County of Fairfax, Virginia

MEMORANDUM

DATE: 7/9/2015

TO: Distribution List

FROM: Barbara C. Berlin, AICP
Director, Zoning Evaluation Division
Department of Planning and Zoning

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. **PCA 82-P-069-21, CDPA 82-P-069-08, and FDPA 82-P-069-06-13 (Shelter Development, LLC)**

Case Information

Staff Coordinator: **Billy O'Donnell**

Pre-Staffing:	**7/27/15**	Staffing:	**10/8/15**
Tentative PC:	**12/10/15**	Tentative BOS:	**TBD**

Memo Includes Full-Size Development Plans for Noted (❶) Addressees: Yes ☒ No ☐

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by **(7/20/2015)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

❸ DPZ Planning Division
Chief, Env. & Dev. Review Br.
Attn: Pam Nee

❸ DPWES Site and Addressing
Attn: Brandy Dyer

❶ DPWES Sanitary-Sewer
Attn: Gilbert Osei-Kwadwo

❶ VDOT
Attn: Paul Kraucunas

❶ Fire Prevention Div
Plans Review Section
Attn:Dave Thomas/Sandra Ward

❶ Fairfax County Public Schools
Facilities & Transportation Svcs
Facilities Planning Svcs
Attn: Greg Bokan

❶ Dept. of Transportation
Transportation Planning
Chief, Site Analyst Section
Attn: Michael Davis

❶ Dept. of Housing & Comm. Dev.
Housing Development Div.
Housing Development Officer
Attn: Charlene Fuhrman-Schulz

❶ Fairfax County Park Authority
Planning & Development Div.
Plan Review Coordinator
Attn: Lynne Johnson 4th fl.

❶ Northern Va Soil and Water
Conservation District
Attn: Willie Woode

❶ Planning Commission
❶ Board of Supervisors
Springfield District

❶ Office of Community
Revitalization/Reinvestment
Attn: Barbara Byron
CRD/CRA or Tysons only

Fairfax County Water Authority
Planning & Engineering Div.
Manger, Planning Dept.
Attn: Greg Prelewicz

Dept. of Tax Administration
Real Estate Division Director
Attn: Tim Shirocky

Dept. of Health
Div. of Environmental Health
Technical Review and
Information Resources
Attn: Kevin Wastler

Fairfax County Public Schools
Facilities & Transportation Svcs
Office of Design & Construction
Services
Attn: Eric Brunner

Fire & Rescue Dept.
Information & Technology
Attn: Eric Fisher

Virginia Department of Forestry
Forester
Attn: Jim Mc Glone

Information Addressees

❶ Economic Dev. Authority
Director, Real Estate Services
Attn: Curtis Hoffman

❶ Planning Commission
Executive Director
Attn: Jill Cooper

Clerk to Board of Supervisors
Attn: Cathy Chianese

DPZ-ZED Division Director
Attn: Barbara Berlin, AICP

DPZ-ZED Asst. Director
Attn: Regina Coyle

DPZ-ZED
Attn: Branch Chiefs

DPZ-ZED
Chief, Proffer Interp. Branch
Attn: Kevin Guinaw

DPZ-ZED
Admin. Asst., Legal Notices
Attn: Lori Mallam

DPZ Chief Zoning Inspector
Attn: Joe Bakos

Dept. of Facilities Mgmt.
Analyst, Property Mgmt. Div.
Attn:Marguerite Guarino

Dept. of Information Technology
Technology Infrastructure Div.
Attn: Steve Brundage

Dept. of Family Services
Adult Aging Services
AAA, B-3-708
Attn: Jacquie Woodruff

Southeast Fairfax Dev. Corp.
Attn: Tony Fontana
MV or LEE only

PCA 82-P-069-31
CDPA 82-P-069-08

COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 703-324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: FDPA 82-P-069-06-13
(Assigned by staff)

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JUN 01 2015
Zoning Evaluation Division

APPLICATION FOR A REZONING

(PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Shelter Development, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PDC, WS District to the PDC, WS District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA (X)	CDP ( )	CSP ( )	FDP ( )	CDPA (X)	CSPA ( )	FDPA (X)

LEGAL DESCRIPTION:

Fair Lakes		Sec. 5B	19299	0591
Lot(s)	**Block(s)**	**Subdivision**	**Deed Book**	**Page No.**

TAX MAP DESCRIPTION:

55-2	1		7A	0.5 acres
55-2	1		7B	7.17 acres
				7.67 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

12777 Fair Lakes Circle, Fairfax, VA 22033

ADVERTISING DESCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

In the SE quadrant of the intersection of FFX CO PKWY and Fair Lakes Circle

PRESENT USE: Hotel
PROPOSED USE: Hotel, Independent Living and Assisted Living
MAGISTERIAL DISTRICT: Springfield
OVERLAY DISTRICT (S): WS

The name(s) and address(es) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Lori R. Greenlief, Sr. Land Use Planner
Type or Print Name

Signature of Applicant or Agent

McGuireWoods LLP, 1750 Tysons Blvd., #1800
Tysons Corner, VA 22102
Address

(Work) 703-712-5433 (Mobile)
Telephone Number

Please provide name and telephone number of contact if different from above:

PCA/CDPA/FDPA 2015-0141/0142/0143

DO NOT WRITE BELOW THIS SPACE

Deborah Leslie Lenberton

Date application accepted: June 12, 2015

Fee Paid $ 32,655.00

NARRATIVE STATEMENT
Proffered Condition Amendment/Conceptual Development Plan Amendment/
Final Development Plan Amendment
Shelter Development, LLC
April 30, 2015
Revised June 1, 2015

These concurrent Proffered Condition Amendment, Conceptual Development Plan Amendment, and Final Development Plan Amendment ("PCA/CDPA/FDPA") applications are filed on behalf of Shelter Development, LLC (the "Applicant") on 7.67 acres of Land Bay V-B in Fair Lakes. The properties are identified as Tax Map 55-1((1))7A and 7B (together known as the "Property") and are zoned PDC pursuant to RZ 82-P-069 and the applicable subsequent amendments. The property owner is Fair Lakes Hotel, LLC who has consented to the filing of these applications. The applications which currently govern this property are PCA 82-P-069-6, CDPA 82-P-069-3 and FDPA 82-P-069-06-9.

Zoning Request

The Applicant is proposing to develop senior housing on the property that will consist of between 125 and 150 independent living units and between 75 and 100 assisted living units (IL/AL) with a total of no more than 200 senior housing units. The property is currently developed with the Fair Lakes Hyatt hotel which is proposed to remain. The PCA/CDPA/FDPA applications are necessary to amend the governing approvals to allow these proposed uses and to increase the allowable square footage for the property.

A Comprehensive Plan amendment which addresses the ability to add the proposed uses and square footage to Land Bay V-B together with the parameters under which the addition of the use is appropriate is being processed concurrently with these applications. The amendment was initiated by the Board of Supervisors in April of 2014.

Proposed Facility

The facility will be developed by Shelter Development, LLC and operated by an arm of that company called Brightview Senior Living ("Brightview"). Brightview operates facilities along the East Coast states from Massachusetts to Florida and has two assisted living facilities approved in Fairfax County, one opened in Great Falls in 2014 and one is under construction on Gallows Road near Fairfax Hospital. The proposed Brightview Fair Lakes facility will consist of both independent living and assisted living units, as stated above. The senior community will provide high quality, personalized residential care services for seniors and for persons with memory impairment disabilities. The following services and amenities will be provided on-site: concierge, security, all utilities except phone and cable, meals and snacks, housekeeping, laundry and linen service, 24-hour emergency call response systems, wellness programs, scheduled transportation, social and recreational activities, and limited personalized wellness health care management provided by on-site licensed nurses as well as visiting health care professionals. Independent living residents will receive two meals per day (breakfast and dinner) and assisted living residents will receive all three meals per day at Brightview Fair Lakes. Independent living units are equipped with full kitchens, while the assisted living units include a kitchenette. Personal care assistance with the activities of daily living such as bathing, dressing, grooming and assistance with prescribed medications are also provided to residents of the assisted living units.

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Department of Planning & Zoning

JUN 01 2015

Zoning Evaluation Division

Approximately 24 of the units will be dedicated to the Wellspring Program, a separate and secured "neighborhood" within the building for those seniors confronting various forms of dementia or memory impairment, including Alzheimer's disease. The goal of the Wellspring Program is to enrich the quality of life for residents with memory impaired diseases by creating a customized plan of support and personalized care services tailored to their needs that maintains as much independence as possible in a compassionate and caring environment. This neighborhood will occupy the entire third level of the proposed building. A separate secured outdoor garden area will be provided for the Wellspring residents in the form of a rooftop terrace/deck area.

Brightview offers the following communal amenities to the residents: living room, library, computer center, group dining room and café, pub, activities room, beauty/barber salon, multi-purpose room, movie theater, outdoor courtyards, and exercise and physical therapy room. Daily activity and entertainment programs are offered within the amenity areas to encourage social interaction within the community.

The grounds and internal communal areas will be ADA accessible and all of the units will incorporate universal design elements.

CDPA/FDPA

The governing CDPA (CDPA 82-P-069-3) was approved on July 20, 1987 to add a significant amount of land area to the original Fair Lakes rezoning. The approved plan identifies the property as Mixed Use Center (Office, Hotel, and/or Retail). An amendment to the CDPA is necessary to allow the addition of the two types of senior housing, both of which are allowable secondary uses in the PDC District (independent living and medical care facility). A note on the approved CDPA plan indicates that it is understood that other principal and secondary uses may also be considered in each land bay subject to the review and approval of FDPs. The Applicant is requesting a CDPA solely to request approval of a relatively minor modification of Par. 5 of Sect. 6-206 which requires no more than 50% of the gross square footage in the PDC to be devoted to residential uses. Par. 5 indicates that the Board of Supervisors may approve a modification to this percentage through a CDPA. The 50% has already been exceeded in Fair Lakes through modifications approved by the Board of Supervisors in 2005 and 2007.

The governing FDPA (FDPA 82-P-069-6-9) was approved on March 1, 2007 to allow expansions to the existing hotel building on the property. Those additions have not been constructed. The proposed FDPA no longer depicts those additions and now shows the proposed 225,000 square foot IL/AL building to be constructed, for the most part, on a portion of an existing parking lot west of the hotel building. The parking lot area will be reconfigured and parking for the uses will be accommodated within a podium parking deck which is part of the IL/AL building and a two level parking deck to the south of the hotel building, as well as reconfigured surface parking. A reduction in the total number of required spaces is requested. Kimley-Horn will perform a parking study which will demonstrate the reduced number of parking spaces required for the hotel and the number of spaces needed to accommodate the hotel and the proposed senior housing development. This study will be based on hourly parking counts conducted at the Hyatt at times of peak activity including hotel room occupancy and events at the hotel. These counts will be performed during weekday and weekend evening hours. These parking counts and the actual performance of the hotel during its existence, including its patronage and the sizes of events, will justify the reduction in parking needed for the hotel.

Significant landscaping will be added around and near the proposed IL/AL building as well as in parking and open space areas to the north and west of the existing hotel building. Open space will exceed the ordinance requirement at 26%.

Access will be provided through a entrance onto Fair Lakes Circle shared with the hotel and the residential building to the east.

PCA

The governing PCA, PCA 82-P-069-6, was approved on October 25, 1991 with proffers dated October 9, 1991. It is the intent of the proposed PCA application to comply with the square footage parameters contained in the Comprehensive Plan amendment relative to the subject property which will result in additional floor area in the land area governed by the PCA. The chart labeled "Governing Proffers" depicts how the current governing proffers will be affected by this PCA application should it be approved. Some proffers associated with PCA 82-P-069-5 are included in the table because PCA 82-P-069-6 makes reference to them. Additionally, the current running tabulation for total square footage within Fair Lakes is included as an attachment to this statement. The tabulation below notes the gross floor area (GFA) and resultant floor area ratio (FAR) proposed in these applications and is included as a separate tabulation given that the Plan amendment previously referenced, which will allow additional GFA, is specific to this land bay only.

Fair Lakes Rezoning Tabulation for 2015 Additional Density

Description	FDP#	Acres	AL/IL* D.U.s	AL/IL Sq. Ft.
Land Bay V-B	TBD	7.67	200	225,000

*AL/IL = Assisted Living and Independent Living

Governing Proffers

	PCA 82-P-069-6	PCA 82-P-069-5
Proffer 1	Will be revised to reflect new square footage amounts	
Proffer 2	Indicates that Proffers 2, 3, 4, and 8 of the proffers adopted pursuant to PCA 82-P-069-5 are reaffirmed (see adjacent column)	
Proffer 2		Refers to a different area of Fair Lakes and is not affected by this PCA.
Proffer 3		Does not apply because the proposed building is not within 600 feet of the centerline of Interstate 66. The PCA,

	PCA 82-P-069-6	PCA 82-P-069-5
		however, does not impact other properties from complying with this proffer
Proffer 4		Refers to timing of building permits and is not impacted by this PCA
Proffer 8		Refers to SWM and BMP facilities which have already been constructed; PCA does not affect compliance with this proffer
Proffer 3	Refers to dedication for Rt. 66 widening which is not affected by this PCA	
Proffer 4	indicates that Proffers 6 and 7 of the proffers adopted pursuant to PCA 82-P-069-5 are eliminated	
Proffer 5	Refers to a traffic signal work in a different land bay; not affected by this PCA	
Proffer 6	Refers to road improvements associated with a different land bay; not affected by this PCA	
Proffer 7	Refers to uses associated with a different land bay; not affected by this PCA	
Proffer 8		This proffer will be modified to retain the land bay restrictions and other requirements of this proffer, but also add that this secondary use can be located within the mixed use center of Land Bay V.
Proffer 9	Applies restrictions within a different land bay; not affected by this PCA	
Proffer 10	Applies restrictions within a different land bay; not affected by this PCA	

Zoning Ordinance Requirements

Sect. 6-206, Use Limitations

This section addresses use limitations with the PDC District. Pars. 1 and 2 require conformance with the standards of Part 1 of Article 16 and the performance standards of Article 14. The use will conform with the performance standards and the specifics of Article 16 are discussed below. Par. 3 indicates that when a Category use is proposed for consideration on a final development plan, the standards set forth in Article 9 shall be used as a guide. See discussion below. Further, all medical care facilities will be subject to the review procedures of the Health Care Advisory Board as outlined in Part 3 of Article 9. Par. 4 requires that all uses shall be in conformance with the approved FDP. Par. 5 requires that residential uses in the PDC not exceed 50% of the total gross floor area in the PDC. The square footage of residential uses in Fair Lakes already exceeds 50% of the total gross floor area pursuant to modifications of this use

limitation approved by the Board of Supervisors in 2005 and 2007. A further modification is requested with this CDPA application to allow the independent living units within the land bay. Justification for this request is that the type of units proposed is a special type of dwelling unit, housed together with a medical care facility and also not currently found in Fair Lakes. Also, the paragraph requires that secondary uses in the PDC not exceed 25% of the gross floor area of all uses in the PDC. The additional of these uses will not cause the percentage of secondary uses to exceed 25%. Par. 6 requires that the secondary use be designed to maintain and protect the character of adjacent properties and shall be conducted entirely within the building except for uses which by their nature would be conducted outside. As noted elsewhere in this statement, Shelter Development does an exemplary job of adapting the architecture of their buildings to the vernacular architecture of the area. The proposed IL/AL building will be compatible with the existing Hyatt and the existing residential and office structures in the area. Par. 7 is not applicable. Signs will conform to the Ordinance as required by Par. 8. In accordance with Par. 9, the site is designed, as stated above, to maintain the character of the adjacent properties and the GFA of the IL/AL building will not exceed 50% of the GFA of all the uses in the development. Pars. 10-15 are not applicable.

Sect. 9-306, Additional Standards for Independent Living Facilities

As stated above, this section is to be used as a guide. Nonetheless, the proposed facility will meet these additional standards. Fairfax County precedent for the provision of affordable dwelling units within the independent living units has historically been negotiated based on the application of bonus density and the applicability of the ADU Ordinance based on building type. The Applicant will provide 4% of the AL beds as part of the auxiliary grant program.

Sect. 9-308, Additional Standards for Medical Care Facilities

As stated above, this section is to be used as a guide. The applicant will schedule the required presentation to the Health Care Advisory Board as required and the remainder of the standards are either not applicable or are met.

Article 16: Sect. 16-101, General Standards for All Planned Developments

1. General Standard 1 requires conformance with the Comprehensive Plan. As discussed above, it is anticipated that the authorized Comprehensive Plan amendment will identify parameters under which the proposed uses may be included in this land bay within Fair Lakes and it is the intent of this set of applications to meet those parameters.

2. The Application meets General Standard 2 which requires a finding that the proposed planned development achieves the stated purpose and intent of the planned development more effectively than a conventional district. The Applicant is requesting the ability to add allowed secondary uses to an existing PDC development.

3. General Standard 3 requires a finding that the proposal efficiently utilizes the available land, protecting and preserving to the extent possible all scenic assets and natural features. The property does not contain significant scenic assets or natural features. Attractive architecture and significant supplemental landscaping will be provided in keeping with the quality of design in Fair Lakes.

