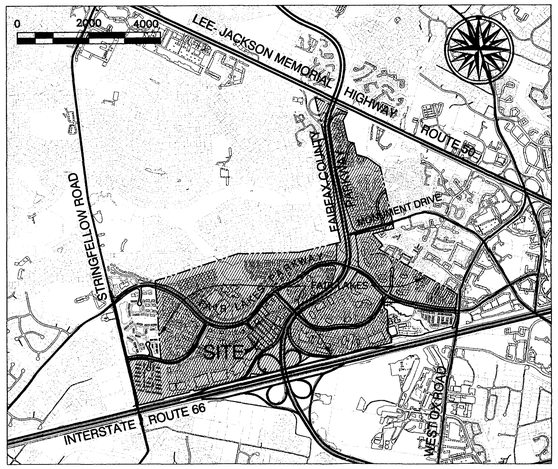
FAIR LAKES - LAND BAY IV-A

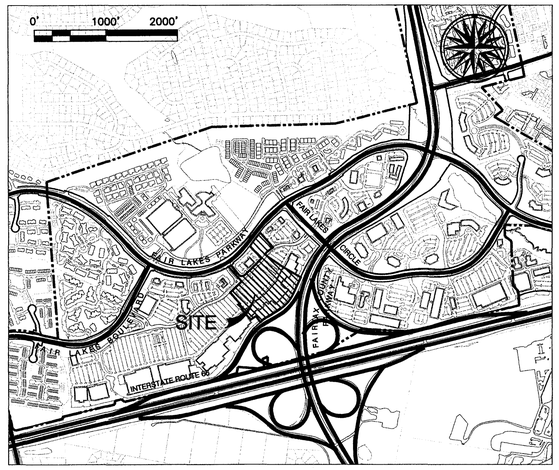
Springfield District Fairfax County, Virginia

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

CDPA 82-P-069-05-01 FDPA 82-P-069-13-10 CONCURRENT WITH PCA 82-P-069-18

VICINITY MAP





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

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA) AND FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 55-2 ((4)) 12, 16, 19 AND 26A. THE CDPA/FDPA LAND AREA CONTAINS APPROXIMATELY 13.96 ACRES AND IS A PORTION OF LAND BAY IV-A OF FAIR LAKES.

   THE PROPERTY IS ZONED TO THE PLANNED DEVELOPMENT COMMERCIAL (PDC) DISTRICT. LAND BAY IV-A IS CURRENTLY DEVELOPED WITH A SHOPPING CENTER.

2. THE CDPA/FDPA HAS BEEN FILED TO ADD AN ADDITIONAL 125,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL/SHOPPING CENTER USES AND 112,000 SQUARE FEET OF OFFICE USE FOR A TOTAL OF 237,000 SQUARE FEET OF GROSS FLOOR AREA (125,000 SF + 112,000 SF).

   THE PROPOSED SHOPPING CENTER/OFFICE USES WILL BE LOCATED IN A MAXIMUM SEVEN (7) STORY BUILDING THAT WILL BE CONSTRUCTED IN THE EXISTING PARKING LOT THAT SERVES THE EXISTING SHOPPING CENTER USES. THE DISPLACED PARKING SPACES AS WELL AS THE PARKING SPACES THAT WILL SERVE THE COMBINED NEW SHOPPING CENTER AND OFFICE USES WILL BE PROVIDED IN A PARKING STRUCTURE THAT WILL BE LOCATED WITHIN THE PROPOSED SHOPPING CENTER/ OFFICE BUILDING FOOTPRINT. THE APPLICANT ALSO RESERVES THE RIGHT TO EXPAND THE EXISTING SHOPPING CENTER WITHIN THE BUILDING FOOTPRINT PREVIOUSLY APPROVED WITH FDPA 82-9-069-13-8.

   THE PROPOSED EXPANSION TO THE EXISTING SHOPPING CENTER AND THE PROPOSED OFFICE USE IS IN CONFORMANCE WITH AND IN FURTHERANCE OF A FAIRFAX COUNTY COMPREHENSIVE PLAN AMENDMENT APR 05-III-3FC THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 25, 2006.

3. NOTWITHSTANDING THE CDPA AND FDPA ARE PRESENTED AS ONE DOCUMENT, IT IS TO BE UNDERSTOOD THAT THE CDPA WILL BE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE GENERAL LOCATION OF THE BUILDINGS, ON-SITE CIRCULATION AND COMMON OPEN SPACE AREAS, AND THE APPLICANT RESERVES THE RIGHT TO FILE FOR ONLY FINAL DEVELOPMENT PLAN AMENDMENT(S) IN THE FUTURE FROM THE PLANNING COMMISSION FOR A PORTION OR ALL OF THE PLAN IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-402 OF THE ZONING ORDINANCE.

4. THE BOUNDARY INFORMATION SHOWN ON THE GRAPHIC IS BY DEWBERRY & DAVIS LLC.

5. THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AERIAL SURVEY.

6. THE PORTION OF THE SHOPPING CENTER SHOWN WITHIN THE SPECIFIED AREA OF THE CDPA/FDPA IS EXISTING. IT WAS CONSTRUCTED IN 1993-1994 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 IV-A.

7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

8. THE SUBJECT PROPERTY IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT AND THE EXISTING/PROPOSED DEVELOPMENT PROGRAM DOES/WILL CONFORM TO THE PROVISIONS THEREOF.

9. PUBLIC WATER AND SEWER ARE CURRENTLY AVAILABLE ON THE SITE.

10. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SITE. THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE SITE.

11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE OR MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY.

12. BEST MANAGEMENT PRACTICES (BMPs) FOR FAIR LAKES HAVE BEEN PROVIDED ON SITE IN ACCORDANCE WITH THE PREVIOUSLY APPROVED PLANS AND OFFSITE TRANSFERS. 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 SWM/BMP 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 90%. THE ENLARGED FACILITY PROVIDES EXCESS BMP AND DETENTION CAPACITY SUFFICIENT FOR THIS APPLICATION. NO ADDITIONAL SWM OR BMP FACILITIES ARE PROPOSED.

13. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS PRESENTED ON SHEET 2. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT PRESCRIBED FOR THE APPLICABLE PDC DISTRICT. THE CONVENTIONAL ZONING DISTRICT THAT MOST CLOSELY CHARACTERIZES THE PROPOSED DEVELOPMENT IS THE C-7 DISTRICT. THE ANGLE OF BULK PLANE REQUIREMENTS FOR THE C-7 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 SOUTHEAST.

14. LANDSCAPING AND SCREENING HAVE BEEN /WILL BE PROVIDED IN ACCORDANCE WITH THE CURRENTLY APPROVED AND PROPOSED FINAL DEVELOPMENT PLAN AS PRESENTED ON THE GRAPHIC SUBJECT TO FINAL ENGINEERING. 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 OR BARRIER REQUIRED ALONG THE NORTHEASTERN, SOUTHWESTERN OR WESTERN BOUNDARIES OF THE SUBJECT PROPERTY.

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

16. PARKING SPACES FOR THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY HAVE BEEN/WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. AS REPRESENTED IN THE TABULATION, 586 EXISTING PARKING SPACES WILL BE DISPLACED BY THE PROPOSED DEVELOPMENT PROGRAM. THE DISPLACED SPACES AS WELL AS THE REQUISITE PARKING SPACES TO SERVE THE DEVELOPMENT PROGRAM WILL BE LOCATED IN A PARKING STRUCTURE TO BE LOCATED ABOVE THE PROPOSED SHOPPING CENTER.

    AS PRESENTED ON THE PARKING TABULATION ON MINOR SITE PLAN 005727-MSP-003-1 FOR FAIR LAKES CENTER PARCEL 4A1-4, THE FOLLOWING NUMBER OF PARKING SPACES WERE REQUIRED AND PROVIDED FOR LAND BAYS IV-A, IV-B AND IV-C AT THE TIME OF APPROVAL OF THE MINOR SITE PLAN IN JANUARY 10, 2002. THIS INFORMATION IS FURNISHED TO DEMONSTRATE THAT THERE ARE MORE THAN SUFFICIENT PARKING SPACES IN THE LAND BAY TO SERVE FAIR LAKES CENTER.

	REQUIRED	PROVIDED
LAND BAY IV-A	910	1097
LAND BAY IV-B	3,098	3,548
LAND BAY IV-C	497	556
TOTAL	4,505	5,201

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

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

17. LOADING SPACES FOR THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY HAVE BEEN/WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

18. IMPROVEMENTS TO SEVERAL EXISTING INTERSECTIONS ARE PROPOSED THROUGHOUT THE FAIR LAKES DEVELOPMENT AS PART OF THIS CDP/AFDPA APPLICATION. IMPROVEMENTS WHICH ARE TO BE ASSOCIATED WITH THIS APPLICATION WILL BE STIPULATED IN A SEPARATE PROFFER STATEMENT.

19. THE LIMITS OF CLEARING AND GRADING WILL BE CONFINED TO THE IMMEDIATE AREA OF THE PROPOSED BUILDING AND THOSE AREAS OF THE EXISTING SURFACE PARKING LOT THAT WILL BE ADJUSTED WITH THE PROPOSED DEVELOPMENT PROGRAM AS REPRESENTED ON THE GRAPHIC.

20. TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PROPOSED BUILDING PROGRAM EXPANSION WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH THE PROPOSED BUILDING PROGRAM EXPANSION AND/OR THE MAINTENANCE OF THE BUILDING PROGRAM AND GROUNDS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

21. AMENITIES HAVE BEEN PREVIOUSLY PROVIDED IN FAIR LAKES. ADDITIONAL AMENITIES ARE PLANNED FOR THE PROPOSED DEVELOPMENT PROGRAM THAT WILL BE IN THE FORM OF A PEDESTRIAN-ORIENTED DEVELOPMENT FOCUSED AROUND A TOWN CENTER AREA THAT WILL INCORPORATE OUTDOOR SEATING, PLAZA(S) 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.

22. THERE IS AN EXISTING SHOPPING CENTER LOCATED ON THE SUBJECT PROPERTY. BASED ON FAIRFAX COUNTY RECORDS, IT WAS BUILT IN 1993-1994. 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.

23. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING/PARKING STRUCTURE FOOTPRINT AND ENTRANCES TO THE PARKING STRUCTURE 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 CDP/AFDPA. 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.

    ADDITIONALLY, THE APPLICANT RESERVES THE RIGHT TO SHIFT GROSS FLOOR AREA THAT IS REPRESENTED ON THE TABULATION FROM THE PROPOSED SHOPPING CENTER TO THE EXISTING SHOPPING CENTER WITHIN THE BUILDING FOOTPRINT FOR THE SHOPPING CENTER AS PREVIOUSLY APPROVED WITH FDPA 82-P-069-13-8. IT IS UNDERSTOOD THAT THE MAXIMUM COMBINED GROSS FLOOR AREA REPRESENTED IN THE TABULATION WILL NOT BE EXCEEDED.

    LASTLY, THE APPLICANT RESERVES THE RIGHT TO SHIFT GROSS FLOOR AREA THAT IS REPRESENTED ON THE TABULATION FROM THE PROPOSED SHOPPING CENTER USE TO THE PROPOSED OFFICE USE WITH THE UNDERSTANDING THAT THE RESULTANT BUILDING FOOTPRINTS WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE FOOTPRINTS REPRESENTED ON THE GRAPHIC AND THE MAXIMUM COMBINED TOTAL GROSS FLOOR AREA REPRESENTED IN THE TABULATION WILL NOT BE EXCEEDED.

24. THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDING MAY HAVE CELLAR SPACE WHICH SPACE WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE.

25. THE 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 BUILDING SCHEDULE DOES NOT INCLUDE THE HEIGHT OF THE PENTHOUSE(S).

26. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, BENCHES, COVERED WALKWAYS, FLAGPOLES, TRELLISES, WATER FOUNTAINS OR FEATURES, SIGNS, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THE GRAPHIC. IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND-BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-514 OF THE ZONING ORDINANCE.

    ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE AND IN ACCORDANCE WITH THE COMPREHENSIVE SIGNAGE PLAN FOR FAIR LAKES AS MAY BE AMENDED.

    ALL LIGHTING ON SITE WILL BE SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLARE ON ADJACENT PROPERTIES IN ACCORDANCE WITH THE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.

27. INTENSITY (FAR) CREDIT FOR ANY DEDICATION OF LAND FOR PUBLIC USE THAT MAY BE REQUIRED SHALL BE RESERVED FOR THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 2-308 OF THE ZONING ORDINANCE.

28. IT IS CURRENTLY ANTICIPATED THAT, SUBJECT TO MARKET CONDITIONS, THE PROPOSED DEVELOPMENT PROGRAM WILL COMMENCE AS SOON AS REQUISITE PLANS AND PERMITS ARE APPROVED. IT WILL BE CONSTRUCTED IN ONE CONTINUOUS PHASE.

29. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS MAY BE QUALIFIED ABOVE.

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

CDPA 82-P-069-05-01
FDPA 82-P-069-13-10

CONCURRENT WITH PCA 82-P-069-18

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Application No. FDPA-82-P-069-13-10 Staff W.O.D.

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE CONDITIONS DATED 2/07/08
Date of (BOS) (PC) Approval 2/07/08

Sheet 1 of 11

JOHN WILLIAM EWING
Lic. No. 8053
1/23/08
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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

CDPA 82-P-069-05-01
FDPA 82-P-069-13-10

CONCURRENT WITH PCA
82-P-069-18

REV. JANUARY 22, 2008
REV. NOVEMBER 29, 2007
REV. NOVEMBER 6, 2007
REV. AUGUST 16, 2007
REV. AUGUST 1, 2007
FEBRUARY 27, 2007

SUBMISSION DATE

RECEIVED
Department of Planning & Zoning
JAN 24 2008
Zoning Evaluation Division

M-10625

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TABULATION

LAND AREA (608,097 SF) .... 13.96± AC

ZONING .... PDC

GROSS FLOOR AREA TOTAL (SEE NOTE 23) .... 373,800± SF
GROSS FLOOR AREA EXISTING SHOPPING CENTER .... 136,800± SF
GROSS FLOOR AREA PROPOSED .... 237,000 SF*
RETAIL/SHOPPING CENTER .... 125,000± SF
OFFICE BUILDING(S) .... 112,000± SF

FLOOR AREA RATIO (FAR) EXISTING/PROPOSED 0.61*

MAXIMUM BUILDING HEIGHT EXISTING .... 30± FT
MAXIMUM BUILDING HEIGHT PROPOSED (7 FLOORS) .... 110± FT

PARKING SPACES REQUIRED 1,384
EXISTING SHOPPING CENTER 548**
136,800 SF GFA AT 4 SPACES/1,000 SF GFA
PROPOSED OFFICE 336
112,000 SF GFA AT 3 SPACES/1,000 SF GFA
PROPOSED SHOPPING CENTER 500
125,000 SF GFA AT 4 SPACES/1,000 SF GFA

PARKING SPACES PROPOSED 1,547
SURFACE 30
STRUCTURE 1,517

OPEN SPACE REQUIRED (15%) .... 2.09± AC***
OPEN SPACE PROPOSED (20%) .... 2.85± 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.

** 586 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 FACTOR FOR THE ENTIRETY OF THE FAIR LAKES CENTER (LAND BAYS IV-A, IV-B AND IV-C), INCLUDING THE APPLICATION AREA, WILL BE 22.5% WITH THE PROPOSED DEVELOPMENT PROGRAM (22.6 ACRES ÷ 100.39 ACRES).

Application No. FDPA-82-P-069-13-10 Staff W.O.D.

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE CONDITIONS DATED 2/07/08
Date of (BOS) (PC) Approval 2/07/08

Sheet 2 of 11

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	349.00'	23°10'16"	141.14'	71.55'	140.18'	S47°53'15"W
2	596.62'	33°08'05"	345.03'	177.47'	340.24'	S40°33'21"W
3	612.96'	01°57'10"	20.89'	10.45'	20.89'	S56°08'48"W
4	484.78'	11°01'21"	93.26'	46.78'	93.12'	N37°46'48"W
5	70.78'	17°17'17"	21.36'	10.76'	21.28'	N23°37'29"W
6	915.44'	01°26'25"	23.01'	11.51'	23.01'	N56°31'32"E
7	49.50'	25°46'01"	22.26'	11.32'	22.07'	S19°23'07"E
8	463.50'	11°01'21"	89.17'	44.72'	89.03'	S37°46'48"E
9	49.50'	90°00'00"	77.75'	49.50'	70.00'	S88°17'29"E

LEGEND

EXISTING VEGETATION
PROPOSED DECIDUOUS TREE
PROPOSED ORNAMENTAL TREE
PROPOSED STORM SEWER
PRELIMINARY LIMITS OF CLEARING AND GRADING

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-7 DISTRICT CONSIDERATION OF THE PROPOSED RETAIL DEVELOPMENT AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.

