FINAL DEVELOPMENT PLAN AMENDMENT
APPLICATION

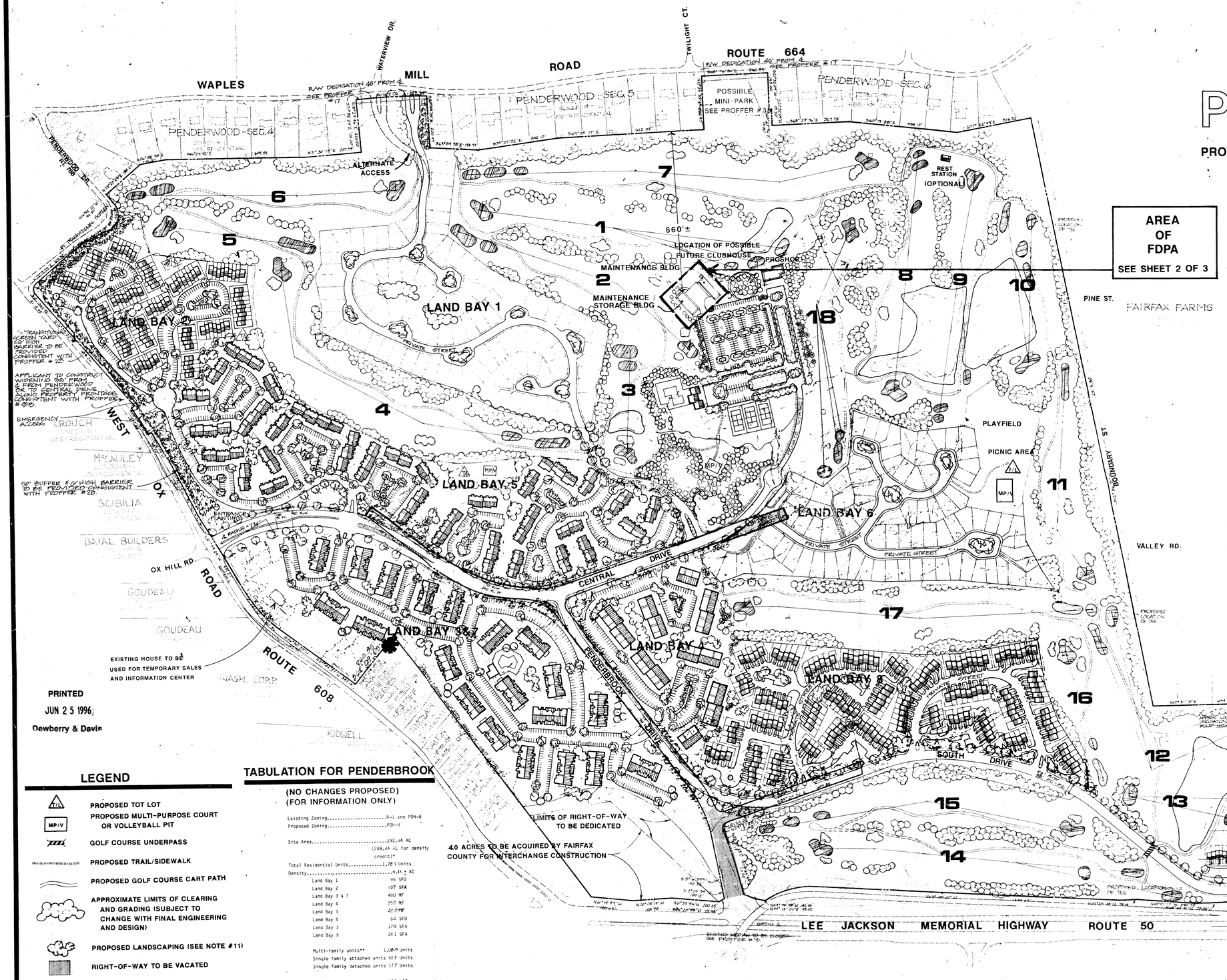
PENDERBROOK

PROVIDENCE DISTRICT — FAIRFAX COUNTY, VIRGINIA

0 200 400 800 1000 1200

DATE: JUNE 25, 1996

Application No. FDPA84-P-102-03 Staff Greg Russo
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED Dec to Dec 30, 1996
Date of (BOS) (PC) approval November 13, 1996
Sheet ___ of 3

