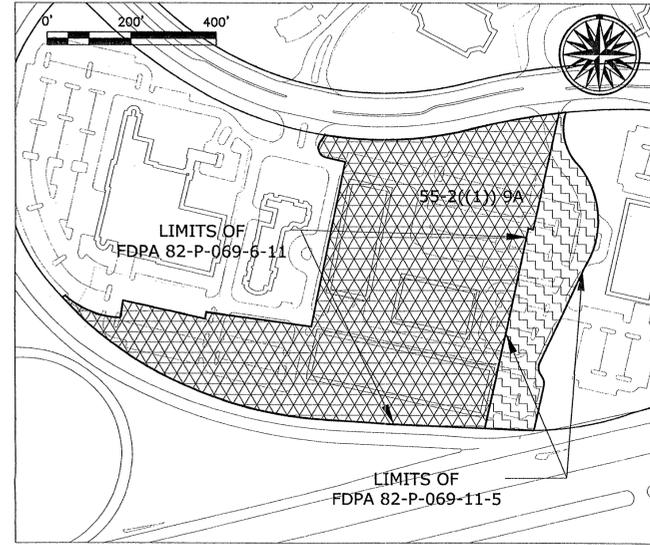
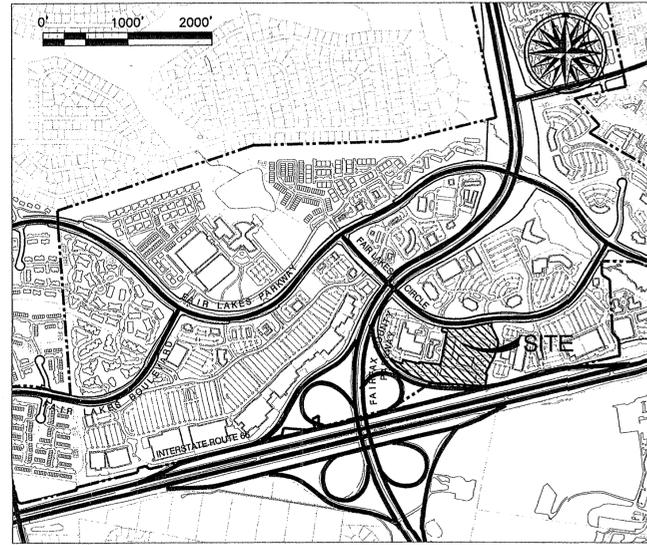
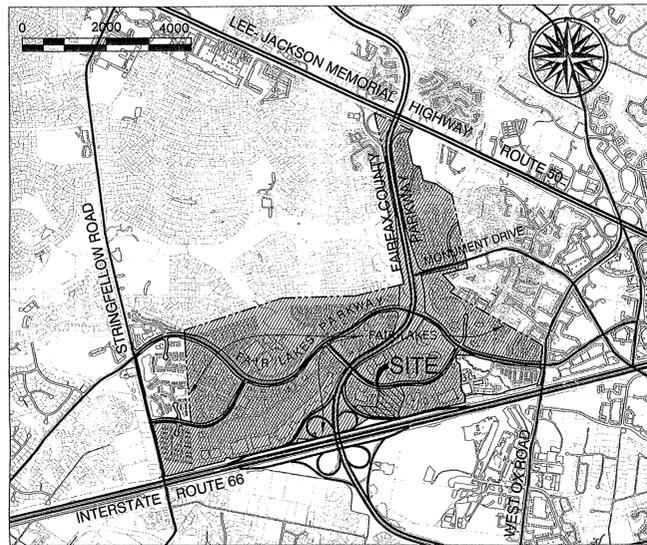


FAIR LAKES - LAND BAY V-B

Springfield District Fairfax County, Virginia CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

CDPA 82-P-069-7-1 FDPA 82-P-069-6-11 CONCURRENT WITH PCA 82-P-069-16
FDPA 82-P-069-11-5

VICINITY MAPS



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



Application No. **FDPA-82-P-069-6-11** Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See Conditions Dated 10/4/07
Date of (BOS) (PC) Approval 10/4/07
Sheet 1 of 12

NOTES

- 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(11) 9A. THE CDPA/FDPA LAND AREA CONTAINS APPROXIMATELY 11.71 ACRES AND IS A PORTION OF LAND BAY V-B OF FAIR LAKES.

THE PROPERTY IS ZONED TO THE PLANNED DEVELOPMENT COMMERCIAL (PDC) DISTRICT. LAND BAY V-B IS CURRENTLY DEVELOPED WITH A HOTEL, TWO OFFICE BUILDINGS, RETAIL/SHOPPING CENTER USES AND A CHILD CARE CENTER.

IT IS TO BE NOTED THAT A MULTIPLE FAMILY DWELLING BUILDING AND AN ADDITIONAL OFFICE BUILDING WERE RECENTLY APPROVED, BUT HAVE NOT BEEN CONSTRUCTED TO DATE IN LAND BAY V-B. THE ADDITIONAL USES WERE REPRESENTED ON FDPA 82-P-069-6-8 AND FDPA 82-P-069-11-3 THAT WERE APPROVED BY THE PLANNING COMMISSION ON JUNE 2, 2005 AND BY THE BOARD OF SUPERVISORS ON JULY 25, 2005.

AS NOTED ABOVE, THE PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT ENCOMPASSES THE LAND AREA OF TWO (2) PRIOR APPROVED FINAL DEVELOPMENT PLAN AMENDMENTS (FDPA 82-P-069-6-8 (PART) AND 82-P-069-11-3), THE LAND AREA IN FDPA 82-P-069-6-11 IS 9.76± ACRES, AND THE LAND AREA IN FDPA 82-P-069-11-5 IS 1.95± ACRES.
- THE DEVELOPMENT PROGRAM PROPOSED WITH THIS CDPA/FDPA APPLICATION PLANS TO DEVELOP PORTION OF THE DEVELOPMENT PROGRAM THAT WAS RECENTLY APPROVED FOR THE PROPOSED OFFICE BUILDING. THE PROPOSED OFFICE BUILDING WAS APPROVED FOR 113,000 SQUARE FEET OF GROSS FLOOR AREA. AN ADDITIONAL 100,000 SQUARE FEET OF GROSS FLOOR AREA FOR EITHER A HOTEL OR OFFICE USE WAS APPROVED FOR THIS LAND BAY WITH THE COMPREHENSIVE PLAN AMENDMENT APR 05-III-3FC THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 25, 2005.

THE REVISED DEVELOPMENT PROGRAM PROPOSES TO RETAIN THE EXISTING OFFICE BUILDING LOCATED WITHIN THE LIMITS OF THE CDPA/FDPA AND TO CONSTRUCT A COORDINATED L-SHAPED OFFICE BUILDING. THE PROPOSED OFFICE BUILDING WILL BE A MAXIMUM 14 1/2 STORY STRUCTURE WITH A PARKING STRUCTURE/GARAGE LOCATED WITHIN THE BUILDING FOOTPRINT. A MAXIMUM OF 10 STORIES OF THE PROPOSED STRUCTURE WILL BE ABOVE GRADE AND WILL INCLUDE BOTH OFFICE AND PARKING SPACE.

THE PROPOSED 213,000 SQUARE FOOT GROSS FLOOR AREA OFFICE BUILDING/PARKING STRUCTURE WILL BE LOCATED IN AN EXISTING PARKING LOT THAT IS ACCESSORY TO AN EXISTING OFFICE BUILDING THAT CONTAINS 261,710 SQUARE FEET OF GROSS FLOOR AREA. THE EXISTING PARKING SPACES THAT WILL BE DISPLACED WITH THE PROPOSED DEVELOPMENT PROGRAM WILL BE ACCOMMODATED IN THE PROPOSED PARKING STRUCTURE AND SURFACE PARKING LOTS.

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

AS NOTED ABOVE, THE PROPOSED DEVELOPMENT PROGRAM IS 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, 2005.
- 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.
- 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 FROM AN AERIAL SURVEY.
- THE EXISTING OFFICE BUILDING LOCATED 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 V-B.
- 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 NOT 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 NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE SITE.
- 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 FAIR LAKES HAVE BEEN PROVIDED ON SITE IN ACCORDANCE WITH PREVIOUSLY APPROVED PLANS AND PROFFERS. STORMWATER MANAGEMENT (SWM) FOR THE EXISTING AND PROPOSED FAIR LAKES DEVELOPMENT PROGRAM HAS BEEN PROVIDED IN ACCORDANCE WITH THE APPROVED OVERALL STORMWATER MANAGEMENT PLAN FOR FAIR LAKES (COUNTY PLAN NO. 5727-PI-10 AND 5727-DS-01). IN ADDITION, THE FAIR LAKES LAND BAY 2 SWAMP/POD REHABILITATION PLAN (COUNTY PLAN NO. 5727-SP-76-2) SHOWS HOW THE ORIGINAL REGIONAL POND ON THE TRV SITE WAS ENLARGED TO MEET CURRENT COUNTY REGULATIONS. THIS REGIONAL FACILITY IS DESIGNED TO PROVIDE SWM AND BMPs FOR THE TOTAL BUILD OUT DEVELOPMENT OF THIS COMMERCIAL AREA AT THE MAXIMUM C_v VALUE OF 0.9 AND THE IMPERVIOUS VALUE OF 90%. THE ENLARGED FACILITY PROVIDES EXCESS BMP AND DETENTION CAPACITY SUFFICIENT FOR THIS APPLICATION. NO ADDITIONAL SWM OR BMP FACILITIES ARE PROPOSED.
- A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS PRESENTED ON SHEET 2. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT PRESCRIBED FOR THE APPLICABLE PDC DISTRICT. THE CONVENTIONAL ZONING DISTRICT THAT MOST CLOSELY CHARACTERIZES THE PROPOSED DEVELOPMENT IS THE C-3 DISTRICT. THE ANGLE OF BULK PLANE REQUIREMENTS FOR THE C-3 DISTRICT ARE PRESENTED FOR GENERAL CONFORMANCE BY THE EXISTING/PROPOSED DEVELOPMENT AT THE PDC PERIPHERAL BOUNDARY, I.E. THE RIGHT-OF-WAY OF I-66 LOCATED TO THE SOUTH.
- LANDSCAPING AND SCREENING HAVE BEEN PROVIDED IN ACCORDANCE WITH THE CURRENTLY APPROVED AND PROPOSED FINAL DEVELOPMENT PLAN AS PRESENTED ON THE GRAPHIC. THERE IS A TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENT ALONG THE I-66 RIGHT-OF-WAY, BUT GIVEN THE FACT THAT THE CLOSEST SINGLE FAMILY DETACHED DWELLING ON THE SOUTH SIDE OF I-66 IS OVER 2,000 FEET AWAY FROM THE PROPOSED DEVELOPMENT, A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT IS HEREBY REQUESTED IN ACCORDANCE WITH PAR. 11 OF SECT. 13-304 OF THE ZONING ORDINANCE. LANDSCAPING ADJACENT TO THE I-66 RAMP HAS BEEN PREVIOUSLY PROVIDED IN ACCORDANCE WITH PRIOR APPROVALS. THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIRED ALONG THE EASTERN, WESTERN OR NORTHERN BOUNDARIES OF THE SUBJECT PROPERTY.
- PARKING SPACES FOR THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY HAVE BEEN PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. AS REPRESENTED IN THE TABULATIONS, APPROXIMATELY 1,689 PARKING SPACES WILL BE PROVIDED TO SERVE THE EXISTING AND PROPOSED OFFICE BUILDINGS AND TO PARTIALLY SERVE THE MULTIPLE FAMILY RESIDENTIAL BUILDING LOCATED TO THE IMMEDIATE WEST. THE PARKING SPACES WILL BE LOCATED IN A SIX AND ONE HALF (6 1/2) LEVEL PARKING STRUCTURE/GARAGE THAT WILL BE LOCATED BENEATH THE PROPOSED BUILDING(S).

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 PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE EXCEPT AS QUALIFIED AS FOLLOWS.

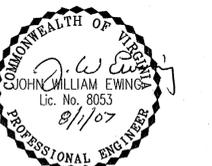
AS REPRESENTED IN THE TABULATIONS, ONLY TWO (2) LOADING SPACES ARE PLANNED FOR THE PROPOSED OFFICE BUILDING(S) IN THE PRIMARY ENTRY CONDITION (AS REPRESENTED ON SHEETS 2 THROUGH 4) AND FOUR (4) LOADING SPACES IN THE ALTERNATE ENTRY CONDITION (AS REPRESENTED ON SHEETS 5 AND 6). BY STRICT APPLICATION OF THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE, FIVE (5) LOADING SPACES ARE REQUIRED. EXPERIENCE HAS SHOWN THAT SUCH A STANDARD IS EXCESSIVE, AND REQUEST IS HEREBY MADE FOR THE BOARD OF SUPERVISORS TO APPROVE A MODIFICATION OF THIS STANDARD IN FAVOR OF NUMBER OF LOADING SPACES REPRESENTED ON THE CDPA/FDPA.
- IMPROVEMENTS TO SEVERAL EXISTING INTERSECTIONS ARE PROPOSED THROUGHOUT THE FAIR LAKES DEVELOPMENT IN COORDINATION WITH THIS AS WELL AS ADDITIONAL ZONING APPLICATIONS CURRENTLY UNDER REVIEW. IMPROVEMENTS WHICH ARE TO BE ASSOCIATED WITH THIS APPLICATION WILL BE STIPULATED IN A SEPARATE PROFFER STATEMENT.
- 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 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 300. 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.
- 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, A PLAZA AND EXTENSIVE LANDSCAPING.

