

**GENERAL NOTES**

1. PROPERTY FACTS: THE PROPERTIES THAT ARE THE SUBJECT OF THESE FINAL DEVELOPMENT PLAN AMENDMENTS ARE IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS B3-2(1) M33, M31, AND M32. THESE PROPERTIES WERE PREVIOUSLY APPROVED IN FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) 82-P-069-14-2, AND A PORTION OF PARCEL M31 WAS UNDER FCA 82-P-069-13 / FDPA 82-P-069-14-3. IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS B3-2(1) M31, AND IN FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) 82-P-069-6-6, IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS B3-2(1) ALSO M31.

2. TOTAL AREA: THE TOTAL AREA OF THESE FDPAs CONSIST OF APPROXIMATELY 156,166 AC (68,822 SF), AND REPRESENTS PART OF LAND BAY V-B3. IT IS THE LAND AREA OF THE CURRENTLY APPROVED FDPAs (120,293 AC) LESS THE LAND AREA IN PARCEL B3-2(1) 14A (PART) AND THE LAND AREA THAT HAS BEEN DEDICATED FOR THE IMPROVEMENT OF I-66 SINCE THE FDPAs WERE APPROVED ON MAY 28, 1991. MOST RECENTLY, A PORTION OF PARCEL B3-2(1) M31 WAS APPROVED BY THE P.C. IN FDPA 82-P-14-3 ON JANUARY 22, 2004 CONCURRENTLY WITH EAST MARKET AT FAIR LAKES.

3. THIS APPLICATION SEEKS TO AMEND THE PREVIOUSLY-APPROVED FDPA, WHICH PERMITTED THE DEVELOPMENT OF ONE OFFICE BUILDING AND A RELATED PARKING STRUCTURE AND ONE SHOPPING CENTER BUILDING, TO NOW PERMIT THE DEVELOPMENT OF A SMALL RETAIL BUILDING AT THE WEST END, EXPAND A RETAIL BUILDING ON EAST MARKET AT FAIR LAKES, AND MODIFY EXISTING AND ADD ADDITIONAL PARKING AND TRAVEL LANES TO AN EXISTING SITE PLAN.

4. FLAT / SURVEY: THE BOUNDARY INFORMATION SHOWN HEREON IS FROM COUNTY RECORDS, FROM DEUBERRY & DAVIS, AND FROM WILLIAM H. GORDON AND ASSOCIATES.

5. TOPOGRAPHY: THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET BY AIR SURVEY, BY DEUBERRY & DAVIS, AND BY WILLIAM H. GORDON AND ASSOCIATES, INC.

6. SUMPING: THE APPLICATION IS LOCATED WITHIN FAIR LAKES LANDBAY V-B3. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) IS CURRENTLY PROVIDED BY EXISTING SWM/BMP FACILITIES CONSTRUCTED WITH THE APPROVED FAIR LAKES OVERALL SUMP PLAN (SUMP) CONTROL NO. 5121-P-10 (AS SHOWN ON THE ATTACHED EXHIBIT). THE SUMP INCLUDES THREE LAKES AND TWO DRY PONDS - ALL OF THESE FACILITIES ARE EXISTING WITHIN THE FAIR LAKES DEVELOPMENT AT LOCATIONS OFF OF THE SUBJECT SITE. THE SUMP PLAN THAT INCLUDES A PORTION OF THE SUBJECT SITE CONSISTS OF PARTS OF THREE DRAINAGE BASINS WITHIN FAIR LAKES AND A SMALL AREA THAT DRAINS TO AN EXISTING FOND IDENTIFIED AS GOVERNMENT CENTER LANDBAY A (FEAR PLAN NO. 1202-9F-02). LIMITS TO THE EXISTING FONDS AND RESPECTIVE VOLUMES ARE ON FILE WITH THE AFOREMENTIONED PLAN NUMBERS. ALSO SEE THE ASSOCIATED GRAPHIC ON THIS SHEET.

7. ADEQUATE OUTFALL NARRATIVE: THE STORM DRAINAGE FOR THIS APPLICATION DRAINS TO EXISTING UNDERGROUND STORM FACILITIES CONSTRUCTED WITH THE PREVIOUS DEVELOPMENT WITHIN FAIR LAKES. TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE STORMWATER OUTFALL IS BELIEVED TO BE ADEQUATE BETWEEN THE PROPOSED APPLICATION AND THE RESPECTIVE EXISTING SWM/BMP FACILITIES. ADDITIONALLY, THERE ARE NO KNOWN DRAINAGE ISSUES DOWNDREAM FROM THE EXISTING FONDS.

8. MINOR MODIFICATIONS: THE FOOTPRINTS OF THE BUILDINGS SHOWN HEREON ARE APPROXIMATE AND MAY BE THE SUBJECT OF MINOR MODIFICATIONS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSEER AMOUNT OF FLOOR AREA THAN THAT PRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY OR PROVIDE ADDITIONAL PARKING SPACES IN THE AREA(S) OF THE BUILDING FOOTPRINT(S).

9. IN ADDITION, MINOR MODIFICATIONS TO THE LOCATION OF TRAILS, SIDEWALKS, UTILITIES AND OTHER SITE IMPROVEMENTS PRESENTED HEREON MAY OCCUR WITH FINAL ENGINEERING AND DESIGN IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE.

