



APPLICATION ACCEPTED: July 20, 2012
PLANNING COMMISSION: November 29, 2012

County of Fairfax, Virginia

November 15, 2012

STAFF REPORT

APPLICATION FDPA 82-P-069-09-09

SPRINGFIELD DISTRICT

APPLICANT: The Shops at Fair Lakes L.P.

PRESENT ZONING: PDC, WS

ACREAGE: 8.46 acres

PARCEL(S): 55-2((5)) A1, B, C and D2 pt.

FAR: 0.39 (Application Area)
0.27 (Overall Fair Lakes Land Area, which includes additional site specific FAR approved in 2007)

OPEN SPACE: 37% overall

PLAN MAP: Fairfax Center Area: Office/Mix

RZ PROPOSALS: This FDPA application seeks to amend the ninth approved Final Development Plan (FDP) associated with RZ 82-P-069 (previously approved for mixed use development) to permit a drive-through pharmacy; minor modifications to the existing service station; removal of the existing car wash; addition of a 2,503 square foot quick service food store; and changes to the development conditions associated with the Shops at Fair Lakes. The proposal seeks to increase the existing Floor Area Ratio from 0.36 to 0.39 on the application area; no change to the overall approved 0.27 FAR for Fair Lakes is proposed.

William O'Donnell

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



STAFF RECOMMENDATIONS:

Staff recommends denial of FDPA 82-P-069-09-09 as submitted. However, if it is the intent of the Planning Commission to approve FDPA 82-P-069-09-09, staff recommends that such approval be subject to the Final Development Plan Amendment Conditions contained in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 or TTY 711 (Virginia Relay Center).



Final Development Plan Amendment

FDPA 82-P-069-09-09

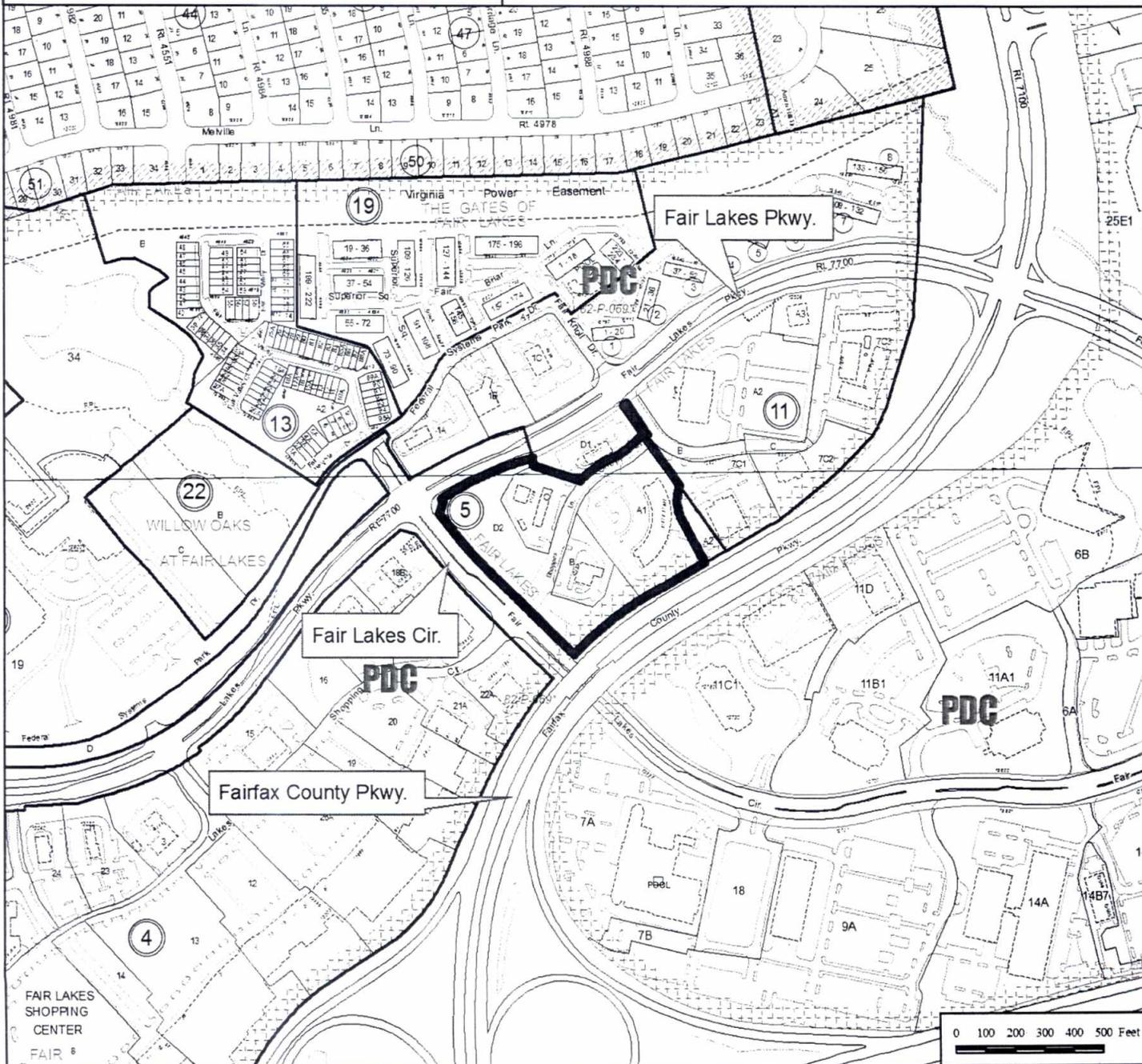


Applicant: THE SHOPS AT FAIR LAKES L.P.
Accepted: 07/20/2012
Proposed: RETAIL
Area: 8.46 AC OF LAND; DISTRICT - SPRINGFIELD;
ZIP - 22033

Located: EAST AND WEST SIDES OF SHOPPES LANE
NORTH OF FAIRFAX COUNTY PARKWAY AND
SOUTH OF FAIR LAKES PARKWAY

Zoning: PDC

Map Ref Num: 055-2- /05/ / A1 /05/ / B
/05/ / C /05/ / D2 pt.



FAIR LAKES - LAND BAY VII-B

FINAL DEVELOPMENT PLAN AMENDMENT

SPRINGFIELD DISTRICT

FAIRFAX COUNTY, VIRGINIA

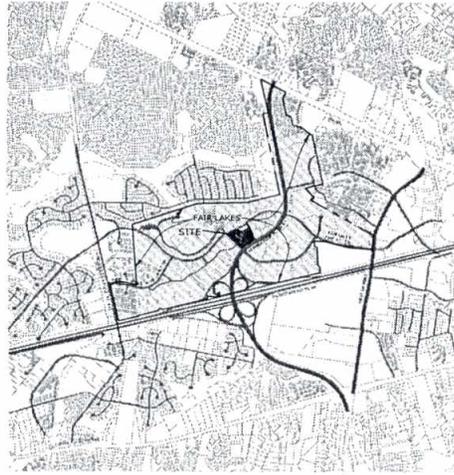
FDPA 82-P-069-9-9

APPLICANT/TOWNER THE SHOPS AT FAIR LAKES L.P.
C/O THE PETERSON COMPANIES
12500 FAIR LAKES CIRCLE
SUITE 400
FAIRFAX, VA 22033
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STERLING, VA 20164
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VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

- 1 COVER SHEET
- 2 FINAL DEVELOPMENT PLAN AMENDMENT
- 3 LANDSCAPE PLAN AND CALCULATIONS
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- 5 BUFFER ELEVATIONS
- 6 ARCHITECTURAL DETAILS
- 7 DRAINAGE PLAN & OUTFALL NARRATIVE
- 8 OVERALL DRAINAGE BASIN

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS S52 (S) A1, B, C AND PART OF D2. THE FDPA APPLICATION LAND AREA CONSISTS OF APPROXIMATELY 8.46 ACRES AND IS A PORTION OF LAND BAY VII-B OF FAIR LAKES. THE PROPERTY IS ZONED TO THE PLANNED DEVELOPMENT COMMERCIAL (PDC) DISTRICT AND IS SUBJECT TO PROFFERS.
2. LAND BAY VII-B CONSISTS OF APPROXIMATELY 8.771 ACRES AND IS CURRENTLY DEVELOPED WITH AN EXISTING SHOPPING CENTER. A FREESTANDING FAST FOOD RESTAURANT, A DRIVE-IN BANK, A SERVICE STATION/MINI-MART AND CAR WASH. PARCEL A1 CONTAINS THE EXISTING SHOPPING CENTER. PARCEL B CONTAINS THE EXISTING DRIVE-IN BANK. PARCEL C CONTAINS THE EXISTING SERVICE STATION/MINI-MART AND CAR WASH. PARCEL D2 CONTAINS A STORM WATER MANAGEMENT FACILITY AND OPEN SPACE. THE FREE STANDING FAST FOOD RESTAURANT IS NOT INCLUDED IN THIS FDPA APPLICATION.
3. THE FDPA HAS BEEN FILED TO PERMIT THE DEVELOPMENT OF A DRIVE-THROUGH PHARMACY, DELETE THE EXISTING CAR WASH, REMOVE THE PREVIOUSLY APPROVED 1 STORY ADDITION TO THE EXISTING SHOPPING CENTER, INCREASE THE SERVICE STATION'S RETAIL AREA & LIGHTLY FROM A MINI-MART TO A QUICK SERVICE FOODSTORE, AND TO REDUCE THE AMOUNT OF SUPPORT RETAIL SHOPPING CENTER USES FOR THE HOTEL FROM 8,114 SF TO 2,068 SF. THE FDPA ALSO REFLECTS A MINOR RECONFIGURATION OF THE PARKING SPACES FOR THE SERVICE STATION/MINI-MART. THE EXISTING SERVICE STATION WILL BE RENOVATED TO INCLUDE A QUICK-SERVICE FOOD STORE IN lieu OF THE EXISTING MINI-MART. THERE ARE NO OTHER CHANGES PROPOSED WITH THIS FDPA TO THE FREESTANDING FAST FOOD RESTAURANT, WHICH IS NOT PART OF THIS FDPA. THE DRIVE-IN BANK, THE APPROVED HOTEL OR THE SERVICE STATION/MINI-MART BUILDING.
4. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET FROM A FIELD SURVEY BY DEWBERRY & DAVIS LLC AND BOHLER ENGINEERING.
5. AS WITH PRIOR APPROVALS IN FAIR LAKES, IF AN AMENDMENT TO ANY PORTION OF THIS FDPA BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION THAT IS AFFECTED BY THE AMENDMENT FOR PLANNING COMMISSION REVIEW AND APPROVAL.

6. THE STORM WATER MANAGEMENT (SMA) AND BEST MANAGEMENT PRACTICES (BMP), FOR ALL OF THE FAIR LAKES DEVELOPMENT HAVE BEEN ADDRESSED BY THE OVERALL STORMWATER MANAGEMENT PLAN FOR FAIR LAKES (COUNTY PLAN NO. 5727-P1-10, 5727-GS-01 AND 5727-GS-02). THE FDPA REFLECTS THE REMOVAL OF THE EXISTING SURFACE SMA (POND) LOCATED ON PARCEL D2 AND ITS REPLACEMENT WITH AN UNDERGROUND DETENTION FACILITY TO BE PROVIDED UNDER THE PARKING LOT OF THE PHARMACY GENERALLY AS SHOWN ON SHEET 8. SEE THE NARRATIVE AND EXHIBITS ON SHEETS 8 AND 7 FOR FURTHER DETAILS.
7. THE EXISTING SHOPPING CENTER, DRIVE-IN BANK AND SERVICE STATION/MINI-MART WERE CONSTRUCTED IN 1981. THE DRIVE-IN BANK CONSISTS OF 3,118 SQUARE FEET AND IS PROPOSED TO BE DEMOLISHED AS PART OF THE CONSTRUCTION OF THE PREVIOUSLY APPROVED HOTEL AND SUPPORT RETAIL USES.
8. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PDC DISTRICT. THE CONVENTIONAL DISTRICT THAT MOST CLOSELY CHARACTERIZES THE PROPOSED DEVELOPMENT IS THE C-2 DISTRICT AND THOSE REQUIREMENTS ARE SHOWN ON SHEET 4 FOR GENERAL INFORMATION AND APPLICABILITY AT THE BOUNDARY OF THE PDC DISTRICT.
9. LANDSCAPING AND SCREENING HAVE BEEN PROVIDED IN ACCORDANCE WITH THE REPRESENTATION ON THE FDPA. GIVEN THAT THE SITE IS LOCATED IN THE INTERIOR OF A PDC DISTRICT, THERE IS NO REQUIREMENT FOR A TRANSITIONAL SCREENING YARD OR BARRIER.
10. THE TREE COVER REQUIREMENT AND TREE PRESERVATION TARGET WILL BE MET FOR THE FDPA AREA IN TOTAL, BUT MAY NOT BE MET ON AN INDIVIDUAL SITE PLAN FOR A PORTION OF THE FDPA AREA.
11. PARKING SPACES FOR THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY HAVE BEEN PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.
12. THE TREE COVER REQUIREMENT AND TREE PRESERVATION TARGET WILL BE MET FOR THE FDPA AREA IN TOTAL, BUT MAY NOT BE MET ON AN INDIVIDUAL SITE PLAN FOR A PORTION OF THE FDPA AREA.
13. PARKING SPACES FOR THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY HAVE BEEN PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

14. 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.
15. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
16. THE SUBJECT PROPERTY IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT AND THE PROPOSED DEVELOPMENT DOES NOT CONFORM TO THE PROVISIONS THEREOF.
17. THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHTS-OF-WAY OR COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THIS FINAL DEVELOPMENT PLAN AMENDMENT.
18. OTHER THAN THE EXISTING VEGETATION ON THE PROPERTY, THERE ARE NO EXISTING SCENIC ASSETS LOCATED ON THE SUBJECT PROPERTY. THERE IS A SIGNIFICANT AREA OF EXISTING VEGETATION ON THE SITE THAT WILL CONTINUE TO BE PRESERVED AS SHOWN ON THE FDPA. THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.
19. PUBLIC WATER AND SEWER ARE CURRENTLY AVAILABLE ON THE SITE.
20. 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.
21. THE LIMITS OF CLEARING AND GRADING WILL BE CONFINED TO THE IMMEDIATE AREA OF THE PROPOSED PHARMACY, SERVICE STATION/MINI-MART AND THE PROPOSED HOTEL WITH SUPPORT RETAIL AREAS AS REPRESENTED ON THE GRAPHIC.
22. THE EXISTING DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY INCLUDES A COMPREHENSIVE SYSTEM OF SIDEWALKS THAT IS IN ACCORDANCE WITH THE PEDESTRIAN SYSTEM THAT IS RECOMMENDED BY THE COMPREHENSIVE PLAN.

23. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE EXISTING AND PROPOSED BUILDINGS, WITH THE EXCEPTION OF THE SERVICE STATION, WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 118.4, 392.4 AND 395. ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 572-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 296. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONNECTION WITH MAINTENANCE OF THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
24. SIGNAGE FOR THE EXISTING AND PROPOSED USES WILL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE AND THE APPROVED COMPREHENSIVE SIGNAGE PLAN FOR FAIR LAKES AS IT MAY BE AMENDED. A MONUMENT SIGN MAY BE PROVIDED AT THE SHOPPES LANE-FAIR LAKES CIRCLE INTERSECTION SIGN LOCATION MAY BE ADJUSTED TO ADHERE TO SIGHT DISTANCE AND/OR UTILITY REQUIREMENTS.
25. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, BENCHES, COVERED WALKWAYS, FLAGPOLES, TRELLISES, WATER FOUNTAINS OR FEATURES, SIGNS, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE ZONING ORDINANCE AND 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. 3-114 OF THE ZONING ORDINANCE.
26. ALL NEWLY PROPOSED LIGHTING ON SITE WILL BE SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLARE ON ADJACENT PROPERTIES IN ACCORDANCE WITH THE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.
27. THE EXISTING DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY INCLUDES A COMPREHENSIVE SYSTEM OF SIDEWALKS THAT IS IN ACCORDANCE WITH THE PEDESTRIAN SYSTEM THAT IS RECOMMENDED BY THE COMPREHENSIVE PLAN.

28. IT IS CURRENTLY ANTICIPATED THAT, SUBJECT TO MARKET CONDITIONS, CONSTRUCTION OF THE PROPOSED PHARMACY WILL COMMENCE AS SOON AS ALL REQUISITE PLANS AND PERMITS ARE APPROVED AND IT WILL BE CONSTRUCTED IN ONE CONTINUOUS PHASE. THE TIMING OF THE PREVIOUSLY APPROVED HOTEL AND SUPPORT RETAIL SHOPPING CENTER USES WILL BE DEPENDENT ON MARKET CONDITIONS. THE EXISTING FINANCING INSTITUTION WILL BE REMOVED IN CONJUNCTION WITH THE CONSTRUCTION OF THE HOTEL.
29. THE EXACT LOCATION, SHAPE, AND SIZE OF THE BUILDING FOOTPRINTS SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SCHEMATIC AND ARE NOT TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE GRAPHIC. THE TOTAL GROSS FLOOR AREA AND BUILDING HEIGHTS ARE TO BE CONSIDERED MAXIMUMS. THE OPEN SPACE REPRESENTED ON THE GRAPHIC AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES 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.
30. AN ARCHITECTURAL ELEVATION OF THE PROPOSED HOTEL, EXISTING SHOPPING CENTER, AND PHARMACY WITH DRIVE-THROUGH ARE FOUND ON SHEET 5.
31. EXCEPT WHERE NOTED HEREON, 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.

No.	REVISIONS	DATE	BY
1	ADDED COUNTY COMMENTS	1/16/2012	DA
2	ADDED COUNTY COMMENTS	1/16/2012	DA
3	ADDED COUNTY COMMENTS	1/16/2012	DA
4	ADDED COUNTY COMMENTS	1/16/2012	DA
5	ADDED COUNTY COMMENTS	1/16/2012	DA
6	ADDED COUNTY COMMENTS	1/16/2012	DA
7	ADDED COUNTY COMMENTS	1/16/2012	DA

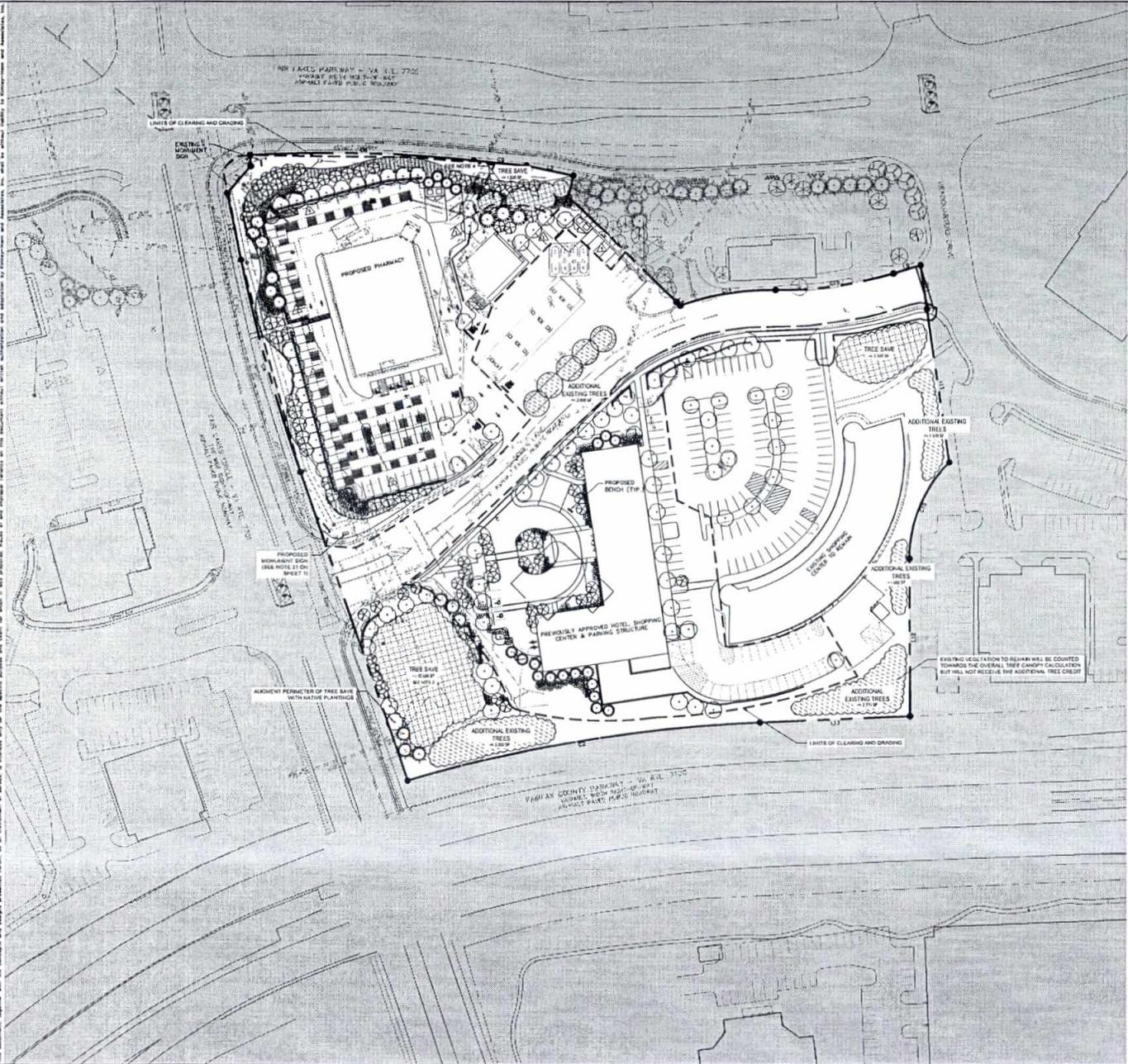
Kimley-Horn and Associates, Inc.
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11400 COMMERCE PARK DRIVE, SUITE 400, RESTON, VA 20191
PHONE: 703.674.1300 FAX: 703.674.1350
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
Seal of Adam J. Steiner
Lic. No. 1237
08-19-11
SIGNED AND APPROVED

FAIRFAX COUNTY PROJECT
DATE: 11/02/2010
DATE: 05/29/2012
SCALE: AS SHOWN
DRAWN BY: K.A.
CHECKED BY: T.M.
DATE: 05/29/12

COVER SHEET
FAIR LAKES LAND BAY VII-B FDPA
PREPARED FOR The Peterson Companies
FAIRFAX COUNTY VIRGINIA

Project: Fair Lakes Land Bay - VII-B FDPA - Landscape Site Plan and Calculations - October 11, 2012 - 20:00 Hours - C:\Users\jacob.landscape\Documents\Projects\Fair Lakes Land Bay - VII-B FDPA - Landscape Site Plan and Calculations - October 11, 2012 - 20:00 Hours.dwg
 Author: Jacob L. Landscape
 Date: 10/11/2012 20:00
 Description: Landscape Site Plan and Calculations for Fair Lakes Land Bay - VII-B FDPA. The plan shows the layout of the site, including the proposed pharmacy, hotel, shopping center, and parking structure. It also includes a tree save map and calculations for tree cover and preservation.



- TYPICAL PLANT PALETTE**
- CATEGORY A & B
DECIDUOUS TREES (2" Cal.)**
- Aster rubrum - Red Aster
 - Ulmus americana Valley Forge - American Elm
 - Platanus x acerifolia - London Plane
 - Quercus phellos - Yellow Oak
 - Gladiolus inodorus - Thomas Homebush
 - Prunus americana - American Cherry
- CATEGORY B & B-M
EVERGREEN TREES (4" Ht.)**
- Thuja occidentalis - Blue Spruce
 - Pinus strobus - White Pine
 - Pinus resinosa - Red Pine
 - Juniperus horizontalis - Eastern Red Cedar
- CATEGORY C
ORNAMENTAL TREES (2"-3" Cal. 10'-8" Ht.)**
- Aster japonicus - Japanese Aster
 - Abutilon striatum - Striped Abutilon
 - Cercis canadensis - Eastern Redbud
 - Cornus florida - Flowering Dogwood
- SHRUBS (24" Ht.)**
- Rosa x 'Woodoluf' - Knockout Rose
 - Euonymus alatus - Burning Bush
 - Viburnum x burkwoodii - Mohawk Viburnum
- ORNAMENTAL GRASSES/PERENNIALS**
- OTHER**
- LOW STONE RETAINING WALLS
 - EXISTING FOREST COVER TO BE PRESERVED TREE SAVE
 - ADDITIONAL EXISTING TREES TO BE PRESERVED
- 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 site.
 - Maintenance allowed on main tree save area to remove tree ring and assess channel.
 - See Note 1 on Cover Sheet.
 - Efforts will be made to minimize potential damage to the critical root zones of trees near the limits of clearing and grading in this area. In the case that a tree is visually injured during construction, or shows signs of decline, it shall be replaced with a similar species.
 - Minor parking lot landscaping requirements will be met using Category IV shade trees located in parking lot islands and in linear planting area along perimeter of the parking lot area. Trees used to meet minor parking lot requirements will not be counted toward meeting any peripheral parking lot landscaping requirements.

TREE COVER CALCULATIONS

Gross Site Area	368,517 s.f.
Tree Cover Required (20%)	36,852 s.f.
Proposed Tree Save Area	13,000 s.f.
Tree Pres. Canopy Credit (x1.25)	16,250 s.f.
Other Plantings to Remain	10,500 s.f.
Proposed Plantings (150% Tree Canopy)	36,500 s.f.
Tree Cover Provided	66,250 s.f.
	17.8%

TREE PRESERVATION CALCULATIONS

Area of Existing Tree Cover	130,300 s.f.
Tree Preservation Target (20)	300
Tree Preservation Target (s.f.)	12,808 s.f.
Tree Preservation Provided:	
Tree Save Areas	13,000 s.f.
Credit Factor	1.25
Total Tree Preservation Provided	16,250 s.f.



1	ADDRESSED COUNTY COMMENTS	7/16/2012	146
2	ADDRESSED COUNTY COMMENTS	7/16/2012	146
3	ADDRESSED COUNTY COMMENTS	10/12/2012	146
4	ADDRESSED COUNTY COMMENTS	10/12/2012	146

Kimley-Horn and Associates, Inc.
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COMMONWEALTH OF VIRGINIA
 Adam J. Steiner
 No. 12217
 05-19-11
 LANDSCAPE ARCHITECT

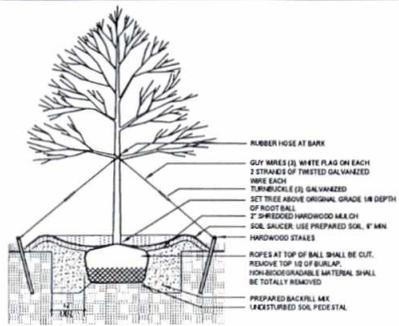
KHA PROJECT: FAIR LAKES LAND BAY - VII-B FDPA
 DATE: 05/29/2012
 SCALE: AS SHOWN
 DRAWN BY: J.A.
 CHECKED BY: J.S.

FAIR LAKES LAND BAY VII-B FDPA
 PREPARED FOR: The Peterson Companies
 VIRGINIA

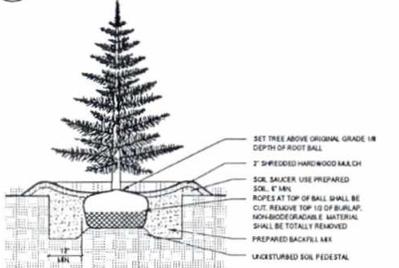
LANDSCAPE PLAN AND CALCULATIONS

SHEET NUMBER
3

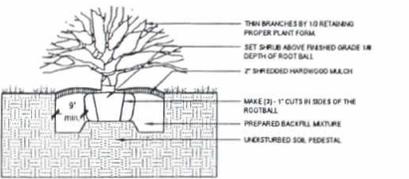
PREPARED BY: **Kimley-Horn and Associates, Inc.**, 11400 COMMERCE DRIVE, SUITE 400, RESTON, VA 20191, PHONE: 703.791.1100, WWW.KIMLEY-HORN.COM
 DATE: 05/29/2012
 SCALE: AS SHOWN
 DRAWN BY: TLM
 CHECKED BY: JS



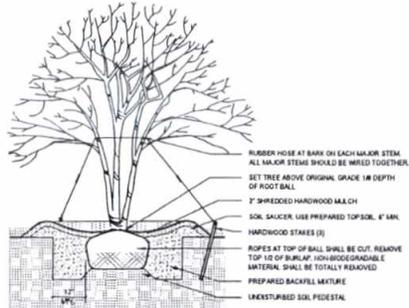
1 DECIDUOUS TREE PLANTING
N.T.S.



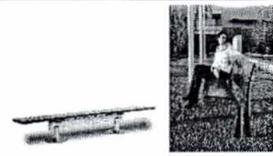
2 EVERGREEN TREE PLANTING
N.T.S.



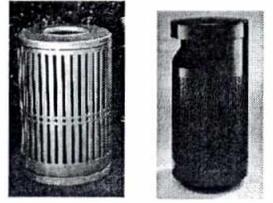
3 TYP. B&B SHRUB PLANTING
N.T.S.



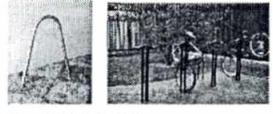
4 ORNAMENTAL TREE PLANTING
N.T.S.



5 BENCHES
N.T.S.



6 TRASH RECEPTACLES
N.T.S.



7 BIKE RACKS
N.T.S.



8 PLANTERS
N.T.S.



9 BOLLARDS
N.T.S.

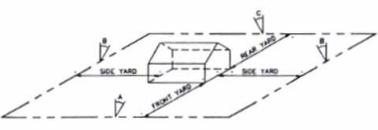


10 LIGHTING
N.T.S.

SITE PLUMBINGS REPRESENTED ON THIS SHEET ARE CONCEPTUAL AND ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL PRODUCT SELECTION MAY VARY AT THE TIME OF SITE PLAN BUT WILL BE CONSISTENT WITH THE QUALITY OF DESIGN REPRESENTED HEREON.

BULK PLANE DIAGRAM

NOTE:
 THERE IS NOT AN ANGLE OF BULK PLANE REQUIREMENT FOR THE PDC DISTRICT. THIS DRAWING IS A DEPICTION OF THE C-4 DISTRICT CONSIDERATION OF THE PROPOSED DEVELOPMENT AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PART 1 OF SECTION 18-102 OF THE FAIRFAX COUNTY ZONING ORDINANCE.



FRONT YARD: $\triangle A$ 45' WITH A BUILDING HEIGHT OF 30'. THE FRONT YARD IS 30' BUT NOT LESS THAN 40'
 SIDE YARD: $\triangle B$ NO REQUIREMENT
 REAR YARD: $\triangle C$ 20'

NO.	REVISIONS	DATE	BY
1	ADDRESS COUNTY COMPARISONS	1/14/2012	JM
2	ADDRESS COUNTY COMPARISONS	2/7/2012	AND
3	ADDRESS COUNTY COMPARISONS	8/12/2012	RNA
4	ADDRESS COUNTY COMPARISONS	10/17/2012	RNA

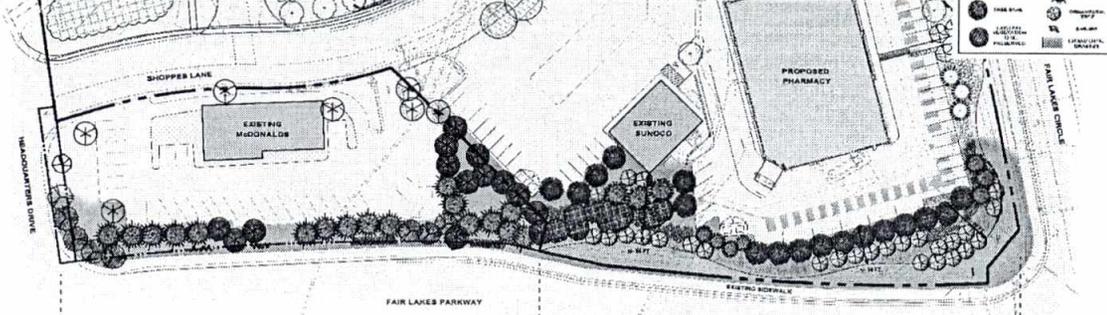
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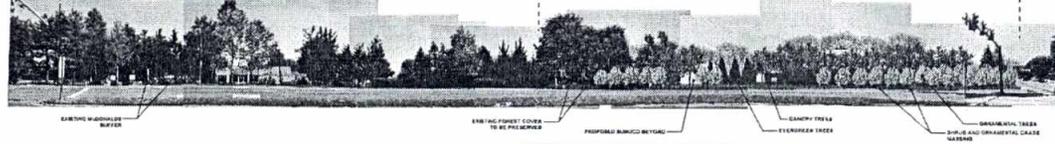
FAIR LAKES LAND BAY VII-B FDP
 PREPARED FOR The Peterson Companies
 VIRGINIA
 SHEET NUMBER 4

DRAWN BY: J. STEINER, DATE: 05/29/2012, SCALE: AS SHOWN, PROJECT NO.: 110057000, SHEET NO.: 110057000-01, TITLE: FAIR LAKES LAND BAY VII-B FDPA BUFFER ELEVATIONS, PREPARED FOR: THE PETERSON COMPANIES, FAIRFAX COUNTY, VIRGINIA.

PROPOSED FAIR LAKES PARKWAY BUFFER - PLAN VIEW

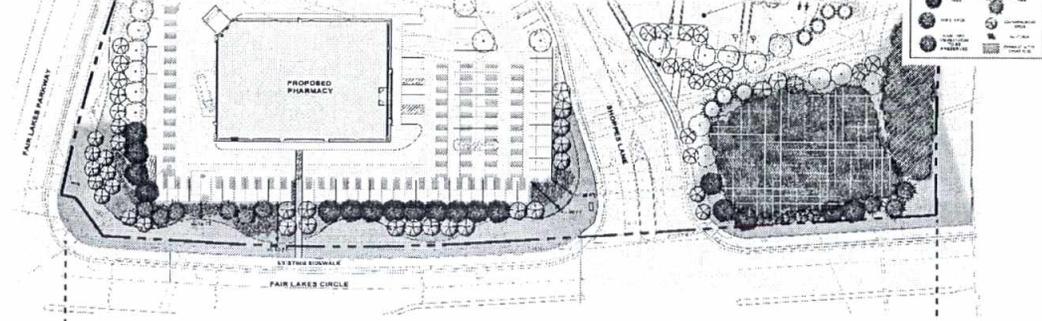


PROPOSED FAIR LAKES PARKWAY BUFFER - ELEVATION

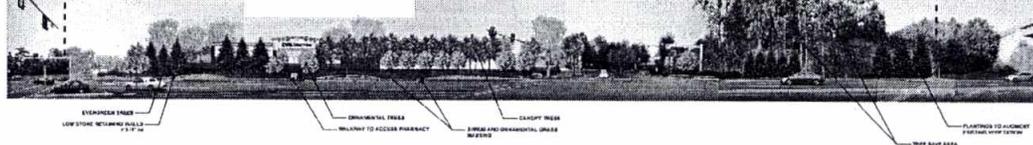


BUFFER COMPOSITION	
EXISTING MATERIAL QUANTITY	PROPOSED MATERIAL QUANTITY
Planting Area	12,000 sq ft

PROPOSED FAIR LAKES CIRCLE BUFFER - PLAN VIEW



PROPOSED FAIR LAKES CIRCLE BUFFER - ELEVATION



1. ADDRESS COUNTY COMMENTS	7/17/2012	JLM
2. ADDRESS COUNTY COMMENTS	7/17/2012	RAJ
3. ADDRESS COUNTY COMMENTS	10/12/2012	RAJ
4. ADDRESS COUNTY COMMENTS	10/12/2012	RAJ
Kimley-Horn and Associates, Inc. © 2012 KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DRIVE, SUITE 400, RESTON, VA 20190 PHONE: 703-894-1300 FAX: 703-894-1300 WWW.KIMLEY-HORN.COM		
SHEET NO. 110057000-01 DATE: 05/29/2012 SCALE: AS SHOWN DESIGNED BY: JLM DRAWN BY: JLM	FAIR LAKES LAND BAY VII-B FDPA BUFFER ELEVATIONS	
SHEET NUMBER 4.1		PREPARED FOR: The Peterson Companies VIRGINIA FAIRFAX COUNTY
NO. REVISIONS		DATE BY

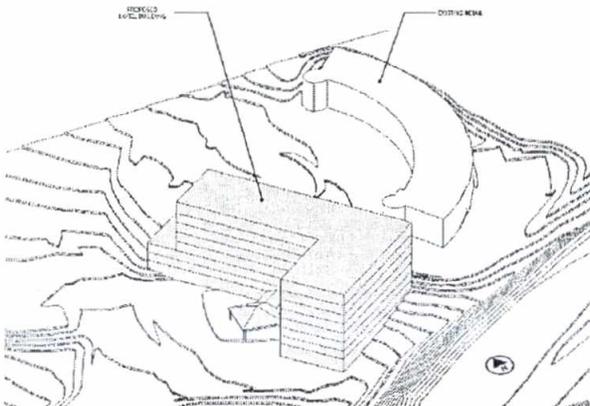
NOTE: THE BUILDING PERSPECTIVES PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AND REVISION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN. THEY ARE PROVIDED TO ILLUSTRATE THE GENERAL THEME AND CHARACTER OF THE PROPOSED STRUCTURES.



PROPOSED HOTEL PERSPECTIVE "A" FROM FDPA 82-P-069-9-8

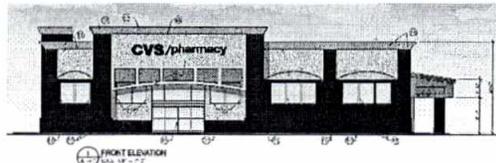


PROPOSED HOTEL PERSPECTIVE "B" FROM FDPA 82-P-069-9-8

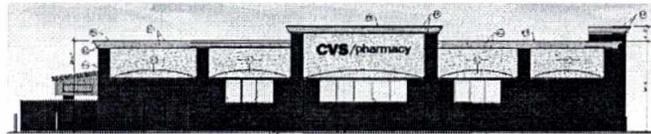


MASSING MODEL FROM FDPA 82-P-069-9-8

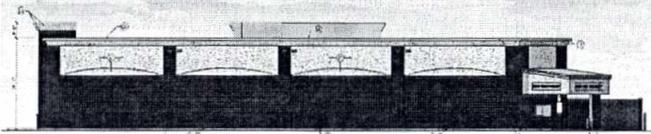
NOTE: THE MASSING MODEL ON THIS SHEET IS PRELIMINARY IN NATURE AND IS PROVIDED TO AID IN THE UNDERSTANDING OF THE PROPOSED DEVELOPMENT PROGRAM IN RELATION TO THE SITE. THE MASSING MODEL IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

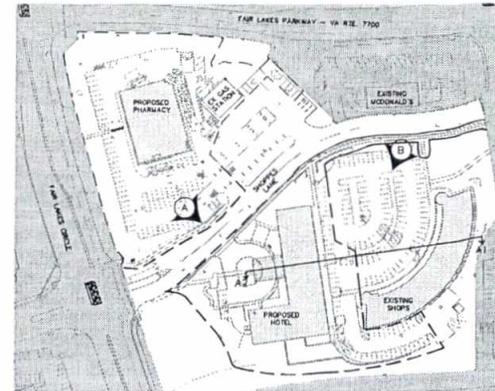


REAR ELEVATION

PROPOSED PHARMACY ELEVATIONS

1:8 HOOP - HOOP SCHEDULE			
NO.	DESCRIPTION	DATE	BY
1	AS SHOWN	05/29/2012	AS SHOWN
2	AS SHOWN	05/29/2012	AS SHOWN
3	AS SHOWN	05/29/2012	AS SHOWN
4	AS SHOWN	05/29/2012	AS SHOWN

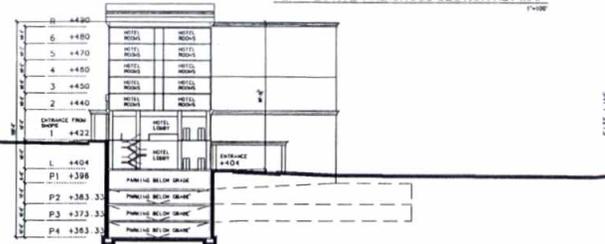
NOTE: THE CVS ELEVATIONS ON THIS SHEET ARE PRELIMINARY IN NATURE AND ARE PROVIDED TO AID IN THE UNDERSTANDING OF THE PROPOSED DEVELOPMENT PROGRAM IN RELATION TO THE SITE. THE ELEVATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



PERSPECTIVE AND CROSS SECTION KEY MAP



SITE LINE



HOTEL CROSS SECTION FROM FDPA 82-P-069-9-8

NOTE: THE CROSS SECTION PRESENTED ON THIS SHEET IS PRELIMINARY IN NATURE AND IS PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF HOTEL LOBBY AREAS TO THE PRIMARY HOTEL ENTRANCE AS WELL AS THE LOBBY ACCESS TO THE SHOPS RETAIL SITE. THE DESIGN OF THE HOTEL AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

NOTES: THIS IS FROM THE APPROVED FDPA 82-P-069-9-8 FOR THE HOTEL/RETAIL USE. THERE ARE NO CHANGES PROPOSED.

NO.	REVISIONS	DATE	BY
1	APPROVED COUNTY COMMENTS	12/16/2011	JAW
2	APPROVED COUNTY COMMENTS	12/16/2011	JAW
3	APPROVED COUNTY COMMENTS	12/16/2011	JAW
4	APPROVED COUNTY COMMENTS	12/16/2011	JAW

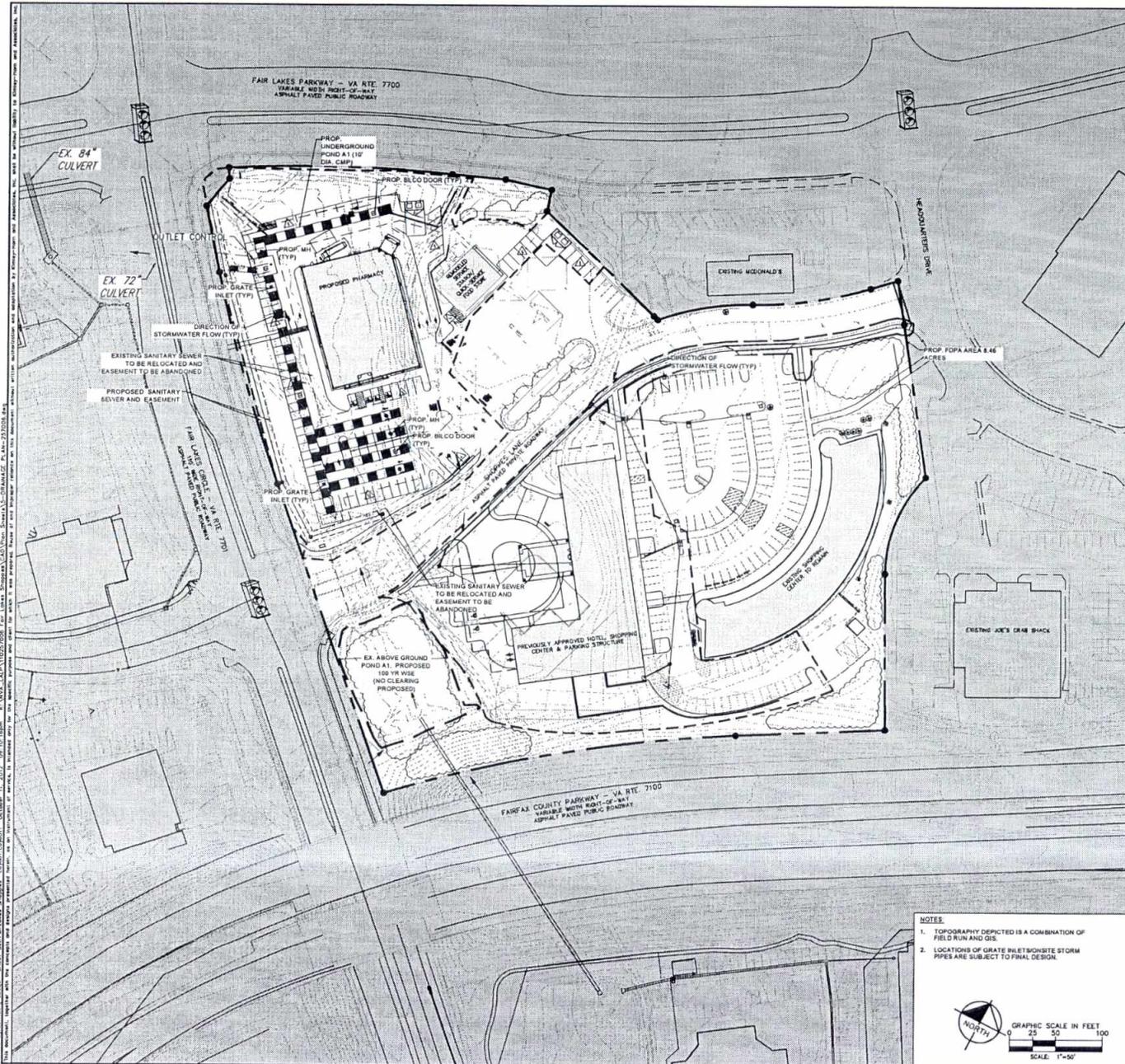
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 WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
 Adam J. Steiner
 Lic. No. 1237
 05-29-12
 LANDSCAPE ARCHITECT

DATE PROJECT FILED	05/29/2012
SCALE	AS SHOWN
DESIGNED BY	JAW
DRAWN BY	JAW
CHECKED BY	JAW

ARCHITECTURAL DETAILS

FAIR LAKES LAND BAY
 VI-B FDPA
 PREPARED FOR
 The Peterson Companies
 VIRGINIA



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 2) & 2.1 COMMERCIAL REDEVELOPMENT DISTRICTS (8-022 2A (12) & (14)) DEVELOPMENT PLANS (16-302 2 & 4) FPC PLAN (16-303 16 & 10) FOP P DISTRICTS (EXCEPT FPC) (16-502 1F & 1G) AMENDMENTS (18-202 10F & 10J)

1. PLAT IS AT A MINIMUM SCALE OF 1"=50' (UNLESS IT IS DEPICTED ON ONE SHEET WITH A MINIMUM SCALE OF 1"=100').
2. A GRAPHIC DEPICTING THE STORMWATER MANAGEMENT FACILITIES AND LIMITS OF CLEARING AND GRADING ACCOMMODATE THE STORMWATER MANAGEMENT FACILITIES, STORM DRAINAGE PIPE SYSTEMS AND OUTLET PROTECTION, POND SPILLWAYS, ACCESS ROADS, SITE OUTFALLS, ENERGY DISSIPATION DEVICES, AND STREAM STABILIZATION MEASURES AS SHOWN ON SHEET 1-7.
3. PROVIDE:

FACILITY NAME/TYPE & NO.	ON-SITE AREA SERVED (ACRES)	OFF-SITE AREA SERVED (ACRES)	DRAINAGE AREA (ACRES)	FOOTPRINT AREA (SQ. FT)	STORAGE VOLUME (CU YD)	IF POND HEIGHT (FT)
A1	8.48 AC.	60.78 AC.	69.26 AC.	36,000 SF	150,000 cu yd	NA
TRW	8.48 AC.	221.44 AC.	229.92 AC.	8.8x AC.	6.8 AC FT	22

4. ON-SITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON SHEET 1.
5. POND INLET AND OUTLET PIPE SYSTEMS ARE SHOWN ON SHEET 1.
6. MAINTENANCE ACCESS (ROAD) TO STORMWATER MANAGEMENT FACILITIES ARE SHOWN ON SHEET 1. TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS ASPHALT. (PHOTO: 6/26/2018 4:12)
7. LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON SHEET 3.
8. A STORMWATER MANAGEMENT NARRATIVE WHICH CONTAINS A DESCRIPTION OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET IS PROVIDED ON SHEET 6.
9. A DESCRIPTION OF THE EXISTING CONDITIONS OF EACH NUMBERED SITE OUTFALL EXTENDED DOWNSTREAM FROM THE SITE TO A POINT WHICH IS AT LEAST 100 FEET THE SITE AREA OR WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES) IS PROVIDED ON SHEETS 3, 6, 7.
10. A DESCRIPTION OF HOW THE OUTFALL REQUIREMENTS INCLUDING CONTRIBUTING DRAINAGE AREAS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED IS PROVIDED ON SHEETS 6 & 7.
11. 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 SHEET 6.
12. A SUBMISSION WAIVER IS REQUESTED FOR N/A.
13. STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE N/A.

COMBINED BMP/SWM NARRATIVE

SITE DESCRIPTION/EXISTING CONDITIONS
 THE SITE IS A DEVELOPED PARTIALLY WOODED AREA THAT IS LOCATED IN FAIR LAKES. THE SITE IS SERVED BY THE EXISTING ABOVE GROUND SWM FACILITY TRW POND WHICH WAS PART OF FAIRFAX COUNTY PLAN 4577-SP-76 (FAIR LAKES LAND BAY 2 SWM/BMP POND REHABILITATION). THE SITE IS ALSO SERVED BY AN EXISTING ON-SITE ABOVE GROUND SWM FACILITY (EXISTING BASH A1) WHICH WAS PART OF APPROVED FAIRFAX COUNTY SITE PLAN 8572-SP-18 (FAIR LAKES LAND BAY 1A).

