

FAIR LAKES - LAND BAY VII-B

Springfield District Fairfax County, Virginia

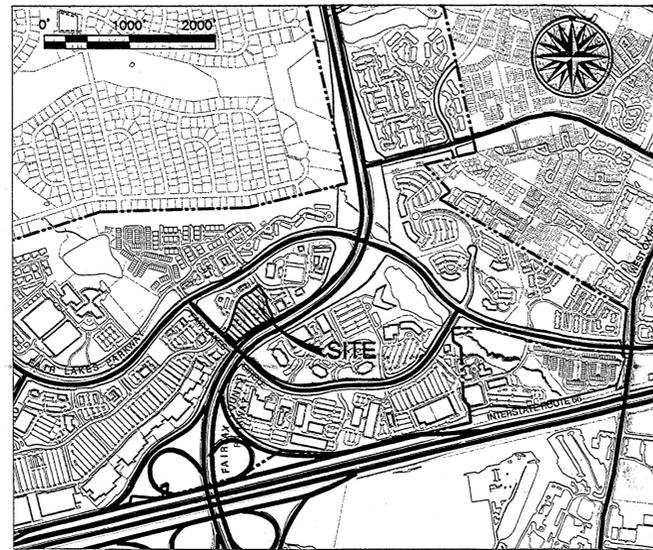
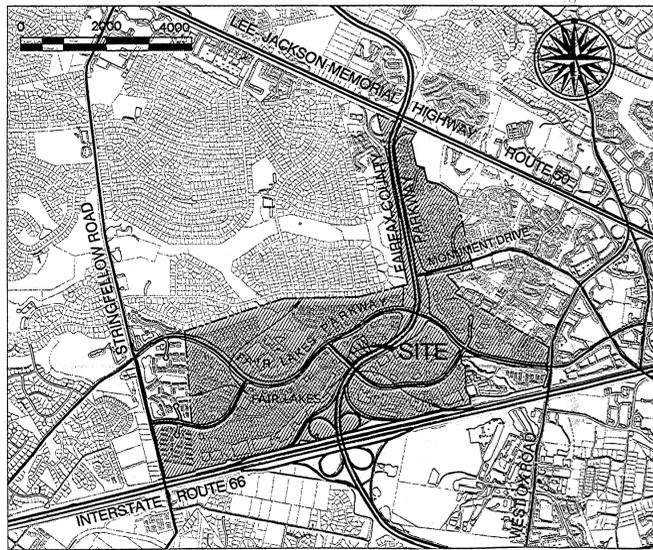
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

CDPA 82-P-069-3-2

FDPA 82-P-069-9-8

CONCURRENT WITH PCA 82-P-069-19

VICINITY MAP



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

NOTES

- 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 55-2 (5) A1, B, AND D2 (PART). THE CDPA/FDPA LAND AREA CONTAINS APPROXIMATELY 4.70 ACRES AND IS A PORTION OF LAND BAY VII-B OF FAIR LAKES.
 THE PROPERTY IS ZONED TO THE PLANNED DEVELOPMENT COMMERCIAL (PDC) DISTRICT. LAND BAY VII-B IS CURRENTLY DEVELOPED WITH A CONVENIENCE SHOPPING CENTER, A SERVICE STATION/MINI-MART, A DRIVE-IN BANK AND A FAST FOOD RESTAURANT.
- THE CDPA/FDPA HAS BEEN FILED TO ESTABLISH A HOTEL AND SUPPORT RETAIL SHOPPING CENTER USES IN THE GENERAL LOCATION OF THE EXISTING DRIVE-IN BANK AND ITS ACCESSORY PARKING AREA. THE EXISTING DRIVE-IN BANK WILL BE RAZED. IT CONTAINS 3,818 SQUARE FEET OF GROSS FLOOR AREA.
 THE PROPOSED HOTEL AND SUPPORT RETAIL SHOPPING CENTER USES WILL BE LOCATED IN A BUILDING WITH A MAXIMUM OF EIGHT (8) FLOORS ABOVE GRADE. THE PARKING SPACES THAT WILL SERVE THE PROPOSED HOTEL AND SUPPORT RETAIL SHOPPING CENTER USES WILL BE ACCOMMODATED IN A PARKING STRUCTURE/GARAGE LOCATED BENEATH THE PROPOSED HOTEL/SUPPORT RETAIL USE BUILDING FOOTPRINT. THE PROPOSED BUILDING WILL CONTAIN A MAXIMUM OF 110,000 SQUARE FEET OF GROSS FLOOR AREA WITH UP TO 105,000 SQUARE FEET FOR HOTEL USE AND UP TO 8,818 SQUARE FEET FOR SUPPORT RETAIL SHOPPING CENTER USE. THE EXACT DISTRIBUTION OF GROSS FLOOR AREA WITHIN THE BUILDING FOR THE RESPECTIVE USES WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION. THE PROPOSED HOTEL WILL CONTAIN A MAXIMUM OF 175 RENTAL UNITS.
 THE PROPOSED HOTEL AND SUPPORT RETAIL SHOPPING CENTER USES ARE IN CONFORMANCE WITH AND IN FURTHERANCE OF A FAIRFAX COUNTY COMPREHENSIVE PLAN AMENDMENT APR 05-11-3FC THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 25, 2006.
- 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 SHOPPING CENTER (THE SHOPS) SHOWN WITHIN THE SPECIFIED AREA OF THE CDPA/FDPA IS EXISTING. IT WAS CONSTRUCTED IN 1988 AND WILL BE RETAINED. THE SHOPPING CENTER WAS THE SUBJECT OF FDPA 82-P-069-9-7 THAT WAS APPROVED BY THE PLANNING COMMISSION ON JANUARY 12, 2005 TO ENABLE A PROPOSED NOMINAL GROSS FLOOR AREA EXPANSION TO THE SHOPPING CENTER AND A RELATED INCREASE IN THE NUMBER OF PARKING SPACES ON THE SITE. THE PROPOSED/PROPOSED EXPANSION OF THE SHOPPING CENTER AND THE RELATED IMPROVEMENTS TO THE PARKING AREA HAVE NOT BEEN CONSTRUCTED TO DATE. THE EXISTING DRIVE-IN BANK LOCATED ON THE SUBJECT SITE WAS CONSTRUCTED IN 1989. IT WILL BE RAZED.

- EXCEPT FOR THE PROPOSED DEVELOPMENT PROGRAM SUMMARIZED IN THIS NOTE AND IN NOTE 2 ABOVE, NO OTHER CHANGES ARE PROPOSED TO THE EXISTING DEVELOPMENT PROGRAM IN LAND BAY VII-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 WILL CONFORM TO THE PROVISIONS THEREOF.
- PUBLIC WATER AND SEWER ARE CURRENTLY AVAILABLE ON THE SITE.
- THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INDIAN AFFAIRS 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. IT IS TO BE NOTED THERE IS A SUBSTANTIAL STORM DRAINAGE EASEMENT LOCATED IN THE SOUTHWESTERN PORTION OF THE SITE AS REPRESENTED ON THE GRAPHIC.
- 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-PP-10 AND 5727-DS-01). IN ADDITION, POND A-1 PROVIDES DETENTION IMMEDIATELY DOWNSTREAM (COUNTY PLANS 5727-SP-26 AND 5727-SP-03) AND THE FAIR LAKES LAND BAY 2 SWAMP POND REHABILITATION PLAN (COUNTY PLAN NO. 5727-SP-76-2) SHOWS HOW THE ORIGINAL REGIONAL POND ON THE TRW 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" VALUE OF 0.9 AND THE IMPERVIOUS VALUE OF 80%. THE STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PROGRAM ARE SATISFIED BY THESE EXISTING FACILITIES. 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 CURRENTLY APPROVED AND PROPOSED FINAL DEVELOPMENT PLAN AS APPLICABLE PDC DISTRICT. THE CONVENTIONAL ZONING DISTRICT THAT MOST CLOSELY CHARACTERIZES THE PROPOSED DEVELOPMENT IS THE C-8 DISTRICT. THE ANGLE OF BULK PLANE REQUIREMENTS FOR THE C-8 DISTRICT ARE PRESENTED FOR GENERAL INFORMATION AND APPLICABILITY AT THE PDC DISTRICT PERIPHERAL BOUNDARY.
- LANDSCAPING AND SCREENING HAVE BEEN PROVIDED IN ACCORDANCE WITH THE CURRENTLY APPROVED AND PROPOSED FINAL DEVELOPMENT PLAN AS PRESENTED ON THE GRAPHIC. GIVEN THE INTERIOR LOCATION OF THE SUBJECT PROPERTY TO THE APPLICABLE PDC DISTRICT, THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIRED.

- 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 CDPA/FDPA AND AS PROVIDED IN THE PROFFER. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO THIS MODIFICATION REQUEST. REFER TO THE DETAIL "TYPICAL TREE OPENINGS 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 PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. AS REPRESENTED IN THE TABULATION, A TOTAL OF 409 PARKING SPACES WILL BE PROVIDED ON SITE, OF WHICH 146 SPACES WILL BE PROVIDED ON SURFACE AND 263 SPACES WILL BE PROVIDED IN A PROPOSED THREE AND ONE-HALF (3.5) LEVEL PARKING STRUCTURE/GARAGE THAT WILL BE LOCATED BENEATH THE PROPOSED HOTEL/SUPPORT RETAIL USE 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 PROPOSED NEW DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.
- 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 BUS SHELTER TO BE LOCATED IN THE SOUTHEAST CORNER OF THE FAIR LAKES CIRCLE - SHOPPING LANE INTERSECTION PROPOSED WITH THIS FINAL DEVELOPMENT PLAN AMENDMENT.
- THERE IS A MAJOR PAVED TRAIL AND A MAJOR REGIONAL TRAIL RECOMMENDED ON THE COUNTY WIDE TRAILS PLAN ALONG THE FAIRFAX COUNTY PARKWAY IN THE VICINITY OF THE SUBJECT PROPERTY.
- THE LIMITS OF CLEARING AND GRADING WILL BE CONFINED TO THE IMMEDIATE AREA OF THE PROPOSED BUILDING AND THOSE AREAS OF THE EXISTING SURFACE 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.

