FINAL DEVELOPMENT PLAN AMENDMENT
FAIRVIEW PARK
BUILDING A (2900) AND B (2920)
NORTHWEST QUADRANT
FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT

GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP: 49--4 ((1)) 73A.

2. THE ABOVE REFERENCED PROPERTY IS CURRENTLY ZONED PDC PER RZ 80-P--073.

3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON ALTA/ACSM LAND TITLE SURVEY, PREPARED BY DEWBERRY & DAVIS, DATED JAN. 1997.

4. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED BY DEWBERRY & DAVIS. ALL TOPOGRAPHY WAS OBTAINED VIA AIR SURVEY CORP., DATED JAN. 29, 1997.

5. THE PROPERTY SHOWN ON THIS FINAL DEVELOPMENT PLAN AMENDMENT IS LOCATED IN THE PROVIDENCE DISTRICT.

6. THIS PLAN PROPOSED DISTRUBANCE WITHIN THE COUNTY MAPPED RPA. HOWEVER, PURSUANT TO THE BOARD POLICY FOR TREATMENT OF APPROVED AND PENDING PLANS OF DEVELOPMENT (POLICY), WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS, AN FDP MAY BE AMENDED AS LONG AS IT DOES NOT AGGRAVATE CONFLICTS WITH THE 2003 CHESAPEAKE BAY PRESERVATION ORDINANCE (2003 ORDINANCE). THE POLICY DEFINES "AGGRAVATE CONFLICTS" AS CHANGES THAT CREATE ANY NEW OR ADDITIONAL NONCOMPLIANCE WITH THE 2003 ORDINANCE SUCH AS INCREASING THE IMPERVIOUS AREA OR DISTURBANCE IN THE RPA. THIS FDPA DOES NOT INCREASE THE IMPERVICUS AREA OR DISTURBANCE IN THE RPA BEYOND THAT SHOWN ON THE APPROVED FDP, THEREFORE AN RPA WAIVER IS NOT REQUIRED OR REQUESTED.

7. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.

8. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ARE PROVIDED BY ONSITE AND OR OFFSITE SWM/BMP FACILITIES. SEE STORMWATER MANAGEMENT NARRATIVE AND OUTFALL NARRATIVE, SEE SHEET 10.

9. THE EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE IS A MAJOR POWER EASEMENT TRAVERSING THE SITE.

10. PROPOSED UTILITY LAYOUTS ARE SUBJECT TO CHANGE WITH FINAL SITE DESIGN. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.

11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.

12. IT IS REASONABLE TO CONCLUDE AT THIS TIME THAT NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE. THERE ARE NO EXISTING STORAGE FACILITIES FOR SUCH PRODUCTS ON THIS SITE.

13. THERE ARE NO KNOWN BURIAL SITES.

14. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7 UNLESS MODIFIED.

15. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES, RETAINING WALLS AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

16. THERE ARE FLOOD PLAINS, ENVIRONMENTAL QUALITY CORRIDORS, AND RPAs ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.

17. THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.

18. THE SPECIAL AMENITIES PROPOSED WITH THIS SITE SHALL INCLUDE:
   - PEDESTRIAN SIDEWALKS

19. THE DEVELOPMENT PROGRAM AT FAIRVIEW PARK IS ONGOING. THERE IS NO SET DEVELOPMENT SCHEDULE OR SEQUENCE OR APPROXIMATE COMPLETION DATE. DEVELOPMENT WILL CONTINUE IN ACCORDANCE WITH THE MARKET CONDITIONS AND THE RECEIPT OF NECESSARY COUNTY APPROVALS.

20. ACCESS TO THE SITE IS PROVIDED BY EXISTING FAIRVIEW PARK DRIVE, ROUTE #6928, WHICH WAS CONSTRUCTED IN ACCORDANCE WITH THE FAIRVIEW PARK FINAL DEVELOPMENT PLAN. AT THIS TIME, NO FURTHER PUBLIC ROAD IMPROVEMENTS ARE REQUIRED.

21. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE AND IN COMPLIANCE WITH THE FAIRVIEW PARK DESIGN GUIDELINES. FINAL LOCATIONS OF SIGNAGE WILL BE DEVELOPED AT A LATER DATE.

22. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE PROVIDED ON SHEETS #17-19.

23. TABULATIONS FOR SITE, BUILDING, PARKING AND LOADING DATA ARE PROVIDED ON THIS SHEET.

24. LOCATIONS OF MECHANICAL EQUIPMENT (INCLUDING TRANSFORMERS AND GENERATORS) ON SITE TO BE PROVIDED WITH THE FINAL SITE PLAN.

25. THE TOTAL FDPA AREA = 24.9408 ACRES

26. THE PRINCIPAL USE OF THE PROPOSED BUILDINGS WILL BE OFFICE. IT IS TO BE UNDERSTOOD THAT THE FOLLOWING USES MAY ALSO BE ESTABLISHED IN THE AREA REPRESENTED FOR OFFICE USE: ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING WHERE ASSEMBLY, INTEGRATIONS AND TESTING OF PRODUCTS IN A COMPLETELY ENCLOSED BUILDING IS INCIDENTAL TO THE PRINCIPAL USE OF SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING; FINANCIAL INSTITUTIONS (NO DRIVE-THRU); PUBLIC USES; AND ACCESSORY USES THERETO AS PERMITTED BY ARTICLE 10.

27. THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING TRAILS AND SIDEWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS FDP AMENDMENT.

28. THE APPLICANT SHALL IMPLEMENT A LANDSCAPING PLAN GENERALLY CONSISTENT WITH THE LANDSCAPING REFLECTED ON THIS FDP AMENDMENT PLAN. SAID LANDSCAPING PLAN, INCLUDING THE DELINEATED TREE SAVE AREAS, SHALL BE COORDINATED WITH AND SUBJECT TO FINAL REVIEW AND APPROVAL BY DPWES.

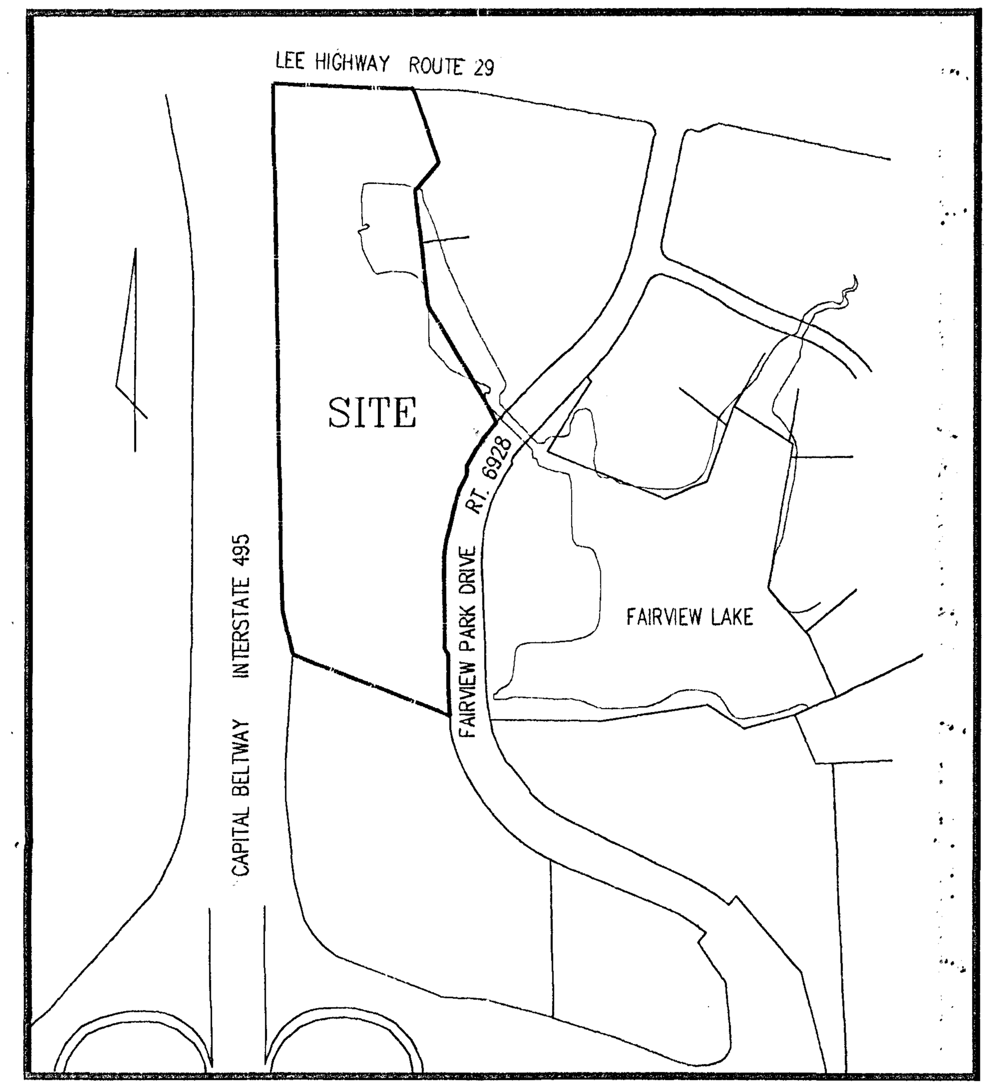
29. ALL TREE SAVE AREAS AND SUPPLEMENTAL LANDSCAPING LOCATED WITHIN OR CONTIGUOUS TO VIRGINIA DEPARTMENT OF TRANSPORTATION ("VDOT") AND DOMINION VIRGINIA POWER (DVP) RIGHTS-OF-WAY SHALL BE PROVIDED, SUBJECT TO VDOT AND DVP APPROVAL. IF VDOT OR DVP DOES NOT PERMIT THE NOTED PLANTINGS WITHIN OR CONTIGUOUS TO ITS RIGHTS-OF-WAY, THE APPLICANT SHALL RELOCATE THE SUPPLEMENTAL LANDSCAPING WITHIN THE APPLICATION PROPERTY, SUBJECT TO REVIEW AND APPROVAL BY DPWES.

30. THE PARKING STRUCTURE WILL INCORPORATE ARCHITECTURAL TREATMENTS COMPATIBLE WITH THE BUILDINGS.

31. THE HEIGHT OF THE PARKING STRUCTURE SHALL NOT EXCEED FIVE (5) LEVELS, (50 FT.). THE PARKING STRUCTURES SHALL BE CONSTRUCTED BOTH ABOVE AND BELOW GRADE, AS GENERALLY DEPICTED ON THIS FDP AMENDMENT PLAN.

32. UPON BUILD OUT, A MINIMUM OF 10% TREE COVER SHALL BE PROVIDED.

33. THIS PROPOSED PLAN DOES NOT INCREAST THE IMPERVIOUS AREA WITHING THE RPA BEYOND THAT WHICH IS CURRENTLY APPROVED. THE CURRENTLY APPROVED FDP HAS 106,410 SF OF IMPERVIOUS AREA WITHIN THE RPA. THIS PROPOSED PLAN HAS 106,300 SF OF IMPERVIOUS AREA WITHIN THE RPA.



VICINITY MAP

SCALE: 1" = 500'

TABULATIONS

SITE AREA: 1,086,422 SF. or 24.9408 AC.

PROPOSED GROSS FLOOR AREA:
2900 BUILDING = 128,000 SF.
2920 BUILDING = 252,000 SF.
TOTAL = 380,000 SF.

PROPOSED FAR: 380,000/SITE AREA = 0.35

MAXIMUM PROPOSED HEIGHT:
2900 BUILDING = 65' MAX (1 STORY BELOW GRADE, 3 STORIES ABOVE GRADE, PLUS PENTHOUSE)
2920 BUILDING = 165' MAX (1 STORY BELOW GRADE, 10 STORIES ABOVE GRADE, PLUS PENTHOUSE)

PROPOSED OPEN SPACE: 543,211 SF. OR 12.47 AC. (50%)
(INCLUDES PEDESTRIAN DEVELOPED RECREATIONAL OPEN SPACE)

PARKING:

PARKING REQUIRED:
2900 BUILDING: 152,000 GSF OFFICE * (2.6 SPACES / 1000 GSF) = 396 SPACES
(INCLUDES 24,000 SF OF CELLAR SPACE WHICH DOES NOT COUNT TOWARDS FAR)
2920 BUILDING: 265,000 GSF OFFICE * (2.6 SPACES / 1000 GSF) = 689 SPACES
(INCLUDES 23,000 SF OF CELLAR SPACE WHICH DOES NOT COUNT TOWARDS FAR)
+ 10,000 GSF RETAIL * (5 SPACES/1000 GSF + 6 SPACES/1000 GSF) = 59 SPACES
TOTAL REQUIRED = 1144 SPACES

PARKING PROVIDED***:
SURFACE SPACES = 572 SPACES
STRUCTURED SPACES = 701 SPACES
TOTAL PROVIDED = 1273 SPACES

LOADING:

LOADING REQUIRED:
2900 BUILDING: 152,00 GSF OFFICE * (1 SPACE / 1ST 10,000 GSF + 1 SPACE / EACH ADDITIONAL 20,000 GSF) (INCLUDES 24,000 SF OF CELLAR SPACE WHICH DOES NOT COUNT TOWARDS FAR)
= 8 SPACES CALCULATED SPACES
2920 BUILDING: 265,000 GSF OFFICE * (1 SPACE / 1ST 10,000 GSF + 1 SPACE / EACH ADDITIONAL 20,000 GSF) (INCLUDES 23,000 SF OF CELLAR SPACE WHICH DOES NOT COUNT TOWARDS FAR)
+ 10,000 GSF RETAIL * (1 SPACE/10,000 GSF + 1/15,000 GSF) = 15 SPACES CALCULATED SPACES

MAXIMUM PER SECTION 11-202.15 OF THE FAIRFAX COUNTY ZONING ORDINANCE = 5 SPACES
REQUIRED LOADING = 5 SPACES

LOADING PROVIDED*** = 6 SPACES

***NOTE: PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREON. APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER AND/OR LOCATION OF THE PARKING AND/OR LOADING SPACES AT TIME OF FINAL SITE PLAN, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

Application No. FDPA 80-P-073-3-5 Staff QP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE ~~PROFFERS~~ DEV. COND. DATED 7/26/07
Date of (BOS) (PC) approval 7/26/07
Sheet 1 of 19

OWNER/ DEVELOPER

2900 FAIRVIEW PARK DRIVE LLC
2941 FAIRVIEW PARK DRIVE, SUITE 650
FALLS CHURCH, VA 22042
PH. (703) 270-1526

SHEET INDEX

1. COVER SHEET, NOTES & TABULATIONS
2. EXISTING CONDITIONS PLAN AND SOILS MAP
3. OVERVIEW PLAN
4. FINAL DEVELOPMENT PLAN AMENDMENT
5. FINAL DEVELOPMENT PLAN AMENDMENT
6. ADDITIONAL LOW IMPACT DEVELOPMENT MEASURES
7. LANDSCAPE PLAN
8. LANDSCAPE PLAN
9. EXISTING VEGETATION PLAN
10. FINAL DEVELOPMENT PLAN 80-P-073-3-2
11-16. SWM/BMP ANALYSIS
17. 2900 ELEVATIONS
18. 2920 ELEVATIONS
19. 2920 AND 2900 SECTIONS

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Department of Planning & Zoning
JUN 15 2007
Zoning Evaluation Division

