



APPLICATION ACCEPTED: March 2, 2012
PLANNING COMMISSION DECISION: February 28, 2013
BOARD OF SUPERVISORS: tbd

County of Fairfax, Virginia

February 14, 2013

STAFF REPORT ADDENDUM

APPLICATION RZ/FDP 2012-SU-010

(Northern Virginia Health Investors, LLC)

SULLY DISTRICT

APPLICANT: Northern Virginia Health Investors, LLC

EXISTING ZONING: I-5

PROPOSED ZONING: PRM

PARCEL(S): 24-4 ((1))-11B

ACREAGE: 8.46 acres

FAR: 0.67

OPEN SPACE: 35%

PLAN MAP: Office

PROPOSAL: The applicant seeks to rezone 8.46 acres from I-5 to PRM (Planned Residential Mixed Use) to permit the development of a 166-bed skilled nursing facility and a separate 100 unit independent and 66-bed assisted living facility.

Brent Krasner, AICP

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2012-SU-010 subject to the execution of proffers consistent with those found in Attachment 2 of this report.

Staff recommends approval of FDP 2012-SU-010 subject to development conditions consistent with those contained in Attachment 3 of this report.

Staff recommends approval of a waiver of Par. 6 of Sec. 6-406 of the Zoning Ordinance to allow a secondary permitted use to comprise more than 50% (50.305%) of the total gross floor area of a proposed PRM District where the maximum allowed is 50%.

Staff recommends approval of a modification of the PFM requirements at the time of site plan approval to locate underground stormwater management facilities in a residential area (PFM Section 6-0303.8) subject to the waiver conditions contained in Attachment A of the development conditions (Waiver #9329-WPFM-001-1).

Staff recommends approval of a modification of the PFM requirements for Tree Preservation Target Area at the time of site plan approval to allow 25,125 sf. in lieu of the 27,824 sf. required, subject to the CDP/FDP and as conditioned.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

BACKGROUND AND DISCUSSION

The applicant, Northern Virginia Health Investors, LLC, requests a rezoning from the I-5 District to the PRM District and associated Final Development Plan approval in order to construct an independent/assisted living facility and a separate skilled nursing facility on an 8.46 acre lot on Centreville Road in Chantilly. After receiving a negative recommendation from staff and hearing concerns from Commissioners during the Planning Commission public hearing related to site design and operation, the applicant has made revisions to the FDP and provided a revised the proffer package. The following addendum to the original staff report summarizes prior concerns, reviews the new plan, and provides an updated Staff recommendation.

Staff Report– November 29, 2012

The staff report for RZ/FDP 2012-SU-010 published on November 29, 2012, recommended denial of the applications. This recommendation was based on a finding of inconsistency with the Comprehensive Plan's Dulles Suburban Center Guidelines coupled with the Planned Development District Standards in the Zoning Ordinance. Specifically, staff found that the proposed footprints and orientations of the buildings, paired with significant surface parking on a relatively narrow site, prevented the applicant from providing a high quality, residential environment with sufficient outdoor recreation space. In addition, in staff had concerns about how the proposal would integrate into the greater community.

However, the report did acknowledge that the proposal could be a significant benefit to the community, and was an appropriate use for the subject site. Given this, staff reiterated their desire to work with the applicant to address the noted concerns.

In exchange for the added intensity and relaxation of certain bulk standards in a Planned District, the Zoning Ordinance encourages innovative design and an integration of development over a wider area, particularly where more than one building is proposed, as it is here. The staff report concluded that this integration and a cohesive residential community had not been successfully provided. In addition, staff had significant concerns with the adequacy of the proposed plantings, roadside berm, and the character of the proposed retaining wall.

Planning Commission Public Hearing – December 5, 2012

At the public hearing staff explained that the Comprehensive Plan calls for proposals within the Dulles Suburban Center to provide high-quality development that is functionally integrated, orderly, and attractive. The plan also recommends that significant usable open space be provided. Staff acknowledged that the applicant was numerically exceeding the open space requirement in the Zoning Ordinance, but noted that a large percentage of that was provided in a tree-save area at the northern end of the site, not readily accessible to residents. While staff acknowledged that the applicant had provided additional details for the courtyards and sitting areas, staff noted that a more compact building and parking footprint could allow for additional usable open space for future residents.

Many of the P-district standards as well as the guidelines for medical care facilities found in the SE criteria place great emphasis on the effect of a development on adjacent properties. Staff outlined specific concerns with the design of the proposed berm along Centreville Road and the proposed retaining wall along the southern and western property line. Staff recommended that the berm be made a more consistent four to five feet in height and proposed landscaping be better distributed. Changes to the proffers were suggested that would ensure a proper berm is provided as well as adequate details for the retaining wall that would limit its height and identify colors and materials. Lastly, staff recommended significant additional plantings throughout the site.

Also at the public hearing, the Commission heard testimony from the Chair of the Health Care Advisory Board (HCAB) who summarized their report and supported a proffer commitment from the applicant to ensure that the skilled nursing facility is operated in a satisfactory or better fashion as determined by the federal Medicare rating system.

Ultimately, the Planning Commission directed the applicant consider changes to their Final Development Plan and proffers that would address the outstanding concerns. The applicant verbally agreed to consider such changes and work to prepare a revised submission. The Planning Commission then deferred decision of the application to January 10, 2013.¹

Revised Final Development Plan – February 4, 2013 (Attachment 1)

Revised Site Layout (building arrangement)

While the overall layout remains essentially unchanged to the previous submission, the applicant's revised CDP/FDP shows the skilled nursing building shifted five feet closer to the independent/assisted living facility. Two surface parking spaces at the rear of the assisted/independent living building have been relocated to the subsurface garage. Although this revision represents an incremental change, it does help to improve the relationship between the two buildings. In addition, an entrance feature consisting of a monument sign with fencing is now shown at the site entrance from Centreville Road.

Centreville Road Berm

In response to continued discussions with the applicant after the Planning Commission public hearing, revisions have been made to the planted berm along Centerville Road. Specifically, the plan now shows the berm at a consistent four to five feet in height. Additional evergreen trees, shrubs, ground cover, and grasses have been added and are shown in a more naturalistic arrangement.

¹ The case was ultimately deferred again to February 28, 2013, to allow sufficient additional time for the applicant to address outstanding concerns.

Retaining Wall

The retaining along the western and southern edges of the site has been reduced in height and now ranges from two to seven feet at its highest point in the southwest corner of the property. Additional shrub plantings have been added in front of wall, internal to the site.

Covered Walkway

Details for the covered walkway have been added to Sheet 9 of the plan and show a flat-roofed structure supported by columns that is architecturally consistent with the buildings.

Open Space

The details of the outdoor open space areas throughout the site have been revised. While the applicant has not increased the total area of usable open space, significant additional plantings have been provided that will provide adequate shade for the seating areas as well as areas to dine, walk, and participate in passive recreation activities.

Plan Analysis – Comprehensive Plan Guidelines/Planned District Standards

The staff report identified significant concerns that, in staff's opinion, were in conflict with elements of the Dulles Suburban Center Guidelines and the Planned Development District Standards in the Zoning Ordinance. The revised FDP submission in conjunction with the revised proffer package (reviewed separately below) has made significant strides towards addressing these concerns:

Comprehensive Plan - Dulles Suburban Center Guidelines

Since the publication of the staff report and the Planning Commission public hearing the applicant has investigated the feasibility of revising the orientation and layout of the buildings to better provide the type of high quality physical environment envisioned in Comprehensive Plan. A variety of options were considered including reversing the orientation of the skilled nursing facility so that its courtyard opened towards the south. Staff agreed with the applicant that although this arrangement might have some visual benefits, locating the entrance for the skilled nursing facility at the northern end of the site, closer to the adjacent townhouses, was not preferable. Ultimately, the applicant's building and parking requirements and the presence of bedrock prevent a more wholesale re-design of the site. In lieu of more significant changes, the applicant did agree to shift the skilled nursing facility five feet closer to the assisted/independent living building. While staff concedes that the layout is still less than ideal, the improvements in the architecture, open space areas, and landscape plan, help to mitigate some of our earlier concerns. Overall, the revised FDP better addresses the goals and objective of the Dulles Suburban Center guidelines.

Among the numerous criteria for optional development within the Dulles Suburban Center, staff was particularly concerned with the physical compatibility to adjacent properties, the incorporation of high quality design, and the provision of usable open space.

The revised FDP and proffers have reduced the height of the retaining wall to no greater than seven feet and specified masonry interlocking blocks (such as Allan block) in a neutral tone that will complement the building facade. In addition, additional plantings have been added along the front of the wall that will help to soften the visual effect of this feature. Similarly, the design of the landscaped berm has been revised to provide a more natural arrangement of trees and shrubs that will better screen the parking areas and provide a consistent appearance with other properties along Centreville Road. These changes along with the accompanying proffer commitments have helped to assuage staff concerns about the visual effect on adjacent properties. Staff has also proposed a development condition that will require the applicant to work with the owner of the property to the south to provide additional plantings either on or off-site to help meet any future transitional screening requirements resulting from this rezoning.

Staff also had significant concerns with the outdoor recreation space. Although the applicant has not provided additional open space, they have continued to refine the design of these areas to more effectively utilize the space that is provided. This has included additional seating areas, more shade trees, and a range of passive recreation activities. The applicant has also committed to constructing a trail through the northern end of the site and onto the Rachel Carson School Property. This trail would connect Centreville Road to the Creekside townhouse community and will provide residents with additional options for walking. With the new revisions, staff feels more comfortable that those areas that are provided are designed to provide a pleasing experience for residents as well as neighboring properties.

Planned District Standards

The guidelines for a Planned Development District are designed to promote high standards in design and layout, to encourage compatibility among uses within the development, and to successfully integrate with adjacent developments. The staff report discussed concerns that the CDP/FDP did not provide such a high standard in design, as envisioned for a planned district. Specifically, staff was concerned that the layout did not successfully integrate the two buildings into a unified campus.

As discussed above, the applicant has worked with staff to investigate different layouts and design options. The applicant has shifted the buildings closer to together and has improved the landscape plan and the design of the outdoor courtyard areas. Although incremental in nature, these changes, taken together with the improved architecture, have appreciably enhanced the overall quality of the design. It should also be noted that the hybrid nature of the proposal necessitated a formal determination from the Zoning Administration Division that

resulted in the selection of a planned district as the only zoning designation where this combination of uses could be permitted under the current Zoning Ordinance. Given this, and the greatly strengthened proffer commitments, staff feels that the proposal now meets the threshold for a planned district.

