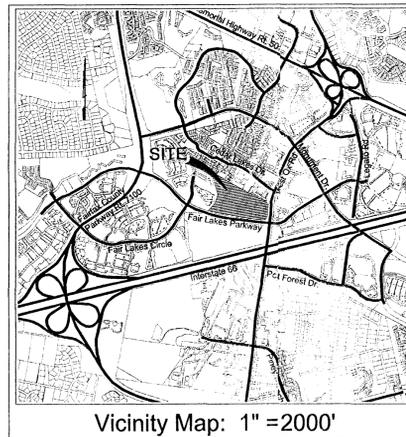


# RCV / FAIR LAKES LAND BAY VI-E

Springfield District Fairfax County, Virginia

## Final Development Plan Amendment FDPA 82-P-069-5-2



APPLICANT:  
RCV REAL ESTATE  
P.O. BOX 1161  
GREAT FALLS, VA 22066

FDPA  
Application No. 82-P-069-5-2 Staff: C. Lee  
APPROVED DEVELOPMENT PLAN  
(DP), (GDR), (CDP), (FDPA)  
SEE PROPOSAL DATED 10-3-2006  
Date of (BOS) (PC) approval 10-4-2006  
Sheet 1 of 4



Rev. Sept. 11, 2006  
Rev. August 4, 2006  
Rev. July 10, 2006  
May 4, 2006

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- 3. FINAL DEVELOPMENT PLAN AMENDMENT
- 4. DETAILS

FINAL DEVELOPMENT PLAN AMENDMENT  
FDPA 82-P-069-5-2

SUBMISSION DATE

RECEIVED  
Department of Planning & Zoning  
SEP 11 2006  
Zoning Evaluation Division

M-10571



KEY PLAN

SCALE

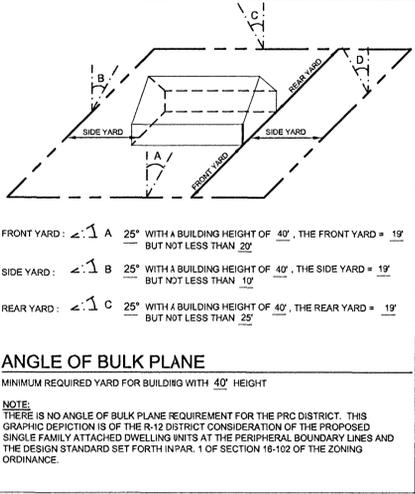
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REVISIONS

