

McDONALD'S SPECIAL EXCEPTION PLAT

13003 LEE JACKSON MEMORIAL HIGHWAY
FAIRFAX, FAIRFAX COUNTY, VIRGINIA

TM #45-1 ((1)) 10F PT.*

UTILITY CONTACT INFORMATION:

TELEPHONE

VERIZON
2980 FAIRVIEW PARK DR.
6TH FLOOR
FALLS CHURCH, VA 22042
CONTACT: NOEL ATIENZA
(703) 204-9497

SEWER

FAIRFAX COUNTY DPWS
12055 GOVERNMENT CENTER PKWY.
SUITE 358
FAIRFAX, VA 22035
CONTACT: ROBERT CARTER
(703) 324-5015 x45016

ELECTRIC

DOMINION VIRGINIA POWER
11133 MAIN STREET
FAIRFAX, VA 22030
CONTACT: STEVE GALLAGHAN
(703) 490-2893

WATER

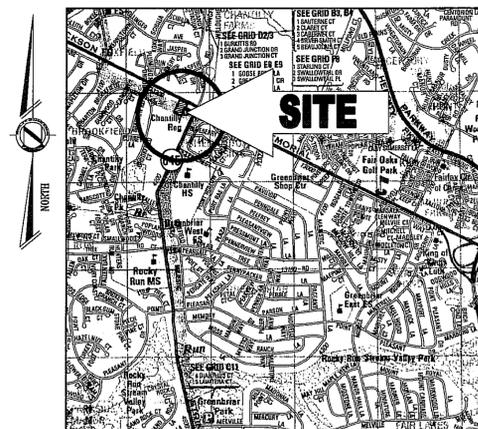
FAIRFAX COUNTY WATER AUTHORITY
8560 ARLINGTON BOULEVARD
MERRIFIELD, VA 22116
CONTACT: MIKE JENKINS
(703) 289-6358

GAS

WASHINGTON GAS
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
CONTACT: CARLOS GUZMAN
(703) 750-4745

DRAINAGE & STORMWATER

FAIRFAX COUNTY DPWS
12055 GOVERNMENT CENTER PKWY.
SUITE 358
FAIRFAX, VA 22035



LESSEE/DEVELOPER
McDONALD'S CORPORATION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MD 20817
CONTACT: JOHN EIDBERGER
PHONE: (240) 497-3650

OWNER
USRP I, LLC
P.O. BOX 790830
CARE PROPERTY TAX DEPARTMENT
SAN ANTONIO, TX 78279

PREPARED BY:



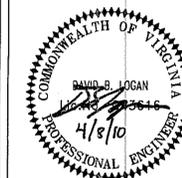
22630 DAVIS DRIVE
SUITE 200
STERLING, VIRGINIA 20164
PH: (703) 709-9500
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BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS SURVEYORS PROJECT MANAGERS ENVIRONMENTAL ENGINEERS LANDSCAPE ARCHITECTS

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PLAN SCALE: NOT TO SCALE

STREET ADDRESS
13003 LEE JACKSON MEMORIAL HIGHWAY

CITY FAIRFAX STATE VA

COUNTY FAIRFAX COUNTY

REGIONAL DWG. NO S075017 PLAN DESCRIPTION COVER SHEET

CAD FILE: S075017SE3

PLAN APPROVALS	DATE	DATE	BY
SIGNATURE (2 REQUIRED)			
REGIONAL MGR.			
CONSULT. MGR.			
OPERATING DEPT.			
REAL ESTATE DEPT.			
CONTRACTOR			
OWNER			
STATUS	DATE	BY	
PRELIMINARY	12/17/08	AB	
PLAN CHECKED			
AS-BUILT			

RECEIVED
APR 09 2010
Zoning & Planning Division

WAIVERS/MODIFICATIONS ARE HEREBY REQUESTED FOR EACH OF THE REQUIREMENTS LISTED BELOW:

CODE	SECTION	REQUIREMENT	PROVIDED
PUBLIC FACILITIES MANUAL/COMPREHENSIVE PLAN	8-0202.2A	CONSTRUCTION OF AN 8-FOOT ASPHALT OR CONCRETE MAJOR PAVED TRAIL ALONG THE LEE JACKSON HIGHWAY FRONTAGE IN ACCORDANCE WITH THE COUNTYWIDE TRAILS PLAN	MODIFICATION TO PROVIDE A 5-FOOT CONCRETE SIDEWALK ALONG THE FRONTAGE
PUBLIC FACILITIES MANUAL/COMPREHENSIVE PLAN	8-0202.2A	CONSTRUCTION OF AN ON-ROAD BIKE ROUTE ALONG LEE JACKSON HIGHWAY IN ACCORDANCE WITH THE COUNTYWIDE TRAILS PLAN	EXCLUSION OF AN ON-ROAD BIKE ROUTE
ZONING ORDINANCE	13-302	4' LANDSCAPE STRIP BETWEEN THE PARKING LOT AND THE ADJACENT PROPERTY LINE ON THE EAST SIDE OF THE SITE	1' LANDSCAPE STRIP TO THE EAST 1' LANDSCAPE STRIP TO THE WEST 2' LANDSCAPE STRIP TO THE SOUTH
ZONING ORDINANCE	13-302/13-303	TRANSITIONAL SCREENING TYPE 3 AND BARRIER TYPE E, F OR G PROVIDED ALONG THE NORTH SIDE OF THE SITE WHERE ADJACENT TO A SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT	EXCLUSION OF TRANSITIONAL SCREENING AND BARRIER

"GREENBRIAR"
L/C# 045-0145

LEGEND

FOR ENTIRE PLAN SET (NOT TO SCALE)

EXISTING	PROPOSED
EXISTING NOTE	PROPOSED NOTE
TYPICAL NOTE TEXT	TYPICAL NOTE TEXT
ONSITE PROPERTY LINE / R.O.W. LINE	ONSITE PROPERTY LINE / R.O.W. LINE
NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE
EASEMENT LINE	EASEMENT LINE
SETBACK LINE	SETBACK LINE
CONCRETE CURB & GUTTER	CONCRETE CURB & GUTTER
TYPICAL LIGHT	TYPICAL LIGHT
ACORN LIGHT	ACORN LIGHT
TYPICAL SIGN	TYPICAL SIGN
PARKING COUNTS	PARKING COUNTS
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATIONS	SPOT ELEVATIONS
SANITARY LABEL	SANITARY LABEL
STORM LABEL	STORM LABEL
SANITARY SEWER LATERAL	SANITARY SEWER LATERAL
UNDERGROUND WATER LINE	UNDERGROUND WATER LINE
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE	UNDERGROUND GAS LINE
OVERHEAD WIRE	OVERHEAD WIRE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
UNDERGROUND CABLE LINE	UNDERGROUND CABLE LINE
STORM SEWER	STORM SEWER
SANITARY SEWER MAIN	SANITARY SEWER MAIN
HYDRANT	HYDRANT
SANITARY MANHOLE	SANITARY MANHOLE
STORM MANHOLE	STORM MANHOLE
WATER METER	WATER METER
WATER VALVE	WATER VALVE
GAS VALVE	GAS VALVE
GAS METER	GAS METER
TYPICAL END SECTION	TYPICAL END SECTION
HEADWALL OR ENDWALL	HEADWALL OR ENDWALL
YARD INLET	YARD INLET
CURB INLET	CURB INLET
CLEAN OUT	CLEAN OUT
ELECTRIC MANHOLE	ELECTRIC MANHOLE
TELEPHONE MANHOLE	TELEPHONE MANHOLE
ELECTRIC BOX	ELECTRIC BOX
ELECTRIC PEDESTAL	ELECTRIC PEDESTAL
MONITORING WELL	MONITORING WELL
TEST PIT	TEST PIT
BENCHMARK	BENCHMARK
BORING	BORING
UTILITY POLE W/LIGHT	UTILITY POLE W/LIGHT
POLE LIGHT	POLE LIGHT
TRAFFIC LIGHT	TRAFFIC LIGHT
UTILITY POLE	UTILITY POLE

MISS UTILITY

BEFORE YOU DIG CALL 811 IN VA OR 1-800-552-7001

PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

THE CONTRACTOR TO CALL 811 UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

* ADDRESS OF TAX MAP PARCEL #45-1 ((1)) 10F PER TAX RECORDS IS 13035B LEE JACKSON MEMORIAL HIGHWAY.

GENERAL NOTES:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	4/10/09	REVISED PER COUNTY COMMENTS	ASF	
2	8/13/09	REVISED PER COUNTY COMMENTS	B.G.	
3	9/02/09	REVISED PER COUNTY COMMENTS	B.S.	
4	4/09/10	REVISED PER CLIENT COMMENTS	ASF	

FINAL PLAN SIGNATURES

P.M. _____
G.C. _____
O/O _____

McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

6903 ROCKLEDGE DRIVE, SUITE 1100, BETHESDA, MD 20817

OFFICE ADDRESS

DATE	
SIGNATURE (2 REQUIRED)	
REGIONAL MGR.	
CONSULT. MGR.	
OPERATING DEPT.	
REAL ESTATE DEPT.	
CONTRACTOR	
OWNER	
STATUS	DATE
PRELIMINARY	12/17/08
PLAN CHECKED	
AS-BUILT	

SURVEY NOTES:

- PROPERTY IS KNOWN AS PART OF LOT 1, GREENBRIAR TOWN CENTER, AS RECORDED IN DEED BOOK 7811 AT PAGE 1053, AND BEING KNOWN AS THE LANDS OF USRP 1, LLC AS RECORDED IN DEED BOOK 15531 AT PAGE 896, AND IS SUBJECT TO A LEASEHOLD WITH MCDONALD'S CORPORATION, AS RECORDED IN DEED BOOK 4617 AT PAGE 66, AMENDED IN D.B. 10794 PG. 1852, ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, AND HAVING A TAX MAP NUMBER OF 0451 01 0010F.
- AREA = 35,000 SQUARE FEET OR 0.8035 ACRES.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGAIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BOHLER ENGINEERING AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A LIMITED REPORT OF TITLE: FILE NO. 07-002482 / 11148521, PREPARED BY LANDAMERICA FINANCIAL GROUP, INC., ISSUING THROUGH ITS SUBSIDIARY COMMONWEALTH LAND TITLE INSURANCE COMPANY. THE AFORESAID ENTITIES HAVE EXAMINED THE TITLE TO THE LAND DESCRIBED FROM APRIL 15, 1999 TO NOVEMBER 28, 2007. BOHLER ENGINEERING HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:
 - MEMORANDUM OF LEASE WITH VIRGINIA ALCOHOLIC BEVERAGE CONTROL BOARD RECORDED IN DEED BOOK 15216, PAGE 1103. NOT SURVEY RELATED.
 - EASEMENT GRANTED TO FAIRFAX COUNTY WATER AUTHORITY RECORDED IN DEED BOOK 1874, PAGE 1457; DOES NOT AFFECT THE SUBJECT LEASE PARCEL, EASEMENT IS LOCATED SOUTHWEST OF SUBJECT PARCEL.
 - AGREEMENT OF RESTRICTIVE COVENANT (RESTRICTION ON LEASEHOLD INTEREST) RECORDED IN DEED BOOK 19624 AT PAGE 39; BENEFITS THE SUBJECT LEASE PARCEL, NOT PLOTTABLE, GENERAL IN NATURE.
 - DEED OF TRUST BY USRP 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SECURING JP MORGAN CHASE BANK, N.A., RECORDED IN DEED BOOK 17738, PAGE 783; ASSIGNMENT OF DEED OF TRUST RECORDED IN DEED BOOK 18316, PAGE 339; NOT SURVEY RELATED.
 - ASSIGNMENT OF LEASES AND RENTS RECORDED IN DEED BOOK 17738, PAGE 857; AND ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS RECORDED IN DEED BOOK 18316, PAGE 343; NOT SURVEY RELATED.
 - UCC FINANCING STATEMENT, USRP 1, LLC (DEBTOR) FILED SEPTEMBER 13, 2005 AS FILE NO. 09-001110, AS AMENDED BY FINANCING STATEMENT AMENDMENT FILED MARCH 22, 2006 AS FILE NO. 09-000383; NOT SURVEY RELATED.
 - UCC FINANCING STATEMENT, MANASSAS DONUT INCORPORATED (DEBTOR) FILED SEPTEMBER 29, 2004 AS FILE NO. 04-001616; NOT SURVEY RELATED.
- THIS SURVEY IS ALSO PREPARED WITH REFERENCE TO A POLICY OF TITLE INSURANCE, POLICY NO. 138-00-024697, ISSUED BY LAWYERS TITLE INSURANCE CORPORATION WITH A DATE OF POLICY OF APRIL 15, 1999. BOHLER ENGINEERING HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:

NOTE: EXCEPTIONS 1-16 AFFECT PARCEL I:

 - RESTRICTIVE COVENANT AGREEMENT RECORDED IN DEED BOOK 3188, PAGE 737, AND AS NOTED ON PLAT ENTITLED "IMPROVEMENT SURVEY, MCDONALD'S LEASE PARCEL ON PART OF LOT 1, GREENBRIAR TOWN CENTER, SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA" PREPARED BY PATTON HARRIS RUST & ASSOCIATES, LAST REVISED MAY 14, 1999 (THE "SURVEY"); AFFECTS THE SUBJECT LEASE PARCEL, GENERAL IN NATURE, SURVEY MATTERS SHOWN.
 - DECLARATION OF IMPOSITION OF RESTRICTIONS RECORDED IN DEED BOOK 3266, PAGE 667, AND AS NOTED ON THE SURVEY; AFFECTS THE SUBJECT LEASE PARCEL, NOT PLOTTABLE, GENERAL IN NATURE.
 - EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 586, PAGE 246, AND AS SHOWN ON THE SURVEY; MAY AFFECT THE SUBJECT LEASE PARCEL, NOT PLOTTABLE, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT.
 - EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 4709, PAGE 818, AND AS SHOWN ON THE SURVEY.

NOTE: BRICK AND CONCRETE SIDEWALK AND STAIRS ENCRACH UPON SAID EASEMENT; AFFECTS THE SUBJECT LEASE PARCEL, SHOWN.
 - EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 7907, PAGE 664, AND AS SHOWN ON THE SURVEY; AFFECTS THE SUBJECT LEASE PARCEL, SHOWN.
 - EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 7907, PAGE 667, AND AS SHOWN ON THE SURVEY; AFFECTS THE SUBJECT LEASE PARCEL, SHOWN.
 - EASEMENT(S) TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY RECORDED IN DEED BOOK 7884, PAGE 1782, AND AS SHOWN ON THE SURVEY; AFFECTS THE SUBJECT LEASE PARCEL, SHOWN.
 - AGREEMENT WITH THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA RECORDED IN DEED BOOK 3155, PAGE 701, AND AS SHOWN ON THE SURVEY; AFFECTS THE SUBJECT LEASE PARCEL, SHOWN.
 - AGREEMENT WITH THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA RECORDED IN DEED BOOK 3423, PAGE 561, AND AS SHOWN ON THE SURVEY; AFFECTS THE SUBJECT LEASE PARCEL, SHOWN.
 - STORM WATER DETENTION AGREEMENTS RECORDED IN:
 - DEED BOOK 5278, PAGE 630; AFFECTS THE SUBJECT LEASE PARCEL, NOT PLOTTABLE, GENERAL IN NATURE.
 - DEED BOOK 6247, PAGE 84; AFFECTS THE SUBJECT LEASE PARCEL, NOT PLOTTABLE, GENERAL IN NATURE.
 - DEED BOOK 7797, PAGE 956, AND AS NOTED ON THE SURVEY; AFFECTS THE SUBJECT LEASE PARCEL, NOT PLOTTABLE, GENERAL IN NATURE.
 - RECIPROCAL EASEMENT AGREEMENT RECORDED IN:
 - DEED BOOK 8208, PAGE 626; AFFECTS THE SUBJECT LEASE PARCEL, NOT PLOTTABLE, GENERAL IN NATURE.
 - AS AMENDED AND CONFIRMED BY AMENDMENT AND CONFIRMATION OF RECIPROCAL EASEMENT AGREEMENT RECORDED IN DEED BOOK 10109, PAGE 888, AND AS NOTED ON THE SURVEY; AFFECTS THE SUBJECT LEASE PARCEL, NOT PLOTTABLE, GENERAL IN NATURE.
 - COVENANTS CONTAINED IN PLUMBING AGREEMENTS RECORDED IN:
 - DEED BOOK 7672, PAGE 1831; DOES NOT AFFECT THE SUBJECT LEASE PARCEL, BUILDINGS ARE LOCATED SOUTHWEST OF SUBJECT PARCEL.
 - DEED BOOK 7740, PAGE 900; DOES NOT AFFECT THE SUBJECT LEASE PARCEL, BUILDINGS ARE LOCATED SOUTHWEST OF SUBJECT PARCEL.
 - DEED BOOK 7740, PAGE 901; DOES NOT AFFECT THE SUBJECT LEASE PARCEL, BUILDINGS ARE LOCATED SOUTHWEST OF SUBJECT PARCEL.
 - DEED BOOK 7740, PAGE 902; DOES NOT AFFECT THE SUBJECT LEASE PARCEL, BUILDINGS ARE LOCATED SOUTHWEST OF SUBJECT PARCEL.
 - DEED BOOK 7740, PAGE 903; DOES NOT AFFECT THE SUBJECT LEASE PARCEL, BUILDINGS ARE LOCATED SOUTHWEST OF SUBJECT PARCEL.
 - DEED BOOK 7740, PAGE 904; DOES NOT AFFECT THE SUBJECT LEASE PARCEL, BUILDINGS ARE LOCATED SOUTHWEST OF SUBJECT PARCEL.
 - DEED BOOK 7740, PAGE 905; DOES NOT AFFECT THE SUBJECT LEASE PARCEL, BUILDINGS ARE LOCATED SOUTHWEST OF SUBJECT PARCEL.

SURVEY NOTES CONT'D:

- DEED OF TRUST AND SECURITY AGREEMENT FROM COMBINED PROPERTIES / GREENBRIAR LIMITED PARTNERSHIP, A DISTRICT OF COLUMBIA LIMITED PARTNERSHIP, TO WILLIAM H. NORTON, TRUSTEE, DATED JULY 1, 1992 AND RECORDED JULY 31, 1992 IN DEED BOOK 8208, PAGE 688. ABSOLUTE ASSIGNMENT OF LEASES AND RENTS RECORDED JULY 31, 1992 IN DEED BOOK 8208, PAGE 684. CONSENT TO TRANSFER AND AMENDMENT TO NOTE AND DEED OF TRUST RECORDED MAY 21, 1999 IN DEED BOOK 9706, PAGE 867, BY AND BETWEEN ACQUIPORT MIDATLANTIC RETAIL, INC., A DELAWARE CORPORATION, COMBINED PROPERTIES / GREENBRIAR LIMITED PARTNERSHIP, A DISTRICT OF COLUMBIA LIMITED PARTNERSHIP, THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY AND WILLIAM H. NORTON, TRUSTEE. NON-DISTURBANCE AND ATTORNEY AGREEMENT BY AND BETWEEN THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, WILLIAM H. NORTON, TRUSTEE AND MCDONALD'S CORPORATION DATED MARCH 25, 1999 AND RECORDED APRIL 15, 1999 IN DEED BOOK 10675, PAGE 1281; NOT SURVEY RELATED.
- 40' BUILDING RESTRICTION LINE, AND OVERHEAD ELECTRIC, TELEPHONE, TV CABLE WIRES, ALL AS SHOWN ON THE SURVEY, SEE CURRENT SURVEY.
- TERMS, PROVISIONS, CONDITIONS AND COVENANTS AS SET FORTH IN LEASE DATED DECEMBER 19, 1975 BY AND BETWEEN GREENBRIAR 50 LIMITED PARTNERSHIP AND FRANCHISE REALTY INTERSTATE CORPORATION, AS EVIDENCED BY A MEMORANDUM OF LEASE DATED JUNE 17, 1976 AND RECORDED MAY 26, 1977 IN:
 - DEED BOOK 4617, PAGE 66; DESCRIBES THE MCDONALD'S LEASE PARCEL. THIS DOCUMENT DOES NOT CREATE ANY EASEMENTS.
 - AS AMENDED BY AMENDMENT MEMORANDUM OF LEASE DATED NOVEMBER 16, 1998 AND RECORDED FEBRUARY 19, 1999 IN DEED BOOK 10794, PAGE 1852; DESCRIBES THE MCDONALD'S LEASE PARCEL. THIS DOCUMENT DOES NOT CREATE ANY EASEMENTS.

