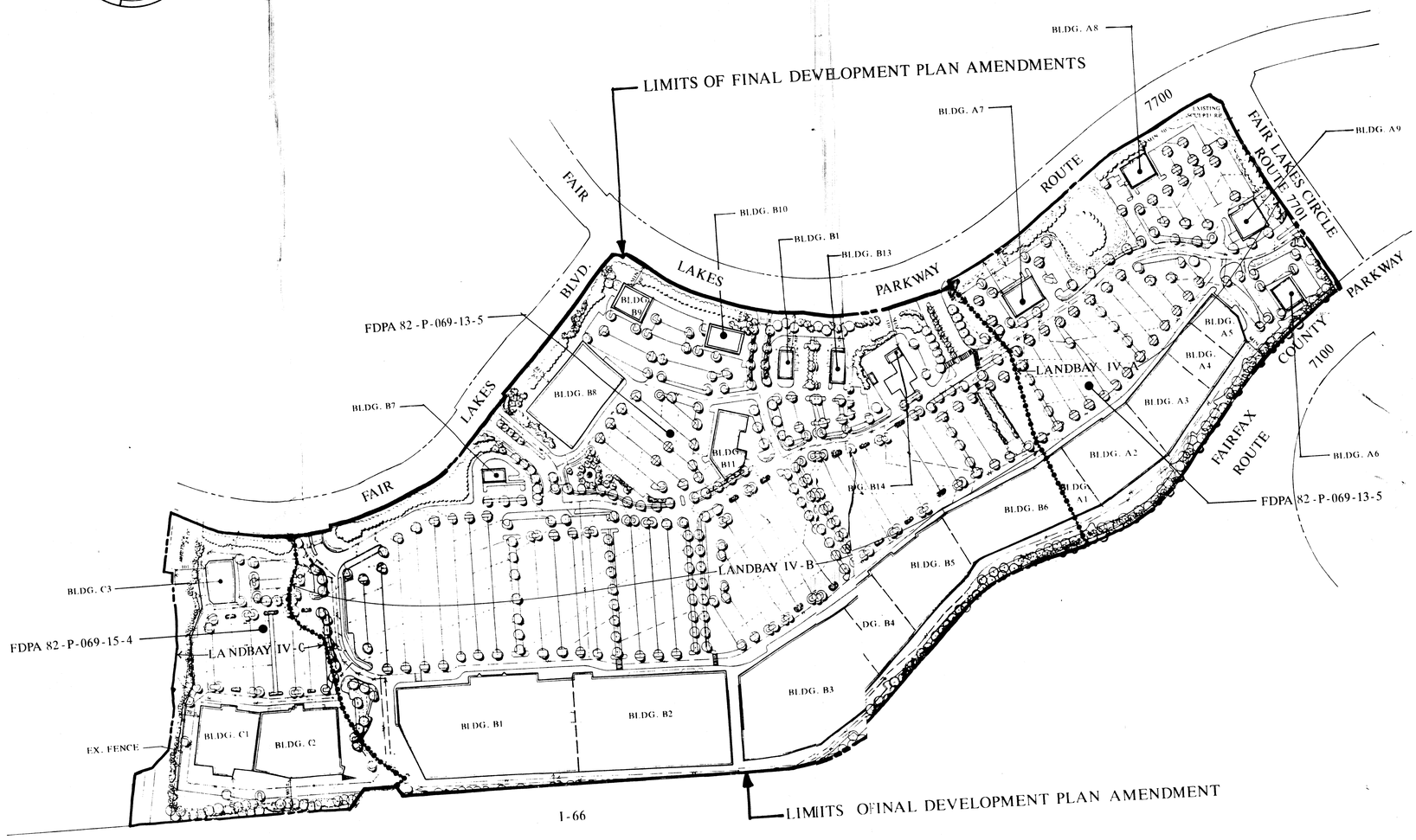

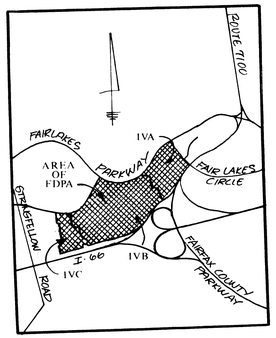

VICINITY MAP
1" = 2000'

RECEIVED
OFFICE OF COMMUNICATIONS AND PLANNING
AUG 2 8 1996
PLANNING DIVISION

Application No. FDPA82-P-069-15-4 Staff LKIRST
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-3-96
Date of (BOS) (PC) approval 10-10-96
Sheet 1 of 8

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AUG 2 8 1996
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Revision Date
8-23-96
8-27-96

Architects
Engineers
Planners
Surveyors

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

FINAL DEVELOPMENT PLAN AMENDMENTS - COMPOSITE
FAIR LAKES LAND BAY IV-A, IV-B & IV-C
FAIRFAX COUNTY, VIRGINIA
SULLY DISTRICT

Drawn By	JMC
Designed By	JFK
Checked By	NS/PGY
Engineer	SAM
Date	7-23-96
Scale	1" = 200'
Plan Number	
Zoned	PDC
Sheet	1 of 8
File Number	M-9464

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) 82-P-069-13-5 IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 55-1 ((14)) 5, 6 AND 7; 55-2 ((4)) 1, 3, 4, 7, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21A, 22A, 23, 24, 25, 26, 27 AND 28. THE PROPERTY THAT IS THE SUBJECT OF FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) 82-P-069-15-4 IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 55-1 ((14)) C1, 4C2, 4C3 AND 4C4.

2. THE TOTAL AREA OF THE FDPAs CONSISTS OF APPROXIMATELY 99.95 ACRES AND REPRESENTS LAND BAYS IV-A, IV-B AND IV-C. THE SOLE PURPOSE OF THE FDPAs IS TO AMEND THE CURRENTLY APPROVED TOTAL GROSS FLOOR AREAS FOR THESE LAND BAYS.

   THE CURRENTLY APPROVED FDPAs FOR LAND BAYS IV-A, IV-B AND IV-C REPRESENT A GROSS FLOOR AREA OF 1,051,500 SQUARE FEET. HOWEVER, THE APPLICABLE SITE PLANS FOR THESE LAND BAYS REPRESENT A GROSS FLOOR AREA OF ONLY 885,798 SQUARE FEET. BY FILING THIS APPLICATION, THE APPLICANT IS REQUESTING A REDUCTION IN GROSS FLOOR AREA TO BE CONSISTENT WITH THE AMOUNT ACTUALLY BUILT.

   IF AN AMENDMENT TO ANY PORTION OF THESE FDPAs BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION THAT IS AFFECTED BY THE AMENDMENT FOR PLANNING COMMISSION REVIEW AND APPROVAL.

3. THE BOUNDARY INFORMATION SHOWN HEREON IS BY DEWBERRY & DAVIS.

4. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FROM AN AIR SURVEY BY DEWBERRY & DAVIS.

5. BEST MANAGEMENT PRACTICES (BMPs) HAVE BEEN PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED PROFFERS FOR FAIR LAKES. STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE APPROVED OVERALL STORMWATER MANAGEMENT PLAN FOR FAIR LAKES (COUNTY PLAN NO. 5727-PI-10 AND 5727-DS-01).

6. IT IS TO BE NOTED THAT THE BUILDINGS SHOWN HEREON ARE EXISTING. THEY HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY APPROVED FINAL DEVELOPMENT PLANS. NO CHANGES TO THE EXISTING BUILDINGS ARE PROPOSED WITH THESE FINAL DEVELOPMENT PLAN AMENDMENTS.

7. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS NOT PROVIDED AS THE BUILDINGS CURRENTLY EXIST AND ARE LOCATED IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLANS AND SITE PLANS. IT IS TO BE NOTED THAT SUBSEQUENT TO THE APPROVAL OF THE APPLICABLE SITE PLANS FOR BUILDINGS C1, C2 AND B1-B6, ADDITIONAL RIGHT OF WAY ALONG THE SITE FRONTAGE WAS CONDEMNED FOR THE IMPROVEMENT OF I-66.

8. LANDSCAPING AND SCREENING HAVE BEEN PROVIDED IN ACCORDANCE WITH THE CURRENTLY APPROVED FINAL DEVELOPMENT PLANS.

   A WAIVER OF THE BARRIER REQUIREMENT ALONG I-66 HAS BEEN PREVIOUSLY APPROVED PURSUANT TO PAR. 12 OF SECT. 13-304 OF THE ZONING ORDINANCE.

   A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG FAIR LAKES BOULEVARD HAS BEEN PREVIOUSLY APPROVED PURSUANT TO PAR. 1 OF SECT. 13-304 OF THE ZONING ORDINANCE, IN CONJUNCTION WITH FDPA 82-P-069-13-2.

   A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ADJACENT TO THE RESIDENTIAL USES IN LAND BAY IV-C HAS BEEN PREVIOUSLY APPROVED PURSUANT TO PAR. 1 OF SECT. 13-304 OF THE ZONING ORDINANCE.

   IN ADDITION, EXISTING VEGETATION HAS BEEN USED TO SATISFY TRANSITIONAL SCREENING REQUIREMENTS IN ACCORDANCE WITH PAR. 4 OF SECT. 13-304 OF THE ZONING ORDINANCE.

9. THE NUMBER OF APPROVED/PROVIDED PARKING SPACES REPRESENTED IN THE TABULATION IS FROM THE CURRENTLY APPROVED FDPAs FOR LAND BAYS IV-A, IV-B AND IV-C. THE NUMBER OF PARKING SPACES PROVIDED ON THE SITE HAS BEEN/MAY BE INCREASED OR DECREASED FROM THE NUMBERS REPRESENTED ON THE TABULATIONS AND FROM THOSE SHOWN ON THE GRAPHIC AS LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION IS NOT DIMINISHED.

   A FINAL NUMBER OF PARKING SPACES, ACCESSIBLE PARKING SPACES, STACKING SPACES AND LOADING SPACES HAVE BEEN PROVIDED IN ACCORDANCE WITH THE CURRENTLY APPROVED FINAL DEVELOPMENT PLANS AND AMENDMENTS AND APPROVED SITE PLANS. NO CHANGES TO THE PARKING AND LOADING AREAS ARE PROPOSED WITH THESE FINAL DEVELOPMENT PLAN AMENDMENTS.

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

11. FOR CONSISTENCY PURPOSES, THE BASE INFORMATION ON THE GRAPHIC IS THE CURRENTLY APPROVED FDPA FOR LAND BAYS IV-A, IV-B AND IV-C. THE DOCUMENT HAS BEEN FURTHER UPDATED TO REFLECT THE PARTIAL FDPA AND THE MINOR MODIFICATIONS THAT WERE APPROVED FOR LAND BAY IV-B.

12. IT IS TO BE UNDERSTOOD THAT THE FOLLOWING PRINCIPAL AND SECONDARY USES MAY BE ESTABLISHED WITHIN THE BUILDINGS IN LAND BAYS IV-A, IV-B AND IV-C. BEFORE ESTABLISHMENT OF SUCH USES, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND APPROPRIATE SITE PLAN APPROVALS WILL BE OBTAINED.

   - AMUSEMENT ARCADES.
   - ACCESSORY USES AND ACCESSORY SERVICE USES.
   - AUTOMOBILE-ORIENTED USES.
   - BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS.
   - CHILD CARE CENTERS AND NURSERY SCHOOLS WHICH HAVE AN ENROLLMENT OF 100 OR MORE STUDENTS DAILY.
   - COMMERCIAL RECREATION USES:
     - -- BILLIARD AND POOL HALLS.
     - -- BOWLING ALLEYS.
     - -- COMMERCIAL SWIMMING POOLS, TENNIS COURTS AND SIMILAR COURTS.
     - -- HEALTH CLUBS.
     - -- INDOOR FIRING RANGES, ARCHERY RANGES, FENCING AND OTHER SIMILAR INDOOR RECREATIONAL USES.
     - -- MINIATURE GOLF COURSES (INDOOR).
     - -- SKATING FACILITIES.
     - -- ANY OTHER SIMILAR COMMERCIAL RECREATION USE.
   - COMMUNITY USES.
   - DRIVE-IN BANKS.
   - EATING ESTABLISHMENTS.
   - ESTABLISHMENT FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING WHERE ASSEMBLY, INTEGRATION AND TESTING OF PRODUCTS IN A COMPLETELY ENCLOSED BUILDING IS INCIDENTAL TO THE PRINCIPAL USE OF SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING.
   - FAST FOOD RESTAURANTS.
   - FINANCIAL INSTITUTIONS.
   - INSTITUTIONAL USES (GROUP 3).
   - LIGHT PUBLIC UTILITY USES (CATEGORY 1).
   - MEDICAL CARE FACILITIES, EXCEPT NURSING FACILITIES WHICH HAVE A CAPACITY OF LESS THAN FIFTY (50) BEDS.
   - OFFICES.
   - PERSONAL SERVICE ESTABLISHMENTS.
   - PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS.
   - PRIVATE SCHOOLS OF SPECIAL/GENERAL EDUCATION.
   - PUBLIC USES.
   - QUICK-SERVICE FOOD STORES.
   - REPAIR SERVICE ESTABLISHMENTS.
   - RETAIL SALES ESTABLISHMENTS.
   - THEATERS.
   - VETERINARY HOSPITALS.

13. IT IS TO BE UNDERSTOOD THAT A THEATER MAY BE LOCATED WITHIN BUILDINGS B-1 THROUGH B-6. THE EXACT LOCATION AND THE NUMBER OF SEATS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN. PARKING FOR THE THEATER WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

14. AN OUTDOOR SALES AREA/GARDEN CENTER HAS BEEN PROVIDED FOR BUILDINGS B-1 AND B-3. THEY ARE LOCATED WITHIN THE BUILDING FOOTPRINTS SHOWN HEREON.

15. THE SUBJECT PROPERTY IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT AND DOES/WILL CONFORM TO THE PROVISIONS THEREOF.

16. THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY PROPOSED WITH THESE FINAL DEVELOPMENT PLAN AMENDMENTS.

17. PUBLIC WATER AND SEWER ARE CURRENTLY AVAILABLE ON THE SITE.

18. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SITE. THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE SITE.

19. NO CLEARING AND GRADING IS PROPOSED WITH THESE FDPAs.

20. TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR THE SERVICE STATION, THE EXISTING USES WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH THE USES AND/OR THE MAINTENANCE OF BUILDINGS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

21. AN ARCHITECTURAL ELEMENT MAY BE INCORPORATED INTO THE SITE AND/OR BUILDING DESIGN WHICH WILL NOT EXCEED A MAXIMUM HEIGHT OF 75 FEET.

22. EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATIONS:

EXISTING ZONING	PDC
AREA OF FDPAs	99.55 AC [1]
AREA OF FDPA 82-P-069-13-5	87.44 AC
AREA OF FDPA 82-P-069-15-4	12.11 AC
CURRENTLY APPROVED GROSS FLOOR AREA	1,051,500 SF
LAND BAY IV-A	203,500 SF
LAND BAY IV-B	737,000 SF
LAND BAY IV-C	111,000 SF
CURRENTLY APPROVED FLOOR AREA RATIO	0.25 [2]
PROPOSED GROSS FLOOR AREA	885,798 SF [3]
LAND BAY IV-A	157,063 SF
LAND BAY IV-B	626,094 SF
LAND BAY IV-C	102,641 SF
PROPOSED FLOOR AREA RATIO	0.21 [2]
MAX. HEIGHT OF ALL BUILDINGS	40 FT (2 STORIES) [4]
TOTAL PARKING SPACES REQUIRED/PROVIDED	5,240 [5]
OPEN SPACE REQUIRED (15%)	14.99 AC
OPEN SPACE PROVIDED (20%±)	19.9± AC

FOOTNOTES:

1. THIS IS THE CURRENT LAND AREA OF LAND BAYS IV-A, IV-B AND IV-C AND DOES NOT INCLUDE THE LAND AREAS THAT HAVE BEEN DEDICATED FOR PUBLIC STREET PURPOSES.
2. THIS IS BASED ON THE CURRENT LAND AREA OF 99.5 ACRES AND DOES NOT INCLUDE THE LAND AREAS THAT HAVE BEEN DEDICATED FOR PUBLIC STREET PURPOSES.
3. SEE NOTE 2.
4. SEE NOTE 22.
5. SEE NOTE 10.

PROPOSED DEVELOPMENT PROGRAM

BUILDING NO. (USE)	GROSS FLOOR AREA
BUILDING A1 (SHOPPING CENTER)	10,000 SF
BUILDING A2 (SHOPPING CENTER)	60,000 SF
BUILDING A3 (SHOPPING CENTER)	24,043 SF
BUILDING A4 (SHOPPING CENTER)	26,000 SF
BUILDING A5 (SHOPPING CENTER)	8,800 SF
BUILDING A6 (SHOPPING CENTER AND/OR EATING ESTABLISHMENT)	6,020 SF
BUILDING A7 (SHOPPING CENTER AND/OR EATING ESTABLISHMENT)	9,100 SF
BUILDING A8 (SHOPPING CENTER AND/OR EATING ESTABLISHMENT)	5,600 SF
BUILDING A9 (SHOPPING CENTER AND/OR EATING ESTABLISHMENT)	7,500 SF
SUBTOTAL FOR LB IV-A	**157,063 SF**
BUILDING B1 (SHOPPING CENTER)	157,700 SF
BUILDING B2 (SHOPPING CENTER)	115,894 SF
BUILDING B3 (SHOPPING CENTER)	126,882 SF
BUILDING B4 (SHOPPING CENTER)	14,200 SF
BUILDING B5 (SHOPPING CENTER)	82,000 SF
BUILDING B6 (SHOPPING CENTER)	37,100 SF
BUILDING B7 (SHOPPING CENTER AND/OR EATING ESTABLISHMENT AND/OR DRIVE-IN BANK)	3,000 SF
BUILDING B8 (SHOPPING CENTER)	46,000 SF
BUILDING B9 (SHOPPING CENTER AND/OR EATING ESTABLISHMENT)	7,708 SF
BUILDING B10 (SHOPPING CENTER AND/OR EATING ESTABLISHMENT)	7,460 SF
BUILDING B11 (SHOPPING CENTER AND/OR EATING ESTABLISHMENT)	18,300 SF
BUILDING B12 (FAST FOOD RESTAURANT AND/OR EATING ESTABLISHMENT)	3,250 SF
BUILDING B13 (FAST FOOD RESTAURANT AND/OR EATING ESTABLISHMENT)	3,100 SF
BUILDING B14 (SERVICE STATION/QUICK SERVICE FOOD STORE/CAR WASH) (2,000± SF QUICK SERVICE FOOD STORE)	3,500 SF
SUBTOTAL FOR LB IV-B	**626,094 SF**
BUILDING C1 (SHOPPING CENTER)	37,000 SF
BUILDING C2 (SHOPPING CENTER)	55,000 SF
BUILDING C3 (SHOPPING CENTER AND/OR EATING ESTABLISHMENT AND/OR DRIVE-IN BANK)	10,641 SF
SUBTOTAL FOR LB IV-C	**102,641 SF**
TOTAL FOR LB IV	**885,798 SF**

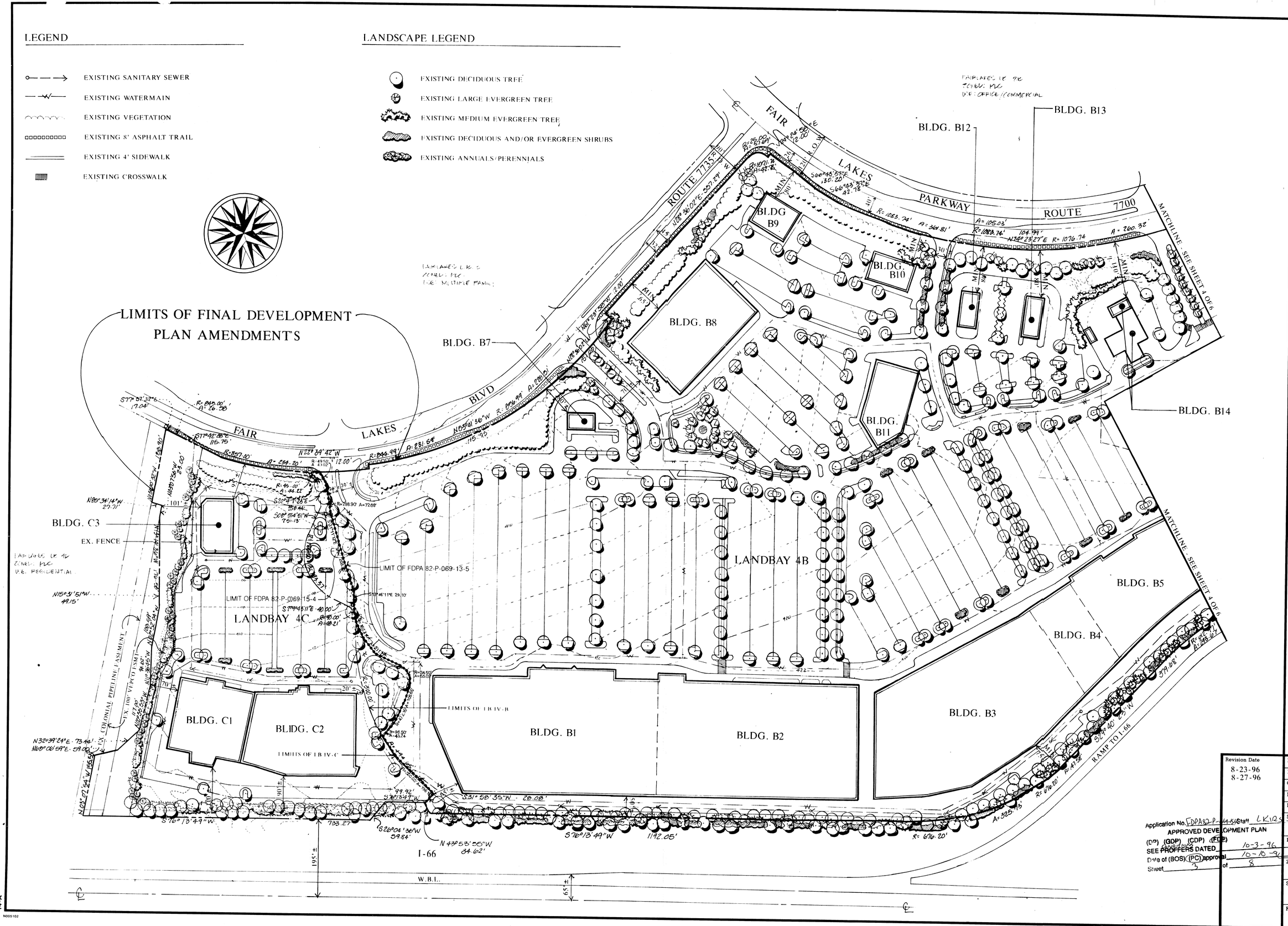
Application No. FDPA 82-P-069-15-4 Staff ZLK
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CONDITIONS
SEE PROFFERS DATED 10-3-96
Date of (BOS) (PC) approval 10-10-96
Sheet 2 of 8

