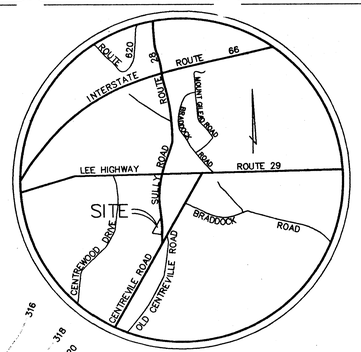
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH



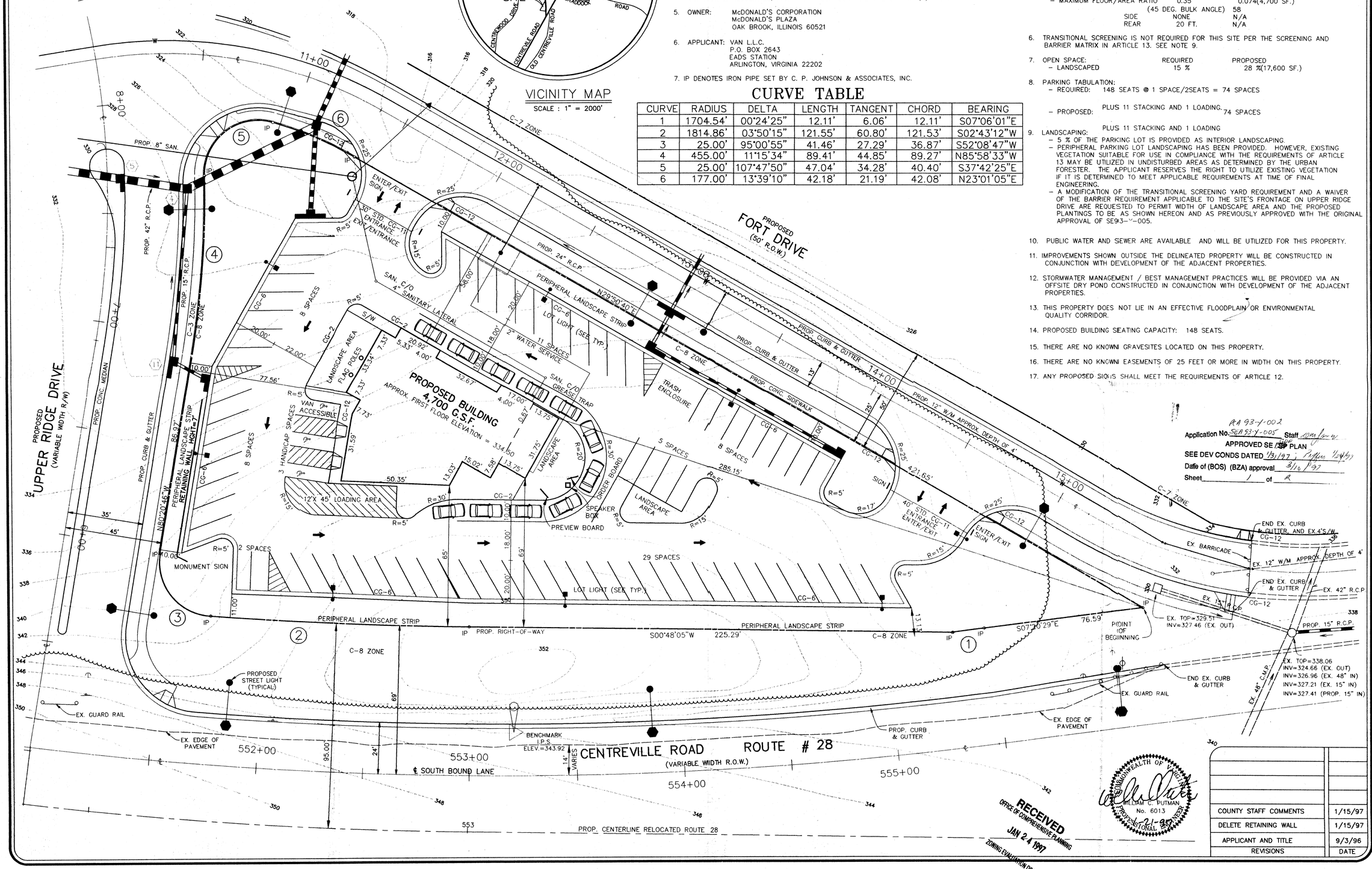
VICINITY MAP
SCALE : 1" = 2000'

