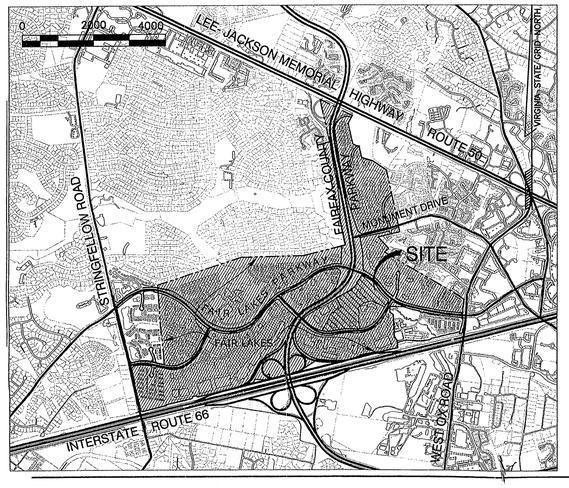
FAIR LAKES / LAND BAY V-A (OFFICE)

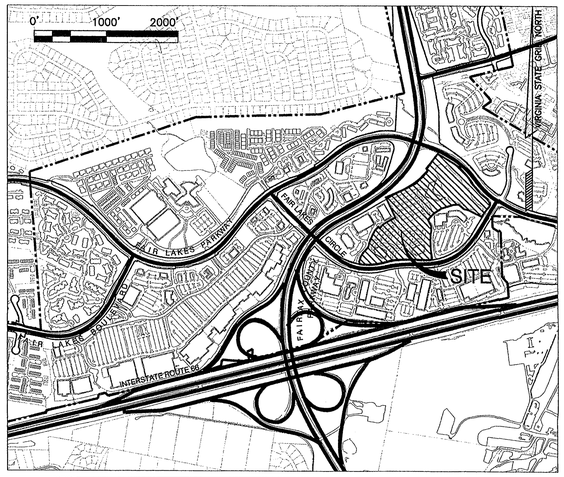
Springfield District Fairfax County, Virginia

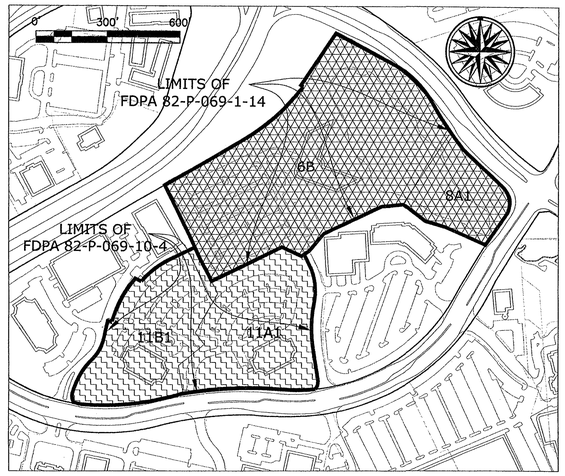
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

CDPA 82-P-069-03-01 FDPA 82-P-069-1-14
FDAP 82-P-069-10-4 CONCURRENT WITH PCA 82-P-069-15

VICINITY MAPS







Applicant:
FAIR LAKES CENTER ASSOCIATES L.P.
12500 FAIR LAKES CIRCLE
FAIRFAX, VIRGINIA 22033

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA) AND FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 55-2 ((1)) 6B, 8A1 (PART), 11A1 AND 11B1. THE CDPA/FDPA LAND AREA CONTAINS APPROXIMATELY 27.43 ACRES AND IS A PORTION OF LAND BAY V-A OF FAIR LAKES.

   THE PROPERTY IS ZONED TO THE PLANNED DEVELOPMENT COMMERCIAL (PDC) DISTRICT. LAND BAY V-A IS CURRENTLY DEVELOPED WITH SIX (6) OFFICE BUILDINGS.

   THE PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT ENCOMPASSES THE LAND AREA OF THREE (3) PRIOR FINAL DEVELOPMENT PLAN AMENDMENTS (82-P-069-1-13, 82-P-069-10-1 AND 82-P-069-10-3 (PART)). THE LAND AREA IN FDPA 82-P-069-1-14 IS 16.64± ACRES AND THE LAND AREA IN FDPA 82-P-069-10-4 IS 10.79± ACRES.

2. THE CDPA/FDPA HAS BEEN FILED TO ADD A SEVENTH OFFICE BUILDING WHICH WILL CONTAIN APPROXIMATELY 267,000 SQUARE FEET OF GROSS FLOOR AREA. THE PROPOSED OFFICE BUILDING WILL BE A MAXIMUM 12 1/2 STORY STRUCTURE WITH A PARKING STRUCTURE/GARAGE LOCATED WITHIN THE BUILDING FOOTPRINT. A MAXIMUM OF 9 STORIES OF THE PROPOSED STRUCTURE WILL BE ABOVE GRADE AND WILL INCLUDE BOTH OFFICE AND PARKING SPACE. BOTH THE SURFACE PARKING SPACES THAT WILL BE DISPLACED WITH THE PROPOSED CONSTRUCTION AND THE REQUISITE PARKING SPACES THAT WILL SERVE THE PROPOSED OFFICE USE WILL BE ACCOMMODATED IN THE PARKING STRUCTURE/GARAGE.

   THE PROPOSED DEVELOPMENT PROGRAM PRESENTS OPTIONAL BUILDING ACCESS POINTS. THE PRIMARY ENTRY CONDITION, AS REPRESENTED ON SHEETS 2 THROUGH 4, PROVIDES A SHARED, CENTRAL ACCESS TO SERVE BOTH OFFICE TOWERS. AN ALTERNATE ENTRY CONDITION, AS REPRESENTED ON SHEETS 5 AND 6, REFLECTS SEPARATE ENTRY POINTS FOR EACH OFFICE TOWER. THE APPLICANT RESERVES THE RIGHT TO DETERMINE BUILDING ACCESS LOCATION BASED ON MARKET CONDITIONS AT TIME OF SITE PLAN.

   IT IS TO BE NOTED THAT A SEPARATE CDPA/FDPA HAS BEEN FILED TO ESTABLISH A MULTIPLE FAMILY RESIDENTIAL BUILDING IN LAND BAY V-A. THE PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING WILL BE LOCATED TO THE SOUTHEAST OF THE PROPOSED OFFICE BUILDING THAT IS THE SUBJECT OF THIS APPLICATION. BOTH OF THE PROPOSED DEVELOPMENT PROGRAMS ARE IN CONFORMANCE WITH AND IN FURTHERANCE OF A COMPREHENSIVE PLAN AMENDMENT APR 05-III-3FC THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 25, 2006.

3. NOTWITHSTANDING THE CDPA AND FDPA ARE PRESENTED AS ONE DOCUMENT, IT IS TO BE UNDERSTOOD THAT THE CDPA WILL BE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE GENERAL LOCATION OF THE BUILDINGS, ON-SITE CIRCULATION AND COMMON OPEN SPACE AREAS, AND THE APPLICANT RESERVES THE RIGHT TO FILE FOR ONLY FINAL DEVELOPMENT PLAN AMENDMENT(S) IN THE FUTURE FROM THE PLANNING COMMISSION FOR A PORTION OR ALL OF THE PLAN IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-402 OF THE ZONING ORDINANCE.

4. THE BOUNDARY INFORMATION SHOWN ON THE GRAPHIC IS BY DEWBERRY & DAVIS LLC.

5. THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AERIAL SURVEY.

6. AS NOTED ABOVE, THERE ARE SIX (6) EXISTING OFFICE BUILDINGS IN LAND BAY V-A. THEY WERE CONSTRUCTED BETWEEN 1985 AND 1989. ALL OF THE EXISTING OFFICE BUILDINGS WILL BE RETAINED.

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

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

9. PUBLIC WATER AND SEWER ARE CURRENTLY AVAILABLE ON THE SITE.

10. THERE IS A FLOODPLAIN EASEMENT AND A RESOURCE PROTECTION AREA (RPA) LOCATED ON THE EASTERN PORTION OF THE CDPA/FDPA AREA AS REPRESENTED ON THE GRAPHIC.

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

12. BEST MANAGEMENT PRACTICES (BMPs) FOR FAIR LAKES HAVE BEEN PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED PLANS AND PROFFERS. STORMWATER MANAGEMENT (SWM) FOR THE EXISTING AND PROPOSED FAIR LAKES DEVELOPMENT PROGRAM HAS BEEN PROVIDED IN ACCORDANCE WITH THE APPROVED OVERALL STORMWATER MANAGEMENT PLAN FOR FAIR LAKES (COUNTY PLANS NO. 5727-PI-10 AND 5727-FP-01), WHICH INCLUDES LAKE #1, AND THE SWM UPPER AND LOWER DETENTION BMP PONDS (COUNTY PLANS NO. 7202-SP-04 AND 7202-SP 02). THE STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PROGRAM ARE SATISFIED BY THESE EXISTING FACILITIES.

13. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS PRESENTED ON SHEET 2. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT PRESCRIBED FOR THE APPLICABLE PDC DISTRICT. THE CONVENTIONAL ZONING DISTRICT THAT MOST CLOSELY CHARACTERIZES THE PROPOSED DEVELOPMENT IS THE C-3 DISTRICT. THE ANGLE OF BULK PLANE REQUIREMENTS FOR THE C-3 DISTRICT ARE PRESENTED FOR THE PROPOSED DEVELOPMENT PROGRAM FOR INFORMATION ONLY AS IT MAY APPLY AT THE PDC PERIPHERAL BOUNDARY.

14. LANDSCAPING AND SCREENING HAVE BEEN/WILL BE PROVIDED IN ACCORDANCE WITH THE CURRENTLY APPROVED AND PROPOSED FINAL DEVELOPMENT PLAN AS PRESENTED ON THE GRAPHIC. GIVEN THE LOCATION OF THE SUBJECT PROPERTY ON THE INTERIOR OF THE PDC DISTRICT, THERE IS NO REQUIRED TRANSITIONAL SCREENING YARD OR BARRIER.

15. PARKING SPACES FOR THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY HAVE BEEN/WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. AS REPRESENTED IN THE TABULATION, 1,082 PARKING SPACES WILL BE PROVIDED TO SERVE THE THREE (3) EXISTING OFFICE BUILDINGS AND THE ONE (1) PROPOSED OFFICE BUILDING LOCATED WITHIN THE DESIGNATED AREA OF THE CDPA/FDPA. THE PARKING SPACES WILL BE PROVIDED IN THE REMAINING SURFACE PARKING AREAS AS WELL AS A SIX AND ONE HALF (6 1/2) LEVEL PARKING STRUCTURE / GARAGE LOCATED UNDERNEATH THE PROPOSED OFFICE BUILDING.

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

   IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES AS MAY BE APPROVED BY THE BOARD OF SUPERVISORS IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 4 OF SECT. 11-102 OF THE ZONING ORDINANCE.

16. LOADING SPACES FOR THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY HAVE BEEN/WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE EXCEPT AS QUALIFIED AS FOLLOWS.

   AS REPRESENTED IN THE TABULATIONS, ONLY TWO (2) LOADING SPACES ARE PLANNED FOR THE PROPOSED OFFICE BUILDING(S)) IN THE PRIMARY ENTRY CONDITION (AS REPRESENTED ON SHEETS 2 THROUGH 4) AND FOUR (4) LOADING SPACES IN THE ALTERNATE ENTRY CONDITION (AS IREPRESENTED ON SHEETS 5 AND 6). BY STRICT APPLICATION OF THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE, FIVE (5) LOADING SPACES ARE REQUIRED. EXPERIENCE HAS PROVEN THAT SUCH A STANDARD IS EXCESSIVE, AND REQUEST IS HEREBY MADE FOR THE BOARD OF SUPERVISORS TO APPROVE A MODIFICATION OF THIS STANDARD IN FAVOR OF NUMBER OF LOADING SPAICES REPRESENTED ON THE CDPA/FDPA.

17. IMPROVEMENTS TO SEVERAL EXISTING INTERSECTIONS ARE PROPOSED THROUGHOUT THE FAIR LAKES DEVELOPMENT IN COORDINATION WITH THIS AS WELL AS ADDITIONAL CDPA/FDPA APPLICATIONS CURRENTLY UNDER REVIEW. IMPROVEMENTS WHICH ARE TO BE ASSOCIATED WITH THIS APPLICATION WILL BE STIPULATED IN A SEPARATE PROFFER STATEMENT.

   THERE IS A MAJOR PAVED TRAIL AND A MAJOR REGIONAL TRAIL RECOMMENDED ON THE COUNTYWIDE TRAILS PLAN ALONG THE FAIRFAX COUNTY PARKWAY IN THE VICINITY OF THE SUBJECT PROPERTY. THERE IS AN EXISTING TRAIL IN THIS LOCATION AS REPRESENTED ON THE GRAPHIC.

18. THE LIMITS OF CLEARING AND GRADING WILL BE CONFINED TO THE IMMEDIATE AREA OF THE PROPOSED BUILDING AND THOSE AREAS OF THE EXISTING SURFACE PARKING LOT THAT WILL BE ADJUSTED WITH THE PROPOSED DEVELOPMENT PROGRAM AS REPRESENTED ON THE GRAPHIC.

19. TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PROPOSED BUILDING PROGRAM EXPANSION WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 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 EXPANSION AND/OR THE MAINTENANCE OF THE BUILDING PROGRAM AND GROUNDS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

20. AMENITIES HAVE BEEN PREVIOUSLY PROVIDED IN FAIR LAKES. ADDITIONAL AMENITIES ARE PLANNED FOR THE PROPOSED DEVELOPMENT PROGRAM THAT WILL BE IN THE FORM OF A CENTRALLY LOCATED, PUBLICLY ACCESSIBLE URBAN PARK OR PLAZA WITH EXTENSIVE LANDSCAPING.

   THERE ARE NO ADDITIONAL COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THE DEVELOPMENT PROGRAM. IN ADDITION, OTHER THAN THE EXISTING STORMWATER MANAGEMENT WET POND, VEGETATION AND DEVELOPMENT ON THE SUBJECT PROPERTY, THERE ARE NO SCENIC ASSETS LOCATED ON THE SITE. LASTLY, OTHER THAN THE EXISTING WET POND AND VEGETATION, THERE ARE NO NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION LOCATED ON THE SUBJECT PROPERTY. GIVEN THE LOCATION AND NATURE OF THE PROPOSED DEVELOPMENT ON THE PROPERTY, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

21. THERE ARE THREE (3) EXISTING OFFICE BUILDINGS LOCATED WITHIN THE AREA OF THE SUBJECT CDPA/FDPA. BASED ON FAIRFAX COUNTY RECORDS, THE OFFICE BUILDINGS WERE BUILT BETWEEN 1985 AND 1989. THEY WILL BE SAVED. WHEREAS THEY HAVE NO SIGNIFICANT HISTORICAL OR ARCHITECTURAL VALUE, THE ARCHITECTURE OF THE PROPOSED BUILDING AND PARKING STRUCTURE WILL BE DESIGNED TO COMPLEMENT AND BE HARMONIOUS WITH THE EXISTING BUILDINGS ON SITE AND THOSE IN THE VICINITY OF THE SUBJECT PROPERTY.

22. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING/PARKING STRUCTURE FOOTPRINT SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SCHEMATIC AND ARE NOT TO BE CONSIDERED FINAL. IT IS SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS IT REMAINS IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATION ON THE CDPA/FDPA. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES AS REPRESENTED ON THE GRAPHIC ARE TO BE CONSIDERED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-403 OF THE ZONING ORDINANCE.