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COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

COVER SHEET

FAIRVIEW PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: MARCH, 2007
SCALE: AS NOTED
C.I. = N/A

SHEET 1 OF 19

FILE No. DP-1692

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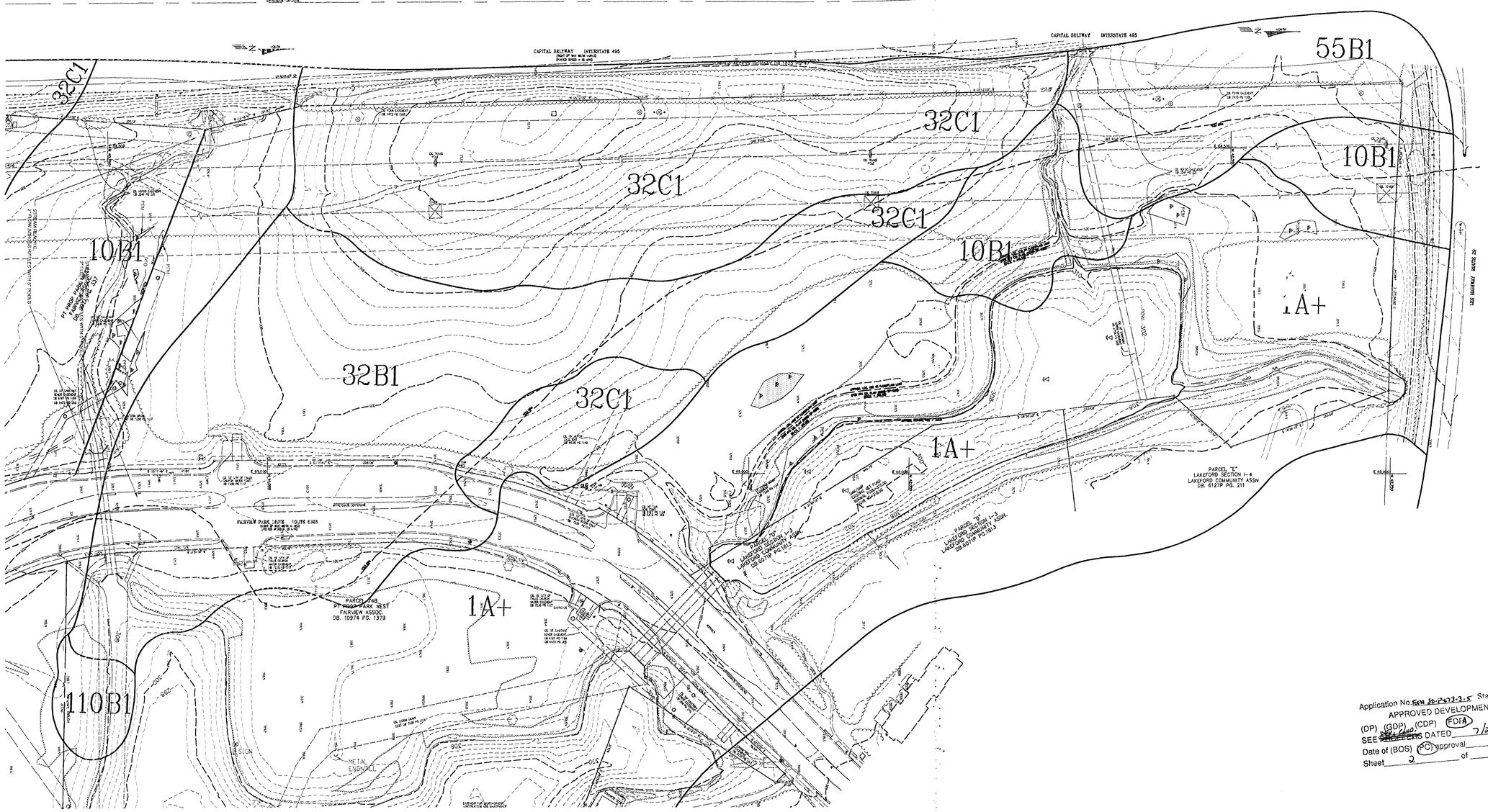

Application No. ~~FDP 86-P-073-2-5~~ Staff JP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE ~~SHEET ETC~~ DATED 7/26/07
Date of (BOS) (PC) approval 7/26/07
Sheet 2 of 19

SOIL LEGEND		
NUMBER	NAME	CLASS
1A+	MIXED ALLUVIAL	A
10B1	GLENVILLE	B
32B1	FAIRFAX (sil)	B
32C1	FAIRFAX (sil)	B
55B1	GLENELG	C
110B1	AUGUSTA	B

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COMMONWEALTH OF VIRGINIA
MATTHEW K. ROSENTHALER
No. 032021
8/19/07
PROFESSIONAL ENGINEER

EXISTING CONDITIONS PLAN AND SOILS MAP

FAIRVIEW PARK

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=80' C.I. = 2 DATE: MARCH, 2007

SHEET 2 OF 19

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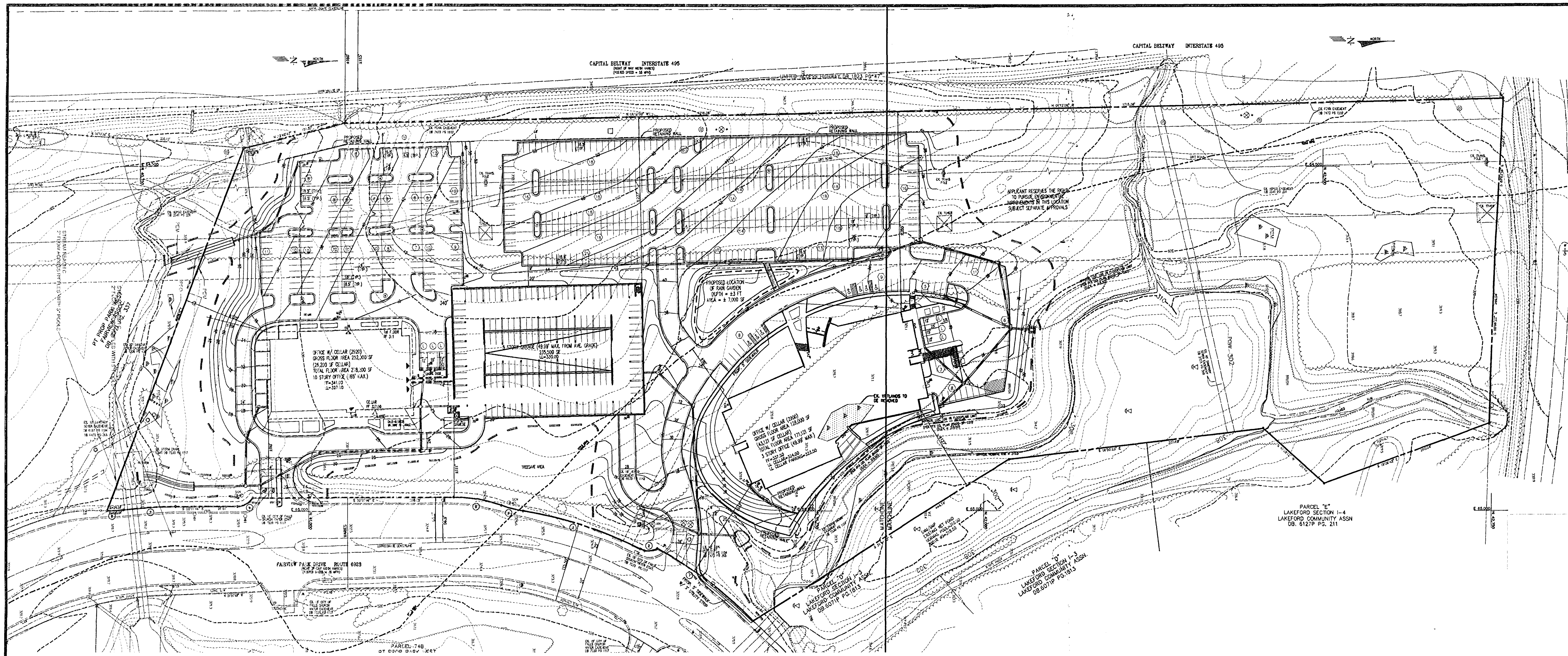
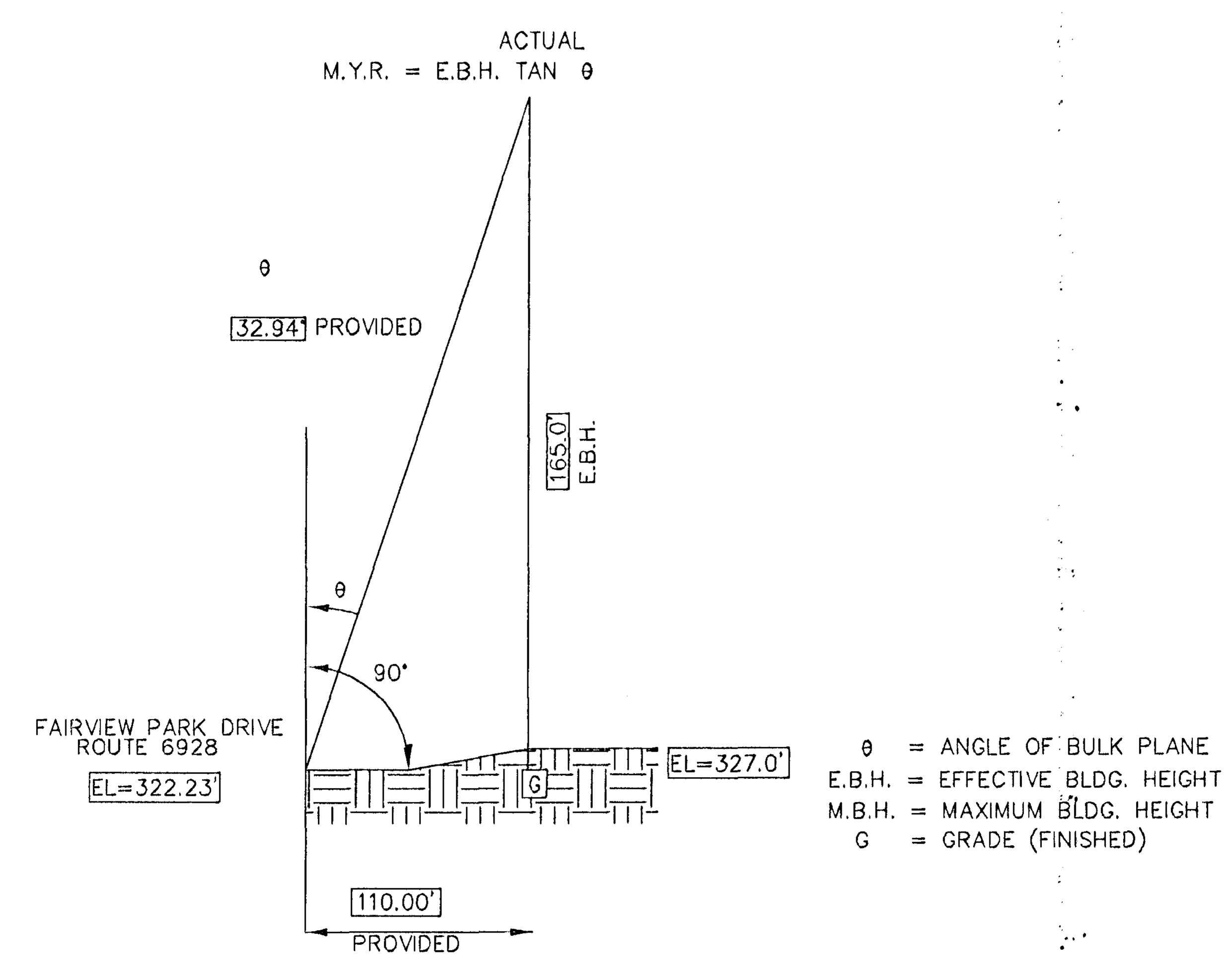
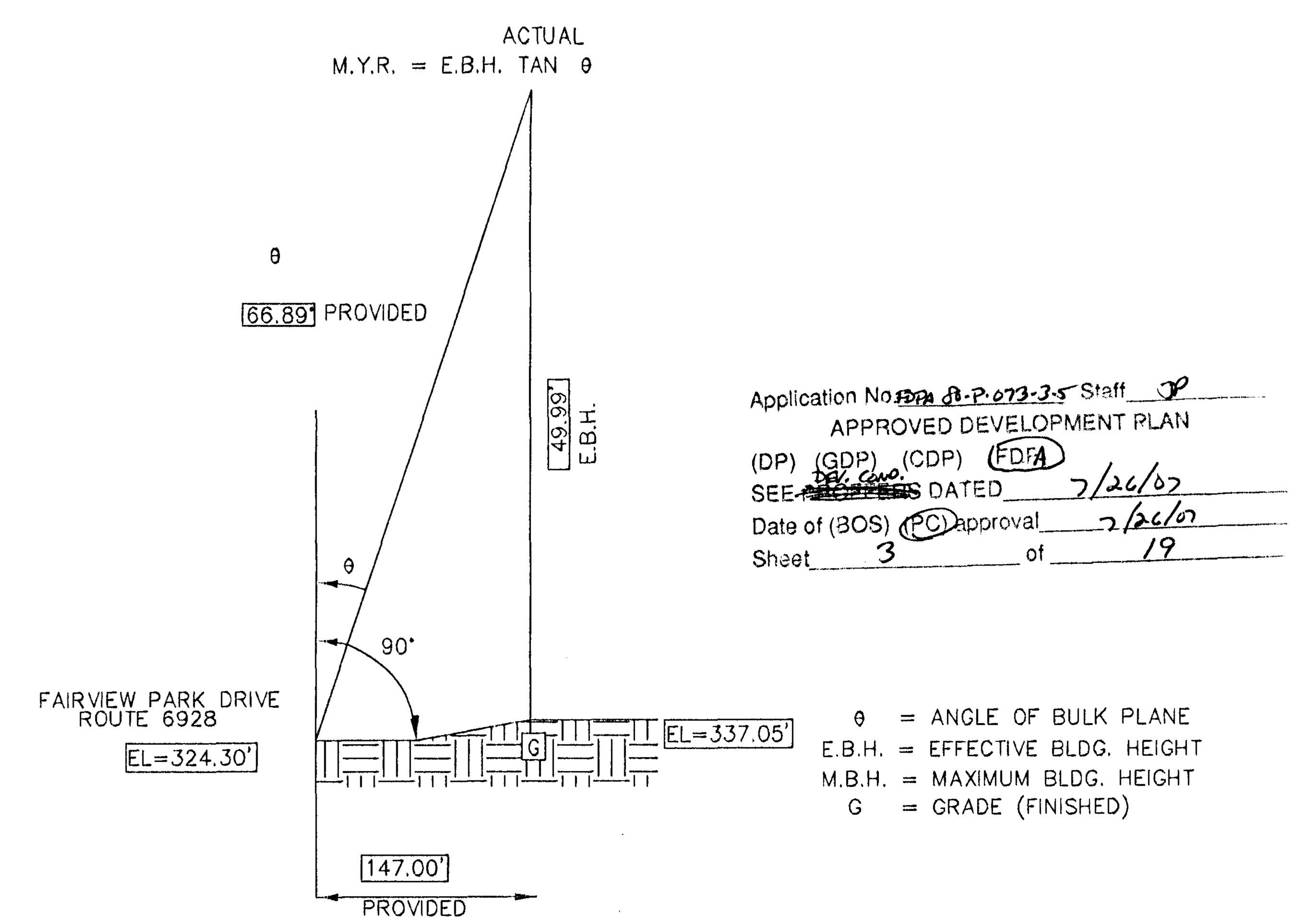




