NOTES

1. The property delineated on this plan is a consolidation of parcels located on Fairfax County Tax Assessment Map 56-2((2)), Parcels 1-46; ((1)), Parcel 5 and 9-12

   - PDC District: 56-2 ((1)), Parcel 10, a portion of Parcel 11; ((2)) a portion of Parcels 9 and 38.
   - PDH-16 District: 56-2 ((2)), Parcels 1-8, a portion of Parcel 9, Parcels 10-37, a portion of Parcel 38, Parcels 39-46; ((1)), Parcels 5, 9, 12, and a portion of Parcels 6 and 11.

2. The contract owner/developer of the subject property is Friendswood Development Company, subsidiary of Exxon Corporation. The Deed Book, page numbers and current property owner for each separate parcel is listed on the Rezoning Plat submitted with the application.

3. The plat has prepared without the benefit of a title report and therefore, does not necessarily indicate all encumbrances on the property.

4. Boundary information from a field survey by Patton Harris Rust & Associates, pc. Topographic information from an aerial topo survey by PHR&A and others; CI=2'.

5. The application properties are currently zoned R-1. This set of plans serves as 7 separate Final Development Plans for two zoning applications - a PDC District and a PDH-16 District.

	Application Area
• PDC District	± 8.26 AC
• PDH-16 District	± 57.53 AC
• Total Site Area	± 65.84 AC

   SEE "TABULATIONS" FOR FURTHER BREAKDOWN.

6. The property is located in the Fairfax Center Area, Land Units Q-1, Q-2, Q-3 and Q-4. The Comprehensive Plan (Amendment No. 86-A-21) recommends:

   (Q1 , Q2) North of Random Hills Road - Office -Mixed Use

   - Non-retail commercial use: max. 300,000 square feet of GFA.
   - Retail use: max. 30,000 square feet of GFA.
   - Residential use: max. 200 units.

   (Q3 , Q4) South of Random Hills Road - Office -Mixed Use

   - Residential use: max. 16 du/acre.

   The proposed development is in conformance with the Comprehensive Plan.

7. A portion of the Difficult Run EQC borders the property to the west and south. Residential development is proposed adjacent to the EQC in order to take advantage of the scenic asset, while sensitive site design will permit preservation of this natural feature.

   The limits of the EQC are based on available soils and topography maps/information.

8. The proposed development offers many unique design features. The development of the EQC for passive recreation, such as trails, provides a special amenity for the entire project. Developed recreational facilities will be provided in Land Bays A2, A4, and A5. Other amenities proposed throughout the development include a pond adjacent to the residences which serves as a storm water management facility, and a trail system which provides a pleasant means of pedestrian access throughout the site.

9. Development will commence upon rezoning of the property. Timing of the build-out will depend on market demand for residential and commercial uses.

10. Limits of clearing and grading are shown on the FDP and the development of the site will be in general conformance with the limits. Final limits of clearing and grading which take into consideration final site engineering shall be submitted for review and approval by the County Arborist, at the time of final site plan review.

11. Areas of existing trees proposed to be saved are shown on the FDP. Trees to actually be saved, which take into consideration final site engineering, shall be submitted for review and approval by the County Arborist, at the time of final site plan review.

12. Trail locations shown on the plan are approximate. Exact location to be determined at the time of Final Site Plan in coordination with adjacent property owner. If no connection is provided by adjacent property owner, trail will not be extended to property line.

13. Minor deviations permitted by the Zoning Ordinance from the sizes, dimensions, footprints and locations of buildings may result from initial engineering and design. The final locations of trails and utilities are also subject to change during final engineering and design.

14. The principal uses to be permitted within the PDC District may include business service and supply service establishments, eating establishments, financial institutions, offices, personal service establishments, public uses, repair service establishment, retail sales, establishments. The uses listed above will be located within the buildings depicted on the FDP; no additional free standing buildings will be permitted.

15. The secondary uses to be permitted within the PDC District may include accessory uses, fast food restaurants, quick-service food stores, child-care centers, nursery schools, private school of special education, commercial off-street parking, medical care facilities. The uses listed above will be located within the buildings depicted on the FDP; no additional free standing buildings will be permitted.

16. The development conforms to the provisions of all applicable ordinances, regulations, and adopted standards with the exception of those waivers requested below. (See "Waivers").

17. Public Improvements:

    - Public water and sanitary sewer are available and will be extended to serve the development, as necessary.
    - Storm water will be detained on site and discharged into the Difficult Run Floodplain. The outfall will be brought to the existing bed and banks of Difficult Run and no adverse effects are expected to occur downstream due to those improvements.
    - On-site public road improvements are proposed which include construction of Random Hills Road to a four-lane divided road section.

TABULATIONS

TABULATIONS FOR OVERALL PDH-16 DISTRICT

Land Bays A1, A2, A3, A4, A5

o Site Area	±2,506,101 SF ±57.53 AC
o Ridge Top Road Advanced Density Credit	±14,477 SF
o GROSS AREA FOR DENSITY CALS	±2,520,578 SF ±57.86 AC
o Random Hills R/W to be Dedicated	±19,157 SF
o Net Site Area	±2,486,944 SF
o Open Space Required (35% of 2,486,944 SF) Provided Approximately (56%)	±870,430 SF 1,388,390 SF
o Density Permitted Proposed	16 DU/AC 13.9 DU/AC (805 DU/57.86 AC)
o Min. District Size Required Provided	Min. 2 AC ±57.86 AC
o Building Height Proposed	Max. 84 FT
o Parking Regulations	Parking will be based on Ordinance requirements for multi-family and single family attached dwelling units, respectively. Refer to individual land bay tabulations.

TABULATIONS FOR LAND BAY A2

72 Single Family Attached Dwelling Units

o Site Area	±515,056 SF ±11.82 AC
o Random Hills R/W to be Dedicated	±3,317 SF
o Net Site Area	±511,739 SF
o Open Space Provided (52%) Of the 269,700 SF provided, approximately 8,700 SF is Developed Recreation Facilities	±269,700 SF
o Density for Land Bay A2	72 DU/11.82AC 6.09 DU/AC
o Building Height Proposed	4 Stories Max. 55 FT
o Parking Regulations Required (2.3 Spaces/Unit) Provided (Combination of one and two car garage, driveway and surface parking.) (4 Spaces Provided for Rec. Center)	166 Spaces Min. 166 Spaces

TABULATIONS FOR LAND BAY A1

128 Single Family Attached Dwelling Units

o Site Area	±351,698 SF ±8.07 AC
o Random Hills R/W to be Dedicated	±6,036 SF
o Net Site Area	±345,662 SF
o Open Space Provided (51%) Of the ± 176,200 SF provided, approximately 460 SF is Developed Recreation Facilities	± 176,200
o Density for Land Bay A1	128 DU/8.07 AC 15.9 DU/AC
o Building Height Proposed	4 Stories Max. 65 FT
o Parking Regulations Required (2.3 Spaces/Unit) Provided (Combination of 2 Car Garage and Surface Parking)	295 Spaces 341 Spaces

TABULATIONS FOR LAND BAY A3

46 Single Family Attached Dwelling Units

o Site Area	±726,592 SF ±16.68 AC
o Random Hills R/W to be Dedicated	±44 SF
o Net Site Area	±726,548 SF
o Open Space Provided (74%)	±537,600 SF
o Density for Land Bay A3	46 DU/16.68 AC 2.76 DU/AC
o Building Height Proposed	4 Stories Max. 55 FT
o Parking Regulations Required (2.3 Spaces/Unit) Provided (Combination of 2-Car Garage and Surface Parking)	106 Spaces Min. 106 Spaces

TABULATIONS FOR LAND BA

79 Single Family Attached Dwelling Units

o Site Area	±433, ±9
o Random Hills R/W to be Dedicated	±2,
o Net Site Area	±430
o Open Space Provided (48%) Of the ±206,700 SF Provided, approximately 730 SF is Developed Recreation Facilities	±206
o Density for Land Bay A4	79 DU 7.95
o Building Height Proposed	4 Sto Max.
o Parking Regulations Required (2.3 Spaces/Unit) Provided (Combination of one-car garage driveway and visitor Surface parking)	182 Sp Min.

TABULATIONS FOR LAND BA

480 Multi-Family Dwelling Units

o Site Area	±47 ±11
o Random Hills R/W to be Dedicated	±
o Net Site Area	±47
o Open Space Provided (42%) Of the ±198,190 SF provided, approximately 11,700 SF is Developed Recreation Facilities.	±19
o Density for Land Bay A5 (Density is based on Site Area plus 14,477 SF of Ridge Top Rd. Advanced Density Credit - 478,617 + 14,477 = 494,094 SF = 17.34 AC)	480 D 42
o Building Height Proposed	5-6 St Max.
o Parking Regulations Required (1.6 Spaces/Unit) Provided (4 Spaces Provided for Rec. Center)	768 Sp Min.

TABULATIONS FOR OVERALL PDC DISTRICT SUBJECT OF FDPA

Land Bays B1 and B2

• Site Area	360,207 sf (8.26 ac)
• Random Hills R/W Previously Dedicated	2,543 sf
• Net Site Area	357,664 sf
• Open Space Required (15% of 357,664 sf) Provided - approximately 42%	53,650 152,300 sf ±
• FAR/Density Permitted Proposed	1.5 FAR 0.916 FAR
• Min. District Size Required Provided	Min. 100,000 sf of GFA Max 330,000 sf of GFA
• Building Height Proposed	Max 135 ft.
• Parking Regulations	Parking will be based on Ordinance requirements for applicable uses, respectively.

TABULATIONS FOR LAND BAY B1

	Existing 300,000 Office	Proposed 270,436 Office
• Site Area	192,790 sf (4.43 ac)	207,164 sf ± (4.75 ac)
• Random Hills R/W Previously Dedicated	270 sf	943 sf
• Net Site Area	192,570 sf	206,221 sf
• Open Space Provided	76,800 sf	76,800 sf (37%)
• Density for Land Bay B1	300,000 gfa/ 192,790 sf	270,436 sf gfa/ 206,221sf
• Building Height Proposed	1.56 FAR	1.31 FAR Max. 135 ft.
• Parking Regulations Required (2.6 spaces/1000 sf of GFA) Provided	780 spaces Min. 780	703 spaces Min. 703 spaces

TABULATIONS FOR LAND BAY

	Approved FDP Support Commercial
• Use and Gross Floor Area	30,000 GFA
• Site Area	169,044 sf (3.88 ac)
• Random Hills R/W Previously Dedicated	1,435 sf
• Net Site Area	167,609 sf
• Open Space Provided	75,500 sf (45%)
• Density for Land Bay B2	30,000 sf gfa / 169,044 sf .18 FAR
• Building Height	One Story Max 45 ft
• Parking Regulations Required	(1 space/200 sf NFA for first 1,000 sf plus 6 spaces/each add. 1,000 sf)
Provided	180 spaces

WAIVERS

- A waiver of the barrier requirement along the western and southern boundaries of the PDC District is requested. Per Section 13-111.1, a barrier may be waived where a site is developed under a series of common development plans. Barriers would limit convenient pedestrian access and create visual barriers within this mixed-use project. Significant landscaping will be provided as shown on the FDP.
- A waiver of the 600' maximum length requirement is requested for all private streets in residential land bays (A1-A5).
- A waiver of the minimum 200 square feet privacy yard requirement is requested for the single-family attached units in Land Bay A3, (Section 6-107.2). In lieu of a privacy yard, a deck with a minimum size of 10 feet by 10 feet will be provided for each unit.
- A waiver of the 200 foot setback between the residential buildings and the right-of-way of Interstate 66 is requested, per Section 2-414.3. Innovative site design and landscaping techniques will minimize the impact of highway noise from the exit lane of I-66. Refer to the accoustical analysis submitted with the FDP application.
- A modification of the screening requirement along the western boundry of the PDC District is requested. The required screening yard will be split between Land Bay A1 and B2 (rather than only on Land Bay B2). The project will be developed as a consolidated series of site plans.

