

FAIR LAKES PROMENADE

Springfield District Fairfax County, Virginia

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT 93-Y-044

TABULATION

EXISTING ZONING	PDC
LAND AREA (91,040± SF)	2.09± AC
PROPOSED GROSS FLOOR AREA	4,100± SF
PROPOSED FLOOR AREA RATIO (FAR)*	0.05
MAXIMUM BUILDING HEIGHT (1 STORY)	25± 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 CDPA/FDPA.

NOTES

1) THE PROPERTY THAT IS THE SUBJECT OF THIS PARTIAL CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN AMENDMENT (CDPA/FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 56-1 (18) 1 (PART), 2 (PART) AND 3. 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 4,890 SQUARE FEET AND WAS ESTABLISHED AS AN EATING ESTABLISHMENT (TIA'S TEX MEX 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 CDPA/FDPA. 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 4,890 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 840 SQUARE FEET OF GROSS FLOOR AREA.

IT IS TO BE UNDERSTOOD THAT IN THE FUTURE THE PROPOSED BUILDING COULD ALSO BE USED FOR AN EATING ESTABLISHMENT, RETAIL SALES ESTABLISHMENT OR OTHER SHOPPING CENTER USE IN ACCORDANCE WITH PREVIOUSLY APPROVED AND PROPOSED DEVELOPMENT CONDITIONS AND PROFFERS SO LONG AS DEVELOPMENT IS IN CONFORMANCE WITH OPTION "A" AS SHOWN ON SHEET 3 AND IT CAN BE DEMONSTRATED THAT THERE ARE ADEQUATE PARKING SPACES PROVIDED ON THE SHOPPING CENTER SITE.

THE PROFFERED CONDITION AMENDMENT (PCA) THAT HAS BEEN FILED TO ACCOMPANY THE CDPA/FDPA IS SEEKING TO AMEND PROFFER #13 THAT WAS APPROVED WITH THE APPROVAL OF RZ 93-Y-044 AND PCA 93-P-090-2. PROFFER #13 IN ESSENCE PROHIBITS DRIVE-THROUGH WINDOWS.

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

4) THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET FROM A RECENT FIELD SURVEY BY OTHERS. DEWBERRY & DAVIS LLC ACCEPTS NO RESPONSIBILITY FOR ANY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

5) STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) HAVE BEEN WILL BE PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED PLANS. THE IMPROVEMENTS PROPOSED WITH THIS CDPA/FDPA WILL RESULT IN NO INCREASE IN THE AMOUNT OF IMPERVIOUSNESS ON THE SITE. PREVIOUSLY APPROVED PLANS HAVE DOCUMENTED THE ADEQUACY OF THE EXISTING OUTFALL AS WELL AS THE CONFORMANCE WITH APPLICABLE COUNTY STANDARDS FOR SWM AND BMP REQUIREMENTS. COPIES OF SELECT SHEETS OF THE PREVIOUSLY APPROVED PLANS ARE PRESENTED AS SHEETS 4, 5 AND 6 FOR INFORMATION ONLY. AS SUCH, WE ARE NOT PROPOSING ANY SWM/BMP IMPROVEMENTS WITH THIS DEVELOPMENT PROGRAM AND WE HEREBY REQUEST A WAIVER OF THE SUBMISSION REQUIREMENTS FOR SAME THAT ARE SET FORTH IN PAR. 10 OF SECT. 16-502 OF THE ZONING ORDINANCE. THE WAIVER IS REQUESTED IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 10C OF SECT. 16-402 OF THE ZONING ORDINANCE.

6) ACCORDING TO THE FAIRFAX COUNTY ASSESSMENT RECORDS, THE EXISTING EATING ESTABLISHMENT BUILDING WAS CONSTRUCTED IN 1999. IT HAS NO ARCHITECTURAL OR HISTORICAL VALUE. THE EXISTING BUILDING WILL BE RAZED.

7) A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS PRESENTED ON SHEET 2. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE APPLICABLE PDC DISTRICT. THE CONVENTIONAL ZONING DISTRICT THAT MOST CLOSELY CHARACTERIZES THE PROPOSED DEVELOPMENT IS THE C-6 DISTRICT. THE ANGLE OF BULK PLANE REQUIREMENTS FOR THE C-6 DISTRICT ARE PRESENTED FOR GENERAL CONFORMANCE BY THE PROPOSED DEVELOPMENT AT THE PDC PERIPHERAL BOUNDARY, I.E. THE RIGHT-OF-WAY OF I-66 TO THE SOUTH AND THE RIGHT-OF-WAY OF MONUMENT DRIVE TO THE EAST.

8) LANDSCAPING FOR THE PROPOSED USE SHALL BE IN ACCORDANCE WITH THAT REPRESENTED ON THE CDPA/FDPA GRAPHIC WHICH REPRESENTATIONS ARE IN ACCORDANCE WITH PREVIOUSLY APPROVED PROFFERS AND DEVELOPMENT CONDITIONS. THERE IS NO TRANSITIONAL SCREENING YARD (TSY) OR BARRIER REQUIRED FOR THE PROPOSED USE ALONG THE WESTERN, NORTHERN OR EASTERN BOUNDARIES. THERE IS A TSY 2 AND BARRIER REQUIRED ALONG THE SOUTHERN BOUNDARY OF THE SITE WHICH REQUIREMENT WAS MODIFIED BY THE BOARD OF SUPERVISORS WITH ITS ORIGINAL APPROVAL OF RZ 93-Y-044. BASED ON THE PROVISION SET FORTH IN PAR. 11 OF SECT. 13-304 OF THE ZONING ORDINANCE, REQUEST IS HEREBY MADE FOR A REAFFIRMATION OF THE MODIFICATION OF THE TSY AND WAIVER OF THE BARRIER REQUIREMENT IN ACCORDANCE WITH THE PRIOR APPROVAL.

9) PARKING SPACES FOR THE PROPOSED USE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. AS REPRESENTED ON THE GRAPHIC, THERE ARE 132 PROPOSED PARKING SPACES ON THE SITE THAT WILL SERVE NOT ONLY THE PROPOSED DRIVE-IN BANK BUT WILL ALSO SERVE THE OTHER USES LOCATED IN THE SHOPPING CENTER. ALL OF THE PARKING SPACES ON THE SUBJECT SITE AND THOSE LOCATED ON THE ADJACENT SITE OF THE SHOPPING CENTER ARE SUBJECT TO CROSS EASEMENTS. ACCORDING TO THE CURRENTLY APPROVED SITE PLAN FOR THE TOTAL SHOPPING CENTER (INCLUDING THE SILVER DINER), THERE ARE 771 PARKING SPACES REQUIRED AND 968 PARKING SPACES PROVIDED ON SITE. THIS REPRESENTS A SURPLUS OF 195 PARKING SPACES ON THE TOTAL SHOPPING CENTER SITE (968 - 771).

