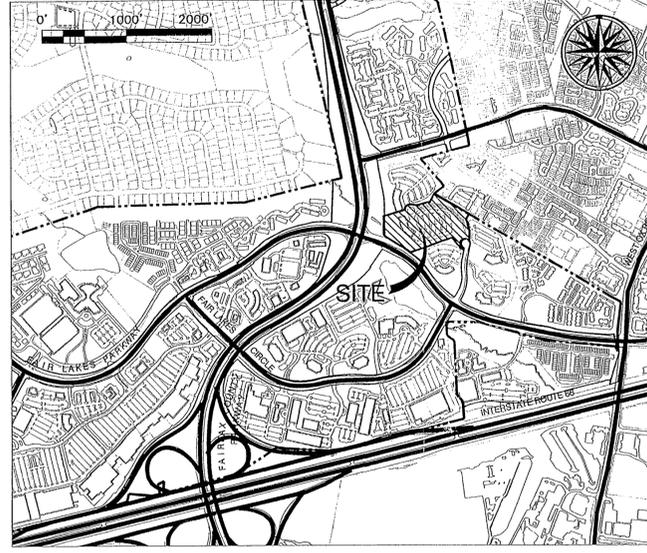
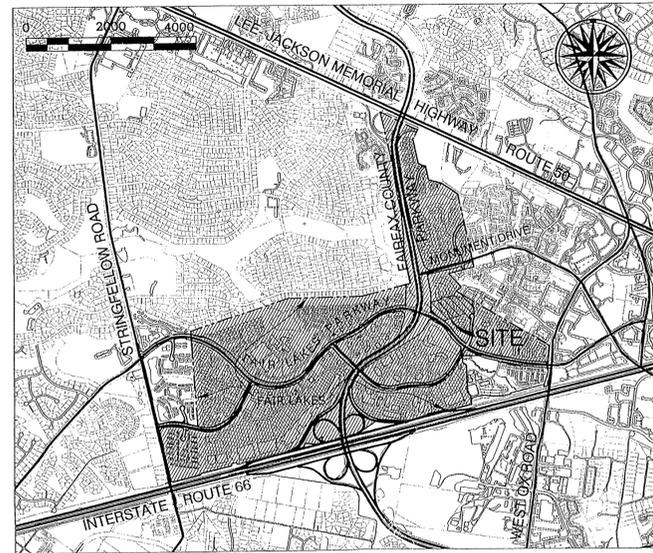


FAIR LAKES - LAND BAY VI-A

Springfield District Fairfax County, Virginia FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 82-P-069-1-15

VICINITY MAPS



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

NOTES

- THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 45-4 (1) 25E1 (PART) AND 25E2 (PART). THE 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.
- THE 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 ADULTS AND/OR WORKFORCE DWELLING UNITS. THE PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING/PARKING STRUCTURE WILL HAVE A MAXIMUM OF 11 STOREYS ABOVE GRADE.
THE PROPOSED DEVELOPMENT PROGRAM IS IN CONFORMANCE WITH AND IN FURTHERANCE OF A COMPREHENSIVE PLAN AMENDMENT APR 05-11-3FC THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 25, 2008.
- THE APPLICANT RESERVES THE RIGHT TO FILE FOR 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.
- THE BOUNDARY INFORMATION SHOWN ON THE GRAPHIC IS BY DEWBERRY & DAVIS LLC.
- 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.
- THE EXISTING OFFICE BUILDING SHOWN WITHIN THE SPECIFIED AREA OF THE 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.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- 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.
- PUBLIC WATER AND SEWER ARE CURRENTLY AVAILABLE ON THE SITE.
- 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.
- 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.
- BEST MANAGEMENT PRACTICES (BMPs) FOR THIS FAIR LAKES PROJECT ARE TO BE SATISFIED BY THE PROPOSED ON-SITE SAND FILTER DEVICES AND FILTERS. STORM WATER DETENTION FOR THE EXISTING AND PROPOSED DEVELOPMENT IS TO BE SATISFIED BY AN UNDERGROUND FACILITY FOR PEAK 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 WAIVER FOR UNDERGROUND DETENTION FACILITY IN A RESIDENTIAL DEVELOPMENT (COUNTY PLAN NO. 03572-WPDM-013-1) WAS APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 15, 2007.
- 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.
- LANDSCAPING AND SCREENING HAVE BEEN WILL BE PROVIDED IN ACCORDANCE WITH THE CURRENTLY APPROVED AND PROPOSED FINAL DEVELOPMENT PLAN AS REPRESENTED ON THE GRAPHIC. THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIREMENT FOR THE PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING.
- 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 CD/PPF 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.
- 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, 296 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.
- 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 SITE 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.

