SE 2004-PR-014
...ication No. _____ Staff TS

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 9-7-04

Date of (BOS) (BZA) approval 9-13-04

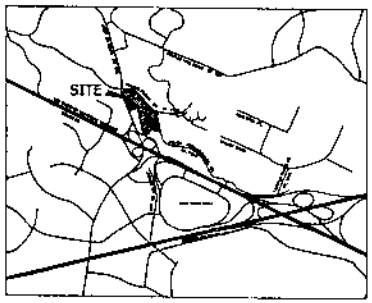
Sheet _____ of 3

CONC W/PCA 84-P-002-4

PENDERBROOK SECTION 7

Providence District Fairfax County, Virginia

Special Exception Plat



VICINITY MAP
SCALE : 1"= 2000'

Applicant:
Fair Oaks Penderbrook Apartments L.L.C.
100 Great Meadow Road
Wethersfield, CT 06109

Sheet Index

1. COVER SHEET
2. SPECIAL EXCEPTION PLAT/NOTES/TAB
3. OVERALL PENDERBROOK PLAN

PENDERBROOK SECTION 7
SPECIAL EXCEPTION PLAT
MARCH 25, 2004

Dewberry

Dewberry & Davis LLC

MARCH 25, 2004

M-10500

NOTES

1) THIS SPECIAL EXCEPTION APPLICATION IS TO PERMIT A CONDOMINIUM CONVERSION WITH NONCONFORMING PARKING PURSUANT TO SECT. 9-614 OF THE ZONING ORDINANCE. CONCURRENT WITH THIS APPLICATION, A PROFFERED CONDITION AMENDMENT (PCA) APPLICATION HAS BEEN FILED TO REVISE THE PROFFERS TO PERMIT THE PROPOSED CONDOMINIUM CONVERSION.

2) THE PROPERTY SUBJECT TO THESE APPLICATIONS CONSISTS OF 19.37 ACRES AND IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 69-3 ((1)) 31 AND IS ZONED PDH-8HC.

3) THE STRUCTURES ON THE PROPERTY WERE CONSTRUCTED IN 1988 AND WILL BE RETAINED. NO ALTERATIONS ARE PROPOSED AS PART OF THIS APPLICATION.

4) THE PROPERTY IS ZONED PDH-8 AND REQUIRED MINIMUM YARDS ARE CONTROLLED BY THE STANDARDS SET FORTH IN PART 1 OF ARTICLE 16. THE MINIMUM REQUIRED YARDS FOR THE R-8 DISTRICT WHICH IS THE MOST SIMILAR CONVENTIONAL DISTRICT ARE AS FOLLOWS:

FRONT YARD: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.

SIDE YARD: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET.

REAR YARD: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.

5) THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC SEWER AND WATER.

6) STORMWATER MANAGEMENT HAS BEEN PROVIDED SUBJECT TO A STORMWATER DETENTION AGREEMENT RECORDED IN DEED BOOK 6407, PAGE 1531. STORMWATER DETENTION FACILITIES ARE NOT LOCATED ON THE PROPERTY WHICH IS THE SUBJECT OF THIS SPECIAL EXCEPTION APPLICATION.

7) THE TOPOGRAPHY SHOWN HEREON IS AT FIVE (5) FOOT CONTOUR INTERVALS BASED ON FAIRFAX COUNTY INFORMATION. DEWBERRY & DAVIS LLC ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

8) NO ADDITIONAL LANDSCAPING IS PROPOSED IN CONJUNCTION WITH THE PROPOSED SPECIAL EXCEPTION.

9) GIVEN THE FACT THAT LESS THAN 2,500 SQUARE FEET OF LAND DISTURBING ACTIVITY WILL TAKE PLACE, AN EXISTING VEGETATION MAP IS NOT REQUIRED.

10) THERE IS NO FLOODPLAIN ON THIS SITE AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY. THERE IS NO RESOURCE PROTECTION AREA (RPA) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THIS PROPERTY.

11) THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR GREATER OR ANY MAJOR UNDERGROUND UTILITIES LOCATED ON THE SUBJECT PROPERTY.

12) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

13) THERE ARE NO COMPREHENSIVE PLAN TRAILS LOCATED CONTIGUOUS TO THIS SUBJECT PROPERTY.

14) TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 372; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

15) A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS PROVIDED ON AN AFFIDAVIT SUBMITTED SEPARATELY.

16) WITH THE EXCEPTION OF THE NONCONFORMING PARKING FOR WHICH THIS SPECIAL EXCEPTION HAS BEEN FILED, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION

EXISTING/PROPOSED ZONING ..... PDH-8 and HC

TOTAL LAND AREA ..... 19.365 AC

TOTAL NUMBER OF DWELLING UNITS 426

MAXIMUM PERMITTED DENSITY ..... 8.9 DU/AC

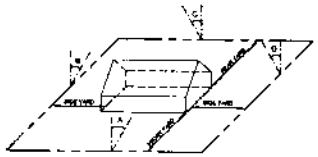
EXISTING DENSITY ..... 21.97 DU/AC[1]

MAXIMUM BUILDING HEIGHT ..... 35'±

PARKING SPACES REQUIRED/PROVIDED (1.5 x 426) ..... 639[2]

[1] THE APPROVED AND CONSTRUCTED DENSITY FOR THE ENTIRE PENDERBROOK DEVELOPMENT PROJECT IS 8.16 DWELLING UNITS PER ACRE.

