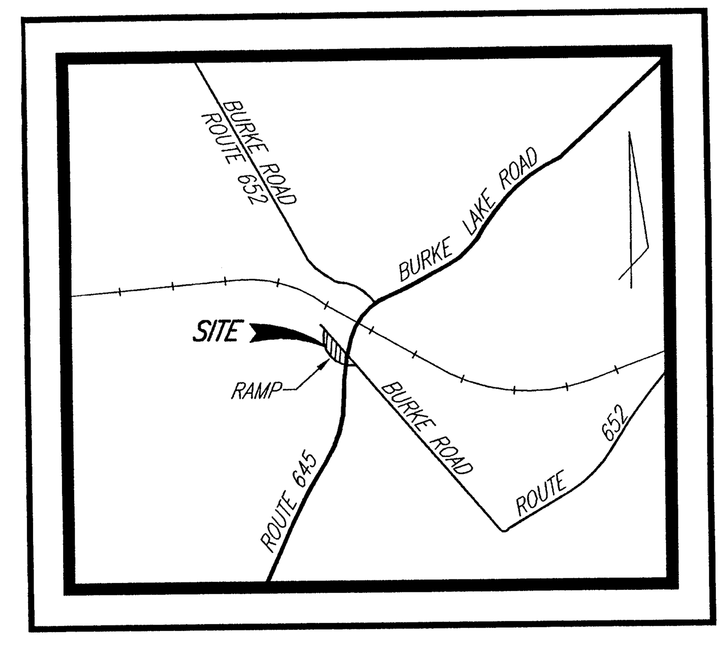
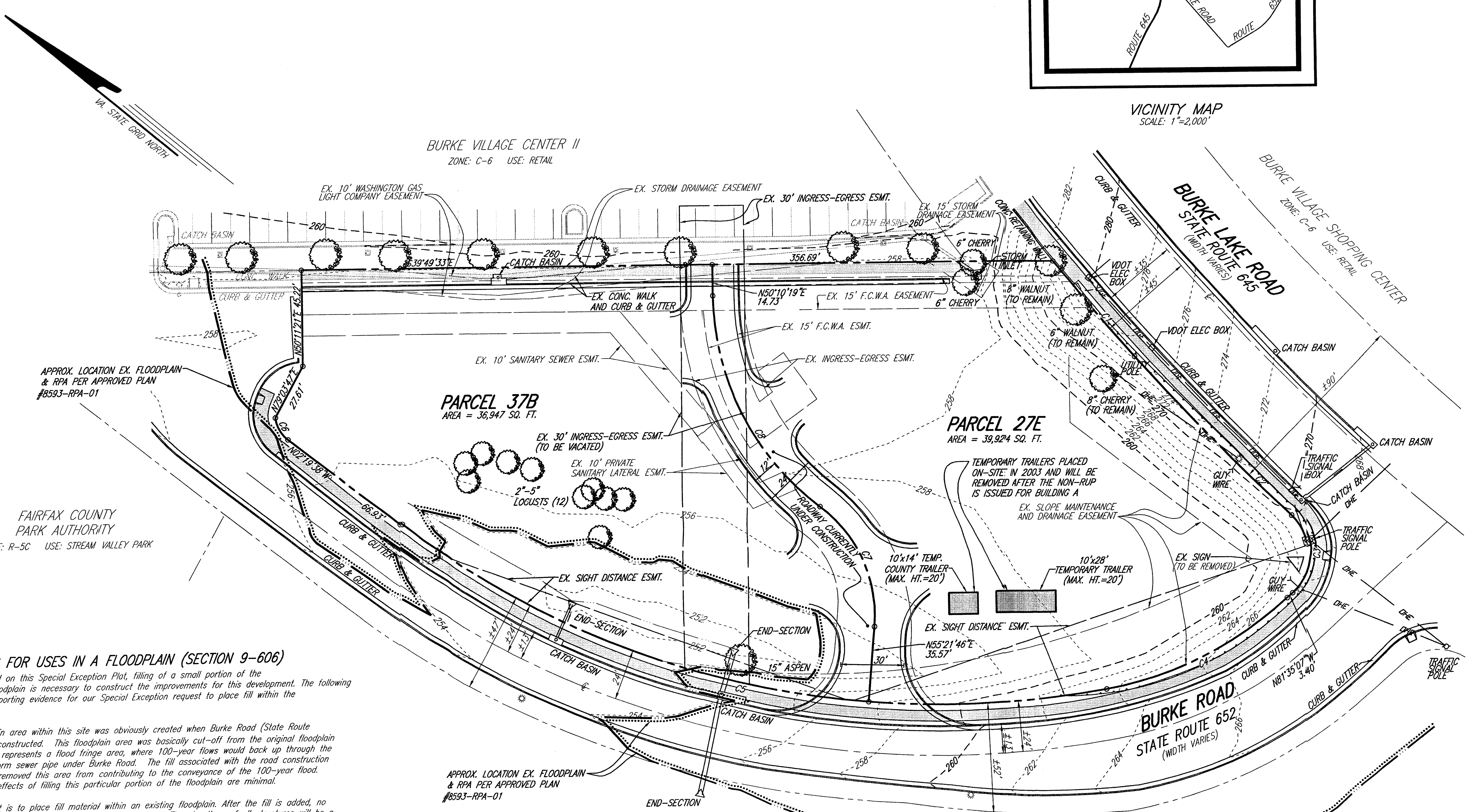
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1086.74'	59.18'	29.60'	59.17'	S10°00'56"W	3°07'12"
C2	1086.74'	105.82'	52.95'	105.78'	S05°39'58"W	5°34'45"
C3	25.00'	41.68'	27.54'	37.02'	S50°38'44"W	95°32'17"
C4	176.00'	97.09'	49.81'	95.86'	N65°46'55"W	31°36'21"
C5	426.00'	354.29'	188.12'	344.17'	N26°09'11"W	47°39'05"
C6	15.00'	12.25'	6.49'	11.91'	N21°03'29"E	46°46'53"
C7	63.95'	64.94'	35.58'	62.18'	N26°16'16"E	58°10'59"
C8	125.00'	115.61'	62.31'	111.53'	N23°40'33"E	52°59'33"

