SPECIAL EXCEPTION PLAT
PUBLIC STORAGE FACILITY
AND MCDONALD'S RESTAURANT

MERRIFIELD
2955, 3001, 3005, 3009 GALLOWS ROAD
MERRIFIELD, FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS DEPICTED ON FAIRFAX COUNTY ZONING MAP – SECTION 49–4 ((1)) 17, 20, 21, 22.

2. THE TOTAL SITE CONTAINS FOUR PARCELS THAT ARE PROPOSED TO BE CONSOLIDATED AND SUBDIVIDED INTO TWO LOTS.

3. THE EXISTING SITE CONDITIONS SHOWN HEREON ARE FROM A MAP PREPARED BY BL COMPANIES ENTITLED "EXISTING CONDITIONS – PROPOSED PUBLIC STORAGE AND MCDONALDS", DATED 03/5/01. THE EXISTING TOPOGRAPHY INDICATED IS BASED ON FIELD RUN INFORMATION.

4. THIS SPECIAL EXCEPTION PLAT IS NOT INTENDED TO INDICATE PROPOSED GRADING. LIMITS OF FINAL CLEARING ARE SUBJECT TO MINOR MODIFICATIONS PENDING SITE PLAN APPROVAL.

5. THE SUBJECT PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.

6. THE PROPOSED PARKING AREA WILL BE LIGHTED. THE LIGHTING WILL BE DIRECTED DOWNWARD AND SHIELDED TO REDUCE GLARE.

7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.

8. THE EXISTING BUILDINGS LOCATED ON THE SUBJECT SITE WILL BE DEMOLISHED.

9. THE SPECIAL EXCEPTION PLAT IS NOT INTENDED TO BE EITHER A PRELIMINARY OR FINAL SITE PLAIN. BUILDING FOOTPRINT AND LOCATION, YARDS, OPEN SPACE, LOCATIONS OF ENTRANCE DRIVES, PARKING LOT LAYOUT, AND ACCESSORY USES AND STRUCTURES, IF ANY, ARE SUBJECT TO MINOR MODIFICATIONS AS THE DETAILED DESIGN IS COMPLETED AND SUBJECT TO FURTHER PERMITTING (PROVIDED THAT MINIMUM BUILDING AND PARKING SETBACKS SHOWN FROM THE PROPERTY LINES ARE MAINTAINED).

10. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT ON THIS SPECIAL EXCEPTION PLAT CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND STANDARDS OF FAIRFAX COUNTY, EXCEPT AS REQUESTED HEREIN.

11. IF ANY TREES SHOWN TO BE SAVED ON THE APPROVED PLAN ARE DEAD OR DYING, THEY SHALL BE REMOVED AND REPLACED PER THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, SECTION 12–0805.

12. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF (25) FEET OR MORE ON THE SUBJECT PROPERTY.

13. THE PROPOSED LIMITS OF CLEARING AND GRADING SHALL MAINTAIN EXISTING VEGETATION THAT IS NOTED TO REMAIN, PENDING APPROVAL OF A FINAL GRADING PLAN AND SUBJECT TO FINAL SITE PLAIN APPROVAL AND THE CONDITIONS OF SPECIAL EXCEPTION APPROVAL BY THE COUNTY.

14. THE PROPOSED LOCATIONS AND SIZES INDICATED FOR STORMWATER MANAGEMENT AND WATER QUALITY DEVICES ARE APPROXIMATE AND SUBJECT TO MINOR MODIFICATIONS PENDING THE SITE PLAN PREPARATION, SUBMISSION AND APPROVAL BY THE COUNTY.

15. REFER TO LANDSCAPE PLAN FOR INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS.

16. SIGNAGE SHALL CONFORM TO ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

17. THE SUBJECT SITE IS LOCATED WITHIN THE JEFFERSON PLANNING DISTRICT (AREA I), MERRIFIELD COMMUNITY PLANNING SECTOR (J6), MERRIFIELD SUBURBAN CENTER (SUB–UNIT H7), WHICH IS SUBJECT TO PENDING PLAN TEXT REVISION AS RECOMMENDED BY THE MERRIFIELD TASK FORCE.

18. SPECIAL EXCEPTION REQUESTS ARE AS FOLLOWS: A REQUEST FOR A CATEGORY 5 – SPECIAL EXCEPTION TO PERMIT A FAST FOOD RESTAURANT IN AN I–5 ZONING DISTRICT. A REQUEST FOR A CATEGORY 6 – SPECIAL EXCEPTION TO INCREASE THE OVERALL SITE FLOOR AREA RATIO TO 0.56.

WAIVER/MODIFICATION REQUEST

1. A WAIVER OF THE EXISTING VEGETATION MAP IS REQUESTED. THE FOUR PARCELS HAVE PREVIOUSLY BEEN DEVELOPED AND CONTAIN APPROXIMATELY 7 PERCENT LANDSCAPE /GREEN AREAS. NO MATURE TREES OR SIGNIFICANT STANDS OF TREES CURRENTLY EXIST ON THE PROPERTY. THE AMOUNT OF LANDSCAPE/GREEN AREAS WILL BE INCREASED TO APPROXIMATELY 20 PERCENT IF THE PROPOSED SPECIAL EXCEEPTION APPLICATIONS ARE APPROVED.

2. A WAIVER OF ON-SITE STORMWATER DETENTION WILL BE REQUESTED.

3. A WAIVER OF FRONT YARD AND ABP REQUIREMENTS FOR BUILDING 'A' (PUBLIC STORAGE FACILITY) IN ORDER TO COMPLY WITH COMPREHENSIVE PLAN STREETSCAPING GUIDELINES (SECTION 2-418).

4. MODIFICATIONS TO LANDSCAPE REQUIREMENTS ARE REQUESTED, AS SHOWN ON THE LANDSCAPE PLAN.

5. MODIFICATIONS OF ADDITIONAL STANDARDS FOR FAST-FOOD RESTAURANTS IN I-5 DISTRICTS (PARAGRAPH 5A AND 5D OF SECTION 9-505).