FDP ALTERNATIVE A NOTE

NOT INCLUDED IN FDPA

DATE
2 MARCH 1989

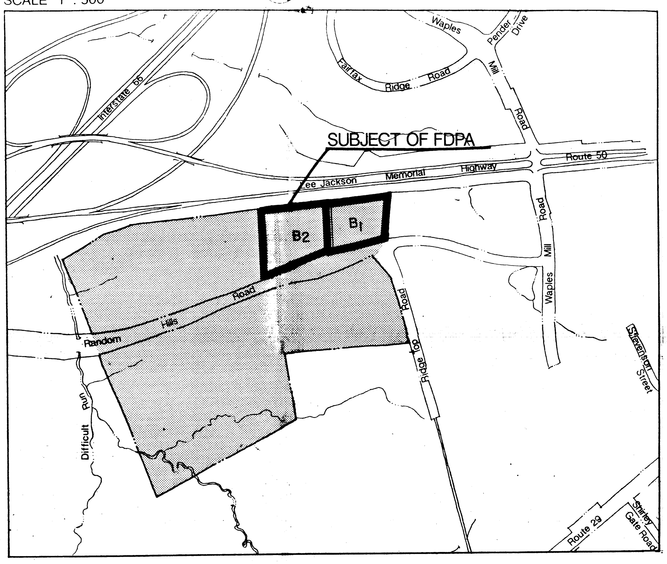
SHEET
1 OF 9

FILE 4200-6-0
FDP 88-S-097
FDP 88-S-098

REVISIONS
7 APRIL 1989
3 MAY 1989
14 JULY 1989
22 AUGUST 1989
18 SEPTEMBER 1997
3 NOVEMBER 1997

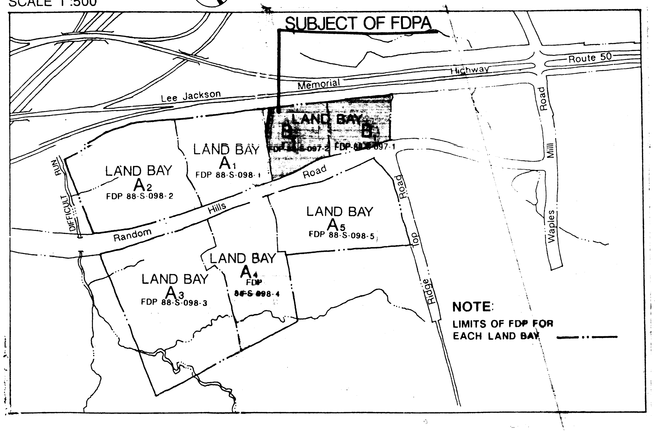
VICINITY MAP

SCALE 1" : 500'



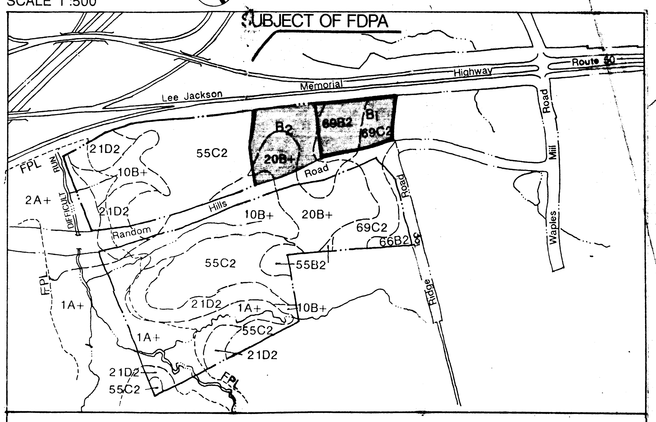
KEY MAP

SCALE 1":500'



SOILS MAP

SCALE 1":500'



SHEET INDEX

TITLE	SHEET NO.
Cover Sheet	1
Final Development Plan Amendment North Land Bays A_1 A_2 B	2
Final Development Plan Amendment Utility Layout Random Hills North	3
Final Development Plan Amendment Land Bay B_2	4
Final Development Plan Utility Layout Random Hills South	5
Illustrative Landscape Details Typical Community Entrance Treatments	6A & 6B
Illustrative Landscape Details Typical Buffer Treatments	7
Illustrative Architecturals Site Sections for Landbay B	8
Architectural Elevation	9

Application No. 88-S-098 Staff S JOHNSON
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-6-98
Date of (BOS) (PC) approval 6-8-98
Sheet 1 of 10

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 17 1998
ZONING EVALUATION DIVISION

SOILS DATA

SOIL NO.	SOIL NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	EROSION POTENTIAL
1A+	Mixed Aluvial	Poor	Poor	Good	Slight
2A+	Chewacla	Poor	Poor	Good	Slight
10B+	Glenville	Marginal	Fair	Good	Moderate
20B+	Meadowville	Marginal	Fair	Good	Moderate
21D2	Manor	Good	Good	Good	Severe
55B2	Glenelg	Good	Good	Good	Severe
55C2	Glenelg	Good	Good	Good	Severe
66B2	Lloyd	Good	Good	Good	Moderate
69B2	Enon	Marginal	Marginal	Good	Moderate
69C2	Enon	Marginal	Marginal	Good	Moderate

COVER SHEET

RANDOM HILLS

FRIENDSWOOD DEVELOPMENT COMPANY
FAIRLAKES II
12450 FAIRLAKES CIRCLE SUITE 520 FAIRFAX, VIRGINIA 22033

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

PATTON HARRIS RUST & ASSOCIATES, P.C.
CIVIL ENGINEERING·SURVEYING·TRANSPORTATION·PLANNING
BERKUS GROUP ARCHITECTS
RESIDENTIAL MASTER PLANNING AND DESIGN
DAVIS & CARTER, P.C.
COMMERCIAL MASTER PLANNING AND DESIGN
RHODESIDE & HARWELL , INCORPORATED
LANDSCAPE ARCHITECTURE
DOUGLAS HARDING GROUP
GRAPHIC DESIGN CONSULTANTS

A2
FDP 88-S-098-2
EXISTING ZONING: PDH-15
72 Single Family Attached Dwelling Units
Maximum Height 55' (3 Stories)

A1
FDP 88-S-098-1
EXISTING Zoning: PDH-16
128 Single Family Attached Dwelling Units
Maximum Height 65' (4 Stories)

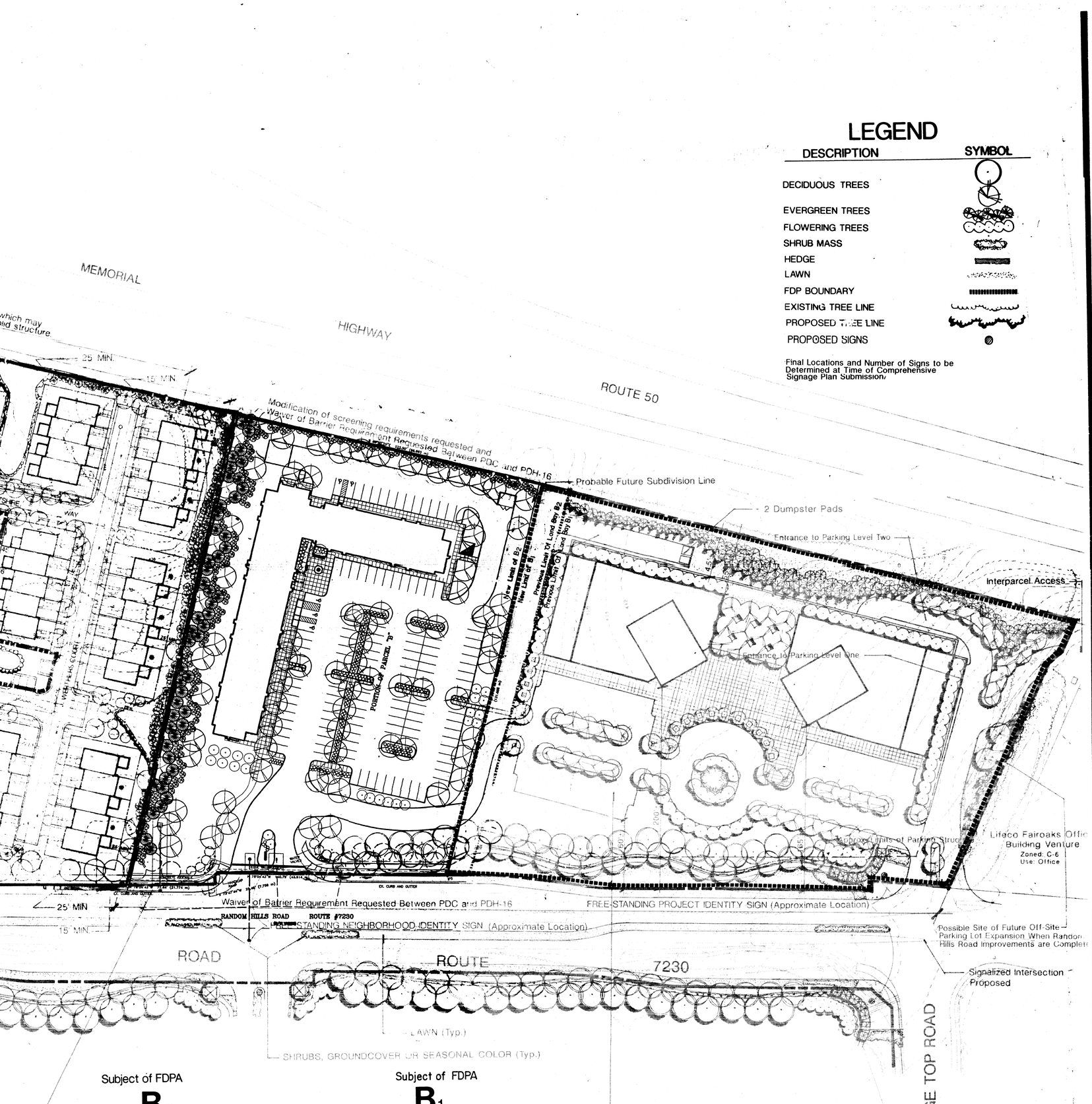
DATE
2 MARCH 1989

SHEET
2 OF 9

FILE 4200-6-0
FDP 88-S-097
FDP 88-S-098

REVISIONS
7 APRIL 1989
3 MAY 1989
14 JULY 1989
22 AUGUST 1989
18 SEPTEMBER 1997
3 NOVEMBER 1997
REMOVED SER DRIVE
RELOCATED DUMPSTER
ADDED 35' BUFFER
2-13-98

50' 25' 0'



LEGEND

DESCRIPTION	SYMBOL
DECIDUOUS TREES	
EVERGREEN TREES	
FLOWERING TREES	
SHRUB MASS	
HEDGE	
LAWN	
FDP BOUNDARY	
EXISTING TREE LINE	
PROPOSED TREE LINE	
PROPOSED SIGNS	

Final Locations and Number of Signs to be Determined at Time of Comprehensive Signage Plan Submission

Subject of FDPA

B_2

FDP 88-S-097-2
EXISTING Zoning: PDC
59,564 s.f. G.F.A. PROPOSED
Hotel
Maximum Building Height 45'