DETAIL ANGLE OF BULK PLANE

(NOT TO SCALE)

PROPOSED 2920 OFFICE BLDG.
MINIMUM θ = N/A IN PDC ZONE
PROVIDED θ = 32.94°



DETAIL ANGLE OF BULK PLANE

(NOT TO SCALE)

PROPOSED 2900 OFFICE BLDG.
MINIMUM θ = N/A IN PDC ZONE
PROVIDED θ = 66.89°

Application No. FDPA A-P-073-3-5 Staff JP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE DPC/CONDS DATED 7/26/07
Date of (BOS) (PC) approval 7/26/07
Sheet 3 of 19

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OVERVIEW PLAN

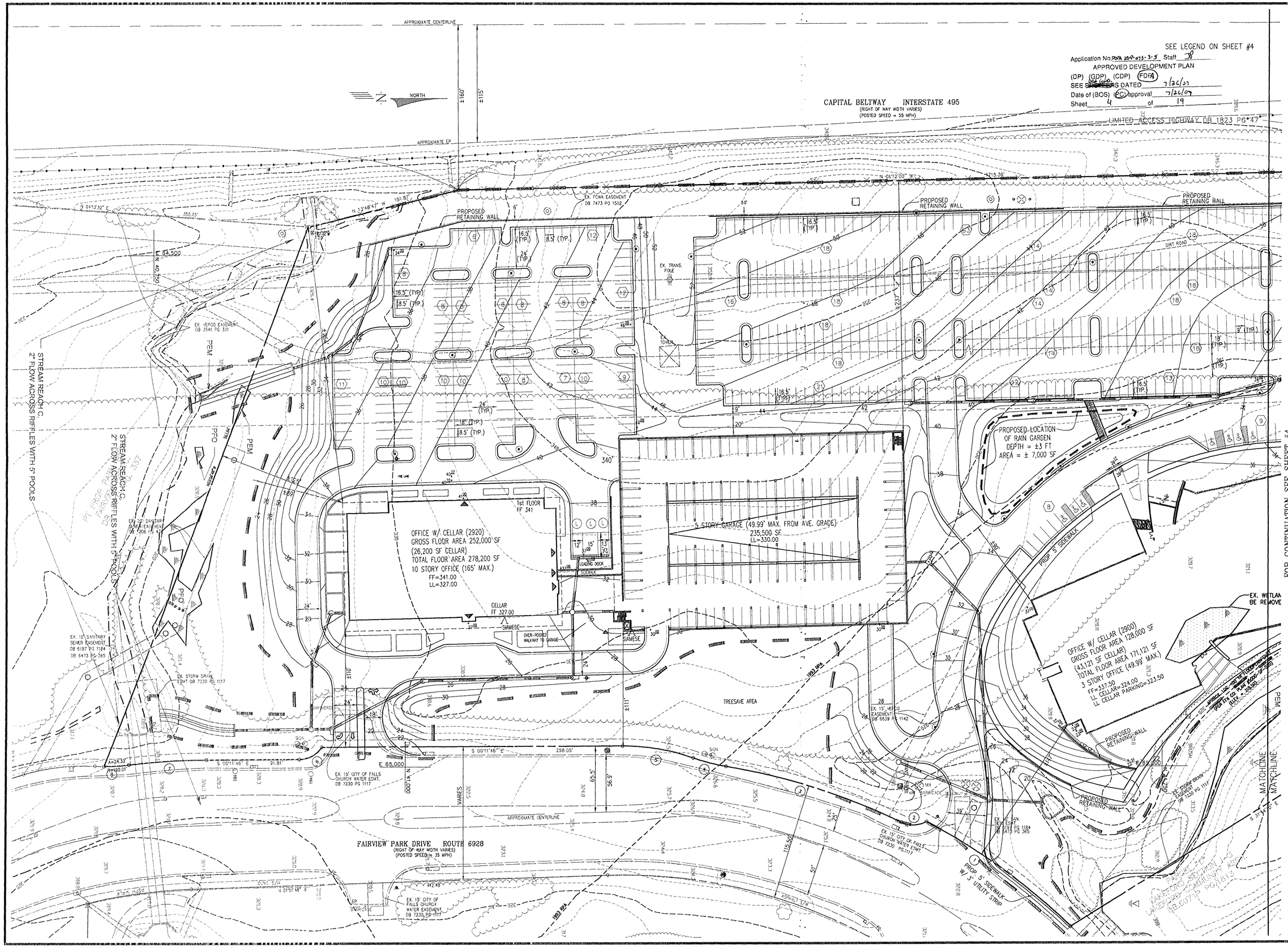
FAIRVIEW PARK

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: MARCH, 2007
SCALE: 1"=80'
C.I. = N/A

SHEET 3 OF 19

FILE No. DP-1692



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COMMONWEALTH OF VIRGINIA
MATTHEW K. WOODWORTH
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FINAL DEVELOPMENT PLAN AMENDMENT

FAIRVIEW PARK

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
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DATE: MARCH, 2007

SHEET 4 OF 19

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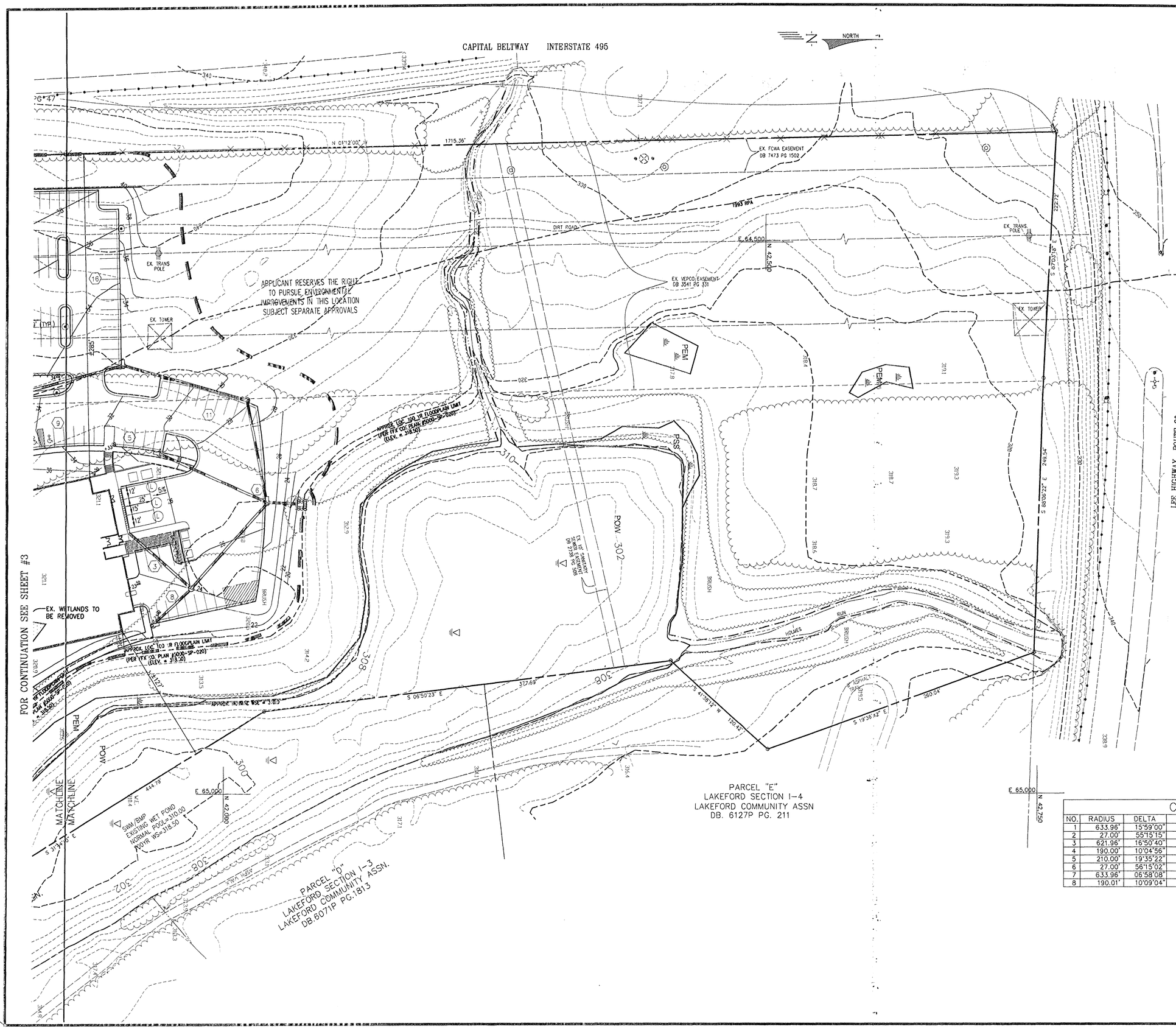

LEGEND

- SIGN
- SANITARY MANHOLE
- MANHOLE
- WATER VAULT
- WATER VALVE
- FENCE
- VDOT MONUMENT
- BOLLARD
- WATER MARKER
- LIGHT POLE
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- CATCH BASIN
- FIRE HYDRANT
- FC FACE OF CURB
- EP EDGE OF PAVEMENT
- UTILITY BOX
- EXISTING TREE LINE
- LIMITS OF DISTURBANCE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- EXISTING WATERMAIN
- 300 EXISTING CONTOUR
- PROP. CURB AND GUTTER

Application No. ~~RPA 80-P-023-3-5~~ Staff SP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE ~~PROFFERS~~ DATED 7/26/07
Date of (BOS) (PC) approval 7/26/07
Sheet 5 of 19

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	633.96'	15°59'00"	176.85'	89.00'	176.28'	S 36°09'10" W
2	27.00'	55°15'15"	26.04'	14.13'	25.04'	S 01°28'18" E
3	621.96'	16°50'40"	182.85'	92.09'	182.19'	S 17°44'00" W
4	190.00'	10°04'56"	33.43'	16.76'	33.39'	S 14°21'08" W
5	210.00'	19°35'22"	71.80'	36.25'	71.45'	S 09°35'55" W
6	27.00'	56°15'02"	26.51'	14.43'	25.46'	S 28°19'17" E
7	633.96'	06°58'08"	77.11'	38.60'	77.06'	S 03°40'50" E
8	190.01'	10°09'04"	33.66'	16.88'	33.62'	S 02°05'21" E

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COMMONWEALTH OF VIRGINIA
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6/18/07
PROFESSIONAL ENGINEER

FINAL DEVELOPMENT PLAN AMENDMENT

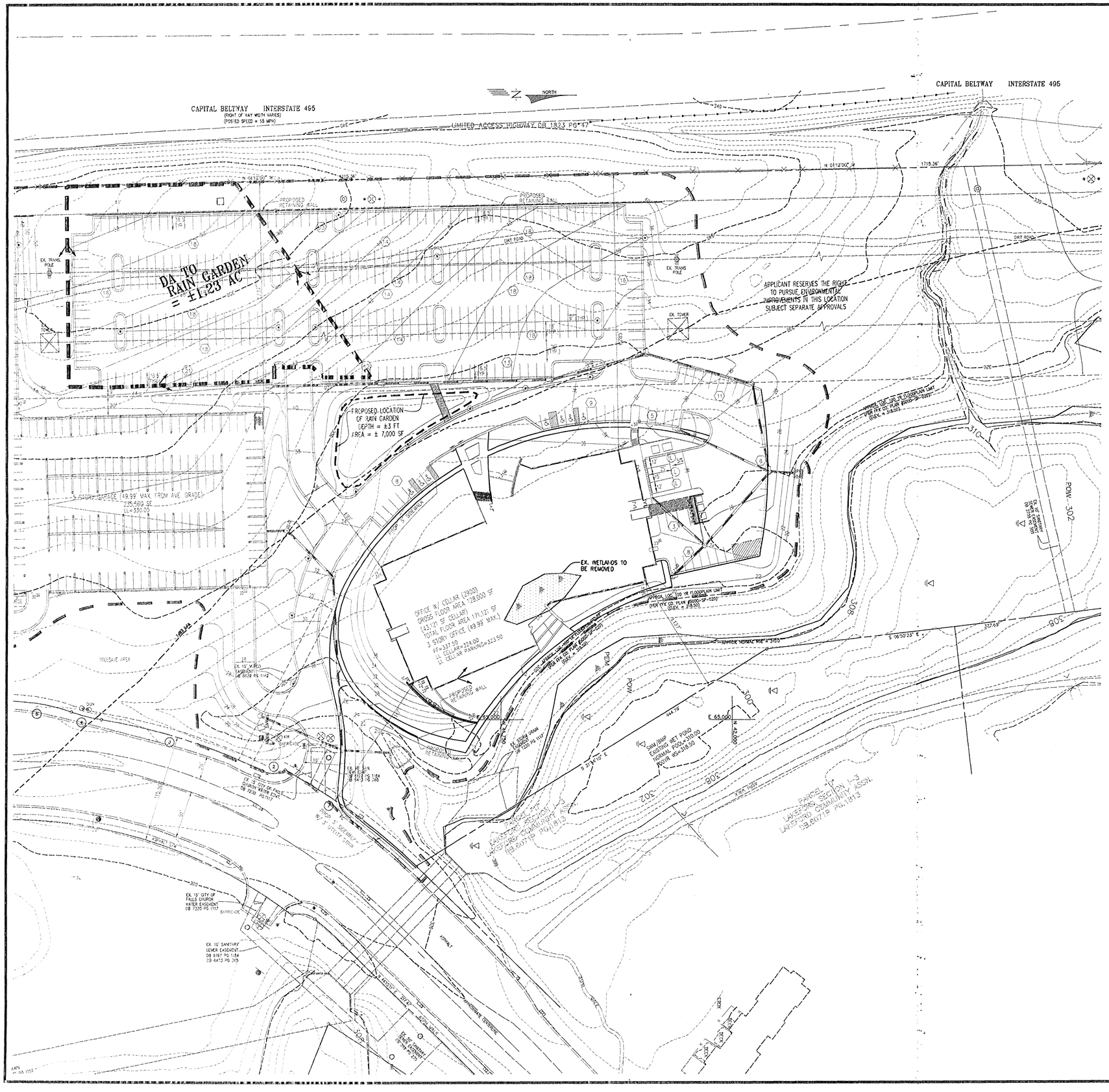
FAIRVIEW PARK

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: MARCH, 2007
SCALE: 1"=40'
C.L. = N/A

SHEET 5 OF 19

FILE No. DP-1692



SUMMARY OF ADDITIONAL LID MEASURES

1. RAIN GARDEN

DRAINAGE AREA:	= 1.23 AC. (53,455 SF.)
IMPERVIOUS AREA:	= 30,250 SF.
REQ. RAIN GARDEN VOLUME PER VIRGINIA STORMWATER MANAGEMENT HANDBOOK– SECTION 3.11A	= 0.5 IN. PER IMPERVIOUS ACRE. = 0.042 FT. * 30,250 SF. = 1271 CF.
APPROXIMATE PROPOSED VOLUME:	= 5,500 CF.

