County of Fairfax, Virginia

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

March 9, 2007

Aaron L. Shriber
Hunton and Williams, LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

RE: Proffered Condition Amendment
Number PCA 93-Y-044

Dear Mr. Shriber:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 8, 2007. The Board's action approved Proffered Condition Amendment PCA 93-Y-044 in the name of FL Promenade Outparcel LC, and amended the proffers for RZ 93-Y-044 to allow for mixed use development and permits an option for a drive-in bank with an overall Floor Area Ratio (FAR) of 0.05. The subject property is located on the west side of Monument Drive approximately 400 feet south of Fair Lakes Parkway on approximately 2.09 acres of land zoned PDC and WS in the Springfield District. Tax Map 56-1 ((18)) 1pt., 2pt., and 3.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/cwb

Office of Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 8th day of January, 2007, the following ordinance was adopted.

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 93-Y-044

WHEREAS, FL Promenade Outparcel LC filed in the proper form an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board it recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Springfield District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 8th day of January, 2007.

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

PCA 93-Y-044
FL PROMENADE OUTPARCEL L.C.

PROFFER STATEMENT
September 20, 2006
October 16, 2006
November 1, 2006

Pursuant to Section 15.2-2303A of the Code of Virginia, as amended, and subject to Board of Supervisors' approval of rezoning application PCA 93-Y-044, as proposed, for amendment of Proffers in the PDC District, FL Promenade Outparcel L.C. (the "Applicant") along with FL Promenade L.P. (collectively the "Owners"), for themselves and their successors and assigns, hereby proffer that development of Tax Map Parcels 56-1 ((1)) 1 (pt.), 2 (pt.) and 3 (the "Property"), containing approximately 2.09 acres, shall be in accordance with the proffered conditions dated May 11, 1994 and accepted by the Board of Supervisors, a copy of which is attached hereto as Exhibit A and which shall remain in full force and effect, except to the extent specifically modified by the language below:

1. Substantial Conformity. Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Conceptual Development Plan Amendment/Final Development Plan Amendment ("CDPA/FDPA") prepared by Dewberry & Davis LLC, dated June 27, 2006, as revised through October 16, 2006, as further modified by these proffered conditions.

2. Drive-Through Features. Drive-through lanes, canopies and windows shall be permitted for the proposed building as depicted on the CDPA/FDPA.

3. Automobile Oriented Uses. Original Proffer 13 shall be amended only to allow a drive-through bank on the Property which is the subject of this PCA.

4. Optional Uses. In the event that an eating establishment, retail sales establishment or other shopping center use is provided on the Property that is the subject of this PCA, development of this optional future use shall be in substantial conformance with the "Development Option A" graphic depicted on Sheet 3 of the CDPA/FDPA.

5. Signage. The Applicant shall provide signage for the proposed building in conformance with the Conceptual Sign Plan Amendment (CSPA 93-Y-044/86-P-090) approved by the Planning Commission on November 2, 1995. The Applicant hereby reserves the right to amend CSPA 93-Y-044/86-P-090 to the extent necessary to provide signage.

6. Architectural Materials. The Applicant shall construct the proposed building in general conformance with those elevations provided on Sheet 3 of the CDPA/FDPA. Should a different tenant occupy the building in the future, any modifications to the exterior of the building shall be in general conformance, in regards to character and quality, with the elevations provided on Sheet 3 of the CDPA/FDPA. If the building is rebuilt to

FL PROMENADE OUTPARCEL L.C.
Applicant and Title Owner of Parcel 56-1-((18))-3

BY: MVP Management, LLC, its Manager

By:_____
Name: Steven B. Peterson
Title: Manager

FL PROMENADE L.P.
Title Owner of Parcels 56-1-((18))-1 and 2

BY: FL Promenade GP, Inc., its General Partner

By:_____
Name: Steven B. Peterson
Title: Vice President

to the extent not already constructed or committed to be constructed by others, to VDOT standards the unbuilt portion of the third southbound lane from the south side of Fair Lakes Parkway to the north side of the Monument Drive bridge over Interstate 66. Any funds escrowed to DEM by others may be used by the Applicant for Applicant's construction of the unbuilt portion of the third lane.

6. Notwithstanding the representation on the CDPA/FDPA, at the time of site plan approval, the Applicant shall dedicate to the Board of Supervisors and convey in fee simple right-of-way up to 190 feet from the existing centerline of Interstate 66 and shall provide up to an additional 15 feet in temporary grading and construction easements. Within said right-of-way dedication area, the Applicant shall not provide transitional screening, storm water management facilities and/or other improvements which would require relocation at the time of I-66 widening.

7. In order to achieve a maximum interior noise level of 50 dBA Ldn within that area impacted by highway noise from Interstate 66, West Ox Road (120 feet from centerline) and Fair Lakes Parkway (110 feet from centerline) having levels between 70 and 75 dBA Ldn, the following acoustical measures shall be provided for each exposed building facade having windows and/or doors and lacking another building, topographic and/ or other condition which blocks the noise source:

   a. Exterior walls shall be constructed with materials and techniques known to have physical properties or characteristics of achieving a sound transmission class (STC) of at least 39;

   b. Windows shall be constructed with materials and techniques known to have physical properties or characteristics of achieving a STC of at least 28; and

   c. Adequate measures to seal and caulk between surfaces shall be provided, and shall follow methods approved by the American Society for Testing and Materials to minimize sound transmissions.

   In the alternative, the Applicant may have a refined acoustical analysis performed to determine which buildings may have sufficient shielding to permit a reduction in the mitigation measures prescribed above. Said acoustical analysis shall be performed to the satisfaction of DEM.

   This proffer shall not be applicable to the proposed service station/car wash depicted in "Land Use Alternative A" or the proposed eating establishment depicted in "Land Use Alternative B" on the parcel north of Fair Lakes Parkway.

14. In the event an eating establishment is provided in Building 5A in "Land Use Alternative B", no outdoor eating areas, outdoor speakers or outside music shall be permitted.

15. The Applicant will provide one bus shelter along Fair Lakes Parkway or Monument Drive if public bus service with a stop in either location is initiated prior to site plan approval. Said bus shelter shall be maintained in good repair and kept free of trash.

16. In the event a local shuttle bus service is initiated to serve the Fairfax Center Area, the Applicant shall participate in the service on a pro-rata basis, provided a majority of the developed commercial and residential properties in the Fairfax Center Area participate and the cost of participation is established on a pro-rata contribution basis. The Applicant shall not be required to post a bond or escrow at the time of final site plan approval to provide for this commitment.

