THE HUNTER TRACT

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ-96-L-005
SE-96-L-034

CONCEPTUAL / FINAL DEVELOPMENT PLAN
GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

APPLICANT:

SPRINGFIELD CAMPUS LLC.
703 Maiden Choice Lane
Baltimore, Maryland 21228

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6. 100 SCALE DEVELOPMENT PLAN - SW. PARCEL
7. STORMWATER MANAGEMENT AREA DETAIL

MARKS, THOMAS AND ASSOCIATES, INC.
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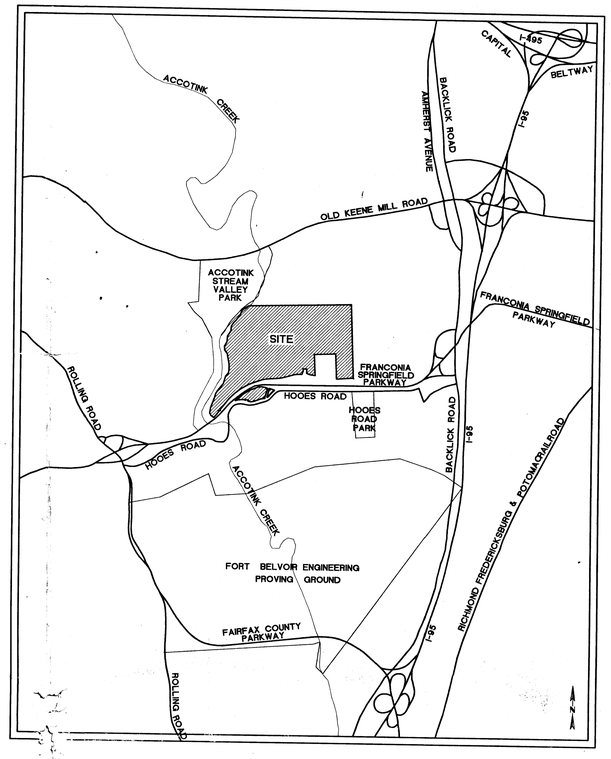
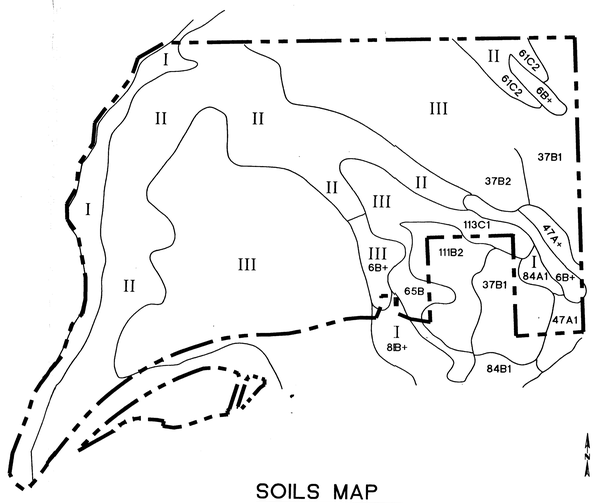


VICINITY MAP
SCALE: 1"=2,000'



SOILS MAP
SCALE: 1"=500'

SENIOR CAMPUS LIVING
703 Maiden Choice Lane Baltimore, Maryland 21228

THE HUNTER TRACT

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
RZ-96-L-005
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CONCEPTUAL / FINAL DEVELOPMENT PLAN
GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

FEBRUARY 5, 1996

REVISED FEBRUARY 14, 1996
REVISED MAY 31, 1996
REVISED JUNE 10, 1996
REVISED JUNE 27, 1996
REVISED JULY 16, 1996
REVISED JULY 29, 1996
REVISED AUGUST 6, 1996

Application No. RZ 96-L-005 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/29/96
Date of (BOS) (PC) approval 10/28/96
Sheet 1 of 7
See SE 96-L-034

RECEIVED
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M - 9323

NOTES FOR TOTAL DEVELOPMENT:

1. THE PROPERTY THAT IS THE SUBJECT OF THE CONCEPTUAL DEVELOPMENT PLAN (CDP)/FINAL DEVELOPMENT PLAN (FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 90-1 ((1)) 55, 55A (PART), 57 (PART), 58 (PART) AND 59 (PART).

   THE PROPERTY THAT IS THE SUBJECT OF THE GENERALIZED DEVELOPMENT PLAN (GDP)/SPECIAL EXCEPTION (SE) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 90-1 ((1)) 55A (PART), 57 (PART), 58 (PART), 59 (PART), 60, 60A AND 61.

2. THE TOTAL LAND AREA OF THE CDP/FDP CONSISTS OF 58.2 ACRES. THE TOTAL LAND AREA OF THE GDP/SE CONSISTS OF 108.82 ACRES.

3. THE CDP/FDP ACCOMPANIES AN APPLICATION TO REZONE THE SUBJECT PROPERTY FROM THE R-1 DISTRICT TO THE PDH-2 DISTRICT. THE GDP ACCOMPANIES AN APPLICATION TO REZONE THE SUBJECT PROPERTY FROM THE R-1 DISTRICT TO THE R-3 DISTRICT. THE DEVELOPMENT PROGRAM PROPOSES SINGLE FAMILY DETACHED DWELLING UNITS WITHIN THE PDH-2 DISTRICT AND A CONTINUING CARE RETIREMENT COMMUNITY (HOUSING FOR THE ELDERLY) WITHIN THE R-3 DISTRICT.

   THE PURPOSE OF THE SPECIAL EXCEPTION IS TO ESTABLISH A CONTINUING CARE RETIREMENT COMMUNITY, (HOUSING FOR THE ELDERLY) IN THE R-3 DISTRICT.

4. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPUTED BY DEWBERRY & DAVIS FROM AN EXISTING SURVEY BY OTHERS AND FROM EXISTING RECORDS.

5. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AERIAL SURVEY BY OTHERS. A SMALL PORTION OF THE TOPOGRAPHY IN THE EASTERN PORTION OF THE SITE WAS INTERPOLATED.

6. THERE IS A FLOODPLAIN, RESOURCE PROTECTION AREA (RPA) AND A RELATED ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY AS REPRESENTED ON THE GRAPHIC. THE RPA BOUNDARIES ARE BASED ON THE CHESAPEAKE BAY PRESERVATION AREA MAP ADOPTED BY THE BOARD OF SUPERVISORS ON MARCH 22, 1993 AS REVISED THROUGH MARCH 21, 1994. THE RPA BOUNDARIES MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 118-1-9 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE.

7. STORMWATER DETENTION/BEST MANAGEMENT PRACTICES (SWM/BMPs) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVER. AT THIS TIME, IT IS ANTICIPATED THAT THE SWM/BMP REQUIREMENTS FOR THE PROPERTY WILL BE SATISFIED THROUGH A COMBINATION OF WET AND DRY PONDS AND OPEN SPACE AS REPRESENTED ON THE GRAPHIC. THE VOLUMES REPRESENTED FOR THE PONDS ON THE GRAPHIC ARE BASED ON PRELIMINARY ENGINEERING AND ARE APPROXIMATE AND SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.

8. THE LIMITS OF CLEARING AND GRADING SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING AND DESIGN.

9. THE FOOTPRINTS OF THE ELDERLY HOUSING UNITS SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS OF PAR. 4 OF SECT. 9-004 OF THE ZONING ORDINANCE, SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY, AND THE EXACT LOCATIONS OF THE BUILDINGS, NUMBER OF EMPLOYEES, ETC. SHOWN IN THE TABULATION MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENT.

   THE DENSITY AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS, AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC ARE TO BE DEEMED MINIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF UNITS FROM THE TOTAL REPRESENTED IN THE TABULATION, AND THE BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING LOT LAYOUT(S) MAY BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THEY DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

   LASTLY, THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES SHOWN ON THE GRAPHIC ARE PRELIMINARY, AND MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

10. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS CARPORTS, GAZEBOS, TRELLISES, ENTRANCE SIGNS, INTERNAL DIRECTIONAL SIGNS, GARDENING AREAS, SITTING AREAS, PATIOS, TRAILS, PLANTERS, FENCES AND/OR WALLS AND LIGHT STANDARDS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED. THE ELDERLY HOUSING LAND AREA WILL BE SURROUNDED BY A EIGHT (8) FOOT HIGH SECURITY FENCE, WHICH WILL BE THE SUBJECT OF A VARIANCE APPLICATION IF DEEMED NECESSARY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PART 4 OF ARTICLE 18 OF THE ZONING ORDINANCE. IF A VARIANCE APPLICATION IS NOT GRANTED FOR THE EIGHT (8) FOOT HIGH SECURITY FENCE, THE FENCE WILL BE INSTALLED IN ACCORDANCE WITH SECTION 10-104 OF THE ZONING ORDINANCE. IT IS TO BE FURTHER UNDERSTOOD THAT ARCHITECTURAL FEATURES SUCH AS BALCONIES, STAIRWELLS AND UTILITY CLOSETS MAY ALSO BE PROVIDED.

11. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND TO REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY. IN ADDITION, FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLATS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS IN ACCORDANCE WITH THE ZONING ORDINANCE.

12. PARKING AND LOADING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GRAPHIC. THE NUMBER OF PARKING SPACES MAY BE ADJUSTED IN ACCORDANCE WITH NOTES 9 AND 11 ABOVE AND THE NUMBER MAY BE DECREASED FROM THAT NUMBER REPRESENTED IN THE TABULATION SO LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE II OF THE ZONING ORDINANCE.

    SHOULD PARKING DEMAND DICTATE, THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING IN THE FUTURE AS SHOWN ON THE GRAPHIC WITH ONLY THE APPROVAL OF A SITE PLAN. A FINAL DEVELOPMENT PLAN AMENDMENT WILL NOT BE REQUIRED.

    IT IS TO BE NOTED THAT GARAGES MAY OR MAY NOT BE PROVIDED FOR THE SINGLE FAMILY DETACHED DWELLING UNITS.

    A FINAL NUMBER AND LOCATION OF LOADING SPACES AND ACCESSIBLE PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

13. LANDSCAPING WILL BE PROVIDED IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING REPRESENTED ON THE GRAPHIC SUBJECT TO FINAL ENGINEERING AND DESIGN.

    A TRANSITIONAL SCREENING YARD 2 AND A BARRIER ARE REQUIRED ALONG THE WESTERN, NORTHERN AND SOUTHERN LOT LINES OF THE PROPERTY THAT IS PROPOSED FOR HOUSING FOR THE ELDERLY. A WAIVER OF THE BARRIER REQUIREMENT AND A MODIFICATION OF THE PLANTING SCHEDULE IS REQUESTED ALONG THESE LOT LINES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 3 AND 12 OF SECT. 13-304 OF THE ZONING ORDINANCE. EXISTING VEGETATION AND PROPOSED LANDSCAPING AS REPRESENTED ON THE GRAPHIC WILL BE USED TO SATISFY THE TRANSITIONAL SCREENING YARD REQUIREMENT WITH THE UNDERSTANDING THAT THE PROPOSED LANDSCAPING MAY BE SUBJECT OF MINOR MODIFICATION AS APPROVED BY THE URBAN FORESTER.

14. THE ACCOTINK CREEK STREAM VALLEY AND THE RELATED ENVIRONMENTAL QUALITY CORRIDORS LOCATED ON THE SUBJECT PROPERTY OFFER SCENIC ASSETS AND NATURAL FEATURES THAT ARE DESERVING OF PRESERVATION. THE PROTECTION/PRESERVATION OF THESE NATURAL FEATURES IS A COMPONENT OF THE PROPOSED DEVELOPMENT PROGRAM.

