



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

May 2, 2012

Mr. Robert Goldman
The Chesapeake Design Group Architects, Inc.
419 North Charles Street
Baltimore, Maryland 21201

Re: Interpretation for SE 95-Y-016, McDonald's, 12700 Shoppes Lane,
Tax Map 55-2 ((91)) pt. 10D: Building Facade, Order Menu Boards, and Entrance Awning

Dear Mr. Goldman:

This is in response to the letter received September 29, 2011, from John E. Scott, and subsequent e-mail correspondence dated October 27, 2011, through March 15, 2012 (attached), requesting an interpretation of the development conditions and Special Exception (SE) Plat approved by the Board of Supervisors in conjunction with the approval of SE 95-Y-016. As I understand it, the question is whether the proposed changes to the building facade, replacement of the order menu boards, and installation of a new entrance awning are in substantial conformance with the development conditions and the SE Plat. This determination is based on the proposed elevations attached to the letter of September 29, 2011, undated and untitled; 3 sheets of sign details prepared by Everbrite; 5 sheets of sign details prepared by Persona dated December 12, 1010, January 11, 2011, May 19, 2010, June 27, 2011, and August 3, 2011; drawings prepared by Chesapeake Design Group, Architects entitled "Alterations to McDonald's Shoppes Lane 12700 Shoppes Lane," dated July 26, 2011; and a letter dated March 8, 2012, from the Fair Lakes League, Inc. Copies of the letter, e-mails, and relevant exhibits are attached.

On September 11, 1995, the Board of Supervisors approved SE 95-Y-016, subject to development conditions, for use as a fast food restaurant with a drive-through window. Among these conditions:

Development Condition 4 states the following: The proposed building materials, color and landscaping for the freestanding fast food restaurant shall be compatible with the existing retail center as determined by the Architectural Review Board of the Fair Lakes League.

Development Condition 5 states the following: The upper 25% of the rear façade of the building shall contain front elevation materials. A parapet wall shall be provided to screen rooftop equipment from public view at ground level.

Development Condition 6 states the following: All signage shall be in accordance with the Comprehensive Sign Program for Fair Lakes and shall be compatible with the existing retail center signage. No individual pylon or pole-mounted signs shall be permitted. Building mounted signage along Fair Lakes Parkway shall not create a sense of visual clutter.

Note 20 on the SE Plat states the following: The proposed fast food restaurant building will be similar in materials and color to the existing shopping center.

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/



Mr. Robert Goldman
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The submitted correspondence dated October 27, 2011, states that McDonald's is undertaking a remodeling program to refresh and re-brand numerous qualifying McDonald's locations. The first change is with respect to building elevations. Specifically, you are proposing to change the storefront or entrance façades to be beige and brown by adding cultured stone veneer, Exterior Insulation and Finish System (E.I.F.S.), base building material, a window assembly with metal awning, and a parapet band. On the side elevations, you are proposing to provide E.I.F.S., an aluminum trellis, and metal wall fascia. The second proposed change is to remove the existing order menu boards and replace them with new menu boards 81" x 103" and order canopies that will be 11 feet tall and cantilevered 10 feet over the drive-through lane. These canopies will shield the order area from the elements. The third proposed change is to install a new 11 foot tall awning at the drive-through entrance, which will prohibit higher vehicles from using the drive through.

In response to Development Condition 4, you have solicited comments from the Architectural Review Board of the Fair Lakes League. Attached to the e-mail of March 15, 2012, is a letter dated March 8, 2012, signed by Jane Mellenkamp, agent for the Fair Lakes League, Inc., indicating that the proposed renovations to the exterior of the McDonald's are in accordance with the Architectural Review Board for the Fair Lakes League. You have also attached a letter dated March 8, 2012, signed by Jane Mellenkamp, Peterson Management, stating that the landlord approves the proposed changes.

Your proposal shows building mounted signage indicating McDonalds in gold lettering. Building mounted signs are not governed by the Comprehensive Sign Plan (CSP), approved for the Fair Lakes Development, which addresses project scale signage issues. The proposed signs are therefore subject to the requirements of Article 12 of the Zoning Ordinance. Accordingly, the building mounted signs are not addressed by this interpretation. You will need to obtain a sign permit from the Zoning Inspection Branch of the Zoning Administration Division, DPZ, for these signs, at which time a final determination on the requested sign area will be made.

It is my determination that the proposed changes to the building facade, replacement of two order menu boards, and installation of a new entrance awning are in substantial conformance with the development conditions and the SE plat. All signage will be subject to approval by the Zoning Inspections Branch of the Zoning Administration Division, DPZ.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Lisa Feibelman at (703) 324 1290.

Sincerely,



Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

N:\Interpretations\Special Exception\SE 95-Y-016 McD's #3.doc

Attachments: A/S

cc: Pat Herrity, Supervisor, Springfield District
Peter F. Murphy, Jr., Planning Commissioner, Springfield District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ

Mr. Robert Goldman

May 2, 2012

page 3

Ken Williams, Plan Control, Land Development Services, DPWES

Angela Rodeheaver, Section Chief for Site Analysis, DOT

Audrey Clark, Building Plan Review and Inspection Division, DPWES

Chuck Cohenour, Inspector, Zoning Inspection Branch, ZAD, DPZ

Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ

Inda E. Stagg, Walsh, Colucci, Lubeley, Emrich & Walsh, PC, 2200 Clarendon Blvd.,

Suite 1300, Arlington, VA 22201

File: SE 95-Y-016, SEI 11 09 046, Imaging, Reading File

JOHN E. SCOTT, PE

5709-D Harpers Farm Road
Columbia, Maryland 21044

RECEIVED
Department of Planning & Zoning
SEP 29 2011
Zoning Evaluation Division

Ms Barbara C. Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5508

RE: Letter of Interpretation
McDonalds Restaurant
Special Exception Number SE 95-Y-016
12700 Shoppes Lane
Tax Map # 0454 11 D1

Dear Ms Berlin;

With this letter, I am requesting a Letter of Interpretation for the existing McDonalds Restaurant that is located at 12700 Shoppes Lane and is subject to Special Exception Number SE 95-Y-016.

The construction being contemplated is the removal of the existing gateway sign and two remote order points and the installation of two new order points with rain canopies at the same location and gateway sign at a new location, and a change in the exterior facade with accent lighting.

It should be noted that the location of the drive thru is not changing and the gateway sign is being located closer to the order points.

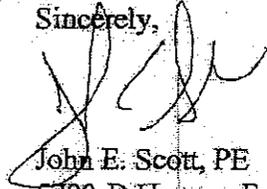
The following addresses Article 9 Special Exception Section 004.4.A.

- (1) There is not a change in the amount of land area or permit a more intensive use; or
- (2) No increase in an parking requirement; or
- (3) No Change in use; or
- (4) No reduction in effectiveness of approved transitional screening, buffering, landscaping or open space; or
- (5) No changes in permit changes to bulk, mass, orientation of location that adversely impacts the relationship of the development or part thereof to adjacent property; or
- (6) No increase in the amount of clearing and/or grading for a stormwater management facility; or
- (7) No addition of any building or additions to building.

Attached to this letter is a check for \$520.00 and a copy of the architectural elevations showing the façade change.

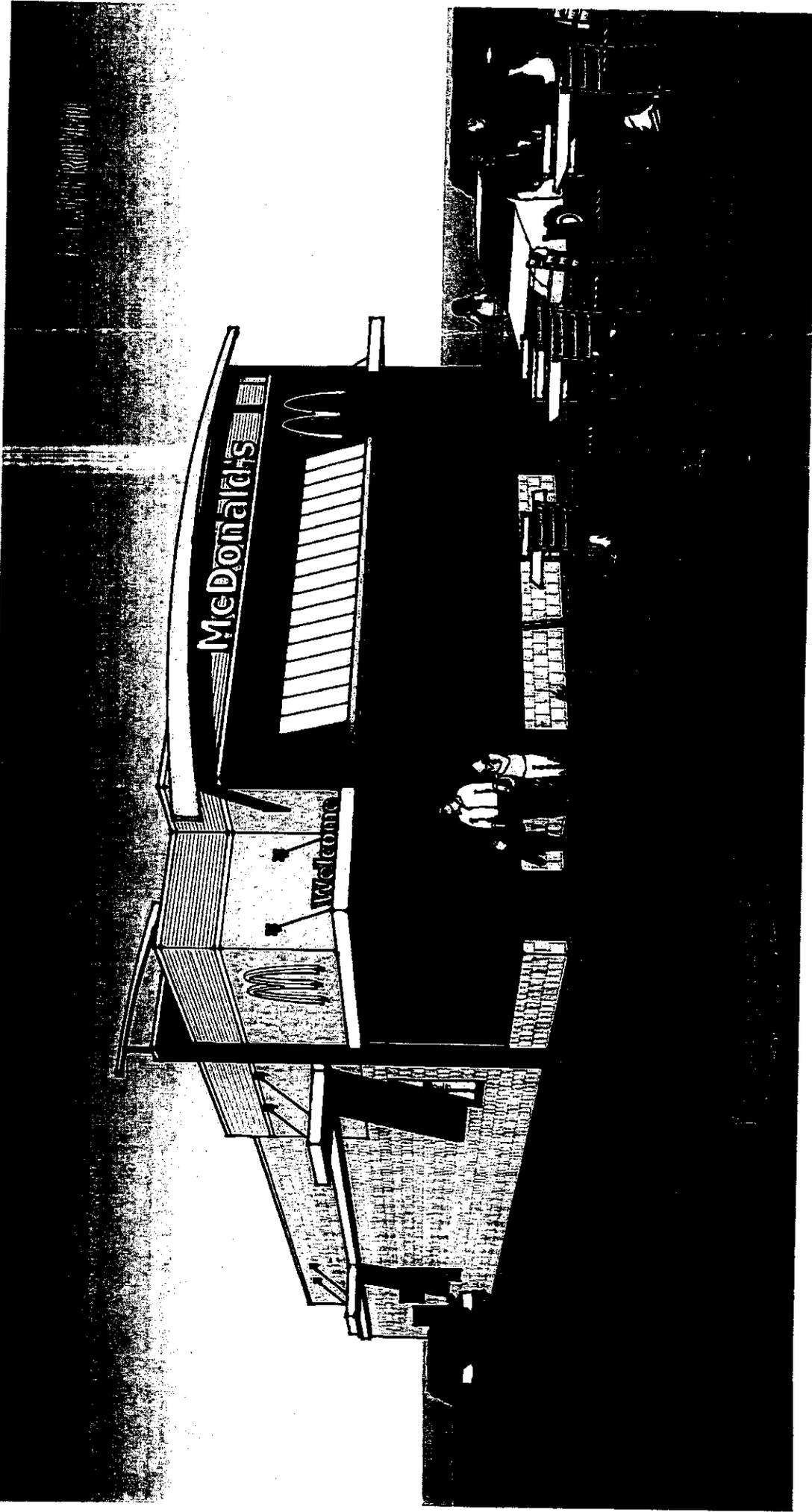
If you have any question and/or comments, please contact me at your earliest convenience.

