

**GENERAL NOTES**

- THIS PLAN IS BASED ON A BOUNDARY & TOPOGRAPHICAL/ALTA SURVEY SURVEY BY: BOHLER ENGINEERING ENTITLED: "PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY, TACO BELL, 3035 CENTREVILLE ROAD, SULLY DISTRICT, FAIRFAX COUNTY, VA" PROJECT#: SS152051 DATE: 05/09/16
- 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. ELEVATIONS ARE NGVD 29 DATUM.
- APPLICANT: CM DOM, LLC 2530 RIVA ROAD, SUITE 400 ANNAPOLIS, MD 21401 C/O RJP CONSULTING  
OWNER: KING OF NORTHERN VIRGINIA PO BOX 1547 ATTN: MARILYN M GARDNER SAN RAMON, CA 94583
- PARCEL DATA: TAX MAP: 0244-05-0003 AREA: 77,567 SF (1.78 AC) (SPECIAL EXCEPTION AREA) ZONE: C-6 (HIGHWAY COMMERCIAL DISTRICT)
- BULK REQUIREMENTS

|   | ALLOWED/REQUIRED   | PROVIDED   |
|---|--|--|
| A. MIN. LOT AREA  | 40,000 SF  | 77,567 SF (1.78 AC)                              |
| B. MIN. BUILDING SETBACK  |  |  |
| FRONT YARD (CENTREVILLE ROAD)   | 40'  | ±55'   |
| FRONT YARD (MCLEAREN ROAD)  | 40'  | ±75'   |
| SIDE YARD (EAST PROPERTY LINE)  | NONE   | ±60'   |
| REAR YARD (SOUTH PROPERTY LINE)   | 20'  | ±49'   |
| C. MIN. PARKING SETBACK   |  |  |
| FRONT (CENTREVILLE ROAD)  | 10'  | ±10'   |
| FRONT (MCLEAREN ROAD)   | 10'  | ±10'   |
| SIDE (EAST PROPERTY LINE)   | N/A  | PROPERTY LINE IS PART OF OVERALL SHOPPING CENTER |
| REAR (SOUTH PROPERTY LINE)  | N/A  | PROPERTY LINE IS PART OF OVERALL SHOPPING CENTER |
| D. PARKING REQUIREMENT  |  |  |
| FAST FOOD RESTAURANT<br>1 SPACE PER 2 SEATS PLUS 1 SPACE PER EMPLOYEE                           | PROPOSED TACO BELL<br>40 SEATS<br>(1/2 X 40 = 20 SPACES)<br>15 EMPLOYEES = 15 SPACES<br>35 SPACES REQUIRED   |  |
|   | EXISTING BURGER KING<br>82 SEATS<br>(1/2 X 82 = 41 SPACES)<br>10 EMPLOYEES = 10 SPACES<br>51 SPACES REQUIRED |  |
|   | <b>TOTAL PARKING REQUIRED:</b><br>86 SPACES  | <b>TOTAL PARKING PROVIDED:</b><br>88 SPACES      |
| STACKING REQUIREMENTS: 11 FOR THE DRIVE-IN WINDOW, WITH A MINIMUM OF 5 FOR THE ORDERING STATION | 11   | 11 MINIMUM                                       |

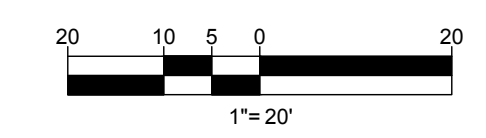
- FLOOR AREA RATIO (F.A.R.) / GFA: 0.40 FAR (77,567 SF X .40 = 31,029 SF) vs 0.17 FAR (5,400 SF / 77,567 SF = 0.17)
- MAX. BUILDING HEIGHT: 40' vs 25'
- OPEN SPACE: 15% (77,567 SF X 15% = 11,648 SF) vs ±20% MINIMUM (±15,513 SF)
- LOADING: 1 vs 0'
- NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AMENDMENT AREA.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) PER FIRM, FLOOD, INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 270 OF 457, MAP NUMBER 5105903270E, MAP EFFECTIVE DATE SEPTEMBER 17, 2010.
- NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THE SITE.
- NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE.
- THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 2 ARE THE RESULT OF A FIELD RUN SURVEY, AS REFERENCED IN GENERAL NOTE 2 ABOVE.
- THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- PROPOSED CANOPY UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. CANOPY CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.
- SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
- SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
- PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- COMPREHENSIVE TRAILS PLAN: THERE IS AN EXISTING 48" WIDE MAJOR PAVED TRAIL LOCATED ALONG THE PROJECT'S CENTREVILLE ROAD FRONTAGE. THERE IS AN EXISTING 45" WIDE MINOR PAVED TRAIL LOCATED ALONG THE PROJECT'S MCLEAREN ROAD FRONTAGE THAT IS TO BE EXPANDED TO 48" WIDE.
- THE SITE IS LOCATED WITHIN THE WEST OX COMMUNITY PLANNING SECTION OF THE UPPER POTOMAC PLANNING DISTRICT OF THE COMPREHENSIVE PLAN, AND IS RECOMMENDED FOR OFFICE LIGHT INDUSTRIAL EMPLOYMENT ACTIVITY, RELATED LOCAL-SERVING RETAIL ACTIVITY, AND RECREATION AND RESIDENTIAL USES. THE PROPOSED USE IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN LAND USE RECOMMENDATIONS.

