

FAIR LAKES – LAND BAY VI-A

**PCA 82-P-069-23; CDPA 82-P-069-10;
FDPA 82-P-069-01-19**

Springfield District Land Use Committee

September 3, 2019

FAIR LAKES

FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE PLAN



THE PETERSON COMPANIES
12000 PARK LAKES CENTER, SUITE 400
FAIRFAX, VIRGINIA 22031

OCTOBER 2012




Kimley-Horn and Associates, Inc.

Dewberry
5401 DUNSTON ROAD
FAIRFAX, VA 22031
PHONE: 703.881.2100
FAX: 703.881.2114
WWW.DEWBERRY.COM

LEGEND

| | |
|---|--|
|  OFFICE USE |  HOTEL USE |
|  COMMERCIAL / RETAIL USE |  CHURCH USE |
|  RESIDENTIAL USE |  STRUCTURED PARKING |





urban.

Urban Ltd
7022 Lakeside Triangle
Arlington, Virginia 22201
Tel: 813.452.8888
www.urban.com

FAIR LAKES RESIDENTIAL AERIAL EXHIBIT

9/3/19

Pedestrian System All Land Bays

Fair Lakes Development

LEGEND

- Existing Buildings
- Proposed Development
- Existing or Proposed Pedestrian Connections
- Proposed Pedestrian Improvements
- Proposed Crosswalk Improvements

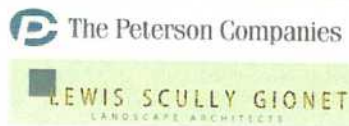


SITE KEY

- Fair Lakes Center Addition - Land Bay V-A
- Hotel at The Shoppes - Land Bay V-B
- Fair Lakes B&R - Land Bay V-A
- Fair Lakes Courts - Land Bay W-A
- Fair Lakes 2 - Land Bay V-A
- Hyatt Plaza 2 & 3 - Land Bay V-B

Not to Scale
Page 2

09/25/07

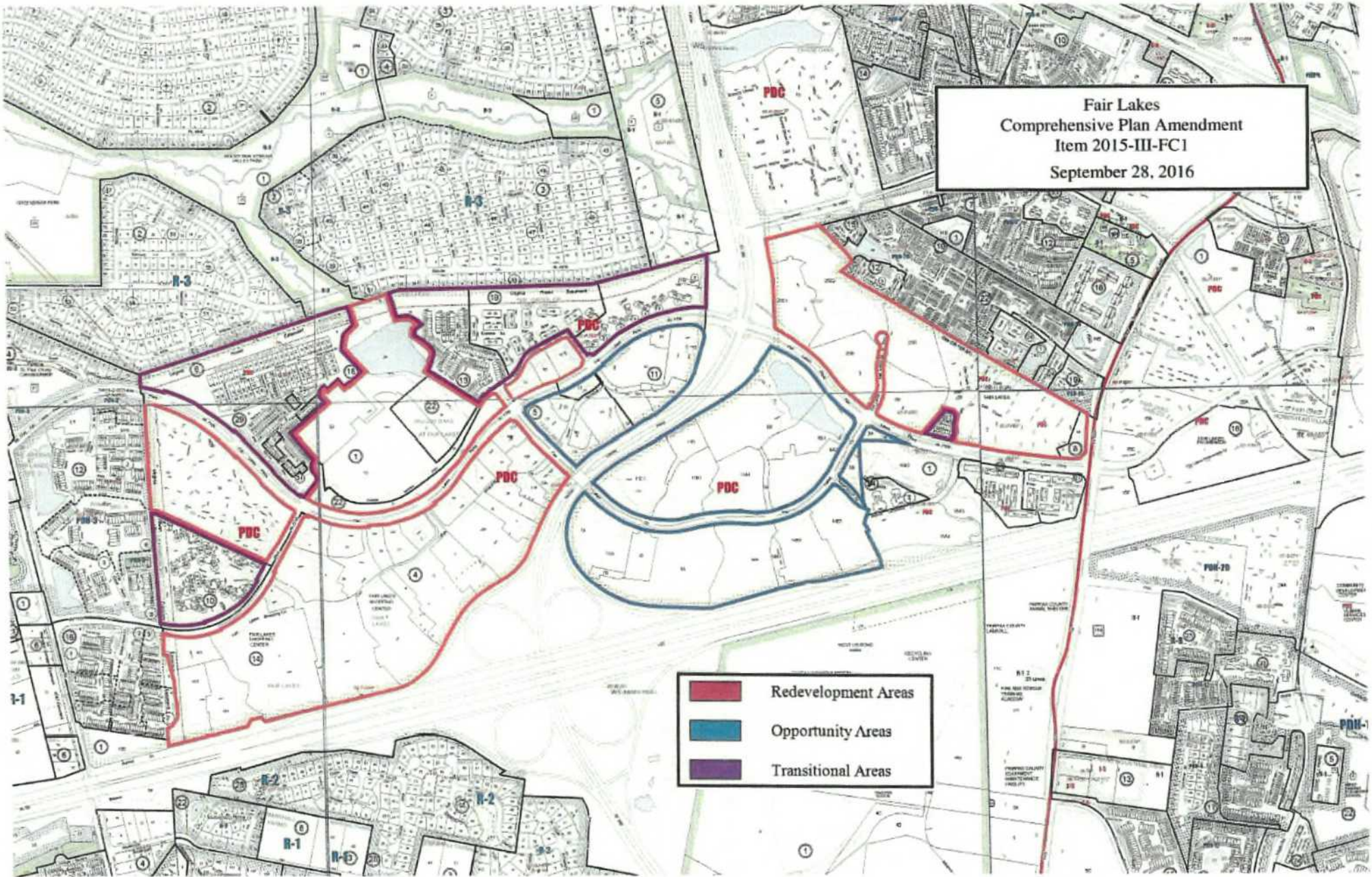


Fair Lakes Development Fairfax County, Virginia

This drawing for schematic purposes only.



Fair Lakes
Comprehensive Plan Amendment
Item 2015-III-FC1
September 28, 2016



REDEVELOPMENT AREAS

The Redevelopment Areas are those which are most likely to change and are primarily concentrated along Fair Lakes Parkway. These areas consist of existing office buildings, Fair Lakes Center, apartment complexes, and individual freestanding retail uses. Fair Lakes Center is a dominant focal point and is considered the "center" of Fair Lakes. These Redevelopment Areas are characterized by large parcels under single ownership, smaller and/or older buildings, and large expanses of parking lots. They provide opportunities to establish a stronger image within Fair Lakes as a day-night activity center with a broader mix of uses such as, but not limited to, retail, office, hotel and/or mid- to high rise residential uses. Additionally, senior housing such as independent living and/or assisted living facilities may be appropriate. Infill development may also occur in these areas if it is demonstrated that infill development is appropriate in relation to existing uses, character, and location.

