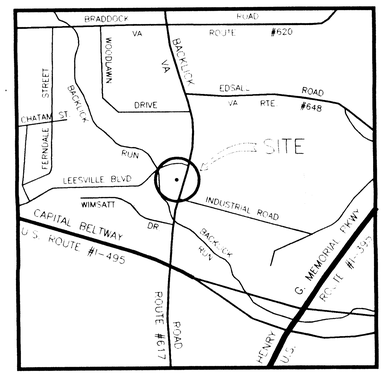
PROFFERED CONDITION AMENDMENT PLAT
PCA-88-A-042
AND
SPECIAL EXCEPTION AMENDMENT PLAT
SEA-86-A-027
5506 BACKLICK ROAD
FAIRFAX, VIRGINIA
LEE DISTRICT

GENERAL NOTES

1. The property delineated on this plat is located on Tax Assessment Map No. 80-2 ((1)) Parcel 14 and is now in the name of George F. Kirkland, Jr..
2. A title report was furnished by Chicago Title Insurance Company, commitment No. 9676-50116, therefore, this plat may not indicate all encumbrances on the property after the effective date.
3. Boundary and topographic information was taken from an ALTA/ACSM Land Title Survey prepared by KCI Technologies dated 11/14/96 and revised through 3/06/97. Contour interval is 1 foot. The survey was field run
4. This application requests a amendment to the Special Exception Amendment 86-A-027 by a Category 6 Special Exception for a drive-thru restaurant and a category 6 Special Exception for waiving the minimum lot size requirements within the C-6 zoning district and the Highway Corridor Overlay District.
5. The subject property consists of 0.8598 acres. The existing restaurant was constructed in 1971. All existing structures are to remain.
6. The subject property is located in Area I, Annandale Planning District, North Springfield Community Planning Sector, Land Use section 3 designates the property as commercial uses. Therefore, no adverse effects are seen on the adjacent properties.
7. Existing zoning patterns adjacent to the site are:

   To the west: I-5
   To the north: C-2
   To the east: Across Backlick Road: I-5
   To the south: I-5
8. According to the Fairfax County Chesapeake Bay Preservation Area maps, no Resource Protection Areas (RPA) exist on the subject property. In addition, no floodplain, as delineated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County are present on the subject property.
9. No net increase in impervious surface is proposed, therefore, no change is proposed to current stormwater management. A waiver of stormwater managment requirements was granted as part of the original site plan, #539-SP-01(1988)
10. Ingress/egress is provided via existing entrances onto Backlick Road
11. No improvements are proposed to the public right-of-way.
12. Public sewer and water are currently available to the subject property.
13. Site contains parking lot landscaping. Foundation plantings and select shrub removal is proposed in conformance with article 13 of the zoning ordinance and as shown on sheet 3.
14. No utility easements having a width of twenty-five feet or more are on the subject property.
15. The Comprehensive Plan identifies no trails adjacent to the site
16. To the best of our knowledge, no grave site, object, or structure marking a place of burial is present on the subject property.
17. To the best of our knowledge, the proposed expansion shall conform to the provisions of all applicable ordinances, regulations, and adopted standards of Fairfax County, except as noted.
18. To the best of our knowledge, no hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Part 116.4, 302.4 and 355 are to generated, utilized, stored, treated and/or disposed of on-site.



VICINITY MAP
Scale 1" = 2000'

SHEET INDEX

1 of 4 - Cover Sheet and Notes
2 of 4 - Special Exception Amendment Plan
3 of 4 - Planting Plan
4 of 4 - ALTA/ACSM Land Title Survey (Existing Conditions Plan)

SITE TABULATIONS

ZONE	C-5
PROPOSED USE	FAST FOOD RESTAURANT w/DINING AREA AND DRIVE-THRU SERVICE
GROSS SITE AREA	37,453 SF or 0.8598 Ac.
MINIMUN SITE AREA	40,000 SF

MINIMUM YARD REQUREMENTS

	REQUIRED	PROVIDED
-FRONT	45° angle of bulk plane but not less than 40'	±69'
-SIDE	No Requirement	±46'
-REAR	20'	±61'

FLOOR AREA RATIO	
-PERMITTED	0.40 Max
-EXISTING	0.11
-PROPOSED	0.12

FLOOR AREAS (SF)

	EXISTING	PROPOSED	ADDITION
-FREEZER	276	242	-34
-GROUND FLOOR	4,154	4,207	53
-GROSS AREA	4,430	4,449	19

OPEN SPACE	
-REQUIRED	20% Min.(7,491 SF)
-EXISTING	±18% (±6,756 SF)
-PROPOSED	±18% (±6,612 SF)
BUILDING HEIGHT	
-PERMITTED	40'
-EXISTING	±16'
-PROPOSED	±16'
SEATING	
-EXISTING	84
-PROPOSED	82
PARKING SPACES	
-REQUIRED (1 sp/2 seats)	41
-EXISTING	38
-PROPOSED	41
LOADING SPACE	
-REQUIRED	1
-EXISTING	1
-PROPOSED	1
STACKING SPACES	
-REQUIRED	11
-EXISTING	APPROX. 11
-PROPOSED	11

Application No. PCA 88-A-042 Staff B. Davis
APPROVED DEVELOPMENT PLAN
(DPA) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12-2-97
Date of (BOS) (PC) approval 2-9-98
Sheet 1 of 4

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 5 1997
ZONING EVALUATION DIVISION

WAIVERS

1. Applicant requests a waiver of the minimum lot area and lot width requirements.
2. Applicant requests a waiver of the minimum open space requirements.

