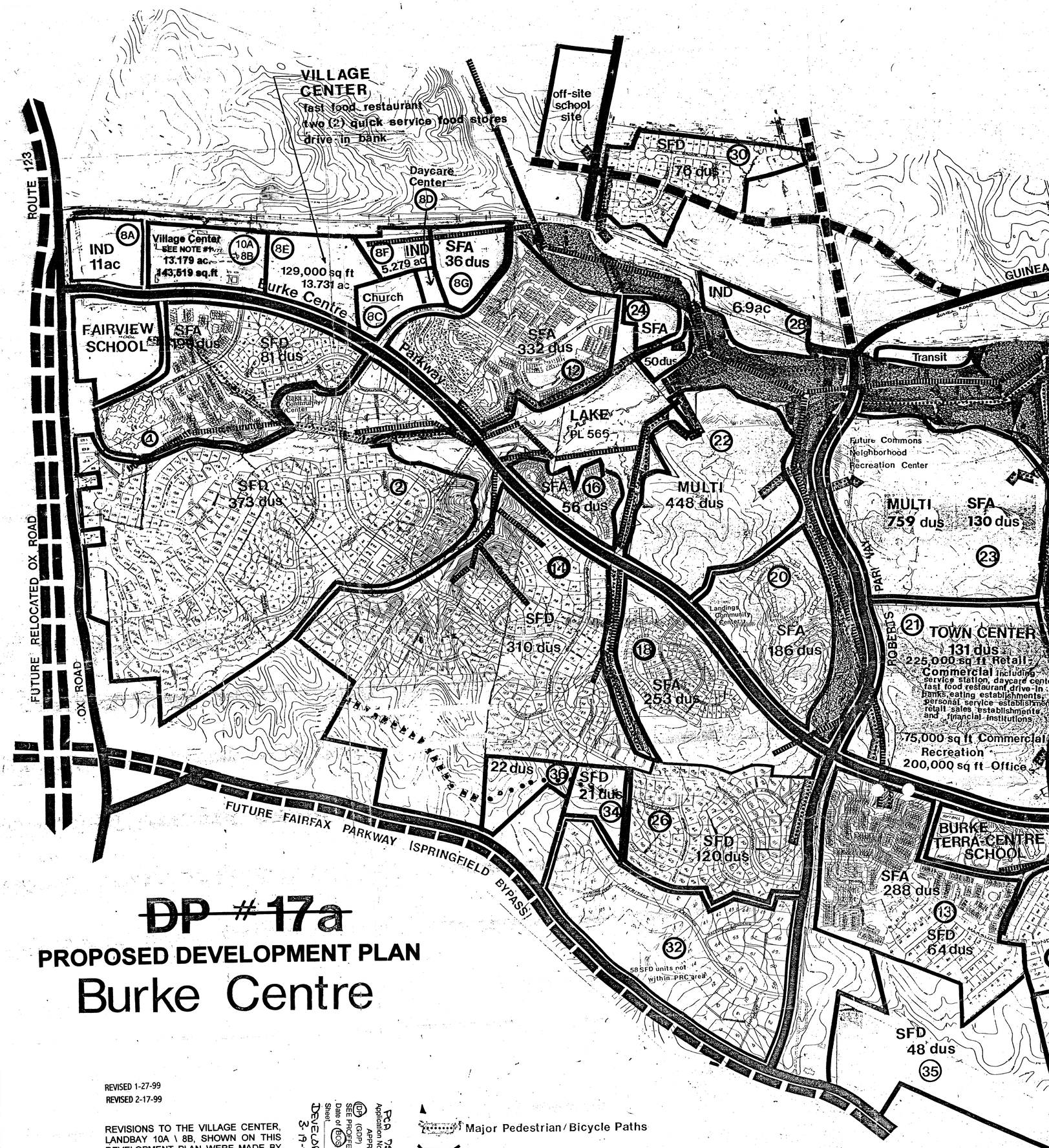


~~DP # 17a~~

PROPOSED DEVELOPMENT PLAN

Burke Centre

REVISED 1-27-99
REVISED 2-17-99

REVISIONS TO THE VILLAGE CENTER, LANDBAY 10A \ 8B, SHOWN ON THIS DEVELOPMENT PLAN WERE MADE BY BOWMAN CONSULTING GROUP, ON NOVEMBER 6, 1998.

This Plan was adopted by Fairfax County on 11 August 1975 as amended to As with all plans, it is subject to periodic review as the community develops. For this reason the land-use pattern shown on this map may be subject to change over the next few years.