10. PARKING: AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE II OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AND MORE THAN THE NUMBER REPRESENTED IN THE TABULATION AS LONG AS THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION IS MAINTAINED. IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO PROVIDE LESS THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES GIVEN BOARD APPROVAL OF A REDUCTION IN THE TOTAL NUMBER OF SPACES AS PROVIDED FOR IN PAR. 4 OF SECT. 11-102 OF THE ZONING ORDINANCE.

11. THE FINAL NUMBER OF PARKING SPACES AND THE FINAL NUMBER AND LOCATION OF ACCESSIBLE AND LOADING AREAS WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING AND DESIGN AND WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE II OF THE ZONING ORDINANCE.

12. CLEARING AND GRADING: THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPED OPEN SPACE ARE SHOWN ON THE GRAPHIC ARE PRIMARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. THE LOCATION OF TREES AND PARKING LOT ISLANDS AS SHOWN MAY SHIFT WITH FINAL ENGINEERING AND DESIGN.

13. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S) THAT WILL BE IN GENERAL CONFORMANCE WITH THE LANDSCAPING SHOWN HEREON WITH RESPECT TO QUANTITY, DIVERSITY OF PLANT TYPE AND HEIGHT.

14. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS SIGNS, WALLS, TRELLISES, STATUES AND FLAGPOLES THAT ARE NOT REPRESENTED HEREON MAY BE PROVIDED.

15. DEVELOPMENT TIMETABLE: THE APPLICANT INTENDS TO BEGIN CONSTRUCTION OF THE PROPOSED DEVELOPMENT AS SOON AS THE REQUIRED COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. THE PROJECT MAY BE BUILT IN PHASES.

16. OVERLAY ZONING: THE SUBJECT PROPERTY IS LOCATED IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT AND THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS THEREOF.

17. PROPOSED USES: THE PRIMARY USE OF BUILDING 1 WILL BE A SMALL EXPANSION OF THE SHOPPING CENTER USE IN THE BUILDING LOCATED ON THE ADJACENT EAST MARKET AT FAIR LAKES. THE PRIMARY USE OF BUILDINGS 2A, 2B AND BUILDING 3 WILL BE SHOPPING CENTERS. IT IS TO BE UNDERSTOOD THAT THE FOLLOWING USES MAY ALSO BE PROVIDED IN BUILDINGS 1, 2A, 2B AND 3:

- ACCESSORY USES.
- ACCESSORY SERVICE USES.
- COMMERCIAL RECREATION USES:
  - BILLIARD AND POOL HALLS.
  - COMMERCIAL SWIMMING POOLS, TENNIS COURTS AND SIMILAR COURTS.
  - HEALTH CLUBS.
  - SKATING FACILITIES.
  - ANY OTHER SIMILAR COMMERCIAL RECREATION USE.
- COMMUNITY USES.
- EATING ESTABLISHMENTS.
- FAST FOOD RESTAURANTS.
- FINANCIAL INSTITUTIONS.
- GARMENT CLEANING ESTABLISHMENTS.
- INSTITUTIONAL USES (GROUP 3).
- LIGHT PUBLIC UTILITY USES (CATEGORY 1).
- OFFICES.
- PERSONAL SERVICE ESTABLISHMENTS.
- PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS.
- PUBLIC USES.
- QUICK SERVICE FOOD STORES.
- REPAIR SERVICE ESTABLISHMENTS.
- RETAIL SALES ESTABLISHMENTS.

18. FLOOD PLAIN: THERE IS A FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION UNITED STATES GEOLOGICAL SURVEY AND A DESIGNATED-N-2003 RESOURCE MANAGEMENT AREA (RMA) ON THE EXTREME NORTHERN PORTION OF PARCEL M31 ON THE SUBJECT PROPERTY.

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

20. HAZMAT: TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, 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 303.2; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 612-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.4 HOWEVER, AND 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. PRIVATE ROAD: ROGER STOVER DRIVE WILL BE A PRIVATE ROAD. ITS ALIGNMENT WILL BE REFINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.

22. AMENDMENT: 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 WHICH IS AFFECTED BY THE AMENDMENT FOR PLANNING COMMISSION REVIEW AND APPROVAL.

23. YARDS: A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS PROVIDED. HOWEVER, IT SHOULD BE NOTED THAT THE SUBJECT PROPERTY IS PART OF A FDC DEVELOPMENT AND THE MINIMUM YARD IS A CONSIDERATION ONLY AT THE PERIPHERAL LOT LINES.

24. IT SHOULD BE FURTHER NOTED THAT SUBSEQUENT TO THE APPROVAL OF THE CURRENTLY APPROVED FDPA 82-P-069-6-6/FDPA 82-P-069-14-2, ADDITIONAL RIGHT OF WAY ALONG THE SITE FRONTAGE WAS DEDICATED FOR THE IMPROVEMENT OF I-66.

25. PUBLIC IMPROVEMENTS: THERE ARE NO PROPOSED PUBLIC IMPROVEMENTS ASSOCIATED WITH THE PROPOSED DEVELOPMENT. PUBLIC IMPROVEMENTS HAVE BEEN PREVIOUSLY PROVIDED WITH THE DEVELOPMENT OF FAIR LAKES.

