County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

June 6, 2006

Jeremiah D. Kamerer, Senior Project Engineer
William H. Gordon Associates, Inc.
The Gordon Building
4501 Daly Drive
Chantilly, VA 20151

Re: Interpretation for PCA/FDPA 86-C-029-10, PCA/FDPA 88-C-066-5, and PCA/FDPA 1996-HM-044-3: Dulles Corner (Tax Map Parcel 15-4 ((1)) 13C, 23A pt. and 23A1; 15-4 ((1)) 13 and 13B; and, 15-4 ((1)) 23A pt.): Retaining Walls, Limits of Clearing and Grading

Dear Mr. Kamerer,

This is in response to your letter of April 5, 2006, requesting an interpretation of the proffers and the Conceptual Development Plan Amendment (CDPA) accepted by the Board of Supervisors, and the Final Development Plan Amendment (FDPA) and development conditions approved by the Planning Commission, in conjunction with the approval of the above referenced applications. As I understand it the question is whether modifications to the limits of clearing and grading and construction of several retaining walls in order to facilitate certain improvements along the Dulles Corner Lake frontage would be in substantial conformance with the proffers, development conditions and CDPA/FDPA. This determination is based on your letter; an 8 ½" X 11" exhibit of a portion of the approved development plan entitled "Fairfield at Dulles Corner," dated April 4, 2006, prepared by William H. Gordon Associates, Inc.(Attachment 1); three (3) sheets of a Grading Plan containing sections of the retaining wall entitled "Dulles Corner Residential," dated July, 2005, and prepared by William H. Gordon Associates, Inc.(Attachment 2); eight (8) sheets of a site plan entitled "Fairfield at Dulles Corner," dated July 7, 2003, prepared by William H. Gordon Associates, Inc. which you have highlighted to show the location of proposed retaining walls (Attachment 3); eight (8) revised site plan (006318-SP-019-1) sheets entitled "Fairfield at Dulles Corner," dated January, 2005, prepared by William H. Gordon Associates, Inc. (Attachment 4); an 8 ½" X 11" colored sheet which compares the of limits of clearing and grading shown on the approved CDP/FDP with those proposed entitled "Composite Plan, Fairfield at Dulles Corner," dated April 4, 2006, prepared by William H. Gordon Associates, Inc. (Attachment 5); a copy of a letter to you from DPWES, dated April 20, 2005, setting forth the conditions for permission to construct a 6 foot wide asphalt stream valley trail, public sanitary sewer and stormwater outfall in the floodplain (Attachment 6); a copy of a letter to you from DPWES, dated April 25, 2005, giving permission for encroachments into the EQC for construction of a portion of the proposed buildings, fire lane, proffered trails, and site amenities (Attachment 7); seven (7) site plan sheets entitled "Fairfield at Dulles Corner," dated July 7, 2003, on which you have highlighted the 100-year floodplain and the proposed retaining walls prepared by William H. Gordon Associates, Inc. (Attachment 8); and, seven (7) sheets entitled "Landscape Construction Drawings for Fairfield at Dulles Corner," dated February, 2006, prepared by William H. Gordon Associates, Inc.(Attachment 9). Copies of your letter and relevant exhibits are attached.

As I understand it, the proposed modifications to the limits of clearing and grading are the result of a request made by DPWES in the review of the submitted site plan for the project which requires you to provide a 24 foot wide fire lane, instead of the 18 foot wide fire lane shown on the CDPA/FDPA. The fire lane is located adjacent to the lake edge where there are steep slopes. According to your letter and exhibits, the proposed modifications to the clearing and grading limits and construction of retaining walls will allow you to provide the following design enhancements to the Waterfront Park:

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

- Improved handicap accessibility from Buildings II/D and II/F to the lakefront area with the addition of two (2) ADA compliant ramps
- Improved safety for emergency vehicles by elimination of steep slopes (approximately 3:1) between the 24-foot wide emergency access lane and lake edge
- Provision of a curvilinear retaining wall designed as a seating wall
- Enhanced landscaping with more natural contours than the engineered 3:1 slopes in excess of landscaping provided on the approved CDP/FDP.

According to your letter and the Composite Plan, the clearing and grading limits would be modified from those shown on the approved development plan, but there will be no increase in the amount of overall area cleared and graded. The exhibits show a series of six (6) separate retaining walls that generally run the full length of the lake on both sides of the trail and emergency fire access. The retaining walls would not be located in the floodplain. You have been granted permission by DPWES to perform certain specified work in the floodplain and Resource Protection Area (RPA).

According to the sections shown on the Grading Plan, the retaining walls range in height from approximately 3 feet to 12.5 feet. Materials are not indicated but you have stated that it will be constructed of rubble stone to match the existing foot bridge.

It is my determination that the proposed changes in the limits of clearing and grading, and the proposed retaining walls are in substantial conformance with the proffers, development conditions and CDPA/FDPA provided that the conditions set forth by DPWES to perform work in the floodplain and RPA are strictly adhered to and that there is no net increase in the amount of area cleared and graded..

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

BAB/MAG/O:\mgodfr\Proffer Interpretations PI Fairfield at DullesCorner..doc

Attachments: A/S

cc: Catherine M. Hudgins, Supervisor, Hunter Mill District
Frank De La Fe, Planning Commissioner, Hunger Mill District
Leslie Johnson, Deputy Zoning Administrator, ZAD, DPZ
Michelle Brickner, Assistant Director, Office of Land Development Services, DPWES
Angela Rodeheaver, Chief, Site Analysis Section, DOT
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
Audrey Clark, Director, Building Plan Review Division, DPWES
File: PCA/FDPA 86-C-029-10, PCA/FDPA 88-C-066-5, and PCA/FDPA 1996-HM-044-3
PI 0604 044, Imaging, Reading File

William H. Gordon Associates, Inc.

The Gordon Building
4501 Daly Drive
Chantilly, Virginia 20151
703-263-1900
(fax) 703-263-0766

April 05, 2006

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
12055 Government Center Parkway
Suite 800
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning
APR 06 2006
Zoning Evaluation Division

Re: Minor Modification Request for Fairfield at Dulles Corner
WHGA Number: 0962-0408

Dear Ms. Byron:

On behalf of our client, Fairfield Dulles Corner LLC, we request your approval to construct facilities as shown on the attached plans for the Waterfront Park on subject parcels. For your review we have attached the following documents:

- The governing zoning application and proffer conditions approved by the Board of Supervisors on December 06, 2004 - **PCA 86-C-029/FDPA 86-C-029 (Parcels 13, 13B); PCA 88-C-066/FDP 88-C-066 (Part of Parcel 23A, 23A-1, and 13C); PCA 1996-HM-044/FDP 1996-HM-044 (Part of 23A)**
- The approved Site Plan (pertinent sheets) - **006318-SP-019**
- The proposed revisions to the Site Plan (pertinent sheets) - **006318-SPV-019-A**
- A copy of the tax map with the property outlined - **15-4 ((02)) - Parcel 13F**
- Proposed landscape architectural documents (pertinent sheets) – **Landscape Construction Drawings (CD) and Sections**
- "Waterfront Park" exhibits (CDP/FDP, Site Plan Revision, and Composite Plan)

Fairfield Dulles Corner LLC is proposing to construct a park along the Dulles Corner Lake frontage including several retaining walls (Site Plan Revision exhibit). We are seeking an interpretation of substantial conformance with the approved Conceptual Development Plan / Final Development Plan (CDP/FDP), see Approved CDPA/FDPA exhibit. A Composite Plan exhibit has been provided with the site plan revision overlaid on the approved CDP/FDP.

Pursuant to the provisions of Section 16-403 par. 4 A of the Zoning Ordinance, this modification would be permitted with your administrative approval, as follows:

(1) **[modification will not effect the use]**; or
(2) **[modification will not effect the parking requirements]**; or
(3) **[modification will not change or allow additional uses]**; or
(4) **[modification will increase landscaping and provide an increased buffer]**; or
(5) **[modification will not effect the angle of bulk plane along Route 28 or Sunrise Valley as depicted on Sheet 2 of]**; or
(6) **[The modification will not increase the amount of clearing and grading. Slight adjustments in the limits of clearing and grading will occur as a result but the net result will decrease the amount of area disturbed along Dulles Corner Lake. The additional landscape (Sheets LP1 and LP2 of 6 on the Landscape Construction Drawings) will improve the stormwater management facility.]** ; or
(7) **[modification will not effect buildings]**:

Approval of this minor modification will allow the following design enhancements to the Waterfront Park

- Provide handicap accessibility improvements from Building II/D and II/F to the lakefront area with the addition of two (2) ADA compliant ramps depicted in the attached "Stair A and Stair C-Plan and Section" drawing in the Landscape Construction Documents (CD's) by WHGA dated Feb 2006. Modifications to proffered plans for accessibility improvements are allowed under Section 16-403 par. 5.

- Improve safety for emergency vehicles by eliminating adjacent steep slopes (approximately 3:1) between the 24-foot wide emergency access lane and lake edge.

- Provide a curvilinear retaining wall designed as a seating wall that will provide a more usable and attractive recreational amenity for future residents

- Offer enhanced landscaping with more natural contours, as shown on the LP-1 and LP-2 of 6 on the Landscape CD set, than the engineered 3:1 side slopes. Landscaping proposed by the applicant is in excess of what is presented on the approved CDP/FDP.

In summary, it is in our opinion the modification is a Minor Modification and approval is validated. Therefore, we are requesting an interpretation that the proposed retaining walls along Waterfront Park be permitted on the Site Plan revision.

Please call me (703-263-1900 x151) if you have any questions, or if I may provide you with additional information. Thank you for your assistance.

Respectfully,

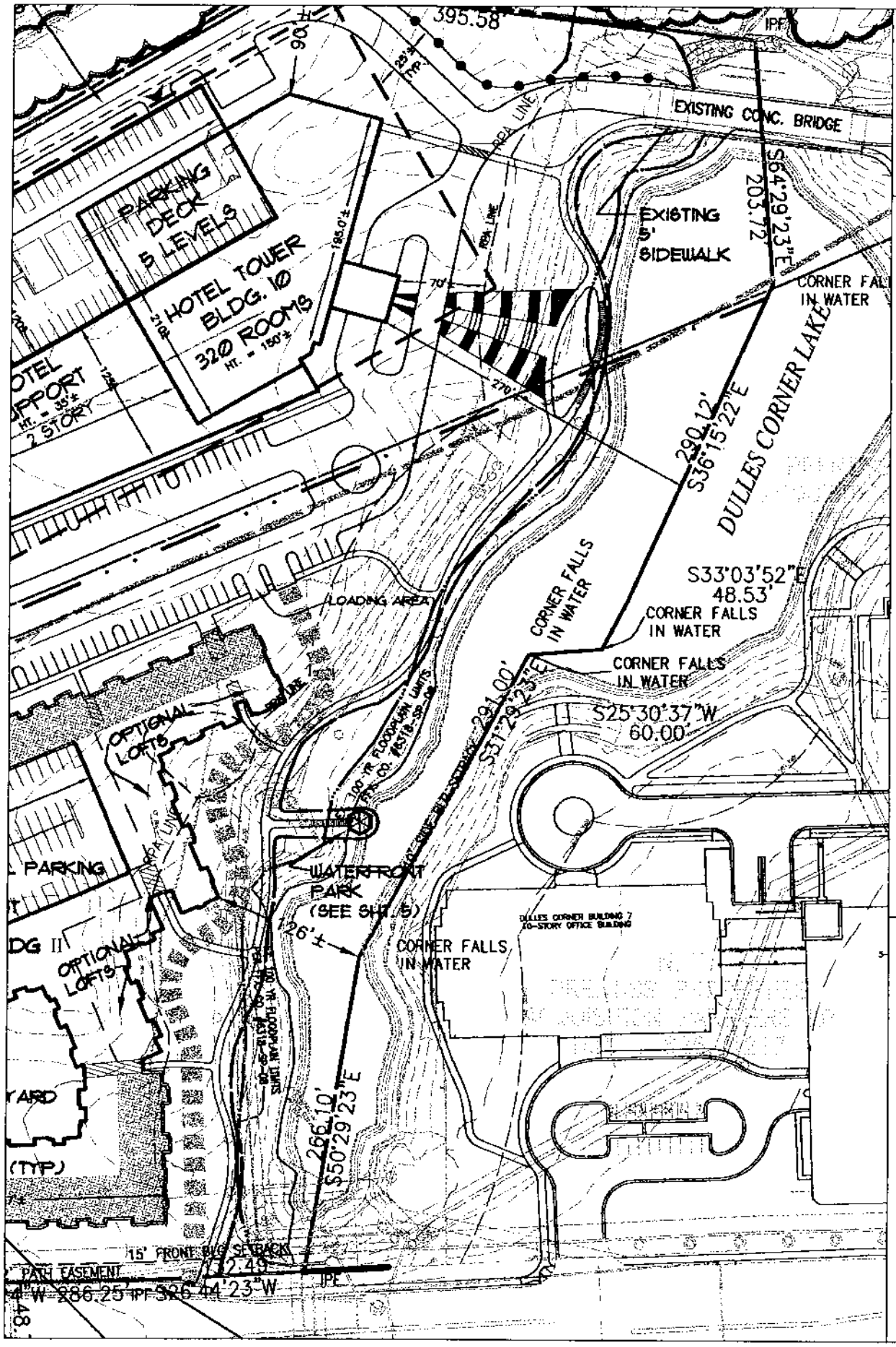
WILLIAM H. GORDON ASSOCIATES, INC.

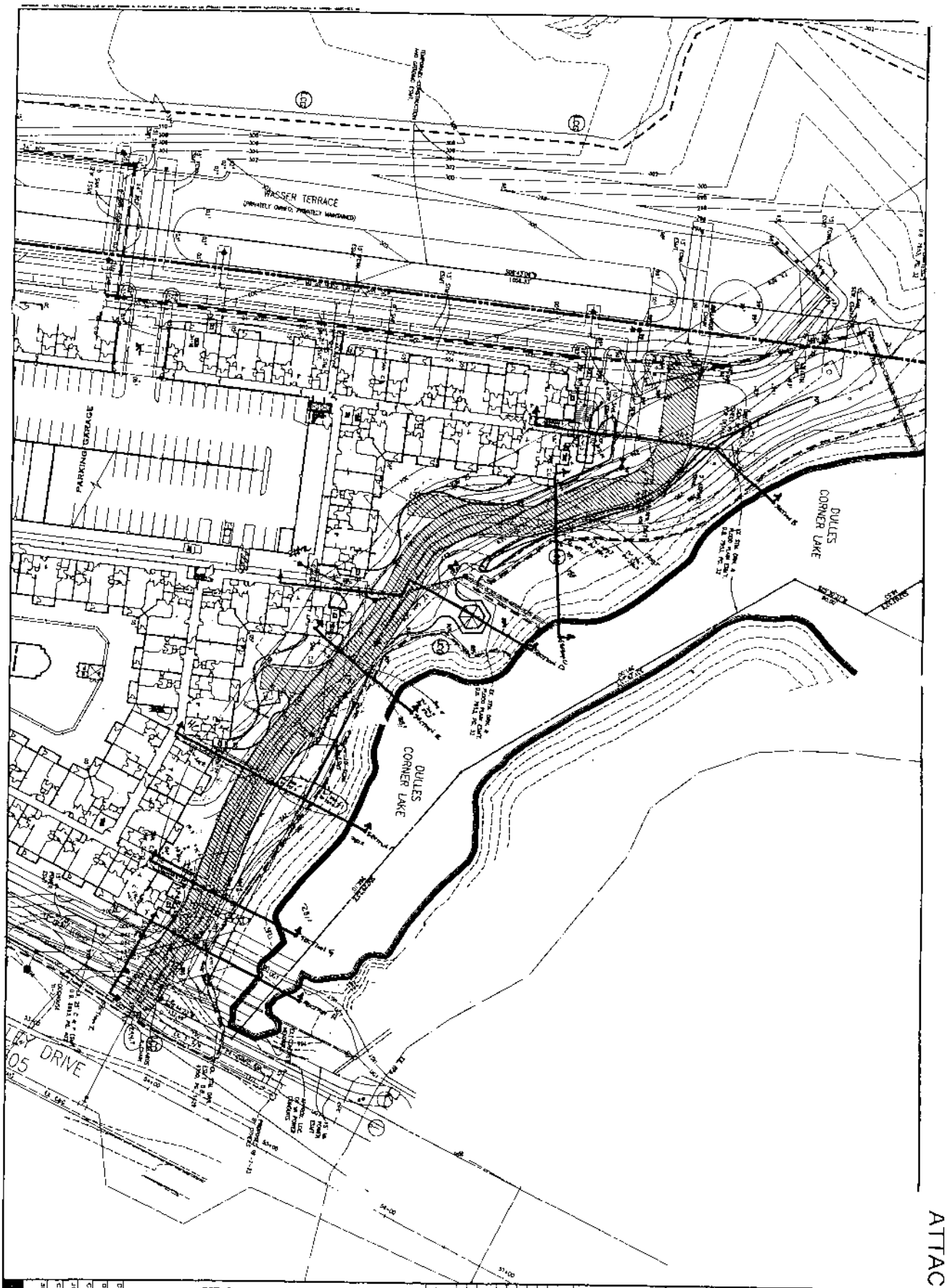
Jeremiah D. Kamerer
Senior Project Engineer

cc: Jay Johnson (Fairfield Dulles Corner LLC)
Scott Gallacher (Fairfield Dulles Corner LLC)
Shaukat Faheem (Fairfax County DPWES)
file

g:\project\admin\0962\0408\letters\site plan revision minor modification\zoning interpretaion_2006-04-03.doc

ATTACHMENT 1





BID SET - GRADING PLAN

DULLES CORNER RESIDENTIAL

FAIRFAX, VIRGINIA

Scale: 1" = 50'

DATE: JULY 2005

DRAWN: [illegible]

CHECKED: [illegible]

JOB #: [illegible]

CAD FILE: [illegible]

SHEET #: 1 OF 10

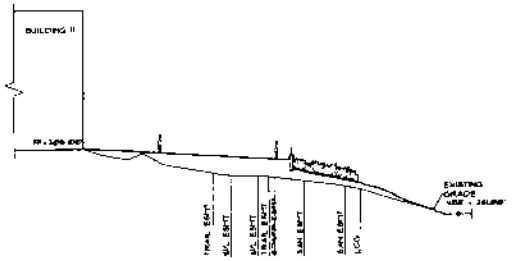
REVISIONS

SEAL: COMMONWEALTH OF VIRGINIA ARLIN N. WOLLMAN LICENSE No. 8521

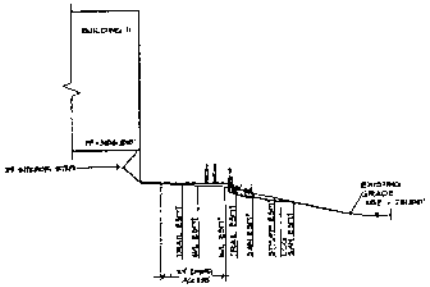
CONSULTANT

William H. Gordon Associates, Inc.
4501 Daly Drive
Chantilly, VA 20151
PHONE 703-263-1900
FAX 703-263-3766
ENGINEERS · SURVEYORS · PLANNERS · LANDSCAPE ARCHITECTS

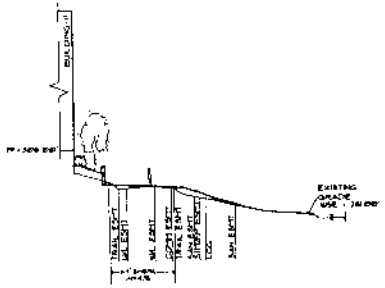
ATTACHMENT 2



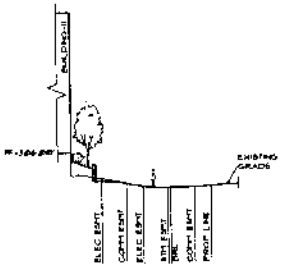
5 SECTION F -
SCALE: 1" = 20'-0"



6 SECTION G -
SCALE: 1" = 20'-0"



7 SECTION H -
SCALE: 1" = 20'-0"



8 SECTION I -
SCALE: 1" = 20'-0"

William H. Gordon Associates, Inc.
4501 Gray Drive
Chantilly, VA 20151
PHONE 703-263-1960
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CONSULTANT

SEAL

COMMONWEALTH OF VIRGINIA
JOHN T. WOZLUK
LICENSE No. 8521
PROFESSIONAL ENGINEER

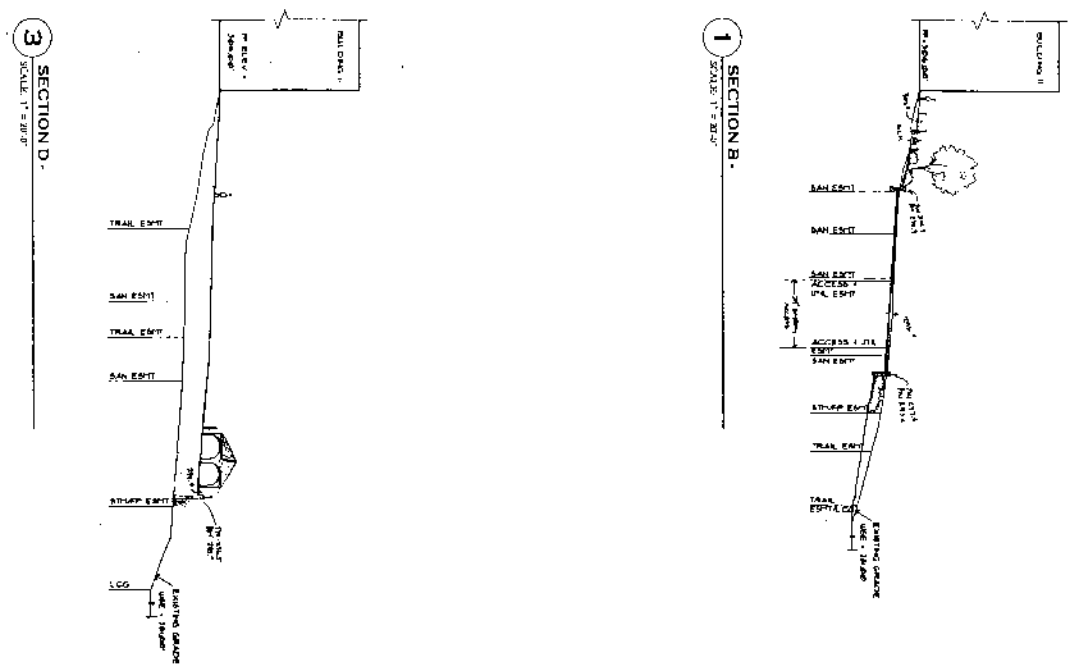
REVISIONS

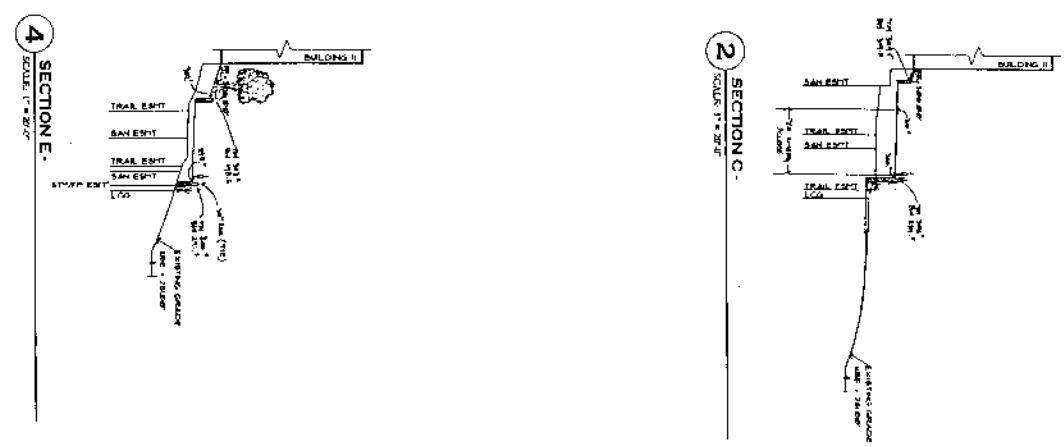
BID SET - GRADING PLAN

DULLES CORNER RESIDENTIAL

FAIRFAX, VIRGINIA

DATE	JULY 2005
DRAWN	???
CHECKED	???
JOB #	0962 0408
CAD FILE	????
SHEET #	1 OF 10





BID SET - GRADING PLAN

DULLES CORNER RESIDENTIAL

FAIRFAX, VIRGINIA

DATE	JULY 2005
DRAWN	[illegible]
CHECKED	[illegible]
JOB #	2962-0408
CAD FILE	[illegible]
SHEET #	1 OF 10

SCALE: 1" = 20'

REVISIONS

SEAL

COMMONWEALTH OF VIRGINIA
GERRY R. MCLILLAN
LICENSE No. 0521

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ATTACHMENT

PLAN APPROVAL INFORMATION

RELATED INFORMATION	REQUIRED	NOT REQUIRED	COUNTY I.D. NUMBER	COMMENTS/SHEET NO.
1. CONCURRENT PROCESSING		•		
2. DEFERRED PROCESSING		•		
3. AFFORDABLE DWELLING UNITS	•			SHEET 81
4. FEMA DELINEATION		•		
5. FLOOD PLAIN STUDY		•		
6. DRAINAGE STUDY		•		
7. CHESAPEAKE BAY ACT EXCEPTION	•			SHEET 82
8. WATER QUALITY IMPACT ASSESSMENT		•		
9. SOILS REPORT/APPROVAL	•		6318-SR-006-1	SHEETS 3A AND 3Aa (APPROVED 7/25/07)
10. ON SITE EASEMENTS	•			TO BE SUBMITTED UNDER SEPARATE COVER
11. OFFSITE EASEMENTS	•			TO BE SUBMITTED UNDER SEPARATE COVER
12. NOTARIZED LETTERS OF PERMISSION	•			TO BE SUBMITTED UNDER SEPARATE COVER
13. AGRICULTURAL REVIEW BOARD APPROVAL		•		
14. RETURN PLAN TO B.O.S. PRIOR TO APPR.		•		
15. RETURN PLAN TO P.C. PRIOR TO APPR.		•		
16. ADJACENT PROPERTY OWNER NOTIFICATIONS	•			TO BE SUBMITTED UNDER SEPARATE COVER
17. OFFSITE UTILITY WORK NOTICES		•		
18. MANOR UNDERGROUND UTILITY NOTICES		•		
19. REZONING APPROVAL	•		PCA 86-C-031-10	SHEET 81
20. B.O.S. CORR LETTER/RESOLUTION	•		PCA 88-C-061-5	SHEET 81
21. REZONING PROFFERS/CONDITIONS	•		PCA 1998-PM-044-3	SHEET 77-83
22. REZONING DEVELOPMENT PLAN	•			SHEET 77-83
23. SPECIAL LOCATION FOR USE		•		
24. SPECIAL PERMIT FOR USE		•		
25. B.Z.A. VARIANCE APPROVAL		•		
26. B.Z.A. CORR LETTER/RESOLUTION		•		
WAIVER 1:				
WAIVER 2:				
WAIVER 3:				
MODIFICATION 1:				
MODIFICATION 2:				
MODIFICATION 3:				

PLAN REVIEW FEE COMPUTATION

PLAN TYPE	PUBLIC IMPROVEMENT PLANS (PI)	SUBDIVISION PLANS (SD)	SITE PLANS (SP)
BASE FEE	BASE FEE= $1,725 — $1,725	IF LESS THAN 10 LOTS $4,300 — $4,300	BASE FEE= $4,800 — $4,800
		10 LOTS OR MORE, ADD $1,300 —	PLUS $800 PER DISTURBED ACRE (OR $7,200 PER DISTURBED HECTARE) (INCLUDE AP BREAKDOWN AREA OF SHEET AVAILABLE) 21 AC. X $800 (OR 8.4 HA. X $7,200) — $18,000
	SUBTOTAL 1 $1,725	SUBTOTAL 1	SUBTOTAL (MAX. = $24,000) 1 $23,400
FEES IN ADDITION TO BASE FEE - APPLIES TO ALL PLAN TYPES			
RECONING $1,000			$1,000
SPECIAL EXCEPTION OR PERMIT $720			
VARIANCE $520			
MAX FEE RELATED TO ZONING $1,700	SUBTOTAL 2 $	SUBTOTAL 2 $	SUBTOTAL 2 $ $1,200
PROBLEM SOIL AREA $520			$520
NATURAL DRAINAGE AREA $350			$350
FLOOD PLAIN AREA $350			$350
SWM FACILITY (EA) $430			$430
BMP FACILITY (EA) $ 150			$150
FEE RELATED TO DRAINAGE & SOILS	SUBTOTAL 3 $	SUBTOTAL 3 $	SUBTOTAL 3 $ $1,800
IMPROVEMENTS ON PI PLANS	ONE-TIME $1,500 OR ONGOING $1.00/m (FEE)	APPLIES ONLY TO PUBLIC IMPROVEMENTS PLANS	
SANITARY SEWER			
STORM SEWER			
TRAILS			
SIDEWALKS			
ROAD IMPROVEMENTS			
CHANNEL IMPROVEMENTS			
WATERLINE			
	SUBTOTAL 4 $		
TOTAL REVIEW FEE PAYABLE UPON SUBMISSION	ADD 1, 2 & 3 ABOVE	ADD 1, 2 & 3 ABOVE $	ADD 1, 2 & 3 ABOVE $17,200
SUBMIT FULL $100 FEE PAGE	1 $	1 $	1 $
SUB. PRIOR TO APPROVAL	2 $	2 $	2 $
RESUBMISSION FEE	NOT IN 3RD $1,300 PER	3RD $1,300 PER	3RD $1,300 PER
DUE ON SUBMISSION	3RD FEE 4TH	SUBMISSION 3RD 4TH	SUBMISSION 3RD 4TH

FOR COUNTY USE ONLY

APPROVAL NOTES/CONDITIONS:

AGREEMENTS, PERMITS, ETC

DATE _____ CONSTRUCTION PERMIT RECEIVED
_____ SANITARY SEWER AGREEMENT
DATE _____ CONSERVATION ESCROW AGREEMENT RECEIVED
DATE _____ AGREEMENT AND BOND APPROVED
DATE _____ AGREEMENT EXPIRES
DATE _____ BALANCE OF FEE PAID
HAVE _____ RESPONSIBLE LAND DISTURBER (R.L.D.)
_____ R.L.D. CERTIFICATE NUMBER

NOTES AND CONDITIONS

1. THE APPROVAL OF THESE PLANS SHALL IN NO WAY REDUCE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE STATE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.

2. THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY CODE AND IN THE PUBLIC FACILITIES MANUAL AS AMENDED. FAILURE TO COMPLY WITH THE FAIRFAX COUNTY CODE, THE PUBLIC FACILITIES MANUAL, THE APPROVED PLANS, THE PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENT PERMIT SHALL BE DEEMED A VIOLATION.

3. WATER DISTRIBUTION NOTE: ALL FIRE PROTECTION SYSTEMS WHICH ARE INSTALLED IN COMPLIANCE WITH THESE PLANS AND COUNTY OF FAIRFAX ORDINANCES SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES, WHICH NECESSARILY TO TEMPORARILY REDUCE OR DISCONTINUE THE PROTECTION IN ORDER TO MAKE TESTS, REPAIRS, ALTERATIONS OR ADDITIONS, NOTIFY THE FAIRFAX COUNTY PUBLIC SAFETY COMMUNICATIONS CENTER AT 703-691-2131.

4. A PERMIT MUST BE OBTAINED FROM THE OFFICE OF THE RESIDENT ENGINEER, VIRGINIA DEPARTMENT OF TRANSPORTATION, NORTHERN VIRGINIA DISTRICT BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE ROUTE. CONTACT THE VIRGINIA DEPARTMENT OF TRANSPORTATION (FIVE WORKING DAYS BEFORE EXCAVATION IN ANY STATE RIGHT OF WAY AT 703-383-0588.

5. CONTRACTORS SHALL NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER AT 1-800-552-7001 FOR ANY PROPOSED EXCAVATION, DEMOLITION, OR BLASTING AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION DEMOLITION OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT. IN ADDITION, NAMES AND TELEPHONE NUMBERS SHALL ALSO BE USED TO SERVE AS AN EMERGENCY CONTACT AS REQUIRED BY SECTION 63-2-2 OF THE FAIRFAX COUNTY CODE.

6. FOR SITES PROPOSING LAND DISTURBING ACTIVITIES OF ONE (1) ACRE OR MORE, THE CONSTRUCTION ACTIVITY OPERATOR MUST REGISTER WITH THE DEPARTMENT OF ENVIRONMENTAL QUALITY OF THE COMMONWEALTH OF VIRGINIA. THIS IS A REQUIREMENT OF THE VIRGINIA POLLUTANT DISCHARGE ELIMINATION SYSTEM (VPDES) GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES.

7. THE COUNTY INSPECTOR SHALL BE NOTIFIED WHEN ANY IMPROVEMENTS PERTINENT TO HIS INSPECTION DUTIES ARE BEING INSTALLED. SPECIFIC REQUIREMENTS ARE:
   A. THE COUNTY SITE INSPECTOR IS TO BE NOTIFIED AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION.
   B. A MINIMUM OF 24 HOURS NOTICE IS REQUIRED WHEN REQUESTING RESIDENTIAL OR NON-RESIDENTIAL USE PERMITS.

ZONING REQUIREMENTS

1) ZONING PDC
2) AVERAGE LOT AREA N/A (sq.ft. or sq.m)
3) MIN. LOT AREA N/A (sq.ft. or sq.m)
4) MIN. LOT WIDTH N/A (ft. or m)
5) MAX. BUILDING HEIGHT 60' (ft. or m)
6) NUMBER OF FLOORS 4+LOFT (Commercial/Industrial ONLY)
7) MIN. YARD REQUIREMENTS: FRONT FDP (ft. or m) SIDE FDP (ft. or m) REAR FDP (ft. or m)
8) MAXIMUM FAR 0.88
9) MAXIMUM DENSITY N/A (D.U./Ac. or D.U./ha)
10) OPEN SPACE REQUIRED 40 % 364,662 SQ. FT. (sq.ft. or sq.m)
11) ANGLE OF BULK PLANE: FRONT 30° (215') SIDE 15° (210') REAR 15° (215') (DETAIL ON SHEET 2)
12) OVERLAY DISTRICT(S)

SUBDIVISION PLAN (SD) TABULATIONS

1) SITE AREA (Ac. or ha) (sq.ft. or sq.m)
2) NUMBER OF LOTS
3) AREA OF LOTS (sq.ft. or sq.m)
4) AVERAGE LOT AREA (sq.ft. or sq.m)
5) AREA OF PARCEL/OUTLOT (sq.ft. or sq.m)
6) AREA OF PARCEL/OUTLOT (sq.ft. or sq.m)
7) AREA OF PARCEL/OUTLOT (sq.ft. or sq.m)
8) AREA OF PARCEL/OUTLOT (sq.ft. or sq.m)
9) TOTAL AREA OF OPEN SPACE (sq.ft. or sq.m)
10) AREA OF STREET DEDICATION (sq.ft. or sq.m)
11) DENSITY (D.U./Ac. or D.U./ha)

SITE PLAN (SP) TABULATIONS

1) SITE AREA 20.86 AC (Ac. or ha) 174,607 SQ. FT. (sq.ft. or sq.m)
2) AREA OF STREET DEDICATION 2.346 SQ. FT. (sq.ft. or sq.m)
3) USE MULTI-FAMILY RESIDENTIAL/RECREATION
4) NUMBER OF LOTS (SEE PROJECT NARRATIVE - SHEET 2)
5) AREA OF LOTS 20.86 AC (sq.ft. or sq.m)
6) DENSITY N/A (D.U./Ac. or D.U./ha)
7) EXISTING BUILDING GROSS FLOOR AREA 0 SQ. FT. (sq.ft. or sq.m)
8) PROPOSED BUILDING GROSS FLOOR AREA 584,000 SQ. FT. (sq.ft. or sq.m)
9) EXISTING BUILDING NET FLOOR AREA 0 SQ. FT. (sq.ft. or sq.m)
10) PROPOSED BUILDING NET FLOOR AREA 483,733 SQ. FT. (sq.ft. or sq.m)
11) TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE 0.86
12) PROPOSED BUILDING HEIGHT SEE BUILDING DATA CHART - SHEET 2 (ft. or m)
13) PROPOSED NUMBER OF FLOORS 4+LOFT (Commercial/Industrial ONLY)
14) TOTAL HANDICAPPED PARKING REQUIRED 15
15) TOTAL HANDICAPPED PARKING PROVIDED 22
16) TOTAL HANDICAPPED VAN SPACES REQUIRED 3
17) TOTAL HANDICAPPED VAN SPACES PROVIDED 8
18) TOTAL PARKING SPACES REQUIRED 839
19) TOTAL PARKING SPACES PROVIDED 807
20) LOADING SPACES REQUIRED (PLEASE CLERK'S LETTER, SHEET 81)
21) LOADING SPACES PROVIDED
22) OPEN SPACE PROVIDED 38 % 310,838 SQ. FT. (sq.ft. or sq.m)

FIRE MARSHAL NOTES

AVAILABLE FIRE FLOW 2,700 GAL/MIN (gal/min or liters/min)
REQUIRED FIRE FLOW
TYPE OF CONSTRUCTION - IBC IV/V-A / CLUBHOUSE/V-A / GARAGE/I-B
USE GROUP CLASSIFICATION - IBC R1/R2 / CLUBHOUSE/A2 & B / GARAGE/S-1 & S-2
SUBMITTED
BUILDING TO BE FULLY SPRINKLERED YES ☒ NO ☐
IF YES, CHECK APPROPRIATE STANDARD NFPA 13 ☐, NFPA 13D ☐, NFPA 13R ☒
SEE PFM CHAPTER 6, PART 2 FOR FULL INFORMATION REQUIRED. FIRE FLOW REQUIREMENTS TO BE DETERMINED BY THE FIRE PREVENTION DIVISION.
[SEE PUBLIC WATER AGENCY NOTES ON SHEET 2.]

SOLID WASTE STATEMENT

REFUSE COLLECTION AGENCY PRIVATE
TYPE & SIZE OF CONTAINERS OR EQUIPMENT METAL DUMPSTER - 8 YD CAPACITY
FREQUENCY OF COLLECTION TWICE A WEEK
NOTE: DUMPSTERS ARE LOCATED IN THE PARKING DECKS

RECYCLING SYSTEM STATEMENT

☐ PFM SECTION 10-407.1X
☐ PFM SECTION 10-407.1B
☐ PFM SECTION 10-407.1C
☒ NO STATEMENT REQUIRED PER PFM 10-0403

SANITARY SEWER STATEMENT

WASTEWATER TREATMENT PLANT BULL RUN (E. BRANCH, A-2)
☒ THIS SITE IS SUBJECT TO HARRYBROOK RUN SANITARY SEWER REIMBURSEMENT CHARGES.
☐ THIS SITE IS SERVED BY ONSITE SEWAGE TREATMENT SYSTEM(S)

STORMWATER STATEMENT

WATERSHED(S) HORSEPEN CREEK
☐ THIS SITE IS LOCATED WITHIN THE H.S.P.C.D. (OCCOQUAN WATERSHED)
NUMBER OF STORMWATER DETENTION FACILITIES 1
NUMBER OF BMP FACILITIES 1
NUMBER OF PRIVATE STORMWATER MANAGEMENT FACILITIES 0
HIGH DENSITY POTENTIAL (HDP) USED ON THIS PROJECT? YES☐ NO☒

DETENTION AREA (SQ) WITHIN WATERSHED:
WATERSHED 1 HORSEPEN CREEK DA= 21 (Ac. or ha)
WATERSHED 2 DA= (Ac. or ha)
WATERSHED 3 DA= (Ac. or ha)
TOTAL DETENTION AREA 21 (Ac. or ha)

PROFESSIONAL SEAL AND SIGNATURE — PROFESSIONAL SEAL AND SIGNATURE — PROFESSIONAL SEAL AND SIGNATURE

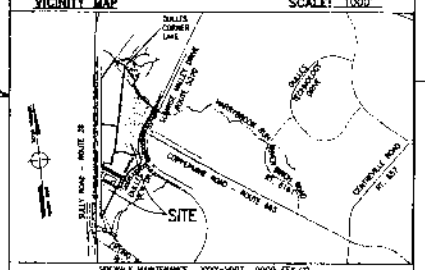
DATE _____ DATE _____ DATE _____

DESIGNATED PLANS EXAMINER (DPE) CERTIFICATE

1ST SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION	2ND SUBMISSION REVIEWED & RECOMMENDED FOR APPROVAL
D.P.E. SIGNATURE & PRINTED NAME	D.P.E. SIGNATURE & PRINTED NAME
DATE _____ REG. NO. _____	DATE _____ REG. NO. _____

VICINITY MAP

SCALE: 1000'



SIDEWALK MAINTENANCE: XXXX-WWWT, OOOO-FFX CO
TRAIL MAINTENANCE: OOOO-FFX CO
ALL OTHER WALKS/TRAILS TO BE OWNER MAINTAINED

TAX MAP REFERENCE NUMBER(S)

MAP PAGE #	DOUBLE CIRCLE #	BLOCK (SINGLE CIRCLE #)	LOT/PARCEL(S) #
13-4	2		1, 2, 2A, AND 2B

SOILS MAP DATA

SCALE:

SEE SHEET 2

THE NUMBER OF LOTS IN THE SUBDIVISION ☐ WILL, ☒ WILL NOT BE INCREASED BY THIS REVISION. THE IMPROVEMENTS CONTAINED BY THIS REVISION CONSISTING OF (48) SHEETS ARE ESTIMATED TO RESULT IN $(77,063) ADDITIONAL COSTS FOR THE BONDED IMPROVEMENTS AND THE COST OF THESE IMPROVEMENTS ☐ WILL, ☒ WILL NOT EXCEED BY 10% THE AMOUNT OF THE ORIGINAL ESTIMATE FOR THIS PROJECT DATED (08/22/05) WHICH WAS IN THE AMOUNT OF $(2,125,331).

THIS REVISION IS BEING SUBMITTED ON BEHALF OF:
DEVELOPER'S NAME: Fairfield Dulles Corner DE LLC
CERTIFIED CORRECT BY SUBMITTING ENGINEER:

I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THIS PLAN EXCEPT THOSE PREVIOUSLY APPROVED.

CERTIFYING ENGINEER

SOILS MAP SOURCE: ☒ COUNTY MAP ☐ PRIVATE SOILS SCIENTIST (FOR UNMAPPED SITES)

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROBLEM CLASS

SOILS WITH IDENTIFICATION NUMBERS 36, 48, 58, 141, 142, AND 152 MAY CONTAIN PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS. VIRGINIA'S SPECIAL VARIANCE CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WHEN THESE SOILS OF VIRGINIA FIS

ENGINEER'S/SURVEYOR'S CERTIFICATE:

THIS PROPERTY IS IN THE NAME OF FAIRFIELD DULLES CORNER, DE LLC
C/O FF DEVELOPMENT L.P.
7200 WISCONSIN AVE., SUITE 1108 BETHESDA, MD 20814 AS RECORDED IN
DEED BOOK 17065 PAGE 1883 OF THE LAND RECORDS OF FAIRFAX COUNTY, VA.

OWNER INFORMATION

(☒) OWNER ( ) TRUSTEE — (☒) A CORPORATION ( ) A PARTNERSHIP ( ) AN INDIVIDUAL
FAIRFIELD DULLES CORNER, DE LLC (NAME) (301) 654-2184 (PHONE)
C/O FF DEVELOPMENT L.P.
7200 WISCONSIN AVE., SUITE 1108, BETHESDA, MD 20814 (ADDRESS)

DEVELOPER INFORMATION

(☒) DEVELOPER (☒) CONTRACT OWNER ( ) LESSEE — (☒) A CORPORATION ( ) A PARTNERSHIP ( ) AN INDIVIDUAL
FF DEVELOPMENT L.P. (NAME) (301) 654-2184 x206 (PHONE)
7200 WISCONSIN AVE., SUITE 1108 BETHESDA, MD 20814 (ADDRESS)

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE
OWNER (NEW OWNER) JAY W. JOHNSON (NAME) PROJECT MANAGER (TITLE)

DATE RECOMMENDED APPROVAL (SIGNATURE & PRINTED NAME)

STREETLIGHT SECTION, PLANNING & DESIGN DIVISION DPWES
PUBLIC WATER AGENCY
SANITARY SEWER REVIEW, EFRD, DSDS DPWES
GEOTECHNICAL REVIEW, EFRD, DSDS - DPWES
STORMWATER REVIEW, EFRD, DSDS - DPWES
URBAN FORESTRY DIVISION, DSDS - DPWES
FAIRFAX COUNTY FIRE MARSHAL
FAIRFAX COUNTY HEALTH DEPARTMENT
VIRGINIA DEPARTMENT OF TRANSPORTATION
PLAN REVIEWER, ENVIRONMENTAL & FACILITIES REVIEW DIVISION DSDS DPWES
DIRECTOR, ENVIRONMENTAL & FACILITIES REVIEW DIVISION DSDS - DPWES

APPROVED

DATE _____ BY _____
DIRECTOR, DEPT. OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

THIS PLAN SHALL EXPIRE WITHOUT NOTICE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE COUNTY CODE. REVISIONS DO NOT EXTEND THE APPROVAL PERIOD. THE APPROVAL PERIOD IS INDEPENDENT OF THE AGREEMENT EXPIRATION DATE.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

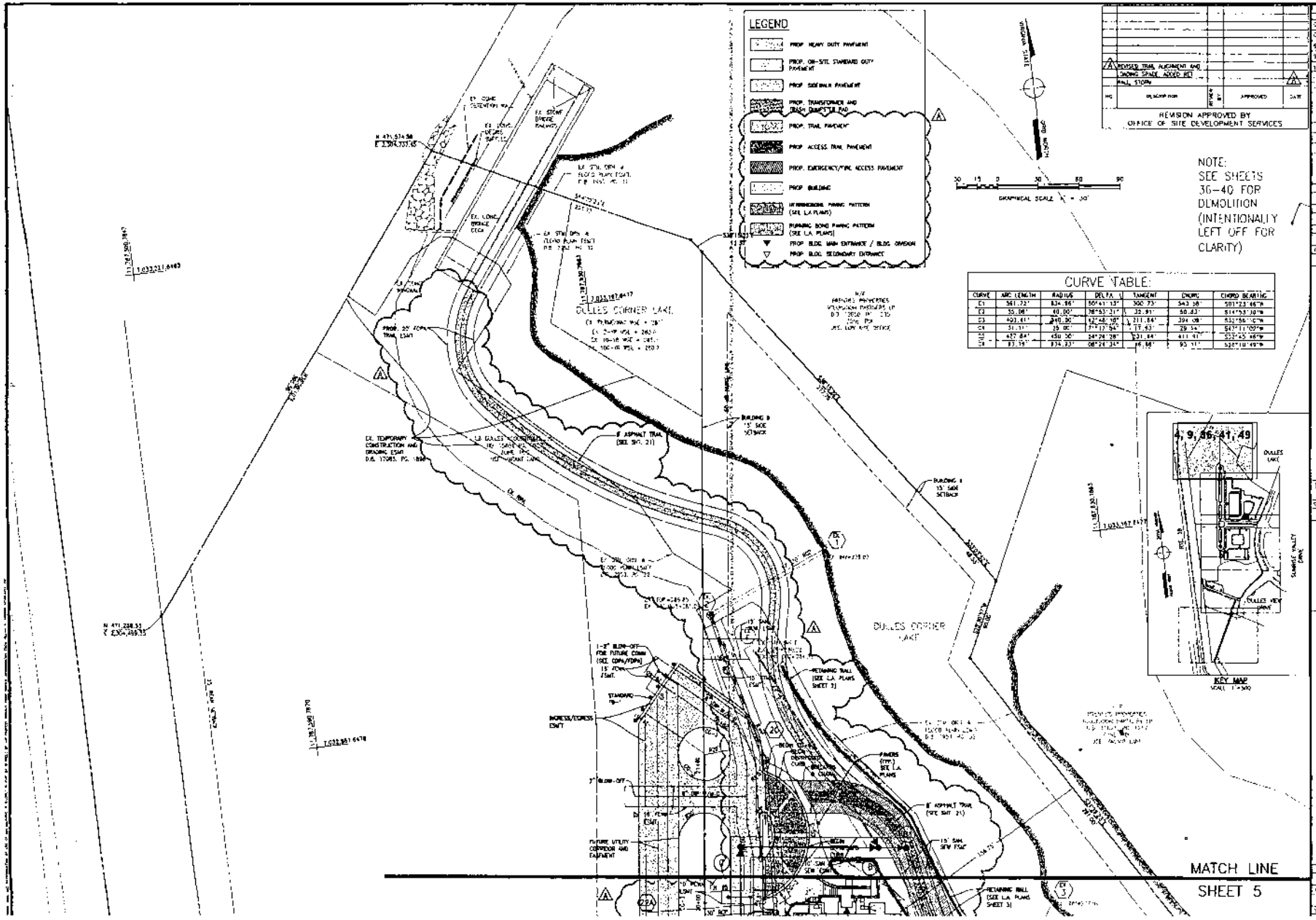
CERTIFICATE OF NO CHANGE

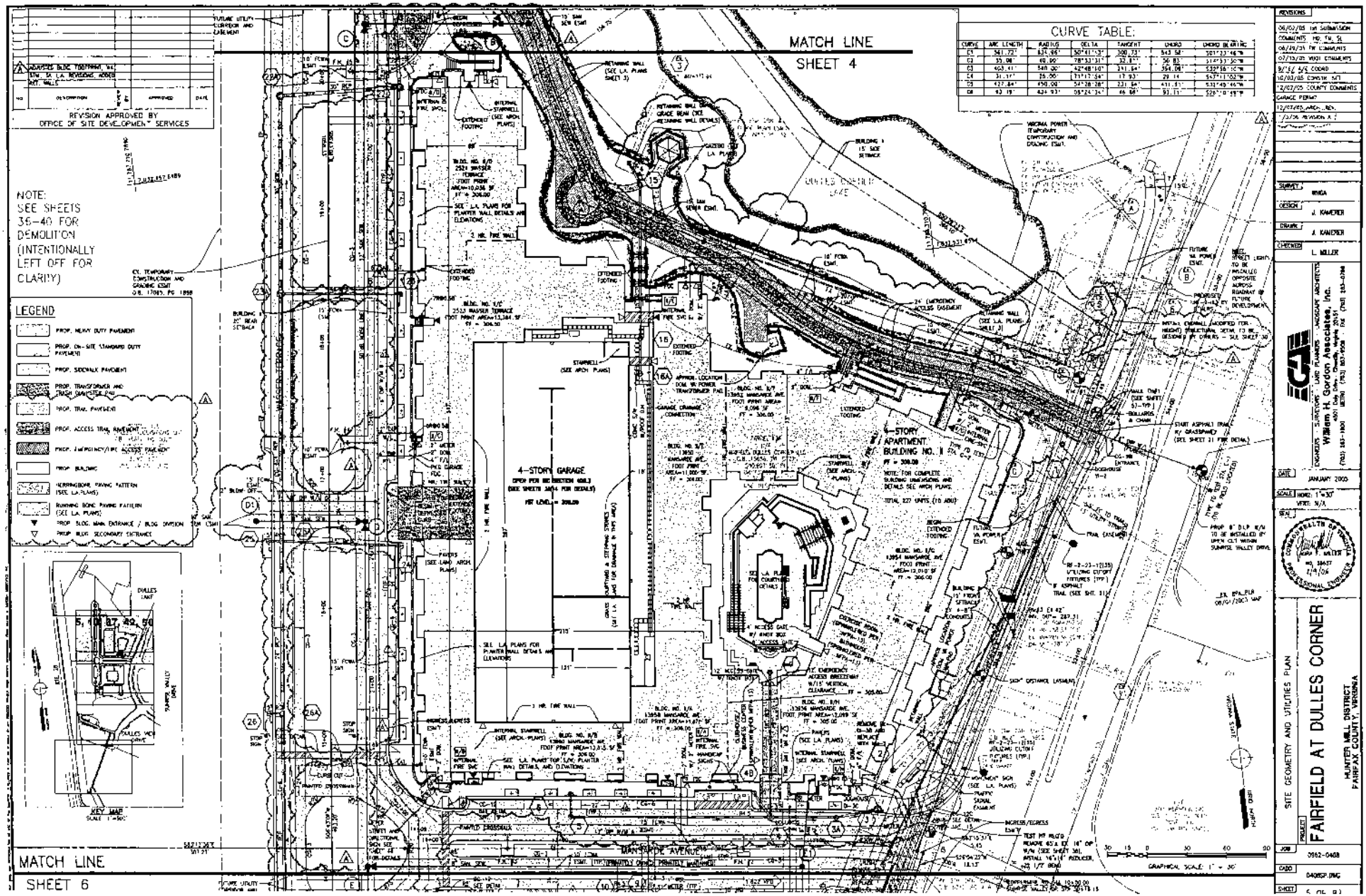
(FOR SUBMISSION OTHER THAN THE FIRST)
I HEREBY CERTIFY THAT NO CHANGES HAVE BEEN MADE THAT WOULD AFFECT THE PRIOR APPROVAL BY THE:

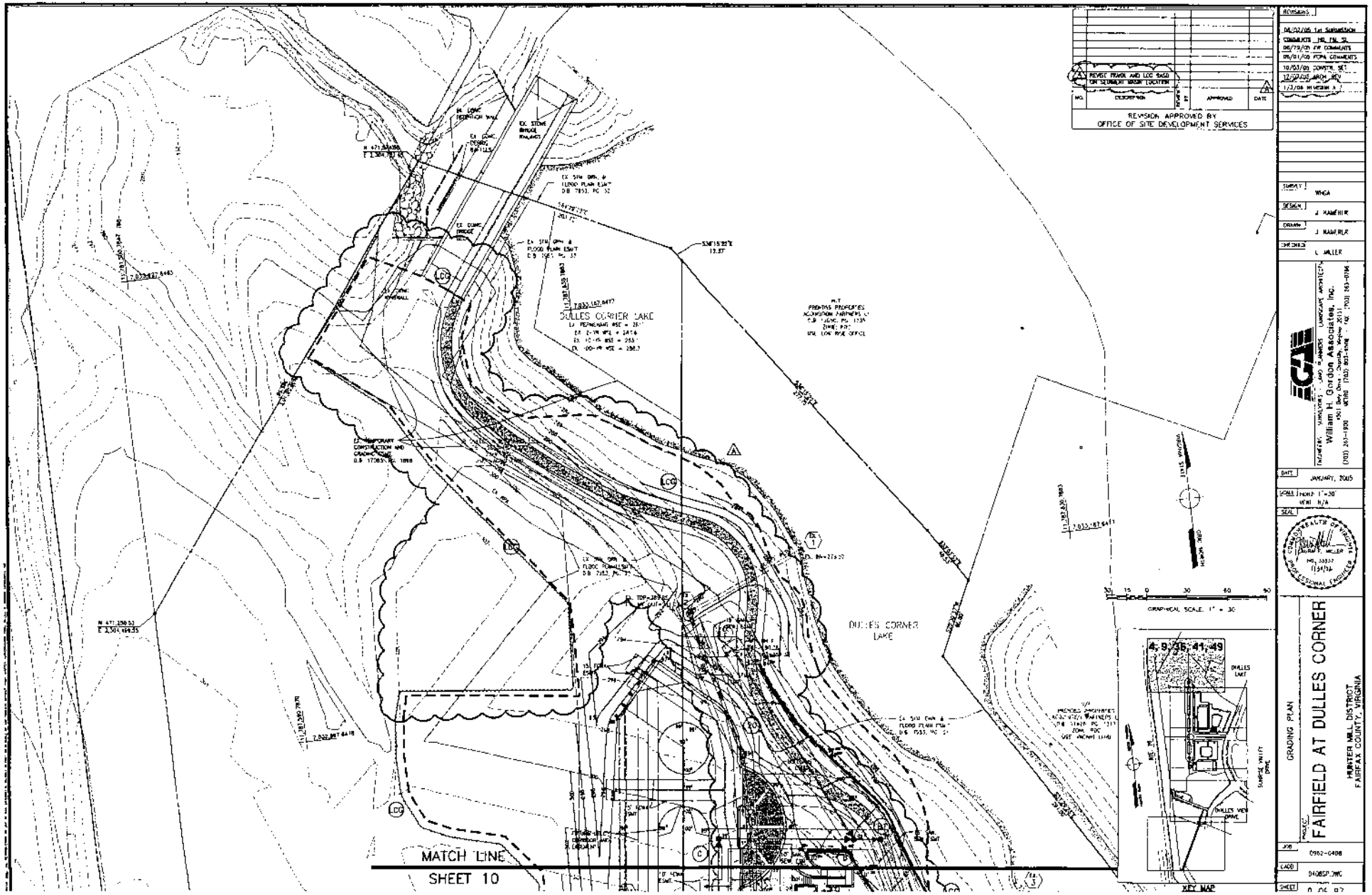
FIRE MARSHAL DATED _____
WATER AUTHORITY DATED _____
HEALTH DEPARTMENT DATED _____
VDOT DATED _____
DPWES-BPHD (SAN. SEW.) DATED _____
DPWES STREETLIGHTS DATED 06/06/2006

SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES & DETAILS
3. OVERALL SITE PLAN/LEGEND/ABBREVIATIONS (1"=150')
4 & 4a. SITE GEOMETRY AND UTILITIES PLAN (1"=30')
5-13. GRADING PLAN (1"=30')
14. GRADE PLANS
15. NOT USED
16. NOT USED
17. SANITARY SEWER DETAILS
18. WATER DETAILS
19. NOT USED
20. NOT USED
21. NOT USED
22. NOT USED
23. NOT USED
24. NOT USED
25. NOT USED
26. NOT USED
27. NOT USED
28. NOT USED
29. NOT USED
30. NOT USED
31. NOT USED


LEGEND
PROP. HEAVY DUTY PAVEMENT
PROP. ON-SITE STANDARD DUTY PAVEMENT
PROP. SIDEWALK PAVEMENT
PROP. TRANSFORMER AND TRASH DUMPSTER PAD
PROP. TRAIL PAVEMENT
PROP. ACCESS TRAIL PAVEMENT
PROP. EMERGENCY/FIRE ACCESS PAVEMENT
PROP. BUILDING
HERRINGBONE PARKING PATTERN (SEE L.A. PLANS)
PARALLEL BOND PARKING PATTERN (SEE L.A. PLANS)
PROP. BLDG. MAIN ENTRANCE / BLDG. OVERHANG
PROP. BLDG. SECONDARY ENTRANCE
REVISED TRAIL ALIGNMENT AND SHOWS SPACE ADDED RD. WALL STORM
REVISION APPROVED BY OFFICE OF SITE DEVELOPMENT SERVICES
NOTE: SEE SHEETS 36-40 FOR DEMOLITION (INTENTIONALLY LEFT OFF FOR CLARITY)
GRAPHICAL SCALE 1" = 30'
DULLES CORNER LAKE
DULLES CORNER LAKE
BUILDING B 15' SIDE SETBACK
BUILDING A 15' SIDE SETBACK
8' ASPHALT TRAIL (SEE SHT. 21)
RETAINING WALL (SEE L.A. PLANS SHEET 3)
INGRESS/EGRESS EASMT
FUTURE UTILITY CORRIDOR AND EASEMENT
MATCH LINE SHEET 5
KEY MAP
4, 9, 36, 41, 49
DULLES LAKE
DULLES VIEW DRIVE
SUMMIT VALLEY DRIVE
CURVE TABLE:
CURVE | ARC LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING
C1 | 561.72' | 834.96' | 55°41'13" | 300.73' | 543.38' | S01°23'46"W
C2 | 35.08' | 40.00' | 78°53'21" | 32.91' | 50.83' | S14°53'30"W
C3 | 403.41' | 340.00' | 67°48'18" | 211.84' | 394.08' | S32°56'10"W
C4 | 31.11' | 20.00' | 89°12'54" | 19.63' | 28.04' | S61°11'09"W
C5 | 457.84' | 450.00' | 84°24.28" | 231.84' | 411.91' | S53°45.46"W
C6 | 93.19' | 934.93' | 06°24'34" | 46.66' | 93.11' | S26°11'49"W
REVISIONS
06/02/05 1st SUBMISSION
COMMENTS HC, FA, SL
6/23/05 IW COMMENTS
9/16/05 A/E COORD.
10/31/05 KEMPLER SET
12/06 REVISION 4
SURVEY WMCA
DESIGN J. KAMERER
DRAWN J. KAMERER
CHECKED L. MILLER
ENGINEERS, SURVEYORS, AND PLANNERS - LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
DATE JANUARY 2005
SCALE HORIZ. 1" = 30' VERT. N/A
SITE GEOMETRY AND UTILITIES PLAN
PROJECT FAIRFIELD AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
JOB 0967-0601
CADD 0408SP.DWG
SHEET 4 OF 87


