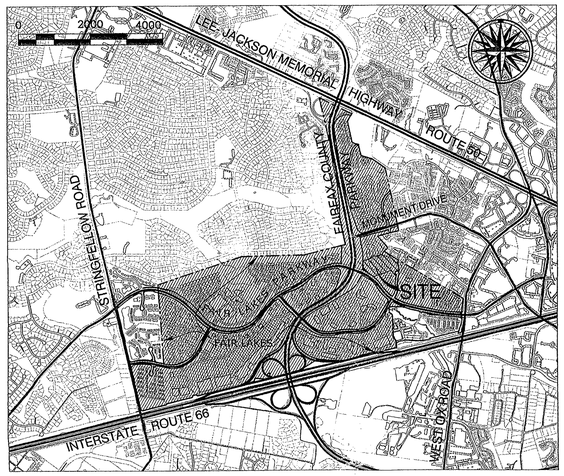
FAIR LAKES - LAND BAY VI-A

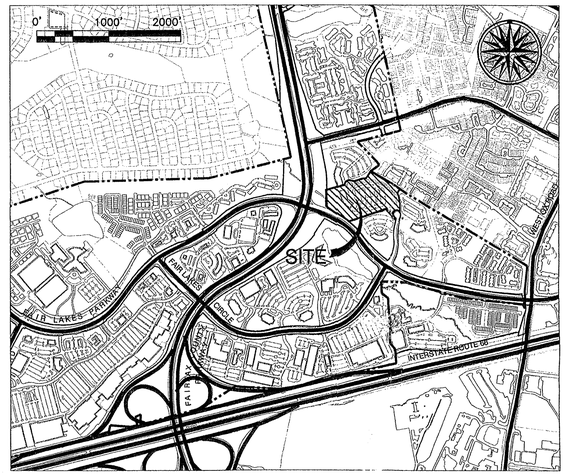
Springfield District Fairfax County, Virginia

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

CDPA 82-P-069-01-01 FDPA 82-P-069-1-15 CONCURRENT WITH PCA 82-P-069-20

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) FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 45-4 ((1)) 25E1 (PART) AND 25E2 (PART). THE CDPA/FDPA LAND AREA CONTAINS APPROXIMATELY 10.65 ACRES AND IS A PORTION OF LAND BAY VI-A OF FAIR LAKES.

   THE PROPERTY IS ZONED TO THE PLANNED DEVELOPMENT COMMERCIAL (PDC) DISTRICT. LAND BAY VI-A IS CURRENTLY DEVELOPED WITH TWO (2) 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 350,000 SQUARE FEET OF GROSS FLOOR AREA AND A MAXIMUM OF 400 DWELLING UNITS, WHICH SHALL BE INCLUSIVE OF ADUs AND/OR WORKFORCE DWELLING UNITS. THE PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING/PARKING STRUCTURE WILL HAVE A MAXIMUM OF 12 STORIES ABOVE GRADE.

   THE PROPOSED DEVELOPMENT PROGRAM IS IN CONFORMANCE WITH AND IN FURTHERANCE OF A COMPREHENSIVE PLAN AMENDMENT APR 05-III-3PC 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 AND IS DERIVED FROM EXISTING RECORDS. DEWBERRY ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE INFORMATION.

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 PROPOSED DEVELOPMENT PROGRAM SUMMARIZED IN NOTE 2 ABOVE, NO OTHER CHANGES ARE PROPOSED TO THE EXISTING DEVELOPMENT PROGRAM IN LAND BAY VI-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 NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SITE. THERE IS A RESOURCE PROTECTION AREA (RPA) LOCATED ON THE WESTERN 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 THIS FAIR LAKES PROJECT ARE TO BE SATISFIED BY THE PROPOSED ONSITE SAND FILTER DEVICES AND FILTERRA STRUCTURES. STORMWATER DETENTION FOR THE EXISTING AND PROPOSED DEVELOPMENT IS TO BE SATISFIED BY AN UNDERGROUND FACILITY FOR THE REDUCTION OF THE NORTH OUTFALL. A SMALL PORTION OF THE APPLICATION AREA DRAINS TO THE PREVIOUSLY APPROVED STORMWATER MANAGEMENT (SWM) LAKE #1 (COUNTY PLANS NO. 5727-PI-10 AND 5727-FP-01). A REQUEST FOR BOARD APPROVAL OF A WAIVER FOR THE UNDERGROUND DETENTION FACILITY IN A RESIDENTIAL DEVELOPMENT HAS BEEN FILED IN A SEPARATE DOCUMENT (COUNTY PLAN NO. 5727-WSWD-004-1.1).

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 LOCATED TO THE EAST.

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 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, 274 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 AND IN A THREE (3) LEVEL PARKING STRUCTURE/GARAGE LOCATED BENEATH THE PROPOSED 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 CONFORMANCE 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 IS A MAJOR PAVED TRAIL RECOMMENDED ON THE COUNTYWIDE TRAILS PLAN ALONG THE EASTERN SIDE OF THE FAIRFAX COUNTY PARKWAY IN THE VICINITY OF THE SUBJECT PROPERTY. A SEGMENT OF THIS TRAIL WHICH IS EXISTING, IS REPRESENTED ON THE GRAPHIC. ADDITIONAL CONSTRUCTION OF THE MAJOR PAVED TRAIL ALONG FAIRFAX COUNTY PARKWAY IS CURRENTLY REPRESENTED ON VDOT's PLAN AND PROFILE DRAWINGS FOR IMPROVEMENTS TO FAIRFAX COUNTY PARKWAY, DATED FEBRUARY 28, 2007. THIS TRAIL WILL BE CONSTRUCTED BY OTHERS.

   ADDITIONALLY, A CROSSWALK AND TRAIL CONNECTION ARE REPRESENTED TO PROVIDE PEDESTRIAN ACCESS TO THE ADJACENT CEDAR LAKES DEVELOPMENT. THE TRAIL SHALL EXTEND TO THE SHARED PROPERTY LINE. IF THE APPLICANT IS ABLE TO ACQUIRE THE NECESSARY EASEMENTS FROM THE CEDAR LAKES HOMEOWNER'S ASSOCIATION TO PERMIT AN EXTENSION OF THE TRAIL INTO THE INTERNAL TRAIL NETWORK LOCATED ON THEIR PROPERTY, THEN THE APPLICANT SHALL COMPLETE PROVISION OF THIS TRAIL CONNECTION. SHOULD THE NECESSARY EASEMENTS NOT BE GRANTED TO THE APPLICANT PRIOR TO SITE PLAN APPROVAL, THEN THE APPLICANT SHALL NOT BE REQUIRED TO EXTEND SAID TRAIL BEYOND THE SHARED PROPERTY BOUNDARY. LOCATION OF THE TRAIL WILL BE FIELD LOCATED, IN COORDINATION WITH THE OFFICE OF URBAN FORESTRY, SO AS TO MINIMIZE DISRUPTION OF THE EXISTING VEGETATION.

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 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.

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 AN ELEVATED PLAZA WITH A POOL AND A PUBLICLY ACCESSIBLE URBAN PARK.

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

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 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 STRUCTURE 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, 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 WILL BE CONSTRUCTED IN ONE CONTINUOUS PHASE.

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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FAIR LAKES - LAND BAY VI-A
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

CDPA 82-P-069-01-01
FDPA 82-P-069-01-15

CONCURRENT WITH PCA 82-P-069-20

Dewberry

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Application No. PCA-82-P-069-20 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) 10/15/07
Sheet 1 of 11

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

FAIR LAKES
LAND BAY VI-A
CONCEPTUAL / FINAL
DEVELOPMENT
PLAN AMENDMENT

CDPA 82-P-069-01-01
FDPA 82-P-069-01-15

CONCURRENT WITH
PCA 82-P-069-20

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

SUBMISSION DATE

M-10630

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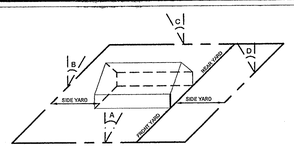


FRONT YARD : A 25° WITH A BUILDING HEIGHT OF 125', THE FRONT YARD = 58' BUT NOT LESS THAN 20'

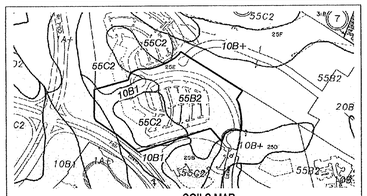
SIDE YARD : B 25° WITH A BUILDING HEIGHT OF 125', THE FRONT YARD = 58' BUT NOT LESS THAN 10'

REAR YARD : C 25° WITH A BUILDING HEIGHT OF 125', THE FRONT YARD = 58' BUT NOT LESS THAN 20'

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 R-30 DISTRICT CONSIDERATION OF THE PROPOSED RESIDENTIAL DEVELOPMENT AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.



