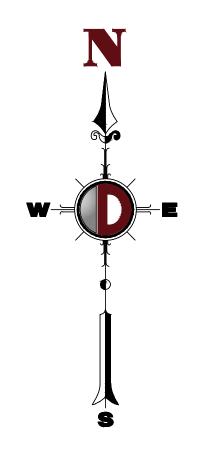
GENERAL DEVELOPMENT PLAN AMENDMENT/SPECIAL USE PERMIT PLAT FOR

PROPOSED TACO BELL FAST FOOD RESTAURANT

10120 FAIRFAX BOULEVARD CITY OF FAIRFAX, VIRGINIA

> PREPARED FOR: SOUTHPAW



| 3253 3224 | |
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| 10217 10206 3230 | 3231 |
| 10204 | 10163 Stafford |
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| | 10160 10140 Fairton PA |
| N PH on Westernam | A 8 8 10089 W 99 W |
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| Anne de | 10120 10115 3405 3402 3404 3405 3406 |

LOCATION & ZONING MAP SCALE: 1" =200' TAX MAP #47-4-23-000-A

TAX MAP #47-4-23-000-D OCTOBER 1ST, 2024

| Sheet Number | Sheet Title | | | | |
|--------------|---|--|--|--|--|
| 01 | COVER SHEET | | | | |
| 02 | EXISTING CONDITIONS & DEMOLITION PLAN | | | | |
| 03 | GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT PLAT | | | | |
| 04 | OVERALL GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT PL | | | | |
| 05 | EROSION AND SEDIMENT CONTROL & CONSTRUCTION MANAGEMENT | | | | |
| 06 | PRELIMINARY UTILITY AND GRADING PLAN | | | | |
| 08 | CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS | | | | |
| 09 | CONCEPTUAL LANDSCAPE NOTES AND DETAILS TRASH TRUCK AND PASSENGER CAR CIRCULATION EXHIBIT FIRE TRUCK AND LOADING TRUCK CIRCULATION EXHIBIT | | | | |
| 09 | | | | | |
| 10 | | | | | |
| 11 | SIGNAGE AND STRIPING DETAILS | | | | |
| 12 | SIGHT DISTANCE EXHIBIT | | | | |
| 13 | LIGHTING PLAN | | | | |
| 14 | LIGHTING DETAILS | | | | |
| 15 | FIRE MARSHAL PLAN | | | | |
| 16 | SWM AND BMP ANALYSIS | | | | |
| 17 | TREE INVENTORY PLAN | | | | |
| 18 | VEHICULAR CIRCULATION EXHIBIT | | | | |
| 19 | PEDESTRIAN CIRCULATION EXHIBIT | | | | |

- ONING AND GENERAL DEVELOPMENT PLAN TO H WINDOW/FACILITY IN CONNECTION WITH THE
- COMPLETED BY CORNERSTONE ENERGY SERVICE, INC. DURING NOVEMBER 20 6. TOPOGRAPHIC INFORMATION IN THE AREA OF THIS APPLICATION IS FROM TOPOGRAPHIC SURVEY COMPLETED BY CORNERSTONE ENERGY SERVICES, INC. AND DATED NOVEMBER 2022. CONTOUR INTERVAL SHOWN HEREON IS 1-FT. BEARING SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, VIRGINIA NORTH STATE PLAN COORDINATE SYSTEM, NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED GPS OBSERVATIONS.
- 7. WATER AND SEWER SERVICE IS AVAILABLE FROM THE CITY OF FAIRFAX. A. 100-YEAR FLOODPLAIN - PROPERTY LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD MAP# 515524002D, DATED 06/02/2006. B. RESOURĆE PROTECTION AREA - THE RESOURCE PROTECTION ÁREA (RPA) BOUNDARY IS DEFINED BY A 100' BUFFER TO THE NORTH AND SOUTH OF THE ACCOTINH CREEK; THE RPA BOUNDARY ENCROACHES ON THE NORTH END OF THE PROPERTY BUT WILL NOT BE IMPACTED WITH THE PROPOSED DEVELOPMENT.
- C. NON-TIDAL WETLANDS NO WETLANDS PRESENT ON SITE 9. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN. THE APPLICATION RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN IN CONSIDERATIONS OF THE FINAL ENGINEERING AND ANY NEW REGULATIONS ADOPTED BY THE CITY OF FAIRFAX SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED GDPA/SUP PLAT. 10. SITE LIGHTING WILL BE DETERMINED AT TIME OF SITE PLAN AND WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF FAIRFAX ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL. 11. ALL SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE. 12. APPLICANT DOES NOT PROPOSE ANY MODIFICATIONS TO PARCEL A AND ALL EXISTING IMPROVEMENTS ON PARCEL A ARE TO
- A. A WAIVER OF SECTION 4.5.7.D.1 TO PROVIDE AN INTERIOR LANDSCAPED ISLAND FOR EVERY TEN PARKING SPACES.

| ı | 03 | GENERAL DEVELOPMENT PLAN & SPECI |
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| r | 04 | OVERALL GENERAL DEVELOPMENT PLAN & S |
| r | 05 | EROSION AND SEDIMENT CONTROL & CON |
| Г | 06 | PRELIMINARY UTILITY AND GRA |
| | 08 | CONCEPTUAL LANDSCAPE PLAN AI |
| | 09 | CONCEPTUAL LANDSCAPE NOTES |
| | 09 | TRASH TRUCK AND PASSENGER CAR (|
| | 10 | FIRE TRUCK AND LOADING TRUCK CI |
| | 11 | SIGNAGE AND STRIPING I |
| | 12 | SIGHT DISTANCE EXH |
| | 13 | LIGHTING PLAN |
| _ | 14 | LIGHTING DETAILS |
| | 15 | FIRE MARSHAL PLA |
| | 16 | SWM AND BMP ANAL) |
| | 17 | TREE INVENTORY PL |
| | 18 | VEHICULAR CIRCULATION |
| | 19 | PEDESTRIAN CIRCULATION |
| | ENERAL NOTE TITLE OWNER OF TAX MAP 47-4-23 SCC BOULEVARD MARKETPLACE L | 5-000-A |
| 2 | 3300 ENTERPRISE PARKWAY BEACHWOOD, OH 44122 | |
| ۷. | TITLE OWNER OF TAX MAP 47-4-24 JDC BOULEVARD, LLC 14001-C SAINT GERMAIN DR 365 | |
| 3. | TITLE OWNER OF TAX MAP 47-4-24 JDC BOULEVARD, LLC 14001-C SAINT GERMAIN DR 368 CENTREVILLE, VA 20121 THIS APPLICATION REQUESTS AN AME REPLACE A PREVIOUSLY APPROVED F | 50 ENDMENT TO A PREVIOUSLY APPROVED REZONI RETAIL BUILDING USE WITH A RESTAURANT USE |
| 3. | TITLE OWNER OF TAX MAP 47-4-24 JDC BOULEVARD, LLC 14001-C SAINT GERMAIN DR 368 CENTREVILLE, VA 20121 THIS APPLICATION REQUESTS AN AME REPLACE A PREVIOUSLY APPROVED F | 50 ENDMENT TO A PREVIOUSLY APPROVED REZONI |

COVER SHEET

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01/18/2024 (V) NOTED PROJECT No: 3486-22-01538

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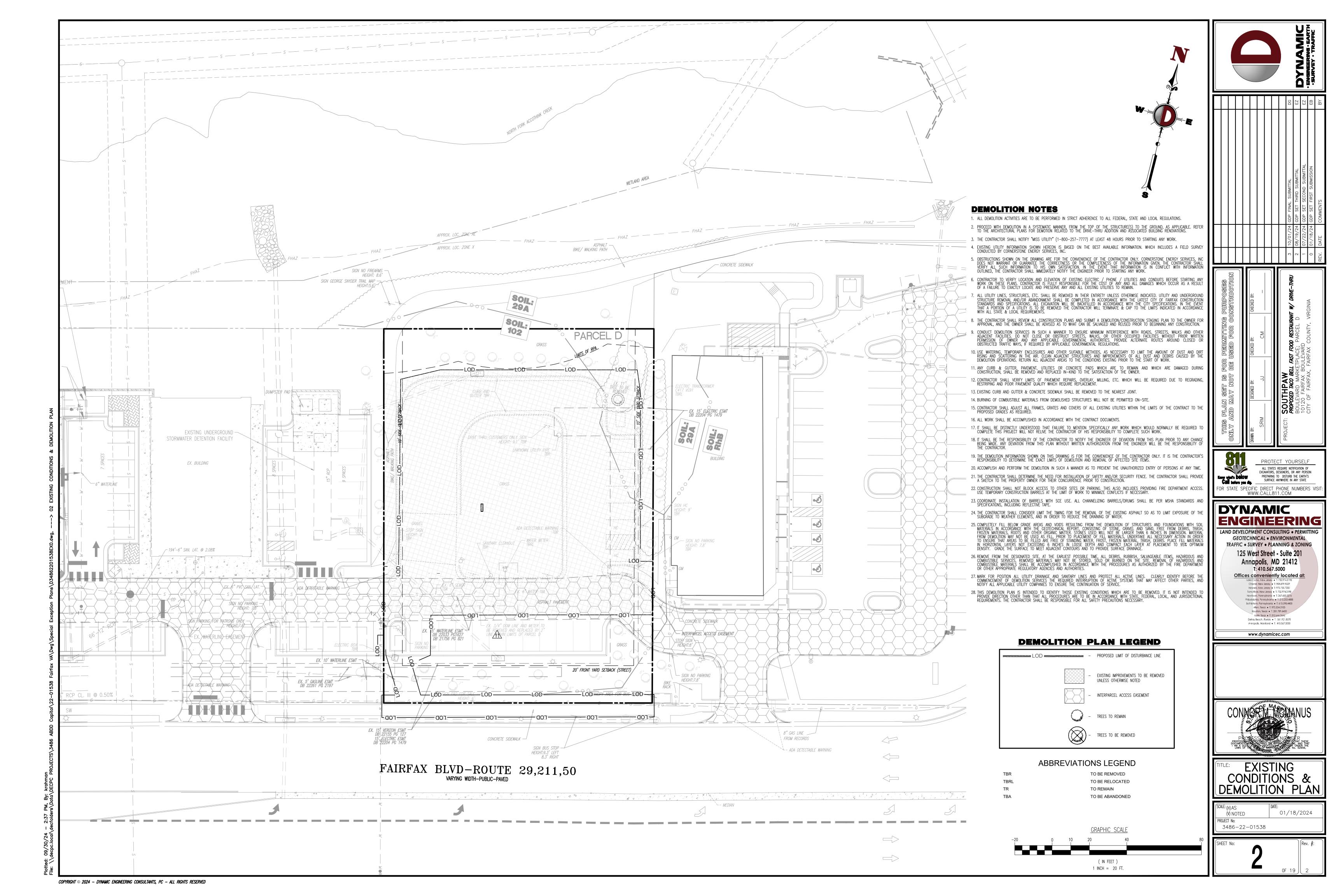
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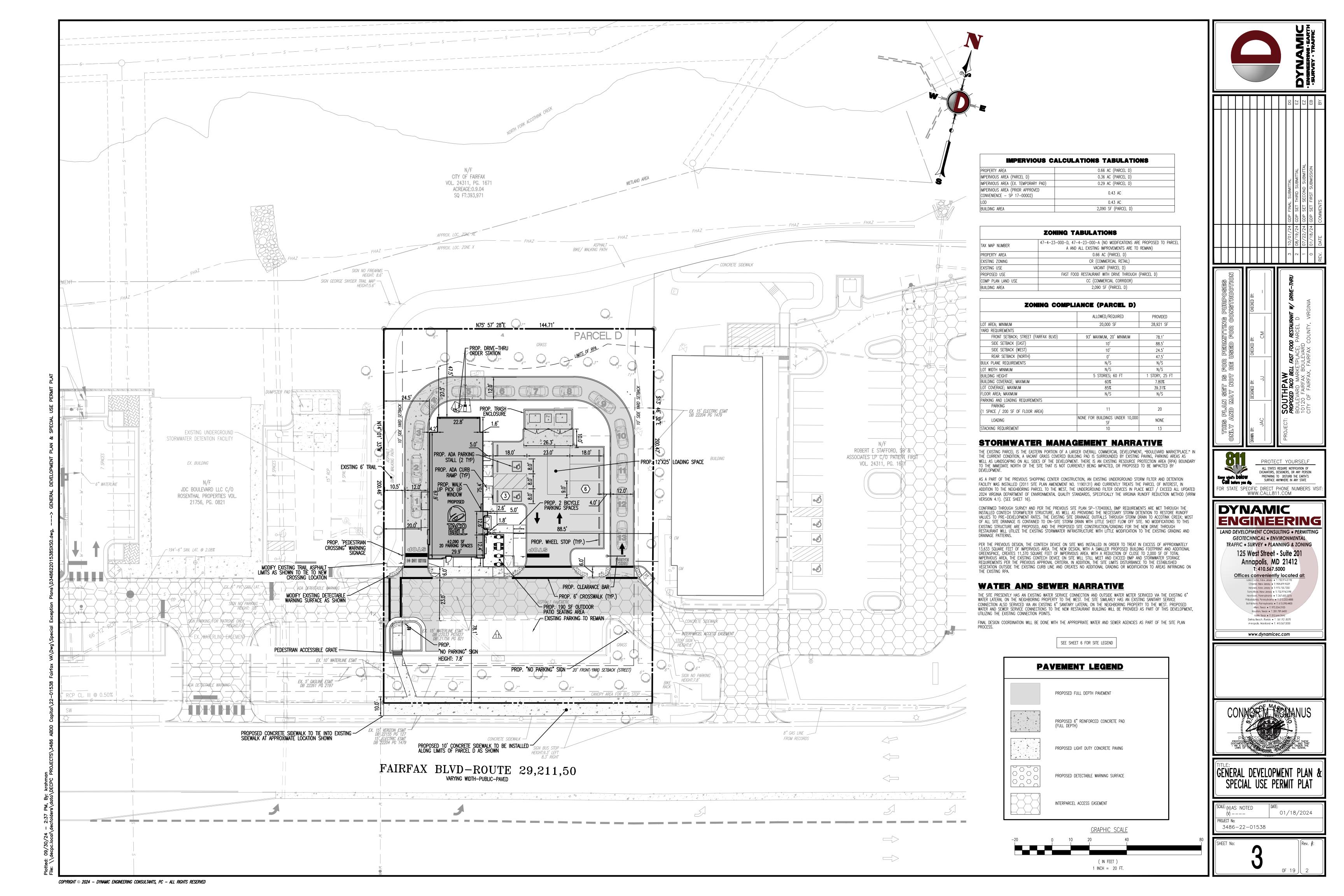
DEVELOPER/APPLICANT: ABTB MID-ATLANTIC, LLC C/O SOUTHPAW 354 AMITY ROAD SUITE 200 WOODBRIDGE, CT 06525 (502) 909 - 2618CONTACT: DAVID PANELLA

