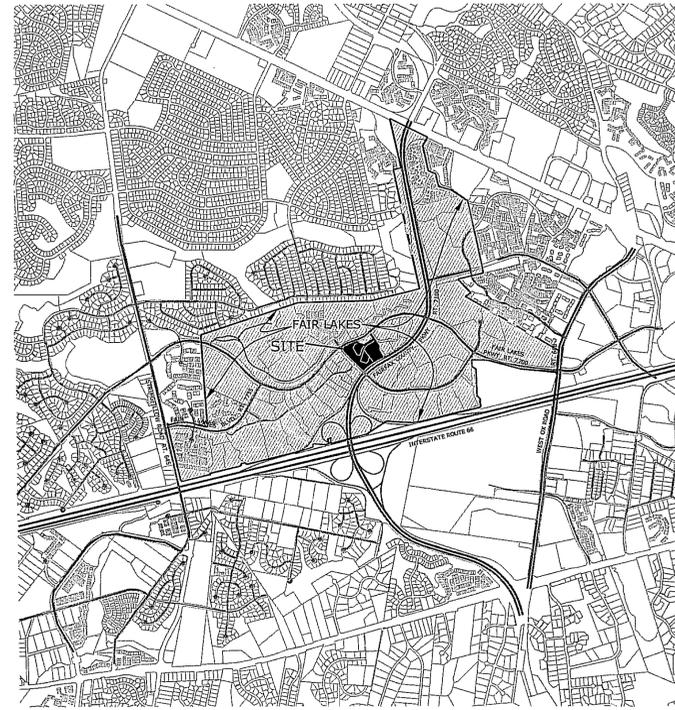


# FAIR LAKES - LAND BAY VII-B

## FINAL DEVELOPMENT PLAN AMENDMENT

### SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

FDPA 82-P-069-9-9



#### VICINITY MAP

SCALE: 1"=2000'



### SHEET INDEX

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5	ARCHITECTURAL DETAILS
6	DRAINAGE PLAN & OUTFALL NARRATIVE
7	OVERALL DRAINAGE BASIN

Application No **FDPA 82-P-069-09-09** Staff **W.O'D**  
**APPROVED DEVELOPMENT PLAN**  
 (DP) (GDP) (CDP) (FDPA) (PRC) (CP)  
 See DEV CONDS Dated **12/4/2012**  
 Date of (BOS) (PC) Approval **12/5/2012**  
 Sheet **1** of **9**

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#### NOTES:

- THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 55-2 (5) 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.  
 LAND BAY VII-B CONSISTS OF APPROXIMATELY 9.71 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.
- 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 SLIGHTLY FROM A MINI-MART TO A QUICK SERVICE FOODSTORE, AND TO REDUCE THE AMOUNT OF SUPPORT RETAIL/SHOPPING CENTER USES FOR THE HOTEL FROM 8,818 SF TO 5,000 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.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BY DEWBERRY & DAVIS LLC AND BOHLER ENGINEERING.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET FROM A FIELD SURVEY BY DEWBERRY & DAVIS LLC AND BOHLER ENGINEERING.
- 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.
- THE STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) FOR ALL OF THE FAIR LAKES DEVELOPMENT HAVE BEEN ADDRESSED BY THE OVERALL STORMWATER MANAGEMENT PLAN FOR FAIR LAKES (COUNTY PLAN NO. 5727-PI-10, 5727-DS-01 AND 5727-DS-02). THE FDPA REFLECTS THE REMOVAL OF THE EXISTING SURFACE SWM 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 6. SEE THE NARRATIVE AND EXHIBITS ON SHEETS 6 AND 7 FOR FURTHER DETAILS.
- THE EXISTING SHOPPING CENTER, DRIVE IN BANK AND SERVICE STATION/MINI-MART WERE CONSTRUCTED IN 1988. THE DRIVE-IN BANK CONSISTS OF 3,818 SQUARE FEET AND IS PROPOSED TO BE DEMOLISHED AS PART OF THE CONSTRUCTION OF THE PREVIOUSLY APPROVED HOTEL AND SUPPORT RETAIL USES.
- 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-6 DISTRICT AND THOSE REQUIREMENTS ARE SHOWN ON SHEET 4 FOR GENERAL INFORMATION AND APPLICABILITY AT THE BOUNDARY OF THE PDC DISTRICT.
- LANDSCAPING AND SCREENING HAVE BEEN WILL BE 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.  
 THE TREE COVER REQUIREMENT AND TREE PRESERVATION TARGET WILL BE MET FOR A PORTION OF THE FDPA AREA.
- PARKING SPACES FOR THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY HAVE BEEN WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.
- LOADING SPACES FOR THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY HAVE BEEN WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE OR MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT AND THE PROPOSED DEVELOPMENT DOES WILL CONFORM TO THE PROVISIONS THEREOF.
- THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHTS-OF-WAY OR COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THIS FINAL DEVELOPMENT PLAN AMENDMENT.
- 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.
- PUBLIC WATER AND SEWER ARE CURRENTLY AVAILABLE ON THE SITE.
- THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SITE. THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE SITE.
- 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.
- 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 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH MAINTENANCE OF THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
- 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.
- 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. 2-514 OF THE ZONING ORDINANCE.  
 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.
- 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.
- 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 FINANCIAL INSTITUTION WILL BE REMOVED IN CONJUNCTION WITH THE CONSTRUCTION OF THE HOTEL.
- 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.
- THE FLOOR AREA REPRESENTED ON THE GRAPHIC IS GROSS FLOOR AREA AS DEFINED IN THE ZONING ORDINANCE. IT IS UNDERSTOOD THAT THE BUILDINGS MAY INCLUDE CELLAR SPACE.
- AN ARCHITECTURAL ELEVATION OF THE PROPOSED HOTEL, EXISTING SHOPPING CENTER, AND PHARMACY WITH DRIVE-THROUGH ARE FOUND ON SHEET 5.
- 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.

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COMMONWEALTH OF VIRGINIA  
  
**Adam J. Steiner**  
 Lic. No. 1237  
 11-16-2012  
 LANDSCAPE ARCHITECT

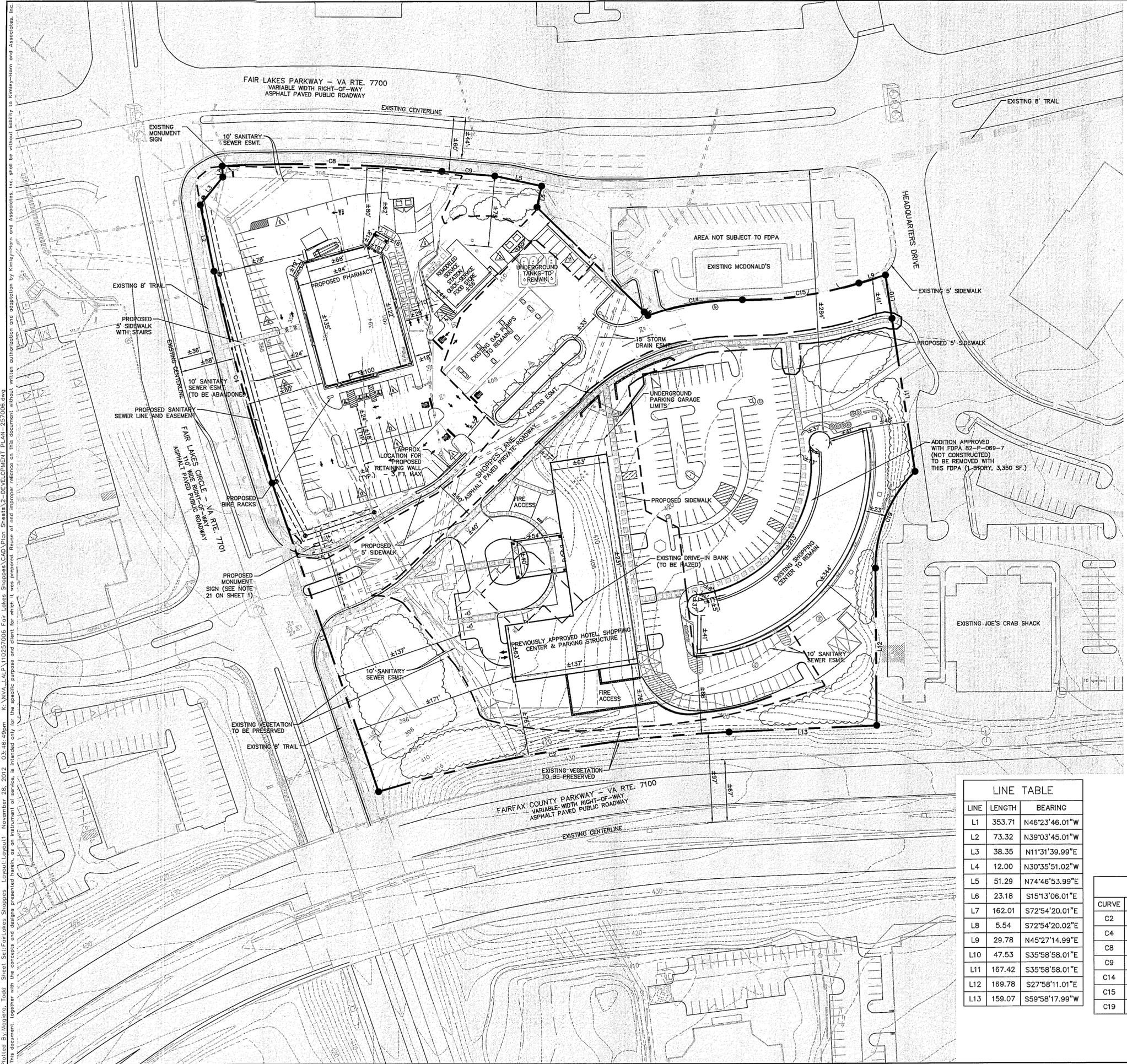
KHA PROJECT	110257006
DATE	11/28/2012
SCALE	AS SHOWN
DESIGNED BY	KA
DRAWN BY	TJM
CHECKED BY	JS