GENERAL NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON ASSESSMENT MAP 54 – 4 ((5)) PARCELS 0001, 0009A, 0010, 0011, 0012, PART OF 0012A, AND ASSESSMENT MAP 54 – 4 ((1)) PART OF PARCEL 0073 AND IS CURRENTLY ZONED C–8.
2. NO TITLE REPORT HAS BEEN FURNISHED.
3. BOUNDARY INFORMATION SHOWN HEREON IS BY CHARLES P. JOHNSON & ASSOCIATES, INC. AND DOES NOT NOT REPRESENT A SURVEY BY BENGTSON, DEBELL & ELKIN, LTD.
4. TOPOGRAPHY INFORMATION SHOWN HEREON REPRESENTS A FIELD SURVEY BY C. P. JOHNSON & ASSOCIATES, INC. WITH A CONTOUR INTERVAL OF TWO (2) FEET.
5. OWNER: McDONALD'S CORPORATION
   McDONALD'S PLAZA
   OAK BROOK, ILLINOIS 60521
6. APPLICANT: VAN L.L.C.
   P.O. BOX 2643
   EADS STATION
   ARLINGTON, VIRGINIA 22202
7. IP DENOTES IRON PIPE SET BY C. P. JOHNSON & ASSOCIATES, INC.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
1	1704.54'	00°24'25"	12.11'	6.06'	12.11'	S07°06'01"E
2	1814.86'	03°50'15"	121.55'	60.80'	121.53'	S02°43'12"W
3	25.00'	95°00'55"	41.46'	27.29'	36.87'	S52°08'47"W
4	455.00'	11°15'34"	89.41'	44.85'	89.27'	N85°58'33"W
5	25.00'	107°47'50"	47.04'	34.28'	40.40'	S37°42'25"E
6	177.00'	13°39'10"	42.18'	21.19'	42.08'	N23°01'05"E



SITE DEVELOPMENT NOTES AND TABULATIONS

1. SITE AREA: 63,622 SQ. FT.
2. ZONING: EXISTING C–8
3. USE: EXISTING – VACANT,WOODED.
   PROPOSED – FAST FOOD RESTAURANT WITH DRIVE THRU.
4. LOT SIZE:

	REQUIRED	PROPOSED
– MINIMUM LOT AREA	40,000 SQ.FT.	63,622 SQ. FT.
– MINIMUM LOT WIDTH	200 FT.	660 FT.

5. BULK REGULATIONS:

	REQUIRED	PROPOSED
– MAXIMUM BUILDING HEIGHT	40 FT.	16.1 FT.
– MINIMUM YARD. FRONT	40 FT.	60 FT.
– MAXIMUM FLOOR/AREA RATIO	0.35	0.074(4,700 SF.)
(45 DEG. BULK ANGLE)		58
SIDE	NONE	N/A
REAR	20 FT.	N/A

4,700

6. TRANSITIONAL SCREENING IS NOT REQUIRED FOR THIS SITE PER THE SCREENING AND BARRIER MATRIX IN ARTICLE 13. SEE NOTE 9.
7. OPEN SPACE:

	REQUIRED	PROPOSED
– LANDSCAPED	15 %	28 %(17,600 SF.)