CONTENTS

TI-1	TITLE SHEET
SE-1	SPECIAL EXCEPTION PLAT
LL-1	SITE LANDSCAPE PLAN
EX-1	EXISTING CONDITIONS
A2.01	PUBLIC STORAGE EXTERIOR ELEVATIONS
A2.02	MCDONALD'S EXTERIOR ELEVATIONS

CAD FILE: CVC567SE.dwg

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES

APPLICANTS:

PUBLIC STORAGE, INC.
DEPT. PT VA 20447
PO BOX 25025
GLENDALE, CA 91201

MCDONALD'S CORPORATION
NO-45/073
VAN MANAGEMENT INC.
PO BOX 2643
ARLINGTON, VA 22202

PREPARED BY:

BL Companies

ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE
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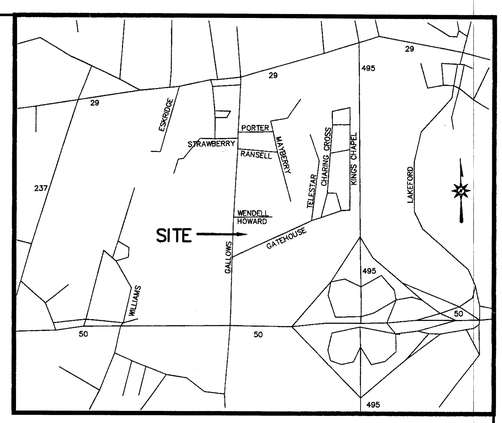


VICINITY MAP

NOT TO SCALE

ZONING REQUIREMENTS

1)	ZONING	I–5 (GENERAL INDUSTRIAL)
2)	AVG LOT AREA	N/A
3)	MIN LOT AREA	20,000 S.F.
4)	MIN LOT WIDTH	100 FEET
5)	MAX BUILDING HEIGHT	75 FEET
6)	MIN YARD REQUIREMENTS	FRONT MIN. 40 FT. SIDE NONE REAR NONE * CONTROLLED BY 45° ANGLE OF BULK PLANE
7)	ANGLE OF BULK PLANE	45°
8)	MAXIMUM FAR	0.50 (UP TO 1.0 PER SECT. 9–618)
9)	MAXIMUM DENSITY	N/A
10)	OPEN SPACE REQUIRED	15%
11)	OVERLAY DISTRICT	N/A

SEA 80-P-135-3
~~APPROVED SE~~ Stan MAYland
SEE DEV CONDS DATED 3-15-02
Date of ~~BOS~~ (BZA) approval 3-18-02
Sheet 1 of 6

EXISTING PARCEL INFORMATION TABLE

STREET ADDRESS	TAX MAP REFERENCE NUMBER	OWNER NAME	MAILING ADDRESS	YEAR BUILT	AREA (PER TAX ADMIN. RECORDS)
2955 GALLOWS ROAD	049–4–01–0022	STEPHEN OHANIAN ETUX HAYDRO H. DILANIAN ETUX	3001 GALLOWS ROAD FALL CHURCH, VA 22042	1976	25,483 SF
3001 GALLOWS ROAD	049–4–01–0021	STEPHEN OHANIAN ETUX HAYDRO H. DILANIAN ETUX	3001 GALLOWS ROAD FALL CHURCH, VA 22042	1976	23,086 SF
3005 GALLOWS ROAD	049–4–01–0020	STORAGE EQUITIES, INC.	DEPT. PT VA 20447 PO BOX 25025 GLENDALE, CA 91201	1978	42,874 SF
3009 GALLOWS ROAD	049–4–01–0017	McDONALD'S CORPORATION NO 45/073	VAN MANAGEMENT INC. PO BOX 2643 ARLINGTON, VA 22202	1973	33,584 SF

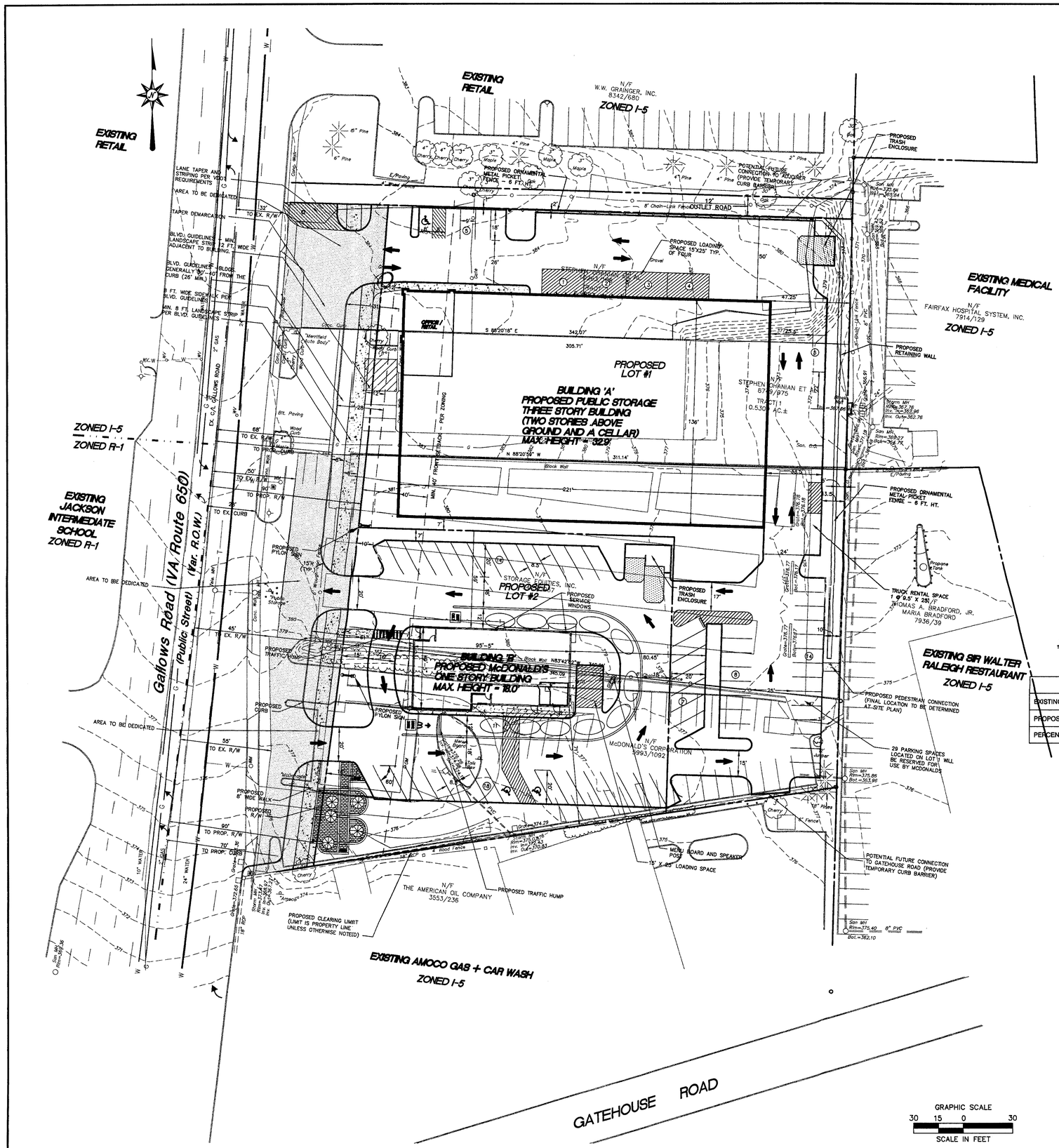
TOTAL:
125,027 SF
2.87 AC.