- IMPROVEMENTS TO SEVERAL EXISTING INTERSECTIONS ARE PROPOSED THROUGHOUT THE FAIR LAKES DEVELOPMENT IN COORDINATION WITH THIS AS WELL AS ADDITIONAL 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 26, 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 HOMEOWNERS 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.
- 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.
- 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 305, 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 GOODS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
- 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 AND DEVELOPMENT 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.
- 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.
- 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 NUMBER OF RESIDENTIAL UNITS FROM THE TOTALS REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT AND ASSOCIATED PARKING WILL BE REDUCED/MODIFIED ACCORDINGLY. THE APPLICANT RESERVES THE FURTHER RIGHT TO PROVIDE ADDITIONAL PARKING SPACES 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.
- 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.
- THE PROPOSED BUILDING MAY HAVE A PENTHOUSE DESIGNED IN PART TO SHIELD THE MECHANICAL EQUIPMENT LOCATED ON THE ROOF. IF A PENTHOUSE IS PROVIDED, 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.

- 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.
- INTENSITY (FAIR) 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.
- IT IS CURRENTLY ANTICIPATED THAT, SUBJECT TO MARKET CONDITIONS, THE PROPOSED DEVELOPMENT PROGRAM WILL COMMENCE AS SOON AS REQUISITE PLANS AND PERMITS ARE APPROVED.
- 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.



FAIR LAKES
LAND BAY VI-A
FINAL
DEVELOPMENT
PLAN AMENDMENT

FDPA 82-P-069-01-15

Application No. FDPA-82-P-069-1-15, Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
SEE CONDITIONS DATED 10/25/07
DATE OF (BOS) (PC) Approval 10/25/07
Sheet 1 of 6

- REV. OCTOBER 22, 2007
- REV. OCTOBER 15, 2007
- REV. SEPTEMBER 10, 2007
- REV. AUGUST 16, 2007
- REV. AUGUST 1, 2007
- REV. JULY 10, 2007
- REV. MAY 31, 2007
- FEBRUARY 27, 2007

- Sheet Index
- COVER SHEET / NOTES
 - FINAL DEVELOPMENT PLAN AMENDMENT
 - TABULATION / DETAIL
 - LANDSCAPE DETAILS
 - ARCHITECTURAL DETAILS - PERSPECTIVES AND MASSING MODEL
 - ARCHITECTURAL DETAILS - ELEVATIONS AND SECTION/ELEVATION

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

FDPA 82-P-069-01-15

M-10630 A

SUBMISSION DATE

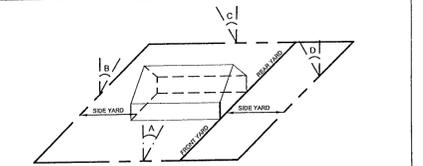
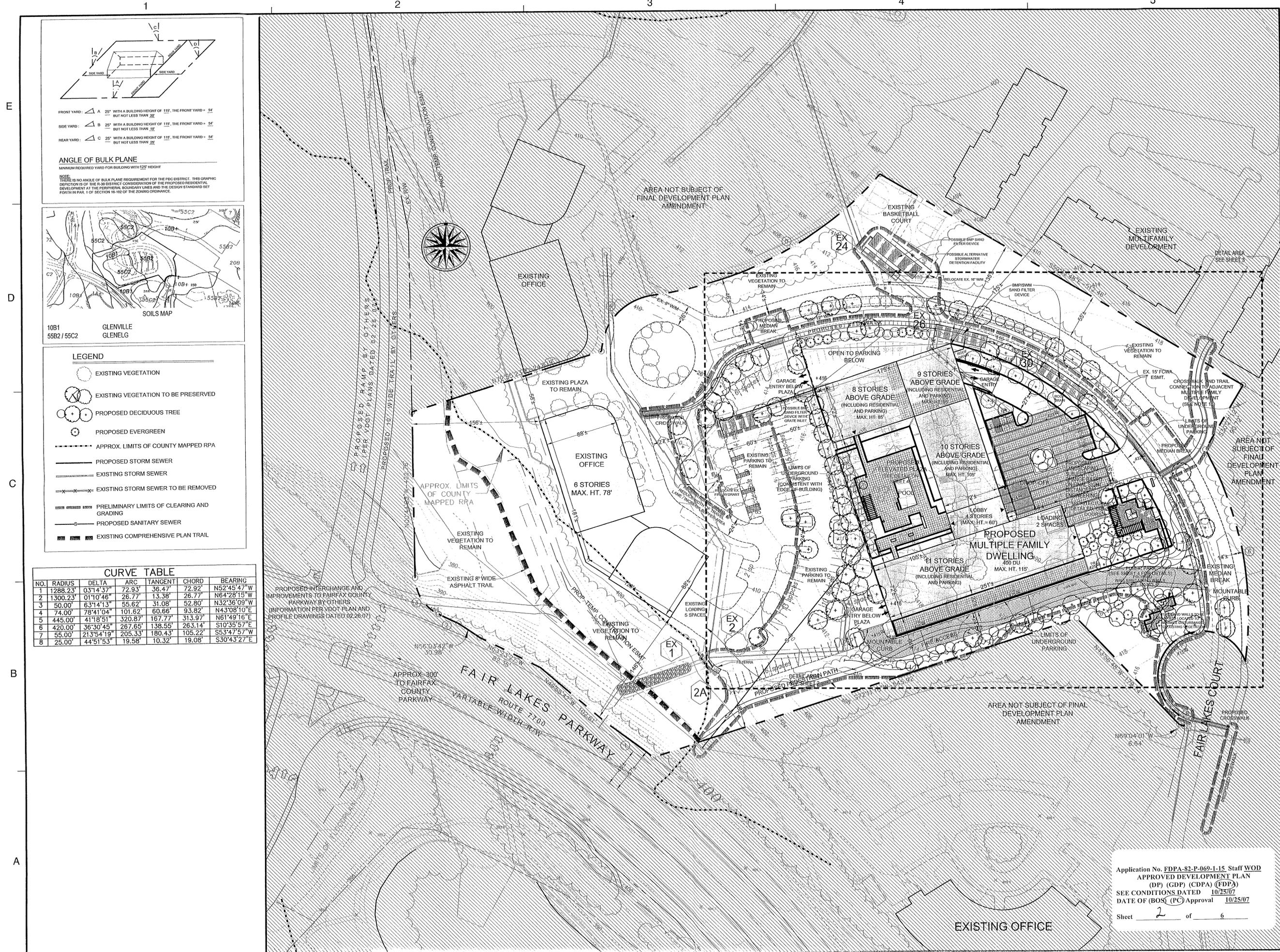
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6	10.15.07	PGY	
5	09.10.07	GAH	
4	08.16.07	GAH	
3	08.01.07	GAH	
2	07.10.07	GAH	
1	05.31.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	02.27.07

