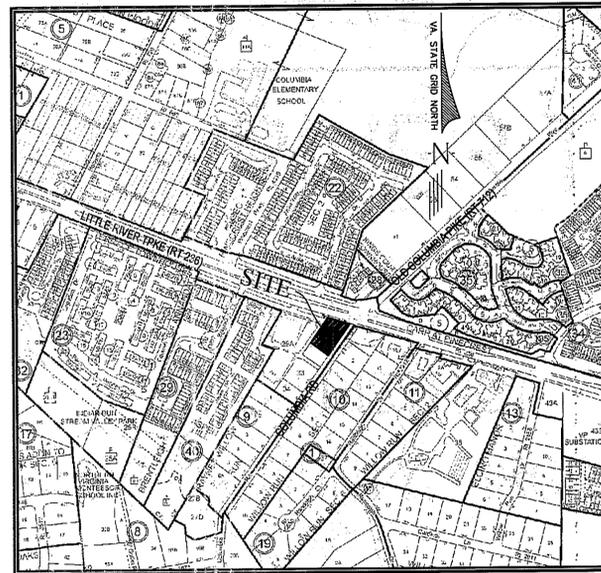


6701 LITTLE RIVER TURNPIKE

SPECIAL EXCEPTION PLAT

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1"= 500'

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	PROPERTY MAP
3	SOILS MAP
4	EXISTING VEGETATION MAP
5	SPECIAL EXCEPTION PLAT
6	LANDSCAPE TREE PRESERVATION PLAN
7	ADEQUATE OUTFALL ANALYSIS
8	SIGHT DISTANCE
9	CORRESPONDENCE
TOTAL	9

SPECIAL EXCEPTION REQUESTS

- THE APPLICANT IS REQUESTING A CATEGORY 6 SPECIAL EXCEPTION TO THE ZONING ORDINANCE TO PERMIT APPROVAL OF THE ENLARGMENT AND INCREASE IN INTENSITY OF AN EXISTING SERVICE STATION IN A HIGHWAY CORRIDOR OVERLAY DISTRICT (SE #: 2010-MA-031).
 - CURRENTLY EXISTING IS A SERVICE STATION WITH TWO REPAIR BAYS, A GAS PUMP ISLAND AND ASSOCIATED PARKING.
 - THERE ARE 3 NEW AUTOMOBILE REPAIR BAYS PROPOSED, FOR A TOTAL OF 5 REPAIR BAYS.
- THE APPLICANT IS REQUESTING A CATEGORY 6 SPECIAL EXCEPTION TO THE ZONING ORDINANCE TO PERMIT APPROVAL OF A COMMERCIAL DRIVEWAY IN A R-2 ZONE (SE#: 2010-MA-032).
- THE APPLICANT IS REQUESTING A CATEGORY 6 SPECIAL EXCEPTION TO THE ZONING ORDINANCE TO PERMIT A REDUCTION IN THE PARKING SETBACK FOR COMMERCIAL OFF-STREET PARKING.

OWNER/APPLICANT

KWAN SEUK CHOI
HILLBROOK REAL ESTATE HOLDINGS, LLC
6701 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003

CIVIL ENGINEER



ATTORNEY

WALSH COLUCCI LUBELEY EMRICH & WALSH
2200 NORTH CLARENDON BOULEVARD, SUITE 1300
ARLINGTON, VA 22201-3381
(703) 528-4700

Application No. SE 2010-MA-031 and 032
Staff WLD
APPROVED SE SP PLAN
SEE DEV CONDS DATED 6/22/11
Date of (BOS) (BZA) approval 7/24/11
Sheet 1 of 9

RECEIVED
Department of Planning & Zoning
APR 01 2011
Zoning Evaluation Division

APPLICATION NUMBER:

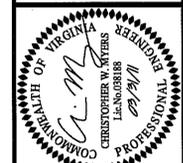
SE #: 2010-MA-031
SE#: 2010-MA-032

SHEET
1
OF
9

FILE No.
SPEX-1959

PLAN DATE	No.	DATE	DESCRIPTION	REVISIONS
07/06/10				
11/03/10				
02/10/11				
03/31/11				

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
www.urban-ld.com



COVER SHEET
6701 LITTLE RIVER TURNPIKE
PLAT OF SPECIAL EXCEPTION
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
PLAN DATE: JUNE, 2010
SCALE: AS-SHOWN

TM# 071-2-01-0029A
ANNANDALE OFFICE CENTER
LIMITED PARTNERSHIP
DB.6223 PG.592
ZONE: C-2

TM# 071-2-01-0033
ROBERT WILKINS
DB.20764 PG.2096
ZONE: R-2

TM# 071-2-01-0029A
ANNANDALE OFFICE CENTER
LIMITED PARTNERSHIP
DB.6223 PG.592
ZONE: C-2

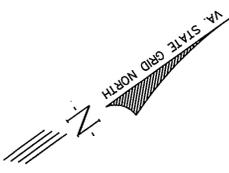
T.M. #0712-01-0032
HILLBROOK REAL ESTATE HOLDINGS, LLC
DB. 17197 PG. 578
41,286 S.F. OR 0.9478 ACRES

COLUMBIA ROAD
(RTE. 712)
EX. 50' R/W
TM# 071-2-10-0002
PACIFIC LANE PARTNERS LLC,
DB.15507 PG.0652
ZONE: C-2

TM# 071-2-10-0001
PACIFIC LANE PARTNERS LLC,
DB.15507 PG.0658
ZONE: C-2

 AREA OF SPECIAL EXCEPTION APPLICATION.
 AREA NOT INCLUDED IN THE SPECIAL EXCEPTION

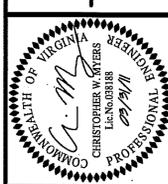
LITTLE RIVER TURNPIKE
(RTE. 236)
R/W - Varies
APPROX. EX. R.R. & TURNPIKE
LITTLE RIVER TURNPIKE



No.	DATE	DESCRIPTION	REVISIONS

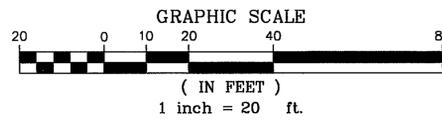
PLAN DATE
07/06/10
11/03/10
02/10/11
03/31/11

Urban, Ltd.
712 Little River Turnpike
Fairfax, VA 22030
Tel: 703.642.8800
www.urban.ltd.com



PROPERTY MAP
**6701 LITTLE RIVER TURNPIKE
PLAT OF SPECIAL EXCEPTION**
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
PLAN DATE: JUNE, 2010
SCALE: 1"=20'

Application No. SE 2010-MA-031 and 032 Staff W.O.D.
APPROVED  SP PLAN
SEE DEV CONDS DATED 6/27/11
Date of (BOS) (BZA) approval 7/26/11
Sheet 2 of 9



