





OWNER: PARK  
TAX MAP# 0504 17 131A A  
USE: RECREATION, PUBLIC  
PARK-OUTDOOR  
ZONE: R-4

OWNER: TED CHEW  
ASSOCIATION OF GREATER  
WASHINGTON INC  
TAX MAP# 0504 13020009  
USE: OFFICE  
ZONE: C-2

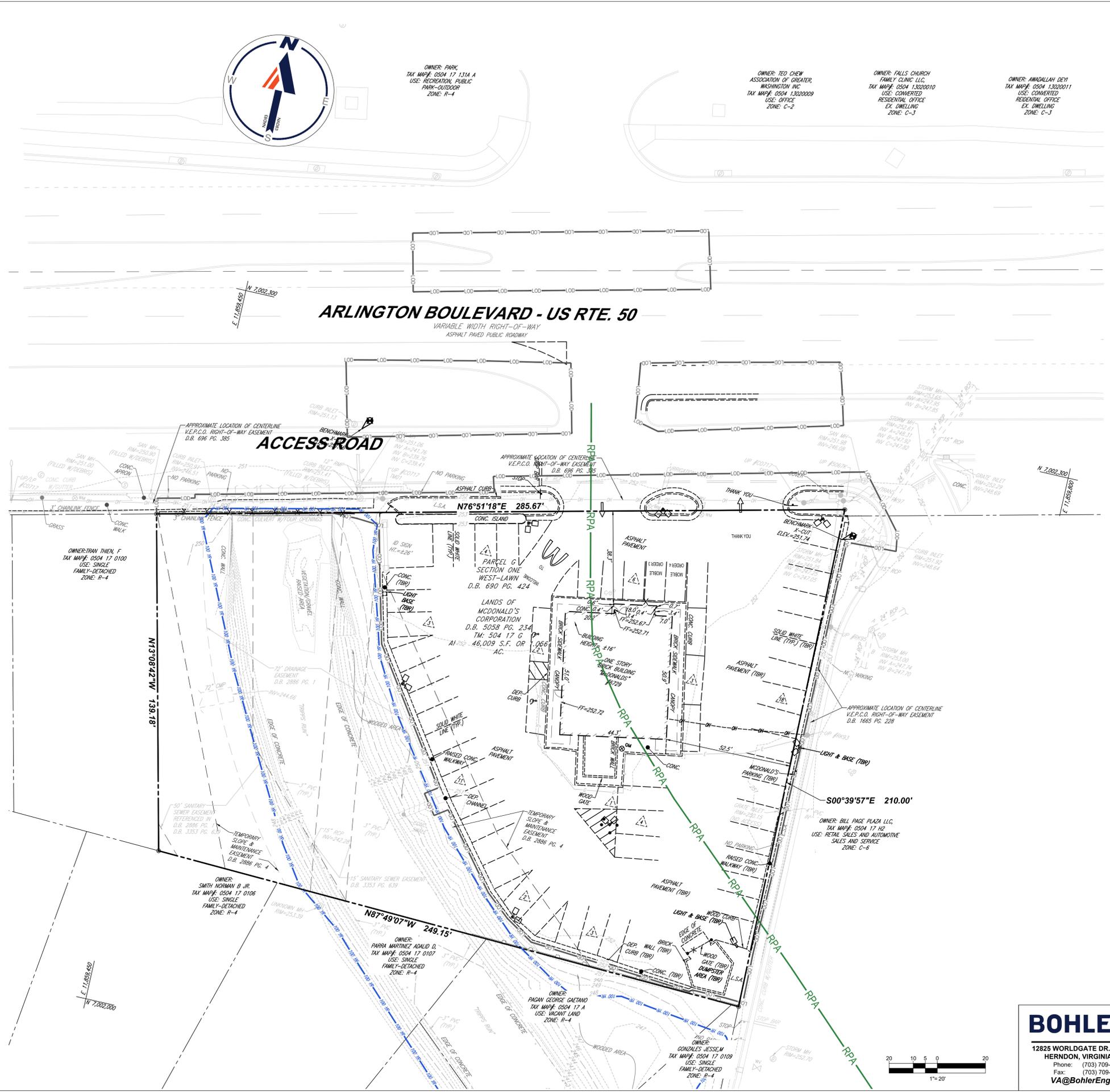
OWNER: FALLS CHURCH  
FAMILY CLINIC LLC  
TAX MAP# 0504 13020010  
USE: CONVERTED  
RESIDENTIAL OFFICE  
EX. DWELLING  
ZONE: C-3

OWNER: ANADALAH DEY  
TAX MAP# 0504 13020011  
USE: CONVERTED  
RESIDENTIAL OFFICE  
EX. DWELLING  
ZONE: C-3

### ARLINGTON BOULEVARD - US RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY  
ASPHALT PAVED PUBLIC ROADWAY

### ACCESS ROAD



Application No: **SE 2021-MA-032** Staff: **T.C.**  
**APPROVED DEVELOPMENT PLAN**  
(L\_GDP) (L\_CDP) (L\_FDP) (L\_PRC) (L\_DP) (L\_CP) (L\_SE) (L\_CSP) (L\_SP) (L\_VG)  
SEE PROFFERS DATED:  
SEE DEV. CONDITIONS DATED: **Oct 18, 2022**  
Date of Final Approval: **Dec 6, 2022** (L\_BOS) (L\_PC) (L\_BZA)  
Comments: **PLANNING & DEVELOPMENT**  
Sheet **2** of **13**

**BOHLER //**  
12825 WORLDGATE DR. SUITE 700  
HERNDON, VIRGINIA 20164  
Phone: (703) 709-9500  
Fax: (703) 709-9501  
VA@BohlerEng.com



SPECIAL EXCEPTION		
PLAN SCALE:		
STREET ADDRESS 6729 ARLINGTON BOULEVARD		
BLOCK NUMBER	LOT NUMBER	STATUS
		PRELIMINARY
DISTRICT MASON	COUNTY FAIRFAX	STATE VA
REGIONAL DWG. NO S075028	PLAN DESCRIPTION EXISTING CONDITIONS	DATE 03/02/21
CAD FILE: SEP-1		BY ZM
		DATE 03/02/21
		BY NG
		DATE 03/02/21
		BY NG
		DATE 03/02/21
		BY NG

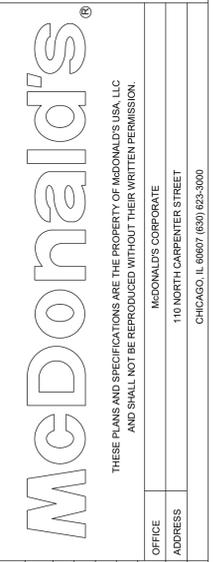
REV	DATE	DESCRIPTION	BY	ISSUE REF
1	11/03/21	REVISED PER ACCEPTANCE COMMENTS	NTG	
2	04/28/22	REVISED PER PRE-STAFFING COMMENTS	NTG	
3	07/07/22	REVISED PER STAFFING COMMENTS	NTG	
4	08/19/22	REVISED PER COMMENTS	NTG	
5	09/09/22	REVISED PER COMMENTS	NTG	
5	10/04/22	REVISED PER PLANNING COMMISSION COMMENTS	NTG	

FINAL PLAN SIGNATURES

P.M. \_\_\_\_\_

G.C. \_\_\_\_\_

O/O \_\_\_\_\_



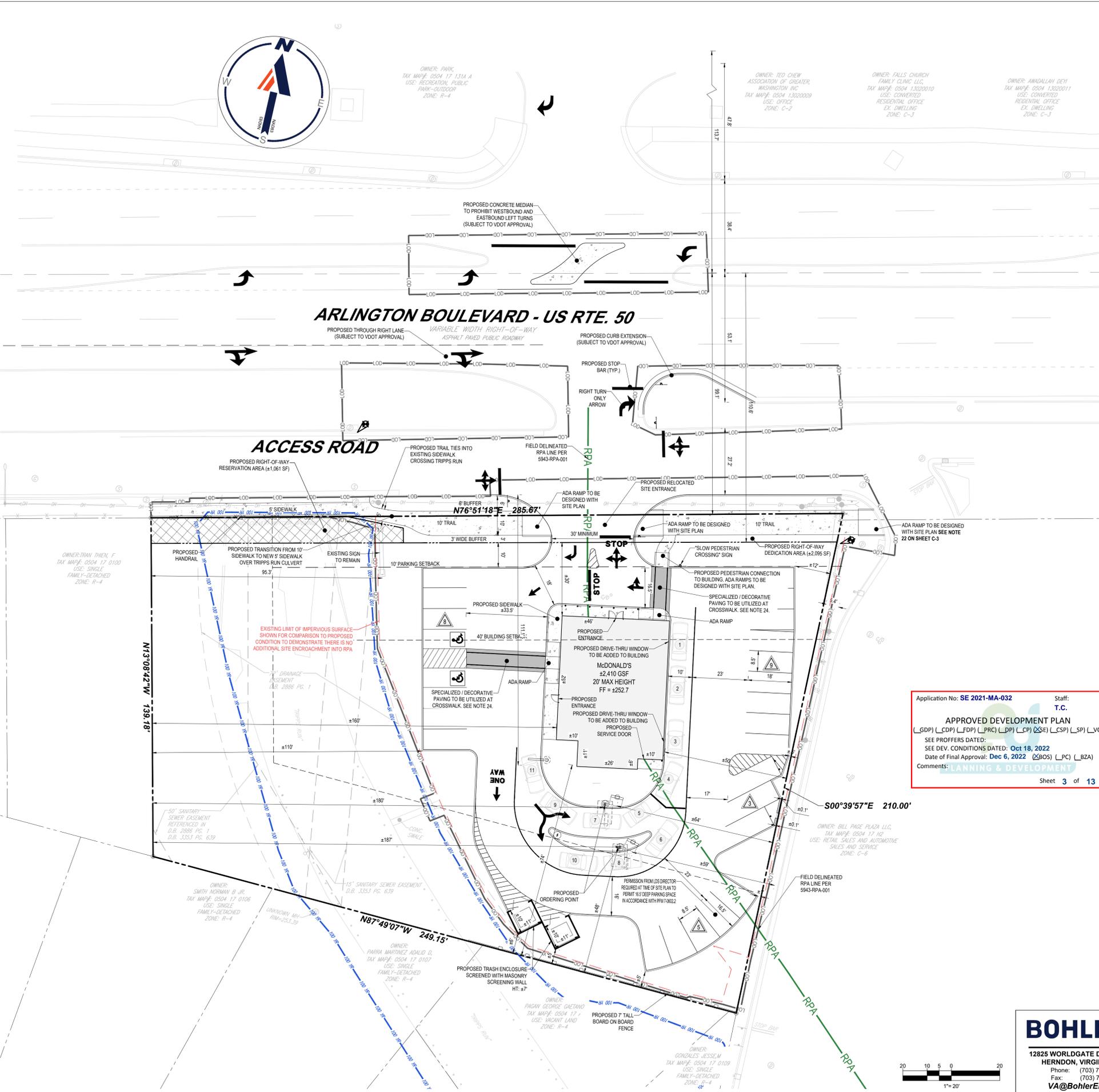
PLAN APPROVALS		
DATE	SIGNATURE (IF REQUIRED)	
	REGIONAL MGR	
	CONST. MGR.	
	OPERATIONS DEPT.	
	REAL ESTATE DEPT.	
CO-SIGN SIGNATURES		
CONTRACTOR	OFFICE	ADDRESS
		110 NORTH CARPENTER STREET
		CHICAGO, IL 60607 (630) 653-3000
OWNER		

C-2



### ARLINGTON BOULEVARD - US RTE. 50

### ACCESS ROAD



Application No: **SE 2021-MA-032** Staff: **T.C.**

**APPROVED DEVELOPMENT PLAN**  
 (L\_GDP) (L\_CDP) (L\_FDP) (L\_PRC) (L\_DP) (L\_CP) (X\_SF) (L\_CSP) (L\_SP) (L\_VC)  
 SEE PREPARED DATED:  
 SEE DEV. CONDITIONS DATED: **Oct 18, 2022**  
 Date of Final Approval: **Dec 6, 2022** (L\_PC) (L\_BZA)  
 Comments: **PLANNING & DEVELOPMENT**  
 Sheet 3 of 13

