SPECIAL USE PERMIT
FOR
DUNKIN DONUTS
9550 FAIRFAX BLVD.

VOTER PRECINCT 4
CITY OF FAIRFAX, VIRGINIA

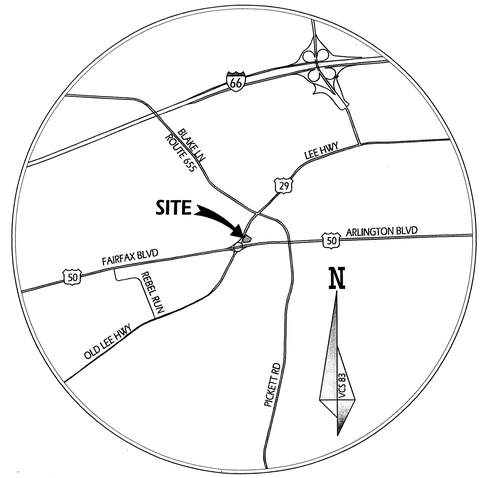
GENERAL NOTES

1. THIS SITE IS ADDRESSED AS 9550 FAIRFAX BLVD AND IS LOCATED ON CITY OF FAIRFAX TAX MAP 48 3 06 006 A. THE SITE IS ZONED CR AND IS CURRENTLY OWNED BY MARGARET S.F. DAVENPORT, LLC. THE SITE LIES WITHIN VOTER PRECINCT 4.
2. BOUNDARY SURVEY COMPLETED BY NXL CONSTRUCTION SERVICES, INC , DATED NOVEMBER 21, 2018.
3. FIELD RUN TOPOGRAPHIC SURVEY COMPLETED AT 1 FT CONTOUR BY NXL CONSTRUCTION SERVICES, INC , DATED NOVEMBER 21, 2018.
4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
5. EXISTING USE: FAST-FOOD RESTAURANT
6. PROPOSED USE: FAST-FOOD RESTAURANT WITH DRIVE-THROUGH
7. THE EXISTING DEVELOPMENT IS SERVED VIA PUBLIC WATER AND PUBLIC SEWER.
8. THE LANDSCAPING, DRIVES, AND PARKING SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
9. THE SITE IS LOCATED IN ZONE 'X' AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 5155240003D, WITH AN EFFECTIVE DATE OF JUNE 2, 2006.
11. THERE ARE NO KNOWN UNDERGROUND UTILITY EASEMENT HAVING A WIDTH OF 25' OR GREATER CONTAIN ON SITE.
12. DEVELOPMENT IS SCHEDULED TO COMMENCE ONCE SITE PLAN APPROVAL IS OBTAINED AND WILL CONTINUE UNTIL COMPLETED IN A SINGLE PHASE.
13. THIS DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS UNLESS WAIVED OR MODIFIED.
14. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 4 OF THE ZONING ORDINANCE, AND SHALL BE PROVIDED AS SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE MODIFIED SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATIONS AND THE AMOUNT OF LANDSCAPING ARE NOT DIMINISHED.

LEGEND

EXISTING INTERMEDIATE CONTOUR (102)
EXISTING INDEX CONTOUR (100)
PROPOSED CONTOUR (120)
LIMITS OF CLEARING AND GRADING (LCG)
EXISTING SPOT ELEVATION (+412.56)
PROPOSED SPOT ELEVATION (×12.56)
OVERLAND RELIEF
EXISTING EDGE OF PAVEMENT
PROPOSED EDGE OF PAVEMENT
EXISTING CURB AND GUTTER (EX C & G)
PROPOSED CURB AND GUTTER (CG-6)
TRANSITION FROM CG-6 TO CG-6R (CG-6 CG-6R)
EXISTING FENCELINE
PROPOSED FENCE LINE
PROPERTY LINE
PROPOSED LOT LINE
EASEMENT LINE
CENTERLINE
BENCHMARK (#1)
EXISTING TREE DRIP LINE
EXISTING TREE (15" OAK)
PROPOSED TREE (OAK)
HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STD RAMP CONSTRUCTION
TEST PIT LOCATION (TEST PIT #1)
BORING LOCATION (BORE HOLE #)
VEHICLES PER DAY COUNT (1,123 VPD)
PROPOSED BUILDING ENTRANCE
PARKING INDICATOR (12) INDICATES THE NUMBER OF TYPICAL PARKING SPACES
PROPOSED STREET NAME SIGN
TYPICAL SIGN
LOADING SPACE
WHEELSTOP