NO.	DATE	BY	DESCRIPTION

RCV / FAIR LAKES  
LAND BAY VI-E  
FINAL DEVELOPMENT  
PLAN AMENDMENT  
NOTES AND  
TABULATION

PROJECT NO. M-10571



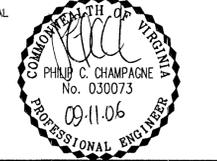
**NOTES**

- THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 56-1 (B) 2. IT CONSISTS OF 20.9 ACRES AND IS ZONED PDC WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 2, 1984 WHEN IT APPROVED THE LARGER LAND AREA OF RZ 82-P-069 FOR FAIR LAKES. THE SITE IS THE LOCATION OF THE EXISTING APARTMENTS - THE OAKS AT FAIR LAKES.
- IT IS TO BE NOTED THAT THE LAND AREA OF FDP 82-P-069-5 WAS REPORTED AT 27.02 ACRES. SINCE THE DATE OF APPROVAL, APPROXIMATELY 8.07 ACRES HAVE BEEN DEDICATED FOR THE RIGHT-OF-WAY OF FAIR LAKES PARKWAY AND WEST OX ROAD LEAVING A NET LAND AREA OF APPROXIMATELY 20.9 ACRES.
- IT IS TO BE FURTHER NOTED THAT FDP 82-P-069-5 WAS THE SUBJECT OF A FINAL DEVELOPMENT PLAN AMENDMENT (FDPA 82-P-069-5-1) APPROVED BY THE PLANNING COMMISSION ON JANUARY 27, 1999. THE AMENDMENT ADDED ONE (1) ADDITIONAL MULTIPLE FAMILY RESIDENTIAL DWELLING BUILDING ON THE SUBJECT PROPERTY CONTAINING 32 DWELLING UNITS AND 52 ACCESSORY PARKING SPACES. THE 32 DWELLING UNITS WERE APPROVED WITH A PROPOSED GROSS FLOOR AREA OF 32,000± SQUARE FEET.
- THE PURPOSE OF THIS FDPA 84-P-069-5-2 IS TO REVISE THE DEVELOPMENT PROGRAM ON AN APPROXIMATE 1.14 ACRE PORTION OF THE LAND BAY TO CHANGE THE PREVIOUSLY APPROVED 32 MULTIPLE FAMILY RESIDENTIAL DWELLING UNITS TO A PROPOSED DEVELOPMENT PROGRAM OF 13 SINGLE FAMILY ATTACHED DWELLING UNITS AND 57 ACCESSORY PARKING SPACES. THE 13 SINGLE FAMILY ATTACHED DWELLING UNITS WILL CONTAIN A MAXIMUM TOTAL OF 32,000± SQUARE FEET OF GROSS FLOOR AREA.
- THE BASE INFORMATION ON SHEET 3 TO INCLUDE THE BOUNDARY INFORMATION AND THE FIELD RUN TWO (2) FOOT CONTOUR INTERVAL TOPOGRAPHY IS FROM THE FINAL DEVELOPMENT PLAN PREPARED BY DEWBERRY & DAVIS THAT WAS APPROVED BY THE PLANNING COMMISSION ON MARCH 6, 1986. THE ADJACENT DEVELOPMENT HAS BEEN UPDATED. THE TOPOGRAPHY REPRESENTED ON THIS SHEET 4 IS FROM A RECENT FIELD RUN SURVEY. IT IS PRESENTED AT A TWO (2) FOOT CONTOUR INTERVAL.
- STORMWATER MANAGEMENT (DETENTION AND BMPs) FOR EXISTING AND PROPOSED FAIR LAKES DEVELOPMENT HAVE BEEN PROVIDED IN FAIR LAKES IN ACCORDANCE WITH PREVIOUSLY APPROVED PLANS AND PROFFERS. THE APPROVED OVERALL STORMWATER MANAGEMENT PLAN FOR FAIR LAKES IS DESCRIBED IN COUNTY PLAN NOS. 5727-PI-10 AND 5727-DS-01. IN ADDITION, A REGIONAL STORMWATER MANAGEMENT POND SYSTEM WAS RECENTLY CONSTRUCTED ON FAIRFAX COUNTY GOVERNMENT CENTER LAND BAY "A" SOUTH OF FAIR LAKES PARKWAY (COUNTY PLAN NOS. 7202-DS-01, 7202-SP-03, AND 7202-SP-04), OPPOSITE THE SUBJECT SITE, WHICH SUPPLEMENTS STORMWATER MANAGEMENT PROVIDED WITH THE ORIGINAL FAIR LAKES STORMWATER MANAGEMENT PLAN. BECAUSE THE IMPERVIOUS AREA ASSOCIATED WITH THIS PROPOSED FDPA APPLICATION IS LESS THAN THAT PREVIOUSLY APPROVED BY FAIRFAX COUNTY IN ITS APPROVAL OF FDPA 82-P-069-5-1 ON JANUARY 27, 1999, NO ADDITIONAL STORMWATER MANAGEMENT FACILITIES ARE PROPOSED; CONSEQUENTLY THE ADDITIONAL SUBMISSION REQUIREMENTS FOR SAME ARE NOT PROVIDED WITH THIS APPLICATION, AND A WAIVER OF THE SUBMISSION REQUIREMENTS IS HEREBY REQUESTED.
