RECEIVED
DEPARTMENT OF PLANNING AND ZONING
AUG 5 1998
ZONING EVALUATION DIVISION

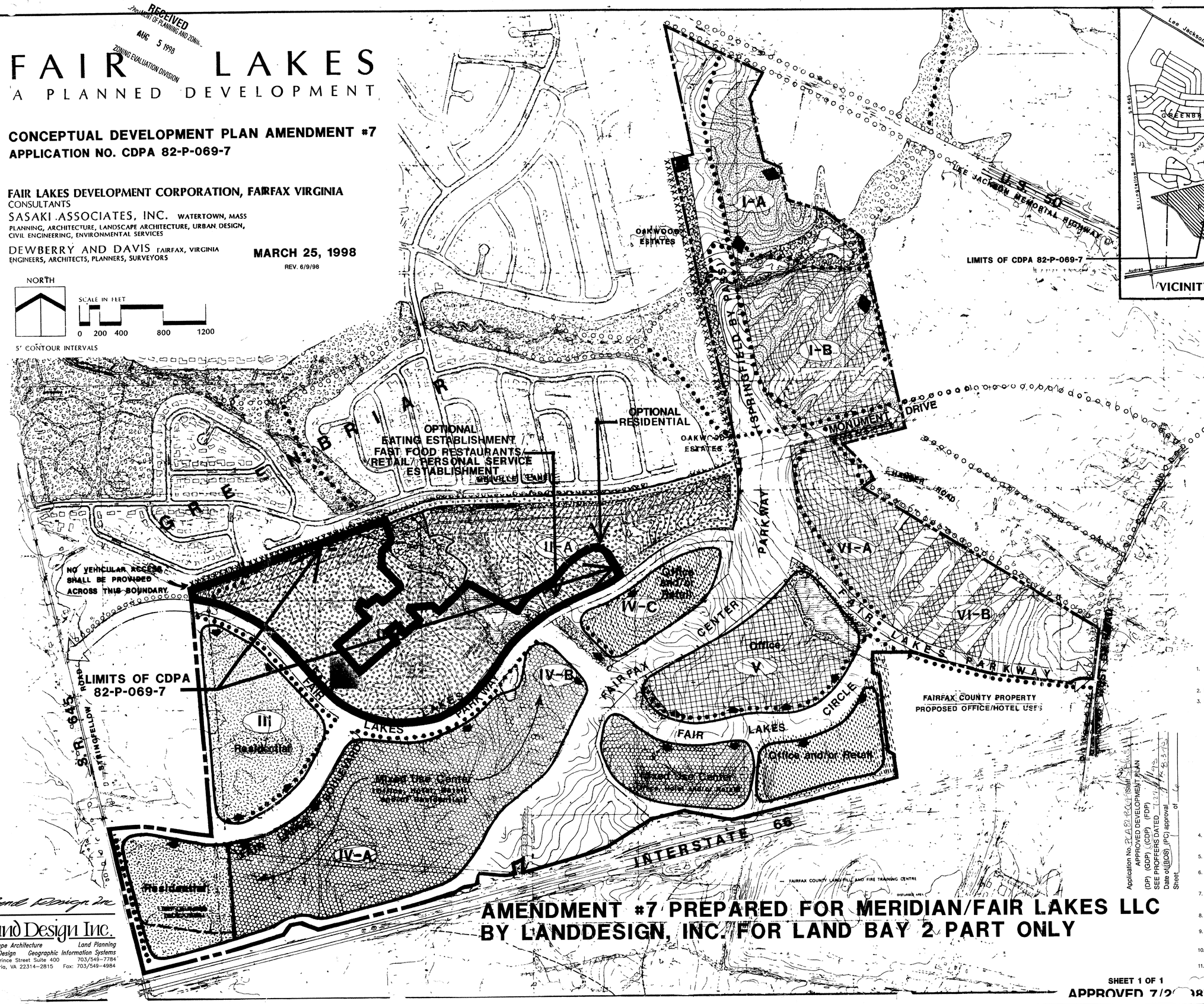
FAIR LAKES
A PLANNED DEVELOPMENT

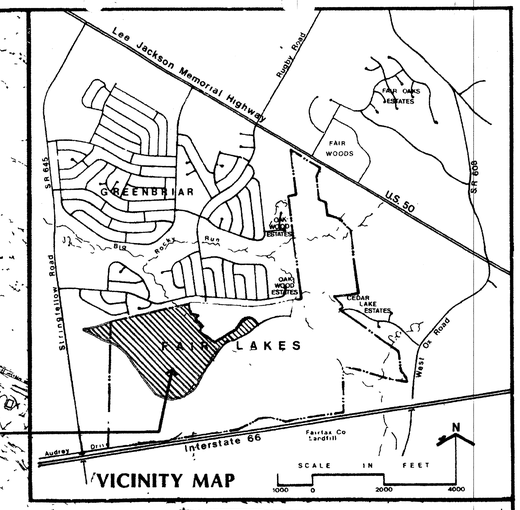
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT #7
APPLICATION NO. CDPA 82-P-069-7

FAIR LAKES DEVELOPMENT CORPORATION, FAIRFAX VIRGINIA
CONSULTANTS
SASAKI ASSOCIATES, INC. WATERTOWN, MASS
PLANNING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, URBAN DESIGN, CIVIL ENGINEERING, ENVIRONMENTAL SERVICES
DEWBERRY AND DAVIS FAIRFAX, VIRGINIA
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS

MARCH 25, 1998
REV. 6/9/98

NORTH
SCALE IN FEET
0 200 400 800 1200
5' CONTOUR INTERVALS





VICINITY MAP

TABULATION

EXISTING ZONING	PDC
AREA OF CONCEPTUAL DEVELOPMENT PLAN	659.57 ACRES±
AREA OF CONCEPTUAL DEVELOPMENT PLAN AMENDMENT #7	65.06 ACRES±

LEGEND

A DISTRIBUTION OF PDC USES

- RESIDENTIAL AND COMMUNITY USES
- CAMPUS PARK OFFICE/RESEARCH
- CAMPUS PARK RESIDENTIAL AND OFFICE/RESEARCH
- EMPLOYMENT: OFFICE/SCIENTIFIC AND HIGH TECHNOLOGY RESEARCH, DEVELOPMENT, ASSEMBLY, PRODUCTION, TESTING, AND TRAINING
- MIX OF PRINCIPAL AND SECONDARY PDC USES
- OFFICE AND/OR RETAIL

B OTHER USES OR RESTRICTIONS

- OPEN SPACE, STORMWATER MANAGEMENT, AND POTENTIAL LAKES AND PONDS
- ZONE OF SPECIAL CONTROLS (SEE NOTE 3)
- PEDESTRIAN CIRCULATION SYSTEM
- PEDESTRIAN CIRCULATION CONSTRUCTION BY OTHERS
- XXXXXXX NO VEHICULAR ACCESS SHALL BE PERMITTED ACROSS THIS BOUNDARY

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT #7 IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS PART OF 45-4((11))1A,1B,1C, 55-2((1))19, 21, AND 55-1((1))33.
2. THE TOTAL FLOOR AREA RATIO FOR THIS LAND BAY II SHALL NOT EXCEED 0.28.
3. THE FOLLOWING SPECIAL CONTROLS ARE ESTABLISHED AS MEASURED FROM THE NORTHERN PROPERTY LIN OF DEVELOPMENT BAY II (ADJACENT TO GREENBRIAR).
   A. THE EXISTING FIFTY (50) FOOT VEGETATED BUFFER SHALL BE RETAINED.
   B. THE NEXT THIRTY (30) FEET MAY BE USED FOR SCREENING, BUFFER AND SECURITY.
   C. COMMENCING AT EIGHTY (80) FEET, SURFACE PARKING SHALL BE PERMITTED.
   D. IF SURFACE PARKING IS LOCATED WITHIN ONE-HUNDRED-AND-FIFTY (150) FEET, THEN A SUSTAINABLE BUFFER (MINIMUM DEPTH OF TWENTY (20) FEET) OF EXISTING VEGETATION FOR AT LEAST 70% OF THE PARKING LOT WIDTH SHALL BE RETAINED STARTING AT ONE-HUNDRED-AND-FIFTY (150) FEET.
   E. NO BUILDING SHALL BE PLACED WITHIN TWO-HUNDRED (200) FEET.
   F. BUILDING HEIGHT WITHIN TWO-HUNDRED-AND-FIFTY (250) FEET SHALL NOT EXCEED THIRTY-FIVE (35) FEET.
   G. UTILITIES MAY BE PLACED IN OR ACROSS BUFFERS (A) AND (B) ABOVE SUBJECT TO FINAL DEVELOPMENT PLAN.
4. ALL LAKES, PONDS, AND THE OPEN SPACE CONFIGURATION ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FURTHER TOPOGRAPHY AND ENGINEERING STUDIES WILL BE REQUIRED TO DETERMINE THE FINAL NUMBER, LOCATION, SIZE AND SHAPE.
5. THE INTERIOR PEDESTRIAN CIRCULATION SYSTEM WITHIN EACH DEVELOPMENT BAY WILL BE DETERMINED BY FINAL DEVELOPMENT PLAN APPROVAL.
6. VEHICULAR ACCESS TO ALL DEVELOPMENT BAYS AND TO ALL DEVELOPMENT PARCELS WITHIN THE DEVELOPMENT BAYS WILL BE DETERMINED BY FINAL DEVELOPMENT PLAN APPROVAL.
7. NONE OF THE ABOVE SHALL PRECLUDE THE INSTALLATION OF ANY UTILITIES, STORMWATER DETENTION AND/OR SILTATION AND EROSION CONTROL DEVICES IN ACCORD WITH FAIRFAX COUNTY ORDINANCES AND STANDARDS.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING REGULATIONS.
9. OFF-SITE RIGHTS-OF-WAY AND ROADWAY CONSTRUCTION SHALL BE PROVIDED BY OTHERS.
10. OPEN SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THE PDC DISTRICT REGULATIONS.
11. THE PRINCIPAL USE IN LAND BAY II WILL BE EMPLOYMENT USE AS SHOWN HEREON. IT IS TO BE UNDERSTOOD, HOWEVER, THAT OTHER PRINCIPAL AND SECONDARY USES MAY ALSO BE CONSIDERED IN LAND BAY II SUBJECT TO REVIEW AND APPROVAL OF FINAL DEVELOPMENT PLANS (FDP'S).