LEGEND

DENOTES RPA
DENOTES FLOODPLAIN
DENOTES FIRE HYDRANT
DENOTES WATER VALVE
DENOTES LIGHT POLE
DENOTES UTILITY POLE
DENOTES GUARDRAIL
OHE — DENOTES OVERHEAD ELECTRIC LINES
DENOTES EXISTING CONCRETE SIDEWALK



VICINITY MAP
SCALE: 1"=2,000'



NOTES

1. THIS REQUEST IS FOR THE FOLLOWING:

   A. A SPECIAL EXCEPTION (CATEGORY 5) FOR A FAST FOOD RESTAURANT, WITH A DRIVE-THROUGH WINDOW (PARCEL 37B);

   B. A SPECIAL EXCEPTION (CATEGORY 6) TO ALLOW USES IN A FLOODPLAIN (PARCEL 37B); AND

   C. A SPECIAL EXCEPTION (CATEGORY 6) TO WAIVE THE MINIMUM LOT SIZE REQUIREMENTS OF THE C-6 DISTRICT (PARCEL 27E AND PARCEL 37B).

2. THE PROPERTIES SHOWN HEREON ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 78-1-((1)) PARCELS 27E AND 37B AND ARE ZONED C-6. DEVELOPMENT SHOWN ON PARCEL 27E IS FOR INFORMATIONAL PURPOSES. ANY DEVELOPMENT CONDITIONS RELATED TO THIS APPLICATION SHALL PERTAIN TO PARCEL 37B, ONLY.

3. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A FIELD-RUN SURVEY BY RDA CONDUCTED IN MARCH 2002.

4. A WAIVER OF STORM WATER DETENTION &/OR BMP MAY BE REQUESTED FOR PARCEL 37B. IF THE WAIVER IS DENIED ON PARCEL 37B, DETENTION &/OR BMP IMPROVEMENTS SHALL BE PLACED UNDERGROUND, AS INDICATED.