SHEET
2
OF
9
FILE No.
SPEX-1959

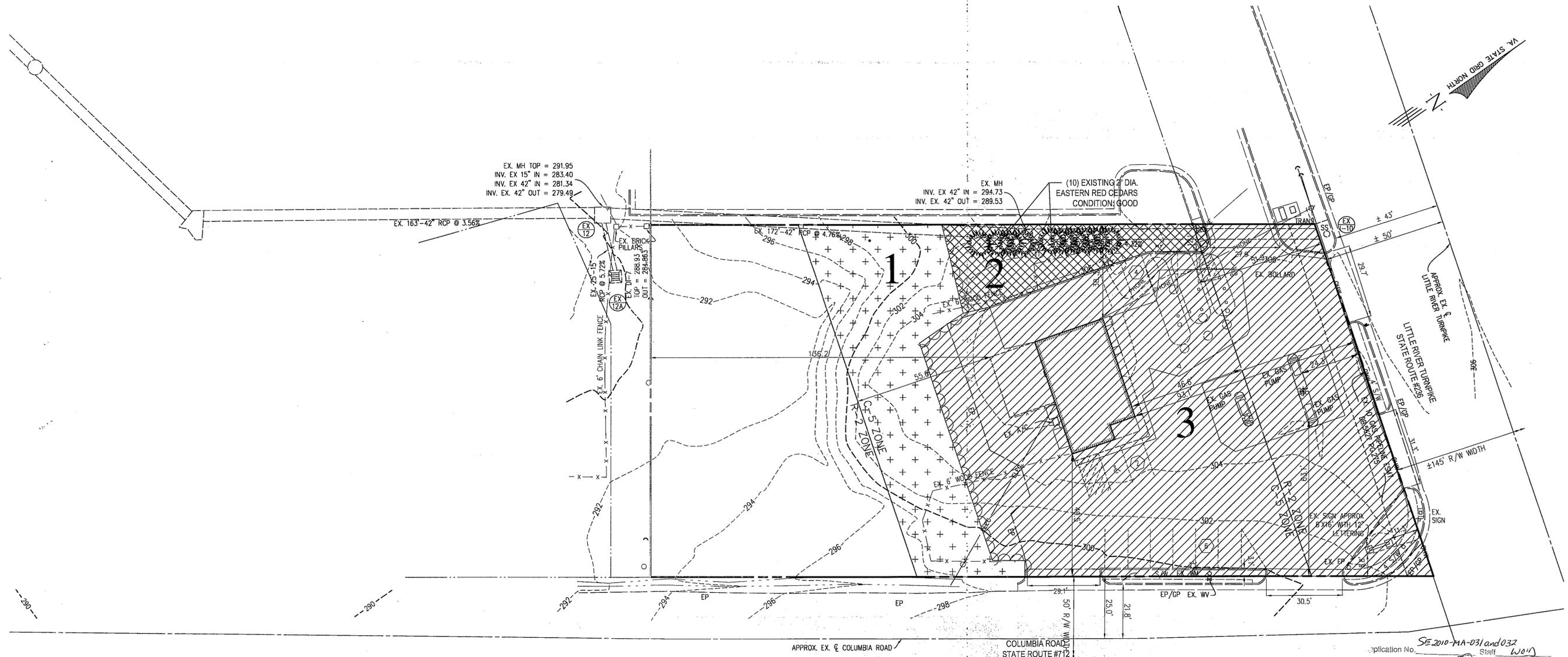
EXISTING VEGETATION SUMMARY

Symbol	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
1	Upland Forest	Predominantly Siberian Elm (<i>Ulmus pumila</i>), Box Elder (<i>Acer negundo</i>), White Mulberry (<i>Morus alba</i>), and Silver Maple (<i>Acer saccharinum</i>).	sub-climax	fair-good	.13 ac.	Cover type is primarily Siberian Elm (<i>Ulmus pumila</i>) between 8"-18" DBH, Box Elder (<i>Acer negundo</i>) between 4"-10" DBH, White Mulberry (<i>Morus alba</i>) between 2"-10" DBH and Silver Maple (<i>Acer saccharinum</i>) at 6"-11" DBH. There are juvenile American Hollies (less than 3' tall) scattered about within the stand. The forest floor is covered with wild Raspberries (<i>Rubus leucodermis</i>) and Amur Honey Suckle (<i>Lonicera maackii</i>).
2	Maintained Grasslands	Eastern Red Cedar (<i>Juniperus virginia</i>)	n/a	good	.05 ac.	Cover type consists of Eastern Red Cedar (<i>Juniperus virginia</i>) between 1"-2" DBH. This zone is a narrow landscape strip that abuts the western property line.
3	Developed	No species present	n/a	n/a	.50 ac.	Cover type includes the building, paved parking lot, and vehicle storage area. There is little to no vegetation in this area other than a narrow turf zone at the corner of Columbia Road and Little River Turnpike.
					total acreage: .68 ac.	

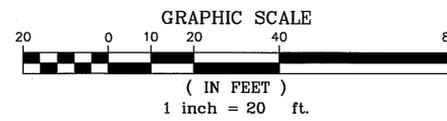
*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)

NOTES:

- EXISTING VEGETATION DELINEATION PROVIDED BY URBAN, LTD. IN A FIELD STUDY CONDUCTED ON DECEMBER 15, 2009.
- TREE STAND DELINEATIONS ARE FIELD LOCATED ONLY & HAVE NOT BEEN SURVEYED.



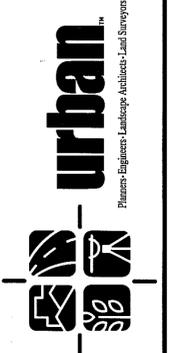
Application No. SE 2010-MA-031 and 032
 Staff: WOL
 APPROVED SE/SP PLAN
 SEE DEV CONDS DATED 6/22/11
 Date of (BOS) (BZA) approval 7/24/11
 Sheet 4 of 9



No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE
07/06/10
11/03/10
02/10/11
03/31/11

Urban, Ltd.
 7712 Little River Turnpike
 Alexandria, Virginia 22303
 Tel: 703.646.8100
 www.urban-ltd.com



EXISTING VEGETATION MAP
 6701 LITTLE RIVER TURNPIKE
 PLAT OF SPECIAL EXCEPTION
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PLAN DATE: JUNE, 2010
 SCALE: 1"=20'

SHEET 4 OF 9
 FILE No. SPEX-1959

PLAN LEGEND

- EX. 8" PVC EX. SAN SEW
- 8" PVC PROP. SAN SEW
- 24" RCP PROP. STM DRN
- EX. 24" RCP EX. STM DRN
- PROP. W/M
- EX. W/M
- PROP. RET. WALL
- EX. RET. WALL
- PROP. CONTOURS
- EX. CONTOURS
- TRAFFIC COUNT LABEL
- TRAFFIC CONTROL & OTHER SIGNS
- STREET SIGNS
- EX. SPOT SHOT
- PROP. SPOT SHOT
- TESTPITS
- PARKING SPACE COUNT
- BUILDING ENTRANCE
- LIGHT FIXTURE
- DIRECTIONAL TRAVEL ARROWS
- EX. UTILITY POLE
- EX. OVERHEAD WIRES
- EX. PHONE FACILITIES
- EX. GAS
- EX. WETLANDS
- WETLAND ABBREVIATIONS

PLAN DATE: 07/06/10
 07/03/10
 02/23/11
 05/23/11

Urban, Ltd.
 7112 Little River Turnpike
 Annandale, Virginia 22003
 Tel. 703.642.8880
 www.urban-ltd.com

urban
 Planning-Engineers-Landscape-Architects-Land-Surveyors

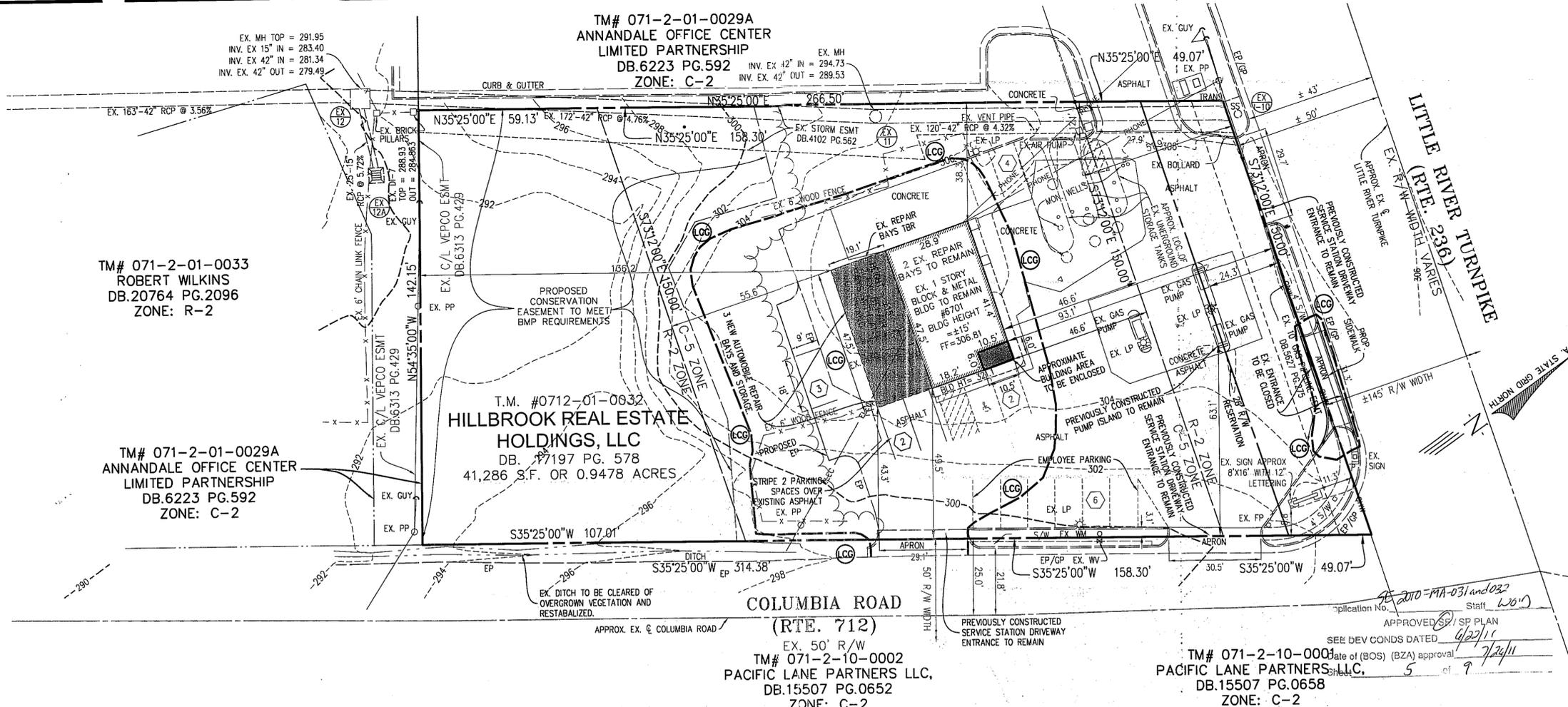
COMMONWEALTH OF VIRGINIA
 PROFESSIONAL ENGINEER
 CHRISTOPHER W. WILKINS
 License No. 001818
 09/11