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

SIDE YARD : ∠B NO REQUIREMENT

REAR YARD : ∠C 20'

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FAIR LAKES
LAND BAY IV-A
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-05-01
FDPA 82-P-069-13-10
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
1/22/08
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
0' 60' 120'

No.	DATE	BY	Description
5	1.22.08	JMC	
4	11.29.07	JMC	
3	11.06.07	JMC	
2	08.16.07	GAH	
1	08.01.07	GAH	

REVISIONS

DRAWN BY GAH
APPROVED BY PGY
CHECKED BY PGY
DATE 02.27.07

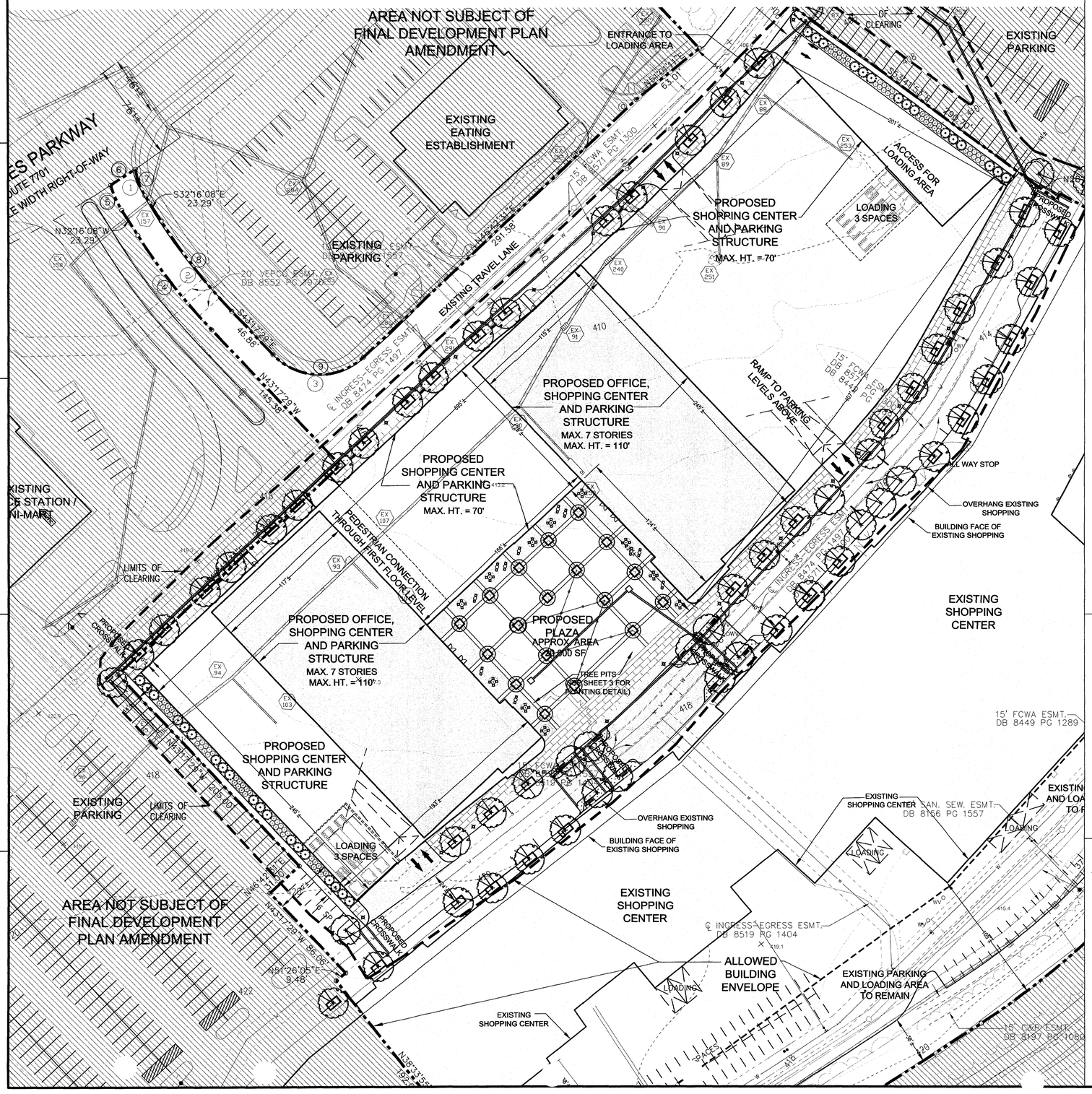
TITLE
FAIR LAKES
LAND BAY IV-A
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-05-01
FDPA 82-P-069-13-10
DEVELOPMENT PLAN

PROJECT NO. M-10625

2

DEVELOPMENT DETAIL

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



PROGRAMMED / PROPOSED ROAD IMPROVEMENTS

NO SCALE

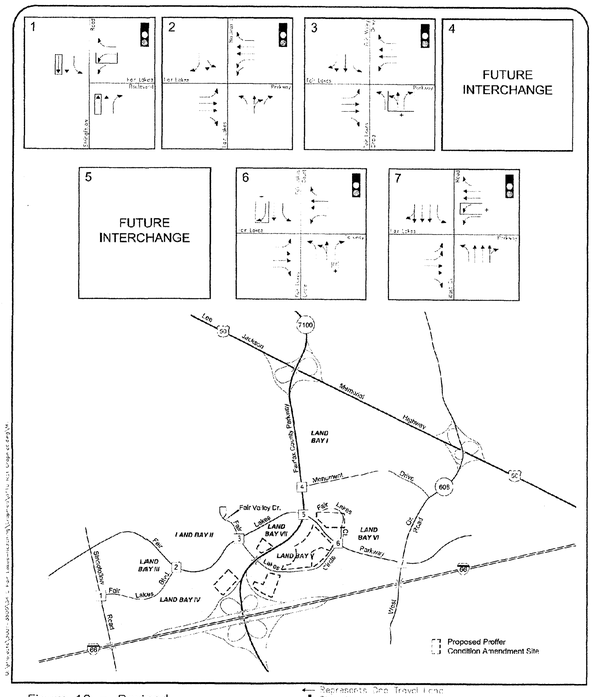


Figure 10 – Revised
Future Lane Use (Year 2020)

Represents One Travel Lane
Signalized Intersection
Programmed Improvements By Others
Improvement Required for Background Plus Proposed Development

North

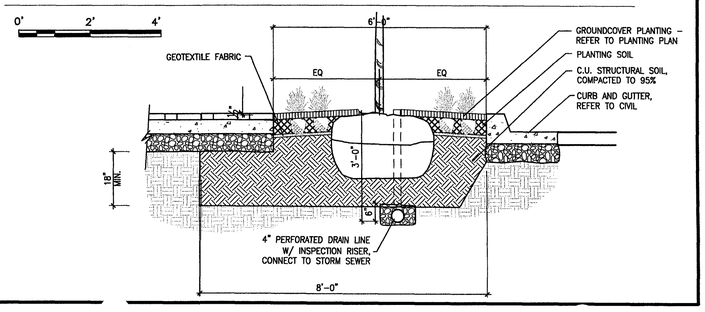
Fair Lakes Proffer Conc Dev Amendment
Fairfax County, Virginia

WELLS & ASSOCIATES, LLC

LEGEND

- EXISTING VEGETATION
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED STORM SEWER
- PRELIMINARY LIMITS OF CLEARING AND GRADING

TYPICAL TREE OPENING IN SIDEWALK WITH STRUCTURAL SOIL



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SEAL
COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
11/22/08
PROFESSIONAL ENGINEER

Application No. FDPA-82-P-069-13-10 Staff W.O.D.

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE CONDITIONS DATED 2/07/08
Date of (BOS) (PC) Approval 2/07/08

Sheet 3 of 11

SCALE
0' 20' 40' 80'

No.	DATE	BY	Description
5	1.22.08	JMC	
4	11.29.07	JMC	
3	11.06.07	JMC	
2	08.16.07	GAH	
1	08.01.07	GAH	

REVISIONS

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CDPA 82-P-069-05-01
FDPA 82-P-069-13-10
DEVELOPMENT DETAIL/
ROAD IMPROVEMENTS

PROJECT NO. M–10625

3

SHEET NO 3 OF 11

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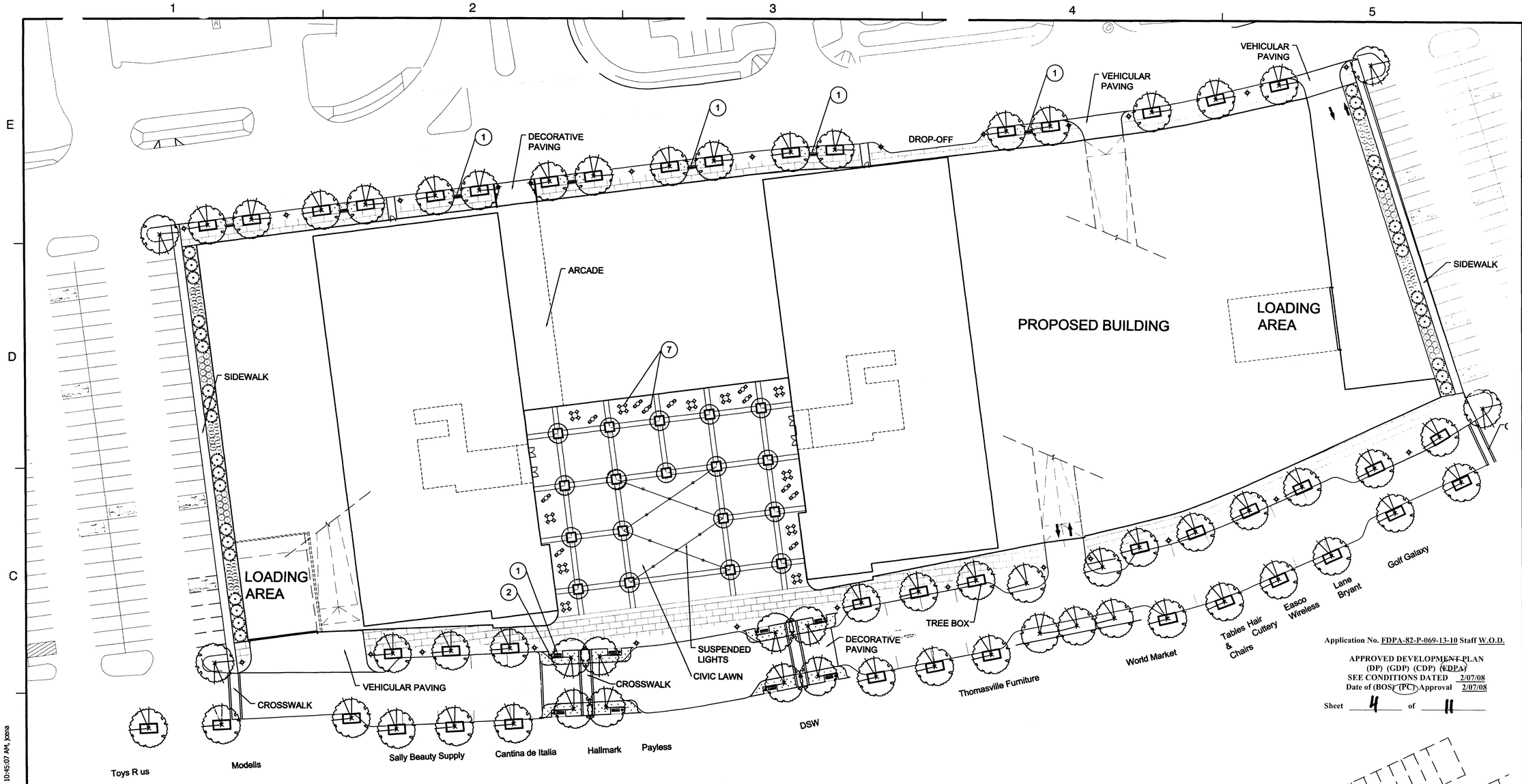
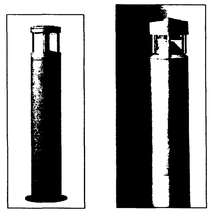


