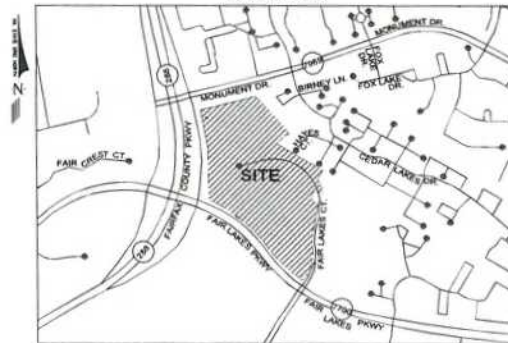


FAIR LAKES ADAPTIVE RE-USE TO CONTINUING CARE CAMPUS INCLUDING BOTH INDEPENDENT LIVING AND ASSISTED LIVING AND RESIDENTIAL - LAND BAY VI-A

PROFFERED CONDITION AMENDMENT
(PCA)
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
(CDPA)
FINAL DEVELOPMENT PLAN AMENDMENT
(FDPA)

Springfield District
Fairfax County, Virginia

JANUARY 30, 2019
MARCH 8, 2019
JUNE 6, 2019
JULY 17, 2019



VICINITY MAP
SCALE 1"=500'

SHEET INDEX

1. COVER SHEET
- 2-3. NOTES AND DETAILS
- 4-4A. EXISTING CONDITIONS
5. EXISTING VEGETATION MAP
6. OVERALL EXHIBIT
- 7-8. CDPA-FDPA LAYOUT
9. LANDSCAPE PLAN COMPUTATIONS
10. LANDSCAPE PLAN
- 11-14. PRELIMINARY SWM & BMP ANALYSIS
- 14A. DRAINAGE DIVIDE EXHIBIT
15. SIGHT DISTANCE
16. OPEN SPACE PLAN
17. URBAN PARK AMENITY PLAN
18. PEDESTRIAN AND VEHICULAR CIRCULATION PLAN
- 19-19A. AUTOTURN EXHIBITS
- 20-22. ARCHITECTURAL ELEVATIONS
23. TYPICAL GARAGES
- 24-31. CONCEPTUAL AMENITIES PLAN
32. PRELIMINARY AVERAGE GRADE PLAN ANALYSIS

35 TOTAL

APPLICANT:
**FAIR LAKES
NORTH & SOUTH L.C.**
17040 FAIR LAKES CIRCLE, SUITE 400
FAIRFAX, VA 22033
(703) 297-0000

CIVIL ENGINEER:
 **urban**
1701 Old Fox Lane,
Suite 100, Fairfax, VA 22031
www.urbandesign.com

ATTORNEY:
**HUNTON
ANDREWS KURTH**
840 GREENHURST DRIVE
SUITE 400
TYTUSVILLE, VIRGINIA 22185
(703) 623-6100

LANDSCAPE ARCHITECTS:
 **LandDesign**
500 S PEYTON STREET
ALEXANDRIA, VA 22314
(703) 597-0000
www.landdesign.com

 **urban**
1701 Old Fox Lane,
Suite 100, Fairfax, VA 22031
www.urbandesign.com

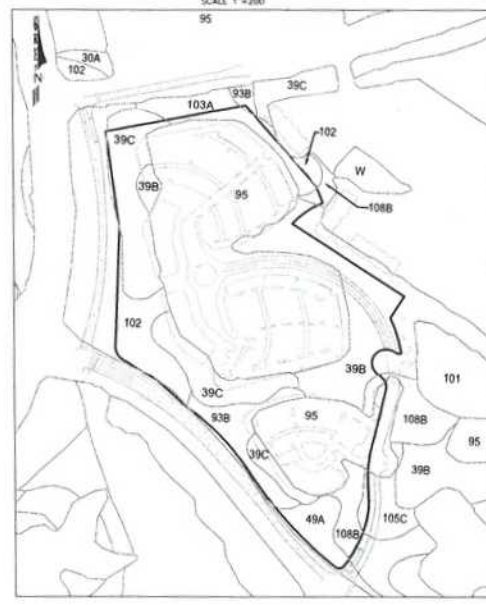
TRANSPORTATION:
 **GOROVE / SLADE**
Transportation Planners and Engineers
2814 CENTREVILLE ROAD
SUITE 200
CHANTLERY, VIRGINIA 20151
(703) 747-0000



GENERAL NOTES

- ALL REFERENCES HEREIN TO ZONING ORDINANCE REFER TO THE FAIRFAX COUNTY ZONING ORDINANCE.
- THE SUBJECT PROPERTY IS LOCATED IN THE SPRINGFIELD DISTRICT, ON FAIRFAX COUNTY TAX MAP NUMBERS 45A (11) 281, 45A (11) 282, AND 45A (11) 283. ALL REFERENCES HEREIN TO PROPERTY, PARCEL OR SITE SHALL REFER TO THE SUBJECT PROPERTY.
- THE PROPERTY IS LOCATED WITHIN COMPREHENSIVE PLAN AREA IN FAIRFAX CENTER AREA, SUB-DIVISION E1 OF LAND UNIT 8 AND IS PLANNED FOR MIXED USE.
- THE PROPERTY IS CURRENTLY ZONED TO THE PDC DISTRICT AND THE WS OVERLAY DISTRICT. A PROPOSED CONDITION AMENDMENT (PCA) CONCEPT DEVELOPMENT PLAN AMENDMENT (CDPA) AND FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) ARE HEREBY REQUESTED TO ALLOW FOR A CONTINUING CARE FACILITY WITH INDEPENDENT LIVING FACILITY (DEVELOPMENTS OF EXISTING OFFICE BUILDINGS ON EXISTING PARCEL 281) AN ASSISTED LIVING FACILITY, AND SINGLE FAMILY ATTACHED UNITS.
- THE PROPERTY IS COMPRISED OF PARCELS OWNED BY FAIR LAKES LDC (94-4 (11) 281, FAIR LAKES NORTH AND SOUTH LC (94-4 (11) 282), AND FAIR LAKES NORTH AND SOUTH LP (94-4 (11) 283).
- THE BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD RAIN BOUNDARY SURVEY PERFORMED BY URBAN LTD. IN FEBRUARY, 2018.
- THE TOPOGRAPHY SHOWN IS AT TWO FOOT CONTOUR INTERVAL, BASED ON A FIELD SURVEY PERFORMED BY URBAN LTD. IN FEBRUARY, 2018 (INCH, NGVD83).
- BASED UPON COUNTY MAPPING THERE IS A MINOR FLOODPLAIN LOCATED ON THE NORTHERN PORTION OF THE SITE. AN RPA DESIGNATION (102-AP-001) HAS BEEN PREPARED BY WSS AND APPROVED BY FAIRFAX COUNTY. THE RPA IS ALSO LOCATED ON THE NORTHERN PORTION OF THE PROPERTY.
- THERE ARE AREAS ON SITE THAT HAVE SCENIC ASSETS OR NATURAL FEATURES WORTH PROTECTING AND PRESERVING. THESE AREAS ARE ALONG THE NORTHERN AND WESTERN EDGES OF THE PROPERTY.
- AN EXISTING "STORM SEWER EASEMENT" AS LABELED ON DR 5414 PG 1888 AND AN EXISTING "STORM DRAINAGE EASEMENT" AS LABELED ON DR 8006 PG 1888, COVER 25 FEET WIDE IN VARIOUS LOCATIONS, CROSS THE ON THE PROPERTY AS SHOWN ON SHEETS 1, 4, 6, AND 7 OF THE PROPERTY ENCLOSED WITHIN THESE EASEMENTS IS APPROXIMATELY 5.24 ACRES. THE EASEMENTS ARE NOT FIRM MAPPED FLOODPLAIN. THERE ARE NO OTHER UTILITY EASEMENTS 25 FEET OR GREATER ON THE PROPERTY. ALL REFERENCED EASEMENTS WERE RECORDED SUBSEQUENT TO AUGUST 1978.
- AN ENVIRONMENTAL QUALITY CORRIDOR IS NOT SHOWN SINCE THE RPA AREA IS RELATIVELY SMALL AND IS PRIMARILY AN EXISTING PARKING LOT WHICH IS TO BE REMOVED.
- THERE ARE NO KNOWN EXISTING CONSERVATION AND WATER QUALITY MANAGEMENT AREA EASEMENTS THAT EXIST ON THE PROPERTY.
- THERE ARE NO KNOWN GRAVE OR BURIAL SITES ON THE PROPERTY.
- THERE ARE NO KNOWN ARCHEOLOGICAL SITES OR ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES IN THE PROJECT AREA.
- ACCORDING TO THE COUNTYWIDE TRAILS PLAN, THERE IS A MAJOR REGIONAL TRAIL SYSTEM PROPOSED ALONG THE PROPERTY AND A MAJOR PARKED TRAIL ALONG THE SOUTHERN PORTION OF THE PROPERTY. BOTH OF THESE TRAILS ALREADY EXIST AND WILL BE MAINTAINED AND/OR RECONSTRUCTED IF IMPACTED BY THE PROPOSED DEVELOPMENT. IT IS ANTICIPATED THAT A PORTION OF THE SOUTHERN MAJOR TRAIL WILL BE RECONSTRUCTED.
- IT IS OUR OPINION THAT THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THE OFFICE BUILDING ON TAX MAP # 45A (11) 281 IS TO BE REMOVED. PER FAIRFAX COUNTY RECORDS, THE EXISTING PRINCIPAL STRUCTURE WAS CONSTRUCTED IN 1981. THE STRUCTURES ON TAX MAP # 45A (11) 281 WILL REMAIN AND BE REPURPOSED AS A CONTINUING CARE FACILITY. THOSE BUILDINGS WERE CONSTRUCTED IN 1987.
- SPECIAL AMENITIES WILL INCLUDE TRAILS, PASSIVE AND RECREATIONAL URBAN PARKS (SEE SHEETS 18-19). LANDSCAPING WILL SERVE TO DEFINE THE STREETScape, SOFTEN THE BUILT ENVIRONMENT AND BUFFER VIEWS TO ADJACENT PROPERTIES AND STREETS.
- SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. INDIVIDUAL PROJECTS WILL NOT BE RELIANT UPON THE APPROVALS FOR OTHER PHASES TO BE COMPLETED IN ANY FORM IN ORDER TO ACHIEVE SITE PLAN AND BUILDING PLAN APPROVAL. FOR EACH INDIVIDUAL PHASE, CONSTRUCTION ON INDIVIDUAL PARCELS CAN COMMENCE WHEN ALL APPROVALS AND PERMITS MAY BE OBTAINED BY FAIRFAX COUNTY OR AS MAY OTHERWISE BE APPROVED BY THE JURISDICTION.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 45, CODE OF FEDERAL REGULATIONS PARTS 191.8, 302.4 AND 301.161 HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS OR 42-10-10 VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 45, CODE OF FEDERAL REGULATIONS PART 280, TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE. HOWEVER, THE PROPOSED DEVELOPMENT MAY OCCUR IN PHASES.
- WETLANDS SHOWN HEREIN WERE DELINEATED BY WSS AS SHOWN ON MAPS TITLED "FAIR LAKES NORTH/SOUTH RESIDENTIAL," DATED 2/20/2018. A JURISDICTIONAL DETERMINATION HAS BEEN OBTAINED FROM THE U.S. ARMY CORPS OF ENGINEERS (WAD-2018-0094).
- THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS MAY BE SPECIFIED OTHERWISE.
- PUBLIC WATER AND SEWER SHALL BE PROVIDED BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTORS.
- ALL PROPOSED UTILITIES (EXCLUDING STORMWATER, TRANSFORMERS, FOG CONNECTION, HAND MOVERS, UTILITY BOXES, METERS, PHONE, POWER, CABLE TV, AND FIBER CONNECTION ETC.) WILL BE PLACED UNDERGROUND.
- PARKING WILL BE PROVIDED AS APPROVED WITH THIS APPLICATION.

SOILS MAP



SOILS RATINGS

SOL. NO.	SERIES NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	ERODIBILITY	INFILTRATION SUITABILITY	GEOTECHNICAL REPORT REQ.
39B	CLEMELC SILT LOAM	GOOD	GOOD	HIGH	HIGH	GOOD	NO (GEOTECHNICAL INVEST. REQ.)
39C	CLEMELC SILT LOAM	GOOD	GOOD	HIGH	HIGH	GOOD	NO (GEOTECHNICAL INVEST. REQ.)
45A	HATHORSD SILT LOAM	POOR-F-W	POOR-F-WB	HIGH	LOW	POOR-WF	YES
93B	SUMERDUCK LOAM	POOR-W	MARGINAL-WB	MODERATE	MEDIAN	POOR-W	NO (GEOTECHNICAL INVEST. REQ.)
102	WHEATON LOAM	MARGINAL-S	GOOD	MED-HIGH	HIGH	MARGINAL-S	YES
103A	WHEATON-CODORUS COMPLEX*	POOR-F-WB	POOR-F-WB	MED-HIGH	LOW	POOR-WF	YES
105C	CLEMELC COMPLEX*	GOOD	GOOD	HIGH	HIGH	GOOD	YES
108B	WHEATON-SUMERDUCK COMPLEX*	POOR-W	MARGINAL-WB	MODERATE	MEDIAN	POOR-W	YES

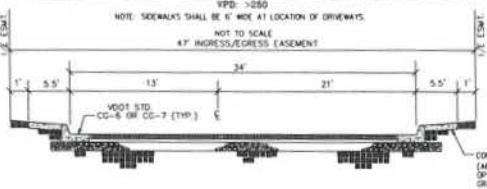
SOILS NOTES:

- SOILS INFORMATION AND MAPPING PROVIDED BY THE OFFICIAL 2018 FAIRFAX COUNTY SOIL MAPS.
- GEOTECHNICAL REPORT REQUIRED AT TIME OF SITE PLAN.

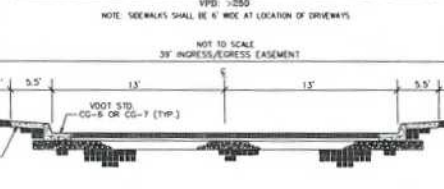
REQUESTED WAIVERS / MODIFICATIONS

- WAIVER OF PAR. 2 OF SECT. 13-302 OF THE ZONING ORDINANCE TO EXCEED THE MAXIMUM LENGTH OF 600 FEET FOR A PRIVATE STREET.
- MODIFICATION OF PAR. 2 OF SECT. 6-207 OF THE ZONING ORDINANCE TO MITIGATE THE MINIMUM 200 SQUARE FOOT PRIVATE YARD FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS AS SHOWN ON THE CDPA/FDPA.
- MODIFICATION OF PAR. 6 OF SECT. 6-206 OF THE ZONING ORDINANCE TO PERMIT THE GROSS FLOOR AREA OF DWELLINGS AS A SECONDARY USE TO EXCEED 50 PERCENT OF THE GROSS FLOOR AREA OF THE PRINCIPAL USES IN FAIR LAKES.
- MODIFICATION OF SECT. 13-305 OF THE ZONING ORDINANCE REGARDING TRANSITIONAL SCREENING REQUIREMENTS BETWEEN RESIDENTIAL AND CONTINUING CARE FACILITY IN FAVOR OF THE LANDSCAPE PLANNING AND SITE DESIGN AS DEPICTED ON THE CDPA/FDPA.
- WAIVER OF SECT. 13-305 OF THE ZONING ORDINANCE REGARDING BARRIER REQUIREMENTS BETWEEN RESIDENTIAL USES AND CONTINUING CARE FACILITY.

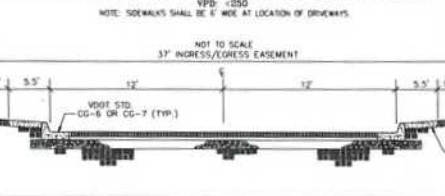
TYPICAL CROSS SECTION 26' PRIVATE STREET - PARKING ONE SIDE



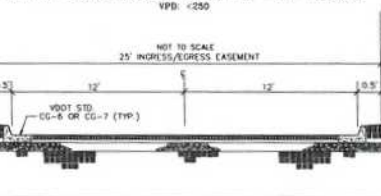
TYPICAL CROSS SECTION 26' PRIVATE STREET - NO PARKING



TYPICAL CROSS SECTION 24' PRIVATE STREET - NO PARKING



TYPICAL CROSS SECTION 24' ALLEY - NO PARKING



7113 Littleton Turnpike
Annandale, Virginia 22022
TEL: 703.444.8800 FAX: 703.444.2001
www.urbaninc.com



Client
FAIR LAKES ADAPTIVE RE-USE
NORTH & SOUTH L.C.
10000 Fair Lakes Circle, Suite 402
Fairfax, VA 22031
(703) 270-8888

Revision / Issue	No. / Description	Date
1	DC SUBMISSION	11/30/2018
2	ADDED/REVISED COMMENTS	12/06/2018
3	ADDED/REVISED COMMENTS AND REVISION	08/09/2019
4	ADDED/REVISED COMMENTS AND REVISION	03/11/2019

Issue
Date: Designer

Project Name
FAIR LAKES ADAPTIVE RE-USE
TO CONTINUING CARE CAMPUS
INCLUDING BOTH INDEPENDENT
LIVING AND ASSISTED LIVING
AND RESIDENTIAL -
LAND BAY V/A
CDPA / FDPA / PCA
Springfield District
Fairfax County, Virginia

Drawn By CS / JE **Checked By** CM / DTM

Project No. ZP-2384

Date MARCH 8, 2019

Drawing Title

NOTES AND DETAILS

Scale: AS SHOWN

Drawing Number

2

Sheet 2 of 32

FAIR LAKES RESIDENTIAL PROPERTY - ZP-2384

ZONING AND AREA TABULATIONS

SITE AREA	23,613 AC. OR 1,028,547 S.F.
EXISTING ZONING	POC
PROPOSED ZONING	POC
EXISTING USE	TWO 5-STORY OFFICE BUILDINGS WITH ADDITIONAL CELLAR. NOTE: THE EXISTING 5-STORY OFFICE BUILDINGS WILL REMAIN AND WILL BE REPURPOSED TO AN INDEPENDENT LIVING USE.
PROPOSED USE	RESIDENTIAL (SINGLE FAMILY ATTACHED UNITS), CONTINUING CARE FACILITY (ASSISTED LIVING AND INDEPENDENT LIVING).
PROPOSED SINGLE FAMILY ATTACHED (SFA) UNITS	171
MINIMUM LOT AREA:	NO REQUIREMENT FOR EACH USE OR BUILDING PROVIDED THAT A PRIVACY YARD, HAVING A MINIMUM AREA OF 200 SQUARE FEET SHALL BE PROVIDED ON EACH SINGLE FAMILY ATTACHED DWELLING UNIT UNLESS WAIVED BY THE BOARD. WAIVER FOR THIS REQUIREMENT IS REQUESTED.
MINIMUM LOT WIDTH	NO REQUIREMENT
PROPOSED MAXIMUM HEIGHT:	TOWNHOUSES CONTINUING CARE FACILITY ASSISTED LIVING INDEPENDENT LIVING 40' 125' (8 STORES WITH UNDERGROUND GARAGE) 7X (5 STORES WITH CELLAR)
*EXCLUDES STRUCTURES IDENTIFIED IN SECTION 2-408 OF THE ZONING ORDINANCE.	
OPEN SPACE REQUIRED:	15% OR 3.54 AC.
OPEN SPACE PROVIDED:	± 8.80 AC OR 41.5% OF SITE.
PROPOSED INDEPENDENT LIVING (I) GFA *	± 284,245 SF (DOES NOT INCLUDE CELLAR. SEE SHEET 32)
TOWNHOUSES GFA *	± 370,000 SF
ASSISTED LIVING (AL) GFA *	± 165,000 SF
TOTAL RESIDENTIAL GFA *	± 370,000 SF (± 46.3% OF TOTAL)
TOTAL AL (COMMERCIAL) GFA *	± 420,245 SF (± 53.7% OF TOTAL)
TOTAL GFA *	± 790,245 SF (DOES NOT INCLUDE CELLARS)
MAXIMUM FAR *	2.5
AREA OF EXISTING MAJOR UNDERGROUND UTILITY EASEMENT	± 23.34 AC.
NET SITE AREA	± 23.37 AC.
PROPOSED OVERALL FAR *	0.79* (SEE DENSITY TRANSFER TABULATION BELOW)

RESIDENTIAL

LAND AREA	± 17,876 AC.
PROPOSED RESIDENTIAL UNITS	171
PROPOSED TOTAL GROSS FLOOR AREA (GFA)	± 370,000 SF
PROPOSED FLOOR AREA RATIO (FAR)	± 0.48*
PARKING SPACES REQUIRED:	± 462 SPACES
PARKING SPACES PROVIDED:	± 724 SPACES
OPEN SPACE REQUIRED:	15% OR 2.66 AC.
OPEN SPACE PROVIDED:	± 7.97 AC OR ± 45%.

