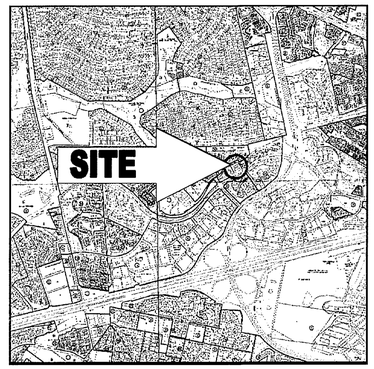
# FAIR LAKES LAND BAY 2
# FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)

FOR

Chick-fil-A

**LOCATION OF SITE**

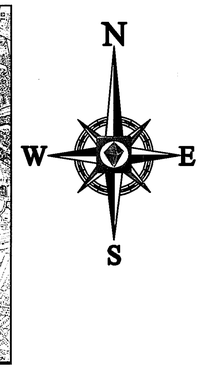
LOT 3, RESUBDIVISION OF PARCEL 30 F-1
TAX MAP 045-4-11-001C, D.B. 9953, PG. 1114
FAIR LAKES, FAIRFAX COUNTY, VIRGINIA

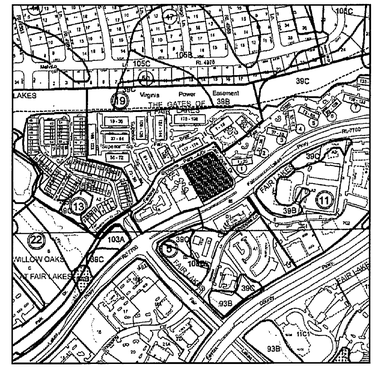



LOCATION MAP

SCALE: 1" = 2000'

Copyright 2009, THE COUNTY OF FAIRFAX
DEPARTMENT OF INFORMATION TECHNOLOGY



SOILS MAP

SCALE: 1" = 500'

Copyright 2009, THE COUNTY OF FAIRFAX
DEPARTMENT OF INFORMATION TECHNOLOGY

**OWNER/DEVELOPER**

CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
CONTACT: SCOTT THIGPEN
PHONE: (404) 305-4883

**PREPARED BY**

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com
CONTACT: DAVID LOGAN, P.E.

**CONTACT INFORMATION**

*REFERENCES*

- BOUNDARY & TOPOGRAPHIC/ALTA SURVEY:
  "ALTA/ACSM LAND TITLE SURVEY, CHICK-FIL-A, INC."
  BOHLER ENGINEERING
  DATED: 09/22/11 (REV. 0)

*GOVERNING AGENCIES*

- DEPARTMENT OF PLANNING AND ZONING
  KRIS ABRAHAMSON
  12055 GOVERNMENT CENTER PARKWAY, SUITE 807
  FAIRFAX, VA 22035
  (703) 324-1314 (P)

  SHELBY JOHNSON
  12055 GOVERNMENT CENTER PARKWAY, SUITE 807
  FAIRFAX, VA 22035
  (703) 324-1290 (P)
- OFFICE OF BUILDING CODE SERVICES
  TODD CONNORS
  12055 GOVERNMENT CENTER PARKWAY, SECOND FLOOR
  FAIRFAX, VA 22035
  (703) 222-0114 (P)
  (703) 324-1614 (P)
- DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
  BO BAIK
  12055 GOVERNMENT CENTER PARKWAY, SUITE 535
  FAIRFAX, VA 22035
  (703) 324-5030 (P)

  JERRY STONEFIELD
  12055 GOVERNMENT CENTER PARKWAY, SUITE 535
  FAIRFAX, VA 22035
  (703) 324-1720 (P)
- HEALTH DEPARTMENT
  NAPHTALI NYAK WACHI
  10777 MAIN STREET
  FAIRFAX, VA 22030
  (703) 246-2444 (P)

  SHELBY JOHNSON
  12055 GOVERNMENT CENTER PARKWAY, SUITE 807
  FAIRFAX, VA 22035
  (703) 324-1290 (P)
- TRAFFIC ENGINEERING
  KEVIN NELSON
  14685 AVION PARKWAY
  CHANTILLY, VA 20151
  (703) 383-2017 (P)
- FAIRFAX WATER
  RANDY THORNTON
  8570 EXECUTIVE PARK AVENUE
  FAIRFAX, VA 22031
  (703) 698-5100 (P)
- FIRE MARSHAL
  JIM LAKE
  10700 FAIRFAX AVENUE
  FAIRFAX, VA 22030
  (703) 246-4800 (P)

**SHEET INDEX**



| SHEET TITLE | SHEET NUMBER |
|---|---|
| COVER SHEET | C-0.0 |
| FDPA/ SE RESIDENTIAL & RETAIL (FOR INFORMATION ONLY) | C-1.0 |
| NOTES/ TABULATIONS AND WAIVERS (FOR INFORMATION ONLY) | C-1.1 |
| EATING ESTABLISHMENT/ FAST FOOD RESTAURANT DETAIL CONCEPT PLAN (FOR INFORMATION ONLY) | C-1.2 |
| EXISTING CONDITIONS PLAN/ EXISTING VEGETATION MAP | C-1.3 |
| PROPOSED SITE PLAN | C-2.0 |
| GENERAL NOTES | C-3.0 |



Application No: FDPA 82-P-069-1-16 Staff: WOID

APPROVED DEVELOPMENT PLAN
☐(DP) ☐(GDP) ☐(CDP) ☐(FDP) ☐(PRC) ☐(CP)
SEE PROFFERS DATED: 5/1/12
Date of (BOS) (PC) Approval: 5/3/12
Sheet: 1 of 7
Comments:

RECEIVED
Department of Planning & Zoning
APR 27 2012
Zoning Evaluation Division

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia, 30349-2998

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

Revisions:

| Mark | Date | By |
|---|---|---|
| 1 | 02/27/12 | KGS |
| REV PER COUNTY COMMENTS | | |
| 2 | 03/30/12 | CGM |
| REV PER COUNTY QC | | |
| 3 | 04/25/12 | BJS |
| REV PER NEW BUILDING | | |

COMMONWEALTH OF VIRGINIA
KEITH SIMPSON
Lic. No. 040819
4/26/12
PROFESSIONAL ENGINEER

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

OFFICES
• MORRISTOWN, NJ • DOVER, NJ
• SUMMIT, NJ • FLEMINGTON, NJ
• SOUTH BRUNSWICK, NJ • HAMILTON, NJ
• WOODBRIDGE, NJ • PHILADELPHIA, PA
• CHERRY HILL, NJ • PITTSBURGH, PA
• CENTER VALLEY, PA • WILKES-BARRE, PA
• WASHINGTON, NJ • STERLING, VA

"THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING AND MUST BE RETURNED UPON REQUEST. ALL REPRODUCTIONS, COPIES OR ALTERATIONS MUST BEAR THIS LEGEND, AND THE INFORMATION HEREON MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION."

STORE
Series 08-NR-144-TWIST
RESUBDIVISION OF
PARCEL 30 F-1
FAIR LAKES
FAIRFAX COUNTY, VA

SHEET TITLE
COVER SHEET

DWG EDITION 02.4

☒ Preliminary
☐ 80% Submittal
☐ For Construction

| | |
|---|---|
| Job No. | S116508 |
| Store | |
| Date | |
| Drawn By | JLP/EEN |
| Checked By | DRH |

Sheet
C-0.0

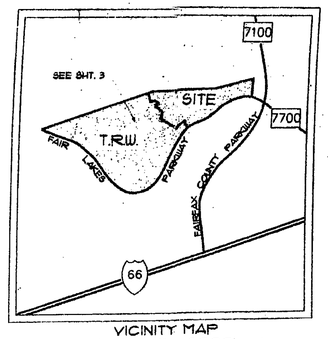
| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|
| C-1 | 1829.86' | 39.19Ø'1' | 39.18' | S6°1'52'29"W | Ø1°13'38' |
| C-2 | 35.ØØ' | 54.85'43' | 49.41' | S1Ø°51'39"W | 89°47'52' |

| LINE | DIRECTION | DISTANCE |
|---|---|---|
| L-1 | S33°32'Ø9"E | 12.ØØ' |
| L-2 | N34°Ø2'42"W | 34.ØØ' |
| L-3 | N53°29'46"W | 52.64' |
| L-4 | N65°Ø1'42"W | 3Ø.88' |
| L-5 | N65°15'42"W | 49.94' |
| L-6 | N56°Ø1'52"W | 45.8Ø' |
| L-7 | N33°18'32"W | 49.56' |
| L-8 | N53°49'Ø8"W | 48.89' |
| L-9 | N2Ø°26'Ø9"E | 39.19' |
| L-1Ø | N36°44'31"E | 24.91' |
| L-11 | N24°Ø7'Ø7"E | 39.96' |

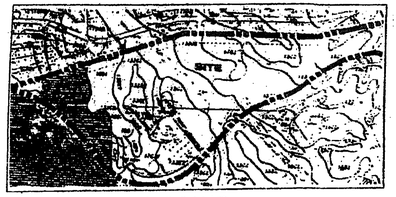
## ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 50' HEIGHT

| YARD | ANGLE | DISTANCE |
|---|---|---|
| FRONT | 25° | 23' BUT NOT LESS THAN 20' |
| SIDE | 25° | 23' BUT NOT LESS THAN 10' |
| REAR | 25° | 23' BUT NOT LESS THAN 25' |