15. SPECIAL AMENITIES PROPOSED WITH THE DEVELOPMENT PROGRAM INCLUDE A PEDESTRIAN TRAIL NETWORK THAT IS IN GENERAL ACCORDANCE WITH THE TRAILS RECOMMENDED BY THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND TWO TOT LOTS OR OTHER COMPARABLE FACILITIES AS MAY BE APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM) WITHIN THE PROPERTY THAT IS PROPOSED FOR SINGLE FAMILY DETACHED DWELLINGS.

    THE HOUSING FOR THE ELDERLY COMMUNITY WILL PROVIDE NUMEROUS SPECIAL AMENITIES FOR ITS RESIDENTS WHICH MAY INCLUDE BUT NOT NECESSARILY BE LIMITED TO A CHAPEL AN INDOOR AQUATICS CENTER, BILLIARDS AND GAME ROOMS, CRAFTS ROOMS, EXERCISE ROOMS, CONFERENCE FACILITIES, SHUFFLEBOARD COURTS, GARDENING AREAS, CARD ROOMS, CONVENIENCE SHOPS, PERSONAL SERVICE AND BANKING FACILITIES, A TELEVISION STUDIO, TELEVISION LOUNGES, CLASSROOMS, ACTIVITY ROOMS, MUSIC ROOMS AND OTHER PERMITTED ACCESSORY USES AND RELATED FACILITIES INCLUDING ACTIVE AND PASSIVE OUTDOOR RECREATION SPACE.

16. A STATEMENT OF THE PUBLIC IMPROVEMENTS THAT MAY BE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION AND AN ESTIMATE OF THE TIMING FOR PROVIDING SUCH IMPROVEMENTS WILL BE PRESENTED WITH THE PROFFERS.

17. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.

18. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE NOT AVAILABLE AT THIS TIME.

19. IT IS CURRENTLY ANTICIPATED THAT THE PHASED CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. THE EXACT PHASING SCHEDULE IS NOT KNOWN AT THIS TIME.

20. THERE IS ONE EXISTING VACATED STRUCTURE LOCATED ON THE SUBJECT PROPERTY, THAT WILL BE DEMOLISHED. THE DATE OF CONSTRUCTION OF THE STRUCTURE IS UNKNOWN.

21. TO THE BEST OF OUR KNOWLEDGE, THERE ARE TWO EXISTING UTILITY EASEMENTS THAT HAVE A WIDTH OF TWENTY-FIVE FEET OR MORE LOCATED ON THE SUBJECT PROPERTY. ONE IS A SANITARY SEWER EASEMENT AND THE OTHER IS A STORMWATER EASEMENT. THERE IS A 24-INCH WASHINGTON GAS LINE IN A TEN-FOOT WIDE EASEMENT LOCATED PARALLEL AND ADJACENT TO THE NORTHERN PROPERTY LINE AND SEVERAL OTHER SMALLER EASEMENTS AS REPRESENTED ON THE GRAPHIC.

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

23. TO THE BEST OF OUR KNOWLEDGE, THE SINGLE FAMILY DETACHED DWELLINGS WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE ELDERLY CARE FACILITY WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

24. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE SPRINGVALE COMMUNITY PLANNING SECTOR, SPRINGFIELD PLANNING DISTRICT OF AREA IV OF THE COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDS RESIDENTIAL USE AT ONE TO TWO AND TWO TO THREE DWELLING UNITS PER ACRE WITH A CAP OF 400 UNITS. THE PROPOSED DEVELOPMENT PROGRAM IS IN ACCORDANCE WITH A PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN RECOMMENDATION.

25. A MODIFICATION OF THE ADDITIONAL STANDARD SET FORTH IN PAR. 2 OF SECT. 9-306 OF THE ZONING ORDINANCE, WHICH STIPULATES THE NURSING FACILITIES MUST BE DESIGNED SOLELY FOR THE RESIDENTS OF THE HOUSING FOR THE ELDERLY, IS HEREBY REQUESTED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 9-003 OG THE ZONING ORDINANCE.

26. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN THE SAME IS SUBMITTED IN A SEPARATE ASSOCIATED DOCUMENT.

27. NOTWITHSTANDING THE CDP/FDP IS PRESENTED ON A PORTION OF A SHEET, THE CDP SHALL CONSTITUTE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE TOTAL NUMBER OF DWELLING UNITS AND GENERAL LOCATION OF OPEN SPACE AREAS FOR THAT PORTION OF THE DEVELOPMENT PROGRAM IN THE PROPOSED PDH-2 DISTRICT. THE DEVELOPER RESERVES THE RIGHT TO REQUEST ONLY FINAL DEVELOPMENT PLAN AMENDMENT(S) FROM THE PLANNING COMMISSION FOR THE ENTIRE AREA PROPOSED FOR THE PDH-2 DISTRICT OR PORTIONS THEREOF IN ACCORDANCE WITH THE PROVISIONS SET FORTH SECT. 16-402 OF THE ZONING ORDINANCE.

28. NOTWITHSTANDING THE GDP/SE PLAT IS PRESENTED ON A PORTION OF A SHEET, AS LONG AS THE DEVELOPMENT PROGRAM FOR THAT AREA OF THE SITE IN THE PROPOSED R-3 DISTRICT REMAINS HOUSING FOR THE ELDERLY, THE DEVELOPER RESERVES THE RIGHT TO REQUEST ONLY SPECIAL EXCEPTION AMENDMENT(S) FROM THE BOARD OF SUPERVISORS IN ACCORDANCE WITH SECT. 9-014 OF THE ZONING ORDINANCE, WITHOUT REQUESTING AMENDMENT(S) TO THE GENERALIZED DEVELOPMENT PLAN.