5. THE APPROXIMATE LOCATION OF THE EXISTING 100-YEAR FLOODPLAIN LIMITS AND THE RESOURCE PROTECTION AREA (RPA) WAS TAKEN FROM THE RPA DELINEATION PLAN (8593-RPA-01) PREPARED BY RINKER-DETWILER & ASSOCIATES AND APPROVED ON 5/2/03. THIS DELINEATION DOES NOT REPRESENT A FLOODPLAIN STUDY OF FIELD LOCATION BY THIS FIRM. CONCURRENTLY WITH THIS SE REQUEST, THE APPLICANT HAS ALSO REQUESTED APPROVAL FOR A GENERAL RPA ENCROACHMENT AND HAS SUBMITTED A WATER QUALITY IMPACT ASSESSMENT (#4122-WQ-01-1) WHICH IS CURRENTLY UNDER REVIEW.

6. ACCORDING TO THE COMPREHENSIVE LAND USE PLAN MAP AMENDED THROUGH 6/26/95, THE NORTHWESTERN TIP OF THIS SITE IS LOCATED WITHIN AN ENVIRONMENTAL QUALITY CORRIDOR (EQC). CURRENTLY THE SUBJECT PROPERTY IS DISCONNECTED FROM POHICK CREEK AND HAS ONLY MINIMAL ENVIRONMENTAL VALUE.

7. THIS SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.

8. ACCORDING TO THE DEEDS OF RECORD FOR THIS PROPERTY, THE COUNTY'S PUBLISHED ZONING AND TOPOGRAPHY MAPS, AND FROM AN ON-SITE VISIT; NO DELINEATION OF ANY GRAVE, OBJECT, OR STRUCTURE MARKING A PLACE OF BURIAL WAS INDICATED ON-SITE.

9. NO TRANSITIONAL SCREENING YARDS OR BARRIERS ARE REQUIRED ON THIS SITE, ACCORDING TO THE URBAN FORESTRY DIVISION. A MODIFICATION IS HEREBY REQUESTED OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ALONG THE NORTHERN PROPERTY LINE. THE MINIMUM 4-FOOT WIDE BUFFER STRIP WILL BE PROVIDED ALTHOUGH THE EXISTING GAS, WATER AND STORM DRAINAGE EASEMENTS PROHIBIT THE PLANTING OF TREES WITH THIS AREA.

10. A MODIFICATION IS HEREBY REQUESTED TO ALLOW THE EXISTING CONCRETE SIDEWALK LOCATED ON THE NORTHEASTERN SIDE OF BURKE ROAD TO REMAIN IN LIEU OF CONSTRUCTING A "MINOR PAVED TRAIL" AS DESIGNATED ON THE COUNTYWIDE TRAILS PLAN, ADOPTED BY THE BOS ON 6/17/2002.

11. THE SIZE, SHAPE & FOOTPRINT OF THE FAST FOOD RESTAURANT BUILDING AS WELL AS THE WALKWAYS, SEATING AND PARKING SPACES ARE PRELIMINARY AND MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENT, PROVIDED THESE CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THIS SE PLAT.

12. PROPOSED GRADING FOR PARCEL 37B IS PRELIMINARY ONLY. FINAL GRADING WILL BE DONE AT THE SITE PLAN STAGE AND MAY VARY AS A RESULT OF FINAL ENGINEERING AND FINAL ARCHITECTURAL DESIGN.

13. THE APPLICANT ACKNOWLEDGES THAT APPROPRIATE APPROVALS MUST BE OBTAINED IN ACCORDANCE WITH SECTION 15.2-2232 IN ORDER TO EXPAND THE TELECOMMUNICATIONS FACILITY ON PARCEL 27E (PHASE 3).