NOTE: EXCEPTIONS 17-35 AFFECT PARCEL III, GREENBRIAR TOWN CENTER (THE "SHOPPING CENTER")
- NOT SURVEY RELATED.
- RESTRICTIVE COVENANT AGREEMENT RECORDED IN DEED BOOK 3188, PAGE 737; AFFECTS THE SUBJECT PARCEL III, NOT PLOTTABLE, GENERAL IN NATURE.
- DECLARATION AND IMPOSITION OF RESTRICTIONS RECORDED IN DEED BOOK 3266, PAGE 667; AFFECTS THE SUBJECT PARCEL III, NOT PLOTTABLE, GENERAL IN NATURE.
- EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN:
 - DEED BOOK 586, PAGE 246; MAY AFFECT SUBJECT PARCEL III, NOT PLOTTABLE, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT.
 - DEED BOOK 3155, PAGE 689; MAY AFFECT SUBJECT PARCEL III, NOT PLOTTABLE, PLAT NOT ATTACHED.
 - DEED BOOK 3855, PAGE 71; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 4709, PAGE 818; AFFECTS SUBJECT PARCEL III, SHOWN WITHIN AREA OF CURRENT SURVEY.
 - DEED BOOK 5907, PAGE 460; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 7454, PAGE 917; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 7907, PAGE 664; AFFECTS SUBJECT PARCEL III, SHOWN WITHIN AREA OF CURRENT SURVEY.
 - DEED BOOK 7997, PAGE 808; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 8042, PAGE 518; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 8042, PAGE 922; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 8076, PAGE 995; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 8302, PAGE 146; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 8333, PAGE 1249; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 8333, PAGE 1309; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 8518, PAGE 687; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 7907, PAGE 667; AFFECTS SUBJECT PARCEL III, SHOWN WITHIN AREA OF CURRENT SURVEY.
- EASEMENT(S) TO WASHINGTON GAS LIGHT COMPANY RECORDED IN DEED BOOK 3155, PAGE 692; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
- EASEMENT(S) TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY RECORDED IN:
 - DEED BOOK 3155, PAGE 698; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 7884, PAGE 1782; AFFECTS SUBJECT PARCEL III, EASEMENTS WITHIN SURVEYED AREA ARE SHOWN.
- EASEMENT(S) TO THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA RECORDED IN:
 - DEED BOOK 3110, PAGE 204; AFFECTS SUBJECT PARCEL III, SERVICE DRIVE WITHIN SURVEYED AREA IS SHOWN.
 - DEED BOOK 3155, PAGE 701; PARTIALLY VACATED BY INSTRUMENT RECORDED IN DEED BOOK 5277, PAGE 127 AS CORRECTED IN DEED BOOK 5862, PAGE 492 AND PARTIALLY VACATED BY INSTRUMENT RECORDED IN DEED BOOK 7792, PAGE 907; AFFECTS SUBJECT PARCEL III, SHOWN.
 - EASEMENT(S) RECORDED IN DEED BOOK 3220, PAGE 43; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 3423, PAGE 561; AFFECTS SUBJECT PARCEL III, EASEMENTS WITHIN SURVEYED AREA ARE SHOWN.
 - DEED BOOK 5278, PAGE 630; AFFECTS THE SUBJECT LEASE PARCEL, NOT PLOTTABLE, GENERAL IN NATURE.
 - DEED BOOK 5914, PAGE 1055; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 6083, PAGE 1324, PARTIALLY VACATED BY INSTRUMENT RECORDED IN DEED BOOK 7792, PAGE 907; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - EASEMENTS FURTHER RECORDED IN DEED BOOK 6102, PAGE 455; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 6247, PAGE 84; AFFECTS THE SUBJECT LEASE PARCEL, NOT PLOTTABLE, GENERAL IN NATURE.
 - DEED BOOK 7797, PAGE 956; AFFECTS THE SUBJECT LEASE PARCEL, NOT PLOTTABLE, GENERAL IN NATURE.
 - DEED BOOK 7792, PAGE 907; AFFECTS SUBJECT PARCEL III, EASEMENTS WITHIN SURVEYED AREA ARE SHOWN.

SURVEY NOTES CONT'D:

- FIVE (5) FOOT EASEMENT FOR PUBLIC STREET AND A TEMPORARY 25' STORM DRAINAGE EASEMENT (PARTIALLY VACATED BY INSTRUMENT RECORDED IN DEED BOOK 7792, PAGE 907), AS SHOWN ON THE PLAT ATTACHED TO DEED OF DEDICATION RECORDED IN DEED BOOK 3155, PAGE 684; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
- EASEMENT(S) TO FAIRFAX COUNTY WATER AUTHORITY RECORDED IN:
 - DEED BOOK 3155, PAGE 708, PARTIALLY VACATED BY INSTRUMENT RECORDED IN DEED BOOK 7792, PAGE 907; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - EASEMENT RECORDED IN DEED BOOK 5678, PAGE 54, PARTIALLY VACATED BY INSTRUMENT RECORDED IN DEED BOOK 7792, PAGE 907; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - EASEMENT RECORDED IN DEED BOOK 6102, PAGE 113, PARTIALLY VACATED BY INSTRUMENT RECORDED IN DEED BOOK 7792, PAGE 907; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - EASEMENT RECORDED IN DEED BOOK 7792, PAGE 907; AFFECTS SUBJECT PARCEL III, EASEMENTS WITHIN SURVEYED AREA ARE SHOWN.
- RECIPROCAL EASEMENT AGREEMENT RECORDED IN:
 - DEED BOOK 8208, PAGE 626, AS AMENDED AND CONFIRMED BY INSTRUMENT RECORDED IN DEED BOOK 10109, PAGE 888; AFFECTS SUBJECT PARCEL III, NOT PLOTTABLE, GENERAL IN NATURE.
- EASEMENT(S) TO COMMONWEALTH OF VIRGINIA RECORDED IN DEED BOOK 8138, PAGE 62; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
- COVENANTS CONTAINED IN PLUMBING AGREEMENTS RECORDED IN:
 - DEED BOOK 7672, PAGE 1831; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 7740, PAGE 900; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 7740, PAGE 901; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 7740, PAGE 902; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 7740, PAGE 903; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 7740, PAGE 904; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
 - DEED BOOK 7740, PAGE 905; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
- PARTIAL RELEASE AND DECLARATION OF EASEMENT AND AGREEMENT RECORDED IN DEED BOOK 5626, PAGE 1727. AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
- DECLARATION OF EASEMENT AND AGREEMENT RECORDED IN DEED BOOK 3155, PAGE 714, PARTIALLY VACATED BY INSTRUMENT RECORDED IN DEED BOOK 7792, PAGE 907; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
- DEED OF SUBDIVISION, DEED OF EASEMENT AND DECLARATION OF RECIPROCAL EASEMENT RECORDED IN DEED BOOK 6083, PAGE 1324; AFFECTS SUBJECT PARCEL III, NOT PART OF CURRENT SURVEY.
- DEED OF TRUST AND SECURITY AGREEMENT FROM COMBINED PROPERTIES / GREENBRIAR LIMITED PARTNERSHIP, A DISTRICT OF COLUMBIA LIMITED PARTNERSHIP, TO WILLIAM H. NORTON, TRUSTEE, DATED JULY 1, 1992 AND RECORDED JULY 31, 1992 IN DEED BOOK 8208, PAGE 688. ABSOLUTE ASSIGNMENT OF LEASES AND RENTS RECORDED JULY 31, 1992 IN DEED BOOK 8208, PAGE 684. CONSENT TO TRANSFER AND AMENDMENT TO NOTE AND DEED OF TRUST RECORDED MAY 21, 1999 IN DEED BOOK 9706, PAGE 867, BY AND BETWEEN ACQUIPORT MIDATLANTIC RETAIL, INC., A DELAWARE CORPORATION, COMBINED PROPERTIES / GREENBRIAR LIMITED PARTNERSHIP, A DISTRICT OF COLUMBIA LIMITED PARTNERSHIP, THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY AND WILLIAM H. NORTON, TRUSTEE. NON-DISTURBANCE AND ATTORNEY AGREEMENT RECORDED APRIL 15, 1999 IN DEED BOOK 10675, PAGE 1281, BY AND BETWEEN MCDONALD'S CORPORATION, ACQUIPORT MIDATLANTIC RETAIL, INC., AND THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY; NOT SURVEY RELATED.
- ACKNOWLEDGMENT, SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT RECORDED IN:
 - DEED BOOK 8208, PAGE 704; NOT SURVEY RELATED.
 - DEED BOOK 8208, PAGE 711; NOT SURVEY RELATED.
 - DEED BOOK 8208, PAGE 721; NOT SURVEY RELATED.
- LEASE SUBORDINATION, ATTORNEY AND NON-DISTURBANCE AGREEMENT RECORDED IN DEED BOOK 8208, PAGE 696; NOT SURVEY RELATED.
- NON-DISTURBANCE AND ATTORNEY AGREEMENT, RECORDED IN:
 - DEED BOOK 9960, PAGE 1872; NOT SURVEY RELATED.
 - DEED BOOK 10658, PAGE 721; NOT SURVEY RELATED.
- RIGHTS OF PARTIES IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES; NOT SURVEY RELATED.
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS, AND ANY MATTERS NOT OF RECORD WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES; SEE CURRENT SURVEY.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS ARE BASED ON PLAN REFERENCE #3.
- THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING) PER PLAN REFERENCE #2.
- WATER UTILITIES ARE SHOWN PER MARK OUT AND FIELD LOCATION.

SURVEY REFERENCES:

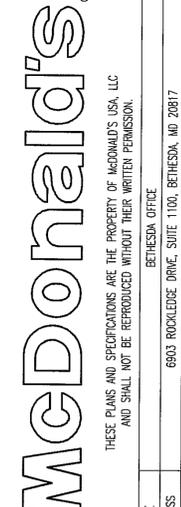
- THE FAIRFAX COUNTY, VIRGINIA, DEPARTMENT OF TAX ADMINISTRATION, MAP NUMBER 45-1.
- MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREAS, PANEL 25 OF 150, COMMUNITY-PANEL NUMBER 515525 00250, MAP REVISED DATE MARCH 5, 1990.
- MAP ENTITLED "GINO'S SANITARY SEWER AS-BUILT, FAIRFAX COUNTY, VIRGINIA", DATED 1-17-11.

Application No. SE 2009-50 Staff DeManche
 APPROVED SP PLAN
 SEE DEV CONDS DATED April 12, 2010
 Date of BOS (BZA) approval April 27, 2010
 Sheet 3 of 8

ISSUE REF	BY	DATE	DESCRIPTION
1	ASF	4/10/09	REVISED PER COUNTY COMMENTS
2	BEG	8/13/09	REVISED PER COUNTY COMMENTS
3	BUS	9/02/09	REVISED PER COUNTY COMMENTS
4	ASF	4/09/10	REVISED PER CLIENT COMMENTS

FINAL PLAN SIGNATURES

P.M. _____ G.C. _____ O/O _____



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

BETHESDA OFFICE
 6803 ROCKLEDGE DRIVE, SUITE 1100, BETHESDA, MD 20817

PLAN APPROVALS	DATE	STATUS	DATE	BY
SIGNATURE (2 REQUIRED)		PRELIMINARY	12/17/08	AB
REGIONAL MGR.		PLAN CHECKED		
CONST. MGR.		AS-BUILT		
OPERATIONS DEPT.				
REAL ESTATE DEPT.				

"GREENBRIAR"
 L/C# 045-0145
 PLAN SCALE: NOT TO SCALE
 STREET ADDRESS
 13003 LEE JACKSON MEMORIAL HIGHWAY
 CITY FAIRFAX STATE VA
 COUNTY FAIRFAX COUNTY
 REGIONAL DWG. NO. 5075017
 PLAN DESCRIPTION SURVEY NOTES
 CAD FILE: 5075017SE3