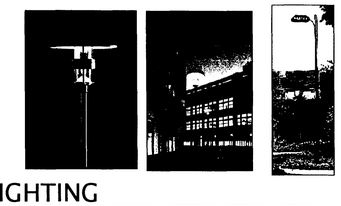
PLAN: LANDSCAPE SITE

SCALE: 1"=30'

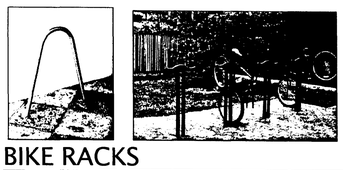
7 TABLE AND CHAIRS



5 BOLLARDS



6 LIGHTING

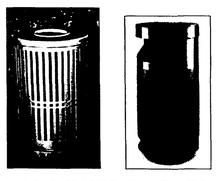


3 BIKE RACKS

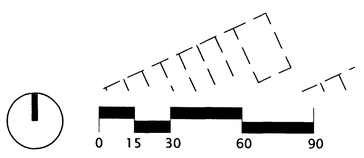
4 PLANTERS

not to scale

1 BENCHES



2 TRASH RECEPTACLES



PLANT LEGEND

- EXISTING VEGETATION TO REMAIN (TREE LOCATIONS NOT VERIFIED; CANOPY IS APPROXIMATE)
- STREET TREE
- LARGE ORNAMENTAL
- EVERGREEN TREE
- SHRUBS
- GROUNDCOVER/PERENNIALS

Application No. FDPA-82-P-069-13-10 Staff W.O.D.

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
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Sheet 4 of 11

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SEAL

COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
1/22/08
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

No.	DATE	BY	Description
5	1.22.08	JMC	
4	11.29.07	JMC	
3	11.06.07	JMC	
2	08.16.07	GAH	
1	08.01.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	02.27.07

TITLE FAIR LAKES
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CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-05-01
FDPA 82-P-069-13-10
LANDSCAPE DETAILS

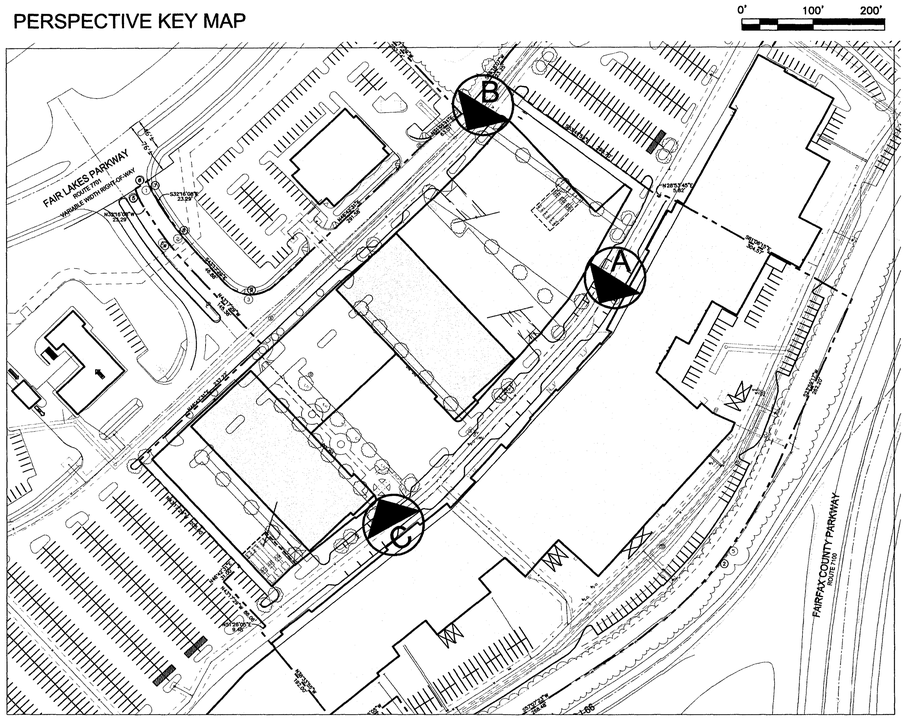
PROJECT NO. M-10625

4

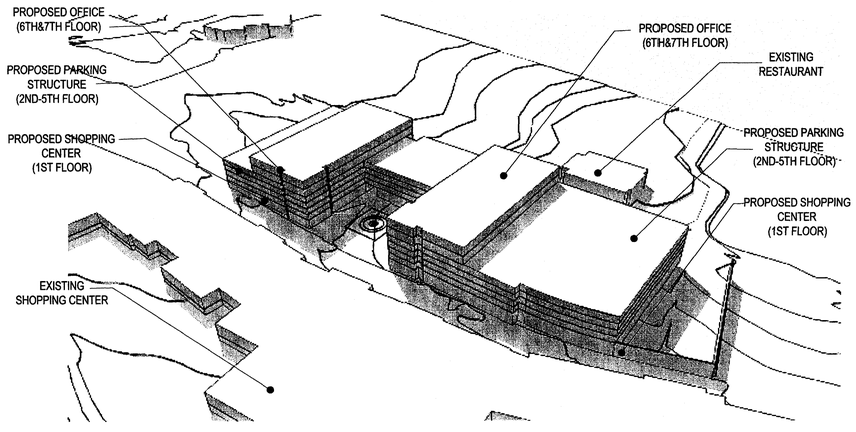
SHEET NO. 4 OF 11

Q:\PROJECTS\Fair Lakes\Fair Lakes - Land Bay IV-A\Submissions\FDPA\Deliverables\4 - LANDSCAPE DETAILS.dwg, 1/22/2008 10:45:07 AM, jcena

PERSPECTIVE KEY MAP



MASSING MODEL
(NO SCALE)



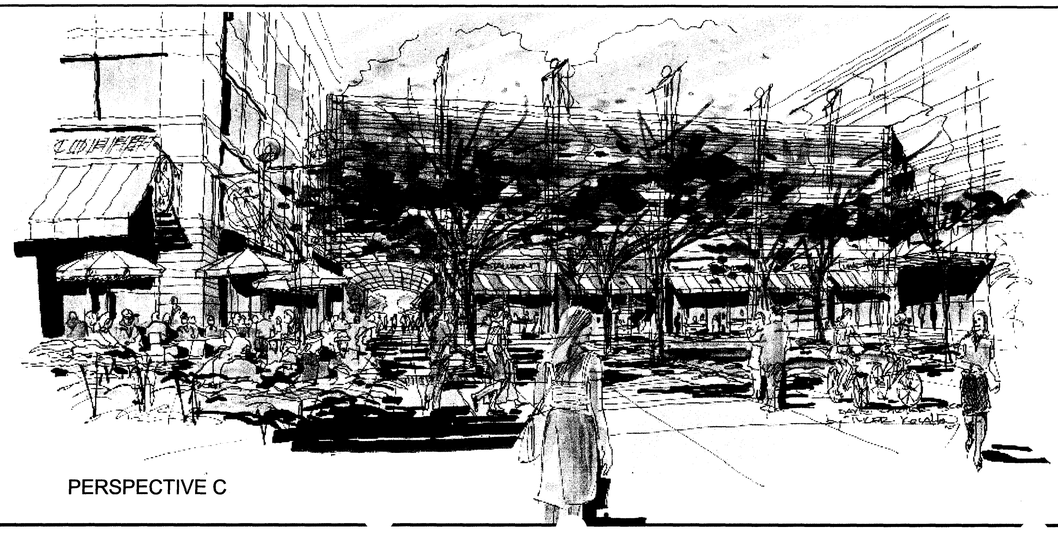
NOTE: THE MASSING MODELS ON THIS SHEET ARE PRELIMINARY IN NATURE AND ARE PROVIDED TO REFLECT THE MAXIMUM RANGE IN THE NUMBER OF FLOORS THAT MAY BE CONSTRUCTED. THE ULTIMATE NUMBER OF FLOORS WILL BE DETERMINED AT TIME OF SITE PLAN AND MAY INCLUDE EITHER OF THE MODELS SHOWN ABOVE OR SOME VARIATION IN BETWEEN. 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.