29. IT IS TO BE UNDERSTOOD THAT THOSE LANDS THAT WILL BE DEDICATED FOR PUBLIC USE MAY BE DEVELOPED FOR PUBLIC USES WITHOUT THE REQUIREMENT FOR AN AMENDMENT TO THE SPECIAL EXCEPTION.

30. EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

Application No. RZ 95-L-005 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/24/96
Date of (BOS) (PC) approval 10/28/96
Sheet 2 of 7
See SE 96-L-034

RICHARD E. [illegible] No. 021902 8-8-96 PROFESSIONAL ENGINEER

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RZ-96-L-005
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Fairfax County, Va.

NOTES
THE HUNTER TRACT
Conceptual / Final Development Plan
Generalized Development Plan / Special Exception Plat

CONTOUR INTERVAL	—
Drawn By	J.BROWN
Designed By	J.BROWN
Checked By	P.YATES
Date	2/5/96 REV.-2/14/96 REV.-5/31/96 REV.-6/10/96 REV.-6/27/96 REV.-7/16/96 REV.-7/29/96 rel. REV.-8/6/96
Scale	
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TABULATION FOR TOTAL DEVELOPMENT:

EXISTING ZONING PROPOSED ZONING	R-1 PDH-2 AND R-3
TOTAL LAND AREA	167.02 AC

TABULATION FOR AREA OF CDP/FDP:

EXISTING ZONING PROPOSED ZONING	R-1 PDH-2
LAND AREA	58.2 AC
PROPOSED NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS	105*
PERMITTED DENSITY (PER COMPREHENSIVE PLAN) PROPOSED DENSITY	2.0 DU/AC 1.8 DU/AC
MAXIMUM BUILDING HEIGHT	35 FT
PARKING SPACES REQUIRED/PROVIDED	210
OPEN SPACE REQUIRED/PROVIDED (20%)	11.64 AC

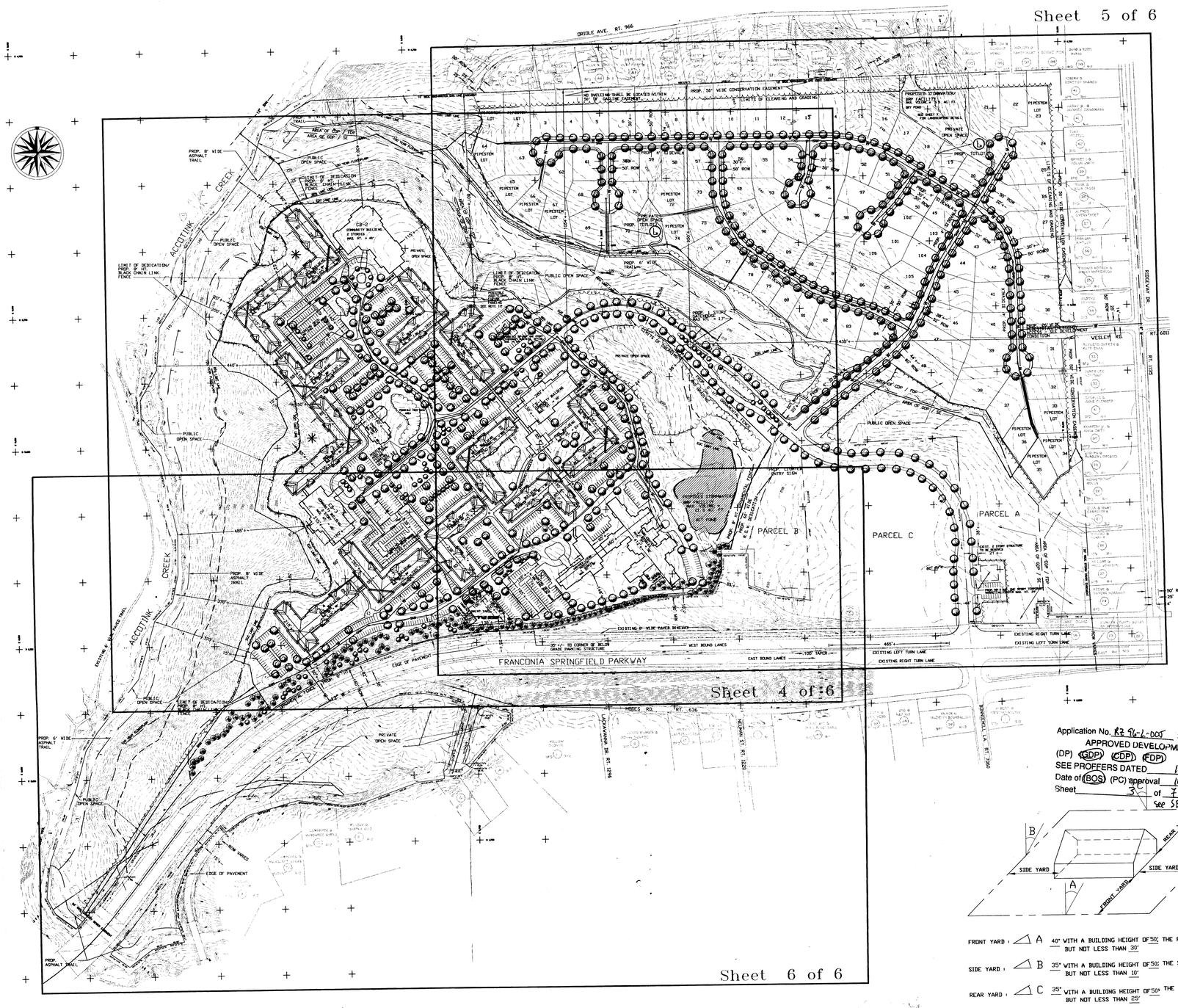
TABULATION FOR AREA OF GDP/SE:

EXISTING ZONING PROPOSED ZONING	R-1 R-3
LAND AREA	108.82 AC
PROPOSED NUMBER OF HOUSING UNITS FOR THE ELDERLY ACCESSORY USES: COMMUNITY SPACE; POOL; CHAPEL; MAINTENANCE BUILDING; 132 BEDS OF ASSISTED LIVING; AND; 240 BEDS OF ACUTE CARE.	1419*
PROPOSED DENSITY	13.0 DU/AC
PERMITTED NUMBER OF HOUSING UNITS FOR THE ELDERLY PER COMPREHENSIVE PLAN	1420
PERMITTED DENSITY	13.0 DU/AC
PROPOSED GROSS FLOOR AREA	1,600,000+-SF.
RESIDENTIAL BUILDINGS (EXCLUDING COMMUNITY BUILDINGS)	
CHAPEL	10,000+-SF.
CARE CENTER (240 BEDS)	170,000+-SF.
ASSISTED LIVING BUILDING (132 BEDS)	70,000+-SF.
COMMUNITY BUILDINGS (3)-COMBINED TOTAL	156,000+-SF.
BRANCH BANK (2)-COMBINED TOTAL	2,000+-SF.
HAIR SALONS (3)-COMBINED TOTAL	2,500+-SF.
CONVENIENCE STORE (1)	1,000+-SF.
GIFT SHOP (1)	1,000+-SF.
PHARMACY (1)	2,000+-SF.
TRAVEL AGENCY (1)	500+-SF.
TOTAL ACCESSORY USES	259,000+-SF.
MAXIMUM BUILDING HEIGHT (4-5 STORIES)	50 FT
PARKING SPACES REQUIRED (ONE SPACE PER 4 DWELLING UNITS (1419) + 1 SPACE/EMPLOYEE ON MAJOR SHIFT (500))	855
PARKING SPACES PROVIDED	1,350+-
OPEN SPACE REQUIRED/PROVIDED (55%)	59.85 AIC

* AFFORDABLE DWELLING UNITS (ADUs) FOR THE SINGLE FAMILY DETACHED (SFD) DWELLINGS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PART 8 OF ARTICLE 2 OF THE ZONING ORDINANCE. THE CALCULATIONS FOR THESE UNITS ARE AS FOLLOWS:

105 SFD UNITS X 12.5% = 13.12 OR 14 ADUs

THE 14 ADUs WILL BE PROVIDED AS HOUSING UNITS FOR THE ELDERLY



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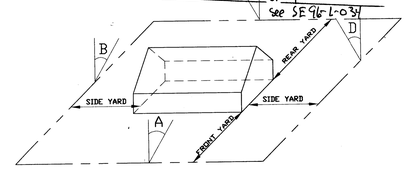

FRONT YARD : A 40' WITH A BUILDING HEIGHT OF 50'; THE FRONT YARD = 38' BUT NOT LESS THAN 30'

SIDE YARD : B 35' WITH A BUILDING HEIGHT OF 50'; THE SIDE YARD = 35' BUT NOT LESS THAN 10'

REAR YARD : C 35' WITH A BUILDING HEIGHT OF 50' THE REAR YARD = 35' BUT NOT LESS THAN 25'

DETAIL : FOR HOUSING FOR THE ELDERLY
MINIMUM REQUIRED YARD FOR BUILDING WITH 50' HEIGHT

8-8-96

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Scale	1"=200'
Plan Number	PLAN
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8896

LEGEND

- 100 YEAR FLOODPLAIN LINE
- RPA LIMIT LINE
- EQC LIMIT LINE
- PROP. LIMITS OF CLEARING & GRADING
- EXIST. SANITARY LINE
- PROP. SANITARY LINE
- EXIST. WATER LINE
- PROP. WATER LINE
- PROP. 8' HT. ORNAMENTAL FENCE
- PROP. 8' HT. BLACK CHAINLINK FENCE
- PROP. 4' SIDEWALK / TRAIL
- PROP. LARGE DECIDUOUS TREE 3"-3 1/2" CAL. TREE MIN.
- PROP. MEDIUM DECIDUOUS/ORNAMENTAL TREE 8'-10' HEIGHT MIN. DECIDUOUS/ ORNAMENTAL TREE
- PROP. LARGE EVERGREEN TREE 8'-10' HEIGHT MIN. EVERGREEN TREE
- PROP. MEDIUM EVERGREEN TREE 6'-7' HEIGHT MIN. EVERGREEN TREE
- EXIST. VEGETATION
- EXIST. VEGETATION TO REMAIN
- POSSIBLE ADDITIONAL TREE SAVE