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

23. THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDING 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.

24. THE BUILDING WILL LIKELY HAVE A PENTHOUSE DESIGNED IN PART TO SHIELD THE MECHANICAL EQUIPMENT LOCATED ON THE ROOF. THE HEIGHT AND ROOF AREA COVERAGE OF THE PENTHOUSE 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 MAIN BUILDING. THE BUILDING HEIGHT REPRESENTED IN THE TABULATION DOES NOT INCLUDE THE HEIGHT OF THE PENTHOUSE.

25. THE PRIMARY USE WITHIN THE PROPOSED BUILDING WILL BE OFFICE. SECONDARY USES MAY ALSO BE ESTABLISHED WITHIN THE BUILDING AND MAY INCLUDE BUT ARE NOT NECESSARILY LIMITED TO ACCESSORY SERVICE USES, FINANCIAL INSTITUTIONS, FAST FOOD RESTAURANTS, QUICK SERVICE FOOD STORES, EATING ESTABLISHMENTS, BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING, GARMENT CLEANING ESTABLISHMENTS, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC USES, REPAIR SERVICE ESTABLISHMENTS, HEALTH CLUBS, COMMUNITY USES, INSTITUTIONAL USES, PRIVATE CLUBS, PRIVATE SCHOOLS AND CHURCHES AND/OR OTHER PLACES OF WORSHIP. SAID SECONDARY USES MAY BE ESTABLISHED WITH THE UNDERSTANDING THEY WILL BE PARKED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

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

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

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

27. INTENSITY (FAR) CREDIT FOR ANY DEDICATION OF LAND FOR PUBLIC USE THAT MAY BE REQUIRED SHALL BE RESERVED FOR THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 2-308 OF THE ZONING ORDINANCE.

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

29. 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 MAY BE QUALIFIED ABOVE.

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Zoning Evaluation Division

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FAIR LAKES - LAND BAY V-A (OFFICE)
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

CDPA 82-P-069-03-01
FDPA 82-P-069-1-14
FDAP 82-P-069-10-4

CONCURRENT WITH PCA 82-P-069-15

Dewberry

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Application No. PCA-82-P-069-15 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) Approval 10/15/07
Sheet 1 of 12

COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
8/1/07
PROFESSIONAL ENGINEER

FAIR LAKES
LAND BAY V-A
(OFFICE)
CONCEPTUAL / FINAL
DEVELOPMENT
PLAN AMENDMENT

CDPA 82-P-069-03-01
FDPA 82-P-069-1-14
FDAP 82-P-069-10-4

CONCURRENT WITH
PCA 82-P-069-15

REV. AUGUST 1, 2007
REV. JULY 6, 2007
REV. MAY 31, 2007
MARCH 26, 2007

SUBMISSION DATE

M-10627

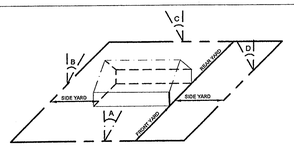
:\PROJECT\Fair Lakes\Fair Lakes - Land Bay V-A\Submissions\FDPA (office)\Deliverables\1 - COVER SHEET - NOTES.dwg, 8/1/2007 2:53:47 AM

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	986.93'	21°50'28"	376.21'	190.42'	373.94'	N49°04'46"E
2	1156.23'	02°22'30"	47.93'	23.97'	47.92'	S63°52'58"E
3	1168.23'	11°55'50"	243.26'	122.07'	242.82'	S46°02'34"E
4	1589.89'	11°06'10"	308.09'	154.53'	307.60'	S45°48'59"E
5	75.00'	85°31'18"	111.95'	69.36'	101.84'	S08°36'25"E
6	3329.05'	01°06'05"	64.00'	32.00'	64.00'	S33°36'11"W
7	147.23'	31°46'08"	81.63'	41.90'	80.59'	S09°56'28"E
8	729.00'	15°28'47"	196.96'	99.08'	196.36'	S01°47'48"E
9	47.00'	44°12'48"	36.27'	19.09'	35.38'	S12°34'13"W
10	763.51'	12°05'44"	161.18'	80.89'	160.88'	S89°41'17"W
11	1487.39'	20°20'01"	527.86'	266.74'	525.10'	S85°34'08"W
12	763.51'	24°24'24"	325.24'	165.12'	322.79'	S87°36'20"W
13	48.00'	40°20'56"	33.80'	17.64'	33.11'	N07°10'43"W
14	265.16'	33°34'39"	155.39'	80.00'	153.18'	N29°47'05"E
15	133.00'	38°27'30"	89.27'	46.39'	87.61'	N27°20'39"E
16	561.94'	06°53'37"	67.61'	33.85'	67.57'	N11°33'43"E
17	5.00'	90°30'52"	7.90'	5.05'	7.10'	N60°15'57"E
18	451.64'	26°57'18"	212.48'	108.24'	210.52'	N28°18'02"E
19	385.00'	23°10'28"	155.71'	78.94'	154.65'	N52°36'24"E

LEGEND

- PROPOSED STORM SEWER
- EXISTING STORM SEWER TO BE REMOVED
- PRELIMINARY LIMITS OF CLEARING AND GRADING
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE



FRONT YARD: 2.1 A 25° WITH A BUILDING HEIGHT OF 125', THE FRONT YARD = 58' BUT NOT LESS THAN 40'

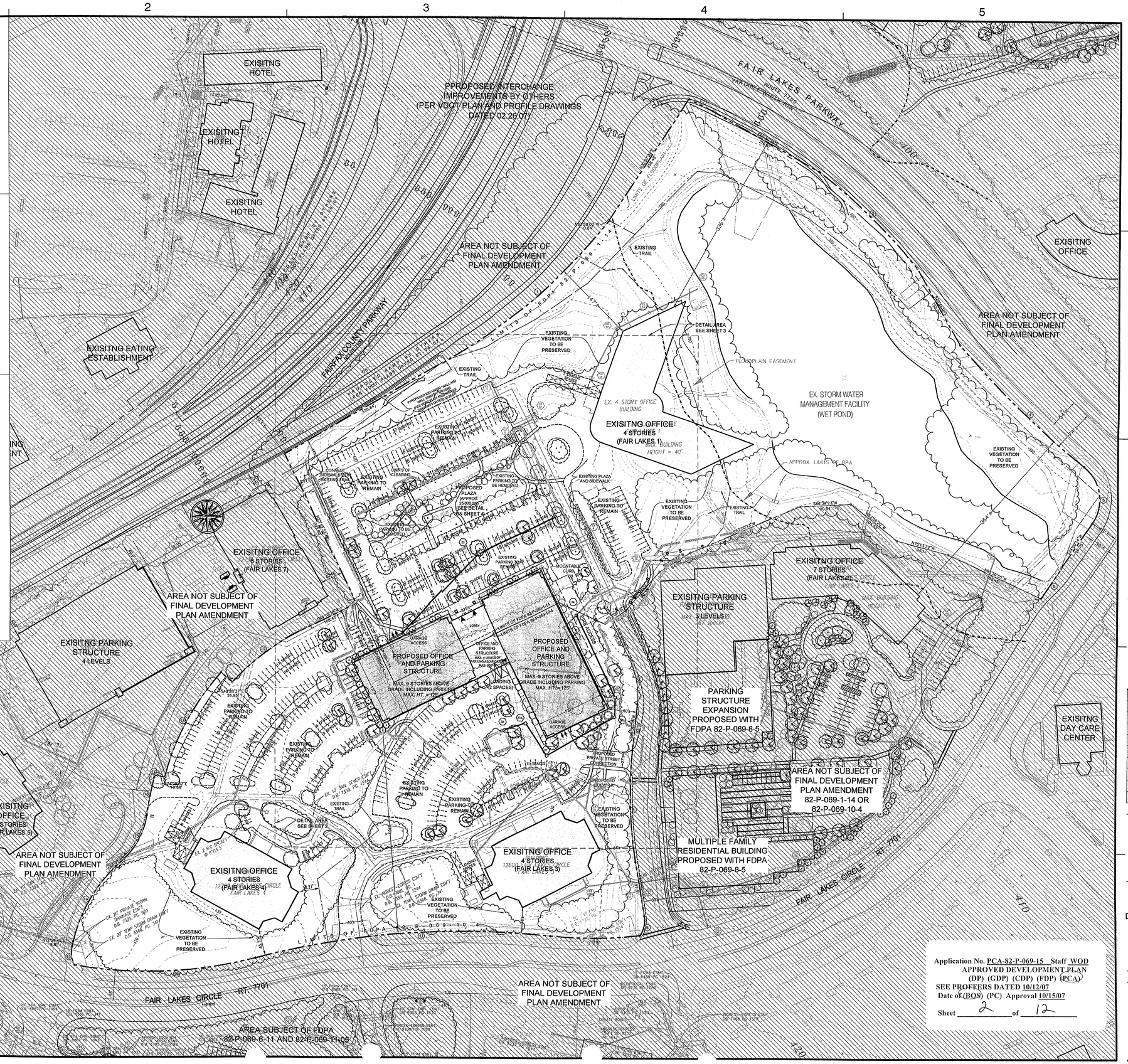
SIDE YARD: 2.1 B NO REQUIREMENT

REAR YARD: 2.1 C 20° WITH A BUILDING HEIGHT OF 125', THE FRONT YARD = 45' BUT NOT LESS THAN 25'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 125' HEIGHT

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



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(DP) (GDP) (CDP) (FDP) (PCA)
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Sheet 2 of 12

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FAIR LAKES LAND BAY V-A (OFFICE)

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-1
FDPA 82-P-069-1-14
FDPA 82-P-069-10-4
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
8/1/07
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

80 40 0 80
SCALE IN FEET

No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.06.07	GAH	
1	05.31.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	03.26.07

TITLE FAIR LAKES V-A (OFFICE)
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-03-01
FDPA 82-P-069-1-14
FDPA 82-P-069-10-4
PRIMARY ENTRY CONDITION DEVELOPMENT PLAN

PROJECT NO. M-10627

2

SHEET NO. 2 OF 12

PROJECT\Fair Lakes\Fair Lakes - Land Bay V-A\Submissions\FDPA (office)\Deliverables\2 - PRIMARY ENTRY -DEVELOPMENT PLAN.dwg, 8/1/2007 2:52:01 AM

TABULATIONS

FAIR LAKES LAND BAY V-A OFFICE – PRIMARY ENTRY CONDITION 07.06.07
PCA 82-P-069-15; CDPA 82-P-069-03-01; FDPA 82-P-069-1-14; FDPA 82-P-069-10-4

TABULATION:

LAND AREA (1,194,850 SF) ..... 27.43± AC
LAND AREA IN FDPA 82-P-069-1-14 ..... 16.64± AC
LAND AREA IN FDPA 82-P-069-10-4 ..... 10.79± AC

ZONING ..... PDC

GROSS FLOOR AREA TOTAL ..... 513,572± SF*
EXISTING OFFICE BUILDING 1 ..... 107,000± SF
EXISTING OFFICE BUILDING 3 ..... 63,500± SF
EXISTING OFFICE BUILDING 4 ..... 76,072± SF
PROPOSED OFFICE BUILDING ..... 267,000± SF*

FLOOR AREA RATIO (FAR) EXISTING/PROPOSED 0.43*

MAXIMUM BUILDING HEIGHT
EXISTING OFFICE BUILDINGS 1, 3, 4 ..... 40 FT
PROPOSED OFFICE BUILDING ..... 125 FT
(MAX. 9 STORIES ABOVE GRADE, INCLUDES BOTH OFFICE AND PARKING)

PARKING SPACES REQUIRED 1,453
EXISTING OFFICE BUILDING 1 @ 3 SPACES/1,000 SF GFA 321**
EXISTING OFFICE BUILDING 3 @ 3 SPACES/1,000 SF GFA 208**
(INCLUDES ADDITIONAL PARKING FOR 6,000 SF CELLAR)
EXISTING OFFICE BUILDING 4 @ 3 SPACES/1,000 SF GFA 229**
PROPOSED OFFICE BUILDING @ 2.6 SPACES/1,000 SF GFA 695

PARKING SPACES PROPOSED 1,749
SURFACE 667
STRUCTURE/GARAGE 1,082

LOADING SPACES REQUIRED 18
EXISTING OFFICE BUILDING 1 5
EXISTING OFFICE BUILDING 3 4
EXISTING OFFICE BUILDING 4 4
PROPOSED OFFICE BUILDING 5

LOADING SPACES PROVIDED/PROPOSED 15
EXISTING OFFICE BUILDING 1 5
EXISTING OFFICE BUILDING 3 4
EXISTING OFFICE BUILDING 4 4
PROPOSED OFFICE BUILDING 2

OPEN SPACE REQUIRED (15%) ..... 4.11± AC***
OPEN SPACE PROPOSED (41%) ..... 15.02± AC

* THE GROSS FLOOR AREA AND RESULTANT FLOOR AREA RATIO (FAR) IS IN ACCORDANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AMENDMENT APR 05-III-3FC THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 25, 2006.

** 267 EXISTING PARKING SPACES WILL BE DISPLACED AND REPLACED BY THE PROPOSED DEVELOPMENT PROGRAM.

*** THE 15% OPEN SPACE REQUIREMENT IS FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA.

TABULATION FOR LAND AREA OF FDPA 82-P-069-1-14
PRIMARY ENTRY CONDITION
FOR INFORMATION ONLY

LAND AREA OF FDPA 82-P-069-1-14 ..... 16.64± AC

GROSS FLOOR AREA TOTAL ..... 195,110± SF
EXISTING OFFICE BUILDING 1 ..... 107,000± SF
PORTION OF PROPOSED OFFICE BUILDING ..... 85,440± SF*
(TOTAL PROPOSED OFFICE BLDG ..... 267,000±SF)

PROPOSED FLOOR AREA RATIO (FAR) 0.27**

PARKING SPACES REQUIRED 543
EXISTING OFFICE BUILDING 1 @ 3 SPACES/1,000 SF GFA 321
PROPOSED OFFICE BUILDING @ 2.6 SPACES/1,000 SF GFA 222*

PARKING SPACES PROPOSED 637
SURFACE 291
STRUCTURE/GARAGE 346*

OPEN SPACE REQUIRED (15%) ..... 2.50± AC***
OPEN SPACE PROPOSED (65%) ..... 10.77± AC

* VALUES FOR THE PROPOSED OFFICE BUILDING REPRESENT AN APPROXIMATE DIVISION BASED UPON THE LOCATION OF THE PROPOSED OFFICE BUILDING IN RELATION TO THE LIMITS OF THE FINAL DEVELOPMENT PLAN AMENDMENT.

** THE GROSS FLOOR AREA AND RESULTANT FLOOR AREA RATIO (FAR) IS IN ACCORDANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AMENDMENT APR 05-III-3FC THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 25, 2006.