14. AN AMENDMENT APPLICATION MAY BY FILED ON A PORTION OF THE PROPERTY SUBJECT TO THIS SPECIAL EXCEPTION, IF THE AMENDMENT;

    (a) WOULD NOT ADVERSELY AFFECT THE USE OF THE PROPERTY SUBJECT TO THE SPECIAL EXCEPTION BUT NOT INCORPORATED IN TO THE AMENDMENT APPLICATION,

    (b) WOULD NOT INHIBIT, ADVERSELY AFFECT, OR PRECLUDE IN ANY MANNER THE FULFILLMENT OF THE SPECIAL EXCEPTION CONDITIONS APPLICABLE TO THE AREA NOT INCORPORATED INTO THE AMENDMENT APPLICATION, AND

    (c) WOULD NOT INCREASE THE OVERALL APPROVED DENSITY/INTENSITY FOR THE DEVELOPMENT.

15. NO STRUCTURES, OTHER THAN PARKING SPACES, SHALL BE LOCATED WITHIN THE FLOODPLAIN AREA THAT IS PROPOSED TO BE FILLED; THEREFORE, WE BELIEVE THAT PAR. C OF SECT. 2-904 DOES NOT APPLY.

16. TO THE BEST OF OUR KNOWLEDGE, THIS REQUESTED SPECIAL EXCEPTION PLAT CONFORMS TO ALL APPLICABLE ORDINANCES AND REGULATIONS, EXCEPT AS NOTED.

PROVISIONS FOR USES IN A FLOODPLAIN (SECTION 9-606)

As reflected on this Special Exception Plat, filling of a small portion of the Pohick Creek floodplain is necessary to construct the improvements for this development. The following points form supporting evidence for our Special Exception request to place fill within the floodplain.

1) The floodplain area within this site was obviously created when Burke Road (State Route 652) was constructed. This floodplain area was basically cut-off from the original floodplain limits, and represents a flood fringe area, where 100-year flows would back up through the existing storm sewer pipe under Burke Road. The fill associated with the road construction effectively removed this area from contributing to the conveyance of the 100-year flood. Thus, the effects of filling this particular portion of the floodplain are minimal.

2) This request is to place fill material within an existing floodplain. After the fill is added, no structures will be within the revised floodplain limit. The elevations of all structures will be a minimum of 18" above that of the 100-year floodplain (approximately 254).

3) The filling of the floodplain has been minimized to the extent possible, while still providing for the necessary improvements and vehicular access around the site.

4) Removal of only one mature tree will be necessary as part of the filling within the floodplain.

5) The total encroachment into the floodplain where fill operations will occur is only approximately 7,700 square feet (0.18 acre). The Phase 1 development (Parcel 27E) will entail filling approximately 950 sq. ft., while the Phase 2 development (Parcel 37B) will entail filling approximately 6,750 sq. ft. Phase 3 development will not entail encroachment into the floodplain.

6) The total volume of fill to be placed in this encroachment area is only approximate 580 cubic yards. the Phase 1 development (Parcel 27E) will entail filling approximately 80 cubic yards, while the Phase 2 development (Parcel 37B) will entail filling approximately 500 cubic yards.

7) The total drainage area flowing into Pohick Creek at this point of the watershed is approximately 6,000 acres (9.4 square miles).

8) The 100-year discharge for Pohick Creek at this point in the watershed is approximately 9,800 cubic feet per second (cfs).

9) The width of the 100-year floodplain in the area of encroachment varies between approximately 650 and 700 feet.

10) Based on the drainage area, the discharge, the location, the creation, and the width of the 100-year floodplain, it is inconceivable that the relatively minor amount of fill proposed in the limited encroachment area could possibly raise the floodplain limit by any measurable amount. Thus, it is our professional opinion that this fill will not have any significant impact on the floodplain on properties upstream or downstream; will not cause or increase flooding; will not jeopardize human life; and will not have any impact on the natural environment or water quality.