4. General Standard 4 requires that the development will not degrade the use or value of surrounding properties and will not hinder the development of surrounding undeveloped properties. Currently, there are no undeveloped properties surrounding the property. The addition of these uses, not currently contained in Fair Lakes, will add diversity to the planned community and it is anticipated that the proximity of the retail establishments on Fair Lakes Circle will result in a mutual benefit for existing uses and the senior demographic served by the proposed use. These "traffic friendly" uses will not create an adverse impact on the surrounding street network. Compatibility with the surrounding area is an important element of all Brightview communities and care is taken in the design of architectural elements to ensure affinity with the style, character and feel of the neighborhood. The architecture of this Brightview building takes its inspiration from the surrounding architecture. Both parking decks will be architecturally treated. Landscaping will be provided through out the property.

5. The proposal meets General Standard 5 as adequate public facilities are available to serve the property.

6. General Standard 6 requires a finding that the application provides coordinated linkages among internal and external facilities and services. The plan shows pedestrian connections from the facility to the surrounding sidewalk system. Brightview will also provide a van service for the residents for shopping, doctor's appointments and other excursions.

Article 16: Sect. 16-102, Design Standards for All Planned Developments

The layout of the proposed IL/AL facility meets the standards stated in this section.

CONCLUSION

This set of applications proposes to add allowable secondary uses in an appropriate location within this planned community. The incorporation of the proposed uses will help meet the need for senior housing identified in 50+ Initiative in an area proximate to needed services and facilities and will add a dimension to this planned community currently not included in the land use mix.

For all of the aforementioned reasons, the applicant respectfully requests the Staff and Planning Commission endorse, and the Board of Supervisors approve this rezoning request.

Respectfully submitted,

Lori Greenlief
Senior Land Use Planner
McGuirewoods LLP

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

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

L:\FINANCE\FL Zoning Tab\[FLZoning_tab 11_7_12.xls]FLFAR

DESCRIPTION	FDP #	APPRL DATE	SIZE ACRES 659	OFFICE SQ FT	HOTEL SQ FT	RETAIL SQ FT	TOTAL NON-RES. SQ FT	RES. DU'S	RES. SQ. FT.	TOTAL COMBINED SQ FT
Approved FDP'S:										
Land Bay I-A-Balal	FDP 82-P-069-1	3/22/1984	42				-	114	206,251	206,251
Land Bay I-B-East Chase Windsor	FDP 82-P-069-1	3/22/1984	63				-	250	243,521	243,521
Land Bay I-B-West Summit BC/BS	FDPA 82-P-069-1-11	7/10/1996					-	530	595,000	595,000
Land Bay II-A-TRW Residential	FDPA 82-P-069-2-2	7/29/1998	43.5				-	495	607,215	607,215
Land Bay II-B-TRW Non-Res. (3)	FDPA 82-P-069-2-1	10/26/1995	36.2	517,739			517,739			517,739
Land Bay II-C-TRW US Home (2)	FDPA 82-P-069-1-2	1/24/2002					-	167	338,662	338,662
Land Bay III-North Autumnwood	FDPA 82-P-069-3-1	9/23/1987	23.2				-	420	364,319	364,319
Land Bay III-South Stonecroft	FDP 82-P-069-3-2	6/30/1988	16.5				-	276	248,193	248,193
Land Bay IV-A-Fair Lakes Center	FDPA 82-P-069-13-6	5/28/1997	20.4			151,162	151,162			151,162
Land Bay IV-B-Fair Lakes Center	FDPA 82-P-069-13-6	5/28/1997	70.2		849,804	591,633	591,633			591,633
Land Bay IV-C-Fair Lakes Center	FDPA 82-P-069-15-5	5/28/1997	10			101,009	101,009			101,009
Land Bay IV-A-Jareds	FDPA 82-P-069-13-7					6,000	6,000			6,000
Land Bay IV-B-BJ's Gas	FDPA 82-069-13-9					250	250			250
Land Bay IV-D-Fair Lakes Green	FDPA 82-P-069-13-1	12/5/1990	20.0				-	203	396,224	396,224
Land Bay IV-D-Fair Lakes Green	FDPA 82-P-069-15-2	2/24/1993					-			0
Land Bay IV-D-Fair Lakes Green	FDPA 82-P-069-15-3	10/14/1993					-			0
Land Bay V-A-Bldg. 1,2,6, bank	FDP 82-P-069-8	7/16/1986	25	341,826		4,000	345,826			345,826
Land Bay V-A-Bldg. 1,2,6, bank	FDPA 82-P-069-8-1	4/9/1987					-			0
Land Bay V-A-Bldg. 1,2,6, bank	FDPA 82-P-069-1-8	12/5/1990					-			0
Land Bay V-A-Bldg. 1,2,6, bank	FDPA 82-P-069-10-12	7/17/1991					-			0
Land Bay V-A-delete 60k & Bank	FDPA 82-P-069-1-11			(60,000)		(4,000)	(64,000)			(64,000)
Land Bay V-A-FL III	FDP 82-P-069-10	7/16/1987	19.9	65,000			65,000			65,000
Land Bay V-A-FL III, IV, V	FDPA 82-P-069-10-1	7/26/1989					-			0
Land Bay V-A-F.L.IV, V, VII	FDPA 82-P-069-10-3	7/26/2001		334,095			334,095			334,095
Land Bay V-B-AMS	FDPA 82-P-069-6-5	5/5/1994	27.5	260,000			260,000			260,000
Land Bay V-B-Hyatt Office	FDPA 82-P-069-6-6	7/25/2005		113,000			113,000			113,000
Land Bay V-B-Hyatt Office	FDPA 82-P-069-11-3	7/25/2005					-			-
Land Bay V-B-Hyatt Office	FDPA 82-P-069-12-3	7/25/2005					-			-
Land Bay V-B Hyatt Residential	82-P-069-069-8-12		2.15				-	160	150,000	150,000
Land Bay V-B-Part Hotel, HyPlz, Off, Daycare	FDP 82-P-069-11	4/9/1987	29.3	262,000	228,830	8,000	498,830			498,830
Land Bay V-B-Part Hotel, HyPlz, Off, Daycare	FDPA 82-P-069-6-3	9/28/1988					-			0
Land Bay V-B-Part Hotel, HyPlz, Off, Daycare	FDPA 82-P-069-11-1	10/18/1989					-			0
Land Bay V-B-Part Hotel, HyPlz, Off, Daycare	FDPA 82-P-069-6-4	10/18/1989					-			0
Land Bay V-B-Hyatt Hotel Addition	FDPA 82-P-069-6-9	3/12/2007			7,500		7,500			7,500
Land Bay V-B-Office/Retail	FDPA 82-P-069-6-6	5/28/1997		200,000		195,000	395,000			395,000
Land Bank V-B-3 West Addition-East Mrkt	FDPA 82-P-069-14-4	1/26/2005		(200,000)		22,380	(177,620)			(177,620)
Land Bank V-B-3 West Addition-East Mrkt	FDPA 82-P-069-5-7	1/26/2005					-			-
Land Bay VI-A	FDP 82-P-069-1	3/22/1984	31.0	254,000			254,000			254,000
Land Bay VI-A	FDPA 82-P-069-1-9	1/9/1991					-			0
Land Bay VI-B	FDP 82-P-069-1	3/22/1984	39.6	125,000			125,000			125,000
Land Bay VI-B	FDP 82-P-069-4	10/3/1985					-			0
Land Bay VI-B	FDPA 82-P-069-1-3	7/10/1986					-			0
Land Bay VI-The Oaks	FDP 82-P-069-5	3/6/1986					-	282	262,929	262,929
Land Bay VI-The Oaks Addition	FDPA 82-P-069-5-1	1/27/1999					-	13	32,000	32,000
Land Bay VII-A Telecom. Facility	FDPA 82-P-069-7-6	4/2/2001		4,500			4,500			4,500
Land Bay VII-A&C	FDPA 82-P-069-7-5	7/12/1995	26.1	54,720	90,000	22,800	167,520			167,520
Land Bay VII-B	FDPA 82-P-069-9-4	7/12/1995	9.2			25,673	25,673			25,673
Land Bay VII-B (4)	FDPA 82-P-069-9-5	7/30/1997				549	549			549
Land Bay VII-B Shops Addition (5)	FDPA 82-P-069-9-7	1/12/2005				3,825	3,825			3,825
Land Bay VII-B Shops & Bank (6)	FDPA 82-P-069-9-8	10/15/2007				818	818			818
Right of Way not included in Approving/Pending FDP's			62.6				-			0
SUB-TOTAL	APPROVED FDP's		619.35	2,271,880	328,330	1,129,099	3,727,309	2,910	3,444,314	7,171,623
Pending Approval:										
Land Bay VII-B Pharmacy (7)	FDPA 82-P-069-9-9					6,462	6,462			6,462
SUB-TOTAL	PENDING APPROVAL	-	-	-	-	6,462	6,462	-	-	6,462
Future FDP'S:										
Land Bay VII-A	Future Cox expansion			3,500			3,500			3,500
Use & Location TBD	FUTURE FDP					1,238	1,238			1,238
SUB-TOTAL	FUTURE FDP'S	-	-	3,500	-	1,238	4,738	-	-	4,738
TOTAL			619	2,275,380	326,330	1,136,799	3,738,509	2,910	3,444,314	7,182,823
% OF TOTAL MAX				31.68%	4.54%	15.83%	52.05%		47.95%	100.00%
TOTAL PROFFERED MAX			659	4,964,820	750,000	1,150,000	5,364,820	N/A	3,444,314	7,182,823
TOTAL PROFFERED MINIMUM		N/A	N/A	2,250,000	200,000	200,000	N/A	1,454		

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

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

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

L:\FINANCE\FL Zoning Tab\[FLZoning_tab 11_7_12.xls]FL RE-ZONING

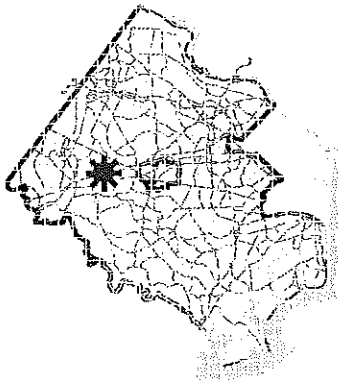
DESCRIPTION	FDP #	APPRL DATE	SIZE ACRES	OFFICE SQ FT	HOTEL SQ FT	RETAIL SQ FT	TOTAL NON-RES. SQ FT	RES. DU'S	RES. SQ. FT.	TOTAL COMBINED SQ FT
Approved FDP'S:										
Land Bay IV-A Fair Lakes Ctr	FDPA 82-P-069-13-10		13.96	112,000		125,000	237,000			237,000
Land Bay V-A Office	FDPA 82-P-969-10-4		27.43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

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

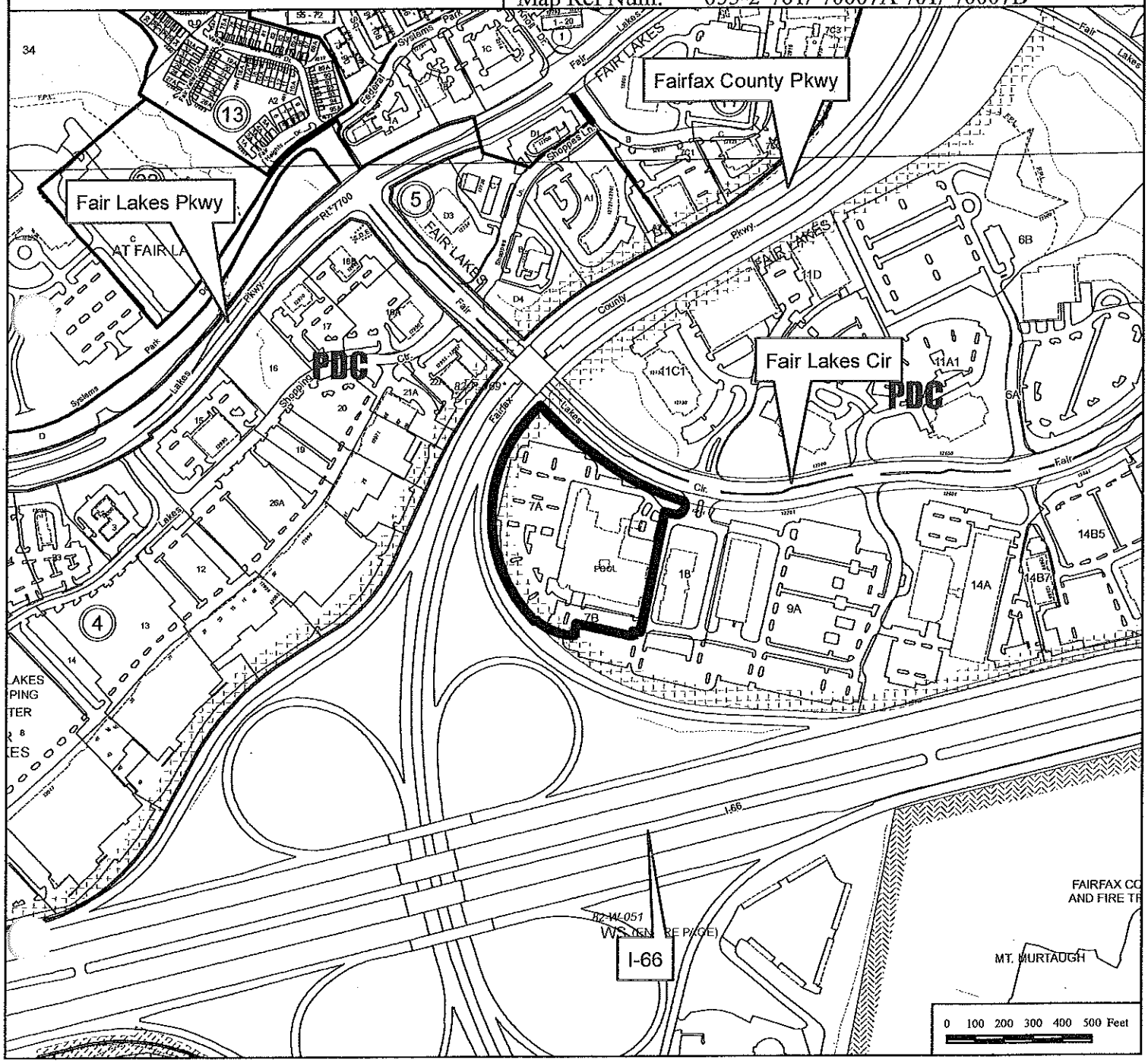
L:\FINANCE\FL Zoning Tab\[FLZoning_tab 11_7_12.xls]FL FAR

Proffered Condition Amendment

PCA 82-P-069-21



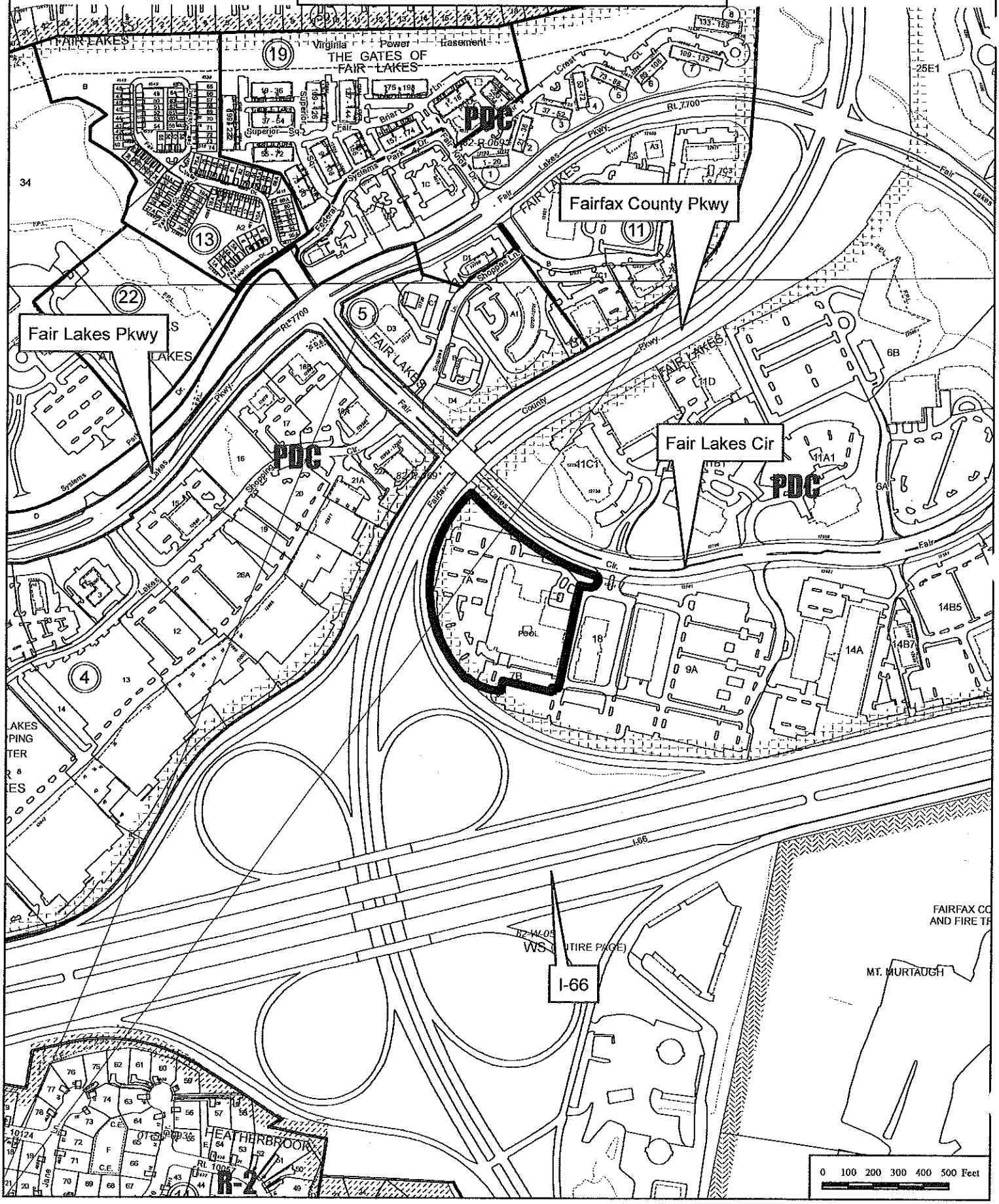
Applicant:	SHELTER DEVELOPMENT, LLC
Accepted:	06/12/2015
Proposed:	AMEND PROFFERS AND CONDITIONS ASSOCIATED WITH A PORTION OF RZ 82-P-069 CURRENTLY IMPROVED WITH A HOTEL TO ALLOW CONSTRUCTION OF INDEPENDENT LIVING AND ASSISTED LIVING FACILITIES
Area:	7.67 AC OF LAND; DISTRICT - SPRINGFIELD
Zoning Dist Sect:	
Located:	SOUTHEAST QUADRANT OF THE INTERSECTION OF FAIRFAX COUNTY PARKWAY AND FAIR LAKES CIRCLE
Zoning:	PDC
Overlay Dist:	WS
Map Ref Num:	055-2- /01/ /0007A /01/ /0007B