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



PERSPECTIVE C

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KEY PLAN

Application No. FDPA-82-P-069-13-10 Staff W.O.D.

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE CONDITIONS DATED 2/07/08
Date of (BOS) (PC) Approval 2/07/08

Sheet 5 of 11

No.	DATE	BY	Description
5	1.22.08	JMC	
4	11.29.07	JMC	
3	11.06.07	JMC	
2	08.16.07	GAH	
1	08.01.07	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	02.27.07

TITLE
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CDPA 82-P-069-05-01
FDPA 82-P-069-13-10
ARCHITECTURAL
DETAILS

PROJECT NO. M-10625

5

SHEET NO. 5 OF 11

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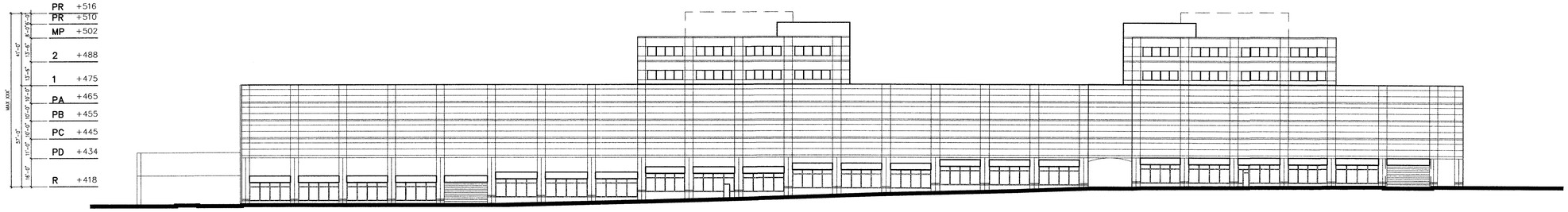
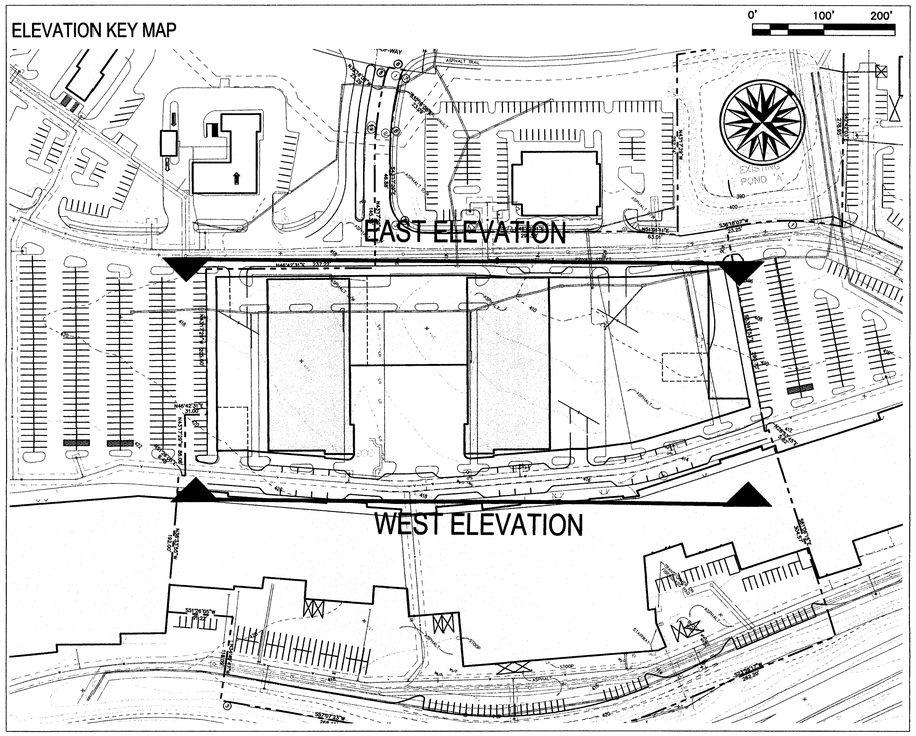
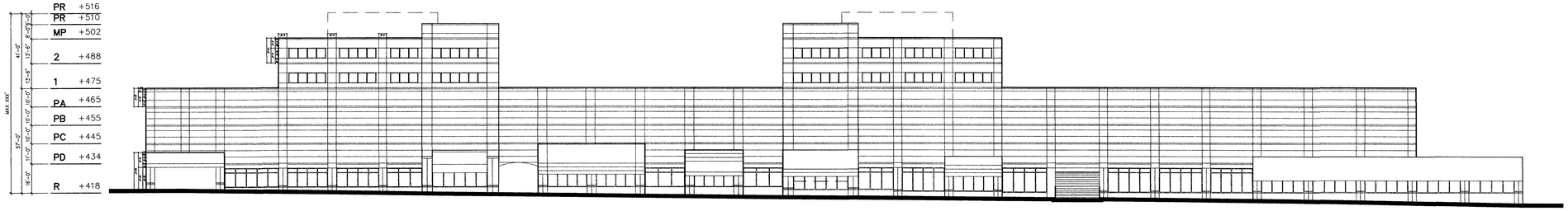
EAST ELEVATION



ELEVATION KEY MAP



WEST ELEVATION



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

Application No. FDPA-82-P-069-13-10 Staff W.O.D.

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE CONDITIONS DATED 2/07/08
Date of (BOS) (PC) Approval 2/07/08
Sheet 6 of 11

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FAIRFAX COUNTY, VIRGINIA

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JOHN WILLIAM EWING
Lic. No. 8053
11/29/07
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
0 32' 64'

No.	DATE	BY	Description
5	1.22.08	JMC	
4	11.29.07	JMC	
3	11.06.07	JMC	
2	08.16.07	GAH	
1	08.01.07	GAH	

REVISIONS

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FDPA 82-P-069-13-10
ARCHITECTURAL ELEVATIONS

PROJECT NO. M–10625

6

SHEET NO. 6 OF 11

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Retail: Land Bay IV-A

Existing Site Conditions:
Currently the site consists of an open air parking lot with thin rows of landscaping. Most of the storm runoff is caught and conveyed through a storm sewer system. This system flows into existing "Pond A", where it is discharged through an existing storm sewer system until it is released into an open channel leading to its ultimate outfall at TRW pond. This serioes of existing ponds provides SWM requirements for the ultimate incoming watershed.

Proposed Conditions:
This site plan will propose a multiuse building comprised of a retail/shopping center, two 6 story offices buildings and a three level parking structure all located on the existing surface parking lot. This site is approximately 5.78 acres and will result in an increase of impervious area equal to approximately 0.79 Acres, or a 14% increase. In accordance with 6-0401.2D, this site is a redevelopment and will use an existing SWM facility (the TRW pond) to provide necessary quantity and quality control measures.

SWM Narrative

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-10-01). The detention and BMP performance of the system of ponds (Pond A 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/BMP 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. The increased impervious area draining to pond A from the subject site is already reflected in the hydraulic model since the entire site of Land Bay IV was assumed to be commercial development with a "C" value of 0.9, as shown on the Land Use Map on this Sheet. 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-76.

Adequate Outfall Analysis
The proposed project is located within the Cub Run watershed and will drain into existing pond 'A' offsite. Fairfax County Plan #5727-SP-51 concludes that Pond 'A' will provide 2-year, 10-year and 100-year detention for this project. The outflow from pond 'A' will connect to the existing 72" RCP at structure EX69. Total ultimate undetained discharge to Pond 'A' prior to this development was 297 cfs (according to Fairfax County Plan #5727-SP-51) and a discharge of 302 cfs after development (with a 5.17cfs increase in runoff as shown on sheet 6). Capacity of the 72" RCP equals 336 cfs but only 102 cfs will actually be discharge after detention. This outfall will ultimately discharge into a natural channel approximately 450' upstream of the existing TRW Stormwater Management Pond, on Land Bay II. The TRW pond is designed to provide ultimate Best Management Practices (BMP) for this proposed site. The TRW pond discharges into a tributary to Big Rock Run flowing through the Greenbriar Subdivision.

As shown in the outfall analysis of Fairfax County Plan 5727-SP-76, the existing TRW pond was designed to carry flows from the ultimate development on Fair Lakes Land Bay IV-A. Therefore, it is our opinion that the storm drainage outfall is adequate and that no adverse effects will occur to downstream structures and properties as a result of this development proposed with this plan. All natural divides have been honored throughout this project.

DRAINAGE BASIN MAP NOT TO SCALE

LAND USE MAP

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & 14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☒ 1. Plat is at a minimum scale of 1" – 50' (unless it is depicted on one sheet with a minimum scale of 1" = 100'.