SOILS MAP

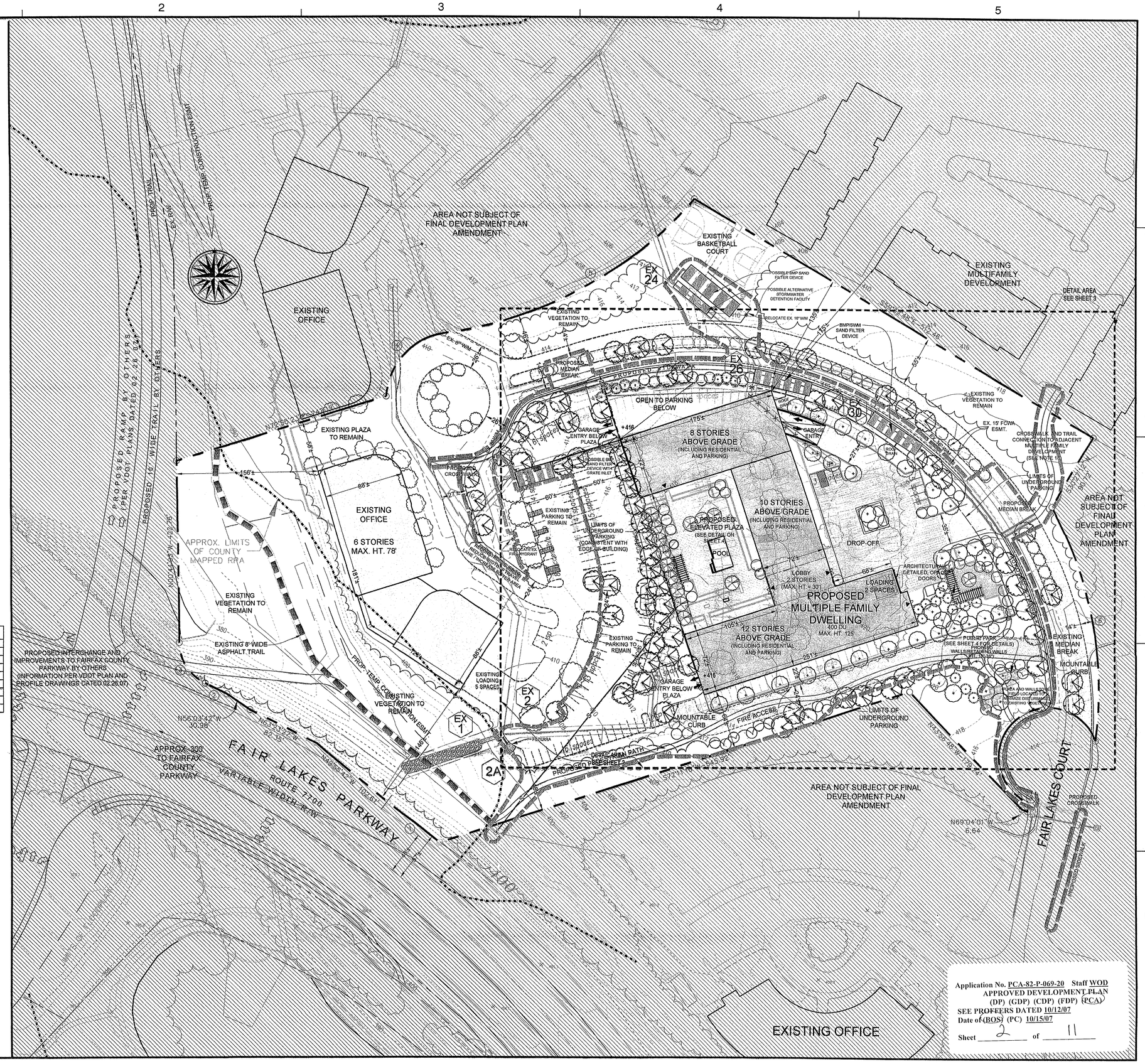
10B1	GLENVILLE
55B2 / 55C2	GLENELG

LEGEND

- EXISTING VEGETATION
- EXISTING VEGETATION TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN
- APPROX. LIMITS OF COUNTY MAPPED RPA
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING STORM SEWER TO BE REMOVED
- PRELIMINARY LIMITS OF CLEARING AND GRADING
- PROPOSED SANITARY SEWER
- EXISTING COMPREHENSIVE PLAN TRAIL

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	1288.23'	03°14'37"	72.93'	36.47'	72.92'	N52°45'47"W
2	1300.23'	01°10'46"	26.77'	13.38'	26.77'	N64°28'15"W
3	50.00'	63°14'13"	55.62'	31.08'	52.80'	N32°36'09"W
4	74.00'	78°41'04"	101.62'	60.66'	93.82'	N43°08'10"E
5	445.00'	41°18'51"	320.87'	167.77'	313.97'	N61°49'16"E
6	420.00'	36°30'45"	267.65'	138.55'	263.14'	S10°35'57"E
7	55.00'	213°54'19"	205.33'	180.43'	105.22'	S53°47'57"W
8	25.00'	44°51'53"	19.58'	10.32'	19.08'	S30°43'27"E



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APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) 10/15/07
Sheet 2 of 11

Dewberry

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FAIR LAKES LAND BAY VI-A

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-01-01
FDPA 82-P-069-01-15
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
9/10/07
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	07.10.07	GAH	
1	05.31.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	02.27.07

TITLE
FAIR LAKES LAND BAY VI-A
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-01-01
FDPA 82-P-069-01-15
DEVELOPMENT PLAN

PROJECT NO. M-10630

2

SHEET NO. 2 OF 11

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TABULATION

LAND AREA (463,914 SF)	10.65± AC
ZONING	PDC
GROSS FLOOR AREA TOTAL	455,000± SF
EXISTING OFFICE BUILDING	105,000± SF
PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING	350,000± SF*
FLOOR AREA RATIO (FAR) EXISTING/PROPOSED	0.87*
MAXIMUM BUILDING HEIGHT	
EXISTING OFFICE BUILDING	78± FT
PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING (MAXIMUM 12 STORIES ABOVE GRADE)	125± FT
PARKING SPACES REQUIRED	955
EXISTING OFFICE BUILDING 105,000 SF AT 3.0 SPACES/1,000 SF GFA	315**
PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING 400 UNITS AT 1.6 SPACES PER UNIT	640
PARKING SPACES PROPOSED (SEE NOTE #16)	993
SURFACE	109
STRUCTURE	884
LOADING SPACES REQUIRED	9
EXISTING OFFICE BUILDING	5
PROPOSED MULTIPLE FAMILY DWELLING BUILDING	4
LOADING SPACES PROPOSED	7
EXISTING OFFICE BUILDING	5
PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING	2
OPEN SPACE REQUIRED (15%)	1.60± AC***
OPEN SPACE PROPOSED (45%)	4.79± 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 ADU'S AND/OR WORK FORCE DWELLING UNITS.

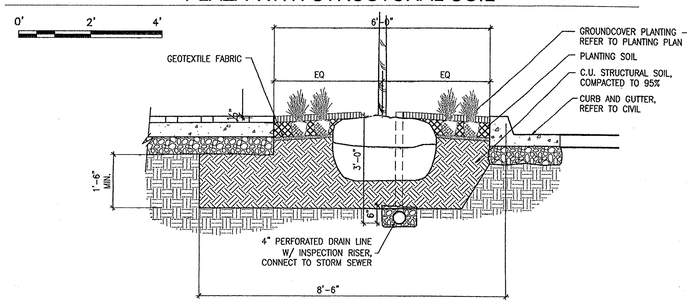
** 295 EXISTING PARKING SPACES WILL BE DISPLACED AND REPLACED BY THE PROPOSED DEVELOPMENT PROGRAM.

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

LEGEND

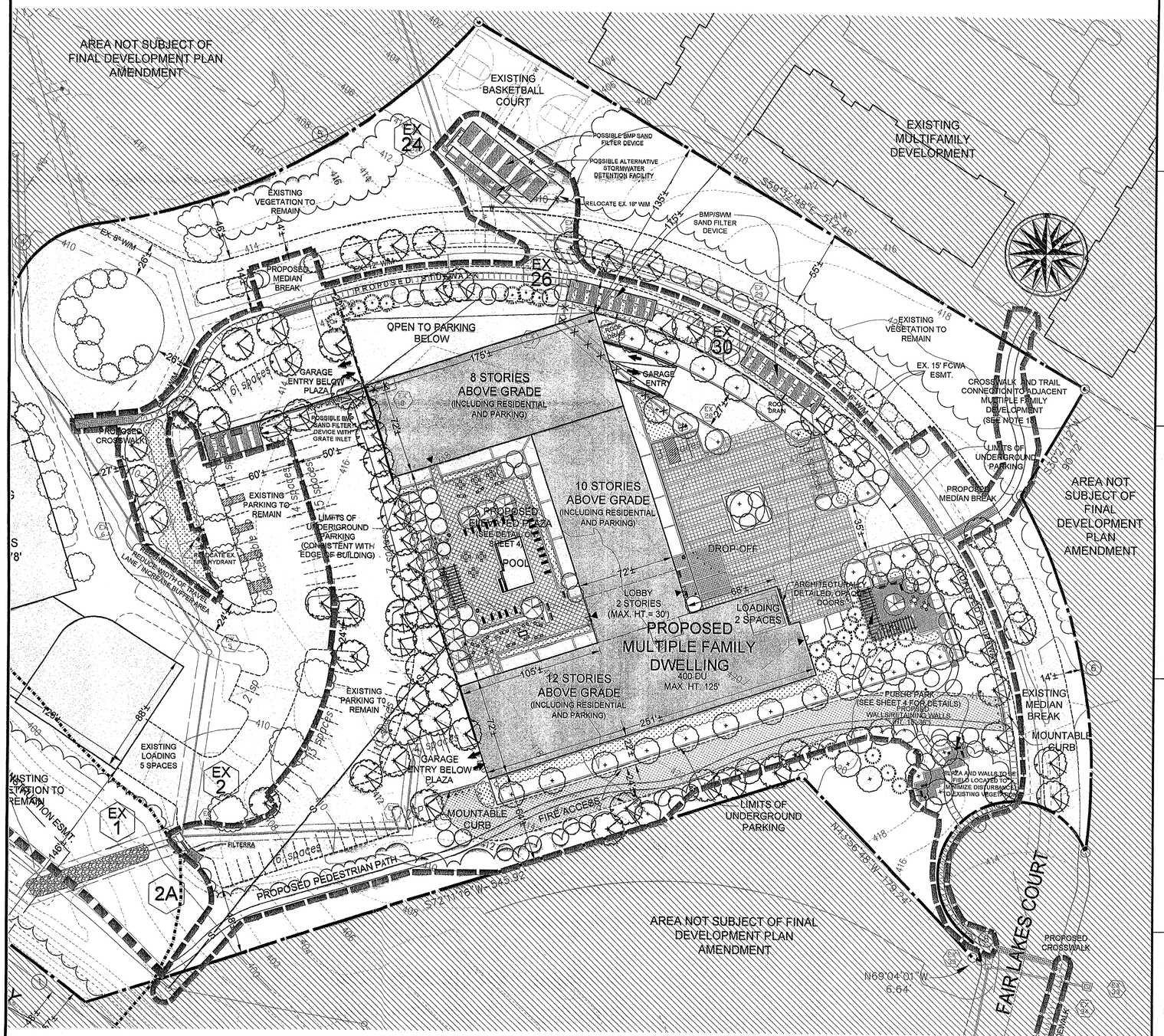
- EXISTING VEGETATION TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN
- APPROX. LIMITS OF COUNTY MAPPED RPA
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING STORM SEWER TO BE REMOVED
- PRELIMINARY LIMITS OF CLEARING AND GRADING
- PROPOSED SANITARY SEWER
- EXISTING COMPREHENSIVE PLAN TRAIL
- PROPOSED GROUNDCOVER

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-069-20 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) 10/15/07
Sheet 3 of 11

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FAIR LAKES LAND BAY VI-A

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-01-01
FDPA 82-P-069-01-15
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
9/10/07
PROFESSIONAL ENGINEER

KEY PLAN

SCALE 0' 20' 40' 80'

No.	DATE	BY	Description
5	09.10.07	GAH	
4	08.16.07	GAH	
3	08.01.07	GAH	
2	07.10.07	GAH	
1	05.31.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	02.27.07

TITLE FAIR LAKES LAND BAY VI-A
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-01-01
FDPA 82-P-069-01-15
TABULATION / DETAIL

PROJECT NO. M-10630

3

SHEET NO. 3 OF 11

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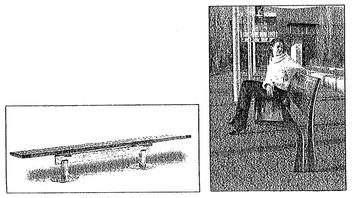
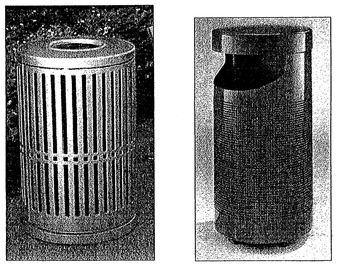