**\*WAIVERS REQUESTED WITH THE APPLICATION:**

- A WAIVER FROM THE MINIMUM LOADING SPACE REQUIREMENT IS REQUESTED (ZO-11-200)

**LEGEND:**

- LIMITS OF DISTURBANCE
- SPECIAL EXCEPTION APPLICATION AREA



**BOHLER ENGINEERING**

STATE LICENSES: VA, NC, MD, PA, DE, NJ, NY, CT, RI, MA, NH, ME, VT, N.H., N.J., N.Y., N.C., S.C., G.A., D.C., M.D., P.A., DE, N.J., N.Y., N.C., S.C., G.A., D.C.

LAND SURVEYING: PROGRAM MANAGER, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

OFFICES: BALTIMORE, MD; BOSTON, MA; CHICAGO, IL; COLUMBIA, SC; DALLAS, TX; DENVER, CO; FORT LAUDERDALE, FL; HOUSTON, TX; KANSAS CITY, MO; LOS ANGELES, CA; MEMPHIS, TN; NEW YORK, NY; PHILADELPHIA, PA; RICHMOND, VA; ST. LOUIS, MO; TAMPA, FL; WASHINGTON, DC

**REVISIONS**

| REV | DATE     | COMMENT                  | BY  |
|-----|----------|--------------------------|-----|
| 1   | 03/22/17 | REV. PER COUNTY COMMENTS | NTG |
| 2   | 08/01/17 | REV. PER COUNTY COMMENTS | COB |

**811**

KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

It's fast. It's free. It's the law.

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: S152051  
DRAWN BY: SMD  
CHECKED BY: NTG  
DATE: 01/20/17  
SCALE: 1"=20'  
CAD I.D.: SE2