EXISTING VEGETATION MAP NOTE:

AS REFLECTED ON THIS PLAN, THIS SITE IS ALMOST TOTALLY DEVOID OF EXISTING VEGETATION AND CAN BE CHARACTERIZED AS "OPEN FIELD" ALL OF THE EXISTING TREES HAVE BEEN FIELD LOCATED AND ONLY THE IMMATURE GROVE OF SCRUB BLACK LOCUST TREES LOCATED IN THE NORTHWEST CENTRAL PORTION OF THE SITE COVER MORE THAN 500 SQ. FT. THESE TREES AS WELL AS THE BIGTOOTH ASPEN ARE NOT UNIQUE IN TERMS OF SIZE OR CONDITION, AND WILL ALL BE REMOVED AS PART OF THE DEVELOPMENT OF THIS SITE.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Application No. SE 2003-SP-04 | Staff SWAGLER
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 6-7-04
Date of (BOS) (BZA) approval 6-7-04
Sheet 1 of 2
CONC W/CBE #026438

RECEIVED Conds 5-12-04
Department of Planning & Zoning
MAY 20 2004
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
JACK E. RINKER
No. 3958
5-19-04
CERTIFIED PROFESSIONAL ENGINEER

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NJ PP 3387
PA RA 011184-B

GARY MUSCIANO, RA, PP
NJ RA C-8078 TEXAS RA 15417
NJ PP 4351 FL RA 14044
NY RA 021687 RI RA 2030
CT RA 7547 OHIO RA 10925
VA RA 8254 DC RA 6052
MA RA 10131 MD RA 11039

CONSULTANTS
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PHONE: (703) 368-7373 METRO: (703) 691-6812 FAX: (703) 368-6027

NO.	DATE	REVISIONS
1	10/21/02	ADD FLOODPLAIN PROVISIONS TO SHEET 1, ADD PROPOSED TOPO, TRAILER HEIGHT TO SHEET 2 PER COUNTY COMMENTS
2	9/17/03	MODIFY NOTES, TEMP. TRAILERS & FLOODPLAIN PROVISIONS PER APPROVED 2232, SITE PLAN & RPA DELINEATION.
3	3/16/04	REVISE SITE CONFIGURATION RE APPROVED SUBDIVISION, APPROVED SITE PLAN, ROADWAY CONSTRUCTION & NOTES
4	4/27/04	REVISED NOTES PER SHEET 2 REVISIONS
5	5/19/04	REVISED NOTES PER COUNTY COMMENTS

NO. DATE SUBMISSIONS

APPROVALS:

CLIENT / PROJECT:
COX COMMUNICATIONS
NEW STC FACILITY
SOUTHWEST HUB
BURKE LAKE ROAD
FAIRFAX COUNTY, VA

DRAWING TITLE:
EXISTING CONDITIONS, EVM, BOUNDARY AND NOTES (AS OF FEBRUARY 2004)

PROJECT MANAGER:	SCALE:
DSD	1"=30'
DRAWN BY: PJR	DATE: AUGUST 20, 2002
CHECKED BY: ETC	PROJECT NO.: 4935
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BURKE VILLAGE CENTER II
ZONE: C-6 USE: RETAIL