- 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 118.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 872-10-1 - 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.
 THERE ARE NO ADDITIONAL COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THE DEVELOPMENT PROGRAM. IN ADDITION, OTHER THAN THE EXISTING VEGETATION, A SMALL AREA OF WETLANDS LOCATED IN THE AREA OF THE STORM DRAINAGE EASEMENT AND THE EXISTING DEVELOPMENT ON THE SUBJECT PROPERTY, THERE ARE NO SCENIC ASSETS LOCATED ON THE SITE. LASTLY, OTHER THAN THE EXISTING VEGETATION, AND SMALL AREA OF WETLANDS, 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 CONVENIENCE SHOPPING CENTER LOCATED ON THE SUBJECT PROPERTY. BASED ON FAIRFAX COUNTY RECORDS, IT WAS BUILT IN 1988 AND WAS THE SUBJECT OF A SUBSTANTIAL FACADE UPGRADE IN 2005. IT WILL BE SAVED. WHEREAS IT HAS NO SIGNIFICANT HISTORICAL OR ARCHITECTURAL VALUE, THE ARCHITECTURE OF THE PROPOSED BUILDING AND PARKING STRUCTURE WILL BE DESIGNED TO COMPLEMENT AND BE HARMONIOUS WITH THE EXISTING SHOPPING CENTER 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, NUMBER OF RENTAL UNITS AND THE BUILDING HEIGHT PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES AS REPRESENTED ON THE GRAPHIC ARE TO BE CONSIDERED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-403 OF THE ZONING ORDINANCE.
 THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA AND A LESSER NUMBER OF RENTAL 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 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.

- LASTLY, THE APPLICANT RESERVES THE RIGHT TO SHIFT GROSS FLOOR AREA THAT IS REPRESENTED ON THE TABULATION FROM THE PROPOSED HOTEL USE TO THE PROPOSED SUPPORT RETAIL SHOPPING CENTER USE WITH THE UNDERSTANDING THAT THE RESULTANT BUILDING FOOTPRINT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE FOOTPRINT REPRESENTED ON THE GRAPHIC. THE MAXIMUM COMBINED TOTAL GROSS FLOOR AREA REPRESENTED IN THE TABULATION WILL NOT BE EXCEEDED, AND PARKING SPACES CAN BE PROVIDED FOR THE PROPOSED USES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.
- THE FLOOR AREA REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDING MAY HAVE SELLAR 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 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. 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 FOR THE PROPOSED BUILDING 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 AND WITH APPLICABLE ZONING ORDINANCE PROVISIONS. 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. NUV 1 - 2007
- 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 OR MULTIPLE PHASES TO ENABLE THE DEMOLITION OF THE EXISTING DRIVE-IN BANK AND 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.

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

CDPA 82-P-069-3-2
 FDPA 82-P-069-9-8

CONCURRENT WITH PCA 82-P-069-19

Dewberry & Davis LLC
 8403 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.949.0100
 FAX: 703.949.0519
 www.dewberry.com

DAVIS • CARTER • SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE

Davis, Carter, Scott
 1870 International Drive, Suite 700, McLean, Virginia 22102 • 703.555.9775

LEWIS
 LANDSCAPE
 SCULLY
 ARCHITECTS
 GIONET
 1919 Colburn Road, Suite 110
 Vienna, Virginia 22182
 Tel: (703) 821-2043, Fax: (703) 448-0597

Application No. PCA-82-P-069-19 - Staff WOD
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDF) (FDP) (PCA)
 SEE PROFFERS DATED 9/28/07
 Date of (BOS) (PC) Approval 10/15/07
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FAIR LAKES
 LAND BAY VII-B
 CONCEPTUAL / FINAL
 DEVELOPMENT
 PLAN AMENDMENT

CDPA 82-P-069-3-2
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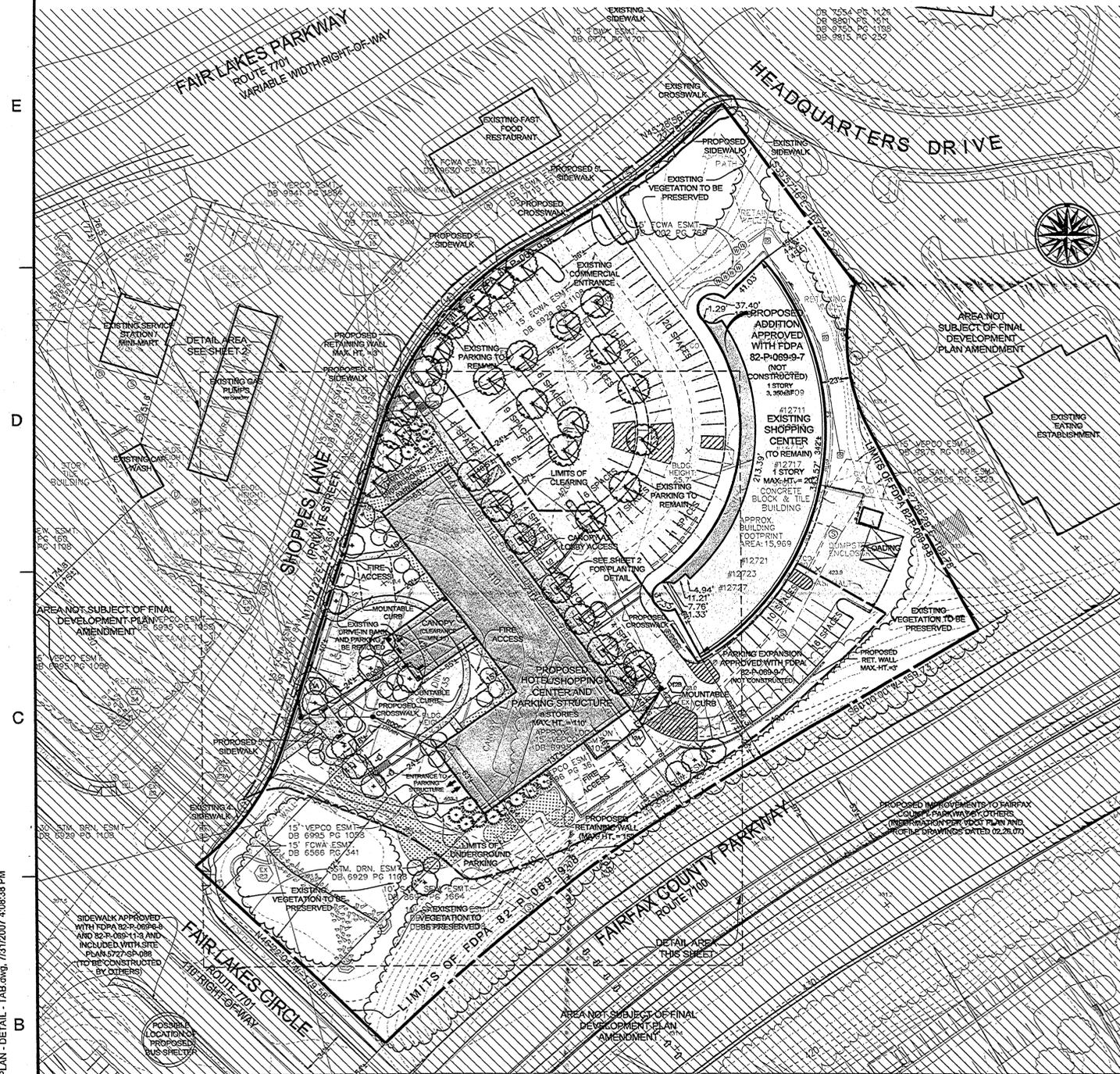
CONCURRENT WITH
 PCA 82-P-069-19

REV. AUGUST 1, 2007
 REV. JULY 10, 2007
 REV. JUNE 8, 2007
 FEBRUARY 27, 2007

SUBMISSION DATE

M-10626

DEVELOPMENT PROGRAM



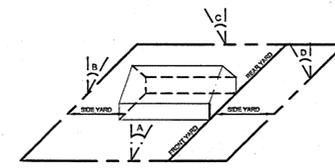
TABULATION

LAND AREA (204,732± SF)	4.70± AC
ZONING	PDC
TOTAL GROSS FLOOR AREA	128,874± SF*
GROSS FLOOR AREA EXISTING/PROPOSED SHOPPING CENTER (15,524 SF + 3,350 SF)	18,874± SF
GROSS FLOOR AREA PROPOSED HOTEL (175 RENTAL UNITS) SUPPORT RETAIL SHOPPING CENTER	110,000± SF**
FLOOR AREA RATIO (FAR) EXISTING/PROPOSED	0.63**
MAXIMUM BUILDING HEIGHT EXISTING	20± FT
PROPOSED HOTEL/RETAIL (8 FLOORS)	110± FT
PARKING SPACES REQUIRED EXISTING SHOPPING CENTER	309
18,874 SF AT 4.3 SPACES/1,000 SF GFA	82***
PROPOSED HOTEL	189
175 RENTAL UNITS x 1 + 4 SPACES/50 RENTAL UNITS	38
PROPOSED RETAIL SHOPPING CENTER	38
8,818 SF AT 4.3 SPACES/1,000 SF GFA	
PARKING SPACES PROPOSED	407
SURFACE STRUCTURE	261
LOADING SPACES REQUIRED FOR PROPOSED HOTEL/SUPPORT RETAIL BUILDING	2
OPEN SPACE REQUIRED (15%)	0.71± AC†
OPEN SPACE PROPOSED (40%)	1.28± AC

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 110' HEIGHT

NOTE: THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION IS OF THE C-6 DISTRICT CONSIDERATION OF THE PROPOSED DEVELOPMENT AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.