SPECIAL EXCEPTION PLAT
 6701 LITTLE RIVER TURNPIKE
 PLAT OF SPECIAL EXCEPTION
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PLAN DATE: JUNE, 2010
 SCALE: 1"=20'

SHEET
 5
 OF
 9

FILE No.
 SPEX-1959



SWM MINIMUM REQUIREMENTS

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

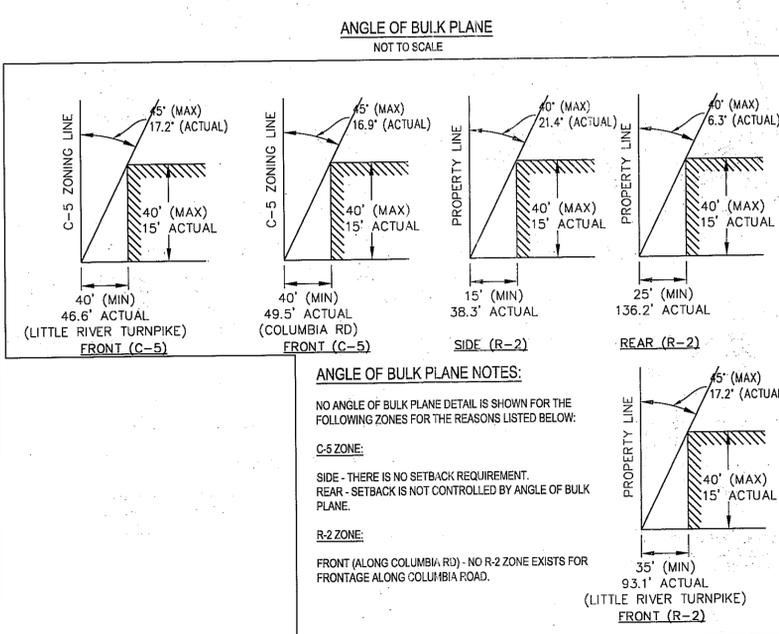
This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12)&(14))
 Development Plans PRC District (16-302 2 & 4L) PRC Plan (16-303 1E & 10)
 FDP P Districts (except PRC) 916-502 1F & 1Q) Amendments (18-202 10F & 10D)

- Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet N/A.
- Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

(e.g. dry pond A, inlet, trench, underground vault, etc.)
- Onsite drainage channels, outfalls and pipe systems are shown on Sheet 5.
- Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet N/A.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet.
- A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet N/A.
- A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 5. See waiver request.
- A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 7.
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 5.
- A submission waiver is requester for stormwater management. See waiver request on sheet 5.
- Stormwater management is not required because please see waiver request on sheet 5.



YARD SETBACKS

	Front (Little River Turnpike)				Front (Columbia Rd.)				Rear				Side	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
C-5 SE Area Only	45' ABP (Min 40 ft.)	46.6 ft.	45' ABP (Min 40 ft.)	49.5 ft.	20 ft.	55.6 ft.	9 ft.	38.3 ft.						
R-2 SE Area Only	N/A	24.3 ft.	N/A	63.1 ft.	N/A	55.6 ft.	N/A	N/A						
C-5 and R-2 SE Areas Combined	N/A	93.1 ft.	N/A	49.5 ft.	N/A	55.6 ft.	N/A	38.3 ft.						
Entire Parcel 71-2 (1) 32	N/A	93.1 ft.	N/A	49.5 ft.	N/A	136.2 ft.	N/A	38.3 ft.						

BUILDING HEIGHT COMPS

Maximum Building Height (C-5 Service Station)	
Permitted	40 ft.
Provided	+/- 15 ft.

SPECIAL EXCEPTION REQUESTS

- THE APPLICANT IS REQUESTING A CATEGORY 6 SPECIAL EXCEPTION TO THE ZONING ORDINANCE TO PERMIT APPROVAL OF THE ENLARGEMENT AND INCREASE IN INTENSITY OF AN EXISTING SERVICE STATION IN A HIGHWAY CORRIDOR OVERLAY DISTRICT (SE# 2010-MA-031).
- CURRENTLY EXISTING IS A SERVICE STATION WITH TWO REPAIR BAYS, A GAS PUMP ISLAND AND ASSOCIATED PARKING.
- THERE ARE 3 NEW AUTOMOBILE REPAIR BAYS PROPOSED, FOR A TOTAL OF 5 REPAIR BAYS.
- THE APPLICANT IS REQUESTING A CATEGORY 6 SPECIAL EXCEPTION TO THE ZONING ORDINANCE TO PERMIT APPROVAL OF A COMMERCIAL DRIVEWAY IN A R-2 ZONE. EXISTING DRIVEWAYS ARE REQUESTED TO REMAIN (SE# 2010-MA-032).
- THE APPLICANT IS REQUESTING A CATEGORY 6 SPECIAL EXCEPTION TO THE ZONING ORDINANCE TO PERMIT A REDUCTION IN THE PARKING SETBACK FOR COMMERCIAL OFF-STREET PARKING. EXISTING PARKING CONFIGURATION IS REQUESTED TO REMAIN.

REQUESTED WAIVERS / MODIFICATIONS

- THE APPLICANT IS REQUESTING A WAIVER FOR THE REQUIREMENT OF CHAPTER 6 OF THE PUBLIC FACILITIES MANUAL REGARDING STORMWATER QUANTITY MANAGEMENT FOR THE FOLLOWING REASONS:
 - THE AREA WHERE THE REPAIR BAYS ARE PROPOSED WAS PREVIOUSLY PAVED WITH ASPHALT AND CONSTRUCTION OF THE REPAIR BAYS WILL NOT ADD ANY ADDITIONAL IMPERVIOUS AREA. SINCE THE IMPERVIOUS AREA IN PRE-DEVELOPED CONDITIONS IS ESSENTIALLY THE SAME AS POST-DEVELOPMENT CONDITIONS, THE TIME OF CONCENTRATION AND THE WATERSHED CHARACTERISTICS WILL BE THE SAME. THEREFORE, IT IS OUR OPINION THAT BOTH WATER QUALITY AND WATER QUANTITY WILL NOT BE ADVERSELY IMPACTED BY THE ADDITION OF THE REPAIR BAYS.
 - AN ADEQUATE OUTFALL ANALYSIS WAS PERFORMED AND THE DOWNSTREAM STORM SEWER WAS FOUND TO HAVE ADEQUATE CAPACITY WITHOUT REQUIRING ANY ADDITIONAL STORM WATER DETENTION. SEE SHEET 7 FOR ADEQUATE OUTFALL NARRATIVE.
- THE APPLICANT IS REQUESTING A WAIVER FOR THE PEDESTRIAN TRAIL AND THE ON ROAD BICYCLE FACILITIES PER THE COUNTYWIDE TRAIL PLAN ALONG LITTLE RIVER TURNPIKE BECAUSE PROVISION OF EITHER THE TRAIL OR THE ON ROAD BICYCLE FACILITIES WOULD ELIMINATE THE GAS PUMP ISLAND AND COMPROMISE THE SERVICE STATION BUSINESS OF THE EXISTING USE. PLEASE NOTE THAT CURRENTLY THERE IS A SIDEWALK PRESENT IN THE LOCATION OF THE TRAIL.

