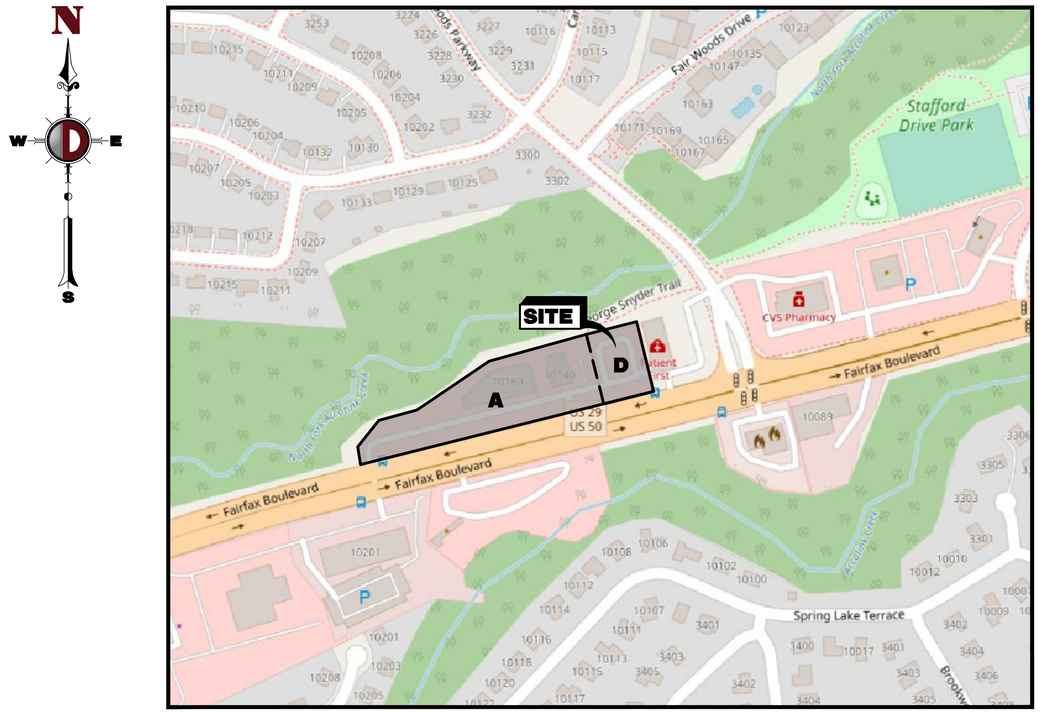
GENERAL DEVELOPMENT PLAN AMENDMENT/SPECIAL USE PERMIT PLAT
FOR
PROPOSED TACO BELL FAST FOOD RESTAURANT

10120 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VIRGINIA

PREPARED FOR:
SOUTHPAW



LOCATION & ZONING MAP
SCALE: 1" =200'
TAX MAP #47-4-23-000-A
TAX MAP #47-4-23-000-D
AUGUST 19TH, 2024

GRAPHIC SCALE
0 100 200 400
(IN FEET)

PROJECT CONTACTS:

DEVELOPER/APPLICANT:
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ARCHITECT:
TESSERE ARCHITECTURE
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LAND USE ATTORNEY/AGENT
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DRAWING INDEX

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GENERAL NOTES

1. TITLE OWNER OF TAX MAP 47-4-23-000-A
   S2C BOULEVARD MARKETPLACE LLC
   1300 ENTERPRISE PARKWAY
   BEACHWOOD, OH 44122
2. TITLE OWNER OF TAX MAP 47-4-24-000-D
   JDC BOULEVARD, LLC
   14001-C SAINT GERMAIN DR 3650
   CENTREVILLE, VA 20121
3. 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.
4. THIS APPLICATION REQUESTS A SPECIAL USE PERMIT TO ALLOW A DRIVE-THROUGH WINDOW/FACILITY IN CONNECTION WITH THE RESTAURANT USE.
5. 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.
6. 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 DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED GPS OBSERVATIONS.
7. WATER AND SEWER SERVICE IS AVAILABLE FROM THE CITY OF FAIRFAX.
8. 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# 5155240020, DATED 06/02/2006.
   B. RESOURCE PROTECTION AREA – THE RESOURCE PROTECTION AREA (RPA) BOUNDARY IS DEFINED BY A 100' BUFFER TO THE NORTH AND SOUTH OF THE ACCOTINK CREEK.THE RPA BOUNDARY ENCROACHES 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.
9. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICATION RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN IN CONSIDERATIONS 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.
10. 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.
11. ALL SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.
12. APPLICANT DOES NOT PROPOSE ANY MODIFICATIONS TO PARCEL A AND ALL EXISTING IMPROVEMENTS ON PARCEL A ARE TO REMAIN.
13. SPECIAL EXCEPTIONS:
    A. A WAIVER OF SECTION 4.5.7.D.1 TO PROVIDE AN INTERIOR LANDSCAPED ISLAND FOR EVERY TEN PARKING SPACES.

PREPARED BY
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ANNAPOLIS, MARYLAND 21401
WWW.DYNAMICEC.COM

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0	01/18/24	GDP SET FIRST SUBMISSION	EB

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

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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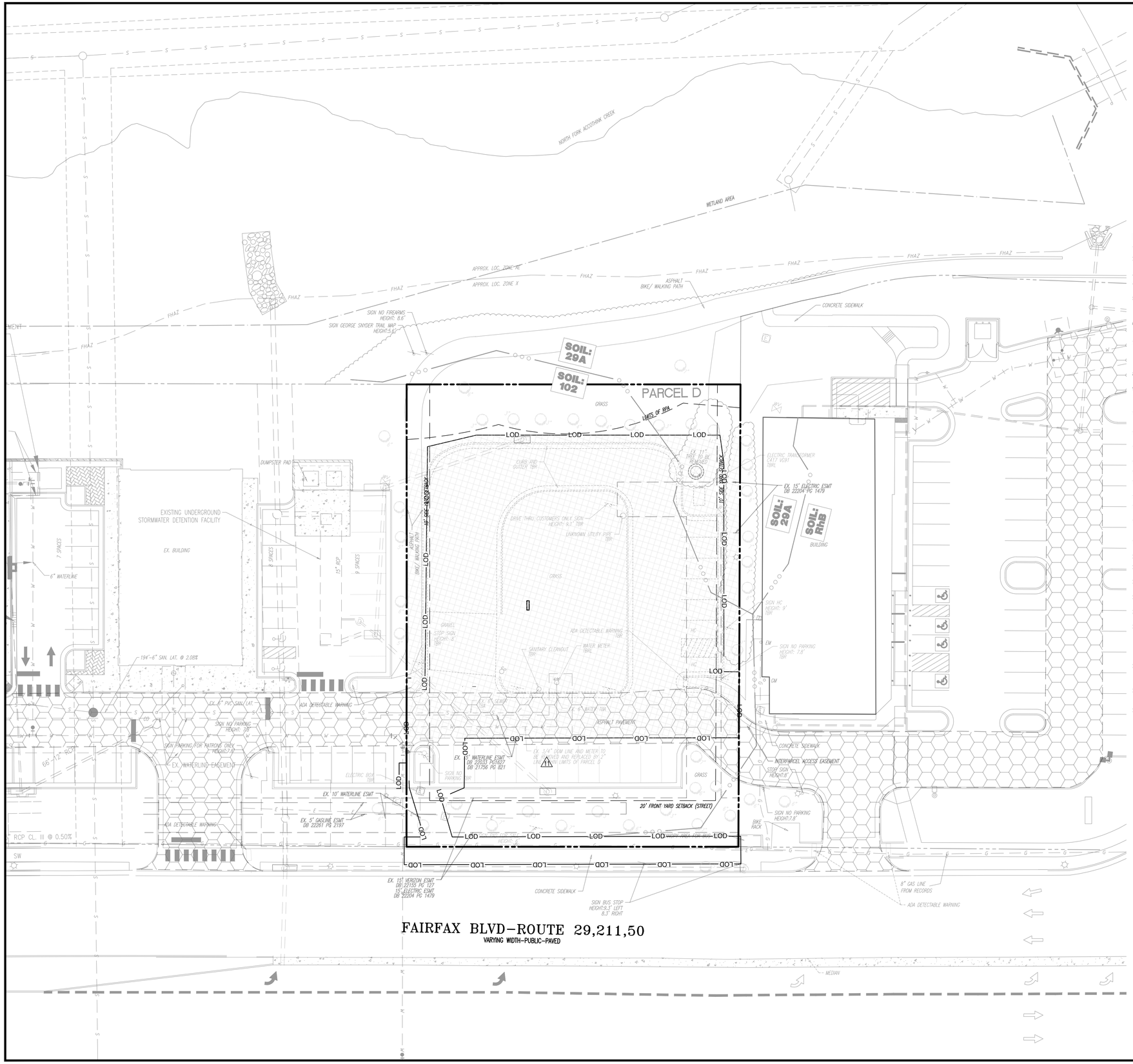
CONNOR M. MCMANUS
STATE OF MARYLAND
PROFESSIONAL ENGINEER
No. 52916

TITLE:
COVER SHEET

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

SHEET No: 1 OF 19 | Rev. #: 2



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 DEMOTION 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, RESTRIPING 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 GRADES 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 RELIVE 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 SCE 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 DRAINING OF WATER.
25. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS 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 DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE 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 95% 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 SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED 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 DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION 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

- LOD – PROPOSED LIMIT OF DISTURBANCE LINE
- EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
- INTERPARCEL ACCESS EASEMENT
- TREES TO REMAIN
- TREES TO BE REMOVED

ABBREVIATIONS LEGEND

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

GRAPHIC SCALE

–20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

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File: \\Decpc.local\decfolders\Data\DECPC PROJECTS\3486 ABCD Capital\22-01538 Fairfax VA\Dwg\Special Exception Plans\D3486220153BEX0.dwg, ---> 02 EXISTING CONDITIONS & DEMOLITION PLAN

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

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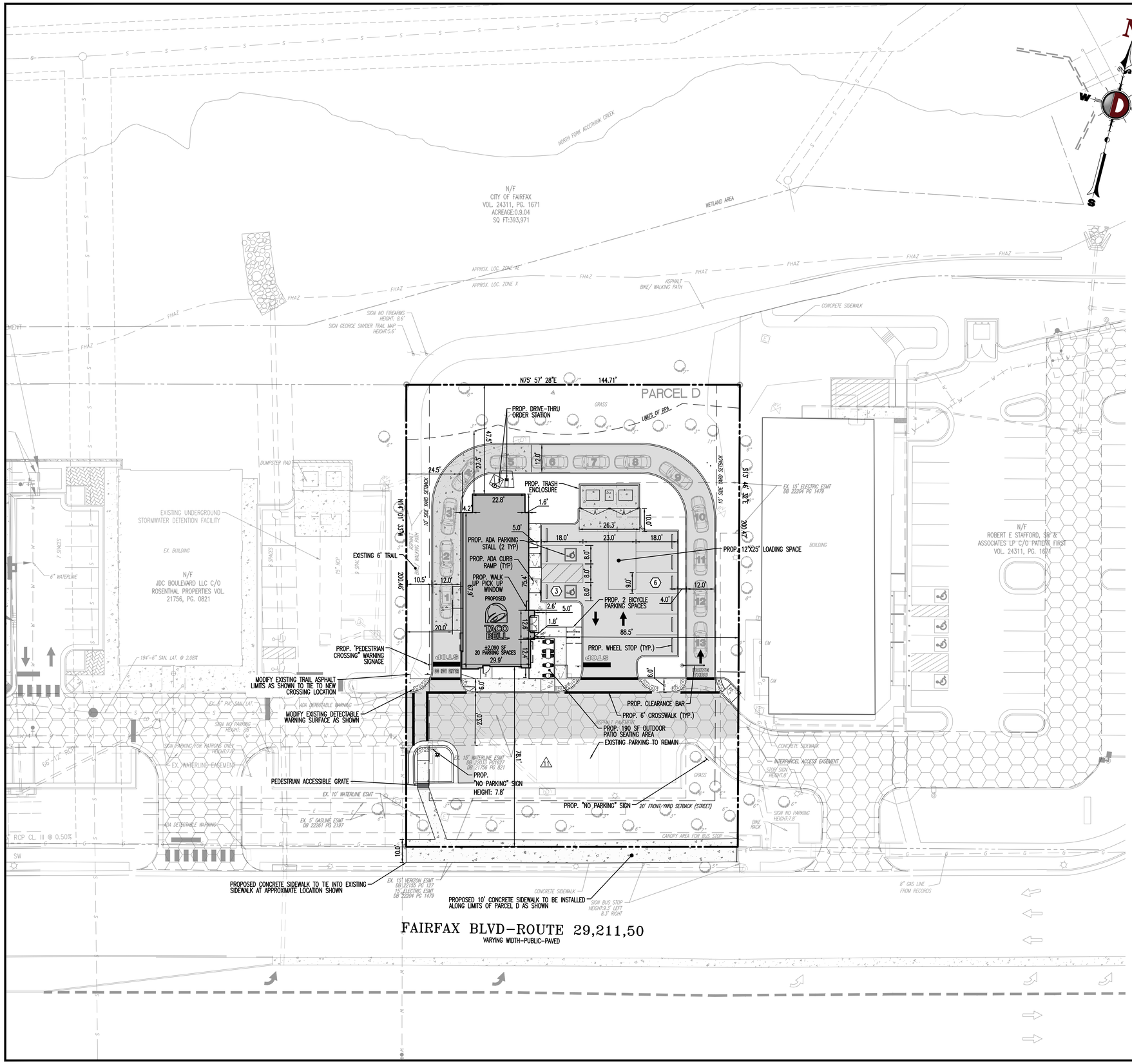
CONNOR M. MCGANNUS
PROFESSIONAL ENGINEER

TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

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

SHEET No: 2 OF 19 | Rev. #: 2



IMPERVIOUS CALCULATIONS TABULATIONS

PROPERTY AREA	0.66 AC (PARCEL D)
IMPERVIOUS AREA (PARCEL D)	0.36 AC (PARCEL D)
IMPERVIOUS AREA (EX. TEMPORARY PAD)	0.29 AC (PARCEL D)
IMPERVIOUS AREA (PRIOR APPROVED CONVENIENCE – SP 17-00002)	0.46 AC
LOD	0.43 AC
BUILDING AREA	2,090 SF (PARCEL D)

ZONING TABULATIONS

TAX MAP NUMBER	47-4-23-000-D, 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	2,090 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	78.1'
SIDE SETBACK (EAST)	10'	88.5'
SIDE SETBACK (WEST)	10'	24.5'
REAR SETBACK (NORTH)	0'	47.5'
BULK PLANE REQUIREMENTS	N/S	N/S
LOT WIDTH MINIMUM	N/S	N/S
BUILDING HEIGHT	5 STORIES; 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		
PARKING (1 SPACE / 200 SF OF FLOOR AREA)	11	20
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. 1190131) AND CURRENTLY TREATS THE PARCEL OF INTEREST, IN ADDITION TO THE NEIGHBORING PARCEL TO THE WEST. THE UNDERGROUND FILTER DEVICES IN PLACE MEET / EXCEED ALL UPDATED 2024 VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS, SPECIFICALLY THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM VERSION 4.1). (SEE SHEET 16).