EXISTING UTILITY POLE
EXISTING POWER POLE
TRANSFORMER (T)
EXISTING STORM SEWER (EX MH D, EX 15" RCP, INLET)
PROPOSED STORM SEWER (1 MH, 15" RCP, INLET)
PROPOSED STORM STRUCTURE IDENTIFIER
EXISTING SANITARY SEWER (S)
EXISTING SANITARY MANHOLE IDENTIFIER (EX A)
PROPOSED SANITARY SEWER
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SANITARY STRUCTURE IDENTIFIER (1)
PROPOSED SANITARY LATERAL CLEANOUT
PRIVATE WATERLINE (PW)
EXISTING WATERLINE W/ TEE (W)
PROPOSED WATERLINE W/ TEE (W)
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING WATER VALVE (W)
PROPOSED WATER VALVE (W)
PROPOSED WATER METER
EXISTING REDUCER (W)
PROPOSED REDUCER (W)
EXISTING OVERHEAD WIRE (OHW)
EXISTING OVERHEAD ELECTRIC (OHE)
EXISTING UNDERGROUND ELECTRIC (E)
EXISTING UNDERGROUND TELEPHONE LINE (T)
EXISTING GAS LINE (G)
EXISTING GAS MANHOLE
EXISTING GAS VALVE (GV)
EXISTING LIGHT POLE
PROPOSED SITE LIGHTS



VICINITY MAP
SCALE: 1"=2,000'

OWNER - PARCEL 48 3 06 006 A
MARGARET S.F. DAVENPORT, LLC
130 ROYALL STREET, SUITE 100
CANTON, MASSACHUSETTS 02021

APPLICANT
VIGARIO MANAGEMENT CORP
7413 SUDLEY ROAD
MANASSAS, VIRGINIA 20109
CONTACT: ANDY CABRAL
(240) 481-5441

SURVEYOR
NXL CONSTRUCTION SERVICES, INC
114 EAST CARY STREET, SUITE 200
RICHMOND, VIRGINIA 23219
(804) 644-4600

CIVIL ENGINEER
SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VIRGINIA 20151
(703) 956-6204

ZONING & AREA TABULATION

TOTAL SITE AREA	= 33,287 SF [0.7642 AC]
EXISTING ZONING	= CR
EXISTING USE	= FAST-FOOD RESTAURANT
PROPOSED USE	= FAST-FOOD RESTAURANT W/ DRIVE-THRU
MAXIMUM FLOOR AREA RATIO (FAR)	= 0.60 (19,803 SF.)
EXISTING GROSS FLOOR AREA	= 1,764 SF
EXISTING FLOOR AREA RATIO (FAR)	= 1,764 SF / 33,287 SF = ±0.05
MAXIMUM BUILDING HEIGHT	= 60 FT.
EXISTING BUILDING HEIGHT	= ±30 FT.
MINIMUM YARD REQUIREMENTS	FRONT : 20' SIDE : 10' REAR : 0'
PROVIDED YARD REQUIREMENTS	FRONT : 20' SIDE : 10' REAR : 0'
MINIMUM OPEN SPACE	= 15%
PROPOSED OPEN SPACE	= ± 35% (± 11,650 SF)

PARKING TABULATION

PARKING REQUIRED:
1 SPACE PER 200 SQ. FT OF FLOOR SPACE
1,764 / 200 = 9 SPACES

REQUIRED HANDICAP ACCESSIBLE SPACES = 1 SPACE

PARKING PROVIDED: (MINIMUM)
SURFACE SPACES (1 SPACE PER 200 SQ FT OF FLOOR SPACE) = 17 SPACES
HANDICAP ACCESSIBLE SPACES = 1 SPACE
TOTAL 18 SPACES

LOADING REQUIRED: = 0 SPACES

LOADING PROVIDED:
MINIMUM LOADING SPACES PROVIDED = 0 SPACES

STACKING REQUIRED:
STACKING SPACES FOR DRIVE-IN WINDOW = 10 SPACES
(WITH 6 STACKING SPACES DESIGNATED FOR ORDERING STATION)