BOHLER ENGINEERING
 CIVIL & CONSULTING ENGINEERS

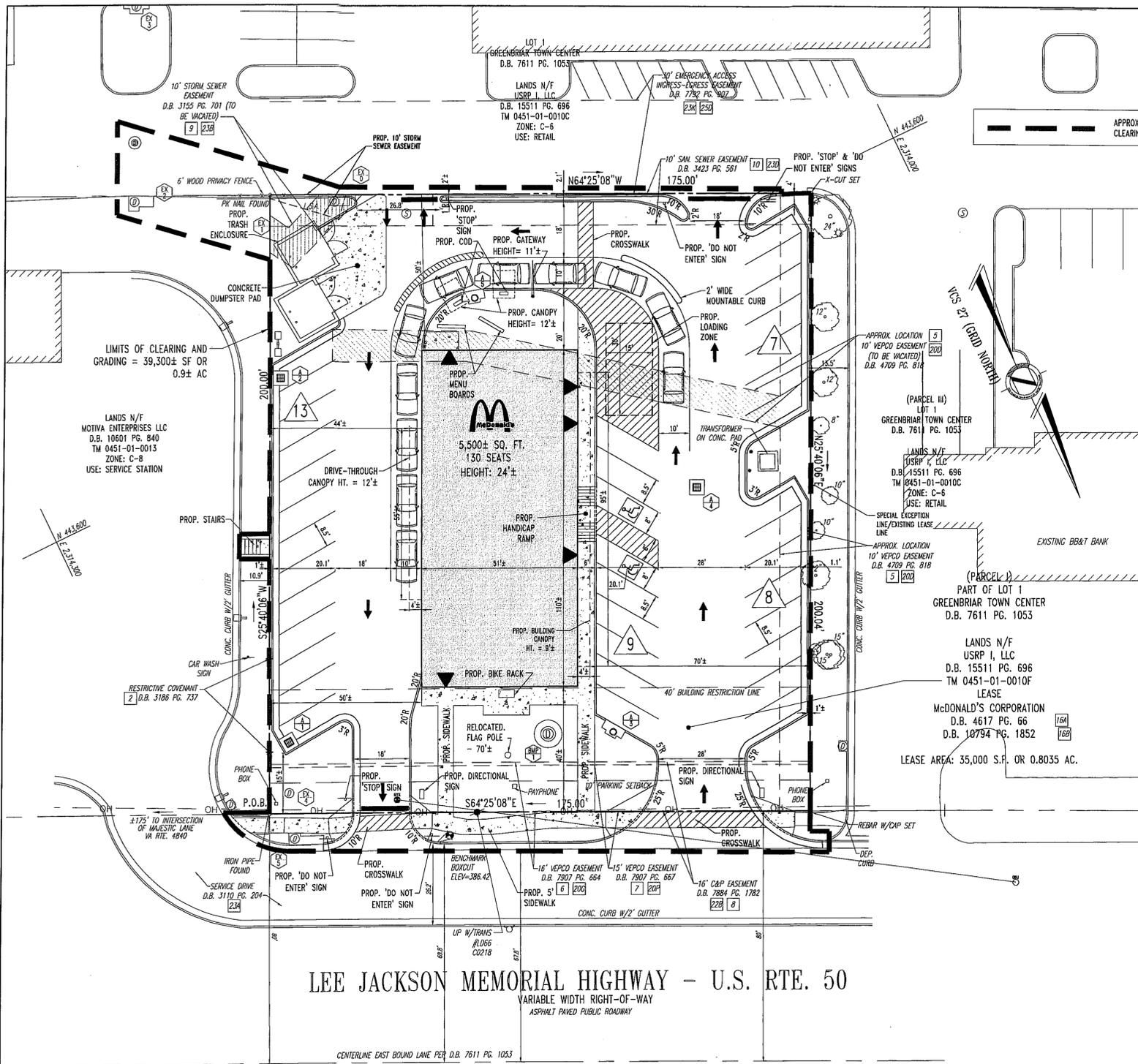
SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL ENGINEERS
 LANDSCAPE ARCHITECTS

OFFICES:
 WARREN, NJ
 SOUTHBOROUGH, MA
 ALBANY, NY
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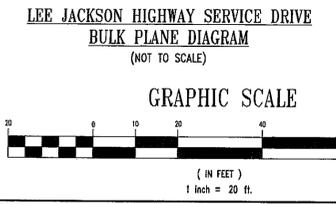
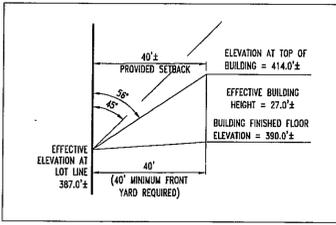

MISS UTILITY
 BEFORE YOU DIG CALL
811 IN VA
 or 1-800-552-7001
 PROTECT YOURSELF. GIVE TWO WORKING DAYS NOTICE. THE CONTRACTOR TO CALL MUST BE READY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.



GENERAL NOTES

- THIS PLAN IS BASED ON A FIELD SURVEY BY: BOHLER ENGINEERING "ALTA/ACSM LAND TITLE SURVEY McDONALD'S USA, LLC, 13003 LEE JACKSON MEMORIAL HIGHWAY, FAIRFAX, VIRGINIA" PROJECT#: S075017.SR DATE: 02/04/08
- APPLICANT: McDONALD'S CORPORATION 6903 ROCKLEDGE DRIVE, SUITE 1100 BETHESDA, MD 20817 CONTACT: JOHN EIDBERGER PHONE: (240) 497-3650
- THE AREA OF SPECIAL EXCEPTION IS 0.8035 AC. (35,000 SF). THESE PLANS ARE PART OF THE SPECIAL EXCEPTION APPLICATION TO ALLOW A FAST FOOD RESTAURANT W/ DRIVE-THROUGH IN THE C-6 ZONING DISTRICT, HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD) AND WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD).
- PARCEL DATA: TAX MAP/GP/N: 45-1 (11) 10F ZONE: C-6 (COMMUNITY RETAIL), HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD) AND WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD). EXISTING USE: FAST FOOD RESTAURANT W/ DRIVE IN FACILITY PROPOSED USE: FAST FOOD RESTAURANT W/ DRIVE IN FACILITY
- BULK REQUIREMENTS:

	ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA	40,000 SF	35,000 SF*
B. MIN. LOT WIDTH	200'	175'*
* LEASE LINE CREATED PRIOR TO 1978		
C. MIN. BUILDING SETBACK		
FRONT SETBACK (NORTH)	40' OR 45' ANGLE OF BULK PLANE	40'±
SIDE SETBACK (WEST)	N/A	70'±
SIDE SETBACK (EAST)	N/A	44'±
REAR SETBACK (SOUTH)	N/A	50'±
D. MIN. PARKING SETBACK		
FRONT SETBACK (NORTH)	10'	15'±
SIDE SETBACK (WEST)	N/A	1'±
SIDE SETBACK (EAST)	N/A	1'±
REAR SETBACK (SOUTH)	N/A	2'±
E. PARKING REQUIREMENTS		
1. PARKING REQUIREMENT: 4 SPACES PER 1000 SF GFA	22*	37
** PARKING REQUIRED BASED ON SHOPPING CENTER RATE PER FAIRFAX COUNTY ZONING ORDINANCE. ADA REQUIREMENTS	2	2 (VAN ACCESSIBLE) (INCLUDED IN OVERALL PARKING COUNT)
2. STACKING REQUIREMENT: 11 SPACES WITH A MINIMUM OF 5 SPACES FOR THE ORDERING STATION	11	11 (EXISTING STACKING SPACES= 8)
3. MIN. PARKING SPACE DIMENSIONS	8.5' x 20'	8.5' x 20'
4. LOADING SPACE REQUIREMENT	1	1
F. MIN. DRIVE AISLE		
ONE-WAY	17'	18'
G. MAX. BUILDING HEIGHT	40'	24'±
H. FLOOR AREA RATIO (F.A.R.)	0.40	0.16
I. OPEN SPACE	5,250 SF (15% OF GROSS AREA)	±6,760 SF (19.3%) (EXISTING OPEN SPACE = 6,923 SF (19.8%))
- NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AREA.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREA, PANEL 25 OF 150" COMMUNITY PANEL NO. 515525 0025 D, MAP REVISED 3/5/90.
- NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THE SITE.
- NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE.
- THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON PLAN ARE THE RESULT OF A FIELD RUN SURVEY, AS REFERENCED ABOVE.
- A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE AVAILABLE FACILITIES IS REQUIRED FOR SANITARY SEWER AND WILL BE PROVIDED AT SITE PLAN REVIEW. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- PROPOSED BUILDING UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.
- STORMWATER MANAGEMENT/BMP FACILITIES ARE CURRENTLY IN PLACE TO TREAT THE POST-DEVELOPMENT RUNOFF. A STRUCTURAL BMP DEVICE IS PROPOSED TO MEET THE PHOSPHOROUS REMOVAL REQUIREMENT. NO ADVERSE EFFECTS DOWNSTREAM OF THE PROPOSED DEVELOPMENT AREA ANTICIPATED. SEE SHEET 5 FOR SWM/BMP PLANS AND DETAILS.
- THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION. PARKING AND INGRESS/EGRESS ARE PROVIDED AS SHOWN.
- SIGNS WILL BE INSTALLED UNDER SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
- TRASH WILL BE STORED IN THE TRASH DUMPSTER AS DEPICTED ON THIS PLAN. THE FINAL LOCATION OF THE DUMPSTER SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN, BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED. THE DUMPSTER SITE SHALL BE FULLY ENCLOSED.
- SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
- PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- THERE ARE NO KNOWN WELLS ON THE SITE.
- ALL EXISTING BUILDINGS AND STRUCTURES ARE TO BE CLOSED, DEMOLISHED AND REMOVED FROM THE SITE.
- DEVELOPMENT IS SCHEDULED TO COMMENCE ONCE SITE PLAN APPROVAL IS OBTAINED AND WILL CONTINUE IN ACCORDANCE WITH PHASING PLAN.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS ON THE SITE. THE PROPOSED DEVELOPMENT SHALL NOT GENERATE ANY HAZARDOUS MATERIALS.
- THE ADJACENT PROPERTIES SHALL NOT BE ADVERSELY AFFECTED BY THE PROPOSED DEVELOPMENT.
- EXISTING SERVICE CONNECTIONS SHALL BE UTILIZED TO THE GREATEST EXTENT POSSIBLE FOR WATER, GAS, AND SANITARY SEWER. FINAL DESIGN TO BE COMPLETED AT THE TIME OF FINAL SITE PLAN. OVERHEAD UTILITIES, PHONE (CABLE) TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
- AN 8" CONCRETE/ASPHALT MAJOR PAVED TRAIL, AS WELL AS AN ON-ROAD BIKE ROUTE, ARE REQUIRED ADJACENT TO THE SUBJECT SITE ALONG THE LEE JACKSON HIGHWAY FRONTAGE PER THE COUNTY-WIDE TRAILS PLAN. A WAIVER/MODIFICATION REQUEST ASSOCIATED WITH THIS REQUIREMENT IS HEREBY REQUESTED.
- A WAIVER/MODIFICATION OF THE SCREENING AND BARRIER REQUIREMENT OF THE ZONING ORDINANCE ALONG LEE JACKSON HIGHWAY IS REQUESTED.
- INFORMATION SHOWN OUTSIDE OF THE LEASE LINE IS NOT BASED ON SURVEY AND IS APPROXIMATE.



