FAIR LAKES - LAND BAY V-A

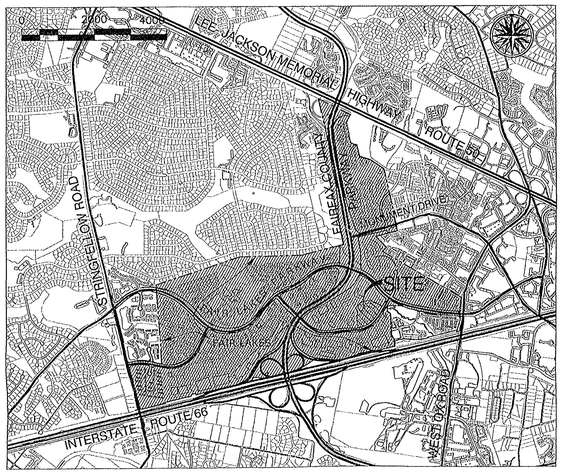
(RESIDENTIAL/OFFICE)

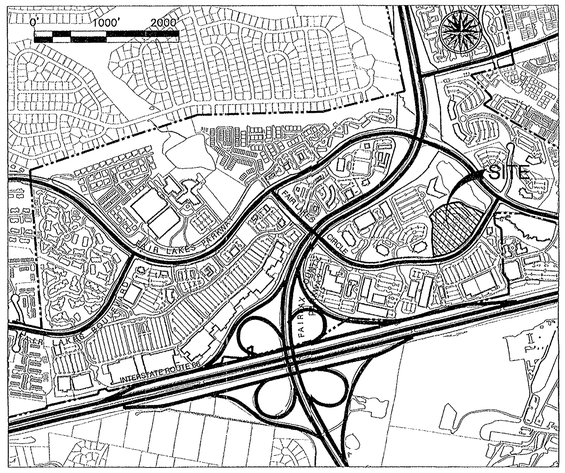
Springfield District Fairfax County, Virginia

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

CDPA 82-P-069-03-03 FDPA 82-P-069-08-05 CONCURRENT WITH PCA 82-P-069-17

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)) 6A, 8A1 (PART) AND 8A2. THE CDPA/FDPA LAND AREA CONTAINS APPROXIMATELY 8.37 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.

2. THE CDPA/FDPA HAS BEEN FILED TO ADD A MULTIPLE FAMILY RESIDENTIAL BUILDING AND RELATED PARKING STRUCTURE/GARAGE. THE MULTIPLE FAMILY DWELLING BUILDING WILL CONTAIN A MAXIMUM OF 300,000 SQUARE FEET OF GROSS FLOOR AREA AND A MAXIMUM OF 350 DWELLING UNITS, WHICH SHALL BE INCLUSIVE OF ADUs AND/OR WORKFORCE DWELLING UNITS. THE PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING WILL BE A MAXIMUM OF 13 STORIES ABOVE GRADE.

   AN EXTENSION OF AN EXISTING DETACHED PARKING STRUCTURE/ GARAGE WILL ALSO BE CONSTRUCTED AS A COMPONENT OF THE DEVELOPMENT PROGRAM TO ACCOMMODATE THE REQUISITE PARKING SPACES THAT WILL BE DISPLACED BY THE PROPOSED DEVELOPMENT PROGRAM. THE DISPLACED PARKING SPACES CURRENTLY SERVE THE ADJACENT EXISTING OFFICE BUILDING.

   IT IS TO BE NOTED THAT A SEPARATE CDPA/FDPA HAS BEEN FILED TO ESTABLISH A SEVENTH OFFICE BUILDING IN LAND BAY V-A. THE PROPOSED ADDITIONAL OFFICE BUILDING WILL BE LOCATED TO THE NORTHWEST OF THE PROPOSED MULTIPLE FAMILY RESIDENTIAL 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. THE EXISTING OFFICE BUILDING SHOWN WITHIN THE SPECIFIED AREA OF THE CDPA/FDPA WAS CONSTRUCTED IN 1987 AND WILL BE RETAINED. EXCEPT FOR THE TWO (2) PROPOSED DEVELOPMENT PROGRAMS SUMMARIZED IN NOTE 2 ABOVE, NO OTHER CHANGES ARE PROPOSED TO THE EXISTING DEVELOPMENT PROGRAM IN LAND BAY V-A.

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 AND A RESOURCE PROTECTION AREA (RPA) LOCATED ON THE EASTERN PORTION OF THE SITE 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 PROGRAMS HAS BEEN PROVIDED IN ACCORDANCE WITH THE APPROVED OVERALL STORMWATER MANAGEMENT PLAN FOR FAIR LAKES (COUNTY PLANS NO. 5727-PI-19 AND 5727-FPI-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 R-30 DISTRICT. THE ANGLE OF BULK PLANE REQUIREMENTS FOR THE R-30 DISTRICT ARE PRESENTED FOR GENERAL CONFORMANCE BY THE PROPOSED DEVELOPMENT AT THE PDC PERIPHERAL BOUNDARY. IT IS TO BE NOTED THAT THE SUBJECT DEVELOPMENT PROGRAM IS LOCATED IN THE INTERIOR OF THE APPLICABLE PDC DISTRICT.

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. THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIREMENT FOR THE PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING.

15. IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PUBLIC FACILITIES MANUAL STANDARD 12-0702.1B(2) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT FROM EIGHT (8) FEET TO A MINIMUM OF SIX (6) FEET AS SHOWN ON THE CDP/FDP AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS OR STRUCTURAL CELLS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO THIS MODIFICATION REQUEST. REFER TO THE DETAIL "TYPICAL TREE OPENING IN SIDEWALK WITH STRUCTURAL SOIL" FOR THE GRAPHIC PLANTING PLAN.

16. 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, 280 EXISTING PARKING SPACES WILL BE DISPLACED BY THE PROPOSED DEVELOPMENT PROGRAM. THE DISPLACED SPACES AS WELL AS THE REQUISITE PARKING SPACES TO SERVE THE PROPOSED MULTIPLE FAMILY RESIDENTIAL UNITS WILL BE: LOCATED IN A MODIFIED SURFACE PARKING AREA, IN A FOUR (4) LEVEL PARKING ISTRUCTURE/GARAGE LOCATED BENEATH THE PROPOSED BUILDING AND IN A FREESTANDING FOUR (4) LEVEL PARKING STRUCTURE LOCATED ADJACENT TO THE EXISTING OFFICE BUILDING AND PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING.

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

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

17. 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 TABULATION AND ON THE GRAPHIC, ONLY TWO (2) LOADING SPACES ARE PLANNED FOR THE PROPOSED MULTIPLE FAMILY DWELLING BUILDING. BY STRICT APPLICATION OF THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE, FOUR (4) 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 THE TWO (2) PROPOSED LOADING SPACES.

18. 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 ARE NO TRAILS RECOMMENDED ON THE COUNTYWIDE TRAILS PLAN IN THE IMMEDIATE VICINITY OF THE SUBJECT PROPERTY.

19. 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.

20. TO THE BEST OF OUR KNOWLEDGE AND BELIEF NEITHER THE EXISTING NOR THE PROPOSED BUILDING PROGRAM WILL 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 EXISTING AND PROPOSED BUILDING PROGRAM AND/OR THE MAINTENANCE OF THE BUILDINGS AND GROUNDS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

21. AMENITIES HAVE BEEN PREVIOUSLY PROVIDED IN FAIR LAKES. ADDITIONAL AMENITIES ARE PLANNED FOR THE PROPOSED DEVELOPMENT PROGRAM THAT WILL BE IN THE FORM OF PEDESTRIAN CONNECTIONS TO THE SURROUNDING LAND USES AND A PUBLICLY ACCESSIBLE URBAN PLAZA/PARK AREA.

    THERE ARE NO ADDITIONAL COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THE DEVELOPMENT PROGRAM. IN ADDITION, OTHER THAN THE EXISTING VEGETATION, THE POND AND THE DEVELOPMENT ON THE SUBJECT PROPERTY, THERE ARE NO SCENIC ASSETS LOCATED ON THE SITE. LASTLY, OTHER THAN THE EXISTING VEGETATION AND THE POND, 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.

22. THERE IS AN EXISTING OFFICE BUILDING LOCATED ON THE SUBJECT PROPERTY. BASED ON FAIRFAX COUNTY RECORDS, IT WAS BUILT IN 1987. IT WILL BE SAVED. WHEREAS IT HAS NO SIGNIFICANT HISTORICAL OR ARCHITECTURAL VALUE, THE ARCHITECTURE OF THE PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING AND RELATED PARKING STRUCTURE WILL BE DESIGNED TO COMPLEMENT AND BE HARMONIOUS WITH THE EXISTING OFFICE BUILDING AND THE OTHER EXISTING BUILDINGS IN THE VICINITY OF THE SUBJECT PROPERTY.

23. 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. THEY ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE CDPA/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 OF THE PDC DISTRICT AS REPRESENTED ON THE GRAPHIC ARE TO BE CONSIDERED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-403 OF THE ZONING ORDINANCE.

    THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA AND/OR A LESSER OR GREATER NUMBER OF RESIDENTIAL UNITS FROM THE TOTALS REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT AND ASSOCIATED PARKING WILL BE REDUCED/MODIFIED ACCORDINGLY; HOWEVER, IN NO EVENT WILL THE BUILDING FOOTPRINT OR HEIGHT BE INCREASED TO ACCOMMODATE A LARGER NUMBER OF UNITS. THE APPLICANT RESERVES THE FURTHER RIGHT TO PROVIDE ADDITIONAL PARKING SPACES IN THE PARKING GARAGE OR 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.