GENERAL NOTES

- ALL REFERENCES HEREIN TO ZONING ORDINANCE SHALL REFER TO THE ZONING ORDINANCE OF FAIRFAX COUNTY, VIRGINIA.
- THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX MAPS AS #071-2-01-0032.
- THE 0.5166 ACRES OF THE SUBJECT PROPERTY ARE CURRENTLY ZONED C-5 AND 0.4312 ACRES ARE ZONED R-2. THE ENTIRE PROPERTY IS OWNED BY HILLBROOK REAL ESTATE HOLDINGS LLC.
- THE SOURCE OF BOUNDARY INFORMATION IS AN ALTA/ACSM SURVEY PREPARED BY DOMINION SURVEYORS, INC IN DECEMBER, 2004
- THE SOURCE OF TOPOGRAPHY (2 FOOT CONTOUR INTERVALS) IS FROM A FIELD RUN SURVEY BY URBAN, LTD. IN JANUARY, 2010.
- THE PROPERTY SHOWN HEREON IS LOCATED IN A ZONE "X" FLOOD DESIGNATION AREA, WHICH IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AREA, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP 515525-0088-D, REVISED MARCH 6, 1990.
- THERE ARE NO KNOWN EXISTING EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
- THERE ARE NO GRAVE SITES KNOWN TO EXIST WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY.
- THERE IS 1 EXISTING STRUCTURE LOCATED ON THE SUBJECT PROPERTY: A GASOLINE AND SERVICE STATION. THE DATE OF CONSTRUCTION OF THE EXISTING GASOLINE AND SERVICE STATION IS 1981.
- THIS DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS SPECIFIED BELOW.
- THE SITE IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
- THE SITE IS LOCATED IN R-2 AND C-5 ZONES. R-2 PORTION OF THE SITE IS NOT PART OF THE SPECIAL EXCEPTION APPLICATION.
- CONSERVATION EASEMENT MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING IF A STORMWATER MANAGEMENT FACILITY IS REQUIRED.
- TEMPORARY BUILDING ADDITIONS SHALL BE DEMOLISHED AND PERMANENT STRUCTURES SHALL BE CONSTRUCTED AS SHOWN ON THE SPECIAL EXCEPTION PLAT.
- PERMANENT REPAIR BAYS ARE TO BE CONSTRUCTED OF PRE ENGINEERED STEEL STRUCTURE WITH 3 ROLL UP DOORS FOR VEHICLE ENTRANCE AND WITH AN ACCESS DOOR.
- THE BUILDING NOTCH TO BE ENCLOSED IN FRONT OF THE BUILDING IS TO BE CONSTRUCTED TO MATCH THE EXISTING STRUCTURE WITH GLASS WINDOWS TO MATCH THE EXISTING STRUCTURE.

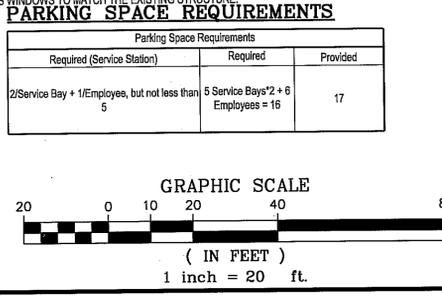
OPEN SPACE COMPUTATIONS

	Land Area (Ac.)	Land Area (\$)	Open Space	
			Required	Provided
C-5 SE Area Only	0.52	22,502	0.10 AC	23%
R-2 SE Area Only	0.16	6,975	N/A	0.02 AC
C-5 and R-2 SE Areas Combined	0.68	29,477	N/A	0.14 AC
Entire Parcel 71-2 (1) 32	0.95	41,286	N/A	0.39 AC

FAR COMPUTATIONS

	Floor Area Ratio (FAR) Computations:	
	Proposed	Existing
Gross Floor Area (SF)	2,280	1,302
Land Area (C-5 Only) (SF)	22,502	22,502
Maximum FAR	0.30	0.30
**FAR Provided	0.10	0.06

***FAR CALCULATION IS BASED ONLY ON THE C-5 SE AREA.



TREE PRESERVATION TARGET CALCULATIONS	
Gross Site Area (s.f.)	29,478
Pre-Development Area of Existing Tree Canopy (s.f.)	7,881
Percentage of Gross Site Area Covered by Existing Tree Canopy	27%
Tree Preservation Target	
10-Year Tree Canopy Requirement Percentage	10%
10-Year Tree Canopy Required (s.f.) (See "10-Year Tree Canopy Calculations" Table)	2,948
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (This is the "Tree Preservation Target")	27%
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (s.f.)	796
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation (s.f.) (See "Tree Preservation Calculations" Table)	3,381
Proposed Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation	115%
Tree Preservation Target met (%)	115% is greater than...
Tree Preservation Target met (s.f.)	3,381 is greater than...

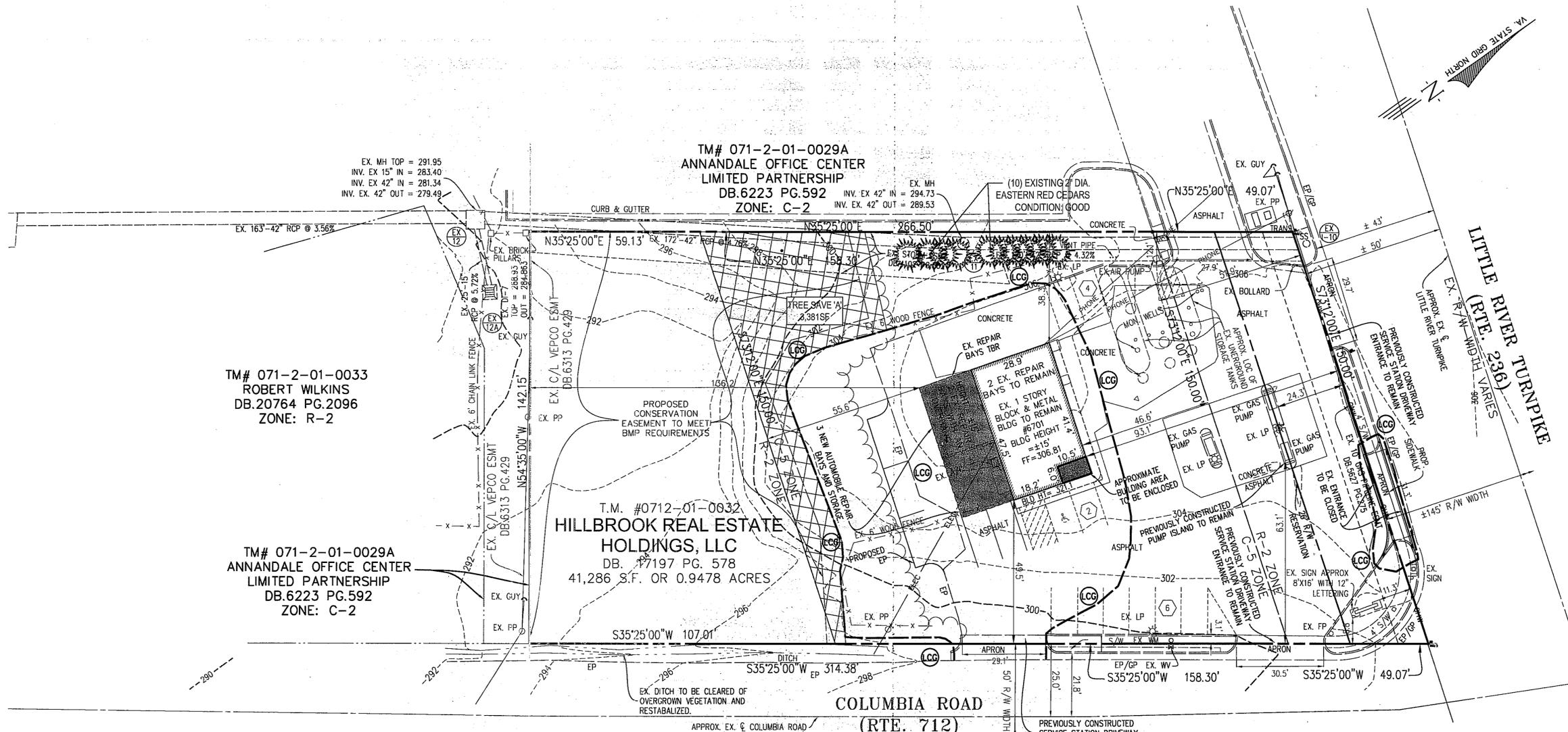
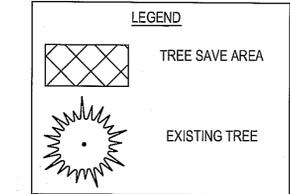
TREE PRESERVATION CALCULATIONS				
Tree Preservation Target (%)				27%
Tree Preservation Target (s.f.)				796
Tree Preservation:				
Tree Preservation Areas	Cover Type	S.F.	Credit Factor	Total
Tree Save Area 'A'	Normal	3,381	1.00	3,381
Total Tree Preservation Provided (s.f.)				3,381

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS	
Gross Site Area (s.f.)	29,478
Zone: C-5	[Use: Service Station (Group 5)]
Zone: R-2	[Use: Undeveloped]
Tree Canopy Required	10% 2,948
Total Canopy Area Provided Through Tree Preservation (s.f.)	3,381
Total Tree Canopy Provided (s.f.)	3,381

NOTE: SITE DOES NOT HAVE 20 PARKING SPACES OR MORE AND DOES NOT REQUIRE INTERIOR PARKING LOT LANDSCAPING PER SECTION 13-202.1 OF THE ZONING ORDINANCE.