### GENERAL NOTES

- THIS PLAN IS BASED ON A PARTIAL TOPOGRAPHIC SURVEY BY: BOHLER DATE: 07/20/2012 FAIRFAX COUNTY GIS INFORMATION
- ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK. TOPOGRAPHY IS FIELD RUN AND SHOWN AS 1' CONTOURS.
- OWNER / APPLICANT: MCDONALD'S CORPORATION 1100 NORTH CARPENTER STREET CHICAGO, IL 60607
- PARCEL DATA: TAX MAP 50-4 (17)JG
- ZONE: C-8 (HIGHWAY COMMERCIAL DISTRICT) HIGHWAY CORRIDOR OVERLAY DISTRICT (H-C)

BULK REQUIREMENTS	ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA	40,000 SF	EXISTING SITE AREA: 46,008 SF (1.056 AC) ROW DEDICATION: ±3,155 SF (0.72 AC) NET SITE AREA: 42,853 SF (0.984 AC)
B. MINIMUM LOT WIDTH	200'	±285' ALONG ARLINGTON BOULEVARD
C. BUILDING HEIGHT	40'	20' MAXIMUM
D. MIN. YARD REQUIREMENTS		
E. FLOOR AREA RATIO (F.A.R.)	0.50	±0.05 (2,410 GSF / 46,008 SF = 0.052)
F. OPEN SPACE	15%	20% MINIMUM PROVIDED
G. PARKING AND LOADING REQUIREMENTS		
a. PARKING	29 TOTAL SPACES ARE REQUIRED	25 PARKING SPACES ARE PROVIDED (A MODIFICATION IS REQUESTED)
b. LOADING	1	0 (A WAIVER IS REQUESTED)

- THE PROPERTY IS LOCATED WITHIN A RESOURCE PROTECTION AREA. THE RESOURCE PROTECTION AREA LIMIT IS SHOWN PER APPROVED RPA DELINEATION 5943-RPA-001, DATED 02/22/07. AN RPA EXCEPTION HAS BEEN FILED UNDER SEPARATE COVER.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 285 OF 490", MAP NUMBER 51080205E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 17, 2010.
- THERE IS NO CUT OR FILL PROPOSED WITHIN THE FLOODPLAIN OR IN AREAS IMPACTING THE FLOODPLAIN.
- THERE ARE NO STRUCTURES EXISTING OR PROPOSED WITHIN THE FLOODPLAIN.
- THE PROJECT PROPOSES TO REDUCE IMPERVIOUS AREA THEREBY REDUCING THE STORMWATER RELEASE RATE FROM THE SITE. THIS WILL HAVE A POSITIVE EFFECT OF REDUCING DOWNSTREAM IMPACTS DUE TO LESS STORMWATER BEING RELEASED FROM THE PROJECT.
- NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AREA.
- LOCATION AND WIDTH OF ALL EXISTING UTILITY EASEMENTS AND THE PRELIMINARY LOCATION(S) OF NEW OR RELOCATED UTILITIES ARE SHOWN.
- PROPOSED BUILDING CONFIGURATION, UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING.
- SITE LIGHTING WILL CONFORM TO SECTION 5109 OF THE ZONING ORDINANCE.
- ALL PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE AT TIME OF SITE PLAN.
- ALL REQUIRED FIRE PROTECTION DEVICES, SIGNAGE, AND STRIPING WILL BE PROVIDED PER THE STATEWIDE BUILDING CODE, FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, AND STATEWIDE FIRE PREVENTION CODE.
- TWO DRIVE-THROUGH ORDERING STATIONS WITH OUTDOOR SPEAKERS ARE PROPOSED AND THEIR LOCATION HAS BEEN IDENTIFIED ON THE PLAN.
- SIGNAGE WILL CONFORM WITH THE REGULATIONS OF ARTICLE 7 OF THE ZONING ORDINANCE.
- THE FINAL LOCATION AND TYPE OF BICYCLE RACKS IS SUBJECT TO FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION REVIEW AND APPROVAL AT TIME OF SITE PLAN.
- THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- THERE IS NO OUTDOOR SEATING PROPOSED WITH THIS APPLICATION.
- THE PROPOSED DEVELOPMENT SHALL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, WITH THE EXCEPTION OF THE WAIVERS AND MODIFICATIONS LISTED BELOW.
- IMPROVEMENTS SHOWN WITHIN THE VDOT RIGHT-OF-WAY ARE CONCEPTUAL AND SUBJECT TO VDOT APPROVAL AT TIME OF SITE PLAN. MODIFICATIONS MAY OCCUR AT TIME OF SITE PLAN BASED ON FULL TECHNICAL DESIGN OF THE SHOWN IMPROVEMENTS INCLUDING SIGNAGE, STRIPING, CHANGES TO LIMITS OF DISTURBANCE, AND HORIZONTAL DESIGN.
- THE PROPOSED EASTERN TERMINUS OF THE 10' SIDEWALK ALONG ARLINGTON BOULEVARD ON TM PARCEL 50-4 (17)JG IS SUBJECT TO PERMISSION BY THE ADJACENT OWNER. SHOULD THEY NOT GRANT PERMISSION FOR EXTENSION, CONSTRUCTION AND A PRIVATE MAINTENANCE AGREEMENT WITH VDOT ON THEIR PROPERTY, THE 10' TRAIL WILL TERMINATE AT THE PROPERTY LINE OF THE MCDONALD'S. ALTERNATIVELY A REDUCED WIDTH SIDEWALK WITH A MINIMUM WIDTH OF 4' MAY BE CONSTRUCTED WITHIN THE RIGHT-OF-WAY TO PROVIDE CONNECTIVITY TO THE EAST, SUBJECT TO VDOT APPROVAL.
- RIGHT-OF-WAY DEDICATION IS SHOWN ALONG A PORTION OF THE ARLINGTON BOULEVARD FRONTAGE. FINAL ALIGNMENT OF RIGHT-OF-WAY DEDICATION TO BE DETERMINED AT TIME OF SITE PLAN.
- AT TIME OF SITE PLAN, THE ONSITE CROSSWALKS WILL BE DESIGNED WITH SPECIALTY PAVING, INCLUDING BUT NOT LIMITED TO SCORED CONCRETE, STAMPED CONCRETE OR ASPHALT, OR PAINTED ART WORK.

### WAIVERS AND MODIFICATIONS REQUESTED WITH THIS APPLICATION

- THE APPLICANT REQUESTS APPROVAL OF THE WAIVER OF THE LOADING SPACE REQUIREMENT DUE TO DELIVERIES HAPPENING DURING OFF-PEAK HOURS (ZO 6101).
- THE APPLICANT REQUESTS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHERN PROPERTY LINE AND WESTERN PROPERTY LINE PURSUANT TO ZO SECTION 5108.7 (C).
- THE APPLICANT REQUESTS APPROVAL OF A MODIFICATION OF THE BUILDING SETBACK ALONG ARLINGTON BOULEVARD (ZO-2103.8.B).
- THE APPLICANT REQUESTS APPROVAL OF A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ALONG THE EASTERN PROPERTY LINE (ZO-5108.5.B.1).
- THE APPLICANT REQUESTS APPROVAL OF A PARKING REDUCTION OF 4 SPACES FROM 29 REQUIRED SPACES TO 25 PROVIDED SPACES.

SPECIAL EXCEPTION		
PLAN SCALE:		
STREET ADDRESS 6729 ARLINGTON BOULEVARD		
BLOCK NUMBER	LOT NUMBER	STATUS
		PRELIMINARY
DISTRICT	COUNTY	STATE
MASON	FAIRFAX	VA
REGIONAL DWG. NO.	PLAN DESCRIPTION	
S075028	SPECIAL EXCEPTION PLAT	
CAD FILE: SEP-1		

ISSUE REF	BY	DATE	DESCRIPTION
NTG	NTG	11/03/21	REVISED PER ACCEPTANCE COMMENTS
NTG	NTG	04/28/22	REVISED PER PRE-STAFFING COMMENTS
NTG	NTG	07/07/22	REVISED PER STAFFING COMMENTS
NTG	NTG	08/19/22	REVISED PER COMMENTS
NTG	NTG	09/09/22	REVISED PER COMMENTS
NTG	NTG	10/04/22	REVISED PER PLANNING COMMISSION COMMENTS

FINAL PLAN SIGNATURES
P.M. _____
G.C. _____
O/O _____

PLANNING & DEVELOPMENT
DATE _____
SIGNATURE (IF REQUIRED) _____
REGIONAL MGR. _____
CONST. MGR. _____
OPERATIONS DEPT. _____
REAL ESTATE DEPT. _____
CONTRACTOR _____
OWNER _____

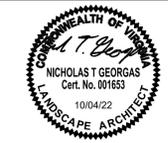
  

CO-SIGN SIGNATURES
OFFICE ADDRESS: 110 NORTH CARPENTER STREET, CHICAGO, IL 60607 (630) 625-3000
OFFICE: _____
ADDRESS: _____
STATUS: _____
DATE: _____
BY: _____

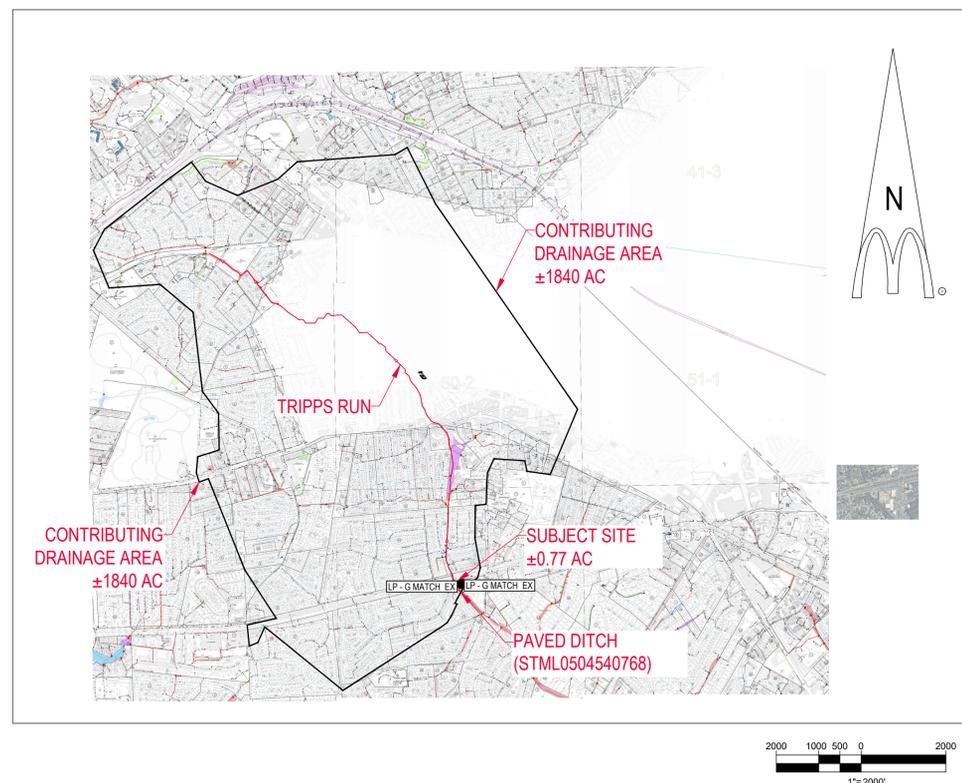
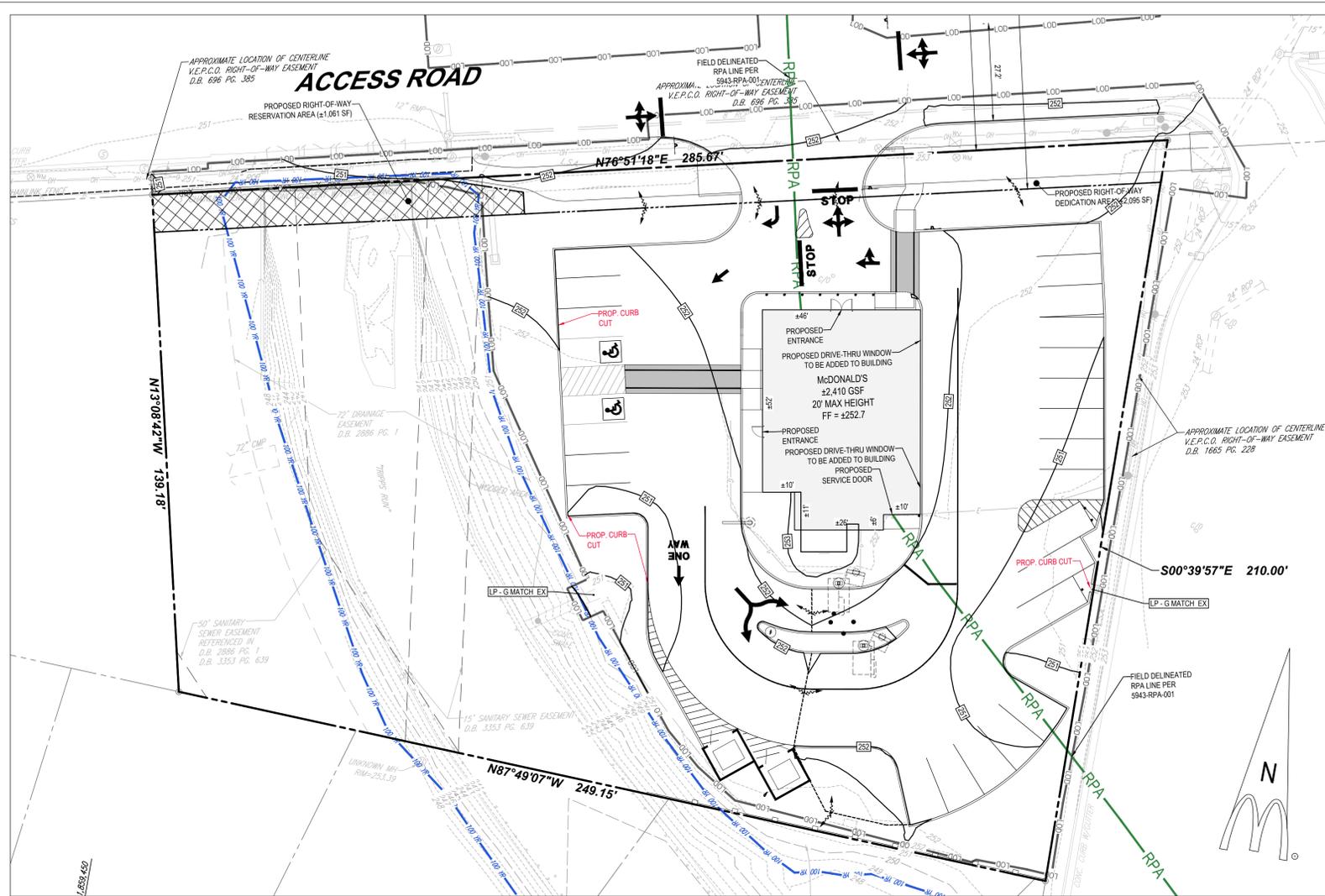


