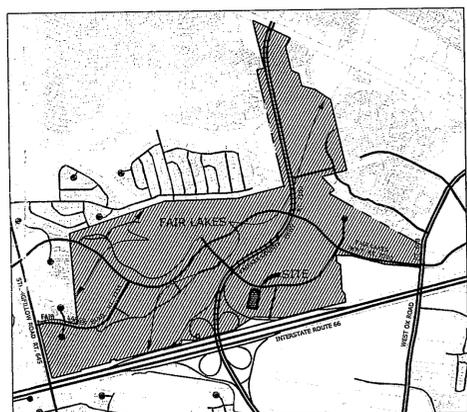


FAIR LAKES LAND BAY V-B

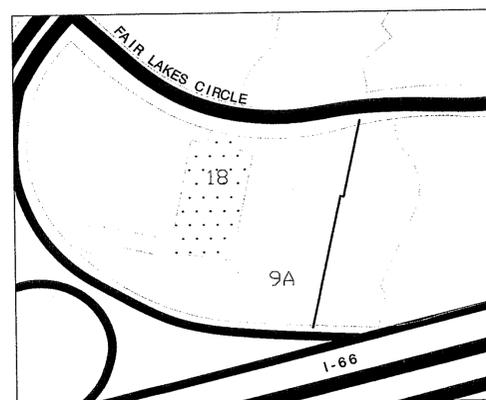
Springfield District

Fairfax County, Virginia

Final Development Plan Amendment



VICINITY MAP
 SCALE: 1" = 2000'



PARCEL MAP/ FDPA IDENTIFICATION
 SCALE: 1" = 300'

Application No. FDPA 82-P-069-6-12 Staff W.D.
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDPA)
 SEE PROPPERS DATED 10/12/11
 Date of (BOS) approval 10/27/11
 Sheet 1 of 6

SEAL



Applicant:
 Fair Lakes Residential, L.C.
 12500 Fair Lakes Circle, Suite 400
 Fairfax, Virginia 22033

RECEIVED
 Department of Planning & Zoning
 AUG 05 2011
 Zoning Evaluation (Initials)

Fair Lakes Land Bay V-B

Final Development
 Plan Amendment

82-P-069-6-12

Revised 8/4/11
 June 3, 2011
 SUBMISSION DATE

Sheet Index

1. COVER SHEET
2. NOTES AND TABULATION
3. FINAL DEVELOPMENT PLAN AMENDMENT
4. LANDSCAPE DETAILS
5. ARCHITECTURAL ELEVATIONS
6. EXISTING VEGETATION MAP

Fair Lakes Land Bay V-B
 Final Development Plan Amendment
 82-P-069-6-12

M-10794

NOTES:

- THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 55-2 (1) 18. THE PARCEL CONTAINS 2.15 ACRES OR 93,556 SQUARE FEET OF LAND AREA. THE PARCEL IS ZONED TO THE PLANNED DEVELOPMENT COMMERCIAL (PDC) DISTRICT. PARCEL 18 IS A PORTION OF LAND BAY V-B OF FAIR LAKES. LAND BAY V-B IS CURRENTLY DEVELOPED WITH A HOTEL, TWO OFFICE BUILDINGS, A RETAIL SHOPPING CENTER (DICKS AND KOHLS) AND A CHILD CARE CENTER.
- THE CURRENTLY APPROVED DEVELOPMENT PROGRAM WAS APPROVED BY THE PLANNING COMMISSION IN CONJUNCTION WITH FDPA 82-P-069-6-8 AND FDPA 82-P-069-11-3 ON JUNE 15, 2005. THE SUBJECT PROPOSED FDPA HAS BEEN FILED TO SUBSTITUTE A REVISED MULTIPLE FAMILY DWELLING BUILDING HAVING A MAXIMUM OF 150,000 SQUARE FEET OF GROSS FLOOR AREA AND CONTAINING UP TO 160 DWELLING UNITS FOR THE CURRENTLY APPROVED MULTIPLE FAMILY DWELLING BUILDING. THE CURRENTLY APPROVED BUILDING ALSO CONTAINED UP TO 150,000 SQUARE FEET OF GROSS FLOOR AREA AND A MAXIMUM OF 123 DWELLING UNITS. IT WAS TEN (10) STORIES IN HEIGHT. THE PROPOSED BUILDING WILL BE A MAXIMUM OF SIX (6) STORIES IN HEIGHT.
AS NOTED ABOVE, THE PROPOSED FDPA FOR THE REVISED 160 UNIT MULTIPLE FAMILY DWELLING BUILDING REPRESENTS NO CHANGE TO THE APPROVED GROSS FLOOR AREA OF 150,000 SQUARE FEET. THERE IS SUFFICIENT APPROVED, BUT NOT-YET-DEVELOPED, GROSS FLOOR AREA IN FAIR LAKES TO ACCOMMODATE THE PROPOSED DEVELOPMENT PROGRAM.
- THE BOUNDARY INFORMATION SHOWN ON THE GRAPHIC IS BY DEWBERRY & DAVIS LLC. THE INFORMATION IS IDENTICAL TO THE BOUNDARY OF THE SITE THAT IS THE SUBJECT OF SITE PLAN 5727-SP-008.
- THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO FEET FROM A FIELD SURVEY PREPARED BY DEWBERRY AND DAVIS LLC.
- 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.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT AND THE PROPOSED DEVELOPMENT DOES/WILL CONFORM TO THE PROVISIONS THEREOF.
- THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHTS-OF-WAY OR COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THIS FINAL DEVELOPMENT PLAN AMENDMENT.
- PUBLIC WATER AND SEWER ARE CURRENTLY AVAILABLE ON THE SITE.
- THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SITE. THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE SITE.
- IT IS TO BE NOTED THAT THE OFFICE BUILDING SHOWN IMMEDIATELY TO THE EAST OF THE AREA OF THE FDPA IS EXISTING. IT WAS CONSTRUCTED IN 1987. THE HOTEL SHOWN TO THE IMMEDIATE WEST OF THE AREA OF THE FDPA IS ALSO EXISTING. IT WAS ALSO CONSTRUCTED IN 1987. THERE ARE TWO (2) ADDITIONAL OFFICE BUILDINGS AND RELATED PARKING STRUCTURES LOCATED TO THE EAST OF THE EXISTING OFFICE BUILDING THAT WERE APPROVED IN OCTOBER 2007 WITH THE APPROVAL OF CDPA 82-P-069-7-1, FDPA 82-P-069-6-11 AND FDPA 82-P-069-11-5. THESE TWO PROPOSED OFFICE BUILDINGS HAVE NOT BEEN CONSTRUCTED TO DATE. WITH THIS EXCEPTION, NO OTHER CHANGES ARE PROPOSED TO THE DEVELOPMENT PROGRAM IN LAND BAY V-B.
- A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS PRESENTED ON SHEET 2. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE APPLICABLE PDC DISTRICT. THE CONVENTIONAL ZONING DISTRICT THAT MOST CLOSELY CHARACTERIZES THE PROPOSED DEVELOPMENT IS THE R-30 DISTRICT. THE ANGLE OF BULK PLANE REQUIREMENTS FOR THE R-30 DISTRICT ARE PRESENTED FOR GENERAL CONFORMANCE BY THE PROPOSED DEVELOPMENT AT THE PDC PERIPHERAL BOUNDARY, I.E. THE RIGHT-OF-WAY OF 146 TO THE SOUTH.
IN ADDITION TO THE ANGLE OF BULK PLANE REGULATIONS, SECT. 2-414 OF THE ZONING ORDINANCE REQUIRES A MINIMUM DISTANCE OF 200 FEET BETWEEN ALL RESIDENTIAL BUILDINGS AND THE RIGHT-OF-WAY OF INTERSTATE HIGHWAYS (I-66). AS NOTED ON THE GRAPHIC, THE PROPOSED MULTIPLE-FAMILY DWELLING BUILDING WILL BE LOCATED A MINIMUM OF 430 FEET FROM THE RIGHT OF WAY OF I-66.
- 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.
- THE STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) REQUIREMENTS FOR ALL OF THE FAIR LAKES DEVELOPMENT HAVE BEEN ADDRESSED BY THE FAIR LAKES OVERALL STORMWATER MANAGEMENT PLAN (FAIRFAX COUNTY PLAN #57247-PI-10). THE DETENTION AND BMP PERFORMANCE OF THE SYSTEM OF PONDS (POND B, POND A-1, AND THE TRW POND) FOR THE FAIR LAKES DEVELOPMENT IS SUMMARIZED IN THE ABOVE MENTIONED COUNTY PLAN. IN ADDITION, THE EXISTING TRW SWM POND (ALSO REFERRED TO AS LAKE 3) IN LAND BAY II WAS REHABILITATED TO PROVIDE MORE DETENTION AND BMP PERFORMANCE THAN WAS ORIGINALLY DESIGNED IN THE FAIRFAX COUNTY PLAN 35727-PI-10 (SEE FAIRFAX COUNTY PLAN #5727-SP-76 FOR FURTHER INFORMATION). THE TRW POND IS LOCATED ON AN UNNAMED TRIBUTARY OF BIG ROCKY RUN, APPROXIMATELY 600 FT. UPSTREAM OF MELVILLE LANE IN THE GREENBRIAR SUBDIVISION. POND "B" IS LOCATED IN LAND BAY V-A ON THE EAST SIDE OF THE INTERSECTION OF FAIRFAX COUNTY PARKWAY AND FAIR LAKES CIRCLE. POND "A-1" IS LOCATED IN LAND BAY VII-B ON THE EAST SIDE OF THE INTERSECTION OF FAIR LAKES PARKWAY AND FAIR LAKES CIRCLE.
A RECENT EVALUATION OF THE OVERALL SWM SYSTEM FOR FAIR LAKES WAS PERFORMED WITH FAIRFAX COUNTY PLAN #5727-SP-84 WHICH WAS APPROVED ON NOVEMBER 19, 2001. THE OVERALL SWM SYSTEM PROVIDES EXCESS BMP AND DETENTION CAPACITY SUFFICIENT FOR THIS APPLICATION. NO ADDITIONAL STORMWATER MANAGEMENT (SWM) OR BMP FACILITIES ARE PROPOSED; CONSEQUENTLY THE ADDITIONAL SUBMISSION REQUIREMENTS FOR SAME ARE NOT PROVIDED WITH THIS APPLICATION.
STORMWATER MANAGEMENT AND BMP AND ADEQUATE OUTFALL ARE PROVIDED FOR THIS SITE AS APPROVED WITH FDPA 82-P-069-6-8 AND FDPA 82-P-069-11-3 APPROVED ON JUNE 15, 2005 AND SITE PLAN 5727-SP-088-1.
- THERE IS AN EXISTING OFFICE BUILDING AND AN EXISTING HOTEL LOCATED ON THE ADJACENT PROPERTIES. BASED ON FAIRFAX COUNTY RECORDS, THEY WERE BUILT IN 1987. THEY WILL BE SAVED. WHEREAS THEY HAVE NO SIGNIFICANT HISTORICAL OR ARCHITECTURAL VALUE, THE ARCHITECTURE OF THE PROPOSED