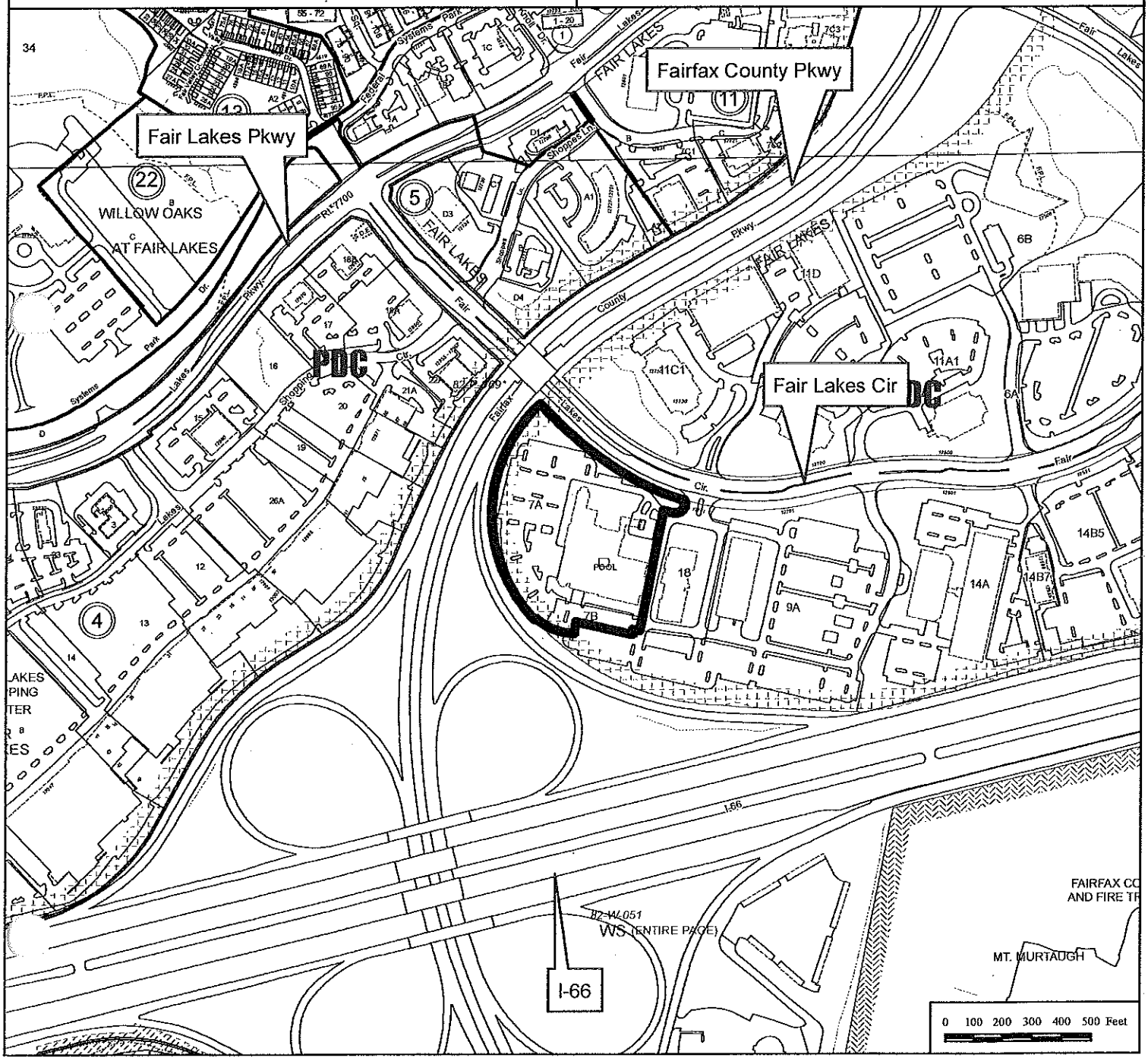
Proffered Condition Amendment

PCA 82-P-069-21

SHELTER DEVELOPMENT, LLC

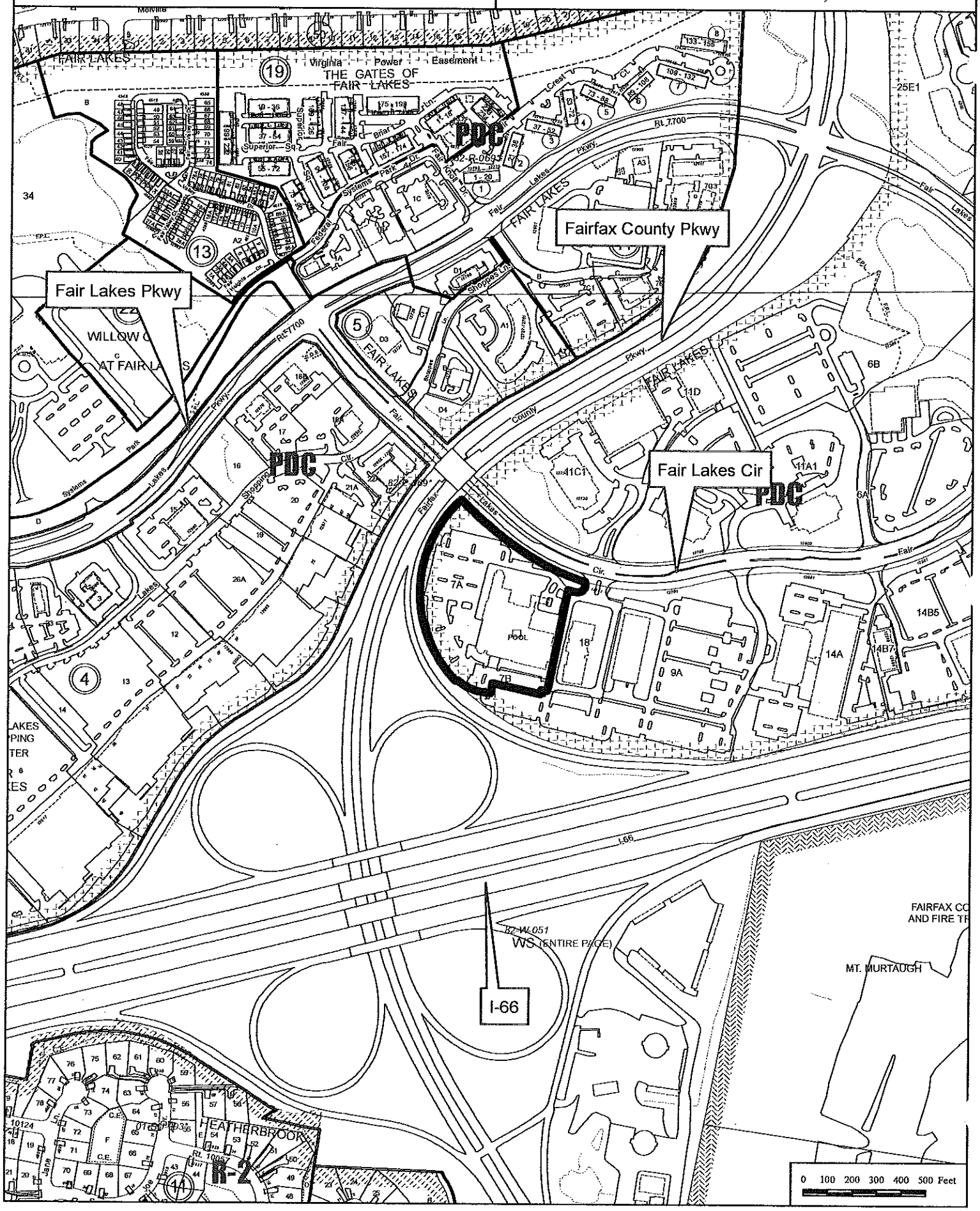


Conceptual Development Plan Amendment		Final Development Plan Amendment	
CDPA 82-P -069-08		**FDPA 82-P -069-06-13**	
Applicant:	SHELTER DEVELOPMENT, LLC	Applicant:	SHELTER DEVELOPMENT, LLC
Accepted:	06/12/2015	Accepted:	06/12/2015
Proposed:	HOTEL, INDEPENDENT LIVING AND ASSISTED LIVING FACILITIES	Proposed:	HOTEL, INDEPENDENT LIVING AND ASSISITED LIVING FACILITIES
Area:	7.67 AC OF LAND; DISTRICT - SPRINGFIELD	Area:	7.67 AC OF LAND; DISTRICT - SPRINGFIELD
Zoning Dist Sect:		Zoning Dist Sect:	
Located:	SOUTHEAST QUADRANT OF THE INTERSECTION OF FAIRFAX COUNTY PARKWAY AND FAIR LAKES CIRCLE	Located:	SOUTHEAST QUADRANT OF THE INTERSECTION OF FAIRFAX COUNTY PARKWAY AND FAIR LAKES CIRCLE
Zoning:	PDC	Zoning:	PDC
Overlay Dist:	WS	Overlay Dist:	WS
Map Ref Num:	055-2- /01/ /0007A /01/ /0007B	Map Ref Num:	055-2- /01/ /0007A /01/ /0007B



Conceptual Development Plan Amendment
CDPA 82-P-069-08
SHELTER DEVELOPMENT, LLC

Final Development Plan Amendment
FDPA 82-P-069-06-13
SHELTER DEVELOPMENT, LLC



FAIR LAKES - LANDBAY V-B

PROFFERED CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT

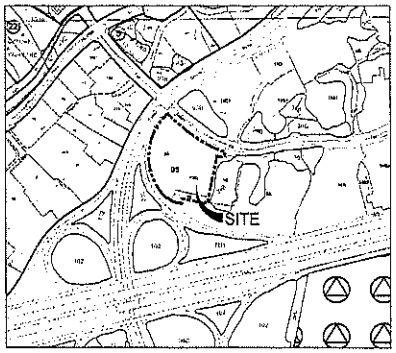
SPRINGFIELD DISTRICT

FAIRFAX COUNTY, VIRGINIA

CDPA 82-P-069-XX

FDPA 82-P-069-XX

OWNER / APPLICANT	FAIR LAKES HOTEL LLC 4445 WILLARD AVENUE SUITE 400 CHEVY CHASE, MD 20815 TEL: 240.333.3600
APPLICANT	SHELTER DEVELOPMENT, LLC 218 N. CHARLES STREET SUITE 220 BALTIMORE, MD 21201 TEL: 410.962.0595 FAX: 410.347.0567
LEGAL COUNSEL	MCGUIREWOODS LLP 1750 TYSONS BOULEVARD SUITE 1800 TYSONS CORNER, VA 22102 TEL: 703.712.5360 FAX: 703.712.5218
LANDSCAPE ARCHITECT / TRANSPORTATION ENGINEER / CIVIL ENGINEER	KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DRIVE SUITE 400 RESTON, VA 20191 TEL: 703.674.1300 FAX: 703.674.1350
SURVEYOR	DEWBERRY CONSULTANTS, LLC 13575 HEATHCOTE BOULEVARD SUITE 130 GAINESVILLE, VA 20155 TEL: 703.468.2211 FAX: 703.468.2212
ARCHITECT	HORD COPLAN MACHT 750 EAST PRATT STREET SUITE 1100 BALTIMORE, MD 21202 TEL: 410.837.7311

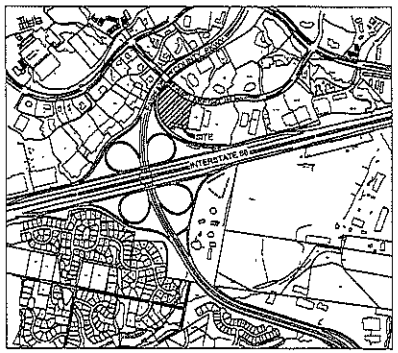


SOILS MAP

SCALE: 1"=500'

NORTH

SOIL ID NUMBER	SOIL NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	GEOTECH REPORT REQ'D	PROBLEM CLASS
65	URBAN LAND	N.A.	N.A.	N.A.	N.A.	N.A.	NB



VICINITY MAP

SCALE: 1"=1000'

NORTH

Sheet Index

Sheet Number	Sheet Title
1	COVER SHEET
2	NOTES AND TABULATIONS
3	EXISTING CONDITIONS PLAN
4	EXISTING VEGETATION MAP
5	FINAL DEVELOPMENT PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE NOTES & TABULATIONS
8	PEDESTRIAN CIRCULATION PLAN
9	ARCHITECTURAL PLANS & SECTIONS
10	PRELIMINARY SWM AND BMP MAP
11	PRELIMINARY SWM, BMP AND OUTFALL ANALYSIS

Kimley»Horn

Kimley-Horn and Associates, Inc.

Engineering, Planning and Environmental Consultants

11400 Commerce Park Drive
Suite 400
Reston, VA 20191
Phone: 703-674-1300
Fax: 703-674-1350
www.Kimley-Horn.com

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

Seal

COMMONWEALTH OF VIRGINIA
Adam J. Steiner
Lic. No. 1237
04/01/2015
LANDSCAPE ARCHITECT

Client

Shelter Development, LLC

218 N. Charles Street
Suite 220
Baltimore, MD 21201

Issues / Revisions

No.	Description	Date
	Initial Submittal	04.30.2015
	1st Submittal	05.01.2015

Project Name

FAIR LAKES
LANDBAY V-B

Springfield District
Fairfax, Virginia

Drawn	Checked	QA / QC
WDW	AJS	

KH Project No. 110093002

Date June 1, 2015

Drawing Title

COVER SHEET

Scale: AS NOTED

Drawing Number

1

Sheet 1 of 11

RECEIVED
Department of Planning & Zoning

JUN 09 2015

Zoning Evaluatio[illegible]vision

K:\NVA_LALP\110093002 Hyatt Fair Lakes – Shelter Group\CAD\PlanSheets\093002_COVER SHEET.dwg, Layout:2 NOTES AND TABULATIONS Jun 01, 2015
XREFS: xSURVEY-110093002 xTBLK-110093002
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

GENERAL NOTES:

1. Location/Existing Zoning and Use: Parcels 7a & 7b consists of approximately 7.6770 acres (or 334,410 sf) as delineated on this plan and is shown on Fairfax County tax map as parcel 0552-01-0007a & 0552-01-0007b. The address for the site is 12777 Fair Lakes Circle, Fairfax, VA 22033. The site currently contains a hotel and is zoned PDC (Planned Development Commercial).

2. This application is to provide an Independent Living and Medical Care Facility (Z.O. 6-203, hereon referred to as Senior Housing) on the existing surface parking lot of the existing hotel. The displaced hotel parking will be replaced in a parking structure located south of the hotel.

3. Boundary and Topographic Information: The plan boundary information shown hereon was established by Dewberry in March 2014. Plan topographic information taken from air survey by Dewberry in March 2014 and the contour interval is 2 feet. Datum is based on mean sea level elevations as per the National Geodetic Vertical Datum of NGVD29.

4. Ownership: The property shown hereon is in the name of Fair Lakes Hotel, LLC. Parcels 7a & 7b were recorded May 1, 2007 in Deed book 19299 at page 0581 among the land records of Fairfax County, Virginia.

5. Parking: Parking spaces on the subject property will be provided in accordance with the provisions set forth in Article 11 of the Zoning Ordinance or as approved with a parking reduction request. A parking reduction between onsite and offsite uses may be applied for and parking may be reduced accordingly. See modifications on sheet 2.