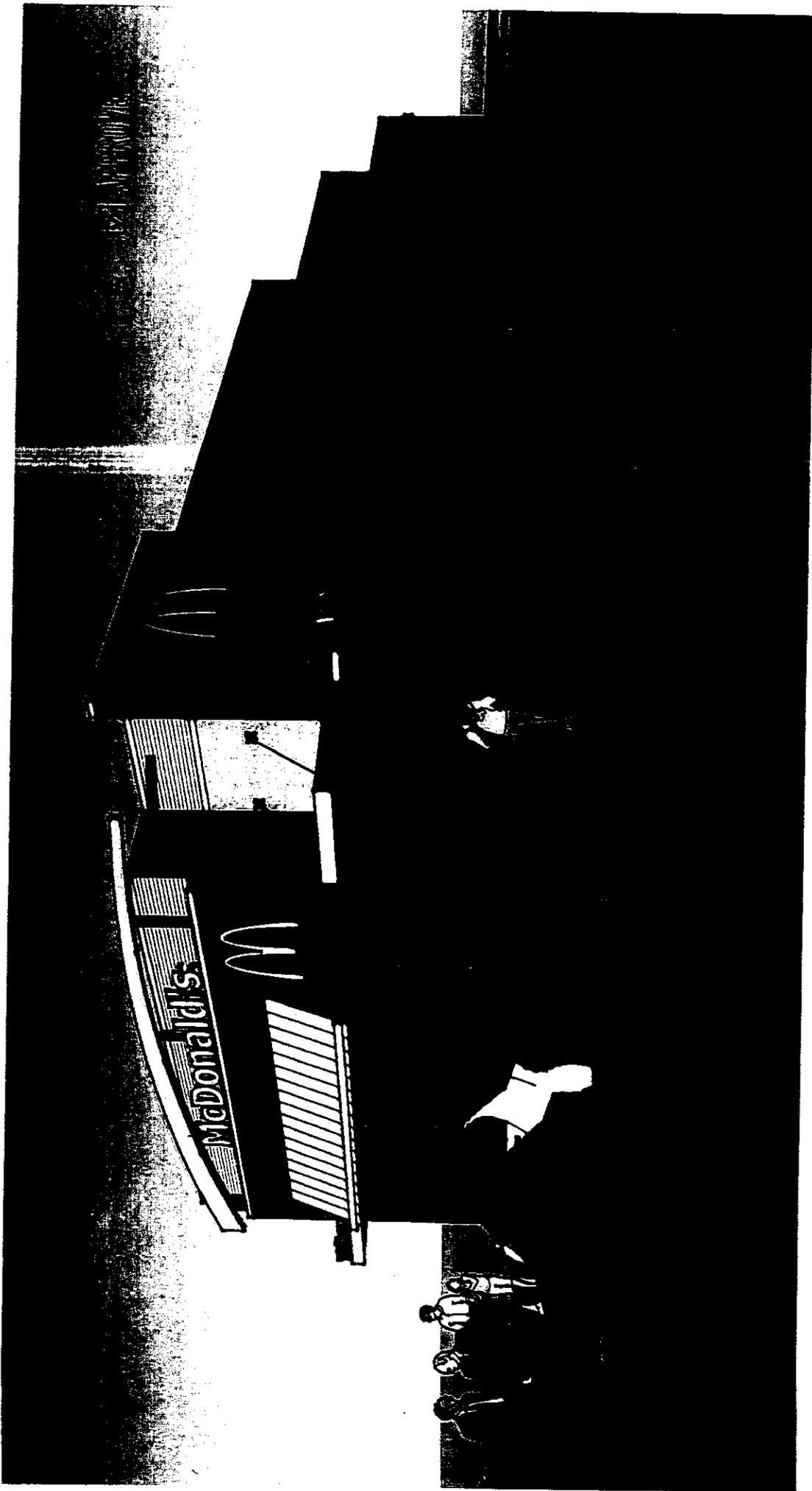
Sincerely,



John E. Scott, PE
5709-D Harpers Farm Road
Columbia, MD 21044
(410) 960-7334
John.Scott2@verizon.net

RENDERING - PROPOSED EXTERIOR REMODEL





EXTERIOR FURNISHINGS (PROPOSED)

APPROVED



PATIO FURNITURE EXAMPLE

*PLEASE SEE PHOTOS PROVIDED
OF OTHER COMPLETED PROJECTS
FOR BUILDING REFERENCE

Date: October 27, 2011
Email to: Lisa Feibelman
From: Robert Goldman

Lisa,

Sorry about the delay, I've been traveling and am a little behind on catching up with emails. The big picture description of this McDonald's remodel program is that we are refreshing and re-branding numerous McDonald's locations throughout the country. Candidates for this program are locations that are in good condition, but in need of a "facelift" and modifications to make them more efficient and offer our customers a better experience.

Specifically we are removing the non structural mansard roof overhang, and extending the parapet wall to a height that matches the existing building height. The termination of the parapet is a metal frieze band that wraps the building. At the main dining area, we are adding what we call an "arcade " treatment to the existing exterior wall with an awning in an attempt to indicate the main public dining area, and present it as a friendly and comfortable place for our customers. In these specific projects, we are utilizing a cultured stone applied to the existing facades which include brick and dryvit. On the entry (non drive thru) side of the building, we are marking the entrance with what we call our "welcome arcade" which is similar to the front arcade, (much smaller), but again, providing a clear and friendly primary entrance for our customers. The public areas inside the restaurant will be completely remodeled in utilizing friendly materials and graphics, and a much more relevant decor package. All ADA issues will be corrected both inside the building and outside will be addressed.

Regarding the exterior "site work", we typically are sealing or topcoating the existing parking, and re-stripping the lot. At Shops Lane, we currently have 2 order points. We are planning on replacing the existing menu board with new menu boards and the existing order point (pole mounted speaker and display board), with a new order point that also has a rain canopy to protect the customer from the rain. At Tysons II, 8512 Leesburg Pike, we also currently have two order points, one behind the other. At this location, we are planning to utilize our preferred, and most efficient ordering configuration, called side by side. Here we are adding a new landscaped island to the existing paved and landscaped area behind the building, and creating two order point separated by the island. (Please refer to the drawing) This allows us to actually stack cars parallel to each other as opposed to behind each other, and reduces site congestion. As part of the overall changes, this also allows cars to get through the drive thru quicker, which also relieves congestion. The "reconfiguration" allows us to maintain more parking than is required, and has actually increased our green space slightly while reducing impervious area.

At the beginning of the drive thru, we place a "gateway" sign and pole that indicates the drive thru, and has a bar that limits vehicle height so that no damage is done to car or building when passing through the drive thru. We are accomplishing two goals at the drive thru area, one is making the operation more efficient for the customer and reducing time in the line as well as congestion, and visually unifying the drive thru with the new building look.

Date: October 27, 2011
Email to: Lisa Feibelman
From: Robert Goldman
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In regards to the outdoor seating, we are repaving the existing area and providing a new seating package, visually much "lighter" looking and very friendly and in keeping with our new image. We will replace and or rebuild fencing and screening at our trash coral, and all roof top screening will be replaced, matching our building, and will continue to hide our roof top equipment.

Lisa, I hope this is what you want, and it helps you with your meetings.

Please let me know if you need anything else.

Thanks!

Robert Goldman, President

The Chesapeake Design Group
Architects, Incorporated
419 North Charles Street
Baltimore, Maryland 21201
t: 410.837.3622 f.410.837.3621

Feibelman, Lisa

From: Stacey Butler <stacey@cdgarchitects.com>
Sent: Thursday, March 15, 2012 12:44 PM
To: Feibelman, Lisa
Cc: Robert Goldman; Drew Emmer
Subject: McDonalds -12700 Shops Lane
Attachments: FLS approval to McDs w approved plans 2012.03-08.pdf; FLL Approval to McDs w approved plans 2012.03-08.pdf

Importance: High

Lisa,
Please see attached approvals as discussed with Robert Goldman. Please let us know if you need anything further.

Thanks

Stacey Butler, CFO



The **Chesapeake Design Group Architects, Incorporated**
419 North Charles Street Baltimore, Maryland 21201
t: 410.837.3622 f: 410.837.3621

From: Ruth Wendy [mailto:Wendy.Ruth@us.mcd.com]
Sent: Thursday, March 15, 2012 8:41 AM
To: Stacey Butler
Subject: FW: 045-0729 - Fairfax, VA
Importance: High

Stacey,

Per your request.

From: Evans Doreen
Sent: Friday, March 09, 2012 2:05 PM
To: Ruth Wendy; Chandler Byron
Cc: Fletcher Ed; Cox Tracy
Subject: FW: 045-0729 - Fairfax, VA
Importance: High

Wendy/Ed:

Please see attached approvals. Please note the plans that are specifically attached and approved by the Landlord and Developer (same parties).

Legal Clearance will be granted subject to conforming with the work on the attached specific plans.

Thanks,
Doreen

Doreen L. Evans
Paralegal
McDonald's Corporation
2915 Jorie Boulevard, #1S
Oak Brook, Illinois 60523
(630) 623-3526
(630) 623-8064 (fax)
"doreen.evans@us.mcd.com"

From: Jane Mellenkamp [mailto:jmellenkamp@Petersoncos.com]
Sent: Thursday, March 08, 2012 4:30 PM
To: Cook Teresa
Cc: Chandler Byron; Ruth Wendy; Cox Tracy; Durkin-Stornello Erin; Evans Doreen; Sheila Hudson
Subject: RE: 045-0729 - Fairfax, VA

Hi Teresa,

See the attached approval letters from Shoppes at Fair Lakes, LP and Fair Lakes League. Hard copies are forthcoming.

Thanks, Jane.

Jane Mellenkamp
Property Manager
Peterson Management, L. C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033
Cell: 703-887-7381
Direct: 703-227-0884
Fax: 703-631-6481
jmellenkamp@petersoncos.com

From: Jane Mellenkamp
Sent: Wednesday, March 07, 2012 8:41 AM
To: Cook Teresa
Cc: Chandler Byron; Ruth Wendy; Cox Tracy; Durkin-Stornello Erin; Evans Doreen
Subject: RE: 045-0729 - Fairfax, VA

Hi Teresa,

Approvals are ready to go. I expect to have the approval letters back to you today or tomorrow, I'll send an email copy to you as well.

Thanks, Jane.

From: Cook Teresa [mailto:Teresa.Cook@us.mcd.com]
Sent: Friday, February 24, 2012 6:08 PM
To: Jane Mellenkamp
Cc: Chandler Byron; Ruth Wendy; Cox Tracy; Durkin-Stornello Erin; Evans Doreen
Subject: L/C: 045-0729 - Fairfax, VA

Attached please find correspondence from Doreen Evans which is being sent today via FedEx and Certified Mail.