Revised Proffers (Attachment 2)

The applicant has submitted revised proffers in conjunction with the revised FDP. The proffers commitments have been strengthened to ensure the applicant provides a high quality facility. The following list summarizes the changes contained in the proffers now dated February 4, 2013:

- Proffer 1.A has been revised to reference the new FDP date of February 4, 2013.
- Proffer 1.B has been revised to specifically reference FAR as a CDP element
- Proffer 2.A now clarifies that the applicant will make minor modifications to the existing median on Centreville Road, if requested by VDOT.
- Proffer 3.A allows for small modifications in the final location of the pedestrian trail on the Rachel Carson School property.
- Proffer 3.C specifies that once the trail on the Rachel Carson School property has been constructed to FCPS standards, a public easement will be placed over the pathway and maintenance responsibility turned over to FCPS.
- Proffer 4.B related to the berm along Centreville Road has been renumbered and revised to specify that the height of berm will be an average of four feet not to exceed five feet, with plantings installed as generally depicted on the FDP. The caveat about conflicts with any VDOT or utility easements has been revised to ensure that regardless of any conflicts, the berm will be installed in the general location and of a consistent quality landscaping as that shown on the plan.
- Proffer 4.C (1) was revised to indicate that the precise locations of the benches and all recreational features shown on plan are conceptual and subject to the final landscape plan.
- Proffer 4.D now specifies that the retaining wall will be constructed with masonry interlocking block.
- Proffer 6.B now clarifies that utility installation shall be allowed within limits of clearing and grading if required, as further restricted by proffer 4.C for installation of the roadside berm.
- Proffer 8 specifies that the project will utilize the new Energy Star for senior care facilities program to satisfy the Green Building expectation.

- Proffer 12 now specifies that the applicant will provide outdoor and indoor recreation facilities including trails and seating areas
- Proffer 13 has been revised to utilize the standard language for the archeological Phase I requirement.
- Proffer 15 was revised to use 250 feet from the property line as the boundary within which the blasting proffer shall apply.
- Proffer 16 relating to the operation of the skilled nursing facility has been revised to extend the sunset provision and now will be in effect for five years. The Healthcare Advisory Board has reviewed this provision and is satisfied that it addresses their concerns.
- Proffer 17 for the covered walkway allows minor modifications to the precise location of this feature from what is shown on the FDP.

Final Development Plan Conditions (Attachment 3)

Several revisions have been made to the development conditions to account for the revised FDP and the updated proffers. The conditions related to the installation of the berm, the covered walkway detail, and the retaining wall have been deleted as they have been adequately addressed in the revised plan and proffers. A new Condition #4 has been added indicating that the applicant may not provide any additional surface parking above what is shown on the FDP; however additional spaces may be removed or relocated to the garage, as long as that area is replaced with additional plantings or open space. A new condition #5 has been added requiring that the applicant work with the owner of the service station property to the south, to provide additional on-site or off-site plantings to help address any future transitional screening requirements on that property resulting from the current rezoning.

CONCLUSION AND RECOMMENDATIONS

From the outset, staff has been of the opinion that the proposed uses are appropriate for this site because they fill a demonstrated need for this service in western Fairfax County and because they generate low levels of traffic. The challenges from staff's perspective have revolved around adapting the applicant's facilities to fit the particular characteristics of the site and the high standards in the Dulles Suburban Center and for planned districts.

Providing a well-designed physical environment is always paramount in a planned residential development; however this may be even more important when designing for an older population that will be less independent and inclined to spend more time "at home". With this notion as a guiding principle, staff has encouraged the applicant to provide as much usable open space as possible, in conjunction with attractive landscaping and outdoor amenities. After numerous revisions, the applicant's plan has arrived at a point where staff believes sufficient

high-quality outdoor open space has been provided. Moreover, the revised details for these areas along with the proffer commitments address staff's previous concerns about the functionality of these spaces.

While staff continues to believe that much of the difficulty in satisfying the planned district standards and Dulles Center guidelines was self-imposed and a direct result of the applicant's particular building design, the improvements in the plan and the proffer commitments are tangible. As such, and in consideration of the revisions to the landscape plan, the improved architectural design, and the applicant's proffer commitments, staff now finds that the proposal is consistent with the Comprehensive Plan and the Zoning Ordinance and makes the following recommendations:

Staff recommends approval of RZ 2012-SU-010 subject to the execution of proffers consistent with those found in Attachment 2 of this report.

Staff recommends approval of FDP 2012-SU-010 subject to development conditions consistent with those contained in Attachment 3 of this report.

Staff recommends approval of a waiver of Par. 6 of Sec. 6-406 of the Zoning Ordinance to allow a secondary permitted use to comprise more than 50% (50.305%) of the total gross floor area of a proposed PRM District where the maximum allowed is 50%.

Staff recommends approval of a modification of the PFM requirements at the time of site plan approval to locate underground stormwater management facilities in a residential area (PFM Section 6-0303.8), subject to the waiver conditions contained in Attachment A of the development conditions (Waiver #9329-WPFM-001-1).

Staff recommends approval of a modification of the PFM requirements for Tree Preservation Target Area at the time of site plan approval to allow 25,125 sf. in lieu of the 27,824 sf. required, subject to the CDP/FDP and as conditioned.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any proffers or conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this Rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

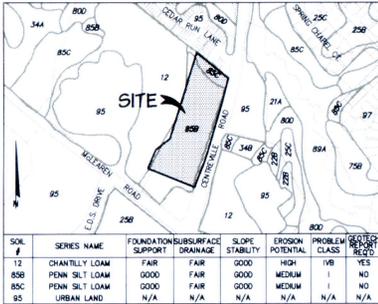
ATTACHMENTS

1. Final Development Plan – Chantilly Nursing and Rehabilitation Center, dated February 4, 2013
2. Revised Proffers
3. Revised Final Development Plan Conditions

CONCEPTUAL / FINAL DEVELOPMENT PLAN

CHANTILLY NURSING AND REHABILITATION CENTER

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
RZ 2012-SU-010



SOILS MAP/DATA

SCALE: 1" = 500'

NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(1) SITE TABS; REMOVED TREE PRESERVATION TARGET WAIVER REQUEST; (2) & (3) EXISTING TREE ORPHAN; (4) LAYOUT BUILDING LOCATION, # OF UNITS & CLEARING LIMITS; (5) LANDSCAPING, TREE COVER CALCS, TREE COVER CALCS; REMOVED TREE PRESERVATION TARGET LETTER; (6) ARCHITECTURAL ELEVATION FOR INDEPENDENT LIVING BUILDING (2 & 3); ADDED TREES TO BE SAVED; (7) NARRATIVES; (8) NEW SHEET.	8-24-12
2.	(1) SITE TABS; ADDED TREE PRESERVATION TARGET WAIVER REQUEST; (2) LAYOUT BUILDING LOCATION, # OF UNITS & CLEARING LIMITS; (3) LANDSCAPING, TREE COVER CALCS; ADDED TREE PRESERVATION TARGET LETTER (2 & 3) NEW SHEETS.	9-20-12
3.	(1) REVISED SITE TABULATIONS; (2) ADDED SITTING AREA; REVISED PARKING IN FRONT OF MED. CARE/NO LIVING BUILDING ACCESS TO SCHOOL; (3) ADDED LANDSCAPING, NEW TREE COVER CALCULATIONS; (4) REVISED LANDSCAPING, NEW TREE COVER CALCULATIONS; (5) REVISED COURTYARD DESIGN & LANDSCAPING; (6) REVISED CROSS-SECTIONS.	10-5-12
4.	(1) ADDED REVISED REVISED COURTYARD DESIGN BEHIND I.L. BUILDING; (2) REVISED COURTYARD DESIGN & LANDSCAPING; (3) REVISED CROSS-SECTIONS A, B & C.	10-19-12
5.	(1) REVISED PARKING TABULATIONS; (2) REVISED PARKING LAYOUT & BERM HICUTS; ADDED TRAIL & COVERED WALKWAY; (3) REVISED LANDSCAPING & TREE COVER CALCULATIONS; (4) REVISED REAR COURTYARD DESIGN; (5) REVISED AND ADDED CROSS-SECTIONS.	11-13-12
6.	(1) REVISED SITE TABULATIONS; (2) WOOD SKULLED NURSING BLDG.; ADJUSTED WALL & BERM HEIGHTS; ADDED CENTRAL FLORIDA; (3) REVISED LANDSCAPING & TREE COVER CALCULATIONS; (4) & (5) REVISED COURTYARD DESIGN; (6) REVISED CROSS-SECTIONS A, B & C.	1-8-13
7.	(1) REVISED NOTES 1 & 13; REVISED PARKING TABS; (2) REMOVED 2 SURFACE PARKING SPACES; (3) REVISED PARKING LOT LANDSCAPING CALCULATIONS; (4) ADDED COVERED WALKWAY ELEVATION.	2-4-13

NO CHANGES, OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM WHAT WAS PREVIOUSLY SUBMITTED OR APPROVED.

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

- 1. Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accompanying the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 12.
- 3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage	Footprint (sq. ft)	Storage (cfs)	If pond, dam (ft) height (ft)
UGS	7.07	0	7.07	5,892	32,333	N/A
- 4. Drainage channels, outfalls, and pipe systems are shown on Sheet 12. Pond inlet and outlet pipe systems are shown on Sheet N/A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 12. Type of maintenance access road surface noted on the plot is asphalt.
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- 7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 12.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or has a drainage area of at least one square mile (840 acres) is provided on Sheet 12.
- 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 12.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 12 & 2.
- 11. A submission waiver is requested for N/A.
- 12. Stormwater management is not required because N/A.