17. All intensity of use attributable to land areas dedicated and conveyed in fee simple to the Board of Supervisors pursuant to these proffers shall be subject to the provisions of Paragraph 5 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the subject property.

18. Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or the developer(s) of the site or any portion of the site.

Fair Lakes Promenade, L.P.

By: _____
Milton V. Peterson, Manager/Member,
Fair Lakes Promenade, L.C., General Partner

York Limited Partnership

By: _____
Milton V. Peterson, General Partner,

Victor Limited Partnership

By: _____
Milton V. Peterson, General Partner,

ATTACHMENT 2

DEVELOPMENT CONDITIONS

FDPA 93-Y-044

December 4, 2006

If it is the intent of the Planning Commission to approve FDPA 93-Y-044, for the development of a drive-in bank or a future retail or eating establishment in the Fair Lakes Promenade Center, 12500 Fair Lakes Circle, Suite 400, located in the northwest quadrant of Monument Drive and I-66, Tax Map Parcels 56-1 ((18)) 1 pt., 2 pt., and 3, staff recommends that the approval be subject to the following development conditions:

These conditions incorporate and supersede all previous development conditions as they pertain to the above listed Tax Map Number only. Previous conditions or those that have minor revisions are marked with an asterisk (*):

1. Development of the subject property shall be in substantial conformance with the approved CDPA/FDPA entitled "Fair Lakes Promenade," prepared by Dewberry & Davis LLC, consisting of six (6) sheets, dated June 27, 2006, as revised through October 16, 2006, and these conditions. Minor modifications to the approved CDPA/FDPA may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.

2. * A landscape plan consistent with that shown on Sheets 1 – 3 of the FDPA shall be submitted for review and approval by Urban Forest Management at the time of site plan review. It is to be understood, however, that specific tree and plant types shall be determined by the developer and approved by Urban Forest Management. At the time of planting, all deciduous trees shall have a minimum caliper of 3.0 inches, all ornamental trees shall have a minimum caliper of 1.5 inches, and all evergreen trees shall have a minimum height of 7.0 feet. Every effort shall be made to incorporate existing quality vegetation into the landscaping plan as determined by Urban Forest Management. If, during site plan approval it is determined necessary to remove any trees which were previously designated to be preserved on the FDPA, then an area (s) of additional supplemental landscaping as determined by Urban Forest Management may be substituted at an alternative location(s) on the site as approved by Urban Forest Management, pursuant to Sect. 12-403 of the Public Facilities Manual. In order to adequately screen all loading areas and travel aisles from the adjacent roadways, tree save areas, intermittent landscaped berms of variable height and supplemental landscaping shall be provided along Monument Drive and Interstate 66 (I-66) frontages of the site as determined by Urban Forest Management.

3. The drive-in bank building may incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient

fixtures, CO2 sensors and air filters, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.

4. All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

5. Should the optional plan depicted on Sheet 3 of the FDPA be implemented, and regardless of that depicted on the FDPA, an outdoor patio/dining area with a maximum size of 650 square feet may be permitted for the north side of the building.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Commission.

FAIR LAKES PROMENADE

Springfield District   Fairfax County, Virginia

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT 93-Y-044

TABULATION

EXISTING ZONING	PDC
LAND AREA (91,840± SF)	2.09± AC
PROPOSED GROSS FLOOR AREA	4,100± SF
PROPOSED FLOOR AREA RATIO (FAR)*	0.05
MAXIMUM BUILDING HEIGHT (1 STORY)	25± FT
PARKING SPACES REQUIRED/PROPOSED**	17
OPEN SPACE REQUIRED (22.5%)***	0.47± AC
OPEN SPACE PROPOSED (28%)	0.60± AC

* THE APPROVED FLOOR AREA RATIO (FAR) FOR THE ENTIRETY OF THE FAIR LAKES PROMENADE PDC LAND AREA IS 0.31.

** SEE NOTE 9

*** THE 22.5% OPEN SPACE REQUIREMENT IS FOR THE ENTIRETY OF THE FAIR LAKES PROMENADE PDC LAND AREA AS REPRESENTED ON THE CURRENTLY APPROVED CDP/FDP.

NOTES

1) THE PROPERTY THAT IS THE SUBJECT OF THIS PARTIAL CONCEPTUAL DEVELOPMENT PLAN AND CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT (CDPA/FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS [illegible] AND [illegible]. THERE IS AN EXISTING EATING ESTABLISHMENT LOCATED ON THE SITE WHICH HAS BEEN CLOSED FOR BUSINESS.

THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 2.09 ACRES AND IS A PORTION OF THE EXISTING SHOPPING CENTER KNOWN AS FAIR LAKES PROMENADE. THE PROPERTY IS ZONED TO THE PLANNED DEVELOPMENT COMMERCIAL (PDC) DISTRICT WHICH ZONING WAS GRANTED WITH THE APPROVAL OF REZONING APPLICATION RZ 93-Y-044 ON MAY 16, 1994.

THE CDPA/FDPA THAT WAS APPROVED WITH RZ 93-Y-044 REPRESENTED THE EXISTING FREESTANDING BUILDING AS A PROPOSED EATING ESTABLISHMENT OR RETAIL SALES ESTABLISHMENT. ITS GROSS FLOOR AREA WAS APPROXIMATELY 4,[illegible] SQUARE FEET AND WAS ESTABLISHED AS AN EATING ESTABLISHMENT ([illegible] RESTAURANT).

THE PORTION OF THE SHOPPING CENTER SITE THAT IS THE SUBJECT OF THIS PARTIAL CDPA/FDPA ENCOMPASSES THE BUILDING IDENTIFIED AS "BUILDING 4" ON THE CURRENTLY APPROVED CDP/FDP. NO CHANGE OUTSIDE OF THE PAD SITE FOR THIS BUILDING 4 IS PROPOSED WITH THIS APPLICATION.

2) THIS CDPA/FDPA HAS BEEN FILED TO ALLOW THE REPLACEMENT OF THE EXISTING EATING ESTABLISHMENT WITH A PROPOSED DRIVE-IN BANK. THE EXISTING EATING ESTABLISHMENT BUILDING WILL BE RAZED, AND A NEW DRIVE-IN BANK BUILDING WILL BE CONSTRUCTED ON THE SITE. THE EXISTING BUILDING CONTAINS 4,[illegible] SQUARE FEET OF GROSS FLOOR AREA AND THE PROPOSED DRIVE-IN BANK BUILDING WILL CONTAIN 4,100 SQUARE FEET OF GROSS FLOOR AREA FOR A NET REDUCTION OF [illegible] SQUARE FEET OF GROSS FLOOR AREA.