- MULTIPLE FAMILY DWELLING BUILDING WILL BE DESIGNED TO COMPLEMENT AND BE HARMONIOUS WITH THE EXISTING OFFICE AND HOTEL BUILDINGS AND THE OTHER EXISTING BUILDINGS IN THE VICINITY OF THE SUBJECT PROPERTY. ARCHITECTURAL SKETCHES OF THE PROPOSED STRUCTURES ARE PRESENTED ON SHEET 4.
- AS NOTED ON THE GRAPHIC, THE LIMITS OF CLEARING AND GRADING WILL BE CONFINED TO THE IMMEDIATE AREA OF THE PROPOSED BUILDINGS AND ADJACENT TRAVELWAYS.
- AMENITIES HAVE BEEN PREVIOUSLY PROVIDED OVER THE YEARS THROUGHOUT FAIR LAKES. AS NOTED ON THE GRAPHIC, AN ADDITIONAL AMENITY IN THE FORM OF A SWIMMING POOL AND A TREE SAVE AREA WILL BE PROVIDED FOR THE BENEFIT OF THE RESIDENTS. AN EXERCISE ROOM FOR THE RESIDENTS OF THE PROPOSED MULTIPLE FAMILY DWELLING BUILDING WILL ALSO BE PROVIDED. NO ADDITIONAL COMMUNITY OR PUBLIC FACILITIES ARE PROPOSED WITH THIS LIMITED DEVELOPMENT PROGRAM.
IN ADDITION, OTHER THAN THE EXISTING VEGETATION 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.
- LANDSCAPING AND SCREENING WILL BE PROVIDED IN ACCORDANCE WITH THE REPRESENTATIONS ON THE GRAPHIC. GIVEN THAT THE SITE IS LOCATED ON THE INTERIOR OF THE PDC DISTRICT, THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIREMENT.
TREE CANOPY AND TREE PRESERVATION WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN CHAPTER 122 OF THE CODE. THE PRELIMINARY TREE COVER TABULATION AND THE PRELIMINARY TREE PRESERVATION TARGET CALCULATION PRESENTED ON SHEET 4 ARE BASED ON VERY PRELIMINARY SURVEY AND ENGINEERING DATA, AND ARE SUBJECT TO REFINEMENT AND CHANGE WHEN FINAL ENGINEERING IS PERFORMED AT SITE PLAN PREPARATION AND/OR WHEN MINOR MODIFICATIONS MAY BE APPROVED TO THE PROPOSED DEVELOPMENT PROGRAM.
- PARKING SPACES FOR THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AND IN ACCORDANCE WITH PRIOR INTERPRETATIONS RELATED TO TANDEM PARKING SPACES IN P DISTRICTS. A TOTAL OF 256 PARKING SPACES WILL BE PROVIDED BASED ON THE PRESCRIBED STANDARD OF 1.6 SPACES PER MULTIPLE-FAMILY DWELLING UNIT.
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 PROVISIONS SET FORTH IN SECT. 11-102 OF THE ZONING ORDINANCE.
LASTLY, THE APPLICANT REQUESTS PLANNING COMMISSION APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENT THAT IS PRESCRIBED BY THE PROVISIONS SET FORTH IN PART 2 OF ARTICLE 11 OF THE ZONING ORDINANCE. SAID PROVISIONS SUGGEST THE REQUIREMENT FOR TWO (2) LOADING SPACES. EXPERIENCE WITH OTHER SIMILAR DEVELOPMENT PROGRAMS SUGGESTS THE NEED FOR NO MORE THAN ONE (1) LOADING SPACE.
- THE EXACT LOCATION, SHAPE AND SIZE OF THE BUILDING FOOTPRINT SHOWN ON THE GRAPHIC IS PRELIMINARY AND SCHEMATIC AND IS NOT TO BE CONSIDERED FINAL. IT IS SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS IT REMAINS IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE FDPA. THE TOTAL GROSS FLOOR AREA, NUMBER OF DWELLING UNITS AND THE BUILDING HEIGHTS 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 AND A LESSER NUMBER OF DWELLING UNITS FROM THE TOTALS REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT AND ASSOCIATED PARKING SPACE LAYOUT WILL BE REDUCED/MODIFIED ACCORDINGLY.
- THE FLOOR AREA REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDING MAY HAVE CELLAR SPACES.
- IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, BENCHES, 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.
- IT IS CURRENTLY ANTICIPATED THAT, SUBJECT TO MARKET CONDITIONS, THE PROPOSED DEVELOPMENT PROGRAM WILL COMMENCE AS SOON AS REQUISITE PLANS AND PERMITS ARE APPROVED. THE DEVELOPMENT PROGRAM WILL BE CONSTRUCTED IN ONE CONTINUOUS PHASE.
- 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 QUALIFIED ABOVE.