MATCH LINE
SHEET 4
MATCH LINE
SHEET 6
REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES
NOTE:
SEE SHEETS
36-40 FOR
DEMOLITION
(INTENTIONALLY
LEFT OFF FOR
CLARITY)
LEGEND
PROP. HEAVY DUTY PAVEMENT
PROP. ON-SITE STANDARD DUTY PAVEMENT
PROP. SIDEWALK PAVEMENT
PROP. TRANSFORMER AND TRASH DUMPSTER PAD
PROP. TRAIL PAVEMENT
PROP. ACCESS TRAIL PAVEMENT
PROP. EMERGENCY/FIRE ACCESS PAVEMENT
PROP. BUILDING
HERRINGBONE PAVING PATTERN (SEE L.A. PLANS)
RUNNING BOND PAVING PATTERN (SEE L.A. PLANS)
PROP. BLDG. MAIN ENTRANCE / BLDG. DIVISION
PROP. BLDG. SECONDARY ENTRANCE
KEY MAP
4-STORY GARAGE
4-STORY APARTMENT BUILDING NO. 1
MANSARDE AVENUE
DULLES CORNER LAKE
GRAPHICAL SCALE: 1" = 30'
REVISIONS
06/02/05 1st SUBMISSION
COMMENTS HD, FM, SL
06/29/05 FM COMMENTS
07/15/05 VDOT COMMENTS
9/16/05 A/E COORD
10/03/05 CONSTR. SET
12/02/05 COUNTY COMMENTS
GARAGE PERMIT
12/07/05 ARCH. REV.
1/3/06 REVISION X
SURVEY WHGA
DESIGN J. KAMERER
DRAWN J. KAMERER
CHECKED L. MILLER
ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
DATE JANUARY 2005
SCALE HORZ: 1"=30'
VERT: N/A
SEAL
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
SITE GEOMETRY AND UTILITIES PLAN
PROJECT
FAIRFIELD AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
JOB 0962-0408
CADD 0408SP.DWG
SHEET 5 OF 8


REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES
REVISIONS
SURVEY WHGA
DESIGN J. HAMERLR
DRAWN J. HAMERLR
CHECKED L. MILLER
William H. Gordon Associates, Inc.
DATE JANUARY, 2005
SCALE HORZ: 1"=30'
VERT: N/A
SEAL
GRADING PLAN
FAIRFIELD AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
JOB 0962-0408
CADD 0408GP.DWG
SHEET 0 OF 87
DULLES CORNER LAKE
MATCH LINE
SHEET 10
GRAPHICAL SCALE: 1" = 30'
KEY MAP
4, 9, 36, 41, 49
DULLES LAKE
DULLES VIEW DRIVE
SUNRISE VALLEY DRIVE
VIRGINIA STATE
GRID NORTH

MATCH LINE
SHEET 9

DULLES CORNER LANE

4-STORY GARAGE
OPEN PER BC SECTION 406.3
(SEE SHEETS 3A & 4 FOR DETAILS)

4-STORY APARTMENT BUILDING NO. 1

OVERLAND RELIEF

SHOULD THE STORM SEWER SYSTEM FAIL DURING A MAJOR STORM (100YR) RELIEF FOR ACCUMULATED RUNOFF IS PROVIDED AT STRUCTURE 1

OVERLAND RELIEF #1:
OVERLAND RELIEF FOR THE AREA NEAR STORM STRUCTURE NO 1 TRAVELS OVERLAND ACROSS THE PROPOSED TRAIL INTO DULLES CORNER LANE THE OVERLAND PATHWAYS IS APPROX. 1.4' BELOW APARTMENT BUILDING 1 FINISHED FLOOR

THEREFORE, SINCE NO PROPOSED BUILDING STRUCTURE WITHIN THIS PROJECT IS SUBJECT TO FLOODING DURING THE 100YR EVENT IT IS THE OPINION OF THE DESIGN ENGINEER THAT OVERLAND RELIEF IS HERBY PROVIDED

OVERLAND RELIEF #1
SCALE: HORZ 1"=50'

MANASSAS AVENUE

MATCH LINE
SHEET 11

REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES

NO.	DESCRIPTION	BY	APPROVED	DATE
1	REVISED CLUB AREA TO 17' WIDE PLANTER WALL & RETAINING WALLS, REVISED GRADING.			

REVISIONS
06/07/05 1st SUBMISSION
COMMENTS HD FIL SI
08/19/05 FR COMMENTS
09/01/05 FCPA COMMENTS
10/03/05 COMPTR SET
1/3/06 REVISION A
12/27/06 COUNTY COMMENTS
GARAGE REPAIR
12/07/05 ARCH. REV.
1/3/06 REVISION B

SURVEY: WNGA
DESIGN: J. KAMERER
DRAWN: J. KAMERER
CHECKED: L. MILLER

DIGNEES · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
1801 Bay Road · Suite 100 · Miami, Florida 33170
(305) 233-1900 · FAX (305) 233-1900

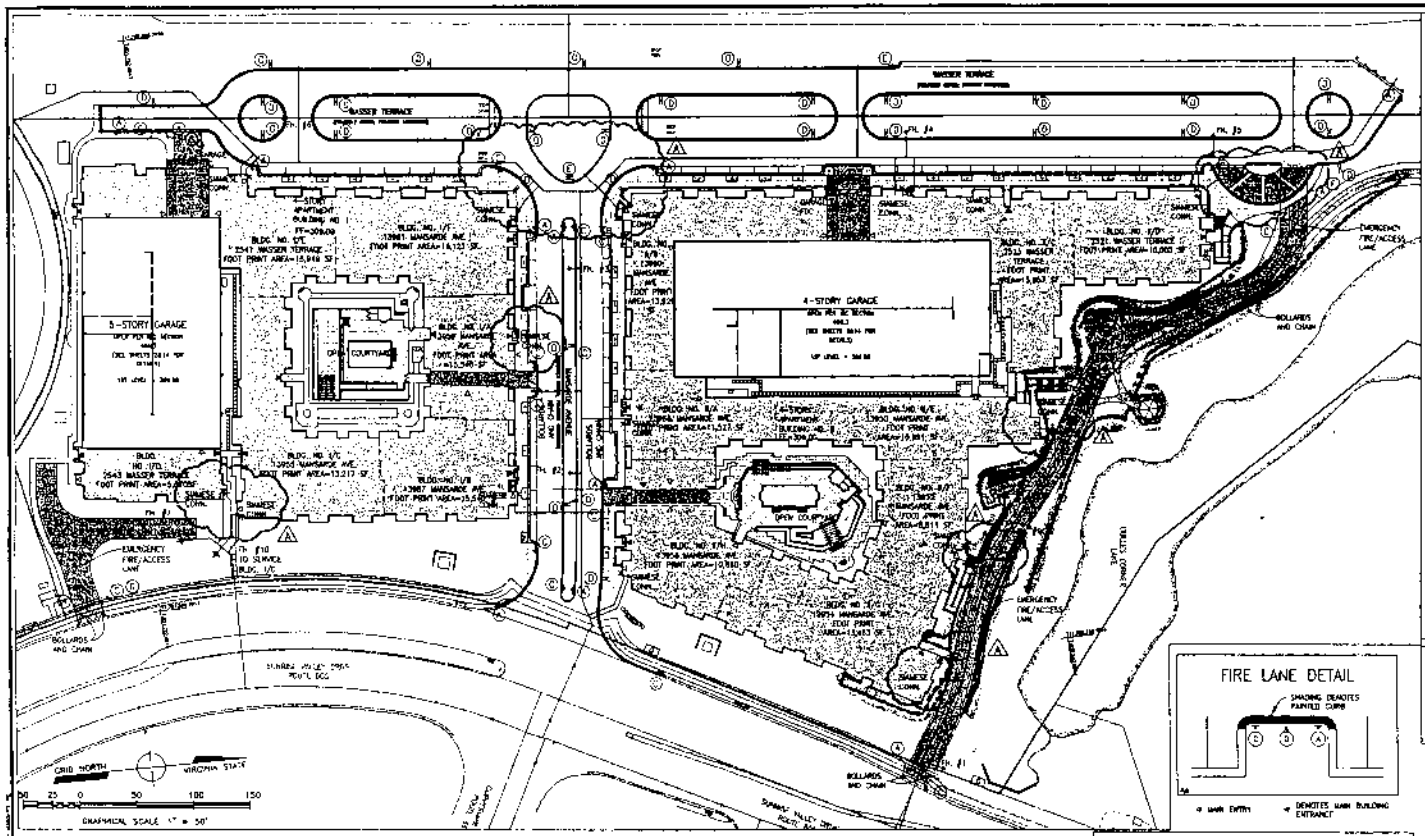
DATE: JANUARY, 2005
SCALE: HORZ 1"=50'
VERT. N/A

COMMONWEALTH OF VIRGINIA
LARRY F. MILLER
NO. 35537
1/3/06
PROFESSIONAL ENGINEER

GRADING PLAN

PROJECT: FAIRFIELD AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0987-C406
CADD: 0-35GF.DWG



FIRE LANE SIGN DETAIL

STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE RIGHT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR THE PAVEMENT EDGE AT END OF PAINTED AREA.

STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE LEFT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR THE PAVEMENT EDGE AT END OF PAINTED AREA.

STANDARD WORDING WITH NO ARROW. TWO SIGNS, BACK TO BACK, MOUNTED PERPENDICULAR TO THE LINE OF CURBING OR THE PAVEMENT EDGE.

NOTES:

APPROVED SIGNS SHALL BE AS FOLLOWS

A. METAL CONSTRUCTION, 12" x 18".

B. RED LETTERS ON REFLECTIVE WHITE BACKGROUND WITH 3/8" RED THIN STRIP AROUND ENTIRE OUTER EDGE OF SIGN

C. LETTERING TO BE AS SHOWN ABOVE.

D. LETTERING SIZE TO BE AS FOLLOWS "NO PARKING" OR "STANDING" - 2", "OR" - 1", "FIRE LANE" - 3 1/2". ARROWS 1" x 6" SOLID SHAFT WITH A SOLID HEAD 1 1/2" WIDE AND 2" DEEP.

E. SIGNS ARE TO BE MOUNTED 7' FROM THE GROUND TO THE BOTTOM OF THE SIGN UNLESS OTHERWISE DIRECTED BY THE OFFICE OF THE FIRE MARSHAL

F. POSTS FOR SIGNS, WHEN REQUIRED, SHALL BE METAL AND SECURELY MOUNTED UNLESS WRITTEN PERMISSION FOR ALTERNATIVES IS OBTAINED PRIOR TO INSTALLATION FROM THE OFFICE OF THE FIRE MARSHAL. SIGNS SHOULD BE SPACED AS ON APPROVED PLANS. IN LONG STRETCHES THE MAXIMUM DISTANCE BETWEEN SIGNS IS 70 FEET.

G. OTHER SPECIAL SIGNS AS APPROVED BY THE OFFICE OF THE FIRE MARSHAL

ALL CURBS OR PAVED SPACES DESIGNATED AS FIRE LANES SHALL BE INDICATED BY YELLOW PAINT AS APPROVED BY THE FIRE PREVENTION DIVISION.

A 4" YELLOW STRIPE SHALL BE PAINTED ON PAVEMENT EDGE IN FIRE LANE AREAS WHERE NO CURB EXISTS. PAINT SHALL BE TRAFFIC YELLOW GRADE.

INSTALLATION AND APPROVAL OF FIRE LANES IS REQUIRED PRIOR TO OCCUPANCY. THE OWNER OR HIS AGENT SHALL NOTIFY THE FOLLOWING OFFICE WHEN INSTALLATION IS COMPLETE TO OBTAIN APPROVAL

FIRE PREVENTION DIVISION
FIRE LANE SECTION
4100 CHAIN BRIDGE RD., SUITE 300
FAIRFAX, VA 22030
CALL 246-4891 TO SCHEDULE FIRE LANE INSPECTION

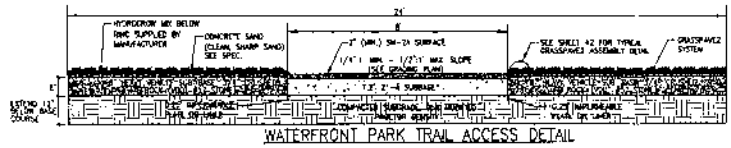
FIRE LANE DETAIL

NOTES FOR FIRE DEPARTMENT ACCESS LANES:

1. TO BE AN ALL WEATHER SURFACE DESIGNED TO SUPPORT FIRE DEPARTMENT VEHICLES.
2. TO BE IDENTIFIED AS A FIRE LANE ENTRANCE
3. TO BE MAINTAINED CLEAR AND ACCESSIBLE ALL YEAR.
4. TO HAVE MOUNTABLE CURB AT ENTRANCE.
5. PROVIDE MANUFACTURER'S SPECIFICATIONS TO FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION
6. INSTALLATION TO BE WITNESSED BY FIRE MARSHAL. GEOTECHNICAL REPORT MAY ALSO BE REQUIRED
7. PROVIDE 4 BOLLARDS WITH STEEL CHAIN LOCKED IN BETWEEN AT CURBSIDE ENTRANCES TO ACCESS LANES.
8. ACCESS LANES MUST BE CLEARLY DELIMITED ALONG SIDE, LENGTH, AND AT END BY SHRUBS, POSTS, LIGHTS, ETC.

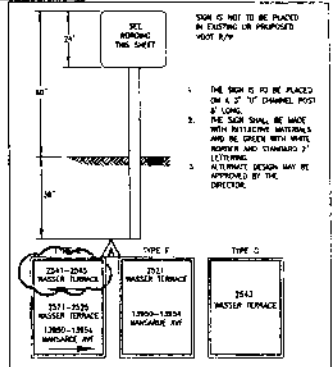
EMERGENCY/FIRE ACCESS DETAIL

SCALE 1"=2'



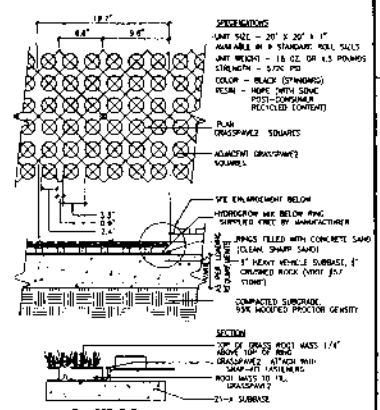
WATERFRONT PARK TRAIL ACCESS DETAIL

SCALE 1"=2'



EMERGENCY ACCESS DIRECTIONAL AND FIRELANE SIGN

SCALE 1"=2'



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER. (SEE LAWN SEEDING SPECIFICATIONS THIS SHEET)

TYPICAL GRASSPAVE2 DETAIL

NO	DESCRIPTION	BY	APPROVED	DATE

REVISION APPROVED BY

REVISIONS
06/02/03 1st SUBMISSION
COMMENTS RD, FIL, SL
10/03/05 CONSTR. SET
12/07/05 WMSH, BRN
1/3/06 REVISION A

SURVEY: WMGA
DESIGN: J KAMERER
DRAWN: N. ZELENSKY
CHECKED: L WRIER

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4211 Daly Drive · Chantilly, Virginia 20151
(703) 264-1900 · 4411 Daly Drive · Chantilly, Virginia 20151 (703) 803-3588 FAX (703) 263-0166

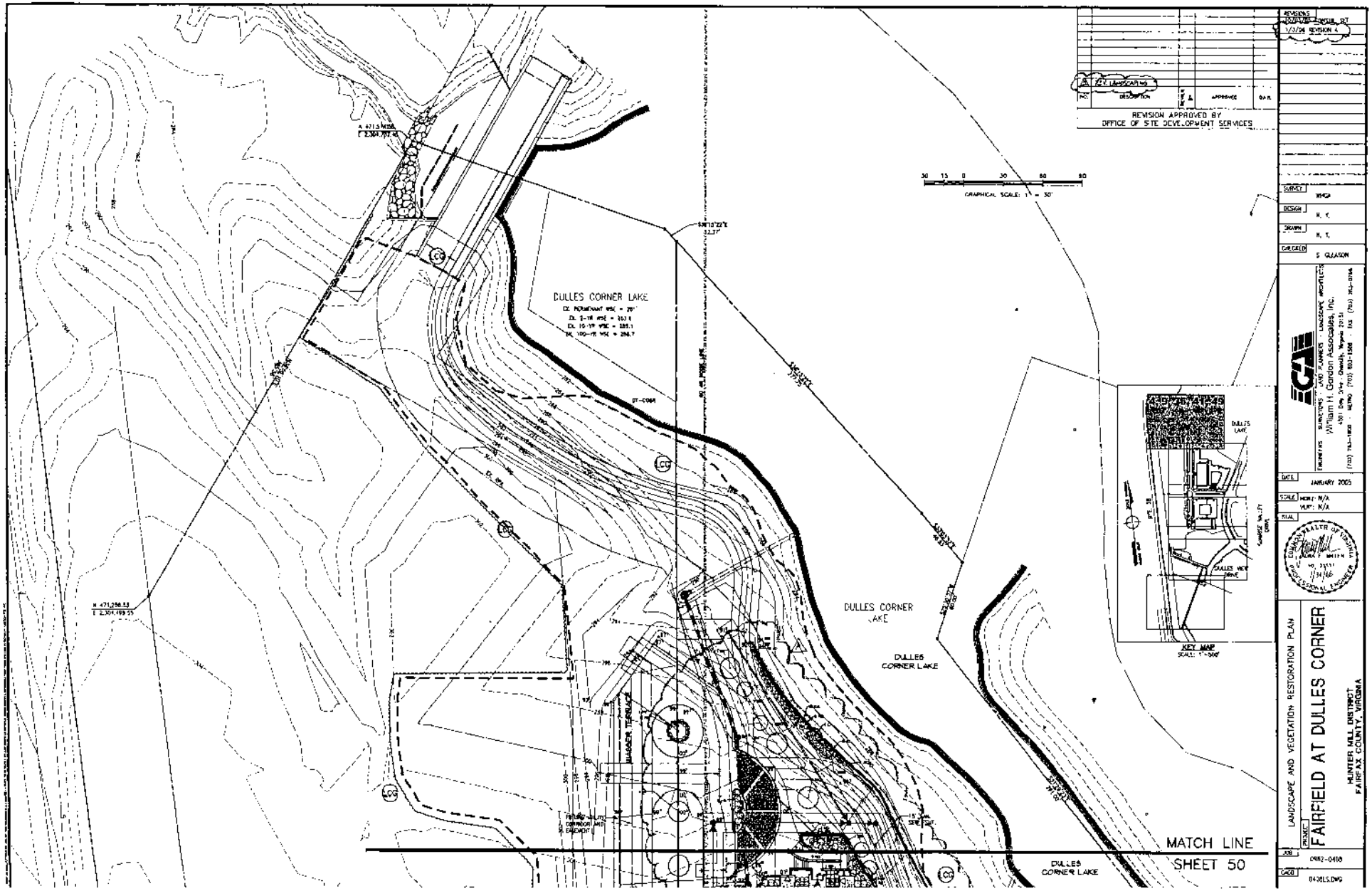
DATE: JANUARY, 2003
SCALE: HORZ 1"=50' VERT N/A
SEAL: COMMONWEALTH OF VIRGINIA · LORA F. WRIER · No. 29937 · 1/3/06 · PROFESSIONAL ENGINEER

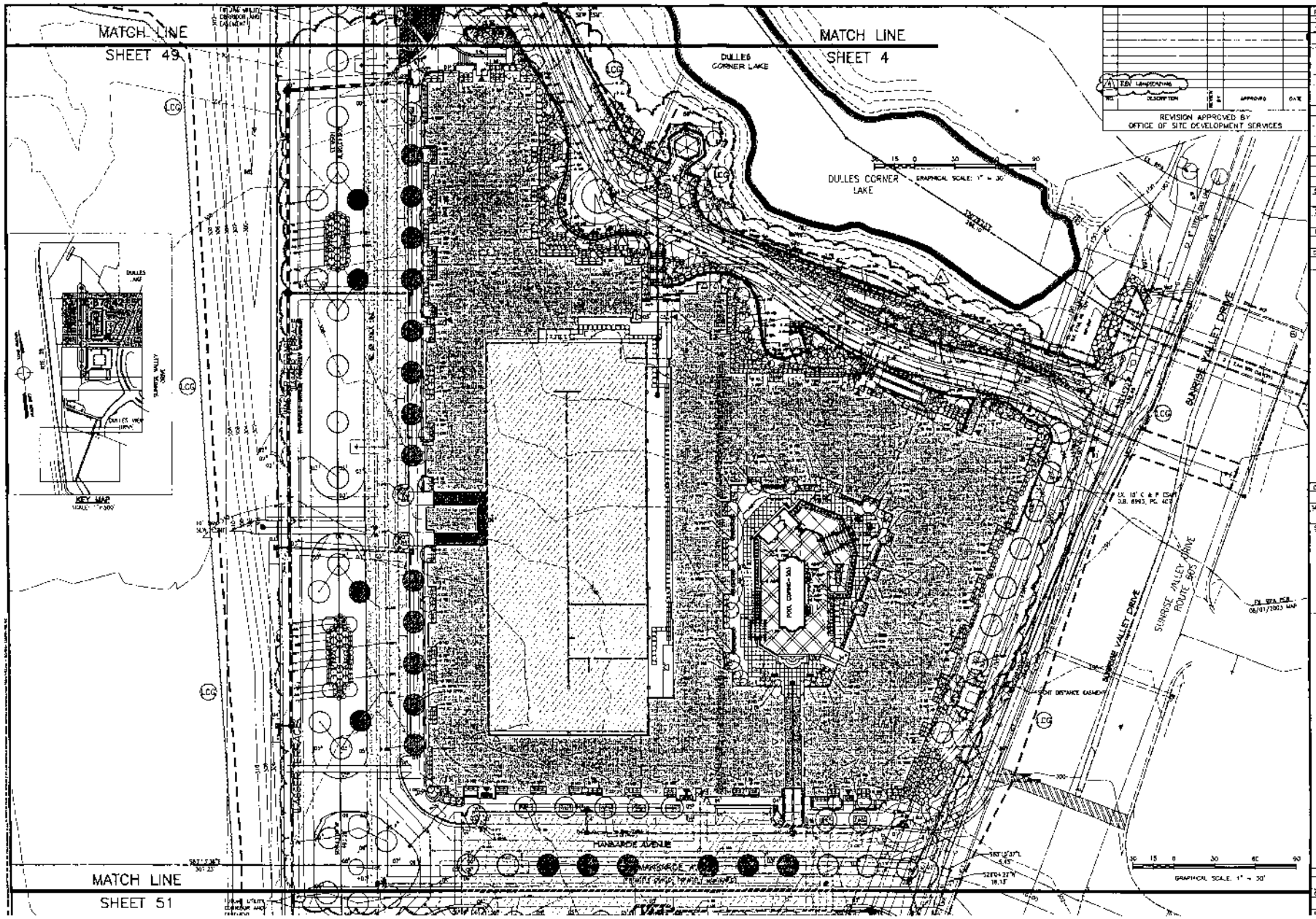
FIRE LANE PLAN

PROJECT: FAIRFIELD AT DULLES CORNER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0307-0430
CADD: 040BLDNG
SHEET: 46 OF 87


DULLES CORNER LAKE
DULLES CORNER LAKE
DULLES CORNER LAKE
DULLES CORNER LAKE
MATCH LINE
SHEET 50
GRAPHICAL SCALE: 1" = 50'
REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES
KEY MAP
LANDSCAPE AND VEGETATION RESTORATION PLAN
FAIRFIELD AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
JANUARY 2005
S. GLEASON
William H. Gordon Associates, Inc.


MATCH LINE
SHEET 49
MATCH LINE
SHEET 4
MATCH LINE
SHEET 51
DULLES CORNER LAKE
DULLES CORNER LAKE
GRAPHICAL SCALE: 1" = 30'
SUNRISE VALLEY DRIVE
SUNRISE VALLEY DRIVE ROUTE 605
HANGARDE AVENUE
KEY MAP
REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES
REVISIONS
SURVEY
WHEA
DESIGN
N. Y.
DRAWN
N. Y.
CHECKED
S. GLEASON
ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
DATE
JANUARY 2005
SCALE: HORZ. N/A
VERT. N/A
SEAL
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
LANDSCAPE AND VEGETATION RESTORATION PLAN
PROJECT
FAIRFIELD AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
JOB
0962-0408
CADD
0408LS.DWG

ATTACHMENT 4

PLAN APPROVAL INFORMATION

PLATTED INFORMATION	REQUIRED	NOT REQUIRED	COUNTY I.D. NUMBER	COMMENTS/SHEET NO.
1. PRE-APPLICATION PROCESSING		•		
2. PRO-DEBT PROCESSING		•		
3. AFFORDABLE DWELLING UNITS	•			
4. RPA-1 DELINEATION		•		
5. FLOOD PLAIN STUDY		•		
6. DRAINAGE STUDY		•		
7. CHESAPEAKE BAY ACT EXCEPTION	•			SHEET 83
8. VA 38 QUALITY IMPACT ASSESSMENT		•		
9. SOIL SUPPORT APPROVAL	•		6318-SP-006-	SHEETS 34 AND 36A (APPROVED 5/15/03)
10. DRIVER EASEMENTS	•			TO BE SUBMITTED UNDER SEPARATE COVER
11. OFF-SITE EASEMENTS	•			TO BE SUBMITTED UNDER SEPARATE COVER
12. NOTARIZED LETTERS OF PERMISSION	•			TO BE SUBMITTED UNDER SEPARATE COVER
13. ARCHITECTURAL REVIEW BOARD APPROVAL		•		
14. RETURN PLAN TO B.O.S. PRIOR TO APPR.		•		
15. RETURN PLAN TO B.O.S. PRIOR TO APPR.		•		
16. ADJACENT PROPERTY OWNER NOTIFICATIONS	•			TO BE SUBMITTED UNDER SEPARATE COVER
17. OFF-SITE UTILITY WORK NOTICES		•		
18. VA 811 UNDERGROUND UTILITY NOTICES		•		
19. RIZONING APPROVAL	•		PCA 88-C-039-10	SHEET 41
20. B.O.S. CLERK LETTER/RESOLUTION	•		PCA 88-C-046-5	SHEET 41
21. RIZONING APPROVAL CONDITIONS	•		PCA 1989-MA-044-3	SHEET 57-61
22. RESTORING DEVELOPMENT PLAN	•			SHEET 77-87
23. SPECIAL EXCEPTION FOR USE	•			
24. SPECIAL PERMIT FOR USE	•			
25. B.Z.A. VARIANCE APPROVAL	•			
26. B.Z.A. CLERK LETTER/RESOLUTION	•			
WAIVER 1				
WAIVER 2				
WAIVER 3				
MODIFICATION 1				
MODIFICATION 2				
MODIFICATION 3				

PLAN REVIEW FEE COMPUTATION

PLAN TYPE	PUBLIC IMPROVEMENT PLANS (PI)		SUBDIVISION PLANS (SD)		SITE PLANS (SP)	
BASE FEE	BASE FEE= $1,725	$1,725	# LOTS (MAX 10 LOTS) $4,300	$4,300	BASE FEE= $4,800	$4,800
			# TO LOTS OR MORE, ADD $1,500		PLUS $800 PER DISTURBED ACRE (OR $2,000 PER DISTURBED HECTARE) (Round up fractional acres to nearest acre) ___ Ac @ $800 (OR ___ ha @ $2,000)	$18,800
	SUBTOTAL	1 $1,725	SUBTOTAL	1 $	SUBTOTAL (MAX = $24,000)	1 $23,600
FEES IN ADDITION TO BASE FEE - APPLIES TO ALL PLAN TYPES						
REZONING $1,000						$1,000
SPECIAL EXCEPTION OR PERMIT $760						
VARIANCE $530						
MAP FEE RELATED TO ZONING $1,725	SUBTOTAL	2 $	SUBTOTAL	2 $	SUBTOTAL	2 $1,000
PROBLEM SOIL AREA $520						$520
ORIGINAL DRAINAGE MAP $530						$530
FLOOD PLAIN AREA $350						$350
SIGN FACILITY FEE $150						$150
BMP FACILITY FEE $1,150						$1,150
FEE RELATED TO DRAINAGE & SOILS	SUBTOTAL	3 $	SUBTOTAL	3 $	SUBTOTAL	3 $2,600
IMPROVEMENTS ON PI PLANS	ONTY (N) OR UNIT (-)	$ BD 50/11 $ BD/M	FEE	APPLIES ONLY TO PUBLIC IMPROVEMENT PLANS		
SANITARY SEWER						
STORM SEWER						
DRAINS						
SIDEWALKS						
ROAD IMPROVEMENTS						
CHANNEL IMPROVEMENTS						
WATERLINE						
	SUBTOTAL	4 $				
TOTAL REVIEW FEE PAYABLE UPON SUBMISSION	ADD 1, 2 & 4 ABOVE	5	ADD 1, 2 & 3 ABOVE	6	ADD 1, 2 & 3 ABOVE = $27,200	A $
INSERT FEE $50 PER PAGE		A $		A $		B $
DUE PRIOR TO APPROVAL		B $		B $		SUBTOTAL $
RESUBMISSION FEE DUE ON SUBMISSION	50% OF SUBTOTAL FEE	SUBTOTAL $	$2,300 PER SUBMISSION>2ND	SUBTOTAL $	$1,300 PER SUBMISSION>2ND	SUBTOTAL $
		4TH $		4TH $		4TH $