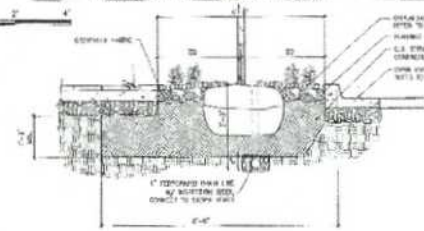
TABULATION

| | |
|--|-------------------|
| PLAN LAYOUT (LAND BAY VIA DEVELOPMENT) | 10.12 OF |
| TAKENATION | |
| LAND AREA (44,153.14 SQ.) | 100% AC |
| STORIES | 8 TO 11 |
| GRASS PLANTING AREA (TOTAL) | 44,153.14 SQ. FT. |
| 1. WETLANDS OFFICIAL REGULATIONS (PROPOSED) | 36,450.00 SQ. FT. |
| 2. WETLANDS OFFICIAL REGULATIONS (EXISTING) | 36,450.00 SQ. FT. |
| 3. WETLANDS OFFICIAL REGULATIONS (PROPOSED) | 36,450.00 SQ. FT. |
| 4. WETLANDS OFFICIAL REGULATIONS (EXISTING) | 36,450.00 SQ. FT. |
| 5. WETLANDS OFFICIAL REGULATIONS (PROPOSED) | 36,450.00 SQ. FT. |
| 6. WETLANDS OFFICIAL REGULATIONS (EXISTING) | 36,450.00 SQ. FT. |
| 7. WETLANDS OFFICIAL REGULATIONS (PROPOSED) | 36,450.00 SQ. FT. |
| 8. WETLANDS OFFICIAL REGULATIONS (EXISTING) | 36,450.00 SQ. FT. |
| 9. WETLANDS OFFICIAL REGULATIONS (PROPOSED) | 36,450.00 SQ. FT. |
| 10. WETLANDS OFFICIAL REGULATIONS (EXISTING) | 36,450.00 SQ. FT. |

LEGEND

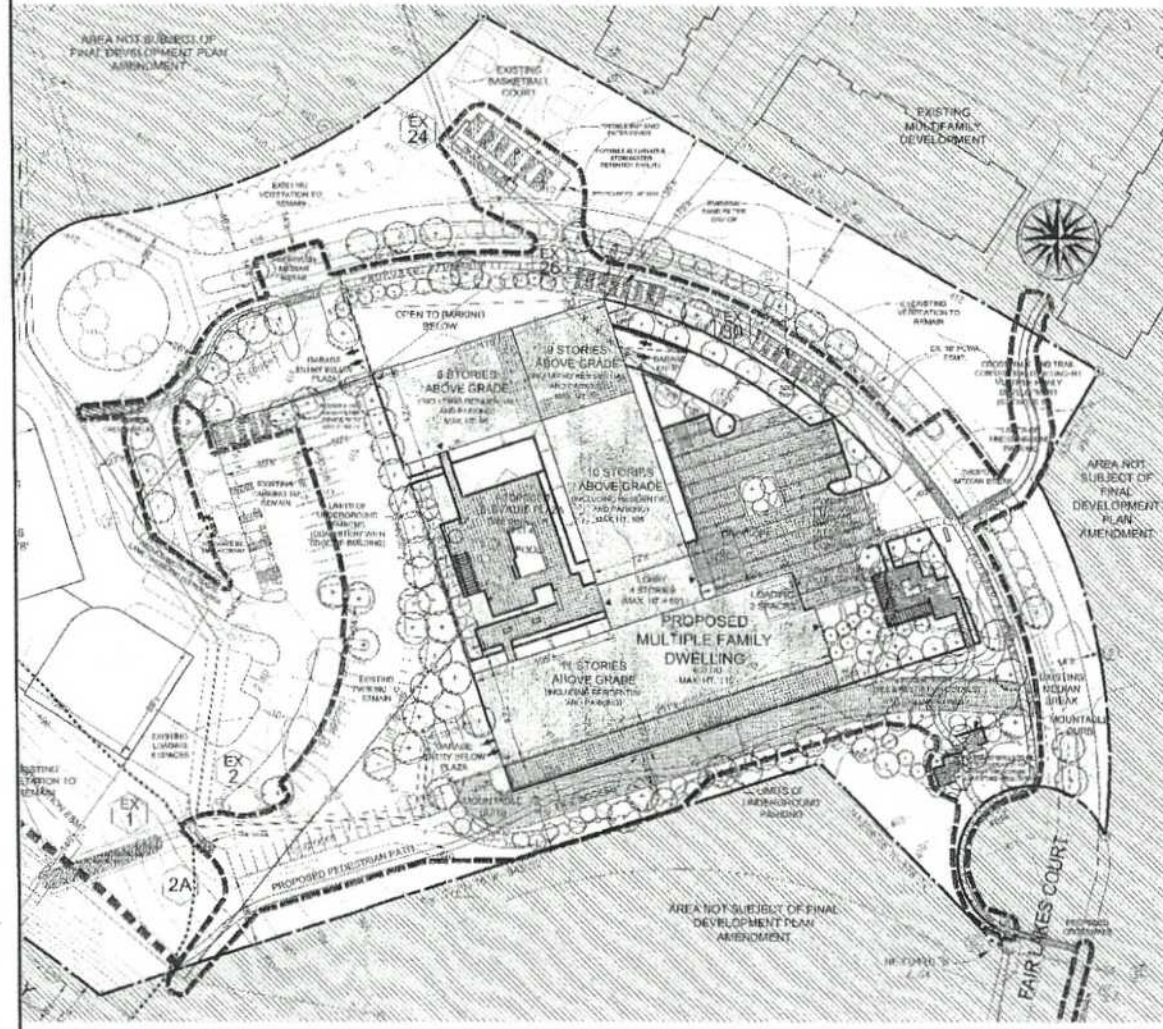
- EXISTING VEGETATION OR UTILITY (PROPOSED)
- PARK LAWN OR RECREATION AREA
- UNDERGROUND UTILITY
- PROPOSED UTILITY LINE
- APPROVED CITY OF COUNTY LAND USE CODE
- PROPOSED FLOOR FINISH
- EXISTING FLOOR FINISH
- EXISTING STREAM (TO BE REMOVED)
- PROPOSED BOUNDARY OF EXISTING AND PROPOSED
- PROPOSED BOUNDARY
- EXISTING TOPOGRAPHICAL SURVEY LINE
- PROPOSED TOPOGRAPHY

TYPICAL TREE OPENING IN SIDEWALK / PLAZA WITH STRUCTURAL SOIL



DEVELOPMENT DETAIL

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



Application No. FDPA 82-P-069-01-15 HAS BEEN APPROVED BY THE BOARD OF SUPERVISORS OF FAYETTE COUNTY, WEST VIRGINIA. DATE OF ISSUE: 02/27/07.

