GREENSPRING VILLAGE

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEA-96-L-034-2

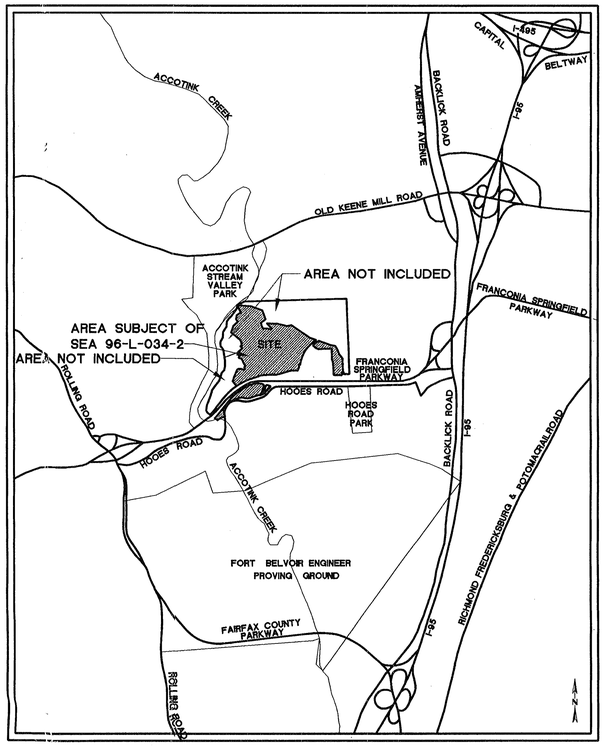
SPECIAL EXCEPTION AMENDMENT PLAT

APPLICANT:

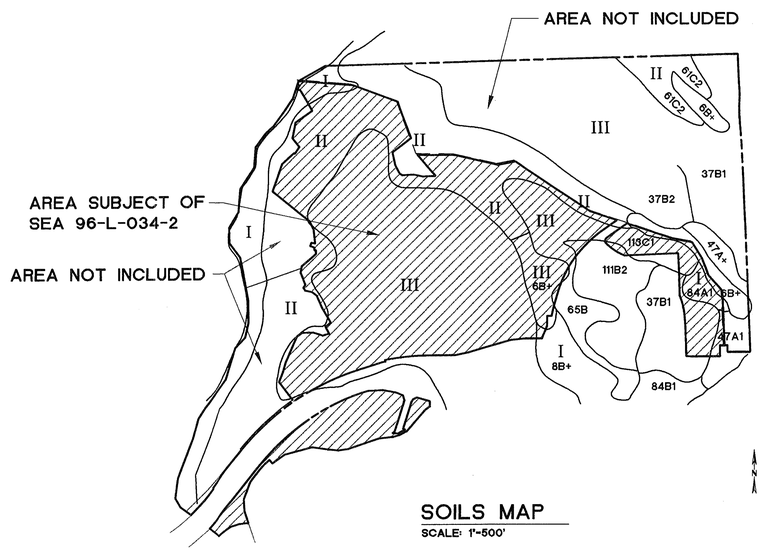
SPRINGFIELD CAMPUS, LLC
703 Maiden Choice Lane
Baltimore, Maryland 21228

SHEET INDEX:

1. COVER SHEET
2. 200 SCALE CURRENT OVERALL DEVELOPMENT PLAN
3. 100 SCALE SPECIAL EXCEPTION AMENDMENT PLAT
4. NOTES
5. BOUNDARIES, BEARINGS AND DISTANCES



VICINITY MAP
SCALE: 1"=2,000'



SOILS MAP
SCALE: 1"=500'

GREENSPRING VILLAGE

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SEA-96-L-034

SPECIAL EXCEPTION AMENDMENT PLAT

November 14, 2000
Revised January 31, 2001

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
FEB 1 2001
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
No. 0402 020112
11/16/00
2/1/01
PROFESSIONAL ENGINEER

SENIOR CAMPUS LIVING
703 Maiden Choice Lane Baltimore, Maryland 21228

Application No. SEA96-L-034-2 Staff PB
APPROVED SE / SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 5/7/01
Sheet 1 of 5

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

Dewberry & Davis LLC
A Dewberry Company
8401 Arlington Blvd.
Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118
Engineers
Planners
Surveyors
Landscape Architects

M - 10194

TABULATION FOR TOTAL DEVELOPMENT AS ORIGINALLY APPROVED
(FOR INFORMATION ONLY):

EXISTING/PROPOSED ZONING.....PDH-2 AND R-3
TOTAL LAND AREA.....167.02± AC

TABULATION FOR AREA OF CDP/FDP AS ORIGINALLY APPROVED - WESTHAMPTON
(FOR INFORMATION ONLY):

EXISTING/PROPOSED ZONING.....PDH-2
LAND AREA.....58.2± AC

PROPOSED NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS.....105
PROPOSED DENSITY.....1.8 DU/AC