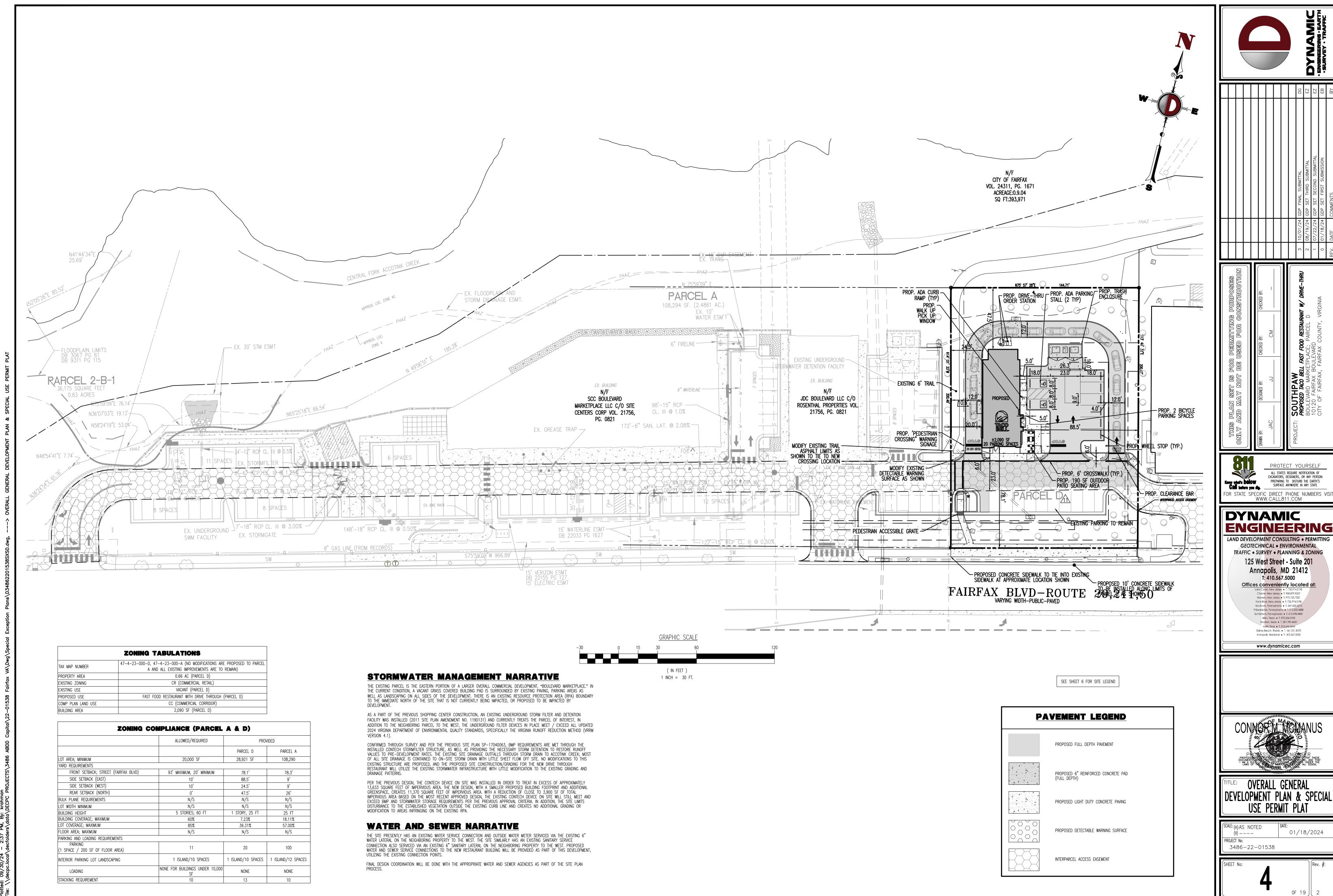
ENGINEER OF RECORD: DYNAMIC ENGINEERING CONSULTANTS, P.C. 125 WEST STREET, SUITE 201 ANNAPOLIS, MD 21401 (410) 567-5000 CONTACT: CONNOR MCMANUS, P.E.

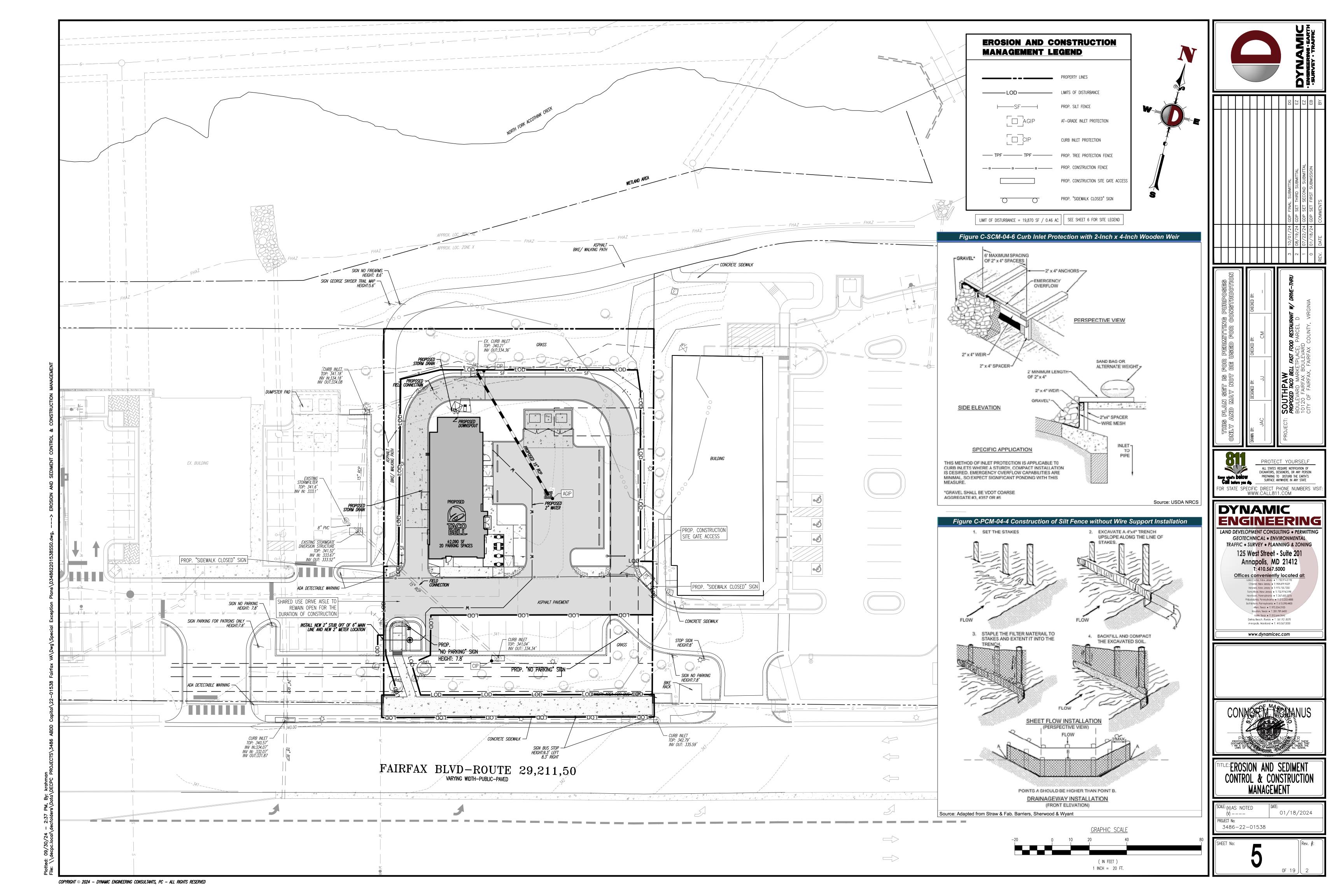
ARCHITECT:
TESSERE ARCHITECTURE 1525 E. DOUGLAS WICHITA, KS 67211 (316) 265-9367CONTACT: ROSA PADDOCK

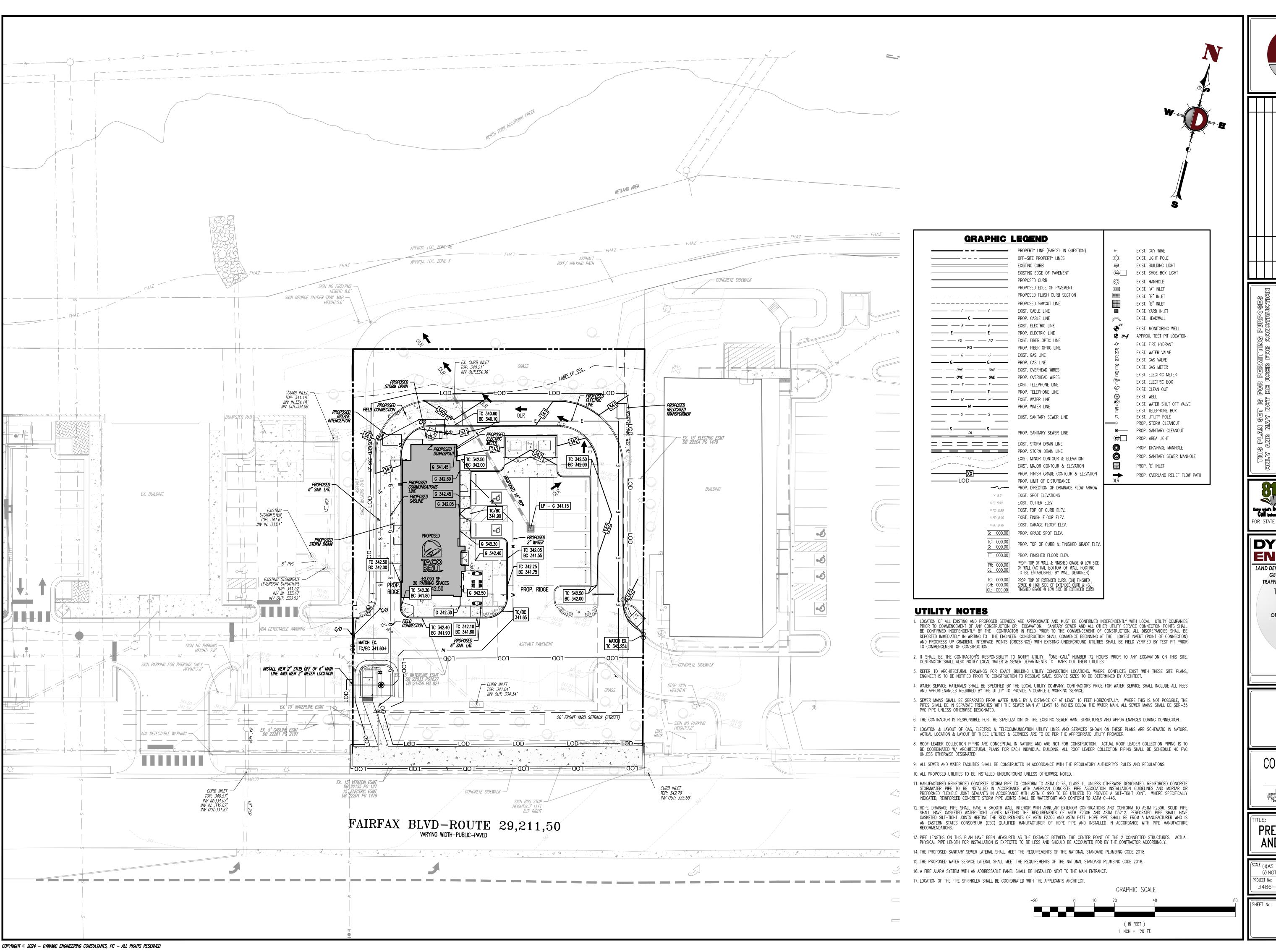
LAND USE ATTORNEY/AGENT WALSH, COLUCCI, LUBELEY & WALSH, P.C 2200 CLARENDON BOULEVARD SUITE 1300 ARLINGTON, VA 22201 (703) 528-4700 EXT. 5424 CONTACT: KATHRYN R. TAYLOR