INDEPENDENT LIVING/MEDICAL CARE FACILITY

PARCEL 1	186,075 sq (4.272 Ac)
RIGHT-OF-WAY DEDICATION	2,240 sq (0.051 Ac)
TOTAL AREA	188,315 sq (4.323 Ac)
GROSS FLOOR AREA:	
ASSISTED LIVING	40,522 sq
INDEPENDENT LIVING	122,732 sq
TOTAL	163,254 sq
FLOOR AREA RATIO:	
MAXIMUM - 3.00	PROVIDED - 0.22 *
* DOES NOT INCLUDE INDEPENDENT LIVING AREA	
LANDSCAPED OPEN SPACE:	
REQUIRED - 20% (0.86 Ac)	PROVIDED - 30% (1.30 Ac)

REQUIRED INDEPENDENT LIVING FACILITY:	
125 residents	1 sp/4 residents = 32 spaces
MEDICAL CARE FACILITY (ASSISTED LIVING/ALZHEIMERS):	
58 residents	1 sp/3 residents = 22 spaces
EMPLOYEES:	
58 employees	1 sp/employee = 38 spaces
TOTAL:	92 spaces

PARKING PROVIDED	159 spaces
TOTAL:	(59 surface + 100 garage)

HANDICAP PARKING	
REQUIRED:	5 spaces (1 van accessible)
PROVIDED:	6 spaces (1 van accessible)

LOADING REQUIRED	
162,498 SF GFA	1 sp/1st 10,000 sf GFA + 1 sp/ea. addl. 100,000 SF
TOTAL:	3 spaces

LOADING PROVIDED	
TOTAL:	3 spaces

MEDICAL CARE FACILITY

PARCEL 2	177,990 sq (4.086 Ac)
RIGHT-OF-WAY DEDICATION	2,396 sq (0.055 Ac)
TOTAL AREA	180,384 sq (4.141 Ac)
GROSS FLOOR AREA:	
TOTAL	83,720 sq
FLOOR AREA RATIO:	
MAXIMUM - 3.00	PROVIDED - 0.47
* DOES NOT INCLUDE INDEPENDENT LIVING AREA	
LANDSCAPED OPEN SPACE:	
REQUIRED - 20% (0.83 Ac)	PROVIDED - 41% (1.70 Ac)

REQUIRED PARKING REQUIRED MEDICAL CARE FACILITY:	
158 residents	1 sp/3 residents = 56 spaces
EMPLOYEES:	
54 employees	1 sp/employee = 54 spaces
TOTAL:	110 spaces

PARKING PROVIDED	79 surface spaces
TOTAL:	

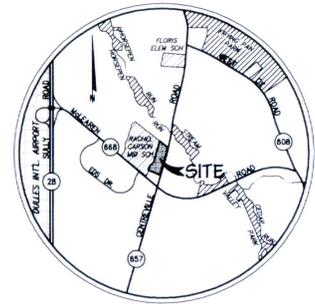
HANDICAP PARKING	
REQUIRED:	4 spaces (1 van accessible)
PROVIDED:	6 spaces (1 van accessible)

LOADING REQUIRED	
83,720 SF GFA	1 sp/1st 10,000 sf GFA + 1 sp/ea. addl. 100,000 SF
TOTAL:	2 spaces

LOADING PROVIDED	
TOTAL:	2 spaces

NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 24-4(1)1118. THE SITE IS CURRENTLY ZONED I-5. THE PROPOSED ZONING IS PFM.
- THE PROPERTY HEREON IS CURRENTLY UNDER THE OWNERSHIP OF B.U.S.-MAGLEEN ROAD ASSOCIATES, L.L.C. IN DEED BOOK 18512 AT PAGE 242 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED JANUARY 2012. CONTOUR INTERVAL EQUALS TWO FEET NGVD 1929.
- THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAA) OR ENVIRONMENTAL QUALITY CORRIDORS (EQC) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED.
- EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- SEE SHEET 3 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 305. ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT 1R 872-10-11 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- THERE ARE NO ZONING OVERLAY DISTRICTS IMPACTING THIS SITE.
- ANY SIGNS PROPOSED WITH THIS PLAN SHALL COMPLY WITH ARTICLE 12 OF THE ZONING ORDINANCE.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE INDEPENDENT LIVING AND MEDICAL CARE FACILITIES AT A 0.34 FLOOR AREA RATIO, AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW:
 - A WAIVER OF ZONING ORDINANCE 17-201(3)(8) IS HEREBY REQUESTED, THE PROPERTY TO THE NORTH HAS BEEN DEVELOPED AS TOWNHOUSES AND A TRAVEL LANE CONNECTION WAS NOT PROVIDED TO THE SOUTH IS A VACANT PARCEL ZONED I-5, WHICH WOULD HAVE LIMITED TRAVEL DEMAND BETWEEN IT AND THE SUBJECT PROPERTY.
 - A MODIFICATION OF THE TREE PRESERVATION TARGET AREA REQUIREMENT IN PFM SECTION 12-506.1 (SEE SHEET 5)
- PROPOSED PUBLIC IMPROVEMENTS:
 - WATER SERVICE TO BE PROVIDED BY EXISTING 14" AND 18" MAINS LOCATED IN CENTREVILLE ROAD
 - SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN CENTREVILLE ROAD
- PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- RECREATIONAL FACILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
- SPECIAL AMENITIES ARE PROPOSED WITH THIS PLAN.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- SEE SHEET 9 FOR ARCHITECTURAL ELEVATIONS.
- A TRAIL IS NOT REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN. THERE IS AN EXISTING MAJOR ASPHALT TRAIL ON THE OPPOSITE SIDE OF CENTREVILLE ROAD.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE COP/POP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVIDED IN SECTION 16-403 OF THE ZONING ORDINANCE.



VICINITY MAP

SCALE: 1" = 2000'



DEVELOPER	TABLE OF CONTENTS
N.V. HEALTH INVESTORS, L.L.C.	1 COVER SHEET
4423 PHEASANT RIDGE ROAD SW	2 EXISTING CONDITIONS PLAN
SUITE 301	3 EXISTING VEGETATION MAP
ROANOKE, VA 24014	4 CONCEPTUAL / FINAL DEVELOPMENT PLAN
(540) 774-7782	5 CONCEPTUAL LANDSCAPE PLAN
	6 COURTYARD DESIGNS
	7 COURTYARD DESIGN & SITE DETAILS
	8 CROSS-SECTIONS
	9 ARCHITECTURAL ELEVATIONS
	10 & 11 TREE PRESERVATION PLAN
	12 & 13 OUTFALL ANALYSIS

CPJ Charles P. Johnson & Associates, Inc.
101 and Environmental Engineers • Planners • Landscape Architects • Surveyors
1909 Pender Dr., Ste. 212, Fairfax, VA 22033 • 703.380.7622 • Fax: 703.273.8099
www.cpj.com • 4840 Spring Hill • Catlett, VA 20147 • Project No. 12-010

DENSITY CALCULATIONS	
FOR INDEPENDENT LIVING (PARCEL 1)	
PARCEL 1 (INCLUDING DEDICATION)	4,323 Ac
INDEPENDENT LIVING UNITS	100
UNITS PER ACRE	23.1

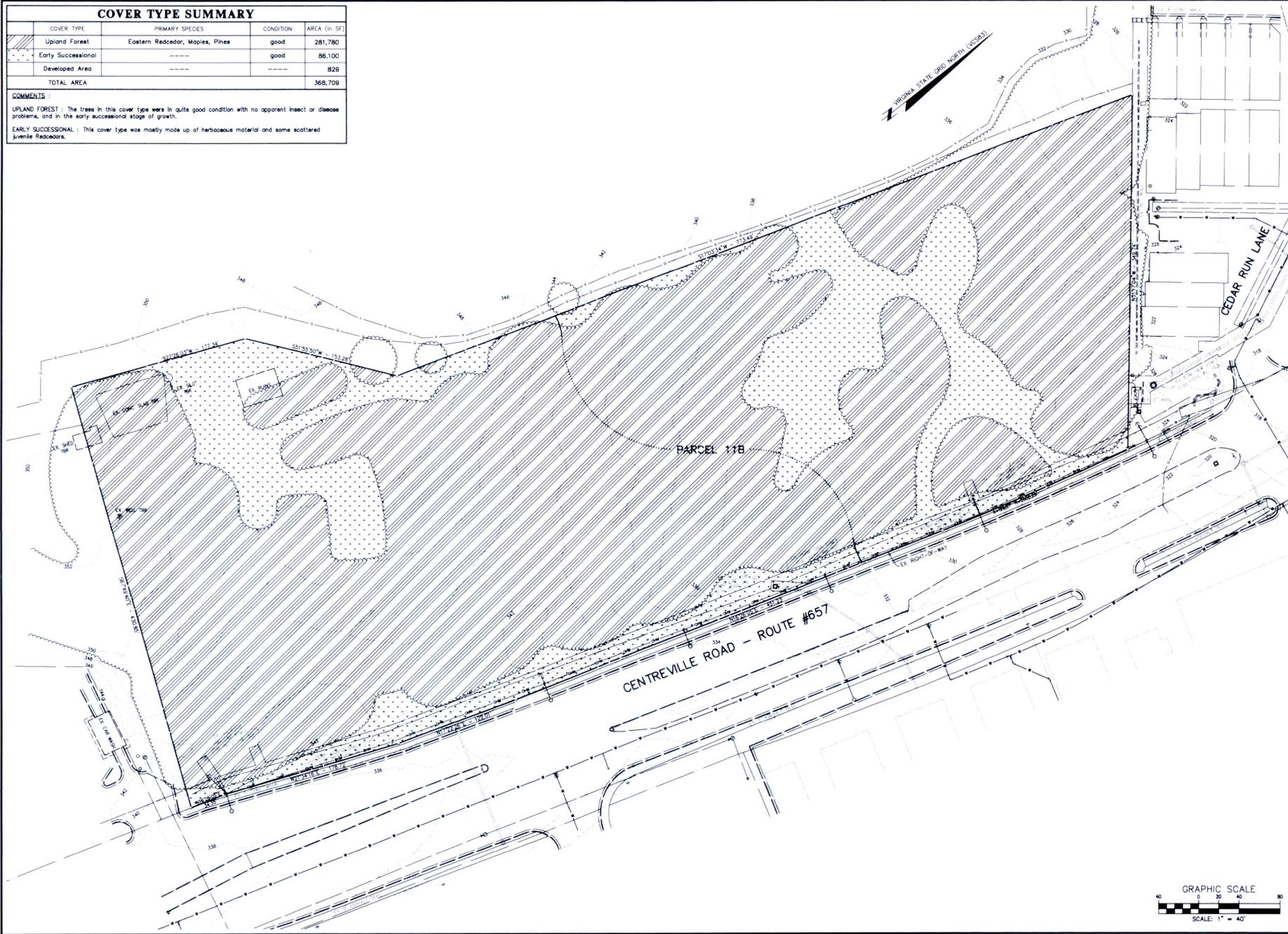
DATE: APRIL 30, 2012
REVISED: AUGUST 24, 2012
SEPTEMBER 20, 2012
OCTOBER 5, 2012
OCTOBER 19, 2012
NOVEMBER 13, 2012
JANUARY 8, 2013
FEBRUARY 4, 2013

COVER TYPE SUMMARY			
COVER TYPE	PRIMARY SPECIES	CONDITION	AREA (in SF)
	Upland Forest	Eastern Redcedar, Maples, Pines	good 281,780
	Early Successional	-----	good 86,100
	Developed Area	-----	829
TOTAL AREA			368,709

COMMENTS

UPLAND FOREST : The trees in this cover type were in quite good condition with no apparent insect or disease problems, and in the early successional stage of growth.

EARLY SUCCESSIONAL : This cover type was mostly made up of herbaceous material and some scattered juvenile Redcedars.