TABULATION:

EXISTING/PROPOSED ZONING	PDC
LAND AREA	2.15± AC
GROSS FLOOR AREA	
CURRENTLY APPROVED/PROPOSED	150,000± SF
FLOOR AREA RATIO (FAR)*	
CURRENTLY APPROVED/PROPOSED	1.6
NUMBER OF DWELLING UNITS	
CURRENTLY APPROVED	123
PROPOSED	UP TO 160
MAXIMUM BUILDING HEIGHT	
CURRENTLY APPROVED (10 STORIES)	100 FT
PROPOSED (6 STORIES)	80 FT
PARKING SPACES**	
REQUIRED/PROPOSED	UP TO 256
OPEN SPACE***	
REQUIRED (15%)	0.32 AC
PROPOSED (30%)	0.72 AC

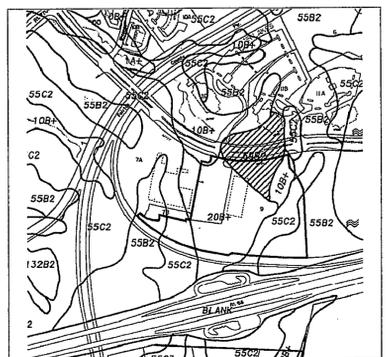
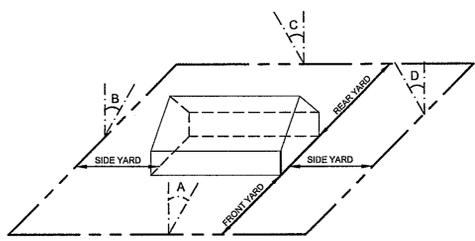
- * THE FLOOR AREA RATIO (FAR) FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA IS 0.25 WITH OPTIONS FOR ADDITIONAL GROSS FLOOR AREA IN SELECT LAND BAYS.
- ** SEE NOTE 19
- *** THE 15% OPEN SPACE REQUIREMENT IS FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA.

ANGLE OF BULK PLANE

NOTE:
THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT CONSIDERATION OF THE PROPOSED DEVELOPMENT PROGRAM REQUIREMENTS IS FOR REFERENCE ONLY IN AT THE PERIPHERAL BOUNDARY LINE AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.

ANGLE OF BULK PLANE FOR PROPOSED DEVELOPMENT PROGRAM

- MINIMUM REQUIRED YARD FOR BUILDING WITH 80' HEIGHT
- FRONT YARD: $\angle 1$ A 25° WITH A BUILDING HEIGHT OF 80', THE FRONT YARD = 37' BUT NOT LESS THAN 20'
 - SIDE YARD: $\angle 1$ B 25° WITH A BUILDING HEIGHT OF 80', THE FRONT YARD = 37' BUT NOT LESS THAN 10'
 - REAR YARD: $\angle 1$ C 20° WITH A BUILDING HEIGHT OF 80', THE REAR YARD = 37' BUT NOT LESS THAN 25'



SOILS MAP

Scale: 1" = 500'

NOTE - SOILS IDENTIFICATION:

- 10B+ - GLENVILLE SILT LOAM
- 20B+ - MEADOWVILLE SILT LOAM
- 55B2 - GLENELG SILT LOAM, UNDULATING PHASE
- 55C2 - GLENELG SILT LOAM, ROLLING PHASE
- 69B2 - ENON SILT LOAM, UNDULATING PHASE

SOURCE: COUNTY OF FAIRFAX SOILS IDENTIFICATION MAPS



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FAIR LAKES
LAND BAY V-B
FINAL
DEVELOPMENT PLAN AMENDMENT
82-P-069-6-12
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

FDPA 82-P-069-6-12
Application No. Staff W.D.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (ODP) (FDPA)
SEE REVISIONS DATED 10/12/11
Date of (BOS) (PC) approval 10/27/11
Sheet 2 of 6