Subject of FDPA

B_1

FDP 88-S-097-1
EXISTING Zoning: PDC
270,436 s.f. G.F.A. PROPOSED
Office
Maximum Building Height 135'

PARCEL B1 INTERNAL CIRCULATION AND PARKING CONFIGURATION IS SUBJECT TO CHANGE IN RESPONSE TO THE REVISION TO PARCEL B2

Application No. FDPA 88-S-097 Staff S JOHNSON
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROCEERS DATED 5-6-98
Date of (BOS) (PC) approval 6-8-98
Sheet 2 of 10

NORTH LAND BAYS A_1 A_2 B_1 B_2

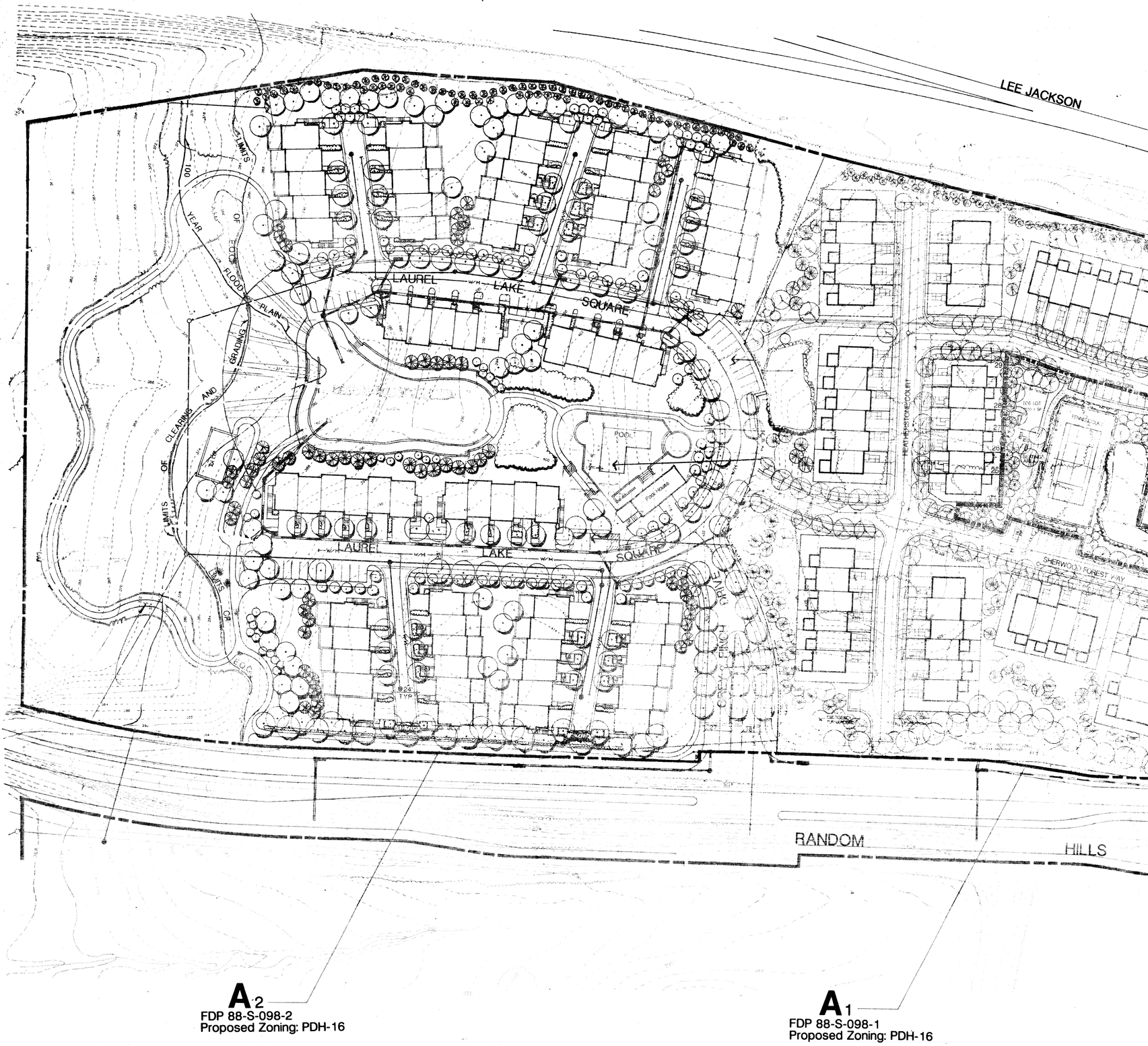
FINAL DEVELOPMENT PLAN AMENDMENT
RANDOM HILLS

FRIENDSWOOD DEVELOPMENT COMPANY
FAIRLAKES II
12450 FAIRLAKES CIRCLE ◇ SUITE 520 ◇ FAIRFAX, VIRGINIA 22033

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

50' 100'

PATTON HARRIS RUST & ASSOCIATES, P.C.
CIVIL ENGINEERING-SURVEYING-TRANSPORTATION-PLANNING
BERKUS GROUP ARCHITECTS
RESIDENTIAL MASTER PLANNING AND DESIGN
DAVIS & CARTER, P.C.
COMMERCIAL MASTER PLANNING AND DESIGN
RHODESIDE & HARWELL, INCORPORATED
LANDSCAPE ARCHITECTURE
DOUGLAS HARDING GROUP
GRAPHIC DESIGN



A2
FDP 88-S-098-2
Proposed Zoning: PDH-16

A1
FDP 88-S-098-1
Proposed Zoning: PDH-16

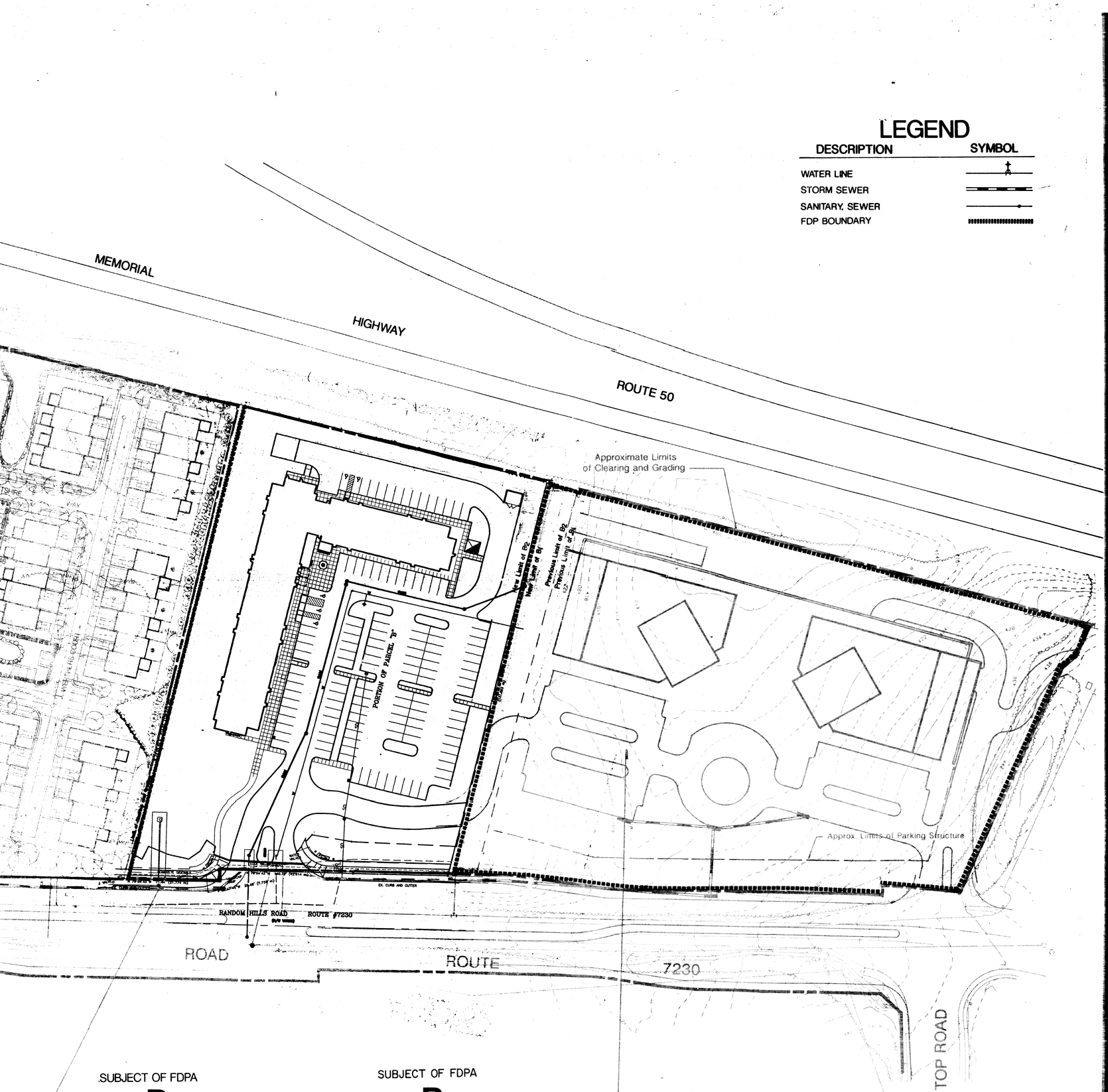
DATE
2 MARCH 1989

SHEET
3 OF 9

FILE 4200-6-0
FDP 88-S-097
FDP 88-S-098

REVISIONS
7 APRIL 1989
3 MAY 1989
2 JUNE 1989
14 JULY 1989
22 AUGUST 1989
18 SEPTEMBER 1997
3 NOVEMBER 1997
REMOVED 36ER DRIVE, RELOCATED DUMPSTER, ADDED 35' BUFFER. 2-19-98

50' 25' 0'



SUBJECT OF FDPA

B_2

FDP 88-S-097-2

Existing Zoning: PDC

SUBJECT OF FDPA

B_1

FDP 88-S-097-1

Existing Zoning: PDC

Application No. FDP 88-S-097 Staff S. JOHNSON

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 5-6-98

Date of (BOS) (PC) approval 6-8-98

Sheet 3 of 10

UTILITY LAYOUT RANDOM HILLS NORTH

50' 100

FINAL DEVELOPMENT PLAN AMENDMENT

RANDOM HILLS

FRIENDSWOOD DEVELOPMENT COMPANY

FAIRLAKES II

12450 FAIRLAKES CIRCLE ○ SUITE 520 ○ FAIRFAX, VIRGINIA 22033

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

PATTON HARRIS RUST & ASSOCIATES, P.C.
CIVIL ENGINEERING·SURVEYING·TRANSPORTATION·PLANNING

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COMMERCIAL MASTER PLANNING AND DESIGN

RHODESIDE & HARWELL, INCORPORATED
LANDSCAPE ARCHITECTURE

DOUGLAS HARDING GROUP
GRAPHIC DESIGN

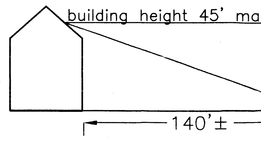
LEGEND

- Proposed Large Deciduous Tree – 3"–3 1/2" caliper (ultimate height 50' or greater)
- Proposed Large Evergreen Tree – 8–10' height (ultimate height of 40 feet or greater)
- Proposed Medium Evergreen Tree – 7'–8' height (ultimate height of 20–40 feet)
- Proposed Flowering Tree – 8–10' height (ultimate height of 20')
- Proposed shrubs
- Proposed 6' Board on Board Screen Fence
- SAN — Proposed Sanitary Sewer
- SD — Proposed Storm Drain
- W — Proposed Water