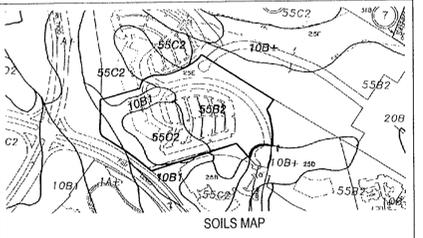
TITLE **FAIR LAKES
 LAND BAY VI-A
 FINAL
 DEVELOPMENT PLAN AMENDMENT**

FDPA 82-P-069-01-15
DEVELOPMENT PLAN
 PROJECT NO. M-10630 A



FRONT YARD: A 25' WITH A BUILDING HEIGHT OF 115', THE FRONT YARD = 54' BUT NOT LESS THAN 20'
 SIDE YARD: B 25' WITH A BUILDING HEIGHT OF 115', THE FRONT YARD = 54' BUT NOT LESS THAN 10'
 REAR YARD: C 25' WITH A BUILDING HEIGHT OF 115', THE FRONT YARD = 54' BUT NOT LESS THAN 20'

ANGLE OF BULK PLANE
 MINIMUM REQUIRED YARD FOR BUILDING WITH 120' 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 STANDARDS SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.



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°45'42" 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'	21°35'41"	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

No.	DATE	BY	Description
7	10.22.07	PGY	
6	10.15.07	PGY	
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 V-1A
 FINAL
 DEVELOPMENT PLAN AMENDMENT**
 FDPA 82-P-069-01-15
 TABULATION / DETAIL

PROJECT NO. M-10630 A

TABULATION

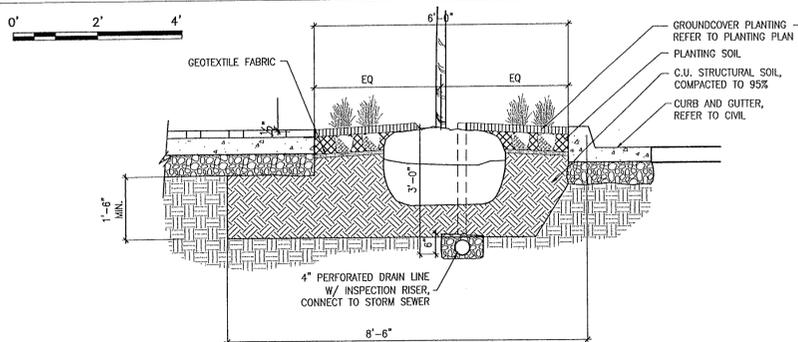
FAIR LAKES LAND BAY V-1A FDPA 82-P-069-01-15	10.12.07
TABULATION:	
LAND AREA (463,914 SF)	10.65± AC
ZONING	PDC
GROSS FLOOR AREA TOTAL	455,000± SF
EXISTING OFFICE BUILDING	105,000± SF
PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING	350,000± SF*
FLOOR AREA RATIO (FAR) EXISTING/PROPOSED	0.87*
MAXIMUM BUILDING HEIGHT	
EXISTING OFFICE BUILDING	78± FT
PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING (MAXIMUM 11 STORIES ABOVE GRADE)	115± FT
PARKING SPACES REQUIRED	
EXISTING OFFICE BUILDING	315**
PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING 400 UNITS AT 1.6 SPACES PER UNIT	640
PARKING SPACES PROPOSED (SEE NOTE #16)	
SURFACE	109
STRUCTURE	684
LOADING SPACES REQUIRED	
EXISTING OFFICE BUILDING	5
PROPOSED MULTIPLE FAMILY DWELLING BUILDING	4
LOADING SPACES PROPOSED (SEE NOTE #17)	
EXISTING OFFICE BUILDING	5
PROPOSED MULTIPLE FAMILY RESIDENTIAL BUILDING	2
OPEN SPACE REQUIRED (15%)	
105,000 SF AT 3.0 SPACES/1,000 SF GFA	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.