CONFIRMED THROUGH SURVEY AND PER THE PREVIOUS SITE PLAN SP-17040063, 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 OUTSIDE 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 6 FOR SITE LEGEND

PAVEMENT LEGEND

- PROPOSED FULL DEPTH PAVEMENT
- PROPOSED 6" REINFORCED CONCRETE PAD (FULL DEPTH)
- PROPOSED LIGHT DUTY CONCRETE PAVING
- PROPOSED DETECTABLE WARNING SURFACE
- INTERPARCEL ACCESS EASEMENT

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

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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:
GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT PLAT

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

SHEET No: 3 OF 19
Rev. #: 2

Plotted: 08/19/24 – 5:51 PM, By: ezheng
File: \\deepc.local\pdefolders\data\DEEPC PROJECTS\3486 ABDD Capital\22-01538 Fairfax VA\Dwg\Special Exception Plans\03486220153BSX50.dwg, ----> GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT PLAT

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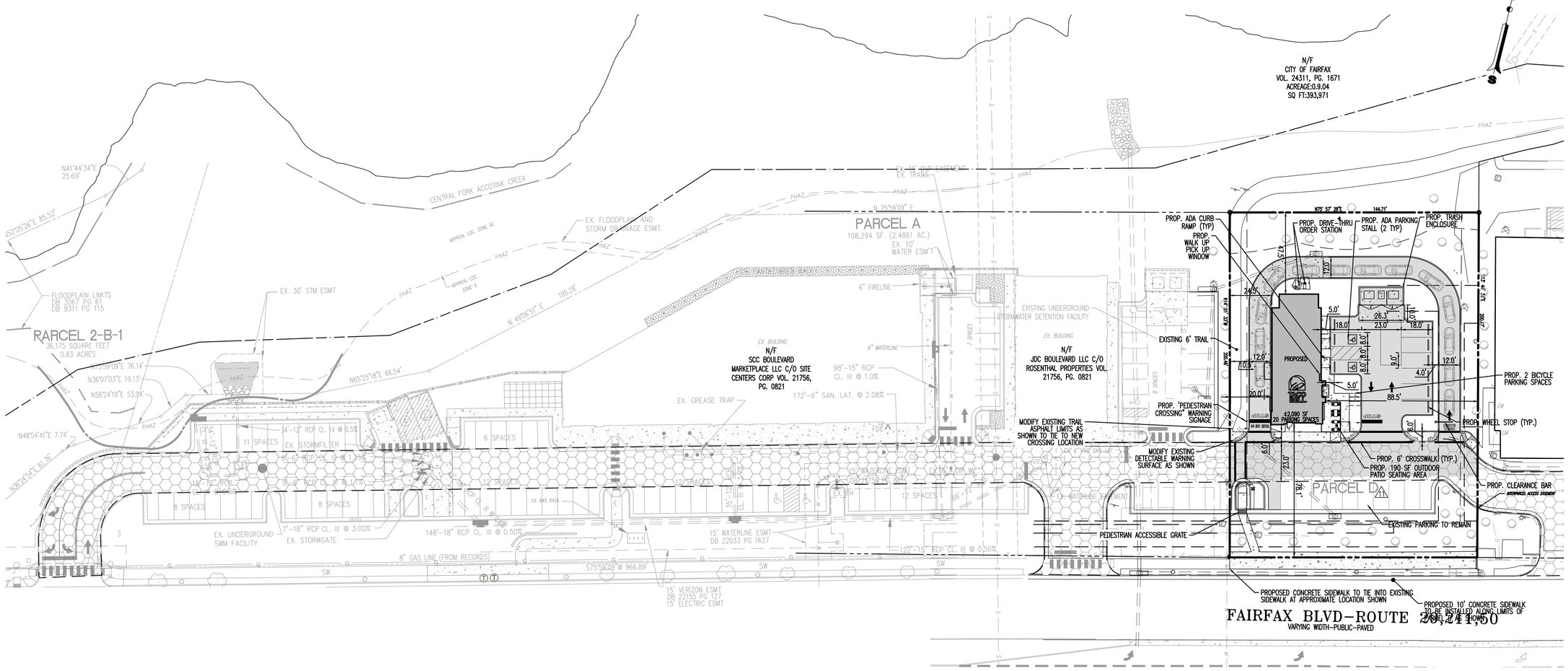

GRAPHIC SCALE

-30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

SEE SHEET 6 FOR SITE LEGEND

ZONING TABULATIONS

TAX MAP NUMBER	47-4-23-000-D, 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	2,090 SF (PARCEL D)

ZONING COMPLIANCE (PARCEL A & D)

	ALLOWED/REQUIRED	PROVIDED	
		PARCEL D	PARCEL A
LOT AREA; MINIMUM	20,000 SF	28,921 SF	108,290
YARD REQUIREMENTS			
FRONT SETBACK; STREET (FAIRFAX BLVD)	93' MAXIMUM, 20' MINIMUM	78.1'	78.3'
SIDE SETBACK (EAST)	10'	88.5'	9'
SIDE SETBACK (WEST)	10'	24.5'	9'
REAR SETBACK (NORTH)	0'	47.5'	26'
BULK PLANE REQUIREMENTS	N/S	N/S	N/S
LOT WIDTH MINIMUM	N/S	N/S	N/S
BUILDING HEIGHT	5 STORIES; 60 FT	1 STORY, 25 FT	25 FT
BUILDING COVERAGE; MAXIMUM	60%	7.23%	18.11%
LOT COVERAGE; MAXIMUM	85%	39.31%	57.00%
FLOOR AREA; MAXIMUM	N/S	N/S	N/S
PARKING AND LOADING REQUIREMENTS			
PARKING: (1 SPACE / 200 SF OF FLOOR AREA)	11	20	100
INTERIOR PARKING LOT LANDSCAPING	1 ISLAND/10 SPACES	1 ISLAND/10 SPACES	1 ISLAND/12 SPACES
LOADING	NONE FOR BUILDINGS UNDER 10,000 SF	NONE	NONE
STACKING REQUIREMENT	10	13	10

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. 1190131) AND CURRENTLY TREATS THE PARCEL OF INTEREST, IN ADDITION TO THE NEIGHBORING PARCEL TO THE WEST. THE UNDERGROUND FILTER DEVICES IN PLACE MEET / EXCEED ALL UPDATED 2024 VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS, SPECIFICALLY THE VIRGINA RUNOFF REDUCTION METHOD (VRRM VERSION 4.1).

CONFIRMED THROUGH SURVEY AND PER THE PREVIOUS SITE PLAN SP-17040063, 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 3,900 SF OF TOTAL IMPERVIOUS AREA BASED ON THE MOST RECENT APPROVED DESIGN, THE EXISTING CONTECH DEVICE ON SITE WILL STILL MEET AND EXCEED BMP AND STORMWATER STORAGE REQUIREMENTS PER THE PREVIOUS APPROVAL CRITERA. IN ADDITION, THE SITE LIMITS DISTURBANCE TO THE ESTABLISHED VEGETATION OUTSIDE 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.

PAVEMENT LEGEND

- PROPOSED FULL DEPTH PAVEMENT
- PROPOSED 6" REINFORCED CONCRETE PAD (FULL DEPTH)
- PROPOSED LIGHT DUTY CONCRETE PAVING
- PROPOSED DETECTABLE WARNING SURFACE
- INTERPARCEL ACCESS EASEMENT

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DESIGNED BY: JJ
CHECKED BY: CM
CHECKED BY: _

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

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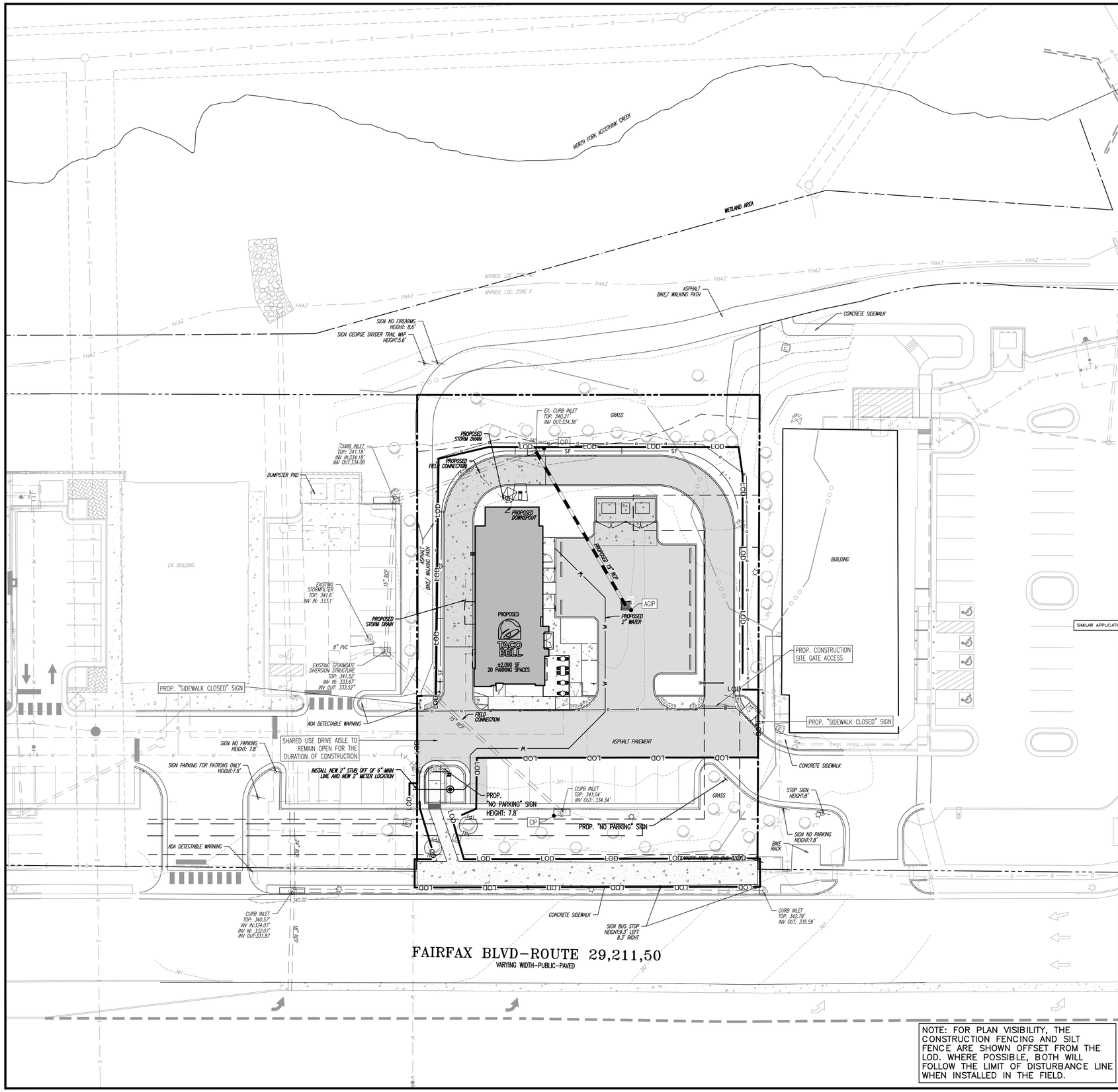
COMMONWEALTH OF VIRGINIA
No. 039506

TITLE: OVERALL GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT PLAT

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

SHEET No: 4 OF 19
Rev. #: 2



EROSION AND CONSTRUCTION MANAGEMENT LEGEND

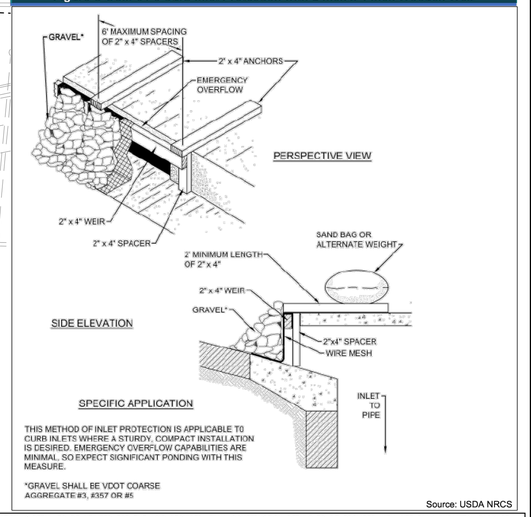
	PROPERTY LINES
LOD	LIMITS OF DISTURBANCE
SF	PROP. SILT FENCE
AGIP	AT-GRADE INLET PROTECTION
CIP	CURB INLET PROTECTION
TPF	PROP. TREE PROTECTION FENCE
	PROP. CONSTRUCTION FENCE
	PROP. CONSTRUCTION SITE GATE ACCESS
	PROP. "SIDEWALK CLOSED" SIGN

LIMIT OF DISTURBANCE = 19,870 SF / 0.46 AC

SEE SHEET 6 FOR SITE LEGEND

N W E S

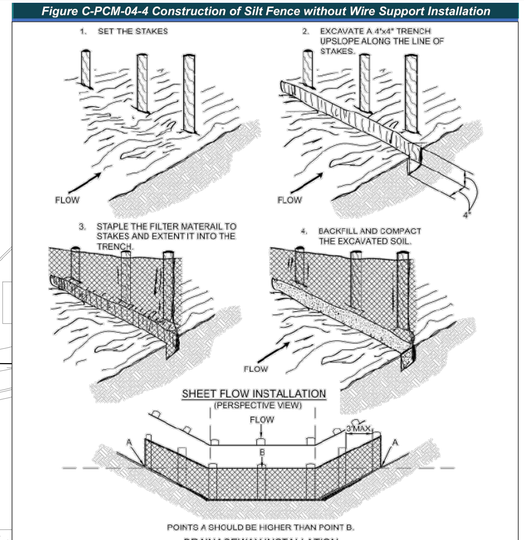
Figure C-SCM-04-6 Curb Inlet Protection with 2-Inch x 4-Inch Wooden Weir



Source: USDA NRCS

SIMILAR APPLICATION / DETAIL TO BE UTILIZED FOR THE AGIP REQUIRED. FINAL CONSTRUCTION DETAILS TO BE PROVIDED WITH SITE PLAN SUBMITTAL PACKAGE

Figure C-PCM-04-4 Construction of Silt Fence without Wire Support Installation



Source: Adapted from Straw & Fab. Barriers, Sherwood & Wyant

NOTE: FOR PLAN VISIBILITY, THE CONSTRUCTION FENCING AND SILT FENCE ARE SHOWN OFFSET FROM THE LOD. WHERE POSSIBLE, BOTH WILL FOLLOW THE LIMIT OF DISTURBANCE LINE WHEN INSTALLED IN THE FIELD.