24. 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 BUILDINGS 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.

25. THE PROPOSED 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 BUILDING SCHEDULE DOES NOT INCLUDE THE HEIGHT OF THE PENTHOUSE.

26. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, BENCHES, STREET FURNITURE, 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. IT IS UNDERSTOOD THAT THE PRIMARY USE OF THE EXISTING BUILDING ON THE SUBJECT PROPERTY WILL BE OFFICE AND THE PRIMARY USE OF THE PROPOSED BUILDING WILL BE MULTIPLE FAMILY RESIDENTIAL DWELLING UNITS. IT IS TO BE FURTHER UNDERSTOOD THAT ACCESSORY SERVICE USES MAY BE ESTABLISHED AS A SECONDARY USE(S) IN BOTH BUILDINGS SUBJECT TO THE PROVISIONS SET FORTH IN SECT. 6-206 AND ARTICLE 10 OF THE ZONING ORDINANCE.

28. 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.

29. 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 WILL BE CONSTRUCTED IN ONE CONTINUOUS PHASE.

30. 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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3. DETAILS
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7. STORMWATER NARRATIVE AND CROSS SECTIONS
8. OVERALL DRAINAGE DIVIDES / STORMWATER MANAGEMENT CHECKLIST
9. CONCEPTUAL DEVELOPMENT PLAN AMENDMENT KEY PLAN
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FAIR LAKES - LAND BAY V-A
(RESIDENTIAL / OFFICE)
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-03-03
FDPA 82-P-069-08-05

CONCURRENT WITH PCA 82-P-069-17

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Application No. PCA-82-P-069-17 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/9/07
Date of (BOS) (PC) Approval 10/15/07

Sheet 1 of 10

COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
5/10/07
PROFESSIONAL ENGINEER

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

CDPA 82-P-069-03-03
FDPA 82-P-069-08-05

CONCURRENT WITH
PCA 82-P-069-17

REV. SEPTEMBER 10, 2007
REV. AUGUST 16, 2007
REV. AUGUST 1, 2007
REV. JULY 11, 2007
REV. MAY 31, 2007
FEBRUARY 27, 2007

SUBMISSION DATE

RECEIVED
Department of Planning & Zoning
SEP 11 2007
Zoning Evaluation Division

PCA-82-P-069-17
10628

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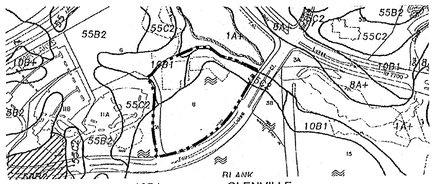
LEGEND

- 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

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	3329.05'	04°12'55"	244.91'	122.51'	244.86'	S30°56'41"E
2	763.51'	54°48'12"	730.30'	395.79'	702.77'	S56°14'20"W
3	47.00'	44°12'48"	36.27'	19.09'	35.38'	N12°34'13"E
4	729.00'	15°28'47"	196.96'	99.08'	196.36'	N01°47'48"W
5	147.23'	31°46'08"	81.63'	41.90'	80.59'	N09°56'28"W

SOILS MAP



10B1 GLENVILLE
55C2 GLENELG
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ANGLE OF BULK PLANE

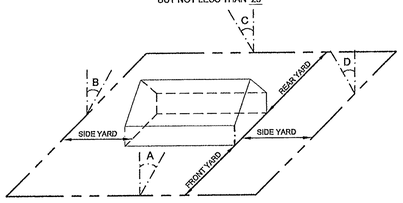
MINIMUM REQUIRED YARD FOR BUILDING WITH 135' HEIGHT

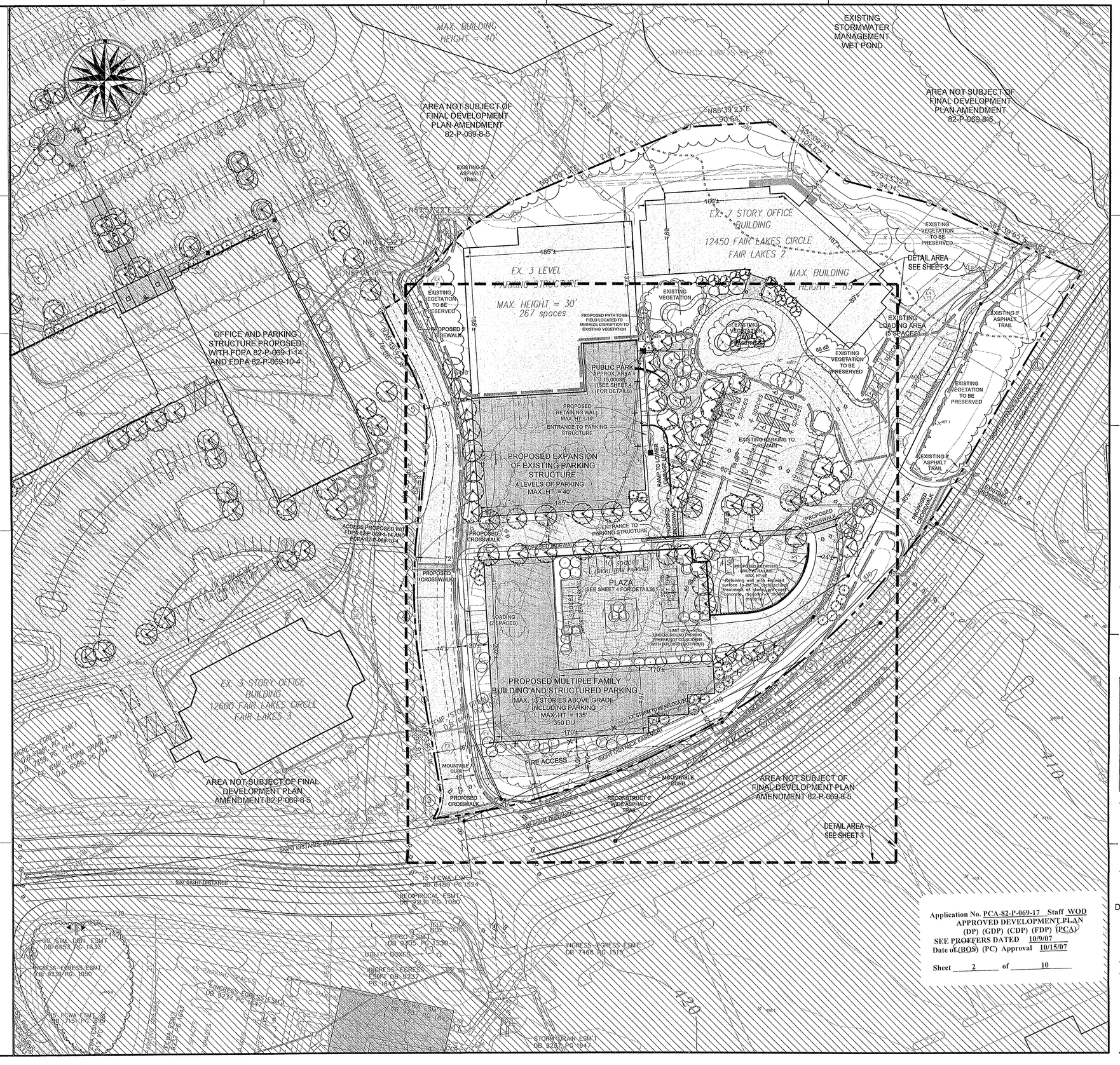
NOTE:
THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION IS OF THE R-30 DISTRICT CONSIDERATION OF THE PROPOSED RETAIL DEVELOPMENT AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.

FRONT YARD : ∠1 A 25° WITH A BUILDING HEIGHT OF 135', THE FRONT YARD = 61' BUT NOT LESS THAN 20'

SIDE YARD : ∠1 B 25° WITH A BUILDING HEIGHT OF 135', THE SIDE YARD = 61' BUT NOT LESS THAN 10'

REAR YARD : ∠1 C 25° WITH A BUILDING HEIGHT OF 135', THE REAR YARD = 61' BUT NOT LESS THAN 25'





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Sheet 2 of 10

Dewberry

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FAIR LAKES LAND BAY V-A
(RESIDENTIAL / OFFICE)
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-3
FDPA 82-P-069-8-5
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
9/19/07
PROFESSIONAL ENGINEER

KEY PLAN

SCALE 0' 50' 100'

No.	DATE	BY	Description
5	09.10.07	GAH	
4	08.16.07	GAH	
3	08.01.07	GAH	
2	07.11.07	GAH	
1	05.31.07	GAH	

REVISIONS

DRAWN BY GAH
APPROVED BY PGY
CHECKED BY PGY
DATE 02.27.07

TITLE FAIR LAKES V-A
(RESIDENTIAL / OFFICE)
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-3
FDPA 82-P-069-8-5

DEVELOPMENT PLAN

PROJECT NO. M-10628

2

SHEET NO. 2 OF 10

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TABULATION

LAND AREA (364,597 SF)	8.37± AC
ZONING	PDC
GROSS FLOOR AREA TOTAL	474,826± SF
EXISTING OFFICE BUILDING	174,826± SF
PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING	300,000± SF*
FLOOR AREA RATIO (FAR) EXISTING/PROPOSED	1.30*
MAXIMUM BUILDING HEIGHT	
EXISTING OFFICE BUILDING	85± FT
PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING (MAXIMUM 13 STORIES ABOVE GRADE)	135± FT
PARKING SPACES REQUIRED	1,041
EXISTING OFFICE BUILDING 174,826 SF AT 2.6 SPACES/1,000 SF GFA + CELLAR	481**
PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING 350 UNITS AT 1.6 SPACES PER UNIT	560
PARKING SPACES PROPOSED (SEE NOTE #16)	1,181
SURFACE	106
STRUCTURE (OFFICE)	537
GARAGE (RESIDENTIAL)	538
LOADING SPACES REQUIRED	9
EXISTING OFFICE BUILDING	5
PROPOSED MULTIPLE FAMILY DWELLING BUILDING	4
LOADING SPACES PROPOSED (SEE NOTE 17)	7
EXISTING OFFICE BUILDING	5
PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING	2
OPEN SPACE REQUIRED (15%)	1.26± AC***
OPEN SPACE PROPOSED (30%)	2.51± 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. THIS AMOUNT OF FLOOR AREA AND PARKING IS INCLUSIVE OF ANY ADUs AND/OR WORK FORCE DWELLING UNITS.