.....
Teresa Cook
McDonald's Corporation
Major Remodel Project Legal Team
2915 Jorie Blvd, Oak Brook, IL 60523
630.623.2465 (direct)
teresa.cook@us.mcd.com
.....



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March 8, 2012

Doreen Evans
Paralegal
McDonald's Corporation
One McDonald's Plaza
Oak Brook, Ill 60523

RE: McDonald's Proposed Exterior Renovation
12700 Shoppes Lane, Fairfax, Virginia 22033

Dear Ms. Evans:

The plans and renderings submitted by McDonald's Corporation as it relates to the proposed exterior renovation at the above referenced location have been reviewed and found to be in accordance with the Architectural Review Board (ARB) for the Fair Lakes League; see attached plans/renderings stamped "Approved".

Please attach this letter and attachments to your permit application to Fairfax County.

Should you have any questions, please feel free to contact me at (703) 227-0884.

Sincerely,
Fair Lakes League, Inc.
Peterson Management L.C. (as Agent)

A handwritten signature in black ink that reads "Jane Mellenkamp".

Jane Mellenkamp
Property Manager

Enclosures

cc: Doreen Evans - Doreen.Evans@us.mcd.com
Teresa Cook - Teresa.Cook@us.mcd.com
Wendy Ruth - Wendy.Ruth@us.mcd.com
Tracy Cox - Tracy.Cox@us.mcd.com
Erin Durkin - Erin.Durkin-Stornello@us.mcd.com

March 8, 2012

Doreen Evans
Paralegal
McDonald's Corporation
One McDonald's Plaza
Oak Brook, Ill 60523

RE: McDonald's - Proposed Exterior Renovation
Shoppes at Fair Lakes, LP - 12700 Shoppes Lane, Fairfax, Virginia 22033

Dear Ms. Evans:

The plans and renderings submitted by McDonald's Corporation as it relates to the proposed exterior renovation at the above referenced location have been approved by the Landlord; see attached plans/renderings stamped "Approved".

Our Tenant Coordinator will contact you under separate cover regarding construction rules and regulations.

Please attach this letter and attachments to your permit application to Fairfax County.

Should you have any questions, please feel free to contact me at (703) 227-0884.

Sincerely,
Shoppes at Fair Lakes, LP
Peterson Management L.C. (as Agent)

Jane Mellenkamp

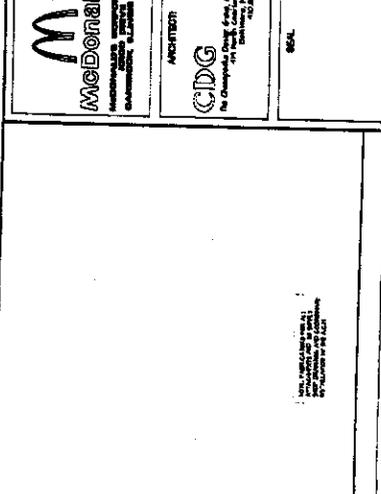
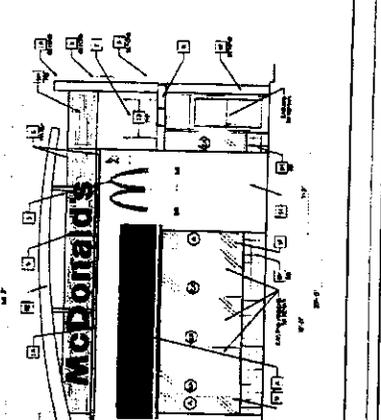
Jane Mellenkamp
Property Manager

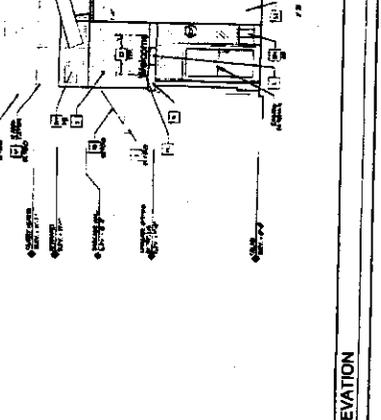
Enclosures

cc: Doreen Evans - Doreen.Evans@us.mcd.com
Teresa Cook - Teresa.Cook@us.mcd.com
Wendy Ruth - Wendy.Ruth@us.mcd.com
Tracy Cox - Tracy.Cox@us.mcd.com
Erin Durkin - Erin.Durkin-Stornello@us.mcd.com

APPROVED

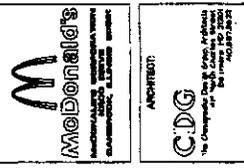
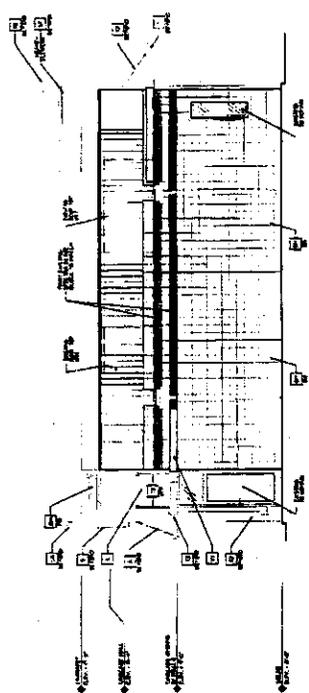
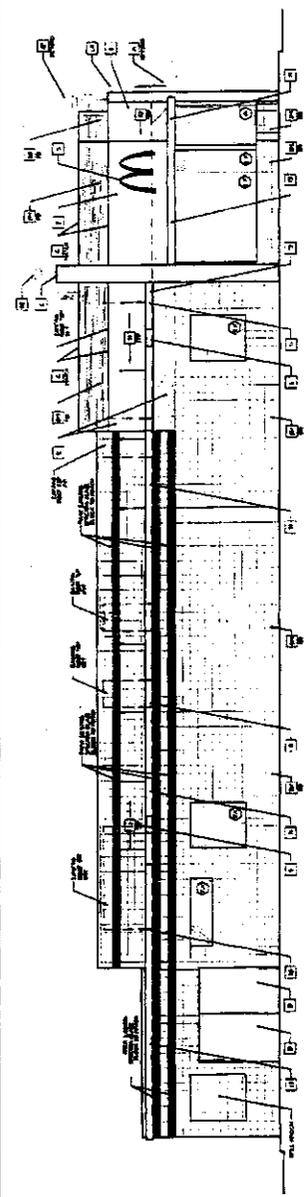
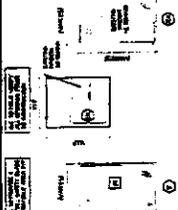
|  <p>McDonald's INTERNATIONAL CORPORATION 1100 N. WINDY HILL ROAD CHICAGO, ILLINOIS 60656</p> | <p>ARCHITECT</p> <p>CIDG 10000 W. BROADWAY, SUITE 100 DENVER, COLORADO 80231 TEL: 303.733.2000</p> | <p>SCALE</p> | <p>DATE</p> | <p>PROJECT TITLE</p> | <p>SHEET TITLE</p> | | | | | | | | | |
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| <p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | NO. | DESCRIPTION | DATE | | | | | | | <p>DATE REVISED</p> <p>SCALE AS NOTED</p> <p>BLDG. AREA</p> <p>NO. OF BAYERS</p> <p>NO. OF BAYERS</p> <p>NO. OF BAYERS</p> | | <p>PROJECT TITLE</p> <p>ALTERATIONS TO McDONALD'S RESTAURANT 7070 BARKERS LINE FAYPAX, VA</p> <p>REGION: SOUTH LD. NO.: 848-2728</p> | |
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| <p>PROJECT TITLE</p> <p>ALTERATIONS TO McDONALD'S RESTAURANT 7070 BARKERS LINE FAYPAX, VA</p> <p>REGION: SOUTH LD. NO.: 848-2728</p> | | <p>SHEET TITLE</p> <p>EXTERIOR ELEVATIONS</p> | | <p>SHEET NO. A-200-00</p> | | | | | | | | | | |

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| <p>1 STOREFRONT ELEVATION SCALE: 1/8" = 1'-0"</p>  | <p>2 RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"</p>  |
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| <p>3 ELEVATION KEYED NOTES SCALE: 1/8" = 1'-0"</p> <p>KEY NOTES:</p> <ol style="list-style-type: none"> 1. ALL GLAZING SHALL BE PERFORMED BY A LICENSED GLAZIER. 2. ALL GLAZING SHALL BE PERFORMED BY A LICENSED GLAZIER. 3. ALL GLAZING SHALL BE PERFORMED BY A LICENSED GLAZIER. 4. ALL GLAZING SHALL BE PERFORMED BY A LICENSED GLAZIER. 5. ALL GLAZING SHALL BE PERFORMED BY A LICENSED GLAZIER. | <p>4 ELEVATION COLOR LEGEND SCALE: 1/8" = 1'-0"</p> <p>KEY:</p> <ul style="list-style-type: none"> 1. EXTERIOR WALL FINISH 2. EXTERIOR WALL FINISH 3. EXTERIOR WALL FINISH 4. EXTERIOR WALL FINISH 5. EXTERIOR WALL FINISH |
| <p>5 SAFETY GLAZING NOTES SCALE: 1/8" = 1'-0"</p> <p>ALL SAFETY GLAZING SHALL BE PERFORMED BY A LICENSED GLAZIER.</p> <p>ALL SAFETY GLAZING SHALL BE PERFORMED BY A LICENSED GLAZIER.</p> <p>ALL SAFETY GLAZING SHALL BE PERFORMED BY A LICENSED GLAZIER.</p> | <p>6 WINDOW TYPES SCALE: 1/8" = 1'-0"</p>  |