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 BUILDING(S) 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 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 FROM THE TOTAL REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT AND ASSOCIATED PARKING WILL BE REDUCED/MODIFIED ACCORDINGLY. THE APPLICANT RESERVES THE FURTHER RIGHT TO PROVIDE ADDITIONAL PARKING SPACES WHERE THE BUILDING FOOTPRINT IS REDUCED, SHIFTED OR MODIFIED SO LONG AS THE PARKING SPACES DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.
- THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDING MAY HAVE CELLAR SPACE WHICH SPACE WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 29 OF SECT. 11-102 OF THE ZONING ORDINANCE.
- THE BUILDING(S) WILL LIKELY HAVE PENTHOUSE(S) DESIGNED IN PART TO SHIELD THE MECHANICAL EQUIPMENT LOCATED ON THE ROOF(S). THE HEIGHT AND ROOF AREA COVERAGE OF THE PENTHOUSE(S) WILL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE. WILL BE COMPATIBLE WITH THE HEIGHT AND SCALE OF THE BUILDING(S), AND WILL BE CONSTRUCTED OF MATERIALS THAT ARE AN EXTENSION OF OR HARMONIOUS WITH THE ARCHITECTURAL MATERIALS OF THE MAIN BUILDING. THE BUILDING HEIGHT REPRESENTED IN THE TABULATION DOES NOT INCLUDE THE HEIGHT OF THE PENTHOUSE(S).
- THE PRIMARY USE WITHIN THE PROPOSED BUILDING WILL BE OFFICE. SECONDARY USES MAY ALSO BE ESTABLISHED WITHIN THE BUILDING AND MAY INCLUDE BUT ARE NOT NECESSARILY LIMITED TO ACCESSORY SERVICE USES, FINANCIAL INSTITUTIONS, FAST FOOD RESTAURANTS, QUICK SERVICE FOOD STORES, EATING ESTABLISHMENTS, BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING, GARMENT CLEANING ESTABLISHMENTS, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC USES, REPAIR SERVICE ESTABLISHMENTS, HEALTH CLUBS, COMMUNITY USES, INSTITUTIONAL USES, PRIVATE CLUBS, PRIVATE SCHOOLS AND CHURCHES AND/OR OTHER PLACES OF WORSHIP. SAID SECONDARY USES MAY BE ESTABLISHED WITH THE UNDERSTANDING THEY WILL BE PARKED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE ZONING ORDINANCE.
- 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 (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.
- IT IS CURRENTLY ANTICIPATED THAT, SUBJECT TO MARKET CONDITIONS, THE PROPOSED DEVELOPMENT PROGRAM WILL COMMENCE AS SOON AS REQUISITE PLANS AND PERMITS ARE APPROVED. IT MAY BE CONSTRUCTED IN ONE, TWO OR MULTIPLE PHASES TO ENABLE THE PROVISION OF ADEQUATE PARKING SPACES DURING THE CONSTRUCTION PROCESS.
- 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.

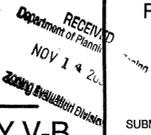


**FAIR LAKES LAND BAY V-B
CONCEPTUAL / FINAL
DEVELOPMENT
PLAN AMENDMENT**

CDPA 82-P-069-7-1
FDPA 82-P-069-6-11
FDPA 82-P-069-11-5

CONCURRENT
WITH PCA
82-P-069-16

REV. AUGUST 1, 2007
REV. JULY 10, 2007
MARCH 26, 2007



SUBMISSION DATE

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- COVER SHEET / NOTES
- PRIMARY ENTRY CONDITION / DEVELOPMENT PLAN
- PRIMARY ENTRY CONDITION / TABULATIONS / DETAIL
- PRIMARY ENTRY CONDITION / LANDSCAPE DETAILS
- ALTERNATE ENTRY CONDITION / TABULATIONS / DETAIL
- ALTERNATE ENTRY CONDITION / LANDSCAPE DETAILS
- ARCHITECTURAL DETAILS
- DRAINAGE PLAN
- STORMWATER MANAGEMENT
- EXISTING DRAINAGE PLAN / PROGRAMMED / PROPOSED ROAD IMPROVEMENTS
- CONCEPTUAL DEVELOPMENT PLAN AMENDMENT KEY PLAY
- FAIR LAKES DEVELOPMENT KEY MAP - FOR INFORMATION ONLY

FAIR LAKES - LAND BAY V-B CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

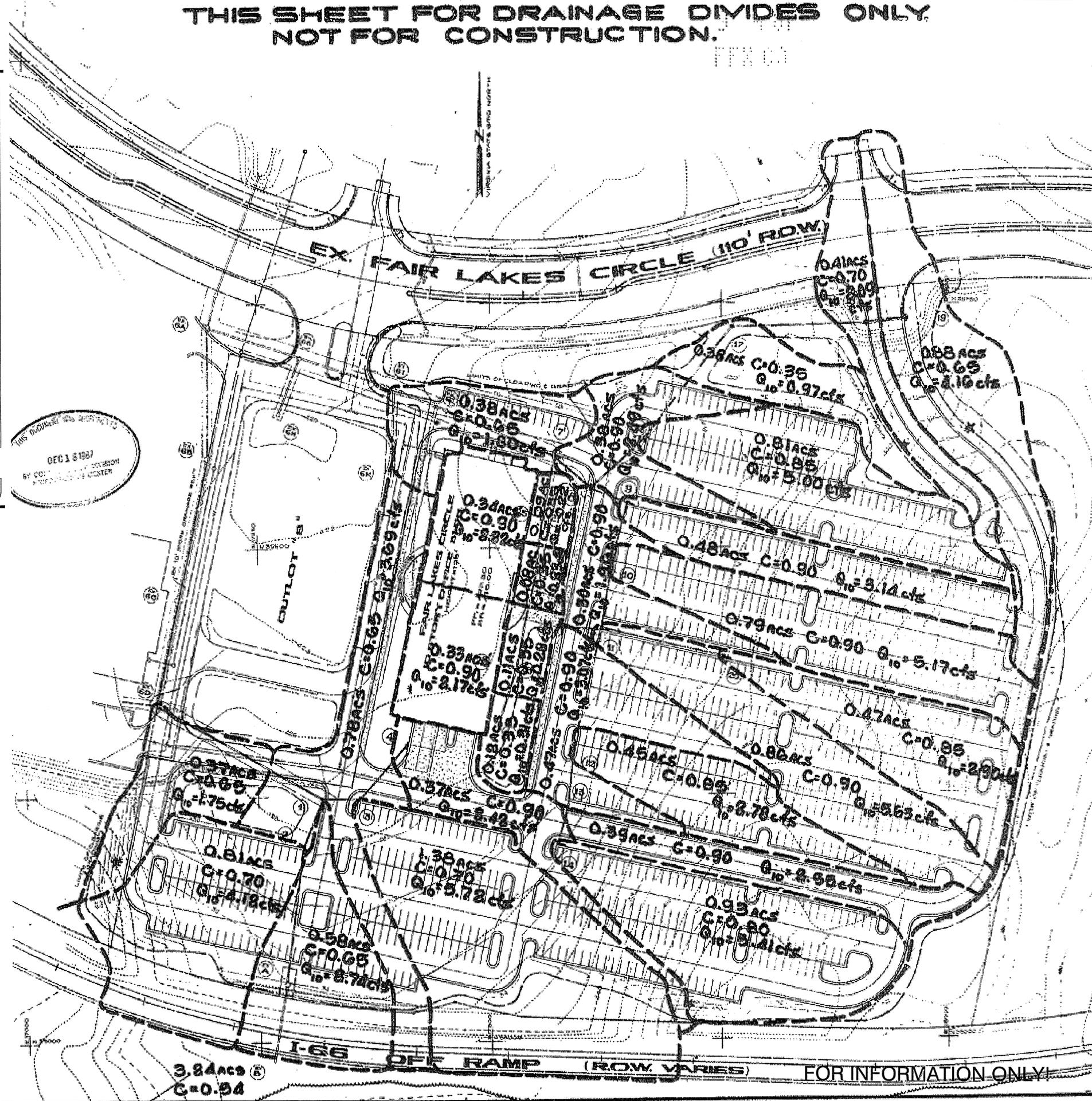
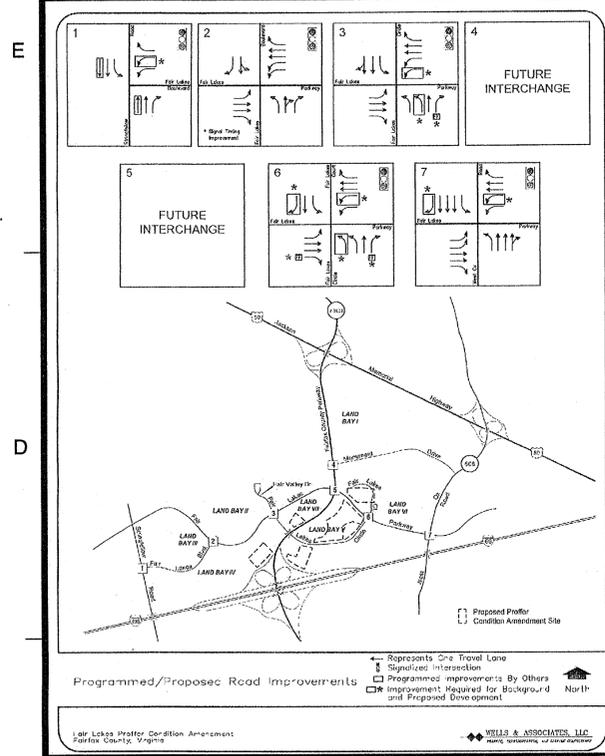
CDPA 82-P-069-7-1
FDPA 82-P-069-6-11
FDPA 82-P-069-11-5

CONCURRENT WITH PCA 82-P-069-16

M-10629

2007

THIS SHEET FOR DRAINAGE DIVIDES ONLY.
NOT FOR CONSTRUCTION.



EXISTING CONDITIONS:

These existing drainage divides for Land Bay V-B show that this proposed Site Plan decreases the influent runoff from existing conditions. Currently approximately 48 cfs enters the pipe run from existing structures 7 to 6I, and proposed conditions convey an estimated 40 cfs through the same pipe. In conclusion the existing storm sewer system will have adequate capacity to convey the proposed runoff to its existing ultimate outfall with no negative impacts.

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FAIR LAKES LAND BAY V-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-7-1
FDPA 82-P-069-6-11
FDPA 82-P-069-11-5
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No. FDPA-82-P-069-6-11 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See Conditions Dated 10/4/07
Date of (BOS) (PC) Approval 10/4/07
Sheet 10 of 12

Scale 0' 50' 100'

No.	DATE	BY	Description
2	08.01.07	GAH	
1	07.10.07	GAH	

Scale 1" = 50'

Sheet 7 of 14

Date MARCH 2, 1997

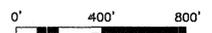
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FAIR LAKES SECTION 5B-2
HYATT PLAZA
Providence District, Fairfax County, Virginia

TITLE FAIR LAKES LAND BAY V-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-7-1
FDPA 82-P-069-6-11
FDPA 82-P-069-11-5
EXISTING DRAINAGE PLAN/
ROAD IMPROVEMENTS
PROJECT NO. M-10629

FOR INFORMATION ONLY

SHEET NO. 10 OF 12



No.	DATE	BY	Description
2	08.01.07	GAH	
1	07.10.07	GAH	

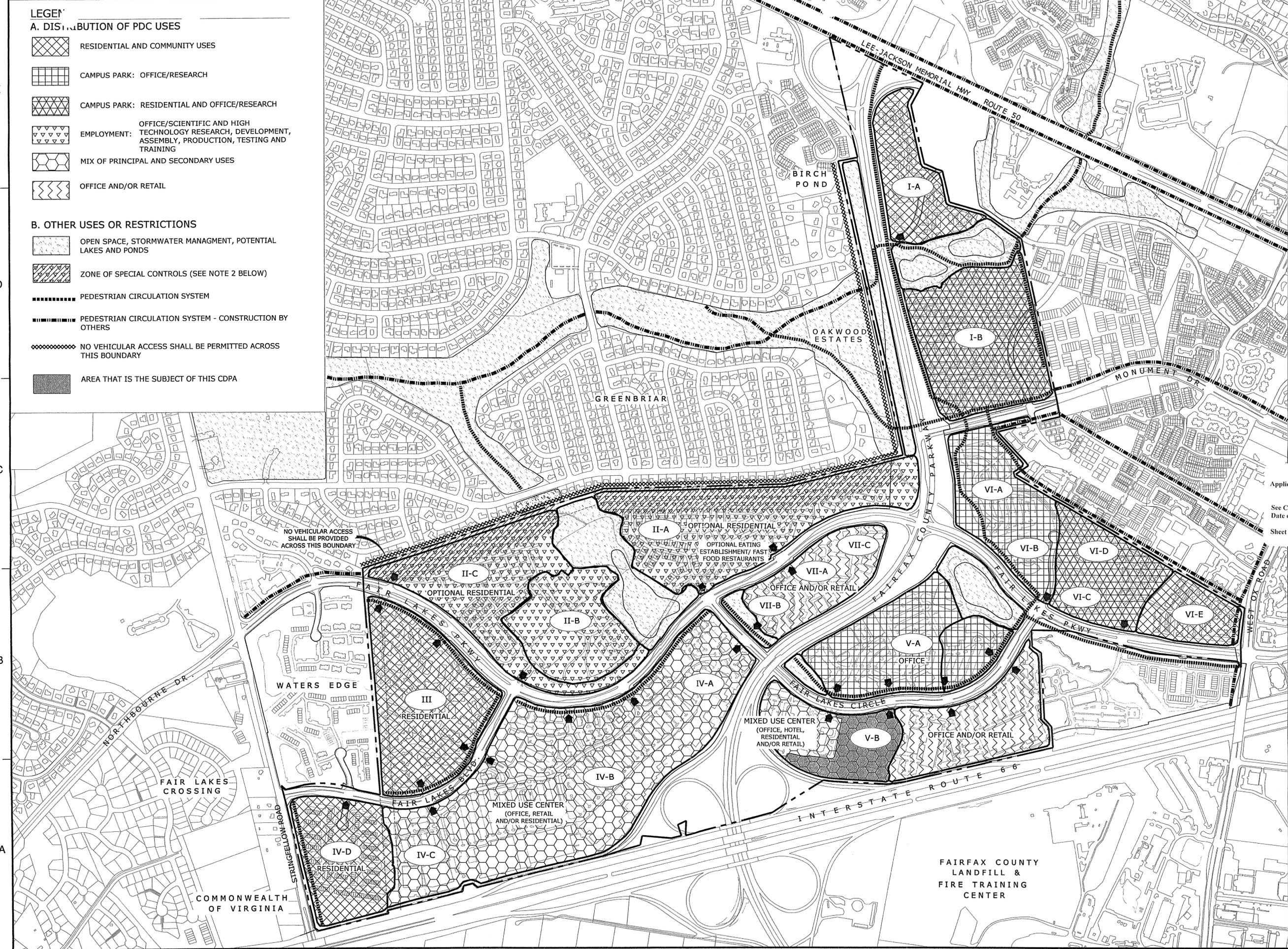
REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	03.26.07