STACKING PROVIDED:
STACKING SPACES FOR DRIVE-IN WINDOW = 9 SPACES
(WITH 5 STACKING SPACES DESIGNATED FOR ORDERING STATION)

REQUESTED WAIVERS/MODIFICATIONS:

1. SECTION 4.2.7.A OF THE ZONING ORDINANCE TO MODIFY THE REQUIRED NUMBER OF STACKING SPACES FOR THE ORDER BOX, TO THAT WHICH IS GENERALLY DEPICTED ON THIS SPECIAL USE PERMIT.
2. SECTION 4.5.6.A OF THE ZONING ORDINANCE TO MODIFY THE REQUIRED AREA OF TREE CANOPY REQUIRED, TO THAT WHICH IS GENERALLY DEPICTED ON THIS SPECIAL USE PERMIT.

SHEET INDEX	
Sheet No.	Sheet Title
1	COVER SHEET
2	SURVEY
3	SPECIAL USE PERMIT PLAN

RECEIVED
April 9, 2020
Community Dev & Planning

SMITH ENGINEERING

COVER SHEET
DUNKIN DONUTS
9550 FAIRFAX BLVD.
VOTER PRECINCT 4 — CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
ASHLEIGH T. BLEEKER
Lic. No. 047998
6/28/19
PROFESSIONAL ENGINEER

SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151
PHONE: 703-956-6204
PROJECT: 241-01
PROJECT MANAGER:
ASHLEIGH T. BLEEKER, P.E.
Ashleigh@SMITHEngineeringVA.com