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TABULATION FOR LAND AREA OF FDPA 82-P-069-10-4
PRIMARY ENTRY CONDITION
FOR INFORMATION ONLY

LAND AREA OF FDPA 82-P-069-10-4 ..... 10.79± AC

GROSS FLOOR AREA TOTAL ..... 319,962± SF
EXISTING OFFICE BUILDING 3 ..... 65,000± SF
EXISTING OFFICE BUILDING 4 ..... 76,072± SF
PORTION OF PROPOSED OFFICE BUILDING ..... 181,560 SF*
(TOTAL PROPOSED OFFICE BLDG ..... 267,000±SF)

PROPOSED FLOOR AREA RATIO (FAR) 0.68**

PARKING SPACES REQUIRED 890
EXISTING OFFICE BUILDING 3 @ 3 SPACES/1,000 SF GFA 195
EXISTING OFFICE BUILDING 4 @ 3 SPACES/1,000 SF GFA 229
PROPOSED OFFICE BUILDING @ 2.6 SPACES/1,000 SF GFA 466*

PARKING SPACES PROPOSED 1,112
SURFACE 376
STRUCTURE/GARAGE 736*

OPEN SPACE REQUIRED (15%) ..... 1.62± AC***
OPEN SPACE PROPOSED (39%) ..... 4.25± AC

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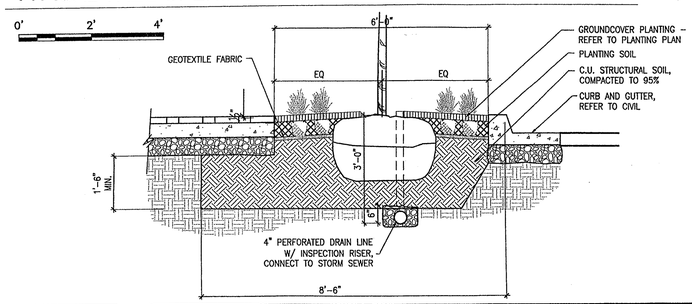
LEGEND

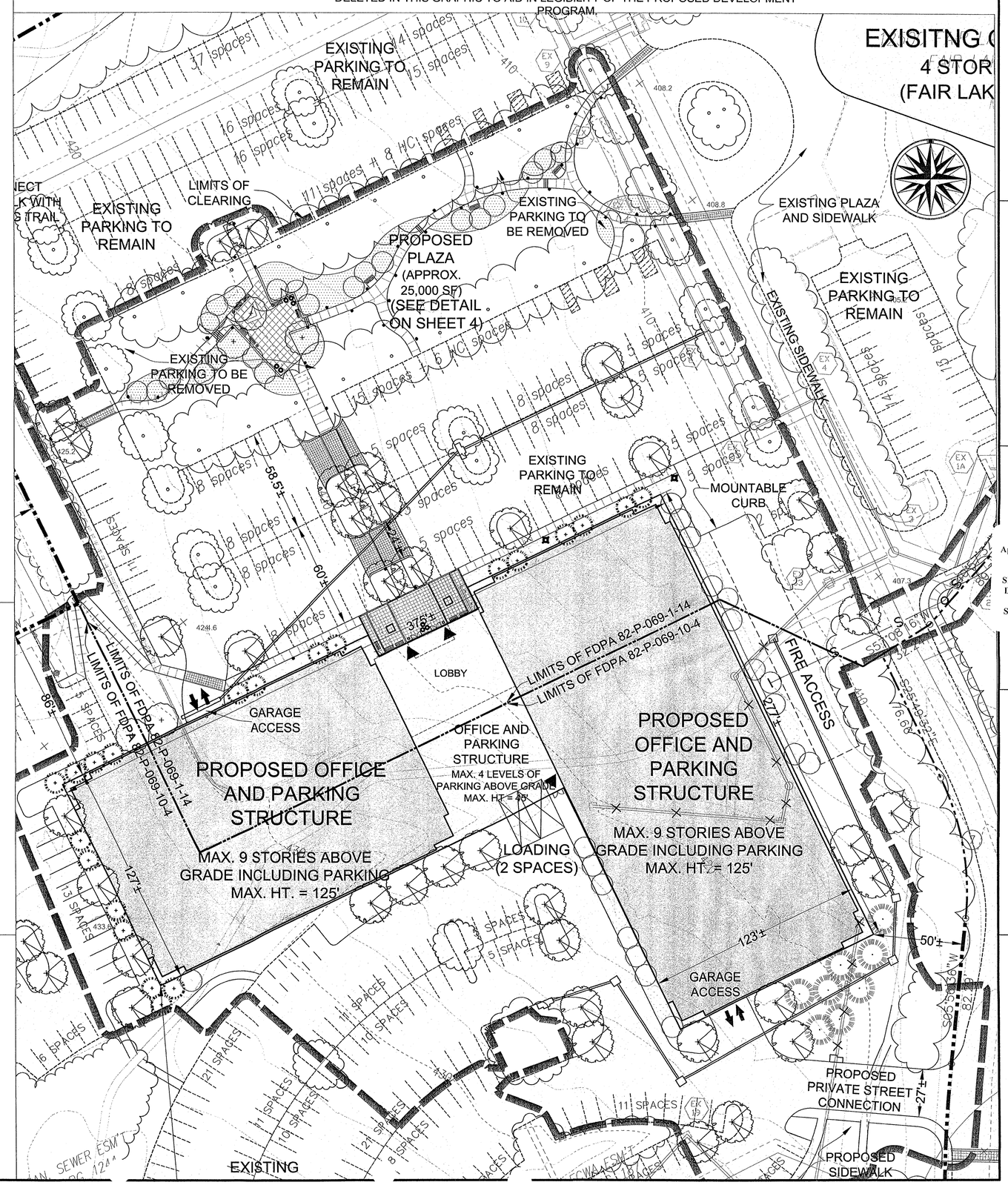
- PROPOSED STORM SEWER
- EXISTING STORM SEWER TO BE REMOVED
- PRELIMINARY LIMITS OF CLEARING AND GRADING
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED GROUNDCOVER

TYPICAL TREE OPENING IN SIDEWALK WITH STRUCTURAL SOIL



DEVELOPMENT DETAIL

NOTE: SOME INFORMATION PERTAINING TO EXISTING CONDITIONS HAS BEEN DELETED IN THIS GRAPHIC TO AID IN LEGIBILITY OF THE PROPOSED DEVELOPMENT PROGRAM.



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FAIR LAKES LAND BAY V-A (OFFICE)
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-1
FDPA 82-P-069-1-14
FDPA 82-P-069-10-4
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
8/1/07
PROFESSIONAL ENGINEER

Application No. PCA-82-P-069-15 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) Approval 10/15/07
Sheet 3 of 12

SCALE
30 15 0 30
SCALE IN FEET

No.	DATE	BY	Description
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REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	03.26.07

TITLE FAIR LAKES V-A (OFFICE)
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-03-01
FDPA 82-P-069-1-14
FDPA 82-P-069-10-4
PRIMARY ENTRY CONDITION
TABULATION / DETAIL

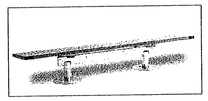
PROJECT NO. M–10627

3

SHEET NO. 3 OF 12

PROJECT\Fair Lakes\Fair Lakes - Land Bay V-A\Submissions\FDPA (office)\Deliverables\3 - PRIMARY ENTRY - TAB - DETAIL.dwg, 8/1/2007 8:16:31 AM

SITE FURNISHINGS REPRESENTED ON THIS SHEET ARE CONCEPTUAL AND ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL PRODUCT SELECTION MAY VARY AT TIME OF SITE PLAN BUT WILL BE CONSISTENT WITH THE QUALITY OF DESIGN REPRESENTED HEREON.



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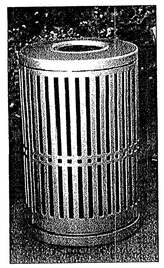

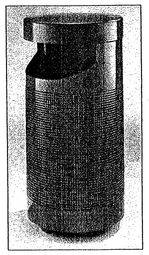

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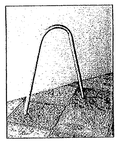
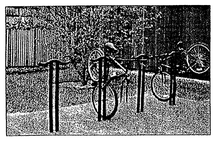
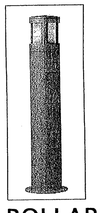


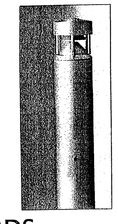


3 BIKE RACKS

4 PLANTERS

not to scale





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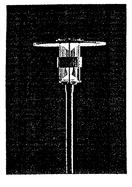
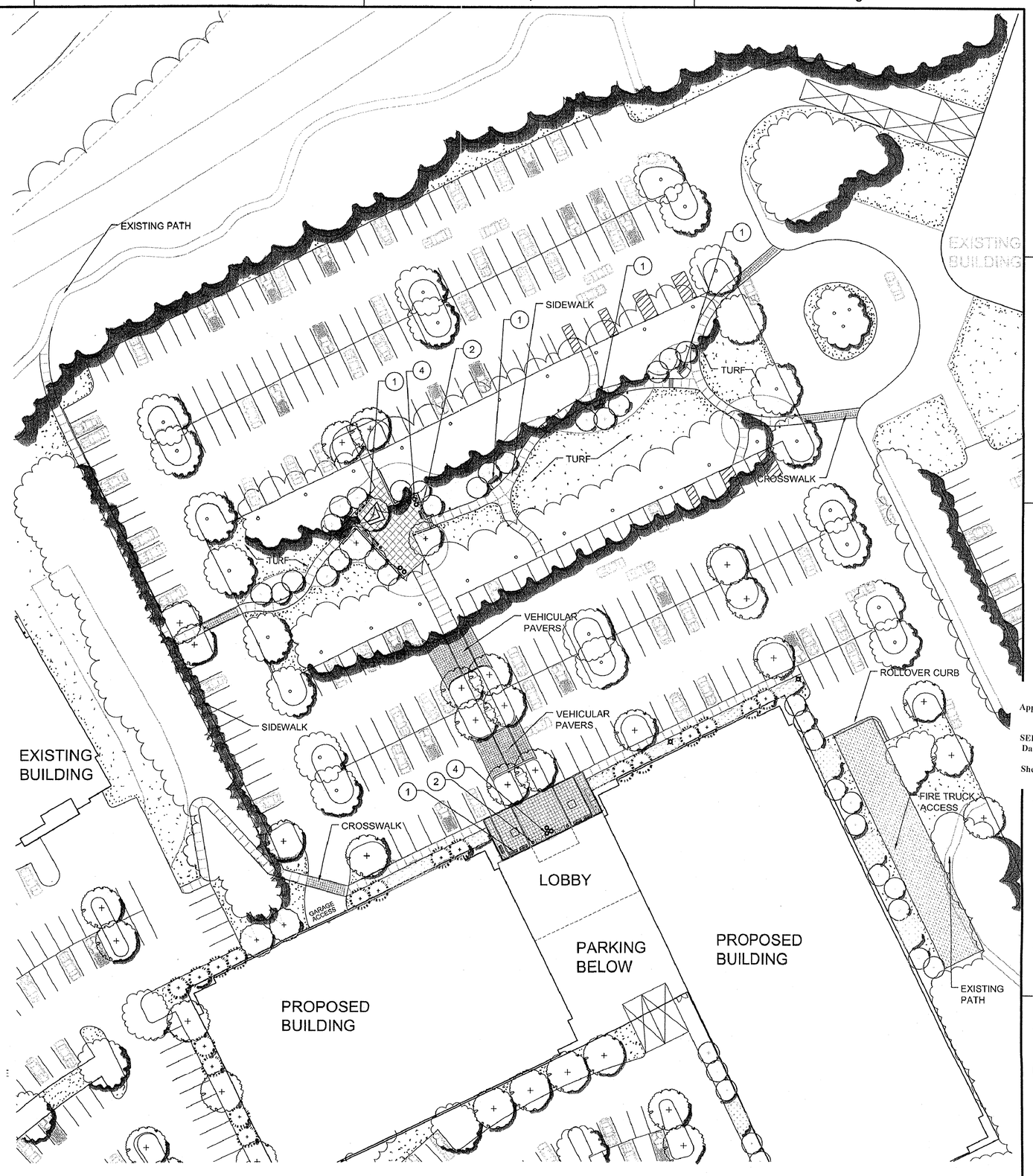


6 LIGHTING

PLANT LEGEND

- EXISTING VEGETATION TO REMAIN (TREE LOCATIONS NOT VERIFIED; CANOPY IS APPROXIMATE)
- STREET TREE
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB MASS
- GROUND COVER



PLAN: LANDSCAPE SITE

SCALE: 1"=30'

0 15 30 60 90

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CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-1
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SPRINGFIELD DISTRICT
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SEAL

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JOHN WILLIAM EWING
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8/1/07
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KEY PLAN

Application No. PCA-82-P-069-15 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) Approval 10/15/07
Sheet 4 of 12

No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.06.07	GAH	
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REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	03.26.07

TITLE FAIR LAKES V-A
(OFFICE)
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-03-01
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FDPA 82-P-069-10-4
PRIMARY ENTRY CONDITION
LANDSCAPE DETAILS

PROJECT NO. M-10627

4

SHEET NO. 4 OF 12

O:\JECT\Fair Lakes\Fair Lakes - Land Bay V-A\Submissions\FDPA (office)\Deliverables\4 - PRIMARY ENTRY - LANDSCAPE DETAILS.dwg, 8/1/2007 2:48:19 AM

TABULATIONS

FAIR LAKES LAND BAY V-A OFFICE – ALTERNATE ENTRY CONDITION 07.06.07
PCA 82-P-069-15; CDPA 82-P-069-03-01; FDPA 82-P-069-1-14; FDPA 82-P-069-10-4

TABULATION:

LAND AREA (1,194,850 SF) ..... 27.43± AC
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ZONING ..... PDC

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EXISTING OFFICE BUILDINGS 1, 3, 4 ..... 40 FT
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PARKING SPACES PROPOSED 1,749
SURFACE 668
STRUCTURE/GARAGE 1,081

LOADING SPACES REQUIRED 18
EXISTING OFFICE BUILDING 1 5
EXISTING OFFICE BUILDING 3 4
EXISTING OFFICE BUILDING 4 4
PROPOSED OFFICE BUILDING 5

LOADING SPACES PROVIDED/PROPOSED 17
EXISTING OFFICE BUILDING 1 5
EXISTING OFFICE BUILDING 3 4
EXISTING OFFICE BUILDING 4 4
PROPOSED OFFICE BUILDING 4

OPEN SPACE REQUIRED (15%) ..... 4.11± AC*
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SURFACE 298
STRUCTURE/GARAGE 346*

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PARKING SPACES PROPOSED 1,105
SURFACE 370
STRUCTURE/GARAGE 735*

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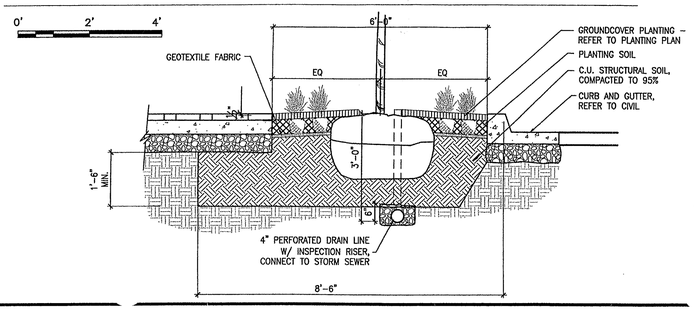

