



County of Fairfax, Virginia

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

November 17, 2009

Brian J. Winterhalter
Cooley Godward Kronish LLP
Reston Town Center
One Freedom Square
11951 Freedom Drive
Reston, Virginia 20190

RE: Proffered Condition Amendment Application PCA 2003-PR-037

Dear Mr. Winterhalter:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 16, 2009, approving Proffered Condition Amendment Application PCA 2003-PR-037 in the name of Beech Grove Neighborhoods LLC and Kendall Square Homeowners Association. The Board's action amends the proffers for Rezoning Application RZ 2003-PR-037, previously approved for residential development to permit site modifications and associated modifications to proffers and site design at a density of 16.66 dwelling units per acre (du/ac). The subject property is located on the south side of Kingsbridge Drive on approximately 400 feet west of its intersection with Blake Lane on approximately 27,891 square feet of land zoned PDH-20 [Tax Map 48-3 ((48)) A and 6-19], in the Providence District and is subject to the proffers dated October 14, 2009.

On October 15, 2009, the Planning Commission approved Final Development Plan Amendment Application FDPA 2003-PR-037 subject to the Board's approval of Proffered Condition Amendment Application PCA 2003-PR-037.

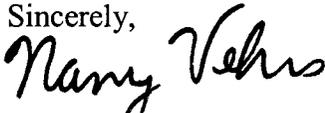
Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

The Board also:

- Waived the requirement for a 200-square foot privacy yard for each dwelling unit.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph
Enclosure

Cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 16th day of November, 2009, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 2003-PR-037**

WHEREAS, Beech Grove Neighborhoods LLC and Kendall Square Homeowners Association, filed in the proper form an application to amend the proffers for RZ 2003-PR-037 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

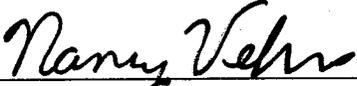
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 16th day of November, 2009.



Nancy Vehrs
Clerk to the Board of Supervisors



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: PCA/FDPA/2009-0084 ~~2003-PR-03~~
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning
 MAY 08 2009
 Zoning Evaluation Division

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA Square Homeowners Association
 I (We), Beech Grove Neighborhoods LLC and Kendall, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PDH-20 District to the PDH-20 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

A, 6-19		Beech Grove	18644	1865
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

48-3	48		A, 6-19	0.64
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

See attached sheet.

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

South side of Kingsbridge Drive between Draper Drive to the west and Blake Lane to the East
PRESENT USE: vacant **PROPOSED USE:** Residential
MAGISTERIAL DISTRICT: Providence **OVERLAY DISTRICT (S):** N/A

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Brian J. Winterhalter
 Type or Print Name
 Cooley Godward Kronish LLP
 11951 Freedom Drive, REston, VA 20190
 Address

Brian J. Winterhalter
 Signature of Applicant or Agent
 (Work) (703) 456-8168 (Mobile)
 Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 6/12/09 Virginia Ruffen Fee Paid \$ 575.⁰⁰

**BEECH GROVE
PROFFER STATEMENT
PCA/CDPA/FDPA 2003-PR-037**

**March 27, 2009
Revised September 29, 2009
Revised October 14, 2009**

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and applicants, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 48-3 ((48)) part A, 6 – 19 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, Proffered Condition Amendment/Conceptual Development Plan Amendment/Final Development Plan Amendment application PCA/CDPA/FDPA 2003-PR-037 (the "Application") is granted. In the event that this Application is not granted, these proffers will be immediately null and void and of no further force and effect, and the proffers accepted with RZ/FDP 2003-PR-037 for the Property will remain in effect.

The Applicant reaffirms its commitment to the proffers associated with RZ/FDP 2003-PR-037 (the "Original Proffers"), except for the following modification:

GENERAL

1. Conceptual/Final Development Plan Amendment. The Property shall be developed in substantial conformance with the Conceptual Development Plan Amendment ("CDPA") and Final Development Plan Amendment ("FDPA") dated May 5, 2009, and revised through October 14, 2009, prepared by Urban Engineering and Associates, Inc. (collectively, the CDPA and FDPA are the "Development Plan Amendment"), consisting of eight (8) sheets. For the Property subject to this Application, the Development Plan Amendment supersedes the Development Plan referenced in the Original Proffers, and all references in the Original Proffers to the Development Plan shall refer to the Development Plan Amendment.

[Signature pages follow]

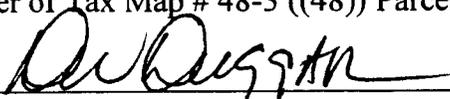
BEECH GROVE NEIGHBORHOODS LLC
Owner of Tax Map # 48-3 ((48)) Parcels 6 – 19

By: 

Name: David W. Duggar

Title: Vice President

KENDALL SQUARE HOMEOWNERS ASSOCIATION
Owner of Tax Map # 48-3 ((48)) Parcel A

By: _____

Name: David W. Duggar

Title: President

PROPOSED DEVELOPMENT CONDITIONS

FDPA 2003-PR-037

October 14, 2009

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA 2003-PR-037 for a modification of the development conditions approved with FDP 2003-PR-037 on March 24, 2004, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which incorporate and supersede all previous conditions. Previously-approved conditions are marked with an asterisk (*).

1. Development of the Property shall be in substantial conformance with the CDPA/FDPA consisting of eight (8) sheets, prepared by Urban, Ltd., dated May 5, 2009, as revised through October 14, 2009.
2. Disclosure shall be made to all initial purchasers prior to entering into a contract of sale that parking will only be permitted within the garages and surface spaces as shown on the CDPA/FDPA; except for those driveways which are 18 feet in length. This limitation on parking of vehicles shall be contained in the HOA documents and those units which are limited to garage and surface parking only shall be so noted on the site plan.*
3. The detailed landscape plan to be submitted in conjunction with the site plan in accordance with Proffer 13, shall contain a separate detail sheet to show landscaping treatments along the southern property line adjacent to the industrial building. The detail sheet shall provide for the maximum amount and type of plantings that will screen the adjacent industrial building as determined feasible by the Urban Forester.*
4. Notwithstanding the tabs shown on Sheet 2 of the CDPA/FDPA, the minimum front yard setback for units on the properties identified as Tax Map 48-3 ((48) Parcels 9 – 13 shall be four (4) feet from the boundary between the existing Virginia Department of Transportation right-of-way and the property identified as Tax Map 48-3 ((48)) Parcel A. Stoops and steps may extent into this minimum setback in accordance with the provisions of Section 2-412 of the Zoning Ordinance.