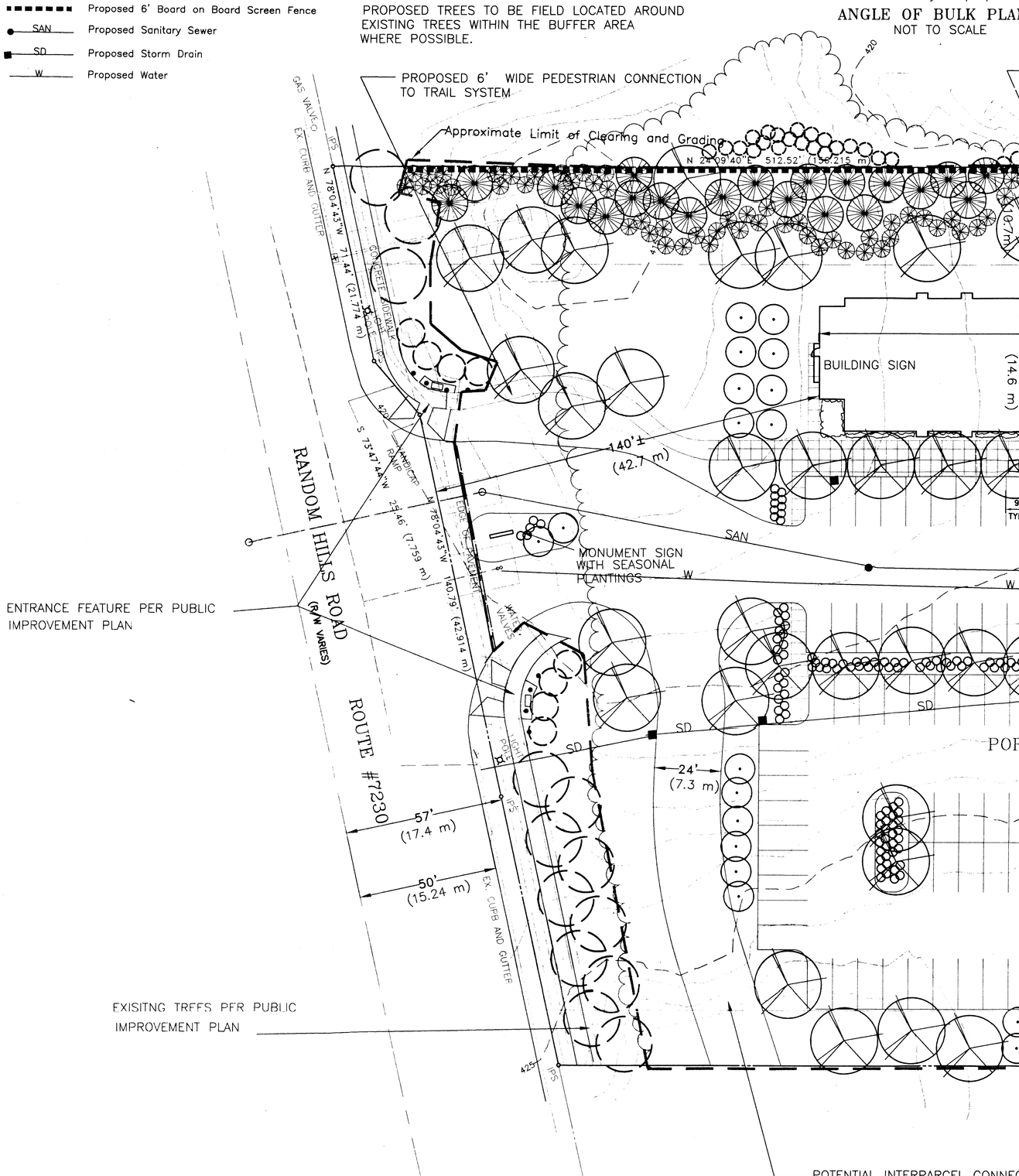
TREE SAVE NOTES

TREES TO BE SAVED WHERE POSSIBLE THROUGHOUT THE SITE.

PROPOSED TREES TO BE FIELD LOCATED AROUND EXISTING TREES WITHIN THE BUFFER AREA WHERE POSSIBLE.



ANGLE OF BULK PLA
NOT TO SCALE



NO.	DESCRIPTION	DATE	REVS'D	REW'D	APPROVED	DATE
1	add angle of bulk plane	11/3/97				
2	Removed service drive,	2/13/98				
	added 35' trans. scrn.+					
	fence, moved dumpster					
	Add Emerg. turn around					
	Rev. entrance & flag loc					

REVISION

PROFESSIONAL SEAL

PROJECT

CANDLEWOOD HOTEL

RANDOM HILLS – LAND BAY B–2

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

TABULATIONS

Gross Site Area: 3.47 Acres

- ZONING:

  Existing Zoning: (PDC) Planned Development Commercial District
  Density Tabulations: Hotel Gross Floor Area 59,564 sf
  Floor Area Ratio (F.A.R) Calculation:
  Gross Square Foot of Building (gsf):59,564 gsf
  original site area: 151,443 gsf

  F.A.R. = 0.393

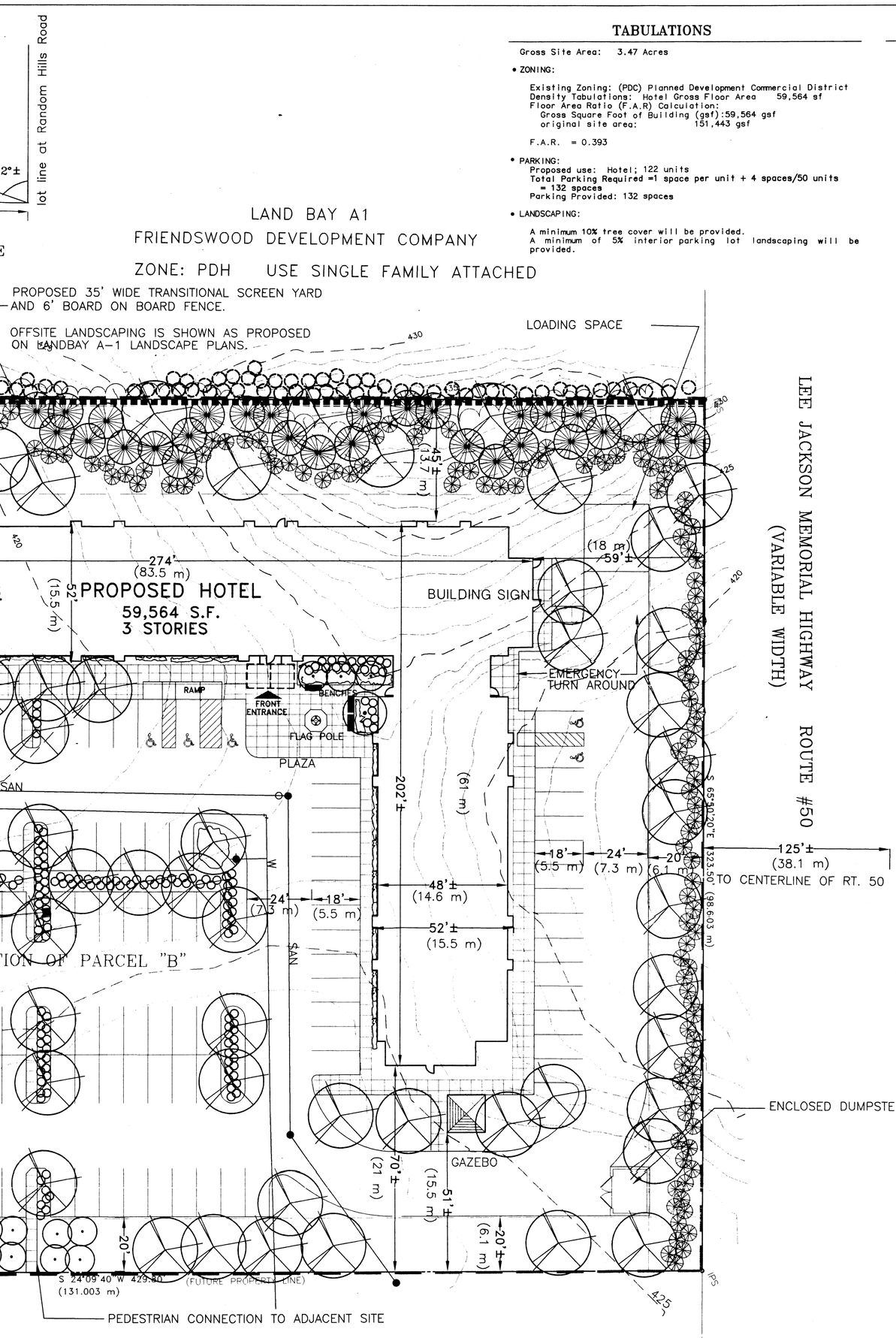
- PARKING:
  Proposed use: Hotel; 122 units
  Total Parking Required =1 space per unit + 4 spaces/50 units
  = 132 spaces
  Parking Provided: 132 spaces

- LANDSCAPING:

  A minimum 10% tree cover will be provided.
  A minimum of 5% interior parking lot landscaping will be provided.

PARCEL B-2 GENERAL NOTES

1. The property delineated by this plan is located on Fairfax County Tax Assessment map 56-2 ((11)) portion of parcel B. The Current zoning is PDC at an overall floor area ratio of 0.91.
2. The owner of the subject property is Friendswood Development Corporation, as recorded in Deed Book 8902 at Page 0853 among the land records of Fairfax County, Virginia.
3. The plan has been prepared without the benefit of a title report, and therefore does not necessarily indicate all encumbrances in the property.
4. The boundary and topographic information is from aerial survey supplemented with field survey information as prepared by Patton Harris Rust and Associates. The contour interval is 1 foot.
5. This application requests a Proffered Condition Amendment and an amendment to the Final Development Plan (FDP88-S-098, FDP88-S-097) approved on September 25, 1989. The purpose of this amendment is for approval of the site layout reconfiguration and revisions to the tabulations and proposed use.
6. The proposed development conforms to the adopted Comprehensive Plan and policies of Fairfax County. No adverse effects are foreseen on adjacent properties.
7. No floodplain exists on the subject property as designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County. No resource protection area exists on the subject property as per the Fairfax County Chesapeake Bay Preservation Area maps.
8. An 8 standard trail is proposed along the property s Random Hills Road frontage in conformance with the County s Comprehensive Trail Plan and the approved Public Improvement Plans and is shown on the FDPA.
9. To the best of our knowledge, the proposed development will be in conformance with all applicable ordinances, regulations, and adopted standards except as noted:
   a) A modification of transitional screening and barrier requirements is requested along the southern boundary of the PDC District is requested.
   b) A waiver of the off-street loading regulations is hereby requested to allow the reduction of the quantity of loading spaces required to one. As per Section 11-201 of the zoning ordinance, in a P district, the provisions of this part shall have general application as determined by the director.
   c) A waiver of the requirement for service drive along Lee Jackson Memorial Highway frontage is requested.
10. Development of this project shall commence at such time as appropriate County approvals have been obtained and subject to the discretion of the owner.
11. Public water service to the site shall be an extension of existing water mains provided by the Fairfax County Water Authority (FCWA). Detailed service to the building shall be completed during final site plan engineering.
12. Solid waste storage shall be provided on site in an enclosed dumpster and emptied twice a week by a private refuse service.
13. Public sanitary sewer will be provided by an extension of existing facilities. Detailed service to the building shall be completed during final site plan engineering.
14. An air quality permit shall be obtained and provided prior to commencement of construction, if required.
15. Stormwater management shall be provided in a wet pond located in Land Bay A-3 off-site in accordance with the approved FDP.
16. Storm sewer shown in conceptual. Detailed storm design will be completed during the final site plan engineering. On site filtration trenches will be used in conformance with the approved proffers. Storm drainage outfalls from this site will flow to existing culverts in Random Hills Road and are adequate for post developed flows.
17. Special amenities include a landscaped plaza with seating at the building entrance and a tree lined promenade which links to the linear park along Random Hills Road.
18. Buildings that are located within highway noise impact zones shall be acoustically treated to provide sound reduction to appropriate maximum internal noise levels.
19. This property is not proposed to be subdivided at this time. In the future, the property may be subdivided to create parcels B-1 and B-2 as shown on the FDPA.
20. Parking will be provided in conformance with Section 11 of the zoning ordinance. Separate parking tabulations are provided.
21. To the best of our knowledge and belief, there are no graves or burial sites located on this site.
22. No hazardous or toxic substances are present on site as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management Regulations VR 672-10-1 - Virginia Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; none are generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.
23. Owner/applicant reserves the right to make minor modifications and adjustments to the final design of the proposed landscaping areas prior to site plan submittal in accordance with the approved proffers. In no case shall there be a reduction in the total quantity of landscaping proposed hereon.
24. Dimensions are approximate as scaled. The building footprint may vary due to final engineering and architectural design prior to site plan submission, but will remain in general conformance to footprint shown hereon.
25. There are no significant scenic assets or natural features that will be preserved.