MAXIMUM BUILDING HEIGHT.....35 FT

PARKING SPACES REQUIRED/PROVIDED.....210

OPEN SPACE REQUIRED/PROVIDED (20%).....11.64± AC

TABULATION FOR SEA - GREENSPRING VILLAGE:

EXISTING/PROPOSED ZONING.....R-3

LAND AREA.....78.41 AC*

PROPOSED NUMBER OF HOUSING UNITS FOR THE ELDERLY.....1419**
PROPOSED NUMBER OF ASSISTED LIVING BEDS.....200
PROPOSED NUMBER OF ACUTE CARE BEDS.....240

PROPOSED DENSITY (HOUSING UNITS FOR THE ELDERLY).....13.0 DU/AC*

GROSS FLOOR AREA

	CURRENTLY APPROVED	PROPOSED
RESIDENTIAL BUILDINGS (12)	1,614,000± SF	1,691,500± SF
COMMUNITY BUILDINGS (3)	128,000± SF	140,170± SF
ACCESSORY BUILDINGS (POOL, CHAPEL, MAINTENANCE, GATEHOUSE)	19,000± SF	14,000± SF
CARE CENTER	285,000± SF	285,000± SF
TOTAL	2,046,000± SF	2,130,670± SF

MAXIMUM BUILDING HEIGHT (4-5 STORIES).....50 FT

PARKING SPACES REQUIRED.....855
(1 SPACE/ 4 DWELLING UNITS (1419) + 1 SPACE/EMPLOYEE ON MAJOR SHIFT (500))
PARKING SPACES PROPOSED.....1,844±
TOTAL SPACES - ALL PARKING DECKS.....842±
TOTAL SPACES - ALL SURFACE PARKING.....1,002±

OPEN SPACE REQUIRED/PROVIDED (55%).....59.85 AC*

* THE LAND AREA OF THE GDP AND SE AS ORIGINALLY APPROVED WAS 108.82 ACRES. SINCE THE ORIGINAL APPROVAL, 30.41 ACRES HAVE BEEN DEDICATED IN ACCORDANCE WITH THE APPROVED PROFFERS. THIS LEAVES A CURRENT NET LAND AREA OF 78.41 ACRES. FOR CONSISTENCY PURPOSES, THE PROPOSED DENSITY AND OPEN SPACE IS BASED ON THE ORIGINAL LAND AREA OF 108.82 ACRES.

** A PORTION OF THESE UNITS WILL BE AFFORDABLE DWELLING UNITS (ADUs) THAT WILL BE PROVIDED IN ACCORDANCE WITH CURRENTLY APPROVED/PROPOSED PROFFERS. ALSO SEE NOTE 3.

Application No. SEA 96-L-034-2 Staff PB
APPROVED SE/ SP PLAN
SEE DEV CONDS DATED _____
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Sheet 2 of 5

COMMONWEALTH OF VIRGINIA
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FRONT YARD : ◿ A 40' WITH A BUILDING HEIGHT OF 50' THE FRONT YARD = 42'
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

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SEA-96-L-034-2

Lee District
Fairfax County, Va.

200 SCALE OVERALL DEVELOPMENT PLAN
GREENSPRING VILLAGE

CONTOUR INTERVAL	C.I.=2'
Drawn By	J.CENA
Designed By	
Checked By	P.YATES
Date	11/14/2000 REV.1/31/01
Scale	1"=200'
Plan Number	
Sheet	2 of 5
File Number	M-10194