Application No. 82-P-069-7 (Staff)
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/22/98
Date of (BOS) (PC) approval 7/23/98
Sheet 1 of 1

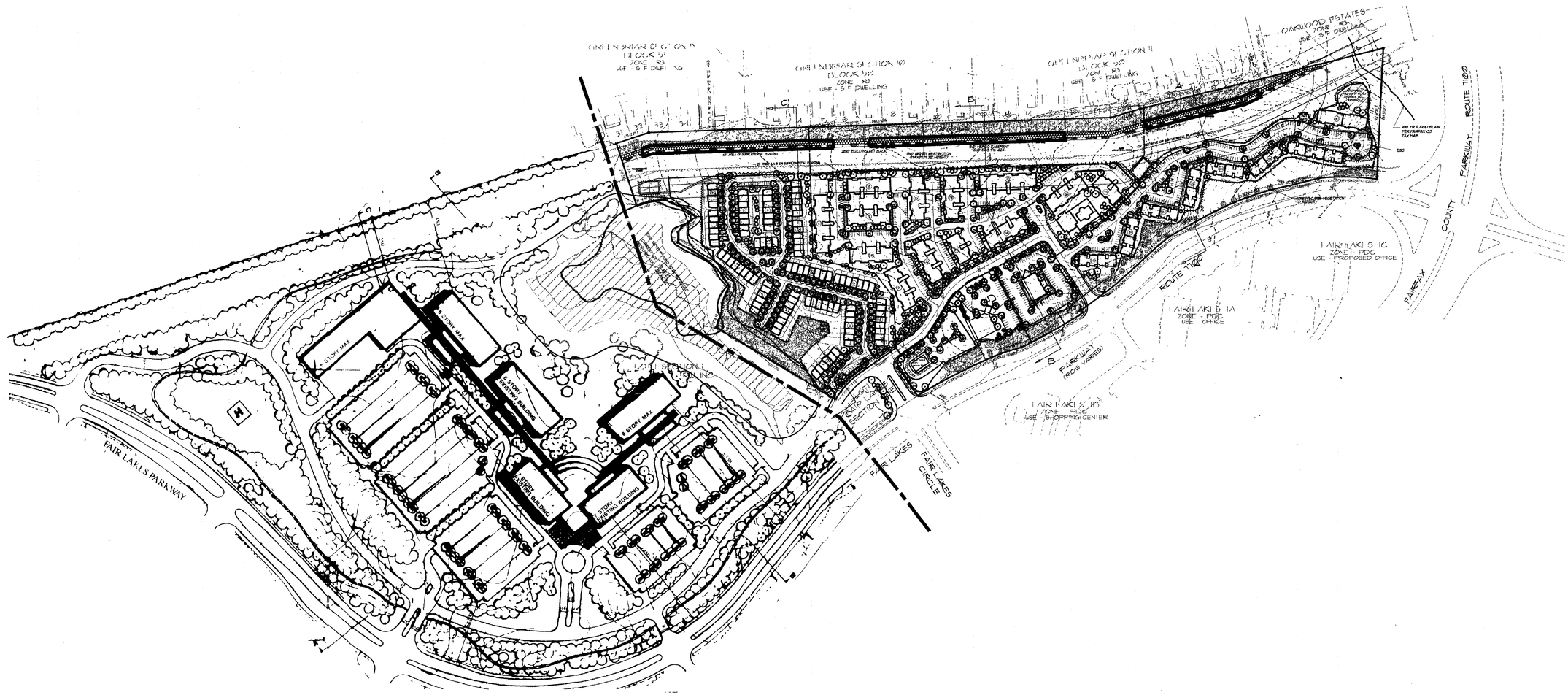
AMENDMENT #7 PREPARED FOR MERIDIAN/FAIR LAKES LLC BY LANDDESIGN, INC. FOR LAND BAY 2 PART ONLY

Land Design Inc.
Landscape Architecture Land Planning
Urban Design Geographic Information Systems
1414 Prince Street Suite 400 703/549-7784
Alexandria, VA 22314-2815 Fax: 703/549-4984

SHEET 1 OF 1

APPROVED 7/22/98

\28002\CAD\002 COMPOSITE SHEET.dwg Tue Jun 09 18:36:08 1998



Application No. BA 82-P-069 Staff Stephenson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-27-98
Date of (BOS) (PC) approval 3-3-98
Sheet 2 of 6

FAIR LAKES LAND BAY 2 PART

NORTH

SCALE: 1" = 200'

0 100 200 400

COMMONWEALTH OF VIRGINIA
STEPHEN M. JORDAN
No. 810
LANDSCAPE ARCHITECT
3/26/98

APPROVED 7/29/98

COMPOSITE SHEET FOR INFORMATION ONLY

Land Design Inc.
Landscape Architecture Land Planning
Urban Design Geographic Information Systems
1414 Prince Street Suite 400 703/549-7784
Alexandria, VA 22314-2815 Fax: 703/549-4984

FAIR LAKES LAND BAY 2 PART
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDPA PARCEL 1B COMMERCIAL

REVISIONS

DATE: 3/20/98
DES. BK
DWN. MW
SCALE:
PROJECT/FILE NO. 28002
SHEET NO. 1 of 5

SUBMIT 1/98

X:\28002\CAD\002 CDPA.dwg Wed Mar 25 05:58:54 1998

TABULATION

TABULATION FOR FDPA

EXISTING ZONING. . . . . FDC AND WS

LAND AREA OF FDPA . . . . . .127± AC

GROSS FLOOR AREA / FLOOR AREA RATIO

APPROVED GROSS FLOOR AREA FOR PARCEL 1B . . . . . .4000 SF
PROPOSED GROSS FLOOR AREA FOR PARCEL 1B . . . . . .6200 SF
PROPOSED FAR . . . . . .0.12 FAR

MAXIMUM BUILDING HEIGHT . . . . . (1 STORY) 45'FT

PARKING SPACES (SEE NOTE 5)

PERSONAL SERVICE ESTABLISHMENT - REQUIRED. 33
PERSONAL SERVICE ESTABLISHMENT - PROVIDED. . . . . MIN. 33

OPEN SPACE

REQUIRED (15%). . . . . .0.19 AC
PROPOSED FOR PARCEL 1B (40%). . . . . .0.50± AC

TABULATION FOR SEA *

EXISTING LAND AREA . . . . . .2.58 AC
PROPOSED LAND AREA . . . . . .1.24± AC

PROPOSED USE. . . . . 1 FAST FOOD RESTAURANT

GROSS FLOOR AREA. . . . . .2,300 SF

FLOOR AREA RATIO. 0.04

OPEN SPACE REQUIRED (15%) . . . . . .0.19 AC
OPEN SPACE PROVIDED (42%) . . . . . .0.50 AC

* THE SOLE PURPOSE OF THE SEA IS TO REDUCE THE LAND AREA. THERE ARE NO OTHER CHANGES PROPOSED TO THE APPROVED SE.