**BOHLER** //

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 Fax: (703) 709-9501  
 VA@BohlerEng.com



C-3



**STORM WATER MANAGEMENT & BMP NARRATIVE**

THE SUBJECT SITE CONSISTS OF AN EXISTING 1-STORY RESTAURANT AND PARKING LOT. THE PROPOSED APPLICATION WILL CONSIST OF DEMOLITION OF A PORTION OF THE EXISTING BUILDING, DEMOLITION OF A PORTION OF THE PARKING LOT, BUILDING RENOVATION ACTIVITIES TO ADD A DRIVE-THRU AND INTERIOR MODERNIZATION, ASPHALT AND CONCRETE PAVEMENT, PARKING CONSTRUCTION, AND CONSTRUCTION OF NEW PERVIOUS AREA IN THE RPA.

THE PROPOSED REDEVELOPMENT INCLUDES AN APPROXIMATE LIMIT OF DISTURBANCE OF ±0.79 ACRES FOR ONSITE IMPROVEMENTS AND WILL DECREASE THE IMPERVIOUS AREA FOR THE SITE BY ±0.17 AC FROM ITS EXISTING CONDITION. THERE IS APPROXIMATELY ±0.20 ACRES OF OFFSITE LOD ASSOCIATED WITH VDOT IMPROVEMENTS. THIS SITE QUALIFIES AS A REDEVELOPMENT UNDER THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE (SWMO) SECTION 124-5-1, AND IN ACCORDANCE WITH THE NEW VIRGINIA DEQ STORMWATER REGULATIONS, A MINIMUM PHOSPHOROUS REMOVAL EFFICIENCY OF 10% IS REQUIRED.

IT IS ASSUMED THAT BMP'S DO NOT CURRENTLY SERVE THE SUBJECT SITE. THE TOTAL LIMITS OF DISTURBANCE PROPOSED WITH THIS PLAN FOR ONSITE IMPROVEMENTS IS ±0.79 AC, AND THEREFORE REQUIRES A 10% TOTAL PHOSPHOROUS LOAD REDUCTION RATE PER SWMO SECTION 124-4-2 (2)(B). THIS RESULTS IN A REQUIREMENT OF 0.00 LBS/YR OF TOTAL PHOSPHOROUS REMOVAL DUE TO THE DECREASE IN IMPERVIOUS AREA, AS SHOWN ON THE VRRM SPREADSHEET ON SHEET C-5.

TO MEET CHANNEL PROTECTION REQUIREMENTS SET FORTH IN SECTION 124-4-4.B.1.a IN THE FAIRFAX COUNTY CODE FOR MANMADE STORMWATER CONVEYANCE SYSTEMS, THE STORMWATER SYSTEM SHALL CONVEY THE POST-DEVELOPMENT PEAK FLOW RATE FROM THE TWO YEAR 24 HOUR STORM EVENT WITHOUT CAUSING EROSION OF THE SYSTEM FROM THE POINT OF DISCHARGE TO THE LIMITS OF ANALYSIS OUTLINED IN SECTION 124-4-4.B.5.a. THE TWO YEAR RUNOFF DECREASES FROM PRE TO POST DEVELOPMENT VIA THE DECREASE IN IMPERVIOUS AREA. THE POST DEVELOPMENT RUNOFF OF 3.05 CFS IS LESS THAN THE PRE-DEVELOPMENT RUNOFF OF 3.34 CFS. THE RUNOFF FROM THE SITE DRAINS THROUGH CONCRETE PIPES TO THE LIMITS OF ANALYSIS. THE 2 YEAR STORM DOES NOT ERODE THE SYSTEM THUS MEETING THE CHANNEL PROTECTION REQUIREMENT FOR THE SITE.

TO MEET FLOOD PROTECTION REQUIREMENTS SET FORTH IN SECTION 124-4-4.C.1 OF THE FAIRFAX COUNTY CODE, THERE MUST CURRENTLY BE NO LOCALIZED FLOODING FOR THE EXISTING SITE. THE CONCENTRATED FLOW FROM THE 10 YEAR 24 HOUR STORM MUST BE CONTAINED WITHIN THE STORM SYSTEM, AND THE POST DEVELOPMENT FLOW MUST BE LESS THAN THE PRE-DEVELOPMENT FLOW. PER THE TABLE ON THIS SHEET THE 10 YEAR PRE-DEVELOPMENT FLOW TO THE POINT OF INFLUENCE IS 4.61 CFS, AND THE POST DEVELOPMENT FLOW TO THE SAME POINT IS 3.94 CFS. FULL STORMWATER COMPUTATIONS WILL BE PROVIDED AT TIME OF SITE PLAN TO SHOW THE 10 YEAR FLOW IS CONTAINED WITHIN THE SYSTEM TO THE LIMITS OF ANALYSIS PER SECTION 124-4-4.C.5.a. PER THE REDUCTION IN RUNOFF FOR THE 10 YEAR STORM, AND NO CAPACITY AND HGL ISSUES DOWN TO THE LIMITS OF ANALYSIS FOR THIS SECTION, THE FLOOD PROTECTION REQUIREMENTS HAVE BEEN MET. SEE ADEQUATE OUTFALL ANALYSIS SECTION IN THIS NARRATIVE FOR DETAILED ANALYSIS OF THE DOWNSTREAM OUTFALL SYSTEM.

IT IS THE SUBMITTING ENGINEER'S OPINION THAT THE CHANNEL AND FLOOD PROTECTION REQUIREMENTS ARE MET WITH THIS SPECIAL EXCEPTION APPLICATION.

**OUTFALL ANALYSIS**

STORMWATER FROM THE PROPOSED REDEVELOPMENT SHEET FLOWS ACROSS THE PARKING LOT BEFORE REACHING CURB CUTS TO A PAVED DITCH (STML0504540768) WITHIN A MAPPED FLOODPLAIN. A COMBINATION OF A SITE SURVEY, SITE VISIT, AND FAIRFAX COUNTY GIS TOPOGRAPHY / STORM MAPS WERE UTILIZED TO FINALIZE THE ADEQUATE OUTFALL STUDY FOR THIS SHEET. THE OUTFALL STUDY CAN BE CONCLUDED WHEN THE TOTAL AREA TO THE OUTFALL SYSTEM MEETS OR EXCEEDS 100X THE SITE AREA (±79 ACRES). THE TOTAL DRAINAGE AREA TO THE TRIPPS RUN CONCRETE CHANNEL IS ±1840 ACRES WHICH EXCEEDS 100X THE SITE AREA. MEETING THE LIMITS OF ANALYSIS SET FORTH IN SECTION 124-4-4.B.5.a AND 124-4-4.C.5.a. THE 2-YEAR RUNOFF FOR THIS PROPOSED SITE AREA WILL BE DECREASED AND WILL BE NON-EROSIVE TO THE EXISTING CONCRETE CHANNEL. THE 10-YEAR RUNOFF WILL ALSO BE DECREASED AND WILL BE CONTAINED WITHIN THE CAPACITY OF THE EXISTING PAVED DITCH. A DETAILED ANALYSIS OF CHANNEL CAPACITY PER PFM REQUIREMENTS WILL BE PROVIDED AT TIME OF SITE PLAN.

IT IS THE SUBMITTING ENGINEERS OPINION THAT AN ADEQUATE OUTFALL EXISTS.

YEAR STORM	Tc (MIN)	Intensity (IN.HR)	SITE AREA (AC.)	PRE-DEVELOPED			POST-DEVELOPED		
				IMPERVIOUS (AC.)	C FACTOR	PEAK FLOW (CFS)	IMPERVIOUS (AC.)	C FACTOR	PEAK FLOW (CFS)
1	4.26	4.26	0.79	0.74	0.86	2.90	0.57	2.47	
2	5	5.23	0.79	0.74	0.86	3.34	0.73	3.03	
10	6.77	6.77	0.79	0.74	0.86	4.61	0.73	3.92	

**PRE TO POST SWM SUMMARY**

**NO GRADING ACTIVITY IS PROPOSED WITHIN THE 100 YEAR FLOODPLAIN AND NO FLOODPLAIN ALTERATION IS PROPOSED WITH THIS PLAN.**

**THE PROPERTY IS LOCATED WITHIN A RESOURCE PROTECTION AREA. THE RESOURCE PROTECTION AREA LIMIT IS SHOWN PER APPROVED RPA DELINEATION 5943-RPA-001, DATED 02/22/07.**

**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 ZONING ORDINANCE SUBSECTION 8101.1.G.

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 N/A. IF INFILTRATION IS PROPOSED THE SOILS SHOULD BE TESTED FOR SUITABILITY PRIOR TO SUBMISSION OF THE DEVELOPMENT PLAN AND RESULTS OF THE INFILTRATION TEST PROVIDED AS PART OF THE DESCRIPTION OF THE FACILITY.

3. PROVIDE:

FACILITY NAME/ TYPE & NO.	ON-SITE AREA SERVED (ACRES)	OFF-SITE AREA SERVED (ACRES)	DRAINAGE AREA (ACRES)	FOOTPRINT AREA (SF)	STORAGE VOLUME (CF)	IF POND, DAM HEIGHT (FT)
<b>TOTALS:</b>	N/A	N/A	N/A	N/A	N/A	N/A

**NOTE:**  
NO STORMWATER MANAGEMENT FACILITIES ARE ANTICIPATED DUE TO THE DECREASE IN IMPERVIOUS AREA FOR THE SITE.

Application No: **SE 2021-MA-032** Staff: **T.C.**  
**APPROVED DEVELOPMENT PLAN**  
 (L\_GDP) (L\_CDP) (L\_FDP) (L\_PRC) (L\_DP) (L\_CP) (L\_XSE) (L\_CSP) (L\_SP) (L\_VCI)  
 SEE PROFFERS DATED: **Oct 18, 2022**  
 SEE DEV. CONDITIONS DATED: **Dec 6, 2022** (L\_P) (L\_BZA)  
 Comments: **PLANNING & DEVELOPMENT**  
 Sheet **4** of **13**

4. ONSITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON THIS SHEET. POND INLET AND OUTLET PIPE SYSTEMS ARE NOT APPLICABLE.
5. MAINTENANCE ACCESS (ROAD) TO STORMWATER MANAGEMENT FACILITY(IES) ARE SHOWN ON SHEET(S) N/A. TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS N/A.
6. LANDSCAPING AND TREE PRESERVATION IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON SHEET(S) N/A.
7. STORMWATER MANAGEMENT AND BMP NARRATIVES INCLUDING VIRGINIA RUNOFF REDUCTION SPREADSHEET AND DESCRIPTIONS OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET ARE PROVIDED ON THIS SHEET AND C-5.
8. A DESCRIPTION OF EXISTING CONDITIONS OF EACH NUMBERED SITE OUTFALL EXTENDED 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 THIS SHEET. IF THE OUTFALL IS PROPOSED TO BE IMPROVED OFF-SITE IT SHOULD BE SPECIFICALLY NOTED.
9. A DETAILED DESCRIPTION AND ANALYSIS OF HOW THE CHANNEL PROTECTION REQUIREMENTS AND FLOOD PROTECTION REQUIREMENTS OF EACH NUMBERED OUTFALL WILL BE SATISFIED PER STORMWATER MANAGEMENT ORDINANCE AND PUBLIC FACILITIES MANUAL ARE PROVIDED ON THIS SHEET.
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 SHEET(S) C-2.
11. A SUBMISSION WAIVER IS REQUESTED FOR : N/A.
12. STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE : N/A.