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THE CAMPUS AT SPRINGFIELD
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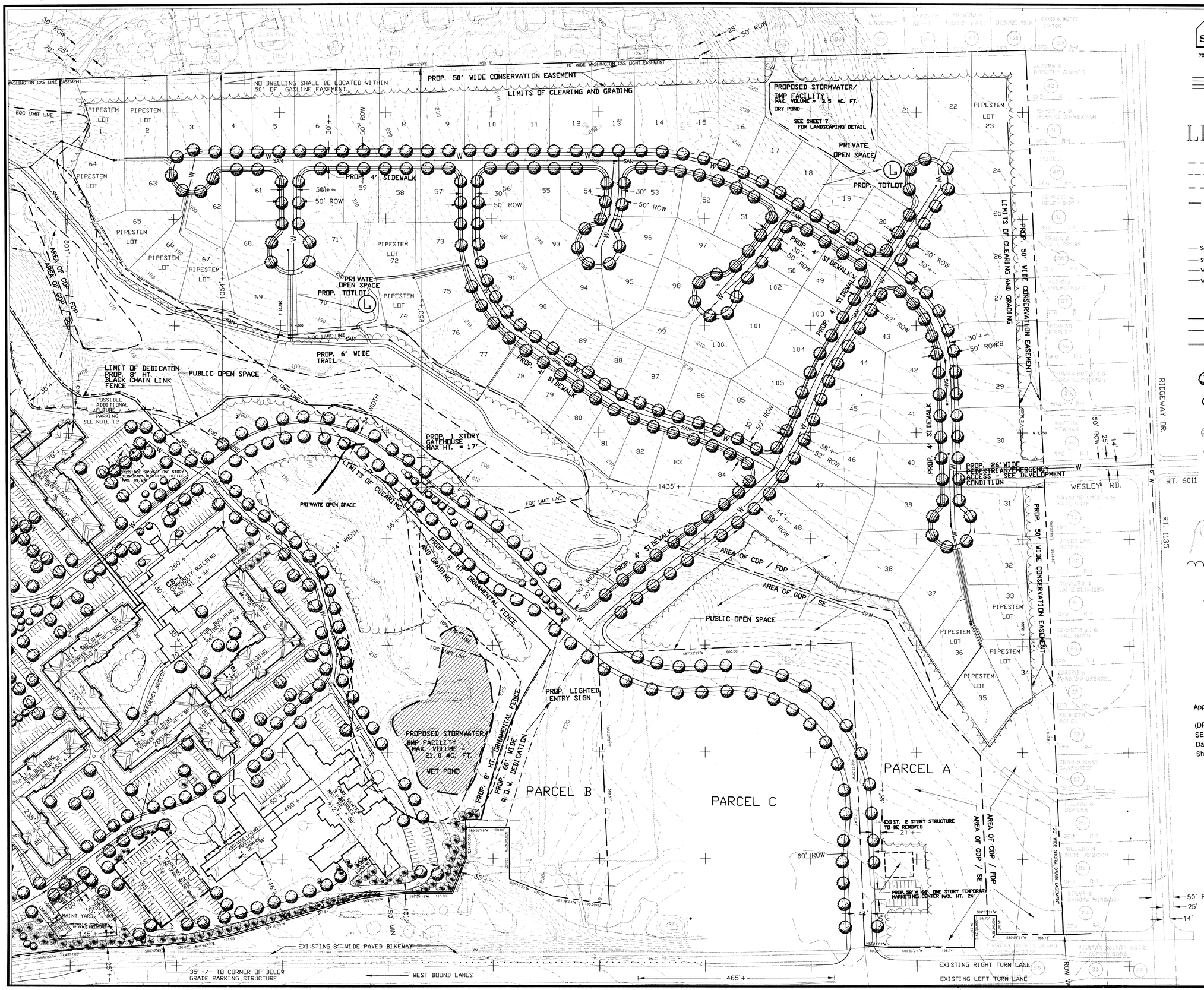
Sheet 2 of 7
see SE 96-L-034



SENIOR CAMPUS LIVING
703 Maiden Choice Lane Baltimore, Maryland 21228

MARKS, THOMAS AND ASSOCIATES, INC.
ARCHITECTS
2300 NORTH CHARLES STREET • BALTIMORE, MD 21218 • (301) 467-8600

LEGEND

- 100 YEAR FLOODPLAIN LINE
- RPA LIMIT LINE
- EQC LIMIT LINE
- PROP. LIMITS OF CLEARING & GRADING
- SAN — EXIST. SANITARY LINE
- SAN — PROP. SANITARY LINE
- W — EXIST. WATER LINE
- W — PROP. WATER LINE
- PROP. 8' HT. ORNAMENTAL FENCE
- PROP. 8' HT. BLACK CHAINLINK FENCE
- PROP. 4' SIDEWALK / TRAIL
- PROP. LARGE DECIDUOUS TREE 3" - 3 1/2" CAL. MIN.
- PROP. MEDIUM DECIDUOUS/ ORNAMENTAL TREE 8' - 10' HEIGHT MIN.
- PROP. LARGE EVERGREEN TREE 8' - 10' HEIGHT MIN.
- PROP. MEDIUM EVERGREEN TREE 6' - 7' HEIGHT MIN.
- EXIST. VEGETATION
- EXIST. VEGETATION TO REMAIN
- POSSIBLE ADDITIONAL TREE SAVE

Application No. RZ 96-L-005 Staff RB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/24/96
Date of (BOS) (PC) approval 10/28/96
Sheet 5 of 7
See SE 96-L-034