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 45-4((11))1B. THE AREA OF THE SPECIAL EXCEPTION AMENDMENT IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP 45-4((11))1A,1B.

2. THE PURPOSE OF THE FDPA IS TO AMEND THE CURRENTLY APPROVED DEVELOPMENT PLAN TO CONVERT THE APPROVED FAST FOOD/EATING ESTABLISHMENT TO A PERSONAL SERVICE ESTABLISHMENT.

   THE PURPOSE OF THE SPECIAL EXCEPTION AMENDMENT APPLICATION IS TO DELETE LAND AREA.

3. THE BOUNDARY INFORMATION SHOWN HEREON IS BY OTHERS. LANDDESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES.

4. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM SHEET 2 OF THE CURRENTLY APPROVED FDP FOR TRW PREPARED BY PATTON, HARRIS, RUST AND ASSOCIATES DATED JANUARY 14, 1985. IT IS BELIEVED THE TOPOGRAPHY IS FROM AN AIR SURVEY. THE TOPOGRAPHY HAS BEEN UPDATED IN THE VICINITY OF FAIR LAKES PARKWAY FROM THE CONSTRUCTION FOR SAID PARKWAY (FAIRFAX COUNTY PLAN NO. 5121-PI-04). LANDDESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES.

5. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL GROSS SQUARE FOOTAGE OF THE COMMERCIAL USES CONSTUCTED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING.

6. THE FOOTPRINTS OF THE BUILDINGS SHOWN HEREON MAY BE INCREASED BY UP TO FIVE PERCENT SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZES AND SHAPES OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY, AND THE EXACT LOCATIONS OF THE BUILDINGS, NUMBER OF SEATS, EMPLOYEES, ETC. SHOWN IN THE TABULATION MAY CHANGE AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN AND FINAL TENANT NEGOTIATIONS. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS, AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC ARE TO BE DEEMED MINIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINTS(S) AND ASSOCIATED PARKING LOT LAYOUT(S) WILL BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THEY DO NOT ENCROACH INTO AREAS DEPICTED AS LANDSCAPED OPEN SPACE AS DETERMINED BY THE URBAN FORESTER.

7. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 AND PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS, AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS FDP.

8. THERE ARE NO PROPOSED ADDITIONAL PUBLIC IMPROVEMENTS ON OR ADJACENT TO THE SITE ASSOCIATED WITH THE PROPOSED DEVELOPMENT.

9. THE ENTIRE SITE HAS BEEN SUBJECT TO CLEARING AND ROUGH GRADING.

10. THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPED OPEN SPACE AREAS REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13.

11. STORMWATER DETENTION (SWM) AND BEST MANAGEMENT PRACTICES (BMPS) HAVE BEEN PROVIDED OFFSITE IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITIONS AND /OR WAIVED.

12. THERE ARE NO KNOWN GRAVES LOCATED ON THE SUBJECT PROPERTY.

13. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.

14. 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.

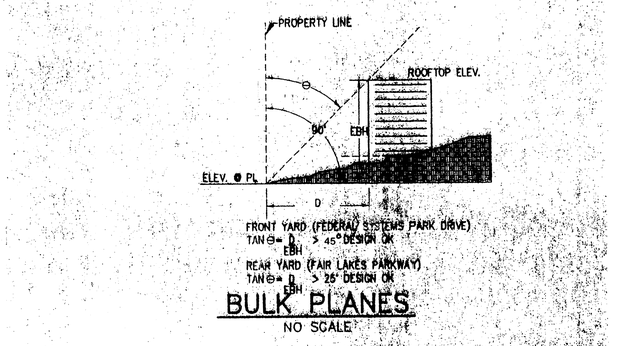
15. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE WILL NOT GENERATE , UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

16. TO THE BEST OF OUR KNOWLEDGE AS NOTED BELOW, THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISION OF ALL APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.

17. 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.

18. THE LOCATION OF EASEMENTS/UTILITIES SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THUS SHOULD NOT BE REGARDED AS AN ACTUAL LOCATION.

BULK PLANE ILLUSTRATION



BULK PLANES

NO SCALE

BULK PLANE	YARD	EX GRADE ● PL (FEET)	ROOF ELEVATION (FEET)	DISTANCE (D)	EFFECTIVE BUILDING HEIGHT (EBH)	θ PROVIDED BUILDING	θ REQUIRED
A	REAR	409.14	±450.35'	78'	±41.21'	±61.5°	25°
B	FRONT	415.35	±450.35'	98'	±35'	±70°	45°