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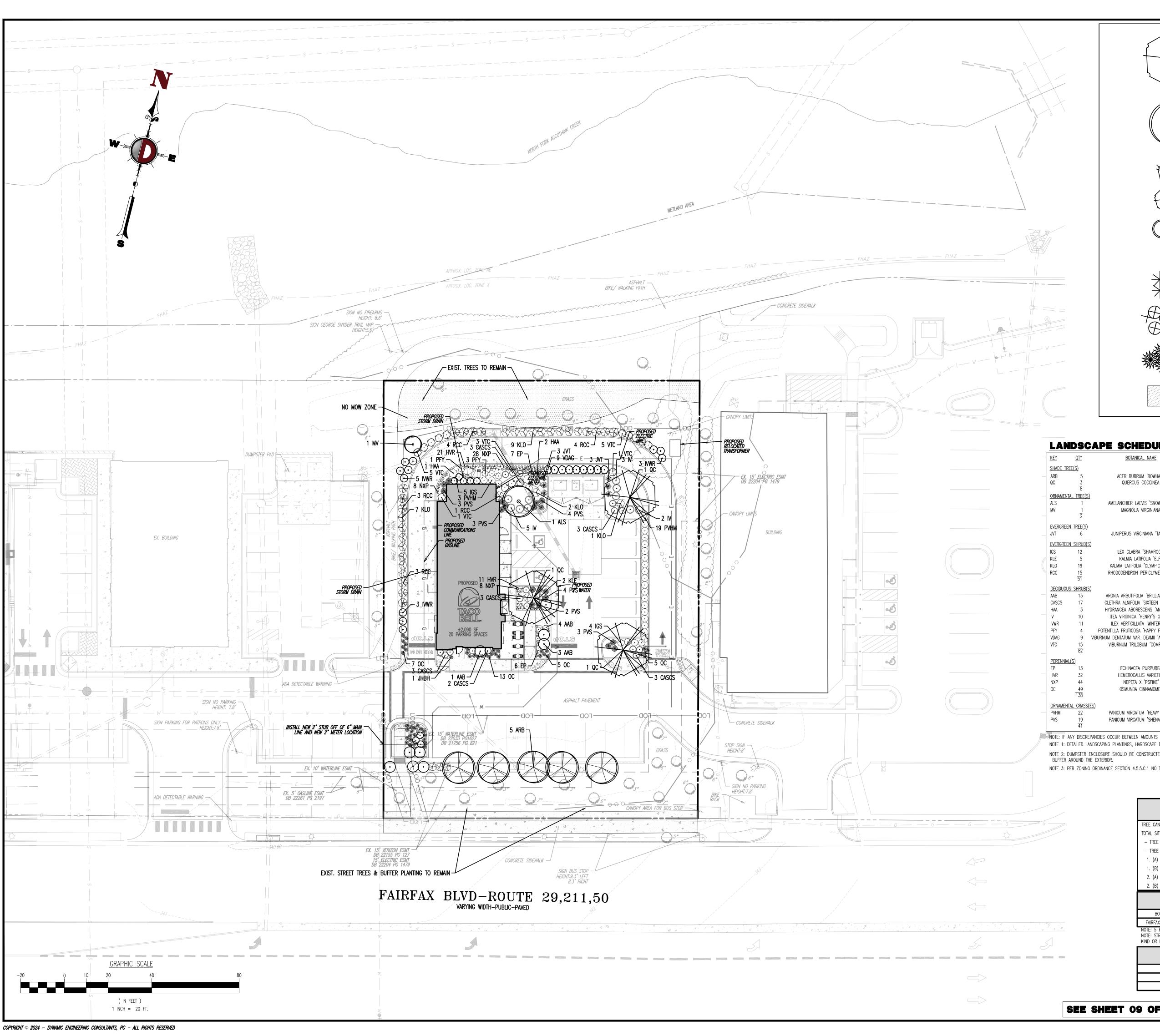
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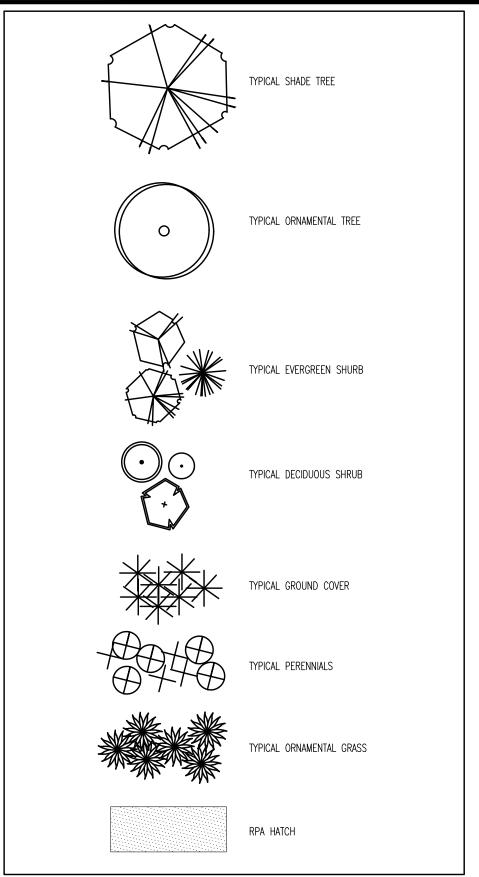


PRELIMINARY UTILITY AND GRADING PLAN

| (V) NOTED | 01/18/2024 |
|---------------|------------|
| PROJECT No: | |
| 3486-22-01538 | |

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LANDSCAPE SCHEDULE

| | LAR | DSC | APE SCHEDULE | | | |
|----|------------------|---------------|---|--------------------------------|--------------------------|----------------|
| - | <u>KEY</u> | <u>QTY</u> | BOTANICAL NAME | COMMON NAME | SIZE | <u>REMARKS</u> |
| | SHADE TR | EE(S) | | | | |
| _ | ARB | 5 | ACER RUBRUM 'BOWHALL' | BOWHALL RED MAPLE | 2 1/2-3" CAL. | B+B |
| | QC | <u>3</u> 8 | QUERCUS COCCINEA | SCARLET OAK | $2 \frac{1}{2} - 3$ CAL. | B+B |
| | ORNAMENT | AL TREE(S) | | | | |
| | ALS | 1 | AMELANCHIER LAEVIS 'SNOWCLOUD' | SNOWCLOUD SERVICEBERRY | 8-10' | B+B |
| | MV | 1 | MAGNOLIA VIRGINIANA | SWEETBAY MAGNOLIA | 8-10' | B+B |
| _ | | 2 | | | | |
| | EVERGREE | | | | | |
| _ | JVT | 6 | JUNIPERUS VIRGINIANA 'TAYLOR' | TAYLOR JUNIPER | 5-6' | B+B |
| | <u>EVERGREE</u> | N SHRUB(S) | | | | |
| | IGS | 12 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY HOLLY | 24-30" | #3 CAN |
| | KLE | 5 | KALMIA LATIFOLIA 'ELF' | ELF MOUNTAIN LAUREL | 24-30 " | #3 CAN |
| ((| KLO | 19 | KALMIA LATIFOLIA 'OLYMPIC FIRE' | OLYMPIC FIRE MOUNTAIN LAUREL | 30-36" | #5 CAN |
| | RCC | 15 | RHODODENDRON PERICLYMENOIDES | PINXTER AZALEA | 24-30" | #3 CAN |
| | | 51 | | | | |
| | DECIDUOU | S SHRUB(S) | | | | |
| | AAB | 13 | ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' | RED CHOKEBERRY | 24-30" | #3 CAN |
| | CASCS | 17 | CLETHRA ALNIFOLIA 'SIXTEEN CANDLES' | SIXTEEN CANDLES SUMMERSWEET | 24-30" | #3 CAN |
| | HAA | 3 | HYDRANGEA ABORESCENS 'ANNABELLE' | 'ANABELLE' HYDRANGEA | 24-30 " | #3 CAN |
| | IV | 10 | ITEA VIRGINICA 'HENRY'S GARNET' | GARNET SWEETSPIRE | 24-30" | #3 CAN |
| | IVWR | 11 | ILEX VERTICILLATA 'WINTER RED' | WINTER RED WINTERBERRY HOLLY | 30-36" | #5 CAN |
| | PFY | 4 | POTENTILLA FRUTICOSA 'HAPPY FACE YELLOW' | HAPPY FACE YELLOW POTENTILLA | 24-30 " | #3 CAN |
| | VDAG | | 'IBURNUM DENTATUM VAR. DEAMII 'ALL THAT GLOWS | | 24-30" | #3 CAN |
| | VTC | 15 82 | VIBURNUM TRILOBUM 'COMPACTUM' | COMPACT AMERICAN CRANBERRYBUSH | 24-30 " | #3 CAN |
| | | | | | | |
| | <u>PERENNIAL</u> | | | | | |
| | EP | 13 | ECHINACEA PURPUREA | PURPLE CONEFLOWER | 2 GAL. | CONTAINER |
| | HVR | 32 | HEMEROCALLIS VARIETIES | PEACH-RED-YELLOW DAYLILY | 1 GAL. | CONTAINER |
| | NXP | 44 | NEPETA X 'PSFIKE' | LITTLE TRUDY CATMINT | 1 GAL. | CONTAINER |
| _ | 00 | 49 138 | OSMUNDA CINNAMOMEA | CINNAMON FERN | 2 GAL. | CONTAINER |
| | OBNIVITALI | TAL GRASS(ES | 5) | | | |
| | PVHM | 22 | PANICUM VIRGATUM 'HEAVY METAL' | HEAVY METAL SWITCH GRASS | 2 GAL. | CONTAINER |
| | PVS | 19 | PANICUM VIRGATUM 'SHENANDOAH' | SHENANDOAH SWITCH GRASS | 2 GAL. | CONTAINER |
| | 1 40 | <u>13</u> | TARROUM MINOMIONI SHEMANDOMI | SHEMANDOAN STITION ONASS | Z UAL. | CONTAINEN |

- MONTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. NOTE 1: DETAILED LANDSCAPING PLANTINGS, HARDSCAPE DESIGN, AND LIGHTING INFORMATION WILL BE PROVIDED AT TIME OF SITE PLAN.
- NOTE 2: DUMPSTER ENCLOSURE SHOULD BE CONSTRUCTED OF CONCRETE BLOCK W/ DUR-O-WALL FINISH AND INCLUDES AN EVERGREEN
- NOTE 3: PER ZONING ORDINANCE SECTION 4.5.5.C.1 NO TRANSITIONAL YARDS ARE REQUIRED TO ADJACENT CR AND/ OR IL DISTRICT LOTS.

SITE TREE COVERAGE REQUIREMENTS

TREE CANOPY CALCULATIONS TOTAL SITE AREA = 28,921 SF

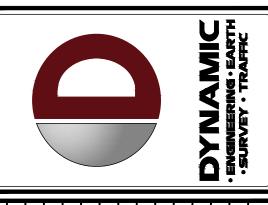
- TREE CANOPY REQUIRED (10%) = 2,892 SF
- TREE CANOPY PROVIDED = 5,875 SF (21%)
- 1. (A) PROPOSED EIGHT (8) SHADE TREES @ 250 SF OF EACH = 250*8 = 2,000 SF 1. (B) EXISTING SEVEN (7) SHADE TREES @ 250 SF OF EACH = 250*7 = 1,750 SF
- 2. (A) PROPOSED TWO (2) ORNAMENTAL TREES @ 125 SF OF EACH = 125*2 = 250 SF 2. (B) EXISTING FIFTEEN (15) ORNAMENTAL TREES @ 125 SF OF EACH = 125*15 = 1,875 SF

| | • | | | | |
|------------------------|---|---------------------------|----------------|--|--|
| BOUNDARY | LENGTH | REQUIRED TREES | PROVIDED TREES | | |
| FAIRFAX BOULEVARD | 143.8 LF | 4 TREES | 5 TREES | | |
| NOTE: 5 PROPOSED TREES | AND 22 EXISTING TREE | ES INCLUDED IN THE CALCUL | _ATIONS | | |

NOTE: STREET TREES INSIDE FAIRFAX BOULEVARD RIGHT-OF-WAY BEHIND CURB WILL BE REPLACED IN KIND OR RELOCATED PER DIRECTION FROM THE CITY AS NEEDED.

| INTERIOR PA | RKING LOT |
|---------------------------|---------------|
| NUMBER OF PROVIDED SPACES | 20 SPACES |
| REQUIRED TREES | 2 (20/10 = 2) |
| DRAVIDED TREES | 7 |

SEE SHEET 09 OF 15 FOR LANDSCAPE PLAN NOTES



| האוואו אי | | | |
|---|---|---|------------------------------------|
| DRAWN BT: SRM | DESIGNED BY: | CHECKEU BY: | CHECKEU BY: |
| | | | |
| PROJECT: SOUTHPAW PROPOSED TACO BI BOULEVARD MAR 10120 FAIRFAX CITY OF FAIRFAX | SOUTHPAW PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRINE-THRU BOULEVARD MARKETPLACE; PARCEL D 10120 FAIRFAX BOULEVARD CITY OF FAIRFAX, FAIRFAX COUNTY, VIRGINIA | <i>st food restaura</i> Ace; Parcel D Evard Rfax county, V | <i>NT W/ DRINE-THRU</i> IRGINIA |
| | | | |



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|-----------------------------|-----------------------|
| (V) NOTED | 01/10/2021 |
| PROJECT No: | |
| 3486-22-01538 | |
| | |

PLANTING NOTES PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN—UP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED. OIJAI ITY AND SIZE OF PLANTS SPREAD OF ROOTS. AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR DURING THIS PERIOD WILL BE REJECTED. 7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION. 8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS. 9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY. 10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDLY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT—PRILE" OR FOLIAL AS PER MANUFACTURER'S INSTRICTIONS. ACCURDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH 'WILT—PRUF' OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS. 11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS. 12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT. 13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED. 14. FACH TREE AND SHRIJB SHALL BE PRIJNED IN ACCORDANCE WITH STANDARD HORTICIJI TURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT PRUNING SHALL MAIN LEADER OF TREES WILL NOT BE COT DACK. LONG SIDE BINNICITES, FIOWERELS, MOST DE STIGNTENED. 14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. 15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL COMPLETELY SATURATE THESE AREAS WITH WATER ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.

ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.

16. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.

17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY TRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.

18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

3/15 TO 12/15 PLANTS LAWN 3/15 TO 6/15

9/15 TO 12/1 FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

ACER RUBRUM BETULA VARIETIES CARPINUS VARIETIES CRATAEGUS VARIETIES KOELREUTERIA POPULUS VARIETIES PRUNUS VARIETIES PYRUS VARIETIES QUERCUS VARIETIES SALIX WEEPING VARIETIES LIQUIDAMBAR STYRACIFLUA LIRIODENDRON TULIPIFERA TILIA TOMENTOSA ZELKOVA VARIETIES PLATANUS ACERFOLIA

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON. 19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOD STABILIZATION METHOD.

PLANTING SPECIFICATIONS

- A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
- A. GENERAL ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY
- AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.

 B. PLANTS ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.

 C. TOPSOIL LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, pH RANGE BETWEEN 4.5 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

 D. MULCH FOUR (4") INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH.

 FERTILIZER AND SOIL CONDITIONER PLANTED AREAS

 A. ORGANIC FERTILIZER SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROCEN AND 2% PROSPHORIC ACID. FOUND TO 'NITROCHIMIS'
- A. ORGANIC FERTILIZER SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMIS'.
- B. ORGANIC FERTILIZER AND SOIL CONDITIONER SHALL BE 'GRO— POWER' AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5–3–1): NITROGEN 5%. PHOSPHATE 3%, POTASH 1%. 50% HUMUS AND 15% HUMIC ACIDS.

 4. GENERAL WORK PROCEDURES
 A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN
- PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEPT CLEAN AT THE END OF EACH DAY'S WORK.
- . WEEDING

 A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- A. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS, ADJUST PH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
 7. SOIL CONDITIONING:
- A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.: 20 POUNDS 'GRO-POWER'
 100 POUNDS AGRICULTURAL GYPSUM 20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP
- A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS.

 USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH
 IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5. B. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
- C. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX. PLANTING PLANTING
 POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING
 PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
 A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED
 GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

 1 PART PEAT MOSS BY VOLUME
 1 PART COW MANURE BY VOLUME
 3 PARTS TOPSOIL BY VOLUME
 41 CRAW PARTS TOPSOIL BY VOLUME
 5 PARTS TOPSOIL BY VOLUME TABLETS AS FOLLOWS.

 - 21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS: 2 TABLETS PER 1 GAL. PLANT 3 TABLETS PER 5 GAL. PLANT 4 TABLETS PER 15 GAL. PLANT
- 4 TABLETS PER 15 GAL. PLANT
 LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER

 B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.

 C. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.

 D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.

 E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.

 E. PRINNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN OF 7' BRANCHING HEIGHT.
- F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT. GROUND COVER
- A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.