[illegible]

3) [illegible]

4) [illegible]

5) [illegible]

6) [illegible]

7) [illegible]

8) [illegible]

9) [illegible]

10) [illegible]

11) [illegible]

12) [illegible]

13) [illegible]

14) [illegible]

15) [illegible]

16) [illegible]

17) [illegible]

18) [illegible]

19) [illegible]

20) [illegible]

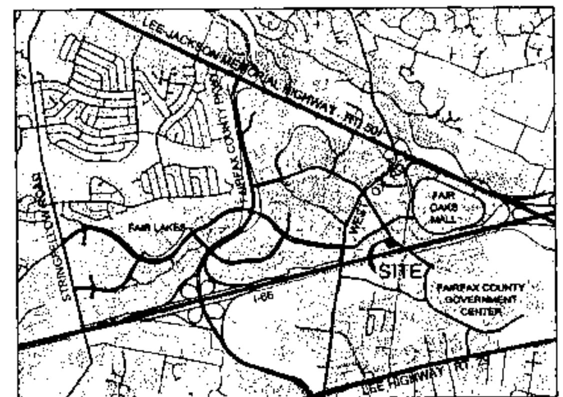
21) [illegible]

22) [illegible]

23) [illegible]

24) [illegible]

25) [illegible]



VICINITY MAP
SCALE: 1" = 2000'

Applicant:

FL PROMENADE OUTPARCEL L.C.

C/O The Peterson Companies, L.C.
12500 Fair Lakes Circle
Fairfax, Virginia 22033

Sheet Index

1. COVER SHEET / NOTES / TABULATION
2. CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
3. DETAILS:
   DEVELOPMENT OPTION A
   EXISTING VEGETATION MAP
   STORMWATER MANAGEMENT CHECKLIST
   ARCHITECTURAL ELEVATIONS
4. SITE PLAN - SHEET 4 OF 5727-SP-88 (FOR INFORMATION ONLY)
5. SITE PLAN - SHEET 5 OF 5727-SP-88 (FOR INFORMATION ONLY)
6. STORM SEWER COMPUTATION AND PROFILES - SHEET 9 OF 5727-SP-88 (FOR INFORMATION ONLY)

FAIR LAKES PROMENADE
Conceptual / Final Development Plan Amendment
CDPA / FDPA 93-Y-044
CONCURRENT WITH PCA 93-Y-044

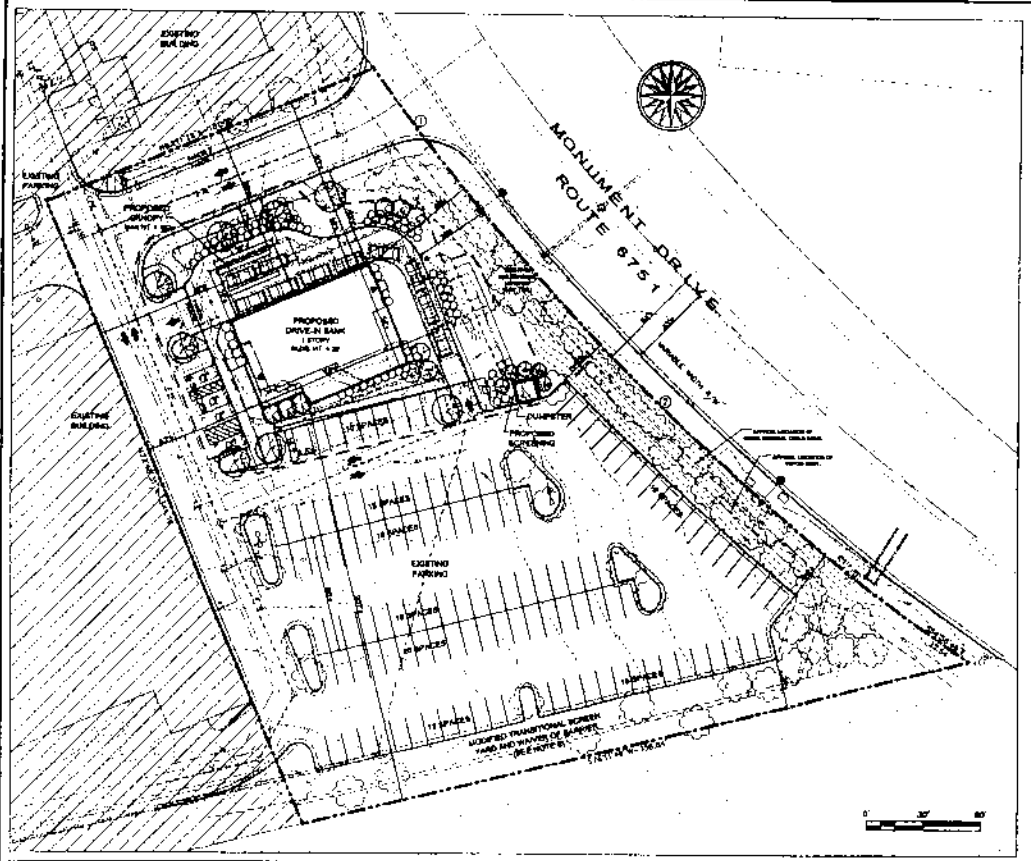
Dewberry
Dewberry & Davis LLC

10-16-06

REV. OCT. 16, 2006
REV. SEPT. 27, 2006
REV. SEPT. 14, 2006
JUNE 27, 2006

SUBMISSION DATE

M-10589



LEGEND

- EXISTING VEGETATION
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN
- PROPOSED SHRUB
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED LIMITS OF CLEARING AND GRADING

TABULATION

EXISTING ZONING	PDC
LAND AREA (91,040± SF)	2.09± AC
PROPOSED GROSS FLOOR AREA	4,100± SF
PROPOSED FLOOR AREA RATIO (FAR)*	0.06
MAXIMUM BUILDING HEIGHT (1 STORY)	23± FT
PARKING SPACES REQUIRED/PROPOSED**	17
OPEN SPACE REQUIRED (22.5%)***	0.47± AC
OPEN SPACE PROPOSED (29%)	0.60± AC

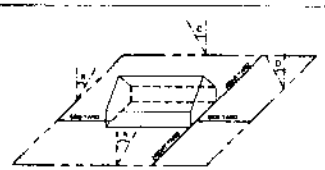
* THE APPROVED FLOOR AREA RATIO (FAR) FOR THE ENTIRETY OF THE FAIR LAKES PROMENADE PDC LAND AREA IS 0.21.

