



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

March 20, 2013

Jonathan D. Puvak
Walsh, Colucci, Lubeley, Emrich &
Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Rezoning Application RZ 2012-SU-010

Dear Mr. Puvak:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 19, 2013, granting Rezoning Application RZ 2012-SU-010 in the name of Northern Virginia Health Investors, LLC. The Board's action rezones certain property in the Sully District from the I-5 District to the PRM District to permit a primary use of age-restricted multi-family residential (100 units of independent living) and secondary uses of a medical care facility (60 units of assisted living) and a medical care facility (166 bed skilled nursing facility) with a total FAR of 0.67 and waiver #009329-WPFM-001-1 to permit the location of underground storm water management facilities in a residential area, located on the W. side of Centreville Road approximately 150 feet N. of its intersection with McLearen Road on a total of 8.46 acres of land, [Tax Map 24-4 ((1)) 11B], and is subject to the proffers dated March 18, 2013.

Please note that on February 28, 2013, the Planning Commission approved Final Development Plan Application FDP 2012-SU-010, subject to the development conditions dated February 26, 2013.

The Board also:

- Approved a waiver to allow a secondary permitted use to comprise 50.305 percent of the total gross floor area of a Planned Residential Mixed-use (PRM) district where the maximum allowed is 50 percent.
- Approved a waiver pursuant to Section 6-0303.8 of the Public Facilities Manual (PFM) to locate an underground stormwater management facility in a residential development, subject to Waiver Number 009329-WPFM-001-1 and conditions dated November 20, 2012.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

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- Directed the Director of the Department of Public Works and Environmental Services to approve a modification of the PFM to permit a tree preservation target area of 25,125 square feet where 27,824 square feet is required

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Michael Frey, Sully District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 19th day of March, 2013, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2012-SU-010**

WHEREAS, Northern Virginia Health Investors LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-5 District to the PRM District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Sully District, and more particularly described as follows (see attached legal description):

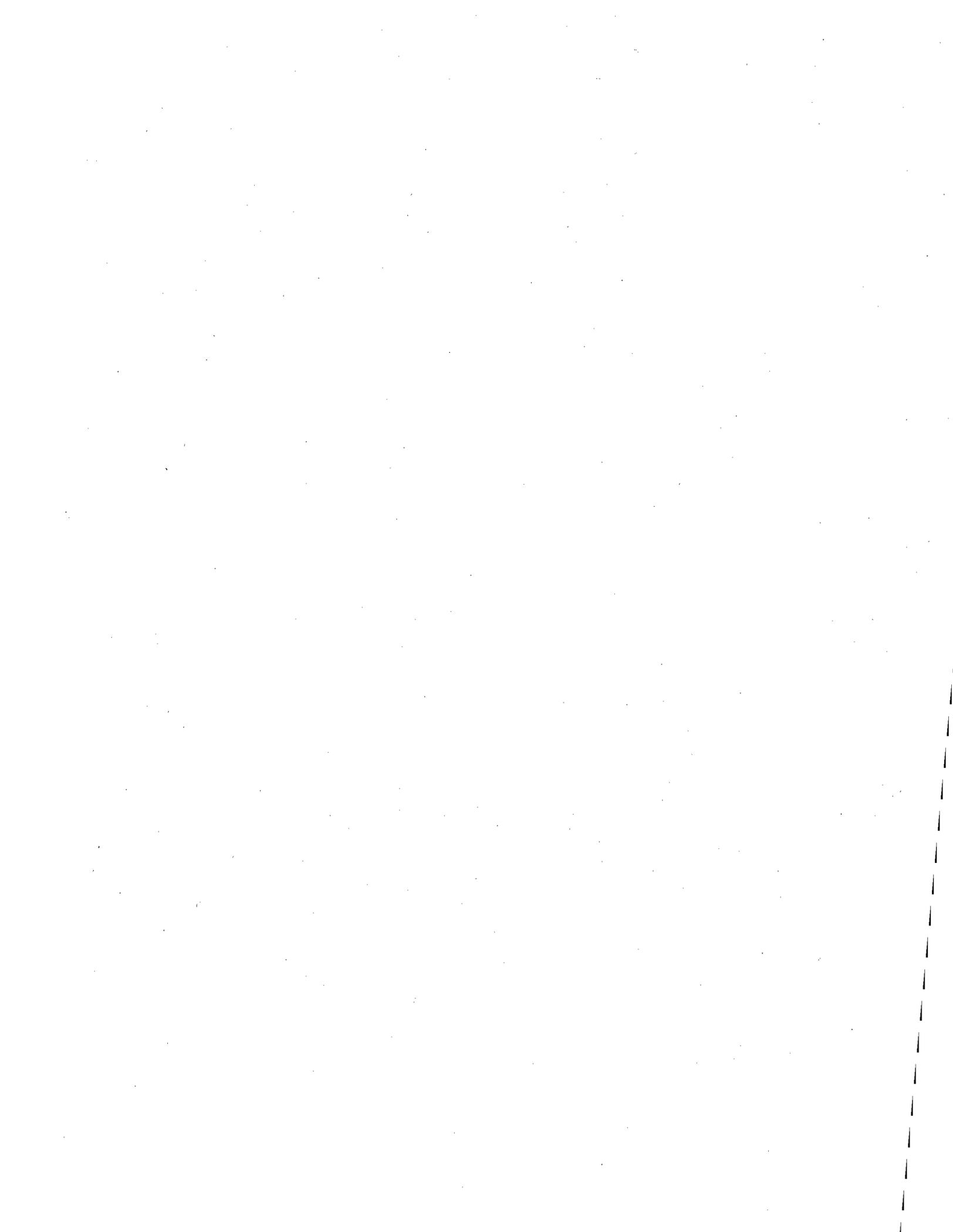
Be, and hereby is, zoned to the PRM District, and said property is subject to the use regulations of said PRM District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 19th day of March, 2013.