COMMONWEALTH OF VIRGINIA
ROBERT A. LANDINO
No. 025432
PROFESSIONAL ENGINEER

DATES

ISSUE DATE: APRIL 17, 2001
REVISION: NOVEMBER 20, 2001

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 21 2001
ZONING EVALUATION DIVISION



PARKING TABULATION

REQUIRED SPACES (BUILDING "A"):

3.2 SPACES PER 1000 sq. ft. OFFICE SPACE	500 sq.ft. OFFICE,	2 SPACES
1 SPACE PER EMPLOYEE	2 EMPLOYEES,	2 SPACES
2 SPACES PER RESIDENT MGR.	0 RESIDENT MGR.,	0 SPACES.
1 SPACE PER 200 sq.ft. RETAIL	1000 sq.ft. / 200	5 SPACES
1 SPACE PER 2500 sq.ft. TRUCK RENTAL OPEN RENTAL DISPLAY LOT AREA	712.5 sq.ft./2500	1 SPACES
	TOTAL REQUIRED	10 SPACES

PARKING PROVIDED:

90 DEGREE PARKING SPACES(2.743mX5.486m)(9'X18') =	4 SPACES
PARALLEL PARKING SPACES(2.4m x 6.7m) (8' X 22') =	5 SPACES
VAN ACCESSIBLE PARKING =	1 SPACE
TOTAL PROVIDED =	10 SPACES

REQUIRED SPACES (BUILDING "B"):

1 SPACE PER 2 SEATS (INSIDE & OUTSIDE)	100 SEATS / 2	= 50 SPACES

PARKING PROVIDED: (INCLUDING RESERVED SPACES ON LOT#1)

90 DEGREE PARKING SPACES(2.743m x 5.486m) (9 X 18') =	22 SPACES
60 DEGREE PARKING SPACES(2.6m x 6.096m) (8.5'X 20') = (DEPTH MEASURED PERP. TO AISLE)	37 SPACES
VAN ACCESSIBLE PARKING =	2 SPACES
TOTAL PROVIDED =	61 SPACES

DRIVE-THRU SPACES (BUILDING "B"):

11 STACKING SPACES, 18' LENGTH - REQUIRED
WITH MIN. 5 SPACES DESIGNATED FOR ORDERING STATION

11 STACKING SPACES, 18' LENGTH - PROVIDED

OPEN SPACE TABULATION

LOT #1 - 70,880±
REQ. OPEN SPACE @ 15%
= 10,632 SF
OPEN SPACE SHOWN
= 13,253 SF = 19%

LOT #2 - 36,766 SF±
REQ. OPEN SPACE @ 15%
= 5,515 SF
OPEN SPACE SHOWN
= 8,385 SF = 23%

OVERALL (LOT #1 & LOT #2) - 107,646 SF±
REQ. OPEN SPACE @ 15%
= 16,147 SF
OPEN SPACE SHOWN
= 21,638 SF = 20%

STORMWATER MANAGEMENT

PROPOSED DEVELOPMENT WILL REDUCE RUNOFF FROM THE SITE AS FOLLOWS:

	2	10	100
EXISTING CONDITIONS	9.03 CFS	15.61 CFS	22.42 CFS
PROPOSED CONDITIONS	8.21 CFS	14.87 CFS	21.78 CFS
PERCENT REDUCTION	9.1%	5.1%	2.9%

WATER QUALITY BMP STRUCTURES WILL BE PROVIDED AS SHOWN. ANY REQUIRED STORMWATER DETENTION DEVICES WILL BE PLACED UNDERGROUND.

LOADING SPACE COMPUTATIONS

REQUIRED LOADING: (15' x 25')

BUILDING "A" - USE STD 'A' TOTAL BLDG "A" = 4 SPACES PROVIDED
TOTAL FLOOR AREA = 97,407 sq. ft.
1 SPACE PER 1st 5000 sq. ft. = 1 SPACE
1 SPACE PER ea. 30000 sq. ft. REMAINING
OR MAJOR FRACTION (92,407 / 30,000 = 3.08) = 3 SPACES
TOTAL SPACE REQUIRED = 4 SPACES

BUILDING "B" - USE STD 'D' TOTAL BLDG "B" = 1 SPACE PROVIDED
GROSS FLOOR AREA = 4,440 sq. ft.
1 SPACE PER 1st 10,000 sq. ft. = 1 SPACE
1 SPACE PER ea. 25,000 sq. ft. REMAINING
OR MAJOR FRACTION = 0 SPACES
TOTAL SPACE REQUIRED = 1 SPACE

F.A.R. TABULATION

LOT #1 - TOTAL LOT AREA - 80,058 SF±
TOTAL FLOOR AREA - 90,168 SF
AREA OF CELLAR - 30,056 SF
GROSS FLOOR AREA - 60,112 SF
FLOOR AREA RATIO - 60,112 SF/80,058 SF = 0.75
MAX. PERMITTED FAR = 0.5

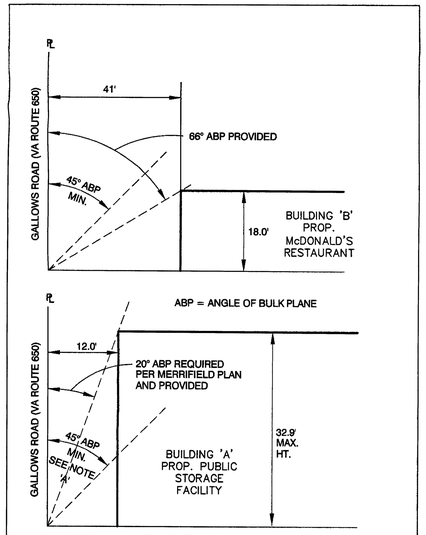
LOT #2 - TOTAL LOT AREA - 44,278 SF±
GROSS FLOOR AREA - 4,440 SF
FLOOR AREA RATIO - 4,440 SF/44,278 SF = 0.10
MAX. PERMITTED FAR = 0.5

COMBINED FAR (LOT#1 & LOT #2)
64,552 SF GROSS FLOOR AREA/124,336 SF LOT AREAS = 0.52
(REQUESTING APPROVAL AS A COORDINATED SITE DEVELOPMENT PLAN.)

IMPERVIOUS AREA

	LOT #1	LOT #2	TOTAL
EX. PAVED AND BLDG AREA (INCLUDING GRAVEL AREA)	75,849 SF	40,815 SF	116,664 SF
EX. IMPERVIOUS AREA	53,179 SF	40,815 SF	93,994 SF
PROP. IMPERVIOUS AREA	65,382 SF	32,893 SF	98,275 SF

* LOT #1 HAS 22,670 SF OF EXISTING GRAVEL - WHICH IS NOT INCLUDED IN THE EXISTING IMPERVIOUS AREA.



ANGLE OF BULK PLANE

N.T.S.