8. PARKING TABULATION:
   – REQUIRED: 148 SEATS @ 1 SPACE/2SEATS = 74 SPACES
   – PROPOSED: PLUS 11 STACKING AND 1 LOADING. 74 SPACES
   PLUS 11 STACKING AND 1 LOADING
9. LANDSCAPING:
   – 5 % OF THE PARKING LOT IS PROVIDED AS INTERIOR LANDSCAPING.
   – PERIPHERAL PARKING LOT LANDSCAPING HAS BEEN PROVIDED. HOWEVER, EXISTING VEGETATION SUITABLE FOR USE IN COMPLIANCE WITH THE REQUIREMENTS OF ARTICLE 13 MAY BE UTILIZED IN UNDISTURBED AREAS AS DETERMINED BY THE URBAN FORESTER. THE APPLICANT RESERVES THE RIGHT TO UTILIZE EXISTING VEGETATION IF IT IS DETERMINED TO MEET APPLICABLE REQUIREMENTS AT TIME OF FINAL ENGINEERING.
   – A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT APPLICABLE TO THE SITE'S FRONTAGE ON UPPER RIDGE DRIVE ARE REQUESTED TO PERMIT WIDTH OF LANDSCAPE AREA AND THE PROPOSED PLANTINGS TO BE AS SHOWN HEREON AND AS PREVIOUSLY APPROVED WITH THE ORIGINAL APPROVAL OF SE93–Y–005.
10. PUBLIC WATER AND SEWER ARE AVAILABLE AND WILL BE UTILIZED FOR THIS PROPERTY.
11. IMPROVEMENTS SHOWN OUTSIDE THE DELINEATED PROPERTY WILL BE CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT OF THE ADJACENT PROPERTIES.
12. STORMWATER MANAGEMENT / BEST MANAGEMENT PRACTICES WILL BE PROVIDED VIA AN OFFSITE DRY POND CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT OF THE ADJACENT PROPERTIES.
13. THIS PROPERTY DOES NOT LIE IN AN EFFECTIVE FLOODPLAIN OR ENVIRONMENTAL QUALITY CORRIDOR.
14. PROPOSED BUILDING SEATING CAPACITY: 148 SEATS.
15. THERE ARE NO KNOWNI GRAVESITES LOCATED ON THIS PROPERTY.
16. THERE ARE NO KNOWNI EASEMENTS OF 25 FEET OR MORE IN WIDTH ON THIS PROPERTY.
17. ANY PROPOSED SIGNS SHALL MEET THE REQUIREMENTS OF ARTICLE 12.

RPA 93-Y-002
Application No. SEA 93-Y-005 Staff
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 1/31/97
Date of (BOS) (BZA) approval 3/10/97
Sheet 1 of 2

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JAN 24 1997
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6013
PROFESSIONAL ENGINEER
1-21-97

REVISIONS	DATE
COUNTY STAFF COMMENTS	1/15/97
DELETE RETAINING WALL	1/15/97
APPLICANT AND TITLE	9/3/96

BENGTSON, DeBELL & ELKIN, LTD.
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
5900 CENTREVILLE ROAD, CENTREVILLE, VIRGINIA 20121
(703) 631-9630
OFFICE LOCATIONS
◆ CHESTERFIELD COUNTY, VIRGINIA. ◆ PRINCE WILLIAM COUNTY, VIRGINIA. ◆ MONTGOMERY COUNTY, MARYLAND.
◆ FAIRFAX COUNTY, VIRGINIA ◆ VIRGINIA BEACH, VIRGINIA ◆ LOUDOUN COUNTY, VIRGINIA
BDE

AMENDED SPECIAL EXCEPTION PLAT/GENERALIZED DEVELOPMENT PLAN AND PROFFER CONDITION AMENDMENT

ON A PORTION OF McDONALD'S CORPORATION PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: AUGUST 7, 1996			
SCALE: 1"=20'			
DESIGN: JLM	DRAWN: ECC		
CHECK: JLM	CHECK:		
JOB NO.: 93C005			
P.R. NO.: WB09428000			
SHEET 1 OF 2			
FILE NO.: C-3603			

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!!!