Application No. FDP 88-S-097/Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-6-98
Date of (BOS) (PC) approval 6-8-98
Sheet 4 of 10

0 20 40

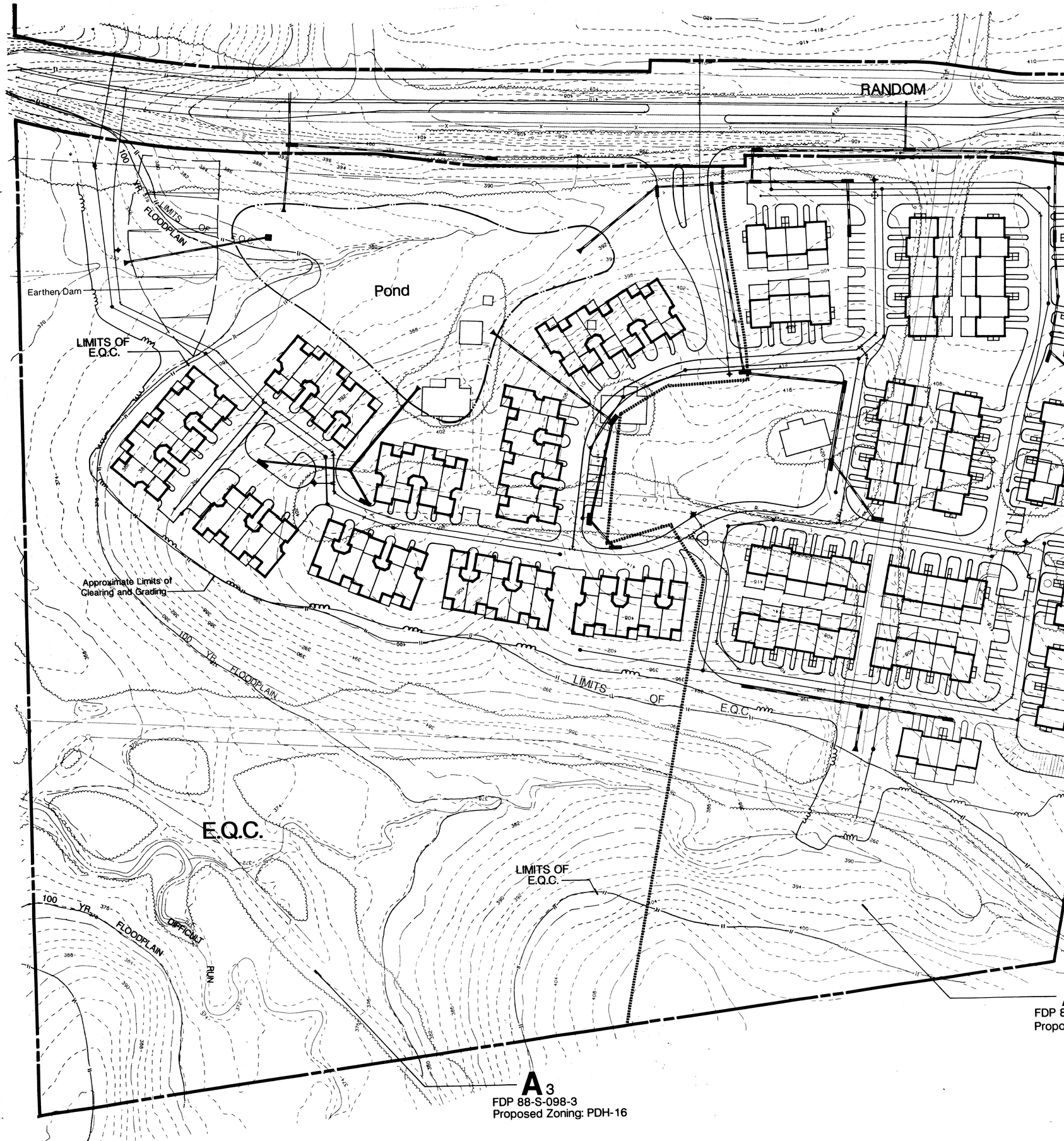
TITLE

FINAL DEVELOPMENT PLAN AMENDMENT

PHR&A
Patton Harris Rust & Associates, pc.
Engineers, Surveyors, Planners, Landscape Architects
14532 Lee Road
Chantilly, Virginia 20151-1679
703-449-6700

Offices:
Fairfax, Va.
Bridgewater, Va.
Leesburg, Va.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.

SURVEY	DATE: SEPT 1997
DESIGN: CPP	DRAWN: CPP
CHECK: TDR	SCALE: 1" = 20
SHEET: 4 OF 9	FILE NO.: 4200-C-0



DATE 2 MARCH 1989	**REVISIONS** 7 APRIL 1989
	3 MAY 1989
	22 AUGUST 1989
SHEET 5 OF 9	
FILE 4200-6-0	
FDP 88-S-098	

50' 25'

4
098-4
Zoning: PDH-16

LEGEND

DESCRIPTION	SYMBOL
WATER LINE	
STORM SEWER	
SANITARY SEWER	
FDP BOUNDARY	

Application No. PCA 88-S-098 Staff S JOHNSON
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-6-98
Date of (BOS) (PC) approval 6-8-98
Sheet 5 of 10

COMMONWEALTH OF VIRGINIA
THOMAS D. RUST
NO. 5254
CERTIFIED PROFESSIONAL ENGINEER

UTILITY LAYOUT RANDOM HILLS SOUTH FOR INFORMATION ONLY

50' 100'

FINAL DEVELOPMENT PLAN

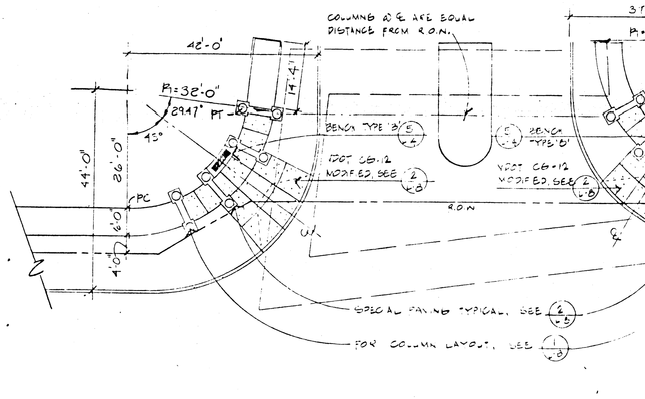
RANDOM HILLS

FRIENDSWOOD DEVELOPMENT COMPANY
FAIRLAKES II
12450 FAIRLAKES CIRCLE ○ SUITE 520 ○ FAIRFAX, VIRGINIA 22033

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

PATTON HARRIS RUST & ASSOCIATES, P.C.
CIVIL ENGINEERING·SURVEYING·TRANSPORTATION·PLANNING
BERKUS GROUP ARCHITECTS
RESIDENTIAL MASTER PLANNING AND DESIGN
DAVIS & CARTER, P.C.
COMMERCIAL MASTER PLANNING AND DESIGN
RHODESIDE & HARWELL , INCORPORATED
LANDSCAPE ARCHITECTURE
DOUGLAS HARDING GROUP
GRAPHIC DESIGN

PROPOSED AT PARCEL B-2



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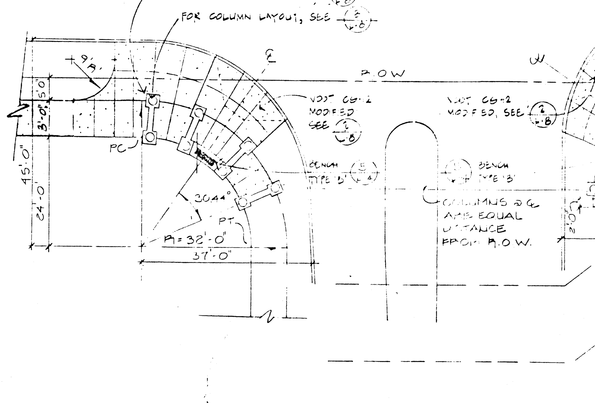
1/16"=1'-0"



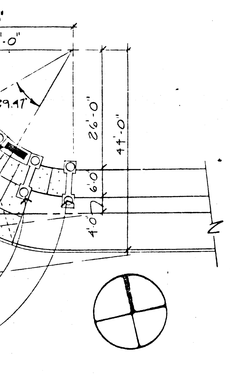
2 MINOR ENTRY FEATURE PLAN STA. 307+70 ± (RIGHT) RANDOM HILLS
1/16"=1'-0"

REVISIONS | DATE | CHKD

PROFESSIONAL SEAL:

PROJECT:
PHASE
FAI

REC'D
5-2-94
FAXCO



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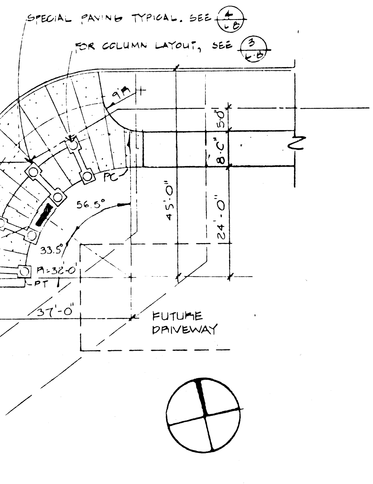


ROAD

Application No. RCA 88-S-097 Staff S JOHNSON
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-6-98
Date of (BOS) (PC) approval 6-8-98
Sheet 6 of 10

COMMONWEALTH OF VIRGINIA
TIMOTHY J. HARTZELL
No. 016567
PROFESSIONAL ENGINEER

L-5

RHODESIDE HARWELL
INCORPORATED
LANDSCAPE ARCHITECTURE AND PLANNING
4800 SEMINARY RD. SUITE 1100 ALEXANDRIA, VIRGINIA 22311
PHONE: 703-578-1677 FAX: 703-578-4851
RHI #5171

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1	DELETE: ENTRY FEATURES BY: JAD 2/94			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

FOR INFORMATION ONLY

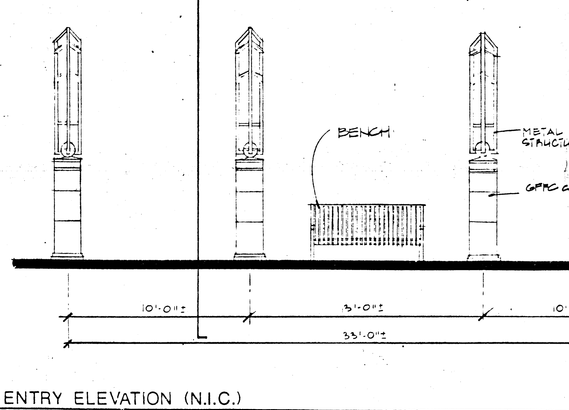
ANDOM HILLS
I PUBLIC IMPROVEMENTS
JOR ROADS AND SWM
PRINGFIELD DISTRICT
FAX COUNTY, VIRGI A

TITLE:
ENTRY FEATURE DETAILS
RANDOM HILLS ROAD

PHR&A
Patton Harris Rust&Associates, pc
Engineers, Surveyors, Planners, Landscape Architects
3998 Fair Ridge Drive, P.O. Box 901
Fairfax, Virginia 22030
703-27-8700

Offices:
Fairfax, Va.
Bridgewater, Va.
Leesburg, Va.
Rockville Md.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.