GIVEN THE PROPOSED LIMITED SIZE OF THE PROPOSED DRIVE-IN BANK, NO LOADING SPACE IS PROPOSED. AN ADEQUATE RECEIVING FACILITY WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 14 OF SECT. 11-102 OF THE ZONING ORDINANCE.

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

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

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

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

14) THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SITE. THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE SITE.

15) THE LIMITS OF CLEARING AND GRADING WILL BE CONFINED TO THE IMMEDIATE AREA OF THE PROPOSED BUILDING.

16) TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PROPOSED BUILDING PROGRAM WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 356; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH THE PROPOSED BUILDING PROGRAM AND/OR THE MAINTENANCE OF THE BUILDING PROGRAM AND GROUNDS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

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

18) SITE AMENITIES HAVE BEEN PREVIOUSLY PROVIDED IN FAIR LAKES PROMENADE. THERE ARE NO ADDITIONAL COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THE DEVELOPMENT PROGRAM. THERE ARE NO SCENIC ASSETS LOCATED ON THE SITE AND THERE ARE NO NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION LOCATED ON THE SUBJECT PROPERTY. GIVEN THE LOCATION AND NATURE OF THE PROPOSED DEVELOPMENT ON THE PROPERTY, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

19) ARCHITECTURAL ELEVATIONS OF THE PROPOSED DRIVE-IN BANK ARE PRESENTED ON THIS SHEET 3. THE ARCHITECTURE OF THE PROPOSED DRIVE-IN BANK BUILDING WILL BE DESIGNED TO COMPLEMENT AND BE HARMONIOUS WITH THE ARCHITECTURE OF THE EXISTING SHOPPING CENTER.

20) THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING SHOWN ON THE GRAPHIC ARE PRELIMINARY AND ARE NOT TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE GRAPHIC. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT REPRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES OF THE PDC DISTRICT AS REPRESENTED ON THE GRAPHIC ARE TO BE CONSIDERED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC ARE SUBJECT TO MINOR VARIATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-403 OF THE ZONING ORDINANCE.

THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT MAY BE REDUCED/MODIFIED ACCORDINGLY. THE APPLICANT RESERVES THE FURTHER RIGHT TO PROVIDE ADDITIONAL PARKING SPACES WHERE THE BUILDING FOOTPRINT IS REDUCED, SITED OR MODIFIED SO LONG AS THE PARKING SPACES DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

21) THE FLOOR AREA REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDING MAY HAVE CELLAR SPACE WHICH SPACE WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE.

22) THE BUILDING MAY HAVE A SCREEN DESIGNED IN PART TO SHIELD THE MECHANICAL EQUIPMENT LOCATED ON THE ROOF. THE HEIGHT AND ROOF AREA COVERAGE OF THE MECHANICAL EQUIPMENT AND SCREEN WILL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE; WILL BE COMPATIBLE WITH THE HEIGHT AND SCALE OF THE BUILDING; AND WILL BE CONSTRUCTED OF MATERIALS THAT ARE AN EXTENSION OF OR HARMONIOUS WITH THE ARCHITECTURAL MATERIALS OF THE BUILDING. THE BUILDING HEIGHT REPRESENTED IN THE BUILDING SCHEDULE DOES NOT INCLUDE THE HEIGHT OF THE POSSIBLE MECHANICAL EQUIPMENT AND SCREEN.

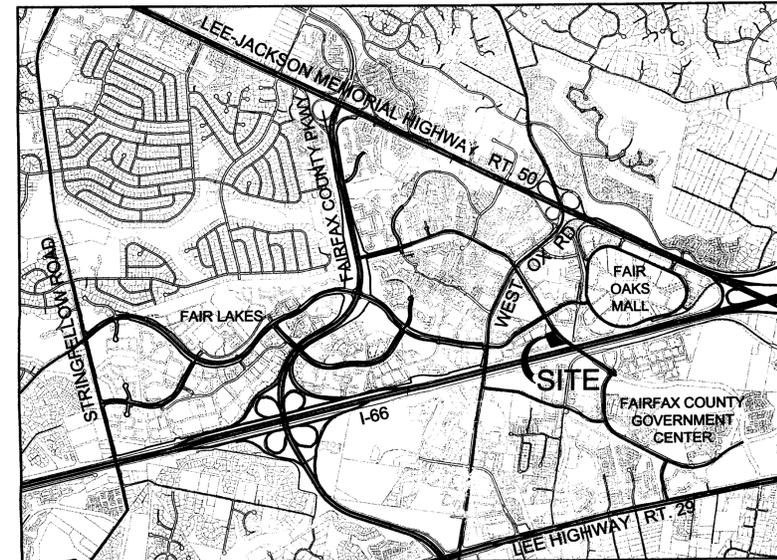
23) IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOES, BENCHES, FLAGPOLES, TRELLISES, WATER FOUNTAINS OR FEATURES, SIGNS, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS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

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

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

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

25) TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS QUALIFIED ABOVE.



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



PCA 93-Y-044
Application No. FDPA 93-Y-044 Staff: C.D.L.

APPROVED DEVELOPMENT PLAN
(DP) (DDP) (CDP) (FDPA) (PCA)
SEE PROFFERS DATED 11-1-2006
Date of BOS (PC) approval 1-8-2007
Sheet 1 of 6

See Development Conditions 12-4-2006
PC APPROVAL 12-7-2006
REV. OCT. 16, 2006
REV. SEPT. 27, 2006
REV. SEPT. 14, 2006
JUNE 27, 2006

SUBMISSION DATE

Sheet Index

- COVER SHEET / NOTES / TABULATION
- CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
- DETAILS:
 - DEVELOPMENT OPTION A
 - EXISTING VEGETATION MAP
 - STORMWATER MANAGEMENT CHECKLIST
 - ARCHITECTURAL ELEVATIONS
- SITE PLAN - SHEET 4 OF 5727-SP-68 (FOR INFORMATION ONLY)
- SITE PLAN - SHEET 5 OF 5727-SP-68 (FOR INFORMATION ONLY)
- STORM SEWER COMPUTATION AND PROFILES - SHEET 9 OF 5727-SP-68 (FOR INFORMATION ONLY)

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

RECEIVED M-10589
Department of Planning & Zoning

OCT 17 2006

Zoning Evaluation Division



KEY PLAN
 Application: **CDPA 93-Y-044**
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDPA) (PCA)
 SEE OFFERS DATED 11-1-2006
 Date of BOS (PC) approval 1-9-2007
 Sheet 2 of 6
 See Dev and dated 12-4-2006
 PC Approval dated 12-3-2006
 AS NOTED