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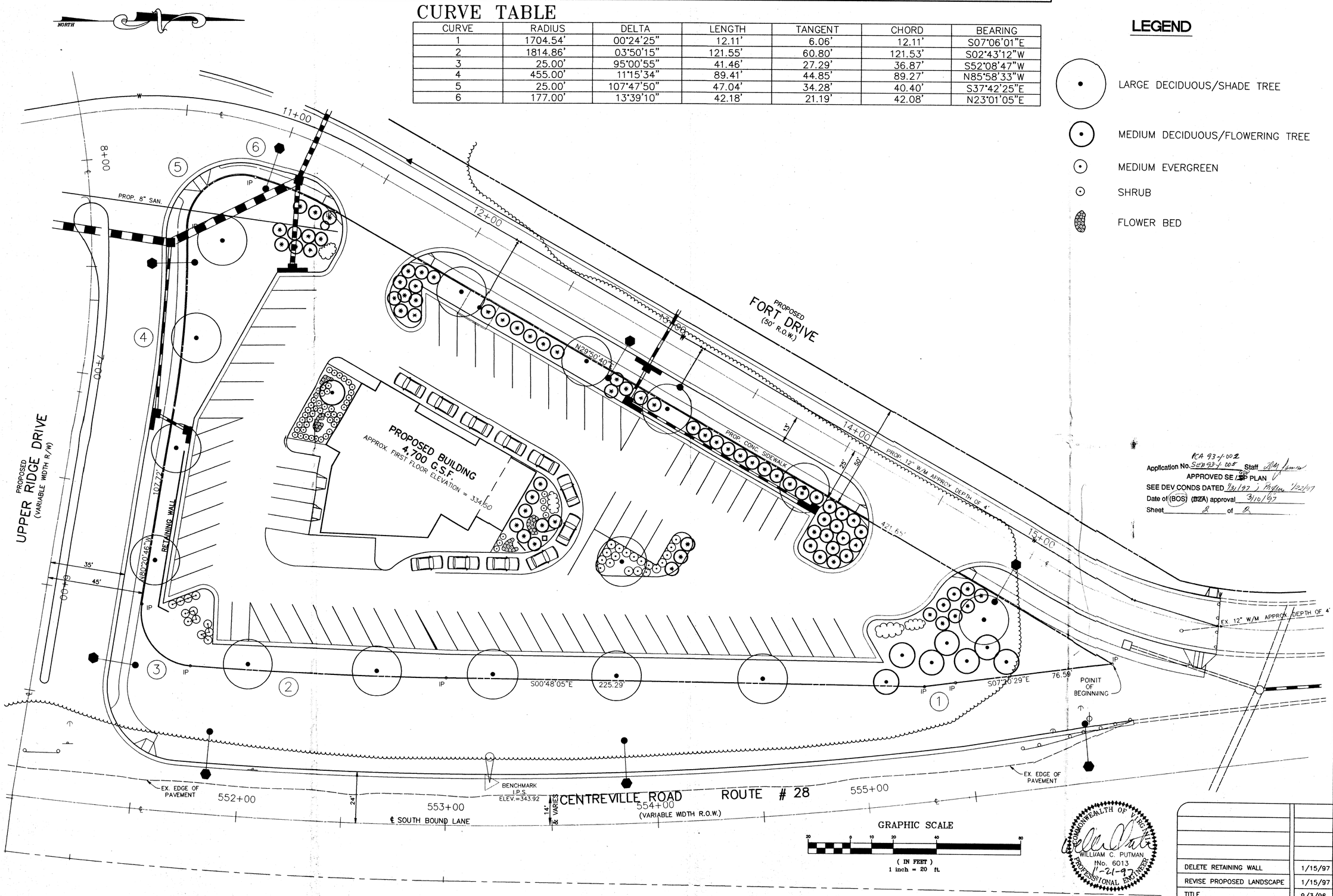

Application No. PCA 93-1-002 SEP 93-1-005 Staff [signature]
APPROVED SE / ~~SP~~ GDP PLAN
SEE DEV CONDS DATED 1/31/97 ; Proffers 1/22/97
Date of (BOS) (BZA) approval 3/10/97
Sheet 2 of 2

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6013
PROFESSIONAL ENGINEER
1-21-97

REVISIONS	DATE
DELETE RETAINING WALL	1/15/97
REVISE PROPOSED LANDSCAPE	1/15/97
TITLE	9/3/96

BENGTSON, DeBELL & ELKIN, LTD.
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BDE
◆ CHESTERFIELD COUNTY, VIRGINIA
◆ FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN
SPECIAL EXCEPTION PLAT/GENERALIZED DEVELOPMENT PLAN AND PROFFERED CONDITION AMENDMENT
ON A PORTION OF McDONALD'S CORPORATION PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

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SHEET 2 OF 2	
FILE NO.: C-3603	