PROPOSED CONDITIONS
 THE FDPA PROPOSES NO ALTERATIONS TO THE TRW BMP POND. EXISTING BASH A1 IS PROPOSED TO BE REPLACED WITH A COMBINATION ABOVE GROUND AND UNDERGROUND SWM FACILITY. THIS IS REFERRED TO AS PROPOSED BASH A1. THE TRW POND IS PROPOSED TO BE MAINTAINED AS AN UNDERGROUND SWM FACILITY AT THE SOUTHWEST CORNER OF THE FDPA. THERE IS A PROPOSED UNDERGROUND 10" DIAMETER CMP PORTION ADJACENT TO THE PROPOSED PHARMACY.
 PROPOSED BASH A1 WILL BE DESIGNED TO MIMIC THE EXISTING BASH A1 RELEASE RATES FOR THE 2 AND 10 YEAR STORM EVENTS. THE PRE DEVELOPED RELEASE RATES TAKEN FROM THE ABOVE REFERENCED LAND BAY 1A PLAN, ARE PROVIDED ON SHEET 7 OF THE FDPA. THE RELEASE RATES ARE APPROXIMATELY 91 CFS FOR THE 2 YEAR STORM AND 164 CFS FOR THE 10 YEAR STORM.

DESIGN ASSUMPTIONS
 THE ABOVE REFERENCED LAND BAY 2 AND 1A PLANS UTILIZED SCS METHODS FOR DESIGNING THE TRW BMP POND AND EXISTING BASH A1 SWM POND. THESE PLANS ASSUMES THE ENTIRE FDPA AREA WOULD BE DEVELOPED AS COMMERCIAL, WHICH IS ASSUMED TO BE APPROXIMATELY 50% IMPERVIOUS AREA. THERE IS AT LEAST 10% OF THE FDPA AREA WHICH REMAINS AS NON-IMPERVIOUS AREA, SUCH AS THE TREE SAVANA AREA COVERING OFF FROM BASH A1 REMAIN VALID. AS THE RELEASE RATES FROM THE FDPA AREA WILL BE MAINTAINED FROM PRE TO POST DEVELOPMENT, THERE IS NO IMPACT ON THE APPROVED DOWNSTREAM TRW POND CALCULATIONS FOR BMP OR SWM.

BMP
 THE SITE IS LOCATED IN THE WATERSHED PROTECTION OVERLAY DISTRICT WHICH REQUIRES A 50% PHOSPHORUS REMOVAL RATE. THE DOWNSTREAM OFF-SITE TRW POND WAS SIZED TO PROVIDE WATER QUALITY CONTROL FOR A 200+ ACRE WATERSHED (MAP SHOWN ON SHEET 7 FROM APPROVED PLANS). THIS MAP SHOWS THAT THE PROPOSED FDPA AREA IS LOCATED WITHIN BASH A1 OR THE 233 ACRE WATERSHED AND WAS THEREFORE TREATED BY THE TRW POND FOR BMP REQUIREMENTS. PER THE ABOVE DESIGN ASSUMPTIONS, THE CALCULATIONS IN THE APPROVED PLANS (SP-18) ARE APPLICABLE TO THIS FDPA.

SWM
 THE TRW POND WAS APPROVED AS A REGIONAL BMP FACILITY WITH 65% PHOSPHORUS REMOVAL RATE PER THE PFD. THIS IS GREATER THAN THE 50% MINIMUM REQUIRED PHOSPHORUS REMOVAL RATE REQUIRED BY THE WATERSHED PROTECTION OVERLAY DISTRICT. THEREFORE, AS THE FDPA AREA WAS APPROVED TO BE DEVELOPED BY THE TRW POND AND THE DESIGN ASSUMPTIONS OF THAT APPROVED PLAN HAVE NOT CHANGED, THE PFD REQUIREMENTS FOR BMP TREATMENT ARE MET FOR THIS FDPA.
 PROPOSED BASH A1 HAS BEEN DESIGNED TO REPLACE EXISTING BASH A1 THAT WAS BUILT AS PART OF SITE PLAN 8572-SP-18. THE 10" DIA. TRW BASH A1 PER THE APPROVED SITE PLAN REFERENCED ABOVE ARE STILL VALID AS NOTED UNDER THE DESIGN ASSUMPTIONS. THE PROPOSED BASH A1 WILL BE SIZED TO TREAT THE 2 AND 10 YEAR EVENT TO PROVIDE APPROVED RELEASE RATES. THE DESIGN ASSUMPTIONS FOR A SUMMARY TABLE OF THE PRE AND POST 2 AND 10 YEAR EVENTS FROM THE DETENTION FACILITY IS PROVIDED ON SHEET 7. BASH A1 DOORS AND ACCESS MANHOLES ARE LABELED ON THE PLAN SET. PROVIDE ACCESS TO THE UNDERGROUND FACILITY. THE PRIVATE ROAD (SHOPPING LANE) WILL PROVIDE A PAVED ACCESS ROAD TO THE ABOVE GROUND PORTION OF THE FACILITY.

PROPOSED UNDERGROUND PIPES ARE SHOWN ON THIS SHEET. FINAL ENGINEERING AND CONFIGURATION OF UNDERGROUND SWM BASIN INCLUDING ROOF DRAINS AND OTHER MINOR DRAINAGE PIPE STRUCTURES MAY BE ADDED AT THE TIME OF TECHNICAL SITE PLAN BASED ON FINAL GRADING AND ARCHITECTURAL PLANS FOR THE PROPOSED BUILDINGS.

ADEQUATE OUTFALL NARRATIVE
 ONE OF THE REQUIREMENTS FOR A FDPA IS TO DESCRIBE THE OUTFALL PATH FOR ALL ON-SITE WATER. THE DESCRIPTION SHALL BE LIMITED TO A POINT WHERE THE TOTAL DRAINAGE AREA TO THE OUTFALL PATH IS EQUAL TO OR EXCEEDS 40 ACRES (1 SQUARE MILE).
 A COMBINATION OF A SITE VISIT, FAIRFAX COUNTY GIS TOPOGRAPHY/STORM PIPES, AND APPROVED PLANS (REFERENCED ABOVE) WERE UTILIZED TO FINALIZE THE ADEQUATE OUTFALL STUDY ON THIS SHEET.

THE WATER FROM THE FDPA AREA COMBINES AT THE PROPOSED UNDERGROUND ABOVE GROUND BASH A1. THE FLOW PATH OF THIS OUTFALL PIPE IS SHOWN ON SHEET 7. THE FLOW PATH CONTINUES BY PIPE FLOW FROM THE SITE TO AN OPEN CHANNEL ADJACENT TO THE TRW POND. AFTER THE TRW POND, THE FLOW CONTINUES NORTHWEST IN AN OPEN CHANNEL, TO THE FLOODPLAIN AND APPROXIMATELY 500' NORTHWEST OF THE SITE. ANOTHER OPEN CHANNEL JOINS WITH THE SITE OUTFALL OPEN CHANNEL FOR A TOTAL DRAINAGE AREA OF APPROXIMATELY 138 ACRES. THIS DRAINAGE AREA AND THE SITE OUTFALL IS SHOWN ON SHEET 7. THE FDPA OUTFALL ANALYSIS CAN END AT THIS LOCATION AS THE TOTAL DRAINAGE AREA EXCEEDS 40 ACRES. A DETAILED ANALYSIS PER PFD REQUIREMENTS WILL BE PROVIDED AT TIME OF SITE PLAN. IT SHOULD BE NOTED THAT THE POST DEVELOPMENT 2 AND 10 YEAR RELEASE RATES FROM THE FDPA AREA WILL NOT EXCEED THE PRE DEVELOPMENT RATES.



1. ADDRESSED COUNTY COMMENTS	7/16/2023	LM
2. ADDRESSED COUNTY COMMENTS	7/17/2023	LRP
3. ADDRESSED COUNTY COMMENTS	8/7/2023	RM
4. ADDRESSED COUNTY COMMENTS	10/27/2023	RM

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 WWW.KHAC11.COM

COMMONWEALTH OF VIRGINIA
 Adam J. Steiner
 Lic. No. 1237
 6895-15-12
 ENGINEER

FAIR LAKES LAND BAY VII-B FDPA DRAINAGE PLAN & OUTFALL NARRATIVE

PREPARED FOR: The Peterson Companies
 FAIRFAX COUNTY

SHEET NUMBER: 6

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

The applicant, The Shops at Fair Lakes L.P., is requesting to amend an 8.46 acre portion of the ninth Final Development Plan (FDP) associated with RZ 82-P-069 (Fair Lakes, Land Bay VII-B), which was previously approved for mixed use development. The subject property is located west of the Fairfax County Parkway, east of Fair Lakes Circle and south of Fair Lakes Parkway on both the north and south sides of Shoppes Lane. In total, Land Bay VII-B is developed and approved with 132,247 square feet of development consisting of a small retail shopping center, a service station/mini-mart/carwash, a hotel with support retail (ultimate) and a drive-in financial institution (interim) at a 0.36 FAR; (a fast food restaurant with drive-through (McDonald's) is also located in the northwest corner of Land Bay VII-B, but is not included in the current FDPA application.

Fair Lakes was originally zoned to the Planned Development Commercial (PDC) District in April 1984, subject to specific proffered commitments. A series of Proffer Condition Amendments (PCAs) and Conceptual Development Plan Amendments (CDPAs) have been accepted by the Board of Supervisors during the twenty-eight year evolution of the Fair Lakes planned community, and numerous Final Development Plan Amendments (FDPAs) have also been approved by the Planning Commission since the original rezoning. (A complete summary of the zoning history for Fair Lakes is included in Appendix 4 for reference. Cases which govern the current application have been highlighted for easy reference. All background information is available through the Department of Planning and Zoning – Zoning Evaluation files and/or on-line.)

FDPA 82-P-069-09-09 is a request for approval to construct a 14,500 square foot drive-through pharmacy on the northwest corner of Land Bay VII-B. The proposal includes:

- reconfiguring the parking lot associated with the service station/quick service food store on the northwest corner of the site;
- providing a shared access from an existing access point on Shoppes Lane between the proposed drive-through pharmacy and the existing service station;
- replacing an existing on-site stormwater management catch basin located on the northwest portion of the property (which contains mature quality tree cover) with an underground stormwater management facility, and supplemental landscaping;
- retaining the existing drive-in financial institution located on the southwestern portion of the site as an interim use;
- carrying forward a previously approved 110,000 square foot hotel with support retail development option located on the southern portion of the site (replacing the interim financial institution);

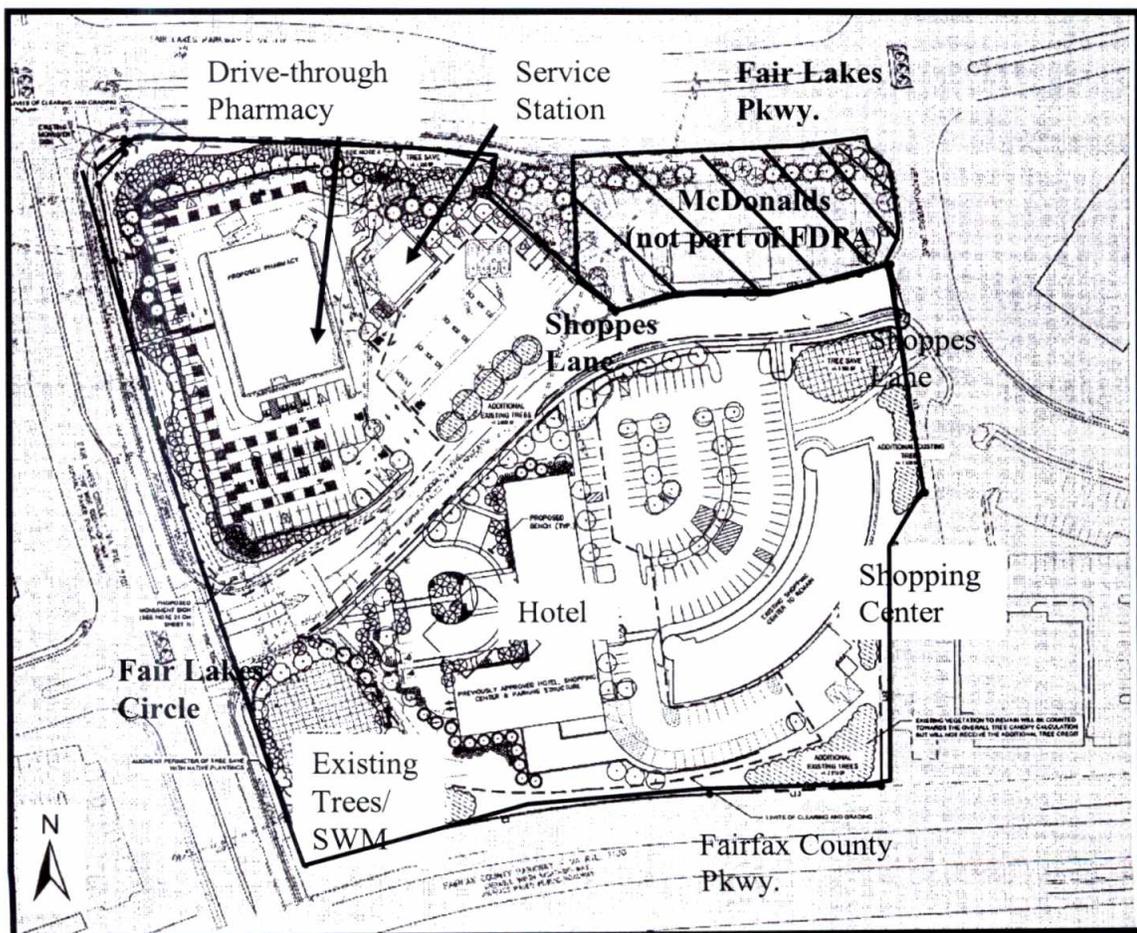
- removing the existing car wash associated with the service station;
- removing the existing service bays associated with the service station;
- renovating and expanding the service station/ mini mart into a service station/ quick service food store (a total of 2,503 square feet);

No significant changes south of Shoppes Lane are proposed with the current application. The proposal would increase the FAR from 0.36 to 0.39 for Land Bay VII-B (excluding McDonalds); however, no change to the 0.27 overall FAR for the entire Fair Lakes development (including the additional site specific FAR approved in 2007) is proposed.

The development conditions, affidavit and statement of justification for the application are contained in Appendices 1 through 3, respectively. A copy of the proposed FDPA is included in the front of this staff report.

Graphic 1 shows the proposed layout.

Graphic 1 - Proposed Final Development Plan Amendment



LOCATION AND CHARACTER

Site Description:

The northwest and southwest portions of the subject property contain mature Red Oak, Red Maple, White Oak and Sweetgum trees in very good condition. These areas also serve as above ground stormwater management catch basins, which lead to an off-site wet pond (TRW Pond) to the northwest as part of the overall Fair Lakes stormwater management system. All access to the property is provided from Shoppes Lane.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Multifamily Attached Dwelling Units – Gates of Fair Lakes	PDC	Office/Mix
South	Fairfax County Parkway Office – Fair Lakes	PDC	Office/Mix
East	Retail (eating establishments) - Fair Lakes	PDC	Office/Mix
West	Retail Shopping Center - Fair Lakes	PDC	Office/Mix

BACKGROUND

As previously noted, on April 2, 1984, the Board of Supervisors approved RZ 82-P-069 to rezone 620 acres to the PDC District for Fair Lakes to permit a maximum of 5,078,000 square feet of non-residential uses, a minimum of 1,321 dwelling units with a maximum FAR (floor area ratio) of 0.25. As part of this approval and subsequent approvals, specific site design, architectural and landscaping design standards were proffered by the applicant. The primary emphasis throughout Fair Lakes was the integration of all structures with each other and with the natural environment. The intent of all landscaping was to minimize disturbance and loss of the natural woodland and natural drainage corridors and to restore or sensitively landscape disturbed areas. In addition, strong emphasis was placed on the provision of significant landscaped buffers that incorporated mature trees to help screen uses along all major roads (Fair Lakes Parkway, Fair Lakes Circle and Fairfax County Parkway), incorporate an extensive pedestrian trail network, and maintain the overall character and quality of the Fair Lakes development. Access along all major roads was also restricted to maintain these buffer areas. The following analysis references these standards.

As previously discussed, a series of Proffer Condition Amendments (PCAs), Conceptual Development Plan Amendments (CDPAs), and Final Development Plan Amendments (FDPAs) have been approved during the 28 year evolution of the Fair Lakes development (see Appendix 4). A tabulation of the approved

uses and square footage to date for Fair Lakes submitted by the applicant is provided in Appendix 5. Portions of four separate FDPAs currently govern the property (FDPA 82-P-069-9-04, FDPA 82-P-069-9-05, FDPA 82-P-069-9-07 and FDPA 82-P-069-9-08). Appendix 6 contains the approved development plans and conditions associated with FDPA 82-P-069-09-05, which approved an expansion of the service station and superseded the previous application. Appendix 7 contains the approved development plans and conditions associated with FDPA 82-P-069-09-07, which approved modifications to the shopping center. Appendix 8 contains the approved development plans and conditions associated with PCA 82-P-069-19 and FDPA 82-P-069-09-08, which approved the hotel use on south side of Shoppes Lane.

COMPREHENSIVE PLAN PROVISIONS (Appendix 9)

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Fairfax Center Area, Land Unit Recommendations, Land Unit G, as amended through March 6, 2012, pages 61-62:

“Land Unit G

Land Use

This land unit is planned for office mixed-use with housing as a major secondary land use. Office development that incorporates architectural excellence, preservation and enhancement of natural features, uniform signing, lighting and landscaping systems and quality roadway entry treatments are development elements that must be achieved to justify the overlay level. Primary office building concentration should be oriented toward I-66 and the Fairfax County Parkway. Residential development should also incorporate high-quality design features including active recreation facilities, open space, and landscaping including street trees, site and building entry landscaping, and screening of community facilities. Impacts on existing residential neighborhoods must be mitigated through buffering and compatible land uses.

The following options exist for development above the planned and approved .25 FAR overlay level. Densities and uses specified in these options are only appropriate for the sites described. These uses and densities are not to be transferred to other locations within the Fairfax Center Area.

As an option at the overlay level, the area at the southeast corner of Shoppes Lane and Fair Lakes Circle may be appropriate for up to 110,000 SF of office use or hotel use, including up to 5,000 SF of support retail, if the following conditions are met:

- Provision of adequate pedestrian connections to the Fair Lakes Shopping Center to the south and the provision of a trail along Shoppes Lane;
- Substantial buffering and screening of any redevelopment from the Fairfax County Parkway; and

- Development should be limited, to the extent possible, to the redevelopment of the existing structure and parking area. Any new development should minimize the loss of mature trees located in existing buffer areas along public roads.”

ANALYSIS

FDPA 82-P-069-09-09 Final Development Plan Amendment (FDPA)

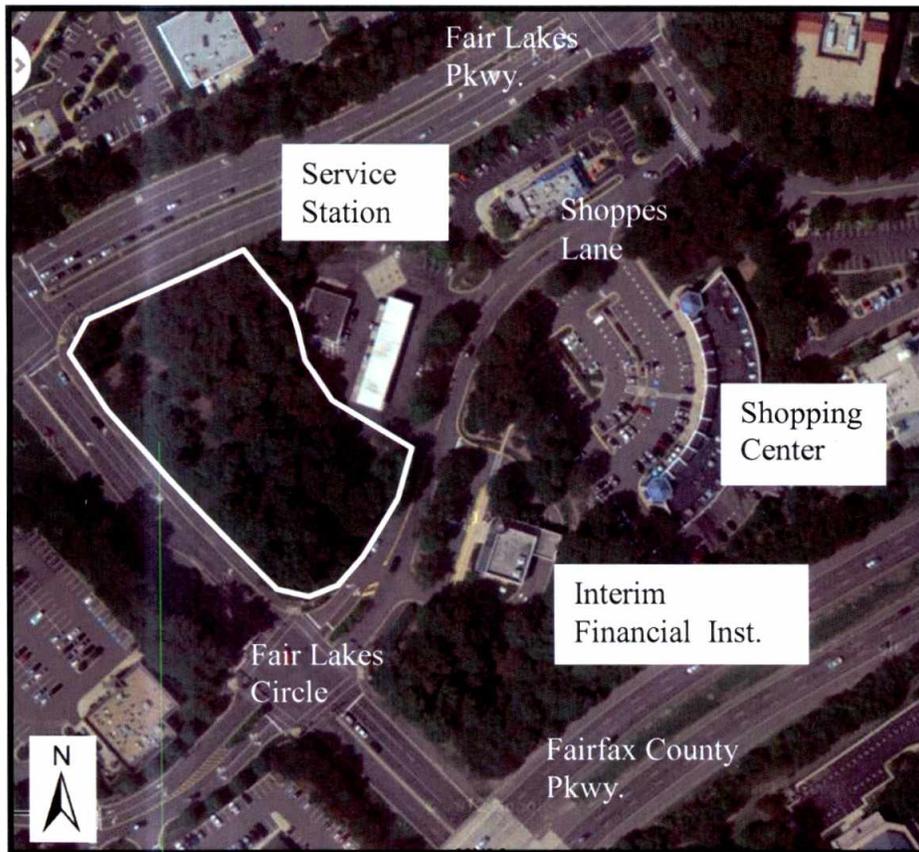
(Copy at front of staff report)

Title of FDPA:	Fair Lakes Land Bay VII-B2
Prepared by:	Kimley-Horn and Associates, Inc.
Original/ Revision Dates:	May 29, 2012 as revised through October 12, 2012.
Description of the Plan:	The FDPA consists of eight sheets; Sheet 1 includes an index.

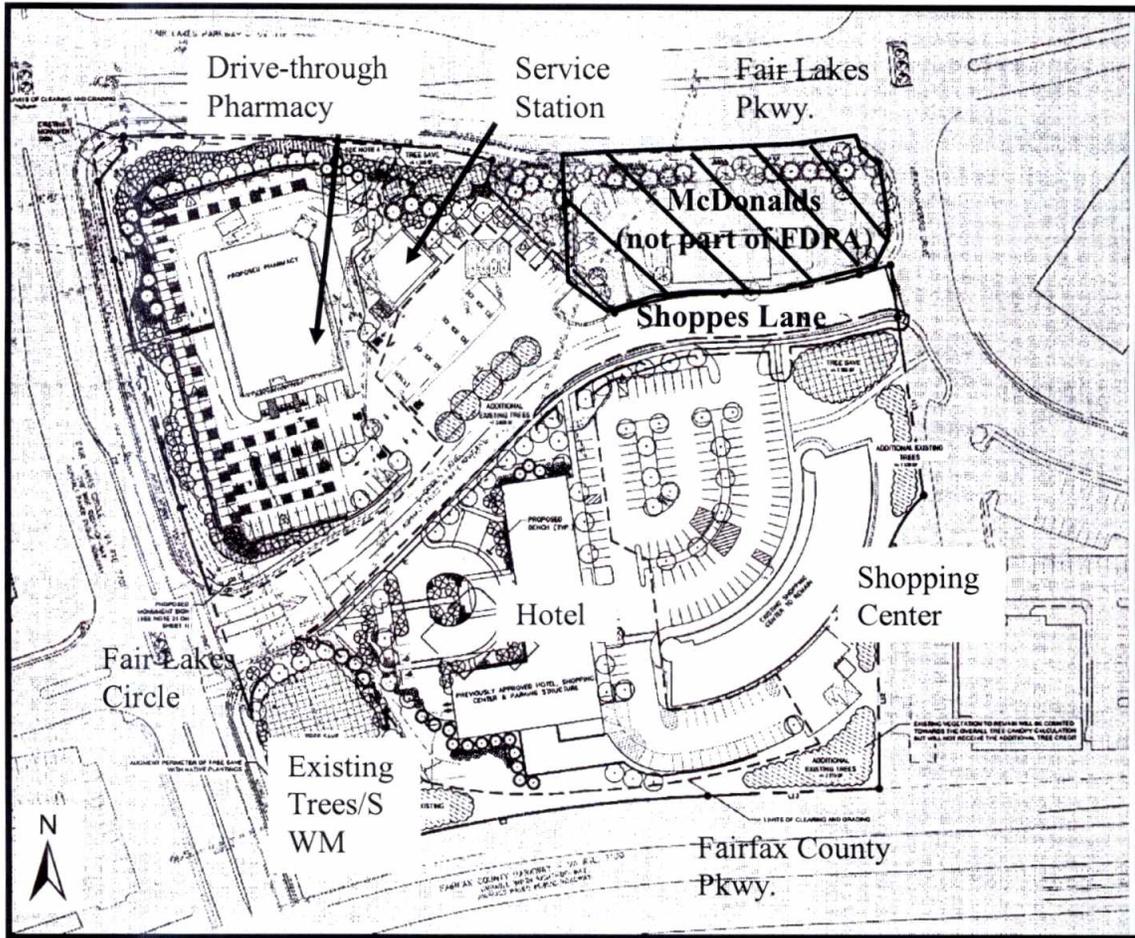
The following features are depicted on the FDPA:

Site Layout: The applicant proposes to construct a 14,500 square foot drive-through pharmacy located on the north side of Shoppes Lane within Land Bay VII-B of Fair Lakes. As previously discussed, Land Bay VII-B is currently developed with a shopping center, drive-in financial institution, and a service station with a mini-mart and car wash (the existing fast food with drive through is not included in this application). An 8-story hotel with support retail was also previously approved to be located in place of the existing drive-in financial institution on the southwest portion of the site, sometime in the future. Mature tree cover in good condition, consisting of Red Oak, Red Maple, White Oak and Sweetgum trees is located in the northwest and southwest portions of the site, along the frontage of Fair Lakes Circle.

The applicant proposes to remove the mature trees on the northwest corner of the site [where an on-site stormwater management catch basin with underground stormwater detention facilities is located] in order to locate the drive-through pharmacy adjacent to the service station (which will also require the replacement of the existing car wash and the reconfiguration of the existing service station.) Graphic 2 shows the proposed location of the pharmacy and the existing uses on a current aerial photo.



The applicant also proposes to remove the existing service bays associated with the service station, and renovate the mini mart into a service station with a quick service food store, for a total of 2,503 square feet. The parking lot is proposed to be reconfigured to allow shared access and circulation. Two drive-through lanes are proposed for the pharmacy; one lane would be designated for drop-off of prescriptions and the other for pick up. Architectural details are provided on Sheet 5 of the FDPA; Graphic 3 shows the proposed layout of the drive-through pharmacy and revised service station.



As shown in the proposed layout, no changes are proposed south of Shoppes Lane.

Roads and Access: No new roads or access points are proposed. The existing internal service station access point would be modified into a shared access between the existing service station and the proposed drive-through pharmacy. There are no access points on the major roadways, consistent with the remainder of the Fair Lakes development.

Parking: The Zoning Ordinance requires 380 parking spaces for all of the proposed uses in Land Bay VII-B. The applicant proposes to exceed this requirement with 457 parking spaces in the overall land bay. Of those, 22 parking spaces are proposed for the service station with quick service food store, which would exceed the requirements of 6.5 spaces per 1,000 square feet (16 spaces). Parking for the drive-through pharmacy is proposed to meet the minimum requirements of 4.3 spaces per 1,000 square feet (86 spaces). For loading, the uses on the site are proposed to meet the requirements (one space for the pharmacy and two for the hotel).

Pedestrian Access: Pedestrian access to the proposed development is provided through a series of existing and proposed trails. The applicant proposes to provide five foot wide sidewalks along the pharmacy frontage on Shoppes Lane and along the entire shopping center and hotel frontage on the south side of Shoppes Lane. These sidewalks would connect to existing sidewalks on Fair Lakes Circle to the southwest and Headquarters Drive to the northeast. Internal 5-foot wide sidewalks would connect the proposed pharmacy, future hotel and the existing retail center buildings to the proposed sidewalks on Shoppes Lane and to the existing trails along Fair Lakes Parkway.

In addition to the proposed sidewalks, the applicant proposes to advance the timing for the provision of offsite crosswalk improvements at the intersection of Fair Lakes Circle and Shoppes Lane and the bus shelter along Fair Lakes Circle. These improvements were previously to be triggered by the hotel building, but are now proposed to be provided as part of this application. Maintenance of the bus shelter area would continue to be provided by the applicant.

Open Space & Landscaping: The existing mature trees located in the northwest portion of the site are proposed to be removed, which would reduce the open space to approximately 2.35 acres or 28% of the overall site. This proposal would exceed the Zoning Ordinance requirement of 15%. Three main open space areas/buffers are proposed:

1. An open space buffer located along Fair Lakes Circle, north of its intersection with Shoppes Lane, which is proposed to range from 38 feet to 57 feet in depth. The landscape plan on Sheet 3 and the buffer plan on Sheet 4.1 show new plantings in this area consisting of a mixture of large deciduous, evergreen and ornamental trees, shrubs and grass. Landscaped entry features with stone walls are also proposed to be provided near the intersections of Fair Lakes Circle with both Fair Lakes Parkway and Shoppes Lane. An additional stone wall is proposed to be provided within the landscaped area along Fair Lakes Circle in order to provide visual interest and connectivity
2. An open space buffer located along Fair Lakes Parkway is proposed to range in depth from 40 feet to 80 feet from the roadway. This buffer is proposed to consist of a mixture of new large deciduous, evergreen and ornamental trees, shrubs and ornamental grasses placed to avoid the extensive utilities in this area. The applicant also proposes to preserve an area of existing vegetation in the vicinity of the existing service station to provide a transition to the existing landscaping located along the adjacent fast food restaurant, which is not part of this application.
3. The primary open space area is proposed to be located along Fair Lakes Circle, south of Shoppes Lane adjacent to the future hotel. This area would be approximately 150 in depth feet and would consist of existing mature trees that are proposed to be maintained. Additional landscaping of deciduous trees, evergreens, ornamental trees and shrubs, as well as

an entry feature, will be provided north and south of Shoppes Lane to visually integrate the site. The areas depicted on the FDPA as “existing vegetation to be preserved” will remain undisturbed as set forth in the development conditions approved in conjunction with FDPA 82-P-069-9-8, and the applicant has agreed to a development condition which would establish a conservation easement on this area.

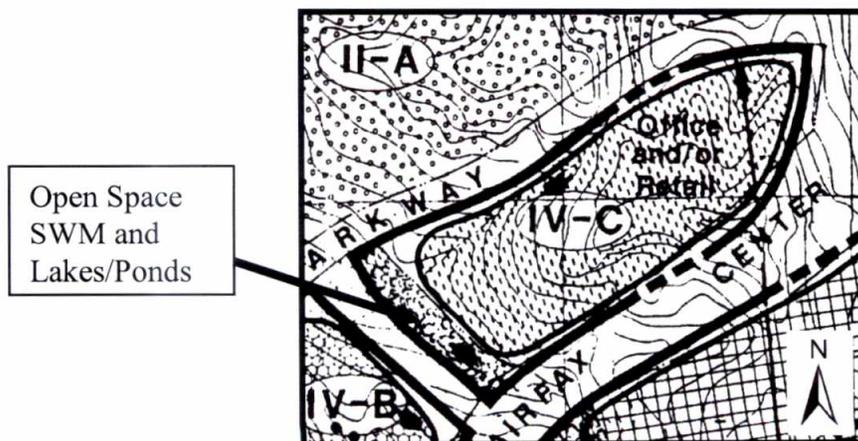
In addition, there are four small landscaped open spaces areas behind the retail strip and around the future hotel building that would remain.

Stormwater Management: The property is currently served by an existing surface SWM facility, “Pond A-1” (located north of Shoppes Lane), which drains upstream to the regional SWM/BMP facility, “TRW Pond” (located north of Fair Lakes Parkway in Land Bay 2). The northern portion of Pond A-1 is proposed to be replaced with an underground SWM detention facility to be constructed under the parking lot of the proposed pharmacy as shown on the FDPA. The existing southern portion of Pond A-1 will remain undisturbed by this proposal. The proposed underground SWM facility, existing south portion of surface Pond A-1, and the existing TRW pond are proposed to continue to retain the existing two and ten year storm event flow rates and accommodate the additional impervious area proposed on the property.

Comparison with the Currently Approved CDPAs/FDPAs

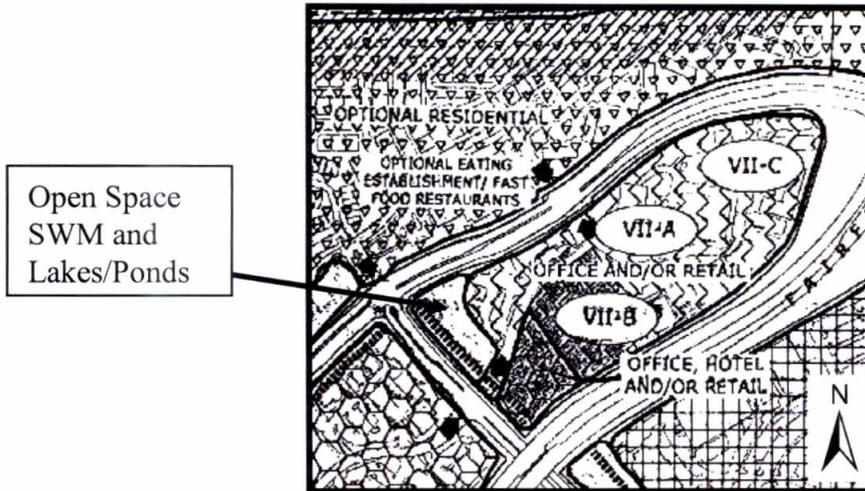
CDPA 82-P-069-3 and CDPA 82-P-069-03-02 currently govern the subject property. CDPA 82-P-069-3 was approved by the Board of Supervisors on July 20, 1987 and permitted office and retail uses on the subject property and depicted the western portion located along Fair Lakes Circle to be used for open space, stormwater management and/or potential lakes or ponds. Graphic 4 shows the approved CDPA.

Graphic 4: Approved uses on CDPA 82-P-069-03 for Subject Property



CDPA 82-P-069-03-02 was approved on October 15, 2007 by the Board of Supervisors and amended the southern portion of the subject property to include a hotel with support retail use, while retaining the previously approved open space and stormwater management along the western boundary. Graphic 5 shows the CDPA and associated tree cover.

Graphic 5: Approved uses on CDPA 82-P-069-03-2 for Subject Property



The applicant is now proposing to clear the open space area (with existing mature trees) on the northwest portion of the subject property to locate a drive-through pharmacy. The existing above ground stormwater management basin would be filled and replaced with an underground stormwater management system. Although staff strongly believes that the current proposal significantly alters the historic character of development on this prominent corner within Fair Lakes and does not believe this development is in harmony with the development pattern for this Land Bay, as the area depicted as stormwater management (SWM) and Lakes/ Ponds was not dimensioned, and the type of stormwater management facilities were not specified, Staff must find this application in general conformance with the approved CDPA.

As previously discussed, four FDPAs currently govern the property (FDPA 82-P-069-09-04, FDPA 82-P-069-09-05, FDPA 82-P-069-09-07, and FDPA 82-P-069-09-08). The applicant proposes to combine all of the uses approved in these FDPAs (except the fast food restaurant) into one application. The tabulations on Sheet 2 of the FDPA list the square footage for each use and show how the proposed increase in floor area ratio from 0.36 to 0.39 would not impact the overall FAR for Fair Lakes, which remains 0.27.

Land Use Analysis (Appendix 9)

The Comprehensive Plan recognizes the existing character of the subject property and the surrounding area as a mix of existing and planned office, retail and hotel uses. The portion of the subject property, which was previously

approved for a service station with a car wash and private open space, is now proposed to also include a drive-through pharmacy. The proposed use as a drive-through pharmacy will result in an increase in impervious surface and an overall reduction in tree cover, landscaping and screening for this portion of the property. The applicant is proposing an FAR of 0.39. Although the proffers for the Fair Lakes development do allow intensity to be shifted and would permit the proposed development, the proposed use would remove a significant portion of the area now depicted as private open space in the governing approvals for the site and with the loss of mature tree cover, would forever alter the character of the development at this major intersection. While significant replacement landscaping is proposed, it will not achieve the character of the existing tree save and will not fully screen the proposed use from the adjacent major roadways, consistent with the existing development in Fair Lakes. These elements combined raise concerns about the compatibility of the proposal with the surrounding uses, as well as the potential impacts on the visual character of the overall Fair Lakes development, the existing internal vehicular circulation and the environment. In addition, the proposed architecture on Sheet 5, including the building attributes and colors, shows a lack of compatibility with the existing shopping center; the pad site is designed to stand out rather than blend into the shopping center and will not be softened by natural buffering. Staff feels that the design and function of the proposed development are not in conformance with the recommendations of the Comprehensive Plan.

Environmental Analysis (Appendix 9)

Green Building

The proposed use is located within a growth center, where green building commitments are expected. The applicant has agreed to a development condition to attain LEED certification, at a minimum, for the proposed pharmacy with drive-through. As part of this commitment, the applicant has agreed to post a green building escrow; to include a LEED-AP in its design team; and to designate one County staff to its LEED online team, so that staff may monitor the progress of the project. This concern has been addressed.

Tree Preservation

The Urban Forest Management Division of the Department (UFMD) of Public Works and Environmental Services (DPWES) reviewed the application (see Appendix 10) and identified the following concerns:

- Many existing trees that are the best candidates for preservation are shown to be cleared for construction of the proposed pharmacy and associated parking. Given that existing mature trees contribute significantly to the character and pedestrian experience of the Fairfax Center Area and the Fair Lakes Development, a high percentage of existing mature trees located on the northwest corner of the site should be proposed for preservation, which is not possible if the drive-through

pharmacy is constructed as proposed. Every attempt should be made to preserve as many of the existing mature trees on the northwest portion of the site as possible.

- It is unclear how the proposed landscape plan will be impacted by existing and relocated utilities on the site. Utility constraints could significantly reduce available area for planting significant buffers, other than small plant types and grasses.
- Given the quality of existing trees shown to be preserved on the southwestern portion of the site, the Applicant should be obligated to maintaining their health and condition.

The proposed development does not address the first comment. A majority of the open space area (with existing mature tree cover) located on the northwest portion of the subject property is proposed to be cleared in favor of a drive-through pharmacy with associated parking and new landscaping. In order to achieve any development on this site, an existing above ground stormwater management catch basin in this area would have to be filled and replaced with an underground stormwater management system. The grade on the site would also need to be raised to the street level by approximately 13 feet (based on elevation points shown on the 2009 Topographic Map prepared by the Fairfax County Department of Information Technology). Staff feels that this proposal is in direct conflict with the architectural and landscaping design standards created during the initial rezoning application which have been maintained throughout the 28 year evolution of Fair Lakes. This portion of the site has served as one of the last remaining areas of significant tree preservation along Fair Lakes Parkway, which also provides natural stormwater quality measures and serves as an effective buffer between various uses (residential and non-residential). Staff strongly feels that more emphasis on tree preservation should be provided to protect this area. If this portion of Land Bay VII-B must be developed, the footprint should be minimized and drive-through lanes restricted or eliminated to achieve this objective.

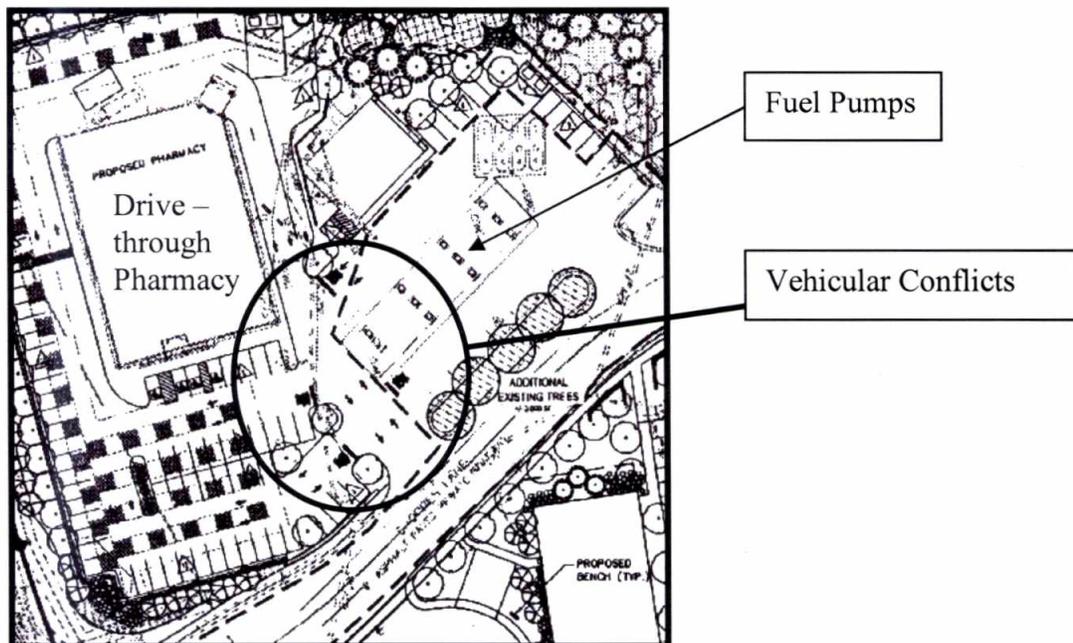
Regarding the second comment, Sheet 3 of the FDPA shows how the proposed new landscaping is located very close to both the existing and relocated utility lines along the property's frontage on Fair Lakes Circle and on a portion of Fair Lakes Parkway. As a minimum measure, Staff has written a development condition to attempt to ensure that the quality and quantity of the proposed landscaping shown on the FDPA will be provided at a minimum, which could result in the further relocation of the utility lines, loss of parking, loss of square footage or a subsequent FDPA application. Additional tree preservation development conditions have been written to attempt to ensure that the reduced area of mature trees will be adequately protected and appropriately maintained. The applicant has also agreed to a development condition, which would create a conservation easement for the tree save area located on the southwest corner of the site.

Staff does not believe that these major concerns have been adequately addressed.

Transportation Analysis (Appendix 11)

The Fairfax County Department of Transportation (FCDOT) reviewed the application and listed the following concerns:

- Upon entering the site, there are two parking access points to the west that are too close to each other, which may cause excess traffic conflicts with the service station and the entrance to the drive-through lanes for the pharmacy. Staff feels that customers exiting the pump stations from the service station will conflict with customers entering and leaving the stacking lanes for the proposed drive-through and the pharmacy surface parking area. Graphic 6 highlights these access points.



In addition, VDOT shared this concern in their memo in Appendix 11.

- A sidewalk should be provided along the entire site's frontage on Shoppes Lane to the existing fast food restaurant (McDonalds) and connect directly into the site to the pharmacy building periphery.
- Large articulated refueling trucks for the service station may block most of the relocated parking on the northern portion of the site. An autoturn showing the site ingress and egress of the refueling tanker should be delineated on the proposed plan.

- The timing of the bus shelter construction associated with the hotel building in FDPA 82-P-069-09-08 should be modified to ensure the shelter is provided with the part of the site that develops first.
- Bicycle racks should be secured on the site.

The applicant has acknowledged the first four comments and indicated in their statement of justification that their site design would not create internal vehicular conflicts between the pharmacy and the service station. Refueling truck auto-turn drawings were provided in their statement of justification showing how trucks would access the site. Additional striping and stop bars were also added to the layout to better delineate travel lanes leading to and from the access point. However, staff feels that these improvements do not adequately address the concerns and will not effectively facilitate safe and efficient on-site circulation. The applicant should reduce the size of the proposed building footprint, remove one or both of the drive-through lanes, and/or consider reducing the number of pumps with the service station.

To address the last two comments, the applicant agreed to provide the bus shelter with the pharmacy or the future hotel use, whichever occurs first, and to provide a bicycle rack near the pharmacy.

In addition, VDOT indicated that a left turn analysis on Fair Lakes Circle that serves Shoppes Lane should be provided (see memo in Appendix 11). The applicant provided a left turn analysis as part of their statement of justification, which indicated that the proposal would generate 212 net new AM peak hour trips and 241 net new PM peak hour trips. Based on existing travel patterns into and out of the Shoppes at Fair Lakes, the applicant determined that 11 new AM peak hour trips and 14 new PM peak hour trips would use the southbound left turn lane on Fair Lakes Circle to enter the center. They also indicated that 1) the Fair Lakes Circle/Shoppes Lane intersection would operate at overall acceptable levels of service (LOS "D" or better) during peak hours; and 2) the Fair Lakes Circle southbound left turn lane 95th-percentile queues would be approximately 30 feet in length during the AM peak hour and 55 feet in length during the PM peak hour. Since the turn bay is currently constructed with a length of approximately 120 feet, they feel that the existing turn bay would adequately accommodate future queuing that would occur upon build-out of the proposed expansion. VDOT and FCDOT have agreed with this assessment.

Fairfax Center Design Guidelines (Appendix 12)

In the Fairfax Center Area, a checklist tool assists in evaluating rezoning and proffered condition amendment applications for conformance with the design guidelines in the Comprehensive Plan. The checklist includes transportation, environmental, site design, land use and public facilities elements.

In order to justify development at the Overlay Level, these applications must satisfy all applicable basic elements; all major transportation elements; all essential elements; three-fourths of the applicable minor elements; and one-half of the applicable major elements. This application to add a drive-through pharmacy and consolidate all existing and approved uses on the site would be at the overlay level. Based on staff's analysis as found in Appendix 12, this application satisfies 60% of the applicable basic elements; 24% of the essential elements; 36% of the applicable minor elements; and 0% of the applicable major elements. No major transportation elements applied. It should be noted that, due to a number of outstanding design concerns (as discussed previously in this report) this application would not satisfy the necessary elements to justify development at the overlay level.

Fairfax County Park Authority

No issues were identified.

Stormwater Analysis (See Appendix 13)

The property where the proposed pharmacy would be located is currently served by an existing surface SWM catch basin, "Pond A-1", located north of Shoppes Lane which drains upstream to the regional SWM/BMP facility, "TRW Pond", located north of Fair Lakes Parkway in Land Bay 2. An existing storm drainage and pond easement governs the maintenance of the catch basin and allows the County access for construction and maintenance of utilities. In order to achieve development on this site, this storm drainage easement will need to be amended, and the catch basin would need to be filled/re-graded and replaced with an underground stormwater management system. The grade on the site would also need to be raised to the street level by approximately 13 feet (based on elevation points shown on the 2009 Topographic Map prepared by the Fairfax County Department of Information Technology) to maintain the existing stormwater flow rates.

The applicant proposes to fill/ re-grade and replace the catch basin with an underground SWM detention facility under a parking lot for the proposed pharmacy as shown on the FDPA. The existing southern portion of Pond A-1 located to the south of Shoppes Lane would remain undisturbed by this proposal. The proposed underground SWM facility, existing south portion of surface Pond A-1, and the existing TRW pond are proposed to retain the existing two and ten year storm event flow rates and to accommodate the additional impervious area proposed on the property. Final determination on the adequacy of the proposed facilities would be made during site plan review. However, staff feels that this proposal would not be in harmony with the Policy Plan objectives to implement best management practices to reduce runoff pollution and other impacts. Preferred practices would include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs,

consistent with State guidelines and regulations. Staff feels that this proposal ignores the second preferred practice.

Public Facilities Analysis (See Appendix 14)

Public facilities were reviewed with the previous rezoning application and were determined to be adequate. No substantive changes to public facilities are proposed with this FDPA.

ZONING ORDINANCE PROVISIONS (See Appendix 15)

In order to amend to amend the ninth approved Final Development Plan (FDP) associated with RZ 82-P-069 (previously approved for mixed use development), the request must fulfill all applicable provisions of the Zoning Ordinance. These sections are attached as Appendix 15 and include the standards in Article 6 and design standards in Article 16, Sect. 16-101 and 16-102. As previously discussed in the land use, environmental, transportation, and the stormwater management analysis sections, as well as the comparison of the proposal with the approved CDPA for the subject property, staff has identified a number of significant issues, which are summarized below:

- Proposal to clear-cut the mature trees located on the northwest portion of the site is not in harmony with the intent of the approved CDPA or the historic development pattern in Fair Lakes;
- Proposal creates a direct conflict with the architectural and landscaping design standards created during the initial rezoning application and maintained throughout the evolution of Fair Lakes;
- Negative impacts on the visual character of the overall Fair Lakes development (the proposal is a pad site designed to stand out rather than blend into an existing shopping center and will not be effectively softened by natural buffering);
- Tree preservation on the portion of the site that includes the drive-through pharmacy is minimal at best;
- Vehicular access conflicts between the existing service station and the proposed drive-through pharmacy access lanes pose a safety concern.
- Failure to satisfy all of the basic and essential elements of the Fairfax Center Design Guidelines (which is indicative of the failure to achieve development in character with the existing Fair Lakes Development); and

- Proposal to fill/ re-grade the existing stormwater catch basin ignores Policy Plan objectives to implement best management practices to encourage infiltration and preserve undisturbed open space as BMP measures.

These issues are discussed further below in context with the review of the applicable provisions of the Zoning Ordinance.

Conformance with the Approved Proffers and CDP/FDP

Par. 1 of Sect. 16-402 of the Zoning Ordinance requires that all Final Development Plans be prepared in accordance with the approved Conceptual Development Plan and any conditions as may have been adopted by the Board of Supervisors. The approved CDP is a general plan for the original Fair Lakes development, which designates areas for residential, commercial and mixed use developments. As previously discussed, staff feels that the proposal to clear the open space area (with existing mature trees) and the existing above ground stormwater management basin located along the northwest boundary of the site to develop a new drive-through pharmacy with associated surface parking and an underground stormwater management system, while technically in conformance with the CDPA, is not in harmony with the historic design and character of the overall Fair Lakes development.

The proposed removal of trees and increase in impervious area are both in contrast with the design standards of the original approved rezoning to create a natural buffer along Fair Lakes Circle and Fair Lakes Parkway and to emphasize the integration of all structures with each other and the natural environment. If this site (which has been depicted on the CDPA since its inception as open space with above ground stormwater management facilities) must be developed, then any development should be as sensitive to the character of the site as possible, preserving the topography and existing mature tree cover to the maximum extent possible. Significant buffers incorporating mature trees should be preserved along the major roadways to screen and buffer uses from the roadways and maintain the overall character and quality of the Fair Lakes development. Staff feels that more effort should be made to retain the existing mature tree cover rather than maximizing the developable footprint. The existing open space area could continue to be preserved and integrated into the site design if the proposed building footprint of the pharmacy was reduced, and the drive-through lanes either reduced or eliminated. These modifications could help to avoid clear-cutting the site and adding more impervious surface and could achieve a development more in character with the remainder of Fair Lakes.