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS	
Adjacent Use (Group)	Required Transitional Screening
North: Office/ Small Business	None required
West: Office/ Commercial	None required
East: Commercial	None required
South: Vacant/ Conservation Easement	None required

Application No. SE 2010-MA-031 and 032 Staff LD/D
 APPROVED BY SP PLAN
 SEE DEV CONDS DATED 6/22/11
 Date of (BOS) (BZA) approval 7/26/11
 Sheet 6 of 9



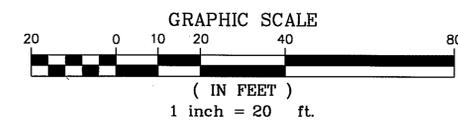
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 ROBERT WILKINS
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 ZONE: R-2

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 ANNANDALE OFFICE CENTER
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T.M. #0712-01-0832
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 DB. 17197 PG. 578
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TM# 071-2-10-0002
 PACIFIC LANE PARTNERS LLC,
 DB.15507 PG.0652
 ZONE: C-2

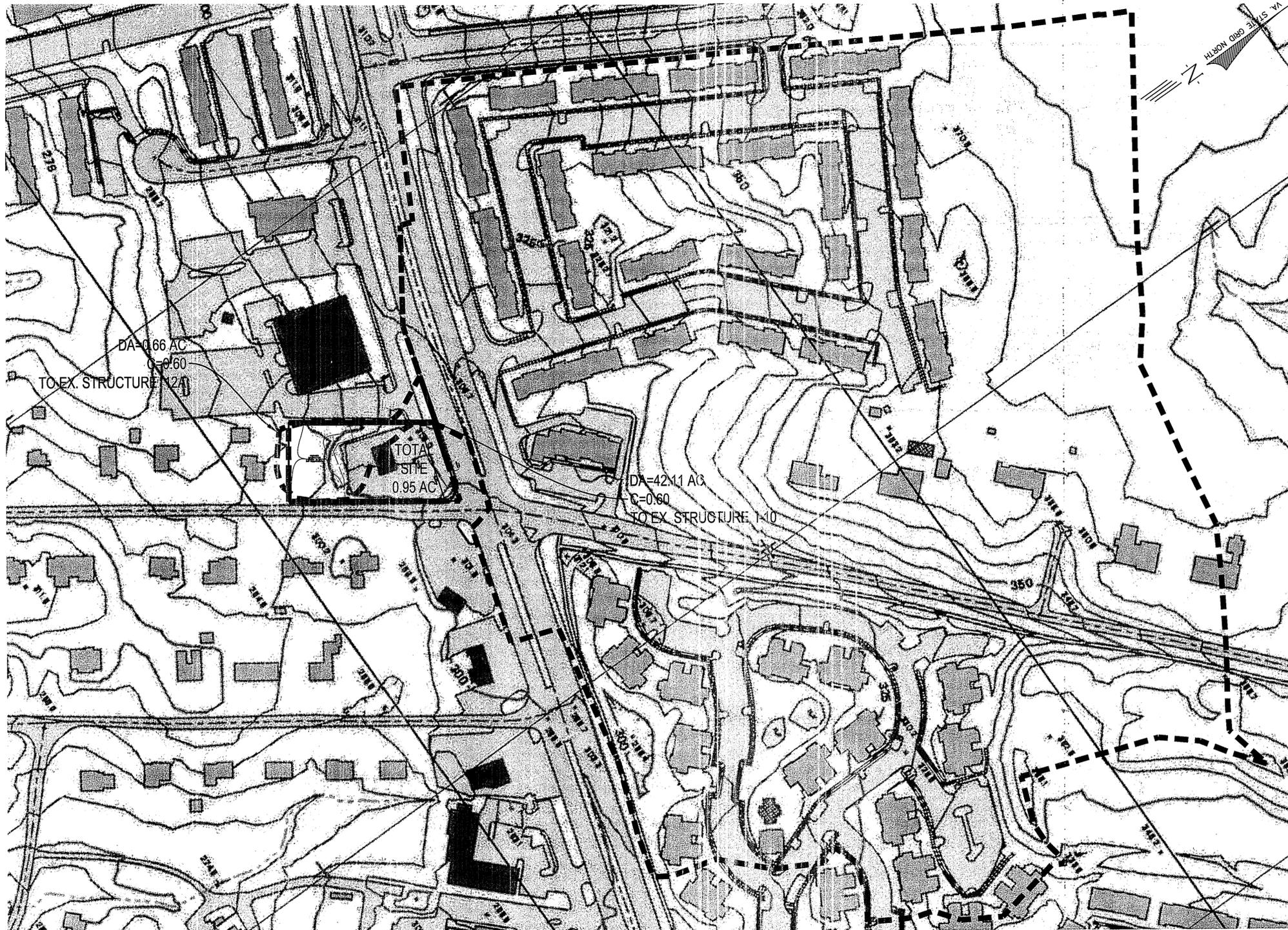
TM# 071-2-10-0001
 PACIFIC LANE PARTNERS LLC,
 DB.15507 PG.0658
 ZONE: C-2



PLAN DATE	07/06/10 11/03/10 02/10/11 03/31/11
DESCRIPTION	REVISIONS
No.	DATE
Urban, Ltd. 7712 Little River Turnpike Fairfax, VA 22033 Tel: 703.646.8800 www.urban.ltd.com	
PROFESSIONAL ENGINEER COMMONWEALTH OF VIRGINIA CHRISTOPHER W. STUBBS License No. 001888	
LANDSCAPE TREE PRESERVATION PLAN 6701 LITTLE RIVER TURNPIKE PLAT OF SPECIAL EXCEPTION MASON DISTRICT FAIRFAX COUNTY, VIRGINIA	
PLAN DATE:	JUNE, 2010
SCALE:	1"=20'
SHEET	6 OF 9
FILE No.	SPEX-1959

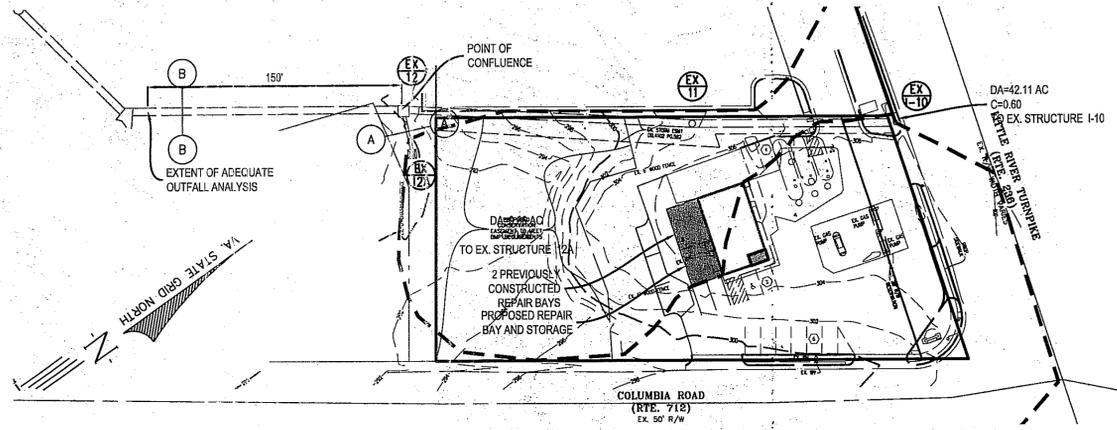
OVERALL DRAINAGE DIVIDES

1"=100'



EXTENTS OF ADEQUATE OUTFALL

1"=50'



STORM WATER MANAGEMENT NARRATIVE AND ADEQUATE OUTFALL ANALYSIS

THE SOUTHERN PORTION OF THE SITE WHERE THE SPECIAL EXCEPTION USE IS LOCATED OUTFALLS INTO AN EXISTING STORM INLET (EX. 12A) WHERE THE FLOW IS CONVEYED VIA A 15" RCP LOCATED AT THE SOUTH WEST CORNER OF THE PROPERTY TO EX. STRUCTURE 12. APPROXIMATELY 0.66 AC FROM THE SOUTHERN PORTION OF THE SITE WHERE THE SPECIAL EXCEPTION USE IS LOCATED DRAIN TO EXISTING STRUCTURE 12A. AT EXISTING STRUCTURE 12 ANOTHER DRAINAGE AREA (+ 42 AC) WHICH IS AT LEAST 90% OF THE FIRST DRAINAGE AREA JOINS THE FLOW VIA EX. STRUCTURE 1-10 TO EX. 11 TO EX. 12. THE EXTENT OF ADEQUATE OUTFALL ANALYSIS IS LOCATED 150 FT DOWNSTREAM OF EXISTING STRUCTURE 12 PER PFM 06-203.2A.