FRONT YARD: ≤ 1 A 45° WITH A BUILDING HEIGHT OF 110', THE FRONT YARD = 110' BUT NOT LESS THAN 40'

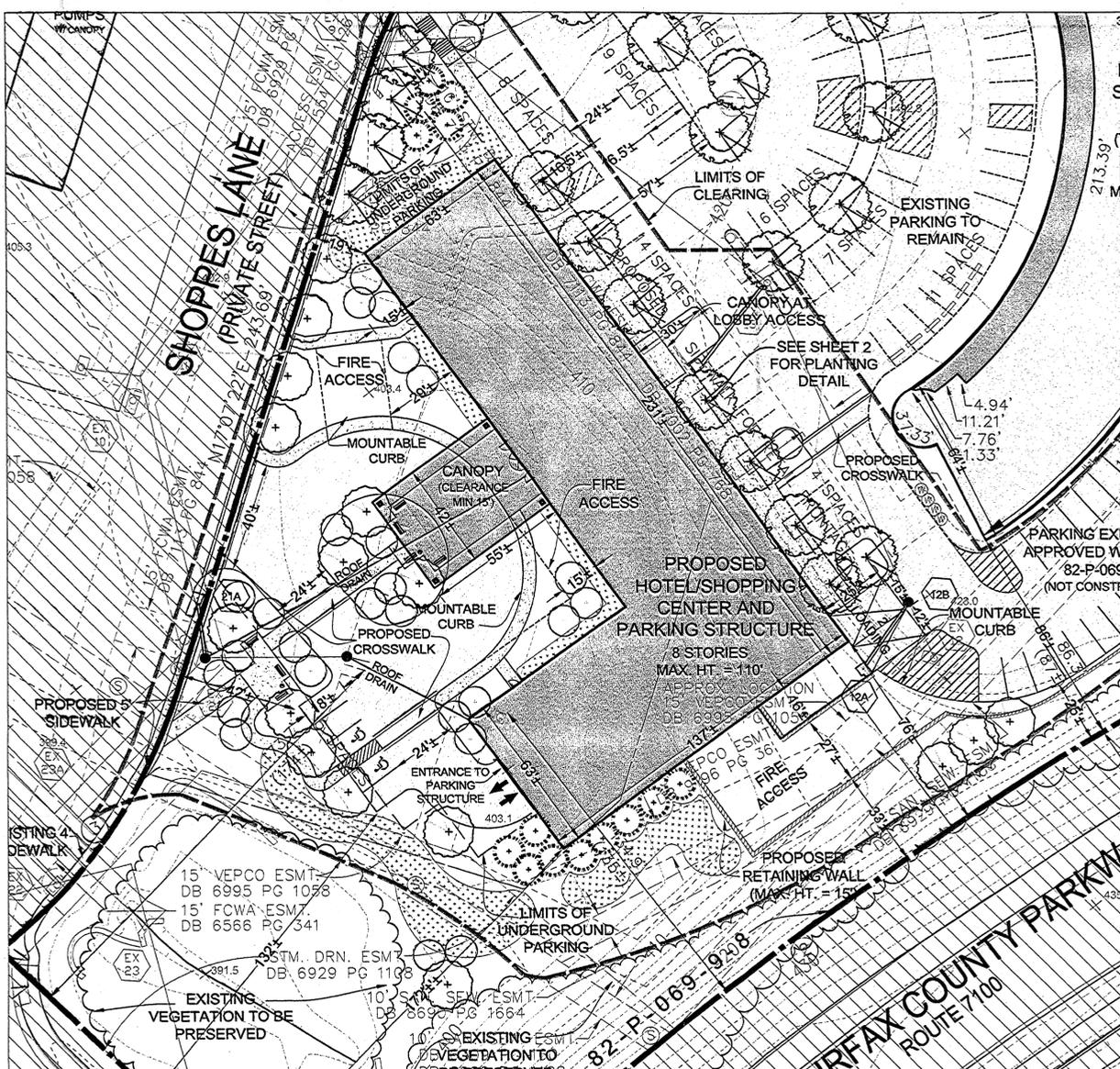
SIDE YARD: ≤ 1 B NO REQUIREMENT

REAR YARD: ≤ 1 C 20'

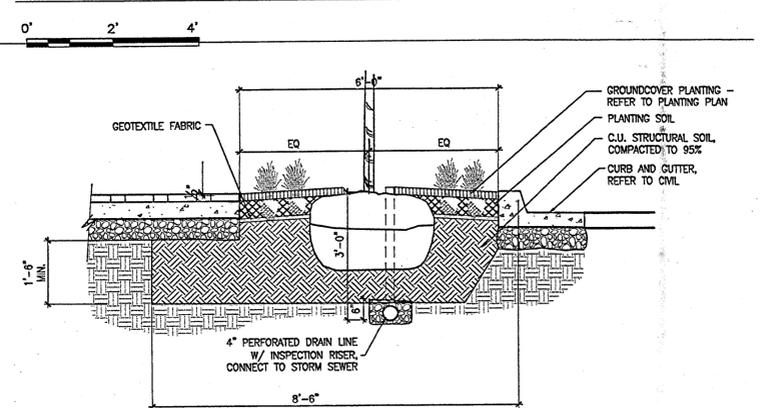
- * THERE IS AN EXISTING DRIVE-IN BANK ON THE SITE WHICH WILL BE RAZED AS PART OF THE PROPOSED DEVELOPMENT PROGRAM. IT CONTAINS 3,818 SQUARE FEET OF GROSS FLOOR AREA.
- ** THE GROSS FLOOR AREA AND RESULTANT FLOOR AREA RATIO (FAR) IS IN ACCORDANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AMENDMENT APR 05-III-3FC THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 25, 2005. ALSO SEE NOTE 2.
- *** 37 EXISTING PARKING SPACES WILL BE DISPLACED AND REPLACED AS REQUIRED WITH THE PROPOSED DEVELOPMENT PROGRAM.
- † THE 15% OPEN SPACE REQUIREMENT IS FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA.

DEVELOPMENT DETAIL

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



TYPICAL TREE OPENING IN SIDEWALK WITH STRUCTURAL SOIL



NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	143.00	44°24'52"	116.02	61.17	113.07	S65°29'03"E
2	1532.40	14°18'39"	382.75	192.38	381.76	S52°50'40"W
3	196.00	35°18'50"	120.80	62.39	118.30	N34°46'47"E
4	244.00	46°10'38"	196.65	104.02	191.37	N40°12'40"E
5	456.00	17°49'02"	141.80	71.48	141.23	N53°06'46"E

LEGEND

- PROPOSED STORM SEWER
- PRELIMINARY LIMITS OF CLEARING AND GRADING
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB BED/GROUNDCOVER

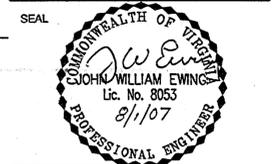


Dewberry & Davis LLC
9403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.949.0100
FAX: 703.949.0519
www.dewberry.com

DAVIS • CARTER • SCOTT
ARCHITECTS AND INTERIOR ARCHITECTS

LEWIS
SCULLY
ARCHITECTS
GIONET
1919 Colwell Road, Suite 110
Vienna, Virginia 22181
Tel: 703.961-2962 Fax: 703.948-0597

FAIR LAKES
LAND BAY VII-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-2
FDPA 82-P-069-9-8
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

Application No. PCA-82-P-069-19 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 9/28/07
Date of (BOS) (PC) Approval 10/15/07
Sheet 2 of 9

AS NOTED

No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.10.07	GAH	
1	06.08.07	GAH	

REVISIONS

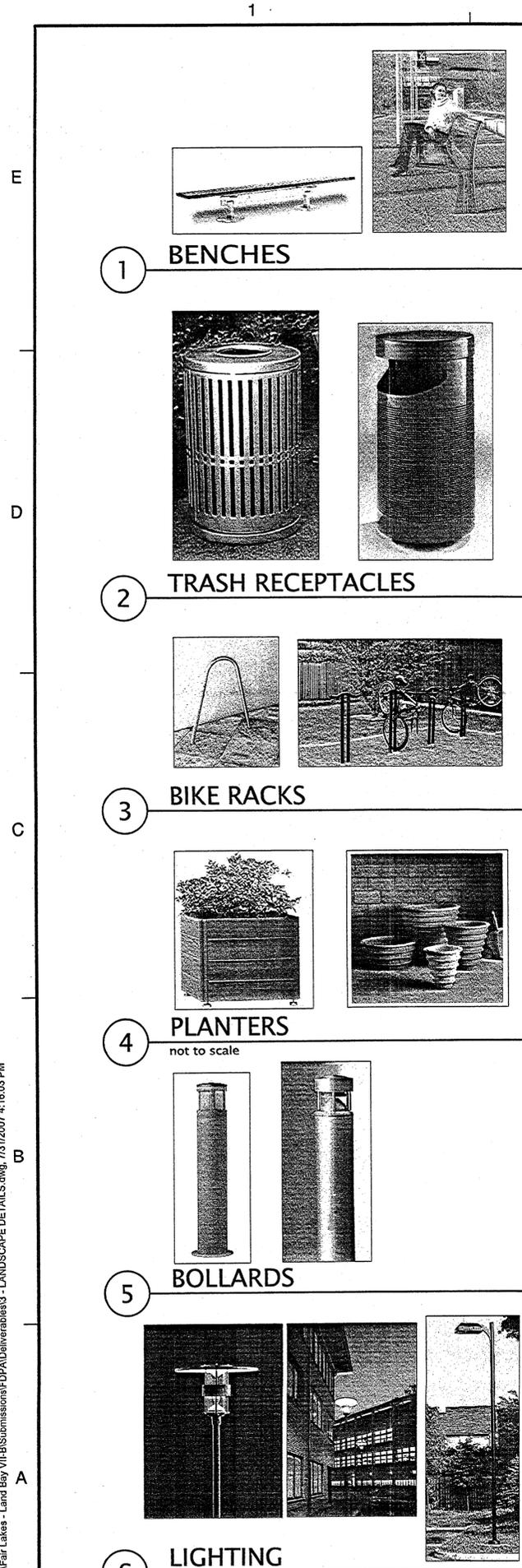
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APPROVED BY: PGY
CHECKED BY: PGY
DATE: 02.27.07