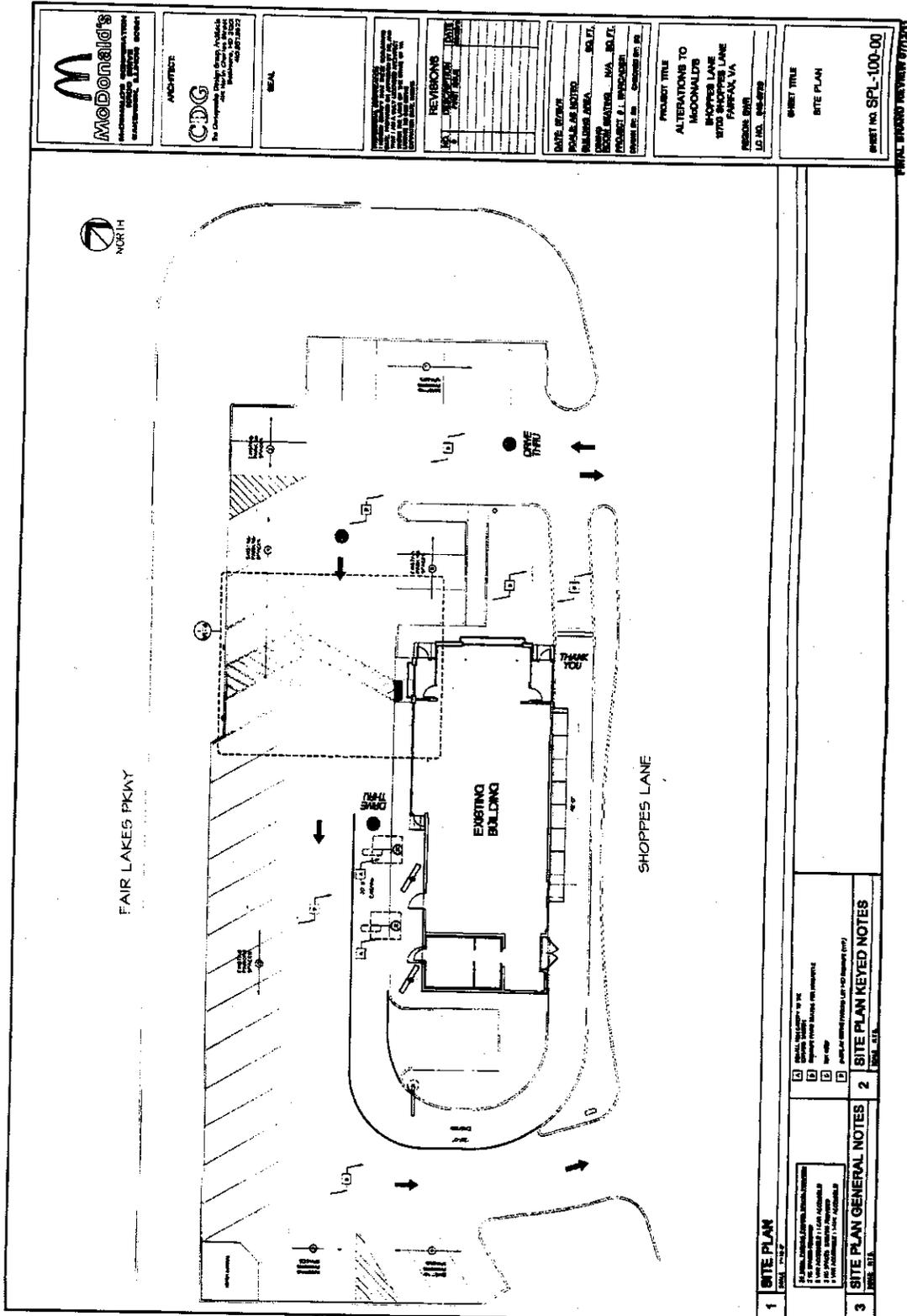
PANEL BOARD REVIEWED BY: [Signature]

APPROVED

|  <p>McDonald's ARCHITECTURAL SERVICES</p> <p>CDG The Commercial Design Group, Architects 10000 Westpark Drive, Suite 100 Fairfax, VA 22030 Tel: 703-261-8200 Fax: 703-261-8202</p> | <p>PROJECT TITLE ALTERATIONS TO MCDONALD'S SHOPPER LANE 12700 SHOPPER LANE FAIRFAX, VA</p> <p>PERSON: JRM LO NO: 000-0278</p> <p>SHEET TITLE EXTERIOR ELEVATIONS</p> <p>SHEET NO. A-201-00</p> | <p>DATE: 10/1/01 SCALE: AS NOTED DESIGNER: JRM CHECKER: JRM PROJECT & T. SUPERSEDED</p> | <p>REVISIONS</p> <table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table> | NO. | DESCRIPTION | DATE | | | | | | | | | | <p>PROJECT TITLE ALTERATIONS TO MCDONALD'S SHOPPER LANE 12700 SHOPPER LANE FAIRFAX, VA</p> <p>PERSON: JRM LO NO: 000-0278</p> <p>SHEET TITLE EXTERIOR ELEVATIONS</p> <p>SHEET NO. A-201-00</p> |
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| <p>1 REAR ELEVATION SCALE: 1/8" = 1'-0"</p>  | <p>2 RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"</p>  | <p>3 ELEVATION KEYED NOTES SCALE: N/A</p> <p>KEY NOTES:</p> <ul style="list-style-type: none"> 1. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 2. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 3. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 4. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 5. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 6. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 7. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 8. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 9. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 10. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. | <p>4 ELEVATION COLOR LEGEND SCALE: N/A</p> <p>NOTES:</p> <ul style="list-style-type: none"> 1. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 2. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 3. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 4. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 5. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 6. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 7. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 8. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 9. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 10. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. | <p>5 SAFETY GLAZING NOTES SCALE: N/A</p> <p>NOTES:</p> <ul style="list-style-type: none"> 1. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 2. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 3. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 4. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 5. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 6. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 7. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 8. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 9. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. 10. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS. | <p>6 WINDOW TYPES SCALE: N/A</p>  | | | | | | | | | | | |

FINAL BOARD REVIEW 07/15/11

APPROVED



| <p>McDonald's RESTAURANTS ARCHITECTURE INTERIORS LANDSCAPE ARCHITECTURE</p> | | <p>ARCHITECT CDG 1000 West 10th Street, Suite 100 Fairfax, VA 22030 Tel: 703.271.2000 Fax: 703.271.2002</p> | <p>SCALE</p> | <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | NO. | DESCRIPTION | DATE | | | | | | | | | | <p>DATE DRAWN PROJECT NO. DRAWING NO. SCALE PROJECT TITLE PROJECT LOCATION PROJECT CITY PROJECT STATE PROJECT ZIP</p> | <p>PROJECT TITLE ALTERNATIONS TO MCDONALD'S SHOPPES LANE 1700 SHOPPES LANE FAIRFAX, VA PROJECT NO. LO NO. 000-0000</p> | <p>SHEET TITLE SITE PLAN SHEET NO. SPL-100-00</p> |
|--|-------------|--|--------------|---|-----|-------------|------|--|--|--|--|--|--|--|--|--|---|--|---|
| NO. | DESCRIPTION | DATE | | | | | | | | | | | | | | | | | |
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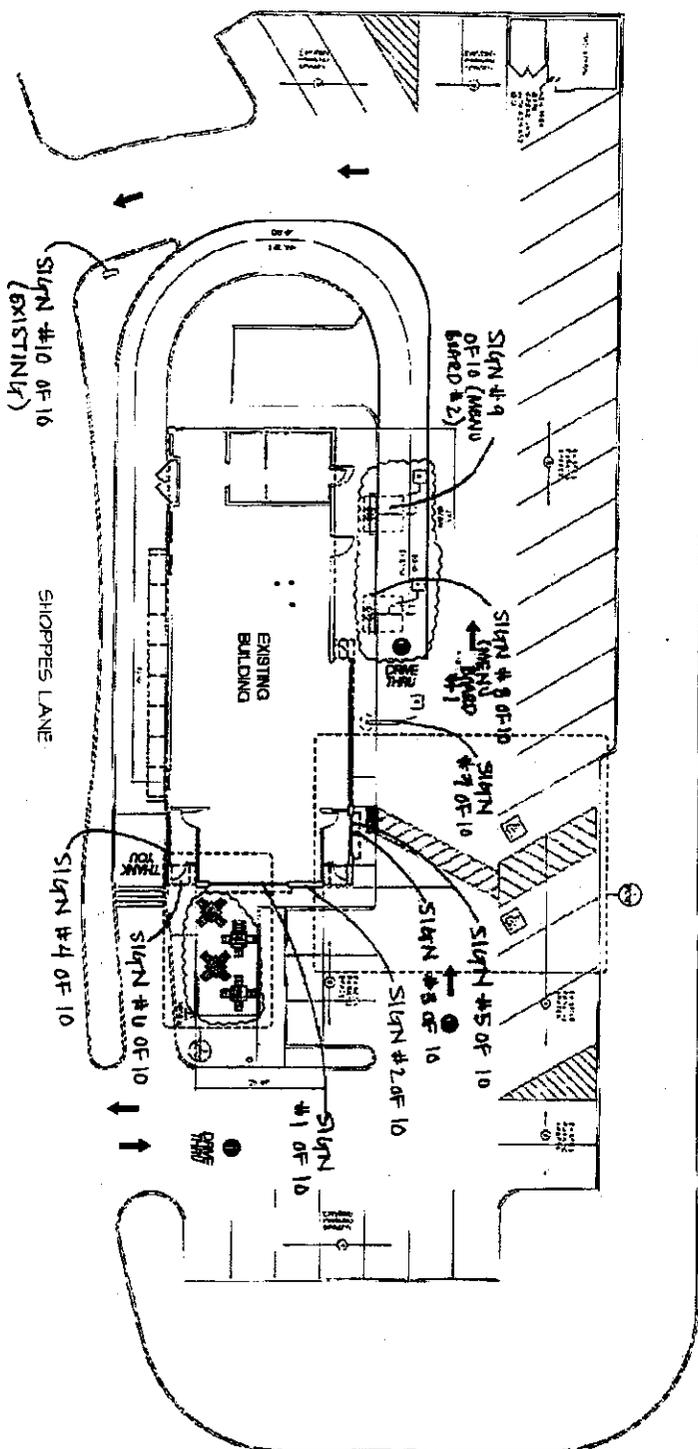
| | | | |
|---|-------------------------|----------------|--|
| 1 | SITE PLAN | DATE: 11/11/07 | <ul style="list-style-type: none"> <input type="checkbox"/> ALL DIMENSIONS UNLESS OTHERWISE NOTED |
| 2 | SITE PLAN KEYED NOTES | | |
| 3 | SITE PLAN GENERAL NOTES | | |

FAIR LAKES PKWY REVIEW 07/11/07

APPROVED

EXTERIOR SIGN PACKAGE (PROPOSED)