DEVELOPMENT DETAIL

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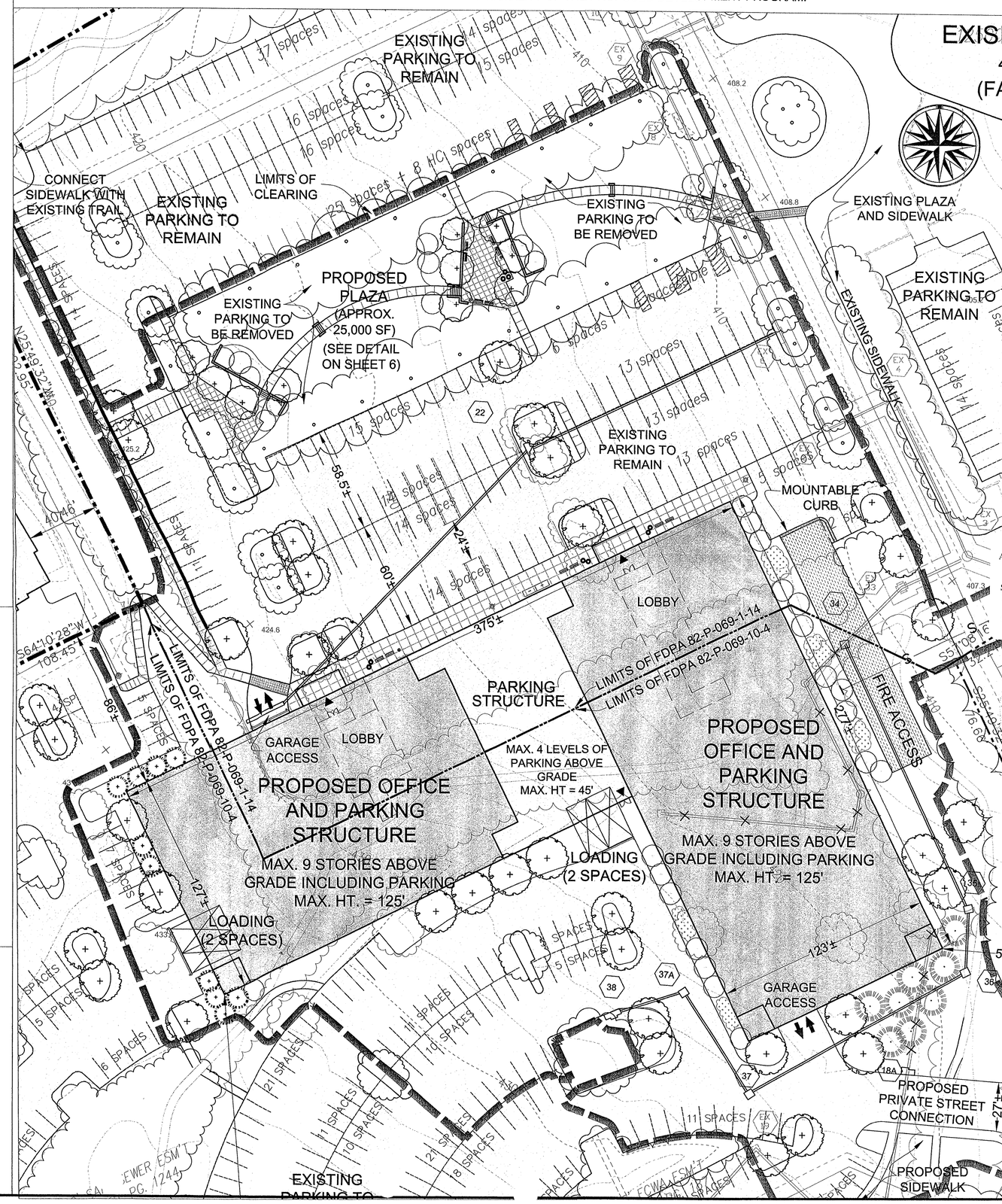

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FDPA 82-P-069-10-4
ALTERNATE ENTRY CONDITION
TABULATION / DETAIL

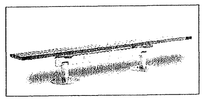
PROJECT NO. M-10627

5

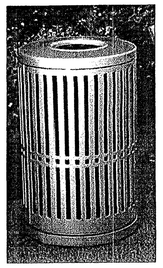
SHEET NO. 5 OF 12

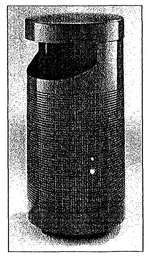
OJECT\Fair Lakes\Fair Lakes - Land Bay V-A\Submissions\FDPA (office)\Deliverables\5 - ALTERNATE ENTRY - TAB - DETAIL.dwg, 8/1/2007 2:43:50 AM

FURNISHINGS REPRESENTED ON THIS SHEET ARE CONCEPTUAL AND ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL PRODUCT SELECTION MAY VARY AT FINAL SITE PLAN BUT WILL BE CONSISTENT WITH THE QUALITY OF DESIGN REPRESENTED HEREON.

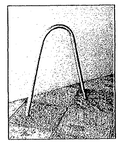


1 BENCHES





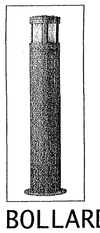
2 TRASH RECEPTACLES

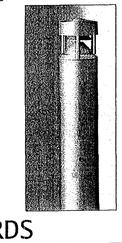


3 BIKE RACKS

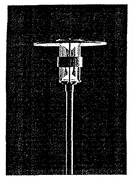
4 PLANTERS

not to scale





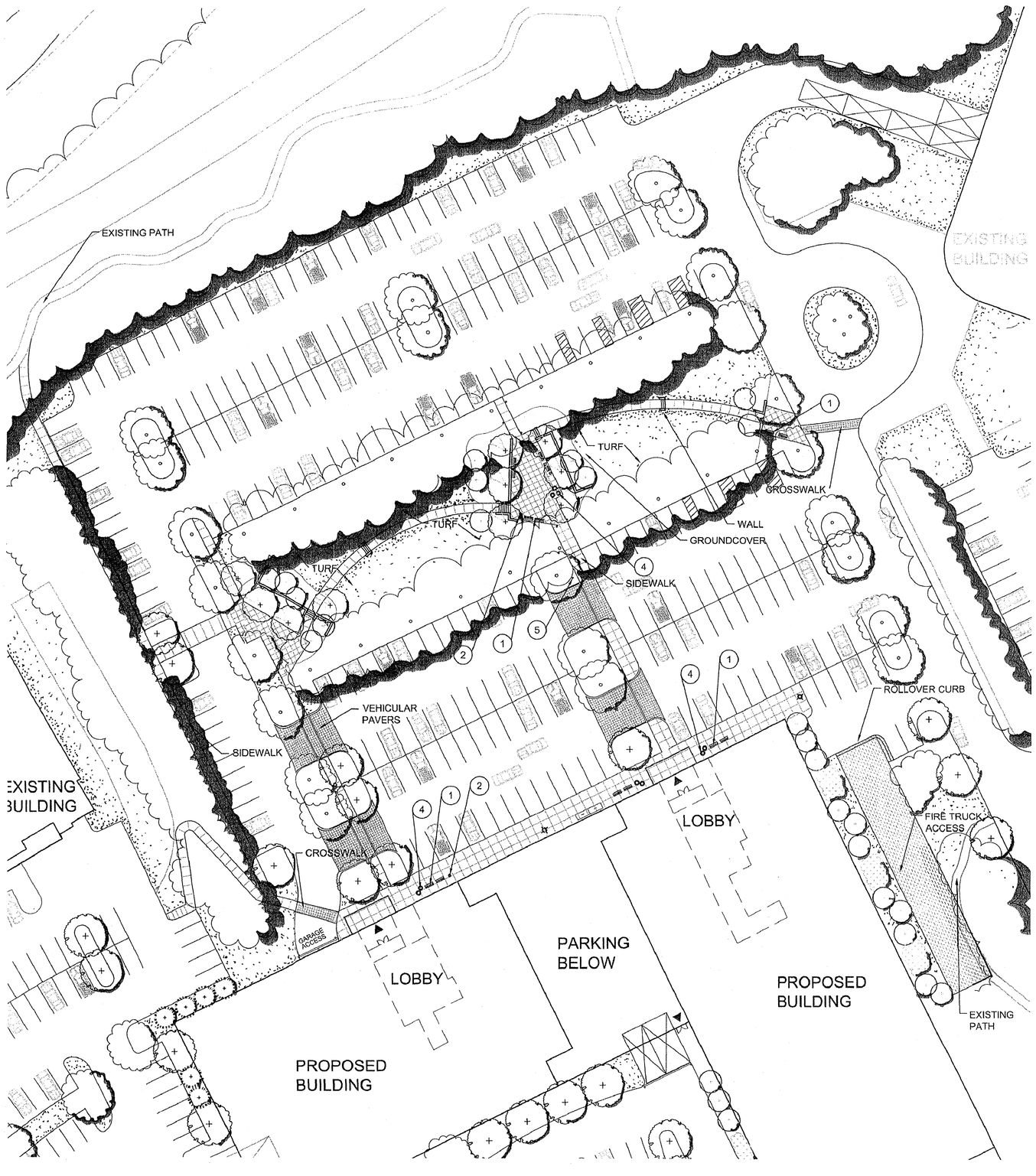
5 BOLLARDS



6 LIGHTING

PLANT LEGEND

- EXISTING VEGETATION TO REMAIN (TREE LOCATIONS NOT VERIFIED; CANOPY IS APPROXIMATE)
- STREET TREE
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB MASS
- GROUND COVER



PLAN: LANDSCAPE SITE

SCALE: 1"=30'

0 15 30 60 90

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LAND BAY V-A
(OFFICE)
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DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-1
FDPA 82-P-069-1-14
FDPA 82-P-069-10-4
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
8/1/07
PROFESSIONAL ENGINEER

KEY PLAN

Application No. PCA-82-P-069-15 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) Approval 10/15/07
Sheet 6 of 12

No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.06.07	GAH	
1	05.31.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	03.26.07

TITLE FAIR LAKES V-A
(OFFICE)
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-03-01
FDPA 82-P-069-1-14
FDPA 82-P-069-10-4
ALTERNATE ENTRY CONDITION
LANDSCAPE DETAILS

PROJECT NO. M-10627

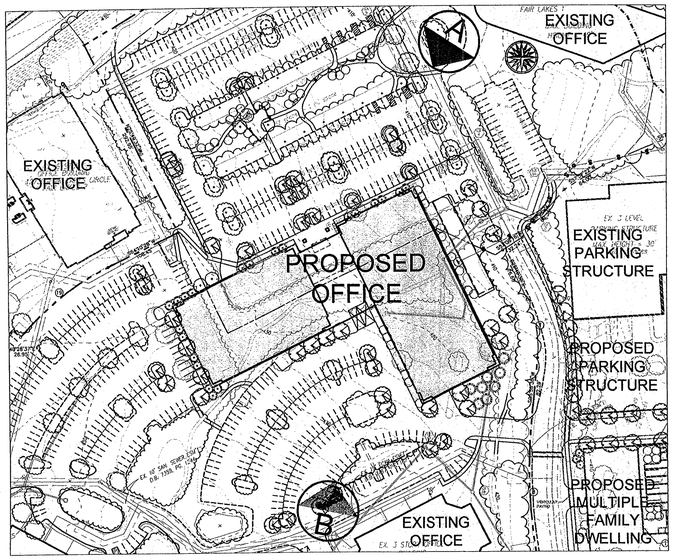
6

SHEET NO. 6 OF 12

ROJECT\Fair Lakes\Fair Lakes - Land Bay V-A\Submissions\FDPA (office)\Deliverables\6 - ALTERNATE ENTRY - LANDSCAPE DETAILS.dwg, 8/1/2007 2:39:05 AM

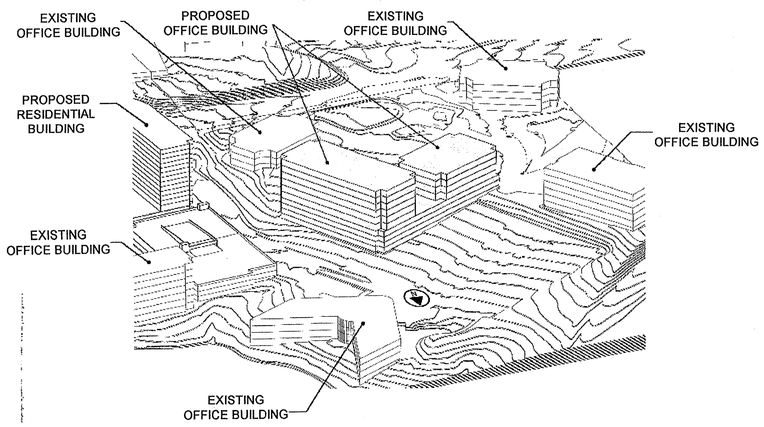
PERSPECTIVE KEY MAP

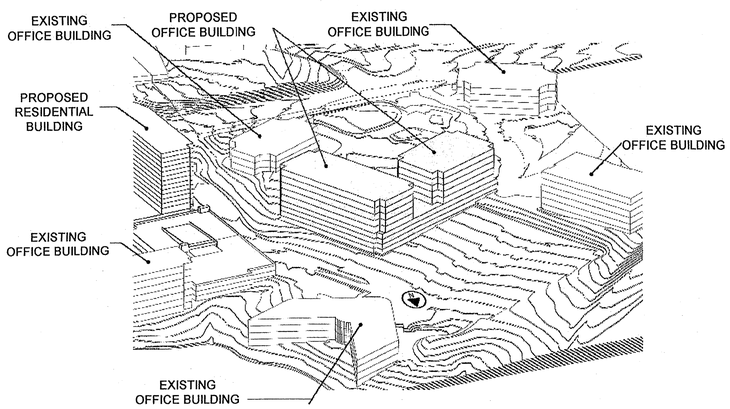
0' 100' 200'



MASSING MODELS

(NO SCALE)



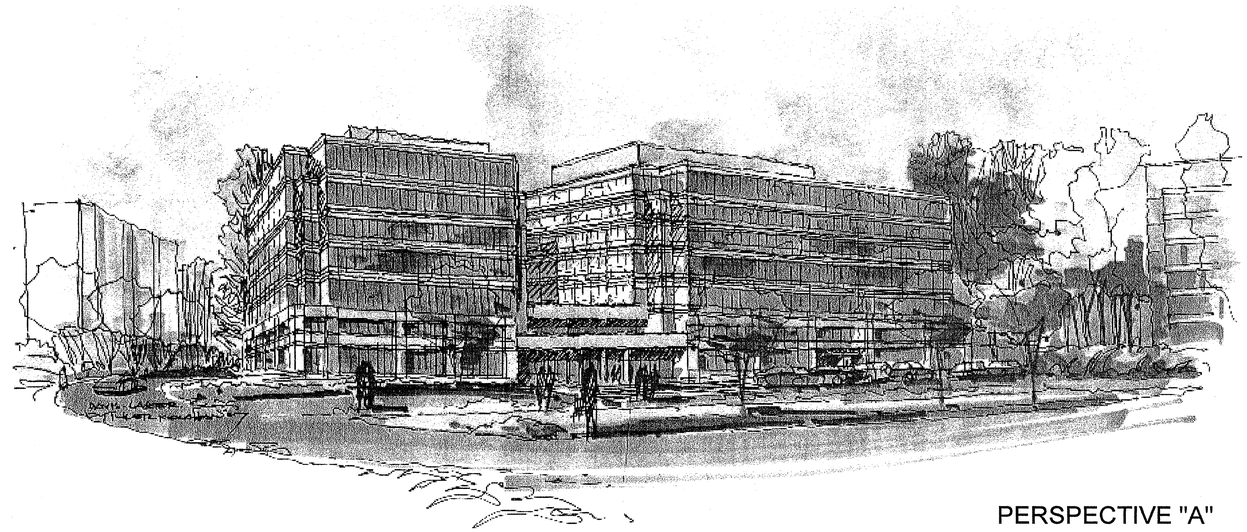


NOTE: THE MASSING MODELS ON THIS SHEET ARE PRELIMINARY IN NATURE AND ARE PROVIDED TO REFLECT THE MAXIMUM RANGE IN THE NUMBER OF FLOORS THAT MAY BE CONSTRUCTED. THE ULTIMATE NUMBER OF FLOORS WILL BE DETERMINED AT TIME OF SITE PLAN AND MAY INCLUDE EITHER OF THE MODELS SHOWN ABOVE OR SOME VARIATION IN BETWEEN. IN ANY CONFIGURATION OF FLOOR LEVELS, THE TOTAL GROSS FLOOR AREA AND THE BUILDING FOOTPRINT WILL NOT EXCEED THAT REFLECTED ON THIS PLAN OR REPRESENTED IN THE TABULATION.