SURVEY PHR&A	DATE 7 MARCH 1990
DESIGN JH	DRAWN BB
CHKD. MM	SCALE VARIES
SHEET 6A OF 9	FILE NO. 4200-6-1



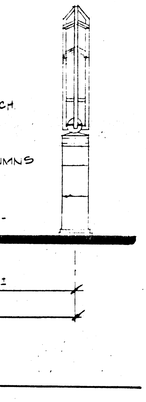
1 MINOR ENTRY ELEVATION (N.I.C.)
N.T.S.

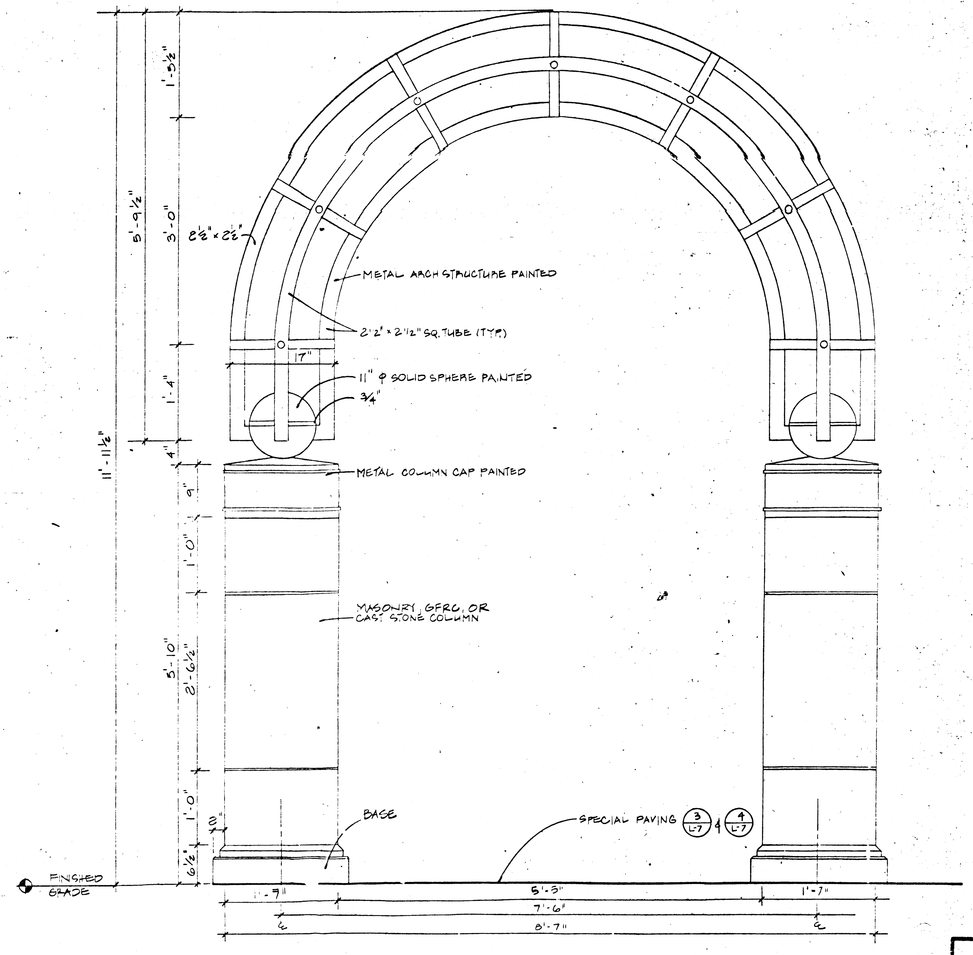
REVISIONS	DATE	CHKD

PROFESSIONAL SEAL:

PROJECT:

WORK SHOWN ON THIS DRAWING IS N.I.C.
SHOWN FOR COORDINATION PURPOSES ONLY





2 ENTRY ARCH (TYPICAL) (N.I.C.)
N.T.S.

Application No. PCA 88-S-097 Staff S. JOHNSON
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-6-98
Date of (BOS) (PC) approval 6-8-98
Sheet 7 of 10

COMMONWEALTH OF VIRGINIA
TIMOTHY J. HARTZELL
No. 01867
PROFESSIONAL ENGINEER

L-9

RHODESIDE HARWELL
INCORPORATED
LANDSCAPE ARCHITECTURE AND PLANNING
4900 SEMINARY RD., SUITE 1100 ALEXANDRIA, VIRGINIA 22311
PHONE: 703-578-1077 FAX: 703-578-4051
R-II #5171

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1	DELETE ENTRY FEATURE BY: JAD 2/94			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

FOR INFORMATION ONLY

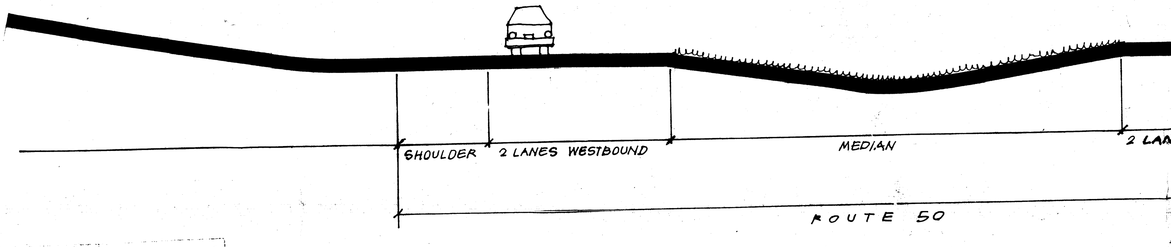
ANDOM HILLS
PUBLIC IMPROVEMENTS
JOR ROADS AND SWM
PRINGFIELD DISTRICT
FAX COUNTY, VIRGINIA

TITLE:
ENTRY FEATURE ELEVATIONS
PROPOSED AT PARCEL B-2

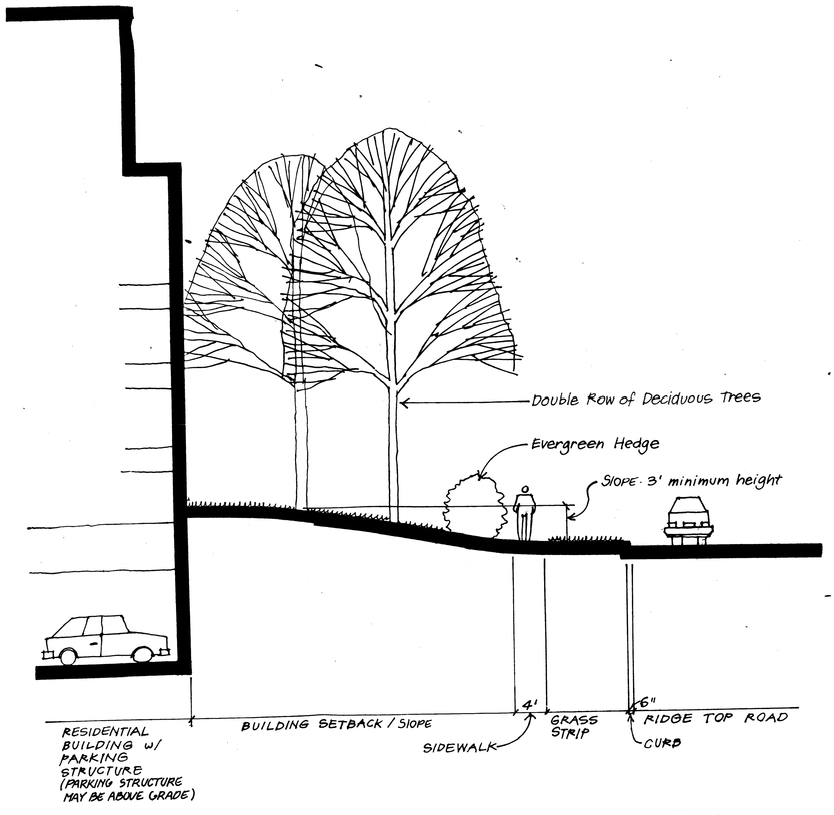
PHR&A
Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects
3998 Fair Ridge Drive, P.O. Box 901
Fairfax, Virginia 22030
703-273-8700

Offices:
Fairfax, Va.
Bridgewater, Va.
Leesburg, Va.
Rockville, Md.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.

SURVEY N.A.	DATE 7 MARCH, 1990
DESIGN LH JH	DRAWN LK JLK
CHKD MM	SCALE AS SHOWN
SHEET 6B OF 9	EDIT NO. 4200



Route 50
BUFFER • Section
1/8" = 1'-0"