TITLE: FAIR LAKES
LAND BAY VII-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-2
FDPA 82-P-069-9-8
DEVELOPMENT
PLAN

PROJECT NO. M-10626

2

SHEET NO. 2 OF 9



1 BENCHES

2 TRASH RECEPTACLES

3 BIKE RACKS

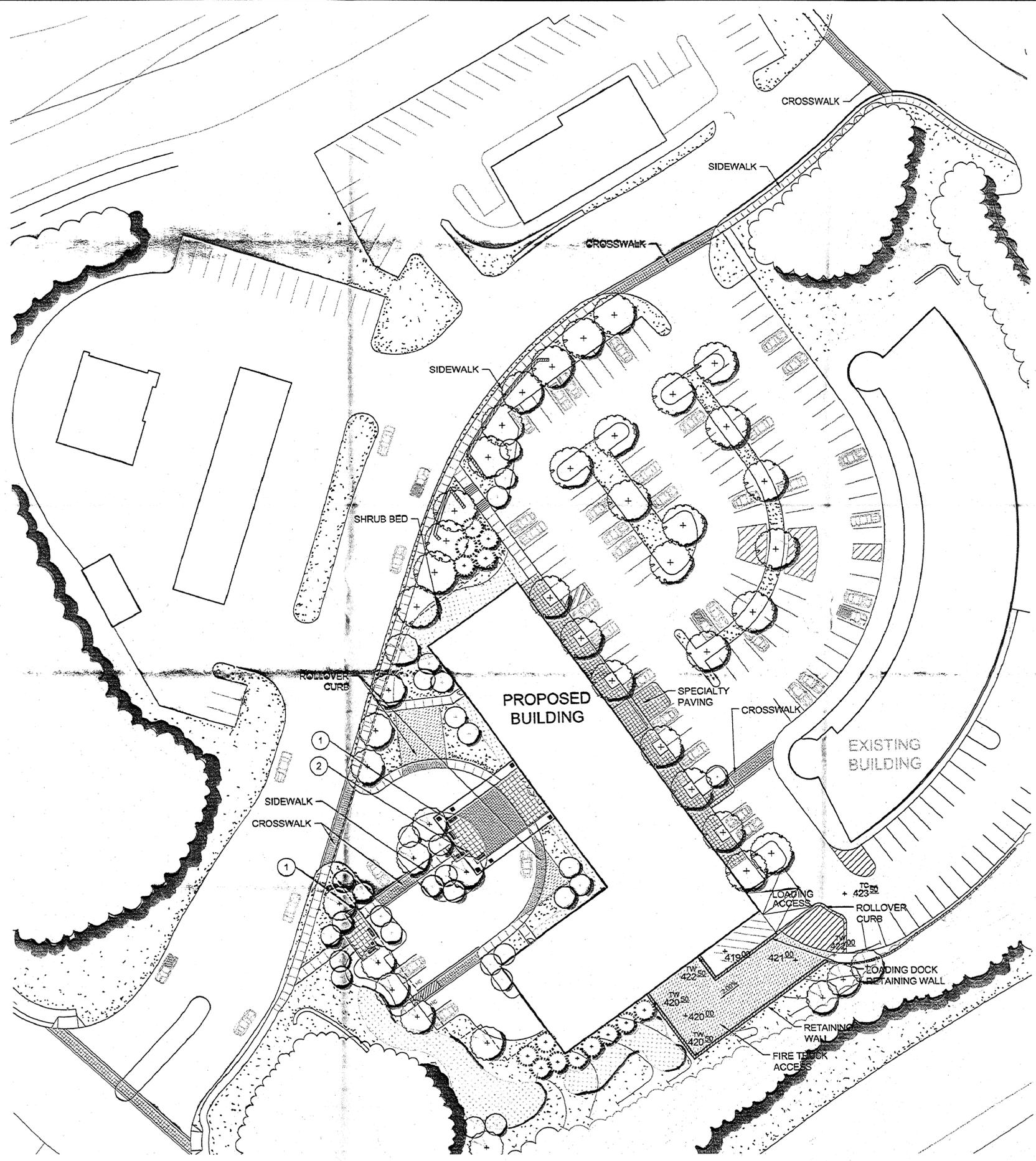
4 PLANTERS
not to scale

5 BOLLARDS

6 LIGHTING

PLANT LEGEND

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



PLAN: LANDSCAPE SITE

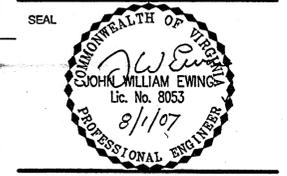
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FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
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LEWIS SCULLY ARCHITECTS GIONET
1979 GOWAN ROAD, SUITE 110
VENUE, VIRGINIA 22102
TEL: (703) 921-2045, FAX: (703) 948-0587

FAIR LAKES LAND BAY VII-B
CONCEPTUAL / FINAL
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CDPA 82-P-069-3-2
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SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



Application No. PCA-82-P-069-19 Staff WOD
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(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 9/28/07
Date of (BOS) (PC) Approval 10/15/07

Sheet 3 of 9

No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.10.07	GAH	
1	06.08.07	GAH	

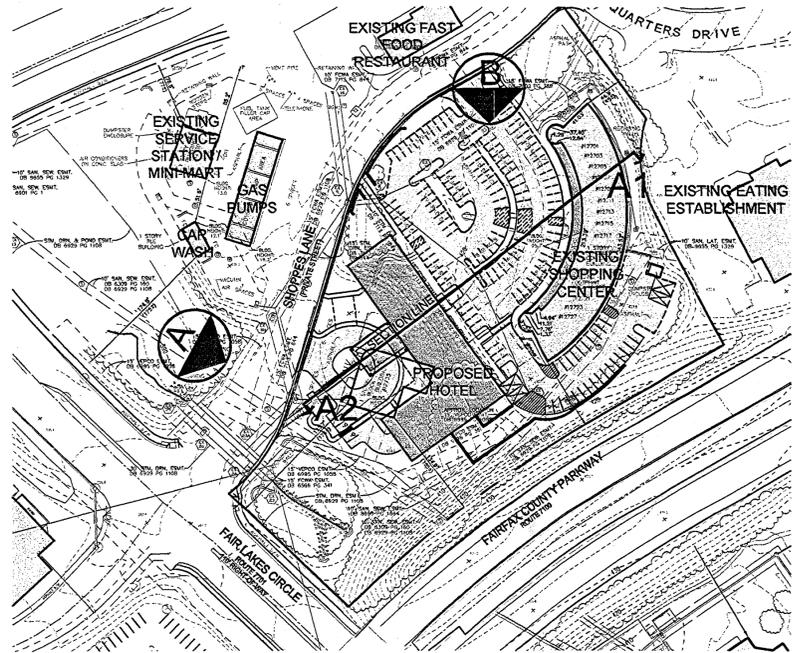
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APPROVED BY: PGY
CHECKED BY: PGY
DATE: 02.27.07

TITLE: **FAIR LAKES LAND BAY VII-B CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT**
CDPA 82-P-069-3-2
FDPA 82-P-069-9-8
LANDSCAPE DETAILS

PROJECT NO. M-10626

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PERSPECTIVE AND CROSS SECTION KEY MAP



PERSPECTIVES
(NO SCALE)

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.

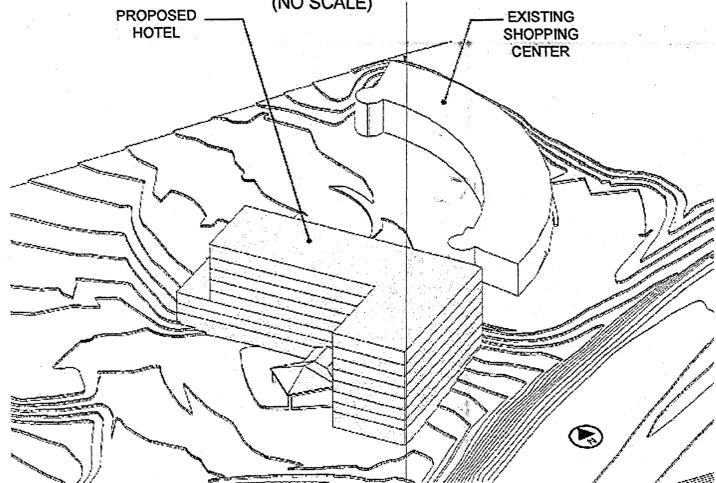
PERSPECTIVE "A"



PERSPECTIVE "B"

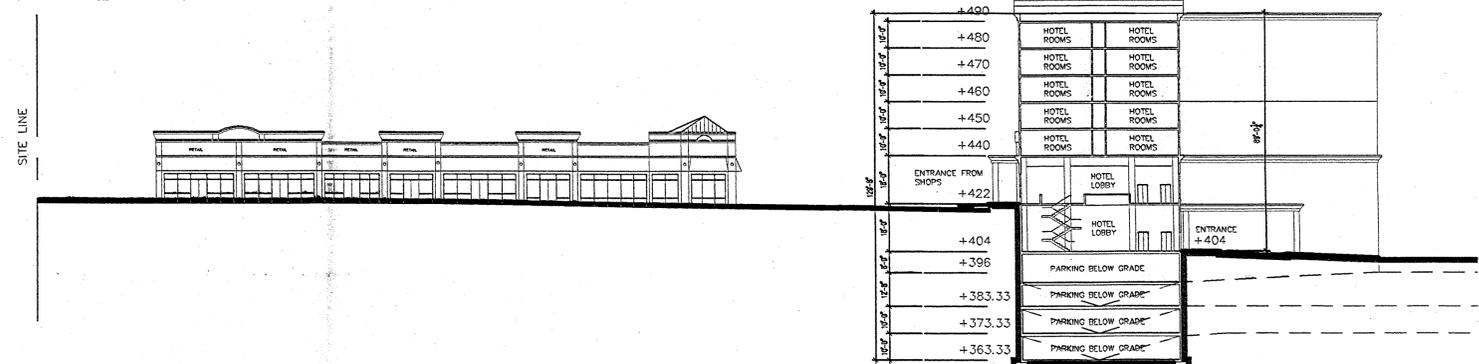
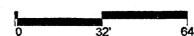


MASSING MODEL
(NO SCALE)



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.