COMMONWEALTH OF VIRGINIA
THOMAS D. RUST
NO. 4062
CERTIFIED PROFESSIONAL ENGINEER

APPLICANT/DEVELOPER

McDONALD'S CORPORATION
KROC DRIVE
OAK BROOK, ILLIONOIS 60521

PHR&A
PATTON HARRIS RUST & ASSOCIATES,pc
ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
14532 LEE ROAD
CHANTILLY, VIRGINIA 20151-1679
TEL:(703) 449-6700 FAX:(703) 449-6714

OFFICES:
BRIDGEWATER, VA.
LEESBURG, VA.
VIRGINIA BEACH, VA.
CHANTILLY, VA.
WINCHESTER, VA.

REGIONAL DWG. NO.	LOCATION CODE NUMBER
U1462055	045-1046

No.	Date	Revision	ID
1	7.15.97	2' addition to 01' window as per McDonalds	mjh
2	10.15.97	modify open space table, add OS waiver	mjh
3	10.15.97	addition of existing landscaping	mjh
4	10.24.97	add lighting	mjh
5	12.2.97	Modify building, parking and loading tabulations	MJB

McDONALD'S CORPORATION
KROC DRIVE
OAK BROOK, ILLINOIS 60521

SPECIAL EXCEPTION AMENDMENT PLAT
PROFFERED CONDITION AMENDMENT PLAT

5506 BACKLICK ROAD
SPRINGFIELD, VIRGINIA

COUNTY: FAIRFAX

McDONALD'S®

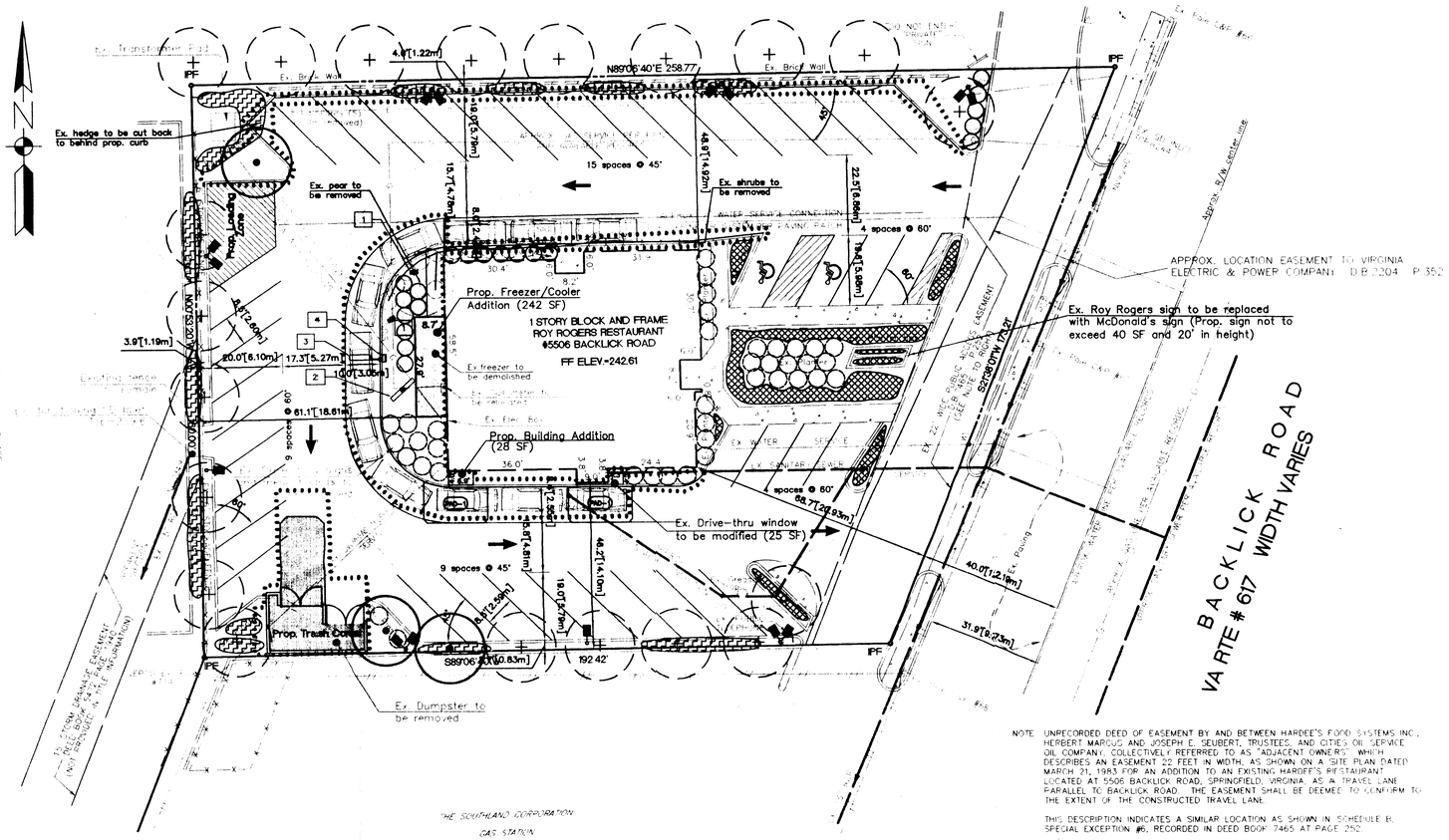
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