LEGEND

EXISTING

78.5	CONTOUR	E	OVERHEAD ELECTRIC LINES
77.5	SPOT/RIM/INV. ELEVATION	T	OVERHEAD TELEPHONE LINES
	CATCH BASIN/CURB INLET	G	GAS LINE
	UTILITY POLE	W	WATER LINE
	UTILITY POLE WITH GUY WIRE	SS	SANITARY SEWER LINE
W.M.	WATER METER		STORM SEWER
	TREES/WOODS		PROPERTY LINE
	LIGHT POLE		CURB AND GUTTER

PROPOSED

	LIMITS OF CLEARING AND GRADING		
	PROPERTY LINE		
11	STACKING SPACE (9'X18')		AREA TO BE DEDICATED

SEA-80-P-135-3 SP 81 Maylard
~~APPROVED SE~~ / SP PLAN
SEE DEV CONDS DATED 3-15-02
Date of ~~(BOS)~~ (BZA) approval 3-18-02
Sheet 2 of 6

BL Companies
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ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
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No. 025-042
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SPECIAL EXCEPTION PLAT
PROPOSED PUBLIC STORAGE AND McDONALD'S
2955, 3001, 3005, 3009 GALLOWS ROAD
MERRIFIELD, FAIRFAX COUNTY, VIRGINIA

REVISIONS

No.	Date	Desc.
1	08/27/01	Per Staff Comments.
2	11/02/01	Per Staff Comments.
3	11/20/01	Per Staff Comments.

Designed	ACF
Drawn	AJC
Checked	ACF
Approved	ACF
Scale	1"=30'
Project No.	99C567
Date	4/17/01
CAD File	SEC56701.dwg

Title
SPECIAL EXCEPTION PLAT

Sheet No.
SE-1

Xref (s): xc56702, xc56710

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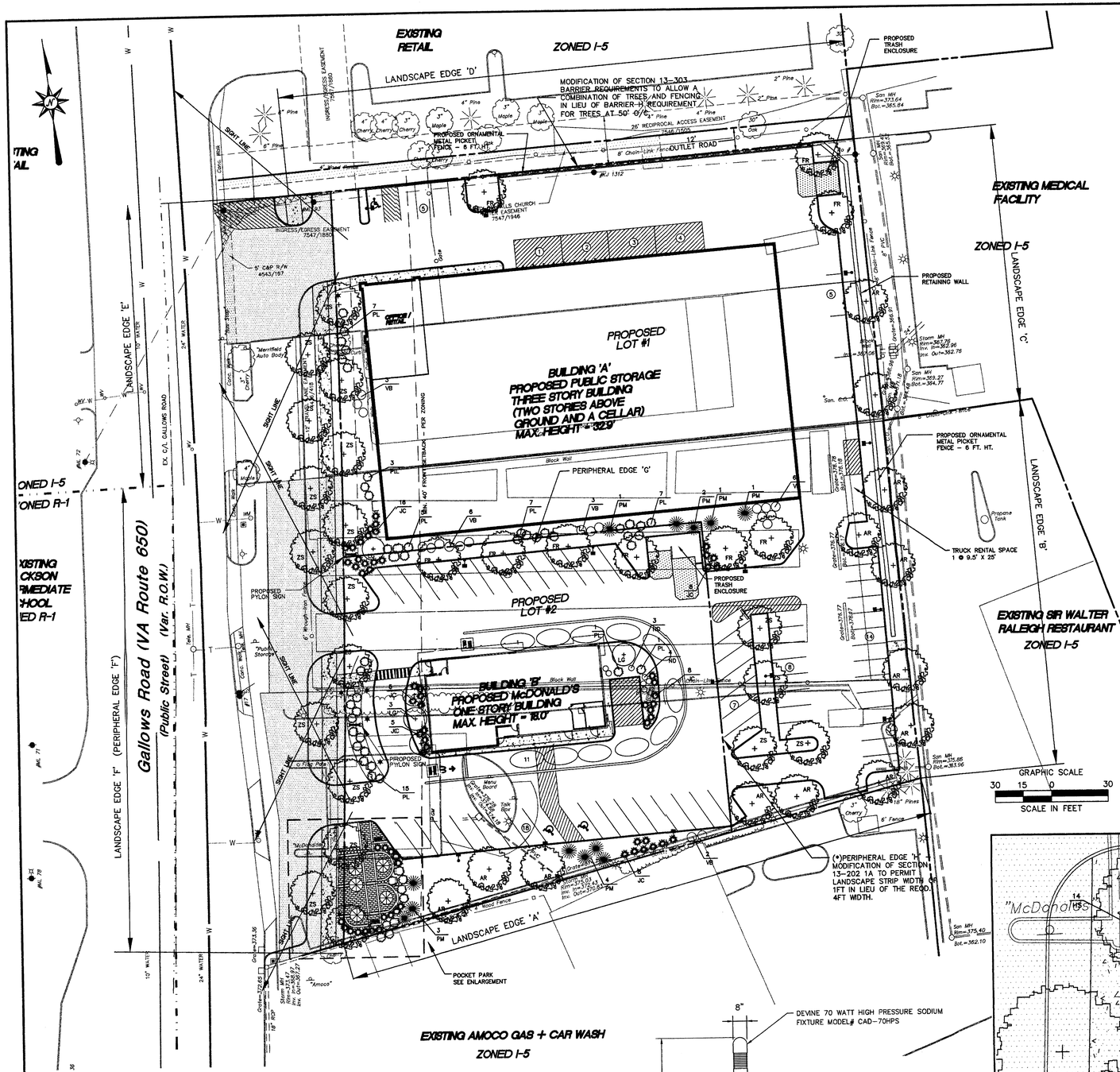
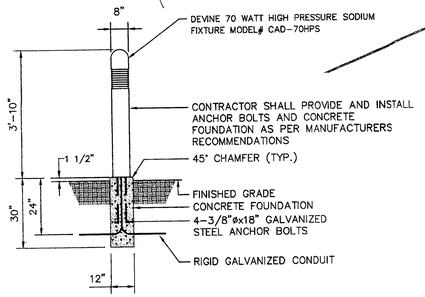


LIGHTING KEY

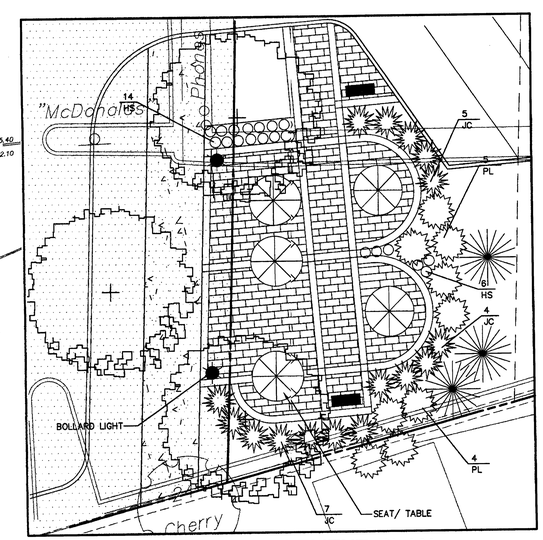
PARKING LIGHT STANDARD

LIGHT BOLLARD



8" ROUND LIGHT BOLLARD

N.T.S.