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

NOTES AND TABULATIONS
FAIR LAKES LAND BAY IV-A, IV-B & IV-C
FAIRFAX COUNTY, VIRGINIA
SULLY DISTRICT

Revision Date	8-27-96
Drawn By	
Designed By	JFK
Checked By	NS/PGY
Engineer	SAM
Date	8-23-96
Scale	NONE
Plan Number	
Zoned	PDC
Sheet	2 of 8
File Number	M-9464

14-A


LEGEND
EXISTING SANITARY SEWER
EXISTING WATERMAIN
EXISTING VEGETATION
EXISTING 8' ASPHALT TRAIL
EXISTING 4' SIDEWALK
EXISTING CROSSWALK
LANDSCAPE LEGEND
EXISTING DECIDUOUS TREE
EXISTING LARGE EVERGREEN TREE
EXISTING MEDIUM EVERGREEN TREE
EXISTING DECIDUOUS AND/OR EVERGREEN SHRUBS
EXISTING ANNUALS/PERENNIALS
LIMITS OF FINAL DEVELOPMENT PLAN AMENDMENTS
FAIR LAKES PARKWAY
ROUTE 7700
ROUTE 7735
FAIR LAKES BLVD
BLDG. B7
BLDG. B8
BLDG. B9
BLDG. B10
BLDG. B11
BLDG. B12
BLDG. B13
BLDG. B14
BLDG. B1
BLDG. B2
BLDG. B3
BLDG. B4
BLDG. B5
BLDG. C1
BLDG. C2
BLDG. C3
LANDBAY 4B
LANDBAY 4C
EX. FENCE
LIMIT OF FDPA 82-P-069-13-5
LIMIT OF FDPA 82-P-069-15-4
LIMITS OF I.B. IV-B
LIMITS OF I.B. IV-C
EX. COLONIAL PIPELINE EASEMENT
EX. 100' VEPCO ESMT
MATCHLINE - SEE SHEET 4 OF 6
RAMP TO I-66
I-66
W.B.L.
Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
703 849-0100
FINAL DEVELOPMENT PLAN AMENDMENTS
FAIR LAKES LAND BAY IV-A, IV-B & IV-C
FAIRFAX COUNTY, VIRGINIA
SULLY DISTRICT
Revision Date
8-23-96
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Drawn By JMC
Designed By JFK
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Engineer SAM
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Sheet 3 of 8
File Number M-9464
Application No. FDPA82-P-069-13-5 Staff LKIRS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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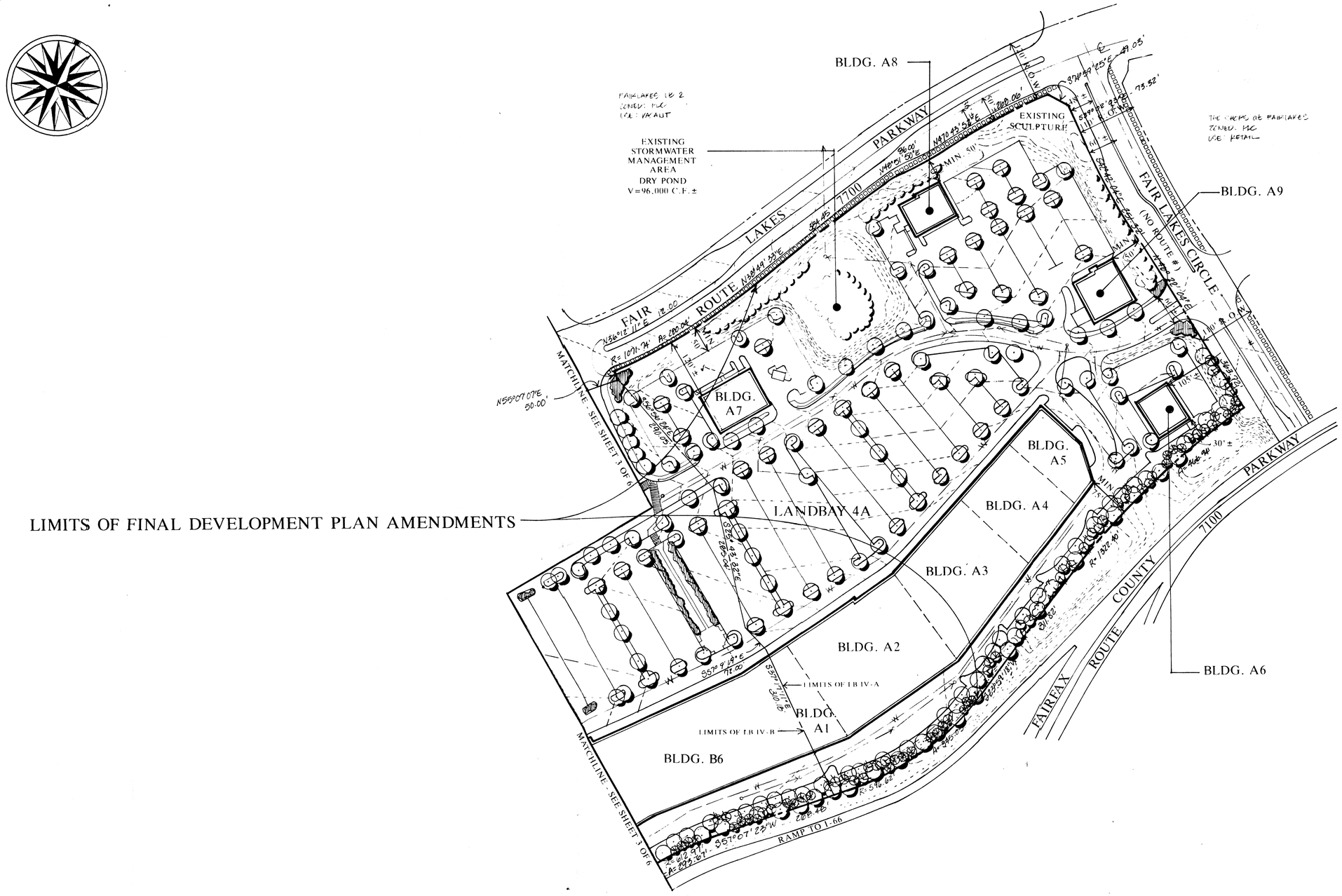
Sheet 3 of 8
14-A