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

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PROJECT: SOUTHPAW
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PROFESSIONAL ENGINEER
No. 52936

TITLE: EROSION AND SEDIMENT CONTROL & CONSTRUCTION MANAGEMENT

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

PROJECT No: 3486-22-01538

SHEET No: 5 OF 19 | Rev. #: 2

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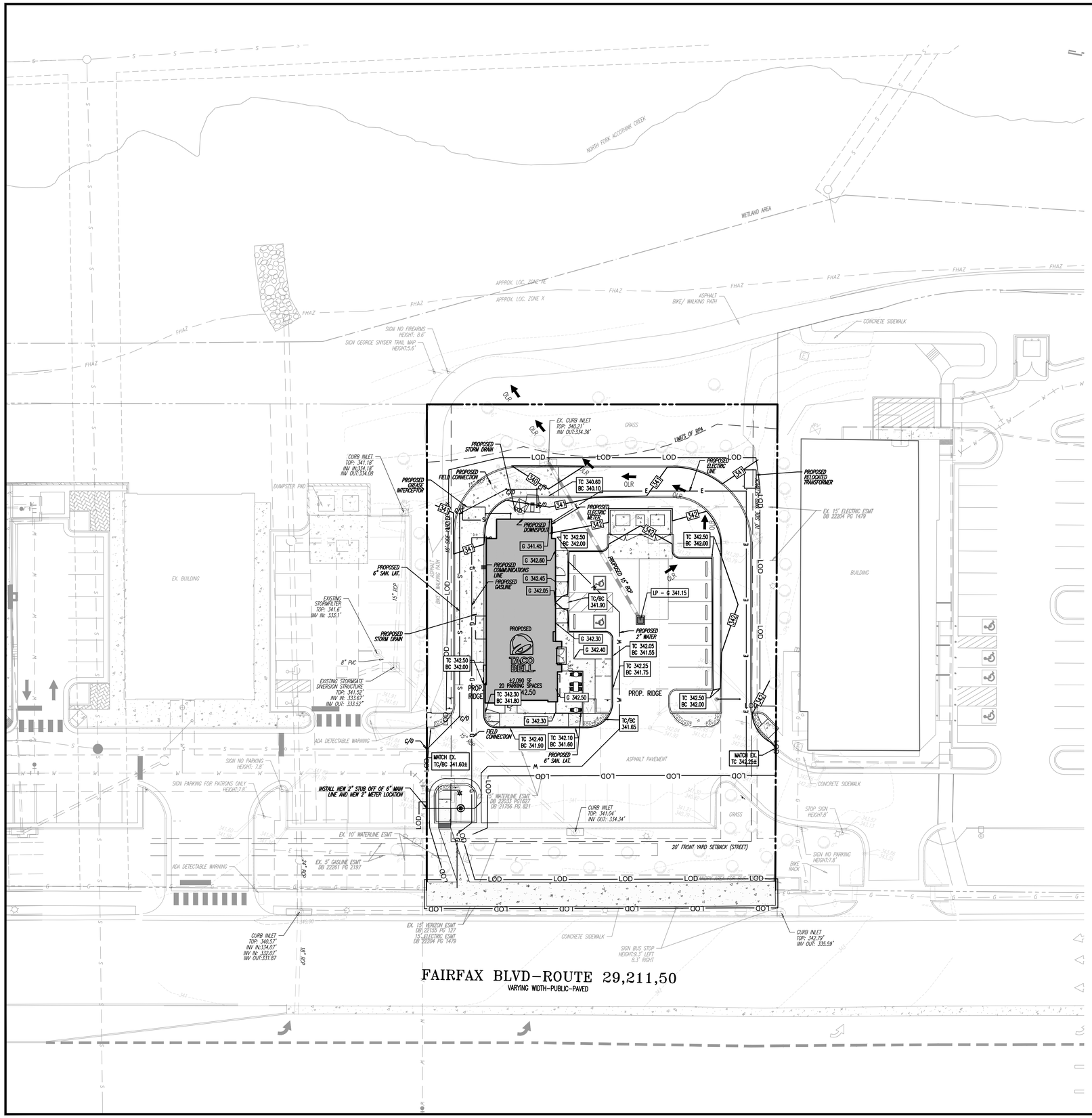

GRAPHIC LEGEND

- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINES
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED FLUSH CURB SECTION
- 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.
- PROP. 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, (GH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
- EXIST. GUY WIRE
- EXIST. LIGHT POLE
- EXIST. BUILDING LIGHT
- EXIST. SHOE 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
- PROP. OVERLAND RELIEF FLOW PATH

UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE–CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR–35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
7. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
8. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
9. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
10. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
11. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C–76, CLASS III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILT–TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT AND CONFORM TO ASTM C–443.
12. HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER–TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILT–TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
13. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.
14. THE PROPOSED SANITARY SEWER LATERAL SHALL MEET THE REQUIREMENTS OF THE NATIONAL STANDARD PLUMBING CODE 2018.
15. THE PROPOSED WATER SERVICE LATERAL SHALL MEET THE REQUIREMENTS OF THE NATIONAL STANDARD PLUMBING CODE 2018.
16. A FIRE ALARM SYSTEM WITH AN ADDRESSABLE PANEL SHALL BE INSTALLED NEXT TO THE MAIN ENTRANCE.
17. LOCATION OF THE FIRE SPRINKLER SHALL BE COORDINATED WITH THE APPLICANTS ARCHITECT.

GRAPHIC SCALE

–20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

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0	01/18/24	GDP SET FIRST SUBMISSION	EB

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

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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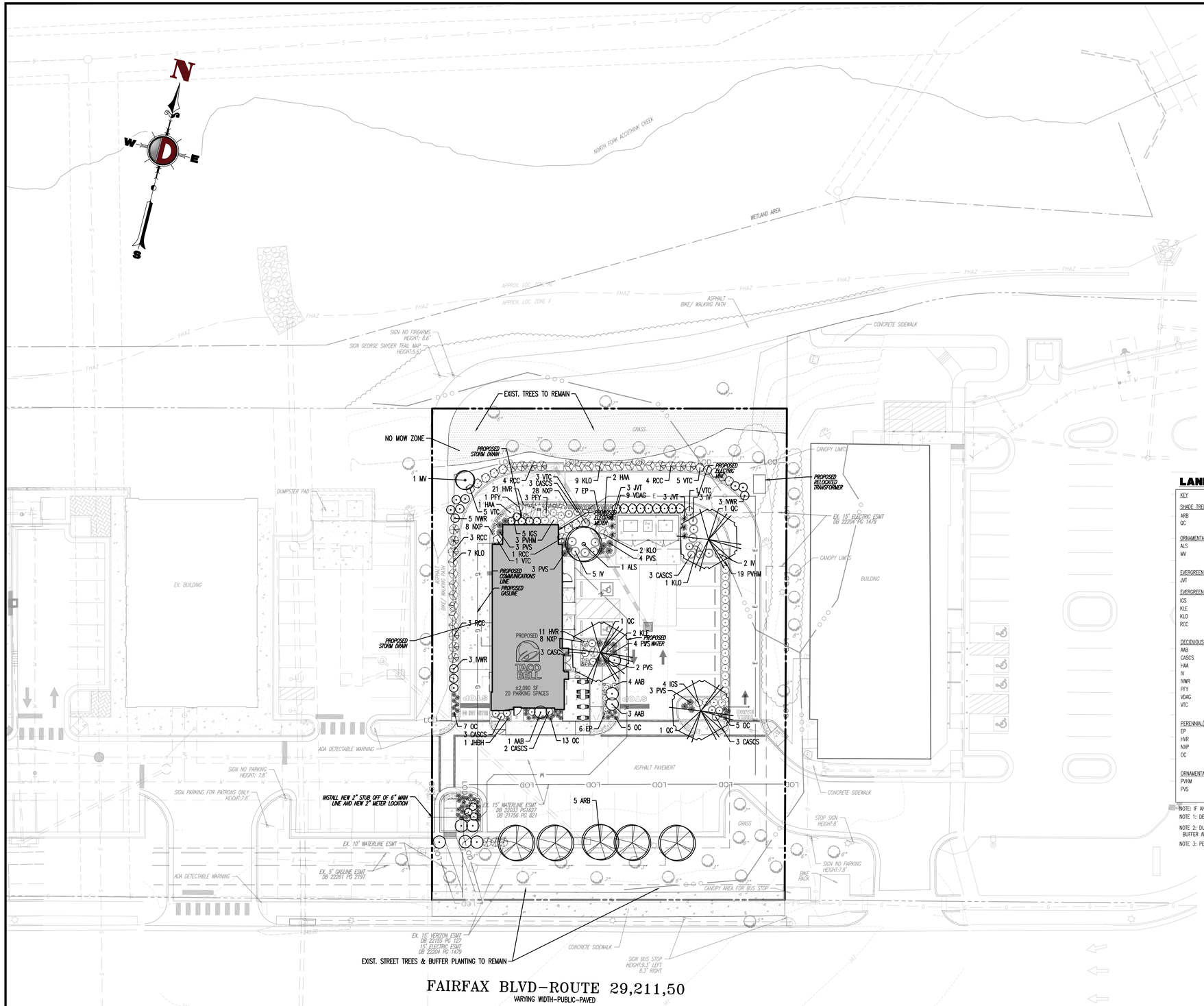
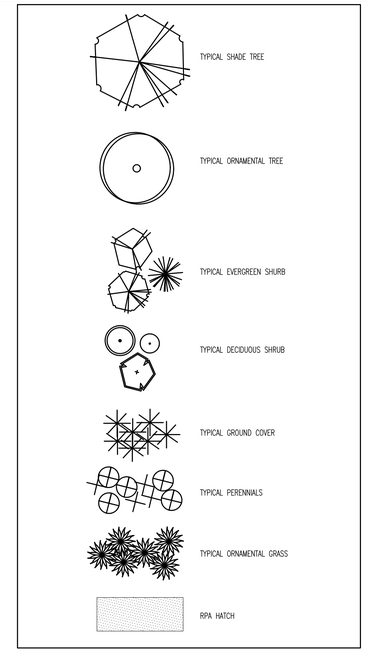
CONNOR M. MCMANUS
LICENSED PROFESSIONAL ENGINEER

TITLE:
PRELIMINARY UTILITY AND GRADING PLAN

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

SHEET No: 6 OF 19 | Rev. #: 2





LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
ARB	5	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2 1/2–3" CAL.	B+B
QC	3	QUERCUS COCCINEA	SCARLET OAK	2 1/2–3" CAL.	B+B
	8				
ORNAMENTAL TREE(S)					
ALS	1	AMELANCHIER LAEVIS 'SNOWCLOUD'	SNOWCLOUD SERVICEBERRY	8–10'	B+B
MV	1	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8–10'	B+B
	2				
EVERGREEN TREE(S)					
JVT	6	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	5–6'	B+B
EVERGREEN SHRUB(S)					
IGS	12	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24–30"	#3 CAN
KLE	5	KALMIA LATIFOLIA 'ELF'	ELF MOUNTAIN LAUREL	24–30"	#3 CAN
KLO	19	KALMIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE MOUNTAIN LAUREL	30–36"	#5 CAN
RCC	15	RHODODENDRON PERICLYMENOIDES	PINXTER AZALEA	24–30"	#3 CAN
	51				
DECIDUOUS SHRUB(S)					
AAB	13	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	24–30"	#3 CAN
CASCS	17	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	24–30"	#3 CAN
HAA	3	HYDRANGEA ABORESCENS 'ANNABELLE'	'ANABELLE' HYDRANGEA	24–30"	#3 CAN
IV	10	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24–30"	#3 CAN
IVWR	11	ILEX VERTICILLATA 'WINTER RED'	WINTER RED INNTERBERRY HOLLY	30–36"	#5 CAN
PFY	4	POTENTILLA FRUTICOSA 'HAPPY FACE YELLOW'	HAPPY FACE YELLOW POTENTILLA	24–30"	#3 CAN
VDAG	9	VIBURNUM DENTATUM VAR. DEAMII 'ALL THAT GLOWS'	ALL THAT GLOWS VIBURNUM	24–30"	#3 CAN
VTC	15	VIBURNUM TRILOBUM "COMPACTUM"	COMPACT AMERICAN CRANBERRYBUSH	24–30"	#3 CAN
	82				
PERENNIAL(S)					
EP	13	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 GAL.	CONTAINER
HVR	32	HEMEROCALLIS VARIETIES	PEACH–RED–YELLOW DAYLILY	1 GAL.	CONTAINER
NXP	44	NEPETA X "PSFIKE"	LITTLE TRUDY CATMINT	1 GAL.	CONTAINER
OC	49	OSMUNDA CINNAMOMEA	CINNAMON FERN	2 GAL.	CONTAINER
	138				
ORNAMENTAL GRASS(ES)					
PVHM	22	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	2 GAL.	CONTAINER
PVS	19	PANICUM VIRGATUM "SHENANDOAH"	SHENANDOAH SWITCH GRASS	2 GAL.	CONTAINER
	41				

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

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 TRANSITIONAL YARDS ARE REQUIRED TO ADJACENT OR AND/ OR IL DISTRICT LOTS.

SITE TREE COVERAGE REQUIREMENTS

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 28,921 SF

- TREE CANOPY REQUIRED (10%) = 2,892 SF
- TREE CANOPY PROVIDED = 5,875 SF (21%)

1. (A) PROPOSED EIGHT (8) SHADE TREES @ 250 SF OF EACH = 250*8 = 2,000 SF
1. (B) EXISTING SEVEN (7) SHADE TREES @ 250 SF OF EACH = 250*7 = 1,750 SF
2. (A) PROPOSED TWO (2) ORNAMENTAL TREES @ 125 SF OF EACH = 125*2 = 250 SF
2. (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
NOTE: STREET TREES INSIDE FAIRFAX BOULEVARD RIGHT–OF–WAY BEHIND CURB WILL BE REPLACED IN KIND OR RELOCATED PER DIRECTION FROM THE CITY AS NEEDED.

INTERIOR PARKING LOT

NUMBER OF PROVIDED SPACES	20 SPACES
REQUIRED TREES	2 (20/10 = 2)
PROVIDED TREES	3

SEE SHEET 09 OF 15 FOR LANDSCAPE PLAN NOTES

GRAPHIC SCALE
–20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

Plotted: 08/19/24 – 4:41 PM, By: caerido
File: P:\DECPC PROJECTS\3486 ABBD Capitol\22–01538 Fairfax VA\Dwg\Special Exception Plans\03486220153 8SLD.DWG, ----> 05 CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS

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REV.	DATE	COMMENTS	BY
2	08/19/24	GDP SET THIRD SUBMITTAL	EZ
1	07/22/24	GDP SET SECOND SUBMITTAL	EZ
0	01/18/24	GDP SET FIRST SUBMISSION	EB

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DRAWN BY: SRM
DESIGNED BY: JJ
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CHECKED BY: –

PROJECT: **SOUTHPAW**
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VIRGINIA LICENSE No. 0402012245

CONNOR M. MCGANNUS
PROFESSIONAL ENGINEER

TITLE: CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS

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

SHEET No: 7 OF 19
Rev. #: 2

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PROUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK, LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15
	9/15 TO 12/1

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

ACER RUBRUM	POPULUS VARIETIES
BETULA VARIETIES	PRUNUS VARIETIES
CARPINUS VARIETIES	PYRUS VARIETIES
CRATAEGUS VARIETIES	QUERCUS VARIETIES
KOELREUTERIA	SALIX WEEPING VARIETIES
LIQUIDAMBAR STYRACIFLUIA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES
PLATANUS ACERFOLIA	

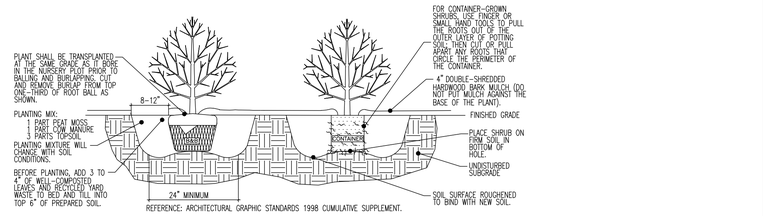
ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT, PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOD STABILIZATION METHOD.

PLANTING SPECIFICATIONS

1. SCOPE OF WORK
   A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
   A. GENERAL – ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.
   B. PLANTS – ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
   C. TOPSOIL – LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, pH RANGE BETWEEN 4.5 – 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   D. MULCH – FOUR (4") INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH.
3. FERTILIZER AND SOIL CONDITIONER – PLANTED AREAS
   A. ORGANIC FERTILIZER – SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMIS'.
   B. ORGANIC FERTILIZER AND SOIL CONDITIONER – SHALL BE 'ORO- POWER' AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5–3–1): NITROGEN 5%. PHOSPHATE 3%, POTASH 1%. 50% HUMUS AND 15% HUMIC ACIDS.
4. GENERAL WORK PROCEDURES
   A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEPT CLEAN AT THE END OF EACH DAYS WORK.
5. WEEDING
   A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
6. TOPSOILING
   A. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
7. SOIL CONDITIONING:
   A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
      20 POUNDS 'ORO-POWER'
      100 POUNDS AGRICULTURAL GYPSUM
      20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP

   SOIL MODIFICATIONS:
   A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
   B. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
   C. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
8. PLANTING
   POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
      1 PART PEAT MOSS BY VOLUME
      1 PART COW MANURE BY VOLUME
      3 PARTS TOPSOIL BY VOLUME
      21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS:
         2 TABLETS PER 1 GAL. PLANT
         3 TABLETS PER 5 GAL. PLANT
         4 TABLETS PER 15 GAL. PLANT
         LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER
   B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
   C. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
   D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
   E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
   F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
9. GROUND COVER
   A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
   B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
   C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
   D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
10. FINISH GRADING
   A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
   B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
   C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
11. GUARANTEE
   A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
12. CLEANUP
   A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
   B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
   C. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

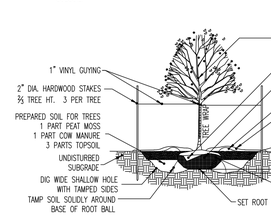


REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK ½ FROM TOP ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.