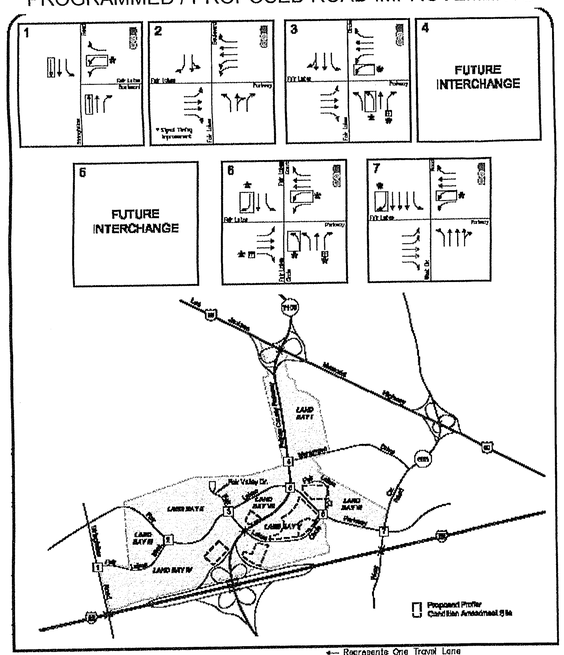
** 280 EXISTING PARKING SPACES WILL BE DISPLACED AND REPLACED BY THE PROPOSED DEVELOPMENT PROGRAM.

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

LEGEND

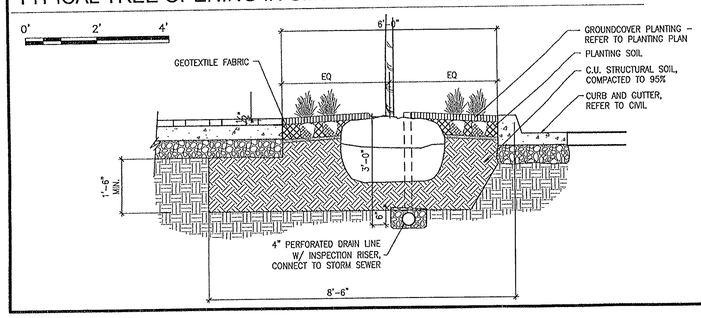
- PROPOSED STORM SEWER
- EXISTING STORM SEWER TO BE REMOVED
- PRELIMINARY LIMITS OF CLEARING AND GRADING
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED GROUNDCOVER

PROGRAMMED / PROPOSED ROAD IMPROVEMENTS



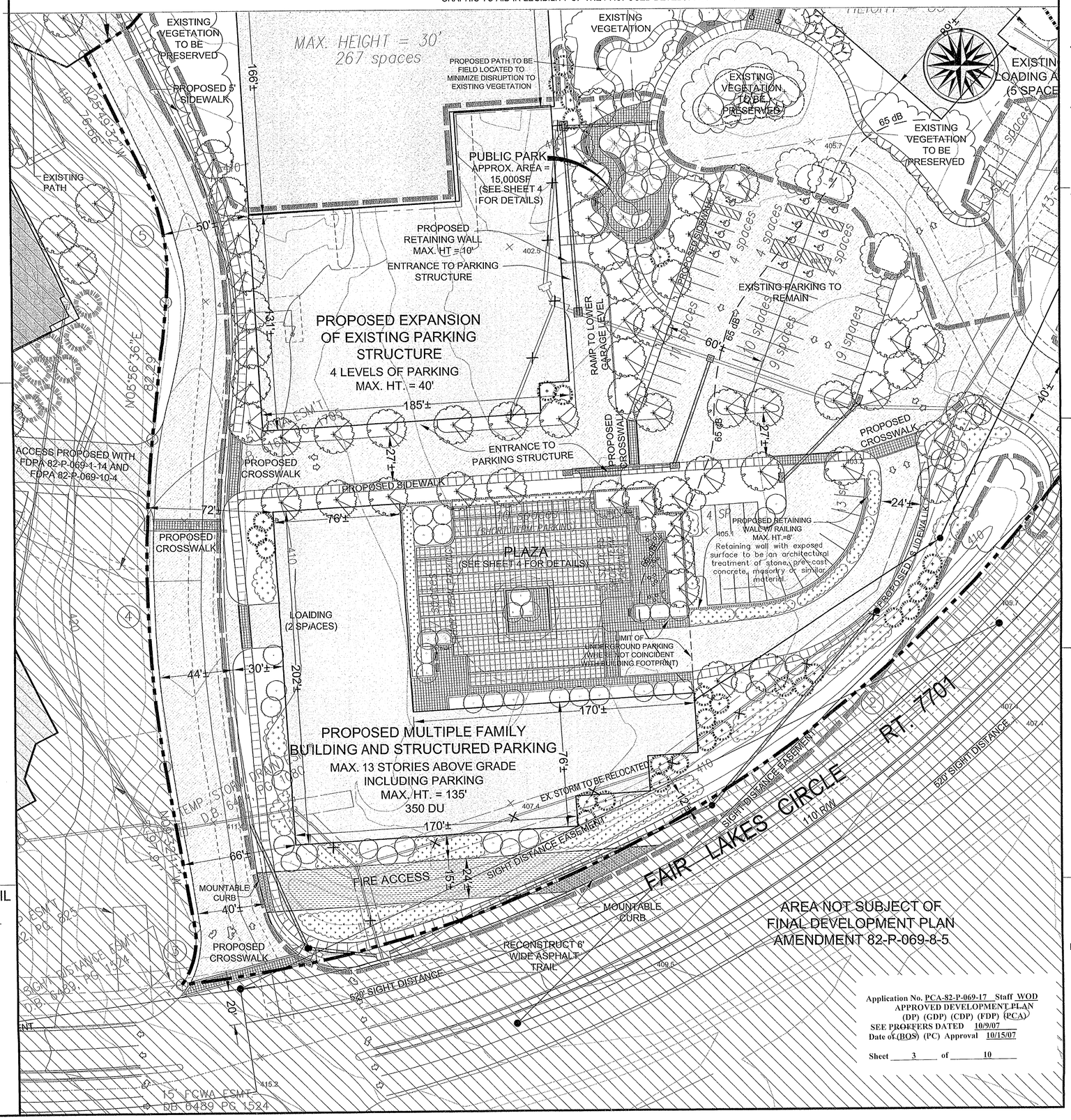
Programmed/Proposed Road Improvements

TYPICAL TREE OPENING IN SIDEWALK/PLAZA WITH STRUCTURAL SOIL



DEVELOPMENT DETAIL

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



Application No. PCA-82-P-069-17 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/9/07
Date of (BOS) (PC) Approval 10/15/07

Sheet 3 of 10

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FAIR LAKES
LAND BAY V-A
(RESIDENTIAL / OFFICE)
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-3
FDPA 82-P-069-8-5
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
9/14/07
PROFESSIONAL ENGINEER

KEY PLAN

SCALE 0' 30' 60'

No.	DATE	BY	Description
5	09.10.07	GAH	
4	08.16.07	GAH	
3	08.01.07	GAH	
2	07.11.07	GAH	
1	05.31.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	02.27.07

TITLE FAIR LAKES V-A
(RESIDENTIAL / OFFICE)
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-3
FDPA 82-P-069-8-5
TABULATION / DETAILS

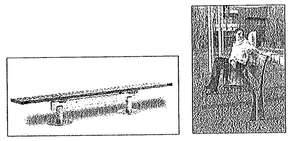
PROJECT NO. M-10628

3

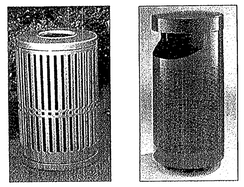
SHEET NO. 3 OF 10

J:\PROJECT\Fair Lakes\Fair Lakes - Land Bay V-A\Submissions\FDPA (residential)\Deliverables\3 - TABULATION - DETAIL.dwg, 9/10/2007 2:35:09 PM

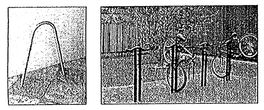
SITE FURNISHINGS REPRESENTED ON THIS SHEET ARE CONCEPTUAL AND ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL PRODUCT SELECTION MAY VARY AT TIME OF SITE PLAN BUT WILL BE CONSISTENT WITH THE QUALITY OF DESIGN REPRESENTED HEREON.