** SEE NOTE 9.

*** THE 22.5% OPEN SPACE REQUIREMENT IS FOR THE ENTIRETY OF THE FAIR LAKES PROMENADE PDC LAND AREA AS REPRESENTED ON THE CURRENTLY APPROVED CDP/FDP

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	1155.00'	04°00'42"	83.05'	41.54'	83.04'	S57°41'06"E
2	1150.03'	16°02'00"	321.93'	161.98'	320.95'	S47°13'48"E



FRONT YARD: 1 A 45° WITH A BUILDING HEIGHT OF 35' THE FRONT YARD = 30' BUT NOT LESS THAN 40'

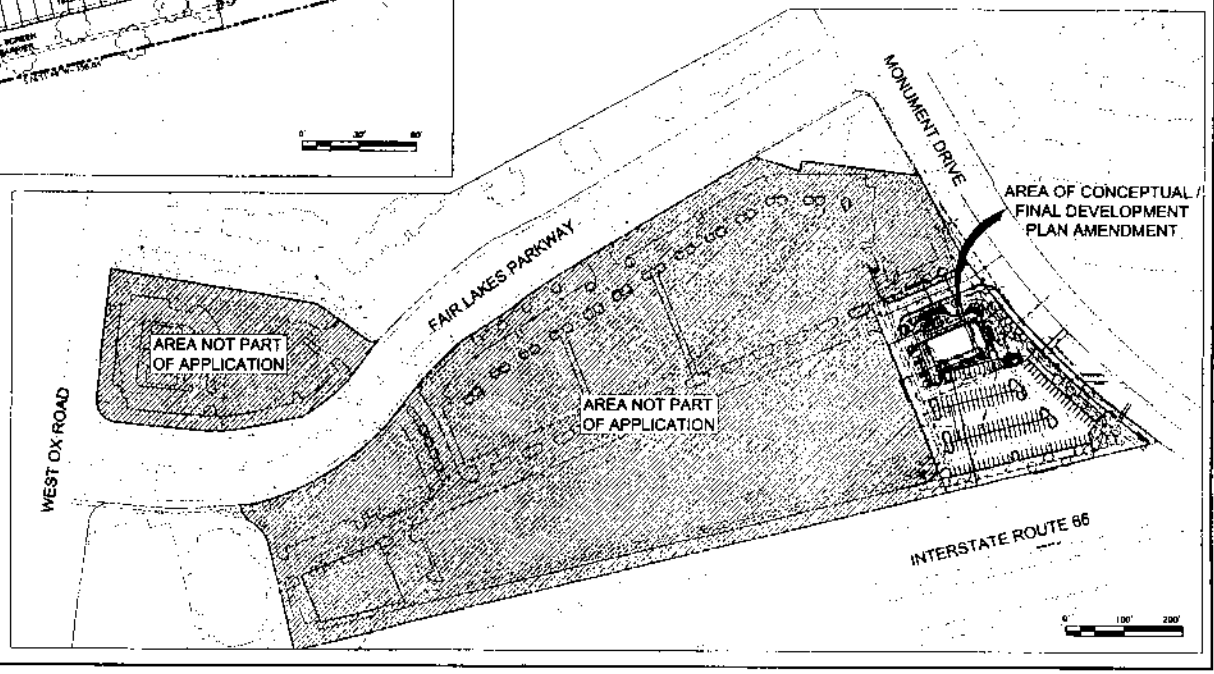
SIDE YARD: 1 B NO REQUIREMENT

REAR YARD: 1 C 30'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 20' HEIGHT

NOTE: THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION IS OF THE LOW DENSITY CONSIDERATION OF THE PROPOSED DEVELOPMENT AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARDS SET FORTH IN PAR. 1 OF SECTION 15-100 OF THE ZONING ORDINANCE



Dewberry

Dewberry & Davis LLC

FAIR LAKES PROMENADE
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
CDPA / FDPA 92-Y-044
CONCURRENT WITH PCA 92-Y-044
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PHILIP D. CUMPADE
No. 030073
10-16-06
PROFESSIONAL ENGINEER

