

BUCKMAN ROAD APARTMENTS

LEE DISTRICT
FAIRFAX COUNTY, VA

SPECIAL EXCEPTION PLAT

SE 2011-PR-XXX
JULY 21, 2011
REV. SEPTEMBER 7, 2011

APPLICANT/OWNER

BUCKMAN ROAD DEVELOPMENT, LLC.
5513 CONNETTICUT AVE., NW, SUITE 250
WASHINGTON, DC. 20015
CONTACT: MARK JAMES
202-885-9559

ATTORNEY

WALSH, COLUCCI, LUBELEY, EMRICH, & WALSH
2200 CLARENDON BLVD., 13TH FLOOR
ARLINGTON VIRGINIA, 22201
CONTACT: SARA V. MARISKA, ESQ.
(703) 528-4700

ENGINEER/LANDSCAPE ARCHITECT

VIKA INC.
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: BRYNE RILEY, ASLA & JEFF KREPS, RLA.
(703) 442-7800



VICINITY MAP

SCALE: 1"=50'

TM NO. 101-2-001-0019

SHEET INDEX

1. COVER SHEET
- 2A. SPECIAL EXCEPTION PLAT/EXISTING CONDITIONS PLAN
- 2B. SPECIAL EXCEPTION PLAT/EXISTING CONDITIONS PLAN
23. SWM/BMP *APPROVED MSP PLAN FOR INFORMATION ONLY*

SOURCE NOTES

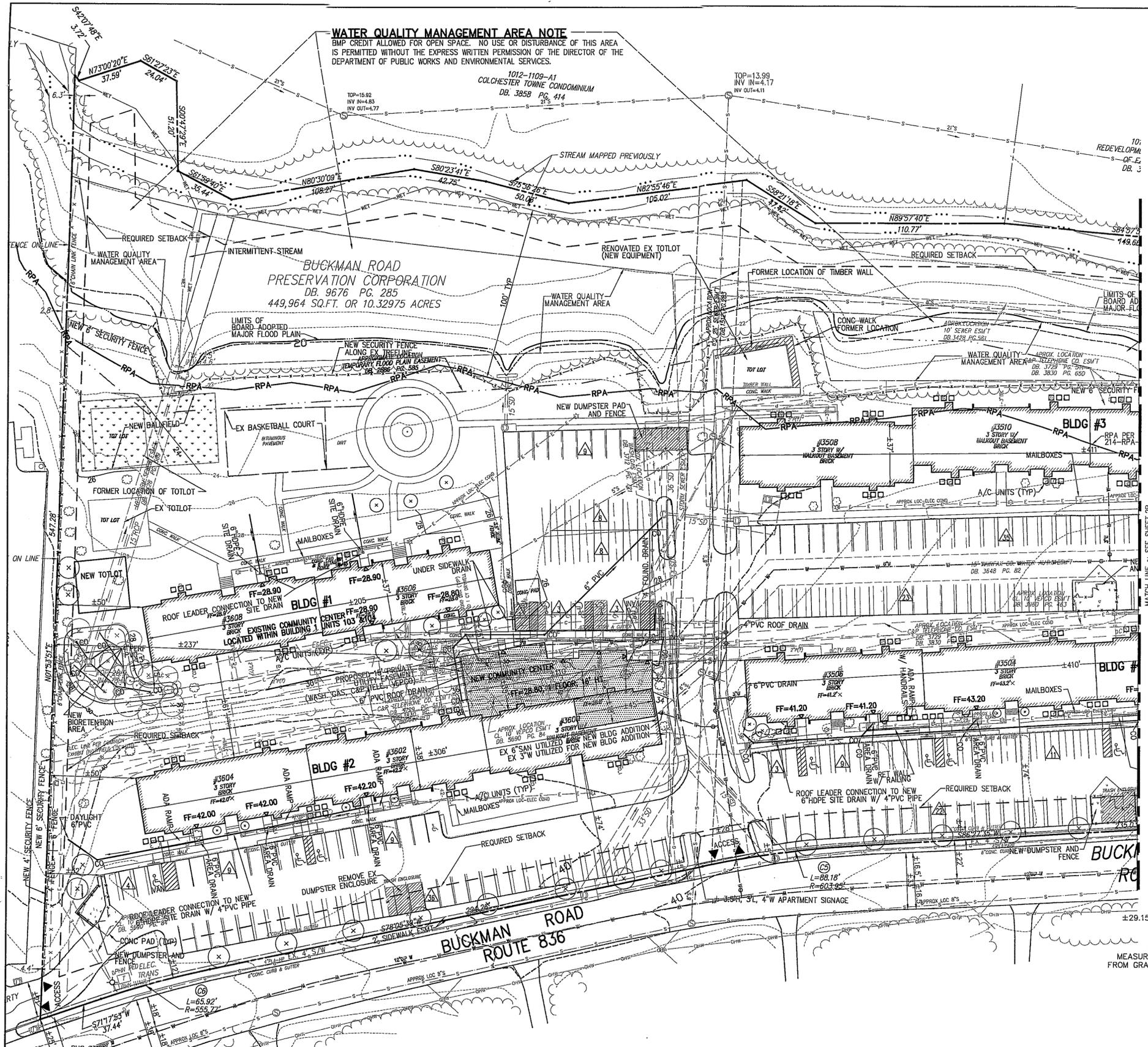
1. BOUNDARY INFORMATION PREPARED BY VIKA INC. DATED OCT., 2009
2. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP # 101-2-((1))-19 AND IS ZONED R-20
3. THE SUBJECT PROPERTY LIES MOSTLY IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAN) WITH PORTIONS ADJACENT TO THE STREAM ALONG THE NORTHERN PROPERTY BOUNDARY IN FLOOD ZONE "AE" (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT), AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515525-0136 D FOR FAIRFAX COUNTY, VIRGINIA, DATED MARCH 5, 1990 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LOMA OR LOMR HAVE NOT BEEN REVIEWED.
4. THE HORIZONTAL DATUM FOR THIS SURVEY IS VCS83, BASED ON A FIELD RUN GPS SURVEY BY VIKA, INC.
5. THE VERTICAL DATUM IS NGVD 88, BASED ON A FIELD RUN GPS SURVEY BY VIKA, INC.
6. THE 100 YEAR FLOOD PLAIN LINE LOCATION WAS COMPUTED BY CONVERTING FLOOD PLAIN ELEVATIONS FROM USGS 1929 VERTICAL TO NGVD 88 ON THE FAIRFAX COUNTY APPROVED FLOOD PLAIN STUDY BY MASSEY ENGINEERS, AND ADOPTED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS ON 11-06-72.