PLAN APPROVAL
SIGNATURE (2 REQUIRED) DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.
CO-SIGN SIGNATURES
CONTRACTOR
OWNER
OFFICE
ADDRESS

STATUS	DATE	BY
SEA	7/97	SSW
AS-BUILT		

SHEET 1 OF 4

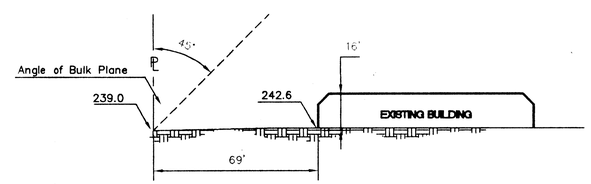
PHRA File # 09770-1-



NOTE: UNRECORDED DEED OF EASEMENT BY AND BETWEEN HARDEE'S FOOD SYSTEMS INC., HERBERT MARCUS AND JOSEPH E. SEUBERT, TRUSTEES, AND CITIES OIL SERVICE OIL COMPANY, COLLECTIVELY REFERRED TO AS "ADJACENT OWNERS" WHICH DESCRIBES AN EASEMENT 22 FEET IN WIDTH, AS SHOWN ON A "SITE PLAN DATED MARCH 21, 1983 FOR AN ADDITION TO AN EXISTING HARDEE'S RESTAURANT LOCATED AT 5506 BACKLICK ROAD, SPRINGFIELD, VIRGINIA" AS A TRAVEL LANE PARALLEL TO BACKLICK ROAD. THE EASEMENT SHALL BE DEEMED TO CONFORM TO THE EXTENT OF THE CONSTRUCTED TRAVEL LANE.

THIS DESCRIPTION INDICATES A SIMILAR LOCATION AS SHOWN IN SCHEDULE B, SPECIAL EXCEPTION #6, RECORDED IN DEED BOOK 7465 AT PAGE 352.

SHOWN. AFFECTS SURVEYED SITE



ANGLE OF BULK PLANE SKETCH

Scale 1" = 30'

Application No. PCA 88-A-042 Staff B. Davis

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 12-2-97

Date of (BOS) (PC) approval 2-9-98

Sheet 2 of 4

No.	Date	Revision	By
1	7.18.97	2' addition to DT window as per McDonalds	mjh
2	10.15.97	modify open space table, add OS waiver	mjh
3	10.15.97	addition of existing landscaping	mjh
4	10.30.97	add lighting	mjh
5	12.2.97	Modify building, parking and loading tabulations	mjh

ADA LEGEND

- VAN — POLE MOUNTED SIGN w/ INTERNATIONAL SYMBOL OF ACCESSIBILITY (1 PER SPACE) PER ADA STANDARDS
- VAN — ADDITIONAL "VAN ACCESSIBLE" SIGNAGE REQUIRED ON THIS POLE
- ADA — HANDICAPP ACCESSIBLE RAMP IN WALK w/ DETECTABLE WARNING SURFACE
- ADA — WALL MOUNTED SIGN IDENTIFYING ACCESSIBLE ENTRANCE (60" A.F.F. TO C/L OF SIGN)
- ADA — PROVIDE 36" ACCESSIBLE ROUTE PER ADA STANDARDS

CONCRETE PADS

- PAD 1 — 18' X 10' X 5" CONC PAD WITH HI-TECH FIBER REINFORCEMENT
- PAD 2 — 12' X 20' X 5" CONC PAD w/ 6X6, 10/10 W.W.M.

DRIVE THRU

- 1 — PRE-SELL BOARD (2) REQ'D.
- 2 — 99" X 65" MENU BOARD
- 3 — VEHICLE DETECTOR LOOP (2) REQ'D.
- 4 — CUSTOMER ORDER DISPLAY BOARD

LEGEND

GENERAL
- PROPERTY LINE
- EASEMENT

PROPOSED
- LIGHT POLE
- HANDICAPPED PARKING
- SIGN
- CURB & GUTTER
- ROAD STRIPING
- BUILDING
- STACKING SPACE
- PROPOSED CONC. PAVING