PCA 75-8-036
Application No.
Staff T. SWEGLER
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-4-99
Date of (BOS) (PC) approval 3-22-99
Sheet 1 of 2
DEVELOPMENT CONDITIONS DATED 3-19-99

Major Pedestrian/Bicycle Paths
Major Storm Drainage Improvements
Major Sanitary Sewer Improvements
Major Open Space
Proposed Off-Site Roads by Others
Existing and Committed Roads
Possible Street Alignment

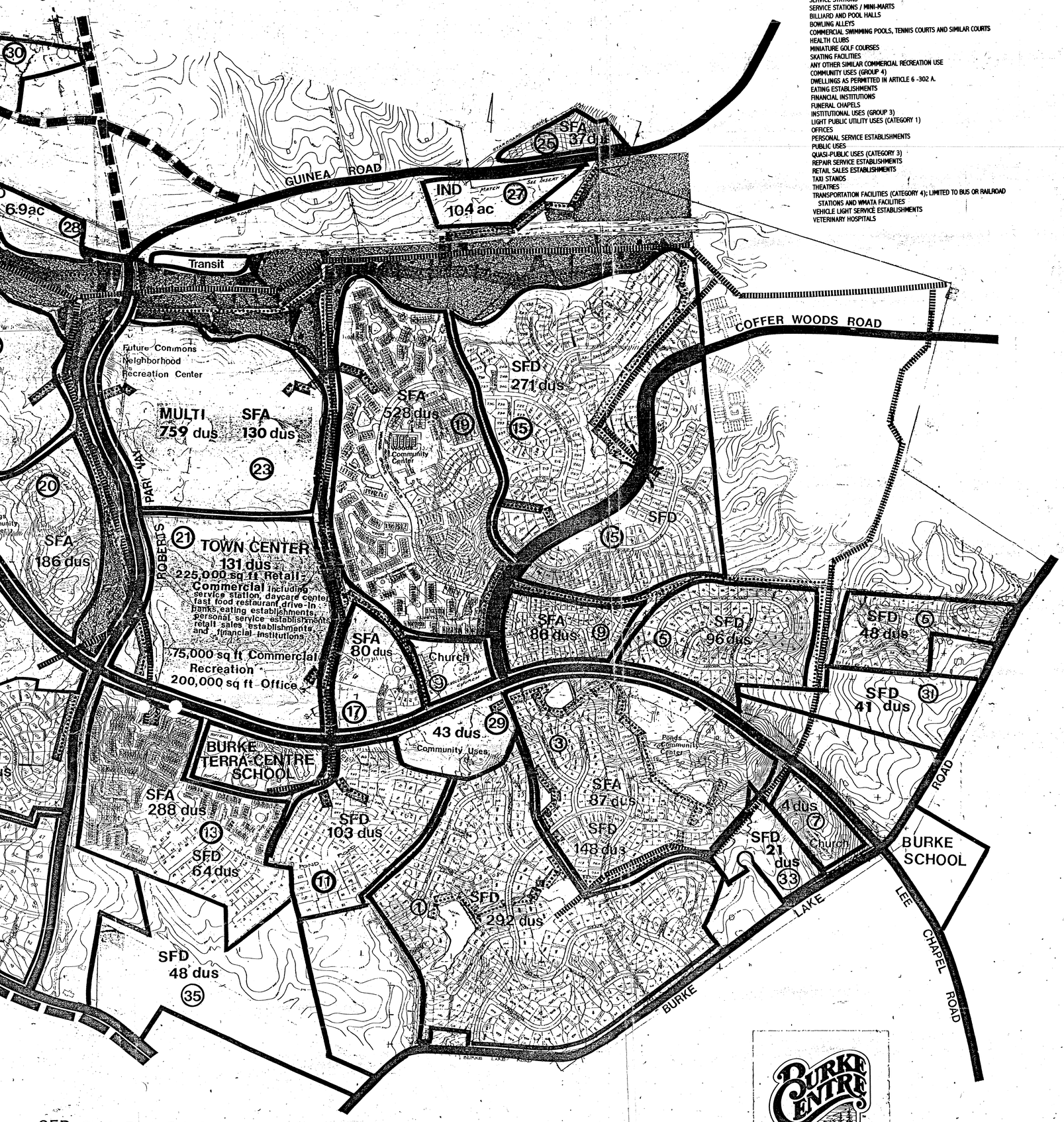
SFD Single Family Detached
SFA Single Family Attached
IND Industrial
MULTI Multi-F mily

Minimum distance by 30 scale SFD 3,4,11,13 and 30

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
FEB 19 1999
ZONING EVALUATION

NOTES:
1. THE FOLLOWING PRINCIPAL AND SECONDARY USES MAY BE ESTABLISHED WITHIN LANDBAY 10A \ 8B.