Application No. FDPA82-P-0625 Staff LKIRST
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-3-96
Date of (BOS) (PC) approval 10-10-96
Sheet 4 of 8

Revision Date
8-23-96
8-27-96

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Planners
Surveyors
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703 849-0100

FINAL DEVELOPMENT PLAN AMENDMENTS
FAIR LAKES LAND BAY IV-A, IV-B & IV-C
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn By	JMC
Designed By	JFK
Checked By	NS/PGY
Engineer	SAM
Date	7-23-96
Scale	1"=100'
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Zoned	PDC
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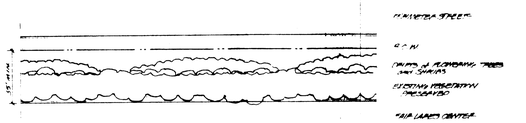
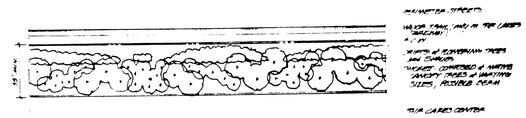
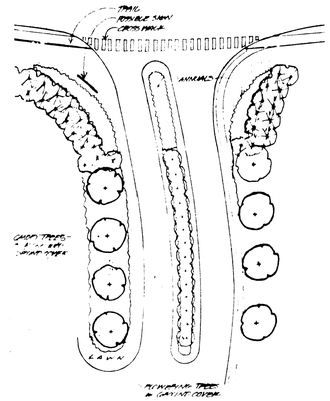
14-A



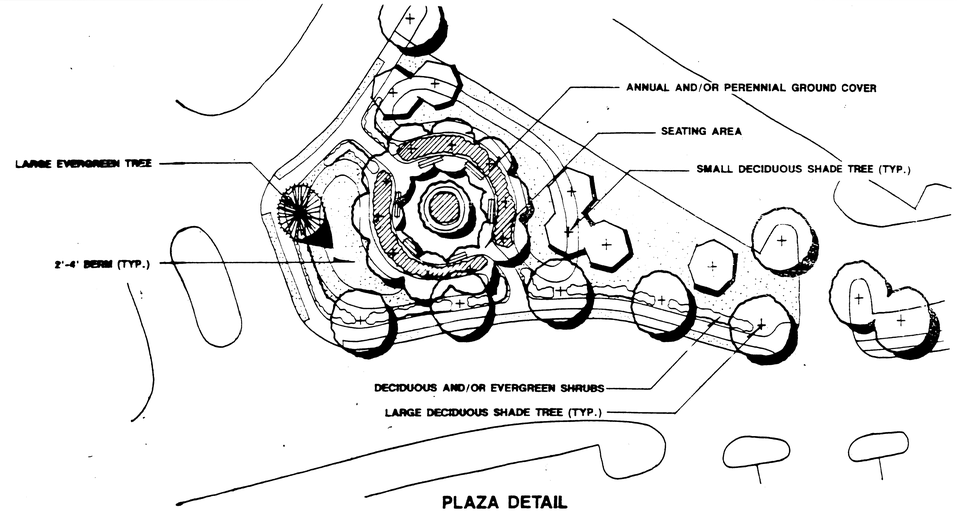
Perimeter Landscape Treatment • Existing Vegetation Preserved



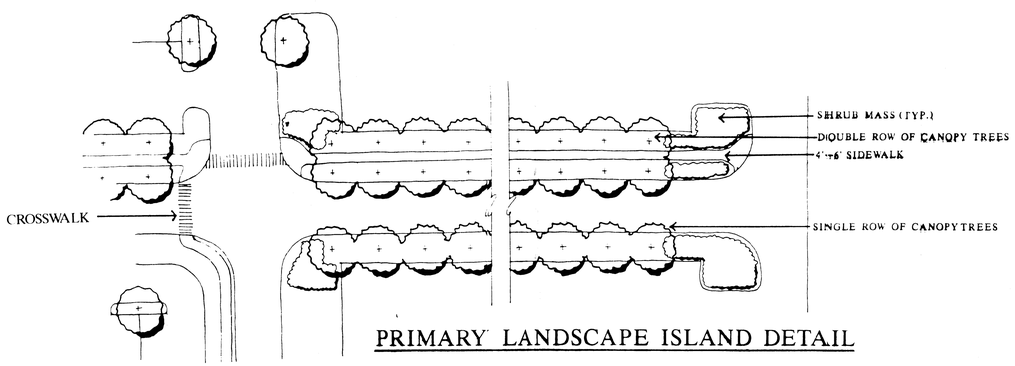
Perimeter Landscape Treatment • New Planting



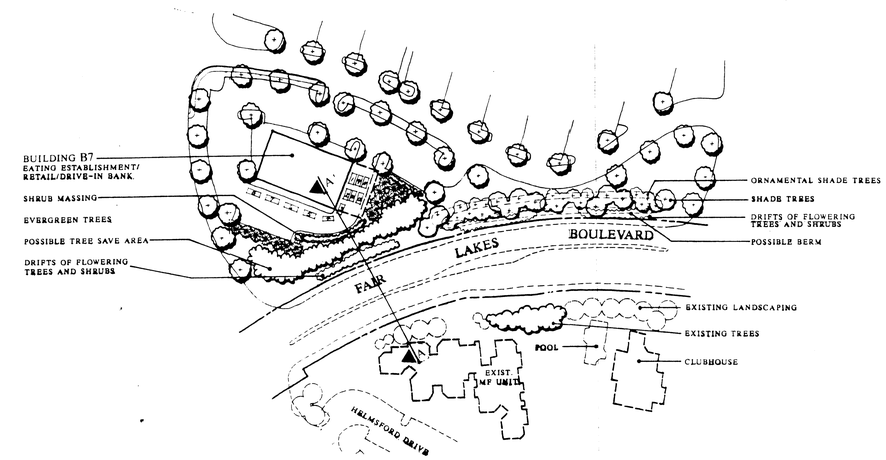
Main Entrance • Fair Lakes Parkway



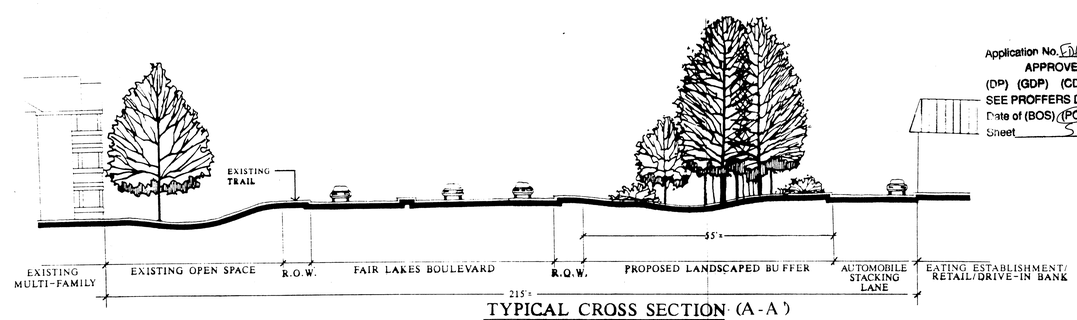
PLAZA DETAIL



PRIMARY LANDSCAPE ISLAND DETAIL



LANDSCAPE DETAIL ALONG
FAIR LAKES BOULEVARD



TYPICAL CROSS SECTION (A-A')
NO SCALE

THE DETAILS SHOWN HEREON WERE REPRESENTED ON THE CURRENTLY APPROVED FDPAs FOR LAND BAYS IV-A, IV-B AND IV-C. THEY WERE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THESE LAND BAYS. THE DETAILS MAY HAVE BEEN REFINED AND/OR MODIFIED WITH FINAL ENGINEERING AND DESIGN.