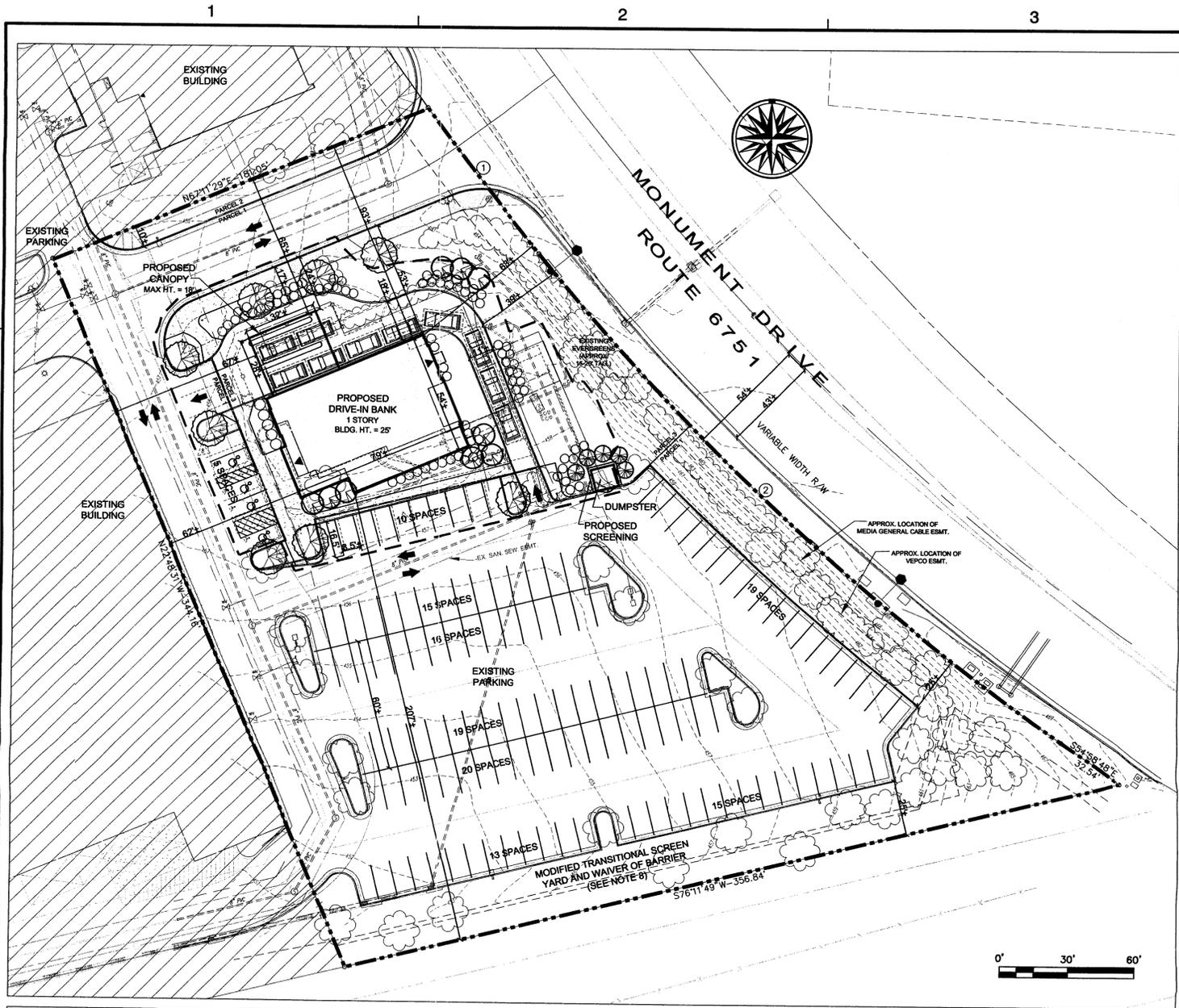
No.	DATE	BY	Description
3	10.16.06	GAH	
2	09.27.06	GAH	
1	09.14.06	GAH	

REVISIONS

DRAWN BY GAH
 APPROVED BY PGY
 CHECKED BY PGY
 DATE 06.27.06

TITLE
FAIR LAKES PROMENADE
 CONCEPTUAL / FINAL DEVELOPMENT
 PLAN AMENDMENT

PROJECT NO. 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

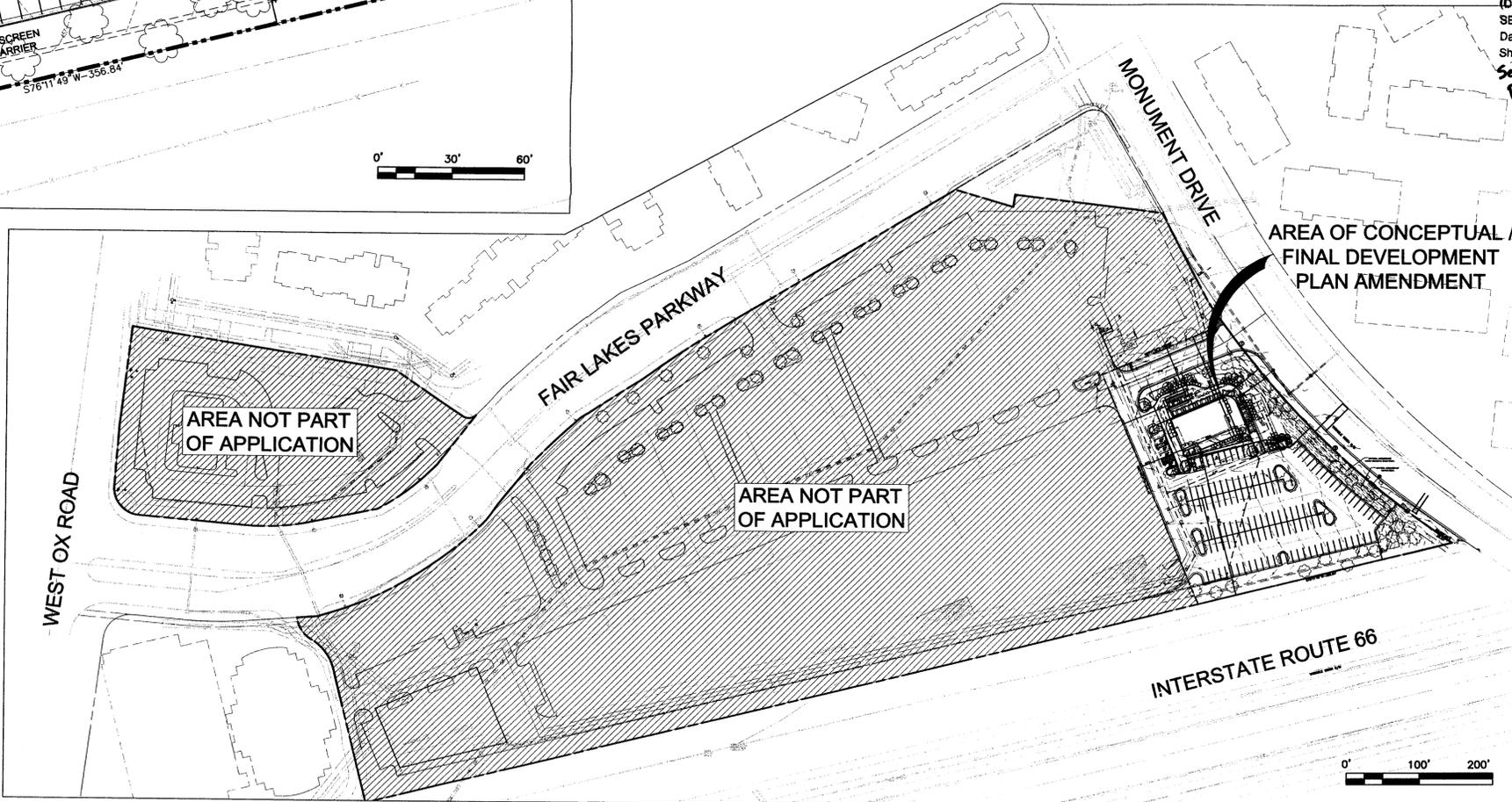
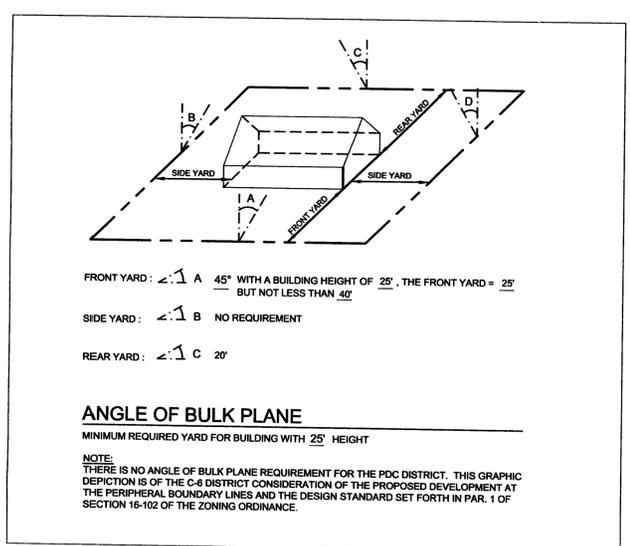
TABULATION:

EXISTING ZONING	PDC
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PROPOSED GROSS FLOOR AREA.....	4,100± SF
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MAXIMUM BUILDING HEIGHT (1 STORY).....	25± FT
PARKING SPACES REQUIRED/PROPOSED**.....	17
OPEN SPACE REQUIRED (22.5%***).....	0.47± AC
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* 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.

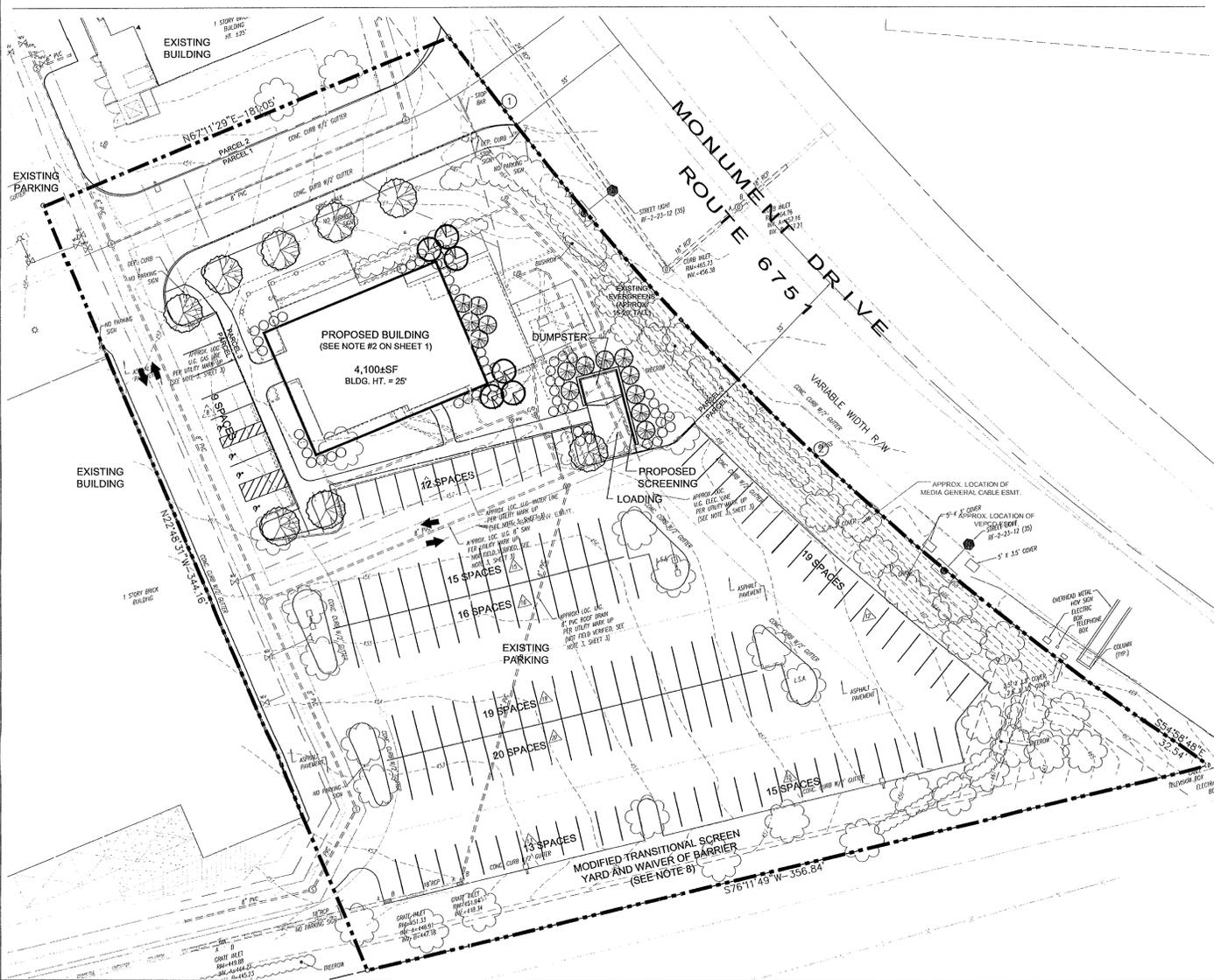
CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	1355.00'	03°30'43"	83.05'	41.54'	83.04'	S37°43'26"E
2	1190.03'	15°30'00"	321.93'	161.96'	320.95'	S47°13'48"E