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 7,8.

☐ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
(e.g. dry pond A, infill, trench, underground, vault, etc.)						
Totals						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 7-9. Pond inlet and outlet pipe systems are shown on Sheet 7-9.

☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet ____. Type of maintenance access road surface noted on the plat is _____ (e.g. asphalt, geoblock, gravel, etc.).

☐ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet ____.

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

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 8,9.

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

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

☐ 11. A submission waiver is requested for _____.

☒ 12. Stormwater management is not required because existing offsite SWM/BMP facility.

Industry Letter 05-03 dated 02/02/05

CROSS SECTION 1

2-YR WS ELEV. = 366.85*
100-YR WS ELEV. = 370.30*

SCALE: 1" = 100' HORIZ.
1" = 10' VERT.

Station (feet)	Elevation (feet)
0	376.52
26.1	374.31
49.4	372.68
77.1	371.56
105.4	369.25
130.9	368.98
138.3	368.15
142.9	368.81
160.1	368.76
166	363.99
172.7	363.43
180.5	363.48
182.8	368.69
222.8	368.21
228.7	368.28
252.5	368.55
283.3	369.06
300	371.58
301.1	376.55
303	376.55
312.2	379.07

CROSS SECTION 2

2-YR WS ELEV. = 366.10*
100-YR WS ELEV. = 370.56*

SCALE: 1" = 100' HORIZ.
1" = 10" VERT.

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

CROSS SECTION 3

2-YR WS ELEV. = 367.72*
100-YR WS ELEV. = 372.18*

SCALE: 1" = 100' HORIZ.
1" = 10" VERT.

Station (feet)	Elevation (feet)
0	378.19
51	375.37
87	373.06
126.8	370.56
133	365.08
141.8	364.24
149.4	365.5
161.4	370.78
200.9	370.48
238.4	370.6
240.9	370.01
244.7	370.61
294.6	371.93
332.1	373.51
384.6	376.82

*SEE SHEET 15 FOR HYDRAULIC COMPUTATIONS

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COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
1/22/08
PROFESSIONAL ENGINEER

Application No. FDPA-82-P-069-13-10 Staff W.O.D.

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE CONDITIONS DATED 2/07/08
Date of (BOS) (PC) Approval 2/07/08

Sheet 7 of 11

SCALE 0 60 120

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5	1.22.08	JMC	
4	11.29.07	JMC	
3	11.06.07	JMC	
2	08.16.07	GAH	
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REVISIONS

DRAWN BY GAH
APPROVED BY PGY
CHECKED BY PGY
DATE 02.27.07

TITLE FAIR LAKES
LAND BAY IV-A
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-05-01
FDPA 82-P-069-13-10
STORMWATER MANAGEMENT
NARRATIVE

PROJECT NO. M–10625

7

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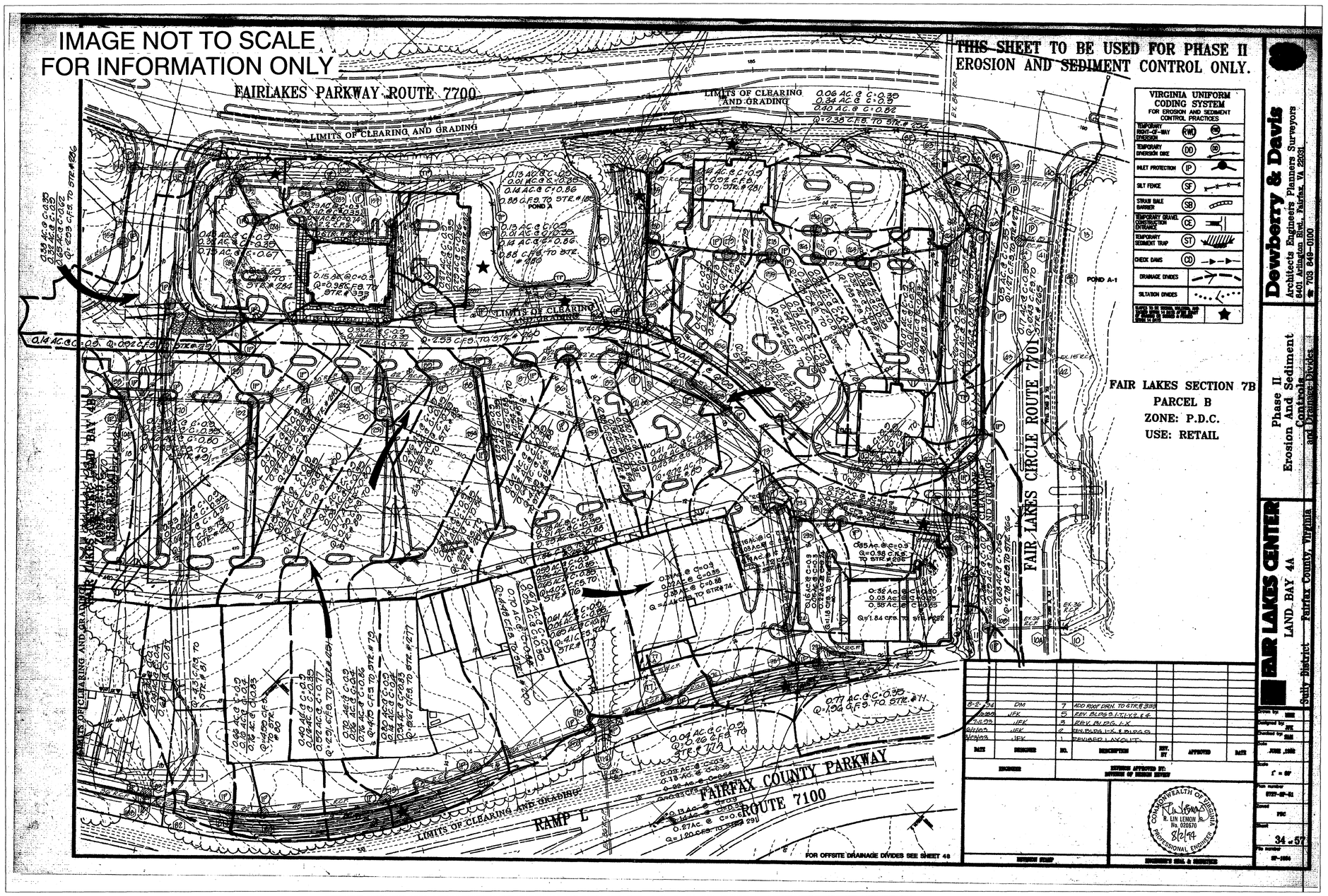
IMAGE NOT TO SCALE
FOR INFORMATION ONLY



THIS SHEET TO BE USED FOR PHASE II EROSION AND SEDIMENT CONTROL ONLY.

VIRGINIA UNIFORM CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL PRACTICES

TEMPORARY RIGHT-OF-WAY DIVERSION	RWD	
TEMPORARY DIVERSION DIKE	DD	
INLET PROTECTION	IP	
SILT FENCE	SF	
STRAW BALE BARRIER	SB	
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	CE	
TEMPORARY SEDIMENT TRAP	ST	
CHECK DAMS	CD	
DRAINAGE DIVIDES		
SITUATION DIVIDES		

FAIR LAKES SECTION 7B
PARCEL B
ZONE: P.D.C.
USE: RETAIL

5-2-94	DM	7	ADD ROOF DRN. TO STR.# 388	
7-28-93	JFK	5	REV. BLDG. LOCATIONS & E.S.	
7-11-93	JFK	3	REV. BLDG. L.X.	
6/1/93	JFK	2	REVISED L.X. & BLDGS.	
4/23/93	JFK	1	REVISED LAYOUT	
DATE	DESIGNER	NO.	DESCRIPTION	REV. BY / APPROVED / DATE

DESIGNER

REVISION STAMP

R. LIN LEMON JR. No. 020670 — COMMONWEALTH OF VIRGINIA — PROFESSIONAL ENGINEER — 8/2/94

ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

Phase II
Erosion And Sediment
Controls
and Drainage Divides

FAIR LAKES CENTER
LAND BAY 4A
Sully District Fairfax County, Virginia

STORM SEWER DESIGN COMPUTATIONS

OUTLET FROM	OUTLET TO	INC. DRAINAGE AREA	ACCUM. DRAINAGE AREA (AC)	"C" COEFFICIENT	INCREMENTAL CA	ACCUM. CA	TIME TO INLET (MIN)	"I" (IN/HR)	INCREMENTAL "Q" (CFS)	ACCUM. "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	"V" VELOCITY (FPS)	LENGTH OF RUN (FT)	FLOW TIME (MIN)	UPPER INVERT	LOWER INVERT	FALL (FT)	LOSSES (FT)	REMARKS
104	88	0.13	1.13	0.68	0.76	0.76	5.0	7.87	5.96	5.96	15"	1.90		7.6	5.0	208'	–	403.98	403.60	0.38		
88	170	0.44	5.48	0.91	0.98	4.94	6.35	6.82	3.27	34.15	24"	2.11	0.013	32.0	11.5	66'	0.09	403.60	402.77	1.19		
170	92	–	6.48	–	–	4.96	6.43	6.79	–	34.19	30"	1.21		46.05	11.0	121'	0.20	402.27	400.81	1.45		
92	91	0.69	6.79	0.70	0.48	5.35	6.63	6.76	3.24	36.06	30"	1.40		46.0	11.0	72'	0.27	400.56	400.33	0.23		
91	240	0.16	6.85	0.80	0.13	5.48	6.70	6.72	0.95	36.83	30"	1.40		46.0	11.0	61'	0.26	402.08	399.93	2.43		
90	89	0.57	12.11	0.91	0.20	11.51	6.80	6.70	3.64	77.12	42"	1.88		119	15.0	78'	0.08	394.62	393.54	0.96		
89	88	0.17	16.09	0.80	0.13	12.04	6.89	6.68	0.95	80.43	42"	1.10		118	12.0	52'	0.18	393.37	392.81	0.68		
88	87	0.88	17.08	0.79	0.86	12.94	6.98	6.66	3.34	85.61	42"	1.20		119	12.6	58'	0.08	392.36	391.96	1.92		
87	86	0.24	17.32	0.88	0.21	13.05	7.07	6.64	1.63	86.66	42"	1.20		117	18.0	61'	0.08	391.31	390.58	0.79		
86	82	0.64	18.29	0.88	0.56	13.87	7.15	6.60	4.07	91.54	42"	1.33		118	13.2	75'	0.09	390.57	389.27	1.00		