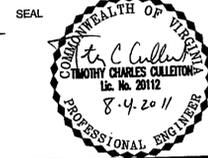
No.	DATE	BY	Description
1	08.04.11	JMC	

REVISIONS

DRAWN BY JMC
APPROVED BY PGY
CHECKED BY PGY
DATE 06/03/11

TITLE
FAIR LAKES
LAND BAY V-B
FDPA
NOTES & TABULATION

PROJECT NO. M-10794



KEY PLAN

SCALE

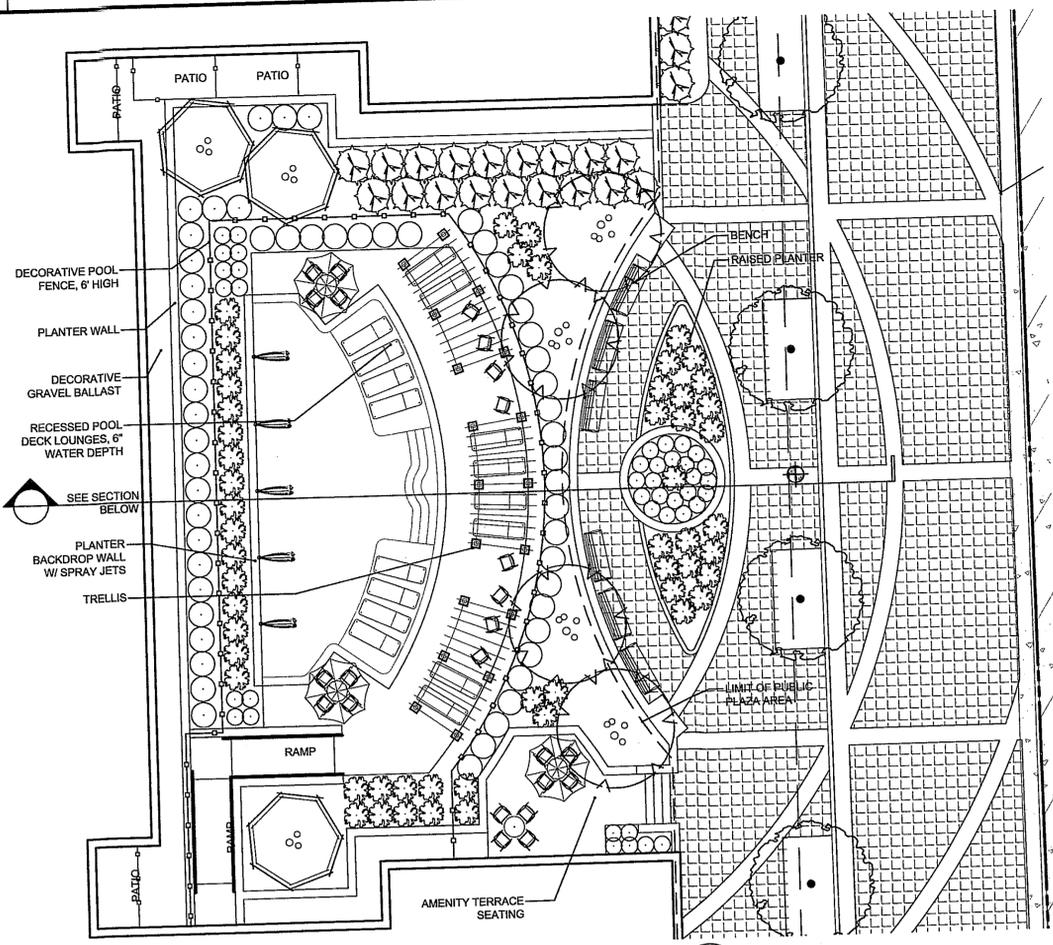
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1	08.04.11	JMC	
REVISIONS			
		JMC	
		PGY	
		PGY	
	03/31/11		

TITLE
FAIR LAKES LAND BAY V-B

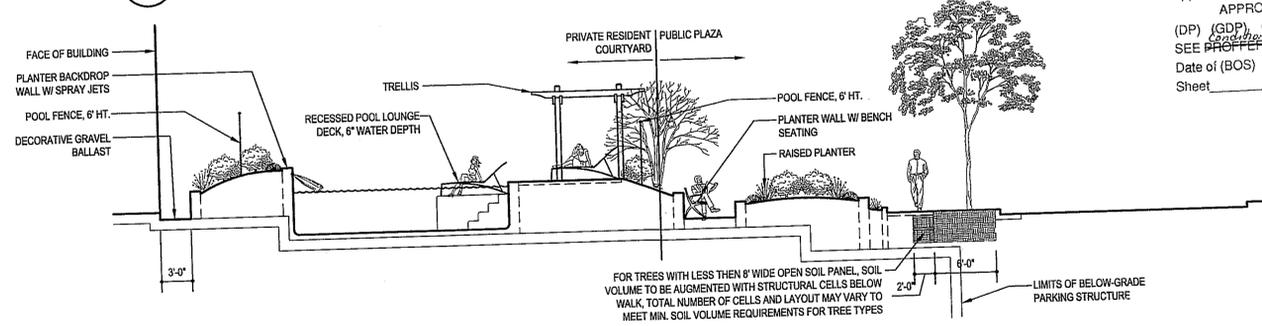
LANDSCAPE DETAILS

PROJECT NO. M-10794

- TYPICAL PLANT PALETTE**
- CATEGORY IV DECIDUOUS TREES (2'-3" Cal.)**
- Acer rubrum / Red Maple
 - Platanus occidentalis / Sycamore
 - Quercus phellos / Willow Oak
- CATEGORY III DECIDUOUS TREES (2'-3" Cal.)**
- Gleditsia triacanthos inermis / Honeylocust
 - Nyssa sylvatica / Black Gum
 - Tilia cordata / Littleleaf Linden
- CATEGORY II DECIDUOUS TREES (2'-3" Cal. / 8'-10' HT.)**
- Amelanchier laevis / Service Berry
 - Cercis canadensis / Eastern Redbud
 - Magnolia stellata / Star Magnolia
 - Ostrya virginiana / Eastern Hopbongbeam
- NOTES:**
- Plant selections subject to change with final design and engineering. Species shown are intended to describe general nature and quality of plant material to be utilized throughout the site.