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COMMONWEALTH OF VIRGINIA
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Location No. SEA 96-L-034-2 Staff PB
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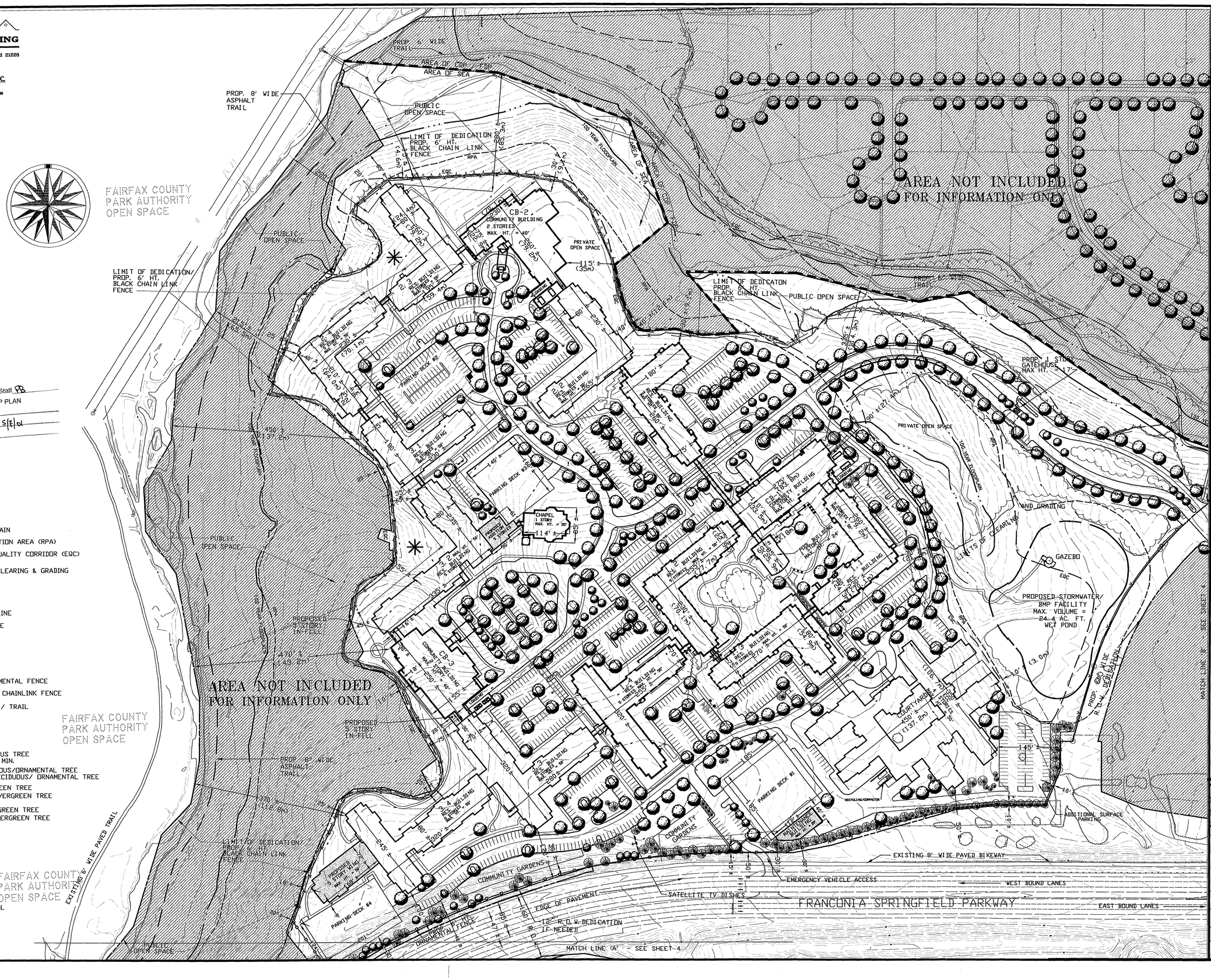

LEGEND

- 100 YEAR FLOODPLAIN
- RESOURCE PROTECTION AREA (RPA)
- ENVIRONMENTAL QUALITY CORRIDOR (EQC)
- PROP. LIMITS OF CLEARING & GRADING
- SAN — EXIST. SANITARY LINE
- SAN — PROP. SANITARY LINE
- W — EXIST. WATER LINE
- W — PROP. WATER LINE
- PROP. 6' HT. ORNAMENTAL FENCE
- PROP. 6' 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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GREENSPRING VILLAGE

Special Exception Amendment Plat

CONTOUR INTERVAL	C.I.=2'
Drawn By	J.CENA
Designed By	–
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NOTES FOR SPECIAL EXCEPTION AMENDMENT PLAT:

1. THE PROPERTY THAT IS THE SUBJECT OF THE SPECIAL EXCEPTION AMENDMENT (SEA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 90-1 ((1)) 63 (PART) AND 64. FORMER IDENTIFICATION OF THE PROPERTY WAS 90-1 ((1)) 55A (PART), 57 (PART), 58 (PART), 59 (PART), 60, 60A AND 61.

2. THE TOTAL LAND AREA OF THE SEA CONSISTS OF 78.41 ACRES. THE ORIGINAL LAND AREA WAS 108.82 ACRES. 30.41 ACRES HAVE BEEN DEDICATED IN ACCORDANCE WITH THE APPROVED PROFFERS SINCE THE ORIGINAL APPROVAL, LEAVING THE CURRENT BALANCE OF 78.41 ACRES.

3. THE SEA PLAT ACCOMPANIES A SPECIAL EXCEPTION AMENDMENT APPLICATION THAT HAS BEEN FILED TO REQUEST MINOR REVISIONS TO THE PROPOSED DEVELOPMENT PROGRAM THAT WAS APPROVED BY THE BOARD OF SUPERVISORS WHEN IT APPROVED PCA 96-L-005 AND SEA 96-L-034 ON MARCH 22, 1999. THE PROPOSED DEVELOPMENT PROGRAM IS FOR A CONTINUING CARE RETIREMENT COMMUNITY WHICH USE WAS APPROVED AS HOUSING FOR THE ELDERLY - A CATEGORY 3, QUASI-PUBLIC SPECIAL EXCEPTION USE WHICH IS ALLOWED IN THE R-3 DISTRICT. THERE IS NO CHANGE PROPOSED TO THE REMAINDER OF THE AREA OF RZ 96-L-005 THAT WAS REZONED TO THE PDH-2 DISTRICT.

