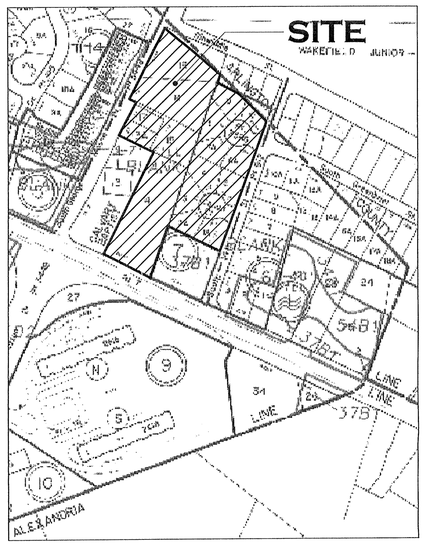
RZ 2005-MA-008

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

FAIRFIELD - BAILEY'S CROSSROADS

MASON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Revised - August 31, 2005



SOILS MAP
SCALE - N.T.S.

THE PROPOSED PROPERTY WAS NEVER MAPPED FOR SOILS. THE APPLICANT HAS PREPARED A GEOTECHNICAL REPORT THAT IS SUBMITTED SEPARATELY WITH THIS APPLICATION.

PROJECT TEAM

APPLICANT:
F.F. REALTY LCC & CLEMENTE LLC.
7200 WISCONSIN AVE
SUITE 1108
BETHESDA, MD 20814

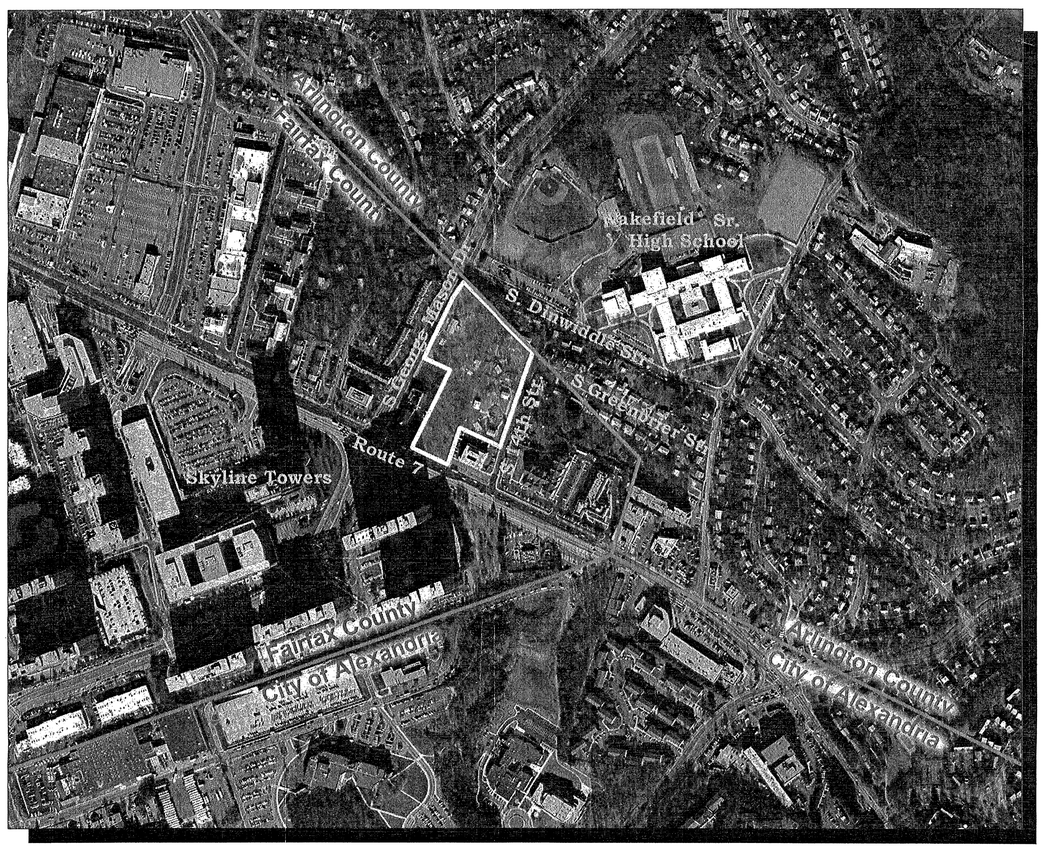
LAND USE ATTORNEY:
WALSH COLUCCI LUBELEY
EMRICH AND TERPAK, P.C.
2200 CLARENDON BLVD., 13TH FLOOR
ARLINGTON, VA 22201

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
WILLIAM H. GORDON ASSOCIATES, INC.
4501 DALY DRIVE
CHANTILLY, VA 20151

TRAFFIC ENGINEER:
WELLS & ASSOCIATES
9324 WEST STREET,SUITE 203B
MANASSAS, VA 20110
&
1420 SPRING HILL ROAD, SUITE 600
McLEAN, VA 22102

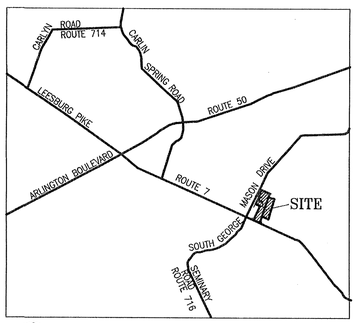
PLANNER:
NORITAKE ASSOCIATES
605 PRINCE STREET
ALEXANDRIA, VA 22314

BUILDING ARCHITECT:
Cnk ARCHITECTS
2045 N. HWY. 360, SUITE 160
GRAND PRAIRIE, TX 75050



N.T.S.

AERIAL MAP



VICINITY MAP
SCALE - 1:2000

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Application No. RZ/FDP 2005-MA-008 Staff J. Swagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-23-05
Date of (BOS) (PC) approval 9-26-05
Sheet 1 of 17
FDP: PC Approval 9-22-05
dev cond 8-31-05

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
8/31/05
LICENSE No. 001104
CERTIFIED LANDSCAPE ARCHITECT

2126-CS.dwg

RECEIVED
Department of Planning & Zoning
SEP 12 2005
Zoning Evaluation Division

GENERAL NOTES:

1. LOCATION/EXISTING ZONING AND USE THE PROPERTY CONSISTS OF 7.20631 ACRES (313,907 SQUARE FEET) AS DELINEATED ON THIS PLAN (PER ALTA SURVEY) AND IS SHOWN ON FAIRFAX COUNTY TAX MAP No. 62-3 ((1)) PARCELS 13A, 14, 15, 17, 18, AND 19 AND TAX MAP No. 62-3 ((7)) PARCELS 1A, 2A, 3, 4, 5, 6A, 7A, 8, 9, AND 10. NOTE: SUBJECT AREA INCLUDES APPROXIMATELY 0.46 ACRES OF ADDITIONAL PROPOSED VACATED RIGHT-OF-WAY.

PARCEL 14 IS ZONED COMMERCIAL 3 (C-3), SC (SIGN CONTROL OVERLAY), HC (HIGHWAY CORRIDOR OVERLAY) AND CD (COMMERCIAL REVITALIZATION OVERLAY DISTRICT). PARCEL 15 IS ZONED RESIDENTIAL 3 (R-3), SC (PARTIALLY), HC, AND CD. PARCELS 13A, 17, 18, 1A, 2A, 3, 4, 5, 6A, 7A, 8, 9, 10, AND 19 ARE ZONED R-3, AND HC. ALL PARCELS ARE USED FOR SINGLE FAMILY RESIDENTIAL USES OR ASSOCIATED IMPROVEMENTS, WITH THE EXCEPTION OF PARCELS 14 AND 19 WHICH ARE VACANT.

2. REQUEST. THE APPLICANT REQUESTS A REZONING FROM C-3, SC, HC, CD, AND R-3 AS DESCRIBED ABOVE TO PRM, SC, AND HC.

3. COMPREHENSIVE PLAN. THE PROPERTY IS DEFINED WITHIN SUB-UNIT C-1 OF THE BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER IN THE BAILEY'S PLANNING DISTRICT IN PLAN AREA I. PLAN LANGUAGE SPECIFIES THAT AS AN OPTION FOR A MAJOR REDEVELOPMENT PROJECT, THIS AREA MAY BE APPROPRIATE FOR RESIDENTIAL USE RESULTING IN AN INTENSITY OF 0.5 TO 1.65 FAR AND DENSITY UP TO 60 DU/AC (EXCLUDING ADU AND BONUS UNITS). THE PLAN ALLOWS AN FAR OF UP TO 1.45 FOR THE SUBJECT PROPERTY WITHOUT ADDITIONAL CONSOLIDATION. THE PROPOSED DEVELOPMENT MEETS THE COMPREHENSIVE PLAN CRITERIA FOR TRANSITIONS TO SURROUNDING RESIDENTIAL NEIGHBORHOODS (INCLUDING BLDG. HEIGHTS AND BUFFERING).

4. OWNERSHIP. SEE AFFADAVIT FOR OWNERSHIP IMFORMATION.

5. PROPOSED USES. THE PROPOSED USES INCLUDE MULTIFAMILY RESIDENTIAL USES, AFFORDABLE DWELLING UNITS, AND VEHICULAR PARKING STRUCTURES. SECONDARY USES WITHIN THE PROPOSED BUILDINGS MAY INCLUDE HEALTH CLUBS AND CHILD CARE CENTERS. ACCESSORY USES AS LISTED IN ARTICLE 10 MAY BE PROVIDED. IN ADDITION, SPECIAL EXCEPTION AND SPECIAL PERMIT USES MAY BE PROVIDED WITH APPROPRIATE ZONING APPROVALS.

6. MINOR MODIFICATIONS. THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO BUILDINGS A, B, C, AND D FOR FOOTPRINT SIZE, HEIGHT, PARKING LOT LAYOUT, AND GROSS FLOOR AREA SHOWN ON THIS CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP) BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN PROVIDED THE OVERALL FLOOR AREA RATIO (F.A.R.) IS NOT EXCEEDED, OPEN SPACE PROVIDED IS NOT REDUCED, AND THE MINIMUM BUILDING SETBACKS AND BULK PLANE ANGLES TO THE PERIPHERAL LOT LINES ARE NOT REDUCED AND THAT THE CHANGES ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. THE DIMENSIONS SHOWN FOR BLDG. SETBACK ARE MEASURED TO THE OUTER VERICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS COVERED BALCONIES, PORCHES, CHIMNEYS, EAVES, ETC..

7. SPECIAL AMENITIES. THIS SUBMISSION INCLUDES UNIQUE DESIGN FEATURES AND AMENITIES INCLUDING AREAS FOR ACTIVE AND PASSIVE RECREATION, TWO (2) POCKET PARKS, STREETSCAPE FEATURES, AND AN OUTDOOR PLAZA FEATURING A LANDSCAPED WALKWAY TO PROVIDE PEDESTRIAN ACCESS THROUGH THE SITE. IN KEEPING WITH THE GOALS OF THE BAILEY'S CROSSROADS REVITALIZATION DISTRICT, PUBLIC FACILITIES AND AMENITIES FOR THE PROPOSED RESIDENTIAL AND ANCILLARY USES NOT OTHERWISE SHOWN HEREIN MAY BE PROVIDED (I.E. BUS SHELTERS, BICYCLE RACKS, DIRECTORY SIGNS, ETC.) IF IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP.

8. BOUNDARY & TOPOGRAPHY INFORMATION. BOUNDARY INFORMATION FOR THE SUBJECT SITE IS TAKEN FROM AN 'ALTA' SURVEY PREPARED BY WILLIAM H. GORDON ASSOCIATES, INC. (W.H.G.A.) IN FALL OF 2004 AND DOES REFLECT TITLE INFORMATION. TOPOGRAPHIC INFORMATION PRESENTED IS AT A TWO-FOOT CONTOUR INTERVAL AND IS BASED ON A FIELD RUN SURVEY.

9. PUBLIC STREETS. THERE ARE NO NEW PUBLIC STREETS PROPOSED WITH THIS APPLICATION. THE APPLICANT WILL DEDICATE APPROXIMATELY 6,858± SF (0.1573± AC) ALONG SOUTH GEORGE MASON DRIVE TO VDOT FOR PUBLIC STREET PURPOSES AND VACATE APPROXIMATELY 20,218± SF (0.4641± AC) OF R.O.W. OF CONDIT COURT AND SOUTH GREENBRIER ST. (CUL-DE-SAC). IN ADDITION, THE APPLICANT WILL DEDICATE APPROX. 1,052± SF OF R.O.W. ALONG SOUTH 14TH STREET AND PROVIDE CURB AND GUTTER HALF SECTION IMPROVMENTS IN ACCORDANCE WITH FFM AND VDOT STANDARDS FOR A CATEGORY III HALF-SECTION ROADWAY.

10. UTILITY EASEMENTS. THERE ARE NO KNOWN UTILITY EASEMENTS ON THE PROPERTY HAVING A WIDTH OF 25 FEET OR MORE: ALL KNOWN UNDERGROUND UTILITY EASEMENTS ARE PRESENTED.

11. WATER/SEWER. PUBLIC WATER AND SANITARY SEWER IS AVAILABLE TO SERVICE THE DEVELOPMENT.

12. MODIFICATION/WAIVER REQUESTS. THE PROPOSED USE SHALL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS, WITH THE EXCEPTION OF:

- o SERVICE DRIVE. A WAIVER OF SEC. 17-201.3, THE APPLICANT WILL PROVIDE ACCESS TO THE CALVARY BAPTIST CHURCH THAT WILL ALLOW EMERGENCY ACCESS AND ESTABLISH A PEDESTRIAN BOULEVARD IN KEEPING WITH THE COMPREHENSIVE PLAN STREETSCAPE RECOMMENDATIONS FOR BAILEY'S CROSSROADS (PER FIGURE 8, PAGE 25).
- o UNDERGROUND SWM FACILITY. A WAIVER OF PFM SEC. 6-0303.8 TO ALLOW UNDERGROUND STORMWATER MANAGEMENT FACILITIES AND BMPs FOR A RESIDENTIAL USE. (SEE SHEET 15).
- o LOADING. A MODIFICATION OF SEC. 11-202.10 AND 11-203.4 FOR LOADING SPACES TO ALLOW FEWER SPACES, AS SHOWN ON THE CDP/FDP.
- o TRANSITIONAL SCREENING. A MODIFICATION OF THE TRANSITIONAL SCREEN YARD AND A WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE PROPOSED RESIDENTIAL USES AND OFF-SITE SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED USES TO PROVIDE LANDSCAPING AS SHOWN ON SHEET 7 PURSUANT TO SECTION 13-304.1. NOTE LOCATION OF OFF-SITE FENCES (BARRIERS) TO BE PROVIDED IF ALLOWED BY OWNERS.
- o ROUTE 7 AND S. GEORGE MASON DRIVE TRAILS. AS DIRECTED BY THE COUNTY TRAILS PLANNER, THE APPLICANT IS PROPOSING PEDESTRIAN STREETSCAPES (REF. FIGURES 8 & 9, PAGES 25 & 26 OF THE BAILEY'S CROSSROADS STREETSCAPE RECOMMENDATIONS FOR LEESBURG PIKE AND S. GEORGE MASON DRIVE) IN LIEU OF THE MAJOR PAVED TRAILS SHOWN ON THE COUNTY-WIDE TRAILS PLAN (ADOPTED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS IN JULY 2002). SEE SHEETS 11 & 14.
- o R.O.W. DEDICATION ALONG SOUTH GEORGE MASON DRIVE. A MODIFICATION OF SEC. 17-201.4 TO ALLOW R.O.W. DEDICATION 40 FEET FROM C.L. THAT IS PRESENTLY UTILIZED FOR PUBLIC STREET PURPOSES - SEE EASEMENT DEPICTED ON SHEET 3.
- o INTERPARCEL ACCESS. A WAIVER OF THE INTERPARCEL ACCESS REQUIREMENT TO PARCEL 13 (CALVARY BAPTIST CHURCH)
- o NOISE BARRIER. A POSSIBLE NOISE WALL IN THE FRONT YARD IN EXCESS OF FOUR (4) FEET IN HEIGHT ALONG THE COURTYARD FOR BUILDING D AS SHOWN ON SHEET 4. FINAL HEIGHT TO BE DETERMINED BY NOISE CONSULTANT.

13. STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP) - SEE SHEET 15

14. CLEARING AND GRADING. IT IS NOTED THAT THE LIMITS OF CLEARING AND GRADING ARE TO THE PROPERTY LINES EXCEPT WHERE INDICATED TO PROVIDE OFF-SITE PUBLIC IMPROVEMENTS.

15. LANDSCAPING/BUFFERING. LANDSCAPING IS PROVIDED ALONG THE PERIMETER OF THE PROPERTY. IN KEEPING WITH THE COMPREHENSIVE PLAN RECOMMENDATION, THE SUBMISSION WILL MEET OR EXCEED THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE FOR TREE COVERAGE.

16. GRAVES. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES OR PLACES OF BURIAL ON THE PROPERTY.

17. LIGHTING/SOUND. IT IS THE INTENT OF THE APPLICANT TO ABIDE BY ANY AND ALL APPLICABLE PROVISIONS OF ARTICLE 14 (PERFORMANCE STANDARDS). WHERE REQUIRED AND IF NECESSARY, THE APPLICANT INTENDS TO PROVIDE PEDESTRIAN-SCALE STREET LIGHTS IN LIEU OF STANDARD STREET LIGHTS ALONG ALL PUBLIC RIGHTS-OF-WAY AND ALL INTERNAL PATHWAYS. FURTHER, NO LOUDSPEAKER SYSTEM WILL BE UTILIZED ON THE SUBJECT SITE.

18. SIGNAGE. PROPOSED ENTRANCE SIGNS SHOWN HEREON WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12 AND THE SIGN CONTROL OVERLAY DISTRICT.

19. HAZMAT. TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ((AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (COFR) PARTS 116.4, 302.4, AND 355, 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, COFR PART 280)) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.

20. PARKING SPACES. UNDERGROUND PARKING SPACES FOR VISITOR AND RESIDENTIAL USE ARE PROVIDED IN ACCORDANCE WITH ART. 12. THE APPLICANT RESERVES THE RIGHT TO ADJUST (REDUCE OR INCREASE) THE PARKING PROVIDED BASED ON CORRESPONDING REDUCTIONS OR INCREASES IN DWELLING UNITS PROVIDED. THE PARKING SPACES SHOWN ON THE PLAN REPRESENT THE PROPOSED SPACES, ALL OF WHICH ARE LOCATED IN AN UNDERGROUND STRUCTURED PARKING FACILITY. THE CONSTRUCTION OF THE PARKING GARAGE MAY BE PHASED TO ACCOMMODATE TENANT NEEDS AS LONG AS THE MINIMUM PARKING REQUIREMENTS CAN BE MET.

21. DEVELOPMENT PHASING. AN EXACT DEVELOPMENT TIMETABLE OR SCHEDULE IS UNKNOWN SINCE IT WILL BE BASED ON FUTURE RESIDENTIAL OCCUPANT AND TENANT NEEDS, FUNDING, AND PRODUCT ABSORPTION BY THE MARKET.

22. SITE FEATURES. ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, INFO KIOSKS, BICYCLE RACKS, REMOVABLE BOLLARDS, PLANTERS, AND WALLS AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED. ARCHITECTURAL FEATURES SUCH AS BALCONIES AND STAIRWELLS MAY ALSO BE PROVIDED.

23. EVM. AN EXISTING VEGETATION MAP (EVM) HAS BEEN PROVIDED UNDER SEPARATE COVER SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.