2 PLAZA / COURTYARD DETAIL
 Scale: 1"=10"



3 PLAZA / COURTYARD SECTION
 Scale: 1/8"=1'-0"

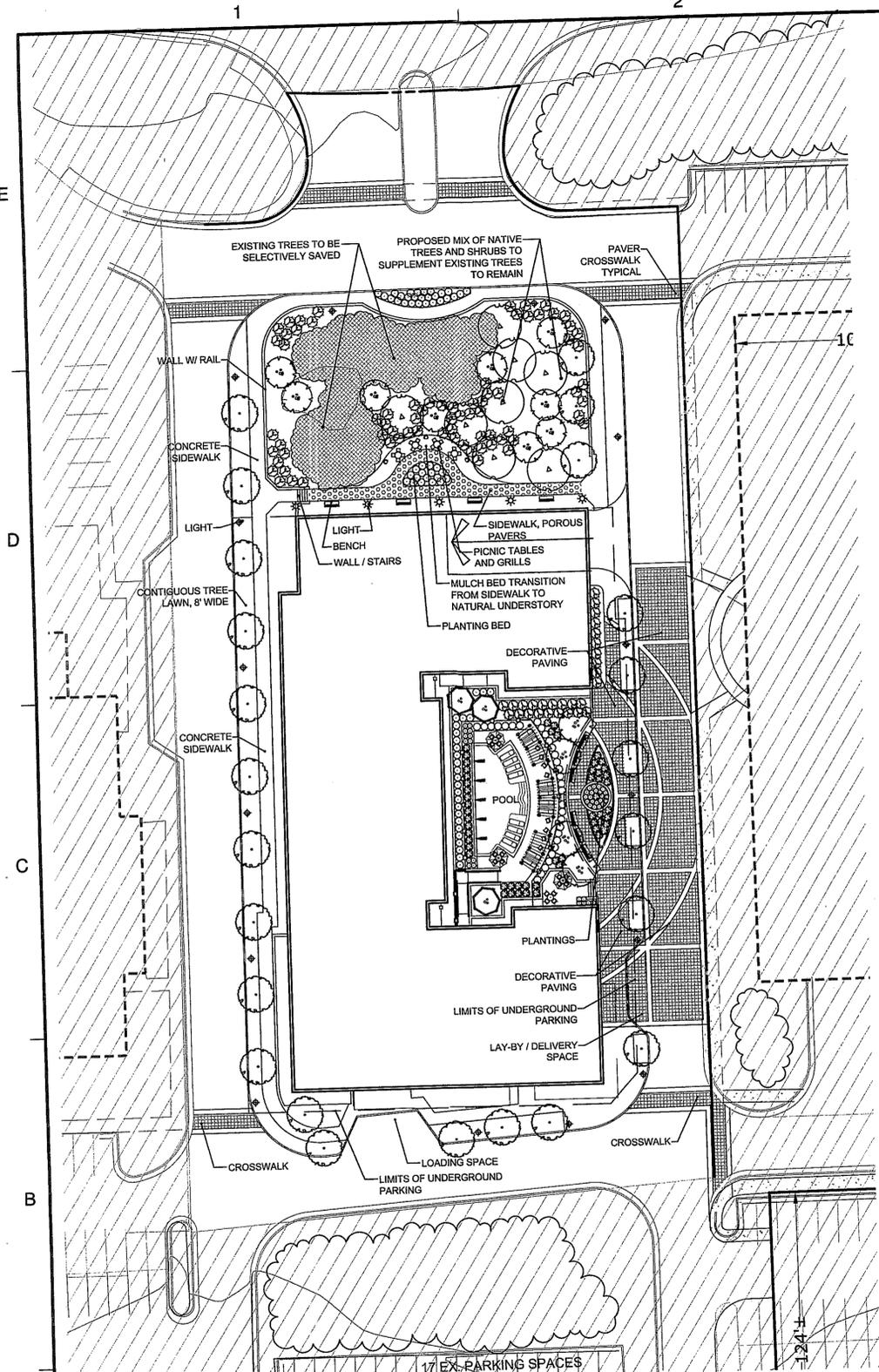
PRELIMINARY CANOPY COVERAGE CALCULATION

	Sq. Ft.	Acres
Gross Site Area	93,856	2.15
Tree Cover Required (10%)	9,386	0.22
Proposed Tree Save Area	3,000	0.07
Tree Pres Canopy Credit (1.25)	3,750	0.09
Proposed Planted Canopy Area	6,500	0.15
Tree Cover Provided	10,250	0.24