EXISTING
- LIGHT POLE
- GAS VALVE
- UTILITY POLE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- HAND BOX
- SEWER CLEANOUT
- WATER MANHOLE
- BOLLARD
- SIGN
- OVERHEAD WIRES
- UNDERGROUND ELECTRICAL SERVICE
- UNDERGROUND GAS SERVICE
- CURB & GUTTER
- CURB & GUTTER TO BE DEMOLISHED
- ROAD MARKINGS
- ROAD MARKINGS TO BE REMOVED
- CONTOUR

20 0 20 40 60

Scale 1" = 20'

McDONALD'S CORPORATION
KROC DRIVE,
OAK BROOK, ILLINOIS 60521

SPECIAL EXCEPTION AMENDMENT PLAT
PROFFERED CONDITION AMENDMENT PLAT

5506 BACKLICK ROAD
SPRINGFIELD, VIRGINIA

COUNTY: FAIRFAX

McDONALD'S

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

PLAN APPROVAL — SIGNATURE (2 REQUIRED) — DATE

REGIONAL MGR. / CONST. MGR. / OPERATIONS DEPT. / REAL ESTATE DEPT.

CO-SIGN SIGNATURES — OFFICE / ADDRESS

CONTRACTOR / OWNER

STATUS	DATE	BY
SEA	7/97	SSW
AS-BUILT		

PHR&A
PATTON HARRIS RUST & ASSOCIATES,pc
ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
14532 LEE ROAD
CHANTILLY, VIRGINIA 20151-1679
TEL.:(703) 449-6700 FAX:(703) 449-6714

OFFICES:
BRIDGEWATER, VA.
LEESBURG, VA.
VIRGINIA BEACH, VA.
CHANTILLY, VA.
WINCHESTER, VA.