24. SCENIC ASSETS/EXISTING STRUCTURES. THE SITE CONTAINS NO NATURAL FEATURES OR SCENIC ASSETS DESERVING OF PROTECTION AND PRESERVATION. FURTHER, ALL EXISTING BUILDINGS ON SITE ARE SLATED TO BE REMOVED.

25. ADUs. THE APPLICANT WILL PROVIDE AFFORDABLE DWELLING UNITS (ADUs) IN ACCORDANCE WITH SEC. 2-800 OF THE ZONING ORDINANCE. SEE ADU CALCULATIONS PROVIDED ON THIS SHEET FOR ESTIMATED ADUs TO BE PROVIDED.

26. RMAs/RPAs/EQCs. THE ENTIRE SITE LIES WITHIN A RESOURCE MANAGEMENT AREA (RMA). NO PORTION OF THE SITE LIES WITHIN A RESOURCE PROTECTION AREA (RPA). THERE ARE NO EQCs ON THE PROPERTY.

27. SOILS. THE FAIRFAX COUNTY SOILS MAP DOES NOT SHOW SPECIFIC SOIL TYPES FOR THE SITE. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED FOR THE PROPERTY.

TABULATIONS:

EXISTING ZONING	R-3, C-3, SC, HC, CD
PROPOSED ZONING	PRM, SC, HC, CD
SITE AREA SUBJECT TO REZONING (1)	7.20631 AC. OR 313,907 SF
TOTAL FLOOR AREA RATIO (W/O ADUs & BONUS CREDIT)	1.45
TOTAL FLOOR AREA RATIO (W/ ADUs & BONUS CREDIT)	1.653 (SEE ADU/BONUS DENSITY CALCULATIONS ABOVE)
DENSITY (W/O ADUs & BONUS CREDIT)	46.1 DUs/AC.± (2) (332 DUs/7.20631 AC.)
DENSITY (W/ ADUs, BONUS CREDIT, & CELLAR DUs)	54.1 DUs/AC.± (2) (390 DUs/7.20631 AC.)
PROPOSED GROSS SQUARE FOOTAGE (GSF)	
BASE F.A.R. (AT 1.45)	455,165 GSF
ADUs (11 DUs AT AVG. OF 1,000± SF)	11,000 GSF
BONUS (47 DUs AT AVG. OF 1,121± SF)	52,723 GSF
TOTAL ALLOWABLE DENSITY W/ BONUS & ADUs	518,888 GSF (SEE ADU CALCULATIONS THIS SHEET)
ALLOWABLE F.A.R. (W/ ADUs & BIONUS)	1.653 (SEE ADU CALCULATIONS THIS SHEET)
CELLAR GSF	25,200 GSF (SEE FOOTNOTE No. 6 BELOW)
TOTAL BUILDING GSF	544,088 GSF
NO. OF MULTI-FAMILY RESIDENTIAL UNITS PROPOSED	390 DUs (MAY RANGE BETWEEN 390 AND 415 DUs, SEE NOTE No. 3 BELOW)
BASE UNITS (2) 332± DUs	SEE ADU CALCULATIONS ——(INCL. 123± DUs IN BLDG. 'A',
ADU. UNITS (2) 11± DUs	SEE ADU CALCULATIONS SEE NOTE 5 BELOW)
BONUS UNITS (2) 47± DUs	SEE ADU CALCULATIONS
390± DUs	
OPEN SPACE REQ'D.	20 % (62,782 SF, OR 1.44 AC.)
OPEN SPACE PROVIDED	45 % (141,000 SF OR 3.20 AC)
RECREATIONAL OPEN SPACE PROVIDED (4)	7 % (9,500± SF OR 0.121 AC. - INCL. POCKET PARKS & PLAZA SEATING AREAS)

FOOTNOTES

(1) INCLUDES APPROX. 20,218 SF (0.46 ACRES) OF ROW TO BE VACATED FOR CUL-DE-SACS AND EXCLUDES LAND OWNEID BY APPLICANT THAT LIES IN ARLINGTON COUNTY

(2) DENSITY & ADU CALCULATIONS ARE BASED ON 390 DUs

(3) ACTUAL NUMBER OF UNITS MAY RANGE FROM 390 DUs TO 415 DUs, & WILL BE DETERMINED BASED ON DWELLING SIZE AND MIX OF 1, 2, AND 3 BEDROOM UNITS.

(4) DEVELOPED RECREATIONAL OPEN SPACE INCLUDES ACTIVE RECREATION AREAS SUCH AS THE OUTDOOR AMENITIES AREA WITH POOL. IT DOES NOT INCLUDE PASSIVE RECREATION AREAS SUCH AS COURTYARDS, PLAZA AREAS, AND POCKET PARKS (2).

(5) BLDG 'A' WITH 123± MULTI-FAMILY DWELLINGS IS 6 STORIES IN HEIGHT (PLUS LOFT) AND AS SUCH IS EXEMPT FROM THE REQUIREMENT TO PROVIDE ADU'S.

(6) CELLAR SPACE INCLUDES DUs AND APPROX. 6,300± SF AMENITY/LEASING AREA.

Fairfield/Baileys Crossroads
ADU Calculations
(Based on Maximum Units of 415 DUs)

Assumptions: This application provides for 100% residential uses. Proposed square footage without cellar space is 510,000 square feet. In addition, there are 25,200 square feet in the cellar. Average dwelling unit size is 1,150 square feet. Size of site is 313,907 square feet, or 7.20631 +/- acres. Total up to 415, with approximately 22 units located on the cellar level. Buildings B, C and D are 4 stories in height with elevators and more than 50 percent of the parking is provided in structures. These three buildings provide up to 292 multi-family dwellings. Building A, with 123 multi-family dwellings, is 6 stories in height and as such is exempt from the requirement to provide ADUs.

Planning FAR range: 0.80 – 1.45
Adjusted FAR range (based on a 17% bonus for ADUs): 0.936 – 1.6965

Density of Proposal: Up to 415 units/7.20631 acres = 57.6 dwelling units per acre

Conversion of FAR range to density range
Size of site x FAR x (Residential Mix %) = Maximum allowable residential square footage

Low end of planned FAR range
313,907 square feet x 0.80 x 1.00 – 251,126 square feet
251,126 square feet / 1,150 square feet (average unit size) = 218 dwelling units — 218 dwelling units / 7.20631 acres = 30.25 du/ac

Low end of adjusted FAR range
313,907 square feet x 0.936 x 1.00 = 293,817 square feet
293,817 square feet / 1,150 square feet (average unit size) = 255 dwelling units — 255 dwelling units / 7.20631 acres = 35.39 du/ac

High end of adjusted FAR range
313,907 square feet x 1.6965 x 1.00 = 532,543 square feet
532,543 square feet / 1,150 square feet (average unit size) = 463 dwelling units — 463 dwelling units / 7.20631 acres = 64.25 du/ac

Low end of planned FAR density range = 30.25 dwelling units per acre
High end of adjusted FAR density range = 64.25 dwelling units per acre
Low end of adjusted FAR density range = 35.39 dwelling units per acre

ADU Calculation (based on a maximum 5%)

57.6 – 30.25 / 64.25 – 35.39 = 27.35 / 28.86 = 0.9476 x 5(%) = 4.74% ADU requirement

4.74% of 292 units = 13.84 rounded up to **14 ADUs**

Determination of Bonus:
ADU requirement = 4.74%
Bonus Intensity allowed = 16%

Site Gross Square Footage (GSF) Allowable
1.45 (FAR) x 1.14 (bonus intensity) = 1.653 FAR with Bonus and ADUs
313,907 sf (site area) x 1.653 FAR = 518,888 GSF allowed

Revised 8/31/05

NOTE: THE FINAL QUANTITY OF ADU'S WILL BE BASED UPON FINAL ARCHITECTURAL DESIGN AND DISTRIBUTION OF UNITS WITH BUILDINGS (A, B, C, & D). A FINAL ADU CALCULATION WILL BE PRESENTED TO DPWES AT TIME OF SITE PLAN SUBMISSION.

PARKING, LOADING, & BULK TABULATION:

PARKING SPACES	
RESIDENTIAL USES:	390 - 415 DUs. (SEE FOOTNOTE No. 3 THIS SHEET)
REQ'D: 1.6 SP/DU	624± - 664± SPACES
* PROVIDED (2.0 SP/DU)	780± - 830± SPACES (SEE NOTE 20 THIS SHEET)
VISITOR SPACES	40 TO 46 SPACES
TOTAL	820 TO 876 SPACES (INCLUDING VISITOR SPACES)
SECONDARY USES	NONE
LOADING SPACES	
REQUIRED	5 SPACES
PROPOSED	3 SPACES (SEE NOTE 12 ON THIS SHEET)
NUMBER OF STORIES/HEIGHT	AS SHOWN ON PLAN (SHEET 4)
YARD REQUIREMENTS	SETBACKS AS SHOWN - SHEET 4 SEE BULK PLANE DETAIL SHEET 5

* SEE PROFFERS REGARDING MIN. PARKING PROVIDED

R2/FDP
Application No. 2015-MA-008 Staff J. Snyder
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-23-05
Date of (BOS) (PC) approval 9-26-05
Sheet 2 of 17
FDP: PC Approval 9-22-05
dev cond. 8-31-05

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SEAL
COMMONWEALTH OF VIRGINIA
STEVEN C. GLEASON
8/31/05
LICENSE No. 001104
CERTIFIED LANDSCAPE ARCHITECT

REVISIONS
MAY 3, 2005
JUNE 7, 2005
JULY 20, 2005
AUGUST 17, 2005
AUGUST 31, 2005

NOTES AND TABULATIONS

FAIRFIELD AT BAILEY'S CROSSROADS
FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

SCALE:	NA
DATE	FEB. 2005
DRAWN	BAC
CHECKED	BAC
JOB #	2126-0101
CAD FILE	2126-CDP.dwg
SHEET #	2 OF 16

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TABULATIONS:

AREA OF EXISTING PARCELS = 293,689 S.F. (6.742 AC.)
(EXCLUDES LAND IN ARLINGTON COUNTY)

AREA (R.O.W.) TO BE DEDICATED = 6,858 S.F. (.158 AC.)

AREA (R.O.W.) TO BE VACATED = 20,218 S.F. (.464 AC.)

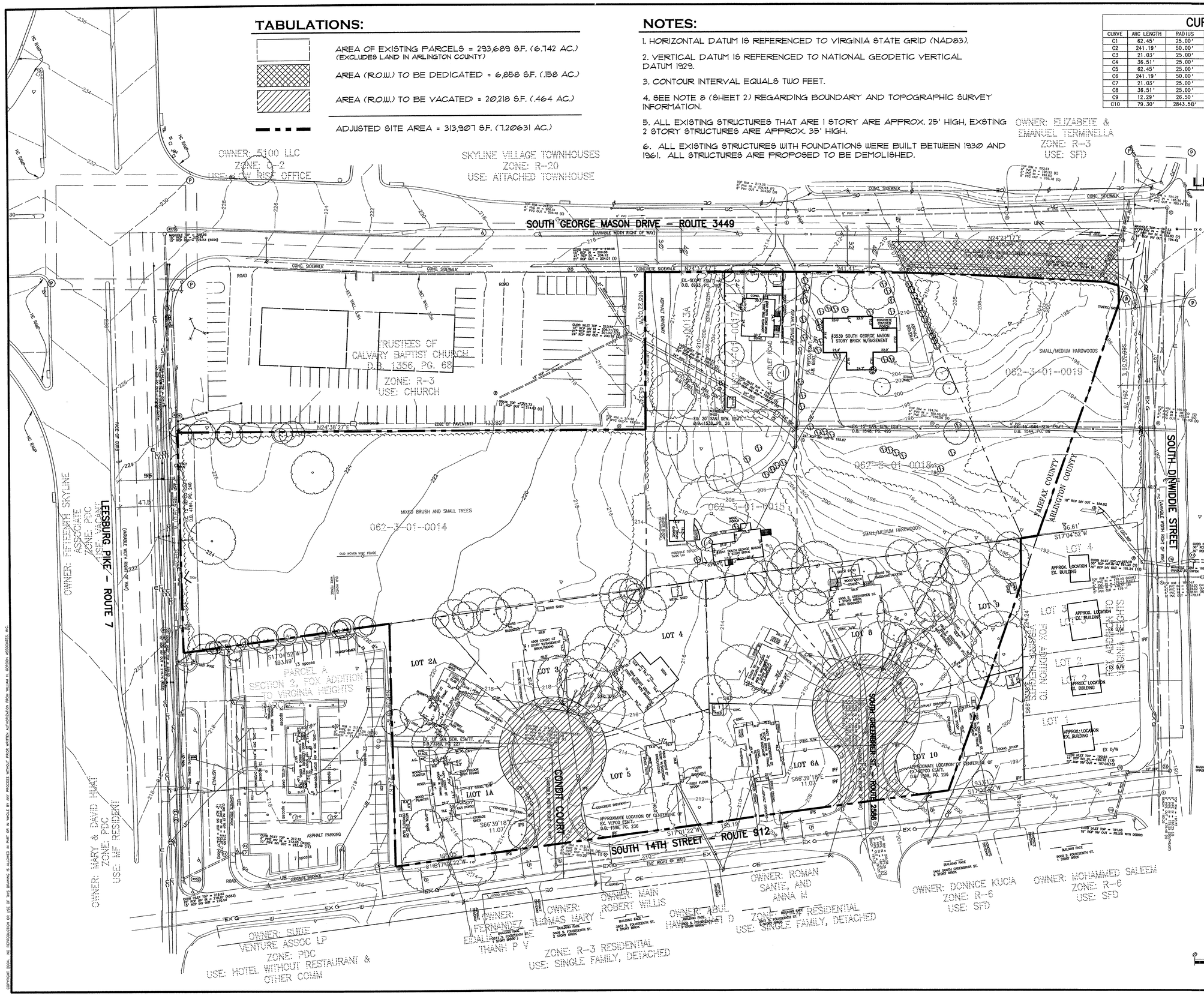
ADJUSTED SITE AREA = 313,907 S.F. (7.20631 AC.)

NOTES:

1. HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE GRID (NAD83).
2. VERTICAL DATUM IS REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM 1929.
3. CONTOUR INTERVAL EQUALS TWO FEET.
4. SEE NOTE 8 (SHEET 2) REGARDING BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION.
5. ALL EXISTING STRUCTURES THAT ARE 1 STORY ARE APPROX. 25' HIGH, EXSTING 2 STORY STRUCTURES ARE APPROX. 35' HIGH.
6. ALL EXISTING STRUCTURES WITH FOUNDATIONS WERE BUILT BETWEEN 1930 AND 1961. ALL STRUCTURES ARE PROPOSED TO BE DEMOLISHED.

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	62.45'	25.00'	143°07'45"	75.00'	47.43'	S89°58'13"W
C2	241.19'	50.00'	276°22'46"	44.72'	66.67'	S23°20'42"W
C3	21.03'	25.00'	48°11'23"	11.18'	20.41'	N89°15'01"E
C4	36.51'	25.00'	83°40'40"	22.38'	33.35'	S24°48'58"E
C5	62.45'	25.00'	143°07'45"	75.00'	47.43'	S89°58'13"W
C6	241.19'	50.00'	276°22'46"	44.72'	66.67'	S23°20'42"W
C7	21.03'	25.00'	48°11'23"	11.18'	20.41'	N89°15'01"E
C8	36.51'	25.00'	83°40'40"	22.38'	33.35'	S24°48'58"E
C9	12.29'	26.50'	26°34'20"	6.26'	12.18'	S41°01'34"W
C10	79.30'	2843.50'	1°35'52"	39.65'	79.30'	S26°56'27"W



LEGEND:

- SIGN
- GUY WIRE
- UTILITY POLE
- LIGHT POLE
- ELECTRIC MANHOLE
- GAS VALVE
- WATER VALVE
- STORM GRATE
- STORM MANHOLE
- CULVERT END
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SHRUB
- TREE $DIA.
- SPOT ELEVATION
- PEDISTRIAN LIGHT
- GUARD RAIL
- GAS LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND COMM. LINE
- UNDERGROUND ELEC. LINE
- UNKNOWN UITLTIY LINE
- UNDERGROUND CBLTV LINE
- WATER LINE
- TREE LINE
- CURB AND GUTTER
- CROSSWALK

R2/FDP
Application No. 2005-MA-008 Staff H. Swagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-23-05
Date of (BOS) (PC) approval 9-26-05
Sheet 3 of 17

FDP: PC approval 9-22-05
dev cond 8-31-05

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ENGINEERS · SURVEYORS PLANNERS LANDSCAPE ARCHITECTS

SEAL
COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
8/31/05
LICENSE No. 001104
CERTIFIED LANDSCAPE ARCHITECT

REVISIONS
MAY 3, 2005
JUNE 7, 2005
JULY 20, 2005
AUGUST 17, 2005
AUGUST 31, 2005

EXISTING CONDITIONS PLAN

FAIRFIELD AT BAILEY'S CROSSROADS

FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

SCALE:	1"=40'-0"
DATE	FEB. 2005
DRAWN	BAC
CHECKED	BAC
JOB #	2126-0101
CAD FILE	2126-EC.dwg
SHEET #	3 OF 16

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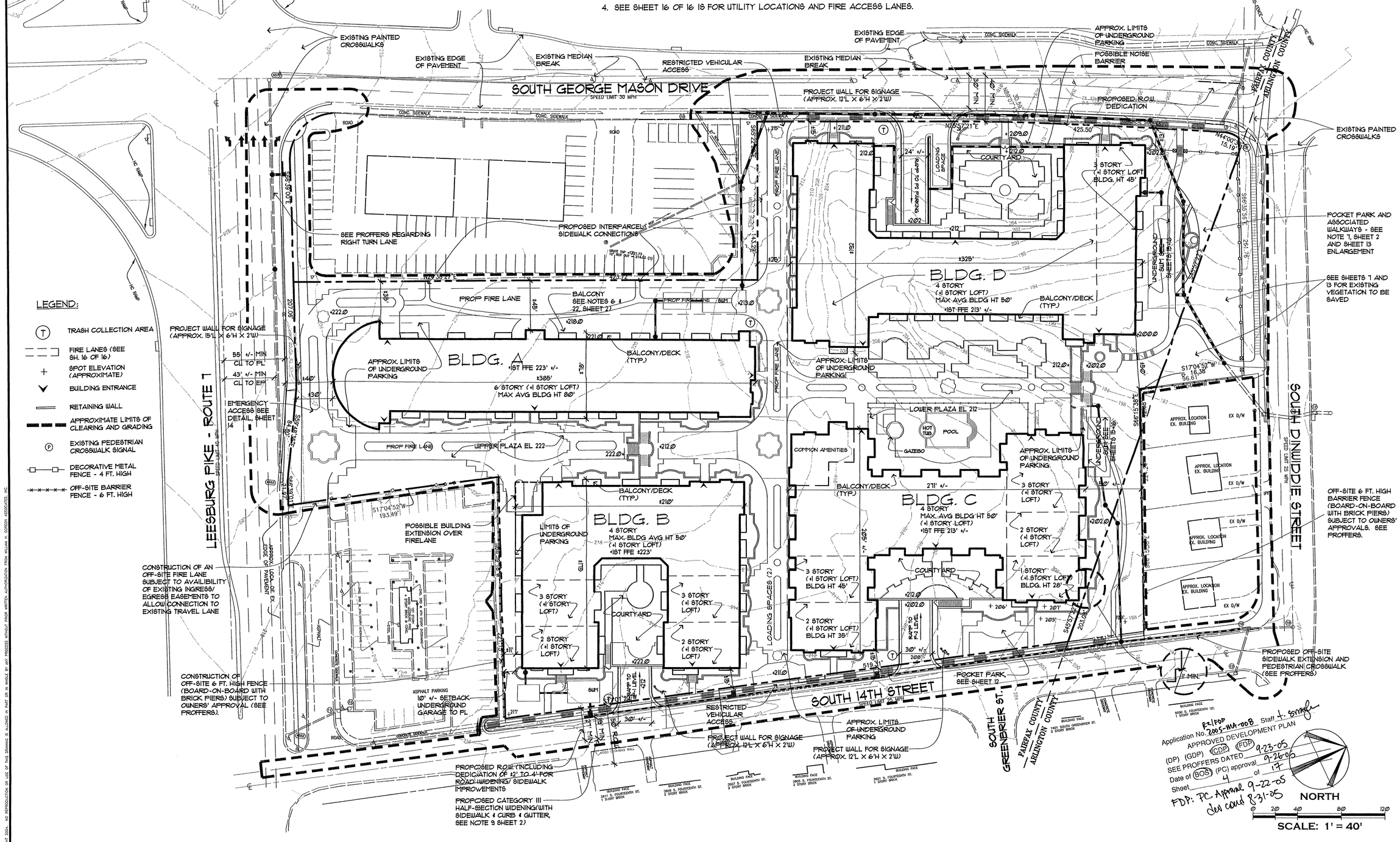
*NOTES:

1. FOR CLARITY, THE REPRESENTATION FOR BUILDING STORY REPRESENTED ABOVE (E.G. 2 STORY (+1 STORY LOFT)) IS EQUAL TO THE COMPREHENSIVE PLAN DESIGNATION FOR A '3 STORY WITH THIRD STORY INCORPORATED IN THE ROOF WITH DORMER WINDOWS'. SEE SHEETS 11, 12, 13, AND 14 FOR BUILDING ELEVATIONS ALONG S. 14TH STREET.