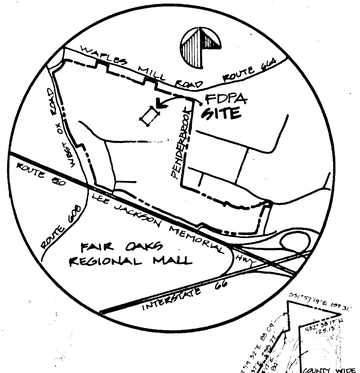


AREA OF FDPA
SEE SHEET 2 OF 3

NOTES FOR PENDERBROOK
(NO CHANGES PROPOSED)
(FOR INFORMATION ONLY)

1. The property that is the subject of this development plan is identified on Fairfax County Assessment Map as 46-1 ((1)) 35; 46-1 ((2)) 3, 4A, & 4B, 46-3 ((2)) 1, 2, 3, 3A, 4, & 5; 46-3 ((3)) 1, 1A, 2, 3, 4A, 4B, 4C, 5, 6, 7, 8, 9, 9A, 10, 10B, 10C, 11B, 11C, 11D, 12, 12A, 12B, 13A, & 14; 46-4 ((1)) 43; and 46-4 ((2)) 106.
2. Topographic information shown hereon is at a 2' contour interval from survey done by Dewberry & Davis.
3. Boundary information shown hereon is taken in part form existing records and in part from a boundary survey by Dewberry & Davis. Design or construction changes caused by inaccuracies in boundary information done by others does not fall under the responsibility of Dewberry & Davis.
4. Storm water detention and/or retention and/or Best Management Practicies (BMPs) will be provided in accordance with Fairfax County Ordinances and Policies unless modified by proffered condition and/or waiver.
5. The statements and additional information required by the provisions of Section 16-502 of the Zoning Ordinance are provided in a separate associated document.
6. A waiver of the service drive along Lee Jackson Memorial Highway is hereby requested.
7. A waiver of the transitional screening and barrier requirement is requested pursuant to Article 13-111 Paragraph 5 of the Fairfax County Zoning Ordinance.
8. The approval of the Director of the Department of Environmental Management is hereby requested for these proposed private streets which are in excess of 600'.
9. The single family attached dwelling footprints represented are approximate. It is to be understood that features such as decks, patios, chimneys, stairs, and stoops are optional for each dwelling and will be specified on the plats required to accompany the Applications for Building Permits.
10. Garages and/or carports if provided, may be added, deleted, or relocated at the discretion of the applicant; however, such modification, if any, shall not affect the street and lot layout without a Final Development Plan Amendment.
11. Landscaping is shown for illustrative purposes only and is subject to change with final design and engineering.
12. Where appropriate, additional landscaping will be provided by the developer.
13. Exact delineation of ponds shown on this Final Development Plan may vary with final design and engineering.

VICINITY MAP
SCALE: 1" = 2000'



PRINTED
JUN 25 1996
Dewberry & Davis

LEGEND

- PROPOSED TOT LOT
- PROPOSED MULTI-PURPOSE COURT OR VOLLEYBALL PIT
- GOLF COURSE UNDERPASS
- PROPOSED TRAIL/SIDEWALK
- PROPOSED GOLF COURSE CART PATH
- APPROXIMATE LIMITS OF CLEARING AND GRADING (SUBJECT TO CHANGE WITH FINAL ENGINEERING AND DESIGN)
- PROPOSED LANDSCAPING (SEE NOTE #11)
- RIGHT-OF-WAY TO BE VACATED
- PERMANENT PUBLIC INGRESS/EGRESS EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT TO PROVIDE ACCESS TO ADJACENT PROPERTIES FROM PRIVATE INTERNAL TRAVELWAYS - SEE PROFFER #10.