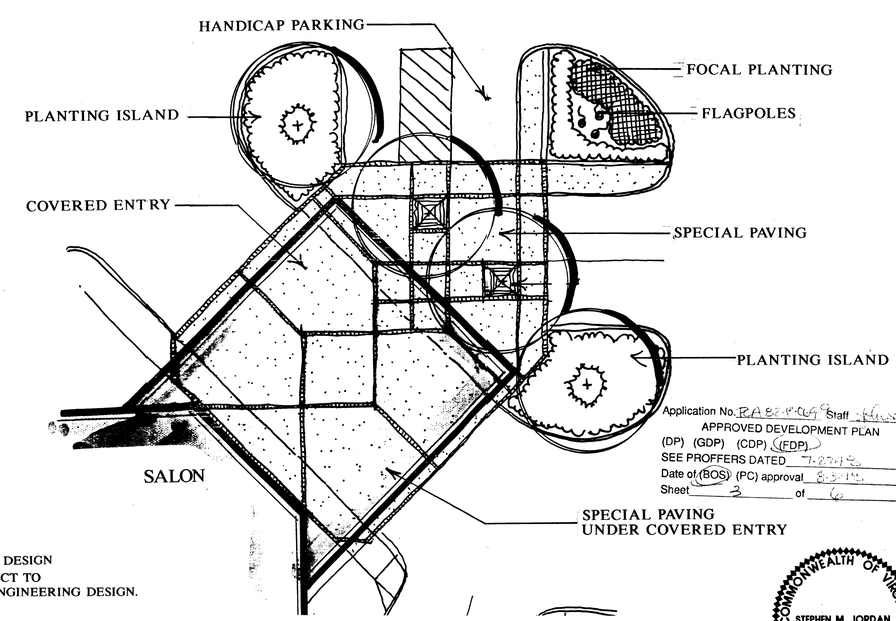
BULK PLANE CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURE. FINAL BULK PLANE CALCULATIONS WILL CONFORM TO THE TABLE BELOW.

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 40' HEIGHT

YARD	ANGLE	DISTANCE
FRONT =	45 °	BUT NOT LESS THAN 40'
SIDE =	NO REQUIREMENT	
REAR =	NOT LESS THAN 20'	

THIS PROPOSED DEVELOPMENT GENERALLY COMPLIES WITH THE C-6 ZONING DISTRICT.



Application No. RA 82-P-069 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-27-98
Date of (BOS) (PC) approval 8-3-98
Sheet 3 of 6

THIS DETAIL IS ILLUSTRATIVE TO DEMONSTRATE THE DESIGN CONCEPT FOR THE PROPOSED USE. THE PLAN IS SUBJECT TO CHANGES AT TIME OF FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

ENTRANCE COURT

SCALE: 1"=10'-0"

APPROVED 7/29/98

COMMONWEALTH OF VIRGINIA
STEPHEN M. JORDAN
No. 210
LICENSED ARCHITECT
3/26/98

Land Design Inc
Landscape Architecture Land Planning
Urban Design Geographic Information Systems
1414 Prince Street, Suite 400 703/549-7784
Alexandria, VA 22314-2815 Fax: 703/549-4984

FAIR LAKES LAND BAY 2 PART

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

NOTE/ TABULATIONS

REVISIONS

DATE: 3/26/98	
DES. BK	DWN. MW
SCALE:	
PROJECT/FILE NO. 28002	
SHEET NO. 2 OF 5	

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CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	1829.86'	39.19Ø7'	39.19'	S6°1'52'29"W	Ø1°13'38"
C-2	35.ØØ'	54.8543'	49.41'	S1Ø°51'39"W	89°47'52"

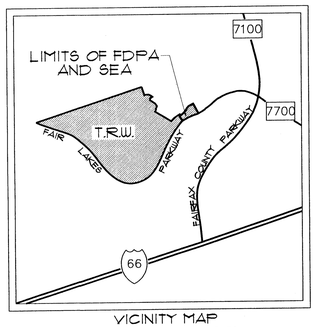
LINE	DIRECTION	DISTANCE
L-1	S33°32'Ø9"E	12.ØØ'
L-2	N34°Ø2'42"W	34.ØØ'
L-3	N53°29'46"W	52.64'
L-4	N65°Ø1'42"W	3Ø.88'
L-5	N65°15'42"W	49.94'
L-6	N56°Ø1'52"W	45.8Ø'
L-7	N33°18'32"W	49.56'
L-8	N53°49'Ø8"W	48.89'
L-9	NØ1°26'Ø9"E	39.19
L-1Ø	N36°44'31"E	24.91'
L-11	N24°Ø1'Ø7"E	39.96'

ANGLE OF BULK PLANE

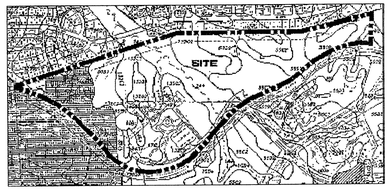
MINIMUM REQUIRED YARD FOR BUILDING WITH 40' HEIGHT

YARD	ANGLE	DISTANCE
FRONT =	45 °	BUT NOT LESS THAN 40'
SIDE =	NO REQUIREMENT	
REAR =	NOT LESS THAN 20'	

THIS PROPOSED DEVELOPMENT GENERALLY COMPLIES WITH THE C-6 ZONING DISTRICT.