KEY PLAN

SCALE: AS NOTED

No.	DATE	BY	Description
3	10.16.06	GAH	
2	9.27.06	JAH	
1	7.28.06	JAH	

REVISIONS

DRAWN BY: GAH
APPROVED BY: PDY
CHECKED BY: PDY
DATE: 06.27.06

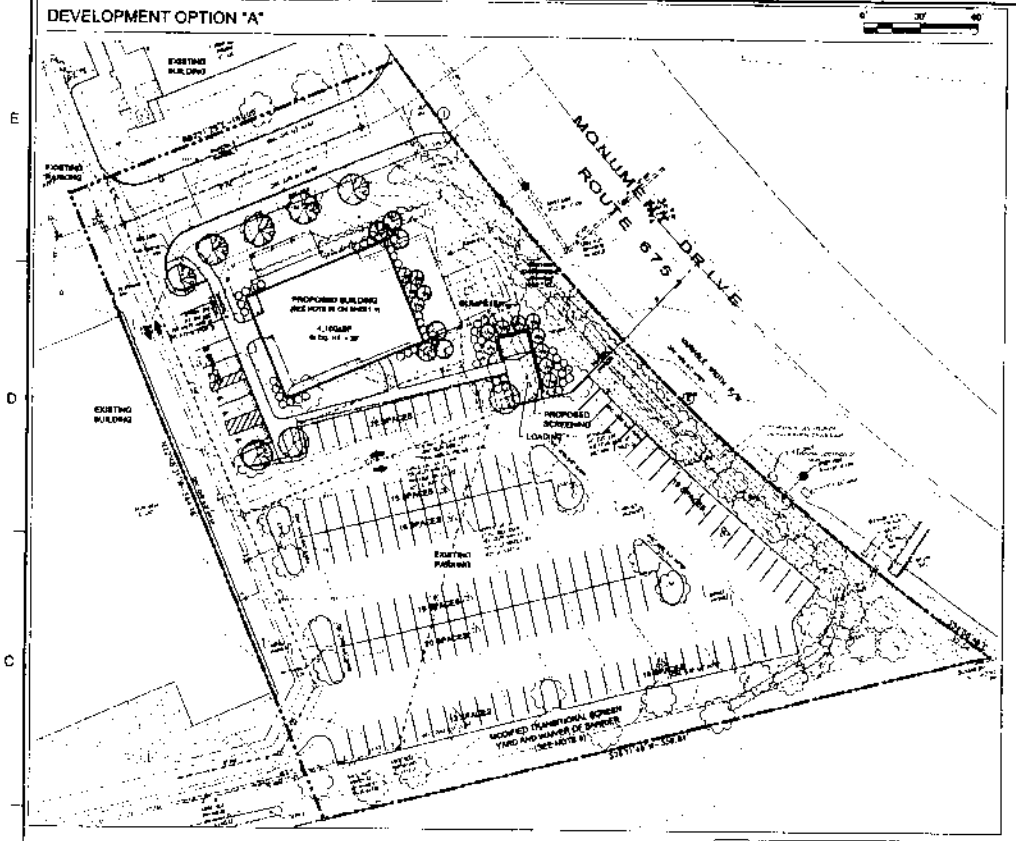
TITLE: FAIR LAKES PROMENAD
CONCEPTUAL / FINAL DEVELOPMEN PLAN AMENDMENT

PROJECT NO: M-10589

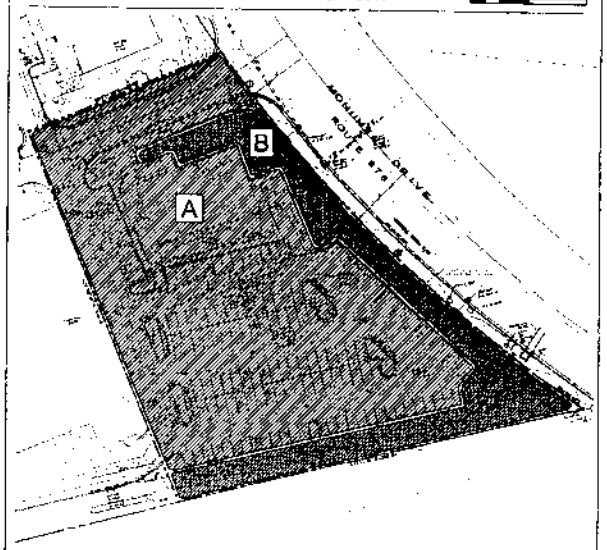
2

SHEET NO: 2 OF 6

DEVELOPMENT OPTION "A"



EXISTING VEGETATION MAP AND INVENTORY



KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE
A	DEVELOPED LAND	ZELKOVA, INKBERY, ORNAMENTAL GRASSES	N/A	EXCELLENT	1.65±AC
B	MAINTAINED GRASSLAND	OAK, LONDON PLANETREE, LEYLAND CYPRESS, MAGNOLIA, COTONEASTER, VIBURNUM	N/A	EXCELLENT	0.44±AC
					TOTAL ACREAGE 2.09±AC

STORMWATER MANAGEMENT CHECKLIST

☒ 1. This is at a minimum scale of 1" = 50' (unless it is depicted on one sheet with a minimum scale of 1" = 100'.

☐ 2. A graphic depicting the stormwater management facilities and limits of clearing and grading accompanies the stormwater management facility(ies), storm drainage pipe systems and outlet protection, grass lined channels, side outlets, energy dissipation devices, and storm distribution measures as shown on Sheet 5B.

☐ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage Area (Acres)	Impervious Area (ac)	Storage Volume (cf)	Weir height (ft)

Sub-dry pond, WR, Bioretention, Wet, etc.

Type

☒ 4. Onsite drainage shown, outside wet pipe systems are shown on Sheet 5B. Pond inlet and outlet pipe systems are shown on Sheet 5B.

☐ 5. Maintenance access (road) to Stormwater management facilities are shown on Sheet 5B. Type of maintenance access road surface noted on the plan is _____ (for asphalt, crushed stone, etc.).

☐ 6. Landscaping and tree preservation shown on and near the stormwater management facility is shown on Sheet 5B.

☐ 7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 5B.

☐ 8. A description of the existing conditions of each functional non-tidal wetland and tidal wetland downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 5B.

☐ 9. A description of how the outfall requirements, including constructing drainage areas of the Public Facilities Manual and be included is provided on Sheet 5B.

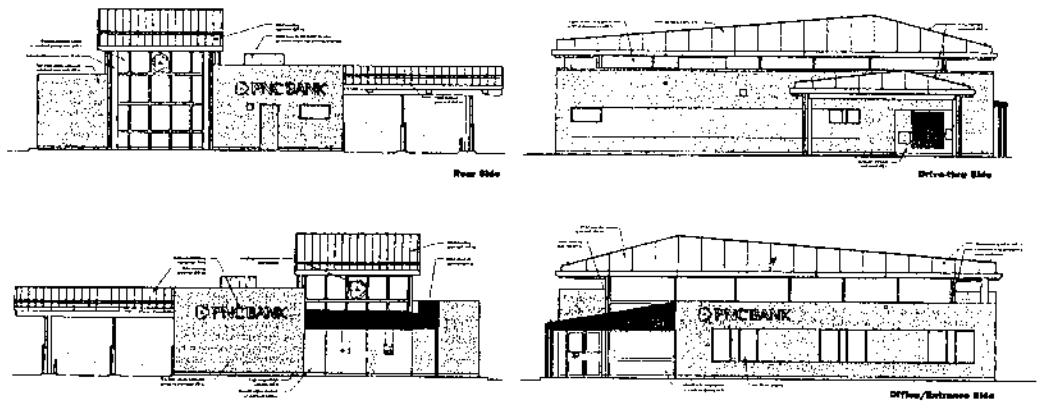
☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an as built survey or field run is provided on Sheets 2.

☐ 11. A submission waiver or requested on file.

☒ 12. Stormwater management is not required because of the fact that this redevelopment will result in no increase in the impervious area over previous conditions.

ARCHITECTURAL ELEVATIONS (FOR DRIVE-IN BANK ONLY)

APPROX. SCALE 0' 10' 20'



THE BUILDING ELEVATIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN. THEY ARE PROVIDED TO ILLUSTRATE THE GENERAL THEME AND CHARACTER OF THE PROPOSED STRUCTURES.