CONCEPT DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT

(CDPA/FDPA)

BEECH GROVE

Providence District
Fairfax County, Virginia

MAY 5, 2009
OCTOBER 14, 2009

DRAWING LIST

<u>SHEET #</u>	<u>TITLE</u>
1	COVER SHEET
2	NOTES
3	EXISTING VEGETATION MAP
4	CERTIFIED PLAT
5	ILLUSTRATIVE PLAN
6	LANDSCAPE PLAN
7	CDP/FDP
8	ARCHITECTURAL ELEVATIONS

ATTORNEY:

Cooley Godward Kronish, LLP
11061 FREDERICK DRIVE
SUITE 1000
RESTON, VIRGINIA 20190
(703) 400-0000 FAX (703) 400-0100

CIVIL ENGINEER:



PREPARED FOR:

BEECH GROVE NEIGHBORHOODS, LLC

11111 HUNNETT HILLS RD
SUITE 200
RESTON, VA 20190
(703) 604-0001 FAX (703) 710-0070



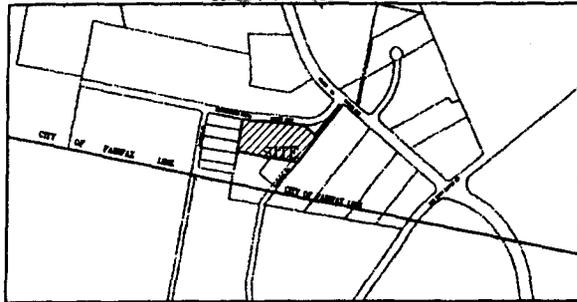
SHEET 1 OF 8
MISC-1431

PCA/CDPA/FDPA 2003-PR-037

10/14/09 11:00 AM

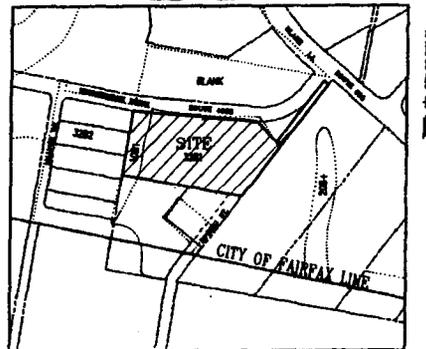
VICINITY MAP

SCALE: 1" = 500'



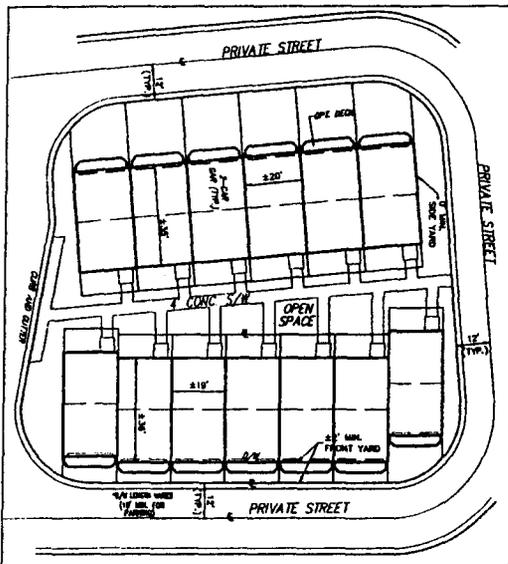
SOILS MAP

SCALE: 1" = 250'



TYPICAL LOT/UNIT DETAIL

NOT TO SCALE



SOIL ID NUMBER	SERIES NAME	FOUNDATION SUPPORT	SURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	GEOTECHNICAL REPORT REQ'D	PROBLEM SOIL CLASS
10B1	GLENNDALE	FAIR	MARGINAL	GOOD	SLIGHT	NO	B
32B1	FAIRFAX (SILT)	GOOD	MARGINAL	GOOD	SEVERE	NO	B

NOTE: SOIL INFORMATION IS PER THE LATEST FAIRFAX COUNTY SOILS MAP AND SOILS OF FAIRFAX GENERAL RATINGS FOR URBAN DEVELOPMENT.

ZONING AND AREA TABULATION

TOTAL AREA	= 4.43 AC
AREA SUBJECT TO PCA/CDPA/TDPA	= 0.84 AC
EXISTING ZONING	POH-20
PROPOSED ZONING	POH-20
PROPOSED LOTS	= 73 SINGLE FAMILY ATTACHED UNITS (INCLUDES 1 ADU)
DENSITY	= 73/4.38 = 16.66 DU/AC
DENSITY WITHOUT ADU'S	= 72/4.38 = 16.44 DU/AC
OPEN SPACE	= 0.143 AC (3.21% OF SITE) (3% OF SITE REQUIRED)
PROVIDED DEVELOPED RECREATION SPACE	= 0.7425 S.F.
R-20 FRONT YARD	= 15' ANGLE OF BULK PLANE, BUT NOT LESS THAN 5'
FRONT YARD PROVIDED	= 32' MINIMUM WITH A 2' BULK PLANE ANGLE
R-20 SIDE YARD	= 15' ANGLE OF BULK PLANE, BUT NOT LESS THAN 5'
SIDE YARD PROVIDED	= ZERO FEET (0') MINIMUM WITH A 0' BULK PLANE ANGLE
R-20 REAR YARD	= 25' ANGLE OF BULK PLANE, BUT NOT LESS THAN 16'
REAR YARD PROVIDED	= 32' FEET MINIMUM WITH A 2' BULK PLANE ANGLE
LOT WIDTH REQUIRED	= NONE
LOT WIDTH PROVIDED	= 18' (MIN.)
LOT AREA REQUIRED	= NONE
LOT AREA PROVIDED	= 0.800 S.F.
*THE APPLICANT REQUESTS A MINOR OF 200 SQUARE FOOT YARD REQUIREMENT FOR SINGLE FAMILY ATTACHED UNITS.	
MINIMUM DISTRICT SIZE	= 2 ACRES
PROVIDED DISTRICT SIZE	= 4.43 ACRES
MAXIMUM BUILDING HEIGHT	= 40'
BUILDING HEIGHT PROVIDED	= 40'

PARKING TABULATION

TOTAL # OF UNITS	73
PARKING SPACES REQ'D	73x2.3 = 167.9 (168)
PARKING SPACES PROVIDED	
SURFACE	30
DRIVEWAY	12
GARAGE SPACES	146
TOTAL	188

GENERAL NOTES:

- THE SUBJECT PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 48-3 ((48)) PARCELS A, 6-18.
- SEE THE REZONING PLAN INCORPORATED IN THIS SET FOR THE PROPERTY OWNERS BY PARCEL. THE OWNERS ARE BEACH GROVE NEIGHBORHOODS LLC AND KENDALL SQUARE HOMEOWNERS ASSOCIATION.
- THERE ARE NO 100-YEAR FLOOD LIMITS, RMA OR RPA (RESOURCE PROTECTION AREA) ON THE SUBJECT PROPERTY.
- THERE ARE NO KNOWN GRAVES OR OBJECTS OR STRUCTURES MARKING PLACES OF BURIAL WITHIN THE SITE.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THERE ARE NO EXISTING BUILDINGS ON-SITE.
- TO THE BEST OF OUR KNOWLEDGE, THIS DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, OR IF ANY VARIANCE, EXCEPTION OR VARIANCE IS SOUGHT BY THE APPLICANT, SUCH SHALL BE SPECIFICALLY NOTED WITH THE JUSTIFICATION FOR SUCH MODIFICATION.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THIS SITE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 118.A, 302.4 AND 302.6. ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT 18.872-10-11 VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS AND/OR PETROLEUM PRODUCTS AS DEFINED BY TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, TO BE GENERATED, UTILIZED, STORED, INCINERATED, AND/OR DISPOSED OF ON SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- BOUNDARY INFORMATION IS PROVIDED BY BOUNDARY SURVEY PERFORMED BY URBAN ENGINEERING & ASSOC., INC. AND FROM DEEDS OF RECORD. THE EXISTING TOPOGRAPHY IS 3-FOOT FIELD PLAN CONTOURS PROVIDED BY URBAN ENGINEERING & ASSOC., INC.
- THIS PROJECT IS TO BE DEVELOPED IN A SINGLE PHASE.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE TABULATIONS SHOWN ON THIS SHEET.
- IN ACCORDANCE WITH SECTION 18-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS COP/TPD, SO LONG AS SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE COP/TPD AND THE GOVERNING PROFFERS.
- SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
- PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.
- THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE IN ACCORDANCE WITH COUNTY REQUIREMENTS.
- THIS PLAN IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- THERE ARE NO KNOWN EXISTING MAJOR UTILITY EASEMENTS (25' OR GREATER) ON THE SUBJECT PROPERTY.
- PER SECTIONS 18-204 AND 18-403 OF THE F.F.A. CO. ZONING ORDINANCE, THE LIMITS OF CLEARING AND GRADING AND LANDSCAPED OPEN SPACE REPRESENTED ON THE GRAPHIC ARE SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN, PROVIDED THE LIMITS OF CLEARING AND GRADING ARE IN SUBSTANTIAL CONFORMANCE WITH THE COP/TPD. LANDSCAPING AND TREE COVER SHALL BE PROVIDED PER ARTICLE 13 AND THE SUBJECT PROFFERS.
- SIM AND BMP'S WILL BE PROVIDED ON-SITE, WITH APPROPRIATELY DESIGNED FACILITIES, TO BE DETERMINED WITH FINAL ENGINEERING DESIGN.
- PRIVATE STREETS ARE TO BE LOCATED ON COMMON HOMEOWNERS ASSOCIATION (HOA) PROPERTY AND TO BE OWNED AND MAINTAINED BY THE HOA.
- NUMBER OF UNITS AND PARKING SPACES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE APPLICANT RESERVES THE RIGHT TO REDUCE THE NUMBER OF UNITS AND ASSOCIATED GARAGE SPACES.
- THERE ARE NO AREAS WITH SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THIS SITE.
- SPECIAL ADVERTISEMENTS SHALL BE PROVIDED AS SHOWN ON SHEETS 5 AND 7.
- THE APPLICANT REQUESTS A MODIFICATION TO SECTION 12-002.18 OF THE PFM TO ALLOW PLANTING OF ORNAMENTAL TREES IN PLANTING AREAS SMALLER THAN 50 SF. THE APPLICANT PROPOSES A MINIMUM PLANTING AREA OF 33 SF (6.5-FOOT RADIUS).

MODIFICATION/WAIVER SUMMARY:

- THE APPLICANT REQUESTS A MODIFICATION TO SECTION 12-002.18 OF THE PFM TO ALLOW PLANTING OF ORNAMENTAL TREES IN PLANTING AREAS SMALLER THAN 50 SF. THE APPLICANT PROPOSES A MINIMUM PLANTING AREA OF 33 SF (6.5-FOOT RADIUS).
- THE APPLICANT REQUESTS A MINOR OF THE 200 SF. PRIVACY YARD REQUIREMENT FOR SINGLE FAMILY ATTACHED UNITS.
- THE APPLICANT REQUESTS A MINOR TO SECTION 8-030.3.6 OF THE PFM TO ALLOW UNDERGROUND S.W.M. FACILITIES IN RESIDENTIAL DEVELOPMENTS.

- NOTES:
- TYPICAL FOOTPRINTS SUBJECT TO MINOR MODIFICATION. SEE GENERAL NOTE #12 THIS SHEET.
 - FOR LANDSCAPING PLAN, SEE SHEET 6.
 - TYPICAL FOOTPRINTS FOR OVERALL DEVELOPMENT AND NOT THE AREA SUBJECT TO PCA/CDPA/FDPA 2003-PR-037

ADU CALCULATION

NUMBER OF UNITS	PARCEL 25 = 73 UNITS
LAND AREA:	PARCEL 25 = 4.38 AC.
COMP PLAN DENSITY RANGE:	PARCEL 25 = 16-20 DU/AC
COMPOSITE RANGE-HIGH:	20
COMPOSITE RANGE-LOW:	16
ADU'S REQUIRED:	$\frac{16.66 - 16}{(20)(1.2)} - \frac{(16)(1.2)}{(20)(1.2)} \times 12.5 = 1.728$
# OF ADU'S	= 73 x 1.728 = 1.26 THEREFORE 1 ADU IS REQUIRED

PLAN DATE
15-14-09



Urban, Inc.
4909 Technology Court
Chantilly, Virginia 20151
Tel: 703.433.2222
www.urban-inc.com