6. Landscaping/Buffering: Landscaping will be provided as shown on the Landscape Plan. In keeping with the comprehensive plan recommendation, the submission will meet or exceed the provisions of Article 13 of the Zoning Ordinance for tree coverage. See sheets 6 & 7 for proposed landscaping and tabulations.

   a. There is a transitional screening yard and barrier requirement along the I-66 right-of-way, but the closest single family detached dwelling on the south side of I-66 is over 2,000 feet away from the proposed development, a modification of the transitional screening and barrier requirement has been requested.
   b. There is a transitional screening yard and barrier required along the eastern property line which abuts an existing multi family dwelling building which is part of the same PDC zoning district. A modification has been requested.
   c. There is no transitional screening or barrier required along the northern or western boundaries of the subject property.
   d. Peripheral parking lot landscaping will be provided in accordance to Zoning Ordinance 13-203 or as modified. A modification to the peripheral parking lot landscaping has been requested along the west property line. See modifications on sheet 2.
   e. Interior parking lot landscaping will be provided in accordance to PFM 12-514 or as modified. A modification of interior parking lot landscaping has been requested of PFM 12-514(3)(d). See modifications on sheet 2.

7. Signage: All signs will be provided in accordance with the provisions set forth in Article 12 of the Zoning Ordinance and in accordance with the Comprehensive Signage Plan for Fair Lakes as it may be amended.

8. Stormwater Management/Best Management Practices (SWM/BMP): SWM/BMP requirements are provided with the existing stormwater management facility located offsite. For details see adequate outlet analysis and SWM/BMP analysis sheets.

9. Clearing and Grading: A preliminary Limits of Disturbance is shown on the landscape plan, see sheet 6

10. Water and Sewer: Public water and sanitary sewer are currently available to service 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

11. Graves: To the best of our knowledge there are no graves, objects, or structures marking places of burial on the property.

12. Resource Protection Area (RPA): The subject property is not located within a Resource Protection Area.

13. Wetlands: The subject property does not contain any wetlands.

14. Floodplain: The subject property is delineated on FEMA (Federal Emergency Management Agency) Flood Insurance Rate Map number 51059c0235e, effective date September 17, 2010 and lies within zone "x" which is defined as "areas determined to be outside 500 year floodplain".

15. Utility Easements: To the best of the applicant's knowledge and belief, there are no existing utility easements on the property having a width of 25 feet or more and all other known utilities are shown on sheet 3. Existing and proposed storm sewer not located within an easement or within public right-of-way are to be privately owned and maintained.

16. Development Schedule: It is currently anticipated that, subject to market conditions, the proposed development program will commence as soon as requisite plans and permits are approved and it will be constructed in one continuous phase.

17. Site Amenities:
    A. Site amenities have previously been provided in Fair Lakes including a trail system along Fair Lakes Circle. The site shall maintain connectivity to the Fair Lakes trail system, see Pedestrian Circulation plan on sheet 8. The proposed Senior Housing building will provide three (3) amenity areas, including one located at the second level. There are no additional public facilities proposed with the development program.
    B. In addition, other than the existing vegetation and development on the subject property, there are no scenic assets located on the site.
    C. There are no natural features, other than existing vegetation, deserving of protection or preservation located on the subject property.
    D. There will be no adverse effects on adjacent or neighboring properties, given the location and nature of the proposed development on the property

18. Site features: It is understood that additional site features such as gazebos, benches, covered walkways, flagpoles, trellises, water features, signs, walls, fences, light standards and/or utility maintenance structures not represented on the graphic may be provided as long as the resultant proposed development is in substantial conformance with that represented on the graphic. It is also understood that mobile and land based telecommunication facilities may be provided on site in accordance with the provision set forth in Sec. 2-514 of the Zoning Ordinance.

19. Lighting: All lighting on site will be shielded and located in such a manner as to reduce glare on adjacent properties in accordance with the standards set forth in Article 14 of the Zoning Ordinance.

20. EVM: An Existing Vegetation Map (EVM) has been provided since constructing the site improvements will necessitate the disturbance of an area greater in size than 2,500 square feet. See sheet 4

21. Proposed Development: The exact location, shape and size of the proposed development shown on the graphic is 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 applicant reserves the right to change the mixture of units so long that adequate parking is provided. The total gross floor area and the building height presented in the tabulations are to be considered maximums. The open space as represented in the tabulations and the dimensions to the peripheral lot lines represented on the graphic are to be considered minimums with the understanding that all dimensions shown on the graphic are subject to minor modification in accordance with the provisions set forth in Sec. 16-403 of the Zoning Ordinance.

    The applicant reserves the right to develop a lesser amount of gross floor area from the total represented in the tabulations and the building footprint may be reduced/modified accordingly. The applicant reserves the right to provide additional parking spaces where the building footprint is reduced, shifted or modified so long as the parking spaces do not reduce the amount of open space shown in the tabulations.

22. Gross Floor Area: The Gross Floor Area represented in the tabulations is as defined in the Fairfax County Zoning Ordinance. In addition, it is understood that the building may have cellar space which space will be calculated for off-street parking requirements in accordance with the provisions set forth in Par. 28 of Sec. 11-102 of the Zoning Ordinance.

23. Hazmat: To the best of the applicant's knowledge and belief, there are no hazardous or toxic substances (as set forth in title 40, Code of Federal Regulations (COFR) parts 116.4, 302.4, and 355, Commonwealth of Virginia/Department of Waste Management regulations or 672-10-1-Virginia Hazardous Waste Management regulations, and/or petroleum products as defined in title 40, COFR part 280) or storage tanks or containers on site. Such substances will not be generated, utilized, stored, treated, and/or disposed of on-site. In the event that such substances are found to be on-site, they will be disposed of in an appropriate manner.

24. Archaeological Survey: Since the site is not within or contiguous to a Historic Overlay District, an Archaeological Survey Data form is not needed for this application.

25. Right of Way: There are no proposed improvements to the public rights of way or community or public facilities proposed with this final development plan

26. Angle of Bulk Plane: A graphic depiction of the Angle of Bulk plane is presented on sheet 2. There is no Angle of Bulk Plane requirement specified for the applicable PDC district. The conventional zoning district that most closely characterizes the proposed development is the C-3 district. The Angle of Bulk Plane requirements for the C-3 district are presented for general conformance by the proposed development at the peripheral boundary, i.e. the right of way of I-66 to the south.

27. 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.

REQUESTED WAIVERS / MODIFICATIONS:

Parking Reduction (Z.O. 11-103)
The applicant requests a modification of Z.O. 11-103(6), 11-103(7) and 11-103(9) for a parking reduction in favor of that shown on the FDPA.

Peripheral Parking Lot Landscape (Z.O. 13-203(2)(a))
The applicant requests a modification of Z.O. 13-203(2)(a) to permit a landscape strip in varying width from 4'-0" to 20'-0". The requested landscape strip will contain a total of 40 trees in lieu of the 18 required by Z.O. 13-203(2)(b). The proposed trees will provide a biodiverse mix of species and tree types that will improve visual screening and enhance the appearance of the perimeter landscaping.

Off-Street Loading (Z.O. 11-203)
The applicant requests modification of Zoning Ordinance section 11-201 & 11-203 of the minimum loading space requirements to allow four (4) loading spaces in place of the six (6) spaces required. The Independent Living / Medical Care Facility receives limited deliveries and will be adequately served by the one (1) loading space.

Transitional Screening Requirements (Z.O. 13-303)
A. The applicant requests a modification of Zoning Ordinance 13-303 of a transitional screen yard along the eastern property line pursuant to Zoning Ordinance 13-305.1. The existing multifamily building and the subject property are compatible and the landscape provided enhances the open space area.

B. The applicant requests a modification of the Zoning Ordinance 13-305 of a transitional screening yard in accordance with the provision set forth in Par. 11 of Sec. 13-304 of the Zoning Ordinance. The closest single family detached dwelling on the south side of I-66 is over 2,000 feet away from the proposed development. Landscaping adjacent to I-66 has previously been provided in accordance with prior approvals.

Interior Parking Lot Landscaping (PFM 12-514(3)(d))
The applicant hereby requests a modification of 12-514(3)(d) to allow interior parking lot landscaping as shown on sheet 6. While the exposed upper deck of the proposed parking structure is included in the total computed area of parking lot, the required trees are evenly distributed adjacent to the surface parking areas. The proposed trees installed at-grade will more adequately allow for the healthy development of parking lot trees and will provide greater benefit to ameliorate negative effects of the asphalt parking areas.

DEVELOPMENT TABULATIONS:

FAIR LAKES LAND BAY VII-B TABULATION

LAND AREA 334,410 SF OR 7.6770 ACRES
ZONING PDC

BUILDING TABULATIONS

	UNITS	GROSS FLOOR AREA	BUILDING HEIGHT
SENIOR HOUSING			
ALZHEIMERS & ASSISTED LIVING UNIT	77		
INDEPENDENT LIVING UNIT	123		
SENIOR HOUSING TOTAL:	200*	235,000*	75' +/-
HOTEL			
EXISTING FACILITIES		228,830	
FUTURE BALLROOM		7,500**	
HOTEL TOTAL:	316	236,330	150' +/-

TOTAL GROSS FLOOR AREA 461,330
PROPOSED FLOOR AREA RATIO 1.38
(THE APPROVED FLOOR AREA RATIO FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA IS 0.35)

*THE GROSS FLOOR AREA AND RESULTANT FLOOR AREA RATIO (FAR) WILL BE IN ACCORDANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AMENDMENT 2014-III-FC1 THAT WILL BE HEARD CONCURRENTLY BY THE BOARD OF SUPERVISORS.

** THE 7,500 SQUARE FEET APPROVED ON A PRIOR FDPA (FDPA 82-P-009-6-9) FOR A BALLROOM ADDITION TO THE HOTEL WILL CONTINUE TO BE AVAILABLE FOR USE ON THE HOTEL PARCEL. IF THE OWNER OPTS TO USE THAT SQUARE FOOTAGE, AN FDPA WILL BE PROCESSED TO IDENTIFY ITS LOCATION

PARKING TABULATIONS

	REQUIRED	SURFACE PARKING PROVIDED	GARAGE PARKING PROVIDED
SENIOR HOUSING			
ALZHEIMER'S & ASSISTED LIVING UNIT 1 PER 3 RESIDENTS	26		38
INDEPENDENT LIVING UNIT 1 PER 4 DWELLING UNITS	31		
STAFF MEMBERS ON THE MAJOR SHIFT 1 PER STAFF	48		
SENIOR HOUSING SUBTOTAL	102		
HOTEL 1 PER RENTAL UNIT + 4 PER 50 RENTAL UNITS	275*		82
		276	120
TOTAL	377	395	

*REFER TO REQUESTED ZONING MODIFICATIONS ON SHEET 2

LOADING TABULATIONS

	REQUIRED	PROVIDED
HOTEL 1 PER FIRST 10,000 SF OF GFA PLUS 1 PER EACH ADDITIONAL 100,000 SF OF GFA	3	3
SENIOR HOUSING 1 PER FIRST 10,000 SF OF GFA PLUS 1 PER EACH ADDITIONAL 100,000 SF OF GFA	3	1*

*REFER TO REQUESTED ZONING MODIFICATIONS ON SHEET 2

OPEN SPACE TABULATIONS

OPEN SPACE REQUIRED = 15%*
PROVIDED = 26%**
RECREATIONAL OPEN SPACE PROVIDED = 7,840 SF

*THE 15% OPEN SPACE REQUIREMENT IS FOR THE ENTIRETY OF THE FAIR LAKES PDC LAND AREA
**THE 26% OPEN SPACE IS PROVIDED FOR THE SUBJECT PROPERTY ONLY

ANGLE OF BULK PLANE

NOT TO SCALE

	YARD REQUIREMENTS	ANGLE OF BULK PLANE
FRONT	40'	25°
SIDE	NO REQUIREMENT	
REAR	25'	20°

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE APPLICABLE PDC DISTRICT. THE CONVENTIONAL ZONING DISTRICT THAT MOST CLOSELY CHARACTERIZES THE PROPOSED DEVELOPMENT IS THE C-3 DISTRICT.

Kimley»Horn
Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
11400 Commerce Park Drive
Suite 400
Reston, VA 20191
Phone: 703-674-1300
Fax: 703-674-1350
www.Kimley-Horn.com

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Adam J. Steiner
Lic. No. 1237
04/10/2015
LANDSCAPE ARCHITECT

Client
Shelter Development, LLC
218 N. Charles Street
Suite 220
Baltimore, MD 21201

Issues / Revisions

No.	Description	Date
	Initial Submittal	04.30.2015
	1st Submittal	06.01.2015

Project Name
FAIR LAKES
LANDBAY V-B

Springfield District
Fairfax, Virginia

Drawn	Checked	QA/QC
WDW	AJS	

KH Project No. 110093002
Date June 1, 2015
Drawing Title
NOTES AND TABULATIONS
Scale: N.A.
Drawing Number
2
Sheet 2 of 11

CURVE TABLE

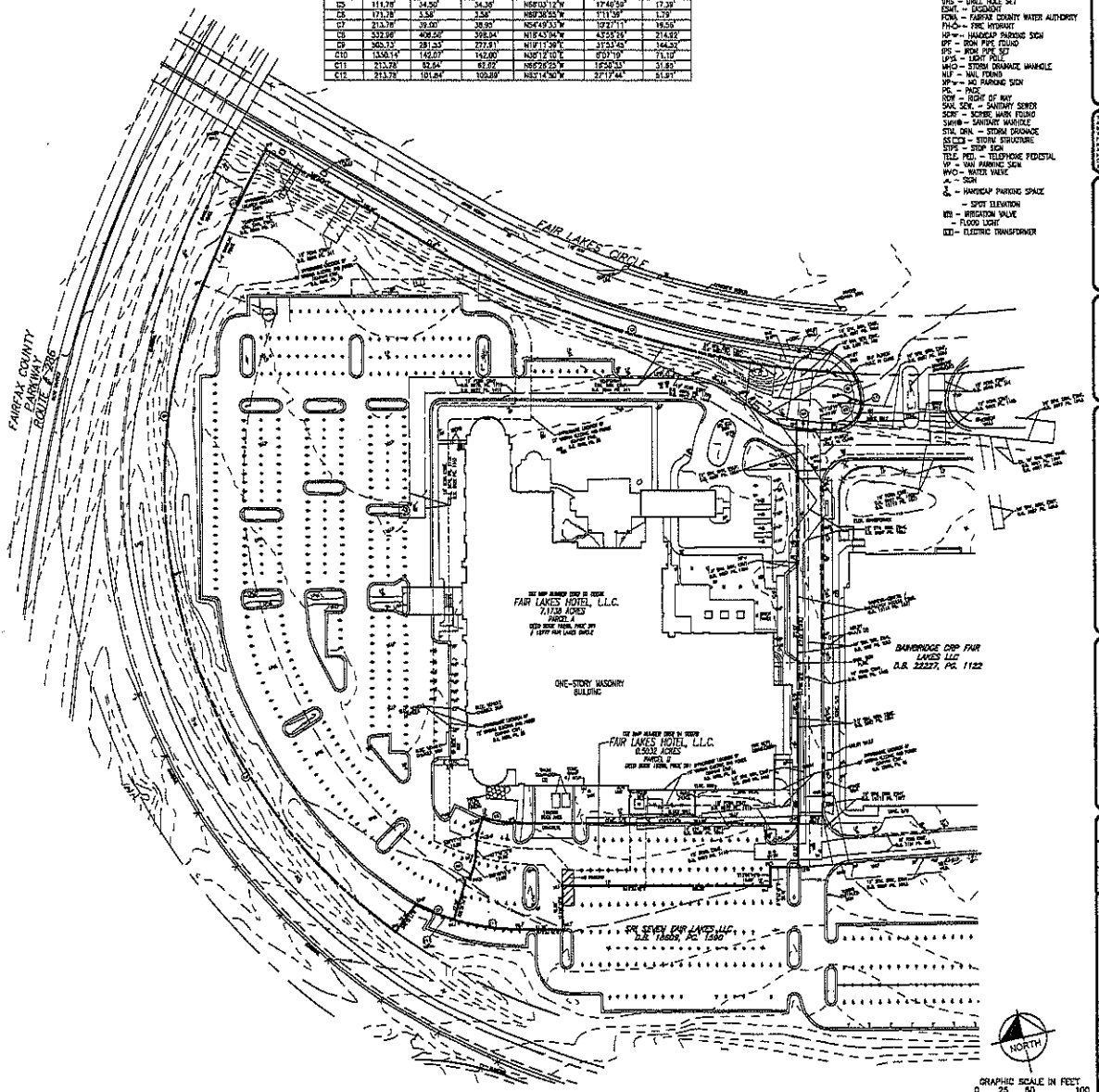
CURVE	RADIUS	LENGTH	CHORD	CHD. BRG.	DELTA	TANGENT
C1	873.51'	420.08'	416.63'	S60°00'52"E	27°35'37"	214.50'
C2	50.00'	27.91'	27.55'	S53°32'10"E	31°59'02"	14.33'
C3	25.00'	39.27'	35.36'	S57°27'21"W	89°59'59"	25.00'
C4	84.50'	17.33'	17.30'	N71°40'06"W	11°45'09"	8.70'
C5	111.78'	34.50'	34.36'	N68°03'12"W	17°40'59"	17.39'
C6	171.78'	3.58'	3.58'	N69°38'55"W	1°11'39"	1.79'
C7	213.78'	39.00'	38.95'	N54°49'33"W	10°27'11"	19.56'
C8	532.98'	408.56'	398.04'	N18°43'04"W	43°55'26"	214.92'
C9	305.73'	281.33'	277.91'	N19°11'39"E	31°53'45"	144.52'
C10	1330.14'	142.07'	142.00'	N38°12'10"E	6°07'19"	71.10'
C11	213.78'	82.64'	82.02'	N66°26'25"W	18°50'33"	31.85'
C12	213.78'	101.84'	100.89'	N83°14'30"W	27°17'44"	51.91'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S12°27'15"W	1.21'