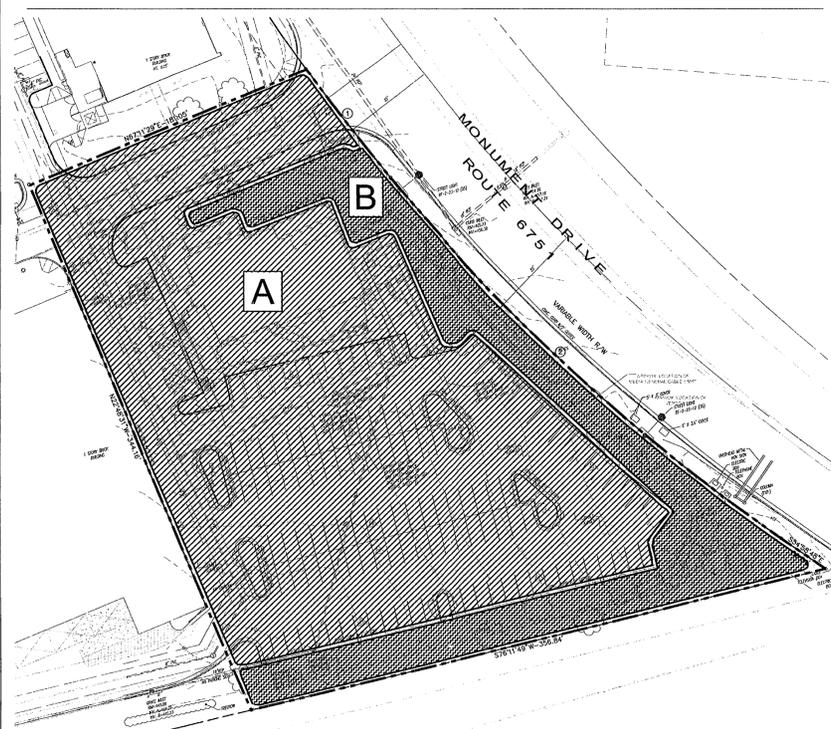


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DEVELOPMENT OPTION "A"



EXISTING VEGETATION MAP AND INVENTORY



KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE
A	DEVELOPED LAND	ZELKOVA, INKBERRY, 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



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FAIR LAKES PROMENADE
CONCEPTUAL / FINAL DEVELOPMENT
PLAN AMENDMENT
CDPA / FDPA 93-Y-044
CONCURRENT WITH PCA 93-Y-044
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE AS NOTED

PCAFDPA Application No. 93-Y-044 Staff GDL
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP/PCA)
SEE PROFFERS DATED 11-1-2006
Date of (BOS) (PC) approval 1-8-2007
Sheet 3
See Dev. Cond. dated 12-4-2006
PC Approval 12-7-2006

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

REVISIONS
DRAWN BY GAH
APPROVED BY PGY
CHECKED BY PGY
DATE 06.27.06

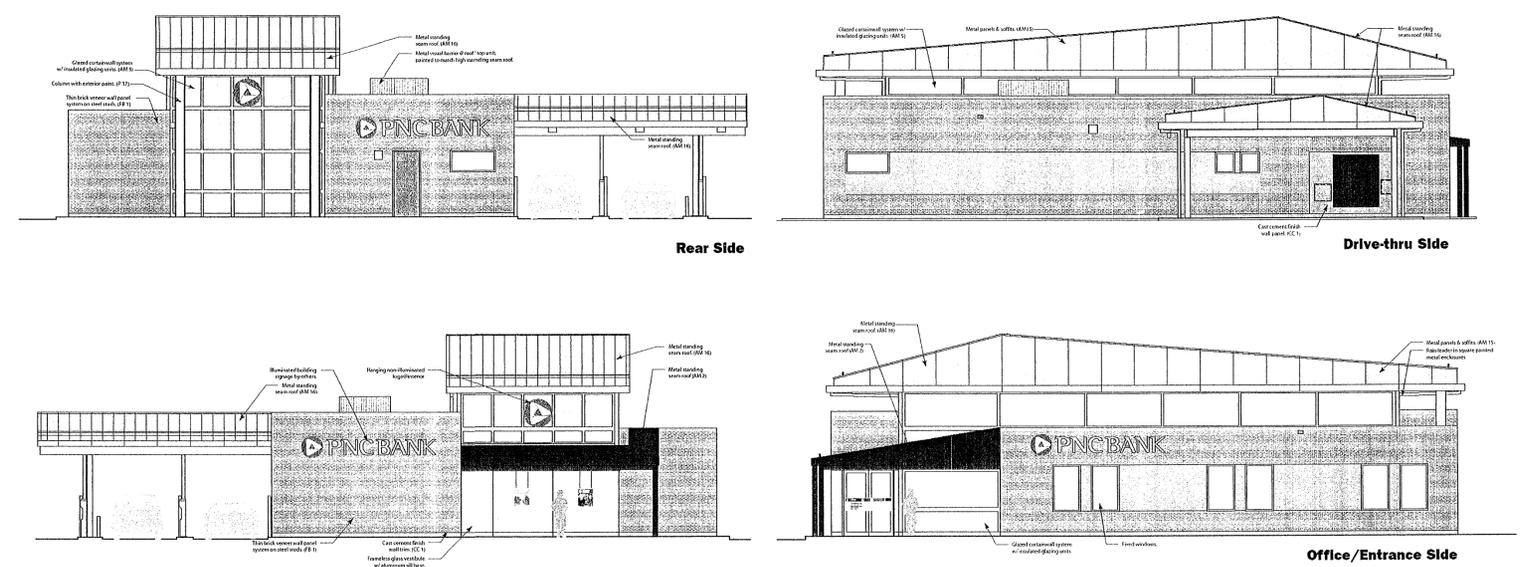
TITLE
FAIR LAKES PROMENADE
CONCEPTUAL / FINAL DEVELOPMENT
PLAN AMENDMENT
DETAILS
OPTIONAL LAYOUT
ARCHITECTURAL ELEVATION
EXISTING VEGETATION MAP
PROJECT NO. M-10589

STORMWATER MANAGEMENT CHECKLIST

- 1. Plat 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 facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet N/A.
- 3. Provide:
Facility Name/ Type & No. On-site area served (acres) Off-site area served (acres) Drainage area (acres) Footprint area (sf) Storage Volume (cf) If pond, dam height (ft)
(e.g. dry pond A, infiltration trench, underground vault, etc.)
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 4-5. Pond inlet and outlet pipe systems are shown on Sheet N/A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is _____ (e.g. asphalt, geotext, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- 7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet N/A.
- 8. A description of the existing conditions of each numbered site outfall extended 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 N/A.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet N/A.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2.
- 11. A submission waiver is requested for N/A.
- 12. Stormwater management is not required because of the fact that this redevelopment will result in no increase in the impervious area over existing 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.