ACCESSORY USES AND ACCESSORY SERVICE USES, AS PERMITTED BY ARTICLE 10.
BUSINESS SERVICE AND SUPPLY ESTABLISHMENTS
AMUSEMENT ARCADES
AUTOMOBILE-ORIENTED USES
CAR WASHES
DRIVE-IN BANKS
FAST-FOOD RESTAURANTS
QUICK-SERVICE FOOD STORES
SERVICE STATIONS
SERVICE STATIONS / MINI-MARTS
BILLIARD AND POOL HALLS
BOWLING ALLEYS
COMMERCIAL SWIMMING POOLS, TENNIS COURTS AND SIMILAR COURTS
HEALTH CLUBS
MINIATURE GOLF COURSES
SKATING FACILITIES
ANY OTHER SIMILAR COMMERCIAL RECREATION USE
COMMUNITY USES (GROUP 4)
DWELLINGS AS PERMITTED IN ARTICLE 6 -302 A.
EATING ESTABLISHMENTS
FINANCIAL INSTITUTIONS
FUNERAL CHAPELS
INSTITUTIONAL USES (GROUP 3)
LIGHT PUBLIC UTILITY USES (CATEGORY 1)
OFFICES
PERSONAL SERVICE ESTABLISHMENTS
PUBLIC USES
QUASI-PUBLIC USES (CATEGORY 3)
REPAIR SERVICE ESTABLISHMENTS
RETAIL SALES ESTABLISHMENTS
TAXI STANDS
THEATRES
TRANSPORTATION FACILITIES (CATEGORY 4); LIMITED TO BUS OR RAILROAD STATIONS AND WMATA FACILITIES
VEHICLE LIGHT SERVICE ESTABLISHMENTS
VETERINARY HOSPITALS



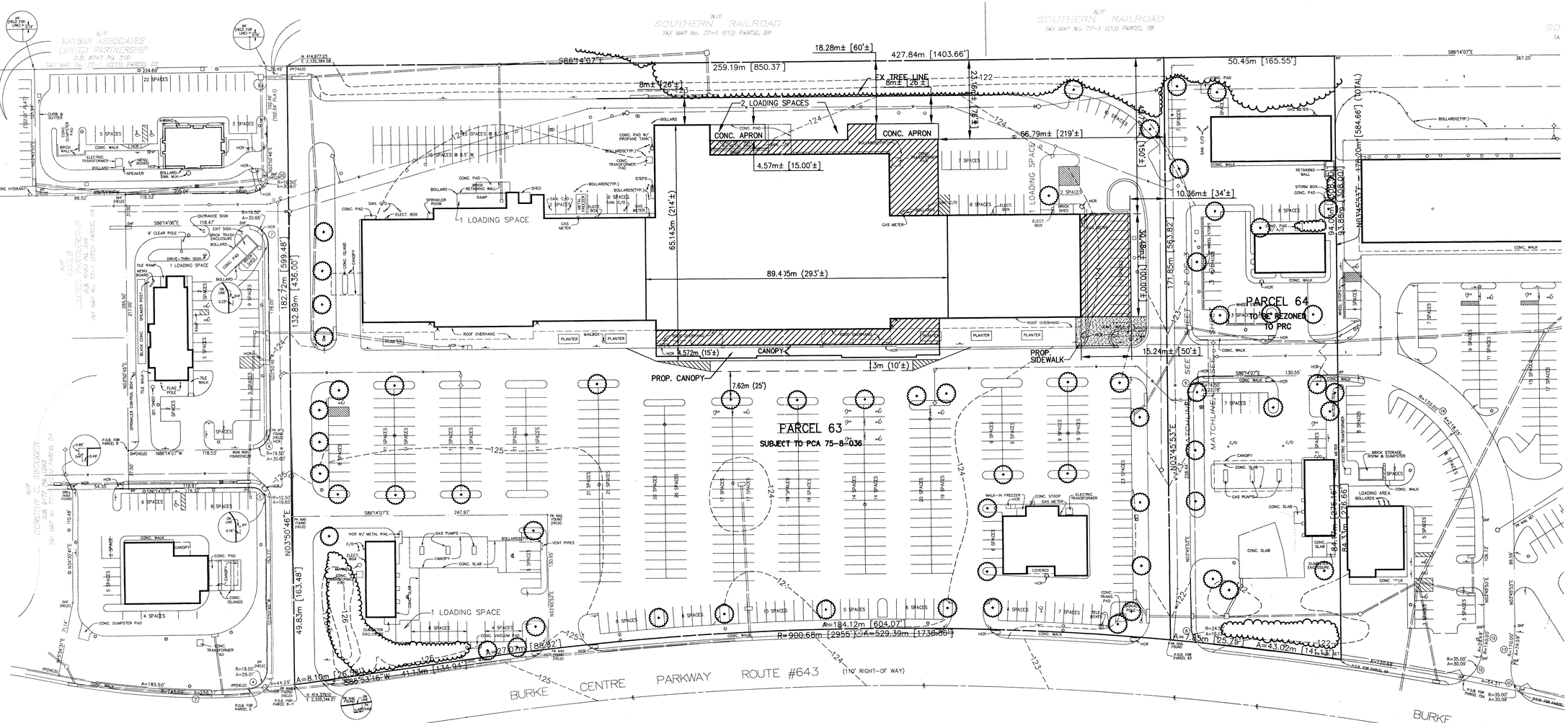
SFD Single Family Detached
SFA Single Family Attached
IND Industrial
MULTI Multi-F mily