TITLE **FAIR LAKES
 LAND BAY V-B
 CONCEPTUAL / FINAL
 DEVELOPMENT PLAN AMENDMENT**
 CDPA 82-P-069-7-1
 FDPA 82-P-069-6-11
 FDPA 82-P-069-11-5

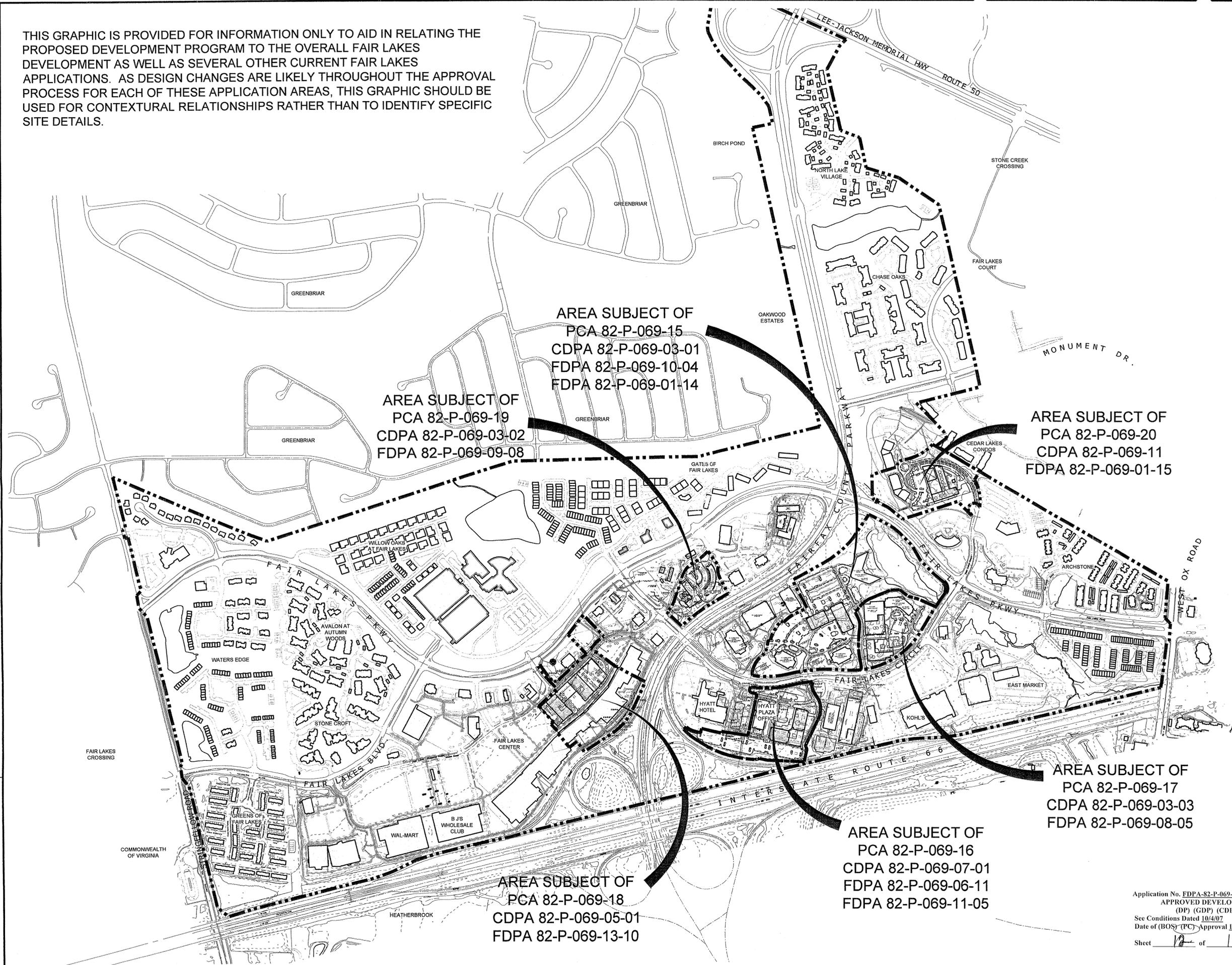
CDPA KEY PLAN
 PROJECT NO. M-10629

- LEGEND**
- A. DISTRIBUTION OF PDC USES**
-  RESIDENTIAL AND COMMUNITY USES
 -  CAMPUS PARK: OFFICE/RESEARCH
 -  CAMPUS PARK: RESIDENTIAL AND OFFICE/RESEARCH
 -  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 MANAGEMENT, 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



Q:\PROJECT\Fair_Lakes\LB-5B\Deliverables\EDPA (6-11 & 11-5)\Deliverables\EDPA - Bibb Plan.dwg, 7/31/2007 8:35:12 AM

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



AREA SUBJECT OF
PCA 82-P-069-15
CDPA 82-P-069-03-01
FDPA 82-P-069-10-04
FDPA 82-P-069-01-14

AREA SUBJECT OF
PCA 82-P-069-19
CDPA 82-P-069-03-02
FDPA 82-P-069-09-08

AREA SUBJECT OF
PCA 82-P-069-20
CDPA 82-P-069-11
FDPA 82-P-069-01-15

AREA SUBJECT OF
PCA 82-P-069-17
CDPA 82-P-069-03-03
FDPA 82-P-069-08-05

AREA SUBJECT OF
PCA 82-P-069-16
CDPA 82-P-069-07-01
FDPA 82-P-069-06-11
FDPA 82-P-069-11-05

AREA SUBJECT OF
PCA 82-P-069-18
CDPA 82-P-069-05-01
FDPA 82-P-069-13-10

Application No. FDPA-82-P-069-6-11 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See Conditions Dated 10/4/07
Date of (BOS) (PC) Approval 10/4/07
Sheet 12 of 12

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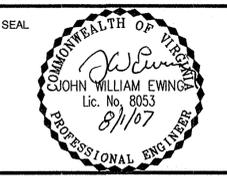
Dewberry & Davis LLC
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FAX: 703.849.0510
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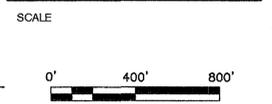
Chris Carter, AIA
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FAIR LAKES
LAND BAY V-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-7-1
FDPA 82-P-069-6-11
FDPA 82-P-069-11-5
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
2	08.01.07	GAH	
1	07.10.07	GAH	SHEET ADDED

REVISIONS

DRAWN BY: GAH
APPROVED BY: PGY
CHECKED BY: PGY
DATE: 03.26.07

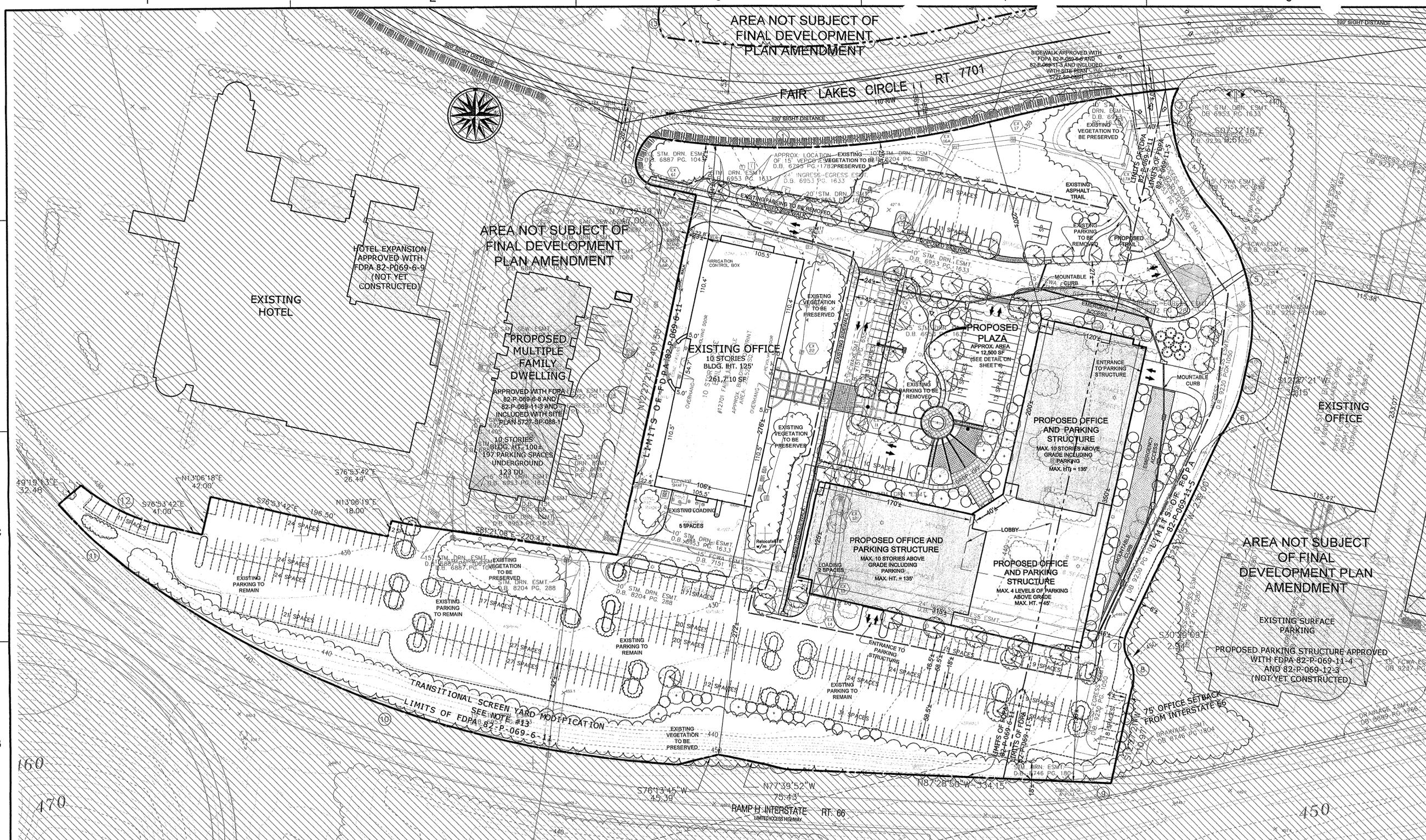
TITLE: FAIR LAKES
LAND BAY V-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-7-1
FDPA 82-P-069-6-11
FDPA 82-P-069-11-5

FAIR LAKES KEY MAP
PROJECT NO. M-10629

No.	DATE	BY	Description
2	08.01.07	GAH	
1	07.10.07	GAH	

NO.	DATE	BY	DESCRIPTION
2	08.01.07	GAH	
1	07.10.07	GAH	

TITLE **FAIR LAKES
 LAND BAY V-B
 CONCEPTUAL / FINAL
 DEVELOPMENT PLAN AMENDMENT**
 CDPA 82-P-069-7-1
 FDPA 82-P-069-6-11
 FDPA 82-P-069-11-5
**PRIMARY ENTRY CONDITION
 DEVELOPMENT PLAN**
 PROJECT NO. M-10629



LEGEND

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

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	873.51'	24°14'08"	369.48'	187.55'	366.74'	N87°31'12"E
2	1377.39'	08°33'21"	208.09'	104.24'	207.89'	N79°43'48"E
3	49.00'	39°47'28"	34.03'	17.73'	33.35'	S12°21'20"W
4	173.00'	33°10'35"	100.17'	51.53'	98.78'	S24°07'32"E
5	188.00'	53°10'11"	174.46'	94.08'	168.27'	S14°07'45"E
6	131.00'	24°10'31"	55.27'	28.05'	54.86'	S24°32'36"W
7	30.00'	55°52'06"	29.25'	15.91'	28.11'	S02°33'06"E
8	34.00'	42°56'30"	25.48'	13.37'	24.89'	S09°00'54"E
9	1597.02'	00°33'35"	15.60'	7.80'	15.60'	N87°45'38"W
10	1105.92'	31°40'56"	611.53'	313.80'	603.77'	N70°45'20"W
11	532.96'	14°14'06"	132.41'	66.55'	132.07'	N47°47'50"W
12	213.78'	27°17'44"	101.85'	51.91'	100.89'	S63°14'50"E
13	25.00'	90°00'00"	39.27'	25.00'	35.36'	N32°32'39"W
14	50.00'	32°44'56"	28.58'	14.69'	28.19'	N28°49'49"E

ANGLE OF BULK PLANE

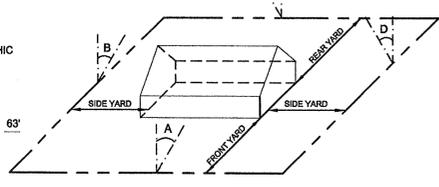
MINIMUM REQUIRED YARD FOR BUILDING WITH 135' HEIGHT

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

FRONT YARD: $\angle A$ 25° WITH A BUILDING HEIGHT OF 135', THE FRONT YARD = 63' BUT NOT LESS THAN 40'

SIDE YARD: $\angle B$ NO REQUIREMENT

REAR YARD: $\angle C$ 20° WITH A BUILDING HEIGHT OF 135', THE FRONT YARD = 49' BUT NOT LESS THAN 25'