NOTES

BEECH GROVE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET
2
OF
8

PCA/CDPA/FDPA 2003-PR-037

SCALE: AS SHOWN

C.I. N/A

DATE: MAR., 2009

FILE No.
MISC-1431

DATE PLOTTED: 11/10/09 11:00:00 AM

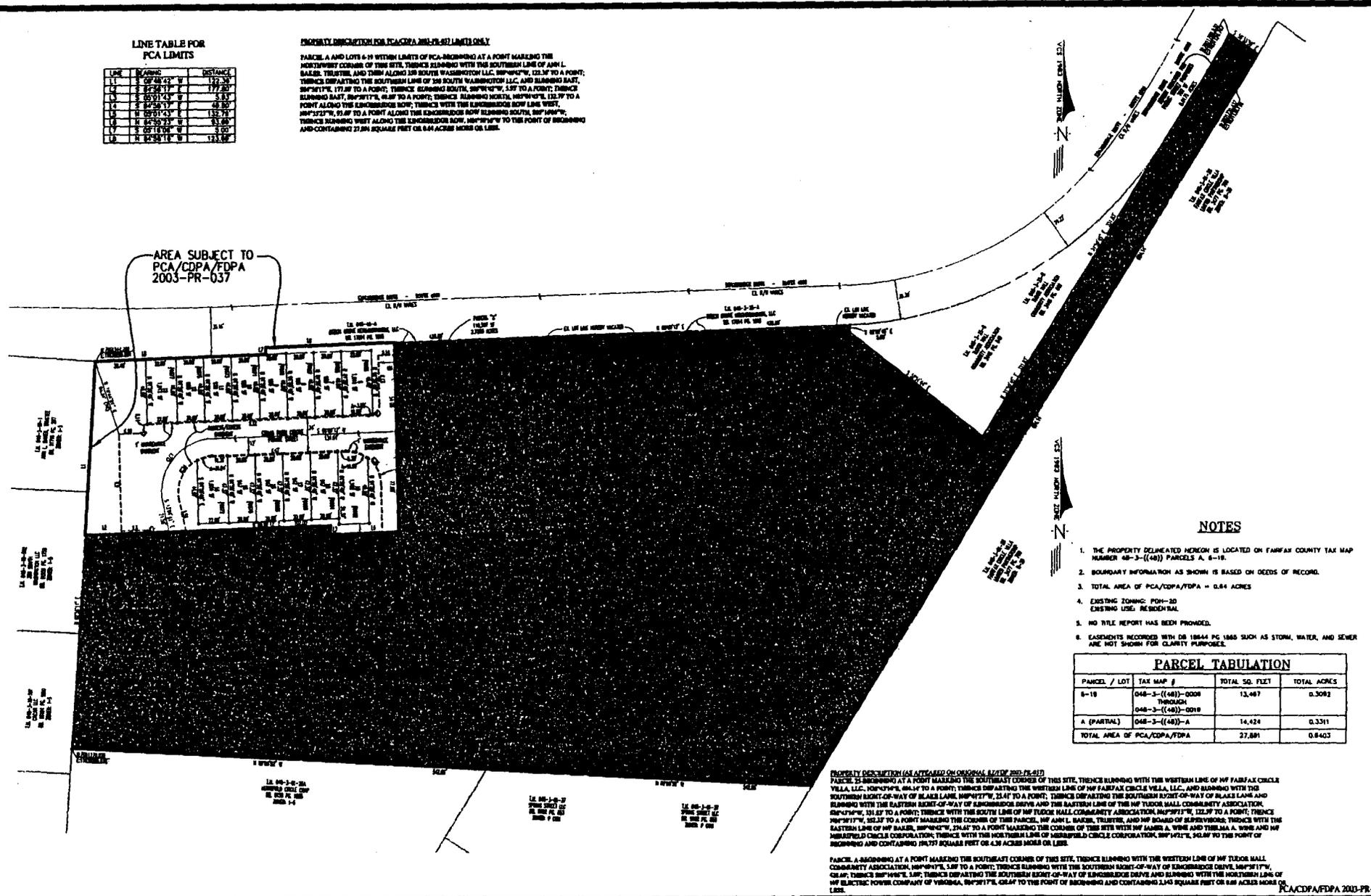
LINE TABLE FOR
PCA LIMITS

LINE	BEARING	DISTANCE
1	S 25° 12' 12" W	177.23'
2	S 25° 12' 12" W	48.80'
3	S 25° 12' 12" W	5.83'
4	S 25° 12' 12" W	48.80'
5	S 25° 12' 12" W	153.74'
6	S 25° 12' 12" W	51.68'
7	S 25° 12' 12" W	5.00'
8	S 25° 12' 12" W	123.09'

PROPERTY DESCRIPTION FOR PCA/CDDA/CDPA/FDPA LIMITS ONLY

PARCELS A AND LOTS 4-11 WITHIN LIMITS OF PCA BEGINNING AT A POINT MARKING THE NORTHEAST CORNER OF THIS SITE, THENCE S 25° 12' 12" W WITH THE SOUTHERN LINE OF ANN L. BAKER, TRUSTEE, AND THEN ALONG 189 SOUTH WASHINGTON LLC, 89° 42' 30" W TO A POINT; THENCE DEPARTING THE SOUTHERN LINE OF 380 SOUTH WASHINGTON LLC, AND BLUNTING EAST, 89° 42' 30" W, 17.81' TO A POINT; THENCE S 25° 12' 12" W, 5.83' TO A POINT; THENCE BLUNTING EAST, 89° 42' 30" W, 48.80' TO A POINT; THENCE S 25° 12' 12" W, 153.74' TO A POINT ALONG THE EINGORDBOROUGH ROW; THENCE WITH THE EINGORDBOROUGH ROW LINE WEST, 89° 42' 30" W, 48.80' TO A POINT ALONG THE EINGORDBOROUGH ROW; THENCE S 25° 12' 12" W, 51.68' TO A POINT; THENCE BLUNTING WEST ALONG THE EINGORDBOROUGH ROW, 89° 42' 30" W TO THE POINT OF BEGINNING AND CONTAINING 27.891 SQUARE FEET OR 0.64 ACRES MORE OR LESS.

AREA SUBJECT TO
PCA/CDDA/CDPA
2003-PR-037



NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP NUMBER 048-3-((48)) PARCELS A, 6-19.
2. BOUNDARY INFORMATION AS SHOWN IS BASED ON DEEDS OF RECORD.
3. TOTAL AREA OF PCA/CDDA/CDPA = 0.64 ACRES
4. EXISTING ZONING: PDH-30
EXISTING USE: RESIDENTIAL
5. NO TITLE REPORT HAS BEEN PROVIDED.
6. EASEMENTS RECORDED WITH DE 18844 PG 1865 SUCH AS STORM, WATER, AND SEWER ARE NOT SHOWN FOR CLARITY PURPOSES.

PARCEL TABULATION			
PARCEL / LOT	TAX MAP #	TOTAL SQ. FEET	TOTAL ACRES
6-19	048-3-((48))-0008	13,467	0.3082
	048-3-((48))-0018		
A (PARTIAL)	048-3-((48))-A	14,424	0.3311
TOTAL AREA OF PCA/CDDA/CDPA		27,891	0.6403

PROPERTY DESCRIPTION (AS APPEARED ON ORIGINAL PLAT OF THIS PLAT)

PARCELS 22 BEGINNING AT A POINT MARKING THE SOUTHWEST CORNER OF THIS SITE, THENCE BLUNTING WITH THE WESTERN LINE OF MF FAIRFAX CIRCLE VILLA, LLC, 89° 42' 30" W TO A POINT; THENCE DEPARTING THE WESTERN LINE OF MF FAIRFAX CIRCLE VILLA, LLC, AND BLUNTING WITH THE SOUTHERN RIGHT-OF-WAY OF SLACK LANE, 89° 42' 30" W, 25.41' TO A POINT; THENCE DEPARTING THE SOUTHERN RIGHT-OF-WAY OF SLACK LANE AND BLUNTING WITH THE EASTERN RIGHT-OF-WAY OF LINGENBROOK DRIVE AND THE EASTERN LINE OF THE MF TUDOR MALL COMMUNITY ASSOCIATION, 89° 42' 30" W, 31.57' TO A POINT; THENCE WITH THE SOUTH LINE OF MF TUDOR MALL COMMUNITY ASSOCIATION, 89° 42' 30" W, 123.09' TO A POINT; THENCE 89° 42' 30" W, 51.68' TO A POINT MARKING THE CORNER OF THIS PARCEL, MF ANN L. BAKER, TRUSTEE, AND MF BOARD OF SUPERVISORS; THENCE WITH THE EASTERN LINE OF MF BAKER, TRUSTEE, 25.41' TO A POINT MARKING THE CORNER OF THIS SITE WITH MF LAURA A. WINE AND TRILAKA A. WINE AND MF HENRIETTA CIRCLE CORPORATION; THENCE WITH THE NORTHERN LINE OF HENRIETTA CIRCLE CORPORATION, 89° 42' 30" W, 54.80' TO THE POINT OF BEGINNING AND CONTAINING 19,737 SQUARE FEET OR 4.50 ACRES MORE OR LESS.