Application No **FDPA 82-P-069-09-09** Staff **W.O'D**  
**APPROVED DEVELOPMENT PLAN**  
 (DP) (GDP) (CDP) (FDPA) (PRC) (CP)  
 See DEV CONDS Dated **12/4/2012**  
 Date of (BOS) (PC) Approval **12/5/2012**  
 Sheet **1** of **9**

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

SHEET NUMBER  
**1**

Plotted By: M. J. ...  
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FAIR LAKES LAND BAY VII-B  
FDPA 82-P-069-9-9

TABULATION:

LAND AREA	8.46 +/- AC
ZONING	PDC
GROSS FLOOR AREA	EXISTING/APPROVED PROPOSED
SHOPPING CENTER	18,874 SF 15,524 SF (-3,350 SF)
SERVICE STATION/QUICK-SERVICE FOOD/CAR WASH**	3,373 SF 2,503** SF (-870 SF)
HOTEL & SUPPORT RETAIL/SHOPPING CENTER UP TO	110,000 SF 110,000 SF
HOTEL (175 RENTAL UNITS) UP TO	105,000 SF 105,000 SF
SUPPORT RETAIL/SHOPPING CENTER UP TO	6,818 SF 14,500 SF (+14,500 SF)
PHARMACY W/DRIVE-THROUGH	142,527** SF (+110,280 SF)
TOTAL GROSS FLOOR AREA	132,247 SF 142,527** SF (+10,280 SF)
FLOOR AREA RATIO	0.36 0.39*
MAXIMUM BUILDING HEIGHT	
SHOPPING CENTER AND SERVICE STATION (1 FLOOR)	20 +/- FT
APPROVED HOTEL/RETAIL (8 FLOORS)	110 +/- FT
PHARMACY (2 FLOORS)	30 +/- FT
PARKING SPACES (SEE NOTE 10)	REQUIRED PROPOSED
EXISTING SHOPPING CENTER	67*** 138
15,524 SF AT 4.3 SPACES/1,000 SF GFA	
EXISTING SERVICE STATION/QUICK-SERVICE FOOD	16 20
APPROVED HOTEL	189 189
175 RENTAL UNITS x 1 + 4 SPACES/50 RENTAL UNITS	
APPROVED RETAIL/SHOPPING CENTER	22 22
5,000 SF AT 4.3 SPACES/1,000 SF GFA	
PROPOSED PHARMACY	86 86
FIRST 1,000 SF AT 5.0 SPACES/1,000 NFA & THE REMAINING 13,500 SF AT 6.0 SPACES/1000 SF NFA	
TOTAL PARKING	380 455
LOADING SPACES REQUIRED/PROPOSED FOR APPROVED HOTEL/SUPPORT RETAIL BUILDING	2
FOR PROPOSED PHARMACY	1
OPEN SPACE REQUIRED (15%)	1.27 AC†
OPEN SPACE PROPOSED (26%)	2.35± AC

\* THE GROSS FLOOR AREA AND RESULTANT FLOOR AREA RATIO (FAR) IS IN ACCORDANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AMENDMENT AFR 05-III-3FC THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 25, 2006. ALSO SEE NOTE 2.

\*\* A PORTION OF THE GROSS FLOOR AREA FOR THE PROPOSED PHARMACY AND INCREASE IN THE SIZE OF THE SERVICE STATION/QUICK-SERVICE FOOD STORE IS OBTAINED FROM THE DELETION OF THE PREVIOUSLY APPROVED, UN-BUILT ADDITION TO THE SHOPPING CENTER, REMOVAL OF THE CAR WASH, AND THE ORIGINAL FAIR LAKES RETAIL FAR ATTRIBUTED TO THE EXISTING DRIVE-IN BANK. THE BANK USE WHICH CONSISTS OF 3,818 SQUARE FEET 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 REMAINING ADDITIONAL FAR FOR THE PROPOSED PHARMACY AND SERVICE STATION/QUICK-SERVICE FOOD STORE WHICH CONSISTS OF 6,462 SQUARE FEET IS OBTAINED FROM A PORTION OF THE ORIGINAL FAIR LAKES RETAIL FAR WHICH HAS NOT BEEN PREVIOUSLY ALLOCATED ON ANY APPROVED FDP'S WITHIN FAIR LAKES. THE EXISTING SERVICE STATION/MINI-MART WILL BE RENOVATED TO ADD 125 SQUARE FEET WHICH WILL CHANGE ITS DESIGNATION TO A SERVICE STATION/QUICK-SERVICE FOOD STORE.

\*\*\* 37 EXISTING PARKING SPACES WILL BE DISPLACED AND REPLACED AS REQUIRED WITH THE PROPOSED DEVELOPMENT PROGRAM FOR THE HOTEL.

† THE 15% OPEN SPACE REQUIREMENT IS FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA.

DATE	BY	REVISIONS
7/16/2012	TJM	
7/19/2012	MTD	
9/12/2012	KHA	
10/12/2012	KHA	
11/16/2012	KHA	
11/29/2012	KHA	

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COMMONWEALTH OF VIRGINIA

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See DEV CONDS Dated 12/4/2012

Date of (BOS) (PC) Approval 12/5/2012  
Sheet 2 of 9

LEGEND

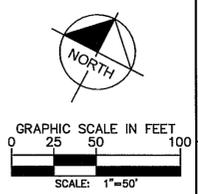
	INTERIOR SIDEWALK
	PEDESTRIAN TRAIL
	PRELIMINARY LIMITS OF GRADING
	EXISTING VEGETATION TO BE PRESERVED
	EXISTING PARKING
	PROPOSED PARKING

LINE TABLE

LINE	LENGTH	BEARING
L1	353.71	N46°23'46.01"W
L2	73.32	N39°03'45.01"W
L3	38.35	N11°31'39.99"E
L4	12.00	N30°35'51.02"W
L5	51.29	N74°46'53.99"E
L6	23.18	S15°13'06.01"E
L7	162.01	S72°54'20.01"E
L8	5.54	S72°54'20.02"E
L9	29.78	N45°27'14.99"E
L10	47.53	S35°58'58.01"E
L11	167.42	S35°58'58.01"E
L12	169.78	S27°58'11.01"E
L13	159.07	S59°58'17.99"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	1532.40'	383.41'	S52°49'42"W	382.41'	14°20'08"	192.71'
C4	1854.86'	237.41'	N42°43'46"W	237.25'	7°20'01"	118.87'
C8	1497.88'	236.79'	N63°55'53"E	236.54'	9°03'27"	118.64'
C9	1939.86'	57.04'	N67°37'03"E	57.04'	1°41'05"	28.52'
C14	291.00'	103.47'	N53°05'04"E	102.93'	20°22'24"	52.29'
C15	409.00'	127.19'	N54°21'46"E	126.68'	17°49'05"	64.11'
C19	148.00'	116.02'	S5°30'45"E	113.07'	44°54'52"	61.17'



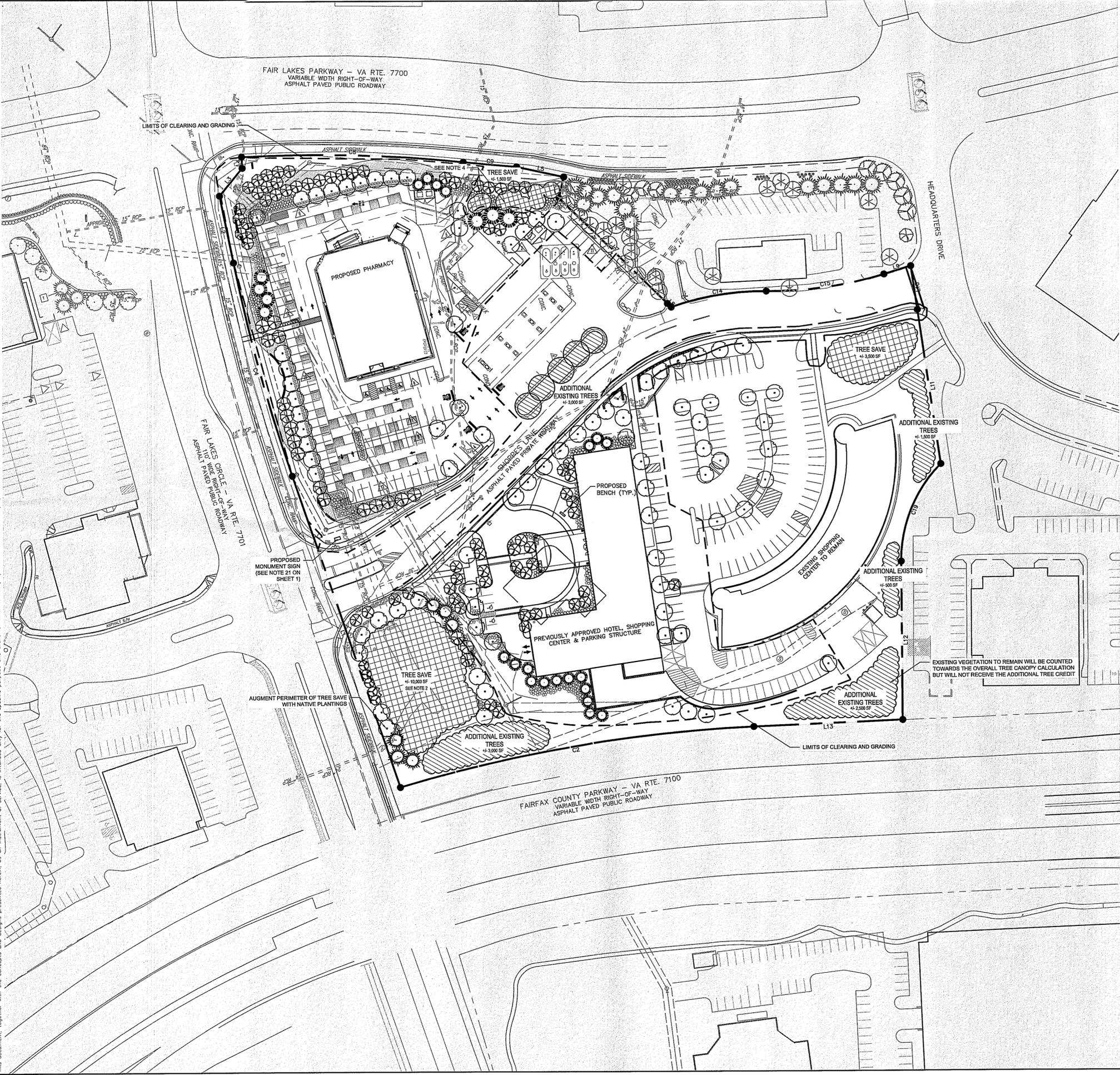
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FAIR LAKES LAND BAY VII-B FDPA  
FINAL DEVELOPMENT PLAN AMENDMENT