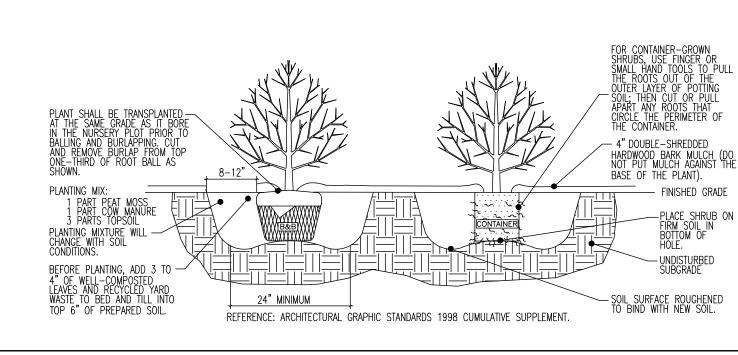
 B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.

 C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.

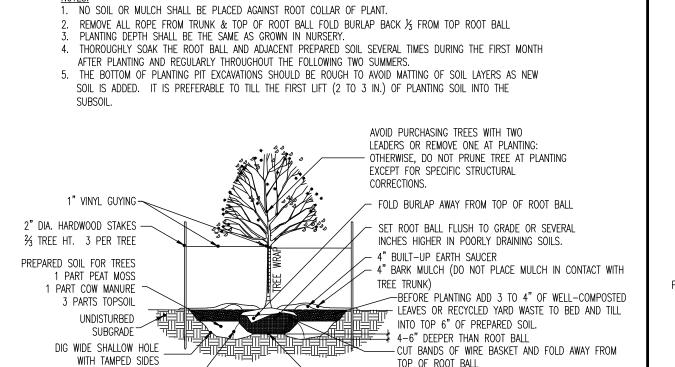
 D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
- A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
 B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
 C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
- A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
- A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK, ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE
- OWNER'S AUTHORIZED REPRESENTATIVE.

 B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

 C. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ENDOED OR BARE AREAS. 13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL



4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS. 5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL. AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING: OTHERWISE, DO NOT PRUNE TREE AT PLANTING 1" VINYL GUYING — EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS / FOLD BURLAP AWAY FROM TOP OF ROOT BALL 2" DIA. HARDWOOD STAKES — ⅓ TREE HT. 3 PER TREE - SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS. 4" BARK MULCH (DO NOT PLACE MULCH IN CONTACT WITH PREPARED SOIL FOR TREES -TREE TRUNK) 1 PART PEAT MOSS BEFORE PLANTING ADD 3 TO 4" OF WELL-COMPOSTED 1 PART COW MANURE LEAVES OR RECYCLED YARD WASTE TO BED AND TILL 3 PARTS TOPSOIL INTO TOP 6" OF PREPARED SOIL.

4-6" DEEPER THAN ROOT BALL UNDISTURBED -SUBGRADE - CUT BANDS OF WIRE BASKET AND FOLD AWAY FROM DIG WIDE SHALLOW HOLE -TOP OF ROOT BALL WITH TAMPED SIDES ➤ SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE TAMP SOIL SOLIDLY AROUND —

REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK 1/3 FROM TOP ROOT BALL

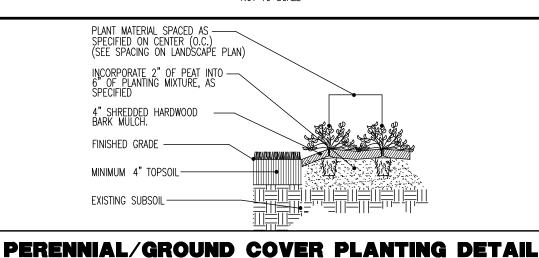
. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.

PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.

BASE OF ROOT BALL

DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE PLANT MATERIAL SPACED AS -

SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE



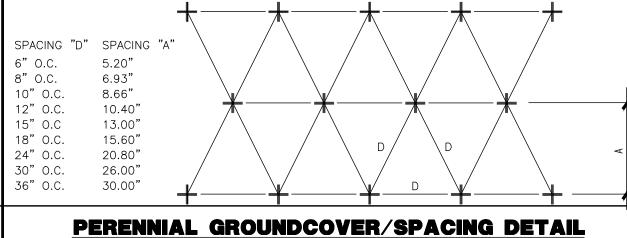
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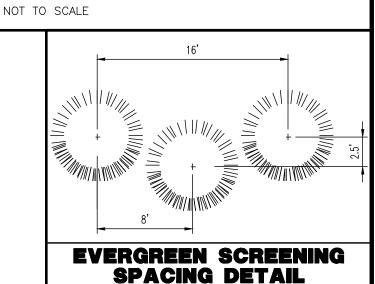
TAMP SOIL SOLIDLY AROUND

BASE OF ROOT BALL

EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.





NOT TO SCALE

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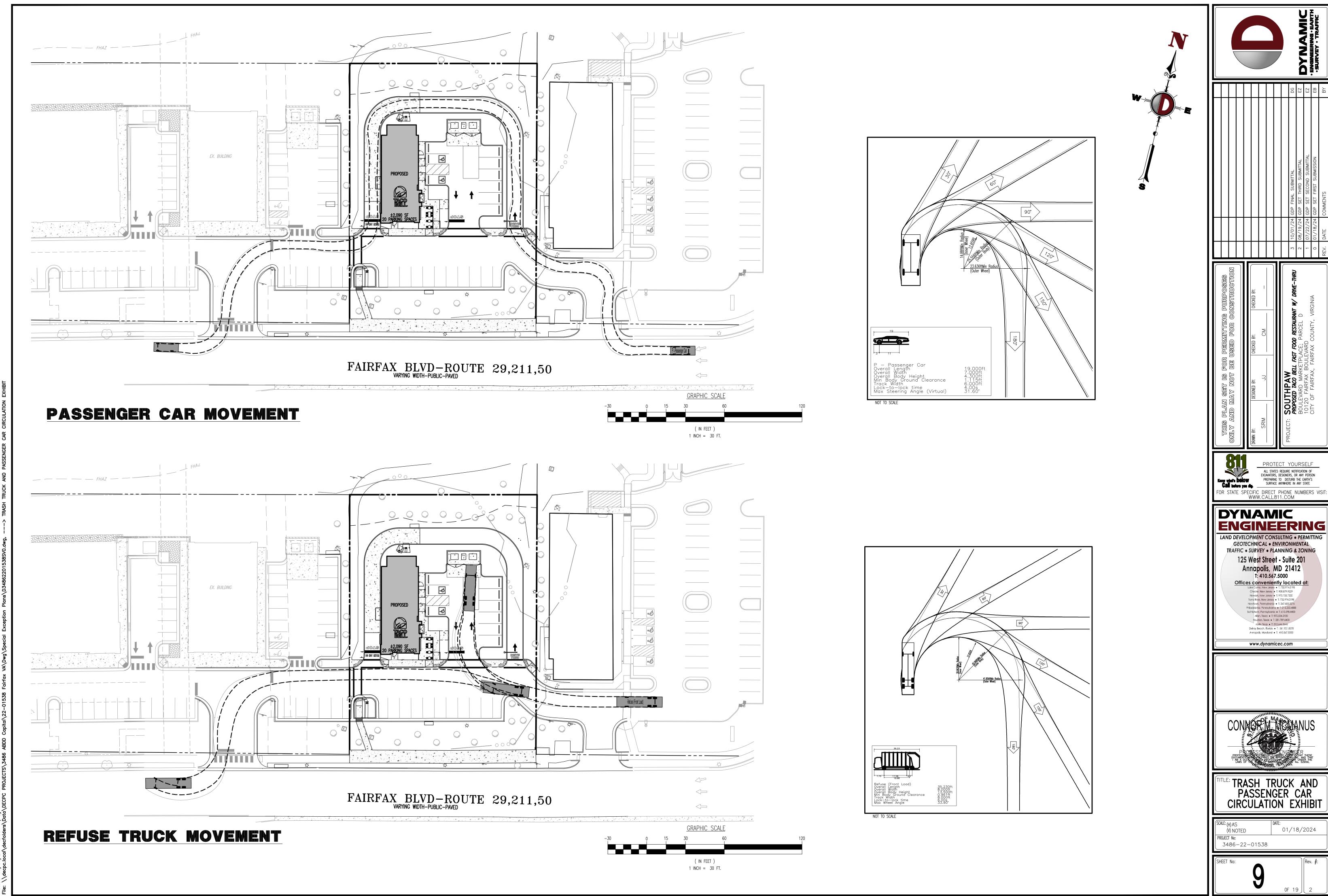


LANDSCAPE NOTES AND DETAILS

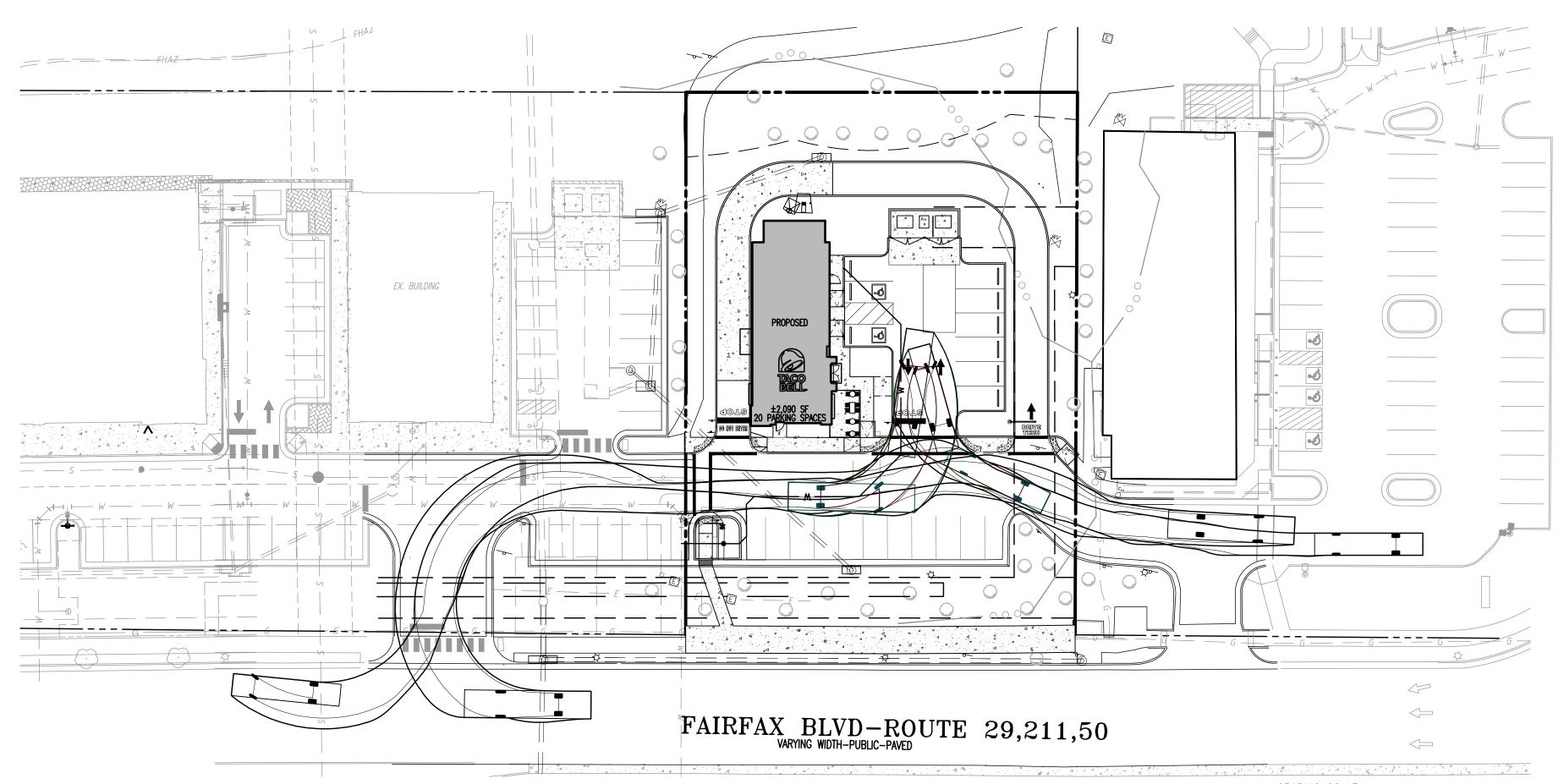
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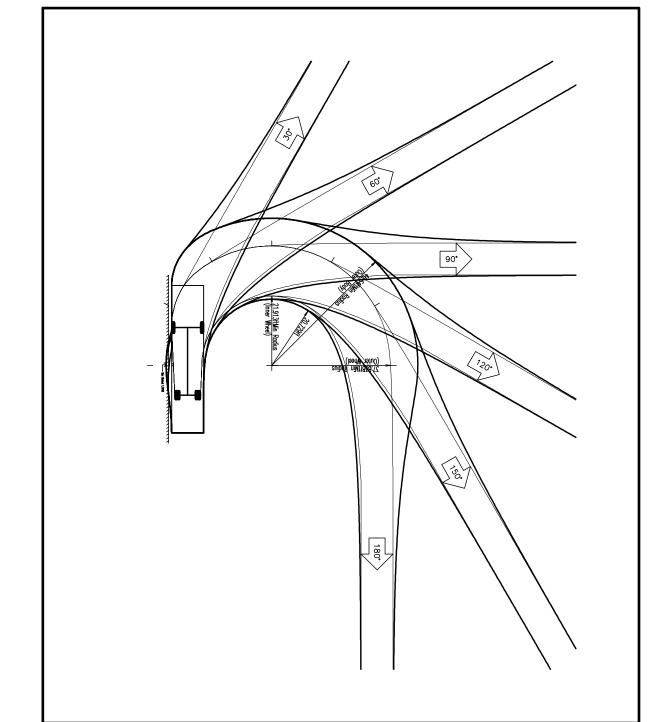
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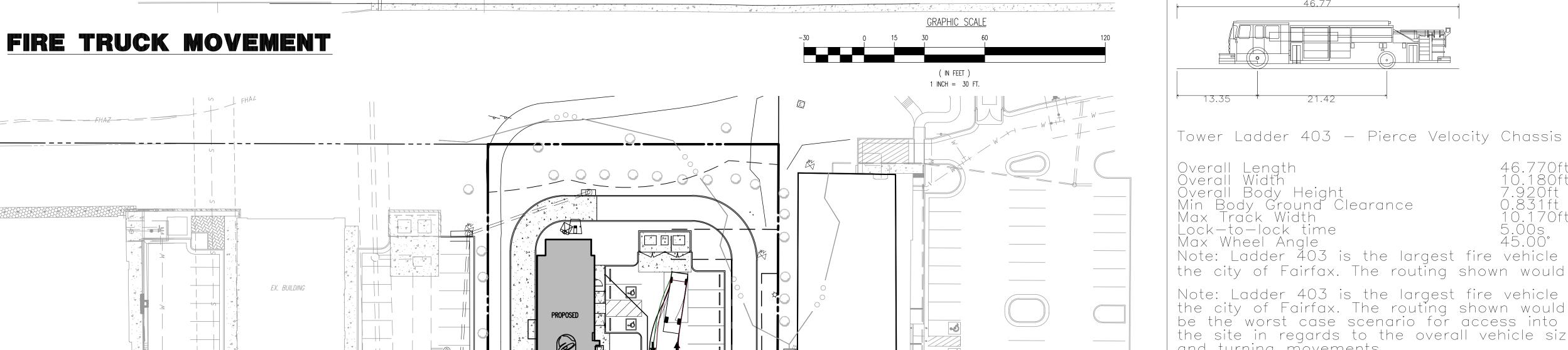
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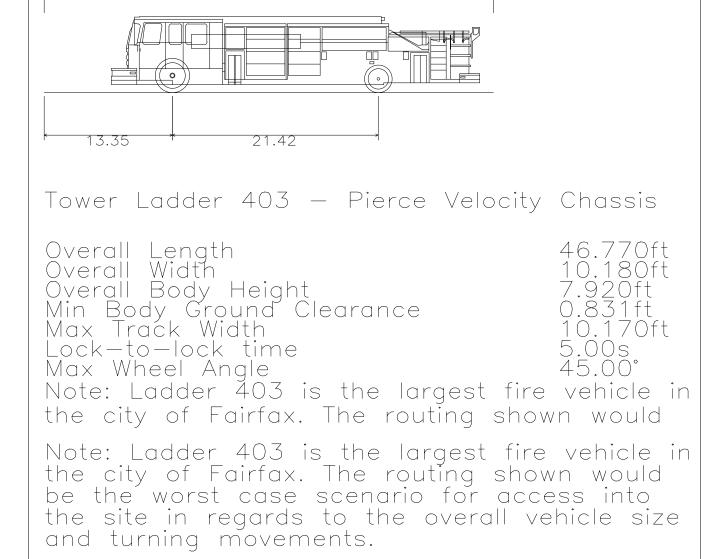