FAIR LAKES PKWY



| | | | |
|---|--|---|--|
| 1 SITE PLAN - Signage 1.1 SIGNAGE 1.2 SIGNAGE 1.3 SIGNAGE 1.4 SIGNAGE 1.5 SIGNAGE 1.6 SIGNAGE 1.7 SIGNAGE 1.8 SIGNAGE 1.9 SIGNAGE 1.10 SIGNAGE | | 2 SITE PLAN KEYED NOTES 2.1 SIGNAGE 2.2 SIGNAGE 2.3 SIGNAGE 2.4 SIGNAGE 2.5 SIGNAGE 2.6 SIGNAGE 2.7 SIGNAGE 2.8 SIGNAGE 2.9 SIGNAGE 2.10 SIGNAGE | |
| 3 SITE PLAN GENERAL NOTES 3.1 SIGNAGE 3.2 SIGNAGE 3.3 SIGNAGE 3.4 SIGNAGE 3.5 SIGNAGE 3.6 SIGNAGE 3.7 SIGNAGE 3.8 SIGNAGE 3.9 SIGNAGE 3.10 SIGNAGE | | | |

| <p>McDonall's 1400 WEST 10TH AVE FARMINGTON, ALABAMA 35895</p> | <p>ARCHITECT: CDG 1000 10TH AVENUE BIRMINGHAM, ALABAMA 35203 PHONE: 205.975.1234 FAX: 205.975.1235</p> | <p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | NO. | DATE | DESCRIPTION | | | | | | | | | | <p>DATE: 08/18/10 SCALE: AS SHOWN DRAWN: JSM CHECKED: JSM DATE: 08/18/10 PROJECT: 1000000000 DESIGNED BY: J. S. MCDONALD</p> | <p>PROJECT TITLE: ALTERNATIONS TO McDONALD'S SHOPPES LANE 2700 SHOPPES LANE FARMINGTON, VA DESIGN NO.: 100-000-000</p> | <p>SHEET NO.: SPL-100-00 SIGNAGE SET (11) OF 11</p> |
|---|---|--|-----|------|-------------|--|--|--|--|--|--|--|--|--|---|---|--|
| NO. | DATE | DESCRIPTION | | | | | | | | | | | | | | | |
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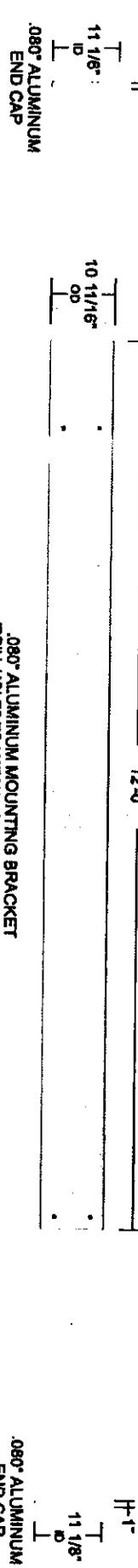
17-5 3/4"

Sign #1

APPROVED

McDonald's

SEAM LOCATION



INSTALLATION INSTRUCTIONS:

1. UNCRATE AND INSPECT SIGN. TEMPORARILY MAKE ELECTRICAL CONNECTIONS BETWEEN SIGN SECTIONS (SEE FIGURE 4, PG 5). TEST LIGHT SIGN. NOTIFY PERSONA OF ANY DAMAGE.
2. DETERMINE AND MARK CENTER OF WALL ELEVATION BELOW DISPLAY. LIFT "MCD" SECTION AND POSITION SO THAT SEAM EDGE IS FLUSH WITH CENTER LINE OF THE WALL BELOW IT. IF SITE CONDITIONS DO NOT ALLOW FOR THIS CALL PERSONA FOR FURTHER DIRECTION. MOUNTING BRACKET ON RCE LEG WILL SLIDE INSIDE MOUNTING CHANNEL ON SIGN BACK (SEE FIGURE 2, PG 4). SECURE MOUNTING & SIGN BRACKETS TOGETHER USING PROVIDED #12-24 X 7/8" HEX-SELF-TAPPING SCREWS (6 REQUIRED FOR THIS SECTION).
3. REMOVE FACE FROM "MCD" SECTION & LIFT INTO POSITION SO TWO SIGN SECTIONS ARE FLUSH TOGETHER (SEE FIGURE 3, PG 4). INSERT THREADED PASS-THRU FROM "MCD" SECTION INTO "MCD" SECTION THRU PRE-CUT HOLE (SEE FIGURE 4, PG 5). TIGHTEN NUTS. SECURE MOUNTING & SIGN MOUNTING BRACKETS TOGETHER USING PROVIDED #12-24 X 7/8" HEX-HEAD GALVANIZED SELF-TAPPING SCREWS (6 REQUIRED FOR THIS SECTION). ENSURE SIGN IS LEVEL & PLUMB.
4. CONNECT WIRES FROM "MCD" SECTION TO WIRES FROM POWER SUPPLY INSIDE "MCD" (SEE FIGURE 4, PG 5). CONNECT WIRES AND CONDUIT TO PROVIDED PRIMARY JUNCTION BOX LOCATION. REPLACE FACE. INSTALLER TO MAKE FINAL ELECTRICAL CONNECTIONS TO PRIMARY POWER, IF LICENSED TO DO SO. TEST LIGHT SIGN.
5. ATTACH 2" WIDE END CAP PIECES TO EACH END OF MOUNTING BRACKETS ON SIGN USING SUPPLIED #8-18 X 1" ZINC PLATED PAN-HEAD, SELF-TAPPING SCREWS. BENT TABS ON END CAP WILL SLIDE OVER OUTSIDE OF MOUNTING CHANNEL ON SIGN BACK (SEE FIGURE 5, PG 5).
6. CLEAN AREA & DISPOSE OF INSTALLATION DEBRIS OFF-PREMISE.

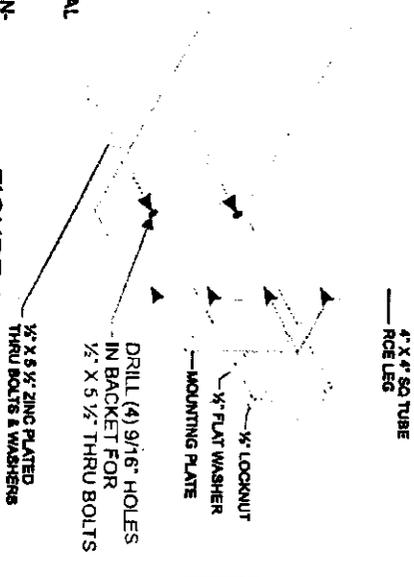
ELECTRICAL SPECIFICATIONS:

1. ILLUMINATION: WHITE LEDS
2. POWER SUPPLY: (2) LED POWER SUPPLIES
3. LOAD: 1.70 AMPS
4. CIRCUITS: (1) 20 AMP - 120 VOLT

McDONALD'S FASCIA SIGN - RCE MOUNT

THIS DOCUMENT IS FOR BIDDING PURPOSES ONLY. EXACT INSTALLATION PROCEDURES MAY VARY BASED ON SITE SPECIFIC CONDITIONS.

FIGURE 1



- GENERAL NOTES:**
1. THE INSTALLER SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS.
 2. THE INSTALLER SHALL PROVIDE MOUNTING HARDWARE AS REQUIRED.
 3. THE CUSTOMER'S BUILDING ENGINEER IS TO DETERMINE IF THE BUILDING STRUCTURE WILL SUPPORT THE SIGN. THE CUSTOMER SHALL SUPPLY ANY ADDITIONAL STRUCTURE THAT IS REQUIRED ON OR BEHIND WALL.

NOTE:
 PERSONA DOES NOT COORDINATE INSTALLATION. PERSONA CAN NOT BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE SPECIFICATIONS SET FORTH IN THIS DOCUMENT.

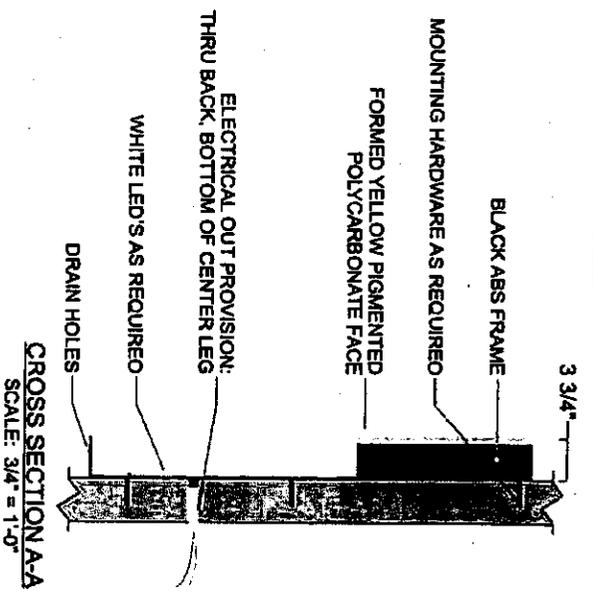
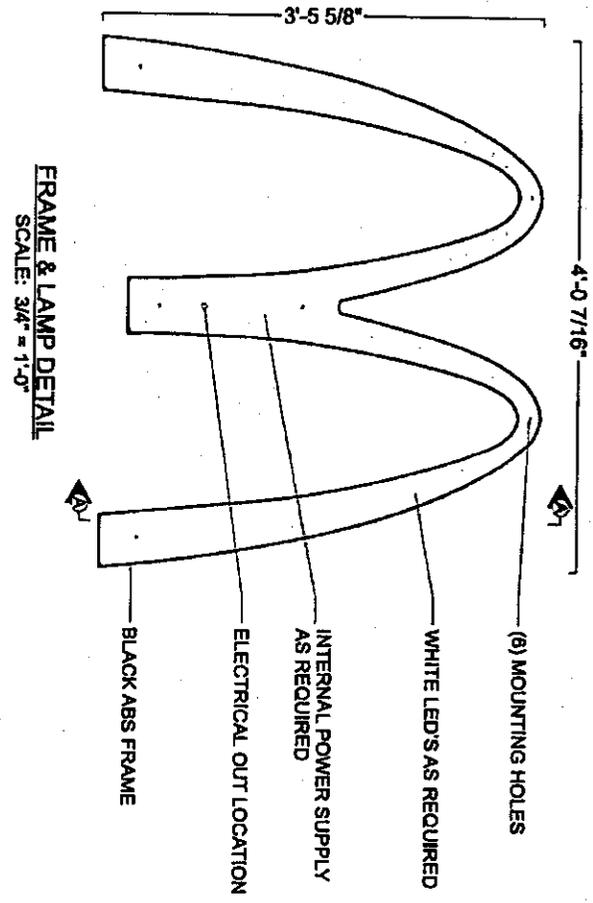
| | | |
|------------|---|-----------------|
| Customer: | McDONALD'S | |
| Date: | 10-17-11 | Prepared By: CM |
| Location: | VARIOUS | Page: 3 OF 5 |
| File Name: | 35' ROOF ELEMENT & FASCIA SIGN INSTALLATION | |
| Rev: | 2 | |

PERSONA
 SIGN MAKERS / FABRIC BUILDERS

DISTRIBUTED BY SIGN UP COMPANY
 700 21st Street Southaven
 PO Box 310
 Waterson, MS 39221-0210
 1 (800) 943-9888 • www.persona-inc.com

SIGNS #2,3,4

APPROVED



GRAPHIC DETAIL
SCALE: 3/4" = 1'-0"

FRAME DETAIL:
.100" FORMED YELLOW PIGMENTED
POLYCARBONATE

FRAME DETAIL:
DESIGN FACTOR: TBD
FORMED BLACK ABS FRAME
EXTERIOR FINISH: BLACK
INTERIOR FINISH: PAINTED STARBRIGHT WHITE
FACES REMOVABLE FOR SERVICE
U.L. APPROVED
INTERNAL POWER SUPPLIES AS REQUIRED
ELECTRICAL: 0.32 AMPS, 120 VOLTS
SQUARE FOOTAGE: BOXED = 14.00
ACTUAL = 4.30

| | | | |
|--------------|--|--------------|----------------------------|
| Customer: | MCDONALD'S | | |
| Date: | 08/25/11 | Prepared By: | RA |
| Item Number: | MCD-42WALLARCHINT-S MCD-42WALLARCHA-S | File Name: | MCD 42" INTERNAL WALL ARCH |
| Revisions: | 1 | | |

Note: Customer may not be responsible for providing the drawing. All orders need an RFI or the client CRT system. If there is an error, please provide the correct RFI and a revision to the drawing will be made.