2. FIRST FLOOR BLDG. ELEVATIONS AND SPOT ELEVATIONS SHALL BE CONSIDERED APPROXIMATE AND SUBJECT TO FURTHER ARCHITECTURAL AND ENGINEERING DESIGN.

3. THE BUILDING HEIGHTS (BLDG. HT.) SHOWN ABOVE ARE BASED ON A PRELIMINARY ARCHITECTURAL AND ENGINEERING DESIGN TO ESTABLISH SITE GRADES, FINAL HEIGHTS MAY CHANGE. THE APPLICANT WILL COMPLY WITH THE COMPREHENSIVE PLAN TEXT RECOMMENDATIONS FOR THE MAXIMUM NUMBER OF BLDG. STORIES AND AVERAGE BLDG. HEIGHT CRITERIA AS STATED IN COMPREHENSIVE PLAN EXCERPTS LOCATED ON SHEETS 11, 12, 13, AND 14.

4. SEE SHEET 16 OF 16 IS FOR UTILITY LOCATIONS AND FIRE ACCESS LANES.



Application No. 2005-WA-008 Staff H. Strayer
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-23-05
Date of (BOS) (PC) approval 9-26-05
Sheet 4 of 17
FDP: PC Approval 9-22-05
Dev cond 8-31-05

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CERTIFIED LANDSCAPE ARCHITECT

REVISIONS

MAY 3, 2005
JUNE 7, 2005
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AUGUST 17, 2005
AUGUST 31, 2005

CDP/ FDP

FAIRFIELD AT BAILEY'S CROSSROADS

FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

SCALE:	1" = 40'
DATE	FEB. 2005
DRAWN	BAC
CHECKED	BAC
JOB #	2126-0101
CAD FILE	2126-CDP2.dwg
SHEET #	4 OF 16

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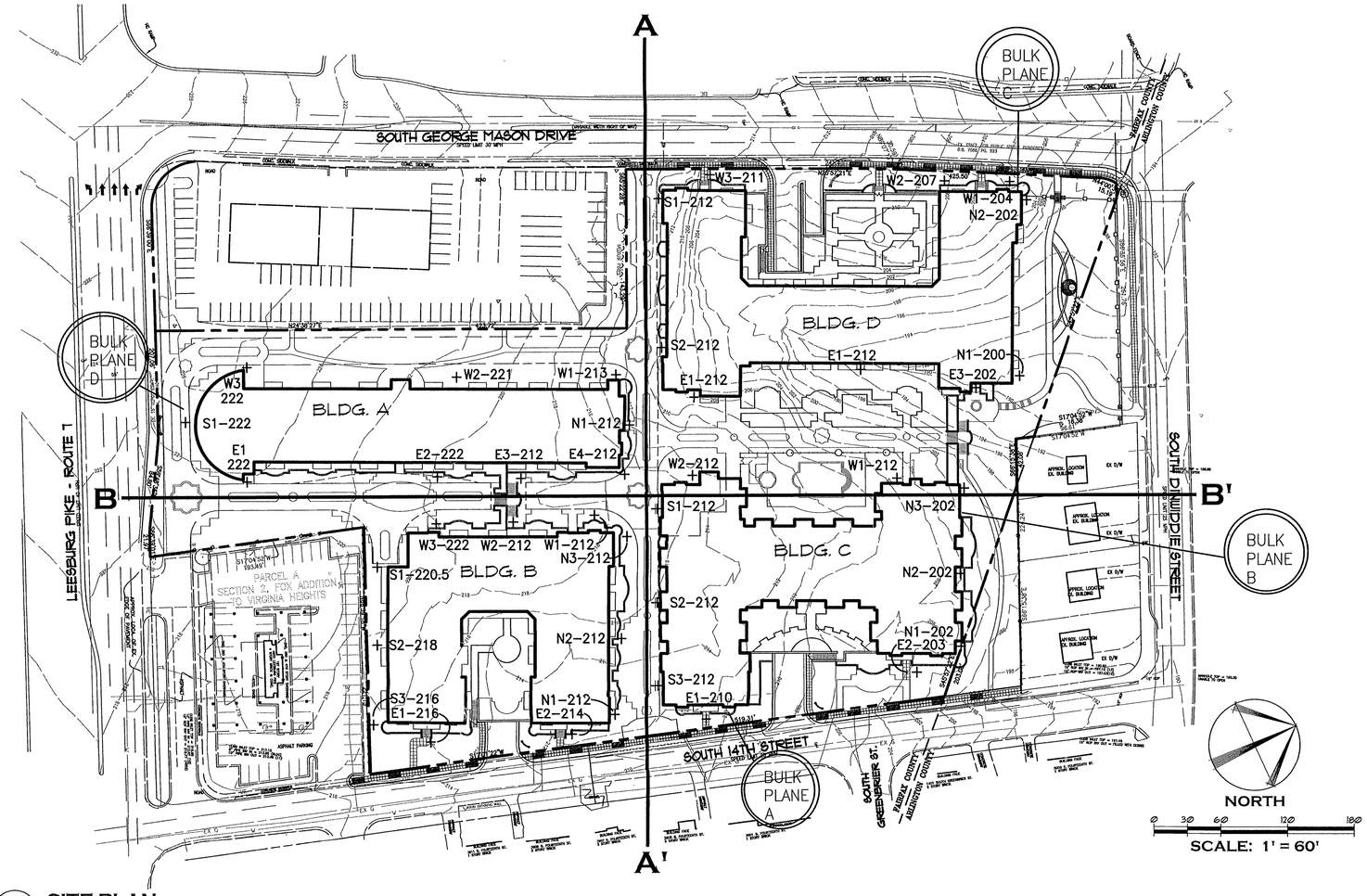
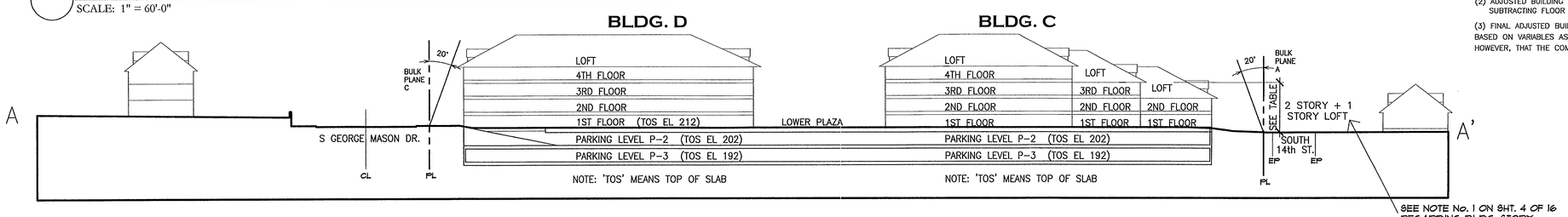


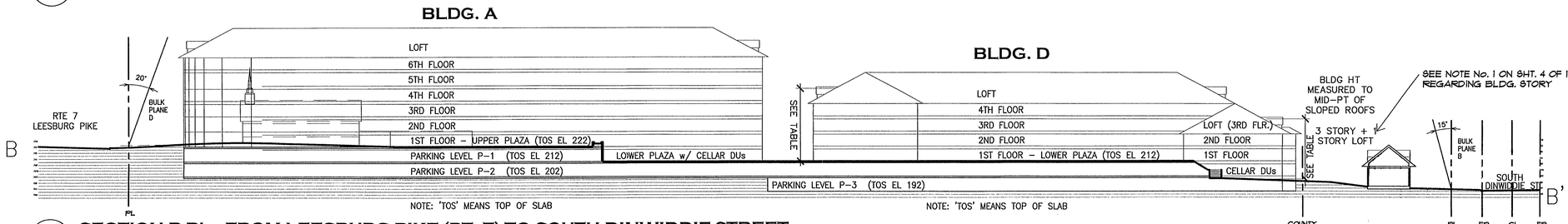
SITE PLAN

SCALE: 1" = 60'-0"



SECTION A-A' - FROM SOUTH GEORGE MASON DRIVE TO SOUTH 14TH STREET

SCALE: 1" = 40'-0"



SECTION B-B' - FROM LEESBURG PIKE (RT. 7) TO SOUTH DINWIDDIE STREET

SCALE: 1" = 40'-0"

AVERAGE BUILDING HEIGHT TABLE

BUILDING A – NEAR RT. 7

SECT.	ELEV. I.D. #	ARCH. HT.	FLOOR ELEV.	GROUND ELEV. (1)	ADDED HT.	ADJUSTED BLDG. HT. (FT.) (2) (3)	BLDG. LEVELS/COMMENTS
1	N1	84.5	212.5	212	0.5	85	6 STORY + LOFT + CELLAR = 8 LEVELS
2	W1	84.5	212.5	213	-0.5	84	6 STORY + LOFT + CELLAR = 8 LEVELS
3	W2	75	223	221	2	77	6 STORY + LOFT = 7 LEVELS
4	W3	75	223	222	1	76	6 STORY + LOFT = 7 LEVELS
5	S1	75	223	222	1	76	6 STORY + LOFT = 7 LEVELS
6	E1	75	223	222	1	76	6 STORY + LOFT = 7 LEVELS
7	E2	75	223	222	1	76	6 STORY + LOFT = 7 LEVELS
8	E3	84.5	212.5	212	0.5	85	6 STORY + LOFT + CELLAR = 8 LEVELS
9	E4	84.5	212.5	212	0.5	85	6 STORY + LOFT + CELLAR = 8 LEVELS
CALCULATED AVERAGE BLDG. HT. (OVERALL)						80	SUM ADJ. HT. DIVIDED BY # OF SECTIONS.
MAXIMUM AVERAGE BLDG. HT. SHOWN ON CDP/FDP						80	SEE PROFFERS.
AVERAGE BLDG. HT. ALLOWED PER THE COMPREHENSIVE PLAN						80	NO PORTION TO EXCEED AVG. HT. OF 85'. (SEE FOOTNOTE #3)

BUILDING B – ADJACENT TO S. 14TH STREET

	SECT.	ELEV. I.D. #	ARCH. HT.	FLOOR ELEV.	GROUND ELEV. (1)	ADDED HT.	ADJUSTED BLDG. HT. (FT.) (2) (3)	BLDG. LEVELS/COMMENTS
*	1	N1	32.5	212.5	212	0.5	33	1 STORY + LOFT + CELLAR = 3 LEVELS
	2	N2	52.5	212.5	212	0.5	53	3 STORY + LOFT + CELLAR = 5 LEVELS
	3	N3	63	212.5	212	0.5	63.5	4 STORY + LOFT + CELLAR = 6 LEVELS
	4	W1	63	212.5	212	0.5	63.5	4 STORY + LOFT + CELLAR = 6 LEVELS
	5	W2	63	212.5	212	0.5	63.5	4 STORY + LOFT + CELLAR = 6 LEVELS
	6	W3	52.5	202.5	202	0.5	53	4 STORY + LOFT = 5 LEVELS
	7	S1	52.5	223	220	3	55.5	4 STORY + LOFT = 5 LEVELS
	8	S2	42	223	218	5	47	3 STORY + LOFT = 4 LEVELS
*	9	S3	32.5	223	216	7	39.5	2 STORY + LOFT = 3 LEVELS
*	10	E1	32.5	223	216	7	39.5	2 STORY + LOFT = 3 LEVELS
*	11	E2	32.5	212.5	212	0.5	33	1 STORY + LOFT + CELLAR = 3 LEVELS
	CALCULATED AVERAGE BLDG. HT. (OVERALL)						49	SUM ADJ. HT. DIVIDED BY # OF SECTIONS.
	MAXIMUM AVERAGE BLDG. HT. SHOWN ON CDP/FDP						50	SEE PROFFERS.
*	AVERAGE BLDG. HT. ALONG 14TH ST. PER THE COMPREHENSIVE PLAN						36	37' ALLOWED WITH NO PART TO EXCEED 40' HT. (SEE FOOTNOTE #3)

BUILDING C – ADJACENT TO S. 14TH STREET

	SECT.	ELEV. I.D. #	ARCH. HT.	FLOOR ELEV.	GROUND ELEV. (1)	ADDED HT.	ADJUSTED BLDG. HT. (FT.) (2) (3)	BLDG. LEVELS/COMMENTS
**	1	N1	31.5	202.5	202	0.5	32	1 STORY + LOFT + CELLAR = 3 LEVELS
**	2	N2	42	202.5	202	0.5	42.5	2 STORY + LOFT + CELLAR = 4 LEVELS
**	3	N3	52.5	202.5	202	0.5	53	3 STORY + LOFT + CELLAR = 5 LEVELS
	4	W1	53.5	213	212	1	54.5	4 STORY + LOFT = 5 LEVELS
	5	W2	53.5	213	212	1	54.5	4 STORY + LOFT = 5 LEVELS
	6	S1	53.5	213	212	1	54.5	4 STORY + LOFT = 5 LEVELS
	7	S2	43	213	212	1	44	3 STORY + LOFT = 4 LEVELS
	8	S3	32.5	213	212	1	33.5	2 STORY + LOFT = 3 LEVELS
*	9	E1	35	213	210	3	38	2 STORY + LOFT = 3 LEVELS
*	10	E2	33	202.5	203	-0.5	32.5	1 STORY + LOFT + CELLAR = 3 LEVELS
	CALCULATED AVERAGE BLDG. HT. (OVERALL)						44	SUM ADJ. HT. DIVIDED BY # OF SECTIONS
	MAXIMUM AVERAGE BLDG. HT. SHOWN ON CDP/FDP						50	SEE PROFFERS.
*	AVERAGE BLDG. HT. ALONG S. 14TH ST.						35	37' ALLOWED WITH NO PART TO EXCEED 40' HT.
**	AVERAGE BLDG. HT. ALONG S. DINWIDDIE ST. PER THE COMPREHENSIVE PLAN						43	AVG. BLDG HT. ADJACENT TO ARL CTY. IS 45' WITH NO PORTION TO EXCEED 50'. (SEE FOOTNOTE #3)

BUILDING D – ADJACENT TO S. GEORGE MASON DRIVE/S. DINWIDDIE STREET

	SECT.	ELEV. I.D. #	ARCH. HT.	FLOOR ELEV.	GROUND ELEV. (1)	ADDED HT.	ADJUSTED BLDG. HT. (FT.) (2) (3)	BLDG. LEVELS/COMMENTS
*	1	N1	42.5	202.5	200	2.5	45	3 STORY+ LOFT + CELLAR = 5 LEVELS
*	2	N2	42.5	202.5	202	0.5	43	3 STORY + LOFT + CELLAR = 5 LEVELS
**	3	W1	33	213	204	9	42	3 STORY + LOFT + CELLAR = 5 LEVELS
**	4	W2	52	213	207	6	58	4 STORY + LOFT = 5 LEVELS
**	5	W3	52	213	211	2	54	4 STORY + LOFT = 5 LEVELS
	6	S1	52	213	212	1	53	4 STORY + LOFT = 5 LEVELS
	7	S2	52	213	212	1	53	4 STORY + LOFT = 5 LEVELS
	8	E1	52	213	212	1	53	4 STORY + LOFT = 5 LEVELS
	9	E2	52	213	212	1	53	4 STORY + LOFT = 5 LEVELS
	10	E3	41.5	202.5	202	0.5	42	3 STORY + LOFT + CELLAR = 5 LEVELS
	CALCULATED AVERAGE BLDG. HT. (OVERALL)						50	SUM ADJ. HT. DIVIDED BY # OF SECTIONS
	MAXIMUM AVERAGE BLDG. HT. SHOWN ON CDP/FDP						50	SEE PROFFERS.
*	AVERAGE BLDG. HT. ALONG S. DINWIDDIE ST.						44	AVG. BLDG. HT. ADJACENT TO ARL. CTY. IS 45' WITH NO PART TO EXCEED 50' HT.
**	AVERAGE BLDG. HT. ALONG S. GEORGE MASON DR. PER THE COMPREHENSIVE PLAN						51	AVG. BLDG HT. ADJACENT TO S. GEORGE MASON DR. IS 55' WITH NO PORTION TO TO EXCEED 60'. (SEE FOOTNOTE #3)

FOOTNOTES:

(1) ESTIMATED GROUND ELEVATIONS BASED ON PRELIMINARY GRADING AND MAY CHANGE WITH FINAL ENGINEERING.

(2) ADJUSTED BUILDING HEIGHT IS THE ARCHITECTURAL HEIGHT PLUS THE ADDED HEIGHT, CALCULATED BY SUBTRACTING FLOOR ELEVATION FROM GROUND ELEVATION.

(3) FINAL ADJUSTED BUILDING HEIGHTS CALCULATED ABOVE COULD VARY BETWEEN 2 TO 3 FEET AS SHOWN BASED ON VARIABLES AS FINAL PARKING GARAGE STRUCTURAL DESIGN AND SITE GRADING PROVIDED, HOWEVER, THAT THE COMPREHENSIVE PLAN CRITERIA FOR BUILDING HEIGHT IS MAINTAINED.

Application No. 2005-MA-008 (2)FDP Staff J. Shafer

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 9-23-05

Date of (BOS) (PC) approval 9-26-05

Sheet 5 of 17

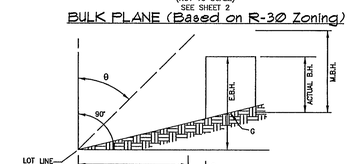
FDP: PC Approval 9-22-05 BOS cond 8-31-05

ANGLE OF BULK PLANE

(NOT TO SCALE)

SEE SHEET 2

BULK PLANE (Based on R-30 Zoning)



θ ANGLE OF BULK PLANE
L.L.E. LOT LINE ELEVATION
M.Y.R. MINIMUM YARD REQUIREMENT
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

M.Y.R. = E.B.H. * tan θ
FRONT YARD = 20' OR NO LESS THAN 15'
SIDE YARD = 15' NO LESS THAN 10'
REAR YARD = 15' OR NO LESS THAN 15'

BULK PLANE	θ REQ'D	L.L.E	M.Y.R.	A.Y. (2)	E.B.H.	M.B.H.	A.B.H.	G
A	20°	209	14.2'	15'	39'	150'	(1)	210
B	15°	198	14.2'	50'	53'	150'	(1)	202
C	20°	202	16'	15'	44'	150'	(1)	204
D	20°	223	27'	30'	14'	150'	(1)	222

(1) SEE AVERAGE BLDG. HEIGHT TABLE ABOVE ON THIS SHEET.
(2) ACTUAL YARDS REFLECT PROPOSED R.O.W. DEDICATIONS.