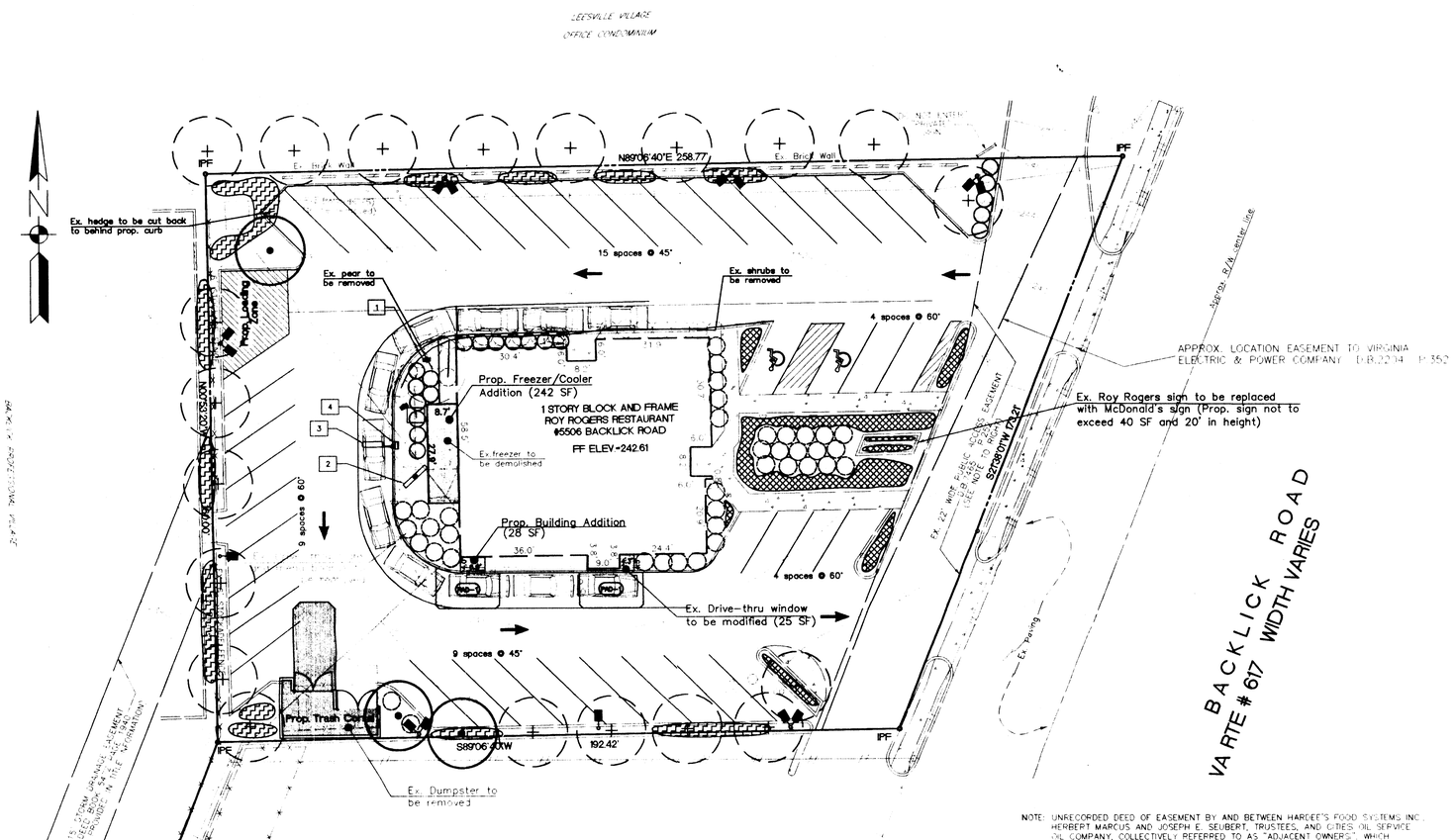
REGIONAL DWG. NO. U1462055

LOCATION CODE NUMBER 045-1046

SHEET 2 OF 4

PHRA File # 09770-1-20

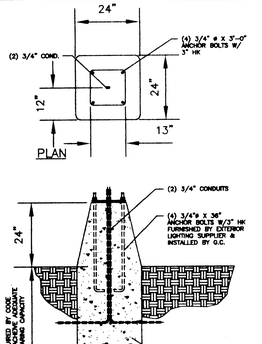
P:\PRO\EGT\09770\1-20\PLANTING\BASE\02DSEA Fri Nov 07 09:52:28 1997



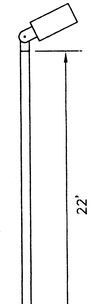
NOTE: UNRECORDED DEED OF EASEMENT BY AND BETWEEN HARDEE'S FOOD SYSTEMS INC., HERBERT MARCUS AND JOSEPH E. SEUBERT, TRUSTEES, AND CITIES OIL SERVICE OIL COMPANY, COLLECTIVELY REFERRED TO AS "ADJACENT OWNERS", WHICH DESCRIBES AN EASEMENT 22 FEET IN WIDTH, AS SHOWN ON A SITE PLAN DATED MARCH 21, 1983 FOR AN ADDITION TO AN EXISTING HARDEE'S RESTAURANT LOCATED AT 5506 BACKLICK ROAD, SPRINGFIELD, VIRGINIA AS A TRAVEL LANE PARALLEL TO BACKLICK ROAD. THE EASEMENT SHALL BE DEEMED TO CONFORM TO THE EXTENT OF THE CONSTRUCTED TRAVEL LANE.

THIS DESCRIPTION INDICATES A SIMILAR LOCATION AS SHOWN IN SCHEDULE B, SPECIAL EXCEPTION #6, RECORDED IN DEED BOOK 7465 AT PAGE 252.

SHOWN, AFFECTS SURVEYED SITE



LOT LIGHTING FTG. DETAIL
N.T.S.



LIGHTING DETAIL
N.T.S

Lighting Notes

Lighting design done by Southco lighting,
PO Box 510859, St. Louis, MO 63151.
Tel: 800.783.4535

Fixtures are to be angled to illuminate the building and parking lot with minimum spillage on to surrounding properties.

All existing lights are to be removed and replaced as shown.

Prior to installation test pits are to be dug in all locations where lights do not already exist so as to avoid damage to existing underground utilities.

ASB SERIES
ASB-1000wMH-30Deg.Tilt\ASB1M243
Mounting Height= 24 feet.
From Pole to Photometric Center= 1.25 feet.
IES Candela File: C:\ACAD\PHOTO\ASB1000M.IES
Initial Lumens per Lamp= 98098.
Light Loss Factor (LLF) = 1.0
Number Poles this type = 8

COMMONWEALTH OF VIRGINIA
THOMAS D. RUST
NO. 5254
CERTIFIED PROFESSIONAL ENGINEER

Application No. PCA88-A-042 Staff B. Dunn
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12-2-97
Date of (BOS) (PC) approval 2-9-98
Sheet 3 of 4

PLANTING LEGEND

- Proposed Shade Tree
- Proposed Shrub
- Existing Shade Tree
- Existing Evergreen Shrub
- Existing Evergreen Shrub to be removed
- Existing Hedge
- Existing Ground Cover

LEGEND

GENERAL
- PROPERTY LINE
- EASEMENT

PROPOSED
- LIGHT POLE
- HANDICAPPED PARKING
- SIGN
- CURB & GUTTER
- ROAD STRIPING
- BUILDING
- STACKING SPACE
- PROPOSED CONC. PAVING

EXISTING
- LIGHT POLE
- GAS VALVE
- UTILITY POLE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- HAND BOX
- SEWER CLEANOUT
- WATER MANHOLE
- BOLLARD
- SIGN
- OVERHEAD WIRES
- UNDERGROUND ELECTRICAL SERVICE
- UNDERGROUND GAS SERVICE
- CURB & GUTTER
- CURB & GUTTER TO BE DEMOLISHED
- ROAD MARKINGS
- ROAD MARKINGS TO BE REMOVED
- CONTOUR

20 0 20 40 60
Scale 1" = 20'

PHR&A
PATTON HARRIS RUST & ASSOCIATES,pc
ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
14532 LEE ROAD
CHANTILLY, VIRGINIA 20151-1679
TEL:(703) 449-6700 FAX:(703) 449-6714

OFFICES:
BRIDGEWATER, VA.
LEESBURG, VA.
VIRGINIA BEACH, VA.
CHANTILLY, VA.
WINCHESTER, VA.