1 BENCHES



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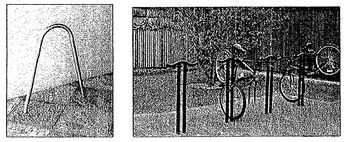
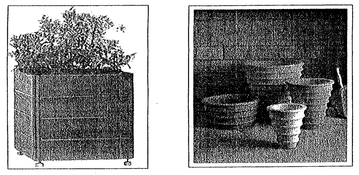
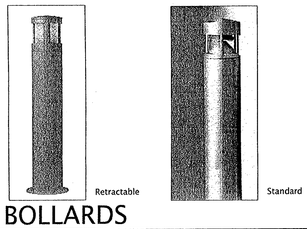


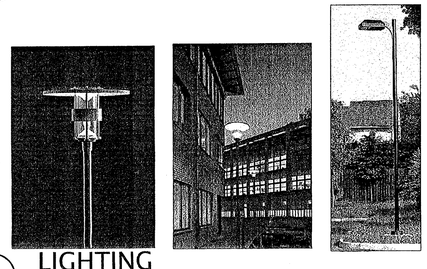
3 BIKE RACKS



4 PLANTERS



5 BOLLARDS



6 LIGHTING

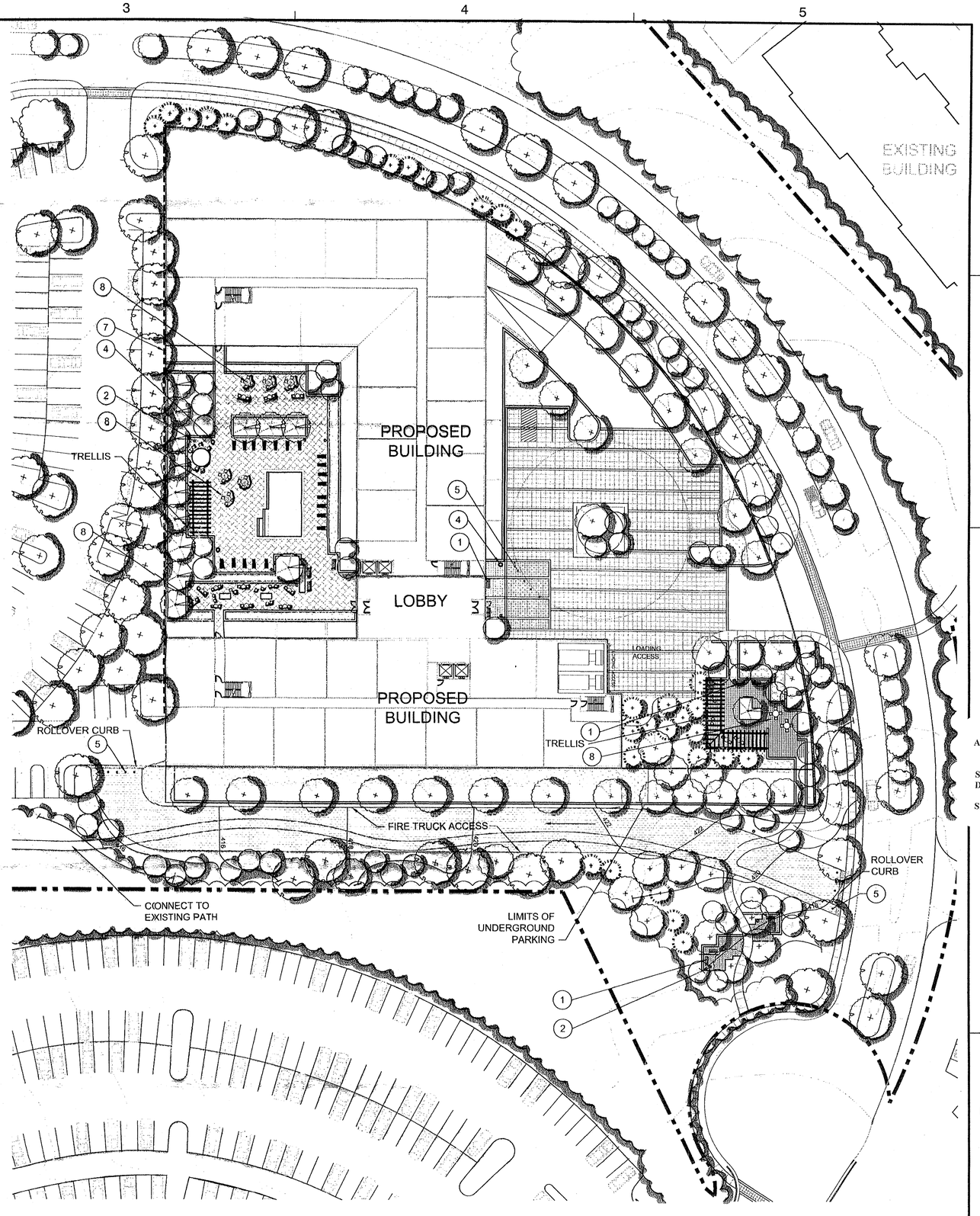
7 VERTICAL GREENSCREEN

8 TABLE AND CHAIRS

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.

PLANT LEGEND

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



PLAN: LANDSCAPE SITE

SCALE: 1"=30'

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Date of (BOS) (PC) 10/15/07
Sheet 4 of 11

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REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	02.27.07

TITLE FAIR LAKES
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CDPA 82-P-069-01-01
FDPA 82-P-069-01-15

LANDSCAPE DETAILS

PROJECT NO. M-10630

4

SHEET NO. 4 OF 11

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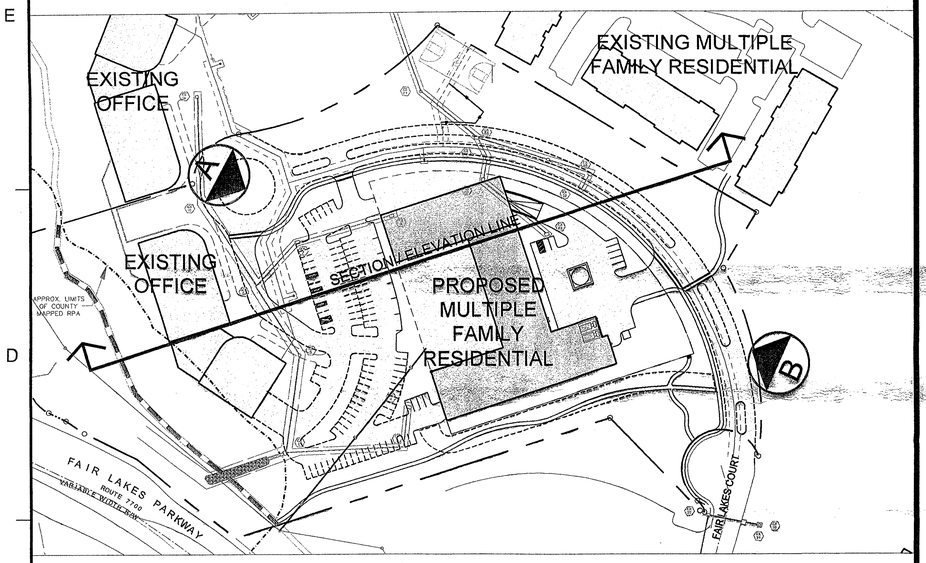
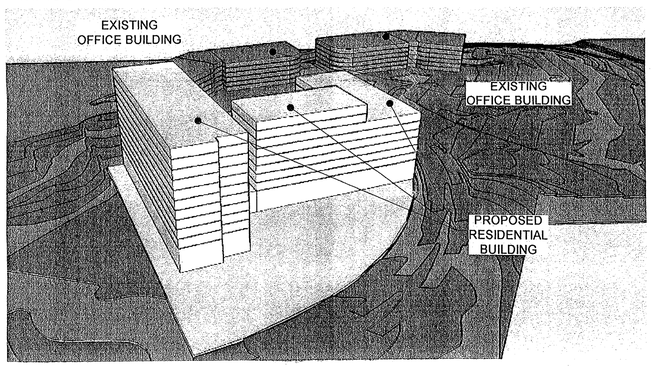
PERSPECTIVE AND SECTION KEY MAP

0' 100' 200'



MASSING MODEL

(NO SCALE)

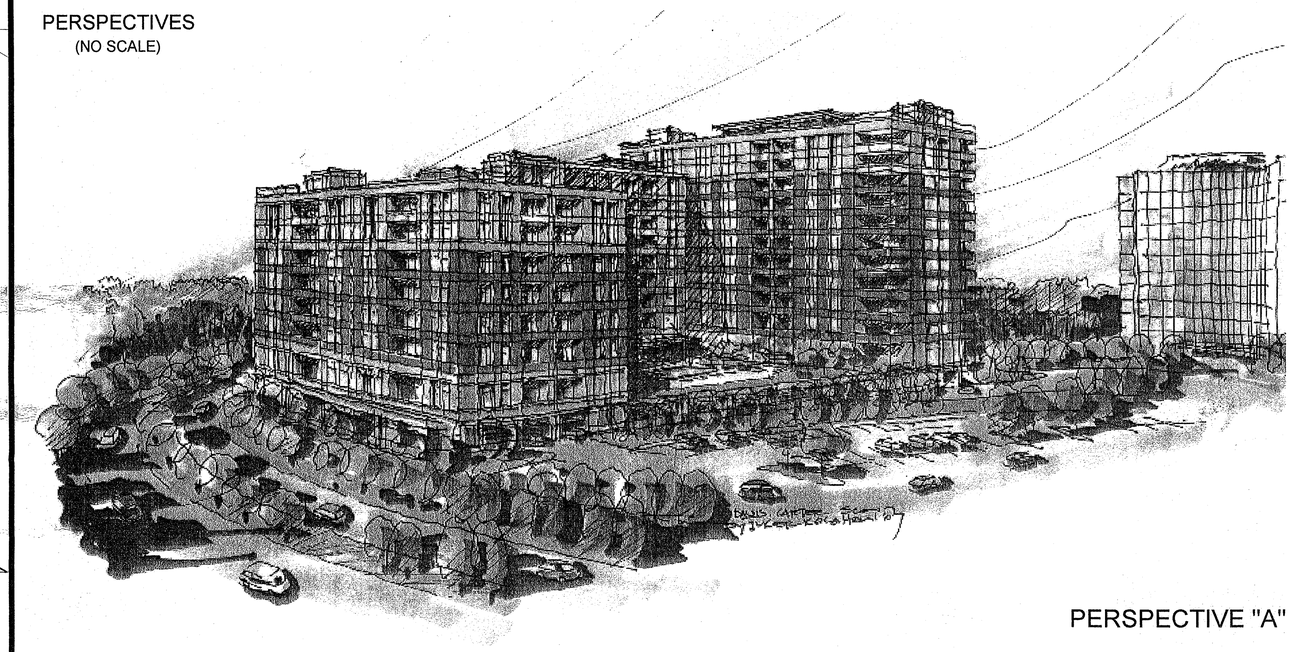


NOTE: THE MASSING MODEL ON THIS SHEET IS PRELIMINARY IN NATURE AND IS PROVIDED TO AID IN THE UNDERSTANDING OF THE PROPOSED DEVELOPMENT PROGRAM IN RELATION TO THE SITE. THE MASSING MODEL IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