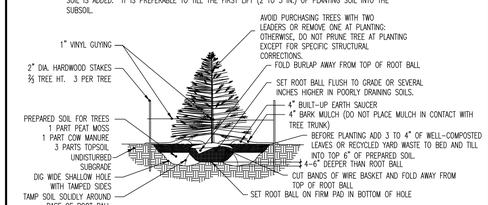


REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

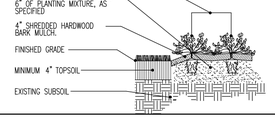
NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK ½ FROM TOP ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

EVERGREEN TREE PLANTING DETAIL

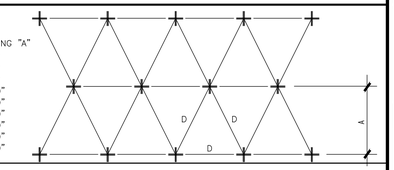
NOT TO SCALE



PERENNIAL/GROUND COVER PLANTING DETAIL

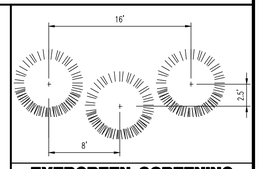
NOT TO SCALE

SPACING "D"	SPACING "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"



PERENNIAL GROUNDCOVER/SPACING DETAIL

NOT TO SCALE



EVERGREEN SCREENING SPACING DETAIL

NOT TO SCALE

REV.	DATE	COMMENTS	BY
2	08/19/24	GIP SET THIRD SUBMITTAL	EZ
1	07/22/24	GIP SET SECOND SUBMITTAL	EZ
0	01/18/24	GIP SET FIRST SUBMISSION	EB

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DRAWN BY: JAC | DESIGNED BY: JJ | CHECKED BY: CM | CHECKED BY: –

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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MARIA A. ROELER
LICENSED LANDSCAPE ARCHITECT
VIRGINIA LICENSE No. 0601002245

CONNOR M. MCMANUS
PROFESSIONAL ENGINEER

TITLE: CONCEPTUAL LANDSCAPE NOTES AND DETAILS

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

SHEET No: 8 OF 19
Rev. #: 2

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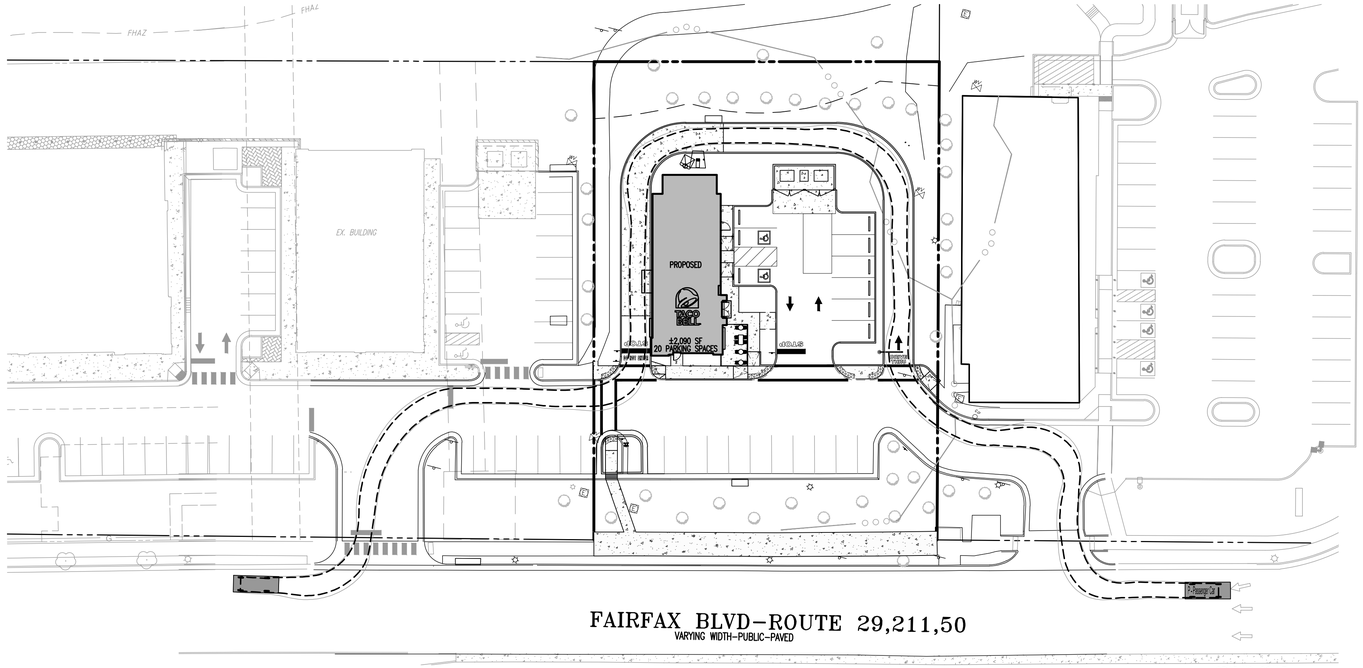
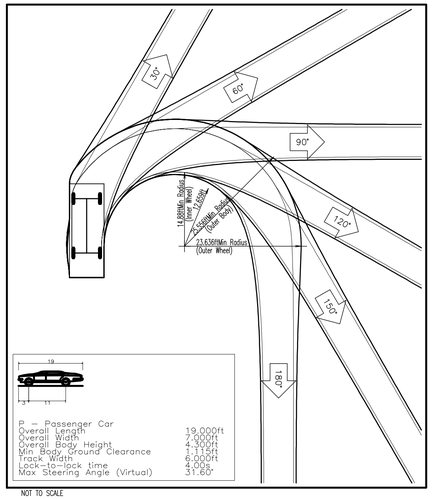
Plotted: 08/19/24 – 4:42 PM, By: caeridp
File: P:\DECPC PROJECTS\3486 ABBD Capital\22-01538 Fairfax VA\Dwg\Special Exception Plans\03486220153BSLD.DWG, ----> CONCEPTUAL LANDSCAPE NOTES AND DETAILS



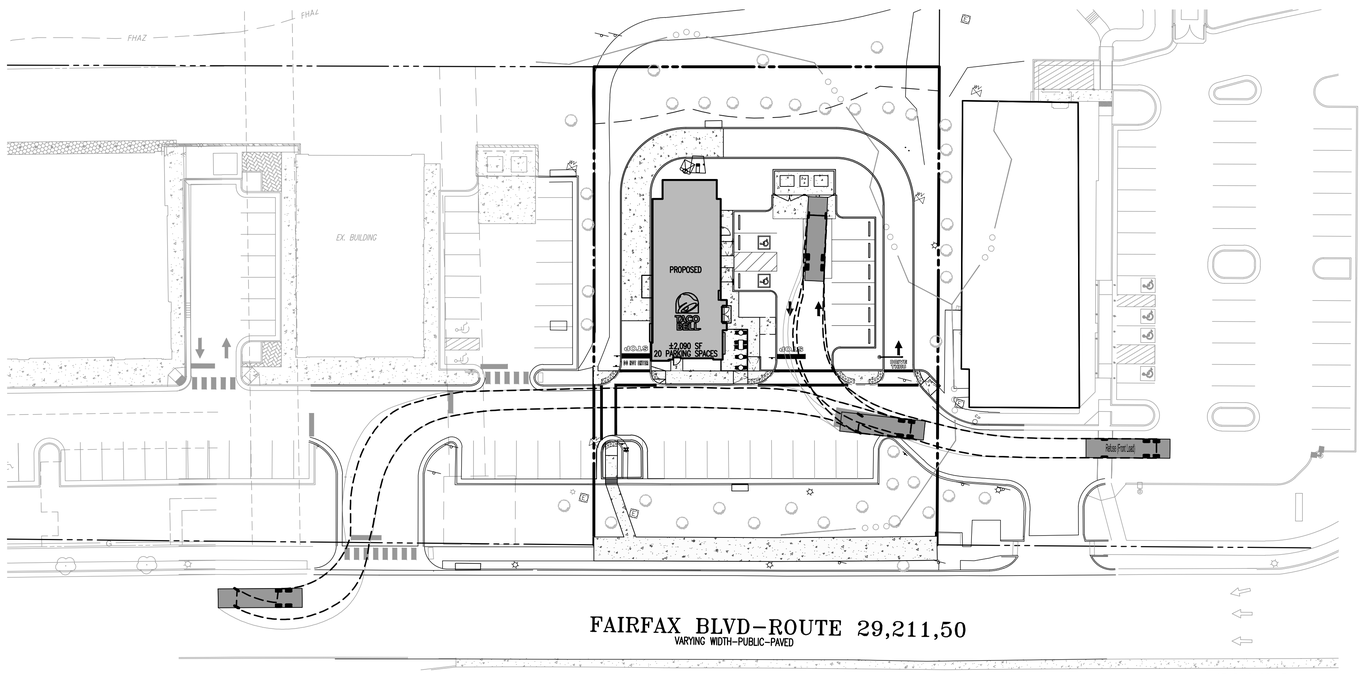


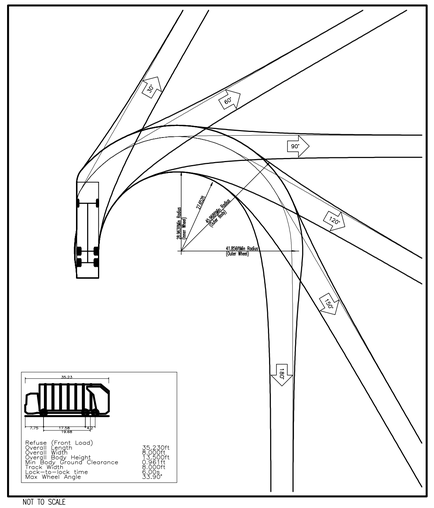
PASSENGER CAR MOVEMENT

GRAPHIC SCALE

–30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.





REFUSE TRUCK MOVEMENT

GRAPHIC SCALE

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(IN FEET)
1 INCH = 30 FT.

Plotted: 08/19/24 – 5:52 PM, By: ezheng
File: \\dexpc.local\dexfolders\data\DEXPC PROJECTS\3486 ABDD Capital\22-01538 Fairfax VA\Dwg\Special Exception Plans\03486220153BSV0.dwg, ---> TRASH TRUCK AND PASSENGER CAR CIRCULATION EXHIBIT

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REV.	DATE	COMMENTS	BY
2	08/19/24	GDP SET THIRD SUBMITTAL	EZ
1	07/22/24	GDP SET SECOND SUBMITTAL	EZ
0	01/18/24	GDP SET FIRST SUBMISSION	EB

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

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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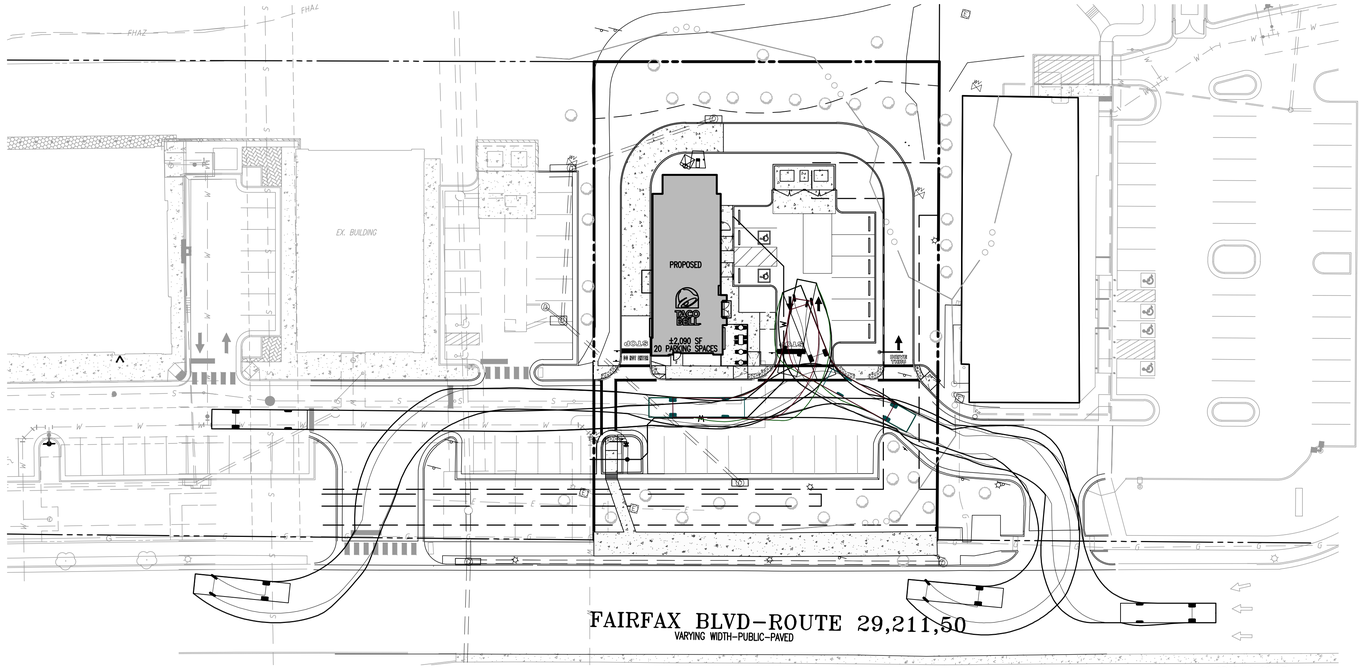
CONNOR T. MCMANUS
REGISTERED PROFESSIONAL ENGINEER
INDEPENDENT CONSULTANT ENGINEER
CERTIFICATE NUMBER 0402060227
COMMONWEALTH OF VIRGINIA
I HAVE EXAMINED AND AM FAMILIAR WITH THE TERMS & CONDITIONS OF THE CURRENT VDOT LAND DEVELOPMENT MANUAL UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA

TITLE: **TRASH TRUCK AND PASSENGER CAR CIRCULATION EXHIBIT**

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

SHEET No: 9 OF 19 | Rev. #: 2

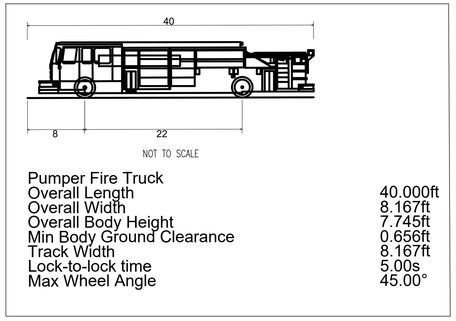


FIRE TRUCK MOVEMENT

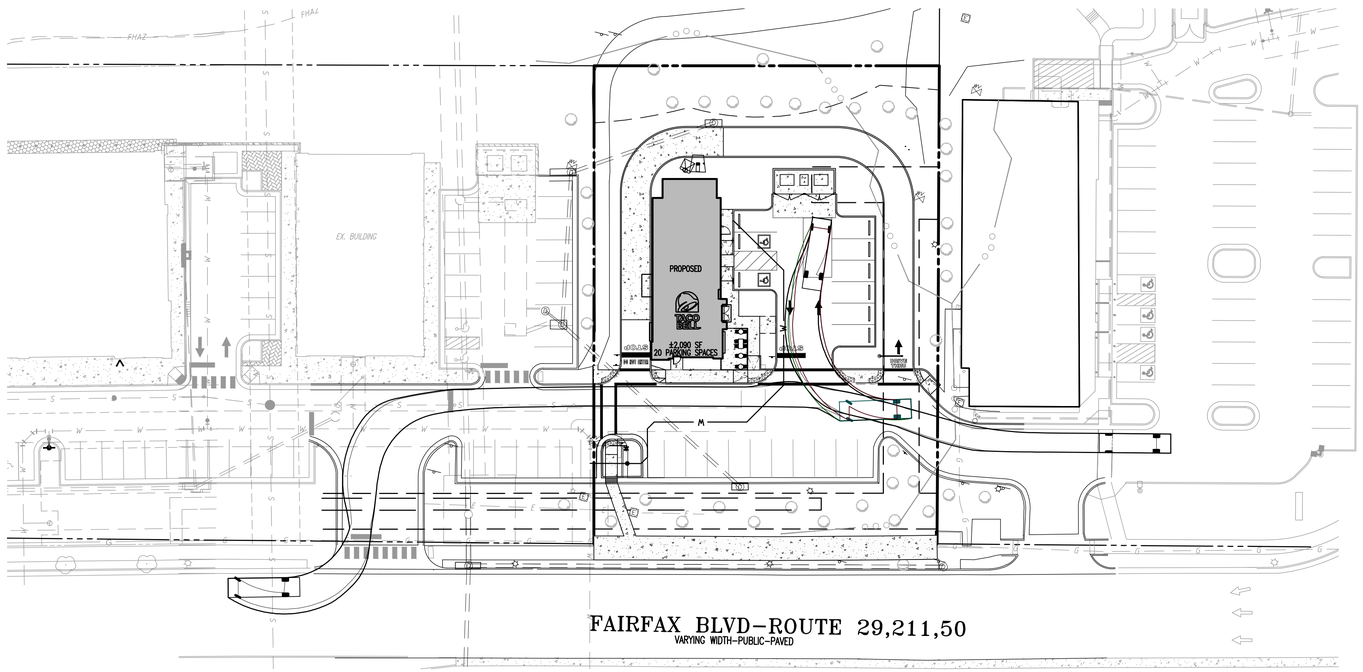
GRAPHIC SCALE

-30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.