LEGEND

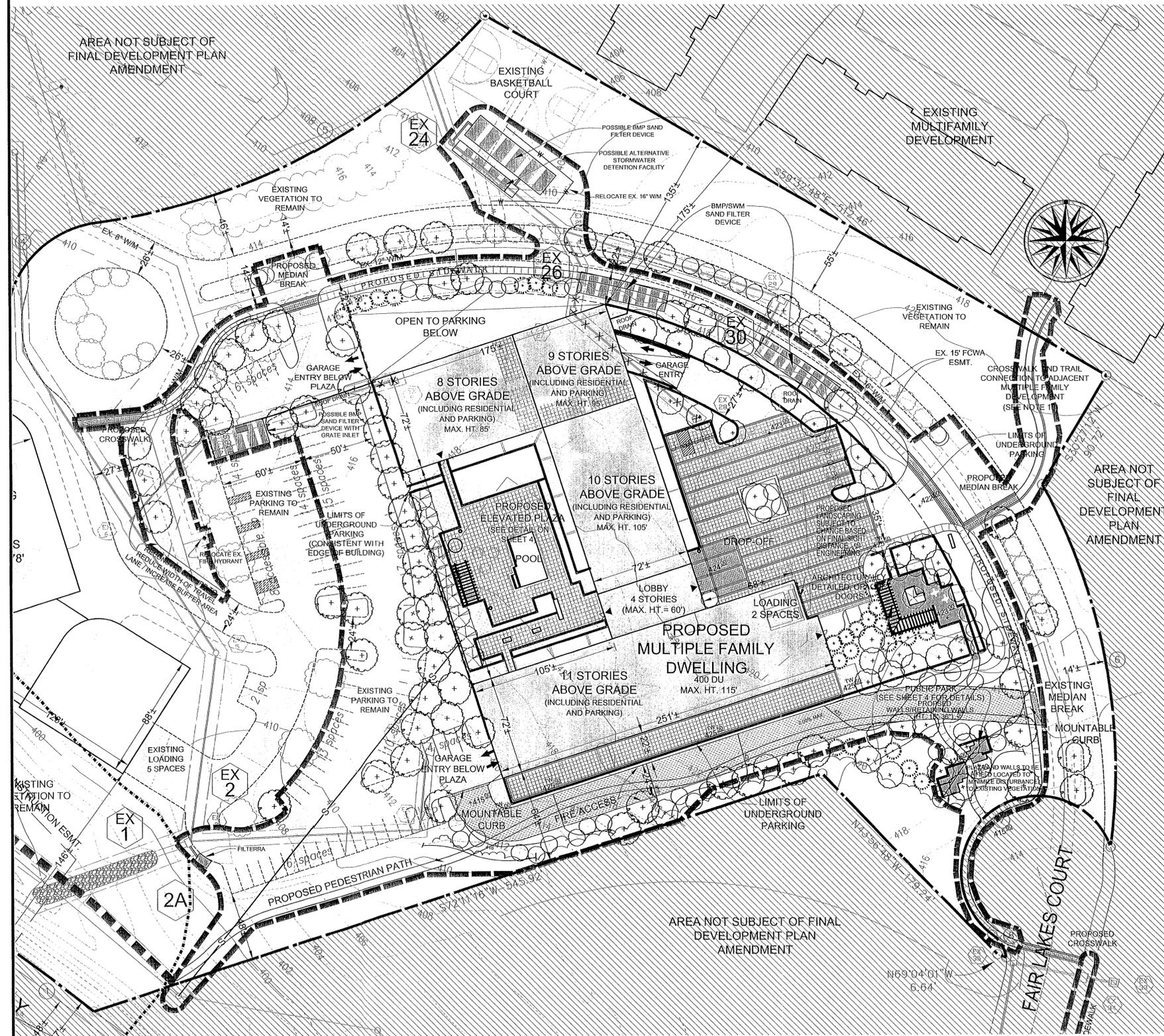
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- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN
- APPROX. LIMITS OF COUNTY MAPPED RPA
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING STORM SEWER TO BE REMOVED
- PRELIMINARY LIMITS OF CLEARING AND GRADING
- PROPOSED SANITARY SEWER
- EXISTING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

