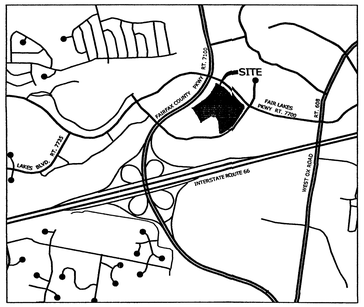
FAIR LAKES LAND BAY V-A

Springfield District Fairfax County, Virginia

Final Development Plan Amendment

FDPA 82-P-069-1-13
FDPA 82-P-069-8-4



VICINITY MAP
SCALE: 1" = 2000'

Applicant:
The Peterson Companies, L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, Virginia 22033

FDPA 82-P-069-8-4
Application No. _____ Staff WM/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
~~SEE PROFFERS~~ DATED DEV. COND. 4.27.05
Date of (BOS) (PC) approval 6.2.05
Sheet 1 of 3

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1. COVER SHEET
2. NOTES AND TABULATION
3. FINAL DEVELOPMENT PLAN AMENDMENT

Fair Lakes Land Bay V-A
Final Development Plan Amendment
FDPA 82-P-069-1-13
FDPA 82-P-069-8-4

RECEIVED
Department of Planning & Zoning
JAN 27 2005
Zoning Evaluation Division

Dewberry

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SEAL

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
01.27.05
PROFESSIONAL ENGINEER

Rev. January 27, 2005
August 9, 2004

SUBMISSION DATE

M-10502

NOTES

1) THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 55-2 ((1)) 6, 6A AND 8. THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 25.01 ACRES; IS PART OF FAIR LAKES CENTER; AND IS ZONED TO THE PLANNED DEVELOPMENT COMMERCIAL (PDC) DISTRICT SUBJECT TO PROFFERS.

2) THE SUBJECT PROPERTY IS LOCATED IN AND IS PART OF LAND BAY V-A OF FAIR LAKES. LAND BAY V-A IS DEVELOPED WITH SIX (6) EXISTING OFFICE BUILDINGS. A SEVENTH OFFICE BUILDING AND A FREE STANDING DRIVE-IN BANK BUILDING ARE ALSO APPROVED ON THE FINAL DEVELOPMENT PLAN FOR THIS LAND BAY, BUT NEITHER BUILDING HAS BEEN CONSTRUCTED TO DATE.

   THE SOLE PURPOSE OF THIS FDPA IS TO DELETE THESE TWO PROPOSED, BUT NOT-YET-CONSTRUCTED, BUILDINGS FROM THE FINAL DEVELOPMENT PLAN SO THAT THEIR RELATED GROSS FLOOR AREA(S) CAN BE UTILIZED IN OTHER LAND BAYS WITHIN FAIR LAKES WITH THE APPROVAL OF SEPARATE FDPAs THAT MAY BE FILED. THE AREA(S) OCCUPIED BY THE TWO PROPOSED, BUT NOT-YET-CONSTRUCTED BUILDINGS WILL BE USED FOR PARKING LOTS WHICH CURRENTLY EXIST ON SITE.

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

4) THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET FROM A COMBINATION OF FIELD AND AIR SURVEY.

5) AS WITH PRIOR APPROVALS IN FAIR LAKES, IF AN AMENDMENT TO ANY PORTION OF THIS FDPA 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.

6) 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). AS THERE IS NO INCREASE IN IMPERVIOUS AREA WITH THE PROPOSED DEVELOPMENT PROGRAM NO ADDITIONAL STORMWATER MANAGEMENT PRACTICES WILL BE REQUIRED. GIVEN THIS BACKGROUND, A WAIVER IS HEREBY REQUESTED OF THE ADDITIONAL SUBMISSION REQUIREMENTS FOR STORMWATER MANAGEMENT THAT ARE SET FORTH IN PAR. 1Q OF SECT. 16-502 OF THE ZONING ORDINANCE

7) WITH THE EXCEPTION OF THE TWO PROPOSED, BUT NOT-YET-CONSTRUCTED BUILDINGS THAT ARE NOW PLANNED FOR DELETION, ALL OF THE BUILDINGS IN LAND BAY V-A ARE EXISTING. THEY WERE BUILT IN THE TIME SPAN BETWEEN 1986 TO 2002. THEY WERE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY APPROVED FINAL DEVELOPMENT PLANS. NO CHANGES TO THE EXISTING BUILDINGS ARE PROPOSED WITH THIS FINAL DEVELOPMENT PLAN AMENDMENT.