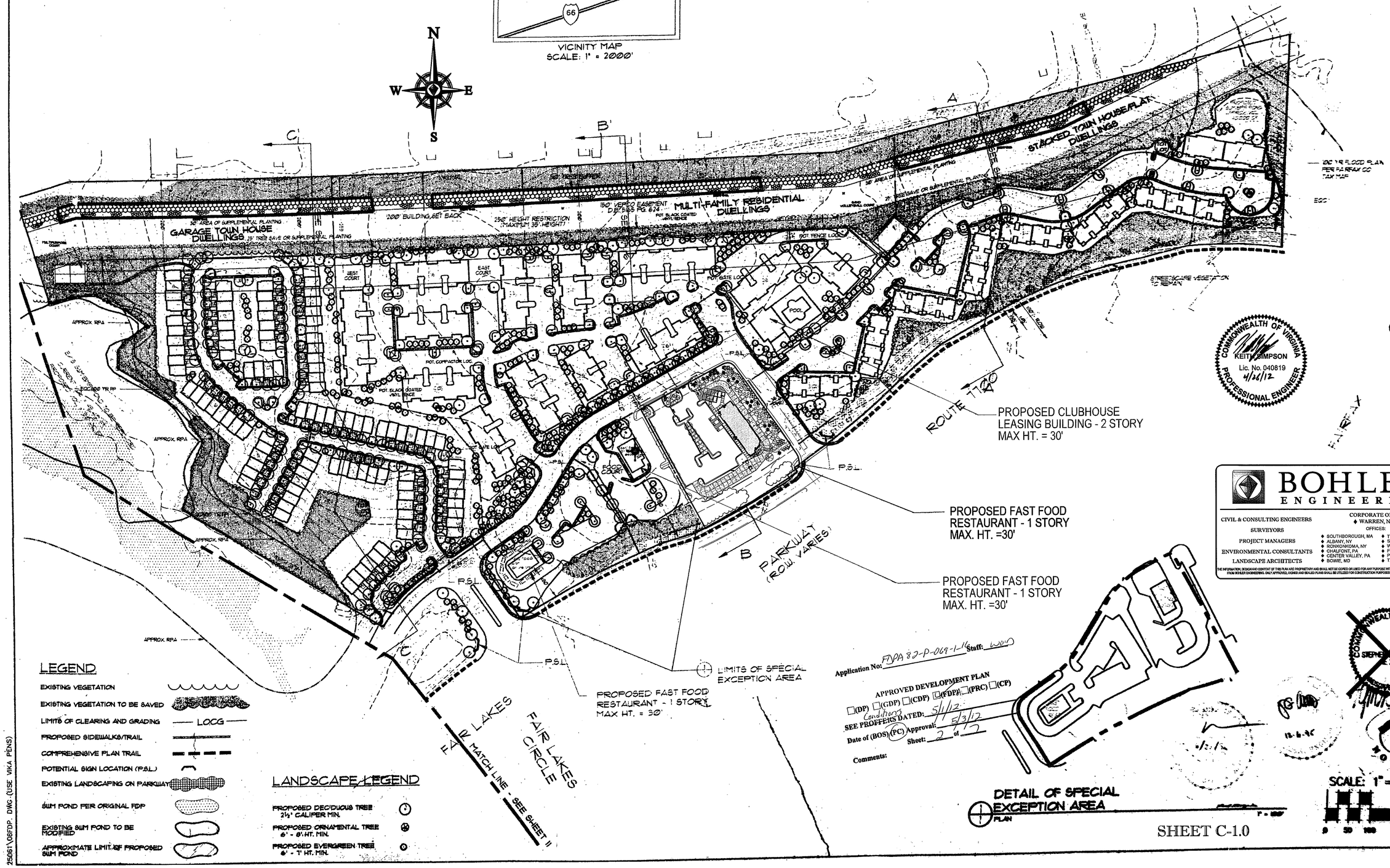



VICINITY MAP
SCALE: 1" = 2000'




SOILS MAP
SCALE: 1" = 1000'

| | |
|---|---|
| 1A+ | MIXED ALLUVIAL LAND |
| 35C2 | GLENELG SILT LOAM, ROLLING PHASE |
| 55B2 | GLENELG SILT LOAM, UNDULATING PHASE |
| 67B2 | PENN FINE SANDY LOAM, UNDULATING PHASE |
| 132C2 | MAYODAN SILT LOAM, ROLLING PHASE |
| 8ØB1 | CROTON SILT LOAM, UNDULATING PHASE |
| 132B2 | MAYODAN SIT LOAM, UNDULATING PHASE |
| 14B+ | MANASSAS SILT LOAM |
| 67C2 | PENN FINE SANDY LOAM, ROLLING PHASE |
| 52B+ | ELBERT SILT LOAM, UNDULATING PHASE |
| 5ØB+ | IREDELL-MECKLENBURG STONE SILT LOAMS, UNDULATING PHASE |
| 52A+ | ELBERT SILT LOAM, NEARLY LEVEL PHASE |
| 5ØC2 | IREDELL-MECKLENBURG STONE SILT LOAMS, ROLLING PHASE |
| 55D2 | GLENELG SILT LOAM, HILLY PHASE |




Application No: FDPA 82-P-069-1-1 Staff: WOW

APPROVED DEVELOPMENT PLAN

☐(DP) ☐(GDP) ☐(CDP) ☑(FDP) ☐(PRC) ☐(CP)

SEE PROFFERS DATED: 5/1/12 (Conditions)

Date of (BOS) (PC) Approval: 5/3/12

Sheet: 2 of 12

Comments:

COMMONWEALTH OF VIRGINIA
KEITH SIMPSON
Lic. No. 040819
4/26/12
PROFESSIONAL ENGINEER

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ WARREN, NJ

OFFICES:
♦ SOUTHBOROUGH, MA
♦ ALBANY, NY
♦ RONKONKOMA, NY
♦ CHALFONT, PA
♦ CENTER VALLEY, PA
♦ BOWIE, MD
♦ TOWSON, MD
♦ STERLING, VA
♦ WARRENTON, VA
♦ FORT LAUDERDALE, FL
♦ PHILADELPHIA, PA
♦ TAMPA, FL

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2008 BOHLER ENGINEERING.

COMMONWEALTH OF VIRGINIA
STEPHEN C. BROWN
LICENSED PROFESSIONAL ENGINEER
4/26/12

Land Design Inc.
Landscape Architecture
Urban Design
Land Planning
8444 Westpark Drive, Suite 400
McLean, VA 22102-5108
703/848-2774
Fax 703/848-2779

# FAIR LAKES LAND BAY 2
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

## FDPA/SE RESIDENTIAL & RETAIL

REVISIONS
8/24/95
9/5/95
9/13/95
9/19/95
10/17/95
10/20/95
4/26/12

DATE: 7/17/95
DES.
DWN.
SCALE: 1" = 100'
PROJECT/FILE NO. 25061
SHEET NO.

SHEET C-1.0

25061\DEFDP. DWG (USE VIKA PENS)

## TABULATION

### TABULATION FOR CDPA/FDPA

EXISTING ZONING ........................ PDC AND WS

LAND AREA FOR LAND BAY 2 ........................ 119.97 AC
LAND AREA OF CDPA/FDPA ........................ 119.97 AC
LAND AREA OF OFFICE ........................ 76.43 AC±
LAND AREA OF RESTAURANT/FAST FOOD ........................ 4.20 AC±
LAND AREA OF RESIDENTIAL ........................ 39.34 AC±

PROPOSED NUMBER OF RESIDENTIAL UNITS ........................ 535*
  SINGLE FAMILY ATTACHED DWELLING UNITS ........................ 105
  MULTIPLE FAMILY DWELLING UNITS ( INCLUDES STACKED TOWNHOMES) ........................ 430

PROPOSED DENSITY WITH ADU's AND RELATED BONUS UNITS ..... 13.6 DU/AC
  (535 D.U. 39.34 AC)
PROPOSED DENSITY WITHOUT ADU's AND
  RELATED BONUS UNITS ........................ 12.2 DU/AC
  (478 D.U. 39.34 AC)
GROSS FLOOR AREA / FLOOR AREA RATIO
  CURRENTLY APPROVED FOR LAND BAY 2 ........ 0.28 FAR or 1,463,616 SF
  PROPOSED FOR LAND BAY 2
    OFFICE/R&D (TRW) (76.43±AC) ........ 0.25 FAR or 844,401 SF.
    RESIDENTIAL (39.34± AC) (EXCLUDING ADU'S) .... 0.35 FAR or 607,215 SF.
    RESIDENTIAL (39.34± AC) (INCLUDING ADU'S) ..... 0.37 FAR or 641,576 SF.
    EATING ESTABLISHMENTS/
    FAST FOOD RESTAURANTS (4.2± AC) .......... 0.06 FAR or 12,000 SF.
  TOTAL PROPOSED FOR LAND BAY 2 WITHOUT ADU'S .. 0.28 FAR or 1,463,616 SF.
  TOTAL PROPOSED FOR LAND BAY 2 WITH ADU'S ..... 0.29 FAR or 1,515,509 SF.
MAXIMUM RESIDENTIAL BUILDING HEIGHTS (SEE NOTE 23)
  SINGLE FAMILY ATTACHED DWELLING UNITS ......... (3 STORIES) 40 FT
  MULTIPLE FAMILY DWELLING UNITS ........ (4 STORIES) 50 FT
  EATING ESTABLISHMENT/
  FAST FOOD RESTAURANTS ........................ (1 STORY) 30 FT
  EXISTING OFFICE ........................ (6 TO 7 STORIES)
  FUTURE OFFICE ........................ (6 STORIES) 75 FT

PARKING SPACES (SEE NOTE 8)
  SINGLE FAMILY ATTACHED DWELLING UNITS - REQUIRED ........... 242
    (105 UNITS X 2.3 SPACES/UNIT)
  SINGLE FAMILY ATTACHED DWELLING UNITS - PROVIDED ........... 250
    (2.38 SPACES/UNIT)
  MULTIPLE FAMILY DWELLING UNITS - REQUIRED ........................ 688
    (430 UNITS X 1.6 SPACES/UNIT)
  MULTIPLE FAMILY DWELLING UNITS - PROVIDED ........................ 771
    (1.79 SPACES/UNIT)

  EATING ESTABLISHMENT - REQUIRED ........................ 60
    PROPOSED NUMBER OF SEATS ........................ 160 ±
    PROPOSED NUMBER OF COUNTER SEATS ........................ 10 ±
    PROPOSED NUMBER OF EMPLOYEES ........................ 30 ±
    (1 SPACE/ SEATS± 1 SPACE/2 EMPLOYEES)
  EATING ESTABLISHMENT - PROVIDED ........................ 123

  FAST FOOD RESTAURANTS (2) - REQUIRED ........................ 65
    PROPOSED NUMBER OF SEATS ........................ 130 ±
    (1 SPACE/2 SEATS & 11 STACKING SPACES)
  FAST FOOD RESTAURANTS (2) - PROVIDED ........................ 93±

  OFFICE PARKING - REQUIRED ........................ 2,227 SP
    (856,401 SF X 2.6 SPACES/1,000 SF)
  OFFICE PARKING - PROVIDED ........................ min. 2,227 SP
    (2.6 SPACES/1,000 SF)

OPEN SPACE
  CURRENTLY APPROVED FOR LAND BAY 2 (75%) ........................ 90.0 AC
  REQUIRED (15%) ........................ 18.0 AC
  PROPOSED FOR LAND BAY 2 (47%) ........................ 57 AC**
    OFFICE/R&D (TRW) (50%) ........................ 38.2 AC
    RESIDENTIAL (43%) ........................ 17.1 AC
    EATING ESTABLISHMENT/
      FAST FOOD RESTAURANTS (26%) ........................ 1.7 AC

AFFORDABLE DWELLING UNITS AND BONUS UNITS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PART 8 OF ARTICLE 2 OF THE ZONING ORDINANCE. THE CALCULATIONS FOR THESE UNITS ARE AS FOLLOWS:

87 SFA UNITS X 20% = 17.4 BONUS AND ADU
87 + 18 = 105 UNITS X 12.5% = 13.1 ADU's

391 MF UNITS X 10% = 39.1 BONUS AND ADU
391 + 39 = 430 UNITS X 6.25% = 26.9 ADU's

TOTALS:

| | BASE UNITS | ADU's | BONUS UNITS | ALL UNITS COMBINED |
|---|---|---|---|---|
| SFA | 87 | 13.1 | 5 | 105 |
| MF | 391 | 26.9 | 12 | 430 |
| | 478 | 40 | 17 | 535 |

THE 40 AFFORDABLE DWELLING UNITS WILL BE PROVIDED AS PART OF THE 430 PROPOSED MULTIPLE FAMILY DWELLING UNITS. THE GROSS FLOOR AREA DEVOTED TO AFFORDABLE DWELLING UNITS IS 34,361 SF. IT SHALL BE UNDERSTOOD THAT THE ADU SQUARE FOOTAGE IS IN ADDITION TO THE 607,215 SF REPRESENTED ABOVE.