NOTE: THESE APPROXIMATE SIZES ARE SHOWN TO DEMONSTRATE THAT SUBSTANTIAL BEST MANAGEMENT PRACTICES BEYOND COUNTY MINIMUM STANDARDS WILL BE PROVIDED. THESE ADDITIONAL BMP MEASURES ARE SUBJECT TO FINAL DESIGN AT THE TIME OF FINAL SITE PLAN.

Application No. FDPA 88-P-072-3-5 Staff SP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE PLAT AND CONDITIONS DATED 7/26/07
Date of (BOS) (PC) approval 7/26/07
Sheet 6 of 19

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ADDITIONAL LOW IMPACT DEVELOPMENT MEASURES

FAIRVIEW PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. = N/A DATE: MARCH, 2007

SHEET 6 OF 16

FILE No. DP-1692

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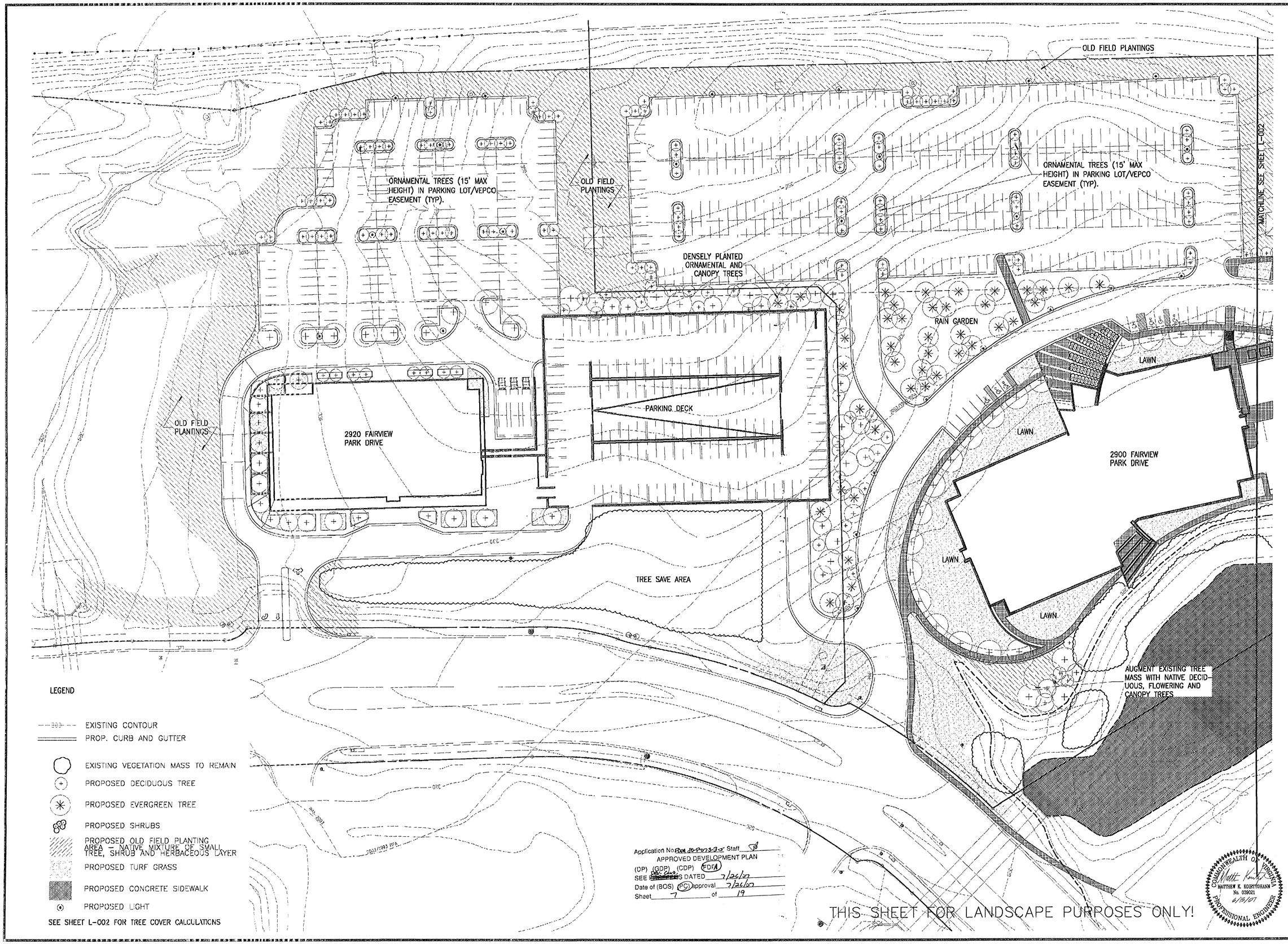

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LANDSCAPE PLAN

FAIRVIEW PARK

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

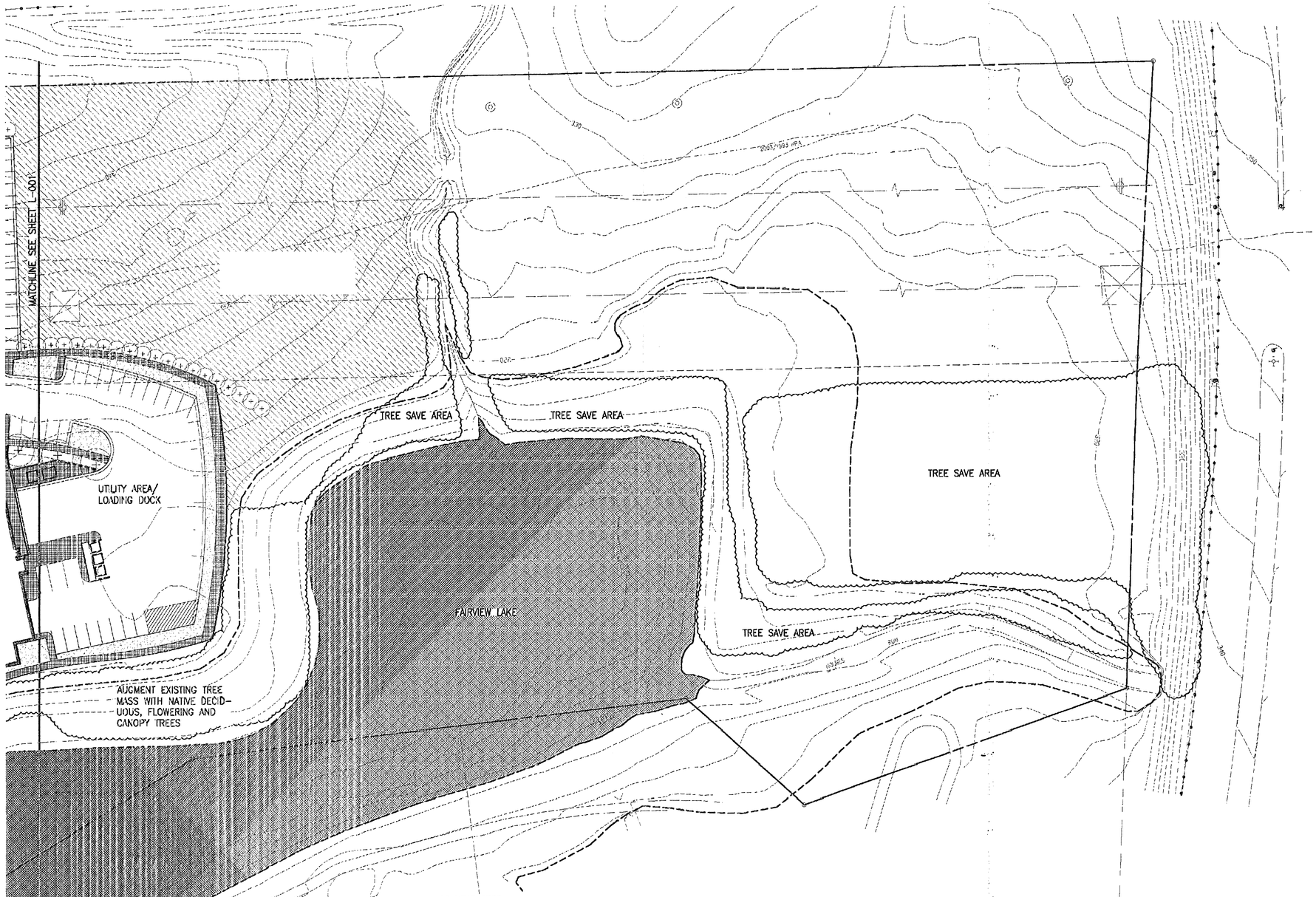
DATE: MARCH, 2007

SCALE: 1"=40'

C.I. = N/A

SHEET 7 OF 19

FILE No. DP-1692



LEGEND

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- IRON PIPE SET
- CATCH BASIN
- FIRE HYDRANT
- FC FACE OF CURB
- EP EDGE OF PAVEMENT
- UTILITY BOX

LEGEND

- EXISTING CONTOUR
- PROP. CURB AND GUTTER
- EXISTING VEGETATION MASS TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED OLD FIELD PLANTING AREA - NATIVE MIXTURE OF SMALL TREE, SHRUB AND HERBACEOUS LAYER
- PROPOSED TURF GRASS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LIGHT

SEE SHEET L-002 FOR TREE COVER CALCULATIONS

SYMBOL	10 YEAR TREE COVER AREA
(+)	100 SF
(+)	125 SF
(+)	150 SF
(✳)	100 SF

TREE COVER CALCULATIONS – SQUARE FEET (ACRES)

	2920 FAIRVIEW PARK DRIVE	2900 FAIRVIEW PARK DRIVE	TOTAL
GROSS SITE AREA:	360,163 (8.27)	751,197 (17.25)	1,111,360 (25.51)
POWERLINE EASEMENT:	86,463 (1.98)	336,335 (7.72)	422,798 (9.71)
FAIRVIEW LAKE:	0	186,455 (4.28)	186,455 (4.28)
BUILDING FOOTPRINT:	23,056 (0.53)	42,857 (0.98)	65,913 (1.51)
ADJUSTED GROSS SITE AREA:	250,644 (5.75)	185,550 (4.26)	436,194 (10.01)
TREE COVER REQUIRED (10%):	25,064 (0.58)	18,555 (0.43)	43,619 (1.00)
EXISTING VEGETATION:	34,228 (0.79)	39,149 (0.90)	73,377 (1.68)
PRESERVATION CREDIT (1.25):	42,785 (0.98)	48,936 (1.12)	91,721 (2.11)
NEW VEGETATION:	8,050 (0.18)	11,575 (0.27)	19,625 (0.45)
TOTAL TREE COVER PROVIDED:	50,835 (1.17) 20%	60,511 (1.39) 33%	111,346 (2.55) 26%
PARKING LOT AREA:	115,003 (2.64)	109,722 (2.52)	224,725 (5.15)
LANDSCAPING REQUIRED (5%):	5,750 (0.13)	5,486 (0.13)	11,236 (0.26)
LANDSCAPING PROVIDED:	6,050 (0.14) 5%	6,500 (0.15) 6%	12,550 (0.29) 6%

Application No. ~~FDP~~ RZ-PC 2003-3-5 Staff [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE ~~PROFFERS~~ RZ 2003 DATED 7/26/07
Date of (BOS) (PC) approval 7/26/07
Sheet 8 of 19

THIS SHEET FOR LANDSCAPE PURPOSES ONLY!

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOBITOHANN
No. 039021
8/15/07
PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
03-06-07
06-15-07

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Fax. 703.642.9331
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SUITE 200
ALEXANDRIA, VA 22314
703.329.2100
703.329.2101 (FAX)
www.rhodeside-harwell.com

LANDSCAPE PLAN

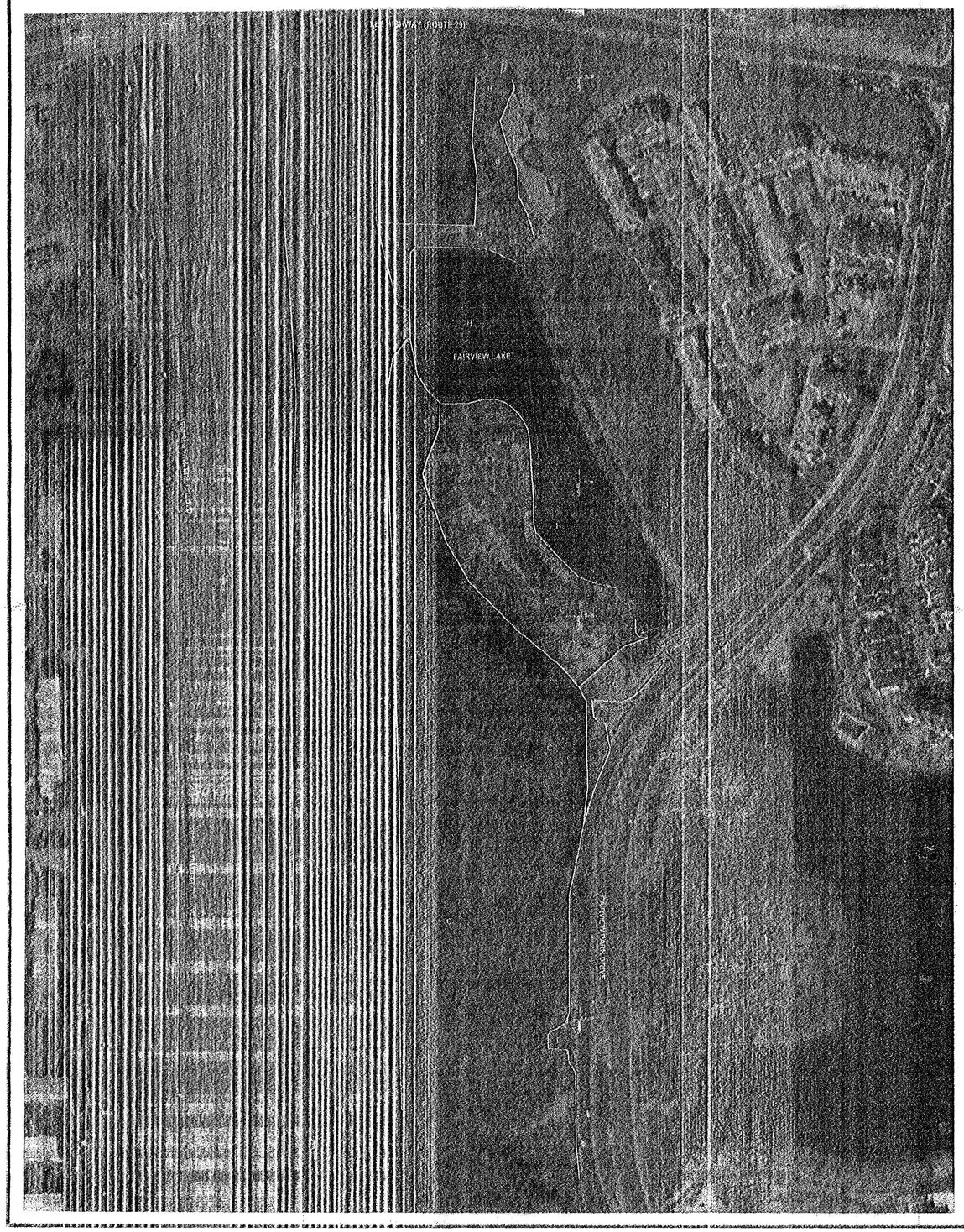
FAIRVIEW PARK

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
CL = N/A
DATE: MARCH, 2007

SHEET 8 OF 19

FILE No. DP-1692



LEGEND

- SITE BOUNDARY
- VEGETATION COMMUNITY BOUNDARY
- EXISTING DRAINAGE PER FAIRFAX COUNTY DIGITAL DATA

Application No. FDPA 2002-P-073-3-5 Staff CS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE PLANS DATED 7/26/07
Date of (BOS) (PC) Approval 7/26/07
Sheet 9 of 19

NOTES:

1. This Existing Vegetation Map is based upon examination of background materials, including the USGS Annandale, Virginia and Falls Church, Virginia-Maryland 1994 Quads and National Wetland Inventory Annandale, Virginia 1977 & Falls Church, Virginia-Maryland 1988 maps, existing topography, Fairfax County Soils Map, the Fairfax County Resource Protection Area (RPA) map, and aerial photography. A field verification was performed by Jennifer W. Van Houten, PWS, PWD and Joseph N. Carpenter on February 15, 2006.