REGIONAL DWG. NO.	LOCATION CODE NUMBER
U1462055	045-1046

No.	Date	Revision	By
1	7.18.97	2' addition to DT window as per McDonalds	mjh
2	10.13.97	modify open space table, add OS waiver	mjh
3	10.13.97	addition of existing landscaping	mjh
4	10.24.97	add lighting	mjh
5	12.2.97	Modify building, parking and landing tabulations	mjh

McDONALD'S CORPORATION
KROC DRIVE
OAK BROOK, ILLINOIS 60521

SEA-86-A-027 and PCA-88-A-042
LIGHTING and PLANTING PLAN
5506 BACKLICK ROAD
SPRINGFIELD, VIRGINIA

COUNTY: FAIRFAX

McDONALD'S

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

PLAN APPROVAL
SIGNATURE (2 REQUIRED) | DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.

CO-SIGN SIGNATURES
CONTRACTOR
OWNER

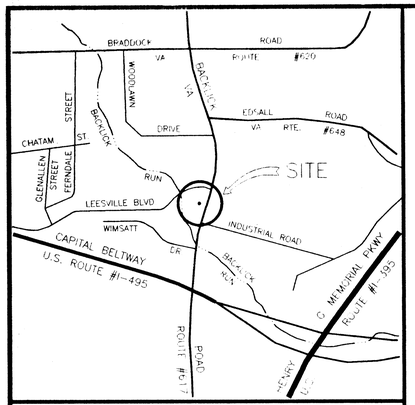
OFFICE
ADDRESS

STATUS	DATE	BY
SEA	7/97	SSW
AS-BUILT		

SHEET 3 OF 4

PHRA File # 09770-1-20

P:\90LEC\09770\11-20\PLANTING\BASE\L020LAND Fri Nov 07 10:36:11 1997



LOCATION MAP

SCALE: 1" = 2000'

LEGAL DESCRIPTION

All of that certain lot or parcel of land situated, lying and being in Fairfax County, Virginia, and being more particularly described as follows:

BEGINNING at a point in the westerly right of way line of Backlick Road (State Route #617) said point being S.37 degrees 15'34" W. 12.71 feet from the Southeast corner of Lot 1-A of the Leewood Subdivision; thence along said right of way S.37 degrees 15'34" W. 5.06 feet to a point S.27 degrees 21'38" W. 50.11 feet to a point; and S.21 degrees 38'01" W. 121.12 feet to a point; thence through the land of H. D. Hall and Harlan E. Fraley, Trustees, S.89 degrees 06'40" W. 200.00 feet to a point; N.0 degrees 53'20" W. 160.00 feet to a point; and N.89 degrees 06'40" E. 273.23 feet to the beginning and containing 0.8598 acres, more or less.

LESS AND EXCEPT, that portion of the property conveyed to the Board of Supervisors by Deed of Dedication and Deed of Easement dated February 10, 1989 and recorded November 6, 1989 in Deed Book 7465 at Page 252, among the land records of Fairfax County, Virginia.

filesvr/tim/subs/Kcf113.doc

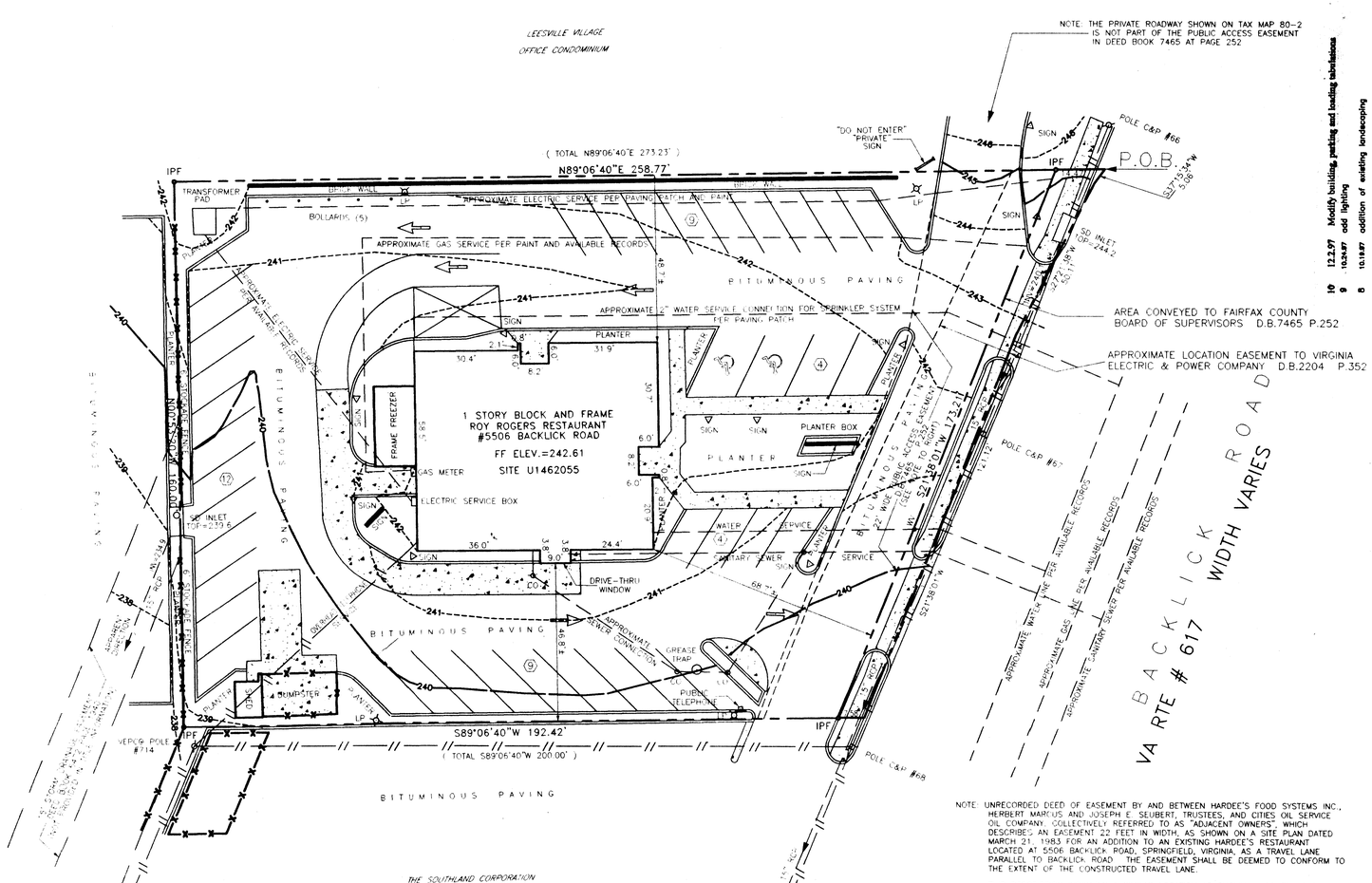
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER 9676-50116
SCHEDULE B, PART 2
SPECIAL EXCEPTIONS