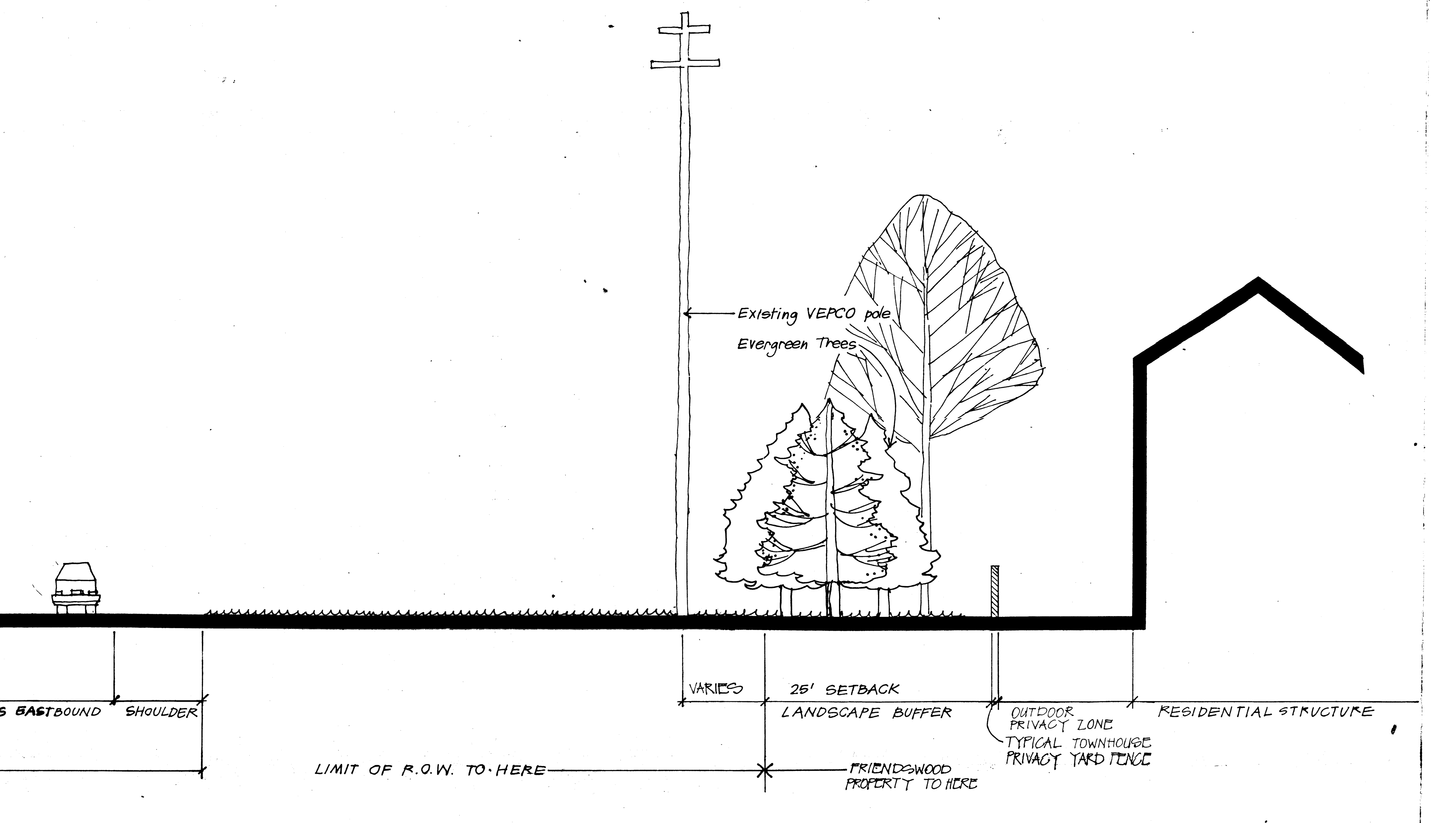


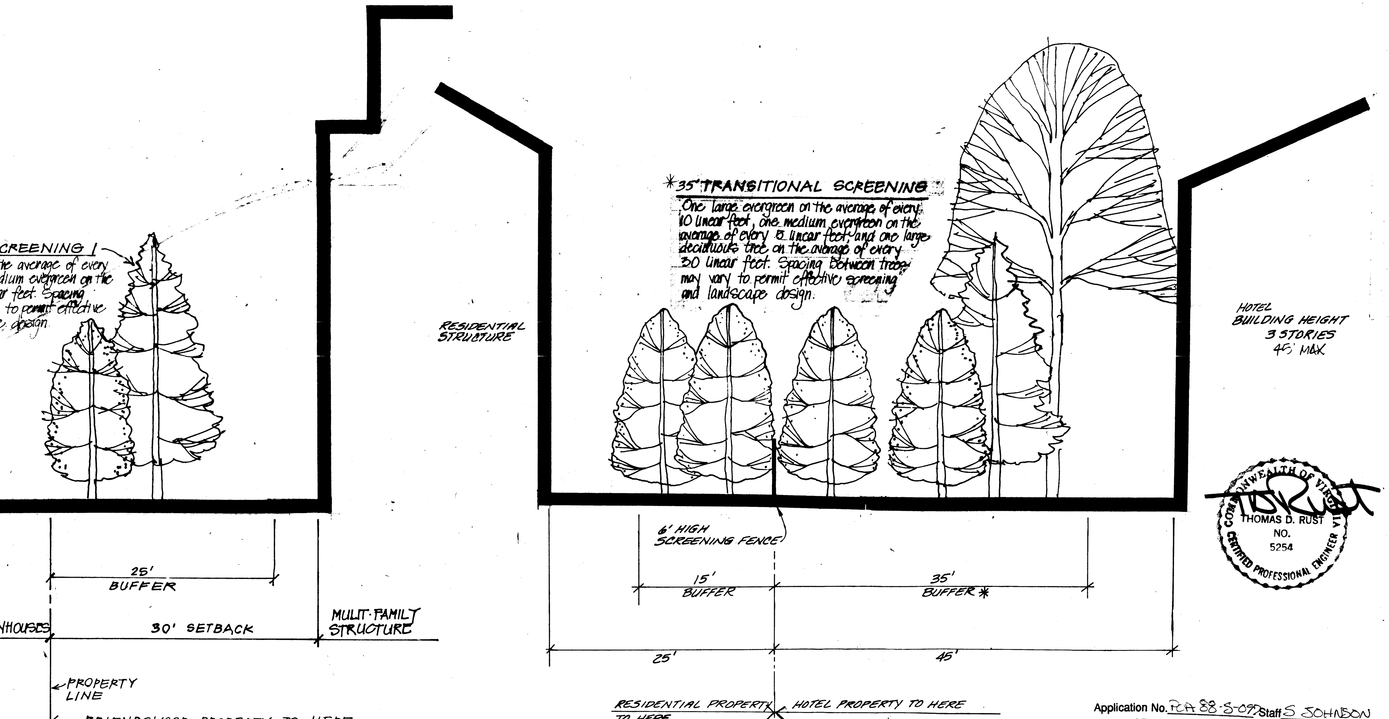
Ridge Top Road
BUFFER • Section
1/8" = 1'-0"

TRANSITIONA
One large evergreen
10 linear feet and a
average of every 3
between trees may
screening and lan

ADJACENT

Multi-family to Offsite Sin
BUFFER • Section
1/8" = 1'-0"





Family Attached

Commercial to Residential
BUFFER • Section
1/8" = 1'-0"

TYPICAL BUFFER TREATMENTS

THOMAS D. RUST
NO. 5254
COMMONWEALTH OF VIRGINIA
CERTIFIED PROFESSIONAL ENGINEER

Application No. RZA 88-S-097 Staff S. SCHNEBON
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-6-98
Date of (BOS) (PC) approval 6-8-98
Sheet 8 of 10

FOR INFORMATION ONLY
For Illustrative Purposes Only

PATTON HARRIS RUST & ASSOCIATES, P.C.
CIVIL ENGINEERING-SURVEYING-TRANSPORTATION-PLANNING
BERKUS GROUP ARCHITECTS
RESIDENTIAL MASTER PLANNING AND DESIGN
DAVIS & CARTER, P.C.
COMMERCIAL MASTER PLANNING AND DESIGN
RHODESIDE & HARWELL, INCORPORATED
LANDSCAPE ARCHITECTURE
DOUGLAS HARDING GROUP
GRAPHIC DESIGN

ILLUSTRATIVE LANDSCAPE DETAILS
RANDOM HILLS
FRIENDSWOOD DEVELOPMENT COMPANY
FAIRLAKES I 12450 FAIRLAKES CIRCLE SUITE 520 FAIRFAX, VIRGINIA 22033

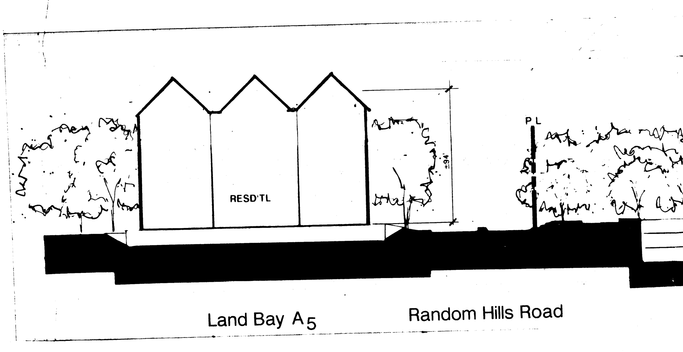
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

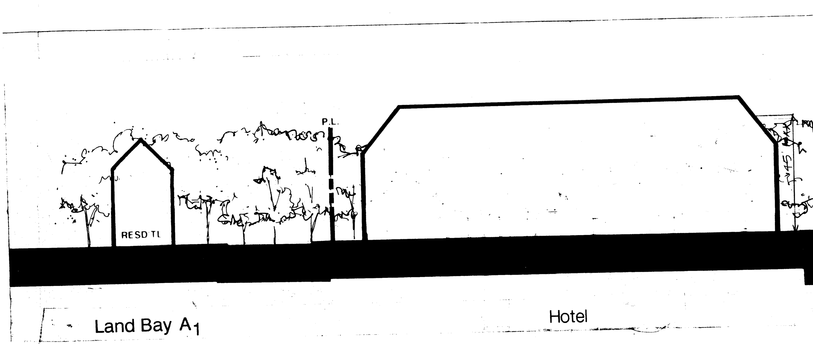
8' 4' 0 5' 16'

REVISIONS
18 SEPTEMBER 1997
KEY: RZA/Comm
RECEIVED 12 DECEMBER
COMMENTS TO BE ADDRESSED
2-13-98

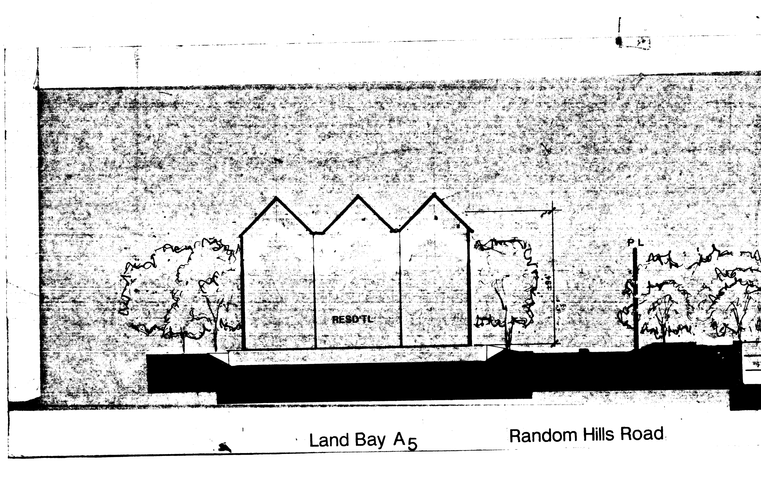
DATE
2 MARCH 1989
SHEET
7 OF 9
FILE 4200-6-0