THIS CALCULATION REFLECTS THE BONUS SQUARE FOOTAGE FOR PROVIDING ADU'S.

ONLY 50% OF THE LAND AREA IN THE MAJOR UTILITY EASEMENT HAS BEEN CALCULATED AS OPEN SPACE IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 5 OF SECT. 2-309 OF THE ZONING ORDINANCE.

### TABULATION FOR SE

LAND AREA ........................ 2.58 AC
PROPOSED USE ........................ 2 FAST FOOD RESTAURANTS

GROSS FLOOR AREA ........................ 6,300 SF

FLOOR AREA RATIO ........................ 0.06

OPEN SPACE REQUIRED (15%) ........................ 0.37 AC
OPEN SPACE PROVIDED (50%) ........................ 1.24 AC

## NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA)/FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)/SPECIAL EXCEPTION (SE) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP OF 45-4((1))30B, 30F AND 55-2((1))16.

2. THE PURPOSE OF THE CDPA/FDPA IS TO AMEND THE CURRENTLY APPROVED DEVELOPMENT PLAN FOR FAIR LAKES LAND BAY II. LAND BAY II IS CURRENTLY PLANNED FOR TRW'S OFFICE AND SCIENTIFIC RESEARCH, DEVELOPMENT TESTING AND TRAINING. THE CURRENTLY APPROVED FDP REPRESENTS 1,463,616 SQUARE FEET OF GROSS FLOOR AREA FOR THIS USE.

   THE AMENDMENT PROPOSES TO CONVERT A PORTION OF THE CURRENTLY APPROVED GROSS FLOOR AREA TO A RESIDENTIAL LAND USE AND SEVERAL EATING ESTABLISHMENTS/FAST FOOD RESTAURANTS. APPROXIMATELY 607,215 SQUARE FEET WILL BE CONVERTED TO RESIDENTIAL USE AND APPROXIMATELY 12,000 SQUARE FEET WILL BE CONVERTED TO EATING ESTABLISHMENTS/FAST FOOD RESTAURANTS.

   THE DEVELOPMENT PROGRAM PROPOSES 105 SINGLE FAMILY ATTACHED DWELLING UNITS, 430 MULTIPLE FAMILY DWELLING UNITS, ONE EATING ESTABLISHMENT, AND TWO FAST FOOD RESTAURANTS.

   THE PURPOSE OF THE SPECIAL EXCEPTION APPLICATION IS TO ESTABLISH THE TWO PROPOSED FAST FOOD RESTAURANTS.

3. THE BOUNDARY INFORMATION SHOWN HEREON IS BY OTHERS. LANDDESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES.

4. THE TOPOGRAPHY SH[illegible] HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM SHEET 2 OF [illegible] CURRENTLY APPROVED FDP FOR TRW PREPARED BY PATTON, HARRIS, RUST AND ASSOCIATES DATED JANUARY 14, 1985. IT IS BELIEVED THE TOPOGRAPHY IS FROM AN AIR SURVEY. THE TOPOGRAPHY HAS BEEN UPDATED IN THE VICINITY OF FAIR LAKES PARKWAY FROM THE CONSTRUCTION FOR SAID PARKWAY (FAIRFAX COUNTY PLAN NO. 5727-PI-04). LANDDESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES.

5. THE OWNER OF THE PROPERTY IS:
   TRW FOUNDATION AND TRW, INC.
   1900 RICHMOND ROAD
   CLEVELAND, OHIO 44124

   AND THE CONTRACT PURCHASERS OF THE PORTION OF THE PROPERTY IDENTIFIED AS 55-2((1))30F ARE:

   THE MERIDIAN GROUP, INC.
   3400 IDAHO AVENUE, N.W., SUITE 401
   WASHINGTON, D.C. 20016

   THE HOLLADAY CORPORATION
   3400 IDAHO AVENUE, N.W., SUITE 500
   WASHINGTON, D.C. 20016

6. THE SINGLE FAMILY ATTACHED AND MULTIPLE FAMILY DWELLING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. THE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND/OR THE NUMBER OF UNITS IN EACH BUILDING MAY BE MODIFIED SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSION TO THE PERIPHERAL LOT LINES AS SHOWN ON THIS PLAN ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES AND ADUs ACCORDINGLY. IN ADDITION, FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLATS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS IN ACCORDANCE WITH THE ZONING ORDINANCE.

7. AFFORDABLE DWELLING UNITS (ADUs) WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2-800 OF THE ZONING ORDINANCE. THE NUMBER OF ADUs TO BE PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE LOCATION OF ADUs WILL BE ESTABLISHED AT THE TIME OF FINAL SITE PLAN.

8. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS OR GROSS SQUARE FOOTAGE OF EATING ESTABLISHMENTS/FAST FOOD RESTAURANTS CONSTRUCTED. GARAGES MAY OR MAY NOT BE PROVIDED; IF PROVIDED, THE GARAGES AND ANY TANDEM SPACE BEHIND WILL COUNT AS PART OF THE REQUIRED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING. ON SITE PARKING MAY BE LOCATED ON THE SURFACE, WITHIN THE BUILDING FOOTPRINT, AND/OR IN FREESTANDING PARKING GARAGES.

9. THE FOOTPRINTS OF THE EATING ESTABLISHMENT/FAST FOOD RESTAURANT BUILDINGS SHOWN HEREON MAY BE INCREASED BY UP TO FIVE PERCENT SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZES AND SHAPES OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY, AND THE EXACT LOCATIONS OF THE BUILDINGS, NUMBER OF SEATS, EMPLOYEES, ETC. SHOWN IN THE TABULATION MAY CHANGE AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN AND FINAL TENANT NEGOTIATIONS. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS, AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC ARE TO BE DEEMED MINIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINTS(S) AND ASSOCIATED PARKING LOT LAYOUT(S) WILL BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THEY DO NOT ENCROACH INTO AREAS DEPICTED AS LANDSCAPED OPEN SPACE AS DETERMINED BY THE URBAN FORESTER.

10. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 AND PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS, AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS FDP.

11. THERE ARE NO PROPOSED ADDITIONAL PUBLIC IMPROVEMENTS ON OR ADJACENT TO THE SITE ASSOCIATED WITH THE PROPOSED DEVELOPMENT.

12. THE APPROXIMATE LIMITS OF THE 100-YEAR FLOODPLAIN, AS SHOWN ALONG THE CENTER OF THE SUBJECT PROPERTY, WERE DELINEATED BY DEWBERRY AND DAVIS USING CURRENT TOPOGRAPHIC INFORMATION. A FINAL FLOODPLAIN STUDY WILL BE PREPARED DURING FINAL ENGINEERING OF THE SITE.

13. THE LIMITS OF THE RESOURCE PROTECTION AREA (RPA) LOCATED IN THE CENTER OF THE SUBJECT PROPERTY IS PER FAIRFAX COUNTY MAPPING. THE APPROXIMATE LIMITS OF THE 100-YEAR FLOODPLAIN ALONG THE EAST PROPERTY LINE IS PER FAIRFAX COUNTY MAPPING. THE ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ALONG THE EASTERN PROPERTY WAS DETERMINED BY DEWBERRY AND DAVIS.

14. THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPED OPEN SPACE AREAS REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13.

15. STORMWATER DETENTION (SWM) AND BEST MANAGEMENT PRACTICES (BMPS) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITIONS AND /OR WAIVED.

16. THERE ARE NO KNOWN GRAVES LOCATED ON THE SUBJECT PROPERTY.

17. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.

18. ADDITIONAL RESIDENTIAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, GATEHOUSES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

19. THE PROPOSED RESIDENTIAL DEVELOPMENT MAY INCLUDE ACTIVE AND PASSIVE RECREATION FACILITIES SUCH AS: A SPORT COURT, VOLLEYBALL COURT, SITTING AREAS, SWIMMING POOL(S), INDOOR EXERCISE/FITNESS CENTER, RACQUETBALL COURT, COMMUNITY RECREATION CENTER/BUILDING, TOT LOT AND OR LANDSCAPED GARDENS.

20. SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.

21. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

22. EXCEPT WHERE WAIVERS AND/OR MODIFICATIONS HAVE BEEN REQUESTED TO THE BEST OF OUR KNOWLEDGE AS NOTED BELOW, THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISION OF ALL APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.

23. BUILDINGS SHALL HAVE A MAXIMUM OF FOUR (4) STORIES ABOVE GRADE. SOME BUILDINGS MAY HAVE ONE LEVEL OF DWELLING UNITS OR PARKING WHICH WILL BE BELOW OR PARTIALLY BELOW FINISHED GRADE. BUILDING HEIGHT WITHIN 250 FEET OF THE NORTHERN PROPERTY LINE ADJACENT TO GREENBRIAR WILL NOT EXCEED 35 FEET.

24. PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.

25. IF AN AMENDMENT TO ANY PORTION OF THIS FDP BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION WHICH IS AFFECTED BY THE AMENDMENT FOR PLANNING COMMISSION REVIEW AND APPROVAL.

26. THE LOCATION OF EASEMENTS/UTILITIES SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THUS SHOULD NOT BE REGARDED AS AN ACTUAL LOCATION.

27. AT THIS TIME, TWO OFFICE BUILDINGS WITH ASSOCIATED PARKING STRUCTURES, DRIVE AISLES, ETC., HAVE BEEN CONSTRUCTED ON THE WESTERN PORTION OF THE PROPERTY.

28. DEVELOPER(S) RESERVES THE RIGHT TO LOCATE TEMPORARY SALES/ LEASING TRAILER(S) DURING CONSTRUCTION OF THIS PROJECT.

29. THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG THE NORTHERN PROPERTY LINE WILL BE SATISFIED BY PROVIDING SCREENING WITH BERMS AND PLANTINGS AS SET FORTH IN THE PROFFER REFERENCED AS SITE DESIGN 1 IN THE PROFFERS DATED MARCH 21, 1984 AND LAST REVISED ON APRIL 2, 1984 AND AS DESCRIBED IN THE APRIL 2, 1984 AGREEMENT BETWEEN THE GREENBRIAR CIVIC ASSOCIATION AND THE FAIR LAKES DEVELOPMENT CORPORATIONAND AS SHOWN ON SHEET 9A.