VICINITY MAP
SCALE: 1" = 2000'



SOILS MAP
SCALE: 1" = 1000'

1A+	MIXED ALLUVIAL LAND
55C2	GLENELG SILT LOAM, ROLLING PHASE
55B2	GLENELG SILT LOAM, UNDULATING PHASE
67B2	PENN FINE SANDY LOAM, UNDULATING PHASE
132C2	MAYODAN SILT LOAM, ROLLING PHASE
8ØB1	CROTON SILT LOAM, UNDULATING PHASE
132B2	MAYODAN SIT LOAM, UNDULATING PHASE
14B+	MANASSAS SILT LOAM
67C2	PENN FINE SANDY LOAM, ROLLING PHASE
52B+	ELBERT SILT LOAM, UNDULATING PHASE
5ØB+	IREDELL-MECKLENBURG STONE SILT LOAMS, UNDULATING PHASE
52A+	ELBERT SILT LOAM, NEARLY LEVEL PHASE
5ØC2	IREDELL-MECKLENBURG STONE SILT LOAMS, ROLLING PHASE
55D2	GLENELG SILT LOAM, HILLY PHASE

BRIAR SECTION 9
BLOCK 51
ZONE - R3
USE - S. F. DWELLING

GREENBRIAR SECTION 10
BLOCK 50
ZONE - R3
USE - S. F. DWELLING

GREENBRIAR SECTION 11
BLOCK 50
ZONE - R3
USE - S. F. DWELLING

OAKWOOD ESTATES
ZONE - R3
USE - S.F. DWELLING

GARAGE TOWN HOUSE DWELLINGS

MULTI-FAMILY RESIDENTIAL DWELLINGS

STACKED TOWN HOUSE/FLAT DWELLINGS

PROPOSED SURFACE POND LEVEL VOL. 4Ø,ØØØ CF.

100 YR FLOOD PLAIN PER FAIRFAX CO. TAX MAP

EQC

50' TREE BUFFER

150' VEPCO EASEMENT D.B. 5165 PG. 624

200' BUILDING SET BACK

250' HEIGHT RESTRICTION (MAXIMUM 35' HEIGHT)

30' AREA OF SUPPLEMENTAL PLANTING

25' TREE SAVE OR SUPPLEMENTAL PLANTING

POT. FENCE LOC.

POT. GATE LOC.

POT. COMPACTOR LOC.

POT. BLACK COATED VINYL FENCE

POOL

P.S.L.

STREETSCAPE VEGETATION TO REMAIN

ROUTE 7100

COUNTY PARKWAY

FAIRFAX

FAIR LAKES 7C
ZONE - PDC
USE - PROPOSED OFFICE

EXISTING CLUBHOUSE/ LEASING BUILDING - 2 STORY MAX HT. = 3Ø'

FAIR LAKES 7A
ZONE - PDC
USE - OFFICE

EXISTING EATING ESTABLISHMENT - 1 STORY MAX HT. = 3Ø'

PROPOSED PERSONAL SERVICE ESTABLISHMENT - 1 STORY MAX HT. = 45'

LOT 1, SECTION 1
FAIR LAKES TRW, INC.
ZONE - PDC
USE - OFFICE

LIMITS OF FDPA

FAIR LAKES 7B
ZONE - PDC
USE - SHOPPING CENTER

LIMITS OF NEW SPECIAL EXCEPTION AREA

EXISTING FAST FOOD RESTAURANT - 1 STORY MAX HT. = 3Ø'

FAIR LAKES SECTION 1

FAIR LAKES CIRCLE

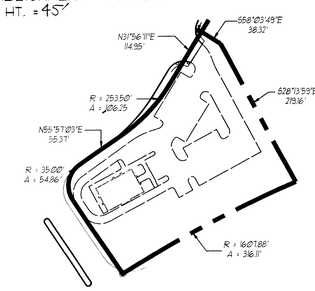
MATCH LINE - SEE SHEET 11

LEGEND

- EXISTING VEGETATION
- EXISTING VEGETATION TO BE SAVED
- LIMITS OF CLEARING AND GRADING — LOCG —
- PROPOSED SIDEWALKS/TRAIL
- COMPREHENSIVE PLAN TRAIL
- POTENTIAL SIGN LOCATION (P.S.L.)
- EXISTING LANDSCAPING ON PARKWAY
- SWM POND PER ORIGINAL FDP
- EXISTING SWM POND TO BE MODIFIED
- APPROXIMATE LIMIT OF PROPOSED SWM POND

LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREE 2½" CALIPER MIN.
- PROPOSED ORNAMENTAL TREE 6' - 8' HT. MIN.
- PROPOSED EVERGREEN TREE 6' - 7' HT. MIN.



DETAIL OF SPECIAL EXCEPTION AMENDMENT AREA
PLAN
1" = 100'

Application No. RA82-P-069-9 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-27-98
Date of (BOS) (PC) approval 8-3-98
Sheet 4 of 4

COMMONWEALTH OF VIRGINIA
STEPHEN M. JORDAN
No. 210
LANDSCAPE ARCHITECT

NORTH

SCALE: 1" = 100
0 50 100 200

APPROVED 7/29/98

Fane Design Inc
Landscape Architecture Land Planning
Land Design Inc.
Landscape Architecture Land Planning
Urban Design Geographic Information Systems
1420 Prince Street, Suite 400 Tel: 703/549-7784
Alexandria, VA 22314-2815 Fax: 703/549-4984