Conformance with PDC District Regulations

Article 6

Fair Lakes is currently zoned PDC and the applicant seeks to amend the applications to modify the uses under the existing zoning. Article 6 of the Zoning Ordinance sets forth the requirements for permitted principal and secondary uses, use limitations, lot size requirements, bulk regulations and open space requirements. The district regulations are designed to ensure high quality standards in the layout, design and construction of commercial developments, and to implement the stated purpose and intent of the Ordinance.

- *Meet the standards of 16-101 (General Standards) and 16-102 (Design Standards).* This requirement is discussed under the headings, "Section 16-101, General Standards" and "Section 16-102, Design Standards."
- *Comply with the performance standards of Article 14, relating to lighting and noise.* The proposed development will be required to demonstrate compliance with these standards at the time of site plan approval.
- *Secondary uses shall only be permitted in a PDC District which contains one or more principle uses.* The proposed development in the PDC District contains several primary uses, in addition to the secondary uses. This application would not impact the overall approved mix of uses in the PDC district for Fair Lakes.
- *Secondary uses shall be designed to protect the character of the adjacent properties.* The proposed drive-through pharmacy would be an additional secondary use in the Fair Lakes development. As previously discussed, staff feels that the proposed layout is not environmentally sensitive as it proposes to clear-cut an existing open space area with mature tree cover. If this location on the site (which has been depicted on the CDPA since its inception as open space) must be developed, then any development should be as sensitive to the character of the site as possible, preserving the topography and mature tree cover to the maximum extent possible. Significant buffers incorporating mature trees should be preserved along the major roadways to screen and buffer uses from the roadways and maintain the overall character and quality of the Fair Lakes development. The applicant should reduce the size of the proposed building footprint, remove one or both of the drive-through lanes, and/or consider reducing the number of fuel pumps with the service station.
- *Provide signage in accordance with Article 12.* The applicant has agreed to provide signage in accordance with Article 12. In addition, a Comprehensive Sign Plan (CSP) for Fair Lakes currently governs the site. All new signs must comply with the signage provided in the CSP, and should be coordinated with other uses in Land Bay VII-B at a minimum.

- *Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot.* As previously discussed in the transportation section, the proposed layout does not facilitate safe and efficient on-site circulation. While the site does provide adequate parking per the Zoning Ordinance and does orient its access to an interior roadway (Shoppes Lane) in conformance with the overall Fair Lakes development, the on-site circulation is flawed. The applicant proposes to add another pad site that was not provided in the original Fair Lakes development plan for this location. As a result, staff feels that the circulation is extremely tight and conflicted with the existing service station. Customers exiting the pump stations from the service station will conflict with customers entering and leaving the stacking lanes for the proposed drive-through and the pharmacy surface parking area. In order to accommodate this use, the applicant has proposed removing the existing car wash and adding new striping to better delineate internal travel lanes; however, staff feels that these improvements will not adequately alleviate the conflict. In addition, staff is concerned that there may be a conflict with the fuel trucks arriving to refuel the service tanks. While it would be preferable to not add an additional use to this land bay, if a use must be located on this portion of the site, it should be scaled back significantly and serious consideration should be given to reducing the size of the building and eliminating one or both of the drive-through lanes.

Article 16, Sect. 16-101 and 16-102

All planned developments must meet the general standards specified in Section 16-101 of the Zoning Ordinance.

General Standard 1 requires substantial conformance with the Comprehensive Plan. As previously discussed, the Plan recommends office mixed-use at or up to 0.27 FAR with excellence in architecture, landscaping preservation and enhancement of natural features, uniform signing, lighting and landscaping systems and quality roadway entry treatments are development elements that must be achieved to justify the overlay level. The proposed use would remove an area now depicted as private open space in the governing approvals for the site. In addition, the proposal would result in the removal of a significant amount of quality tree cover and create a need for an underground stormwater management vault that would significantly alter the existing grade of this area. These elements combined raise concerns about the compatibility of the proposal with the surrounding uses, as well as the potential impacts on the visual character of the overall Fair Lakes development, the existing internal vehicular circulation and the environment. In addition, the proposed architecture on Sheet 5, including the building attributes and colors, shows a lack of compatibility with the existing shopping center; the pad site is designed to stand out rather than

blend into the shopping center and will not be adequately softened by natural buffering or supplemental landscaping. Staff feels that the design and function of the proposed development are not in conformance with the recommendations of the Comprehensive Plan.

General Standard 2 requires that the design of the proposed planned development result in a more efficient use of the land and in a higher quality site design than could be achieved in a conventional district. The site is currently zoned PDC and a part of a much larger mixed use planned development. The proposed development is more characteristic of a conventional pad development than it is of the PDC District. However, as a conventional district, the proposed use would have to satisfy all code requirements on site, which would not permit the use of off-site tree save areas to offset the proposed clear-cutting. As a part of the PDC, in staff's opinion, the proposed development is not a higher quality site design, and is not a more efficient or sensitive use of the land, as it destroys the character of the site and fails to meet the high design standards of Fair Lakes or the Fairfax Center Area. There is no significant attempt to preserve the existing vegetation located along the northwestern boundary as originally intended in the approved CDPA, the Fairfax Center Area Guidelines or the original design concepts of Fair Lakes. The original CDPs and FDPs have consistently shown open space areas along Fair Lakes Parkway and Fair Lakes Circle, and the Fairfax Center Area Guidelines encourage the preservation of existing vegetation to the greatest extent possible, and the integration of such vegetation into the landscaping plans. This application proposes to clear-cut a significant open space area with mature vegetation and replace it with a pharmacy building with limited landscaping due to the location of a 14,500 SF footprint, two-drive-through lanes, an underground stormwater management vault and several existing utility lines/easements. In staff's opinion, this open space should be preserved to the maximum extent possible to remain a benefit for the adjacent residents, employees, visitors and customers to Fair Lakes. At a minimum, the applicant should reduce the size of the building footprint, eliminate one or both of the drive through lanes which conflict with the existing adjacent uses, and/or reduce the number of fuel pumps on the service station site, and continue to preserve the open space with mature vegetation as an amenity for the overall development. Staff feels that this standard is not addressed.

General Standard 3 requires that the design of the proposed development protect and preserve the natural features on the site. The applicant has provided approximately 2.35 acres or 28% of the subject property as open space, which would exceed the Zoning Ordinance requirement of 15%. However, the majority of this open space was provided in the previously approved applications to expand the Shops at Fair Lakes and to provide a hotel use on the southern portion of the site and little is provided on the actual pharmacy portion of the site. In this application, the applicant proposes to combine all of the previously approved uses on the site and add a drive-through pharmacy on the northwest corner of the property, which would clear-cut a significant open space area with mature vegetation on one of the most prominent intersections in the Fair Lakes development. The applicant has agreed to provide tree preservation measures

for the previously approved open space areas on the FDPA shown as either tree save or additional "existing vegetation to remain," but fails to protect and preserve any significant open space area or tree cover on northwest corner, which is the location of the proposed new development. Staff feels that this standard has not been met. The proposed use could not meet this requirement on its own, and relies on the amenities provided with the previously approved developments in Land Bay VII-B of Fair Lakes.

General Standard 4 requires that the proposed development prevent substantial injury to the use and value of the existing surrounding development. In staff's opinion, the location of the drive-through pharmacy building within what is currently an open space area with mature tree cover would adversely affect both the adjacent uses and the quality of life of the future residents and users of Fair Lakes. In addition, the proposed development ignores the landscape standards in the Fairfax Center Area Design Guidelines and the Fair Lakes League Design Handbook, which call for minimized disturbance and minimized loss of natural woodland and drainage corridors. Staff feels that the proposal does not meet the applicant's own primary design objective to visually integrate new development with its natural surroundings.

General Standard 5 requires that the planned development be located in an area where transportation, police, fire protection and other public facilities are available and adequate for the proposed use. The site is adequately served by all public utilities and facilities. This standard has been met.

General Standard 6 requires that the planned development coordinate linkages among internal facilities and services as well as connections to major external facilities. As previously discussed, no new roads are proposed. All existing points of access from Shoppes Lane are proposed to remain; two are provided to the north and two to the south. The northwestern access point is proposed to be modified into a shared access between the existing service station and the proposed pharmacy. In the transportation analysis section, FCDOT and VDOT raised concerns about possible internal vehicular circulation conflicts between the proposed drive-through lanes and the service station. Additionally, staff is concerned about the possibility of conflicts between the filling tank lanes and the access to the pharmacy. The applicant has acknowledged these comments and added additional striping and stop bars to the layout. However, staff feels that these improvements do not effectively address the concern, and will not adequately facilitate safe and efficient on-site circulation. The applicant should reduce the size of the building footprint, eliminate one or both of the drive through lanes which conflict with the existing adjacent uses, and/or reduce the number of fuel pumps. In staff's opinion, this standard not been met.

All planned developments must meet the design standards specified in Section 16-102 of the Zoning Ordinance.

Par. 1 states that, at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform with the provisions of the most comparable conventional district. This application most closely resembles the C-7 District. The table below compares the proposed development to the requirements of the C-7 District.

Bulk Standards (C-7)		
Standard	Required	Provided (FLP = Fair Lakes Parkway, FFXCP = Fairfax County Parkway, FLC = Fair Lakes Circle)
Front Yard	45° Angle of Bulk Plane (ABP), but not less than 40 feet (ABP = 110 feet for a 110 foot tall building)	Service Station: 73 ft FLP Hotel: 76 ft FLC, 171 ft FFXCP Shopping Center: 88 ft FFXCP, 284 ft FLP Pharmacy: 80 ft FLP, 80 ft FLC
Rear Yard	20 feet	All uses exceed this requirement
Building Height	90 feet subject to an increase permitted by the Board	Service Station: 20 ft Hotel: 110 ft Shopping Center: 20 ft Pharmacy: 30 ft
Open Space	15%	28%
FAR	0.80	0.39 (for this application area)

As illustrated in the Bulk Standards table, the proposal would meet the bulk standards of the C-7 district except for the building height for the hotel use, which was previously approved and is carried forward in this application.

Par. 2 states that open space, parking, loading, sign and other similar regulations shall have application in all planned developments. The application will meet or exceed the parking, loading, and sign requirements. The site also includes 28% open space, which exceeds the open space requirement of 15% for the PDC District. However, as previously discussed, the majority of this open space was provided in the previously approved applications to expand the Shoppes at Fair Lakes and to provide a hotel use on the southern portion of the site. In this application, the applicant proposes to combine all of the previously approved uses on the site and add a drive-through pharmacy on the northwest corner of the property, which would clear-cut a significant open space area with mature tree cover.

Par. 3 states that street systems should be designed to generally conform to the provisions of the Zoning Ordinance and should offer convenient access to mass transportation, recreational amenities and pedestrian access. No new roads are proposed. Access to the site would be provided from an internal private street (Shoppes Lane), which would be consistent with the original Fair Lakes rezoning application. Pedestrian access to the proposal is provided through a series of existing and proposed trails. This standard has been satisfied.

Overlay District Requirements

Water Supply Protection (WSPOD) (Sect. 7-808)

The Water Supply Protection Overlay District requires that development provide water quality control measures designed to reduce by one-half the projected phosphorus runoff for the proposed use. Both stormwater management and best management practices are proposed to be provided by the existing Fair Lakes system; the adequacy of these measures will be determined at the time of site plan review.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes to amend the previously approved zoning case on the application property to add a 14,500 square foot drive-through pharmacy, minor modifications to the existing service station, and related site modifications to Land Bay VII-B of the Fair Lakes development (The Shoppes at Fair Lakes).

Staff has noted a number of major outstanding issues related to the P-District standards in the Zoning Ordinance, including the following:

- Lack of a high quality design
- Inefficient and insensitive use of land (resulting in removal of a significant open space area with existing mature tree cover in good condition)
- Internal vehicular circulation conflicts between existing and proposed uses
- Architectural compatibility

As such, Staff does not believe that the proposed applications are in harmony with the recommendations of the Comprehensive Plan, or in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends denial of FDPA 82-P-069-09-09 as submitted. However, if it is the intent of the Planning Commission to approve FDPA 82-P-069-09-09, staff recommends that such approval be subject to the Final Development Plan Amendment Conditions contained in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 or TTY 711 (Virginia Relay Center).

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Fair Lakes Zoning Case History
5. Fair Lakes Land Use Zoning Tabulations
6. FDPA 82-P-069-09-05 approved plans and development conditions
7. FDPA 82-P-069-09-07 approved plans and development conditions
8. PCA 82-P-069-19 and FDPA 82-P-069-09-08 approved plans and development conditions
9. Plan Citations, Land Use and Environmental Analysis, Fairfax Center Area Use-Specific Performance Criteria
10. Urban Forest Management Division Analysis
11. Transportation Analysis
12. Fairfax Center Area Checklist
13. Stormwater Management Analysis
14. Public Facility Analysis (Sanitary Sewer Analysis, Fairfax Water, and Fire and Rescue)
15. Zoning Ordinance Provisions
16. Glossary of Terms

**FINAL DEVELOPMENT
PLAN AMENDMENT CONDITIONS**

FDPA 82-P-069-09-09

November 15, 2012

If it is the intent of the Planning Commission to approve FDPA 82-P-069-09-09 to permit the addition of a drive-through pharmacy, and modifications to the service station/quick-service food store, and continuing the previously approved uses that include a shopping center, an interim drive-in financial institution and a hotel with support retail located at Tax Map 55-2 ((5)) A1, B, C and D2 pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions for the subject property. An asterisk denotes conditions carried forward from previously approved FDPAs.

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Fair Lakes Land Bay VII-B FDPA" prepared by Kimley-Horn and Associates, Inc. consisting of eight sheets dated May 29, 2012, as revised through October 12, 2012.
2. LID measures shall be incorporated into the final site design associated with the hotel use, including surface parking areas, as determined feasible by the applicant and DPWES at the time of site plan review.*
3. The area depicted as "existing vegetation to be preserved" in the southwestern portion of the Property at the intersection of Fair Lakes Circle and Shoppes Lane will be placed in a conservation easement to be recorded among the County land records and shall remain as permanently undisturbed vegetation except for (1) the removal of dead, dying and/or diseased vegetation as approved by UFM; (2) maintenance of existing stormwater detention facilities, utilities and/or retaining wall; and/or (3) other disturbances to the extent approved by DPWES. Any vegetation removed within these areas shall be replaced with native plant species as approved by Urban Forest Management.*
4. The use of cellar space within the hotel and support retail development shall be limited to the principle uses indicated on the FDPA and accessory uses as defined by Article 10 of the Zoning Ordinance. Any use of cellar space shall be parked as required in Article 11 of the Zoning Ordinance.*
5. Signage shall be in accordance with the Fair Lakes Comprehensive Sign Plan, as may be amended and/or in accordance with a comprehensive sign plan governing the Property, and shall be compatible with other Property signage.*

6. Landscaping shall be provided in substantial conformance with Sheet 3 of the FDPA. The landscaping materials shall be consistent with the existing trees and shrubs within the Shops at Fair Lakes. Deciduous trees shall be a minimum of three (3) inches in caliper and evergreen trees shall have a minimum height of 7-8 feet at the time of planting.*
7. The following uses shall be permitted within the existing shopping center located on Parcel A1: retail sales establishments, eating establishments, financial institutions, personal service establishments, business service and supply service establishments, garment cleaning establishments, health clubs, private clubs and public benefit associations, public uses, veterinary hospitals, and similar uses. Fast food restaurants, offices, and quick service food stores will also be permitted subject to the use limitations of Sect. 4-605.*
8. All dumpsters shall be fully screened from view through the use of solid, opaque enclosures.*
9. A cumulative parking tabulation for the Property shall be submitted to the director of DPWES in conjunction with each new site plan.*
10. All lighting, including parking lot lighting, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
11. A maximum of two drive-through lanes shall be allowed to serve the pharmacy use. The drive-through lanes shall be used only for the drop-off and pick-up of prescriptions and pharmaceuticals. No general retail sales shall be permitted from the drive-through.
12. The existing five foot sidewalk along the south side of Shoppes Lane shall be extended to the eastern property line at Headquarters Drive. In addition, a five foot wide sidewalk shall be provided along the north side of Shoppes Lane to the first entrance to the proposed pharmacy and service station/quick-service food store as shown on the FDPA. Both sidewalk improvements shall be constructed prior to the issuance of the Non-RUP for the drive-through pharmacy.
13. Painted stop bars, pedestrian crosswalk, and related directional signage for traffic entering, circulating and exiting the pharmacy site shall be provided on site as shown on the FDPA.
14. Prior to the issuance of the initial Non-RUP for the pharmacy, the Applicant shall provide a painted crosswalk improvement at the intersection of Fair Lakes Circle and Shoppes Lane. This crosswalk improvement shall be located within the right-of-way and shall be subject to the approval of VDOT.
15. One bus shelter, with no requirement for a turnoff lane or additional road improvements, shall be provided along either the north or south side of Fair Lakes Circle. The final location shall be determined by the Applicant in

cooperation with the Director of DPWES and FCDOT Transit Services at time of building permit issuance for the hotel building or pharmacy, whichever occurs first, only (i) if a bus shelter has not been constructed by that time by others, and (ii) if it is determined that scheduled public or private bus service shall be available to utilize said shelter.

16. Building materials and colors for the pharmacy and service station/quick-service food store shall be compatible with the existing retail, known as the Shops at Fair Lakes. Building materials shall consist of masonry, brick, stone, pre-cast concrete, ground and/or split face CMU. In addition to the preceding materials, EIFS that is visually compatible with the masonry materials may be utilized.
17. Prior to approval of the site plan for the pharmacy (the "Building"), the applicant will post a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$80,000. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to the Building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the Building has attained LEED certification will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within two years of issuance of the final non-RUP for the Building, after sufficient written notice to the Applicant, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the applicant provides to the Environment and Development Review Branch of DPZ, within two years of issuance of the final non-RUP for the building, documentation demonstrating that LEED Certified status for the Building has not been attained but that the Building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED Certified status, 50% of the escrow will be released to the applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the applicant fails to provide, within two years of issuance of the final non-RUP for the Building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED Certified status or demonstrating that the Building has fallen short of certification by three points or less, after sufficient written notice to the Applicant, the entirety of the escrow for that Building will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED Certified application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

The applicant will include, as part of the site plan submission for the Building, a statement certifying that a LEED[®]-accredited professional who is also a professional engineer or licensed architect is a member of the design team, and that the LEED-accredited professional is working with the team to incorporate sustainable design elements and innovative technologies into the Building with a goal of having the Building attain LEED Certified status.

The applicant will include, as part of the site plan submission and building plan submission for the Building, a list of specific LEED credits that the applicant intends to pursue.

Prior to approval of non-RUPs, the applicant will provide to the Environment and Development Review Branch of DPZ, a letter from a LEED[®]-accredited professional certifying that a green building maintenance reference manual has been prepared for use by Building occupants, that this manual has been written by a LEED-accredited professional. Copies of this manual will be provided to the owner and initial occupant of the Building, and that this manual, at a minimum:

- provides a narrative description of each green building component, including a description of the environmental benefits of that component and including information regarding the importance of maintenance and operation in retaining the attributes of a green building;
- provides, where applicable, product manufacturer's manuals or other instructions regarding operation and maintenance needs for each green building component, including operational practices that can enhance energy and water conservation;
- provides, as applicable, either or both of the following: (1) a maintenance staff notification process for improperly functioning equipment; or (2) a list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of green building-related equipment and the structure, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants, and caulks; and
- provides contact information that building occupants can use to obtain further guidance on each green building component.

Prior to approval of non-RUP for the Building, the applicant will provide an electronic copy of the manual in pdf format to the Environment and Development Review Branch of the Department of Planning and Zoning.

Prior to site plan/subdivision plan approval for the Building, the applicant will

designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

18. Tree Preservation

Tree Conservation Plan and Narrative: The landscape plan submitted as part of the site plan for the Building shall substantially conform to the FDPA, as determined by Urban Forest Management Division (UFM), of Fairfax County Department of Public Works and Environmental Services ("DPWES"). Minor modifications may be permitted by UFM to the extent that these do not change the designations of individual trees, or result in significant physical impacts to the areas designated to be left undisturbed.

At the time of site plan submission for the Building, the applicant shall submit a tree survey, for review and approval by the Urban Forest Management Division, that identifies the trunk location, species, size, crown spread and condition analysis rating for all individual and groups of living trees shown on the FDPA to be preserved in conjunction with the development of the Building, as well as the tree preservation area located south of Shoppes Lane, with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the 9th edition of the Guide for Plant Appraisal published by the International Society of Arboriculture). The survey shall include trees located within 25 feet and outside of the approved limits of clearing and grading and trees within the area to be disturbed and 10 feet of the limits of clearing and grading. The applicant shall also submit concurrently a monetary value for each tree surveyed that is to be preserved. The monetary values shall be determined using the Trunk Formula Method contained in the 9th edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, and as further defined under the Determining Monetary Values of Trees, Tree Bond and Tree Preservation Deposit section below.

Trees to be Preserved: The applicant shall take necessary steps and actions to ensure the long-term survival, and continuing structural integrity and health of trees designated on the Tree Conservation Plan to be preserved. If any of these trees is found to be dead, dying, diseased, or hazardous (as determined by UFM, at or prior to, the final release of the project bond) and that such was not the result of unapproved construction practices, the applicant shall provide for restoration and remuneration by:

1. providing for the removal of the above ground portions of trees
2. restoring understory plants and/or soil conditions damaged during tree removal activities (as determined by UFM)
3. restoring the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities

4. paying a sum equal to the monetary value of that tree or trees identified in the approved Tree Preservation Plan into the Springfield District's Tree Preservation and Planting Fund for use by the County within the Springfield Magisterial District on or off the subject property as determined by UFM after consultation with the District Supervisor.

The limits of clearing and grading shown on the FPDA shall be strictly adhered to. The site plan shall clearly identify these areas as shown on the FDPA.

Tree Value Determination: The Applicant shall contract a Certified Arborist to determine the monetary value of each tree (herein, the "Tree Value") 12 inches in diameter and larger shown to be preserved on the Tree Conservation Plan. Tree Value shall be determined using the Trunk Formula Method contained in the 9th Edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture, and shall be subject to approval by the Urban Forest Management Division, DPWES (UFMD) with review and approval of the subdivision plan. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The Site rating component shall be equal to at least 80%.

The combined total of monetary values identified in the approved Tree Conservation Plan for trees designated to be preserved shall serve as a baseline sum in determining the amount of the Tree Bond, as discussed below:

Tree Bond: At the time of site plan approval for the Building, the Applicant shall post a cash bond or a letter of credit (herein, the "Tree Bond") payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a Tree Value has been determined as described above (herein, the "bonded trees"). The Tree Bond shall be held by the County as a cash reserve that can be used by the County to ensure the preservation, replacement, removal and/or treatment of the trees identified to be preserved in the Tree Conservation Plan and as approved on the site plan for the pharmacy, and for work relating to the protection and management of undisturbed areas identified on the approved FDPA. The Tree Bond shall be equal to 50% of the replacement value of the bonded trees.

At any time prior to final bond release, should any bonded trees die, be removed, or severely decline as determined by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equal size, species and/or canopy cover as approved by UFMD. As an alternative to this replacement obligation, the Applicant may make a payment equal to the value of any bonded tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be equal to the Tree Value determined during review and approval of the site plan for the Building and paid to a fund established by the County for the furtherance of tree conservation objectives. At the time of approval of the non-RUP for the Building, the Applicant shall be entitled to request a release of 50% of the monies remaining in the Tree Bond.

Any cash or funds remaining in the Tree Bond shall be released two years from the date of the project's final bond-release, or sooner, if approved in writing by UFMD.

Areas to be Left Undisturbed and Adherence to Limits of Clearing and Grading: As part of the site plan the applicant shall provide management practices for the protection of understory plant materials, leaf litter and soil conditions that would naturally be found in areas to be left undisturbed, subject to the approval of the Urban Forest Management Division. The applicant shall actively monitor the site during site development and construction of the Building to ensure that inappropriate activities such as the removal of understory vegetation, storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. The applicant shall restore understory plant materials, leaf litter and soil conditions to the satisfaction of UFM if these are found to be damaged, removed or altered in manner not allowed in writing by the Urban Forest Management Division.

If it becomes necessary to install utilities determined necessary by DPWES within areas to be left undisturbed, they shall be located and installed in the least disruptive manner possible as determined by UFM in coordination with the Environmental and Site Review Division, DPWES. In addition, the applicant shall develop and implement a replanting plan for the portions of protected areas disturbed for utility installation taking into account planting restrictions imposed by utility easement agreements.

Any work occurring in or adjacent to the areas to be left undisturbed, such as root pruning, installation of tree protection fencing and silt control devices, removal of trash, or plant debris, or extraction of trees designated to be removed shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment; and minimizes impacts to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation, all as approved by UFM. The use of power equipment in these areas shall be limited to small hand-operated equipment such as chainsaws. Any work that requires the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless reviewed and approved in writing by UFM.

Root Pruning and Mulching: Prior to site development activities, the applicant shall (1) root prune the roots of trees to be preserved that may be damaged during clearing, demolition, grade changes, utility installation and/or the installation of retaining walls; (2) mulch to a minimum depth of 3 inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion; and (3) then provide tree protection fencing approved by the Urban Forest Management Division (UFM), Fairfax County Department of Public Works and Environmental Services ("DPWES"), where deemed necessary by UFM. The areas that will be root pruned and mulched shall be clearly identified on the Tree Designation Plan. All treatments for such trees and vegetation shall be clearly

specified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the site plan submission. The details for these treatments shall be included in the Tree Conservation Plan and shall be subject to the review and approved of UFM.

All root pruning and mulching work shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading and/or demolition of structures.
- Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
- Root pruning shall be conducted with the on-site supervision of a certified arborist.
- Tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 3 inches within designated areas without the use of motorized equipment
- Mulch shall consist of wood chips, shredded hardwood and/or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
- UFM, DPWES shall be informed in writing when all root pruning and tree protection fence installation is complete.

Tree Protection Fencing and Signage: The installation of all tree protection fencing shall be performed under the supervision of a certified arborist or landscape architect and accomplished in a manner that does not harm existing vegetation that is required to be preserved. All individual trees to be preserved and all areas designated to be left undisturbed shown on the site plan for the Building shall be protected by tree protection fencing consisting of four-foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart and signage. Super silt fence may also be used, as approved by UFM, to the extent that required trenching for super silt fence does not sever or wound structural roots which can lead to failure and/or uprooting of trees. Tree protection fencing shall be erected at the approved limits of clearing and grading, and shall be shown on the demolition and phase I and phase II erosion and sediment control sheets.

All tree protection fencing shall be installed as part of the Phase I erosion and sediment control plan prior to Phase II clearing and grading and the demolition of any existing structures. At least three days prior to the commencement of any clearing, grading, or demolition activities and prior to the installation of tree

protection fencing, UFM and the District Supervisor shall be notified in writing and given the opportunity to inspect the site to assure that all individual trees to be preserved and all areas to be left undisturbed have been correctly delineated.

The applicant shall provide signs that identify and help protect all areas to be left undisturbed. These signs will be highly visible, posted in appropriate locations along the limits of clearing and grading, and attached to the tree protection fencing. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to left undisturbed.

Tree Preservation Walk-Through: The applicant shall retain the services of a certified arborist or landscape architect and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Prior to commencement of any land disturbing activities, the applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a representative from the Urban Forest Management Division (UFM), Fairfax County Department of Public Works and Environmental Services ("DPWES") to determine where adjustments to the clearing limits can be made to increase the size of the area to be left undisturbed, and to increase the survivability of trees to be conserved or preserved that occur along the edge of the limits of clearing and grading, and/or identify hazardous trees that need to be removed. Any adjustments agreed to by the applicant and UFM shall be memorialized in writing by both the applicant and UFM before any such adjustments are implemented, and such adjustments shall be implemented. Trees to be removed shall be tagged in the field. Trees that are identified in writing by an authorized representative of UFM as dead or dying may be removed as part of the clearing operation. Any tree that is so identified shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.

Site Monitoring: At all times during the installation of tree protection fencing and during any clearing or removal of trees, vegetation, or structures, or transplanting of trees or vegetation on the site, or other similar activities, a representative of the applicant who is a certified arborist or landscape architect shall be present to monitor the process and ensure that the activities are conducted in accordance with the proffers and as approved by the UFM. The monitoring schedule shall be described and detailed in the Tree Preservation Plan and shall be reviewed and approved in writing by UFM.

19. No fuel delivery trucks shall be permitted on site during the peak hours of operation for the pharmacy, (between 8 AM to 10 AM and 4 PM to 6 PM).

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Planning Commission.

REZONING AFFIDAVIT

DATE: October 19 2012
 (enter date affidavit is notarized)

I, Jon M. Peterson, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below *117339a*

in Application No.(s): FDPA 82-P-069-9-9
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
The Shops at Fair Lakes L.P.(1) Agents: Milton V. Peterson Jon M. Peterson William E. Peterson Paul S. Weinschenk Richard M. Doyle	12500 Fair Lakes Circle, Suite 400 Fairfax, VA 22033	Applicant/Title Owner
Alliance Bank Corporation(10)	14200 Park Meadow Drive, Suite 200 South Chantilly, VA 20151	Lessee
CVS 5467 VA, L.L.C.(12)	One CVS Drive Woonsocket, RI 02985	Lessee
Sunoco, Inc. (R&M)(16)	1735 Market Street, Suite LL Philadelphia, PA 19103	Lessee

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: October 19, 2012
 (enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
 (enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Hunton & Williams LLP(17)	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Francis A. McDermott John C. McGranahan, Jr. Nicholas H. Grainger	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Susan K. Yantis Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planners/Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
Kimley-Horn and Associates, Inc.(18) Agents: Jeffrey H. Saxe Adam J. Steiner	11400 Commerce Park Drive, Suite 400 Reston, VA 20191	Planning & Zoning Consultant/Landscape Architect/Agent for Applicant
Bohler Engineering, P.C.(19) Agents: Adam J. Volanth Michael J. O'Hara, Jr.	22630 Davis Drive, Suite 200 Sterling, VA 20164	Engineers/Agents for Applicant
M. J. Wells & Associates, Inc.(20) Agents: Robin L. Antonucci Kevin R. Fellin	1420 Spring Hill Road, Suite 600 McLean, VA 22102	Traffic Consultants/Agents for Applicant
Wetland Studies and Solutions, Inc.(21) Agents: Michael S. Rolband Kimberly A. Snyder Mark W. Headly	5200 Wellington Branch Drive, Suite 100 Gainesville, VA 20155	Environmental Consultants/Agents for Applicant

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: October 19, 2012
(enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(2)The Shops at Fair Lakes, Inc.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Milton V. Peterson
John T. Hazel, Jr.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer, etc.**)

Steven B. Peterson, President/Director	Nancy Z. McGrath, Secretary
Milton V. Peterson, VP/Director	William E. Peterson, Treasurer
John T. Hazel, Jr., VP/Director	James W. Todd, former Pres/Dir
Duane W. Beckhorn, Director	
Otis D. Coston, Jr., Director	

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: October 19, 2012
(enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(10) Alliance Bank Corporation
14200 Park Meadow Drive, Suite 200 South
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Alliance Bankshares Corporation(11)

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

William E. Doyle, Pres/CEO/Dir	Craig W. Sacknoff, EVP	Donald W. Fisher, PhD, Dir	D. Mark Lowers, Dir	Robert G. Weyers, Dir
George F. Cave, EVP	William M. Drohan, Dir	Lawrence N. Grant, Dir.	Serina C. Moy, Dir	
Jean S. Houpert, SVP/CFO	Oliver T. Carr, III, Dir	Robert C. Kovarik, Jr., Dir.	J. Eric Wagoner, Dir	

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(11) Alliance Bankshares Corporation
14200 Park Meadow Drive, Suite 200 South
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Publicly traded

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: October 19, 2012
(enter date affidavit is notarized)

117379a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(12)CVS 5467 VA, L.L.C.
One CVS Drive
Woonsocket, RI 02895

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Virginia CVS Pharmacy, L.L.C.(13)

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(13)Virginia CVS Pharmacy, L.L.C.
One CVS Drive
Woonsocket, RI 02895

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

CVS Pharmacy, Inc.(14)

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: October 19, 2012
(enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(14)CVS Pharmacy, Inc.
One CVS Drive
Woonsocket, RI 02895

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

CVS Caremark Corporation(15)

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Mark S. Cosby, Pres	Carol A. Denale, Treas/Dir	Jeffrey E. Clark, Asst Treas	Terence M. Corrigan, Asst Treas
Thomas S. Moffatt, VP/Sec/Dir	Linda M. Cimbron, Asst Sec	Marina Zaslavskiy, Asst Treas	
Laird K. Daniels, Dir	Melanie K. Luker, Asst Sec	Jason Desrochers, Asst Treas	

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(15)CVS Caremark Corporation
One CVS Drive
Woonsocket, RI 02895

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Publicly traded

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: October 19, 2012
(enter date affidavit is notarized)

119339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(16)Sunoco, Inc. (R&M)
1735 Market Street, Suite LL
Philadelphia, PA 19103

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Publicly traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(18)Kimley-Horn and Associates, Inc.
11400 Commerce Park Drive, Suite 400
Reston, VA 20191

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: October 19, 2012
(enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(19)Bohler Engineering, P.C.
22630 Davis Drive, Suite 200
Sterling, VA 20191

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Ludwig H. Bohler
Adam J. Volanth
Daniel M. Duke
Mark R. Joyce

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(20) M. J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

M. J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible participants; however, no one employee owns 10% or more of any class of stock.

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: October 19, 2012
(enter date affidavit is notarized)

119339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(21)Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Michael S. Rolband

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: October 19, 2012
(enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

(1)The Shops at Fair Lakes L.P.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

GENERAL PARTNER:

The Shops at Fair Lakes, Inc.(2)

LIMITED PARTNERS:

MVP Master Limited Partnership(3)
York Investments, L.P.(4)
Perch Associates Limited Partnership (5)
John T. Hazel III GST Trust(6)
Leigh Ann Hazel-Groux GST Trust(7)
Richard M. Hazel GST Trust(8)
James W. Hazel GST Trust(9)

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2012
(enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(3)MVP Master Limited Partnership
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

GENERAL PARTNERS:

Milton V. Peterson
MV Peterson Associates L.C. (owns less than 10% of The Shops at Fair
Lakes L.P.)

LIMITED PARTNERS:

Milton V. Peterson
MVP Investments L.C. (owns less than 10% of The Shops at Fair
Lakes L.P.)

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2012
(enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(4) York Investments, L.P.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

GENERAL PARTNERS:

York, Inc. (owns less than 10% of The Shops at Fair Lakes L.P.)

LIMITED PARTNERS:

MVP Master Limited Partnership(3)
Carolyn S. Peterson
Lauren P. Fellows
William E. Peterson
Jon M. Peterson
Steven B. Peterson

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2012
(enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(5)Perch Associates Limited Partnership
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

GENERAL PARTNER:

John T. Hazel, Jr.

LIMITED PARTNERS:

John T. Hazel, Jr.
Leigh Ann Hazel-Groux
John T. Hazel III
Richard M. Hazel
James W. Hazel

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2012
(enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(6)John T. Hazel III GST Trust
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

TRUSTEE:

John T. Hazel III

BENEFICIARIES:

Michele S. Hazel
Virginia L. Hazel
Marion A. Hazel

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2012
(enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(7) Leigh Ann Hazel-Groux GST Trust
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

TRUSTEE:

Leigh Ann Hazel-Groux

BENEFICIARIES:

Richard W. Groux, Jr.
Two minor children of Leigh Ann
Hazel-Groux and Richard W. Groux, Jr.

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2012
(enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(8)Richard M. Hazel GST Trust
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

TRUSTEE:

Richard M. Hazel

BENEFICIARIES:

Cheryl L. Hazel
Caroline G. Hazel
William R. Hazel

and

Four Minor Children of
Richard M. and Cheryl L. Hazel

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2012
(enter date affidavit is notarized)

117339

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(9) James W. Hazel GST Trust
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

TRUSTEE:

James W. Hazel

BENEFICIARIES:

Sarah D. Hazel
James M. Hazel
Emily W. Hazel

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2012
(enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(17)Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- | | | |
|---------------------------|-------------------------|-----------------------------|
| Benjamin C. Ackerly | P. Scott Burton | Frank E. Emory, Jr. |
| Robert A. Acosta-Lewis | Ellis M. Butler | Juan C. Enjamio |
| Lawrence C. Adams | Ferdinand A. Calice | John D. Epps |
| Michael F. Albers | Matthew J. Calvert | Patricia K. Epps |
| Virginia S. Albrecht | Daniel M. Campbell | Phillip J. Eskenazi |
| Kenneth J. Alcott | Thomas H. Cantrill | Joseph P. Esposito |
| Fernando C. Alonso | Curtis G. Carlson | Kelly L. Faglioni |
| Walter J. Andrews | Jean Gordon Carter | Susan S. Failla |
| Heather S. Archer | Charles D. Case | Eric H. Feiler |
| Charles E. G. Ashton | Thomas J. Cawley | Kevin C. Felz |
| L. Scott Austin | James N. Christman | Edward F. Fernandes |
| Ian Phillip Band | Whittington W. Clement | Norman W. Fichthorn |
| Sean M. Beard | Herve' Cogels (nmi) | Andrea Bear Field |
| John J. Beardsworth, Jr. | Cassandra C. Collins | Kevin J. Finto |
| Steven H. Becker | Stacy M. Colvin | Melanie Fitzgerald (nmi) |
| Stephen John Bennett | Terence G. Connor | Michael F. Fitzpatrick, Jr. |
| Melinda R. Beres | S. Gregory Cope | Robert N. Flowers |
| Lucas Bergkamp (nmi) | Cameron N. Cosby | William M. Flynn |
| Lon A. Berk | Cyane B. Crump | Laura M. Franze |
| Mark B. Bierbower | Ashley Cummings (nmi) | Lauren E. Freeman |
| Stephen R. Blacklocks | Alexandra B. Cunningham | Steven C. Friend |
| Jeffry M. Blair | William D. Dannelly | Edward J. Fuhr |
| Matthew P. Boshier | Samuel A. Danon | Charles A. Gall |
| James W. Bowen | Barry R. Davidson | Daniel C. Garner |
| Lawrence J. Bracken, II | John A. Decker | Douglas M. Garrou |
| James P. Bradley | John J. Delionado | Richard D. Gary |
| Sheldon T. Bradshaw | Stephen P. Demm | John T. Gerhart, Jr. |
| David F. Brandley, Jr. | Dee Ann Dorsey | Jeffrey W. Giese |
| Craig A. Bromby | Edward L. Douma | Neil K. Gilman |
| Benjamin P. Browder | Mark S. Dray | C. Christopher Giragosian |
| A. Todd Brown, Sr. | Sean P. Ducharme | Douglas S. Granger |
| Tyler P. Brown | Deidre G. Duncan | Laurie A. Grasso |
| F. William Brownell | Roger Dyer (nmi) | J. William Gray, Jr. |
| Kevin J. Buckley | Frederick R. Eames | Charles E. Greef |
| Kristy A. Niehaus Bulleit | Maya M. Eckstein | Christopher C. Green |
| Joseph B. Buonanno | W. Jeffery Edwards | Robert J. Grey, Jr. |
| Nadia S. Burgard | John C. Eichman | Greta T. Griffith |
| Eric R. Burner | Emmett N. Ellis | Brett L. Gross |
| M. Brett Burns | Edward W. Elmore, Jr. | Bradley W. Grout |

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)DATE: October 19, 2012
(enter date affidavit is notarized)

119339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(17)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Steven M. Haas	W. Alan Kailer	Joseph Clarke Mathews
Brian L. Hager	Andrew Kamensky (nmi)	Laurie Uustal Mathews
Robert J. Hahn	Joseph C. Kearfott	John Gary Maynard, III
Jarrett L. Hale	Michael G. Keeley	Fraser A. McAlpine
Eric J. Hanson	G. Roth Kehoe, II	William H. McBride
Ronald M. Hanson	David A. Kelly	Michael C. McCann
Jason W. Harbour	Douglas W. Kenyon	T. Allen McConnell
Ray V. Hartwell, III	Michael C. Kerrigan	Francis A. McDermott
Jeffrey L. Harvey	Ryan T. Ketchum	Alexander G. McGeoch
John D. Hawkins	Scott H. Kimpel	John C. McGranahan, Jr.
Rudene Mercer Haynes	Robert A. King	Gustavo J. Membiela
Mark S. Hedberg	Edward B. Koehler	Mark W. Menezes
Colleen Heisey (nmi)	John T. Konther	Gary C. Messplay
Michael S. Held	Torsten M. Kracht	Peter J. Mignone
Gregory G. Hesse	Christopher G. Kulp	Patrick E. Mitchell
David A. Higbee	David Craig Landin	Jack A. Molenkamp
Thomas Y. Hiner	Gregory F. Lang	T. Justin Moore, III
D. Bruce Hoffman	Andrew W. Lawrence	Thurston R. Moore
Robert E. Hogfoss	Daniel M. LeBey	Robert J. Morrow
John R. Holzgraefe	Bradley T. Lennie	Ann Marie Mortimer
Cecelia Philipps Horner	L. Steven Leshin	Michael J. Mueller
George C. Howell, III	Catherine D. Little	Eric J. Murdock
Paul C. Huck, Jr.	Steven R. Loeshelle	Frank J. Murphy, Jr.
Kevin F. Hull	David C. Lonergan	Ted J. Murphy
Donald P. Irwin	David S. Lowman, Jr.	Thomas P. Murphy
Jamie Zysk Isani	Michael J. Madden, Jr.	David A. Mustone
Judith H. Itkin	Tyler Maddry (nmi)	James P. Naughton
Makram B. Jaber	Kimberly M. Magee	Wim Nauwelaerts (nmi)
Timothy L. Jacobs	Manuel E. Maisog	Michael Nedzbala (nmi)
Lori Elliott Jarvis	Douglas M. Mancino	Henry V. Nickel
Matthew D. Jenkins	Alan J. Marcuis	Lonnie D. Nunley, III
Andrew E. Jillson	Brian R. Marek	Michael A. Oakes
Harry M. Johnson, III	Fernando Margarit (nmi)	Peter K. O'Brien
James A. Jones, III	Stephen S. Maris	John T. O'Connor
Kevin W. Jones	Thelma Marshall (nmi)	Leslie A. Okinaka
Laura Ellen Jones	Jeffrey N. Martin	John D. O'Neill, Jr.
Dan J. Jordanger	John S. Martin	Pam Gates O'Quinn
Roland Juarez (nmi)	J. Michael Martinez de Andino	Michael A. O'Shea
Thomas R. Julin	Walfrido J. Martinez	Brian V. Otero

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
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Rezoning Attachment to Par. 1(c)DATE: October 19, 2012
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for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(17)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Raj Pande (nmi)	Arthur E. Schmalz	John Charles Thomas
Randall S. Parks	Gregory J. Schmitt	Gary E. Thompson
Peter S. Partee, Sr.	John R. Schneider	B. Cary Tolley, III
J. Steven Patterson	Howard E. Schreiber	Bridget C. Treacy
William S. Patterson	Jeffrey P. Schroeder	Julie I. Ungerman
Robert Dean Pope	Robert M. Schulman	Surasak Vajazit (nmi)
Curtis D. Porterfield	Carl F. Schwartz	Mark C. Van Deusen
Laurence H. Posorske	P. Watson Seaman	C. Porter Vaughan, III
Kurtis A. Powell	James S. SeEVERS, Jr.	Emily Burkhardt Vicente
Lewis F. Powell, III	Douglass P. Selby	Daniel G. Vivarelli, Jr.
J. Waverly Pulley, III	Joel R. Sharp	Mark R. Vowell
Robert T. Quackenboss	Michael R. Shebelskie	Amanda L. Wait
Dionne C. Rainey	Rita A. Sheffey	Linda L. Walsh
Katherine E. Ramsey	Ryan A. Shores	William A. Walsh, Jr.
John Jay Range	George P. Sibley, III	Lynnette R. Warman
Stuart A. Raphael	Donald F. Simone	William L. Wehrum
Robert S. Rausch	Aaron P. Simpson	Peter G. Weinstock
Belynda B. Reck	Jo Anne E. Sirgado	Malcolm C. Weiss
Baker R. Rector	Laurence E. Skinner	Mark G. Weisshaar
Shawn Patrick Regan	Thomas G. Slater, Jr.	Kevin J. White
Sona Rewari (nmi)	Brooks M. Smith	Amy McDaniel Williams
Thomas A. Rice	Caryl Greenberg Smith	Mitchell G. Williams
Michael P. Richman	John R. ("J. R.") Smith	Holly H. Williamson
Jennings G. ("J. G.") Ritter, II	Yisun Song (nmi)	Michael G. Wilson
Kathy E. B. Robb	Lisa J. Sotto	Evan D. Wolff
Daryl B. Robertson	Joseph C. Stanko, Jr.	Allison D. Wood
Gregory B. Robertson	Todd M. Stenerson	David C. Wright
Patrick L. Robson	John J. Stenger	Richard L. Wyatt, Jr.
Robert M. Rolfe	Gregory N. Stillman	Scott F. Yarnell
Ronald D. Rosener	Fradyn Suarez (nmi)	David R. Yates
Brent A. Rosser	Yeongyo Anna Suh	William F. Young
William L. S. Rowe	C. Randolph Sullivan	Lee B. Zeuglin
Ronald L. Rubin	Jeffrey M. Sullivan	Manida Zimmerman (nmi)
Marguerite R. ("Rita") Ruby	Andrew J. Tapscott	
D. Alan Rudlin	Robert M. Tata	
Mary Nash K. Rusher	Rodger L. Tate	
D. Kyle Sampson	W. Lake Taylor, Jr.	
Karen M. Sanzaro	Wendell L. Taylor	
Stephen M. Sayers	Robin Lyn Teskin	

(Continued with Former Partners)

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2012
(enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(17)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

FORMER PARTNERS:

Chris M. Amantea
Douglas M. Berman
Michael J. Blayney
Joseph C. Edwards
Miles B. Haberer
David C. Lashway
Bruce W. Moorhead, Jr.
Jonathan M. Wilan
John W. Woods, Jr.

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: October 19, 2012
(enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: October 19, 2012
(enter date affidavit is notarized)

117339a

for Application No. (s): FDPA 82-P-069-9-9
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

Jon M. Peterson, agent for Applicant, has contributed in excess of \$100 to Supervisor Herrity.
Francis A. McDermott of Hunton & Williams LLP, attorney for Applicant, has contributed in excess of \$100 to Supervisor Herrity.
John T. Hazel, Jr., disclosed in Paragraphs 1(b) and 1(c) of the Affidavit, has contributed in excess of \$100 each to Supervisors Cook and Herrity.

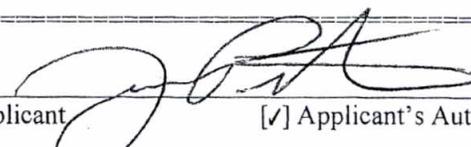
(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

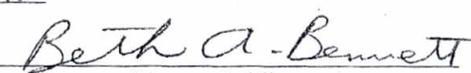
WITNESS the following signature:

(check one)

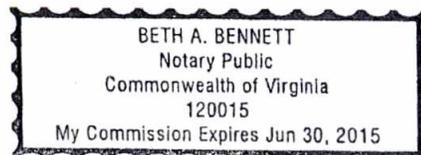
Applicant  Applicant's Authorized Agent

Jon M. Peterson, Agent for Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 19th day of October 2012 in the State/Comm. of Virginia, County/City of Fairfax.


Notary Public

My commission expires: 6/30/15



November 12, 2012

STATEMENT OF JUSTIFICATION
FAIR LAKES LAND BAY VII-B
FDPA 82-P-069-9-9

This FDPA application is filed on behalf of Shops at Fair Lakes, L.P., Owner and Applicant (the "Applicant") on an 8.46 acre portion of Land Bay VII-B in Fair Lakes identified as Tax Map Parcels 55-2 ((5)) A1, B, C and part of D2 (the "Property"). The Property is located west of the Fairfax County Parkway, east of Fair Lakes Circle and south of Fair Lakes Parkway and is currently developed as a shopping center, drive-in bank, and service station/mini-mart and car wash. Access to the Property is provided from Shoppes Lane. There is an existing fast food restaurant with drive-through (McDonald's) located within Land Bay VII-B which is not included in the FDPA application.

Fair Lakes was originally zoned to the "Planned Development Commercial" (PDC) District in April 1984, subject to significant proffered commitments. A series of additional proffer commitments have been accepted by the Board of Supervisors ("Board") during the twenty-eight year evolution of the Fair Lakes planned community. The portion of the Property north of Shoppes Lane consists of an existing stormwater management ("SWM") facility and service station/mini-mart/car wash and is subject to proffers dated October 9, 1991 which were accepted by the Board on October 28, 1991 in its approval of Proffered Condition Amendment ("PCA") 82-P-069-06. The most recent Conceptual Development Plan Amendment ("CDPA") for the northern portion of the Property is CDPA 82-P-069-03 which was approved by the Board on July 20, 1987 and reflects a general delineation of office and/or retail uses in Land Bay VII-B. Final Development Plan Amendment ("FDPA") 82-P-069-9-4 and FDPA 82-P-069-9-5, approved by the Planning Commission on July 12, 1995 and July 30, 1997, respectively, to permit site modifications, currently govern the portion of the Property north of Shoppes Lane.

The portion of the Property located south of Shoppes Lane which consists of the existing shopping center and drive-in bank is subject to proffers dated September 28, 2007 which were accepted by the Board on October 15, 2007 in its approval of PCA 82-P-069-19 and CDPA 82-P-069-03-02, concurrent with FDPA 82-P-069-9-8, to permit the addition of a hotel and support retail/shopping center uses in the area of the existing drive-in bank which is proposed to be demolished.

