

FAIR LAKES LAND BAY V-B

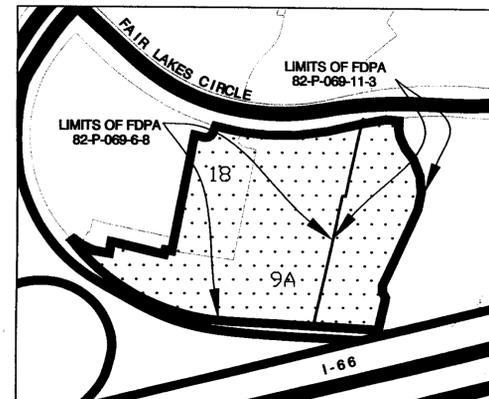
Springfield District

Fairfax County, Virginia

Conceptual Development Plan Amendment/ Final Development Plan Amendment



VICINITY MAP
SCALE: 1" = 2000'



PARCEL MAP/ CDPA-FDPA IDENTIFICATION
SCALE: 1" = 300'

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

FDPA 82-P-069-6-8
Application No. Staff: WM/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED DEVCAND. 5-31-05
Date of (BOS) (BO) approval 6-2-05
Sheet 1 of 7

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Fair Lakes Land Bay V-B
Conceptual Development Plan Amendment/
Final Development Plan Amendment
82-P-069-6-8
82-P-069-11-3

Fair Lakes Land Bay V-B
Conceptual Development
Plan Amendment/
Final Development
Plan Amendment

82-P-069-6-8
82-P-069-11-3

Rev. April 13, 2005
Rev. March 11, 2005
Rev. February 2, 2005
Rev. January 12, 2005
September 21, 2004

SUBMISSION DATE

RECEIVED
Department of Planning & Zoning
APR 13 2005
M-10503
Zoning Evaluation Division

SEAL



TABULATION

EXISTING/PROPOSED ZONING.....	PDC
LAND AREA	13.86± AC
LAND AREA OF FDPA 82-P-069-6-8	11.91± AC
LAND AREA OF FDPA 82-P-069-11-3	1.95± AC
EXISTING GROSS FLOOR AREA	281,710 SF
PROPOSED ADDITIONAL GROSS FLOOR AREA (COMBINED MAXIMUM) 263,000± S	
PROPOSED OFFICE BUILDING	113,000± SF
PROPOSED MULTIPLE FAMILY BUILDING	150,000± SF
PROPOSED TOTAL GROSS FLOOR AREA	524,710± SF
PROPOSED FLOOR AREA RATIO (FAR)*	0.87
MAXIMUM BUILDING HEIGHTS	
EXISTING OFFICE (10 STORIES)	125 FT
PROPOSED OFFICE (6 STORIES)	100 FT
PROPOSED MULTIPLE FAMILY (10 STORIES)	100 FT
PARKING SPACES REQUIRED	1,216
EXISTING OFFICE - 281,710 SF @ 2.6 SPACES/1,000 SF	681
PROPOSED OFFICE - 113,000 SF + 17,000 SF CELLAR @ 2.6 SPACES/1,000 SF	338
PROPOSED MULTIPLE FAMILY - 123 UNITS AT 1.6 SPACES/UNIT	197
PARKING SPACES PROVIDED	1,439
SURFACE	512
PARKING STRUCTURE	730
UNDER MULTIPLE FAMILY	197
OPEN SPACE REQUIRED (15%)*	2.08± AC
OPEN SPACE PROVIDED (30%)*	4.16± AC

- * THE APPROVED FLOOR AREA RATIO (FAR) FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA IS 0.25.
- ** THE 15% OPEN SPACE REQUIREMENT IS FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA.

TABULATION FOR LAND AREA OF FDPA 82-P-069-6-8 FOR INFORMATION ONLY

LAND AREA	11.91± AC
GROSS FLOOR AREA CURRENTLY APPROVED	281,710± SF
GROSS FLOOR AREA PROPOSED	499,850± SF
EXISTING OFFICE	261,710± SF
PROPOSED OFFICE (78%)	88,140± SF
RESIDENTIAL	150,000± SF
FLOOR AREA RATIO (FAR) CURRENTLY APPROVED*	0.50
FLOOR AREA RATIO (FAR) PROPOSED**	0.98
OPEN SPACE CURRENTLY APPROVED (40%)*	4.74± AC
OPEN SPACE PROPOSED (27%)*	3.17± AC

TABULATION FOR LAND AREA OF FDPA 82-P-069-11-3 FOR INFORMATION ONLY

LAND AREA	1.95± AC
GROSS FLOOR AREA CURRENTLY APPROVED	0 SF
GROSS FLOOR AREA PROPOSED (22% OF PROPOSED OFFICE)	24,860± SF
FLOOR AREA RATIO (FAR) CURRENTLY APPROVED*	0
FLOOR AREA RATIO (FAR) PROPOSED**	0.29
OPEN SPACE CURRENTLY APPROVED (55%)*	1.07± AC
OPEN SPACE PROPOSED (50%)*	0.99± AC

- * THE APPROVED FLOOR AREA RATIO (FAR) FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA IS 0.25.
- ** THE OPEN SPACE REQUIREMENT FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA IS 15%.

ANGLE OF BULK PLANE

NOTE: THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION OF THE C-3 DISTRICT CONSIDERATION OF THE PROPOSED DEVELOPMENT PROGRAM REQUIREMENTS IS FOR REFERENCE ONLY IN AT THE PERIPHERAL BOUNDARY LINE AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.

ANGLE OF BULK PLANE FOR PROPOSED DEVELOPMENT PROGRAM

- MINIMUM REQUIRED YARD FOR BUILDING WITH 100' HEIGHT
- FRONT YARD: $\angle A$ 25° WITH A BUILDING HEIGHT OF 100', THE FRONT YARD = 47' BUT NOT LESS THAN 40'
 - SIDE YARD: $\angle B$ NO REQUIREMENT
 - REAR YARD: $\angle C$ 20° WITH A BUILDING HEIGHT OF 100', THE REAR YARD = 36' BUT NOT LESS THAN 25'