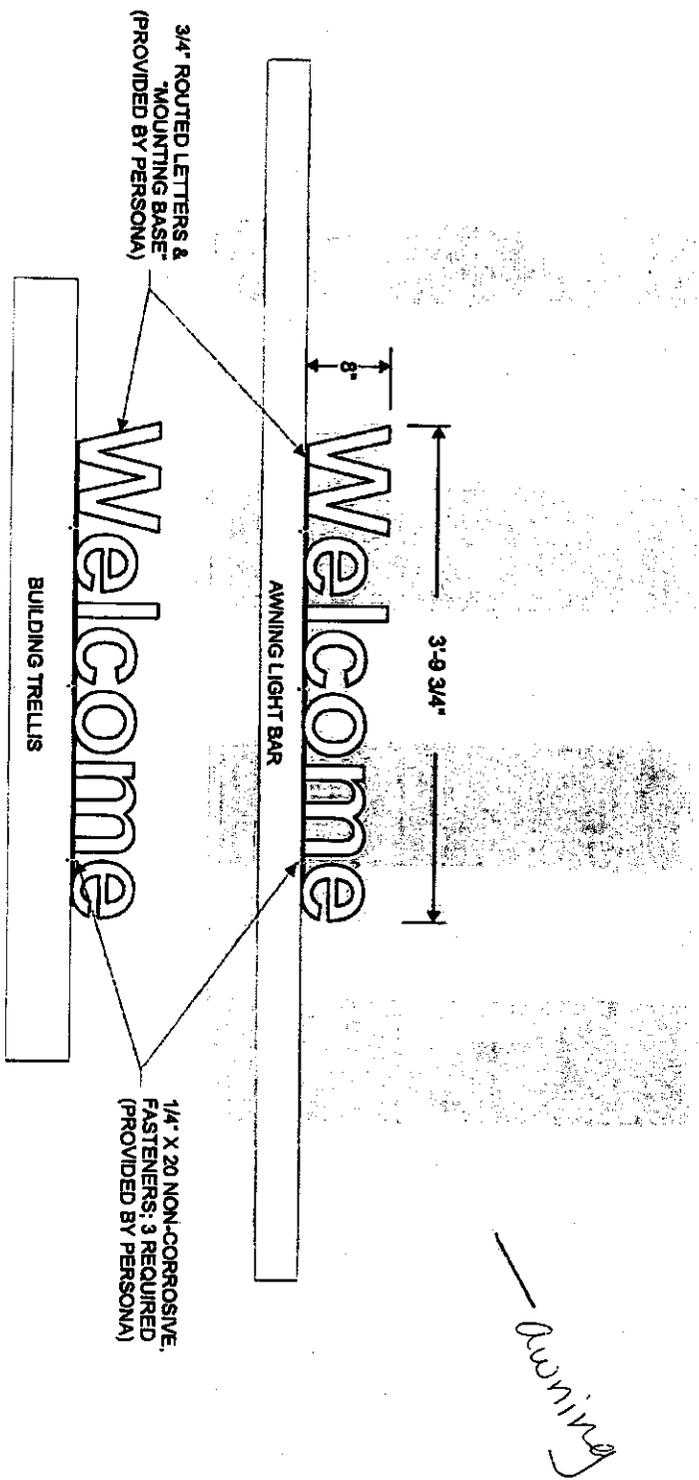
PERSONNA
SIGN MAKERS/IMAGE BUILDERS
DISTRIBUTED BY SIGN UP COMPANY
716 21st Street SouthWest
PO Box 210
Watertown, SD 57201-0210
1 (800) 513-9888 • www.personna-inc.com

WELCOME LETTERS INSTALLATION INSTRUCTIONS:

1. UNCRATE AND INSPECT SIGN. NOTIFY PERSONA OF ANY DAMAGE.
2. CENTER JUSTIFY LETTERS ON TOP OF BUILDING TRELLIS OR AWNING LIGHT BAR.
3. FASTEN LETTERS TO TOP OF TRELLIS OR LIGHT BAR USING PROVIDED 1/4" X 20 NON-CORROSIVE FASTENERS. THREE REQUIRED (5/16" MOUNTING HOLES ARE PROVIDED IN MOUNTING BASE OF LETTERS).
5. CLEAN AREA & DISCARD INSTALLATION DEBRIS OFF-PREMISE.

SIGNS #516

APPROVED



MCDONALD'S WELCOME LETTERS

THIS DOCUMENT IS FOR BIDDING PURPOSES ONLY. EXACT INSTALLATION PROCEDURES MAY VARY BASED ON SITE SPECIFIC CONDITIONS.

| | | | | | | | |
|-----------|------------|-------|----------|--------------|---|--|---|
| Customer: | MCDONALD'S | Date: | 10-14-10 | Prepared By: | CM | Note: This sign is for use on the exterior of a building. All letters must be 1/2" or larger. DONT replicate. If other colors are desired, please provide the correct PMS code and a swatch to aid in matching with color. | |
| Location: | VARIOUS | Page: | 1 OF 1 | File Name: | MCDONALD'S WELCOME LETTERS INSTALLATION | Rev: | 3 |

NOTICE:
IF PERSONA DOES NOT COORDINATE INSTALLATION, PERSONA CAN NOT BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE SPECIFICATIONS SET FORTH IN THIS DOCUMENT.

PERSONA
SIGN MAKERS/IMAGE BUILDERS
DISTRIBUTED BY SIGN UP COMPANY
700 21st Street, Southwest
PO Box 210
Watertown, SD 57201-0210
1 (605) 845-9888 • www.persona-inc.com

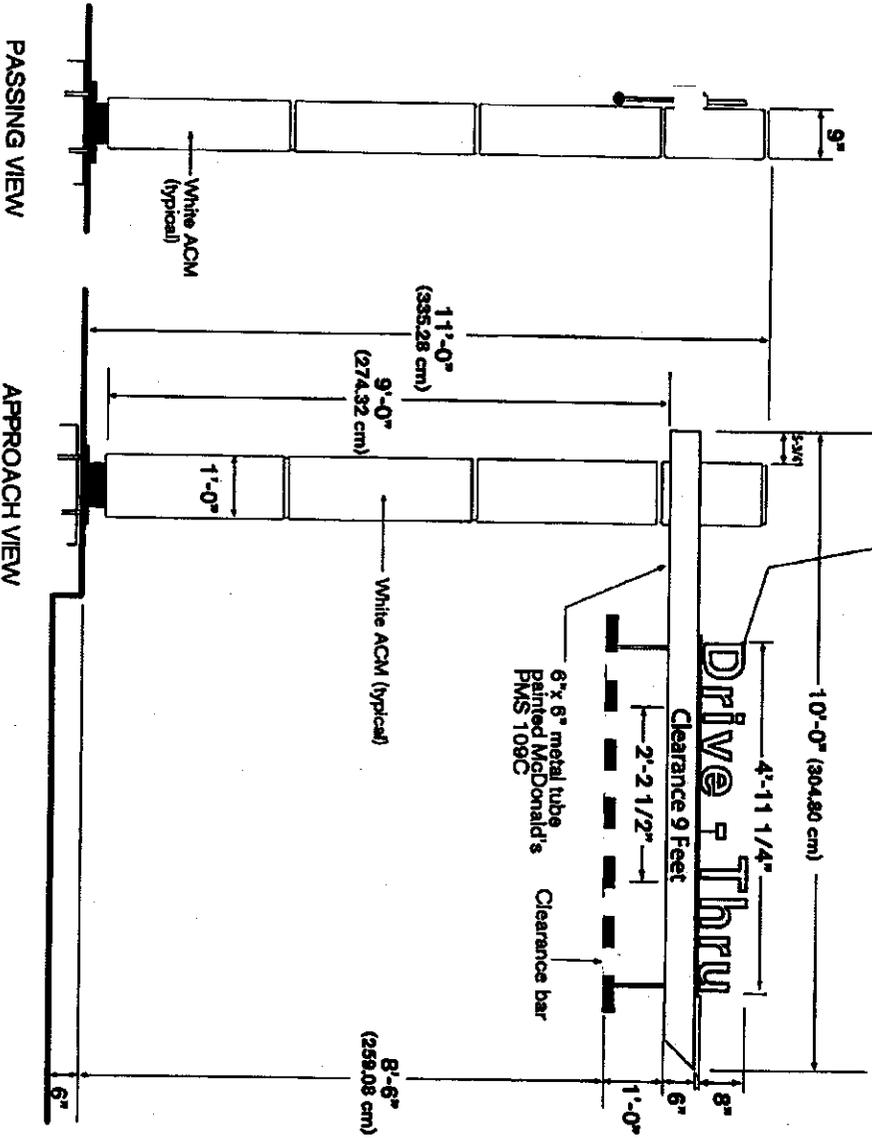
Welcome Point Gateway

Sign # 7



Identify Systems Division

8" x 3/4" thick channel letters painted black with "McDonald's Yellow" reflective vinyl film on faces.