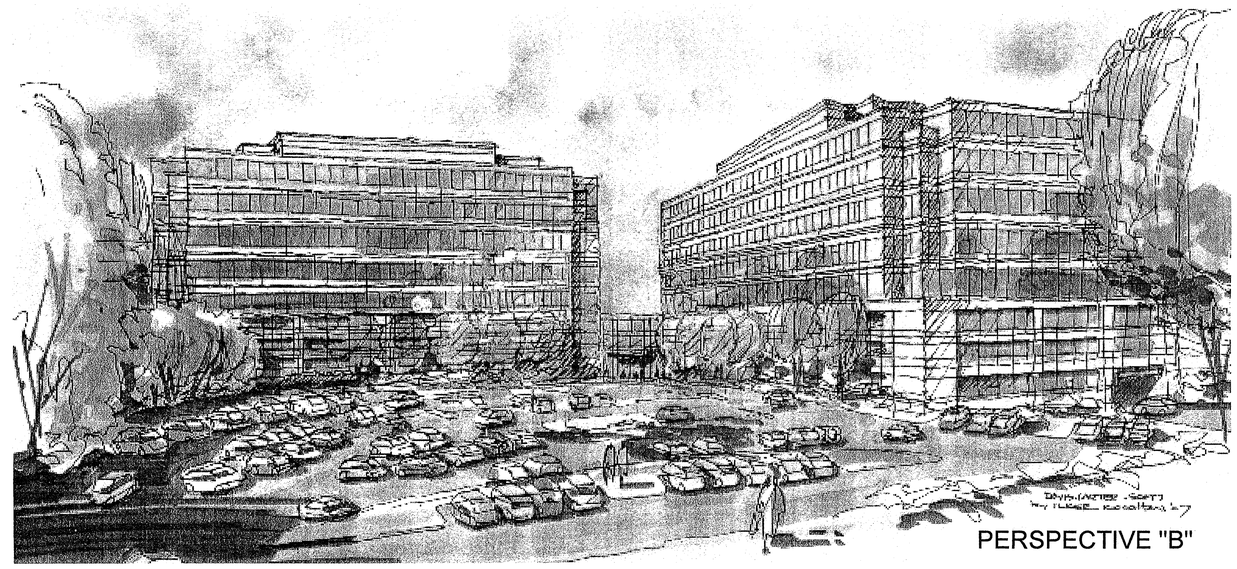
PERSPECTIVES

(NO SCALE)

NOTE: THE BUILDING PERSPECTIVES AND ELEVATION 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.



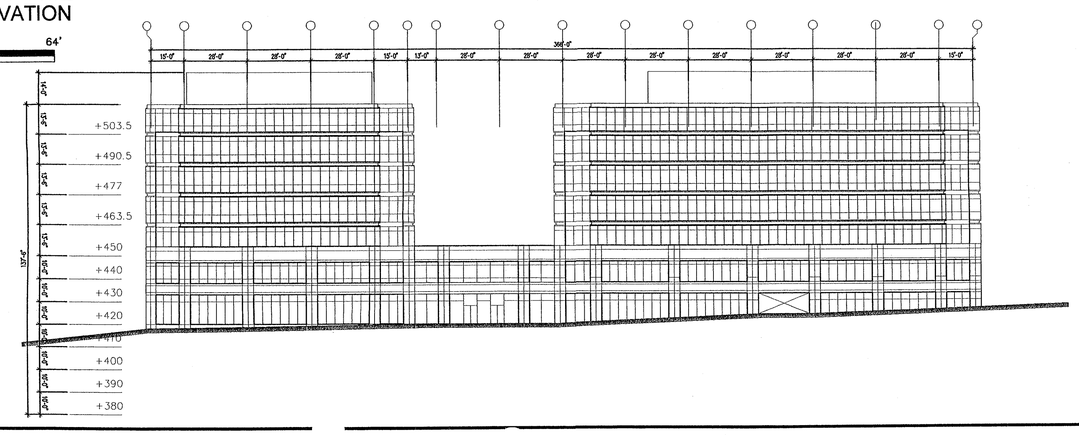
PERSPECTIVE "A"



PERSPECTIVE "B"

PROPOSED OFFICE NORTH ELEVATION

0' 32' 64'



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SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) Approval 10/15/07
Sheet 7 of 12

SCALE

AS NOTED

No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.06.07	GAH	
1	05.31.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	03.26.07

TITLE FAIR LAKES V-A
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CDPA 82-P-069-03-01
FDPA 82-P-069-1-14
FDPA 82-P-069-10-4

ARCHITECTURAL DETAILS

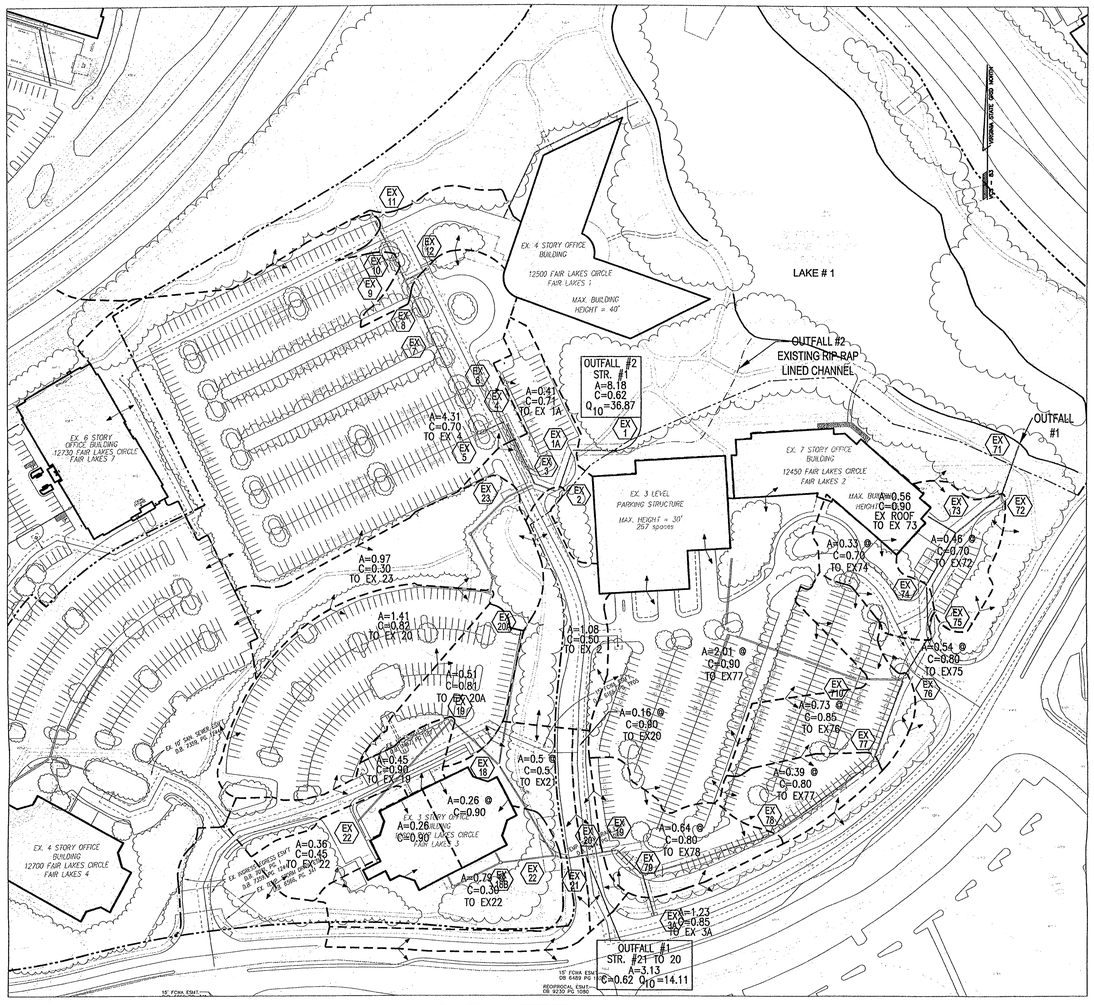
PROJECT NO. M-10627

7

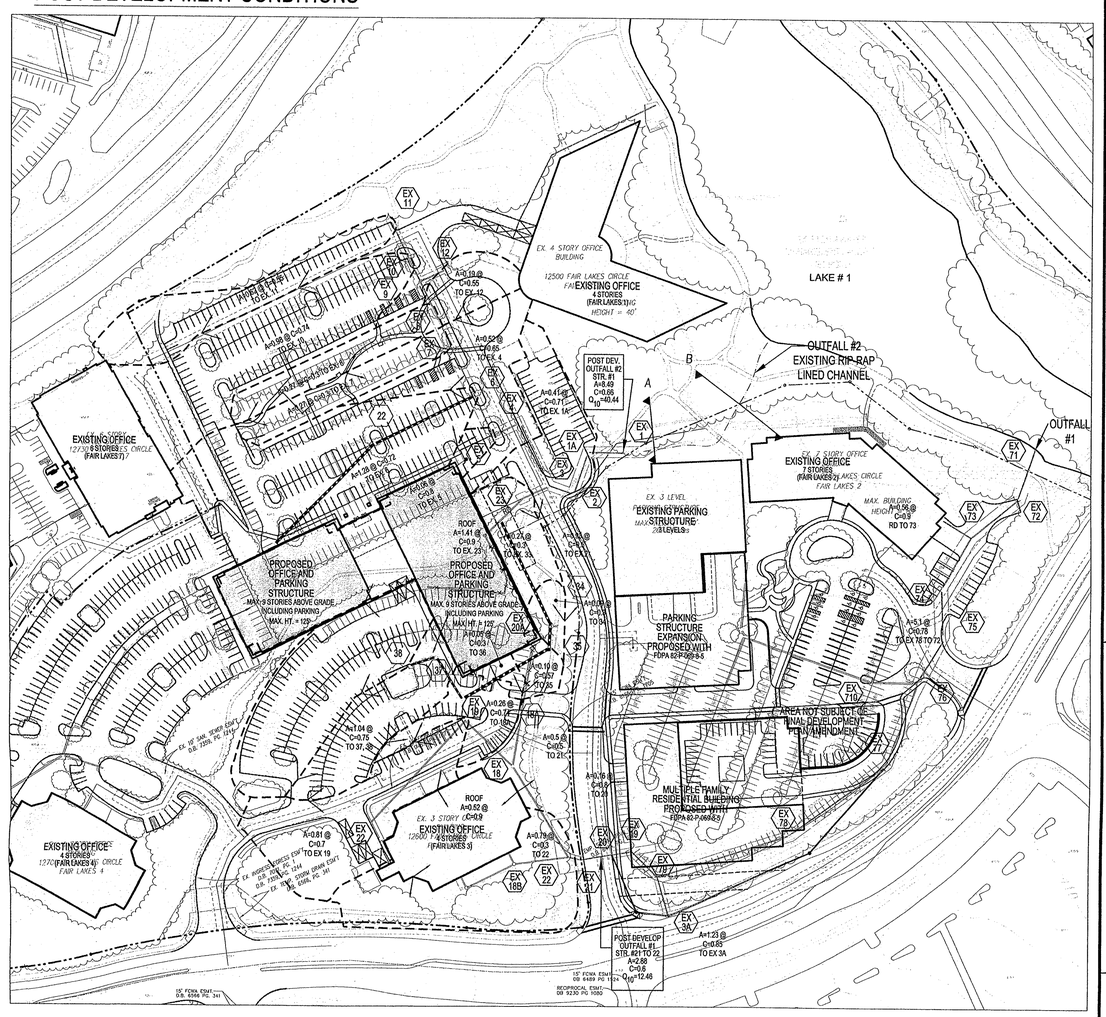
SHEET NO. 7 OF 12

\PROJECT\Fair Lakes\Fair Lakes - Land Bay V-A\Submissions\FDPA (office)\Deliverables\7 - ARCHITECTURAL ELEVATIONS.dwg, 8/1/2007 2:33:30 AM