NOTES

- THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN AMENDMENT (CDPA/FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 55-2 (11) BA AND 18. THE CDPA/FDPA CONTAINS APPROXIMATELY 13.86 ACRES AND A PORTION OF LAND BAY V-B OF FAIR LAKES. THE PROPERTY IS ZONED TO THE PLANNED DEVELOPMENT COMMERCIAL (PDC) DISTRICT.
- THE CDPA PORTION OF THE JOINT APPLICATION IS FILED FOR THE SOLE PURPOSE OF REQUESTING BOARD MODIFICATION OF THE RESIDENTIAL GROSS FLOOR AREA CAP IN THE PDC DISTRICT IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 5 OF SECT. 8-206 OF THE ZONING ORDINANCE.
- THE FDPA HAS BEEN FILED TO ADD A PROPOSED MULTIPLE FAMILY DWELLING BUILDING CONTAINING UP TO 123 DWELLING UNITS AND A PROPOSED OFFICE BUILDING CONTAINING UP TO 113,000 SQUARE FEET OF GROSS FLOOR AREA. THE PROPOSED MULTIPLE FAMILY BUILDING WILL CONTAIN UP TO 150,000 SQUARE FEET OF GROSS FLOOR AREA IN A BUILDING UP TO TEN (10) STORIES IN HEIGHT WITH AN ENCLOSED EXERCISE ROOM, SWIMMING POOL AND APPROXIMATELY TWO HUNDRED (200) SQUARE FEET OF LANDSCAPED AREA LOCATED ON THE ROOF LEVEL OF THE BUILDING. THE PROPOSED OFFICE BUILDING WILL BE A FIVE (5) STORY STRUCTURE. THE COMBINED GROSS FLOOR AREA FOR THE TWO (2) PROPOSED BUILDINGS WILL NOT EXCEED 263,000 SQUARE FEET.
- REQUISITE PARKING SPACES FOR THE MULTIPLE FAMILY UNITS AND THE EXISTING AND PROPOSED OFFICE BUILDINGS WILL BE PROVIDED IN A PROPOSED FOUR (4) LEVEL ACCESSORY PARKING STRUCTURE, IN A PARKING GARAGE UNDER THE MULTIPLE FAMILY DWELLING BUILDING AND IN SURFACE PARKING SPACES LOCATED ON SITE.
- AS NOTED ABOVE, THE CDPA/FDPA REPRESENTS A MAXIMUM NET INCREASE OF 263,000 SQUARE FEET OF GROSS FLOOR AREA. AS WILL BE DOCUMENTED BY A SEPARATE DOCUMENT TO BE FILED WITH THE COUNTY, THERE IS SUFFICIENT APPROVED, BUT NOT-YET-DEVELOPED, GROSS FLOOR AREA IN FAIR LAKES TO ACCOMMODATE THE PROPOSED DEVELOPMENT PROGRAM.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BY DEWBERRY & DAVIS LLC.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET FROM AN AERIAL SURVEY.
- NOTWITHSTANDING THAT THE CDPA AND THE FDPA ARE PRESENTED AS ONE DOCUMENT, IT IS TO BE UNDERSTOOD THAT THE CDPA SHALL CONSIST OF THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE GENERAL LOCATION OF THE PROPOSED BUILDINGS, THE ON-SITE CIRCULATION AND THE COMMON OPEN SPACE AREAS. THE APPLICANT RESERVES THE RIGHT TO FILE SEPARATE AND PARTIAL CONCEPTUAL DEVELOPMENT PLAN AMENDMENTS IN THE FUTURE, AND TO FILE SEPARATE AND PARTIAL FDPA AS WELL FOR THOSE PORTIONS OF THE LAND AREA THAT ARE EFFECTED BY THE AMENDMENT FOR APPROVAL BY THE PLANNING COMMISSION IN ACCORDANCE WITH SEC. 16-402 OF THE ZONING ORDINANCE.
- BEST MANAGEMENT PRACTICES (BMPs) FOR FAIR LAKES HAVE BEEN PROVIDED ON SITE IN ACCORDANCE WITH PREVIOUSLY APPROVED PLANS AND PROFFERS. STORMWATER MANAGEMENT FOR THE EXISTING AND PROPOSED FAIR LAKES DEVELOPMENT PROGRAM HAS BEEN PROVIDED IN ACCORDANCE WITH THE APPROVED OVERALL STORMWATER MANAGEMENT PLAN FOR FAIR LAKES (COUNTY PLAN NO. 5727-P4-10 AND 5727-08-01). IN ADDITION, THE FAIR LAKES LAND BAY 2 SWIMBMP POND REHABILITATION PLAN (COUNTY PLAN NO. 5727-P4-10) SHOWS HOW THE ORIGINAL REGIONAL POND ON THE TRW SITE WAS ENLARGED TO MEET CURRENT COUNTY REGULATIONS. THE ENLARGED FACILITY PROVIDES EXCESS BMP AND DETENTION CAPACITY SUFFICIENT FOR THIS APPLICATION. NO ADDITIONAL STORMWATER MANAGEMENT (SWM) FACILITIES ARE PROPOSED; CONSEQUENTLY THE ADDITIONAL SUBMISSION REQUIREMENTS FOR SAME ARE NOT PROVIDED WITH THIS APPLICATION.
- IT IS TO BE NOTED THAT THE OFFICE BUILDING SHOWN WITHIN THE SPECIFIED AREA OF THE CDPA AND FDPA IS EXISTING. IT WAS CONSTRUCTED IN 1987 AND WILL BE RETAINED. THE HOTEL SHOWN TO THE WEST OF THE AREA OF THE CDPA AND FDPA IS ALSO EXISTING. IT WAS CONSTRUCTED IN 1987, EXCEPT FOR THE PROPOSED MULTIPLE FAMILY DWELLING BUILDING, PROPOSED OFFICE BUILDING, PROPOSED ACCESSORY PARKING STRUCTURE, AND MINOR ADJUSTMENTS TO THE SURFACE PARKING AREAS, NO OTHER CHANGES ARE PROPOSED TO THE EXISTING DEVELOPMENT PROGRAM IN LAND BAY V-B.
- A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS PRESENTED ON SHEET 2. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE APPLICABLE PDC DISTRICT. THE CONVENTIONAL ZONING DISTRICT THAT MOST CLOSELY CHARACTERIZES THE PROPOSED DEVELOPMENT IS THE C-3 DISTRICT. THE ANGLE OF BULK PLANE REQUIREMENTS FOR THE C-3 DISTRICT ARE PRESENTED FOR GENERAL CONFORMANCE BY THE PROPOSED DEVELOPMENT AT THE PDC PERIPHERAL BOUNDARY, I.E. THE RIGHT-OF-WAY OF I-66 TO THE SOUTH.
- LANDSCAPING AND SCREENING HAVE BEEN WILL BE PROVIDED IN ACCORDANCE WITH THE CURRENTLY APPROVED AND PROPOSED FINAL DEVELOPMENT PLAN AS PRESENTED HEREIN. THERE IS A TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENT ALONG THE I-66 RIGHT-OF-WAY, BUT GIVEN THE FACT THAT THE CLOSEST SINGLE FAMILY DETACHED DWELLING ON THE SOUTH SIDE OF I-66 IS OVER 2,000 FEET AWAY FROM THE PROPOSED DEVELOPMENT, A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT IS HEREBY REQUESTED IN ACCORDANCE WITH PAR. 11 OF SECT. 13-304 OF THE ZONING ORDINANCE. LANDSCAPING ADJACENT TO I-66 HAS BEEN PREVIOUSLY PROVIDED IN ACCORDANCE WITH PRIOR APPROVALS. THERE IS NO TRANSITIONAL SCREENING OR BARRIER REQUIRED ALONG THE EASTERN, NORTHERN OR WESTERN BOUNDARIES OF THE SUBJECT PROPERTY.

IT IS TO BE NOTED THAT THE CIRCULAR ISLAND IN THE CENTER OF THE DROP-OFF DRIVEWAY IN FRONT OF THE PROPOSED MULTIPLE FAMILY DWELLING BUILDING IS REPRESENTED AS A HARDCAPE. THE APPLICANT RESERVES THE RIGHT TO MAKE THIS A SOFT LANDSCAPED AREA OR LAWN WITH A MOUNTABLE CURB SUBJECT TO THE APPROVAL OF THE FIRE MARSHALL.

LASTLY, IT IS TO BE NOTED THAT THERE WILL BE SELECTIVE CLEARING IN THE PROPOSED TREE SAVELAND LOCATED TO THE NORTH OF THE PROPOSED MULTIPLE FAMILY BUILDING. THE SELECTIVE CLEARING WILL BE LIMITED TO THOSE TREES THAT MUST BE REMOVED TO ENABLE THE INSTALLATION OF THE PROPOSED PASSIVE RECREATION FEATURES THAT ARE REPRESENTED ON THE GRAPHIC.