CONTINUING CARE FACILITIES:

LAND AREA	± 5,737 AC.
PROPOSED CONTINUING CARE FACILITIES:	
INDEPENDENT LIVING	± 284,245 SF (180 UNITS)
ASSISTED LIVING	± 165,000 SF (153 UNITS)
PROPOSED TOTAL GROSS FLOOR AREA (GFA)	± 429,245 SF
PROPOSED FLOOR AREA RATIO (FAR)	1.72
PARKING SPACES REQUIRED:	± 250 SPACES
PARKING SPACES PROVIDED:	± 238 SPACES
OPEN SPACE REQUIRED:	15% OR 0.86 AC.
OPEN SPACE PROVIDED:	± 1.83 AC OR ± 31.9%.

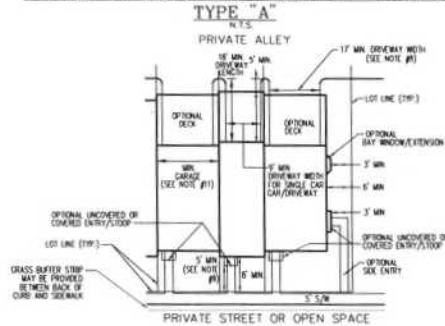
* DOES NOT INCLUDE ADULTS AND/OR WORKFORCE HOUSING

DEVELOPMENT OPTION DENSITY TRANSFER TABULATION

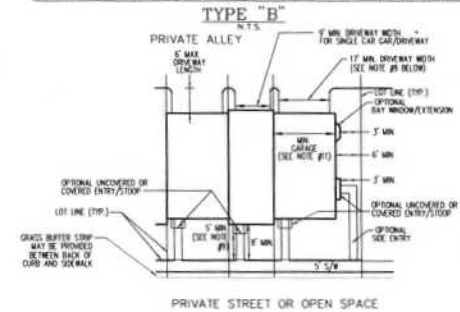
LAND BAY	APPLICATION	**GFA APPROVED WITH REFERENCED APPLICATION	PROPOSED GFA TO BE TRANSFERRED TO LAND BAY VI-A	COMMENTS	USE	APPROVED AFCCA SITE PLAN (5/27-SP-04)	APPROVED FAIR LAKES VIA NB BUILDING SITE PLAN (5/27-SP-20)	APPROVED LAND BAY VI-A FDPA (ZOPA 8/2-069-1-15)	LAND BAY VI-A PROPOSED PCA-GFA TRANSFER	LAND BAY VI-A PROPOSED PCA-GFA TRANSFER	LAND BAY VI-B PROPOSED EDPA AND PCA GFA TRANSFER	TOTAL AVAILABLE GFA
IV-A	CDPA 82-P-069-05-01 CDPA 82-P-069-13-10 PCA 82-P-069-18	12,000 SF (RETAIL/SHOPPING CENTER) 12,000 SF (OFFICE BUILDING)	68,245 SF (USED FOR CONTINUING CARE FACILITY)	CONCURRENT PCA TO BE PROCESSED WITH THIS APPLICATION	COMMERCIAL GFA**	44,000 SF	210,000 SF		68,245 SF		106,000 SF	428,245 SF
V-A	CDPA 82-P-069-03-03 CDPA 82-P-069-06-10 PCA 82-P-069-17	300,000 SF (MULTIPLE FAMILY RESIDENTIAL BUILDING)	20,000 SF (USED FOR PROPOSED SINGLE FAMILY ATTACHED)	CONCURRENT PCA TO BE PROCESSED WITH THIS APPLICATION	RESIDENTIAL GFA***			390,000 SF	20,000 SF			310,000 SF
VI-B	CDPA 82-P-069-1-2 CDPA 82-P-069-8-9 PCA 82-P-069-79	110,000 SF (DP TO 103,000 SF FOR HOTEL AND UP TO 4,800 SF FOR SUPPORT RETAIL/SHOPPING CENTER)	106,000 SF (USED FOR CONTINUING CARE FACILITY)	CONCURRENT FDPA AND PCA TO BE PROCESSED WITH THIS APPLICATION								

** DOES NOT INCLUDE GFA APPROVED PRIOR TO REFERENCED APPLICATION

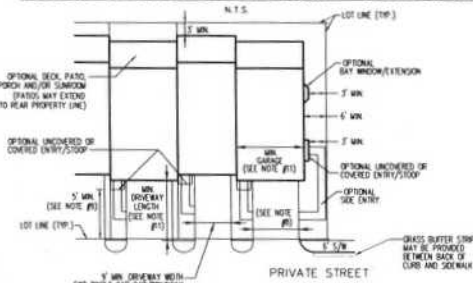
TYPICAL TOWNHOUSE LOT DETAIL - REAR LOAD



TYPICAL TOWNHOUSE LOT DETAIL - REAR LOAD



TYPICAL TOWNHOUSE LOT DETAIL - FRONT LOAD



TYPICAL LOT/UNIT NOTES

1. THE TYPICAL LOT DETAILS ARE INTENDED TO ESTABLISH MINIMUM YARD AREAS AND SETBACKS. THE FOOTPRINTS SHOWN ARE ILLUSTRATIVE AND ARE NOT INTENDED TO REPRESENT THE ACTUAL FOOTPRINT. ALTERNATIVE FOOTPRINTS MAY BE USED.
2. EXTENSIONS INTO MINIMUM REQUIRED YARDS NOT SPECIFIED SHALL BE GOVERNED BY ARTICLE 2412 OF THE ZONING ORDINANCE.
3. MINIMUM DRIVEWAY LENGTH FOR FRONT LOAD UNITS IS 18 FEET MEASURED FROM FACE OF GARAGE DOOR TO EDGE OF SIDEWALK OR FACE OF CURB IF NO SIDEWALK IS PROVIDED.
4. SIDEWALKS MAY ENCRoACH INTO FRONT AND SIDE YARDS. IF SO, THEN A PUBLIC ACCESS EASEMENT SHALL BE ESTABLISHED IN THOSE AREAS.
5. COVERED AND UNCOVERED STAIRS, STOOPS, BAY WINDOWS, FIREPLACES AND HVAC UNITS MAY EXTEND UP TO 4 FEET INTO ANY MINIMUM REQUIRED YARD, BUT NOT CLOSER THAN 3 FEET TO ANY SIDE LOT LINE, NOT APPLICABLE TO INTERIOR LOT LINES.
6. DECK MODIFICATIONS FOR ANY UNIT MAY INCLUDE BUT ARE NOT LIMITED TO: LATTICE WORK, PERGOLAS, TRELLISES AND OVERHANGING PLANTER BOXES.
7. ENCLOSED PORCHES/SUNROOMS MAY EXTEND INTO REAR YARDS BUT NOT CLOSER THAN 3 FEET FROM THE REAR LOT LINE AND MAY NOT PROJECT BEYOND THE SIDE OF THE HOUSE.
8. MINIMUM DRIVEWAY WIDTH OF 17 FEET REQUIRED IN ORDER TO COUNT AS 2 SPACES FOR DRIVEWAY PARKING, OTHERWISE TO BE COUNTED AS SINGLE CAR DRIVEWAY IF WIDTH IS LESS THAN 17 FEET.
9. STAIRSTEPS OFF OF UNCOVERED OR COVERED ENTRY/STOOP MAY EXTEND TO WITHIN 1' OF FRONT OR SIDE LOT LINES.
10. TYPICAL LOT YARDS, BUILDING FOOTPRINTS, AND DIMENSIONS SUBJECT TO CHANGE PENDING FINAL ENGINEERING AND ULTIMATE SITE CONDITIONS AS LONG THERE IS COMPLIANCE WITH MINIMUMS ESTABLISHED WITH THE LOT TYPICALS ON THIS SHEET.
11. ANY TWO CAR GARAGES LOCATED ON THE PROPERTY SHALL HAVE EITHER A MINIMUM INTERIOR WIDTH OF 17' FEET OR A TANDEM LENGTH OF AT LEAST 36 FEET (MINIMUM 6.5 FEET WERE) TO BE COUNTED AS TWO PARKING SPACES. SEE SHEET 23 FOR TYPICAL GARAGES.

ADU TABULATIONS

TOWNHOUSE UNITS PROPOSED:	171 UNITS
ADU'S PROPOSED:	22 UNITS (171 ± 12.5%)

ADU'S WILL BE MET AS REQUIRED PURSUANT TO ARTICLE 2 OF THE ZONING ORDINANCE. FINAL CALCULATIONS TO BE PROVIDED AT TIME OF SITE PLAN. APPLICANT RESERVES RIGHT TO CHANGE LOCATION OF ADU'S FROM THAT SHOWN ON SHEETS 1&8. FINAL LOCATION TO BE DETERMINED WITH SITE PLAN.

PARKING TABULATIONS

PARKING SPACES REQUIRED FOR PROPOSED USE:		
171 SFA @ 2.7 PER UNIT	± 462 SPACES	
108 ASSISTED LIVING @ 0.79 PER UNIT	± 85 SPACES	
180 INDEPENDENT LIVING @ 0.71 PER UNIT	± 128 SPACES	
TOTAL SPACES REQUIRED	± 675 SPACES	
PARKING SPACES PROVIDED FOR PROPOSED USE:		
TOWNHOUSE:		
GARAGE AND DRIVEWAY	± 840	2 CAR GARAGE ± 208 SPACES
SURFACE PARKING	± 84	2 CAR DRIVEWAYS ± 276 SPACES
TOTAL PROVIDED	± 724 ± 462	1 CAR GARAGE ± 22 SPACES
ASSISTED LIVING	± 30	1 CAR DRIVEWAYS ± 22 SPACES
SURFACE PARKING	± 89	TOTAL SPACES PROVIDED ± 680 SPACES
TOTAL PROVIDED	± 119 ± 117	
INDEPENDENT LIVING		
SURFACE PARKING	± 138	
TOTAL PROVIDED	± 178 ± 138	
TOTAL SPACES PROVIDED:	± 1,018 ± 714	

LAND BAY VI-A DENSITY TABULATION

USE	APPROVED AFCCA SITE PLAN (5/27-SP-04)	APPROVED FAIR LAKES VIA NB BUILDING SITE PLAN (5/27-SP-20)	APPROVED LAND BAY VI-A FDPA (ZOPA 8/2-069-1-15)	LAND BAY VI-A PROPOSED PCA-GFA TRANSFER	LAND BAY VI-A PROPOSED PCA-GFA TRANSFER	LAND BAY VI-B PROPOSED EDPA AND PCA GFA TRANSFER	TOTAL AVAILABLE GFA
COMMERCIAL GFA**	44,000 SF	210,000 SF		68,245 SF		106,000 SF	428,245 SF
RESIDENTIAL GFA***			390,000 SF	20,000 SF			310,000 SF

** INCLUDES CONTINUING CARE FACILITY (ASSISTED LIVING (ALL INDEPENDENT LIVING (ALL OFFICE AND RETAIL).

*** INCLUDES SINGLE FAMILY ATTACHED AND MULTIPLE FAMILY



7102 New River Turnpike
Northwest, Virginia 22063
TEL: 703.442.8200 FAX: 703.442.8201
www.urban.com



Client
FAIR LAKES NORTH & SOUTH LLC
1200 Fair Lakes Circle, Suite 400
Fair Lakes, VA 22033
(703) 471-0000

Revision / Issue No.	Description	Date
1.	GC SUBMISSION	11/09/2019
2.	ADDRESSING COMMENTS	10/30/2019
3.	ADDRESSING COMMENTS AND REVISION	09/03/2019
4.	ADDRESSING COMMENTS AND REVISION	07/19/2019

Issue Date: _____
Designer: _____

Project Name
FAIR LAKES ADAPTIVE RE-USE TO CONTINUING CARE CAMPUS INCLUDING BOTH INDEPENDENT LIVING AND ASSISTED LIVING AND RESIDENTIAL - LAND BAY VI-A
CDPA / FDPA / PCA
Springfield District
Fairfax County, Virginia

Drawn By: CS / JE
Checked By: CM / DTM

Project No.: ZP-2384

Date: MARCH 8, 2019

Drawing Title
NOTES AND DETAILS

Scale: AS SHOWN

Drawing Number



urban

7701 Lee Street, Fairfax, VA 22031
Tel: 703.261.8200 Fax: 703.261.8277
www.urbanVA.com



Client
FAIR LANES NORTH & SOUTH L.C.
1200 FM Lanes Oaks, Suite 400
Fairfax, VA 22031
PH: 703.261.8200

Revision / Issue	Date
1. DC SUBMISSION	01/09/2018
2. ADDRESS/DC COMMENTS	03/06/2018
3. ADDRESS/DC COMMENTS AND RESUBMIT	06/06/2018
4. ADDRESS/DC COMMENTS AND RESUBMIT	07/17/2018

Issue	Date	Description

Project Name
FAIR LANES ADAPTIVE RE-USE TO CONTINUING CARE CAMPUS INCLUDING BOTH INDEPENDENT LIVING AND ASSISTED LIVING AND RESIDENTIAL - LAND BAY 5-A
CDPA / FDPA / PCA
Springfield District
Fairfax County, Virginia

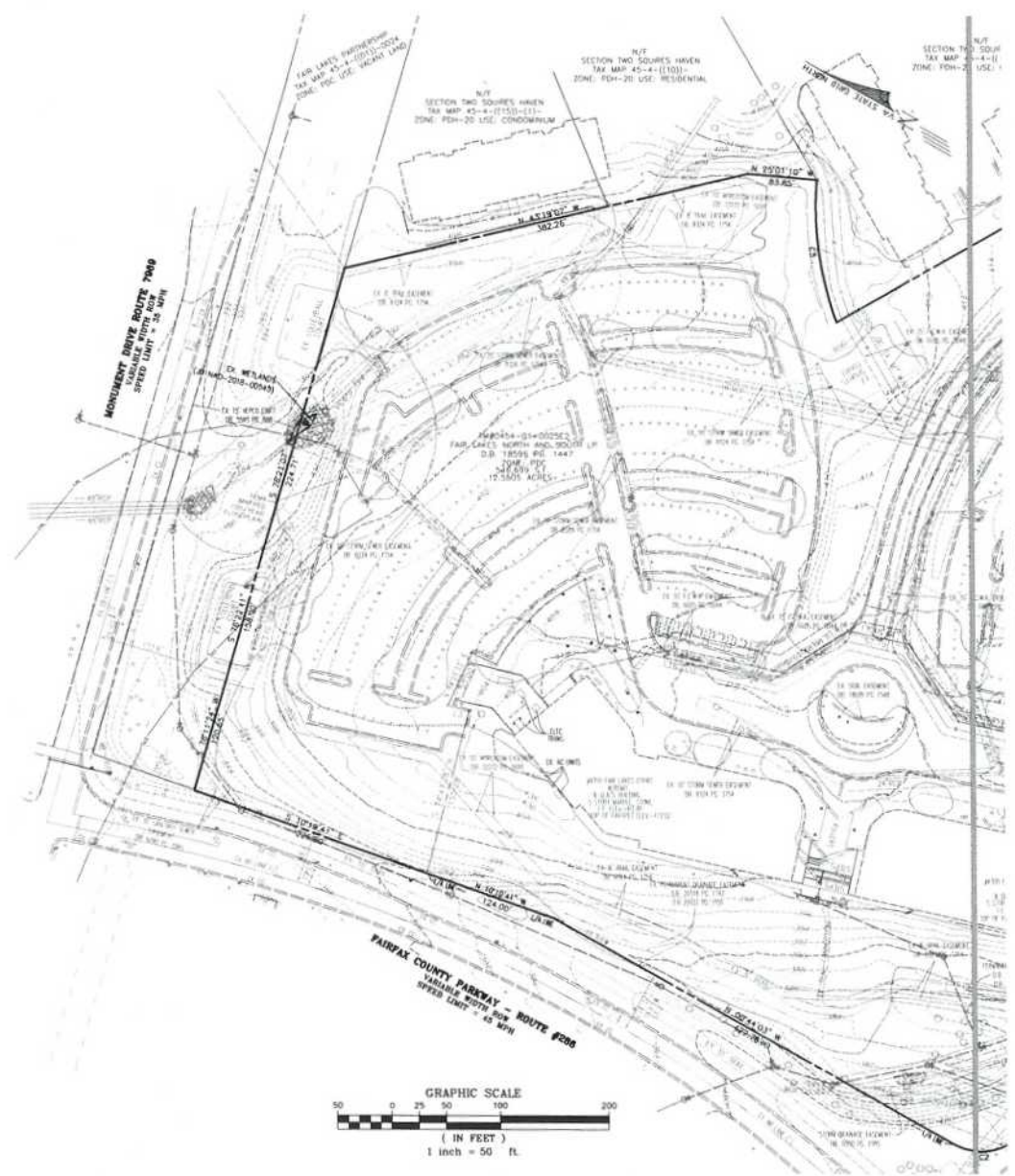
Drawn By: CS / JE Checked By: CM / DTM
Project No.: ZP-2384

Date: MARCH 8, 2019

Drawing Title: **EXISTING CONDITIONS**

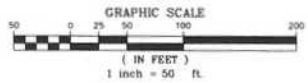
Scale: 1"=50'

Drawing Number: **4**
Sheet 4 of 32



CURVE DATA

CURVE	ARC LENGTH	RADIUS	CHORD	ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	113.88	220.00	107.01	44°	N 10° 52' 42" E	113.88	58.09
C2	127.65	230.00	107.30	44°	N 10° 52' 42" E	127.65	66.29
C3	109.32	210.00	103.54	43°	N 10° 47' 54" W	109.32	56.33
C4	144.86	270.00	107.48	50°	N 10° 47' 54" E	144.86	73.84
C5	144.86	230.00	107.48	50°	N 10° 47' 54" W	144.86	73.84
C6	109.32	210.00	103.54	43°	N 10° 47' 54" W	109.32	56.33
C7	127.65	230.00	107.30	44°	N 10° 52' 42" W	127.65	66.29
C8	113.88	220.00	107.01	44°	N 10° 52' 42" W	113.88	58.09
C9	40.68	25.00	39.11	50°	N 89° 01' 00" W	40.68	26.44
C10	111.73	1244.89	1026.57	10°	N 40° 01' 11" E	111.73	268.28
C11	124.93	1244.89	1026.57	10°	N 40° 01' 11" E	124.93	268.28
C12	124.93	1244.89	1026.57	10°	N 40° 01' 11" W	124.93	268.28
C13	111.73	1244.89	1026.57	10°	N 40° 01' 11" W	111.73	268.28
C14	111.73	1244.89	1026.57	10°	N 40° 01' 11" W	111.73	268.28
C15	111.73	1244.89	1026.57	10°	N 40° 01' 11" W	111.73	268.28
C16	111.73	1244.89	1026.57	10°	N 40° 01' 11" W	111.73	268.28



MATCH LINE SEE SHEET 4A

DATE PLOTTED: 03/08/2019 10:58:11 AM. PLOTTER: HP DesignJet T1100PS. PLOT SCALE: 1"=50'. PLOT SHEET: 4 OF 32.