PREPARED FOR  
The Peterson Companies  
FAIRFAX COUNTY VIRGINIA

SHEET NUMBER  
2

Plotted By: Madiera, Todd. Sheet Set: FairLakes Shoppes. Layout: Landscape Plan and Calculations. November 28, 2012. 03:47:15pm. K:\NVA\_LALPA\110257006\_Fair Lakes Shoppes\CAD\Plan Sheets\3-Landscape Plan-257006.dwg  
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**TYPICAL PLANT PALETTE**

**CATEGORY IV & III**  
**DECIDUOUS TREES (3" Cal.)**  
 • *Acer rubrum* - Red Maple  
 • *Ulmus americana* 'Valley Forge' - American Elm  
 • *Platanus x acerifolia* - London Planetree  
 • *Quercus phellos* - Willow Oak  
 • *Gleditsia triacanthos inermis* - Thornless Honeylocust  
 • *Prunus serrulata* 'Kwansan' - Kwansan Cherry

**CATEGORY II, III & IV**  
**EVERGREEN TREES (7'-8' HL)**  
 • *Ilex opaca* - American Holly  
 • *Picea pungens* - Colorado Blue Spruce  
 • *Picea abies* - Norway Spruce  
 • *Juniperus virginiana* - Eastern Red Cedar

**CATEGORY I**  
**ORNAMENTAL TREES (2"-3" Cal. / 6'-8' HL)**  
 • *Acer palmatum* - Japanese Maple  
 • *Amelanchier arborea* - Spiceberry  
 • *Cornus canadensis* - Eastern Redbud  
 • *Cornus florida* - Flowering Dogwood

**SHRUBS (24-36" HL)**  
 • *Rosa x Knockout* - Knockout Rose  
 • *Euonymus kiautschovicus* 'Manhattan' - Manhattan Euonymus  
 • *Viburnum x burkwoodii* - Mohawk Viburnum

**ORNAMENTAL GRASSES/PERENNIALS**

**OTHER**  
 LOW STONE RETAINING WALLS

**EXISTING FOREST COVER TO BE PRESERVED:**  
 TREE SAVE  
(TREE LOCATIONS NOT VERIFIED; CANOPY IS APPROXIMATE)

**ADDITIONAL EXISTING TREES TO BE PRESERVED**  
INDICATES AREAS WHERE MINIMUM FOREST COVER REQUISITES ARE NOT MET AND/OR INDIVIDUAL EXISTING TREES NOT PART OF A FOREST COMMUNITY  
 (TREE LOCATIONS NOT VERIFIED; CANOPY IS APPROXIMATE)

**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 in main tree save area to service retaining wall and stream channel.
- See Note 9 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 critically injured during construction, or shows signs of decline, it will be replaced with a similar species.
- Interior parking lot landscaping requirements will be met using Category IV shade trees located in parking lot islands and in linear planting area abutting perimeter of the parking lot area. Trees used to meet interior 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 (10%)	36,852 s.f.
Proposed Tree Save Area	15,000 s.f.
Tree Pres. Canopy Credit (x1.25)	18,750 s.f.
Other Plantings to Remain	10,500 s.f.
Proposed Plantings (10-yr Tree Canopy)	36,500 s.f.
Tree Cover Provided	65,750 s.f.
	<b>17.8%</b>

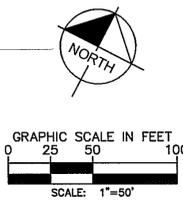
**TREE PRESERVATION CALCULATIONS**

Area of Existing Tree Cover	130,500 s.f.
Tree Preservation Target (%)	35%
Tree Preservation Target (s.f.)	12,898 s.f.
Tree Preservation Provided:	
Tree Save Areas	15,000 s.f.
Credit Factor	1.25
Total Tree Preservation Provided	<b>18,750 s.f.</b>

Application No FDPA 82-P-069-09-09 Staff W.O'D  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDPA) (PRC) (CP)

See DEV CONDS Dated 12/4/2012

Date of (BOS) (PC) Approval 12/5/2012  
 Sheet 3 of 9



T.M.	7/16/2012	ADDRESSED COUNTY COMMENTS	1	ADDRESSED COUNTY COMMENTS	7/19/2012	ADDRESSED COUNTY COMMENTS	9/12/2012	ADDRESSED COUNTY COMMENTS	10/12/2012	REVISIONS TO LANDSCAPE/ELEVATIONS	11/16/2012	REVISIONS TO SERVICE STRIP FOOTPRINT AND TRASH ENCLOSURE	11/28/2012	REVISIONS	DATE	BY

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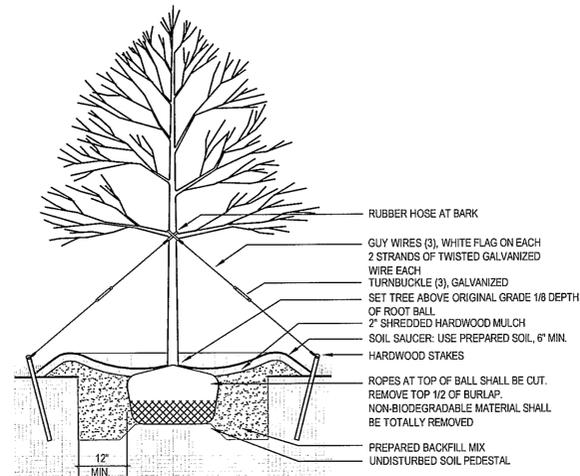
COMMONWEALTH OF VIRGINIA  
 Adam J. Steiner  
 Lic. No. 12337  
 11-16-2012  
 LANDSCAPE ARCHITECT

**FAIR LAKES LAND BAY VII-B FDP**  
**LANDSCAPE PLAN AND CALCULATIONS**

PREPARED FOR  
**The Peterson Companies**  
 VIRGINIA  
 FAIRFAX COUNTY

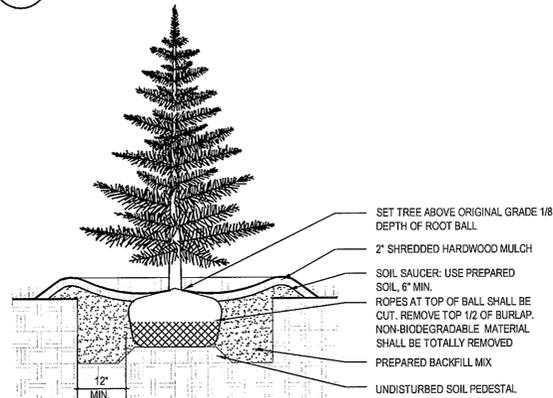
SHEET NUMBER  
**3**

Plotted By: M. G. ...  
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 November 28, 2012, 03:47:21pm  
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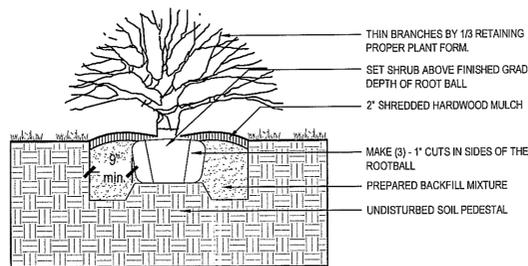
**1 DECIDUOUS TREE PLANTING**

N.T.S.



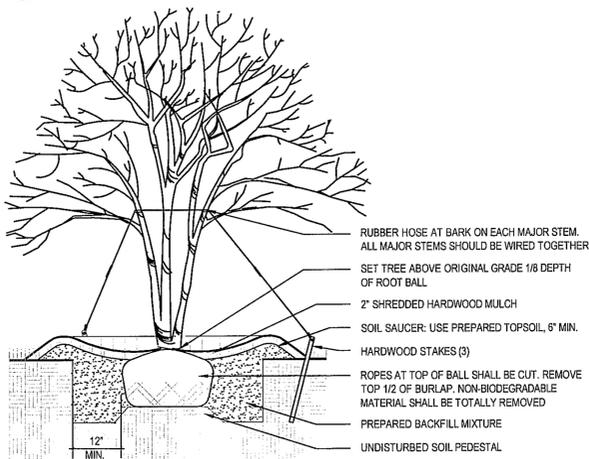
**2 EVERGREEN TREE PLANTING**

N.T.S.



**3 TYP. B&B SHRUB PLANTING**

N.T.S.



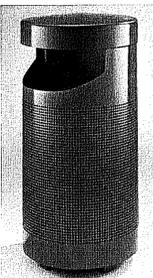
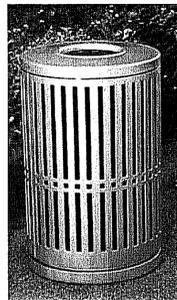
**4 ORNAMENTAL TREE PLANTING**

N.T.S.