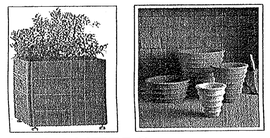
1 BENCHES



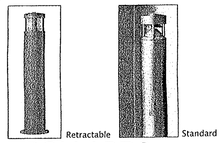
2 TRASH RECEPTACLES



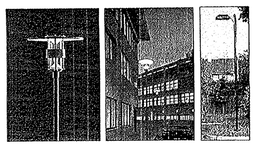
3 BIKE RACKS



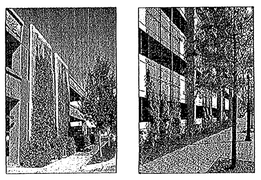
4 PLANTERS



5 BOLLARDS

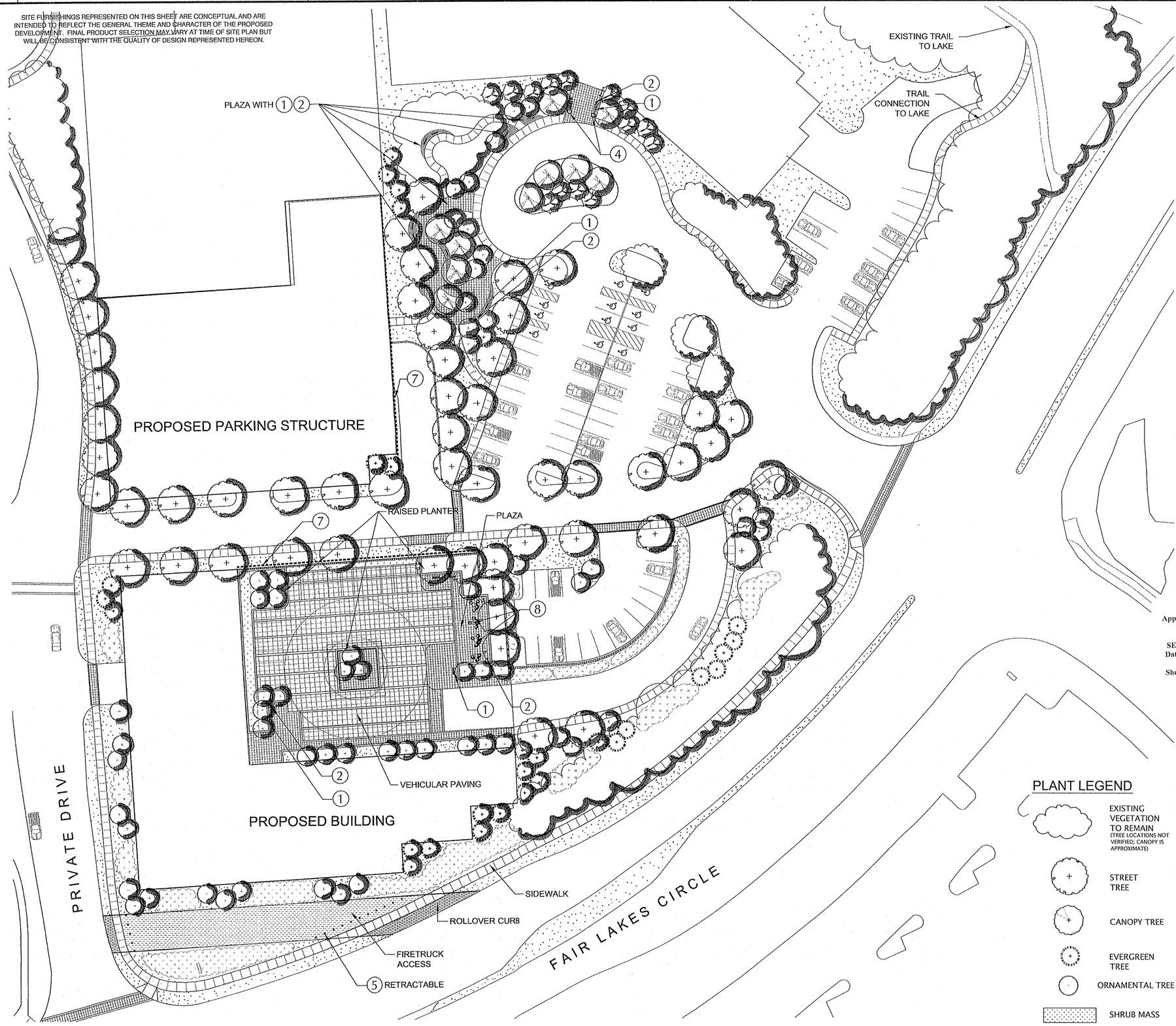


6 LIGHTING



7 VERTICAL GREENSCREEN

8 TABLE AND CHAIRS



PLAN: LANDSCAPE SITE
SCALE: 1"=30'

PLANT LEGEND

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

0 15 30 60 90

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Lic. No. 8053
9/10/07
PROFESSIONAL ENGINEER

KEY PLAN

Application No. PCA-82-P-069-17 Staff WOD
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(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/9/07
Date of (BOS) (PC) Approval 10/15/07

Sheet 4 of 10

No.	DATE	BY	Description
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4	08.16.07	GAH	
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1	05.31.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	02.27.07

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CDPA 82-P-069-3-3
FDPA 82-P-069-8-5
LANDSCAPE DETAILS

PROJECT NO. M-10628

4

SHEET NO. 4 OF 10

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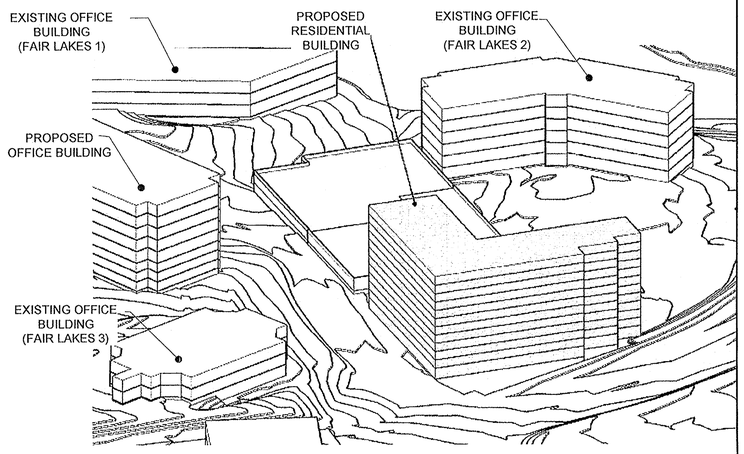
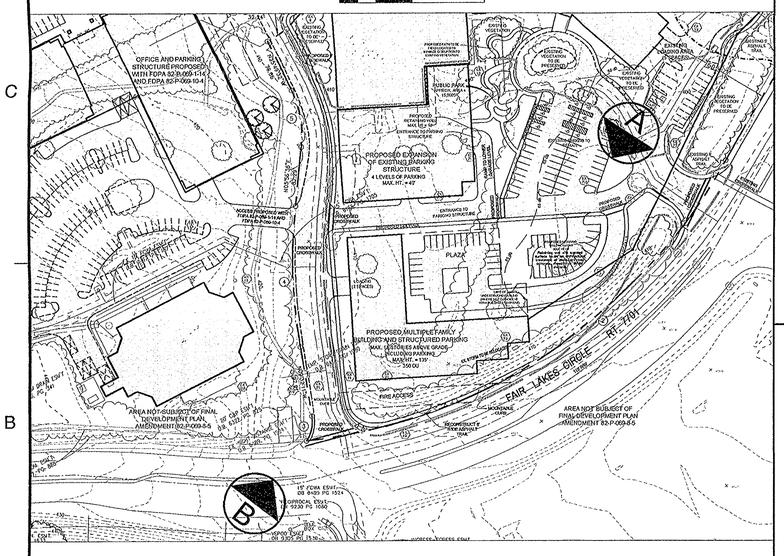
MASSING MODEL
(NO SCALE)



NOTE: THE MASSING MODEL ON THIS SHEET IS PRELIMINARY IN NATURE AND IS PROVIDED TO AID IN THE UNDERSTANDING OF THE PROPOSED DEVELOPMENT PROGRAM IN RELATION TO THE SITE. THE MASSING MODEL IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