N/P
 TOWN OF SQUARE HAVEN
 MAP 4-4-(171)-(2)
 PDH-2 USE: CONDOMINIUM

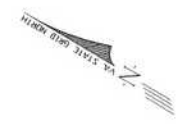
N/P
 THE DAN'S PROPERTIES LLC
 TAX MAP 45-4-(11)-200
 DEED BOOK 25157 PAGE 0365
 ZONE: PDC
 USE: PLANNED DEVELOPMENT COMMERCIAL

FAIR LAKES COURTS, LC
 TAX MAP 45-4-(11)-200
 DEED BOOK 25154 PAGE 0072
 ZONE: PDC (USE: RESIDENTIAL)
 742,810 S.
 4.5744 ACRES

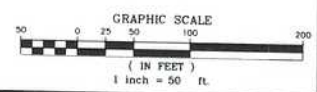
040454-01-00251
 FAIR LAKES NORTH AND SOUTH
 D.D. 25154 PG. 1322
 230,069 SF
 3.4883 ACRES

CURVE DATA

CURVE	ARC LENGTH	PIVOT	DELTA ANGLE	CURVE BEARING	CORD LENGTH	TANGENT
C1	133.39	55.00	157.01°	S 57°24'42" W 113.92	68.09	
C2	267.65	420.00	58°50'42"	S 19°35'58" E 1283.14	138.54	
C3	205.14	15.00	31°54'43"	S 27°47'48" E 1056.72	149.30	
C4	29.86	25.00	67°58'58"	S 19°09'58" E 127.98	16.86	
C5	154.94	470.00	16°59'28"	S 05°33'54" W 1183.77	83.89	
C6	107.30	410.00	16°59'28"	S 05°33'54" W 1183.77	73.94	
C7	26.13	80.00	17°52'50"	S 18°13'39" W 128.03	14.19	
C8	21.15	110.00	17°52'50"	S 19°38'50" W 118.99	10.84	
C9	135.30	400.00	19°16'25"	S 23°48'25" W 133.26	100.63	
C10	406.67	800.00	19°16'25"	S 23°48'25" W 133.26	366.50	
C11	413.73	1445.89	19°21'41"	S 26°01'00" W 136.33	26.44	
C12	318.13	288.23	14°08'52"	N 44°03'51" W 1317.32	166.29	
C13	72.83	188.23	14°08'52"	N 44°03'51" W 1317.32	36.47	
C14	28.73	300.23	11°10'47"	N 64°28'15" W 128.77	11.89	
C15	15.62	50.00	18°42'37"	N 32°45'09" W 127.80	11.29	
C16	114.88	190.00	54°58'54"	N 35°05'41" W 113.14	56.24	



MATCHLINE SEE SHEET 4



171100 West Turnpike
 Alexandria, Virginia 22304
 TEL: 703.842.8888 FAX: 703.842.8221
 www.urban.com



Client
FAIR LAKES NORTH & SOUTH L.C.
 1200 Fair Lakes Court, Suite 400
 Fairfax, VA 22033
 (703) 277-7800

Revision / Issue

No.	Description	Date
1.	DC SUBMISSION	2/02/2019
2.	ADDRESSED DC COMMENTS	3/28/2019
3.	ADDRESSED COMMENTS AND RESUBMIT	3/28/2019
4.	ADDRESSED COMMENTS AND RESUBMIT	2/11/2019

Issue Date Description

Project Name
FAIR LAKES ADAPTIVE RE-USE TO CONTINUING CARE CAMPUS INCLUDING BOTH INDEPENDENT LIVING AND ASSISTED LIVING AND RESIDENTIAL - LAND BAY WA - CDPA / FDP / PCA
 Springfield District
 Fairfax County, Virginia

Drawn By: CS / JE
 Checked By: CM / DTM

Project No.: ZP-2384

Date: MARCH 8, 2019

Drawing Title
EXISTING CONDITIONS

Scale: 1"=50'

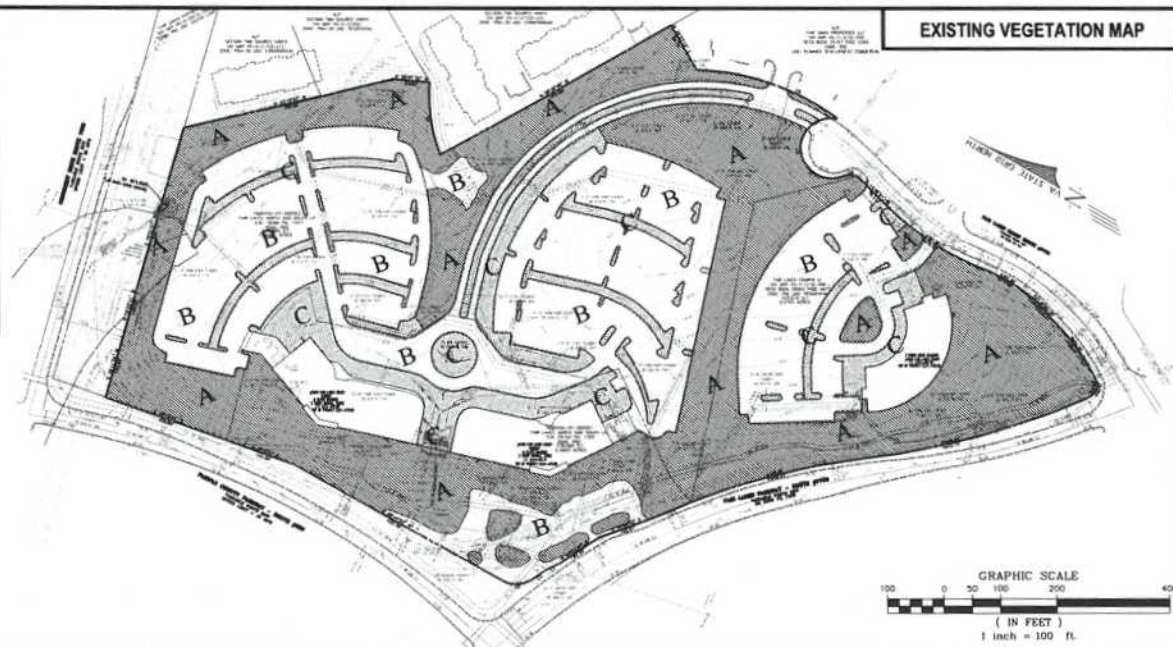
Drawing Number
4A

Sheet 4A of 32

FAIR LAKES RESIDENTIAL PROPERTY - ZP-2384

EXISTING VEGETATION MAP SUMMARY						
Cover Type	Primary Species	Successional Stage	Condition	Area	Comments	
A Upland Forest	Northern Red Oak (5' to 15' DBH); Southern Red Oak (3' to 8' DBH); Tall Poplar (8' to 15' DBH); Sawgrass (8' to 21' DBH); Red Maple (3' to 18' DBH)	SubClimax	Good	9.67 ac.	This cover type canopy species consists of Northern Red Oak, Southern Red Oak, Red Maple, Sweetgum, Tall Poplar, and very few scattered Virginia Pine, with understory species consisting of American Beech, Hackberry, American Holly, and Eastern Redstart. Due to canopy closure and leaf litter, the forest floor within this cover type is mostly clear with little vegetation. There were no significant areas of invasive species found within this cover type.	
B Developed Land	n/a	n/a	n/a	11.25 ac.	This cover type consists of impervious areas such as buildings, asphalt roads, concrete walks, and asphalt parking lots.	
C Landscape Tree Canopy	Starbush Oak (5' to 12' DBH); White Pine (8'-10' DBH); Norway Spruce (5'-10' DBH); Dogwood (2' to 8' DBH); Chimes (2' to 10' DBH); Amur Maple (2' to 8' DBH); Eastern Redbud (7'-9' DBH)	n/a	Good	2.69 ac.	This cover type is made up of maintained nursery stock plantings consisting of canopy trees, understory trees, shrubs, annuals/perennials, grasses, and groundcovers. Maintained turf also makes up the cover type.	
				Total Area	23.61 ac. (1,028,547 S.F.)	

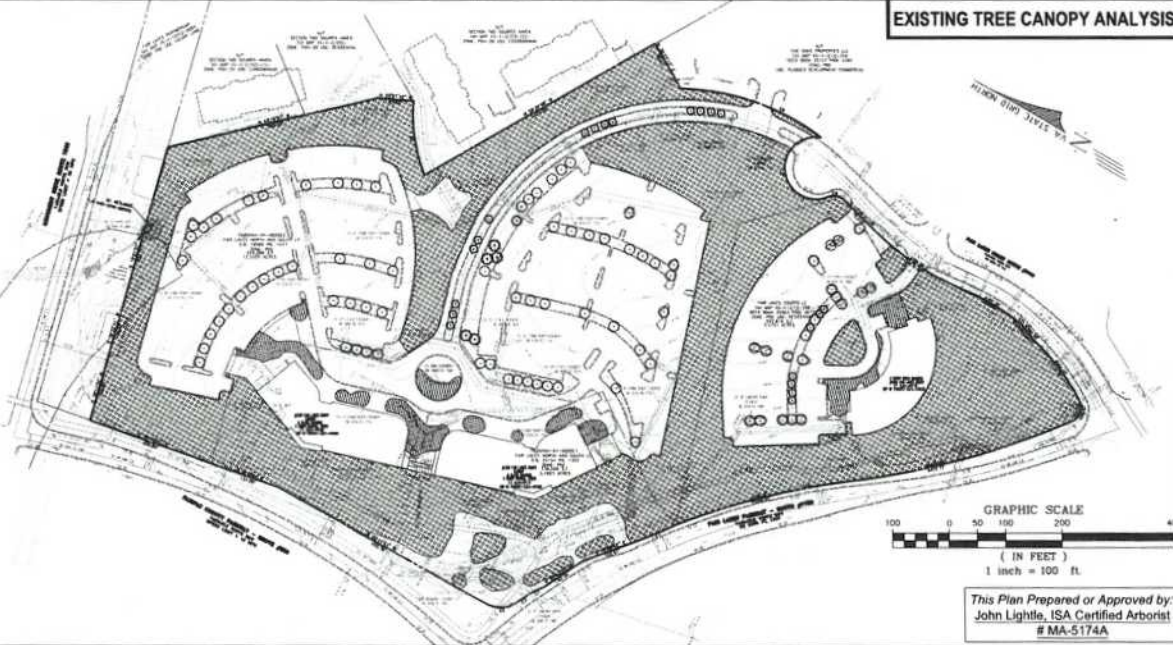
dbh = diameter at breast height (trunk measured 4.5 ft. above the ground).
NOTE: Field data collected during site visit by Urban, Ltd.'s certified arborist on November 2, 2018.



NOTE
THE "LANDSCAPED TREE CANOPY" DESIGNATION WITHIN THE EVM SUMMARY INCLUDES OPEN GRASS AND AREAS OF SHRUBS, AND TREES THAT DO NOT MEET TREE SIZE AND CONDITIONS OUTLINED WITHIN PFM 12-0403. THEREFORE, AN EXISTING TREE CANOPY ANALYSIS HAS BEEN PROVIDED BELOW TO ACCURATELY IDENTIFY THE EXISTING TREE COVERAGE FOR TREE PRESERVATION TARGET PURPOSES.

TREE CANOPY COVERAGE CALCULATIONS FOR TREE PRESERVATION TARGET						
TYPE	SYMBOL	QUANTITY	TREE TYPE	TREE CATEGORY	CONDEN (SF)	SUBTOTAL (SF)
EXISTING UPLAND FOREST (SEE EXISTING VEGETATION MAP SUMMARY)						421,175
EXISTING TREE AREA (SEE NOTE 1)						24,392
EXISTING INDIVIDUAL TREES (SEE NOTE 2)						26,500
						1,250
						21,750
TOTAL CANOPY TO BE USED FOR TREE PRESERVATION TARGET PURPOSES (SF)						472,328

- NOTES**
- THIS GRAPHIC REPRESENTS THE EXISTING TREE CANOPY COMPUTED AND IS SHOWN TO JUSTIFY THE TEN-YEAR CANOPY TABULATIONS SHOWN ON SHEET # 10.
 - EXISTING TREE AREA IS DEFINED AS PORTIONS OF THE SITE THAT ARE POPULATED WITH EXISTING TREES THAT ARE TOO NUMEROUS TO IDENTIFY INDIVIDUALLY, YET DO MEET THE SPECIFIC CRITERIA OF FORESTED AREA CONDITION STANDARDS PER PFM 12-0404.1. THESE GROUPINGS OF EXISTING TREES ARE SHOWN AS ONE CONTIGUOUS AREA THAT CORRESPONDS TO THE APPROXIMATE COVERAGE AREA.
 - MISCELLANEOUS SMALL TREES EXIST ON SITE, THOUGH THEY ARE NOT SIGNIFICANT AND ARE NOT CONSIDERED TO BE PART OF THE OVERALL MAINTAINED TREE CANOPY OR TARGETED AREA.



This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

7111 Lake Road, Fairfax
Annex, VA 22030
10100 Woodloch Blvd, Fairfax, VA 22031
www.urbanltd.com

Sold

OFFICE OF THE
COMMISSIONER OF
LAND REVENUE
100 SOUTH MAIN STREET
FARMERS BUILDING
RICHMOND, VA 23219

Client

FAIR LAKES
NORTH & SOUTH L.C.
1200 Fair Lakes Circle, Suite 100
Fairfax, VA 22031
(703) 271-9900

Revisions / Issue	Date
1. GC SUBMISSION	11/09/2018
2. ADDRESSING COMMENTS AND RESUBMIT	03/06/2019
3. ADDRESSING COMMENTS AND RESUBMIT	06/06/2019
4. ADDRESSING COMMENTS AND RESUBMIT	03/11/2020

Issue

Date	Description

Project Name

FAIR LAKES ADAPTIVE RE-USE
TO CONTINUING CARE CAMPUS
INCLUDING BOTH INDEPENDENT
LIVING AND ASSISTED LIVING
AND RESIDENTIAL -
LAND BAY VIA
CDPA / FDPA / PCA
Springfield District
Fairfax County, Virginia

Drawn By: CS / JUE Checked By: CM / DTM

Project No.: ZP-2384

Date: MARCH 6, 2018

Drawing Title

EXISTING VEGETATION
MAP

Scale: 1"=100'

Drawing Number

5

Sheet 5 of 32

FAIR LAKES RESIDENTIAL PROPERTY - ZP-2384



THE LIMITS OF CLEARING AND GRADING, LANDSCAPED OPEN SPACE AND THE LOCATION OF PROPOSED LOT LINES, SIDEWALKS, UTILITIES, BUILDINGS, TRAILS & ROADS, SIGNAGE, WALLS, AMENITY FEATURES ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.