LEGEND:

BRL – BUILDING RESTRICTION LINE
CG – CURB AND GUTTER
CO – SANITARY CLEANOUT
CONC. S/W – CONCRETE SIDEWALK
D.B. – DEED BOOK
DHF – DRILLED HOLE FOUND
DHS – DRILL HOLE SET
ESMT. – EASEMENT
FCWA – FAIRFAX COUNTY WATER AUTHORITY
FH – FIRE HYDRANT
HP – HANDICAP PARKING SIGN
IPF – IRON PIPE FOUND
IPS – IRON PIPE SET
LP/S – LIGHT POLE
MHO – STORM DRAINAGE MANHOLE
NLF – NAIL FOUND
NP – NO PARKING SIGN
PG. – PAGE
ROW – RIGHT OF WAY
SAN. SEW. – SANITARY SEWER
SCRF – SCRIBE MARK FOUND
SMH – SANITARY MANHOLE
STM. DRN. – STORM DRAINAGE
SS – STORM STRUCTURE
STPS – STOP SIGN
TELE. PED. – TELEPHONE PEDESTAL
VP – VAN PARKING SIGN
WVO – WATER VALVE
– SIGN
– HANDICAP PARKING SPACE
– SPOT ELEVATION
– IRRIGATION VALVE
– FLOOD LIGHT
– ELECTRIC TRANSFORMER



SURVEY PREPARED BY DEWBERRY

Kimley»Horn
Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
11400 Commerce Park Drive
Suite 400
Reston, VA 20191
Phone: 703-674-1300
Fax: 703-674-1350
www.Kimley-Horn.com

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218 N. Charles Street
Suite 220
Baltimore, MD 21201

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Project Name

FAIR LAKES LANDBAY V-B

Springfield District
Fairfax, Virginia

Drawn	Checked	QA / QC
WDW	AJS	

KH Project No. 110093002

Date June 1, 2015

Drawing Title

EXISTING CONDITIONS PLAN

Scale: 1"=50'-0"

Drawing Number

3

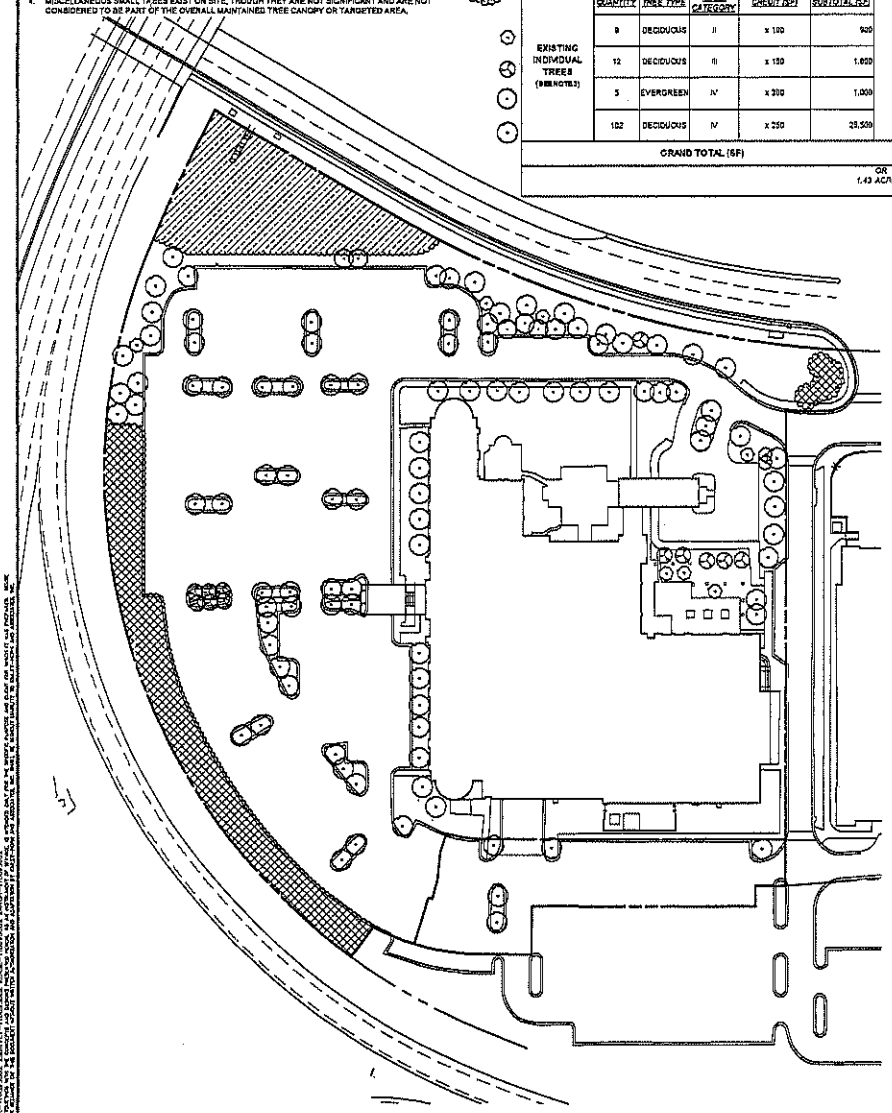
Sheet 3 of 11

NOTES:

1. THIS GRAPHIC REPRESENTS THE EXISTING TREE CANOPY COMPUTED AND IS SHOWN TO JUSTIFY THE 10-YEAR TREE CANOPY TABULATIONS SHOWN ON LANDSCAPE NOTES & TABULATIONS , SHEET 7
2. 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 NOT 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.
3. EXISTING INDIVIDUAL TREE CANOPY CREDIT IS NOT BASED ON DRIPLINE PER PFM PLATE 2-12. ASSUMPTIONS BASED ON AVERAGE DRIPLINE HAVE BEEN MADE TO PROVIDE A CORRESPONDING CANOPY CREDIT FOR EACH TREE PER PFM TABLE 12.17
4. 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.

EXISTING TREE CANOPY AREA COVERAGE

TYPE						TOTAL (SF)
EXISTING UPLAND FOREST (SEE EXISTING VEGETATION MAP)						16,886
EXISTING TREE AREA (SEE NOTE 2)						16,395
EXISTING INDIVIDUAL TREES (SEE NOTE 3)	QUANTITY	TREE TYPE	TREE CATEGORY	CREDIT (SF)	SUBTOTAL (SF)	
	9	DECIDUOUS	II	x 100	900	
	12	DECIDUOUS	III	x 150	1,800	39,300
	5	EVERGREEN	IV	x 200	1,000	
	102	DECIDUOUS	IV	x 250	25,500	
GRAND TOTAL (SF)						62,485
						OR 1.43 ACRES



EXISTING TREE CANOPY EXHIBIT
SCALE : 1" = 50'-0"

EXISTING VEGITATION SUMMARY

SYMBOL	COVER TYPE	PRIMARY SPECIES	CONDITION	ACREAGE	COMMENTS
A	UPLAND FOREST	OAK, ELM, PINE, MAPLE,	FAIR	0.39 ACRES	TALL, DENSE CANOPY
B	DEVELOPED LAND	BUILDINGS, SIDEWALKS, PARKING, TRAVEL AISLES	GOOD	5.33 ACRES	N.A.
C	LANDSCAPED TREE CANOPY	PINE, CYPRESS, SWEETGUM, ELM, CHERRY, MAINTAINED LAWNS, DOMESTIC PLANTINGS	MODERATE / GOOD	1.94 ACRES	TREE SPECIES PLANTED FROM NURSERY STOCK 20+ YEARS
TOTAL AREA 7.677 ACRES					

GRAPHIC SCALE IN FEET
0 25 50 100

EXISTING VEGETATION NARRATIVE

THE SUBJECT PROPERTY CONTAINS 3.0% (0.39 AC.) UPLAND FOREST. THE VEGETATION TYPES ARE PRIMARILY OAK, ELM, PINE AND MAPLE. THE UPLAND FOREST HAS A TALL DENSE CANOPY. THE SUBJECT PROPERTY CONTAINS 25.0% (1.94 AC.) OF LANDSCAPED TREE CANOPY. THE VEGETATION TYPES ARE TREES FROM NURSERY STOCK THAT ARE OVER 20 YEARS OLD. THE VEGETATION IN THIS AREA IS PRIMARILY PINE TREES, CYPRESS, SWEETGUM, ELM AND CHERRY TREES. THE LANDSCAPE TREE CANOPY ALSO CONTAINS MAINTAINED LANDSCAPE AREAS. THESE AREAS ARE PRIMARILY RESCUE AND HAVE A HIGH FREQUENCY OF MOWING DURING THE GROWING SEASON. THE REMAINING 70.0% (5.33 AC.) OF THE SUBJECT PROPERTY IS DEVELOPED LAND AND CONSISTS OF BUILDINGS, SIDEWALKS, PARKING AREAS, AND VEHICULAR TRAVELWAYS.

EXISTING VEGETATION MAP
SCALE : 1" = 50'-0"

Kimley»Horn
Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
11400 Commerce Park Drive
Suite 400
Reston, VA 20191
Phone: 703-674-1300
Fax: 703-674-1350
www.Kimley-Horn.com

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COMMONWEALTH OF VIRGINIA
Adam J. Steiner
Lic. No. 1237
PROFESSIONAL
LANDSCAPE ARCHITECT

Client
Shellar Development, LLC
214 N. Charles Street
Suite 200
Baltimore, MD 21201

Issues / Revisions

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Project Name
FAIR LAKES LANDBAY V-B

Springfield District
Fairfax, Virginia

Drawn	Checked	QA/QC
WDW	AJS	

KH Project No. 110080002

Date June 1, 2015

Drawing Title
EXISTING VEGETATION MAP

Scale: 1"=50'-0"

Drawing Number
4

Sheet 4 of 11

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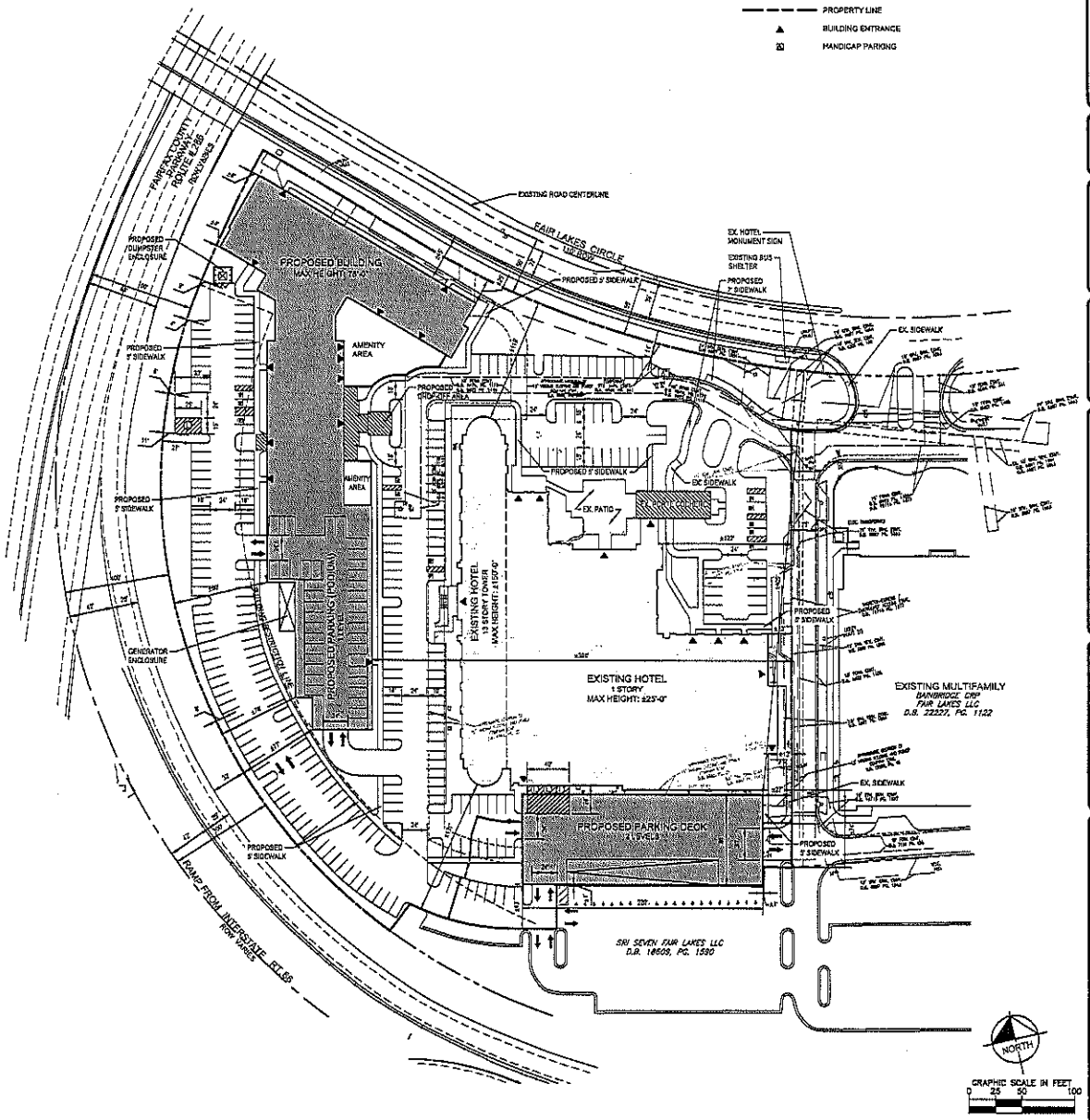

Kimley»Horn
Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
11400 Commerce Park Drive
Suite 400
Reston, VA 20191
Phone: 703-674-1300
Fax: 703-674-1350
www.Kimley-Horn.com

Seal

COMMONWEALTH OF VIRGINIA
Adam J. Steiner
Lic. No. 1237
04/01/2015
LANDSCAPE ARCHITECT

Client
Shelter Development, LLC
218 N. Charles Street
Suite 220
Baltimore, MD 21201

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Springfield District
Fairfax, Virginia

Drawn	Checked	QA / QC
WDW	AJS	

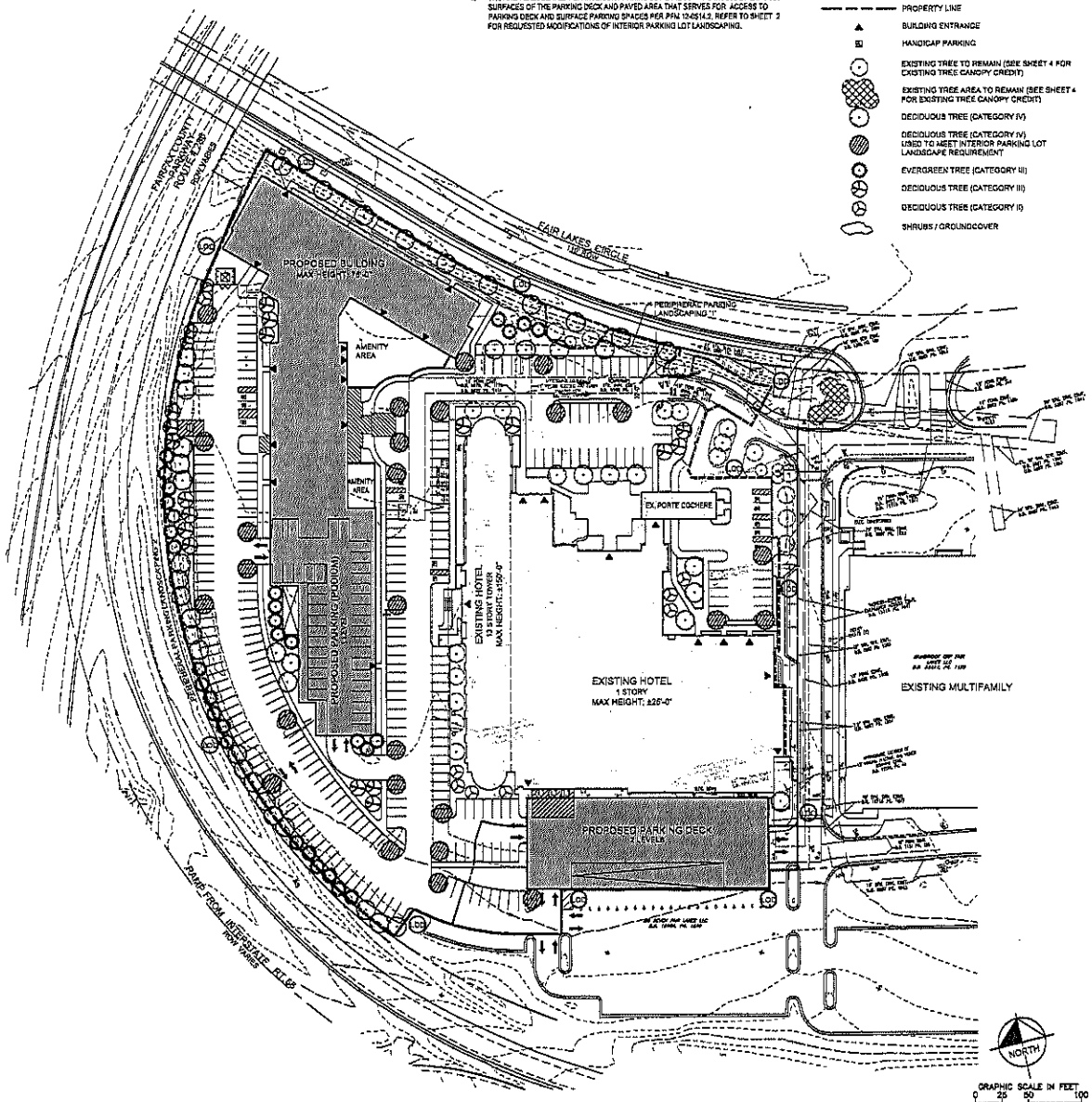
KH Project No. 110093002
Date June 1, 2015
Drawing Title
FINAL DEVELOPMENT PLAN
Scale: 1"=50'-0"
Drawing Number
5
Sheet 5 of 11

NOTES:

1. THIS PLAN REFLECTS THE GENERAL CHARACTER OF THE DEVELOPMENT BASED ON PRELIMINARY ARCHITECTURE AND ENGINEERING. MINOR MODIFICATIONS MAY BE REQUIRED WITH FINAL BUILDING AND SITE PLANS.
2. THE AREA CALCULATED FOR INTERIOR PARKING LOT LANDSCAPING INCLUDES EXPOSED SURFACES OF THE PARKING DECK AND PAVED AREA THAT SERVES FOR ACCESS TO PARKING DECK AND SURFACE PARKING SPACES PER PIN 104-S14-3. REFER TO SHEET 3 FOR REQUESTED MODIFICATIONS OF INTERIOR PARKING LOT LANDSCAPING.