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



LOADING TRUCK MOVEMENT

GRAPHIC SCALE

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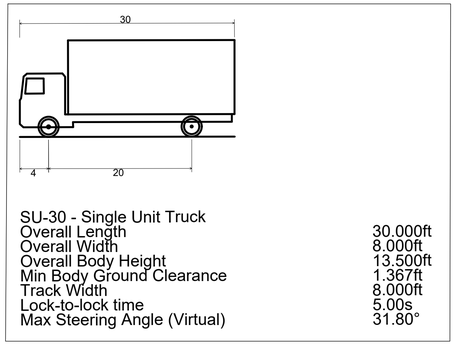
(IN FEET)
1 INCH = 30 FT.



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

Plotted: 08/19/24 – 5:52 PM, By: ezheng
File: \\dwcpc.local\dec\Orders\000\DECPC PROJECTS\3486 ABDD Capital\22-01538 Fairfax VA\Dwg\Special Exception Plans\03486220153BSFN0.dwg, ---> FIRE TRUCK CIRCULATION EXHIBIT

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0	01/18/24	GDP SET FIRST SUBMISSION	EB

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DRAWN BY: JAC
DESIGNED BY: JJ
CHECKED BY: CM
CHECKED BY: –

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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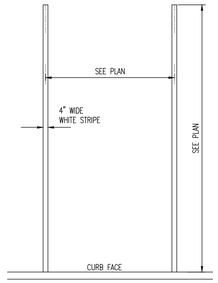
STATE OF MARYLAND
No. 35123
PROFESSIONAL ENGINEER

TITLE:
FIRE TRUCK AND LOADING TRUCK CIRCULATION EXHIBIT

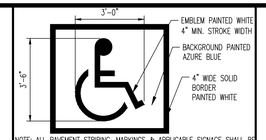
SCALE: (H) AS NOTED (V) ----
DATE: 01/18/2024
PROJECT No: 3486-22-01538

SHEET No: 10 OF 19
Rev. #: 2



PARKING STALL STRIPING DETAIL

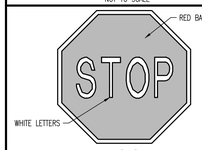
NOT TO SCALE



NOTE: ALL PAVEMENT STRIPING, MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

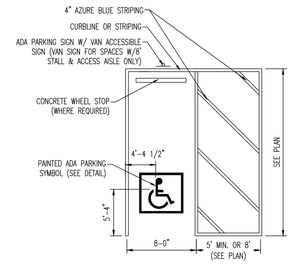
PAINTED A.D.A. PARKING SYMBOL DETAIL

NOT TO SCALE



R1-1 SIGN DETAIL

NOT TO SCALE

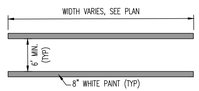


NOTES:

1. PAVEMENT STRIPING FOR ALL ADA PARKING SPACES SHALL BE PAINTED AZURE BLUE.
2. WHERE AN ADA PARKING STALL MEETS A STANDARD PARKING STALL, AN AZURE BLUE AND WHITE PAVEMENT STRIPE SHALL BE PAINTED.
3. ALL PAVEMENT STRIPING, MARKINGS AND SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA ACCESSIBILITY GUIDELINES.

ADA STALL MARKINGS DETAIL

NOT TO SCALE



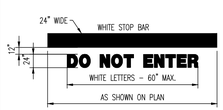
TYPICAL CROSSWALK

NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE IN COMPLETE CONFORMANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. SEE PLAN FOR TYPE OF CROSSWALK MARKING PROPOSED.

PAINTED CROSSWALK STRIPING DETAILS

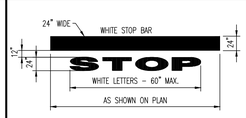
NOT TO SCALE



NOTE: USE THERMOPLASTIC PAINT

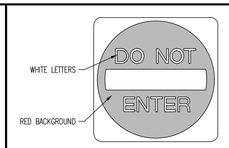
DO NOT ENTER STRIPING DETAIL

NOT TO SCALE



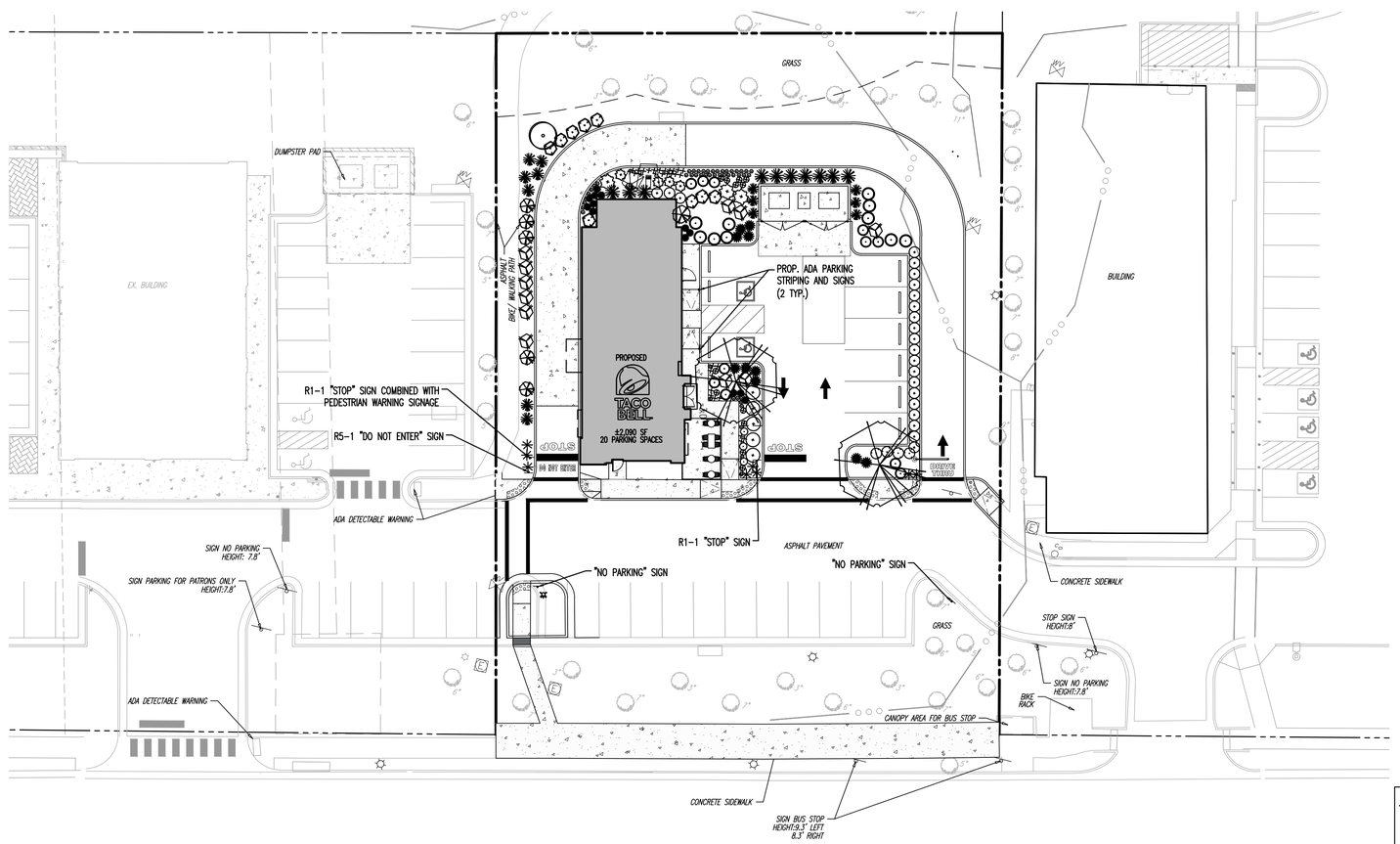
STOP BAR STRIPING DETAIL

NOT TO SCALE



R5-1 SIGN DETAIL

NOT TO SCALE



NOTE: PROPOSED WAYFINDING SIGNAGE TO BE INSTALLED WITHIN FARIFAX BOULEVARD AND FAIR WOODS PARKWAY FOR BOULEVARD MARKETPLACE SHOPPING CENTER / TACO BELL. SIGN WORDING/GRAPHICS AND ULTIMATE PLACEMENT TO BE COORDINATED WITH THE CITY TRANSPORTATION ENGINEER. ANY ADDITIONAL SIGNAGE PROPOSED OR REQUESTED IS SUBJECT TO REVIEW/APPROVAL BY THE CITY OF FAIRFAX PRIOR TO SITE PLAN APPROVAL

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2	08/19/24	GDP SET THIRD SUBMITTAL	EZ
1	07/22/24	GDP SET SECOND SUBMITTAL	EZ
0	01/18/24	GDP SET FIRST SUBMISSION	EB

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

DRAWN BY: JAC | DESIGNED BY: JJ | DECKED BY: CM | DECKED BY: –

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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CONNOR M. MCMANUS
LICENSED PROFESSIONAL ENGINEER
CONNOR MICHAEL MCMANUS
Lic. No. 0402056000
STATE OF VIRGINIA

TITLE:
SIGNAGE AND STRIPING DETAILS

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

SHEET No: 11 OF 19 | Rev. #: 2

Plotted: 08/19/24 – 5:53 PM, By: ezheng
File: \\deepc.local\dedfolders\data\DEC\PC PROJECTS\3486 ABDD Capital\22-01538 Fairfax VA\Dwg\Special Exception Plans\034862201538SD0.dwg, ----> 10 SIGNAGE AND STRIPING DETAILS

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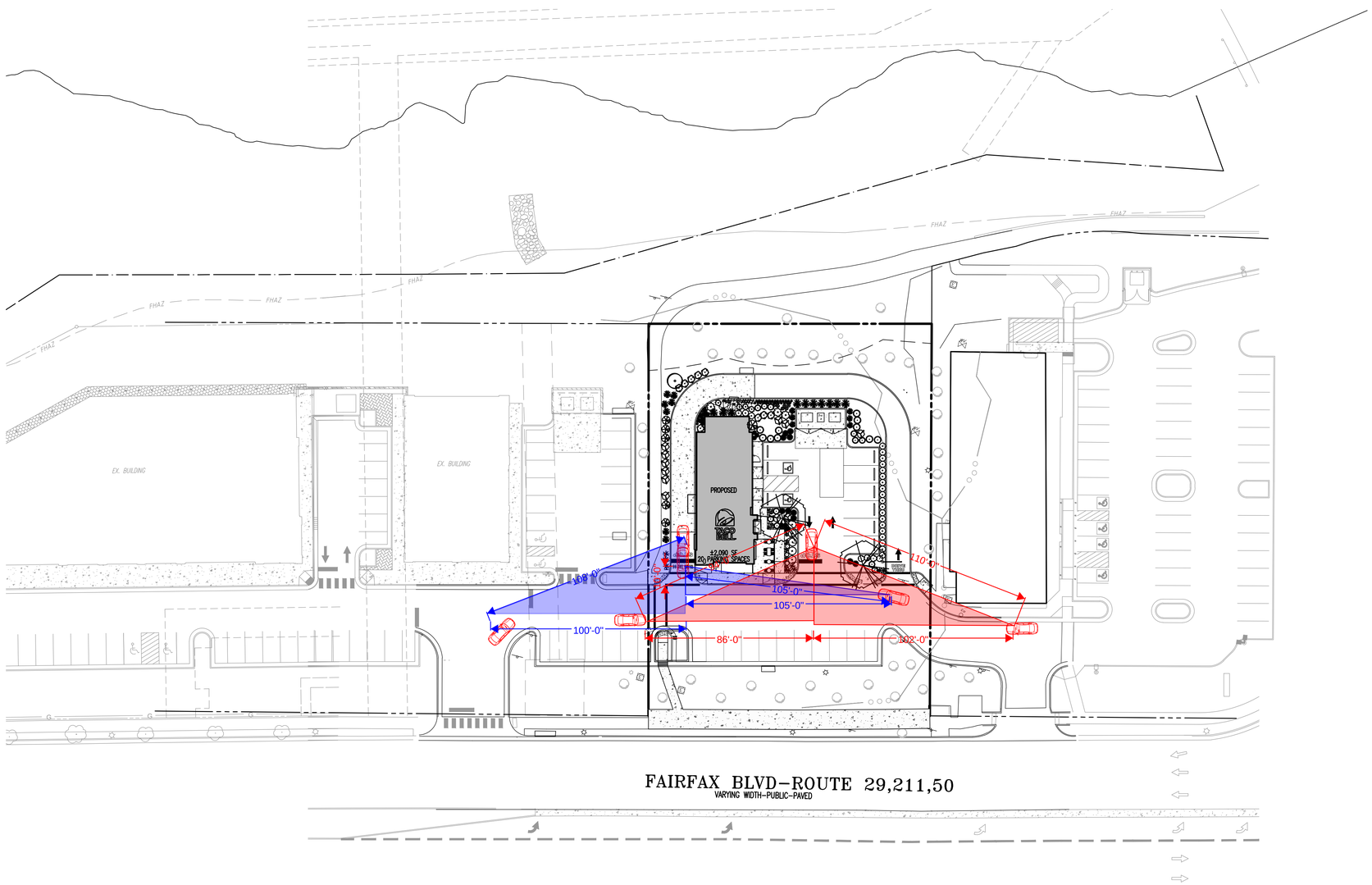

CLEAR OBSTRUCTION TRIANGLE – STOP CONTROLLED LOOKING LEFT/RIGHT FROM PARKING AREA

CLEAR OBSTRUCTION TRIANGLE – STOP CONTROLLED LOOKING LEFT/RIGHT FROM DRIVE–THROUGH

LANDSCAPING SELECTIONS AT DESIGNATED CORNERS TO BE DESIGNED AND MAINTAINED TO ENSURE NO VISUAL OBSTRUCTIONS IF WITHIN THE AREAS SHOWN

CLEAR VISION TRIANGLES SHOWN ALSO TAKE INTO ACCOUNT POSSIBLE STOPPED CARS TRAVELING IN THE OPPOSITE DIRECTION OR PARKED CARS ADJACENT TO THE DEVELOPMENT THAT MAY CAUSE OBSTRUCTIONS, AS WELL AS ADJACENT EXISTING BUILDINGS