PRE-DEVELOPMENT CONDITIONS



POST-DEVELOPMENT CONDITIONS



STORM DRAINAGE COMPUTATIONS

FROM STR STR #	TO STR #	AREA ac	TOTAL ac	RUNOFF C	CA	ACCUM. CA	Tc TO MIN	I IN/HR	INC. CFS	TOTAL CFS	DIA. IN	SLOPE %	LENGTH FT	n	Q CAP CFS	VELOCITY ACTU. FPS	LOSSES FT	PROFILE UPPER INVERT	PROFILE LOWER INVERT	DROP FT
EX11	EX10	0.62	0.62	0.55	0.34	0.34	5	7.27	2.48	2.48	-	-	-	-	-	-	-	-	-	0.00
EX12	EX9	0.19	0.19	0.55	0.10	0.10	5	7.27	0.76	0.76	15	0.50%	40.00	0.013	4.57	8.71	0.20	403.81	403.61	0.50
ROOF	EX23	1.41	1.41	0.90	1.27	1.27	5	7.27	9.23	9.23	-	-	-	-	-	-	-	-	-	
30 SERIES	EX23	1.28	1.28	0.69	0.88	0.88	5	7.27	6.39	6.39	-	-	-	-	-	-	-	-	-	
EX23	EX3	0.33	3.02	0.30	0.10	2.25	5	7.27	0.72	16.34	15	3.00%	40.00	0.013	11.18	8.71	1.20	405.10	403.90	5.73
EX10	EX9	0.98	1.60	0.74	0.73	1.07	5	7.27	5.27	7.75	21	0.51%	35.00	0.013	11.36	5.08	0.18	403.54	403.36	0.25
EX9	EX8	0.00	1.79	-	0.00	1.17	5	7.27	0.00	8.51	21	0.50%	44.00	0.013	11.20	5.13	0.22	403.11	402.89	0.25
EX8	EX7	0.27	2.06	0.30	0.08	1.25	5	7.27	0.59	9.10	21	0.96%	49.00	0.013	15.51	6.73	0.47	402.64	402.17	0.20
EX7	EX6	0.27	2.33	0.30	0.08	1.33	5	7.27	0.59	9.69	21	0.65%	81.00	0.013	12.81	5.86	0.53	401.97	401.44	0.20
EX6	EX5	1.28	3.34	0.72	0.92	2.17	5	7.27	6.70	15.80	21	1.10%	61.00	0.013	16.60	7.86	0.67	401.24	400.57	0.47
EX5	EX4	0.06	3.40	0.80	0.05	2.22	5	7.27	0.35	16.15	24	1.12%	41.00	0.013	23.95	8.20	0.46	400.10	399.64	0.50
EX4	EX3	0.52	3.92	0.65	0.34	2.56	5	7.27	2.46	18.61	27	0.79%	97.00	0.013	27.58	7.46	0.77	399.14	398.37	0.20
EX3	EX2	0.00	6.94	-	-	4.81	5	7.27	0.00	34.94	27	1.31%	35.00	0.013	35.49	10.17	0.46	398.17	397.71	0.81
EX2	EX1A	0.93	7.87	0.50	0.47	5.27	5	7.27	3.38	38.32	30	0.92%	63.00	0.013	39.34	9.14	0.58	396.90	396.32	0.83
EX1A	EX1	0.41	8.28	0.71	0.29	5.56	5	7.27	2.12	40.44	30	1.00%	50.00	0.013	41.00	9.50	0.50	395.49	394.99	
EX1 releases into Lake 1. See Sheets 5 and 6 for outfall narrative																				
EX19	EX18	0.81	0.81	0.70	0.57	0.57	5	7.27	4.12	4.12	-	-	-	-	-	-	-	-	-	
EXRoof	EX22	0.00	0.52	-	0.00	0.47	5	7.27	0.00	3.40	-	-	-	-	-	-	-	-	-	
EX3A	EX79	1.23	1.23	0.85	1.05	1.05	5	7.27	7.60	7.60	-	-	-	-	-	-	-	-	-	
EX710	EX76	0.26	2.01	0.85	0.22	1.71	5	7.27	1.61	11.30	-	-	-	-	-	-	-	-	-	
EXROOF	EX73	0.56	0.56	0.90	0.50	0.50	5	7.27	3.66	3.66	-	-	-	-	-	-	-	-	-	
18A	EX18	0.26	0.26	0.74	0.19	0.19	5	7.27	1.40	1.40	-	-	-	-	-	-	-	-	-	
EX18	EX22	0.00	1.07	-	0.00	0.76	5	7.27	0.00	5.52	15	3.80%	147.00	0.013	12.58	9.95	5.58	414.32	408.74	0.25
EX22	EX21	0.79	2.38	0.30	0.24	1.46	5	7.27	1.72	10.65	15	4.79%	14.00	0.013	14.13	12.62	0.67	408.49	407.82	0.32
EX21	EX20	0.50	2.88	0.50	0.25	1.71	5	7.27	1.82	12.46	15	2.60%	38.50	0.013	10.41	9.52	1.00	407.50	406.50	1.24
EX20	EX19	0.16	3.04	0.80	0.13	1.84	5	7.27	0.93	13.39	18	1.00%	26.00	0.013	10.50	6.67	0.26	405.26	405.00	0.31
EX19	EX79	0.00	3.04	-	0.00	1.84	5	7.27	0.00	13.39	21	0.91%	51.70	0.013	15.10	7.09	0.47	404.69	404.22	0.14
EX79	EX78	0.00	4.27	-	0.51	3.40	5	7.27	3.72	24.72	21	1.68%	197.33	0.013	20.51	9.58	3.31	404.08	400.77	0.12
EX78	EX77	0.64	3.68	0.80	0.31	3.71	5	7.27	2.27	26.99	21	2.20%	165.10	0.013	23.52	10.98	3.64	400.65	397.01	0.70
EX77	EX76	0.39	4.07	0.80	0.62	4.33	5	7.27	4.51	31.50	21	3.23%	127.78	0.013	28.48	13.29	4.13	396.31	392.18	1.20
EX76	EX75	0.73	6.81	0.85	0.43	6.47	5	7.27	3.14	45.94	36	0.77%	69.00	0.013	56.44	9.14	0.53	390.98	390.45	0.14
EX75	EX74	0.54	7.35	0.80	0.23	6.70	5	7.27	1.68	47.62	36	0.64%	67.53	0.013	53.20	8.51	0.43	390.31	389.88	0.09
EX74	EX73	0.33	7.68	0.70	0.00	6.70	5	7.27	0.00	47.62	36	0.79%	79.78	0.013	59.25	9.31	0.63	389.79	389.16	0.40
EX73	X72	0.00	8.24	-	0.32	7.53	5	7.27	2.34	53.62	36	1.28%	85.13	0.013	75.45	11.59	1.09	388.76	387.67	0.52
EX72	.71	0.46	8.70	0.70	0.00	7.53	5	7.27	0.00	53.62	36	7.28%	73.67	0.013	179.85	22.61	5.36	15	381.79	
EX71 releases into Lake 1. See Sheets 5 and 6 for outfall																				

THIS SITE WILL USE TWO EXISTINIG STORM SYSTEMS TO CONVEY THE PROPOSED RUNOFF TO NEARBY LAKE 1. AS SHOWN ON THE CALCULATIONS ON THIS SHEET, TIHE EXISTING SYSTEMS WILL HAVE ADEQUATE CAPACITY TO CONVEY THE RUNOFF TO ITS EXISTING OUTFALL. FOR SWM REQUIREMEINTS SEE SHEET 5 AND 6.

OUTFALL #1 STORM PIPE (15") EX. 23 TO EX. 3 IIS TO BE REPLACED WITH AN 18" RCP. CLASS III, IF WARRENTED ATF FINAL DESIGN.

OUTFALL #2 THE EXISTING STORM SYSTEM OIUTFALL THROUGH V-A BUILDING 2 SITE IS ADEQUADE FOR THE DEVELOPMENT OF THIS PROPOSED OFFICE BUILDING PROJECT WITH THE EXCEPTION OF A PORTION OF THIS EXISTING STORM SYSTEM TIHAT WILL BE RECONSTRUCTED WITH ADEQUATE SIZE AND LOCATITION WITH THE RESIDENTIAL BUILDINGS PROJECT PROPOSED IWITH FDPA 82-P-069-8-5. THIS STORM RELOCATION WITH THE RESIDENTIAL BUILDING SITE WILL BE DESIGNED TO ADEQUATELY CONVEY ALL OF THE UP STREAM PROPOSED OFFICE BUILDING PRCOJECT, AS IS REQUIRED BY THE FAIRFAX COUNTY PFM.

NOTE: IN ORDER TO ELIMINATE EIX. STORM STR. NUMBER DUPLICATION, NEW NUMBERS ARIE ASSIGNED TO THESE STRUCTURES IE.. EX 6 NOW 78, EIX 10 NOW 710.

LEGEND

- DRAINAGE DIVIDES
- LIMITS OF CLEARING & GRADING
- ROOF DRAIN
- RD — S — S — SANITARY CONNECTION
- PROPOSED STORM SEWER
- STORM SEWER TO BE REMOVED

Application No. PCA-82-P-069-15 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) Approval 10/15/07
Sheet 8 of 12

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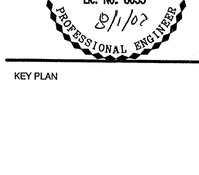
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL



KEY PLAN

SCALE

0' 100' 200'

No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.06.07	GAH	
1	05.31.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PIGY
CHECKED BY	PIGY
DATE	03.26.07

TITLE FAIR LAKES V-A
(OFFICE)
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-03-01
FDPA 82-P-069-1-14
FDPA 82-P-069-10-4
SWM COMPUTATIONS/
DRAINAGE DIVIDES

PROJECT NO. M-10627

8

SHEET NO. 8 OF 12

ROJECT\Fair Lakes\Fair Lakes - Land Bay V-A\Submissions\FDPA (office)\Deliverables\8 - SWM COMPUTATIONS AND DIVIDES.dwg, 8/1/2007 2:32:12 AM

SWM NARRATIVE:

SITE CONDITIONS:
THIS SITE AREA CURRENTLY SLIGHTLY WOODED WITH SURFACE PARKING LOT ABUTTING SEVERAL OFFICE BUILDINGS. AN EXISTING WET POND, NAMED "LAKE 1", IS LOCATED APPROXIMATELY 400 FEET NORTHEAST OF THE SITE AND CURRENTLY CONTROLS THE STORM RUNOFF FROM THE SITE. THE SITE IS SOUTH OF THE INTERSECTION OF FAIRFAX COUNTY PARKWAY (RT 7100) AND FAIR LAKES PARKWAY, JUST NORTH OF FAIR LAKES CIRCLE. THE LIMITS OF OUR SITE ENCOMPASS APPROXIMATELY 5.15 ACRES AND IMPACTS PARCELS IDENTIFIED AS FAIRFAX COUNTY ZONING MAP 55-2-((1))-11A1 AND 6B.
THIS PLAN PROPOSES A 10 STORY OFFICE AND PARKING STRUCTURE WHICH WILL INCREASE IMPERVIOUSNESS OF OUR SITE BY OVER 20%. THERE WILL BE SLIGHT CHANGES IN THIS EXISTING SURFACE PARKING. PROVIDED ARE THE INFORMATION AND CALCULATIONS SHOWING THAT THE EXISTING WET POND (LAKE #1) HAS ADEQUATE VOLUME TO PROVIDE BMP REQUIREMENTS FOR THE INCREASED RUN OFF OF THE SITE.

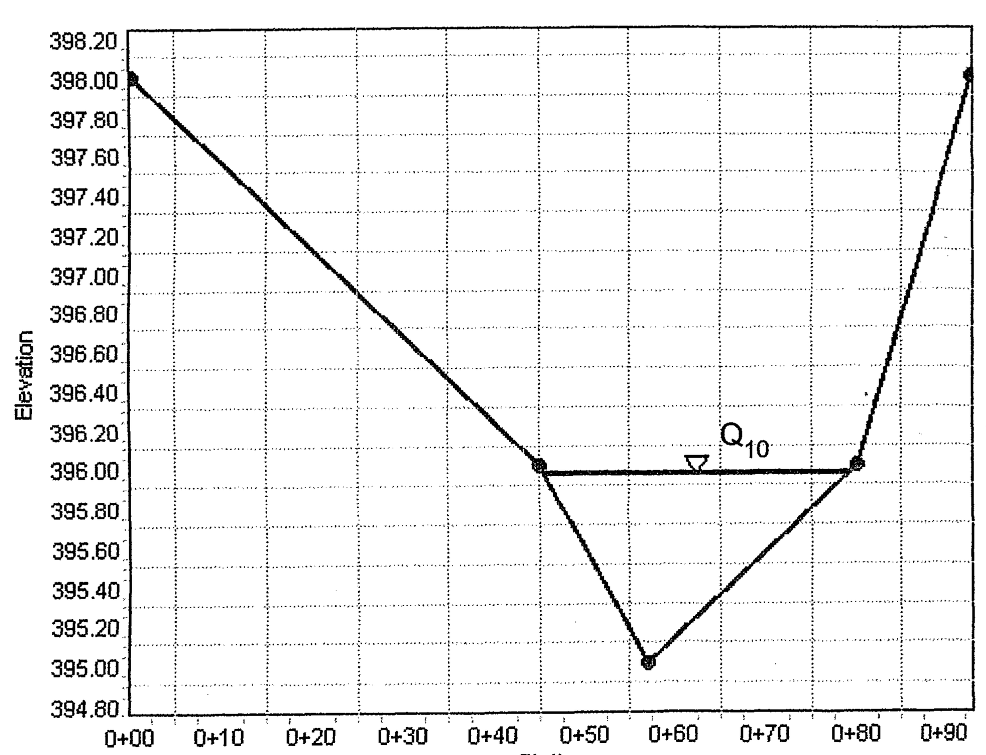
WATER QUALITY REQUIREMENTS
THIS SITE IS IN THE CUB RUN WATERSHED WHICH DRAINS TO THE OCCOQUAN. THIS WATERSHED REQUIRES A 50% PHOSPHOROUS REMOVAL FOR NEW DEVELOPMENTS IN ORDER TO MEET BMP REQUIREMENTS. THE BMP REQUIREMENT WILL BE MET THROUGH THE EXISTING WET POND WHICH PROVIDES 50% CREDIT (BASED ON TABLE 6.3 OF THE PFM.) IN 1984, THE EXISTING WET POND DUBBED LAKE #1 WAS CONSTRUCTED AS AN OUTFALL FOR THE 560 ACRE WATERSHED AS SHOWN ON INFORMATION THIS SHEET; THIS WATERSHED INCLUDES OUR SITE. IN 2004, FAIRFAX COUNTY PLAN NUMBER 7202-SP-04 (EASTERN MARKET AT FAIR LAKES) PROPOSED AND CONSTRUCTED NEW DEVELOPMENTS WITHIN FAIR LAKES, WHICH INCLUDED A DRY POND IMMEDIATELY UPSTREAM FROM THIS SITE, AS SEEN ON SHEET 6. THE EASTERN MARKET DRY POND WAS DESIGNED TO DETAIN AND PROVIDE WATER QUALITY REQUIREMENTS FOR 450 ACRES OF THIS WATERSHED, WHICH PREVIOUSLY ROUTED TO LAKE #1 (SEE INFORMATION SHEET 6). THEREFORE, THE REMAINING 110 ACRES (INCLUDING OUR SITE) CONTINUES TO BE DETAINED AND TREATED BY LAKE #1.

THE REMAINING 110 ACRE WATERSHED HAS AN EXISTING DESIGN "C" VALUE OF 0.71, WHICH RESULTS IN A MEAN ANNUAL RUNOFF (VR) OF VR = (40"/100 STORMS)(1'/12")(A)(C)=2.60 AC-FT. ACCORDING TO FAIRFAX COUNTY BMP REQUIREMENTS, IF A WET POND HAS A VOLUME OF FOUR TIMES THE MEAN ANNUAL RUNOFF ENTERING THE POND, THEN IT PROVIDES WATER QUALITY REQUIREMENTS FOR THAT DRAINAGE AREA.
IN THIS CASE, REQUIRED VOLUME FOR REQUIRED PHOSPHOROUS REMOVAL = 4VR = 10.41 AC-FT.
LAKE #1 WAS DESIGNED TO HAVE A NORMAL POOL VOLUME OF APPROXIMATELY 52 AC-FT, WITH A SURFACE AREA OF OVER 6 ACRES (SEE INFORMATION THIS SHEET). IN SHORT, THE VOLUME OF LAKE #1 FAR EXCEEDS THE REQUIRED VOLUME FOR BMP OF THE 110 ACRE WATERSHED TO PROVIDE 50% PHOSPHORUS REMOVAL OF THE STORM RUNOFF FOR THIS PROPOSED SITE AND AS SUCH THE QUALITY REQUIREMENTS OF THE SITE WILL BE PROVIDED BY THIS EXISTING LAKE #1.