   IT IS TO BE NOTED THAT COMMUNITY BUILDINGS (CB) #1 AND #2, AND RESIDENTIAL BUILDINGS (RB) 1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 2.3, THE EXTENDED CARE CENTER (ECC), AND THE SITE IMPROVEMENTS ARE CURRENTLY UNDER CONSTRUCTION.

   AS NOTED ABOVE, THE SPECIAL EXCEPTION AMENDMENT HAS BEEN FILED TO REQUEST SEVERAL MINOR REVISIONS TO THE PROPOSED DEVELOPMENT PROGRAM. MORE SPECIFICALLY, THE REVISIONS INCLUDE:

   A. ENLARGING SEVERAL OF THE RESIDENTIAL BUILDINGS TO RECAPTURE RESIDENTIAL UNITS. THE ORIGINAL APPLICATION WAS APPROVED FOR A TOTAL OF 1,419 UNITS. SALES IN THE EARLY PHASES OF DEVELOPMENT HAVE RESULTED IN A LARGER RATIO OF TWO-BEDROOM UNITS THAN ORIGINALLY ANTICIPATED. CONSEQUENTLY, THE ANTICIPATED NUMBER OF UNITS RESULTING FROM THE INCREASED BEDROOM RATIO WILL RESULT IN A REDUCTION OF 80 UNITS. THE PURPOSE OF THIS APPLICATION IS TO RECAPTURE THOSE UNITS WITH THE FOLLOWING PROPOSED BUILDING ADDITIONS:

      - ADD A FIVE (5) STORY WING TO RB 3.2.
      - ADD A FIVE (5) STORY WING TO RB 3.4.
      - INFILLING SPACE BETWEEN RB 3.2 AND CB 3.0 AND BETWEEN RB 3.3 AND CB 3.0 TO RESIDENTIAL USE.

   B. IN ADDITION, THE AMENDMENT IS PROPOSED TO ADD 359 PARKING SPACES ON THE CAMPUS. EXPERIENCE HAS DEMONSTRATED THE NEED FOR ADDITIONAL PARKING SPACES WHICH WILL BE ACCOMMODATED AS FOLLOWS:

      - INCREASE THE FOOTPRINT AND ADD AN ADDITIONAL LEVEL ON PARKING DECK #1 (ADJACENT TO ECC BUILDING) FOR A NET INCREASE OF136± SPACES.
      - CONSTRUCT A NEW TWO (2) LEVEL PARKING DECK #3 (ADJACENT TO THE CHAPEL) FOR A NET INCREASE OF 68± SPACES.
      - CONSTRUCT A NEW TWO (2) LEVEL PARKING DECK #4 (ADJACENT TO RB 3.4) FOR A NET INCREASE OF 75± SPACES, PLUS SEVEN (7) SPACES ON GRADE.
      - CONSTRUCT A NEW SURFACE PARKING LOT ADJACENT TO THE ECC BUILDING FOR AN INCREASE OF 73± SPACES.

      WITH THESE IMPROVEMENTS, A TOTAL OF 1,846± PARKING SPACES WILL BE PROVIDED ON THE CAMPUS, OF WHICH 842± SPACES OR 46% WILL BE PROVIDED IN THE PROPOSED FOUR (4) PARKING DECKS.

      IT IS TO BE NOTED THAT SUBJECT TO FINAL ENGINEERING ALL OF THE PARKING DECKS WILL BE DESIGNED TO HAVE ONE LEVEL PARTIALLY BELOW GRADE.

   C. LASTLY, THE PROPOSED AMENDMENT WILL DECREASE THE SIZE OF AND RELOCATE THE PROPOSED MAINTENANCE BUILDING AND RELATED MAINTENANCE YARD TO THE VICINITY OF THE ASSISTED LIVING FACILITY/NURSING FACILITY BUILDING. COMMUNITY GARDENS WILL BE EXPANDED IN THE AREA WHERE THE MAINTENANCE BUILDING AND YARD WERE ORIGINALLY PROPOSED.

   ALL OF THE PROPOSED IMPROVEMENTS ARE REPRESENTED ON THE GRAPHIC.

4. THE BOUNDARY INFORMATION HAS BEEN SURVEYED AND COMPUTED BY DEWBERRY & DAVIS LLC. THE BOUNDARY INFORMATION IS SHOWN ON SHEET 5.

5. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AERIAL SURVEY BY PHOTOGRAMMETRIC DATA SERVICES DATED APRIL 29, 1996 AND FIELD VERIFICATION SURVEYS BY DEWBERRY & DAVIS LLC.

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 WERE ORIGINALLY 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 BOUNDARY HAS BEEN ADJUSTED AND FORMALLY ESTABLISHED WITH PLAN #9501-PA-01-2 WHICH WAS APPROVED ON APRIL 28, 1997. THE EQC BOUNDARY HAS BEEN ADJUSTED ACCORDINGLY AS WELL.