PLAN SUBMISSIONS	
06/28/19	SUB. TO CITY

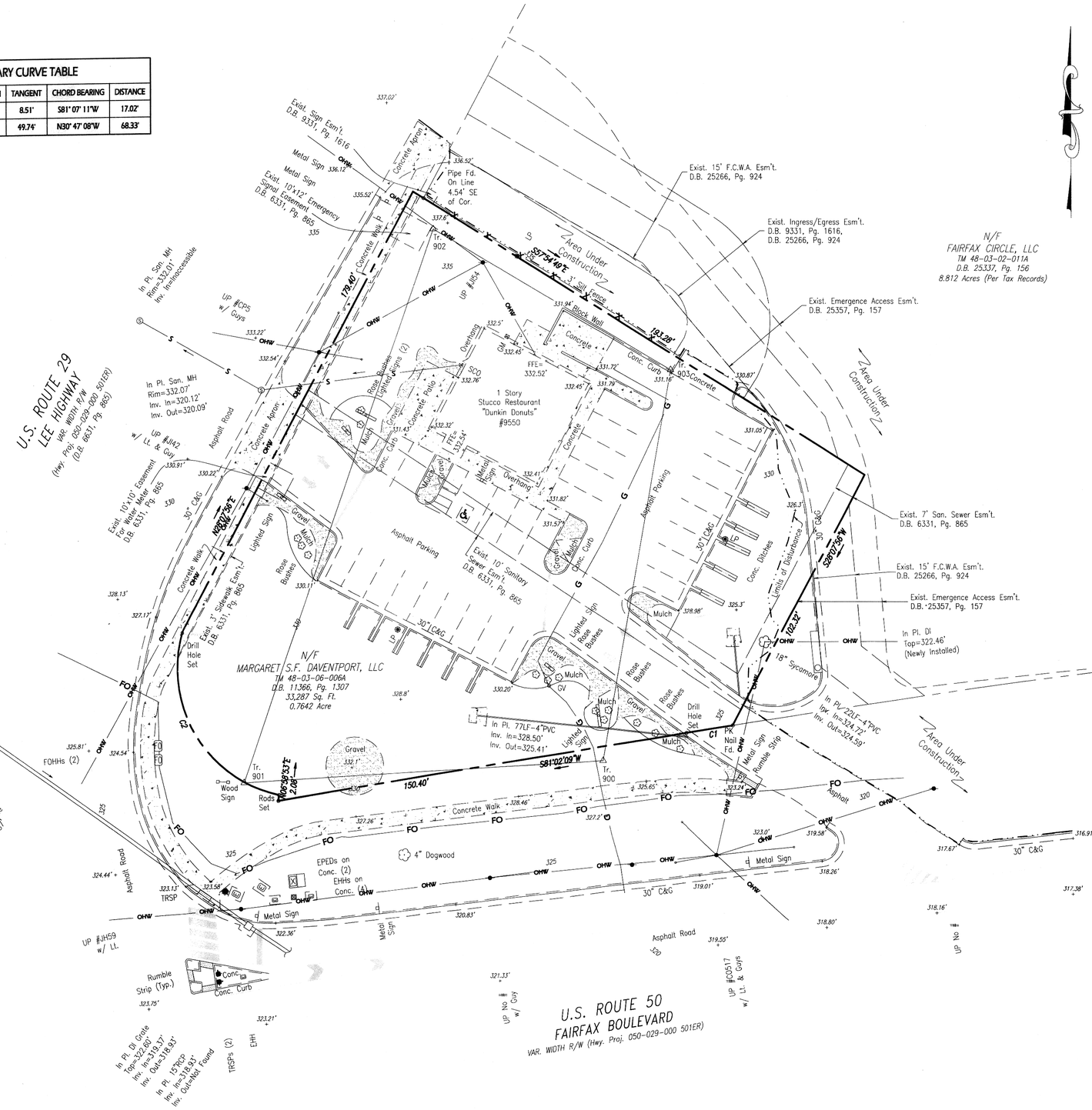
OTHER PLAN DISTRIBUTIONS

SCALE: AS SHOWN
DATE: DECEMBER 2018
SHEET 1 OF 3

P:\241-01 Dunkin Donuts - 9550 Fairfax Blvd\Special Use\Eng\Sheets_241-01 SUP Cover Sheet.dwg 06/19/19 15:25

EX. BOUNDARY CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
C1	0°10'02"	5829.58'	17.02'	8.51'	S81°07' 11"W	17.02'
C2	93°15'00"	47.00'	76.49'	49.74'	N30° 47' 08"W	68.33'



LEGEND
(AS APPLICABLE)

SYMBOL	ABBR.	DESCRIPTION
	Tr. Trav.	Traverse Point
	Mon.	Control Monument
	BM	Benchmark
	FLY	Traverse Fly Point
	REF	Control Reference Point
	AT, PIC	Aerial Target, Picture Point
N90°00'00"W	SBL	Survey Baseline
		Bridge
	EP	Edge of Pavement
		Edge of Driveway
	C&G	Curb / Curb and Gutter
		Shoulder of Road
Solid White Line		Pavement Striping / Marking
		Public Sidewalks
		Private Walks
		Steps
	Bldg.	Building, Roof line, Porch
	SAT	Satellite Dish
		Well
		Fence
		Cemetery Boundary with Grave Markers
		Woods Line
		Shrub Line
		Brush Line
		Tree, Shrub
		Miscellaneous Landscape Features
		Walls
		Signs
	BP	Bollard Posts, Posts
	YLT, GLT	Yard Lights, Ground Lights
	MB	Mail Box
		Flag
	GR	Guardrail
	JB	Jersey Barrier
		Hydrology Features
		Conc. V-Ditch, Paved Ditches
	MH, DI	Storm Manhole, Drop Inlet
	RCP,CMP,CPP, DIP, HDPE	Reinforced Concrete Pipe, Corrugated Metal Pipe, Corrugated Plastic Pipe, Ductile Iron Pipe, High Density Polyethylene
	FES	Flared End Section
		Drain Field
		Railroad Tracks
	RRMP	Railroad Mile Post
	RRSP, RRP	Railroad Signal Pole, Railroad Utility Pole
	RRSW	Railroad Switch
Existing R/W	R/W	Right of Way Line
	R/W MON	Right of Way Pin, Monument & Center Monument
	PL, P/L	Property Line
		Connected Property Symbol
	IRF, IPF PKF, PMF	Iron Rod Found, Iron Pipe Found PK Nail Found, Property Monument
		State Boundary
		County Boundary
		City Boundary
	L/A	Limited Access Easement
	PERM ESMT	Permanent Easement
	TEMP ESMT	Temporary Easement
	DRAIN ESMT	Drainage Easement
	UTIL ESMT	Utility Easement
100		5' Index Contour
99		1' Interval Contour
× 101.5		Spot Shot
WL		Wetland Boundary
AB200		Wetland Flagging
	TH, BH, BORE	Test Hole, Bore Hole, Boring