TABULATIONS

FAIR LAKES LAND BAY V-B - PRIMARY ENTRY CONDITION
PCA 82-P-069-16, CDPA 82-P-069-07-01, FDPA 82-P-069-6-11, FDPA 82-P-069-11-5

07.30.07

TABULATION:

LAND AREA (510,087 SF)	11.71± AC
LAND AREA IN FDPA 82-P-069-6-11	9.78± AC
LAND AREA IN FDPA 82-P-069-11-5	1.95± AC
ZONING	PDC
GROSS FLOOR AREA TOTAL	474,710± SF
EXISTING OFFICE BUILDING	261,710± SF
PROPOSED OFFICE BUILDING	213,000± SF*
FLOOR AREA RATIO (FAR) EXISTING/PROPOSED	0.93
MAXIMUM BUILDING HEIGHT EXISTING OFFICE BUILDING	125± FT
MAXIMUM BUILDING HEIGHT PROPOSED OFFICE BUILDING (14 1/2 STORIES)	135± FT
(MAXIMUM 10 STORIES ABOVE GRADE, INCLUDING PARKING)	
PARKING SPACES REQUIRED	1,315
EXISTING OFFICE	691**
261,710± SF AT 2.6 SPACES/1,000 SF GFA	
PROPOSED OFFICE	611
213,000± SF PLUS 22,000 SF CELLAR AT 2.6 SPACES/1,000 SF GFA	
ADJACENT MULTIPLE FAMILY DWELLING	23
(PARTIAL REQUIREMENT)	
PARKING SPACES PROPOSED	1,093
SURFACE	461
STRUCTURE/GARAGE	1,232
LOADING SPACES REQUIRED	10
EXISTING OFFICE	5
PROPOSED OFFICE	5
LOADING SPACES PROVIDED/PROPOSED	7
EXISTING OFFICE	5
PROPOSED OFFICE	2
OPEN SPACE REQUIRED (15%)	1.78± AC
OPEN SPACE PROPOSED (35%)	4.10± AC

TABULATION FOR LAND AREA OF FDPA 82-P-069-11-5
PRIMARY ENTRY CONDITION
FOR INFORMATION ONLY

LAND AREA OF FDPA 82-P-069-11-5	1.95± AC
GROSS FLOOR AREA (PORTION OF PROPOSED OFFICE)	57,510± SF*
(TOTAL PROPOSED OFFICE BLDG.)	213,000± SF
PROPOSED FLOOR AREA RATIO (FAR)	0.68**
PARKING SPACES REQUIRED	165
PROPOSED OFFICE BUILDING @ 2.6 SPACES/1,000 SF GFA	
(INCLUDES 57,510 SF OFFICE PLUS 5,940 SF CELLAR SPACE)	
PARKING SPACES PROPOSED	364
SURFACE	31
STRUCTURE/GARAGE	333*
OPEN SPACE REQUIRED (15%)	0.29± AC***
OPEN SPACE PROPOSED (24%)	0.47± AC

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

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

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

TABULATION FOR LAND AREA OF FDPA 82-P-069-6-11
PRIMARY ENTRY CONDITION
FOR INFORMATION ONLY

LAND AREA OF FDPA 82-P-069-6-11	9.78± AC
GROSS FLOOR AREA TOTAL	417,200± SF
EXISTING OFFICE BUILDING	261,710± SF
PORTION OF PROPOSED OFFICE BUILDING	155,490± SF*
(TOTAL PROPOSED OFFICE BLDG.)	213,000± SF
PROPOSED FLOOR AREA RATIO (FAR)	0.98**
PARKING SPACES REQUIRED	1,151
EXISTING OFFICE BUILDING @ 2.6 SPACES/1,000 SF GFA	681
ADJACENT PROPOSED MULTIPLE FAMILY DWELLING	23***
PROPOSED OFFICE BUILDING @ 2.6 SPACES/1,000 SF GFA	447*
(INCLUDES 155,490 SF OFFICE PLUS 16,000 SF CELLAR SPACE)	
PARKING SPACES PROPOSED	1,329
SURFACE	430
STRUCTURE/GARAGE	899*
OPEN SPACE REQUIRED (15%)	1.46± AC†
OPEN SPACE PROPOSED (35%)	3.51± 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.

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

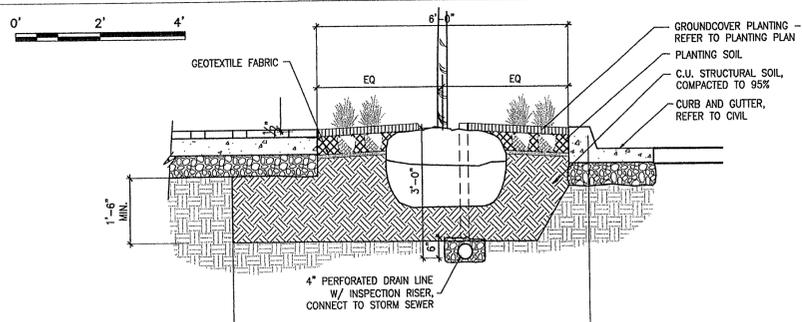
*** THE 15% OPEN SPACE REQUIREMENT IS FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA. IT IS TO BE NOTED THAT THE PROPOSED OPEN SPACE FACT FOR THE ENTIRETY OF LAND BAY V-B, INCLUDING THE APPLICATION AREA, WILL BE 28% WITH THE PROPOSED DEVELOPMENT PROGRAM (9.97± ACRES + 35.61 ACRES).

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

LEGEND

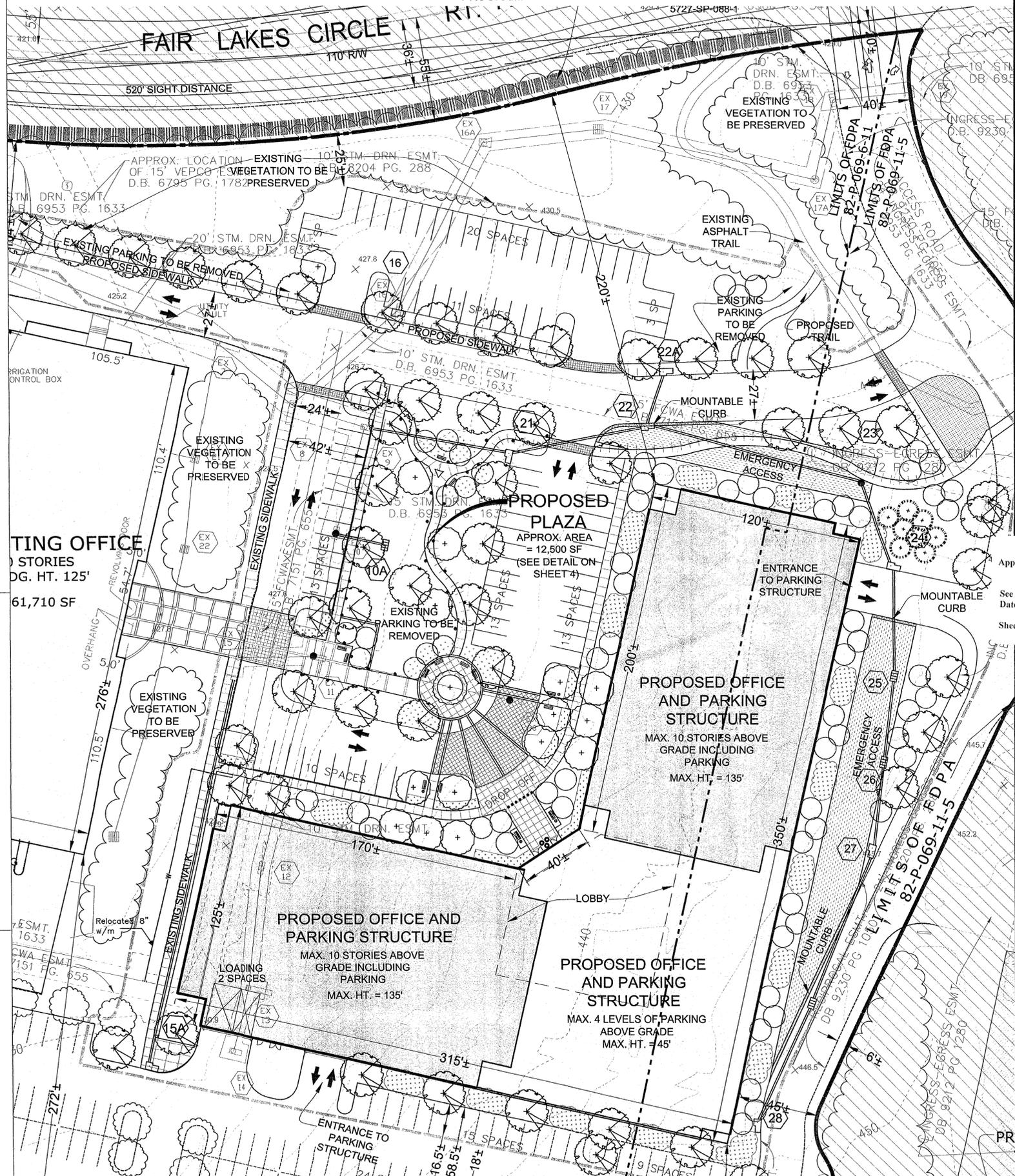
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CLEARING AND GRADING
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB MASS / GROUND COVER

TYPICAL TREE OPENING IN SIDEWALK WITH STRUCTURAL SOIL



DEVELOPMENT DETAIL

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



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FAIR LAKES LAND BAY V-B
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-7-1
FDPA 82-P-069-6-11
FDPA 82-P-069-11-5
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

Application No. FDPA-82-P-069-6-11 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See Conditions Dated 10/4/07
Date of (BOS) (PC) Approval 10/4/07
Sheet 3 of 12



No.	DATE	BY	Description
2	08.01.07	GAH	
1	07.10.07	GAH	

REVISIONS

DRAWN BY: GAH
APPROVED BY: PGY
CHECKED BY: PGY
DATE: 03.26.07

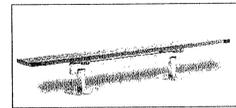
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FAIR LAKES LAND BAY V-B
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-7-1
FDPA 82-P-069-6-11
FDPA 82-P-069-11-5

PRIMARY ENTRY CONDITION
TABULATIONS / DETAIL
PROJECT NO. M-10629

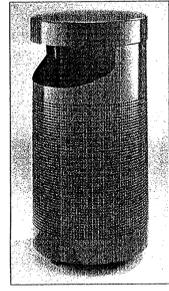
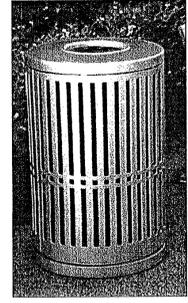
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E
D
C
B
A

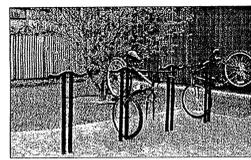
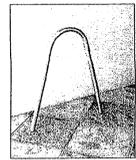
SITE FURNISHINGS REPRESENTED ON THIS SHEET ARE CONCEPTUAL AND ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL PRODUCT SELECTION MAY VARY AT TIME OF SITE PLAN BUT WILL BE CONSISTENT WITH THE QUALITY OF DESIGN REPRESENTED HEREON.



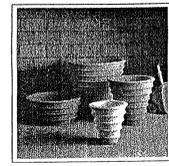
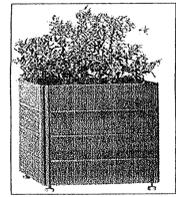
1 BENCHES



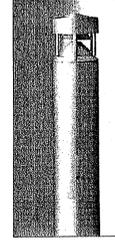
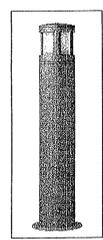
2 TRASH RECEPTACLES



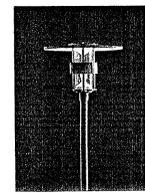
3 BIKE RACKS



4 PLANTERS
not to scale



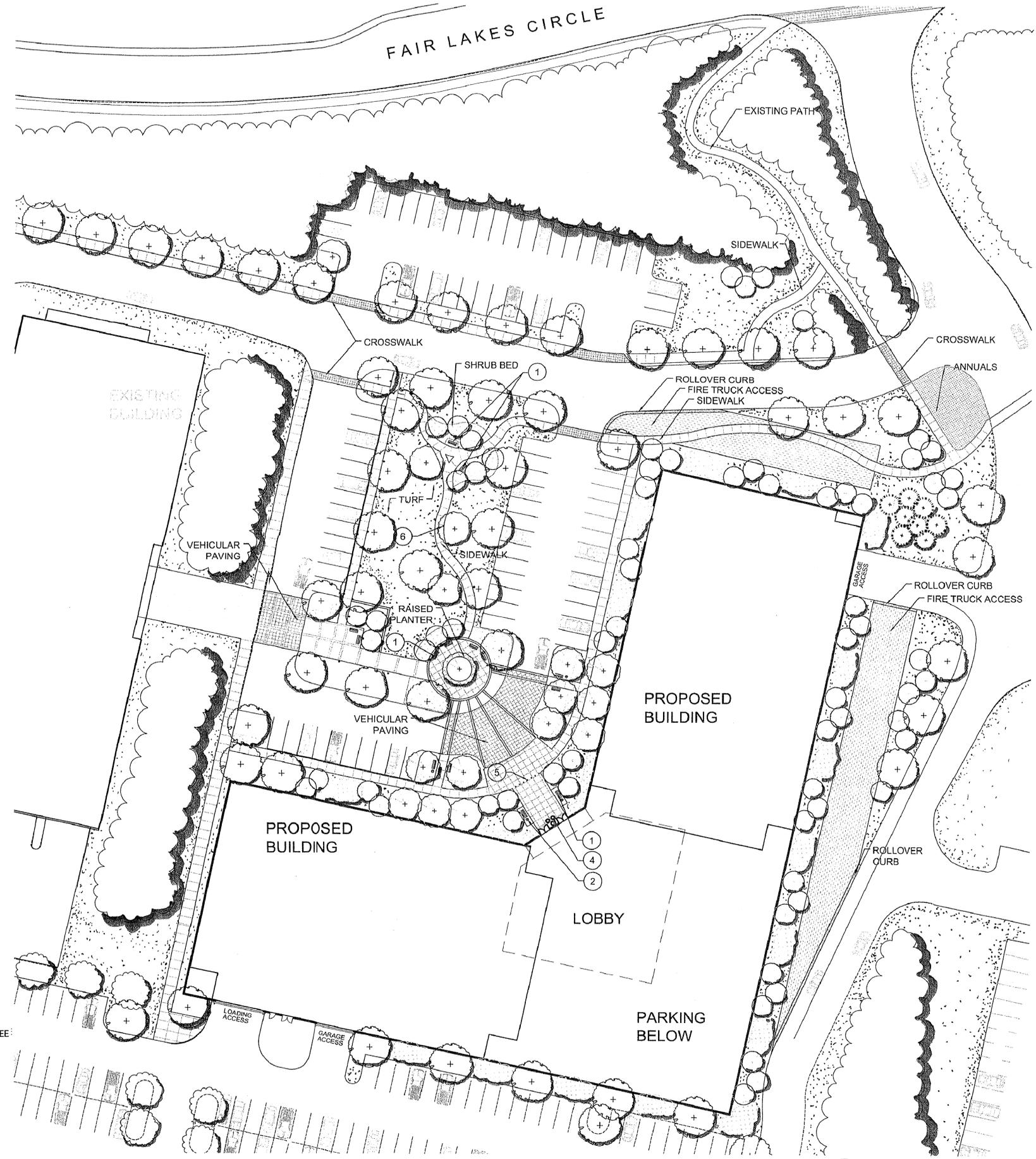
5 BOLLARDS



6 LIGHTING

PLANT LEGEND

- EXISTING VEGETATION TO REMAIN
- STREET TREE
- CANOPY TREE
- ORNAMENTAL TREE
- SHRUB MASS



PLAN: LANDSCAPE SITE
SCALE: 1"=30'