7. STORMWATER DETENTION/BEST MANAGEMENT PRACTICES (SWM/BMPs) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES AND CURRENTLY APPROVED PLANS. 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 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. AS IS QUALIFIED IN THE TABULATION, THE DENSITY AND OPEN SPACE IS BASED ON THE ORIGINAL LAND AREA OF 108.82 ACRES.

   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, 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. IT IS TO BE FURTHER UNDERSTOOD THAT ARCHITECTURAL FEATURES SUCH AS BALCONIES, STAIRWELLS AND UTILITY CLOSETS MAY ALSO BE PROVIDED.

    A SIX (6) FOOT HIGH SECURITY FENCE WILL BE INSTALLED AROUND THE PERIPHERY OF THE SUBJECT PROPERTY IN ACCORDANCE WITH THE TERMS OF VARIANCE APPLICATION VC 97-L-113 WHICH WAS APPROVED BY THE BOARD OF ZONING APPEALS ON MARCH 24, 1998.

11. PARKING AND LOADING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GRAPHIC. THE NUMBER OF PARKING SPACES MAY BE ADJUSTED IN ACCORDANCE WITH NOTE 9 ABOVE AND THE NUMBER MAY BE INCREASED OR 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 11 OF THE ZONING ORDINANCE.

    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.

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

    IT IS TO BE NOTED THAT THE ENTIRE SITE HAS BEEN CLEARED IN ACCORDANCE WITH THE LIMITS OF CLEARING AND GRADING THAT WERE PRESCRIBED ON THE PREVIOUSLY APPROVED SPECIAL EXCEPTION AMENDMENT PLAT. AS A CONSEQUENCE, THERE IS NO EXISTING VEGETATION MAP AS REQUIRED BY PAR. 2M OF SECT. 9-011 OF THE ZONING ORDINANCE SUBMITTED WITH THIS APPLICATION.

    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. IN ACCORDANCE WITH PRIOR APPROVALS, 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.

13. 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.

14. SPECIAL AMENITIES PROPOSED WITH THE DEVELOPMENT PROGRAM INCLUDE A PEDESTRIAN TRAIL NETWORK AND NUMEROUS SPECIAL AMENITIES FOR THE 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.

15. 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 HAS BEEN/WILL BE PRESENTED WITH THE PROFFERS.

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

17. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS WILL BE FURNISHED UNDER SEPARATE COVER.

18. IT IS CURRENTLY ANTICIPATED THAT THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED IN A CONTINUOUS FOUR PHASE PROGRAM. PHASE I IS COMPLETE. PHASES II, III AND IV ARE CURRENTLY UNDER CONSTRUCTION. IT IS ANTICIPATED THAT THE TOTAL DEVELOPMENT PROGRAM WILL BE COMPLETED IN JUNE 2007.

19. THERE ARE NO PRE-EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY. THEY HAVE BEEN DEMOLISHED IN ACCORDANCE WITH PRIOR APPROVALS.

20. 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.

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

22. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE 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 OPERATION OF THE PROPOSED USE OR CARE AND CLEANING OF THE BUILDINGS AND PREMISES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

23. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE SPRINGVALE COMMUNITY PLANNING SECTOR, SPRINGFIELD PLANNING DISTRICT OF AREA IV OF THE COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN AS IT RELATES TO THE SUBJECT PROPERTY WAS THE SUBJECT OF OUT-OF-TURN PLAN AMENDMENT S96-IV-S1 WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS ON JULY 22, 1996. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ADOPTED AMENDMENT.

24. A MODIFICATION OF THE ADDITIONAL STANDARDS SET FORTH IN PAR. 2 AND 6 AND A WAIVER OF THE ADDITIONAL STANDARD SET FORTH IN PAR. 10 OF SECT. 9-306 OF THE ZONING ORDINANCE ARE HEREBY ONCE AGAIN REQUESTED IN ACCORDANCE WITH THE PROVISION SET FORTH IN SECT. 9-003 OF THE ZONING ORDINANCE. SUCH MODIFICATIONS AND WAIVER WERE PREVIOUSLY APPROVED IN CONJUNCTION WITH THE BOARD'S APPROVAL OF SEA 96-L-034.

25. 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.

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

27. ALTHOUGH THIS PLAT ACCOMPANIES ONLY AN APPLICATION FOR SPECIAL EXCEPTION AMENDMENT, IN ACCORDANCE WITH PRIOR APPROVALS, THE APPLICANT CONTINUES TO RESERVE THE RIGHT TO REQUEST ONLY SPECIAL EXCEPTION AMENDMENT(S) FROM THE BOARD OF SUPERVISORS IN THE FUTURE IN ACCORDANCE WITH SECT. 9-014 OF THE ZONING ORDINANCE WITHOUT REQUESTING AMENDMENT(S) TO THE PREVIOUSLY APPROVED GENERALIZED DEVELOPMENT PLAN.