Application No. SE 2009-SP-019 Staff DeManche

APPROVED SE SP PLAN

SEE DEV CONDS DATED April 12, 2010

Date of EOS (BZA) approval April 27, 2010

Sheet 4 of 8

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS

SURVEYORS PROJECT MANAGERS ENVIRONMENTAL ENGINEERS LANDSCAPE ARCHITECTS

OFFICES: WARREN, NJ SOUTHBOROUGH, MA ALBANY, NY PURCHASE, NY RONKONKOMA, NY CHALFONT, PA STERLING, VA BOWIE, MD TOWSON, MD WAREHENTON, VA FORT LAUDERDALE, FL CENTER VALLEY, PA

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"GREENBRIAR" L/C# 045-0145

PLAN SCALE: 1" = 20'

STREET ADDRESS: 13003 LEE JACKSON MEMORIAL HIGHWAY

CITY: FAIRFAX STATE: VA

COUNTY: FAIRFAX COUNTY

REGIONAL DWG. NO: S075017 PLAN DESCRIPTION: SPECIAL EXCEPTION PLAT

CAD FILE: S075017SE3

REVISION	DATE	DESCRIPTION	BY	ISSUE REF
1	4/10/09	REVISED PER COUNTY COMMENTS	ASF	
2	8/13/08	REVISED PER COUNTY COMMENTS	BLG	
3	9/02/08	REVISED PER COUNTY COMMENTS	BBS	
4	4/09/10	REVISED PER CLIENT COMMENTS	ASF	

PLAN APPROVALS	DATE
SIGNATURE (2 REQUIRED)	

CO-SIGN SIGNATURES	OFFICE	ADDRESS
	BETHESDA OFFICE	6903 ROCKLEDGE DRIVE, SUITE 1100, BETHESDA, MD 20817

REGIONAL MGR.	CONSULT. MGR.	OPERATIONS DEPT.	REAL ESTATE DEPT.	CONTRACTOR	OWNER

STATUS	DATE	BY
PRELIMINARY	12/17/08	AB
PLAN CHECKED		
AS-BUILT		

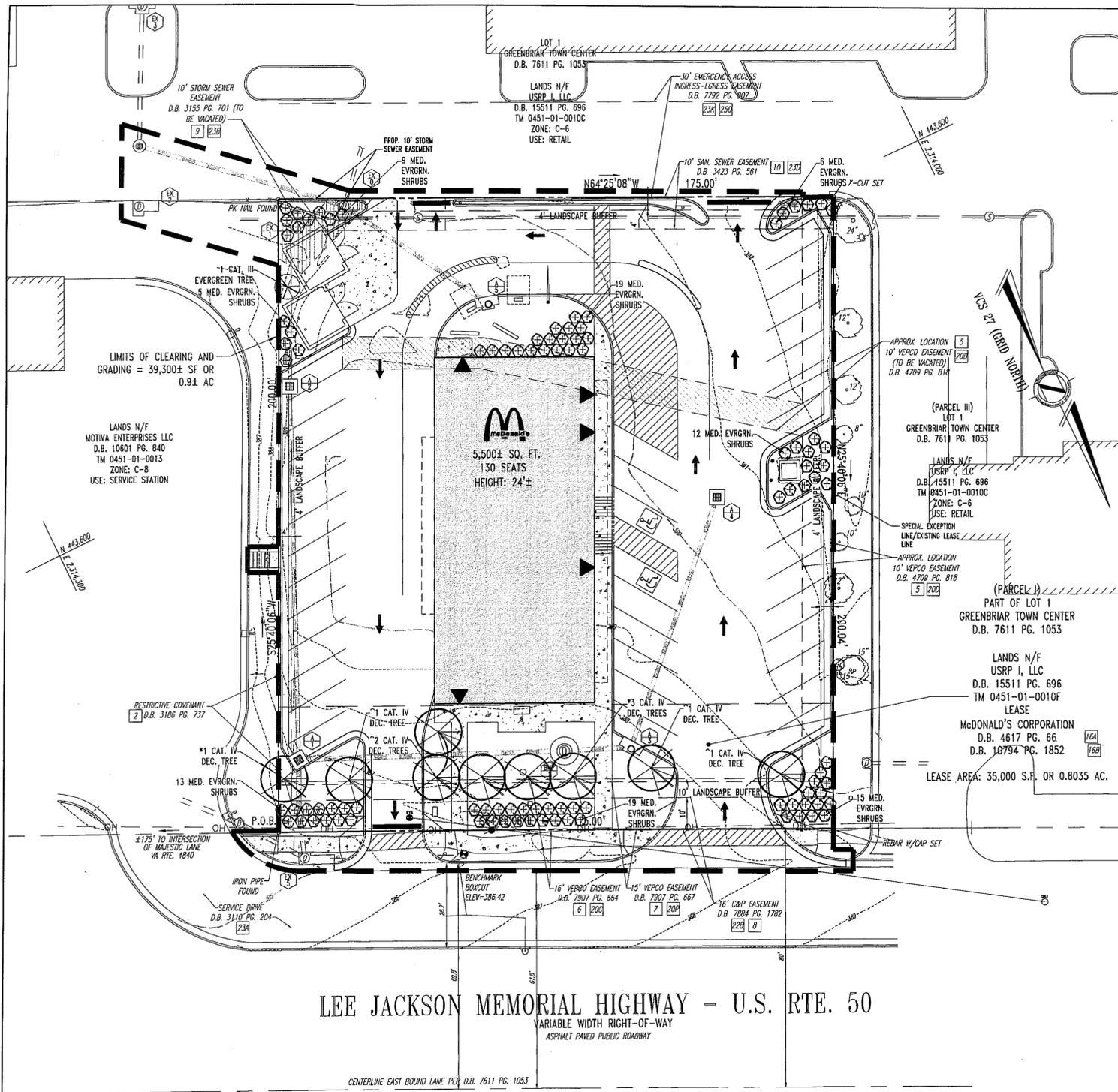
MISS UTILITY

BEFORE YOU DIG CALL 811 IN VA or 1-800-552-7001

PROTECT YOURSELF. ONE TWO WORKING DAYS NOTICE.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

GENERAL NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.



COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
12-0513 INTERIOR PARKING LOT LANDSCAPING	12-0513.1 REQUIREMENT AS STATED IN ARTICLE 13 OF THE ZONING ORDINANCE, ALL PARKING LOTS WITH 20 OR MORE SPACES ARE REQUIRED TO PROVIDE INTERIOR PARKING LOT LANDSCAPING THAT COVERS NO LESS THAN 5% OF THE TOTAL AREA OF THE PARKING LOT.	PROPOSED USE: DRIVE-THRU RESTAURANT REQUIRED: 4' LANDSCAPE BUFFER ALONG LIMITS OF SPECIAL EXCEPTION, ONE (1) TREE PER 50 LINEAR FEET. SOUTH LIMIT OF SPECIAL EXCEPTION - 134 LF/50 = 2.6 OR 3 EAST LIMIT OF SPECIAL EXCEPTION - 200 LF/50 = 4 WEST LIMIT OF SPECIAL EXCEPTION - 200 LF/50 = 4 PROVIDED: SOUTH LIMIT OF SPECIAL EXCEPTION - 0 TREES EAST LIMIT OF SPECIAL EXCEPTION - 0 TREES WEST LIMIT OF SPECIAL EXCEPTION - 0 TREES	COMPLIES
13-202 PERIPHERAL PARKING LOT LANDSCAPING	2. WHERE A PROPERTY LINE ABUTS THE R.O.W. OF A STREET: A. A LANDSCAPE STRIP 10' IN WIDTH, WHICH SHALL NOT INCLUDE A SIDEWALK OR TRAIL, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE. B. AT LEAST ONE TREE FOR EVERY 40' SHALL BE PLANTED WITHIN THE LANDSCAPING STRIP.	REQUIRED: 10' BUFFER ALONG R.O.W.'S, ONE (1) TREE PER 40 LINEAR FEET. LEE JACKSON MEMORIAL HIGHWAY - 142 LF/40 = 3.6 OR 4 TREES PROVIDED: LEE JACKSON MEMORIAL HIGHWAY - 4 TREES ** INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	COMPLIES
15-401 TREE COVER REQUIREMENTS	ZONING DISTRICT: COMMERCIAL SITE SHALL HAVE 10% COVERAGE OF TREE CANOPY	SEE TREE COVER CALCULATIONS CHART ON THIS SHEET	COMPLIES

COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
12-0513 INTERIOR PARKING LOT LANDSCAPING	12-0513.1 REQUIREMENT AS STATED IN ARTICLE 13 OF THE ZONING ORDINANCE, ALL PARKING LOTS WITH 20 OR MORE SPACES ARE REQUIRED TO PROVIDE INTERIOR PARKING LOT LANDSCAPING THAT COVERS NO LESS THAN 5% OF THE TOTAL AREA OF THE PARKING LOT.	SEE TABLE 12.13 ON THIS SHEET *** INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	COMPLIES
12-0514 LANDSCAPE PLANS	12-0514.1 PLANT DIVERSITY TO CURTAIL THE SPREAD OF DISEASE OR INSECT INFESTATION IN A PLANT SPECIES, NO MORE THAN 10 PERCENT OF THE TREES REQUIRED TO BE PLANTED ON-SITE SHALL BE OF ONE SPECIES. 12-0514.2 TREE COVER CALCULATIONS, ALL REQUIRED CALCULATIONS FOR TREE COVER SHALL BE PROVIDED ON THE LANDSCAPE PLAN SHEET IN A TABLE SIMILAR TO TABLE 12.12. 12-0514.3 EASEMENTS THE LANDSCAPE PLAN SHALL SHOW ALL EXISTING AND PROPOSED EASEMENTS THAT MAY CONFLICT WITH THE TREE PLANTING REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE. 12-0514.4 EASEMENTS TREES SHALL NOT BE PLANTED WITHIN ANY EXISTING OR PROPOSED PUBLIC UTILITY EASEMENT THAT IS REQUIRED TO BE DELINEATED ON THE PLAN, OR WITHIN 5' (1.5 M) OF STORM DRAINAGE EASEMENTS THAT CONTAIN PIPES. IN ADDITION, TREES SHALL NOT BE PLANTED IN AN AREA WHICH WILL INTERFERE WITH EXISTING OR PROPOSED UTILITIES OR OBSTRUCT OR INTERFERE WITH ACCESS OF MAINTENANCE PERSONNEL OR EQUIPMENT, AS DETERMINED BY THE DIRECTOR, EXCEPT AS MAY BE ALLOWED IN ACCORDANCE WITH SECTION 12-0514.6C 12-0514.6 EXISTING VEGETATION OR PROPOSED PLANTINGS IN VIOLET RIGHTS-OF-WAY SHALL NOT BE CREDITED TOWARD MEETING THE REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE, EXCEPT AS MAY BE PERMITTED IN A COMMERCIAL REVITALIZATION DISTRICT	SEE TREE COVER CALCULATIONS CHART ON THIS SHEET ALL EASEMENTS ARE DEPICTED ON THE PLAN NO TREES ARE PROPOSED WITHIN EASEMENTS OR WITHIN 5' OF STORM DRAINAGE EASEMENTS THAT CONTAIN PIPES NO TREES PROPOSED WITHIN THE VIOLET RIGHT-OF-WAY	COMPLIES COMPLIES COMPLIES

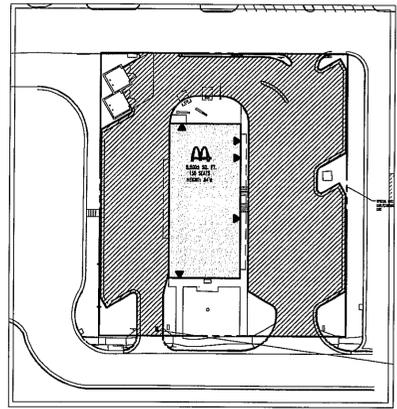
TABLE 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET

STEP	TOTALS
A. TREE PRESERVATION TARGET AND STATEMENT	
A1	TREE PRESERVATION TARGET CALCULATIONS SEE TABLE 12.3
B. TREE CANOPY REQUIREMENT	
B1	GROSS SITE AREA = 35,000 S.F.
B2	AREA DEDICATED TO PARKS AND ROAD FRONTAGE = 0 S.F.
B3	SUBTRACT AREA OF EXEMPTIONS = 0 S.F.
B4	ADJUSTED GROSS SITE AREA (B1 - B2) = 35,000 S.F.
B5	SITE ZONE AND/OR USE COMMERCIAL
B6	PERCENTAGE OF 10-YEAR CANOPY REQUIRED = 10 %
B7	AREA OF 10-YEAR CANOPY REQUIRED (B4 X B6) = 3,500 S.F.
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED? NO
B9	IF B8 IS YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED -
C. TREE PRESERVATION	
C1	TREE PRESERVATION TARGET AREA = 241 S.F.
C2	TOTAL CANOPY AREA MEETING STANDARDS OF SECTION 12-0200 = 0 S.F.
C3	C2 X 1.25 = 0 S.F.
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES = 0 S.F.
C5	C4 X 1.5 = 0 S.F.
C6	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES = 0 S.F.
C7	C6 X 1.5 TO 3.0 = 0 S.F.
C8	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS = 0 S.F.
C9	C8 X 1.0 = 0 S.F.
C10	TOTAL OF C3, C5, C7, AND C9 = 0 S.F.
D. TREE PLANTING	
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10) = 3,500 S.F.
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS = 0 S.F.
D3	D2 X 1.5 = 0 S.F.
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION = 0 S.F.
D5	D4 X 1.5 = 0 S.F.
D6	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS = 0 S.F.
D7	D6 X 1.25 = 0 S.F.
D8	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS = 0 S.F.
D9	D8 X 1.5 = 0 S.F.
D10	AREA OF CANOPY PROVIDED BY NATIVE TREES = 2,250 S.F.
D11	D10 X 1.5 = 3,375 S.F.
D12	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES = 150 S.F.
D13	D12 X 1.25 = 188 S.F.
D14	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS = 0 S.F.
D15	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX = 0 S.F.
D16	PERCENTAGE OF D14 REPRESENTED BY D15 = 0 %
D17	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING = 3,563 S.F.
D18	IS AN OFFSITE PLANTING RELIEF REQUESTED? NO
D19	TREE BANK OR TREE FUND? NO
D20	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND = -
D21	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND = -
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED	
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10) = 0 S.F.
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) = 3,563 S.F.
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19) = 0 S.F.
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED = 3,563 S.F.

TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED:	21,641 S.F.
INTERIOR LANDSCAPING REQUIRED (5%):	1,082 S.F.
TOTAL SHADE TREE CANOPY PROVIDED:	
5 TREES @ 250 S.F. EACH:	1,250 S.F.
TOTAL AREA REQUIRED =	1,082 S.F.
TOTAL AREA PROVIDED =	1,250 S.F.

INTERIOR PARKING LOT CALCULATIONS



AREA TO BE COUNTED (21,641 S.F.)
PARKING LOT AREA TO BE COUNTED (21,641 S.F.)

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

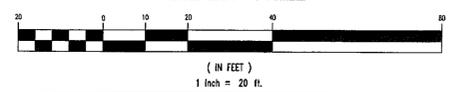
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	2,917 S.F.
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	8.3 %
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4) =	10 %
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	8.3 %
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION =	0 %
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	NO
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN SECTION 12-0507.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE SHEET NUMBER WHERE DEVIATION REQUEST IS LOCATED.	SEE SHEET 2 EXISTING CONDITIONS AND EVM FOR DEVIATION REQUEST
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH SECTION 12-0507.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12.	

LANDSCAPE SCHEDULE

KEY	TYPE	QTY	SIZE	REMARKS	10 YR. TREE COVER	TREE COVER SUBTOTAL
⊙	CAT. IV DECIDUOUS TREE	9	3-3 1/2" CAL.	NATIVE	250	2,250
⊙	CAT. III EVERGREEN TREE	1	6-8"	IMPROVED CULTIVAR	150	150
⊙	MEDIUM EVERGREEN SHRUB	98	24-30"			
						TOTAL TREE COVER: *2,400

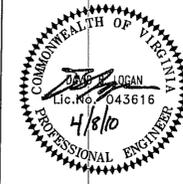
* SEE TABLE 12.12 ON THIS SHEET FOR COMPLETE 10 YR TREE CANOPY FIGURES INCLUDING SPECIES MULTIPLIERS
TREE PRESERVATION NARRATIVE LOCATED ON SHEET 2 - EXISTING CONDITIONS & EVM

GRAPHIC SCALE



Application No. SE 2009-58012 Staff DeManche
APPROVED SP PLAN
SEE DEV CONDS DATED April 13, 2010
Date of BOS (BZA) approval April 27, 2010
Sheet 5 of 8

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS OFFICES:
SURVEYORS PROJECT MANAGERS ENVIRONMENTAL ENGINEERS LANDSCAPE ARCHITECTS
WARREN, NJ SOUTHBOROUGH, MA ALBANY, NY PURCHASE, NY RONKONKOMA, NY CHALFONT, PA
STERLING, VA BOWING, MD TOWSON, MD WARRENTON, VA FORT LAUDERDALE, FL CENTER VALLEY, PA
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"GREENBRIAR"
L/C# 045-0145
PLAN SCALE: 1" = 20'
STREET ADDRESS
13003 LEE JACKSON MEMORIAL HIGHWAY
CITY FAIRFAX STATE VA
COUNTY FAIRFAX COUNTY
REGIONAL DWG. NO. 5075017
PLAN DESCRIPTION: LANDSCAPE PLAN
CAD FILE: 5075017SE3

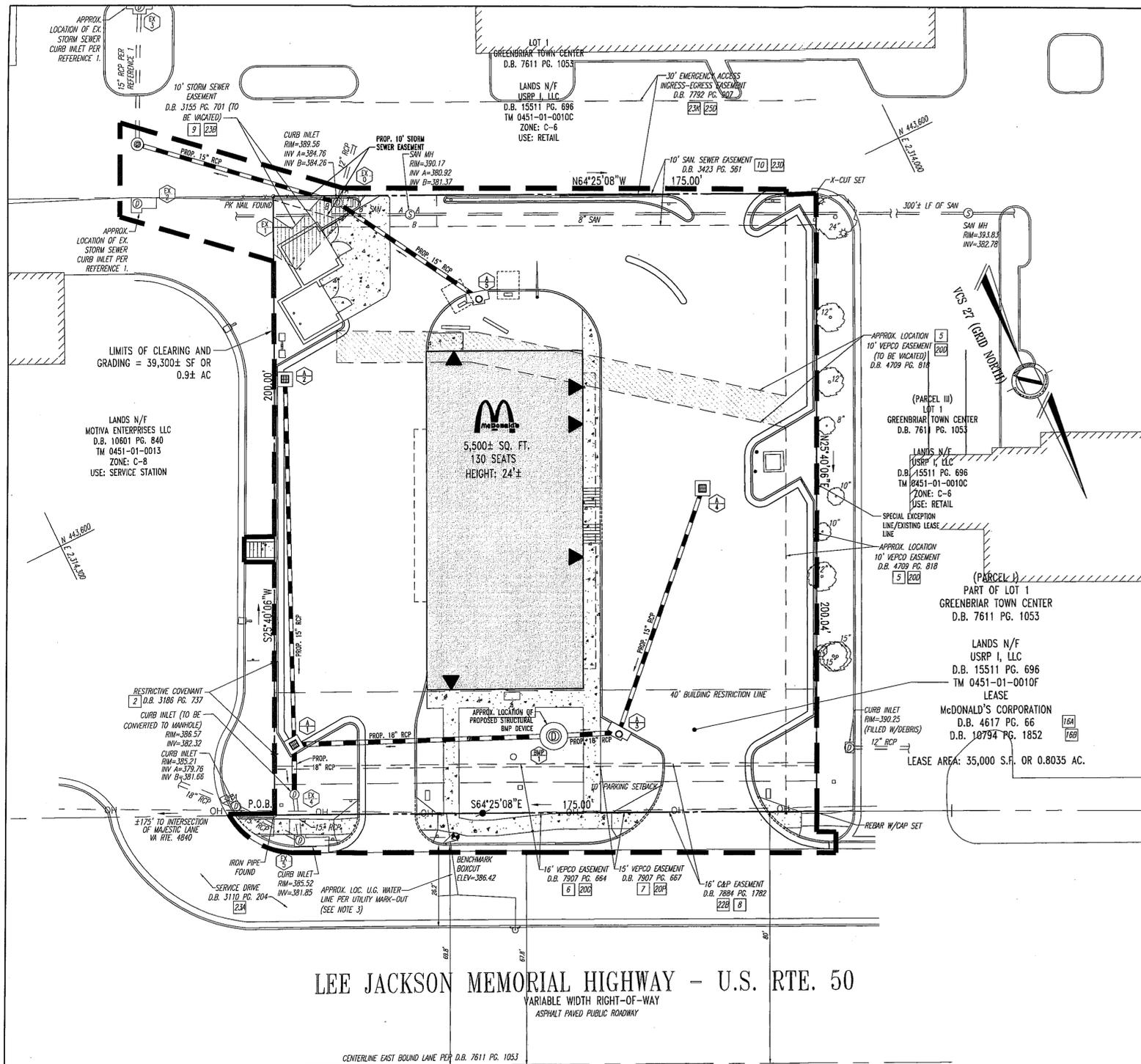
McDonald's
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
6800 ROCKLEDGE DRIVE, SUITE 1100, BETHESDA, MD 20817

DATE	DESCRIPTION	BY
4/10/09	REVISED PER COUNTY COMMENTS	AS
8/13/09	REVISED PER COUNTY COMMENTS	BC
9/02/09	REVISED PER COUNTY COMMENTS	BUS
4/09/10	REVISED PER CLIENT COMMENTS	ASF

FINAL PLAN SIGNATURES
P.M. G.C. 0/0

PLAN APPROVALS	CO-SIGN SIGNATURES
SIGNATURE (2 REQUIRED)	SIGNATURES
DATE	DATE
STATUS	STATUS
PRELIMINARY	12/17/08
PLAN CHECKED	AB
AS-BUILT	

MISS UTILITY
KEEP WITH CARE
BEFORE YOU DIG, CALL 811 IN VA OR 1-800-552-7001
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.



STORMWATER MANAGEMENT NARRATIVE

IN THE PRE-DEVELOPMENT CONDITION DURING THE 10-YEAR STORM EVENT, APPROXIMATELY 2.3 CFS FROM THE SITE SHEET FLOWS ACROSS THE PARKING LOT AND IS COLLECTED BY THE EXISTING CURB INLET, EX. 4, NEAR THE NORTHEAST PROPERTY CORNER, DIRECTING FLOW OFFSITE TO THE NORTH. APPROXIMATELY 0.5 CFS OF RUNOFF FROM THE SITE FLOWS OFFSITE AND IS COLLECTED BY AN EXISTING CURB INLET, EX. 5, LOCATED OFFSITE WITHIN THE SERVICE DRIVE. RUNOFF FROM EACH OF THE ABOVE-MENTIONED AREAS IS THEN CONVEYED SOUTH EAST VIA 15" RCP TOWARDS AN EXISTING OFFSITE STORMWATER MANAGEMENT BASIN LOCATED AT THE INTERSECTION OF THE LEE JACKSON HIGHWAY AND MAJESTIC LANE. FURTHER, APPROXIMATELY 1.6 CFS OF RUNOFF FROM THE SITE, INCLUDING THE BUILDING ROOF, IS CONVEYED VIA AN EXISTING CURB CUT TO A GRATE INLET, EX. 1, LOCATED IN THE SOUTHEAST PORTION OF SITE, FROM WHICH RUNOFF IS CONVEYED SOUTH EAST VIA 15" RCP TO AN EXISTING UNDERGROUND STORMWATER MANAGEMENT BASIN LOCATED ONSITE WITHIN THE PARKING LOT SOUTH OF THE SUBJECT SITE.