Application No. FDPA89-P-069-15-Y Staff LKIRST
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-3-96
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Sheet 5 of 8

Revision Date 8-27-96

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DETAILS
FAIR LAKES LAND BAY IV-A, IV-B & IV-C
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn By	JMC
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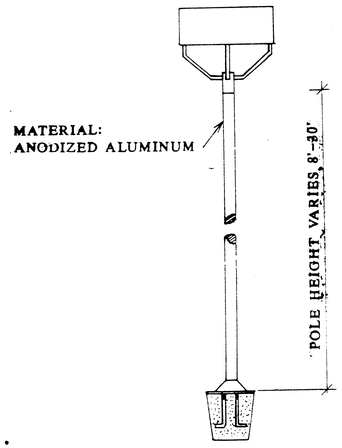


LIGHTING BY LEXINGTON
OR EQUIVALENT

ARCHITECTURAL DESIGN STANDARDS

GENERAL

The purpose of these standards is to unify the Fair Lakes Center retail development with high quality architectural standards which complement the site and adjacent developments. Within the context of these standards, variety and individuality will be encouraged.

The design of buildings will be reviewed and approved by the Fair Lakes Architectural Review Board (ARB). Buildings will be reviewed on the basis of site plan, building massing, architectural detail, materials and color. All elements must conform to applicable Fairfax County building and zoning regulations.

SITE CONSIDERATIONS

Building location, parking, service areas, signage, lighting, street furniture, seating areas, plazas and landscaping shall be evaluated by the ARB. All plans will conform to the requirements of the approved Fair Lakes zoning, proffers and Final Development Plan.

SERVICE AREAS

All ground level service related elements, such as loading docks or areas and trash containers or compactors, must be screened from view of customer parking areas, adjacent developments and from public streets by berms, fencing, landscaping or combinations thereof. Rooftop mechanical equipment must also be screened from view.

BUILDING DESIGN

The massing of the building should reflect the building's function and be visually integrated with the other structures on the site. All building elevations should be designed. While encouraging individuality, all buildings should express through detail, a sense of retail purpose and architectural scale. The Architectural Review Board will evaluate such elements as building entry, merchandising and extent of architectural detail as related to scale.

MATERIALS

Exterior materials should be selected to reflect images of permanence and quality. Acceptability of exterior building materials by the Architectural Review Board will be based on type, color, texture and durability. The extent of use of any one material or combination of materials will also be considered. The rear and sides of buildings which are visible to the public will, at a minimum, contain some of the front elevation materials as an accent.

PREFERRED MATERIALS:

Face brick or architectural concrete block

Reflective and non-reflective glass

Architectural metal panels

Architectural pre-cast concrete

Stone

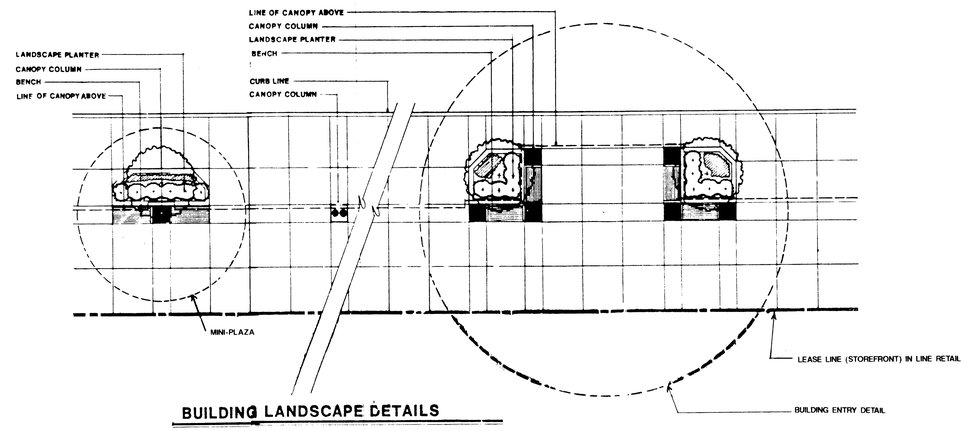
Exterior insulation and finish system (E.I.F.S.)

GENERALLY UNACCEPTABLE MATERIALS:

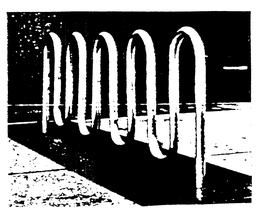
Plywood or plywood based products

Metal or wood siding

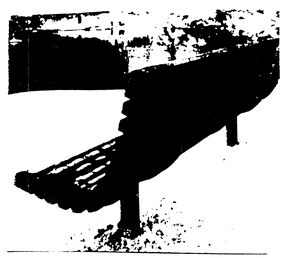
Natural or painted concrete block



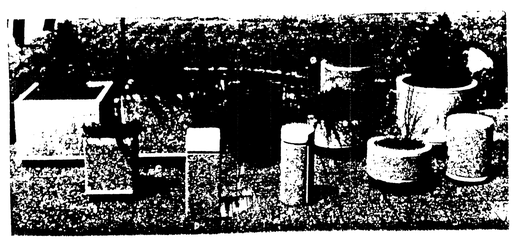
BUILDING LANDSCAPE DETAILS



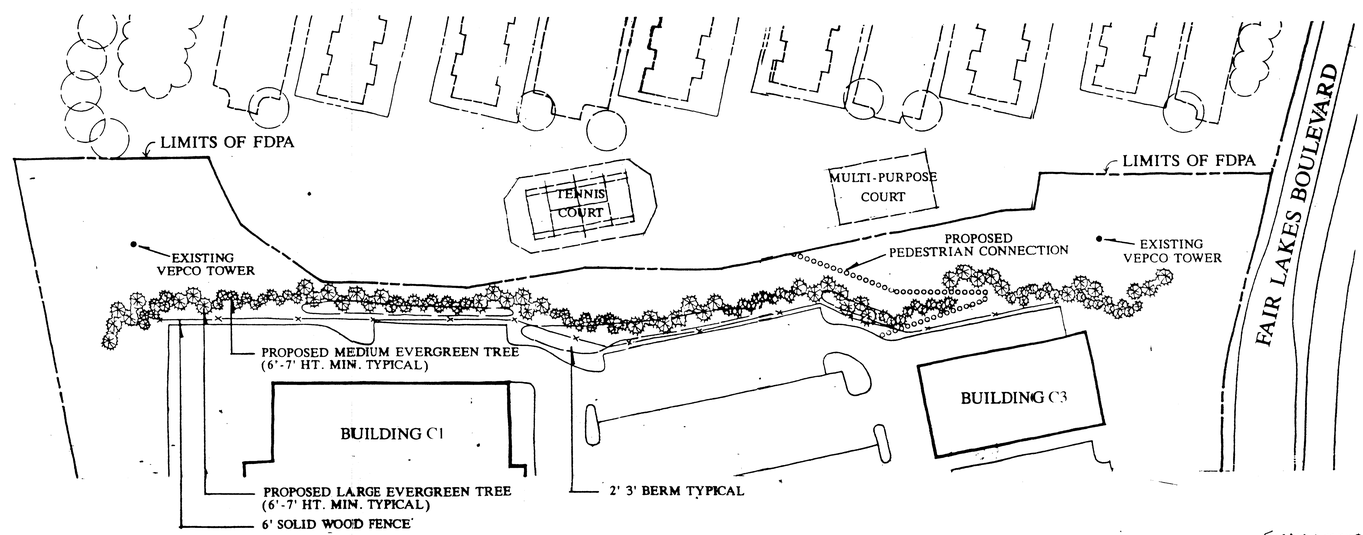
BIKE RACK BY BRANDIR
OR EQUIVALENT



BENCHES BY TIMBERLINE
OR EQUIVALENT



TRASH RECEPTACLES AND PLANTERS
BY FORM PRODUCTS OR EQUIVALENT



LANDSCAPED BERM DETAIL

THE DETAILS SHOWN HEREON WERE REPRESENTED ON THE CURRENTLY APPROVED FDPAs FOR LAND BAYS IV-A, IV-B AND IV-C. THEY WERE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THESE LAND BAYS. THE DETAILS MAY HAVE BEEN REFINED AND/OR MODIFIED WITH FINAL ENGINEERING AND DESIGN.