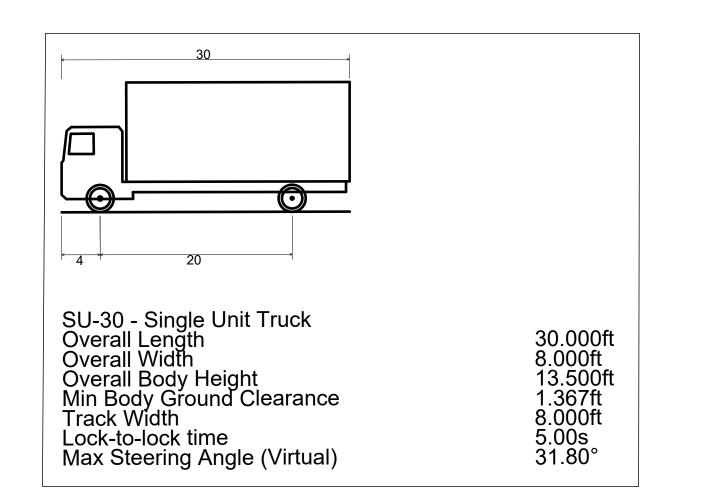


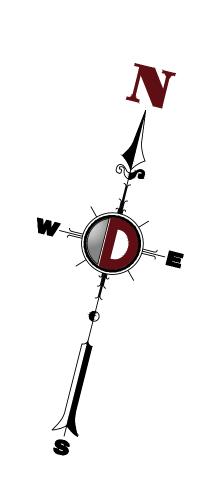
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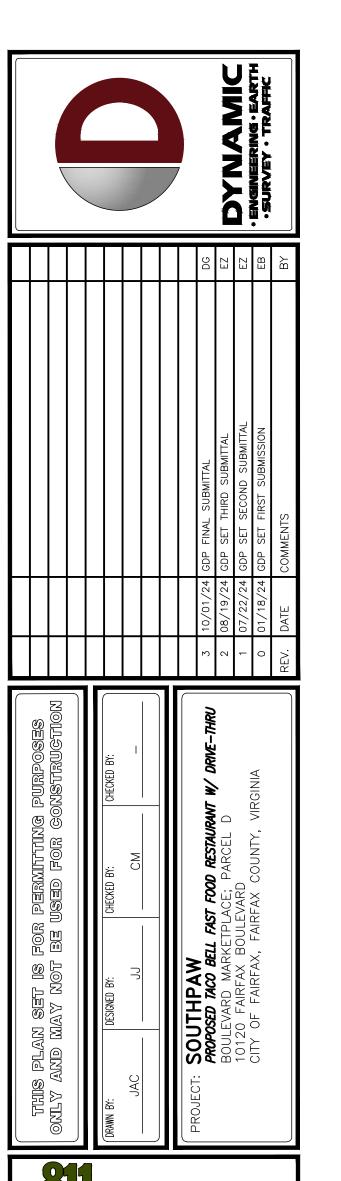
1 INCH = 30 FT.

FAIRFAX BLVD-ROUTE 29,211,50









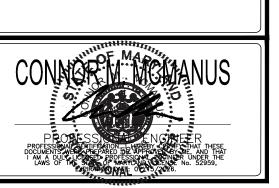
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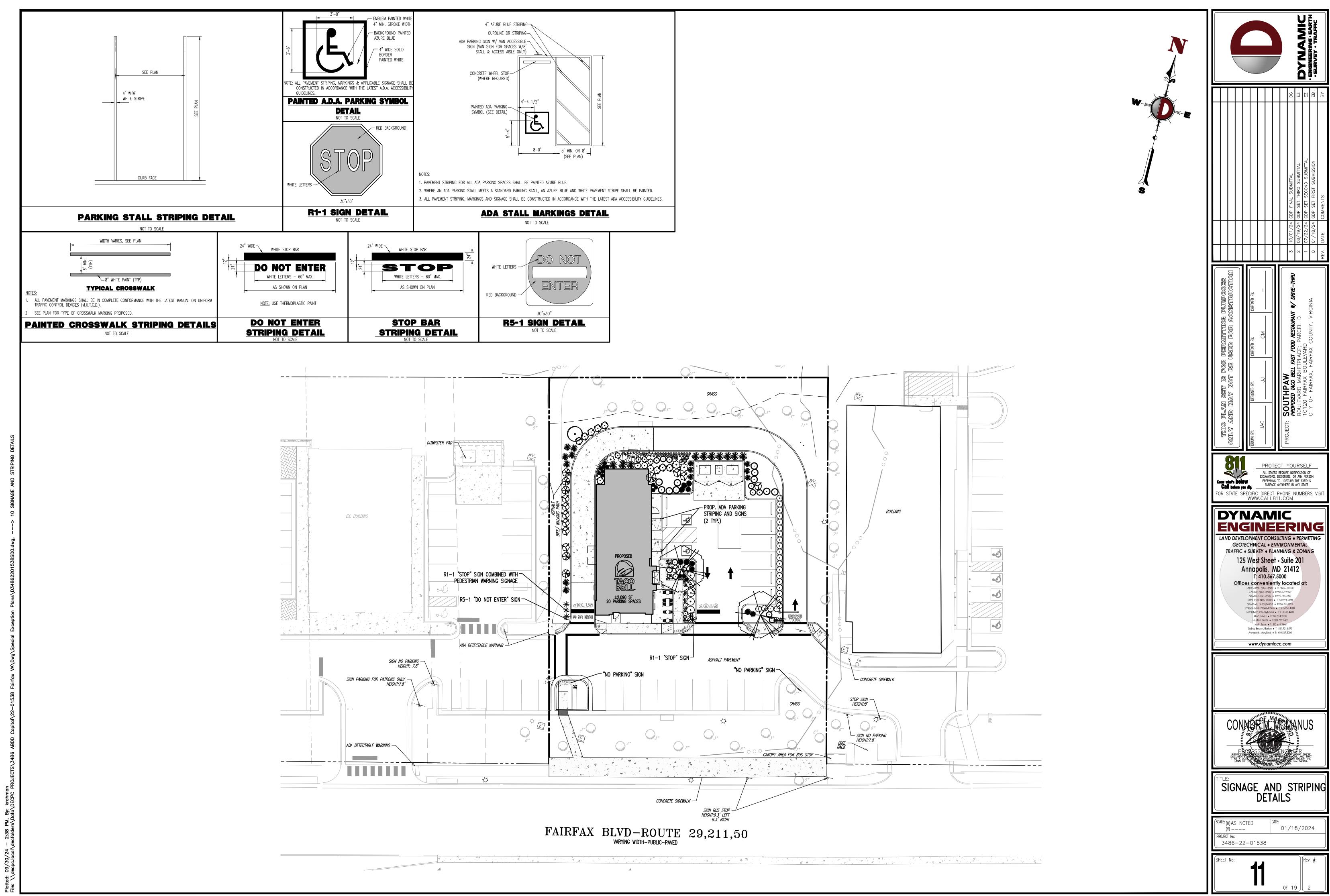
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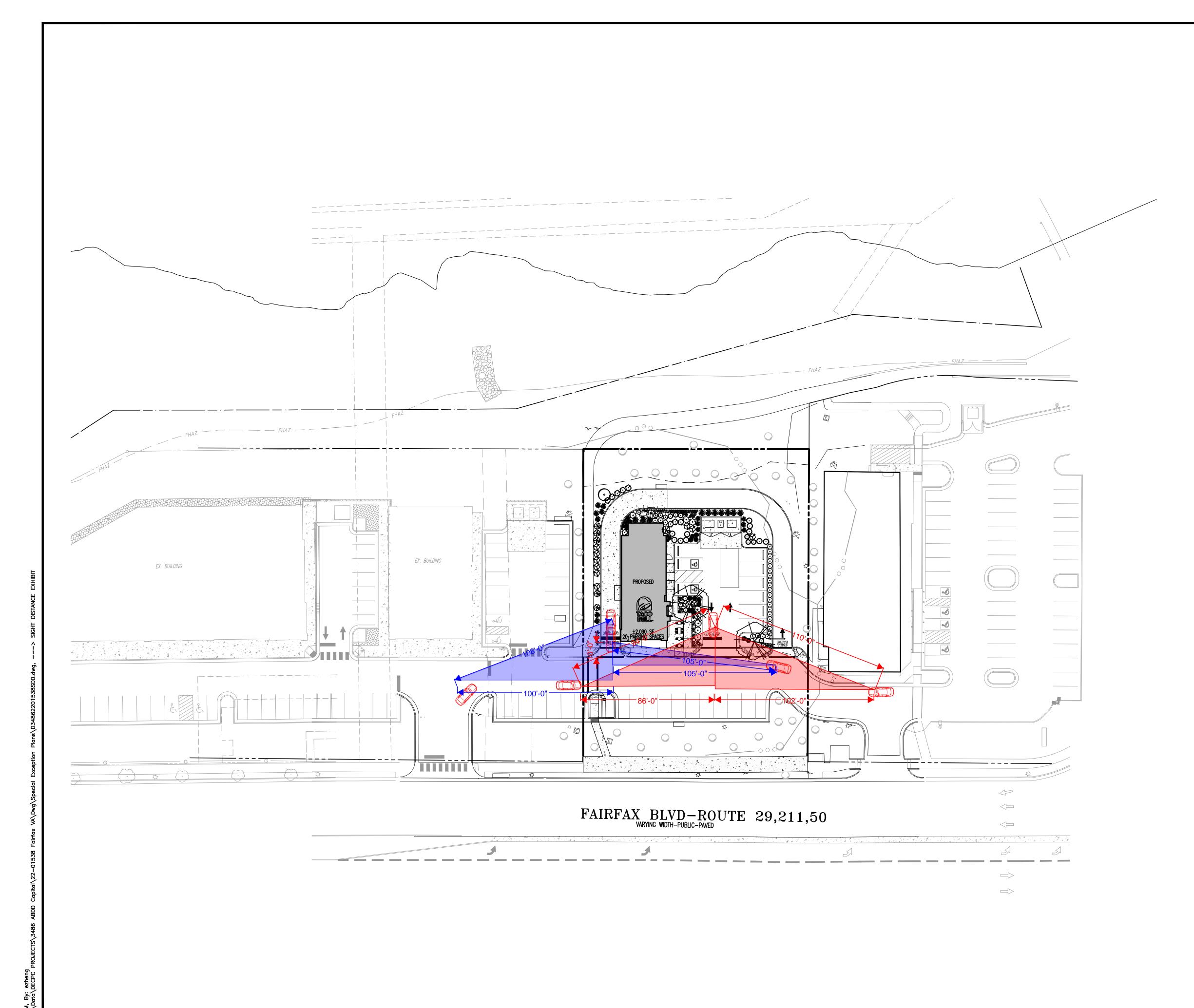


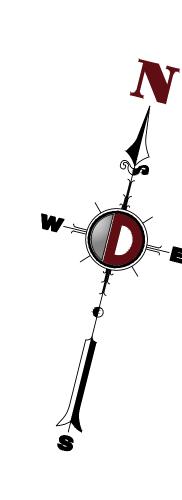
FIRE TRUCK AND LOADING TRUCK CIRCULATION EXHIBIT

01/18/2024 3486-22-01538

LOADING TRUCK MOVEMENT







CLEAR OBSTRUCTION TRIANGLE — STOP CONTROLLED LOOKING LEFT/RIGHT FROM PARKING AREA

CLEAR OBSTRUCTION TRIANGLE — STOP CONTROLLED LOOKING LEFT/RIGHT FROM DRIVE—THROUGH

LANDSCAPING SELECTIONS AT DESIGNATED CORNERS TO BE DESIGNED AND MAINTAINED TO ENSURE NO VISUAL OBSTRUCTIONS IF WITHIN THE AREAS SHOWN

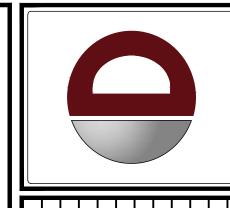
CLEAR VISION TRIANGLES SHOWN ALSO TAKE INTO ACCOUNT POSSIBLE STOPPED CARS TRAVELING IN THE OPPOSITE DIRECTION OR PARKED CARS ADJACENT TO THE DEVELOPMENT THAT MAY CAUSE OBSTRUCTIONS, AS WELL AS ADJACENT EXISTING BUILDINGS

PER AASHTO:

- 15 MPH DESIGN SPEED ASSUMED FOR SHOPPING CENTER

- REQUIRED STOPPING SIGHT DISTANCE IS 80-FT FOR LEFT TURN FROM STOP MOVEMENT (10-FT TO TRAVEL WAY)