The purpose of the FDPA application is to permit the development of a pharmacy with drive-through which is proposed to be located north of Shoppes Lane within an existing retail area of Fair Lakes and immediately adjacent to, and partially in place of, an existing service station/mini-mart and car wash. The existing service station is proposed to be renovated and will slightly increase in size from 2,378 square feet to 2,503 square feet to accommodate a quick-service food store. The existing car wash will be removed and this area will be incorporated into the proposed pharmacy with drive-through. The Property is surrounded by commercial and office uses and, therefore, the proposed pharmacy will have no adverse impacts on adjacent properties. Fair Lakes Center shopping center is located immediately to the west of the Property

across Fair Lakes Circle, and additional commercial uses are located to the north across Fair Lakes Parkway in Land Bay II-A. Office, hotel and commercial uses are located to the east of Fair Lakes Land Bay VII-B. The pharmacy will consist of a maximum of 14,500 square feet which includes the first floor and a mezzanine level and is within the original overall 0.25 floor area ratio approved for Fair Lakes. The addition of a proposed freestanding pharmacy with drive-through will provide a convenience to the approximately 3,000 residential units in the Fair Lakes community and thousands of employees and visitors given that there are none currently located within Fair Lakes. The pharmacy is proposed to have two (2) drive-through lanes; one lane will be designated for drop-off of prescriptions and the other for pick up. The addition of the second lane will increase efficiency, reduce customer waiting time, and enhance traffic flow by providing additional stacking capacity so as to avoid back-ups into the parking lot and/or Shoppes Lane.

Green building practices will be implemented for the proposed pharmacy in order to mitigate impacts on the environment. Specifically, LEED certification for the pharmacy will be attained through the green building program set forth by U.S. Green Building Council's (USGBC) LEED-New Construction practices or other LEED rating system that may be applicable to the pharmacy. A green building escrow will be posted prior to approval of the site plan and a LEED-accredited professional will be a member of the design team and one County staff member will be designated to its LEED online team, so that staff can monitor the progress on the project. This commitment is consistent with the green building policies set forth in the Comprehensive Plan.

The proposed pharmacy has been designed to provide significant landscaping and buffering along both Fair Lakes Parkway and Fair Lakes Circle similar to other retail uses in Fair Lakes. Access to the proposed pharmacy will be from the existing entrances on Shoppes Lane, which will be shared with the remodeled service station/quick-service food store. The FDPA reflects a design that facilitates safe and efficient on-site circulation and parking for the pharmacy and its drive-through as well as the service station/quick-service food store, and minimizes the potential for turning movement and/or stacking conflicts. Painted stop bars and related directional signage for traffic entering, circulating and exiting the pharmacy site will be provided. In addition, the number of parking spaces proposed for the pharmacy has been limited to the number required by the Zoning Ordinance in order to accommodate the buffering and landscaping along the adjacent roadways.

The Property is currently served by that portion of existing surface SWM facility, "Pond A-1", located north of Shoppes Lane and drains upstream to the regional SWM/BMP facility, "TRW Pond", located north of Fair Lakes Parkway in Land Bay 2. The northern portion of Pond A-1 is proposed to be replaced with an underground SWM detention facility to be constructed under the parking lot of the proposed pharmacy as shown on the FDPA. The existing southern portion of Pond A-1 will remain undisturbed by this proposal. The proposed underground SWM facility, existing south portion of surface Pond A-1, and the existing TRW pond will provide adequate capacity to accommodate the additional impervious area that is proposed on the Property as well as the area that was previously served by the existing surface SWM facility.

Approximately 2.35 acres or twenty-eight (28%) percent of the Property will remain in open space. The proposed layout for the pharmacy reflects an open space/buffer area approximately 50 feet in depth from Fair Lakes Circle north of its intersection with Shoppes Lane. This open space area will consist of a mixture of large deciduous, evergreen and ornamental trees, shrubs and grass to mitigate visual impacts along the roadway. Landscaped entry features with stone walls will be provided near the intersections of Fair Lakes Circle with both Fair Lakes Parkway and Shoppes Lane. An additional stone wall will be provided within the landscaped area along Fair Lakes Circle in order to provide further visual interest and connectivity. The open space area along Fair Lakes Parkway will also consist of a mixture of large deciduous, evergreen and ornamental trees, shrubs and ornamental grasses appropriately placed to avoid the extensive existing utilities in this area. Efforts will be made to preserve an area of existing vegetation in the vicinity of the existing service station, which would provide a transition to the existing landscaping located along the adjacent fast food restaurant. The open space area along Fair Lakes Parkway ranges in depth from 40 feet to 80 feet from the roadway, which exceeds the variable 30 feet to 35 feet provided on the adjacent fast food restaurant. The extensive open space area of approximately 150 feet in depth from Fair Lakes Circle south of Shoppes Lane, which consists of existing mature trees, will be maintained and additional landscaping of large deciduous trees, evergreens, ornamental trees and shrubs, as well as an entry feature, will be provided north and south of Shoppes Lane to visually integrate both areas. The areas depicted on the FDPA as "existing vegetation to be preserved" will remain undisturbed as set forth in the development conditions approved in conjunction with FDPA 82-P-069-9-8, and will be subjected to a conservation easement.

The land area south of Shoppes Lane is included in the FDPA application in order to reallocate a portion of the original approved Fair Lakes retail FAR for the shopping center. Specifically, the previously proposed 1-story, 3,350 square foot addition to the shopping center approved with FDPA 82-P-069-9-7 has not been constructed, and will be deleted. In addition, the original Fair Lakes retail FAR attributed to the existing drive-in bank will be allocated to the pharmacy, and the bank will remain as an interim use of the FAR entitled by PCA 82-P-069-19/CDPA 82-P-069-03-02/FDPA 82-P-069-9-8. The amount of support retail/shopping center uses approved in conjunction with the hotel will be reduced from 8,818 square feet to 5000 square feet. This re-allocation of the original Fair Lakes FAR does not conflict with the proffers and CDPA approved in conjunction with PCA 82-P-069-19 and CDPA 82-P-069-03-02. There are no other changes proposed for this portion of the application Property.

A coordinated pedestrian circulation plan developed for the Property, which includes the proposed extension of the existing sidewalk located on the south side of Shoppes Lane to connect to Headquarters Drive, will further integrate the existing/proposed commercial and hotel uses in Land Bay VII-B to the extensive overall Fair Lakes pedestrian network. A new sidewalk will also be provided on the north side of Shoppes Lane from Fair Lakes Circle to the entrance to the proposed pharmacy and service station. A direct pedestrian connection is also provided from the existing trail along Fair Lakes Circle near its intersection with Fair Lakes Parkway in order to provide convenient access for residents and employees in Fair Lakes. A bicycle rack will be located near the main entrance to the pharmacy.

The addition of the pharmacy with drive-through on an 8.46-acre application area within Fair Lakes should be considered in context with the entire 659-acre mixed use development which, after development of the 2007 rezoning entitlements and the proposed pharmacy, will continue to contain approximately 40.7 percent open space (approximately 270 percent of the Zoning Ordinance requirement) and approximately 24.3 percent tree cover (approximately 245 percent of the PFM requirement), as shown on the attached Fair Lakes Open Space & Tree Cover Calculations prepared by Kimley-Horn and Associates, Inc. dated November 2, 2012 and the Fair Lakes Illustrative Plan dated October, 2012. There are over 3000 residential units and thousands of employees and visitors to the approximately 2.6 million square feet of office and hotel uses within Fair Lakes. Currently, the only drive-through pharmacies in the area are located in Centreville and Fairfax City, nearly 5 miles in each direction from Fair Lakes. The proposed pharmacy is ideally situated in a commercial area of Fair Lakes which provides convenience retail services within a neighborhood shopping center and in close proximity to an existing hotel (Marriott Residence Inn) and future hotel immediately across Shoppes Lane. Fair Lakes Center is located to the west of the Property and includes two (2) retail uses, Target and Wal-Mart, which contain an in-store pharmacy but do not provide the efficiency and convenience of a drive-through. The FAR being utilized for the proposed pharmacy is by-right within the original approved .25 FAR for Fair Lakes.

The proposed FDPA application is in compliance with the approved Fair Lakes proffers, CDPA and all applicable regulations, ordinances and adopted standards.



Francis A. McDermott
Attorney and Agent for the Applicant

**FAIR LAKES LAND BAY VII-B
FDPA 82-P-069-9-9
FAIRFAX CENTER AREA-
COMMERCIAL/LOW DENSITY OFFICE AND NEIGHBORHOOD CENTER
DEVELOPMENT CRITERIA ANALYSIS**

1. Site Planning

The Fairfax Center Area Plan calls for “office mixed use with housing as a major secondary land use in Land Unit G. Office development that incorporates architectural excellence, preservation and enhancement of natural features, uniform signing, lighting and landscaping systems and quality roadway entry treatments are development elements that must be achieved to justify the overlay level.” The addition of a pharmacy with drive-through to be located in The Shops at Fair Lakes neighborhood shopping center is in keeping with the office mixed use component for Fair Lakes. The proposed pharmacy with drive-through will add to the mix of uses which exist in Fair Lakes and provide a convenience to the over 3000 residents and thousands of daily employees and visitors, given that there are none currently located within the 659-acre mixed use development.

a. Site Layout

The Shops at Fair Lakes consists of a retail center with convenience retail services, fast food restaurant with drive-through, drive-in bank, and service station/mini-mart. The proposed pharmacy is to be located to the west of the existing service station in an area that currently contains an existing surface SWM facility (dry pond) that drains upstream to the regional SMW/BMP facility-“TRW Pond”. The car wash and repair service associated with the existing service station will be removed and the gas pumps will remain in their current location. The service station will be remodeled and will include a quick-service food store. The pharmacy will consist of up to 14,500 square feet which includes the first floor and mezzanine level and is within the original overall 0.25 Floor Area Ratio approved for Fair Lakes. The entrance to the pharmacy will be oriented to Shoppes Lane and is proposed to have two (2) drive-through lanes located on the east side of the building. One lane will be designated for drop-off of prescriptions and the other for pick-up. The additional lane will increase efficiency and reduce customer waiting time, and will enhance traffic flow by providing additional stacking capacity to avoid back-ups.

b. Roads/Access/Parking

There are no new roads proposed. Access to the existing retail uses and commercial pad sites is provided by Shoppes Lane, a private roadway which accesses Fair Lakes Circle to the west and Headquarters Drive to the east. Access to the proposed pharmacy will be from the existing two entrances on Shoppes

Lane which will be shared with the service station/quick-service food store. The FDPA reflects a design that facilitates safe and efficient on-site circulation and parking for the pharmacy and its drive-through as well as the service station/quick-service food store. Painted stop bars, crosswalks and related directional signage for traffic entering, circulating and exiting the pharmacy will be provided. Surface parking will be provided for both the proposed pharmacy and service station/quick-service food store; however, the parking spaces proposed for the pharmacy have been limited to the minimum number required by the Zoning Ordinance in order to accommodate buffering and landscaping along the adjacent roadways. The off-street parking areas will be screened from adjacent public roadways with a mixture of large deciduous, evergreen and ornamental trees, shrubs and ornamental grasses as shown on the FDPA.

c. Pedestrian Access

Pedestrian Access to the existing neighborhood shopping center is provided through a series of sidewalks/trails along Fair Lakes Circle, Fair Lakes Parkway and Headquarters Drive. Pedestrian connectivity is proposed to be improved by (i) a new five (5) foot sidewalk along the entire south side of Shoppes Lane connecting to the existing sidewalks on Fair Lakes Circle to the southwest and Headquarters Drive to the northeast; and a new five (5) foot sidewalk along the north side of Shoppes Lane to connect to the existing sidewalk along Fair Lake Circle and extend to the first entrance into the proposed pharmacy and service station/quick-service food store. A painted crosswalk will be provided in the parking area of the proposed pharmacy to allow pedestrians to access the store in a safe manner.

In addition, offsite crosswalk improvements will be provided at the intersection of Fair Lakes Circle and Shoppes Lane. A bus shelter will be provided along either the north or south side of Fair Lakes Circle in conjunction with the hotel approved in PCA 82-P-069-19/CDPA 82-P-069-03-02 and FDPA 82-P-069-9-8.

d. Open Space/Landscaping/Buffers

Significant open space and preservation and enhancement of natural features is prevalent throughout Fair Lakes. Even after development of the 2007 entitlements and the proposed pharmacy the 659-acre mixed use Fair Lakes will contain more than 40 percent open space, substantially greater than the 15 percent required, and approximately 24 percent tree cover. The amount of open space for the entirety of the neighborhood shopping center (Land Bay VII-B) will be approximately 3.7 acres or 39%, and approximately 25% of the site will be tree cover.

The proposed pharmacy will be located in an area that is currently used for stormwater management and consists of a grassy swale with a drainage ditch which, after storm events, flows into a concrete outlet structure under Fair Lakes Circle near its intersection with Fair Lakes Parkway. There is existing vegetation within this area which will be removed with the development of the proposed

pharmacy, but no floodplain or environmental quality corridor (EQC). An extensive open space area south of Shoppes Lane, approximately 150 feet in depth from Fair Lakes Circle and consisting of existing mature trees, will be maintained and additional large deciduous trees, evergreens, ornamental trees and shrubs, as well as an entry feature, will be provided. The area depicted on the FDPA as "existing vegetation to be preserved" will remain undisturbed as set forth in the development conditions approved in FDPA 82-P-069-9-8 (hotel), and will be subjected to a conservation easement. There are additional areas of existing vegetation that will be preserved along Fair Lakes Parkway near the service station/quick-service food store and in the vicinity of the retail center.

The Property is surrounded by commercial and/or office uses to the north, east and west, and the Fairfax County Parkway is immediately to the south. Therefore, there are no negative impacts to surrounding areas associated with the proposed pharmacy with drive-through. However, the pharmacy has been designed to provide significant landscaping and buffering along both Fair Lakes Parkway and Fair Lakes Circle similar to other retail uses in Fair Lakes. The buffer along Fair Lakes Parkway will consist of a mixture of large deciduous, evergreen and ornamental trees, shrubs and ornamental grasses appropriately placed to avoid the extensive utilities in this area. An area of existing vegetation in the vicinity of the service station will be preserved and will provide a transition to the existing vegetation along the adjacent fast food restaurant. This buffer area ranges from 40 feet to 80 feet in depth from the roadway, which exceeds the variable 30 to 35 feet provided on the adjacent fast food restaurant.

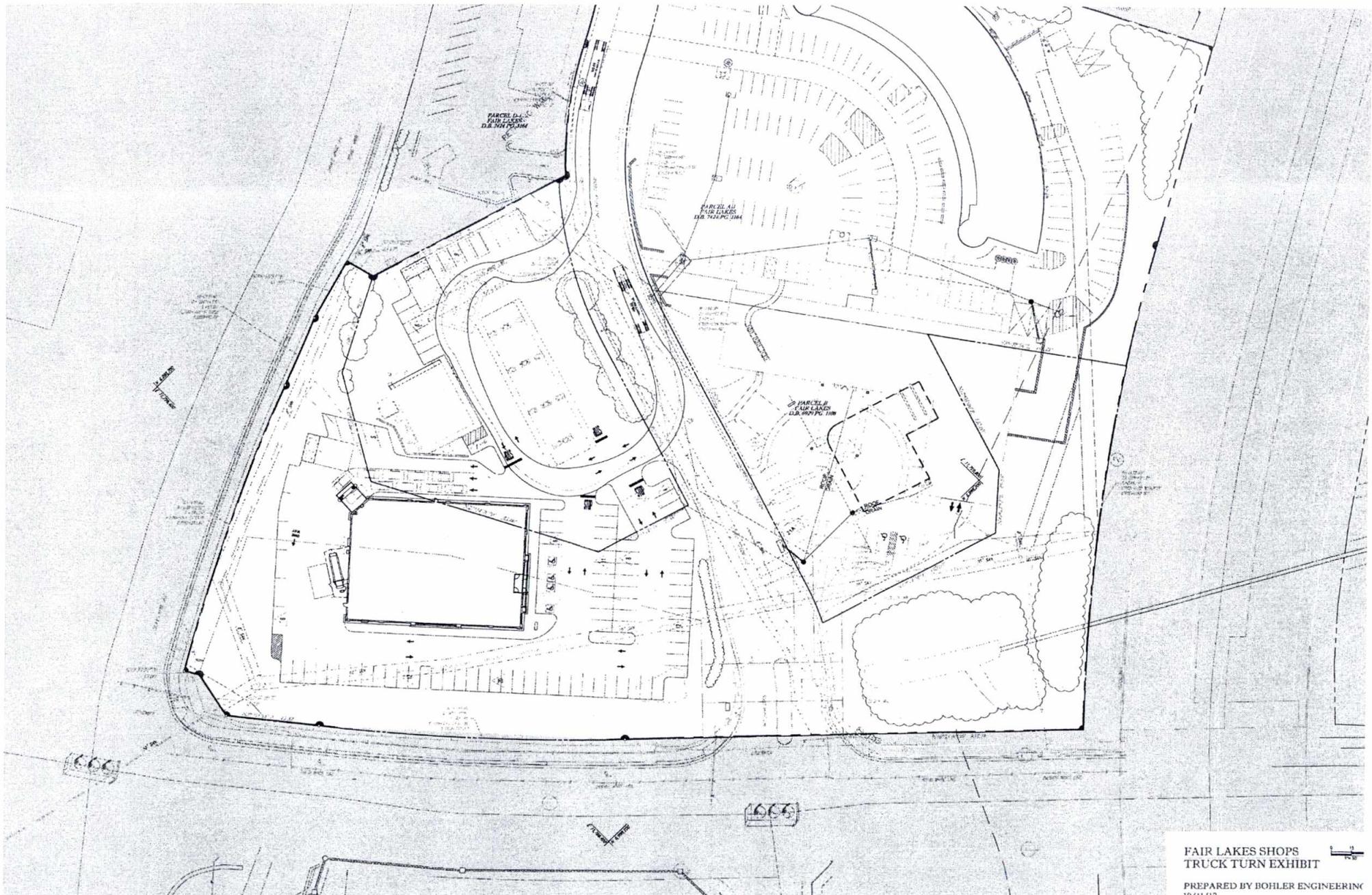
The layout for the pharmacy reflects an open space/buffer area ranging from 38 feet to 57 feet in depth from Fair Lakes Circle north of its intersection with Shoppes Lane. This buffer will consist of a mixture of large deciduous, evergreen and ornamental trees, shrubs and grass to mitigate visual impacts. Landscaped entry features with low, curved, decorative stone walls will be provided near the intersections of Fair Lakes Circle with both Fair Lakes Parkway and Shoppes Lane. An additional curved, decorative stone wall will be provided within the landscaped area along Fair Lakes Circle to create visual interest and connectivity. The proposed landscaping and entry features will promote seasonal visual interest at major focal points by using flowers and ornamental shrubs and trees, and will strengthen the identification of and entry into the neighborhood center. Shade trees will be provided in the parking lot areas which will be consistent with the species of trees provided in the neighborhood center.

These open space areas will present a well-landscaped, high-quality image toward both Fair Lakes Parkway and Fair Lakes Circle.

e. Architecture/Site Furnishings/Lighting

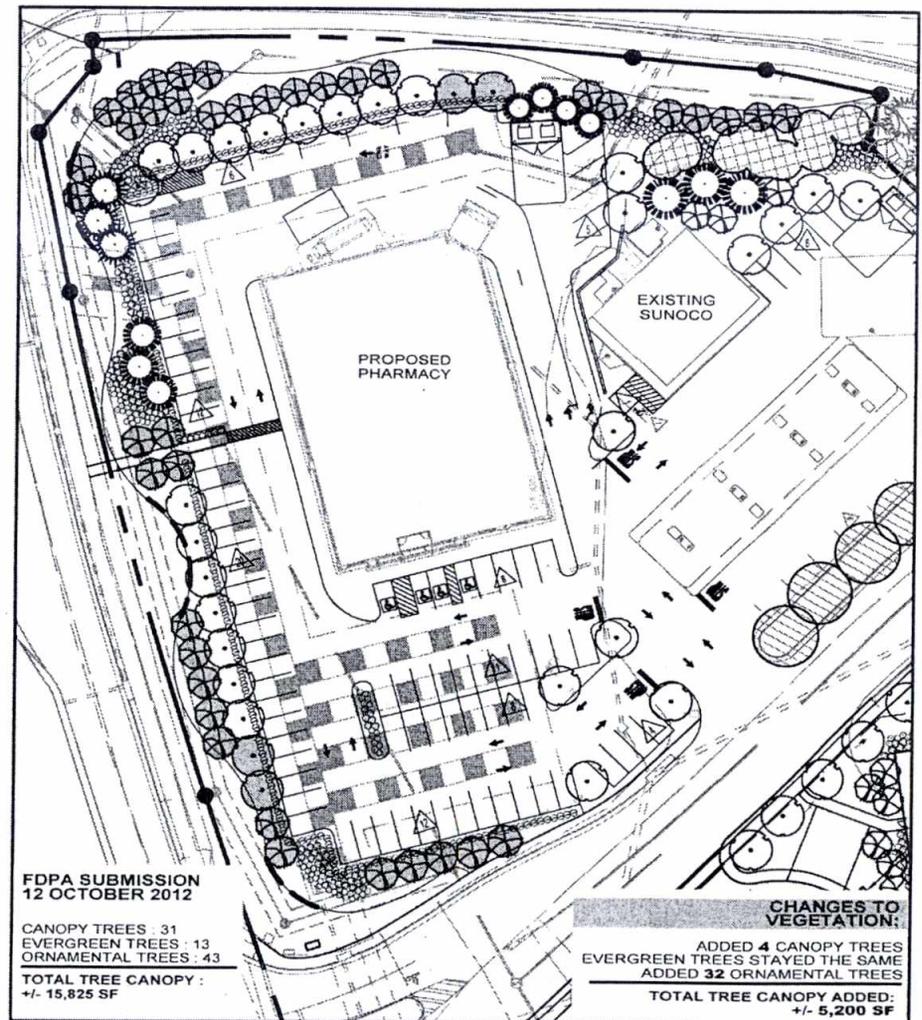
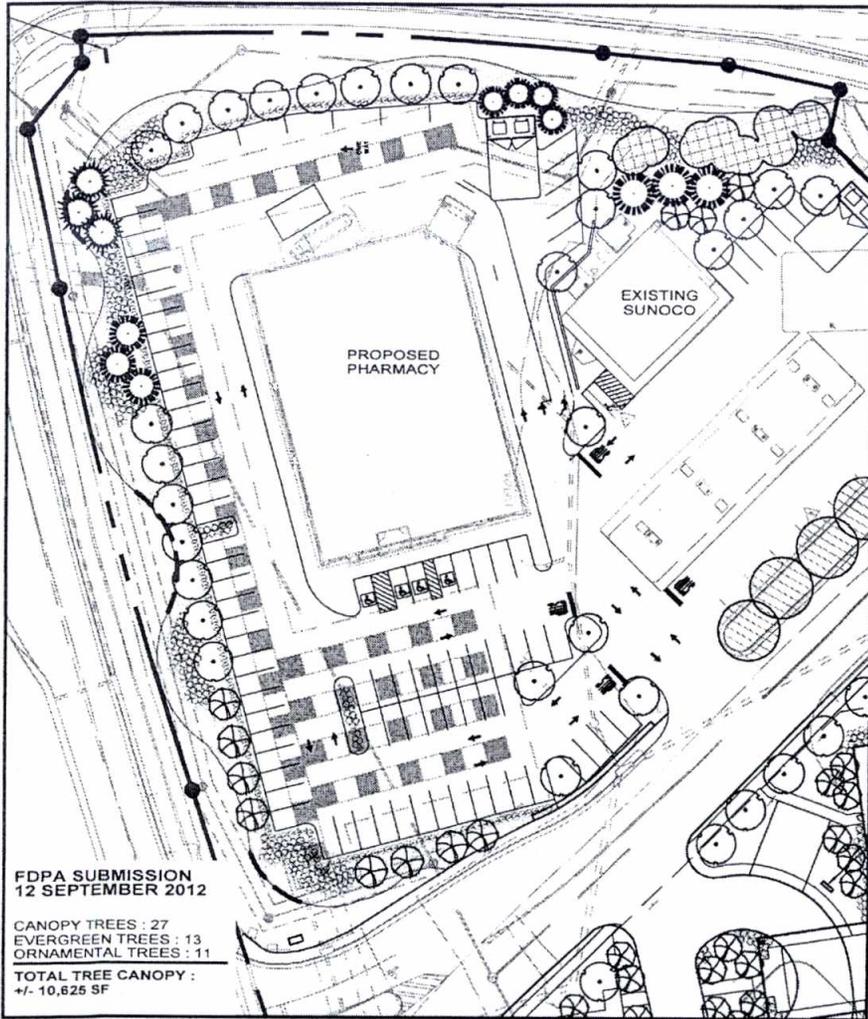
The proposed pharmacy will incorporate architectural materials consistent with the existing neighborhood center. A project entry monument sign which identifies the Shops at Fair Lakes is currently located at the corner of Fair Lakes Parkway and Fair Lakes Circle. An additional monument sign is proposed for the

corner of Fair Lakes Circle and Shoppes Lane. All signage will be designed in accordance with the Fair Lakes Comprehensive Sign Plan and will be compatible with the existing retail center signage. All site lighting will be in conformance with Part 9 of Article 14 of the Zoning Ordinance.



FAIR LAKES SHOPS
TRUCK TURN EXHIBIT

PREPARED BY BOHLER ENGINEERING
10/11/12



FAIR LAKES SHOPS

Fairfax County, Virginia



FDPA BUFFER COMPARISON

10.12.2012

Scale: none



FAIR LAKES - Open Space Calculation

Land Bay	Area of Land Bay	Approximate Building Coverage	Approximate Parking/Hardscape Coverage	Open Space	
				Area	Percentage
I	74.1 ± AC	11.1 ± AC	15.3 ± AC	45.32 ± AC	61.2%
II	119.92 ± AC	15.5 ± AC	25.2 ± AC	75.26 ± AC	62.8%
III	37.56 ± AC	8.1 ± AC	8.8 ± AC	19.63 ± AC	52.3%
IV	132.8 ± AC	22.9 ± AC	61.2 ± AC	46.27 ± AC	34.8%
V	90 ± AC	13.3 ± AC	38.7 ± AC	36.10 ± AC	40.1%
VI	59.8 ± AC	5.8 ± AC	16.3 ± AC	35.82 ± AC	59.9%
VII (As Approved)	22.15 ± AC	2.78 ± AC	8.22 ± AC	10.59 ± AC	47.8%
VII (As Proposed)	22.15 ± AC	3.07 ± AC	9.2 ± AC	9.39 ± AC	42.4%
TOTAL:					
ALL LAND BAYS (As Approved)	536.33 ± AC	79.48 ± AC	173.72 ± AC	268.97 ± AC	50.2%
ALL LAND BAYS (As Proposed)	536.33 ± AC	79.77 ± AC	174.7 ± AC	267.77 ± AC	49.9%
Right of Way Dedication	121.8 ± AC				
Total Area of Fair Lakes (As Approved)	658.13 ± AC			268.97 ± AC	40.9%
Total Area of Fair Lakes (As Proposed)	658.13 ± AC			267.77 ± AC	40.7%
MINIMUM REQUIRED OPEN SPACE FOR A PDC DISTRICT:				98.72 ± AC	15.0%

FAIR LAKES - Tree Cover Calculation

Land Bay	Area of Land Bay	Major Tree Coverage	Parking Lot Landscaping	Total Estimated Tree Coverage	
				Area	Percentage
I	74.1 ± AC	20.52 ± AC	0.76 ± AC	21.28 ± AC	28.7%
II	119.92 ± AC	30.12 ± AC	1.26 ± AC	31.38 ± AC	26.2%
III	37.56 ± AC	11.02 ± AC	0.44 ± AC	11.46 ± AC	30.5%
IV	132.8 ± AC	14.82 ± AC	3.06 ± AC	17.88 ± AC	13.5%
V	90 ± AC	18.15 ± AC	1.94 ± AC	20.09 ± AC	22.3%
VI	59.8 ± AC	22.14 ± AC	0.82 ± AC	22.96 ± AC	38.4%
VII (As Approved)	22.15 ± AC	6.27 ± AC	0.41 ± AC	6.68 ± AC	30.2%
VII (As Proposed)	22.15 ± AC	4.90 ± AC	0.52 ± AC	5.42 ± AC	24.5%
TOTAL:					
ALL LAND BAYS (As Approved)	536.33 ± AC	123.03 ± AC	8.69 ± AC	131.72 ± AC	24.6%
ALL LAND BAYS (As Proposed)	536.33 ± AC	121.67 ± AC	8.80 ± AC	130.47 ± AC	24.3%
MINIMUM REQUIRED CANOPY COVERAGE FOR A PDC DISTRICT:				65.81 ± AC	10.0%

FAIR LAKES VII-B - Approved and Proposed Land Use

Land Bay	Area of Land Bay	Approximate Building Coverage	Approximate Hardscape Coverage	Open Space		Tree Coverage	
				Area	Percentage	Area	Percentage
VII-B (As Approved)	9.46 +/- AC	1.09 +/- AC	3.88 +/- AC	4.49 +/- AC	47.5%	3.46 +/- AC	36.6%
VII-B (As Proposed)	9.46 +/- AC	1.38 +/- AC	5.22 +/- AC	2.86 +/- AC	30.2%	1.85 +/- AC	19.5%
Proposed FDPA	8.46 +/- AC	1.30 +/- AC	4.81 +/- AC	2.35 +/- AC	28.0%	1.50 +/- AC	17.7%

FAIR LAKES SHOPS
Fairfax County, Virginia



The Peterson Companies

**FAIR LAKES
OPEN SPACE & TREE COVER
CALCULATIONS**

2 NOVEMBER 2012



Kimley-Horn
and Associates, Inc.

Fair Lakes Zoning Case History:

Application	Date	Related Land Bay	Description
RZ 82-P-069 FDP 82-P-069-01	April 2, 1984		⁽¹⁾ Rezoned 620 acres to the PDC District for Fair Lakes. Approved FDP for portions of Land Bay V-A and VI.
FDPA 82-P-069-01-4 FDP 82-P-069-08	July 10, 1986*	V-A	⁽²⁾ Approved minor changes to the parking. Approved a 175,000 square foot office building.
FDP 82-P-069-5	March 6, 1986*	VI-B	⁽³⁾ Approved multi-family use in Land Bay VI-B.
FDP 82-P-069-06	July 24, 1986*	V-B	⁽⁴⁾ FDP for a portion of Land Bay V-B.
FDPA 82-P-069-06-1 FDP 82-P-069-11 FDPA 82-P-069-01-6 FDPA 82-P-069-08-1	April 9, 1987*	V-B, V-A	⁽⁵⁾ Modified the development for 37.5 acres of Land Bay V-B. Approved additional principal and secondary uses.
FDP 82-P-069-12 FDPA 82-P-069-06-2	December 10, 1987*	V-B	⁽⁶⁾ Approved a health club and additional principle and secondary uses on a total of 21.28 acres of land.
FDPA 82-P-069-10	July 16, 1987*	V-A	⁽⁷⁾ Final development plan amendment to develop three office buildings in Land Bay V-A (Fair Lakes 3, 4, and 5) with associated surface parking.
PCA 82-P-069-03 RZ 86-P-004 CDPA 82-P-069-03	July 20, 1987	V-A, V-B, VII-A, VII-B, VII-C, IV-A, IV-B, IV-C, III-A, and III-B	⁽⁸⁾ Rezoned and incorporated 37.5 acres into Fair Lakes and modified the mix of non-residential and residential uses.
FDPA 82-P-069-9-1	June 30, 1988*	VII-B	⁽⁹⁾ Parking and landscape buffer
PCA 82-P-069-04 RZ 86-P-089	July 1, 1988	IV-B, IV-C, IV-D, III-A, III-B, and V-B	⁽¹⁰⁾ Land Swap with Fairfax County Government.
FDPA 82-P-069-06-3	September 28, 1988*	V-B	⁽¹¹⁾ Increased the hotel size and maintained an open space/tree area.
PCA 82-P-069-5 CDPA 82-P-069-5 FDP 82-P-069-13	October 2, 1989 September 28, 1989*	IV-A, IV-B, IV-C, and IV-D	⁽¹²⁾ The PCA reallocated office uses to retail uses for Land Bays IV and VB. The FDP impacted Land Bays IV-A, IV-B and IV-C by permitting the construction of a 750,000 sq. ft. shopping mall known as the "Galleria."
FDPA 82-P-069-6-4 FDPA 82-P-069-11-1	October 18, 1989*	V-B	⁽¹³⁾ Approved a 262,000 square foot office building.
FDPA 82-P-069-9-2 FDPA 82-P-069-7-2	May 2, 1990*	VII-B	⁽¹⁴⁾ Fast Food Restaurant within the Retail Center and Expansion of 5,000 square feet to the Center.
FDPA 82-P-069-13-1 FDP 82-P-069-15	December 5, 1990*	IV-D and IV-C	⁽¹⁵⁾ Approved multi-family units for portions of Land Bays IVC and IVD.

Application	Date	Related Land Bay	Description
FDPA 82-P-069-1-8 FDPA 82-P-069-08-2	December 5, 1990*	V-A	⁽¹⁶⁾ Approved a modification of the parking. Approved drive-in bank in lieu of parking.
FDPA 82-P-069-1-9	January 9, 1991*	VI-A	⁽¹⁷⁾ Approved an 8,000 sq. ft. child care center and site modifications for an existing office building located in Land Bay VI-A.
FDPA 82-P-069-10-2	July 17, 1991*	V-A	⁽¹⁸⁾ Final development plan amendment for Land Bay VA to modify parking requirements pursuant to Zoning Ordinance amendments.
FDPA 82-P-069-1-10 FDPA 82-P-069-08-3	July 17, 1991*	V-A	⁽¹⁹⁾ Approved an additional 60,000 SF office. Modified the parking area.
PCA 82-P-069-06 FDPA 82-P-069-13-2	October 28, 1991 October 23, 1991*	IV-A, IV-B, IV-C, V-B, VII-A, VII-B and VII-C	⁽²⁰⁾ Increased retail uses and decreased the minimum office for Land Bays IV and V.
FDPA 82-P-069-13-3 FDPA 82-P-069-15-1	April 29, 1992*	IV-A, IV-B and IV-C	⁽²¹⁾ Approved a replacement of 424,000 SF of office uses with 259,500 SF of retail uses in Land Bay IV-A. A total of 157 multifamily units were also replaced with 111,000 sq. ft. of retail uses in Land Bay IV-C.
SE 92-Y-006	September 14, 1992	IV-B	⁽²²⁾ Permitted the establishment of a minimum of 4 fast food restaurants with one drive-through in Land Bay IV-B of the Fair Lakes Retail Center.
SE 92-Y-038	November 16, 1992	IV-B	⁽²³⁾ Corrected an advertising error in SE 92-Y-006
FDPA 82-P-069-13-4	May 27, 1993*	IV-B	⁽²⁴⁾ Approved an amendment to the site layout for a 14.3 acre portion of Land Bay IV-B.
SEA 92-Y-038	July 12, 1993	IV-B	⁽²⁵⁾ Amended SE 92-Y-038 to allow 2 freestanding fast food restaurants in Building 5 of the Fair Lakes Retail Center.
FDPA 82-P-069-06-5 FDPA 82-P-069-11-2 FDPA 82-P-069-12-2, FDPA 82-P-069-14-1	May 5, 1994*	V-B	⁽²⁶⁾ Approved the removal of a health club, and added a third office building. Approved a surface parking area.
FDPA 82-P-069-9-4 FDPA 82-P-069-7-5 SE 95-Y-016	July 12, 1995* September 11, 1995	VII-A, VII-B, and VII-C	⁽²⁷⁾ Freestanding drive-through restaurant on the site with retail shopping center, drive-in bank, service station/quick service food store and carwash

Application	Date	Related Land Bay	Description
PCA 82-P-069-8 CDPA 82-P-069-6 SEA 95-Y-035	October 30, 1995	II (TRW)	⁽²⁸⁾ Amended the accepted proffers and approved conceptual development plan to add an option to convert up to 607,215 SF of office uses to residential uses exclusive of affordable dwelling units and to convert 12,000 SF of office uses to eating establishments and fast food restaurant uses.
FDPA 82-P-069-13-5 FDPA 82-P-069-15-4	October 10, 1996*	IV-A, IV-B, and IV-C	⁽²⁹⁾ Modified the permitted square footage in Land Bays IVA, IVB and IVC.
FDPA 82-P-069-13-6 FDPA 82-P-069-15-5 FDPA 82-P-069-14-2 FDPA 82-P-069-6-6	May 28, 1997*	IV-A, IV-B, IV-C, V-B	⁽³⁰⁾ Modified the retail center in Land Bays IV-A, IV-B, and IV-C and the office and retail development in Land Bay VB3.
FDPA 82-P-069-9-5	July 30, 1997*	VII-B	⁽³¹⁾ Expanded quick service food store and car wash.
PCA 82-P-069-9 FDPA 82-P-069-2-2 SEA 95-Y-035	August 3, 1998	II (TRW)	⁽³²⁾ Amended the accepted proffers and approved conceptual development plan to permit up to 14,200 sq. ft. of eating establishment/fast food restaurant/personal service establishment uses within Land Bay 2 and to permit a personal service establishment use
FDPA 82-P-069-5-1	January 27, 1999*	VI-B	⁽³³⁾ Amended the multi-family use in Land Bay VI-B.
PCA 82-P-069-11 FDPA 82-P-069-13-8	July 9, 2001	IV-A and IV-B	⁽³⁴⁾ Converted 50,000 square feet of hotel use to retail uses.
FDPA 82-P-069-13-7	October 24, 2001*	IV-B	⁽³⁵⁾ Approved a retail pad site within Land Bay IVB.
FDPA 82-P-069-10-3	July 21, 2001*	V-A	⁽³⁶⁾ Approved a 6-story 160,000 square foot office building and a 4-story parking structure in a portion of Land Bay V-A.
FDPA 82-P-069-09-7	January 12, 2005*		⁽³⁷⁾ Approved building additions, an increase in parking, and site modifications to the Shops at Fair Lakes.
FDPA 82-P-069-06-7 FDPA 82-P-069-14-4	January 26, 2005*	V-B	⁽³⁸⁾ Removed 220,000 square feet of office and added 22,380 square feet of retail.
FDPA 82-P-069-13-9	February 3, 2005*	IV-B	⁽³⁹⁾ Approved the addition of an accessory service station and surface parking in Land Bay IV-B.
PCA 82-P-069-14 CDPA 82-P-069-07 FDPA 82-P-069-6-8 FDPA 82-P-069-11-3 FDPA 82-P-069-1-13 FDPA 82-P-069-8-4	July 25, 2005 June 2, 2005*	V-A, V-B, VI-A, VII-A, VII-C	⁽⁴⁰⁾ Approved a reduction in minimum office intensity; approved residential use for a 150,000 square foot multi-family building, an 113,000 square foot office building and a four level parking garage.

Application	Date	Related Land Bay	Description
FDPA 82-P-069-5-2	October 4, 2006	VI-B	⁽⁴¹⁾ Amended the multi-family use in Land Bay VI-B to allow a change residential unit type.
FDPA 82-P-069-6-9	March 1, 2007*	V-A	⁽⁴²⁾ Request to amend the FDP 82-P-069-6 previously approved for hotel development to permit building addition and site modifications.
FDPA 82-P-069-6-10 FDPA 82-P-069-11-4 FDPA 82-P-069-12-3	May 2, 2007*	V-B	⁽⁴³⁾ Request to amend the previously approved final development plans to approve additional parking and site modifications.
PCA 82-P-069-15 CDPA 82-P-069-07-01 FDPA 82-P-069-11-5 FDPA 82-P-069-06-11	October 15, 2007 October 4, 2007*	V-A	⁽⁴⁴⁾ Permitted the construction of 267,000 gross square feet of office development and provided specific proffers related to the proposed office use on Tax Maps 55-2 ((1)) 6B, 8A1, 11A1, & 11B1 in Land Bay V-A. (Overall FAR increased from 0.25 to 0.27 after PCA 15, 16, 17, 18, 19 and 20 were approved on October 15, 2007)
PCA 82-P-069-16 CDPA 82-P-069-07-01 FDPA 82-P-069-11-5 FDPA 82-P-069-06-11	October 15, 2007 October 4, 2007*	V-B	⁽⁴⁵⁾ Permitted the construction of 213,000 gross square feet of office development (including 113,000 square feet of previously approved office use) and provided specific proffers related to the proposed office use on Tax Map 55-2 ((1)) 9A in Land Bay V-B. (Overall FAR increased from 0.25 to 0.27 after PCA 15, 16, 17, 18, 19 and 20 were approved on October 15, 2007)
PCA 82-P-069-17 CDPA 82-P-069-03-03 FDPA 82-P-069-08-05	October 15, 2007 October 4, 2007*	V-A	⁽⁴⁶⁾ Permitted the construction of 300,000 gross square feet of residential development (maximum 350 dwelling units), expanded an existing parking garage, and provided specific proffers related to the proposed residential use on Tax Map 55-2 ((1)) 6A, 8A1 pt., and 8A2 in Land Bay V-A. (Overall FAR increased from 0.25 to 0.27 after PCA 15, 16, 17, 18, 19 and 20 were approved on October 15, 2007)

Application	Date	Related Land Bay	Description
PCA 82-P-069-18 CDPA 82-P-069-05-1 FDPA 82-P-069-13-10	October 15, 2007 October 4, 2007*	IV-A	⁽⁴⁷⁾ Permitted the construction of 125,000 gross square feet of retail use and 112,000 gross square feet of office use, and provided specific proffers for the proposed uses On Tax Maps 55-2 ((4)) 12, 16, 19 and 26A in Land Bay IV-A. <i>(Overall FAR increased from 0.25 to 0.27 after PCA 15, 16, 17, 18, 19 and 20 were approved on October 15, 2007)</i>
PCA 82-P-069-19, CDPA 82-P-069-03-02 FDPA 82-P-069-09-08	October 15, 2007 October 4, 2007*	VII-B	⁽⁴⁸⁾ Permitted the construction of 110,000 gross square feet of hotel and support retail uses, and provided specific proffers for the proposed uses on Tax Maps 55-2 ((5)) A1, B, and D2 pt. in Land Bay VII-B. <i>(Overall FAR increased from 0.25 to 0.27 after PCA 15, 16, 17, 18, 19 and 20 were approved on October 15, 2007)</i>
PCA 82-P-069-20 CDPA 82-P-069-01-1 FDPA 82-P-069-01-15	October 15, 2007 October 25, 2007*	VI-A	⁽⁴⁹⁾ Permitted the construction of 350,000 gross square feet of residential development (maximum 400 dwelling units), and provided specific proffers related to the proposed residential use on Tax Maps 45-4 ((1)) 25E1 pt. and 25E2 pt. in Land Bay VI-A. <i>(Overall FAR increased from 0.25 to 0.27 after PCA 15, 16, 17, 18, 19 and 20 were approved on October 15, 2007)</i>
FDPA 82-P-069-01-16	May 3, 2012*	II	⁽⁵⁰⁾ Replaced an approved 5,763 square foot eating establishment (with 160 seats) with a 4,569 square foot fast food restaurant with 142 seats and a drive-through.

*Date of Planning Commission Approval

1. On April 2, 1984, the Board of Supervisors approved RZ 82-P-069 to rezone 620 acres to the PDC District for Fair Lakes to permit a maximum of 5,078,000 square feet of non-residential uses, a minimum of 1,321 dwelling units with a maximum FAR (floor area ratio) of 0.25. FDP 82-P-069-01 was approved by the Planning Commission for portions of Land Bays V-A and VI for offices and multi-family, including a 107,000 square foot office building and surface parking lot on Tax Map 55-2 ((1)) 6.
2. On July 10, 1986, the Planning Commission approved FDP 82-P-069-08 for a seven story 175,000 square foot office building, parking garage and surface parking (Tax

Map 55-2 ((1)) 6A and 8) and FDPA 82-P-069-01-4 to permit a slight adjustment in the parking areas and the location of the access road.

3. On March 6, 1986, the Planning Commission approved the FDP in the eastern portion of Land Bay VI-B located on the north side of Fair Lakes Parkway, west of West Ox Road. The FDP depicts 282 multi-family dwelling units located within 17 buildings and associated community recreation facilities.
4. On July 24, 1986, the Planning Commission approved FDP 82-P-069-06 (Tax Maps 55-2 ((1)) 3B, 7A, 7B, 9A pt., 14A pt., 14B1, 14B2, 14B3, and 18). The development plan approved a maximum of 795,000 square feet consisting of two eight story office buildings at a maximum of 141,000 square feet each (located on the subject site for FDPA 82-P-069-06-8); one thirteen story hotel, a maximum of 220,000 square feet; two eight story office buildings at a maximum of 146,500 square feet each; and a health club at a maximum of 80,000 square feet.
5. On April 9, 1987, the Planning Commission approved FDP 82-P-069-11, concurrent with FDPA 82-P-069-06-1. The Planning Commission also approved FDPA 82-P-069-01-6 and FDPA 82-P-069-08-1. FDPA 82-P-069-11 (Tax Maps 55-2 ((1)) 9A pt. and 14A pt.) approved surface parking in an area that had not been previously approved for development. FDPA 82-P-069-06-1 (Tax Maps 55-2 ((1)) 3B, 9A pt. 14A pt. 14B1, 14B2 and 14B3) permitted one 266,000 square foot twelve-story office building (located on the subject site), two ten story office buildings at 154,500 square feet each, an 80,000 square foot health club and a day care center. FDPA 82-P-069-06-1 and FDPA 82-P-069-08-1 amended the development plans to permit additional principal and secondary uses to be located within the previously approved office buildings with no change to the approved buildings.
6. On December 10, 1987, the Planning Commission approved FDP 82-P-069-12 and FDPA 82-P-069-06-2. FDPA 82-P-069-06-2 revised the final development plan for a 17.48 acre portion of Land Bay V-B of the Fair Lakes Development. Two office buildings, a restaurant, a portion of a health club and a parking deck were approved. FDP 82-P-069-12 consists of 3.80 acres located immediately to the west of FDPA 82-P-069-6-2 (this was the first FDP for this land area.) A portion of the health club, surface parking and an open space buffer which includes 2 stormwater management facilities are depicted on this development plan.
7. On July 16, 1987, the Planning Commission approved FDPA 82-P-069-10 to develop three office buildings in Land Bay V-A (Fair Lakes 3, 4, and 5) with associated surface parking.
8. On July 20, 1987, the Board of Supervisors approved RZ 86-P-004, concurrent with PCA 82-P-069-03 and CDPA 82-P-069-03 to rezone 37.5 acres to the PDC District and incorporate the area into Fair Lakes to permit a maximum of 5,350,200 square feet of non-residential uses and a minimum of 1,457 dwelling units (the maximum 0.25 FAR was not modified).
9. On June 30, 1988 the Planning Commission approved FDPA 82-P-069-9-1 to modify the parking and landscape buffer in Land Bay VII-B.
10. On July 1, 1988, the Board of Supervisors approved RZ 86-P-089 concurrent with PCA 82-P-069-04 to rezone two acres to the PDC District, incorporate the area into Fair Lakes to permit a maximum of 5,364,820 square feet of non-residential uses and a minimum of 1,464 dwelling units; the maximum 0.25 FAR was not modified.

11. On September 28, 1988, the Planning Commission approved FDPA 82-P-069-06-3 (Tax Maps 55-2 ((1)) 7A, 7B and 9A pt.) for 12.82 acres to permit minor reconfigurations and increase of the hotel from 220,000 square feet to 228,830 square feet.
12. On October 2, 1989, the Board of Supervisors approved PCA 82-P-069-05 to reallocate 300,000 square feet of office uses to retail uses for Land Bay IV. FDP 82-P-069-13 impacted Land Bays IV-A, IV-B and IV-C by permitting the construction of a 750,000 sq. ft. shopping mall known as the "Galleria"; 5 office structures containing approximately 690,000 sq. ft.; 2 drive-through banks; and 1 automotive service center.
13. On October 18, 1989, the Planning Commission approved FDPA 82-P-069-11-1 (Tax Maps 55-2 ((1)) 9A pt. and 14A pt.) for 3.59 acres to modify the surface parking lot and FDPA 82-P-069-06-4 (Tax Maps 55-2 ((1)) 9A pt.) for 27.11 acres to permit one ten story, 262,000 square foot office building and two fourteen story office buildings at a maximum of 505,947 square feet (combined.)
14. On May 2, 1990, the Planning Commission approved FDPA 82-P-069-9-2 and FDPA 82-P-069-7-2 to expand the Retail Center by 5,000 square feet and permit the construction of a fast food Restaurant within the Center.
15. On December 5, 1990, the Planning Commission approved FDPA 82-P-069-13-1 concurrent with FDP 82-P-069-15 to permit 560 multi-family units on portions of Land Bays IV-C and IV-D.
16. On December 5, 1990, the Planning Commission approved FDPA 82-P-069-08-2 to permit a 4,000 square foot drive-in bank in lieu of existing parking spaces. The Planning Commission also approved FDPA 82-P-069-01-8 to modify the parking requirements for the office building to meet the requirements of the revised Zoning Ordinance.
17. On January 9, 1991, the Planning Commission approved FDPA 82-P-069-01-9 to incorporate an 8,000 sq. ft. child care center into the northern existing office building located in Land Bay VI-A, add a play area in the parking area to serve the child care center; modify the existing parking to reflect the new office parking standards; and to modify the loading area adjacent to the southern building.
18. On July 17, 1991, the Planning Commission approved FDPA 82-P-069-10-2 to modify parking requirements for Land Bay V-A (Parcels 11B and 11C) pursuant to Zoning Ordinance amendments.
19. On July 17, 1991, the Planning Commission approved FDPA 82-P-069-01-10 to permit an additional 60,000 square foot building in lieu of existing parking spaces. The Planning Commission also approved FDPA 82-P-069-08-3 to modify the parking lot; and no changes were proposed to the existing office and approved drive-in bank.
20. On October 28, 1991, the Board of Supervisors approved PCA 82-P-069-6 for Land Bays IV and V-B to increase retail uses by 200,000 square feet to a maximum of 1,100,000 square feet and decrease the minimum office uses by 504,820 square feet; however, the overall FAR for Fair Lakes was not modified. (The Planning Commission previously approved FDPA 82-P-069-013-02 for Land Bay IVB to reconfigure the layout and approve 737,000 square feet of retail uses.)
21. On April 29, 1992, the Planning Commission approved FDPA 82-P-069-13-3 which impacted Land Bay IV-A and the western 4.5 acre portion of Land Bay IV-B and resulted in the replacement of 424,000 sq. ft. of office uses with 259,500 sq. ft. of retail uses. The Planning Commission also approved FDPA 82-P-069-15-1 which impacted Land Bay IV-

C by replacing total of 157 multifamily units were replaced with 111,000 sq. ft. of retail uses in two buildings.