26. UTILITIES: THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.

27. TRAILS: PER THE COMPREHENSIVE PLAN, THERE ARE NO TRAILS ADJACENT TO THE SUBJECT PROPERTY.

28. RECREATION FACILITIES: THERE ARE NO DEVELOPED RECREATIONAL FACILITIES PROPOSED.

29. SCREENING: WITH THE ADDITION OF THE REQUESTED USE (SHOPPING CENTER) TO PARCEL 14-B1, TRANSITIONAL SCREENING TYPE I AND BARRIER D.E. OR F IS REQUIRED ALONG THE PORTION OF THE PARCEL CONTIGUOUS TO PARCEL 3B ON WHICH IS LOCATED A CHILD CARE FACILITY USE. SIMILARLY, TRANSITIONAL SCREENING TYPE I AND BARRIER A.B. OR C IS REQUIRED ALONG THE PORTION OF THE PARCEL CONTIGUOUS TO PARCEL 1B TO THE EAST ON WHICH IS LOCATED A PROPOSED MULTI-FAMILY DWELLING BUILDING. DUE TO THE MINIMAL WIDTH OF PARCEL 14-B1 AT THE LOCATIONS OF THESE OPPOSING TRANSITIONAL SCREEN YARDS (PARCEL 14-B1 MEASURES 69 FEET IN WIDTH), THE APPLICANT REQUESTS WAIVERS OF THESE SCREEN YARD AND BARRIER REQUIREMENTS ON PARCEL 14-B1 IN ACCORDANCE WITH THE PROVISIONS OF SEC. 15-304.1 AND SEC. 15-404.2.

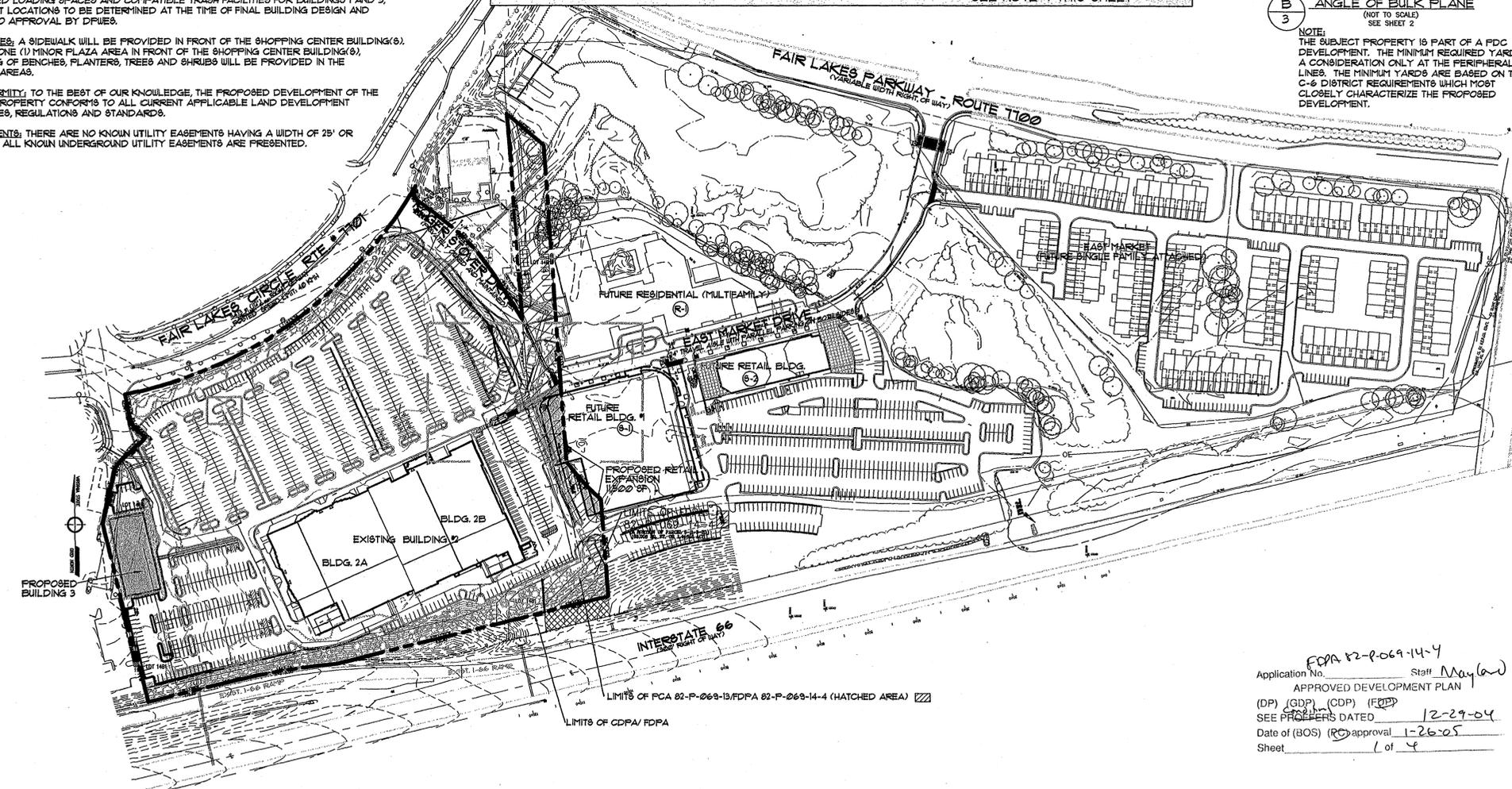
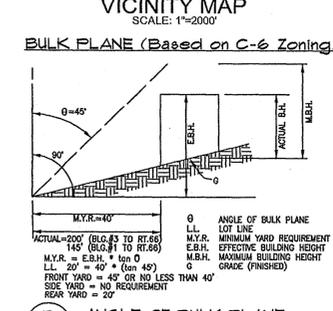
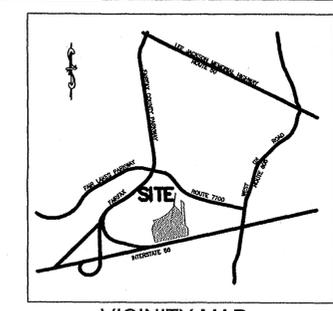
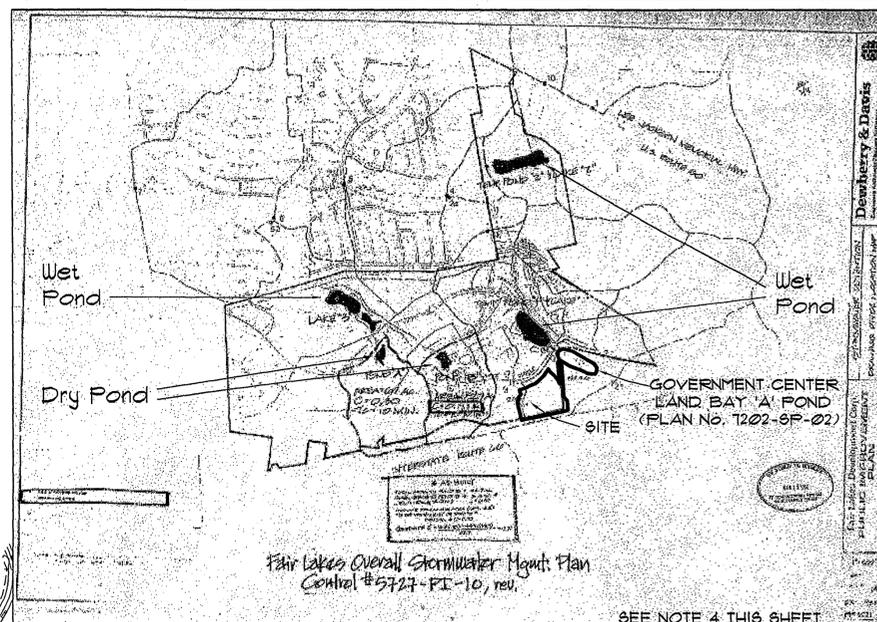
30. FLOOR AREA: THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IT IS TO BE UNDERSTOOD THAT THE BUILDINGS MAY HAVE CELLAR SPACE(S) WHICH SPACE(S) WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE.