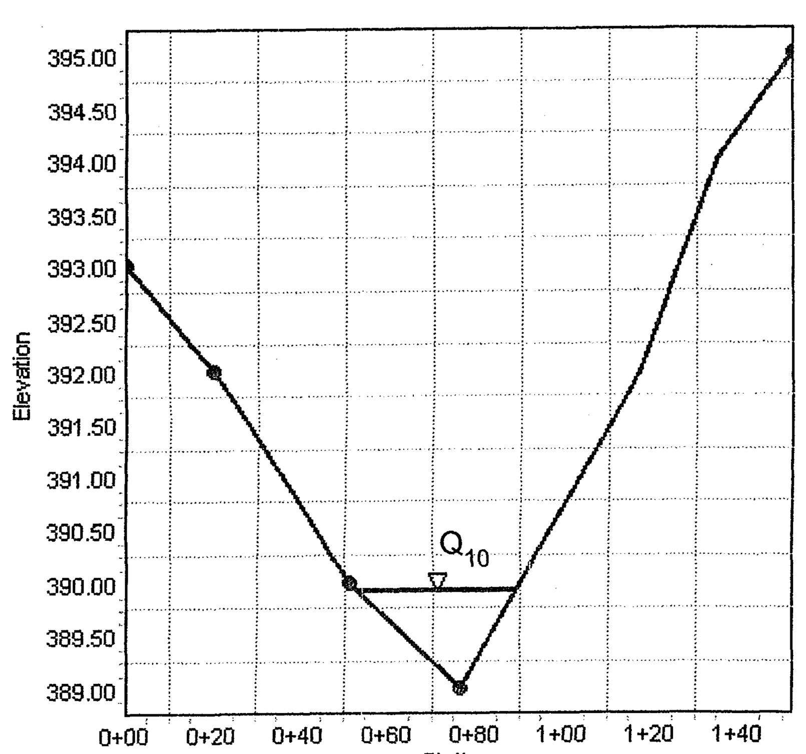
WATER QUANTITY (DETENTION) REQUIREMENTS:
LAKE #1 PROVIDES STORM WATER DETENTION FOR THE SHED WITH A 0.71 "C" VALUE. THIS SITE HAS A PROPOSED "C" VALUE OF APPROXIMATELY 0.67, AND THEREFORE WILL NOT EXCEED THE DESIGNED CAPACITY OF LAKE #1.
OUTFALL
THE STORM WATER WILL BE PICKED UP IN A STORM SEWER PIPE SYSTEM, BOTH EXISTING AND PROPOSED, AND CONVEYED THROUGH AN EXISTING, ADEQUATE, STORM PIPE SYSTEM TO TWO OUTFALL POINTS. OUTFALL #1 CONVEYS THE STORM WATER THROUGH A PIPE SYSTEM, THROUGH TO AN ADEQUATE OUTFALL AT THE WATEREDGE OF LAKE #1. OUTFALL #2 CONVEYES FROM AN EXISTING ADEQUATE PIPE SYSTEM AND OUTFALL TO AN EXISTING CHANNEL APPROXIMATELY 250 FT UPSTREAM OF LAKE #1. THIS EXISTING CHANNEL WAS DESIGNED AND CONSTRUCTED PER FAIRFAX COUNTY PLAN 5727-SP-01 WITH RIP RAP AND A RESISTANT LINING THE FULL LENGTH FROM THE PIPE OUTFALL TO AN EXISTING ADEQUATE OUTFALL AT THE WATERS EDGE OF LAKE #1. REPAIRS WILL BE MADE TO THIS MAN MADE CHANNEL AS DETERMINED NECESSARY WITH THIS PROJECT. BOTH OUTFALLS ARE PROTECTED AT THE WATER EDGE AND ARE ADEQUATE.

CROSS SECTIONS (SEE SHEET 4 FOR LOCATIONS ALONG CHANNEL)

SECTION 'A'
vEL=2.54 FT/S

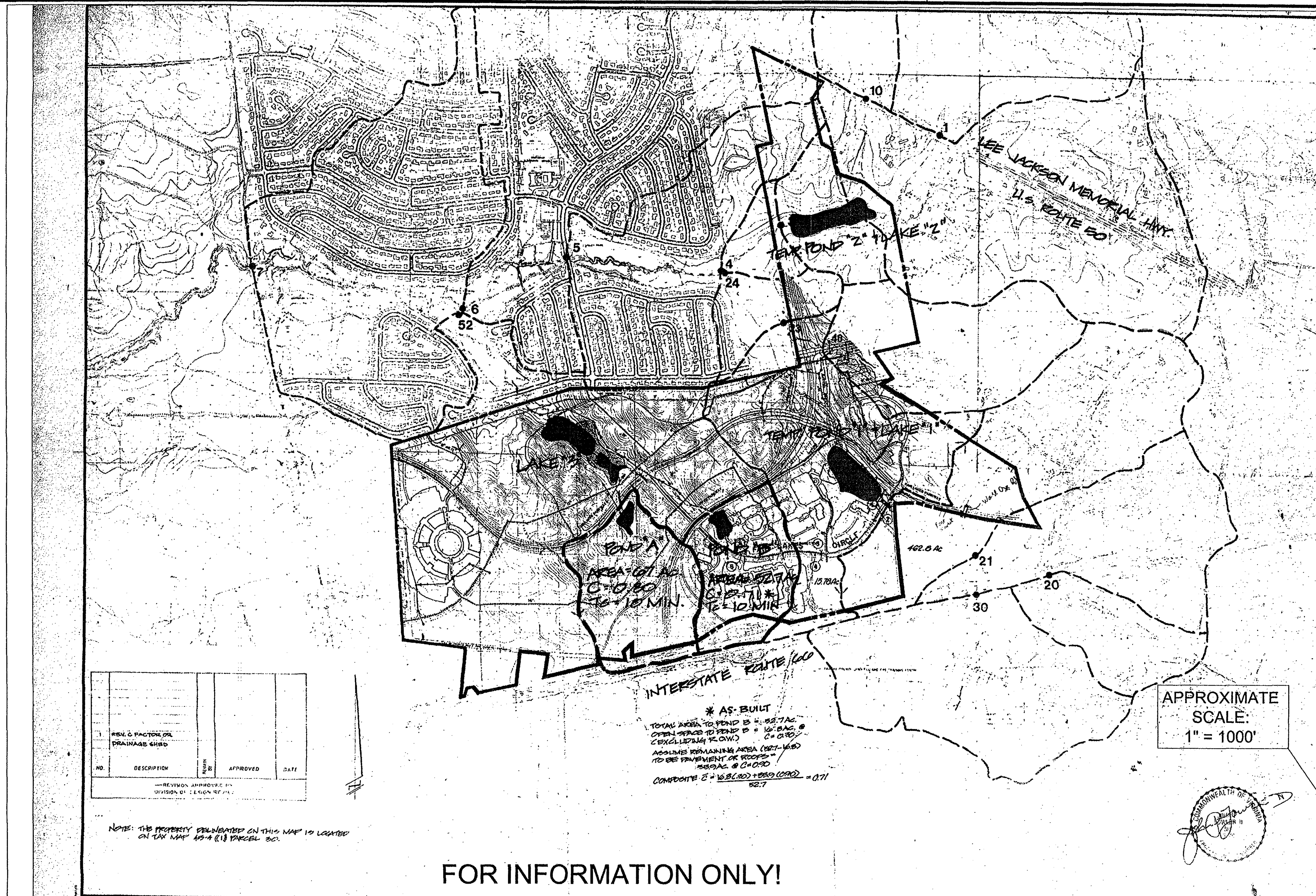


SECTION 'B'
VEL = 2.47 FT/S



This plan describes the original design for the SWM wet pond "Lake #1" as referenced in the SWM narrative. As shown in the narrative it was designed for a 560 Acre drainage area.

\PROJECT\Fair Lakes\Fair Lakes - Land Bay V-A\Submissions\FDPA (office)\Deliverables\9 - SWM Lake 1.dwg, 8/1/2007 2:30:41 AM



FAIR LAKES STORMWATER MANAGEMENT SUMMARY

	DRAINAGE AREAS (ACRES) ONSITE	OFFSITE	TOTAL	INFLOW PEAK DISCHARGES (CFS) 2-YEAR	10-YEAR	100-YEAR	OUTFLOW PEAK DISCHARGES AND ELEVATIONS 2-YEAR Q(CF)	WSEL	10-YEAR Q(CF)	WSEL	100-YEAR Q(CF)	WSEL	STORAGE VOLUME PROVIDED (CUBIC FEET/ACRE FEET) 2-YEAR	10-YEAR	100-YEAR	REMARKS
TEMPORARY STORMWATER MANAGEMENT PONDS																
TEMPORARY POND #1	125	435	560	113	349	824	45	380.9	232	382.9	626	385.2	309,276/7.1	625,824/14.4	1,080,288/24.8	PLAN SUBMITTED SEPERATELY 5727-PI-07
TEMPORARY POND #2	44	486	530	100	334	823	39	371.3	253	373.5	611	376.5	226,812/5.2	418,176/9.6	1,846,344/42.4	PLAN SUBMITTED SEPERATELY 5727-PI-08
SUBTOTAL													535,788/12.3	1,045,440/24.0	1,846,344/42.4	
PERMANENT/ULTIMATE STORMWATER MANAGEMENT LAKES & PONDS																
DRY POND A			67.0	247	317	435	147	386.7	174	387.7	206	389.2	82,083/1.9	113,990/2.6	178,502/4.1	DRY POND TO BE CONSTRUCTED AT PART OF SITE PLAN FOR ADJACENT LAND BAY
DRY POND B			52.7	172	221	303	86.4	408.2	95.2	409.4	104.9	411.1	54,550/1.3	89,778/2.1	157,189/3.6	TO BE CONSTRUCTED UNDER THIS PLAN
SUBTOTAL													136,633/3.1	203,308/4.7	335,691/7.7	
LAKE #1 (LOCATION 22) FINAL DESIGN TO BE SUBMITTED SEPARATELY	125	435	560	596	1182	2074		389.4		391.1		393.0	1,132,560/26.0	1,829,520/42.0	N/A	NPEL = 386.0 TO BE SUBMITTED TO SWCB
LAKE #2 (LOCATION 3) FINAL DESIGN TO BE SUBMITTED SEPERATELY	44	486	530	512	1015	1790		378.3		379.6		382.0	1,089,000/25.0	1,481,040/34.0	N/A	NPEL = 374.0 TO BE SUBMITTED TO SWCB
LAKE #3 (LOCATION 51) FINAL DESIGN TO BE SUBMITTED SEPERATELY AS PHASE I OF TRW SITE DEVELOPMENT	180	20	200	376	676	1111		262.5		263.0		264.0	357,192/8.2	435,600/10.0	N/A	NPEL = 360.0 TO BE SUBMITTED SEPERATELY
	349	541	1290										2,578,752/59.2	3,789,720/87.0		

349/620 = 56.3% ONSITE COVERAGE (INCLUDES R-O-W)

1290/620 = 208% TOTAL COVERAGE

	2-YEAR	10-YEAR
DETENTION PROPOSED:	2,718,385/62.5	3,993,088/91.7
MINIMUM STORAGE REQUIRED PER PROFFERED CONDITION: (4157/AC)-2Y PROFFERED (3326/AC)-10Y STANDARD	2,578,752/59.2	2,062,120/47.3
EXCESS 2-YEAR OVERSIZED DETENTION:	136,603/3.1	1,930,968/44.3

FAIR LAKES BMP SUMMARY

	DRAINAGE AREAS (ACRES) ONSITE	OFFSITE	TOTAL	LAKE AREA AT NORMAL POOL (ACRES)	LAKE VOLUME AT NORMAL POOL (A-F)	LAKE VOLUME AT 2-YEAR LEVEL	ANNUAL INFLOW (16") (A-F)	CAPACITY INFLOW	TRAP EFFICIENCY	L	W	L/W	I AVE.	STANDARD BMP STORAGE REQUIREMENTS (CF) PER ACRE	TOTAL
LAKE #1	125	435	560	6.3	52.0 557 AC	78.0	746.7	0.070-0.104	82-88%	900	250	3.6	65%	1975	1,224,500/28.1
LAKE #2	44	486	530	4.6	34.2 566	59.2	706.7	0.048-0.084	76-83%	950	200	4.75	65%	1975	1,046,750/24.0
LAKE #3	180	20	200	2.9	18.0 193	26.2	266.7	0.068-0.098	82-85%	650	200	3.25	60%	1875	375,000/8.6
	349	541	1290												

349/620 = 56.2% ONSITE COVERAGE

1290/620 = 208% TOTAL COVERAGE (CENTRALIZED BMP FACILITY)

NOTE:
THE NORMAL POOL STORAGE PROPOSED IN EACH POND IS IN EXCESS OF THE STANDARD DRY POND STORAGE REQUIREMENT BY A FACTOR RANGING FROM 1.4 TO 2.1. THE 2-YEAR STORAGE PROPOSED IN EACH POND IS IN EXCESS OF THE STANDARD DRY POND STORAGE REQUIREMENT BY A FACTOR RANGING FROM 2.5 TO 3.0. THEREFORE, THE PROPOSED SYSTEM OF PONDS PROVIDES BMPS FOR ALL AREAS DRAINING TO THEM. (1290 ACRES) HOWEVER, OFFSITE AREAS NOT PARTICIPATING IN THE FUNDING OF THESE CENTRALIZED FACILITIES (SEE SHEET 3 FOR LISTING OF OFFSITE AREAS TAKING CREDIT FOR THESE FACILITIES) WILL BE REQUIRED TO PROVIDE BMPS WHICH WILL TEND TO FURTHER IMPROVE WATER QUALITY THROUGHOUT THE WATERSHED AS WELL AS WITHIN THE LAKES AT FAIR LAKES.

NO.	DESCRIPTION	REVISED BY	APPROVED	DATE
2	REV. POND B DATA TO AS-BUILT INFORMATION			
1	delete pond 'A' from construction			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

4066/AC

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

STORM WATER DETENTION
STORMWATER MANAGEMENT SUMMARY

Fair Lakes Development Corp.
PUBLIC IMPROVEMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX CO. VIRGINIA

Scale NONE
Sheet 3 of 14
Date DEC. 1984
File Number PP-3221

Dewberry

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FAIR LAKES LAND BAY V-A (OFFICE)
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-1
FDPA 82-P-069-1-14
FDPA 82-P-069-10-4
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
8/1/07
PROFESSIONAL ENGINEER

KEY PLAN

Application No. PCA-82-P-069-15 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) Approval 10/15/07
Sheet 9 of 12

No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.06.07	GAH	
1	05.31.07	GAH	

REVISIONS

DRAWN BY GAH
APPROVED BY PGY
CHECKED BY PGY
DATE 03.26.07

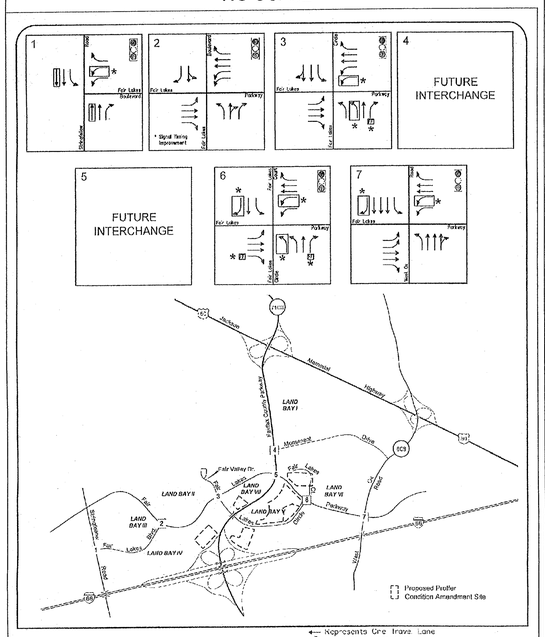
TITLE FAIR LAKES V-A (OFFICE)
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-03-01
FDPA 82-P-069-1-14
FDPA 82-P-069-10-4
SWM NARRATIVE / CROSS SECTIONS

PROJECT NO. M-10627

9

PROGRAMMED / PROPOSED ROAD IMPROVEMENTS

NO SCALE



Fair Lakes Proffer Condition Amendment
Fairfax County, Virginia

BULLS & ASSOCIATES, LLC
TRAFFIC, ENVIRONMENTAL and ROUTE OPTIMIZATION

Application No. PCA-82-P-069-15 Staff WOD
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SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) Approval 10/15/07
Sheet 10 of 12

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & 14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1O)	Amendments (18-202 10F & 10I)

☒ 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 8, 9.