No.	DATE	BY	Description
2	08.01.07	GAH	
1	07.10.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	03.26.07

TITLE
FAIR LAKES
LAND BAY V-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-7-1
FDPA 82-P-069-6-11
FDPA 82-P-069-11-5
LANDSCAPE
DETAILS
PROJECT NO. M-10629

TABULATIONS

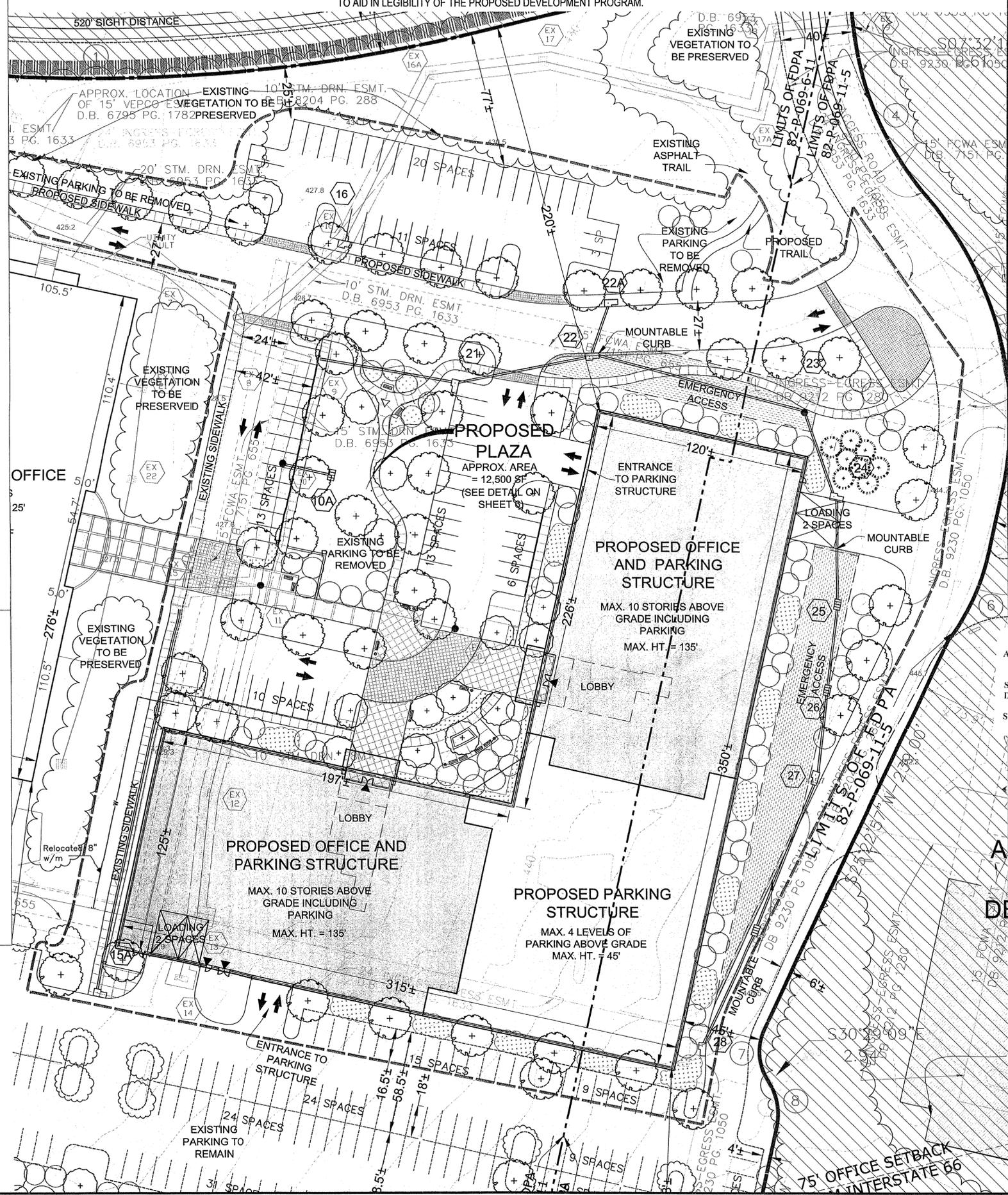
FAIR LAKES LAND BAY V-B - ALTERNATE ENTRY CONDITION PCA 82-P-069-16; CDPA 82-P-069-07-01; FDPA 82-P-069-6-11; FDPA 82-P-069-11-5	07.30.07
AREA (610,087 SF).....	11.71± AC
ND AREA IN FDPA 82-P-069-6-11.....	9.76± AC
ND AREA IN FDPA 82-P-069-11-5.....	1.95± AC
LAND AREA OF FDPA 82-P-069-11-5.....	1.95± AC
GROSS FLOOR AREA (PORTION OF PROPOSED OFFICE) (TOTAL PROPOSED OFFICE BLDG.).....	57,510± SF* 213,000± SF
PROPOSED FLOOR AREA RATIO (FAR).....	0.68**
PARKING SPACES REQUIRED PROPOSED OFFICE BUILDING @ 2.6 SPACES/1,000 SF GFA (INCLUDES 57,510 SF OFFICE PLUS 5,940 SF CELLAR SPACE).....	165*
PARKING SPACES PROPOSED.....	365
SURFACE STRUCTURE/GARAGE.....	31
OPEN SPACE REQUIRED (15%).....	0.29± AC**
OPEN SPACE PROPOSED (24%).....	0.47± AC
* VALUES FOR THE PROPOSED OFFICE BUILDING REPRESENT AN APPROXIMATE DIVISION BASED UPON THE LOCATION OF THE PROPOSED OFFICE BUILDING IN RELATION TO THE LIMITS OF THE FINAL DEVELOPMENT PLAN AMENDMENT.	
** THE GROSS FLOOR AREA AND RESULTANT FLOOR AREA RATIO (FAR) IS IN ACCORDANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AMENDMENT APR 05-III-3FC THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 25, 2006.	
*** THE 15% OPEN SPACE REQUIREMENT IS FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA.	
FAIR LAKES LAND BAY V-B OFFICE - ALTERNATE ENTRY CONDITION TABULATION FOR LAND AREA OF FDPA 82-P-069-11-5 ALTERNATE ENTRY CONDITION FOR INFORMATION ONLY	07.30.07
AND AREA OF FDPA 82-P-069-6-11.....	9.76± AC
GROSS FLOOR AREA TOTAL EXISTING OFFICE BUILDING.....	417,200± SF 261,710± SF
PORTION OF PROPOSED OFFICE BUILDING.....	155,490± SF*
TOTAL PROPOSED OFFICE BLDG. (TOTAL PROPOSED OFFICE BLDG.).....	213,000± SF
ROPOSED FLOOR AREA RATIO (FAR).....	0.98**
PARKING SPACES REQUIRED.....	1,151
EXISTING OFFICE BUILDING @ 2.6 SPACES/1,000 SF GFA.....	851
ADJACENT PROPOSED MULTIPLE FAMILY DWELLING.....	23***
PROPOSED OFFICE BUILDING @ 2.6 SPACES/1,000 SF GFA (INCLUDES 155,490 SF OFFICE PLUS 16,060 SF CELLAR SPACE).....	447*
PARKING SPACES PROPOSED.....	1,328
SURFACE STRUCTURE/GARAGE.....	425
OPEN SPACE REQUIRED (15%).....	1.46± AC†
OPEN SPACE PROPOSED (36%).....	3.51± AC
* VALUES FOR THE PROPOSED OFFICE BUILDING REPRESENT AN APPROXIMATE DIVISION BASED UPON THE LOCATION OF THE PROPOSED OFFICE BUILDING IN RELATION TO THE LIMITS OF THE FINAL DEVELOPMENT PLAN AMENDMENT.	
** THE GROSS FLOOR AREA AND RESULTANT FLOOR AREA RATIO (FAR) IS IN ACCORDANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AMENDMENT APR 05-III-3FC THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 25, 2006.	
*** 23 SPACES WITHIN THE LIMITS OF FDPA 82-P-069-6-11 ARE PROVIDED TO SATISFY THE REQUIRED PARKING FOR THE ADJACENT MULTIPLE FAMILY DWELLING APPROVED THROUGH FDPA 82-P-069-6-8.	
† THE 15% OPEN SPACE REQUIREMENT IS FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA.	

LEGEND

- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CLEARING AND GRADING
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB MASS / GROUND COVER

DEVELOPMENT DETAIL

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



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FAIR LAKES
LAND BAY V-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-7-1
FDPA 82-P-069-6-11
FDPA 82-P-069-11-5
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

Application No. FDPA-82-P-069-6-11 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See Conditions Dated 10/4/07
Date of (BOS) (PC) Approval 10/4/07
Sheet 5 of 12

No.	DATE	By	Description
2	08.01.07	GAH	
1	07.10.07	GAH	

REVISIONS

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APPROVED BY: PGY
CHECKED BY: PGY
DATE: 03.26.07

TITLE: FAIR LAKES LAND BAY V-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-7-1
FDPA 82-P-069-6-11
FDPA 82-P-069-11-5

ALTERNATE ENTRY CONDITION
DEVELOPMENT PLAN / TABULATION
PROJECT NO. M-10629

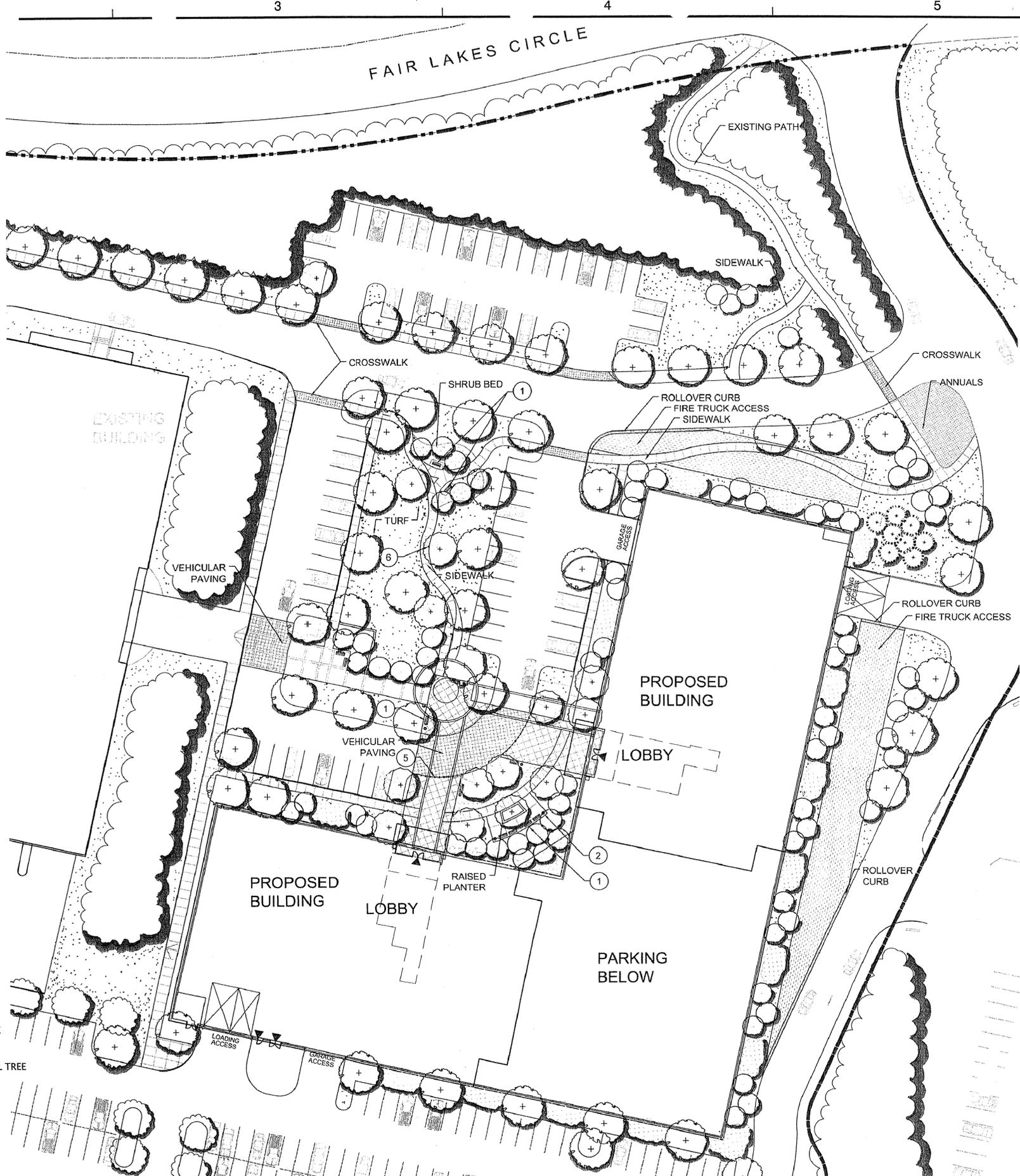
C:\PROJECT\Fair Lakes\FairLakes-LB-3B\Deliverables\FDPA (6-11 & 11-5)\Deliverables\FDPA (6-11 & 11-5)\Development Plan - TAB.dwg, 7/31/2007 9:58:16 AM

- 1
E
D
C
B
A
- 1 BENCHES
- 2 TRASH RECEPTACLES
- 3 BIKE RACKS
- 4 PLANTERS
not to scale
- 5 BOLLARDS
- 6 LIGHTING

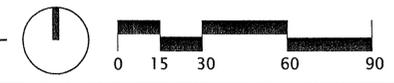
SITE FURNISHINGS REPRESENTED ON THIS SHEET ARE CONCEPTUAL AND ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL PRODUCT SELECTION MAY VARY AT TIME OF SITE PLAN BUT WILL BE CONSISTENT WITH THE QUALITY OF DESIGN REPRESENTED HEREON.