EX. 10' WASHINGTON GAS LIGHT COMPANY EASEMENT
EX. STORM DRAINAGE EASEMENT
OFF-SITE SIDEWALK EXTENSION (IF ALLOWED)
EX. 30' INGRESS-EGRESS ESMT. (TO BE VACATED)
CATCH BASIN
CURB & GUTTER
15 SPACES
8.5'
18'
PARCEL 37B
AREA = 36,947 SQ. FT.
6 SPACES
±100'
±58'
23'
APPROX. LOCATION EX. FLOODPLAIN & RPA PER APPROVED PLAN #8593-RPA-01
LIMITS OF CLEARING & GRADING
ENCLOSED DUMPSTER
LOADING AREA
PROPOSED FAST FOOD RESTAURANT W/DRIVE-THROUGH HEIGHT = 18'± G.F.A.=±2,040 SQ. FT. F.F. ELEV. = 260.0±
60'
33'
37'
45'
5' SIDEWALK
40' MIN. FRONT YARD
EX. 5' CONC. SIDEWALK
EX. CURB & GUTTER
EX. FLOODPLAIN AND STORM DRAINAGE ESMT.
EX. SIGHT DISTANCE ESMT.
PROPOSED LOCATION U.G. SWM &/OR BMP FACILITY
PROPOSED RPA & FLOODPLAIN PER MINOR FILL
NATIVE VEGETATION OF LOW GROWING SHRUBS & GROUND COVER WITHIN THE SIGHT DISTANCE EASEMENT
APPROX. LOCATION EX. FLOODPLAIN & RPA PER APPROVED PLAN #8593-RPA-01
END-SECTION
EX. CATCH BASIN
PROPOSED 5' CONC. SIDEWALK
TRAVELWAY CURRENTLY UNDER CONSTRUCTION
POTENTIAL ALTERNATIVE LOCATION FOR SWM &/OR BMP FACILITY
PAINTED CROSSWALK
EX. 10'x14' TEMP. COUNTY TRAILER
3 SPACES
TRASH ENCLOSURE
7.5' CONC. TRASH PAD
FIRE HYDRANT
EX. 30' INGRESS-EGRESS ESMT.
EX. 15' F.C.W.A. ESMT.
CONC. RETAINING WALL
STORM INLET
PROPOSED TELECOMMUNICATIONS FACILITY
±66.67'
HEIGHT = 24'±
G.F.A. = ±4,445 SQ. FT.
F.F. ELEV. = 262.0±
(BUILDING WAS APPROVED PER JUNE 5, 2002 AND DECEMBER 12, 2002 AND SITE PLAN #8593-SP-03)
PROP. CONCRETE WALK
LOADING SPACE
6' HIGH BOARD ON BOARD FENCE W/2' TRELLIS AND W/BRICK PILLARS
6'x8' CONC. TRANSFORMER PAD
FUTURE EXPANSION
PROP. 25'x9' GENERATOR PAD (MAX. HT.=±15')
PARCEL 27E
FUTURE PARKING (2 SPACES)
10'x28' EX. TEMPORARY TRAILER
GUY WIRE
VDOT ELEC BOX
UTILITY POLE
CATCH BASIN
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
EX. SLOPE MAINTENANCE AND DRAINAGE EASEMENT
OHE
BURKE LAKE ROAD
STATE ROUTE 645
(WIDTH VARIES)
BURKE VILLAGE SHOPPING CENTER
ZONE: C-6 USE: RETAIL
VA STATE GRID NORTH
FAIRFAX COUNTY PARK AUTHORITY
ZONE: R-5C USE: VACANT
BURKE ROAD
STATE ROUTE 652
(WIDTH VARIES)

SITE TABULATIONS

ZONING: C-6, COMMUNITY RETAIL COMMERCIAL DISTRICT

MINIMUM LOT AREA: 40,000 SQ. FT.

MINIMUM LOT WIDTH: 200 FEET

MINIMUM FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET

MINIMUM SIDE YARD: NO REQUIREMENT

MINIMUM REAR YARD: 20 FEET

	PHASE 1	PHASE 2	PHASE 3	TOTAL
PARCEL:	PARCEL 27E	PARCEL 37B	PARCEL 27E	
USE:	TELECOMMUNICATIONS FACILITY	FAST-FOOD RESTAURANT W/DRIVE-THROUGH	TELECOMMUNICATIONS FACILITY EXPANSION	
SITE AREA:	39,924 SQ. FT. 0.9165 ACRES	36,947 SQ. FT. 0.8482 ACRES		76,871 SQ. FT. 1.7647 ACRES
GROSS FLOOR AREA:	±4,445 SQ. FT.	±2,040 SQ. FT.	±2,222 SQ. FT.	±8,707 SQ. FT.
SEATING:	N/A	54	N/A	
FAR: (ALLOWED 0.40)	0.12	0.06	0.17	0.12
BUILDING HT: (MAX. 40')	±24'	±18'	±24'	
OPEN SPACE				
REQUIRED: 15%	5,989 SQ. FT.	5,542 SQ. FT.		11,531 SQ. FT.
PROVIDED:	±20,000 SQ. FT.	±10,000 SQ. FT.	±15,000 SQ. FT.	±24,700 SQ. FT. OR ±32%
PARKING				
REQUIRED:	4 SPACES (AS DIRECTED)	1 SPACE PER 2 SEATS, PLUS 11 STACKING SPACES	(AS DIRECTED)	
PROVIDED:	4 SPACES	27 SPACES, PLUS 11 STACKING SPACES	2 ADDITIONAL SPACE TOTAL 6 SPACES	