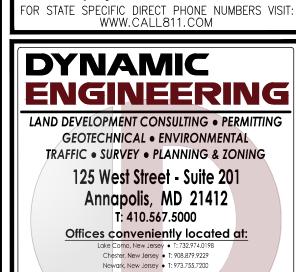
- THIS REQUIREMENT IS MET FOR BOTH EXITING MOVEMENTS



| | | | | | 10/01/24 GDP FINAL SUBMITTAL | 08/19/24 GDP SET THRID SUBMITAL | 07/22/24 GDP SET SECOND SUBMITTAL | 01/18/24 GDP SET FIRST SUBMISSION | COMMENTS |
|--|--|--|--|--|------------------------------|---------------------------------|-----------------------------------|-----------------------------------|----------|
| | | | | | 10/01/24 | 08/19/24 | 07/22/24 | 01/18/24 | DATE |
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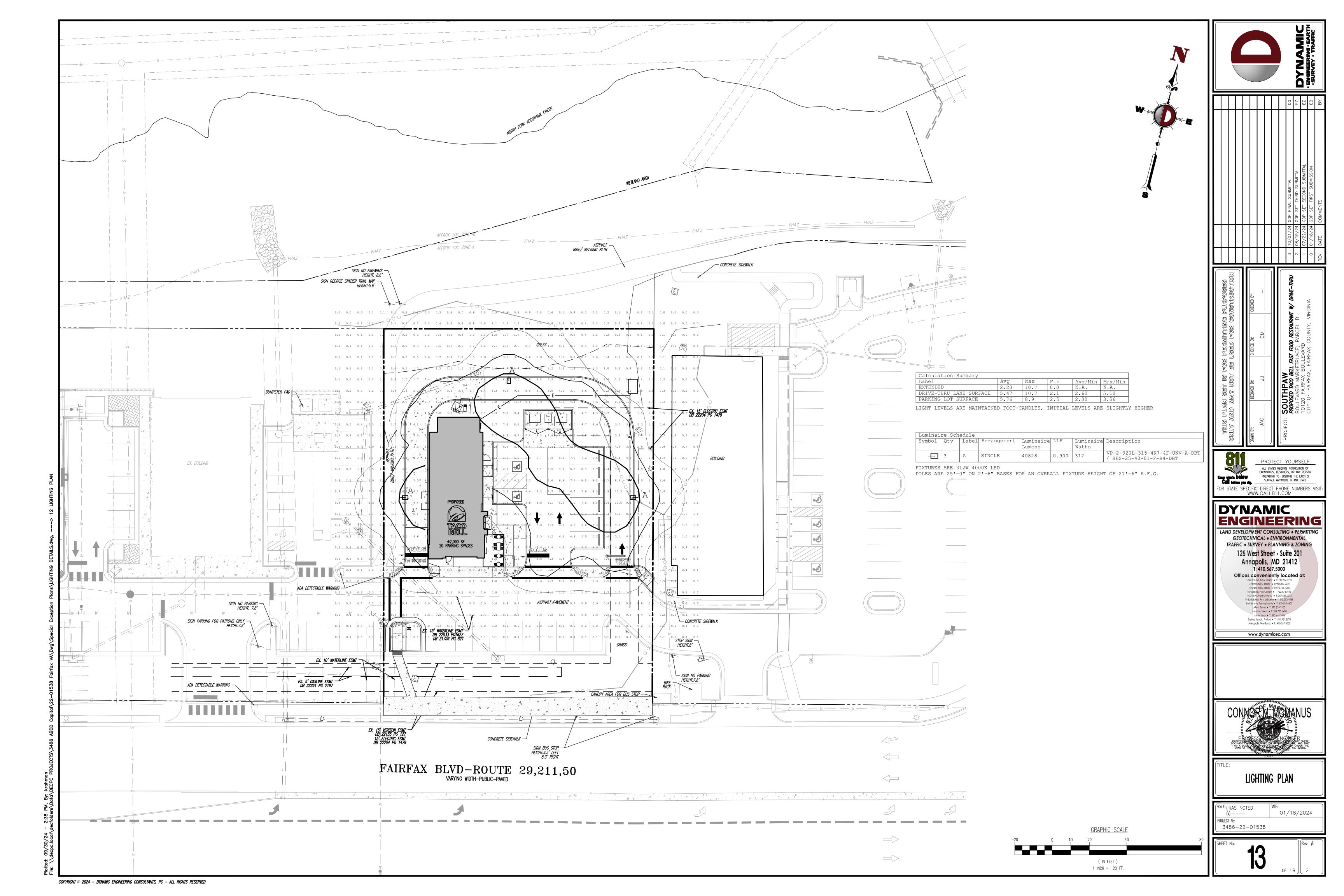
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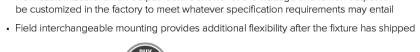
VIPER Area/Site

LOCATION: Fairfax, VA TYPE: A PROJECT: Taco Bell CATALOG #: VP-2-320L-315-4K7-4F-UNV-A-DBT

MICRUSTRIKE STRIKE

FEATURES • Low profile LED area/site luminaire with a variety of IES distributions for lighting

- applications such as auto dealership, retail, commercial, and campus parking lots • Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail





CONTROL TECHNOLOGY NX DISTRIBUTED WISCAPE WISCAPE **SPECIFICATIONS**

- CONSTRUCTION · Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with midpower LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found
- on page 3 Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side
- shields can be added for further reduction of • One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt Field rotatable optics
- INSTALLATION

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BEACON design . performance . technology

A_ Arm mount for round pole 2

ASQU Universal arm mount for square pole

A_U Universal arm mount for round pole 2

AAU Adjustable arm for pole mounting

AA_U Adjustable arm mount for round pole 2

ADU Decorative upswept Arm (universal

AD_U Decorative upswept arm mount for

WB Wall Bracket, horizontal tenon with

WM Wall mount bracket with decorative

WA Wall mount bracket with adjustable arm

MAF Mast arm fitter for 2-3/8" OD horizontal

(universal drill pattern)

drill pattern)

round pole 2

Trunnion

upswept arm

4 – Not available with 2PF option

K Knuckle

BEA-VIPER-S-SPEC

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles. All mounting hardware included

VIPER Area/Site

CATALOG # VP-2-320L-315-4K7-4F-UNV-A-DBT

MICROSTRIKE OPTICS - ORDERING GUIDE

Series Optic Platform Size Light Engine

160L-50 ⁶

160L-75

160L-100

160L-115

160L-135

320L-170

320L-185

320L-210

320L-235

320L-255

480L-390

480L-425

720L-475

720L-515

Textured

Matte Textured

Gloss Smooth

Gloss Smooth

BLS Black Gloss

DBS Dark Bronze

GTT Graphite Matte

LGT Light Grey

WHT White Matte

WHS White Gloss

VGT Verde Green

Smooth

Color Option

PSS Platinum Silver

Textured

Textured

_ DBT

3 Size 3 480L-285 40000 lumens 40000 lumens

480L-470 60000 lumens
4 Size 4 720L-435 60000 lumens

480L-320 44000 lumens

480L-340 48000 lumens

720L-565 ⁶ 75000 lumens

720L-600 ⁶ 80000 lumens CLO Custom Lumen Output ¹

7500 lumens

12500 lumens

15000 lumens

18000 lumens

24000 lumens

30000 lumens

27000 lumens

33000 lumens

36000 lumens

52000 lumens

55000 lumens

65000 lumens

70000 lumens

Feed

Tooless

Terminal

Block

BC Backlight

10000 lumens

- INSTALLATION (CONTINUED) Knuckle arm fitter option available for 2-3/8" • For products with EPA less than 1 mounted to
- a pole greater that 20ft, a vibration damper is recommended ELECTRICAL Universal 120-277 VAC or 347-480 VAC input
- voltage, 50/60 Hz Ambient operating temperature -40°C to 40°C • Drivers have greater than 90% power factor · LED drivers have output power over-voltage,

over-current protection and short circuit

- protection with auto recovery Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- CONTROLS Photo control, occupancy sensor programmable controls, and Zigbee wireless controls
- available for complete on/off and dimming · Please consult brand or sales representative
- as some com anticipated dep 7-pin ANSI C13 receptacle opti
- photocontrols or wireless control modules (control accessories sold separately) • 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than

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- CONTROLS (CONTINUED) NX Distributed Intelligence[™] available with in fixture wireless control module, features dimming and occupancy sensor
 - wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin CERTIFICATIONS Meets the qualifications for DLC Premium
 - Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient • 1.5 G rated for ANSI C136.31 high vibration
 - Fixture is IP65 rated Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions.
 - 5 year warranty See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

| abinations may not operate as epending on your application | |
|---|--|
| 136.41-2013 photocontrol otion available for twist lock | |

LOCATION: Fairfax, VA

Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

Distribution Optic Rotation Voltage

Optic

NXSPW-40F NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 40' 1,3,4

Bluetooth® Programmable, PIR Occupancy/Daylight Sensor 4

Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12'

NXSP-14F NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' 3,4

NX Wireless Enabled (module + radio) 3,4

BTS-40F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ⁴

7-Pin Receptacle with shorting cap 4

3-Pin receptacle with shorting cap 4

3-Pin PCR with photocontrol 4

AutoDim Timer Based Dimming

AutoDim Time of Day Dimming 4

wiSCAPE® In-Fixture Module 3,4

2DR Dual Driver NXSP-40F NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 40' 34

7-Pin Receptacle 4

3-Pin twist lock 4

208 208V

277 277V

347 347V

480 480V

240 240V

PROJECT: Taco Bell

CATALOG #: VP-2-320L-315-4K7-4F-UNV-A-DBT

3 Type 3

4F Type 4

4W Type 4

5QM Type 5

5QW Type 5

Medium

Wide

Phosphor

Converted

27K8 2700K, 80 CRI

3K7 3000K,

3K8 3000K,

35K8 3500K,

3K9 3000K.

80 CRI

90 CRI

80 CRI

90 CRI

70 CRI

5K7 5000K,

5K8 5000K.

BTSO-12F

5 – Not available with Dual Driver option

70 CRI

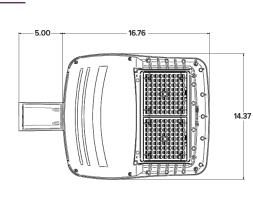
| KEY DATA | | | | | | |
|----------------------|----------------------|--|--|--|--|--|
| Lumen Range | 5,000–80,000 | | | | | |
| Wattage Range | 36–600 | | | | | |
| Efficacy Range (LPW) | 92–155 | | | | | |
| Weight lbs. (kg) | 13.7-30.9 (6.2-13.9) | | | | | |

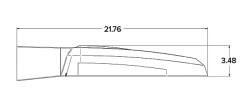
LOCATION: Fairfax, VA BEACON design , performance , technology

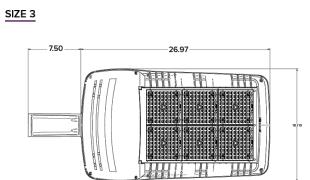
TYPE: A PROJECT: Taco Bell CATALOG #: VP-2-320L-315-4K7-4F-UNV-A-DBT **VIPER Area/Site**

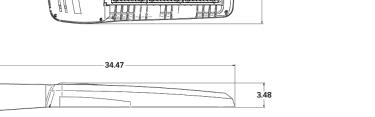
DIMENSIONS

SIZE 1









| | | | EPA | | |
|-----------|--------------|--------------|--------------|--------------|----------|
| | VP1 (Size 1) | VP2 (Size 2) | VP3 (Size 3) | VP4 (Size 4) | Config. |
| e Fixture | 0.454 | 0.555 | 0.655 | 0.698 | P |
| at 180 | 0.908 | 1.110 | 1.310 | 1.396 | |
| at 90 | 0.583 | 0.711 | 0.857 | 0.948 | P |
| e at 90 | 1.037 | 1.266 | 1.512 | 1.646 | |
| | | | | | |

| | lbs | kgs |
|--------------|------|------|
| VP1 (Size 1) | 13.7 | 6.2 |
| VP2 (Size 2) | 16.0 | 7.26 |
| VP3 (Size 3) | 25.9 | 11.7 |
| VP4 (Size 4) | 30.8 | 13.9 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

88886 (668888

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Weight

BEACON design , performance , technology **VIPER Area/Site**

Three at 120

Four at 90

| _DA | ATE: | LOCATION: |
|-----|-----------|-----------|
| TY | PE: | PROJECT: |
| CA | ATALOG #: | |
| | | |
| | | |

MOUNTING



ASQ-STRAIGHT ARM MOUNT Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern. For round poles add applicable suffix (2/3/4/5)











Rotatable arm mounts directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Hubbell drill pattern S2. For round poles add applicable suffix (2/3/4/5). Rotatable in 15° aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

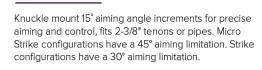


4.5". For round poles add applicable suffix (2/3/4/5). MAF-MAST ARM FITTER



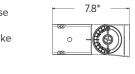
Fits 2-3/8" OD horizontal tenons.





ADU-DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 2.5" to





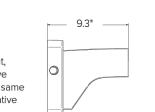
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BEA-VIPER-S-SPEC





arm with an adjustable arm.