Dewberry

Dewberry & Davis LLC
300 MARKET STREET, SUITE 200
FAYETTEVILLE, WV 25930
TEL: 304.783.5000
WWW.DDBERRY.COM

DRAWN BY: [Name] CHECKED BY: [Name]

LEWIS SCULLY GIBSON
REGISTERED PROFESSIONAL ARCHITECT
WEST VIRGINIA STATE BOARD OF ARCHITECTS
NO. 11109
EXPIRES: 12/31/2008

FAIR LAKES LAND BAY VIA
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 82-P-069-01-15
SPRINGFIELD DISTRICT
FAYETTE COUNTY, WEST VIRGINIA

STATE OF WEST VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF LOCAL GOVERNMENT SERVICES
REGISTERED PROFESSIONAL ARCHITECT
L. SCULLY
EXPIRES: 12/31/07

| | | | |
|-----|----------|-----|---------------------------|
| NO. | DATE | BY | DESCRIPTION |
| 1 | 02/27/07 | POJ | ISSUE FOR REVIEW |
| 2 | 02/27/07 | POJ | APPROVED FOR CONSTRUCTION |

SCALE: 1" = 20' / 1" = 40' / 1" = 80'

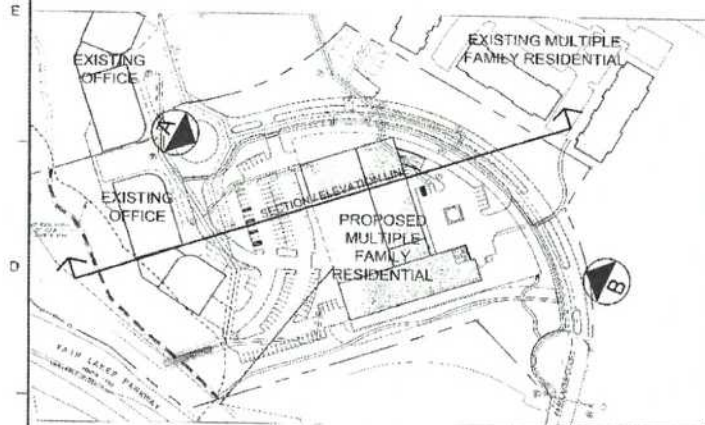
Application No. FDPA 82-P-069-01-15 HAS BEEN APPROVED BY THE BOARD OF SUPERVISORS OF FAYETTE COUNTY, WEST VIRGINIA. DATE OF ISSUE: 02/27/07.

PROJECT NO. M-10630-A

3

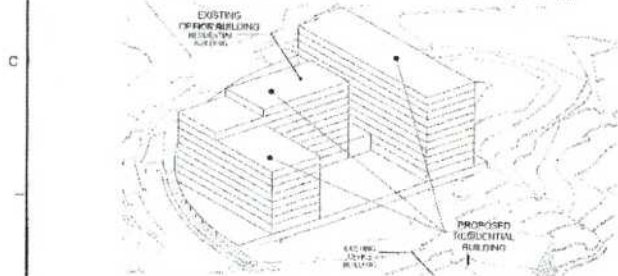
SHEET NO. 3 of 8

PERSPECTIVE AND SECTION KEY MAP



MASSING MODEL

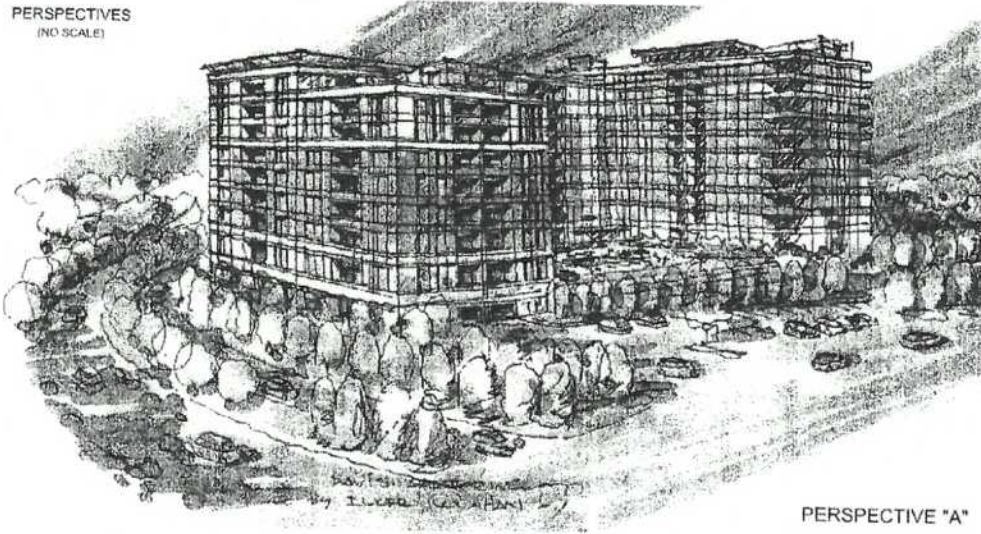
(NO SCALE)



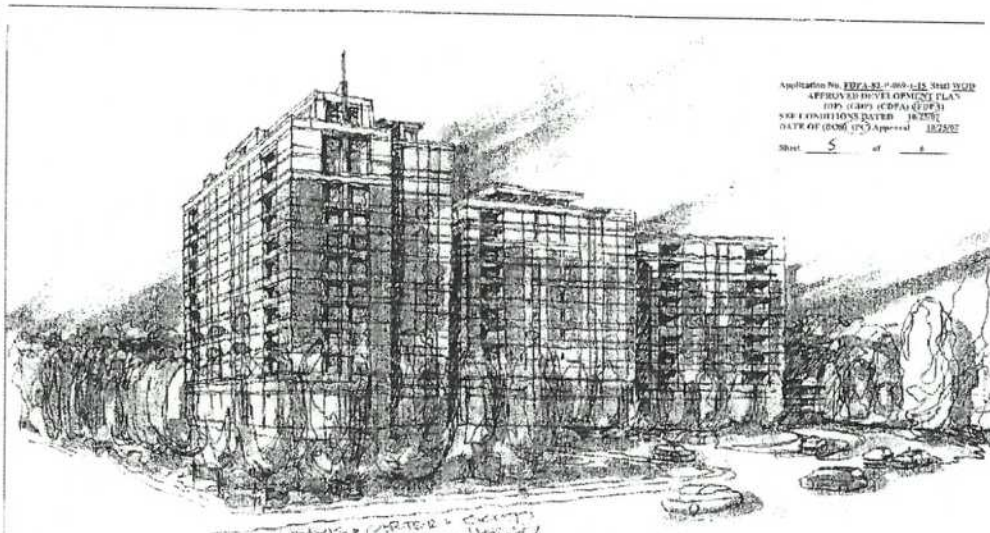
NOTE: THE MASSING MODEL ON THIS SHEET IS PRELIMINARY IN NATURE AND IS PROVIDED TO AID IN THE UNDERSTANDING OF THE PROPOSED DEVELOPMENT'S PLACEMENT AND RELATIONSHIP TO THE SITE. THE MASSING MODEL IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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

PERSPECTIVES
(NO SCALE)



PERSPECTIVE "A"



PERSPECTIVE "B"

Application No. **EDPA 82-009-01-15** SHD 2002
 APPROVED DEVELOPMENT PLAN
 (100' CORNER CORNER LOT)
 SITE CONDITIONS DATED 10/25/02
 DATE OF (DOW) APPROVAL 10/28/02
 Sheet **5** of **6**

Dewberry

Dewberry & Davis LLC
 1000 W. CENTER BLVD.
 SUITE 1000
 MILWAUKEE, WI 53212
 TEL: 414.224.2000
 FAX: 414.224.2001
 WWW.DDBB.COM

RAJES • CHAPRA • BOYD
 LEWIS
 SCULLY
 GIONET
 200 N. LAKE ST.
 MILWAUKEE, WI 53202
 TEL: 414.224.2000

FAIR LAKES
 LAND BAY VIA
 FINAL
 DEVELOPMENT PLAN AMENDMENT
 FDPA 82-P-009-01-15
 BRUNSWICK, GEORGIA
 FAIRLACOUNTY, GEORGIA