REVISED: 8/4/15; REVISED FOR ZONING ORDINANCE CITATION ONLY 7/1/2021

**BOHLER**  
 12825 WORLDGATE DR. SUITE 700  
 HERNDON, VIRGINIA 20164  
 Phone: (703) 709-9500  
 Fax: (703) 709-9501  
 VA@BohlerEng.com



**SPECIAL EXCEPTION**  
 PLAN SCALE: AS NOTED  
 STREET ADDRESS  
 6729 ARLINGTON BOULEVARD  
 BLOCK NUMBER: \_\_\_\_\_ LOT NUMBER: \_\_\_\_\_  
 DISTRICT: MASON COUNTY: FAIRFAX STATE: VA  
 REGIONAL DWG. NO: S075028  
 CAD FILE: SWM-1  
 PLAN DESCRIPTION  
 PRELIMINARY STORMWATER MANAGEMENT PLAN

**McDonald's**  
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDonald's USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.  
 McDONALD'S CORPORATE  
 110 NORTH CARPENTER STREET  
 CHICAGO, IL 60607 (630) 623-3000

DATE	BY	ISSUE REF
	NTG	

FINAL PLAN SIGNATURES  
 P.M. \_\_\_\_\_  
 G.C. \_\_\_\_\_  
 O/O \_\_\_\_\_

PLAN APPROVALS	REGIONAL MGR	CONST. MGR	OPERATIONS DEPT.	REAL ESTATE DEPT.	CONTRACTOR	OWNER

CO-SIGN SIGNATURES  
 STATUS: PRELIMINARY  
 DATE: 03/02/21  
 BY: ZM  
 PLAN CHECKED: 03/02/21  
 NG  
 AS-BUILT

**C-4**

Project Name: **McDonalds - Arlington Boulevard**  
 Date: **12/18/2020**  
 Linear Development Project? **No**

**Site Information**

**Post-Development Project (Treatment Volume and Loads)**

Enter Total Disturbed Area (acres) → **0.79**

Check:  
 BMP Design Specifications List: 2013 Draft Stds & Specs  
 Linear project? **No**  
 Land cover areas entered correctly? **✓**  
 Total disturbed area entered? **✓**  
 TP LOAD REDUCTION NOT REQUIRED

Maximum reduction required: **10%**  
 The site's net increase in impervious cover (acres) is: **0**  
 Post-Development TP Load Reduction for Site (lb/yr): **-0.10**

**Pre-ReDevelopment Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.05	0.05
Impervious Cover (acres)				0.74	0.74
					0.79

**Post-Development Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.21	0.21
Impervious Cover (acres)				0.58	0.58
Area Check	OK.	OK.	OK.	OK.	0.79

**Constants**

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
p) (unitless correction factor)	0.90

**Runoff Coefficients (Rv)**

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

**LAND COVER SUMMARY – PRE-REDEVELOPMENT**

Land Cover Summary-Pre	Listed	Adjusted <sup>1</sup>
Pre-ReDevelopment		
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.05	0.05
Weighted Rv(turf)	0.25	0.25
% Managed Turf	6%	6%
Impervious Cover (acres)	0.74	0.74
Rv(impervious)	0.95	0.95
% Impervious	94%	94%
Total Site Area (acres)	0.79	0.79
Site Rv	0.91	0.91

**LAND COVER SUMMARY – POST DEVELOPMENT**

Land Cover Summary-Post (Final)	Post-ReDevelopment	Post-Development New Impervious
Post ReDev. & New Impervious		
Forest/Open Space Cover (acres)	0.00	
Weighted Rv(forest)	0.00	
% Forest	0%	
Managed Turf Cover (acres)	0.21	
Weighted Rv (turf)	0.25	
% Managed Turf	27%	
Impervious Cover (acres)	0.58	0.00
Rv(impervious)	0.95	--
% Impervious	73%	
Final Site Area (acres)	0.79	
Final Post Dev Site Rv	0.76	

**Treatment Volume and Nutrient Load**

Pre-ReDevelopment	Post-ReDevelopment	Post-Development
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0596	0.0596
Pre-ReDevelopment Treatment Volume (cubic feet)	2,597	2,597
Pre-ReDevelopment TP Load (lb/yr)	1.63	1.63
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.07	2.07
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.32
Final Post-Development Treatment Volume (acre-ft)	0.0501	--
Final Post-Development Treatment Volume (cubic feet)	2,181	--
Final Post-Development TP Load (lb/yr)	1.37	--
Final Post-Development TP Load per acre (lb/acre/yr)	1.73	--
Max. Reduction Required (Below Pre-ReDevelopment Load)	10%	
TP Load Reduction Required for Redeveloped Area (lb/yr)	-0.10	
TP Load Reduction Required for New Impervious Area (lb/yr)	0	

**Post-Development Requirement for Site Area**

TP Load Reduction Required (lb/yr) **-0.10** \*\* TP LOAD REDUCTION NOT REQUIRED

**Nitrogen Loads (Informational Purposes Only)**

Pre-ReDevelopment TN Load (lb/yr)	11.67	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	9.80
-----------------------------------	-------	--	------

**Site Results (Water Quality Compliance)**

**Area Checks**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

**Site Treatment Volume (ft<sup>3</sup>)** 2,181

**Runoff Reduction Volume and TP By Drainage Area**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft <sup>3</sup> )	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
TP LOAD REMAINING (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

**Total Phosphorus**

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.37
TP LOAD REDUCTION REQUIRED (lb/yr)	-0.10
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.00
TP LOAD REMAINING (lb/yr)	1.37
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00 **
** TARGET TP REDUCTION EXCEEDED BY 0.1 LB/YEAR **	

**Total Nitrogen (For Informational Purposes)**

POST-DEVELOPMENT LOAD (lb/yr)	9.80
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	9.80

Application No: **SE 2021-MA-032** Staff: **T.C.**  
**APPROVED DEVELOPMENT PLAN**  
 (L\_GDP) (L\_FDP) (L\_PRC) (L\_DP) (L\_CP) (L\_SE) (L\_CSP) (L\_SP) (L\_VC)  
 SEE PROFFERS DATED:  
 SEE DEV. CONDITIONS DATED: **Oct 18, 2022**  
 Date of Final Approval: **Dec 6, 2022** (L\_BOS) (L\_PC) (L\_BZA)  
 Comments: **PLANNING & DEVELOPMENT**  
 Sheet **5** of **13**

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 110 NORTH CARPENTER STREET  
 CHICAGO, IL 60607 (830) 623-3000

**FINAL PLAN SIGNATURES**

P.M. \_\_\_\_\_  
 G.C. \_\_\_\_\_  
 O/O \_\_\_\_\_

**PLAN APPROVALS**

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

**CO-SIGN SIGNATURES**

DATE: \_\_\_\_\_

**SPECIAL EXCEPTION**

PLAN SCALE: N/A

STREET ADDRESS: **6729 ARLINGTON BOULEVARD**

BLOCK NUMBER: \_\_\_\_\_ LOT NUMBER: \_\_\_\_\_

DISTRICT: **MASON** COUNTY: **FAIRFAX** STATE: **VA**

REGIONAL DWG. NO: **S075028** PLAN DESCRIPTION: **PRELIMINARY VRRM SPREADSHEET**

CAD FILE: SWM-1

**BOHLER**  
 12825 WORLDGATE DR. SUITE 700  
 HERNDON, VIRGINIA 20164  
 Phone: (703) 709-9500  
 Fax: (703) 709-9501  
 VA@BohlerEng.com

**NICHOLAS T. GEORGAS**  
 Cert. No. 001653  
 10/04/22  
 LANDSCAPE ARCHITECT

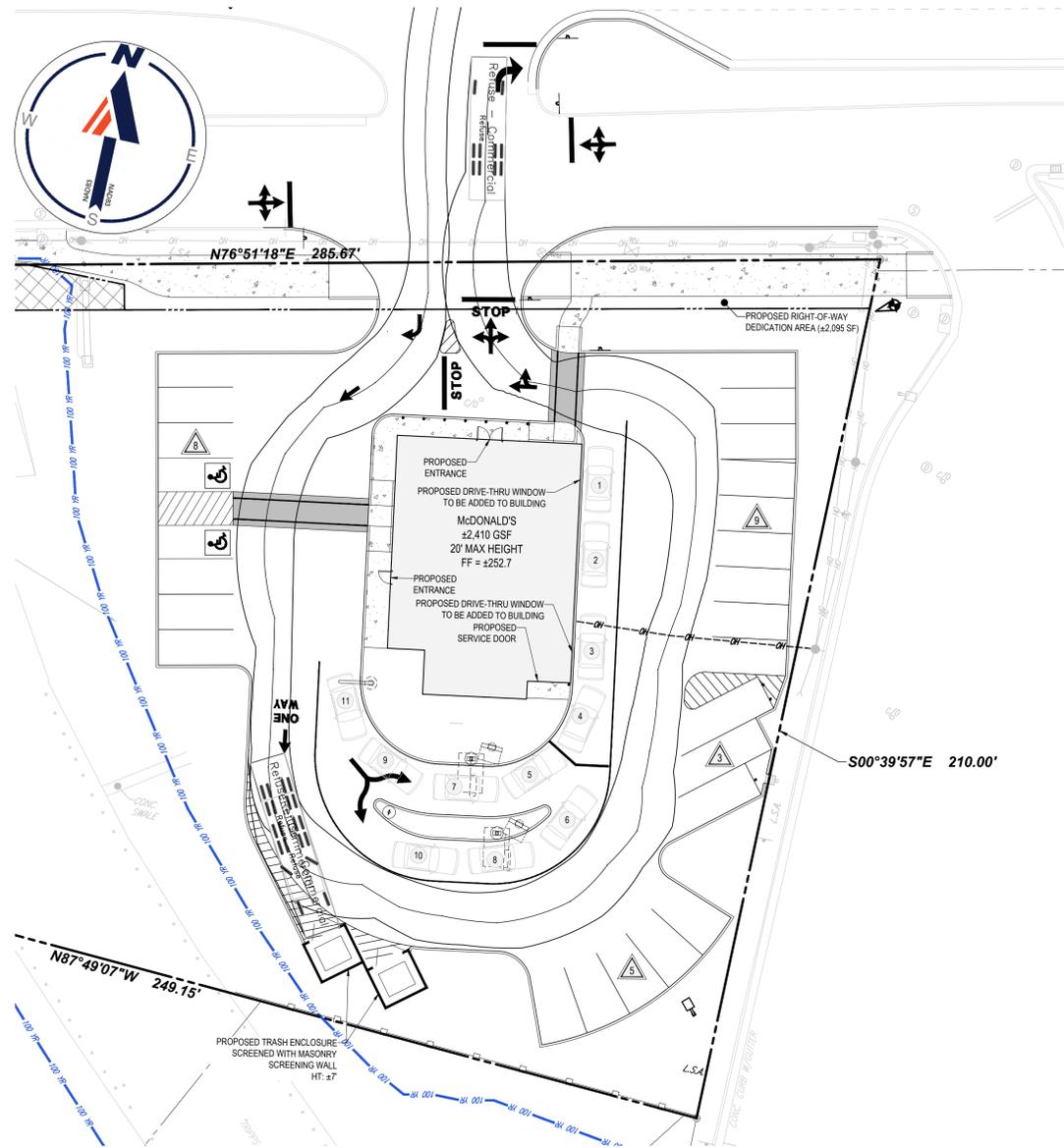
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**DATE** 03/02/21  
**BY** ZM