Minimum distance between dwellings established by 30 scale SFD lot grading plans in sections 3,4,11,13 and 30.

1"-400'

BURKE CENTRE

SHEET 1 OF 2



TABULATION

EXISTING ZONE

(PARCEL 63)	PRC
(PARCEL 64)	I-5
PROPOSED ZONE (PARCEL 64)	PRC
SITE AREA; (PARCEL 63)	11.00011 AC. (479,165 SF)
(PARCEL 64)	2.17939 AC. (94,934 SF)
TOTAL	13.1795 AC. (574,099 SF)

GROSS FLOOR AREA

CURRENTLY EXISTING	
PARCEL 63	95,919 SF
PARCEL 64	9,722 SF
TOTAL	105,641 SF
PROPOSED ADDITION TO PARCEL 63	18,200 SF
POSSIBLE FUTURE FAR FOR PARCEL 64	14,011 SF
TOTAL GROSS FLOOR AREA	
PARCEL 63	114,119 SF

FLOOR AREA RATIO

CURRENTLY APPROVED	
PARCEL 63	0.18
PARCEL 64	0.10
PROPOSED	
PARCEL 63	0.24
PARCEL 64 (this application)	0.10
PARCEL 64 (future)	0.25

Proffer Condition Amendment Approval is Req'd. Prior To Construction of Additional Floor Area.

PARKING SPACES

PARKING SPACES REQUIRED	
PARCEL 63*	457 SPACES
PARCEL 64**	42 SPACES
TOTAL	498 SPACES

*Parking calculated at the Shopping Center rate of 4 spaces / 1,000GFA)
**Parking calculated at the Shopping Center rate of 4.3 spaces / 1,000GFA

TOTAL PARKING SPACES PROVIDED	
PARCEL 63	493 SPACES
PARCEL 64	42 SPACES
TOTAL	535 SPACES
LOADING SPACES	
LOADING SPACES REQUIRED	
PARCEL 63	5 SPACES
PARCEL 64	0 SPACES
LOADING SPACES PROVIDED	
PARCEL 63	5 SPACES
PARCEL 64	0 SPACES