KEY PLAN
 SCALE

| NO. | DATE | BY | DESCRIPTION |
|-----|----------|-----|-------------|
| 1 | 10.22.02 | PCV | |
| 2 | 10.15.02 | PCV | |
| 3 | 10.10.02 | PCV | |
| 4 | 10.18.02 | PCV | |
| 5 | 10.21.02 | PCV | |
| 6 | 10.21.02 | PCV | |
| 7 | 10.21.02 | PCV | |
| 8 | 10.21.02 | PCV | |
| 9 | 10.21.02 | PCV | |
| 10 | 10.21.02 | PCV | |

DESIGNED BY: CML
 APPROVED BY: PCV
 CHECKED BY: HST
 DATE: 02.27.07
 PROJECT: FAIR LAKES LAND BAY VIA
 FINAL DEVELOPMENT PLAN AMENDMENT
 FDPA 82-P-009-01-15

ARCHITECTURAL DETAILS
 PROJECT NO. M-100.00 A

5

SHEET NO. 5 OF 6

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

LandDesign
 10000 WOODBURN ROAD
 SUITE 100
 FAIRFAX, VA 22033



Client
 FAIR LAKES NORTH & SOUTH L.C.
 10881 Fair Lakes Circle, Suite 400
 Fairfax, VA 22032
 703.271.9000

| Revision / Issue | No. | Description | Date |
|-----------------------------------|-----|--------------------------------|------------|
| 1. CD SUBMISSION | 1 | CD SUBMISSION | 1/16/2018 |
| 2. APPROVED DC COMMENTS | 2 | APPROVED DC COMMENTS | 03/08/2018 |
| 3. COMMENTS AND REVISION | 3 | COMMENTS AND REVISION | 03/08/2018 |
| 4. APPROVED COMMENTS AND REVISION | 4 | APPROVED COMMENTS AND REVISION | 03/08/2018 |

Notes
 See Schedule

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

Drawn By CIS / JE **Checked By** CM / OTM

Project No. ZF-2384

Date MARCH 8, 2018

Drawing Title
 OVERALL EXHIBIT

Scale 1"=60'

Drawing Number

6

Sheet 6 of 33 (47 TOTAL)

FAIR LAKES RESIDENTIAL PROPERTY - ZF-2384

SEE SHEET 6A FOR ALTERNATE OVERALL EXHIBIT



DATE PLOTTED: 03/08/2018 10:00:00 AM PROJECT: ZF-2384 SHEET: 6 OF 33 (47 TOTAL) DRAWN BY: CIS / JE CHECKED BY: CM / OTM

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

LandDesign
3224 W. LITTLE ROCK RD.
FARMERSVILLE, VA 22949
703.227.2272



Client
FAIR LAKES
NORTH & SOUTH L.C.
10800 7th Lakes Circle, Suite 470
Farmingdale, VA 22949
703.227.2272

| Revision / Issue | Date |
|--|------------|
| 1. DEVELOPED | 11/26/2018 |
| 2. ADDRESSING DC COMMENTS | 10/08/2018 |
| 3. ADDRESSING DC COMMENTS AND REVISION 1 | 09/04/2018 |
| 4. ADDRESSING COMMENTS AND REVISION 2 | 07/12/2018 |
| 5. ALTERNATE LAYOUT | 03/08/2018 |

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

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

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

Project No. ZP-2384

Date: MARCH 8, 2018

Drawing Title
ALTERNATE OVERALL EXHIBIT

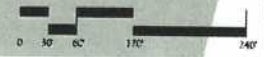
Scale: 1"=60'

Drawing Number

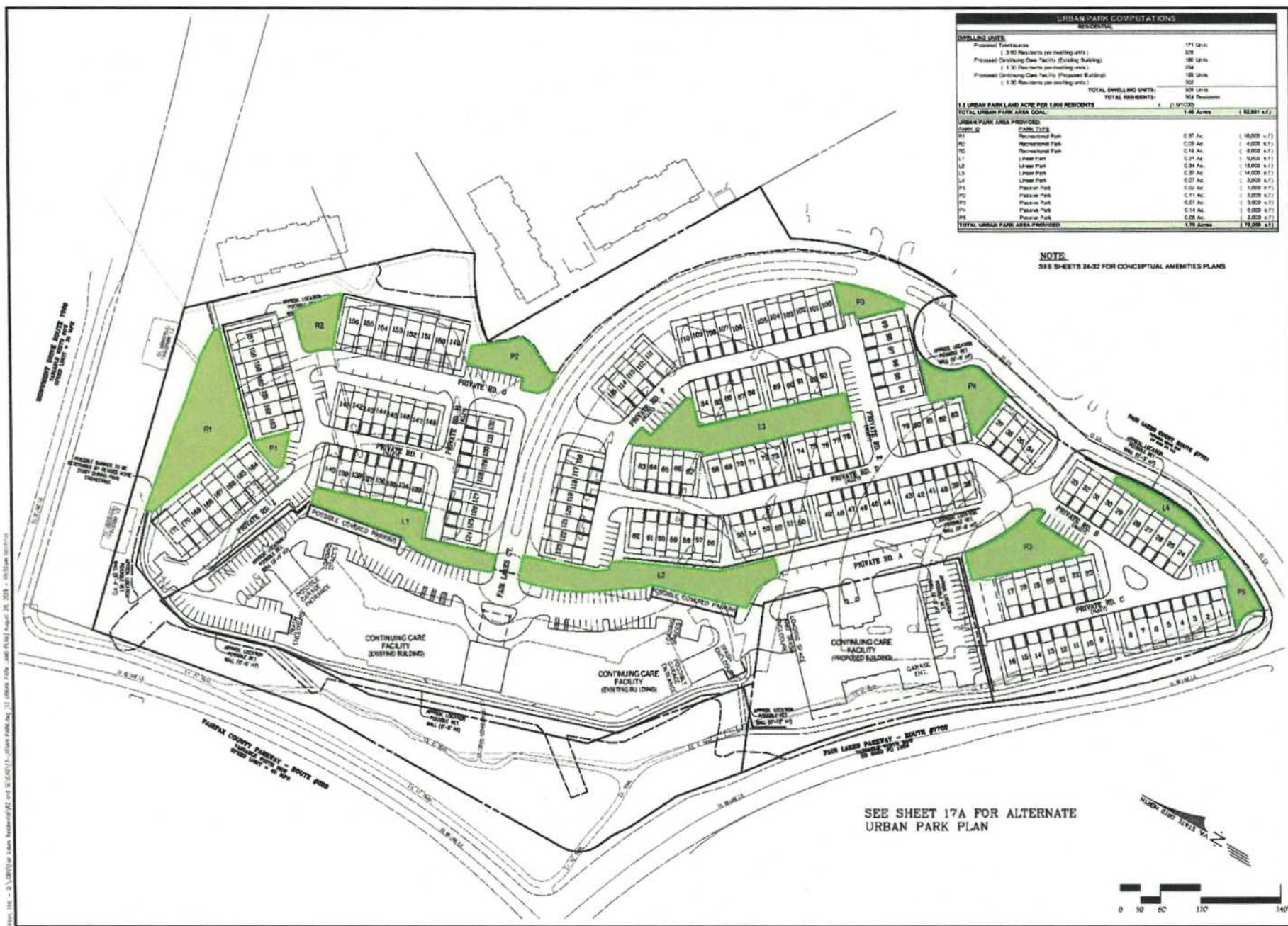
6A
Sheet 6A of 33 (47 TOTAL)