EXISTING VEGETATION MAP

CHANTILLY NURSING AND REHABILITATION CENTER

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

R7 2012 - SJL-0110

L 8-24-12 REVISION DATE
RSD DATE

REVISED EXISTING TREE SURVIVAL DATA
REVISION TRACK TO APPROVAL

Charles P. Johnson & Associates, Inc.
ASSOCIATES

PAUL B. JOHNSON
Lic. No. 010501
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF VIRGINIA

DESIGNER: DR. J. W. BRYANT
DATE: 10/19/2012

DRAWN BY: J. W. BRYANT
DATE: 10/19/2012

CHECKED BY: J. W. BRYANT
DATE: 10/19/2012

APPROVED BY: J. W. BRYANT
DATE: 10/19/2012

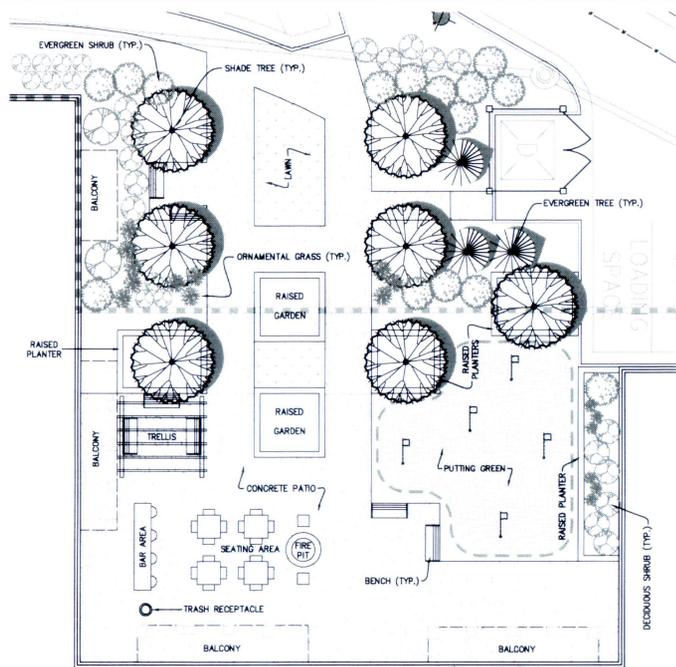
PROJECT NO.: 11-578
TYPE: CDP / FDP

SHEET 3 OF 13

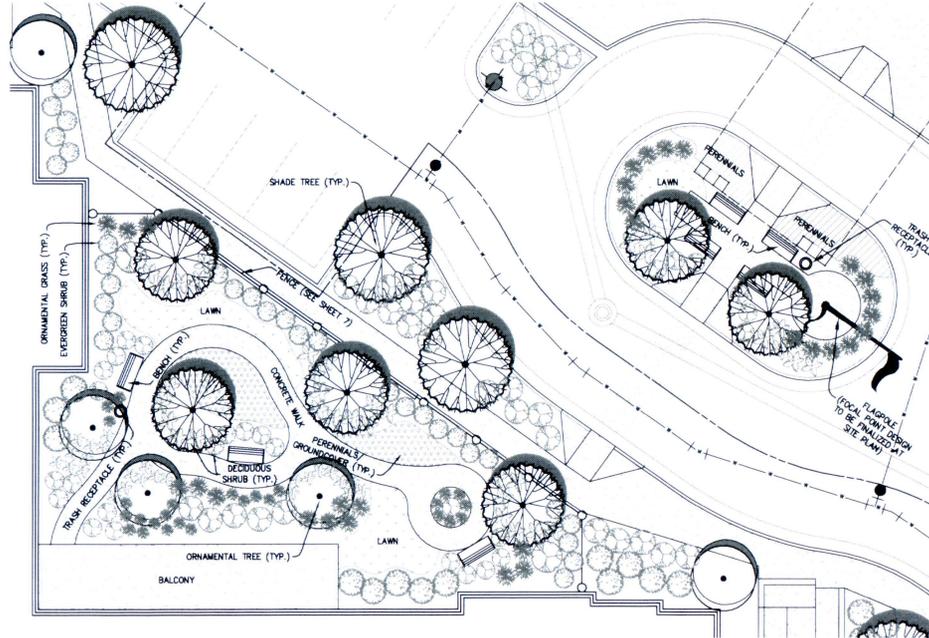
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PROJECT NO.: 11-578
TYPE: CDP / FDP

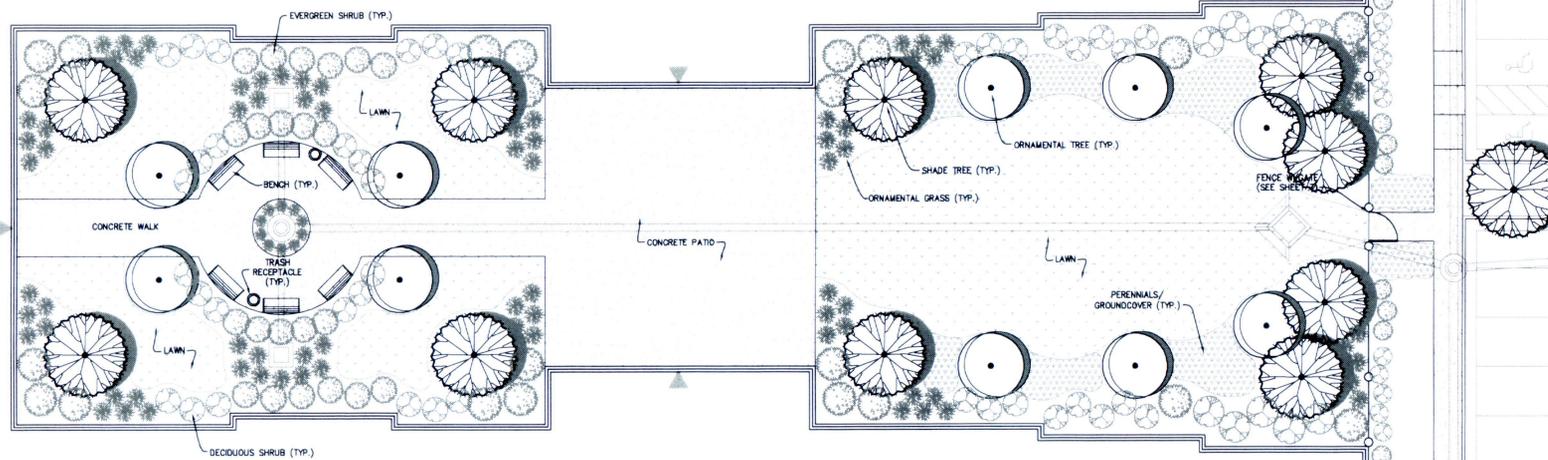




REAR COURTYARD - INDEPENDENT LIVING FACILITY



MEMORY GARDEN - INDEPENDENT LIVING FACILITY & ENTRANCE SEATING AREA - MEDICAL CARE FACILITY



COURTYARD & GARDEN - MEDICAL CARE FACILITY



THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY - SUBJECT TO FINAL DESIGN

COURTYARD DESIGNS
**CHANTILLY NURSING
 AND REHABILITATION
 CENTER**

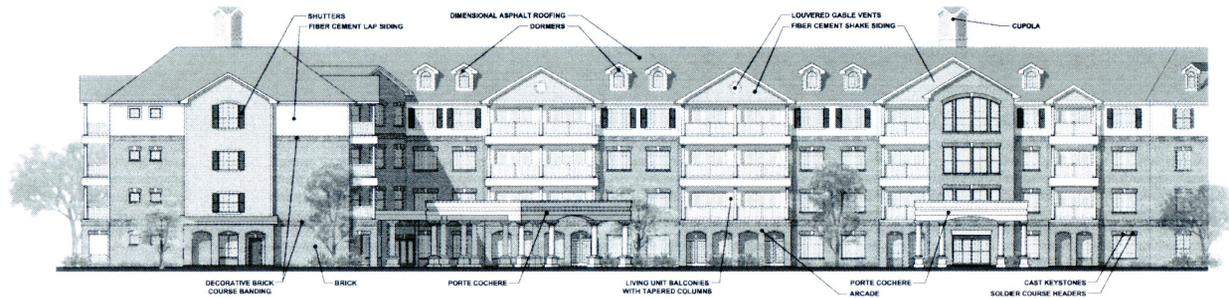
SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DESIGN: J. B. JOHNSON
 DRAWN: J. B. JOHNSON
 DATE: APR 2012
 SCALE: 1/8" = 1'-0"
 TYPE: CDP / FDP



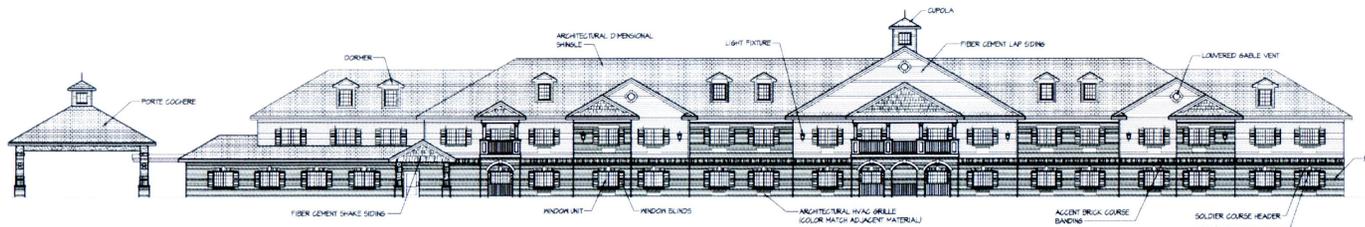
NO.	DESCRIPTION	DATE
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2	ISSUE FOR PERMITS	04/10/12
3	ISSUE FOR PERMITS	04/10/12
4	ISSUE FOR PERMITS	04/10/12
5	ISSUE FOR PERMITS	04/10/12
6	ISSUE FOR PERMITS	04/10/12
7	ISSUE FOR PERMITS	04/10/12
8	ISSUE FOR PERMITS	04/10/12
9	ISSUE FOR PERMITS	04/10/12
10	ISSUE FOR PERMITS	04/10/12
11	ISSUE FOR PERMITS	04/10/12
12	ISSUE FOR PERMITS	04/10/12
13	ISSUE FOR PERMITS	04/10/12
14	ISSUE FOR PERMITS	04/10/12
15	ISSUE FOR PERMITS	04/10/12
16	ISSUE FOR PERMITS	04/10/12
17	ISSUE FOR PERMITS	04/10/12
18	ISSUE FOR PERMITS	04/10/12
19	ISSUE FOR PERMITS	04/10/12
20	ISSUE FOR PERMITS	04/10/12

DESIGN	DATE	BY
CONCEPT	04/10/12	J. B. JOHNSON
SCHEMATIC	04/10/12	J. B. JOHNSON
FINAL	04/10/12	J. B. JOHNSON
CHECKED	04/10/12	J. B. JOHNSON
DATE	04/10/12	J. B. JOHNSON
SCALE	1/8" = 1'-0"	J. B. JOHNSON
TYPE	CDP / FDP	J. B. JOHNSON
PROJECT NO.	11-576	J. B. JOHNSON
SHEET	6 OF 13	J. B. JOHNSON