Application No. SE 2011-16-011 Staff Maryland
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED 12-8-11
 Date of (BOS) (BZA) approval 1-10-12
 Sheet 1 of 5

RECEIVED
 Department of Planning & Zoning
 SEP 09 2011
 Zoning Evaluation Division



JOB NUMBER V7243D
SHEET 1



WATER QUALITY MANAGEMENT AREA NOTE
 BMP CREDIT ALLOWED FOR OPEN SPACE. NO USE OR DISTURBANCE OF THIS AREA IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

WAIVERS AND MODIFICATIONS REQUESTED:

1. A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT (Z.O. SECTION 13-203) ON THE SOUTH PROPERTY LINE (BUCKMAN ROAD FRONTAGE) IN FAVOR OF MAINTAINING THE EXISTING CONDITIONS.
2. A MODIFICATION OF THE TRANSITIONAL SCREEN AND BARRIER REQUIREMENT (Z.O. SECTIONS 13-303, 13-304) ON THE SOUTH PROPERTY LINE (BUCKMAN ROAD FRONTAGE) IN FAVOR OF MAINTAINING THE EXISTING CONDITIONS.
3. A MODIFICATION OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT (Z.O. SECTION 13-202) ON THE SOUTH PROPERTY LINE (BUCKMAN ROAD FRONTAGE) IN FAVOR OF MAINTAINING THE EXISTING CONDITIONS.

SPECIAL EXCEPTION NOTES:

1. THE PURPOSE OF THIS SPECIAL EXCEPTION IS TO ALLOW FOR THE USE AND RELOCATION OF THE EXISTING COMMUNITY CENTER (PRIVATE SCHOOL OF SPECIAL EDUCATION) FROM BUILDING 1 TO THE NEWLY APPROVED COMMUNITY CENTER (PER APPROVED PLANS 00214-MSP-002-1) IN ACCORDANCE WITH SECTION 9-310-1 OF THE ZONING ORDINANCE.
2. THIS SITE CURRENTLY CONTAINS FIVE EXISTING BUILDINGS, BUILT IN 1972, WITH IMPROVEMENTS (RENOVATION IN 2011). ALL EXISTING STRUCTURES ARE TO REMAIN.
3. THERE ARE NO FRONTAGE OR PUBLIC STREET IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.
4. CLEARING AND GRADING IS NOT ANTICIPATED AS PART OF THIS SPECIAL EXCEPTION AS NO IMPROVEMENTS ARE PROPOSED TO BE UNDERTAKEN AS A RESULT OF THIS SE. THOSE IMPROVEMENTS SHOWN/IDENTIFIED HEREIN ARE ASSOCIATED WITH COUNTY APPROVED SITE PLANS 00214-MSP-002-1. SUCH IMPROVEMENTS ARE IN VARYING STATES OF COMPLETION AT THE TIME OF THE FILING OF THIS SE.
5. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
6. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
7. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WELLS OR SEPTIC FIELDS THAT SERVE THIS SITE. PUBLIC WATER AND SANITARY SEWER ARE PROVIDED.
8. THERE ARE STORM WATER MANAGEMENT AND BMP FACILITIES ASSOCIATED WITH THIS SITE IN THE FORM OF A BIO-RETENTION BASIN AND WATER QUALITY MANAGEMENT AREAS. THIS SPECIAL EXCEPTION IS FOR THE USE OUTLINED IN #1 (ABOVE), ONLY. THERE ARE NO ADDITIONAL SITE IMPROVEMENTS ASSOCIATED WITH THIS SPECIAL EXCEPTION. THEREFORE, THE SITE IS NOT SUBJECT TO ARTICLE 17 OF THE ZONING ORDINANCE OR A SITE PLAN. NO ADDITIONAL STORM WATER MANAGEMENT OR BMP FACILITIES ARE PROPOSED.
9. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO LIGHTED SIGNS ON THE SUBJECT PROPERTY.
10. EASEMENTS OR ENCUMBRANCES ARE SHOWN HEREON, THERE IS ONE KNOWN UTILITY EASEMENT HAVING A WIDTH OF 25' OR MORE ON THE SUBJECT PARCEL (25' SEWER EASEMENT WITHIN DRIVE AISLE BETWEEN BUILDINGS 1&2 AND 3&4)

TABULATIONS:
 EXISTING ZONING

R-20

SITE AREA

LOT 19.....449,970 SF. OR 10.3299 AC

AREA OF SPECIAL EXCEPTION

449,790 SQ. FT. OR 10.3299 ACRES

BUILDING

Existing Residential Building Height: 42'
 Maximum Building Height: 90'
 Community Center Height: 16'
 GFA (Entire Site): 195,946 SF per APPROVED PLANS 00214-MSP-002-1
 GFA OF Community Center: 3,134 SF
 FAR Allowed (Non-residential): 0.7
 FAR Provided: 0.43
 Front Yard Setback Required: 20'
 Side Yard Setback Required: 10'
 Rear Yard Setback Required: 25'
 Dwelling Units/Acre: 19.55

PARKING

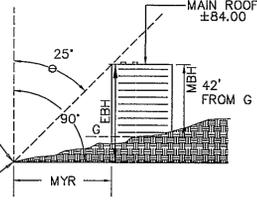
Residential Parking required = 1.6 spaces/unit x 204 = 327 spaces
 Community Center Parking (Private School of Special Education) Parking Required = 2 spaces/3 employees + sufficient number for people on-site at any one time = 13 spaces (3 for employees + 10 for non-resident students)
 Total parking required = 340 spaces
 Total parking provided = 306 spaces*
 *Concurrent with this application, the Applicant shall process a request for a parking reduction.

OPEN SPACE

Required = 30% (134,991 SF.)
 Existing = 55% (250,500 sf.)

BULK PLANE:

CALCULATED FOR BUILDING 2



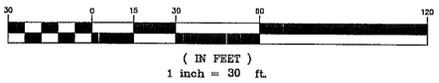
- θ: ANGLE OF BULK PLANE = 25° (FRONT YARD) (MIN 10°)
- LL: LOT LINE (ELEV = 39.5±)
- MYR: MINIMUM YARD REQUIREMENT (30.24', 10' MIN REQUIRED BY Z.O.)
- EBH: EFFECTIVE BUILDING HEIGHT (64.85')
- MBH: MAXIMUM BUILDING HEIGHT (42.00')
- G: GRADE FOR HEIGHT CALCULATIONS = 42.00'
- MYR = EBH tan θ
- EBH = MYR / tan θ

NOTE:

THE PURPOSE OF THIS SPECIAL EXCEPTION IS TO MOVE THE PRIVATE SCHOOL OF SPECIAL EDUCATION (EXISTING COMMUNITY CENTER) FROM UNITS 103 AND 104 AS APPROVED WITH SPECIAL PERMIT # SP 01-L-042 TO THE NEW COMMUNITY CENTER CONSTRUCTED WITH MSP 00214-MSP-002-1. *SEE ALSO SPECIAL EXCEPTION NOTE 4 ABOVE.