FAIR LAKES RESIDENTIAL PROPERTY ZP-2384

SEE SHEET 6 FOR BASE OVERALL EXHIBIT



\\share-0212\BEN\PROJECTS\Fair Lakes\Drawings\Drawings\08-16-18\08-16-18.dwg [Plot: Overall Exhibit] August 28, 2018 - 1:10pm dcm



| URBAN PARK COMPUTATIONS | | |
|---|---------------------|-------------------------|
| DWELLING UNITS: | | |
| Proposed Townhouses | (171 Units) | 171 Units |
| (3.92 Residences per building unit) | | 228 |
| Proposed Continuing Care Facility (Existing Building) | | 185 Units |
| (1.30 Residences per building unit) | | 234 |
| Proposed Continuing Care Facility (Proposed Building) | | 185 Units |
| (1.92 Residences per building unit) | | 252 |
| TOTAL DWELLING UNITS: | 539 Units | 539 Residences |
| 1.6 URBAN PARK LAND ACRE FOR 1,000 RESIDENTS | x (1.97200) | |
| TOTAL URBAN PARK AREA GOAL: | 1.48 Acres | (63,881 s.f.) |
| URBAN PARK AREA PROVIDED: | | |
| TYPE | ACRES | (s.f.) |
| P1 | Recreational Park | 0.37 Ac. (16,020 s.f.) |
| P2 | Recreational Park | 0.28 Ac. (12,100 s.f.) |
| P3 | Recreational Park | 0.18 Ac. (7,800 s.f.) |
| L1 | Linear Park | 0.21 Ac. (9,100 s.f.) |
| L2 | Linear Park | 0.34 Ac. (14,700 s.f.) |
| L3 | Linear Park | 0.32 Ac. (13,900 s.f.) |
| L4 | Linear Park | 0.07 Ac. (3,000 s.f.) |
| P4 | Playground | 0.10 Ac. (4,300 s.f.) |
| P5 | Playground | 0.11 Ac. (4,700 s.f.) |
| P6 | Playground | 0.07 Ac. (3,000 s.f.) |
| P7 | Playground | 0.14 Ac. (6,000 s.f.) |
| P8 | Playground | 2.00 Ac. (87,000 s.f.) |
| TOTAL URBAN PARK AREA PROVIDED | 1.79 Acres | (78,000 s.f.) |

NOTE:
SEE SHEETS 34-32 FOR CONCEPTUAL AMENITIES PLANS

SEE SHEET 17A FOR ALTERNATE URBAN PARK PLAN



Client:
FAIR LAKES NORTH & SOUTH L.C.
12881 Fair Lakes Circle, Suite 400
Fairfax VA 22035
(703) 271-2910

| Revision / Issue | By | Date |
|--|--------|------------|
| 1. 02 ADDITION OF COMMENTS | CS/7JE | 11/08/2019 |
| 2. 03 ADDITION OF COMMENTS | CS/7JE | 03/08/2020 |
| 3. 04 ADDITION OF COMMENTS AND RESIDENT COMMENTS | CS/7JE | 03/10/2020 |
| 4. 05 ADDITION OF COMMENTS AND RESIDENT COMMENTS | CS/7JE | 03/10/2020 |
| 5. 06 ALTERNATE LAYOUT | CS/7JE | 03/09/2020 |

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

Drawn By: CS/7JE
Checked By: CM / DTM

Project No.: ZP-2304

Date: MARCH 8, 2019

Drawing Title:
URBAN PARK AMENITY PLAN

Scale: 1"=50'

Drawing Number:

17

Sheet 17 of 33 (47 TOTAL)

FAIR LAKES RESIDENTIAL PROPERTY ZP-2304



SEE SHEET 18A FOR ALTERNATE
PEDESTRIAN AND VEHICLE CIRCULATION PLAN

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



1715 Oldham Springs
Ave. #20, Suite 202
Fairfax, VA 22031
703.333.9900 Fax: 703.333.9901
www.urban.com



Client
FAIR LAKES NORTH & SOUTH L.C.
12015 Fairfax Lakes Drive, Suite 410
Fairfax, VA 22032
703.337.4100

Revised / Issue

| No. | Date | By | Rev. |
|-----|------------|---------|------|
| 1. | 02.14.2018 | CS / JE | 1 |
| 2. | 02.14.2018 | CS / JE | 2 |
| 3. | 02.14.2018 | CS / JE | 3 |
| 4. | 02.14.2018 | CS / JE | 4 |
| 5. | 02.14.2018 | CS / JE | 5 |

| Name | Date | Description |
|------|------|-------------|
| | | |
| | | |

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

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

Project No. ZP-2364

Date: MARCH 8, 2018

Drawing Title
**PEDESTRIAN AND
VEHICULAR
CIRCULATION
PLAN**

Scale: 1"=60'

Drawing Number

18

Sheet 18 of 33 (of TOTAL)

FAIR LAKES RESIDENTIAL PROPERTY ZP-2364

INDEPENDENT LIVING



ILLUSTRATIVE ARCHITECTURE
 THESE RENDERINGS SHOW ARCHITECTURAL ELEVATIONS THAT WERE PROPOSED FOR THE DEVELOPMENT. THEY ARE NOT CONTRACT DOCUMENTS AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN ILLUSTRATION. THEY ARE NOT TO BE USED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES. ANY CHANGES TO THESE RENDERINGS WILL BE THE RESPONSIBILITY OF THE CLIENT. ANY CHANGES TO THESE RENDERINGS WILL BE THE RESPONSIBILITY OF THE CLIENT.



Client
 FAIR LAKES
 NORTH & SOUTH, L.C.
 27627-2003

- Revised / Issue
 1. INITIAL DESIGN
 2. SITE VISIT
 3. ARCHITECTURAL
 4. CONCEPT AND
 5. ALTERNATIVE SOLUTIONS

Project Name
 FAIR LAKES ADAPTIVE RE-USE
 TO CONTAINING ONE CARBON
 INCLUDING BOTH INDEPENDENT
 LIVING AND ASSISTED LIVING
 AND RESIDENTIAL
 LAND BAYVIEW
 COMM / FISH / PCA
 Springfield District
 Fairfax County, Virginia

Drawn By
 CSM / JE
 Checked By
 CSM / JTM

Date
 MARCH 8, 2018

Showing The
 ARCHITECTURAL
 ELEVATIONS

Scale
 AS SHOWN

Sheet Number
22
 Sheet 22 of 31 (of 70 total)

01/20/2019 10:00 AM C:\Users\jgibson\OneDrive\Documents\Projects\2019\2019-03-15\2019-03-15\2019-03-15.dwg [1:10] Sheet 24 of 33 - 15/34



1
OPEN SPACE PLAN
 L1-101 PLAN

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

- NOTES:**
1. ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL AND PRELIMINARY PURPOSES ONLY AND ARE SUBJECT TO CHANGE. THE FINAL ARCHITECTURAL AND SITE DESIGN DRAWINGS ARE NOT FOR CONSTRUCTION.
 2. OPEN SPACE REPRESENTS THE RIGHT TO MOTION OR RETRACTION. THE PERCENTAGE OF OPEN SPACE AS LONG AS IT MEETS THE MINIMUM REQUIREMENTS IN THE PDC'S STRICT.
 3. PRELIMINARY PARK SPACES ARE CONCEPTUAL ONLY. THEY MAY BE REMOVED OR CONSOLIDATED. THEIR LOCATIONS MAY BE RELOCATED OR ENLARGED AND/OR THEIR COMPONENTS MODIFIED WITHOUT THE NEED FOR A CDPA OR PCA AS LONG AS THE REQUIRED OPEN SPACE FOR THE OVERALL PROJECT IS MAINTAINED.
 4. SEE SHEETS 9 + 10 FOR REQUIRED TREES AND TABULATIONS.