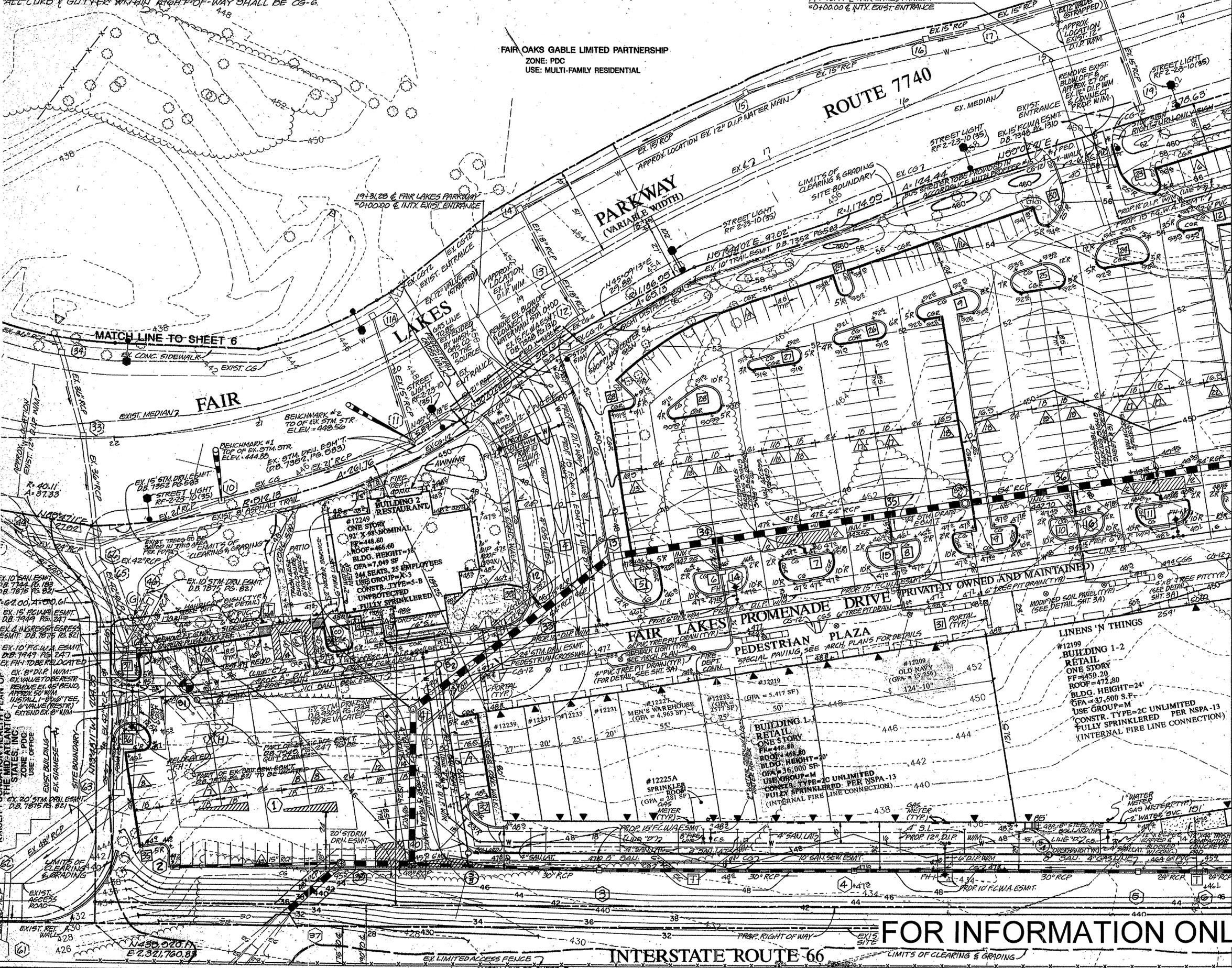
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19+31.20 & FAIR LAKES PARKWAY
 2+00.00 & INTX. EXIST. ENTRANCE

14+93.97 & FAIR LAKES PARKWAY
 2+00.00 & INTX. EXIST. ENTRANCE

MATCH LINE TO SHEET 6

FAIR OAKS GABLE LIMITED PARTNERSHIP
 ZONE: PDC
 USE: MULTI-FAMILY RESIDENTIAL

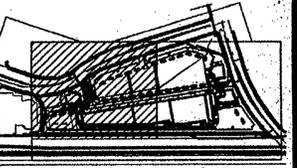


DATE	DESIGNER	NO.	DESCRIPTION	REV.	APPROVED	DATE
7-15-99	J.F.K.	1	ADD ALIQUOTS - BLDG. 2			
8-24-97	J.F.K.	4	REVISED SITE PLAN 97-41			
9-10-00	J.F.K.	5	REV. BLDG. 1 & APPROXES			
9-13-05	DSM	6	REVISED SITE PLAN 05-41			
9-20-05	DSM	7	REVISED SITE PLAN 05-41			
12-9-94	DSM	1	REVISED SITE PLAN 94-41			

Dewberry & Davis
 Architects
 Engineers
 Planners
 Surveyors
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 (703) 849-0100 FAX (703) 849-0118

MATCH LINE TO SHEET 5

PCN/FDPA 93-7-044 Staff CDL
 Application No. APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDPA/PCA)
 SEE PROFFERS DATED 11-1-2006
 Date of (BOS) (PC) approval 1-8-2007
 Sheet 4 of 6
 See Dev. Cond. dated 12-4-2006
 PC Approval 12-7-2006
 FOR ACCESSIBLE ROUTE
 SEE SHEET 43



KEY MAP



ENGINEER'S SEAL & SIGNATURE

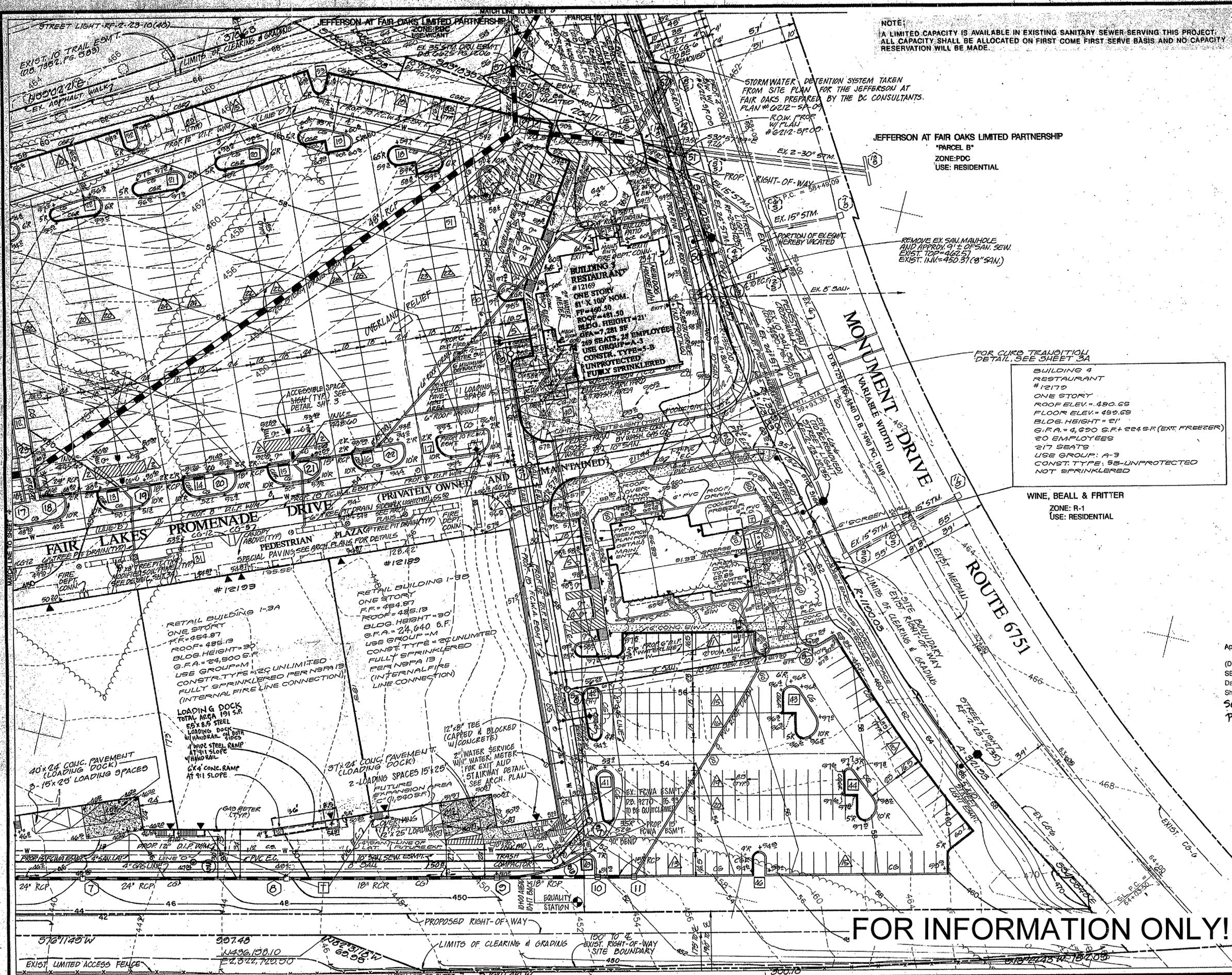
FOR INFORMATION ONLY!

