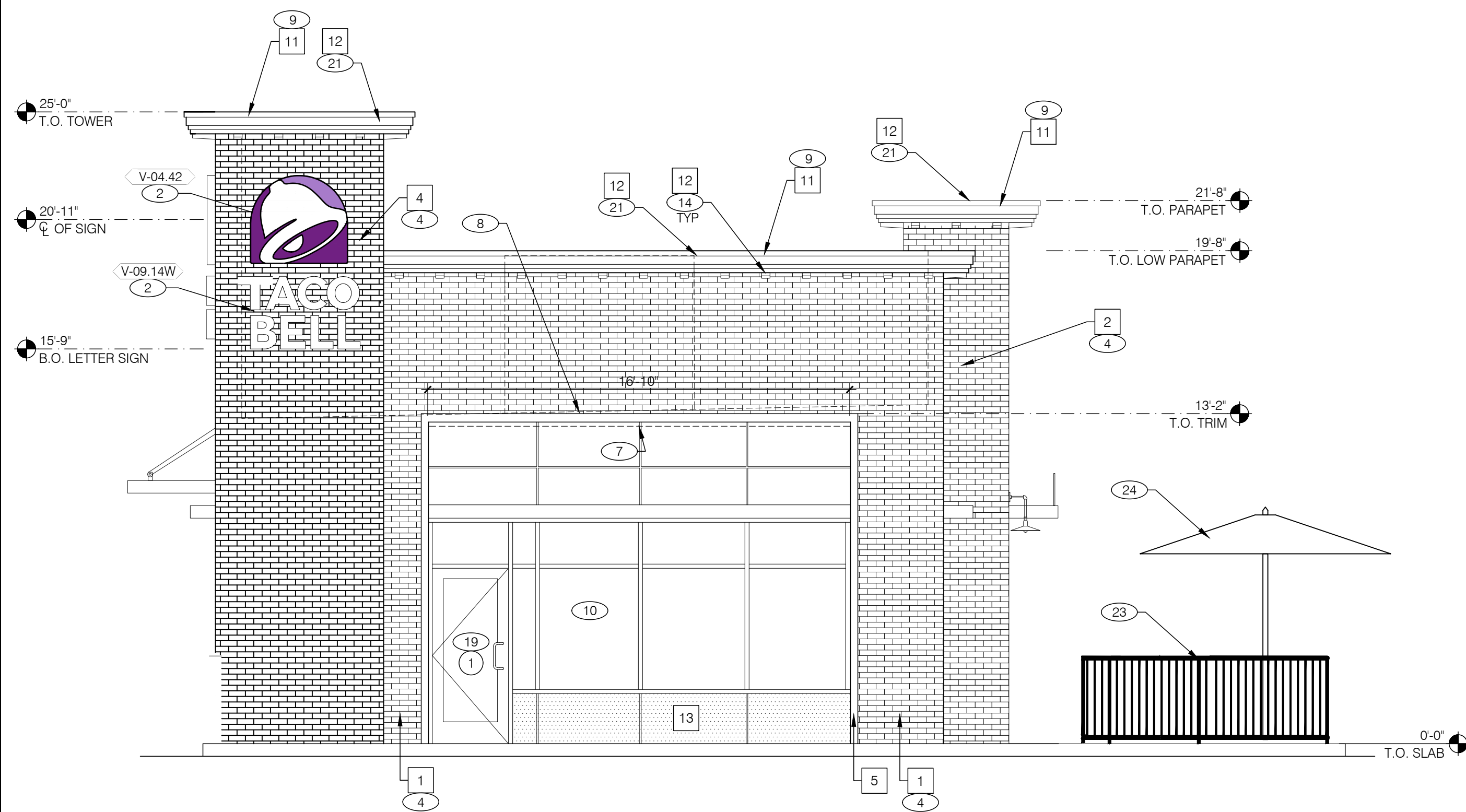
EXTERIOR ELEVATIONS

A4.0

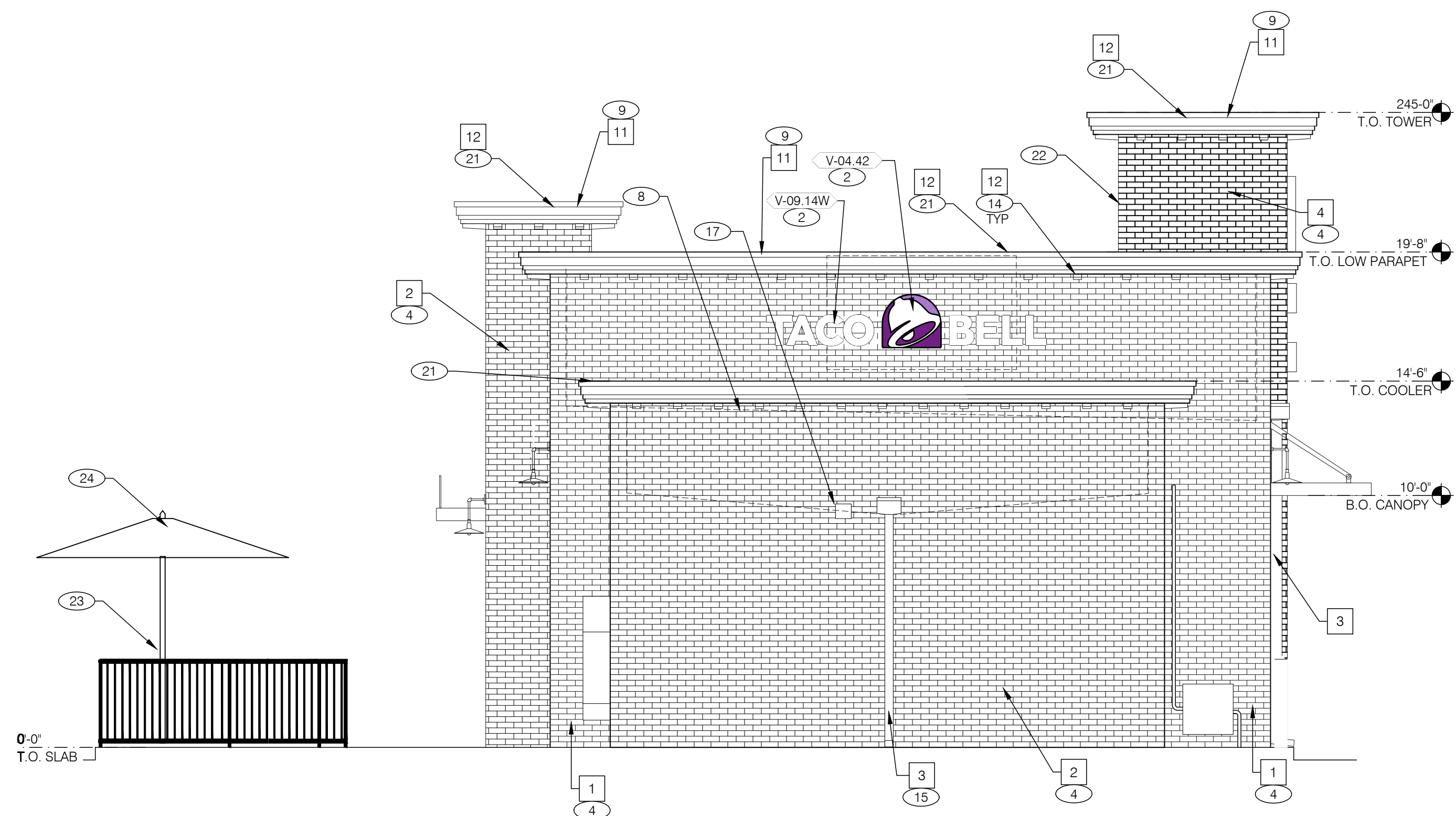


LEFT SIDE ELEVATION 1/4" = 1'-0" **1**

4.19.23



FRONT ELEVATION 1/4" = 1'-0" **2**



REAR ELEVATION 1/4" = 1'-0" **3**

22772R23001

CONTRACT DATE:	XX.XX.XXXX
BUILDING TYPE:	MED 40 END
PLAN VERSION:	
BRAND DESIGNER:	
SITE NUMBER:	
STORE NUMBER:	