31. LOADING / TRASH: THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING ACCESS AND ASSOCIATED LOADING SPACES AND COMPATIBLE TRASH FACILITIES FOR BUILDINGS 1 AND 3, WITH EXACT LOCATIONS TO BE DETERMINED AT THE TIME OF FINAL BUILDING DESIGN AND SUBJECT TO APPROVAL BY DPWS.

32. AMENITIES: A SIDEWALK WILL BE PROVIDED IN FRONT OF THE SHOPPING CENTER BUILDING(S). AT LEAST ONE (1) MINOR PLAZA AREA IN FRONT OF THE SHOPPING CENTER BUILDING(S), CONSISTING OF BENCHES, PLANTERS, TREES AND SHRUBS WILL BE PROVIDED IN THE SIDEWALK AREAS.

33. CONFORMITY: TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND STANDARDS.

34. EASEMENTS: THERE ARE NO KNOWN UTILITY EASEMENTS HAVING A WIDTH OF 25' OR GREATER. ALL KNOWN UNDERGROUND UTILITY EASEMENTS ARE PRESENTED.



# FAIR LAKES LAND BAY V-B3

## 'EAST MARKET AT FAIR LAKES - WEST ADDITION'

SPRINGFIELD DISTRICT

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REV. 7/12/04	
REV. 10/25/04	
REV. 11/19/04	
REV. 12/03/04	
REV. 12/17/04	
SURVEY: WHGA	
DESIGN: S. GLEASON	
DRAWN: N.Z./M.J.	
CHECKED: S. GLEASON	
<p>ENGINEERS - SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS  <b>William H. Gordon Associates, Inc.</b>          4501 Doby Drive - Chantilly, Virginia 20151          (703) 263-1900 - METRO (703) 803-9508 - FAX (703) 263-0786</p>	
DATE:	MAY 2004
SCALE:	HORIZ: 1" = 60'
VERT:	
SEAL:	
COVER SHEET/NOTES	
PROJECT:	<p>FAIR LAKES LAND BAY V-B3                  FDPA 82-P-069-6-7 FDPA 82-P-069-14-4                  SPRINGFIELD DISTRICT                  FAIRFAX COUNTY, VIRGINIA</p>
JOB:	0734-0707
CADD:	0707-CS.DWG
SHEET:	1 OF 4