### REQUESTED WAIVERS

1. A WAIVER OF THE 600 FOOT MAXIMUM LENGTH FOR PRIVATE STREETS IS REQUESTED.
2. A WAIVER OF THE LOADING REQUIREMENT OF RESIDENTIAL USES PURSUANT TO SECTION 11-201 OF THE ZONING ORDINANCE IS REQUESTED.
3. A MODIFICATION TO THE GROSS FLOOR AREA LIMITATION FOR RESIDENTIAL USE IN THE PDC DISTRICT IS REQUESTED.

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ WARREN, NJ
OFFICES:
♦ SOUTHBOROUGH, MA ♦ TOWSON, MD
♦ ALBANY, NY ♦ STERLING, VA
♦ RONKONKOMA, NY ♦ WARRENTON, VA
♦ CHALFONT, PA ♦ FORT LAUDERDALE, FL
♦ CENTER VALLEY, PA ♦ PHILADELPHIA, PA
♦ BOWIE, MD ♦ TAMPA, FL

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2008 BOHLER ENGINEERING.

Application No: FDPA 82-P-069-1-16 Staff: WO'D

APPROVED DEVELOPMENT PLAN
☐(DP) ☐(GDP) ☐(CDP) ☑(FDP) ☐(PRC) ☐(CP)
SEE ~~PROFFERS~~ Conditions DATED: 5/1/12
Date of (BOS) (PC) Approval: 5/3/12
Sheet: 3 of 7
Comments:

COMMONWEALTH OF VIRGINIA
KEITH SIMPSON
Lic. No. 040819
4/26/12
PROFESSIONAL ENGINEER

SHEET C-1.1

**FOR INFORMATION PURPOSES ONLY**

COMMONWEALTH OF VIRGINIA
STEPHEN [illegible] JORDAN

LandDesign Inc.
Landscape Architecture
Urban Design
Land Planning
1414 Prince Street Suite 400

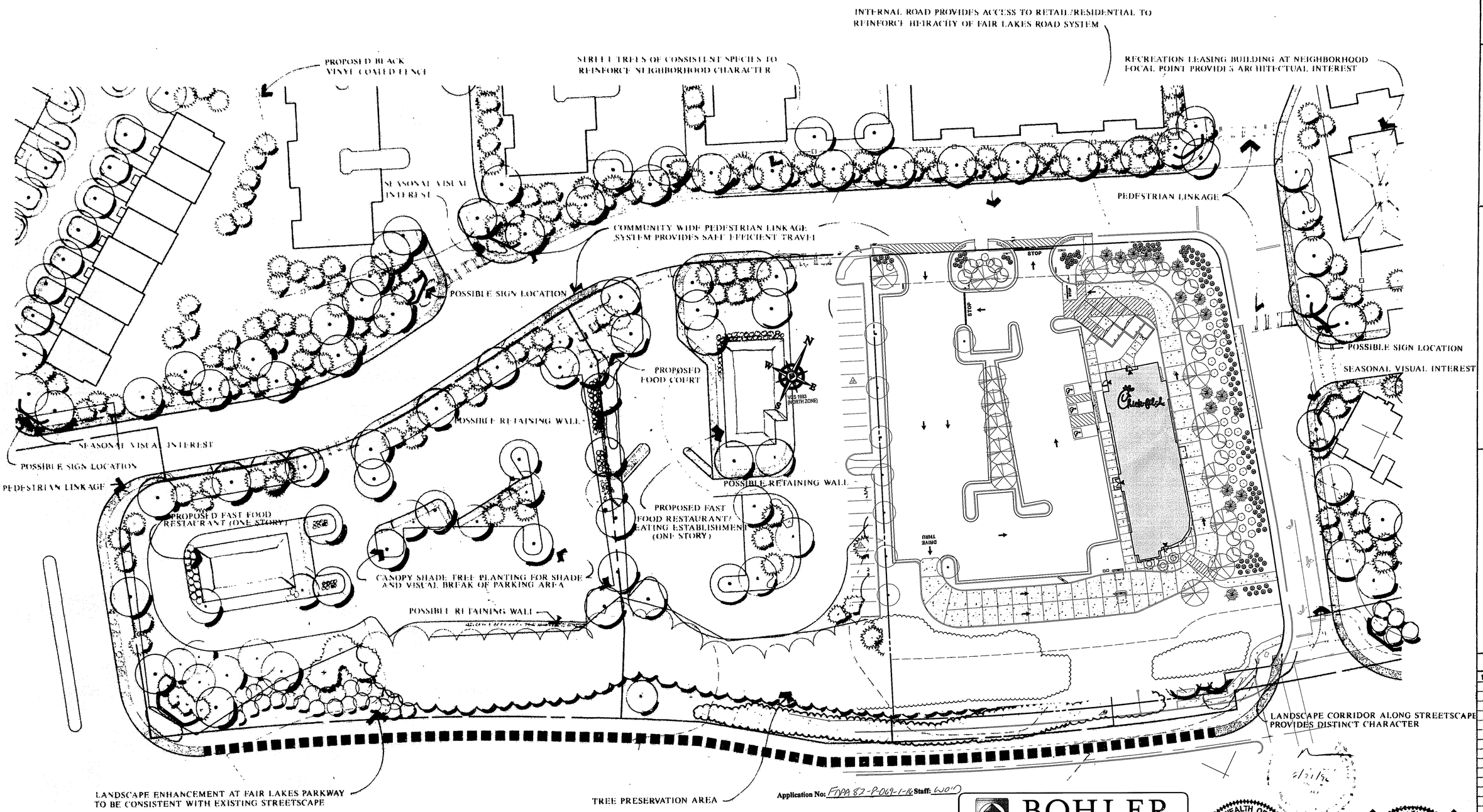
FAIR LAKES
LAND BAY 2
SULLY DISTRICT
FAIRFAX COUNTY VRGINIA

NOTE/
TABULATIONS
AND WAIVERS

REVISIONS
8/24/95
9/5/95
10/17/95
10/20/95
4/26/12

DATE: 7/14/95
DES.
DWN.
SCALE:
PROJECT/FILE NO. 25061
SHEET NO.

061TAB.DWG (USE VIKA.PCP)




RESTAURANT/FAST FOOD ESTABLISHMENTS ORIENTED TOWARD RESIDENTIAL USES BY MEANS OF SHARED ACCESS, BUFFERING FROM FAIR LAKES PARKWAY, AND A CONSISTENT LANDSCAPE THEME

Application No: FDPA 82-P-069-1-16 Staff: WOH

APPROVED DEVELOPMENT PLAN

☐(DP) ☐(GDP) ☐(CDP) ☑(FDP) ☐(PRC) ☐(CP)

SEE PROFFERS DATED: 5/1/12 (Conditions)

Date of (BOS) (PC) Approval: 5/3/12

Sheet: 4 of 7

Comments:

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE: ◆ WARREN, NJ

OFFICES:
◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ RONKONKOMA, NY ◆ CHALFONT, PA ◆ CENTER VALLEY, PA ◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA ◆ TAMPA, FL

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2005 BOHLER ENGINEERING.

COMMONWEALTH OF VIRGINIA
KEITH E. SIMPSON
Lic. No. 040819
4/24/12
PROFESSIONAL ENGINEER

SHEET C-1.2

COMMONWEALTH OF VIRGINIA
STEPHEN L. JORDAN
LANDSCAPE ARCHITECT

5/3/12

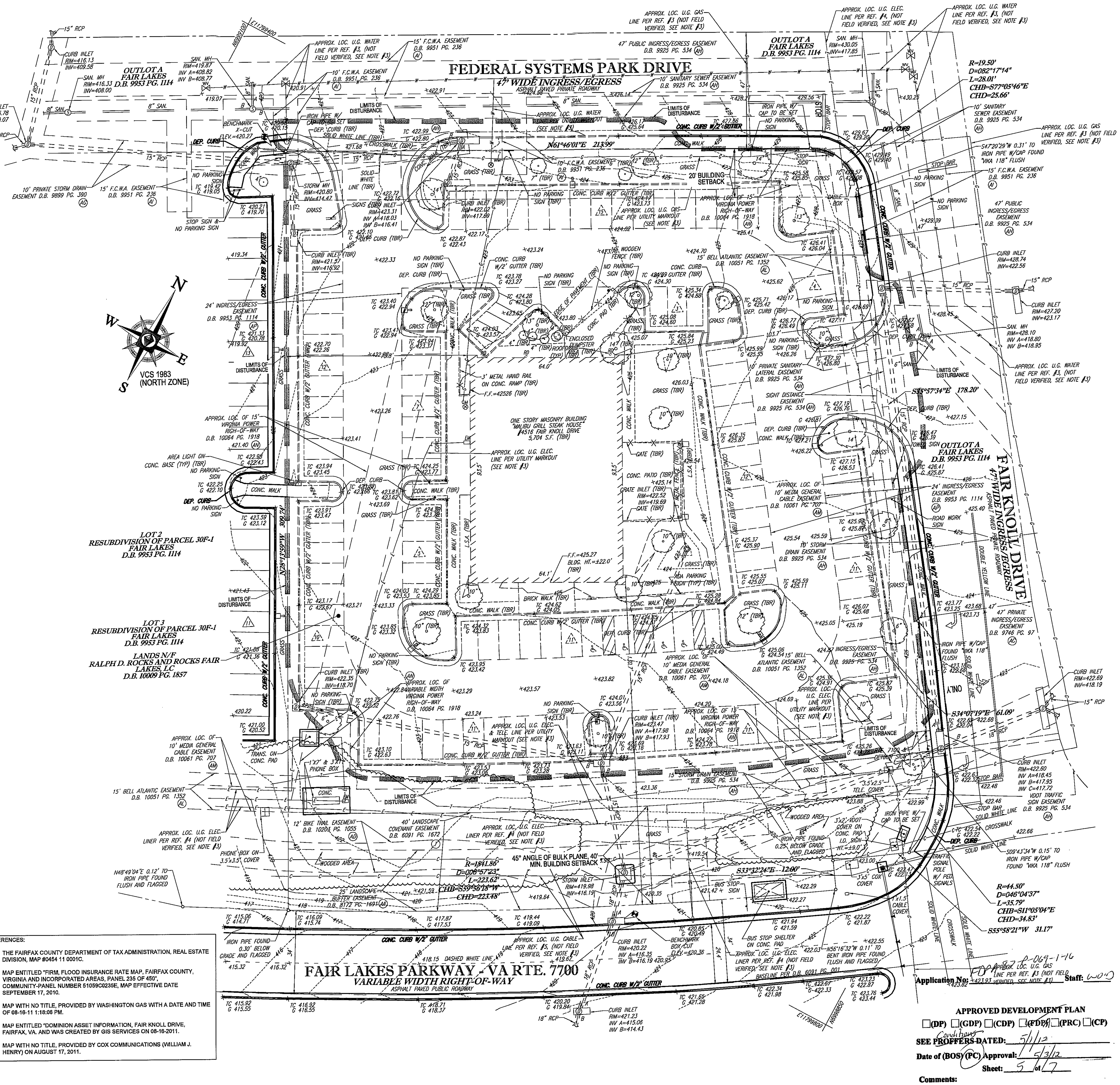
Land Design Inc.
Landscape Architecture Land Planning
Urban Design
1414 Prince St., Suite 400
Alexandria, VA 22314-2800
703/548-7784
Fax 703/836-1964

# FAIR LAKES
## LAND BAY 2
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

EATING ESTABLISHMENT / FAST FOOD RESTAURANT DETAIL CONCEPT PLAN

REVISIONS
10/20/95
4/26/12

DATE: 9/13/95
DES. DWN.
SCALE: 1"=30'
PROJECT/FILE NO. 25061
SHEET NO.