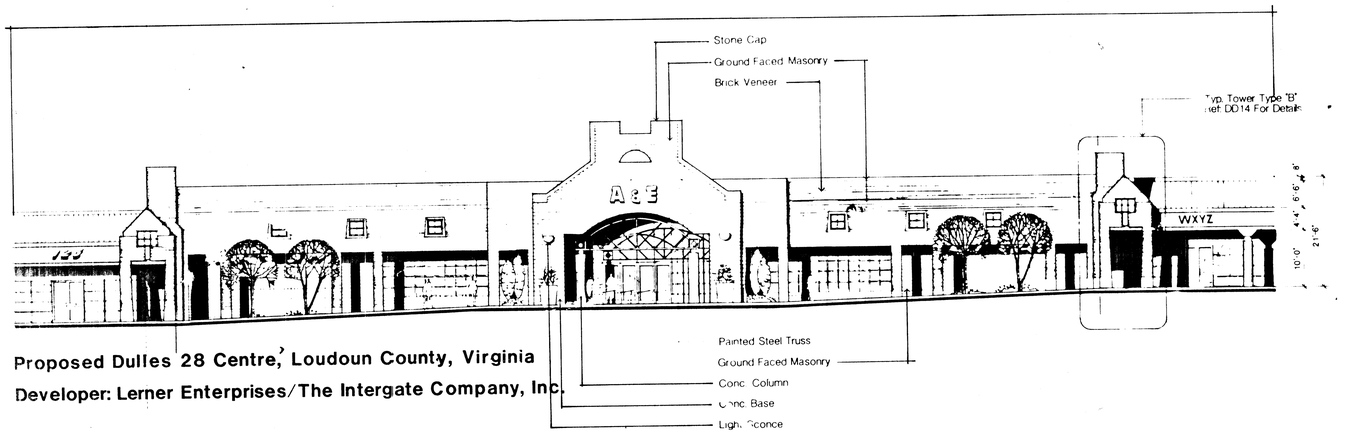
Application No. FDPA83-P-019-5-4 Staff LKIRST
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-3-96
Date of (BOS) (PC) approval 10-10-96
Sheet 6 of 8

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

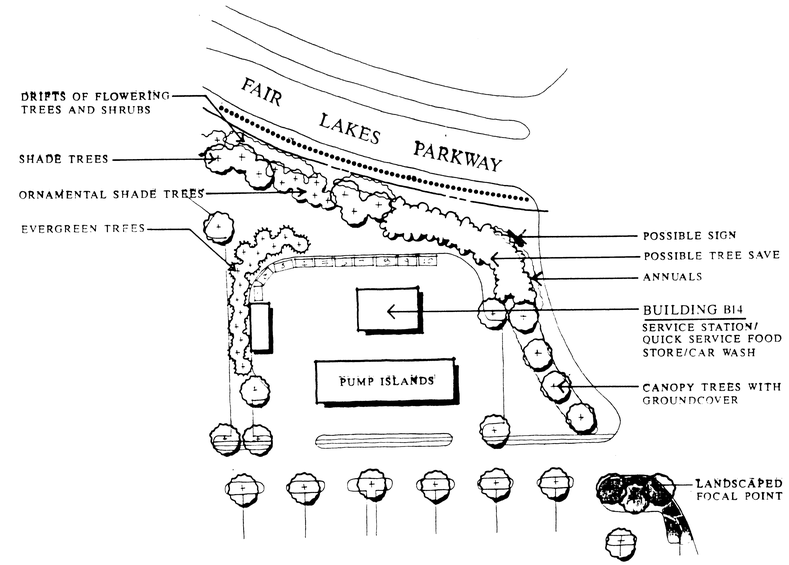
DETAILS
FAIR LAKES LAND BAY IV-A, IV-B & IV-C
FAIRFAX COUNTY, VIRGINIA
SULLY DISTRICT

Revision Date	8-27-96
Drawn By	JMC
Designed By	JFK
Checked By	NS/PGY
Engineer	SAM
Date	8-23-96
Scale	N.T.S
Plan Number	
Zoned	PDC
Sheet	6 of 8
File Number	M-9464

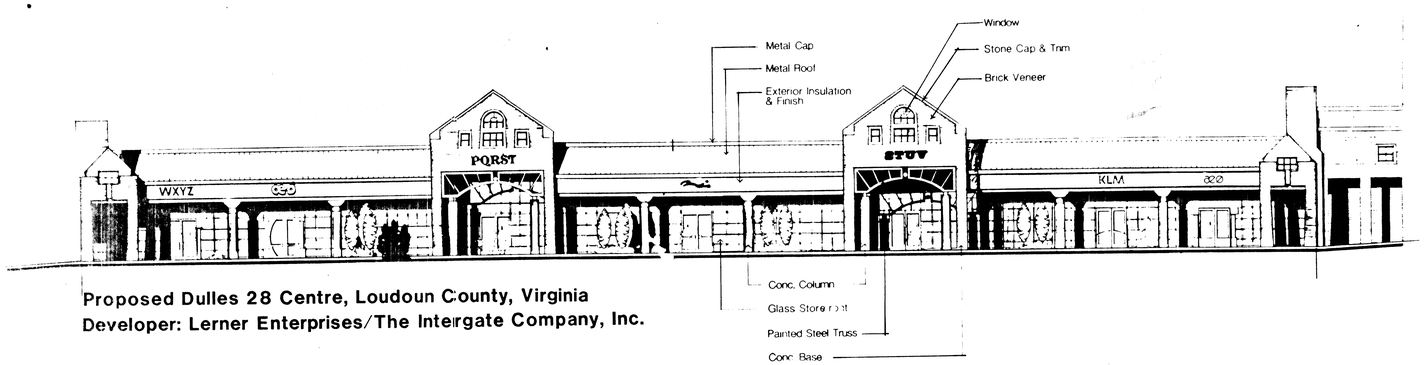
14-A



Proposed Dulles 28 Centre, Loudoun County, Virginia
Developer: Lerner Enterprises/The Intergate Company, Inc.