ENLARGEMENT PLAN

SCALE 1"=10'

LANDSCAPE PLANT SCHEDULE

TREES

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
AR	13	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	B&B	2 1/2"-3" CAL.	UNIFORM, WELL DEV., 7' MIN. BRANCH HT.
FR	9	FRAXINUS PENSYLVANICA 'PATMORE'	PATMORE GREEN ASH	B&B	2 1/2"-3" CAL.	UNIFORM, WELL DEV., 7' MIN. BRANCH HT.
ZS	19	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	B&B	2 1/2"-3" CAL.	UNIFORM, WELL DEV., 7' MIN. BRANCH HT.
PM	12	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	CONT.	4' HT.	NOT TO BE SHEARED
LG	5	LAGERSTROEMIA INDICA 'SIOUX'	SIOUX CRAPEMYRTLE	B&B	6' HT.	MULTI-STEM

SHRUBS

HS	20	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#5 CONT.	2 FAN-HEAVY	24" O.C.
JC	63	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC SHORE JUNIPER	CONT.	18"-24" SPR.	4' O.C.
ND	7	NANDINA DOMESTICA	HEAVENLY BAMBOO	CONT.	24-30" HT.	4' O.C.
PL	54	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	DWARF CHERRY LAUREL	CONT.	18"-24" SPR.	4' O.C.
VB	20	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	CONT.	30"-36" HT.	5' O.C.

NOTE: Final Species of vegetation will be determined at time of Site Plan in coordination with the urban forester.

TREE COVER REQUIREMENTS

KEY	LOT 1	LOT 2	OVERALL
TOTAL LOT AREA	76,409 SF	40,937 SF	117,346 SF
BUILDING FOOTPRINT AREA	30,056 SF	4,440 SF	34,496 SF
ADJUSTED GROSS SITE AREA	43,940 SF	36,497 SF	80,437 SF
10% TREE COVER REQUIRED	4,394 SF	3,650 SF	8,044 SF
TREE COVER PROVIDED			9709 SF

AR - 236.8 X 13 = 3,078.4 S.F.
FR - 236.8 X 9 = 2,131.2 S.F.
ZS - 236.8 X 19 = 4,499.2 S.F.

TOTAL COVERAGE = 9,708.8 S.F.

TRANSITIONAL SCREENING AND BARRIERS

EDGE	ADJOINING USE	BARRIER TYPE	LENGTH	REQUIRED	PROPOSED
A	SERVICE STATION	H*	340'	7 TREES	7 - 2 1/2" CAL. TREES (12-14 FT. HT.)
B	RESTAURANT (EATING EST.)	H*	190'	4 TREES	4 - 2 1/2" CAL. TREES (12-14 FT. HT.)
C	MEDICAL CARE FACILITY	H*	149'	3 TREES	3 - 2 1/2" CAL. TREES (12-14 FT. HT.)
D	RETAIL	H*	300'	6 TREES	3 - 2 1/2" CAL. TREES (12-14 FT. HT.) AND FENCING-SUBJECT TO MODIFICATION APPROVAL
E	RETAIL	H*	150'	3 TREES	5 - 2 1/2" CAL. TREES (12-14 FT. HT.)
F	SCHOOL (INTERMEDIATE)	N/A	250'	N/A	10 - 2 1/2" CAL. TREES (12-14 FT. HT.)

(*)BARRIER H SHALL CONSIST OF ONE ROW OF 6 FOOT TREES AVERAGING 50 FEET ON CENTERS.

PERIPHERAL PARKING LOT LANDSCAPING
FOR PARKING LOTS CONTAINING 20 OR MORE SPACES.

EDGE	REQUIRED	PROPOSED
F*	1 TREE FOR EVERY 40 FEET 250 L.F.= 7 TREES	10 TREES
G**	1 TREE FOR EVERY 50 FEET 210 L.F.=5 TREES	5 TREES
H**	1 TREE FOR EVERY 50 FEET 165 L.F.=4 TREES	4 TREES

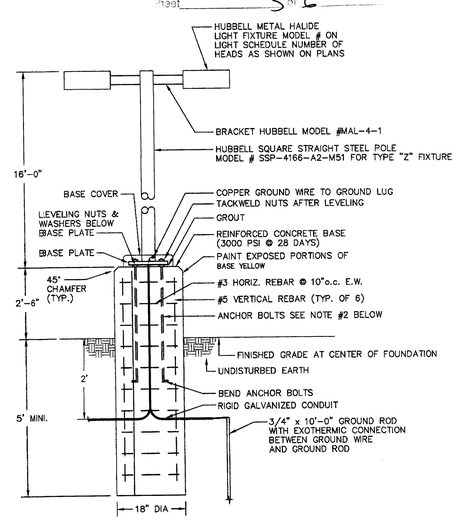
* WHEN A PROPERTY LINE ABUTS LAND IN THE RIGHT-OF WAY OF A STREET (MIN. WIDTH 10FT)

** WHEN A PROPERTY LINE ABUTS LAND NOT IN THE RIGHT-OF WAY OF A STREIET (MIN. WIDTH 4FT)

INTERIOR PARKING LOT LANDSCAPING
FOR PARKING LOTS CONTAINING 20 OR MORE SPACES.

	PARKING LOT AREA	REQUIRED AREA - 5%	AREA PROVIDED
LOT #1	26,733 SF	1,337 SF	1,655 SF = 6%
LOT #2	21,962 SF	1,098 SF	2,217 SF = 10%
TOTAL	48,695 SF	2,435 SF	3,872 SF = 8%

SEA 80-P-1353 Staff Maryland
~~APPROVED SE~~ / SP PLAN
SEE DEV CONDS DATED 3-15-02
Date of (BOS) (BZA) approval 3-18-02
Sheet 3 of 6



NOTES:
1. FOUNDATIONS MAY BE REVISED BASED ON SOIL CONDITIONS AS APPROVED BY THE ENGINEER.
2. ANCHOR BOLTS FURNISHED WITH POLE, BOLT PATTERN, SIZE AND LENGTH AS SPECIFIED BY MANUFACTURER.

LIGHT POLE AND BASE

NOT TO SCALE

Lstan5.dwg

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COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER

LANDSCAPE AND LIGHTING PLAN
PROPOSED PUBLIC STORAGE AND McDONALD'S
2955, 3001, 3005, 3009 GALLOWS ROAD
MERRIFIELD, FAIRFAX COUNTY, VIRGINIA

REVISIONS No.	Date	Desc.
1	08/27/01	Per Staff Comments.
2	11/07/01	Per Staff Comments.
3	11/20/01	Per Staff Comments.