TABULATION FOR PENDERBROOK
(NO CHANGES PROPOSED)
(FOR INFORMATION ONLY)

Existing Zoning	R-1 and PDH-8
Proposed Zoning	PDH-8
Site Area	292.84 AC (288.84 AC for density credit)*
Total Residential Units	1,783 Units
Density	6.0± AC
Land Bay 1	95 SFD
Land Bay 2	107 SFA
Land Bay 3 & 7	480 MF
Land Bay 4	150 MF
Land Bay 5	450 MF
Land Bay 6	82 SFD
Land Bay 8	179 SFA
Land Bay 9	241 SFA
Multi-family units**	1,080 Units
Single family attached units	527 Units
Single family detached units	177 Units
Major Open Space	155± AC

*4.0 Acres to be acquired by Fairfax County for interchange construction.

**Multi-family units include multi-plex type housing styles other than traditional garden apartments which may include individual exterior entries creating a sence of idividuality and privacy.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUL 3 1996
ZONING EVALUATION DIVISION

Dewberry & Davis
Engineers
Architects
Planners
Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

SHEET 1 OF 3

M-9435

NOTES FOR FDPA

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 46-3 ((1)) 75 (PART)

   THE PURPOSE OF THE FDPA IS TO RECOGNIZE AN ADDITIONAL MAINTENANCE STORAGE BUILDING LOCATED ON THE PROPERTY.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS BY DEWBERRY & DAVIS

3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD RUN SURVEY BY DEWBERRY & DAVIS

4. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) HAVE BEEN PROVIDED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED OVERALL STORMWATER MANAGEMENT PLAN FOR PENDERBROOK (FAIRFAX COUNTY #6304-SP-03). NO ADDITIONAL SWM/BMP FACILITY IS PROPOSED.

5. THE MAINTENANCE/STORAGE BUILDING HAS BEEN CONSTRUCTED. THEREFORE, LIMITS OF CLEARING AND GRADING ARE NOT REPRESENTED ON THE GRAPHIC.

6. IT SHOULD BE NOTED THAT THE FACADE OF THE EXISTING MAINTENANCE/STORAGE BUILDING IS PROPOSED TO BE MODIFIED AS SHOWN ON SHEET 3 OF 3.

7. PARKING AND LOADING SPACES FOR PENDERBROOK HAVE BEEN PROVIDED IN ACCORDANCE WITH THE CURRENTLY APPROVED FDPA. NO ADDITIONAL PARKING OR LOADING SPACES ARE REQUIRED OR PROPOSED IN CONJUNCTION WITH THE PROPOSED MAINTENANCE/STORAGE BUILDING.

8. NO CHANGES ARE PROPOSED TO SHEETS 2, 3 4, 5, 6, AND 7 OF THE CURRENTLY APPROVED FDPA.

9. PUBLIC IMPROVEMENTS HAVE BEEN PROVIDED IN ACCORDANCE WITH THE APPROVED PROFFERS FOR PENDERBROOK.

10. TRANSITIONAL SCREENING AND BARRIERS ARE NOT REQUIRED FOR THE PROPOSED DEVELOPMENT. HOWEVER, THE EXISTING VEGETATION AROUND THE MAINTENANCE/STORAGE BUILDING WILL BE RETAINED AND SUPPLEMENTED TO PROVIDE SCREENING FOR THE BUILDING FROM THE NEARBY DWELLING UNITS.

11. GIVEN THE LOCATION OF THE MAINTENANCE/STORAGE BUILDING, A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS NOT APPLICABLE.

12. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY, OR ANY ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) LOCATED WITHIN THE LIMITS OF THE FDPA.

13. THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION LOCATED WITHIN THE LIMITS OF THE FDPA.

14. THERE ARE NO UTILITY EASEMENTS LOCATED WITHIN THE LIMITS OF THE FDPA THAT HAVE A WIDTH OF TWENTY-FIVE (25) FEET OR MORE.