**PLAN CHECKED** 03/02/21  
**NG**

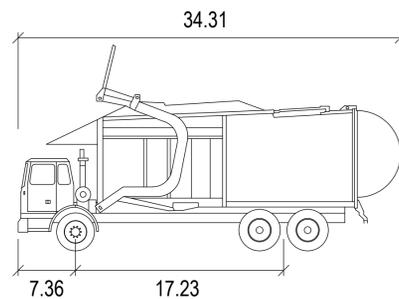
**AS-BUILT**

**C-5**



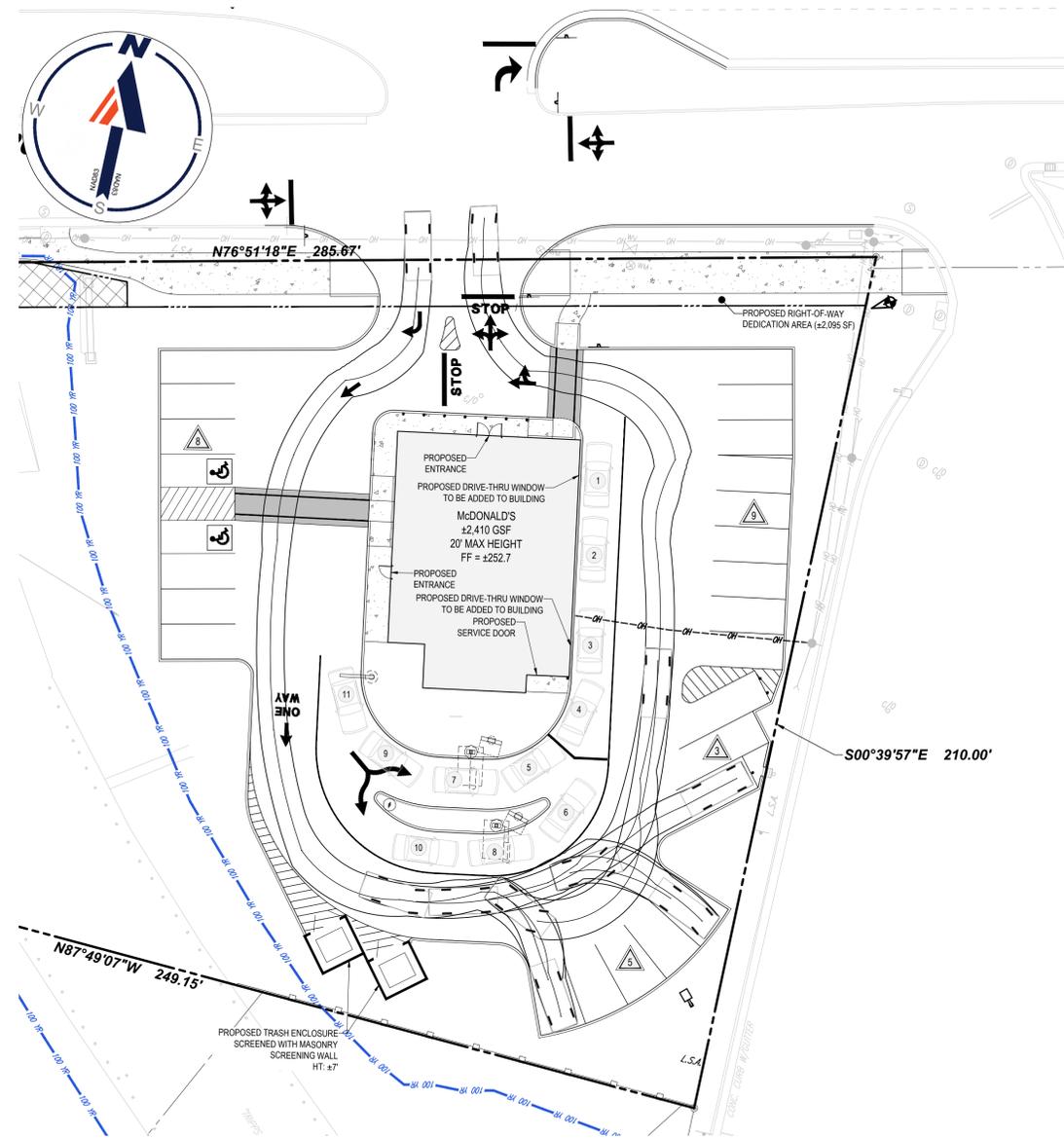


**TRASH TRUCK CIRCULATION EXHIBIT**

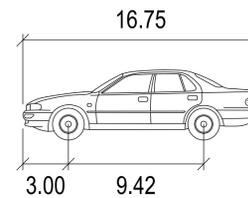


**Refuse - Commercial**

	feet
Width	: 8.50
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



**PARKING SPACE ACCESS EXHIBIT**



**Composite Passenger Vehicle**

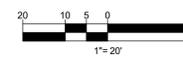
	feet
Width	: 6.33
Track	: 6.33
Lock to Lock Time	: 6.0
Steering Angle	: 26.4

Application No: **SE 2021-MA-032** Staff: **T.C.**  
**APPROVED DEVELOPMENT PLAN**  
 (L\_GDP) (L\_CDP) (L\_FDP) (L\_PRC) (L\_DP) (L\_CP) (L\_SE) (L\_CSP) (L\_SP) (L\_V)  
 SEE PROFFERS DATED: **Oct 18, 2022**  
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 Comments: **PLANNING & DEVELOPMENT**  
 Sheet **7** of **13**

**SPECIAL EXCEPTION**

PLAN SCALE:		STATUS	DATE	BY
STREET ADDRESS		PRELIMINARY	03/02/21	ZM
6729 ARLINGTON BOULEVARD		PLAN CHECKED	03/02/21	NG
BLOCK NUMBER	LOT NUMBER	AS-BUILT		
DISTRICT	COUNTY	STATE		
MASON	FAIRFAX	VA		
REGIONAL DWG. NO	PLAN DESCRIPTION			
S075028	AUTOTURN EXHIBIT			
CAD FILE: SEP-1				

**BOHLER //**  
 12825 WORLDGATE DR. SUITE 700  
 HERNDON, VIRGINIA 20164  
 Phone: (703) 709-9500  
 Fax: (703) 709-9501  
 VA@BohlerEng.com



REV	DATE	DESCRIPTION	BY	ISSUE REF
1	11/03/21	REVISED PER ACCEPTANCE COMMENTS	NTG	
2	04/28/22	REVISED PER PRE-STAFFING COMMENTS	NTG	
3	07/07/22	REVISED PER STAFFING COMMENTS	NTG	
4	08/19/22	REVISED PER COMMENTS	NTG	
5	09/09/22	REVISED PER COMMENTS	NTG	
5	10/04/22	REVISED PER PLANNING COMMISSION COMMENTS	NTG	

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 110 NORTH CARPENTER STREET  
 CHICAGO, IL 60607 (630) 653-3000

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

**C-7**



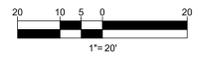
**ARLINGTON BOULEVARD - US RTE. 50**  
 VARIABLE WIDTH RIGHT-OF-WAY  
 ASPHALT PAVED PUBLIC ROADWAY

**ACCESS ROAD**



EXISTING VEGETATION MAP (EVM)							
COVER TYPE SUMMARY TABLE							
AREA - 45,010 SF OR 1.02 ACRES							
EVM PREPARED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5061A ON 11/24/2020							
HATCH	AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
	A	MAINTAINED GRASSLANDS	SEE DESCRIPTION	N/A	0.02 AC	N/A	CONSISTS OF MOSTLY WELL MAINTAINED HEDGE ROWS AND SCREENING SHRUBS
	B	DEVELOPED LAND	N/A	N/A	0.75 AC	N/A	SEE DESCRIPTION
	C	EARLY SUCCESSIONAL FOREST COMMUNITY	SEE DESCRIPTION	SECONDARY	0.29 AC	N/A	VOLUNTEER TREE SPECIES WITH THICK UNDERSTORY GROWTH & INVASIVE SPECIES
DESCRIPTION:							
TOTAL ACREAGE: 0.926 AC							
AREA A: NANDINA, SPIREA, JAPANESE HOLLY, JUNIPER, BARBERRY, ABELIA, CHERRY LAUREL, INKBERRY, ARBORVITAE, VIBURNUM, BUSH HONEYSUCKLE, ENGLISH IVY, BURNING BUSH							
AREA B: ASPHALT PARKING LOT, BUILDING, AND CONCRETE WALKING SURFACES							
AREA C: RED MAPLE, TREE OF HEAVEN, BRADFORD PEAR, MULBERRY, BLACK CHERRY, SIBERIAN ELM, BOXELDER MAPLE, NORWAY MAPLE, SILVER MAPLE, MIMOSA, ASH, BLACK LOCUST, BUSH HONEYSUCKLE, PORCELAIN BERRY, JAPANESE HONEYSUCKLE, ENGLISH IVY, AUTUMN OLIVE, ORIENTAL BITTERSWEET, ASIAN WISTERIA							

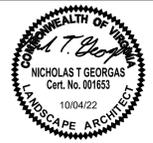
**THIS DOCUMENT HAS BEEN PREPARED BY  
 NICHOLAS GEORGAS PLA,  
 ISA CERTIFIED ARBORIST MA-5061A**



Application No: **SE 2021-MA-032** Staff: **T.C.**  
**APPROVED DEVELOPMENT PLAN**  
 (L\_GDP) (L\_CDP) (L\_FDP) (L\_PRC) (L\_DP) (L\_CP) (L\_SE) (L\_CSP) (L\_SP) (L\_VC)  
 SEE PROFFERS DATED:  
 SEE DEV. CONDITIONS DATED: **Oct 18, 2022**  
 Date of Final Approval: **Dec 6, 2022** (L\_BOS) (L\_PC) (L\_BZA)  
 Comments: **LANDSCAPE & DEVELOPMENT**  
 Sheet **8** of **13**

SPECIAL EXCEPTION			
PLAN SCALE:			
STREET ADDRESS			
6729 ARLINGTON BOULEVARD			
BLOCK NUMBER	LOT NUMBER	STATUS	DATE
		PRELIMINARY	03/02/21
DISTRICT	COUNTY	STATE	BY
MASON	FAIRFAX	VA	ZM
REGIONAL DWG. NO	PLAN DESCRIPTION	DATE	BY
S075028	EXISTING VEGETATION MAP	03/02/21	NG
CAD FILE: LSP-1		AS-BUILT	

**BOHLER //**  
 12825 WORLDGATE DR. SUITE 700  
 HERNDON, VIRGINIA 20164  
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 VA@BohlerEng.com



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5	09/09/22	REVISED PER COMMENTS	NTG	
5	10/04/22	REVISED PER PLANNING COMMISSION COMMENTS	NTG	

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 CHICAGO, IL 60607 (630) 653-3000