PLANT LEGEND

- EXISTING VEGETATION TO REMAIN
- STREET TREE
- CANOPY TREE
- ORNAMENTAL TREE
- SHRUB MASS



PLAN: LANDSCAPE SITE
SCALE: 1"=30'



Dewberry

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FAIR LAKES
LAND BAY V-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-7-1
FDPA 82-P-069-6-11
FDPA 82-P-069-11-5
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

KEY PLAN

Application No. FDPA-82-P-069-6-11 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See Conditions Dated 10/4/07
Date of (BOS) (PC) Approval 10/4/07
Sheet 6 of 12

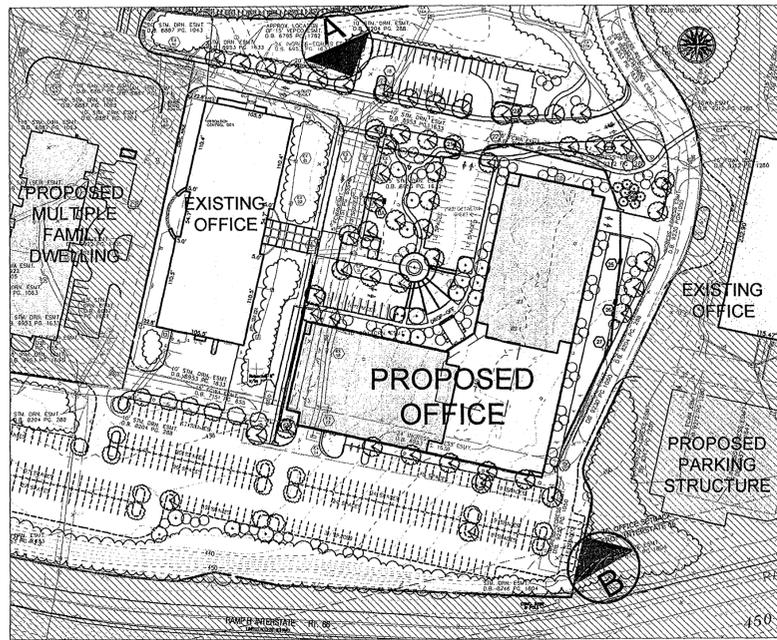
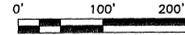
No.	DATE	BY	Description
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1	07.10.07	GAH	

REVISIONS

DRAWN BY: GAH
APPROVED BY: PGY
CHECKED BY: PGY
DATE: 03.26.07

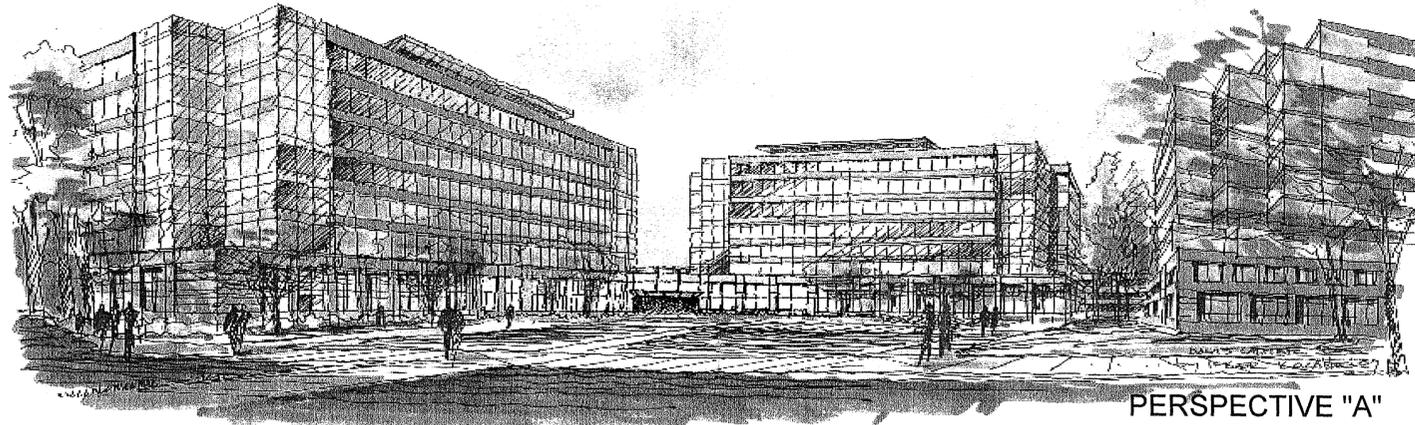
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LAND BAY V-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-7-1
FDPA 82-P-069-6-11
FDPA 82-P-069-11-5
ALTERNATE ENTRY CONDITION
LANDSCAPE DETAILS
PROJECT NO. M-10829

PERSPECTIVE KEY MAP

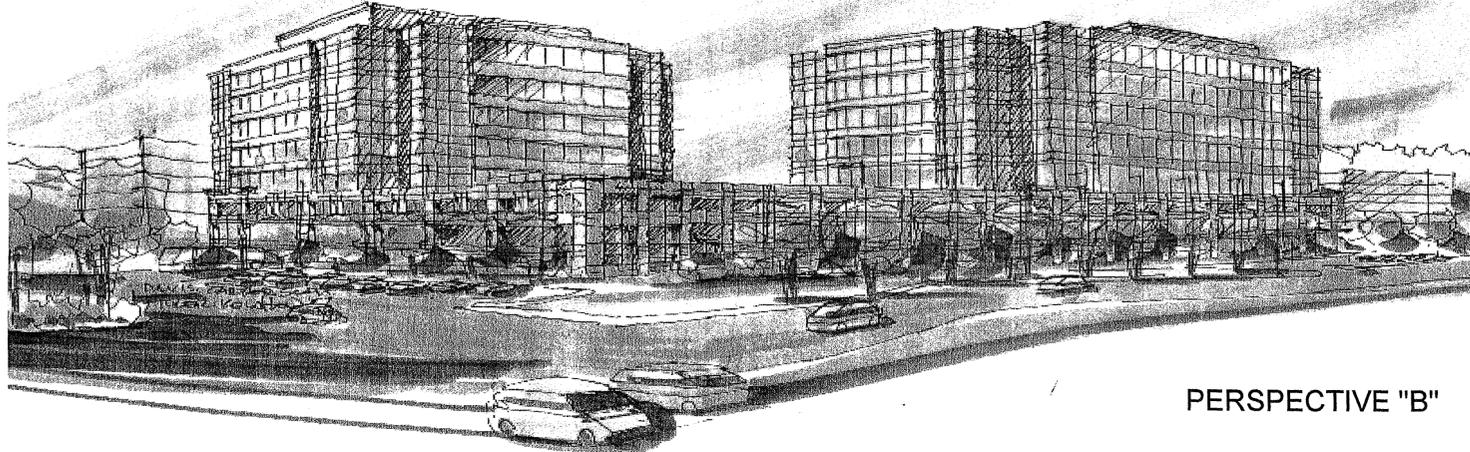


PERSPECTIVES
(NO SCALE)

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

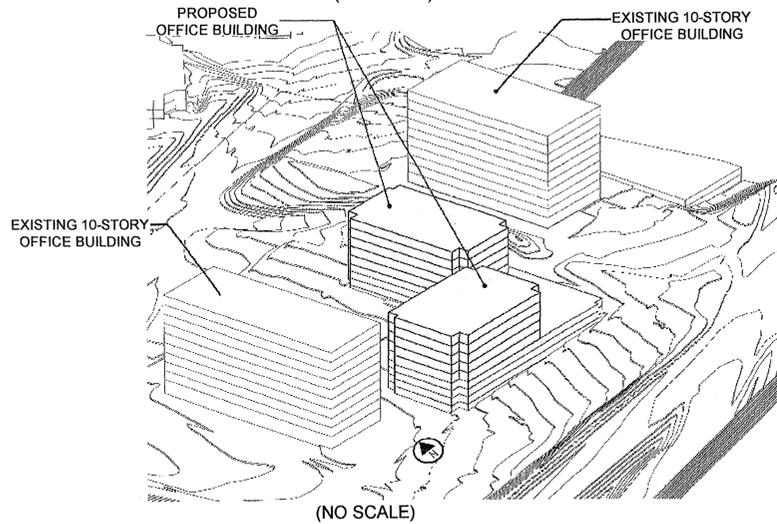


PERSPECTIVE "A"

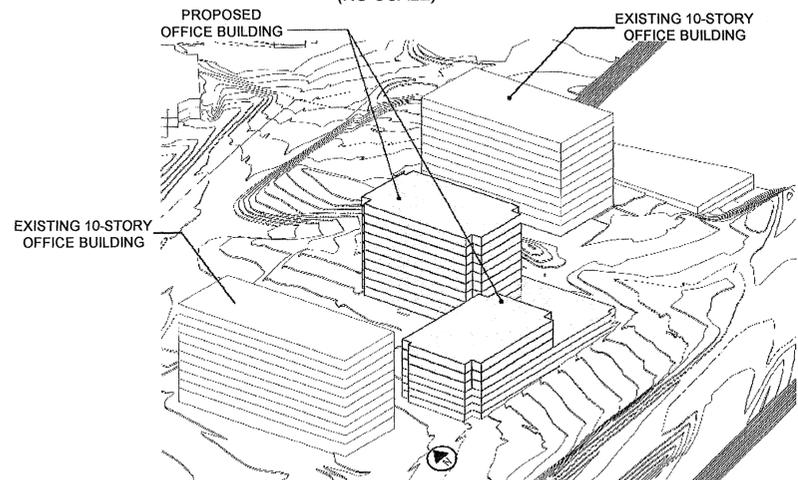


PERSPECTIVE "B"

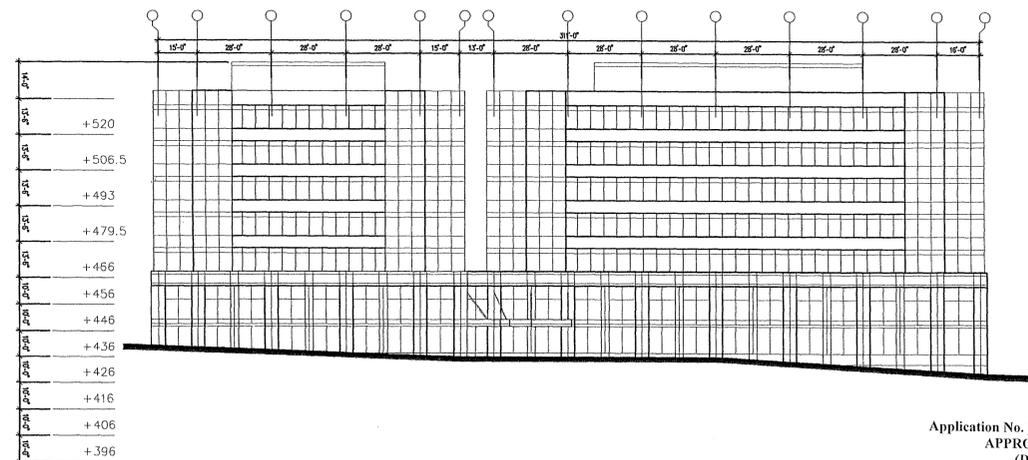
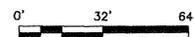
MASSING MODELS
(NO SCALE)



(NO SCALE)



PROPOSED OFFICE
NORTH ELEVATION



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

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FAIR LAKES
LAND BAY V-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-7-1
FDPA 82-P-069-6-11
FDPA 82-P-069-11-5
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL



KEY PLAN

SCALE

No.	DATE	BY	Description
2	08.01.07	GAH	
1	07.10.07	GAH	

REVISIONS	DATE	BY	DESCRIPTION
DRAWN BY		GAH	
APPROVED BY		PGY	
CHECKED BY		PGY	
DATE	03.26.07		

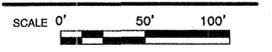
TITLE: FAIR LAKES
LAND BAY V-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-7-1
FDPA 82-P-069-6-11
FDPA 82-P-069-11-5