Dimensions

Specifications

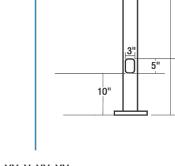
.IGHTING"

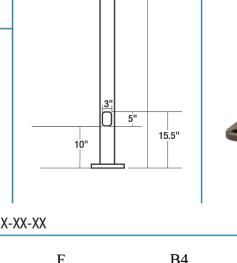
- The Square Steel Straight Pole has been successfully installed in projects of all types for over 30 years and has become the most popular and economical pole option for all site lighting applications including retail, commercial, industrial and residential projects.
- The popularity of this series is due to its full offering of sizes, heights and standard colors with complete offering of mounting options, accessories and select styles/colors stocked for immediate shipping.
- Square Steel Straight Shaft
- One piece construction 2 3/8" OD tenon, Open Top or Factory drilled Side Mount Options
- available Steel Base Plate
- 3 size options for anchor bolts. All anchor bolts fully galvanized with 2 nuts and washer (bolts ordered as separate line item and paper
- template included as component of pole)
- Square base cover available (ordered as separate line item)
- Pole finished in weather proof powder coast paint in 4 standard colors 3" x 5" Gasketed hand hole standard

Tenon Top Pole









Height



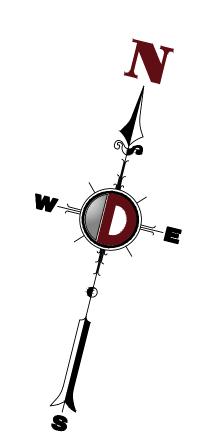
| SES | 25 | 5 | 4 | 0 | | 01 | | F | - | B4 | - | DBT |
|---------------|------------|--|----|-------------|---|----------------------|----|------------------------------|-----------|---------------------------|----|----------------|
| Series | H | Height | | Size | | Gauge | | Mounting | | Drilling | | Color |
| Square Steel | 18 | 18 Feet | 40 | 4"x4" Shaft | 1 | 11 Gauge .119" thick | TA | 2 3/8" OD Tenon ⁴ | 2 | Drill Pattern 2 | DB | Dark Bronze |
| Straight Pole | 20 | 20 Feet | 50 | 5"x5" Shaft | 7 | 7 Guage .179" thick | OT | Open Top Pole ² | 6 | Drill Pattern 6 | WH | White |
| | 22 | 22 Feet | | ' | | ' | ТВ | 2 7/8" OD Tenon4 | 26 | Drill Pattern 26 | BL | Black |
| | 25 | 25 Feet | | | | | Α | Side-Single | C | Custom Drill | PS | Platinum Silve |
| | 28 | 26.6 Feet | | | | | В | Side-Double at 90° | | Pattern ³ | | |
| | | l istom Pole heights | | | | | С | Side-Double at 180° | B4 | Drill Pattern Viper | | |
| | height (po | just note required ble will be cut down d height from next | | | | | D | Side-Triple at 90° | В3 | Small Drill Pattern Viper | | |
| | | le heights offered) | | | | | F | Side-Quad at 90° | 03 | Large | | |

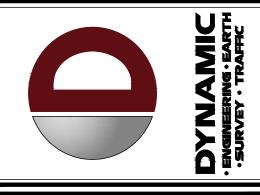
2. Open Top Poles include a pole cap 3. A detailed drawing of custom drill pattern required must be submitted at time of ordering 4. Tenon 4.25" tall

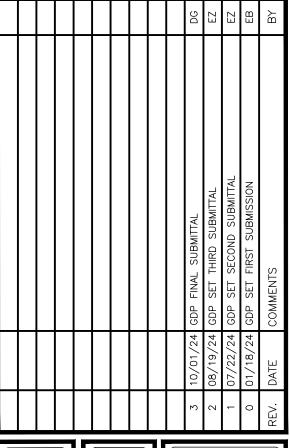
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704 Phone: 1-800-LIGHT IT, 1-800-544-4848, Fax: 847-279-0642 Copyright ©2016 Security Lighting, a division of Hubbell Lighting, Inc. All Rights Reserved. • Specifications subject to change without notice. • Printed in U.S.A. • SLS0017 01/18

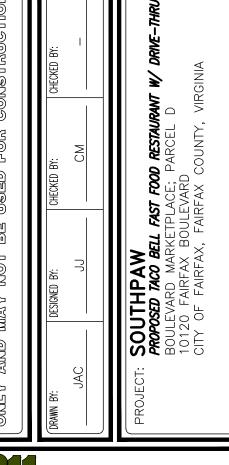
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WITHIN THESE DETAILS AND/OR STRUCTURE FAILURE.











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Austin, Jexas • T: 512.646.2646

Delray Beach, Florida • T: 561.921.8570

Annapolis, Maryland • T: 410.567.5000 www.dynamicec.com



LIGHTING DETAILS

SCALE: (H) AS NOTED 01/18/2024 PROJECT No: 3486-22-01538

information

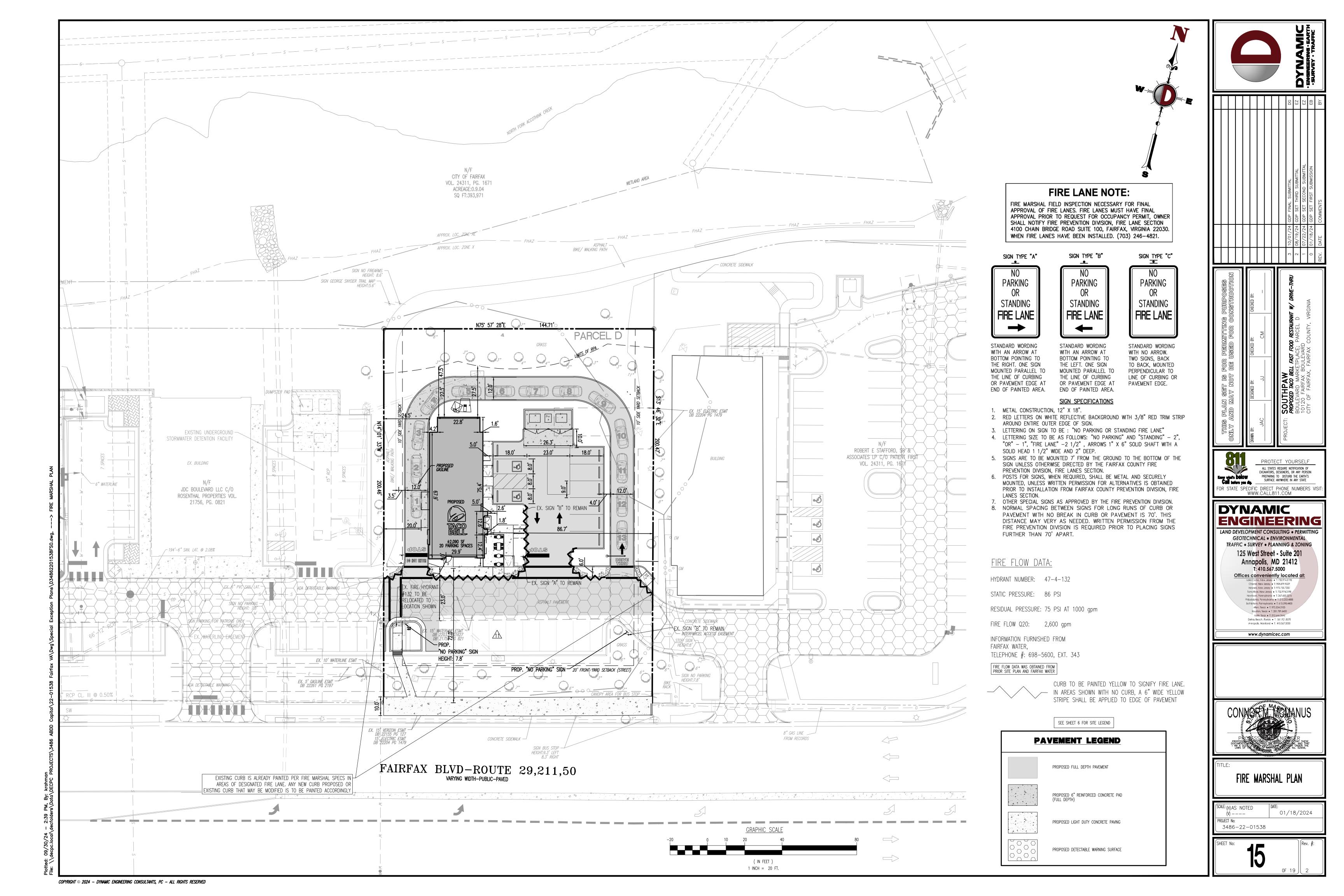
2 - Replace "_" with "2" for 2.5"-3.4" OD pole, "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5"

4" For 1.5" S. 1" OD pole, "5"

7 - Not available with 480V

 $\mbox{\bf 3}-\mbox{\bf Networked}$ Controls cannot be combined with other control options

1 – Items with a grey background can be done as a custom order. Contact brand representative for more



Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) →

| Maximum reduction required: | 10% |
|---|------|
| The site's net increase in impervious cover (acres) is: | 1.19 |
| Post-Development TP Load Reduction for Site (lb/yr): | 0.83 |

Pre-ReDevelopment Land Cover (acres)

| , | | | | | |
|--|---------|---------|---------|---------|--------|
| | A Soils | B Soils | C Soils | D Soils | Totals |
| Forest (acres) undisturbed, protected forest or | | | | | 0.50 |
| reforested land | | 0.58 | | | 0.58 |
| Mixed Open (acres) undisturbed/infrequently | | | | | 1.00 |
| maintained grass or shrub land | | | | 1.00 | 1.00 |
| Managed Turf (acres) disturbed, graded for yards | | | | | 1.02 |
| or other turf to be mowed/managed | | | | 1.03 | 1.03 |
| Impervious Cover (acres) | | | | 0.55 | 0.55 |
| | | | | | 3.16 |

Post-Development Land Cover (acres)

| A Soils | B Soils | C Soils | D Soils | Totals |
|---------|---------|---------|----------------------------|------------------|
| A Jolis | D JOHS | Coolis | D 30lls | |
| | 0.50 | | | 0.58 |
| | 0.58 | | | |
| | | | | 0.00 |
| | | | | 0.00 |
| s | | | | 0.84 |
| | | | 0.84 | 0.04 |
| | | | 1.74 | 1.74 |
| k OK. | ок. | ок. | OK. | 3.16 |
| | k OK. | o.58 | 0.58 ds k OK. OK. OK. | 0.58 0.84 1.74 |

* Forest & Mixed Open areas must be protected in accordance with the Virginia Runoff Reduction Method or other applicable DEQ guidelines

0.00

Site Results (Water Quality Compliance) VRRM 4.1, 2024

| | <u> </u> | <u>, </u> | <u> </u> | | | |
|--------------------------------|----------|---|----------|--------|--------|------------|
| Area Checks | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | AREA CHECK |
| FOREST (ac) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | OK. |
| MIXED OPEN (ac) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | OK. |
| MIXED OPEN AREA TREATED(ac) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | OK. |
| MANAGED TURF AREA (ac) | 0.18 | 0.02 | 0.00 | 0.00 | 0.00 | OK. |
| MANAGED TURF AREA TREATED (ac) | 0.18 | 0.02 | 0.00 | 0.00 | 0.00 | OK. |
| IMPERVIOUS COVER (ac) | 0.70 | 1.04 | 0.00 | 0.00 | 0.00 | OK. |
| IMPERVIOUS COVER TREATED (ac) | 0.70 | 1.04 | 0.00 | 0.00 | 0.00 | OK. |
| AREA CHECK | OK. | OK. | OK. | OK. | OK. | |

Site Treatment Volume (ft³)

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 ³) | 0 | 0 | 0 | 0 | 0 | 0 |
| TP LOAD AVAILABLE FOR REMOVAL (lb/yr) | 0.75 | 0.91 | 0.00 | 0.00 | 0.00 | 1.66 |
| TP LOAD REDUCTION ACHIEVED (lb/yr) | 0.38 | 0.45 | 0.00 | 0.00 | 0.00 | 0.83 |
| TP LOAD REMAINING (lb/yr) | 0.38 | 0.45 | 0.00 | 0.00 | 0.00 | 0.83 |
| - | | | | | | |

0.00

0.00

0.00

0.00

0.00

Total Phosphorus

NITROGEN LOAD REDUCTION ACHIEVED (Ib/yr)

| · | |
|---|------|
| FINAL POST-DEVELOPMENT TP LOAD (lb/yr) | 2.24 |
| TP LOAD REDUCTION REQUIRED (lb/yr) | |
| TP LOAD REDUCTION ACHIEVED (lb/yr) | 0.83 |
| TP LOAD REMAINING (lb/yr): | 1.41 |
| REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): | |

**No further TP load reduction required (Required - Achieved < 0.005 lb/yr)

Total Nitrogen (For Information Purposes)

| POST-DEVELOPMENT LOAD (lb/yr) | 29.63 |
|---|-------|
| NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) | 0.00 |
| AINING POST-DEVELOPMENT NITROGEN LOAD (lb/vr) | 29.63 |

STORMFILTER (BMP) SIZING COMPUTATIONS

(FROM MANUFACTURER, CONTECH STORMWATER SOLUTIONS, www.contech-cpi.com)

G常NTECH®

Sizing Summary

Stormwater Treatment System/Design Summary

Information provided:

West Side – Area 2

o Total Area = 1.3 acres o Rational C Factor = 0.79

Total Area = 0.77 acres o Rational C Factor = 0.80

Presiding agency = VDCR

Assumptions: Design storm = Modified Rational method

Rainfall intensity = 0.35in/hr (currently accepted by the VDCR)

 Media = Zeolite/Perlite/GAC (50% TP removal credit) • Drop required from inlet to outlet = 1.75' for 12", 2.3' for 18", 3.05' for 27" cartridge heights

Depth required from rim to outlet = 5.5' minimum

The Stormwater Management StormFilter® is a passive, siphon-actuated, flow-through stormwater filtration system consisting of a structure that houses rechargeable, media-filled filter cartridges. The StormFilter works by passing stormwater through the media-filled cartridges, which trap particulates and adsorb pollutants such as dissolved metals, nutrients, and hydrocarbons. Depending on site constraints, CONTECH offers three different StormFilter cartridge sizes: 12", 18", and 27" tall. The StormFilter system is VDCR verified and as a result has received approval for 80% TSS and 50% TP removal.

The StormFilter is a flow-based system utilizing cartridges flowing at 2 gpm/ft² of filter media. The system is sized by calculating the peak water quality flow rate associated with the design storm. The water quality flow rate was calculated using the Modified Rational Method assuming a rainfall intensity of 0.35 inches per

West Side - Area 2:

Given the information above the treatment flow rate was determined to be:

 $Q_{treat} = CiA = 0.79 \times 0.35 \times 1.3 = 0.36 cfs$

To accommodate a treatment flow rate of 0.36 cfs, CONTECH Stormwater Solutions recommends using a 96" Precast Manhole StormFilter system with (11) 18" tall cartridges (see attached detail). The 18" tall cartridge contains 7.5 square feet of media surface and a radial media flow depth of seven inches. The

 $N_{cartridges} = \frac{Q_{ireal} \times 449 \, ^{gpm}/_{cfs}}{SA_{cartridge} \times Q_{specific(cart)}} = \frac{0.36 cfs \times 449 \, ^{gpm}/_{cfs}}{7.5 \, ft^2 \times 2 \, ^{gpm}/_{ft^2}} = 10.8 \Rightarrow \text{use (11) 18" cartridges}$

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521 Progress Drive, Suite H, Linthicum, MD 21090 Toll-free: 866,740,3318 Fax: 866,376,8511

G総NTECH®

Sizing Summary

estimated cost of this system, complete and delivered to the job site, is available upon request. The

contractor is responsible for setting the StormFilter vault and all external piping.

Given the information above the treatment flow rate was determined to be:

 $Q_{treat} = CiA = 0.80 \times 0.35 \times 0.77 = 0.22cfs$

 $N_{cartridges} = \frac{Q_{treat} \times 449 \frac{gom}{cfs}}{SA_{cartridge} \times Q_{specific(cart)}} = \frac{0.22 cfs \times 449 \frac{gom}{cfs}}{7.5 ft^2 \times 2 \frac{gom}{ft^2}} = 6.6 \Rightarrow \text{use (7) } 18^n \text{ cartridges}$

To accommodate a treatment flow rate of 0.21 cfs, CONTECH Stormwater Solutions recommends using a 72" Precast Manhole StormFilter system with (7) 18" tall cartridges (see attached detail). The 18" tall cartridge contains 7.5 square feet of media surface and a radial media flow depth of seven inches. The estimated cost of this system, complete and delivered to the job site, is available upon request. The contractor is responsible for setting the StormFilter vault and all external piping.