FOR COUNTY USE ONLY

ZONING REQUIREMENTS

1) ZONING PDC
2) AVERAGE LOT AREA N/A (sq.ft. or sq.m)
3) MIN. LOT AREA N/A (sq.ft. or sq.m)
4) MIN. LOT WIDTH N/A (ft. or m)
5) MAX. BUILDING HEIGHT 80' (ft. or m)
6) NUMBER OF FLOORS 4+1/GFT (Commercial/Industrial ONLY)
7) MIN. YARD REQUIREMENTS
FRONT FOR (ft. or m) SIDE FOR (ft or m) REAR FOR (ft. or m)
8) MAXIMUM FAR 0.82
9) MAXIMUM DENSITY N/A (D.U./Ac. or D.U./ha)
10) OPEN SPACE REQUIRED 44 % 364,867 SQ. FT. (sq.ft. or sq.m)
11) ANGLE OF BULK PLANE FRONT 26° SIDE 12° REAR 12° (DETAILS ON SHEET 1) (Q15) (Q10) (Q15)
12) OVERLAY DISTRICT(S)

SUBDIVISION PLAN (SD) TABULATIONS

1) SITE AREA (Ac or ha) (sq.ft. or sq.m)
2) NUMBER OF LOTS
3) AREA OF LOTS (sq.ft. or sq.m)
4) AVERAGE LOT AREA (sq.ft. or sq.m)
5) AREA OF PARCEL/OUTLOT (sq.ft. or sq.m)
6) AREA OF PARCEL/OUTLOT (sq.ft. or sq.m)
7) AREA OF PARCEL/OUTLOT (sq.ft. or sq.m)
8) AREA OF PARCEL/OUTLOT (sq.ft. or sq.m)
9) TOTAL AREA OF OPEN SPACE (sq.ft. or sq.m)
10) AREA OF STREET DEDICATION (sq.ft. or sq.m)
11) DENSITY (D.U./Ac. or D.U./ha)

SITE PLAN (SP) TABULATIONS

1) SITE AREA 20.06 AC (Ac or ha) 874,167 SQ. FT. (sq.ft. or sq.m)
2) AREA OF STREET DEDICATION 2,455 SQ. FT. (sq.ft. or sq.m)
3) USE MULTI-FAMILY RESIDENTIAL/RECREATION
4) NUMBER OF LOTS SEE PROJECT NARRATIVE SHEET 21
5) AREA OF LOTS 20.06 AC (sq.ft. or sq.m)
6) DENSITY N/A (D.U./Ac. or D.U./ha)
7) EXISTING BUILDING GROSS FLOOR AREA C SQ. FT. (sq.ft. or sq.m)
8) PROPOSED BUILDING GROSS FLOOR AREA 594,000 SQ. FT. (sq.ft. or sq.m)
9) EXISTING BUILDING NET FLOOR AREA C SQ. FT. (sq.ft. or sq.m)
10) PROPOSED BUILDING NET FLOOR AREA 482,732 SQ. FT. (sq.ft. or sq.m)
11) TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE 0.54
12) PROPOSED BUILDING HEIGHT SEE BUILDING DATA CHART-SHEET 2 (ft. or m)
13) PROPOSED NUMBER OF FLOORS 4+MEZZANINE (Commercial/Industrial ONLY)
13) TOTAL HANDICAPPED PARKING REQUIRED 13
14) TOTAL HANDICAPPED PARKING PROVIDED 14
15) TOTAL HANDICAPPED VAN SPACES REQUIRED 2
16) TOTAL HANDICAPPED VAN SPACES PROVIDED 2
17) TOTAL PARKING SPACES REQUIRED 636
18) TOTAL PARKING SPACES PROVIDED 819
19) LOADING SPACES REQUIRED 2 (SEE CLERK'S LETTER, SHEET 41)
20) LOADING SPACES PROVIDED 3
21) OPEN SPACE PROVIDED 57 % 510,828 SQ. FT. (sq.ft. or sq.m)

FIRE MARSHAL NOTES

AVAILABLE FIRE FLOW 2,700 GAL/MIN (gal/min or liters/min)
SOURCE OF FIRE FLOW INFO. CAPITAL WATER
TYPE OF CONSTRUCTION - IBC APT-5A/CLUBHOUSE-5A/GARAGE-2C
USE GROUP CLASSIFICATION - IBC APT-R2/CLUBHOUSE-A3 & B/GARAGE-S-2
BUILDING HEIGHT 80' MAX. (ft. or m)
BUILDING TO BE FULLY SPRINKLERED YES ☒ NO ☐
IF YES, CHECK APPROPRIATE STANDARD NFPA 13 ☐ ; NFPA 13D ☐ ; NFPA 13R ☒
SEE PFM CHAPTER 9, PART 2 FOR FULL INFORMATION REQUIRED. FIRE FLOW REQUIREMENTS TO BE DETERMINED BY THE FIRE PREVENTION DIVISION.
[SEE PUBLIC WATER AGENCY NOTES ON SHEET 2]

SOLID WASTE STATEMENT

REFUSE COLLECTION AGENCY PRIVATE
TYPE & SIZE OF CONTAINERS OR EQUIPMENT METAL DUMPSTER - 8 CY CAPACITY
FREQUENCY OF COLLECTION ONCE A WEEK

RECYCLING SYSTEM STATEMENT

☐ PFM SECTION 10-607.6A
☐ PFM SECTION 10-607.6B
☐ PFM SECTION 10-607.6C
☒ NO STATEMENT REQUIRED PER PFM 10-0403

SANITARY SEWER STATEMENT

WASTEWATER TREATMENT PLANT BULL RUN (E BRANCH, A-2)
☒ THIS SITE IS SUBJECT TO WARBYBROOK RUN SANITARY SEWER REIMBURSEMENT CHARGES.
☐ THIS SITE IS SERVED BY ONSITE SEWAGE TREATMENT SYSTEM(S).

STORMWATER STATEMENT

WATERSHED(S) HORSEPEN CREEK
☐ THIS SITE IS LOCATED WITHIN THE W.S.P.O.D. (OCCOQUAN WATERSHED)
NUMBER OF STORMWATER DETENTION FACILITIES 1
NUMBER OF BMP FACILITIES 1
NUMBER OF PRIVATE STORMWATER MANAGEMENT FACILITIES 0
HIGH DENSITY POLYETHYLENE (HDPE) USED ON THIS PROJECT YES ☐ NO ☒

DISTURBED AREA (SQ.) WITHIN WATERSHED(S)

WATERSHED 1	HORSEPEN CREEK	DA= 21	(Ac. or ha)
WATERSHED 2		DA=	(Ac. or ha)
WATERSHED 3		DA=	(Ac. or ha)
TOTAL DISTURBED AREA=			21 (Ac. or ha)

PROFESSIONAL SEAL AND SIGNATURE — PROFESSIONAL SEAL AND SIGNATURE — PROFESSIONAL SEAL AND SIGNATURE

LAURA F. MILLER, NO. 26537, 9/16/05, PROFESSIONAL ENGINEER

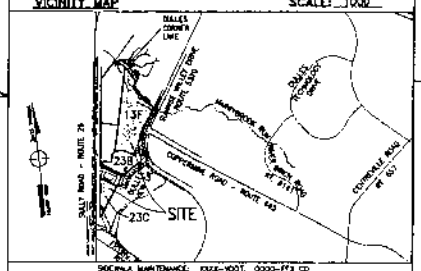
DATE ___ DATE ___ DATE ___

DESIGNATED PLANS EXAMINER (DPE) CERTIFICATE

1ST SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION	2ND SUBMISSION REVIEWED & RECOMMENDED FOR APPROVAL
D.P.E. SIGNATURE & PRINTED NAME	D.P.E. SIGNATURE & PRINTED NAME
DATE ___ REQ. NO.: ___	DATE ___ REQ. NO.: ___

VICINITY MAP

SCALE: 1000'



SIDEWALK MAINTENANCE: KOUSH-HOOT, 0000-FFX CO
TRAIL MAINTENANCE: 0000-FFX CO
ALL OTHER WALKS/TRAILS TO BE OWNER MAINTAINED

TAX MAP REFERENCE NUMBER(S)

MAP PAGE #	DOUBLE CIRCLE #	BLOCK (SINGLE CIRCLE #)	LOT/PARCEL(S) #
15-4	2		13F, 23B, AND 23C

SOILS MAP DATA

SCALE:

SEE SHEET 2

SOILS MAP SOURCE: ☒ COUNTY MAP ☐ PRIVATE SOILS SURVEY (FOR UNMAPPED AREAS)

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION - SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS

SOILS WITH IDENTIFICATION NUMBERS 39, 84, 88, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH MAY HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL

ENGINEER'S/SURVEYOR'S CERTIFICATE:

THIS PROPERTY IS IN THE NAME OF FAIRFIELD DULLES CORNER, DE LLC
C/O FF DEVELOPMENT L.P.
7200 WISCONSIN AVE., SUITE 1100; BETHESDA, MD 20814 AS RECORDED IN
DEED BOOK 12080 PAGE 1883 OF THE LAND RECORDS OF FAIRFAX COUNTY, VA

OWNER INFORMATION

(•) OWNER (•) A CORPORATION
( ) TRUSTEE ( ) A PARTNERSHIP
( ) AN INDIVIDUAL

FAIRFIELD DULLES CORNER, DE LLC
NAME

(301) 654-2184
PHONE

C/O FF DEVELOPMENT L.P.
7200 WISCONSIN AVE., SUITE 1100; BETHESDA, MD 20814
ADDRESS

DEVELOPER INFORMATION

(•) DEVELOPER (•) A CORPORATION
( ) CONTRACT OWNER ( ) A PARTNERSHIP
( ) LESSEE ( ) AN INDIVIDUAL

FF DEVELOPMENT L.P.
NAME

(301) 654-2884 x238
PHONE

7200 WISCONSIN AVE., SUITE 1100 BETHESDA, MD 20814
ADDRESS

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE
OWNER/DEVELOPER JAY K. JOHNSON — PROJECT MANAGER
NAME — TITLE

DATE — RECOMMEND APPROVAL (SIGNATURE & PRINTED NAME)

STREET/LIGHT SECTION - PLANNING & DESIGN DIVISION - DPWES
PUBLIC WATER AGENCY
SANITARY SEWER REVIEW, ENVD OSCS - DPWES
GEOTECHNICAL REVIEW, ENVD, OSDS - DPWES
STORMWATER REVIEW, ENVD, OWS - DPWES
URBAN FORESTRY DIVISION, USDS - DPWES
FAIRFAX COUNTY FIRE MARSHAL
FAIRFAX COUNTY HEALTH DEPARTMENT
VIRGINIA DEPARTMENT OF TRANSPORTATION
PLAN REVIEWER, ENVIRONMENTAL & FACILITIES REVIEW DIVISION, DSDS - DPWES
DIRECTOR, ENVIRONMENTAL & FACILITIES REVIEW DIVISION, OSCS - DPWES

APPROVED

DATE ___ BY ___ DIRECTOR, DEPT. OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

THIS PLAN SHALL EXPIRE WITHOUT NOTICE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE COUNTY CODE. REVISIONS DO NOT EXTEND THE APPROVAL PERIOD. THE APPROVAL PERIOD IS INDEPENDENT OF THE AGREEMENT EXPIRATION DATE.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

CERTIFICATE OF NO CHANGE

(FOR SUBMISSION OTHER THAN THE FIRST)
I HEREBY CERTIFY THAT NO CHANGES HAVE BEEN MADE THAT WOULD AFFECT THE PRIOR APPROVAL BY THE

FIRE MARSHAL DATED 08/22/2005
WATER AUTHORITY DATED 08/24/2005
HEALTH DEPARTMENT DATED 08/08/2005
VDOT DATED 08/08/2005
DPWES-NPWD (SAN. SEW.) DATED 10/27/2005
DPWES-STREETLIGHTS DATED 09/06/2005

APPROVAL NOTES/CONDITIONS:

AGREEMENTS, PERMITS, ETC

DATE ___ CONSTRUCTION PERMIT RECEIVED
___ SANITARY SEWER AGREEMENT
DATE ___ CONSERVATION (BONDS) AGREEMENT RECEIVED
DATE ___ AGREEMENT AND BOND APPROVED
DATE ___ AGREEMENT EXPIRES
DATE ___ BALANCE OF FEE PAID
NAME ___ RESPONSIBLE LAND DISTURBER (P.L.D.)
___ P.L.D. CERTIFICATE NUMBER

NOTES AND CONDITIONS

1. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.

2. THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY CODE AND IN THE PUBLIC FACILITIES MANUAL AS AMENDED. FAILURE TO COMPLY WITH THE FAIRFAX COUNTY CODE, THE PUBLIC FACILITIES MANUAL, THE APPROVED PLANS, THE PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENT PERMIT SHALL BE DEEMED A VIOLATION.

3. WATER DISTRIBUTION NOTE. ALL FIRE PROTECTION SYSTEMS WHICH ARE INSTALLED IN COMPLIANCE WITH THESE PLANS AND COUNTY OF FAIRFAX ORDINANCES SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES, WHICH NECESSARILY TO TEMPORARILY REDUCE OR DISCONTINUE THE PROTECTION IN ORDER TO MAKE TESTS, REPAIRS, ALTERATIONS OR ADDITIONS. NOTIFY THE FAIRFAX COUNTY PUBLIC SAFETY COMMUNICATIONS CENTER AT 703-691-2131.

4. A PERMIT MUST BE OBTAINED FROM THE OFFICE OF THE RESIDENT ENGINEER, VIRGINIA DEPARTMENT OF TRANSPORTATION, NORTHERN VIRGINIA DISTRICT BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE ROUTE. CONTACT THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) WORKING DAYS BEFORE EXCAVATION IN ANY STATE RIGHT OF WAY AT 703-383-2068.

5. CONTRACTORS SHALL NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER AT 1-800-552-7001 FOR ANY PROPOSED EXCAVATION, DEMOLITION OR BLASTING AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION, DEMOLITION, OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT. IN ADDITION, NAMES AND TELEPHONE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION AS REQUIRED BY SECTION 32-2-13 OF THE FAIRFAX COUNTY CODE.

6. FOR SITES PROPOSING LAND DISTURBING ACTIVITIES OF ONE (1) ACRE OR MORE, THE CONSTRUCTION ACTIVITY OPERATOR MUST REGISTER WITH THE DEPARTMENT OF ENVIRONMENTAL QUALITY OF THE COMMONWEALTH OF VIRGINIA. THIS IS A REQUIREMENT OF THE VIRGINIA POLLUTANT DISCHARGE ELIMINATION SYSTEM (VPDES) GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES.

7. THE COUNTY INSPECTOR SHALL BE NOTIFIED WHEN ANY IMPROVEMENTS PERTINENT TO HIS INSPECTION DUTIES ARE BEING INSTALLED. SPECIFIC REQUIREMENTS ARE:
A. THE COUNTY SITE INSPECTOR IS TO BE NOTIFIED AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION.
B. A MINIMUM OF 24 HOURS NOTICE IS REQUIRED WHEN REQUESTING RESIDENTIAL OR NON-RESIDENTIAL USE PERMITS.
C. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED WHEN REQUESTING TIME IN PLANNING TO CONTINUE WORK AFTER WARRANTY

DESIGN ENGINEER / SURVEYOR
William H. Gordon Associates, Inc.
ENGINEERS • LAND PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
4501 DAVE LUDWIG DRIVE, FAIRFAX, VA 22030 FAX NO. (703) 763-0766
PHONE NO. (703) 263-1900
PROJ. MANAGER: LAURA F. MILLER, P.E. EMAIL: LMILLER@WHGA.COM

FAIRFIELD AT DULLES CORNER

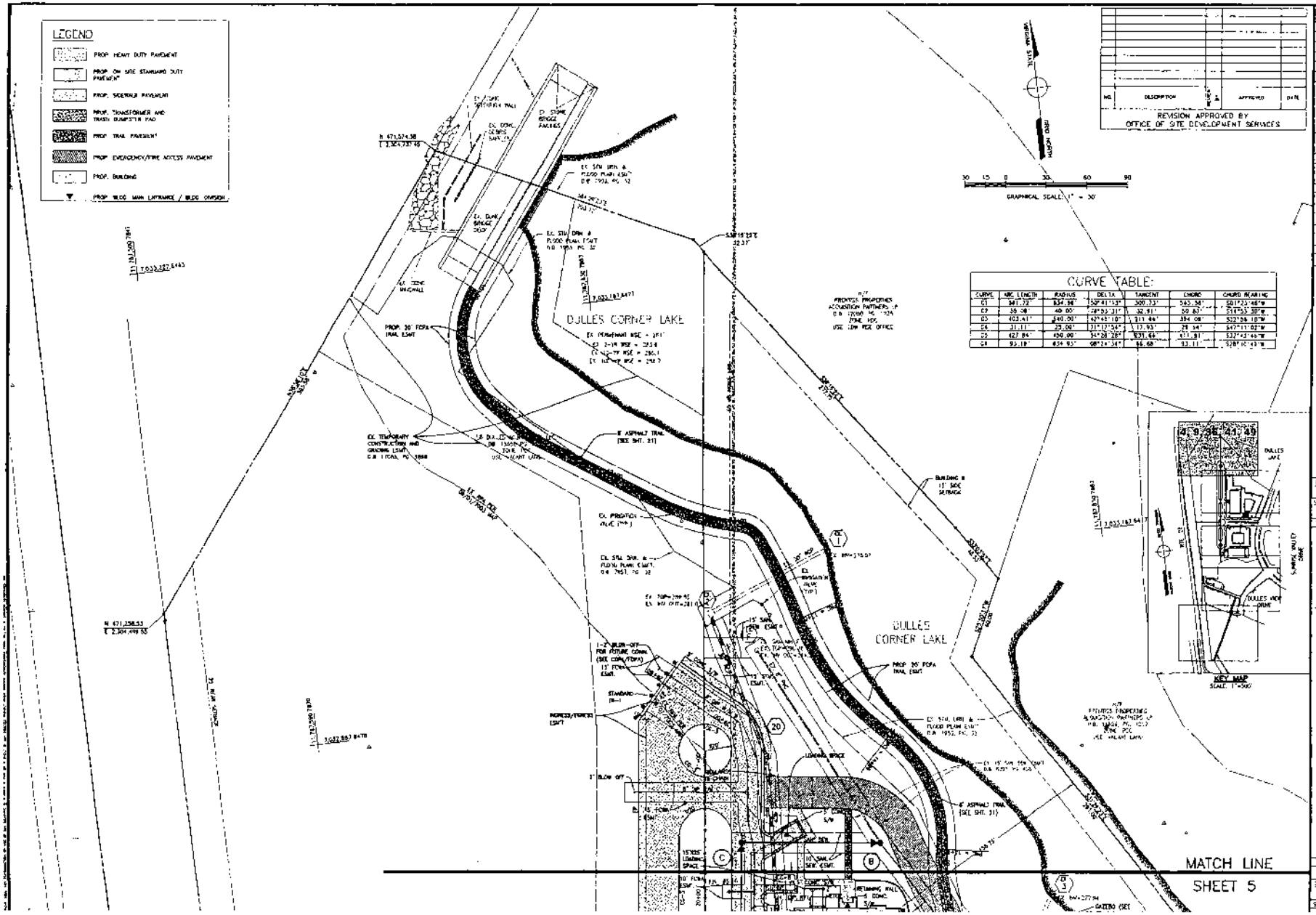
006318-SP-019-1

HANOVER MAGI DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT NUMBER

SHEET 1 OF 87
0961-0408

SITE REVIEW NUMBER



CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	341.72'	634.98'	50°41'53"	300.73'	563.58'	S01°23'46"W
C2	56.08'	40.00'	78°53'31"	32.91'	50.83'	S14°53'30"W
C3	403.41'	540.00'	42°48'10"	211.44'	394.08'	S22°06'10"W
C4	31.11'	25.00'	71°12'54"	17.93'	29.34'	S47°11'02"W
C5	427.84'	450.00'	54°28'28"	231.64'	411.91'	S32°43'46"W
C6	93.18'	634.93'	08°24'34"	46.68'	93.11'	S28°10'43"W

NO.	DESCRIPTION	BY	APPROVED	DATE

REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES

SHEET 4
MATCH LINE

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	581.72'	834.96'	39°41'13"	306.73'	542.54'	S01°23'48"W
C2	55.08'	40.00'	78°51'31"	32.81'	50.82'	S14°53'38"W
C3	683.43'	540.00'	72°48'10"	391.84'	364.78'	S32°56'10"W
C4	35.11'	25.00'	71°47'56"	20.33'	20.18'	S47°11'02"W
C5	427.84'	450.00'	54°28'28"	231.84'	411.81'	S32°45'46"W
C6	83.18'	854.93'	08°24'34"	41.68'	83.17'	S38°10'49"W

GRAPHICAL SCALE: 1" = 30'

DULLES CORNER LAKE

LEGEND

- PROP. HEAVY DUTY PAVEMENT
- PROP. ON SITE STANDARD PAVEMENT
- PROP. SIDEWALK PAVERS
- PROP. TRANSFORMER & TRASH DUMPSTER PAD
- PROP. TRAIL PAVEMENT
- PROP. EMERGENCY/FIRE ACCESS PAVEMENT
- PROP. BUILDING
- PROP. BLDG. MAIN ENTRANCE / BLDG. DIVISION

KEY MAP
SCALE 1"=500'

4-STORY GARAGE

4-STORY APARTMENT BUILDING NO. 1

PROPOSED POOL

SUNRISE VALLEY DRIVE
ROUTE 605

MANSARDE AVENUE

MASTER TERRACE

MATCH LINE
SHEET 6

REVISIONS
06/22/05 1st SUBMISSION COMMENTS NO. /N. S.
06/29/05 FIW COMMENTS
07/15/05 VDOT COMMENTS
09/01/05 FIW COMMENTS

SURVEY: WNDA
DESIGN: J. KAMFIGER
DRAWN: J. KAMFIGER
CHECKED: L. MILLER

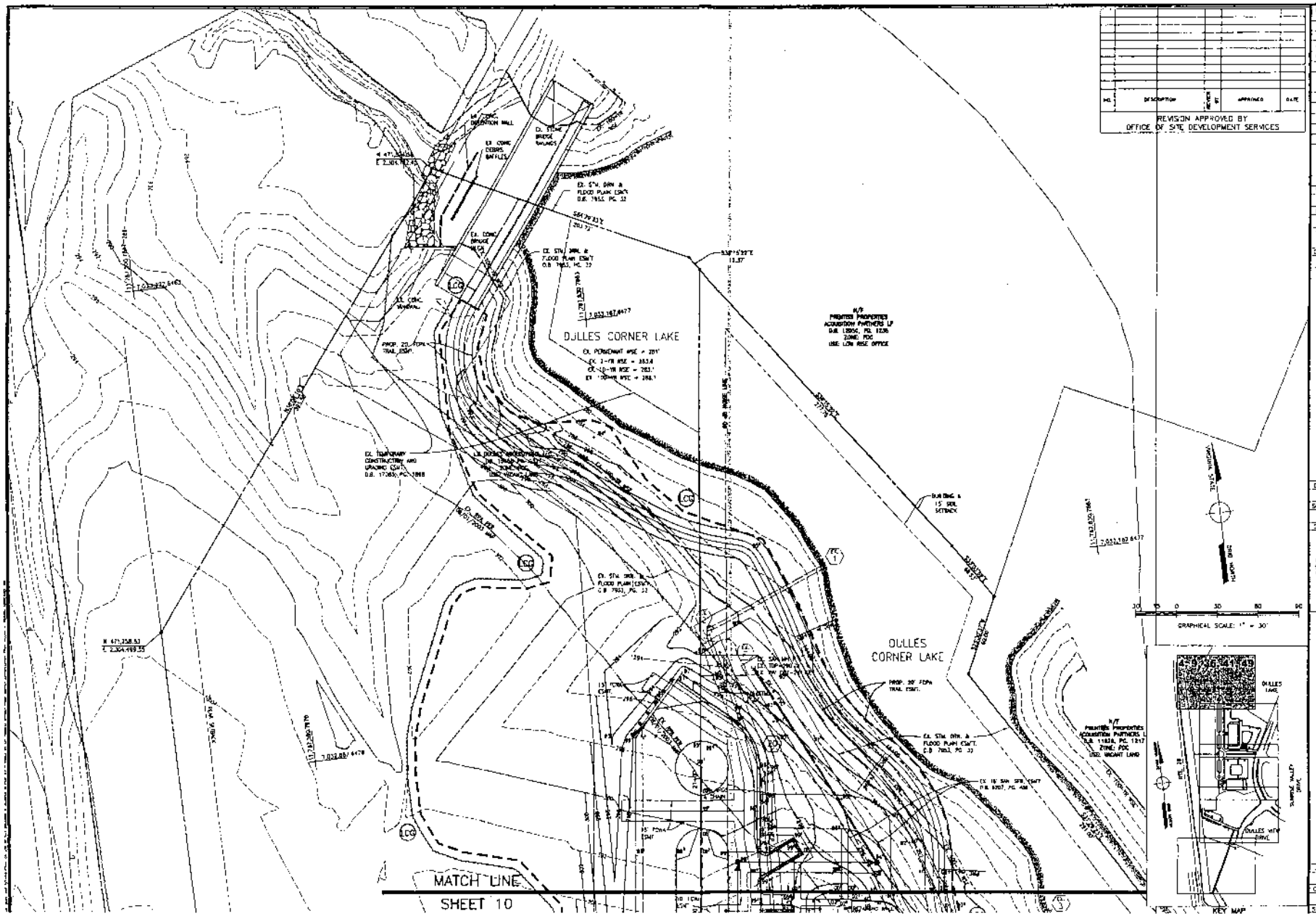
ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daisy Reid Avenue, Suite 100 · Dumfries, Virginia 22026
(703) 221-1140 · METRO (703) 803-9004 · FAX 1 (703) 283-0788

DATE: JANUARY 2005
SCALE: HORZ: 1"=30'
VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA · LORNA T. MILLER · NO. 15577 · 9/8/05 · PROFESSIONAL ENGINEER

SITE GEOMETRY AND UTILITIES PLAN

PROJECT: FAIRFIELD AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0502-0408
CADD: 0408SP.DWG
SHEET: 5 OF 87



REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES
DULLES CORNER LAKE
DULLES CORNER LAKE
MATCH LINE
SHEET 10
GRAPHICAL SCALE: 1" = 30'
KEY MAP
SURVEY
DESIGN
J. KAMERER
DRAWN
J. KAMERER
CHECKED
DATE
JANUARY, 2005
SCALE
HORZ: 1"=30'
VERT. N/A
GRADING PLAN
FAIRFIELD AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
0962-C408

MATCH LINE
SHEET 9

DULLES CORNER LAKE

WASSER TERRACE
(PRIVATELY OWNED, PUBLICLY MAINTAINED)

4-STORY GARAGE
OPEN PER BC SECTION 406.3
(SEE SHEETS 3A & 4 FOR DETAILS)
1ST LEVEL = 306.00

4-STORY APARTMENT BUILDING NO. 1

PARCEL 130
LB DULLES ACQUISITIONS LLC
DB 15858 PG. 0327
378,802 SQ. FT.
OR 8.69850 AC.
ZONE: PDC
USE: VACANT LAND

OVERLAND RELIEF

SHOULD THE STORM SEWER SYSTEM FAIL DURING A MAJOR STORM EVENT (100YR) RELIEF FOR ACCUMULATED RUNOFF IS PROVIDED AT STRUCTURE 1

OVERLAND RELIEF #1:
OVERLAND RELIEF FOR THE AREA NEAR STORM STRUCTURE NO 1 TRAVELS OVERLAND ACROSS THE PROPOSED TRAIL INTO DULLES CORNER LAKE. THE OVERLAND PATHWAYS IS APPROX. 11' BETWEEN APARTMENT BUILDING 1 (NEW) & LAKE.