HOTEL CROSS SECTION



NOTE: THE CROSS SECTION PRESENTED ON THIS SHEET IS PRELIMINARY IN NATURE AND IS PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF HOTEL LOBBY AREAS TO THE PRIMARY HOTEL ENTRANCE AS WELL AS THE LOBBY ACCESS TO THE SHOPS RETAIL SITE. THE DESIGN OF THE HOTEL AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

Application No. PCA-82-P-069-19 Staff WOD
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Sheet 4 of 9



Dewberry & Davis LLC
8400 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

DAVIS • CARTER • SCOTT
ARCHITECTS AND INTERIORS ARCHITECTS

1978 International Drive, Suite 100, 2626th, Virginia 22002 • 703.751.9777

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1919 Colson Road, Suite 110
Vienna, Virginia 22182
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FAIR LAKES
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CDPA 82-P-069-3-2
FDPA 82-P-069-9-8
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE
AS NOTED

No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.10.07	GAH	
1	06.08.07	GAH	

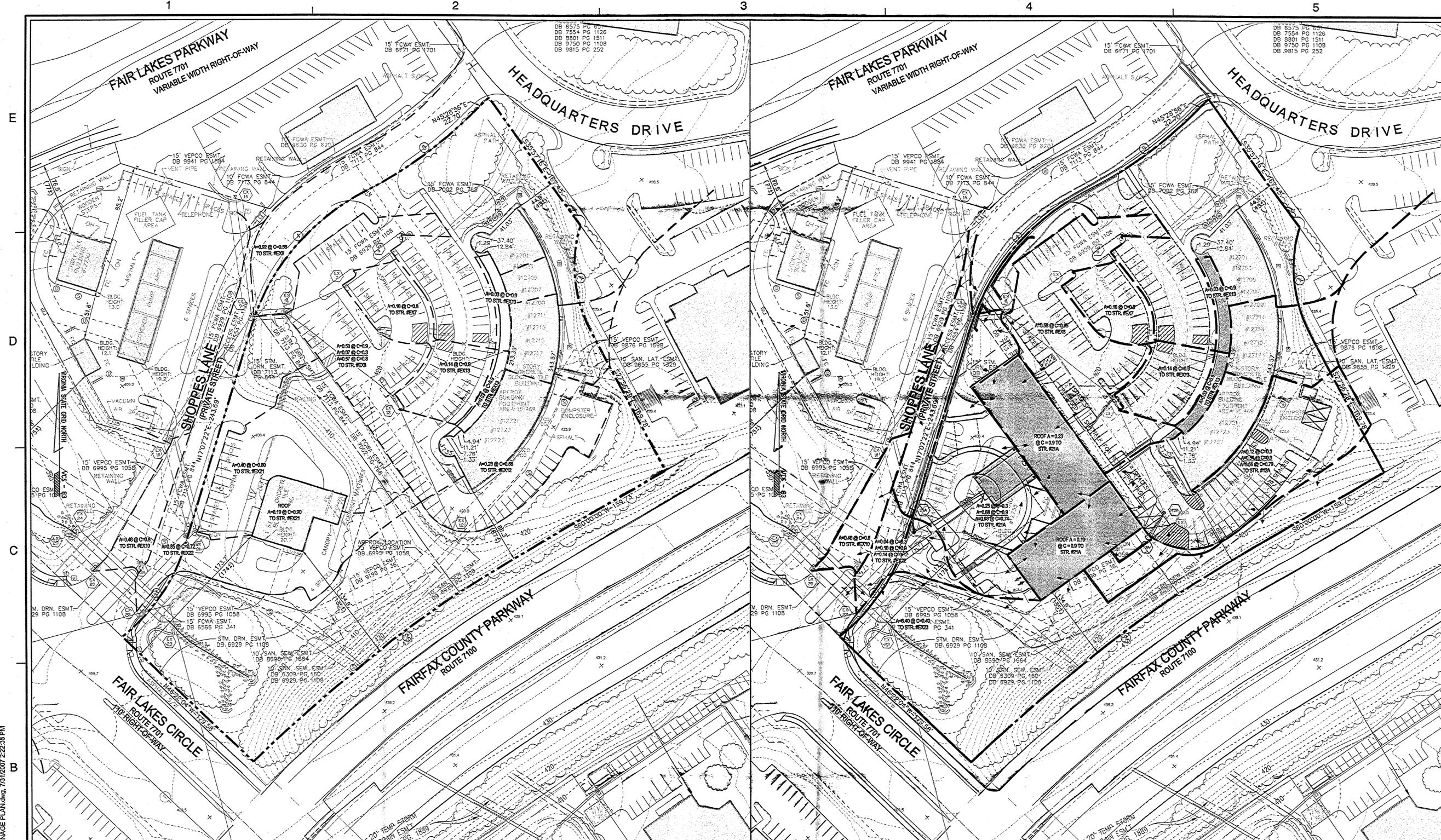
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CHECKED BY	PGY
DATE	02.27.07

TITLE
FAIR LAKES
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FDPA 82-P-069-9-8

ARCHITECTURAL DETAILS
PROJECT NO. M-10626

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PROPOSED AND EXISTING STORM CALCULATIONS:
 ALL AS-BUILTS WERE TAKEN FROM 5727-SP-26

STORM DRAINAGE COMPUTATIONS																				
FROM STR #	TO STR #	AREA ac	TOTAL ac	RUNOFF C	CA	ACCUM. CA	T ₆ MIN	I IN/HR	INC. CFS	TOTAL CFS	DIA. IN	SLOPE %	LENGTH FT	n	Q CAP CFS	VELOCITY ACTUAL FPS	LOSSES FT	PROFILE UPPER INVERT	LOWER INVERT	DROP FT
EX7	EX8	1.15	1.15	0.80	0.92	0.92	5	7.27	5.42	5.42	-	-	-	-	-	-	-	-	-	-
EX16	EX9	4.36	4.36	0.69	3.01	3.01	10	5.92	17.81	17.81	-	-	-	-	-	-	-	-	-	-
ROOF	EX21	0.42	0.42	0.90	0.38	0.38	5	7.27	2.75	2.75	-	-	-	-	-	-	-	-	-	-
21A	EX21	0.93	0.93	0.74	0.69	0.69	5	7.27	5.00	5.00	-	-	-	-	-	-	-	-	-	-
42A	12B	0.66	0.66	0.79	0.52	0.52	5	7.27	3.79	3.79	15	1.43%	23.76	0.013	7.72	9.71	0.34	418.64	418.30	0.01
EX12	12B	0.00	0.66	-	0.00	0.52	5	7.27	0.00	3.79	15	1.44%	132.71	0.013	7.75	6.71	1.91	418.29	416.38	0.68
12B	EX13	0.00	0.66	-	0.00	0.52	5	7.27	0.00	3.79	15	1.44%	132.71	0.013	7.75	6.71	1.91	418.29	416.38	0.68
EX13	EX8	0.14	0.83	0.90	0.13	0.67	5	7.27	0.92	4.91	15	6.20%	147.50	0.013	16.08	7.71	9.15	415.70	406.55	1.53
EX8	EX9	0.58	2.56	0.83	0.48	2.08	5	7.27	3.50	13.83	15	7.57%	37.24	0.013	17.77	8.71	2.82	405.02	402.20	1.00
EX9	EX10	0.92	6.92	0.56	0.52	5.08	10	5.92	3.05	31.84	24	2.69%	158.88	0.013	37.08	9.71	4.27	401.20	395.93	0.73
EX10	EX21	0.46	8.53	0.80	0.37	5.98	10	5.92	2.18	37.62	30	2.63%	100.33	0.013	66.51	10.71	2.64	395.20	393.56	0.36
EX21	EX23A	0.00	9.88	0.61	-	7.04	10	5.92	0.00	45.38	30	3.60%	89.00	0.013	77.75	11.71	3.20	393.20	390.00	-
EX23	EX23A	6.40	59.10	0.40	2.56	2.56	10	5.92	15.16	-	-	-	-	-	-	-	-	-	-	-
EX23A	EX24	0.00	68.98	0.40	0.00	0.00	10	5.92	0.00	-	-	-	-	-	-	-	-	-	-	-
EX22	EX20	0.14	0.14	0.72	0.10	0.10	5	7.27	0.73	0.73	15	3.25%	69.21	0.013	11.64	13.71	2.25	392.64	390.39	0.57
EX20	EX29	0.11	0.25	0.90	0.10	0.20	5	7.27	0.72	1.45	15	2.30%	46.50	0.013	9.80	14.71	1.07	389.82	388.75	-