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TABULATION	OVERALL (FDPA 82-P-069)	FDPA 82-P-069-14-4	FDPA 82-P-069-6-7
TOTAL SITE AREA (AC/8P)	15.6766 AC / 682,872 SF (1)	1,446.4 +/- AC (1)	1,423,022 +/- AC (1)
AREA OF FDPA 82-P-069-14-4	1,446.4 +/- AC (1)	1,446.4 +/- AC (1)	
AREA OF FDPA 82-P-069-6-7	1,423,022 +/- AC (1)		1,423,022 +/- AC (1)
PROPOSED GROSS FLOOR AREA	217,380 +/- SF (2)		
BLDG. 1 EXPANSION FLR AREA	118,000 +/- SF	118,000 +/- SF	
BLDG. 2A/B FLR AREA (aka KOHL'S/GAYLAN'S)	135,000 +/- SF (2)		135,000 +/- SF (2)
BLDG. 3 FLR AREA	10,280 +/- SF (2)		10,280 +/- SF (2)
PROPOSED FLOOR AREA RATIO	0.32	0.19	0.34
PARKING SPACES (REQ'D./PROVIDED)	976 +/- 8P / 1030± 8P	PROV. IN EAST MARKET FDPA	976 +/- 8P / 1030± 8P
SHOPPING CENTER (4 SPACES/1000 SF)	9 8P / 6 8P	PROV. IN EAST MARKET FDPA	9 8P / 6 8P
LOADING SPACES (REQ'D./PROVIDED)			
OPEN SPACE REQUIRED	15%	15%	15%
OPEN SPACE PROVIDED	21%	21%	21%
MAXIMUM BLDG. HEIGHT	40'	40'	40'

NOTES:

1. SITE AREA DIFFERENCES: THE SITE AREA OF 15.6766 ACRES IS LESS THAN THE AREA PREVIOUSLY SHOWN ON FDPA 82-P-069-6-6/FDPA 82-P-069-14-2 APPROVED BY THE BOS ON MAY 28, 1991 DUE TO SUBSEQUENT INTERSTATE 66 ROW DEDICATION (AND THUS A REDUCTION) OF 0.185 AC (8,163 SF) FROM THE LANDS WITHIN FDPA 82-P-069-14-2.
2. BUILDING 1 MAJORITY ON ADJACENT SITE: BLDG. 1 IS PRIMARILY LOCATED ON THE EAST MARKET AT FAIRLAKES SITE (PCA 86-W-001-10/FDPA 86-W-001-03-01/PCA 86-P-089-06/FDPA 86-P-089-03/FDPA 82-P-069-14-3) THAT WAS APPROVED ON JAN. 26, 2004.

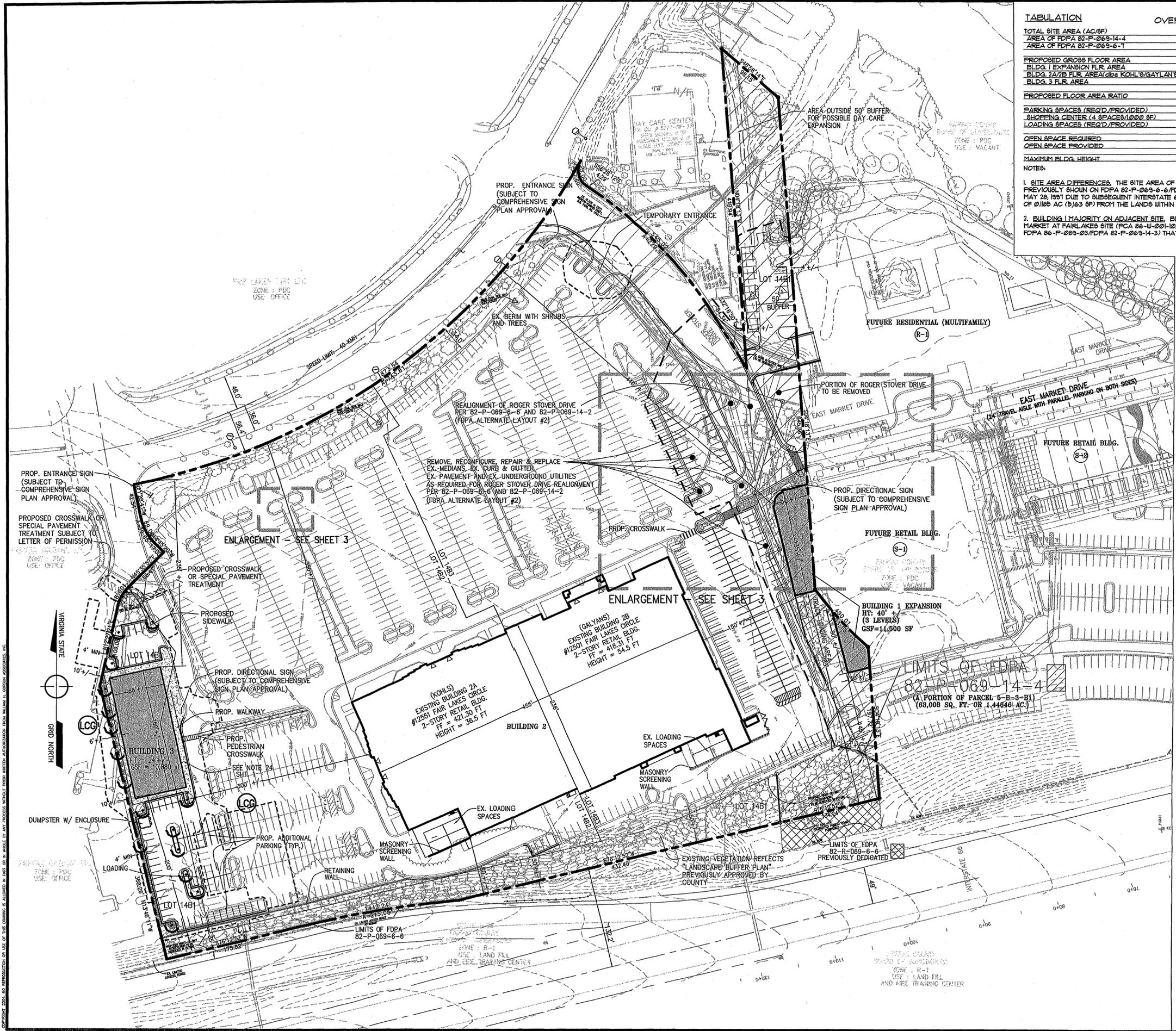
REVISIONS	DATE	DESCRIPTION
REV. 6/11/04		
REV. 7/12/04		
REV. 10/20/04		
REV. 11/18/04		
REV. 12/03/04		
REV. 12/17/04		