22. On September 14, 1992, the Board of Supervisors approved SE 92-Y-006 to permit the establishment of a minimum of 4 fast food restaurants with one drive-through in a 16,000 sq. ft. building located on a 2.4 acre parcel of Land Bay IV-B of the Fair Lakes Retail Center. A revised plat was submitted shortly before the Planning Commission public hearing on which the amount of fast food uses increased from 8,000 to 13,000 sq. ft. (The advertising for the public hearing was for the originally submitted proposal of 8,000 sq. ft. rather than the revised proposal of 13,000 sq. ft., which invalidated the Board's approval of this application.)
23. On November 16, 1992, the Board of Supervisors approved SE 92-Y-038 to correct the advertising error in SE 92-Y-006.
24. On May 27, 1993, the Planning Commission approved FDPA 82-P-069-13-4 to amend the site layout for a 14.3 acre portion of Land Bay IV-B located on the southeast corner of the Fair Lakes Boulevard/Fair Lakes Parkway intersection; no change was made to the 115,000 sq. ft. of building area that was previously approved on this area.
25. On July 12, 1993, the Board of Supervisors approved SEA 92-Y-038 concurrent with FDPA 82-P-069-13-4 and amended SE 92-Y-038 to allow 2 freestanding fast food restaurants in Building 5 of the Fair Lakes Retail Center. The total square footage of the two restaurants was 10,000 sq. ft., with each restaurant containing a drive-through window.
26. On May 5, 1994, the Planning Commission approved FDPA 82-P-069-6-5, FDPA 82-P-069-11-2, FDPA 82-P-069-12-2, and FDPA 82-P-069-14-1 (Tax Maps 55-2 ((1)) 9A pt., 13, and 14A pt.) for 27.47 acres to modify the FDPs by eliminating the 40,000 square foot health club; adding a third office building; and increasing the total building area by 220,000 square feet. FDPA 82-P-069-11-2 approved the reconfiguration of a surface parking lot.
27. **On July 12, 1995, the Board of Supervisors approved FDPA 82-P-069-9-4 (concurrent with FDPA 82-P-069-7-5 and SE 95-Y-016) to allow a freestanding drive-through restaurant on the site with retail shopping center, drive-in bank, service station/quick service food store and carwash.**
28. On October 30, 1995, the Board of Supervisors approved PCA 82-P-069-08 and CDPA 82-P-069-6, which impacted Land Bay II (TRW site). These applications amended the accepted proffers and approved conceptual development plan to add an option to convert up to 607,215 sq. ft. of office uses to residential uses exclusive of affordable dwelling units and to convert 12,000 sq. ft. of office uses to eating establishments and fast food restaurant uses.
29. On October 10, 1996, the Planning Commission approved FDPA 82-P-069-013-05 for Land Bays IVA, IVB, and IVC to approve an 885,798 square foot retail center.
30. On May 28, 1997, the Planning Commission approved FDPA 82-P-069-013-06 and FDPA 82-P-069-15-5 for Land Bays IVA, IVB and IVC to reduce the square footage of the site from 885,798 square feet to 843,804 square feet and transferred 41,994 square feet of retail intensity to Land Bay VB-3 as part of FDPA 82-P-069-06-6 and FDPA 82-P-069-14-2.
31. **On July 30, 1997, the Planning Commission approved FDPA 82-P-069-9-5 to expand a quick service food store and car wash.**

32. On August 3, 1998, the Board of Supervisors approved PCA 82-P-069-09, and SEA 95-Y-035, which impacted Land Bay 2 (TRW site). These applications permitted up to 14,200 sq. ft. of eating establishment/fast food restaurant/personal service establishment uses within Land Bay 2 and permitted a personal service establishment use.
33. On January 27, 1999, the Planning Commission amended FDP 82-P-069-5 for Land Bay VI-B of Fair Lakes to permit construction of an additional 32-unit multi-family building in the southwestern corner of the site.
34. On July 9, 2001, the Board of Supervisors approved PCA 82-P-069-11 (with the Planning Commission having previously approved FDPA 82-P-069-013-08.) The applications converted 50,000 square feet of hotel use to retail uses for a maximum of 1,150,000 square feet of retail uses within Fair Lakes.
35. On October 24, 2001, the Planning Commission approved FDPA 82-P-069-013-07 for a 6,000 square foot retail pad site within Land Bay IV-B.
36. On July 21, 2001, the Planning Commission approved an additional 160,000 square foot office building and a 4-story parking structure in a portion of Land Bay V-A.
37. **On January 12, 2005, the Planning Commission approved FDPA 82-P-069-9-7 to amend a portion of FDP 82-P-069-9, previously approved for a retail shopping center, to permit building additions, an increase in parking, and site modifications to the Shops at Fair Lakes. This application also increased the gross floor area of the retail center by 3,350 square feet to a maximum of 18,874 gross square feet. The floor area of the retail center increased from 0.12 to 0.15.**
38. On January 26, 2005, the Planning Commission approved FDPA 82-P-069-06-7 and FDPA 82-P-069-14-4 to remove a 200,000 square foot office building and four level parking deck and approved a 10,880 square foot retail pad site and an 11,500 square foot addition to an approved retail store. The approvals resulted in a reduction of intensity of 177,620 square feet. That office intensity is proposed to be used for office and residential development proposed by FDPA 82-P-069-06-8 and FDPA 82-P-069-11-03.
39. On February 3, 2005, the Planning Commission approved an amendment to the Final Development Plan (FDP) for retail (BJ's Wholesale Club) in Fair Lakes Center in Land Bay IV-B to permit the addition of an accessory service station with four pumps (eight pumping stations) and surface parking spaces.
40. On July 25, 2005, the Board of Supervisors approved CDPA 82-P-069-07, FDPA 82-P-069-06-08 and FDPA 82-P-069-11-03, concurrent with PCA 82-P-069-14, FDPA 82-P-069-01-13 and FDPA 82-P-069-08-04 to permit the addition of residential uses in Land Bay V-B; to amend the Final Development Plans to provide a 150,000 square foot multi-family building, 113,000 square foot office building and a four level parking garage; to amend the proffers for a portion of Fair Lakes to permit a reduction in the minimum office intensity and provide specific proffers related to the proposed residential uses in Land Bay V-B; and to amend the Final Development Plans to delete a previously approved but not constructed 60,000 square foot office building and 4,000 square foot drive-in bank and allow the existing surface parking to remain.
41. On October 4, 2006, the Planning Commission amended the previously approved FDP in Land Bay VI-B of Fair Lakes for multi-family development to permit a change in residential unit type to 13 townhouses.

42. On March 1, 2007, the Planning Commission approved a request to amend FDP 82-P-069-6 on 7.68 acres (Tax Map 55-2 ((1) 7A & 7B) to build a one story 7,500 square foot ballroom addition on the northeast side of the existing 13-story Hyatt building and to relocate the drop-off area from the east side to the north side of the existing hotel building.
43. On May 2, 2007, the Planning Commission approved a request to amend FDP 82-P-069-6, FDP 82-P-069-11, and FDPA 82-P-069-12 previously approved as an office development to permit an expansion of an existing parking structure, and the construction of an additional parking structure above an existing surface parking lot.
44. On October 15, 2007, the Board of Supervisors approved PCA 82-P-069-15 and CDPA 82-P-069-07-01 (concurrent FDPA 82-P-069-11-5 and FDPA 82-P-069-06-11 were approved by Planning Commission on October 4, 2007) to amend to amend the proffers, the Conceptual Development Plan, and the Final Development Plan for a portion of Fair Lakes to permit the construction of 267,000 gross square feet of office development and to provide specific proffers related to the proposed office use in Land Bay V-A. ***(Overall FAR increased from 0.25 to 0.27 after PCA 15, 16, 17, 18, 19 and 20 were approved on October 15, 2007)***
45. On October 15, 2007, the Board of Supervisors approved PCA 82-P-069-16, and CDPA 82-P-069-07-01 (concurrent FDPA 82-P-069-11-5 and FDPA 82-P-069-06-11 were approved on October 4, 2007 by the Planning Commission) to amend the proffers, the Conceptual Development Plan, and the Final Development Plans for a portion of Fair Lakes to permit the construction of 213,000 gross square feet of office development (including 113,000 square feet of previously approved office use) and to provide specific proffers related to the proposed office use in Land Bay V-B. ***(Overall FAR increased from 0.25 to 0.27 after PCA 15, 16, 17, 18, 19 and 20 were approved on October 15, 2007)***
46. On October 15, 2007, the Board of Supervisors approved PCA 82-P-069-17 and CDPA 82-P-069-03-03 (concurrent FDPA 82-P-069-08-05 was approved on October 4, 2007 by the Planning Commission) to amend the proffers, the Conceptual Development Plan, and the Final Development Plan for a portion of Fair Lakes to permit the construction of 300,000 gross square feet of residential development (maximum 350 dwelling units), to expand an existing parking garage, and to provide specific proffers related to the proposed residential use in Land Bay V-A. ***(Overall FAR increased from 0.25 to 0.27 after PCA 15, 16, 17, 18, 19 and 20 were approved on October 15, 2007)***
47. On October 15, 2007, the Board of Supervisors approved PCA 82-P-069-18, and CDPA 82-P-069-05-1 (concurrent FDPA 82-P-069-13-10 was approved on October 4, 2007 by the Planning Commission) to amend the proffers, the Conceptual Development Plan and the Final Development Plan for a portion of Fair Lakes to permit the construction of 125,000 gross square feet of retail use and 112,000 gross square feet of office use, and to provide specific proffers for the proposed uses in Land Bay IV-A. ***(Overall FAR increased from 0.25 to 0.27 after PCA 15, 16, 17, 18, 19 and 20 were approved on October 15, 2007)***
48. On October 15, 2007, the Board of Supervisors approved PCA 82-P-069-19, and CDPA 82-P-069-03-02 (concurrent FDPA 82-P-069-09-08 was approved on October 4, 2007 by the Planning Commission) to amend the proffers, the Conceptual Development Plan and the Final Development Plan for a portion of Fair Lakes to permit the construction of 110,000 gross square feet of hotel and support retail uses, and to provide specific proffers for the proposed uses in Land Bay VII-B.

(Overall FAR increased from 0.25 to 0.27 after PCA 15, 16, 17, 18, 19 and 20 were approved on October 15, 2007)

49. On October 15, 2007, the Board of Supervisors approved PCA 82-P-069-20 and CDPA 82-P-069-01-1 (concurrent FDPA 82-P-069-01-15 was approved on October 25, 2007 by the Planning Commission) to amend the proffers, the Conceptual Development Plan, and the Final Development Plan for a portion of Fair Lakes to permit the construction of 350,000 gross square feet of residential development (maximum 400 dwelling units), and to provide specific proffers related to the proposed residential use in Land Bay VI-A. ***(Overall FAR increased from 0.25 to 0.27 after PCA 15, 16, 17, 18, 19 and 20 were approved on October 15, 2007)***

50. On May 3, 2012, the Planning Commission approved FDPA 82-P-069-1-16 to replace an approved 5,763 square foot eating establishment (with 160 seats) with a 4,569 square foot fast food restaurant with 142 seats and a drive-through.

APPENDIX 5

FAIR LAKES ZONING TABULATION FOR 1984 ZONING (1)
AS OF NOVEMBER 7, 2012

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DESCRIPTION	FDP #	APPRL DATE	SIZE ACRES 659	OFFICE SQ FT	HOTEL SQ FT	RETAIL SQ FT	TOTAL NON-RES. SQ FT	RES. DU'S	RES. SQ. FT.	TOTAL COMBINED SQ FT
Approved FDP's:										
Land Bay I-A-Batal	FDP 82-P-069-1	3/22/1984	42					114	206,251	206,251
Land Bay I-B-East Chase Windsor	FDP 82-P-069-1	3/22/1984	63					250	243,521	243,521
Land Bay I-B-West Summit BC/BS	FDPA 82-P-069-1-11	7/10/1996						530	595,000	595,000
Land Bay II-A-TRW Residential	FDPA 82-P-069-2-2	7/29/1998	43.5					495	607,215	607,215
Land Bay II-B-TRW Non-Res. (3)	FDPA 82-P-069-2-1	10/26/1995	38.2	517,739			517,739			517,739
Land Bay II-C-TRW US Home (2)	FDPA 82-P-069-1-2	1/24/2002						167	338,662	338,662
Land Bay III-North Autumnwood	FDPA 82-P-069-3-1	9/23/1987	23.2					420	364,319	364,319
Land Bay III-South Stonecroft	FDP 82-P-069-3-2	6/30/1988	16.5					276	248,193	248,193
Land Bay IV-A-Fair Lakes Center	FDPA 82-P-069-13-6	5/28/1997	20.4			151,162	151,162			151,162
Land Bay IV-B-Fair Lakes Center	FDPA 82-P-069-13-6	5/28/1997	70.2		849,804	591,633	591,633			591,633
Land Bay IV-C-Fair Lakes Center	FDPA 82-P-069-15-5	5/28/1997	10			101,009	101,009			101,009
Land Bay IV-A-Jareds	FDPA 82-P-069-13-7					6,000	6,000			6,000
Land Bay IV-B-BJ's Gas	FDPA 82-P-069-13-9					250	250			250
Land Bay IV-D-Fair Lakes Green	FDPA 82-P-069-13-1	12/5/1990	20.0					203	396,224	396,224
Land Bay IV-D-Fair Lakes Green	FDPA 82-P-069-15-2	2/24/1993								0
Land Bay IV-D-Fair Lakes Green	FDPA 82-P-069-15-3	10/14/1993								0
Land Bay V-A-Bldg. 1,2,6, bank	FDP 82-P-069-8	7/16/1986	25	341,826		4,000	345,826			345,826
Land Bay V-A-Bldg. 1,2,6, bank	FDPA 82-P-069-8-1	4/9/1987								0
Land Bay V-A-Bldg. 1,2,6, bank	FDPA 82-P-069-1-8	12/5/1990								0
Land Bay V-A-Bldg. 1,2,6, bank	FDPA 82-P-069-10-12	7/17/1991								0
Land Bay V-A-delete 60k & Bank	FDPA 82-P-069-1-11			(60,000)		(4,000)	(64,000)			(64,000)
Land Bay V-A-FL III	FDP 82-P-069-10	7/16/1987	19.9	65,000			65,000			65,000
Land Bay V-A-FL III, IV, V	FDPA 82-P-069-10-1	7/26/1989								0
Land Bay V-A-F.L. IV, V, VII	FDPA 82-P-069-10-3	7/26/2001		334,095			334,095			334,095
Land Bay V-B-AMS	FDPA 82-P-069-6-5	5/5/1994	27.5	260,000			260,000			260,000
Land Bay V-B-Hyatt Office	FDPA 82-P-069-6-6	7/25/2005		113,000			113,000			113,000
Land Bay V-B-Hyatt Office	FDPA 82-P-069-11-3	7/25/2005								0
Land Bay V-B-Hyatt Office	FDPA 82-P-069-12-3	7/25/2005								0
Land Bay V-B Hyatt Residential	82-P-069-069-6-12		2.15					160	150,000	150,000
Land Bay V-B-Part Hotel, HyPlz. Off, Daycare	FDP 82-P-069-11	4/9/1987	29.3	262,000	228,830	8,000	498,830			498,830
Land Bay V-B-Part Hotel, HyPlz. Off, Daycare	FDPA 82-P-069-6-3	9/28/1988								0
Land Bay V-B-Part Hotel, HyPlz. Off, Daycare	FDPA 82-P-069-11-1	10/18/1989								0
Land Bay V-B-Part Hotel, HyPlz. Off, Daycare	FDPA 82-P-069-6-4	10/18/1989								0
Land Bay V-B-Hyatt Hotel Addition	FDPA 82-P-069-6-9	3/1/2007			7,500		7,500			7,500
Land Bay V-B-Office/Retail	FDPA 82-P-069-6-6	5/28/1997		200,000		195,000	395,000			395,000
Land Bank V-B-3 West Addition-East Mkt	FDPA 82-P-069-14-4	1/26/2005		(200,000)		22,380	(177,620)			(177,620)
Land Bank V-B-3 West Addition-East Mkt	FDPA 82-P-069-6-7	1/26/2005								0
Land Bay VI-A	FDP 82-P-069-1	3/22/1984	31.0	254,000			254,000			254,000
Land Bay VI-A	FDPA 82-P-069-1-9	1/9/1991								0
Land Bay VI-B	FDP 82-P-069-1	3/22/1984	39.6	125,000			125,000			125,000
Land Bay VI-B	FDP 82-P-069-4	10/3/1985								0
Land Bay VI-B	FDPA 82-P-069-1-3	7/10/1986								0
Land Bay VI-The Oaks	FDP 82-P-069-5	3/6/1986						282	262,929	262,929
Land Bay VI-The Oaks Addition	FDPA 82-P-069-5-1	1/27/1999						13	32,000	32,000
Land Bay VII-A Telecom. Facility	FDPA 82-P-069-7-6	4/2/2001		4,500		4,500				4,500
Land Bay VII-A&C	FDPA 82-P-069-7-5	7/12/1995	26.1	54,720	90,000	22,800	167,520			167,520
Land Bay VII-B	FDPA 82-P-069-9-4	7/12/1995	9.2			25,673	25,673			25,673
Land Bay VII-B (4)	FDPA 82-P-069-9-5	7/30/1997				549	549			549
Land Bay VII-B Shops Addition (5)	FDPA 82-P-069-9-7	1/12/2005				3,825	3,825			3,825
Land Bay VII-B Shops & Bank (6)	FDPA 82-P-069-9-8	10/15/2007				818	818			818
Right of Way not included in										0
Approving/Pending FDP's			62.6							0
SUB-TOTAL	APPROVED FDP's		619.35	2,271,880	326,330	1,129,099	3,727,309	2,910	3,444,314	7,171,623
Pending Approval:										
Land Bay VII-B Pharmacy (7)	FDPA 82-P-069-9-9					6,462	6,462			6,462
SUB-TOTAL	PENDING APPROVAL					6,462	6,462			6,462
Future FDP's:										
Land Bay VII-A	Future Cox expansion			3,500			3,500			3,500
Use & Location TBD	FUTURE FDP					1,238	1,238			1,238
SUB-TOTAL	FUTURE FDP'S			3,500		1,238	4,738			4,738
TOTAL			619	2,275,380	326,330	1,136,799	3,738,509	2,910	3,444,314	7,182,823
% OF TOTAL MAX			31.68%	4.54%	15.83%	52.05%	97.95%		100.00%	
TOTAL PROFFERED MAX			659	4,964,820	750,000	1,150,000	5,364,820	N/A	3,444,314	7,182,823
TOTAL PROFFERED MINIMUM		N/A	N/A	2,250,000	200,000	200,000	N/A	1,464		

- (1) Acreage and FAR amounts are from Approved and Pending FDP's. Actual amounts may vary after engineering is completed.
- (2) w/o ADU's, w/ ADU's is 406,394 SF
- (3) The adjusted (but not controlling) Non-Residential cap is 4,418,943 SF. Proffers on Land Bay II (TRW) dated 1/27/98 and 1/24/02, respectively, and accepted pursuant to approval of PCA 82-P-069-9 and of PCA 82-P-069-12 on 8/3/98 & 1/28/02, respectively, permitted conversion of 607,215 SF and 338,662 SF from non-residential to residential use, which total 945,877 residential SF is not to be counted against the 50% residential use limitation for the Fair Lakes PDC per proffer #2 in PCA 82-P-069-12, dated 1/24/02. By the same proffer, the 14,000 SF retail component in Land Bay II is not to be counted against the overall Fair Lakes retail cap.
- (4) Reflects net increase of 549 SF for Service Station.
- (5) Adjusted Shops from 14,500 to 15,524 SF. Added 3,350 SF to Shops and reduce Service Station by 549 SF.
- (6) Adjusted GFA for bank to reflect actual GFA at 3,818 SF vs 3,000 SF with Shops/Hotel approval in 2007.
- (7) Pending FDPA to utilize 6,462 SF of the original Fair Lakes retail GFA for proposed pharmacy and service station/quick-service food store and to remove 3,350 SF for Shops Addition (unbuilt) approved in FDPA 82-069-7, and remove 1,000 SF from car wash and 3,818 SF for drive-in bank approved in FDPA 82-P-069-8. The GFA for the drive-in bank (3,818 SF) will be reallocated from the original Fair Lakes GFA to the additional GFA approved in 2007.

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FAIR LAKES REZONING TABULATION FOR 2007 ADDITIONAL DENSITY
AS OF NOVEMBER 7, 2012

Prepared by: KJB
11/7/2012 3:23 PM

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DESCRIPTION	FDP #	APPRL DATE	SIZE ACRES	OFFICE SQ FT	HOTEL SQ FT	RETAIL SQ FT	TOTAL NON-RES. SQ FT	RES. DU'S	RES. SQ. FT.	TOTAL COMBINED SQ FT
Approved FDP'S:										
Land Bay IV-A Fair Lakes Ctr	FDPA 82-P-069-13-10		13.96	112,000		125,000	237,000			237,000
Land Bay V-A Office	FDPA 82-P-969-10-4		27.43	267,000			267,000			267,000
	FDPA 82-P-069-1-14						-			-
Land Bay V-A Residential	FDPA 82-P-069-8-5		8.37				-	350	300,000	300,000
Land Bay V-B Hyatt Office	FDPA 82-P-069-11-5		11.71	100,000			100,000			100,000
	FDPA 82-P-069-6-11						-			-
Land Bay VI-A Courts Residential	FDPA 82-P-069-1-15		10.65				-	400	350,000	350,000
Land Bay VII-B Shops / Hotel	FDPA 82-P-069-9-8		4.7		105,000	5,000	110,000			110,000
SUB-TOTAL	APPROVED FDP'S		76.82	479,000	105,000	130,000	714,000	750	650,000	1,364,000
Pending Approval:										
Land Bay VII - B Shops/Hotel (1)	FDPA 82-P-069-9-9		8.46		105,000	5,000	110,000			110,000
SUB-TOTAL	PENDING APPROVAL		8.46	-	105,000	5,000	110,000	-	-	110,000
TOTAL			85	479,000	105,000	130,000	714,000	750	650,000	1,364,000
% OF TOTAL MAX				35.12%	7.70%	9.53%	52.35%		47.65%	100.00%

(1) The existing drive-thru bank which consists of 3,818 square feet will remain as an interim use utilizing a portion of the 5,000 square feet of retail GFA approved in conjunction with FDPA 82-P-069-9-8 until the Hotel/ Retail use is established.

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James C. Wyckoff, Jr. Executive Director
Barbara J. Lippa, Deputy Executive Director
Sara Robin Hardy, Chief, Administration Branch
Mary A. Pascoe, Clerk to the Commission

COMMONWEALTH OF VIRGINIA COUNTY OF FAIRFAX

PLANNING COMMISSION
SUITE 330
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA 22035-0042

(703) 324-2865
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APPENDIX 6

Peter F. Murphy, Jr., Chairman
John R. Byers, Vice Chairman
Suzanne F. Harsel, Secretary
Alvin L. Thomas, Parliamentarian

Walter L. Alcorn
Carl A. S. Coan, Jr.
Judith W. Downer
Janet R. Hall
John W. Hunter
John B. Kelso
Ronald W. Koch
John M. Palatiello

July 31, 1997

Ms. Marie Travesky
Travesky & Associates, Ltd.
3900 Jermantown Rd., Ste. 300
Fairfax, Virginia 22030

RE: FDPA-82-P-069-9-5
Mobil Oil Corporation

Dear Ms. Travesky:

This will serve as your record of the Planning Commission's action on FDPA-82-P-069-9-5, an application by Mobil Oil Corporation in the Sully District.

On Wednesday, July 30, 1997, the Planning Commission voted 8-0-1 (Commissioner Byers abstaining; Commissioner Thomas not present for the vote; Commissioners Downer and Hunter absent from the meeting) to approve FDPA-82-P-069-9-5, subject to the attached development conditions dated November 6, 1996, with the following modification: add a Condition #7 to read: "The sale of alcoholic beverages shall be prohibited on this site."

Also for your information, a copy of the verbatim excerpts from the Planning Commission's action on this application is attached. Should you need any additional information on this case, please do not hesitate to contact me at 324-2865.

Sincerely,

Barbara J. Lippa
Deputy Director

Attachments (a/s)

cc: Michael Frey, Supervisor, Sully District
Ronald W. Koch, Commissioner, Sully District
✓ Julie Schilling, Staff Coordinator, ZED, OCP
July 30, 1997 Date File
Y-2 File

DEVELOPMENT CONDITIONS
FDPA 82-P-069-9-5

July 30, 1997

1. Development of the subject property shall be in conformance with the FDPA entitled "Final Development Plan for Mobil SS #16K7T", prepared by Tyree Engineering, P.C. dated April 3, 1996 as revised through October 24, 1996.
2. A tree preservation/landscape plan shall be prepared by a certified arborist retained by the applicant which preserves trees outside the limits of clearing and which incorporates transplantation of candidate species to the extent feasible and replacement plantings for areas of natural vegetation that will be disturbed adjacent to the car wash and masonry storage structure shown on the plan. Encroachment shall not occur within the limits of clearing and grading shown on the plan.
3. Prior to the issuance of a Non-RUP, the applicant shall implement a system to recycle at least 80% of the wastewater generated by the car wash and to ensure that the remainder of the wastewater is not discharged into the surface or groundwater system, subject to the review and approval of DEM.
4. The building materials, color and landscaping for the expansion shall match those utilized for the existing service station, and shall be compatible with the balance of the retail center, as determined by DEM.
5. All signage shall be in accordance with the Comprehensive Sign Program for Fair Lakes and shall be compatible with the existing retail center signage.
6. Parking shall be provided in accordance with the provisions of Article 11 of the Zoning Ordinance in effect at the time of site plan approval. If it is determined that parking cannot be provided within the paved areas allocated for parking within the FDPA area, in accordance with ordinance requirements, a new FDPA to provide adequate parking will be required before the use can be established.
7. The sale of alcoholic beverages shall be prohibited on this site.

FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 82-P-069-09-7

January 12, 2005

If it is the intent of the Planning Commission to approve FDPA 82-P-069-09-7 to amend FDP 82-P-069, previously approved for a retail shopping center, to permit building additions, increase in parking, and site modifications located at Tax Map 55-2 ((5)) A1, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all the previously approved conditions as they pertain to this site. An asterisk denotes conditions carried forward from previously approved FDPAs.

1. Development of the subject property shall be in substantial conformance with the Final Development Plan Amendment entitled "Fair Lakes Land Bay VII-B" consisting of four sheets and submitted by Dewberry & Davis LLC, dated April 28, 2004, as revised through October 15, 2004.
2. All signage depicted on the FDPA is illustrative only. Signage shall be subject to the Comprehensive Sign Plan for Fair Lakes and a Comprehensive Sign Plan Amendment may be required. No pole mounted sign shall be permitted.
3. Landscaping shall be provided in substantial conformance with Sheet 4 of the FDPA. The landscaping materials shall be consistent with the existing trees and shrubs within the Shops at Fair Lakes. Deciduous trees shall be a minimum of three (3) inches in caliper and evergreen trees shall have a minimum height of 7-8 feet at the time of planting.
4. The architectural treatment of the new facade shall be consistent with the proposed building elevation entitled "The Peterson Companies", submitted by Rounds Van Duzer, dated July 29, 2004, and attached to these conditions.
5. The following list of materials shall be used in facade renovation of the shops: brick, brick accents, architectural block, exterior architectural finish system (comparable to EIFS), architectural metal trim, and complementary awnings.
6. The following uses shall be permitted: retail sales establishments, eating establishments, financial institutions, personal service establishments, business service and supply service establishments, garment cleaning establishments, health clubs, private clubs and public benefit associations,

public uses, veterinary hospitals, and similar uses. Fast food restaurants, offices, and quick service food stores will also be permitted subject to the use limitations of Sect. 4-605.

7. All dumpsters shall be fully screened from view through the use of solid, opaque enclosures.
8. A cumulative parking tabulation for the shopping center shall be submitted to the director of DPWES in conjunction with each site plan.
9. Parking shown on the FDPA plat, to be located within the temporary grading and construction easement shown on Sheet 4, may be permitted to remain as long as the easement is not needed by VDOT. If VDOT requires the use of the easement, all parking and other obstructions, such as landscaping, shall be removed at no cost to VDOT or Fairfax County. At such time as the easement is abandoned, the parking and landscaping may be restored as depicted on the FDPA plat.
- *10. A convenient pedestrian access shall be provided between the retail shopping center and the bank on Tax Map 55-2 ((5)) B, as determined by DPWES.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

FAIR LAKES LAND BAY VII-B

Springfield District Fairfax County, Virginia
Final Development Plan Amendment



VICINITY MAP
MAY 17, 2004

Applicant:
The Peterson Companies, L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, Virginia 22033

Dewberry & Davis, L.L.C.
10000 WOODBURN ROAD
FAIRFAX, VIRGINIA 22033
TEL: 703.261.1000
WWW.DDBVA.COM



Rev. October 15, 2004
Rev. September 23, 2004
August 18, 2004
April 28, 2004

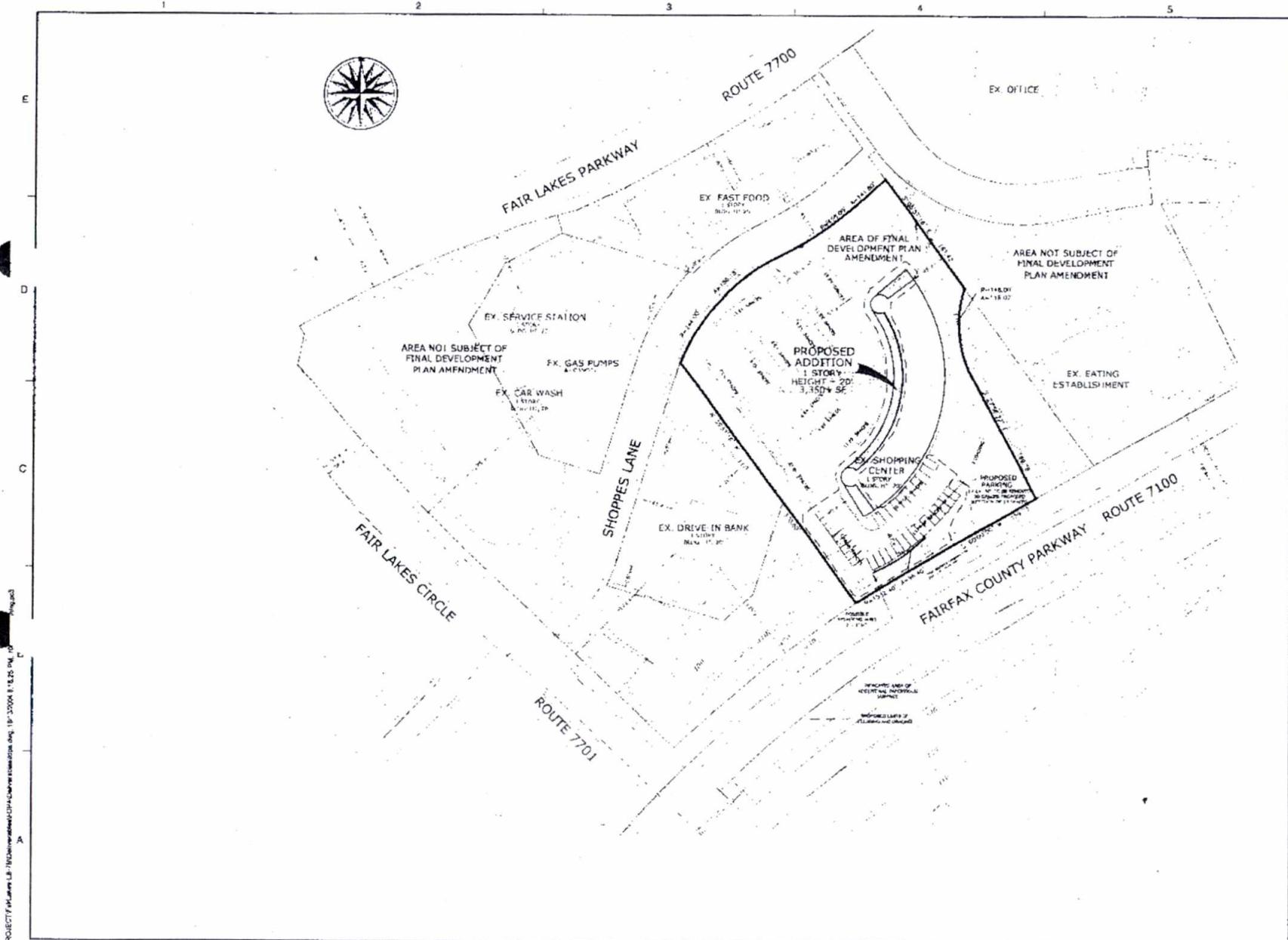
REVISIONS SHEET

M-10504

Sheet Index

1. COVER SHEET
2. NOTES AND TABULATED
3. FINAL DEVELOPMENT PLAN AMENDMENT
4. PROPOSED PARKING SPACES EXHIBIT

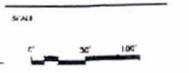
Fair Lakes Land Bay VII-B
Final Development Plan Amendment



Dewberry

Dewberry & Davis LLC
 PROFESSIONAL AND
 ENGINEERING AND
 ARCHITECTURAL
 1740 W. BROAD ST.
 SUITE 200
 RICHMOND, VA 23260

FAIR LAKES
 LAND BAY VII-B
 FINAL DEVELOPMENT
 PLAN AMENDMENT
 APPROVED BY THE BOARD OF SUPERVISORS
 FAIRFAX COUNTY, VIRGINIA



NO.	DATE	BY	DESCRIPTION
1	10/15/24	WSP	ISSUED FOR PERMIT
2	08/21/24	JFC	ISSUED FOR PERMIT
3	07/14/24	JFC	ISSUED FOR PERMIT

DESIGNED BY: WSP
 APPROVED BY: JFC
 CHECKED BY: JFC
 DATE: 10/15/24

TITLE
**FAIR LAKES
 LAND BAY VII-B
 FINAL DEVELOPMENT
 PLAN AMENDMENT**

PROJECT NO.: 15574

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County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

February 19, 2008

Francis A. McDermott
1751 Pinnacle Drive, Suite 1700
McLean, Virginia 22102

RE: Conceptual Development Plan Amendment Application CDPA 82-P-069-03-02
(Concurrent with Proffered Condition Amendment Application PCA 82-P-069-19)
(Revised Conditions)

Dear Mr. McDermott:

At a regular meeting of the Board of Supervisors held on October 15, 2007, the Board approved Conceptual Development Plan Amendment Application CDPA 82-P-069-03-02 in the name of Fair Lakes Center Associates L.P. The Board's action amends the third Conceptual Development Plan for RZ 82-P-069, previously approved for mixed use development to permit hotel development as a permitted use, an increase in permitted retail and site modifications. The subject property is located approximately 500 feet southeast of the intersection of Fair Lakes Circle and Fair Lakes Parkway on approximately 4.7 acres of land zoned PDC and WS [Tax Map 55-2 ((5)) A1, B, and D2 pt.], in the Springfield District.

The Board also:

- Modified the Public Facilities Manual Standard 12-0702.1B(2) to permit reduction of the minimal planting width requirement from eight feet to six feet, as shown on the CDPA/FDPA and as described in the proffers.

On October 4, 2007, the Planning Commission approved Final Development Plan Amendment FDPA 82-P-069-9-8, subject to the development conditions dated October 4, 2007.

Sincerely,


Nancy Vehrs *pmH for*
Clerk to the Board of Supervisors
NV/dms

Office of Clerk to the Board
12000 Government Center Park
Fairfax

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ T
Email: clerktothebos
<http://www.fairfaxva.gov>

Cc: Chairman Gerald E. Connolly
Supervisor, Patrick S. Herrity, Springfield District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Audrey Clark, Director – Building Plan Review, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools
Karyn Mooreland, Chief Capital Projects Sections, Dept. of Transportation

FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 82-P-069-9-8

October 4, 2007

If it is the intent of the Planning Commission to approve a hotel and support retail development located at Tax Map 55-2 ((5)) A1, B, and D2 pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site.

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Fair Lakes Land Bay VII-B" prepared by Dewberry & Davis LLC and Davis Carter Scott consisting of twelve sheets dated February 27, 2007 as revised through August 1, 2007.
2. LID measures shall be incorporated into the final site design, including surface parking areas, as determined feasible by the applicant and DPWES at the time of site plan review.
3. The areas depicted as "existing vegetation to be preserved" shall remain as permanently undisturbed vegetation except for (1) the removal of dead, dying and/or diseased vegetation as approved by UFM, and/or (2) other disturbances to the extent approved by DPWES. Any vegetation removed within these areas shall be replaced with native plant species as approved by Urban Forest Management.
4. The use of cellar space shall be limited to the principle use indicated on the FDPA and accessory uses as defined by Article 10 of the Zoning Ordinance. Any use of cellar space shall be parked as required in Article 11 of the Zoning Ordinance

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

FAIR LAKES - LAND BAY VII-B

Springfield District Fairfax County, Virginia

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

CDPA 82-P-069-3-2

FDPA 82-P-069-9-8

CONCURRENT WITH PCA 82-P-069-19



Dewberry & Davis LLC
1400 EAST BROADWAY, SUITE 200
FAIRFAX, VA 22031
PHONE: 703.281.2000
FAX: 703.281.2009
www.dewberry.com

DAVIS • CARTER • SCOTT
ARCHITECTS AND PLANNERS

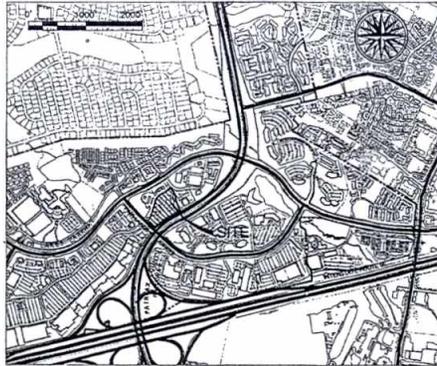
1000 Commonwealth Blvd., Suite 200, Fairfax, VA 22031



1000 Lakeside Road, Suite 110
Falls Church, VA 22044
703.281.2000

Application No. PCA 82-P-069-19 Staff WDD
APPROVED DEVELOPMENT PLAN
(DP) (CD) (CV) (FP) (CA)
SEE PROFESSIONAL DATED 2/28/07
Date of (BOS) (FC) Approval 1/15/07
Sheet 1 of 9

VICINITY MAP



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

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS BUL (B) (1), (2), (3), (4), (5), AND (6) DISTRICTS. THE CONCEPTUAL LAND AREA CONTAINS APPROXIMATELY 2.4 ACRES AND IS A PORTION OF LAND BAY VII-B OF FAIR LAKES.

2. THE PROPERTY IS ZONED TO THE PLANNED DEVELOPMENT COMMERCIAL (PDC) DISTRICT. LAND BAY VII-B IS CURRENTLY DEVELOPED WITH A COMMERCIAL SHOPPING CENTER, A SERVICE STATION, A BANK, A DRIVE-IN BANK AND A FAST FOOD RESTAURANT.

3. THE CDPA HAS BEEN FILED TO ESTABLISH A HOTEL AND SUPPORT RETAIL/SHOPPING CENTER USES IN THE GENERAL LOCATION OF THE EXISTING DRIVE-IN BANK AND ITS ACCESSORY PARKING AREA. THE EXISTING DRIVE-IN BANK WILL BE BAZED. IT CONTAINS 1,876 SQUARE FEET OF GROSS FLOOR AREA.

4. THE PROPOSED HOTEL AND SUPPORT RETAIL/SHOPPING CENTER USES WILL BE LOCATED IN A BUILDING WITH A MAXIMUM OF EIGHT (8) FLOORS ABOVE GRADE. LOCATED IN A BUILDING THAT WILL BE THE PROPOSED HOTEL AND SUPPORT RETAIL/SHOPPING CENTER USES WILL BE ACCOMMODATED IN A PARKING STRUCTURE. THE PROPOSED BUILDING WILL BE A RETAIL USE BUILDING FOOTPRINT. THE PROPOSED BUILDING WILL CONTAIN A MAXIMUM OF 1,000 SQUARE FEET OF GROSS FLOOR AREA WITH UP TO 100,000 SQUARE FEET OF GROSS FLOOR AREA UP TO 100,000 SQUARE FEET FOR SUPPORT RETAIL/SHOPPING CENTER USES. THE EXACT DISTRIBUTION OF GROSS FLOOR AREA WITHIN THE BUILDING FOR THE RESPECTIVE USES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION. THE PROPOSED HOTEL WILL CONTAIN A MAXIMUM OF 175 RETAIL UNITS.

5. THE PROPOSED HOTEL AND SUPPORT RETAIL/SHOPPING CENTER USES ARE IN CONFORMANCE WITH AND IN FURTHERANCE OF A FAIRFAX COUNTY COMPREHENSIVE PLAN AMENDMENT APT 82-3-32 THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 25, 2006.

6. NOTWITHSTANDING THE CDPA AND FORM ARE PRESENTED AS ONE DOCUMENT, IT IS TO BE UNDERSTOOD THAT THE CDPA WILL BE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE GENERAL LOCATION OF THE BUILDING, ON-SITE CIRCULATION AND CHANGING SPACES AREAS, AND THE APPLICANT RESERVES THE RIGHT TO FILE FOR ONLY FINAL DEVELOPMENT PLAN AMENDMENT IN THE FUTURE FROM THE PLANNING COMMISSION FOR A PORTION OR ALL OF THE PLAN IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 15-4-02 OF THE ZONING ORDINANCE.

7. THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN ADJACENT SURFACE.

8. THE SHORING LOCATIONS (THE SHORES SHOWN WITHIN THE SPECIFIED AREA OF THE CONCEPTUAL DEVELOPMENT PLAN) WERE CONSTRUCTED IN 1988 AND WILL BE RETAINED. APPROVED BY THE PLANNING COMMISSION ON JANUARY 12, 2005 TO DOUBLE A AND A RELATED INCREASE IN THE NUMBER OF PARKING SPACES ON THE SITE. RELATED IMPROVEMENTS TO THE PARKING AREA HAVE NOT BEEN CONSTRUCTED TO DATE. THE EXISTING DRIVE-IN BANK LOCATED ON THE SUBJECT SITE WAS CONSTRUCTED IN 1988. IT WILL BE BAZED.

EXCEPT FOR THE PROPOSED DEVELOPMENT PROGRAM SUMMARIZED IN THIS NOTE AND IN NOTE 2 ABOVE, NO OTHER CHANGES ARE PROPOSED TO THE EXISTING DEVELOPMENT PROGRAM AND KEY MAPS.

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

8. THE SUBJECT PROPERTY IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT AND THE EXISTING PROPOSED DEVELOPMENT PROGRAM DOES NOT CONFORM TO THE PROVISIONS THEREOF.

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

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

11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE OR MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY. IT IS TO BE NOTED THERE IS A SUBSTANTIAL STORM DRAINAGE EASEMENT LOCATED IN THE SOUTHWESTERN PORTION OF THE SITE AS REPRESENTED ON THE GRAPHIC.

12. BEST MANAGEMENT PRACTICES (BMP) FOR FAIR LAKES HAVE BEEN PROVIDED ON SITE IN ACCORDANCE WITH PREVIOUSLY APPROVED PLANS AND PROVISIONS. STORMWATER MANAGEMENT (SWM) FOR THE EXISTING AND PROPOSED FAIR LAKES DEVELOPMENT PROGRAM HAS BEEN PROVIDED IN ACCORDANCE WITH THE APPROVED CENTRAL STORMWATER MANAGEMENT PLAN FOR FAIR LAKES COUNTY PLAN NO. 1277-SP-36 AND 1277-SP-37. IN ADDITION, POINT 41 PROVISIONS DETAIL IMMEDIATELY DOWNSTREAM COUNTY PLANS 1277-SP-36 AND 1277-SP-37. AND TRIBUTARY LINES (BAY 2) SWAMP POND REHABILITATION PLAN (COUNTY PLAN NO. 1277-SP-36.2) SHOWS HOW THE ORIGINAL REGIONAL POND ON THE TRIBUTARY WAS ENLARGED TO MEET CARRY CAPACITY REQUIREMENTS. THE REGIONAL FACILITY IS DESIGNED TO PROVIDE SWM AND BMPs FOR THE TOTAL SUBCATCHMENT OF THE COMMERCIAL AREA AT THE MAXIMUM 1% WALL OF DRAINAGE THE MINIMUM VALUE OF 50%. THE STORMWATER MANAGEMENT PRACTICES MANAGEMENT PLAN (SMP) FOR THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM ARE SATISFIED BY THESE EXISTING FACILITIES. NO ADDITIONAL SWM OR BMP FACILITIES ARE REQUIRED.

13. A DRAINAGE PROTECTION OF THE ANGLE OF BULK PLANE IS PRESENTED ON SHEET 7. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT PRESCRIBED FOR THE APPLICABLE RPD DISTRICT. THE CONVENTIONAL ZONING DISTRICT THAT MOST CLOSELY CHARACTERIZES THE PROPOSED DEVELOPMENT IS THE CA DISTRICT. THE ANGLE OF BULK PLANE REQUIREMENT IS NOT APPLICABLE TO THIS DISTRICT FOR GENERAL INFORMATION AND APPLICABILITY AT THE CD DISTRICT DISTRICT/ZONE AND CHANGING SPACES.

14. LANDSCAPE AND SCREENING WERE PROVIDED IN ACCORDANCE WITH THE CONCEPTUAL APPROVED PROPOSED FINAL DEVELOPMENT PLAN AS WELL AS THE CONCEPTUAL APPROVED PROPOSED FINAL DEVELOPMENT PLAN SUBJECT PROPERTY TO THE APPLICABLE RPD DISTRICT. THERE IS NO TRANSITIONAL SCREENING OR CHANGING SPACES REQUIREMENT.

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

16. IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PUBLIC FACILITIES MANUAL STANDARD 20.05 (2005) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM SPACING BETWEEN PLANTED TREES. THE TREE COVER REQUIREMENT FROM FORTY (40) FEET TO A MINIMUM OF 25 FEET IS SHOWN IN THE CONCEPTUAL APPROVED PROPOSED FINAL DEVELOPMENT PLAN. THE TREE COVER WILL BE IMPLEMENTED TO ENHANCE SURVIVAL OF THE TREES SUBJECT TO THE MODIFICATION REQUESTED HEREIN TO THE CITY PLANNING PLAN.

17. PROPOSED SPACES FOR THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY HAVE BEEN PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. AS REPRESENTED IN THE TABULATION, A TOTAL OF 408 PARKING SPACES WILL BE PROVIDED ON SITE, OF WHICH 358 SPACES ON SURFACE AND 50 SPACES WILL BE PROVIDED IN A PROPOSED THREE AND ONE-HALF (3.5) LEVEL PARKING STRUCTURE. GARAGE THAT WILL BE LOCATED BETWEEN THE PROPOSED HOTEL SUPPORT RETAIL USE BUILDING.

18. THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF PARKING SPACES AS REPRESENTED IN THE TABULATION AS 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 VIOLATED.

19. IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES AS MAY BE APPROVED BY THE BOARD OF SUPERVISORS IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 4 OF SECT. 15-5 OF THE ZONING ORDINANCE.

20. LOADING SPACES FOR THE PROPOSED NEW DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

21. IMPROVEMENTS TO SEVERAL EXISTING INTERSECTIONS ARE PROPOSED THROUGHOUT THE FAIR LAKES DEVELOPMENT IN COORDINATION WITH THE AS WELL AS EXISTING, CONFORMING AND LOCATING CURRENTLY UNDER REVIEW IMPROVEMENTS WHICH ARE TO BE ASSOCIATED WITH THE APPLICATION WITH THE PROPOSED DEVELOPMENT PROGRAM ARE SATISFIED BY THESE EXISTING FACILITIES. NO ADDITIONAL IMPROVEMENTS ARE REQUIRED.

22. THERE IS A BUS SHELTER TO BE LOCATED IN THE SOUTHWEST CORNER OF THE FAIR LAKES FACILITY. EXISTING LANE INTERSECTION WITH THE FINAL DEVELOPMENT PLAN AMENDMENT.

23. THERE IS A MAJOR PAVED TRAIL AND A MAJOR REGIONAL TRAIL RECOMMENDED ON THE COUNTRYWIDE TRAILS PLAN ALONG THE FAIRFAX COUNTY PARKWAY IN THE VICINITY OF THE SUBJECT PROPERTY.

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

25. 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 45, CODE OF FEDERAL REGULATIONS PARTS 154, 304 AND 305, ANY HAZARDOUS WASTE AS SET FORTH IN CONFORMANCE WITH THE PROVISIONS OF THE HAZARDOUS WASTE MANAGEMENT VTR 601-101, VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 45, CODE OF FEDERAL REGULATIONS PART 281. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED IN CONNECTION WITH THE PROPOSED BUILDING PROGRAM EXPANSION AND/OR THE MAINTENANCE OF THE BUILDING PROGRAM AND GROUNDS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

26. AMENITIES HAVE BEEN PREVIOUSLY PROVIDED IN FAIR LAKES. NO ADDITIONAL AMENITIES ARE PLANNED WITH THE PROPOSED DEVELOPMENT PROGRAM.