8) A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS NOT PROVIDED AS THE BUILDINGS IN LAND BAY V-A CURRENTLY EXIST, AND IN ADDITION THE SUBJECT PROPERTY IS LOCATED IN THE INTERIOR OF THE SUBJECT PDC DISTRICT WHERE THERE IS NO ANGLE OF BULK PLANE REQUIREMENT.

9) LANDSCAPING AND SCREENING HAVE BEEN/WILL BE PROVIDED IN ACCORDANCE WITH THE CURRENTLY APPROVED FINAL DEVELOPMENT PLAN AMENDMENT(S). THERE IS NO REQUIREMENT FOR A TRANSITIONAL SCREENING YARD OR BARRIER.

10) PARKING AND LOADING SPACES FOR THE EXISTING DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY HAVE BEEN/WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

11) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE OR MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY.

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

13) FOR CONSISTENCY PURPOSES, THE BASE INFORMATION ON THE GRAPHIC IS THE CURRENTLY APPROVED FDPA FOR LAND BAY V-A.

14) THE USES ON THE SUBJECT PROPERTY WILL BE LIMITED TO THE EXISTING OFFICES AND THEIR RELATED ACCESSORY SERVICE USES.

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

16) THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHTS-OF-WAY OR COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THIS FINAL DEVELOPMENT PLAN AMENDMENT.

17) OTHER THAN THE EXISTING DEVELOPMENT PROGRAM AND ITS RELATED LANDSCAPING AND TREE SAVE AREAS, THERE ARE NO EXISTING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION LOCATED ON THE SUBJECT PROPERTY. GIVEN THE LOCATION AND NATURE OF THE PROPOSED DEVELOPMENT PROGRAM AMENDMENT, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

18) PUBLIC WATER AND SEWER ARE CURRENTLY AVAILABLE ON THE SITE.

19) AS REPRESENTED ON THE GRAPHIC, THERE IS A FLOODPLAIN AND RELATED RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.

20) GIVEN THE NATURE OF THE PROPOSED AMENDMENT, i.e. THE DELETION OF TWO BUILDINGS NOT-YET-CONSTRUCTED, THERE ARE NO PROPOSED LIMITS OF CLEARING AND GRADING REPRESENTED ON THE GRAPHIC

21) THE EXISTING OFFICE BUILDINGS DO NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATION 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 REGULATION PART 280. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED, AND DISPOSED OF IN CONJUNCTION WITH THE MAINTENANCE OF THE EXISTING BUILDINGS AND GROUNDS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

22) IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, BENCHES, WALKWAYS, FLAGPOLES, TRELLISES, WATER FOUNTAINS OR FEATURES, SIGNS, WALLS, FENCES, LIGHT STANDARDS, AND OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE LOCATED ON THE SITE AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THE GRAPHIC. IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND-BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-514 OF THE ZONING ORDINANCE.

   SIGNS HAVE BEEN/WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE AND IN ACCORDANCE WITH THE APPROVED COMPREHENSIVE SIGNAGE PLAN FOR FAIR LAKES.

   ALL LIGHTING ON SITE HAS BEEN SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLARE ON ADJACENT PROPERTIES IN ACCORDANCE WITH THE GLARE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.

23) THE EXISTING DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY INCLUDES A COMPREHENSIVE SYSTEM OF SIDEWALKS AND TRAILS.

24) AS THERE IS NO NEW CONSTRUCTION WITH THIS REQUESTED AMENDMENT, A STATEMENT ADDRESSING THE COMMENCEMENT OF CONSTRUCTION AND PHASING OF THE DEVELOPMENT PROGRAM IS NOT APPLICABLE.

25) 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 EXCEPT AS QUALIFIED ABOVE.

SITE TABULATIONS

TABULATION FOR TOTAL AREA OF FDPA

ZONING	PDC and WS
TOTAL LAND AREA FOR THE SUBJECT FDPA (1,089,357± SF)	25.01± AC
LAND AREA OF FDPA 82-P-069-1-13	16.64± AC
LAND AREA OF FDPA 82-P-069-8-4	8.37± AC
GROSS FLOOR AREA – CURRENTLY APPROVED	345,826 SF
EXISTING OFFICE BUILDING 1	107,000± SF
EXISTING OFFICE BUILDING 2	174,826± SF
PROPOSED DELETIONS	
OFFICE BUILDING 6	60,000± SF
DRIVE-IN-BANK	4,000± SF
TOTAL DELETION	64,000± SF
GROSS FLOOR AREA – PROPOSED AFTER DELETION (345,826± SF – 64,000± SF))	281,826 SF
FLOOR AREA RATIO (FAR)	
CURRENTLY APPROVED	0.32*
PROPOSED	0.26*
PARKING SPACES REQUIRED	776
OFFICE BUILDING 1 – 107,000 SF @ 3 SPACES/1,000 SF	321
OFFICE BUILDING 2 – 174,826 SF @ 2.6 SPACES/1,000 SF	455
PARKING SPACES EXISTING/PROPOSED	1,111
LOADING SPACES REQUIRED/PROVIDED	10
OPEN SPACE REQUIRED (15%)**	3.75± AC
OPEN SPACE PROVIDED (55%)	13.94± AC

NOTES:

* THE APPROVED FLOOR AREA RATIO (FAR) FOR THE ENTIRETY OF THE FAIR LAKES PDC IS 0.25.

** FIFTEEN PERCENT (15%) OPEN SPACE IS REQUIRED FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA.

TABULATION FOR LIMITED AREA OF FDPA 82-P-069-1-13
(FOR INFORMATION ONLY)

ZONING	PDC and WS
LAND AREA	16.64± AC
GROSS FLOOR AREA – CURRENTLY APPROVED	167,000± SF
EXISTING OFFICE BUILDING 1	107,000± SF
PROPOSED OFFICE BUILDING 6	60,000± SF
GROSS FLOOR AREA – PROPOSED AFTER DELETION OF OFFICE BUILDING 6 (167,000± SF – 60,000± SF)	107,000± SF
FLOOR AREA RATIO (FAR)	
CURRENTLY APPROVED	0.23*
PROPOSED AFTER DELETION	0.15*
PARKING SPACES REQUIRED	321
OFFICE BUILDING 1 – 107,000 SF @ 3 SPACES/1,000 SF	
PARKING SPACES EXISTING/PROPOSED	456
LOADING SPACES REQUIRED/PROVIDED	5
OPEN SPACE REQUIRED (15%)**	2.50± AC
OPEN SPACE PROVIDED (66%)	11.08± AC

NOTES:

* THE APPROVED FLOOR AREA RATIO (FAR) FOR THE ENTIRETY OF THE FAIR LAKES PDC IS 0.25.

** FIFTEEN PERCENT (15%) OPEN SPACE IS REQUIRED FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA.

TABULATION FOR LIMITED AREA OF FDPA 82-P-069-8-4
(FOR INFORMATION ONLY)

ZONING	PDC and WS
LAND AREA	8.37± AC
GROSS FLOOR AREA – CURRENTLY APPROVED	178,826± SF
EXISTING OFFICE BUILDING 2	174,826± SF
PROPOSED DRIVE-IN BANK	4,000± SF
GROSS FLOOR AREA – PROPOSED AFTER DELETION OF DRIVE-IN BANK (178,826± SF – 4,000± SF)	174,826± SF
FLOOR AREA RATIO (FAR)	
CURRENTLY APPROVED	0.49*
PROPOSED	0.48*
PARKING SPACES REQUIRED	455
OFFICE BUILDING 2 – 174,826 SF @ 2.6 SPACES/1,000 Sf	
PARKING SPACES EXISTING/PROPOSED	655
LOADING SPACES REQUIRED/PROVIDED	5
OPEN SPACE REQUIRED (15%)**	1.25± AC
OPEN SPACE PROVIDED (34%)	2.86± AC

NOTES:

* THE APPROVED FLOOR AREA RATIO (FAR) FOR THE ENTIRETY OF THE FAIR LAKES PDC IS 0.25.

** FIFTEEN PERCENT (15%) OPEN SPACE IS REQUIRED FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA.

FDPA 82-P-069-8-4
Application No. Staff WM/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED CONDS 4.27.05
Date of (BOS) (PC) approval 6.2.05
Sheet 2 of 3

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FAIR LAKES
LAND BAY V-A
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 82-P-069-1-13
FDPA 82-P-069-8-4
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
01-27-05
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

No.	DATE	BY	Description
1	01.27.05	gah	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	08/09/04

TITLE
FAIR LAKES
LAND BAY V-A
NOTES &
TABULATION

PROJECT NO. M–10502

2

SHEET NO. 2 OF 3

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LEGEND

- LIMITS OF FLOODPLAIN
- LIMITS OF RESOURCE PROTECTION AREA
- EXISTING VEGETATION
- LIMITS OF FINAL DEVELOPMENT PLAN AMENDMENT

PREVIOUSLY APPROVED BLDG 6 TO BE DELETED
8 STORIES
MAX. HT. 50'
(SEE DETAIL "A" THIS SHEET FOR EXISTING SITE CONDITIONS)

LIMITS OF FINAL DEVELOPMENT PLAN AMENDMENT
FDPA - 82 - P - 069 - 1 - 13

AREA NOT SUBJECT OF FINAL DEVELOPMENT PLAN AMENDMENT

EX. FAIRFAX COUNTY PARKWAY RT. 7100 (R/W VARIES)

EX. FAIR LAKES PARKWAY RT. 7700 (R/W VARIES)

EX. FAIR LAKES CIRCLE (RT 7701) R/W 110'

EX. 4 STORY OFFICE BUILDING
12500 FAIR LAKES CIRCLE
FAIR LAKES 1
MAX. BUILDING HEIGHT = 40'

EX. 3 LEVEL PARKING STRUCTURE
MAX. HEIGHT = 24'
267 spaces

EX. 7 STORY OFFICE BUILDING
12450 FAIR LAKES CIRCLE
FAIR LAKES 2
MAX. BUILDING HEIGHT = 85'

EX. STORM WATER MANAGEMENT FACILITY (WET POND)

APPROX. LIMITS OF FLOODPLAIN

APPROX. LIMITS OF RPA

PREVIOUSLY APPROVED DRIVE-IN BANK TO BE DELETED
2 STORIES - MAX HT. 24'
(SEE DETAIL "B" THIS SHEET FOR EXISTING SITE CONDITIONS)

LIMITS OF FINAL DEVELOPMENT PLAN AMENDMENT
FDPA - 82 - P - 069 - 8 - 4

Dam & Spillway

DEATIL "A"

EXISTING CONDITION DETAILS

SCALE: 1" = 100'

DETAIL "B"

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SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
01.27.05
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
0' 100' 200'

No.	DATE	BY	Description
1	01.27.05	GAH	

REVISIONS

DRAWN BY	gah
APPROVED BY	pgy
CHECKED BY	pgy
DATE	08/09/04

TITLE

FAIR LAKES
LAND BAY V-A
FINAL DEVELOPMENT
PLAN AMENDMENT

PROJECT NO. M-10502

3

SHEET NO. 3 OF 3

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