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REVISIONS

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BUILDING SECTIONS AND BULK PLANE

FAIRFIELD AT BAILEY'S CROSSROADS

FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

SCALE:	AS NOTED
DATE	FEB. 2005
DRAWN	BAC
CHECKED	BAC
JOB #	2126-0101
CAD FILE	2126-SECT.dwg
SHEET #	5 OF 16

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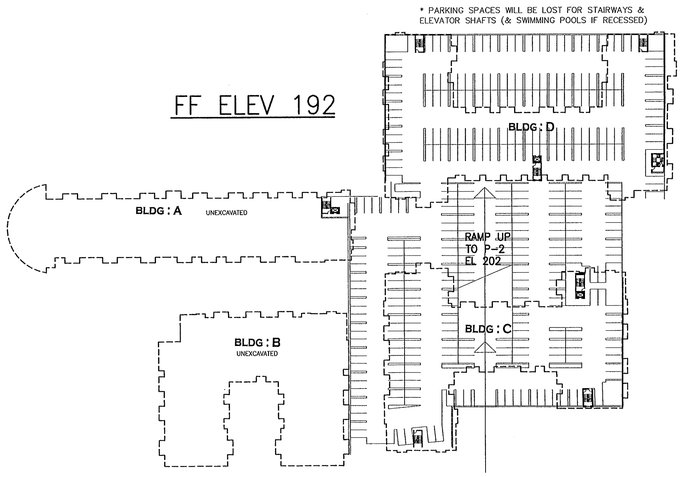
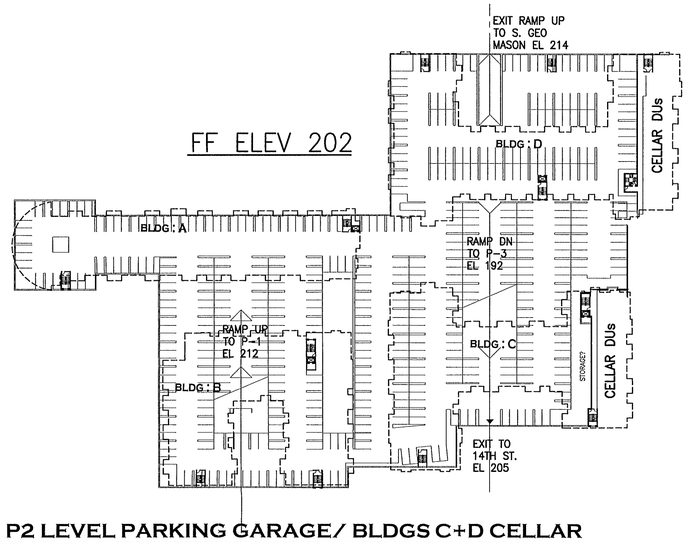
* PARKING SPACES WILL BE LOST FOR STAIRWAYS & ELEVATOR SHAFTS (& SWIMMING POOLS IF RECESSED)



P3 LEVEL PARKING GARAGE

N.T.S.



P2 LEVEL PARKING GARAGE/ BLDGS C+D CELLAR

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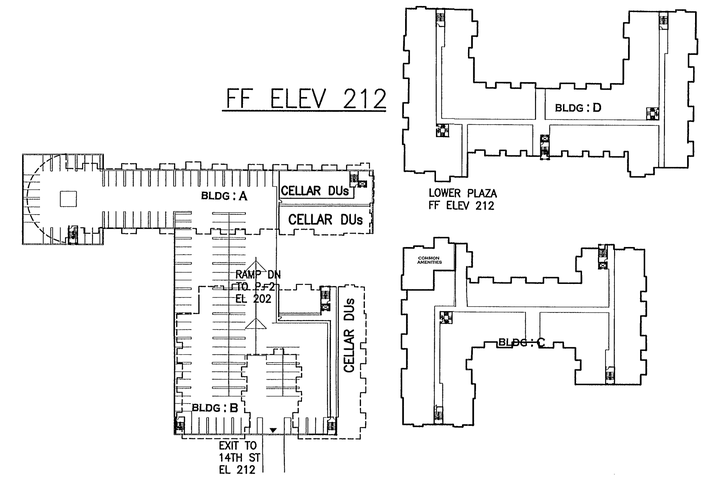
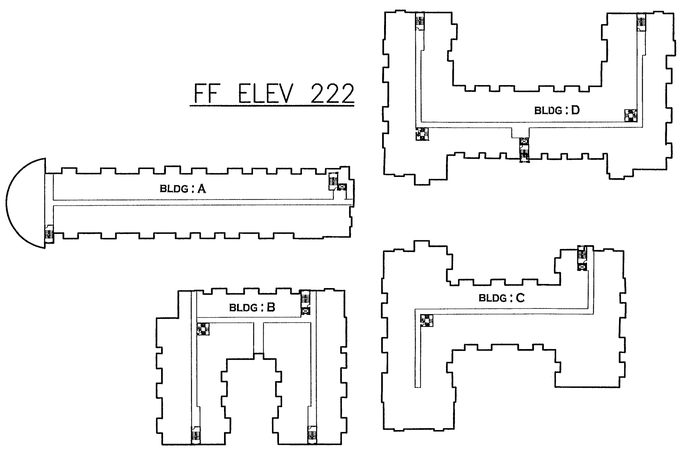


P1 LEVEL PKG /BLGS A+B CELLAR/ BLDGS C+D FIRST LEVEL

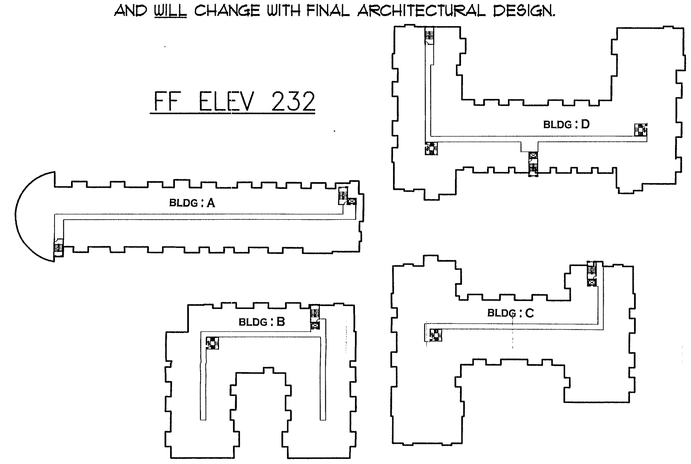
N.T.S.

NOTE: FLOORPLANS SHOWN ARE FOR INFORMATIONAL PURPOSES AND WILL CHANGE WITH FINAL ARCHITECTURAL DESIGN.



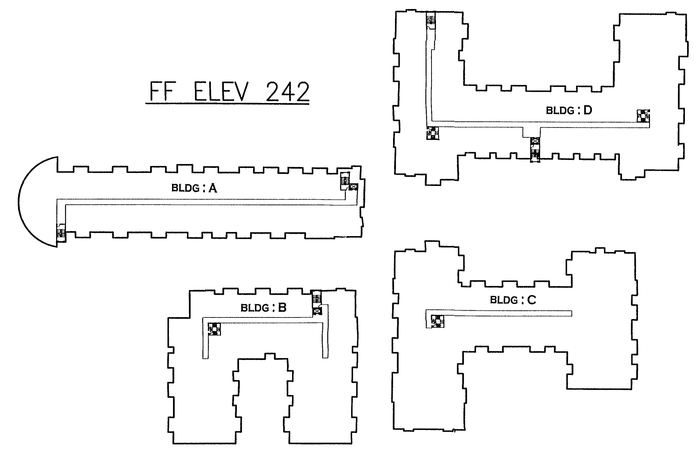
BLDGS A+B FIRST LEVEL/ BLDGS C+D SECOND LEVEL

N.T.S.



BLDGS A+B SECOND LEVEL/ BLDGS C+D THIRD LEVEL

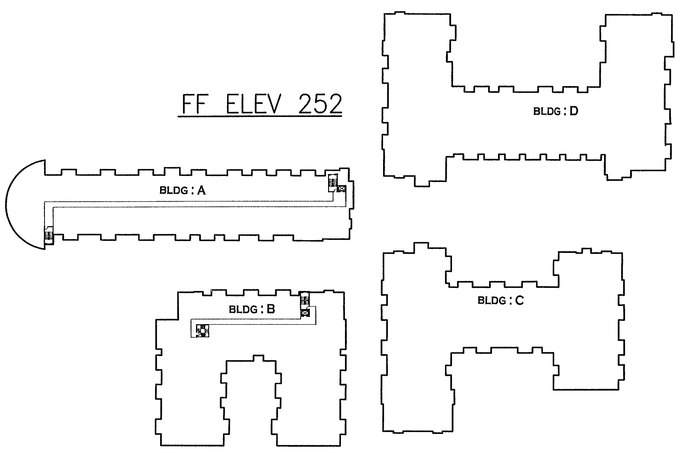
N.T.S.



BLDGS A+B THIRD LEVEL/ BLDGS C+D FOURTH LEVEL

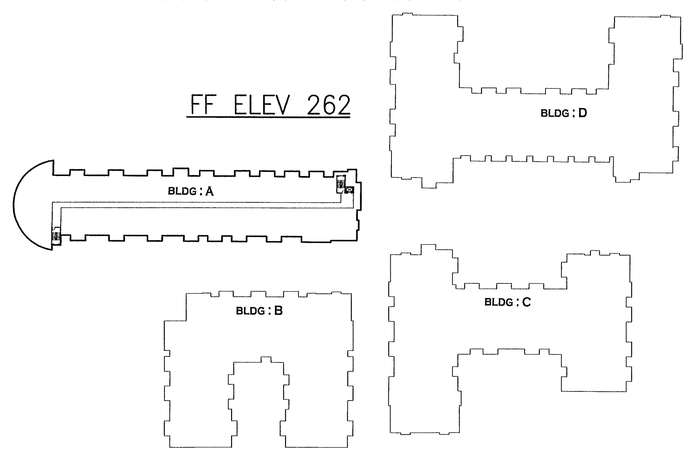
N.T.S.

NOTE: SEE PROFFERS REGARDING DESIGNATED UNDERGROUND VISITOR PARKING AREAS AND BIKE RACK LOCATIONS.



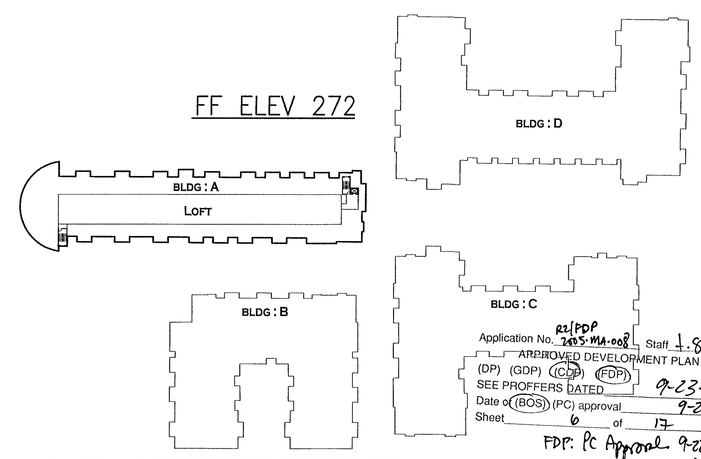
BLDGS A+B FOURTH LEVEL

N.T.S.



BLDG A FIFTH LEVEL

N.T.S.



Application No. RZ/FDP 2005-MA-008 Staff L. Stragler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-23-05
Date of (BOS) (PC) approval 9-26-05
Sheet 6 of 17
FDP: PC Approval 9-22-05
dev. cond 8-31-05

BLDG A SIXTH LEVEL PLUS LOFT

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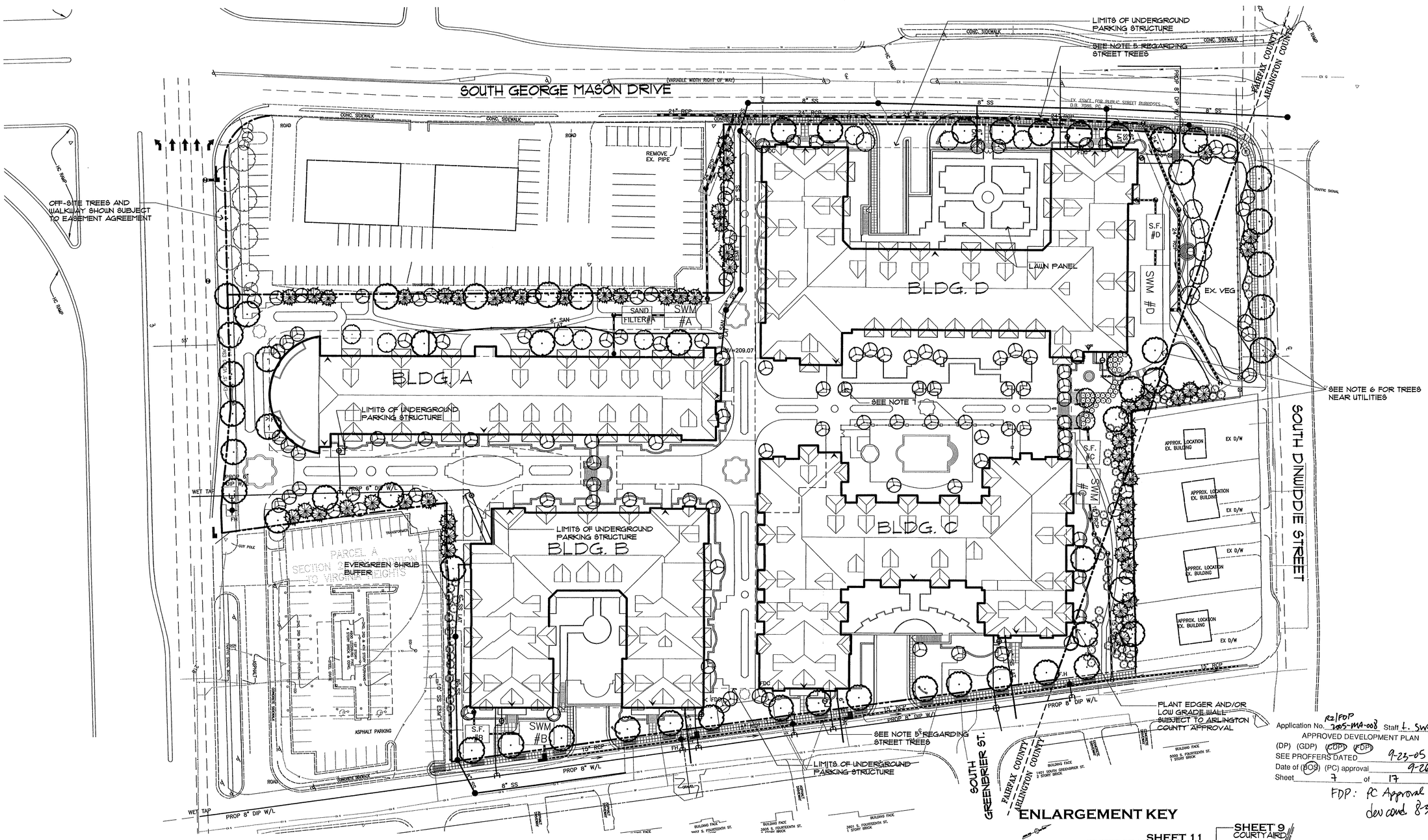
AUGUST 31, 2005

FLOOR PLANS

FAIRFIELD AT BAILEY'S CROSSROADS

FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

SCALE:	NTS
DATE	FEB. 2005
DRAWN	BAC
CHECKED	BAC
JOB #	2126-0101
CAD FILE	2126-FP.dwg
SHEET #	6 OF 16



Application No. R2/FDP 2005-MA-008 Staff L. Swagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-23-05
Date of (BOS) (PC) approval 9-26-05
Sheet 7 of 17
FDP: PC Approval 9-22-05
dev cond 8-31-05

LANDSCAPE LEGEND

TREE TYPE	SPECIES (TYP.)	SIZE (TYP.)
• SHADE TREE	RED MAPLE AMERICAN ELM 'NEW HARMONY' WILLOW OAK HONEY LOCUST	2"-2 1/2" CALIPER (12-15' HT.)
• ORNAMENTAL TREE	FLOWERING CRABAPPLE KOUSA DOGWOOD CHERRY JAPANESE SNOWBELL	1 1/2"-2" CALIPER(8'-10' HT.)
• EVERGREEN TREE	AUSTRIAN PINE LEYLAND CYPRESS SPRUCE HOLLY	7'-8' HEIGHT
EVERGREEN SHRUB	ABELIA BOXWOOD YEW HOLLY	

LANDSCAPE NOTES:

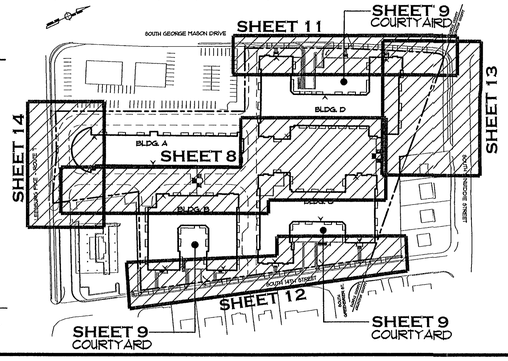
1. SEE PROFFERS REGARDING LANDSCAPE AND DESIGN DETAILS.
2. THE PROPOSED LANDSCAPE SHALL BE UTILIZED TO MEET MINIMUM TREE COVER REQUIREMENTS FOR MULTI-FAMILY USES. SEE TREE COVER CALCULATIONS.
3. SEE NOTE 12 ON SHEET 2 REGARDING TRANSITIONAL SCREEN YARD WAIVERS/ MODIFICATIONS.
4. INTERIOR COURTYARDS TO CONTAIN A MINIMUM 50% GREEN SPACE (LAWN, SHURBS, AND/OR GROUNDCOVER-PERENNIALS).
5. STREET TREES SHALL BE SUITABLE TO WITHSTAND ADVERSE URBAN CONDITIONS. POSSIBLE STREET TREES TO INCLUDE, LONDON PLANETREE AND/ OR AMERICAN ELM 'NEW HARMONY'. THE AMERICAN ELM IS CONSIDERED TO BE ONE OF THE BEST STREET TREES, TOLERATING VERY LIMITED SPACE AND LASTING FOR DECADES. THE NEW HARMONY IS A DISEASE RESISTANT USDA VARIETY THAT HAS NOT BEEN SUSCEPTIBLE TO DUTCH ELM DISEASE SINCE ITS INTRODUCTION.
6. ALL TREES TO BE LOCATED A MIN 5' OFF PUBLIC UTILITY EASEMENTS PER FAIRFAX COUNTY PFM.
7. TREES ON PLAZA WILL BE LOCATED IN ENGINEERED PLANTING SOIL.

TREE COVER CALCULATIONS

GROSS SITE AREA		313,907 S.F.
- BUILDING FOOTPRINTS FOR SITE PLANS		145,623 S.F.
ADJUSTED GROSS SITE AREA		168,284 S.F.
X PERCENTAGE OF TREE COVER REQUIRED		.10
TREE COVER REQUIRED		16,828 S.F.
TREE PRESERVATION CREDITS (1.25 CREDITS) (0 SF @1.25)		0
PROPOSED TREE COVER		
LARGE SHADE TREES	27 TREES X 200 S.F.	5,400 S.F.
MEDIUM SHADE TREES	20 TREES X 150 S.F.	3,000 S.F.
ORNAMENTAL TREES	113 TREES X 75 S.F.	8,475 S.F.
EVERGREEN TREES	39 TREES X 100 S.F.	3,900 S.F.
TOTAL TREE COVER PROVIDED		20,775 S.F.