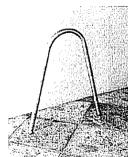
**5 BENCHES**

N.T.S.



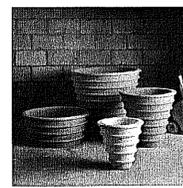
**6 TRASH RECEPTACLES**

N.T.S.



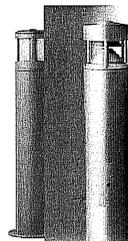
**7 BIKE RACKS**

N.T.S.



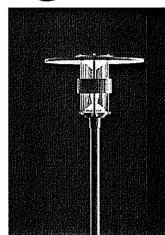
**8 PLANTERS**

N.T.S.



**9 BOLLARDS**

N.T.S.



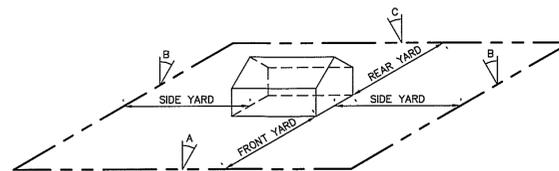
**10 LIGHTING**

N.T.S.

SITE FURNISHINGS 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 GRAPHIC IS A DEPICTION OF THE C-6 DISTRICT CONSIDERATION OF THE PROPOSED DEVELOPMENT AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PART 1 OF SECTION 16-102 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.	ADDRESSED COUNTY COMMENTS	T.M.	DATE	BY
1		7/16/2012		
2		7/19/2012		
3		9/12/2012		
4		10/12/2012		
5		11/16/2012		
6		11/28/2012		

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COMMONWEALTH OF VIRGINIA  
 Adam J. Steiner  
 Lic. No. 1237  
 11-16-2012  
 LANDSCAPE ARCHITECT

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
110257006	11/28/2012	AS SHOWN	KHA	TJM	JS

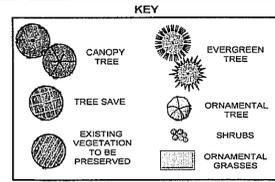
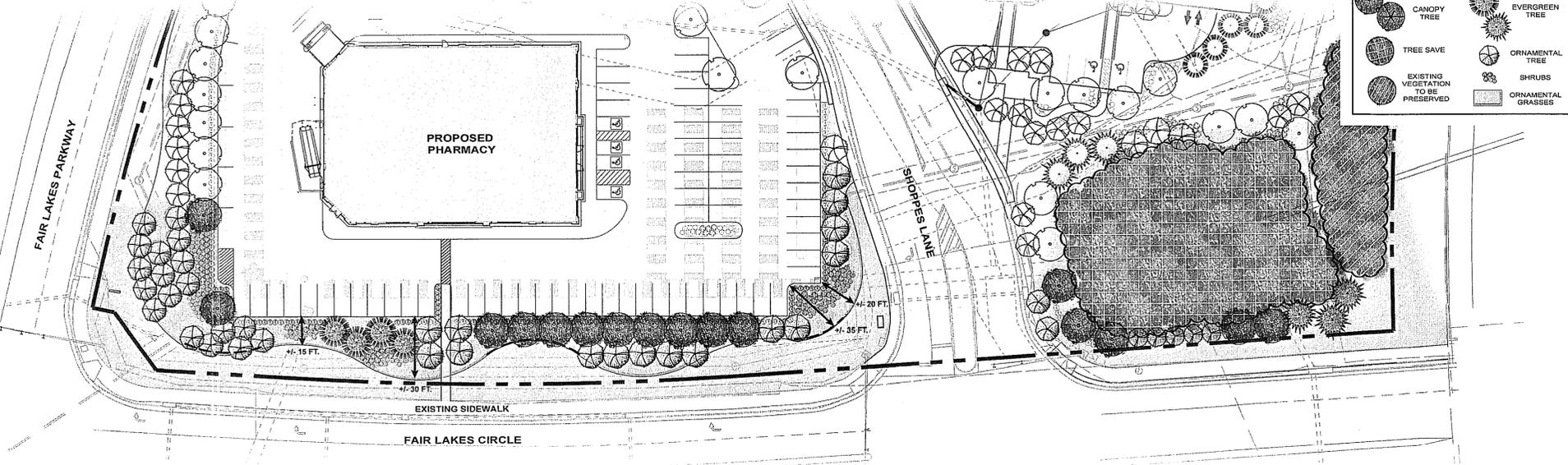
**LANDSCAPE DETAILS**

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

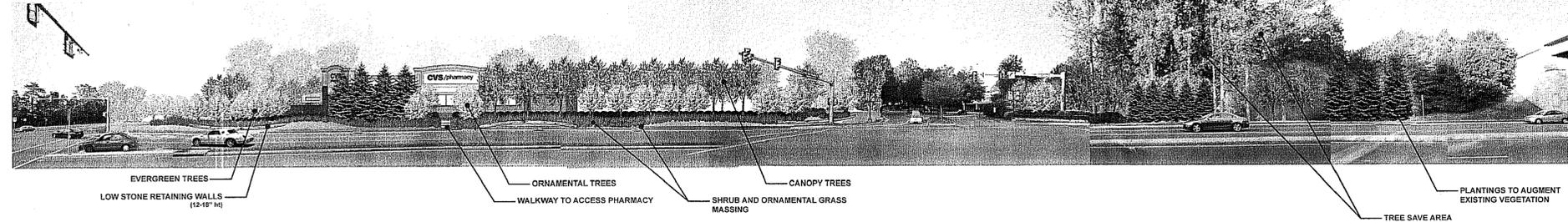
Application No **FDPA 82-P-069-09-09** Staff **W. O'D**  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDPA) (PRC) (CP)  
 See DEV CONDS Dated **12/4/2012**  
 Date of (BOS) (PC) Approval **12/5/2012**  
 Sheet **4** of **9**

Plotted By: Maguire, Todd. Sheet: S41:FairLakes Shoppes. Layout: 4.1 BUFFER ELEVATIONS. November 28, 2012. 03:47:26pm. K:\VA\_LALP\110257006 Fair Lakes Shoppes\CAD\Plan\_Sheets\11-BUFFER PERSPECTIVES-257006.dwg  
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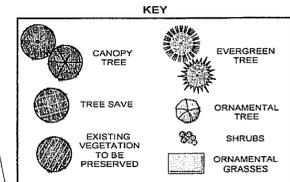
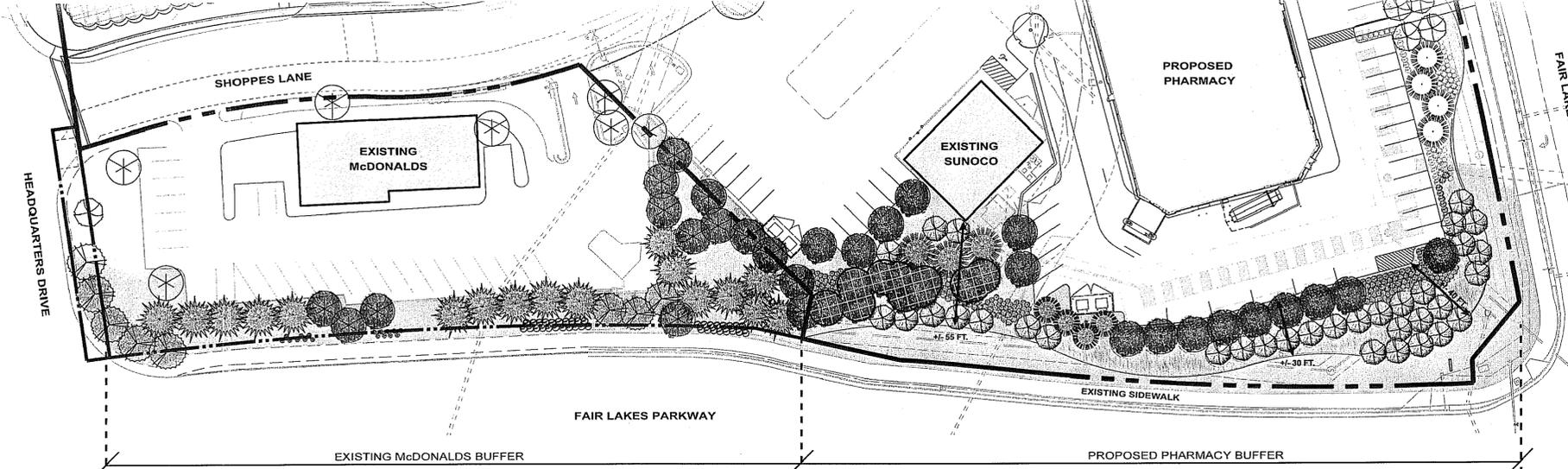
**PROPOSED FAIR LAKES CIRCLE BUFFER - PLAN VIEW**



**PROPOSED FAIR LAKES CIRCLE BUFFER - ELEVATION**

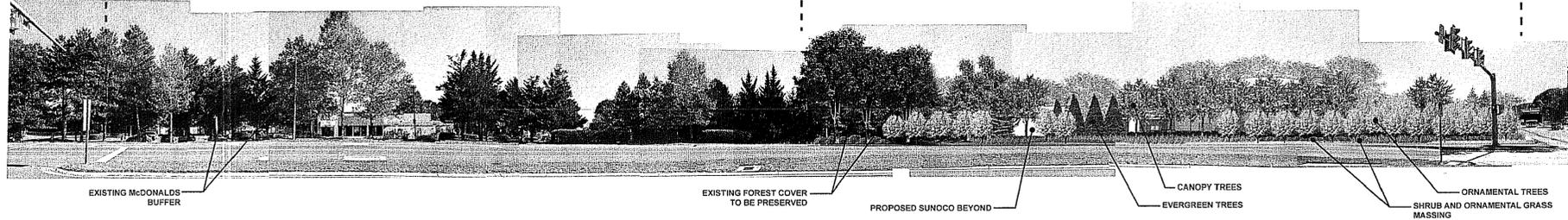


**PROPOSED FAIR LAKES PARKWAY BUFFER - PLAN VIEW**



	BUFFER COMPARISON	
	EXISTING McDONALDS BUFFER	PROPOSED PHARMACY BUFFER
Frontage along F.L. Parkway	+/- 355 lin ft	+/- 345 lin ft
Canopy Trees	14	18
Evergreen Trees	24	7
Ornamental Trees	0	34
Tree Save	-	5
<b>TREE TOTAL</b>	<b>38</b>	<b>64</b>
Shrubs	50	+/- 200
Ornamental Grasses	0	+/- 1000 SF