15. SANITARY SEWER AND WATER ARE CURRENTLY AVAILABLE ON THE SITE.

16. THE MAINTENANCE/STORAGE BUILDING IS LOCATED WITHIN THE MAINTENANCE AREA DESIGNATED ON THE CURRENTLY APPROVED FDPA. THIS AREA IS LOCATED IN THE PENDERBROOK GOLF COURSE WHICH IS PART OF THE LARGER PENDERBROOK DEVELOPMENT. THE PROPOSED LANDSCAPING AND CHANGES TO THE BUILDING ARE DESIGNED TO REDUCE ANY ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

17. THERE IS AN EXISTING MAINTENANCE BUILDING LOCATED WITHIN THE LIMITS OF THE FDPA. IT WILL BE RETAINED.

18. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE FOXLAKE COMMUNITY PLANNING SECTOR (F4), FAIRFAX PLANNING DISTRICT OF AREA II OF THE COMPREHENSIVE PLAN. IT IS ALSO LOCATED WITHIN LAND UNIT B, FAIRFAX CENTER AREA OF AREA III OF THE COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDS THAT THE PENDERBROOK GOLF COURSE BE PRESERVED EITHER AS AN OPERATIONAL GOLF COURSE OR AS PASSIVE GREEN SPACE. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN.

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

20. TO THE BEST OF OUR KNOWLEDGE, ANY HAZARDOUS AND TOXIC SUBSTANCES AS FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355, ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT V. 672.10.1, VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280 THAT WILL BE UTILIZED, STORED, TREATED AND DISPOSED OF ON THE SUBJECT PROPERTY WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

21. THE TOTAL OPEN SPACE PROVIDED FOR PENDERBROOK WILL BE IN ACCORDANCE WITH THE CURRENTLY APPROVED FDPA.

22. THERE ARE NO TRAILS REQUIRED BY THE ADOPTED COMPREHENSIVE PLAN LOCATED WITHIN THE LIMITS OF THE FDPA.

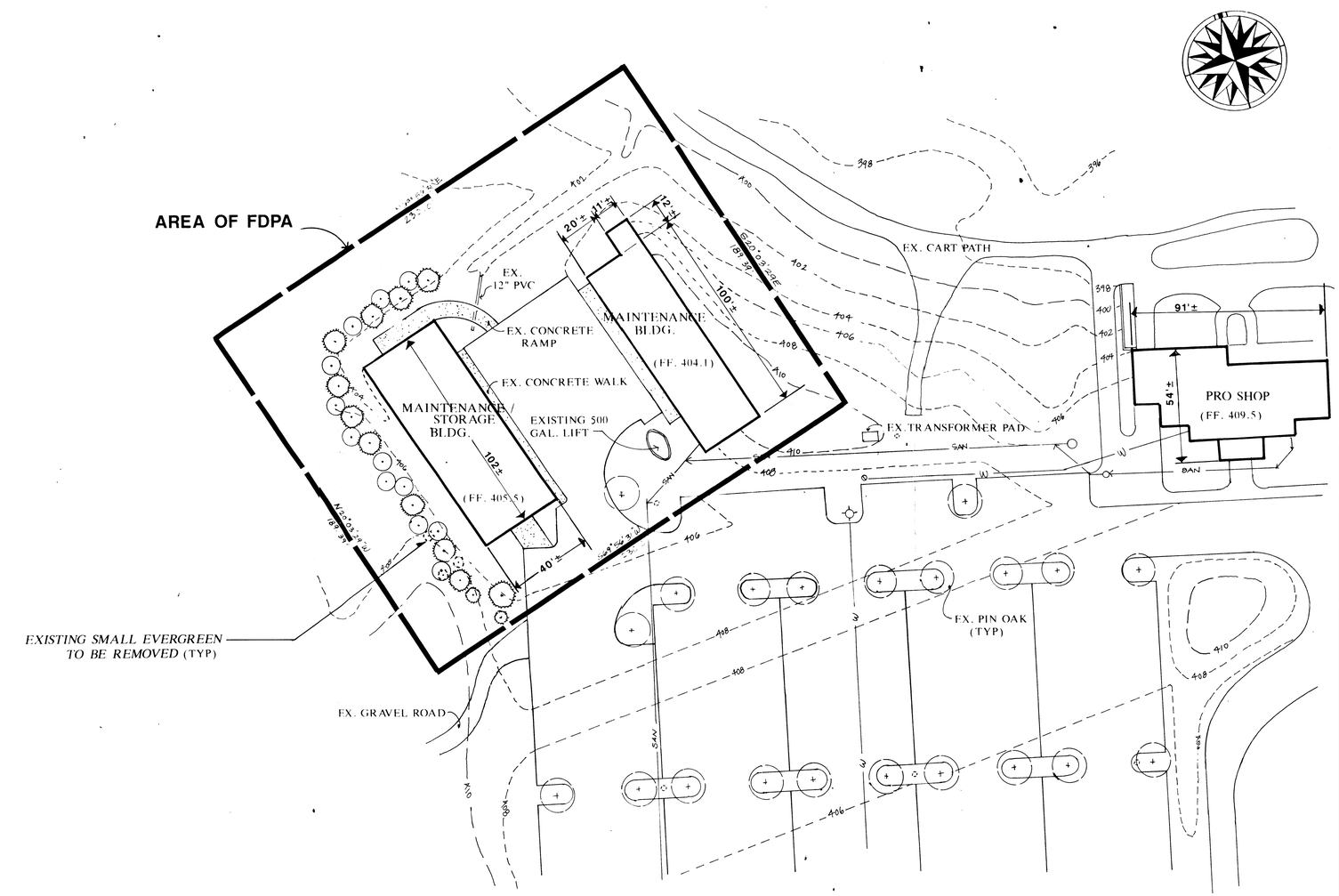
23. TO THE BEST OF OUR KNOWLEDGE, WITH THE APPROVAL OF THIS FDPA, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY WILL CONFORM TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION FOR AREA OF FDPA