- THE FOOTPRINTS, SIZES, SHAPES AND LOCATIONS OF THE BUILDINGS SHOWN WITHIN THE AREA OF REVISION ARE PRELIMINARY AND MAY BE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE. THE GROSS FLOOR AREA, BUILDING HEIGHT AND NUMBER OF UNITS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC AND THE OPEN SPACE AREA PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MINIMUMS BUT MAY ALSO BE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE.
- THE APPLICANT RESERVES THE RIGHT TO BUILD A LESSER AMOUNT OF GROSS FLOOR AREA AND/OR PROVIDE A FEWER NUMBER OF UNITS, AND THE BUILDING FOOTPRINTS AND ASSOCIATED PARKING MAY BE MODIFIED ACCORDINGLY. IT IS UNDERSTOOD THAT ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE A BUILDING FOOTPRINT IS REDUCED, SHIFTED OR MODIFIED SO LONG AS THE OPEN SPACE AREA PRESENTED IN THE TABULATION IS NOT REDUCED.
- THE FLOOR AREA REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE ZONING ORDINANCE. IT IS UNDERSTOOD THAT THE FLOOR AREA OF THE GARAGES IN EACH SINGLE FAMILY ATTACHED DWELLING UNIT IS NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATIONS IN ACCORDANCE WITH A LONGSTANDING INTERPRETATION OF THE ZONING ADMINISTRATOR.
- IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, STATUES, SIGNS, FLAGPOLES, PLANTERS, LIGHT FIXTURES, FENCES, AND/OR WALLS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED. IT IS ALSO TO BE UNDERSTOOD THAT ADDITIONAL BUILDING FEATURES/EXTENSIONS SUCH AS DECKS, BALCONIES, CHIMNEYS AND BAY WINDOWS MAY BE PROVIDED.
- A FINAL EXTERIOR SITE LIGHTING PLAN WILL BE PREPARED IN CONJUNCTION WITH THE SITE PLAN AND WILL BE SO DESIGNED AS TO SATISFY THE GLARE STANDARDS THAT ARE SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.
- THERE ARE NO STRUCTURES LOCATED ON THE SITE OF THE PROPOSED SINGLE FAMILY ATTACHED DWELLING UNITS. THE PROPERTY IS PART OF THE LAND BAY FOR THE EXISTING DEVELOPMENT OF THE OAKS AT FAIR LAKES.
- AN ASPHALT TRAIL EXISTS ALONG THE SOUTHERN SIDE OF FAIR LAKES PARKWAY AND AN EXTENSIVE ASPHALT TRAIL SYSTEM EXISTS WITHIN THE OAKS AT FAIR LAKES LAND BAY. OTHER THAN AN EXTENSION OF THE INTERIOR SIDEWALK SYSTEM TO TIE INTO THE PROPOSED NEW SINGLE FAMILY ATTACHED DWELLING UNITS, NO ADDITIONAL SIDEWALKS OR TRAILS ARE PROPOSED.
- OTHER THAN THE EXISTING VEGETATION AND THE RESIDENTIAL EMBANKMENT FOR THE MANASSAS GAP RAILROAD LOCATED ON THE LIMITED AREA OF REVISION, THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED IN LAND UNIT I, SUB-UNIT 14 OF THE FAIRFAX CENTER AREA OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE APPLICABLE COMPREHENSIVE PLAN TEXT READS AS FOLLOWS:  
  
