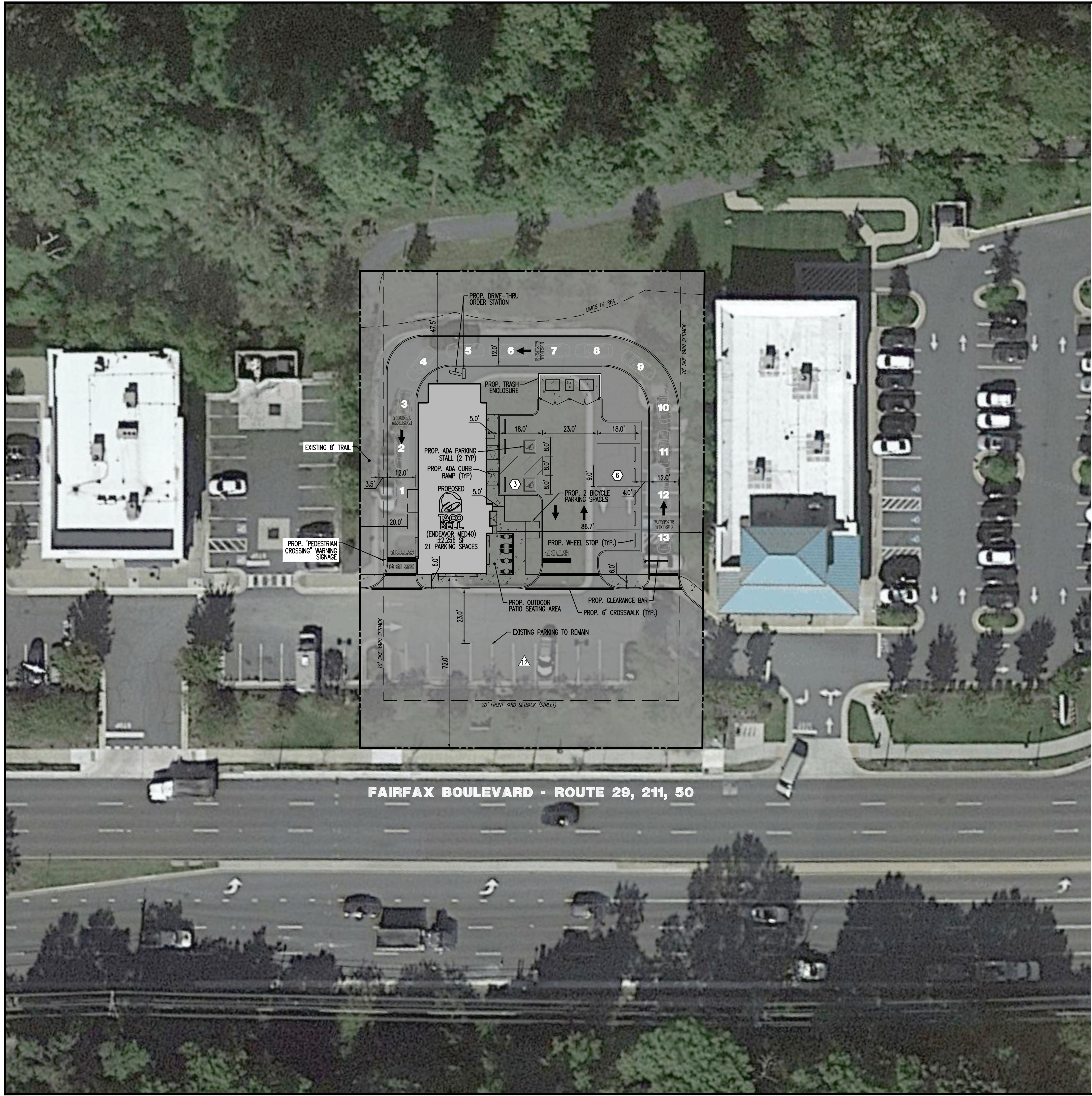
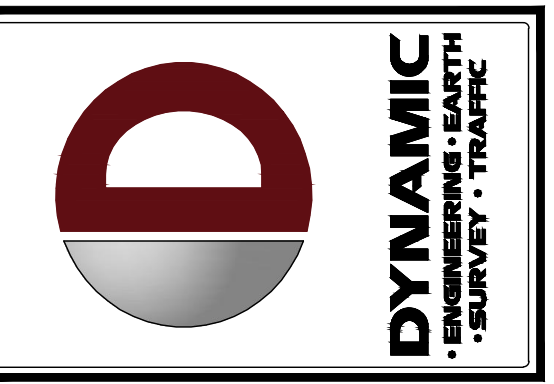
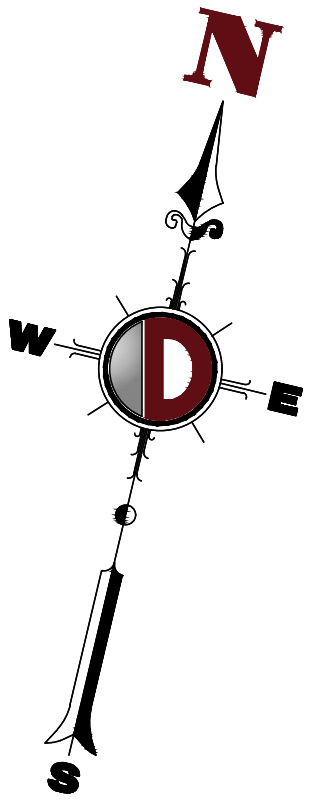