GAYLEN HOWARD LAING ARCHITECT
ARCHITECTURE INTERIOR DESIGN PLANNING
100 WEST HARRIS MILL ROAD SUITE 100 NEWPORT NEWS, VIRGINIA 23602-3700

**INDEPENDENT LIVING/
MEDICAL CARE FACILITY**
VIEW FROM CENTREVILLE ROAD
ALL SIDES OF BUILDING TO RECEIVE SIMILAR ARCHITECTURAL TREATMENT



Jones Jones Associates
ARCHITECTS

MEDICAL CARE FACILITY
VIEW FROM CENTREVILLE ROAD
ALL SIDES OF BUILDING TO RECEIVE SIMILAR ARCHITECTURAL TREATMENT



GAYLEN HOWARD LAING ARCHITECT
ARCHITECTURE INTERIOR DESIGN PLANNING
100 WEST HARRIS MILL ROAD SUITE 100 NEWPORT NEWS, VIRGINIA 23602-3700

COVERED WALKWAY BETWEEN BUILDINGS
VIEW FROM REAR OF PROPERTY

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

NO.	DATE	DESCRIPTION	BY	DATE
1	8-24-12	ISSUED FOR PERMIT	CPJ	
2	8-24-12	REVISION FOR PERMIT	CPJ	
3	8-24-12	REVISION FOR PERMIT	CPJ	
4	8-24-12	REVISION FOR PERMIT	CPJ	
5	8-24-12	REVISION FOR PERMIT	CPJ	
6	8-24-12	REVISION FOR PERMIT	CPJ	
7	8-24-12	REVISION FOR PERMIT	CPJ	
8	8-24-12	REVISION FOR PERMIT	CPJ	
9	8-24-12	REVISION FOR PERMIT	CPJ	
10	8-24-12	REVISION FOR PERMIT	CPJ	

ARCHITECTURAL ELEVATIONS
CHANTILLY NURSING AND REHABILITATION CENTER
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

PAUL B. JOHNSON
LIC. NO. 01080
REGISTERED PROFESSIONAL ARCHITECT
STATE OF VIRGINIA

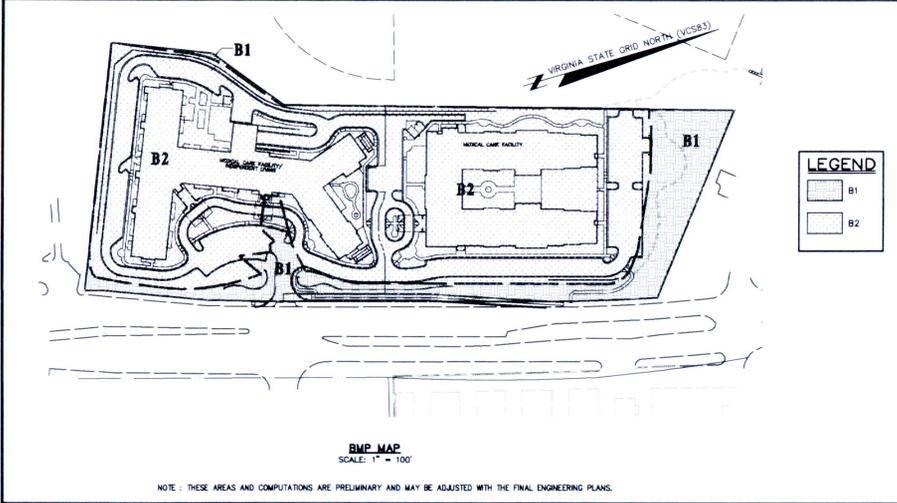
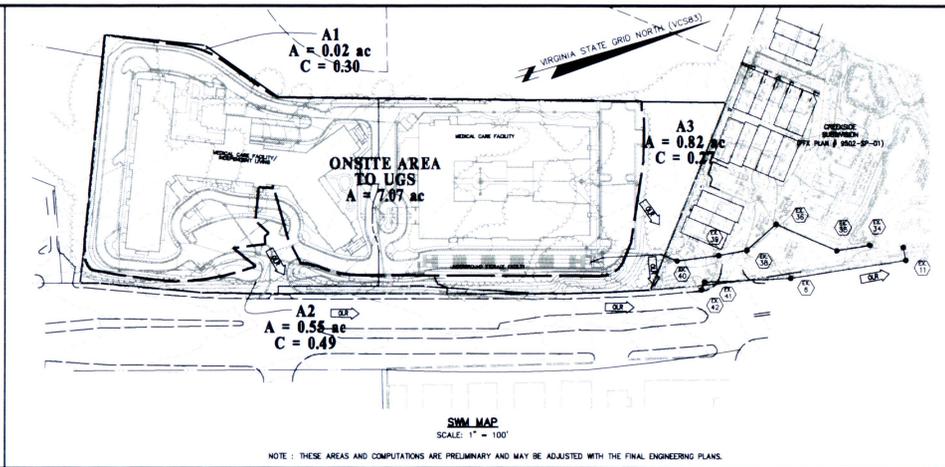
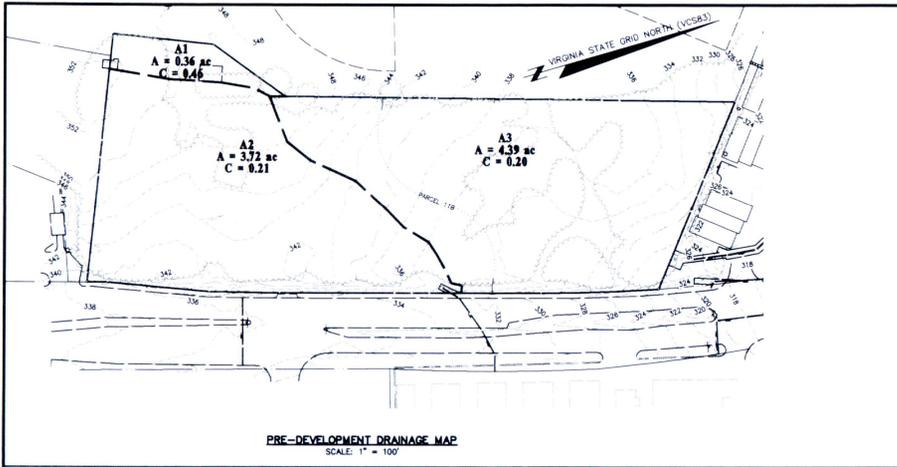
DESIGN: GAYLEN HOWARD LAING
DRAWN: GAYLEN HOWARD LAING
DATE: APR. 2012
SCALE: AS SHOWN
SHEET: 9 OF 13
PRJ. NO.: 11-576
TYPE: CDP / FDP

Charles P. Johnson & Associates, Inc.
ARCHITECTS
100 WEST HARRIS MILL ROAD SUITE 100 NEWPORT NEWS, VIRGINIA 23602-3700
TEL: 757-246-1100 FAX: 757-246-1101
WWW.CHARLESJOHNSON.COM

CPJ ASSOCIATES

0 13
PRJ. NO.: 11-576
TYPE: CDP / FDP

LAST SAVED 2/4/2013 4:52 PM
LAST PLOTTED 2/4/2013 4:52 PM
SHEET N:\11576\DWG\00-FO301



SWM SUMMARY

NOTE: THESE AREAS AND COMPUTATIONS ARE PRELIMINARY AND MAY BE ADJUSTED WITH THE FINAL ENGINEERING PLANS.

Subarea	Area (Ac)	Runoff Coef.	Q10 (CFS)	Q2 (CFS)	Q100 (CFS)
Total Site Area	8.46	0.46	368,709	368,709	368,709
B1 - Onsite Uncontrolled	0.36	0.46	138	138	138
B2 - Onsite To UGS/STORMFILTER	7.07	0.22	0.75	0.75	0.75

Extreme Condition	Q10+ (CFS)	Q2 (CFS)	Q100 (CFS)
Q10+	8.46 AC x 5.45 (RHR) x 0.22 = 10.09 CFS	8.46 AC x 7.27 (RHR) x 0.22 = 13.46 CFS	
Q2	1.39 AC x 5.45 (RHR) x 0.36 = 2.72 CFS	1.39 AC x 7.27 (RHR) x 0.36 = 3.63 CFS	
Q100	10.09	2.72	7.37 CFS
Q10+	13.46	3.63	9.60 CFS

EXISTING STORM SEWER COMPUTATIONS

FROM	TO	AREA (AC)	CONC.	INCH	FEET	TIME	CONC.	FEET	TIME	CONC.	FEET	TIME	CONC.	FEET	TIME	CONC.	FEET	TIME			
B1	B2	0.36	0.46	12	100	0.001	0.46	12	100	0.001	0.46	12	100	0.001	0.46	12	100	0.001	0.46	12	100

PRELIMINARY BMP COMPUTATIONS

Part 1. List all of the Subareas and "C" Factors used in the BMP Computations

Subarea Designation and Description	"C" Factor	Area (Ac)
B1 - Onsite Uncontrolled	0.36	1.39
B2 - Onsite To UGS/STORMFILTER	0.21	7.07

Part 2. Compute the Total Phosphorus Removal for the Site

Subarea Designator	BMP Type	Removal Eff. (%)	Area (Ac)	"C" Factor	Product
B1	Stormwater	0	1.39	0.36	0.00
B2	Stormwater	90	7.07	0.21	45.71
Total					45.71

NOTE: THESE AREAS AND COMPUTATIONS ARE PRELIMINARY AND MAY BE ADJUSTED WITH THE FINAL ENGINEERING PLANS.

EXISTING STORM SEWER COMPUTATIONS Outfall to Creekside Subdivision Plan

FROM	TO	AREA (AC)	CONC.	INCH	FEET	TIME	CONC.	FEET	TIME	CONC.	FEET	TIME	CONC.	FEET	TIME	CONC.	FEET	TIME			
B1	B2	0.36	0.46	12	100	0.001	0.46	12	100	0.001	0.46	12	100	0.001	0.46	12	100	0.001	0.46	12	100

OUTFALL NARRATIVE

THE SUBJECT PROPERTY CONSISTS OF 8.46 ACRES ON WHICH A SKILLED NURSING AND INDEPENDENT LIVING FACILITIES ARE PROPOSED. THERE WILL BE ALSO A PARKING GARAGE UNDER THE INDEPENDENT LIVING FACILITY.

THE EXISTING SITE IS MOSTLY WOODED. THE SITE'S TOPOGRAPHY HAS SLOPES AVERAGING ABOUT 4%. THE EXISTING SITE'S RUNOFF SHEET FLOWS IN THREE DIFFERENT DIRECTIONS. AREA A1 (0.36 ACRES) SHEET FLOWS TO THE NORTHWEST THROUGH RACHEL CARSON MIDDLE SCHOOL. AREA A2 (3.72 ACRES) SHEET FLOWS EASTERLY INTO EXISTING STORM SEWER SYSTEMS ALONG CENTREVILLE ROAD (ROUTE # 657). AREA A3 (4.39 ACRES) SHEET FLOWS NORTHEASTERLY INTO THE EXISTING STORM SEWER SYSTEM IN THE CREEKSIDE SUBDIVISION (FAIRFAX COUNTY PLAN # 9502-SP-01).