UTILITY LEGEND
(AS APPLICABLE)

SYMBOL	ABBR.	DESCRIPTION
W	WV	Water Line
W Duct		Water Line Duct
	WV	Water Valve
	WM	Water Meter
	WMH	Water Manhole
	FH	Fire Hydrant
CATV		Underground Television Cable
CTV Duct		Underground Television Cable Duct
CTV FO		Fiber Optic Cable Television
	TVHH	Television Hand Hole
	TVPED	Television Pedestal
	TVMH	TV Manhole
Tele		Underground Telephone Cable
Tele Duct		Underground Telephone Cable Duct
Tel FO		Telephone Fiber Optic
FO		Underground Fiber Optic
FO Duct		Underground Fiber Optic Duct
	FOHH	Fiber Optic Handhole
		Fiber Optic Marker
	TPED	Telephone Pedestal
	TMH	Telephone Manhole
	TP	Telephone Pole
	THH	Telephone Hand Hole
	TCAB	Telephone Cabinet
	TMP	Telephone Marker
	TB	Telephone Booth
Traf		Underground Traffic Control
Tr Duct		Underground Traffic Control Duct
Tr FO		Traffic Control Fiber Optic
	TCHH	Traffic Control Hand Hole
	TCMH	Traffic Control Manhole
	TCSP	Traffic Signal Pole
E	EMc	Underground Power Cable
E Duct		Underground Power Cable Duct
	PP	Power Pole
	GUY	Guy Wire
	EPED, EBOX	Electric Pedestal or Box
	EMH	Electric Manhole
	LP	Light Pole
	EM	Electric Meter
	EHH	Electric Hand Hole
	TRANS	Electric Transformer
	EMP	Electric Marker
G		Gas Line
G Duct		Gas Line Duct
	GMH	Gas Manhole
	GV	Gas Valve
	GM	Gas Meter
	GT	Gas Test
	GW	Gas Well
	GD	Gas Drip
	GMP	Gas Marker
SFM		Sanitary Force Main
SAN		Gravity Sewer
SBP		Sanitary by Paint Markings
	SMH	Sanitary Manhole
	SCO	Sewer Clean Out
	SFM	Sanitary Force Main
	SPRK, ICV	Irrigation Sprinkler, Control Valve
		Spigot
		Utility Continues
DE EOI	DE, EOI	Utility Dead End, End of Information
Unk	UMH, UNK	Unknown Manhole, Utility Line
(DATUR)		Depicted According To Utility Records
(AATUR)		Abandoned According To Utility Records
(AATFI)		Abandoned According To Field Inspection

NOTES:
1. ALL SUBSURFACE UTILITIES WERE LOCATED AS DESIGNATED BY MISS UTILITY. NXL IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE SUBSURFACE UTILITY DESIGNATION AS PERFORMED BY MISS UTILITY.

CONTROL TABLE

PN	Northing	Easting	Elev	Desc
900	7000396.289	11831906.219	328.18	Rod & Cap
901	7000389.506	11831775.668	329.36	Rod & Cap
902	7000588.257	11831845.272	337.53	Rod & Cap
903	7000537.209	11831931.301	331.57	Rod & Cap

COMMONWEALTH OF VIRGINIA
LARRY C. BROWNLEY, JR.
Lic. No. 1534-B
11/21/2018
LAND SURVEYOR

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF NXL CONSTRUCTION COMPANY, INC. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND / OR ORIGINAL DATA WAS OBTAINED BETWEEN NOV. 1 & NOV. 18, 2018; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

This is to certify that on Nov. 1 & 18, 2018 an accurate field survey of the premises shown hereon has been performed under my supervision; that all improvements and visible evidence of easements are shown hereon; No title report was furnished in the preparation of this survey and therefore this survey may not reflect all encumbrances on the property.