Catherine A. Chianese
Clerk to the Board of Supervisors



PROFFERS

NORTHERN VIRGINIA HEALTH INVESTORS, LLC

RZ 2012-SU-010

March 18, 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. 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 the Sully District Trail Fund.

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.
- 3) The recreation facilities on Parcels 1 and 2 shall be available to all residents of both buildings.

D. 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.

In addition to the commitment to ENERGYSTAR[®] certification, the Applicant shall incorporate into the design and implement the green building technology and strategies listed below. Prior to final construction bond release, the LEED-AP shall submit a certification statement including supporting documentation as detailed below, confirming that the green building elements listed below have been incorporated into the design and construction of the building.

- A. The Applicant shall include a LEED[®]-accredited professional as a member of the design team. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project. At the time of site plan submission, the applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

- B. The Applicant shall provide two (2) preferred parking spaces for carpool or vanpool parking. The location of the spaces shall be labeled on the site plan and the spaces shall be demarked with Reserved for Carpool/Vanpool Parking sign. The Applicant shall provide proof of installation and plan location.
- C. The Applicant shall provide two (2) preferred parking spaces for low-emissions vehicles parking. The location of the spaces shall be labeled on the site plan and the spaces shall be demarked with Reserved for Low-Emissions Vehicle Parking sign. The Applicant shall provide proof of installation and plan location.
- D. The Applicant shall exclusively use native and non-invasive species for landscape and other plantings on the site. The Applicant shall provide planting lists showing species and location of plantings.
- E. The Applicant shall install motion sensor faucets and flush valves and ultralow-flow plumbing fixtures in public area restrooms that have a maximum water usage as listed below (to be modified with the project-specific fixtures to be included). The Applicant shall provide proof of installation and manufacturers' product data.

Water Closet (gallons per flush, gpf) 1.28
Urinal (gpf) 0.5
Showerheads (gallons per minute, gpm*) 2.0
Lavatory faucets (gpm**) 1.5
Kitchen and janitor sink faucets 2.20
Metering faucets 0.25

- * When measured at a flowing water pressure of 80 pounds per square inch (psi).
- ** When measured at a flowing water pressure of 60 pounds per square inch (psi).

- F. The Applicant shall provide an area for the separation, collection and storage of glass, paper, metal, plastic and cardboard generated by both customers and employees. There shall be a dedicated area on the Property for the storage of the recycled materials.
- G. The Applicant shall install carbon dioxide (CO₂) monitors with demand control mechanical ventilation. CO₂ monitors shall be located in all occupied spaces with a design occupancy of 25 or more people per 1,000 square feet. Monitors shall be located between 3 and 6 feet above the floor. The Applicant shall configure all monitoring equipment to generate increased ventilation to restore proper ventilation levels per ASHRAE62.1-2007, or its equivalent. The Applicant shall provide proof of installation, the manufacturers' product data and installation locations.

- H. The Applicant shall incorporate LED or fluorescent lamps in all required interior building lighting fixtures.
- I. The Applicant shall install Energy Star appliances and equipment for a minimum of seventy-five (75) percent of the refrigerators, dishwashers, water heaters, computers, monitors, televisions, vending machines, water coolers, and other appliances and office equipment (if available). The Applicant shall provide proof of installation, installation locations, and manufacturers' product data, including the Energy Star energy guide.