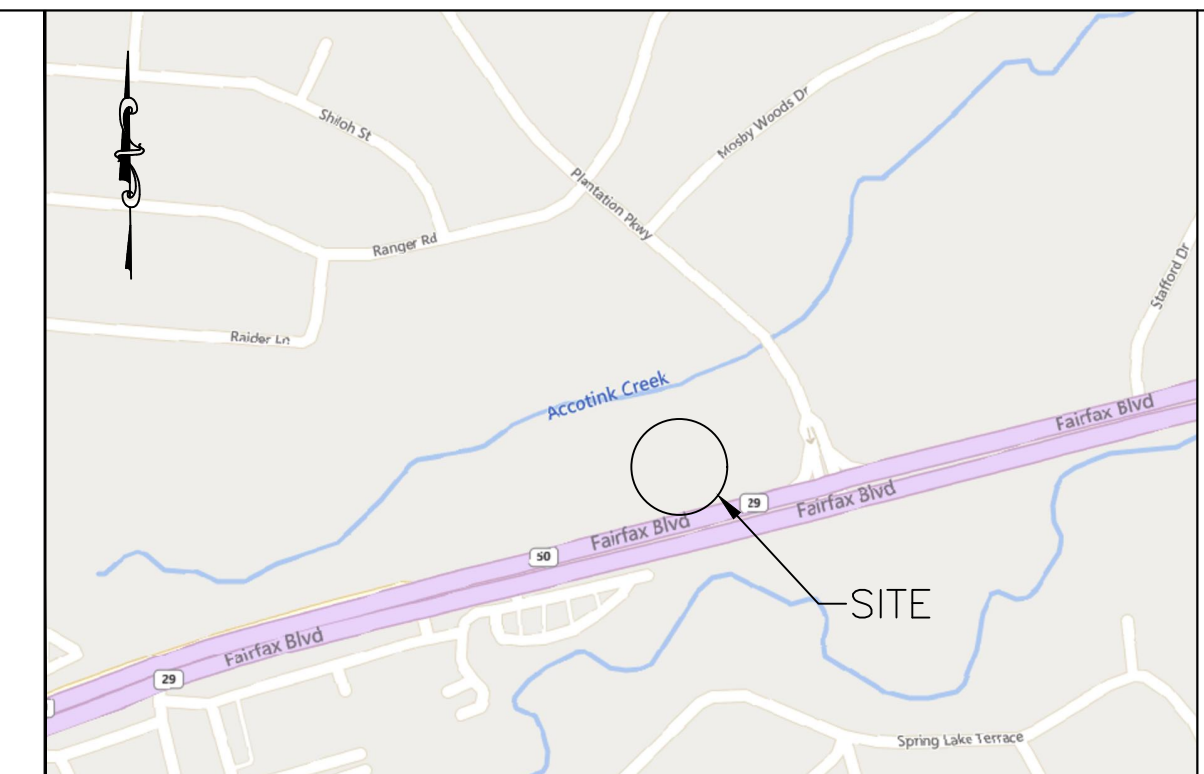
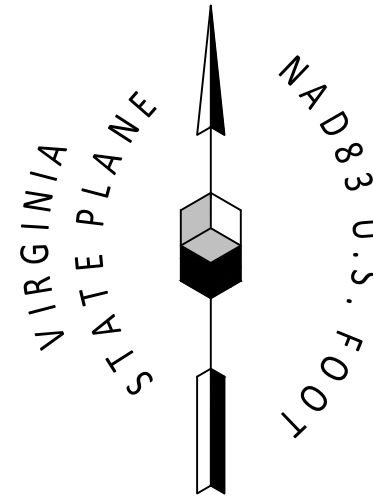
TACO BELL
 10120 FAIRFAX BLVD.
 FAIRFAX, VA