2. Parcel boundaries were obtained from Fairfax County Digital Data and the site boundary was obtained from Urban Engineering and Associates, Inc.

3. A 2004 Wetland Studies and Solutions, Inc. color infrared aerial photograph was used as a base map for this exhibit.

TABLE 1. VEGETATION COVER TYPES

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE (AC)	COMMENTS
A	Upland Forest	Tulip Tree / Red Maple	Long-term Sub-Climax	Fair	1.18	See Condition Description
B	Bottomland Forest	American Sycamore	Sub-Climax	Fair	0.68	See Condition Description
C	Upland Forest	Northern Red Oak / Mockernut Hickory	Long-term Sub-Climax	Good	8.33	See Condition Description
D	Upland Forest	Tulip Tree / Virginia Pine	Long-term Sub-Climax	Good	1.44	See Condition Description
E	Open Field	Blackberry / Japanese Honeysuckle	Pioneer	Fair	0.41	See Condition Description
F	Old Field	Red Maple / Silky Dogwood	Early Succession	Fair	2.24	See Condition Description
G	Maintained Grasslands	N/A	N/A	Maintained and Mowed	0.40	See Condition Description
H	Open Water	N/A	N/A	N/A	1.70	See Condition Description
I	Developed	N/A	N/A	N/A	0.38	See Condition Description
	TOTAL ACREAGE				24.04	

Condition Description:

A. This area of upland forest is in generally fair condition. The dominant species are tulip tree (*Liriodendron tulipifera*) and red maple (*Acer rubrum*). The understory is of moderate coverage and consists of spicebush (*Lindera benzoin*), black-haw (*Viburnum prunifolium*), and arrow-wood (*Viburnum dentatum*). Large vines of poison ivy (*Toxicodendron radicans*) and Japanese honeysuckle (*Lonicera japonica*) covered some trees. There is a high amount of coarse woody debris and many large dead limbs are present on the trees in the canopy.

B. This area of bottomland forest is in generally fair condition. Trees consist mainly of American sycamore (*Platanus occidentalis*). Other tree species present are American elm (*Ulmus americana*), red maple, and green ash (*Fraxinus pennsylvanica*). The trees are covered with Japanese honeysuckle and poison ivy vines. The understory is sparse in some areas, but where present, is dominated by multiflora rose (*Rosa multiflora*). Portions along the lake and drainage features within the bottomland forest have been stabilized with rip-rap.

C. This area of upland forest is in generally good condition. Trees consist mainly of northern red oak (*Quercus rubra*) and mockernut hickory (*Carya tomentosa*). Other trees present include tulip tree, red maple, and black gum (*Nyssa sylvatica*). The understory is dominated by flowering dogwood (*Cornus florida*), American holly (*Ilex opaca*), and arrow-wood. Trees appear to be in good health with a moderate amount of coarse woody debris present.

D. This area of upland forest, located along the western boundary of the site, is in relatively good condition. Trees consist mainly of tulip tree and Virginia pine (*Pinus virginiana*) with red maple occurring as a sub-dominant. The understory is dominated by black gum and American holly. Patches of common greenbrier (*Smilax rotundifolia*) are also present throughout. Trees appear to be in good health with a low amount of coarse woody debris present.

E. The open field present in the western portion of the site is associated with the utility right-of-way and is occasionally disturbed by mowing/clearing for the power line. Currently, the right-of-way is dominated by blackberry (*Rubus argutus*), poison ivy, Japanese honeysuckle, and common pokeweed (*Phytolacca americana*). Sapling species of American elder (*Sambucus canadensis*) and tree-of-heaven (*Ailanthus altissima*) are also present in some areas.

F. An old field is present in the eastern portion of the site. This area is dominated by silky dogwood (*Cornus amomum*), red maple, and escaped cultivars such as Bradford pear (*Pyrus calleryana*). Cicada damage is evident in many of the pear trees. Seedling species consist of common persimmon (*Diospyros virginiana*) and green ash with herbaceous species of broomsedge (*Andropogon virginicus*), blackberry, Japanese honeysuckle, poison ivy, and tall goldenrod (*Solidago altissima*).

G. Maintained grasslands associated with Fairview Lake are present in the eastern portion of the site. This area is dominated by boxwood shrub species and red maple trees.

H. Portions of Fairview Lake are present in the northeastern portion of the site.

I. Developed areas include a small playground and park in the northeastern portion of the site and two paved entrances along Fairview Park Drive that provide access to the site.

Wetland Studies and Solutions, Inc.
5309 Wellington Branch Drive, Suite 100
Gainesville, Virginia 20155
Phone: 703-679-5600 Fax: 703-679-5601
www.wetlandstudies.com

EXISTING VEGETATION MAP
Prepared For: Rushmark Properties
2900 and 2920 Fairview Park Drive
Fairfax County, Virginia

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No.	DATE	DESCRIPTION	KEY BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
03-05-07
06-15-07

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Annandale, Virginia 22003
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COMMONWEALTH OF VIRGINIA
MATTHEW K. HOBBS
LICENSED PROFESSIONAL ENGINEER
8/10/07

REVISIONS

No.	Date	Description	By	Ap. By

DATE: February 2006 SCALE: 1" = 100'

Horizontal Datum: VCS NAD 83
Vertical Datum: UNK
Boundary and Topo Source:
Urban Engineering - topo & boundary
Fairfax County Digital data

Design	Draft	Approved
JVH	JVH	ABG/MH

Sheet #
1 of 1

Computer File Name:
L:\2202.01\CAD\2202.01EVM.dwg

EXISTING VEGETATION MAP

FAIRVIEW PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. = N/A DATE: MARCH, 2007

SHEET
9
OF
19

FILE No.
DP-1692

FDPA 80-P-073-3-5 LIMITS
T.M. 49-4-((1))-73 AREA= 24.9408 ACRES

Boundary of FDPA 80-P-073-3-2

Capital Beltway I-495

Lee Highway Rt. 29/211

APPROX. 1993 RPA LINE

Boundary of FDPA

Boundary of FDPA 80-P-073-3-2

AREA OF FDPA 80-P-073-3-3 33.90077 ACRES

Boundary of FDPA 80-P-073-3-2

Boundary of FDPA 80-P-073-3-2

Arlington Blvd. Rt. 50 (VARIABLE WIDTH)

FDPA 80-P-073-3-4

T.M. 49-4((1)) 0074-A, 13.78338 AC.

"FOR INFORMATION ONLY"

VICINITY MAP

SCALE 1"= 2000'

TABULATION

NOTES

LEGEND:
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER
PROPOSED SPOT ELEVATION

Application No. 80-P-073-3-5 Sheet 39
APPROVED DEVELOPMENT PLAN
(DP) (SDP) (CDP) (FDPA)
SEE Resolution DATED 7/14/05
Date of (BOS) approval 7/24/05
Sheet 10 of 17

NOT TO SCALE

10/14/2003
9/26/2003
6/18/2003

FINAL DEVELOPMENT PLAN AMENDMENT
FAIRVIEW PARK
FAIRFAX COUNTY, VIRGINIA

NORTHEAST QUADRANT
BUILDINGS A-G

FDPA 80-P-073-3-2

PROVIDENCE DISTRICT

Dewberry & Davis
Architects Engineers Planners Surveyors

Date: REV. 6-14-93
JULY 23, 1990
Scale: NOT TO SCALE
Sheet 1 of 1
File Number M-159-0-2
2 OF 5

OVERALL FINAL DEVELOPMENTAL PLAN AMENDMENT

FAIRVIEW PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I. = N/A DATE: MARCH, 2007

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORSTOHANN
No. 035021
6/15/07
PROFESSIONAL ENGINEER

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PLAN DATE
03-05-07
06-06-07
06-15-07

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

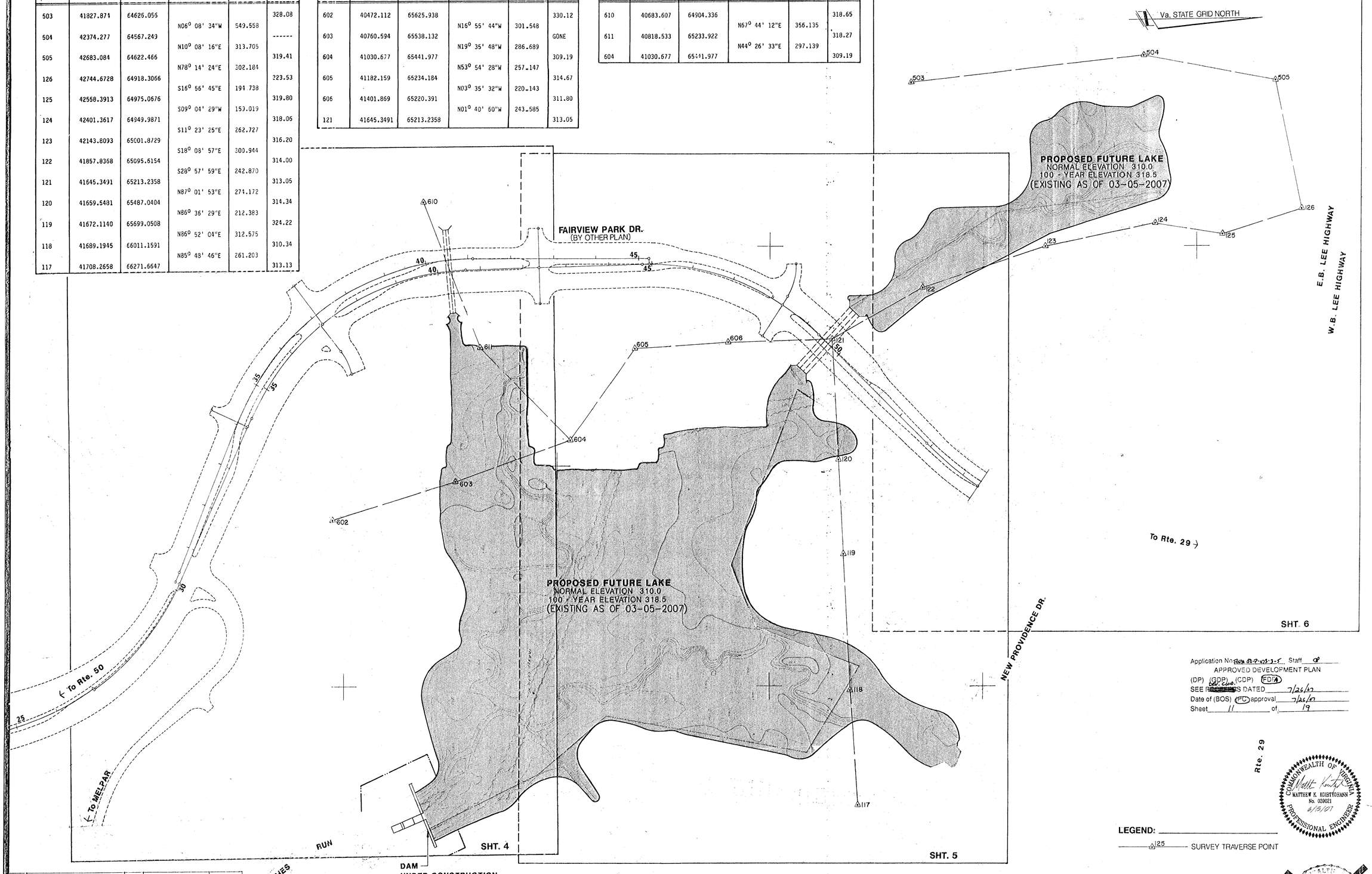
SHEET 10 OF 19
FILE No. DP-1692

SURVEY TRAVERSE DATA

Trav. #	Northing	Easting	Bearing	Distance	Elev.
503	41827.874	64626.056			328.08
			N06° 08' 34"W	549.558	
504	42374.277	64567.249			------
			N10° 08' 16"E	313.705	
505	42683.084	64622.466			319.41
			N78° 14' 24"E	302.184	
126	42744.6728	64918.3066			323.53
			S16° 56' 45"E	194.738	
125	42558.3913	64975.0676			319.80
			S09° 04' 29"W	159.019	
124	42401.3617	64949.9871			318.06
			S11° 23' 25"E	262.727	
123	42143.8093	65001.8729			316.20
			S18° 03' 57"E	300.944	
122	41857.8368	65095.6154			314.00
			S28° 57' 59"E	242.870	
121	41645.3491	65213.2358			313.05
			N87° 01' 53"E	274.172	
120	41659.5481	65487.0404			314.34
			N86° 36' 29"E	212.383	
119	41672.1140	65699.0508			324.22
			N86° 52' 04"E	312.575	
118	41689.1945	66011.1591			310.34
			N85° 48' 46"E	261.203	
117	41708.2658	66271.6647			313.13

Trav. #	Northing	Easting	Bearing	Distance	Elev.
602	40472.112	65625.938			330.12
			N16° 55' 44"W	301.548	
603	40760.594	65538.132			GONE
			N19° 35' 48"W	286.689	
604	41030.677	65441.977			309.19
			N53° 54' 28"W	257.147	
605	41182.159	65234.184			314.67
			N03° 35' 32"W	220.143	
606	41401.869	65220.391			311.80
			N01° 40' 50"W	243.585	
121	41645.3491	65213.2358			313.05

Trav. #	Northing	Easting	Bearing	Distance	Elev.
610	40683.607	64904.336			318.65
			N67° 44' 12"E	356.135	
611	40818.533	65233.922			318.27
			N44° 26' 33"E	297.139	
604	41030.677	65441.977			309.19



Application No. ~~FDP 88-P-073-2-5~~, Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE R~~EVISIONS~~ DATED 7/26/07
Date of (BOS) (PC) approval 7/26/07
Sheet 11 of 19

MATTHEW K. KOISTYOHANN
No. 039021
6/15/07
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

LEGEND:

△125 SURVEY TRAVERSE POINT

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1	Lake Grading Revision			

—REVISION APPROVED BY:

FOR INFORMATION PURPOSES ONLY

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

Lake at Holmes Run

GEOMETERIC PLAN AND SHEET LAYOUT

FAIRVIEW PARK

Park West / Fairview Associates

Providence District

Fairfax Co., Virginia

Scale 1" = 100'

Sheet 11 OF 19

Date 06/15/07

File Number 1692

M:\Jobs\Fairview Park\2900 Fairview Park\FDPA1692-SWM.dwg, 6/15/2007 11:17:30 AM

CONDENSED DRAINAGE ANALYSIS

CONDENSED DRAINAGE ANALYSIS
(ONSITE ONLY)

Lake at Holmes Run	5000-SP-
Site Name	County Plan Number

Drainage Shed(s) Holmes Run Site Area 0 Impervious Acre(s)

*Pre-Development Peak Runoff 73.76 Cubic Feet/Second (cfs)
(10-Year, 2-Hour Storm = Q_{10})

*Post-Development Peak Runoff 73.76 Cubic Feet/Second (cfs)
(10-Year, 2-Hour Storm = Q_{10}) [Without Detention]

Post-Development Peak Runoff 73.76 Cubic Feet/Second (cfs)
(10-Year, 2-Hour Storm = Q_{10}) [After Detention - if Applicable]

**Pre-Development Volume Runoff 1.25 Acre Feet (Ac. Ft.)
(2-Year, 2-Hour Storm = V_p)

Post-Development Volume Runoff 1.25 Acre Feet (Ac. Ft.)
(2-Year, 2-Hour Storm = V_d)

Any Runoff Increase:
*Peak Runoff (Q_{10}) 0** cfs
Volume Runoff ($\Delta v = V_d - V_p$) 0 Ac. Ft.