GRAPHIC SCALE

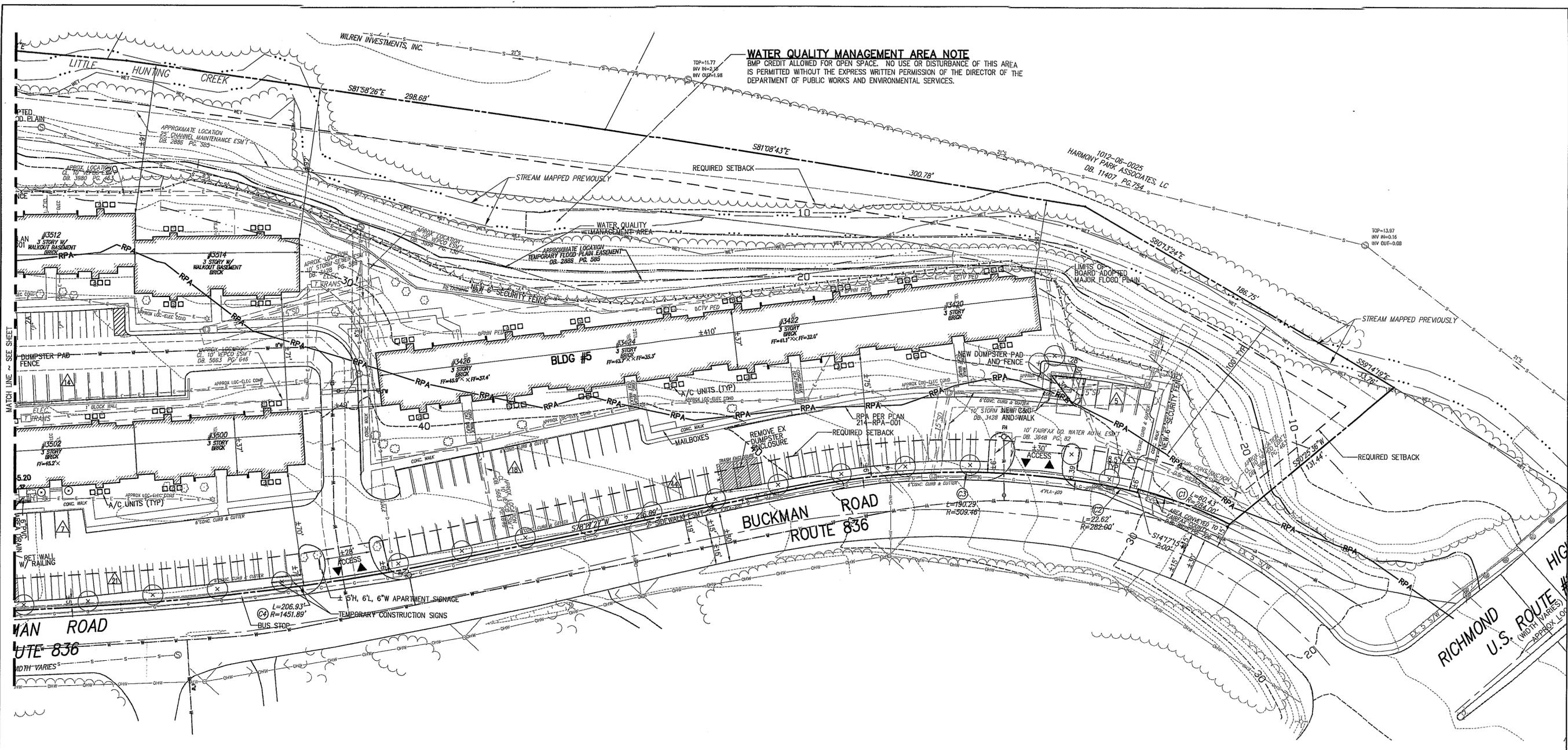


NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
 DIVISION OF DESIGN REVIEW



Application No. SE 2011-06-011 Staff No. 9/7/11
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED 12-8-11
 Date of (BOS) (BZA) approval 1-10-12
 Sheet 2 of 5



WATER QUALITY MANAGEMENT AREA NOTE

BMP CREDIT ALLOWED FOR OPEN SPACE. NO USE OR DISTURBANCE OF THIS AREA IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