LandDesign
LAND DESIGN ARCHITECTS & ENGINEERS, P.C.
 1500 FAIR LAKES DRIVE, SUITE 400
 FAIR LAKES, VA 22033
 (703) 727-0000



Client
FAIR LAKES NORTH & SOUTH L.C.
 1500 Fair Lakes Circle, Suite 400
 Fairfax, VA 22033
 (703) 727-0000

Revision / Issue	Date
1. QC SUBMISSION	01/30/2019
2. ADDRESSED QC COMMENTS	10/06/2019
3. ADDRESSED COMMENTS AND RESUBMIT	06/03/2019
4. ADDRESSED COMMENTS AND RESUBMIT	03/17/2019

Issue	Description

Project Name
FAIR LAKES ADAPTIVE RE-USE TO CONTINUING CARE CAMPUS INCLUDING BOTH INDEPENDENT LIVING AND ASSISTED LIVING AND RESIDENTIAL - LAND BAY VIA
 CDPA / FDPA / PCA
 Springfield District
 Fairfax County, Virginia

Drawn By: CS / JE Checked By: CM / DTM

Project No. ZP-2364

Date: MARCH 8, 2019

Drawing Title

OVERALL EXHIBIT

Scale: 1"=50'

Drawing Number

6
 Sheet 6 of 12

03/08/19 11:51 AM C:\Users\jmc\OneDrive\Documents\2019\03\08\2019-03-08\2019-03-08\2019-03-08.dwg [S:\Source\2019\03\08\2019-03-08.dwg] July 16, 2019, 11:51 AM jmc

FAIR LAKES RESIDENTIAL PROPERTY - ZP-2364



11111 Main Street
 Alexandria, Virginia 22304
 TEL: 703.440.8800 FAX: 703.440.8801
 www.urbaninc.com



Client
FAIR LAKES NORTH & SOUTH LLC
 1205 Fair Lakes Circle, Suite 402
 Fairfax, VA 22031
 (703) 297-2000

Revision / Issue	No.	Description	Date
1. OF SUBMISSION	1	OF SUBMISSION	01/09/2019
2. ADDRESSED DC COMMENTS	2	ADDRESSED DC COMMENTS	05/08/2019
3. ADDRESSED COMMENTS AND RESUBMIT	3	ADDRESSED COMMENTS AND RESUBMIT	06/08/2019
4. ADDRESSED COMMENTS AND RESUBMIT	4	ADDRESSED COMMENTS AND RESUBMIT	07/10/2019

Issue Date Description

Project Name
FAIR LAKES ADAPTIVE RE-USE TO CONTINUING CARE CAMPUS INCLUDING BOTH INDEPENDENT LIVING AND ASSISTED LIVING AND RESIDENTIAL - LAND BAY VIA CDPA / FDPA / PCA
 Springfield District
 Fairfax County, Virginia

Drawn By: CS / JE
 Checked By: CM / DTM

Project No.: ZP-2384

Date: MARCH 8, 2019

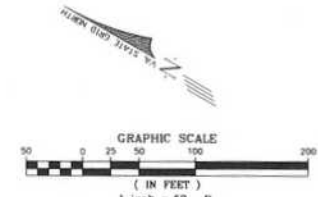
Drawing Title
CDPA-FDPA LAYOUT

Scale: AS SHOWN

Drawing Number

8
 Sheet 8 of 32

FAIR LAKES RESIDENTIAL PROPERTY ZP-2384



NOTE:
 1. THE LIMITS OF CLEARING AND GRADING, LANDSCAPED OPEN SPACE AND THE LOCATION OF PROPOSED LOT LINES, SIDEWALKS, UTILITIES, BUILDINGS, TRAILS & ROADS, SIGNAGE, WALLS, AMENITY FEATURES ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.
 2. ALL SIGNAGE WILL BE IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE, THE APPROVED CSP 82-P-289, CSPA-82-P-065-1 AND CSFA 82-P-066-2 OR AS MAY BE APPROVED WITH A FUTURE COMPREHENSIVE SIGN PLAN AMENDMENT(S)

PLAN LEGEND:

EXISTING CONTOUR	PROPOSED SAN SEWER
EXISTING STORM DRAIN	PROPOSED WATER
EXISTING TREE LINE	PROPOSED STORM DRAIN
EXISTING FENCE	LIMITS OF CLEARING AND GRADING
EXISTING SAN SEWER	

MATCH LINE SEE SHEET 7

LEGEND

- (A)** EXTENT OF TRANSITIONAL SCREENING YARDS
- TREE PRESERVATION AREA
- PROPOSED CATEGORY IV DECIDUOUS TREE
- PERIPHERAL PARKING TREE
- INTERIOR PARKING TREE
- PROPOSED CATEGORY II DECIDUOUS TREE
- PROPOSED CATEGORY III EVERGREEN TREE
- PROPOSED CATEGORY II EVERGREEN TREE

DETAIL 1 - PARKING SCHEMATIC SCALE 1" = 20'



- INTERIOR PARKING LANDSCAPING - TOWNHOMES
- INTERIOR PARKING LANDSCAPING - CONTINUING CARE FACILITY (EXISTING BUILDING)
- INTERIOR PARKING LANDSCAPING - CONTINUING CARE FACILITY (PROPOSED BUILDING)

TREE PRESERVATION TARGET CALCULATIONS

Green Site Area (a.1)	1,028.63
Pre-Development Area of Existing Tree Canopy (a.2)	477.22
Percentage of Green Site Area Covered by Existing Tree Canopy	46%
Tree Preservation Target	
10-Year Tree Canopy Requirement Percentage (per FPM Table 13.4)	100%
10-Year Tree Canopy Required (a.1) (See "Overall 10-Year Tree Canopy Calculations" Table)	102.86
Percentage of the 10-Year Tree Canopy Requirement that (b.1) is Met Through Tree Preservation (This is the "Tree Preservation Target")	46%
Area of the 10-Year Tree Canopy Requirement that (b.2) is Met Through Tree Preservation (This is the "Tree Preservation Target")	477.22
Area of the 10-Year Tree Canopy Requirement that (b.3) is Met Through Tree Preservation	551.41
Area of the 10-Year Tree Canopy Requirement that (b.4) is Met Through Tree Preservation	551.41
Tree Preservation Target (a.1) (b.1)	102.86
Tree Preservation Target (a.1) (b.2)	477.22
Tree Preservation Target (a.1) (b.3)	551.41
Tree Preservation Target (a.1) (b.4)	551.41

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS

Green Site Area (a.1)	1,028.63
Area to be Covered (a.2) (See Detail 1 for Interior Parking Schematics)	13,200
Interior Landscaping Required (a.3) (20% of a.2)	2,640
Total Shade Tree Cover Provided (a.4)	1,028.63
Tree Canopy Provided (a.4) (a.3 + a.2)	1,028.63
Tree Canopy Required (a.1)	102.86
Tree Canopy Provided (a.4)	1,028.63
Tree Canopy Excess (a.4) (a.4 - a.1)	925.77

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS

USE/ADJACENT USE (GROUP)	REQUIRED	PROVIDED
Orientation (Group)	Barrier	10-Year Canopy Cover (FPM)
Dwellings, Attached (Group 2)	NA	NA
Dwellings, Attached (Group 2)	NA	NA
Dwellings, Attached (Group 2)	NA	NA
Dwellings, Attached (Group 2)	NA	NA
Continuing Care Facilities (Group 5)	NA	NA
Continuing Care Facilities (Group 5)	NA	NA
Continuing Care Facilities (Group 5)	TYPE 1	107.52
Continuing Care Facilities (Group 5)	E.E. or F.	14,325
Dwellings, Attached (Group 2)	NA	NA
Dwellings, Attached (Group 2)	NA	NA

INTERIOR PARKING LANDSCAPING - TOWNHOMES

Area to be Covered (a.1) (See Detail 1 for Interior Parking Schematics)	13,200
Interior Landscaping Required (a.2) (20% of a.1)	2,640
Total Shade Tree Cover Provided (a.3)	1,028.63
Tree Canopy Provided (a.3) (a.2 + a.1)	1,028.63

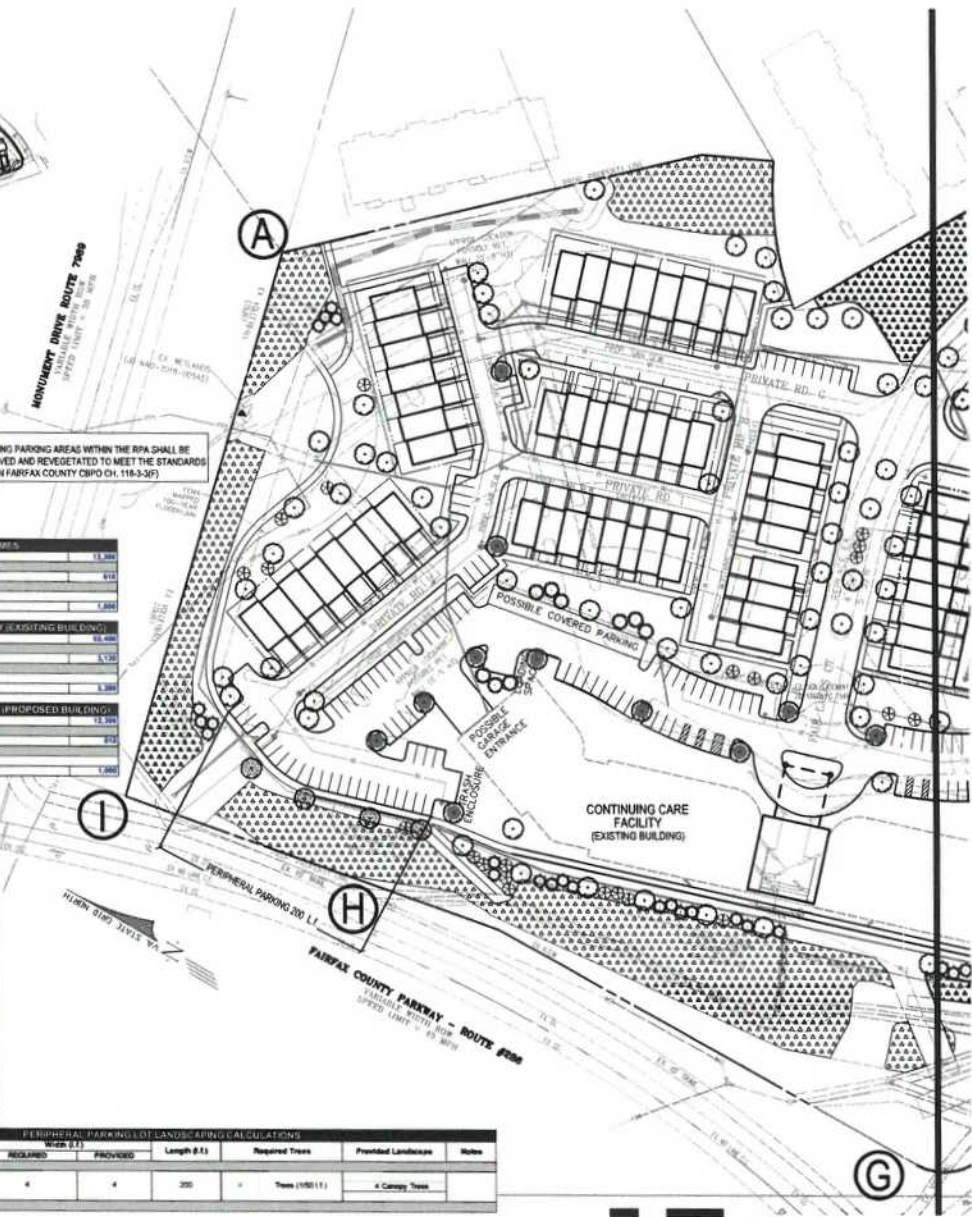
INTERIOR PARKING LANDSCAPING - CONTINUING CARE FACILITY (EXISTING BUILDING)

Area to be Covered (a.1) (See Detail 1 for Interior Parking Schematics)	13,200
Interior Landscaping Required (a.2) (20% of a.1)	2,640
Total Shade Tree Cover Provided (a.3)	1,028.63
Tree Canopy Provided (a.3) (a.2 + a.1)	1,028.63

INTERIOR PARKING LANDSCAPING - CONTINUING CARE FACILITY (PROPOSED BUILDING)

Area to be Covered (a.1) (See Detail 1 for Interior Parking Schematics)	13,200
Interior Landscaping Required (a.2) (20% of a.1)	2,640
Total Shade Tree Cover Provided (a.3)	1,028.63
Tree Canopy Provided (a.3) (a.2 + a.1)	1,028.63

NOTE: EXISTING PARKING AREAS WITHIN THE RPA SHALL BE REMOVED AND REVEGETATED TO MEET THE STANDARDS WITHIN FAIRFAX COUNTY CDPD CH. 11B-3-3P



- NOTES:**
- SEE SHEET 2 FOR MODIFICATION OF INTERNAL TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN RESIDENTIAL AND CONTINUING CARE FACILITY.
 - INTERIOR PARKING LOT LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH Z.O. 13-2021 AT TIME OF FINAL SITE PLAN.
 - PERIPHERAL PARKING LOT LANDSCAPING WILL BE PROVIDED BETWEEN PARKING LOT AND PROPERTY LINE AS REQUIRED PER Z.O. 13-2021 AT TIME OF FINAL SITE PLAN.

PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS

Location (Mounting Use)	REQUIRED Area (S.F.)	PROVIDED Area (S.F.)	Length (F.T.)	Required Trees	Provided Landscapes	Notes
Peripheral Parking Landscaping (Mounting Non-Res)	4	4	250	1 Tree (100' L)	4 Canopy Trees	



7711 Old River Turnpike
Falls Church, Virginia 22040
TEL: 703.440.0000 FAX: 703.440.0001
www.urbanllc.com



Client
FAIR LAKES NORTH & SOUTH L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033
(703) 271-7000

Revision / Issue

No.	Description	Date
1.	SC SUBMISSION	07/20/19
2.	ADDRESSED COMMENTS	03/08/20
3.	ADDRESSED COMMENTS AND RESUBMIT	08/08/20
4.	ADDRESSED COMMENTS AND RESUBMIT	07/17/20

Drawn By: CS / JE
Checked By: CM / DTM

Project Name:
FAIR LAKES ADAPTIVE RE-USE TO CONTINUING CARE CAMPUS INCLUDING BOTH INDEPENDENT LIVING AND ASSISTED LIVING AND RESIDENTIAL - LAND BAY VINE CDPA / FDPA / PCA Springfield District Fairfax County, Virginia

Project No.: ZP-2384
Date: MARCH 8, 2019

Drawing Title:
LANDSCAPE PLAN AND COMPUTATIONS

Scale: 1"=50'
Drawing Number: 9

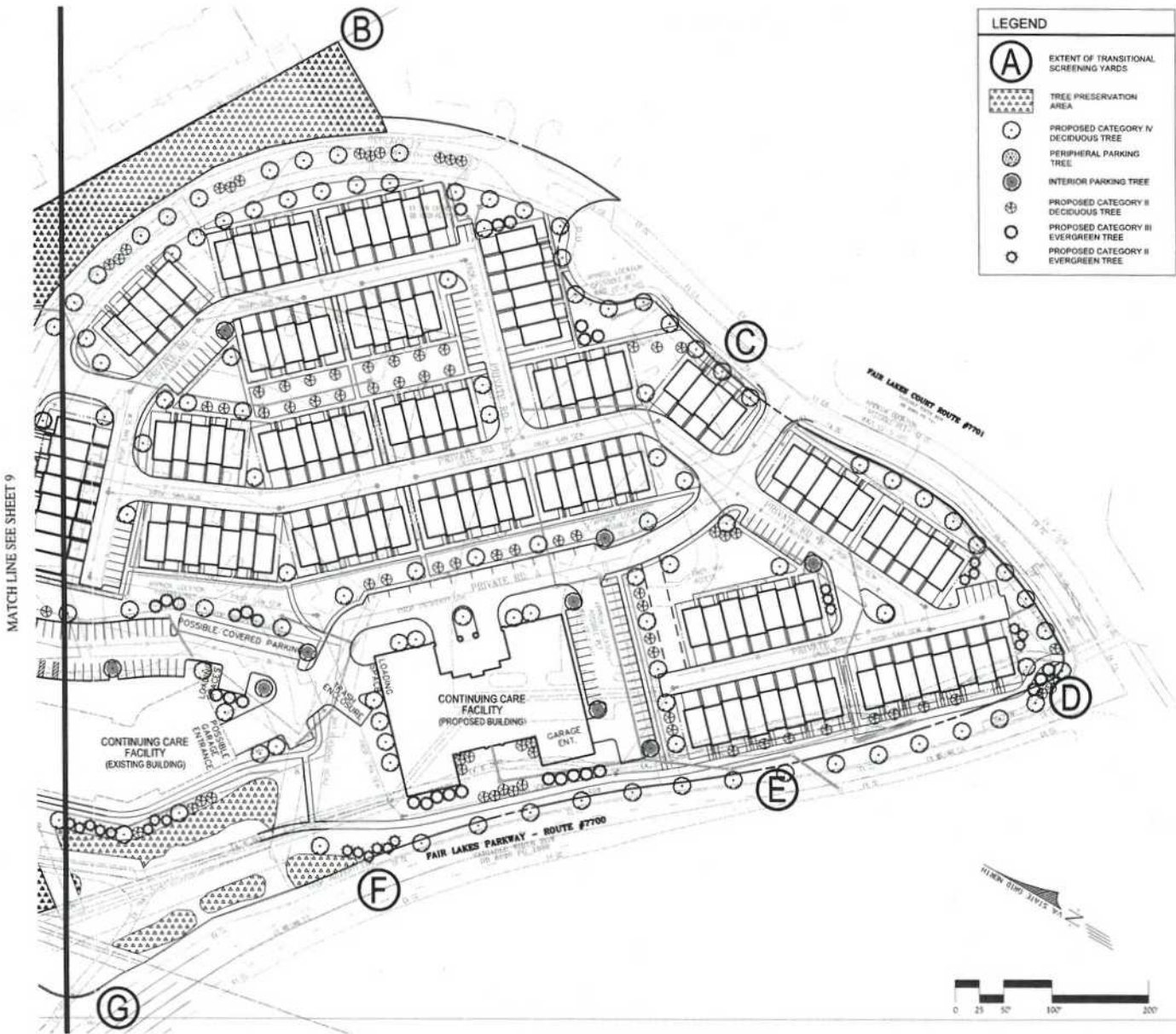
Sheet 9 of 32

MATCH LINE SEE SHEET 10

URBAN, LLC - 0_VB0719-01-Landscape Plan and Computations - 07/20/19 - 10:56am - 10/20/19

FAIR LAKES RESIDENTIAL PROPERTY 7P-2384

Urban, LLC - 0.000000 Fair Lakes Representative and 30.000000 LANDSCAPE (PLAN) July 18, 2019 - 4.00pm (shaded)



LEGEND	
(A)	EXTENT OF TRANSITIONAL SCREENING YARDS
[Pattern]	TREE PRESERVATION AREA
(Circle with dot)	PROPOSED CATEGORY IV DECIDUOUS TREE
(Circle with cross)	PERIPHERAL PARKING TREE
(Circle with dot)	INTERIOR PARKING TREE
(Circle with cross)	PROPOSED CATEGORY II DECIDUOUS TREE
(Circle with dot)	PROPOSED CATEGORY III EVERGREEN TREE
(Circle with cross)	PROPOSED CATEGORY II EVERGREEN TREE



1711 Little River Turnpike
 Alexandria, Virginia 22304
 TEL: 703.646.8888 FAX: 703.646.8771
 www.urbanllc.com



Client
 FAIR LAKES
 NORTH & SOUTH L.C.
 12500 Fair Lakes Circle, Suite 400
 Fairfax, VA 22033
 (703) 271-0888

Revision / Issue	Date
1. DC SUBMISSION	9/15/2019
2. ADDRESSED DC COMMENTS	03/06/2019
3. ADDRESSED COMMENTS AND RESUBMIT	06/06/2019
4. ADDRESSED COMMENTS AND RESUBMIT	07/10/2019

Issue	Date	Description

Project Name
 FAIR LAKES ADAPTIVE RE-USE
 TO CONTINUING CARE CAMPUS
 INCLUDING BOTH INDEPENDENT
 LIVING AND ASSISTED LIVING
 AND RESIDENTIAL -
 LAND BAY VIA
 - CDPA / FDPA / PCA
 Springfield District
 Fairfax County, Virginia

Drawn By: CS / JE Checked By: CM / DTM

Project No.: ZF-2384

Date: MARCH 8, 2019

Drawing Title:
LANDSCAPE PLAN

Scale: 1"=50'

Drawing Number:
10

Sheet 10 of 32

FAIR LAKES RESIDENTIAL PROPERTY 75-2384

WATER QUANTITY, WATER QUALITY, AND OUTFALL NARRATIVE.