**PROPOSED FAIR LAKES PARKWAY BUFFER - ELEVATION**



NO.	ADDRESS COUNTY COMMENTS	TUM	DATE	BY
1	7/16/2012	MTD		
2	7/19/2012	KHA		
3	9/12/2012	KHA		
4	10/12/2012	KHA		
5	11/16/2012	KHA		
6	REVISIONS TO SERVICE STATION FOOTPRINT AND TRASH ENCLOSURE	KHA	11/28/2012	

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COMMONWEALTH OF VIRGINIA  
 Adam J. Steiner  
 Lic. No. 1237  
 11-16-2012  
 LANDSCAPE ARCHITECT

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
110257006	11/28/2012	AS SHOWN	KHA	TUM	JS

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

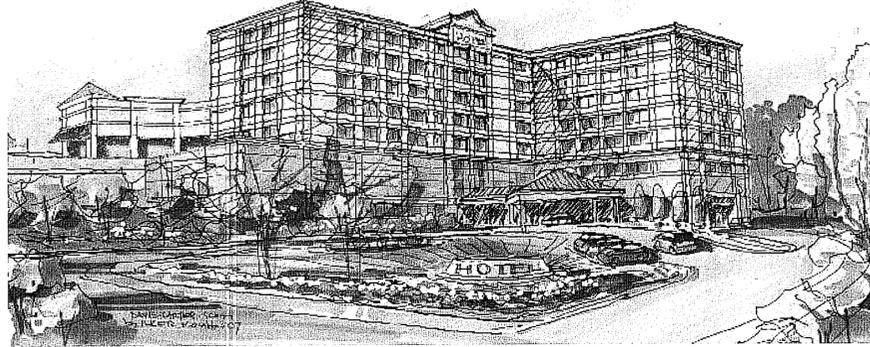
Application No FDPA 82-P-069-09 Staff W.O'D  
 APPROVED DEVELOPMENT PLAN (DP) (GDP) (CDP) (FDP) (PRC) (CP)  
 See DEV CONDS Dated 12/4/2012  
 Date of (BOS) (PC) Approval 12/5/2012  
 Sheet 5 of 9

**FAIR LAKES LAND BAY VII-B FDPA**  
 SHEET NUMBER 4.1



Project: B:\hodgeco\_todd\_sheets\FairLakes Shoppes - Layout\Layout1 - November 28, 2012, 03:47:50pm. K:\MVA-LA\FDPA\110257006 Fair Lakes Shoppes\CAD\Plan\_Sheets\4-ARCHITECTURAL DETAILS-257006.dwg  
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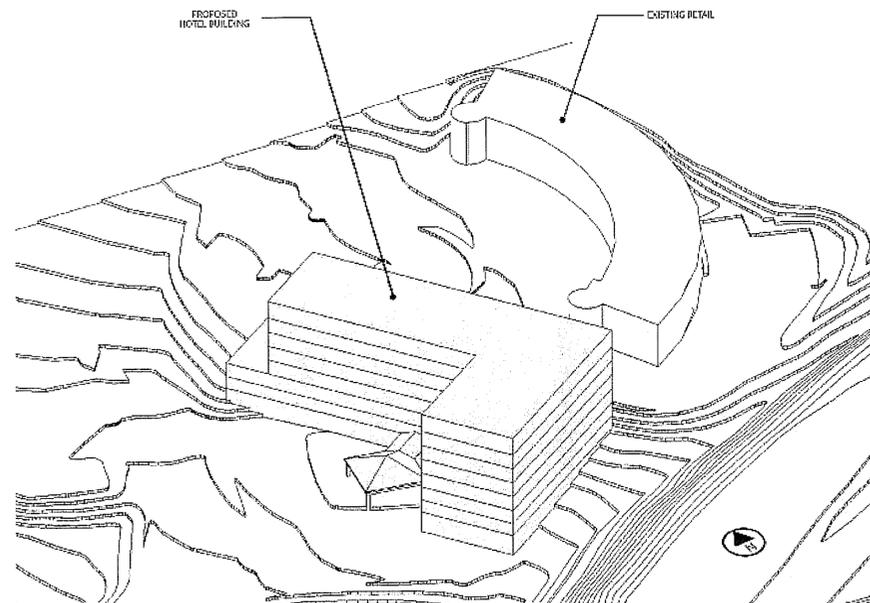
NOTE: THE BUILDING PERSPECTIVES PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN. THEY ARE PROVIDED TO ILLUSTRATE THE GENERAL THEME AND CHARACTER OF THE PROPOSED STRUCTURES.



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



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

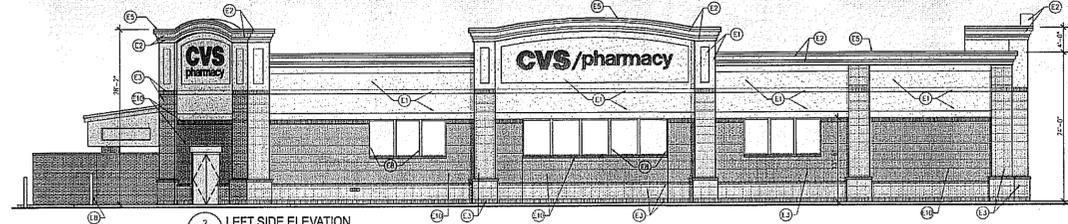


MASSING MODEL FROM FDPA 82-P-069-9-8  
NTS

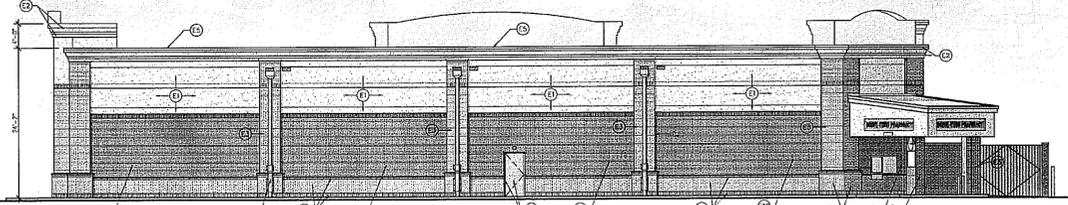
NOTE: THE MASSING MODEL ON THIS SHEET IS PRELIMINARY IN NATURE AND IS PROVIDED TO AID IN THE UNDERSTANDING OF THE PROPOSED DEVELOPMENT PROGRAM IN RELATION TO THE SITE. THE MASSING MODEL IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



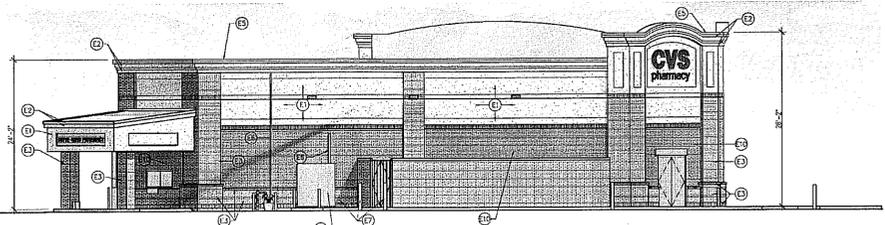
1 FRONT ELEVATION  
A-4.1 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION  
A-4.2 SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION  
A-4.3 SCALE: 1/8" = 1'-0"



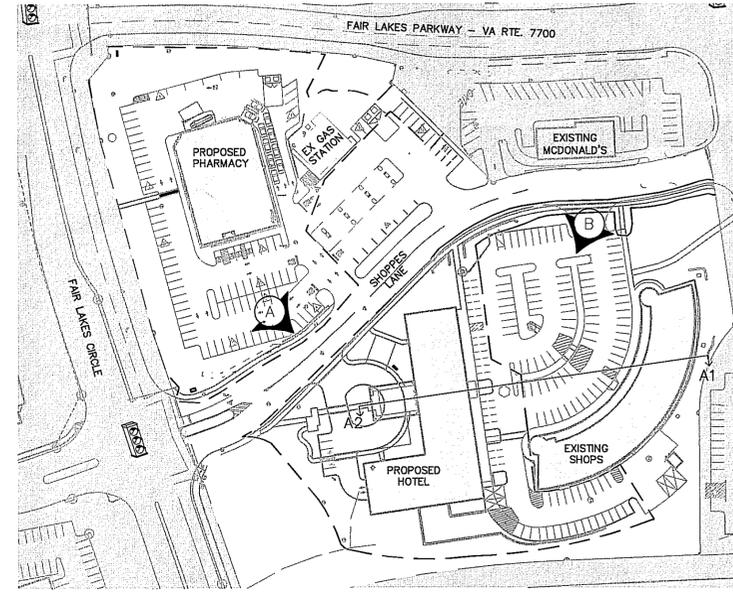
4 REAR ELEVATION  
A-4.4 SCALE: 1/8" = 1'-0"