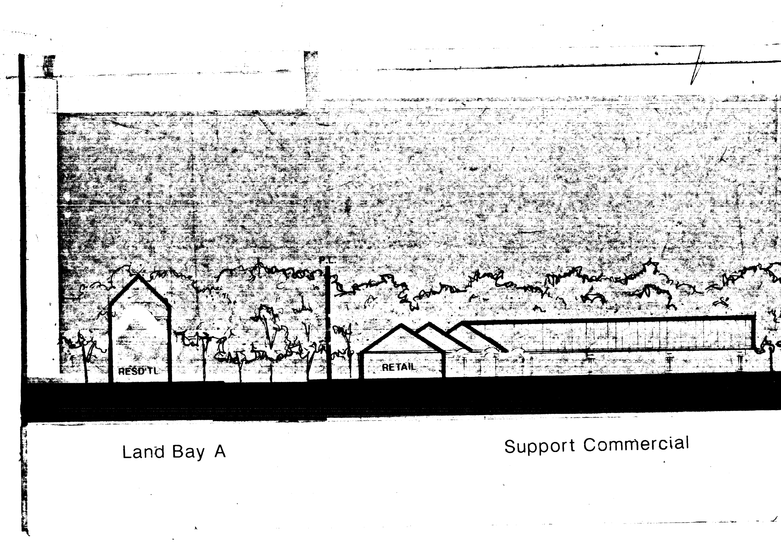
FDP 88-S-098

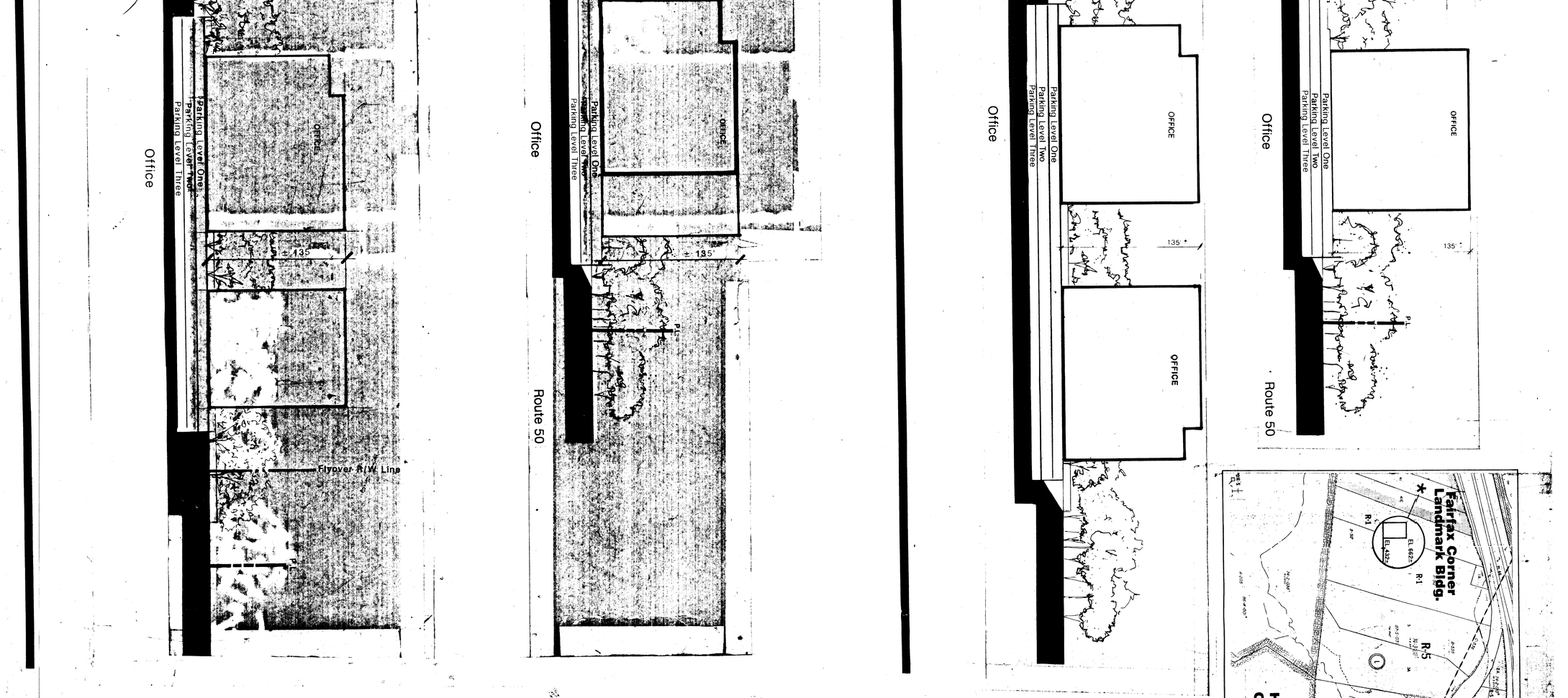


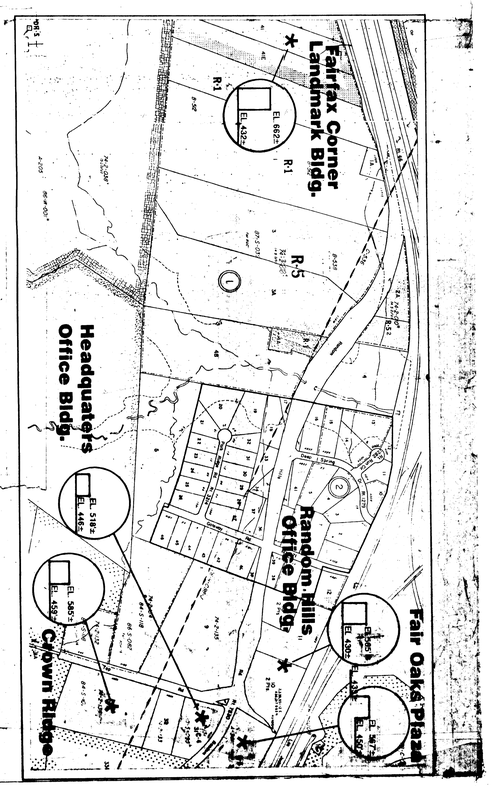


SITE SECTION • FDP (SEE SHEET 2)









BUILDING ELEVATION COMPARISON

● Building height data was taken from Site Plan information and is approximate

Application No. RA 88-S-097 Staff S. JOHNSON
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-6-98
Date of (BOS) (PC) approval 6-8-98
Sheet 7 of 10

These building elevations are conceptual depictions of general architectural character only, and are for illustrative purposes only.

SITE SECTIONS FOR LAND BAY B

DATE	REVISIONS
2 MARCH 1989	7 APRIL 1989
SHEET	3 MAY 1989
8 OF 9	14 JULY 1989
FILE 4200-6-0	18 SEPTEMBER 1997
FDP 88-S-097	

ILLUSTRATIVE ARCHITECTURALS

RANDOM HILLS

FRIENDSWOOD DEVELOPMENT COMPANY

FAIRLAKES II
12450 FAIRLAKES CIRCLE SUITE 520 FAIRFAX VIRGINIA 22033

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

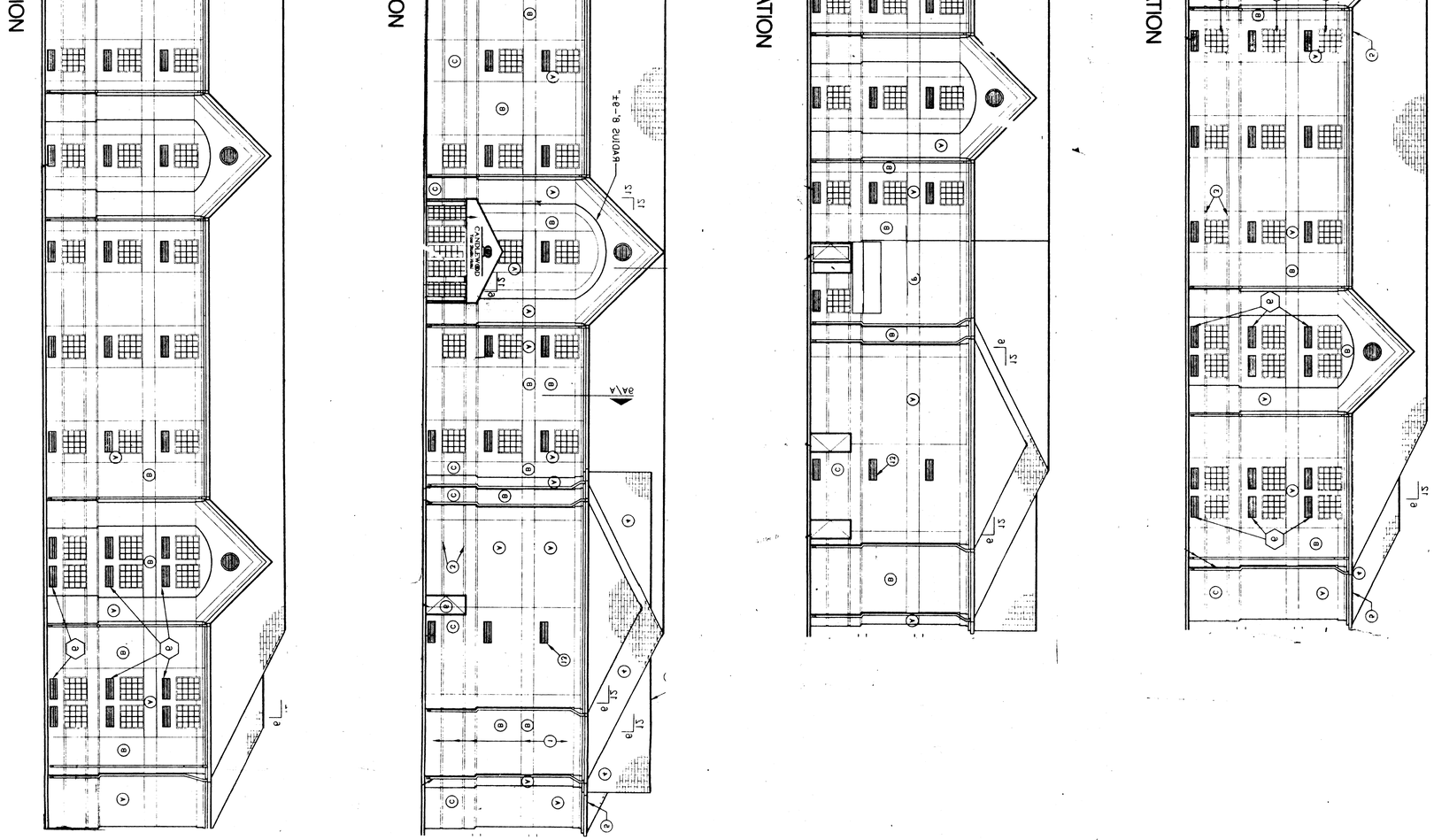
PATTON HARRIS RUST & ASSOCIATES, P.C.
CIVIL ENGINEERING·SURVEYING·TRANSPORTATION·PLANNING
BERKUS GROUP ARCHITECTS
RESIDENTIAL MASTER PLANNING AND DESIGN
DAVIS & CARTER, P.C.
COMMERCIAL MASTER PLANNING AND DESIGN
RHODESIDE & HARWELL, INCORPORATED
LANDSCAPE ARCHITECTURE
DOUGLAS HARDING GROUP
GRAPHIC DESIGN

WEST ELEVATION

EAST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION



Application No. RZA 88-S-097 Staff S JOHNSON
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-6-98
Date of (BOS) (PC) approval 6-8-98
Sheet 10 of 10

COMMONWEALTH OF VIRGINIA
THOMAS D. RUST
NO. 5254
CERTIFIED PROFESSIONAL ENGINEER

LAW/KINGDON, INC.
ARCHITECTS & ENGINEERS
345 RIVERVIEW, WICHITA, KS 67203
Phone (316) 268-0230 Fax: (316) 268-0205
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DATE
18 SEPTEMBER 1997

SHEET
9 OF 9
FILE 4200-6-0

REVISIONS

CANDLEWOOD
Your Studio Hotel
PROTOTYPICAL DRAWINGS

ARCHITECTURAL ELEVATIONS
RANDOM HILLS
FRIENDSWOOD DEVELOPMENT COMPANY
FAIRLAKES II
12450 FAIRLAKES CIRCLE SUITE 520 FAIRFAX, VIRGINIA 22033

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

PATTON HARRIS RUST & ASSOCIATES, P.C.
CIVIL ENGINEERING-SURVEYING-TRANSPORTATION-PLANNING
BERKUS GROUP ARCHITECTS
RESIDENTIAL MASTER PLANNING AND DESIGN
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COMMERCIAL MASTER PLANNING AND DESIGN
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