Designed	TGK
Drawn	AJC
Checked	ACF
Approved	ACF
Scale	1"=30'
Project No.	99C567
Date	4/17/01
CAD File	LLC56701.dwg

Title
SITE LANDSCAPE & LIGHTING PLAN

Sheet No.
LL-1

Xref (s): XRC56702, XRC56710, XLC56701

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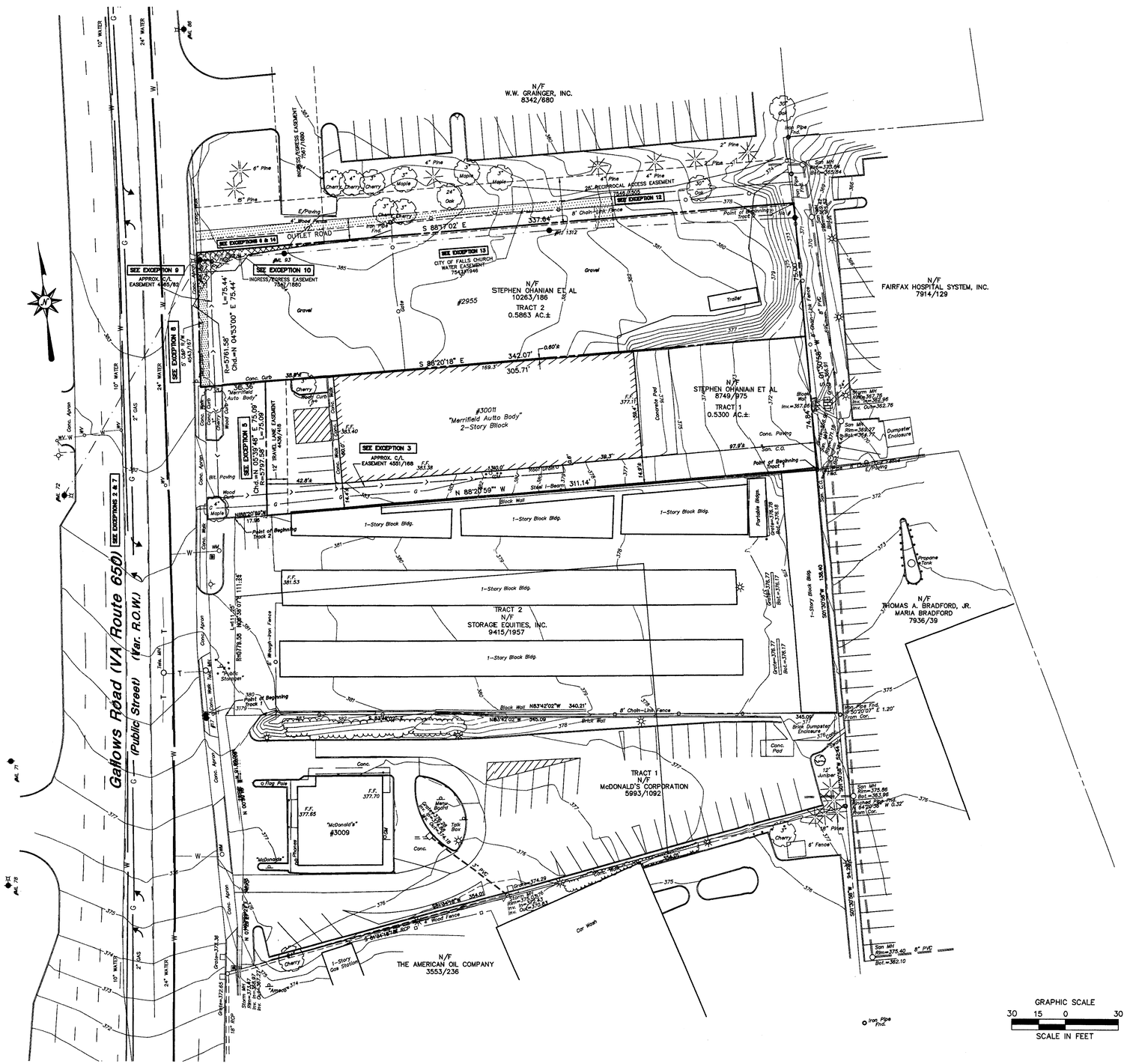

GENERAL NOTES

1. NORTH ARROW AND BEARINGS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM AS DETERMINED FROM THE FOLLOWING:

   STA. GALLOWS NO. 50 N 439193.9785 E 2362260.3921
   STA. BELTWAY NO. 50 N 439075.5157 E 2364228.5375

2. ELEVATIONS AND CONTOURS ARE BASED ON F.F. ELEVATION OF MERRIFIELD AUTO BODY TAKEN FROM SITE PLAN – ELEV. 383.40
3. LOCATIONS BASED ON FIELD SURVEY BY BARAKOS–LANDINO SURVEY, INC. ON DECEMBER 28, 1999 TO JANUARY 6, 2000.
4. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF 500–YEAR FLOODPLAIN) AS DEPICTED ON F.I.R.M. COMMUNITY–PANEL NO. 515525 0079 D DATED MARCH 5, 1990 FOR FAIRFAX COUNTY, VIRGINIA.
5. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND COMPILED FROM FIELD LOCATION AND MAPPING FROM THE APPROPRIATE UTILITY AGENCIES. THEY ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
6. EXISTING CONDITIONS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE PARCELS INVOLVED.

LEGEND

- Property Line
- Easement Line
- Water Line
- Gas Line
- Telephone Line
- Electric Line
- Overhead Wires
- Chain Link Fence
- Wood Fence
- Utility Pole
- Utility Pole W/ Light
- Light Pole
- Steel Span Pole
- Controller
- Hand Hole
- Pedestal Traffic Signal
- Hydrant
- Water Valve
- Gas Valve
- Monitoring Well
- Boring
- Filler Cap
- Bollard
- Sign
- Deciduous Tree
- Coniferous Tree

SEA-80-P-135-3 Staff MM (w/d)
~~APPROVED~~ SE / SP PLAN
SE DEV CONDS DATED 3-15-02
~~BOS~~ (BZA) approval 3-18-02
Sheet 4 of 6

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COMMONWEALTH OF VIRGINIA
ROSETTA LANDINO
No. 035337
PROFESSIONAL ENGINEER

EXISTING CONDITIONS
PROPOSED PUBLIC STORAGE AND McDONALD'S
2955, 3001, 3005, 3009 GALLOWS ROAD
MERRIFIELD, FAIRFAX COUNTY, VIRGINIA

No.	Date	REVISIONS Desc.

Designed	TK
Drawn	AJC
Checked	TK
Approved	ACF
Scale	1"=30'
Project No.	99C567
Date	4/17/01
CAD File	EX56701.DWG

