

DEVELOPMENT CONDITIONS

FDP 2012-SU-010

February 26, 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 McLearen 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. 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.