PER AASHTO:
– 15 MPH DESIGN SPEED ASSUMED FOR SHOPPING CENTER
– REQUIRED STOPPING SIGHT DISTANCE IS 80–FT FOR LEFT TURN FROM STOP MOVEMENT (10–FT TO TRAVEL WAY)
– THIS REQUIREMENT IS MET FOR BOTH EXITING MOVEMENTS

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DESIGN • PLANNING • ENVIRONMENTAL • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY
2	08/19/24	GDP SET THIRD SUBMITTAL	EZ
1	07/22/24	GDP SET SECOND SUBMITTAL	EZ
0	01/18/24	GDP SET FIRST SUBMISSION	EB

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DRAWN BY: JAC
DESIGNED BY: JJ
CHECKED BY: CM
CHECKED BY: –

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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CONNOR E. MCMANUS
STATE OF MARYLAND
No. 35
PROFESSIONAL ENGINEER
THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

TITLE: **SIGHT DISTANCE EXHIBIT**

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

SHEET No: 12 OF 19
Rev. #: 2

Plotted: 08/19/24 – 5:53 PM, By: ezheng
File: \\dwcpc.local\dec\Users\Data\DECPC PROJECTS\3486 ABDD Capital\22-01538 Fairfax VA\Dwg\Special Exception Plans\03486220153SSD0.dwg, ----> SIGHT DISTANCE EXHIBIT

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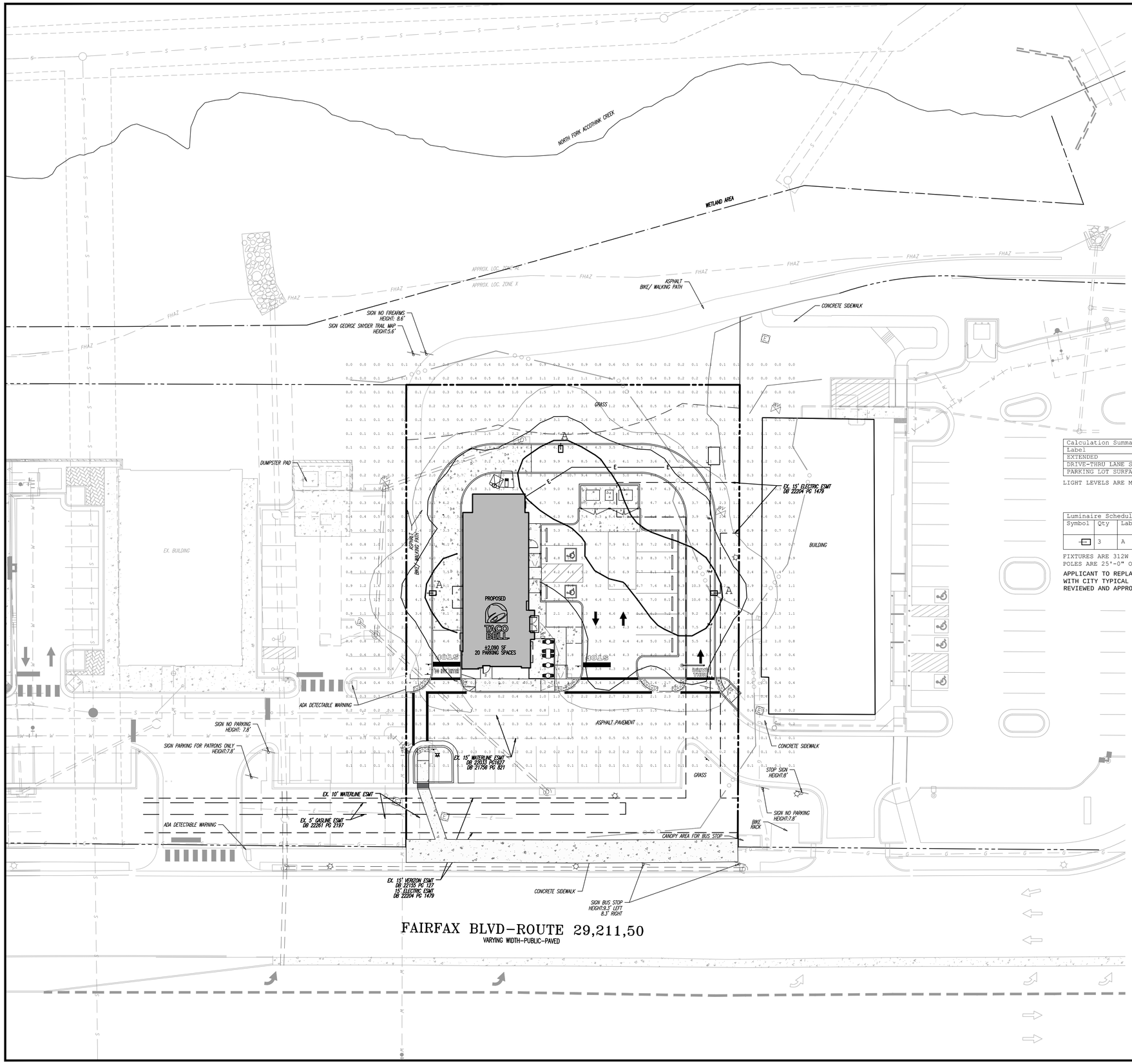

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	2.23	10.7	0.0	N.A.	N.A.
DRIVE-THRU LANE SURFACE	5.47	10.7	2.1	2.60	5.10
PARKING LOT SURFACE	5.76	8.9	2.5	2.30	3.56

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	Luminaire Watts	Description
	3	A	SINGLE	40828	0.900	312	VP-2-320L-315-4K7-4F-UNV-A-DBT / SES-25-40-01-F-B4-DBT

FIXTURES ARE 312W 4000K LED
POLES ARE 25'-0" ON 2'-6" BASES FOR AN OVERALL FIXTURE HEIGHT OF 27'-6" A.F.G.

APPLICANT TO REPLACE WITH 2700 OR 3000K LED LIGHTS FOR SITE LIGHTING TO ALIGN WITH CITY TYPICAL ROW LIGHTING. FINAL FIXTURE / LIGHT LEVEL SELECTION TO BE REVIEWED AND APPROVED BY CITY PUBLIC WORKS AT SITE PLAN STAGE

NOTE : PROPOSED CONCRETE PAVING (LIGHT DUTY & HEAVY DUTY) WILL MATCH THE EXISTING CENTER IN COLOR / MATERIAL WHERE APPLICABLE
SEE GDP/SUP PLAT SHEET FOR MORE INFORMATION

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

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SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY
2	08/19/24	GDP SET THIRD SUBMITTAL	EZ
1	07/22/24	GDP SET SECOND SUBMITTAL	EZ
0	01/18/24	GDP SET FIRST SUBMISSION	EB

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DRAWN BY: JAC
DESIGNED BY: JJ
DECKED BY: CM
DECKED BY: –

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:
LIGHTING PLAN

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

SHEET No: 13 OF 19
Rev. #: 2

Plotted: 08/19/24 – 5:53 PM, By: ezheng
File: \\deepc.local\decfolders\Data\DEEPC PROJECTS\3486 ABDD Capital\22-01538 Fairfax VA\Dwg\Special Exception Plans\LIGHTING DETAILS.dwg, ----> 12 LIGHTING PLAN

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

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE | STRIKE optics

FEATURES

- Low profile LED area/site luminaire with a variety of IES 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™, wiSCAPE 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

c UL us IP65 — BUY AMERICAN BUILDING SOLUTIONS — See Certification Specifications

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE™ wiSCAPE™

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 (160, 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 (36, 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 weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable 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

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard

CONTROLS (CONTINUED)

- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- Meets the qualifications for DLC Premium
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions.

WARRANTY

- 5 year warranty
- See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

KEY DATA	
Lumen Range	5,000–80,000
Wattage Range	36–600
Efficacy Range (LPW)	92–155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

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HUBBELL Lighting

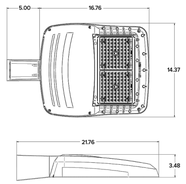
DATE:	LOCATION: Fairfax, VA
TYPE: A	PROJECT: Taco Bell
CATALOG #: VP-2-320L-315-4K7-4F-UNV-A-DBT	

VIPER Area/Site

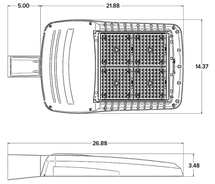
VIPER LUMINAIRE

DIMENSIONS

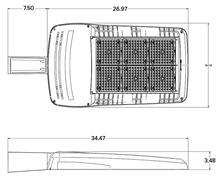
SIZE 1



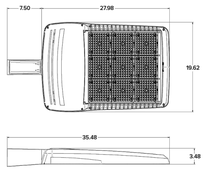
SIZE 2



SIZE 3



SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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HUBBELL Lighting

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

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG # VP-2-320L-315-4K7-4F-UNV-A-DBT

VP

Series	Optic Platform
VP Viper	Micro Strike

2

Size
1 Size 1
2 Size 2
3 Size 3
4 Size 4

320L-315

Light Engine	
160L-35 [5]	5500 lumens
160L-50 [5]	7500 lumens
160L-75	10000 lumens
160L-100	12500 lumens
160L-115	15000 lumens
160L-135	18000 lumens
160L-160	21000 lumens
320L-145	21000 Lumens
320L-170	24000 lumens
320L-195	27000 lumens
320L-210	30000 lumens
320L-235	33000 lumens
320L-255	36000 lumens
320L-315 [5]	40000 lumens
480L-285	40000 Lumens
480L-320	44000 lumens
480L-340	48000 lumens
480L-390	52000 lumens
480L-425	55000 Lumens
480L-470	60000 lumens
720L-435	60000 Lumens
720L-475	65000 Lumens
720L-515	70000 lumens
720L-565 [5]	75000 lumens
720L-600 [5]	80000 lumens
CLO	Custom Lumen Output [1]

4K7

CCT/CRI	
AP	AP-Amber Phosphor Converted
2K8	2200K, 80 CRI
2K9	2200K, 90 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
3K9	3000K, 90 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

4F

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QM	Type 5 Square Medium
5QW	Type 5 Square Wide

Optic Rotation	
L	Optic rotation left
R	Optic rotation right

UNV

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

APPLICANT TO UTILIZE 2700 OR 3000K LED LIGHTING FOR SITE LIGHTING TO ALIGN WITH CITY TYPICAL ROW LIGHTING. FINAL FIXTURE / LIGHT LEVEL SELECTION TO BE REVIEWED AND APPROVED BY CITY PUBLIC WORKS AT SITE PLAN STAGE

A

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

DBT

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control
TB	Terminal Block

Network Control Options	
NXSPW-14F	NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' [5,6,7]
NXSPW-40F	NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 40' [5,6,7]
NXSP-14F	NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' [5,6]
NXSP-40F	NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 40' [5,6]
NXWE	NX Wireless Enabled (module + radio) [5,6]
WIR	wiSCAPE® In-Fixture Module [5,6]
WIRSC	wiSCAPE® Module and Occupancy Sensor [5,6]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor [4]
BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor [4]
BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height [4]
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]
Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "2" for 2.5"-3.4" OD pole, "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V

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HUBBELL Lighting

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

VIPER Area/Site

VIPER LUMINAIRE

MOUNTING

ASQ–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern. For round poles add applicable suffix (2/3/4/5)

ASQU–UNIVERSAL ARM MOUNT

Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and Hubbell drill pattern S2. For round poles add applicable suffix (2/3/4/5)

AAU–ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Hubbell drill pattern S2. For round poles add applicable suffix (2/3/4/5). Rotatable in 15° aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

ADU–DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 2.5" to 4.5". For round poles add applicable suffix (2/3/4/5).

MAF–MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.

K–KNUCKLE

Knuckle mount 15° aiming angle increments for precise aiming and level, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

T–TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.

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701 Millennium Boulevard • Greenville, SC 29607 / Tel 864.678.1000 / Website www.beaconproducts.com

HUBBELL Lighting

SECURITY LIGHTING™

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.

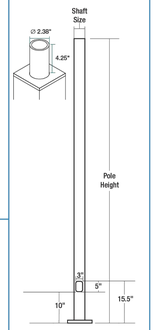
The popularity of this series is due to its full offering of sizes, heights and standard colors with complete offering of mounting options, accessories and select styles/colors stocked for immediate shipping.

- **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 coast paint in 4 standard colors**
- **3" x 5" Gasketed hand hole standard**

Tenon Top Pole

Open Top Pole

Dimensions



Ordering Information

Ordering Example: SES-XX-XX-X-XX-X-XX-XX

SES	25	40	01	F	B4	DBT
Series	Height	Size	Gauge	Mounting	Drilling	Color
SES Square Steel Straight Pole	18 18 Feet	40 4"x4" Shaft	1 11 Gauge .119" thick	TA 2 3/8" OD Tenon[4]	2 Drill Pattern 2	DB Dark Bronze
	20 20 Feet	50 5"x5" Shaft	7 7 Guage .179" thick	OT Open Top Pole[2]	6 Drill Pattern 6	WH White
	22 22 Feet			TB 2 7/8" OD Tenon[4]	26 Drill Pattern 26	BL Black
	25 25 Feet			A Side-Single	C Custom Drill Pattern[3]	PS Platinum Silver
	28 26.6 Feet			B Side-Double at 90°	B4 Drill Pattern Viper Small	
	Note: Custom Pole heights available, just note required height (pole will be cut down to required height from next tallest pole heights offered).			C Side-Double at 180°	B3 Drill Pattern Viper Large	
				D Side-Triple at 90°		
				F Side-Quad at 90°		

1.
2. Open Top Poles include a pole cap
3. A detailed drawing of custom drill pattern required must be submitted at time of ordering
4. Tenon 4.25" tall

Web: www.securitylightling.com
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704
Phone: 1-800-LIGHT IT, 1-800-544-4848, Fax: 847-279-0642
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HUBBELL Lighting

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2	08/19/24	GDP SET THIRD SUBMITTAL	EZ
1	07/22/24	GDP SET SECOND SUBMITTAL	EZ
0	01/18/24	GDP SET FIRST SUBMISSION	EB

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DRAWN BY: JAC | DESIGNED BY: JJ | CHECKED BY: CM | CHECKED BY: –

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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CONNOR J. McMANUS
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
No. 047000
CIVIL

TITLE: LIGHTING DETAILS

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

SHEET No: 14 OF 19 | Rev. #: 2

Plotted: 08/19/24 – 5:53 PM, By: ezheng
File: \\deepc.local\dec\Orders\Jobs\DECPC PROJECTS\3486 ABDD Capital\22-01538 Fairfax VA\Dwg\Special Exception Plans\LIGHTING DETAILS.dwg, ----> 13 LIGHTING DETAILS