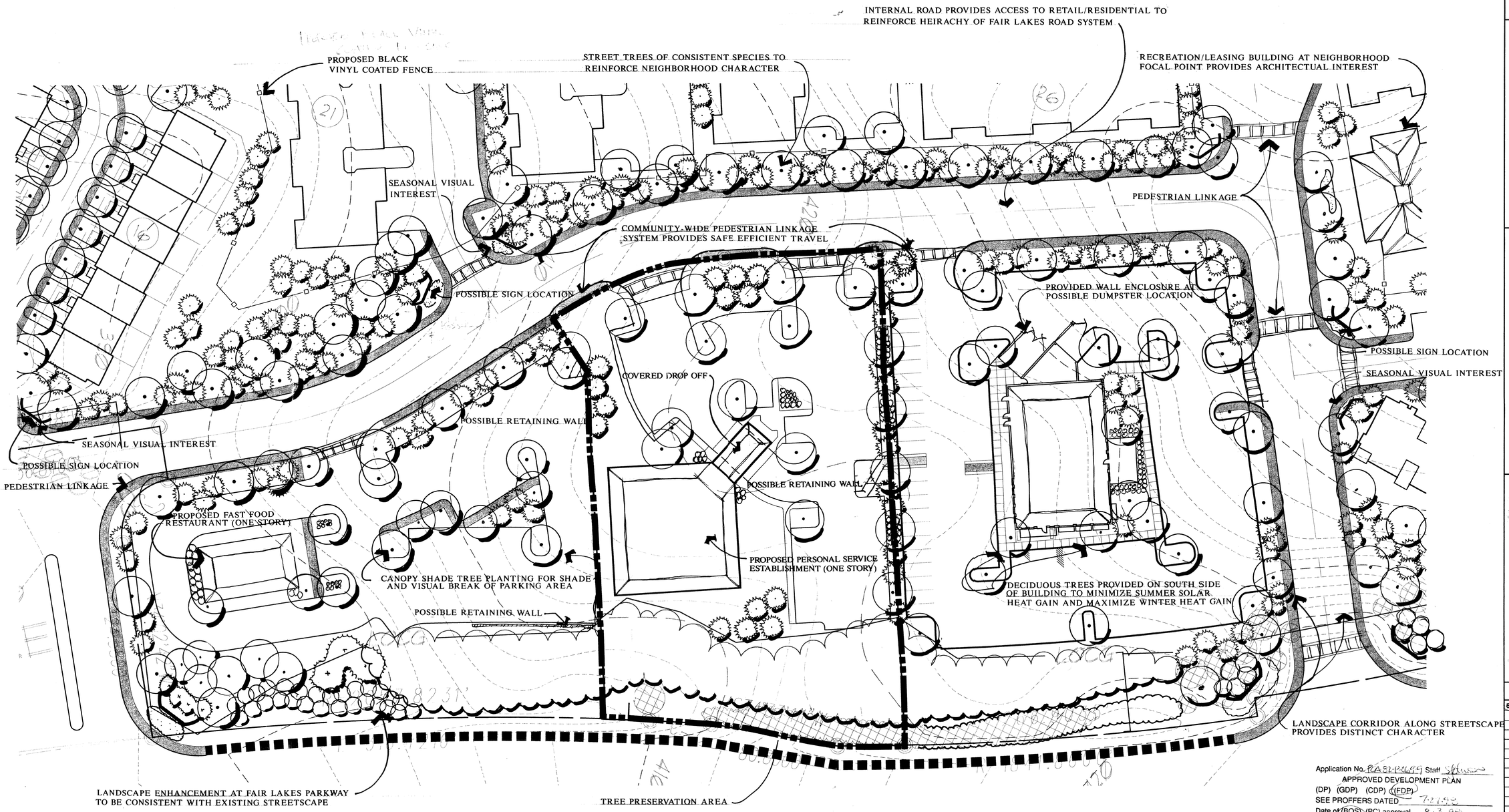
FAIR LAKES
LAND BAY 2
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDPA/SEA RETAIL

REVISIONS

DATE: 3/23/98	
DES.	DWN.
SCALE: 1" = 100'	
PROJECT/FILE NO. 28002	
SHEET NO. 3 OF 5	

\28002\CAD\002fdp.dwg Tue May 19 09:54:20 1998



RESTAURANT/FAST FOOD ESTABLISHMENTS ORIENTED TOWARD RESIDENTIAL USES BY MEANS OF SHARED ACCESS, BUFFERING FROM FAIR LAKES PARKWAY, AND A CONSISTENT LANDSCAPE THEME

Application No. PCA 82-P-699 Staff [signature]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-21-98
Date of (BOS) (PC) approval 8-3-98
Sheet 5 of 6

COMMONWEALTH OF VIRGINIA
STEPHEN M. JORDAN
No. 210
LANDSCAPE ARCHITECT

APPROVED 7/29/98

3/28/98

SUBMIT 6/24/98

C:\PROJECTS\25061\061SITE5.DWG

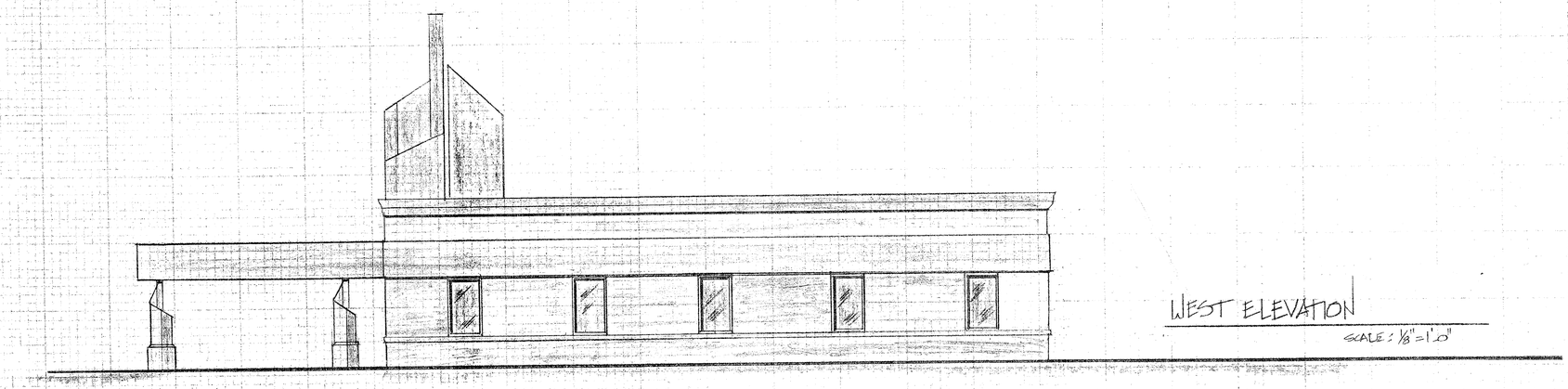
Land Design Inc.
Landscape Architecture
Urban Design
Land Planning
1414 Prince Street Suite 400
Alexandria, VA 22314-3020
703/549-7784
Fax: 703/549-4984