Plotted: 01/27/23 - 11:23 AM, By: jcano
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FAIRFAX BOULEVARD - ROUTE 29, 211, 50



REV.	DATE	COMMENTS

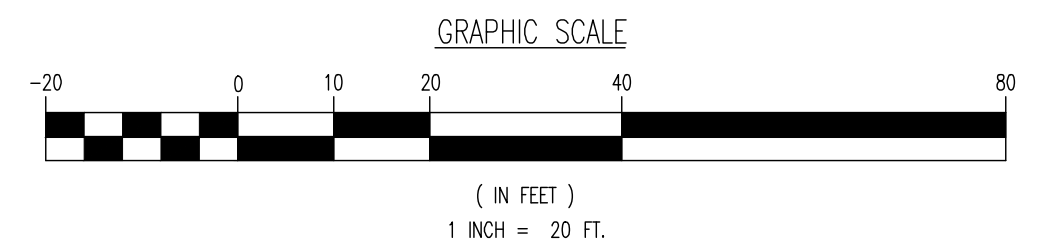
THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION	
DRAWN BY: KAK	CHECKED BY: CM
DESIGNED BY: JJ	CHECKED BY: CM
PROJECT: SOUTHPIK PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRIVE-THRU BOULEVARD MARKETPLACE, PARCEL D 10120 FAIRFAX BOULEVARD CITY OF FAIRFAX, FAIRFAX COUNTY, VIRGINIA	

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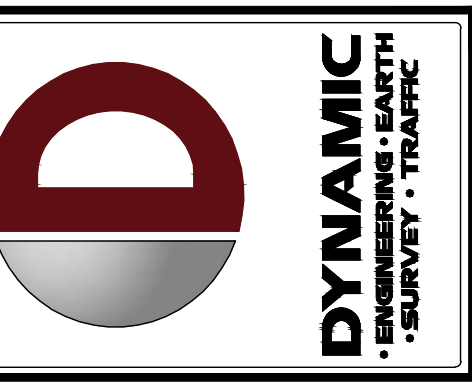
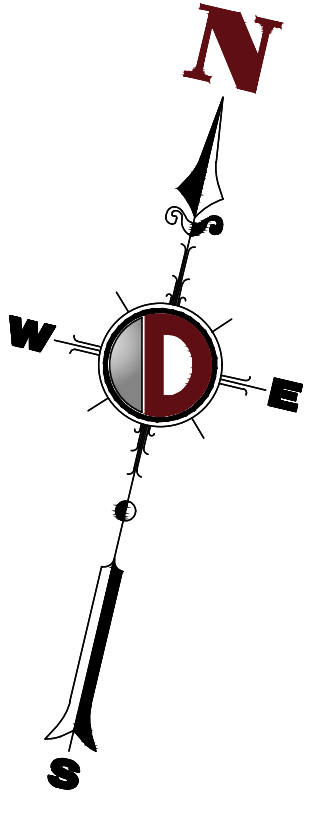
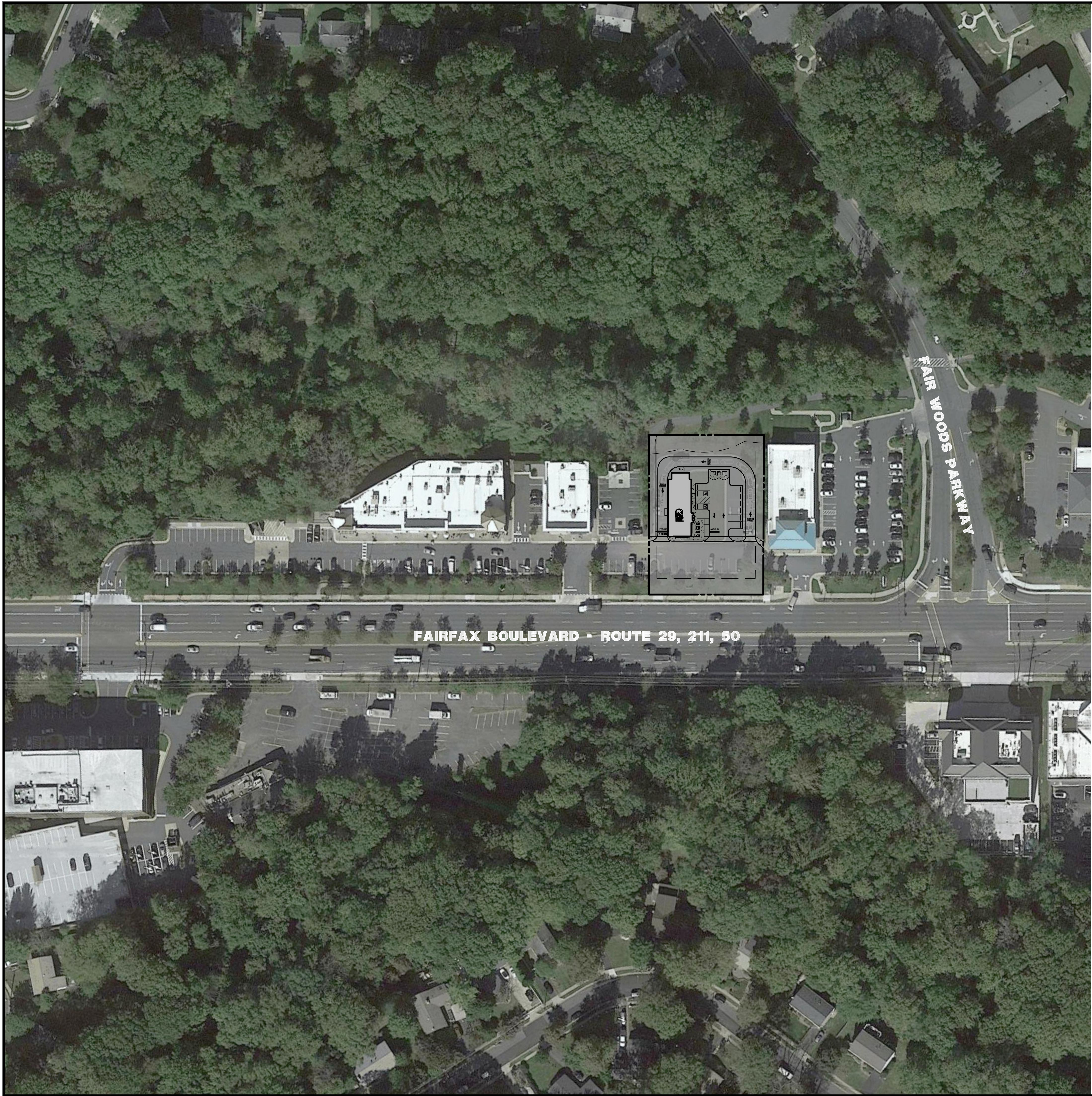
GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: ALTA/NSPS LAND TITLE SURVEY PREPARED BY: WALTER L. PHILLIPS INCORPORATED 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 FILE #: 07070A-04 DATED: 06/28/2016
2. PARCEL DATA: PARCEL ID: 47 4 23 000 D 10120 FAIRFAX BOULEVARD CITY OF FAIRFAX FAIRFAX COUNTY, VIRGINIA
3. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
4. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.
5. A DETAILED UTILITY INVESTIGATION HAS NOT BEEN COMPLETED AT THIS TIME AND NO FIELD TESTING OF UTILITY CAPACITY OR AVAILABILITY HAS BEEN PERFORMED.
6. THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.