27. THERE ARE NO ADDITIONAL COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THE DEVELOPMENT PROGRAM, IN ADDITION TO THE EXISTING CENTRAL STORMWATER MANAGEMENT PLAN AND THE EXISTING STORM DRAINAGE EASEMENT AND THE EXISTING LOCATION OF THE STORM DRAINAGE EASEMENT AND THE EXISTING LOCATION OF THE STORM DRAINAGE EASEMENT. THERE ARE NO ADDITIONAL ASBESTOS LOCATED ON THE SITE. LAST, OTHER THAN THE EXISTING VEGETATION AND SMALL AREAS OF WETLANDS, THERE ARE NO NATURAL FEATURES SEEMINGLY 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.

28. THERE IS AN EXISTING COMMERCIAL SHOPPING CENTER LOCATED ON THE SUBJECT PROPERTY. BASED ON FAIRFAX COUNTY RECORDS, IT WAS BUILT IN 1986 AND WAS THE SUBJECT OF A SUBSTANTIAL FACILITY SPONSOR IN 2006. IT WILL BE BAZED. WHEREAS IT HAS NO SIGNIFICANT HISTORICAL OR ARCHITECTURAL VALUE, THE ARCHITECTURE OF THE PROPOSED BUILDING AND PARKING STRUCTURE WILL BE PROVIDED TO COMPLEMENT AND BE HARMONIOUS WITH THE EXISTING SHOPPING CENTER AND THE OTHER EXISTING BUILDINGS IN THE VICINITY OF THE SUBJECT PROPERTY.

29. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING/PROGRAM STRUCTURE FOOTPRINT SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SCHEMATIC AND ARE NOT TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO REVISIONS BASED ON THE CONCEPTUAL APPROVED PROPOSED FINAL DEVELOPMENT PLAN AND/OR THE TOTAL GROSS FLOOR AREA, NUMBER OF RETAIL UNITS AND THE BUILDING HEIGHT PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUM. THE OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES AS REPRESENTED IN THE GRAPHIC ARE TO BE CONSIDERED MAXIMUM WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC ARE SUBJECT TO REVISIONS BASED ON THE CONCEPTUAL APPROVED PROPOSED FINAL DEVELOPMENT PLAN, 15-4-02 OF THE ZONING ORDINANCE.

30. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSEER AMOUNT OF GROSS FLOOR AREA AND A LESSEER NUMBER OF RETAIL UNITS FROM THE TOTAL REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT AND PARKING AREAS TO BE REDUCED ACCORDINGLY. THE APPLICANT RESERVES THE FURTHER RIGHT TO PROVIDE ADDITIONAL PARKING SPACES TO THE BUILDING PROGRAM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE TABULATION.

31. LATELY, THE APPLICANT RESERVES THE RIGHT TO SHIFT GROSS FLOOR AREA THAT IS REPRESENTED ON THE TABULATION FROM THE PROPOSED HOTEL USE TO THE PROPOSED SUPPORT RETAIL/SHOPPING CENTER USE WITH THE UNDERSTANDING THAT THE RESULTING BUILDING FOOTPRINTS REPRESENTED ON THE GRAPHIC, THE UNIFORMED TOTAL GROSS FLOOR AREA REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES AS REPRESENTED IN THE GRAPHIC ARE TO BE CONSIDERED MAXIMUM WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC ARE SUBJECT TO REVISIONS BASED ON THE CONCEPTUAL APPROVED PROPOSED FINAL DEVELOPMENT PLAN, 15-4-02 OF THE ZONING ORDINANCE.

32. THE FLOOR AREA REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. ADDITION, IT IS UNDERSTOOD THAT THE BUILDING MAY HAVE CELLAR SPACE WHICH SPACE WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 2 OF SECT. 15-5 OF THE ZONING ORDINANCE.

33. THE BUILDING WILL LIKELY HAVE A PENHOUSE DESIGNED IN PART TO SHIELD THE MECHANICAL EQUIPMENT LOCATED ON THE ROOF. THE ROOF AND ROOF AREA COVERAGE OF THE PENHOUSE WILL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE. THE PENHOUSE WILL BE COMPATIBLE WITH THE HEIGHT AND SCALE OF THE BUILDING AND WILL BE CONSTRUCTED OF MATERIALS THAT ARE AN EXCEPTION FOR HARMONIOUS WITH THE ARCHITECTURAL MATERIALS OF THE MAIN BUILDING. THE BUILDING HEIGHT REPRESENTED FOR THE PROPOSED BUILDING DOES NOT INCLUDE THE HEIGHT OF THE PENHOUSE.

34. IT IS CURRENTLY ANTICIPATED THAT SUBJECT TO MARKET CONDITIONS, THE PROPOSED DEVELOPMENT PROGRAM WILL COMMENCE AS SOON AS REQUIRABLE PLANS AND PERMITS ARE APPROVED. IT MAY BE CONSTRUCTED IN ONE OR MULTIPLE PHASES TO INCLUDE THE REDUCTION OF THE EXISTING DRIVE-IN BANK AND THE PROVISION OF ADDITIONAL PARKING SPACES DURING THE CONSTRUCTION PROCESS.

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



FAIR LAKES
LAND BAY VII-B
CONCEPTUAL / FINAL
DEVELOPMENT
PLAN AMENDMENT

RECEIVED
Department of Planning & Zoning
NOV 15 - 2007
Henry H. Hensley, Director

CDPA 82-P-069-3-2
FDPA 82-P-069-9-8

CONCURRENT WITH
PCA 82-P-069-19

REV. AUGUST 1, 2007
REV. JULY 10, 2007
REV. JUNE 8, 2007
FEBRUARY 27, 2007

SUBMISSION DATE

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- CULTURAL/NARRATIVE / CROSS SECTIONS
- CONCEPTUAL DEVELOPMENT PLAN AMENDMENT KEY PLAN
- FAIR LAKES DEVELOPMENT KEY MAP - FOR INFORMATION ONLY

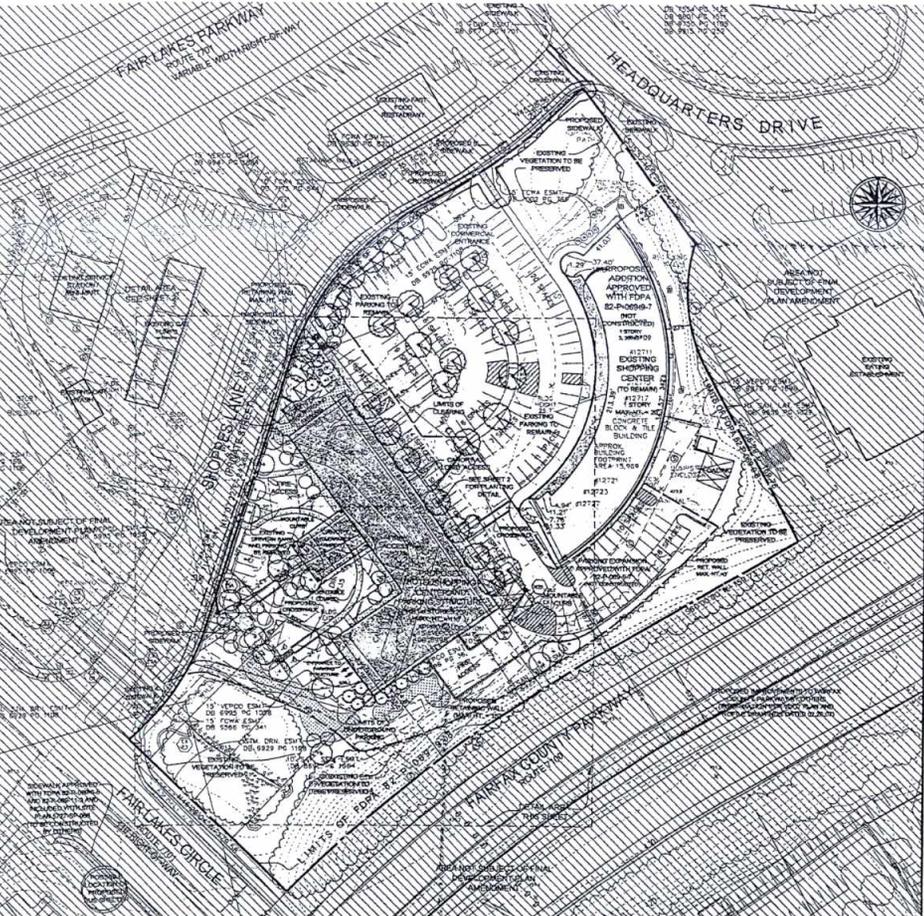
FAIR LAKES - LAND BAY VII-B CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

CDPA 82-P-069-3-2
FDPA 82-P-069-9-8
CONCURRENT WITH PCA 82-P-069-19

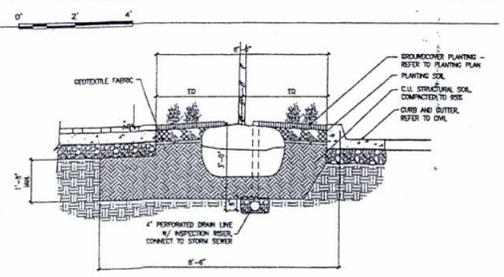
M-10626

2928

DEVELOPMENT PROGRAM



TYPICAL TREE OPENING IN SIDEWALK WITH STRUCTURAL SOIL



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	128.00	42.53	118.00	81.17	114.07	292.29
2	128.00	42.53	118.00	81.17	114.07	292.29
3	128.00	42.53	118.00	81.17	114.07	292.29
4	128.00	42.53	118.00	81.17	114.07	292.29

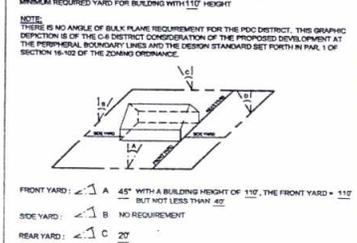
- LEGEND**
- PROPOSED STORM SEWER
 - PRELIMINARY LIMITS OF CLEARING AND GRADING
 - EXISTING VEGETATION
 - EXISTING VEGETATION TO BE PRESERVED
 - PROPOSED DECIDUOUS TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED SHRUB BED/GROUNDCOVER

TABULATION

LAND AREA (GDH 752 SF)	4.76 AC
ZONING	POC
TOTAL GROSS FLOOR AREA	126,874 SF
GROSS FLOOR AREA EXISTING/PROPOSED	18,774 SF
SHOPPING CENTER (15,244 SF + 3,530 SF)	
GROSS FLOOR AREA PROPOSED	110,000 SF
HOTEL 175 RENTAL UNITS	UP TO 106,000 SF
BLISSPORT RETAIL SHOPPING CENTER	UP TO 8,000 SF
FLOOR AREA RATIO (FAR) EXISTING/PROPOSED	0.63
MAXIMUM BUILDING HEIGHT	
EXISTING	204 FT
PROPOSED HOTEL/RETAIL, 10 FLOORS	110 FT
PARKING SPACES REQUIRED	300
EXISTING SHOPPING CENTERS	60
PROPOSED HOTEL	180
175 RENTAL UNITS + 4.4 SPACES/1,000 SF GFA	36
PROPOSED RETAIL/SHOPPING CENTER	180
8.8 SF AT 4.3 SPACES/1,000 SF GFA	
PARKING SPACES PROPOSED	407
SURFACE STRUCTURES	291
EXISTING SPACES REQUESTED/PROPOSED FOR PROPOSED HOTEL/SUPPORT RETAIL BUILDING	2
OPEN SPACE REQUIRED (15%)	0.71 AC
OPEN SPACE PROPOSED (10%)	1.86 AC

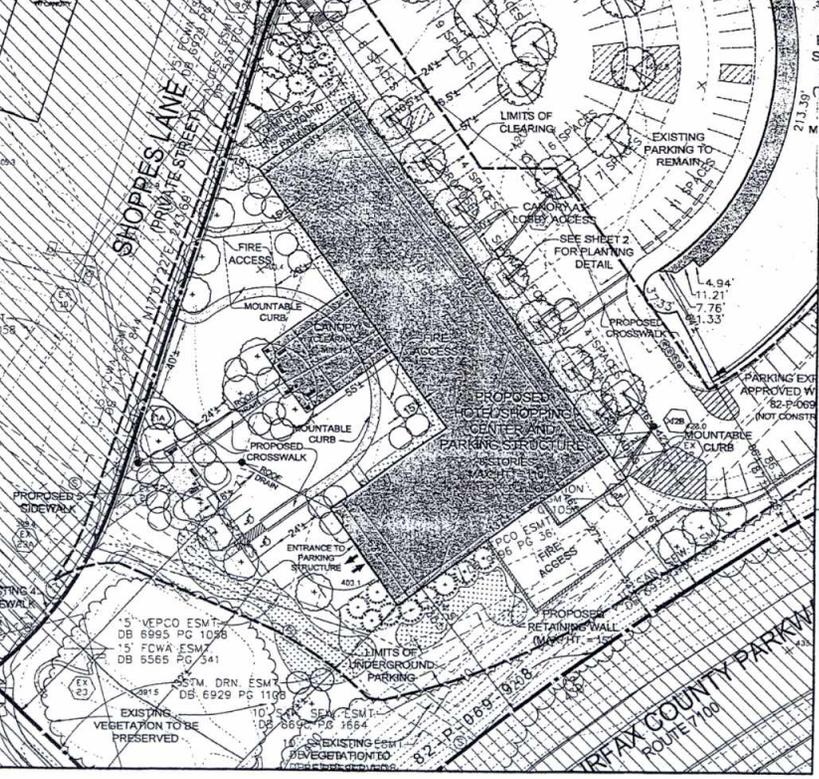
- 1. THERE IS AN EXISTING DRIVE-IN BANK ON THE SITE WHICH WILL BE RAISED AS PART OF THE PROPOSED DEVELOPMENT PROGRAM. IT CONTAINS 3,878 SQUARE FEET OF GROSS FLOOR AREA.
- 2. THE GROSS FLOOR AREA AND RESIDENTIAL FLOOR AREA RATIO (FAR) IS IN ACCORDANCE WITH THE FAIR LAKES COMPREHENSIVE PLAN AMENDMENT APR. 16, 2006 THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 20, 2006. ALSO SEE NOTE 2.
- 3. EXISTING PARKING SPACES WILL BE REPLACED AND REPLACED AS REQUIRED WITH THE PROPOSED DEVELOPMENT PROGRAM.
- 4. THE 15% OPEN SPACE REQUIREMENT IS FOR THE ENTIRETY OF THE FAIR LAKES POC LAND AREA.

ANGLE OF BULK PLANE



DEVELOPMENT DETAIL

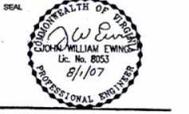
NOTE: SOME INFORMATION PERTAINING TO EXISTING CONDITIONS HAS BEEN DELETED IN THIS GRAPHIC TO AID IN LEGIBILITY OF THE PROPOSED DEVELOPMENT PROGRAM.



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FAIR LAKES LAND BAY VII-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-2
FDPA 82-P-069-9-B
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



Applications No. PCA-82-P-069-19 Staff WJD
APPROVED DEVELOPMENT PLAN
DP (GDY), CDP (FDY) (PCA)
SEE PROGRESS DATED 02/07
Date of (BOS) (PC) Approval 10/15/07

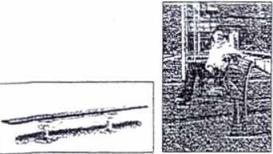
AS NOTED

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2	07.10.07	GAH	
1	06.08.07	GAH	

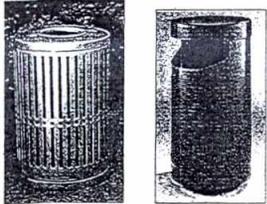
DRAWN BY: GAH
APPROVED BY: PGY
CHECKED BY: PGY
DATE: 02.27.07

TITLE: FAIR LAKES LAND BAY VII-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-2
FDPA 82-P-069-9-B
DEVELOPMENT PLAN
PROJECT NO: M-10626

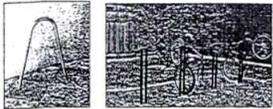
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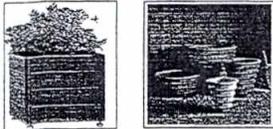
1 BENCHES



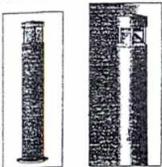
2 TRASH RECEPTACLES



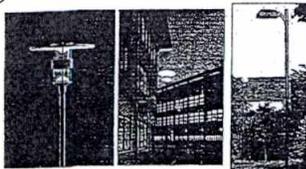
3 BIKE RACKS



4 PLANTERS
not to scale



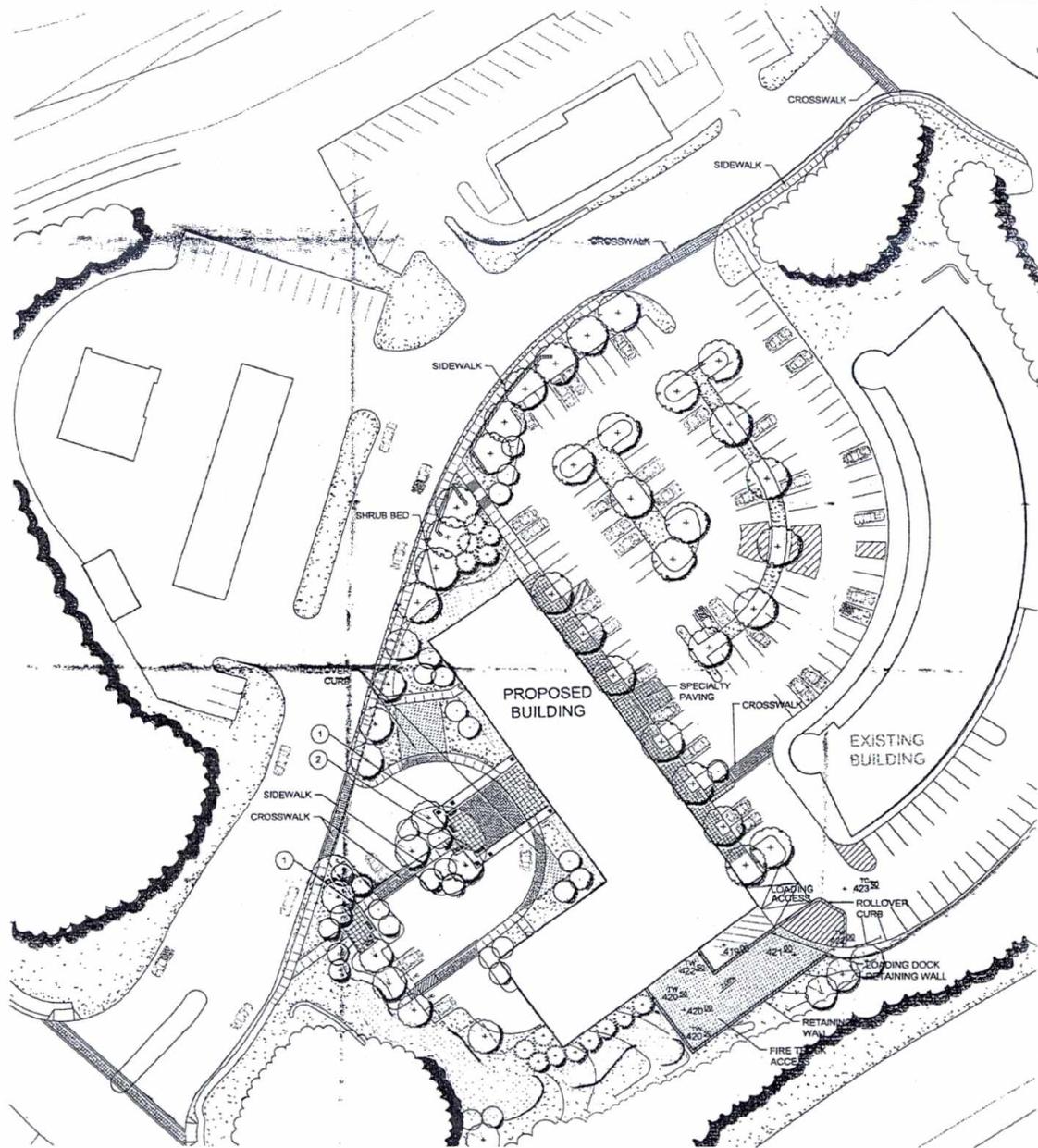
5 BOLLARDS



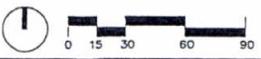
6 LIGHTING

PLANT LEGEND

- EXISTING VEGETATION TO REMAIN (TREE LOCATIONS NOT VERIFIED; CANOPY IS APPROXIMATE)
- STREET TREE
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB MASS



PLAN: LANDSCAPE SITE
SCALE: 1"=30'



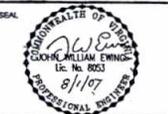
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FAIR LAKES
LAND BAY VII-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-2
FDPA 82-P-069-8-8
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

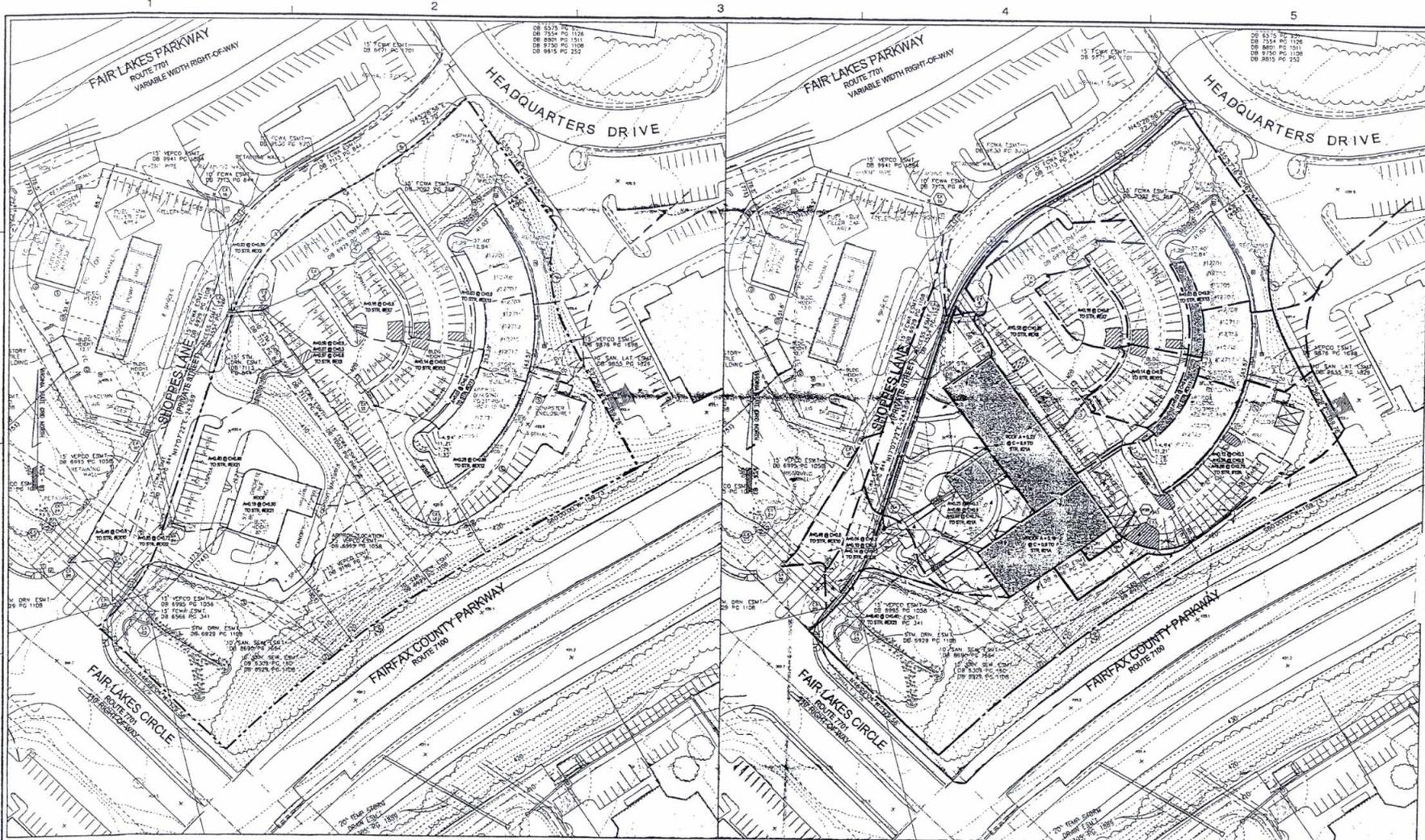
Application No. PCA-82-P-069-12 Staff WOOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (PDP) (PCA)
SEE PROGRAMS DATED 02/27/07
Date of (BOS) (PC) Approval 10/10/07

Sheet 3 of 9

No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.10.07	GAH	
1	06.08.07	GAH	

REVISIONS
DRAWN BY: GAH
APPROVED BY: PCT
CHECKED BY: PCT
DATE: 02.27.07

TITLE: FAIR LAKES
LAND BAY VII-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-2
FDPA 82-P-069-8-8
LANDSCAPE
DETAILS
PROJECT NO. M-10526

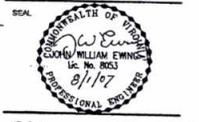


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FAIR LAKES
 LAND BAY VII-B
 CONCEPTUAL / FINAL
 DEVELOPMENT PLAN AMENDMENT
 CDPA B2-P-089-3-2
 FDPA B2-P-089-9-8
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA



Application No. PCA-SP-P-089-19 Staff WOD
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) (PCA)
 SEE PROGRESS DATED 9/28/07
 Date of (BOS) (PC) Approval 10/15/07

Sheet E of 9



No.	DATE	BY	Description
3	06.01.07	DAH	
2	07.10.07	DAH	
1	06.08.07	DAH	

DRAWN BY: DAH
 APPROVED BY: POY
 CHECKED BY: POY
 DATE: 02.27.07

TITLE: FAIR LAKES
 LAND BAY VII-B
 CONCEPTUAL / FINAL
 DEVELOPMENT PLAN AMENDMENT
 CDPA B2-P-089-3-2
 FDPA B2-P-089-9-8
 DRAINAGE
 PLAN

PROJECT NO. M-10626

5

SHEET NO. 5 of 9

PROPOSED AND EXISTING STORM CALCULATIONS:
 ALL AS-BUILTS WERE TAKEN FROM 5727-SP-26

STORM DRAINAGE COMPUTATIONS																							
FROM	TO	AREA	TOTAL	RUNOFF	CA	ACCU	IC	I	NH	NC	TOTAL	DA	SLOPE	LENGTH	S	VELOCITY	LOSSES	UPPER	PROFILE	LOWER	DROP		
STR #	STR #	AC	AC	C	CA	CA	IN	IN	MIN	CFPS	CFPS	IN	%	FT	FT	CFPS	PPS	INVERT	INVERT	FT	FT		
EX16	EX9	4.36	4.36	0.68	3.01	3.01	10	5.92	17.81	17.81													
ROOF	EX21	0.42	0.42	0.90	0.38	0.38	5	7.27	2.78	2.78													
21A	EX21	0.93	0.93	0.74	0.69	0.69	5	7.27	5.00	5.00													
12A	12B	0.66	0.66	0.79	0.52	0.52	5	7.27	3.79	3.79													
EX12	12B	0.00	0.00	0.00	0.00	0.00	5	7.27	0.00	0.00													
12B	EX13	5.00	0.66	0.00	0.00	0.00	5	7.27	3.79	15	1.43%	23.76	0.013	7.70	9.71	0.34		418.64	418.30	0.01			
EX13	EX8	0.14	0.83	0.80	0.13	0.67	5	7.27	0.92	4.31	15	6.20%	147.60	0.013	18.88	7.79	9.15		415.70	406.55	1.55		
EX8	EX9	0.58	2.56	0.83	0.48	2.08	5	7.27	3.59	13.83	15	7.57%	37.34	0.013	17.77	8.71	2.82		405.02	402.20	1.70		
EX9	EX10	0.92	6.92	0.58	0.52	5.08	10	5.92	3.05	31.64	24	2.09%	158.86	0.013	37.58	9.71	4.27		461.20	396.93	0.73		
EX10	EX21	0.48	8.53	0.80	0.37	5.98	10	5.92	2.18	37.82	30	2.63%	100.33	0.013	16.51	10.71	2.64		396.20	363.56	0.28		
EX21	EX23A	0.00	9.88	0.61		7.04	10	5.92	0.00	45.58	30	3.00%	89.00	0.013	17.73	11.71	3.20		393.20	360.00			
EX23	EX23A	6.49	99.10	0.46	2.56	2.56	10	5.92	15.10														
EX23A	EX24	0.00	88.98	0.46	0.50	0.00	10	5.92	0.00														
EX24	EX20	0.14	0.14	0.72	0.10	0.10	5	7.27	0.73	0.73	15	3.25%	69.21	0.013	11.84	13.71	2.35		392.84	390.36	0.57		
EX20	EX28	0.11	0.25	0.90	0.10	0.20	5	7.27	0.72	1.45	15	2.50%	48.20	0.013	9.80	14.71	1.07		389.82	388.75			

"52.7 Acres from Existing Pond 5"
 "See Hydraulic and Channel Information on Sheet 6"

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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 the application.

This information is required under the following Zoning Ordinance paragraphs:

- 1. A plan to a minimum scale of 1" = 50' (unless it is depicted on one sheet with a minimum scale of 1" = 30').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodations; the stormwater management facility(ies), storm drainage pipe systems and grading accommodations; pond spillways, access roads, site outfalls, energy dissipation devices, and stream identification measures as shown on Sheet 3.

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sq ft)	Storage area (cu ft)	If pond, dam height (ft)
Provide:						
[Blank space for data entry]						

- 3. Details of a 100-year storm water retention tank.
- 4. Details of drainage channels, outfalls and pipe systems as shown on Sheet 3. Pond inlet and outlet pipe systems are shown on Sheet 3.
- 5. Maintenance access (road) to stormwater management facility(ies) as shown on Sheet 3. Type of maintenance access road surface noted on the plan is _____ (i.e. gravel, gravel/grass, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.
- 7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 3.
- 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 3.
- 9. A description of how the outfall measurements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 3.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an AS survey or field run is provided on Sheet 3.
- 11. A submission waiver is requested for _____.
- 12. Stormwater management is not required because existing wetland is located to the _____.

DRAINAGE STUDY AND CULVERT CAPACITY:

ALL OFF SITE AREAS WERE TAKEN FROM 5727-SP-26
Drainage Study
Culvert #72 RCP Culvert

- 1. **DESCRIPTION**
The purpose of this study is to establish the extent of 100 year stormwater surface elevation at an existing 72" RCP culvert under Fair Lakes Circle, structure number existing 12.
- 2. **Drainage Areas and Flow**

From	Area (AC)	Runoff Coefficient	Interflow Area (AC)
Exst 21 & 22	13.17	0.71	3.3
Pond B	52.79	0.80	42.2
22	0.86	0.72	0.56
20	0.11	0.90	0.11
64	0.73	0.85	0.6
60	0.32	0.87	0.6
Overland	2.10	0.35	0.7
22	0.56	0.65	2.6
TOTAL	73.18	0.75	51.94

- 3. **Time of Concentration**
The established time of concentration to detention pond B, located 900' upstream from the existing 72" culvert, was considered as a starting point for the study. The detention routing was disregarded for the purpose of this study so that the "worst case" was considered making this study more conservative. The two culverts the water must pass before reaching the existing 72" culvert were assumed to add 5 minutes to the original time of concentration thus making the total time of concentration to existing 72" culvert 15 minutes.

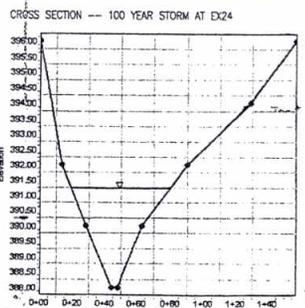
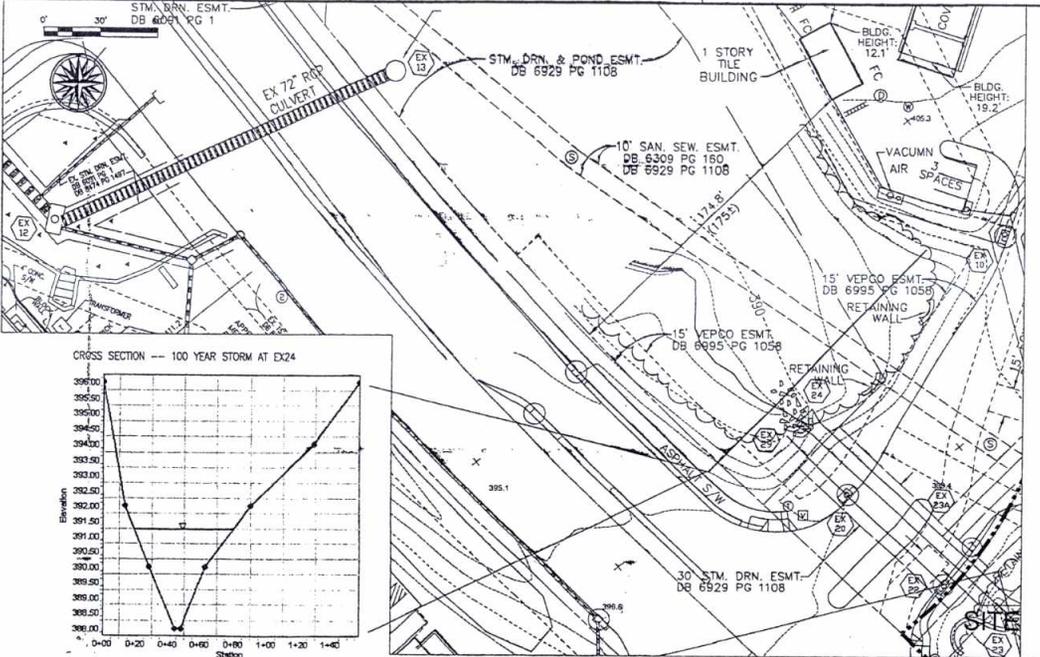
Return Interval (from PFM AG-21)	T_c	I
2 year storm	$T_c = 15$	$I = 3.4$
10 year storm		$I = 5.1$
100 year storm		$I = 7.1$

- 4. **Runoff**
 $Q = CAI$

2 year storm	$Q = (3.4) \times (55.57) = 189$ cfs
10 year storm	$Q = (5.1) \times (55.57) = 283$ cfs
100 year storm	$Q = (7.1) \times (55.57) = 395$ cfs

- 5. **Scourness Coefficient**
The drainage channel is a natural channel well defined with grass areas next to the channel and some existing grass location within the floodplain area. The grass will be trimmed on a regular basis. $C = 0.08$

- 6. **Starting Elevations**
The 100 year drainage study starting elevation at existing 72" RCP culvert is 395.13. See culvert computations below.



63" x 53" Culvert Structure #EX23 to #EX24

Drainage Area	C	CA
From EX21, EX22	0.71	7.22
From Pond B	0.8	42.18
Overland	0.4	2.56
Total	0.75	51.94

Time of Concentration $T_c = 15$ min
Rainfall Intensity 10 year $I = 5.1$
100 year $I = 7.05$
Runoff $Q = CAI$
 $Q_{10} = 284.90$
 $Q_{100} = 366.18$

PROJECT:	STATION:	EXISTING:	DESIGNER/DATE:
Fair Lakes Lb 78	EX15E12	84" RCP	EMS

HYDROLOGICAL DATA	CULVERT TYPE:	NO. OF PIPES:
METHOD: RATIONAL	84" RCP	1
DRAINAGE AREA: 51.94 AC	EXT. TYPE: 80' EDGE WITH HEADWALLS	DIAMETER: 7'
DESIGN FLOW / TAILWATER: 34.279 / 379		
100 YEAR FLOW (CFS): 395.13		
10 YEAR FLOW (CFS): 284.90		
2 YEAR FLOW (CFS): 189.00		

CULVERT DESCRIPTION:	TOTAL FLOW:	FLOW PER PIPE:	INLET CONTROL:	HEADWATER CALCULATIONS:	OUTLET CONTROL:	CONTROL HW ELEV:	APPROX OUTLET VEL:	COMMENTS:							
MATERIAL-GRADE-BOX-ENTRANCE	395.13	395.13	0.75	5.30	376.30	1.77	3.82	3.31	0.31	0.55	0.77	371.98	376.30	2.90	LC

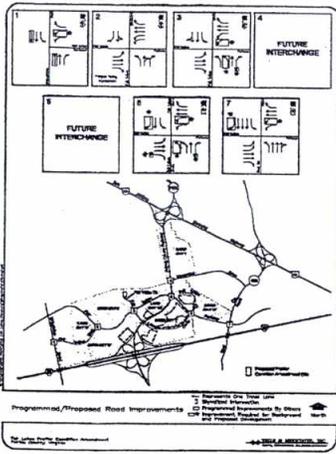
PROJECT:	STATION:	CULVERT DESIGN FORM:
Fair Lakes - Land Bay 78	EX 15E12	DESIGNER/DATE: M4H-7/17/08

HYDROLOGICAL DATA	CULVERT TYPE:	EXT. TYPE:
METHOD: RATIONAL	STEEL PIPE	80' EDGE WITH HEADWALLS
DRAINAGE AREA: 51.94 AC		
DESIGN FLOW / TAILWATER: 34.279 / 379		
100 YEAR FLOW (CFS): 395.13		
10 YEAR FLOW (CFS): 284.90		
2 YEAR FLOW (CFS): 189.00		

CULVERT DESCRIPTION:	TOTAL FLOW:	FLOW PER PIPE:	INLET CONTROL:	HEADWATER CALCULATIONS:	OUTLET CONTROL:	CONTROL HW ELEV:	APPROX OUTLET VEL:	COMMENTS:							
MATERIAL-GRADE-BOX-ENTRANCE	395.13	395.13	0.75	5.30	376.30	1.77	3.82	3.31	0.31	0.55	0.77	371.98	376.30	2.90	LC

THEORETICAL FOOTNOTES:

- HW BASED ON POLYNOMIAL BEST-FIT EQUATIONS FROM THE FPA PUBLICATION ENTITLED CALCULATOR DESIGN SERIES #8
- HW MAY NOT BE ACCURATE FOR VALUES < 0.5D AND > 4.5D
- ELIN = HW + ELI (INVERT OF INLET CONTROL)
- HW BASED ON DOWNSTREAM CONTROL OR FLOW DEPTH IN CHANNEL



PROGRAMMED / PROPOSED ROAD IMPROVEMENTS
NO SCALE

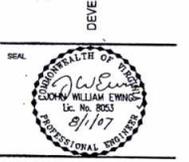


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FAIR LAKES
LAND BAY VII-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-2
FDPA 82-P-069-9-8
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

Application No. PCA-SP-069-12 - Staff W/02
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CIP) (DFP) (PCA)
SEE PROFESSIONAL DATED 2/28/07
Date of (805) (PC) Approval 10/16/07

Sheet 6 of 9

NO.	DATE	BY	DESCRIPTION
3	08.01.07	GAH	
2	07.10.07	GAH	
1	06.08.07	GAH	

DESIGNED BY: GAH
APPROVED BY: PCD
CHECKED BY: PCD
DATE: 02.27.07

TITLE: FAIR LAKES
LAND BAY VII-B
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-2
FDPA 82-P-069-9-8
ROAD IMPROVEMENTS /
SWM CALCULATIONS /
PROJECT NO. M-10526

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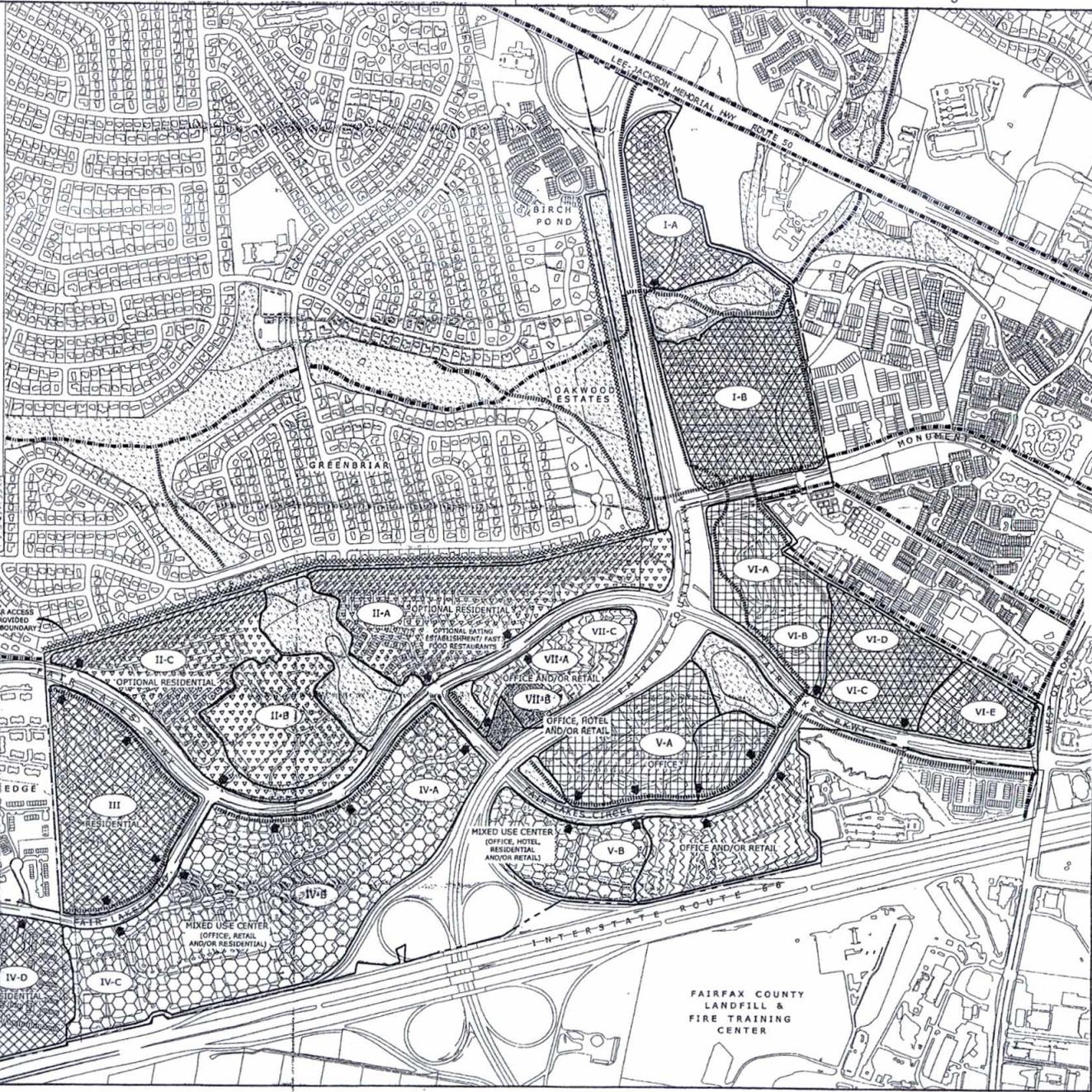
LEGEND

A. DISTRIBUTION OF PDC USES

- RESIDENTIAL AND COMMUNITY USES
- CAMPUS PARK: OFFICE/RESEARCH
- CAMPUS PARK: RESIDENTIAL AND OFFICE/RESEARCH
- EMPLOYMENT: OFFICE/SCIENTIFIC AND HIGH TECHNOLOGY RESEARCH, DEVELOPMENT, ASSEMBLY, PRODUCTION, TESTING AND TRAINING
- MIX OF PRINCIPAL AND SECONDARY USES
- OFFICE AND/OR RETAIL

B. OTHER USES OR RESTRICTIONS

- OPEN SPACE, STORMWATER MANAGEMENT, POTENTIAL LAKES AND PONDS
- ZONE OF SPECIAL CONTROLS (SEE NOTE 2 BELOW)
- PEDESTRIAN CIRCULATION SYSTEM
- PEDESTRIAN CIRCULATION SYSTEM - CONSTRUCTION BY OTHERS
- NO VEHICULAR ACCESS SHALL BE PERMITTED ACROSS THIS BOUNDARY
- AREA THAT IS THE SUBJECT OF THIS CDPA



Dewberry & Davis LLC
 8402 ARLINGTON BLVD.
 FARMERSVILLE, VA 22029
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LEWIS
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 1115 GLENN ROAD, SUITE 110
 NEWPORT NEWS, VA 23602
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FAIR LAKES
 LAND BAY VII-B
 CONCEPTUAL / FINAL
 DEVELOPMENT PLAN AMENDMENT
 CDPA 82-P-069-3-2
 FDPA 82-P-069-9-8
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

Application No. FCA-82-P-669-19 Staff WJW
 APPROVED DEVELOPMENT PLAN
 (DP) (CDP) (CDP) (DP) (FCA)
 SEE PROCEEDINGS DATED 2/28/07
 Date of (DP) (FCA) Approval 10/15/07

Sheet 8 of 9



No.	DATE	BY	Description
3	06.01.07	GAH	
2	07.10.07	GAH	
1	06.08.07	GAH	

DRAWN BY: GAH
 APPROVED BY: POY
 CHECKED BY: POY
 DATE: 02.27.07

TITLE: FAIR LAKES
 LAND BAY VII-B
 CONCEPTUAL / FINAL
 DEVELOPMENT PLAN AMENDMENT
 CDPA 82-P-069-3-2
 FDPA 82-P-069-9-8

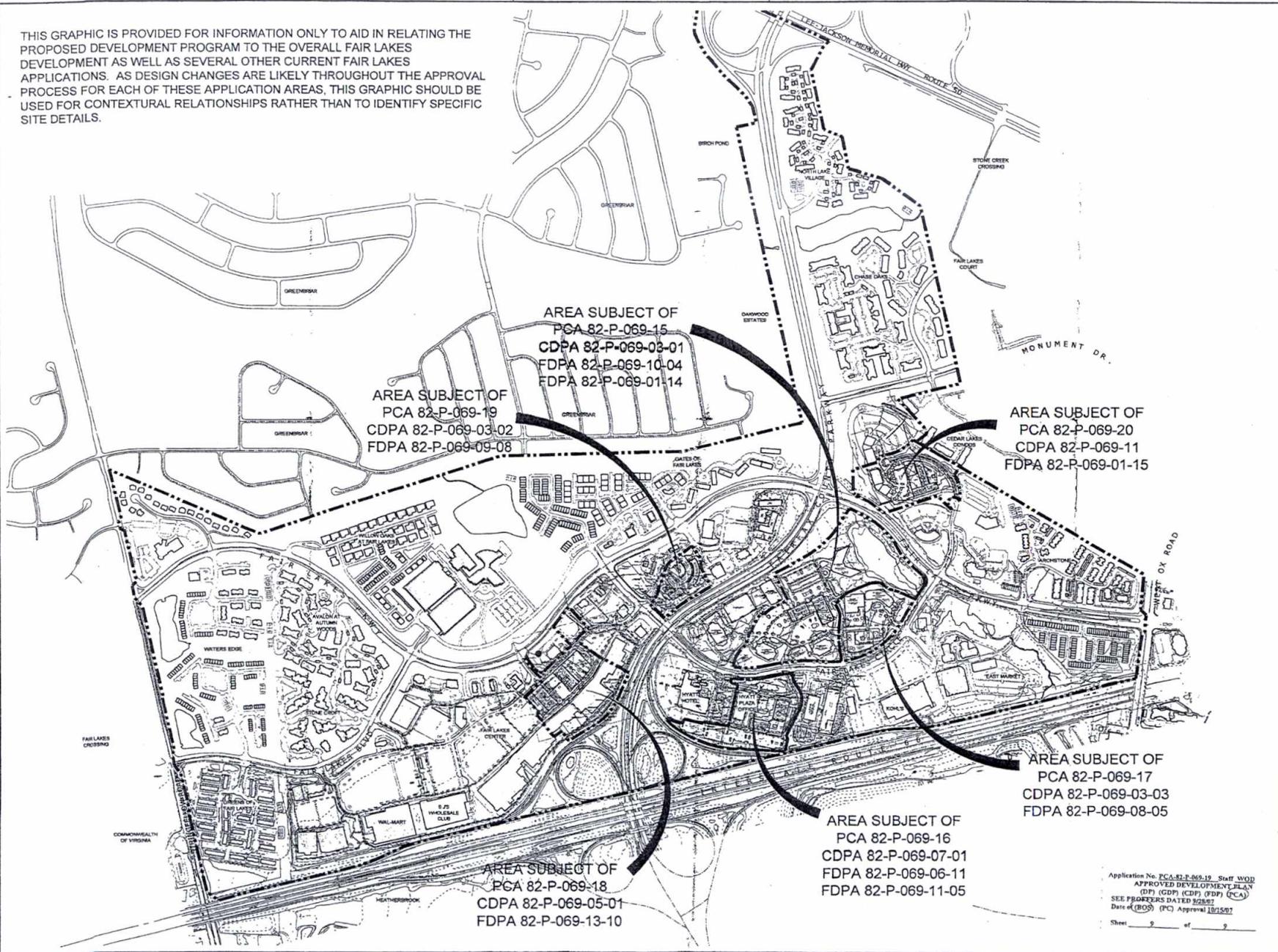
CDPA KEY PLAN
 PROJECT NO. M-10626

8

SHEET NO. 8 OF 9

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



AREA SUBJECT OF
PCA 82-P-069-15
CDPA 82-P-069-03-01
FDPA 82-P-069-10-04
FDPA 82-P-069-01-14

AREA SUBJECT OF
PCA 82-P-069-19
CDPA 82-P-069-03-02
FDPA 82-P-069-09-08

AREA SUBJECT OF
PCA 82-P-069-20
CDPA 82-P-069-11
FDPA 82-P-069-01-15

AREA SUBJECT OF
PCA 82-P-069-18
CDPA 82-P-069-05-01
FDPA 82-P-069-13-10

AREA SUBJECT OF
PCA 82-P-069-16
CDPA 82-P-069-07-01
FDPA 82-P-069-06-11
FDPA 82-P-069-11-05

AREA SUBJECT OF
PCA 82-P-069-17
CDPA 82-P-069-03-03
FDPA 82-P-069-08-05

Application No. PCA 82-P-069-19 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDF) (DFP) (PCA)
SEE PROFORMS DATED 8/28/07
Date of (BOB) (PC) Approval 10/15/07
Sheet 9 of 9



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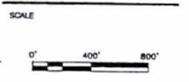


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FAIR LAKES
LAND BAY VII-B
CONCEPTUAL/FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-2
FDPA 82-P-069-3-8
SPRINGFIELD DISTRICT
PAMPAN COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
3	08.01.07	GAH	
2	07.10.07	GAH	SHEET ADDED
1	06.08.07	GAH	

DRAWN BY: GAH
APPROVED BY: PCY
CHECKED BY: PCY
DATE: 02.27.07

TITLE: FAIR LAKES
LAND BAY VII-B
CONCEPTUAL/FINAL
DEVELOPMENT PLAN AMENDMENT
CDPA 82-P-069-3-2
FDPA 82-P-069-3-8

FAIR LAKES KEY MAP
PROJECT NO. M-10626

9

SHEET NO. 9 OF 9

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County of Fairfax, Virginia

MEMORANDUM

DATE: October 31, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: **Land Use Analysis & Environmental Assessment:** FDPA 82-P-069-09-09
Fair Lakes Pharmacy

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan dated September 12, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, The Shops at Fair Lakes, L.P., is requesting approval of a Final Development Plan Amendment (FDPA) to permit the construction of a 14,500 square foot pharmacy with drive-through. The subject property is noted as 8.46 acres. However, the proposed pharmacy with drive-through will occupy only a portion of this land area which is already developed with a number of other previously approved commercial and retail uses. The proposed use will occupy a portion of an existing service station with drive-through car wash. The car wash is proposed to be removed as part of this application request. The proposed use will have 86 parking spaces as required by the Zoning Ordinance. The development plan notes that the Zoning Ordinance requires fifteen percent (15%) open space, while the applicant is proposing to provide twenty-eight percent (28%) open space.