PROPOSED PHARMACY ELEVATIONS  
NTS

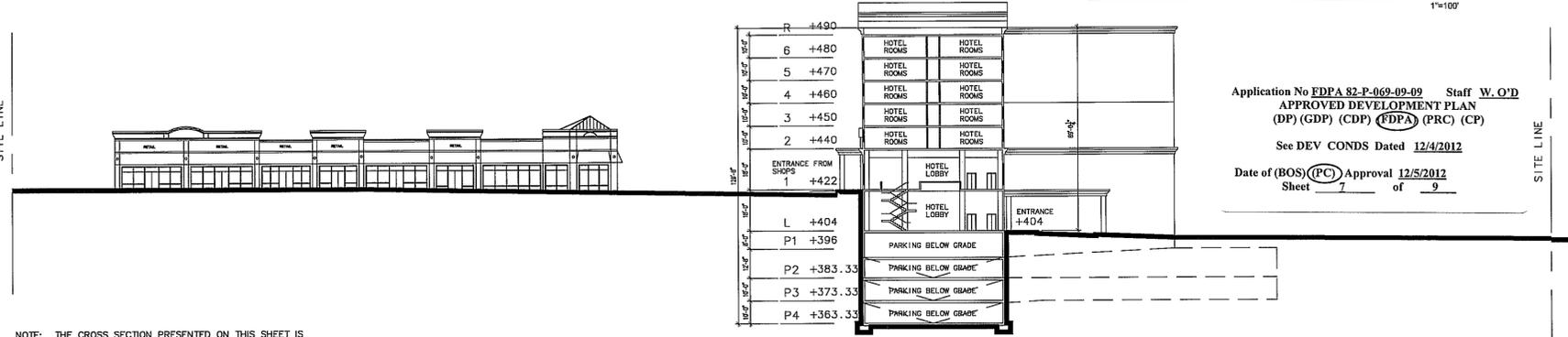
EXTERIOR FINISH SCHEDULE					
NO.	MATERIAL / DESCRIPTION	MTG	SP/CL CALL NO.	COLOR	NOTES
(1)	FFS	STD LORUSAN SYSTEM	1/2" STOUT LORUSAN L.S.	NAO-0020 MEDIUM YELLOW	SEE SPECIFICATION
(2)	FFS	STD LORUSAN SYSTEM	1/2" STOUT LORUSAN L.S.	NAO-0007 RAFTERBIAL	SEE SPECIFICATION
(3)	BRICK VENEER	CORINTHIAN BRICK	MODULAR	STRAIGHT RANGE RED COLORADO	MOISTURE PROOF: 200-113 BY CONSOLIDATED BRICK BUILDING SUPPLIES INC.
(4)	PAINT	BENJAMIN MOORE		PANTO TO MATCH 605 "S"	
(5)	PAINT	BENJAMIN MOORE		PANTO TO MATCH 605 "S"	
(6)	PAINT	BENJAMIN MOORE		PANTO TO MATCH 605 "S"	
(7)	ROLL-ON COAT	SEE "SITE & STREET FURNISHINGS" SPEC		YELLOW	TOP FOR ALL PIPE ENCLAVES (USH)
(8)	ALUM STOODFAST	SEE SPECS	SEE SPECS	CLEAR ANODIZED	
(9)	ALUM AUTOMATIC DOOR	STANLEY	SEE SPECS	CLEAR ANODIZED	
(10)	BRICK VENEER	CORINTHIAN BRICK	MODULAR	STRAIGHT RANGE RED COLORADO	

LEGEND  
 (X) - RE: EXTERIOR FINISH SCHEDULE  
 NOTE: SOAKAGE UNDER SEPARATE PERMIT

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  
1"=100'



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.

Application No FDPA 82-P-069-09-09 Staff W.O'D  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDPA) (PRC) (CP)  
 See DEV CONDS Dated 12/4/2012  
 Date of (BOS) (PC) Approval 12/5/2012  
 Sheet 7 of 9

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

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

TJM	DATE	BY
7/16/2012		
7/19/2012		
9/12/2012		
10/12/2012		
11/16/2012		
11/28/2012		

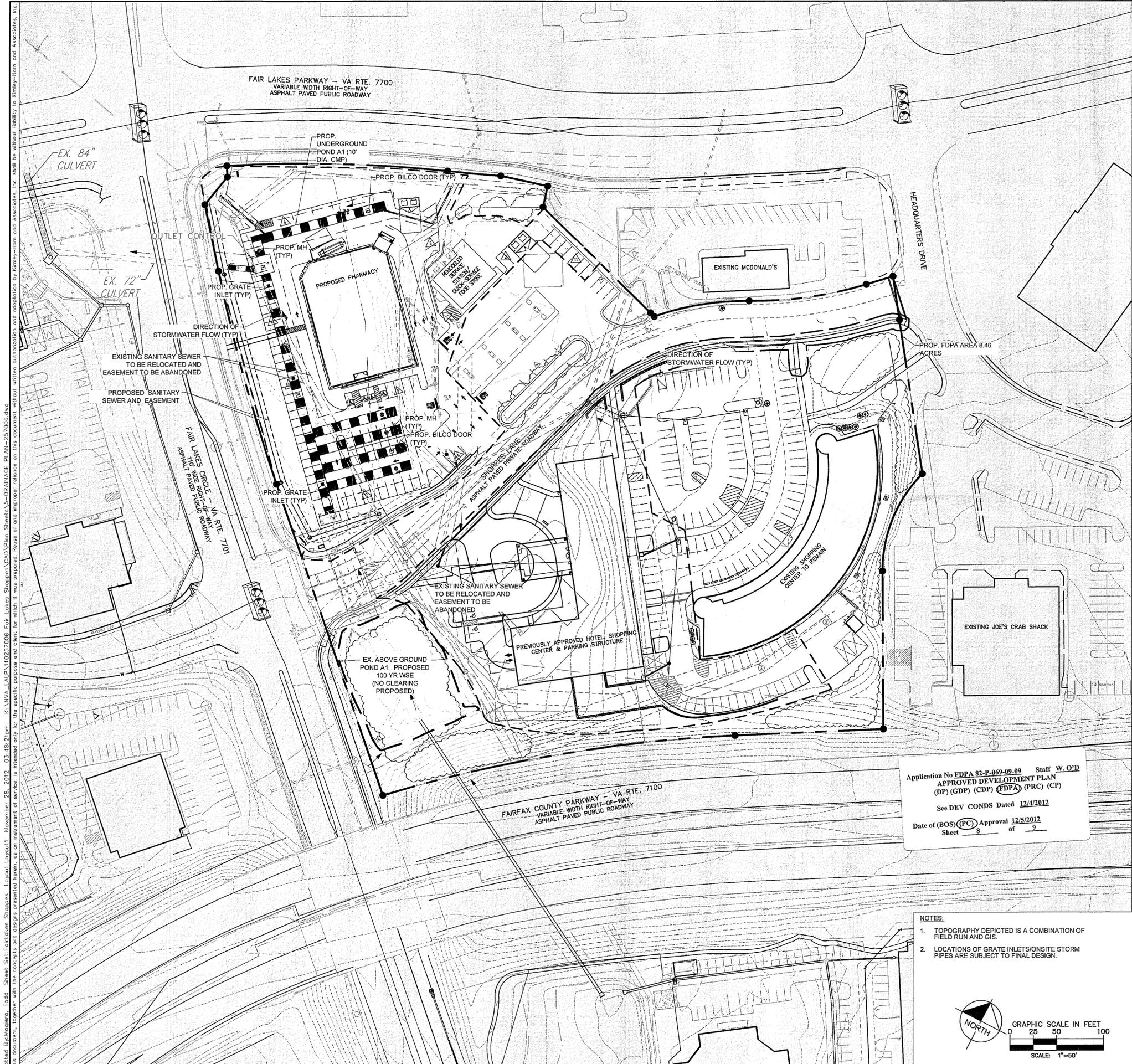
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COMMONWEALTH OF VIRGINIA  
 Adam J. Steiner  
 Lic. No. 1237  
 11-16-2012  
 LANDSCAPE ARCHITECT

KHA PROJECT	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
110257006	11/28/2012	KA	TJM	JS

ARCHITECTURAL DETAILS

FAIR LAKES LAND BAY VII-B FDPA  
 PREPARED FOR The Peterson Companies  
 VIRGINIA FAIRFAX COUNTY  
 SHEET NUMBER 5



**MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS**

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN OR PROVIDED IN ALL ZONING APPLICATIONS, OR A WAIVER REQUEST OF THE SUBMISSION REQUIREMENT WITH JUSTIFICATION SHALL BE ATTACHED. NOTE: WAIVERS WILL BE ACTED UPON SEPARATELY. FAILURE TO ADEQUATELY ADDRESS THE REQUIRED SUBMISSION INFORMATION MAY RESULT IN A DELAY IN PROCESSING THIS APPLICATION.

THIS INFORMATION IS REQUIRED UNDER THE FOLLOWING ZONING ORDINANCE PARAGRAPHS:  
 SPECIAL PERMITS (8-011 2J & 2L) SPECIAL EXCEPTIONS (9-011 2J & 2L)  
 CLUSTER SUBDIVISION (9-815 1G & 1N) COMMERCIAL REVITALIZATION DISTRICTS (9-622 2A (12) & (14))  
 DEVELOPMENT PLANS PRC DISTRICT (16-302 3 & 4L) PRC PLAN (16-303 1E & 1O)  
 FDP P DISTRICTS (EXCEPT PRC) (16-502 1F & 1Q) AMENDMENTS (16-202 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 FACILITY(IES) AND LIMITS OF CLEARING AND GRADING ACCOMMODATE THE STORMWATER MANAGEMENT FACILITY(IES), STORM DRAINAGE PIPE SYSTEMS AND OUTLET PROTECTION, POND SPILLWAYS, ACCESS ROADS, SITE OUTFALLS, ENERGY DISSIPATION DEVICES, AND STREAM STABILIZATION MEASURES AS SHOWN ON SHEET 6 + 7.