INTERSTATE ROUTE 66

SITE PLAN

FAIR LAKES
 PROMENADE
 Sully District
 Fairfax County, Va.

Drawn By MEH
 Designed By JFK
 Checked By SAM
 Date MAY 27, 1994
 Scale 1" = 30'
 Plan Number 5727-SP-68
 Zoned PDC
 Sheet 4 of 6
 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 B"
ZONE: PDC
USE: RESIDENTIAL

BUILDING 4
RESTAURANT
#1219
ONE STORY
ROOF ELEV. = 480.65
FLOOR ELEV. = 459.65
BLDG. HEIGHT = 21'
G.F.A. = 4,690 S.F. + 224 S.F. (EXT. FREEZER)
20 EMPLOYEES
217 SEATS
USE GROUP: A-3
CONST. TYPE: 5B-UNPROTECTED
NOT SPRINKLERED

WINE, BEALL & FRITTER
ZONE: R-1
USE: RESIDENTIAL

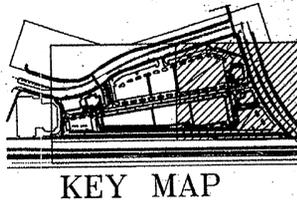
RETAIL BUILDING 1-3A
ONE STORY
R.F. = 484.87
ROOF = 485.13
BLDG. HEIGHT = 30'
G.F.A. = 24,500 S.F.
USE GROUP = M
CONST. TYPE = 2C UNLIMITED
FULLY SPRINKLERED (PER NSFA 13
INTERNAL FIRE LINE CONNECTION)

LOADING DOCK
TOTAL AREA 191 S.F.
50' x 6.5' STEEL
LOADING DOCK WITH
HANDRAIL ON BOTH
SIDES
4" WIDE STEEL RAMP
AT 1:41 SLOPE
6"x4" CONC. RAMP
AT 1:11 SLOPE

31' x 24' CONC. PAVEMENT
LOADING DOCK
2-LOADING SPACES 15' x 25'
FUTURE EXPANSION AREA
CONC. (1,900 S.F.)

FOR INFORMATION ONLY!

DATE	DESIGNER	NO.	DESCRIPTION	REV. BY	APPROVED	DATE
9-7-98	JFK		ADDED LOADING DOCK AT 1-3A			
1-22-99	D.G.M.		REV. W/ 7' (SEE 9-162) (PDC)			
12-4-97	D.G.M.		K. REV. PAV. 1-5B - PARKING			
8-29-97	D.G.M.		J. REV. PAV. 1-3A, 1-3B			
9-14-97	D.S.M.		F. REV. BLDG. 4 GRADING			
9-13-95	D.S.M.		F. REV. BLDG. 4 GRADING			
8-21-95	D.S.M.		F. REV. BLDG. 4 GRADING			
8-14-95	L.F.K.		E. REV. ADDRESS			
9-20-95	P.B.H.		5. REV. CONC. TRAP & W/PT			
12-9-94			1. REV. CONC. TRAP & W/PT			



COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
9/24/95
PROFESSIONAL ENGINEER

Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118

FAIR LAKES PROMENADE
Fairfax County, Va.
Sully District

SITE PLAN

Application No. **93-Y044** Staff **CDL**
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA) (PCA)
SEE PREPERS DATED **11-1-2006**
Date of (BOS) (PC) approval **1-8-2007**
Sheet **5** of **16**
See Dev. Cond. dated **12-4-2006**
PC Approval **12-7-2006**

Drawn By **MEH**
Designed By **JFK**
Checked By **SAM**
Date **MAY 27, 1994**
Scale **1" = 30'**
Plan Number **5727-SP-68**
Zoned **PDC**
Sheet **5** of **52**
SHEET 5 OF 6
M-10589