[2] NOTE THAT THE EXISTING PARKING LOT IS BEING RESTRIPED TO REFLECT THE REQUIRED NONCONFORMING PARKING AS SHOWN HEREON.



FRONT YARD: 25° A 30' WITH A BUILDING HEIGHT OF 35'. THE FRONT YARD = 30' BUT NOT LESS THAN 20'

SIDE YARD: 25° B 35' WITH A BUILDING HEIGHT OF 35'. THE SIDE YARD = 35' BUT NOT LESS THAN 10'

REAR YARD: 25° C 25' WITH A BUILDING HEIGHT OF 35'. THE REAR YARD = 35' BUT NOT LESS THAN 25'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT

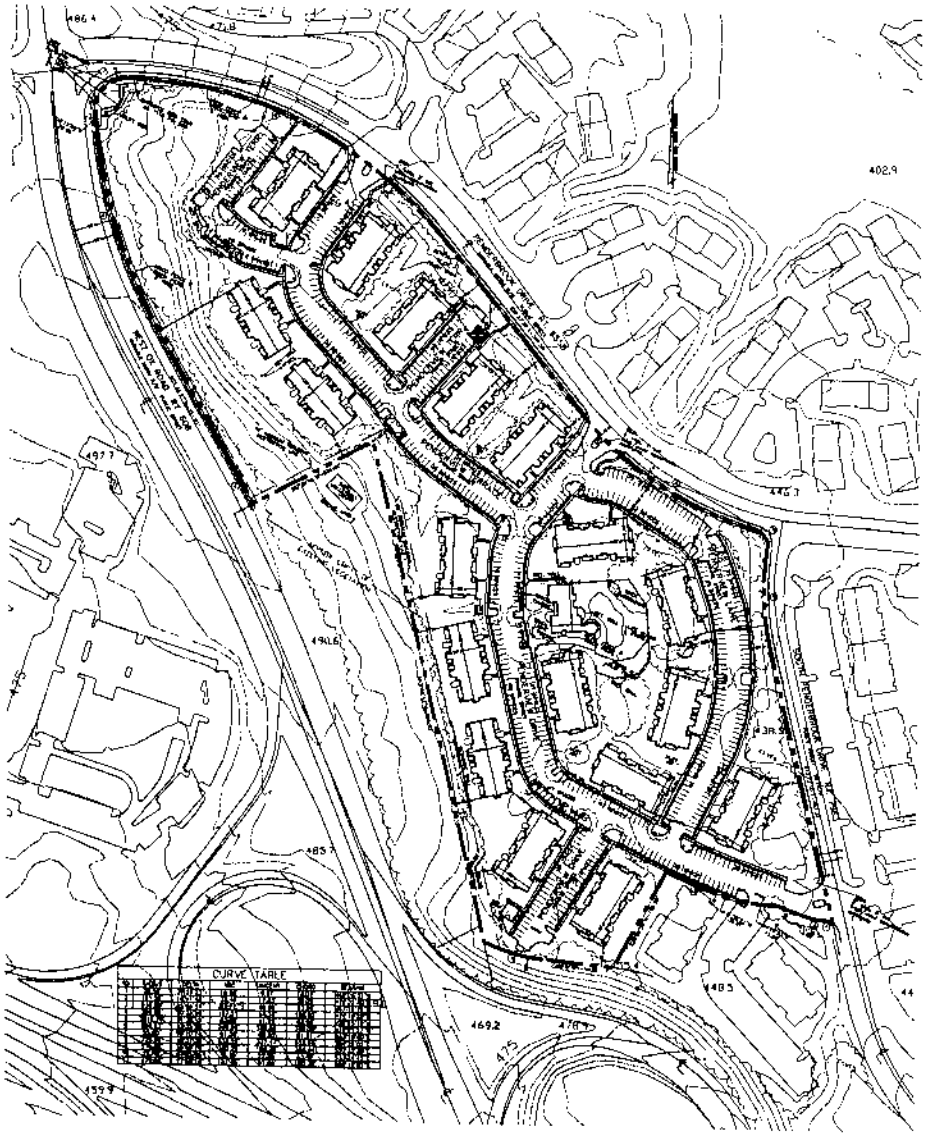
NOTE:
THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PDH DISTRICT. THIS DIAGRAM DEPICTS IS OF THE R-8 DISTRICT CONSIDERATION OF 1-18 PROPOSED MULTIPLE FAMILY DWELLING UNITS AT THE PROPERTY LINE BOUNDARY LINES AND THE GRADE STANDARD SET FORTH IN PART 1 OF SECTION 16-100 OF THE ZONING ORDINANCE.