WILLIAM H. GORDON ASSOCIATES, INC.  
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 4501 Doby Drive • Charlottesville, Virginia 20151  
 (703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0766

DATE: MAY 2004  
 SCALE: HORIZ: 1"=60'  
 VERT: N/A  
 SEAL: STEVEN E. GLEASON  
 LICENSE No. 001104  
 CERTIFIED LANDSCAPE ARCHITECT

FAIR LAKES  
 LANDBAY V-B3  
 FDPA 82-P-069-6-7 FDPA 82-P-069-14-4  
 SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

JOB: 0734-0707  
 CADD: 0707\_CDDP4.DWG  
 SHEET: 2 OF 4



- LEGEND**
- ———→ EXISTING SANITARY SEWER
  - ———→ PROPOSED SANITARY SEWER
  - ▭ ———→ PROPOSED 4' SIDEWALK
  - W ———→ EXISTING WATERMAIN
  - W ———→ PROPOSED WATERMAIN
  - - - - - LIMITS OF CLEARING AND GRADING
  - ~~~~~ EXISTING VEGETATION
  - ||||| PROPOSED CROSSWALK
  - EXISTING TREES
  - △ EX. BUILDING ENTRANCE
  - ▲ PROP. BUILDING ENTRANCE (APPROX. LOCATION)

**LANDSCAPE LEGEND**

- ☀ EXISTING EVERGREEN TREE
- ☁ EXISTING SHADE TREE

Application No. FDPA 82-P-069-14-4 Staff Maylan  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (ODP) (FDPA)  
 SEE PROFFERS DATED 12-29-04  
 Date of (BOS) (RCP) approval 1-26-05  
 Sheet 2 of 4

GRAPHICAL SCALE: 1" = 60'