PARCELS A BEGINNING AT A POINT MARKING THE SOUTHWEST CORNER OF THIS SITE, THENCE BLUNTING WITH THE WESTERN LINE OF MF TUDOR MALL COMMUNITY ASSOCIATION, 89° 42' 30" W TO A POINT; THENCE BLUNTING WITH THE SOUTHERN RIGHT-OF-WAY OF LINGENBROOK DRIVE, 89° 42' 30" W, 25.41' TO A POINT; THENCE DEPARTING THE SOUTHERN RIGHT-OF-WAY OF LINGENBROOK DRIVE AND BLUNTING WITH THE NORTHERN LINE OF MF ELECTRIC POWER COMPANY OF VIRGINIA, 89° 42' 30" W, 54.80' TO THE POINT OF BEGINNING AND CONTAINING 3,143 SQUARE FEET OR 0.64 ACRES MORE OR LESS.

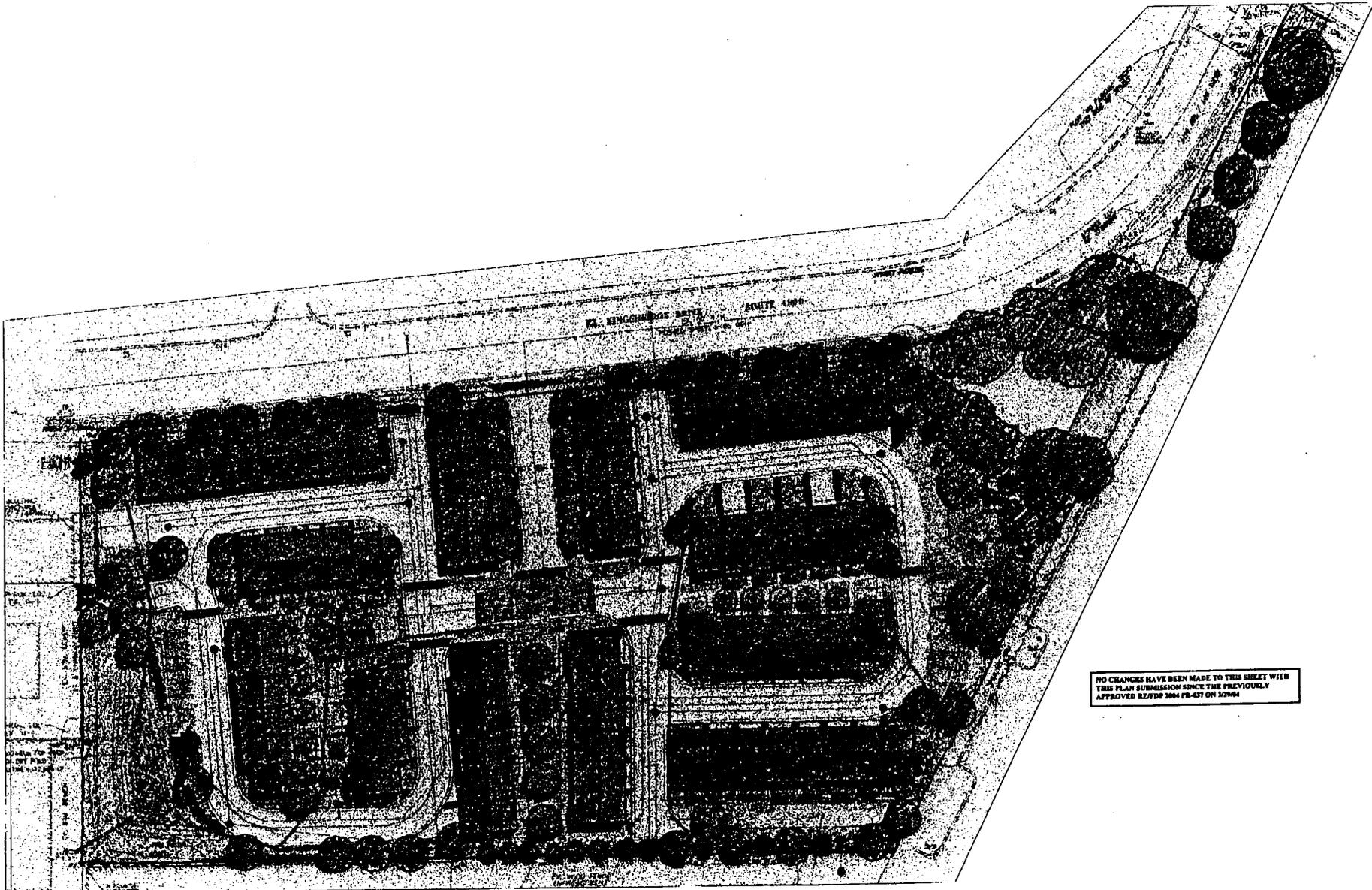
PCA/CDDA/CDPA 2003-PR-037

NO.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
05-05-09
10-14-09



CERTIFIED PLAT		SHEET 4 OF 8
BEECH GROVE PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA		
SCALE: 1"=30'	CL -C-	FILE NO. MISC-1451
DATE: MAR. 2009		



NO CHANGES HAVE BEEN MADE TO THIS SHEET WITH THIS PLAN SUBMISSION SINCE THE PREVIOUSLY APPROVED REZONING MAP PLAT ON 5/20/03

PARKER RODRIGUEZ, INC.
 1410 West 10th Street, Suite 201
 Norfolk, Virginia 23510
 Phone: 757/637-1111
 Fax: 757/637-1112

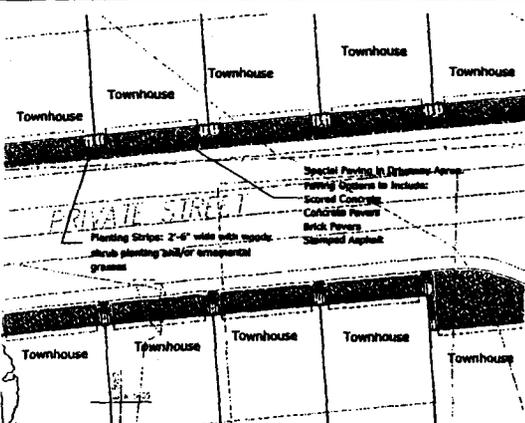
ILLUSTRATIVE PLAN

BEECH GROVE
 Providence District
 FAIRFAX COUNTY
 VIRGINIA

Revisions to Date February 11, 2004
February 17, 2004 11:00 AM
January 15, 2004
December 29, 2003
December 17, 2003
10/20/03
7/20/03

Drawn by:
 SAJ
 Designed by:
 MA
 Checked by:
 MA
 Date:
 June, 2003
 Scale:
 Not to Scale

Drawing Number:



NO CHANGES HAVE BEEN MADE TO THIS SHEET WITH THIS PLAN NUMBER SINCE THE PREVIOUSLY APPROVED 02/09/04 PER 19-017 ON 03/04

BLAKE LANE
ROUTE 117
EX. P.O. BOX 5440

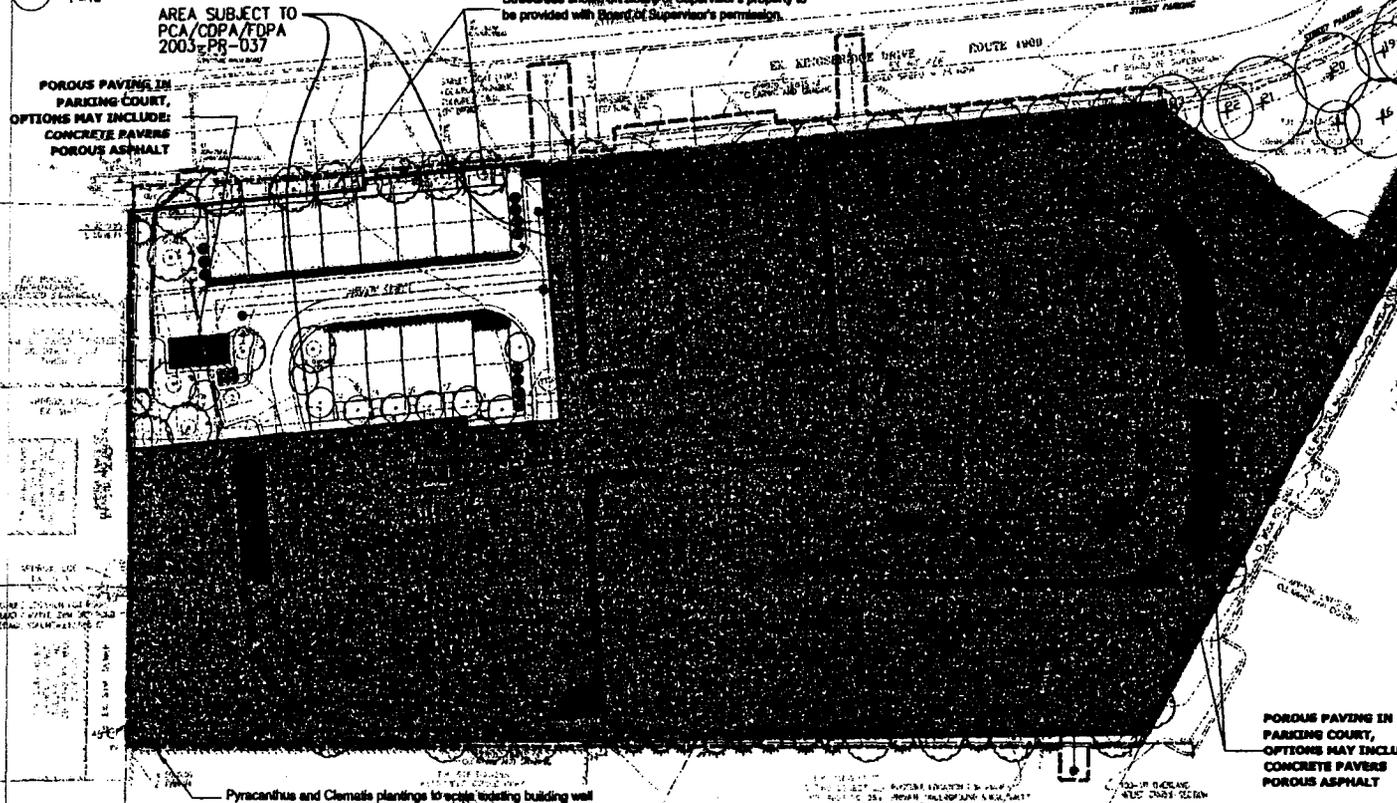
1 DRIVEWAY AND ALLEY TREATMENTS
1"=10'

AREA SUBJECT TO
PCA/CDPA/FDPA
2003-037

POROUS PAVING IN
PARKING COURT,
OPTIONS MAY INCLUDE:
CONCRETE PAVERS
POROUS ASPHALT

Streets shown on Board of Supervisor's property to
be provided with Board of Supervisor's permission.

- LEGEND**
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - SHRUBS



Item	Description	Qty	Unit	Cost	Total
Planting Schedule					
Planting Schedule - 2003					
Planting Schedule - 2004					
Planting Schedule - 2005					
Planting Schedule - 2006					
Planting Schedule - 2007					
Planting Schedule - 2008					
Planting Schedule - 2009					
Planting Schedule - 2010					
Planting Schedule - 2011					
Planting Schedule - 2012					
Planting Schedule - 2013					
Planting Schedule - 2014					
Planting Schedule - 2015					
Planting Schedule - 2016					
Planting Schedule - 2017					
Planting Schedule - 2018					
Planting Schedule - 2019					
Planting Schedule - 2020					
Planting Schedule - 2021					
Planting Schedule - 2022					
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Planting Schedule - 2024					
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Planting Schedule - 2094					
Planting Schedule - 2095					
Planting Schedule - 2096					
Planting Schedule - 2097					
Planting Schedule - 2098					
Planting Schedule - 2099					
Planting Schedule - 2100					

POROUS PAVING IN
PARKING COURT,
OPTIONS MAY INCLUDE:
CONCRETE PAVERS
POROUS ASPHALT

2 MASTER PLAN
1"=30'

3 Canopy Calculations
NTS

PARKER RODRIGUEZ, INC.

LANDSCAPE PLAN

BEECH GROVE
Providence District
FAIRFAX COUNTY, VIRGINIA

Revision 4 Date February 23, 2007
February 12, 2007
November 29, 2006
November 12, 2005
10/4/02
5/20/00

Drawn by:
SAI
Designed by:
SAI
Checked by:
SAI
Date:
June, 2003
Scale:
1"=30'