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Sheet 8 of 11

Dewberry

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FAIR LAKES
LAND BAY IV-A
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-05-01
FDPA 82-P-069-13-10
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
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11/27/08
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EXISTING
CONDITIONS

PROJECT NO. M-10625

8

SHEET NO. 8 OF 11

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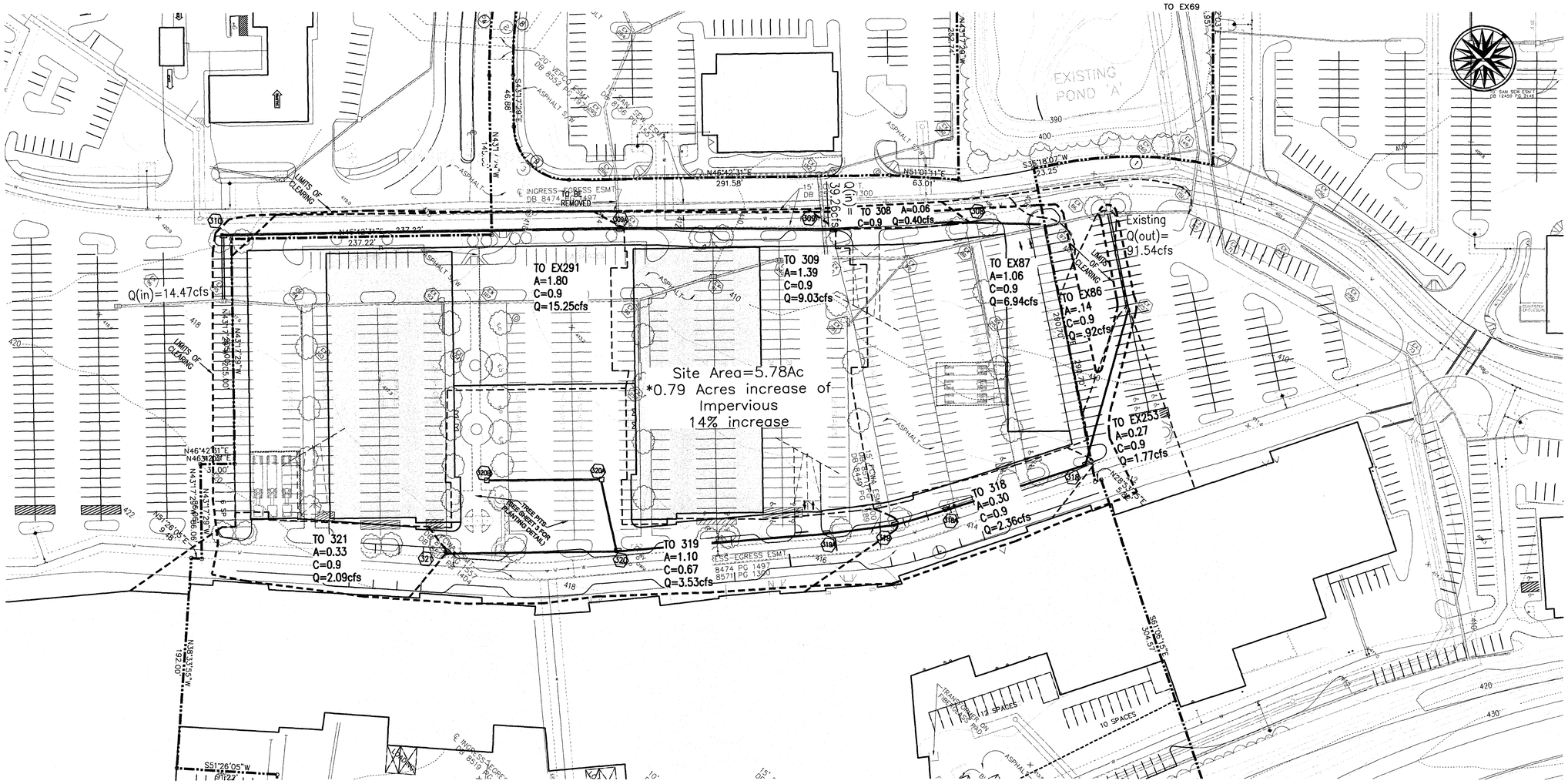

STORM DRAINAGE COMPUTATIONS

FROM STR #	TO STR #	AREA ac	TOTAL ac	RUNOFF C	CA	ACCUM. CA	Tc TO MIN	I IN/HR	INC. CFS	TOTAL CFS	DIA. IN	SLOPE %	LENGTH FT	n	Q CAP CFS	VELOCITY ACTU. FPS	LOSSES FT	PROFILE UPPER INVERT	PROFILE LOWER INVERT	DROP FT
EX286	EX152	0.65	7.16	0.62	0.40	5.15	5	7.27	0.00	0.00	36	0.95%	185.00	0.013	64.85	3.71	1.75	400.05	398.30	0.41
EX152	EX90	0.00	7.45	-	0.00	5.40	5	7.27	0.00	0.00	36	0.50%	76.00	0.013	47.15	3.71	0.38	397.89	397.51	8.41
EX 96	EX95	0.36	2.35	0.88	0.32	1.99	5	7.27	0.00	0.00	21	1.45%	62.00	0.013	19.08	3.71	0.90	413.35	412.45	9.66
EX95	310	0.49	2.84	0.88	0.43	2.42	5	7.27	3.13	3.13	36	1.00%	56.41	0.013	66.67	3.71	0.56	402.79	402.23	0.50
310	EX291	0.00	2.84	0.90	0.00	2.42	5	7.27	0.00	3.13	42	1.00%	360.00	0.013	100.57	4.71	3.60	401.73	398.13	0.10
EX291	309	1.80	4.64	0.90	1.62	4.04	5	7.27	11.78	14.91	42	1.00%	187.17	0.013	100.57	6.71	1.87	398.03	396.15	0.10
309	308	1.39	13.48	0.90	1.25	10.69	5	7.27	9.09	24.01	42	2.00%	127.00	0.013	142.23	7.71	2.54	396.05	393.51	0.10
308	EX87	0.06	13.54	0.90	0.05	10.75	5	7.27	0.39	24.40	42	3.00%	73.83	0.013	174.20	8.71	2.21	393.41	391.20	0.10
EX87	EX86	1.06	14.60	0.90	0.95	13.14	5	7.27	0.00	0.00	42	1.26%	60.10	0.013	113.10	3.71	0.76	391.10	390.34	0.17
321	319	33.00	33.00	0.90	29.70	1.99	5	7.27	0.00	0.00	24	1.45%	62.00	0.013	27.25	3.71	0.90	413.35	412.45	5.19
319	318	1.10	34.10	0.67	0.74	2.73	5	7.27	5.36	5.36	24	1.00%	56.41	0.013	22.61	3.71	0.56	407.26	406.70	0.00
318	EX253	0.30	34.40	0.90	0.27	3.00	5	7.27	1.96	7.32	24	1.00%	360.00	0.013	22.61	4.71	3.60	406.70	403.10	0.10
EX253	EX86	0.27	34.67	0.90	0.24	3.24	5	7.27	1.77	9.09	24	3.33%	90.00	0.013	41.29	6.71	3.00	403.00	400.00	9.83
EX86	EX85	0.14	49.41	0.90	0.13	13.27	5	7.27	0.92	0.92	42	1.20%	75.10	0.013	110.10	3.71	0.90	390.17	389.27	0.17
EX85	EX151	0.64	50.05	0.90	0.58	13.84	5	7.27	4.19	5.10	42	2.11%	7.60	0.013	145.93	3.71	0.16	389.10	388.94	0.33
EX151	EX149	0.34	50.39	0.84	0.29	14.13	5	7.27	2.08	7.18	42	1.97%	47.20	0.013	141.18	5.71	0.93	388.61	387.68	1.81
EX149	EX224	0.00	19.96	-	-	14.13	5	7.27	0.00	7.18	48	2.68%	66.50	0.013	234.93	6.71	1.78	385.87	384.09	3.75
EX224	EX69	0.00	19.96	-	-	14.13	5	7.27	0.00	7.18	48	3.02%	137.20	0.013	249.74	7.71	4.15	380.34	376.19	376.19
EX71	EX72	0.00	55.03	-	-	29.25	5	7.27	0.00	132.95	48	1.21%	127.00	0.013	158.12	4.71	1.54	383.04	381.50	381.50
EX72	EX69	0.00	55.03	-	-	29.25	5	7.27	0.00	132.95	48	1.21%	178.00	0.013	157.81	5.71	2.15	378.15	376.00	376.00

These calculations show that the existing storm sewer system has adequate capacity to convey the storm runoff from the proposed site to existing Pond 'A'. For Outfall Narrative see Sheet 7.