INTRODUCTION

THE SUBJECT PROPERTY ("SITE") IS WITHIN THE ORIGINAL 520 ACRE BOUNDARY OF THE FAIR LAKE SUBDIVISION ("FAIR LAKES"), WHICH WAS FIRST ZONED AS A PROFFERED POC (SITE) WITHIN FAIRFAX COUNTY REGIONAL CASE NUMBER APPROVED ON APRIL 2, 1984. SUBSEQUENT APPROVAL OF THAT APPLICATION, SEVERAL PUBLIC IMPROVEMENT PLANS FOR OVERALL STORMWATER INFRASTRUCTURE WERE SUBMITTED TO AND APPROVED BY FAIRFAX COUNTY. FAIRFAX COUNTY PLAN NUMBER 5727-PN-10 IS TITLED "FAIR LAKES OVERALL STORMWATER MANAGEMENT" AND DEMONSTRATES HOW WATER QUANTITY AND WATER QUALITY REQUIREMENTS ARE MET FOR THE ENTIRE 520 ACRES OF FAIR LAKES. THE SITE IS WITHIN THE LIMITS OF FAIR LAKES. THEREFORE, THE IMPROVEMENTS PROPOSED WITHIN AND AROUND THE SITE WILL PROVIDE THE NECESSARY WATER QUANTITY AND WATER QUALITY FOR THE IMPROVEMENTS ON THE SITE PROPOSED WITH THIS APPLICATION. IF IT CAN BE DEMONSTRATED THAT THE UNDERLYING ASSUMPTIONS OF 5727-PN-10 REMAIN VALID AFTER REDEVELOPMENT OF THE SITE.

GRANDFATHERING

- 124-1-12.1: THERE IS A CURRENTLY VALID PROFFERED POC (SITE) THAT WAS APPROVED PRIOR TO JULY 1, 2012 WITH MULTIPLE SUBSEQUENT SITE PLANS AND PLATS, ONE OF WHICH IS 5727-PN-10 FOR THE FAIR LAKES OVERALL STORMWATER MANAGEMENT PLAN.
- 124-1-12.2: ALL NECESSARY CALCULATIONS TO SATISFY BOTH WATER QUANTITY AND WATER QUALITY REQUIREMENTS ARE PROVIDED IN 5727-PN-10 AMONG OTHER APPLICATIONS. THIS PLAN SHOWS BOTH PRE AND POST DEVELOPMENT CALCULATIONS AND ALSO INDICATES THE LOCATION OF THE NOW-CONSTRUCTED STORMWATER MANAGEMENT IMPROVEMENTS.
- THIS APPLICATION DOES NOT PROPOSE AN INCREASE IN IMPERVIOUS AREA OVER AND ABOVE WHAT WAS ASSUMED WITH 5727-PN-10. THEREFORE, THERE WILL BE NO INCREASE IN THE AMOUNT OF PHOSPHORUS WHEN COMPARED TO THE ORIGINAL DESIGN ASSUMPTIONS FROM THE APPROVED PLAN.
- NO STATE PERMITS HAVE BEEN ISSUED FOR THE WORK PROPOSED WITH THIS APPLICATION.
- NO LAND DISTURBANCE HAS COMMENCED FOR THE WORK FOR THIS APPLICATION.

WATER QUANTITY AND WATER QUALITY

SHEET 4 OF 5727-PN-10 SHOWS THAT AN OVERALL COMPOSITE C FACTOR OF 0.75 WAS ASSUMED FOR ALL SURFACES OF FAIR LAKES WHEN THE ORIGINAL STORMWATER MANAGEMENT PLAN WAS PREPARED. AS CAN BE SEEN IN THE TABULATIONS ON THIS SHEET, THE POST-REDEVELOPMENT C FACTOR FOR THE SITE WILL BE 0.83. THEREFORE, THE REDEVELOPMENT PROPOSED WITH THIS APPLICATION WILL MEET THE ASSUMPTIONS REGARDING IMPERVIOUSNESS FROM APPROVED 5727-PN-10. FURTHERMORE, THE OVERALL STORMWATER MANAGEMENT PLAN ASSUMED A 10 MINUTE POST DEVELOPMENT TIME OF CONCENTRATION FROM A TYPICAL 100-ACRE WATERSHED, MEANING THAT THE TIME OF CONCENTRATION FROM THE MUCH SMALLER 21.6 ACRE SITE WAS ASSUMED TO BE CONSIDERABLY SHORTER THAN 10 MINUTES WITH THE OVERALL STORMWATER MANAGEMENT PLAN. THE ACTUAL TIME OF CONCENTRATION AFTER REDEVELOPMENT PROPOSED WITH THIS APPLICATION WILL EXCEED 10 MINUTES, WHICH WILL YIELD LOWER PEAK FLOWS THAT WAS ASSUMED WITH APPROVED 5727-PN-10. FOR THESE REASONS, THE APPROVED AND CONSTRUCTED IMPROVEMENTS PER 5727-PN-10 PROVIDE THE NECESSARY WATER QUANTITY CONTROL MEASURES FOR THE REDEVELOPMENT OF THIS SITE.

SHEETS 2 AND 3 OF 5727-PN-10 ALSO DETAIL THE REQUIRED WATER QUALITY VOLUME THAT IS REQUIRED IN EACH OF THE LAKES ORIGINALLY PROPOSED AS PART OF FAIR LAKES. AS IS DEMONSTRATED ON THOSE PLANS, THERE IS CONSIDERABLE EXCESS WATER QUALITY VOLUME IN ALL OF THE LAKES SERVING FAIR LAKES. SINCE THE REDEVELOPMENT PROPOSED WITH THIS APPLICATION DOES NOT CREATE ANY ADDITIONAL IMPERVIOUS AREA OVER AND ABOVE WHAT WAS ASSUMED BY 5727-PN-10 THERE WILL BE NO INCREASE IN THE PHOSPHORUS LOAD THAT WAS ASSUMED WHEN 5727-PN-10 WAS APPROVED.

OUTFALL (SEE OUTFALL LOCATIONS ON SHEETS 7 & 8)

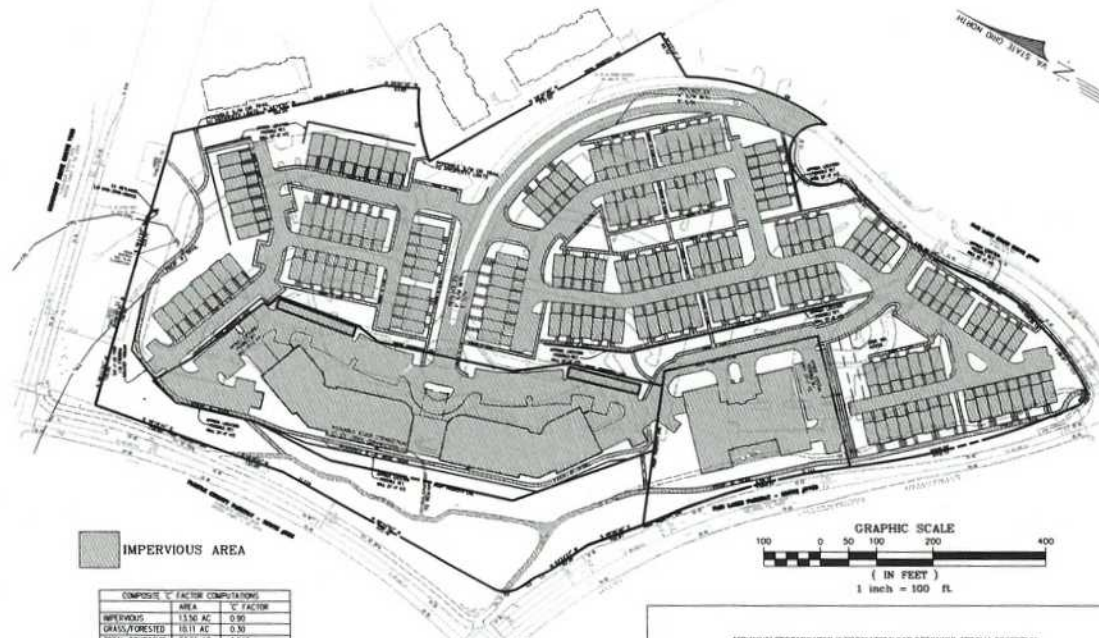
BECAUSE THE SITE IS CONSIDERED "GRANDFATHERED" FROM THE TECHNICAL CRITERIA OF ARTICLE 4 OF CHAPTER 124 OF THE FAIRFAX COUNTY CODE, ADEQUACY OF OUTFALL MUST BE DEMONSTRATED IN ACCORDANCE WITH MS-19 AS DETAILED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. AS SHOWN IN THIS APPLICATION, EACH POINT OF CONCENTRATED DISCHARGE WILL BE ANALYZED TO DEMONSTRATE THAT EROSION IS NOT CAUSED WITHIN DOWNSTREAM MANMADE OR NATURAL RECEIVING CHANNELS DURING A 2-YEAR RAINFALL EVENT. LIKEWISE, EACH POINT OF CONCENTRATED DISCHARGE WILL BE ANALYZED TO DEMONSTRATE THAT THERE IS ADEQUATE CAPACITY IN THE DOWNSTREAM MANMADE OR NATURAL DRAINAGE SYSTEM TO CONVEY RUNOFF FROM A 10-YEAR RAINFALL EVENT.

OUTFALL A DISCHARGES INTO A MANMADE STORM SEWER SYSTEM AND THEN INTO EXISTING LAKE #1. THE CONCRETE STORM SEWER WILL NOT EXPERIENCE ANY EROSION DURING THE 2-YEAR EVENT. LIKEWISE THE PIPED SYSTEM WILL BE ANALYZED TO DEMONSTRATE THAT THERE IS ADEQUATE CAPACITY WITHOUT THE POSSIBILITY OF SURCHARGE DURING THE 10-YEAR EVENT. IN ADDITION, LAKE #1 HAS BEEN SIZED AND APPROVED TO ACCOMMODATE ALL RUNOFF FROM THE SITE IN A REDEVELOPED CONDITION AS INDICATED IN THE WATER QUANTITY AND WATER QUALITY SECTION OF THIS NARRATIVE.

OUTFALL B DISCHARGES INTO A MANMADE TRIPLE BOX CULVERT SYSTEM THAT SERVES AS THE OUTLET FOR LAKE #1 AND RUNS UNDER FAIRFAX COUNTY PARKWAY. DUE TO LARGE DIFFERENCES IN TIME OF CONCENTRATION BETWEEN THE RELATIVELY SMALL DRAINAGE AREAS OF THE SITE AND ON THE MUCH LARGER TOTAL AREA CONTRIBUTING RUNOFF TO LAKE #1, THE SITE'S PEAK FLOW WILL BE BUT A SMALL FRACTION OF THE TOTAL DISCHARGE FROM LAKE #1 DURING EACH RETURN PERIOD EVENT. SINCE THE CULVERT SYSTEM AND DOWNSTREAM CHANNELS HAVE BEEN DESIGNED AND ANALYZED TO PERFORM ADEQUATELY DURING THE MUCH LARGER PEAK FLOWS FROM LAKE #1, THE MUCH SMALLER RELEASE RATES FROM THE SITE WILL BE SHOWN TO SIMILARLY NOT CAUSE EROSION OR CAPACITY PROBLEMS IN THE DOWNSTREAM SYSTEMS.

OUTFALL C IS AN EXISTING PIPE DRAINAGE SYSTEM AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FAIRFAX COUNTY PARKWAY AND MONUMENT DRIVE. THIS SYSTEM HAS BEEN DESIGNED TO ADEQUATELY CONVEY RUNOFF FROM THE EXISTING CONDITIONS. AFTER REDEVELOPMENT, CHANGES IN GRADING WILL RESULT IN LESS RUNOFF REACHING THIS PIPED DRAINAGE SYSTEM, THEREFORE, VELOCITIES WILL REMAIN NON-EROSIVE IN THE CONCRETE PIPES AND THE CAPACITY OF THE PIPES SYSTEM WILL NOT BE EXCEEDED.

OUTFALL D IS IN THE LOCATION WHERE THREE EXISTING PIPES (24" AND 18" CULVERTS) DISCHARGE BEFORE ENTERING A SMALL SECTION OF NATURAL CHANNEL, AND THEN FLOWING THROUGH A CULVERT UNDER MONUMENT DRIVE. THE EXISTING CHANNEL WILL BE ANALYZED TO DEMONSTRATE THAT THE TOTAL FLOW IN THE CHANNEL, INCLUDING OFF-SITE RUNOFF REMAINS NON-EROSIVE AFTER REDEVELOPMENT OF THE SITE. A CULVERT ANALYSIS WILL BE PERFORMED TO DEMONSTRATE THAT THE CULVERT STILL PERFORMS ADEQUATELY WITH THE ACCEPTABLE FREEBOARD PROVIDED AFTER REDEVELOPMENT OF THE SITE.



COMPOSITE C FACTOR COMPUTATIONS

AREA	C FACTOR
IMPERVIOUS	0.95
GRAV/FORSTED	0.30
TOTAL COMPOSITE	0.83

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

The following information is required to be shown or provided in all zoning applications, as a matter required of the submission requirement with justification shall be attached. Some items will be noted as optional. 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 Sections:

- Special Permits (Sec. 9-911.2 (a) & (b))
- Special Exceptions (Sec. 9-211.2 (a) & (b))
- Cluster Subdivision (Sec. 9-915.1 (b) & (c))
- Commonwealth Reclamation Districts (Sec. 9-427.24 (1) & (2))
- Development Plans (Sec. 16-222.3 (a) & (b))
- POC Plans (Sec. 16-202.1 (a) & (b))
- POC P Districts (Sec. 16-202.1 (a) & (b))
- POC P Districts (Sec. 16-202.1 (a) & (b))
- Annexments (Sec. 16-202.1 (a) & (b))

- X 1. Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- X 2. A graphic depicting the stormwater management facilities and include of grading and grading accommodations the stormwater management facilities, storm drainage pipe systems and outlet protection, pond setbacks, access ways, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheets 7, 8.

If information is proposed the site must be noted for suitability prior to submission of the development plan and results of the information are provided as part of the description of the facility.

Facility Name	On-site area (acres)	Off-site area (acres)	Drainage area (acres)	Storage area (sf)	Storage volume (cu ft)	Flow rate (cfs)
LAKE 1 - NET POND	23.61	2536.39	2560	27,000	1,829,520	N/A
Totals:						

- X 3. Provide:
 - Outlet drainage channels, outlets and pipe systems are shown on Sheets 7, 8. Pond riser and outlet pipe systems are shown on Sheet 7, 8.
 - Maintenance access (road) to stormwater management facilities are shown on Sheet 7, 8.
 - Type of maintenance access road surface noted on the plan is: N/A. (paved, crushed, gravel, etc.)
 - Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet 7, 8.
 - Stormwater management and BMP practices including Virginia Nutrient Reduction Specifications and description of how detention and best management practices requirements will be met are provided on Sheet 7, 8.
 - A description of existing conditions of each watershed site outlet 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 7, 8. If the outlet is proposed to be improved off-site it should be specifically noted.
 - A detailed description and analysis of how the channel protection requirements and best protection requirements of each watershed outlet will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet 7, 8.
 - Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or MLI run is provided on Sheet 7, 8.
 - A sediment report is required by: N/A.
 - Stormwater management is not required because: GRANDFATHERING.



1712 13th Street, Suite 200
Arlington, Virginia 22202
Tel: 703.642.2000 Fax: 703.642.0771
www.urbanVA.com



Client
FAIR LAKES NORTH & SOUTH L.C.
12000 Fair Lakes Center, Suite 400
Fairfax, VA 22033
1712.07.2009

Revision / Issue

No.	Description	Date
1.	GC SUBMISSION	11/20/2019
2.	ADDED/REVISED COMMENTS	12/04/2019
3.	ADDED/REVISED COMMENTS AND RESUBMIT	04/29/2020
4.	ADDED/REVISED COMMENTS AND RESUBMIT	07/28/20

Issue
Date Description

Project Name
FAIR LAKES ADAPTIVE RE-USE TO CONTINUING CARE CAMPUS INCLUDING BOTH INDEPENDENT LIVING AND ASSISTED LIVING AND RESIDENTIAL - LAND BAY 5/A CDPA / FDP / PCA
Springfield District
Fairfax County, Virginia

Drawn By
CS / JE **Checked By**
CM / DTM

Project No. ZP-2384

Date MARCH 8, 2019

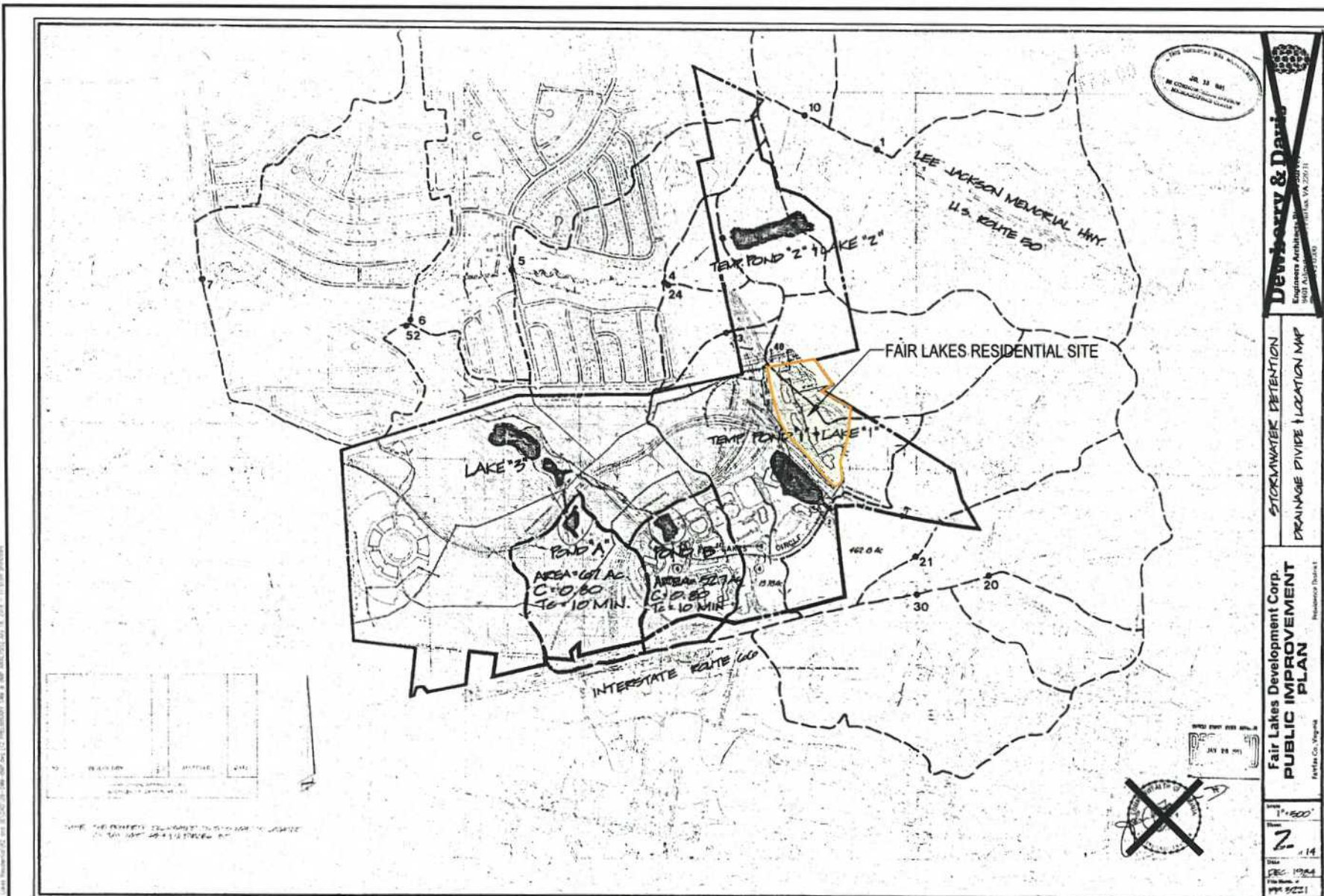
Drawing Title
PRELIMINARY SWM & BMP ANALYSIS