SCALE
0 20' 40'

Topographic & Boundary Survey of
TAX PARCEL 48-03-06-006A
(#9550 FAIRFAX BOULEVARD)
CITY OF FAIRFAX, VIRGINIA
FOR: SMITH ENGINEERING

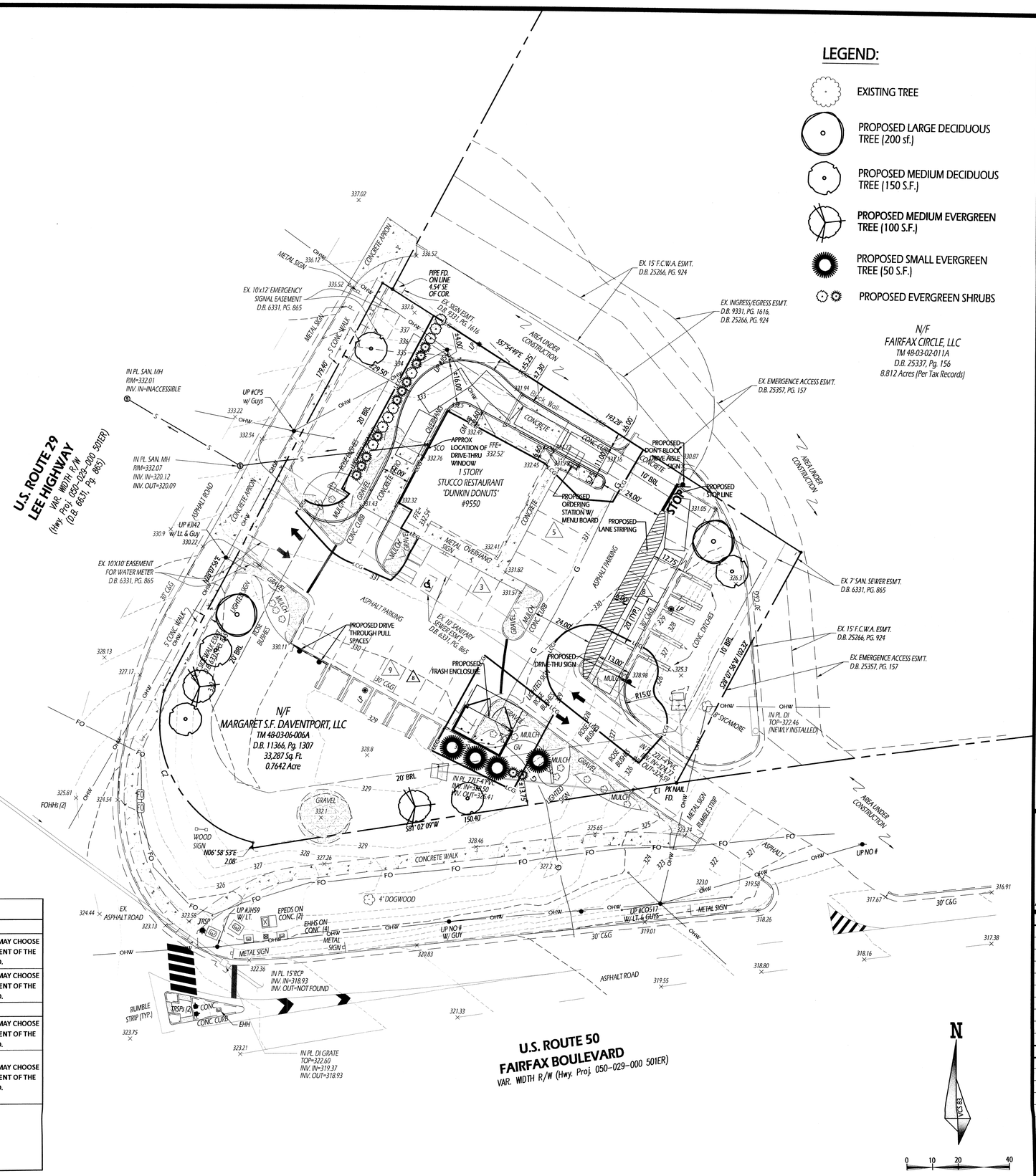
nxl Engineers, Surveyors Construction Managers
114 east cary street, suite 200
richmond, virginia 23219
(804) 644-4600