AFTER DEVELOPMENT, MOST OF THE SITE'S RUNOFF (7.07 ACRES) WILL BE COLLECTED INTO A CLOSED STORM SEWER SYSTEM WHICH WILL DISCHARGE INTO AN ONSITE UNDERGROUND STORAGE FACILITY (UGS). THIS UGS WILL CONTROL STORMWATER AND REDUCE THE POST DEVELOPMENT PEAK FLOW BELOW THE PRE-DEVELOPMENT PEAK FLOWS (SEE THIS SHEET AND SHEET BA FOR COMPUTATIONS). THE UNDERGROUND STORAGE FACILITY WILL DISCHARGE INTO THE EXISTING STORM SEWER SYSTEM IN THE CREEKSIDE SUBDIVISION. THE ULTIMATE OUTFALL FOR THE SITE IS THE 100-YEAR FLOODPLAIN FOR HORSEPEN RUN. THE EXISTING STORM SEWER SYSTEM HAS BEEN ANALYZED AND FOUND TO HAVE ADEQUATE CAPACITY TO HANDLE FLOWS FROM THE SITE DUE TO THIS DEVELOPMENT. EXISTING AREAS A1 & A2 WILL CONTINUE TO SHEET FLOW OFF-SITE AND THE RUNOFF WILL BE REDUCED (SEE RUNOFF COMPUTATIONS THIS SHEET).

THE SITE HAS BEEN GRADED IN SUCH A MANNER AS TO PROVIDE OVERLAND RELIEF FOR THE 100-YEAR STORM EVENT WITHOUT FLOODING ANY BUILDINGS DOWNSTREAM. IN THE EVENT OF FAILURE OR BLOCKAGE OF THE STORM DRAINAGE SYSTEM, RUNOFF FROM 100-YEAR STORM WILL FLOW DOWN THE PRIVATE DRIVEWAY TO CENTREVILLE ROAD TO THE EAST. THE RUNOFF WILL THEN BE COLLECTED INTO EXISTING STORM STRUCTURES ALONG CENTREVILLE ROAD AND ULTIMATELY DISCHARGED INTO THE EXISTING FLOODPLAIN FOR HORSEPEN RUN. THE OVERLAND RELIEF DIRECTIONS HAVE BEEN SHOWN ON SWM MAP ABOVE.

THE OVERALL DRAINAGE MAP SHOWN ON SHEET BA DEPICTS THE DRAINAGE AREA WHERE THE SITE OUTFALLS INTO THE EXISTING FLOODPLAIN FOR HORSEPEN RUN. THE SITE AREA (FOR AREAS DRAINS INTO THE EXISTING FLOODPLAIN AT POINT "A") IS LESS THAN 1% OF THE OVERALL DRAINAGE AREA (APPROXIMATELY 2.860 ACRES). THE EXISTING STREAM CHANNEL IS WELL DEFINED WITH STABILIZED BED AND BANK. THEREFORE, PER PFM 6-0203.2B, THE EXTENT OF THE REVIEW OF THE DOWNSTREAM DRAINAGE IS COMPLETED AT POINT "A".

IT IS THEREFORE THE ENGINEER'S OPINION THAT AN ADEQUATE OUTFALL EXISTS FOR THIS PROJECT AND THE DEVELOPMENT WILL NOT HAVE AN ADVERSE IMPACT ON DOWNSTREAM PROPERTIES.

STORMWATER MANAGEMENT AND BMP SUMMARY

STORMWATER MANAGEMENT WILL BE PROVIDED BY MEANS OF AN UNDERGROUND STORAGE FACILITY (SEE SHEET BA FOR PRELIMINARY UGS VOLUME SIZING). THE UGS WILL REDUCE THE POST-DEVELOPMENT PEAK FLOWS FROM THE SITE BELOW THE PRE-DEVELOPMENT PEAK FLOWS.

BMPs FOR THIS SITE WILL BE PROVIDED VIA A STORMFILTER WHICH CONSISTS OF 2-8"X10" VALVES (SEE SHEET BA FOR PRELIMINARY STORMFILTER DESIGN PROVIDED BY THE MANUFACTURER). THE STORMFILTER WILL PROVIDE APPROXIMATELY 45.7% BMPs, WHICH IS MORE THAN THE REQUIRED 40% BMPs.

OUTFALL ANALYSIS

CHANTILLY NURSING AND REHABILITATION CENTER

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2012-SU-010

CPJ
ASSOCIATES

Charles P. Johnson & Associates, Inc.

NO. DATE
1. 02/12/12
2. 03/12/12
3. 04/12/12
4. 05/12/12
5. 06/12/12
6. 07/12/12
7. 08/12/12
8. 09/12/12
9. 10/12/12
10. 11/12/12
11. 12/12/12

DESIGNER: CPJ ASSOCIATES
CHECKER: [Name]
APPROVER: [Name]

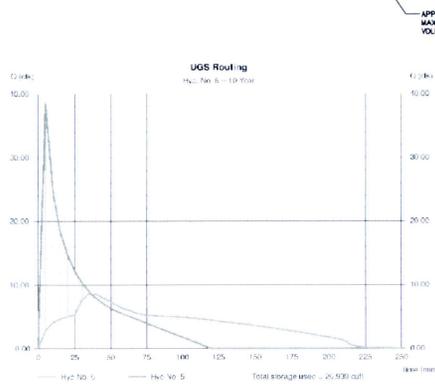
DATE: APRIL 2012
PROJECT: CHANTILLY NURSING AND REHABILITATION CENTER
SHEET: 12 OF 13
PRJ. NO: 11-576
TYPE: CDP / FDP

Hydrograph Report

Hyd No. 6

Hydrograph type = Reservoir
 Storm frequency = 10 yrs
 Time Interval = 5 min
 Inflow Hyd. No. = 5 - One SWM Facility
 Reservoir name = UGS

Peak discharge = 8,680 cfs
 Time to peak = 25 min
 Hyd. Volume = 56,764 cuft
 Max. Elevation = 329.83 ft
 Max. Storage = 26,809 cuft



Storm Filter Sizing - Fairfax County, Virginia

Project Name: CENTREVILLE RD ASSISTED LIVING
 Date: 2/19/2012

SITE CHARACTERISTICS

Area (Ac)	1.00
Permeable Area (Ac)	0.00
Impervious Area (Ac)	1.00
Runoff Coefficient (C)	0.75
Storage Volume (cuft)	27,000

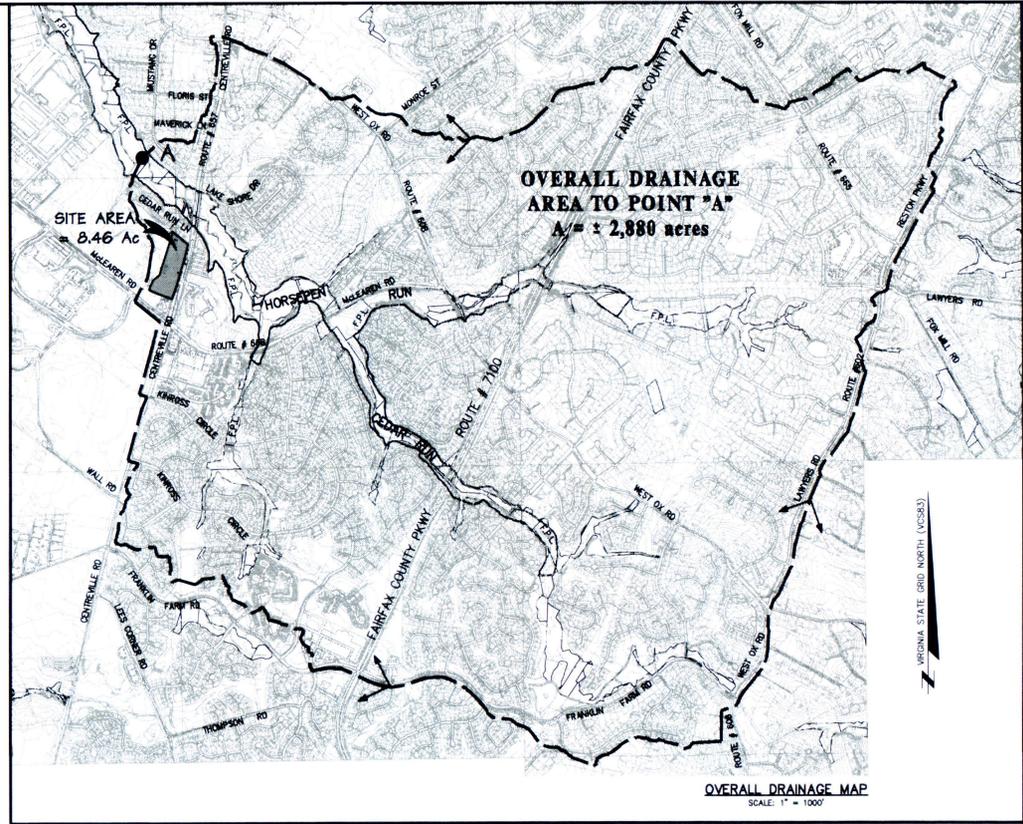
RAINFALL EXCESS LOAD CALCULATION

Peak Flow (cfs)	8,680
Flow Duration (min)	25
Volume (cuft)	217,250
Storage Volume (cuft)	27,000
Excess Volume (cuft)	190,250

DESIGN STORM FILTER DESIGN

Number of Storm Filters	2
Filter Area (sq ft)	15,000

NOTE: THESE COMPUTATIONS ARE PRELIMINARY AND MAY BE ADJUSTED WITH THE FINAL ENGINEERING PLANS.