3. PROVIDE:

FACILITY NAME/ TYPE & NO.	ON-SITE AREA SERVED (ACRES)	OFF-SITE AREA SERVED (ACRES)	DRAINAGE AREA (ACRES)	FOOTPRINT AREA (SF)	STORAGE VOLUME (CF)	IF POND, DAM HEIGHT (FT)
A1	8.46 AC.	60.79 AC	69.25 AC	36,000 ± SF	150,000±	NA
TRW	8.46 AC.	221.44 AC	229.9 AC	4.8± AC	6.8 AC FT	22

- 4. ONSITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON SHEET 6. POND INLET AND OUTFALL PIPE SYSTEMS ARE SHOWN ON SHEET 6.
- 5. MAINTENANCE ACCESS (ROAD) TO STORMWATER MANAGEMENT FACILITY(IES) ARE SHOWN ON SHEET 6. TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS ASPHALT (ASPHALT, GEOBLOCK, GRAVEL, ETC.)
- 6. LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON SHEET 3.
- 7. A 'STORMWATER MANAGEMENT NARRATIVE' WHICH CONTAINS A DESCRIPTION OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET IS PROVIDED ON SHEET 6.
- 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 SHEETS 6+ 7.
- 9. 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.
- 10. EXISTING TOPOGRAPHY WITH MAXIMUM CONTOUR INTERVALS OF TWO (2) FEET AND A NOTE AS TO WHETHER IT IS AN AIR SURVEY OR FIELD RUN IS PROVIDED ON SHEET 6.
- 11. A SUBMISSION WAIVER IS REQUESTED FOR N/A
- 12. 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 FAIRLAKES. THE SITE IS SERVED BY AN ON-SITE ABOVE GROUND SWM FACILITY WHICH WAS PART OF THE FAIRFAX COUNTY PLAN #5727-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 BASIN A1) WHICH WAS PART OF APPROVED FAIRFAX COUNTY SITE PLAN #5727-SP-58 (FAIR LAKES LAND BAY 4A).

**PROPOSED CONDITIONS**  
 THE FDPA PROPOSES NO ALTERATIONS TO THE TRW BMP POND. EXISTING BASIN A1 IS PROPOSED TO BE REPLACED WITH A COMBINATION ABOVE GROUND AND UNDERGROUND SWM FACILITY. THIS IS REFERRED TO AS PROPOSED BASIN A1. THERE IS AN ABOVE GROUND PORTION IN AN UNDISTURBED TREE SAVE AREA AT THE SOUTHWEST CORNER OF THE FDPA. THERE IS A PROPOSED UNDERGROUND 10' DIAMETER CMP PORTION ADJACENT TO THE PROPOSED PHARMACY.

PROPOSED BASIN A1 WILL BE DESIGNED TO MIMIC THE EXISTING BASIN A1 RELEASE RATES FOR THE 2 AND 10 YEAR STORM EVENTS. THE PRE DEVELOPED RELEASE RATES, TAKEN FROM THE ABOVE REFERENCED LAND BAY 4A 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 4A PLANS UTILIZED SCS METHODS FOR DESIGNING THE TRW BMP POND AND EXISTING BASIN A1 SWM POND. THESE PLANS ASSUMED THE ENTIRE FDPA AREA WOULD BE DEVELOPED AS 'COMMERCIAL', WHICH IS ASSUMED TO BE APPROXIMATELY 90% IMPERVIOUS AREA. THERE IS AT LEAST 10% OF THE FDPA AREA WHICH REMAINS AS NON-IMPERVIOUS AREA, SUCH AS THE TREE SAVE AREA IN THE SOUTHWEST CORNER OF THE FDPA. AS SUCH, THE APPROVED ASSUMPTIONS FOR LAND COVER/RUNOFF FROM BASIN 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% PHOSPHOROUS REMOVAL RATE. THE DOWNSTREAM OFF-SITE TRW POND WAS SIZED TO PROVIDE WATER QUALITY CONTROL FOR A 230+- ACRE WATERSHED (MAP SHOWN ON SHEET 7 FROM APPROVED PLANS). THIS MAP SHOWS THAT THE PROPOSED FDPA AREA IS LOCATED WITHIN BASIN A1 OF THE 230 ACRE WATERSHED AND WAS THEREFORE TREATED BY THE TRW POND FOR BMP REQUIREMENTS. PER THE ABOVE DESIGN ASSUMPTIONS, THE CALCULATIONS IN THE APPROVED PLAN (#5727-SP-76) ARE APPLICABLE TO THIS FDPA.

THE TRW POND WAS APPROVED AS A REGIONAL BMP FACILITY WITH 65% PHOSPHOROUS REMOVAL RATE PER THE PFM. THIS IS GREATER THAN THE 50% MINIMUM REQUIRED PHOSPHOROUS REMOVAL RATE REQUIRED BY THE WATERSHED PROTECTION OVERLAY DISTRICT. THEREFORE, AS THE FDPA AREA WAS APPROVED TO BE TREATED BY THE TRW POND AND THE DESIGN ASSUMPTIONS OF THAT APPROVED PLAN HAVE NOT CHANGED, THE PFM REQUIREMENTS FOR BMP TREATMENT ARE MET FOR THIS FDPA.

**SWM**  
 PROPOSED BASIN A1 HAS BEEN DESIGNED TO REPLACE EXISTING BASIN A1 THAT WAS BUILT AS PART OF SITE PLAN #5727-SP-58. THE INFLOW TO BASIN A1 PER THE APPROVED SITE PLAN REFERENCED ABOVE ARE STILL VALID AS NOTED UNDER THE DESIGN ASSUMPTIONS. THE PROPOSED BASIN A1 WILL BE SIZED TO DETAIN THE 2 AND 10 YEAR EVENT TO PREVIOUSLY APPROVED RELEASE RATES FROM THE EXISTING BASIN A1. A SUMMARY TABLE OF THE PRE AND POST 2 AND 10 YEAR EVENTS FROM THE DETENTION FACILITY IS PROVIDED ON SHEET 7. BILCO DOORS AND ACCESS MANHOLES, LABELED ON THE PLAN WILL PROVIDE ACCESS TO THE UNDERGROUND FACILITY. THE PRIVATE ROAD (SHOPPES 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 PIPES/STRUCTURES MAY BE ADDED AT THE TIME OF TECHNICAL SITE PLANS BASED ON FINAL GRADING AND ARCHITECTURAL PLANS FOR THE PROPOSED BUILDINGS.

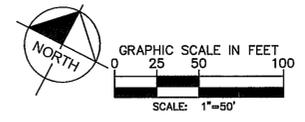
**ADEQUATE OUTFALL NARRATIVE**  
 ONE OF THE REQUIREMENTS FOR A FDPA IS TO DESCRIBE THE OUTFALL PATH FOR ALL ON-SITE WATER. THE DESCRIPTION SHALL BE LIMITED TO A POINT WHERE THE TOTAL DRAINAGE AREA TO THE OUTFALL PATH EQUALS OR EXCEEDS 640 ACRES (1 SQUARE MILE).

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 BASIN 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, APPROXIMATELY 3500' NORTHWEST OF THE SITE. ANOTHER OPEN CHANNEL JOINS WITH THE SITE OUTFALL OPEN CHANNEL FOR A TOTAL DRAINAGE AREA OF APPROXIMATELY 1395 ACRES. THIS DRAINAGE AREA AND THE SITE OUTFALL PATH IS DEPICTED ON SHEET 7. THE FDPA OUTFALL ANALYSIS CAN BE FOUND AT THIS LOCATION AS THE TOTAL DRAINAGE AREA EXCEEDS 640 ACRES. A DETAILED ANALYSIS PER PFM 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.

Application No **FDPA 82-P-069-09-09** Staff **W. O'D**  
**APPROVED DEVELOPMENT PLAN**  
 (DP) (GDP) (CDP) (FDPA) (PRC) (CP)  
 See DEV CONDS Dated **12/4/2012**  
 Date of (BOS) (PC) Approval **12/5/2012**  
 Sheet **8** of **9**

- NOTES:**
1. TOPOGRAPHY DEPICTED IS A COMBINATION OF FIELD RUN AND GIS.
  2. LOCATIONS OF GRATE INLETS/ONSITE STORM PIPES ARE SUBJECT TO FINAL DESIGN.



T.M	7/16/2012	BY	
MD	7/19/2012	DATE	
KHA	9/12/2012		
KHA	10/12/2012		
KHA	11/16/2012		
KHA	11/28/2012		

1 ADDRESSED COUNTY COMMENTS  
 2 ADDRESSED COUNTY COMMENTS  
 3 ADDRESSED COUNTY COMMENTS  
 4 ADDRESSED COUNTY COMMENTS  
 5 REVISIONS TO LANDSCAPE/ELEVATIONS  
 6 REVISIONS TO SERVICE STATION FOOTPRINT AND TRASH ENCLOSURE

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**Adam J. Steiner**  
 Lic. No. 1237  
 11-16-2012  
 LANDSCAPE ARCHITECT