REFERENCES:

1. THE FAIRFAX COUNTY DEPARTMENT OF TAX ADMINISTRATION, REAL ESTATE DIVISION, MAP #0454 11 0001C.
2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 235 OF 450", COMMUNITY-PANEL NUMBER 51059C0235E, MAP EFFECTIVE DATE SEPTEMBER 17, 2010.
3. MAP WITH NO TITLE, PROVIDED BY WASHINGTON GAS WITH A DATE AND TIME OF 08-16-11 1:18:06 PM.
4. MAP ENTITLED "DOMINION ASSET INFORMATION, FAIR KNOLL DRIVE, FAIRFAX, VA. AND WAS CREATED BY GIS SERVICES ON 08-16-2011.
5. MAP WITH NO TITLE, PROVIDED BY COX COMMUNICATIONS (WILLIAM J. HENRY) ON AUGUST 17, 2011.

Application No: FDPA 87-P-069-1-16 Staff: WOD

**APPROVED DEVELOPMENT PLAN**

☐(DP) ☐(GDP) ☐(CDP) ☒(FDP) ☐(PRC) ☐(CP)

SEE ~~PROFFERS~~ Conditions DATED: 5/1/12

Date of (BOS) (PC) Approval: 5/3/12

Sheet: 5 of 7

Comments:

## SURVEY NOTES

1. PROPERTY IS KNOWN AS LOT NUMBER 3 AS SHOWN ON THE PLAT OF SUBDIVISION ENTITLED "PLAT OF SUBDIVISION LOTS 1, 2, 3 AND OUTLOT 'A', BEING A RESUBDIVISION OF PARCEL 30 F-1, FAIR LAKES" AS THE SAME IS DEDICATED, AS RECORDED IN DEED BOOK 9953 PAGE 1114 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND HAVING A TAX MAP NUMBER OF 045-4-13-0003.
2. LEASE AREA = 76,396 SQUARE FEET OR 1.75381 ACRES.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
3. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BOHLER ENGINEERING AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
4. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2480-11174, EFFECTIVE DATE AUGUST 14, 2011. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:

(R.) TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS AND RESERVATIONS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DEED BOOK 6062 AT PAGE 1678; AS AFFECTED BY FIRST SUBMISSION TO COVENANTS RECORDED IN DEED BOOK 6064 AT PAGE 187; AS MODIFIED BY RELEASE OF RESTRICTIONS RECORDED IN DEED BOOK 7005 AT PAGE 290; AS AMENDED BY AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 9871 AT PAGE 1161, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. **AFFECTS SUBJECT LOT 3, NOT PLOTTABLE, GENERAL IN NATURE.**

(S.) TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS AND RESERVATIONS CONTAINED IN DEED RECORDED IN DEED BOOK 6091 AT PAGE 1685 AND RERECORDED IN DEED BOOK 6095 AT PAGE 522, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. **DOES NOT AFFECT LOT 3, AFFECT LAND NORTH OF FEDERAL SYSTEMS PARK DRIVE ADJACENT TO THE BOUNDARY OF GREENBRIAR.**

(T.) TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS AND RESERVATIONS CONTAINED IN RESTRICTIVE COVENANT RECORDED IN DEED BOOK 6091 AT PAGE 1672, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. **AFFECT SUBJECT LOT 3, SHOWN**

(U.) TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS AND RESERVATIONS CONTAINED IN DECLARATION FOR FEDERAL SYSTEMS PARK RECORDED IN DEED BOOK 7511 AT PAGE 503; AS AMENDED BY AMENDMENT OF DECLARATION FOR FEDERAL SYSTEMS PARK RECORDED IN DEED BOOK 9871 AT PAGE 1145 AND RERECORDED IN DEED BOOK 9925 AT PAGE 430; AS FURTHER AMENDED BY SECOND AMENDMENT OF DECLARATION FOR FEDERAL SYSTEMS PARK RECORDED IN DEED BOOK 9871 AT PAGE 1153 AND RERECORDED IN DEED BOOK 9925 AT PAGE 438; AS AFFECTED BY CONFIRMATION OF FAR ALLOCATION RECORDED IN DEED BOOK 9871 AT PAGE 1169 AND RERECORDED IN DEED BOOK 9925 AT PAGE 446, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW; **DO NOT AFFECT THE SUBJECT LOT 3. IT IS PART OF THE FOUNDATION PROPERTY WHICH WAS REMOVED FROM THE PROPERTY AFFECTED BY THE DECLARATION.**

(V.) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN EASEMENT RECORDED IN DEED BOOK H-4 AT PAGE 248. **MAY AFFECT SUBJECT LOT 3, INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT.**

(W.) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED OF DEDICATION AND EASEMENT RECORDED IN DEED BOOK 6091 AT PAGE 1. **DOES NOT AFFECT SUBJECT LOT 3, EASEMENT WAS VACATED BY ITEM "AH".**

(X.) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN EASEMENTS GRANTED TO THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA RECORDED IN DEED BOOK 6090 AT PAGE 1995, IN DEED BOOK 6806 AT PAGE 516, IN DEED BOOK 7368 AT PAGE 1957, AND IN DEED BOOK 9901 AT PAGE 553; **DOES NOT AFFECT SUBJECT LOT 3, LAND AFFECTED IS LOCATED EAST OF FAIR KNOLL DRIVE.**

(Y.) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN EASEMENT TO WASHINGTON GAS LIGHT COMPANY RECORDED IN DEED BOOK 7086 AT PAGE 572; **DO NOT AFFECT SUBJECT LOT 3, LAND AFFECTED IS LOCATED TO THE EAST .**

(Z.) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN FAIRFAX COUNTY WATER AUTHORITY DEED OF EASEMENT AND QUITCLAIM RECORDED IN DEED BOOK 7413 AT PAGE 190. **DO NOT AFFECT SUBJECT LOT 3, AFFECT SUBJECT PROPERTY TO THE WEST.**

(AA.) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 8172 AT PAGE1691; AS AMENDED BY AMENDMENT TO EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 9871 AT PAGE 1191. **AFFECTS SUBJECT LOT 3, LANDSCAPING EASEMENT IS SHOWN.**

(AB.) EASEMENT(S) GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 5165 AT PAGE 624, IN DEED BOOK 5165 AT PAGE 632 AND DEED BOOK 7452 AT PAGE 713. **DO NOT AFFECT SUBJECT LOT 3, AFFECT PROPERTY NORTH OF FEDERAL SYSTEMS PARK DRIVE AND WEST OF LOT 2.**

(AC) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED OF DIVISION AND EASEMENT AGREEMENT RECORDED IN DEED BOOK 9746 AT PAGE 97. **AFFECT SUBJECT LOT 3, INGRESS/ EGRESS EASEMENT IS SHOWN.**

(AD) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN EASEMENT AND COST-SHARING AGREEMENT RECORDED IN DEED BOOK 9871 AT PAGE 1211 AND RERECORDED IN DEED BOOK 9925 AT PAGE 456. **AFFECT SUBJECT LOT 3, NOT PLOTTABLE, GENERAL IN NATURE.**

(AE) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 9871 AT PAGE 1321. **AFFECT SUBJECT LOT 3, NOT PLOTTABLE, GENERAL IN NATURE.**

(AF.) TERMS. PROVISIONS, CONDITIONS, AND EASEMENTS CONTAINED IN DEVELOPMENT AGREEMENT AMONG THE PULTE HOME CORPORATION, MERIDIAN FAIR LAKES, L.L.C., AND AVALON PROPERTIES, INC. FAIR LAKES PROJECT, FAIRFAX COUNTY, VIRGINIA RECORDED IN DEED BOOK 9871 AT PAGE 1256. **AFFECT SUBJECT LOT 3, NOT PLOTTABLE, GENERAL IN NATURE.**

(AG) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED OF EASEMENT RECORDED IN DEED BOOK 9899 AT PAGE 390. **AFFECTS SUBJECT LOT 3, SHOWN.**

(AH) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED OF EASEMENT AND DEED OF VACATION TO VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE BOARD OF SUPERVISOR OF FAIRFAX COUNTY VIRGINIA RECORDED IN DEED BOOK 9925 AT PAGE 534. **AFFECTS SUBJECT LOT 3, SHOWN.**

(AI.) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN FAIRFAX COUNTY WATER AUTHORITY EASEMENT AGREEMENT RECORDED IN DEED BOOK 9951 AT PAGE 227. **AFFECTS SUBJECT LOT 3, SHOWN.**

(AJ.) TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS AND RESERVATIONS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT RECORDED IN DEED BOOK 9995 AT PAGE 34, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. **AFFECTS SUBJECT LOT 3, NOT PLOTTABLE, GENERAL IN NATURE, CONTAINS USE RESTRICTIONS**

(AK) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN UNRECORDED GROUND LEASE BY AND BETWEEN ROCKS FAIR LAKES, LC AND BERTUCCI'S RESTAURANT CORP. **MAY AFFECT SUBJECT LOT 3, DOCUMENT NOT PROVIDED.**

(AL.) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN BURIED CABLE DEED OF EASEMENT RECORDED IN DEED BOOK 10051 AT PAGE 1352. **AFFECT SUBJECT LOT 3, APPROXIMATE LOCATION OF EASEMENT SHOWN.**

(AM) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN EASEMENT AGREEMENT RECORDED IN DEED BOOK 10061 AT PAGE 707. **AFFECT SUBJECT LOT 3, APPROXIMATE LOCATION OF EASEMENT SHOWN.**

(AN) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN RIGHT OF WAY AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 10064 AT PAGE 1918. **AFFECT SUBJECT LOT 3, APPROXIMATE LOCATION OF EASEMENT SHOWN.**