Illumination: N/A

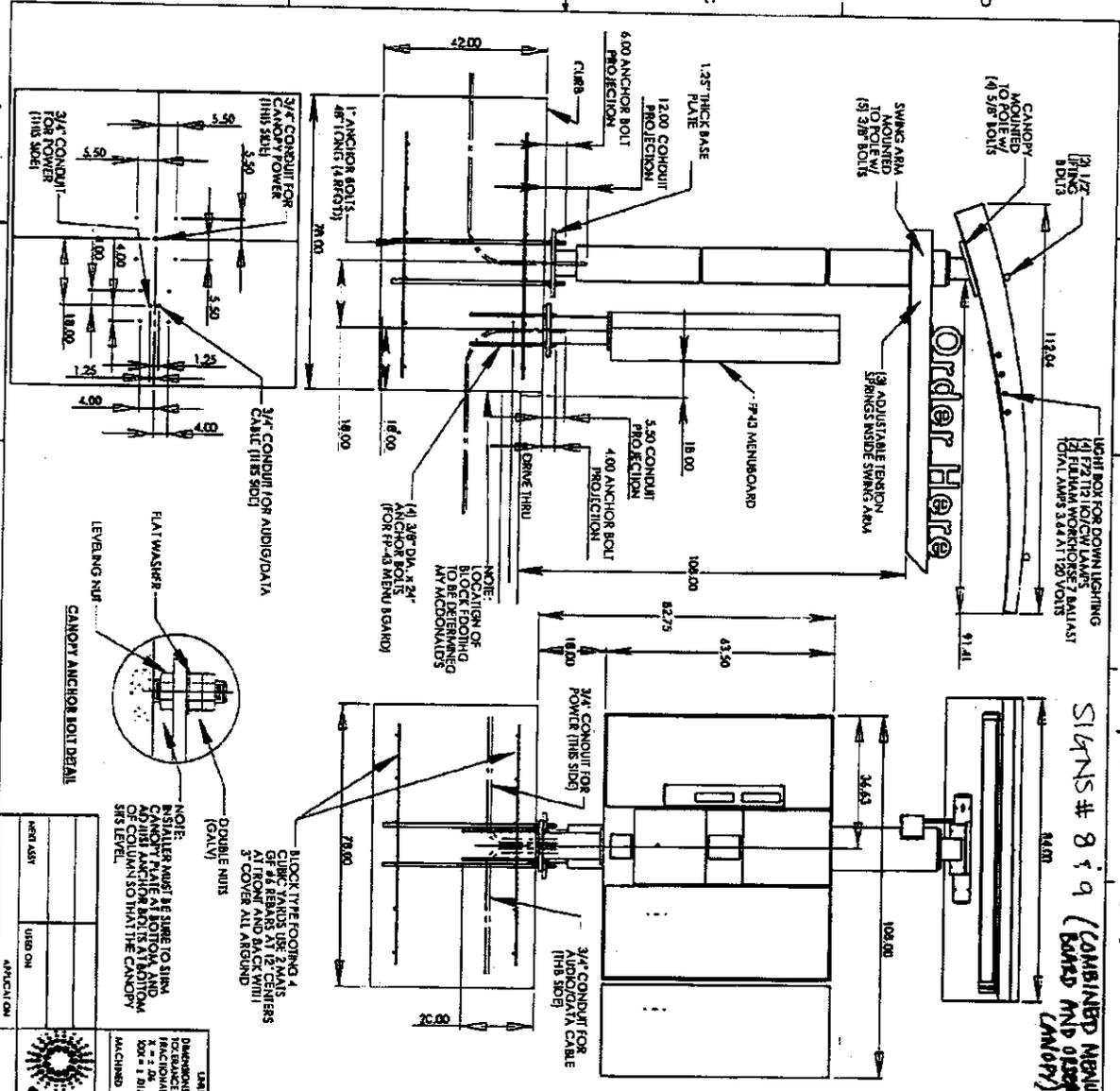
Ship Weight: 790 lbs.

Other:

- Non-illuminated clearance sign with spring loaded break away clearance arm.
- Adjustable hang bar.

Square Foot Area: 329 boxed (Drive Thru)

83 boxed (Clearance 9 Feet)



Signs # 809 (183)

Order Here
 LIGHT BOX FOR DOWN LIGHTS
 (2) 12\"/>

| Rev. | Description | DATE | APPROVED: |
|------|----------------------------|---------|-----------|
| A | INITIAL RELEASE | 6/29/06 | |
| H | UPDATED FORMAT TO SOLDWORX | 03OCT11 | LMR |



SIGN INSTALLER INSTRUCTIONS:

1. PACK FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G.C.
2. EXCAVATE FOUNDATION AREA.
3. CONCRETE FOUNDATION AREA.
4. CONCRETE FOUNDATION AREA AND ANCHOR BOLTS AND POUR ALLOW FOR 1/2\"/>

MEMBRANE INSTALL INSTRUCTIONS:

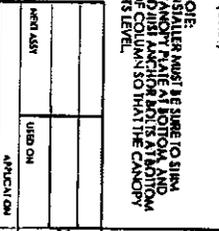
1. INSTALL PP-43 MEMBRANE PER FLORIDA PLASTICS MANUAL (A280) 10/1/11.
2. DESIGN SPECIFICATION: ALL CONCRETE EXCEPT CONCRETE USED FOR BACKFILL SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
3. CONCRETE MUST BE DESIGNED USING GOOD TO AVERAGE SOILS HAVING AN ALL RISKING ENGINEER'S OPINION AS TO BE FREE OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
4. IF THESE CONDITIONS DO NOT EXIST, A NEW BASE MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.

DESIGN NOTES:

1. CANOPY PANELS BE DESIGNED TO MEET THE BOCA CODE 100 MPH WINDLOAD.
2. 6\"/>

ELECTRICAL DATA:

CANOPY LIGHTING: 120 VOLTS, 60 Hz
 ENCLOSED BALL LAST BULB IN SIGNHOUSE
 LAMPS: (4) P-212 CW/HO
 PP-43 MEMBRANE (LCD): 8.5 AMPS, 120VOLTS, 60 Hz
 PP-43 MEMBRANE (LED): 6.0 AMPS, 120VOLTS, 60 Hz



NOTE: INSTALLER MUST BE SURE TO SIMILAR ANCHOR BOLTS TO THE ANCHOR BOLTS IN THE CANOPY TO COVER ALL AROUND.

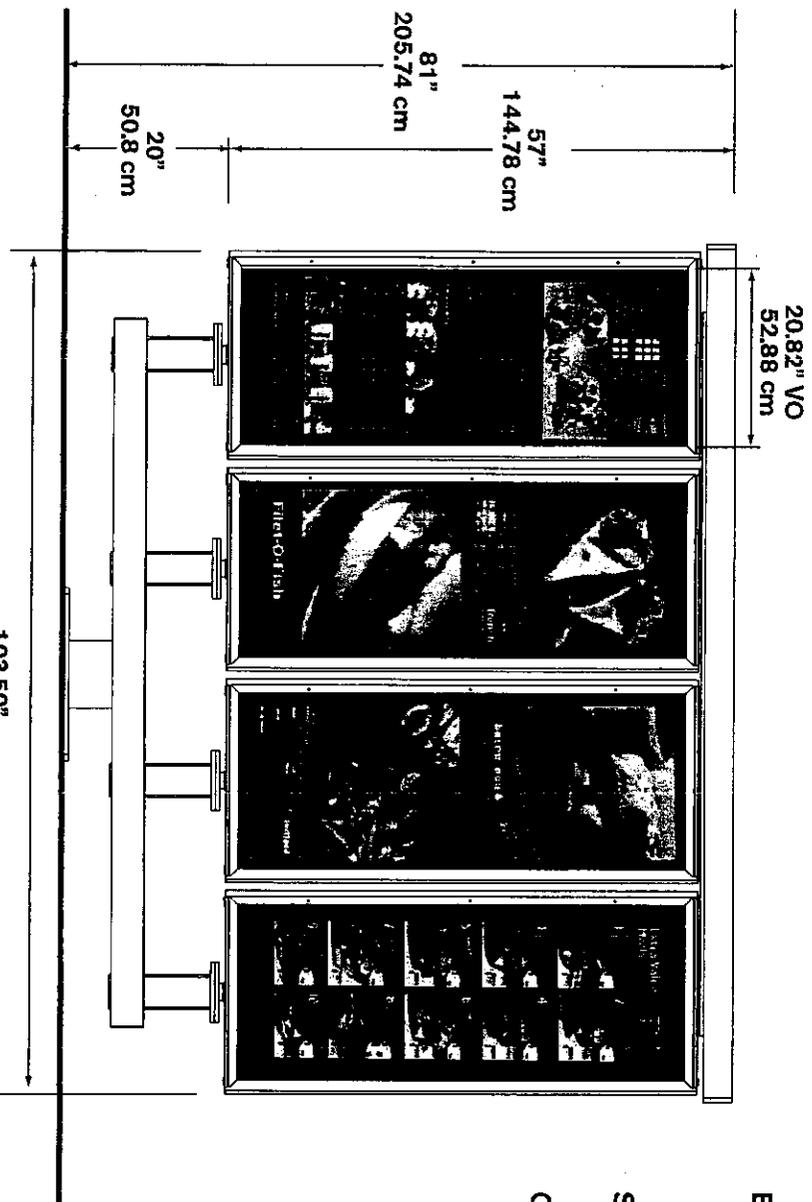
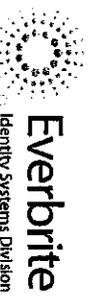
NOTE: INSTALLER MUST BE SURE TO SIMILAR ANCHOR BOLTS TO THE ANCHOR BOLTS IN THE CANOPY TO COVER ALL AROUND.

| USER/ENGINEER/DESIGNER: | DATE: |
|-------------------------|-----------|
| DAVIDSON AND ASSOCIATES | 10/5/2011 |
| PROJECT NO.: | 10/5/2011 |
| PROJECT NAME: | 10/5/2011 |
| PROJECT ADDRESS: | 10/5/2011 |
| PROJECT CITY: | 10/5/2011 |
| PROJECT STATE: | 10/5/2011 |
| PROJECT ZIP: | 10/5/2011 |

| NO. | DATE | BY | DESCRIPTION |
|-----|-----------|----------|----------------------------|
| 1 | 10/5/2011 | DAVIDSON | INITIAL RELEASE |
| 2 | 10/5/2011 | DAVIDSON | UPDATED FORMAT TO SOLDWORX |

SCALE: 1/32" TYPE: INSTALL SHEET 1 OF 1

OPF Outdoor Menu Board



Illumination: LED

Electrical: First Circuit: 120/1/60, 15 amp
Second Circuit: 120/1/60, 15 amp

Ship Weight: 1,313 lbs.