TYPICAL TREE OPENING IN SIDEWALK / PLAZA WITH STRUCTURAL SOIL



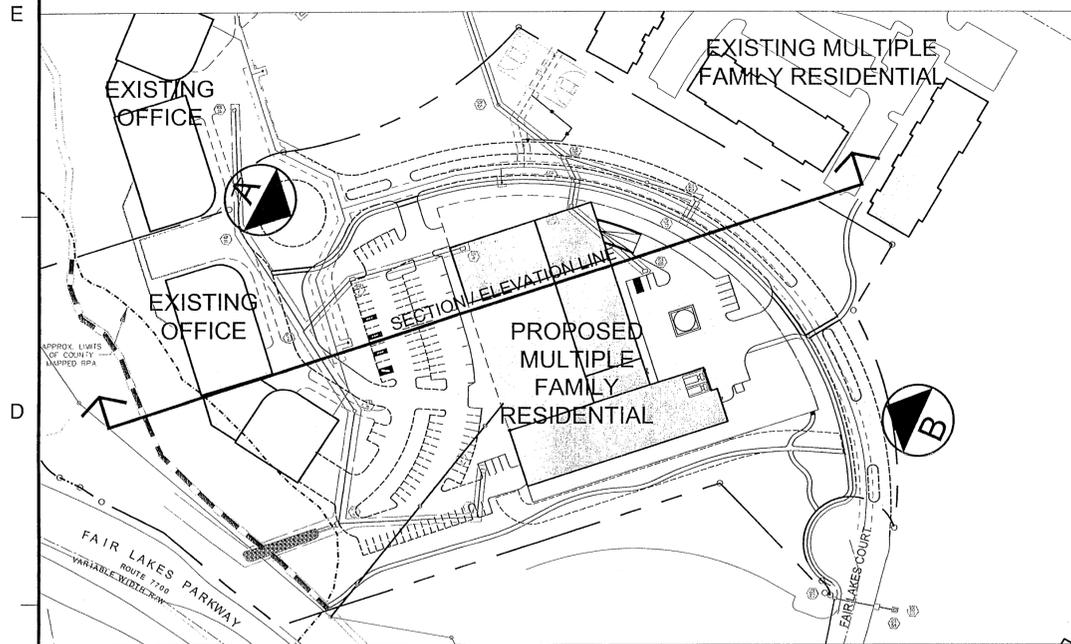
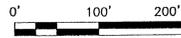
DEVELOPMENT DETAIL

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



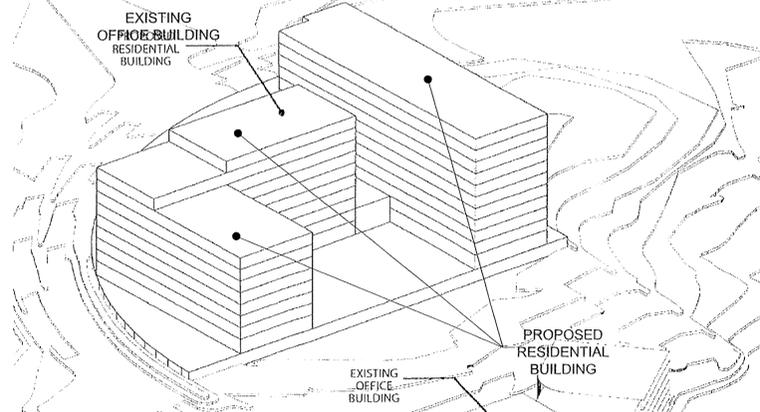
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 (DP) (GDP) (CDPA) (FDPA)
 SEE CONDITIONS DATED 10/25/07
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 Sheet 3 of 6