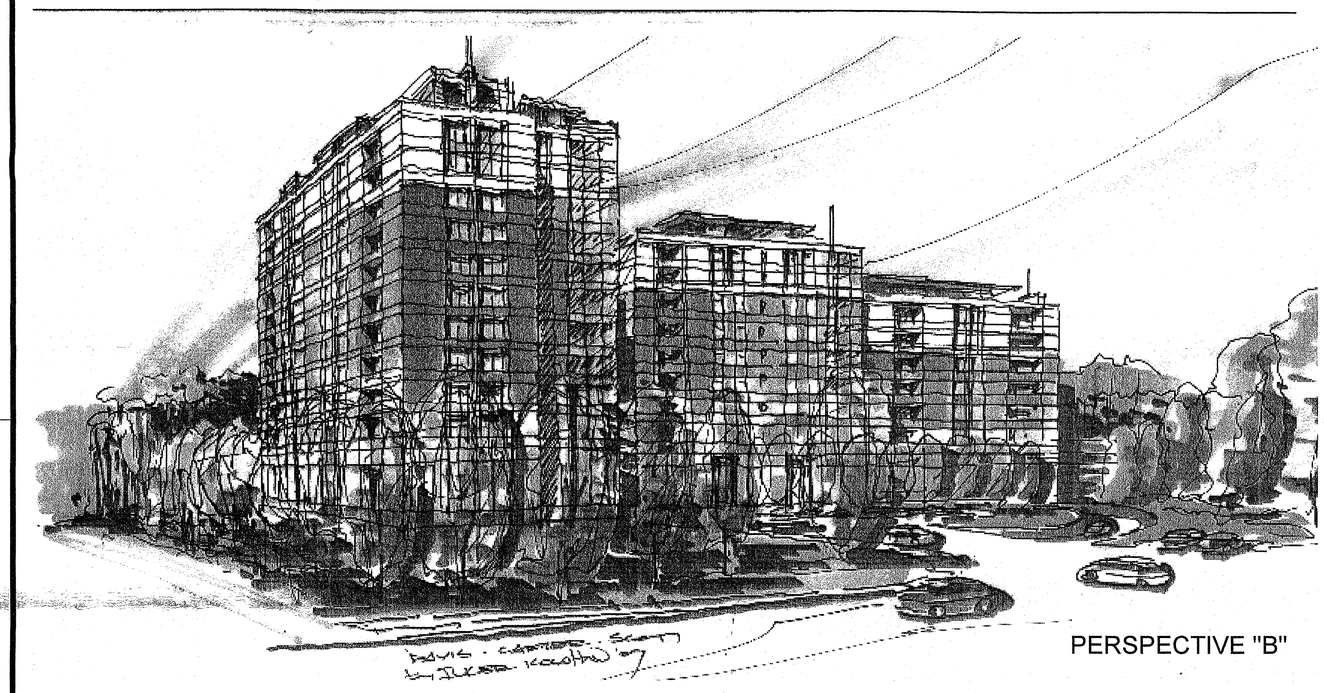
NOTE: THE BUILDING PERSPECTIVES PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN. THEY ARE PROVIDED TO ILLUSTRATE THE GENERAL THEME AND CHARACTER OF THE PROPOSED STRUCTURES.

PERSPECTIVES

(NO SCALE)



PERSPECTIVE "A"



PERSPECTIVE "B"

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FDPA 82-P-069-01-15

SPRINGFIELD DISTRICT
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SEAL

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Lic. No. 8053
9/10/07
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KEY PLAN

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CHECKED BY	PGY
DATE	02.27.07

TITLE FAIR LAKES
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CDPA 82-P-069-01-01
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ARCHITECTURAL DETAILS

PROJECT NO. M-10630

5

SHEET NO. 5 OF 11

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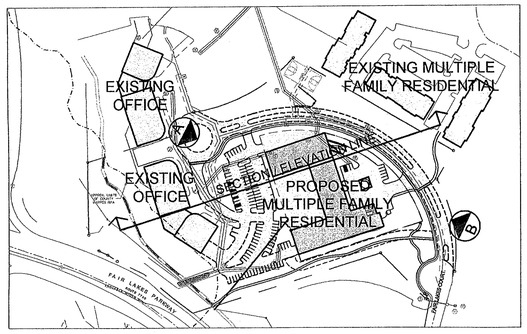
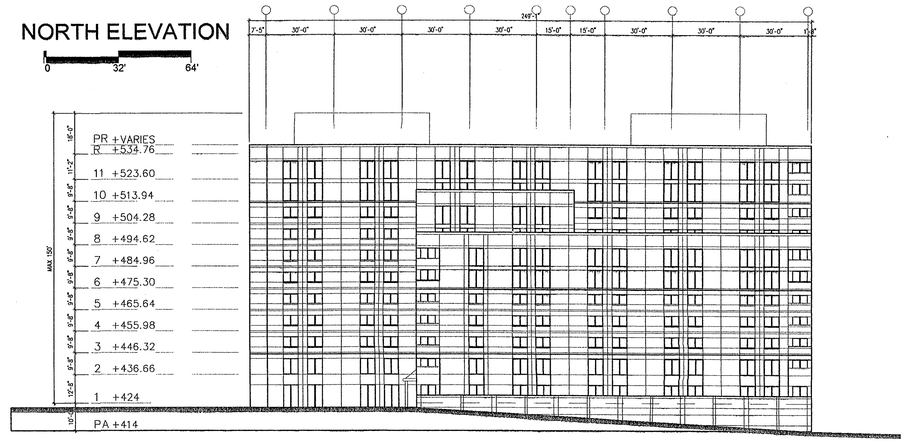
PERSPECTIVE AND SECTION KEY MAP

0' 100' 200'



NORTH ELEVATION

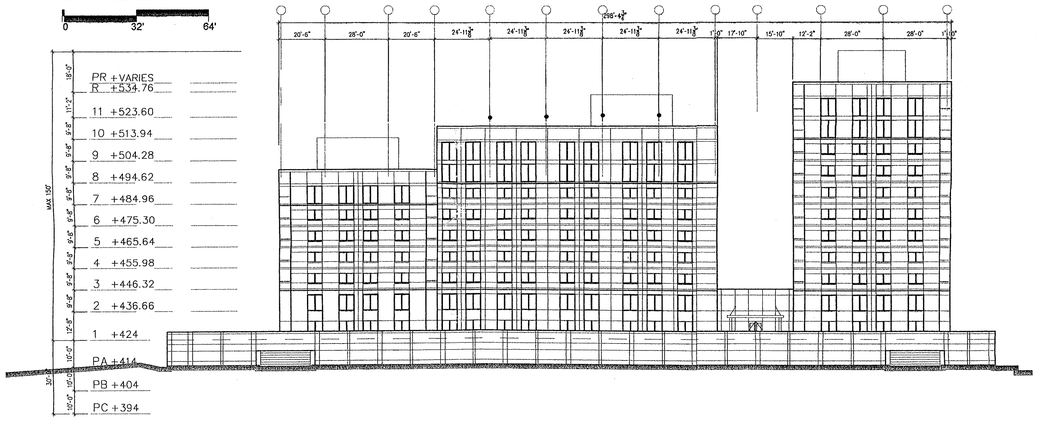
0 32' 64'



NOTE: THE BUILDING ELEVATIONS AND SECTION/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.

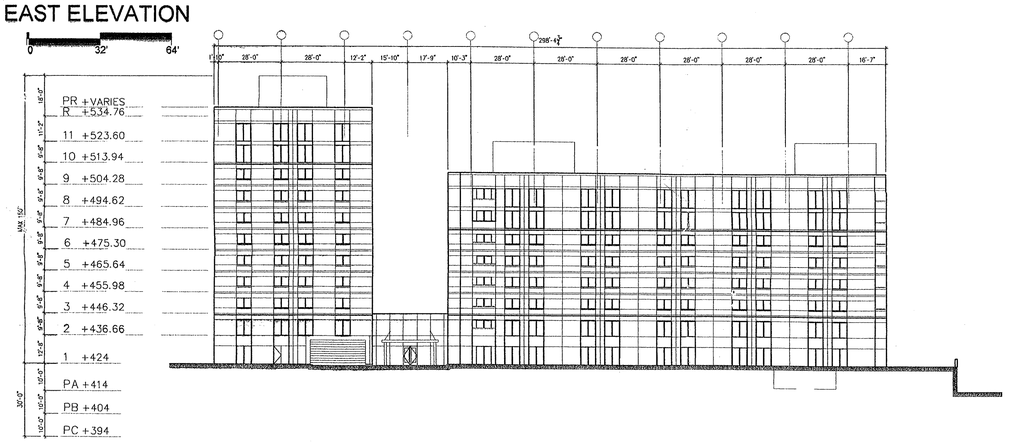
WEST ELEVATION

0 32' 64'



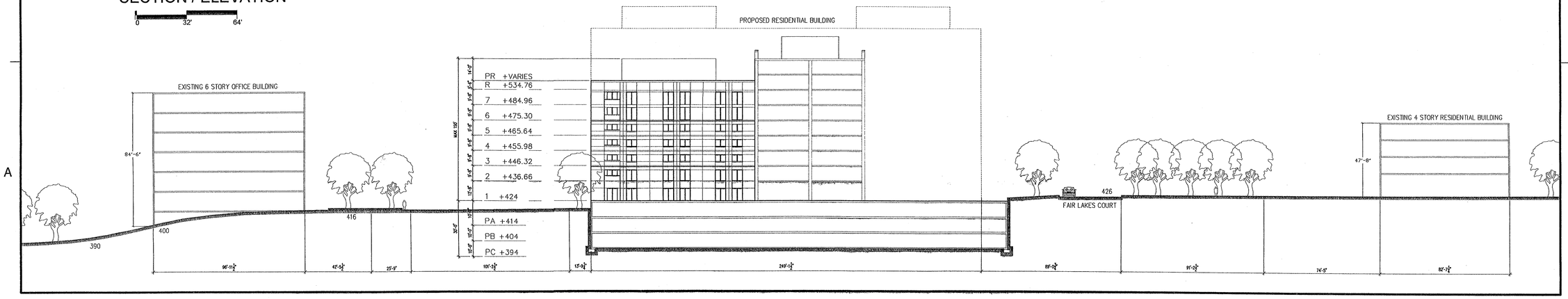
EAST ELEVATION

0 32' 64'