SOILS MAP
SCALE: 1" = 600'

SOILS LEGEND

10B+	Glenville	20B+	Meadowville
55B2	Glenelg	55C2	Glenelg
		55D2	Glenelg

SOURCE: COUNTY OF FAIRFAX SOILS IDENTIFICATION MAPS



Dewberry

Dewberry & Davis LLC

PENDERBROOK SECTION 7
SPECIAL EXCEPTION PLAT

PROVIDENCE
FAIRFAX COUNTY

SEAL

VICINITY PLAN

SCALE
0' 100' 200'

No.	DATE	BY	Description

REVISIONS

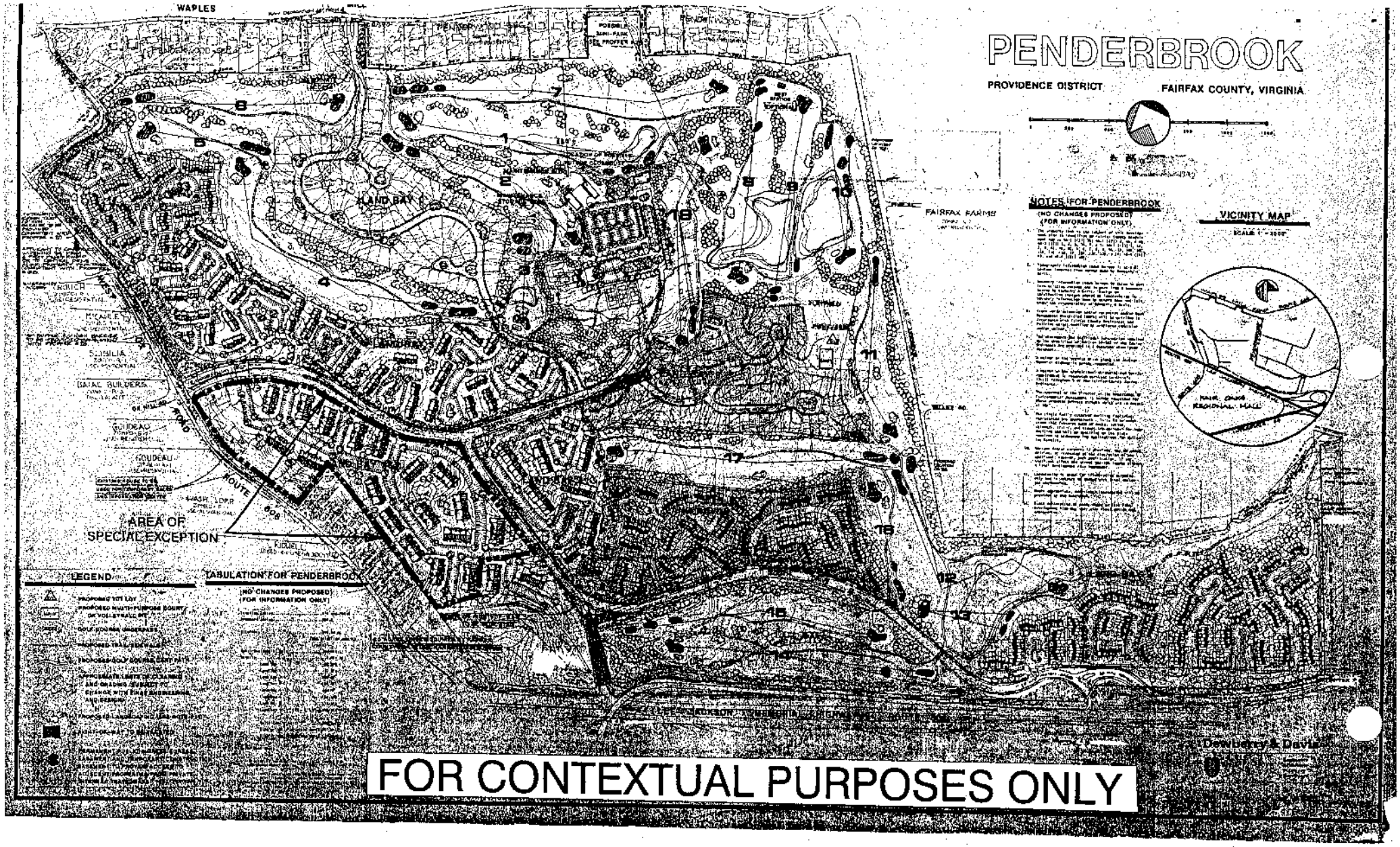
DRAWN BY gsh
APPROVED BY lam
CHECKED BY lam
DATE 03/22/04

TITLE
PENDERBROOK SECTION 7 SPECIAL EXCEPTION PLAT

PROJECT NO. M-10500

2

SHEET NO. 2 OF 3


PENDERBROOK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
NOTES FOR PENDERBROOK
(NO CHANGES PROPOSED)
(FOR INFORMATION ONLY)
VICINITY MAP
FAIRFAX FARMS
WAPLES
AREA OF
SPECIAL EXCEPTION
LEGEND
TABULATION FOR PENDERBROOK
(NO CHANGES PROPOSED)
(FOR INFORMATION ONLY)
Dewberry & Davis
FOR CONTEXTUAL PURPOSES ONLY