28. 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.

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
No. 0402 020112
11-16-00
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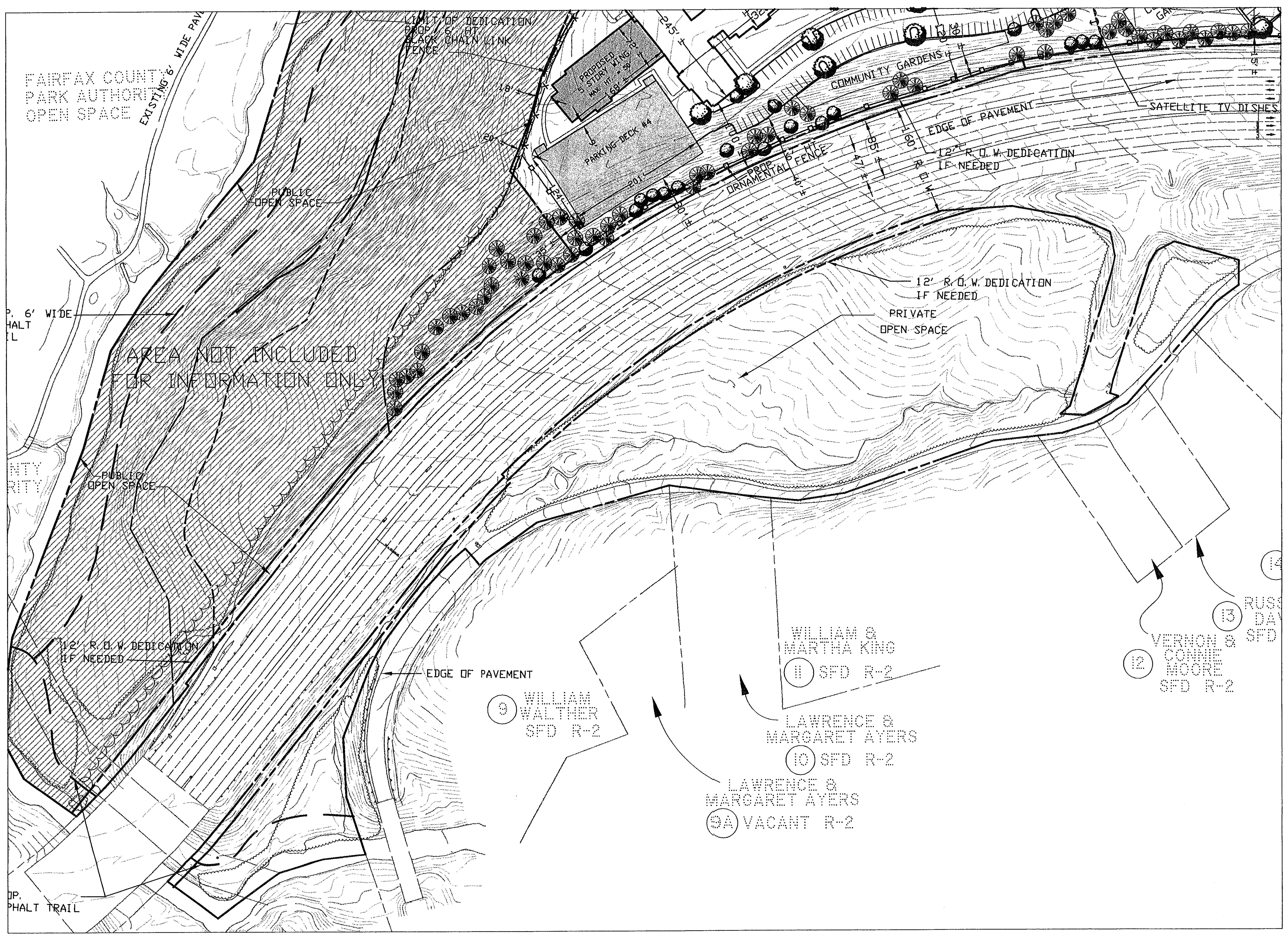
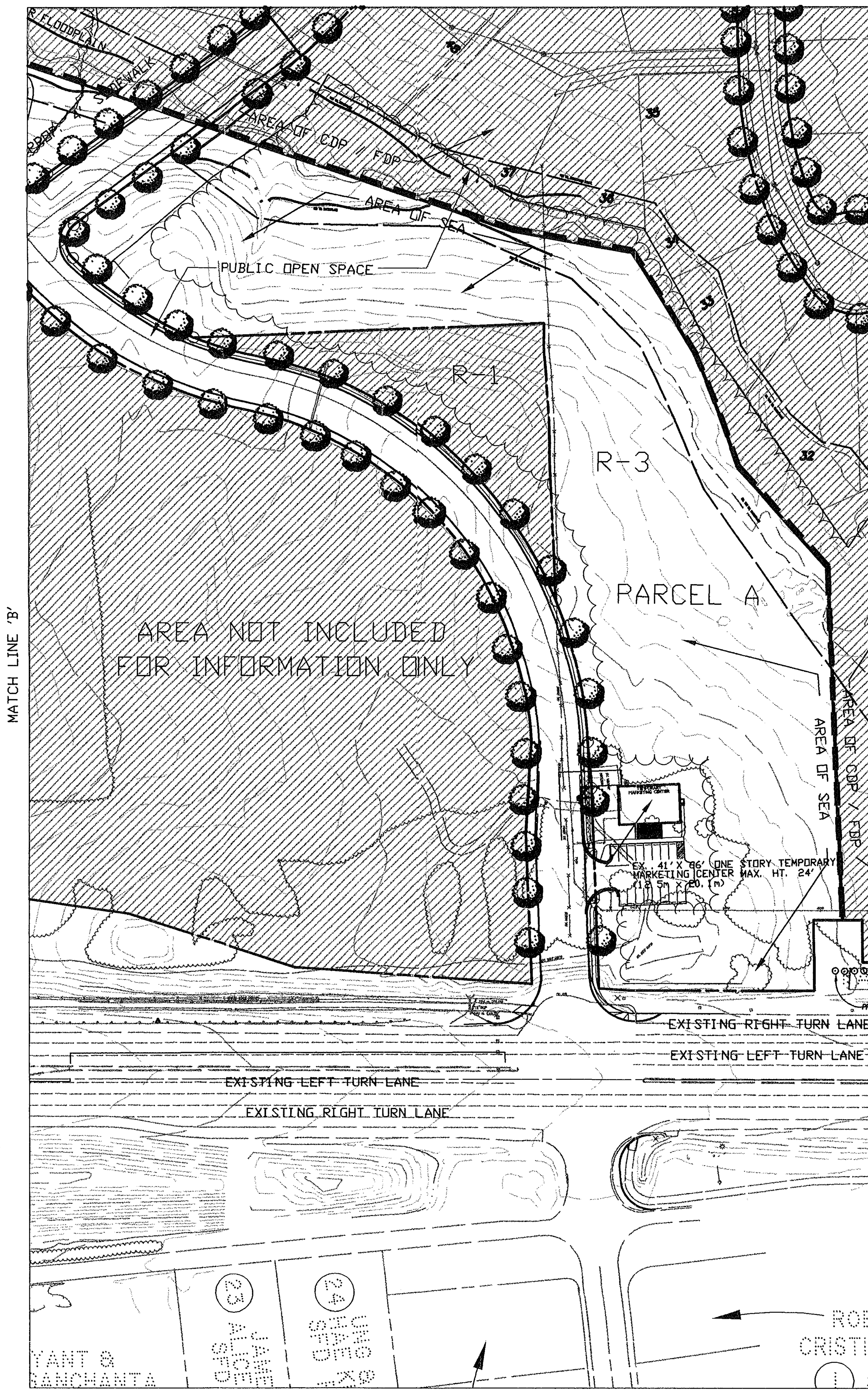
PROFESSIONAL ENGINEER