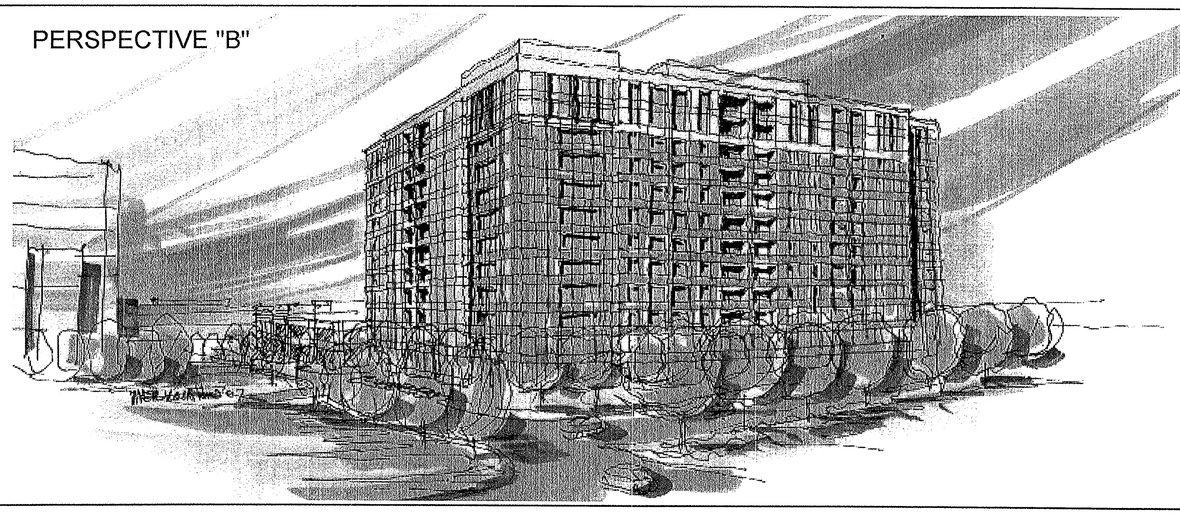
PERSPECTIVE KEY MAP
0' 100' 200'



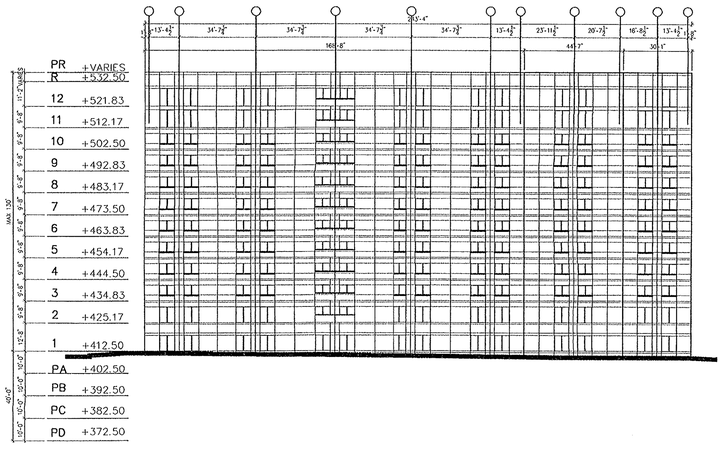
PERSPECTIVES
(NO SCALE)

PERSPECTIVE "A"

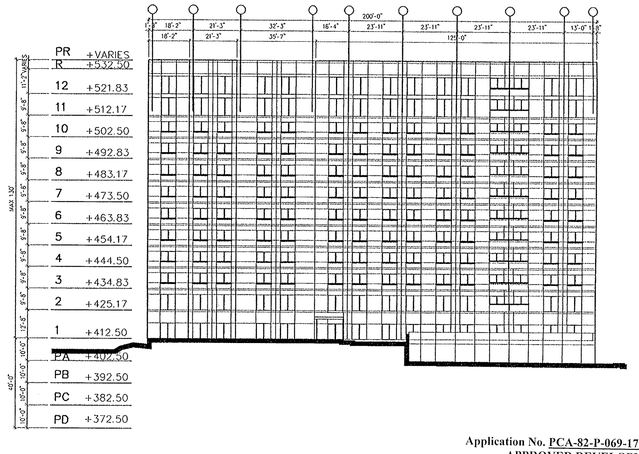
PERSPECTIVE "B"



SOUTH ELEVATION
0 32' 64'



EAST ELEVATION
0 32' 64'



NOTE: THE BUILDING PERSPECTIVES AND 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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9/10/07
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
AS NOTED

No.	DATE	BY	Description
5	09.10.07	GAH	
4	08.16.07	GAH	
3	08.01.07	GAH	
2	07.11.07	GAH	
1	05.31.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	02.27.07

TITLE FAIR LAKES V-A
(RESIDENTIAL / OFFICE)
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-3
FDPA 82-P-069-8-5

ARCHITECTURAL DETAILS

PROJECT NO. M-10628

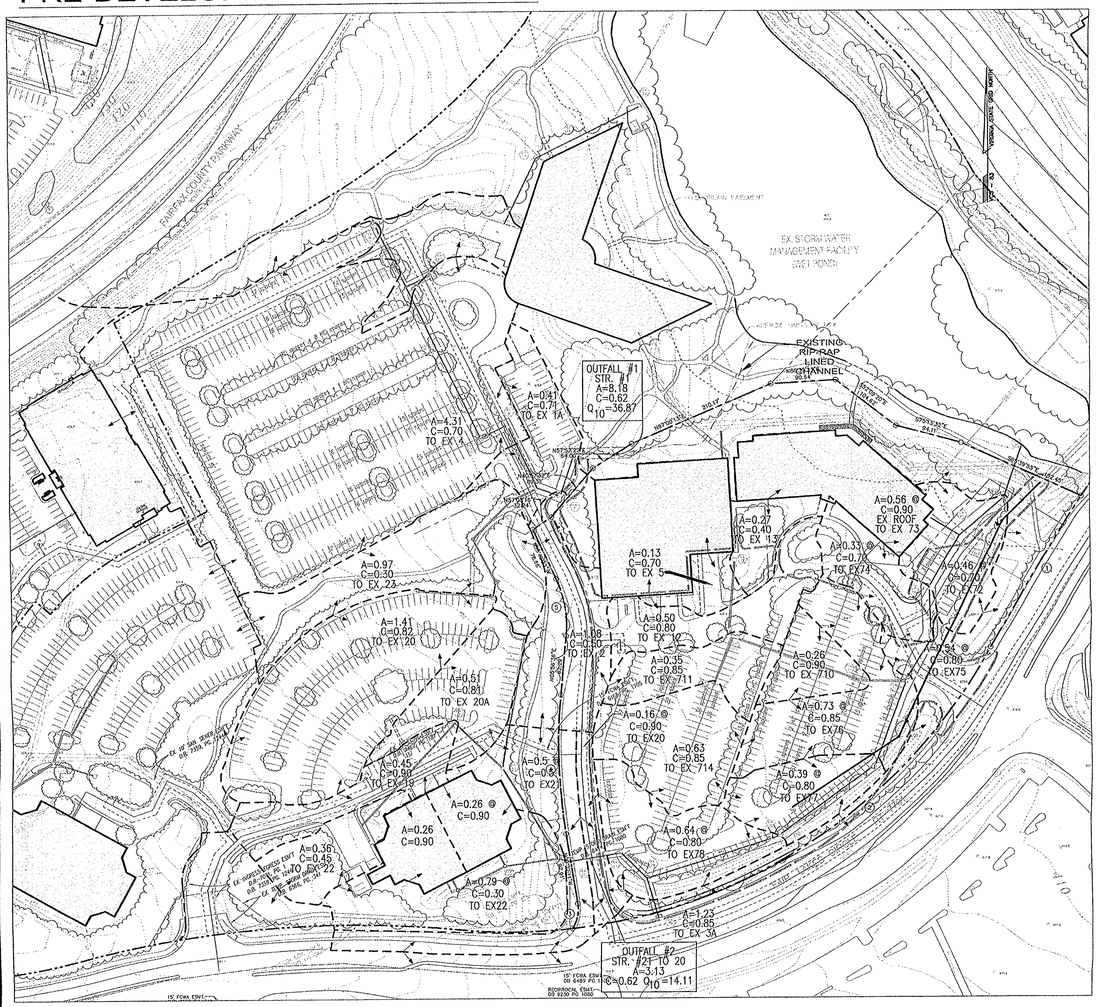
Application No. PCA-82-P-069-17 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/9/07
Date of (BOS) (PC) Approval 10/15/07