LEGEND

- APPROXIMATE LIMITS OF DISTURBANCE
- LOADING AREA
- PROPERTY LINE
- BUILDING ENTRANCE
- HANDICAP PARKING
- EXISTING TREE TO REMAIN (SEE SHEET 4 FOR EXISTING TREE CANOPY CREDIT)
- EXISTING TREE AREA TO REMAIN (SEE SHEET 4 FOR EXISTING TREE CANOPY CREDIT)
- DECIDUOUS TREE (CATEGORY IV)
- DECIDUOUS TREE (CATEGORY IV) USED TO MEET INTERIOR PARKING LOT LANDSCAPE REQUIREMENT
- EVERGREEN TREE (CATEGORY III)
- DECIDUOUS TREE (CATEGORY III)
- DECIDUOUS TREE (CATEGORY II)
- SHRUBS / GROUNDCOVER



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Engineering, Planning and Environmental Consultants
11400 Commerce Park Drive
Suite 400
Reston, VA 20191
Phone: 703-674-1300
Fax: 703-674-1350
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Adam J. Steiner
Lic. No. 1237
04/10/2015
LANDSCAPE ARCHITECT

Client
Shelter Development, LLC
218 N. Charles Street
Suite 200
Baltimore, MD 21201

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KH Project No. 110093002

Date June 1, 2015

Drawing Title
LANDSCAPE PLAN

Scale: 1"=50'-0"

Drawing Number
6

Sheet 6 of 11

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TREE PRESERVATION TARGET CALCULATIONS	
Gross Site Area (s.f.)	334,410
Pre-Development Area of Existing Tree Canopy (s.f.)	62,465
Percentage of Gross Site Area Covered by Existing Tree Canopy	19%
Tree Preservation Target:	
10-Year Tree Canopy Requirement Percentage (per PFM Table 12.4)	10%
10-Year Tree Canopy Required (s.f.) (See "Overall 10-Year Tree Canopy Calculations" Table)	33,441
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (This is the "Tree Preservation Target")	19%
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (s.f.)	6,348
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation (s.f.) (See "Tree Preservation Calculations" Table)	6,375
Proposed Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation	19%

TREE PRESERVATION CALCULATIONS				
Tree Preservation Target (s.f.)				6,348
Tree Preservation Target (%)				19%
Existing Trees to Remain:				
Tree Type	Category	10-Year Tree Canopy Area	Quantity	Total S.F.
Deciduous	II	100	4	400
Deciduous	IV	250	20	5,000
Additional Existing Trees (See Sheet 4)				975
Total Existing Tree Canopy to Remain Provided (s.f.)				6,375

* The existing tree preservation provided does not qualify for a bonus multiplier per PFM 12-404.4

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS		
Gross Site Area (s.f.)		334,410
Adjusted Gross Site Area (s.f.)		334,410
Zone: PDC	Use: Hotel, Independent Living Facility and Congregate Living Facility	
Tree Canopy Required (s.f.)	10%	33,441
10-YEAR TREE CANOPY PROVIDED		
Total Canopy Area Provided Through Tree Preservation (s.f.)		6,375
Total Proposed Canopy Area Provided (s.f.)		27,175
Total Tree Canopy Provided (s.f.)		33,550

INTERIOR PARKING LANDSCAPING	
Area to be Covered (s.f.)	122,900
Interior Landscaping Required (s.f.)(5%)	6,125
Total Shade Tree Cover Provided (s.f.):	
26 Trees @ 250 sf each	6,500
Total Shade Tree Cover Provided (s.f.):	6,500

Trees have not been provided on parking structure. Trees required to satisfy interior parking lot landscaping requirements are evenly distributed in open space areas adjacent to surface parking. Refer to Requested Modification on sheet 3.

PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS					
Location (Abutting Use)	Width (ft)		Length (l.f.)	Required Trees	Provided Trees
	Required	Provided			
Peripheral Parking Landscaping "1" North (Abutting R.O.W.)	10	10	160	4 Trees (1/40 l.f.)	4 Col. IV Deciduous
					4 Total Trees Provided
Peripheral Parking Landscaping "2" West (Abutting R.O.W.)	10	4 to 20	885	18 Trees (1/40 l.f.)	4 Col. II Deciduous
					4 Col. III Deciduous
					19 Col. III Evergreen
					21 Col. IV Deciduous
					48 Total Trees Provided

*Refer to Modification Request on Sheet 2, Notes and Tabulations

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS	
NORTH:	RIGHT OF WAY (FAIR LAKES CIR.) / OFFICE
EAST:	MULTIFAMILY RESIDENTIAL
SOUTH:	RIGHT OF WAY (HIGHWAY 66) / RESIDENTIAL
WEST:	COMMERCIAL

1. A MODIFICATION OF THE TRANSITIONAL SCREENING YARD TO THE SOUTH ALONG THE I-66 RIGHT OF WAY HAS BEEN REQUESTED
2. A MODIFICATION OF THE TRANSITIONAL SCREENING YARD ALONG THE EASTERN PROPERTY LINE HAS BEEN REQUESTED, SEE SHEET 2
3. THERE IS NO TRANSITIONAL SCREENING OR BARRIER REQUIRED ALONG THE NORTHERN OR WESTERN BOUNDARIES OF THE SUBJECT PROPERTY.

TYPICAL PLANT PALETTE

Symbol	Quantity	Botanical Name	Common Name	Size	10-Year Canopy Coverage	
		Col. IV Deciduous Trees				
	72	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	250	18,000
		Gleditsia triacanthos 'Shademaster'	Honeylocust	3" Cal.	250	
		Platanus acerifolia 'Bloodgood'	London Planetree	3" Cal.	250	
		Quercus phellos	Willow Oak	3" Cal.	250	
		Tilia americana 'Greenspire'	American Linden	3" Cal.	250	
		Col. III Deciduous Trees				
	18	Betula nigra 'Heritage'	Heritage River Birch	3" Cal.	175	3,150
		Stewartia pseudocamellia 'Alpine'	Alpine Stewartia	3" Cal.	175	
		Prunus serrulata	Sargent Cherry	3" Cal.	175	
		Prunus yedoensis	Yoshino Cherry	3" Cal.	175	
		Col. II Deciduous Trees				
	11	Amelanchier laevis	Allegheny Serviceberry	3" Cal.	125	2,375
		Cercis canadensis	Redbud	3" Cal.	125	
		Cornus kousa	Kousa Dogwood	3" Cal.	125	
		Magnolia stellata	Star Magnolia	3" Cal.	125	
		Magnolia virginiana	Sweetbay Magnolia	3" Cal.	125	
		Col. III Evergreen Trees				
	31	Ilex opaca	American Holly	10' Ht.	150	4,650
		Juniperus virginiana	Eastern Red Cedar	10' Ht.	150	
		Picea glauca	White Spruce	10' Ht.	150	
		Picea pungens	Colorado Blue Spruce	10' Ht.	150	
		Tsuga canadensis	Canadian Hemlock	10' Ht.	150	
			Total Canopy Coverage (SF)			27,175
		Shrubs				
		Abelia grandiflora 'Rose Creek'	Rose Creek Abelia	24" ht.		
		Euonymus x intermedia	Border Euonymus	24" ht.		
		Ilex glabra	Inkberry	24" ht.		
		Ilex verticillata	Winterberry	24" ht.		
		Myrica pennsylvanica	Northern Bayberry	24" ht.		
		Nandina domestica 'Gulf Stream'	Gulf Stream Nandina	24" ht.		
		Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	24" ht.		
		Rhododendron 'Nova Zembla'	Hybrid Rhododendron	24" ht.		
		Rosa x 'Flowerpot'	Knockout Rose	24" ht.		
		Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	24" ht.		
		Viburnum dentatum	Arrowood Viburnum	24" ht.		
		Viburnum plicatum var. tomentosum	Doublefile Viburnum	24" ht.		
		Itea virginica 'Henry's Garnet'	Virginia Sweetspire	24" ht.		

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KH Project No. 110093002
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Drawing Title
LANDSCAPE NOTES & TABULATIONS
Scale: N.A.
Drawing Number
7
Sheet 7 of 11

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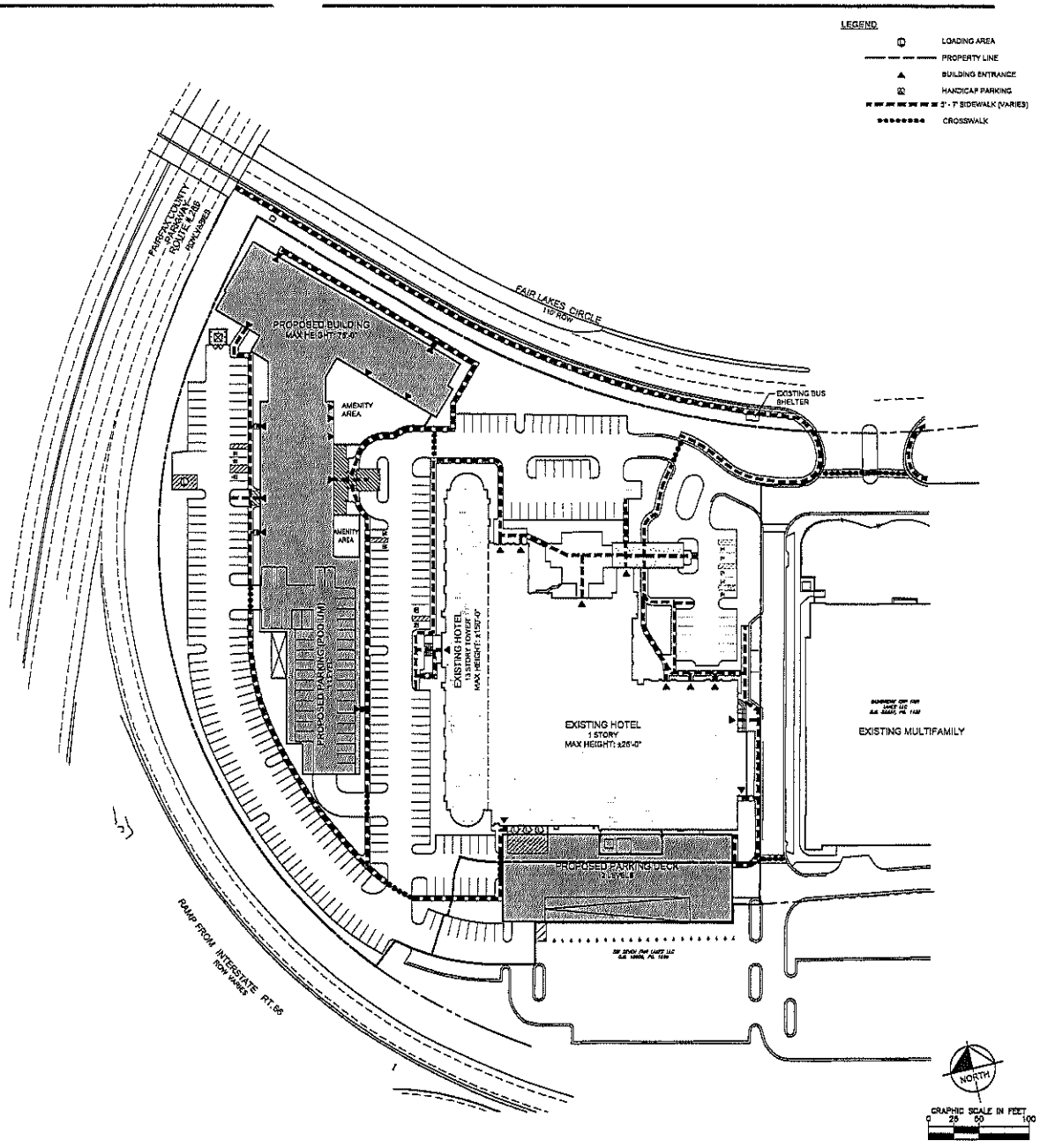

Kimley»Horn

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XH Project No. 110093002

Date June 1, 2015

Drawing Title

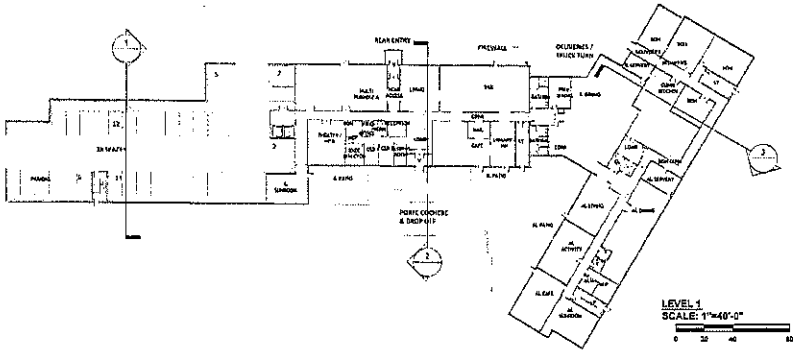
PEDESTRIAN CIRCULATION PLAN

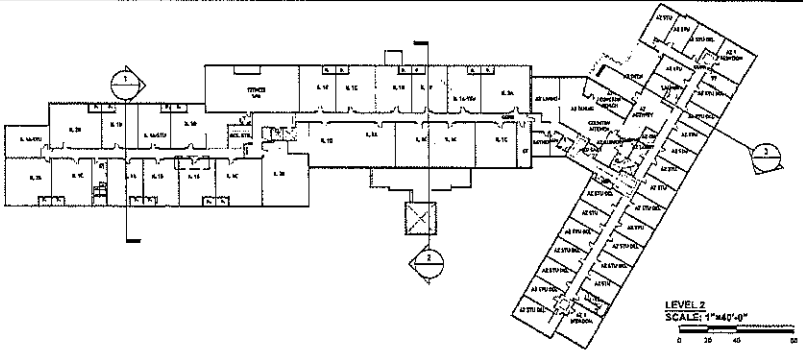
Scale: 1"=50'-0"