Online / Offline

The Precast StormFilter is designed as an offline system to reduce the chances of sediment washout during higher intensity storms. CONTECH Stormwater Solutions offers a high-flow bypass, the StormGate, which provides a combination weir-orifice control structure to limit the flow to the StormFilter.

The StormFilter requires regular maintenance to operate effectively. The expected maintenance interval for systems in Virginia is 12-24 months, but may vary depending on weather and site conditions. CONTECH Stormwater Solutions Inc. offers full maintenance services to all of our clients, as well as a cartridge exchange program to facilitate owner provided maintenance. Please contact CONTECH Stormwater Solutions or navigate to contechstormwater.com for more information in this regard.

Thank you for the opportunity to present this to you and your client.

©2006 CONTECH Slormwater Solutions 521 Progress Drive, Suite H, Linthlcum, MD 21090 TS-B025 Toll-free: 866.740.3318 Fax: 866.376.8511

TREATMENT NUMBERS REFLECT THE ABILITY OF THE EXISTING CONTECH STORMFILTER DEVICES TO TREAT THE EXISTING CONDITION, PLUS THE ADDITION OF THE TACO BELL RESTAURANT, FOR THE ENTIRE EXISTING SHOPPING CENTER PER UPDATED 2024 SWM TREATMENT REGULATIONS. DRAINAGE AREA A REFLECTS THE DRAINAGE TO THE DEVICE TREATING THE TACO BELL PAD. ADDITIONAL QUANTITY MEASURES ARE ADDRESSED VIA THE UNDERGROUND STORMWATER MANAGEMENT VAULTS INSTALLED UNDER THE PRIOR ORIGINAL SITE PLAN 08100008. SEE PRIOR SIZING CRITERIA ABOVE - DEVICE USED FOR REDEVELOPMENT TREATMENT IS EAST SIDE DEVICE, WHICH STILL MEETS UPDATED TREATMENT REQUIREMENTS

EXISTING 1 YR Q = 1.18 CFS PROPOSED 1 YR Q = 1.18 CFS EXISTING 2 YR Q = 1.59 CFS PROPOSED 2 YR Q = 1.59 CFS EXISTING 10 YR Q = 2.00 CFS PROPOSED 10 YR Q = 2.00 CFS

FLOW CONTROL RELEASE RATES FROM THE EXISTING VAULTS WILL BE UNCHANGED FROM THIS PROPOSED DEVELOPMENT (DESPITE SLIGHT REDUCTION IN IMPERVIOUS AREA) INSTALLED UNDER SITE PLAN 08100008. NO MODIFICATION TO THE STRUCTURES OR CONTROL DEVICE IS REQUIRED AS A PART OF THIS DEVELOPMENT.

81

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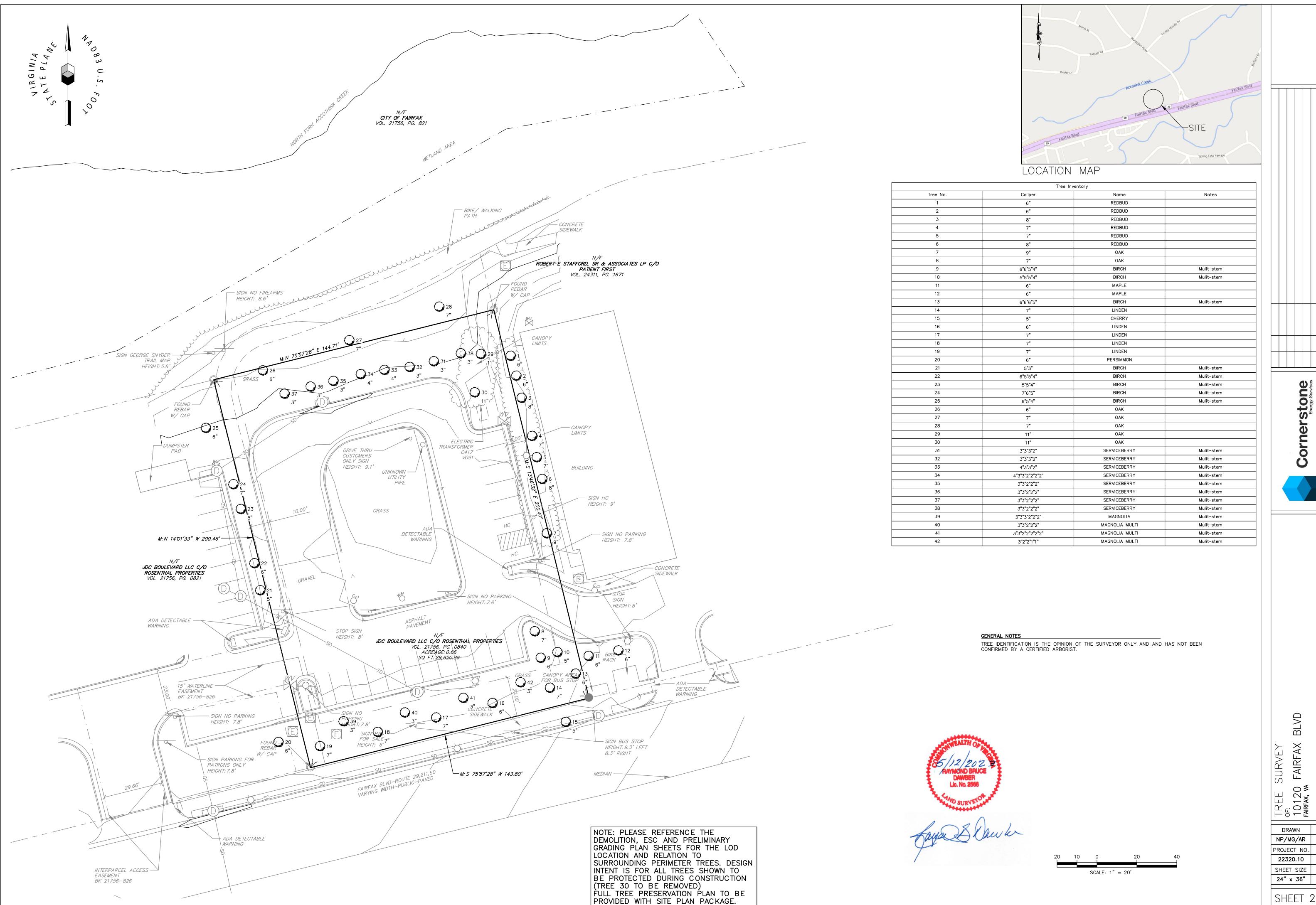
MARLA A. ROLLER

LICENSED LANDSCAPE ARCHITECT VIRGINIA LICENSE No. 406002245



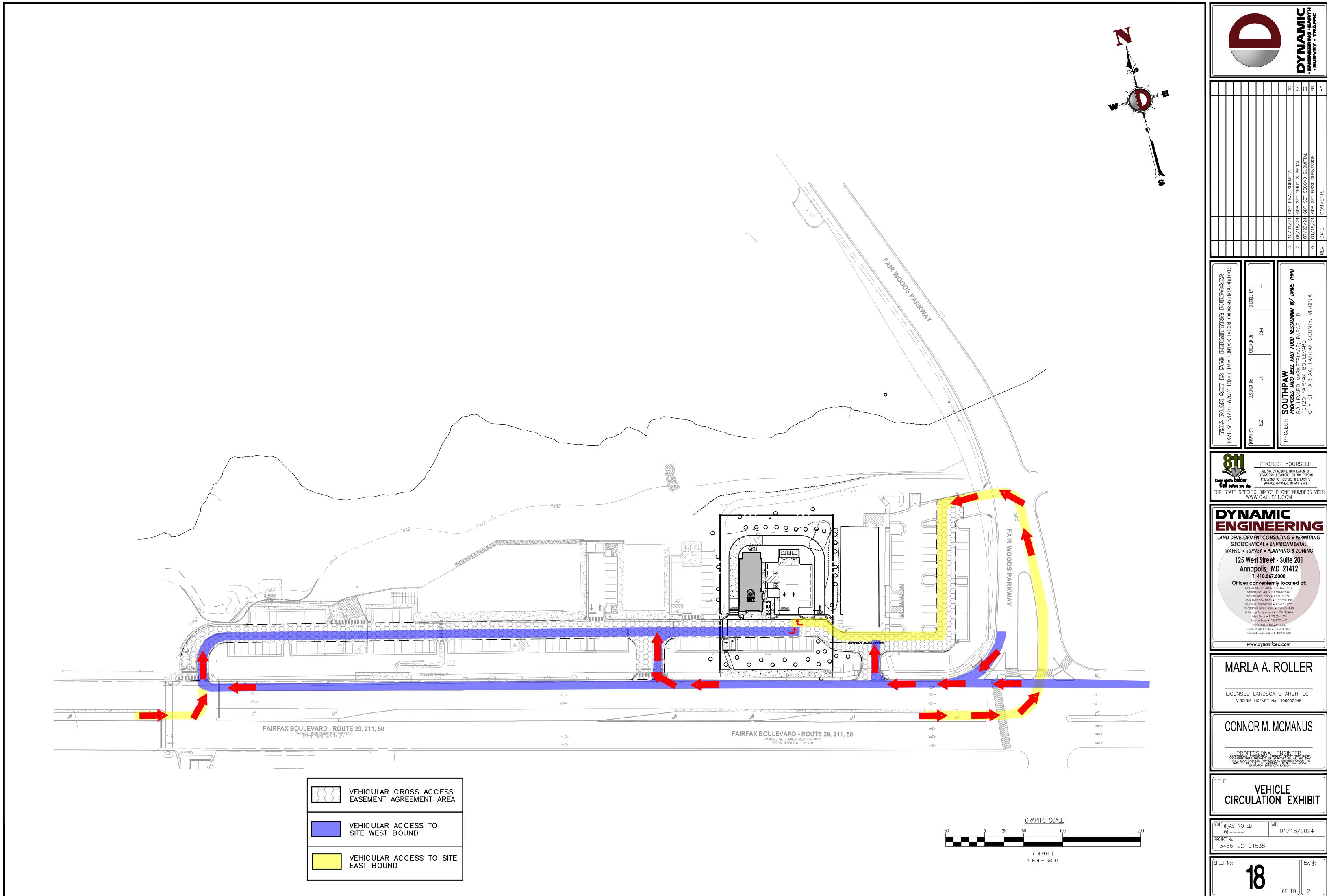
SWM AND BMP **ANALYSIS**

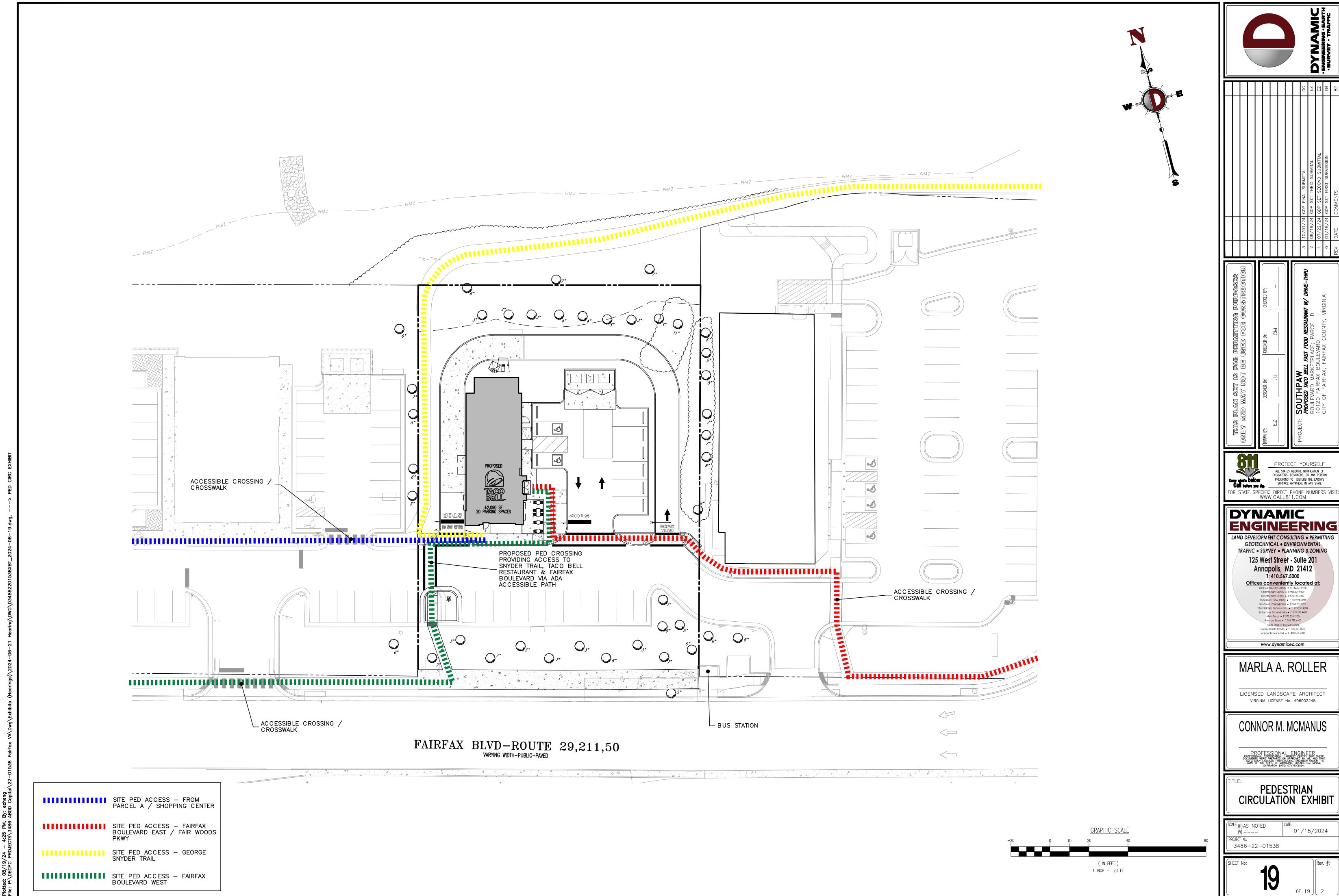
SCALE: (H) AS NOTED 01/18/2024 3486-22-01538



BLVD AVID 200

| DRAWN | CHECKED |
|-------------|----------|
| NP/MG/AR | RD |
| PROJECT NO. | DATE |
| 22320.10 | 5/04/22 |
| SHEET SIZE | SCALE |
| 24" x 36" | 1" = 20' |
| | |





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