*DOES NOT INCLUDE CREDIT FOR STREET TREES IN R.O.W. OR ARLINGTON COUNTY

ENLARGEMENT KEY



NORTH

0 20 40 80 120
SCALE: 1' = 40'

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FAX 703-263-0786
ENGINEERS · SURVEYORS PLANNERS LANDSCAPE ARCHITECTS

SEAL

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
8/31/05
LICENSE No. 001104
CERTIFIED LANDSCAPE ARCHITECT

REVISIONS

MAY 3, 2005
JUNE 7, 2005
JULY 20, 2005
AUGUST 17, 2005
AUGUST 31, 2005

OVERALL LANDSCAPE PLAN

FAIRFIELD AT BAILEY'S CROSSROADS

FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

SCALE:	1"=40'-0"
DATE	FEB. 2005
DRAWN	BAC
CHECKED	BAC
JOB #	2126-0101
CAD FILE	2126-LS.dwg
SHEET #	7 OF 16

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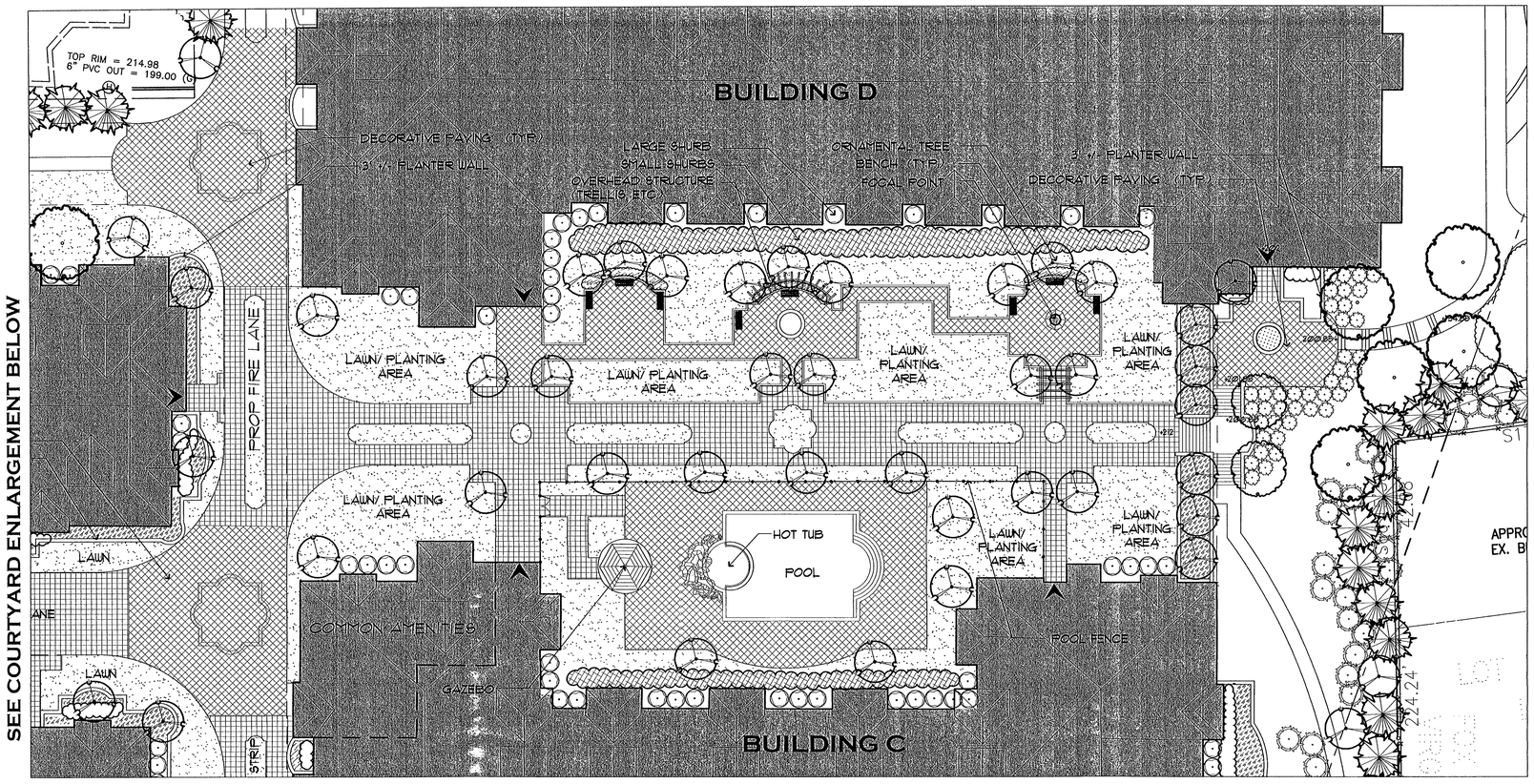
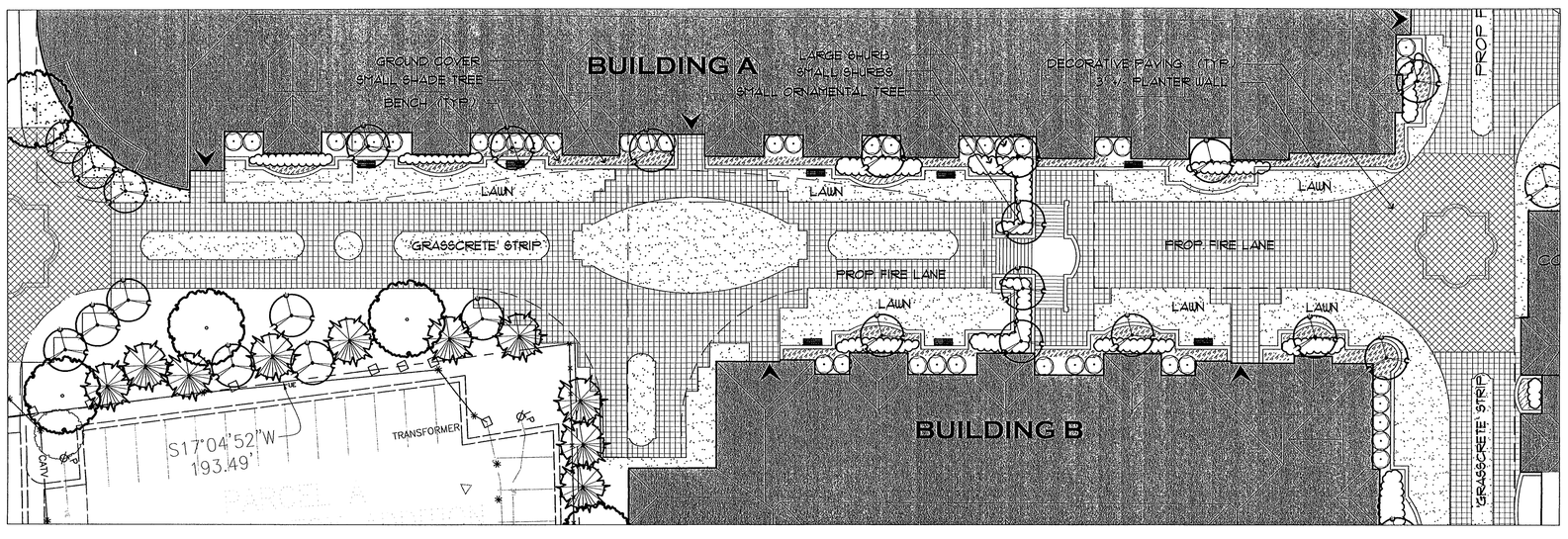


1 COURTYARD ENLARGEMENT PLAN AT LOWER PLAZA (ELEV. 212')

SCALE: 1" = 20'

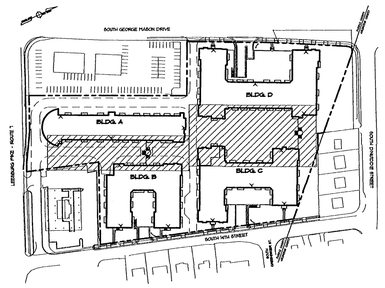


2 COURTYARD ENLARGEMENT PLAN AT UPPER PLAZA (ELEV. 222')

SCALE: 1" = 20'

The landscape treatments and design features presented hereon shall be considered conceptual and are presented to represent the visual character of the project. The concepts may change in response to final architectural and engineering design and County Site Plan approvals.

ENLARGEMENT KEY



NOTE: TREES IN PLAZA WILL BE LOCATED IN RAISED ENGINEERED PLANTING SOIL BEDS AS PER CORNELL UNIVERSITY STRUCTURAL FILL SPECIFICATIONS AND DETAILS OR EQUAL. TREES TO BE SIZED APPROPRIATELY TO MEET MINIMUM PLANTING AREA REQUIREMENT PER PFM TABLE 12.7.

TREES ON PLAZA	MIN. AREA	TYP. TREES
CATEGORY I EVERGREEN TREE	30 SF	EG: FOSTER'S HOLLY CHINESE JUNIPER
CATEGORY II ORNAMENTAL TREE	50 SF	EG: SERVICEBERRY JAPANESE STEWARTIA
CATEGORY III MINOR SHADE TREE	90 SF	EG: HONEYLOCUST LITTLELEAF LINDEN

* CATEGORY REFERENCE ABOVE PER COUNTY PUBLIC FACILITIES MANUAL.

RZ/FDP
Application No. 2005-MA-008 Staff t. swagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Date of (BOS) (PC) approval 9-20-05
Sheet 8 of 17
FDP: PC Approval 9-22-05
BOS cond 8-31-05

NORTH

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UPPER AND LOWER COURTYARD AMENITY PLAN

FAIRFIELD AT BAILEY'S CROSSROADS

FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

SCALE:	1"=20'-0"
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CHECKED	BAC
JOB #	2126-0101
CAD FILE	2126-ENL.dwg
SHEET #	8 OF 16

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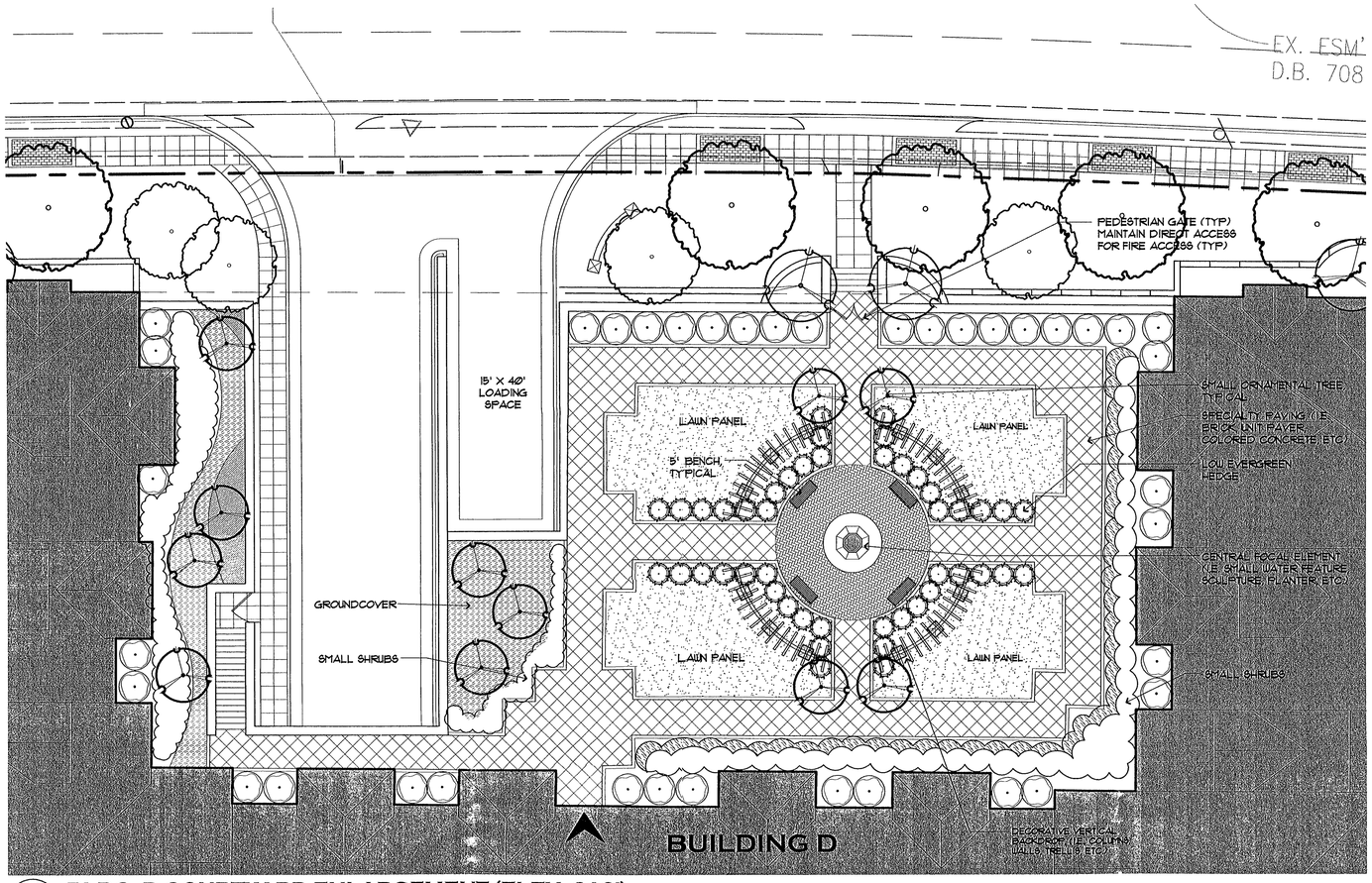

1 BLDG. D COURTYARD ENLARGEMENT (ELEV. 212')

SCALE: 1" = 10'-0"

NOTE:

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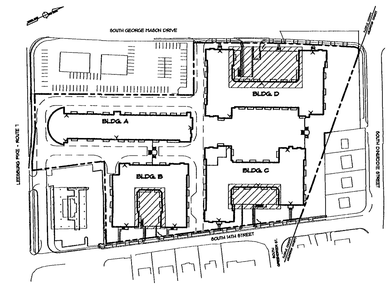
ENLARGEMENT KEY



RZ/FDP
Application No. 2005-MA-008 Staff: L. Swagler
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SEE PROFFERS DATED 9-23-05
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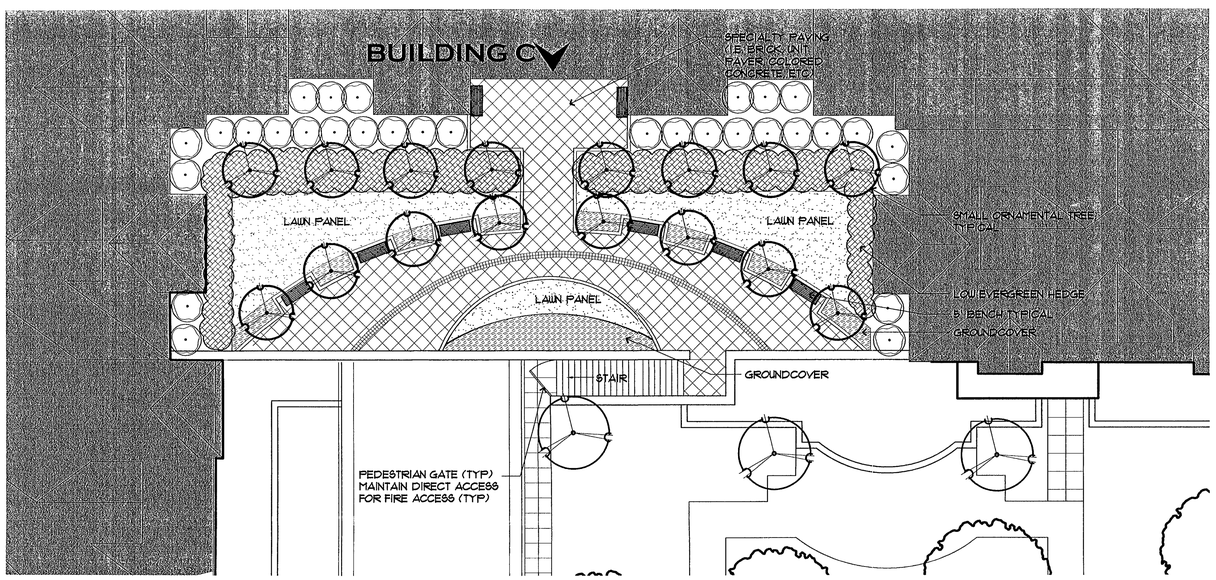
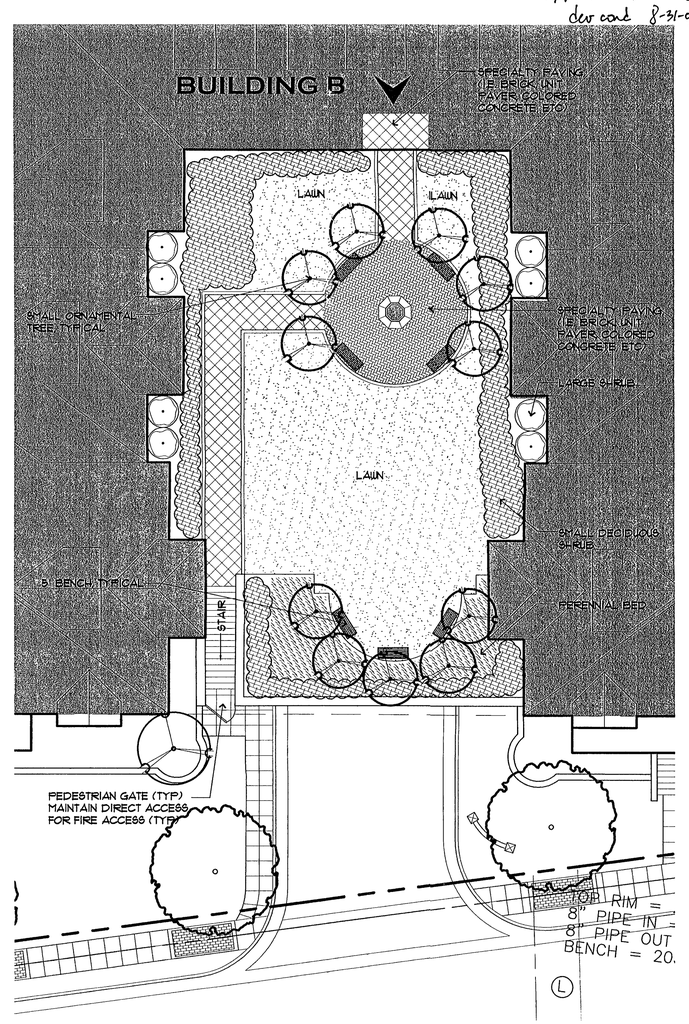
dev cond 8-31-05



2 BLDG. C COURTYARD ENLARGEMENT (ELEV. 222')

SCALE: 1" = 10'-0"

NORTH



3 BLDG. B COURTYARD ENLARGEMENT (ELEV. 212')

SCALE: 1" = 10'-0"

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REVISIONS

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COURTYARD ENLARGEMENT PLAN

FAIRFIELD
AT
BAILEY'S CROSSROADS
FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