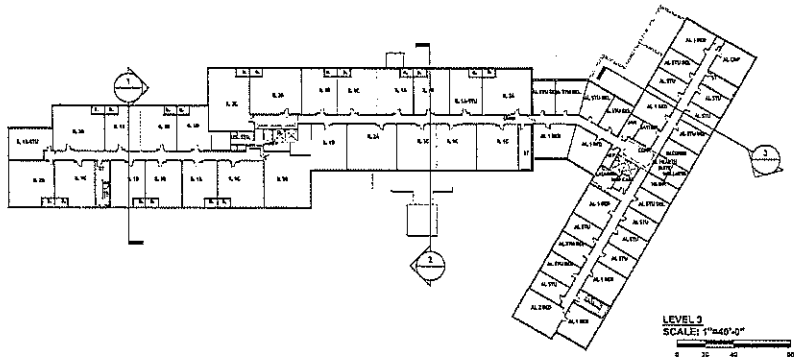
Drawing Number

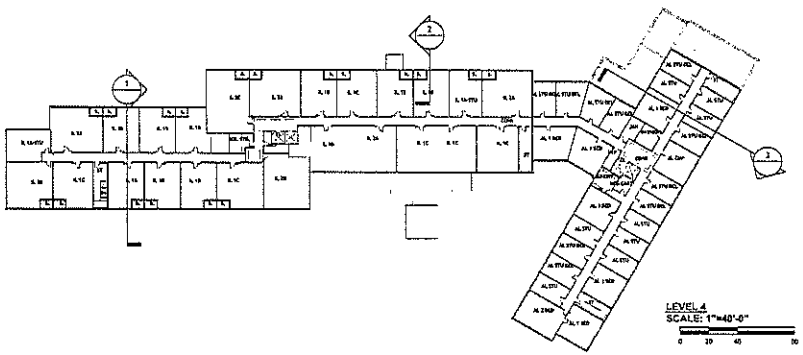
8

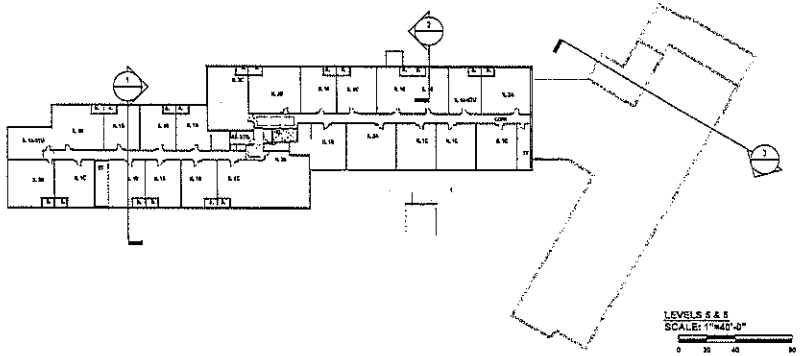
Sheet 8 of 11

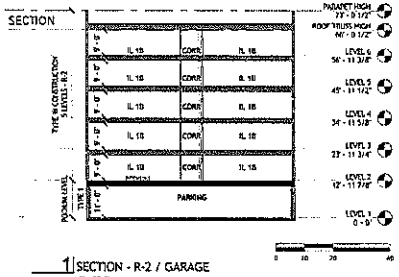




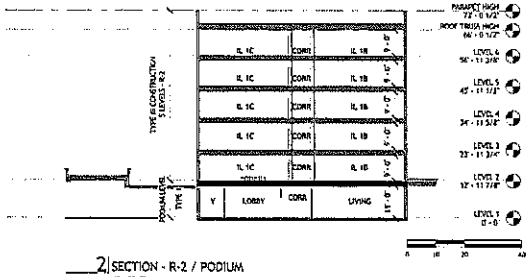




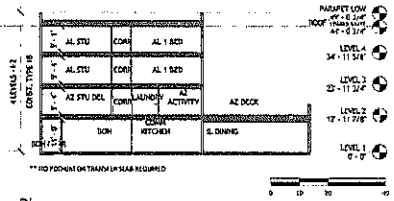




1 SECTION - R-2 / GARAGE
1" = 20'-0"



2 SECTION - R-2 / PODIUM
1" = 20'-0"



3 SECTION - I-2 / ROOF DECK
1" = 20'-0"

PREPARED BY: hord | coplan | macht

Kimley»Horn
Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
11400 Commerce Park Drive
Suite 400
Reston, VA 20191
Phone: 703-674-1300
Fax: 703-674-1350
www.Kimley-Horn.com

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Seal
COMMONWEALTH OF VIRGINIA
Adam J. Steiner
Lic. No. 1237
04/07/2015
LANDSCAPE ARCHITECT

Client
Shelter Development, LLC
218 N. Charles Street
Suite 220
Baltimore, MD 21201

Issues / Revisions

No.	Description	Date
	Initial Submittal	04.30.2015
	1st Submittal	06.01.2015

Project Name
FAIR LAKES
LANDBAY V-B
Sacking Field District
Fairfax, Virginia

Drawn	Checked	QA/QC
WDW	AJS	

KH Project No. 110093002

Date June 1, 2015

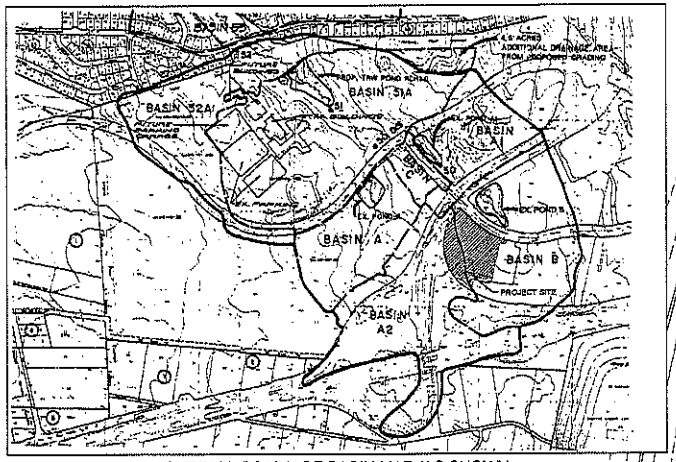
Drawing Title
ARCHITECTURAL PLANS & SECTIONS

Scale: AS NOTED

Drawing Number
9

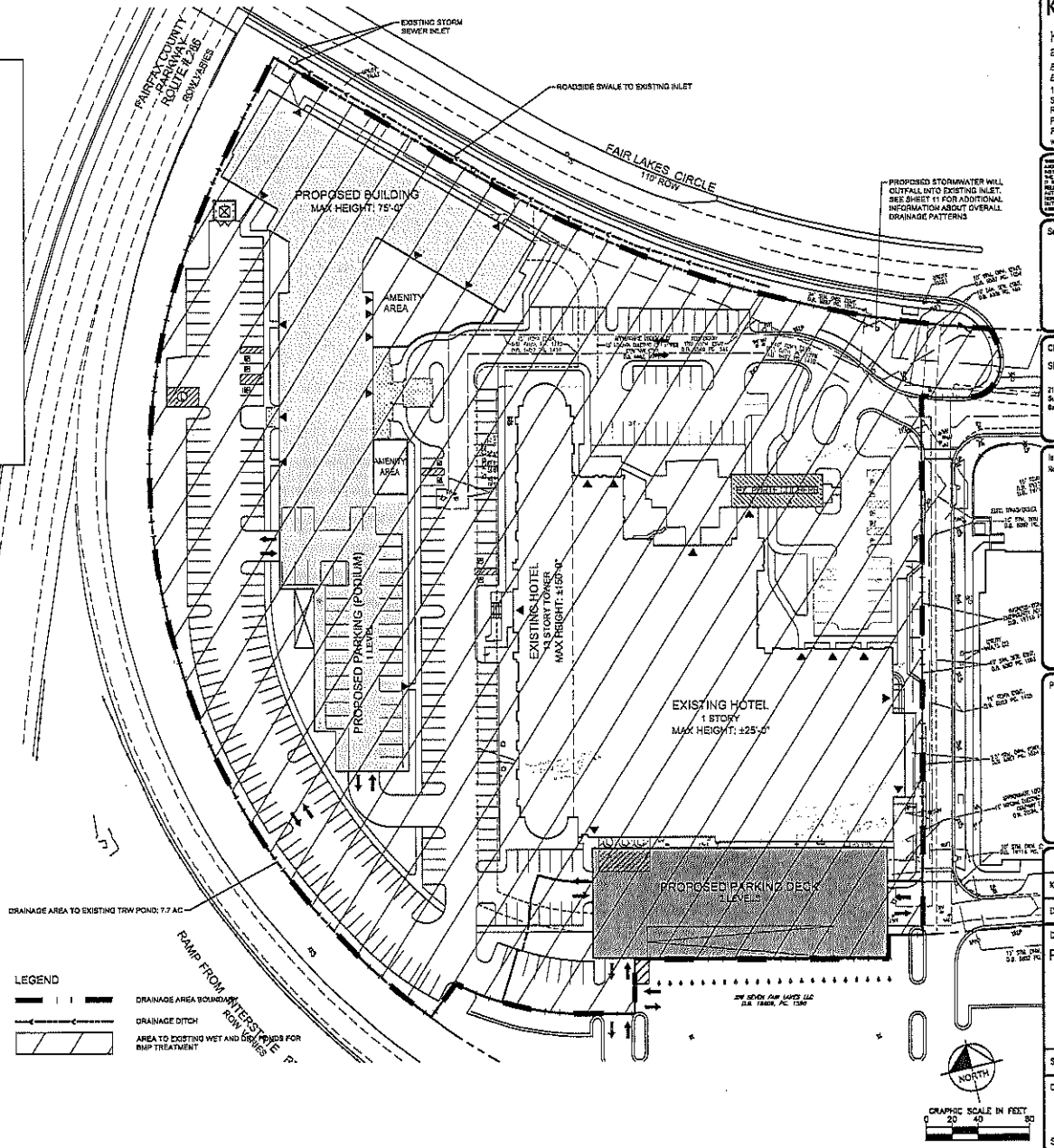
Sheet 9 of 11

K:\VDA_LAD\110093002 Hyatt Fair Lakes - Shelter Dev\CAD\PlanSheets\110093002_ARCH PLANS ELEVtng Layout & ARCHITECTURAL PLANS & SECTIONS Jun 01, 2015 dedeksher



OVERALL DRAINAGE BASIN MAP (AS SHOWN FROM APPROVED SITE PLAN 5727-SP-76)

NOTE:
ALL ONSITE STORMWATER WILL BE CONVERGED BY A SYSTEM OF PROPOSED INLETS, PIPES AND/OR OVERLAND FLOW TO THE EXISTING NETWORK TO THE REGIONAL PONDS. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE FINAL LAYOUT DESIGN AT SITE PLAN.



Kimley»Horn
Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
11400 Commerce Park Drive
Suite 400
Reston, VA 20191
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www.Kimley-Horn.com

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Seal
COMMONWEALTH OF VIRGINIA
LYLE T. BULLINGER
Lic. No. 051017
07/10/2015

Client
Shaller Development, LLC
219 N. Charles Street
Suite 200
Baltimore, MD 21201

Issues / Revisions

No.	Description	Date
	Initial Submittal	04.30.2015
1	1st Submittal	05.01.2015

Project Name
FAIR LAKES LANDBAY V-B
Springfield District
Fairfax, Virginia

Drawn	Checked	QA / QC
WDW	AJS	

KH Project No. 110093002
Date June 1, 2015
Drawing Title
PRELIMINARY SWM AND BMP MAP
Scale:
Drawing Number
10
Sheet 10 of 11

K:\WCL_LAU\110093002 Shaller Fair Lakes - Shaller Corp\CAD\PlanSheet\SWM readme Layout10 PRELIMINARY SWM AND BMP MAP Jul 01, 2015 dana.miller
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 VERTICAL DATUM.
THE INFORMATION CONTAINED IN THIS DRAWING SET IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT WAS PREPARED, NOR IS IT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC. ANY REUSE WITHOUT SUCH CONSENT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

Virginia Runoff Reduction Method Redevelopment Worksheet - v2.8 - June 2014

Update Summary Sheet

Print

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	1.49	1.49	19.40
Impervious (acres)	0.00	0.00	0.00	6.19	6.19	80.60
					7.68	100.00

Site Rv	0.81
Post Development Treatment Volume (ft³)	22698
Post Development TP Load (lb/yr)	14.26
Post Development TN Load (lb/yr)	102.02
Total TP Load Reduction Required (lb/yr)	2.74

Total Runoff Volume Reduction (ft³)	0
Total TP Load Reduction Achieved (lb/yr)	3
Total TN Load Reduction Achieved (lb/yr)	0.00
Adjusted Post Development TP Load (lb/yr)	11.45
Remaining Phosphorous Load Reduction (lb/yr) Required	0.00 ←

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	1.49	0.00	0.00	0.00	0.00	1.49
Impervious (acres)	6.19	0.00	0.00	0.00	0.00	6.19
						7.68

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	2.81	0.00	0.00	0.00	0.00	2.81
TN Load Red. (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	1.49	1.49	19.40
Impervious (acres)	0.00	0.00	0.00	6.19	6.19	80.60
					7.68	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
TRW POND (5727-SP-76)	Impervious:	2.6	
	Turf (Pervious):	0	

Total Impervious Cover Treated (acres)	2.60
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	2.81
Total TN Load Reduction Achieved in D.A. A (lb/yr)	0.00

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	2.74

RUNOFF REDUCTION (cf)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	2.81

ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	11.48

REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.1 LB/YEAR!!

NOTE:
RUNOFF REDUCTION METHOD CALCULATIONS SHOWN FOR INFORMATION ONLY. WATER QUALITY COMPLIANCE IS EXPLAINED IN DETAIL IN THE SWM DETENTION AND BMP NARRATIVE ON THIS SHEET

SWM DETENTION AND BMP NARRATIVE:

THIS PROJECT IS CLASSIFIED AS A REDEVELOPMENT UNDER COUNTY CODE 124-4-2(A)(1). AN EXISTING SYSTEM OF EXTENDED DETENTION DRY AND WET PONDS AS DESCRIBED BELOW WILL BE UTILIZED TO ACHIEVE THE REQUIRED PHOSPHORUS REDUCTION. NO NUTRIENT CREDITS ARE REQUIRED. AS DESCRIBED & SHOWN THROUGH COMPUTATIONS ON THIS SHEET, THE REQUIRED PHOSPHORUS REMOVAL REQUIREMENT HAS BEEN MET.

THE STORMWATER MANAGEMENT (SWM) AND BMP REQUIREMENTS FOR ALL OF THE FAIR LAKES DEVELOPMENT HAS BEEN PROVIDED BY THE FAIR LAKES OVERALL STORMWATER MANAGEMENT PLAN (FAIRFAX COUNTY PLAN #5727-PI-10). THE DETENTION AND BMP PERFORMANCE OF THE PONDS (POND B, POND A-1, AND THE TRW POND) FOR THE FAIR LAKES DEVELOPMENT IS SUMMARIZED IN SHEET 3 OF 14 IN THE AFOREMENTIONED PLAN. SEE POND LOCATIONS ON THE OVERALL DRAINAGE AREA MAP SHOWN ON SHEET 10. IN ADDITION, THE TRW POND (ALSO REFERRED TO AS LAKE 3) ON LAND BAY II WAS REHABILITATED TO PROVIDE MORE DETENTION AND BMP PERFORMANCE AS WAS ORIGINALLY INTENDED IN THE FAIRFAX COUNTY PLAN #5727-PI-10 (SEE FAIRFAX COUNTY PLAN #5727-SP-76 FOR FURTHER INFORMATION). THE TRW POND IS LOCATED ON AN UNNAMED TRIBUTARY OF CUB RUN, APPROXIMATELY 600 FEET UPSTREAM OF MELVILLE LANE IN THE GREENBRIAR SUBDIVISION. "POND B" IS LOCATED ON LAND BAY V-A ON THE EAST SIDE OF THE INTERSECTION OF FAIRFAX COUNTY PARKWAY AND FAIRFAX CIRCLE. "POND A-1" IS LOCATED ON LAND BAY VII-B ON THE EAST SIDE OF THE INTERSECTION OF FAIR LAKES PARKWAY AND FAIR LAKES CIRCLE.

THE MOST RECENT EVALUATION OF THE OVERALL SWM SYSTEM FOR FAIR LAKES WAS PERFORMED WITH FAIRFAX COUNTY PLAN #5727-SP-84 AND APPROVED ON NOVEMBER 19, 2001. THE HYDROLOGIC MODEL FOR THE PROPOSED TRW POND REHABILITATION IN THIS PLAN WAS RERUN USING UPDATED STAGE VERSUS STORAGE AND DISCHARGE DATA FOR "POND B" BASED ON CURRENT SURVEY. THE MODELING RESULTS SHOW THAT THE SYSTEM OF PONDS PROVIDE ADEQUATE STORMWATER DETENTION AND BMP PERFORMANCE AT THE DOWNSTREAM PROPERTY LINE OF THE FAIR LAKES DEVELOPMENT WHEN COMPARED TO THE EXISTING HYDROLOGIC MODEL SHOWN IN THE TRW POND REHABILITATION FAIRFAX COUNTY PLAN #5727-SP-76 APPROVED ON JANUARY 7, 1997.

THE PROPOSED DEVELOPMENT IS LOCATED WITHIN SUBBASIN "B". THE PROJECT CONSISTS OF A REDEVELOPMENT OF THE EXISTING PARKING LOT TO CONSTRUCT A NEW ASSISTED LIVING FACILITY, RECONFIGURED SURFACE PARKING LOT, AND 2 LEVEL PARKING GARAGE. THE INCREASED IMPERVIOUS AREA IS REFLECTED IN THE OVERALL FAIR LAKES POND MODELING, SINCE THE ENTIRE LAND BAY V WAS ASSUMED TO BE COMMERCIAL DEVELOPMENT WITH A "C" FACTOR OF 0.90. THEREFORE THE EXISTING PONDS TOGETHER PROVIDE THE 2-YEAR AND 10-YEAR DETENTION FOR THEIR RESPECTIVE DRAINAGE AREAS AND THE REQUIRED OVERLAND RELIEF FOR THE 100-YEAR STORM. FURTHERMORE, NO MODIFICATIONS TO THE OVERALL EXISTING BMP SYSTEM ARE REQUIRED DUE TO THE PROPOSED DEVELOPMENT BASED ON THE ANALYSIS SHOWN IN FAIRFAX COUNTY PLAN #5727-SP-84-2.