PERSPECTIVE AND SECTION KEY MAP



MASSING MODEL

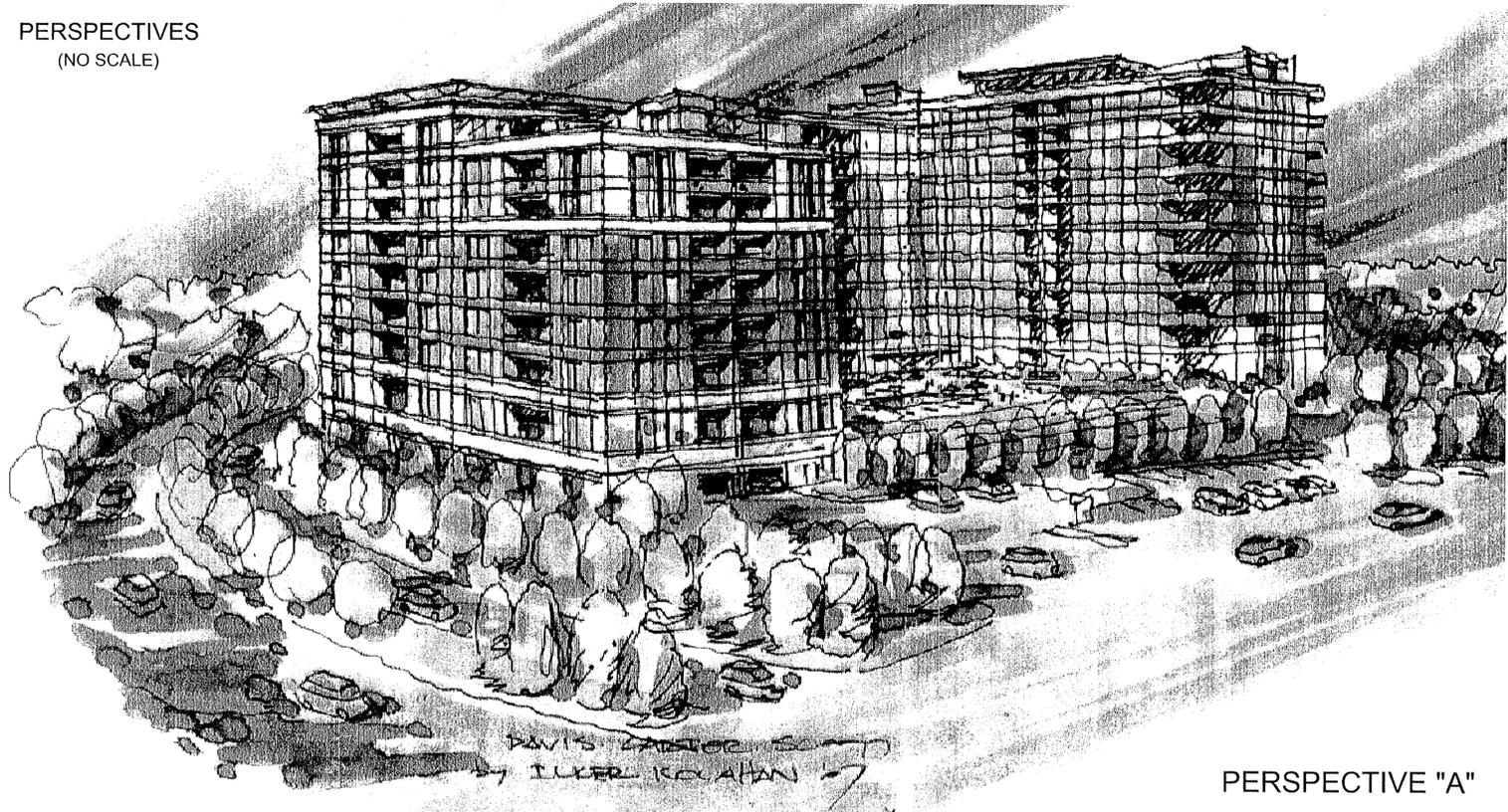
(NO SCALE)



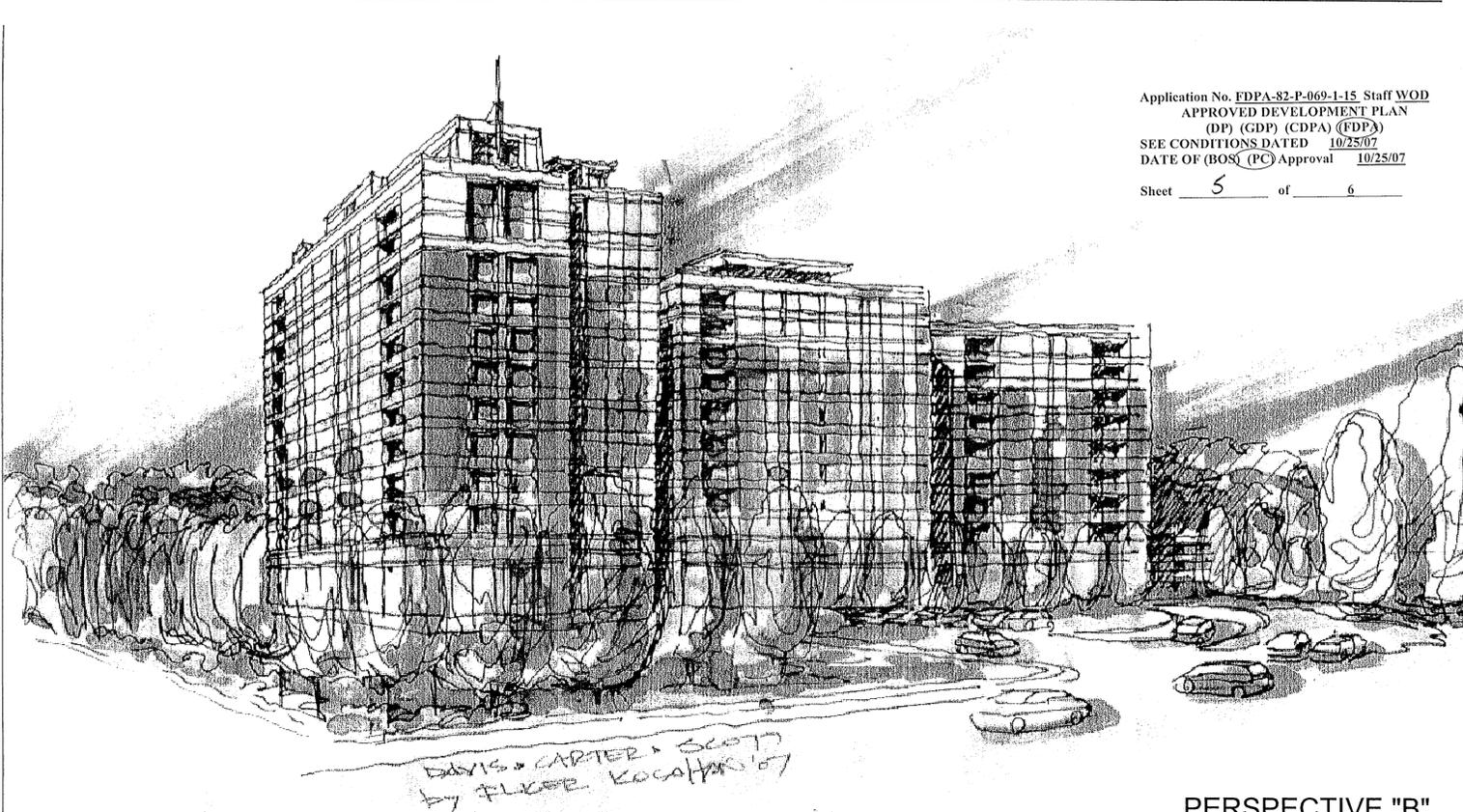
NOTE: THE MASSING MODEL ON THIS SHEET IS PRELIMINARY IN NATURE AND IS PROVIDED TO AID IN THE UNDERSTANDING OF THE PROPOSED DEVELOPMENT PROGRAM IN RELATION TO THE SITE. THE MASSING MODEL IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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"