TITLE: CONCEPTUAL SITE PLAN 'A'	
SCALE: (H) 1" = 20' (V)	DATE: 01 / 23 / 2023
PROJECT No: 3486-22-01538	
SHEET No: 1	Rev. #: 1

Plotted: 01/27/23 - 2:33 PM, By: jirboe
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DRAWN BY: KAK
 REVISION BY: JJ
 CHECKED BY: CM
 DESIGN BY:

PROJECT: **SOUTHPAW**
 PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRIVE-THRU
 BOULEVARD MARKETPLACE; PARCEL D
 10120 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, FAIRFAX COUNTY, VIRGINIA



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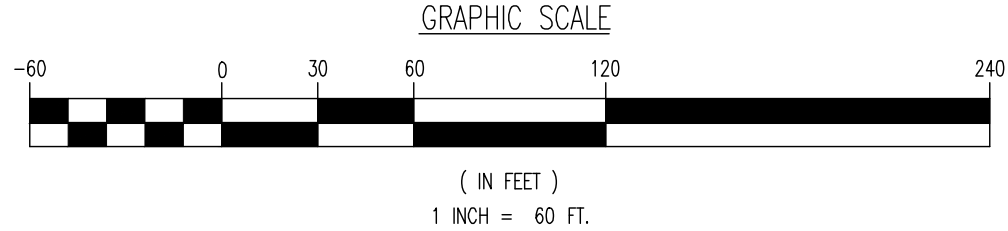
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 PREPARED BY: WALTER L. PHILLIPS INCORPORATED
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 FILE #: 07070A-04
 DATED: 06/28/2016
2. PARCEL DATA: PARCEL ID: 47 4 23 000 D
 10120 FAIRFAX BOULEVARD
 CITY OF FAIRFAX
 FAIRFAX COUNTY, VIRGINIA



TITLE:
**AERIAL EXHIBIT
 PLAN 'A'**

SCALE: (H) 1" = 20'
 (V) DATE: 01/23/2023
 PROJECT No:
 22-01538

SHEET No: **1** Rev. #: **0**
 OF 1