Pond Report

Pond No. 3 - UGS

UG Characteristics: pond elev. 322.04 ft, Pond Slope = 0.00 + 0.00 ft, Pond Len. 250.00 ft, No. Islands: 0, Slope: 0.00%, Wetland: No

Stage / Storage Table

Stage (ft)	Elevation (ft)	Control area (sqft)	Intr. Storage (cuft)	Total storage (cuft)
3.00	320.95	0.00	0	0
3.75	320.20	0.00	793	796
4.50	320.51	0.00	2,149	3,906
5.25	320.76	0.00	4,461	7,461
6.00	320.99	0.00	6,717	11,910
6.75	321.20	0.00	8,904	16,172
7.50	321.39	0.00	11,020	20,294
8.25	321.54	0.00	13,064	24,268
9.00	321.67	0.00	15,036	28,100
9.75	321.78	0.00	16,936	31,817
10.50	321.86	0.00	18,764	35,383

OUTFALL ANALYSIS

CHANTILLY NURSING AND REHABILITATION CENTER

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 11-578
 SHEET NO. 13 OF 13
 DATE: AUG. 2012
 SCALE: 1" = 1000'

DRAFT PROFFERS**NORTHERN VIRGINIA HEALTH INVESTORS, LLC****RZ 2012-SU-010****February 4, 2013**

Pursuant to Section 15.2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors approving a rezoning to the PRM District in conjunction with a conceptual/final development plan for property identified as Tax Map 24-4 ((1)) 11B, hereinafter referred to as the "Application Property," the Applicant proffers for itself, the owners, its successors and assigns, the following conditions. These proffers shall supersede and replace all previously approved proffers applicable to the Application Property.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN

- A. Development of the Application Property shall be in substantial conformance with the Conceptual/Final Development Plan ("CDP/FDP") prepared by Charles P. Johnson & Associates, Inc. consisting of thirteen (13) sheets, dated April 30, 2012, as revised through February 4, 2013.
- B. Notwithstanding that the CDP/FDP is presented on thirteen (13) sheets and said CDP/FDP is the subject of Proffer 1.a. above, it shall be understood that the CDP shall be limited to the use and maximum floor area ratio and the location and amount of open space, limits of clearing and grading and the location of vehicular entrances/exits. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDP elements from the Planning Commission for all of, or a portion of, the Application Property in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance").
- C. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, the Applicant reserves the right to make minor modifications to the layout, building orientation, grading, utility locations and final engineering design at the time of site plan/subdivision plat submission without requiring approval of an amendment to the CDP/FDP or these proffers, provided such changes do not materially decrease the amount and location of open space, or materially decrease the distances to peripheral lot lines, or increase the maximum gross floor area and are in substantial conformance with the CDP/FDP and the proffers as determined by the Zoning Administrator.

2. TRANSPORTATION

- A. The Application Property will be developed with one access to Centreville Road as shown on the CDP/FDP. Subject to approval of VDOT and FCDOT, the Applicant shall modify the striping of Centreville Road to increase the length of the left turn lane into the Application Property. If necessary as determined by VDOT at the time of site plan approval, this improvement shall include minor modifications to, but not total reconstruction of the existing median. At the time of site plan approval, the Applicant shall dedicate in fee simple along the Application Property's Centreville Road frontage, right of way up to 69 ½ feet (approximately 4,636 square feet) from centerline to the Board of Supervisors for public street purposes as shown on the CDP/FDP.
- B. To encourage the use of mass transit, at the time of site plan approval, the Applicant shall work with the Fairfax County Department of Transportation and Fairfax Connector to determine a suitable location for a bus stop and shelter along the Application Property's Centreville Road frontage. Upon successful identification of a location, the Applicant shall designate an area for the bus stop, subject to VDOT approval, on Centreville Road and construct a bus shelter, prior to the issuance of a RUP or Non-RUP for the Application Property. If the Applicant is not successful with its efforts to locate a bus stop on the Application Property prior to site plan approval, the Applicant shall escrow the cost of the bus shelter, up to \$20,000.00, with Fairfax County for future installation on the Application Property or its immediate proximity by others.
- C. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein, or as may be reasonably required by Fairfax County or VDOT at time of site plan approval.

3. PEDESTRIAN FACILITIES

- A. The Applicant shall construct a paved pedestrian connection to the adjacent property identified as Tax Map Parcel 24-4 ((1)) 11A (Rachel Carson Middle School). Said connection shall be five (5) feet in width and constructed to the Application Property's boundary in the location generally shown on the CDP/FDP.
- B. The Applicant shall construct a five (5) foot wide concrete sidewalk throughout the Application Property to ADA standards to facilitate connectivity between the buildings and to encourage resident fitness.
- C. Prior to receipt of the RUP/Non-RUP and subject to coordination with and approval of Fairfax County Public Schools, the Applicant shall construct a five (5) foot wide asphalt trail, approximately 245 feet in

length and in the location generally shown on the CDP/FDP, across the property identified as Tax Map Parcel 24-4 ((1)) 11A (Rachel Carson Middle School) to connect to the existing sidewalk located on the property identified as Tax Map Parcel 24-4 ((6)) B (Creekside Townhouses HOA). Construction of said trail shall be subject to the receipt of any necessary easements and/or letters of permission at no cost to the Applicant. Following construction of the trail by the Applicant and bond release for the Application Property, the Applicant shall have no further maintenance obligations for that portion of the trail located off-site, which shall be placed within a public ingress-egress easement in a form approved by the County Attorney recorded among the Fairfax County land records. If the Applicant cannot obtain the necessary easements and/or letters of permission, the Applicant shall escrow the cost of an asphalt trail, approximately 245 feet in length and five (5) feet wide, with Fairfax County for future installation across the Rachel Carson Middle School property by others.

4. LANDSCAPING, BARRIERS AND OPEN SPACE

- A. The Applicant shall provide landscaping on the Application Property as generally shown on the CDP/FDP. A landscape plan that shows, at a minimum, landscaping in conformance with the landscape design shown on Sheet 5 of the CDP/FDP shall be submitted in conjunction with the site plan. The landscape plan shall incorporate the use of native species to the greatest extent feasible, as determined by the Urban Forest Management Division ("UFMD"). The landscaped berm and buffering along Centreville Road shall be installed prior to the first Non-RUP/RUP.
- B. The Applicant shall install an undulating landscaped berm along the Application Property's Centreville Road frontage. The height of the berm shall be an average of four (4) feet, not to exceed five (5) feet, as shown on the CDP/FDP, and shall screen the surface parking. Landscaping shall be an unbroken and continuous curvilinear row of shade trees, shrubs and ornamental trees as shown on the CDP/FDP. Species selection and final locations to be coordinated with UFMD. The final design of the landscaped berm shall be determined at the time of site plan submission and is subject to existing easements and right of way restrictions that may be imposed by VDOT or other government agencies or utilities. If at the time of site plan, the Applicant cannot provide the landscaping in the locations as shown on the CDP/FDP, the Applicant will provide an equivalent number of trees and or shrubs in the same general location, as determined by UFMD. The landscaped berm shall be installed prior to the issuance of the first Non-RUP/RUP.

C. The Applicant shall provide the following outdoor recreation facilities and amenities to serve the residents of the Application Property.

(1) Recreation facilities on Parcel 1, as identified on the CDP/FDP, shall include seating areas, sidewalks, a courtyard, and a memory garden, as generally shown on Sheet 6 of the CDP/FDP. The Applicant shall provide a minimum of one passive and one active recreational use, as generally shown on the CDP/FDP with the final design and location of all recreational uses to be determined at site plan submission. Active recreation uses as generally shown on the CDP/FDP may include but are not limited to bocce ball and a putting green. Passive recreational uses as generally shown on the CDP/FDP shall include dispersed shaded gathering areas, benches, trees and/or umbrellas. The secure memory garden shall be available to the assisted living residents of the memory care/Alzheimer's units. The memory garden will include benches and landscaping.

(2) Recreation facilities on Parcel 2 shall include an outdoor fitness trail and equipment, passive seating areas, a central entrance feature and a secure, courtyard and gardens, as shown on Sheet 6 of the CDP/FDP. The courtyard and gardens shall include benches and a combination of landscaping and paved surfaces.

D. The recreation facilities on Parcels 1 and 2 shall be available to all residents of both buildings. The Applicant proposes a masonry retaining wall along the southern and western property lines. The maximum height of the retaining wall shall not exceed seven (7) feet in height. The retaining wall will be constructed with masonry interlocking block manufactured by Allan Block, or a material equivalent in quality and appearance. The color of the retaining wall shall be a neutral or earth tone, that is compatible with the colors of the proposed buildings' facades.

5. INDOOR AMENITIES

The independent living and medical care facility (assisted living including Alzheimer's and memory care units) building shall include the following on-site amenities for its residents:

- (1) Sitting areas, lounges and other common areas for resident use.
- (2) An arts, crafts and multi-purpose room for group activities.
- (3) A game room, a billiards room, a pub/café and a theater.
- (4) A fitness center.

(5) A library and a computer center.

(6) A beauty/barber salon.

6. TREE PRESERVATION AND LIMITS OF CLEARING

- A. Tree Preservation. The Applicant shall submit a tree preservation plan and narrative as part of the site plan submission. The preservation plan and narrative shall be prepared by a certified arborist, landscape architect or a registered consulting arborist, and shall be subject to the review and approval of the UFMD, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet outside the limits of clearing and grading and 10 feet inside the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

- B. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions for removal of invasive species and for the installation of utilities. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary, as further restricted by Proffer 4.B. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.
- C. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not

sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, or landscape architect and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

D. Root Pruning. The Applicant shall root prune, as needed, to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

E. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist, landscape architect or registered consulting arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule

shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

7. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- A. The Applicant shall provide on-site stormwater management (SWM) and Best Management Practices (BMPs) facilities as shown on the CDP/FDP to satisfy detention and water quality requirements in accordance with the requirements of the Public Facilities Manual, DPWES, and the waiver #9329-WPFM-001-1, dated November 20, 2012.
- B. The SWM/BMP facilities shall be maintained by the Applicant, its successors and assigns, in accordance with the regulations of DPWES. The maintenance responsibilities shall be incorporated in an agreement to be reviewed and approved as to form by the Fairfax County Attorney's Office and recorded among the Fairfax County land records. The Applicant shall establish a reserve fund, in an amount as determined by DPWES at time of site plan, for maintenance of the facility and for replacement cost based on the life expectancy of the system.

8. SUSTAINABLE DESIGN/GREEN BUILDING PRACTICES

In order to promote energy conservation and green building techniques, the Applicant shall design and construct the proposed development as an ENERGY STAR[®] qualified senior care facility. Within two years of the issuance of the final Non-RUP, the Applicant shall provide to the Environment and Development Review Branch of DPZ demonstration of attainment of certification, by the U.S. Environmental Protection Agency, of the Energy Star for senior care facility certification. The provision of documentation from the U.S. Environmental Protection Agency to the Environment and Development Review Branch of DPZ will be sufficient to satisfy this commitment.

9. USES/FEATURES OF RESIDENTIAL UNITS

As shown on the CDP/FDP, the Application Property shall be developed with two buildings. One building (located on Parcel 1 as identified in the CDP/FDP) shall consist of multi-family dwelling units comprised of age-restricted independent living units and a medical care facility (assisted living including Alzheimer's and memory care units). The second building (located on Parcel 2 as identified in the CDP/FDP) will be a medical care facility including skilled nursing services.

Independent Living units shall be operated as follows:

- (1) Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over, couples where either the husband or wife is sixty-two (62) years of age or over and/or

persons with disabilities, as defined in the Federal Fair Housing Act Amendments of 1988, who are eighteen (18) years of age or older and with a spouse, if any.