PROJECT: 2004, NO REPRODUCTION OR USE OF THIS DRAWING IS ALLOWED IN WHOLE OR IN PART BY ANY PROCESS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM WILLIAM H. GORDON ASSOCIATES, INC.



**ARCHITECTURAL DESIGN STANDARDS (AS APPROVED ON MAY 28, 1997 IN FDPA 82-P-069-6-6/FDP 82-P-069-14-2)**

**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.

**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 PERFORMANCE 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 (EIFS)

**GENERALLY UNACCEPTABLE MATERIALS:**

- FLYWOOD OR FLYWOOD BASED PRODUCTS
- METAL OR WOOD SIDING
- NATURAL OR PAINTED CONCRETE BLOCK

**ELEVATIONS**

ALL BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ALL REPRESENTED TO ILLUSTRATED THE GENERAL CHARACTER AND ARCHITECTURAL THEME OF THE PROPOSED BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

**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 BERM, FENCING, LANDSCAPING OR COMBINATIONS THEREOF. ROOFTOP MECHANICAL EQUIPMENT MUST ALSO BE SCREENED FROM VIEW.

Application No. **FDPA 82-P-069-14-4**  
 Staff **Maylene**  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (RDP)  
 SEE PROFFERS DATED **5-12-09**  
 Date of (BOS) approval **1-26-05**  
 Sheet **4**

REVISIONS
REV. 6/11/04
REV. 10/23/04
REV. 11/19/04
REV. 12/03/04
REV. 12/11/04