TWO SECTIONS WERE TAKEN TO DEMONSTRATE ADEQUACY. THE RATIONAL METHOD WAS USED WITH A TIME OF CONCENTRATION OF 5 MINUTES FOR BOTH SECTIONS TO BE CONSERVATIVE. BOTH SECTIONS WERE ANALYZED FOR CAPACITY USING THE 10-YR STORM AND FOUND TO BE ADEQUATE (SEE COMPUTATIONS BELOW). SECTION A-A WAS TAKEN AT THE 15" PIPE CONNECTING STRUCTURES 12A AND 12. SECTION B-B WAS TAKEN DOWNSTREAM OF STRUCTURE 12 IN AN EXISTING 42" RCP. NO ADDITIONAL FLOW IS ADDED AND THE PIPE HAS CONSTANT SIZE AND SLOPE THROUGHOUT THE 150 FT OF THE EXTENT OF REVIEW THEREFORE ALL SECTIONS ARE THE SAME AND ONLY ONE SECTION IS SHOWN BELOW. SINCE THE 10-YR STORM IS COMPLETELY CONTAINED WITHIN THE 42" AND THE 15" RCP'S, IT IS OUR OPINION THAT THE OUTFALL IS ADEQUATE AND NO ADVERSE IMPACT WILL OCCUR TO DOWNSTREAM PROPERTIES.

Worksheet for SECTION A-A 10-YR

Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.05720 ft/ft
Diameter	1.25 ft
Discharge	2.88 ft ³ /s
Results	
Normal Depth	0.37 ft
Flow Area	0.90 ft ²
Wetted Perimeter	1.43 ft
Top Width	1.14 ft
Critical Depth	0.88 ft
Percent Full	28.2 %
Critical Slope	0.00295 ft/ft
Velocity	9.63 ft/s
Velocity Head	1.44 ft
Specific Energy	1.81 ft
Froude Number	3.31
Maximum Discharge	15.82 ft ³ /s
Discharge Full	15.45 ft ³ /s
Slope Full	0.01198 ft/ft
Flow Type	SuperCritical

Application No. SE 2010-MA-031 and 032 Staff JLD/1
 APPROVED FOR PLAN
 SEE DEV CONDS DATED 6/24/11
 Date of (BOS) (BZA) approval 7/24/11
 Sheet 7 of 9

Worksheet for SECTION B-B 10-YR

Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.03560 ft/ft
Diameter	3.50 ft
Discharge	188.58 ft ³ /s
Results	
Normal Depth	2.82 ft
Flow Area	8.30 ft ²
Wetted Perimeter	7.75 ft
Top Width	2.78 ft
Critical Depth	3.45 ft
Percent Full	80.5 %
Critical Slope	0.03127 ft/ft
Velocity	22.49 ft/s
Velocity Head	7.86 ft
Specific Energy	10.68 ft
Froude Number	2.29
Maximum Discharge	204.19 ft ³ /s
Discharge Full	189.82 ft ³ /s
Slope Full	0.03435 ft/ft
Flow Type	SuperCritical

PLAN DATE	NO.	DATE	DESCRIPTION	REVISIONS
07/06/10				
11/03/10				
02/10/11				
03/31/11				

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 7712 Little River Turnpike
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 Tel. 703.642.8880
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 Date of (BOS) (BZA) approval 7/24/11
 Sheet 7 of 9

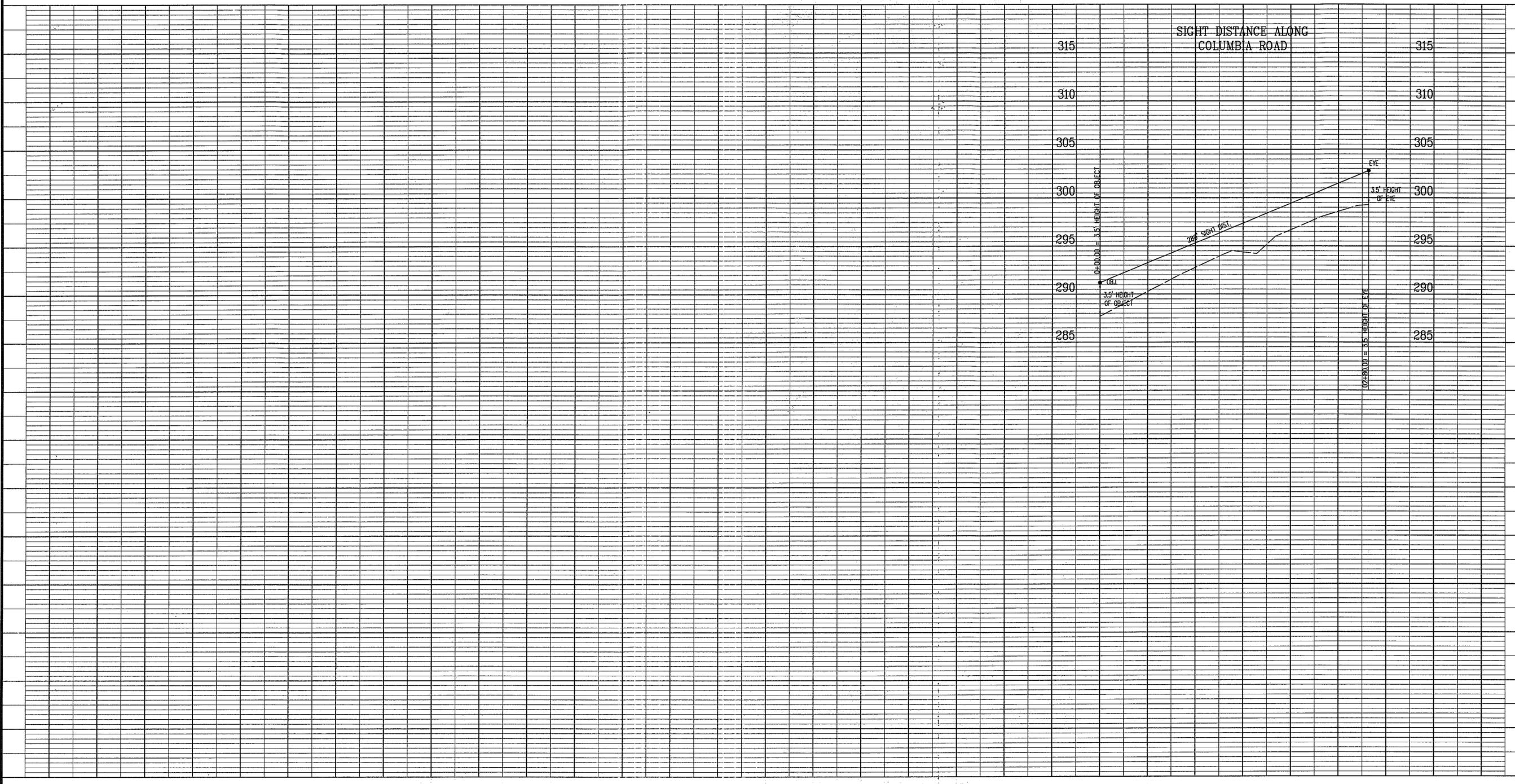
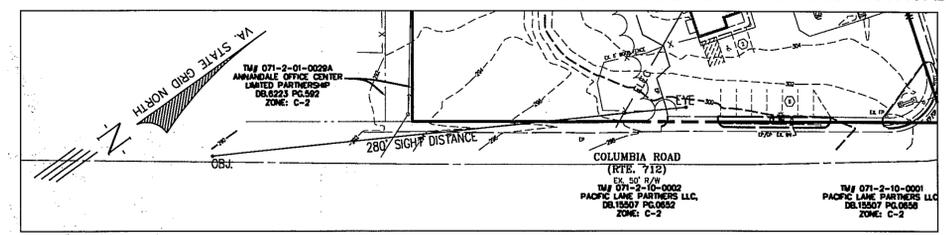
COMMONWEALTH OF VIRGINIA
 REGISTERED PROFESSIONAL ENGINEER
 CHRISTOPHER W. MATERS
 Lic. No. 0818

ADADEQUATE OUTFALL ANALYSIS
 6701 LITTLE RIVER TURNPIKE
 PLAT OF SPECIAL EXCEPTION
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 PLAN DATE: JUNE, 2010
 SCALE: AS SHOWN

SHEET
 7
 OF
 9
 FILE No.
 SPEX-1959

SE 2010-MA-031 and 032
 Application No. Staff LON
 APPROVED SE/SP PLAN
 SEE DEV CONDS DATED 6/22/11
 Date of (BOS) (BZA) approval 7/24/11
 Sheet 8 of 7

SIGHT DISTANCE ALONG COLUMBIA ROAD



No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE
 07/06/10
 11/03/10
 02/10/11
 03/31/11

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SIGHT DISTANCE
 6701 LITTLE RIVER TURNPIKE
 PLAT OF SPECIAL EXCEPTION
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50'
 PLAN DATE: JUNE, 2010

SHEET
 8
 OF
 9

FILE No.
 SPEX-1959

Inda E. Stagg
Land Use Coordinator
703-528-4700 Ext. 5423
estagg@fairfax.gov

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH P.C.**

March 26, 2010

Via Hand Delivery

Eileen M. McLane
Zoning Administrator, Fairfax County Zoning Administration
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035

Re: Request for Clarification of Zoning Classification
6701 Little River Turnpike
TM 71-2 (1) 32 (the "Property")

Dear Ms. McLane:

Walsh Colucci represents the Owner of the Property. I am in the process of preparing a Special Exception and, if necessary, a rezoning application for the Owner in response to Mr. Charles Forshee's letter dated July 10, 2009. I believe that there is a contradiction regarding the zoning classification of the Property in the area adjacent and parallel to Little River Turnpike. For this reason I am seeking your office's help in clarifying this apparent contradiction.