SCALE:	1"=10'-0"
DATE	FEB. 2005
DRAWN	BAC
CHECKED	BAC
JOB #	2126-0101
CAD FILE	2126-ENL2.dwg
SHEET #	9 OF 16

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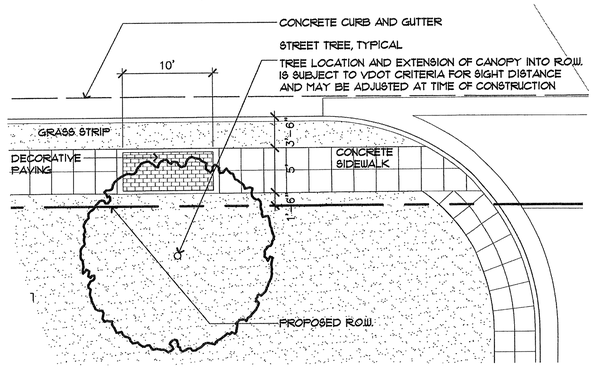
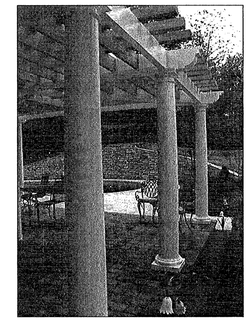
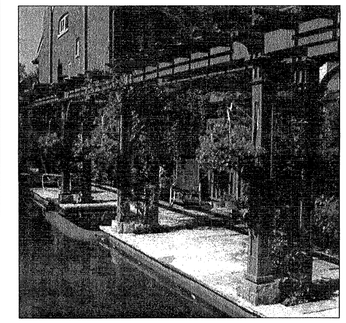
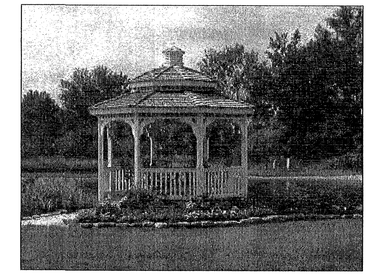


1 TYPICAL STREET TREE

SCALE: 1" = 8'-0"







2/10 PERGOLA AND GAZEBOS

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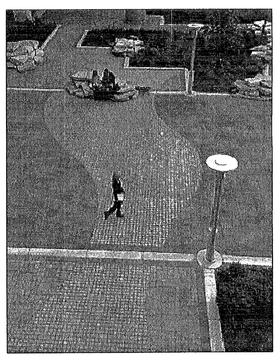
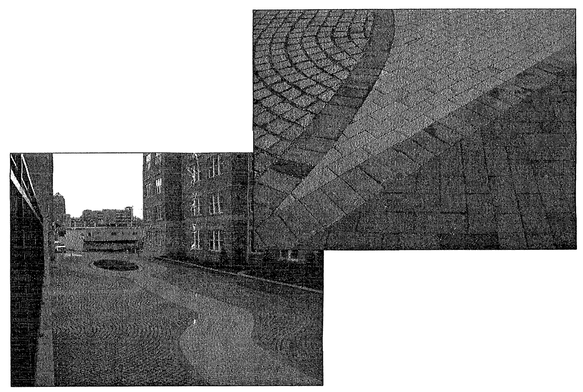
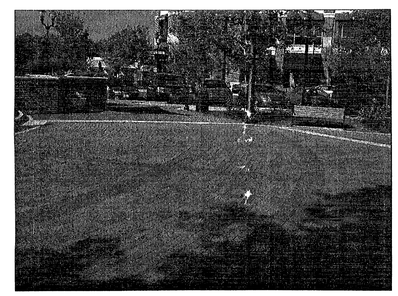
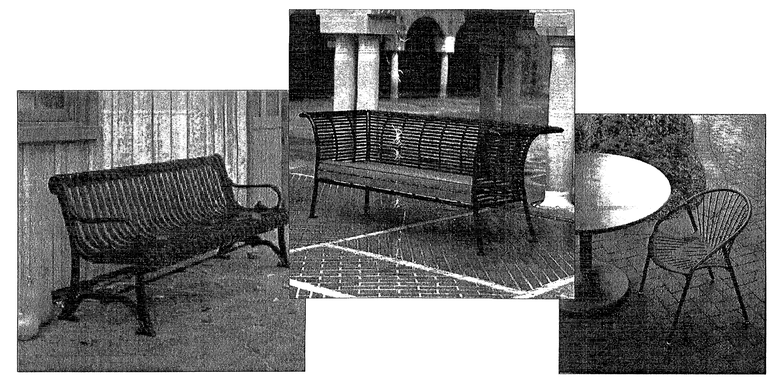


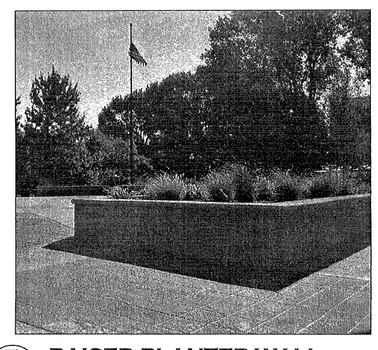


3/10 DECORATIVE PAVING

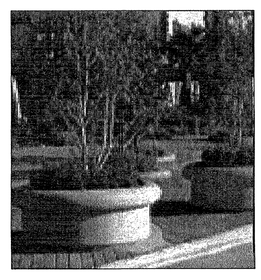


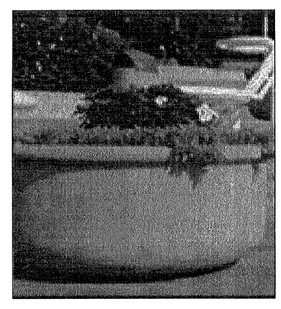


4/10 BENCHES AND TABLES

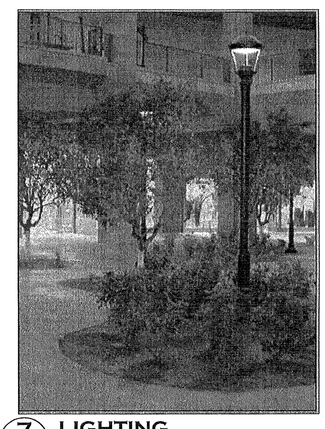


5/10 RAISED PLANTER WALL

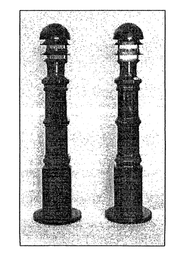




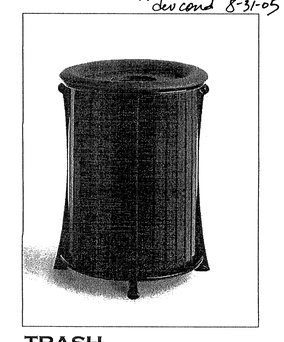
6/10 PLANTERS



7/10 LIGHTING



BOLLARD LIGHTS



8/10 TRASH RECEPTACLE

RZ/FDP
Application No. 2005-MA-008 Staff J. Swanger
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SITE FURNISHINGS AND TYPICAL DETAILS

FAIRFIELD AT BAILEY'S CROSSROADS

FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

SCALE:	NTS
DATE	FEB. 2005
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SHEET #	10 OF 16

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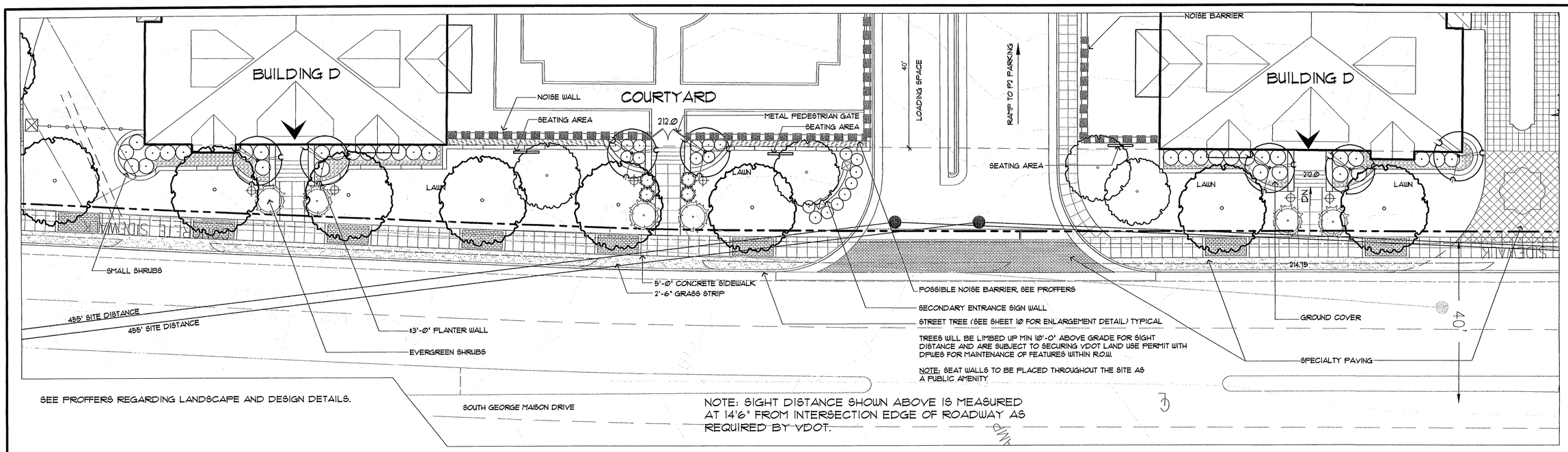
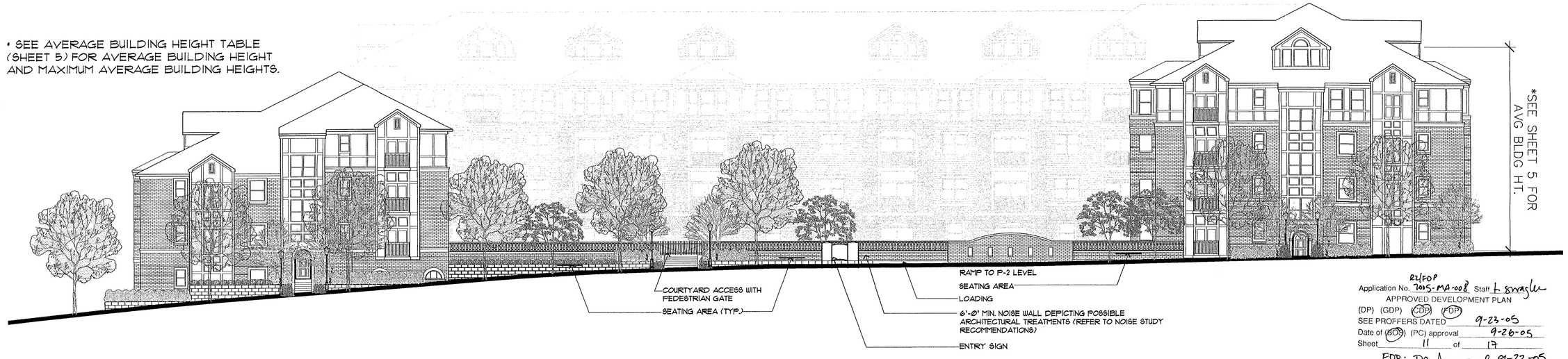


1 SOUTH GEORGE MASON DRIVE STREETSCAPE

SCALE: 1" = 12'-0"



Application No. R2/FDP 2005-MA-008 Staff L. Smagler
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Sheet 11 of 17
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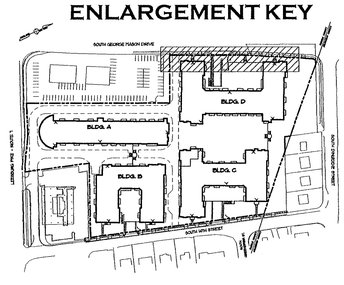
dev. cond. 8-31-05

2 BUILDING D ELEVATION ALONG SOUTH GEORGE MASON DRIVE

SCALE: 1" = 12'-0"

ENLARGEMENT KEY



KEY

- LOW MASONRY GARDEN WALL
- BRICK OR STONE PLANT BORDER
- PEDESTRIAN LIGHT
- SEATING AREA TO CONSIST OF EITHER A BENCH OR A GARDEN WALL DESIGNED TO ALLOW SEATING (E.G. HEIGHT & WIDTH)

COMPREHENSIVE PLAN - AREA I (EXCERPT, PG. 36, (2))

Along the remainder of South George Mason Drive across from residential development, building height should be a maximum of 5 stories (or an average building height of 55 feet with no portion of the building to exceed 60 feet in height), with the fifth story incorporated in the roof with dormer windows.

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MAY 3, 2005
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S. GEORGE MASON DR. STREETSCAPE & ELEVATION

FAIRFIELD AT BAILEY'S CROSSROADS

FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

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SHEET #	11 OF 16

COMPREHENSIVE PLAN - AREA I (EXCERPT, PG. 36 (2))

The maximum building height adjacent to Arlington County should be 4 stories or an average building height of 45 feet with no portion of the building to exceed 50 feet in height (this height limit includes above grade parking structure levels), the fourth story is to be incorporated in the roof with dormer windows. In addition, if the four parcels in Arlington County along Dinwiddie Street are not included in the proposed consolidation, a minimum fifty foot buffer area should be provided adjacent to these parcels.

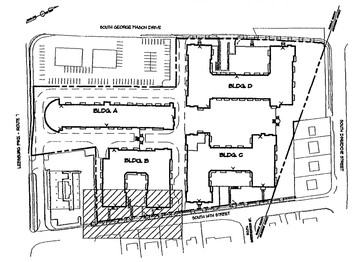
COMPREHENSIVE PLAN - AREA I (EXCERPT, PG. 36 (2))

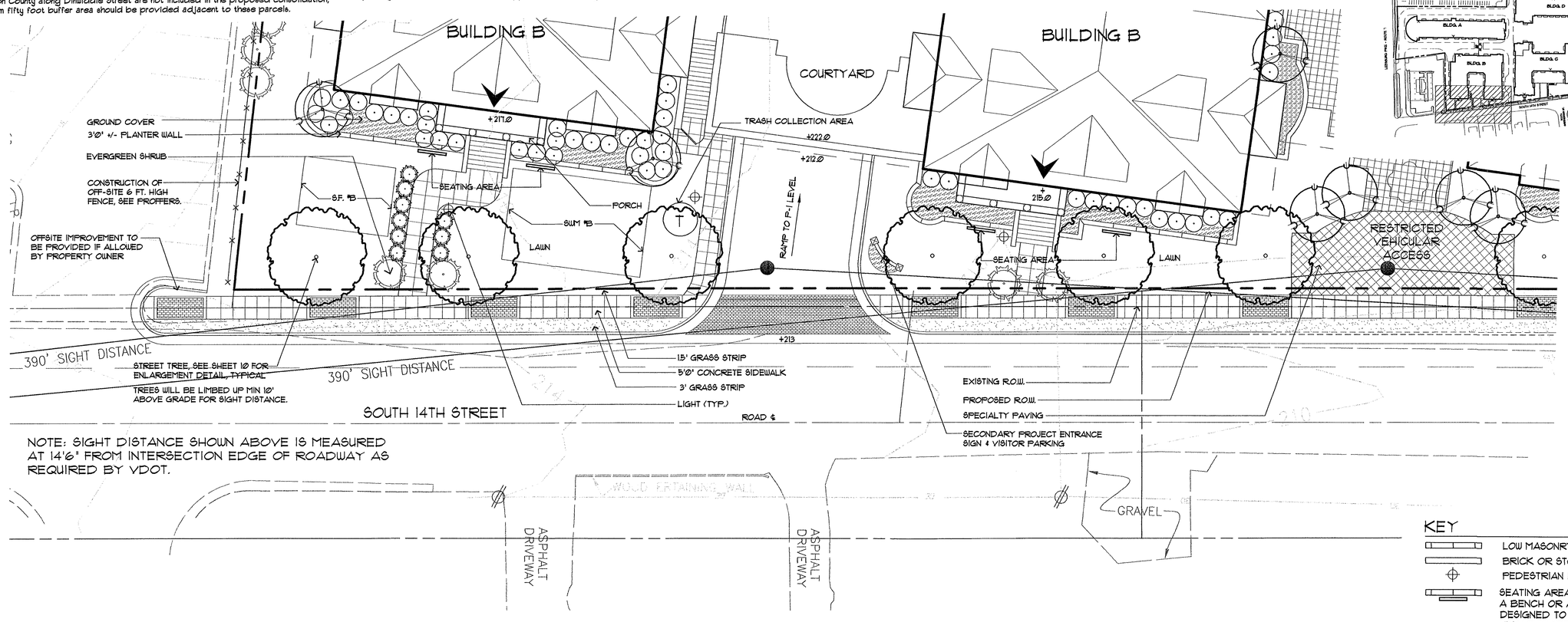
All of the above height limits include parking structure levels when completely above the property's average grade after redevelopment provided that re-grading along the edge of the proposed development does not exceed a 1 in 3 slope and does not include the use of retaining walls, the exception is when the parking level is only partly exposed (less than 30% of the parking level) and that portion of the parking structure is designed as an integral component of the residential design - an example of integrating a partial exposed parking level would be to have the appearance of an English basement.

COMPREHENSIVE PLAN - AREA I (EXCERPT, PG. 36 (2))

Along South Fourteenth Street across from single-family detached residential development, the maximum building height should be 3 stories (or an average building height of 37 feet with no portion of the building to exceed 40 feet in height), with third story incorporated in the roof with dormer windows.

ENLARGEMENT KEY





KEY

- LOW MASONRY GARDEN WALL
- BRICK OR STONE PLANT BORDER
- PEDESTRIAN LIGHT
- SEATING AREA TO CONSIST OF EITHER A BENCH OR A GARDEN WALL DESIGNED TO ALLOW SEATING (E.G. HEIGHT & WIDTH)

1 SOUTH 14TH ST. STREETSCAPE CONCEPT

SCALE: 1" = 12'-0"

SEE PROFFERS REGARDING LANDSCAPE AND DESIGN DETAILS.

Application No. RZ/FDP 2005-MA-008 Staff t. Swagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-23-05
Date of (POS) (PC) approval 9-26-05
Sheet 12 of 17

FDP: PC approval 9-22-05
dev. cond 8-31-05

* SEE BUILDING HEIGHT TABLE (SHEET 5) FOR AVERAGE BUILDING HEIGHT AND MAXIMUM AVERAGE BUILDING HEIGHTS.

2 BUILDING B+C ELEVATION ALONG SOUTH 14TH STREET

SCALE: 1" = 12'-0"

NORTH

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ENGINEERS · SURVEYORS PLANNERS LANDSCAPE ARCHITECTS

SEAL

COMMONWEALTH OF VIRGINIA
STEVEN L. GLEASON
8/31/05
LICENSE No. 001104
CERTIFIED LANDSCAPE ARCHITECT

REVISIONS

MAY 3, 2005
JUNE 7, 2005
JULY 20, 2005
AUGUST 17, 2005
AUGUST 31, 2005

SOUTH 14TH ST. STREETSCAPE & ELEVATION

FAIRFIELD AT BAILEY'S CROSSROADS

FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

SCALE:	1"=20'-0"
DATE	FEB. 2005
DRAWN	BAC
CHECKED	BAC
JOB #	2126-0101
CAD FILE	2126-ELEV2.dwg
SHEET #	12A OF 16

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COMPREHENSIVE PLAN - AREA I (EXCERPT, PG. 36 (2))

The maximum building height adjacent to Arlington County should be 4 stories or an average building height of 45 feet with no portion of the building to exceed 50 feet in height (this height limit includes above grade parking structure levels), the fourth story is to be incorporated in the roof with dormer windows. In addition, if the four parcels in Arlington County along Dinwiddie Street are not included in the proposed consolidation, a minimum fifty foot buffer area should be provided adjacent to these parcels.