Client:
 FAIR LAKES NORTH & SOUTH LLC
 10207 Fair Lakes Drive, Suite 100
 Fairfax, VA 22030
 (703) 271-8800

| Revision / Issue | No. | Description | Date |
|-----------------------|-----|--------------------|------------|
| 1. CD REVISIONS | 01 | CD REVISIONS | 03/08/2019 |
| 2. COMMENTS | 02 | COMMENTS | 03/08/2019 |
| 3. COMMENTS | 03 | COMMENTS | 03/08/2019 |
| 4. COMMENTS | 04 | COMMENTS | 03/08/2019 |
| 5. ALTERNATIVE LAYOUT | 05 | ALTERNATIVE LAYOUT | 03/08/2019 |

Drawn: Designer
Scale:

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

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

Project No.: ZP-2384

Date: MARCH 8, 2019

Drawing Title:

CONCEPTUAL AMENITIES PLAN

L1-101

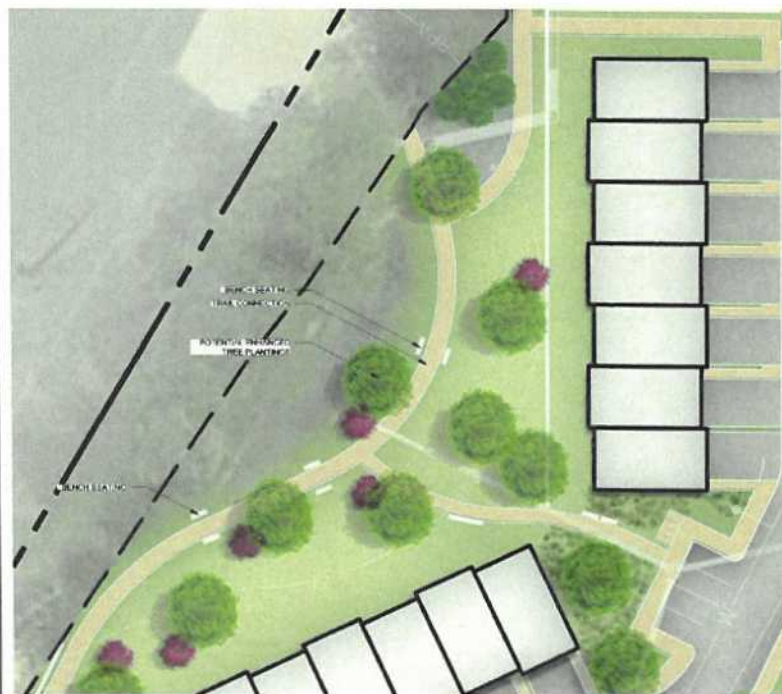
Scale: AS SHOWN

Drawing No.: 000

24
 Sheet 24 of 33 (of TOTAL)

FAIR LAKES RESIDENTIAL PROPERTY ZP-2384

11/16/19, 11:11 AM - © 2019 by Land Design, Inc. All rights reserved. 11/16/19, 11:11 AM - © 2019 by Land Design, Inc. All rights reserved.



1 RECREATIONAL PARK: 1
L1-103 ENLARGEMENT 1" = 20'

2 RECREATIONAL PARK: 2
L1-103 ENLARGEMENT 1" = 20'



3 RECREATIONAL PARK: 1
L1-103 CHARACTER RANGERY



4 RECREATIONAL PARK: 2
L1-103 CHARACTER RANGERY

- NOTE:**
1. ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL AND SITE DESIGN DRAWINGS ARE NOT FOR CONSTRUCTION.
 2. APPLICANT RESERVES THE RIGHT TO MODIFY OR REDUCE THE PERCENTAGE OF OPEN SPACE AS LONG AS IT MEETS THE MINIMUM REQUIREMENTS IN THE PDC DISTRICT.
 3. PRIVATE PARK SPACES ARE CONCEPTUAL ONLY. THEY MAY BE REMOVED OR CONSOLIDATED, THEIR LOCATIONS ADJUSTED, DECREASED OR INCREASED AND/OR THEIR COMPONENTS LACED WITH-OUT THE NEED FOR A CDPA OR PCA AS LONG AS THE PROLARED OPEN SPACE FOR THE OVERALL PROJECT IS MAINTAINED.
 4. SEE SHEETS 8 - 11 FOR REQUIRED TREES AND TABLETIONS.



Client:
 FAIR LAKES NORTH & SOUTH L.C.
 13300 Park Lakes Circle, Suite 101
 Falls, VA 22078
 (703) 227-0266

| Revision / Issue | Date |
|--------------------------|----------|
| 1. SEE 8.000000 | 04/20/19 |
| 2. COMMENTS | 04/20/19 |
| 3. COMMENTS | 04/20/19 |
| 4. COMMENTS AND REVISION | 07/10/19 |
| 5. ALTERNATE LAYOUT | 10/29/19 |

| Date | Description |
|------|-------------|
| | |

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

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

Project No.: ZP-2384

Date: MARCH 8, 2019

Drawing Title:

CONCEPTUAL AMENITIES PLAN

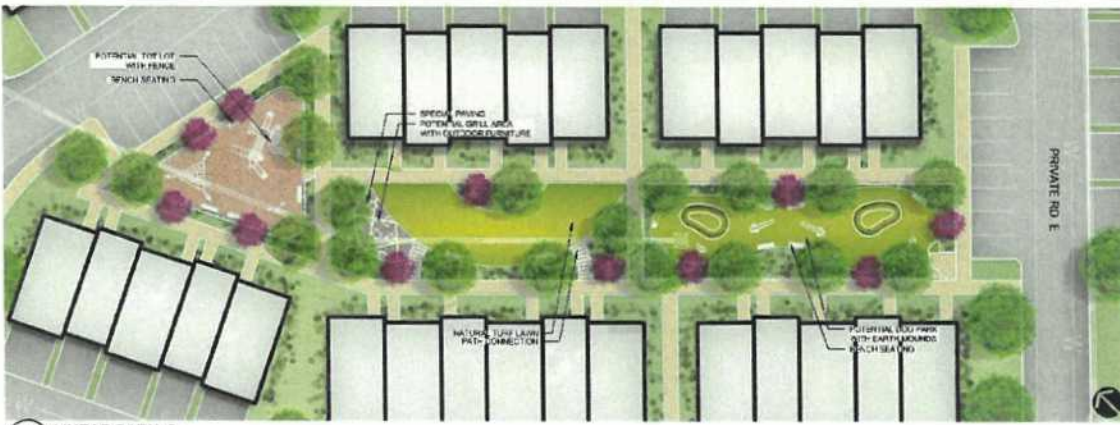
L1-103

Scale: AS SHOWN

Drawing Number:

25
 Sheet 25 of 30 (of TOTAL)

FAIR LAKES RESIDENTIAL PROPERTY ZP-2384



1 LINEAR PARK: 2
L1-105 ENLARGEMENT

1" = 20'



4 LINEAR PARK: 2
L1-105 CHARACTER IMAGERY

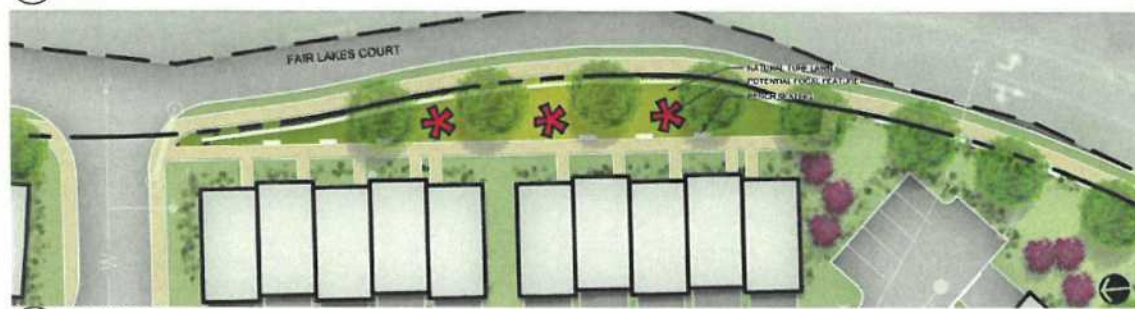


2 LINEAR PARK: 3
L1-105 ENLARGEMENT

1" = 20'



5 LINEAR PARK: 3
L1-105 CHARACTER IMAGERY



3 LINEAR PARK: 4
L1-105 ENLARGEMENT

1" = 20'



6 LINEAR PARK: 5
L1-105 CHARACTER IMAGERY

NOTES

1. ALL DRAINAGE ARE PROVIDED FOR INFORMATIONAL AND ALL UTILITIES IN REPORTS ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.
2. SHOWN ARE NOT FOR CONSTRUCTION.
3. APPLICANT RESERVES THE RIGHT TO MODIFY OR REPLACE THE REPRESENTATIVE OPEN SPACE AS LONG AS IT MEETS THE MINIMUM REQUIREMENTS IN THE PDCU SUBJECT.
4. FINISH TYPICAL SPACES ARE CONCEPTUAL ONLY. THEY MAY BE MODIFIED OR COMBINED EXCEPT THEIR LOCATION ADJUSTED, DECREASED OR INCREASED AND/OR THEIR COMPONENTS MODIFIED WITHIN THE NEEDS FOR A COPA OR PCA AS LONG AS THE REQUIRED OPEN SPACE FOR THE OVERALL PROJECT IS MAINTAINED.
5. SEE SHEETS 1 & 2 FOR PLANNING TREES AND UTILITIES.



Client:
FAIR LAKES
NORTH & SOUTH LLC
10281 FAIR LAKES DRIVE, SUITE 100
FAIRFAX VA 22030
703.627.2863

| Revision / Issue | Date |
|--------------------------------------|------------|
| 1. CC CONSTRUCTION | 9/18/2019 |
| 2. ADMINISTRATIVE COMMENTS | 9/26/2019 |
| 3. CONSTRUCTION COMMENTS | 10/28/2019 |
| 4. CONSTRUCTION COMMENTS AND PERMITS | 11/12/2019 |
| 5. ALL FINALS LAYOUT | 11/20/2019 |



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

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

Project No.: ZP-2264

Date: MARCH 8, 2019

Drawing Title:

CONCEPTUAL
AMENITIES PLAN

L1-105

Scale: AS SHOWN

Drawing No. 100

27

Sheet 27 of 33 (AT TOTAL)

FAIR LAKES RESIDENTIAL PROPERTY - ZP-2264

10/16/2019 10:58 AM C:\Users\jgibson\OneDrive\Documents\FAIR LAKES ADAPTIVE REUSE TO CONTINUING CARE CAMPUS\20190318_1058AM.dwg - 11/26/2019 10:58 AM



1 PASSIVE PARK: 4
L1-107 ENLARGEMENT 1" = 20'



2 PASSIVE PARK: 5
L1-107 ENLARGEMENT 1" = 20'



3 CONTINUING CARE FACILITY PARK: 2
L1-107 ENLARGEMENT 1" = 20'



4 PASSIVE PARK: 4
L1-107 CHARACTER IMAGERY



5 PASSIVE PARK: 5
L1-107 CHARACTER IMAGERY



6 CONTINUING CARE FACILITY PARK: 2
L1-107 CHARACTER IMAGERY



- NOTES:**
1. ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE FROM FINAL APPROVED PERMITS, LOCAL AND STATE DESIGN. DRAWINGS ARE NOT FOR CONSTRUCTION.
 2. JEAN KANT RESERVES THE RIGHT TO MODIFY OR REMOVE THE PERCENTAGE OF OPEN SPACE AS LONG AS IT MEETS THE MINIMUM REQUIREMENTS IN THE PCC DISTRICT.
 3. PRELIMINARY SPACES ARE CONCEPTUAL ONLY. THEY MAY BE REMOVED OR CONSOLIDATED. THEIR LOCATIONS ADVISED, REPLACED OR INCREASED AND/OR OTHER COMPONENTS MODIFIED WITHOUT THE NEED FOR A CORRECTIVE PLAN AS LONG AS THE REQUIRED OPEN SPACE FOR THE ORIGINAL PROJECT IS MAINTAINED.
 4. SEE SHEETS 8 - 10 FOR ISOLATED TREES AND TABLETIONS.