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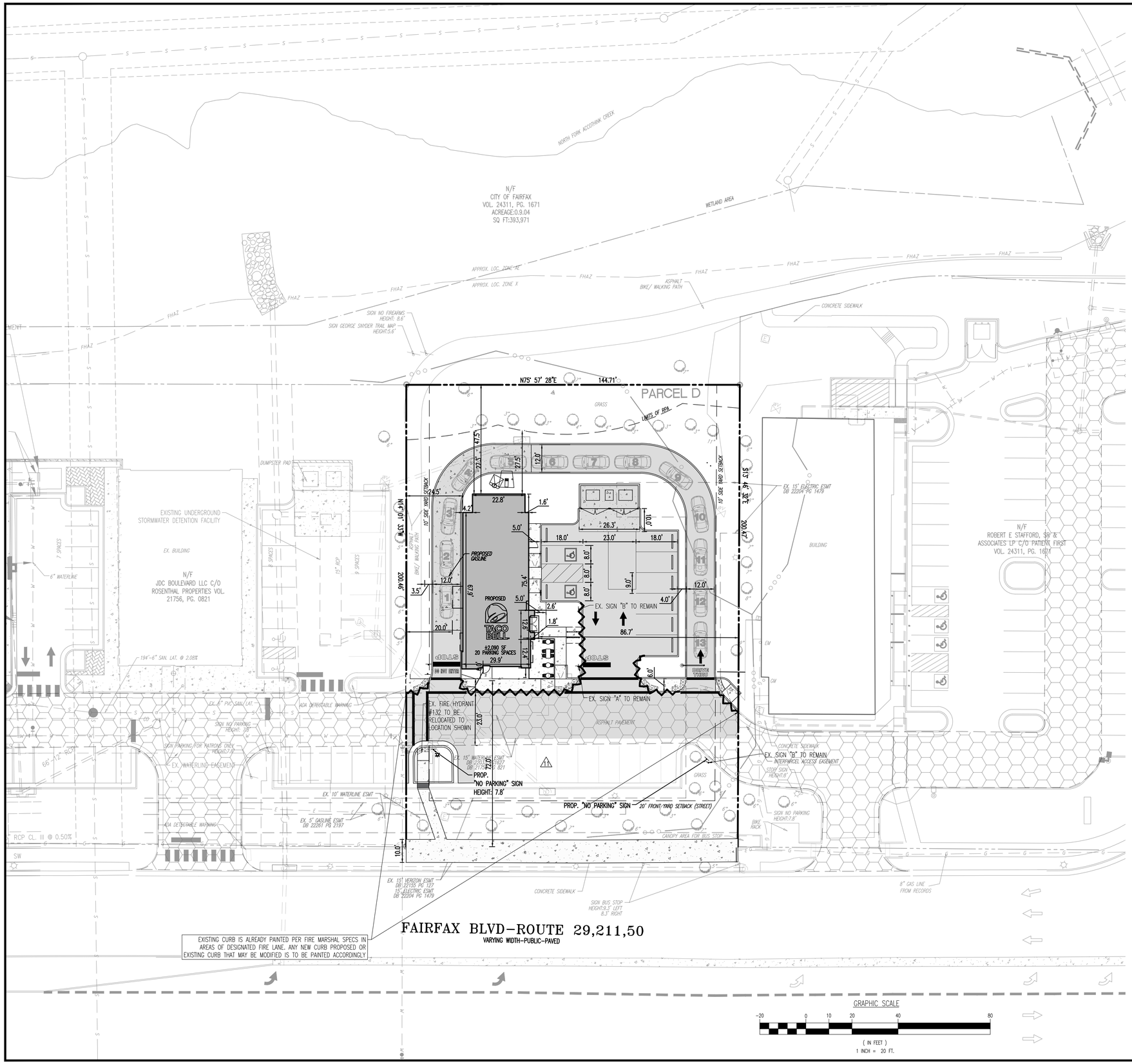

FIRE LANE NOTE:

FIRE MARSHAL FIELD INSPECTION NECESSARY FOR FINAL APPROVAL OF FIRE LANES. FIRE LANES MUST HAVE FINAL APPROVAL PRIOR TO REQUEST FOR OCCUPANCY PERMIT, OWNER SHALL NOTIFY FIRE PREVENTION DIVISION, FIRE LANE SECTION 4100 CHAIN BRIDGE ROAD SUITE 100, FAIRFAX, VIRGINIA 22030. WHEN FIRE LANES HAVE BEEN INSTALLED. (703) 246-4821.

SIGN TYPE "A"

NO PARKING OR STANDING FIRE LANE →

STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE RIGHT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR PAVEMENT EDGE AT END OF PAINTED AREA.

SIGN TYPE "B"

NO PARKING OR STANDING FIRE LANE ←

STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE LEFT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR PAVEMENT EDGE AT END OF PAINTED AREA.

SIGN TYPE "C"

NO PARKING OR STANDING FIRE LANE

STANDARD WORDING WITH NO ARROW. TWO SIGNS, BACK TO BACK, MOUNTED PERPENDICULAR TO LINE OF CURBING OR PAVEMENT EDGE.

SIGN SPECIFICATIONS

1. METAL CONSTRUCTION, 12" X 18".
2. RED LETTERS ON WHITE REFLECTIVE BACKGROUND WITH 3/8" RED TRIM STRIP AROUND ENTIRE OUTER EDGE OF SIGN.
3. LETTERING ON SIGN TO BE : "NO PARKING OR STANDING FIRE LANE"
4. LETTERING SIZE TO BE AS FOLLOWS: "NO PARKING" AND "STANDING" – 2", "OR" – 1", "FIRE LANE" –2 1/2" , ARROWS 1" X 6" SOLID SHAFT WITH A SOLID HEAD 1 1/2" WIDE AND 2" DEEP.
5. SIGNS ARE TO BE MOUNTED 7' FROM THE GROUND TO THE BOTTOM OF THE SIGN UNLESS OTHERWISE DIRECTED BY THE FAIRFAX COUNTY FIRE PREVENTION DIVISION, FIRE LANES SECTION.
6. POSTS FOR SIGNS, WHEN REQUIRED, SHALL BE METAL AND SECURELY MOUNTED, UNLESS WRITTEN PERMISSION FOR ALTERNATIVES IS OBTAINED PRIOR TO INSTALLATION FROM FAIRFAX COUNTY PREVENTION DIVISION, FIRE LANES SECTION.
7. OTHER SPECIAL SIGNS AS APPROVED BY THE FIRE PREVENTION DIVISION.
8. NORMAL SPACING BETWEEN SIGNS FOR LONG RUNS OF CURB OR PAVEMENT WITH NO BREAK IN CURB OR PAVEMENT IS 70'. THIS DISTANCE MAY VERY AS NEEDED. WRITTEN PERMISSION FROM THE FIRE PREVENTION DIVISION IS REQUIRED PRIOR TO PLACING SIGNS FURTHER THAN 70' APART.

FIRE FLOW DATA:

HYDRANT NUMBER: 47-4-132

STATIC PRESSURE: 86 PSI

RESIDUAL PRESSURE: 75 PSI AT 1000 gpm

FIRE FLOW Q20: 2,600 gpm

INFORMATION FURNISHED FROM
FAIRFAX WATER,
TELEPHONE #: 698-5600, EXT. 343

FIRE FLOW DATA WAS OBTAINED FROM PRIOR SITE PLAN AND FAIRFAX WATER

CURB TO BE PAINTED YELLOW TO SIGNIFY FIRE LANE. IN AREAS SHOWN WITH NO CURB, A 6" WIDE YELLOW STRIPE SHALL BE APPLIED TO EDGE OF PAVEMENT

SEE SHEET 6 FOR SITE LEGEND

PAVEMENT LEGEND

- PROPOSED FULL DEPTH PAVEMENT
- PROPOSED 6" REINFORCED CONCRETE PAD (FULL DEPTH)
- PROPOSED LIGHT DUTY CONCRETE PAVING
- PROPOSED DETECTABLE WARNING SURFACE

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PROJECT: **SOUTHPAW**
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CONNOR M. MCMANUS
REGISTERED PROFESSIONAL ENGINEER
No. 53936

TITLE:
FIRE MARSHAL PLAN

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

SHEET No: 15 OF 19 | Rev. #: 2

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Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 0.46

Maximum reduction required:	*10%*
The site's net increase in impervious cover (acres) is:	*1.19*
Post-Development TP Load Reduction for Site (lb/yr):	*0.83*

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land		0.58			0.58
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land				1.00	1.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				1.03	1.03
Impervious Cover (acres)				0.55	0.55
					3.16

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land		0.58			0.58
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.84	0.84
Impervious Cover (acres)				1.74	1.74
Area Check	OK.	OK.	OK.	OK.	3.16

** Forest & Mixed Open areas must be protected in accordance with the Virginia Runoff Reduction Method or other applicable DEQ guidelines*

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.18	0.02	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.18	0.02	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.70	1.04	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.70	1.04	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 6,825

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.75	0.91	0.00	0.00	0.00	1.66
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.38	0.45	0.00	0.00	0.00	0.83
TP LOAD REMAINING (lb/yr)	0.38	0.45	0.00	0.00	0.00	0.83
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	2.24
TP LOAD REDUCTION REQUIRED (lb/yr)	0.83
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.83
TP LOAD REMAINING (lb/yr):	1.41
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

**No further TP load reduction required (Required - Achieved < 0.005 lb/yr)

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	29.63
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	29.63

STORMFILTER (BMP) SIZING COMPUTATIONS

(FROM MANUFACTURER, CONTECH STORMWATER SOLUTIONS, www.contech-cpl.com)

CONTECH STORMWATER SOLUTIONS

Sizing Summary

Boulevard Marketplace
Stormwater Treatment System/Design Summary
Fairfax City, VA

Information provided:
- West Side – Area 2
  - Total Area = 1.3 acres
  - Rational C Factor = 0.79
- East Side
  - Total Area = 0.77 acres
  - Rational C Factor = 0.80
- Presiding agency = VDCR

Assumptions:
- Design storm = Modified Rational method
- Rainfall intensity = 0.35in/hr (currently accepted by the VDCR)
- Media = Zeolite/PerliteGAC (60% TP removal credit)
- Drop required from inlet to outlet = 1.75' for 12", 2.3' for 18", 3.06' for 27" cartridge heights
- Depth required from rim to outlet = 5.5' minimum

Size estimates:

The Stormwater Management StormFilter® is a passive, siphon-actuated, flow-through stormwater filtration system consisting of a structure that houses rechargeable, media-filled filter cartridges. The StormFilter works by passing stormwater through the media-filled cartridges, which trap particulates and adsorb pollutants such as dissolved metals, nutrients, and hydrocarbons. Depending on site constraints, CONTECH offers three different StormFilter cartridge sizes: 12", 18", and 27" tall. The StormFilter system is VDCR verified and as a result has received approval for 80% TSS and 50% TP removal.

The StormFilter is a flow-based system utilizing cartridges flowing at 2 gpm/ft^2 of filter media. The system is sized by calculating the peak water quality flow rate associated with the design storm. The water quality flow rate was calculated using the Modified Rational Method assuming a rainfall intensity of 0.35 inches per hour.

West Side – Area 2:

Given the information above the treatment flow rate was determined to be:

$$Q_{treat} = CiA = 0.79 \times 0.35 \times 1.3 = 0.36cfs$$

$$N_{cartridges} = \frac{Q_{treat} \times 449\,{}^{gpm}/_{cfs}}{SA_{cartridge} \times Q_{specific(rate)}} = \frac{0.36cfs \times 449\,{}^{gpm}/_{cfs}}{7.5\,ft^2 \times 2\,{}^{gpm}/_{ft^2}} = 10.8 \rightarrow \text{use (11) 18" cartridges}$$

To accommodate a treatment flow rate of 0.36 cfs, CONTECH Stormwater Solutions recommends using a 96" Precast Manhole StormFilter system with (11) 18" tall cartridges (see attached detail). The 18" tall cartridge contains 7.5 square feet of media surface and a radial media flow depth of seven inches. The

CONTECH STORMWATER SOLUTIONS

Sizing Summary

estimated cost of this system, complete and delivered to the job site, is available upon request. The contractor is responsible for setting the StormFilter vault and all external piping.

East Side:

Given the information above the treatment flow rate was determined to be:

$$Q_{treat} = CiA = 0.80 \times 0.35 \times 0.77 = 0.22cfs$$

$$N_{cartridges} = \frac{Q_{treat} \times 449\,{}^{gpm}/_{cfs}}{SA_{cartridge} \times Q_{specific(rate)}} = \frac{0.22cfs \times 449\,{}^{gpm}/_{cfs}}{7.5\,ft^2 \times 2\,{}^{gpm}/_{ft^2}} = 6.6 \rightarrow \text{use (7) 18" cartridges}$$

To accommodate a treatment flow rate of 0.21 cfs, CONTECH Stormwater Solutions recommends using a 72" Precast Manhole StormFilter system with (7) 18" tall cartridges (see attached detail). The 18" tall cartridge contains 7.5 square feet of media surface and a radial media flow depth of seven inches. The estimated cost of this system, complete and delivered to the job site, is available upon request. The contractor is responsible for setting the StormFilter vault and all external piping.

Online / Offline

The Precast StormFilter is designed as an offline system to reduce the chances of sediment washout during higher intensity storms. CONTECH Stormwater Solutions offers a high-flow bypass, the StormGate, which provides a combination weir-orifice control structure to limit the flow to the StormFilter.

Maintenance

The StormFilter requires regular maintenance to operate effectively. The expected maintenance interval for systems in Virginia is 12-24 months, but may vary depending on weather and site conditions. CONTECH Stormwater Solutions inc. offers full maintenance services to all of our clients, as well as a cartridge exchange program to facilitate owner provided maintenance. Please contact CONTECH Stormwater Solutions or navigate to contechstormwater.com for more information in this regard.

Thank you for the opportunity to present this to you and your client.

TREATMENT NUMBERS REFLECT THE ABILITY OF THE EXISTING CONTECH STORMFILTER DEVICES TO TREAT THE EXISTING CONDITION, PLUS THE ADDITION OF THE TACO BELL RESTAURANT, FOR THE ENTIRE EXISTING SHOPPING CENTER PER UPDATED 2024 SWM TREATMENT REGULATIONS. DRAINAGE AREA A REFLECTS THE DRAINAGE TO THE DEVICE TREATING THE TACO BELL PAD. ADDITIONAL QUANTITY MEASURES ARE ADDRESSED VIA THE UNDERGROUND STORMWATER MANAGEMENT VAULTS INSTALLED UNDER THE PRIOR ORIGINAL SITE PLAN 08100008. SEE PRIOR SIZING CRITERIA ABOVE – DEVICE USED FOR REDEVELOPMENT TREATMENT IS EAST SIDE DEVICE, WHICH STILL MEETS UPDATED TREATMENT REQUIREMENTS

EXISTING 1 YR Q = 1.18 CFS
PROPOSED 1 YR Q = 1.18 CFS
EXISTING 2 YR Q = 1.59 CFS
PROPOSED 2 YR Q = 1.59 CFS
EXISTING 10 YR Q = 2.00 CFS
PROPOSED 10 YR Q = 2.00 CFS
FLOW CONTROL RELEASE RATES FROM THE EXISTING VAULTS WILL BE UNCHANGED FROM THIS PROPOSED DEVELOPMENT (DESPITE SLIGHT REDUCTION IN IMPERVIOUS AREA) INSTALLED UNDER SITE PLAN 08100008. NO MODIFICATION TO THE STRUCTURES OR CONTROL DEVICE IS REQUIRED AS A PART OF THIS DEVELOPMENT.