ARCHITECTURAL DETAILS
PROJECT NO. M-10629

Application No. FDPA-82-P-069-6-11 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See Conditions Dated 10/4/07
Date of (BOS) (PC) Approval 10/4/07
Sheet 7 of 12



KEY PLAN



No.	DATE	BY	Description
2	08.01.07	GAH	
1	07.10.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	03.26.07

TITLE: **FAIR LAKES
 LAND BAY V-B**
 CONCEPTUAL / FINAL
 DEVELOPMENT PLAN AMENDMENT
 CDDPA 82-P-069-7-1
 FDPDA 82-P-069-6-11
 FDPDA 82-P-069-11-5
**DRAINAGE
 PLAN**
 PROJECT NO. M-10629

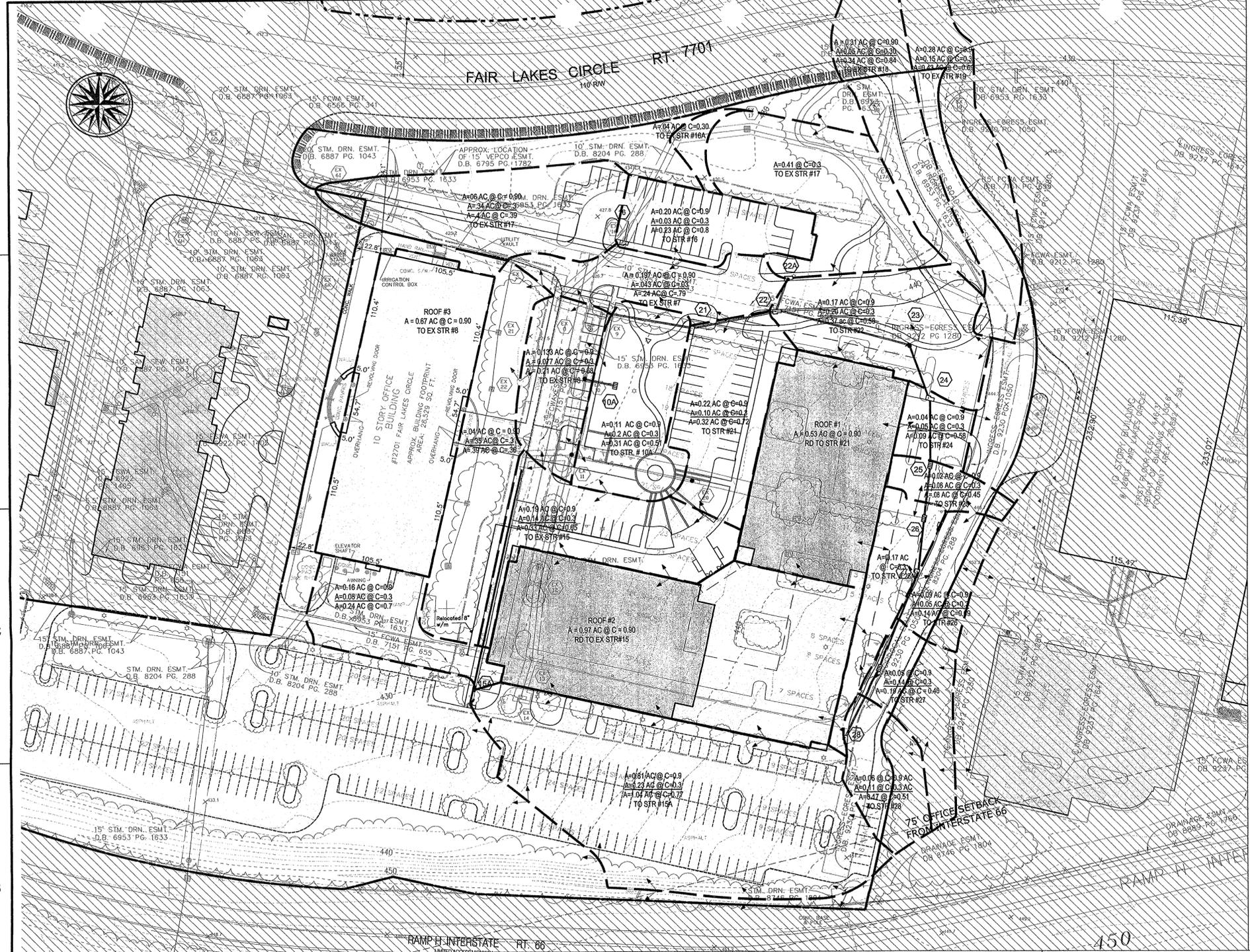
MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION,
 SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

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 (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivisions (9-015 1G & 1H) Commercial Revitalization Districts (9-022 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 2.
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, inlet, trench, underground, vault, etc.)						
Totals						
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 8. Pond inlet and outlet pipe systems are shown on Sheet ____.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet ____ . Type of maintenance access road surface noted on the plat is ____ (e.g. asphalt, geoblock, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet ____.
7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 9.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 9.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 9.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2.
11. A submission waiver is requested for ____.
12. Stormwater management is not required because existing wet pond designed to provide SWM for site.



Proposed Storm Drainage Computations:

STORM DRAINAGE COMPUTATIONS																						
FROM STR #	TO STR #	AREA ac	TOTAL ac	RUNOFF C	CA	ACCUM. CA	Tc MIN	I IN/HR	INC. CFS	TOTAL CFS	DI. IN	SLOPE %	LENGTH FT	n	Q CAP CFS	VELOCITY ACTUAL FPS	LOSSES FT	PROFILE UPPER INVERT	LOWER INVERT	DROP FT	#REF1	
ROOF2	EX11	0.97	0.97	0.90	0.87	0.87	5	7.27	6.35	6.35												
10A	EX10	0.31	0.31	0.51	0.16	0.16	5	7.27	1.15	1.15												0.00
EX22-24, RF3	EX7	1.30	1.30	0.70	0.91	0.91	5	7.27	6.82	6.82												
21-28, ROOF1	EX9	2.09	2.09	0.84	1.34	1.34	5	7.27	9.72	9.72												
EX 19-16, 16A	EX8	1.50	1.50	0.63	0.95	0.95	5	7.27	6.87	6.87												
15A	EX15	1.04	1.04	0.77	0.80	0.80	5	7.27	5.82	5.82	15	2.21%	86.00	0.013	9.60	6.71	1.90	433.00	431.10	10.10		
EX15	EX11	0.33	1.37	0.65	0.21	1.02	5	7.27	1.56	7.38	15	4.25%	186.00	0.013	13.31	6.71	7.90	431.00	423.10	3.60		
EX11	EX10	0.00	2.34		0.00	1.89	5	7.27	0.00	13.73	24	1.32%	68.00	0.013	26.02	9.71	0.90	422.10	421.20	2.45		
EX10	EX9	0.00	2.65		0.00	2.05	5	7.27	0.00	14.88	27	1.72%	58.00	0.013	40.65	10.71	1.00	421.00	420.00	3.50		
EX9	EX8	0.00	4.74		0.00	3.38	5	7.27	0.00	24.60	27	1.25%	40.00	0.013	34.81	11.71	0.50	419.50	419.00	4.55		
EX8	EX7	0.21	6.45	0.68	0.14	4.47	5	7.27	1.04	32.51	27	2.59%	58.00	0.013	49.79	12.71	1.50	418.75	417.25	3.71		
EX7	EX6I	0.24	7.99	0.79	0.19	5.57	5	7.27	1.38	40.50	26	1.90%	128.00	0.013	84.38	11.83	0.95	418.50	414.45	0.00		

* FROM EXISTING 7, THE SYSTEM CONTINUES TO POND 'B'. THE RUNOFF HAS DECREASED FROM EXISTING, ERGO THE PIPE WILL HAVE ADEQUATE CAPACITY TO CONVEY THE RUNOFF UNTIL ITS ULTIMATE OUTFALL.

Quantity Control

This site plan proposes an office building to be constructed atop an existing surface parking lot. In this plan approximately 4.7 acres of the lot will be disturbed. Because this office also includes landscaping, the pervious area of the site will increase, reducing the existing run off from the site.

Previous to construction: C=0.78
 Post construction: C=0.73
 (This post C-value is assuming the proposed pervious plaza is landscaped 30% impervious due to sidewalks, providing a small factor of safety.

This decrease in runoff will negate the need to provide detention, however the calculations provided below ensure the existing storm sewer system can handle the outflow from the site. (Computations from 5727-SP-51 and 5727-SP-58)

For BMP requirements see sheet 9.

Q:\PROJECT\Fair_Lakes\FairLakes_LB-5B\Deliverables\DPDA (6-11 & 11-5)\Deliverables\0 - DRAINAGE PLAN.dwg, 7/31/2007 8:29:44 AM



KEY PLAN

SCALE

NONE

No.	DATE	BY	Description
2	08.01.07	GAH	
1	07.10.07	GAH	

REVISIONS

DRAWN BY GAH
 APPROVED BY PCY
 CHECKED BY PCY
 DATE 03.26.07

TITLE
**FAIR LAKES
 LAND BAY V-B
 CONCEPTUAL / FINAL
 DEVELOPMENT PLAN AMENDMENT**
 CDPA 82-P-069-7-1
 FDPA 82-P-069-6-11
 FDPA 82-P-069-11-5

**OUTFALL
 NARRATIVE**

PROJECT NO. M-10629

DESCRIPTION

THE PROJECT CONSISTS OF A TWO (2) ELEVEN STORY OFFICE TOWERS COMBINED WITH UNDERGROUND PARKING GARAGES, ALL PRIMARILY LOCATED ON EXISTING SURFACE PARKING AREA.

THE PROPOSED DEVELOPMENT IS WITHIN SUBBASIN AREA B. THE AREA DRAINING TO POND B FROM THE SUBJECT SITE IS ALREADY REFLECTED IN THE HYDROLOGIC MODEL SINCE THE ENTIRE SITE OF LAND BAY V WAS ASSUMED TO BE COMMERICAL DEVELOPMENT. THEREFORE THE EXISTING PONDS TOGETHER PROVIDE THE 2-YEAR AND 10-YEAR DETENTION FOR THEIR RESPECTIVE DRAINAGE AREAS AND THE REQUIRED OVERLAND RELIEF FOR THE 100-YEAR STORM. FURTHERMORE, NO MODIFICATIONS TO THE OVERALL EXISTING BMP SYSTEM ARE REQUIRED DUE TO THE PROPOSED DEVELOPMENT BASED ON THE ANALYSIS SHOWN IN FAIRFAX COUNTY PLAN #5727-SP-84-2.

STORMWATER MANAGEMENT AND BMP NARRATIVE

THE STORMWATER MANAGEMENT (SWM) AND BMP REQUIREMENTS FOR ALL OF THE FAIR LAKES DEVELOPMENT HAS BEEN PROVIDED BY THE FAIR LAKES OVERALL STORMWATER MANAGEMENT PLAN (FAIRFAX COUNTY PLAN #5727-PI-10-1). THE DETENTION AND BMP PERFORMANCE OF THE SYSTEM OF PONDS (POND B, POND A-1, AND THE TRW POND) FOR THE FAIR LAKES DEVELOPMENT IS SUMMARIZED IN SHEET 3 OF 14 OF THE ABOVEMENTIONED COUNTY PLAN. SEE POND LOCATIONS ON THE OVERALL DRAINAGE MAP ON THIS SHEET. IN ADDITION, THE EXISTING TRW SWM POND (ALSO REFERRED TO AS LAKE 3) ON LAND BAY II WAS REHABILITATED TO PROVIDE MORE DETENTION AND BMP PERFORMANCE AS WAS ORIGINALLY INTENDED IN THE FAIRFAX COUNTY PLAN #5727-PI-10-1 (SEE FAIRFAX COUNTY PLAN #5727-SP-76 FOR FURTHER INFORMATION). THE TRW POND IS LOCATED ON AN UNNAMED TRIBUTARY OF BIG ROCKY RUN, APPROXIMATELY 600 FT. UPSTREAM OF MELVILLE LANE IN THE GREENBRIAR SUBDIVISION. POND B IS LOCATED ON LAND BAY V-A ON THE EAST SIDE OF THE INTERSECTION OF FAIRFAX COUNTY PARKWAY AND FAIRFAX CIRCLE. POND A-1 IS LOCATED ON LAND BAY VII-B ON THE EAST SIDE OF THE INTERSECTION OF FAIR LAKES PARKWAY AND FAIR LAKES CIRCLE.

THE MOST RECENT EVALUATION OF THE OVERALL SWM SYSTEM FOR FAIR LAKES WAS PERFORMED WITH FAIRFAX COUNTY PLAN #5727-SP-84-2 INVOLVING THE CONSTRUCTION OF BUILDING-7 WITHIN THE FAIR LAKES LANDBAY V-A. THE HYDROLOGIC MODEL FOR THE PROPOSED TRW POND REHABILITATION IN THIS PLAN WAS RERUN USING UPDATED STAGE VS. STORAGE AND DISCHARGE DATA FOR POND B BASED ON CURRENT SURVEY DATA. THIS HYDROLOGIC MODEL IS INCLUDED IN THIS PLAN SET FOR INFORMATION PURPOSES. THE RESULTS SHOW THAT THE SYSTEM OF PONDS PROVIDE ADEQUATE STORMWATER DETENTION AND BMP PERFORMANCE AT THE DOWNSTREAM PROPERTY LINE OF THE FAIR LAKES DEVELOPMENT WHEN COMPARED TO THE EXISTING HYDROLOGIC MODEL SHOWN IN THE TRW POND REHABILITATION FAIRFAX COUNTY PLAN #5727-SP-76.