SECTION / ELEVATION

0 32' 64'



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KEY PLAN

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Sheet 6 of 11

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4	08.16.07	GAH	
3	08.01.07	GAH	
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REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	02.27.07

TITLE FAIR LAKES
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DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-01-01
FDPA 82-P-069-01-15

ARCHITECTURAL DETAILS

PROJECT NO. M-10630

6

SHEET NO. 6 OF 11

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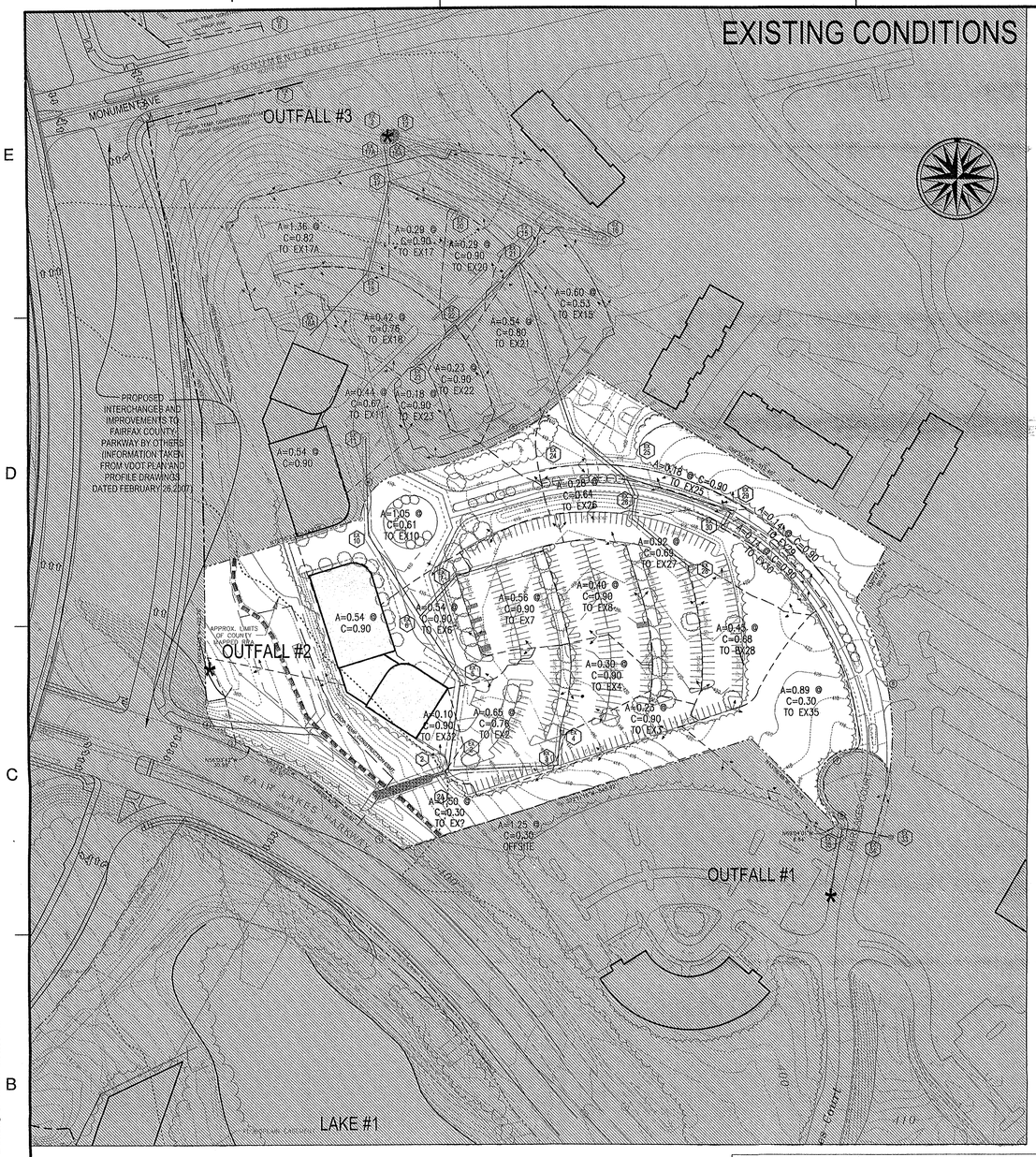

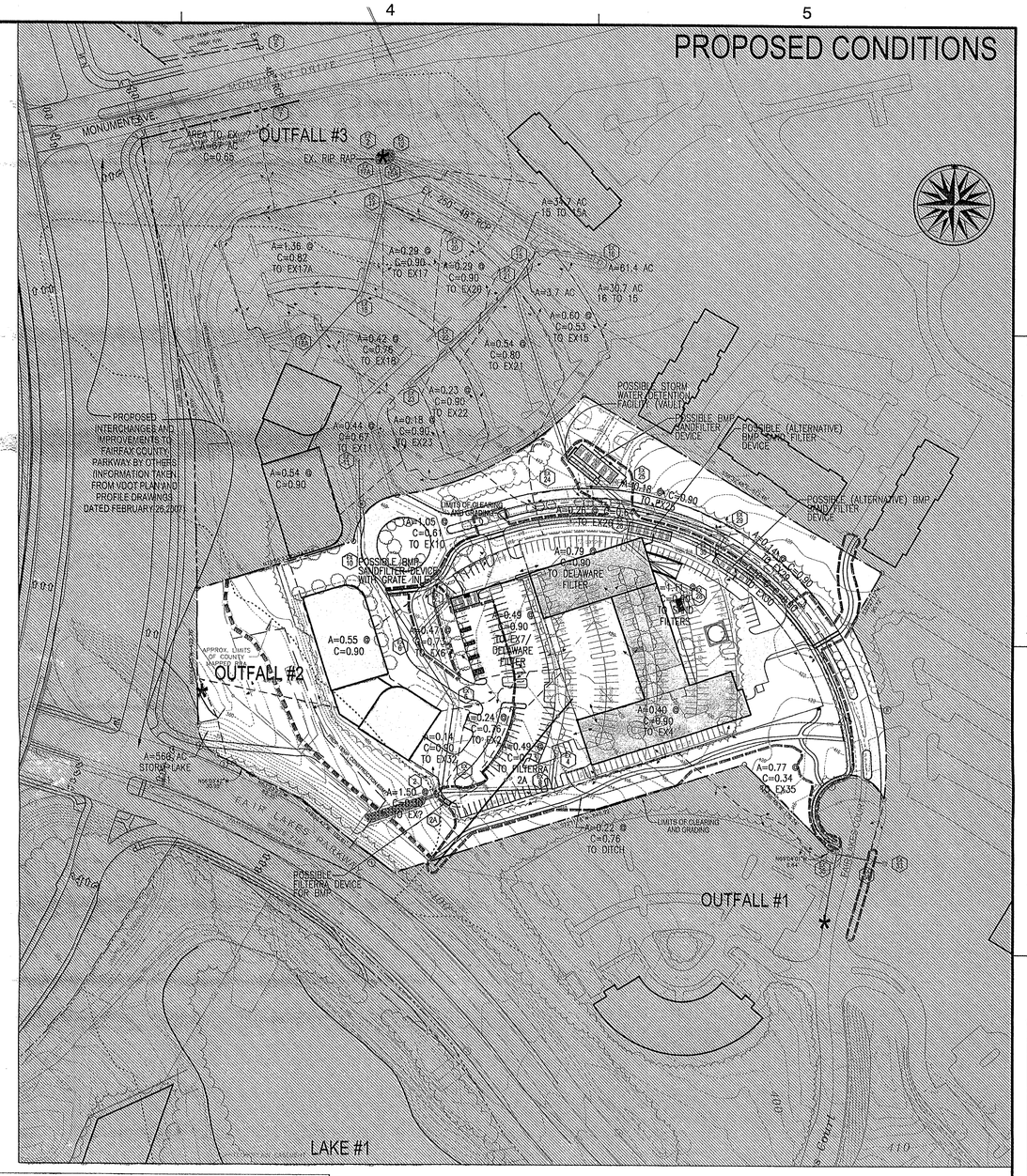

STORM DRAINAGE COMPUTATIONS (for proposed conditions)

FROM 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
OUTFALL #2																					
ROOF	EX4	0.78	0.78	0.90	0.70	0.70	5	7.27	5.10	5.10	15	-	-	-	-	-	-	-	-	-	-
EX4	EX3	0.00	0.78	-	0.00	0.70	5	7.27	0.00	5.10	15	4.21%	58.00	0.013	13.26	10.21	2.36	409.06	406.70	0.69	
EX3	EX2	0.18	0.96	0.76	0.14	0.84	5	7.27	0.99	6.10	15	3.72%	172.70	0.013	12.45	10.15	6.42	406.01	399.59	1.20	
ROOF	EX7	0.41	0.41	0.90	0.37	0.37	5	7.27	2.68	2.68	15	0.00%	80.00	0.013	0.00						
EX7	EX6	0.49	0.90	0.90	0.44	0.81	5	7.27	3.21	5.89	15	1.24%	80.00	0.013	7.18	6.56	1.05	403.41	402.36		
EX11	EX10	0.44	0.44	0.67	0.29	0.29	5	7.27	2.14	2.14	18	0.67%	137.50	0.013	8.59	4.09	0.92	405.15	404.23	0.48	
EX10	EX6	1.05	1.49	0.61	0.64	0.94	5	7.27	4.66	6.80	21	1.56%	140.00	0.013	19.81	7.63	2.19	403.75	401.56	0.10	
EX6	EX5	0.47	2.86	0.73	0.34	2.09	5	7.27	2.49	15.18	24	0.86%	165.00	0.013	22.18	7.60	1.02	401.46	400.44	0.40	
EX5	EX2	0.00	2.86	-	0.00	2.09	5	7.27	0.00	15.18	24	1.12%	139.00	0.013	23.88	8.03	1.55	400.04	398.49	0.10	
EX2	EX1	0.61	4.43	0.76	0.46	3.39	5	7.27	3.37	24.65	30	9.10%	21.00	0.013	123.69	19.77	1.82	398.39	396.57		
EX1	DITCH	1.50	5.93	0.30	0.45	3.84	5	7.27	3.27	27.92											
EX32	DITCH	0.14	0.14	0.90	0.13	0.13	5	7.27	0.92	0.92											
ROOF	DITCH	0.55	0.55	0.90	0.50	0.50	5	7.27	3.60	3.60											
DITCH	OUTFALL	-	6.62			4.46				32.44											
OUTFALL #3																					
ROOF	Pos. Detention																				
Pos. Detention	EX30	0.55	0.55	0.9	0.50	0.50	5	7.27	3.60	3.60											
EX30	EX29	0.16	0.71	0.90	0.14	0.64	5	7.27	1.05	4.65	15	0.73%	21.90	0.013	5.53	5.06	0.19	408.63	408.44	0.15	
EX29	EX25	0.14	0.85	0.90	0.13	0.77	5	7.27	0.92	5.56	15	2.54%	197.30	0.013	10.29	8.57	4.25	408.29	404.04		
EX16	EX15	30.74	30.74	0.64	19.67	19.67	10	5.92	116.47	116.47	48	1.12%	96.30	0.013	152.07	13.32	1.08	387.42	386.34		
ROOF	Pos. Detention																				
Pos. Detention	EX26	0.56	0.56	0.9	0.50	0.50	5	7.27	3.66	3.66											
EX26	EX25	0.26	0.82	0.64	0.17	0.67	5	7.27	1.21	4.87	18	0.76%	38.30	0.013	9.18	5.27	0.27	404.37	404.10	0.26	
EX25	Pos. Detention	0.18	1.85	0.90	0.16	1.60	5	7.27	1.18	11.61	18	4.82%	71.90	0.013	23.04	13.14	3.80	403.84	400.04	0.19	
Pos. Detention	EX24																				
EX24	EX21	0.00	1.85	-	0.00	1.60	5	7.27	0.00	11.61	18	2.99%	200.00	0.013	18.16	10.93	8.67	399.85	391.18	0.10	
EX21	EX15	0.54	2.80	0.80	0.43	2.40	5	7.27	3.14	17.44	18	2.80%	62.60	0.013	17.56	11.30	1.75	391.08	389.33	2.99	
EX15	EX15A	0.60	34.14	0.53	0.32	22.39	5	7.27	2.31	136.22	48	0.76%	248.80	0.013	125.15	11.18	1.89	388.34	384.45		
OUTFALL #1																					
EX35	LAKE 1	0.77	**0.77**	0.34	0.26	**0.26**	5	7.27	1.90	**11.30**	33	-	-	-	-	-	-	-	-	-	