Scale AS SHOWN

Drawing Number

11
Sheet 11 of 32

FAIR LAKES RESIDENTIAL PROPERTY - ZP-2384



Dewberry & Davis
 Engineers Architects Planners
 5400 Albemarle Parkway, Suite 200
 Fairfax, VA 22031
 (703) 271-2000

**STORMWATER DETENTION
 DRAINAGE DIVIDE & LOCATION MAP**

**Fair Lakes Development Corp.
 FAIR LAKES ADAPTIVE RE-USE
 PUBLIC IMPROVEMENT
 PLAN**

Scale: AS SHOWN
 Date: DEC 19 2011



17116 Lee Road
 Fairfax, VA 22031
 TEL: 703.271.2000 FAX: 703.271.2001
 www.urbaninc.com



Client
**FAIR LAKES
 NORTH & SOUTH L.C.**
 2300 Fair Lakes Circle, Suite 400
 Fairfax, VA 22031
 (703) 271-2000

Revision / Issue	Date
1. DC SUBMISSION	11/30/2011
2. ADDRESS DC COMMENTS	11/28/2011
3. ADDRESS COMMENTS AND RESUBMIT	11/28/2011
4. ADDRESS COMMENTS AND RESUBMIT	01/17/2011

Status: Design

Project Name
**FAIR LAKES ADAPTIVE RE-USE
 TO CONTINUING CARE CAMPUS
 INCLUDING BOTH INDEPENDENT
 LIVING AND ASSISTED LIVING
 AND RESIDENTIAL -
 LAND BAY 1A-A
 COPA / FOPA / PCA
 Springfield District
 Fairfax County, Virginia**

Drawn By: CS / JE Checked By: CM / DTM

Project No.: ZP-2384

Date: MARCH 8, 2019

Drawing Title
**PRELIMINARY
 SWN & BMP
 ANALYSIS**

Scale: AS SHOWN

Drawing Number
12
 Sheet 12 of 32

THIS SHEET FOR INFORMATION ONLY
 SHEET 02 FROM APPROVED PUBLIC IMPROVEMENT PLAN (FFX COUNTY PLAN # 5727-PI-10 APPROVED ON 07/05/1985)
 SHOWING PROPOSED SITE WITHIN COVERAGE AREA FOR SWM/BMP

FAIR LAKES RESIDENTIAL PROPERTY - ZP-2384

FAIR LAKES STORMWATER MANAGEMENT SUMMARY

REMARKS

DRAINAGE AREAS (ACRES)	INFLOW PEAK DISCHARGES (CFD)	OUTFLOW PEAK DISCHARGES AND ELEVATIONS			STORAGE VOLUME PROVIDED (CUBIC FEET)			REMARKS											
		2-YEAR	10-YEAR	100-YEAR	2-YEAR	10-YEAR	100-YEAR												
TEMPORARY STORMWATER MANAGEMENT PONDS																			
TEMPORARY POND #1	2.9	435	860	113	349	824	45	340.9	232	382.9	626	366.2	407,870	71	600,864	1,000,000	1,044	1,044	PLAN SUBMITTED SEPARATELY 5727-PI-07
TEMPORARY POND #2	4.4	485	930	100	334	823	97	873	269	978.5	611	376.5	250,000	46.2	410,762	720	1,000,000	1,424	PLAN SUBMITTED SEPARATELY 5727-PI-08
PERMANENT/ULTIMATE STORMWATER MANAGEMENT LAKES & PONDS																			
DRY POND A																			TO BE CONSTRUCTED UNDER THIS PLAN.
DRY POND B																			TO BE CONSTRUCTED UNDER THIS PLAN.
LAKE # 1 (LOCATION 22)	10	435	860	596	1182	2074		589.4		391.1		308.0	1,42,000	28,000	42	N/A			NFEL - 280.0 TO BE SUBMITTED TO DULLES
LAKE # 2 (LOCATION 2)	44	485	930	12	1015	1750		378.5		371		382.0	1,000,000	18,000	342	N/A			NFEL - 374.0 TO BE SUBMITTED TO DULLES
LAKE # 3 (LOCATION 3)	180	50	200	376	676	1111		262.5		263.0		264.0	307,182	430,000	30	N/A			NFEL - 260.0 TO BE SUBMITTED TO DULLES
	349	741	1,590										2,728,052	3,750,000	180				

54.2
2.0 = 54.2% ON-SITE COVERAGE (INCLUDES P-O-W)
18.2
2.0 = 50.8% TOTAL COVERAGE

RETENTION PROVIDED: 273,568 / 180
MINIMUM STORAGE REQUIRED FOR PROPER CONDITION: 2,670,782 / 180
EXCESS 2-YEAR OVERSIZED DETENTION: 180,019 / 180



FAIR LAKES BMP SUMMARY

DRAINAGE AREAS (ACRES)	LAKE AREA AT NORMAL POND LEVEL	LAKE VOLUME AT NORMAL POND LEVEL (A.F.)	LAKE VOLUME AT 2-YEAR LEVEL (A.F.)	ANNUAL INFLOW (10')	CAPACITY INFLOW	TRAP EFFICIENCY	STANDALONE BMP EFFICACY			BMP EFFICACY						
							L	W	LW	REQ'D	TOTAL					
LAKE # 1	125	435	860	6.3	92.0	78.0	74.7	0.070	0.04	51-85%	700	350	2.0	1.5	1075	1075
LAKE # 2	44	485	930	4.6	54.2	51.2	26.7	0.048	0.064	76-83%	250	200	4.0	6.5%	17.75	104.15
LAKE # 3	180	50	200	2.0	18.0	24.2	34.7	0.048	0.05	62-85%	640	200	4.0	6.0%	18.75	300,000
	349	741	1,590													
	34.2	2.0														
	18.2	2.0														

THESE STANDALONE EFFICIENCIES ARE BASED ON THE ASSUMPTION THAT EACH BMP IS INSTALLED AND MAINTAINED PROPERLY. THE EFFICIENCY OF EACH BMP WILL BE DETERMINED BY THE QUALITY OF THE CONSTRUCTION AND MAINTENANCE. THE EFFICIENCY OF EACH BMP WILL BE DETERMINED BY THE QUALITY OF THE CONSTRUCTION AND MAINTENANCE. THE EFFICIENCY OF EACH BMP WILL BE DETERMINED BY THE QUALITY OF THE CONSTRUCTION AND MAINTENANCE.



Dewberry & Davis
 Engineers, Architects, Planners
 11010 Woodloch Forest Drive, Suite 100
 Fairfax, VA 22031
 (703) 271-9900
**STORM WATER RETENTION
STORMWATER MANAGEMENT
SUMMARY**
**Fair Lakes Development Corp
PUBLIC IMPROVEMENT
PLAN**



11010 Woodloch Forest Drive, Suite 100
Fairfax, VA 22031
703.271.9900
www.urban-ec.com



Client
FAIR LAKES NORTH & SOUTH L.C.
1700 Fair Lakes Court, Suite 400
Fairfax, VA 22031
703.271.9900

Revision / Issue	Date
1. DESIGN	03/06/19
2. ADDRESS COMMENTS	03/06/19
3. ADDRESS COMMENTS AND RESUBMIT	03/06/19
4. ADDRESS COMMENTS AND RESUBMIT	03/06/19

Issue Date Designer

Project Name
FAIR LAKES ADAPTIVE RE-USE TO CONTINUING CARE CAMPUS INCLUDING BOTH INDEPENDENT LIVING AND ASSISTED LIVING AND RESIDENTIAL - LAND BAY V-A
CDPA / FOPA / PCA
Springfield District
Fairfax County, Virginia

Drawn By CS / JE Checked By CM / DTM

Project No. 2F-2384

Date MARCH 8, 2019

Drawing Title
PRELIMINARY SWM & BMP ANALYSIS

Scale: AS SHOWN

Drawing Number

13

Sheet 13 of 32

THIS SHEET FOR INFORMATION ONLY
SHEET 03 FROM APPROVED PUBLIC IMPROVEMENT PLAN # 5727-PI-10 APPROVED ON 07/05/1985)
SHOWING COMPUTATIONS AND ADEQUACY OF POND DESIGN, INCLUSIVE OF FAIR LAKES RESIDENTIAL SITE

FAIR LAKES RESIDENTIAL PROPERTY - 2P-2384



713 186 West Turnpike
Annandale, Virginia 22023
TEL 703.443.2000 FAX 703.443.4077
www.urban82.com



Client
FAIR LAKES
NORTH & SOUTH L.C.
15000 Fair Lakes Circle, Suite 402
Fairfax, VA 22033
(703) 252-2889

Revision / Issue	Date
1. GC SUBMISSION	01/20/2019
2. ADDRESSING COMMENTS	03/06/2019
3. ADDRESSING COMMENTS AND RESUBMIT	03/06/2019
4. ADDRESSING COMMENTS AND RESUBMIT	03/17/2019

Issue	Description

Project Name
FAIR LAKES ADAPTIVE RE-USE
TO CONTINUING CARE CAMPUS
INCLUDING BOTH INDEPENDENT
LIVING AND ASSISTED LIVING
AND RESIDENTIAL -
LAND BAY VIA
CDPA / FDPA / PCA
Springfield District
Fairfax County, Virginia

Drawn By CS / JE	Checked By CM / DTM
---------------------	------------------------

Project No. ZP-2384

Date MARCH 8, 2019

Drawing Title
**DRAINAGE DIVIDE
EXHIBIT**

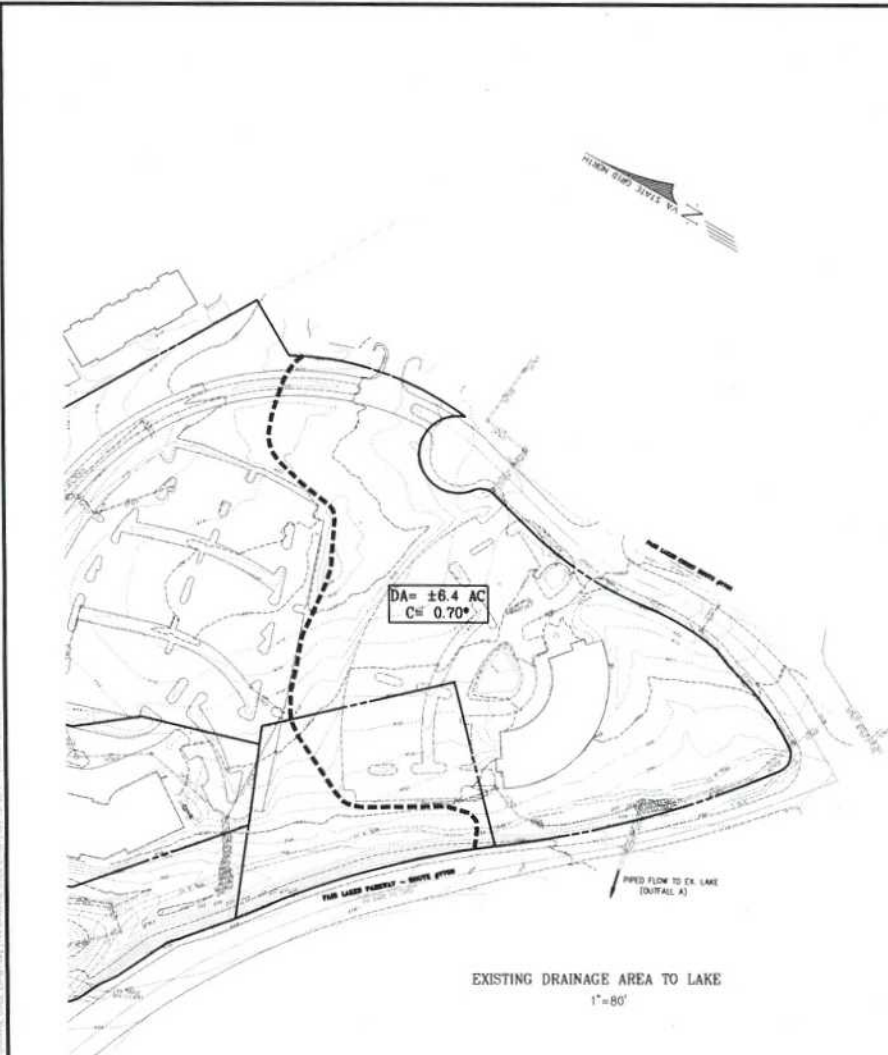
Scale 1"=80'

Drawing Number

14A

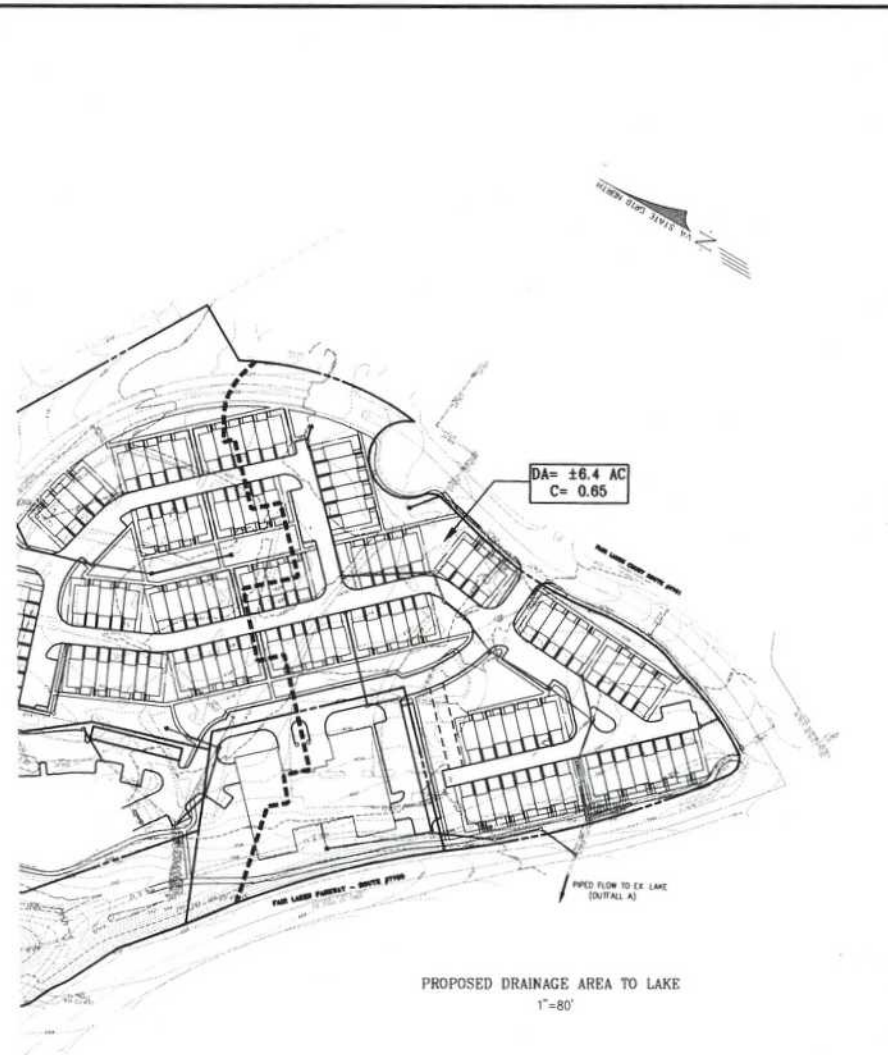
Sheet 14A of 32

FAIR LAKES RESIDENTIAL PROPERTY - ZP-2384



EXISTING DRAINAGE AREA TO LAKE
1"=80'

*C FACTOR OF 0.70 TAKEN FROM APPROVED 5727-P1-010 WHICH PROVIDES WATER QUALITY AND WATER QUANTITY CONTROLS FOR THE ENTIRE SITE.