2. Restrictive covenants recorded in Deed Book 452 at Page 412, but omitting any restrictions based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant:
   A. is exempt under Chapter 42, Section 3607 of the United States Code, or
   B. relates to handicap but does not discriminate against handicapped persons.
   non-descript
3. Easement to Fairfax County Board of Supervisors by instrument recorded in Deed Book 7465 at Page 252, Deed Book 1223 at Page 402 and Deed Book 2924 at Page 423.; 7465/252 shown, others not applicable
4. Easement to Virginia Electric & Power Company by instrument in Deed Book 844 at Page 456, Deed Book 1228 at Page 269 and Deed Book 2204 at Page 352.; 2204/352 shown, others non-descript, poles and lines shown
5. Easement to Commonwealth of Virginia by instrument recorded in Deed Book 2245 at Page 471.; within dedicated right of way of Backlick Road
6. Public Access Easement as shown on plat recorded in Deed Book 7465 at Page 252.; shown
7. Abutting Private Roadway as shown on Tax Map Number 80-2.; Private entrance shown at the northeast corner of the property leading into the adjacent property to the north from the 22' wide public access easement as recorded in Deed Book 7465 at Page 252 (Item 6 above)
8. Terms and provisions of Lease dated December 15, 1971 and recorded December 30, 1971 in Deed Book 3556 at Page 257, buy and between George F. Kirkland, Jr. and Hardee's Restaurants, Inc.; non-descript, lease area shown
9. This item was not in the title commitment received and added per phone conversation on January 16, 1997. Off-site 15' Storm Drainage Easement recorded in Deed Book 5472 at Page 1940; shown

filesvr/tim/subs/Kcf113.sch

20 0 20 40 60
Scale 1" = 20'

Application No. PCA88-A-042 Staff B. Davis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12-2-97
Date of (BOS) (PC) approval 12-9-98
Sheet 4 of 4



NOTE: UNRECORDED DEED OF EASEMENT BY AND BETWEEN HARDEE'S FOOD SYSTEMS INC., HERBERT MARCUS AND JOSEPH E. SEUBERT, TRUSTEES, AND CITIES OIL SERVICE OIL COMPANY, COLLECTIVELY REFERRED TO AS "ADJACENT OWNERS", WHICH DESCRIBES AN EASEMENT 22 FEET IN WIDTH, AS SHOWN ON A SITE PLAN DATED MARCH 21, 1983 FOR AN ADDITION TO AN EXISTING HARDEE'S RESTAURANT LOCATED AT 5506 BACKLICK ROAD, SPRINGFIELD, VIRGINIA, AS A TRAVEL LANE PARALLEL TO BACKLICK ROAD. THE EASEMENT SHALL BE DEEMED TO CONFORM TO THE EXTENT OF THE CONSTRUCTED TRAVEL LANE.

THIS DESCRIPTION INDICATES A SIMILAR LOCATION AS SHOWN IN SCHEDULE B, SPECIAL EXCEPTION #6, RECORDED IN DEED BOOK 7465 AT PAGE 252.