- (2) Available services for residents shall include:
 - (1) Periodically scheduled social activities will be available both on-site and off-site.
 - (2) A shuttle van service to provide transportation to and from nearby health care facilities and retail establishments.
 - (3) Personal care services as may be necessary.

10. AFFORDABLE HOUSING

- A. The Applicant shall comply with the ADU provisions as set forth in Part 8 of Article 2 of the Zoning Ordinance at the time of rezoning. The number of ADUs to be provided shall be equivalent to six percent (6%) of the independent living units. In the event that the Building Construction Type is modified at time of site plan submission to 1, 2, 3 or 4, as specified in the Virginia Uniform Statewide Building Code, the Applicant shall be exempt from the requirements of the ADU Ordinance.
- B. The Applicant shall maintain four percent (4%) of the assisted living units for residents who are eligible for the Virginia Department of Social Services' Auxiliary Grant Program.

11. EMERGENCY ACCESS EASEMENT

Prior to RUP/Non-RUP, the Applicant shall reserve an eighteen (18) foot wide access easement to Tax Map Parcel 24-4 ((1)) 11A for the purposes of vehicle emergency access to Centreville Road, as shown on the CDP/FDP. Such easement shall be located over the proposed travel lanes of the Application Property. The Applicant shall not be responsible for the design, permitting or construction of any future connection to Tax Map Parcel 24-4 ((1)) 11A from the easement. The Applicant reserves the right to provide appropriate signs, fencing, landscaping and other security features, as may be necessary to ensure that no unauthorized vehicular access from the adjacent parcel or Centreville Road is permitted through the Application Property until such time as a physical connection is constructed.

12. PARKS AND RECREATION

The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreation facilities for the residential uses. The

Applicant shall provide indoor and outdoor recreation facilities for the residents including multi-purpose rooms, seating areas, courtyards, landscaped gardens, outdoor recreation facilities and formal gardens. The Applicant proffers a minimum expenditure for recreational facilities, including trails and seating areas, of one thousand seven-hundred (\$1,700.00) per independent living unit. Any funds not expended on-site shall be contributed to the Fairfax County Park Authority for recreation facilities located in the vicinity of the Application Property.

13. ARCHAEOLOGICAL SURVEY

Prior to any land disturbing activities on the Application Property, the Applicant shall conduct a Phase I archaeological study of the Application Property, and provide the results of such studies to the Heritage Resources Branch of the Fairfax County Park Authority ("Heritage Resources"). If deemed necessary by Heritage Resources, the Applicant shall conduct a Phase II and/or Phase III archaeological study on only those areas of the Application Property identified for further study by Heritage Resources. The studies shall be conducted by a qualified archaeological professional approved by Heritage Resources, and shall be reviewed and approved by Heritage Resources. The studies shall be completed prior to approval of the site plan.

14. SIGNS

All signs shall be in conformance with Article 12 of the Zoning Ordinance and shall be compatible with the buildings in terms of materials, style and colors. The Applicant reserves the right to pursue an application for a comprehensive sign plan.

15. SITE EXCAVATION AND BLASTING

If blasting is required on-site, the Applicant shall ensure that blasting is done pursuant to Fairfax County Fire Marshal requirements and all safety recommendations of the same, including without limitation, the use of blasting mats. In addition, the Applicant shall:

- A. Retain a professional consultant to perform a pre-blast survey of each house or residential building, to the extent that any of these structures are located on the properties within two hundred and fifty (250) feet of the property line of the Application Property;
- B. Prior to any blasting being done, the Applicant shall provide written confirmation to DPWES that the pre-blast survey has been completed and provide a copy of the survey to Fairfax County upon request;

- C. Require the blasting consultant to request access to any houses, wells, buildings, or swimming pools, by notification to owners in within two hundred and fifty (250) feet of the property line of the Application Property, if permitted by owner, determine the pre-blast conditions of these structures. The Applicant's consultant will be required to give a minimum of fourteen (14) days notice of the scheduling of the pre-blast survey. The Applicant shall provide the residents entitled to pre-blast inspections, the name, address and phone number of the blasting contractor's insurance carrier;
- D. Require his consultant to place seismographic instruments prior to blasting to monitor shock waves. The Applicant shall provide seismographic monitoring records to County agencies upon their request;
- E. Notify owners two hundred and fifty (250) feet of the property line of the Application Property, ten (10) days prior to blasting; no blasting shall occur until such notice has been given;
- F. Upon receipt of a claim of actual damage resulting from said blasting, the Applicant shall cause his consultant to respond within five (5) days of meeting at the site of the alleged damage to confer with the property owner;
- G. The Applicant will require blasting subcontractors to maintain necessary liability insurance to cover the costs of repairing any damages to structures, which are directly attributable to the blasting activity and shall take necessary action to resolve any valid claims in an expeditious matter; and
- H. The consultant shall be required to provide an analysis of the potential for gas migration from the site to the Fire Marshal for review and approval prior to blasting. Appropriate gas migration mitigation and/or notification pursuant to County regulations shall be implemented.

16. MEDICAL CARE FACILITY (SKILLED NURSING FACILITY) OPERATION

To ensure that an adequate number of high quality beds are available within the County in the interests of the public convenience, health, and general welfare, pursuant to Zoning Ordinance Section 9-308, the medical care facility (skilled nursing facility) shall endeavor to maintain a minimum overall rating of "average" (three stars or higher) as established and reported by the Federal Medicare program's Five Star Quality Rating System and the Virginia Department of Health. In the event the skilled nursing facility receives an overall rating of "below average" or "poor" (two stars or fewer), the Applicant shall demonstrate acknowledgement of the cited deficiencies by submitting copies of the State Department of Health-issued Health Deficiency Reports and the Operator's Plan of Corrective Action to the Health Care Advisory Board or their designated staff

at the Fairfax County Health Department. Failure to provide copies of said reports within six (6) months of receipt by the Applicant shall be evidence of non-conformance with this proffer. This proffer shall be in effect for the first five (5) years of operation or until the operator receives two (2) consecutive periods of average or above.

17. COVERED WALKWAY

The Applicant shall install a covered walkway that will connect the independent living/medical care facility (assisted living) building and the medical care facility (skilled nursing) building. The covered walkway shall be eight (8) feet in height and extend to fourteen (14) feet in height across the internal road as generally shown on the CDP/FDP, or as required upon review and approval by the Fire Marshal. The covered walkway will be constructed to match both the independent living/assisted living and skilled nursing buildings with regards to colors and materials. The pre-manufactured composite columns will sit on concrete bases, and support the roof structure above.

18. MISCELLANEOUS

Except as may be specified herein, all transportation, pedestrian and landscaping improvements shall be constructed and/or installed concurrent with the development shown on the CDP/FDP.

19. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

20. COUNTERPARTS

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

APPLICANT/CONTRACT PURCHASER OF
TAX MAP 24-4 ((1)) 11B

NORTHERN VIRGINIA HEALTH INVESTORS, LLC, a
Virginia Limited Liability Company

By: Smith/Packett Med-Com, LLC, A Virginia limited
liability company, Its Manager

By: Hunter D. Smith
Its: Vice Chairman Manager

[SIGNATURES CONTINUE ON THE NEXT PAGE]

RZ 2012-SU-010

TITLE OWNER OF 24-4 ((1)) 11B

BMS-MCLEAREN ASSOCIATES, LLC, a
Virginia Limited Liability Company

By: Benjamin M. Smith, Jr.
Its: Manager

[SIGNATURES END]

DEVELOPMENT CONDITIONS

FDP 2012-SU-010

February 8, 2013

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2012-SU-010 for an independent and assisted living facility and a skilled nursing facility located at Tax Map 24-4((4))-11B on the west side of Centreville Road approximately 200 feet north of the intersection of McLearn Road, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the subject property shall be in substantial conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan (FDP) entitled "*Chantilly Nursing and Rehabilitation Center*" prepared by Charles P. Johnson & Associates, Inc., consisting of thirteen (13) sheets dated April 30, 2012, with revisions through February 4, 2013.
2. The applicant shall provide a cross sectional detail for the tree planters that will be provided above the parking the garage, that indicate a soil depth of at least three feet, subject to review and approval by Urban Forestry Management (UFM).
3. A landscape plan shall be required at the time of site plan approval. The applicant shall provide additional planting along Centreville Road and add additional tree cover where appropriate as determined by UFM. A planting legend for the courtyard details on Sheet 6 of the CDP/FDP that specifies the plant categories and sizes for the symbols shown shall be provided, subject to review and approval by UFM.
4. The maximum number of surface parking spaces provided shall be 138. Surface parking spaces shown on the CDP/FDP may be relocated to the subsurface garage provided that additional plantings and/or open space is substituted in its place.
5. The applicant shall work with the owner(s) of the property to south (Lot 24-4 ((1))-5A and 5B) to provide additional plantings on-site or off-site to assist in meeting any future transitional screening requirements.
6. Stormwater Management for the subject property shall be provided in conformance with the Waiver Conditions associated with the Public Facilities Manual Waiver #9329-WPFM-001-1. (see Attachment A)

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Waiver #9329-WPFM-001-1 Conditions

Chantilly Nursing and Rehabilitation Center

Rezoning Application #RZ-2012-SU-010

November 20, 2012

1. The underground facilities shall be constructed in accordance with the development plan and these conditions as determined by the Director of the Department of Public Works and Environmental Services (DPWES).
2. To provide greater accessibility for maintenance purposes, the underground facilities shall have a minimum height of 72 inches.
3. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.
4. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

The private maintenance agreement shall address:

- County inspection and all other issues as may be necessary to ensure the facilities are maintained by the property owner in good working condition acceptable to the County so as to control Stormwater generated from the redevelopment of the site and to minimize the possibility of clogging events;
 - a condition that the property owner and its successors or assigns shall not petition the County to assume maintenance of or to replace the underground facilities;
 - establishment of a reserve fund for future replacement of the underground facilities;
 - establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.;
 - a condition that the property owner provide and continuously maintain liability insurance -- the typical liability insurance amount is at least \$1,000,000 against claims associated with underground facilities; and
 - a statement that Fairfax County shall be held harmless from any liability associated with the facilities.
5. Operation, inspection, and maintenance procedures associated with the underground facilities shall be incorporated into the site construction plan and private maintenance agreement that ensures safe operation, inspection, and maintenance of the facilities.

6. A financial plan for the property owner to finance regular maintenance and full life-cycle replacement costs shall be established prior to site plan approval. A separate line item in the annual budget for operation, inspection, and maintenance shall be established. A reserve fund for future replacement of the underground facilities shall also be established to receive annual deposits based on the initial construction cost and considering an estimated 50-year lifespan for concrete products.
7. Prior to final construction plan approval, the property owner shall escrow sufficient funds that will cover a 20-year maintenance cycle of the underground facilities. These monies shall not be made available to owner until after final bond release.