Application No. FDPA-82-P-069-1-15 Staff WOD
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDPA) (FDPA)
 SEE CONDITIONS DATED 10/25/07
 DATE OF (BOS) (PC) Approval 10/25/07
 Sheet 5 of 6

PERSPECTIVE "B"



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FAIR LAKES
 LAND BAY VI-A
 FINAL
 DEVELOPMENT PLAN AMENDMENT
 FDPA 82-P-069-01-15
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

No.	DATE	BY	Description
7	10.22.07	PGY	
6	10.15.07	PGY	
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	

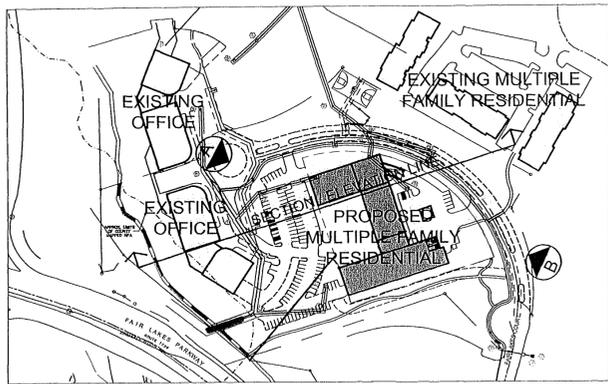
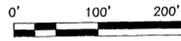
REVISIONS

DRAWN BY GAH
 APPROVED BY PGY
 CHECKED BY PGY
 DATE 02.27.07

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

ARCHITECTURAL DETAILS
 PROJECT NO. M-10630 A

PERSPECTIVE AND SECTION KEY MAP

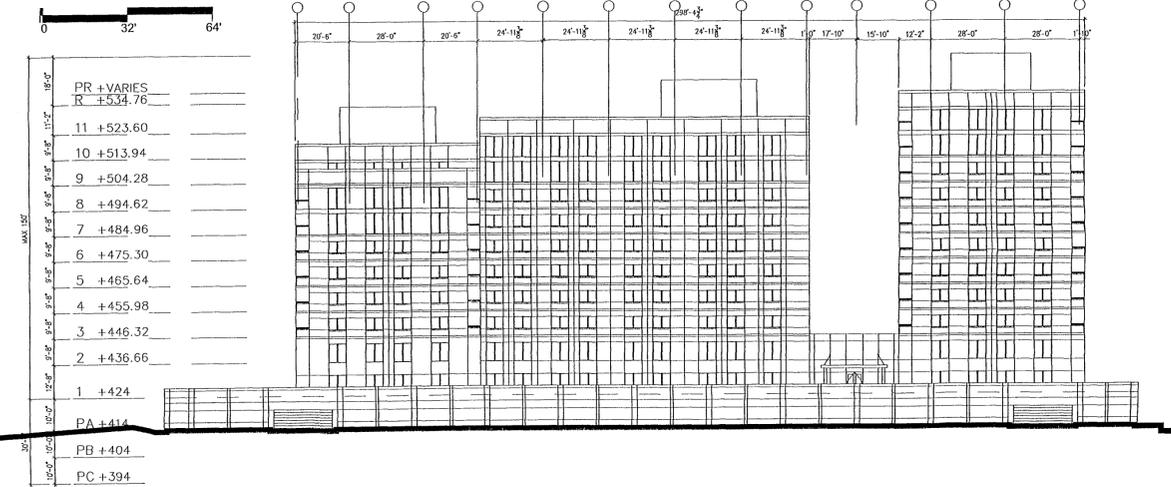
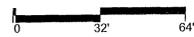