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

**L-1**



ZONING ORDINANCE REQUIREMENTS			
SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
5108.5 (B) (1) PROPERTY DOES NOT ABUT STREET RIGHT-OF-WAY	<b>PERIPHERAL PARKING LOT LANDSCAPING</b> WHEN THE PROPERTY LINE ABUTS LAND THAT IS NOT IN THE RIGHT-OF-WAY OF A STREET, A LANDSCAPING STRIP MUST BE PROVIDED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT, IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL.	<b>(B) EAST PROPERTY LINE</b> <b>REQUIRED:</b> A LANDSCAPE STRIP MUST BE PROVIDED <b>PROPOSED:</b> WAIVER REQUESTED, SEE SHEET C-3 4 TREES PROVIDED 31 SHRUBS PROVIDED	COMPLIES
5108.5 (B) (2) PROPERTY ABUTS STREET RIGHT-OF-WAY	<b>PERIPHERAL PARKING LOT LANDSCAPING</b> WHEN THE PROPERTY LINE ABUTS LAND IN THE RIGHT OF-WAY OF A STREET. A. A LANDSCAPING STRIP TEN (10) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE (1) TREE FOR EACH FORTY (40) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRING THE PLANTING OF TREES ON FORTY (40) FOOT CENTERS.	<b>(A) ARLINGTON BOULEVARD - RTE 50</b> <b>REQUIRED:</b> 255 LF OF PROPERTY LINE 10' LANDSCAPE STRIP REQUIRED 7 TREES REQUIRED <b>PROPOSED:</b> 10' LANDSCAPE STRIP PROVIDED 7 TREES PROVIDED 28 SHRUBS PROVIDED	COMPLIES
5108.6 TRANSITIONAL SCREENING	<b>SOUTH PROPERTY LINE (C)</b> ADJACENT USE GROUP: 1 (SINGLE FAMILY ATTACHED) <b>REQUIRED:</b> TSY 3 - 50' WIDE SCREENING YARD AND BARRIER TYPE E, F, OR G • 249 LF X 50' = 12,458 SF • 12,458 SF X 75% = 9,344 SF OF 10-YEAR CANOPY REQUIRED • 3 SHRUBS / 10 LF • 0.3 X 249 = 75 SHRUBS REQUIRED <b>PROPOSED:</b> A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS FOR THE SOUTHERN PROPERTY LINE IS REQUESTED PURSUANT TO SECTION 5108.7 (B) AND (C). 5108.7 (B) - THE PROPOSED SITE DESIGN HAS BEEN DONE IN A WAY TO MINIMIZE THE IMPACT OF THE MCDONALD'S TO THE RESIDENTIAL NEIGHBORHOOD THROUGH THE CREATION OF MORE PEROUS AREA FOR PLANTING THAT DOES NOT EXIST TODAY. A FENCE IS NOT POSSIBLE FOR THE BUFFER YARD DUE TO THE PRESENCE OF THE TRIPPS RUN CONCRETE TRAPEZOID CHANNEL AND A MULTIPLE SANITARY SEWER EASEMENTS, ONE OF WHICH CONTAINS A MAIN TRUNK LINE. 5108.7 (C) - THE STRICT APPLICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS WOULD REDUCE THE LOT TO AN UNUSABLE CONFIGURATION FOR THE EXISTING AND PROPOSED USE. THE EXISTING MCDONALD'S DEVELOPMENT WAS CONSTRUCTED IN 1959 ON THE PROPERTY AT A TIME PRECEDING THE ZONING ORDINANCE REQUIRING TRANSITIONAL SCREENING. THIS APPLICATION PROPOSES ADDITIONAL PEROUS PLANTING AREA ALONG THE SOUTHERN PROPERTY LINE THAT DOES NOT EXIST TODAY AND A 7' TALL BOARD ON BOARD FENCE THAT DOES NOT EXIST TODAY. THERE IS NO FURTHER ENCROACHMENT OF PARKING LOT TOWARDS THE SOUTHERN RESIDENTIAL NEIGHBORHOOD. • VARIABLE WIDTH SCREENING YARD RANGING FROM 50' TO 2.5'. • 1,400 SF OF PROPOSED CANOPY WITHIN THE AREA OF THE MCDONALD'S USE IN NEWLY CREATED PEROUS AREA. • PLANTS PROPOSED WITHIN THE TRANSITIONAL SCREENING YARD: • 1 CATEGORY IV DECIDUOUS TREE • 1 CATEGORY III DECIDUOUS TREE • 4 CATEGORY II DECIDUOUS TREES • 4 CATEGORY III EVERGREEN TREES • 77 EVERGREEN AND DECIDUOUS SHRUBS • EXISTING VEGETATION IS TO REMAIN, HOWEVER THIS VEGETATION IS WITHIN A SANITARY AND STORM SEWER EASEMENT AND IS UNABLE TO RECEIVE CREDIT. • 114 LF 7' TALL BOARD ON BOARD FENCE (BARRIER F) IS PROPOSED ADJACENT TO THE MCDONALD'S PARKING LOT OUTSIDE OF THE TRIPPS RUN CHANNEL AND EXISTING UTILITY EASEMENTS. <b>WEST PROPERTY LINE (D)</b> ADJACENT USE GROUP: 1 (SINGLE FAMILY ATTACHED) <b>REQUIRED:</b> TSY 3 - 50' WIDE SCREENING YARD AND BARRIER TYPE E, F, OR G • 127 LF X 50' = 6,400 SF • 6,400 SF X 75% = 4,800 SF OF 10-YEAR CANOPY • 3 SHRUBS / 10 LF • 0.3 X 127 = 39 SHRUBS REQUIRED <b>PROPOSED:</b> A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS FOR THE SOUTHERN PROPERTY LINE IS REQUESTED PURSUANT TO SECTION 5108.7 (B) AND (C). 5108.7 (B) - THE PROPOSED SITE DESIGN HAS BEEN DONE IN A WAY TO MINIMIZE THE IMPACT OF THE MCDONALD'S TO THE RESIDENTIAL NEIGHBORHOOD THROUGH THE CREATION OF MORE PEROUS AREA FOR PLANTING THAT DOES NOT EXIST TODAY. A FENCE IS NOT POSSIBLE FOR THE BUFFER YARD DUE TO THE PRESENCE OF THE TRIPPS RUN CONCRETE TRAPEZOID CHANNEL AND A MULTIPLE SANITARY SEWER EASEMENTS, ONE OF WHICH CONTAINS A MAIN TRUNK LINE. 5108.7 (C) - THE STRICT APPLICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS WOULD REDUCE THE LOT TO AN UNUSABLE CONFIGURATION FOR THE EXISTING AND PROPOSED USE. THE EXISTING MCDONALD'S DEVELOPMENT WAS CONSTRUCTED IN 1959 ON THE PROPERTY AT A TIME PRECEDING THE ZONING ORDINANCE REQUIRING TRANSITIONAL SCREENING. THIS APPLICATION PROPOSES ADDITIONAL PEROUS PLANTING AREA ALONG THE WESTERN PROPERTY LINE THAT DOES NOT EXIST TODAY. THERE IS NO FURTHER ENCROACHMENT OF PARKING LOT TOWARDS THE WESTERN RESIDENTIAL NEIGHBORHOOD. • MINIMUM 50' WIDE BUFFER ADJACENT TO THE SINGLE FAMILY RESIDENTIAL PROPERTY. • 1,500 SF OF PROPOSED CANOPY WITHIN THE AREA OF THE MCDONALD'S USE IN NEWLY CREATED PEROUS AREA. • PLANTS PROPOSED WITHIN THE TRANSITIONAL SCREENING YARD: • 2 CATEGORY IV DECIDUOUS TREES • 2 CATEGORY III DECIDUOUS TREES • 3 CATEGORY III EVERGREEN TREES • 7 CATEGORY III EVERGREEN TREES • 70 EVERGREEN AND DECIDUOUS SHRUBS • EXISTING VEGETATION IS TO REMAIN, HOWEVER THIS VEGETATION IS WITHIN A SANITARY AND STORM SEWER EASEMENT AND IS UNABLE TO RECEIVE CREDIT. • NO BARRIER IS PROPOSED DUE TO THE EXISTING SANITARY SEWER AND STORM DRAINAGE EASEMENTS. THE MCDONALD'S DEVELOPMENT IS ±115' FROM THE WESTERN PROPERTY LINE.		

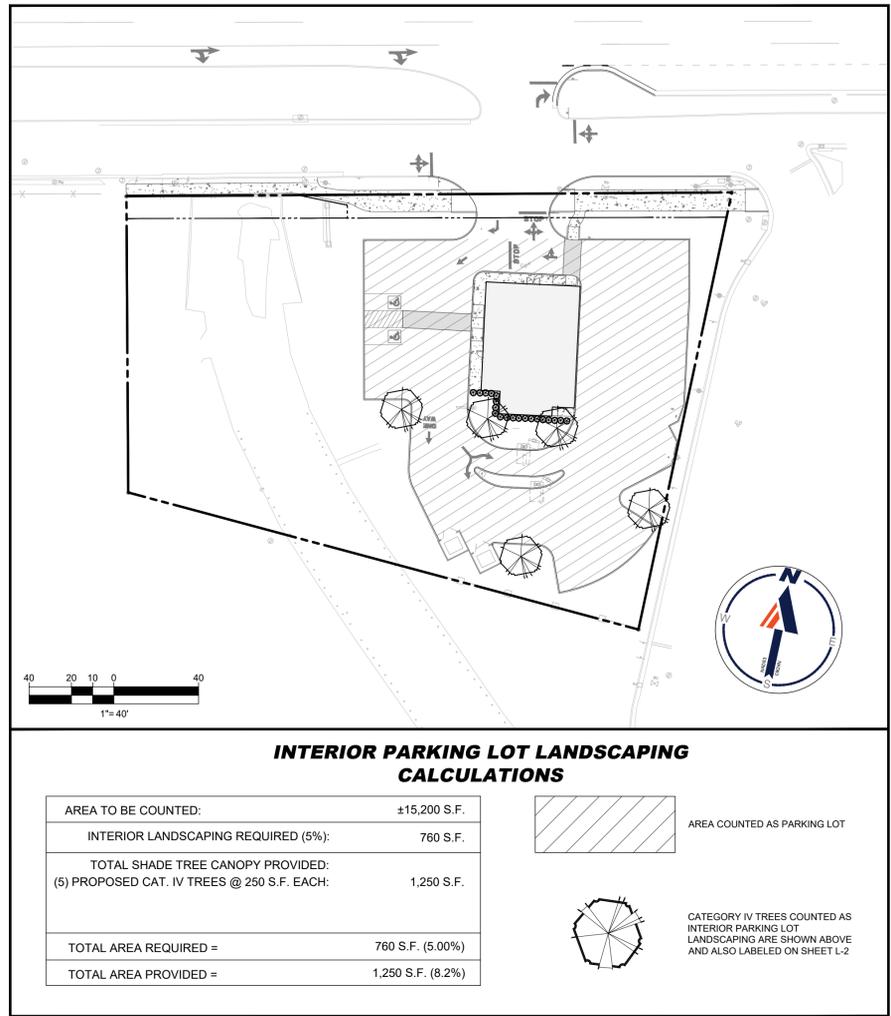
**TABLE 12.3  
TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT**

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	12,504
PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	31.2%
PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)	10%
PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	31.2%
PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	100.0%
HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	NO
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 12-0507.3	
IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-0507.4	
PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

NOTE: EXISTING TREES TO REMAIN ARE LOCATED WITHIN A SANITARY SEWER EASEMENT AND A STORM DRAINAGE CONVEYANCE EASEMENT. THE VALUE OF THIS EXISTING CANOPY IS NOT CREDITED FOR 10 YEAR TREE CANOPY IN TABLE 12.9 BELOW.

**TABLE 12.9  
10-YEAR TREE CANOPY CALCULATION WORKSHEET**

STEP	TOTALS
<b>A. TREE PRESERVATION TARGET AND STATEMENT</b>	
A 1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS
<b>B. TREE CANOPY REQUIREMENT</b>	
B1	IDENTIFY GROSS SITE AREA = 46,008
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE = 2,095
B3	SUBTRACT AREA OF EXEMPTIONS = 0
B4	ADJUSTED GROSS SITE AREA (B1-B2) = 43,913
B5	IDENTIFY SITES ZONING AND OR USE = COMMERCIAL
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED = 10%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 x B6) = 4,391
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED? NO
B9	IF B8 YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED N/A
<b>C. TREE PRESERVATION</b>	
C1	TREE PRESERVATION TARGET AREA = 1,435
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0200 = 0
C3	C2 X 1.25 = 0
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES = 0
C5	C4 X 1.5 = 0
C6	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES = 0
C7	C6 X 1.5 TO 3.0 = 0
C8	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS = 0
C9	C8 X 1.0 = 0
C10	TOTAL OF C3, C5, C7, AND C9 = 0
<b>D. TREE PLANTING</b>	
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10) = 4,391
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS = 0
D3	X 1.5 = 0
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION = 0
D5	X 1.5 = 0
D6	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS = 0
D7	X 1.25 = 0
D8	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS = 0
D9	X 1.5 = 0
D10	AREA OF CANOPY PROVIDED BY NATIVE TREES = 0
D11	X 1.5 = 0
D12	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES = 0
D13	X 1.25 = 0
D14	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS = 0
D15	X 1.0 = 0
D16	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX = 0
D17	X 1.0 = 0
D18	PERCENTAGE OF D14 REPRESENTED BY D15 = 0
D19	AREA OF CANOPY NOT MEETING MULTIPLIER CRITERIA = 6,875
D20	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING = 6,875
D21	TOTAL CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19) = 0
D22	TOTAL OF 10-YEAR TREE CANOPY PROVIDED = 6,875
D23	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED = 15.66%
<b>E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED</b>	
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10) = 0
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) = 6,875
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19) = 0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED = 6,875
E5	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED = 15.66%



Application No: **SE 2021-MA-032** Staff: **T.C.**

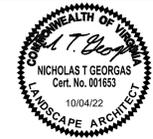
**APPROVED DEVELOPMENT PLAN**  
(L\_GDP) (L\_CDP) (L\_FDP) (L\_PRC) (L\_DP) (L\_CP) (L\_CSE) (L\_CSP) (L\_SP) (L\_VC)