PRELIMINARY TREE PRESERVATION TARGET CALCULATION

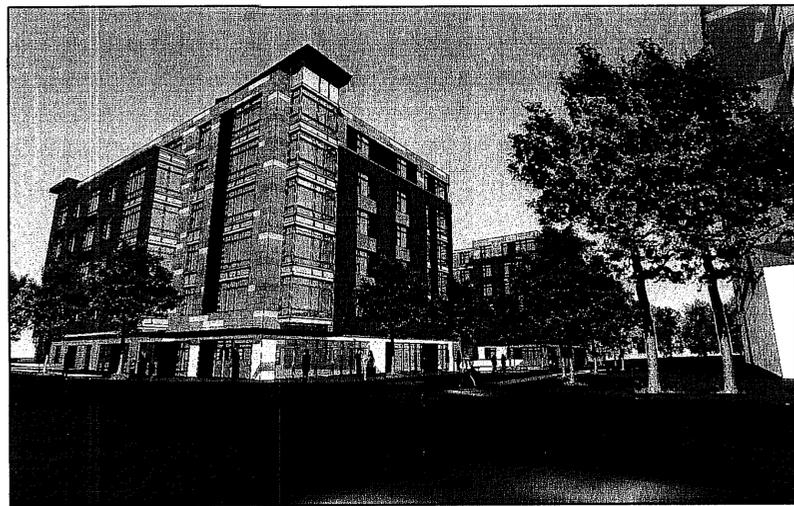
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	1.03 AC.
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	48%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR NET SITE AREA =	10% (0.22 AC.)
D	% OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	48% (0.11 AC.)
E	PRELIMINARY % OF CANOPY REQUIREMENT THAT MAY BE MET THROUGH TREE PRESERVATION =	40%
F	WILL THE TREE PRESERVATION TARGET BE MET?	UNLIKELY
G	IF AT TIME OF SITE PLAN PREPARATION IT IS CONCLUSIVELY ESTABLISHED THAT A REQUEST IS NEEDED TO DEVIATE FROM THE TREE PRESERVATION TARGET, A LETTER WILL BE FILED WITH THE DIRECTOR IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTS. 12-0508 OF THE PUBLIC	

THE CONCEPTUAL LANDSCAPE PLAN, PLAZA / COURTYARD DETAIL AND SECTION REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER OF THE PROPOSED DEVELOPMENT PROGRAM. THE PLANS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING DESIGN. MODIFICATIONS TO THE EXACT LOCATION, NUMBER AND TYPE OF SITE AMENITY FEATURES SUCH AS, BUT NOT LIMITED TO, SEATING AREAS, DECORATIVE PAVING, POOL DECK DETAILS, ETC. MAY OCCUR WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



1 CONCEPTUAL LANDSCAPE
 Scale: 1"=30"

THE CONCEPTUAL LANDSCAPE PLAN, PLAZA / COURTYARD DETAIL AND SECTION REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER OF THE PROPOSED DEVELOPMENT PROGRAM. THE PLANS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING DESIGN. MODIFICATIONS TO THE EXACT LOCATION, NUMBER AND TYPE OF SITE AMENITY FEATURES SUCH AS, BUT NOT LIMITED TO, SEATING AREAS, DECORATIVE PAVING, POOL DECK DETAILS, ETC. MAY OCCUR WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



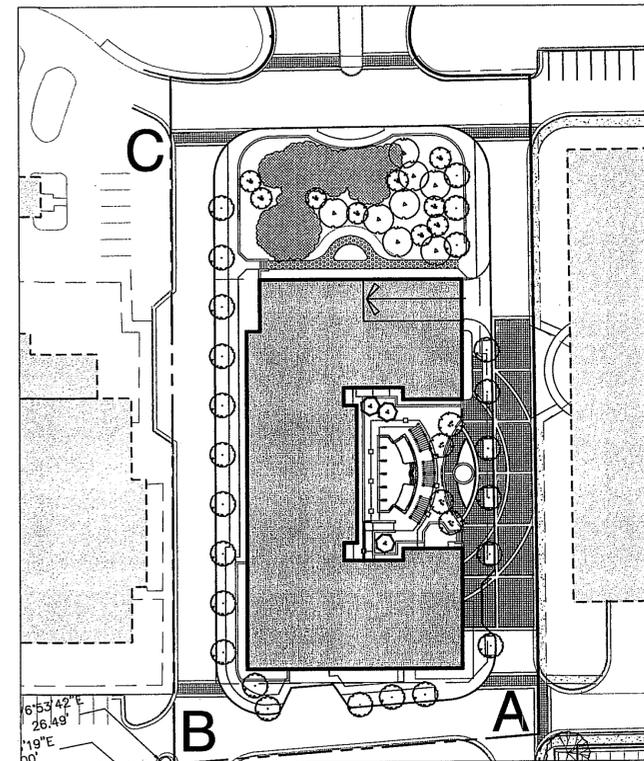
ARCHITECTURAL ELEVATION A
Not to Scale



ARCHITECTURAL ELEVATION B
Not to Scale



ARCHITECTURAL ELEVATION C
Not to Scale



KEY MAP

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 Date of (BOS) (PC) approval 10/27/11
 Sheet 5 of 6

THE ARCHITECTURAL ELEVATIONS REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER OF THE PROPOSED DEVELOPMENT PROGRAM. THE PLANS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

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FAIR LAKES
 LAND BAY V-B
 FINAL
 DEVELOPMENT PLAN AMENDMENT
 82-P-069-6-12
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