THEREFORE, SINCE NO PROPOSED BUILDING STRUCTURE WITH THIS PROJECT IS SUBJECT TO FLOODING DURING THE 100YR EVENT, IT IS THE OPINION OF THE DESIGN ENGINEER THAT OVERLAND RELIEF IS HYDRAULICALLY PROVIDED

OVERLAND RELIEF #1
SCALE: HOR: 1"=30'
VERT: 1"=3'

2943	2933	2927	2916	2916	2923

100+00 105+00 110+00 115+00

Q100 = 0.97 CFS
V100 = 1.83 FPS
D100 = 0.04 FT
CHANNEL SLOPE = 0.0008 FT/FT
ROUGHNESS COEFF = 0.015
ELEV. RANGE = 292.10 to 295.37 FT

MANSARDE AVENUE
(PRIVATELY OWNED, PUBLICLY MAINTAINED)

MATCH LINE
SHEET 11

REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES

NO.	DESCRIPTION	BY	APPROVED	DATE

REVISIONS
06/02/05 1st SUBMISSION
COMMENTS NO. FM 5
06/29/05 FM COMMENTS
09/07/05 FFX COMMENTS
11/22/05 OVERLAND RELIEF

SURVEY: WHGA
DESIGN: J. KAMERER
DRAWN: J. KAMERER
CHECKED: L. MILLER

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive, Chantilly, Virginia 20151
(703) 263-1900 · 42700 (703) 263-1938 FAX (703) 743-0188

DATE: JANUARY, 2005

SCALE: HORZ: 1"=30'
VERT: N/A

SEAL: COMMONWEALTH OF VIRGINIA · LAURA F. MILLER · NO. 20537 · 11/27/05 · PROFESSIONAL ENGINEER

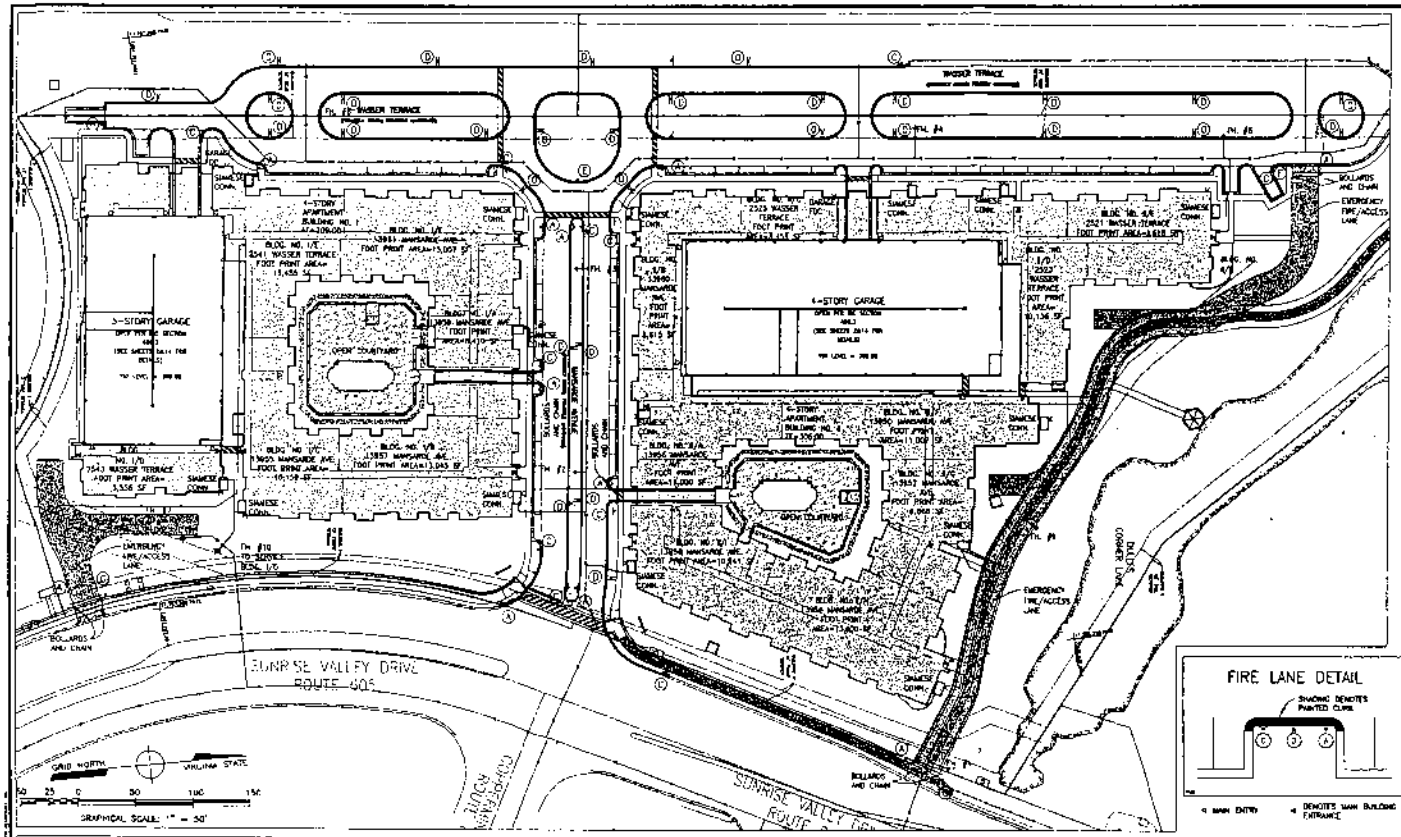
GRAPHICAL SCALE: 1" = 30'

DULLES VIEW DRIVE

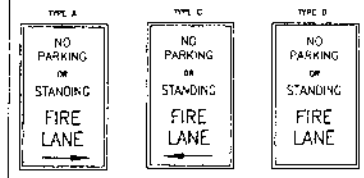
GRADING PLAN

PROJECT: FAIRFIELD AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0967-0408
CADD: 0408GP.DWG



FIRE LANE SIGN DETAIL



STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE RIGHT ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR FIRE PAVEMENT EDGE AT END OF PAINTED AREA.

STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE LEFT ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR THE PAVEMENT EDGE AT END OF PAINTED AREA.

STANDARD WORDING WITH NO ARROW TWO SIGNS EACH TO BACK MOUNTED PERPENDICULAR TO THE LINE OF CURBING OR THE PAVEMENT EDGE

NOTES:
APPROVED SIGNS SHALL BE AS FOLLOWS

A. METAL CONSTRUCTION, 12" x 18"

B. RED LETTERS ON REFLECTIVE WHITE BACKGROUND WITH 3/8" RED TRIM STRIP AROUND ENTIRE OUTER EDGE OF SIGN

C. LETTERING TO BE AS SHOWN ABOVE.

D. LETTERING SIZE TO BE AS FOLLOWS: "NO PARKING" OR "STANDING" – 2", "OR" – 1", "FIRE LANE" – 2 1/2". ARROWS 1" X 8" SOLID SHAFT WITH A SOLID HEAD 1 1/2" WIDE AND 2" DEEP.

E. SIGNS ARE TO BE MOUNTED 7' FROM THE GROUND TO THE BOTTOM OF THE SIGN UNLESS OTHERWISE DIRECTED BY FIRE OFFICE OR THE FIRE MARSHAL.

F. POSTS FOR SIGNS, WHEN REQUIRED, SHALL BE METAL AND SECURELY MOUNTED. UNLESS WRITTEN PERMISSION FOR ALTERNATIVES IS OBTAINED PRIOR TO INSTALLATION FROM THE OFFICE OF THE FIRE MARSHAL SIGNS SHOULD BE SPACED AS ON APPROVED PLANS. IN LONG STRETCHES THE MAXIMUM DISTANCE BETWEEN SIGNS IS 70 FEET.

G. OTHER SPECIAL SIGNS AS APPROVED BY THE OFFICE OF THE FIRE MARSHAL

ALL CURBS OR PAVED SPACES DESIGNATED AS FIRE LANES SHALL BE INDICATED BY YELLOW PAINT AS APPROVED BY THE FIRE PREVENTION DIVISION.

A 6" YELLOW STRIPE SHALL BE PAINTED ON PAVEMENT EDGE IN FIRE LANE AREAS WHERE NO CURB EXISTS. PAINT SHALL BE TRAFFIC YELLOW GRADE.

FL3045

FIRE LANE DETAIL

INSTALLATION AND APPROVAL OF FIRE LANES IS REQUIRED PRIOR TO OCCUPANCY. THE OWNER OR HIS AGENT SHALL NOTIFY THE FOLLOWING OFFICE WHEN INSTALLATION IS COMPLETED TO OBTAIN APPROVAL.

FIRE PREVENTION DIVISION
FIRE LANE SECTION
4100 CHAIN BRIDGE RD., SUITE 300
FAIRFAX, VA 22030
CALL 246-4691 TO SCHEDULE FIRE LANE INSPECTION

FL3047

LAWN SEEDING SPECIFICATIONS

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 3" DIAMETER
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS
3. SEEDING RATES

PERENNIAL RYEGRASS KENTUCKY	1/2 LB/1,000 SQ FT
BLUEGRASS	1 LB/1,000 SQ FT
RED FESCUE	1 1/2 LBS/1,000 SQ FT
SPREADING FESCUE	1 1/2 LBS/1,000 SQ FT
FERTILIZER (20-10-10)	14 LBS/1,000 SQ FT
MULCH	90 LBS/1,000 SQ FT

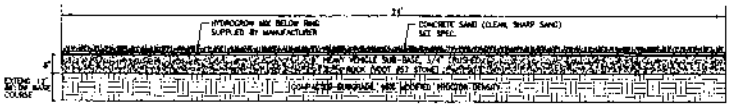
4. GERMINATION RATES WILL VARY AS TO TIME FOR SOWING CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

NO.	DESCRIPTION	BY	APPROVED	DATE

REVISION APPROVED BY

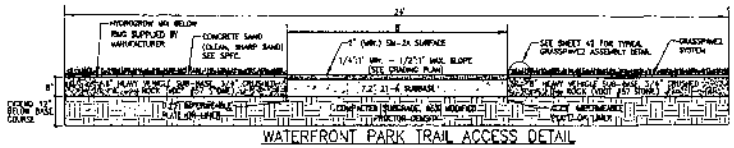
NOTES FOR FIRE DEPARTMENT ACCESS LANES:

1. TO BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT FIRE DEPARTMENT VEHICLES.
2. TO BE DESIGNED AS A FIRE LANE ENTRANCE
3. TO BE MAINTAINED CLEAR AND ACCESSIBLE ALL YEAR.
4. TO HAVE MOUNTABLE CURB AT ENTRANCE.
5. PROVIDE MANUFACTURER'S SPECIFICATIONS TO FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION.
6. INSTALLATION TO BE WITNESSED BY FIRE MARSHAL GEOTECHNICAL REPORT MAY ALSO BE REQUIRED
7. PROVIDE 6" BOLLARDS WITH STEEL CHAIN LOCKED IN BETWEEN AT GARAGE ENTRANCES TO ACCESS LANES.
8. ACCESS LANES MUST BE CLEARLY DELIMITED ALONG SIDES, LENGTH, AND AT END BY BARRIERS, POSTS, LIGHTS, ETC.



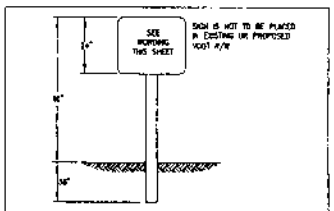
EMERGENCY/FIRE ACCESS DETAIL

SCALE: 1"=5'



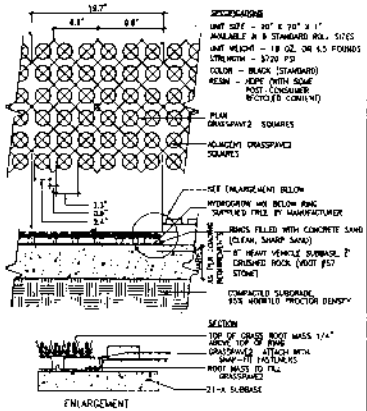
WATERFRONT PARK TRAIL ACCESS DETAIL

SCALE: 1"=2'



1. THE SIGN IS TO BE PLACED ON A 3" "U" CHANNEL POST 8 LONG
2. THE SIGN SHALL BE MADE WITH REFLECTIVE MATERIALS AND BE GREEN WITH WHITE BORDER AND STANDARD 2" LETTERING.
3. ALTERNATE DESIGN MAY BE APPROVED BY THE DIRECTOR

EMERGENCY ACCESS DIRECTIONAL SIGN



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER. (SEE LAWN SEEDING SPECIFICATIONS THIS SHEET)

TYPICAL GRASSPAVE2 DETAIL

REVISIONS
06/22/05 1st SUBMISSION
COMMENTS: MD, FM, SL

SURVEY: RMCA
DESIGN: J. KAMORER
DRAWN: A. ZELENSKY
CHECKED: L. MILLER

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 818-1900 · GENL (703) 818-1944 FAX (703) 818-0146

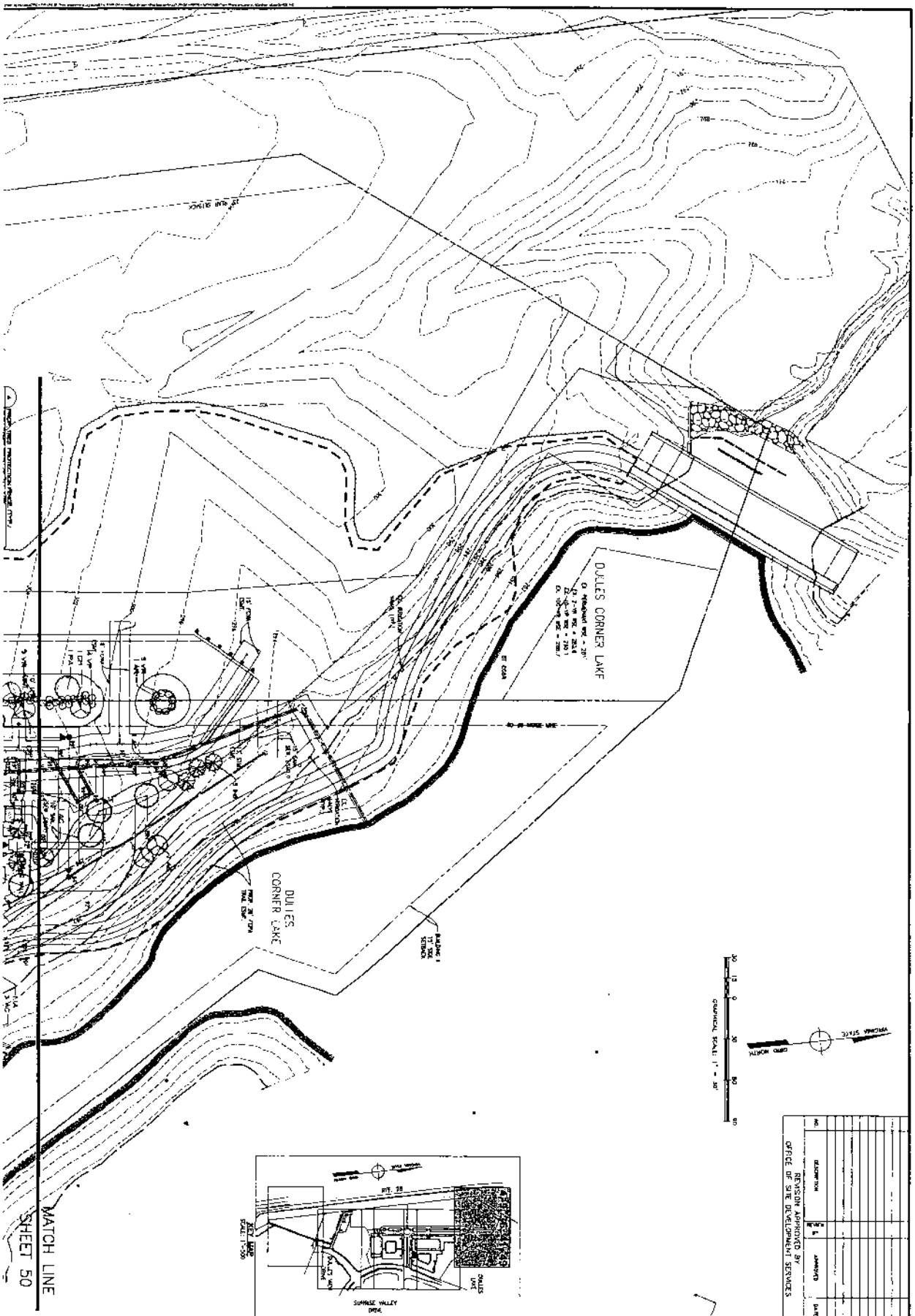
DATE: JANUARY, 2005
SCALE: HORZ 1"=50' VERT N/A
SEAL: COMMONWEALTH OF VIRGINIA · LAURA T. MILLER · PROFESSIONAL ENGINEER

FIRE LANE PLAN

FAIRFIELD AT DULLES CORNER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0462-0408
FILE: 0408FL.DWG
SHEET: 46 OF 87



REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES

NO.	DESCRIPTION	REV. BY	APPROVED	DATE

LANDSCAPE AND VEGETATION RESTORATION PLAN

PROJECT

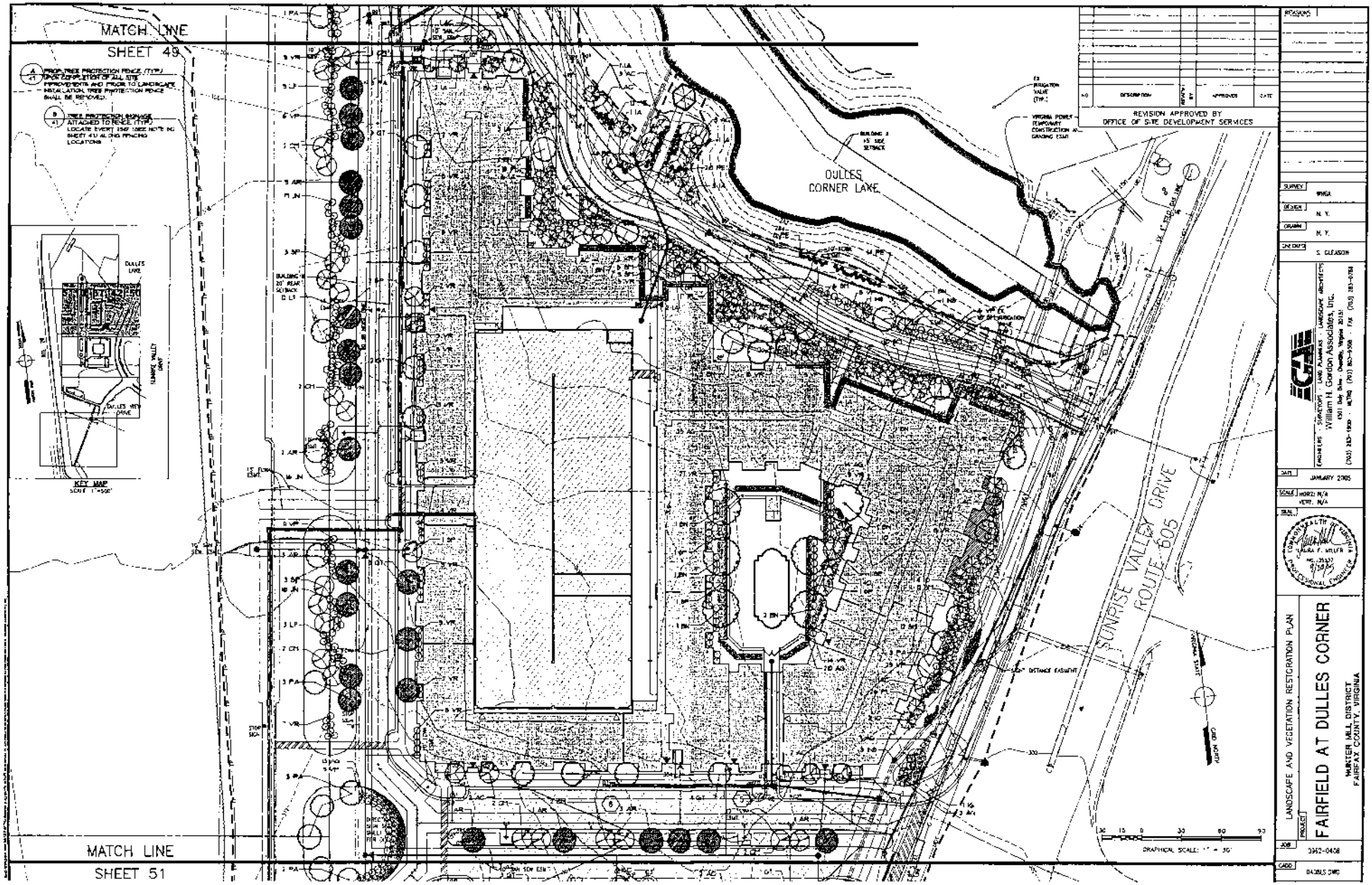
FAIRFIELD AT DULLES CORNER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JANUARY 2005

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0798

DESIGN: N. Y.
DRAWN: N. Y.
CHECKED: S. GLEASON


MATCH LINE
SHEET 49
MATCH LINE
SHEET 51
DULLES CORNER LAKE
SUNRISE VALLEY DRIVE
ROUTE 606
KEY MAP
REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES
LANDSCAPE AND VEGETATION RESTORATION PLAN
FAIRFIELD AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
JANUARY 2005
3942-0408

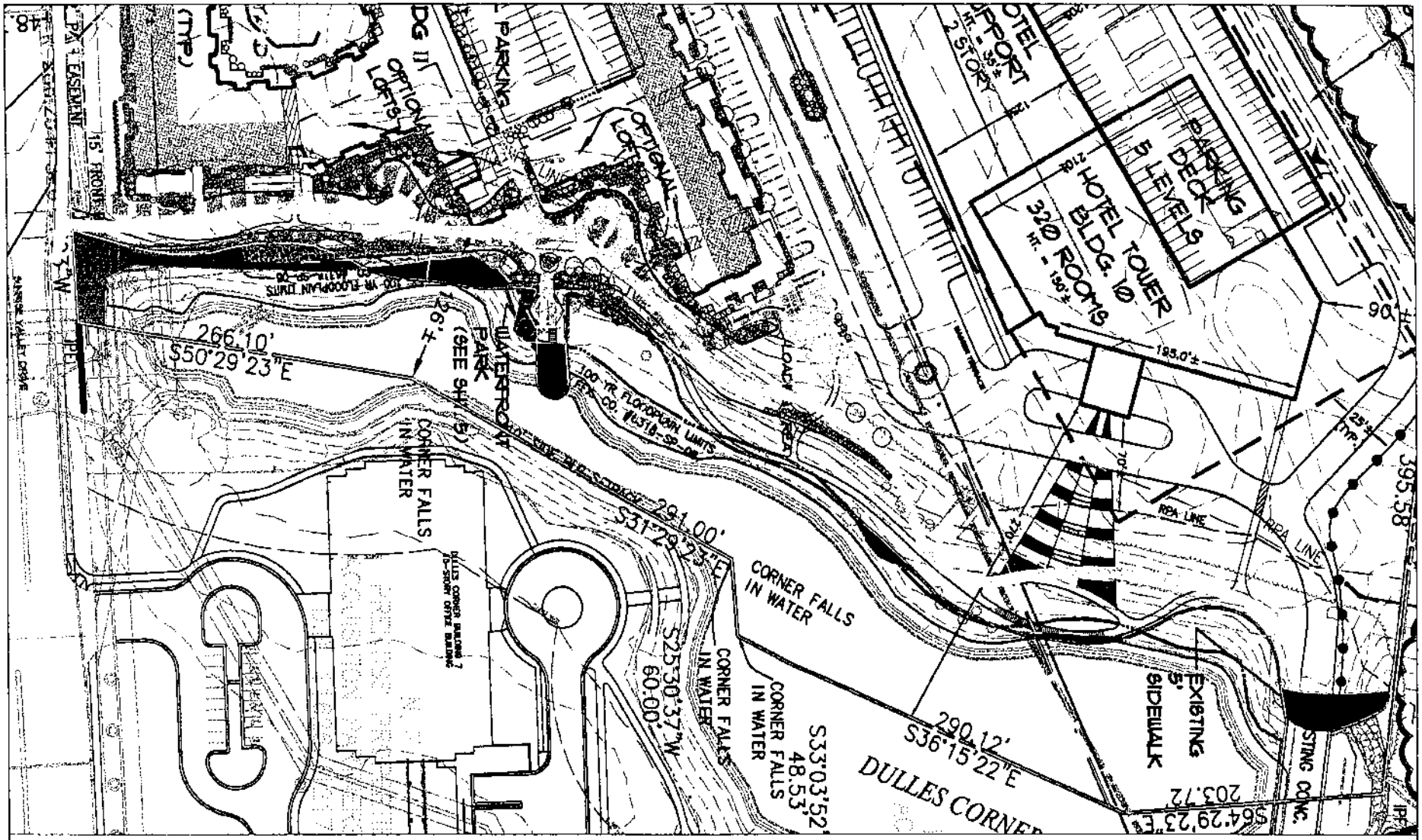


EXHIBIT SHOWS THE COMPARISON OF LIMITS OF CLEARING AND GRADING BETWEEN APPROVED CDP/FDP AND SITE PLAN REVISION (006318-SPV-019-A)

LEGEND

INCREASE IN LIMITS OF CLEARING AND GRADING

DECREASE IN LIMITS OF CLEARING AND GRADING

William H. Gordon Associates, Inc.
ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
4501 Daly Drive, Chantilly, Virginia 20151
(703) 263-1900

COMPOSITE PLAN

FAIRFIELD AT DULLES CORNER

PROJECT: 0962-0408	NTS		DATE: 04-04-06

ATTACHMENT 5

ATTACHMENT 6

FAIRFAX COUNTY

VIRGINIA

DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES

Land Development Services
Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503

Phone 703-324-1720 • Fax 703-324-8359 • TTY 703-324-1877

APR 20 2005

COPY

Jeremiah D. Kamerer, E.I.T.
William H. Gordon Associates, Inc.
4501 Daly Drive
Chantilly, Virginia 20151

Subject: Permission to Work in a Floodplain, Fairfield at Dulles Corner, Project #6318-SP-019-1, Tax Map #015-4-01-0013, 0013-B, 0013-C, 0023-A and 0023-A1, Hunter Mill District

Reference: Your Letter Dated April 7, 2005

Dear Mr. Kamerer:

In response to your request, it has been determined that the proposed construction of a 6 feet wide asphalt stream valley trail, public sanitary sewer and stormwater outfall qualify as a permitted use under the Floodplain Regulations of the Zoning Ordinance Section 2-903, Paragraphs 4 and 7 respectively, subject to the following conditions:

- To the extent possible, stable vegetation shall be protected and maintained in the floodplain (ZO Section 2-905.5).
- No more land within the floodplain shall be disturbed than is necessary for construction of the proposed trail, sanitary sewer and stormwater outfall structures, ZO Section 2-905.7B.

This determination is valid as of the date of this letter and does not relieve you of the responsibility of complying with any Zoning Ordinance or other County regulations currently in effect or which may be adopted by the Board of Supervisors at a future date.

Please ensure that a copy of this letter is made a part of the subject plan.

RECEIVED
Department of Planning & Zoning

MAY 04 2006

Zoning Evaluation Division

APPROVAL FOR WORK WITHIN ESTABLISHED 100-YR WSE AND EASEMENT

If further assistance is desired, please contact Yosif Ibrahim, Stormwater Engineer, Site Review West , Environmental and Site Review Division at 703-324-1720.

Sincerely,

Qayyum Khan

Qayyum Khan
Chief Stormwater Engineer
Site Review West

QK/dah

cc: Carl Bouchard, Director, Stormwater Planning Division, DPWES
Mirza T. Baig, Chief Site Review Engineer, Site Review West, ESRD, DPWES
Yosif Ibrahim, Stormwater Engineer, Site Review West, ESRD, DPWES

ATTACHMENT 7

DEPARTMENT OF PUBLIC
AND ENVIRONMENTAL SERVICES

Land Development Services
Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503

Phone 703-324-1720 • Fax 703-324-8359 • TTY 703-324-1877

FAIRFAX COUNTY

V I R G I N I A

APR 25 2005

COPY

Jeremiah D. Kamerer, E.I.T.
William H. Gordon Associates, Inc.
4501 Daly Drive
Chantilly, Virginia 20151

Subject: Permission to Work in a Floodplain, Fairfield at Dulles Corner, Project #6318-SP-019-1, Tax Map #015-4-01-0013, 0013-B, 0013-C, 0023-A and 0023-A1, Hunter Mill District

Reference: Your Letter to Michelle Brickner, dated April 11, 2005

Dear Mr. Kamerer:

This is in response to your request for a determination of the currently proposed encroachments within the Resource Protection Area (RPA) for construction of a portion of the proposed buildings, fire lane, proffered trails and site amenities. Since the proposed disturbance and impervious area within the RPA has been reduced compared to the previously approved proffered rezoning application RZ 86-C-029, it is determined that the subject plan qualifies as a pending plan of development pursuant to the July 2003 adopted Board Policy for Treatment of Approved and Pending Plans of Development.

This determination is valid as of the date of this letter and does not relieve you of the responsibility of complying with any Zoning Ordinance or County regulations currently in effect or which may be adopted by the Board of Supervisors at a future date.

Please ensure that a copy of this letter is made a part of the subject plan.

APPROVAL FOR WORK IN RPA

If further assistance is desired, please contact Yosif Ibrahim, Stormwater Engineer, Site Review West, Environmental and Site Review Division at 703-324-1720.

Sincerely,

Qayyum Khan

Qayyum Khan
Chief Stormwater Engineer
Site Review West

QK/jae

cc: Carl Bouchard, Director, Stormwater Planning Division, DPWES
Mirza T. Baig, Chief Site Review Engineer, Site Review West, ESRD, DPWES
Yosif Ibrahim, Stormwater Engineer, Site Review West, ESRD, DPWES

ATTACHMENT 8

PLAN APPROVAL INFORMATION

RELATED INFORMATION	REQUIRED	NOT REQUIRED	COUNTY I.D. NUMBER	COMMENTS/SHEET NO.
1. CONCURRENT PROCESSING		•		
2. WAIVERED PROCESSING		•		
3. AFFORDABLE DWELLING UNITS	•			SHEET 41
4. R.P.A. DELINEATION		•		
5. FLOOD PLAIN STUDY		•		
6. DRAINAGE STUDY		•		
7. CHESAPEAKE BAY ACT LOCATION	•			SHEET 42
8. WATER QUALITY IMPACT ASSESSMENT		•		
9. SOILS REPORT APPROVAL	•		4318-SR-009-1	SHEETS 56 AND 56A (APPROVED 5/23/06)
10. WAIVER EASEMENTS	•			TO BE SUBMITTED UNDER SEPARATE COVER
11. OFFSITE EASEMENTS	•			TO BE SUBMITTED UNDER SEPARATE COVER
12. NOTARIZED LETTERS OF PERMISSION	•			TO BE SUBMITTED UNDER SEPARATE COVER
13. ARCHITECTURAL REVIEW BOARD APPROVAL		•		
14. EROSION PLAN IS B.O.S. PRIOR TO APPR.		•		
15. PLAN PLAN IS P.S. PRIOR TO APPR.		•		
16. ADJACENT PROPERTY OWNER NOTIFICATIONS	•			TO BE SUBMITTED UNDER SEPARATE COVER
17. OFFSITE UTILITY WORK NOTICES		•		
18. MAJOR UNDERGROUND UTILITY NOTICES		•		
19. REZONING APPROVAL	•		PCA 88-C-029-10	SHEET 61
20. B.O.S. CLARIFICATION/RESOLUTION	•		PCA 88-C-088-5	SHEET 61
21. REZONING PROFFERS/CONDITIONS	•		PCA 1998-HM-044-3	SHEET 57-61
22. REZONING DEVELOPMENT PLAN	•			SHEET 57-61
23. SPECIAL EXCEPTION FOR USE		•		
24. SPECIAL PERMIT FOR USE		•		
25. B.Z.A. VARIANCE APPROVAL		•		
26. B.Z.A. CLARIFICATION/RESOLUTION		•		
WAIVER 1				
WAIVER 2				
WAIVER 3				
MODIFICATION 1				
MODIFICATION 2				
MODIFICATION 3				

PLAN REVIEW FEE COMPUTATION

PLAN TYPE	PUBLIC IMPROVEMENT PLANS (PI)	SUBDIVISION PLANS (SD)	SITE PLANS (SP)	
BASE FEE	BASE FEE= $1,725 / $1,725	IF LESS THAN 10 LOTS $4,300	BASE FEE= $4,800	$4,800
		IF 10 LOTS OR MORE, ADD $1,500	PLUS $400 PER DEDUCTED ACRE (OR $2,000 PER DEDUCTED HECTARE) (round up decimal acre or hectare remainder to nearest whole number) (OR ___ ac X $400 OR ___ ha X $2,000)	$18,000
	SUBTOTAL	SUBTOTAL	SUBTOTAL (MAX. = $24,000)	$23,600
FEES IN ADDITION TO BASE FEE - APPLIES TO ALL PLAN TYPES				
REZONING $500				$500
SPECIAL EXCEPTION OR PERMIT $700				
VARIANCE $500				
MAX. FEE RELATED TO ZONING $1,500	SUBTOTAL	SUBTOTAL	SUBTOTAL	$1,000
PROBLEM SOIL AREA $630				$630
NATURAL DRAINAGE IMPT. $350				$350
FLOOD PLAIN AREA $350				$350
BMP FACILITY (EX) $430				$430
BMP FACILITY (EN) $1,150				$1,150
FEE RELATED TO CHANGE IN SOILS	SUBTOTAL	SUBTOTAL	SUBTOTAL	$2,860
IMPROVEMENTS ON PI PLANS	2MPH (X1) 80.58/MI (OR 1KM (m) X $1.80/m) FEE	APPLIES ONLY TO PUBLIC IMPROVEMENTS PLANS		
SANITARY SEWER				
STORM SEWER				
TRAILS				
SIDEWALKS				
ROAD IMPROVEMENTS				
CHANNEL IMPROVEMENTS				
WATERLINE				
SUBTOTAL				
TOTAL REVIEW FEE PAYABLE UPON SUBMISSION	ADD 1, 2 & 3 ABOVE	ADD 1, 2 & 3 ABOVE	ADD 1, 2 & 3 ABOVE	$27,290
INSERT FEE $60 PER PAGE DUE PRIOR TO APPROVAL				
RESUBMISSION FEE DUE ON SUBMISSION	SITE OF 3RD / DRC ITE 4TH	$2,300 PER SUBMISSION 3RD / 4TH	$2,300 PER SUBMISSION 3RD / 4TH	3RD / 4TH

FOR COUNTY USE ONLY

APPROVAL NOTES/CONDITIONS:

AGREEMENTS, PERMITS, ETC

DATE ____ CONSTRUCTION PERMIT RECEIVED
____ SANITARY SEWER AGREEMENT
DATE ____ CONSERVATION ESCROW AGREEMENT RECEIVED
DATE ____ AGREEMENT AND BOND APPROVED
DATE ____ ICBM PERMIT EXPIRES
DATE ____ BALANCE OF FEE PAID
NAME ____ RESPONSIBLE LAND DISTURBER (R.L.D.)
____ R.L.D. CERTIFICATE NUMBER

NOTES AND CONDITIONS

1. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.