Dewber

Dewberry & Davis LLC

FAIR LAKES PROMENADE
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
CDPA / FDPA 93-Y-044
CONCURRENT WITH PCA 93-Y-044

SEAL

FILE C. DUNPADE No. 030073 10/16/06

KEY PLAN

SCALE AS NOTED

No	DATE	BY	Description
3	10.16.06	CAH	
2	09.27.06	GAH	
1	09.14.06	GAH	

REVISIONS

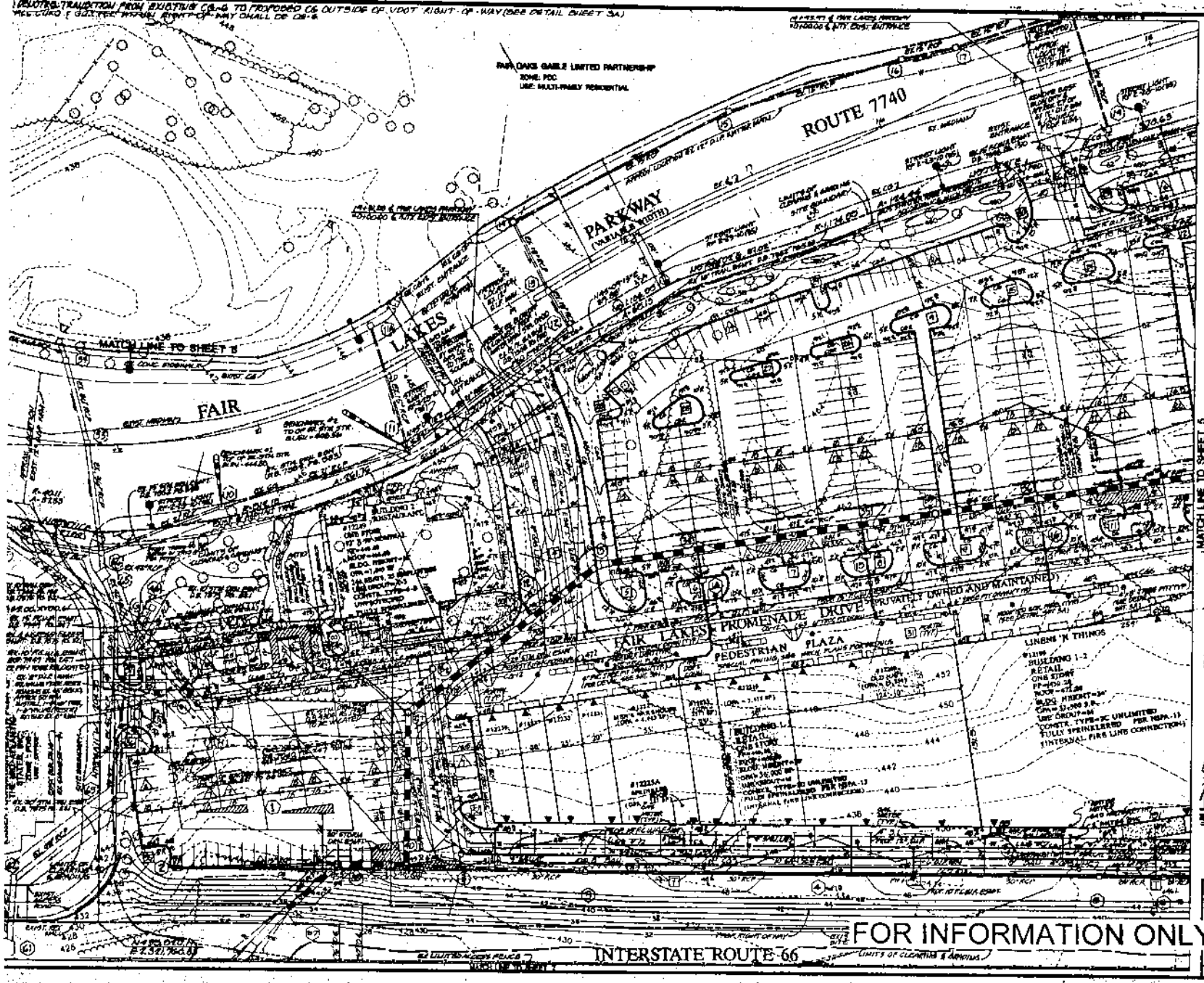
DRAWN BY GAH
APPROVED BY PCY
CHECKED BY PCY
DATE 09.27.06

TITLE
FAIR LAKES PROMENA
CONCEPTUAL / FINAL DEVELOPM PLAN AMENDMENT
DETAILS
OPTIONAL LAYOUT
ARCHITECTURAL ELEVATION
EXISTING VEGETATION MAP

PROJECT NO M-110589

3

SHEET NO. 3 OF 6



FOR ACCESSIBLE ROUTE SEE SHEET 43

KEY MAP

FOR INFORMATION ONLY!

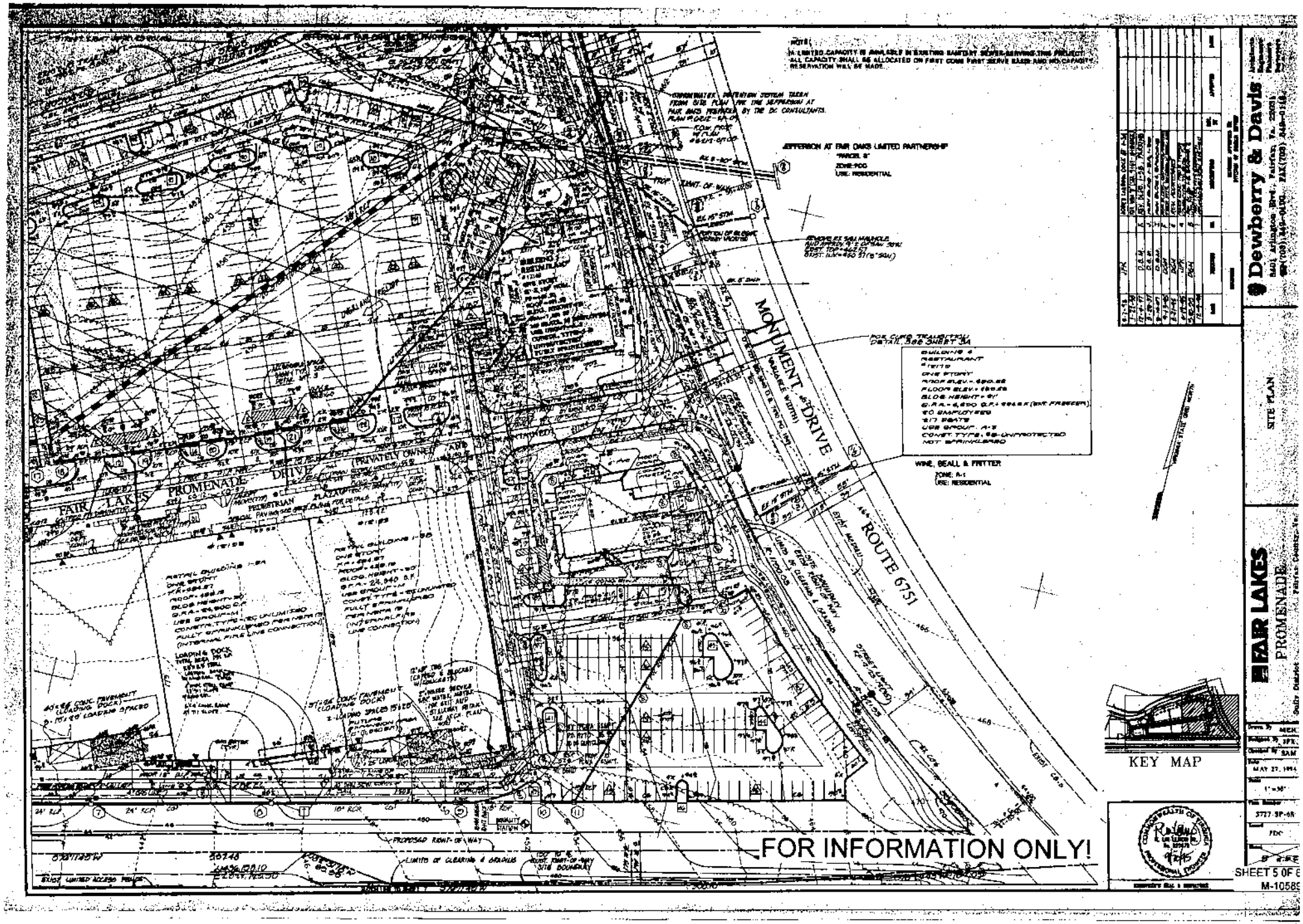
Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0116