Title
EXISTING CONDITIONS

Sheet No.
EX-1

Xref (s): XRC56701

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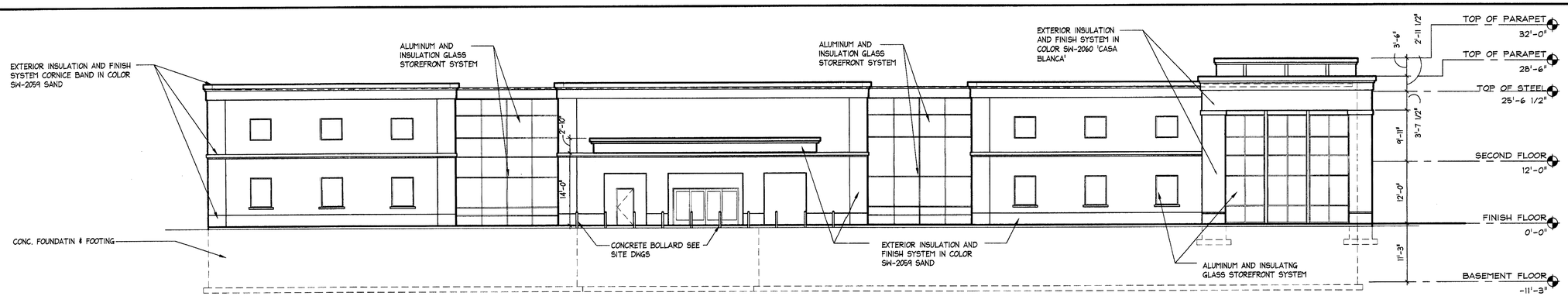
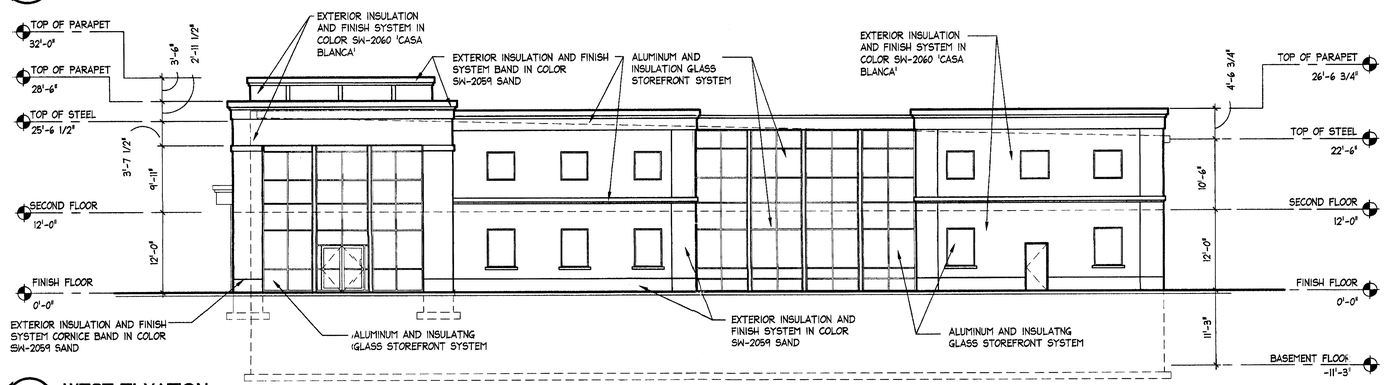


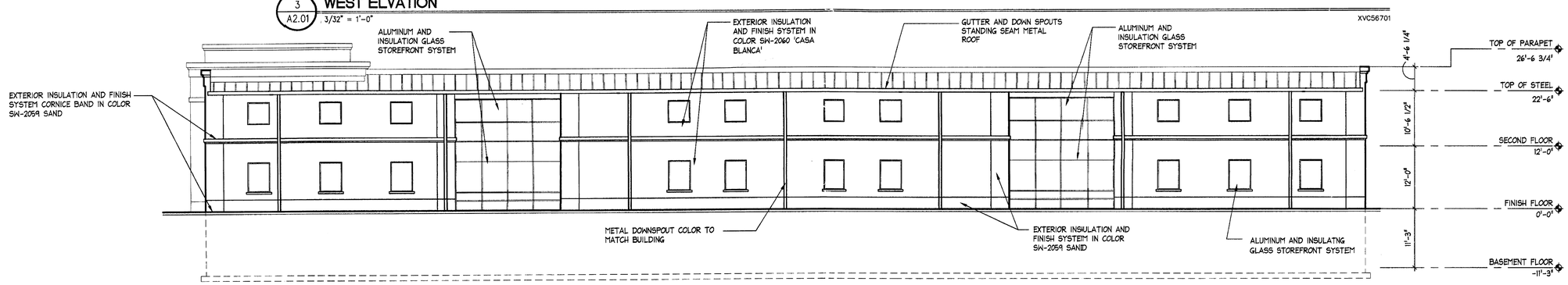
4 A2.01 **NORTH ELEVATION** 3/32" = 1'-0"

XVC56701



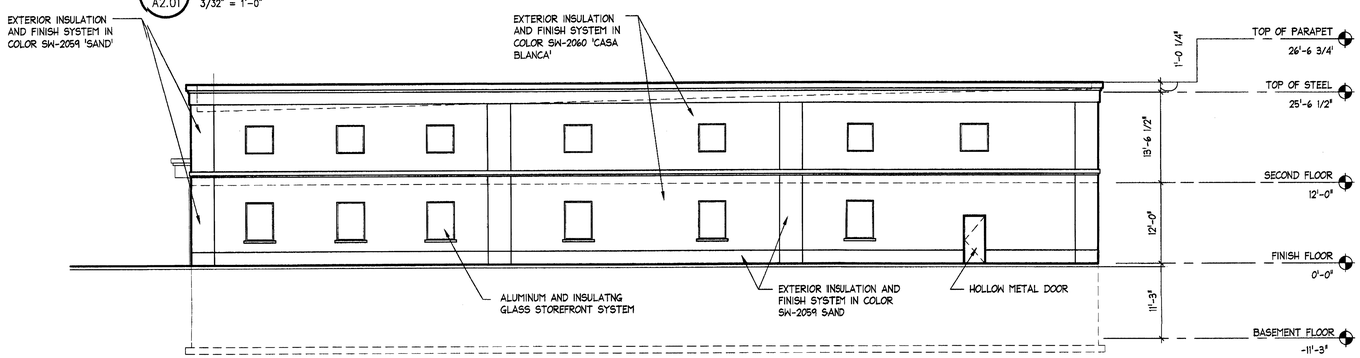
3 A2.01 **WEST ELVATION** 3/32" = 1'-0"

XVC56701



2 A2.01 **SOUTH ELEVATION** 3/32" = 1'-0"

XVC56701



1 A2.01 **EAST ELEVATION** 3/32" = 1'-0"

XVC56701

~~SEA-00-P-135-3~~ Stair Maryland
~~APPROVED SE~~ / SP PLAN
SEE DEV CONDS DATED 3-15-02
Date of ~~BOSP~~ (BZA) approval 3-18-02
Sheet 5 of 6

COMMONWEALTH OF VIRGINIA
ROBERT A. LANDINO
No. 23823
PROFESSIONAL ENGINEER

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Public Storage

PUBLIC STORAGE FACILITY
GALLOWS ROAD
CLIMATE CONTROLLED STORAGE
MERRIFIELD, FAIRFAX COUNTY, VIRGINIA

REVISIONS

No.	Date	Desc.