2. THE DESIGN, CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY CODE AND IN THE PUBLIC FACILITIES MANUAL AS AMENDED. FAILURE TO COMPLY WITH THE FAIRFAX COUNTY CODE, THE PUBLIC FACILITIES MANUAL, THE APPROVED PLANS, THE PROVISIONS OF THE CONSTRUCTION AND FOUNDATION HEIGHT PERMIT SHALL BE DEEMED A VIOLATION.

3. WATER DISTRIBUTION NOTE: ALL FIRE PROTECTION SYSTEMS WHICH ARE INSTALLED IN COMPLIANCE WITH THESE PLANS AND COUNTY OF FAIRFAX ORDINANCES SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES WHICH NECESSARY TO TEMPORARILY REDUCE OR DISCONTINUE THE PROTECTION IN ORDER TO MAKE TESTS, REPAIRS, ALTERATIONS OR ADDITIONS, NOTIFY THE FAIRFAX COUNTY PUBLIC SAFETY COMMUNICATIONS CENTER AT 703 691-2131.

4. A PERMIT MUST BE OBTAINED FROM THE OFFICE OF THE RESIDENT ENGINEER, VIRGINIA DEPARTMENT OF TRANSPORTATION, NORTHERN VIRGINIA DISTRICT, BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE ROUTE. CONTACT THE VIRGINIA DEPARTMENT OF TRANSPORTATION (WHERE PARKING DATA BEFORE EXCAVATION IN ANY STATE RIGHT OF WAY AT 703-383-2800.

5. CONTRACTORS SHALL NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER AT 1-800-552-7001 FOR ANY PROPOSED EXCAVATION, DEMOLITION OR BLASTING AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION, DEMOLITION OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT. IN ADDITION, NAMES AND TELEPHONE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION AS REQUIRED BY SECTION 63-2-2 OF THE FAIRFAX COUNTY CODE.

6. FOR SITES PROPOSING LAND DISTURBING ACTIVITIES OF ONE (1) ACRE OR MORE, THE CONSTRUCTION ACTIVITY OPERATOR MUST REGISTER WITH THE DEPARTMENT OF ENVIRONMENTAL QUALITY OF THE COMMONWEALTH OF VIRGINIA. THIS IS A REQUIREMENT OF THE VIRGINIA POLLUTANT DISCHARGE ELIMINATION SYSTEM (VPDES) GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES.

7. THE COUNTY INSPECTOR SHALL BE NOTIFIED WHEN ANY IMPROVEMENTS PERTINENT TO HIS INSPECTION DUTIES ARE BEING INSTALLED. SPECIFIC REQUIREMENTS ARE:
A. THE COUNTY SITE INSPECTOR IS TO BE NOTIFIED AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION.
B. A MINIMUM OF 24 HOURS NOTICE IS REQUIRED WHEN REQUESTING RESIDENTIAL OR NON-RESIDENTIAL USE PERMITS.

ZONING REQUIREMENTS

1) ZONING PDC
2) AVERAGE LOT AREA N/A (sq.ft. or sq.m)
3) MIN. LOT AREA N/A (sq.ft. or sq.m)
4) MIN. LOT WIDTH N/A (ft. or m)
5) MAX. BUILDING HEIGHT 80' (ft. or m)
6) NUMBER OF FLOORS 4+MEZZ (Commercial/Industrial ONLY)
7) MIN. YARD REQUIREMENTS
FRONT TOP (ft. or m) SIDE TOP (ft or m) REAR TOP (ft. or m)
8) MAXIMUM FAR 0.46
9) MAXIMUM DENSITY N/A (D.U./ac. or D.U./ha)
10) OPEN SPACE REQUIRED 54 % X 284,852 SQ. FT. (sq.ft. or sq.m)
11) ANGLE OF BULK PLANE: FRONT 18 (215) SIDE 15 (210) REAR 15 (215)
(DETAIL(S) ON SHEET 2)
12) OVERLAY DISTRICT(S)

SUBDIVISION PLAN (SD) TABULATIONS

1) SITE AREA ____ (Ac. or ha) (sq.ft. or sq.m)
2) NUMBER OF LOTS ____
3) AREA OF LOTS ____ (sq.ft. or sq.m)
4) AVERAGE LOT AREA ____ (sq.ft. or sq.m)
5) AREA OF PARCEL/OUTLOT ____ (sq.ft. or sq.m)
6) AREA OF PARCEL/OUTLOT ____ (sq.ft. or sq.m)
7) AREA OF PARCEL/OUTLOT ____ (sq.ft. or sq.m)
8) AREA OF PARCEL/OUTLOT ____ (sq.ft. or sq.m)
9) TOTAL AREA OF OPEN SPACE ____ (sq.ft. or sq.m)
10) AREA OF STREET DEDICATION ____ (sq.ft. or sq.m)
11) DENSITY ____ (D.U./ac. or D.U./ha)

SITE PLAN (SP) TABULATIONS

1) SITE AREA 20.06 AC (Ac. or ha) 874,147 SQ. FT. (sq.ft. or sq.m)
2) AREA OF STREET DEDICATION 2,255 SQ. FT. (sq.ft. or sq.m)
3) USE MULTI-FAMILY RESIDENTIAL/RECREATION
4) NUMBER OF LOTS ISOLE PROJECT WARRANTY - SHEET 2
5) AREA OF LOTS 20.06 AC (sq.ft. or sq.m)
6) DENSITY N/A (D.U./ac. or D.U./ha)
7) EXISTING BUILDING GROSS FLOOR AREA 0 SQ. FT. (sq.ft. or sq.m)
8) PROPOSED BUILDING GROSS FLOOR AREA 984,000 SQ. FT. (sq.ft. or sq.m)
9) EXISTING BUILDING NET FLOOR AREA 0 SQ. FT. (sq.ft. or sq.m)
10) PROPOSED BUILDING NET FLOOR AREA 492,273 SQ. FT. (sq.ft. or sq.m)
11) TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE 0.56 2 A
12) PROPOSED BUILDING HEIGHT SEE BUILDING DATA CHART - 2 (ft. or m)
13) PROPOSED NUMBER OF FLOORS 4+MEZZ/4+MEZ (Commercial/Industrial ONLY)
13) TOTAL HANDICAPPED PARKING REQUIRED 18
14) TOTAL HANDICAPPED PARKING PROVIDED 21
15) TOTAL HANDICAPPED VAN SPACES REQUIRED 3 A
16) TOTAL HANDICAPPED VAN SPACES PROVIDED 8 A
17) TOTAL PARKING SPACES REQUIRED 839
18) TOTAL PARKING SPACES PROVIDED 867
19) LOADING SPACES REQUIRED SEE CLERK'S LETTER, SHEET 61
20) LOADING SPACES PROVIDED A
21) OPEN SPACE PROVIDED 54 % X 512,823 SQ. FT. (sq.ft. or sq.m)

FIRE MARSHAL NOTES

AVAILABLE FIRE FLOW 2,700 GPM/min (gpm/min or liters/min)
SPACING OF OPEN FIRE HYDRANTS 1 HYDRANT/BLDG
TYPE OF CONSTRUCTION - IBC APTS-1 / SUBMARKET-A / GARAGE-B
USE GROUP CLASSIFICATION - IBC HOTEL / SUBMARKET (V) B & F / GARAGE S-1 & S-2
BUILDING TO BE FULLY SPRINKLERED YES ☒ NO ☐
IF YES, CHECK APPROPRIATE STANDARD: NFPA 13 ☐, NFPA 13D ☐, NFPA 13R ☒
SEE PFM CHAPTER 8, PART 2 FOR FULL INFORMATION REQUIRED. FIRE FLOW REQUIREMENTS TO BE DETERMINED BY THE FIRE PREVENTION DIVISION
(SEE PUBLIC WATER AGENCY NOTES ON SHEET 1)

SOLID WASTE STATEMENT

REFUSE COLLECTION AGENCY PRIVATE
TYPE & SIZE OF CONTAINERS OR EQUIPMENT METAL DUMPSTER - 8 CY CAPACITY
FREQUENCY OF COLLECTION TWICE A WEEK
NOTE: DUMPSTERS ARE LOCATED IN THE PARKING DECKS

RECYCLING SYSTEM STATEMENT

☐ PER SECTION 15-407.1A
☐ PER SECTION 15-407.1B
☐ PER SECTION 15-407.1C
☒ NO STATEMENT REQUIRED PER PFM 10 0403

SANITARY SEWER STATEMENT

WASTEWATER TREATMENT PLANT: BULL RUN (E. BRANCH, A-2)
☒ THIS SITE IS SUBJECT TO HARRYBROOK RUN SANITARY SEWER REIMBURSEMENT CHARGES.
☐ THIS SITE IS SERVED BY ONSITE SEWAGE TREATMENT SYSTEM(S)

STORMWATER STATEMENT

WATERSHED(S): HORSEPEN CREEK
☐ THIS SITE IS LOCATED WITHIN THE R.P.S.O.D. (OCCOQUAN WATERSHED)
NUMBER OF STORMWATER DETENTION FACILITIES 1
NUMBER OF BMP FACILITIES 1
NUMBER OF PRIVATE STORMWATER MANAGEMENT FACILITIES 0
HIGH DENSITY POLYETHYLENE (HDPE) USED ON THIS PROJECT YES ☒ NO ☐

DISTURBED AREA (DA) WITHIN WATERSHED(S)
WATERSHED 1 HORSEPEN CREEK DA= 21 (Ac. or ha)
WATERSHED 2 DA= (Ac. or ha)
WATERSHED 3 DA= (Ac. or ha)
TOTAL DISTURBED AREA= 21 (Ac. or ha)

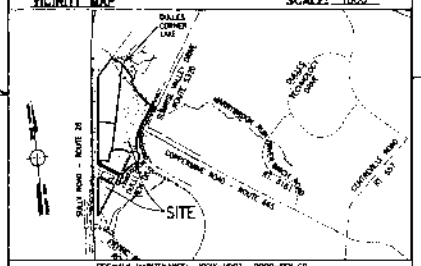
PROFESSIONAL SEAL AND SIGNATURE — DATE
PROFESSIONAL SEAL AND SIGNATURE — DATE
PROFESSIONAL SEAL AND SIGNATURE — DATE

DESIGNATED PLANS EXAMINER (DPE) CERTIFICATE

1ST SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION — DPE SIGNATURE & PRINTED NAME — DATE — REG. NO.
2ND SUBMISSION REVIEWED & RECOMMENDED FOR APPROVAL — DPE SIGNATURE & PRINTED NAME — DATE — REG. NO.

VICINITY MAP

SCALE: 1000'



SIDEWALK MAINTENANCE: 0010X-0001, 0000-FFX CO
TRAIL MAINTENANCE: 0000-FFX CO
ALL OTHER WALKS/TRAILS TO BE OWNER MAINTAINED

TAX MAP REFERENCE NUMBER(S)

MAP PAGE #	DOUBLE CIRCLE #	BLOCK (SINGLE CIRCLE) #	LOT/PARCEL(S) #
15-4	2		13P, 23B, AND 23C

SOILS MAP DATA

SCALE:

SEE SHEET 2

THE NUMBER OF LOTS IN THE SUBDIVISION ☐ WILL ☒ WILL NOT BE INCREASED BY THIS REVISION. THE IMPROVEMENTS CONTAINED BY THIS REVISION CONSISTING OF (46) SHEETS ARE ESTIMATED TO RESULT IN $ 77,063) ADDITIONAL COSTS FOR THE BONDED IMPROVEMENTS AND THE COST OF THESE IMPROVEMENTS ☐ WILL ☒ WILL NOT EXCEED BY 10% THE AMOUNT OF THE ORIGINAL ESTIMATE FOR THIS PROJECT DATED (08/12/20) WHICH WAS IN THE AMOUNT OF $ 2,125,334)

THIS REVISION IS BEING SUBMITTED ON BEHALF OF:
DEVELOPER'S NAME Fairfield Dulles Corner DE LLC
CERTIFIED CORRECT BY SUBMITTING ENGINEER
I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THIS PLAN EXCEPT THOSE PREVIOUSLY APPROVED
CERTIFYING ENGINEER

SOILS MAP SOURCE: ☒ COUNTY MAP, ☐ PRIVATE SOILS SURVEYOR (FOR UNMAPPED SITES)

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROBLEM CLASS

SOILS WITH IDENTIFICATION NUMBERS 58, 66, 66, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN ALL CONSTRUCTION FROM THESE SOILS.

ENGINEER'S/SURVEYOR'S CERTIFICATE:

THIS PROPERTY IS IN THE NAME OF FAIRFIELD DULLES CORNER, DE LLC
C/O FF DEVELOPMENT L.P.
7200 WISCONSIN AVE., SUITE 1100; BETHESDA, MD 20814 AS RECORDED IN
DEED BOOK 17005 PAGE 1383 OF THE LAND RECORDS OF FAIRFAX COUNTY, VA.

OWNER INFORMATION

(■) OWNER () TRUSTEE — (■) A CORPORATION ( ) A PARTNERSHIP ( ) AN INDIVIDUAL
FAIRFIELD DULLES CORNER, DE LLC — NAME
C/O FF DEVELOPMENT L.P. — (301) 654-2484 PHONE
7200 WISCONSIN AVE., SUITE 1100; BETHESDA, MD 20814 — ADDRESS

DEVELOPER INFORMATION

(■) DEVELOPER (■) CONTRACT OWNER ( ) LESSEE — (■) A CORPORATION ( ) A PARTNERSHIP ( ) AN INDIVIDUAL
FF DEVELOPMENT L.P. — NAME
(301) 654-2484 x226 — PHONE
7200 WISCONSIN AVE., SUITE 1100 BETHESDA, MD 20814 — ADDRESS

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
SIGNATURE
OWNER/DEVELOPER JAY K. JOHNSON — PROJECT MANAGER
NAME — TITLE

DATE — RECOMMEND APPROVAL (SIGNATURE & PRINTED NAME)
STREETLIGHT SECTION, PLANNING & DESIGN DIVISION-DPWES
PUBLIC WATER AGENCY
SANITARY SEWER REVIEW (FRD) DSDS - DPWES
GEOTECHNICAL REVIEW (FRD) DSDS - DPWES
STORMWATER REVIEW (FRD) DSDS - DPWES
URBAN FORESTRY DIVISION, DSDS - DPWES
FAIRFAX COUNTY FIRE MARSHAL
FAIRFAX COUNTY HEALTH DEPARTMENT
VIRGINIA DEPARTMENT OF TRANSPORTATION
PLAN REVIEWER, ENVIRONMENTAL & FACILITIES REVIEW DIVISION, DSDS - DPWES
DIRECTOR, ENVIRONMENTAL & FACILITIES REVIEW DIVISION DSDS - DPWES

APPROVED

DATE ____ BY ____ DIRECTOR, DEPT. OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

THIS PLAN SHALL EXPIRE WITHOUT NOTICE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE COUNTY CODE. REVISIONS DO NOT EXTEND THE APPROVAL PERIOD. THE APPROVAL PERIOD IS INDEPENDENT OF THE AGREEMENT EXPIRATION DATE.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

CERTIFICATE OF NO CHANGE

(FOR SUBMISSION OTHER THAN THE FIRST)
I HEREBY CERTIFY THAT NO CHANGES HAVE BEEN MADE THAT WOULD AFFECT THE PRIOR APPROVAL BY THE
FIRE MARSHAL DATED 03/08/2006
WATER AUTHORITY DATED ____
HEALTH DEPARTMENT DATED 01/08/2007
WOD DATED ____
DPWES-WPMD (SAN. SEW.) DATED ____
DPWES STREETLIGHTS DATED 08/09/2006

SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES & DETAILS
3. OVERALL SITE PLAN (ADDENDUM/AMENDMENT) (1"=100')
4-6 SITE GEOMETRY AND UTILITIES PLAN (1"=50')
6-10 GRADING PLAN (1"=50')
11. GRADING PLANS
12. ACCESSIBLE RAMP DETAILS
13. SUNRISE VALLEY DR. PLAN & PROFILE
14. SUNRISE VALLEY DR. SIGHT DISTANCE
15. DULLES VIEW DR. PLAN & PROFILE/SIGHT DISTANCE
16. MAIN/FOUNTAIN DRIVE PLAN & PROFILE
17. WEST-FAIRFAX ACCESS PLAN & PROFILE
18. SUNRISE VALLEY DR. ALIGNMENTS
19. SUNRISE VALLEY PLAN & PROFILE
20. ROADWAY CROSS-SECTIONS
21-28 STORM DRAIN PROFILES & COMPUTATIONS
29-30 UTILITIES PROFILES
30A. FAIRFAX & LINE HYDRANT PROFILE
31. EROSION/SEDIMENT CONTROL NARRATIVE
32-34 EROSION/SEDIMENT COMPUTATIONS & DETAILS
35. EROSION/SEDIMENT CONTROL CHECKLIST
36-40 EROSION/SEDIMENT CONTROL PLAN-STAGE 1 (1"=50') AND DRAINAGE PLANS
41-43 EROSION/SEDIMENT CONTROL PLAN-STAGE 2 (1"=50')
44. FIRE LANE PLAN
45. TRAIL PROFILE NOTES AND DETAILS
46. LANDSCAPE NOTES AND DETAILS
46-53. LANDSCAPE AND RESTORATION PERFORMANCE PLAN (1"=50')
54-55. CONSTRUCTION DETAILS
55A. WATERLINE SYSTEM DETAILS
56-56A. GEOTECHNICAL RECOMMENDATIONS AND DETAILS
56B. TEST PIT INFORMATION
57-60 PROFFERS AND RESPONSES
61. LOCATIONS AND RESPONSES
62. SHADOW AND TIMING DIAGRAMS
63. SHEET 1 - COVER SHEET
64. SHEET 2 - NOTES & TABULATIONS
65. SHEET 3 - CONCEPTS
66. SHEET 4 - LANDSCAPE PLAN
67. SHEET 5 - RECREATION AMENITIES-DETAILS AND SECTIONS
68. SHEET 6 - STREETSCAPE DETAILS AND SECTIONS
69. SHEET 7 - PROJECT SITE ENGINEERING
70. SHEET 8 - BUILDING ALIGNMENTS
71. SHEET 9 - CIRCULATION PLAN
72. SHEET 10 - PARKING VIEWS
73. PLANS

DESIGN ENGINEER / SURVEYOR: Walter L. Phillips, Inc. — Engineers • Land Planners • Surveyors — 7700 Leesburg Pike, Suite 300, Falls Church, Virginia 22043 — PHONE NO. (703) 283-1900 FAX NO. (703) 283-0786 — PROJ. MANAGER: LAURA MEISER, P.E. EMAIL: LMEISER@WPINCA.COM