ADEQUATE OUTFALL ANALYSIS

THE PROPOSED PROJECT IS LOCATED WITHIN THE CUB RUN WATERSHED AND WILL DRAIN INTO EXISTING POND B OFFSITE. AN EXISTING 83" x 53" RCP CULVERT ALONG THE ENTRANCE TO LAND BAY VII-B OFF OF FAIRFAX CIRCLE CONVEYS DISCHARGE FROM POND B INTO EXISTING POND A-1. THE EXISTING 72" CULVERT PIPE FROM POND A-1 DISCHARGES INTO AN EXISTING 84" RCP CULVERT, WHICH CROSSES FAIR LAKES PARKWAY AND FEDERAL SYSTEMS PARK DRIVE TO THE EXISTING TRW POND ON LAND BAY II. THE TRW POND DISCHARGES INTO A TRIBUTARY TO BIG ROCKY RUN FLOWING THROUGH THE GREENBRIAR SUBDIVISION.

AS SHOWN IN THE OUTFALL ANALYSIS OF FAIRFAX COUNTY PLAN #5727-SP-84-2 APPROVED NOVEMBER 19, 2001, THE EXISTING POND B, EXISTING POND A-1 AND THE TRW POND WERE DESIGNED TO CARRY FLOWS FROM THE ULTIMATE DEVELOPMENT ON FAIR LAKES LAND BAY V. THESE PONDS TOGETHER PROVIDE, AT A MINIMUM, 2-YEAR AND 10-YEAR ADEQUACY IN ACCORDANCE WITH THE FAIR LAKES OVERALL SWM PLAN FAIRFAX COUNTY PLAN #5727-PI-10-1. THEREFORE, IT IS OUR OPINION THAT THE STORM DRAINAGE OUTFALL IS ADEQUATE AND THAT NO DAMAGE TO DOWNSTREAM STRUCTURES AND PROPERTY WILL OCCUR AS A RESULT OF THE DEVELOPMENT PROPOSED WITH THIS PLAN.

TABLE 1. BASIN AREA AND LANDUSE SUMMARY

COVER DESCRIPTION	SUB-BASIN AREAS (ACRES)					TOTAL
	A	A1	A2	B	51A	
OPEN			26.0	4.9		29.9
MULTI-FAMILY					13.5	13.5
COMMERCIAL	26.3	17.7	9.4	32.7	3.6	132.2
PVMT-ROW		6.1	17.7	7.9	1.8	11.0
1/8 AC. LOTS (TH)						9.8
TOTALS	26.3	23.8	52.1	45.5	5.4	76.8

AS A RESULT OF THE UPSTREAM SERIES OF PONDS CONTAINING THE 2-YEAR AND 10-YEAR STORMS, CHANNEL ADEQUACY WAS ONLY ANALYZED FOR THE FARTHEST DOWNSTREAM REACH OF 150 FEET. THREE SURVEYED CROSS SECTIONS WITHIN THE 150 FEET ARE SHOWN ON THIS SHEET. EACH CROSS SECTION ALONG THE NATURAL CHANNEL SHOWS THAT THE 2-YEAR WATER SURFACE ELEVATIONS ARE CONTAINED WITHIN THE DEFINED CHANNEL BANKS. SEE TABLE 2 FOR A SUMMARY OF CHANNEL CAPACITY COMPUTATIONS. IN ADDITION, THE STUDIED REACH PROVIDES 100-YEAR OVERLAND RELIEF WITHOUT HAVING AN ADVERSE IMPACT ON SURROUNDING STRUCTURES. THE 100-YEAR DISCHARGE ANALYZED ALONG THE STUDY REACH WAS 659 CFS (SEE HYDROGRAPH AT STATION 500/S OF THE ATTACHED HEC-1 SHEET 16).

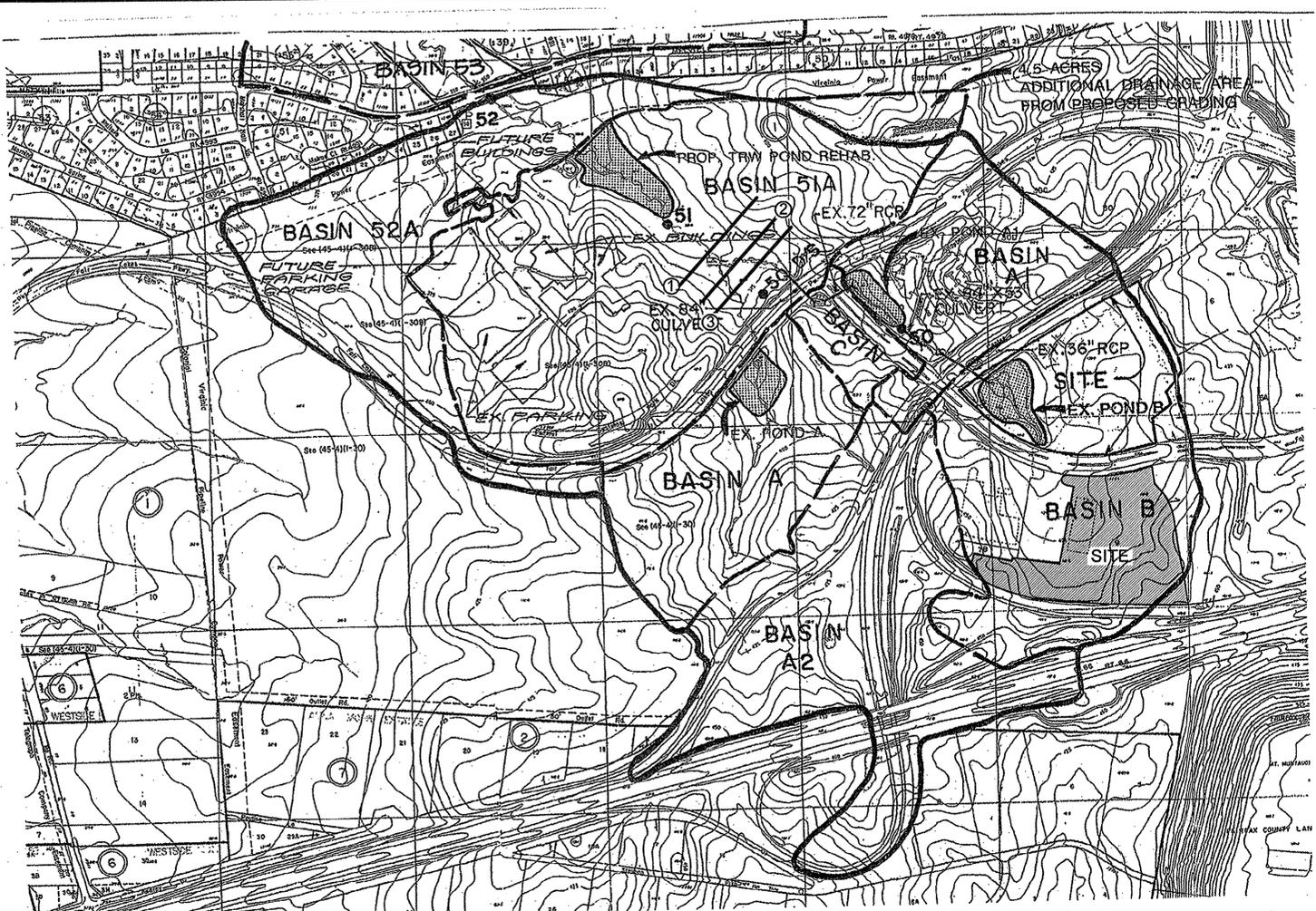
THE CHANNEL IS WINDING WITH SOME STONES AND WEEDS. THE FLOODPLAIN AREA IS PREDOMINATELY WOODED WITH A ROUGHLY 50 FEET WIDE OPEN SPACE STRIP ALONG THE LEFT SIDE OF THE STREAM (LOOKING DOWNSTREAM). THE NEAREST STRUCTURES THAT MAY BE IMPACTED, THE WILLOW OAKS RESIDENTIAL DEVELOPMENT LOCATED TO THE RIGHT OF THE STREAM (LOOKING DOWNSTREAM), ARE ELEVATED BY RETAINING WALLS WELL ABOVE THE FLOODPLAIN (TOP OF WALL ELEVATION = 376.55 AS SHOWN IN CROSS SECTION 1). THE SOIL TYPE ALONG THE STUDY REACH ACCORDING TO FAIRFAX COUNTY SOILS MAPS IS MIXED ALLUVIAL, WHICH IS COMMONLY FOUND IN FLOODPLAINS AND DRAINAGEWAYS. SOIL MATERIALS RANGE FROM SOFT ORGANIC SILTS AND CLAYS TO DENSE GRAVEL-SAND-SILT-CLAY ALLUVIUM. THE MAXIMUM PERMISSIBLE VELOCITY FOR UNLINED EARTHEN CHANNELS OF THIS SOIL TYPE (ALLUVIAL SILTS - NONCOLLOIDAL) IS 3.5 FPS ACCORDING TO TABLE 5-22 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. AS SHOWN IN THE FOLLOWING TABLE, THE CROSS SECTIONS ARE INADEQUATE TO CONVEY THE 2-YEAR VELOCITIES WITHOUT EXCEEDING THE MAXIMUM ALLOWABLE VELOCITY BASED ON THE EXISTING SOIL TYPE.

TABLE 2. ADEQUATE OUTFALL COMPUTATION SUMMARY

CROSS SECTION	CHANNEL TYPE	CHECK STORM	CAPACITY (CFS)		VELOCITY (FPS)	COMMENTS
			MAXIMUM	ACTUAL		
1	NATURAL	2-YR	379	215	3.9	VELOCITY EXCEEDS ALLOWABLE 3.5 FPS
2	NATURAL	2-YR	584	215	3.6	VELOCITY EXCEEDS ALLOWABLE 3.5 FPS
3	NATURAL	2-YR	614	215	3.7	VELOCITY EXCEEDS ALLOWABLE 3.5 FPS

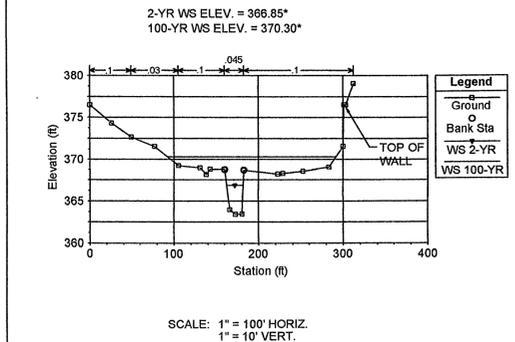
BASED ON THE RESULTS FROM TABLE 2, THE NATURAL CHANNEL HAS THE CAPACITY TO CONVEY THE 2-YEAR STORM WITHOUT OVERTOPPING THE BANKS. HOWEVER, THE CHANNEL IS INADEQUATE TO CONVEY THE 2-YEAR STORM WITHOUT CAUSING MINOR EROSION. AS A WAY TO PROPORTIONAL IMPROVE THE EXISTING CHANNEL, VDOT STANDARD EG-1 EROSION CONTROL STONE WILL BE PLACED AT THE OUTFALL OF THE EXISTING 84" RCP TO DISSIPATE THE VELOCITY DISCHARGING FROM THE COMBINED DRAINAGE BASINS B, A1, AND C. THE PROPOSED SITE DEVELOPMENT CAUSES NO ADVERSE EFFECTS ON OFFSITE PONDS. THEREFORE, IT IS OUR OPINION THAT THE DEVELOPMENT WILL MEET THE NO ADVERSE IMPACT CONDITION REGARDING EROSION OR CAPACITY OF THE DOWNSTREAM RECEIVING CHANNEL AND THAT NO DAMAGE TO DOWNSTREAM STRUCTURES AND PROPERTY WILL OCCUR AS A RESULT OF THE DEVELOPMENT PROPOSED WITH THIS PLAN.

OVERLAND RELIEF IS PROVIDED IN CONSIDERATION OF THE 100-YEAR EVENT AND NO BUILDING WILL BE FLOODED OR ADVERSELY IMPACTED DOWN GRADIENT BY THE PROPOSED CONSTRUCTION PROJECT. THERE ARE NO WATER IMPOUNDMENTS LOCATED WITHIN THE POTENTIAL INFLUENCE AREA (AS DEFINED BY POLICY AND PROCEDURES FOR EVALUATION OF DOWNSTREAM IMPOUNDMENTS) OF THE PROPOSED LAND DISTURBING ACTIVITY.

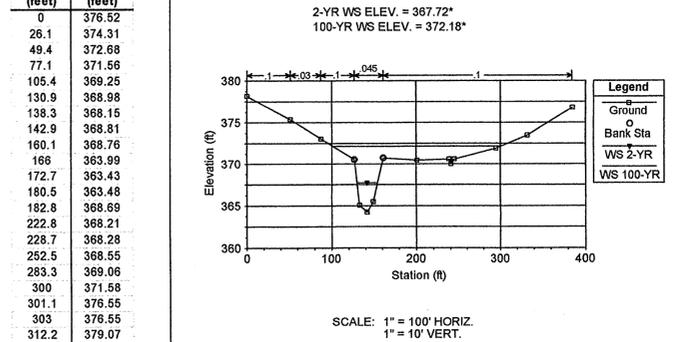


DRAINAGE BASIN MAP

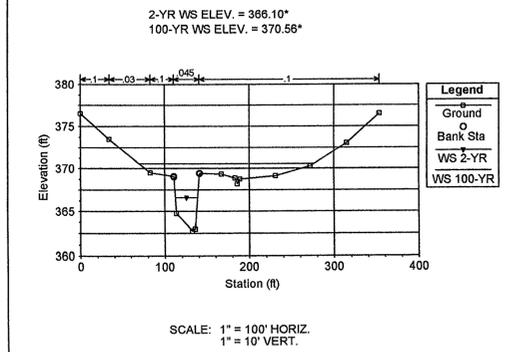
CROSS SECTION 1



CROSS SECTION 3



CROSS SECTION 2



*SEE SHEET 15 FOR HYDRAULIC COMPUTATIONS

Station (feet)	Elevation (feet)
0	376.51
34.3	373.51
82.8	369.51
110.5	369.06
113.5	364.75
132.2	362.75
135.6	362.95
141	369.44
166.8	369.34
183	368.88
185.6	368.19
188.7	368.76
230.9	369.13
272	370.3
314.8	373.07
353.2	376.5