COMMONWEALTH OF VIRGINIA
RICHARD E. LEWIS
No. 021502
6-8-96
PROFESSIONAL ENGINEER

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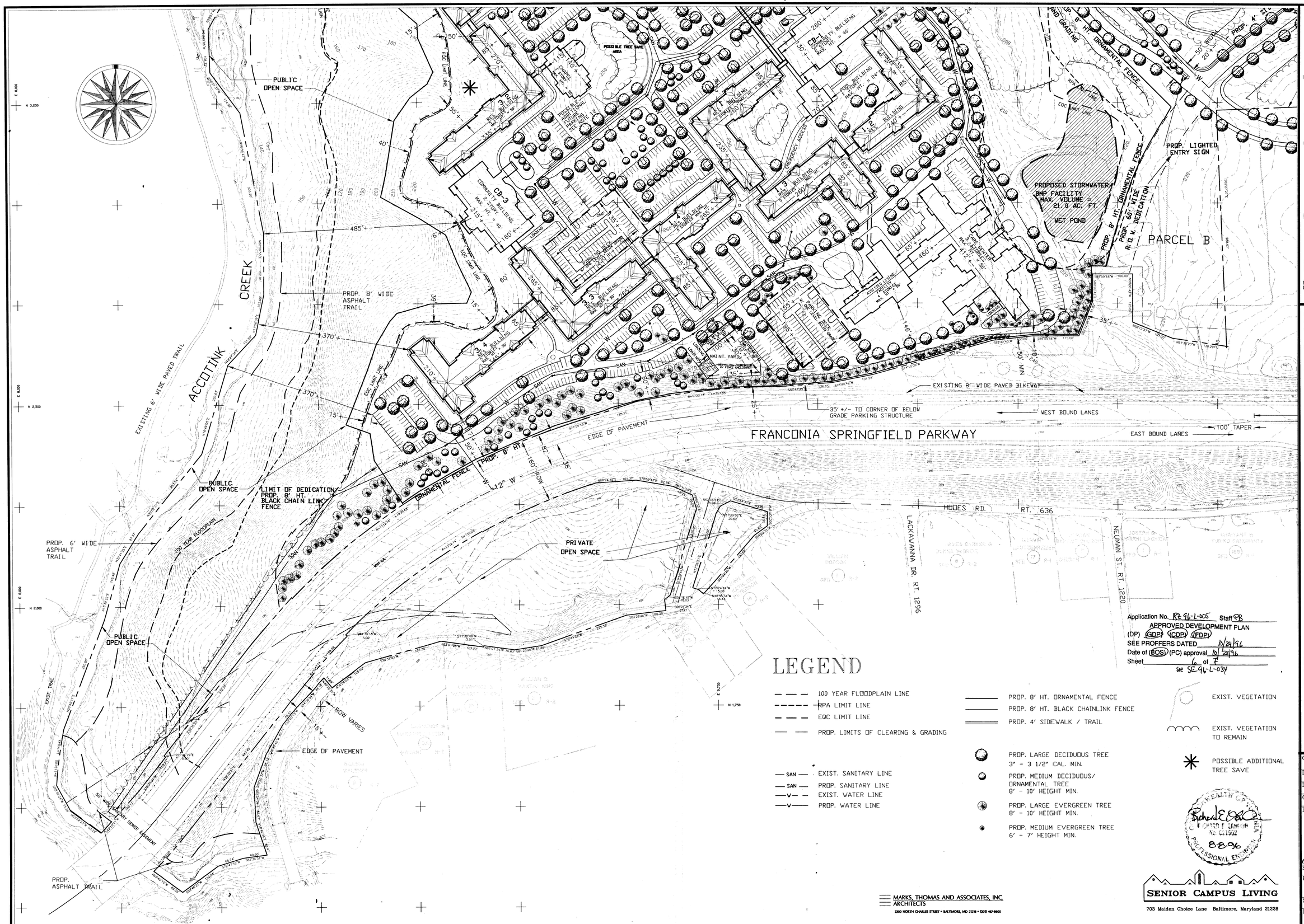
RZ-96-L-005
SE-96-L-034
Fairfax County, Va.

SINGLE FAMILY TRACT
THE HUNTER TRACT
Conceptual / Final Development Plan
Generalized Development Plan / Special Exception Plat

CONTOUR INTERVAL	C.I.=2'
Drawn By	J.BROWN
Designed By	J.BROWN
Checked By	P.YATES
Date	2/5/96
	REV.-2/14/96
	REV.-5/31/96
	REV.-6/10/96
	REV.-6/27/96
	REV.-7/16/96
	REV.-7/29/96
	REV.-8/6/96
Scale	1"=100'
Plan Number	PLAN
Sheet	5 of 7
File Number	M-9323



LEGEND

- 100 YEAR FLOODPLAIN LINE
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Application No. RZ-96-L-005 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/24/96
Date of (BOS) (PC) approval 10/23/96
Sheet 6 of 7
see SE-96-L-034

RICHARD E. LAWSON No. 021502 8.8.96 PROFESSIONAL ENGINEER

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RZ-96-L-005
SE-96-L-034
Fairfax County, Va.

S.W. PARCEL
THE HUNTER TRACT
Conceptual / Final Development Plan
Generalized Development Plan / Special Exception Plat

CONTOUR INTERVAL	C.I.=2'
Drawn By	J.BROWN
Designed By	J.BROWN
Checked By	P.YATES
Date	2/5/96
	REV.-2/14/96
	REV.-5/31/96
	REV.-6/10/96
	REV.-6/27/96
	REV.-7/16/96
	REV.-7/29/96
	REV.-8/6/96
Scale	1"=100'
Plan Number	PLAN
Sheet	5 of 7
File Number	M-9323

A STORMWATER DETENTION AREA

A

Maintenance Factor:

- Low - once planted these areas could be left in a natural state.
- A trash clean up and sedimentation removal program would be necessary, as with any detention facility.
- This area may exhibit occasional drought conditions during the driest part of Summer. Soil scarification may be required for proper seeding or reseeding.

Plant Selection:

- Due to prolonged high moisture conditions, facultative grasses with low maintenance characteristics are required.
- This area will be a "naturalized" area. A blend would contain:
  - * Perennial Rye
  - * Red Top
  - * Deer Tongue

B WILDFLOWER PLANTING

B

Maintenance Factor:

- Low - these areas, once planted, could be left in a natural state.