LEGEND

EXISTING TREES TO REMAIN

PROPOSED ADDITION

VICINITY MAP
1:300

NOTES

1. The property that is the subject of the Proffer Condition Amendment is identified on the Fairfax County Zoning Map as 77-1 ((1)) 63.
2. The owner of the subject parcel is Steuart-Burke Centre Shopping Center, LLC.
3. The property that is the subject of the Rezoning is identified on the Fairfax County Zoning Map as 77-1 ((1)) 64.
4. The Shopping Center, free-standing Buildings are existing. The purpose of the Proffer Condition Amendment is to allow the expansion as shown to the Shopping Center. No changes are requested for the free-standing Buildings on Parcel 63 and Parcel 64. However; the Owner reserves the right at a future date to request additional FAR for Parcel 64, not to exceed 0.25 FAR.
5. The Boundary information shown hereon is taken from existing record.
6. The topography shown hereon is at a contour interval of one meter and was taken from existing records.
7. The proposed maximum building height for Parcel 63 and Parcel 64 is 40 feet.
8. There are no proposed recreational facilities for this Site.
9. Parcel 63 and Parcel 64 are presently served by a storm sewer system, determined by Fairfax County to be adequate. A waiver of Stormwater Management and Best Management Practices (BMP's), for the proposed addition to the Shopping Center is hereby requested.
10. It is to be understood that the following principal and secondary uses may be established within Parcel 63 and Parcel 64. Before establishment of such uses, parking will be provided in accordance with the provisions of Article 11 of the Zoning Ordinance.
    - Accessory uses and accessory service uses, as permitted by Article 10.
    - Business service and supply establishments
    - Amusement arcades
    - Automobile-oriented uses
    - Car washes
    - Drive-in banks
    - Fast-food restaurants
    - Quick-service food stoes
    - Service stations
    - Service stations / mini-marts
    - Billiard and pool halls
    - Bowling alleys
    - Commercial swimming pools, tennis courts and similar courts
    - Health clubs
    - Miniature golf courses
    - Skating facilities
    - any other similar commercial recreation use
    - Community uses (Group 4)
    - Dwellings as permitted in Article 6 -302 A.
    - Eating establishments
    - Financial institutions
    - Funeral chapels
    - Institutional Uses (Group 3)
    - Light Public Utility Uses (Category 1)
    - Offices
    - Personal service establishments
    - Public uses
    - Quasi-public uses (Category 3)
    - Repair service establishments
    - Retail sales establishments
    - Taxi stands
    - Theatres
    - Transportation facilities (Category 4); limited to Bus or railroad stations and WMATA facilities
    - Vehicle light service establishments
    - Veterinary hospitals
11. Parking and loading spaces will be provided in accordance with the provisions of Article 11 of the Zoning Ordinance.
12. There are no known grave, object or structure marking any burial sites on this property.
13. A modification of the Transitional Screening and waiver of the Barrier requirement is hereby requested for the southern property boundary of Parcel 63 and Parcel 64 (along Burke Centre Parkway), to that landscaping which currently exists (shown hereon), pursuant to Zoning Ordinance Article 13 -304 paragraph 1. A waiver of the Transitional Screening and Barrier requirement is hereby requested for the northern property boundary of Parcel 63 and Parcel 64 (adjacent to the railroad right of way), pursuant to Zoning Ordinance Article 13 -304 paragraph 11.
14. A modification of the Interior Parking Lot Landscaping and Perimeter Parking Lot Landscaping in favor of the currently existing landscaping (shown hereon), is hereby requested for Parcel 63, pursuant to Zoning Ordinance Article 13-201 paragraph 6B and 13-202 paragraph 3B, respectively.
15. The construction of the proposed development is anticipated to commence as soon as all necessary County permits are obtained.
16. As the Buildings shown hereon are existing, floodplain studies, drainage studies, soils reports, easements and/or letters of permission for off-site construction will not be required.
17. Given that these parcels are located within the interior of a PRC Development, a graphic depiction of the angle of bulk plane is not applicable.
18. To the best of our knowledge, the existing uses on this property comply with all current applicable state regulations regarding the utilization, storage, treatment or disposal of hazardous or toxic substances. In addition, the proposed uses will not generate, utilize store, treat or dispose of such substances on the property.
19. There are no existing utility easements with a width of twenty-five feet or more located on the property.
20. The property is served by public water and sewer.
21. To the best of our knowledge, the proposed development will conform to all current applicable land development ordinances, regulations and adopted standards.

PCA 75-8-036
Application No.
APPROVED DEVELOPMENT PLAN
Staff T. Boogler
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-4-99
Date of BOS (PC) approval 3-22-99
Sheet 2 of 2
DEVELOPMENT CONDITIONS
DATED 3-19-99

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JAN 28 1999
ZONING EVALUATION DIVISION

A-544

BOWMAN CONSULTING GROUP
ENGINEERS • PLANNERS • SURVEYORS
BOWMAN CONSULTING GROUP, P.C.
10530 ROSEHAVEN STREET, SUITE 230
FAIRFAX, VIRGINIA 22030
PHONE: (703)385-5000 FAX: (703)385-5096

BURKE CENTRE SHOPPING CENTER

PARCEL 63 PCA/PARCEL 64 REZONING/DEVELOPMENT PLAN AMENDMENT

BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
ANTHONY MORSE
No. 12316
1/27/99
PROFESSIONAL ENGINEER

PLAN STATUS	
1\26\99	ZONING TAB

DATE	DESCRIPTION
BAS DESIGN	EB DRAWN / BAS CHKD
SCALE	H:1:600 (1"=50') V:
JOB No.	98299
DATE	NOV, 1998
SHEET	2 OF 2

H:\98299\proc\98299prc.dwg Wed Jan 27 14:14:21 1999 dDoering