MATCH LINE 'A'



MATCH LINE 'B'



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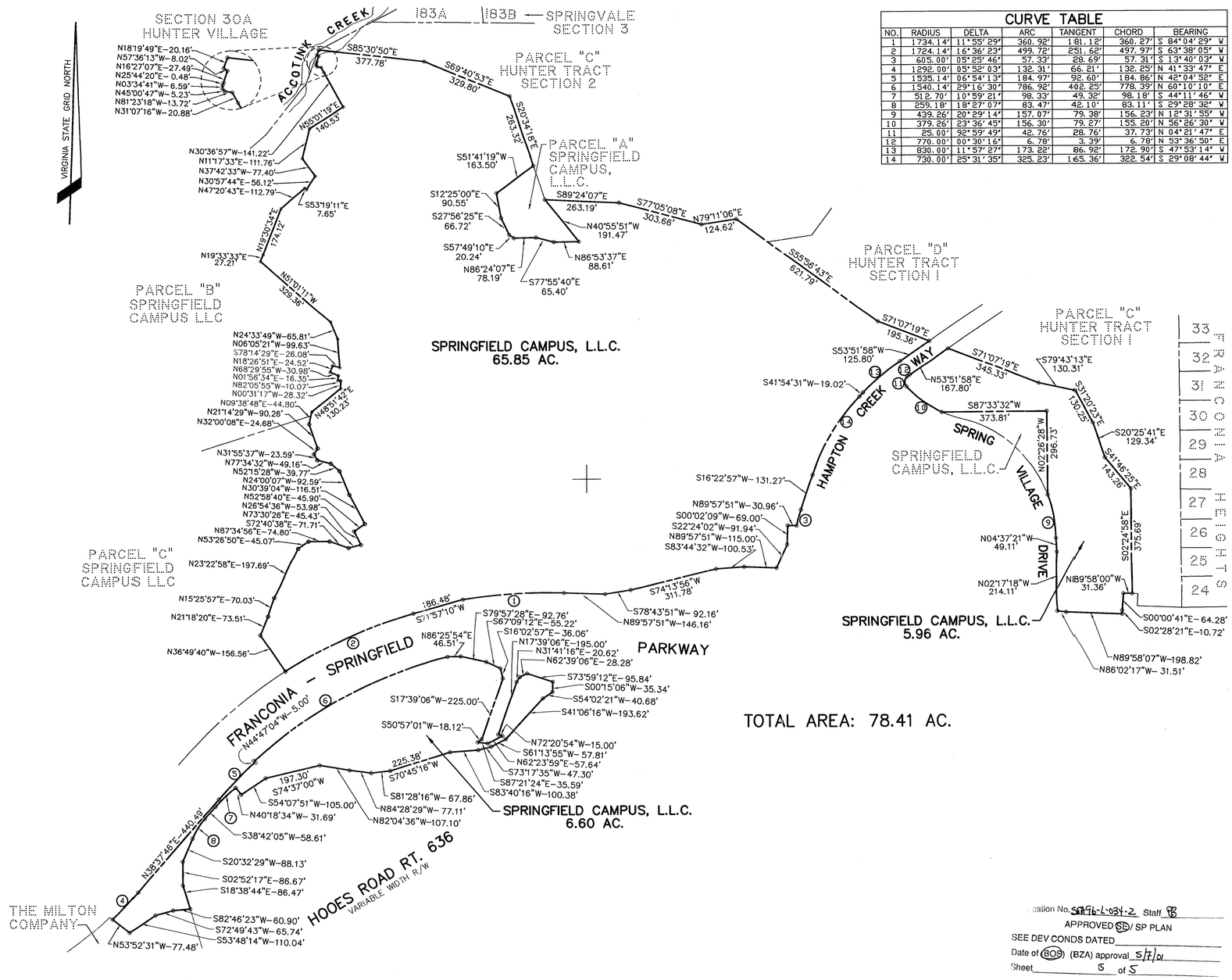
Fairfax County, Va.

Notes
GREENSPRING VILLAGE

CONTOUR INTERVAL	C.I.=2'
Drawn By	J.CENA
Designed By	–
Checked By	P.YATES
Date	11/14/00 Rev. 1/31/01
Scale	1"=100'
Plan Number	PLAN
Sheet	4 of 5
File Number	M-10194



TOTAL AREA: 78.41 AC.

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	1734.14'	11°55'29"	360.92'	181.12'	360.27'	S 84°04'29" W
2	1724.14'	16°36'23"	499.72'	251.62'	497.97'	S 63°38'05" W
3	605.00'	05°25'46"	57.33'	28.69'	57.31'	S 13°40'03" W
4	1292.00'	05°52'03"	132.31'	66.21'	132.25'	N 41°33'47" E
5	1535.14'	06°54'13"	184.97'	92.60'	184.86'	N 42°04'52" E
6	1540.14'	29°16'30"	786.92'	402.25'	778.39'	N 60°10'10" E
7	512.70'	10°59'21"	98.33'	49.32'	98.18'	S 44°11'46" W
8	259.18'	18°27'07"	83.47'	42.10'	83.11'	S 29°28'32" W
9	439.26'	20°29'14"	157.07'	79.38'	156.23'	N 12°31'55" W
10	379.26'	23°36'45"	156.30'	79.27'	155.20'	N 56°26'30" W
11	25.00'	92°59'49"	42.76'	28.76'	37.73'	N 04°21'47" E
12	770.00'	00°30'16"	6.78'	3.39'	6.78'	N 53°36'50" E
13	830.00'	11°57'27"	173.22'	86.92'	172.90'	S 47°53'14" W
14	730.00'	25°31'35"	325.23'	165.36'	322.54'	S 29°08'44" W

Application No. SEA-96-L-034-2 Staff RB
APPROVED (SE)/ SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 5/7/01
Sheet 5 of 5

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
No. 0402 020112
11-16-00
2-1-01
PROFESSIONAL ENGINEER

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

SENIOR CAMPUS LIVING
703 Maiden Choice Lane Baltimore, Maryland 21228

Dewberry & Davis LLC
A Dewberry Company
Engineers
Planners
Surveyors
Landscape Architects
8401 Arlington Blvd.
Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118

SEA-96-L-034-2

Lee District
Fairfax County, Va.

BOUNDARIES, BEARINGS AND DISTANCES

GREENSPRING VILLAGE

CONTOUR INTERVAL	C.I.=2'
Drawn By	J.CENA
Designed By	
Checked By	P.YATES
Date	11/14/00
	Rev. 1/31/01
Scale	1"=200'
Plan Number	
Sheet	5 of 5
File Number	M-10194