Prepared By: R. Groh Date: 6/7/85 Phone: 849-0424

County Plan Reviewer: ______________

** In accordance with lake construction agreement between developer and Fairfax County dated January 14, 1983, all stormwater management requirements and pro-rata share assessments that have been or may in the future be assessed have been satisfied by the execution of the lake maintenance and construction agreements. Copies of these agreements have been submitted separately D.B. 7530, Pages 1332 and 1335)

* Temporary detention proposed above triple box culvert adequately provides detention until Reservoir 2A by Fairfax County is substantially complete. (See Fairfax County Plan 5000-SD-01 for computations).

Pre Development

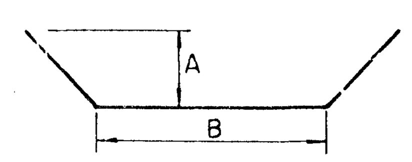
A = 41.63 Ac
C = .20
t_c = 10 min.

Q_{10} = .30(5.92)41.53 = 73.76 cfs
Vol_2 = .20(41.53).15 = 1.25 Ac.-ft.

Post Development

Q_{10} = .30(5.92)41.53 = 73.76 cfs
Vol_2 = .20(41.53).15 - 1.25 Ac-ft

STRUCTURE NUMBER OR CROSS SECTION DESIGNATION	TYPE OF DITCH LINING	"A" FEET	"B" FEET	SLOPE %	"Q" CAP CFS	"Q" ACTUAL CFS 2-YR	VEL FPS	N
A*	Rip-Rap	2	4	20.00	350	90.55	15.1	.035
B*	Rip-Rap	2.5	20	3.33	877	427	9.4	.04



Q_A = CIA

C = .70 t_c = 10 min.
I_2 = 4.60 A = 28.12 Ac
Q_2 = .70(4.60)28.12
= 90.55 cfs

Q_B is taken from the Fairfax County MITCAT 2-YR, 2-Hr storm.

* REFER TO CHANNEL DETAILS FOR CONSTRUCTION INFORMATION.

⚠	Revised Computations		
NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

—REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

FLOOD ROUTING SUMMARY OF RESERVOIR 2-A

[illegible computer printout]

ELEVATION	310.00	311.00	312.00	313.00	314.00	315.00	316.00	317.00	318.00	318.50
DISCHARGE	0.	46.	131.	240.	368.	510.	661.	821.	987.	1308.
	2181.	3430.	4997.	6840.	8940.	11284.				
ELEVATION	310.00	311.00	312.00	313.00	314.00	315.00	316.00	317.00	318.00	319.00
	320.00	321.00	322.00	323.00	324.00	325.00				

COMPUTED STORAGE-OUTFLOW-ELEVATION DATA

STORAGE	0.00	20.46	40.92	64.47	88.01	115.67	143.34	175.72	208.10	226.12
OUTFLOW	0.00	16.00	131.00	240.00	368.00	510.00	661.00	821.00	987.00	1147.50
ELEVATION	310.00	311.00	312.00	313.00	314.00	315.00	316.00	317.00	318.00	318.50
STORAGE	244.14	280.18	316.22	352.26	388.30	424.34	460.38			
OUTFLOW	1308.00	2181.00	3430.00	4997.00	6840.00	8940.00	11284.00			
ELEVATION	319.00	320.00	321.00	322.00	323.00	324.00	325.00			

AT STATION OUTFL
FOR PLAN 1, RATIO = 1.00

PEAK FLOW (CFS)	TIME (HR)		6-HR	24-HR	72-HR	4.08-HR
977.	2.25	(CFS)	664.	664.	664.	664.
		(INCHES)	1.372	1.372	1.372	1.372
		(AC-FT)	224.	224.	224.	224.

PEAK STORAGE (AC-FT)	TIME (HR)	6-HR	24-HR	72-HR	4.08-HR
206.	2.25	144.	144.	144.	144.

PEAK STAGE (FEET)	TIME (HR)	6-HR	24-HR	72-HR	4.08-HR
317.94	2.25	315.78	315.78	315.78	315.78

CUMULATIVE AREA = 1.06 SQ MI

NOTES:

1. Source Of Inflow Hydrographs Is Fairfax County, Department Of Public Works (MIT-CAT). Stage-Discharge Curve Is Gannet, Flemin, Corrdry And Carpenter's Final Design Computations For Reservoir 2A, Provided By Fairfax County, Department Of Public Works.

2. Detailed Hydrologic And Hydraulic Computations Have Been Submitted Separately (See Letter And Computations Dated February 20, 1986).

3. Stage-Storage Curve Used In Flood Routings Is Based On Lake Grading Shown Hereon (Revised February 20, 1986).

FOR INFORMATION PURPOSES ONLY

Application No. FDPA 88-P-073-3-5 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE DEV. COND. DATED 7/26/07
Date of (BOS) (PC) approval 7/26/07
Sheet 12 of 19

SEEDING DATA

Seeding Designation	Seeding Mixture	Rate/Acre	Dates	Remarks
A(2)	Tall Fescue - 90% Kentucky Bluegrass - 10%	250 lbs.	March 1-April 15 Aug 1-Oct. 15	
B(2)	Tall Fescue - 50% Sericea Lespedeza - 30% Annual Ryegrass - 20%	70 lbs.	March 1-May 1 Aug. 1-Oct. 15	
	Tall Fescue - 60% Sericea Lespedeza - 36% Weeping Lovegrass - 4%	58 lbs.	May 1-Aug. 1	
C(2)	Tall Fescue - 65% Korean Lespedeza - 20% Annual Ryegrass - 15% Redtop - 5%	80 lbs.	March 1-May 1 Aug. 1-Oct. 15	
	Tall Fescue - 70% Annual Lespedezas - 16% Weedping Lovegrass - 2% Redtop - 4%	74 lbs.	May 1-Aug. 1	
D(3)	Rye - 89% Korean Lespedeza - 11%	95 lbs	Feb. 15-April 30	A 100% mixture of Rye may be used at a rate of 170 lbs/acre or a 100% mixture of Korean Lespedeza at 20 lbs./acre
E(3)	Rye - 92% Crimson Clover - 8%	92.5 lbs.	Sept. 1-Nov. 15	A 100% mixture of Rye may be used at a rate of 170 lbs./acre or a 100% mixture of Crimson Clover at 15 lbs./acre.
F(3)	Weeping Lovegrass - 100%	3 lbs	May 1-Sept. 1	

(1) Contractor may use substitute seed mixtures from those shown on these plans subject to approval from the Engineer.

(2) Seeding will be performed in accordance with section 1.66 of the Virginia Erosion And Sediment Control Handbook.

(3) Seeding will be performed in accordance with section 1.65 of the Virginia Erosion And Sediment Control Handbook.

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES NARRATIVE

STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ARE PROVIDED FOR THIS PROPERTY BY A SERIES OF EXISTING ONSITE PONDS AS SHOWN ON THE APPROVED FAIRFAX COUNTY PLAN #5000-SP-20, ENTITLED "LAKE AT HOLMES RUN," PREPARED BY DEWBERRY & DAVIS. THE AREAS AND STORAGE VOLUMES NECESSARY FOR SWM AND BMP PURPOSES AREA AS CURRENTLY CONSTRUCTED AND SHOWN ON PLAN # 5000-SP-020 (PROJECT COMPLETED ON SEPTEMBER 3, 1992). FOR INFORMATION PURPOSES, SHEETS #8-10 OF THIS APPLICATION ARE REFERENCED FROM APPROVED PLAN #5000-SP-16 AND #5000-SP-20 TO DEMONSTRATE THAT THE EXISTING FACILITIES SERVE THIS DEVELOPMENT. SHEET #9 IS PROVIDED TO SHOW THE PONDS LOCATIONS IN PLAN VIEW. SHEETS #10 AND 11 ARE INCLUDED TO SHOW THAT THE EXISTING FACILITIES WERE DESIGNED TO ACCOMMODATE SWM FOR USES CONSISTENT WITH THIS APPLICATION. SHEET #10 IS INCLUDED TO SHOW THAT THE EXISTING FACILITIES WERE DESIGNED TO ACCOMMODATE BMP FOR USES CONSISTENT WITH THIS APPLICATION. THEREFORE, THERE ARE NO ADDITIONAL SWM OR BMP REQUIREMENTS FOR THIS PLAN.

AS CAN BE SEEN IN THE DESIGN DATA REFERENCED ABOVE, THE DESIGN CALCULATIONS CONTEMPLATED A LEVEL OF DEVELOPMENT FOR THE SUBJECT SITE WITH IMPACTS EXCEEDING THOSE PROPOSED WITH THIS PLAN. THE BMP ANALYSIS BELOW VERIFIES THAT EXISTING FAIRVIEW LAKE PROVIDES THE BMP MEASURES REQUIRED FOR THIS DEVELOPMENT. THE APPLICANT SHALL IMPLEMENT A RAIN GARDEN, AS SHOWN ON SHEET #5, TO PROVIDE BMP MEASURES ABOVE AND BEYOND THE MINIMUM REQUIREMENTS.

OUTFALL NARRATIVE

THIS SITE DRAINS NORTH TO SOUTH TO THE EXISTING ONSITE WET POND. A PRELIMINARY LAYOUT OF THE ON-SITE STORM DRAINAGE INLETS AND PIPES IS SHOWN ON SHEET #3-4. THE CHARACTERISTICS OF THE EXISTING FACILITY ARE PROVIDED IN THE CHECKLIST ON SHEET #11. RUNOFF IS THEN CONVEYED THROUGH A PROPOSED CLOSED CONDUIT SYSTEM OF PIPES. THIS OUTFALLS TO AN OPEN CHANNEL SWALE THAT LEADS TO AN EXISTING CULVERT. THIS CULVERT DRAINS INTO THE EXISTING WET POND. THIS IS THE ONLY SITE OUTFALL. THE EXISTING POND FUNCTIONS TO PROVIDE SWM AND BMP FOR A 919.34 AC. DRAINAGE SHED. THIS, AN ADEQUATE OUTFALL IS PROVIDED TO A POINT WHERE THE TOTAL DRAINAGE SHED EXCEEDS 1 SQUARE MILE. AS SHOWN ON THIS SHEET, THE CROSS-SECTION VERIFIES THE ADEQUACY OF THE EXISTING CHANNEL IMMEDIATELY DOWNSTREAM OF THE EXISTING FACILITIES. THE CHANNEL ENTERS HOLMES RUN, IN THE CAMERON RUN WATERSHED AFTER LEAVING THE EXISTING POND. HOLMES RUN CONTINUES TO LAKE BARCROFT. IT IS THE OPINION OF URBAN ENGINEERING THAT AN ADEQUATE OUTFALL IS PROVIDED. FURTHER, THE ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED WITH THE FINAL SITE PLAN.

BMP ANALYSIS FOR FAIRVIEW LAKE STORMWATER MANAGEMENT FACILITY

1. If V_B / V_R is greater than or equal to 4.0, the facility serves as a BMP pond (per "Northern Virginia BMP Handbook").
   V_B = Volume of storage at permanent water surface elevation
   V_R = Mean rainfall exit runoff volume = D.A.x C x .4/12(ac.ft.)
   D.A. = Drainage area
   C = Runoff Coefficient
2. V_B = 26.57 ac-ft.
   (Source: Plans for "Lake at Holmes Run"
   Fairfax County Plan #5000-SP-16 prepared by Dewberry and Davis)
3. V_R = 3.9 ac-ft
   D.A. = 155 ac (Fairview Park CDP Area)
   C = .75
4. V_B / V_R = 6.8 > 4.0, Therefore, this facility serves as a BMP pond because if provides 50% removal.

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
6/15/07
PROFESSIONAL ENGINEER

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

Lake at Holmes Run
COMPUTATIONS

FAIRVIEW PARK
Park West / Fairview Associates
Fairfax Co., Virginia Providence District

Scale
Sheet 12 OF 19
Date 06/15/07
File Number DP-1692

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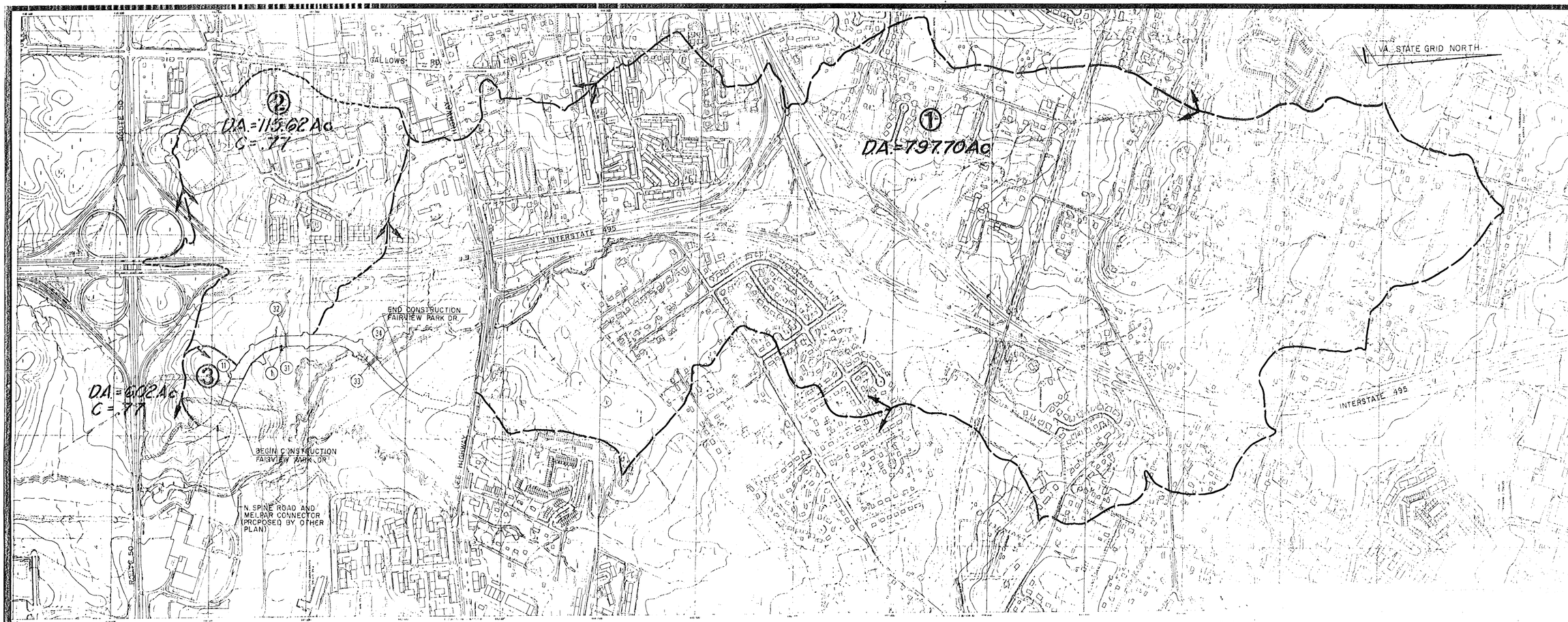

HYDROLOGIC COMPUTATIONS

BASIN 1

Drainage Area = 797.70 Ac.