Sheet 5 of 10

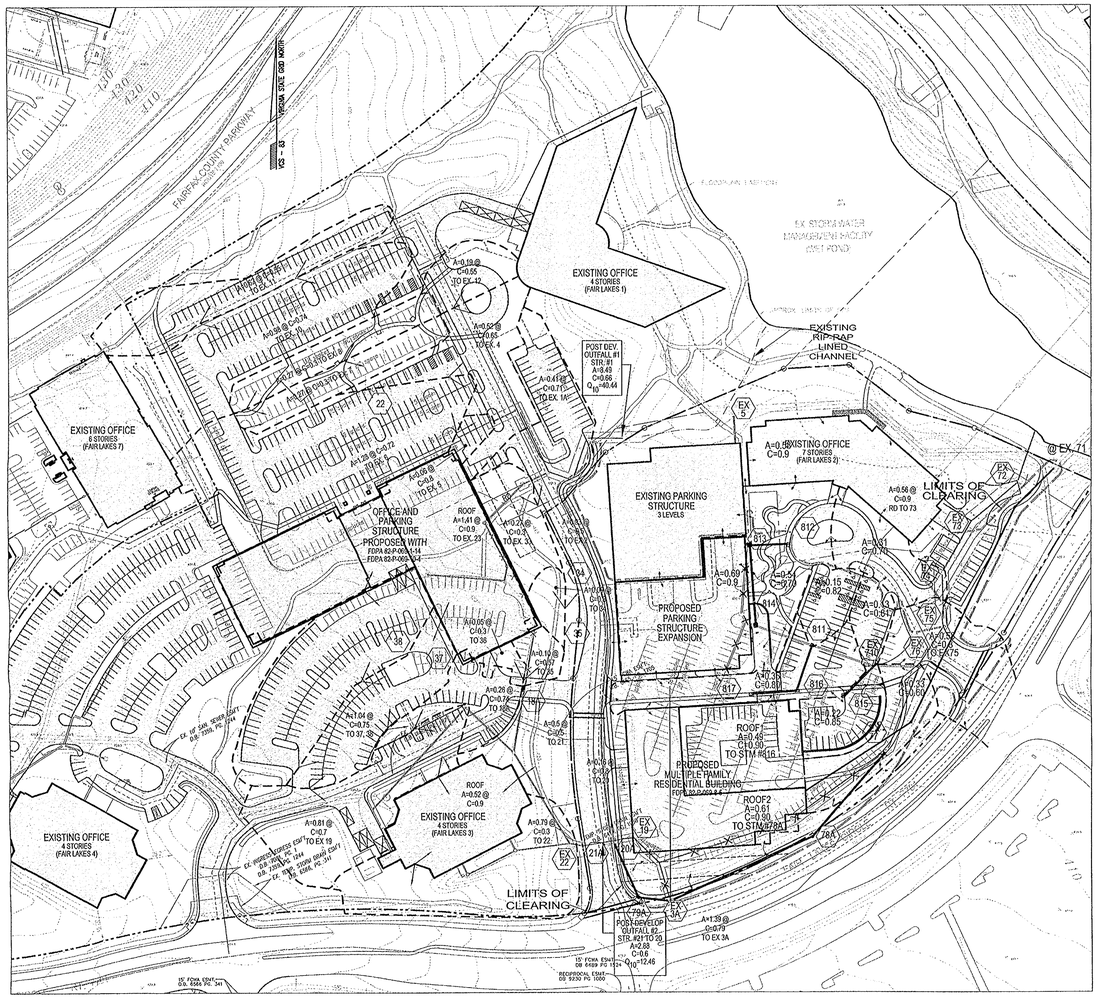
5

Q:\PROJECT\Fair Lakes\Fair Lakes - Land Bay V-A\Submissions\FDPA (residential)\Deliverables\5 - ARCHITECTURAL DETAILS.dwg, 9/10/2007 2:13:58 PM

PRE-DEVELOPMENT CONDITIONS



POST-DEVELOPMENT CONDITIONS



PROPOSED STORM COMPUTATIONS

STORM DRAINAGE COMPUTATIONS

FROM STR	TO	AREA	TOTAL	RUNOFF		ACCUM.	Tc	I						Q	VELOCITY		PROFILE		
STR	STR				CA	CA	TO	IN/HR	INC.	TOTAL	DIA.	SLOPE	LENGTH	n	CAP	ACTU.	LOSSES	UPPER	LOWER	DROP
#	#	ac	ac	C			MIN		CFS	CFS	IN	%	FT		CFS	FPS	FT	INVERT	INVERT	FT
ROOF1	816	0.49	0.49	0.90	0.44	0.44	5	7.27	3.21	3.21	-	-	-	-	-	-	-	-	-	
812, 813, 814	811	0.54	0.54	0.70	0.38	0.38	5	7.27	2.75	2.75	-	-	-	-	-	-	-	-	-	
817,816	811	0.35	0.84	0.80	0.28	0.72	5	7.27	2.04	5.24	-	-	-	-	-	-	-	-	-	
811	EX710	0.15	1.53	0.82	0.12	1.22	5	7.27	0.89	9.88	-	-	-	-	-	-	-	-	-	
815	EX710	0.22	0.22	0.85	0.19	0.19	5	7.27	1.36	1.36	-	-	-	-	-	-	-	-	-	
EX710	76A	0.13	1.88	0.81	0.11	1.51	5	7.27	0.77	11.01	-	-	-	-	-	-	-	-	-	
ROOF2	78A	0.61	0.61	0.90	0.55	0.55	5	7.27	3.99	3.99	-	-	-	-	-	-	-	-	-	
EXROOF	EX73	0.58	0.58	0.90	0.52	0.52	5	7.27	3.79	3.79	-	-	-	-	-	-	-	-	-	
21A	20A	0.50	2.88	0.50	0.25	1.71	5	7.27	1.82	12.46	-	-	-	-	-	-	-	-	-	
20A	19A	0.16	3.04	0.80	0.13	1.84	5	7.27	0.93	13.39	-	-	-	-	-	-	-	-	-	
19A	EX3A	0.00	3.04	-	0.00	1.84	5	7.27	0.00	13.39	-	-	-	-	-	-	-	-	-	
EX3A	78A	1.39	4.43	0.79	1.10	2.94	5	7.27	7.98	21.38	-	-	-	-	-	-	-	-	-	
78A	EX77	0.00	5.04	0.80	0.00	3.49	5	7.27	0.00	25.37	-	-	-	-	-	-	-	-	-	
EX77	EX76	0.00	5.04	0.49	0.00	3.49	5	7.27	0.00	25.37	21	3.23%	127.78	0.013	28.48	13.37	4.13	396.31	392.18	1.20
EX76	EX75	0.33	7.25	0.60	0.20	5.20	5	7.27	1.44	37.82	36	0.77%	69.00	0.013	58.44	8.80	0.53	390.98	390.45	0.14
EX75	EX74	0.58	7.83	0.80	0.46	5.67	5	7.27	3.37	41.19	36	0.64%	67.53	0.013	53.20	8.32	0.43	390.31	389.88	0.09
EX74	EX73	0.31	8.14	0.70	0.22	5.88	5	7.27	1.58	42.77	36	0.79%	79.78	0.013	59.25	9.14	0.63	389.79	389.16	0.40
EX73	EX72	0.00	8.72	-	0.00	6.40	5	7.27	0.00	46.56	36	1.28%	85.13	0.013	75.45	11.21	1.09	388.76	387.67	0.52
EX72	EX71	0.46	9.18	0.70	0.32	6.73	5	7.27	2.34	48.90	36	7.28%	73.67	0.013	179.85	21.80	5.36	387.15	381.79	

EX71 releases into Lake 1. See Sheets 6 and 7 for outfall narrative

THIS SITE WILL USE THE EXISTING AND PROPOSED STORM SYSTEMS TO CONVEY THE PROPOSED RUNOFF TO NEARBY LAKE #1. AS SHOWN ON THE CALCULATIONS ON THIS SHEET, THE EXISTING SYSTEMS WILL HAVE ADEQUATE CAPACITY TO CONVEY THE RUNOFF TO ITS EXISTING OUTFALL AT THE WATERS EDGE OF LAKE #1. FOR SWM REQUIREMENTS SEE SHEET 7 AND 8.

THE EXISTING STORM SYSTEM OUTFALL THROUGH V-A BUILDING 2 SITE IS ADEQUADE FOR THE DEVELOPMENT OF THIS PROPOSED RESIDENTIAL BUILDING PROJECT. A PORTION OF THIS EXISTING STORM SYSTEM WILL BE RECONSTRUCTED WITH ADEQUATE SIZE AND LOCATION WITH THIS PROJECT. THIS STORM RELOCATION WILL BE DESIGNED TO ADEQUATELY CONVEY ALL OF THE UP STREAM PROPOSED OFFICE BUILDING PROJECT, AS IS REQUIRED BY THE FAIRFAX COUNTY PFM.

NOTE: IN ORDER TO ELIMINATE EX. STORM STR. NUMBER DUPLICATION, NEW NUMBERS ARE ASSIGNED TO THESE STRUCTURES IE.. EX 6 NOW 76, EX 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-069-17 Staff WOD
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SEE PROFFERS DATED 10/9/07
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Sheet 6 of 10

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9/14/07
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KEY PLAN

SCALE
0' 100' 200'

No.	DATE	BY	Description
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3	08.01.07	GAH	
2	07.11.07	GAH	
1	05.31.07	GAH	

REVISIONS

DRAWN BY GAH
APPROVED BY PGY
CHECKED BY PGY
DATE 02.27.07

TITLE FAIR LAKES V-A
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CDPA 82-P-069-3-3
FDPA 82-P-069-8-5

SWM COMPUTATIONS/
DRAINAGE DIVIDES

PROJECT NO. M-10628

6

SHEET NO. 6 OF 10

J:\PROJECT\Fair Lakes\Fair Lakes - Land Bay V-A\Submissions\FDPA (residential)\Deliverables\6 - SWM COMPUTATIONS AND DIVIDES.dwg, 9/10/2007 2:12:24 PM