COMPREHENSIVE PLAN - AREA I (EXCERPT, PG. 36 (2))

All of the above height limits include parking structure levels when completely above the property's average grade after redevelopment provided that re-grading along the edge of the proposed development does not exceed a 1 in 3 slope and does not include the use of retaining walls, the exception is when the parking level is only partly exposed (less than 30% of the parking level) and that portion of the parking structure is designed as an integral component of the residential design - an example of integrating a partial exposed parking level would be to have the appearance of an English basement.

COMPREHENSIVE PLAN - AREA I (EXCERPT, PG. 36 (2))

Along South Fourteenth Street across from single-family detached residential development, the maximum building height should be 3 stories (or an average building height of 37 feet with no portion of the building to exceed 40 feet in height), with third story incorporated in the roof with dormer windows.

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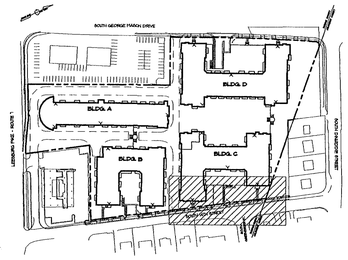

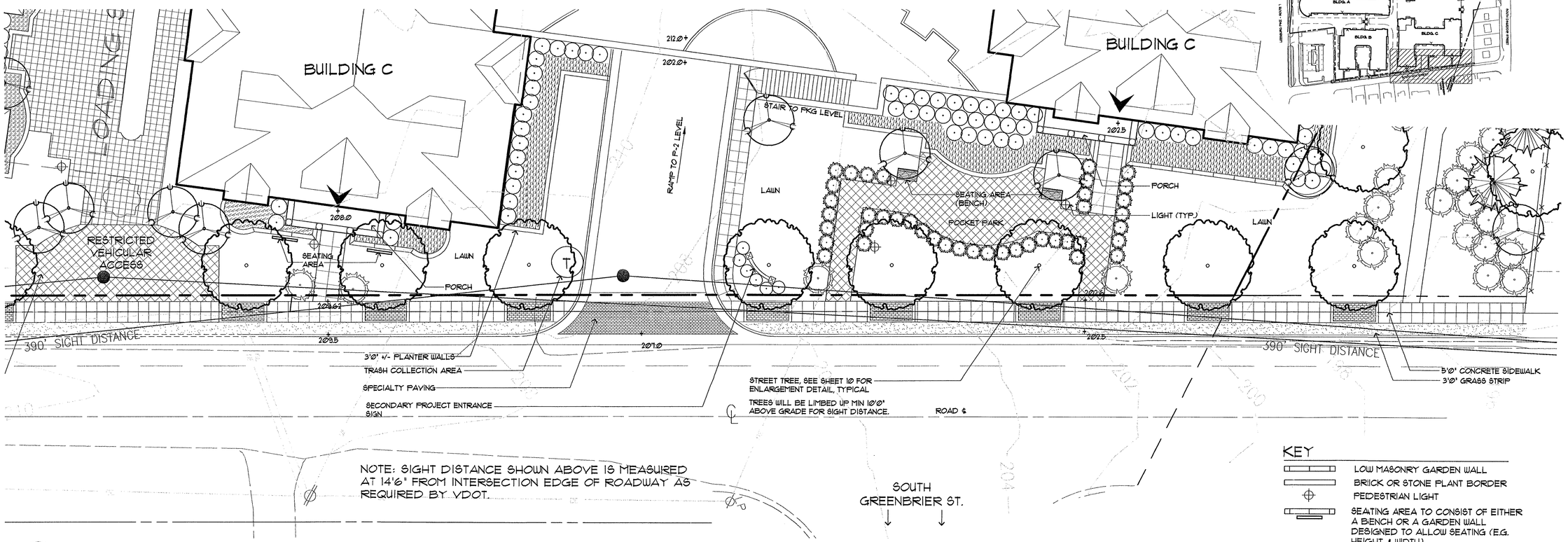

1 SOUTH 14TH ST. STREETSCAPE CONCEPT

SCALE: 1" = 12'-0"

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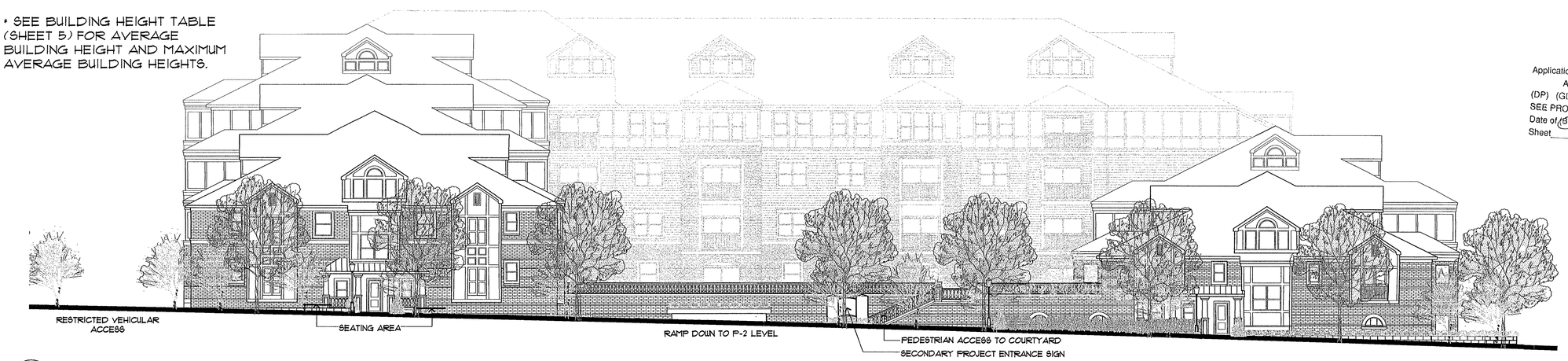

2 BUILDING B+C ELEVATION ALONG SOUTH 14TH STREET

SCALE: 1" = 12'-0"

Application No. RZ/FDP 2005-MA-008 Staff L. Swagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-23-05
Date of (BOS) (PC) approval 9-26-05
Sheet 13 of 17
FDP: PC Approval 9-22-05
dev. cond 8-31-05

NORTH

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SEAL
COMMONWEALTH OF VIRGINIA
STEVEN R. GLEASON
9/23/05
LICENSE No. 001104
CERTIFIED LANDSCAPE ARCHITECT

REVISIONS
MAY 3, 2005
JUNE 7, 2005
JULY 20, 2005
AUGUST 17, 2005
AUGUST 31, 2005

SOUTH 14TH ST. STREETSCAPE & ELEVATION

FAIRFIELD AT BAILEY'S CROSSROADS

FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

SCALE:	1"=20'-0"
DATE	FEB. 2005
DRAWN	BAC
CHECKED	BAC
JOB #	2126-0101
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SHEET #	12B OF 16

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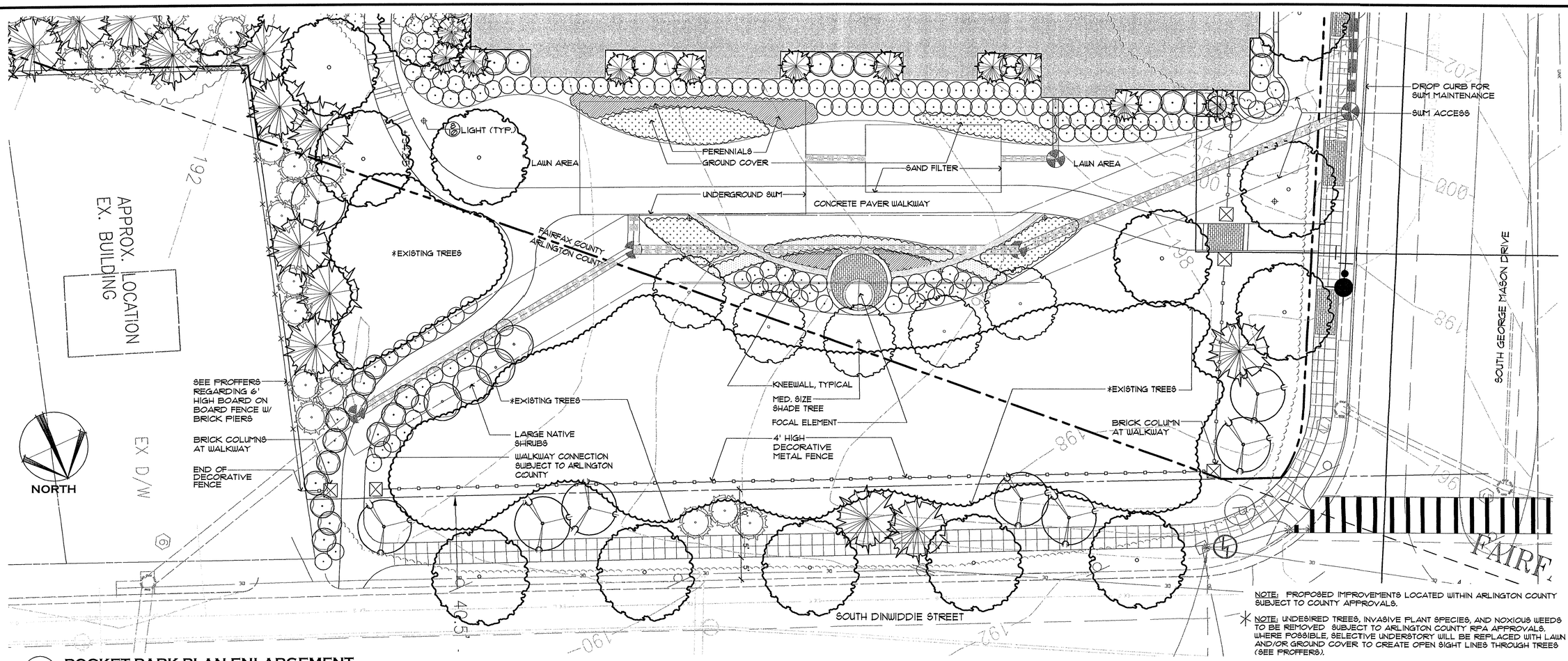

NOTE: PROPOSED IMPROVEMENTS LOCATED WITHIN ARLINGTON COUNTY SUBJECT TO COUNTY APPROVALS.

* NOTE: UNDESIRED TREES, INVASIVE PLANT SPECIES, AND NOXIOUS WEEDS TO BE REMOVED SUBJECT TO ARLINGTON COUNTY RPA APPROVALS. WHERE POSSIBLE, SELECTIVE UNDERSTORY WILL BE REPLACED WITH LAWN AND/OR GROUND COVER TO CREATE OPEN SIGHT LINES THROUGH TREES (SEE PROFFERS).

1 POCKET PARK PLAN ENLARGEMENT

SCALE: 1" = 10'-0"

SEE PROFFERS REGARDING LANDSCAPE AND DESIGN DETAILS.

* SEE BUILDING HEIGHT TABLE (SHEET 5) FOR AVERAGE BUILDING HEIGHT AND MAXIMUM AVERAGE BUILDING HEIGHTS.

COMPREHENSIVE PLAN - AREA I ((EXCERPT, PG. 36 (2))

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2 BUILDING D ELEVATION ALONG SOUTH DINWIDDIE ST.

SCALE: 1" = 10'-0"

COMPREHENSIVE PLAN - AREA I ((EXCERPT, PG. 36 (2))

All of the above height limits include parking structure levels when completely above the property's average grade after redevelopment provided that re-grading along the edge of the proposed development does not exceed a 1 in 3 slope and does not include the use of retaining walls, the exception is when the parking level is only partly exposed (less than 30% of the parking level) and that portion of the parking structure is designed as an integral component of the residential design - an example of integrating a partial exposed parking level would be to have the appearance of an English basement.

RZ/FDP
Application No. 2005-MA-008 Staff H. Strickler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-23-05
Date of (BOS) (PC) approval 9-26-05
Sheet 14 of 17
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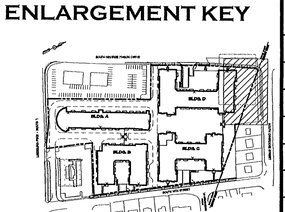
dev. cond. 8-31-05

ENLARGEMENT KEY



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POCKET PARK & S. DINWIDDIE ST. ELEVATION

FAIRFIELD AT BAILEY'S CROSSROADS

FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

SCALE:	1"=10'-0"
DATE	FEB. 2005
DRAWN	BAC
CHECKED	BAC
JOB #	2126-0101
CAD FILE	2126-ELEV3.dwg
SHEET #	13 OF 16

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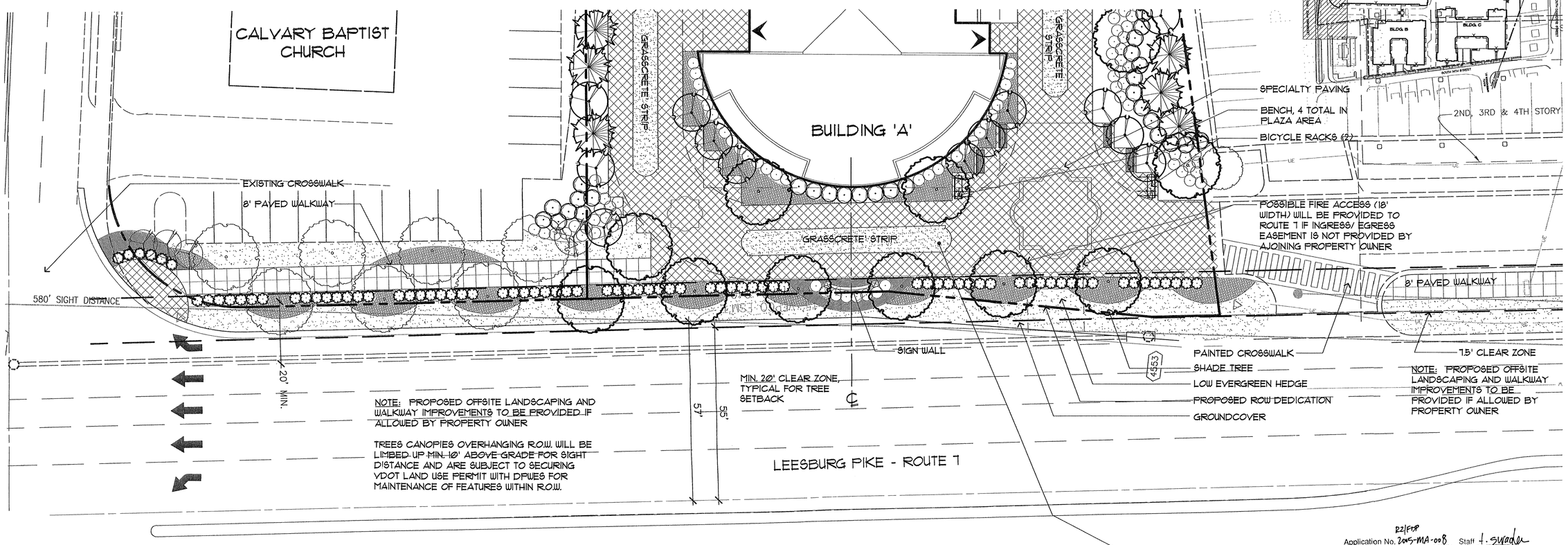
COMPREHENSIVE PLAN - AREA I
((EXCERPT, PG. 36 (2))

The tallest building height is encouraged for the area with in 300 feet of Route 7, where building height should be between 5 and 7 stories (or an average building height of 80 feet, with no portion of the building to exceed 85 feet in height.).

SEE PROFFERS REGARDING LANDSCAPE AND DESIGN DETAILS.



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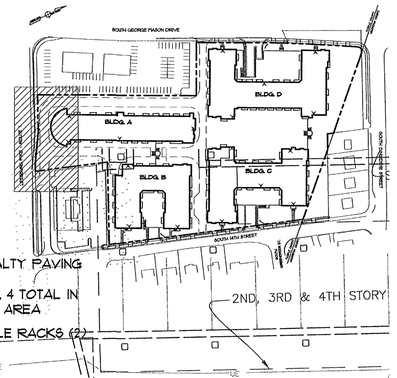

1 PLAN ENLARGEMENT
SCALE: 1" = 20'-0"

22/FDP
Application No. 2005-MA-008 Staff J. Swagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-23-05
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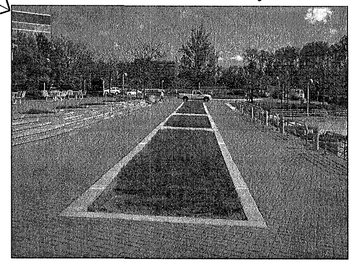
bd. cond. 8-31-05



TYPICAL FIRE ACCESS LANE TREATMENT WITH LAWN AND HARDSCAPE AREAS. (PHOTO TAKEN AT THE JACK HERRITY BUILDING).