FAIRFAX COUNTY PARK AUTHORITY
ZONE: R-2 USE: PARK

±63'
BUILDING HT.=±18'
LOT LINE
ELEV.=260.0
ELEV.=253.0
40' MIN. YARD REQ.
±50'

PARCEL 37B
ANGLE OF BULK PLANE
BURKE ROAD

±74'
EX. BUILDING HT.=±25'
LOT LINE
F.F.=262.0
ELEV.=260.0
40' MIN. YARD REQ.
±90'

PARCEL 27E
ANGLE OF BULK PLANE
BURKE ROAD

LEGEND

- LARGE DECIDUOUS TREE (SUCH AS GREEN ASH, LITTLELEAF LINDEN AND RED MAPLES)
- EVERGREEN (SUCH AS LEYLAND CYPRESS, NORWAY SPRUCE AND LOBLOLLY PINES)
- SMALL ORNAMENTAL TREE (SUCH AS ALLEGHENY SERVICEBERRY, KOUSA DOGWOOD AND YOSHINO CHERRIES)
- EXISTING TREE
- PROPOSED LOW GROWING SHRUBS & GROUND COVER WITHIN RPA AND SIGHT DISTANCE EASEMENT
- DENOTES LIMITS OF FLOODPLAIN & RPA
- DENOTES LIMITS OF CLEARING AND GRADING
- DENOTES PROPOSED LIMITS OF FLOODPLAIN & RPA

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
JACK E. RINKER
No. 3958
5-19-04
CERTIFIED PROFESSIONAL ENGINEER

SE Application No. 2003-SP-041 Staff: SWAGLER
APPROVED SE/ SP PLAN
SEE DEV. CONDS DATED 6-7-04
Date of BOS (BZA) approval 6-7-04
Sheet 2 of 2
conc w/ CBE # 026438
Conds 5.12.04

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NJ RA C-8078 — TEXAS RA 15417
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PHONE (703) 368-7373 METRO (703) 691-6813 FAX (703) 368-9282

REVISIONS

NO.:	DATE:	
1	10/21/02	ADD FLOODPLAIN PROVISIONS TO
		SHT 1, ADD PROP. TOPO, TRAILER HT.
		TO SHT 2 PER CO. COMMENTS
2	4/24/03	REVISE SANITARY SEWER,
		DUMPSTER PAD AND
		TRANSFORMER PAD
3	9/17/03	MODIFY NOTES, TEMP. TRAILERS
		& FLOODPLAIN PROVISIONS PER
		APPROVED 2232, SITE PLAN
		& RPA DELINEATION,
4	11/3/03	MODIFY NOTES, ADD PROP. TOPO
5	3/16/04	MODIFY TABS TO INCLUDE
		FUTURE EXPANSION, APPROVED
		SUBDIVISION, MINIMUM LOT SIZE
		SE & COUNTY COMMENTS
6	4/27/04	REMOVED PARKING FROM RPA
		PER COUNTY COMMENTS, ADD VEG.
		TO RPA AREA, REVISED TABS
7	5/19/04	REMOVED NOTE PER COUNTY

NO.: DATE: SUBMISSIONS

APPROVALS:

CLIENT / PROJECT:
COX COMMUNICATIONS
NEW STC FACILITY
SOUTHWEST HUB
BURKE LAKE ROAD
FAIRFAX COUNTY, VA

DRAWING TITLE:
SPECIAL EXCEPTION PLAT

PROJECT MANAGER: DSD	SCALE: 1"=20'
DRAWN BY: PJR	DATE: AUGUST 20, 2002
CHECKED BY: ETC	PROJECT NO.: 4935

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DRAWING NO.
SHEET 2 OF 2

M:\WORK\02039\02039H\Exhibits\Special Exception - Future Expansion\Revised-Sht-2-SpEx-Plat.dwg 05/19/2004 11:20:48 AM EDT