"THE PORTION OF SUB-UNIT 14 LOCATED NORTH OF FAIR LAKES PARKWAY CONTAINS THE OAKS MULTI-FAMILY RESIDENTIAL SUBDIVISION AND IS PART OF THE FAIR LAKES MIXED USE DEVELOPMENT."  
  
THE LAND USE SUMMARY CHART FOR LAND UNIT I REPRESENTS OFFICE/MIX AT A FLOOR AREA RATIO OF 0.25 FOR THE OVERLAY LEVEL OF SUB-UNIT 13 AND THE NORTH PORTION OF SUB-UNIT 14. THE EXISTING AND PROPOSED DEVELOPMENT IN THE LAND BAY IS IN ACCORDANCE WITH THE MIXED USE LAND USE RECOMMENDATION FOR FAIR LAKES.
- THE EXISTING/PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER CURRENTLY LOCATED ON THE SITE.
- THERE IS A 100-YEAR FLOODPLAIN EASEMENT LOCATED ON THE EASTERN PORTION OF THE LIMITED AREA OF REVISION AS REPRESENTED ON THE GRAPHIC. THE EASEMENT IS RECORDED AT DEED BOOK 6632 PAGE 0123. IN ADDITION, THERE IS A RESOURCE PROTECTION AREA (RPA) THAT IS BASED ON THE 100-YEAR FLOODPLAIN EASEMENT.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE LIMITED AREA OF REVISION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS GREATER THAN 25 FEET IN WIDTH OR MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE LIMITED AREA OF REVISION.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF 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 V.672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH THE BUILDINGS AND GROUNDS MAINTENANCE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
- THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIRED BY THE PROPOSED SINGLE FAMILY ATTACHED DWELLING UNITS.
- THE PROPOSED LANDSCAPING PRESENTED ON THE GRAPHIC WITHIN THE LIMITED AREA OF REVISION IS INTENDED TO REPRESENT A DESIGN CONCEPT ONLY. FINAL LANDSCAPING MAY VARY WITH RESPECT TO PLANT TYPES AND LOCATION PENDING FINAL ENGINEERING AND DESIGN AND THE PLACEMENT OF SIDEWALKS AND UTILITIES. LANDSCAPING WILL BE OF THE SAME QUALITY AND QUANTITY AS IS CURRENTLY PROVIDED FOR THE EXISTING DEVELOPMENT AT THE OAKS.
- THE PROPOSED SINGLE FAMILY ATTACHED DWELLING UNITS AND RELATED PARKING WILL BE DEVELOPED IN ONE PHASE. IT IS CURRENTLY CONTEMPLATED THAT DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY PLANS AND PERMITS HAVE BEEN APPROVED.
- THE ARCHITECTURE OF THE PROPOSED SINGLE FAMILY ATTACHED DWELLING UNITS WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON SHEET 4.
- THERE IS NO REQUEST FOR ADDITIONAL DENSITY OR GROSS FLOOR AREA UNDER THE BONUS PROVISIONS ASSOCIATED WITH THE PROPOSED DEVELOPMENT PROGRAM.
- BOTH THE EXISTING AND PROPOSED DEVELOPMENT AT THE OAKS HAVE AN ABUNDANCE OF HEAVILY WOODED OPEN SPACE THAT ADDS TO THE AMBIANCE OF THE COMMUNITY. IN ADDITION TO THE PEDESTRIAN WALKWAYS THAT MEANDER IN AND AROUND THE LAND BAY, THERE IS A COMMUNITY BUILDING, A SWIMMING POOL, A TENNIS COURT, A MULTI-PURPOSE COURT, AND A TOT LOT THAT CURRENTLY SERVE THE EXISTING RESIDENTS OF THE DEVELOPMENT. AS REPRESENTED ON THE DETAIL PRESENTED ON SHEET 4, A PASSIVE RECREATION AREA THAT WILL INCLUDE SEVERAL GRILLS, BENCHES, AN ARBOR, A WOOD CHIP SURFACE AND LANDSCAPING WILL BE PROVIDED ON SITE FOR THE ENJOYMENT OF THE PROPOSED RESIDENTS.
- AS REPRESENTED ON THE GRAPHIC, EACH PROPOSED SINGLE FAMILY ATTACHED DWELLING UNIT WILL HAVE A 200 SQUARE FOOT PRIVACY AREA IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 2 OF SECT. 6-207 OF THE ZONING ORDINANCE.
- IF NEEDED, REQUESTS HEREBY MADE FOR A REAFFIRMATION OF A WAIVER OF THE 800 FOOT MAXIMUM LENGTH OF A PRIVATE STREET AS PRESCRIBED BY THE PROVISION SET FORTH IN SECT. 11-302 OF THE ZONING ORDINANCE.
- TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS MAY BE QUALIFIED ABOVE, THE EXISTING AND PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