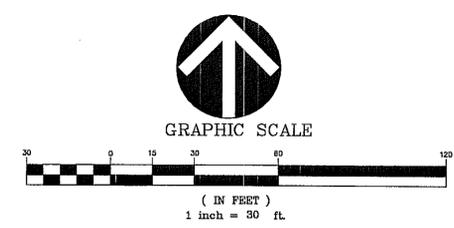
VKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
 VKA INCORPORATED
 8180 GREENSBORO DRIVE ■ SUITE 200 ■ McLEAN, VIRGINIA 22102
 (703)442-7800 ■ FAX (703)761-2787
 McLEAN, VA ■ GERMANTOWN, MD

BUCKMAN ROAD APARTMENTS
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION
PLAT

MAN ROAD
 RTE 836
 WIDTH VARIES

THE PURPOSE OF THIS SPECIAL EXCEPTION IS TO MOVE THE PRIVATE SCHOOL OF SPECIAL EDUCATION (EXISTING COMMUNITY CENTER) FROM UNITS 103 AND 104 AS APPROVED WITH SPECIAL PERMIT # SP 01-L-042 TO THE NEW COMMUNITY CENTER CONSTRUCTED WITH MSP 00214-MSP-002-1. *SEE ALSO SPECIAL EXCEPTION NOTE 4 SHEET 2A.



Application No. SE 2011-LE-011 Staff Maupel
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED 02-11
 Date of (BOS) (BZA) approval 1-10-12
 Sheet 3 of 5



NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
A	DUMPSTER FENCE REVISION			

REV. CO.	COMMENT
9/7/11	
DATE: JULY 21, 2011	
DES. MDB	DWN. CADD
SCALE: 1"=30'	
PROJECT/FILE NO. V7243C	
SHEET NO. 2B	

P:\DD3\Projects\V7243.dwg V7243C01.dwg 7/14/2011 1:21:27 PM EDT



Figure 26



Figure 25

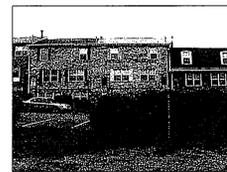


Figure 24

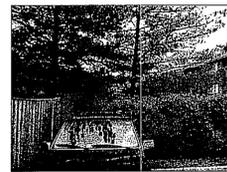


Figure 23



Figure 22



Figure 21



Figure 20



Figure 19



Figure 18



Figure 17



Figure 16

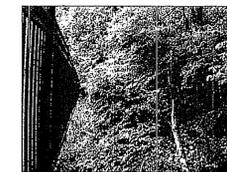


Figure 15

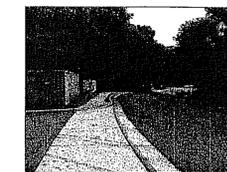


Figure 14

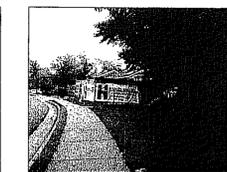


Figure 13

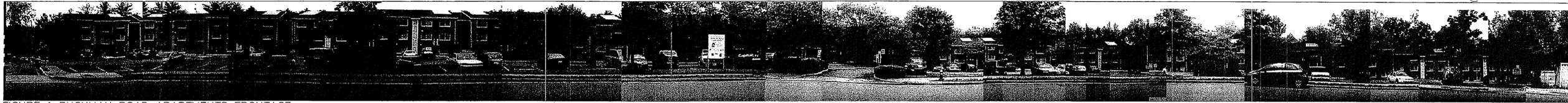
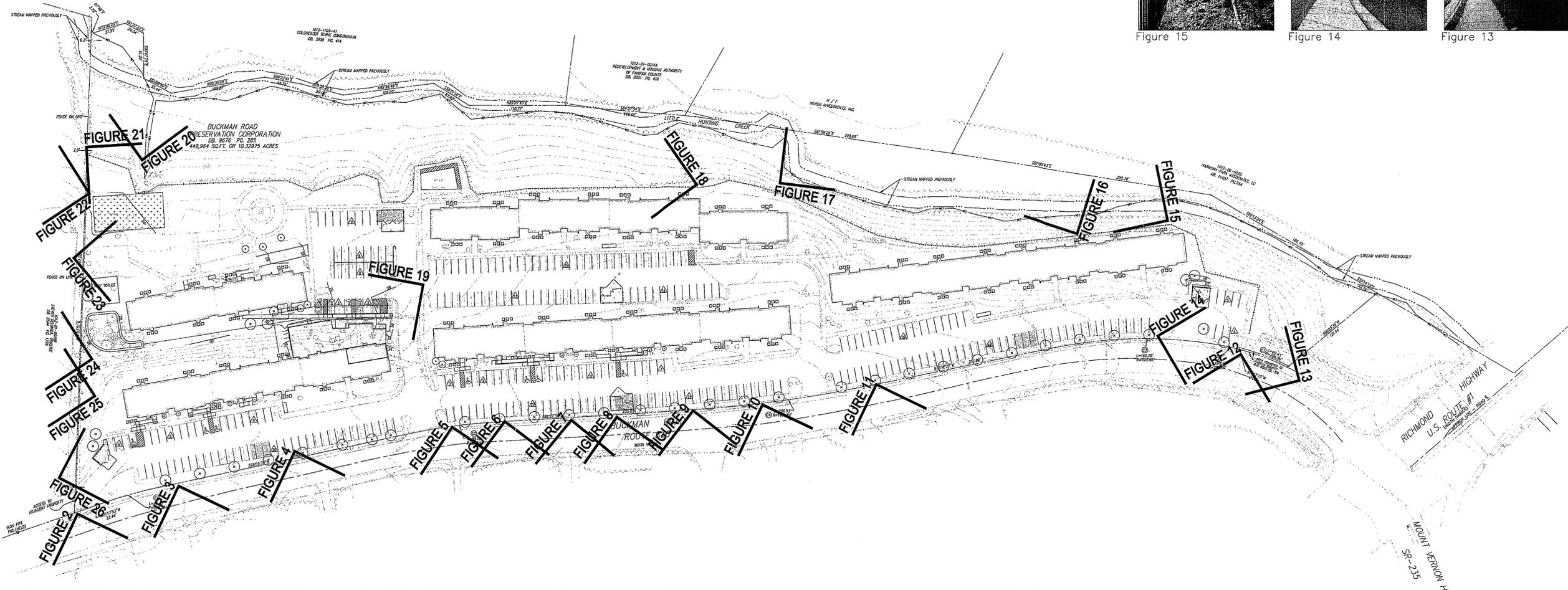


FIGURE 1 BUCKMAN ROAD APARTMENTS FRONTAGE



FIGURE 1 Cont'



Figure 2



Figure 3



Figure 4

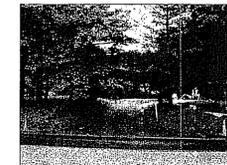


Figure 5

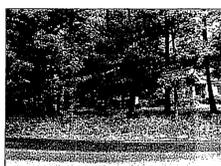


Figure 6

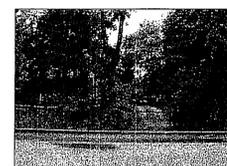


Figure 7

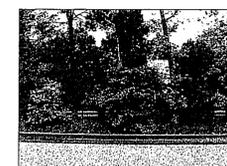


Figure 8

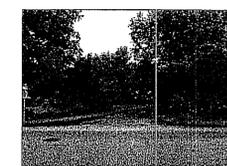


Figure 9

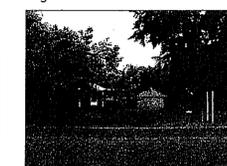


Figure 10

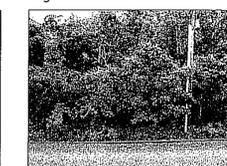


Figure 11

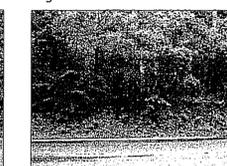
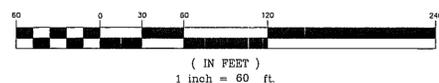


Figure 12



GRAPHIC SCALE



Application No. SE 2011-011 Staff Mayle
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED 12-8-11
 Date of (BOS) (BZA) approval 1-10-12
 Sheet 5 of 5

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA REVISIONS

REV. CO.	COMMENT	9/7/11
DATE:	JULY 21, 2011	
DES.	MB	DWN, CADD
SCALE:	1" = 60'	
PROJECT/FILE NO.	V7243C	
SHEET NO.	A	

BUCKMAN ROAD APARTMENTS
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PHOTOGRAPH DISPLAY

VIKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ■ ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
 VIKA INCORPORATED
 8180 GREENSBORO DRIVE ■ SUITE 200 ■ McLEAN, VIRGINIA 22102
 (703)442-7800 ■ FAX (703)761-2787
 McLEAN, VA ■ GERMANTOWN, MD