Drawing Number:
6

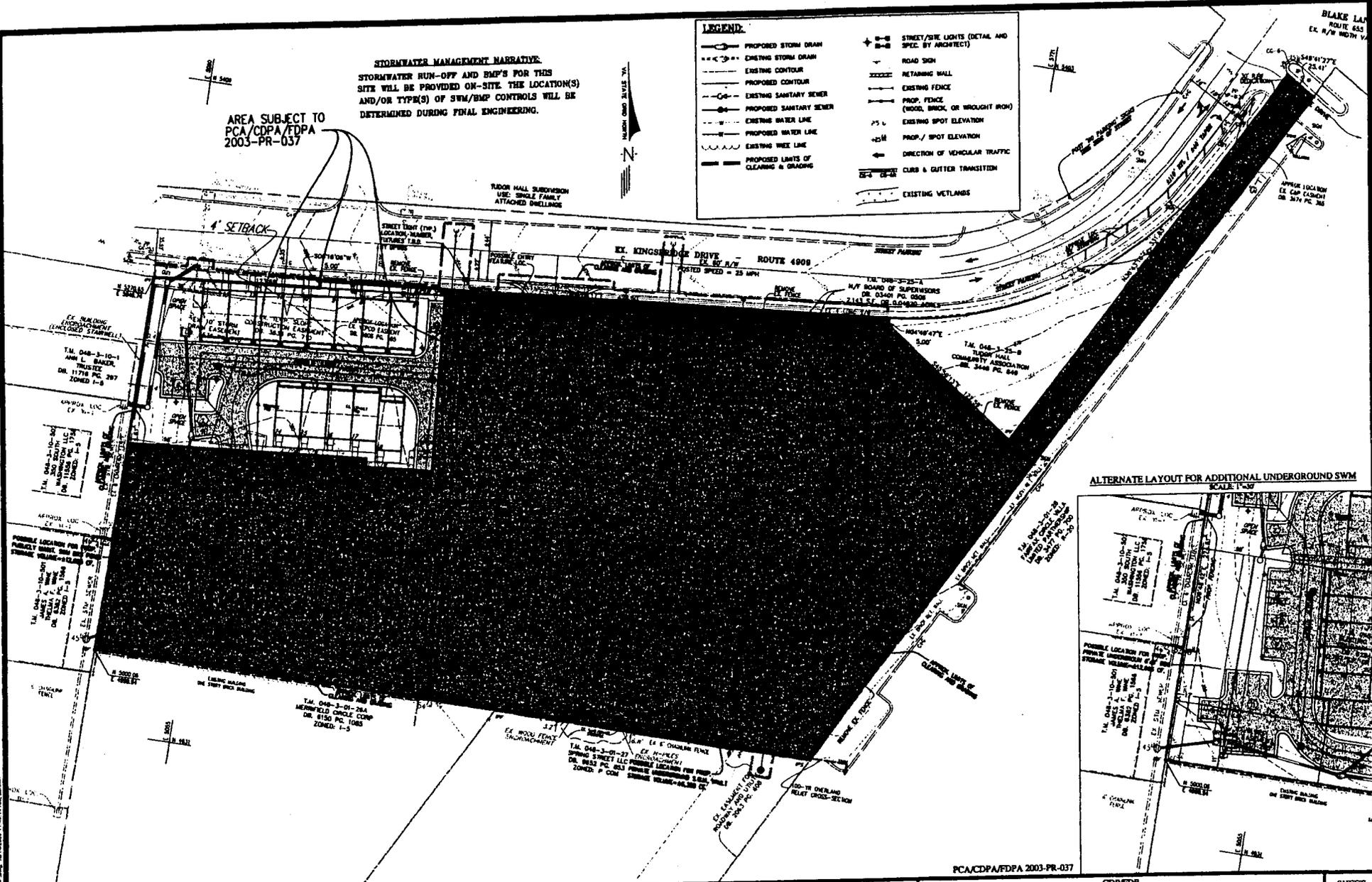
Sheet # of #

AREA SUBJECT TO
PCA/CDPA/ADPA
2003-PR-037

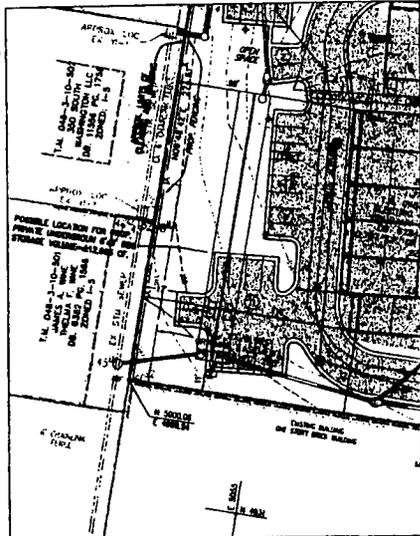
STORMWATER MANAGEMENT NARRATIVE:
STORMWATER RUN-OFF AND BMP'S FOR THIS SITE WILL BE PROVIDED ON-SITE. THE LOCATION(S) AND/OR TYPE(S) OF SWM/BMP CONTROLS WILL BE DETERMINED DURING FINAL ENGINEERING.

LEGEND:

- PROPOSED STORM DRAIN
- - - - - EXISTING STORM DRAIN
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- - - - - EXISTING SANITARY SEWER
- - - - - PROPOSED SANITARY SEWER
- - - - - EXISTING WATER LINE
- - - - - PROPOSED WATER LINE
- - - - - EXISTING WEE LINE
- - - - - PROPOSED WEE LINE
- - - - - PROPOSED LIMITS OF CLEARING & GRADING
- ◆ B-B
- ◆ B-B
- ◆ STREET/SITE LIGHTS (DETAIL AND SPEC. BY ARCHITECT)
- ◆ ROAD SIGN
- XXXXXX RETAINING WALL
- EXISTING FENCE
- PROP. FENCE (WOOD, BRICK, OR WROUGHT IRON)
- 75' ± EXISTING SPOT ELEVATION
- +2.18 PROP. SPOT ELEVATION
- DIRECTION OF VEHICULAR TRAFFIC
- CURB & GUTTER TRANSITION
- EXISTING WETLANDS



ALTERNATE LAYOUT FOR ADDITIONAL UNDERGROUND SWM
SCALE: 1"=30'



NO.	DATE	DESCRIPTION

PLAN DATE	02-25-99
	03-11-99



PCA/CDPA/ADPA 2003-PR-037

CDP/DFP

BEECH GROVE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

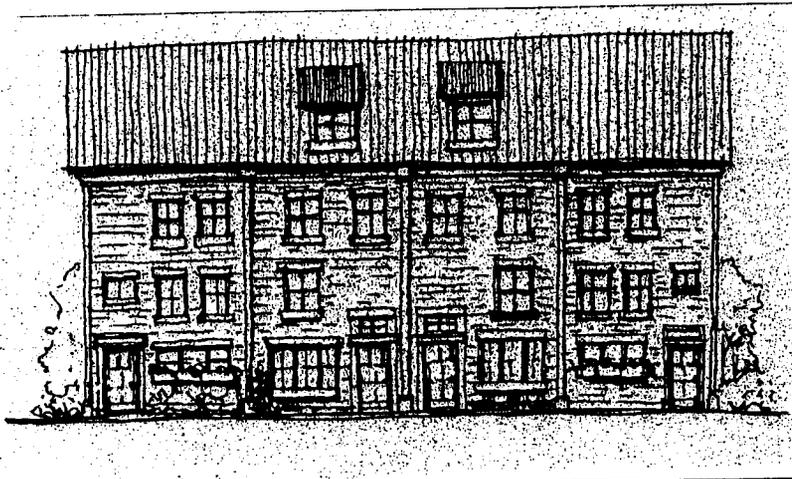
SCALE: 1"=30'