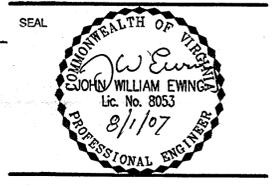
*52.7 Acres from Existing Pond 'B'
 See Hydrolic and Channel Information on Sheet 6

Dewberry
 Dewberry & Davis LLC
 8400 ARLINGTON BLVD.
 FAIRFAX VA 22031
 PHONE: 703.349.0100
 FAX: 703.849.0519
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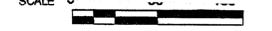
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FAIR LAKES LAND BAY VII-B
 CONCEPTUAL / FINAL
 DEVELOPMENT PLAN AMENDMENT
 CDDA 82-P-069-9-2
 FDPA 82-P-069-9-8
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA



Application No. PCA-82-P-069-19_Staff WOD
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) (PCA)
 SEE PROFFERS DATED 9/28/07
 Date of (BOS) (PC) Approval 10/15/07

Sheet 5 of 9



No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.10.07	GAH	
1	06.08.07	GAH	

DRAWN BY: GAH
 APPROVED BY: PGY
 CHECKED BY: PGY
 DATE: 02.27.07

TITLE: **FAIR LAKES LAND BAY VII-B CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT CDDA 82-P-069-3-2 FDPA 82-P-069-9-8 DRAINAGE PLAN**

PROJECT NO. M-10626

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

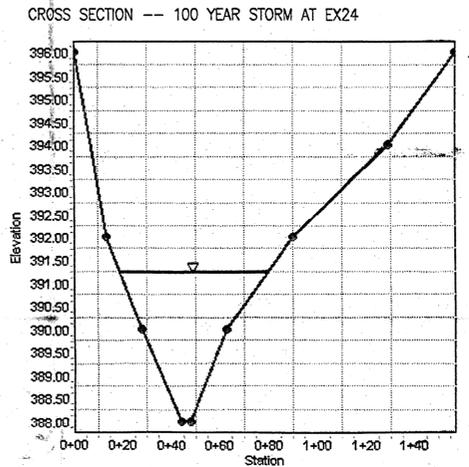
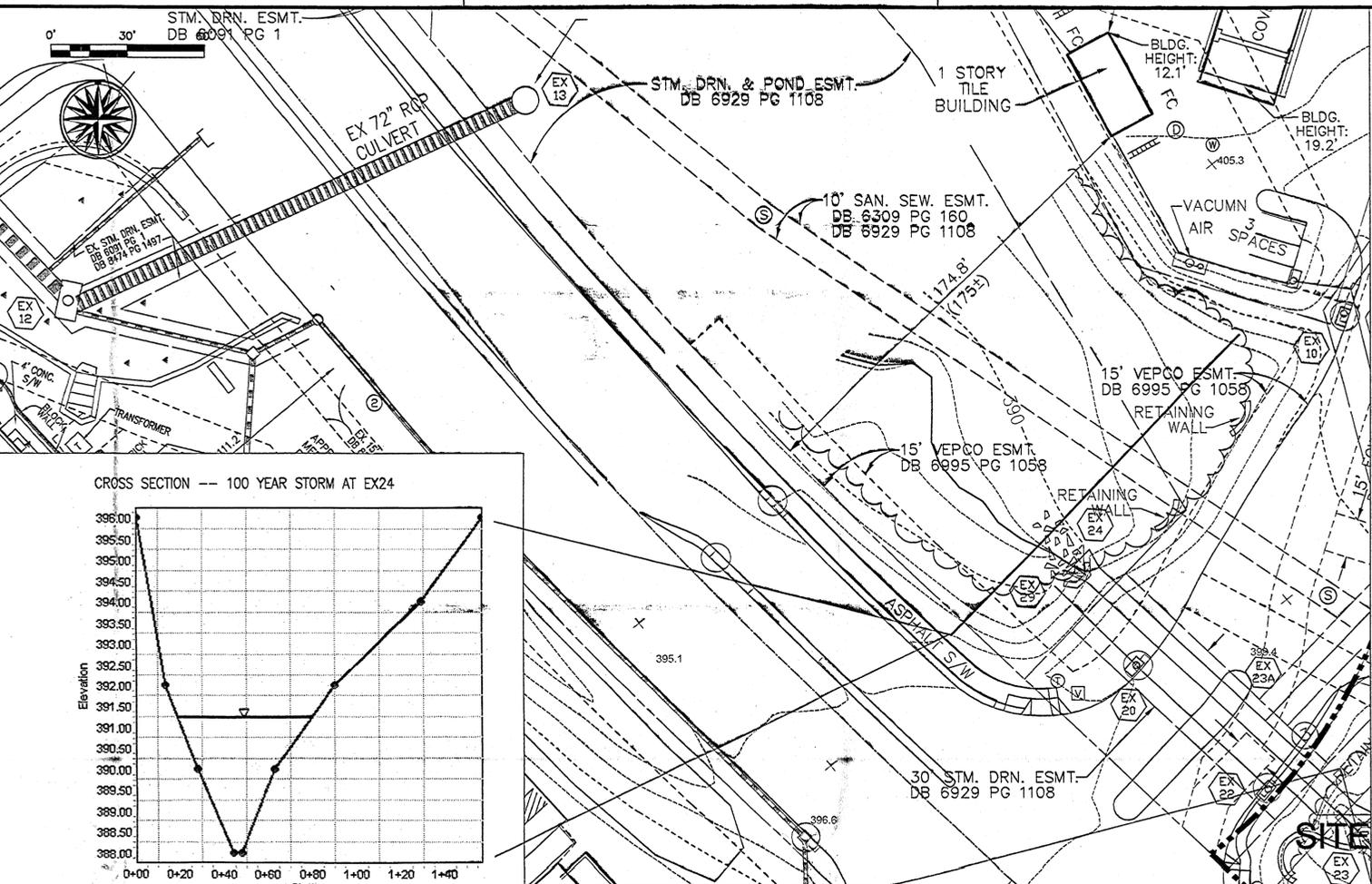
The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in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

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (8-015 1G & 1H) Commercial Reutilization Districts (9-622 2A (12) & 14)
 Development Plans (PRC Districts (16-302 3 & 4) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 1F & 1G) Amendments (18-202 10F & 10I)

- Plot is at a minimum scale of 1" = 50' (unless it is depicted on one sheet with a minimum scale of 1" = 100').
- 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 3.
- Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Totals						

- Onsite drainage channels, outfalls and pipe systems are shown on Sheet 5. Pond inlet and outlet pipe systems are shown on Sheet ____.
- 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.).
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet ____.
- A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 6.
- 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 5.
- A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 6.
- 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 3.
- A submission waiver is requested for ____.
- Stormwater management is not required because existing wet pond designed to provide SWM for site.



DRAINAGE STUDY AND CULVERT CAPACITY:

ALL OFF SITE AREAS WERE TAKEN FROM 5727-SP-26
 Drainage Study
 Existing 72" RCP Culvert

- Introduction**
 The purpose of this study is to establish the extent of 100 year stormwater surface elevation at an existing 72" RCP culvert under Fair Lakes Circle, structure number existing 13.
 The tailwater at the culvert discharge structure existing 12 was established on plans, Fairfax County Control Number 5727-SP-03 and is used in these computation.
- Drainage Areas and Flow**

From	Area (Ac)	Runoff Coefficient	Impervious Area (Ac)
Exist 21 & 22	10.13	0.71	3.3
Pond B	52.70	0.80	42.2
22	0.80	0.72	0.56
20	0.11	0.90	0.11
64	0.73	0.85	0.6
69	0.72	0.87	0.6
overland	2.10	0.35	0.7
23	6.40	0.40	2.6
TOTAL	73.68	0.75	50.67

83" x 53" Culvert Structure #EX23 to #EX24

Drainage Area	C	CA
From EX 21, EX22	10.13	0.71
From Pond B	52.7	0.8
Overland	6.4	0.4
Total	69.23	0.75

Time of Concentration Tc = 15 min
 Rainfall Intensity 10 year I₁₀ = 5.1
 100 year I₁₀₀ = 7.05
 Runoff Q = CIA
 Q₁₀ = 264.90
 Q₁₀₀ = 366.18

- Time of Concentration**
 The established time of concentration to detention pond B, located 900' upstream from the existing 72" culvert, was considered as a starting point for this study. The detention routing was disregarded for the purpose of this study so that the "worst case" was considered making this study quite conservative. The two culverts the water must pass before reaching the existing 72" culvert were assumed to add 5 minutes to the original time of concentration thus making the total time of concentration to existing 72" culvert 15 minutes.
 Rainfall Intensity (from PFM AG-21)
 2 year storm I₂ = 3.4
 10 year storm I₁₀ = 5.1
 100 year storm I₁₀₀ = 7.1
- Runoff**
 Q = CIA
 2 year storm Q = (3.4) x (55.57) = 189 cfs
 10 year storm Q = (5.1) x (55.57) = 283 cfs
 100 year storm Q = (7.1) x (55.57) = 395 cfs
- Roughness Coefficient**
 The drainage channel is a natural channel well defined with grassed areas next to the channel and some existing trees location within the flooded area. The grass will be trimmed on a regular basis. n = 0.08
- Starting Elevations**
 The 100 year drainage study starting elevation at existing 72" RCP culvert is 393.13. See culvert computations below.