SEE PROFFERS DATED:  
SEE DEV. CONDITIONS DATED: **Oct 18, 2022**  
Date of Final Approval: **Dec 6, 2022** (L\_BOS) (L\_PC) (L\_BZA)

Comments: **PLANNING & DEVELOPMENT**

Sheet **10** of **13**

**BOHLER //**  
12825 WORLDGATE DR. SUITE 700  
HERNDON, VIRGINIA 20164  
Phone: (703) 709-9500  
Fax: (703) 709-9501  
VA@BohlerEng.com



**SPECIAL EXCEPTION**

PLAN SCALE:

STREET ADDRESS  
**6729 ARLINGTON BOULEVARD**

BLOCK NUMBER: \_\_\_\_\_ LOT NUMBER: \_\_\_\_\_

DISTRICT: **MASON** COUNTY: **FAIRFAX** STATE: **VA**

REGIONAL DWG. NO: **S075028** PLAN DESCRIPTION: **LANDSCAPE COMPLIANCE**

CAD FILE: LSP-1

STATUS	DATE	BY
PRELIMINARY	03/02/21	ZM
PLAN CHECKED	03/02/21	NG
AS-BUILT		

REV	DATE	DESCRIPTION	ISSUE REF				
			BY	NTG	NTG	NTG	NTG
1	11/03/21	REVISED PER ACCEPTANCE COMMENTS					
2	04/28/22	REVISED PER STAFFING COMMENTS					
3	07/07/22	REVISED PER STAFFING COMMENTS					
4	08/19/22	REVISED PER COMMENTS					
5	09/09/22	REVISED PER COMMENTS					
5	10/04/22	REVISED PER PLANNING COMMISSION COMMENTS					

**FINAL PLAN SIGNATURES**

P.M. \_\_\_\_\_  
G.C. \_\_\_\_\_  
O/O \_\_\_\_\_

**McDonald's**

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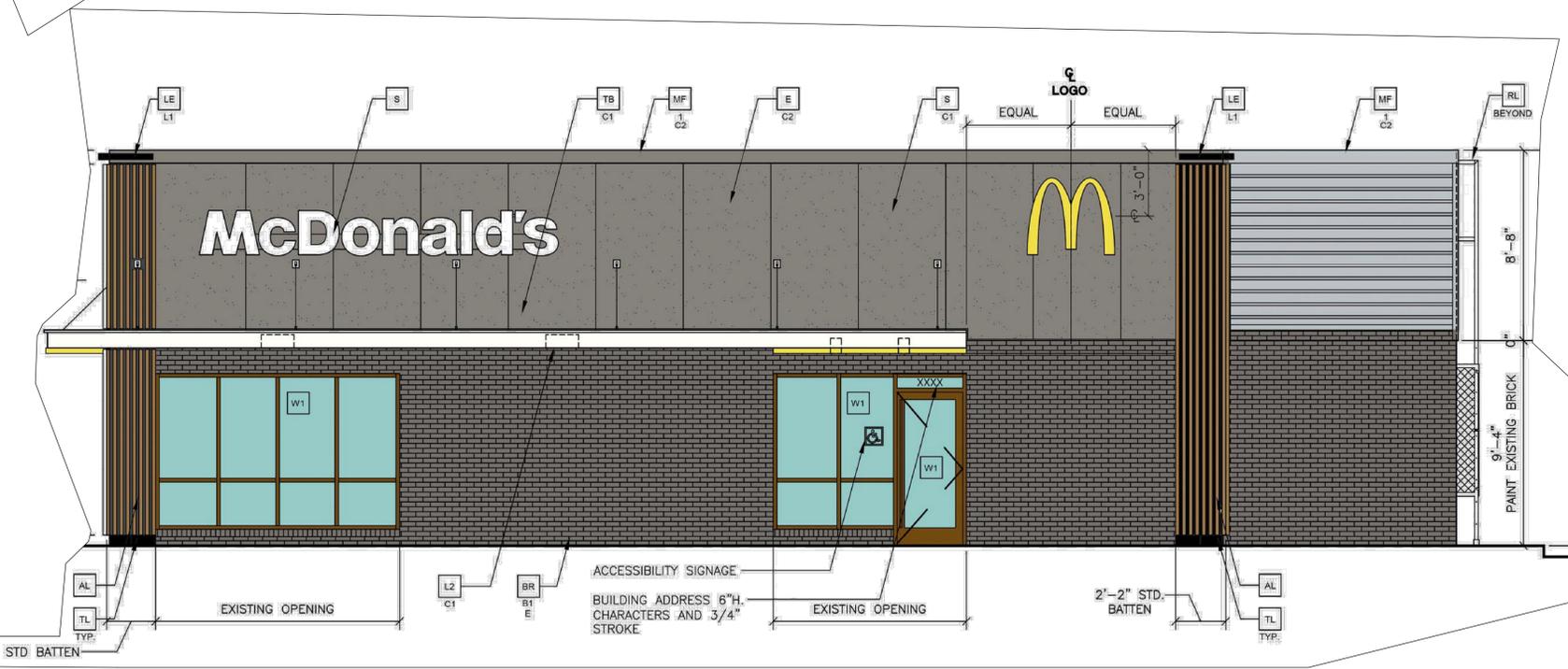
MCDONALD'S CORPORATE  
110 NORTH CARPENTER STREET  
CHICAGO, IL 60607 (630) 623-3000

OFFICE ADDRESS

PLANNING & DEVELOPMENT



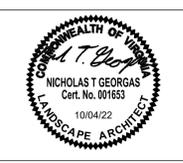
**FRONT ELEVATION**  
SCALE: 3/16" = 1'



Application No: **SE 2021-MA-032** Staff: **T.C.**  
**APPROVED DEVELOPMENT PLAN**  
 (L\_GDP) (L\_CDP) (L\_FDP) (L\_PRC) (L\_DP) (L\_CP) (L\_SE) (L\_CSP) (L\_SP) (L\_VC)  
 SEE PROFFERS DATED: \_\_\_\_\_  
 SEE DEV. CONDITIONS DATED: **Oct 18, 2022**  
 Date of Final Approval: **Dec 6, 2022** (X\_BOS) (L\_PC) (L\_BZA)  
 Comments: **LANDING & DEVELOPMENT**  
 Sheet **11** of **13**

SPECIAL EXCEPTION			
PLAN SCALE:			
STREET ADDRESS 6729 ARLINGTON BOULEVARD			
BLOCK NUMBER		LOT NUMBER	
DISTRICT MASON	COUNTY FAIRFAX	STATE VA	
REGIONAL DWG. NO S075028	PLAN DESCRIPTION ELEVATION		
CAD FILE: SDP-1			

**BOHLER //**  
 12825 WORLDGATE DR. SUITE 700  
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 Phone: (703) 709-9500  
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FINAL PLAN SIGNATURES		REV	DATE	DESCRIPTION	BY	ISSUE REF
P.M.		1	11/03/21	REVISED PER ACCEPTANCE COMMENTS	NTG	
G.C.		2	04/28/22	REVISED PER PRE-STAFFING COMMENTS	NTG	
O/O		3	07/07/22	REVISED PER STAFFING COMMENTS	NTG	
		4	08/19/22	REVISED PER COMMENTS	NTG	
		5	09/09/22	REVISED PER COMMENTS	NTG	
		5	10/04/22	REVISED PER PLANNING COMMISSION COMMENTS	NTG	

<b>McDonald's</b>		THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.	
OFFICE ADDRESS	110 NORTH CARPENTER STREET	CONTRACTOR	
	CHICAGO, IL 60607 (630) 623-3000	OWNER	

PLAN APPROVALS	DATE	STATUS	DATE	BY
REGIONAL MGR SIGNATURE (IF REQUIRED)		PRELIMINARY	03/02/21	ZM
CONST. MGR.		PLAN CHECKED	03/02/21	NG
OPERATIONS DEPT. REAL ESTATE DEPT.		AS-BUILT		