Other:

- Please call Florida Plastics for graphics
- Triangular Design for increased graphic options

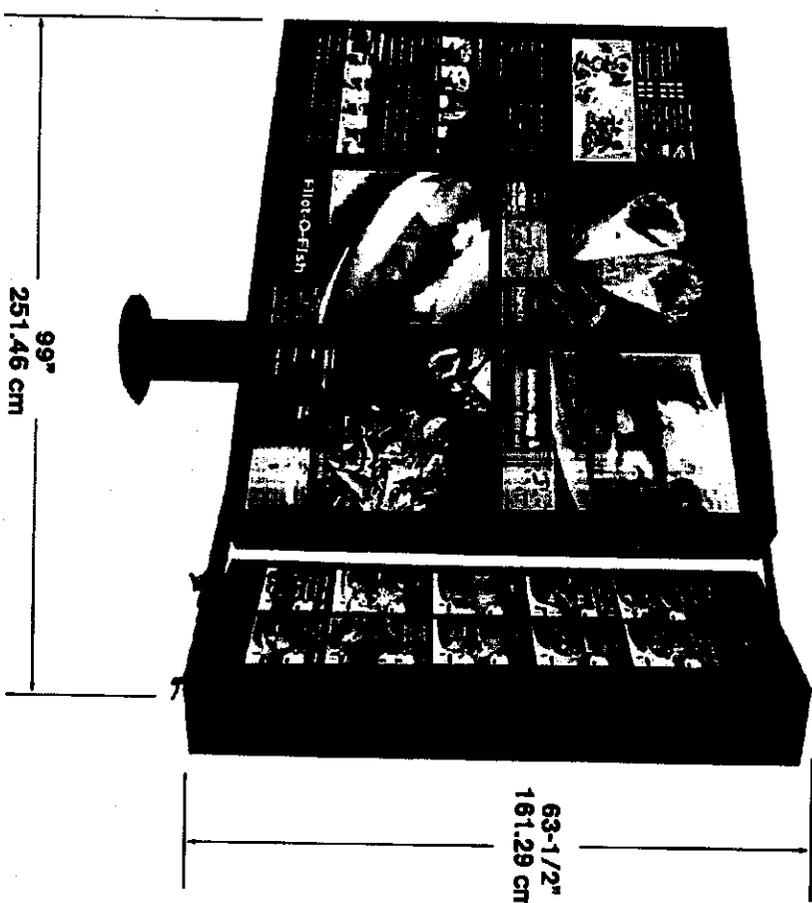
Signs 829 (383

SIGNS # 819 -SIMILAR
(SUPPLEMENTAL RENDERING)



FP-43 Modular Outdoor Menu Board

APPROVED



63-1/2"
161.29 cm

99"
251.46 cm

FP-43 Outdoor Menu Board w/ Flip Adder

Illumination:

- 4 - F60T12 CW/HO
- 2 - F36T12 CW/HO
- 2 - F24T12 CW/HO
- 2 - F60T12 CW/HO

Electrical:

4.9 Amps / 1.6 Amps (flipboard)
120V 60Hz

Ballast:

Advance #RC-4560-TP
Power Lighting #V234L8-16
Power Lighting #V12L4-12

Ship Weight:

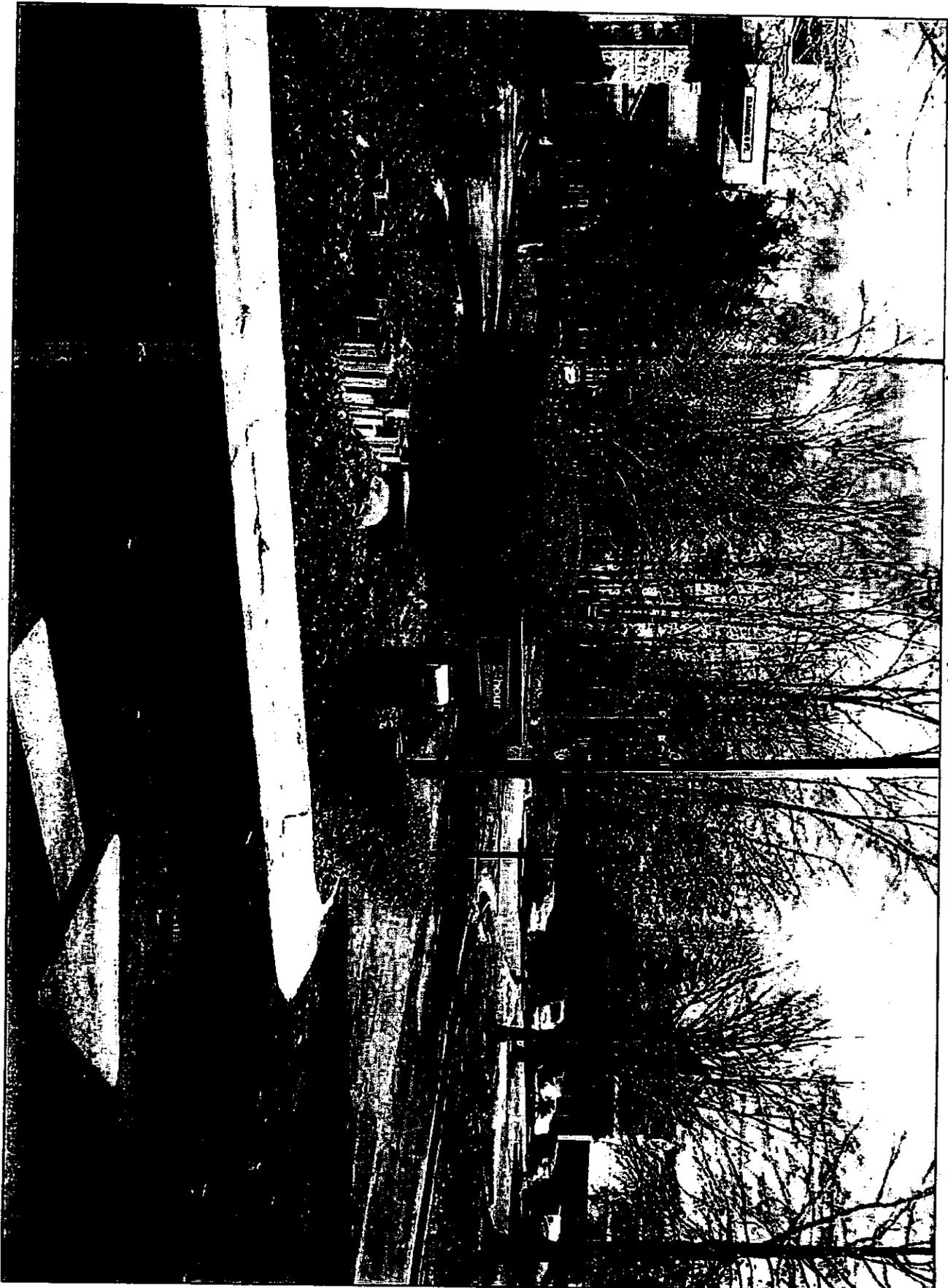
627 lbs.

Other:

- Modular design for increased flexibility
- Adjustable channels for easy menu modification
- Optional kit to accept Customer Order Display and/or speaker
- Flipboard panel can rotate 180 degrees to display two dayparts
- Please call Florida Plastics for strips and grids

Viewable Area:

31.8 sq. ft.



SIGN #10 (EXISTING)

APPROVED



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

November 2, 1995

Francis A. McDermott, Esquire
Hunton and Williams
3050 Chain Bridge Road - Suite 600
Post Office Box 1147
Fairfax, Virginia 22030-2883

RE: Special Exception
Number SE 95-Y-016
(2nd AMENDED LTR - Page 3)

Dear Mr. McDermott:

At a regular meeting of the Board of Supervisors held on September 11, 1995, the Board approved Special Exception Number SE 95-Y-016 in the name of Shops at Fair Lakes L.P., located at Tax Map 55-2 ((1)) Pt. 10D, for use as a fast food restaurant with a drive-through window pursuant to Section 9-205 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans as determined by the Department of Environmental Management. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat, entitled, "Fair Lakes Land bay 7B", prepared by Dewberry & Davis, and dated February 2, 1995 with revisions through June 9, 1995.

4. The proposed building materials, color and landscaping for the freestanding fast food restaurant shall be compatible with the existing retail center as determined by the Architectural Review Board of the Fair Lakes League.
5. The upper 25% of the rear facade of the building shall contain front elevation materials. A parapet wall shall be provided to screen rooftop equipment from public view at ground level.
6. All signage shall be in accordance with the Comprehensive Sign Program for Fair Lakes and shall be compatible with the existing retail center signage. No individual pylon or pole-mounted signs shall be permitted. Building mounted signage along Fair Lakes Parkway shall not create a sense of visual clutter.
7. The maximum number of seats shall be 62.
8. At such time as determined warranted by the Virginia Department of Transportation (VDOT), a traffic light shall be installed at the intersection of Fair Lakes Parkway and Fair Lakes Circle.
9. In the event the four foot wide sidewalk depicted on the Special Exception Plat along the north side of Shops Lane is not provided, the following pedestrian connections shall be provided: an eight foot wide asphalt trail located along Fair Lakes Parkway between Fair Lakes Circle and Headquarters Drive; a sidewalk located between Fair Lakes Parkway and Shops Lane; and a sidewalk located between Shops Lane and the pedestrian crosswalk as depicted on the Special Exception Plat. The sidewalks and asphalt trail shall meet the requirements of the Public Facilities Manual as determined by the Department of Environmental Management (DEM).

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

November 2, 1995
2nd Amended Letter

3.

The Planning Commission approved Final Development Plan Amendment Application FDPA 82-P-069-9-4 on July 12, 1995, subject to the attached development conditions dated July 12, 1995.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vekrs
Clerk to the Board of Supervisors

NV/ns

Attachment

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Frank Jones, Assistant Chief, ZPRB, OCP
Audrey Clark, Chief, Inspection Svcs., BPRB, DEM
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acqu. & Planning Dvs., Park Authority
Barbara J. Lipa, Deputy Executive Director, Planning Commission

SPECIAL EXCEPTION

FINAL DEVELOPMENT PLAN AMENDMENT

SE 95-Y-016

FDPA 82-P-069-09-04

95-Y-016
FILED 03/07/95

SHOPS AT FAIR LAKES LP
FREESTANDING FAST FOOD RESTAURANT WITH A
DRIVE-THRU WINDOW
ZONING DIST SECTION: 06-0205
ART 9 CATEGORY/USE: 05-11
0.90 ACRES OF LAND; DISTRICT - SULLY
LOCATED: ON THE S. SIDE OF FAIR LAKES PKWY. APPROX.
250 FT. E. OF FAIR LAKES CI.
PLAN AREA 3
ZONED PDC
OVERLAY DISTRICT(S): WS
TAX MAP 055-2- /01/ /0010-D P

FDPA 82-P-069 -09-04
FILED 03/07/95

SHOPS AT FAIR LAKES LP
FINAL DEVELOPMENT PLAN AMENDMENT
PROPOSED: FREESTANDING FAST FOOD RESTAURANT WITH DRIVE-THRU
WINDOW, SHOPPING CENTER, SERVICE STATION, CAR
WASH, DRIVE-IN BANK AND OTHER PRINCIPAL & SECONDARY USES
APPROX. 9.71 ACRES OF LAND; DISTRICT - SULLY
LOCATED: IN THE S.E. QUADRANT OF THE INTERSECTION
OF FAIR LAKES PARKWAY AND FAIR
LAKES CIRCLE
ZONING: PDC
OVERLAY DISTRICT(S): WS
MAP REF 055-2- /01/ /0010-A ,0010-B ,0010-C ,0010-D P

AREA OF SE

FDPA COVERS ENTIRE SITE