KHA PROJECT 110257006  
 DATE 11/28/2012  
 SCALE AS SHOWN  
 DESIGNED BY KA  
 DRAWN BY TUM  
 CHECKED BY JS

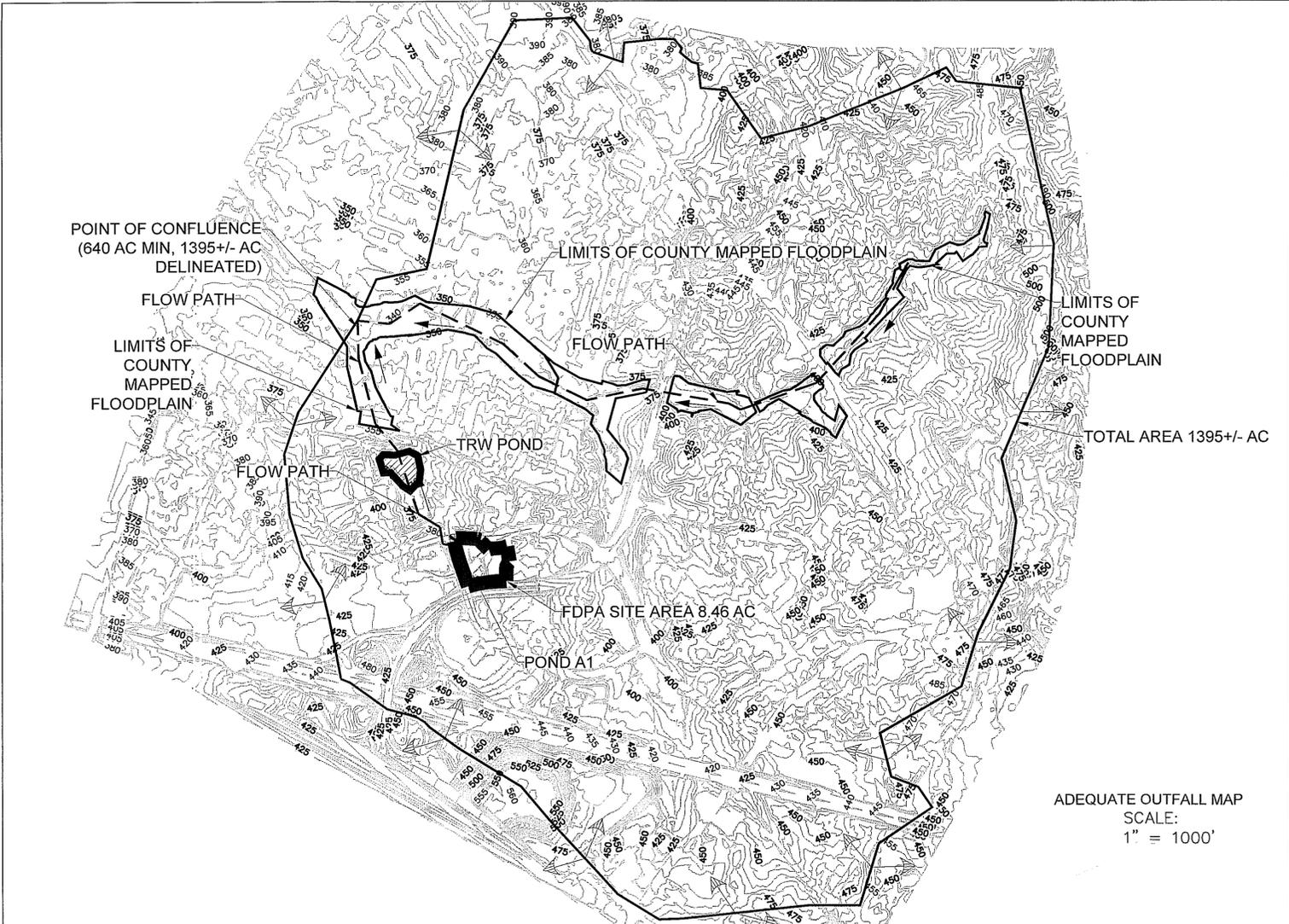
**FAIR LAKES LAND BAY VII-B FDPA DRAINAGE PLAN & OUTFALL NARRATIVE**

PREPARED FOR **The Peterson Companies** VIRGINIA  
 FAIRFAX COUNTY

SHEET NUMBER **6**

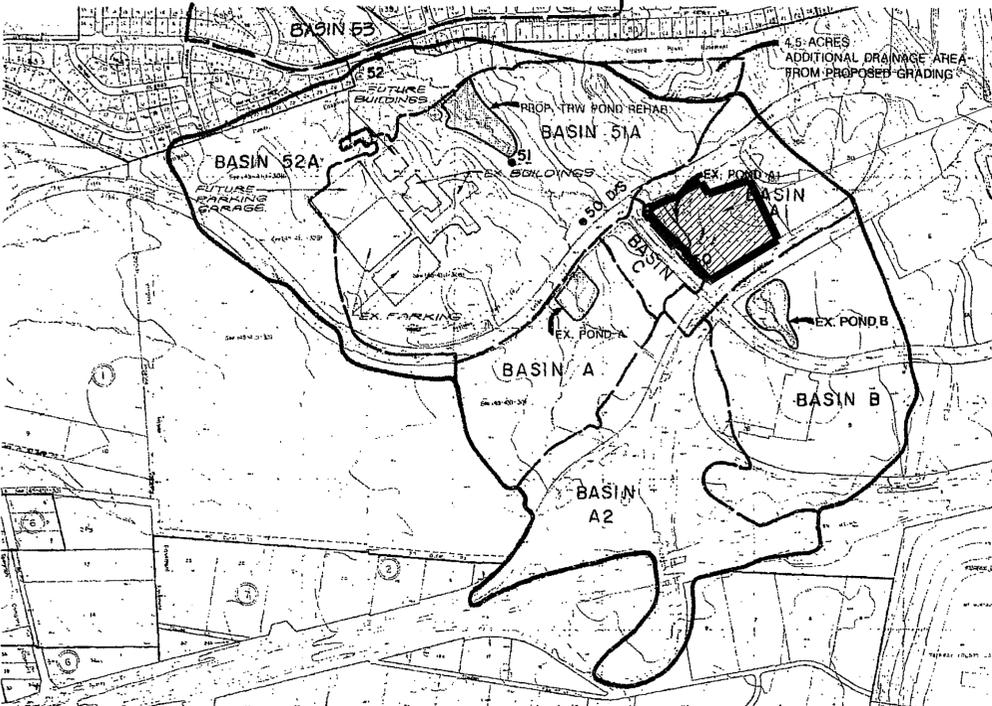
Plotted By: M. Garcia, T. Todd, Sheet Set: Fair Lakes Shoppes, Shoppes\_CAD\_Plan\_Sheets\_V-B\_DRAINAGE\_Plan\_Sheet\_257006.dwg  
 November 26, 2012 03:48:21pm K:\VA\_LALP\_110257006\_Fair Lakes Shoppes\_CAD\_Plan\_Sheets\_V-B\_DRAINAGE\_Plan\_Sheet\_257006.dwg  
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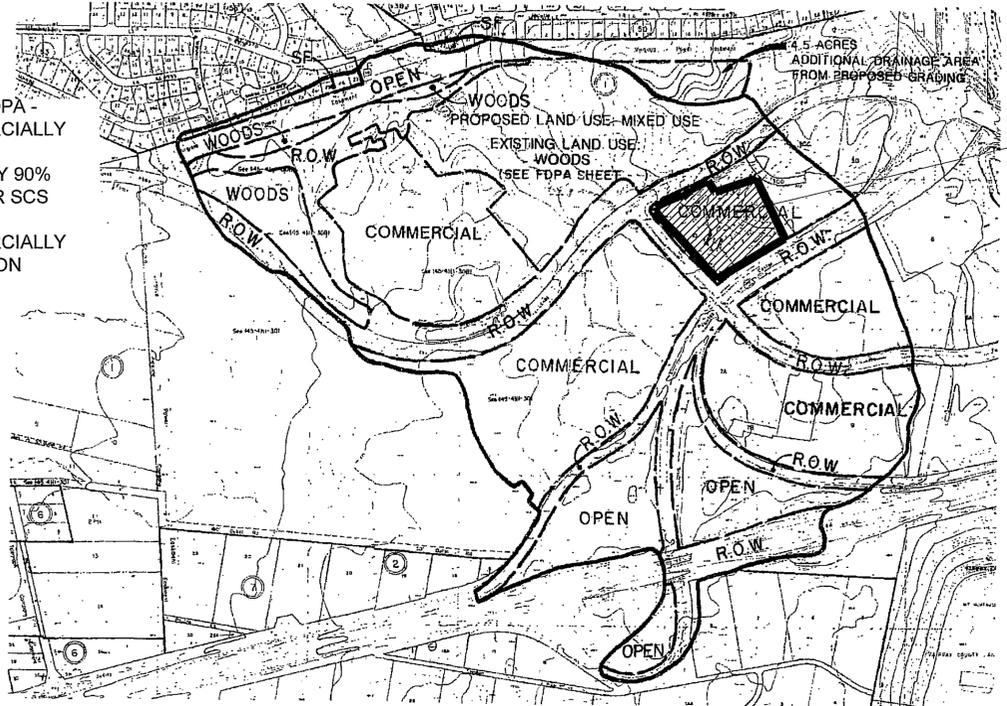


**PRELIMINARY PRE TO POST SWM STUDY FOR BASIN A1**

	PRE DEVELOPMENT	POST DEVELOPMENT
2 YEAR (CFS)	91+/-	91+/-
10 YEAR (CFS)	164+/-	164+/-
100 YEAR (CFS)	241+/-	241+/-



**DRAINAGE BASIN MAP**



**LAND USE MAP**

**DRAINAGE BASIN AND LAND USE MAP ARE PER APPROVED SITE PLAN #5727-SP-76 , FAIR LAKES LAND BAY 2 SWM/BMP POND REHABILITATION.**

KHA PROJECT	110257006	TUM	7/16/2012
DATE	11/28/2012	MTD	7/19/2012
SCALE	AS SHOWN	KHA	9/12/2012
DESIGNED BY	KA	KHA	10/12/2012
DRAWN BY	TJM	KHA	11/16/2012
CHECKED BY	JS	KHA	11/28/2012

**FAIR LAKES LAND BAY VII-B FDP A**

**OVERALL DRAINAGE BASIN**

Application No FDP A 82-P-069-09-09 Staff W.O'D  
 APPROVED DEVELOPMENT PLAN (DP) (GDP) (CDP) (FDP A) (PRC) (CP)  
 See DEV CONDS Dated 12/4/2012  
 Date of (BOS) (PC) Approval 12/5/2012  
 Sheet 9 of 9

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Adam J. Steiner  
 Lic. No. 1237  
 11-16-2012  
 LANDSCAPE ARCHITECT

FAIRFAX COUNTY VIRGINIA

SHEET NUMBER 7