- PARKING SPACES FOR THE EXISTING AND PROPOSED 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 AS REPRESENTED IN THE TABULATION. APPROXIMATELY 80% OF THE PROPOSED PARKING SPACES WILL BE PROVIDED IN THE PROPOSED PARKING STRUCTURE AND THE PROPOSED BELOW-GRADE STRUCTURE UNDER THE RESIDENTIAL BUILDING.

THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF PARKING SPACES AS REPRESENTED IN THE TABULATION SO LONG AS THE RESULTING NUMBER OF SPACES SATISFIES THE MINIMUM NUMBER PRESCRIBED BY THE APPLICABLE PROVISIONS IN THE ZONING ORDINANCE AND/OR THE AMOUNT OF OPEN SPACE AND THE MINIMUM DISTANCES TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.

IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES AS MAY BE APPROVED BY THE BOARD OF SUPERVISORS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 11-102 OF THE ZONING ORDINANCE.

- LOADING SPACES FOR THE EXISTING AND PROPOSED 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.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- THE PRIMARY USES WITHIN THE SPECIFIED AREA OF THE FDPA WILL BE LIMITED TO THE EXISTING OFFICE BUILDING, THE PROPOSED OFFICE BUILDING, AND THE PROPOSED MULTIPLE FAMILY DWELLING BUILDING.

SECONDARY USES WITHIN THE TWO OFFICE BUILDINGS MAY INCLUDE BUT ARE NOT NECESSARILY LIMITED TO ACCESSORY SERVICE USES, FINANCIAL INSTITUTIONS, FAST FOOD RESTAURANTS, QUICK SERVICE FOOD STORES, EATING ESTABLISHMENTS, BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING, GARMENT CLEANING ESTABLISHMENTS, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC USES, REPAIR SERVICE ESTABLISHMENTS, HEALTH CLUBS, COMMUNITY USES, RECREATIONAL USES, PRIVATE CLUBS, PRIVATE SCHOOLS AND CHURCHES AND/OR OTHER PLACES OF WORSHIP.

- THE SUBJECT PROPERTY IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT AND THE PROPOSED DEVELOPMENT DOES WILL CONFORM TO THE PROVISIONS THEREOF.
- THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHTS-OF-WAY OR COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THIS FINAL DEVELOPMENT PLAN AMENDMENT.
- PUBLIC WATER AND SEWER ARE CURRENTLY AVAILABLE ON THE SITE.
- THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SITE. THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE SITE.
- THE LIMITS OF CLEARING AND GRADING WILL BE CONFINED TO THE IMMEDIATE AREA OF THE PROPOSED BUILDINGS, PROPOSED PARKING STRUCTURE AND THOSE AREAS OF THE EXISTING SURFACE PARKING LOT THAT WILL BE ADJUSTED WITH THE PROPOSED DEVELOPMENT PROGRAM AS REPRESENTED ON THE GRAPHIC.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PROPOSED BUILDING PROGRAM EXPANSION WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 872-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH THE PROPOSED BUILDING PROGRAM EXPANSION AND/OR THE MAINTENANCE OF THE BUILDING PROGRAM AND GROUNDS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
- 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.

- AMENITIES HAVE BEEN PREVIOUSLY PROVIDED IN FAIR LAKES. AS NOTED ABOVE IN NOTE 2, ADDITIONAL AMENITIES ARE PROPOSED FOR THE RESIDENTS IN THE MULTIPLE FAMILY BUILDING THAT WILL BE IN THE FORM OF AN ENCLOSED EXERCISE ROOM, A SWIMMING POOL AND APPROXIMATELY TWO HUNDRED (200) SQUARE FEET OF LANDSCAPED AREA LOCATED ON THE ROOF LEVEL OF THE BUILDING. THERE ARE NO ADDITIONAL COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THE DEVELOPMENT PROGRAM. IN ADDITION, OTHER THAN THE EXISTING VEGETATION AND DEVELOPMENT ON THE SUBJECT PROPERTY, THERE ARE NO SCENIC ASSETS LOCATED ON THE SITE. LASTLY, OTHER THAN THE EXISTING VEGETATION, THERE ARE NO NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION LOCATED ON THE SUBJECT PROPERTY. GIVEN THE LOCATION AND NATURE OF THE PROPOSED DEVELOPMENT ON THE PROPERTY, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.
- THERE IS AN EXISTING OFFICE BUILDING LOCATED ON THE SUBJECT PROPERTY. BASED ON FAIRFAX COUNTY RECORDS, IT WAS BUILT IN 1987. IT WILL BE SAVED. WHEREAS IT HAS NO SIGNIFICANT HISTORICAL OR ARCHITECTURAL VALUE, THE ARCHITECTURE OF THE PROPOSED BUILDINGS AND PARKING STRUCTURE WILL BE DESIGNED TO COMPLEMENT AND BE HARMONIOUS WITH THE EXISTING OFFICE BUILDING AND THE OTHER EXISTING BUILDINGS IN THE VICINITY OF THE SUBJECT PROPERTY. ARCHITECTURAL SKETCHES OF THE PROPOSED STRUCTURES ARE PRESENTED ON SHEET 4.
- THE EXACT LOCATIONS, SHAPES AND SIZES OF THE BUILDING FOOTPRINTS, AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SCHEMATIC AND ARE NOT TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE CDPA AND FDPA. THE TOTAL GROSS FLOOR AREA, NUMBER OF DWELLING UNITS AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES OF THE PDC DISTRICT AS REPRESENTED ON THE GRAPHIC ARE TO BE CONSIDERED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-403 OF THE ZONING ORDINANCE.

THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA AND A LESSER NUMBER OF DWELLING UNITS FROM THE TOTALS REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINTS AND ASSOCIATED PARKING LOT LAYOUTS WILL BE REDUCED/MODIFIED ACCORDINGLY. THE APPLICANT RESERVES THE FURTHER RIGHT TO PROVIDE ADDITIONAL PARKING SPACES WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THE PARKING SPACES DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

LASTLY, THE APPLICANT RESERVES THE RIGHT TO SHIFT GROSS FLOOR AREA THAT IS REPRESENTED ON THE TABULATION FROM THE PROPOSED MULTIPLE FAMILY BUILDING TO THE OFFICE BUILDING WITH THE UNDERSTANDING THAT THE RESULTANT BUILDING FOOTPRINTS WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE FOOTPRINTS REPRESENTED ON THE GRAPHIC AND THE MAXIMUM COMBINED TOTAL NUMBER OF UNITS AND GROSS FLOOR AREA REPRESENTED IN THE TABULATION WILL NOT BE EXCEEDED.

THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDING(S) MAY HAVE CELLAR SPACES WHICH SPACES 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.

THE BUILDINGS WILL LIKELY HAVE PENTHOUSES DESIGNED IN PART TO SHIELD THE MECHANICAL EQUIPMENT LOCATED ON THE ROOFS. THE HEIGHT AND ROOF AREA COVERAGE OF THE PENTHOUSES WILL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE; WILL BE COMPATIBLE WITH THE HEIGHT AND SCALE OF THE BUILDINGS; AND WILL BE CONSTRUCTED OF MATERIALS THAT ARE AN EXTENSION OF OR HARMONIOUS WITH THE ARCHITECTURAL MATERIALS OF THE MAIN BUILDINGS. THE BUILDING HEIGHTS REPRESENTED IN THE BUILDING SCHEDULE DO NOT INCLUDE THE HEIGHTS OF THE PENTHOUSES.

IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, BENCHES, COVERED WALKWAYS, FLAGPOLES, TRELLISES, WATER FOUNTAINS OR FEATURES, SIGNS, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED 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.

ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE AND IN ACCORDANCE WITH THE COMPREHENSIVE SIGNAGE PLAN FOR FAIR LAKES AS MAY BE AMENDED.

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

IT IS CURRENTLY ANTICIPATED THAT, SUBJECT TO MARKET CONDITIONS, THE PROPOSED DEVELOPMENT PROGRAM WILL COMMENCE AS SOON AS REQUISITE PLANS AND PERMITS ARE APPROVED AND IT WILL BE CONSTRUCTED IN ONE CONTINUOUS PHASE.

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.

FDPA 82-P-069-6-8
Application No. State WYVA

APPROVED DEVELOPMENT PLAN

(*) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 5-21-05

Date of (BOS) (PC) approval 6-2-05

Sheet 2 of 7

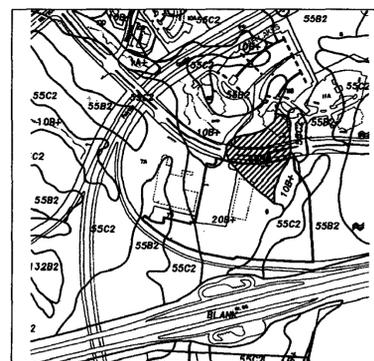
SOILS MAP

Scale: 1" = 50'

NOTE - SOILS IDENTIFICATION:

- 10B+ - GLENVILLE SILT LOAM
- 20B+ - MEADOWVILLE SILT LOAM
- 55B2 - GLENELG SILT LOAM, UNDULATING PHASE
- 55C2 - GLENELG SILT LOAM, ROLLING PHASE
- 69B2 - ENON SILT LOAM, UNDULATING PHASE

SOURCE: COUNTY OF FAIRFAX SOILS IDENTIFICATION MAPS



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FAIR LAKES
LAND BAY V-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
82-P-069-6-8
82-P-069-11-3
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

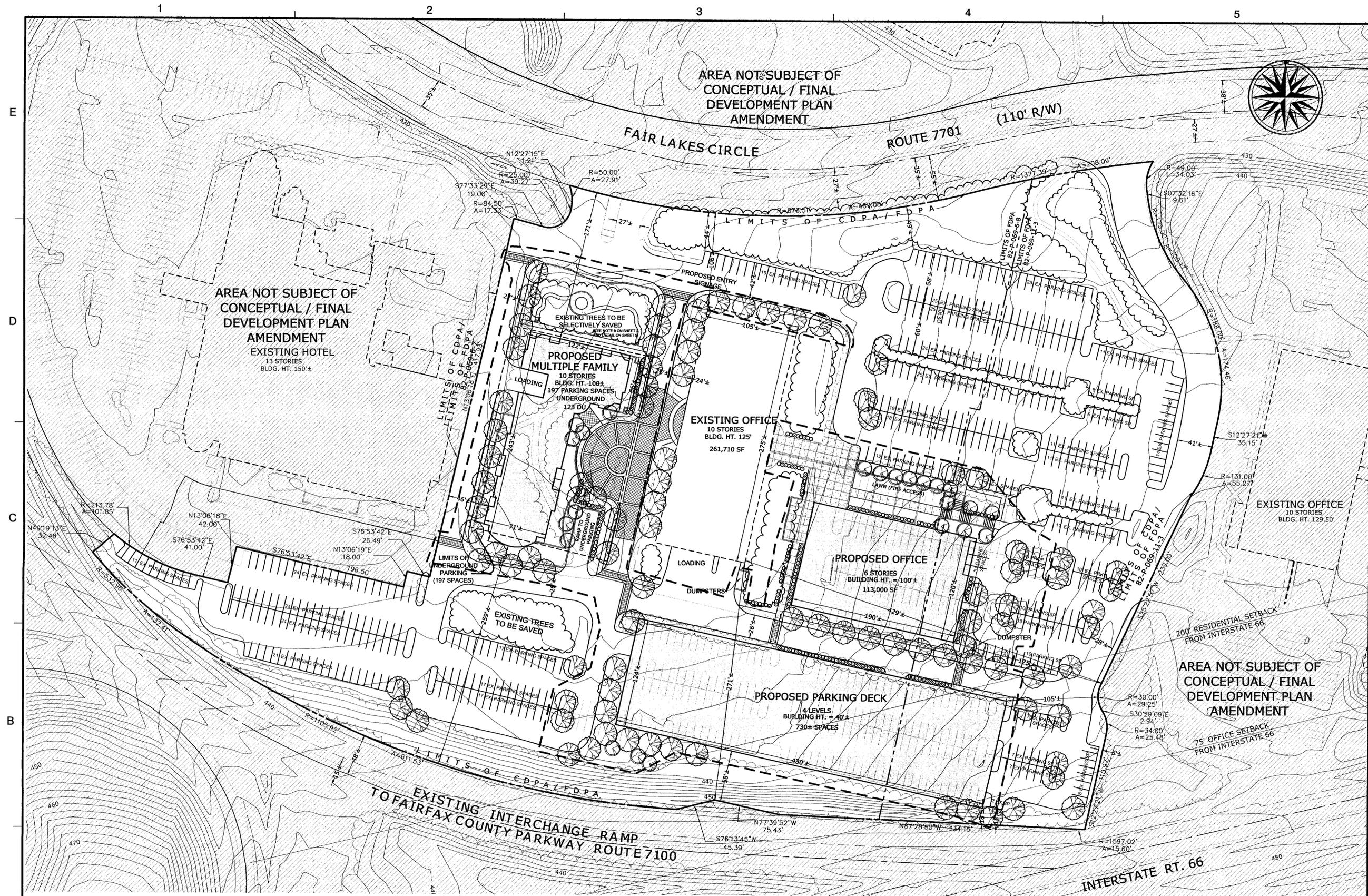
No.	DATE	BY	Description
4	04.13.05	goh	
3	03.11.05	goh	
2	02.02.05	GAH	
1	01.12.05	goh	

REVISIONS

DRAWN BY goh
APPROVED BY psy
CHECKED BY psy
DATE 09/21/04

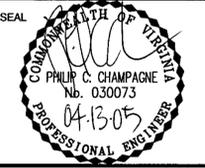
TITLE
**FAIR LAKES
LAND BAY V-B
CDPA / FDPA
NOTES & TABULATION**

PROJECT NO. M-10503

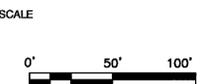


**FAIR LAKES
 LAND BAY V-B
 CONCEPTUAL / FINAL
 DEVELOPMENT PLAN AMENDMENT**

82-P-069-6-8
 82-P-069-11-3
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
4	04.13.05	gah	
3	03.11.05	gah	
2	02.02.05	gah	
1	01.12.05	gah	

REVISIONS

DRAWN BY: jem
 APPROVED BY: pgv
 CHECKED BY: pgv
 DATE: 09/21/04

TITLE
**FAIR LAKES LAND BAY V-B
 CONCEPTUAL/
 FINAL DEVELOPMENT
 PLAN AMENDMENT**

PROJECT NO. M-10503

- LEGEND**
- EXISTING VEGETATION
 - PROPOSED DECIDUOUS TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED SHRUBS
 - PROPOSED LIMITS OF CLEARING AND GRADING