PROJECT: Fair Lakes LB 78 STATION: EX10-EX9 SHEET: 84" RCP

CULVERT DESIGN FORM
 DESIGNER / DATE: _____

HYDROLOGICAL DATA

METHOD:	DRAINAGE AREA:	DESIGN FLOWS / TAILWATER
R.L. (YEARS)	FLOW (CFS)	TW Elev.
0.150	396.5	
34.279	370	
68.731	370.25	
113.350	370.5	
392.689	371.5	

CULVERT TYPE: RCP ENT. TYPE: SQ. EDGE WITH HEADWALLS

NO. OF PIPES = 1
 DIAMETER = 72" 84" RCP
 MANNING'S "N" = 0.013
 Ke = 0.5
 EL_i = 371
 EL_o = 369
 EL_h = 393
 EL_{sh} = 393
 L = 200

CULVERT DESCRIPTION: MATERIAL-SHAPE-SIZE-ENTRANCE

TOTAL FLOW Q (CFS)	FLOW PER BARREL Q/N	HEADWATER CALCULATIONS				CONTROL HW ELEV.	APPROX. OUTLET VEL	COMMENTS					
		INLET CONTROL	OUTLET CONTROL										
		HW _i	EL(h)	TW Depth	dc (dc+D)/2	ho	Ke	H	EL(ho)				
189.00	189.00	0.75	5.30	376.30	1.77	3.82	5.31	0.5	0.77	375.08	376.30	9.40	L.C.

PROJECT: Fair Lakes - Land Bay 7B Ex 13-Ex12 STATION: SHEET: _____

CULVERT DESIGN FORM
 DESIGNER / DATE: M-LH-7/17/03

HYDROLOGICAL DATA

METHOD:	DRAINAGE AREA:	DESIGN FLOWS / TAILWATER
R.L. (YEARS)	FLOW (CFS)	TW Elev.
10-yr	283.43	383.57
100-yr	394.58	394.82

CULVERT TYPE: STEEL PIPE ENT. TYPE: SQ. EDGE WITH HEADWALLS

NO. OF PIPES = 1
 DIAMETER = 6 72"
 MANNING'S "N" = 0.013
 Ke = 0.5
 EL_i = 381.43
 EL_o = 377.57
 EL_h = _____
 EL_{sh} = _____
 L = 148

CULVERT DESCRIPTION: MATERIAL-SHAPE-SIZE-ENTRANCE

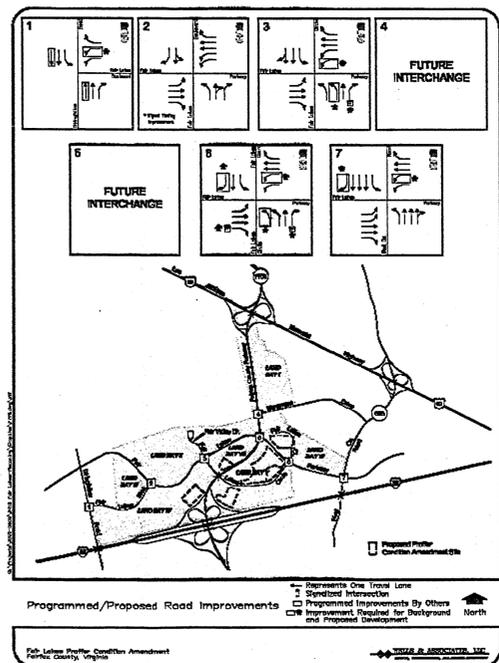
TOTAL FLOW Q (CFS)	FLOW PER BARREL Q/N	HEADWATER CALCULATIONS				CONTROL HW ELEV.	APPROX. OUTLET VEL	COMMENTS						
		INLET CONTROL	OUTLET CONTROL											
		HW _i	EL(h)	TW Depth	dc (dc+D)/2	ho	Ke	H	EL(ho)					
283	283.42791	1.34	8.02	389.45	6.00	4.64	5.32	6.00	0.5	3.00	386.57	389.45	10.02	L.C.
395	394.57611	1.95	11.70	383.13	7.25	5.35	5.07	7.25	0.5	5.81	390.63	393.13	13.96	L.C.

Notes: TW was taken from culvert computations for existing 84" culvert immediately down stream

TECHNICAL FOOTNOTES:

- HW_i BASED ON POLYNOMIAL BEST-FIT EQUATIONS FROM THE FNA PUBLICATION ENTITLED CALCULATOR DESIGN SERIES #3
- HW_i MAY NOT BE ACCURATE FOR VALUES < 0.5D AND > 4.5D
- EL(h) = HW_i + EL_i (INVERT OF INLET CONTROL SECTION)
- TW BASED ON DOWNSTREAM CONTROL OR FLOW DEPTH IN CHANNEL
- ho = TW OR (dc+D)/2 WHICHEVER IS GREATER
- H = (1 + Ke + (29 n² L) / R^{1.33}) V² / 2g
- EL(ho) = EL_o + H + ho

Date of last edit: 11/28/2006 by: EMS



PROGRAMMED / PROPOSED ROAD IMPROVEMENTS
 NO SCALE

Dewberry
 Dewberry & Davis LLC
 8403 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.849.0100
 FAX: 703.849.0519
 www.dewberry.com

DAVIS • CARTER • SCOTT
 ARCHITECTS AND INTERIORS 2305190703
 201 Richmond Drive, Suite 200, McLean, Virginia 22102 • 703.758.1277

LEWIS SCULLY ARCHITECTS GIONET
 1919 Colfax Road, Suite 110
 Vienna, Virginia 22182
 Tel: (703)961-0045 Fax: (703)948-0597

FAIR LAKES LAND BAY VII-B
 CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
 CDDPA 82-P-069-3-2
 FDPA 82-P-069-9-8
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SEAL

 PROFESSIONAL ENGINEER

KEY PLAN

Application No. PCA-82-P-069-19 Staff WOD
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 (DP) (GDP) (CDP) (FDP) (PCA)
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Sheet 6 of 9

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3	08.01.07	GAH	
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REVISIONS

DRAWN BY: GAH
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 CDDPA 82-P-069-3-2
 FDPA 82-P-069-9-8
ROAD IMPROVEMENTS SWM CALCULATIONS /
 PROJECT NO. M-10626



SWM NARRATIVE

THIS SITE PLAN ADDRESSES THE FAIRFAX COUNTY TAX MAP NUMBER 55-2-(5) LOTS A1, A2 AND B. IT IS LOCATED AT THE NORTH CORNER OF FAIRFAX COUNTY PARKWAY (RT. 7100) AND FAIR LAKES CIRCLE. AT PRESENT, THIS SITE CONSISTS OF A DRIVE-IN BANK AND A SURFACE PARKING LOT. THIS PLAN WILL PROPOSE A HOTEL AND SHOPPING CENTER BUILDING WITH AN ATTACHED PARKING STRUCTURE. IT WILL INCLUDE LANDSCAPING AND SIDEWALKS. THE EXISTING STORM SEWER SYSTEM WILL BE MAINTAINED AND UTILIZED TO ADDRESS SITE RUNOFF.

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 A-1 AND THE TRW POND) FOR THE FAIR LAKES DEVELOPMENT IS SUMMARIZED IN SHEET 3 AND 14 OF THE ABOVE MENTIONED 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 A IS LOCATED ON LAND BAY IV-A ON THE SOUTH SIDE OF FAIR LAKES PARKWAY, APPROXIMATELY 600 FT WEST OF THE INTERSECTION OF FAIR LAKES PARKWAY AND FAIR LAKES CIRCLE.

THE PROPOSED DEVELOPMENT IS WITHIN SUBBASIN AREA A-1. THE INCREASED IMPERVIOUS AREA DRAINING TO POND A-1 FROM THE SUBJECT SITE IS ALREADY REFLECT IN THE HYDRAULIC MODEL SINCE THE ENTIRE SITE OF LAND BAY VII-B WAS ASSUMED TO BE COMMERCIAL 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.

ADEQUATE OUTFALL ANALYSIS

THE PROPOSED PROJECT IS LOCATED WITHIN THE CUB RUN WATERSHED AND WILL DRAIN INTO EXISTING POND A-1. THE EXISTING 72" OUTFALL PIPE FROM POND A-1 CONNECTS TO AN EXISTING 84" RCP, WHICH CROSSES FAIR LAKES PARKWAY AND DISCHARGES TO AN 84" RCP THAT CROSSES FEDERAL SYSTEMS PARK DRIVE TO AN OUTFALL POINT APPROXIMATELY 350 FEET ABOVE 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 A-1 AND THE TRW POND WERE DESIGNED TO CARRY FLOWS FROM THE ULTIMATE DEVELOPMENT ON FAIR LAKES LAND BAY V. CALCULATIONS ON SHEET 4 DEMONSTRATE THE INCREASE IN FLOW CAN BE CONVEYED SAFELY AND AT NON-EROSIVE VELOCITIES TILL THE RUNOFF RELEASES INTO AN OPEN AIR CHANNEL LEADING TO THE TRW POND (CROSS SECTIONS OF CHANNEL ON THIS SHEET). 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	C	
OPEN			25.0	4.9		29.9
MULTI-FAMILY					13.5	13.5
COMMERCIAL	28.3	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	9.8
TOTALS	28.3	23.8	52.1	45.5	5.4	229.9

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.