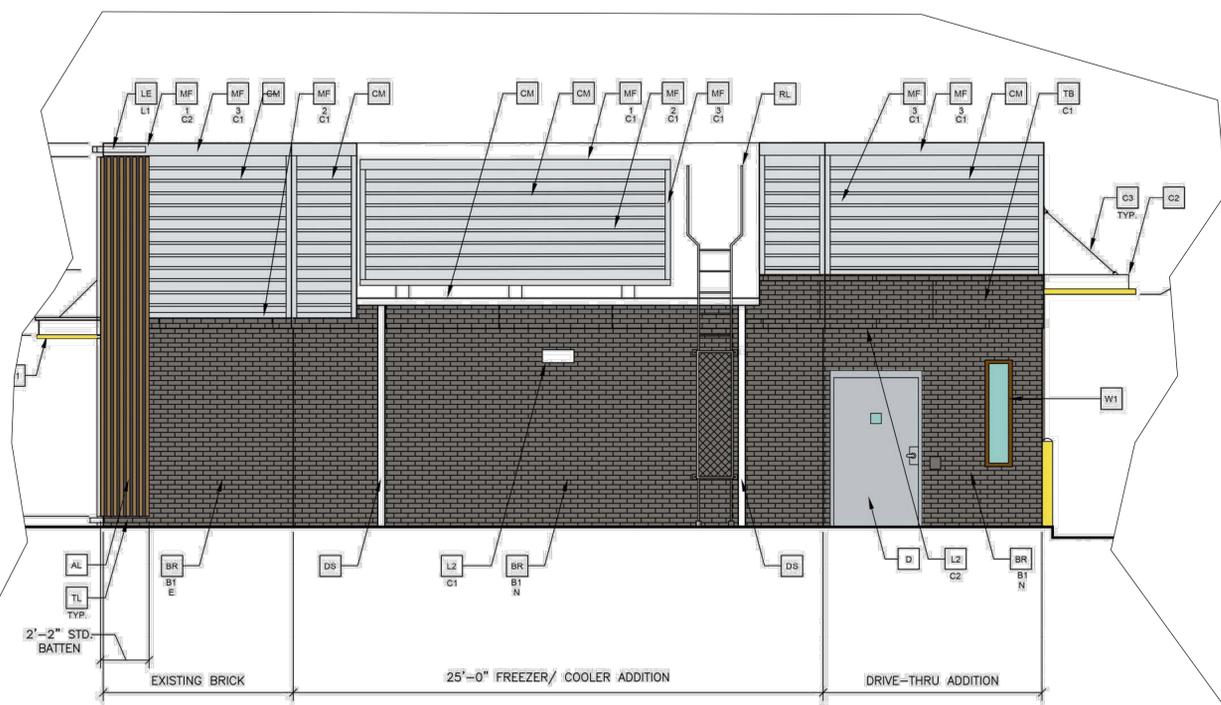
  

CONTRACTOR SIGNATURES		OWNER SIGNATURES	

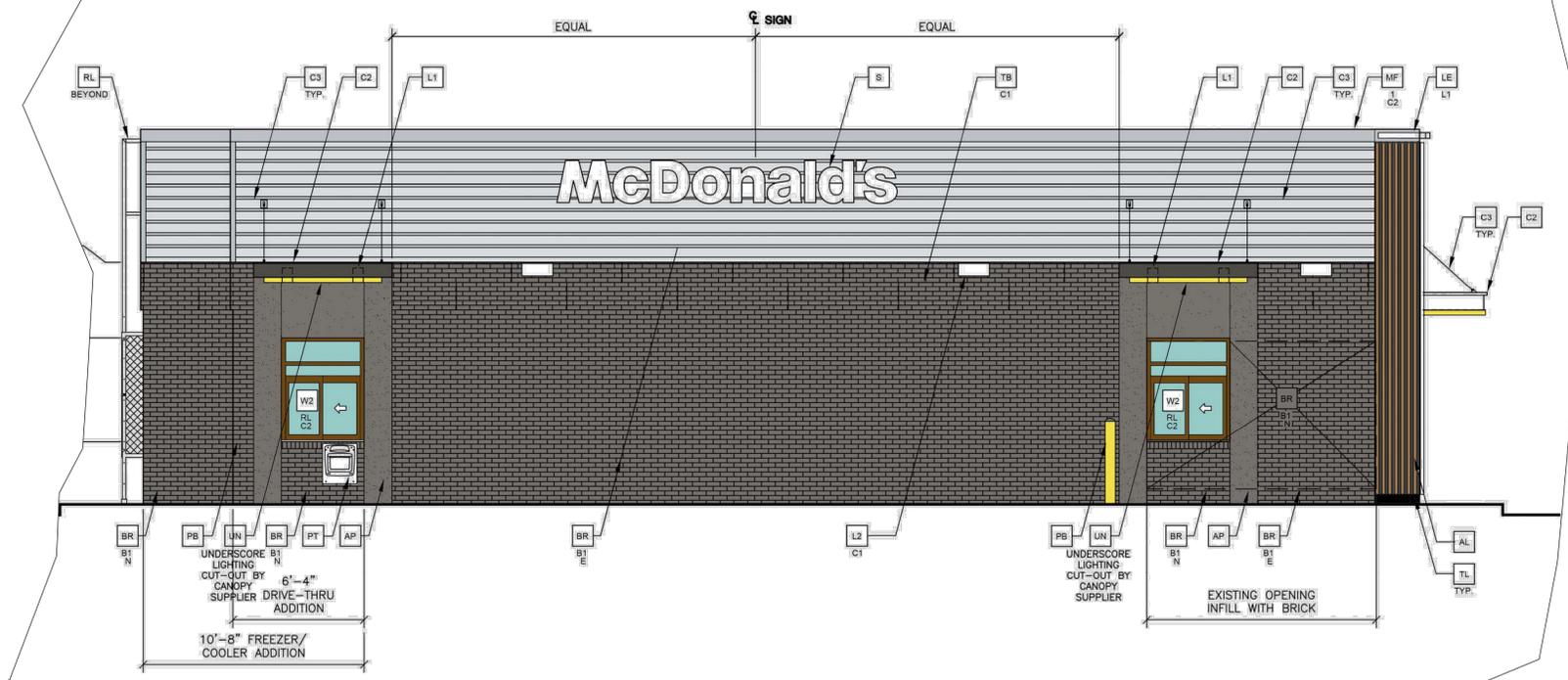
  

**A-1**

V:\ARCHIVE\LANDSCAPE\2021\2021-MA-032\2021-MA-032-01.dwg - LAYOUT - ALL ELEVATIONS



**BACK ELEVATION**  
SCALE: 3/16" = 1'

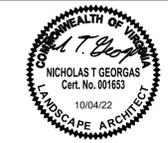


**SIDE ELEVATION**  
SCALE: 3/16" = 1'

Application No: **SE 2021-MA-032** Staff: **T.C.**  
**APPROVED DEVELOPMENT PLAN**  
 (L\_GDP) (L\_CDP) (L\_FDP) (L\_PRC) (L\_DP) (L\_CP) (L\_SE) (L\_CSP) (L\_SP) (L\_VC)  
 SEE PROFFERS DATED:  
 SEE DEV. CONDITIONS DATED: **Oct 18, 2022**  
 Date of Final Approval: **Dec 6, 2022** (X\_BOS) (L\_PC) (L\_BZA)  
 Comments: **LANNING & DEVELOPMENT**  
 Sheet **12** of **13**

SPECIAL EXCEPTION		
PLAN SCALE:		
STREET ADDRESS 6729 ARLINGTON BOULEVARD		
BLOCK NUMBER	LOT NUMBER	STATUS
		PRELIMINARY
DISTRICT MASON	COUNTY FAIRFAX	DATE 03/02/21
REGIONAL DWG. NO. S075028	PLAN DESCRIPTION ELEVATION	BY ZM
		PLAN CHECKED 03/02/21
		AS-BUILT
		DATE 03/02/21
		BY NG

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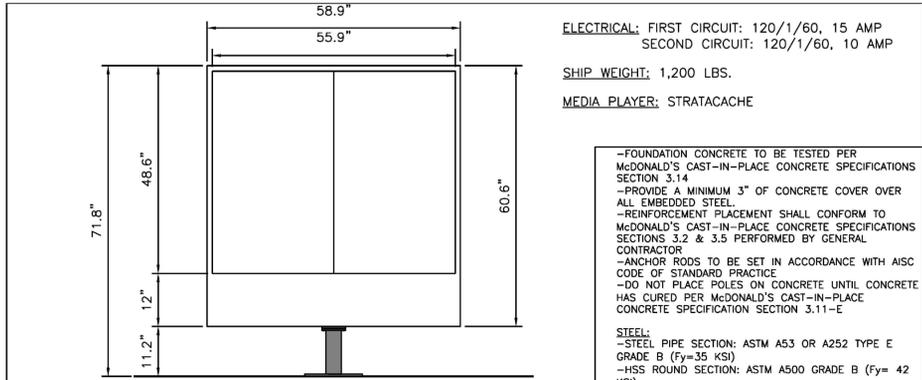


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5	10/04/22	REVISED PER PLANNING COMMISSION COMMENTS	NTG	

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 McDONALD'S CORPORATE  
 110 NORTH CARPENTER STREET  
 CHICAGO, IL 60607 (630) 653-3000

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

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



**ELECTRICAL:** FIRST CIRCUIT: 120/1/60, 15 AMP  
SECOND CIRCUIT: 120/1/60, 10 AMP

**SHIP WEIGHT:** 1,200 LBS.

**MEDIA PLAYER:** STRATACACHE

—FOUNDATION CONCRETE TO BE TESTED PER McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14

—PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.

—REINFORCEMENT PLACEMENT SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 PERFORMED BY GENERAL CONTRACTOR

—ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISI CODE OF STANDARD PRACTICE

—DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 3.11-E

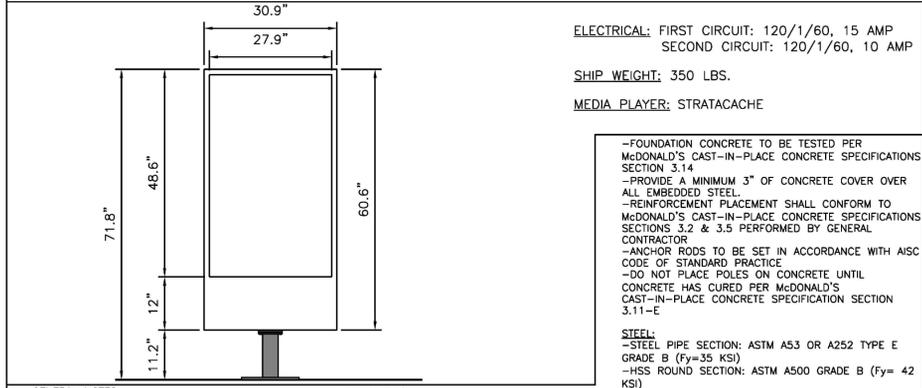
**STEEL:**  
—STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy=35 KSI)  
—HSS ROUND SECTION: ASTM A500 GRADE B (Fy= 42 KSI)

**GENERAL NOTES**  
—THE FOLLOWING CODES WERE USED IN DESIGN:  
—IBC 2015  
—ASCE 7-10  
—ACI 318-14  
—AISC 360-10 & AISC 341-10  
—AWS D1.1  
—WIND SPEED 115 MPH (ULTIMATE WIND SPEED)  
—EXPOSURE C  
—DESIGN LOADS DERIVED FROM THESE CODES AND FORCES (ASD):  
—AXIAL 2,416 LBS VERTICAL LOADS (SELF-WEIGHT OF FOOTING INCLUDED);  
—SHEAR 480 LBS;  
—MOMENT 1,680 LB-FT.  
—ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE  
—MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (X2)  
—SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER, IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING IN TO ACCOUNT ACTUAL SITE SOIL CONDITIONS  
—TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE

FROM GRADE)  
—ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS

**CONCRETE:**  
—ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE  
—ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION  
—TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE  
—MINIMUM CONCRETE STRENGTH (F'c=3,000 PSI) SHALL CONFORM WITH McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.6  
—USE OF ADMIXTURES SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6  
—AIR ENTERTAINMENT SHALL CONFORM WITH McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS 2.6-A AND 2.13-A  
—WATER CONTENT RATIO SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A

1 DIGITAL MENU BOARD  
7 SCALE: NONE



**ELECTRICAL:** FIRST CIRCUIT: 120/1/60, 15 AMP  
SECOND CIRCUIT: 120/1/60, 10 AMP

**SHIP WEIGHT:** 350 LBS.

**MEDIA PLAYER:** STRATACACHE

—FOUNDATION CONCRETE TO BE TESTED PER McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14

—PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.

—REINFORCEMENT PLACEMENT SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 PERFORMED BY GENERAL CONTRACTOR

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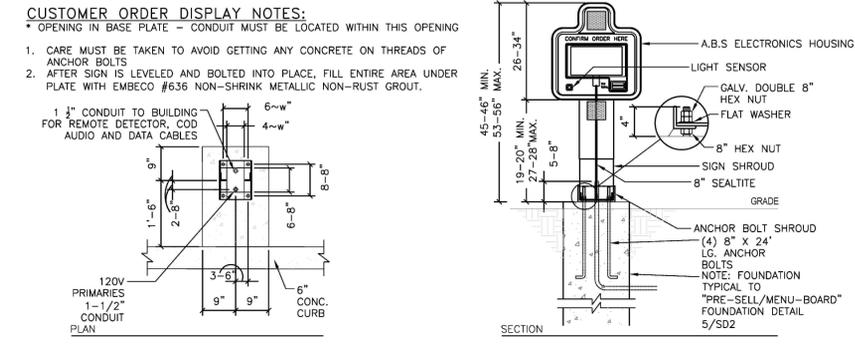
**STEEL:**  
—STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy=35 KSI)  
—HSS ROUND SECTION: ASTM A500 GRADE B (Fy= 42 KSI)

**GENERAL NOTES**  
—THE FOLLOWING CODES WERE USED IN DESIGN:  
—IBC 2015  
—ASCE 7-10  
—ACI 318-14  
—AISC 360-10 & AISC 341-10  
—AWS D1.1  
—WIND SPEED 115 MPH (ULTIMATE WIND SPEED)  
—EXPOSURE C  
—DESIGN LOADS DERIVED FROM THESE CODES AND FORCES (ASD):  
—AXIAL 2,705 LBS VERTICAL LOADS (SELF-WEIGHT OF FOOTING INCLUDED);  
—SHEAR 300 LBS;  
—MOMENT 1,050 LB-FT.  
—ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE  
—MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (X2)  
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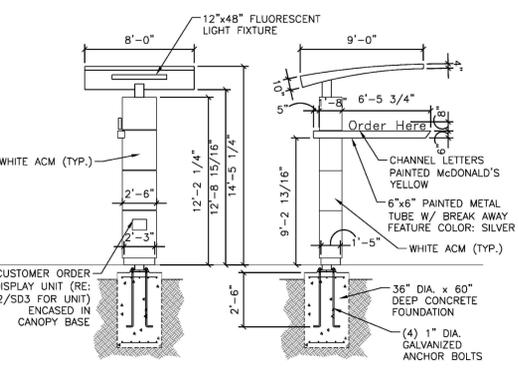
FROM GRADE)  
—ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS

**CONCRETE:**  
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—WATER CONTENT RATIO SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A

2 DIGITAL PRE-BROWSE BOARD  
7 SCALE: NONE



2 (COD) 'CUSTOMER ORDER DISPLAY'  
8 SCALE: NONE



3 ORDER HERE CANOPY SIGN  
8 SCALE: 1/4\"/>



Application No: **SE 2021-MA-032** Staff: **T.C.**

**APPROVED DEVELOPMENT PLAN**  
(\_GDP) (\_CDP) (\_FDP) (\_PRC) (\_LDP) (\_LCP) (\_S&E) (\_CSP) (\_LSP) (\_LVC)

SEE PROFFERS DATED:  
SEE DEV. CONDITIONS DATED: **Oct 18, 2022**  
Date of Final Approval: **Dec 6, 2022** (SOS) (LPC) (LBA)

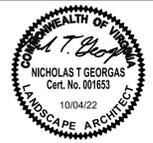
Comments: **PLANNING & DEVELOPMENT**

Sheet **13** of **13**

SPECIAL EXCEPTION		
PLAN SCALE:		
STREET ADDRESS 6729 ARLINGTON BOULEVARD		
BLOCK NUMBER	LOT NUMBER	STATUS
		PRELIMINARY
DISTRICT MASON	COUNTY FAIRFAX	DATE 03/02/21
REGIONAL DWG. NO S075028	PLAN DESCRIPTION SITE DETAILS	BY ZM
		PLAN CHECKED 03/02/21
		AS-BUILT

**BOHLER //**

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5	10/04/22	REVISED PER PLANNING COMMISSION COMMENTS	NTG	

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

<b>McDonald's</b>	
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OFFICE	110 NORTH CARPENTER STREET
ADDRESS	CHICAGO, IL 60607 (630) 953-3000

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

A-3