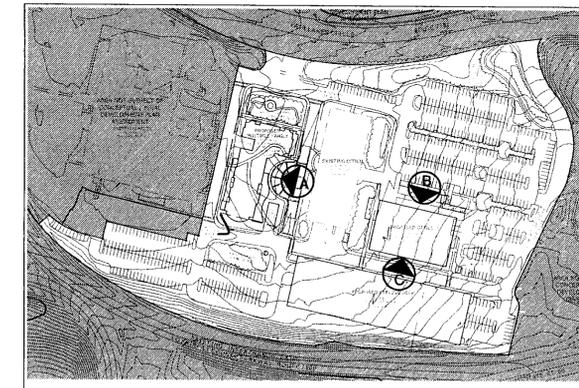
FDPA 82-P-069-6-8
 Application No. Staff: WM/KA
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (COP) (CSD)
 SEE PROCEEDINGS DATED **COND 5.31.05**
 Date of (BOS) (PC) approval: **6.2.05**
 Sheet: **3 of 7**

Dewberry & Davis LLC
 8403 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.849.0100
 FAX: 703.849.0519
 www.dewberry.com

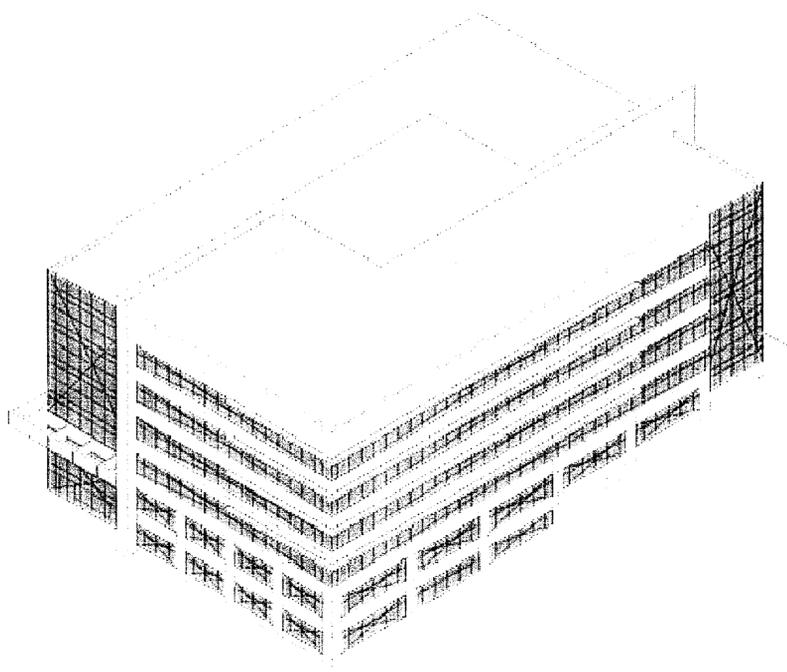
THE BUILDING ELEVATIONS AND AXONOMETRIC REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURAL THEME OF THE PROPOSED DEVELOPMENT PROGRAM. THE PLANS AND ELEVATIONS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.



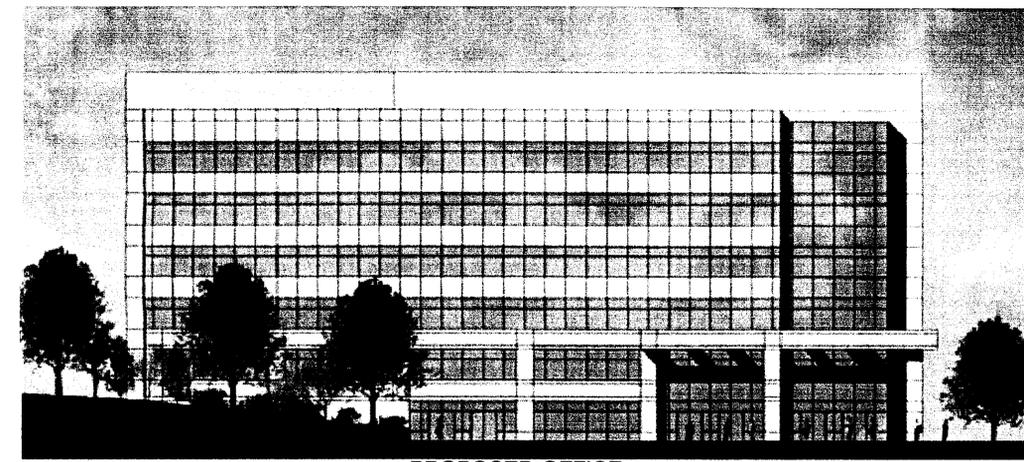
PROPOSED RESIDENTIAL BUILDING
 ELEVATION A



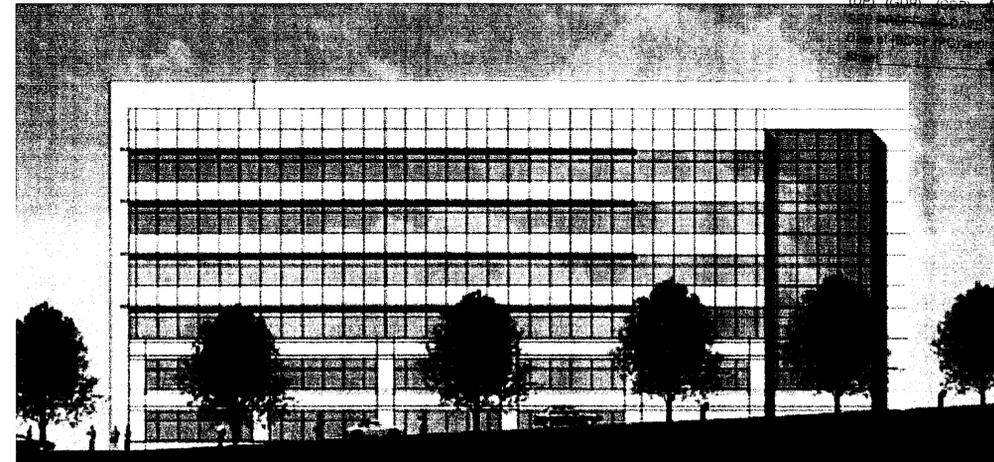
ELEVATION KEY MAP
 1" = 200'



PROPOSED OFFICE
 AXONOMETRIC

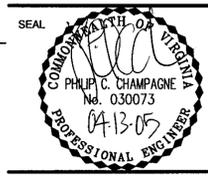


PROPOSED OFFICE
 ELEVATION B



PROPOSED OFFICE
 ELEVATION C

**FAIR LAKES
 LAND BAY V-B**
 CONCEPTUAL / FINAL
 DEVELOPMENT PLAN AMENDMENT
 82-P-069-6-8
 82-P-069-11-3
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