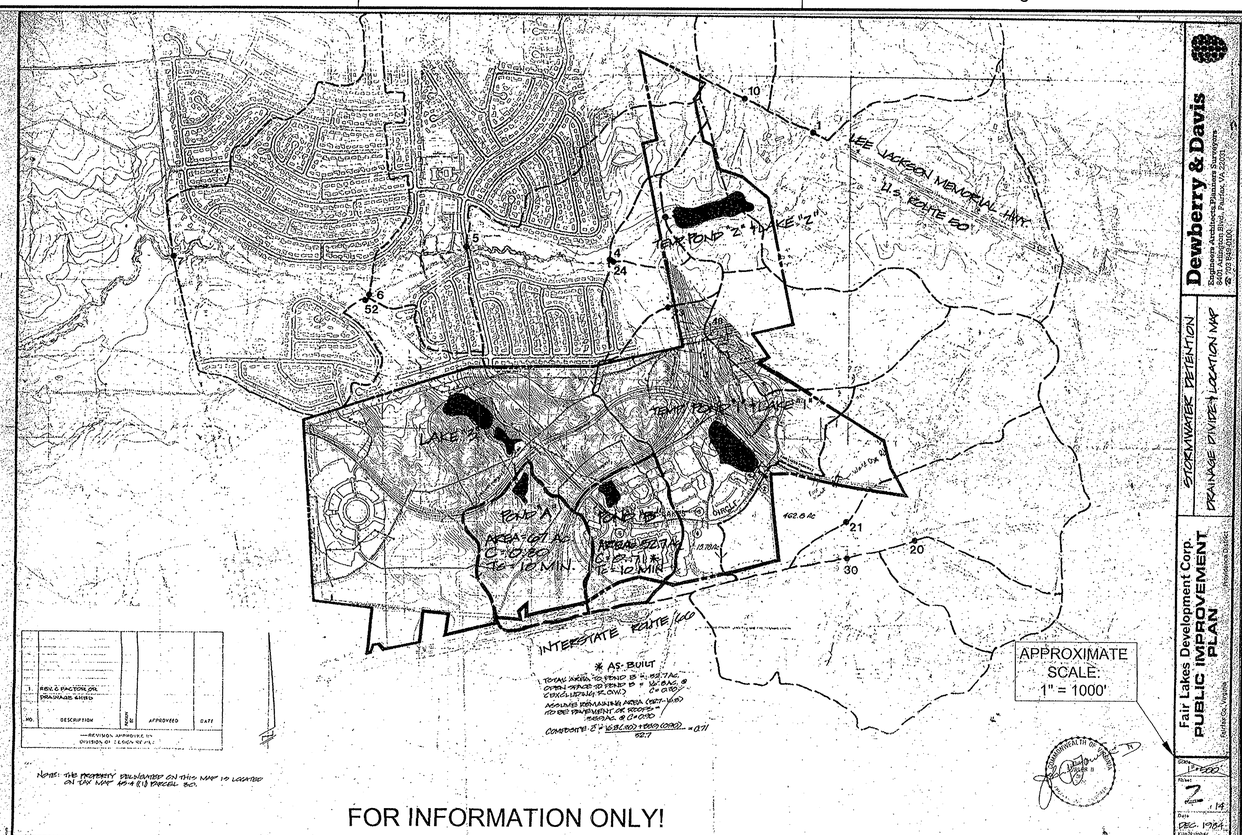
SWM NARRATIVE:

SITE CONDITIONS:
THIS SITE AREA IS CURRENTLY A SURFACE PARKING LOT ABUTTING AN OFFICE BUILDINGS AND A PARKING GARAGE. AN EXISTING WET POND, NAMED "LAKE 1", IS LOCATED APPROXIMATELY 250 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 4.5 ACRES AND IMPACTS PARCELS IDENTIFIED AS FAIRFAX COUNTY ZONING MAP 55-2-((1))-8A1 AND 8A2.
THIS PLAN PROPOSES AN 11 STORY MULTIFAMILY RESIDENTIAL BUILDING WITH STRUCTURD PARKING AND AN ADDITION TO AN EXISTING PARKING STRUCTURE WITH 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 8). 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 0.71, 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 AN ADEQUATE OUTFALL AT THE WATEREDGE OF LAKE #1.



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(cfs)	W.S.EL.	10-YEAR Q(cfs)	W.S.EL.	100-YEAR Q(cfs)	W.S.EL.	STORAGE VOLUME PROVIDED (cubic feet / acre feet) 2-YEAR	10-YEAR	100-YEAR
TEMPORARY STORMWATER MANAGEMENT PONDS															
TEMPORARY POND #1	125	435	560	113	349	824	45	380.0	232	382.0	626	386.2	307,676 / 7.1	600,384 / 13.8	1,003,289 / 23.0
TEMPORARY POND #2	44	486	530	100	324	803	37	371.3	203	373.5	611	376.5	220,617 / 5.2 (SUBTOTAL 527,780 / 12.9)	416,176 / 9.6 (SUBTOTAL 1,016,440 / 23.0)	1,845,744 / 42.4 (SUBTOTAL 2,849,033 / 65.4)
PERMANENT/ULTIMATE STORMWATER MANAGEMENT LAKES & PONDS															
DRY POND A		67.0		247	317	435	147	366.7	174	387.7	206	389.2	82,008 / 1.9	113,879 / 2.6	178,502 / 4.1
DRY POND B		82.7		172	221	303	86.4	408.2	95.2	409.4	104.9	411.1	61,992 / 1.4 (SUBTOTAL 106,000 / 2.4)	89,778 / 2.1 (SUBTOTAL 203,865 / 4.7)	107,169 / 2.5 (SUBTOTAL 388,871 / 7.7)
LAKE #1 (LOCATION 2) FINAL DESIGN TO BE SUBMITTED SEPERATELY	125	435	960	596	1182	2074		389.4		391.1		393.0	1,192,400 / 27.40	1,829,000 / 42.0	N/A
LAKE #2 (LOCATION 3) FINAL DESIGN TO BE SUBMITTED SEPERATELY	44	486	530	512	1015	1790		378.5		379.6		382.0	1,089,000 / 25.0	1,851,040 / 42.50	N/A
LAKE #3 (LOCATION 4) FINAL DESIGN TO BE SUBMITTED SEPERATELY AS PART OF NEW SITE DEVELOPMENT	180	20	200	376	670	1111		262.5		263.0		264.0	557,182 / 12.8	438,300 / 10.0	N/A
	349	341	1230										2,370,573 / 54.2	3,709,720 / 85.0	

349 / 625 = 56.3% ONSITE COVERAGE (INCLUDES R-O-W)

1230 / 600 = 205% TOTAL COVERAGE

DETENTION PROPOSED: 2,710,855 / 62.3 — 3,999,088 / 91.7

MINIMUM STORAGE REQUIRED PER PROFFERED CONDITION (1.07(AC)-10Y PROFFERED / 0.93(AC)-10Y STANDARD): 2,573,762 / 59.2 — 2,904,120 / 66.3

EXCESS 2-YEAR OVERSIZED DETENTION: 136,603 / 3.1 — 1,330,365 / 30.5

FAIR LAKES BMP SUMMARY

	DRAINAGE AREAS (ACRES) ONSITE	OFFSITE	TOTAL	LAKE AREA AT NORMAL POOL (ACRES)	LAKE VOLUME AT NORMAL POOL (AC-FT)	LAKE VOLUME AT 2-YEAR LEVEL (AC-FT)	ANNUAL INFLOW(16) (AC-FT)	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	78.0	746.7	0070-0104	82-88%	300	250	3.6	65%	1775	1,224,800 / 28.1
LAKE #2	44	486	530	4.6	34.2	59.2	706.7	0048-0084	76-83%	350	200	4.75	65%	1775	1,046,750 / 24.0
LAKE #3	180	20	200	2.9	18.0	26.2	266.7	0068-0098	82-85%	650	200	3.25	60%	1875	375,000 / 8.6
	349	341	1230												

349 / 625 = 56.2% ONSITE COVERAGE

1230 / 600 = 205% TOTAL COVERAGE (CENTRALIZED BMP FACILITY)

NOTE: THE NORMAL POOL STORAGE PROFFERED AT EACH POND IS AT EXCESS OF THE STANDARD BMP POND STORAGE REQUIREMENT BY A FACTOR RANGING FROM 1.4 TO 2.1 (THE 2-YEAR STORAGE PROFFERED IN EACH POND IS IN EXCESS OF THE MANDATED BMP TRAP STORAGE REQUIREMENT BY A FACTOR RANGING FROM 2.8 TO 3.0 THEREFORE, THE PROFFERED SYSTEM OF PONDS PROVIDES BMPS FOR ALL ADDED DRAINING TO THEM (ONSITE AND OFFSITE AREAS) HOWEVER, OFFSITE AREAS NOT PARTICIPATING IN THE FUNDING OF THESE CENTRALIZED FACILITIES (SUCH AS EDS, LIMITS OF OFFSITE AREAS TAKEN AT CONCEPT STORE) THESE FACILITIES) WILL BE REQUIRED TO PROVIDE BMPS WITHIN THEIR LIMITS TO FURTHER IMPROVE WATER QUALITY THROUGHOUT THE WATERSHED AS WELL AS WITHIN THE LANDS OF FAIR LAKES.

REMARKS

PLAN SUBMITTED SEPERATELY 5727-PI-07	
PLAN SUBMITTED SEPERATELY 5727-PI-08	
DRY POND TO BE CONSTRUCTED AS PART OF SITE PLAN FOR ADJACENT LAMP BAY	
TO BE CONSTRUCTED UNDER THIS PLAN	
NPEL = 386.0 TO BE SUBMITTED TO SWCB	
NPEL = 374.0 TO BE SUBMITTED TO SWCB	
NPEL = 360.0 TO BE SUBMITTED SEPERATELY	

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9/10/07
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KEY PLAN

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Sheet 7 of 10

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1	05.31.07	GAH	

REVISIONS

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APPROVED BY PCY
CHECKED BY PCY
DATE 02.27.07

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FDPA 82-P-069-8-5

SWM NARRATIVE / CROSS SECTIONS

PROJECT NO. M-10628

7

SHEET NO. 7 OF 10

Dewberry & Davis — STORMWATER DETENTION — DRAINAGE DIVIDES LOCATION MAP — Fair Lakes Development Corp. PUBLIC IMPROVEMENT PLAN

Dewberry & Davis — STORM WATER DETENTION — STORMWATER MANAGEMENT SUMMARY — Fair Lakes Development Corp. PUBLIC IMPROVEMENT PLAN

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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)
Cluster Subdivision (9-615 1G & 1N)
Development Plans PRC District (16-302 3 & 4L)
FDP P Districts (except PRC) (16-502 1F & 1Q)
Special Exceptions (9-011 2J & 2L)
Commercial Revitalization Districts (9-622 2A (12) & 14))
PRC Plan (16-303 1E & 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 6,7.