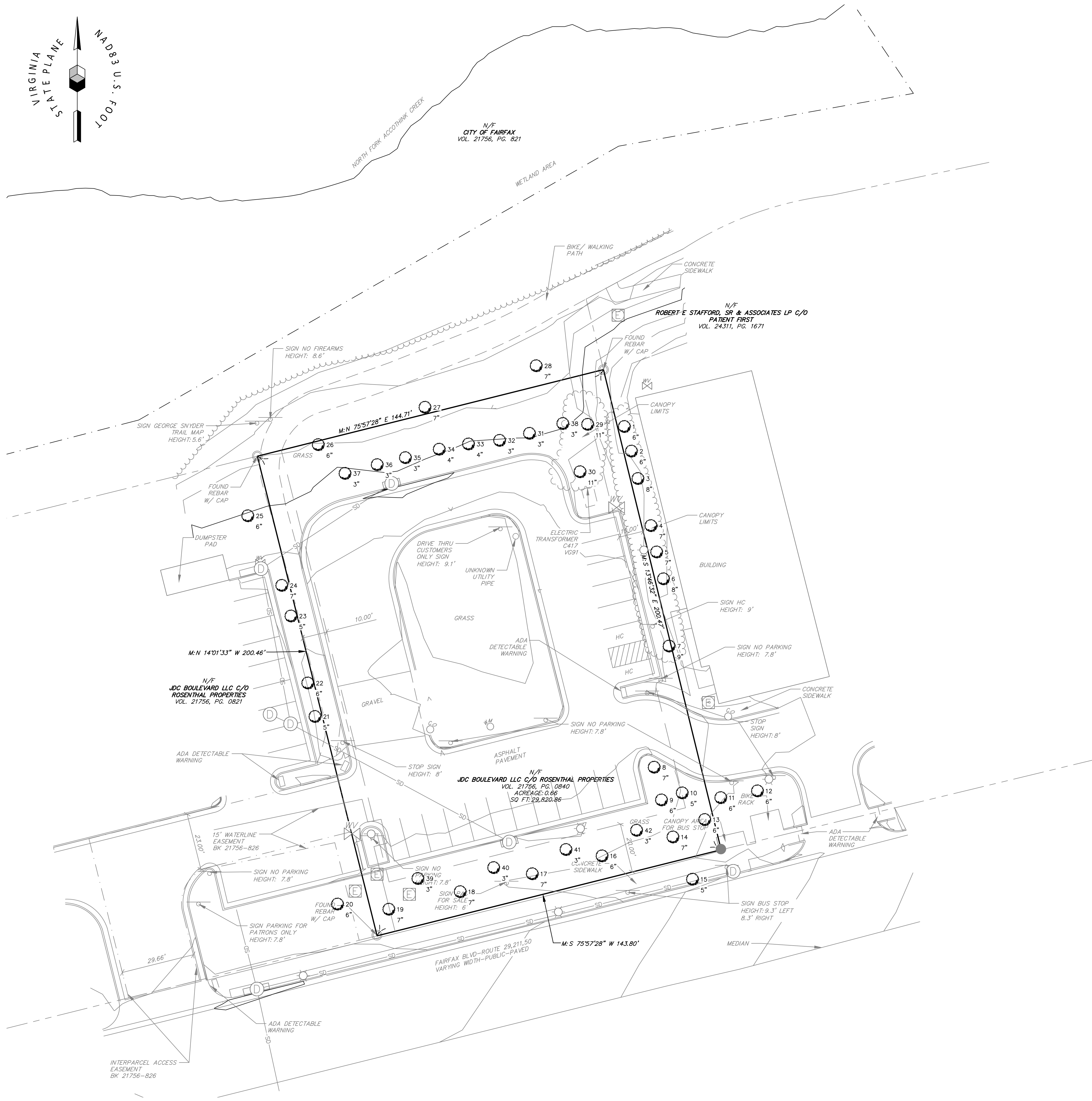
EXTERIOR ELEVATIONS

A4.1

RP



LOCATION MAP

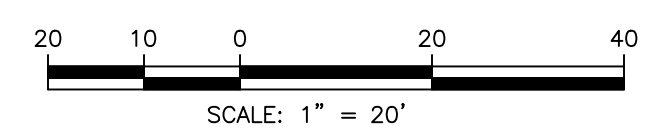


Tree Inventory			
Tree No.	Caliper	Name	Notes
1	6"	REDBUD	
2	6"	REDBUD	
3	8"	REDBUD	
4	7"	REDBUD	
5	7"	REDBUD	
6	8"	REDBUD	
7	9"	OAK	
8	7"	OAK	
9	6'6"5/4"	BIRCH	Mult-stem
10	5'5"5/4"	BIRCH	Mult-stem
11	6"	MAPLE	
12	6"	MAPLE	
13	6'6"6"5"	BIRCH	Mult-stem
14	7"	LINDEN	
15	5"	CHERRY	
16	6"	LINDEN	
17	7"	LINDEN	
18	7"	LINDEN	
19	7"	LINDEN	
20	6"	PERSIMMON	
21	5'3"	BIRCH	Mult-stem
22	6'5"5/4"	BIRCH	Mult-stem
23	5'5"4"	BIRCH	Mult-stem
24	7'6"5"	BIRCH	Mult-stem
25	6'5"4"	BIRCH	Mult-stem
26	6"	OAK	
27	7"	OAK	
28	7"	OAK	
29	11"	OAK	
30	11"	OAK	
31	3'3"3"2"	SERVICEBERRY	Mult-stem
32	3'3"3"2"	SERVICEBERRY	Mult-stem
33	4'3"3"2"	SERVICEBERRY	Mult-stem
34	4'3"3"2"2"2"2"	SERVICEBERRY	Mult-stem
35	3'3"2"2"2"	SERVICEBERRY	Mult-stem
36	3'3"2"2"2"	SERVICEBERRY	Mult-stem
37	3'3"2"2"2"	SERVICEBERRY	Mult-stem