CL -2

DATE: MAR., 2009

SHEET
7
OF
8

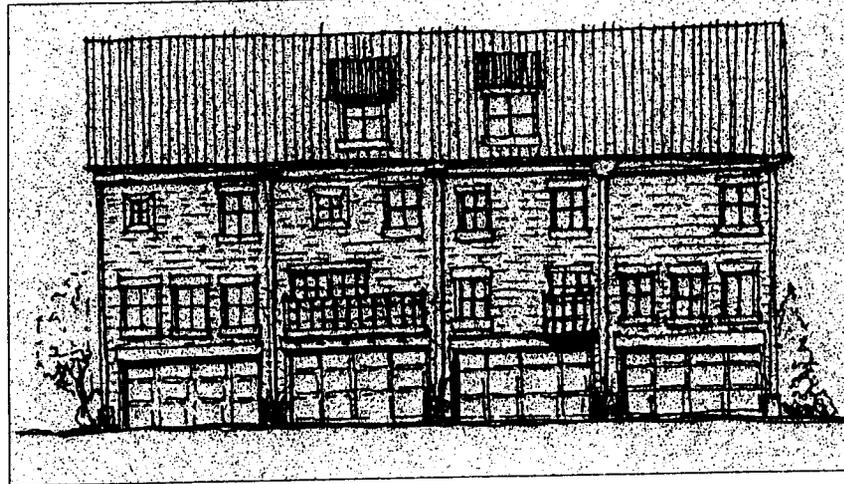
FILE No.
MISC-1431



1 Proposed Front Entrance
N.T.S.



2 Street Scene
N.T.S.



3 Proposed Rear Elevation (Garage Entrance)
N.T.S.

NO CHANGES HAVE BEEN MADE TO THIS SHEET WITH
THIS PLAN SUBMISSION SINCE THE PREVIOUSLY
APPROVED RZ/PDF 2004 PE-037 ON 3/29/04

PARKER RODRIGUEZ, INC.

1000 North Main Street, Suite 200
Providence, Rhode Island 02903
Tel: 401-863-1111
Fax: 401-863-1112

Proposed Typical
Architecture

BEECH GROVE
Providence District

VIRGINIA

FAIRFAX COUNTY

Revisions & Date:

February 23, 2004
February 17, 2004
January 15, 2004
December 29, 2003

Drawn by:

SM

Designed by:

RA

Checked by:

RA

Date:

October, 2003

Scale:

As Noted

Drawing Number:

8

Sheet 8 of 8

**ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: PCA 2003-PR-037**

DECISION DATE: 11-16-2009

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: PROVIDENCE

APPLICANT NAME BEECH GROVE NEIGHBORHOODS LLC AND KENDALL SQUARE HOME

STAFF COORDINATOR: BCHO00

ACTION: APPROVE

DECISION SUMMARY:

ON NOVEMBER 16, 2009, THE BOARD UNANIMOUSLY APPROVED PC A 2003-PR-037, ON A MOTION BY SUPERVISOR SMYTH, SUBJECT TO PROFFERS DATED OCTOBER 14, 2009. ON OCT 15, 2009, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDPA 2003-PR-037 SUBJECT TO DEVELOPMENT CONDITIONS DATED OCTOBER 14, 2009 AND TO THE BOARD'S APPROVAL OF THE PROFFERED CONDITION AMENDMENT.

ZONING INFORMATION

EXISTING ZONING

<u>DISTRICT</u>	<u>AREA</u>
PDH-20	27,891.00 SQ FEET
TOTAL	0.64 ACRES

APPROVED AREA

<u>DISTRICT</u>	<u>AREA</u>
PDH-20	27,891.00 SQ FEET
TOTAL	0.64 ACRES

TAX MAP NUMBERS

048-3- /48/ / -A	048-3- /48/ /0006-	048-3- /48/ /0007-	048-3- /48/ /0008-
048-3- /48/ /0009-	048-3- /48/ /0010-	048-3- /48/ /0011-	048-3- /48/ /0012-
048-3- /48/ /0013-	048-3- /48/ /0014-	048-3- /48/ /0015-	048-3- /48/ /0016-
048-3- /48/ /0017-	048-3- /48/ /0018-	048-3- /48/ /0019-	

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PDH-20

APPROVED RESIDENTIAL DEVELOPMENT

<u>LAND USE</u>	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF MEASURE</u>	<u>NO. OF UNITS</u>
	<u>UNITS</u>	<u>AREA</u>		
SFA	73	0.64	ACRES	1
TOTAL	73	0.64	ACRES	

APPROVED NON-RESIDENTIAL DEVELOPMENT

<u>FLOOR AREA</u>	<u>UNIT OF MEASURE</u>	<u>LAND AREA</u>	<u>UNIT OF MEASURE</u>	<u>FAR</u>

PROFFER INFORMATION

PROFFER STATEMENT DATE: 10-14-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
	01-01-0001	0	N/A	\$	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$	01-01-0001

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

WAIVE PRIVACY YARD REQUIREMENT FOR SFA

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED

ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: FDPA 2003-PR-037

DECISION DATE: 10-15-2009

HEARING BODY: PC

CRD: NO

MAGISTERIAL DISTRICT: PROVIDENCE

APPLICANT NAME BEECH GROVE NEIGHBORHOODS LLC AND KENDALL SQUARE HOME

STAFF COORDINATOR: BCHO00

ACTION: APPROVE

DECISION SUMMARY:

ON OCTOBER 15, 2009, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDPA 2003-PR-037, ON A MOTION BY COMMISSIONER LAWRENCE, SUBJECT TO DEVELOPMENT CONDITIONS DATED OCTOBER 14, 2009 AND TO THE BOARD'S APPROVAL OF THE PROFFERED CONDITION AMENDMENT 2003-PR-037.

ZONING INFORMATION**EXISTING ZONING**

<u>DISTRICT</u>	<u>AREA</u>
PDH-20	27,891.00 SQ FEET
TOTAL	0.64 ACRES

APPROVED AREA

<u>DISTRICT</u>	<u>AREA</u>
PDH-20	27,891.00 SQ FEET
TOTAL	0.64 ACRES

TAX MAP NUMBERS

048-3- /48/ / -A	048-3- /48/ /0006-	048-3- /48/ /0007-	048-3- /48/ /0008-
048-3- /48/ /0009-	048-3- /48/ /0010-	048-3- /48/ /0011-	048-3- /48/ /0012-
048-3- /48/ /0013-	048-3- /48/ /0014-	048-3- /48/ /0015-	048-3- /48/ /0016-
048-3- /48/ /0017-	048-3- /48/ /0018-	048-3- /48/ /0019-	

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PDH-20

APPROVED RESIDENTIAL DEVELOPMENT

<u>LAND USE</u>	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>
SFA	73	0.64	ACRES	1
TOTAL	73	0.64	ACRES	

APPROVED NON-RESIDENTIAL DEVELOPMENT

<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	

DEVELOPMENT CONDITION INFORMATION

DEVELOPMENT CONDITION STATEMENT DATE: 10-14-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
OTHER - GENERAL	01-01-0001	0	N/A	\$	01-01-0001
PARKING	01-01-0001	0	N/A	\$	01-01-0001
SETBACKS	01-01-0001	0	N/A	\$	01-01-0001
	01-01-0001	0	N/A	\$	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$	01-01-0001

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

WAIVE PRIVACY YARD REQUIREMENT FOR SFA

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED