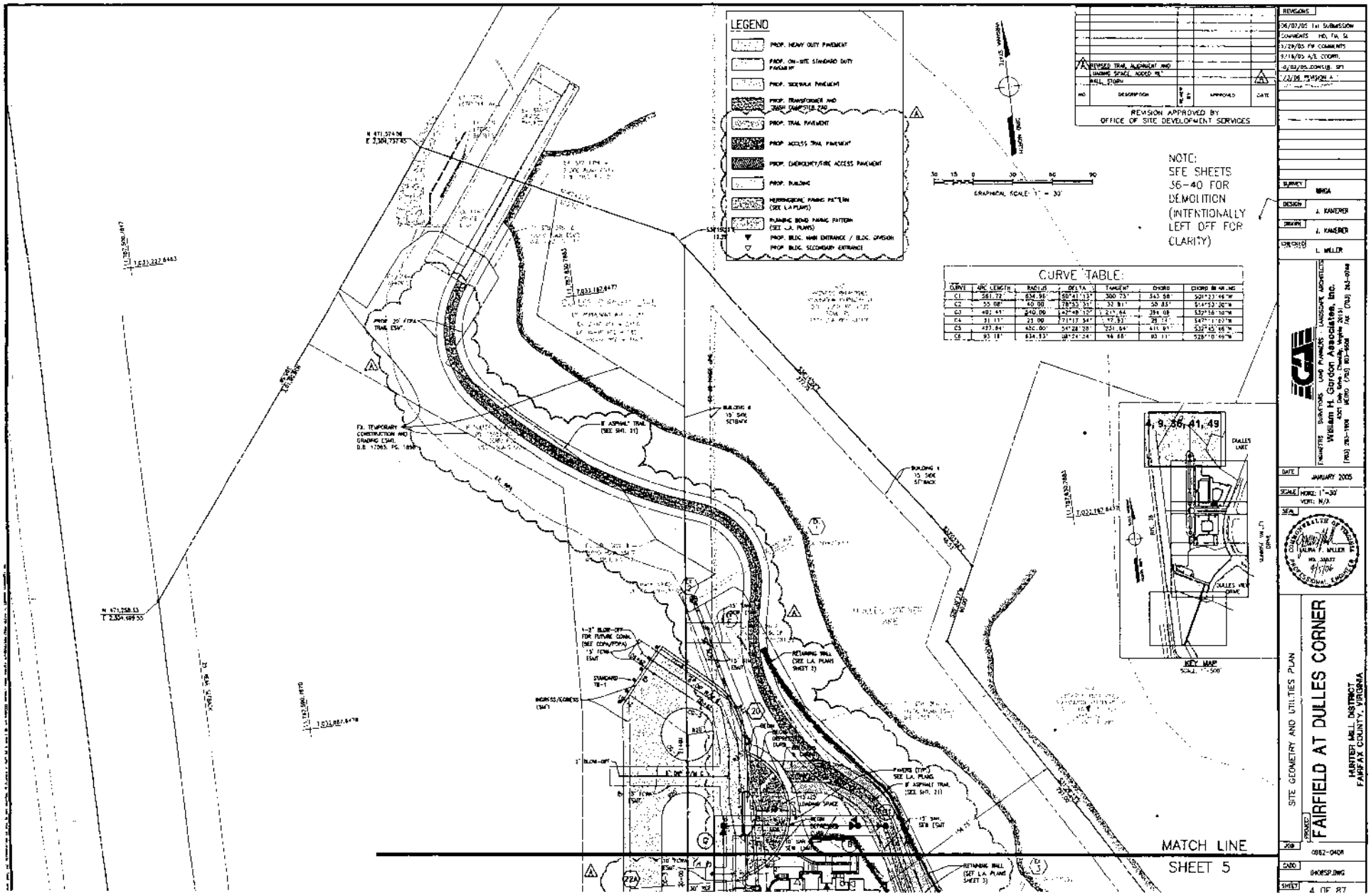
FAIRFIELD AT DULLES CORNER

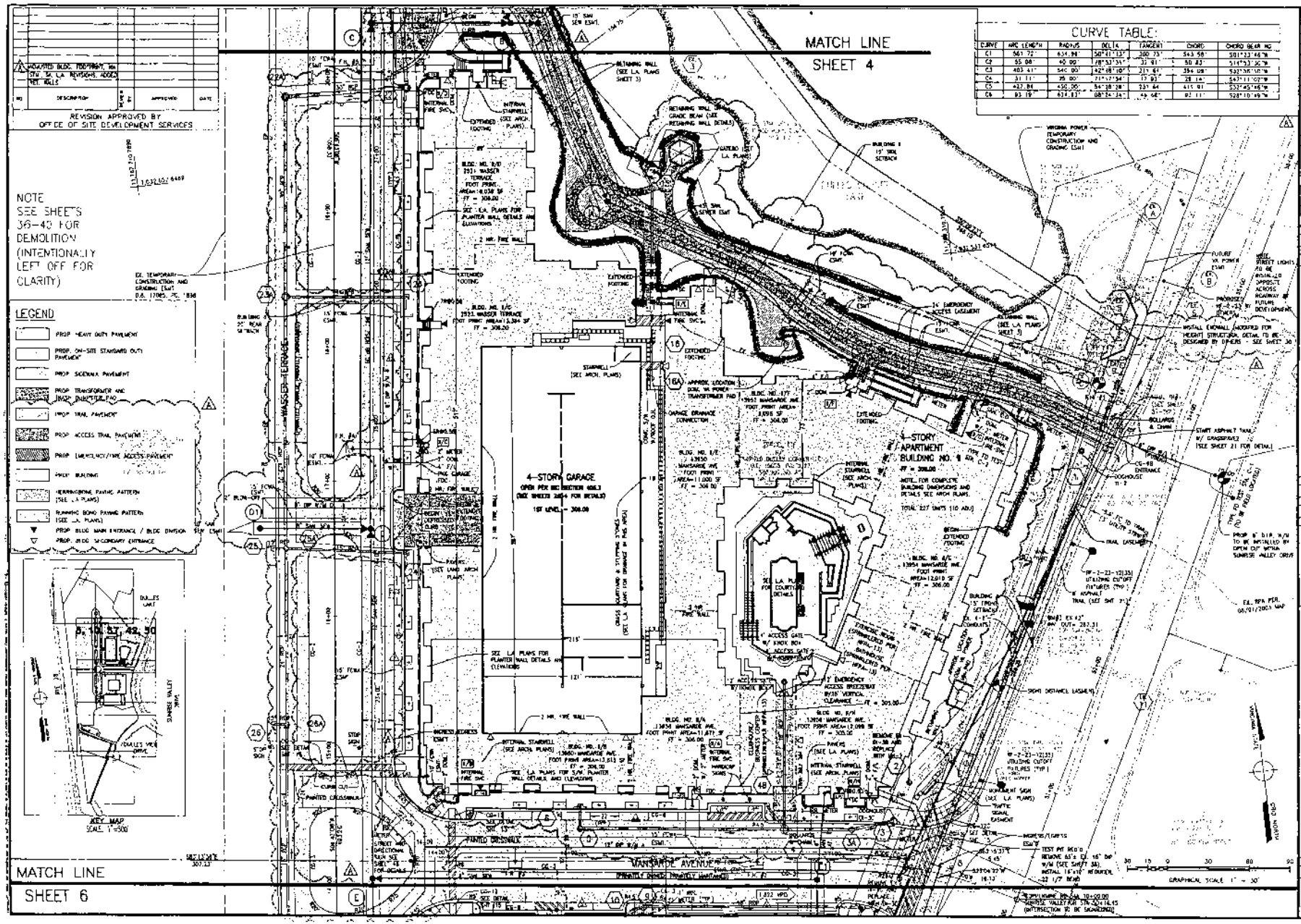
006318-SPV-019-A

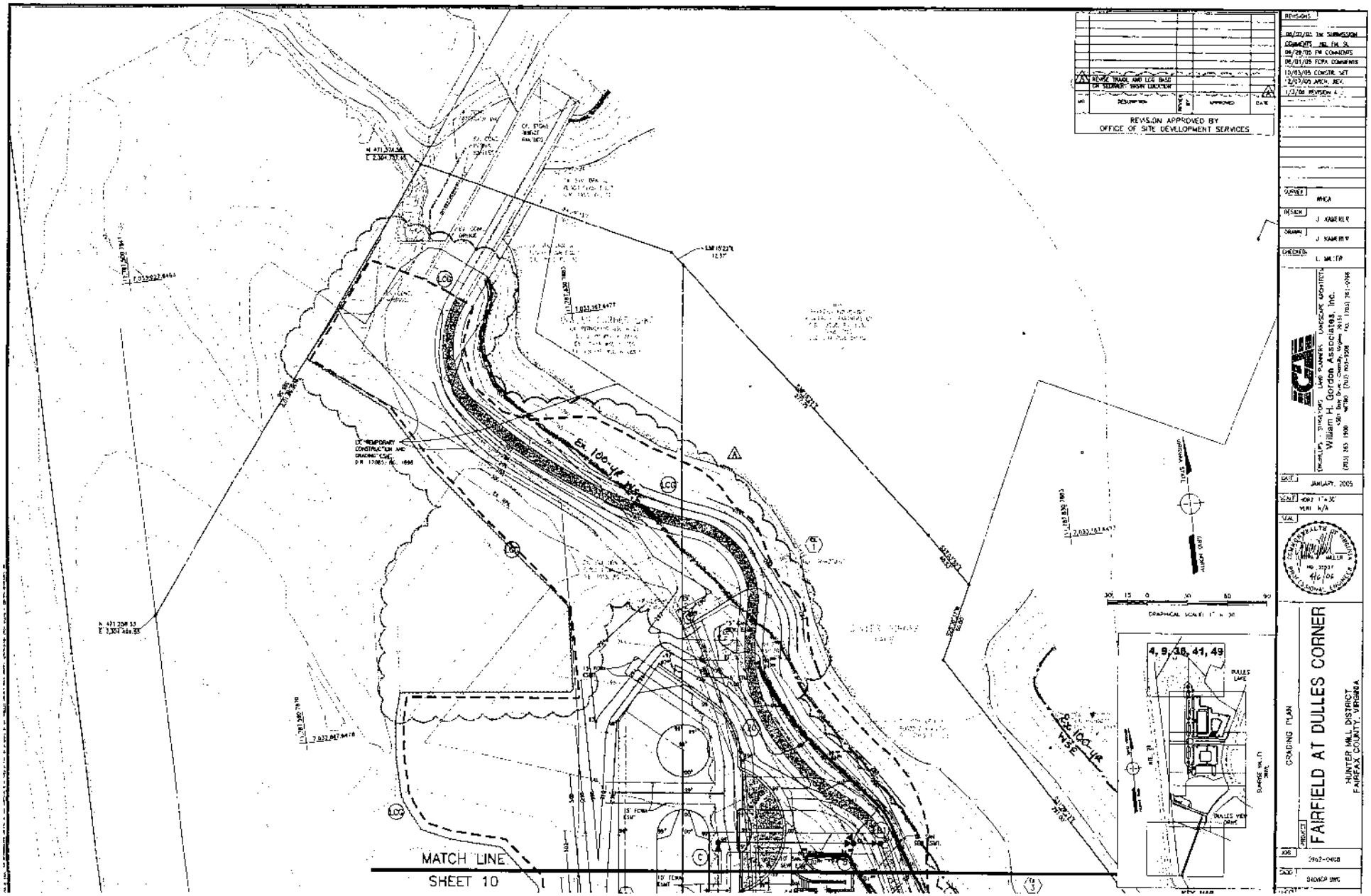
SHEET 1 OF 82
0662-0608

SITE PLAN REVIEW

7/03/2006 COUNTY VERSION 4


LEGEND
PROP. HEAVY DUTY PAVEMENT
PROP. ON-SITE STANDARD DUTY PAVEMENT
PROP. SIDEWALK PAVEMENT
PROP. TRANSFORMER AND TRASH DUMPSTER PAD
PROP. TRAIL PAVEMENT
PROP. ACCESS TRAIL PAVEMENT
PROP. EMERGENCY/FIRE ACCESS PAVEMENT
PROP. BUILDING
HERRINGBONE PARKING PATTERN (SEE L.A. PLANS)
RUNNING BOND PARKING PATTERN (SET L.A. PLANS)
PROP. BLDG. MAIN ENTRANCE / BLDG. DIVISION
PROP. BLDG. SECONDARY ENTRANCE
REVISED TRAIL ALIGNMENT AND LANDING SPACE, ADDED "B."
WALL STORM
REVISION APPROVED BY OFFICE OF SITE DEVELOPMENT SERVICES
NOTE: SEE SHEETS 36-40 FOR DEMOLITION (INTENTIONALLY LEFT OFF FOR CLARITY)
GRAPHICAL SCALE: 1" = 30'
CURVE TABLE:
CURVE | ARC LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING
C1 | 581.72' | 634.96' | 50°41'13" | 300.73' | 563.58' | S21°23'46"W
C2 | 55.08' | 40.00' | 78°53'35" | 32.81' | 50.83' | S14°23'20"W
C3 | 482.41' | 242.00' | 142°48'10" | 1,217.64' | 384.08' | S32°58'10"W
C4 | 31.11' | 23.00' | 77°17'54" | 17.93' | 28.77' | S47°11'02"W
C5 | 473.84' | 420.00' | 54°28'28" | 251.84' | 411.91' | S32°35'16"W
C6 | 93.18' | 834.93' | 06°24'24" | 46.68' | 93.11' | S28°10'49"W
KEY MAP
SCALE: 1"=500'
MATCH LINE
SHEET 5
REVISIONS
06/07/05 1st SUBMISSION
COMMENTS HO, TA, SL
9/29/05 FW COMMENTS
9/16/05 A/E COORD.
10/03/05 COMM.LIB. SPI
12/12/05 REVISION A
SURVEY NHGA
DESIGN J. KAMERER
DRAWN J. KAMERER
CHECKED L. MILLER
ENGINEERING SURVEYORS LAND PLANNERS LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4301 Dale Drive, Chevelle, Virginia 22031
(703) 273-1994 METRO (703) 803-9508 FAX (703) 263-0148
DATE JANUARY 2005
SCALE HORZ: 1"=30' VERT: N/A
SEAL
COMMONWEALTH OF VIRGINIA
LAURA MILLER
NO. 34637
PROFESSIONAL ENGINEER
SITE GEOMETRY AND UTILITIES PLAN
PROJECT FAIRFIELD AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
JOB 0862-040R
CADD 040ESP.DWG
SHEET 4 OF 87


MATCH LINE
SHEET 4
MATCH LINE
SHEET 6
NOTE
SEE SHEETS 36-40 FOR DEMOLITION (INTENTIONALLY LEFT OFF FOR CLARITY)
LEGEND
4-STORY GARAGE
4-STORY APARTMENT BUILDING NO. 1
WASSER TERRACE
MANSARDE AVENUE
KEY MAP
SCALE 1"=500'
REVISION APPROVED BY OFFICE OF SITE DEVELOPMENT SERVICES
CURVE TABLE:
SITE GEOMETRY AND UTILITIES PLAN
FAIRFIELD AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
William H. Gordon Associates, Inc.
JANUARY 2005
SHEET 5 OF 87



REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES
REVISIONS
08/02/05 1st SUBMISSION
COMMENTS HD FM SL
08/28/05 FM COMMENTS
08/01/05 FCPA COMMENTS
10/03/05 CONSTR. SET
12/07/05 ARCH. REV.
1/3/06 REVISION 4
SURVEY WHCA
DESIGN J. KAMERER
DRAWN J. KAMERER
CHECKED L. MILLER
ENGINEERS · STRUCTURES · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
DATE JANUARY, 2005
SCALE HORZ 1"=30' VERT N/A
SEAL
GRAPHICAL SCALE: 1" = 30'
4, 9, 38, 41, 49
DULLES LAKE
DULLES VIEW DRIVE
SUNRISE VALLEY DRIVE
MATCH LINE
SHEET 10
Ex. 100-YR WSE
LCG
GRADING PLAN
PROJECT
FAIRFIELD AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
JOB 3962-0408
CADD 040409 DWG

MATCH LINE
SHEET 9

4-STORY GARAGE

4-STORY APARTMENT BUILDING NO. II

OVERLAND RELIEF

SHOULD THE STORM SEWER SYSTEM FAIL DURING A MAJOR STORM EVENT (100YR), RELIEF FOR ACCUMULATED RUNOFF IS PROVIDED AT STRUCTURE 1.

OVERLAND RELIEF #1
OVERLAND RELIEF FOR THE AREA NEAR STORM STRUCTURE NO 1 TRAVELS OVERLAND ACROSS THE PROPOSED TRAIL INTO DULLES CORNER LANE. THE OVERLAND PATHWAYS IS APPROX. 14" BELOW APARTMENT BUILDING & FINISHED FLOOR

THEREFORE, SINCE NO PROPOSED BUILDING STRUCTURE WITHIN THIS PROJECT IS SUBJECT TO FLOODING DURING THE 100YR EVENT, IT IS THE OPINION OF THE DESIGN ENGINEER THAT OVERLAND RELIEF IS HEREBY PROVIDED.

OVERLAND RELIEF #1
SCALE: HORZ=1"=30'

Q100 = 0.37 CFS
V100 = 1.83 FPS
D100 = 0.04 FT
CHANNEL SLOPE = 0.0308 FT/FT
ROUGHNESS COEFF. = 0.013
ELEV RANGE = 292.10 TO 295.27 FT

MANSARDE AVENUE

MATCH LINE
SHEET 11

REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES

GRAPHICAL SCALE: 1" = 30'

KEY MAP
SCALE: 1"=500'

REVISIONS
08/02/05 1st SUBMISSION
COMMENTS INC. FM, SL
08/29/05 FM COMMENTS
09/01/05 FCPA COMMENTS
10/03/05 CONSTR SET
1/3/06 REVISION A
12/02/05 COUNTY COMMENTS
GARAGE PERMIT
12/07/05 MNCN. REV.
1/3/06 REVISION A

SURVEY: WHGA
DESIGN: J. KAMERICK
DRAWN: J. KAMERICK
CHECKED: L. MILLER

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4041 Ridgewood Center Drive, Suite 213
Annandale, Virginia 22003
(703) 813-1900 FAX (703) 813-1908

DATE: JANUARY 2005
HORZ: 1"=30'
VERT: N/A

LAURA F. MILLER
No. 35531
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

GRADING PLAN

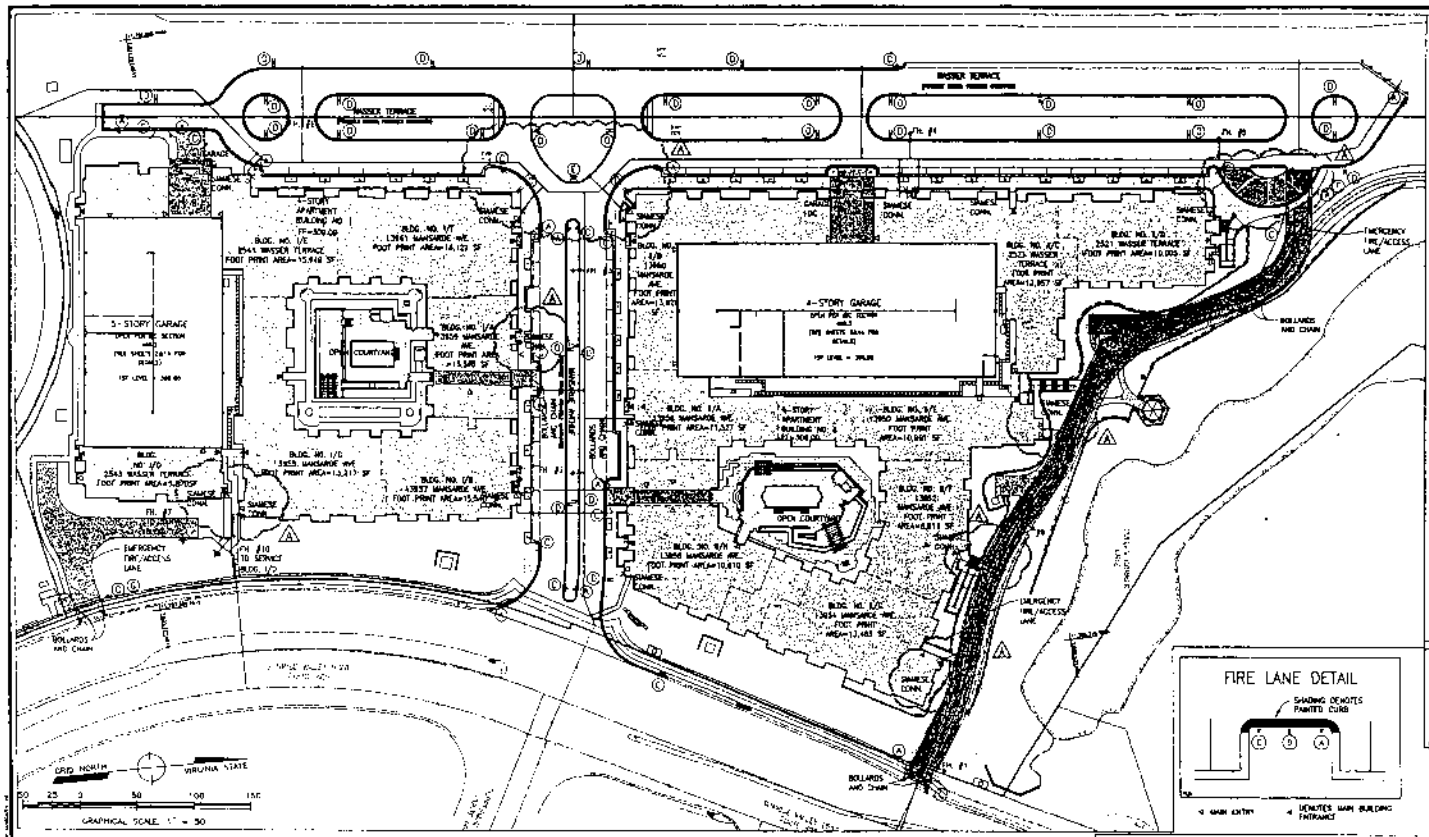
PROJECT: FAIRFIELD AT DULLES CORNER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0962-040B

CADD: 040BGF.DWG

SHEET: 10 OF 87



FIRE LANE SIGN DETAIL

TYPE A

NO PARKING OR STANDING FIRE LANE

STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE RIGHT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR THE PAVEMENT EDGE AT END OF PAINTED AREA.

TYPE C

NO PARKING OR STANDING FIRE LANE

STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE LEFT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR THE PAVEMENT EDGE AT END OF PAINTED AREA.

TYPE D

NO PARKING OR STANDING FIRE LANE

STANDARD WORDING WITH NO ARROW. TWO SIGNS, BACK TO BACK, MOUNTED PERPENDICULAR TO THE LINE OF CURBING OR THE PAVEMENT EDGE.

NOTES:
APPROVED SIGNS SHALL BE AS FOLLOWS.

A. METAL CONSTRUCTION, 12" x 18".

B. RED LETTERS ON REFLECTIVE WHITE BACKGROUND WITH 3/8" RED TRIM STRIP AROUND ENTIRE OUTER EDGE OF SIGN

C. LETTERING TO BE AS SHOWN ABOVE

D. LETTERING SIZE TO BE AS FOLLOWS: "NO PARKING" OR "STANDING" - 2", "OR" - 1", "FIRE LANE" - 3 1/2". ARROWS 1" x 4" SIX 0 SHAFT WITH A SOLID HEAD 1 1/2" WIDE AND 2" DEEP.

E. SIGNS ARE TO BE MOUNTED 7' FROM THE GROUND TO THE BOTTOM OF THE SIGN UNLESS OTHERWISE DIRECTED BY THE OFFICE OF THE FIRE MARSHAL

F. POSTS FOR SIGNS, WHICH REQUIRED, SHALL BE METAL AND SECURELY MOUNTED, UNLESS WRITTEN PERMISSION FOR ALTERNATIVES IS OBTAINED PRIOR TO INSTALLATION FROM THE OFFICE OF THE FIRE MARSHAL. SIGNS SHOULD BE SPACED AS ON APPROVED PLANS. IN LONG STRETCHES THE MAXIMUM DISTANCE BETWEEN SIGNS IS 70 FEET.

G. OTHER SPECIAL SIGNS AS APPROVED BY THE OFFICE OF THE FIRE MARSHAL

ALL CURBS OR PAVED SPACES DESIGNATED AS FIRE LANES SHALL BE INDICATED BY YELLOW PAINT AS APPROVED BY THE FIRE PREVENTION DIVISION.

A 8" YELLOW STRIPE SHALL BE PAINTED ON PAVEMENT EDGE IN FIRE LANE AREAS WHERE NO CURB EXISTS. PAINT SHALL BE TRAFFIC YELLOW GRADE.

FIRE LANE DETAIL

SHADING DENOTES PAINTED CURB

E D A

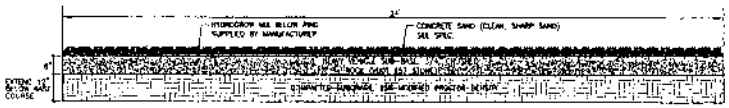
E MAIN ENTRY — A DENOTES MAIN BUILDING ENTRANCE

INSTALLATION AND APPROVAL OF FIRE LANES IS REQUIRED PRIOR TO OCCUPANCY. THE OWNER OR HIS AGENT SHALL NOTIFY THE FOLLOWING OFFICE WHEN INSTALLATION IS COMPLETED TO OBTAIN APPROVAL

FIRE PREVENTION DIVISION
FIRE LANE SECTION
4100 CHAIN BRIDGE RD., SUITE 300
FAIRFAX, VA 22030
CALL 246-4891 TO SCHEDULE FIRE LANE INSPECTION

NOTES FOR FIRE DEPARTMENT ACCESS LANES:

1. TO BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT FIRE DEPARTMENT VEHICLES.
2. TO BE PAINTED AS A FIRE LANE ENTRANCE.
3. TO BE MAINTAINED CLEAR AND ACCESSIBLE ALL YEAR
4. TO HAVE MOUNTABLE CURB AT ENTRANCE.
5. PROVIDE MANUFACTURER'S SPECIFICATIONS TO FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION.
6. INSTALLATION TO BE WITNESSED BY FIRE MARSHAL. GEOTECHNICAL REPORT MAY ALSO BE REQUIRED.
7. PROVIDE 4 BOLLARDS WITH STEEL CHAIN LOCKED IN BETWEEN AT DURESSER ENTRANCES TO ACCESS LANES.
8. ACCESS LANES MUST BE CLEARLY DELINEATED ALONG SIDES, LENGTH, AND AT END BY SHRUBS, POSTS, LIGHTS, ETC.

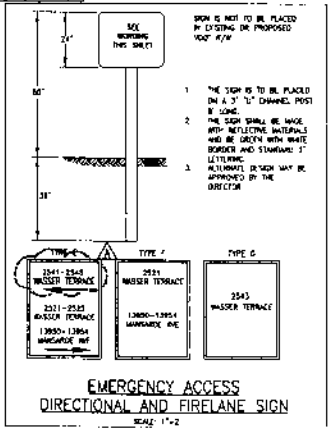


EMERGENCY/FIRE ACCESS DETAIL

SCALE 1"=2'

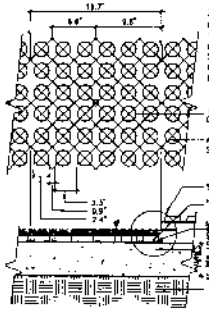
WATERFRONT PARK TRAIL ACCESS DETAIL

SCALE 1"=2'



EMERGENCY ACCESS DIRECTIONAL AND FIRELANE SIGN

SCALE 1"=2'



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER (SEE LAWN SEEDING SPECIFICATIONS THIS SHEET)

TYPICAL GRASSPAVE2 DETAIL

REVISION	DATE	APPROVED	DATE
REVISION APPROVED BY			

REVISIONS
04/22/05 1st SUBMISSION
COMMENTS NO. FW 1st
10/03/05 CONSTR. SET
12/03/05 ARCH. REV.
1/13/06 REVISION 6

SURVEY: BHCA
DESIGN: J. KAUFMAN
DRAWN: N. ZELENSKY
CHECKED: L. MILLER

ENGINEERS SURVEYORS LAND PLANNERS LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4301 Dox Street, Chantilly, Virginia 20151
(703) 263-1900 MAIN (703) 803-9588 FAX (703) 263-0184

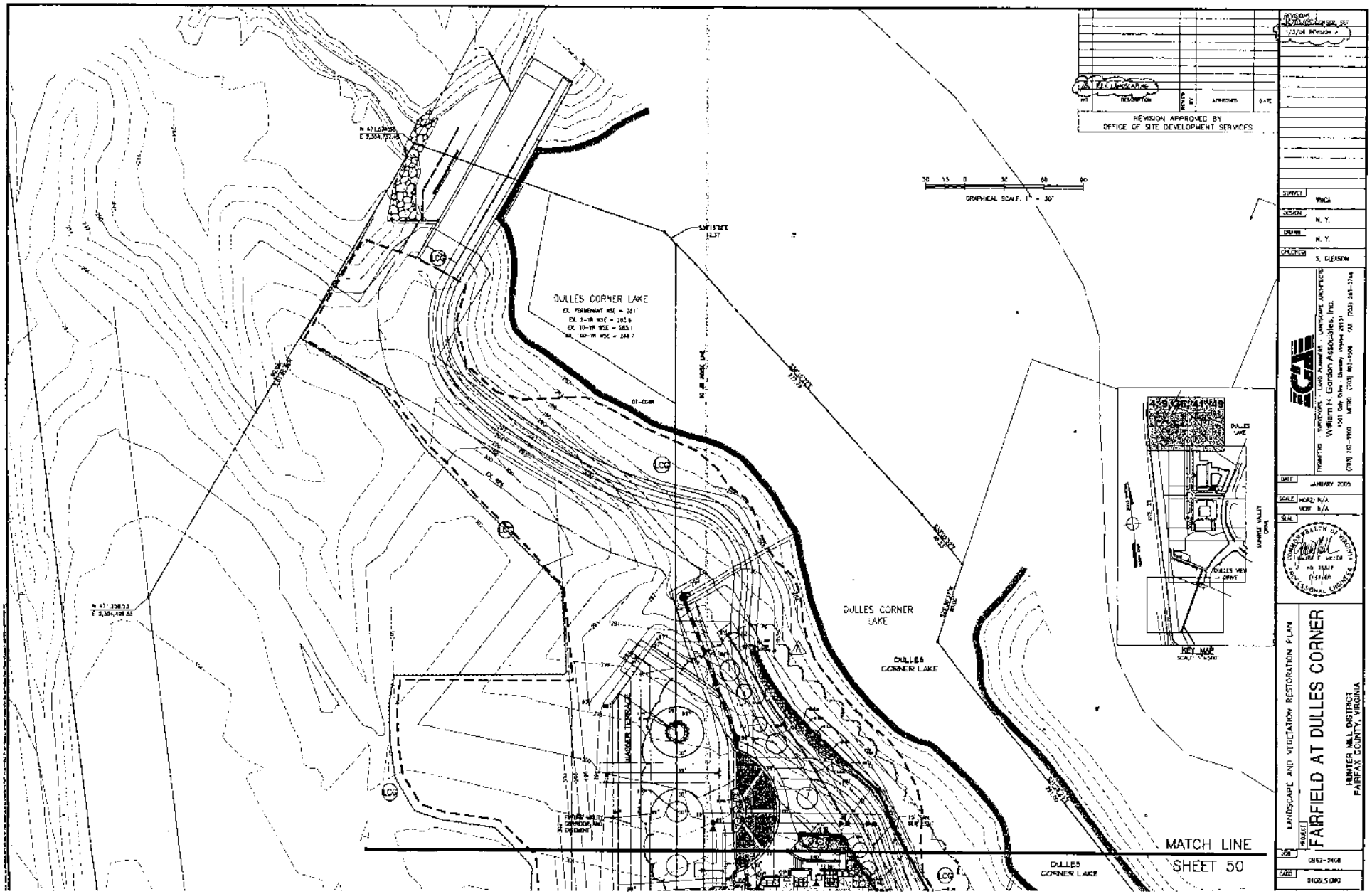
DATE: JANUARY 2005
SCALE: HORZ. 1"=50' VERT. N/A

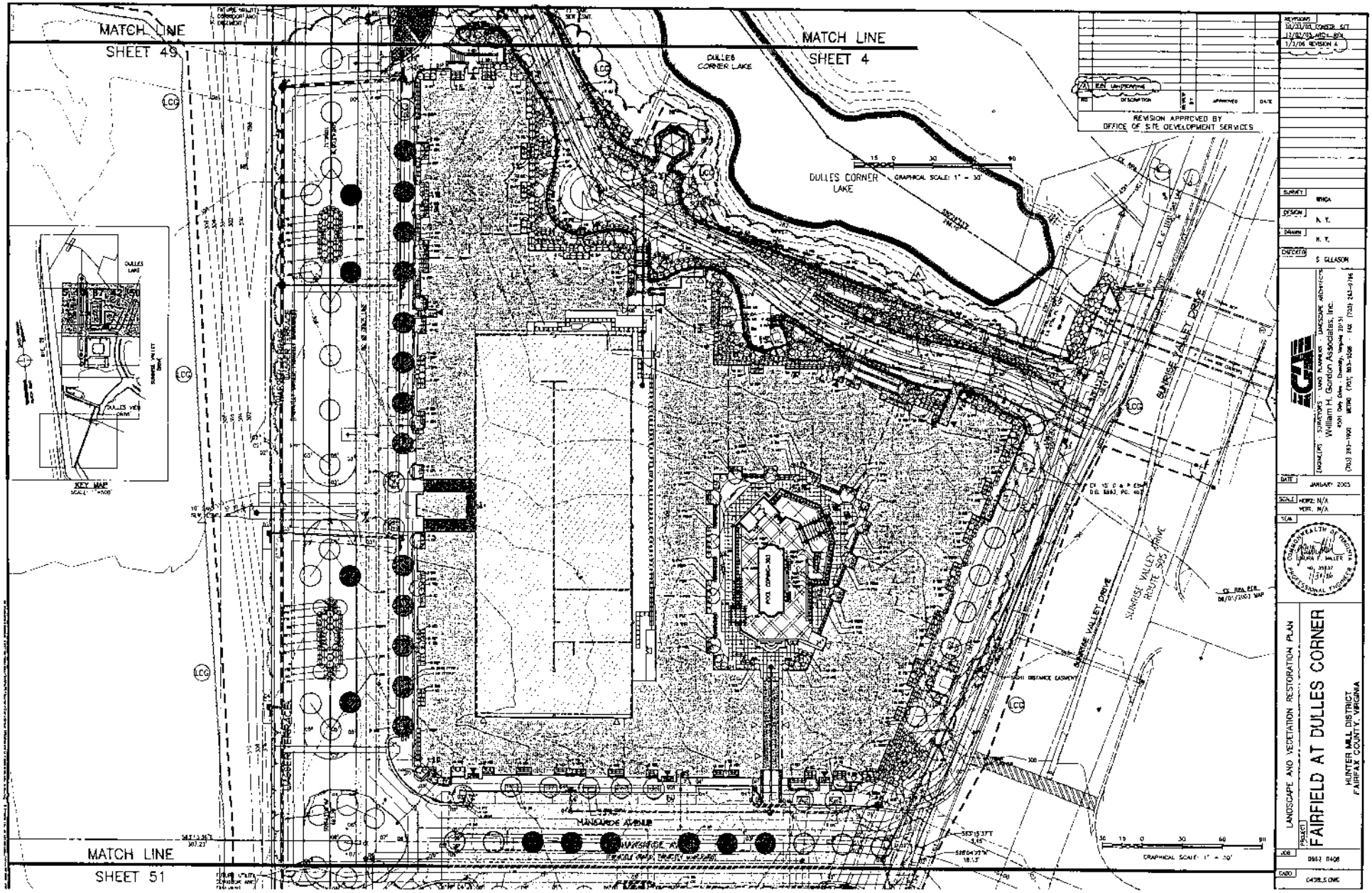
COMMONWEALTH OF VIRGINIA
LAURA F. MILLER
NO. 29547
PROFESSIONAL ENGINEER

FIRE LANE PLAN

PROJECT: FAIRFIELD AT DULLES CORNER
MONTEREY MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 2562 0408
DWG: 0408FL.DWG
SHEET: 46 OF 87


DULLES CORNER LAKE
DULLES CORNER LAKE
DULLES CORNER LAKE
DULLES CORNER LAKE
MATCH LINE
SHEET 50
GRAPHICAL SCALE: 1" = 30'
REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES
KEY MAP
SURVEY
WHCA
DESIGN
N. Y.
DRAWN
N. Y.
CHECKED
S. GLEASON
DATE
JANUARY 2005
SCALE
HORZ: N/A
VERT: N/A
SEAL
LANDSCAPE AND VEGETATION RESTORATION PLAN
PROJECT
FAIRFIELD AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
JOB
0852-0408
CADD
0408LS.DWG


MATCH LINE
SHEET 49
MATCH LINE
SHEET 4
MATCH LINE
SHEET 51
DULLES CORNER LAKE
DULLES CORNER LAKE
GRAPHICAL SCALE: 1" = 30'
KEY MAP
SCALE: 1"=500'
SUNRISE VALLEY DRIVE
SUNRISE VALLEY DRIVE
ROUTE 505
HANGARDE AVENUE
LCG
REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES
REVISIONS
10/31/03 CONSTR. SET
12/02/03 ARCH. RDL
1/3/06 REVISION A
SURVEY
WHGA
DESIGN
N. Y.
DRAWN
N. Y.
CHECKED
S. GLEASON
ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 METRO (703) 803-9506 · FAX (703) 263-9786
DATE
JANUARY 2005
SCALE
HORZ: N/A
VERT. N/A
COMMONWEALTH OF VIRGINIA
LAURA F. MALER
PROFESSIONAL ENGINEER
LANDSCAPE AND VEGETATION RESTORATION PLAN
PROJECT
FAIRFIELD AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
JOB
0962 0408
CADD
0408LS.DWG

LANDSCAPE CONSTRUCTION DOCUMENTS - FEBRUARY 2006

FOR

FAIRFIELD at DULLES CORNER

FAIRFAX COUNTY, VIRGINIA

PROJECT TEAM

OWNER/APPLICANT:
FAIRFIELD RESIDENTIAL
7200 WISCONSIN AVENUE, SUITE 1108
BETHESDA, MD 20814

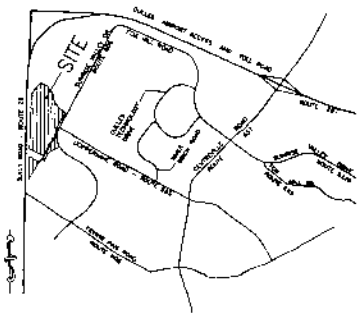
LANDSCAPE ARCHITECTS:
WILLIAM H. GORDON ASSOCIATES, INC.
4501 DALY DRIVE
CHANTILLY, VA 20151
703-263-1900

CIVIL ENGINEERS / SURVEY:
WILLIAM H. GORDON ASSOCIATES, INC.
4501 DALY DRIVE
CHANTILLY, VA 20151
703-263-1900

ARCHITECTS:
LESSARD URBAN
8521 LEESBURG PIKE, SUITE 700
VIENNA, VA 22182
703-760-9344

SHEET INDEX

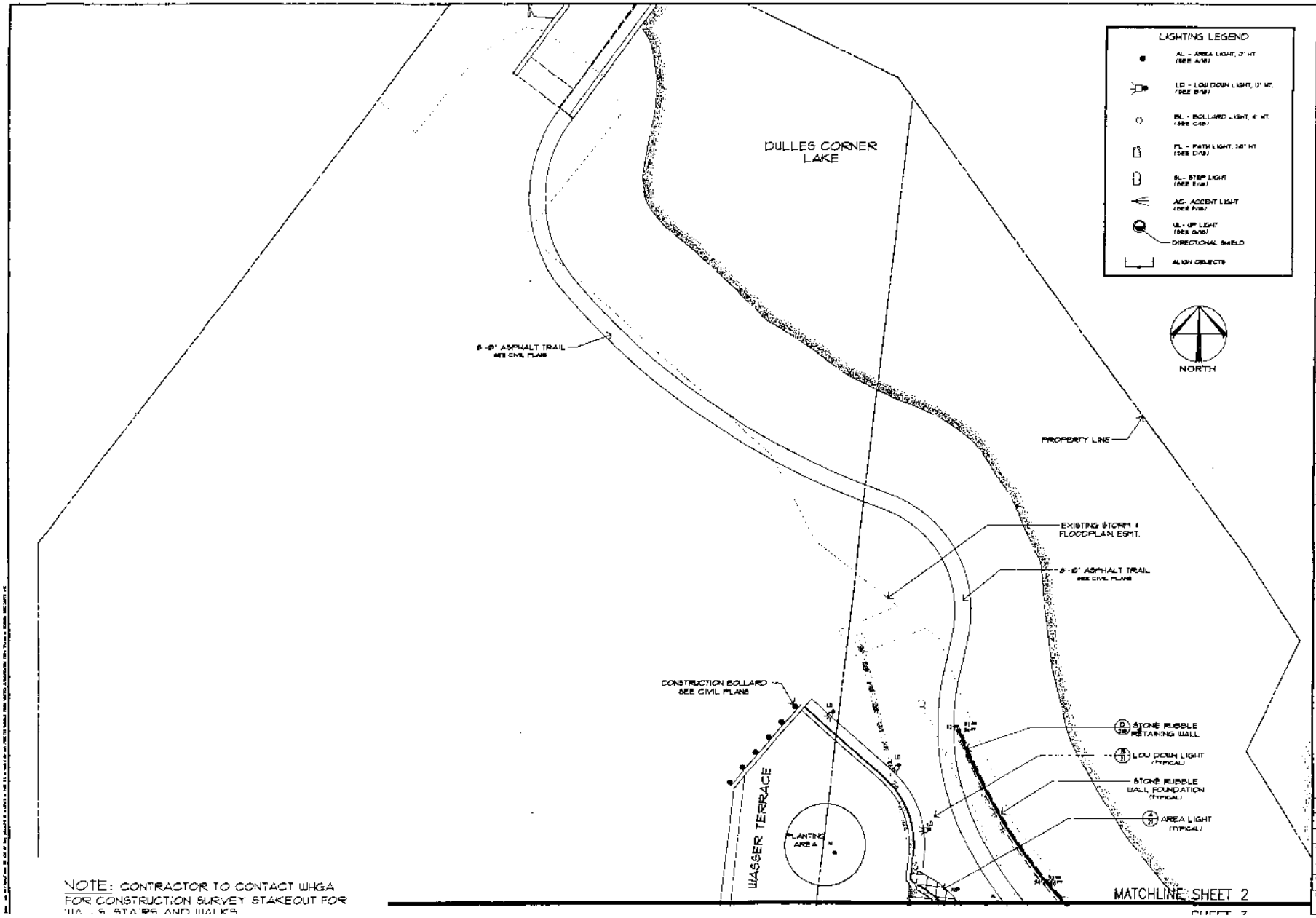
CS – COVER SHEET
1 – OVERALL LAYOUT PLAN
2 – LAYOUT PLAN (1)
3 – LAYOUT PLAN (2)
4 – LAYOUT PLAN (3)
5 – LAYOUT PLAN (4)
6 – LAYOUT PLAN (5)
7 – BUILDING I - GRADING & DRAINAGE PLAN
8 – BUILDING I - LAYOUT & MATERIALS PLAN
9 – BUILDING II - GRADING & DRAINAGE PLAN
10 – BUILDING II - LAYOUT & MATERIALS PLAN
11 – PAVING DETAILS
12 – STAIR A & C - PLAN AND SECTION
13 – STAIR B - PLAN AND SECTION
14 – STAIR AND FENCE DETAILS
15 – BUILDING I - PERGOLA DETAILS
16 – BUILDING II - PERGOLA DETAILS (A)
17 – BUILDING II - PERGOLA DETAILS (B)
18 – POOL AREA AND FOUNTAIN DETAILS
19 – ENTRANCE SIGN & WALL DETAILS
20 – POOL WALL & STONE RUBBLE WALL DETAILS
21 – LIGHTING SPECIFICATIONS
22 – SITE FURNISHING DETAILS
23 – IRRIGATION PLAN (1)
24 – IRRIGATION PLAN (2)
25 – IRRIGATION PLAN (3)
LP1 – LANDSCAPE PLAN (1)
LP2 – LANDSCAPE PLAN (2)
LP3 – LANDSCAPE PLAN (3)
LP4 – LANDSCAPE PLAN (4)
LP5 – LANDSCAPE PLAN (5)
LP6 – LANDSCAPE NOTES AND DETAILS



VICINITY MAP

COMMONWEALTH OF VIRGINIA
STEVEN E. OLDSON
LICENSE No. 001104
CERTIFIED LANDSCAPE ARCHITECT

ENGINEERS SURVEYORS LAND PLANNERS LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151



NOTE: CONTRACTOR TO CONTACT WHGA FOR CONSTRUCTION SURVEY STAKEOUT FOR WALLS, STAIRS AND WALKS

William H. Gordon Associates, Inc.
4501 Daly Drive
Chantilly, VA 20151
PHONE 703-753-1900
FAX 703-263-0766
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SEAL

COMMONWEALTH OF VIRGINIA
STEVEN E. DIXSON
LICENSE No. 001104
LICENSED LANDSCAPE ARCHITECT

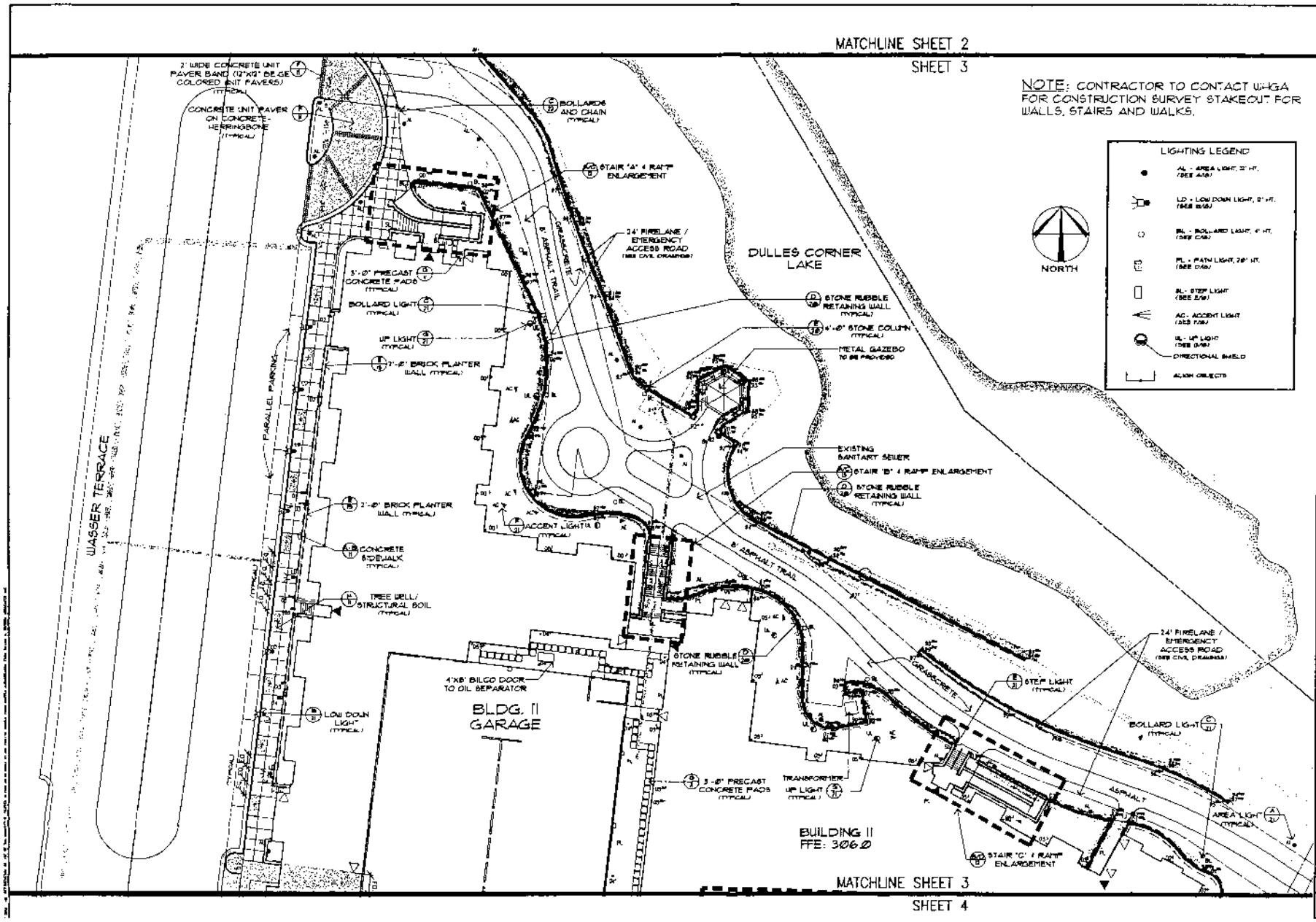
REVISIONS

LAYOUT PLAN (1)

FAIRFIELD AT DULLES CORNER

FAIRFAX, VIRGINIA

SCALE	1" = 20'-0"
DATE	FEBRUARY 2006
DRAWN	SAM
CHECKED	SEG
JOB #	0962-0608
CAD FILE	0962 LM2.dwg
SHEET #	2 OF 25



William H. Gordon Associates, Inc.

SEAL

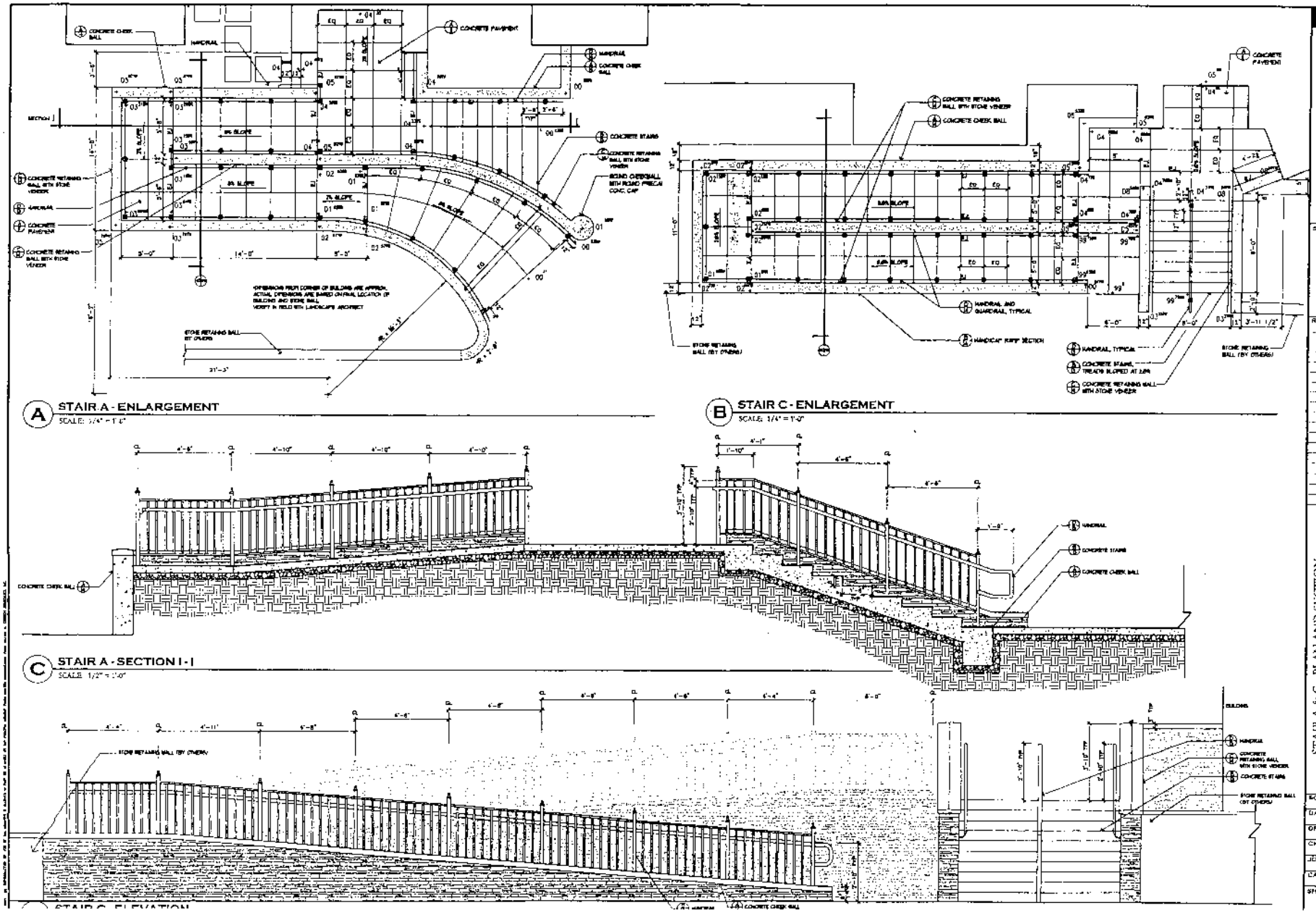
REVISIONS

LAYOUT PLAN (2)

FAIRFIELD AT DULLES CORNER

FAIRFAX, VIRGINIA

SCALE	1" = 20'-0"
DATE	FEBRUARY 2006
DRAWN	SAM
CHECKED	SEG
JOB #	0962-0608
CAD FILE	0962_LM2.dwg
SHEET #	3 OF 25



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Chantilly, VA 22151
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FAX: 703-263-0786
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SEAL

COMMONWEALTH OF VIRGINIA
WADE H. TANNER
NO. 038043
PROFESSIONAL ENGINEER

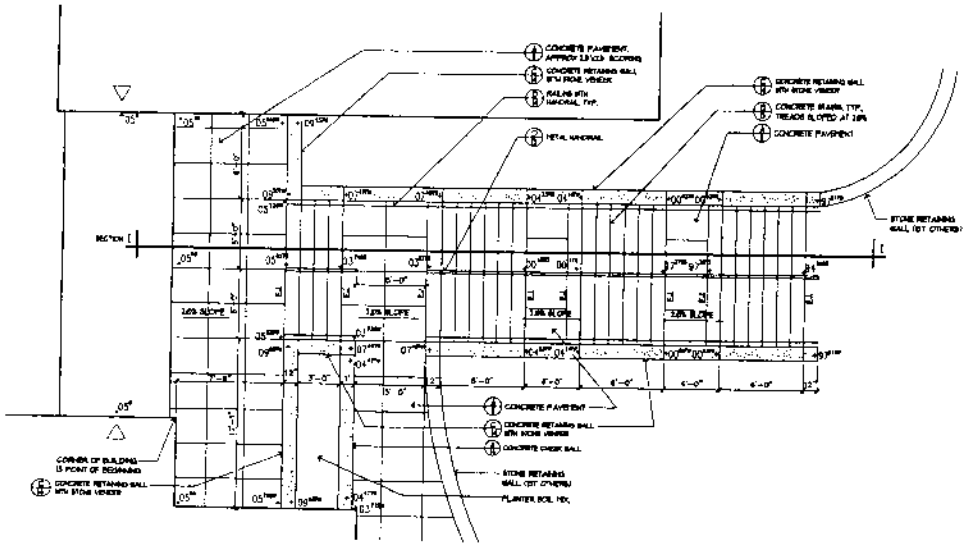
REVISIONS

STAIR A & C - PLAN AND SECTION

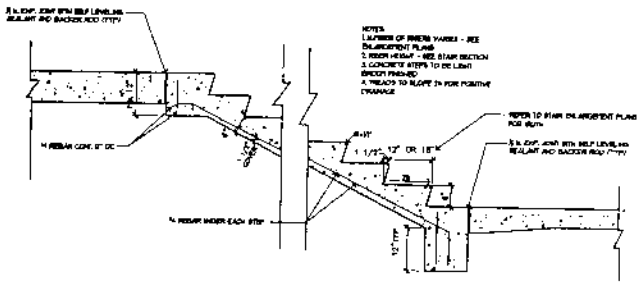
FAIRFIELD AT DULLES CORNER

FAIRFAX, VIRGINIA

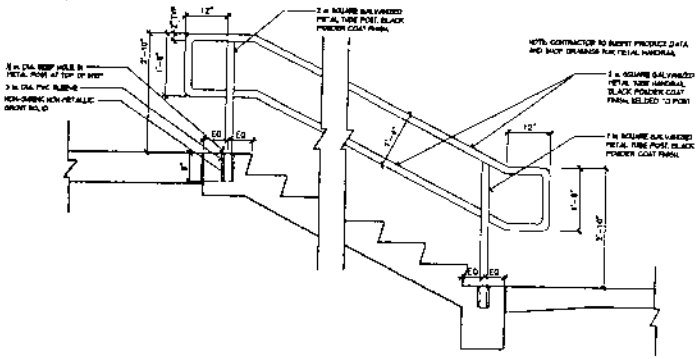
SCALE	AS NOTED
DATE	FEBRUARY 2006
DRAWN	NY
CHECKED	SEG
JOB #	0962-0608
CAD FILE	0962-DT1.dwg
SHEET #	12 OF 25



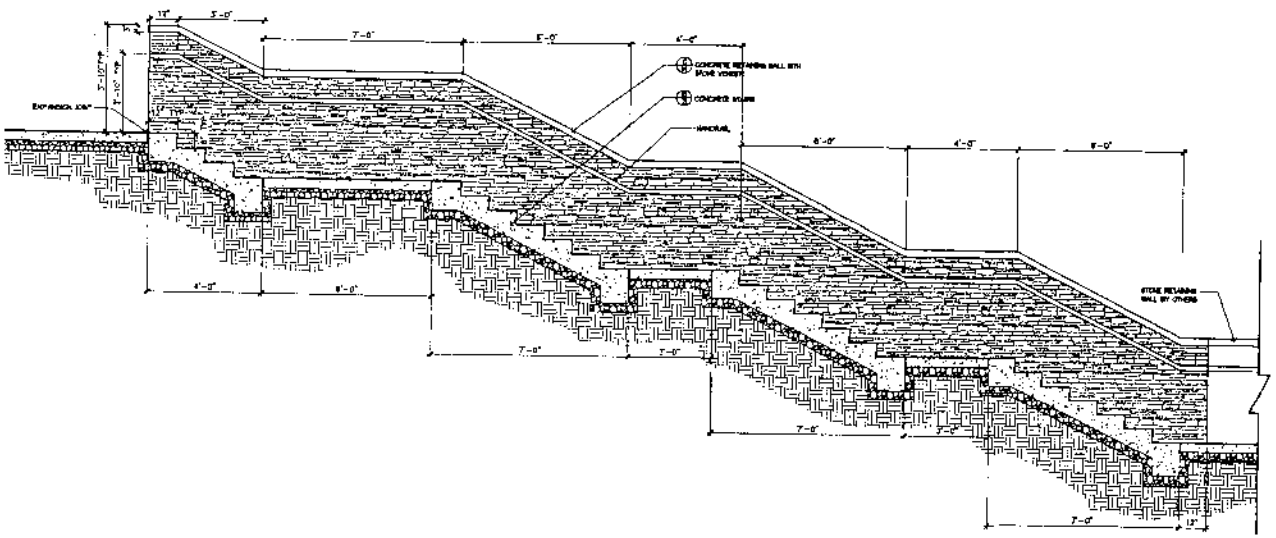
A STAIR B - ENLARGEMENT
SCALE: 1/4" = 1'-0"



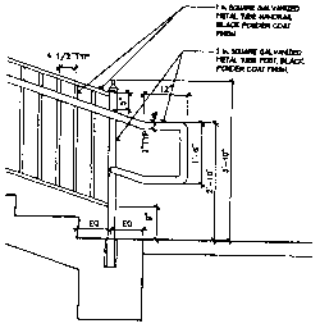
B TYPICAL CONCRETE STAIRS
SCALE: 3/4" = 1'-0"



D METAL HANDRAIL
SCALE: 3/4" = 1'-0"



C STAIR B - SECTION H
SCALE: 1/2" = 1'-0"



E HANDRAIL ENDING DETAIL
SCALE: 3/4" = 1'-0"

William H. Gordon Associates, Inc.
4501 Daly Drive
Chantilly, VA 20151
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SEAL

COMMONWEALTH OF VIRGINIA
WADE H. TANNER
PROFESSIONAL ENGINEER

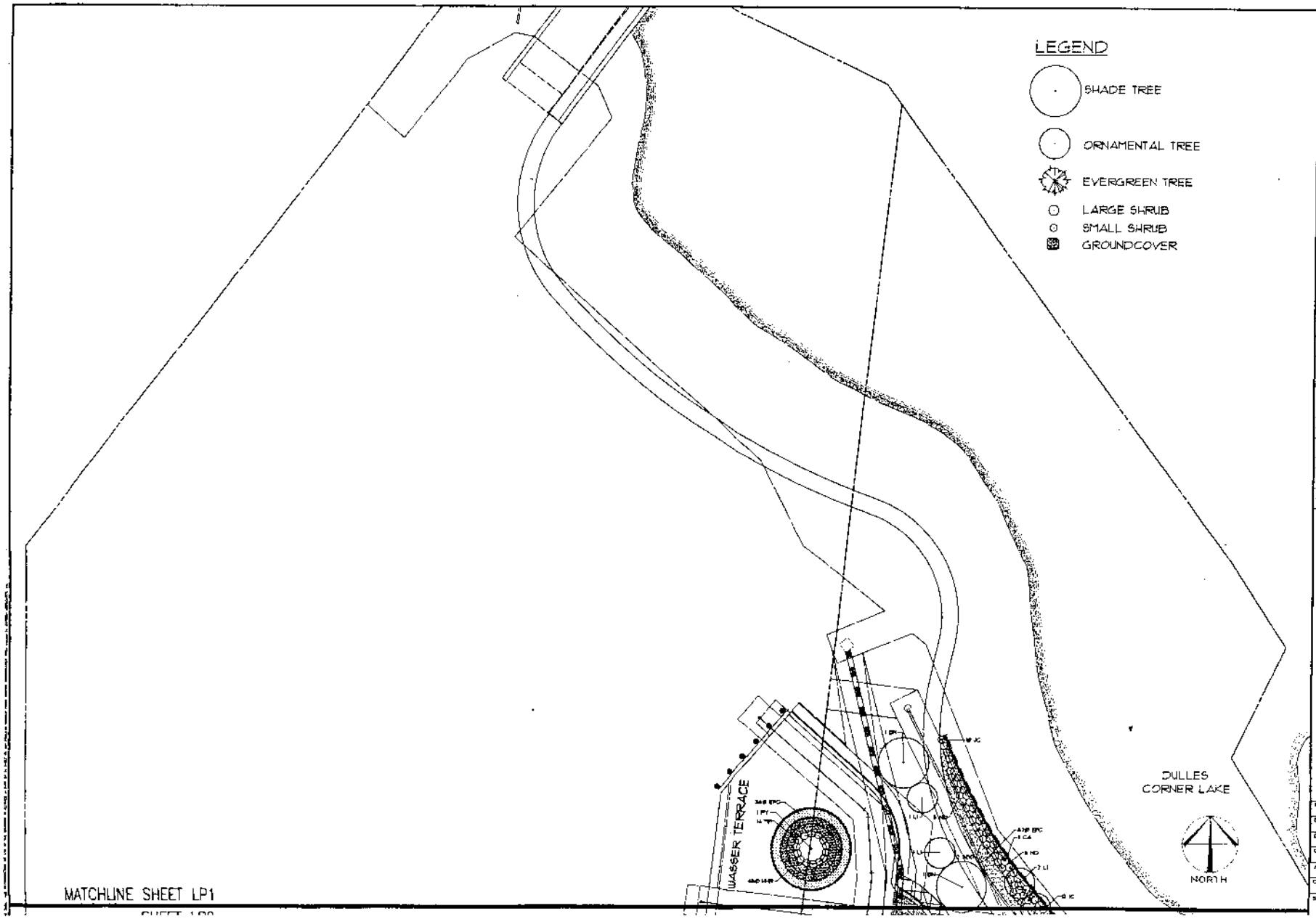
REVISIONS

STAIR B - PLAN AND SECTION

FAIRFIELD AT DULLES CORNER

FAIRFAX, VIRGINIA

SCALE	AS NOTED
DATE	FEBRUARY 2006
DRAWN	NY
CHECKED	SEG
JOB #	3962-0608
CAD FILE	0962-DT1.dwg
SHEET #	



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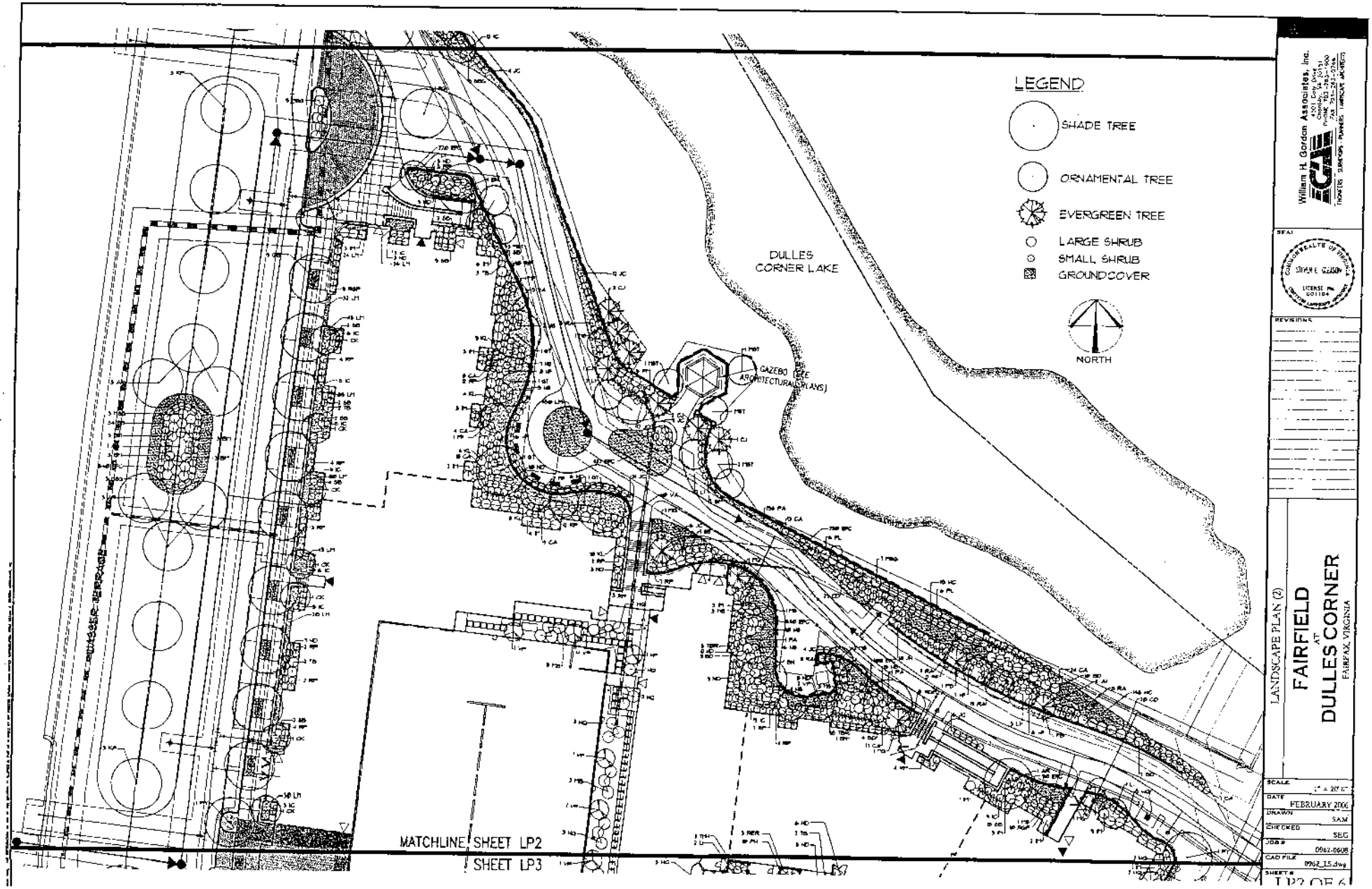
SEAL

REVISIONS

LANDSCAPE PLAN (1)

FAIRFIELD
AT
DULLES CORNER
FAIRFAX, VIRGINIA

SCALE	1" = 20'-0"
DATE	FEBRUARY 2006
DRAWN	SAM
CHECKED	SFG
JOB #	0962-0608
CAD FILE	0962_15.dwg
SHEET #	LP1 OF 6


LEGEND
SHADE TREE
ORNAMENTAL TREE
EVERGREEN TREE
LARGE SHRUB
SMALL SHRUB
GROUNDCOVER
NORTH
DULLES CORNER LAKE
GAZEBO (SEE ARCHITECTURAL PLANS)
MATCHLINE SHEET LP2
SHEET LP3
William H. Gordon Associates, Inc.
LANDSCAPE PLAN (2)
FAIRFIELD
AT
DULLES CORNER
FAIRFAX, VIRGINIA
SCALE
DATE
FEBRUARY 2006
DRAWN
SAM
CHECKED
SEC
JOB #
0962-0608
CAD FILE
0962_15.dwg
SHEET #
LP2 OF 6