LOCATION AND CHARACTER OF THE AREA

The property is located on the south side of Fair Lakes Parkway and west of the Fairfax County Parkway at the intersection of Fair Lakes Parkway and Fair Lakes Circle. All of the surrounding properties are zoned PDC. All the surrounding properties are currently developed with a variety of low to medium intensity commercial uses.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Fairfax Center Area, Land Unit Recommendations, Land Unit G, as amended through June 19, 2012. pages 61-62:

“Land Unit G

Land Use

This land unit is planned for office mixed-use with housing as a major secondary land use. Office development that incorporates architectural excellence, preservation and enhancement of natural features, uniform signing, lighting and landscaping systems and quality roadway entry treatments are development elements that must be achieved to justify the overlay level. Primary office building concentration should be oriented toward I-66 and the Fairfax County Parkway. Residential development should also incorporate high-quality design features including active recreation facilities, open space, and landscaping including street trees, site and building entry landscaping, and screening of community facilities. Impacts on existing residential neighborhoods must be mitigated through buffering and compatible land uses.

The following options exist for development above the planned and approved .25 FAR overlay level. Densities and uses specified in these options are only appropriate for the sites described. These uses and densities are not to be transferred to other locations within the Fairfax Center Area.

As an option at the overlay level, the area at the southeast corner of Shoppes Lane and Fair Lakes Circle may be appropriate for up to 110,000 SF of office use or hotel use, including up to 5,000 SF of support retail, if the following conditions are met:

- Provision of adequate pedestrian connections to the Fair Lakes Shopping Center to the south and the provision of a trail along Shoppes Lane;
- Substantial buffering and screening of any redevelopment from the Fairfax County Parkway; and
- Development should be limited, to the extent possible, to the redevelopment of the existing structure and parking area. Any new development should minimize the loss of mature trees located in existing buffer areas along public roads.

As an option at the overlay level, development of the northeastern portion of the Fair Lakes Shopping Center, which is generally bounded by Fair Lakes Parkway, Fair Lakes Circle and the Fairfax County Parkway, (specifically Tax Map Parcels 55-2((4))12, 19, and 26A), may be appropriate for up to 140,000 SF of retail use and up to 120,000 SF of office use if the following conditions are met:

- Any additional retail and/or office use, and related parking, should be built on the surface parking lots or in place of existing buildings;
- A pedestrian-oriented environment should be created with any new development. All building facades should be designed in a way to encourage pedestrian activity. Parking

should be provided in structures which should be wrapped, to the extent possible, with non-residential uses on the ground floor to encourage an active, walkable environment. Sidewalks should safely connect the development with the surrounding uses. Pedestrian connections should include attractive pavement treatments, safe crossings, and appropriate landscape features;

- Any additional retail and/or office use should be part of an integrated, pedestrian-oriented development; pad sites and drive-through uses are not appropriate;
- Outdoor seating, urban parks or plazas, and extensive landscaping should be provided in any new development;
- Design of the development should provide for the integration with the surrounding large-scale and stand-alone retail uses;
- Improvements are provided to address transportation impacts on internal roadway circulation patterns as well as on access to the shopping center; and
- Vehicular and pedestrian circulation should be well integrated with existing retail uses, including convenient bus access.”

Environment

In the Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 19-21, the Plan states:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

- Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:
- Environmentally-sensitive siting and construction of development.
 - Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the Policy Plan).
 - Optimization of energy performance of structures/energy-efficient design.
 - Use of renewable energy resources.
 - Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.

- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges.

For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. . . .

- Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.
- Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses."

COMPREHENSIVE PLAN MAP: Fairfax Center

LAND USE ANALYSIS

The Comprehensive Plan recognizes the existing character of the subject property and the surrounding area as a mixture of potential office, retail and hotel uses. The area in question of the subject property was previously approved for a service station with drive-through car wash and private open space. The proposed use as a pharmacy with a drive through will result in an increase in impervious surface and an overall reduction in tree cover and landscaping and screening for this portion of the property. The applicant is proposing a floor area ratio (FAR) of 0.39 but the intensity is within the original overall .25 FAR approved for Fair Lakes.

While the proposed pharmacy with a drive through is generally in harmony with the basic land use recommendations of the Comprehensive Plan, the layout of the use would cover area planned for open space thereby resulting in the removal of a significant amount of tree cover, and need for an underground stormwater management vault. Thus, the character of this area has been adversely altered. All of these elements combined raise concerns regarding compatibility with the surrounding uses, as well as potential transportation impacts. Staff feels that the proposed development is not fully in conformance with the recommendations of the Comprehensive Plan.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Building

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment. Per Policy Plan guidance, there is an expectation that the building attain U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification because the proposed development is requesting a change of use under zoning and is located in a (Fairfax Center) Suburban Center.

The applicant has not provided any commitment to meet the Comprehensive Plan recommendation for green building certification at this time. Staff feels that the applicant should provide a commitment to attain LEED certification, at a minimum, for the proposed pharmacy with drive-through. As part of this commitment the applicant should agree to post a green building escrow, to include a LEED-AP in its design team, and to designate one County staff to its LEED online team so that staff may monitor the progress of the project. This issue remains outstanding.

PGN: JRB

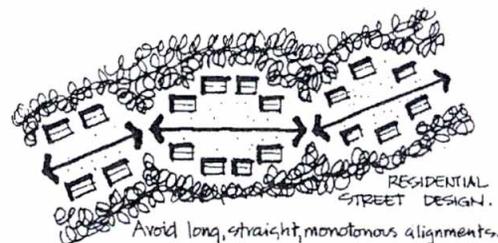
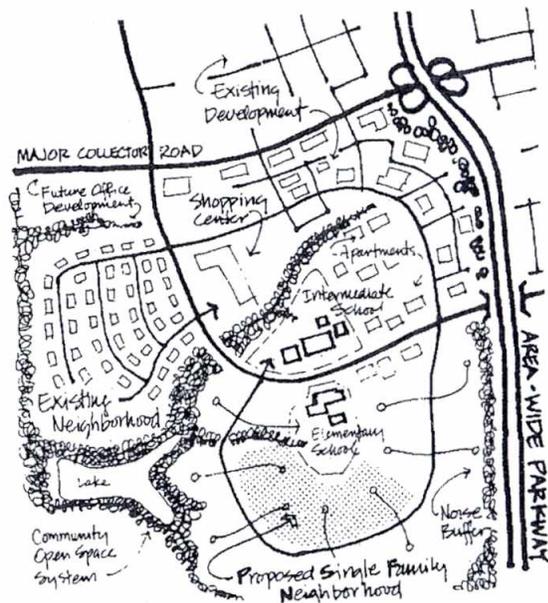
USE-SPECIFIC PERFORMANCE CRITERIA

The following performance criteria for specific uses are guidelines used to evaluate development plans for the Fairfax Center Area.

Residential/Single-Family Detached Housing Criteria

Site Planning

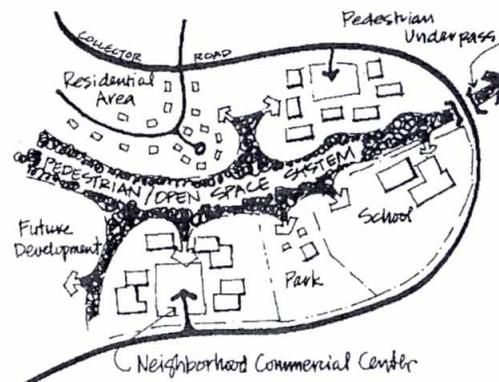
- General
 - Integrate new development with existing and future adjacent land uses.
 - Plan development in reasonably-scaled neighborhood modules.
 - Provide appropriate level, scale and location of support services/facilities (e.g., convenience commercial).
 - Provide pedestrian linkages to community-wide amenity areas, services and facilities.
 - Consider potential highway noise impacts in community, neighborhood and dwelling unit design.
 - Use energy conservation criteria in planning and design.
 - Preserve or recover and record significant heritage resources.
- Access/Roads/Parking
 - Provide adequate, safe auto access to neighborhoods from appropriate level roadways.
 - Use a hierarchical system of internal roadways; do not access homes directly onto major collector roads.
 - Minimize natural site amenity disturbance (e.g., quality trees, streams, etc.) through sensitive road design/construction.
 - Road alignments should reinforce neighborhood scale; avoid long, straight, monotonous residential streets.
 - Avoid on-street parking in low density neighborhoods; provide adequate off-street spaces.
 - In dense developments, provide off-street, screened parking areas for special vehicle storage (e.g. recreation vehicles,



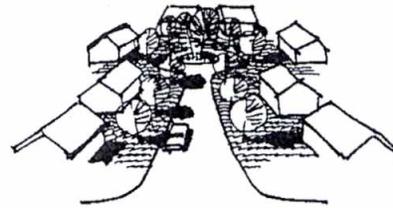
- boats, trailers, etc.).
 - Establish distinct utility and landscaping corridors within street rights-of-way.
 - Orient roadways to maximize southern (solar) exposure for frontage residences, when possible.
 - Reduce amount of impervious surfaces (roads, parking, buildings, etc.) through use of cluster design techniques.
- Open Space/Community Facilities
 - Integrate natural open space amenities into overall neighborhood design.
 - Provide continuous pedestrian/open space system linking neighborhood activity nodes internally and externally.
 - Provide public park and recreational areas/facilities for residents' use; link to the open space system.
 - Design safe pedestrian system crossings at roads; provide grade-separated intersections when possible.
 - Use natural (especially wooded) open space corridors/areas as transition zones, visual amenities and buffers.
 - Buffers
 - Use varying types and density/intensity of development as buffers for incompatible uses.
 - Take advantage of natural landscape edges and elements in buffering and defining neighborhood units.
 - Utility/Service Areas
 - Use grass swales for surface drainage, when possible.
 - Provide stormwater detention/retention structures which can be retained as open space amenities.
 - Place all electrical utility lines underground; screen utility substations and service areas from public view.

Architectural Design

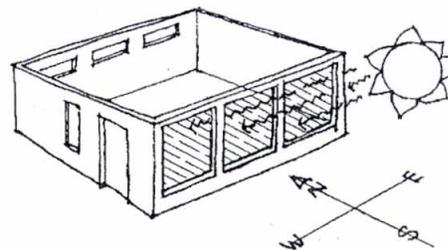
- Scale/Mass/Form
 - Provide general consistency in residential dwelling scale within each neighborhood.
 - Create interest through sensitive detailing and use of basic geometric forms for dwelling units.



- Use varied setbacks to create interesting architectural (mass) relationships to the street.
- Cluster units around courtyard-like areas to reinforce neighborhood scale.

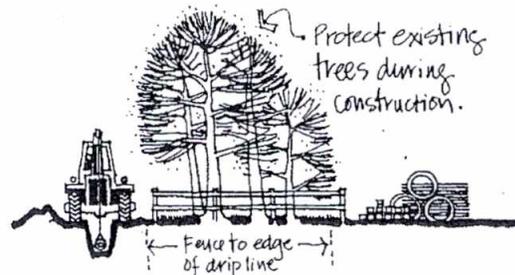


- Functional Relationships/Facade Treatment
 - Select and site appropriate building types with respect to natural topography (e.g., split level vs. slab, etc.)
 - When units are in close proximity, locate windows/doors for maximum privacy between units.
 - Site units to maximize potential for shared or paired driveway entrances.
 - Segregate primary building entries from service-type entries.
 - Minimize solar heat gain in warm weather and maximize solar heat gain retention in cold weather through sensitive design treatment.
 - Minimize solar heat gain for cooling and maximize solar heat gain/retention for heating by sensitive design treatment.
 - Establish dwelling cluster architectural theme consistency, while avoiding literal facade repetition.
 - Use similar architectural materials within a given cluster of dwellings.
 - Keep architectural facade material types to a minimum on any single dwelling.
 - Carry all attached facade materials (such as wood siding) down to a finished grade elevation or paint to match adjoining facade.



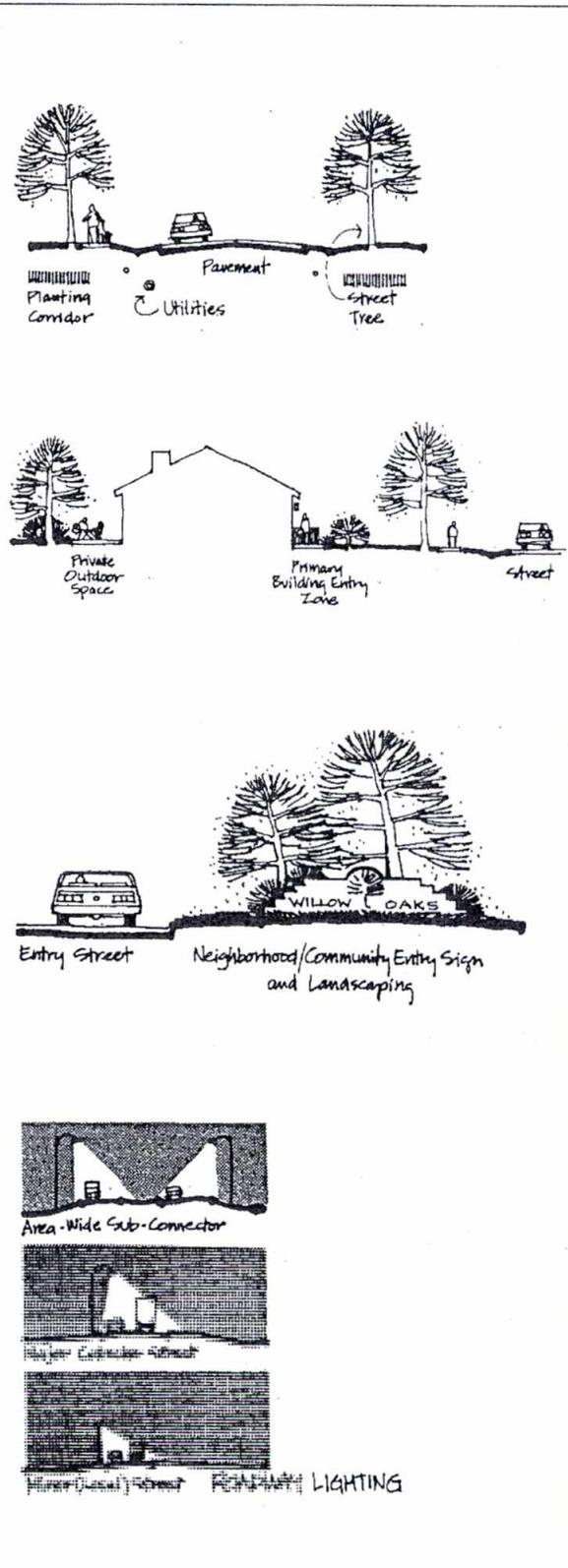
Landscape Architectural Design

- Landscaping
 - Preserve existing quality vegetation to the greatest extent possible, integrating it into new designs.
 - Restore disturbed areas to a visually appealing landscape character through landscape architectural treatment.
 - Provide street trees along all roadways; use consistent species groupings to reinforce neighborhood character.
 - Locate street trees along roadways in landscape corridors away from underground utilities.
 - Use special landscape treatments to define primary building entry zones.



- Use plant materials to define private outdoor social spaces for each unit, as needed.
- Use overhead canopy, intermediate focus and ground cover type plants to achieve functional goals.
- Provide well-landscaped special use areas for neighborhood residents (e.g., pool areas, parks, etc.).
- Promote seasonal visual interest at major neighborhood focal points by using flowers and ornamental shrubs, trees, etc.
- Select low-maintenance landscape materials for large neighborhood common areas not likely to receive consistent maintenance.
- Protect solar access to buildings when incorporating landscape materials: (1) Use deciduous tree plantings near glass so that the foliage does not obstruct the heat gain in winter; (2) Use evergreen plantings on the north to protect against the wind; and (3) Orient plantings around buildings to allow wind flow during warm weather.

- Site Furnishings/Signing and Lighting
 - Provide a well-designed signage system to identify and direct safe movement throughout the community-vehicular and pedestrian.
 - Provide well-designed neighborhood entry signs at major auto/pedestrian entry areas.
 - Provide roadway and pedestrian lighting systems consistent in style/intensity with each system hierarchy.
 - Provide special neighborhood entry area and identification sign lighting.
 - Ensure neighborhood architectural theme and light fixture style consistency.
 - Provide individual dwelling unit entry zone and street number illumination lighting.
- Site Furnishing/Fencing/Mailboxes
 - Avoid fencing along lot lines between homes; this practice reduces the visual depth and width of individual properties.
 - Use fencing materials which relate to the proposed function of the fence (e.g., solid for privacy).
 - Use fencing materials and style



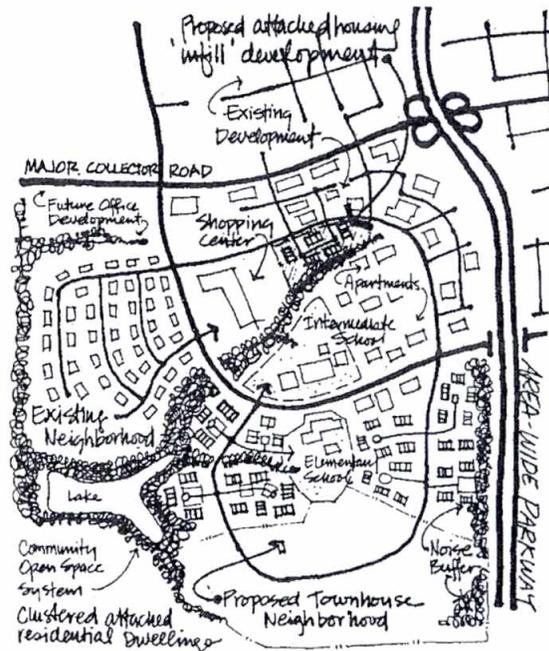
consistent with dwelling architectural materials and style.

- Avoid long, monotonous solid walls or fence lines by using jogs or setbacks for visual interest.
- If roadside mailboxes are used, provide units consistent to neighborhood or cluster architecture/style.
- Site Furnishings/Minor Structures
 - Outdoor utility sheds/buildings should relate to dwelling architecture and style.

**Residential/Single-Family
 Attached/Multi-Family
 Low-Rise Housing Criteria**

Site Planning

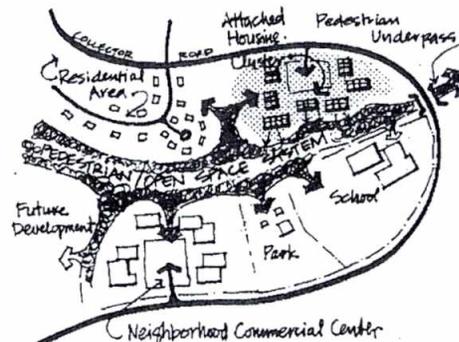
- General
 - Integrate new development with existing and future adjacent land uses.
 - Plan development in reasonably-scaled neighborhood modules.
 - Provide appropriate level, scale and location of support services/facilities (e.g., convenience commercial).
 - Provide pedestrian linkages to community-wide amenity areas, services and facilities.
 - Consider potential highway noise impacts in community, neighborhood and dwelling unit design.
 - Emphasize the placement of clusters of multi-family buildings sensitively in the existing landscape context.
 - Incorporate neighborhood convenience service structures into the development architecturally, spatially and functionally.
 - Preserve or recover and record significant heritage resources.
- Access/Roads/Parking
 - Provide adequate, safe auto access to the neighborhoods from appropriate level roadways.
 - Use a hierarchical system of internal roadways and drives; do not access units directly onto major collector roads.
 - Minimize natural site amenity disturbance (e.g., quality trees, streams,



- etc.) through sensitive street/parking design/construction.
- Road alignments should reinforce neighborhood scale; avoid long, straight, monotonous residential streets.
- Avoid on-street parking; provide adequate off-street parking areas in scale with architectural masses.
- Provide off-street, screened parking areas for special vehicle storage (e.g., recreation vehicles, boats, trailers, etc.).
- Establish distinct utility and landscaping corridors within street rights-of-way.
- Orient roadways to maximize southern (solar) exposure for frontage residences, where possible.
- Reduce impervious surfaces (roads, parking, buildings, etc.) through use of cluster design techniques.
- Provide adequate, convenient parking, buffered from primary views from streets and dwelling units by setbacks, landscaping, fencing or other architectural elements.
- Provide adequate emergency vehicle turn-around space in close proximity to dwelling units; incorporate into parking, drive and street layout.
- Adhere to existing Fairfax County development standards for minimum parking space and driveway dimensions, etc.
- Consider use of special paving materials for small-scale parking areas in harmony with site and architectural design materials.
- Consider use of covered parking for primary car spaces in front of units (carports and garages).

• Open Space/Community Facilities

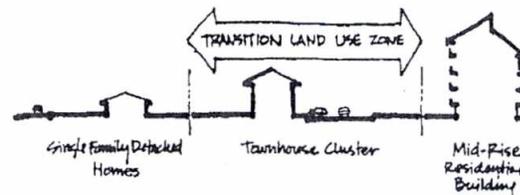
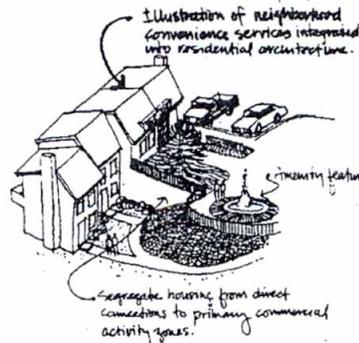
- Integrate natural open space amenities into overall neighborhood design.
- Provide a continuous pedestrian/open space system linking neighborhood activity nodes internally and externally.
- Provide courtyard, park and recreational areas/facilities (e.g., swimming pools, tennis courts, tot lots, etc.) for use of residents; link to the open space system.
- Design safe pedestrian crossings at roads; provide grade-separated



- intersections when possible.
- Use natural (especially wooded) open space corridors/areas as transition areas, visual amenities and buffers.
- Relate community and neighborhood-wide facilities functionally (access, proximity, etc.) to other uses within the development.
- Buffers
 - Use varying types and density/intensity of development as buffers for incompatible uses.
 - Take advantage of natural landscape edges and elements in buffering and defining neighborhood units.
 - Promote privacy between units with setbacks, plant materials, fences and grade changes.
- Utility/Service Areas
 - Use grass swales for surface drainage whenever possible.
 - Provide stormwater detention/retention structures which can be retained as open space amenities.
 - Place all electrical utility lines underground; screen utility substations, service areas and heating/ventilation equipment from public view.
 - Screen refuse container (dumpster) areas from view, but maintain good service vehicle access.

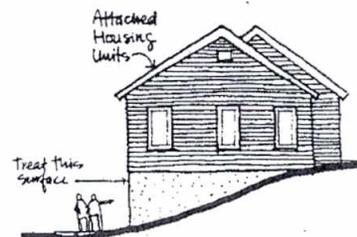
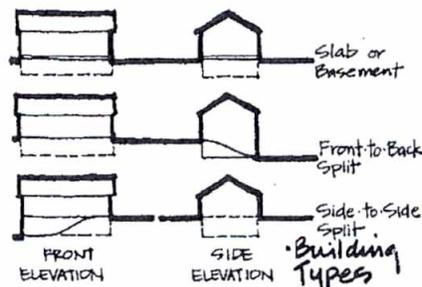
Architectural Design

- Scale/Mass/Form
 - Provide general consistency in residential dwelling scale within each neighborhood.
 - Create interest through sensitive detailing and use of basic geometric forms for dwelling units.
 - Use varied setbacks to create interesting architectural (mass) relationships to the street.
 - Cluster units around courtyard-like areas (landscaped parking or plaza) to reinforce neighborhood scale.
 - Create generally low-scaled masses for buildings; do not make buildings excessively long.



Consistency of unit scale with varied detailing in Attached Unit design.

- Functional Relationships/Facade Treatment
 - Select and site appropriate building types with respect to natural topography (e.g., split level vs. slab, etc.)
 - When end units are in close proximity, locate windows/doors for maximum privacy between units.
 - Segregate primary building entries from service-type entries.
 - Use current energy conservation technology in architectural and heating/cooling systems design.
 - Minimize solar heat gain for cooling and maximize solar heat gain/retention for heating by sensitive design treatment.
 - Establish dwelling cluster architectural theme consistency while avoiding literal facade repetition among units.
 - Use similar architectural materials within a given cluster of dwellings.
 - Keep architectural facade material types to a minimum on any single dwelling.
 - Carry all attached facade materials (such as wood siding) down to a finished grade elevation, or paint to match adjoining facade.
 - Incorporate special, landscaped transition areas at dwelling unit entry areas into building/site design.
 - Consider the inclusion of covered unit entry areas in architectural design.



Landscape Architectural Design

- Landscaping
 - Preserve existing quality vegetation to the greatest extent possible, integrating it into new designs.
 - Restore disturbed areas to a visually appealing landscape character through landscape architectural treatment.
 - Provide street trees along all roadways; use consistent species selection per street to reinforce neighborhood character.
 - Locate street trees along roadways in landscape corridors away from underground utilities.
 - Use special landscape treatments to identify and reinforce community, neighborhood and building cluster entry areas.
 - Use special landscape treatments to define primary building entry zones.



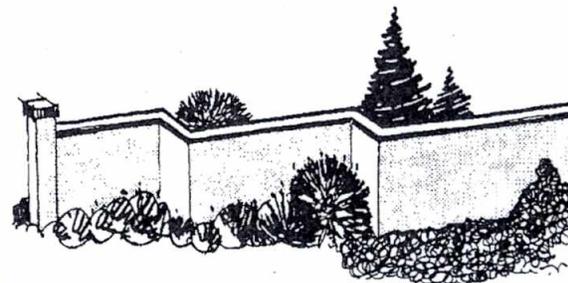
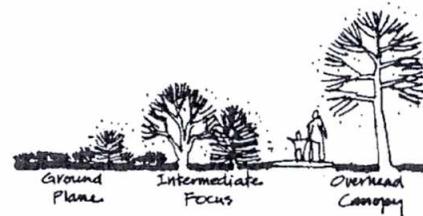
- Use plant materials to define private outdoor social spaces for each unit, as needed.
- Buffer incompatible uses with land forms and/or landscape materials as needed.
- Use overhead canopy, intermediate focus and ground cover type plants to achieve functional goals.
- Provide well-landscaped special use areas for neighborhood residents (e.g., pool areas, parks, etc.).
- Promote seasonal visual interest at major neighborhood focal points by using flowers and ornamental shrubs, trees, etc.
- Select low-maintenance landscape materials for large neighborhood common areas not likely to receive consistent maintenance.
- Shade and visually break up large parking areas by planting canopy shade trees in planting islands.
- Protect solar access to buildings when incorporating landscape materials.

• Site Furnishings/Signage and Lighting

- Provide a well-designed signage system to identify and direct safe movement throughout the community-vehicular and pedestrian.
- Provide well-designed neighborhood entry signs at major auto/pedestrian entry areas.
- Provide roadway and pedestrian lighting systems consistent in style/intensity with each system hierarchy.
- Provide special neighborhood entry area and identification sign lighting.
- Ensure neighborhood architectural theme and light fixture style consistency.
- Provide individual dwelling unit entry zone and street number illumination lighting.

• Site Furnishing/Fencing/Mailboxes

- Use walls and fencing along lot lines between units to provide privacy for outdoor activity areas in front and rear of units when possible. This should be done in a manner which does not prevent solar access.
- Use fencing materials which relate to the proposed function of the fence (e.g., solid for privacy).

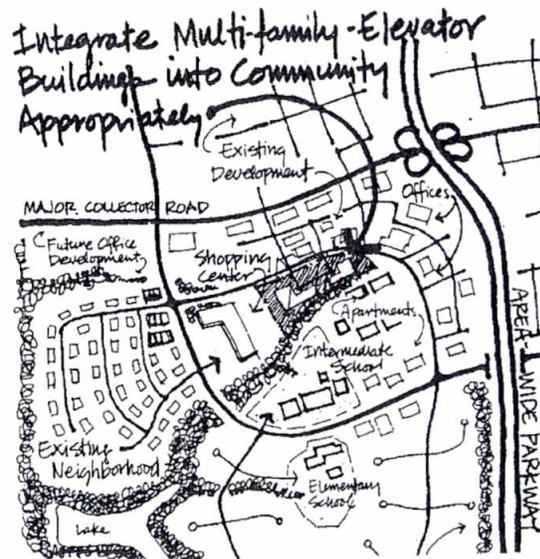


- Use wall or fencing materials and style consistent with dwelling architectural materials and style and in a manner which does not prevent solar access.
 - Avoid long, monotonous solid fence lines by using jogs or setbacks for visual interest.
 - If curbside mailboxes are used, provide multibox units consistent to the building cluster architecture/style.
- Site Furnishings/Minor Structures/Seating
 - Outdoor utility sheds/buildings should relate to dwelling architectural materials and style.
 - Provide bus shelters at major roadway entries as needed to serve residents utilizing existing or proposed transit services.
 - Consider the provision of gazebos or other outdoor shelters with architectural design compatible to residential building design.
 - Consider provision of other outdoor architectural elements, such as trellises or kiosks.
 - Provide outdoor seating at appropriate activity areas (e.g., tot lots, pool area, etc.).
 - Provide hard-surfaced landscaped recreational areas, especially around swimming pool/clubhouse areas.

Residential/Multi-Family-Elevator Housing Criteria

Site Planning

- General
 - Integrate new development with existing and future adjacent land uses appropriately; locating it near employment/shopping cores and mass transit access points.
 - Plan development using reasonably-scaled architectural masses, which relate positively to site and adjacent use conditions through siting, setbacks and landscaping.
 - Provide appropriate level, scale and location of support services/facilities (e.g., convenience commercial) integrated into overall architectural

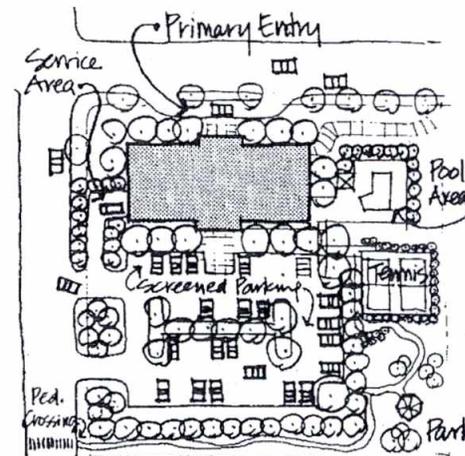
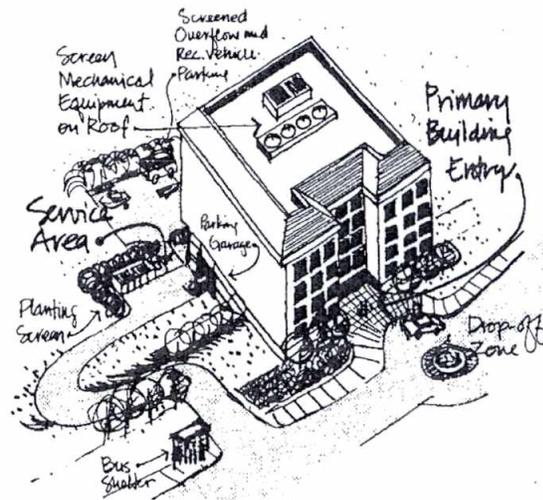


design.

- Provide pedestrian linkages to community-wide amenity areas, services and facilities.
- Consider potential highway noise impacts in community, neighborhood and dwelling unit design.
- Use energy conservation-based criteria in planning and design.
- Provide a quality visual image to all (off-site) public views, as the structure will be considered an area-wide visual amenity.
- Take care in siting tall structures to avoid (sun) shading of structures on adjacent lots.
- Preserve or recover and record significant heritage resources.

• Access/Roads/Parking

- Provide adequate, safe auto access into the site from appropriate level roadways.
- Use a hierarchical system of internal streets and drives; do not access buildings directly onto major roads.
- Minimize natural site amenity disturbance (e.g., quality trees, streams, etc.) through sensitive street/parking lot design/construction.
- Segregate resident and service entry areas; provide adequate area for service/emergency vehicle access and operation.
- Avoid on-street parking; provide high-image off-street parking areas in scale with pedestrians.
- In dense developments, provide off-street, screened parking areas for special vehicle storage (e.g., recreation vehicles, boats, trailers, etc.).
- Use structured parking whenever possible; integrate parking decks into overall building architecture.
- Provide a well-landscaped, high-image auto passenger drop-off zone at major residential building entry.
- Reduce impervious surfaces (roads, parking, buildings, etc.) through use of cluster design techniques and deck parking provision.
- Establish distinct utility and landscaping corridors within street rights-of-way and parking areas.



- Adhere to existing Fairfax County development standards for minimum parking space and drive dimensions, etc.
- Open Space/Community Facilities
 - Integrate natural open space amenities into overall site plan development.
 - Provide a continuous pedestrian/open space system linking on- and off-site activity nodes.
 - Provide courtyard, park and recreational areas/facilities (e.g., pools, tennis courts, tot lots, etc.) for use of residents; link to the open space system.
 - Design safe pedestrian system crossings at roads; provide grade-separated intersections when possible.
 - Use natural (especially wooded) open space corridors/areas as transition ones, visual amenities and buffers.
 - Integrate on-site service and amenity features into overall functional and design scheme.
- Buffers
 - Use varying scale and arrangements of structures on-site to act as buffers for incompatible use relationships.
 - Take advantage of natural landscape edges and elements in buffering and defining architectural elements.
 - Use architectural elements (walls, buildings, etc.) as visual and roadway noise buffers.
- Utility/Service Areas
 - Use curb and gutter systems within the primary building and parking zone for auto and drainage control.
 - Away from the major architectural/parking core, use grass swales for surface drainage whenever possible.
 - Provide stormwater detention/retention structures which can be retained as open space amenities.
 - Place all electrical utility lines underground; screen utility substations and service areas from public view.

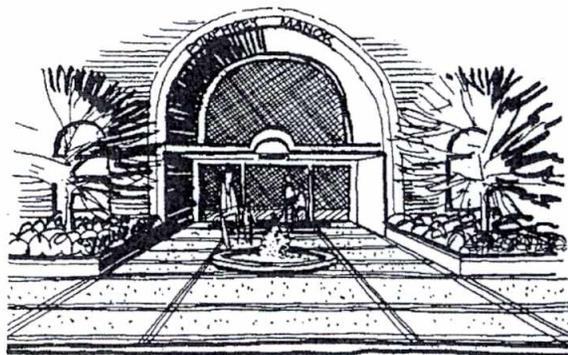
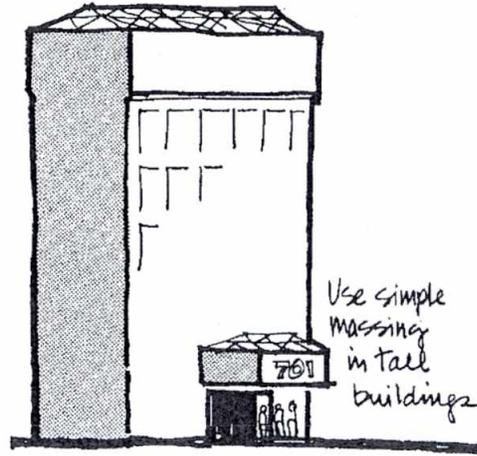
Architectural Design

- Scale/Mass/Form
 - Maintain relatively simple massing in tall



structures, with openings and entries clearly articulated through building offsets and texture/material changes.

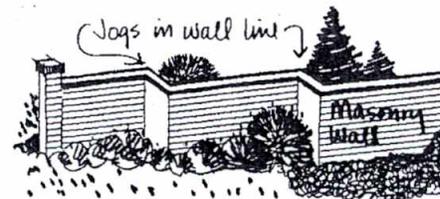
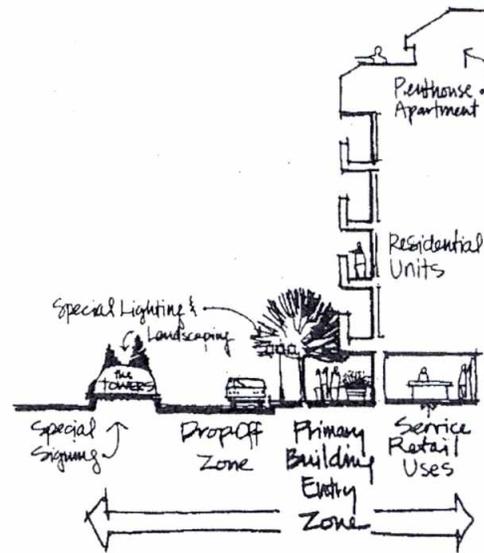
- Adhere to established Fairfax County building bulk and setback requirements.
 - Use varied setbacks to create interesting architectural (mass) relationships to the street.
 - Cluster buildings around courtyard-like areas to reinforce neighborhood scale.
 - Integrate architectural masses/forms into natural topography of site.
- Functional Relationships/Facade Treatment
 - Select and site appropriate building types with respect to natural topography.
 - When buildings are adjacent, orient primary facades for maximum privacy between buildings.
 - Segregate primary building entries from service-type entries.
 - Use current energy conservation technology in architectural and heating/cooling systems design.
 - Minimize solar heat gain for cooling and maximize solar heat gain/retention for heating by sensitive design treatment.
 - Dwelling unit number and arrangement for each building should reinforce feeling of security and neighborhood among residents.
 - Avoid false facade treatments which are unrelated to building form/ function.
 - Carefully select and restrict the variety of architectural facade materials for each building, but avoid monolithic facade treatments.
 - Integrate community and resident service uses into building architecture.
 - Incorporate major landscaped plazas at major building entrances, featuring special paving, seating, plantings and water features such as fountains.



Landscape Architectural Design

- Landscaping
 - Preserve existing quality vegetation to the greatest extent possible, integrating it into new designs.
 - Restore disturbed areas to a visually appealing landscape character through

- landscape architectural treatment.
 - Provide street trees along all roadways and shade trees in parking areas; encourage the use of groupings which reinforce the residential development character and identity.
 - Provide well-landscaped special use areas for neighborhood residents (e.g., pool areas, parks, etc.).
 - Use special landscape treatments to define primary building entry zones.
 - Buffer incompatible uses with land forms and/or landscape materials as needed.
 - Use overhead canopy, intermediate focus and ground cover type plants to achieve functional goals.
 - Locate street trees along roadways and parking areas in landscape corridors away from underground utilities.
 - Use special landscape treatments to identify and reinforce community and neighborhood entry areas.
 - Promote seasonal visual interest at major neighborhood focal points by using flowers and ornamental shrubs, trees, etc.
 - Select low-maintenance landscape materials for common areas not likely to receive consistent maintenance.
 - Protect solar access to buildings when incorporating landscape materials.
- Site Furnishings/Signage and Lighting
 - Provide a well-designed signage system to identify and direct safe vehicular and pedestrian movement throughout the site.
 - Provide well-designed site entry signs at major auto/pedestrian entry areas.
 - Provide street, parking and pedestrian lighting systems consistent in style/intensity with each system's needs.
 - Ensure site-wide architectural theme and light fixture style consistency.
 - Use special lighting techniques, such as up-lighting, to accentuate primary entry plazas and high-image architectural elements.
- Site Furnishings/Walls and Minor Structures
 - Use concrete or masonry walls in conjunction with building style and materials for screening and grade-change accommodation.



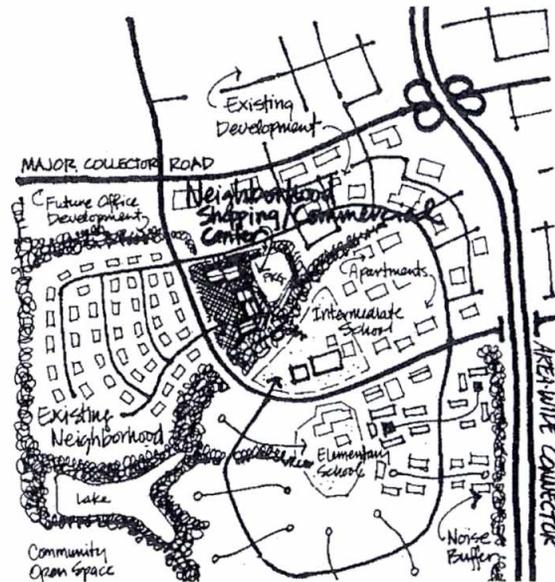
- Avoid long, monotonous walls by incorporating jogs or setbacks for visual interest.
- If entry gates are used, ensure that design is high quality and integrated into adjacent wall architecture.
- Provide bus shelters at major site entries as needed to serve residents utilizing existing or proposed transit services; integrate structure design into project architectural theme, if possible.
- Consider the provision of gazebos, information kiosks or other outdoor structures for use of residents.
- Provide outdoor seating, some covered, at major on-site activity areas.
- Provide hard surfaced recreational areas on-site (e.g., tennis courts, play courts, pool-side areas, etc.).



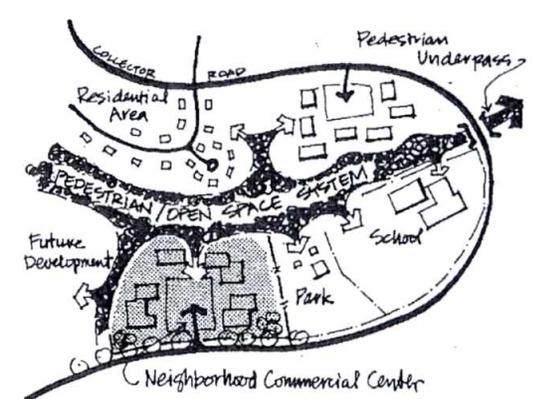
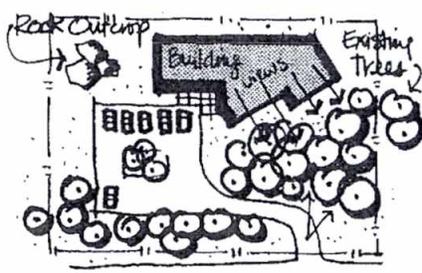
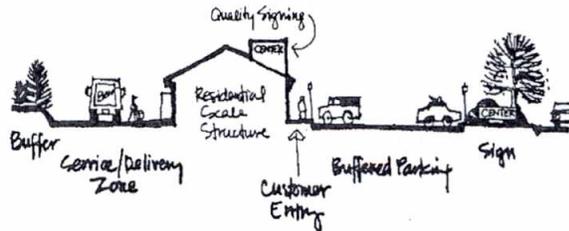
Commercial/Low Density Office and Neighborhood Center Criteria

Site Planning

- General
 - Integrate new development with existing and future adjacent land uses appropriately; locate new centers with quality vehicular and pedestrian access.
 - Select type and scale of commercial office uses within each development which will serve local area needs.
 - Use criteria for shared parking and open space between uses in site development, if feasible.
 - Provide pedestrian linkages to residential neighborhoods and community-wide amenity areas, services and facilities.
 - Use energy conservation based criteria in planning and design.
 - Preserve or recover and record significant heritage resources.
- Access/Roads/Parking
 - Provide adequate, safe auto access into the center from appropriate-level roadways.
 - Provide well-screened off-street parking areas for customers; keep these parking lots in scale with the development and neighborhood.
 - Minimize natural site amenity



- disturbance (e.g., quality trees, streams, etc.) through sensitive parking and building design/construction.
 - Establish distinct utility and landscaping corridors within street rights-of-way and parking areas.
 - Segregate service and maintenance drives and parking areas from customer entry and parking zones.
 - Reduce impervious surfaces (drives, parking, buildings, etc.) through use of cluster design techniques.
 - Provide a well-landscaped, high-quality image toward the street, and buffer service areas from public view.
 - Adhere to existing Fairfax County development standards for minimum parking space and driveway dimensions.
- Open Space/Community Facilities
 - Integrate natural open space amenities into overall site design.
 - Provide on-site pedestrian system links to neighborhood and community-wide pedestrian systems.
 - Consider inclusion of neighborhood-level facilities as part of a mixed-use program for neighborhood centers (e.g., recreation uses and small commercial, office and service uses, etc.)
 - Design safe pedestrian systems on-site; incorporate handicapped-access elements, such as ramps, into system design.
 - Use natural (especially wooded) open space corridors/areas as transition areas, visual amenities and buffers.
- Buffers
 - Use varying scales and arrangement of buildings on-site as buffers for incompatible use relationships.
 - Take advantage of natural landscape edges and elements in buffering and defining neighborhood center components.
 - Use architectural elements (walls, buildings, etc.) as visual and roadway noise buffers.
- Utility/Service Areas
 - Use curb and gutter drainage systems adjacent to buildings and main parking

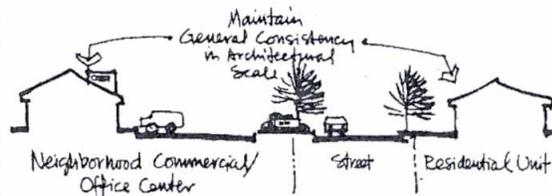


areas, but use grass swales, when possible, in other areas on-site.

- Provide stormwater detention/retention structures, as needed, which can be retained as open space amenities.
- Place all electrical utility lines underground; screen utility substations and service areas from public view.
- Screen all service/maintenance areas from public view.
- Provide for safe on-site storage and off-site disposal of refuse and wastes generated by commercial/service uses.

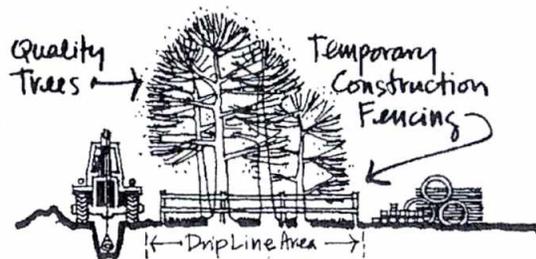
Architectural Design

- Scale/Mass/Form
 - Provide general consistency between neighborhood residential unit scale and proposed neighborhood/commercial/office complex scale.
 - Create interest through sensitive detailing and use of basic geometric forms for commercial structures.
 - Use varied building facade setbacks to create interesting architectural (mass) relationships to the street.
 - Cluster buildings around courtyard-like areas to reinforce neighborhood scale.
- Functional Relationships/Facade Treatment
 - Select and site appropriate building types with respect to natural topography.
 - Use current energy conservation technology in architectural and heating/cooling systems design.
 - Minimize solar heat gain for cooling and maximize solar heat gain/retention for heating by sensitive design treatment.
 - Establish center-wide architectural theme consistency.
 - Use similar architectural materials within the center development.

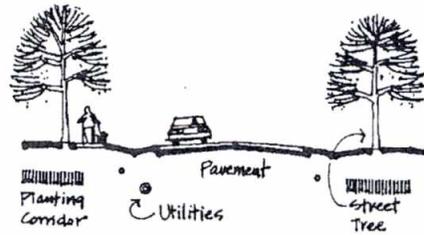


Landscape Architectural Design

- Landscaping
 - Preserve existing quality vegetation to the greatest extent possible, integrating it into new designs.
 - Restore disturbed areas to a visually appealing landscape character through landscape architectural treatment.



- Provide shade trees in all parking lots; use consistent species groupings to reinforce development character.
- Locate street trees along roadways and parking areas in landscape corridors away from underground utilities.
- Use special landscape treatments to identify and reinforce the center's entry areas.
- Use special landscape treatments to define primary building entry zones.
- Buffer incompatible uses with land forms and/or landscape materials as needed.
- Use overhead canopy, intermediate focus and ground cover type plants to achieve functional goals.
- Promote seasonal visual interest at major neighborhood focal points by using flowers and ornamental shrubs, trees, etc.
- Select low-maintenance landscape materials for areas not likely to receive consistent maintenance.
- Protect solar access to buildings when incorporating landscape materials.