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 structure or 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, businesses 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.

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

- A. 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.

- B. Section 13-305 of the Fairfax County Zoning Ordinance authorizes Fairfax County staff to waive or modify the transitional screening requirements within its sole discretion. It is the Applicant's understanding that upon development of the adjacent properties identified as Tax Maps 24-4 ((1)) 5A and 5B (the "Adjacent Properties"), the owner of the Adjacent Properties may request a waiver or modification of the transitional screening requirement between a portion of the southern property line of the Application Property and the Adjacent Properties. While the Applicant has no influence or approval authority in the evaluation of such a request, the Applicant agrees not to oppose such a modification or waiver of transitional screening.

19. SUCCESSORS AND ASSIGNS

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

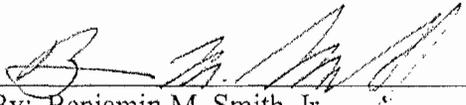
20. COUNTERPARTS

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.

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

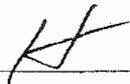
[SIGNATURES END]

RZ 2012-SU-010

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]

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.

ATTACHMENT A

Waiver #9329-WPFM-001-1 Conditions

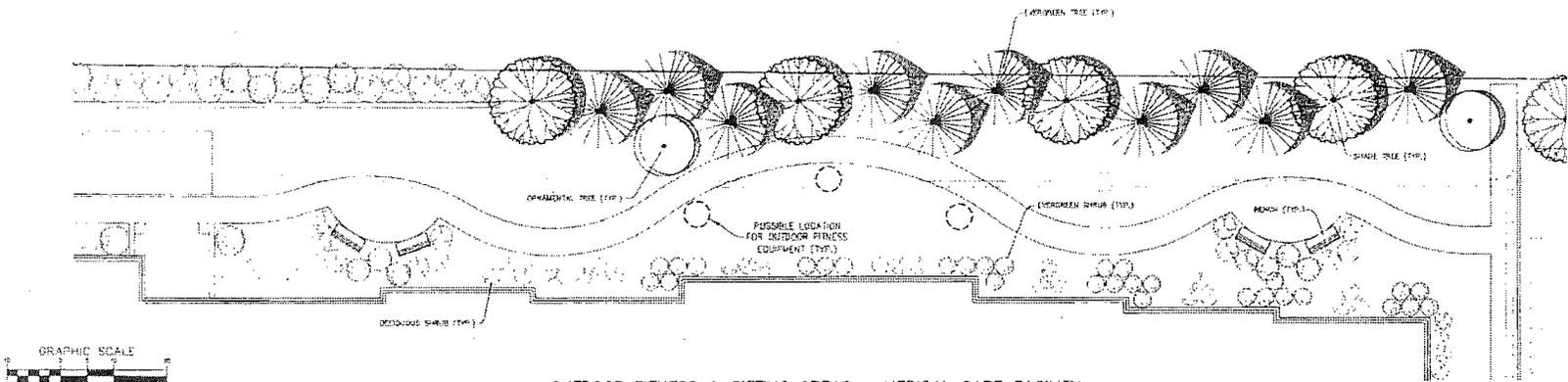
Chantilly Nursing and Rehabilitation Center
Rezoning Application #RZ-2012-SU-010
November 20, 2012

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.

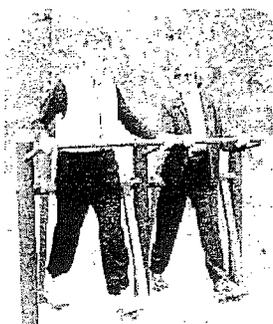
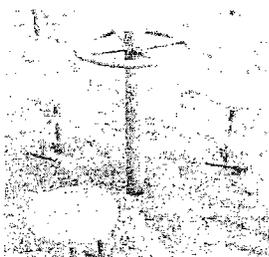
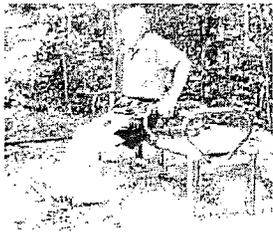
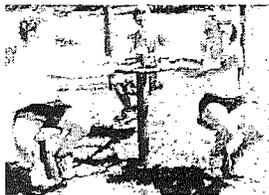
The private maintenance agreement shall address:

- 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.