THE DEVELOPER RESERVES THE RIGHT TO PROVIDE ALTERNATE DETENTION AS ALLOWED BY THE PFM AT SITE PLAN SUCH AS UNDERGROUND DETENTION IF IT IS FOUND TO BE WARRANTED AT SITE PLAN.

ADEQUATE OUTFALL NARRATIVE

THE PROPOSED PROJECT IS LOCATED IN THE CUB RUN WATERSHED. THE RECEIVING CHANNEL CAPTURING THE DEVELOPMENT SITE DRAINAGE (7.7 ACRES) IS A SERIES OF DRAINAGE STRUCTURES ON THE SOUTH SIDE OF FAIR LAKES CIRCLE.THE RUNOFF IS CONVEYED THROUGH A SERIES OF CLOSED CONDUIT SYSTEMS AND DITCH FLOWS TO THE EXISTING REGIONAL "POND B" AND ULTIMATELY TO EXISTING REGIONAL TRW POND. NO IMPROVEMENTS ARE ANTICIPATED, BUT FURTHER ANALYSIS WILL BE COMPLETED AS WARRANTED AT SITE PLAN. THE TRW POND DISCHARGES INTO AN UNNAMED TRIBUTARY OF BIG ROCKY RUN FLOWING THROUGH THE GREENBRIAR SUBDIVISION. BASED ON THE COVER LAND USE COVERS SHOWN IN THE TRW POND REHABILITATION PLAN #5727-SP-76, THE LIMIT OF DOWNSTREAM ANALYSIS OCCURS 150 FEET FROM THE POINT OF CONFLUENCE WITH DRAINAGE BASINS "A" AND "A2" (SEE DRAINAGE BASIN MAP ON SHEET 10).

BMP NOTES

THE DEVELOPMENT PROPOSED ON THE SUBJECT SITE WILL PROVIDE PHOSPHORUS REMOVAL RATE AS REQUIRED BY ARTICLE 4 OF CHAPTER 124 OF THE COUNTY CODE, AT A MINIMUM. THE DEVELOPER RESERVES THE RIGHT TO UTILIZE LOW IMPACT DEVELOPMENT (LID) TECHNIQUES PER THE DESIGN SPECIFICATIONS OF THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AND AS AMENDED/MODIFIED BY THE PUBLIC FACILITIES MANUAL OR THE USE OF MANUFACTURED BMPS IN ACCORDANCE WITH THE BMP CLEARINGHOUSE, OR A COMBINATION THEREOF. FINAL DESIGN, LOCATION AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATES ALLOWED BY THE PFM.

NOTE

STORMWATER ORDINANCE DETERMINATION (S.W.O.D.) HAS BEEN SUBMITTED CONCURRENTLY FOR REVIEW.

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

[illegible]

☒ 1. [illegible]

☒ 2. [illegible] SEE FAIRFAX COUNTY PLANS #5727-PI-10 AND #5727-SP-76-2 FOR STORMWATER MANAGEMENT FACILITY DESIGN

☒ 3. [illegible] EX. TRW POND 7.7 AC. 222.2 AC. 228.8 AC. 470,448 SF 6,218,135 CF TIFT

☒ 4. [illegible] Sheet 10

☒ 5. [illegible] 4-8 OF 5727-SP-76-2

☐ 6. [illegible] N/A

☒ 7. [illegible] 11 (THIS SHEET)

☒ 8. [illegible] 11 (THIS SHEET)

☒ 9. [illegible] 11 (THIS SHEET)

☒ 10. [illegible] 2

☐ 11. [illegible] N/A

☒ 12. [illegible] STORMWATER MANAGEMENT HAS BEEN PROVIDED FOR IN AN EXISTING POND OFFSITE

Revised 2-21-2006

ADEQUATE OUTFALL PATH TO EXISTING TRW SWM FACILITY

Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
11400 Commerce Park Drive
Suite 400
Reston, VA 20191
Phone: 703-674-1300
Fax: 703-674-1350
www.Kimley-Horn.com

Seal: COMMONWEALTH OF VIRGINIA — KYLE T. BOLLINGER — Lic. No. 051017 — 06/01/2015 — PROFESSIONAL ENGINEER

Client
Shelter Development, LLC
218 N. Charles Street
Suite 220
Baltimore, MD 21201

Issues / Revisions

No.	Description	Date
	Initial Submittal	04.30.2015
	1st Submittal	06.01.2015

Project Name
FAIR LAKES
LANDBAY V-B

Springfield District
Fairfax, Virginia

Drawn	Checked	QA/QC
WDW	AJS	

KH Project No. 110093002

Date June 1, 2015

Drawing Title
PRELIMINARY SWM, BMP AND OUTFALL ANALYSIS

Scale:

Drawing Number
11

Sheet 11 of 11

Aff. to Seller
6/12/15

REZONING AFFIDAVIT

DATE: APR 30 2015
(enter date affidavit is notarized)

I, Lori R. Greenlief, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): _____
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Shelter Development, LLC Agent: Andrew M. Teeters David D. Carliner	218 N. Charles Street, Suite 220 Baltimore, MD 21201	Applicant for Tax Map 55-2 ((1)) 7A, 7B Contract Purchaser of Tax Map 55-2 ((1)) 7A (pt.)
Fair Lakes Hotel, LLC Agent: Kristi L. Smith Jeffrey R. Baker	c/o JBG Companies 4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815	Title Owner of Tax Map 55-2 ((1)) 7A, 7B
Kimley-Horn and Associates, Inc. Agent: Adam J. Steiner Edward Y. Papazian	11400 Commercial Park Drive, Suite 400 Reston, VA 20191	Engineer/Agent for Applicant

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: APR 30 2015
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Hord Coplan Macht, Inc. Agent: Cynthia E. Shonaiya	750 East Pratt Street, Suite 1100 Baltimore, MD 21202	Architect/Agent for Applicant
McGuireWoods LLP Agents:	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Agent for Applicant/Contract Purchaser Agent for Title Owner
Scott E. Adams David R. Gill Jonathan P. Rak Gregory A. Riegle Kenneth W. Wire Sheri L. Akin Lori R. Greenlief		Attorney Attorney Attorney Attorney Attorney Planner Planner

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

REZONING AFFIDAVIT

DATE: APR 30 2015
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Shelter Development, LLC
218 N. Charles Street, Suite 220
Baltimore, MD 21201

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

(1) The Shelter Group, LLC, sole member

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

Mark K. Joseph, Founding Chairman; Arnold I. Richman, Chairman; Marilynn K. Duker, President; Jeffrey K. Hettleman, EVP/Treas.; David D. Carliner, EVP; David Holland, VP-Development; Maria Miller, VP-Development; Andrew M. Teeters, VP-Development; Alan Siegfried, VP-Project Management; Judy Paschkusz-Weiss, VP-Financial & Market Analysis; N. Edwin Wilson, Jr., Senior VP-Finance; Andrea Griesmar, Senior VP-Human Resources; Paul Edwards, Secretary; Rebecca Kincaid, Asst. Secretary; Stephen A. Goldberg, Asst. Secretary

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

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

Rezoning Attachment to Par. 1(b)

DATE: APR 30 2015
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Fair Lakes Hotel, L.L.C.
c/o The JBG Companies
4445 Willard Avenue, Suite 400
Chevy Chase, Maryland 20815

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
(2) JBG/Company Manager II, L.L.C., Member/Managing Member
(3) JBG Investment Fund V, L.L.C., Member
(4) JBG Investment Fund VI, L.L.C., Member

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(2) JBG/Company Manager II, L.L.C.
c/o The JBG Companies
4445 Willard Avenue, Suite 400, Chevy Chase, Maryland 20815

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Benjamin R. Jacobs, Member/Managing Member
Michael J. Glosserman, Member/Managing Member
Brian P. Coulter, Member/Managing Member
Robert A. Stewart, Member/Managing Member
Porter G. Dawson, Member/Managing Member
Kenneth F. Finkelstein, Member

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

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

Rezoning Attachment to Par. 1(b)

DATE: APR 30 2015
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(3) JBG Investment Fund V, L.L.C.
c/o The JBG Companies
4445 Willard Avenue, Suite 400
Chevy Chase, Maryland 20815

DESCRIPTION OF CORPORATION: (check one statement)

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

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

JIF V Holdings, LLC

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

JBG/Fund V Manager, L.L.C., Managing Member

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4) JBG Investment Fund VI, L.L.C.
c/o The JBG Companies
4445 Willard Avenue, Suite 400, Chevy Chase, Maryland 20815

DESCRIPTION OF CORPORATION: (check one statement)

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

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

JIF VI Holdings, L.L.C.

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

JBG/Fund VI Manager, L.L.C., Managing Member

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

Rezoning Attachment to Par. 1(b)

DATE: APR 30 2015
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Kimley-Horn and Associates, Inc.
11400 Commercial Park Drive, Suite 400
Reston, VA 20191

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Hord Coplan Macht, Inc.
750 East Pratt Street, Suite 1100
Baltimore, MD 21202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: APR 30 2015
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(1) The Shelter Group, LLC
218 N. Charles Street, Suite 220
Baltimore, MD 21201

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Arnold I. Richman, Marilynn K. Duker, Mark K. Joseph, David D. Carliner, Jeffrey K. Hettleman
Joseph Family Holdings, Inc.*; Shelter Properties Holdings, Inc.*; Richmand Family Limited Partnership L.L.L.P. (5)
*Does not own 10% or more of the Applicant/Contract Purchaser

---

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Mark K. Joseph, Founding Chairman; Arnold I. Richman, Chairman; Marilynn K. Duker, President/Secretary; Jeffrey K. Hettleman, EVP/Treas; David D. Carliner, EVP; Andrea Griesmar, Senior VP-Human Resources; N. Edwin Wilson, Jr., Senior VP-Finance; Rebecca Kincaid, Asst. Secretary; Stephen A. Goldberg, Asst. Secretary

---

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: APR 30 2015
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

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

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

Equity Partners of McGuireWoods LLP

Adams, John D.	Boland, J. W.	Chapman, Jeffrey J.
Anderson, Arthur E., II	Brenner, Irving M.	Clark, Jeffrey C.
Anderson, Mark E.	Brooks, Edwin E.	Cockrell, Geoffrey C.
Andre-Dumont, Hubert	Brose, R. C.	Collins, Darren W.
Bagley, Terrence M.	Burk, Eric L.	Covington, Peter J.
Barger, Brian D.	Busch, Stephen D.	Cramer, Robert W.
Becker, Scott L.	Cabaniss, Thomas E.	Cromwell, Richard J.
Belcher, Dennis I.	Cacheris, Kimberly Q.	Culbertson, Craig R.
Bell, Craig D.	Cairns, Scott S.	Cullen, Richard (nmi)
Bilik, R. E.	Capwell, Jeffrey R.	Daglio, Michael R.
Blank, Jonathan T.	Cason, Alan C.	De Ridder, Patrick A.
Boardman, J. K.	Chaffin, Rebecca S.	Dickerman, Dorothea W.

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

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

Rezoning Attachment to Par. 1(c)

DATE: APR 30 2015
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

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

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

DiMattia, Michael J.
Dooley, Kathleen H.
Downing, Scott P.
Edwards, Elizabeth F.
Ensing, Donald A.
Evans, Jason D.
Ey, Douglas W., Jr.
Farrell, Thomas M.
Feller, Howard (nmi)
Finger, Jon W.
Finkelson, David E.
Foley, Douglas M.
Fox, Charles D., IV
Franklin, Ronald G.
Fratkin, Bryan A.
Freedlander, Mark E.
Freeman, Jeremy D.
Fuhr, Joy C.
Gambill, Michael A.
Glassman, Margaret M.
Glickson, Scott L.
Gold, Stephen (nmi)
Goldstein, Philip (nmi)
Grant, Richard S.
Greenberg, Richard T.
Greene, Christopher K.
Greenspan, David L.
Gresham, A. B.
Grieb, John T.
Harmon, Jonathan P.
Harmon, T. C.
Hartsell, David L.
Hatcher, J. K.
Hayden, Patrick L.
Hayes, Dion W.
Hedrick, James T., Jr.
Hilton, Robert C.
Horne, Patrick T.
Hornyak, David J.
Hosmer, Patricia F.
Hutson, Benne C.
Isaf, Fred T.
Jackson, J. B.
Jewett, Bryce D., III
Jordan, Hilary P.
Justus, J. B.
Kahn, Brian A.
Kanazawa, Sidney K.
Kane, Matthew C.
Kang, Franklin D.
Kannensohn, Kimberly J.
Katsantonis, Joanne (nmi)
Keeler, Steven J.
Kilpatrick, Gregory R.
King, Donald E.
Kobayashi, Naho (nmi)
Konia, Charles A.
Kratz, Timothy H.
Kromkowski, Mark A.
Krueger, Kurt J.
Kutrow, Bradley R.
La Fratta, Mark J.
Lamb, Douglas E.
Lapp, David R.
Lias-Booker, Ava E.
Link, Vishwa B.
Little, Nancy R.
Long, William M.
Lukitsch, Bethany G.
Mandel, Michael D.
Manning, Amy B.
Marianes, William B.
Marshall, Gary S.
Marshall, Harrison L., Jr.
Marsico, Leonard J.
Martin, Cecil E., III
Martin, George K.
Martinez, Peter W.
Mason, Richard J.
Mathews, Eugene E., III
Mayberry, William C.
McDonald, John G.
McFarland, Robert W.
McGinnis, Kevin A.

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

Rezoning Attachment to Par. 1(c)

DATE: APR 30 2015
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

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

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

McIntyre, Charles W.
McKinnon, Michele A.
McLean, David P.
McLean, J. D.
McNab, S. K.
McRill, Emery B.
Michalik, Christopher M.
Milianti, Peter A.
Miller, Amy E.
Moldovan, Victor L.
Muckenfuss, Robert A.
Mullins, P. T.
Murphy, Sean F.
Nahal, Hardeep S.
Natarajan, Rajsekhar (nmi)
Neale, James F.
Nesbit, Christopher S.
Newhouse, Philip J.
O'Grady, John B.
Oakey, David N.
Older, Stephen E.
Oostdyk, Scott C.
Padgett, John D.
Parker, Brian K.
Perzek, Philip J.
Phillips, Michael R.
Pryor, Robert H.
Pumphrey, Brian E.
Pusateri, David P.
Rak, Jonathan P.
Reid, Joseph K., III
Richardson, David L.
Riegle, Gregory A.
Riley, James B., Jr.
Riopelle, Brian C.
Roberts, Manley W.
Robinson, Stephen W.
Roeschenthaler, Michael J.
Rogers, Marvin L.
Rohman, Thomas P.
Ronn, David L.
Rosen, Gregg M.
Russo, Angelo M.
Rust, Dana L.
Satterwhite, Rodney A.
Scheurer, Philip C.
Schewel, Michael J.
Schmidt, Gordon W.
Sellers, Jane W.
Sethi, Akash D.
Shelley, Patrick M.
Simmons, L. D., II
Simmons, Robert W.
Slaughter, D. F.
Slone, Daniel K.
Spahn, Thomas E.
Spitz, Joel H.
Spivey, Angela M.
Stallings, Thomas J.
Steen, Bruce M.
Stein, Marta A.
Stone, Jacquelyn E.
Swan, David I.
Symons, Noel H.
Tackley, Michael O.
Tarry, Samuel L., Jr.
Taylor, R. T.
Thanner, Christopher J.
Thornhill, James A.
Van Horn, James E.
Vance, Robin C.
Vaughn, Scott P.
Vick, Howard C., Jr.
Viola, Richard W.
Wade, H. L., Jr.
Walker, John T., IV
Walker, Thomas R.
Walker, W. K., Jr.
Walsh, Amber M.
Westwood, Scott E.
Whelpley, David B., Jr.
White, H. R., III
White, Walter H., Jr.
Wilburn, John D.
Williams, Steven R.
Woodward, Michael B.
Wren, Elizabeth G.

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

Rezoning Attachment to Par. 1(c)

DATE: APR 30 2015
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

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

(5) Richman Family Limited Partnership L.L.L.P.
218 N. Charles Street, Suite 220
Baltimore, MD 21201

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

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

General Partner:

Arnold I. Richman

Limited Partner:

Arnold I. Richman
Alison L. Richman

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

REZONING AFFIDAVIT

DATE: APR 30 2015
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: APR 30 2015
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

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

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

NONE

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

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

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

WITNESS the following signature: L.R. Greenlief

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Lori R. Greenlief, Sr. Land Use Planner
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 30th day of April 2015, in the ~~State~~/Comm. of Virginia, County/~~City~~ of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2016

Grace E. Chae
Commonwealth of Virginia
Notary Public
Commission No. 7172971
My Commission Expires 5/31/2016