THE POST-DEVELOPMENT DESIGN PROPOSES FOUR INLETS THROUGHOUT THE SUBJECT SITE WHICH WILL COLLECT THE TOTAL APPROXIMATE 4.6 CFS OF RUNOFF FROM THE PROPOSED CONDITION DURING THE 10-YEAR STORM EVENT. APPROXIMATELY 0.5 CFS FROM THE SITE WILL BE COLLECTED BY A PROPOSED CURB INLET, A1, LOCATED NEAR THE NORTHEAST CORNER OF THE SITE. APPROXIMATELY 0.7 CFS FROM THE SITE WILL DRAIN TO A PROPOSED CURB INLET, A2, LOCATED ON THE EAST SIDE OF THE SITE. ADDITIONALLY, APPROXIMATELY 0.8 CFS FROM THE SITE WILL BE COLLECTED BY EACH OF THE PROPOSED INLETS, CURB INLET A3 AND GRATE INLET A4, LOCATED WEST OF THE BUILDING. APPROXIMATELY 0.5 CFS OF RUNOFF WILL CONTINUE TO SHEET FLOW OFFSITE TO THE EXISTING CURB INLET, EX. 5, WITHIN THE ADJACENT SERVICE DRIVE. THE SITE WILL CONTRIBUTE APPROXIMATELY 3.3 CFS OF RUNOFF ULTIMATELY DRAINING VIA THE EXISTING CURB INLET WITHIN THE SERVICE DRIVE TO THE EXISTING OFFSITE STORMWATER MANAGEMENT POND. FURTHER, APPROXIMATELY 1.2 CFS OF RUNOFF FROM THE SITE WILL BE COLLECTED BY A PROPOSED CURB INLET, A5, LOCATED ON THE SOUTH SIDE OF THE SITE FROM WHICH RUNOFF FROM THE SOUTH PORTION OF THE PARKING LOT, AS WELL AS THE BUILDING ROOF, WILL BE CONVEYED SOUTH TO THE EXISTING ONSITE STORMWATER MANAGEMENT BASIN.

ADDITIONALLY, RECONFIGURATION OF THE EXISTING STORM SEWER SYSTEM IS PROPOSED IN ORDER TO ELIMINATE THE EXISTING GRATE INLET LOCATED NEAR THE SOUTHEAST CORNER OF THE SITE WHICH WILL NO LONGER BE NECESSARY FOR DRAINAGE IN THE POST-DEVELOPMENT CONDITION. APPROXIMATELY 60 LINEAR FEET OF STORM SEWER IS PROPOSED TO CONNECT EXISTING INLET EX. 0 TO THE EXISTING STORM SEWER CONVEYING RUNOFF FROM EXISTING INLET EX. 2, VIA A PROPOSED MANHOLE WITHIN THE DRIVE AISLE SOUTH OF THE SUBJECT SITE.

THE POST-DEVELOPMENT 10-YEAR STORM DISCHARGE RATE FROM THE SITE WILL RESULT IN A DECREASE IN RUNOFF FROM APPROXIMATELY 1.6 CFS TO APPROXIMATELY 1.3 CFS ULTIMATELY DRAINING TO THE EXISTING UNDERGROUND STORMWATER MANAGEMENT BASIN SOUTH OF THE SUBJECT SITE. THEREFORE, THE EXISTING BASIN IS ASSUMED CAPABLE OF DETAINING THE RUNOFF FROM THE SUBJECT SITE. THE POST-DEVELOPMENT 10-YEAR STORM DISCHARGE RATE FROM THE SITE WILL RESULT IN AN INCREASE IN RUNOFF FROM APPROXIMATELY 3.2 CFS TO APPROXIMATELY 3.3 CFS ULTIMATELY DRAINING TO THE EXISTING ABOVE-GROUND STORMWATER MANAGEMENT BASIN EAST OF THE SITE. STORMWATER DETENTION IS NOT PROPOSED FOR THIS INCREASE IN FLOW BECAUSE IT IS ASSUMED THAT THE EXISTING STORMWATER MANAGEMENT POND IS CAPABLE OF DETAINING THIS SLIGHT INCREASE IN RUNOFF. THE CAPACITY OF THIS BASIN MAY BE EXAMINED FURTHER DURING THE SITE PLAN PREPARATION AND REVIEW PERIOD TO VERIFY THIS ASSUMPTION. THERE IS NO STORMWATER MANAGEMENT DETENTION PROPOSED FOR THIS SITE.

ADEQUATE OUTFALL NARRATIVE

THE OUTFALL FOR THE SITE HAS BEEN ANALYZED TO A POINT WHERE THE DRAINAGE AREA OF THE RECEIVING WATER COURSE EXCEEDS 100 TIMES THE AREA OF THE PORTION OF THE PROPERTY THAT DRAINS TO IT. AFTER RUNOFF LEAVES THE NORTH PORTION OF THE SITE, IT DRAINS VIA RCP STORM SEWER EAST WHICH ENTERS AN EXISTING STORMWATER MANAGEMENT POND LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF LEE JACKSON HIGHWAY AND MAJESTIC LANE BEFORE CROSSING MAJESTIC LANE. AFTER RUNOFF LEAVES THE SOUTHERN PORTION OF THE SITE, IT DRAINS TO A STORMWATER MANAGEMENT POND LOCATED ON THE ADJACENT PARCEL SOUTH OF THE SITE BEFORE CROSSING MAJESTIC LANE. EACH OF THE ABOVE-MENTIONED STORM SEWER PIPES CONNECT TO AN EXISTING STORM SEWER ALONG THE EAST SIDE OF MAJESTIC LANE THAT CONVEYS RUNOFF SOUTH ALONG THIS ROADWAY THROUGH AN EXISTING 18" STORM SEWER WITHIN THE GREENBRIAR MEADOWS SUBDIVISION LOCATED SOUTHWEST OF THE SUBJECT SITE. AFTER THE STORM SEWER LEAVES THIS AREA, IT CONNECTS TO A STORM SEWER LOCATED ON THE WEST SIDE OF MAJUREN LANE. THIS STORM SEWER CONVEYS RUNOFF SOUTH TO MIDDLE RIDGE DRIVE. FROM THIS INTERSECTION STORM SEWER LOCATED ALONG THE WEST SIDE OF MIDDLE RIDGE DRIVE CONVEYS RUNOFF SOUTH TOWARD POINT PLEASANT DRIVE TOWARD THE VICINITY OF THE GREENBRIAR POOL, AT WHICH POINT RUNOFF OUTFALLS TO THE ROCKY RUN FLOODPLAIN. ROCKY RUN HAS A DRAINAGE AREA OF AT LEAST 100 TIMES THE AREA OF THE SUBJECT SITE. THE AMOUNT OF IMPERVIOUS AREA WILL NOT INCREASE WITH THE PROPOSED DEVELOPMENT BEYOND THE CAPACITY OF THE ABOVE-MENTIONED STORMWATER MANAGEMENT SYSTEMS, THEREFORE RUNOFF RATES WILL NOT BE INCREASED. IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE EXISTING STORM SEWER SYSTEM IS ADEQUATE TO CONVEY STORMWATER RUNOFF FROM THIS SITE.

PHOSPHOROUS REMOVAL REQUIREMENT

10% (REDEVELOPMENT CONDITION)
PER THE FAIRFAX COUNTY PFM PAGE 6-13, SECTION 6-401.2B:

% REMOVAL = $[1 - 0.9^{(I-PR) / (I-POST)}] \times 100$
 $I-PR = 84$
 $I-POST = 84$
 % REMOVAL = 10%

BMP NARRATIVE

THE PROPOSED PROJECT IS CONSIDERED REDEVELOPMENT IN FAIRFAX COUNTY. PER FAIRFAX COUNTY PFM, SECTION 6-401.2B, THE REQUIRED PHOSPHOROUS REMOVAL IS DETERMINED BY THE FORMULA ABOVE. 10% PHOSPHOROUS REMOVAL FROM THE EXISTING CONDITION MUST BE PROVIDED BY THE REDEVELOPMENT. THE IMPERVIOUS COVERAGE IN THE PRE-DEVELOPMENT CONDITION IS 84% AND THE IMPERVIOUS COVERAGE IN THE POST-DEVELOPMENT CONDITION IS 84%. THE PROPOSED DEVELOPMENT DOES NOT EXCEED THE SITE'S IMPERVIOUS AREA PERCENTAGE. THEREFORE, AN UNDERGROUND STRUCTURAL BMP DEVICE IS PROPOSED TO TREAT RUNOFF BEING CONVEYED FROM STORM STRUCTURES A4 AND A5 WHICH WILL ALLOW THE DEVELOPMENT TO FULFILL THE PHOSPHOROUS REMOVAL REQUIREMENTS OF FAIRFAX COUNTY.

PHOSPHOROUS REMOVAL FOR REDEVELOPMENT - "OCOCQUAN METHOD"

PART 1: COMPUTE THE AVERAGE WEIGHTED "C" FACTOR FOR THE SITE

(A) AREA OF SITE	(a) = 0.80 acres				
(B) SUBAREA DESIGNATION	(1)	(2)	(3)	(4)	PRODUCT
A1, ONSITE PAVEMENT/LANDSCAPING (UNTREATED)	0.84	0.09	0.076		
A2, ONSITE PAVEMENT/LANDSCAPING (UNTREATED)	0.87	0.11	0.096		
A3, ONSITE PAVEMENT/LANDSCAPING (TREATED BY BMP)	0.70	0.15	0.105		
A4, ONSITE PAVEMENT/LANDSCAPING (TREATED BY BMP)	0.70	0.15	0.105		
A5, ONSITE PAVEMENT/LANDSCAPING (UNTREATED)	0.60	0.07	0.042		
BUILDING ROOF (UNTREATED)	0.50	0.12	0.108		
				Total	0.53
(C) Weighted average "C" factor	(b) / (a) = (c) =				0.66

PART 2: COMPUTE THE TOTAL PHOSPHOROUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA RATIO	"C" FACTOR	PRODUCT
(1)	(2)	(3)	(4)	(5)	(6)
A3, ONSITE PAVEMENT/LANDSCAPING (TREATED BY BMP)	STRUCTURAL BMP	50	0.19	1.06	9.94
A4, ONSITE PAVEMENT/LANDSCAPING (TREATED BY BMP)	STRUCTURAL BMP	50	0.19	1.06	9.94
(a) TOTAL					19.89

PART 3: DETERMINE COMPLIANCE WITH PHOSPHOROUS REMOVAL REQUIREMENT

% REMOVAL REQUIRED PER THE FAIRFAX COUNTY PFM SECTION 6-401.2B: 10 %
 PROVIDED: 19.89 %

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (9-011 2J & 2L) Cluster Subdivision (9-015 1G & 1H) Commercial Revitalization Districts (9-022 2A (12)&(14)) Development Plans (FCR Districts (16-302 2 & 4L) FCR Plan (16-303 1 & 10) Amendments (18-202 10F & 10I) FDR P Districts (except FRC) (916-302 1F & 1Q)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 6.