FAIR LAKES
LAND BAY 2
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

PERSONAL SERVICE ESTABLISHMENT
DETAIL CONCEPT PLAN

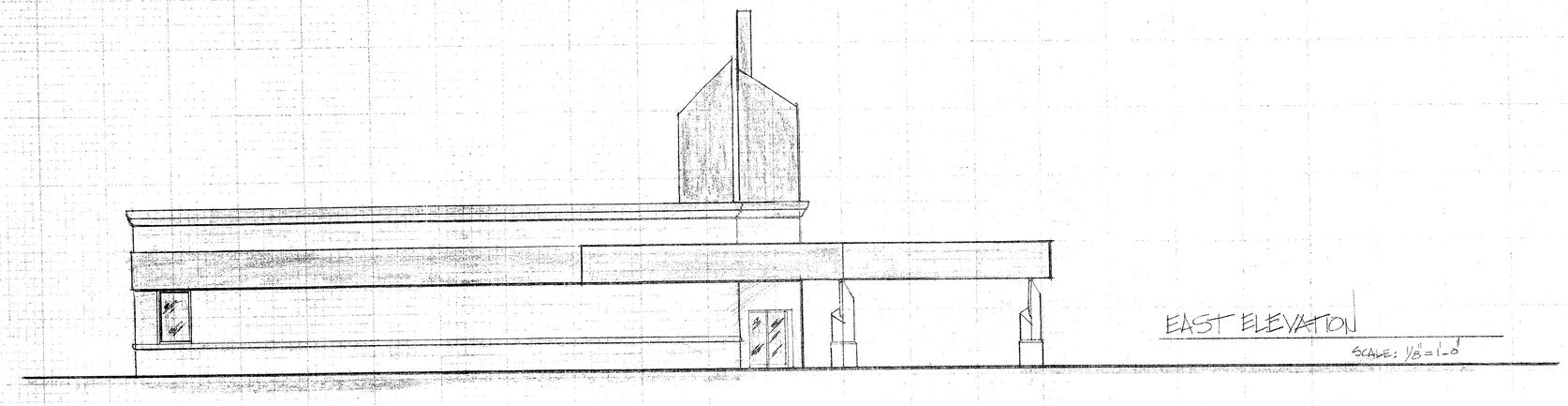
REVISIONS
6/23/98 REVISE PER COUNTY

DATE: 3/23/98
DES. DWN.
SCALE: 1"=30'
PROJECT/FILE NO. 25061
SHEET NO. 4 OF 5



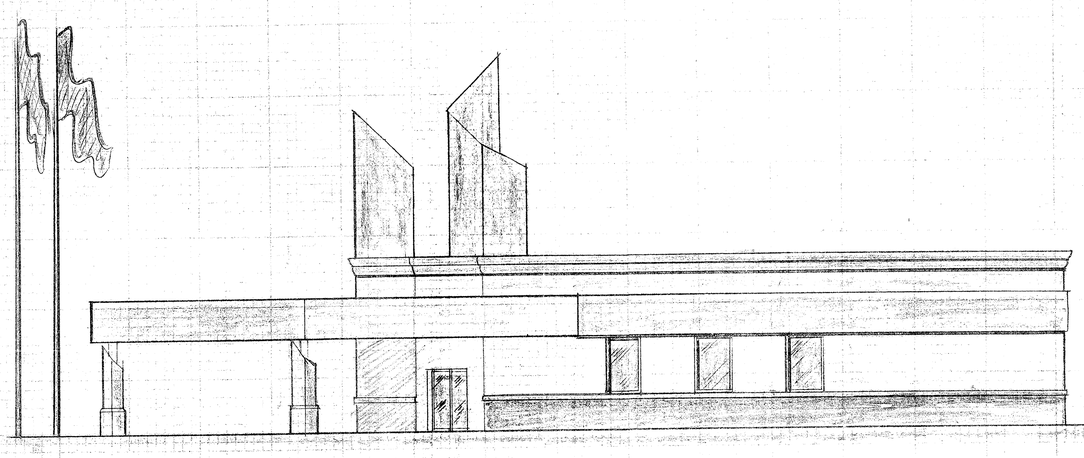
WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"

Application No. PCA 82-P-069-9 Staff [illegible]

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 7-27-98

Date of (BOS) (PC) approval 8-3-98

Sheet 6 of 6

THIS DETAIL IS ILLUSTRATIVE TO DEMONSTRATE THE DESIGN CONCEPT FOR THE PROPOSED USE. THE PLAN IS SUBJECT TO CHANGES AT TIME OF FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

The Georgetown Design Group, Inc.	Date 6/19/98
ALEXANDRE DE PARIS FAIR LAKES BAY II FAIR FAX COUNTY, VA	Project No. ACM7798
	Drawn By Z.A.
	Scale 1/8" = 1'-0"

APPROVED 7/29/98

SHEET NO. 5 OF 5

TCA 301-565-3340