In researching this zoning question, I have searched the on-line records, the street files and Mapping. I have also received minutes from the Clerks of both the Board of Supervisors and the Planning Commission. Unfortunately, it is my understanding after speaking to several people that archived records are not available for the specific previous zoning actions that apply to the Property.

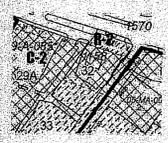
My research is outlined in the bulleted paragraphs below. I have attached all information that was available to me in the hope that it will help with your response. If you have any questions about this research, please don't hesitate to ask.

In short, the facts are these:

- Property Location:** The Property is located in the southwest quadrant of the intersections of Little River Turnpike (Route 236) and Columbia Road (Route 2912) in the Mason Magisterial District.

PHONE 703 528 4700 FAX 703 575 1197 WWW.THELANDLAWYERS.COM
CORPORATE PLAZA 1 3200 CLARENDON BLVD., SUITE 807 A ARLINGTON, VA 22204-1158
LEEDS OFFICE 703 717 1651 FRANK WILSON OFFICE 703 680 4644
ATTORNEYS AT LAW

McLane Letter - Clarification of Zoning Classification
March 26, 2010
Page 2 of 7

- Tax Assessor Information:** According to the Fairfax County Tax Assessor, the Property contains approximately 41,286 square feet of land area and is split-zoned between commercial and residential districts.
(Please see Exhibit 1.)
- Current Zoning Map Information:** On the current zoning maps, the Property is depicted with two areas of R-2 zoning that are separated by an area of C-5 zoning. The area in question is located immediately adjacent to Little River Turnpike and is depicted as R-2.

(Please see Exhibit 2 - Current zoning map.)
- Rezoning Action #1158:** On August 11, 1955, the Board of Supervisors approved rezoning action #1158. This action permitted rezoning of the Property from the Rural Residence District ("R-Residence") to the Rural Business District ("R-Business"), with the exception of two areas that were not rezoned.
The first area was that portion of the Property lying south of a line 200 feet from and adjacent to the right of way line of Route 236 (Little River Turnpike), which was left R-Residence as a buffer to the adjacent property owner.
The second area was a 50 foot wide strip of land adjacent to Route 236, which was not rezoned by the Board of Supervisors as it was believed that that line to be needed for the widening of Little River Turnpike. (Note: The applicant requested rezoning of this portion of the property but, due to the anticipated road widening, it was not rezoned.)
(Please see Exhibit 3 - Meeting Minutes)
- Use Permit #9220:** On October 25, 1955, the Board of Zoning Appeals approved Use Permit #9220, to permit the erection and operation of a service

00189249.DOC / 1 Letter to McLane 006866 000002

ZONING CLARIFICATION REQUEST

McLane Letter - Clarification of Zoning Classification
March 26, 2010
Page 3 of 7

station closer to side property line and to allow pump islands closer to the street right-of-way than allowed by the Ordinance.
(Please see Exhibit 4 - Zoning Letter and Attachments)

- Widening of Little River Turnpike:** Little River Turnpike was subsequently widened on its northern side only, and the R-Residence zoned area on the southern side of adjacent to Little River Turnpike was not used for this widening.
- Special Permit Use #8316:** On June 28, 1960, the Board of Zoning Appeals approved Special Permit Use #8316 to permit erection of a filling station with 25-foot setback from Route 236 only, with the understanding that no trailer or U-Haul would be permitted on the property.
(Please See Exhibit 5 - Clerk's Letter)

Pursuant to discussion that took place at this hearing, it was determined that the 50 foot wide strip of property adjacent to Route 236 was zoned C-N pursuant to the Pomeroy Ordinance, and that a commercial use was approved to be located within that area.
(Please see Exhibit 6 - Meeting Minutes)

It was also determined that the residential strip of land adjacent to the southern property line was parallel to the rear property line (per Mr. Rosser H. Payne, as plotted from the official sectional sheet #71-2.)
(Please see Exhibit 7 - Plat of Property Indicating Rear Business Zoning Line)

- Quotes from the minutes regarding the zoning of the 50 foot strip adjacent to Little River Turnpike** - According to the meeting minutes, the representative, Mr. Hansbarger,
 - "called attention to the 50 foot strip of half acre zoning across the front of the property along Rt. 236 which he said was reserved for road widening. It was never used as the highway was widened on the opposite side. The official zoning map does not show this 50 foot strip in residential zoning but brings C-N zoning to the right of way of Rt. 236. Mr. Hansbarger referred to the Zoning Ordinance (page 13 zoning map) regarding the boundaries of districts - indicating that the boundaries of zones are as adopted on the official zoning map. Therefore Mr. Hansbarger

00189249.DOC / 1 Letter to McLane 006866 000002

McLane Letter - Clarification of Zoning Classification
March 26, 2010
Page 4 of 7

contended, this 50 ft. strip of RE-0 zoning does not exist. This question has arisen, he continued, before and the ruling was that the official zoning map is admitted to be correct.

"Mr. Mooreland said the commercial rezoning on this case excluded the 50 ft. strip and that strip has never been zoned commercial by the Board of Supervisors.

"Mr. Hansbarger agreed that the Board of Supervisors did not zone this 50 ft. strip by individual application but he argued that they did zone it by adopting the Pomeroy ordinance and the official zoning map. He recalled that many zones were changed at that time by the adoption of the new Ordinance. The only reason for this reservation was the widening of the road. When that was no longer needed it is reasonable that the entire tract was placed in the C-N which the official map shows. The Ordinance was adopted after the highway was widened.

"Mr. Henderson asked that this be formally ascertained before acting on this case."

After some discussion, it was agreed that the case would be deferred to the end of the agenda for classification of the 50 ft. strip (See Sheets marked 353 and 354 of Exhibit 6).

- Quotes from the minutes regarding the position of the commercial zoning line on the southern end of the Property** (See Sheets marked 354 and 355 of Exhibit 6) - The minutes show that there was additional discussion regarding the placement of the commercial line on the southern end of the Property.
 - Mr. Hansbarger stated that the line drawn on the plat was used for the filling station, but that the line did not represent all of the commercial property. Because there was disagreement as to where the commercial zoned ended on the southern portion of the property - was it parallel to Rt. 236, or was it parallel to the southern property lines(?) - it was included in the motion that Mr. Hansbarger should have the correct zone line shown on the plat.

00189249.DOC / 1 Letter to McLane 006866 000002

McLane Letter - Clarification of Zoning Classification
March 26, 2010
Page 5 of 7

This discussion was also tabled until the end of the hearing in order to give Mr. Hansbarger time to work with the Zoning Department regarding the placement of the rear zoning line.