**SPECIAL EXCEPTION PLAT FOR TACO BELL**

LOCATION OF SITE  
3035 CENTREVILLE ROAD  
CENTREVILLE  
FAIRFAX COUNTY, VA  
SULLY DISTRICT

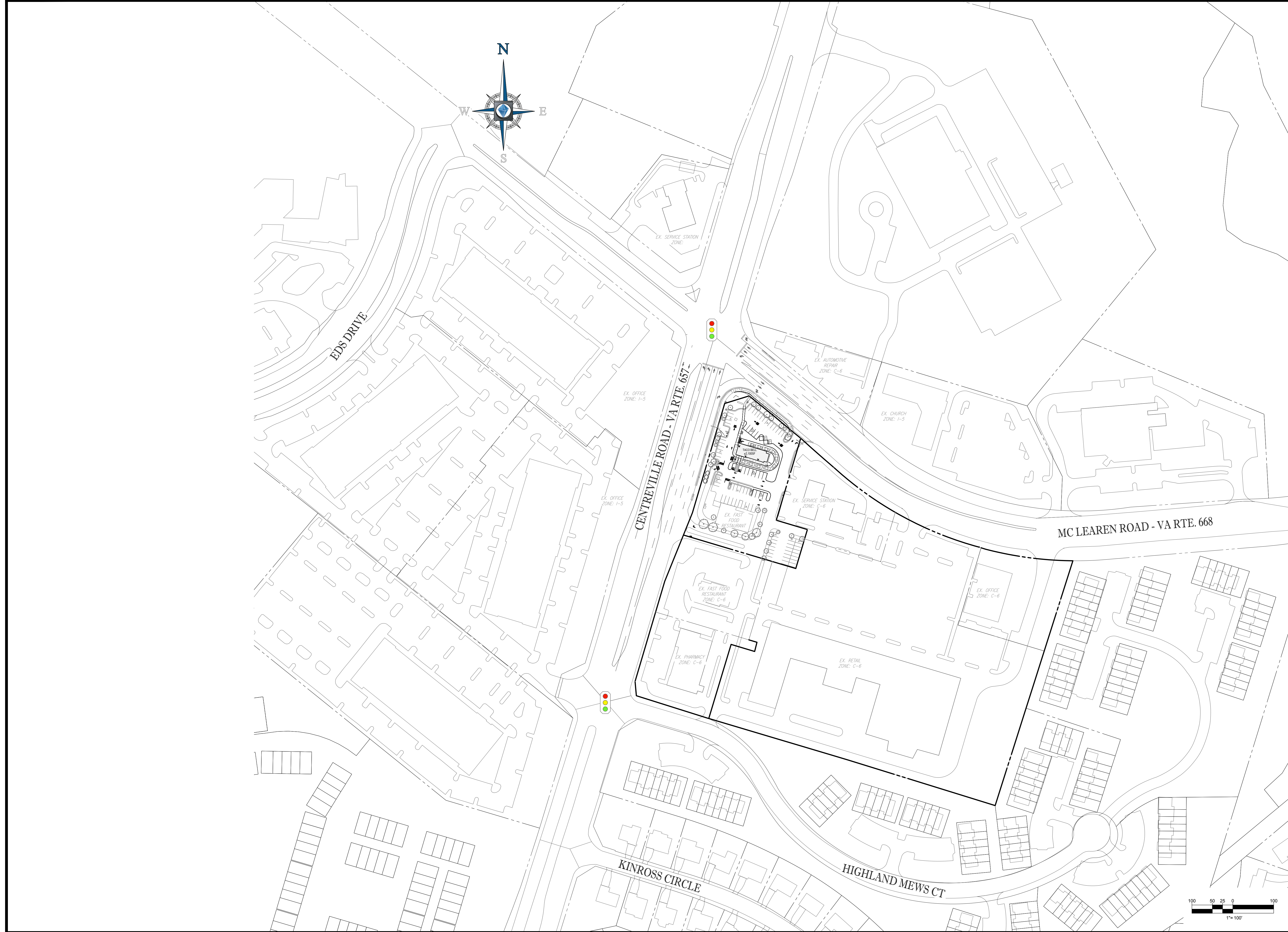
**BOHLER ENGINEERING**

22636 DAVIS DRIVE, SUITE 250  
STERLING, VIRGINIA 20164  
Phone: (703) 709-9500  
Fax: (703) 709-9501  
VA@BohlerEng.com

SHEET TITLE:  
**SPECIAL EXCEPTION PLAT**

SHEET NUMBER:  
**C-3**





**BOHLER ENGINEERING**

STATE LICENSES: ARCHITECTURE, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, LAND SURVEYING, PROGRAM MANAGER, PERMITTING SERVICES, TRANSPORTATION SERVICES, SUSTAINABLE DESIGN, TRANSPORTATION SERVICES

OFFICES:

- LEHIGH VALLEY, PA
- PHILADELPHIA, PA
- NEW YORK, NY
- NEW YORK, NY
- NEW YORK, NY
- NEW YORK, NY
- PHILADELPHIA, PA
- RALEIGH, NC
- ATLANTA, GA
- TAMPA, FL
- REHOBOTH BEACH, FL
- BALTIMORE, MD
- NORTHERN VIRGINIA
- DALLAS, TX

REVISIONS

| REV | DATE     | COMMENT                  | BY  |
|-----|----------|--------------------------|-----|
| 1   | 03/22/17 | REV. PER COUNTY COMMENTS | NTG |
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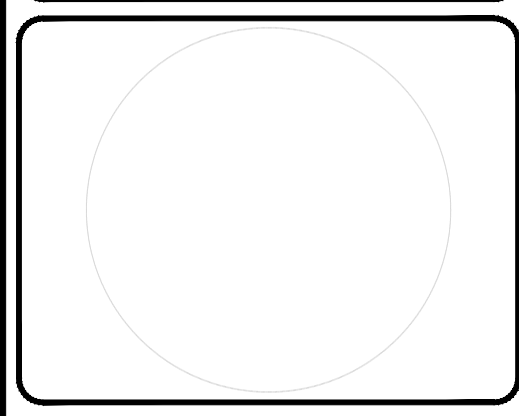
|              |          |
|--------------|----------|
| PROJECT No.: | S152051  |
| DRAWN BY:    | SMD      |
| CHECKED BY:  | NTG      |
| DATE:        | 01/20/17 |
| SCALE:       | 1"=100'  |
| CAD I.D.:    | SE2      |

PROJECT: **SPECIAL EXCEPTION PLAT FOR TACO BELL**

LOCATION OF SITE  
3035 CENTREVILLE ROAD  
CENTREVILLE  
FAIRFAX COUNTY, VA  
SULLY DISTRICT

**BOHLER ENGINEERING**

22636 DAVIS DRIVE, SUITE 250  
STERLING, VIRGINIA 20164  
Phone: (703) 709-9500  
Fax: (703) 709-9501  
VA@BohlerEng.com



SHEET TITLE:  
**OVERALL SHOPPING CENTER**

SHEET NUMBER:  
**C-4**