2 ELEVATION B-B' - VIEW ALONG ROUTE 7 (LEESBURG PIKE)
SCALE: 1" = 20'-0"

NORTH

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RT. 7 STREETSCAPE AND ELEVATION

FAIRFIELD AT BAILEY'S CROSSROADS
FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

SCALE:	1"=20'-0"
DATE	FEB. 2005
DRAWN	BAC
CHECKED	BAC
JOB #	2126-0101
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SHEET #	14 OF 16

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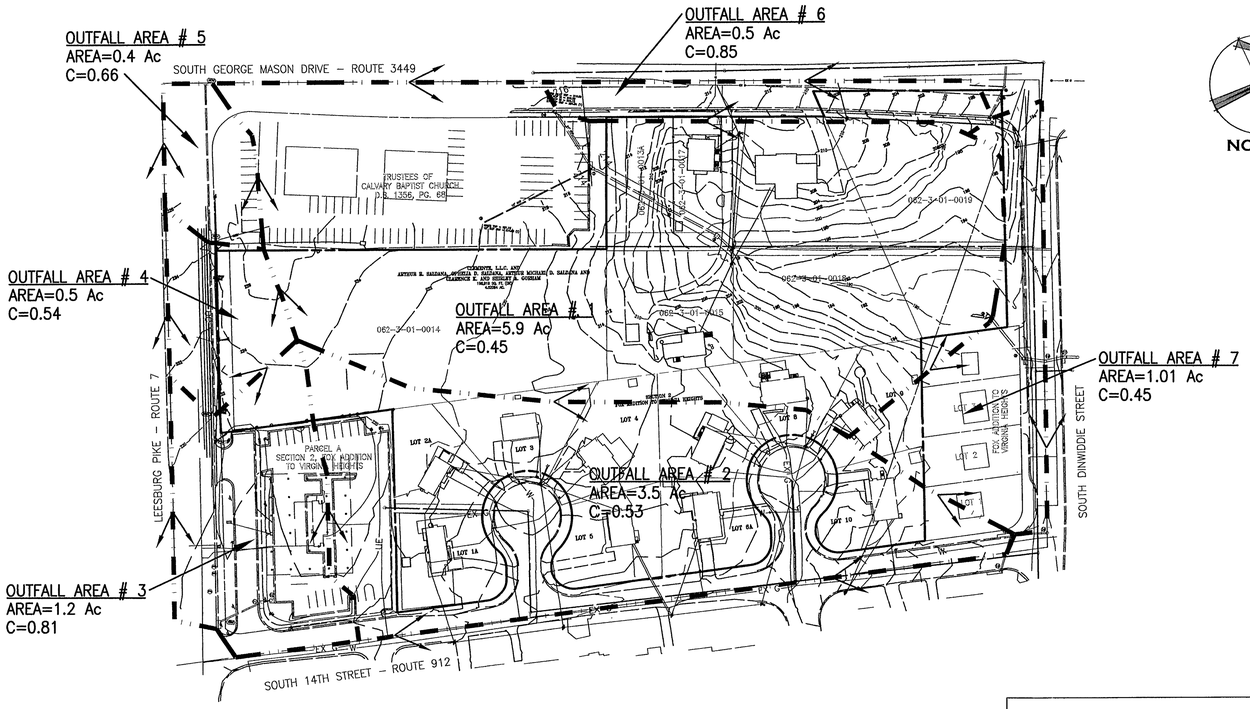

EXHIBIT A

EXISTING SITE CONDITIONS

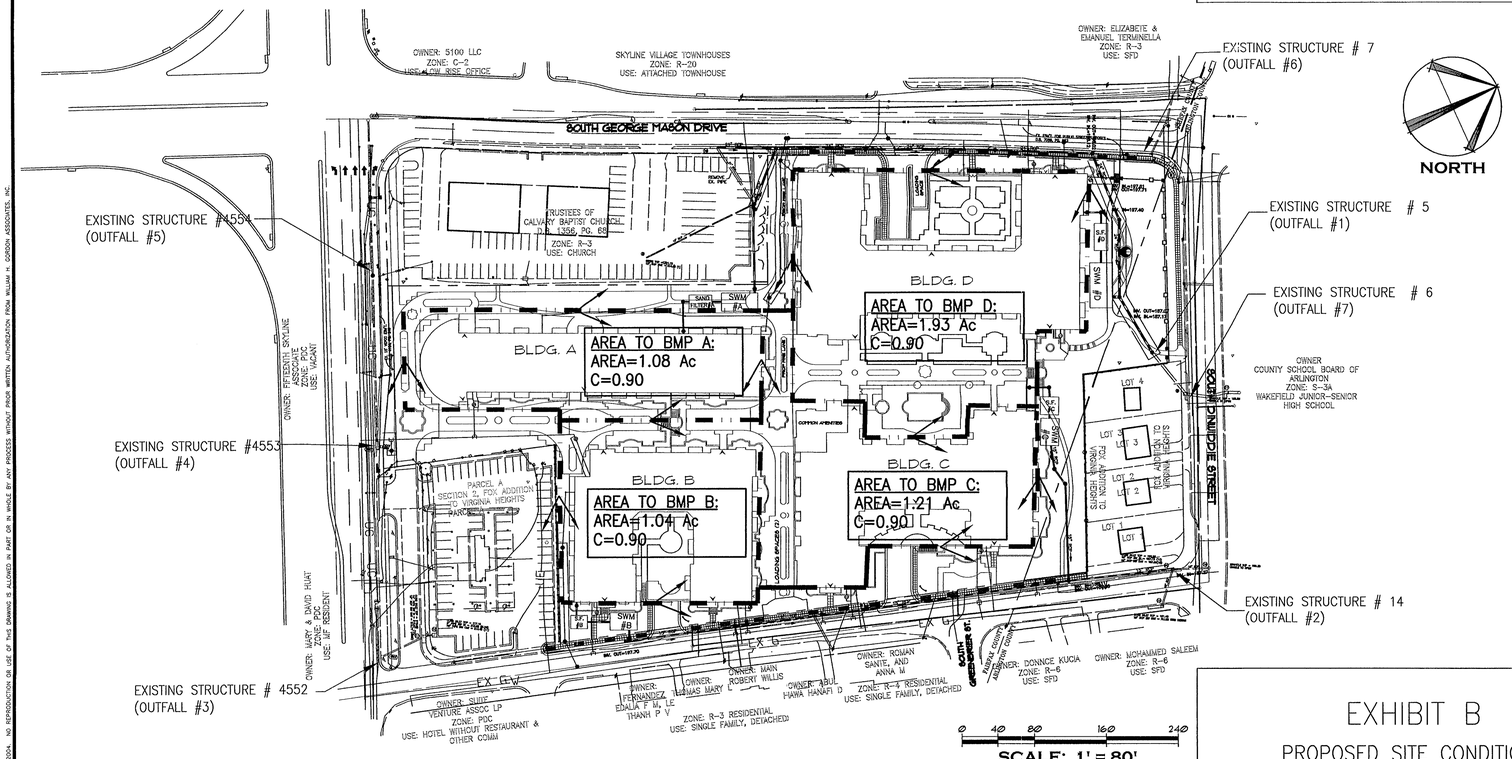

EXHIBIT B

PROPOSED SITE CONDITIONS

STORMWATER MANAGEMENT NARRATIVES

STORMWATER MANAGEMENT (SWM) FOR THE SITE WILL BE PROVIDED BY FOUR UNDERGROUND STORMWATER DETENTION FACILITIES. THE LOCATIONS OF THE PROPOSED FACILITIES WILL BE AS SHOWN ON THIS PLAN. HOWEVER, THE FINAL LOCATION OF THESE FACILITIES IS SUBJECT TO FINAL ENGINEERING.

THE TOTAL AREAS GOING TO THE FACILITIES ARE AS SHOWN ON THIS PLAN. THE STORAGE CAPACITY FOR THE FACILITIES ARE AS FOLLOWS: "A" – 9,807 CUBIC FEET; "B" – 11,359 CUBIC FEET; "C" – 9,807 CUBIC FEET; "D" – 29,208 CUBIC FEET.

MAINTEINANCE ACCESS FOR FACILITY "A" WILL BE VIA SOUTH GEORGE MASON DRIVE AND ON TO THE FIRE LANE BETWEEN BUILDING A AND D. FACILITY "B" WILL BE ACCESSED VIA SOUTH 14th STREET. FACILITY "C" WILL BE ACCESSED VIA SOUTH 14th STREET THROUGH THE STORM EASEMENT. FACILITY "D" WILL BE ACCESSED THROUGH SOUTH GEORGE MASON DRIVE OR SOUTH DINWIDDIE STREET.
CLEANOUT OPERATIONS TO THESE FACILITIES WILL BE PERFOMED BY SUBMERSIBLE PUMPS THROUGH 9"–16" RISERS. TO ENSURE ADDED SAFETY, THE TOP OF THE RISERS WILL BE SEALED WITH CAPS WHILE THE CLEANOUT IS BEING PERFOMED.

BEST MANAGEMENT PRACTICES (BMP) NARRATIVE

WATER QUALITY (BMP) WILL BE PROVIDED BY SAND FILTERS LOCATED ALONG THE INCOMING PIPES TO EACH STORMWATER MANAGEMENT DETENTION VAULT. THE BMP WILL PROVIDE THE REQUIRED 40% PHOSPHOROUS REMOVAL REQUIRED BY THE COUNTY.

ADEQUATE OUTFALL NARRATIVE

THE PROPOSED SITE HAS SIX EXISTING STORMWATER OUTFALLS:

OUTFALL AREA # 1, FROM PROPOSED STORMWATER DETENTION VAULT # 1, WILL CONNECT TO AN EXISTING CLOSED CONDUIT SYSTEM AT EXISTING STRUCTURE # 5(HEADWALL). THE FLOW WILL THEN BE CONVEYED SOUTHEASTERLY IN AN EXISTING 30" RCP PIPE. THE EXISTING 10 YEAR FLOW WITHIN PIPE RUN EX 5 TO EX 6 IS 19.3 CFS. THE PROPOSED FLOW FOR THE 10 YR EVENT FROM THE DETENTION VAULT WILL BE ABOUT 15 CFS; WHICH IS LESS THAN THE EXISTING FLOW.

OUTFALL # 2, ON S. 14th STREET, WILL COME FROM A SECOND DETENTION VAULT AS WELL AS PROPOSED CURB INLETS ALONG S. 14th STREET. A PROPOSED 15" RCP PIPE WILL CONVEY THE TOTAL FLOW TO AN EXISTING STRUCTURE #14. THE FLOW WILL THEN BE CONVEYED NORTH–EASTERLY VIA AN EXISTING 15" RCP PIPE AND ON TO THE EXISTING CLOSED CONDUIT SYSTEM. THE EXISTING 10 YEAR FLOW WITHIN PIPE RUN EX 14 TO EX 15 IS 14.13 CFS. THE FLOW FROM THE PROPOSED DETENTION VAULT WILL BE LESS THAN OR EQUAL TO THE EXISTING FLOW FOR THE 10–YEAR AND 100–YEAR STORM EVENTS.

OUTFALL # 5 (STRUCTURE # 4554) CONNECTS TO OUTFALL # 4 (STRUCTURE # 4553) THROUGH AN EXISTING 15" RCP PIPE. THIS THEN CONNECTS TO OUTFALL # 3 (STRUCTURE 4552) VIA AN EXISTING 15" RCP PIPE. THESE INTERCONNECTED STRUCTURES LOCATED ALONG LEESBURG PIKE WILL NOT EXPERIENCE A RUNOFF CHANGE DUE TO THE PROPOSED DEVELOPMENT. AS A RESULT, THE ULTIMATE FLOW AT OUTFALL # 3 (STRUCTURE # 4552) WILL REMAIN UNCHANGED.

OUTFALL # 6 (STRUCTURE # 7) LOCATED ALONG S. GEORGE MASON DR. WILL NOT EXPERIENCE A RUNOFF CHANGE DUE TO THE PROPOSED DEVELOPMENT. HENCE, THE ULTIMATE FLOW FROM THIS OUTFALL WILL REMAIN UNCHANGED.

OUTFALL # 7 (STRUCTURE # 6) LOCATED ALONG S. DINWIDDIE ST. WILL NOT SEE AN INCREASE IN RUNOFF SINCE THE FLOW WILL HAVE BEEN DETAINED IN SWM # 1.

THE PROPOSED DEVELOPMENT WILL INCREASE THE PEAK 100–YR FLOW BY 31 CFS. THIS INCREASE WILL BE ATTENUATED BY THE PROPOSED SWM DETENTION VAULTS. THE ULTIMATE FLOW FROM THE PROJECT WILL BE EQUAL TO OR BELOW THE PRE–DEVELOPMENT RATE. THEREFORE, IT IS OPINION OF THE UNDERSIGNED ENGINEER THAT THE EXISTING STORM SEWER SYSTEMS DOWNSTREAM OF THE SITE ARE ADEQUATE AND CAN HANDLE THE ANTICIPATED RUNOFF FROM THE PROPOSED DEVELOPMENT.

OVERLAND RELIEF NARRATIVE

OVERLAND RELIEF SHALL BE PROVIDED IN ACCORDANCE WITH THE COUNTY CRITERIA. AREAS SHALL BE GRADED AND BUILDINGS LOCATED IN SUCH A MANNER THAT IF A COMPLETE FAILURE OF THE STORM SEWER SYSTEM OCCURS, NO BUILDING WILL BE FLOODED BY THE DESIGN FLOW. THE EXISTING TOPOGRAPHY OF THIS SITE SLOPES NORTH–EASTERLY. THERE IS A 36' DROP FROM THE INTERSECTION OF SOUTH GEORGE MASON DRIVE AND LEESBURG PIKE TO THE INTERSECTION OF SOUTH DINWIDDIE STREET AND SOUTH 14TH STREET. RUNOFF FROM AREAS ADJACENT TO THE BUILDINGS WILL END UP IN THE FIRE LANES OR THE EXISTING ROADS. IN THE EVENT THAT CURB INLETS LOCATED ALONG THE FIRE LANES GOT INUNDATED, THE EXCESS RUNOFF WILL BE CARRIED ALONG THE CURB AND GUTTER AND ON TO THE CURB AND GUTTER OF THE EXISTING ROADWAYS. EXCESS RUNOFF FROM THE CURB INLETS LOCATED ALONG SOUTH 14TH STREET WILL BE CARRIED NORTH–EASTERLY ALONG THE CURB AND GUTTER AND ON TO THE CLOSED CONDUIT DRAINAGE SYSTEM DOWNSTREAM.

EXISTING DRAINAGE ANALYSIS

ONSITE IMPERVIOUS AREA = 50,036 SF OR 1.1 AC.
ONSITE GRASS COVER/LAWN AREA = 278,377 SF OR 6.4 AC.

TOTAL SITE AREA = 313,907 SF OR 7.2 AC.

TOTAL WEIGHTED C VALUE FOR THE SITE
1.1 AC * 0.90 = 0.99
6.4 AC * 0.35 = 2.24
3.23/7.2 = 0.45

PROPOSED DRAINAGE ANALYSIS

TOTAL DRAINAGE AREA TO DETENTION VAULT(S) = 5.26 AC.
TOTAL AREA UNDETAINED = 1.94 AC.
TOTAL WEIGHTED C VALUE FOR THE AREA DRAINING TO THE SWM FACILITIES
SWM A = 1.08 AC * 0.90 = 0.97
SWM B = 1.04 AC * 0.90 = 0.94
SWM C = 1.21 AC * 0.90 = 1.09
SWM D = 1.93 AC * 0.90 = 1.74

4.74/5.26 = 0.90

ON–SITE DETENTION ANALYSIS (FOUR MILE RUN WATERSHED)
Q2(POST–DEVELOPED)
= C*I*A = 0.90 * 5.45 * 5.26 = 25.80 CFS
Q2(PRE–DEVELOPED)
= C*I*A = 0.45 * 5.45 * 5.26 = 12.90 CFS

Q10(POST–DEVELOPED)
= C*I*A = 0.90 * 7.27 * 5.26 = 34.42 CFS
Q10(PRE–DEVELOPED)
= C*I*A = 0.45 * 7.27 * 5.26 = 17.21 CFS

Q100(POST–DEVELOPED)
= C*I*A = 0.90 * 12.3 * 5.26 = 58.23 CFS
Q100(PRE–DEVELOPED)
= C*I*A = 0.45 * 12.3 * 5.26 = 29.11 CFS

NOTE:

ALL STORMWATER MANAGEMENT, BMP AND OUTFALL COMPUTATIONS SHOWN HEREON ARE APPROXIMATE. THE FINAL COMPUTATIONS ARE SUBJECT TO FINAL ENGINEERING..

RZ/FDP
Application No. 2005-MA-008 Staff J. Swagler
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SEAL
COMMONWEALTH OF VIRGINIA
J. SCOTT PETERSON
8/31/05
LICENSE No. 024787
PROFESSIONAL ENGINEER

REVISIONS
MAY 3, 2005
JUNE 7, 2005
JULY 20, 2005
AUGUST 17, 2005
AUGUST 31, 2005

PRELIMINARY SWM PLAN

FAIRFIELD AT BAILEY'S CROSSROADS

FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

SCALE:	1" = 80'
DATE	FEB. 2005
DRAWN	SN
CHECKED	SP
JOB #	2126-0101
CAD FILE	2126-UP.dwg
SHEET #	15 OF 16

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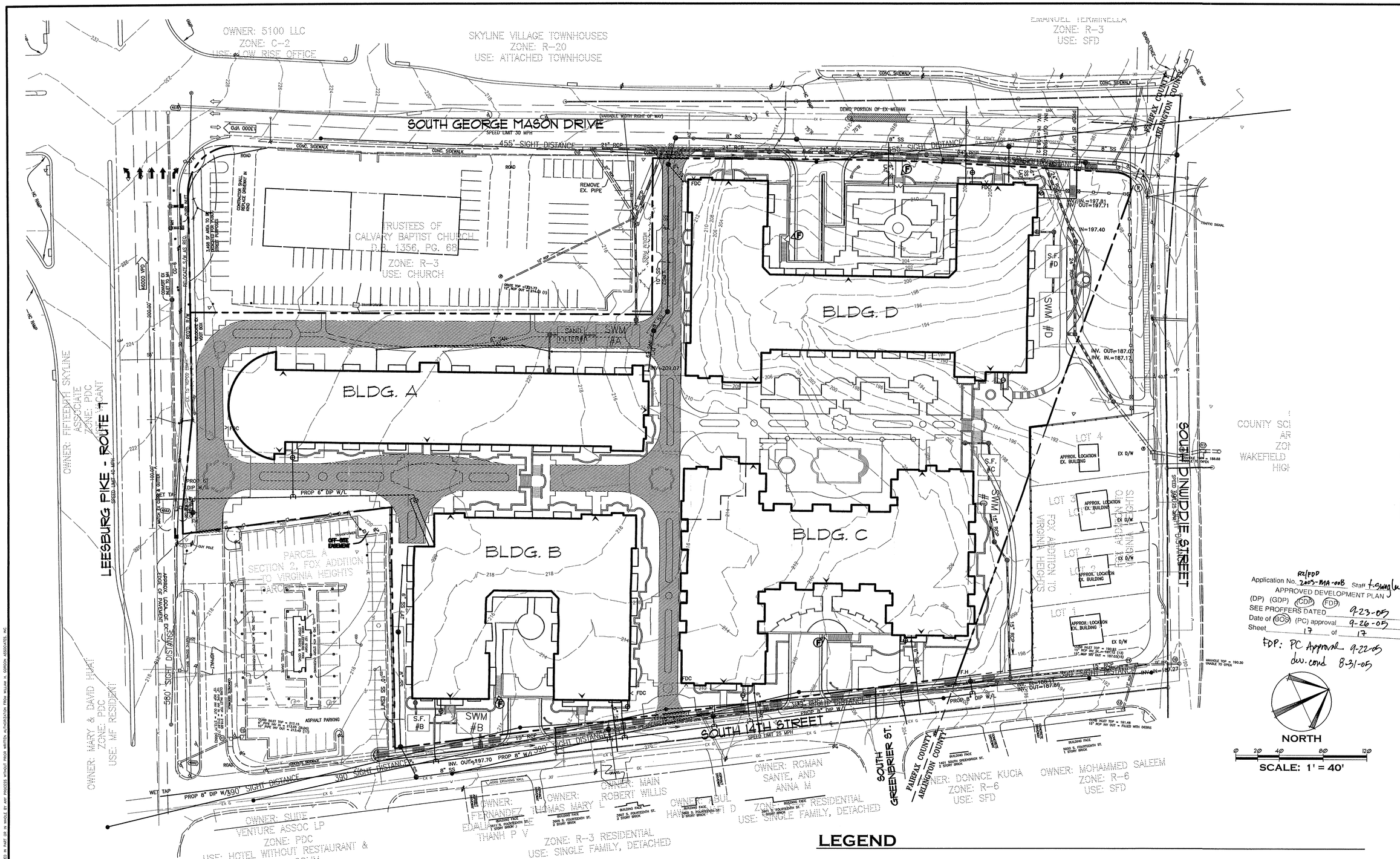

LEGEND

- 24" RCP — STORM SEWER PIPE AND EASEMENT
- 8" SAN SEW — SANITARY SEWER PIPE AND EASEMENT
- WATER LINE AND EASEMENT
- FIRE ACCESS LANES PER MEETING WITH FIRE MARSHALL ON 4/29/05
- UNDERGROUND SWM
- PROPOSED SITE DISTANCES
- EXISTING SITE DISTANCES
- COURTYARD FIRE ACCESS POINT

NOTE
FIRE ACCESS FOR BUILDINGS OVER 4 STORIES OR 50'

9-0202.2J(4) The inner surface of the ladder truck Access way shall be no less than 15' (4.6m) and no more than 30' (9.1m) from the exterior building wall.

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ENGINEERS - SURVEYORS PLANNERS LANDSCAPE ARCHITECTS

SEAL
COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
8/31/05
LICENSE No. 001104
CERTIFIED LANDSCAPE ARCHITECT

REVISIONS
MAY 3, 2005
JUNE 7, 2005
JULY 20, 2005
AUGUST 17, 2005
AUGUST 31, 2005

PRELIMINARY UTILITY AND SIGHT DISTANCE PLAN

FAIRFIELD AT BAILEY'S CROSSROADS

FAIRFAX COUNTY, VIRGINIA
MASON MAGISTERIAL DISTRICT

SCALE:	1"=40'-0"
DATE	FEB. 2005
DRAWN	BAC
CHECKED	BAC
JOB #	2126-0101
CAD FILE	2126-FIRE-UT.dwg
SHEET #	16 OF 16