- Discussion at the hearing after reconvening the case** - The minutes state that the plat was marked to show the true zoning line on the lot. (See Sheet marked 367 of Exhibit 6 and Exhibit 7). The minutes also state that the Commonwealth's Attorney opined that the original zoning map as adopted with the Pomeroy Ordinance obtains, which depicted the area in question as commercially zoned (See Sheet marked 367 of Exhibit 6).
- Quotation from the minutes regarding the rationale given in support of the commercial zoning of the 50 foot wide strip:**
 - "Mr. Hansbarger said he had discussed the front 50 foot strip with regard to the zoning with the Commonwealth's Attorney and had the opinion that if there is a conflict between the sectional sheets of the zoning map and the originally adopted zoning map, the original zoning map as adopted with the Pomeroy Ordinance obtains. Mr. Hansbarger noted that the categories were changed in the adoption of the Pomeroy Ordinance. This property was originally zoned Rural Business. That category no longer exists. It is now C-N. That in itself changes the classification of this property.
 - "With regard to the extra 25 feet setback on filling stations adjoining residential property, it was agreed that the old ordinance included this requirement and it probably was the intent of the present ordinance to include it also but the ordinance reads to restrict only the rear line; therefore this could not be incorporated into the requirement in this case."
- Mapping Research:** Mapping research did not provide any indication that the maps were amended to remove the residential zoning classification of the 50 foot wide portion of the Property adjacent to Little River Turnpike. However, according to Mr. Bob Fairmont, this could have been an oversight because mapping would not have made a revision unless instructed to do so. Also, it is indicated in Special Permit Use #8316 that there was a zoning map depicting commercial

00189249.DOC / 1 Letter to McLane 006866 000002

ZONING CLARIFICATION REQUEST (CONTINUED)

McLane Letter - Clarification of Zoning Classification
March 26, 2010
Page 6 of 7

zoning up to the right of way line of Little River Turnpike at the time of this approval.
(Please see Exhibit 8 - Zoning History Research)

- Pursuant to the approval of Rezoning Action 1158, the Board instructed the maps to be amended.
- Pursuant to the approval of Special Permit Use #8316 no such motion to amend the map was made. The minutes from this hearing state,
 - "the official zoning map does not show this 50 ft. strip in residential zoning but brings C-N zoning to the right of way of Rt. 236. Mr. Hansbarger referred to the Zoning Ordinance (page 13 - zoning map) regarding the boundaries of the districts - indicating that the boundaries of zones are as adopted on the official zoning map. Therefore, Mr. Hansbarger contended, this 50 foot strip of RE-0.5 zoning does not exist. This question has arisen, he continued, before and the ruling was that the official zoning map is admitted to be correct." (See Sheet marked 353 of Exhibit 6)
- I was unable to obtain copies of the maps due to their fragile state. I discovered that I could take photographs of these maps and provide copies to you, if you would find it helpful.
- The current zoning map indicates that the Property is zoned both R-2 and C-2.

Again, I believe that there is a contradiction regarding the zoning classification of the Property in the area adjacent and parallel to Little River Turnpike. I am unable to proceed with filing of a Special Exception and, if necessary, a Rezoning application prior to this determination. It is apparent that in 1960, the County determined that the Property was zoned commercial up to Little River Turnpike's right of way. Fuel pumps (part of the requested commercial use) were approved to be located and were constructed within the area of question. Either the 1960 approval, associated site plan #87, and sign permits were in error, or the current zoning map is in error.

The owner of the Property is faced with the need to file a Special Exception on only the portion of the Property that is currently indicated as C-2, which would result in the loss of the fuel pumps on the R-2 portion of the property (a SE for a service station cannot

00189249.DOC / 1 Letter to McLane 006866 000002

McLane Letter - Clarification of Zoning Classification
March 26, 2010
Page 7 of 7

be filed on R-2 zoned property), or the owner will need to file both a Special Exception and a rezoning application on the entire property - which is a much more costly procedure, would open the owner up to proffers, would most likely result in the loss of the fuel pumps, and is possibly an unnecessary application given the Property's zoning history.

Your assistance in clarifying this apparent contradiction would be extremely helpful. I was unable to determine if there was a fee associated with a request for zoning information. If there is a fee, please let me know and I will forward that to you.

As always, I appreciate your consideration of these requests.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

Inda E. Stagg
Inda E. Stagg
Land Use Coordinator

Enclosures

cc: Penelope Ann Gross; Supervisor, Mason District
Andy Sommerville
Martin D. Walsh (w/out attachments)

00189249.DOC / 1 Letter to McLane 006866 000002

ZONING DETERMINATION

County of Fairfax, Virginia
To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

Via Regular Mail
April 20, 2010

Inda E. Stagg
Walsh Colucci Lubeley Emrich & Walsh, PC
2200 Clarendon Boulevard, Thirteenth Floor
Arlington, Virginia 22201-3359

RE: Interpretation Request, Zoning District Classification, Service Station
6701 Little River Turnpike
Tax Map 71-2 (1) 32
Zoning Districts: C-5; R-2, H-C

Dear Ms. Stagg:

This letter is in response to your letter dated March 26, 2010 to Eileen McLane concerning the zoning district classification for the property located at 6701 Little River Turnpike, identified as Tax Map 71-2 (1) 32. The property is illustrated on the 2010 Zoning Map as being split zoned, with the central portion of the lot zoned C-5, Neighborhood Retail Commercial District; and the northern and southern (front and rear) portions of the lot zoned R-2, Residential District, Two Dwelling Units/Acre. The entire property is also zoned Highway Corridor Overlay District (H-C). The property is developed with a service station. The history of the zoning and development of the property is outlined below.

On August 11, 1955, the Board of Supervisors approved a rezoning application #1158, in part, to permit the property to be rezoned from the then Rural Residence District to the Rural Business District. Only the central portion of the lot was rezoned to the requested commercial designation, with a 200 foot wide residential portion remaining at the rear of the property, adjacent to residential uses, and a 50 foot wide residential portion remaining at the front of the property, along the right-of-way of Route #236 (Little River Turnpike).

On June 28, 1960, the Board of Zoning Appeals approved Special Permit #8316, to permit construction of a filling station with a 25 foot setback for the pump islands from Route #236. During the public hearing it was noted that there was a question about the zoning designation of the front portion of the property, however it was believed (as stated on the record) that the front portion of the lot did not include a residential designation, and approval of the request was granted. The Planning Commission approved Site Plan #87 entitled "Humble Oil & Refining" on May 25, 1961 for a service station and pump islands, and the property was subsequently developed as shown on the site plan.

In 1978, the Board of Supervisors adopted the current Zoning Ordinance which rezoned all properties in the county to reflect updated zoning designations. According to the Fairfax County

Department of Planning and Zoning
Zoning Administration Division
Ordinance Administration Branch
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035-5505
Phone 703-324-1314 FAX 703-803-6372
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Ms. Inda E. Stagg
April 20, 2010
Page 2

Tax Maps from 1978, from both before and after the adoption of this Ordinance, a strip of approximately 50 foot width along the frontage of Route 236 was previously residentially zoned and was carried forward with the rezoning to the R-2 District. Therefore, any previous mapping discrepancies were rendered moot, because the property was rezoned at that time with a 50 foot deep strip of R-2 located at the front of the property along Route 236.

Your question is specifically regarding the location of the pump island closest to the right-of-way of Route 236 (Little River Turnpike). This pump island is located within the front portion of the property which is zoned R-2. It seems clear from the history of the parcel that at the time of approval of the special permit to permit the service station and pump islands, this portion of the property was believed to be commercially zoned. The service station received site plan and building permit approval and was constructed as approved. As such, the pump islands are a nonconforming use in the R-2 District, and are subject to Sect. 15-103 of the Zoning Ordinance. As such, the pump islands may be continued to be used but shall not be enlarged or extended, nor shall any structural alteration be made.

You note in your letter that the owner is proposing to apply for a Special Exception, and upon further discussion you stated that the Special Exception is being pursued to bring the site into compliance because at least two additional service bays have been added onto the service station without receiving the required special exception approval. It would be most advantageous to have the R-2 portion of the lot along Little River Turnpike rezoned to C-5 and incorporated into the Special Exception application for the service station, such that the issues of nonconformity and a portion of a commercial use on residential property would be resolved. However, if this alternative is not pursued, the proposed special exception for the service station driveway on residentially zoned land pursuant to Sect. 9-616 of the Zoning Ordinance. Approval of such special exception would reduce the amount of nonconformity on the site, particularly given that the additional service bays increase the number of cars using the driveway.

I trust this correspondence adequately responds to your request. If you have any additional questions, please feel free to contact me at 703-324-1314.

Sincerely,
Cathy S. Belgin
Cathy S. Belgin, AICP
Senior Assistant to the Zoning Administrator

CSB/

cc: Penelope A. Gross, Supervisor, Mason District
Eileen M. McLane, Zoning Administrator
Regina C. Coyle, Director, Zoning Evaluation Division
Lorrie Kirtz, Deputy Zoning Administrator for Ordinance Administration Branch
Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch

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Application No. SE 2010-MA-031 and 032 Staff WOL

APPROVED SE SP PLAN

SEE DEV CONDS DATED 6/27/11

Date of (BOS) (BZA) approval 7/24/11

Sheet 9 of 9

PLAN DATE: 07/06/10
11/03/10
02/19/11
03/31/11

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COMMUNITY OF VIRGINIA
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MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PLAN DATE: JUNE, 2010
SCALE: 1"=50'

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NO. DATE DESCRIPTION