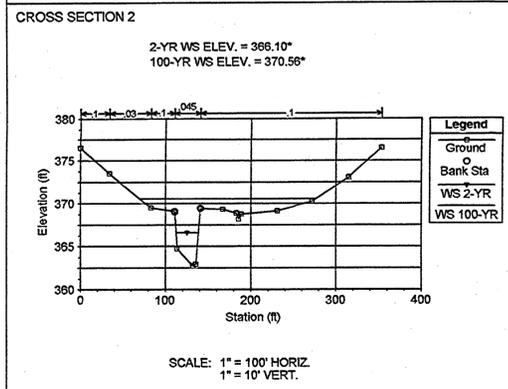
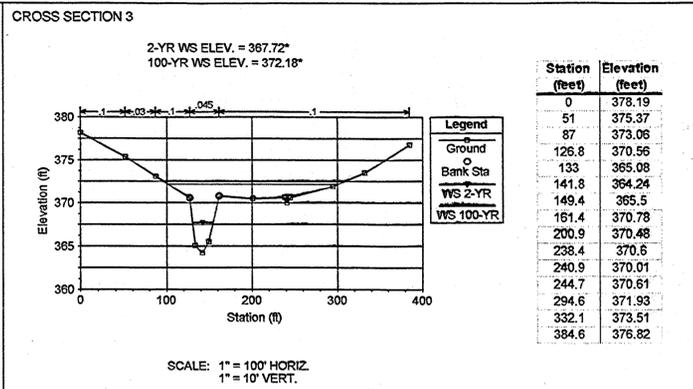
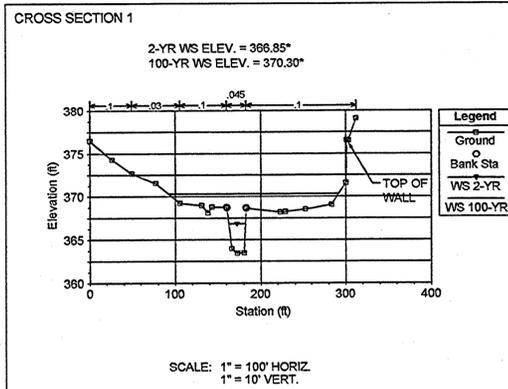
TABLE 2. ADEQUATE OUTFALL COMPUTATION SUMMARY

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 PROPORTIONALLY IMPROVE THE EXISTING CHANNEL, VDOT STANDARD E-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 NOT TO SCALE



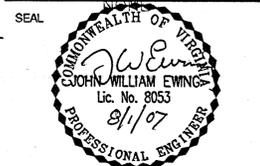
*SEE SHEET 15 FOR HYDRAULIC COMPUTATIONS

Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.848.0100
FAX: 703.848.0519
www.dewberry.com

DAVIS • CARTER • SCOTT
ARCHITECTS AND INTERIORS ARCHITECTS

LEWIS
SCULLY
ARCHITECTS
GIONET
1919 Colson Road, Suite 110
Vienna, Virginia 22180
Tel: (703)821-2045 Fax: (703)448-0597

**FAIR LAKES
LAND BAY VII-B**
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-2
FDPA 82-P-069-9-8
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



Application No. PCA-82-P-069-19 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PCA)
SEE PROFFERS DATED 9/28/07
Date of (BOS) (PC) Approval 10/15/07

Sheet 7 of 9

SCALE
NONE

No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.10.07	GAH	
1	06.08.07	GAH	

REVISIONS
DRAWN BY GAH
APPROVED BY PCY
CHECKED BY PCY
DATE 02.27.07

TITLE
**FAIR LAKES
LAND BAY VII-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT**
CDPA 82-P-069-3-2
FDPA 82-P-069-9-8

**OUTFALL
NARRATIVE**
PROJECT NO. M-10626

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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 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



Dewberry

Dewberry & Davis LLC
 8403 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.849.0100
 FAX: 703.849.0819
 www.dewberry.com

DAVIS • CARTER • SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE

LEWIS SCULLY ARCHITECTS GIONET
 1919 Colfax Road, Suite 110
 Vienna, Virginia 22182
 Tel: (703)841-2043 Fax: (703)448-0597

FAIR LAKES LAND BAY VII-B

CONCEPTUAL / FINAL
 DEVELOPMENT PLAN AMENDMENT

CDPA 82-P-069-3-2
 FDPA 82-P-069-9-8

SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SEAL

KEY PLAN

Application No. PCA-82-P-069-19 Staff AVOID
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) (PCA)
 SEE PROFFERS DATED 2/28/07
 Date of (BO) (PC) Approval 10/15/07

Sheet 8 of 9



No.	DATE	BY	Description
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2	07.10.07	GAH	
1	06.08.07	GAH	

REVISIONS

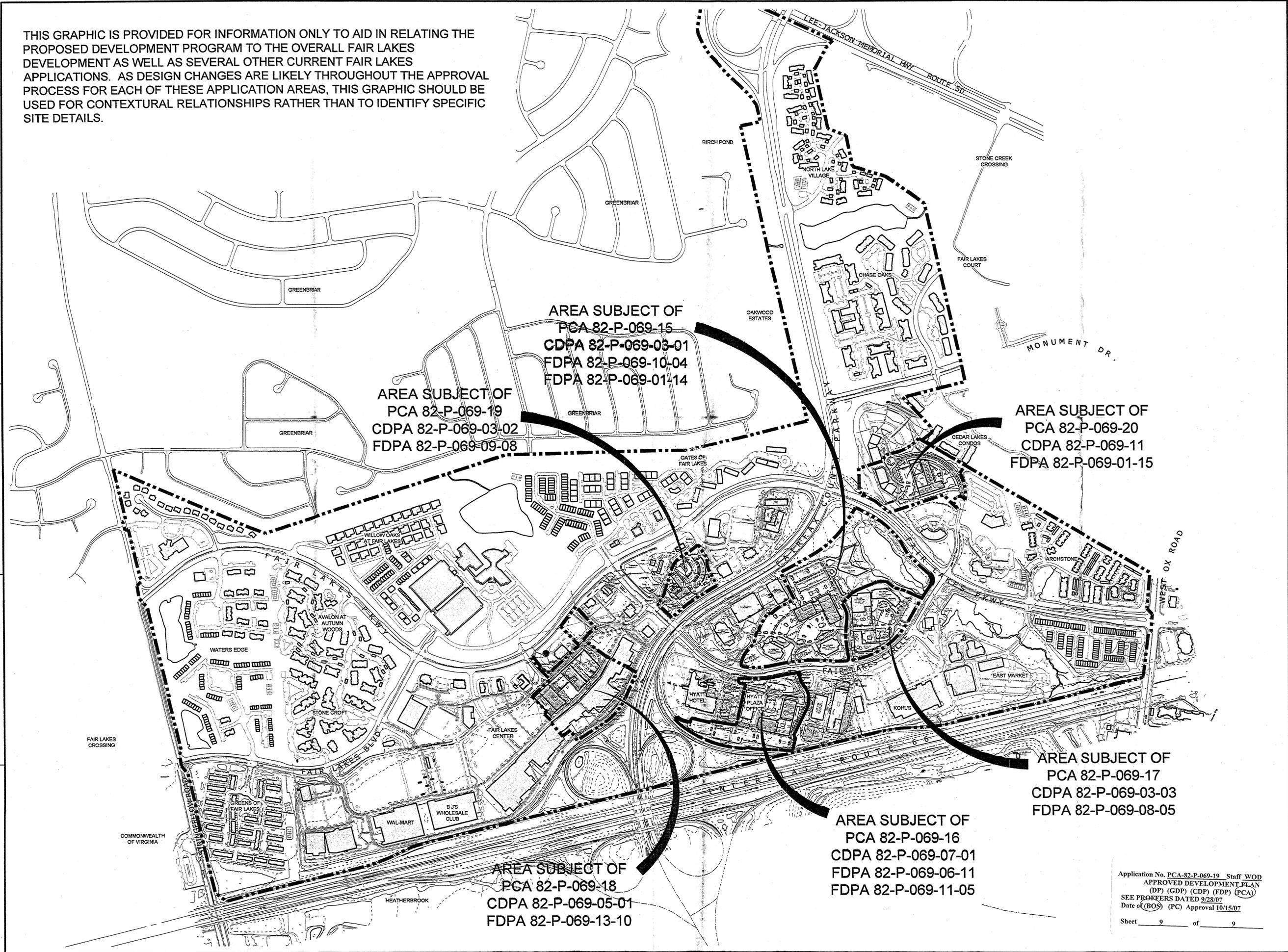
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 APPROVED BY: PGY
 CHECKED BY: PGY
 DATE: 02.27.07

TITLE: **FAIR LAKES LAND BAY VII-B CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT**
 CDPA 82-P-069-3-2
 FDPA 82-P-069-9-8

CDPA KEY PLAN

PROJECT NO. M-10626

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.



Dewberry
 Dewberry & Davis LLC
 8400 ARLINGTON BLVD.
 FAIRFAX VA 22031
 PHONE: 703.849.0100
 FAX: 703.849.0519
 www.dewberry.com

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 ARCHITECTS AND INTERIOR ARCHITECTS

200 International Drive, Suite 300, Raleigh, North Carolina 27601 • 919.971.9777

**LEWIS
 LANDSCAPE
 SCULLY
 ARCHITECTS
 GIONET**
 1919 Colburn Road, Suite 110
 Vienna, Virginia 22182
 Tel: (703) 921-2045 or (703) 448-0597

**FAIR LAKES
 LAND BAY VII-B**
 CONCEPTUAL / FINAL
 DEVELOPMENT PLAN AMENDMENT
 CDDPA 82-P-069-3-2
 FDPA 82-P-069-9-8
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SEAL

 JOHN WILLIAM EWINS
 Lic. No. 8053
 8/1/07
 PROFESSIONAL ENGINEER

KEY PLAN

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3	08.01.07	GAH	
2	07.10.07	GAH	SHEET ADDED
1	06.08.07	GAH	

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 APPROVED BY: PCY
 CHECKED BY: PCY
 DATE: 02.27.07

TITLE: FAIR LAKES LAND BAY VII-B CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT CDDPA 82-P-069-3-2 FDPA 82-P-069-9-8

FAIR LAKES KEY MAP
 PROJECT NO. M-10626

Application No. PCA-82-P-069-19 Staff WOD
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) (PCA)
 SEE PROFFERS DATED 9/28/07
 Date of (BOS) (PC) Approval 10/15/07
 Sheet 9 of 9

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