SHOWN AFFECTS SURVEYED SITE

FOR INFORMATION ONLY

FLOOD CERTIFICATION

THIS PROPERTY LIES WITHIN FLOOD ZONE X, "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN" AS INDICATED ON U.S. DEPARTMENT H.U.D. MAPS ENTITLED "FIRM FLOODING INSURANCE RATE MAP" FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 515525 0100 D, DATED MARCH 5, 1990.

SURVEYOR'S CERTIFICATE

I CERTIFY TO CHICAGO TITLE INSURANCE COMPANY AND MCDONALD'S CORPORATION THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 28, 1996; THAT IT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY McDONALDS'S CORPORATION.

HARRY G. BLANCHARD
CERTIFIED LAND SURVEYOR
VIRGINIA REGISTRATION NO. 1121 (3) (a)

DATE

FAIRFAX COUNTY ZONING ORDINANCE
TAX ID.# 80-2 001 14, ZONE C-5

4-507 Bulk Regulations

1. Maximum building height: 40 feet
2. Minimum yard requirements
   A. Front yard: Controlled by a 45 angle of bulk plane, but not less than 40 feet
   B. Side yard: No Requirement
   C. Rear yard: 20 feet

NOTE: Zoning classification, restrictions and requirements shown hereon are for informational purposes only. Before using this information for any purpose, check with the local government zoning administrator for verification and interpretation.

I CERTIFY THAT THIS PLAN IS AN EXACT REPRODUCTION OF THE ORIGINAL

LEGEND

	– UTILITY POLE
	– OVERHEAD UTILITY LINES
GV	– GAS VALVE
WMH	– WATER MANHOLE
WV	– WATER VALVE
FH	– FIRE HYDRANT
SMH	– SANITARY SEWER MANHOLE
SD INLET	– STORM DRAIN INLET
SDMH	– STORM DRAIN MANHOLE
RCP	– REINFORCED CONCRETE PIPE
PVC	– POLY VINYL COMPOUND PIPE
CONC.	– CONRETE
LP	– LIGHT POLE
Δ	– SIGN
FF ELEV =	– FIRST FLOOR ELEVATION
P.O.B.	– POINT OF BEGINNING
R.O.W.	– RIGHT-OF-WAY
	– PROPERTY LINES
	– CURB LINES
	– FENCE LINES
	– CONCRETE SURFACE
	– PARKING SPACES
	– HANDICAP PARKING SPACE

SURVEY AND PLAT PREPARED BY
FOWLER ASSOCIATES, INC.
255 NORTH WASHINGTON STREET, SUITE 300
ROCKVILLE, MARYLAND 20850
(301) 762-2377

KCI TECHNOLOGIES
ENGINEERS AND SURVEYORS
10 NORTH PARK DRIVE
HUNT VALLEY, MD 21030-1666
(410) 316-7800

REV	DATE	DESCRIPTION	BY	ISSUE REF
10	12.2.97	Modify building, parking and loading tabulations	mjh	
9	10.24.97	add lighting	mjh	
8	10.18.97	addition of existing landscaping	mjh	
7	10.18.97	modify open space table, add OS waiver	mjh	
6	7.18.97	2' addition to DT window as per McDonalds	mjh	
5	3/06/97	REVISED WATER SERVICE PER RECORDS, 25' WIDE EASEMENT REVISED SURVEYOR'S CERTIFICATE	CAPJ	
4	2/13/97	ADDED "SHOWN" AFFECTS SURVEYED SITE" TO NOTE ABOUT UNRECORDED DEED OF EASEMENT, ADDED SURVEYOR'S CERTIFICATE	CAPJ	
3	1/17/97	CLARIFY DISTANCES ON NORTH LINE, ADD DISTANCE IN DESCRIPTION AREA ON SOUTH LINE, ADDED NOTE ABOUT PRIVATE DRIVE	CAPJ	
2	1/14/97	ADDED NOTE ABOUT UNRECORDED DEED OF EASEMENT, ADDED SURVEYOR'S CERTIFICATE, ADDED STORM DRAINAGE EASEMENT ON ALBEMARLE PROP. TO WEST	CAPJ	
1	12/09/96	ADD ZONING INFO., INVERTS & UTILITIES IN STREET	CAPJ	
NEW CONVENTION		SCALE: UCS	1" = 20'	UNITS OF MEASURE: U.S. SURVEYOR'S FOOT

McDonald's®
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
LOCAL ADDRESS: 2715 PROSPERITY AVENUE, 5th FLOOR FAIRFAX, VA 22031

McDONALD'S CORPORATION
OAK BROOK, ILLINOIS 60521

TITLE: ALTA/ACSM LAND TITLE SURVEY

RESTAURANT LOCATION: 5506 BACKLICK ROAD SPRINGFIELD, VA 22151 RR ID No. U1462055

DRAWN BY	CHECKED BY	DATE CHECKED
GMF/CAPJ		
DATE DRAWN 10/14/96	APPROVED BY	DATE APPROVED
DRAWING ID	ISSUE REF	DATE ISSUED

SHEET NO. 4 of 4

Copy of C:\10437011-2\PLANNING\1462055 Fri Nov 07 10:43:57 1997