Drawing Title
PUBLIC STORAGE EXTERIOR ELEVATIONS

Scale
Project No. 99C567
Date 8/27/01

Sheet No.
A2.01

Xref (s): XXXXXXX

AC567201

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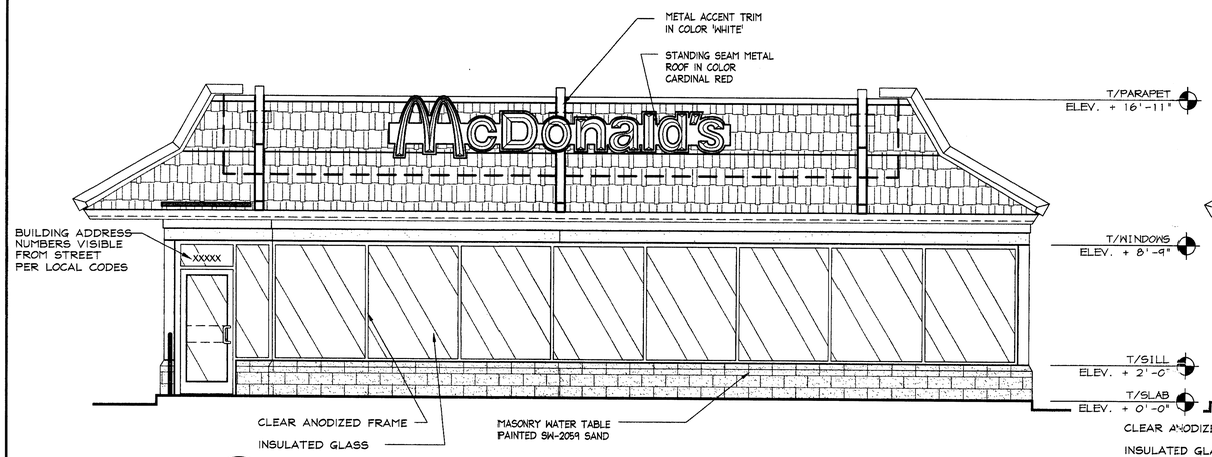
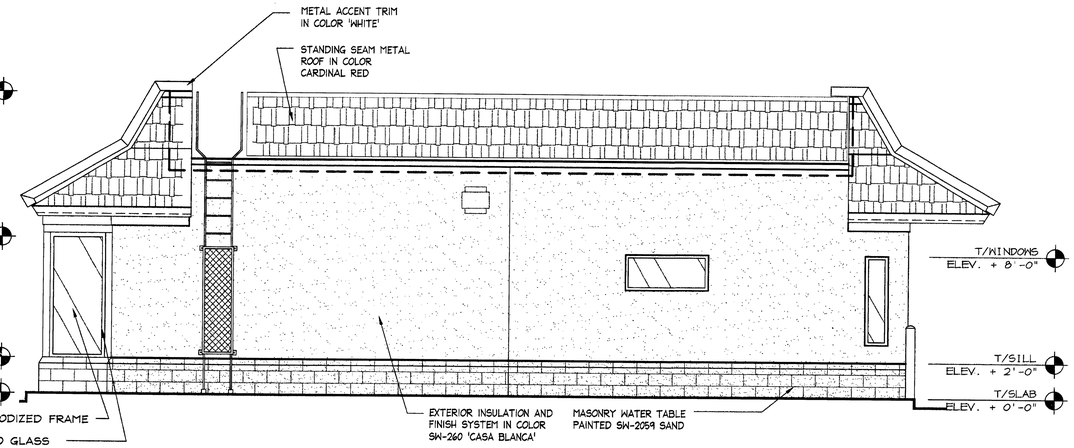


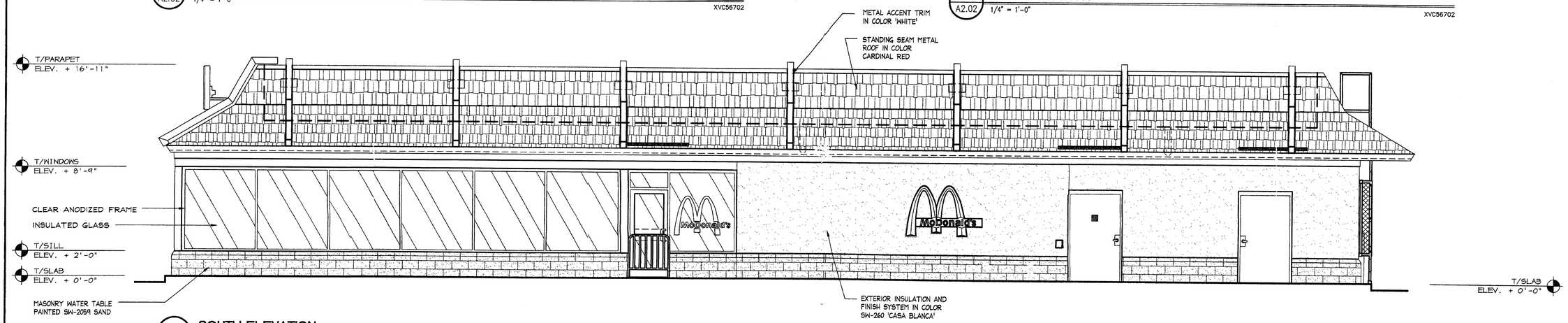
4 A2.02 **WEST ELEVATION**
1/4" = 1'-0"

XVC56702



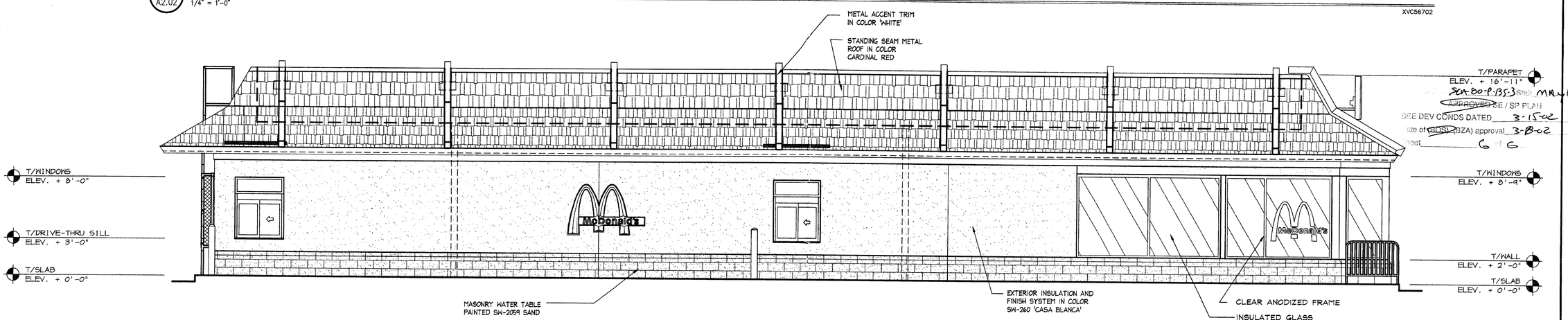
3 A2.02 **EAST ELVATION**
1/4" = 1'-0"

XVC56702



2 A2.02 **SOUTH ELEVATION**
1/4" = 1'-0"

XVC56702



1 A2.02 **NORTH ELEVATION**
1/4" = 1'-0"

XVC56702

SP-00-P-B5-3 Staff Mauland
~~APPROVED~~ SE / SP PLAN
SEE DEV CONDS DATED 3-15-02
Date of (BOS / BZA) approval 3-18-02
Sheet 6 of 6

ROBERT A. LANDINO
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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REVISIONS
No. Date Desc.

Drawing Title
MCDONALD'S EXTERIOR ELEVATIONS

Scale
Project No. 99C567
Date 8/27/01

Sheet No.
A2.02

Xref (s): XXXXXXX

AC567201