38	3'3"2"2"2"	SERVICEBERRY	Mult-stem
39	3'3"2"2"2"	SERVICEBERRY	Mult-stem
40	3'3"2"2"2"	MAGNOLIA MULTI	Mult-stem
41	3'3"2"2"2"2"	MAGNOLIA MULTI	Mult-stem
42	3'2"2"1"1"	MAGNOLIA MULTI	Mult-stem

GENERAL NOTES
 TREE IDENTIFICATION IS THE OPINION OF THE SURVEYOR ONLY AND HAS NOT BEEN CONFIRMED BY A CERTIFIED ARBORIST.



Raymond Bruce Chamber



1
M/G
5/8/23
SHEET 2 TREE SURVEY ADDED

REV: BY: DATE: STATUS:
 THIS PLAN SHALL NOT BE MOVED WITHOUT WRITTEN PERMISSION.
 ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK.

111 CHINGHAM ROUND ROAD
 ANNAPOLIS, MD 21401
 410-220-5615

RECORD OWNER:
 JDC BOULEVARD, LLC
 C/O ROSENTHAL PROPERTIES

TREE SURVEY
 OF:
 10120 FAIRFAX BLVD
 FAIRFAX, VA

FOR:
 SOUTH PAW-DAVID PANELLA
 354 AMITY ROAD, SUITE 200
 WOODBRIDGE, CT 06525

DRAWN
 NP/MG/AR

CHECKED
 RD

PROJECT NO.
 22320.10

DATE
 5/04/22

SHEET SIZE
 24" x 36"

SCALE
 1" = 20'

SHEET 2 OF 2