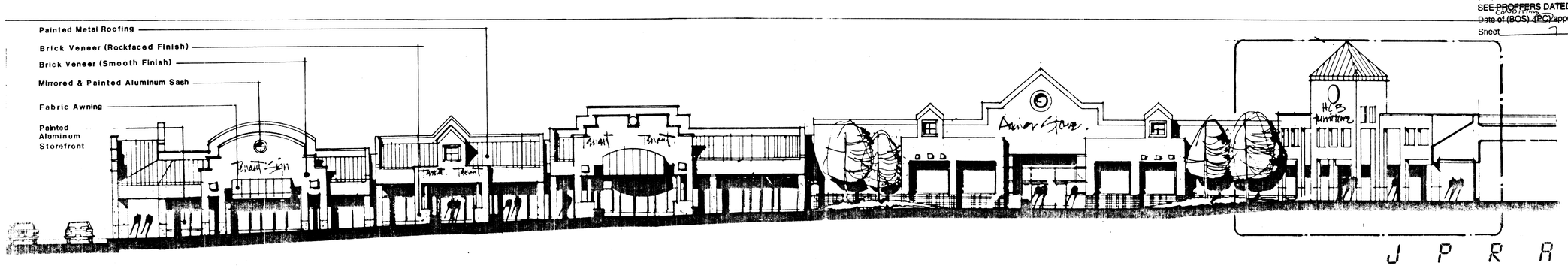
SERVICE STATION/QUICK SERVICE FOOD STORE/CAR WASH DETAIL



Proposed Dulles 28 Centre, Loudoun County, Virginia
Developer: Lerner Enterprises/The Intergate Company, Inc.

THE ELEVATIONS AND DETAIL SHOWN HEREON WERE REPRESENTED ON THE CURRENTLY APPROVED FDPA FOR LAND BAY IV-B. THEY WERE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURAL THEME OF THE PROPOSED DEVELOPMENT. THE ELEVATIONS AND DETAILS HAVE BEEN REFINED AND MODIFIED WITH FINAL ENGINEERING AND DESIGN.

Application No. FDPA82-P069-8 Staff LKIRS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-3-96
Date of (BOS) (PC) approval 10-10-96
Sheet 7 of 8



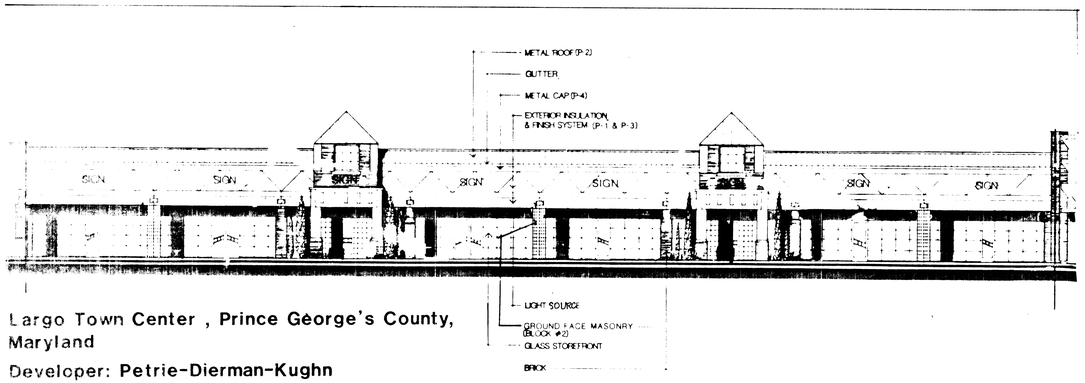
Battlefield Shopping Center, Leesburg, Virginia
Developer: Pence Friedel Properties, Inc.

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

DETAILS & ARCHITECTURAL ELEVATIONS
FAIR LAKES LAND BAY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

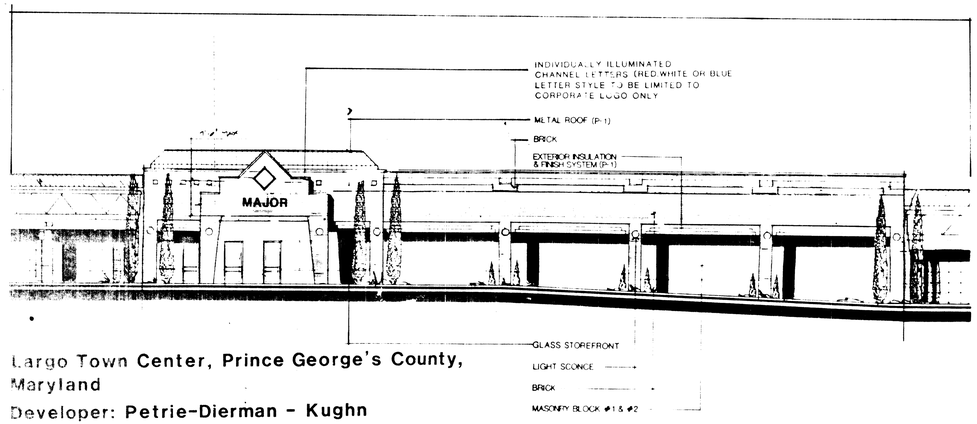
Revision Date	
Drawn By	JMC
Designed By	JFK
Checked By	NS/PGY
Engineer	SAM
Date	8-27-96
Scale	N.T.S.
Plan Number	
Zoned	PDC
Sheet	7 of 8
File Number	M-9464

14-A



Largo Town Center , Prince George's County, Maryland

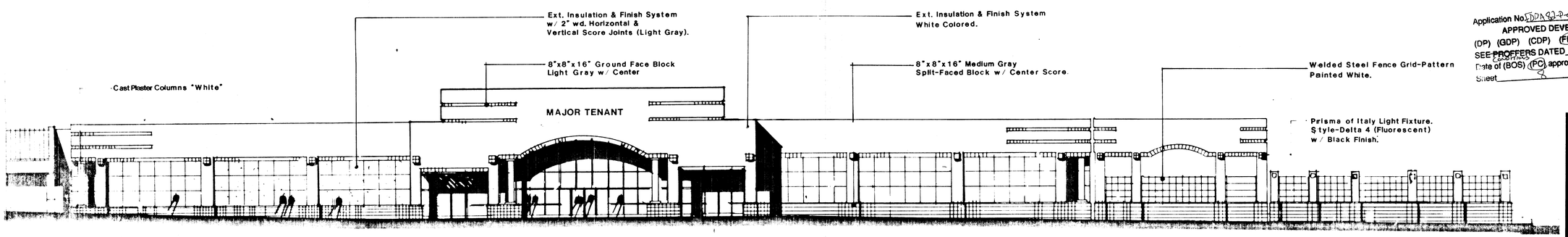
Developer: Petrie-Dierman-Kughn



Largo Town Center, Prince George's County, Maryland

Developer: Petrie-Dierman - Kughn

THE ELEVATIONS SHOWN HEREON WERE REPRESENTED ON THE CURRENTLY APPROVED FDPA FOR LAND BAY IV-B. THEY WERE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURAL THEME OF THE PROPOSED BUILDINGS. THE ELEVATIONS HAVE BEEN REFINED AND MODIFIED WITH FINAL ENGINEERING AND DESIGN.



Battlefield Shopping Center, Leesburg, Virginia

Developer: Pence Friedel Properties, Inc.

Application No. FDPA 82-P-069-15 Staff LKIRS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-3-96
Date of (BOS) (PC) approval 10-10-96
Sheet 8 of 8

J P R A

JAMES P. RYAN ASSOCIATES
ARCHITECTS AND PLANNERS P.C.

Revision Date

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

ARCHITECTURAL ELEVATIONS
FAIR LAKES LAND BAY IV-A, IV-B & IV-C
SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

Drawn By	JMC
Designed By	JFK
Checked By	NS/PGY
Engineer	SAM
Date	8-27-96
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File Number	M-9464

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