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

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 7. 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 7.

☒ 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 7.

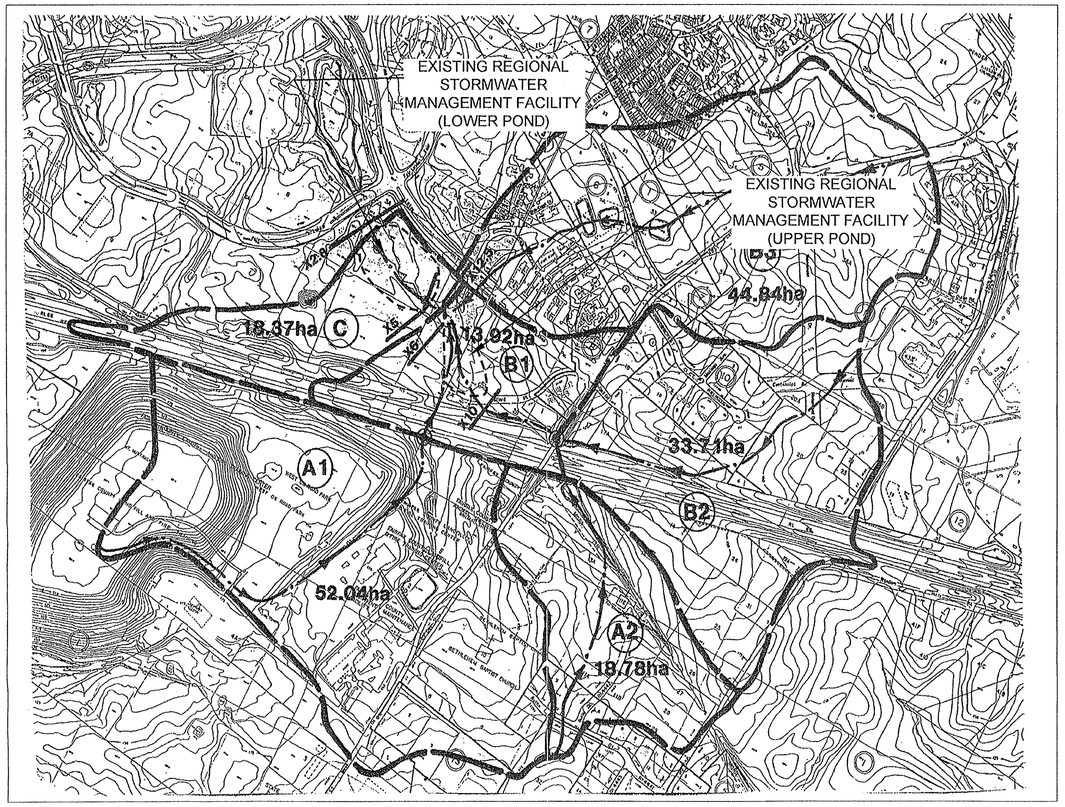
☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 7.

☒ 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 1,2.

☐ 11. A submission waiver is requested for _____.

☐ 12. Stormwater management is not required because _____.

Industry Letter 05-03 dated 02/02/05



DRAINAGE DIVIDES MAP

APPROXIMATE SCALE:

0' 500' 1000'

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.

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Sheet 8 of 10

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SEAL

COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
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9/10/07
PROFESSIONAL ENGINEER

KEY PLAN

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OVERALL DRAINAGE DIVIDES

PROJECT NO. M-10628

8

SHEET NO. 8 OF 10

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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

LEE JACKSON MEMORIAL HWY ROUTE 50
BIRCH POND
OAKWOOD ESTATES
GREENBRIAR
I-A
I-B
MONUMENT DR
FAIRFAX COUNTY PARKWAY
NO VEHICULAR ACCESS SHALL BE PROVIDED ACROSS THIS BOUNDARY
II-A
OPTIONAL RESIDENTIAL
OPTIONAL EATING ESTABLISHMENT/ FAST FOOD RESTAURANTS
II-C
OPTIONAL RESIDENTIAL
II-B
VII-C
VII-A
OFFICE AND/OR RETAIL
VII-B
FAIR LAKES PKWY
VI-A
VI-B
VI-D
VI-C
VI-E
WEST OX ROAD
V-A
OFFICE
FAIR LAKES CIRCLE
WATERS EDGE
III
RESIDENTIAL
IV-A
NORTHBOURNE DR
MIXED USE CENTER
(OFFICE, HOTEL, RESIDENTIAL AND/OR RETAIL)
V-B
OFFICE AND/OR RETAIL
FAIR LAKES BLVD
IV-B
FAIR LAKES CROSSING
MIXED USE CENTER
(OFFICE, RETAIL AND/OR RESIDENTIAL)
INTERSTATE ROUTE 66
SUNDEW ROAD
IV-D
RESIDENTIAL
IV-C
COMMONWEALTH OF VIRGINIA
FAIRFAX COUNTY LANDFILL & FIRE TRAINING CENTER

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Sheet 9 of 10

0' 400' 800'

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CHECKED BY	PGY
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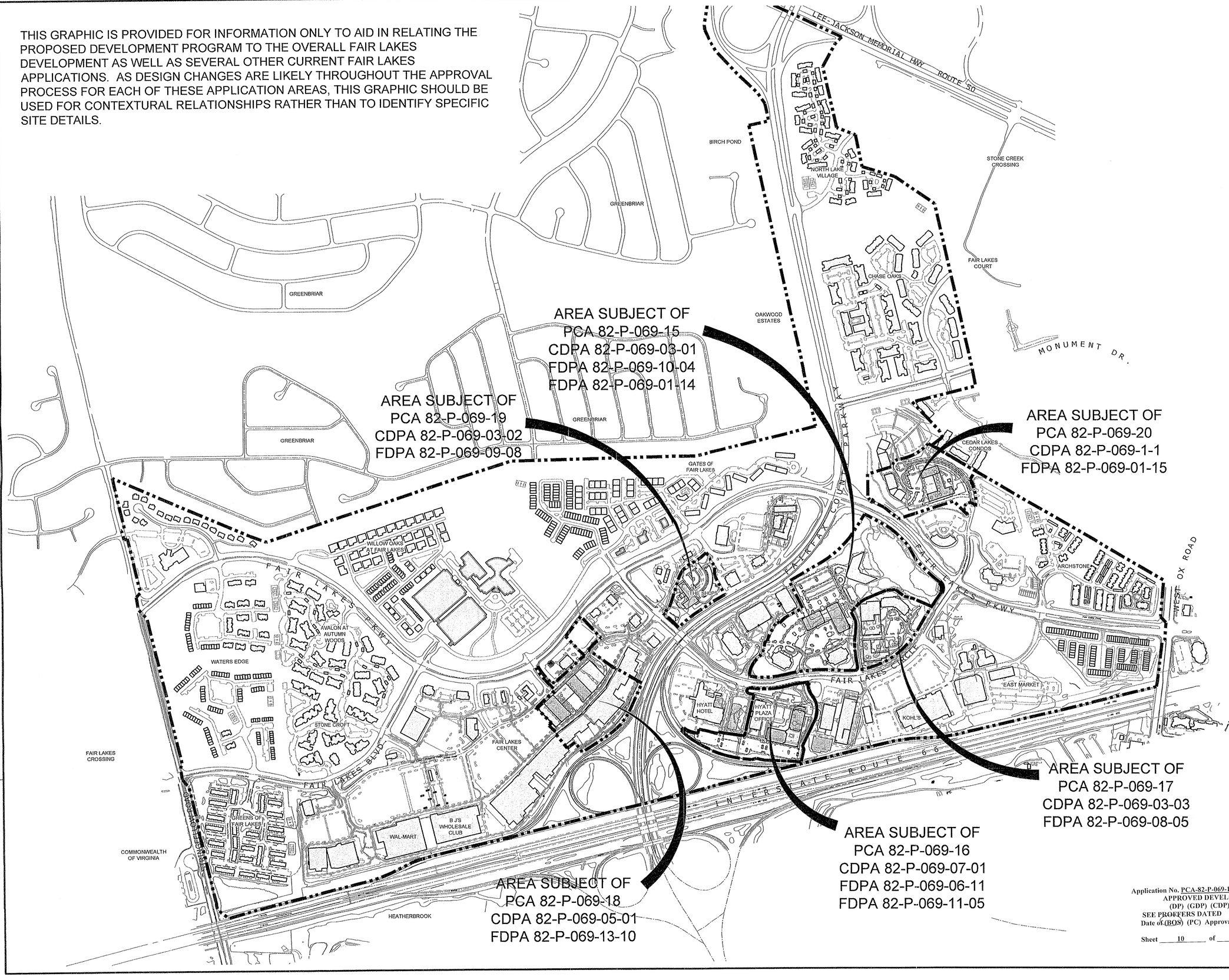
CDPA KEY PLAN

PROJECT NO. M-10628

9

SHEET NO. 9 OF 10

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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FAIR LAKES KEY MAP

PROJECT NO. M-10628

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SHEET NO. 10 OF 10

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