(AO) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED OF EASEMENT AND VACATION WITH THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY VIRGINIA RECORDED IN DEED BOOK 10203 AT PAGE 1055. **AFFECT SUBJECT LOT 3, SHOWN.**

(AP.) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED OF SUBDIVISION AND EASEMENT RECORDED IN DEED BOOK 9953 AT PAGE 1114. **AFFECT SUBJECT LOT 3, SHOWN.**

(AQ) DEED OF TRUST FROM ROCKS FAIR LAKES, LC TO H. CARTER LAND, III AND JAMES C. CLARK, TRUSTEES FOR THE BENEFIT OF BURKE & HERBERT BANK & TRUST COMPANY, BENEFICIARY RECORDED IN DEED BOOK 16767 AT PAGE 743, SECURING THE PRINCIPAL AMOUNT OF $1 ,300,000.00; AS AFFECTED BY ASSIGNMENT OF RENTS RECORDED IN DEED BOOK 16767 AT PAGE 751 . **AFFECTS SUBJECT LOT 3, NOT SURVEY RELATED.**

6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
7. ELEVATIONS ARE BASED ON NGVD 29 PER MONUMENT FAIRFAX COUNTY NETWORK CONTROL STATION WITH AN ELEVATION OF 421.47 FEET.
8. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PLAN REFERENCE #2.
9. ELECTRIC, GAS, WATER AND TELEPHONE UTILITIES ARE SHOWN PER MARK-OUT AND FIELD LOCATION. SANITARY, STORM, ELECTRIC, GAS, WATER ANND TELEPHONE UTILITIES ARE SHOWN PER FIELD LOCATION OF ABOVE GROUND STRUCTURE AND PLANS RECEIVED FROM UTILITY COMPANIES AND LOCAL GOVERNMENT OFFICES.
10. ZONING: PDC (PLANNED DEVELOPMENT COMMERCIAL DISTRICT); WATERSUPPLY PROTECTION OVERLAY DISTRICT (WSPOD)

| BUILDING SETBACKS | |
|---|---|
| FRONT (NORTH): | 45° ANGLE OF BULK PLAIN, 40' MINIMUM |
| SIDE (WEST): | N/A |
| SIDE (EAST): | N/A |
| REAR (SOUTH): | 20' |

ZONING INFORMATION IS PER FAIRFAX COUNTY PLANNED DEVELOPMENT DISTRICT REGULATIONS, PART 2, SUBTITLE 6-200, AND SHOULD BE VERIFIED PRIOR TO USE TO CONFIRM IT REPRESENTS CURRENT INFORMATION.

11. ALL MATTERS STILL IN EFFECT, SHOWN ON RECORD PLATS THAT WERE PROVIDED BY THE TITLE COMPANY AND ARE LEGIBLE, PLOTTABLE, AND WITHIN THE LIMITS OF THIS SURVEY ARE SHOWN.

20 10 5 0 20
1"= 20'

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia, 30349-2998

DIG WITH CARE — CALL BEFORE YOU DIG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

Revisions:

| Mark | Date | By | Description |
|---|---|---|---|
| 1 | 02/27/12 | KGS | REV PER COUNTY COMMENTS |
| 2 | 03/23/12 | CGM | REV PER COUNTY QC |
| 3 | 04/26/12 | BJS | REV PER NEW BUILDING |

COMMONWEALTH OF VIRGINIA
KEITH SIMPSON
Lic. No. 040819
4/26/12
PROFESSIONAL ENGINEER

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES: ◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ RONKONKOMA, NY ◆ CHALFONT, PA ◆ CENTER VALLEY, PA ◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA

STORE
Series 08-NR-144-TWIST
RESUBDIVISION OF PARCEL 30 F-1
FAIR LAKES
FAIRFAX COUNTY, VA

SHEET TITLE
EXISTING CONDITIONS PLAN/ EXISTING VEGETATION MAP

DWG EDITION 02.4

☒ Preliminary
☐ 80% Submittal
☐ For Construction

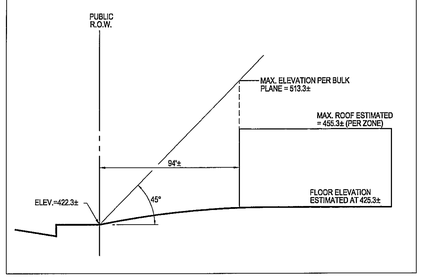
| | |
|---|---|
| Job No. | S116508 |
| Store | |
| Date | |
| Drawn By | JLP/EEN |
| Checked By | DRH |

Sheet

C-1.3

## BULK PLANE DIAGRAM

NOT TO SCALE




## 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 2 & 4L) | PRC Plan (16-303 1E & 10) |
| FDP - P Districts (except PRC) 916-502 1F & 1Q) | Amendments (18-202 10F & 10I) |

[X] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).

NA [ ] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to 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 See 12 below

[X] 3. Provide: See 12 below

| Facility Name/ Type & No. | On-Site area served (acres) | Off-Site are served (acres) | Drainage area (acres) | Footprint area (sf.) | Storage Volume (cf.) | If pond, dam height (ft.) |
|---|---|---|---|---|---|---|
| Wet Pond | 1.75 | 228.15 | 229.9 | 4.8 Ac +/- | 68 Ac Ft | 22 |
| (e.g., dry pond A. infilt. trench, underground vault, etc.) | | | | | 10 Yr Storage | |
| TRW | | | | | | |
| | | | | Totals | | |

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C1.3. Pond inlet and outlet pipe systems are shown on Sheet ____.See 12 below

NA [ ] 5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet____.See 12 below Type of maintenance access road surface noted on the plat is _____(asphalt, geoblock, gravel, etc.)

NA [ ] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet _____. See 12 below

[X] 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet C2.0.

NA [ ] 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 _____. See 12 below

NA [ ] 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet _____. See 12 below

NA [ ] 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 _____. See 12 below

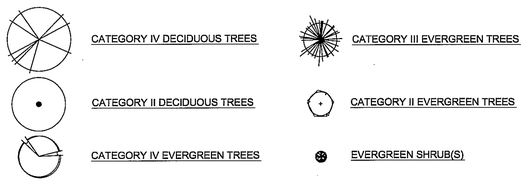
NA [ ] 11. A submission waiver is requested for _____.

[X] 12. Stormwater management is not required because it is already provided for by the T.R.W. Federal Systems Complex per Plan #5727-SP-76.

Revised 2-21-2006

18

## LANDSCAPE LEGEND

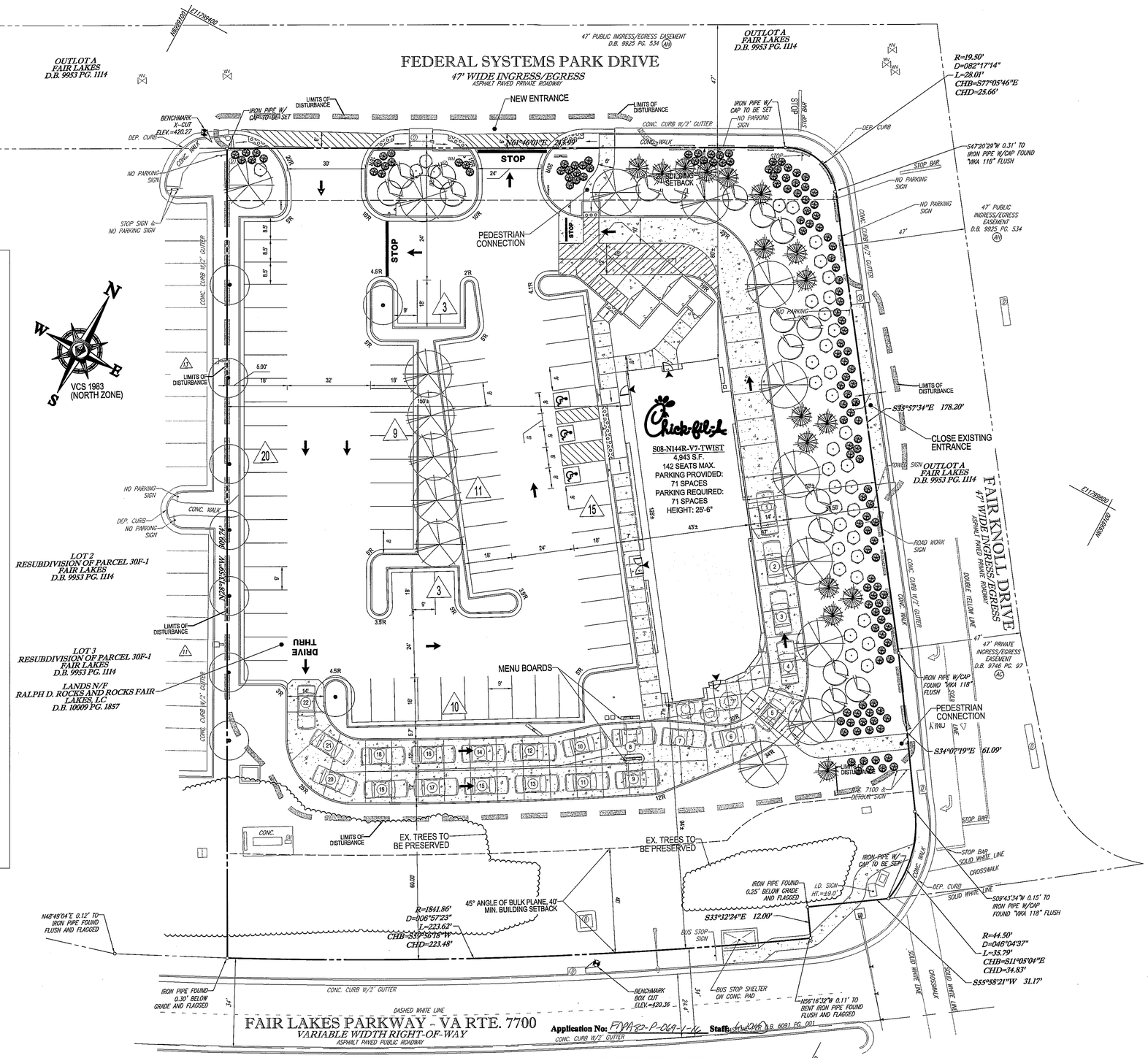



NOTES:
1. THERE ARE NO KNOWN GRAVES ON THE SITE.

2. CURRENTLY THE SITE IS SERVED BY PUBLIC UTILITIES. THESE EXISTING SERVICES WILL BE MODIFIED AS NECESSARY FOR THE PROPOSED LAYOUT WITH THE FINAL SITE PLAN.

3. STORMWATER MANAGEMENT AND BMP CONTROLS FOR THIS SITE ARE PROVIDED IN THE EXISTING FACILITY SERVING THE T.R.W. FEDERAL SYSTEMS COMPLEX PER PLAN #5727-SP-76. AS SHOWN IN THOSE PLANS, THE CONTROLS ARE PRIVATELY OWNED AND MAINTAINED.