Client:
 FAIR LAKES
 NORTH & SOUTH, L.C.
 12007 Fair Lakes Drive, Suite 100
 Fairfax, VA 22031
 (703) 291-9800

| Revision / Issue | No. | Description | DATE |
|--------------------------|-----|-------------|----------|
| 1. 2D DIMENSION | 1 | ADJUSTED | 03/10/19 |
| 2. COMMENTS | 2 | ADJUSTED | 03/10/19 |
| 3. COMMENTS AND REVISION | 3 | ADJUSTED | 03/10/19 |
| 4. COMMENTS AND REVISION | 4 | ADJUSTED | 03/10/19 |
| 5. ALTERNATE LAYOUT | 5 | ADJUSTED | 03/10/19 |



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

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

Project No.: ZP-2364

Date: MARCH 8, 2019

Drawing Title:

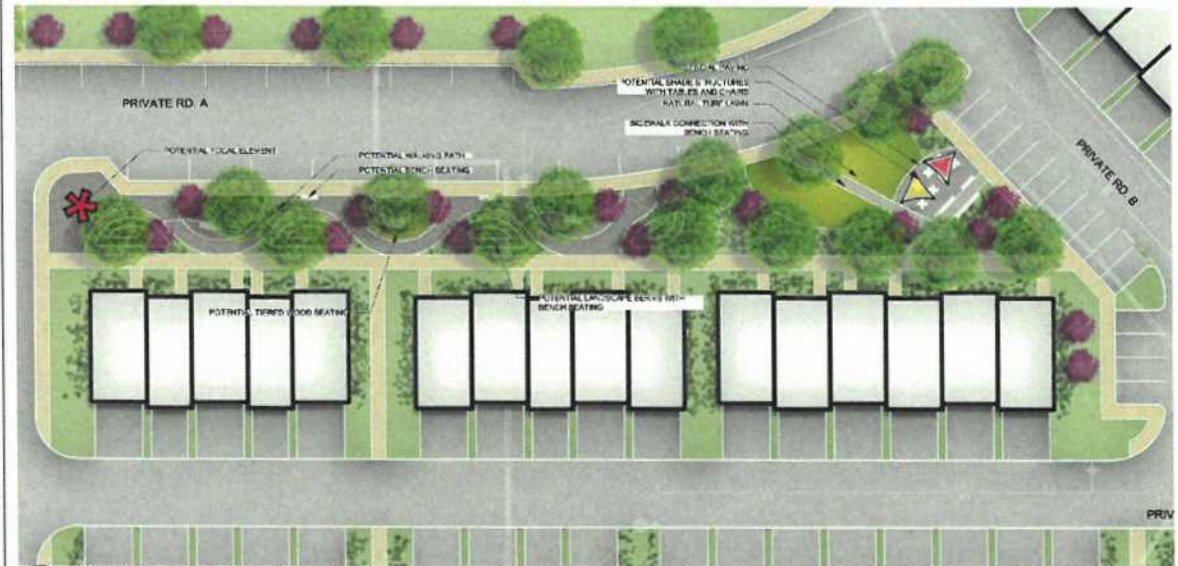
CONCEPTUAL AMENITIES PLAN
 L1-107

Scale: AS SHOWN

Drawing No.: 29

Sheet 20 of 33 (of TOTAL)

FAIR LAKES RESIDENTIAL PROPERTY ZP-2364



2 ALTERNATE LAYOUT B: LINEAR PARK 5
L1-110 ENLARGEMENT

1" = 20'



4 ALTERNATE LAYOUT B: LINEAR PARK 5
L1-110 CHARACTER VARIETY

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



Client
FAIR LAKES
NORTH & SOUTH L.C.
1288 1st Lake Oaks, Suite 400
Falls VA, 22026
703.577.2900

| Revised / Issue | Date |
|----------------------------------|------------|
| 1. DE SUBMIT | 11/28/2018 |
| 2. ADDRESS DC COMMENTS | 1/30/2019 |
| 3. ADDRESS COMMENTS AND RESUBMIT | 3/26/2019 |
| 4. ADDRESS COMMENTS AND RESUBMIT | 5/17/2019 |
| 5. ALTERNATE LAYOUT | 8/28/2019 |

| Issue | Description |
|-------|-------------|
| | |

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

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

Project No.: ZP-2384

Date: MARCH 8, 2019

Drawing Title
**ALTERNATE
CONCEPTUAL
AMENITIES PLAN
L1-110**

Scale: AS SHOWN

Drawing Number

32

Sheet 32 of 33 (42 TOTAL)

FAIR LAKES RESIDENTIAL PROPERTY ZP-2384

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Operational Analysis Trip Generation

| ITE Land Use Code <i>Trip Generation, 10th Ed.</i> | | | | ----- Weekday ----- | | | | | | |
|---|-----|---------------------------------|------------|---------------------|------------|--------------|--------------|-------------|--------------|---------------|
| | | | | AM Peak Hour | | | PM Peak Hour | | | Daily |
| | | | | <i>In</i> | <i>Out</i> | <i>Total</i> | <i>In</i> | <i>Out</i> | <i>Total</i> | <i>Total</i> |
| By-Right Development | | | | | | | | | | |
| By-Right | 710 | General Office Building | 507,037 sf | 433 | 70 | 503 | 85 | 447 | 532 | 5,124 |
| | | <i>Mode Split/TDM Reduction</i> | 15% | -65 | -11 | -75 | -13 | -67 | -80 | -769 |
| By-Right Trips | | | | 368 | 60 | 428 | 72 | 380 | 452 | 4,355 |
| OA Development | | | | | | | | | | |
| Residential | 220 | Multifamily | 190 du | 20 | 68 | 88 | 66 | 39 | 105 | 1,396 |
| | | <i>Mode Split/TDM Reduction</i> | 15% | -3 | -10 | -13 | -10 | -6 | -16 | -209 |
| Independent Living | 253 | Independent Living | 185 du | 7 | 4 | 11 | 16 | 15 | 31 | 374 |
| Assisted Living | 254 | Assisted Living | 100 beds | 12 | 7 | 19 | 10 | 16 | 26 | 260 |
| OA Trips | | | | 36 | 69 | 105 | 82 | 64 | 146 | 1,821 |
| Difference (OA - By-Right) | | | | -332 | +9 | -323 | +10 | -316 | -306 | -2,535 |

Proposed Development Trip Generation

| ITE Land Use Code <i>Trip Generation, 10th Ed.</i> | | | | ----- Weekday ----- | | | | | | |
|---|-----|---------------------------------|----------|---------------------|------------|--------------|--------------|------------|--------------|--------------|
| | | | | AM Peak Hour | | | PM Peak Hour | | | Daily |
| | | | | <i>In</i> | <i>Out</i> | <i>Total</i> | <i>In</i> | <i>Out</i> | <i>Total</i> | <i>Total</i> |
| Primary Layout Development | | | | | | | | | | |
| Residential | 220 | Multifamily | 171 du | 18 | 61 | 79 | 60 | 35 | 95 | 1,252 |
| | | <i>Mode Split/TDM Reduction</i> | 15% | -3 | -9 | -12 | -9 | -5 | -14 | -188 |
| Independent Living | 253 | Independent Living | 180 du | 7 | 4 | 11 | 16 | 14 | 30 | 364 |
| Assisted Living | 254 | Assisted Living | 155 beds | 18 | 11 | 29 | 15 | 25 | 40 | 403 |
| Primary Layout Development Trips | | | | 40 | 67 | 107 | 82 | 69 | 151 | 1,831 |
| Difference (Primary - OA) | | | | 4 | -2 | 2 | 0 | 5 | 5 | 11 |
| Alternative Development | | | | | | | | | | |
| Residential | 220 | Multifamily | 197 du | 21 | 70 | 91 | 68 | 40 | 108 | 1,448 |
| | | <i>Mode Split/TDM Reduction</i> | 15% | -3 | -11 | -14 | -10 | -6 | -16 | -217 |
| Independent Living | 253 | Independent Living | 180 du | 7 | 4 | 11 | 16 | 14 | 30 | 364 |
| Alternative Development Trips | | | | 25 | 64 | 88 | 74 | 48 | 122 | 1,595 |
| Difference (Alternative - OA) | | | | -11 | -5 | -16 | -8 | -16 | -24 | -226 |