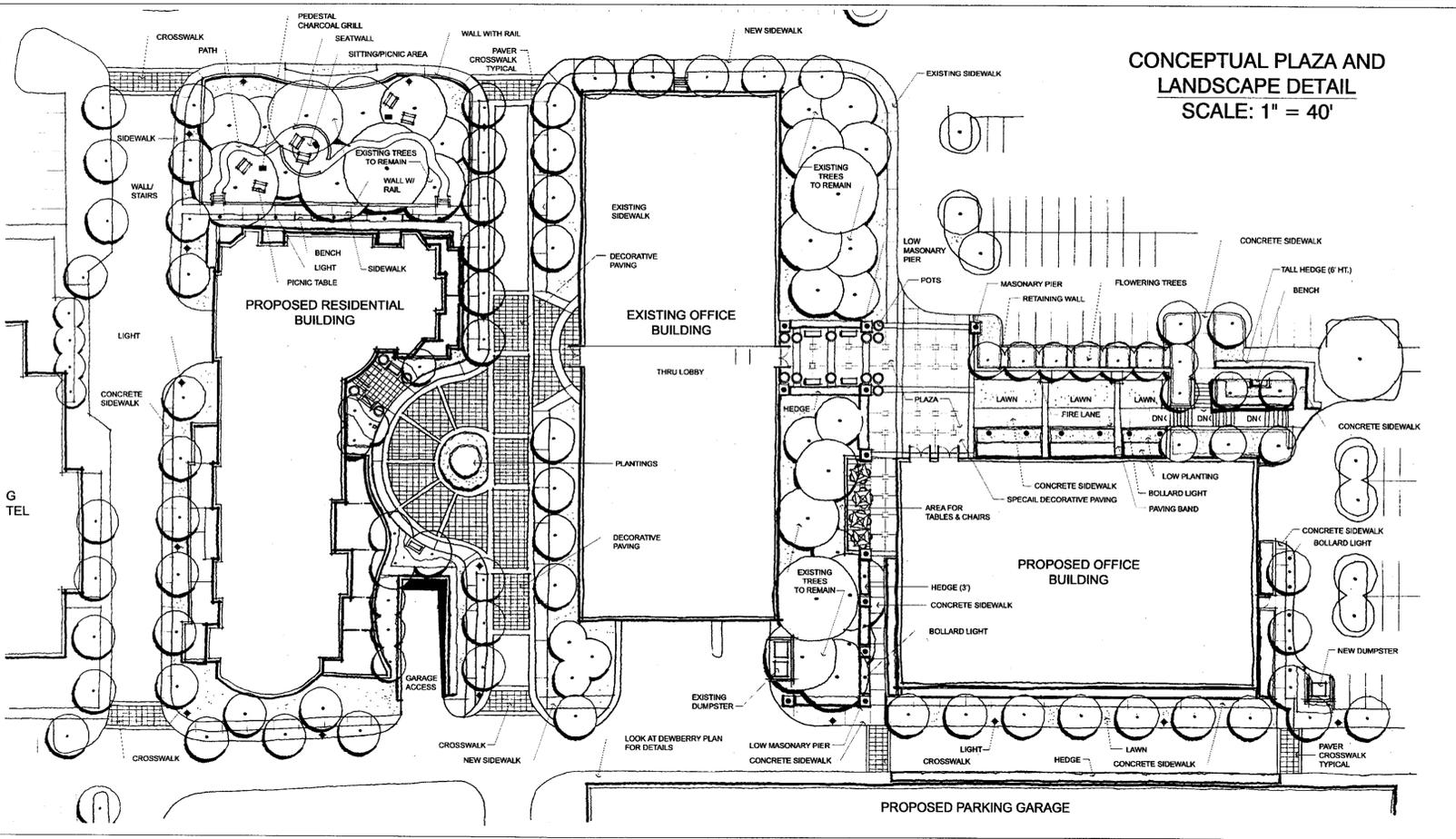
APPROX. SCALE OF
 ELEVATIONS
 1" = 20'

No.	DATE	BY	Description
4	04.13.05	goh	
3	03.11.05	goh	
2	02.02.05	goh	
1	01.12.05	goh	

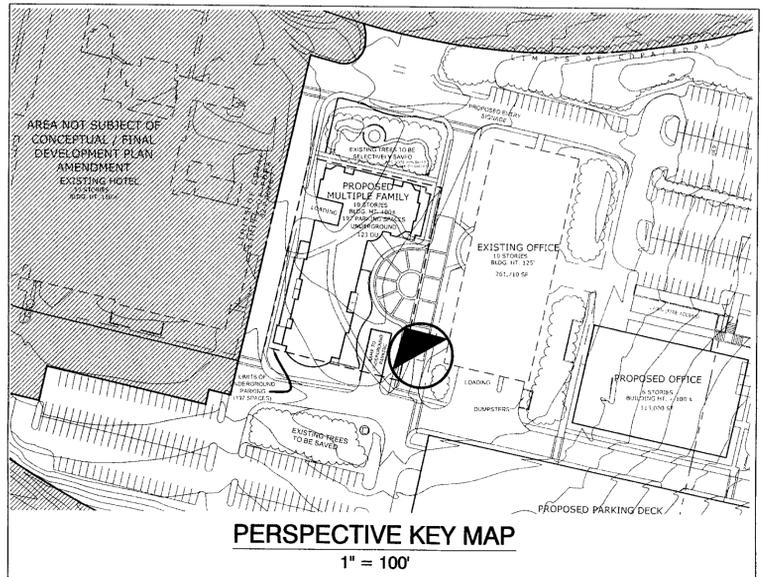
REVISIONS
 DRAWN BY jem
 APPROVED BY pgy
 CHECKED BY pgy
 DATE 09/21/04

TITLE
**FAIR LAKES
 LAND BAY V-B**
 ARCHITECTURAL ELEVATIONS

PROJECT NO. M-10503



THE CONCEPTUAL PLAZA/LANDSCAPE DETAIL AND PERSPECTIVE REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURAL THEME OF THE PROPOSED DEVELOPMENT PROGRAM. THE PLANS AND ELEVATIONS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

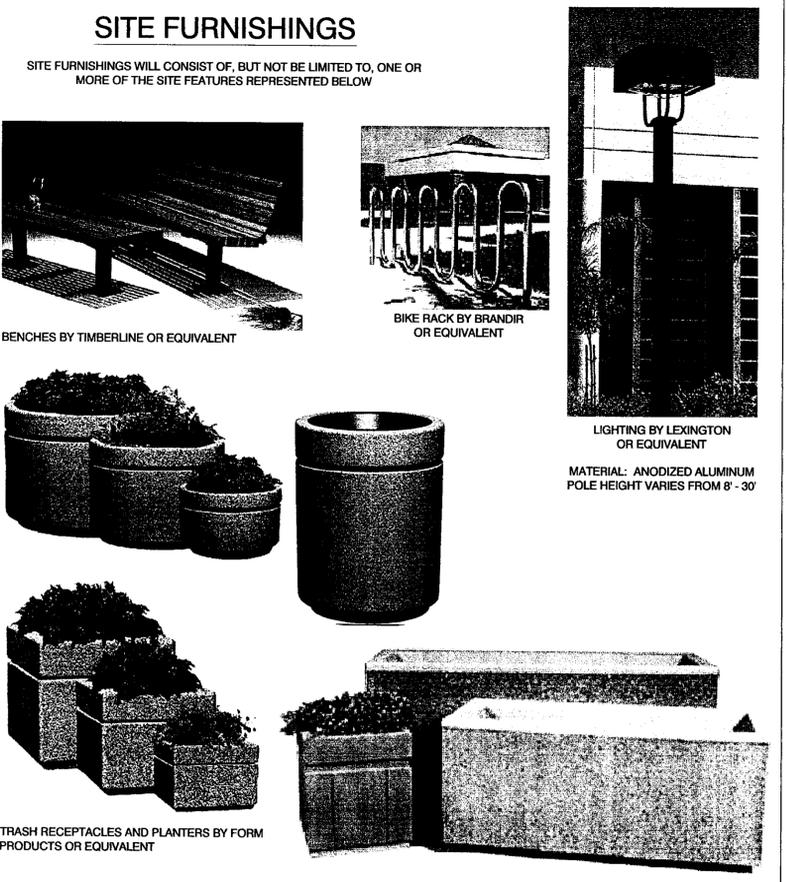


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**FAIR LAKES
 LAND BAY V-B
 CONCEPTUAL / FINAL
 DEVELOPMENT PLAN AMENDMENT**
 82-P-069-6-8
 82-P-069-11-3
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



RESIDENTIAL PLAZA PERSPECTIVE
 NO SCALE

Application No. 82-P-069-6-8 Staff MM/KA
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFER DATED COND 4-27-05
 Date of (BOS) (PC) approval 6-2-05
 Sheet 5 of 7

SCALE
 AS NOTED

No.	DATE	BY	Description
4	04.13.05	GAH	
3	03.11.05	gah	
2	02.02.05	gah	
1	01.12.05	gah	

REVISIONS
 DRAWN BY jern
 APPROVED BY pgy
 CHECKED BY pgy
 DATE 09/21/04

TITLE
**FAIR LAKES
 LAND BAY V-B**

LANDSCAPE DETAILS
 PROJECT NO. M-10503

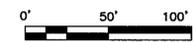
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FAIR LAKES
LAND BAY V-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
82-P-069-6-8
82-P-069-11-3
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE



No.	DATE	BY	Description
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3	03.11.05	GAH	SHEET ADDED
2	-	-	
1	-	-	

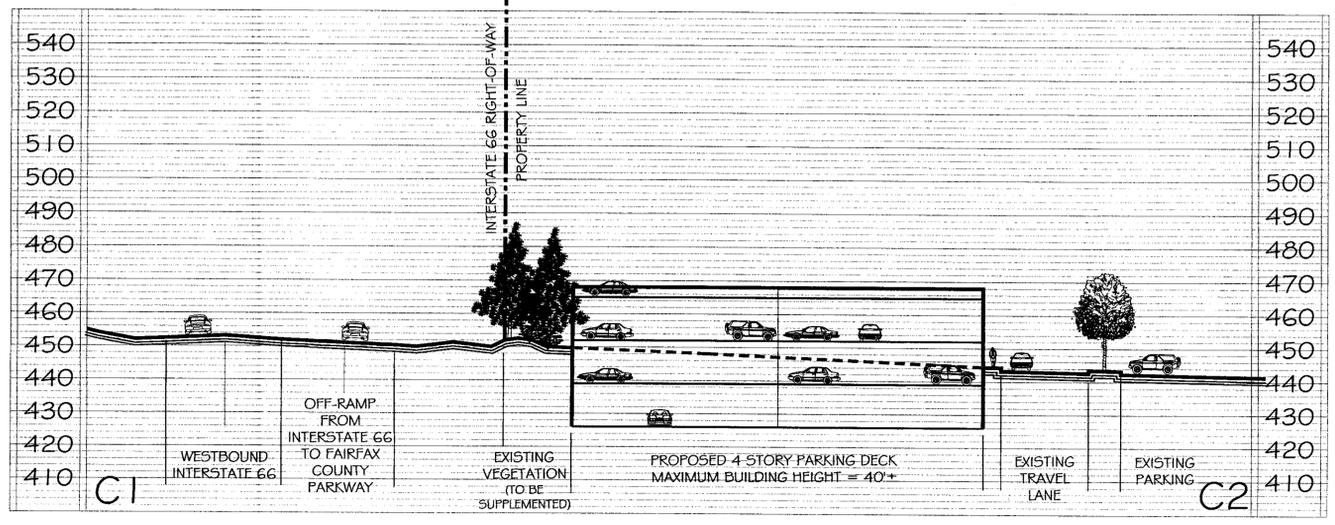
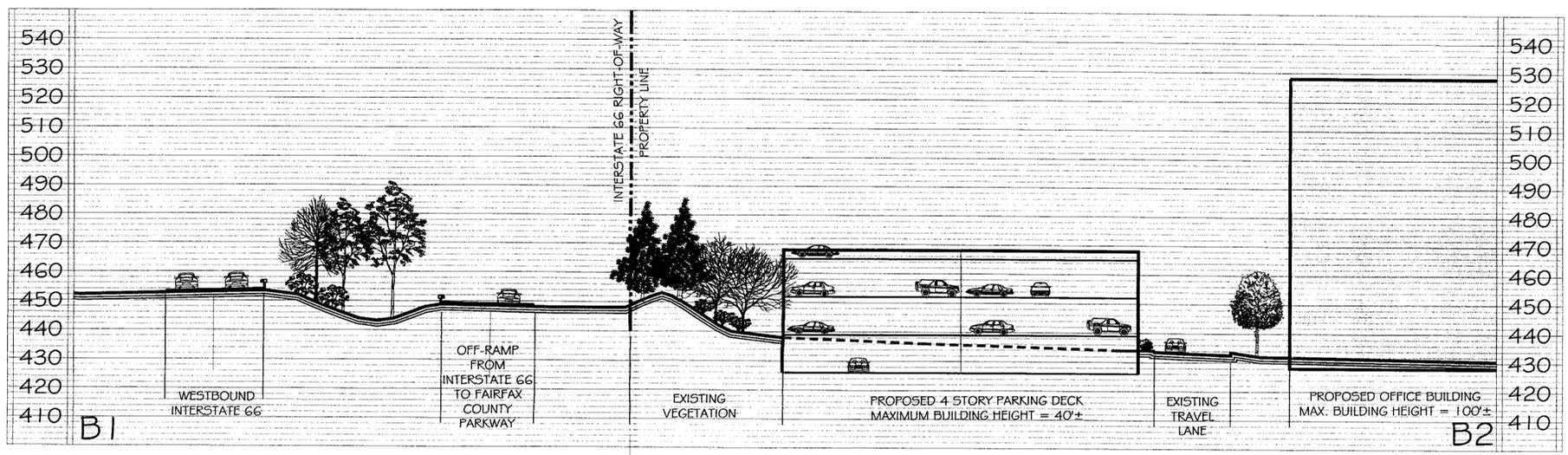
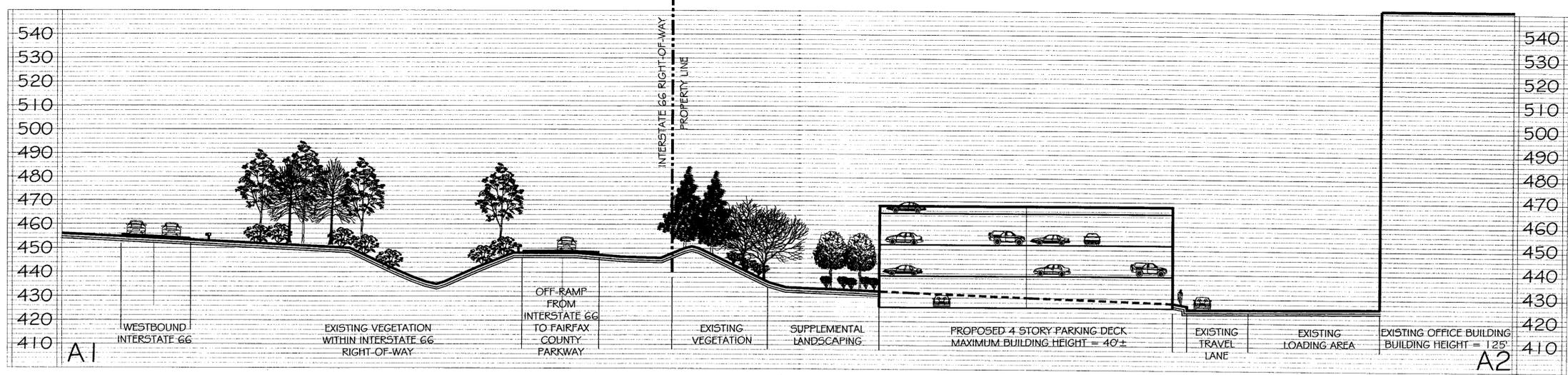
REVISIONS

DRAWN BY jem
APPROVED BY pgy
CHECKED BY pgy
DATE 09/21/04

TITLE
FAIR LAKES LAND BAY V-B

GARAGE SECTIONS

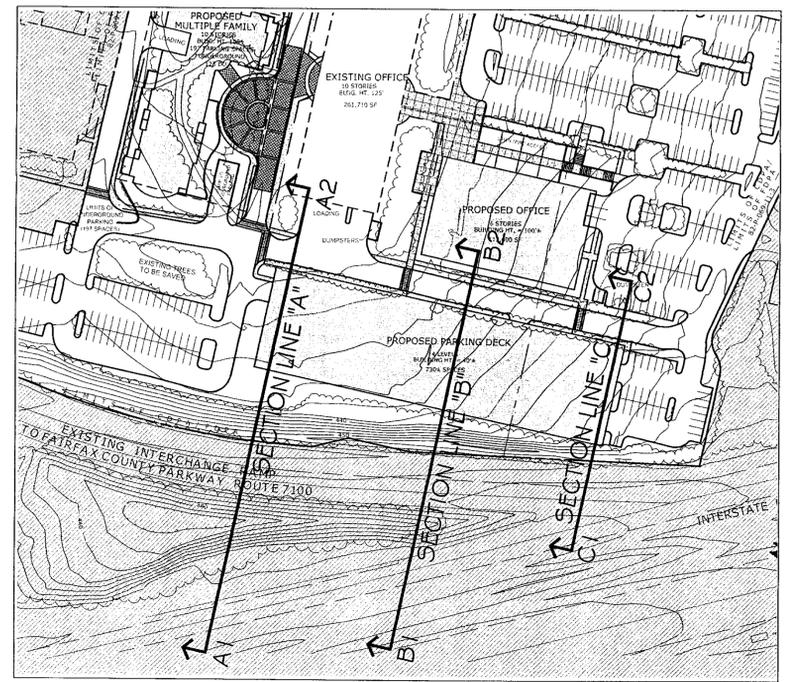
PROJECT NO. M-10503



PHOTOGRAPHS OF EXISTING VEGETATION ALONG BOUNDARY WITH INTERSTATE 66 RAMP TO FAIRFAX COUNTY PARKWAY



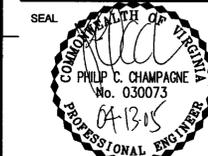
PHOTOGRAPHS TAKEN MARCH 2004



FDPA 82-P-069-6-8
Application No. 8/11/04
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROPOSERS DATED CONDS 5-31-05
Date of (BOS) approval 6-2-05
Sheet 6 of 7

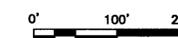
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**FAIR LAKES
 LAND BAY V-B
 CONCEPTUAL / FINAL
 DEVELOPMENT PLAN AMENDMENT**
 82-P-069-6-8
 82-P-069-11-3
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE



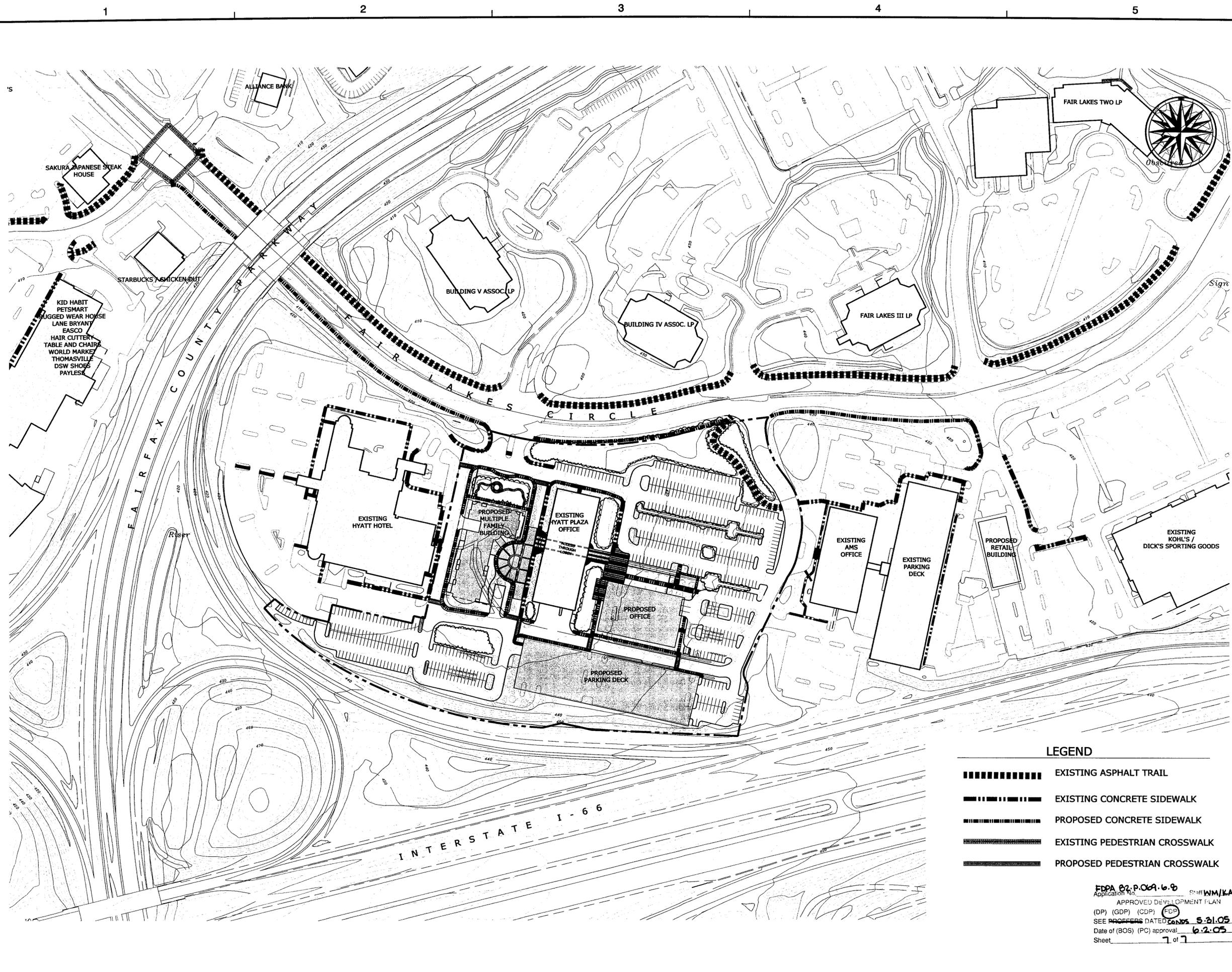
No.	DATE	BY	Description
4	04.13.05	gah	
3	03.11.05	gah	SHEET ADDED
2	-	-	
1	-	-	

REVISIONS			
No.	DATE	BY	Description
		jem	
		pgy	
		pgy	
	09/21/04		

TITLE
FAIR LAKES LAND BAY V-B

**PEDESTRIAN
 CONNECTIONS**

PROJECT NO. **M-10503**



LEGEND

- EXISTING ASPHALT TRAIL
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- EXISTING PEDESTRIAN CROSSWALK
- PROPOSED PEDESTRIAN CROSSWALK

Application No. **FDA 02-P-069-6-8** Staff **WM/LA**
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED **03.21.05**
 Date of (BOS) (PC) approval **6.2.05**
 Sheet **7** of **7**