4. TREES IN LANDSCAPE ISLANDS THAT ARE LESS THAN 9' FACE OF CURB TO FACE OF CURB ARE PROVIDED FOR AESTHETIC PURPOSES ONLY AND NOT TO BE COUNTED TOWARD TREE CANOPY OF INTERIOR PARKING LOT LANDSCAPING.




**APPROVED DEVELOPMENT PLAN**

☐(DP) ☐(GDP) ☐(CDP) ☒(FDP) ☐(PRC) ☐(CP)

**SEE PROFFERS DATED:** 5/1/12 (Continuous)

**Date of (BOS) (PC) Approval:** 5/3/12

**Sheet:** 6 **of** 17

**Comments:**

**Application No:** FDP 82-P-069-1-16 **Staff:** D.B. 6091 PG. 001

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia, 30349-2998

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

Revisions:

| Mark | Date | By |
|---|---|---|
| 1 | 02/27/12 | KGS |
| REV PER COUNTY COMMENTS | | |
| 2 | 03/23/12 | CGM |
| REV PER COUNTY QC | | |
| 3 | 04/26/12 | BJS |
| REV PER NEW BUILDING | | |

COMMONWEALTH OF VIRGINIA
KEITH SIMPSON
Lic. No. 040819
4/26/12
PROFESSIONAL ENGINEER

BOHLER ENGINEERING

CORPORATE OFFICES: ♦ WARREN, NJ
CIVIL & CONSULTING ENGINEERS SURVEYORS
PROJECT MANAGERS ENVIRONMENTAL CONSULTANTS LANDSCAPE ARCHITECTS
♦ BOHLER AND ASSOCIATES, NY ♦ BOHLER AND ASSOCIATES, VA ♦ CONTECH, NY ♦ CONTECH, VA ♦ CONTECH, PA ♦ CONTECH, DE ♦ CONTECH, PA

STORE
Series 08-NR-144-TWIST
RESUBDIVISION OF PARCEL 30 F-1
FAIR LAKES
FAIRFAX COUNTY, VA

SHEET TITLE
PROPOSED SITE PLAN

DWG EDITION 02.4

☒ Preliminary
☐ 80% Submittal
☐ For Construction

| | |
|---|---|
| Job No. | S116508 |
| Store | |
| Date | |
| Drawn By | JLP/EEN |
| Checked By | DRH |

Sheet
C-2.0

## TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

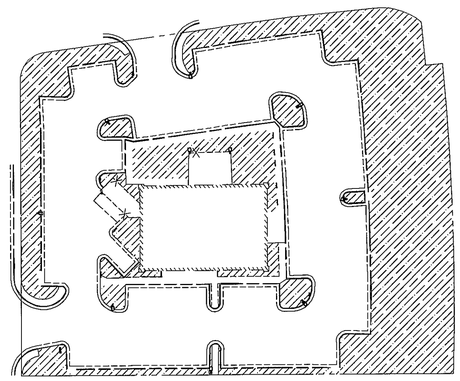
| | | |
|---|---|---|
| A | PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY | 6,314 |
| B | PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY | 8.3% |
| C | PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4) | 10% |
| D | PERCENTAGE OF THE 10-TEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION | 8.3% |
| E | PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION | 82.6% |
| F | HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? | YES |
| G | IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN 12-0507.3 | |
| H | IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-0507.4 | |
| I | PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12 | |

## TABLE 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET

| STEP | | TOTALS |
|---|---|---|
| **A. TREE PRESERVATION TARGET AND STATEMENT** | | |
| A 1 | PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS | |
| **B. TREE CANOPY REQUIREMENT** | | |
| B1 | IDENTIFY GROSS SITE AREA = | 76,396 |
| B2 | SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE = | 0 |
| B3 | SUBTRACT AREA OF EXEMPTIONS = | - |
| B4 | ADJUSTED GROSS SITE AREA (B1-B2) = | 76,396 |
| B5 | IDENTIFY SITES ZONING AND OR USE = | COMMERCIAL |
| B6 | PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED = | 10% |
| B7 | AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 x B5) = | 7,640 |
| B8 | MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED? | NO |
| B9 | IF B8 YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED | N/A |
| **C. TREE PRESERVATION** | | |
| C1 | TREE PRESERVATION TARGET AREA = | 631 |
| C2 | TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0200 = | 6,314 |
| C3 | C2 X 1.25 = | 7,893 |
| C4 | TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES = | 0 |
| C5 | C4 X 1.5 | 0 |
| C6 | TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES = | 0 |
| C7 | C6 X 1.5 TO 3.0 = | 0 |
| C8 | CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS = | 0 |
| C9 | C8 X 1.0 = | 0 |
| C10 | TOTAL OF C3, C5, C7, AND C9 = | 7,893 |
| **D. TREE PLANTING** | | |
| D1 | AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10) = | -253 |
| D2 | AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS = | 0 |
| D3 | X 1.5 = | 0 |
| D4 | AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION = | 0 |
| D5 | X 1.5 = | 0 |
| D6 | AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS = | 0 |
| D7 | X 1.5 = | 0 |
| D8 | AREA OF CANOPY PROVIDED BY NATIVE TREES = | 0 |
| D9 | X 1.5 = | 0 |
| D10 | AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES = | 0 |
| D11 | X 1.5= | 0 |
| D12 | AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS = | 0 |
| D13 | X 1.0 = | 0 |
| D14 | AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX = | 0 |
| D15 | X 1.0 = | 0 |
| D16 | PERCENTAGE OF D14 REPRESENTED BY D15 = | 0 |
| | AREA OF CANOPY NOT MEETING MULTIPLIER CRITERIA | 13,600 |
| D17 | TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING = | 13,600 |
| D18 | IS AN OFFSITE PLANTING RELIEF REQUESTED? | NO |
| D19 | TREE BANK OR TREE FUND? | N/A |
| D20 | CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND = | 0 |
| D21 | AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND = | $0 |
| **E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED** | | |
| E1 | TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10) = | 7,893 |
| E2 | TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) = | 13,600 |
| E3 | TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19) = | 0 |
| E4 | TOTAL OF 10-YEAR TREE CANOPY PROVIDED = | 21,493 |
| | PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED = | 28.13% |

## PRE-DEVELOPMENT OPEN SPACE CALCULATIONS

SCALE: N.T.S.

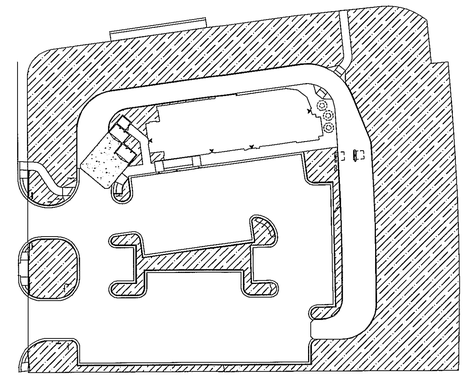


LOT 3

EXISTING OPEN SPACE (28,125 SF)

## POST-DEVELOPMENT OPEN SPACE CALCULATIONS

SCALE: N.T.S.



LOT 3

PROPOSED OPEN SPACE (28,500± SF)

## COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL

| SECTION | REQUIREMENTS | CALCULATIONS (REQUIRED/PROPOSED) | COMPLIANCE |
|---|---|---|---|
| INTERIOR PARKING LOT LANDSCAPING | 12-0703.1 AS STATED IN ARTICLE 13 OF THE ZONING ORDINANCE, ALL PARKING LOTS WITH 20 OR MORE SPACES ARE REQUIRED TO PROVIDE INTERIOR PARKING LOT LANDSCAPING THAT COVERS NO LESS THAN 5% OF THE TOTAL AREA OF THE PARKING LOT. | TOTAL PARKING AREA: 35,922 SF<br>REQUIRED: 1,796 S.F. (5%)<br>PROVIDED: 1,900 S.F. (5.3%) | COMPLIES |
| | 12-0703.4 CALCULATIONS. TO DETERMINE THE AMOUNT OF INTERIOR PARKING LOT LANDSCAPING REQUIRED,<br>A) MULTIPLY THE AREA TO BE COUNTED AS DESCRIBED IN SECTION 12-0703.2 BY 5%;<br>B) BASED ON 10-YEAR TREE COVER, CALCULATE THE TOTAL TREE COVER PROVIDED BY EACH TREE AND/OR THE TOTAL AMOUNT OF PRESERVED VEGETATION THAT PROVIDES SHADE DIRECTLY TO THE PARKING LOT. THE TOTAL TREE COVER PROVIDED MUST EQUAL OR EXCEED THE TOTAL LANDSCAPED AREA REQUIRED. A TABLE SIMILAR TO THAT SHOWN IN TABLE 12.13 SHALL BE PROVIDED ON THE LANDSCAPE SHEET. | TOTAL PARKING AREA: 35,922 SF<br>REQUIRED: 1,796 S.F. (5%)<br>PROVIDED: 1,900 S.F. (5.3%) | COMPLIES |
| OPEN SPACE | 15% OF THE LOT SHALL BE OPEN SPACE | REQUIRED: 15% (11,460 SF)<br>PROVIDED: 41%± (31,000± SF) | |

## LANDSCAPE SCHEDULE

| QTY | STOCK SIZE | 10 YEAR TREE CANOPY (SF) | 10 YEAR TREE CANOPY SUB-TOTAL (SF) |
|---|---|---|---|
| CATEGORY IV DECIDUOUS TREES<br>16 | 2 1/2-3" CAL. | 200 | 3,200 |
| CATEGORY II DECIDUOUS TREES<br>9 | 8-10' | 100 | 900 |
| CATEGORY IV EVERGREEN TREES<br>17 | 8-10' | 200 | 3,400 |
| CATEGORY III EVERGREEN TREES<br>16 | 8-10' | 150 | 2,400 |
| CATEGORY II EVERGREEN TREES<br>37 | 8-10' | 100 | 3,700 |
| EVERGREEN SHRUB(S)<br>140 | 18-24" | | |