Application No. PCA-82-P-069-20 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) 10/15/07

Sheet 7 of 11

LEGEND

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

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FAIR LAKES
LAND BAY VI-A

CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-01-01
FDPA 82-P-069-01-15

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
9/10/07
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

0' 100' 200'

No.	DATE	BY	Description
5	09.10.07	GAH	
4	08.16.07	GAH	
3	08.01.07	GAH	
2	07.10.07	GAH	
1	05.31.07	GAH	

REVISIONS

DRAWN BY GAH
APPROVED BY PGY
CHECKED BY PGY
DATE 02.27.07

TITLE FAIR LAKES LAND BAY VI-A
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-01-01
FDPA 82-P-069-01-15

SWM COMPUTATIONS/ DRAINAGE DIVIDES

PROJECT NO. M-10630

7

SHEET NO. 7 OF 11

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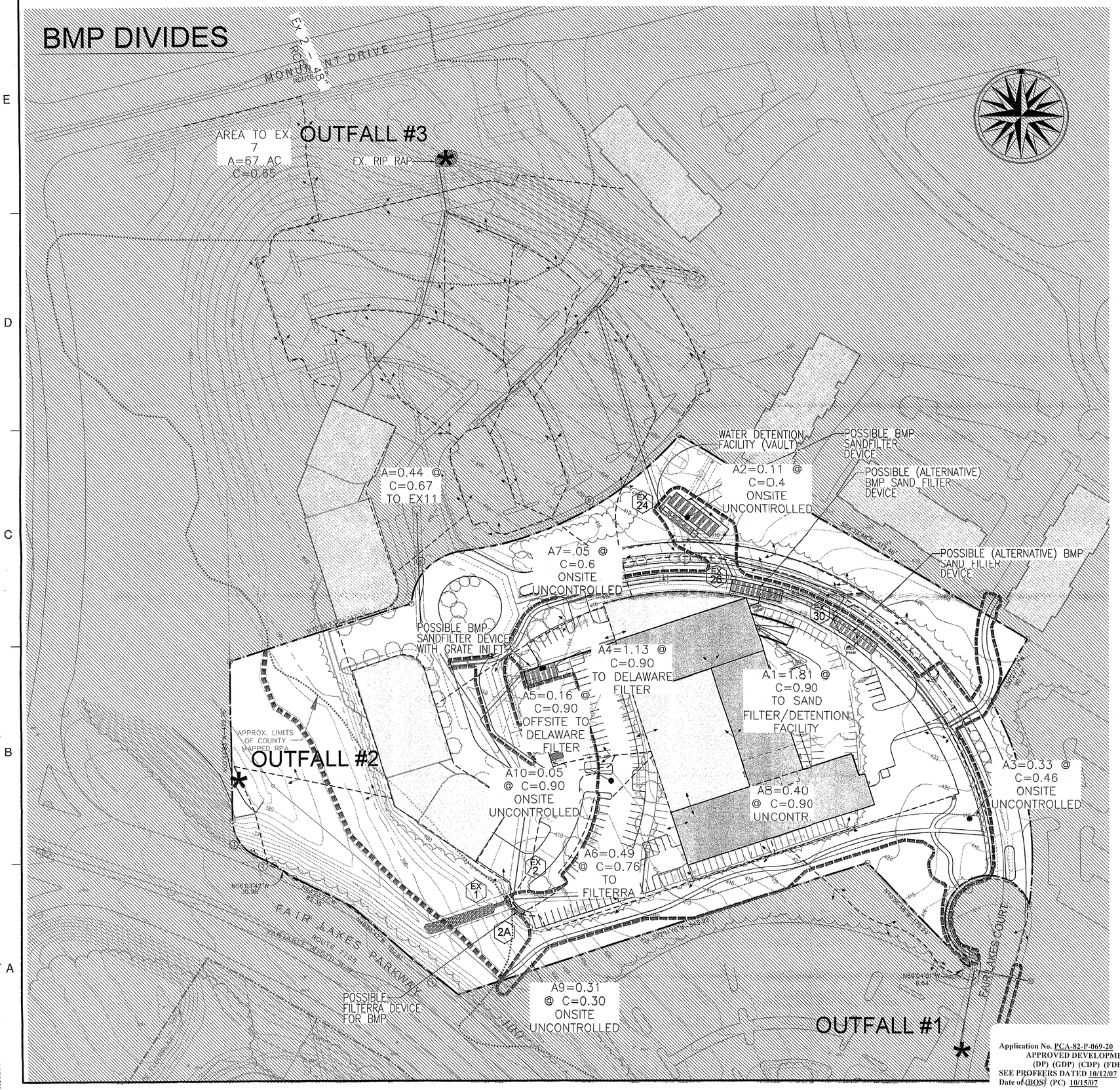

SWM Narrative:

Site Conditions:
This site is located at the end of Fair Lakes Court, north of Fair Lakes Parkway on the east side of Fairfax County Parkway. The site is currently a surface parking lot adjacent to an existing Office building. The proposed site consists of a 10 story multi-family dwelling building above a 3 story parking structure and modified existing surface parking.

This proposed site drains to three outfall points: See sheet 7 for storm sewer design and drainage divides

Outfall #1
Quantity:
The runoff volume to this outfall has been slightly decreased and as such the existing storm sewer system is assumed to have capacity to convey the runoff to existing Lake #1.
Quality:
BMP is provided for by Lake# 1 for this small site area with "c" = .34 value.
Outfall:
This area releases overland to existing storm structure #35 at the existing Fair Lakes Court, through a storm system that outfalls into SWM facility "Lake #1" which provides SWM and BMP capacity for this small area.

Outfall # 2
Quantity:
Onsite runoff from this area is reduced from existing conditions which ensures adequacy of the existing storm system to convey the runoff to its existing outfall with no additional detention required.
Quality:
BMP control requirements for this outfall will be addressed with (Filterras' or equal) for the surface parking and sand filter devices (Delaware or equal) for the roof areas, as indicated on sheet 4. Possible locations of these Filterras are shown on the proposed layout of this FDPA.
Outfall:
The second outfall flows west of the proposed site and is picked up in existing surface parking lot storm pipe system which outfalls into an existing rip-rap channel on the north side of Fair Lakes Parkway, east of Fairfax County Parkway. This existing channel flows parallel to Fair Lakes Parkway, to a point that merges with the exiting triple 8'x8' box culvert, 560 acre shed, outfall from Lake #1. This existing adequate outfall channels to the existing triple 8'x8' box culverts crossing to the west under Fairfax County Parkway. With this site plan, onsite runoff is reduced from existing conditions which ensure adequacy of the existing storm system to convey the runoff to its existing outfall.

Outfall # 3
Quantity:
This outfall increases in volume and therefore a detention facility is proposed to detain the increased flow. Calculating for a 10-year, t_c= 5 min storm, this detention will reduce the peak by approximately 4+ cfs, as required, to ensure no increase peak runoff.
Quality:
In order to provide quality requirements for this site, a sand filter device is proposed in parallel with the detention facility. As an alternate, 2 separate sand filter devices are shown next to the proposed building at the existing storm structures.
Outfall:
This area outfalls north of the site and is picked up in an existing surface parking lot storm system which outfalls, offsite, into an existing 48" RCP that merges with 34+ acres shed that outfalls into rip rap 250' downstream. This outfall is determined adequate with the proposed detention.

Outfall	BMP	Detention	Pre A	Post A	Pre C	Post C	Pre Q	Post Q
1	Ex Lake 1	Ex Lake 1 No Increase	0.89	0.77	0.3	0.34	1.94	1.9
2	Filterra Sand Filter	Decrease	6.31	6.01	0.68	0.65	31.19	28.54
3	Detention/ Sand Filter	Underground or Waiver	2.12	2.45	0.73	.87	11.25	15.50

BMP Facility Design Calculation
Plan Name: Fair Lakes- Land Bay 6A **Date** Dec-06
Plan Number: **Engineer:**

BMP Narrative

I. **Water Quality Narrative**
The proposed sand filters/filterras will address BMP requirements for the proposed site as well as existing offsite runoff. This preliminary design provides a total phosphorus removal exceeding 50% which exceeded the minimum 50% requirement per the occoquan method. The final design will provide a minimum of 50% removal.

The best management requirements for the site, were estimated as reflected in the computations on this sheet. Areas A1, A4, A5 and A6 drain to the BMP facility at a proposed runoff coefficient 0.80 The computations reflect that the proposed BMP facilities will provide a total phosphorus removal exceeding 50% which exceeds the minimum requirement. As a result, the proposed facilities will provide adequate BMP for the proposed improvements of a minimum of 50% at final design.