EXISTING/PROPOSED ZONING	PDH-8
LAND AREA	1.0 AC
PROPOSED GROSS FLOOR AREA	4,107±SF
PERMITTED FLOOR AREA RATIO	NO REQUIREMENT
PROPOSED FLOOR AREA RATIO	0.10
HEIGHT OF BUILDINGS (1 STORY)	15± FT
OPEN SPACE REQUIRED (25%)	0.25 AC
OPEN SPACE PROPOSED (50±%)	0.5± AC*

* SEE NOTE 21

Application No. FDPA 84-P-003-2 Staff Reg Thiss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED October 30, 1996
Date of (BOS) (PC) approval November 13, 1996
Sheet 2 of 3



LEGEND

- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SITE LIGHTING
- EXISTING LARGE DECIDUOUS TREE
- EXISTING MEDIUM EVERGREEN TREE
- PROPOSED MEDIUM EVERGREEN TREE
- AREA OF FDPA

Architects
Engineers
Planners
Surveyors

Dewberry & Davis
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENT

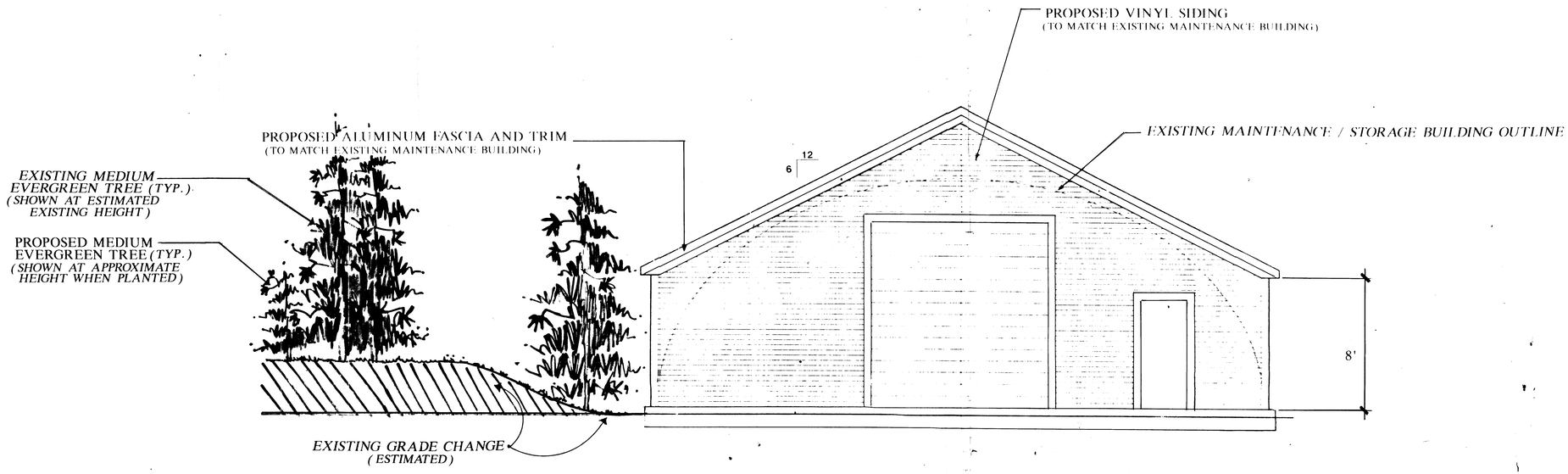
PENDERBROOK

PROVIDENCE DISTRICT

Revision Date	
Drawn By	CG
Designed By	
Checked By	NS/PGY
Engineer	
Date	6-25-96
Scale	1"=30'
Plan Number	
Zoned	
Sheet	
File No.	