SURVEY	WHGA
DESIGN	S. GLEASON
DRAWN	A.S. / N. Z.
CHECKED	S. GLEASON

**GA**

**William H. Gordon Associates, Inc.**  
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DATE: MAY 2004  
 SCALE: HORZ: N/A  
 VERT: N/A  
 SEAL:

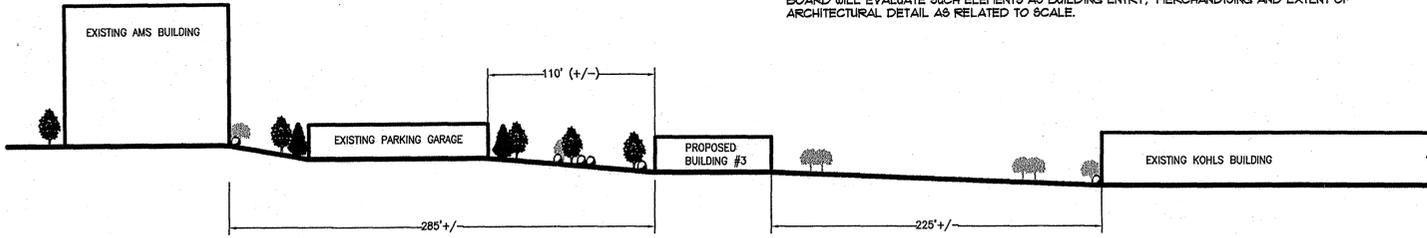
**BUILDING ELEVATIONS**

**FAIR LAKES  
 LANDBAY V-B3**

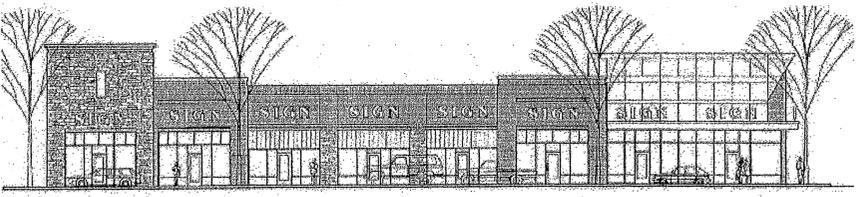
FDPA 82-P-069-6-7 FDPA 82-P-069-14-4  
 SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

PROJECT

JOB	0734-0707
CADD	0707-ELEV2.DWG
SHEET	4 OF 4

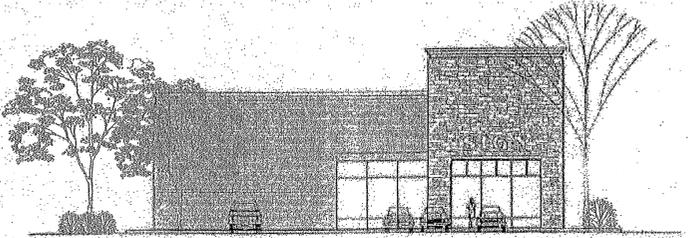


**LANDSCAPE SECTION A-A'**  
 SCALE: 1"=60'

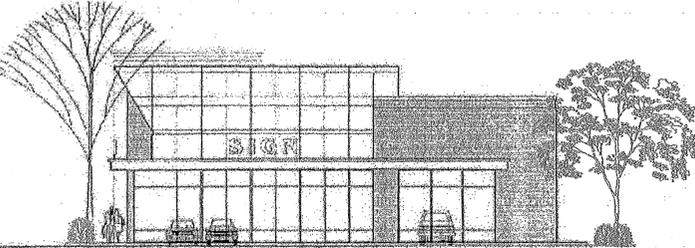


**BUILDING 3 EAST ELEVATION**

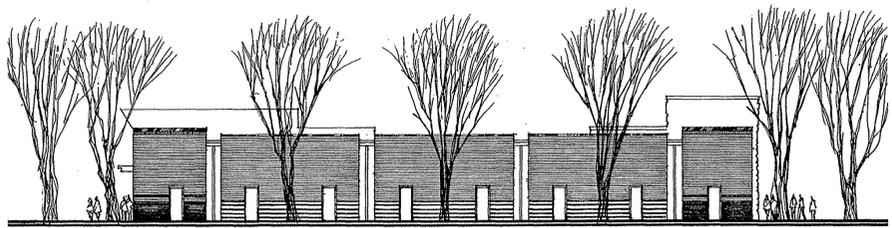
**SOUTH ELEVATION**  
 SCALE: 1"=18'



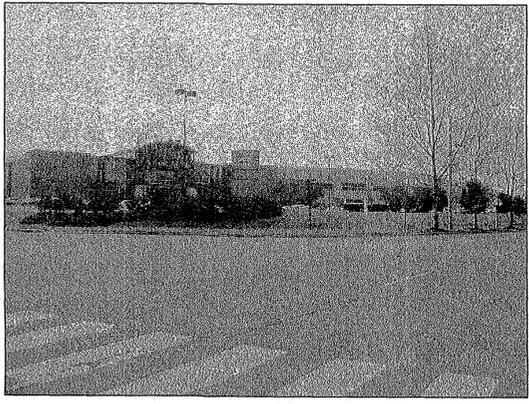
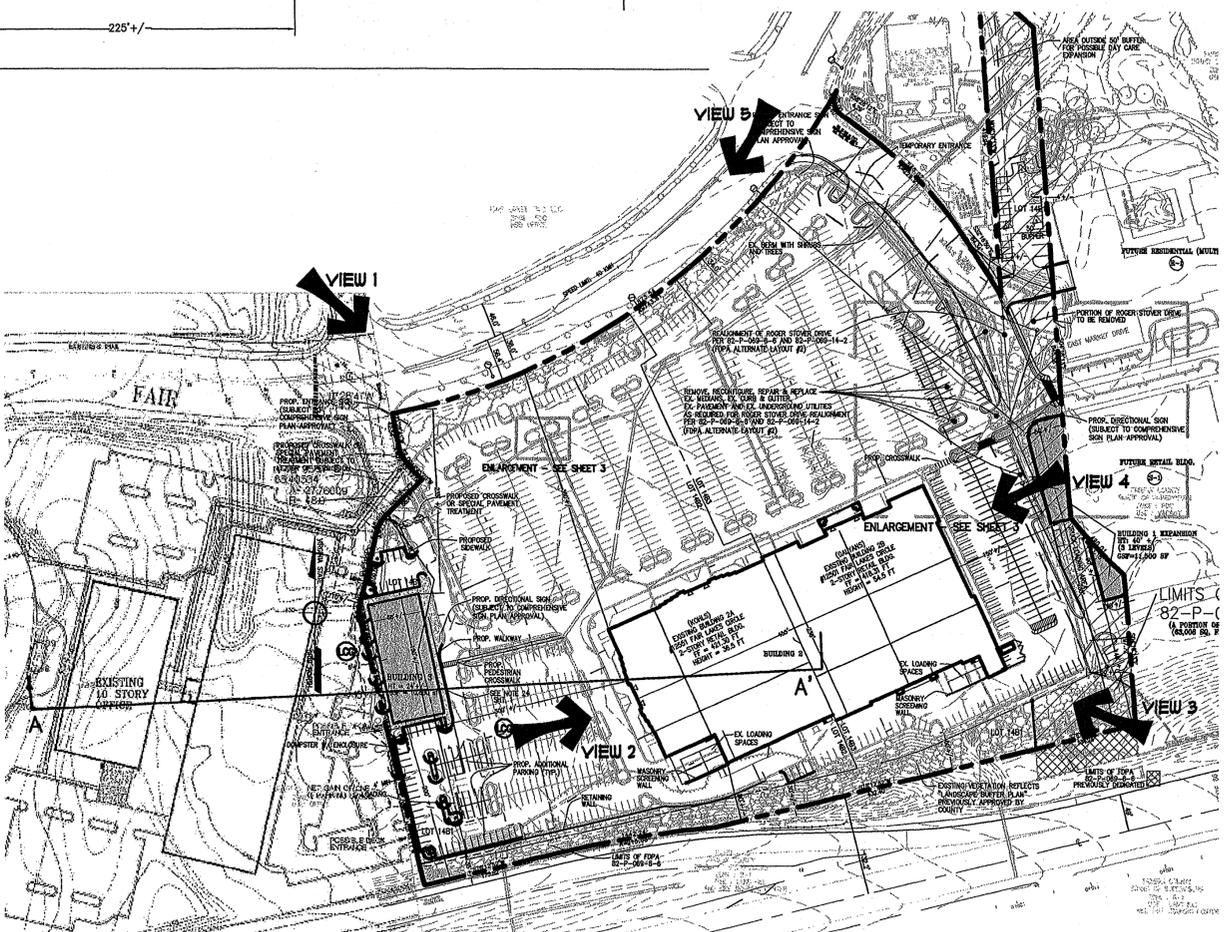
**BUILDING 3 SOUTH ELEVATION**



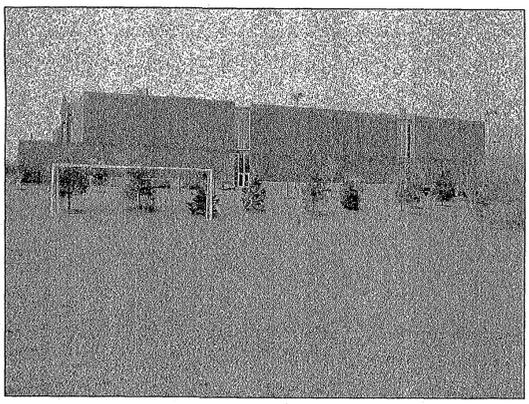
**BUILDING 3 NORTH ELEVATION**



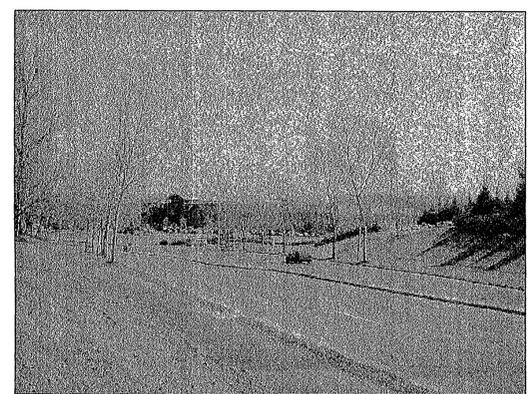
**BUILDING 3 WEST ELEVATION**



**VIEW 5 BUILDING 2A/2B NE ELEVATION**



**VIEW 4 BUILDING 2A/2B EAST ELEVATION**



**VIEW 1 BUILDING 2A/2B NW ELEVATION**



**VIEW 2 BUILDING 2A/2B WEST ELEVATION**



**VIEW 3 BUILDING 2A/2B SOUTH ELEVATION**