SITE PLAN

FAIR LAKES PROMENADE
Bully District, Fairfax County, Va.

Drawn By: MSH
Designed By: JFK
Checked By: BAM
Date: MAY 27, 1994
Scale: 1"=30'
Plan Number: 3727-SP-68
Zoned: PDC

SHEET 4 OF 6
M-10589



NOTE:
A LIMITED CAPACITY IS AVAILABLE IN EXISTING SANITARY SEWER SERVING THIS PROJECT. ALL CAPACITY SHALL BE ALLOCATED ON FIRST COME FIRST SERVE BASIS AND NO CAPACITY RESERVATION WILL BE MADE.
JEFFERSON AT FAIR OAKS LIMITED PARTNERSHIP
"PARCEL 8"
ZONE: PDC
USE: RESIDENTIAL
WINE, SEALL & FRITTER
ZONE: A-1
USE: RESIDENTIAL
MONUMENT DRIVE
ROUTE 6751
FAIR LAKES PROMENADE DRIVE
(PRIVATELY OWNED AND
PEDESTRIAN PLAZA
LOADING DOCK
PROPOSED RIGHT-OF-WAY
LIMITS OF CLEARING & GRADING
EXIST. LIMITED ACCESS FENCE
KEY MAP
FOR INFORMATION ONLY!
Dewberry & Davis
SITE PLAN
FAIR LAKES
PROMENADE
Fairfax County, Va.
Drawn By MEH
Checked By SAM
MAY 27, 1994
1"=30'
5727-SP-6R
SHEET 5 OF 6
M-10589

STORM WATER INLET COMPUTATIONS

INLET NUMBER	TYPE	TOTAL LENGTH (FT)	STATION	SIDE OF STREET: L, R OR B	DRAINAGE AREA (AC)	"C" COEFFICIENT	INCREMENTAL "CA"	T (MIN.)	INCREMENTAL "C" (CA)	Q CARRY OVER (CFS)	QUANTITY FLOW (CFS)	S_x OUTSIDE SLOPE (FT/FT)	S_w CROSS SLOPE (FT/FT)	T SPREAD (FT)	W (FT)	W/T	S_w/S_x	E_o/E_w	E=E/E0	Q_w=Q(E/E0)	Q_o=Q-(Q_w)	S_o=(S/FT)-S_x	T_i=(W-W)/S_o	T_i/L	S_i=(1-E)/T_i	S_i/S_o	Q_i=S_i*L	Q_i/Q	ON CARRY OVER CFS	T SPREAD @ Q/2 (FT)	Q CARRY OVER @ INLET	REMARKS
3	DI-27	6			0.44	0.9	0.40	7.27	0.01	—	0.01	LP	0.025	0.69																		
4	DI-27	8			0.46	0.9	0.41		0.08	—	0.08	LP	0.025	0.69																		
5	DI-28	8			0.05	0.9	0.05		0.40	—	0.40	0.00	0.00	3.67	1.0	0.18	0.041	1.4	0.00	1.1	0.00	0.00	7.7	1.01	0.66	0.07	1.18	—	0.34			
6	DI-26	6			0.84	0.9	0.91		0.23	1.18	3.41	LP	0.020	12.45									7.80	0.20	0.450	0.91		—	0.07			
7	DI-25	15			1.10	0.9	0.99		2.80	0.00	0.10	LP	0.020	9.70	—								7.80	0.20	0.450	0.91		—	14.75			
8	DI-25	6			0.31	0.9	0.28		2.05	—	0.00	0.00	0.02	7.05	1.0	0.16	0.041	2.1	0.36	1.9	0.69	0.00	8.4	0.25	0.400	0.10		—				
9	DI-25	8			0.61	0.87	0.53		3.00	—	3.00	LP	0.020	12.97	—								9.0	0.21	0.420	0.00		—		7		
10	DI-25	8			0.74	0.72	0.53		3.99	—	3.99	LP	0.025	9.67	—								11.6	0.24	0.420	0.00		—	12.00			
11	DI-28	10			0.44	0.95	0.38	7.27	0.82	—	0.82	0.05	0.015	3.81	1.0	0.13	0.094	2.6	0.67	2.6	0.89	0.17	13.3	0.60	1.00	0.00		—	1.60			

NOTES:

STORM SEWER DESIGN COMPUTATIONS

OUTLET FROM	TO	DRAINAGE AREA	ACCUM. DRAINAGE AREA (AC)	COEFFICIENT	INCREMENTAL CA	ACCUM. CA	TIME TO INLET (MIN)	T	DIV/MIN	INCREMENTAL "C" (CFS)	ACCUM. "C" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	"V" VELOCITY (FPS)	LENGTH OF RUN (FT)	FLOW TIME (MIN)	UPPER INVERT	LOWER INVERT	FALL (FT)	LOSSES (FT)	REMARKS
ROOF	11	0.11	0.11	0.9	0.10	0.10	5	7.27	0.79	0.79	8	2.94			1.80		207	—	[illegible]	[illegible]	0.49		ROOF DRAIN
11	10	0.44	0.55	0.95	0.95	0.48			0.84	0.84	16	2.40	0.015		10.10	2.7	25	—	[illegible]	[illegible]	0.60		
10	9	0.74	1.29	0.72	0.53	0.93			0.99	1.79	18	2.25			14.00	2.5	71	—	[illegible]	[illegible]	1.60		
9	8	0.61	1.90	0.87	0.53	1.62			3.05	1.09	18	2.01			15.50	2.1	147	—	[illegible]	[illegible]	3.00		
8	7	0.32	2.22	0.9	0.29	1.91			3.11	1.20	24	1.76			30.00	2.0	142	—	[illegible]	[illegible]	2.50		
7	6	1.10	3.32	0.9	0.99	2.90			7.20	2.26	24	1.23			27.00	1.9	68	—	[illegible]	[illegible]	0.80		
6	5	0.34	3.66	0.9	0.31	3.11			8.25	2.41	24	1.52			28.00	2.3	46	—	[illegible]	[illegible]	0.70		
5	4	0.05	3.71	0.9	0.05	3.20			8.40	2.44	30	1.03			42.00	1.8	146	—	[illegible]	[illegible]	2.00		
4	3	0.46	3.92	0.9	0.41	4.00			8.98	2.60	30	1.07			43.00	1.9	178	—	[illegible]	[illegible]	1.87		
3	40	0.44	5.00	0.9	0.40	5.00	5	7.27	2.01	3.00	30	1.01	0.015		42.0	1.8	109	—	[illegible]	[illegible]	1.90		

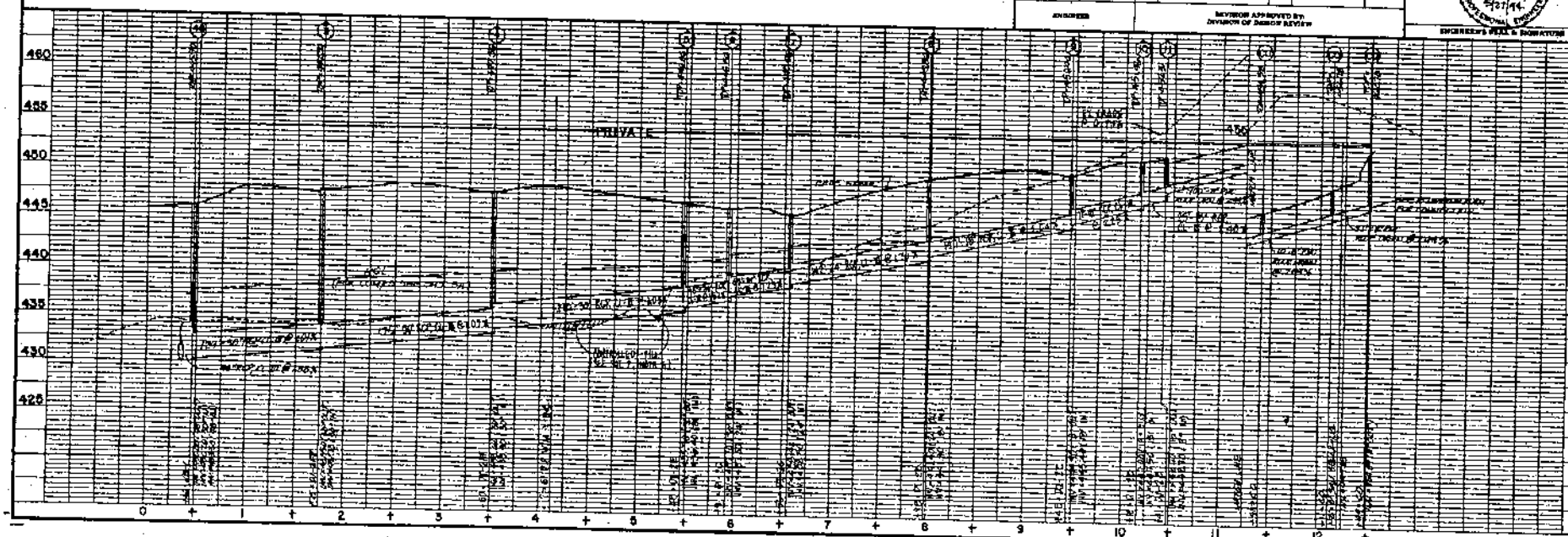
DATE	DESIGNER	NO.	DESCRIPTION	REV BY	APPROVED	DATE
6-16-97	D.P.M.	1	[illegible]			
5-19-97	J.C.H.	2	[illegible]			
3-31-97	D.P.M.	3	[illegible]			

DESIGNER

REVISIONS APPROVED BY: DIVISION OF DESIGN REVIEW

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 42676
PROFESSIONAL ENGINEER
4/27/94

ENGINEER'S SEAL & SIGNATURE



Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
P 703 849-0100

STORM SEWER COMPUTATIONS AND PROFILES

FAIR LAKES

SHEET 6 OF 6

M-10589

FOR INFORMATION ONLY!

RECEIVED
Department of Planning & Zoning
JUN 30 2006
Zoning Evaluation Division

June 15, 2006

DESCRIPTION OF
PART OF PARCELS 1 AND 2
AND PARCEL 3
FL PROMENADE
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

Beginning at a point marking the intersection of the northerly right-of-way line of Interstate Rt. 66 with the southwesterly right-of-way line of Monument Drive (Route 6751); thence with the northerly right-of-way line of Interstate Rt. 66 S76°11'49"W, 356.84 feet to a point; thence through Parcel 1 and Parcel 2, FL Promenade N22°48'31"W, 344.16 feet and N67°11'29"E, 181.05 feet to a point on the southwesterly right-of-way line of Monument Drive; thence with the southwesterly right-of-way line of Monument Drive the following courses: with a curve to the left, whose radius is 1,355.00 feet and whose chord is S37°43'26"E, 83.04 feet, an arc distance of 83.05 feet; with a curve to the left, whose radius is 1,190.03 feet and whose chord is S47°13'48"E, 320.95 feet, an arc distance of 321.93 feet and S54°58'48"E, 32.54 feet to the point of beginning containing 2.09 acres of land.

All being more particularly described on a plat hereto attached and made a part hereof.

P:\DESCRIPTIONS\2006\Fair Lakes Promenade.doc