NOTE: SEE TABLE 12.12 ON THIS SHEET FOR OVERALL 10 YEAR CANOPY TOTAL

## COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

| SECTION | REQUIREMENTS | CALCULATIONS (REQ. / PROP.) | COMPLIANCE |
|---|---|---|---|
| 13-203 PERIPHERAL PARKING LOT LANDSCAPING | IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY SECTION 301 AND 302, THEN PERIPHERAL PARKING LOT LANDSCAPING SHALL BE REQUIRED AS FOLLOWS:<br>1. WHEN A PROPERTY LINE ABUTS LAND NOT IN THE R.O.W. OF A STREET:<br>A. A LANDSCAPING STRIP FOUR FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT<br>B. AT LEAST ONE TREE SHALL BE PLANTED FOR EACH FIFTY FEET WITHIN THE LANDSCAPING STRIP | PROPOSED USE: FAST FOOD RESTAURANT<br>ADJACENT USES: RETAIL (WEST)<br>REQUIRED: WEST PROPERTY LINE = 310 L.F. 310 / 50 = 7 TREES<br>PROVIDED: 7 TREES PROVIDED PLUS EXISTING TREES TO REMAIN IN SOUTHWEST CORNER OF SITE | COMPLIES |
| | 2. WHERE A PROPERTY LINE ABUTS THE R.O.W. OF A STREET:<br>A. A LANDSCAPE STRIP 10' IN WIDTH, WHICH SHALL NOT INCLUDE A SIDEWALK OR TRAIL, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE.<br>B. AT LEAST ONE TREE FOR EVERY 40' SHALL BE PLANTED WITHIN THE LANDSCAPING STRIP. | REQUIRED: FAIR LAKES BOULEVARD = 260 L.F.<br>PROVIDED: 60' LANDSCAPE STRIP PROVIDED PER PROFFER. EXISTING TREES SHALL BE PRESERVED ALONG THIS PROPERTY LINE | COMPLIES |
| 13-303.3 TRANSITIONAL SCREENING REQUIREMENTS | B. TRANSITIONAL SCREENING 2 SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF THIRTY-FIVE (35) FEET WIDE AND PLANTED WITH ALL OF THE FOLLOWING:<br>(1) A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES THAT ACHIEVES A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE (75) PERCENT OR GREATER;<br>(2) A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN OR DECIDUOUS TREE; AND<br>(3) A MIXTURE OF PREDOMINATELY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA. THE SHRUBS SHALL GENERALLY BE LOCATED AWAY FROM THE BARRIER AND STAGGERED ALONG THE OUTER BOUNDARY OF THE TRANSITION YARD. | PROPOSED USE: FAST FOOD RESTAURANT<br>ADJACENT USES: MULTI-FAMILY RESIDENTIAL (NORTH) MULTI-FAMILY RESIDENTIAL (EAST)<br>REQUIRED: NORTH PROPERTY LINE = 176 L.F. (EXCLUDING ENTRANCES)<br>THE NORTH PROPERTY LINE BUFFER IS 25' WIDE. NO TRANSISTIONAL SCREENING IS REQUIRED, HOWEVER THE CRITERIA OF TRANSITIONAL SCREENING 2 HAS BEEN USED AS A BASIS FOR CALCULATING REQUIRED LANDSCAPING FOR THE NORTH PROPERTY LINE.<br>176 LF x 25 LF x 75% = 3,432 SF<br>3 x ( 176 / 10 ) = 3 x 17.6 = 53 SHRUBS<br>PROVIDED:<br>3,500 SF TOTAL SCREENING<br>2,700 SF OF EVERGREEN TREES<br>800 SF OF DECIDUOUS TREES<br>53 SHRUBS | COMPLIES |
| | | REQUIRED: EAST PROPERTY LINE = 290 L.F.<br>THE NORTH PROPERTY LINE BUFFER IS 35' WIDE<br>290 x 35 x 75% = 7,613 SF<br>3 x ( 290 / 10 ) = 3 x 29 = 87 SHRUBS<br>PROVIDED:<br>8,000 SF TOTAL SCREENING<br>6,800 SF OF EVERGREEN TREES<br>1,200 SF OF DECIDUOUS TREES<br>87 SHRUBS | |
| 13-401 TREE COVER REQUIREMENTS | ZONING DISTRICT: COMMERCIAL<br>SITE SHALL HAVE 10% COVERAGE OF TREE CANOPY | (SEE CHART PROVIDED ON THIS SHEET) | COMPLIES |

## GENERAL NOTES

1. THIS SITE WAS PREVIOUSLY DEVELOPED WITH:
   BERTUCCI'S BRICK OVEN PIZZARIA
   FAIR LAKES LAND BAY 2A
   COUNTY NUMBER: 5727-SP-77-2
   LAST REVISED: 5/5/96
   PREPARED BY: VIKA, INC.

2. OWNER/APPLICANT:
   CHICK-FIL-A, INC.
   5200 BUFFINGTON ROAD
   ATLANTA, GA 30349
   CONTACT: SCOTT THIGPEN
   PHONE: (404) 305-4883

3. THESE PLANS ARE PART OF THE FAIR LAKES LAND BAY 2 FINAL DEVELOPMENT PLAN WHICH IDENTIFIES THE PROPOSED USE AS PERMITTED ON THE PAD SITE.

4. ZONING DATA: PDC - PLANNED DEVELOPMENT COMMERCIAL

5. USES: IT IS TO BE UNDERSTOOD THAT THE FOLLOWING PRINCIPAL AND SECONDARY USES MAY BE ESTABLISHED WITHIN FAIR LAKES LOT 3. BEFORE ESTABLISHMENT OF SUCH USES, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO DEVELOP THE PAD SITE IN THE FUTURE WITH ANY ONE OF THE APPROVED USES LISTED IN THE FINAL DEVELOPMENT PLAN.

| 6. BULK REQUIREMENTS | ALLOWED/REQUIRED | PROVIDED |
|---|---|---|
| A. MIN. LOT AREA: | N/A | 76,396 SF |
| B. MIN. LOT WIDTH: | N/A | 230 FT. |
| C. MIN. BUILDING SETBACK | | |
| FRONT SETBACK (SOUTH) | 45° ANGLE OF BULK PLANE, 40' MIN. | 94± FT. |
| SIDE SETBACK (WEST) | N/A | 150± FT. |
| SIDE SETBACK (EAST) | N/A | 50± FT. |
| REAR SETBACK (NORTH) | 20 FT. | 80± FT. |
| D. MIN. LANDSCAPING SETBACK | | |
| FRONT SETBACK (SOUTH) | 60 FT. | 60 FT. |
| SIDE SETBACK (WEST) | 0 FT | 5± FT. |
| SIDE SETBACK (EAST) | 35 FT. | 35± FT. |
| REAR SETBACK (NORTH) | 26 FT | 35± FT. |
| E. PARKING REQUIREMENTS | | |
| PARKING:<br>STACKING: | 71 SPACES (FAST FOOD)<br>11 SPACES | 71 SPACES<br>22 SPACES |
| F. MAX F.A.R. | 0.28 | 0.065 |
| G. MIN. PARKING SPACE DIMENSIONS | 8.5' X 18' (90°) | 8.5' X 18' (90°) |
| H. MAX. BUILDING HT. | 30 FT. | 30 FT. MAX. |
| I. MIN. DRIVE AISLES | 23 FT. | 24 FT. |
| J. OPEN SPACE | 15% OF GROSS SITE AREA | 28,500± SF 37% ± |
| K. INTERIOR PARKING LOT LANDSCAPING | 5% OF TOTAL PARKING LOT AREA | 1,900 SF (5.3%) |
| L. BUILDING GROSS FLOOR AREA | N/A | 4,943 SF |

7. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THIS SITE AREA.

8. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD PLAIN), PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 235 OF 450" COMMUNITY PANEL NO. 51059C0235E, MAP EFFECTIVE DATE SEPTEMBER 17, 2010.

9. THE EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE SHOWN ON SHEET 5.

10. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE. THE ENTIRE SITE EXISTS WITHIN A RESOURCE MANAGEMENT AREA.

11. THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 5 ARE THE RESULT OF A FIELD RUN SURVEY.

12. A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE AVAILABLE FACILITIES IS REQUIRED FOR SANITARY SEWER AND WILL BE PROVIDED AT SITE PLAN REVIEW. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

13. PROPOSED BUILDING UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION IS TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.

14. THIS APPLICANT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO THE PROPOSED PARKING THROUGHOUT THE SITE PLAN PROCESS.

15. STORMWATER MANAGEMENT IS NOT REQUIRED AS IT HAS BEEN PROVIDED IN AN OFFSITE FACILITY DESIGNED WITH FAIRFAX COUNTY PLAN NUMBER 5727-SP-76.

16. DUMPSTERS WILL BE STORED BEHIND A DUMPSTER SCREEN IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCE.

17. SIGNS WILL BE INSTALLED UNDER SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.

18. SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.

19. PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

20. THE IMPROVEMENTS DEPICTED ON THIS PLAN WILL BE DEVELOPED IN ONE PHASE AND WILL BE DILIGENTLY PURSUED FOLLOWING COUNTY APPROVAL.

Application No: FDPA 82-P-069-1-16 Staff: WOW

APPROVED DEVELOPMENT PLAN
☐(DP) ☐(GDP) ☐(CDP) ☑(FDP/A) ☐(PRC) ☐(CP)
SEE PROFFERS DATED: 5/1/12 Conditions
Date of (BOS) (PC) Approval: 5/2/12
Sheet: 2 of 12
Comments:

## TABLE 12.11 - INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

| | |
|---|---|
| AREA TO BE COUNTED | = 35,922 SF |
| INT. LANDSCAPING REQUIRED (5%) | = 1,796 SF |
| TOTAL SHADE TREE CANOPY PROVIDED (6 TREES @ 200 SF & 7 TREES @ 100 SF ) = 1,900 SF | |
| TOTAL AREA REQUIRED | = 1,796 SF |
| TOTAL AREA PROVIDED | = 1,900 SF |

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia, 30349-29

THE FOLLOWING STATES REQU
NOTIFICATION BY EXCAVATORS, DES
OR ANY PERSON PREPARING TO DIST
EARTHS SURFACE ANYWHERE IN TH
(IN VIRGINIA, MARYLAND, AND DELAW
(MV 1-800-245-4848) (PA 1-800-242
(VA 1-600-552-7001) (MD 1-800-257-7
1-800-282-8555)

Revisions:

| Mark | Date | |
|---|---|---|
| 1 | 02/27/12 | REV PER COUNTY COMMENTS |
| 2 | 03/23/12 | REV PER COUNTY QC |
| 3 | 04/26/12 | REV PER NEW BUILDING |

COMMONWEALTH OF
KEITH SIMPSON
Lic. No. 040819
4/26/12
PROFESSIONAL ENGI

BOHLER ENGINEERING
CORPORATE OFFICES: 9 WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; STOWELL, MD; CHARLOTTE, NC; ALBANY, NY; HARRISBURG, PA; CHARLESTON, WV; PHILADELPHIA, PA
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS

STORE
Series 08-NR-144-T
RESUBDIVISION (
PARCEL 30 F-1
FAIR LAKES
FAIRFAX COUNTY

SHEET TITLE
GENERAL NOTES

DWG EDITION 02

☒ Preliminary
☐ 80% Submittal
☐ For Construction

Job No. : S116
Store : ___
Date : ___
Drawn By : JLF
Checked By : D

Sheet
C-3.0