II. **Watershead Information**
Part 1: List all of the Subareas and "C"Factors used in the BMP Computation

Subarea Designation and Description	"C"	Acres
Area 'A1' Onsite Controlled	0.90	1.81
Area 'A2, A3, A7, A8, A9, A10' Onsite Uncontrolled	0.58	1.25
Area 'A4' Onsite Controlled	0.9	1.13
Area 'A5' Offsite Controlled	0.90	0.16
Area 'A6' Onsite Controlled	0.73	0.49

IIIa. **Phosphorus Removal - "Occoquan Method"**
This section is for the use in the jurisdictions which do not utilize CBLAD's "Chesapeake Bay Method" for phosphorus removal calculations. The "Chesapeake Bay Method" is addressed in Section IIIB of this worksheet. Please check with you local jurisdiction to determine which method to use.
Part 2: Compute the Weighted Average "C" Factor for the Site

Area of the Site = (a) 4.58

Sub Area Designation	"C" x	Acres	Product
Area 'A1' Onsite Controlled	0.90	1.81	1.63
Area 'A2, A3, A7, A8, A9, A10' Onsite Uncontrolled	0.58	1.25	0.73
Area 'A4' Onsite Controlled	0.9	1.13	1.02
Area 'A6' Onsite Controlled	0.76	0.37	0.28
		(b)	3.65

(c) Weighted Average "C" Factor (b)/(a)=(c) 0.80

Part 3: Compute the total Phosphorus Removal for the Site

Sub Area Designation	Area (Acres)	"C" Value	BMP type	Removal Eff (%)	Area Ratio	"C" Factor Ratio	Offsite Factor	Product
Area 'A1' Onsite Controlled	1.81	0.90	SAND FILTER	60%	0.40	1.12	1.00	26.76%
Area 'A4' Onsite Controlled	1.13	0.90	DELAWARE FILTER	60%	0.25	1.12	1.00	16.71%
Area 'A5' Offsite Controlled	0.16	0.90		70%	0.04	1.12	0.20	0.55%
Area 'A6' Onsite Controlled	0.49	0.73	FILTERRA	70%	0.11	0.91	1.00	6.85%
							(a) Total Removal	50.88%

Total Area going to BMP = 3.59 Acres

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SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) 10/15/07
Sheet 8 of 11

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KEY PLAN

SCALE
0' 60' 120'

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CHECKED BY PGY
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CDPA 82-P-069-01-01
FDPA 82-P-069-01-15
SWM NARRATIVE/
BMP COMPUTATIONS

PROJECT NO. M-10630

8

SHEET NO. 8 OF 11

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1 2 3 4 5

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 & 1Q)	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 7,8.

☒ 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)
See information on Sheet 8						
(e.g. dry pond A, infill, trench, underground, vault, etc.)						
Totals						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2&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 3.

☒ 7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 8.

☒ 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 8.

☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 8.

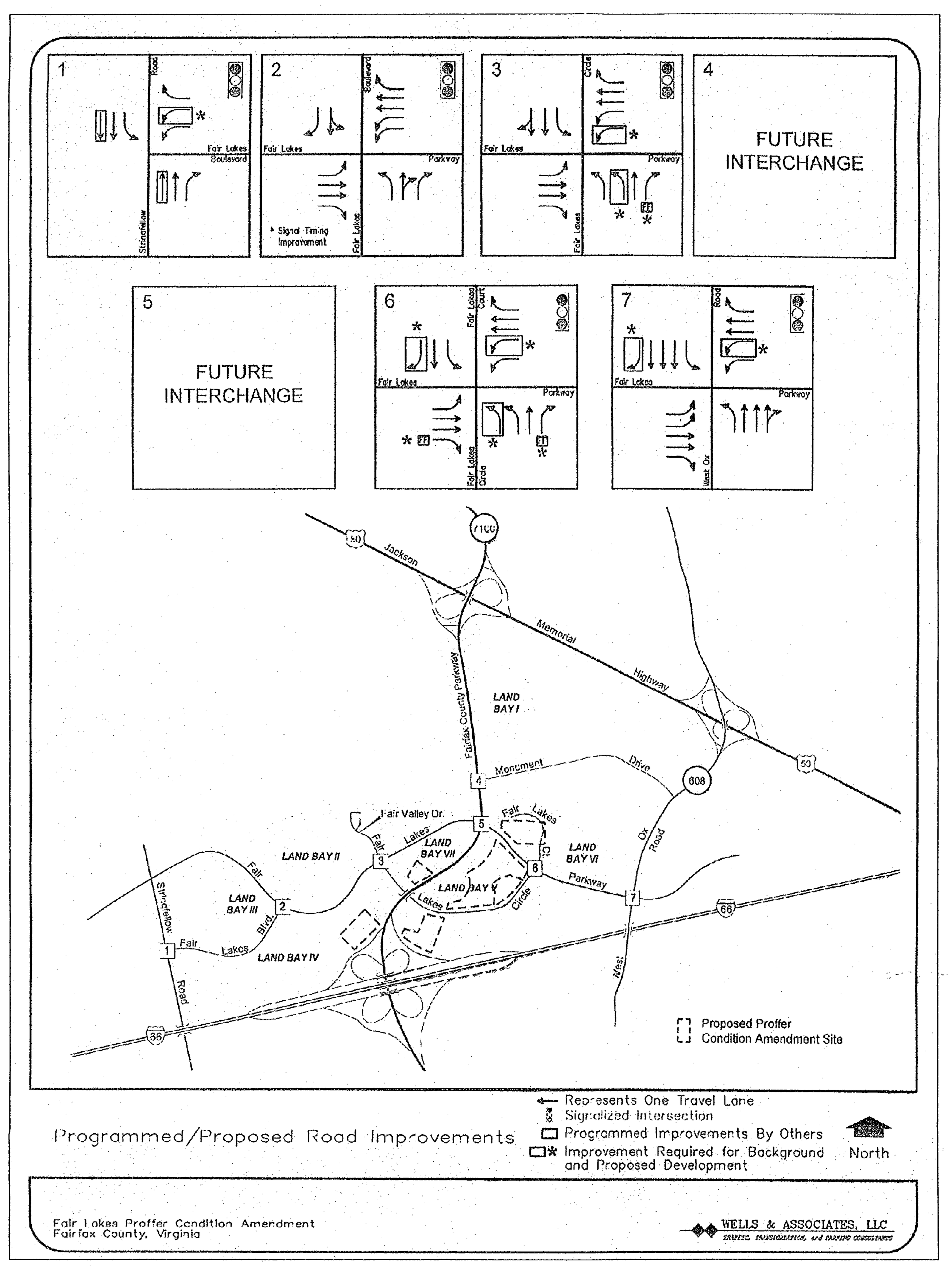
☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1&2.

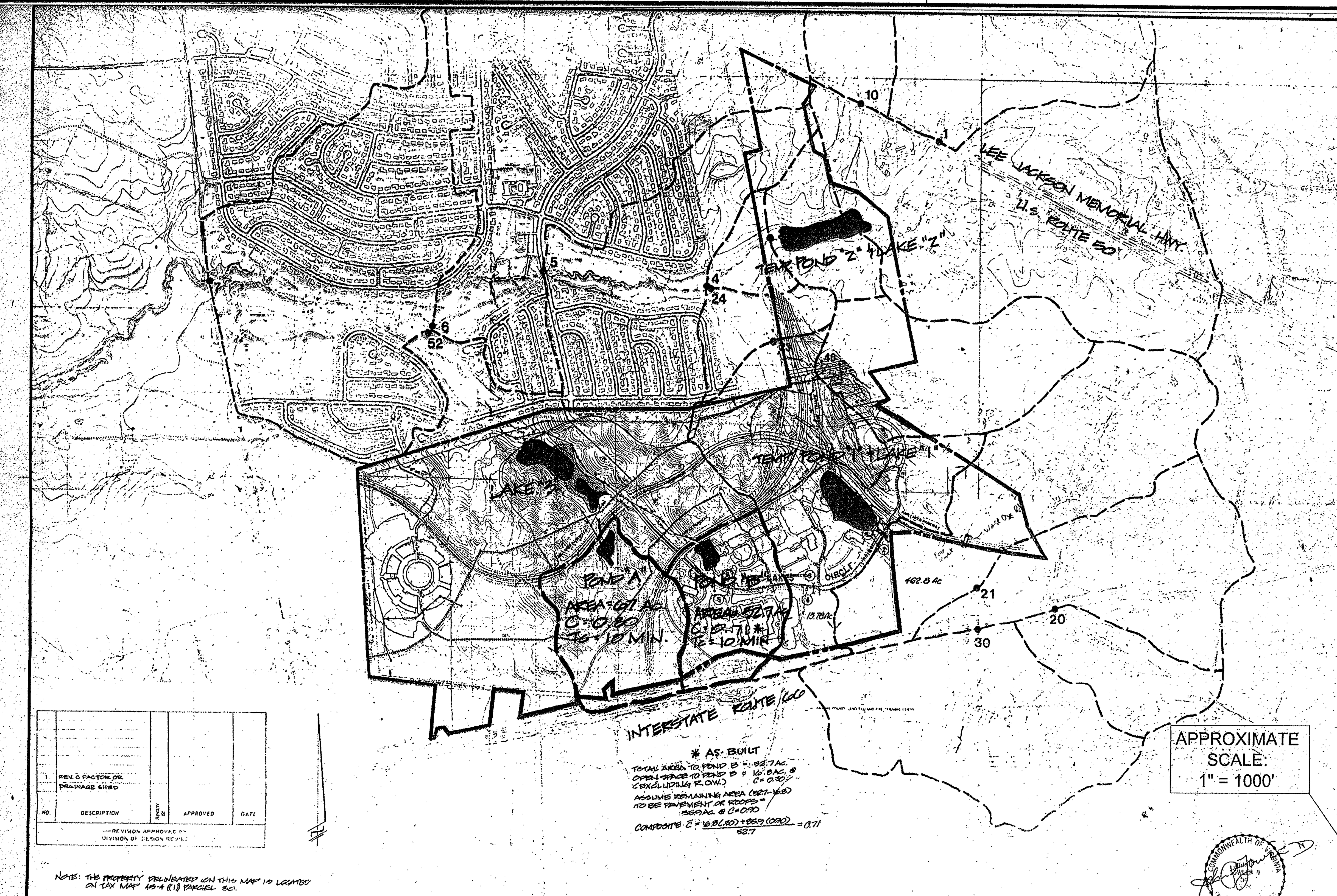
☐ 11. A submission waiver is requested for _____.

☐ 12. Stormwater management is not required because _____.

PROGRAMMED / PROPOSED ROAD IMPROVEMENTS

NO SCALE





FOR INFORMATION ONLY!