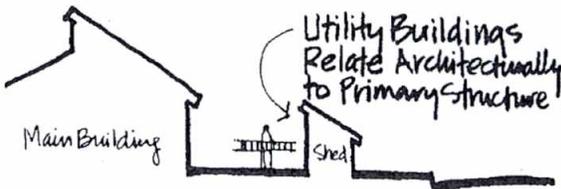


- Site Furnishings/Signage and Lighting
 - Provide a well-designed signage system to identify buildings and direct safe movement for ingress and egress (vehicular and pedestrian).
 - Provide well-designed project entry signs at major auto/pedestrian entry areas.
 - Ensure quality design for commercial signs on-site and on building facades; all buildings (within the same development)



should portray consistency in signing criteria adherence.

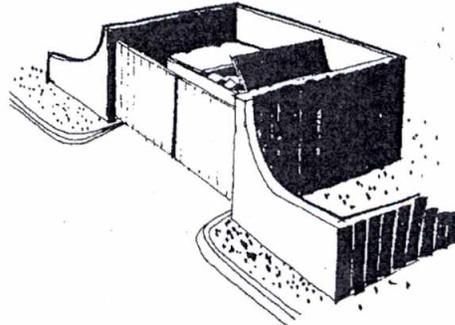
- Control the use of temporary commercial advertising signs; do not use movable signs with flashing lights along street edges.
- Ensure neighborhood architectural theme and light fixture style consistency.



- Site Furnishing/Fencing/Walls/Minor Structures
 - Use materials which relate to the proposed function of the fence or wall (e.g., solid for privacy).
 - Use wall and fence materials and style consistent with the center's architectural materials and style.



- Avoid long, monotonous solid wall or fence lines by using jogs or setbacks for visual interest.
- Outdoor utility sheds/buildings should relate to major building architecture and style.
- Provide walled enclosures to screen outdoor storage and refuse (dumpster) areas.
- Keep architectural facade material types to a minimum on any single building facade.
- Carry all attached facade materials (such as wood siding) down to a finished grade elevation, or paint exposed walls to match such facades.
- Avoid false facade treatments which are unrelated to building form/function.
- Carefully select and restrict the variety of architectural facade materials for each building.



Screen refuse container ('dumpster') areas.

Commercial/Campus Style Office Park Criteria

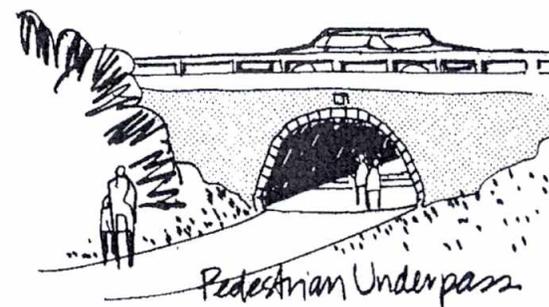
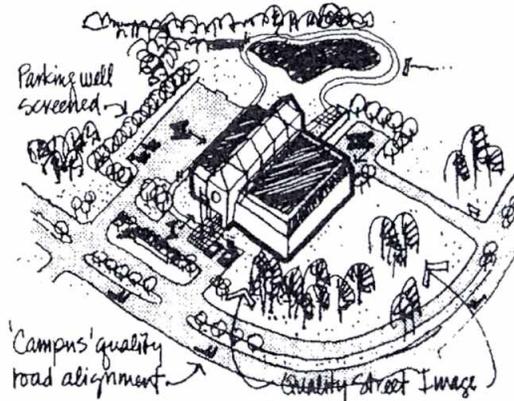
Site Planning

- General
 - Integrate new development with existing and future adjacent land uses appropriately.
 - Plan development in relatively large-scaled tracts to assure substantial open space provision.
 - Establish a strong sense of identity for each particular office campus or park.
 - Provide appropriate level, scale and location of support services/facilities (e.g., eating establishments, business support and convenience commercial) to serve employees/businesses locally.
 - Use energy conservation-based criteria in planning and design.
 - Preserve or recover and record significant heritage resources.
- Access/Roads/Parking
 - Provide adequate, safe auto access into the development from appropriate-level roadways.
 - Use a hierarchical system of internal drives and roadways; do not access parking directly onto major collector



- roads.
 - Minimize natural site amenity disturbance (e.g., quality trees, streams, etc.) through sensitive road, building and parking design/construction.
 - Provide well-screened off-street parking areas for employees/visitors.
 - Road alignments should reinforce campus quality and scale; avoid long, straight, monotonous street layouts.
 - Provide some parking areas for compact cars in order to reduce the area of impervious site cover.
 - Provide screened parking areas for special vehicle parking/storage (e.g., maintenance vehicles, trailers, equipment, etc.).
 - Establish distinct utility and landscaping corridors within street rights-of-way and parking areas.
 - Segregate service, maintenance and loading zones from employee/visitor vehicle areas.
 - Orient roadways to maximize southern (solar) exposure for office buildings, when possible.
 - Provide a well-landscaped high-quality image toward the street.
 - Reduce impervious surfaces (roads, parking, buildings, etc.) through use of cluster design techniques.
 - Adhere to existing Fairfax County development standards for minimum parking space and driveway dimensions.
- Open Space/Community Facilities
 - Integrate natural open space amenities into overall site design.
 - Provide a continuous pedestrian/open space system linking activity nodes internally and externally.
 - Design safe pedestrian system crossings at roads; provide grade-separated intersections at these points when possible; incorporate handicapped-access elements, such as ramps, into system design.
 - Use natural (especially wooded) open space corridors/areas as transition zones, visual amenities and buffers.
- Buffers
 - Use varying scales and arrangements of

Segregation of visitor(I), employee(II) and service(III) vehicle areas:

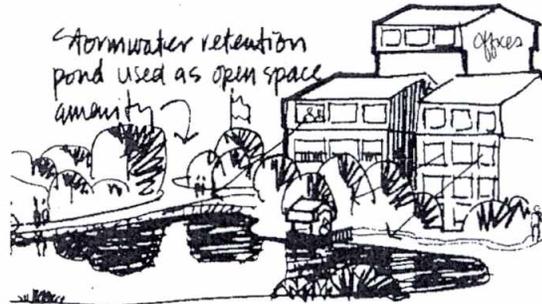


building masses as buffers for incompatible use relationships.

- Take advantage of natural landscape edges and elements in buffering and defining building and parking zones.
- Use existing vegetation masses along with earth berms and architectural walls as visual and roadway noise buffers.

• Utility/Service Areas

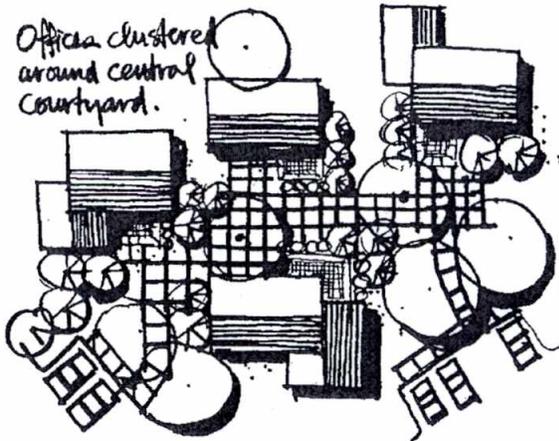
- Use grass swales for surface drainage whenever possible.
- Provide stormwater detention/retention structures which can be retained as open space amenities.
- Place all electrical utility lines underground; screen utility substations and service areas from public view.
- Provide for safe on-site storage and off-site disposal of refuse and wastes generated by commercial/service uses.
- Consider common solar energy systems serving entire office park developments, when feasible.



Architectural Design

• Scale/Mass/Form

- Provide general consistency in architectural scale within each development cluster.
- Create interest through sensitive detailing and use of basic geometric forms reflecting building function.
- Use varied building/facade setbacks to create interesting architectural (mass) relationships to the street.
- Cluster buildings around courtyard-like amenity areas to create a strong sense of arrival for pedestrians.
- Buildings with large-area structural modules should be located on flat or gently sloping sites only.



• Functional Relationships/Facade Treatment

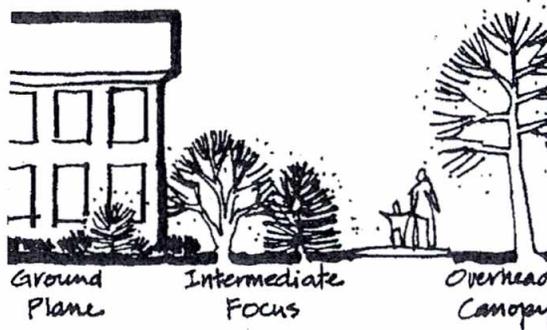
- Select and site appropriate building types with respect to natural topography.
- Segregate primary building entries from service-type entries.
- Use current energy conservation technology in architectural and heating/cooling systems design.
- Minimize solar heat gain for cooling and

maximize solar heat gain/retention for heating by sensitive design treatment.

- Establish architectural theme consistency throughout each office complex.
- Use similar architectural materials within a given cluster of office buildings.
- Keep architectural facade material types to a minimum on any single building facade.
- Carry all attached facade materials down to a finished grade elevation, or paint exposed walls to match such facade materials.
- Avoid false facade treatments which are unrelated to building form/function.
- Carefully select and restrict the variety of architectural facade materials for each building or building cluster.

Landscape Architectural Design

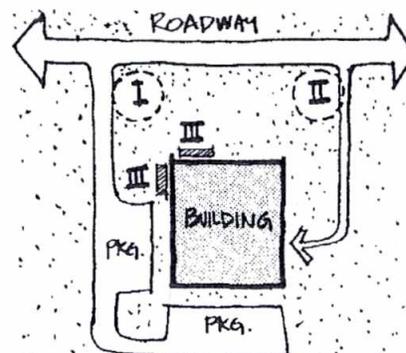
- Landscaping
 - Preserve existing quality vegetation to the greatest extent possible, integrating it into new designs.
 - Restore disturbed areas to a visually appealing landscape character through landscape architectural treatment.
 - Provide shade trees in all parking lots; use consistent species groupings to reinforce development character.
 - Locate street trees along roadways in landscape corridors away from underground utilities.
 - Use special landscape treatments to identify and reinforce major office park and site entry areas.
 - Use special landscape treatments to define primary building entry zones.
 - Buffer incompatible uses with land forms and/or landscape materials as needed.
 - Use overhead canopy, intermediate focus and ground cover-type plants to achieve functional goals.
 - Promote seasonal visual interest at major architectural and site focal points by using flowers and ornamental shrubs, trees, etc.
 - Select low-maintenance landscape materials for areas not likely to receive consistent maintenance; maintain landscape materials in all entry and



- streetscape areas.
- Protect solar access to buildings when incorporating landscape materials.
 - Site Furnishings/Signing and Lighting
 - Provide a well-designed office park and site entry signs at major auto/pedestrian entry areas.
 - Provide roadway and pedestrian lighting systems consistent in style/intensity with each system hierarchy.
 - Ensure quality design for commercial office signs on-site and on building facades; all buildings within a development should reflect consistent signing criteria adherence.
 - Provide design guidelines for all commercial signing within the office campus development, including temporary advertising, construction and informational signing.
 - Provide special site entry area and identification sign lighting.
 - Ensure development-wide architectural theme and light fixture style consistency.
 - Provide individual building entry zone and corporate name/logo illumination lighting.
 - Site Furnishing/Fencing/Walls/Minor Structures
 - Use walls as architectural linkage elements between related but separate buildings, when possible.
 - Use materials which relate to the proposed function of the fence or wall (e.g., solid for privacy).
 - Use wall and fence materials and style consistent with each development's architectural materials and style.
 - Avoid long, monotonous solid walls or fence lines by using jogs or setbacks for visual interest.
 - Outdoor utility sheds/buildings should relate to building architecture and style.
 - Provide walled enclosures to screen outdoor storage/service/refuse (dumpster) areas.

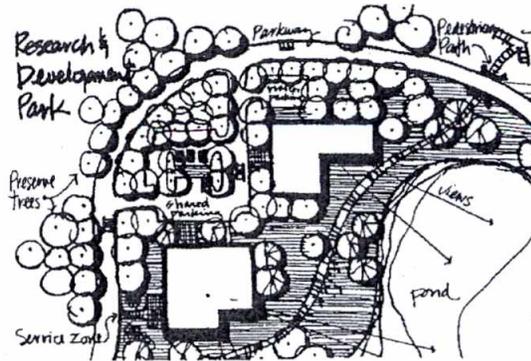
Research and Development/Utility and Light Industrial Criteria

Site Planning

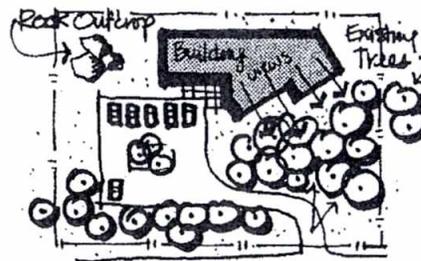


- BASIC SIGN CATEGORIES:**
- I Entrance Identification
 - II Service Entrance
 - III Building/Corporate Logo

- General
 - Consider appropriateness of each particular use to the image/environment of the Fairfax Center Area.
 - Integrate new development with existing and future adjacent land uses appropriately.
 - Plan development in relatively large-scale tracts to assure substantial open space provision, especially for buffering.
 - Establish a strong sense of identity for each development.
 - Locate utility uses (such as power substations, water pump stations and waste water treatment plants) away from conflicting land uses, if feasible.
 - Provide pedestrian linkages to community-wide amenity areas, neighborhood services and facilities, as needed.
 - Use energy conservation-based criteria in planning and design.
 - Preserve or recover and record significant heritage resources.

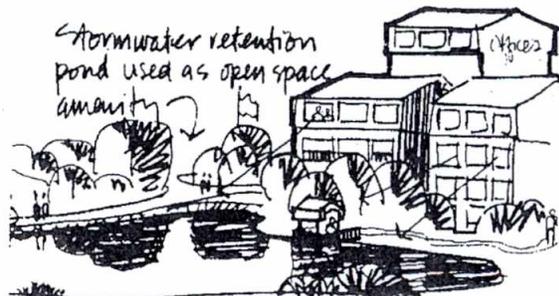
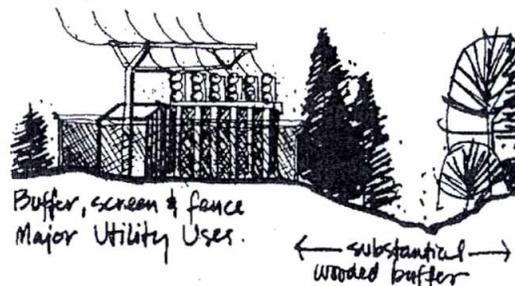


- Access/Roads/Parking
 - Provide adequate, safe auto and truck access into the development from appropriate level roadways.
 - Use a hierarchical system of internal roadways; do not access parking/service areas directly from major collector roads.
 - Minimize natural site amenity disturbance (e.g., quality trees, streams, etc.) through sensitive utility right-of-way, road, building and parking design/construction.
 - Road alignments should reinforce development quality and scale; avoid long, straight, monotonous street layouts.
 - Provide off-street, screened parking areas for special vehicle parking/ storage (e.g., maintenance vehicles, trailers, utility equipment, etc.).
 - Establish distinct utility and landscaping corridors within street rights-of-way and parking areas.
 - Segregate service, utility equipment, maintenance and loading zones from employee/visitor vehicle areas.
 - Orient roadways to maximize southern



(solar) exposure for office/industrial buildings, when possible.

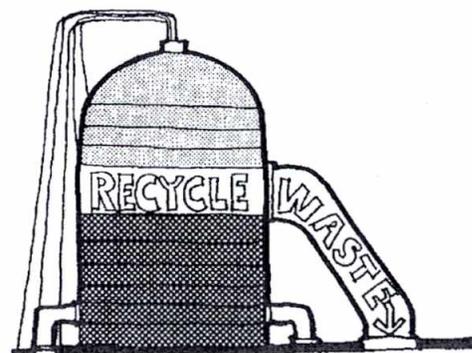
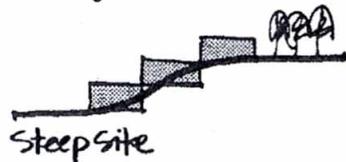
- Reduce impervious surfaces (roads, parking, buildings, etc.) through use of cluster design techniques.
 - Adhere to existing Fairfax County development standards for minimum parking, loading and driveway space requirements.
- Open Space/Community Facilities
 - Integrate natural open space amenities into overall site design.
 - Provide a continuous pedestrian/open space system linking activity nodes internally and externally.
 - Design safe pedestrian system crossings at roads; provide grade-separated intersections when possible; use handicapped-access design criteria.
 - Use natural (especially wooded) open space corridors/areas as transition zones, visual amenities and buffers.
 - Use utility right-of-way corridors as potential pedestrian systems.
 - Buffers
 - Provide safety fencing or walls around potentially dangerous service, industrial or utility uses.
 - Use varying scales and arrangements of building masses as buffers for incompatible use relationships.
 - Take advantage of natural landscape edges and elements in buffering and defining building, utility equipment and parking zones.
 - Make special efforts to screen utility complexes from public view; consider off-site visual impact of tall utility structures in design and siting of such elements.
 - Utility/Service Areas
 - Use grass swales for surface drainage whenever possible.
 - Provide stormwater detention/retention structures which can be retained as open space amenities.
 - Place all electrical utility lines underground; screen utility substations and service areas from public view.



- Provide for safe on-site storage and off-site disposal of refuse or wastes generated by research and development, industrial or utility uses.

Architectural Design

- Scale/Mass/Form
 - Provide general consistency in architectural scale within each development cluster.
 - Create quality architectural statements through the use of basic geometric forms reflecting each building's function.
 - Use varied building setbacks to create interesting architectural (mass) relationships to the street.
 - Cluster buildings around courtyard-like areas to reduce overall visual impact of large scale architectural masses.
 - Buildings with large floor module needs should be located on flat or gently sloping sites.
- Functional Relationships/Facade Treatment
 - Select and site appropriate building types with respect to natural topography.
 - Segregate primary building entries from service-type entries, when applicable.
 - Use current energy conservation technology in architectural and heating/cooling systems design and for industrial process power sources.
 - Minimize solar heat gain for cooling and maximize solar heat gain/retention for heating by sensitive design treatment.
 - Use similar architectural materials within a given cluster of buildings.
 - Keep architectural facade material types to a minimum on any single structure.
 - Carry all attached facade materials down to a finished grade elevation or paint exposed walls to match such facade materials.
 - Avoid false facade treatments which are unrelated to building form/function.
 - Consider the use of special paint and graphic treatment to industrial and utility structures and elements (e.g., super graphics or color coded utility tanks, pipes and structures).
 - Carefully select and restrict the variety of architectural facade materials for each

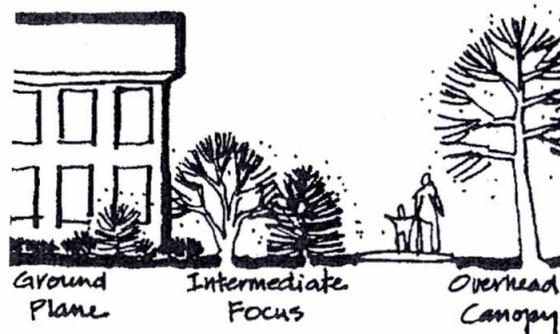


'Super-graphics' utilized on Utility Structures

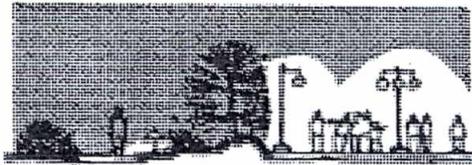
building or structure.

Landscape Architectural Design

- Landscaping
 - Preserve existing quality vegetation to greatest extent possible, integrating it into new designs.
 - Restore disturbed areas to a visually appealing landscape character through landscape architectural treatment.
- Site Furnishing/Fencing/Walls/Minor Structures
 - Use walls and fences as unifying architectural elements between related, but separate, buildings when possible.
 - Use materials which relate to the proposed function of the fence or wall.
 - Provide adequate safety fencing or walls around industrial or utility uses, as needed.
 - Use wall or fence materials and style consistent with building architectural materials and style.
 - Avoid long, monotonous solid walls or fence lines by using jogs or setbacks for visual interest.
 - Outdoor utility sheds/buildings should relate to major building architecture and style.
 - Provide walled enclosures to screen outdoor utility/storage/service areas.
 - Provide shade trees in parking lots; use consistent species groupings to reinforce development character.
 - Locate street trees along roadways in landscape corridors away from underground utilities.
 - Use special landscape treatments to identify and reinforce major development entry areas.
 - Use special landscape treatments to define primary building entry zones.
 - Buffer incompatible uses with land forms and/or landscape materials, as needed.
 - Use overhead canopy, intermediate focus and ground cover-type plants to achieve functional goals.
 - Promote seasonal visual interest at major focal points by using flowers and ornamental shrubs, trees, etc.



- Select low-maintenance landscape materials for areas not likely to receive consistent maintenance.
- Protect solar access to buildings when incorporating landscape materials.
- Site Furnishings/Signing and Lighting
 - Provide a well-designed signage system to identify buildings and direct safe vehicular and pedestrian movement throughout the development.
 - Provide well-designed entry signs at major auto/pedestrian entry areas.
 - Provide design guidelines for all commercial/industrial signing within the development, including temporary, advertising, construction and information signing.
 - Provide roadway and pedestrian lighting systems consistent in style/intensity with each system hierarchy.
 - Ensure on-site architectural theme and light fixture style consistency; use simple, functional lighting design.



*Intimate
Space*

Plaza Space



County of Fairfax, Virginia

MEMORANDUM

September 28, 2012

TO: Mr. William J. O'Donnell Jr. AICP, Planner II
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester II *HUN*
Forest Conservation Branch, DPWES

SUBJECT: Fair Lakes Landbay VII-B, CVS, FDPA 82-P-069-09-09

RE: Request received August 7, 2012 to review Final Develop Plan Amendment

I have reviewed the above referenced FDPA. The following comments and recommendations are based on this review and a site visit conducted on August 23, 2012.

1. **Comment:** An Existing Vegetation Map is not included in this submission.

Recommendation: Require submission of an Existing Vegetation map with this FDPA in accordance with PFM 12-0506.

2. **Comment:** Many existing trees that are the best candidates for preservation are shown to be cleared for construction of the proposed pharmacy and associated parking. Given that existing mature trees contribute significantly to the character of the Fairfax Center Area, a high percentage of existing mature trees should be proposed for preservation.

Recommendation: Require a design that uses preservation of a higher percentage of the existing mature trees on the site to satisfy overall tree canopy requirements.

3. **Comment:** It is unclear how the proposed landscape plan will be impacted by existing and relocated utilities on the site. Utility constraints could significantly reduce available area for planting proposed trees.

Recommendation: Require the plan to indicate areas where utilities exist, for which easements are not shown, to demonstrate the constructability of the proposed landscape plan.

4. **Comment:** Given the quality of existing trees shown to be preserved on the site, the Applicant should be obligated to maintaining their health and condition.



Recommendation: Obtain a commitment to provide the necessary information on tree health and condition, tree preservation and maintenance activities, bonding, and to monitor construction activities to ensure existing trees designated for preservation have the best chance for survival. The following proffer language is recommended:

Tree Preservation Plan and Narrative: The landscape plan submitted as part of the site plan shall conform to FDPA, as determined by Urban Forest Management Division (UFM), of Fairfax County Department of Public Works and Environmental Services (“DPWES”). Minor modifications may be permitted by UFM to the extent that these do not change the designations of individual trees, or result in significant physical impacts to the areas designated to be left undisturbed.

At the time of site plan submission, the applicant shall submit a tree survey, for review and approval by the Urban Forest Management Division, that identifies the trunk location, species, size, crown spread and condition analysis rating for all individual and groups of trees shown on the FDPA to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the 9th edition of the Guide for Plant Appraisal published by the International Society of Arboriculture). The survey shall include trees located within 25 feet and outside of the approved limits of clearing and grading and trees within the area to be disturbed and 10 feet of the limits of clearing and grading. The applicant shall also submit concurrently a monetary value for each tree surveyed that is to be preserved. The monetary values shall be determined using the Trunk Formula Method contained in the 9th edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, and as further defined under the Determining Monetary Values of Trees, Tree Bond and Tree Preservation Deposit section below.

Trees to be Preserved: The applicant shall take necessary steps and actions to ensure the long-term survival, and continuing structural integrity and health of trees designated on the Tree Designation Plan to be preserved. If any of these trees is found to be dead, dying, diseased, or hazardous (as determined by UFM, at or prior to, the final release of the project bond) and that such was not the result of unapproved construction practices, the applicant shall provide for restoration and remuneration by:

1. providing for the removal of the above ground portions of trees
2. restoring understory plants and/or soil conditions damaged during tree removal activities (as determined by UFM)
3. restoring the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities



4. paying a sum equal to the monetary value of that tree or trees identified in the approved Tree Preservation Plan into the Springfield District's Tree Preservation and Planting Fund for use by the County within the Springfield Magisterial District on or off the subject property as determined by UFM after consultation with the District Supervisor.
5. In addition, the County may use other legal remedies at its disposal related to non-compliance, including, but not limited to the fact that a Proffered Condition Amendment may be required if any proposed remedies are not in substantial conformance with the proffers, as determined by the Zoning Administrator.
The limits of clearing and grading shown on the FPDA shall be strictly adhered to. The site plan shall clearly identify these areas as shown on the FDPA.

Tree Value Determination: The Applicant shall contract a Certified Arborist to determine the monetary value of each tree (herein, the "Tree Value") 12 inches in diameter and larger shown to be preserved in the tree inventory. Tree Value shall be determined using the Trunk Formula Method contained in the 9th Edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture, and shall be subject to approval by the Urban Forest Management Division, DPWES (UFMD) with review and approval of the subdivision plan. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The Site rating component shall be equal to at least 80%.

The combined total of monetary values identified in the approved Tree Conservation Plan for trees designated to be preserved shall serve as a baseline sum in determining the amount of the Tree Bond, as discussed below:

Tree Bond: At the time of subdivision plan approval, the Applicant shall both post a cash bond and a letter of credit (herein, the "Tree Bond") payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a Tree Value has been determined as described above (herein, the "bonded trees"). The Tree Bond shall be held by the County as a cash reserve that can be used by the County to ensure the preservation, replacement, removal and/or treatment of the trees identified in the Tree Conservation Plan and as approved on the subdivision plan, and for work relating to the protection and management of undisturbed areas identified on the approved GDP. The letter of credit shall be equal to 50% of the replacement value of the bonded trees. The cash deposit shall consist of 33% of the amount of the letter of credit.

At any time prior to final bond release, should any bonded trees die, be removed, or severely decline as determined by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equal size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the



Applicant shall also make a payment equal to the value of any bonded tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be equal to the Tree Value determined during reviewed and approved of the subdivision and paid to a fund established by the County for the furtherance of tree conservation objectives. At the time of approval of the final RUP, the Applicant shall be entitled to request a release of any monies remaining in the cash bond and a reduction in the letter of credit to an amount up to 20% of the total amounts originally committed.

Any cash or funds remaining in the Tree Bond shall be released two years from the date of the project's final bond-release, or sooner, if approved in writing by UFMD.

Areas to be Left Undisturbed and Adherence to Limits of Clearing and Grading: As part of the site plan the applicant shall provide management practices for the protection of understory plant materials, leaf litter and soil conditions that would naturally be found in areas to be left undisturbed, subject to the approval of the Urban Forest Management Division. The applicant shall actively monitor the site to ensure that inappropriate activities such as the removal of understory vegetation, storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. The applicant shall restore understory plant materials, leaf litter and soil conditions to the satisfaction of UFM if these are found to be damaged, removed or altered in manner not allowed in writing by the Urban Forest Management Division.

If it becomes necessary to install utilities determined necessary by DPWES within areas to be left undisturbed, they shall be located and installed in the least disruptive manner possible as determined by UFM in coordination with the Environmental and Site Review Division, DPWES. In addition, the applicant shall develop and implement a replanting plan for the portions of protected areas disturbed for utility installation taking into account planting restrictions imposed by utility easement agreements.

Any work occurring in or adjacent to the areas to be left undisturbed, such as root pruning, instillation of tree protection fencing and silt control devices, removal of trash, or plant debris, or extraction of trees designated to be removed shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment; and minimizes impacts to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation, all as approved by UFM. The use of power equipment in these areas shall be limited to small hand-operated equipment such as chainsaws. Any work that requires the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless reviewed and approved in writing by UFM.



Root Pruning and Mulching: The applicant shall (1) root prune the roots of trees to be preserved that may be damaged during clearing, demolition, grade changes, utility installation and/or the installation of retaining walls; (2) mulch to a minimum depth of 3 inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion; and (3) then provide tree protection fencing approved by the Urban Forest Management Division (UFM), Fairfax County Department of Public Works and Environmental Services (“DPWES”), where deemed necessary by UFM. The areas that will be root pruned and mulched shall be clearly identified on the Tree Designation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the site plan submission. The details for these treatments shall be included in the Tree Designation Plan and shall be subject to the review and approved of UFM.

All root pruning and mulching work shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading and/or demolition of structures.
- Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
- Root pruning shall be conducted with the on-site supervision of a certified arborist.
- Tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 3 inches within designated areas without the use of motorized equipment
- Mulch shall consist of (specify mulch type) wood chips, shredded hardwood and/or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
- UFM, DPWES shall be informed in writing when all root pruning and tree protection fence installation is complete.

Tree Protection Fencing and Signage: All individual trees to be preserved and all areas designated to be left undisturbed shall be protected by tree protection fencing consisting of four-foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart and signage. Super silt fence may also be used, as approved by UFM, to the extent that required trenching for super silt fence does not sever or wound structural roots which can lead to failure and/or uprooting of trees. Tree



protection fencing shall be erected at the approved limits of clearing and grading, and shall be shown on the demolition and phase I and phase II erosion and sediment control sheets.

All tree protection fencing shall be installed as part of the Phase I erosion and sediment control plan prior to Phase II clearing and grading and the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist or landscape architect and accomplished in a manner that does not harm existing vegetation that is required to be preserved. At least three days prior to the commencement of any clearing, grading, or demolition activities and prior to the installation of tree protection fencing, UFM and the District Supervisor shall be notified in writing and given the opportunity to inspect the site to assure that all individual trees to be preserved and all areas to be left undisturbed have been correctly delineated. UFM shall provide written notice to the applicant as to whether or not the areas have been delineated correctly. If it is determined by UFM that the areas are not delineated correctly, no grading or construction activities shall occur on the subject property until the delineation is corrected and field verified by UFM.

The applicant shall provide signs that identify and help protect all areas to be left undisturbed. These signs will be highly visible, posted in appropriate locations along the limits of clearing and grading, and attached to the tree protection fencing. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to left undisturbed.

Tree Preservation Walk-Through: The applicant shall retain the services of a certified arborist or landscape architect and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Prior to commencement of any land disturbing activities, the applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a representative from the Urban Forest Management Division (UFM), Fairfax County Department of Public Works and Environmental Services ("DPWES") to determine where adjustments to the clearing limits can be made to increase the size of the area to be left undisturbed, and to increase the survivability of trees to be conserved or preserved that occur along the edge of the limits of clearing and grading, and/or identify hazardous trees that need to be removed. Any adjustments agreed to by the applicant and UFM shall be agreed upon and memorialized in writing by both the applicant and UFM before any such adjustments are implemented, and such adjustments shall be implemented. Trees to be removed shall be tagged in the field. Trees that are identified in writing by an authorized representative of UFM as dead or dying may be removed as part of the clearing operation. Any tree that is so identified shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be



Fair Lakes Landbay VII-B, CVS
FDPA 82-P-069-09-09
September 28, 2012
Page 7 of 7

removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.

Site Monitoring: At all times during the installation of tree protection fencing and during any clearing or removal of trees, vegetation, or structures, or transplanting of trees or vegetation on the site, or other similar activities, a representative of the applicant who is a certified arborist or landscape architect shall be present to monitor the process and ensure that the activities are conducted in accordance with the proffers and as approved by the UFM. The monitoring schedule shall be described and detailed in the Tree Preservation Plan and shall be reviewed and approved in writing by UFM.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMID #: 173163

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: September 28, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, Department of Transportation

FILE: 3-4 (RZ 82-P-069-9-9)

SUBJECT: Transportation Impact

REFERENCE: FDPA 82-P-069-9-9; Fair Lakes Land Bay VII-B (CVS)
Traffic Zone: 1685; Land Identification Map: 55-2 ((5)) A1, B, C

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan dated September 12, 2012.

The applicant proposes to develop a pharmacy with a drive-through that is adjacent to, and partially in place of an existing service station on a 8.46 acre application area in Fair lakes.

This department has reviewed the subject application and provides the following comments.

- VDOT is requesting a left turn analysis on Fair Lakes Circle that serves Shoppes Lane. The analysis should be submitted, reviewed and resolved before the public hearing.
- Upon entering the site, two parking access points are too close to each other, thus causing excess traffic conflicts. One of the two travel access points should be eliminated.
- Sidewalk should be provided along the site to the existing McDonalds and directly into the site from Shoppes Lane to the pharmacy building periphery.
- The applicant should commit to a bus shelter with timing related to the part of the site that develops first.
- The large articulated refueling truck for the gas station currently positions itself at such an angle that blocks most of the relocated parking on the northern portion of the site. This needs to be proactively resolved at the rezoning stage.
- An autoturn showing the site ingress and egress of the refueling tanker should be delineated on the proposed plan.
- Bicycle racks should be secured on the site.
- The refueling station should continue to commit to provide free use of the air pump for bicyclists.

AKR/ak cc: Michele Brickner, Director, Design Review, DPW & ES



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

September 28, 2012

GREGORY A. WHIRLEY
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: FDPA 1982-P-069-09-09 The Shops at Fair Lakes, L.P. (CVS)
Tax Map # 55-2((05))A1, B, C & D2

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on September 19, 2012, and received on September 25, 2012. The following comments are offered:

1. A pedestrian connection should be provided from the Fair Lakes Parkway/Fair Lakes Circle intersection to the parking lot and sidewalk leading to the proposed pharmacy.
2. The left turn lane capacity into the site from Fair Lakes Circle should be evaluated.
3. There may be conflicts between the filling tank lanes and the access to the pharmacy. This should be reviewed to provide a better flow with less conflict between the traffic from the two uses.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxrezoning1982-P-069-09-09fdpa2Shops@FairLakesLP9-28-12BB

FAIRFAX CENTER CHECKLIST

Case Number:

FDPA 82-P-069-09-09

Plan Date:

May 29, 2012 as revised through October 12, 2012

Not

Applicable Applicable Essential Satisfied

Comments

I. AREA WIDE BASIC DEVELOPMENT ELEMENTS					
A. Roadways					
1. Minor street dedication and construction	x				
2. Major street R.O.W. dedication	x				
B. Transit					
1. Bus loading zones with necessary signs and pavement; Bus pull-off lanes	x				
2. Non-motorized access to bus or rail transit stations	x				
3. Land dedication for transit and commuter parking lots	x				
C. Non-motorized Transportation					
1. Walkways for pedestrians		x	x	x	Subject to development conditions
2. Bikeways for cyclists		x		x	Subject to development conditions
3. Secure bicycle parking facilities		x		x	

II. AREA WIDE MINOR DEVELOPMENT ELEMENTS					
A. Roadways					
1. Major roadway construction of immediately needed portions	x				
2. Signs	x				
B. Transit					
1. Bus shelters		x		x	Shown on FDPA
2. Commuter parking	x				
C. Non-motorized transportation					
1. Pedestrian activated signals	x				
2. Bicycle support facilities (showers, lockers)	x				
D. Transportation Strategies					
1. Ridesharing programs	x				
2. Subsidized transit passes for employees	x				

III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Roadways					
1. Contribution towards major (future) roadway improvements	x				
2. Construct and/or contribute to major roadway improvements	x				

FAIRFAX CENTER CHECKLIST

Case Number:

FDPA 82-P-069-09-09

Plan Date:

May 29, 2012 as revised through October 12, 2012

Not

Applicable Applicable Essential Satisfied Comments

3. Traffic signals as required by VDOT	x				
B. Transit					
1. Bus or rail transit station parking lots	x				
C. Transportation Strategies					
1. Local shuttle service	x				
2. Parking fees	x				
D. Non-motorized Circulation					
1. Grade separated road crossings	x				

FAIRFAX CENTER CHECKLIST

Environmental Systems

Case Number:

FDPA 82-P-069-09-09

Plan Date:

May 29, 2012 as revised through October 12, 2012

Not
Applicable Applicable Essential Satisfied Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Environmental Quality Corridors (EQC)					
1. Preservation of EQCs as public or private open space	x				
B. Stormwater Management (BMP)					
1. Stormwater detention/retention		x	x		
2. Grassy swales/vegetative filter areas		x			
C. Preservation of Natural Features					
1. Preservation of quality vegetation		x	x		
2. Preservation of natural landforms	x				
3. Minimize site disturbance as a result of clearing or grading limits		x	x		
D. Other Environmental Quality Improvements					
1. Mitigation of highway-related noise impacts		x		x	
2. Siting roads and buildings for increased energy conservation (Including solar access)	x				

II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Increased Open Space					
1. Non-stream valley habitat EQCs	x				
2. Increased on-site open space		x			Significant reduction in mature trees and open space
B. Protection of Ground Water Resources					
1. Protection of aquifer recharge areas	x				
C. Stormwater Management (BMP)					
1. Control of off-site flows	x				
2. Storage capacity in excess of design storm requirements	x				
D. Energy Conservation					
1. Provision of energy conscious site plan		x	x		
III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Innovative Techniques					
1. Innovative techniques in stormwater management		x			
2. Innovative techniques in air or noise pollution control and reduction	x				

FAIRFAX CENTER CHECKLIST

Environmental Systems

Case Number:

FDPA 82-P-069-09-09

Plan Date:

May 29, 2012 as revised through October 12, 2012

Not

	Applicable	Applicable	Essential	Satisfied	Comments
3. Innovative techniques for the restoration of degraded environments	x				

FAIRFAX CENTER CHECKLIST

Provision of Public Facilities

Case Number:

FDPA 82-P-069-09-09

Plan Date:

May 29, 2012 as revised through October 12, 2012

Not

Applicable Applicable Essential Satisfied

Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Dedication of stream valley parks in accordance with Fairfax County Park Authority policy	x				
B. Public Facility Site Dedications					
1. Schools	x				
2. Police/fire facilities	x				

II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Dedication of parkland suitable for a neighborhood park	x				
B. Public Facility Site Dedication					
1. Libraries	x				
2. Community Centers	x				
3. Government offices/facilities	x				

III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Community Parks	x				
2. County Parks	x				
3. Historic and archeological parks	x				
B. Public Indoor or Outdoor Activity Spaces					
1. Health clubs	x				
2. Auditoriums/theaters	x				
3. Athletic fields/major active recreation facilities	x				

FAIRFAX CENTER CHECKLIST

Land Use - Site Planning

Case Number:

FDPA 82-P-069-09-09

Plan Date:

May 29, 2012 as revised through October 12, 2012

Not

Applicable Applicable Essential Satisfied

Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Site Considerations					
1. Coordinated pedestrian and vehicular circulation systems		x	x	x	
2. Transportation and sewer infrastructure construction phased to development construction	x				
3. Appropriate transitional land uses to minimize the potential impact on adjacent sites		x	x		
4. Preservation of significant historic resources	x				
B. Landscaping					
1. Landscaping within street rights-of-way	x				
2. Additional landscaping of the development site where appropriate		x	x	x	
3. Provision of additional screening and buffering		x	x		
II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Land Use/Site Planning					
1. Parcel consolidation	x				
2. Low/Mod income housing	x				
B. Mixed Use Plan					
1. Commitment to construction of all phases in mixed-use plans	x				
2. 24-hour use activity cycle encouraged through proper land use mix	x				
3. Provision of developed recreation area or facilities	x				
III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Extraordinary Innovation					
1. Site design		x	x		
2. Energy conservation		x	x		

FAIRFAX CENTER CHECKLIST

Detailed Design

Case Number:

FDPA 82-P-069-09-09

Plan Date:

May 29, 2012 as revised through October 12, 2012

Not

Applicable Applicable Essential Satisfied

Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Site Entry Zone					
1. Signs		x		x	Development Condition
2. Planting		x	x		
3. Lighting		x		x	
4. Screened surface parking		x	x	x	
B. Street Furnishings					
1. Properly designed elements such as lighting, signs, trash receptacles, etc.		x		x	

II. AREA WIDE MINOR DEVELOPMENT ELEMENTS					
A. Building Entry Zone					
1. Signs		x		x	Development Condition
2. Special planting		x	x		
3. Lighting		x		x	
B. Structures					
1. Architectural design that complements the site and adjacent developments		x	x		
2. Use of energy conservation techniques		x	x		
C. Parking					
1. Planting - above ordinance requirements		x	x		
2. Lighting		x		x	
D. Other Considerations					
1. Street furnishing such as seating, drinking fountains		x			
2. Provision of minor plazas	x				

III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Detailed Site Design					
1. Structured parking with appropriate landscaping	x				
2. Major plazas	x				

FAIRFAX CENTER CHECKLIST

Detailed Design

Case Number:

FDPA 82-P-069-09-09

Plan Date:

May 29, 2012 as revised through October 12, 2012

Not

Applicable Applicable Essential Satisfied Comments

3. Street furnishings to include structures (special planters, trellises, kiosks, covered pedestrian areas (arcades, shelters, etc.), Water features/pools, ornamental fountains, and special surface treatment		x			
4. Landscaping of major public spaces	x				

FAIRFAX CENTER CHECKLIST

Summary

Case Number:

FDPA 82-P-069-09-09

Plan Date:

May 29, 2012 as revised through C

I. BASIC DEVELOPMENT ELEMENTS

- | | |
|------------------------|-------------|
| 1. Applicable Elements | 17 |
| 2. Elements Satisfied | 10 |
| 3. Ratio | 0.59 |

II. MINOR DEVELOPMENT ELEMENTS

- | | |
|------------------------|-------------|
| 1. Applicable Elements | 11 |
| 2. Elements Satisfied | 4 |
| 3. Ratio | 0.36 |

III. MAJOR DEVELOPMENT ELEMENTS

- | | |
|------------------------|-------------|
| 1. Applicable Elements | 4 |
| 2. Elements Satisfied | 0 |
| 3. Ratio | 0.00 |

IV. ESSENTIAL DEVELOPMENT ELEMENTS

- | | |
|------------------------|-------------|
| 1. Applicable Elements | 17 |
| 2. Elements Satisfied | 4 |
| 3. Ratio | 0.24 |

V. MAJOR TRANSPORTATION DEVELOPMENT ELEMENTS

- | | |
|------------------------|----|
| 1. Applicable Elements | 0 |
| 2. Elements Satisfied | 0 |
| 3. Ratio | -- |

VI. LOW/MODERATE INCOME HOUSING ELEMENT

yes

no



County of Fairfax, Virginia

APPENDIX 13

MEMORANDUM

DATE: October 31, 2012

TO: Billy O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Durga Kharel, P.E., Senior Engineer III
Central Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: FDPA Application #FDPA 82-P-069-9-9; Fair Lakes-Land Bay VII-B (CVS Pharmacy); FDPA Plan dated October 12, 2012; Cub Run Watershed; LDS Project # 5727-ZONA-014-1; Tax Map #055-2-05-A1, B, C and D2; Springfield District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no current downstream drainage complaints on file.

Stormwater Detention

The applicant proposes to build a CVS store by replacing a part of an existing dry SWM pond, also known as Basin A1. The plan proposes to put an underground 10 feet corrugated metal pipe as an underground detention system to compensate for the lost existing detention for a portion of upstream Fair Lakes Development by Basin A1. Site plan design must demonstrate that the proposed detention system maintains the 10-yr and 2-yr post development release rates below the current approved release rates. Proposed revised storage volume has been shown to be 150,000 cubic feet. The applicant shall show the 100 year relief path for the clogged condition of the culvert crossing at the Shoppes Lane to ensure that it does not adversely impact the proposed CVS building.

Water Quality Control

The applicant mentions that the BMP for the proposed site is provided by off-site TRW pond. The applicant shall demonstrate during the site plan that the post developed runoff coefficient or the curve number shall not exceed the ones shown in approved site plans for the TRW pond with sufficient supporting documents.

Downstream Drainage System

An outfall narrative has been provided, however, applicant needs to demonstrate capacity and non-erosive velocities of the downstream drainage system to the point at which the total drainage area is at least 100 times greater than the development site (ZO 9-011.2J).

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Judy Cronauer, Chief, Central Branch, SDID, DPWES
Hani Fawaz, Senior Engineer III, Chief, Central Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: October 2, 2012

TO: Billy O'Donnell
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. **FDPA 82-P-069-09-09**
Tax Map No. **055-2-((05)) - A, B, C, D2 pt.**

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

- The application property is located in the Cub Run (T4) watershed. It would be sewerd into the Upper Occoquan Sewage Authority (UOSA) Treatment Plant.
- Based upon current and committed flow, there is excess capacity in the **UOSA Treatment**. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch line located in an easement and on the property **is/ is not** adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use +Application		Existing Use + Application +Previous Applications		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq	Adeq.	Inadeq	Adeq.	Inadeq
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	

5. **Other pertinent comments:**



Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

August 9, 2012

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: FDPA 82-P-069-09-09
Fair Lakes Land Bay VII-B
Tax Map: 55-2

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 8-inch and 12-inch water mains located on the property. See the enclosed water system map.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

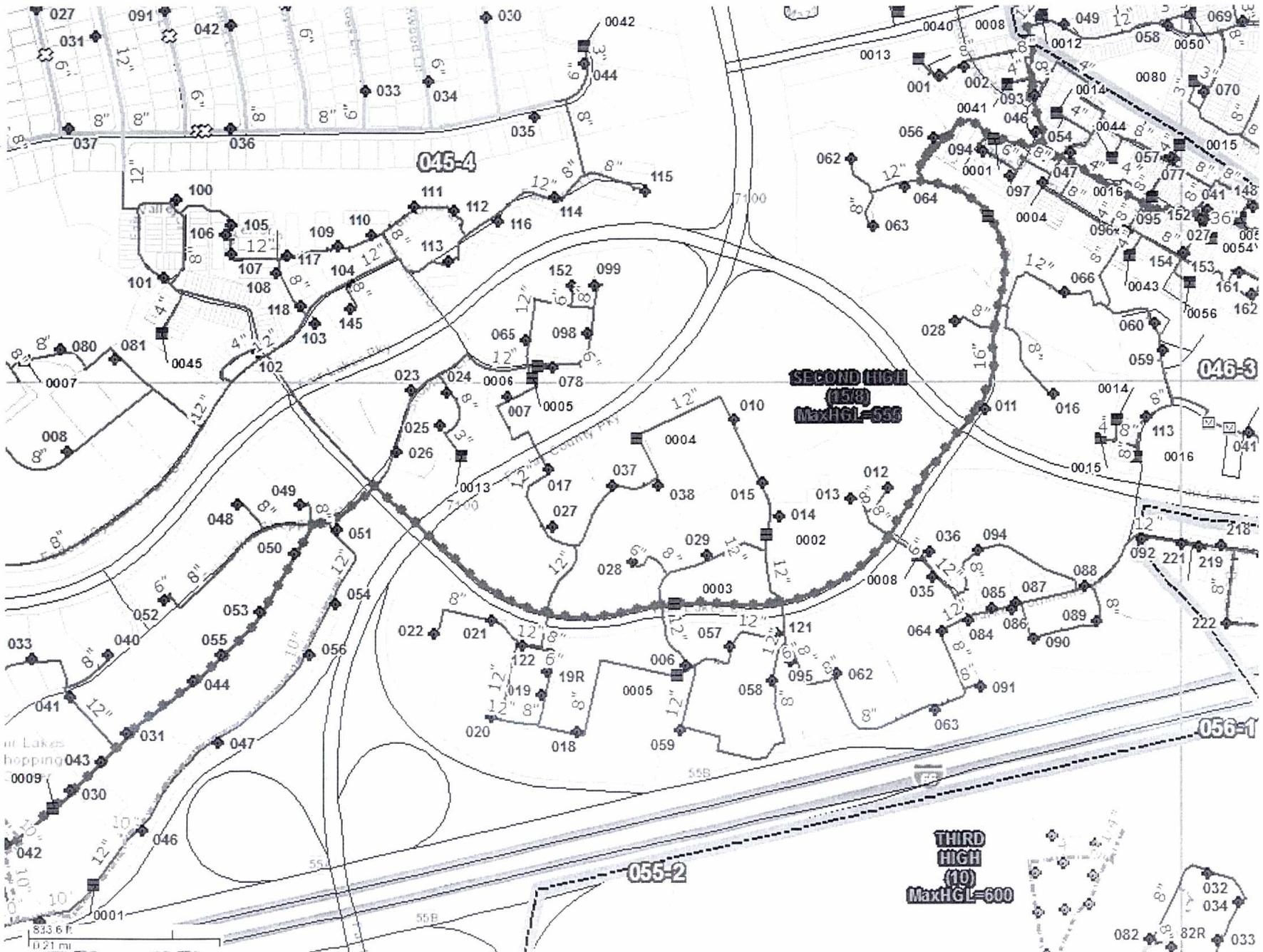


Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure

cc: Francis McDermott, Hunton and Williams

The information contained on this page is NOT to be construed or used as a "legal description". Fairfax Water does not provide any guaranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Technical Services Branch of the Planning and Engineering Division. In no event will Fairfax Water be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.



(note: scalebar is approximate)



County of Fairfax, Virginia

MEMORANDUM

DATE: August 7, 2012

TO: Barbara C. Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Coordinator
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Final Development Plan
Amendment Application FDPA 82-P-069-09-09

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #421, **Fair Oaks**
2. After construction programmed ___(n/a)___ this property will be serviced by the fire station _____(n/a)_____



ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional

FAIRFAX COUNTY ZONING ORDINANCE

zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		