PROPOSED DRAINAGE AREA TO LAKE
1"=80'

DRAINAGE DIVIDE NARRATIVE
THE EXISTING DRAINAGE AREA OF 6.4 ACRES HAD A C VALUE OF 0.70 AS DEFINED IN 5727-P1-010. THE PROPOSED DRAINAGE AREA IS 6.4 ACRES AND HAS A C VALUE OF 0.65, INDICATING NO ADDITIONAL RUNOFF WILL FLOW INTO THE LAKE; THEREFORE THE EXISTING LAKE WILL CONTINUE TO PROVIDE ADEQUATE WATER QUALITY AND WATER QUANTITY CONTROL FOR THE ENTIRE SITE PER APPROVED 5727-P1-010.



urban

1711 Main Street, Suite 100
Annandale, Virginia 22003
TEL 703.442.8500 FAX 703.442.8211
www.urban-va.com



Client
FAIR LAKES
NORTH & SOUTH L.C.
10205 Fair Lakes Circle, Suite 400
Fairfax, VA 22033
703.227-2500

Revision / Issue	Date
1. DC SUBMISSION	01/30/2019
2. ADDRESS-DC COMMENTS	05/08/2019
3. ADDRESS-DC COMMENTS AND RESUBMIT	06/03/2019
4. ADDRESS COMMENTS AND RESUBMIT	07/17/2019

Issue	Date	Description

Project Name
FAIR LAKES ADAPTIVE RE-USE
TO CONTINUING CARE CAMPUS
INCLUDING BOTH INDEPENDENT
LIVING AND ASSISTED LIVING
AND RESIDENTIAL -
LAND BAY V/A
COPA / FOPA / PCA
Springfield District
Fairfax County, Virginia

Drawn By: CS / JE Checked By: CM / OTM

Project No. ZP-2384

Date MARCH 8, 2019

Drawing Title
OPEN SPACE PLAN

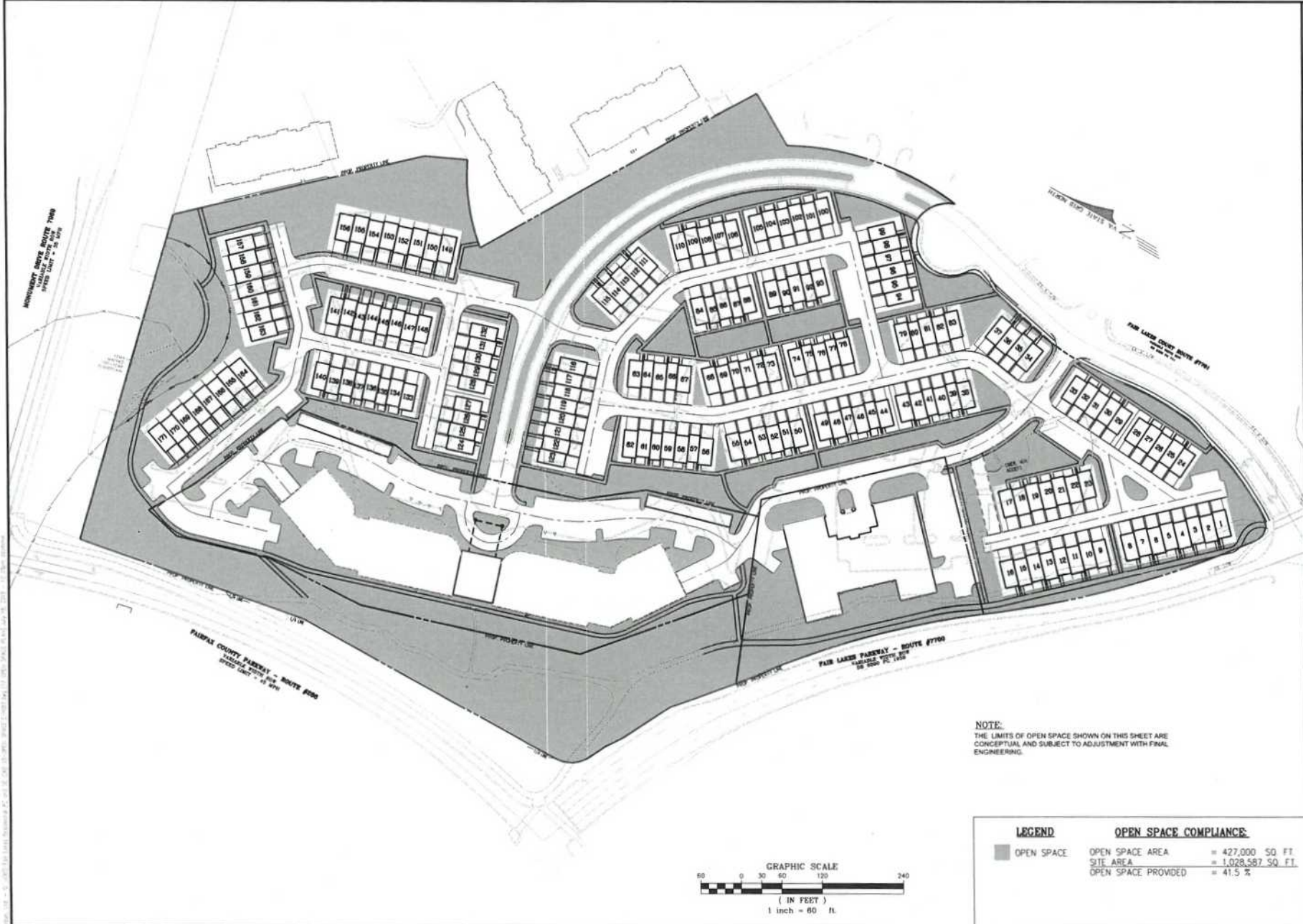
Scale: 1"=60'

Drawing Number

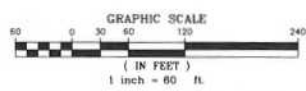
16

Sheet 16 of 32

FAIR LAKES RESIDENTIAL PROPERTY ZP-2384



NOTE:
THE LIMITS OF OPEN SPACE SHOWN ON THIS SHEET ARE
CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL
ENGINEERING.



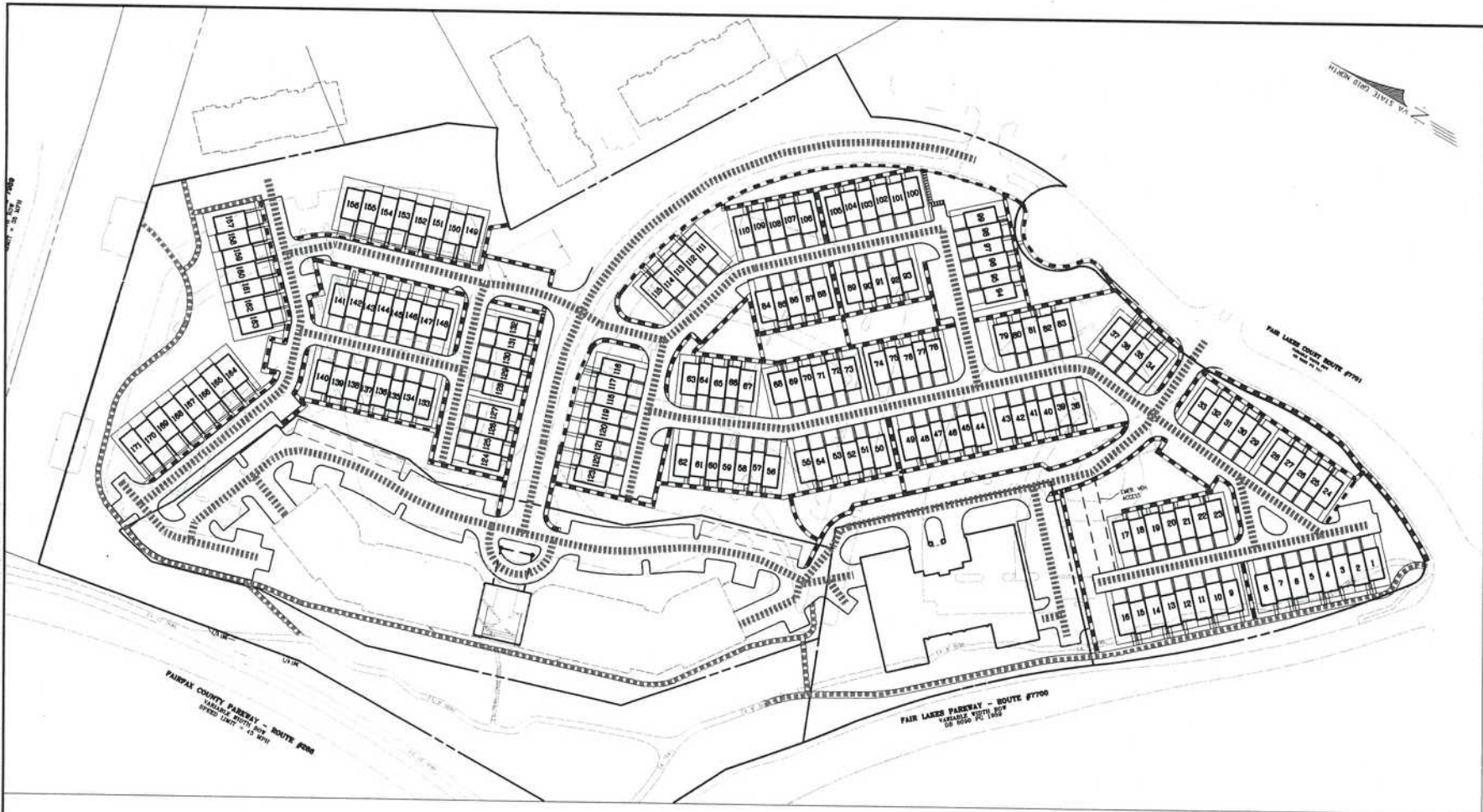
LEGEND	OPEN SPACE COMPLIANCE:
■ OPEN SPACE	OPEN SPACE AREA = 427,000 SQ. FT.
	SITE AREA = 1,028,567 SQ. FT.
	OPEN SPACE PROVIDED = 41.5 %

MANHOLE COVER ROUTE #7700
FAIR LAKES PARKWAY
MANHOLE COVER #10
GRID COORD. 10.00

FAIRFAX COUNTY PARKWAY - ROUTE #6000
FAIR LAKES PARKWAY
MANHOLE COVER #10
GRID COORD. 10.00

FAIR LAKES PARKWAY - ROUTE #7700
MANHOLE COVER #10
GRID COORD. 10.00

FAIR LAKES COVER ROUTE #7700
MANHOLE COVER #10
GRID COORD. 10.00



LEGEND

- PROPOSED SIDEWALK
- PROPOSED TRAIL
- PRIVATE ROADWAY AND/OR ALLEY
- EXISTING TRAIL



7122 Little River Turnpike
Arlington, Virginia 22202
TEL: 703.262.6000 FAX: 703.262.2261
www.urban-ri.com



Client
FAIR LAKES NORTH & SOUTH L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033
703.277-2000

Revision / Issue		Date
1.	02 SUBMISSION	01/13/2019
2.	ADDRESSED DC COMMENTS	03/06/2019
3.	ADDRESSED COMMENTS AND RESUBMIT	06/06/2019
4.	ADDRESSED COMMENTS AND RESUBMIT	01/13/2019

Issue	
Date	Description

Project Name
FAIR LAKES ADAPTIVE RE-USE TO CONTINUING CARE CAMPUS INCLUDING BOTH INDEPENDENT LIVING AND ASSISTED LIVING AND RESIDENTIAL - LAND BAY V-A
CDPA / FDPA / PCA
Springfield District
Fairfax County, Virginia

Drawn By: CS / JE Checked By: CM / DTM
Project No.: ZP-2384

Date: MARCH 8, 2019

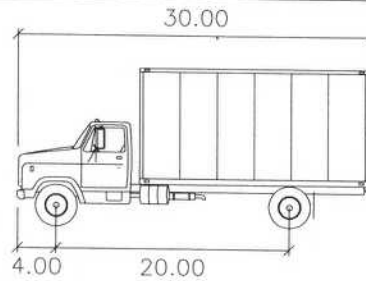
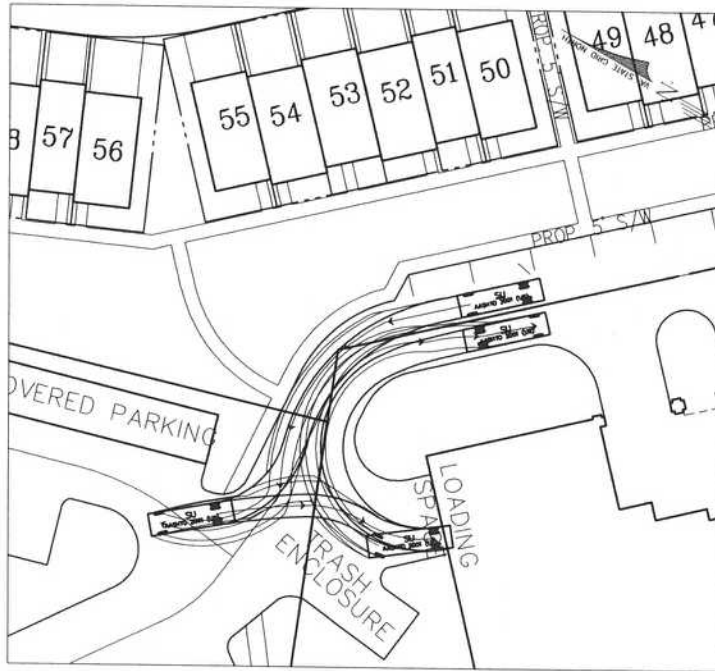
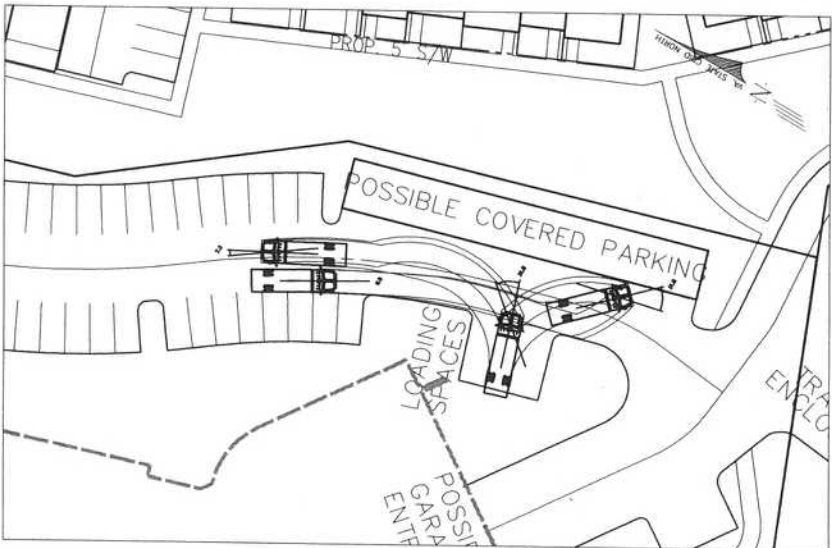
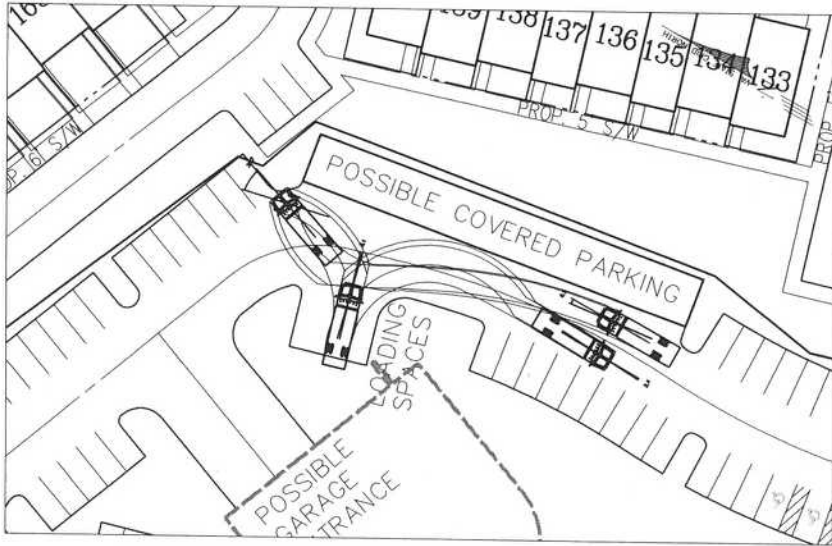
Drawing Title
PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

Scale: 1"=60'

Drawing Number
18
Sheet 18 of 32

FAIR LAKES RESIDENTIAL PROPERTY - ZP-2384

DATE PLOTTED: 03/08/2019 10:58:11 AM. PLOTTER: HP DesignJet T1100e. PLOT SCALE: 1"=60'. PLOT SHEET: 18 OF 32.



SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



1712 Little River Turnpike
Arlington, Virginia 22209
TEL 703.642.4000 FAX 703.642.4201
www.urban-ri.com



Client
FAIR LAKES
NORTH & SOUTH L.C.
12500 Fair Lakes Creek, Suite 400
Fairfax, VA 22033
(703) 227-2006

Revision / Issue	No.	Description	Date
1. DC SUBMISSION	1		11/30/2018
2. ADDRESSED DC COMMENTS	2		11/06/2018
3. ADDRESSED COMMENTS AND RESUBMIT	3		06/06/2019
4. ADDRESSED COMMENTS AND RESUBMIT	4		03/17/2019

Issue
Date
Description

Project Name
FAIR LAKES ADAPTIVE RE-USE
TO CONTINUING CARE CAMPUS
INCLUDING BOTH INDEPENDENT
LIVING AND ASSISTED LIVING
AND RESIDENTIAL -
LAND BAY V-A
CDPA / FDPA / PCA
Springfield District
Fairfax County, Virginia

Drawn By: CS / JE
Checked By: CM / DTM

Project No.: ZP-2384

Date: MARCH 8, 2019

Drawing Title
AUTOTURN EXHIBITS

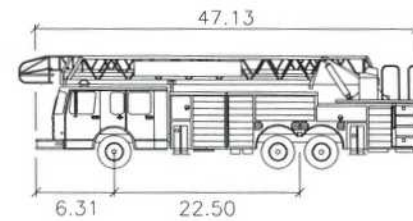
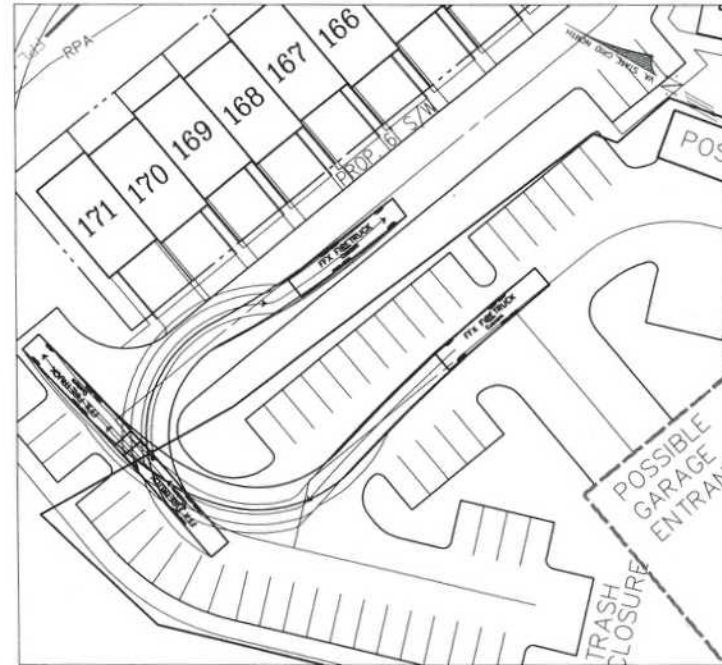
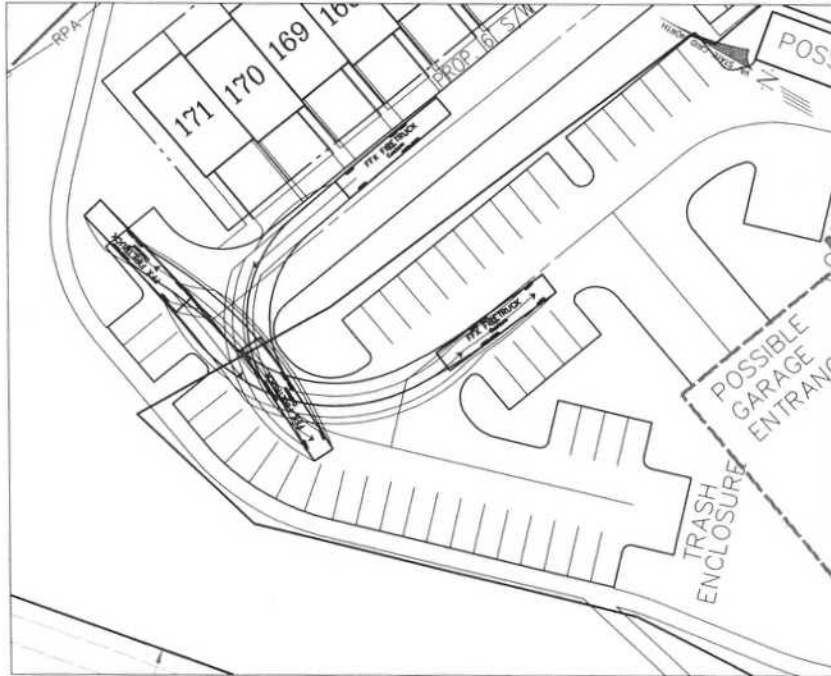
Scale: 1"=20'