For existing storm drainage computations see sheet 8.

In order to enhance a more pedestrian-friendly, urban streetscape environment, curb inlets DI-2-A,B,C,D,E,F series or equivalent are proposed along internal private streets. This will locate the private storm pipe system more directly below the curb/gutter, providing additional space for the proposed street trees.

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DRAINAGE
PLAN

PROJECT NO. M-10625

9

SHEET NO. 9 OF 11

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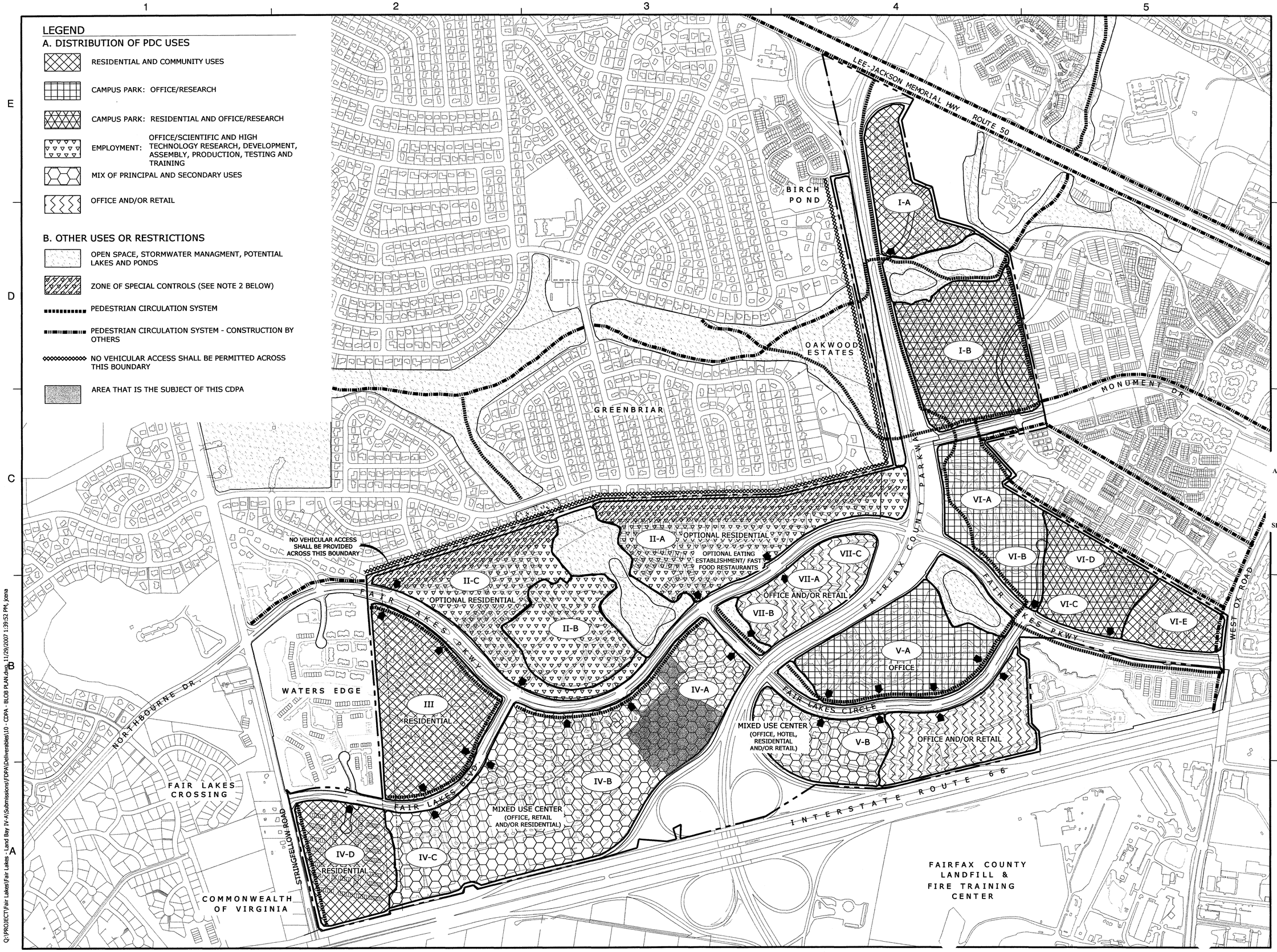

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SCALE

0' 400' 800'

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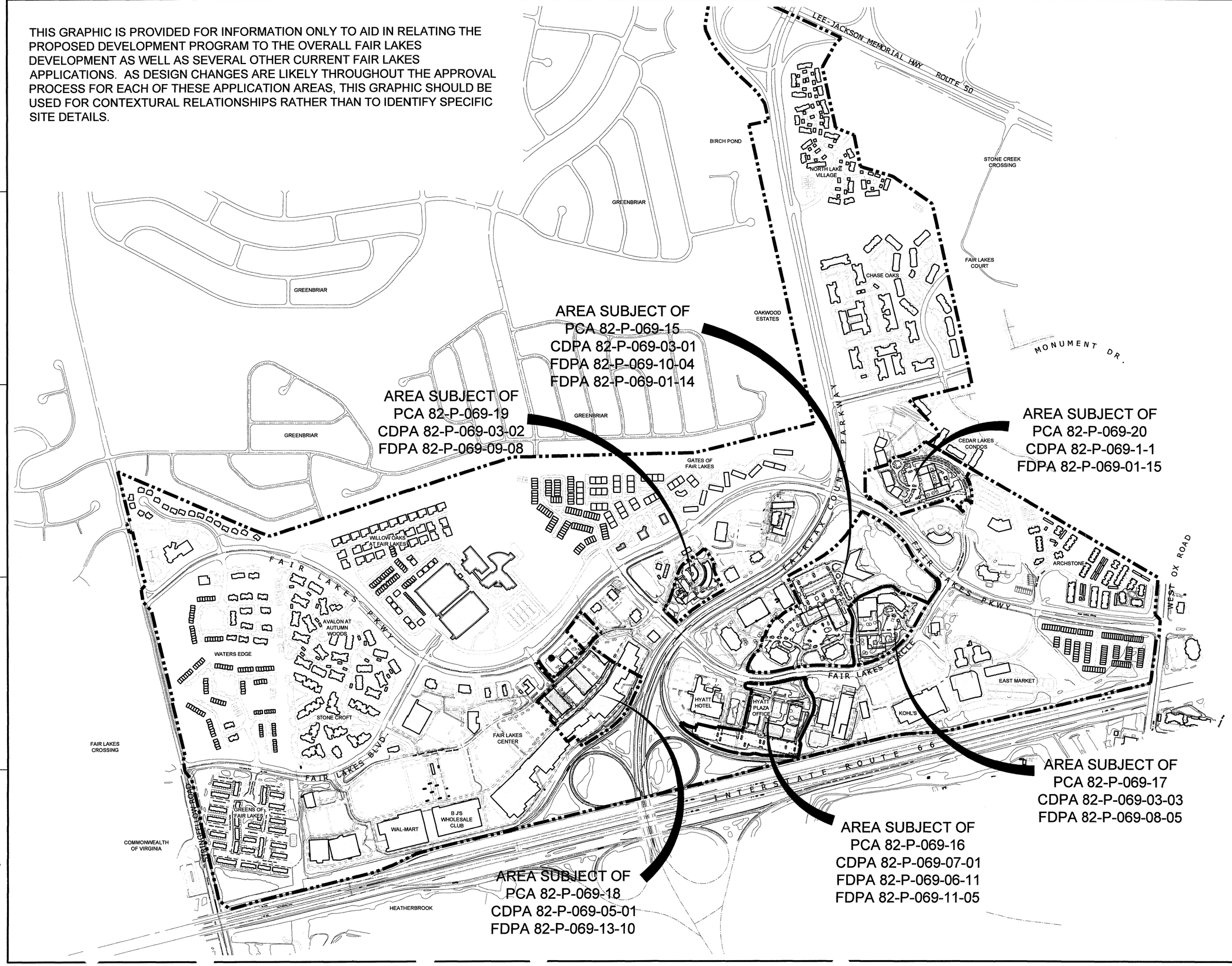
CDPA KEY PLAN

PROJECT NO. M-10625

10

SHEET NO. 10 OF 11

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



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FAIR LAKES KEY MAP

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11

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