STORM WATER INLET COMPUTATIONS

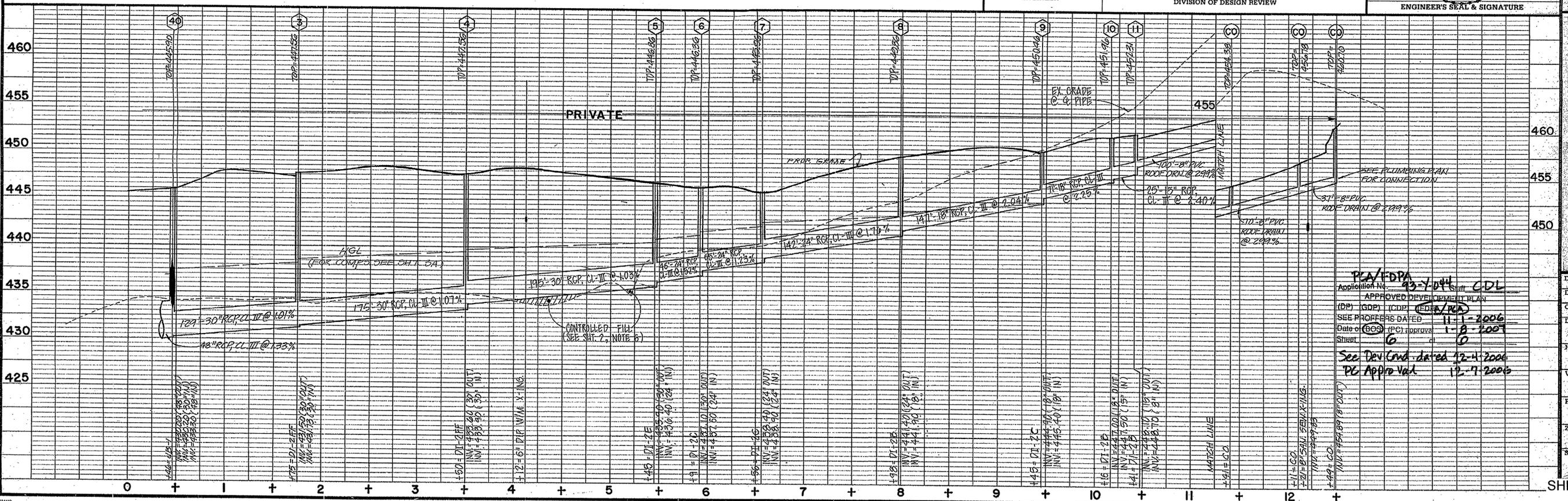
STORM SEWER DESIGN COMPUTATIONS

NUMBER	INLET		STATION	SIDE OF STREET L.I. OR RT.	DRAINAGE AREA (AC)	"C" COEFFICIENT	INCREMENTAL CA	"I" (IN/HR)	INCREMENTAL "C" (CFS)	O CARRY OVER (CFS)	O-GUTTER FLOW (CFS)	S ₁ GUTTER SLOPE (FT/FT)	S ₂ CROSS SLOPE (FT/FT)	T SPREAD (FT)	W (FT)	W/T	S _w (FT/FT)	S _w /S ₂	E _a (#10)	a=12w(S _w -S ₂) + LOC. DEPR.	S ₂ =a/(12W)	S ₂ (FT/FT) = S _w + S ₂	L(T)(#15)	P EFFECTIVE LENGTH FT	L/T	D(FT)	E(#16)	H(FT)	O INVERT CREATED CFS	D/H	OB CARRY- OVER CFS	T SPREAD @ SAG (FT)	O CARRY OVER DUBEL #	REMARKS
	TYPE	THROAT LENGTH (FT)																																
3	DI-2FF	6			0.44	0.9	0.40	7.27	2.91	—	2.91	LP	0.035	8.43									7.80	0.30	0.458	2.31							8.74	
4	DI-2FF	6			0.46	0.9	0.41		2.98	—	2.98	LP	0.035	2.69									7.80	0.30	0.458	2.40							8.89	
5	DI-2E	8			0.53	0.9	0.48		3.40	—	3.40	LP	0.03	8.67	1.0	0.12	0.041	1.4	0.28	1.1	0.004	0.036	7.7	1.01	0.66	2.89	1.18					14.73	6	
6	DI-2C	6			0.84	0.9	0.31		2.23	1.18	3.41	LP	0.03	12.42									7.80	0.30	0.458	3.41							11.60	
7	DI-2C	12			1.10	0.9	0.09		7.40	0.90	8.10	LP	0.038	2.78									2.78	0.31	0.458	3.10							11.60	
8	DI-2B	8			0.32	0.9	0.29		2.09	—	2.09	LP	0.02	7.04	1.0	0.14	0.041	2.1	0.36	1.3	0.164	0.039	2.14	0.36	0.37	1.19	0.9					11.60	7	
9	DI-2C	8			0.61	0.87	0.53		3.85	—	3.85	LP	0.023	12.32									2.8	0.31	0.458	3.85							11.60	
10	DI-2B	8			0.74	0.72	0.53		3.85	—	3.85	LP	0.025	2.67									11.6	0.24	0.458	3.85							11.60	
11	DI-2B	10			0.44	0.82	0.36	7.27	2.66	—	2.66	LP	0.015	8.81	1.0	0.23	0.039	5.6	0.67	3.6	0.152	0.117	13.3	0.28	1.00	2.82						11.60		

FROM	TO	INC. DRAINAGE AREA	ACCUM. DRAINAGE AREA (AC)	"C" COEFFICIENT	INCREMENTAL CA	ACCUM. CA	TIME TO INLET (MIN)	"I" (IN/HR)	INCREMENTAL "C" (CFS)	ACCUM. "C" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "C" (CFS)	"V" VELOCITY (FPS)	LENGTH OF RUN (FT)	FLOW TIME (MIN)	UPPER INVERT	LOWER INVERT	FALL (FT)	LOSSES (FT)	REMARKS
11	10	0.44	0.55	0.82	0.36	0.46			2.66	2.94	15	2.40	0.013	10.10	7.7	25	—	448.10	441.50	6.60	—	
10	9	0.74	1.22	0.72	0.53	0.93			3.85	7.19	18	2.25		16.00	8.5	71	—	447.00	445.40	1.60	—	
9	8	0.61	1.90	0.87	0.53	1.52			3.85	11.08	18	2.04		15.50	9.1	147	—	444.90	441.90	3.00	—	
8	7	0.32	2.22	0.29	0.29	1.81			2.11	13.16	24	1.76		30.00	9.0	142	—	441.40	439.40	2.00	—	
7	6	1.10	3.32	0.9	0.09	2.80			7.40	20.36	24	1.23		20.00	8.9	65	—	438.40	437.60	0.80	—	
6	5	0.84	3.66	0.9	0.31	3.11			2.23	22.61	24	1.52		23.20	2.5	46	—	437.10	436.40	0.70	—	
5	4	0.53	4.10	0.9	0.48	3.59			3.40	40.64	30	1.03		42.00	8.8	195	—	435.90	433.90	2.00	—	
4	3	0.46	4.58	0.9	0.41	4.00			2.66	23.08	30	1.07		42.50	9.0	175	—	433.60	431.13	1.87	—	
3	40	0.44	5.09	0.9	0.40	4.40	5	7.27	2.91	21.22	30	1.01	0.013	42.0	9.2	129	—	431.50	430.20	1.30	—	

NOTES:

DATE	DESIGNER	NO.	DESCRIPTION	REV. BY	APPROVED	DATE
8-14-97	D.G.M.	I.	REVISION STORM SEWER COMPUTATIONS			
2-24-97	J.R.K.	H.	REVISED ESTIMATION, VULN. AND CONC. FOR 40'-1.			
3-20-99	DGM	B	REV. STW. SEW. 0-3			



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

STORM SEWER COMPUTATIONS AND PROFILES

FAR LAKES
PROMENADE
Stafford County, Va.

Drawn By: DMR
Designed By: J.R.K.
Checked By: SAM
Date: MAY 27, 1994
Horizontal Scale: 1" = 50'
Vertical Scale: 1" = 5'
Plan Number: 5727-SP-68
Zoned: PDC
Sheet: 9 of 52

FOR INFORMATION ONLY!