B_1

- Wildflower Mix: On slopes with high visibility and a southern dry exposure, use a mix to include:
  - * Cornflower (Centaurea cyanus)
  - * White Yarrow (Achillea mille folium)
  - * New England Aster (Aster novae angliae)
  - * Plains Coreopsis (Coreopsis tinctoria)
  - * Baby's Breath (Gypsophilia elegans)
  - * Spurred Snapdragon (Linaria Maroccana)
  - * Corn Poppy (Papaver rhoeas)

B_2

- Wildflower Mix: On slopes with high visibility and shade or moist conditions, use a mix to include:
  - * Wall Flower (Cheiranthus allionii)
  - * Lance Leaved Coreopsis (Coreopsis lanceolata)
  - * Sweet William Pink (Dianthus barbatus)
  - * Purple Cone Flower (Echinacea purpurea)
  - * Dames Rocket (Hesperis Matronalis)
  - * Scarlet Flax (Linum grandiflorum rubrum)
  - * Black-Eyed Susan (Rudbeckia hirta)

C ORNAMENTAL GRASSES

C

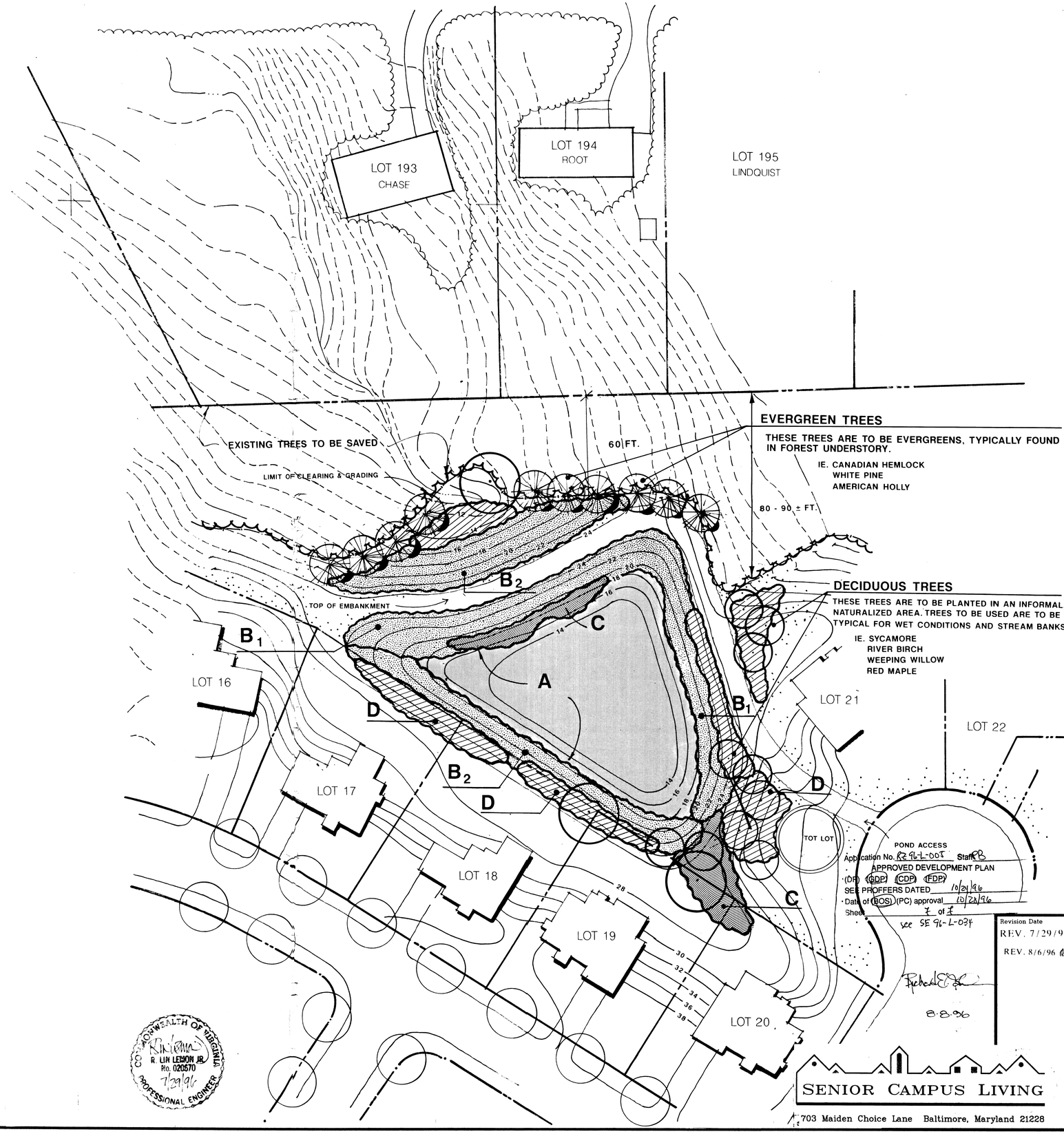
Maintenance Factor:

- Low - these areas, once planted, could be left in a natural state. Ornamental grasses would benefit from a cutting back to three (3) inches (above ground) to promote optimum color and growth the following season.
- Ornamental Grasses:
  - * Purple Japanese Silver Grass (Miscanthus sinensis)
  - * Feather Reed Grass (Calamagrostis acutiflora stricta)
  - * Flame Grass (Miscanthus sinensis purpurascens)
  - * Fountain Grass (Pennisetum alopecuroides)
  - * Japanese Blood Grass (Imperata cylindrica)

D NATURALIZED SHRUB MASSES

D

- Plant types should be selected for human scale, seasonal color and texture, and tolerance to partial shade and periodic moisture conditions. Shrubs ffor select locations include:
  - * Red Twig Dogwood (Cornus alba)
  - * Red Osier Dogwood (Cornus serica)
  - * Red Choke Cherry (Aronia arbutifolia)
  - * Mt. Laurel (Kalmia latifolia)
  - * Witch Hazel (Hamemalis)
  - * Heavenly Bamboo (Nandina domestica)
  - * Sweet Pepperbush (Clethra alnifolia)



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STORMWATER MANAGEMENT AREA DETAIL
THE HUNTER TRACT
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CONTOUR INTERVAL	C.I. = 2'
Drawn By	J.P.S. J. Cena
Designed By	J.P.S. J. Cena
Checked By	J. Brown
Date	7/19/96 REV. 7/25/96
Scale	1" = 30'
Plan Number	PLAN
Sheet	7 of 7
File Number	FILE