= 1.25 mi^2

Use the Anderson Formula

$Q = 230KRA\ x_T^{-0.48}$

Determine K -
% Impervious Area (I)

Industrial and Commercial	55.33 ac.	@ .90 =	49.80
I-495 R.O.W.	202.42 Ac.	@ .50 =	101.21
20 + DU/Ac.	32.96 Ac.	@ .75 =	24.72
5 - 8 DU/Ac.	16.58 Ac.	@ .35 =	5.78
3 - 4 DU/Ac.	490.41 Ac.	@ .30 =	147.12
	797.70		328.63

$I = \frac{328.63}{797.70} = .41 = 41\%$

$K = 1.00 + .015\ (I)$
$K = 1.00 + .015\ (41) = 1.62$

From the Fairfax Public Facilities Manual (FPFM) Appendix A6-23

$R_{100} = 3.3$

$R_{10} = 1.75$

$R_2 = 1.0$

DA >1 mi^2 x = .82

Compute Lag Time (T)

$T = \left(\frac{L}{\sqrt{S}}\right)^{.2}$

$S = \frac{457 - 322}{1.87} = 72.19$ ft/mi

L = 2.49 mi.

$\left(\frac{L}{\sqrt{S}}\right) = \left(\frac{2.49}{\sqrt{72.19}}\right) = .29$

From FPFM (A6-24): T = .5 hours
assuming tribs are sewered and main channel is natural.

$Q_2 = 230\ (1.62)\ 1.0\ (1.25)^{.82} \times .5^{-.48}$
$Q_2 = 624$ cfs

$Q_{10} = 230\ (1.62)\ 1.75\ (1.25)^{.82} \times .5^{-.48}$
$Q_{10} = 1092$ cfs

$Q_{100} = 230\ (1.62)\ 3.3\ (1.25)^{.82} \times .5^{-.48}$
$Q_{100} = 2059$ cfs

BASIN 2

Drainage Area = 115.62 Ac.
Use the rational method:

Compute C -

Industrial	65.39 Ac.	@ .85 =	55.58
Commercial	13.39 Ac.	@ .85 =	11.38
20 + DU/Ac.	12.03 Ac.	@ .70 =	8.42
I-495 R.O.W.	16.87 Ac.	@ .60 =	10.12
3 - 4 DU/Ac.	7.94 Ac.	@ .45 =	3.57
	115.62 Ac.		89.07

$C = \frac{89.07}{115.62} = .77$

t_c -

L = 3480 ft.
Vertical drop = 75 ft.
t_c = 18 min.

I_{100} = 6.5 in./hour (2 hour storm)

Q = CIA

Q_{100} = 579 cfs

I_2 = 3.2 in/hr. Q_2 = 285 cfs

I_{10} = 4.7 in/hr Q_{10} = 418 cfs

I_{25} = 5.5 in/hr Q_{25} = 490 cfs

BASIN 3

Drainage Area - 6.08 Ac.

C = .78 (Post Development Conditions)

L = 600 ft.
Vertical drop = 36' t_c = 3 min.

Use t_c = 5 min.

I_{100} = 9.84 in/hr.

Q_{100} = CIA

= (.77)(9.84)(6.02)

= 46.1 cfs

I_{10} = 7.27 in/hr., Q_{10} = 34.2 cfs

I_2 = 5.74 in/hr., Q_2 = 27.0 cfs

Application No. [redacted] Staff ✓
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (SDP)
SEE [redacted] DATED 7/26/07
Date of (BOS) (PC) approval 7/26/07
Sheet 13 of 19

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOERTTOHANN
No. 030021
6/15/07
PROFESSIONAL ENGINEER

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 11-15.

☑ 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)
WET POND	89	66	155	822,338.75	1,157,370	310'
[illegible]						
					Totals	

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 4-5. Pond inlet and outlet pipe systems are shown on Sheet 12.

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 14. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 14-16.

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 12.

☑ 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 13.

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 12.

☑ 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 14-16.

☐ 11. A submission waiver is requested for N/A.

☐ 12. Stormwater management is not required because N/A

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

—REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

Designed By BT
Drawn By JAS
Checked By KT

FOR INFORMATION PURPOSES ONLY

DP-1692

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

Fairview Park Drive

CULVERT HYDROLOGY

FAIRVIEW PARK
Park West / Fairview Associates
Fairfax Co., Virginia
Providence District

Scale

Sheet 13 OF 19

Date 06/15/07

File Number

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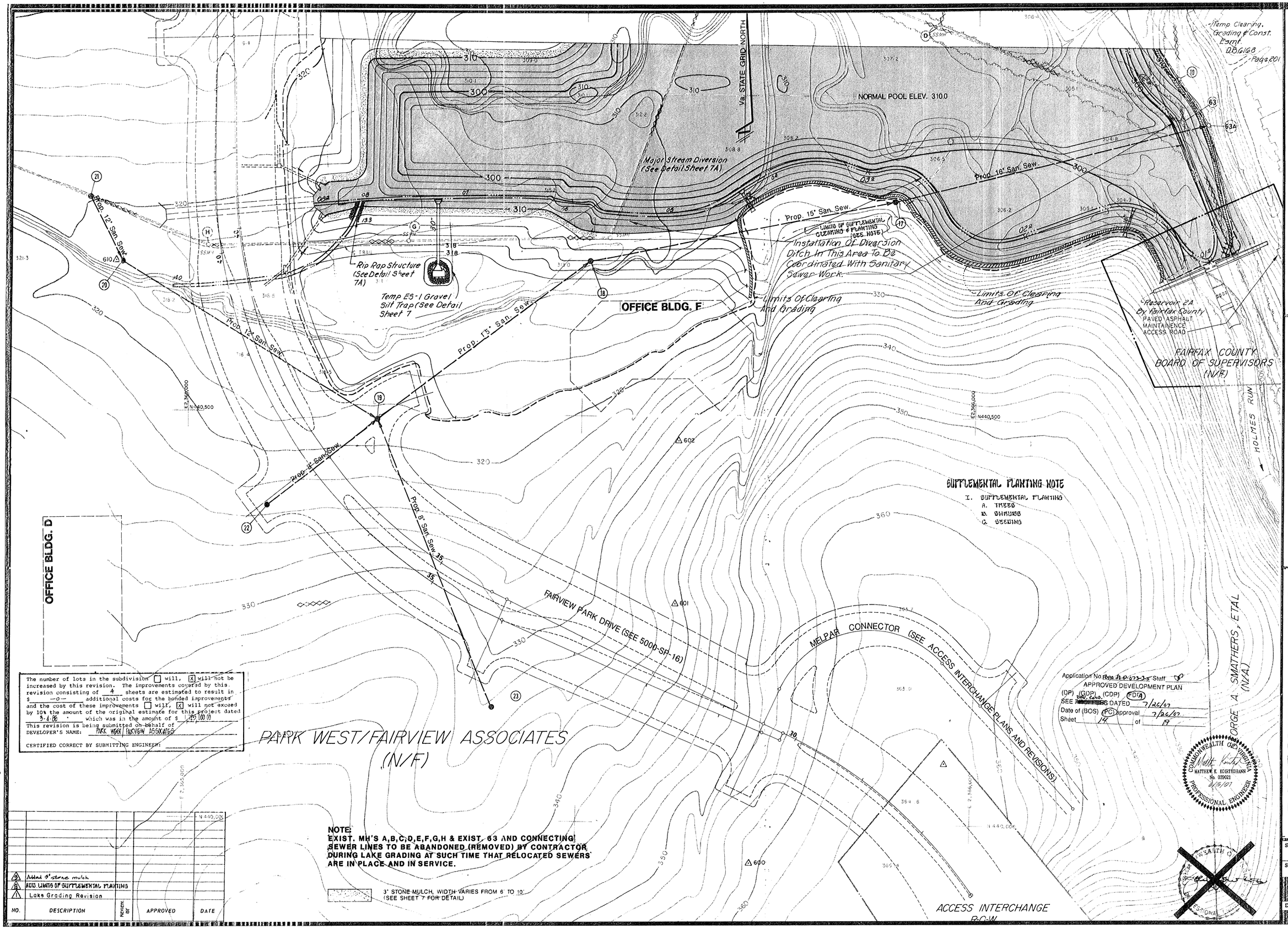

SUPPLEMENTAL PLANTING NOTE

I. SUPPLEMENTAL PLANTING
A. TREES
B. SHRUBS
C. SEEDING

The number of lots in the subdivision ☐ will, ☒ will not be increased by this revision. The improvements covered by this revision consisting of 4 sheets are estimated to result in $ —0— additional costs for the bonded improvements and the cost of these improvements ☐ will, ☒ will not exceed by 10% the amount of the original estimate for this project dated 3-4-06 which was in the amount of $ 1,125,000.00

This revision is being submitted on behalf of DEVELOPER'S NAME: PARK WEST/FAIRVIEW ASSOCIATES

CERTIFIED CORRECT BY SUBMITTING ENGINEER: _____

NO.	DESCRIPTION	REVISION BY	APPROVED	DATE
3	Add 3" stone mulch			
2	ADD LIMITS OF SUPPLEMENTAL PLANTING			
1	Lake Grading Revision			

NOTE:
EXIST. MH'S A,B,C,D,E,F,G,H & EXIST. 63 AND CONNECTING SEWER LINES TO BE ABANDONED (REMOVED) BY CONTRACTOR DURING LAKE GRADING AT SUCH TIME THAT RELOCATED SEWERS ARE IN PLACE AND IN SERVICE.

3" STONE MULCH, WIDTH VARIES FROM 6' TO 10' (SEE SHEET 7 FOR DETAIL)

Application No. ~~FDP 91-P-072-3~~ Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE ~~PROFILES~~ DATED 7/26/07
Date of (BOS) (PC) approval 7/26/07
Sheet 14 of 19

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTOHANN
No. 039021
6/15/07
PROFESSIONAL ENGINEER

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

Lake at Holmes Run

GRADING PLAN

FAIRVIEW PARK
Park West / Fairview Associates
Providence District
Fairfax Co., Virginia

Scale 1" = 50'
Sheet 14 OF 19
Date 06/15/07

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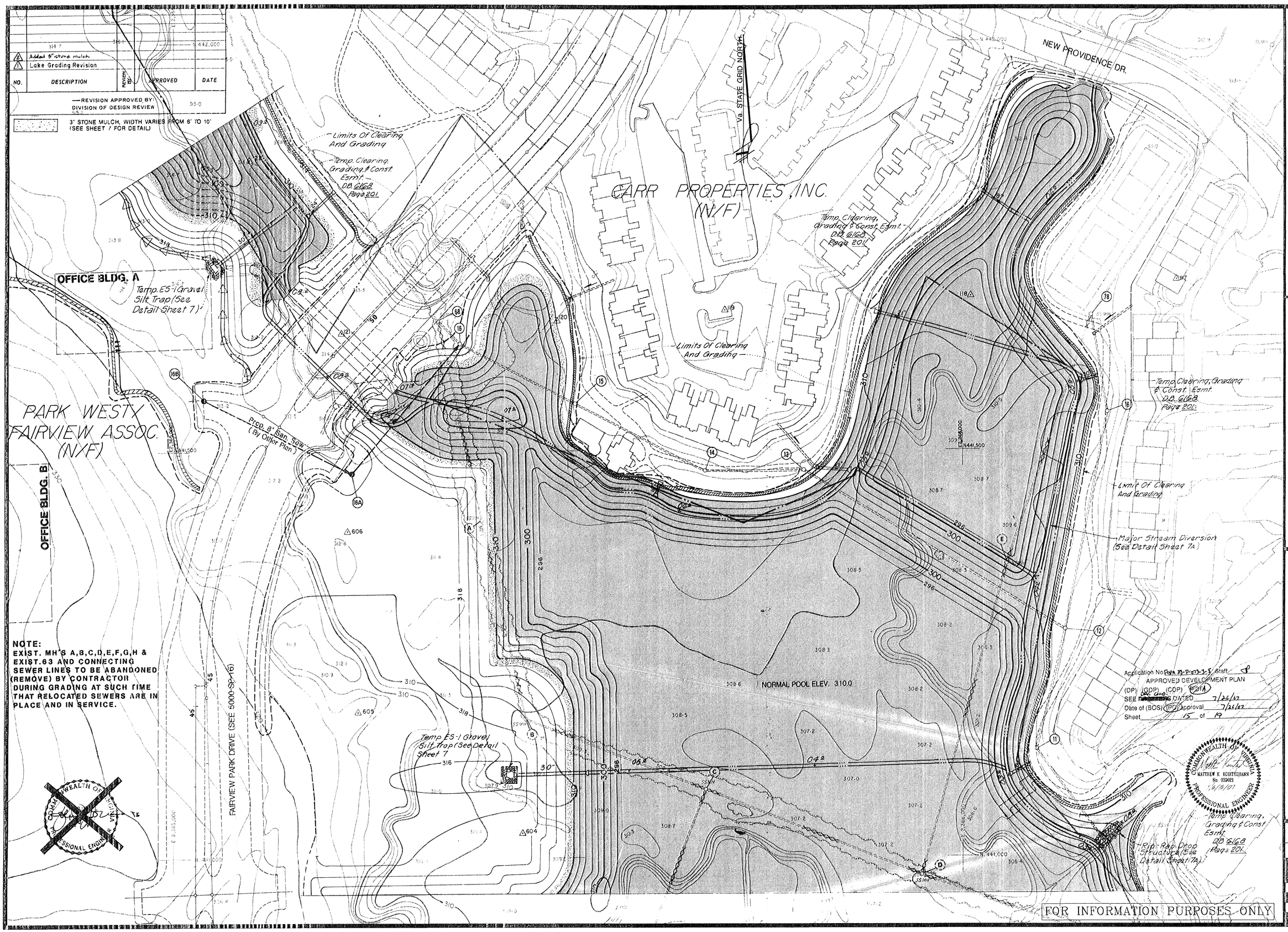
NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
2	Added 9" stone mulch			
1	Lake Grading Revision			

— REVISION APPROVED BY: DIVISION OF DESIGN REVIEW

3" STONE MULCH, WIDTH VARIES FROM 6' TO 10' (SEE SHEET 7 FOR DETAIL)



NOTE:
EXIST. MH'S A,B,C,D,E,F,G,H & EXIST.63 AND CONNECTING SEWER LINES TO BE ABANDONED (REMOVE) BY CONTRACTOR DURING GRADING AT SUCH TIME THAT RELOCATED SEWERS ARE IN PLACE AND IN SERVICE.

COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER

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

FAIRVIEW PARK

Park West / Fairview Associates

Providence District

Fairfax Co., Virginia

Lake at Holmes Run

GRADING PLAN

Scale	1" = 50'
Sheet	15 OF 19
Date	06/15/07
File Number	FP-1692

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W.B. LEE HIGHWAY
Rte. 29
E.B. LEE HIGHWAY

VA. STATE GRID NORTH

EX. TWIN 9'x9' BOX CULVERT
= 0+00 ℄ CHANNEL
BEGIN CHANNEL

0+65 ℄ CHANNEL
BEGIN TRANSITION

0+80 ℄ CHANNEL
END TRANSITION

2+00 ℄ CHANNEL
TIE INTO CHANNEL OUTFALL
END CHANNEL

GRADE CHANNEL
AS PER DETAILS SHEET 7

See Channel
Detail B sheet 7

PARK WEST/FAIRVIEW
ASSOCIATES
(N/F)

Channel Outfall
See Detail Sht 7A

Limits Of
Clearing And
Grading

CARR PROPERTIES, INC.
(N/F)

NORMAL POOL ELEV. 310.0

See Channel
Detail A

Temporary Clearing,
Grading & Const. Esmt.
D.B. 6168
Page 201

Limits Of Clearing
And Grading

Major Stream Diversion
(See Detail Sheet 7A)

FAIRVIEW PARK DRIVE (SEE 5000-SP-16)

NEW PROVIDENCE DR.

HIGH
TENSION
TOWER

REVISION 3

3	2		
2	0		
1	3/13/86	1,200,000.00	
		PARKWEST/FAIRVIEW ASSOCIATES	

I HEREBY CERTIFY THAT NO OTHER REVISIONS HAVE BEEN MADE ON THESE PLANS EXCEPT THOSE PREVIOUSLY APPROVED.

3" STONE MULCH, WIDTH VARIES FROM 6' TO 10'
(SEE SHEET 7 FOR DETAIL)

NO.	DESCRIPTION	REVISION BY	APPROVED	DATE
3	Added Dry Rip-rap at CHANNEL			
2	Added 3" stone mulch			
1	Added Channel Detail			

—REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

Application No. ~~FDP 90-P-003-2~~ Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE ~~PRA GRAD~~ PLAN DATED 7/26/07
Date of (BOS) (PC) approval 7/26/07
Sheet 16 of 19

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOERTGHANN
No. 039021
PROFESSIONAL ENGINEER
6/15/07

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

FOR INFORMATION PURPOSES ONLY

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

Lake at Holmes Run
GRADING PLAN

FAIRVIEW PARK
Park West / Fairview Associates
Fairfax Co., Virginia
Providence District

Scale 1" = 50'
Sheet 16 OF 19
Date 06/15/07
File Number FP-1692

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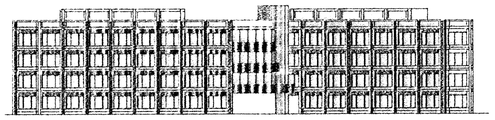
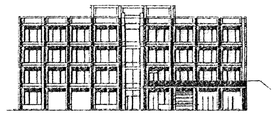
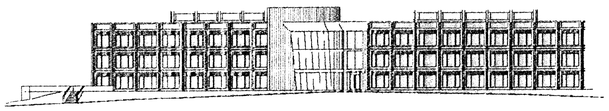


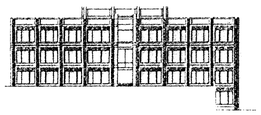
EAST ELEVATION



NORTH ELEVATION

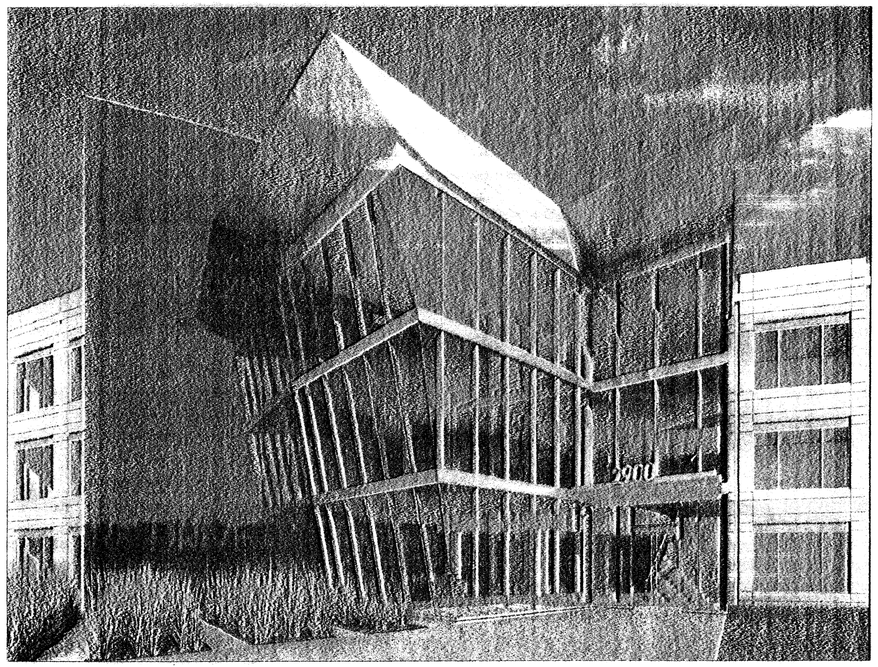


WEST ELEVATION



SOUTH ELEVATION

2900 FAIRVIEW PARK DRIVE
PRELIMINARY ELEVATIONS - CONCEPT DESIGN



2900 FAIRVIEW PARK DRIVE
PRELIMINARY RENDERING - CONCEPT DESIGN

Application No. ~~FDP 00-P-072-2-5~~ Staff ___
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE ~~PLANS~~ REV. CHNG. DATED 7/26/07
Date of (BOS) (PC) approval 7/26/07
Sheet 17 of 19

2900 BUILDING IMAGES

MARCH 5, 2007
SCALE: 1"=40'-0"

2900 Fairview L.L.C.
OWNER

2900 & 2920 FAIRVIEW PARK DRIVE

FALLS CHURCH, VA

ARCHITECT NORITAKE associates

FOR INFORMATION PURPOSES ONLY!

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
03-05-07
06-15-07

urban
Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel 703-642-8080
Fax 703-642-5274
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
MATTHEW K. SOLOVYOVSKY
No. 020202
4/19/07
LICENSED PROFESSIONAL ENGINEER

2900 ELEVATION PLAN

FAIRVIEW PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED: C.L. = N/A DATE: MARCH, 2007

SHEET 17 OF 19

FILE No. DP-1692

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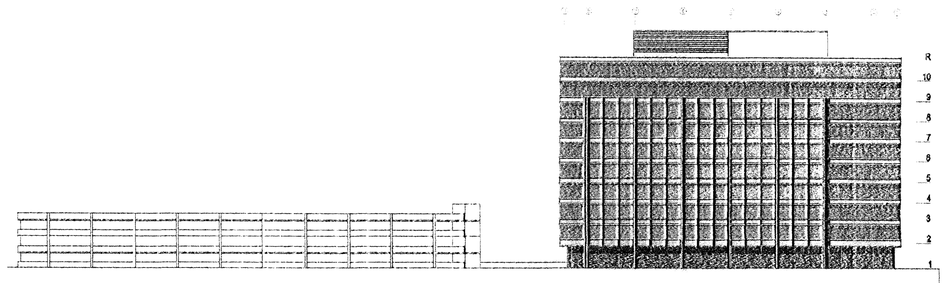
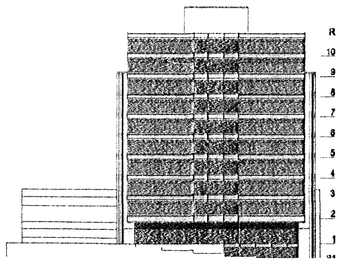
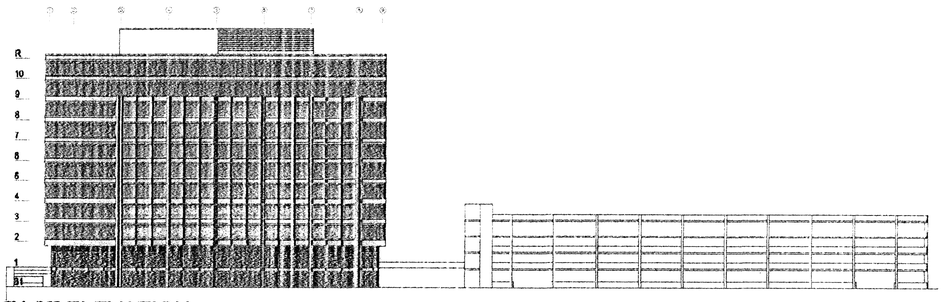


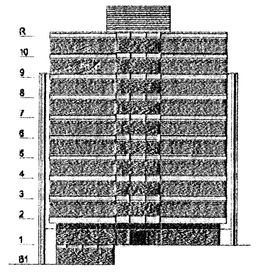
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

2920 FAIRVIEW PARK DRIVE
PRELIMINARY ELEVATION - CONCEPT DESIGN

2920 FAIRVIEW PARK DRIVE
PRELIMINARY RENDERING - CONCEPT DESIGN

Application No. ~~FDPA 88-P-077-3~~ Staff S
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE ~~[illegible]~~ DEV. CONS DATED 7/26/07
Date of (BOS) (PC) approval 7/26/07
Sheet 18 of 19

2920 BUILDING IMAGES

MARCH 5, 2007
SCALE: 1"=40'-0"

2900 Fairview L.L.C.
OWNER

2900 & 2920 FAIRVIEW PARK DRIVE

FALLS CHURCH, VA

ARCHITECT NORITAKE associates

FOR INFORMATION PURPOSES ONLY!

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
03-05-07
06-15-07

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
703.642.8100
Fax 703.642.9251
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
WALTER L. SCHUTTLEMAN
No. 03662
PROFESSIONAL ENGINEER
8/19/01

2920 ELEVATIONS

FAIRVIEW PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
C.I. = N/A
DATE: MARCH, 2007

SHEET
18
OF
19

FILE No.
DP-1692

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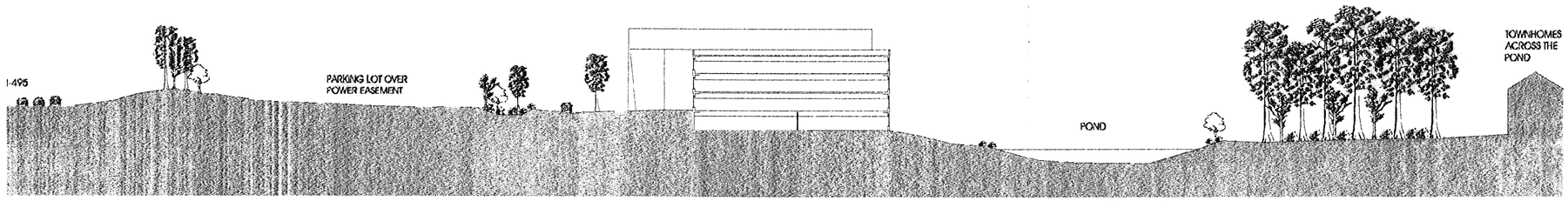
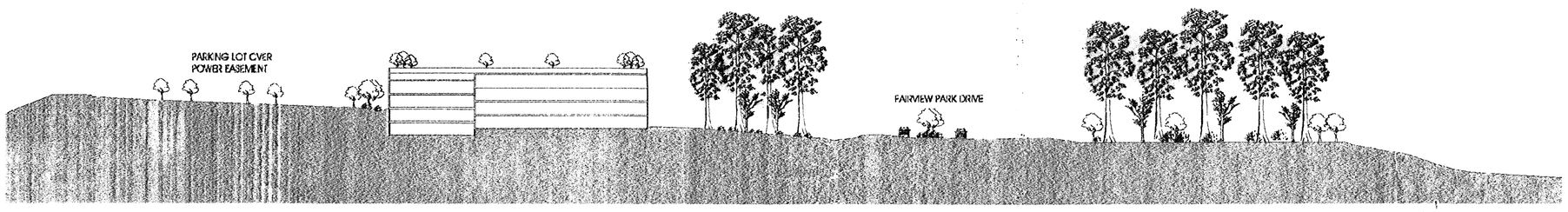
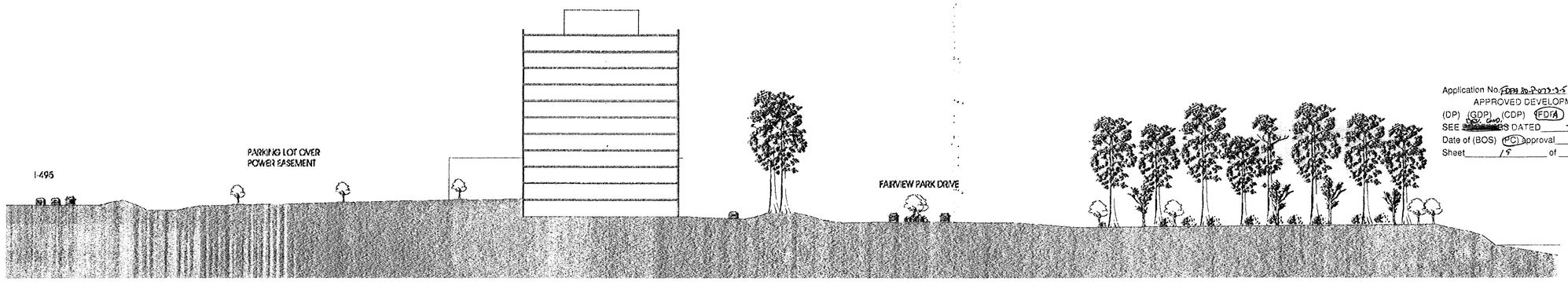


SECTION THROUGH 2900 OFFICE BUILDING & POND



SECTION THROUGH 2920 GARAGE



SECTION THROUGH 2920 OFFICE BUILDING

Application No. ~~FDP 86-P-073-3-5~~ Staff CP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE [redacted]S DATED 7/26/07
Date of (BOS) (PC) approval 7/26/07
Sheet 19 of 19

SITE SECTIONS

MARCH 5, 2007
SCALE: 1"=40'

2900 Fairview L.L.C.
OWNER

2900 & 2920 FAIRVIEW PARK DRIVE

FALLS CHURCH, VA

ARCHITECT NORITAKE associates

FOR INFORMATION PURPOSES ONLY!

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
03-05-07
06-15-07

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
Fax. 703.642.8251
www.urban-ltd.com
Planners · Engineers · Landscape Architects · Land Surveyors

COMMONWEALTH OF VIRGINIA
MATTHEW R. KIDDER
No. 30662
8/15/07
PROFESSIONAL ENGINEER

2920 AND 2900 SECTIONS

FAIRVIEW PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: MARCH, 2007
C.I. = N/A
SCALE: N/A

SHEET
19
OF
19

FILE No.
DP-1692

M:\Jobs\Fairview Park\2900 Fairview Park\FDPA16\02-ARCH.dwg, 8/15/2007 11:10:59 AM