NORTH ELEVATION

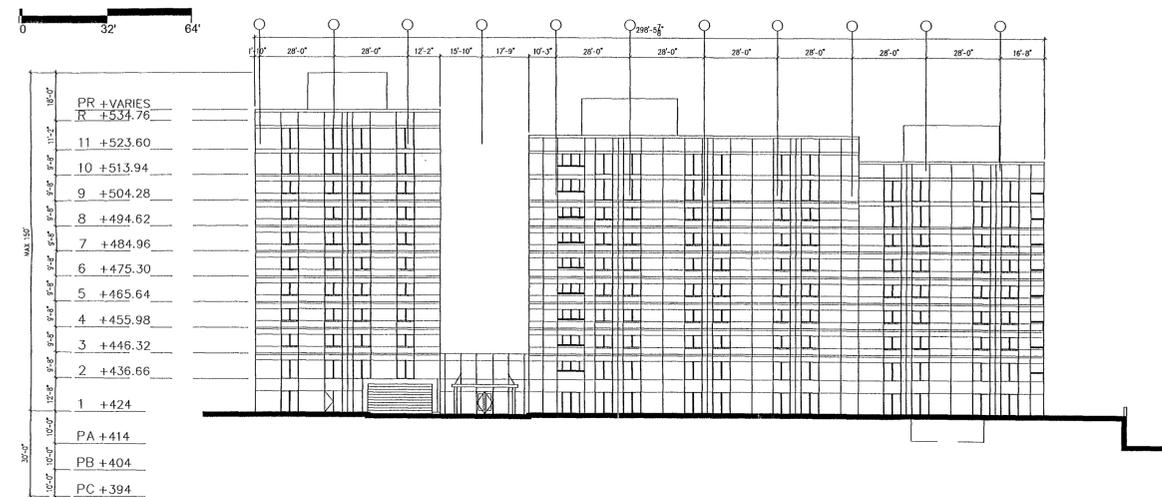


NOTE: THE BUILDING ELEVATIONS AND SECTION/ELEVATION PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN. THEY ARE PROVIDED TO ILLUSTRATE THE GENERAL THEME AND CHARACTER OF THE PROPOSED STRUCTURES.

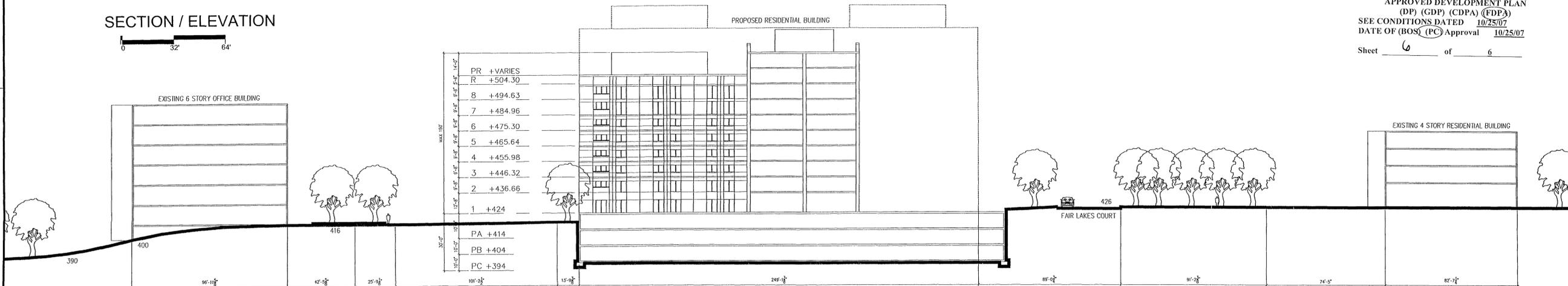
WEST ELEVATION



EAST ELEVATION



SECTION / ELEVATION



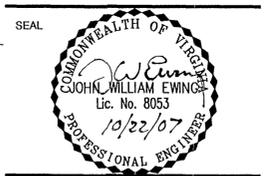
Application No. FDPA-82-P-069-1-15 Staff WOD
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDPA) (FDP)
 SEE CONDITIONS DATED 10/25/07
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 Sheet 6 of 6

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REVISIONS

DRAWN BY: GAH
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ARCHITECTURAL DETAILS
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