3. Provide:

Facility Name/Type & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (acres)	Postprint (cfs)	Storage (cfs)	Valuing (cfs)	If pond, diam length (ft)
STRUCTURAL BMP - BMP 1	0.80	0.80	0.80	0.10	0.10	N/A	N/A
Totals							

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 6.
5. Maintenance access (road) to stormwater management facility(ies) is shown on Sheet 6.
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 6.
7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 6.
8. A description of the existing conditions of each numbered site outfall located downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 6.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 6.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2, 4.
11. A submission waiver is requested for:
 - 11. Stormwater management is not required because THE SITE IS SERVED BY EXISTING STORMWATER MANAGEMENT FACILITIES.

REV	DATE	DESCRIPTION	ISSUE REF
1	4/10/09	REVISED PER COUNTY COMMENTS	ASF
2	8/13/09	REVISED PER COUNTY COMMENTS	BIG
3	9/02/09	REVISED PER COUNTY COMMENTS	BUS
4	4/09/10	REVISED PER CLIENT COMMENTS	ASF

FINAL PLAN SIGNATURES

P.M.: _____ G.C.: _____ O/O: _____

McDonald's

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OFFICE: BETHESDA, MD 20817
 ADDRESS: 6803 ROCKLEDGE DRIVE, SUITE 1100, BETHESDA, MD 20817

PLAN APPROVALS	DATE	REGIONAL MGR.	CONST. MGR.	OPERATIONS DEPT.	REAL ESTATE DEPT.	CONTRACTOR	OWNER
SIGNATURE (2 REQUIRED)							
CO-SIGN SIGNATURES							

STATUS: PRELIMINARY
 DATE: 12/17/08
 BY: AB

PLAN CHECKED: _____
 AS-BUILT: _____

REGIONAL DWG. NO: S075017
 PLAN DESCRIPTION: STORMWATER MANAGEMENT PLAN
 CAD FILE: S075017SE3

6 OF 8

MISS UTILITY

BEFORE YOU DIG CALL 811 IN VA or 1-800-552-7001

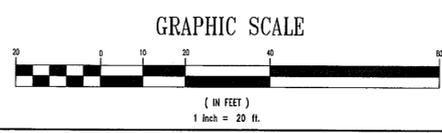
PROJECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

THE CONTRACTOR TO CALL HAS OBLIGATED TO HAVE ALL DIGGING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

GENERAL NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DENIED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

MAXIMUM STORMWATER RUNOFF RATES

SOUTH OUTFALL			NORTH OUTFALL		
	PRE-DEVELOPMENT	POST-DEVELOPMENT		PRE-DEVELOPMENT	POST-DEVELOPMENT
Q ₂	1.2 cfs	1.0 cfs	Q ₂	2.4 cfs	2.5 cfs
Q ₁₀	1.6 cfs	1.3 cfs	Q ₁₀	3.2 cfs	3.3 cfs



BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS

SURVEYORS PROJECT MANAGERS ENVIRONMENTAL ENGINEERS LANDSCAPE ARCHITECTS

OFFICES:

- WARREN, NJ
- SOUTHBOROUGH, MA
- ALBANY, NY
- PURCHASE, NY
- BONKONKOMA, NY
- CHALFONT, PA
- STERLING, VA
- BOWIE, MD
- TOWSON, MD
- WARRINGTON, VA
- FORT LAUDERDALE, FL
- CENTER VALLEY, PA

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Application No. SE 2009-SP02A Staff DeManche

APPROVED [Signature] SP PLAN

SEE DEV CONDS DATED April 19, 2010

Date of (BZA) approval April 27, 2010

Sheet 6 of 8

"GREENBRIAR"
 L/C# 045-0145

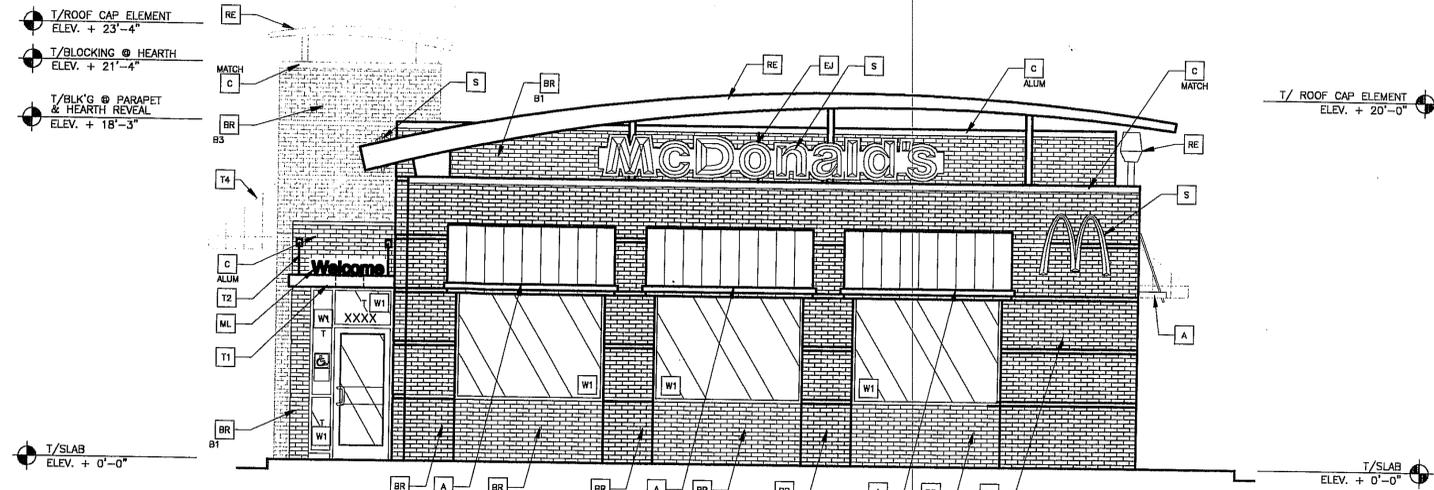
PLAN SCALE: 1" = 20'

STREET ADDRESS: 13003 LEE JACKSON MEMORIAL HIGHWAY

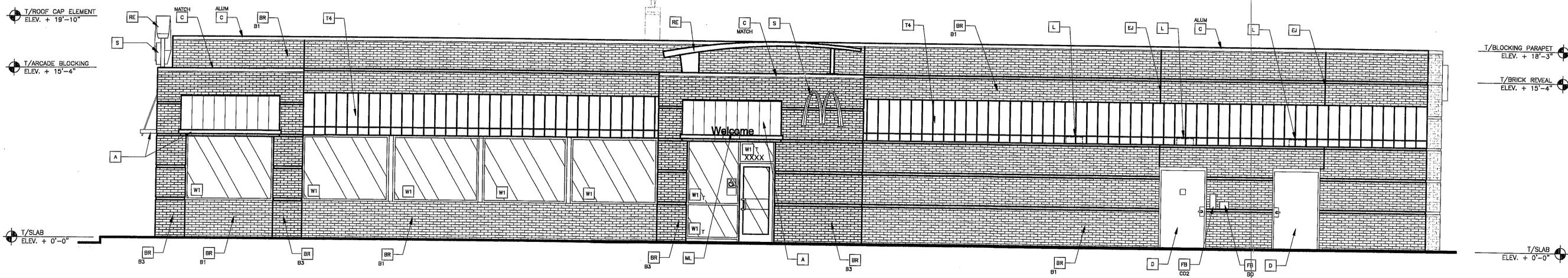
CITY: FAIRFAX STATE: VA

COUNTY: FAIRFAX COUNTY

REGIONAL DWG. NO: S075017
 PLAN DESCRIPTION: STORMWATER MANAGEMENT PLAN
 CAD FILE: S075017SE3



1 FRONT ELEVATION
A2.0 1/4" = 1'-0"



2 NON-DRIVE-THRU ELEVATION
A2.0 1/4" = 1'-0"

Application No. SE2009-SP-012 Staff DeManche
 APPROVED SE SP PLAN
 SEE DEV CONDS DATED April 12, 2010
 Date of (BOS) (BZA) approval April 27, 2010
 Sheet 7 of 8

KEY NOTES:

- | | | | | | |
|--|---|---|--|---|--|
| <p>A METAL AWNING - UNDER SEPARATE PERMIT. COLOR TO BE ALTERNATING STRIPES TO MATCH PANTONE 123C AND 109C</p> <p>BR FACEBRICK</p> <p>B1 COLOR:
 B1 = "RUBIGO RED VELOUR" BY BELDEN OR EQUAL
 B2 = "MODULAR MIDLAND BLEND A" BY BELDEN OR EQUAL
 B3 = "ALASKA WHITE VELOUR" BY BELDEN OR EQUAL</p> | <p>C METAL COPING - COLOR = ALUMINUM</p> <p>C METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL</p> <p>D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL</p> | <p>E EXT. INSULATION FINISH SYSTEM (E.I.F.S.)
 COLOR = BENJAMIN MOORE "2125-30 GRAY SHOWER" OR EQUAL</p> <p>EJ EXPANSION JOINT, SEE DETAIL 7/4A.1</p> <p>FB CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)</p> <p>FB CO2</p> <p>FB OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) - CONFIRM USE WITH MCD PROJECT MANAGER</p> <p>BO</p> | <p>L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL</p> <p>ML METAL LETTERING -- BY OTHERS</p> <p>PB PIPE BOLLARD - PAINTED YELLOW</p> <p>PT (RMHC) COIN COLLECTOR</p> <p>RE ARCHITECTURAL ROOF CAP ELEMENT</p> | <p>RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL</p> <p>S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.</p> <p>T1 ALUMINUM TRELLIS</p> <p>T2 TRELLIS TIE-BACK</p> <p>T3 2" x 8" WALL FASCIA - REFER TO SIM. DETAIL 3 ON SHEET A5.1</p> | <p>T4 STANDING SEAM OVERHANG TO MATCH ALUM. TRELLIS</p> <p>W1 EXTERIOR WINDOW ASSEMBLY - SEE ASSEMBLY NOTES
 T = TEMPERED GLASS</p> <p>W2 DRIVE-THRU WINDOW BY READY ACCESS - CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD PROJECT MANAGER. OPTIONS INCLUDE: TRANSOM (SHOWING), AIR CURTAIN, FLYFAN/TRANSOM & 432 SQ IN MAX SERVICE OPENING (WHERE REQD BY CODE)</p> <p>XX SLIDE DIRECTION:
 RL = RIGHT TO LEFT
 LR = LEFT TO RIGHT</p> |
|--|---|---|--|---|--|

FOR INFORMATIONAL PURPOSES ONLY

I HEREBY CERTIFY THIS SHEET AS PART OF THE PLAN SET ONLY

DRAWN BY JIN STD ISSUE DATE APRIL 2009 REVIEWED BY JM,GA,JG,MS DATE ISSUED APRIL 2009 PREPARED FOR McDonald's USA, LLC <small>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be reproduced without written authorization. The contract documents were prepared and issued for use on a specific project and are not suitable for use on any other project. The contractor shall refer to these drawings for reference or example on another project requires the services of a duly licensed architect and engineer. Reproduction of the contract documents for reuse on another project is not authorized.</small>	TITLE 2009 STANDARD BUILDING 45114-WOOD/WOOD DESCRIPTION WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH WOOD ROOF TRUSS FRAMING BRICK EXTERIOR FINISH ARCADE/ENTRY SITE ID 045-0145 SITE ADDRESS 13003 LEE JACKSON MEMORIAL HIGHWAY FAIRFAX, VA 22030	SHEET NO. A2.0 ELEVATIONS SHEET NO. A2.0 ELEVATIONS	REV DATE DESCRIPTION BY
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