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DRAWN BY: ____ DESIGNED BY: JJ DECKED BY: CM CHECKED BY: ____

PROJECT: **SOUTHPAW**
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10120 FAIRFAX BOULEVARD
CITY OF FAIRFAX, FAIRFAX COUNTY, VIRGINIA

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LICENSED LANDSCAPE ARCHITECT
VIRGINIA LICENSE No. 406002245

CONNOR F. MCMANUS
LICENSED PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
No. 044920

TITLE: SWM AND BMP ANALYSIS

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

SHEET No: 16 OF 19 Rev. #: 2

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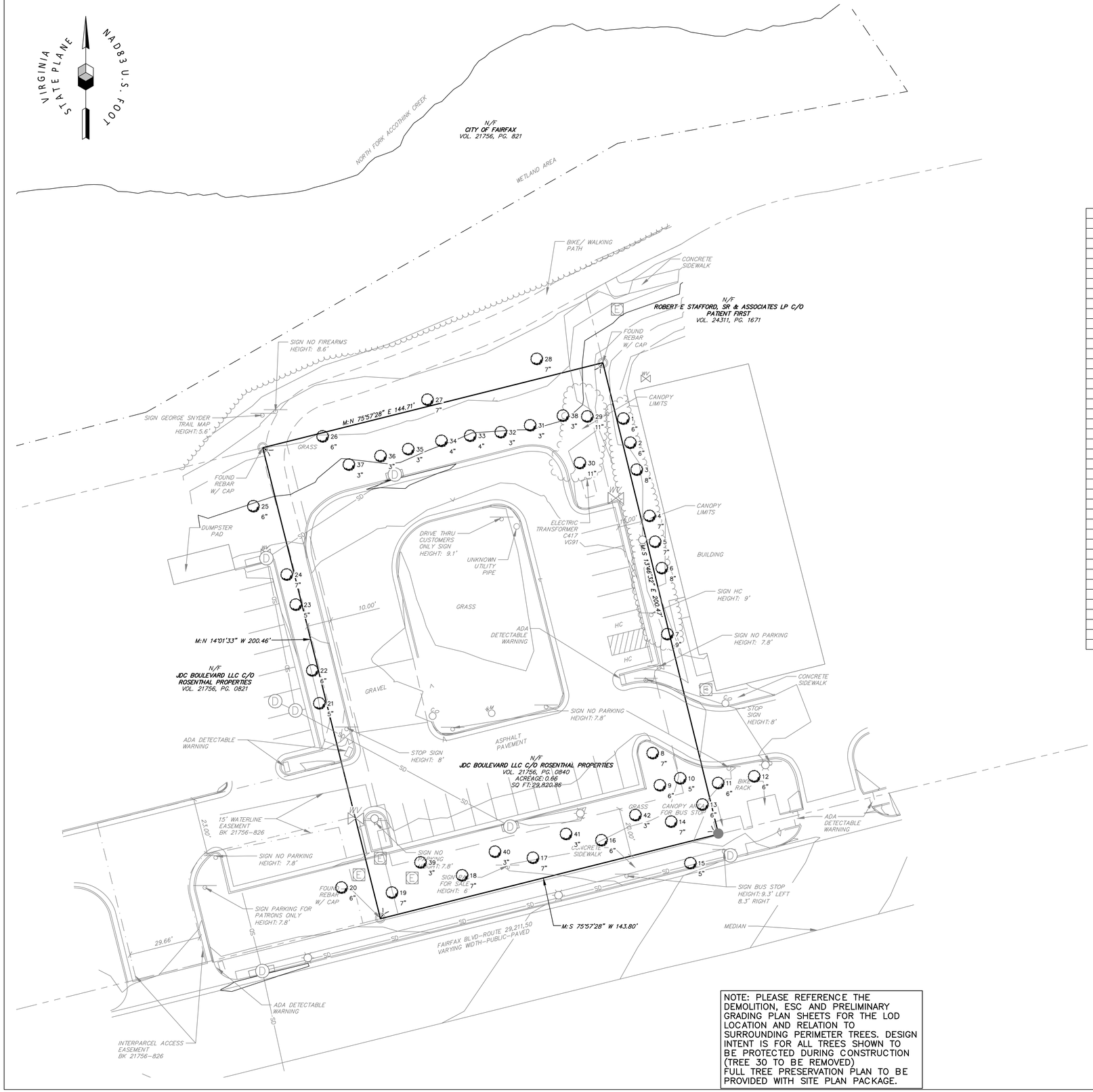
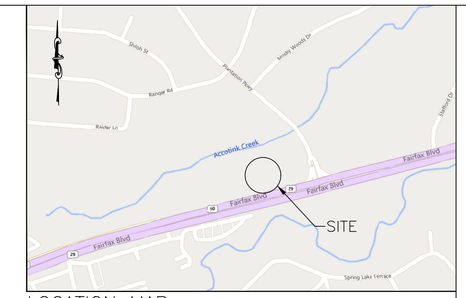




LOCATION MAP

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	Mulit-stem
10	5"5"5"4"	BIRCH	Mulit-stem
11	6"	MAPLE	
12	6"	MAPLE	
13	6"6"6"5"	BIRCH	Mulit-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	Mulit-stem
22	6"5"5"4"	BIRCH	Mulit-stem
23	5"5"4"	BIRCH	Mulit-stem
24	7"6"5"	BIRCH	Mulit-stem
25	6"5"4"	BIRCH	Mulit-stem
26	6"	OAK	
27	7"	OAK	
28	7"	OAK	
29	11"	OAK	
30	11"	OAK	
31	3"3"3"2"	SERVICEBERRY	Mulit-stem
32	3"3"3"2"	SERVICEBERRY	Mulit-stem
33	4"3"3"2"	SERVICEBERRY	Mulit-stem
34	4"3"3"2"2"2"2"	SERVICEBERRY	Mulit-stem
35	3"3"2"2"2"	SERVICEBERRY	Mulit-stem
36	3"3"2"2"2"	SERVICEBERRY	Mulit-stem
37	3"3"2"2"2"	SERVICEBERRY	Mulit-stem
38	3"3"2"2"2"	SERVICEBERRY	Mulit-stem
39	3"3"3"2"2"2"	MAGNOLIA	Mulit-stem
40	3"3"2"2"2"	MAGNOLIA MULTI	Mulit-stem
41	3"3"2"2"2"2"	MAGNOLIA MULTI	Mulit-stem
42	3"2"2"1"1"	MAGNOLIA MULTI	Mulit-stem

GENERAL NOTES

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

COMMONWEALTH OF VIRGINIA
05/12/2022
RAYMOND BRUCE DAWBER
Lic. No. 2566
LAND SURVEYOR

20 10 0 20 40
SCALE: 1" = 20'

NOTE: PLEASE REFERENCE THE DEMOLITION, ESC AND PRELIMINARY GRADING PLAN SHEETS FOR THE LOD LOCATION AND RELATION TO SURROUNDING PERIMETER TREES. DESIGN INTENT IS FOR ALL TREES SHOWN TO BE PROTECTED DURING CONSTRUCTION (TREE 30 TO BE REMOVED)
FULL TREE PRESERVATION PLAN TO BE PROVIDED WITH SITE PLAN PACKAGE.

REV.:	BY:	DATE:	STATUS:
1	MJC	5/6/23	SHEET 2 TREE SURVEY ADDED

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION, ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK.

Cornerstone Energy Services
410-220-5615
111 CHINQUAPIN ROUND ROAD
SUITE 210
ANNAPOLIS, MD 21401

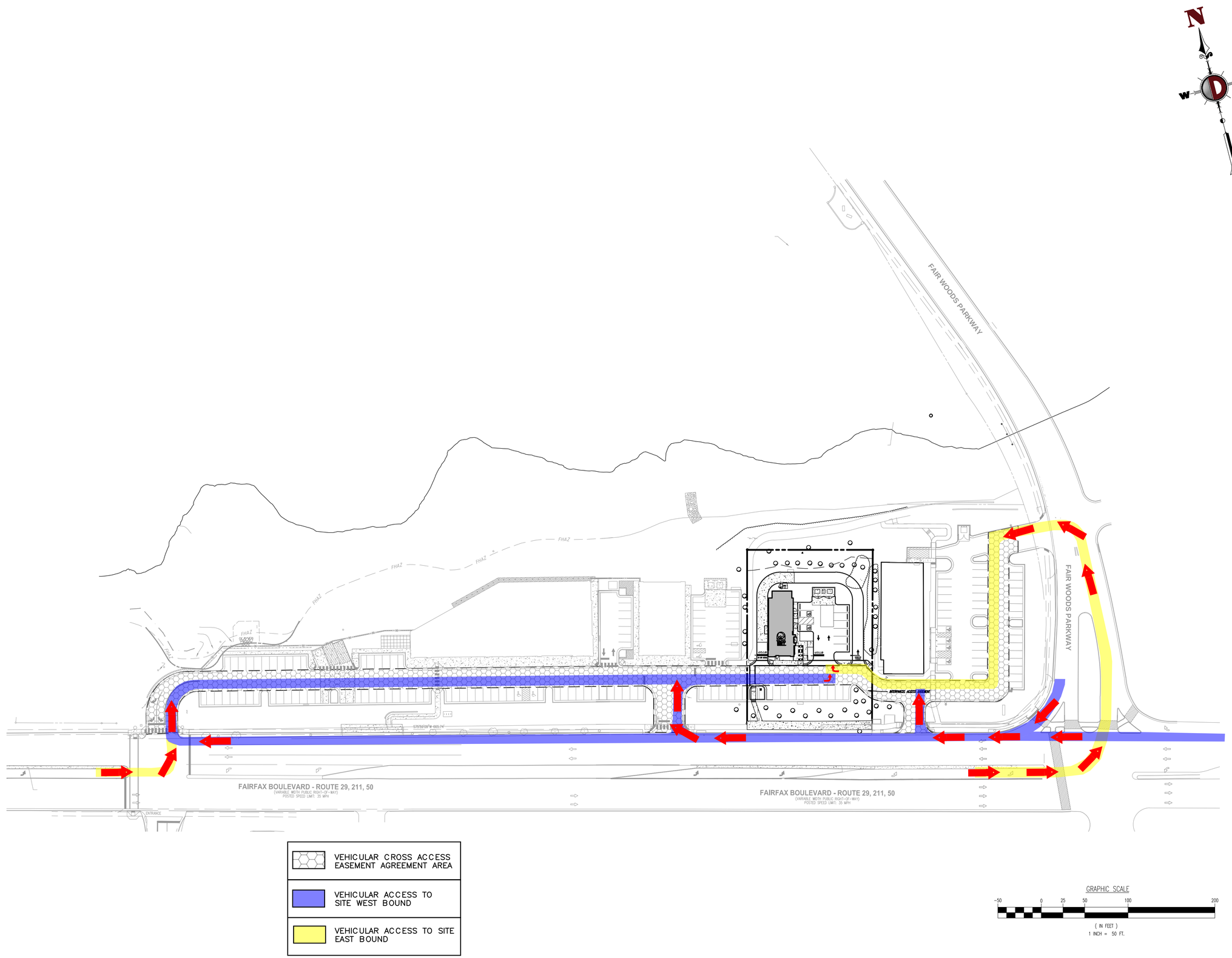
RECORD OWNER:
JDC BOULEVARD, LLC
C/O ROSENTHAL PROPERTIES

TREE SURVEY
OF:
10120 FAIRFAX BLVD
FAIRFAX, VA

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

DRAWN	CHECKED
NP/MG/AR	RD
PROJECT NO.	DATE
22320.10	5/04/22
SHEET SIZE	SCALE
24" x 36"	1" = 20'

SHEET 2 OF 2



REV.	DATE	COMMENTS	BY
2	08/19/24	GDP SET THIRD SUBMITTAL	EZ
1	07/22/24	GDP SET SECOND SUBMITTAL	EZ
0	01/18/24	GDP SET FIRST SUBMISSION	EB

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DRAWN BY: EZ
DESIGNED BY: JJ
CHECKED BY: CM
CHECKED BY: –

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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Bethlehem, Pennsylvania • T: 610.398.4400
Allen, Texas • T: 972.334.2100
Houston, Texas • T: 281.799.4400
Austin, Texas • T: 512.644.3940
Delray Beach, Florida • T: 561.372.8370
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VIRGINIA LICENSE No. 406002245

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TITLE: **VEHICLE CIRCULATION EXHIBIT**

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

SHEET No: 18 OF 19
Rev. #: 2

Plotted: 08/19/24 – 4:25 PM, By: ezheng
File: P:\DECPC PROJECTS\3486 ABUD Capital\22-01538 Fairfax VA\Dwg\Exhibits (Hearings)\2024-06-21 Hearing\DWG\034862201538XBT_2024-08-19.dwg, ---> VEH CIRC EXHIBIT

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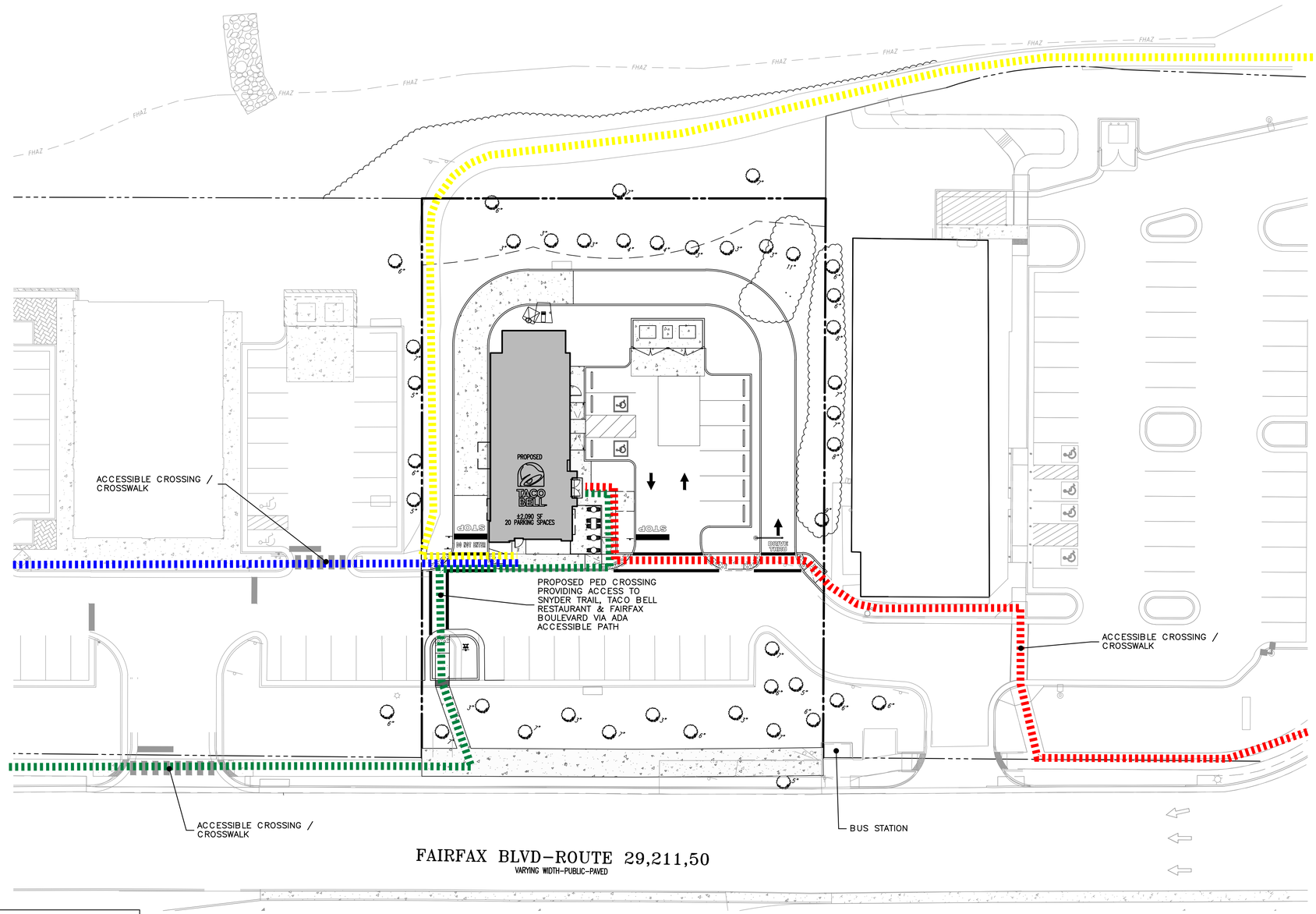

SITE PED ACCESS – FROM PARCEL A / SHOPPING CENTER

SITE PED ACCESS – FAIRFAX BOULEVARD EAST / FAIR WOODS PKWY

SITE PED ACCESS – GEORGE SNYDER TRAIL

SITE PED ACCESS – FAIRFAX BOULEVARD WEST

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

Plotted: 08/19/24 – 4:25 PM, By: azheng
File: P:\DECPC PROJECTS\3486 ABDO Capital\22-01538 Fairfax VA\Dwg\Exhibits (Hearings)\2024-06-21 Hearing\DWG\03486220153BXBT_2024-08-19.dwg, ---> PED CIRC EXHIBIT

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REV.	DATE	COMMENTS	BY
2	08/19/24	GDP SET THIRD SUBMITTAL	EZ
1	07/22/24	GDP SET SECOND SUBMITTAL	EZ
0	01/18/24	GDP SET FIRST SUBMISSION	EB

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DRAWN BY: EZ
DESIGNED BY: JJ
CHECKED BY: CM
CHECKED BY: –

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:
PEDESTRIAN CIRCULATION EXHIBIT

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

SHEET No: 19 OF 19
Rev. #: 2