☐ 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, infill, trench, underground, vault, etc.)						
Totals						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3. Pond inlet and outlet pipe systems are shown on Sheet ____.

☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet ____. Type of maintenance access road surface noted on the plat is _____ (e.g. asphalt, geoblock, gravel, etc.).

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

☒ 7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 9.

☒ 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 9.

☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 9.

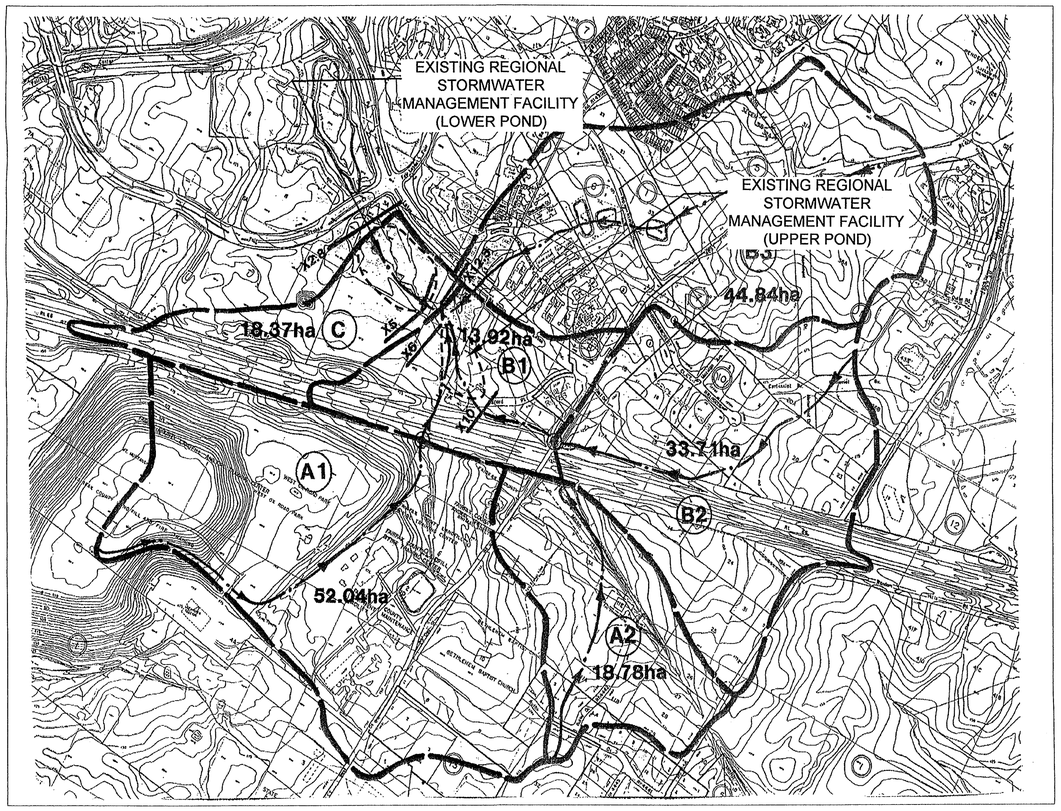
☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2 and 3.

☐ 11. A submission waiver is requested for _____.

☐ 12. Stormwater management is not required because _____.

Industry Letter 05-03 dated 02/02/05

This plan shows the dry pond immediately upstream from Lake #1. It provides detention and BMP requirements for 450 of the original 560 Acre watershed. The design of the upstream ponds shown here were constructed with approved Fairfax County Plans 7202-SP-02 and 7202-SP-04. The design calculation on Sheet 5 for "Lake #1" were from approved Fairfax County Plan 5727-PI-10.



DRAINAGE DIVIDES MAP

APPROXIMATE SCALE:

0' 500' 1000'

Dewberry

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CDPA 82-P-069-3-1
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FDPA 82-P-069-10-4
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
8/1/07
PROFESSIONAL ENGINEER

KEY PLAN

SCALE 0 60 120

No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.06.07	GAH	
1	05.31.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	03.26.07

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CDPA 82-P-069-03-01
FDPA 82-P-069-1-14
FDPA 82-P-069-10-4
DRAINAGE DIVIDES /
ROAD IMPROVEMENTS

PROJECT NO. M-10627

10

SHEET NO. 10 OF 12

PROJECT\Fair Lakes\Fair Lakes - Land Bay V-A\Submissions\FDPA (office)\Deliverables\10 - SWM gordon lake.dwg, 8/1/2007 2:30:02 AM

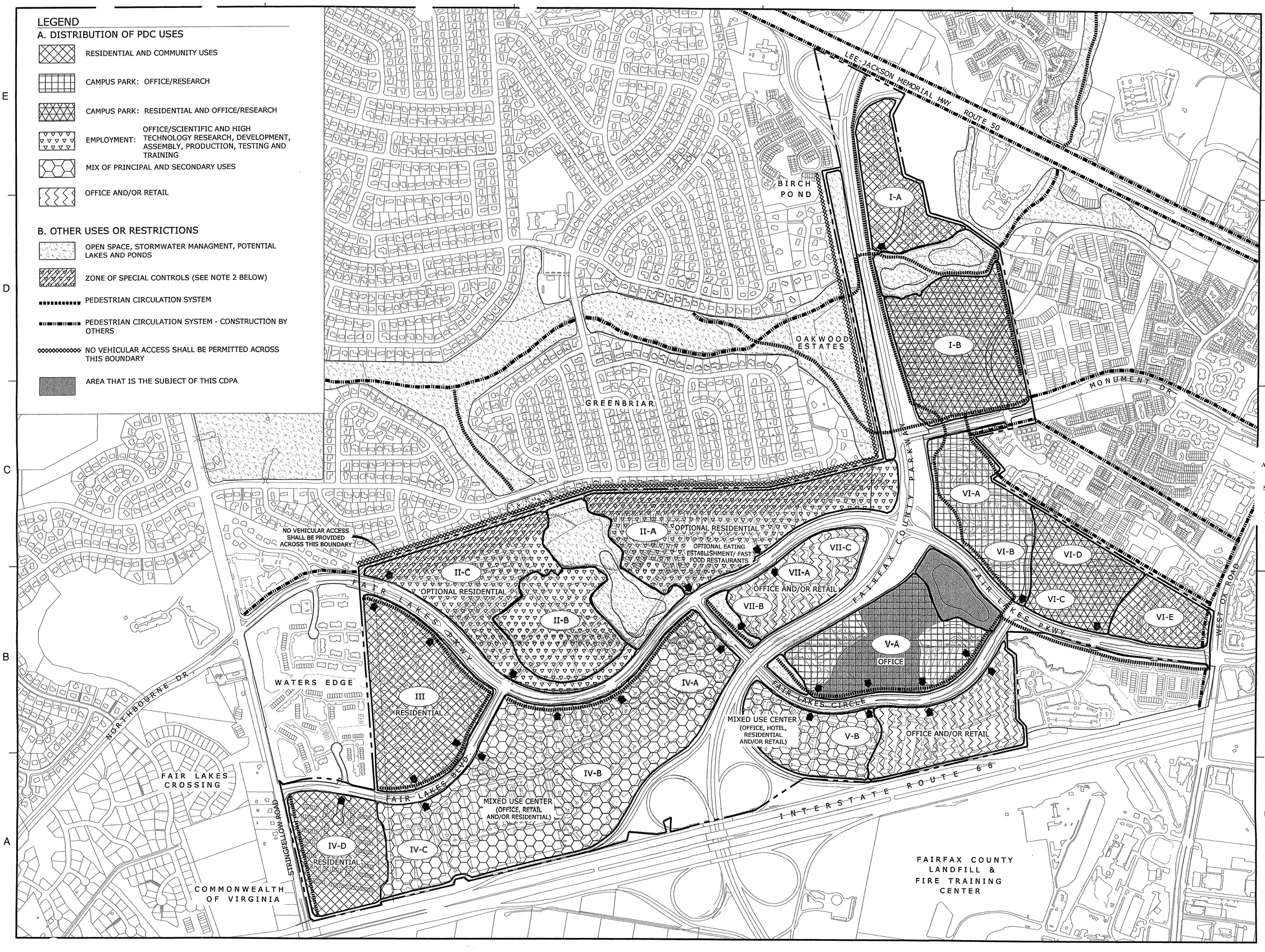
LEGEND

A. DISTRIBUTION OF PDC USES

- RESIDENTIAL AND COMMUNITY USES
- CAMPUS PARK: OFFICE/RESEARCH
- CAMPUS PARK: RESIDENTIAL AND OFFICE/RESEARCH
- EMPLOYMENT: OFFICE/SCIENTIFIC AND HIGH TECHNOLOGY RESEARCH, DEVELOPMENT, ASSEMBLY, PRODUCTION, TESTING AND TRAINING
- MIX OF PRINCIPAL AND SECONDARY USES
- OFFICE AND/OR RETAIL

B. OTHER USES OR RESTRICTIONS

- OPEN SPACE, STORMWATER MANAGMENT, POTENTIAL LAKES AND PONDS
- ZONE OF SPECIAL CONTROLS (SEE NOTE 2 BELOW)
- PEDESTRIAN CIRCULATION SYSTEM
- PEDESTRIAN CIRCULATION SYSTEM - CONSTRUCTION BY OTHERS
- NO VEHICULAR ACCESS SHALL BE PERMITTED ACROSS THIS BOUNDARY
- AREA THAT IS THE SUBJECT OF THIS CDPA



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FDPA 82-P-069-1-14
FDPA 82-P-069-10-4
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
8/1/07
PROFESSIONAL ENGINEER

Application No. PCA-82-P-069-15 Staff WOD
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(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) Approval 10/15/07
Sheet 11 of 12

SCALE
0' 400' 800'

No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.06.07	GAH	
1	05.31.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	03.26.07

TITLE FAIR LAKES V-A (OFFICE)
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-03-01
FDPA 82-P-069-1-14
FDPA 82-P-069-10-4
CDPA KEY PLAN

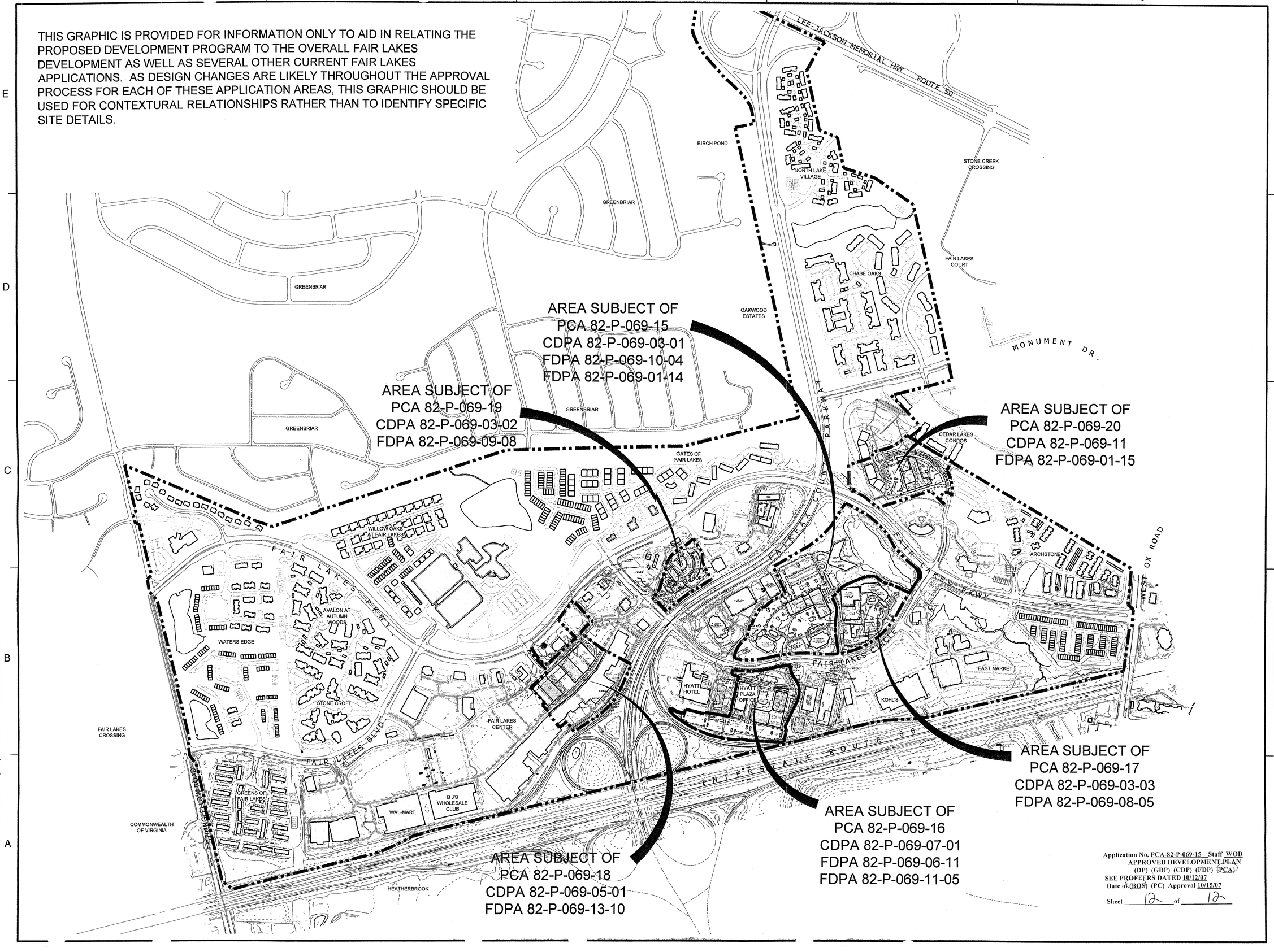
PROJECT NO. M-10627

11

SHEET NO. 11 OF 12

PROJECT\Fair Lakes\Fair Lakes - Land Bay V-A\Submissions\FDPA (office)\Deliverables\11 - CDPA - Blob Plan.dwg, 8/1/2007 2:25:25 AM

THIS GRAPHIC IS PROVIDED FOR INFORMATION ONLY TO AID IN RELATING THE PROPOSED DEVELOPMENT PROGRAM TO THE OVERALL FAIR LAKES DEVELOPMENT AS WELL AS SEVERAL OTHER CURRENT FAIR LAKES APPLICATIONS. AS DESIGN CHANGES ARE LIKELY THROUGHOUT THE APPROVAL PROCESS FOR EACH OF THESE APPLICATION AREAS, THIS GRAPHIC SHOULD BE USED FOR CONTEXTURAL RELATIONSHIPS RATHER THAN TO IDENTIFY SPECIFIC SITE DETAILS.



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FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
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8/1/07
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
0' 400' 800'

No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.06.07	GAH	SHEET ADDED
1	05.31.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	03.26.07

TITLE FAIR LAKES V-A
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CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-03-01
FDPA 82-P-069-1-14
FDPA 82-P-069-10-4

FAIR LAKES KEY MAP

PROJECT NO. M-10627

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\PROJECT\Fair Lakes\Fair Lakes - Land Bay V-A\Submissions\FDPA (office)\Deliverables\12 - FAIR LAKES OVERALL - FIO.dwg, 8/1/2007 2:23:50 AM