Drawing Number

19

Sheet 19 of 32

FAIR LAKES RESIDENTIAL PROPERTY - ZP-2384



FFX FIRETRUCK

feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 28.6



urban

7711 Mills Run Turnpike
Aurora, Virginia 22003
TEL 703.642.8800 FAX 703.642.8271
www.urbanllc.com



Client
FAIR LAKES
NORTH & SOUTH L.C.
13000 Fair Lakes Circle, Suite 100
Fairfax, VA 22033
703.521.2800

Revision / Issue	No.	Description	Date
1.	DC SUBMISSION	11/30/2019	
2.	ADDRESSING AND COMMENTS	12/08/2019	
3.	ADDRESSING COMMENTS AND RESUBMIT	12/08/2019	
4.	ADDRESSING COMMENTS AND RESUBMIT	03/11/2020	

Issue
Date Designer

Project Name
FAIR LAKES ADAPTIVE RE-USE
TO CONTINUING CARE CAMPUS
INCLUDING BOTH INDEPENDENT
LIVING AND ASSISTED LIVING
AND RESIDENTIAL -
LAND BAY V/A
CDPA / FDPA / PCA
Springfield District
Fairfax County, Virginia

Drawn By
CS / JE

Checked By
CM / DTM

Project No. ZP-2384

Date MARCH 8, 2019

Drawing Title
AUTORUN EXHIBITS

Scale: 1"=20'

Drawing Number
19A

Sheet — of 32

FAIR LAKES RESIDENTIAL PROPERTY ZP-2384

FRONT LOAD TOWN HOMES



REAR LOAD TOWN HOMES



ILLUSTRATIVE ARCHITECTURE
 THESE RENDERINGS SHOW ARCHITECTURAL ELEVATIONS THAT ARE PROPOSED FOR THE DEVELOPMENT. THEY ARE ILLUSTRATIVE AND REPRESENT THE GENERAL APPEARANCE, QUALITY OF DESIGN AND MATERIALS PROPOSED. REFINEMENT AND REVISION MAY OCCUR WITH FINAL DESIGN DEVELOPMENT AND ENGINEERING. DETAILS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.



17120 New York Ave.
 Alexandria, Virginia 22304
 TEL: 703.281.8000 FAX: 703.281.8001
 www.urban-4d.com



Client
 FAIR LAKES
 NORTH & SOUTH L.C.
 12001 Fair Lakes Circle, Suite 400
 Fairfax, VA 22033
 703.271.0000

Revision / Issue	Date
1. DC SUBMISSION	11/30/2019
2. ADDRESS/DC COMMENTS	03/06/2020
3. ADDRESS/DC COMMENTS AND RETURN	08/06/2020
4. ADDRESS/DC COMMENTS AND RETURN	09/11/2020

Issue	Date	Description

Project Name
 FAIR LAKES ADAPTIVE RE-USE
 TO CONTINUING CARE CAMPUS
 INCLUDING BOTH INDEPENDENT
 LIVING AND ASSISTED LIVING
 AND RESIDENTIAL -
 LAND BAY V-A
 CDPA / FDPA / PCA
 Springfield District
 Fairfax County, Virginia

Drawn By: CB / JE Checked By: CM / DTM

Project No. ZP-23M

Date: MARCH 8, 2019

Drawing Title
 ARCHITECTURAL
 ELEVATIONS

Scale: AS SHOWN

Drawing Number

20

Sheet 20 of 32

FAIR LAKES RESIDENTIAL PROPERTY - ZP-23M

ASSISTED LIVING



11111 New River Parkway
 Alexandria, Virginia 22304
 703.461.4800 Fax: 703.461.4801
 www.urban-llc.com



Client
FAIR LAKES
 NORTH & SOUTH L.C.
 1260 Fair Lakes Circle, Suite 401
 Fairfax, VA 22033
 (703) 271-2900

Revision / Issue	No.	Developer	Date
1. SC. DIMENSION	1	CS / JE	01/20/19
2. ADDRESS	2	CS / JE	01/20/19
3. COMMENTS AND RESUBMIT	3	CS / JE	02/11/19
4. ADDRESS	4	CS / JE	02/11/19

Issue	Date	Description

Project Name
**FAIR LAKES ADAPTIVE RE-USE
 TO CONTINUING CARE CAMPUS
 INCLUDING BOTH INDEPENDENT
 LIVING AND ASSISTED LIVING
 AND RESIDENTIAL -
 LAND BAY V/A**
 COPA / FDPA / PCA
 Springfield District
 Fairfax County, Virginia

Drawn by	Checked by
CS / JE	CM / DTM

Project No. ZP-2384

Date MARCH 8, 2019

Drawing Title
**ARCHITECTURAL
 ELEVATIONS**

Scale: AS SHOWN

Drawing Number
21
 Sheet 21 of 32

ILLUSTRATIVE ARCHITECTURE
 THESE RENDERINGS SHOW ARCHITECTURAL ELEVATIONS THAT ARE PROPOSED FOR THE DEVELOPMENT. THEY ARE ILLUSTRATIVE AND REPRESENT THE GENERAL APPEARANCE, QUALITY OF DESIGN AND MATERIALS PROPOSED. REFINEMENT AND REVISION MAY OCCUR WITH FINAL DESIGN DEVELOPMENT AND ENGINEERING. DETAILS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.

FAIR LAKES RESIDENTIAL PROPERTY ZP-2384

INDEPENDENT LIVING



1712 Lake Street Fairfax
Arlington, Virginia, 22203
TEL: 703.646.8800 FAX: 703.646.2877
www.urban-va.com



Client
FAIR LAKES
NORTH & SOUTH L.C.
12511 FM Lakes Center, Suite 400
Fairfax, VA 22033
703.271.2000

Revision / Issue	Date
1. JC DIMENSION	01/02/2019
2. ACKNOWLEDGE COMMENTS	03/06/2019
3. ACKNOWLEDGE COMMENTS AND RESUBMIT	06/06/2019
4. ACKNOWLEDGE COMMENTS AND RESUBMIT	07/17/2019

Issue	Date	Description

Project Name
FAIR LAKES ADAPTIVE RE-USE
TO CONTINUING CARE CAMPUS
INCLUDING BOTH INDEPENDENT
LIVING AND ASSISTED LIVING
AND RESIDENTIAL -
LAND BAY VI-A
CDPA / FDPA / PCA
Springfield District
Fairfax County, Virginia

Drawn By
CS / JE

Checked By
CM / DTM

Project No. ZP-2384

Date MARCH 8, 2019

Drawing Title
ARCHITECTURAL
ELEVATIONS

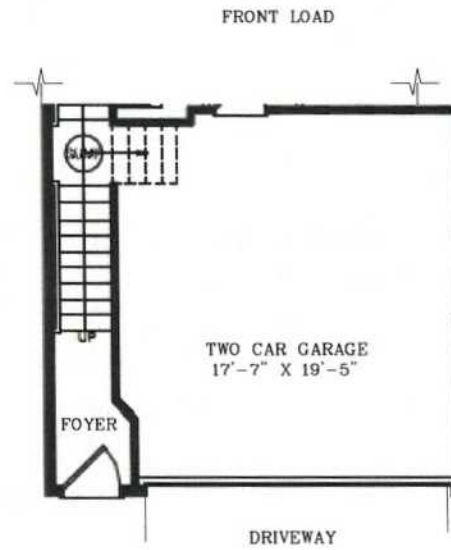
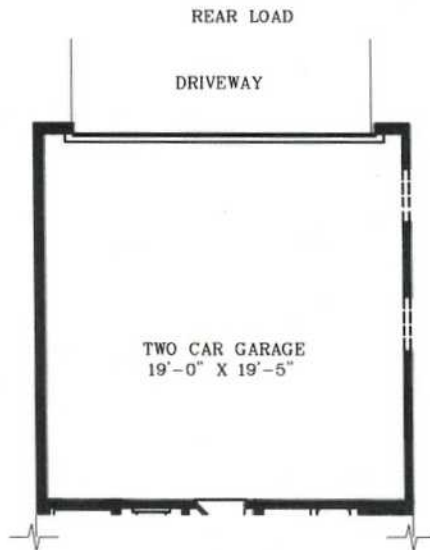
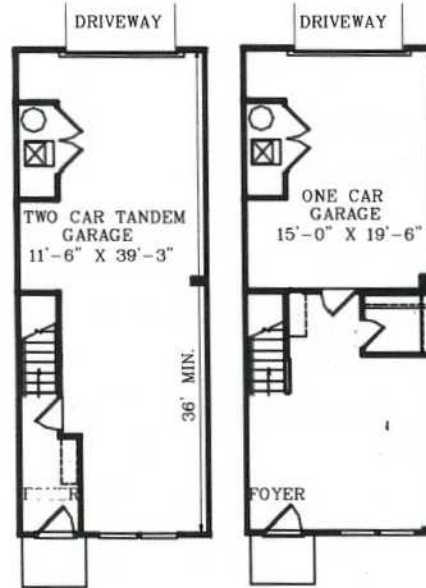
Scale: AS SHOWN

Drawing Number
22
Sheet 22 of 32

ILLUSTRATIVE ARCHITECTURE
THESE REFERENCES SHOW ARCHITECTURAL ELEVATIONS THAT ARE PROPOSED FOR THE DEVELOPMENT. THEY ARE ILLUSTRATIVE AND REPRESENT THE GENERAL APPEARANCE, QUALITY OF DESIGN AND MATERIALS PROPOSED. REFINEMENT AND REVISION MAY OCCUR WITH FINAL DESIGN DEVELOPMENT AND ENGINEERING. DETAILS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.

16 FOOT REAR LOAD TOWN HOME

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY



1122 Old Blue Turnpike
Annandale, Virginia 22003
Tel: 703.642.8288 Fax: 703.642.8277
www.urban-va.com



Client
FAIR LAKES
NORTH & SOUTH L.C.
12501 FM Lakes Circle, Suite 407
Fairfax, VA 22033
703.271-0388

Revision / Issue	Date
1. DC DETERMINATION	11/30/2019
2. ADDRESS/ISSUE COMMENTS	12/06/2019
3. ADDRESS/ISSUE COMMENTS AND RESUBMIT	06/02/2019
4. ADDRESS/ISSUE COMMENTS AND RESUBMIT	03/17/2019

Issue
Date Description

Project Name
FAIR LAKES ADAPTIVE RE-USE
TO CONTINUING CARE CAMPUS
INCLUDING BOTH INDEPENDENT
LIVING AND ASSISTED LIVING
AND RESIDENTIAL -
LAND BAY V-A
CDPA / FDPA / PCA
Springfield District
Fairfax County, Virginia

Drawn by
CS / JE

Checked by
CM / DTM

Project No. ZP-2384

Date MARCH 8, 2019

Drawing Title
TYPICAL GARAGES

Scale: AS SHOWN

Drawing Number

23
Sheet 23 of 32

1/24/19, 10:51 AM - 6:27/19 C:\Users\jacob\OneDrive\Documents\Projects\ZP-2384\Drawings\Garages.dwg (2/24/19) Job: 18_2384 - 18 Urban - 18 Urban - 18 Urban

FAIR LAKES RESIDENTIAL PROPERTY - ZP-2384



1 OPEN SPACE PLAN
L1-101 PLAN

- PARK TYPE LEGEND:**
- R1** RECREATIONAL PARK
 - L1** LINEAR PARK
 - P1** PASSIVE PARK
 - C1** CONTINUING CARE FACILITY PARK (PRIVATE)

- NOTES:**
1. ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.
 2. DRAWINGS ARE NOT FOR CONSTRUCTION.
 3. APPLICANT RESERVES THE RIGHT TO MODIFY OR REDUCE THE PERCENTAGE OF OPEN SPACE AS LONG AS IT MEETS THE MINIMUM REQUIREMENTS IN THE PDC DISTRICT.
 4. PRIVATE PARK SPACES ARE CONCEPTUAL ONLY. THEY MAY BE REMOVED OR CONSOLIDATED. THEIR LOCATIONS ADJUSTED, INCREASED OR DECREASED AND/OR THEIR COMPONENTS MODIFIED WITHOUT THE NEED FOR A CDPA OR PCA AS LONG AS THE REQUIRED OPEN SPACE FOR THE OVERALL PROJECT IS MAINTAINED.
 5. SEE SHEETS 9 + 10 FOR REQUIRED TREES AND TABULATIONS.



Client:
FAIR LAKES NORTH & SOUTH L.C.
12000 Fair Lakes Court, Suite 400
Fairfax, VA 22033
(703) 277-0700

Revision / Issue	No.	Description	Date
1.	02	SUBMISSION	11/02/19
2.	03	ADDRESSED COMMENTS	11/06/19
3.	04	ADDRESSED COMMENTS AND RESUBMIT	11/07/19
4.	05	ADDRESSED COMMENTS AND RESUBMIT	03/13/20

Issue	Date	Description

Project Name:
FAIR LAKES ADAPTIVE RE-USE TO CONTINUING CARE CAMPUS INCLUDING BOTH INDEPENDENT LIVING AND ASSISTED LIVING AND RESIDENTIAL - LAND BAY V-A
CDPA / FDPA / PCA
Springfield District
Fairfax County, Virginia

Drawn By	Checked By
CS / JE	CM / DTM

Project No.: ZP-2384

Date: MARCH 8, 2019

Drawing Title:

CONCEPTUAL AMENITIES PLAN

L1-101

Scale: 1"=60'

Drawing Number:

24
Sheet 24 of 32

FAIR LAKES RESIDENTIAL PROPERTY ZP-2384



Client
FAIR LAKES
NORTH & SOUTH L.C.
1200 Fair Lakes Circle, Suite 402
Fairfax, VA 22033
(703) 227-2000

Revision / Issue	No.	Description	Date
1.	QC SUBMISSION		01/30/2019
2.	ADDRESSING QC COMMENTS		02/06/2019
3.	ADDRESSING COMMENTS AND RESUBMIT		06/04/2019
4.	ADDRESSING COMMENTS AND RESUBMIT		03/17/2019

Issue Date Description

Project Name
FAIR LAKES ADAPTIVE RE-USE TO CONTINUING CARE CAMPUS INCLUDING BOTH INDEPENDENT LIVING AND ASSISTED LIVING AND RESIDENTIAL - LAND BAY V5-A
CDPA / FDPA / PCA
Springfield District
Fairfax County, Virginia

Drawn By
CS / JE

Checked By
CM / DTM

Project No. ZP-2384

Date MARCH 8, 2019

Drawing Title

CONCEPTUAL AMENITIES PLAN

L1-102

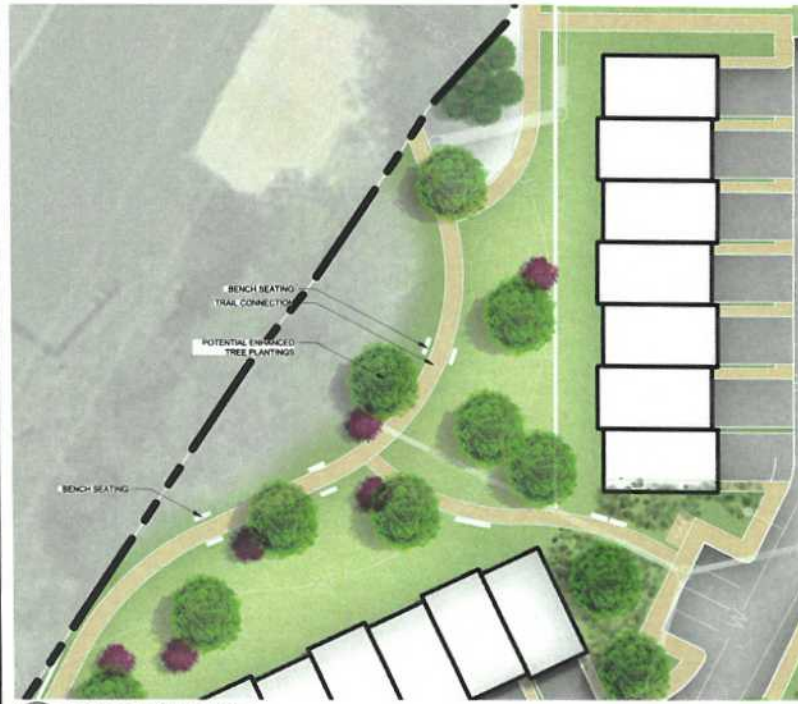
Scale: AS SHOWN

Drawing Number

25

Sheet 25 of 32

FAIR LAKES RESIDENTIAL PROPERTY - ZP-2384



1 RECREATIONAL PARK: 1
L1-102 ENLARGEMENT

1" = 20'



2 RECREATIONAL PARK: 2
L1-102 ENLARGEMENT

1" = 20'



3 RECREATIONAL PARK: 1
L1-102 CHARACTER IMAGERY



4 RECREATIONAL PARK: 2
L1-102 CHARACTER IMAGERY

NOTES

1. ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.
2. DRAWINGS ARE NOT FOR CONSTRUCTION.
3. APPLICANT RESERVES THE RIGHT TO MODIFY OR REDUCE THE PERCENTAGE OF OPEN SPACE AS LONG AS IT MEETS THE MINIMUM REQUIREMENTS IN THE POC DISTRICT.
4. PRIVATE PARK SPACES ARE CONCEPTUAL ONLY. THEY MAY BE REMOVED OR CONSOLIDATED. THEIR LOCATIONS ADJUSTED, DECREASED OR INCREASED AND/OR THEIR COMPONENTS MODIFIED WITHOUT THE NEED FOR A CDPA OR PCA AS LONG AS THE REQUIRED OPEN SPACE FOR THE OVERALL PROJECT IS MAINTAINED.
5. SEE SHEETS 9 - 12 FOR REQUIRED TREES AND TABULATIONS.

PCL XL error
Error: IllegalOperatorSequence
Operator: 0xc8
Position: 5854480