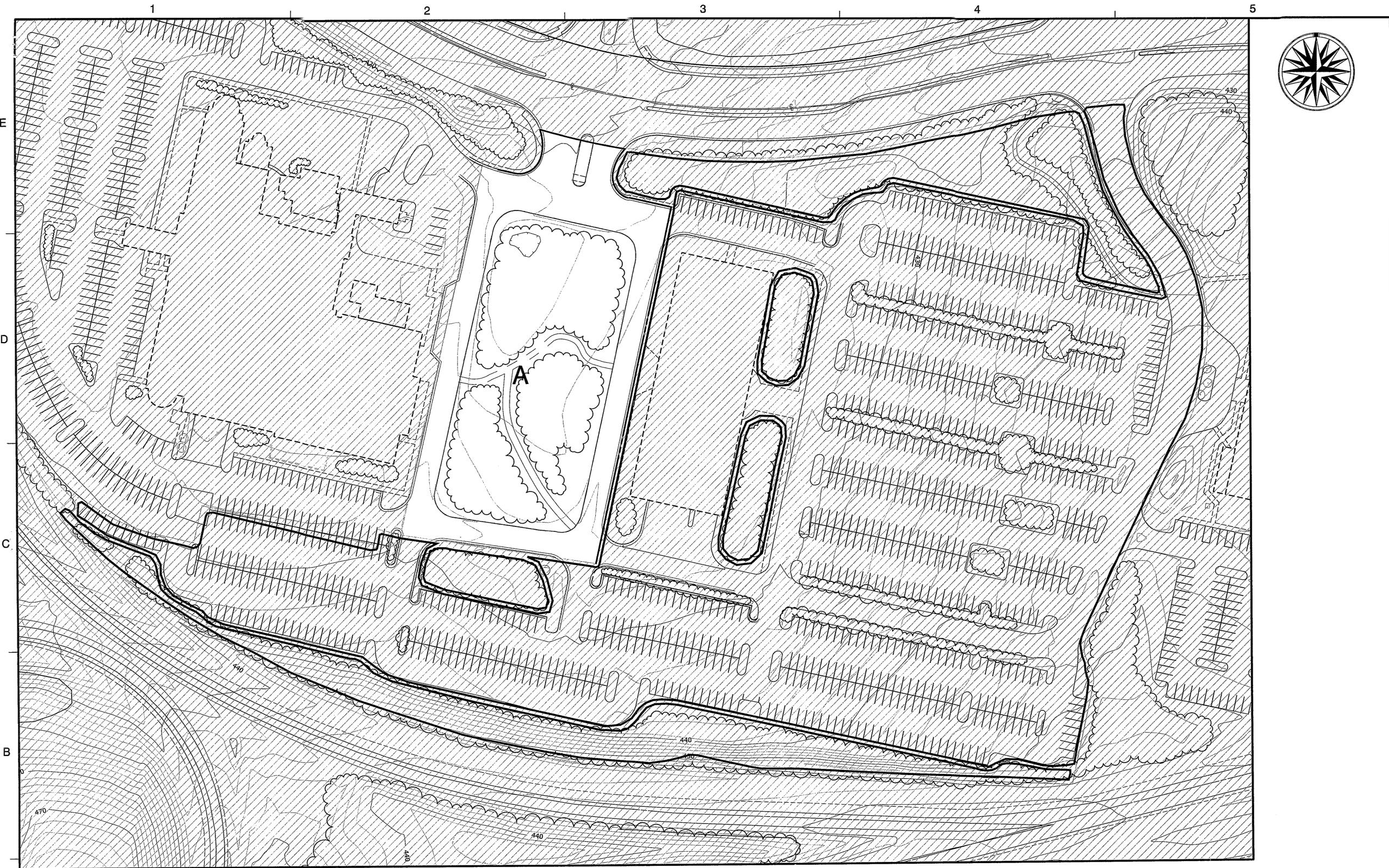
SCALE

No.	DATE	BY	Description
1	08.04.11	JMC	

REVISIONS
 DRAWN BY JMC
 APPROVED BY PGY
 CHECKED BY PGY
 DATE 06/03/11

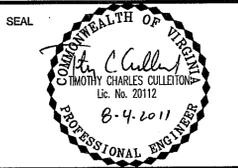
TITLE
**FAIR LAKES
 LAND BAY V-B FDP**
 ARCHITECTURAL ELEVATIONS

PROJECT NO. M-10794

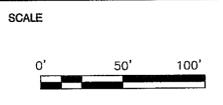


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 82-P-069-6-12
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN
 Application No. FZPA 82-P-069-6-12 Staff WJD
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDPA)
 SEE PROFILES DATED 10/27/11
 Date of (BOS) (PC) approval 10/27/11
 Sheet 6 of 6



No.	DATE	BY	Description
1	08.04.11	JMC	

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TITLE
**FAIR LAKES
 LAND BAY V-B FDP**

EXISTING
 VEGETATION MAP
 PROJECT NO. M-10794

EXISTING VEGETATION SUMMARY

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	NOTES
A	Upland Forest	Red Oak, Tulip Poplar, Sweetgum	Sub-climax	Very good	2.15±ac	Areas of existing vegetation maintained from previous site development. Some supplemental landscaping added in understorey but otherwise very open.
					2.16±ac	TOTAL SITE AREA