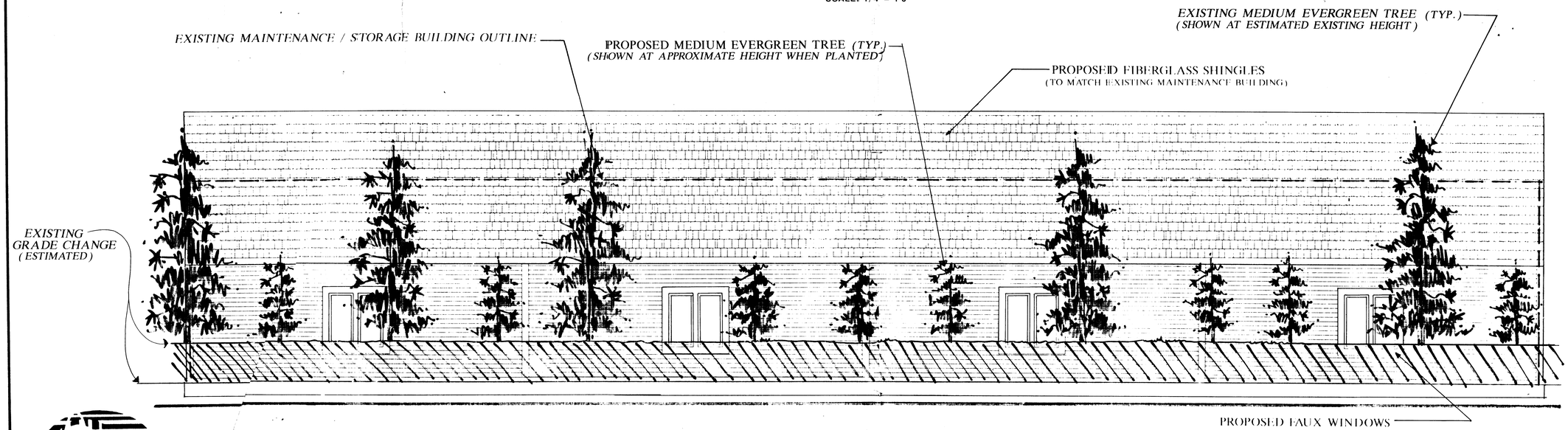
14-A

Application No. EDPA 84-P-002-2 Staff Meghan
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
Development conditions SEE PROFFERS DATED October 30, 1996
Date of (BOS) (PC) approval November 13, 1996
Sheet 3 of 3



PROPOSED FRONT ELEVATION

SCALE: 1/4 = 1'0"



PROPOSED SIDE ELEVATION

SCALE: 14" = 1'0"

THE PROPOSED FACADE WILL BE CONSTRUCTED OF MATERIALS SIMILAR TO AND WILL BE COMPATIBLE IN EXTERIOR DESIGN AND COLOR WITH THE EXISTING MAINTENANCE BUILDING AND THE CLUSTER OF BUILDINGS IN THE RECREATIONAL COMPLEX.

CAD-CON CONSULTING INCORPORATED
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14-A

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FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENT

PENDERBROOK

PROVIDENCE DISTRICT

Surveyed by	OTHERS
Designed by	OTHERS
Drawn by	NS/PGY
Engineer	
Date	6-25-96
Scale	AS SHOWN
Plan Number	
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Sheet	3 of
File Number	M