FAIR LAKES STORMWATER MANAGEMENT SUMMARY

	Drainage Areas (acres) Onsite	Offsite	Total	Inflow Peak Discharges (CFS) 2-Year	10-Year	100-Year	Outflow 2-Year Q(CFS)	WSEL	10-Year Q(CFS)	WSEL	100-Year Q(CFS)	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	82,093/1.9	113,530/2.6	178,502/4.1	DRY POND TO BE CONSTRUCTED AS 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	157,159/3.6	TO BE CONSTRUCTED UNDER THIS PLAN
SUBTOTAL													136,603/3.1	203,366/4.7	335,661/7.7	
LAKE # 1 (LOCATION 22) FINAL DESIGN TO BE SUBMITTED SEPERATELY	125	435	560	596	1182	2074		389.4		391.1		393.0	1,132,960/26.0	1829,520/42.0	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 TDW 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	941	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:	2,715,355/62.3	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	34.2 366	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	941	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 2 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	APPROVED	DATE
2	REV. POND B DATA TO AS-BUILT INFORMATION		
1	Delete pond "A" from plan		

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

4066/AC

Dewberry & Davis — Fair Lakes Development Corp. PUBLIC IMPROVEMENT PLAN — STORM WATER DETENTION STORMWATER MANAGEMENT SUMMARY — Scale NONE — Sheet 3 of 14 — Date DEC. 1984 — File Number PP-3221

Dewberry

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FAIR LAKES LAND BAY VI-A

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

CDPA 82-P-069-01-01
FDPA 82-P-069-01-15

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL: COMMONWEALTH OF VIRGINIA — JOHN WILLIAM EWING — Lic. No. 8053 — 9/10/07 — PROFESSIONAL ENGINEER

Application No. PCA-82-P-069-20 Staff WOD
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SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) 10/15/07
Sheet 9 of 11

SCALE AS NOTED

No.	DATE	BY	Description
5	09.10.07	GAH	
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REVISIONS

DRAWN BY GAH
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CHECKED BY PGY
DATE 02.27.07

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OVERALL DRAINAGE DIVIDES
ROAD IMPROVEMENTS

PROJECT NO. M-10630

9

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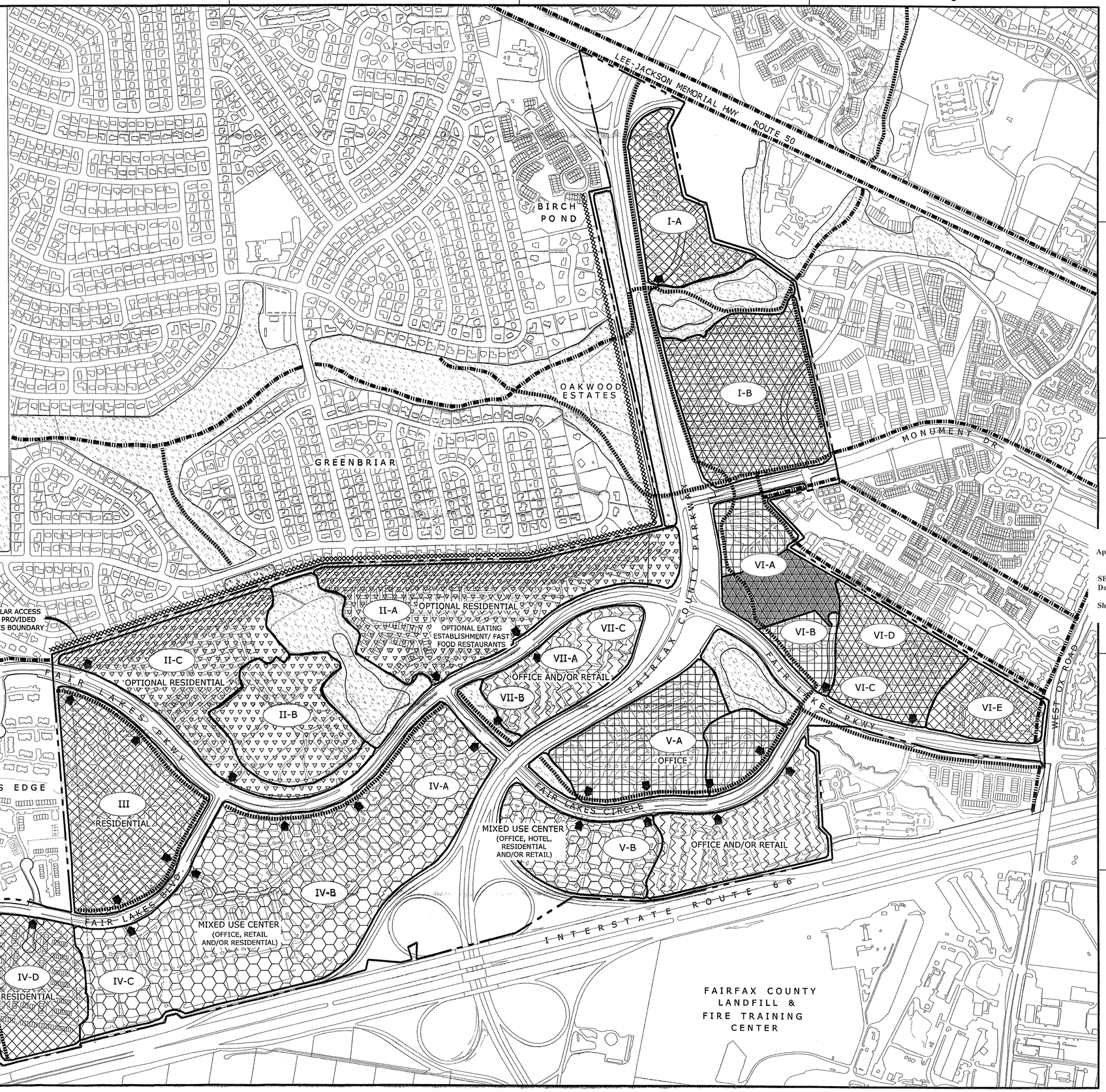
LEGEND

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



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Sheet 10 of 11

0' 400' 800'

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CHECKED BY	PGY
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CDPA KEY PLAN

PROJECT NO. M-10630

10

SHEET NO. 10 OF 11

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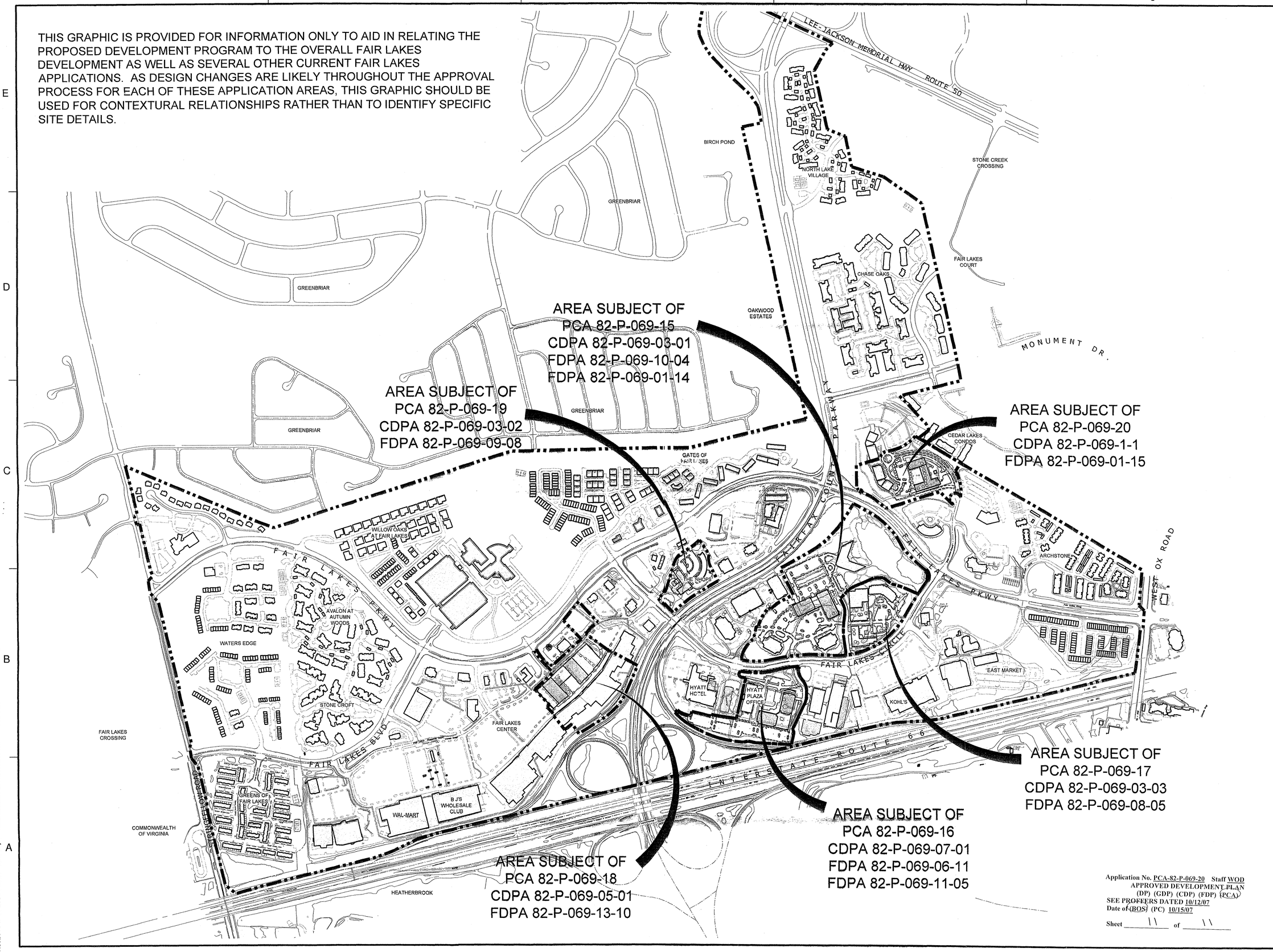
THIS GRAPHIC IS PROVIDED FOR INFORMATION ONLY TO AID IN RELATING THE PROPOSED DEVELOPMENT PROGRAM TO THE OVERALL FAIR LAKES DEVELOPMENT AS WELL AS SEVERAL OTHER CURRENT FAIR LAKES APPLICATIONS. AS DESIGN CHANGES ARE LIKELY THROUGHOUT THE APPROVAL PROCESS FOR EACH OF THESE APPLICATION AREAS, THIS GRAPHIC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



Application No. PCA-82-P-069-20 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 10/12/07
Date of (BOS) (PC) 10/15/07
Sheet 11 of 11

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Dewberry

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FAIR LAKES
LAND BAY VI-A

CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-01-01
FDPA 82-P-069-01-15
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
9/10/07
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
0' 400' 800'

No.	DATE	BY	Description
5	09.10.07	GAH	
4	08.16.07	GAH	
3	08.01.07	GAH	
2	07.10.07	GAH	
1	05.31.07	GAH	SHEET ADDED

REVISIONS

DRAWN BY GAH
APPROVED BY PGY
CHECKED BY PGY
DATE 02.27.07

TITLE FAIR LAKES
LAND BAY VI-A
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-01-01
FDPA 82-P-069-01-15

FAIR LAKES KEY MAP

PROJECT NO. M-10630

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