**TABULATION**

EXISTING/PROPOSED ZONING	PDC
TOTAL SITE AREA	20.9± AC*
LIMITED AREA OF REVISION	1.14± AC
CURRENTLY APPROVED USE	32 MULTIPLE FAMILY DWELLING UNITS
PROPOSED USE	13 SINGLE FAMILY ATTACHED DWELLING UNITS
MAXIMUM BUILDING HEIGHT	
CURRENTLY APPROVED (4 STORIES)	50± FT
PROPOSED (3 STORIES + LOFT)	40± FT
GROSS FLOOR AREA	294,929± SF
EXISTING	262,929± SF
CURRENTLY APPROVED	+32,000± SF
PROPOSED	+32,000± SF
FLOOR AREA RATIO (FAR)	
EXISTING	0.29 FAR*
CURRENTLY APPROVED	0.32 FAR
PROPOSED	0.32 FAR*
NUMBER OF DWELLING UNITS	295 UNITS
EXISTING	282 UNITS
CURRENTLY APPROVED	+32 UNITS
PROPOSED	+13 UNITS
DENSITY	
EXISTING	13.5 DU/AC*
CURRENTLY APPROVED	15.0 DU/AC*
PROPOSED	14.1 DU/AC*
PARKING SPACES REQUIRED	453 SPACES
EXISTING	423 SPACES**
CURRENTLY APPROVED	+52 SPACES
PROPOSED	+30 SPACES
PARKING SPACES PROVIDED	524 SPACES
EXISTING	467 SPACES**
CURRENTLY APPROVED	+52 SPACES
PROPOSED	+57 SPACES
GARAGES	+28 SPACES
DRIVEWAYS	+28 SPACES
COMMON	+5 SPACES
OPEN SPACE REQUIRED (15%)	3.1± AC
OPEN SPACE CURRENTLY APPROVED (60%)	12.6± AC
OPEN SPACE PROPOSED (62%)	12.9± AC
AREA IN DEVELOPED RECREATIONAL OPEN SPACE	0.56 AC

\* THE NET LAND AREA AFTER DEDICATION AS REPRESENTED ON THE CURRENTLY APPROVED FINAL DEVELOPMENT PLAN AND SITE PLAN.  
\*\* AS REPRESENTED ON THE CURRENTLY APPROVED SITE PLAN.



KEY PLAN



No.	DATE	BY	Description
3	09.11.06	gah	
2	08.04.06	gah	
1	07.10.06	gah	

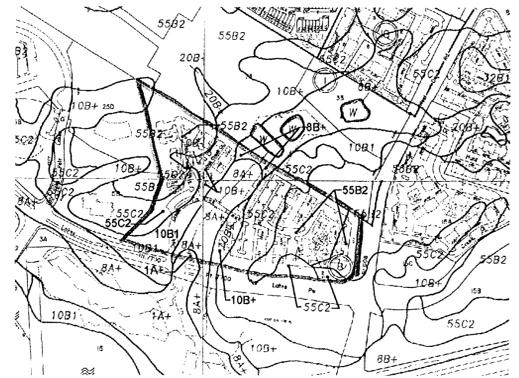
REVISIONS			
NO.	DATE	BY	DESCRIPTION

**RCV / FAIR LAKES  
 LAND BAY VI-E  
 FINAL DEVELOPMENT  
 PLAN AMENDMENT**

PROJECT NO. M-10571



- LEGEND**
- Proposed Deciduous Tree
  - Proposed Ornamental Tree
  - Proposed Evergreen Tree
  - Proposed Street
  - Existing Vegetation
  - Proposed Limits of Clearing and Grading



**SOILS MAP**  
 SCALE: 1" = 500'

- SOILS LEGEND**
- 1A+ MIXED ALLUVIAL LAND
  - 8A+ WORSHAM SILT LOAM
  - 8B+ WORSHAM SILT LOAM
  - 10B+ GLENVILLE SILT LOAM
  - 10B1 GLENVILLE SILT LOAM
  - 55B2 GLENELG SILT LOAM, UNDULATING PHASE
  - 55C2 GLENELG SILT LOAM, ROLLING PHASE

FDPA  
 Application No. 82-P-069-5-2 Staff C. Lee  
 APPROVED DEVELOPMENT PLAN  
 (DP) (DDP) (CDP) (FDP) (FDDP)  
 SEE PROFFERS DATED 10.3.2006  
 Date of (BOS) (EC) approval 10.4.2006  
 Sheet 3 of 4

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