HORIZONTAL DATUM: VA State Plane – North Zone – NAD 83 – US Survey Foot
VERTICAL DATUM: NGVD 29

FILE NAME	PROJ SCALE	DATE	JOB NO.	PM/CAD
DUNKIN-SRV.DWG	1"=20'	NOV. 21, 2018	18053-001	LCB/JHO

REVISION: –
SHEET 2 OF 3

P:\24101 Dunkin Donuts - 9550 Fairfax Blvd\Special Use\Eng\Sheets\24101 SUP Survey Sheet.dwg 06/19/19, 15:25



LEGEND:

- EXISTING TREE
- PROPOSED LARGE DECIDUOUS TREE (200 sf.)
- PROPOSED MEDIUM DECIDUOUS TREE (150 S.F.)
- PROPOSED MEDIUM EVERGREEN TREE (100 S.F.)
- PROPOSED SMALL EVERGREEN TREE (50 S.F.)
- PROPOSED EVERGREEN SHRUBS

SCHEDULE D TREE COVER CALCULATIONS		
Tree Cover Required:		
Gross site area:	0.76 AC	
Percent of tree cover required:	10%	
Total area of tree cover required:	0.08 AC	3,328 sf
Tree Cover Provided:		
Tree cover from landscaping:	0.00 AC	0 sf
Tree cover from tree save area:	0.01 AC	400 sf
Total tree cover provided:	0.01 AC	400 sf

	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE (HEIGHT/CALIPER)	TREE COVER CREDIT (SF)	TREE CANOPY SUBTOTAL (SF)	REMARKS
PROPOSED LANDSCAPING			DECIDUOUS TREES					
		NYSSA SYLVATICA QUERCUS BICOLOR TILIA AMERICANA	BLACK GUM SWAMP WHITE OAK AMERICAN LINDEN	5	2.0" CALIPER	150	750	UPON INSTALLATION THE OWNER MAY CHOOSE THE EXACT NUMBER AND PLACEMENT OF THE VARIOUS SPECIES LISTED.
		ACER RUBRUM GINKGO BILOBA LIQUIDAM STYRACIFLUA	RED MAPLE GINKO (MALE ONLY) SWEEETGUM	2	2.0" CALIPER	200	400	UPON INSTALLATION THE OWNER MAY CHOOSE THE EXACT NUMBER AND PLACEMENT OF THE VARIOUS SPECIES LISTED.
			EVERGREEN TREES					
		ILEX X ATTENUATA JUNIPERUS VIRGINIANA JUNIPERUS CHINENSIS	FOSTER'S HOLLY EASTERN RED CEDAR CHINESSE JUNIPER	4	2.0" CALIPER	50	200	UPON INSTALLATION THE OWNER MAY CHOOSE THE EXACT NUMBER AND PLACEMENT OF THE VARIOUS SPECIES LISTED.
		ABIES CONLOR ILEX AQUAFOLIUM ILEX OPACA	WHITE FIR ENGLISH HOLLY AMERICAN HOLLY	2	2.0" CALIPER	100	200	UPON INSTALLATION THE OWNER MAY CHOOSE THE EXACT NUMBER AND PLACEMENT OF THE VARIOUS SPECIES LISTED.
			Total	*13*	*TOTAL 10 YEAR CANOPY PROVIDE*		*1,550 SF*	

SMITH ENGINEERING

SPECIAL USE PERMIT PLAN

DUNKIN DONUTS
9550 FAIRFAX BLVD.

VOTER PRECINCT 4 — CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
ASHLEIGH T. BLEEKER
Lic. No. 047998
8/6/19
PROFESSIONAL ENGINEER

SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151
PHONE: 703-956-6204
PROJECT: 241-01
PROJECT MANAGER:
ASHLEIGH T. BLEEKER, P.E.
Ashleigh@SMITHEngineeringVA.com

PLAN SUBMISSIONS	
06/ /19	SUB. TO CITY

OTHER PLAN DISTRIBUTIONS

SCALE: 1" = 20'
DATE: DECEMBER 2018
SHEET 3 OF 3

P:\241-01 Dunkin Donuts - 9550 Fairfax Blvd\Special Use\Eng\Sheets\241-01 SUP Plan Sheet.dwg 08/06/19_1:20PM