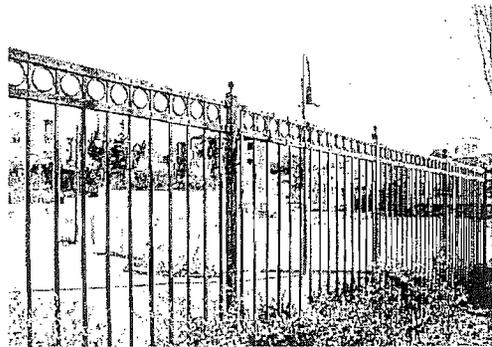
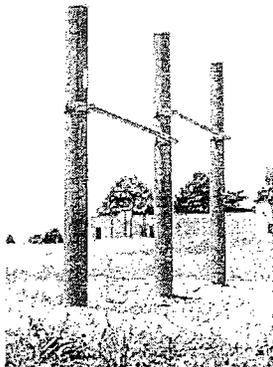
6. A financial plan for the property owner to finance regular maintenance and full life-cycle replacement costs shall be established prior to site plan approval. A separate line item in the annual budget for operation, inspection, and maintenance shall be established. A reserve fund for future replacement 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.



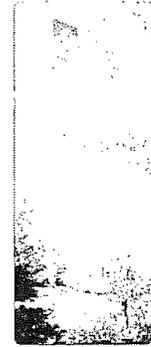
OUTDOOR FITNESS & SITTING AREAS -- MEDICAL CARE FACILITY



OUTDOOR FITNESS EQUIPMENT
OR EQUIVALENT



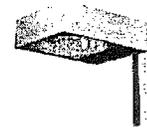
FENCE DETAIL
NOT TO SCALE
(OR EQUIVALENT)
MANUFACTURER: KING FENCE
PRODUCT: CUSTOM HIGH FENCE



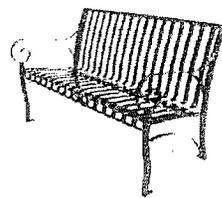
FLAGPOLE DETAIL
NOT TO SCALE
(OR EQUIVALENT)
MANUFACTURER: ALUMINUM FLAGPOLES
PRODUCT: OUTDOOR COMMERCIAL FLAGPOLE



TRASH RECEPTACLE DETAIL
NOT TO SCALE
(OR EQUIVALENT)
MANUFACTURER: MEADOWCRAFT
PRODUCT: CAMBRIDGE TRASH RECEPTACLE - 55 GAL



PARKING LOT LIGHT DETAIL
NOT TO SCALE
(OR EQUIVALENT)
MANUFACTURER: HODGMAN
PRODUCT: ALUMINUM OUTDOOR LIGHT



BENCH DETAIL
NOT TO SCALE
(OR EQUIVALENT)
MANUFACTURER: MEADOWCRAFT
PRODUCT: SMALL PROMENADE BENCH

ACTUAL TYPES OF EQUIPMENT AND EXERCISES TO BE USED MAY VARY, AND ARE TO BE DETERMINED AT TIME OF INSTALLATION.
COURTESY OF OUTDOOR FITNESS, INC.
<http://www.outdoor-fitness.com/equipment/item-0728parages.html>

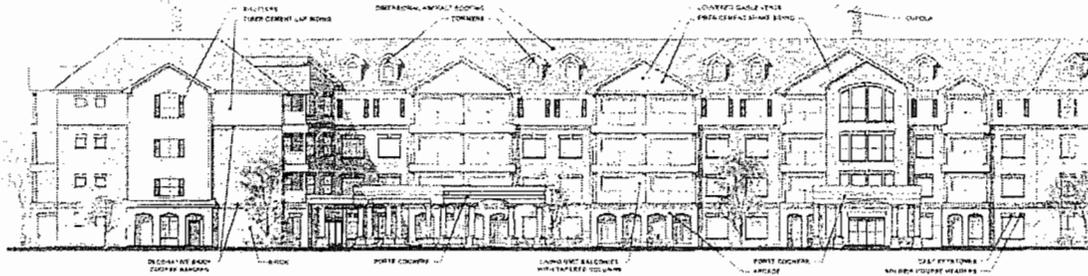
PROJECT: CHANTILLY NURSING AND REHABILITATION CENTER
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: 02/20/12
DRAWN BY: J. JOHNSON
CHECKED BY: J. JOHNSON
APPROVED BY: J. JOHNSON
PROJECT NUMBER: 12-00000001
CHARLES P. JOHNSON & ASSOCIATES, INC.
ARCHITECTS

COURTYARD DESIGN & SITE DETAILS
**CHANTILLY NURSING
AND REHABILITATION
CENTER**
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA



NO.	DATE	DESCRIPTION
1	02/20/12	ISSUED FOR PERMIT
2	02/20/12	ISSUED FOR CONSTRUCTION
3	02/20/12	ISSUED FOR AS-BUILT

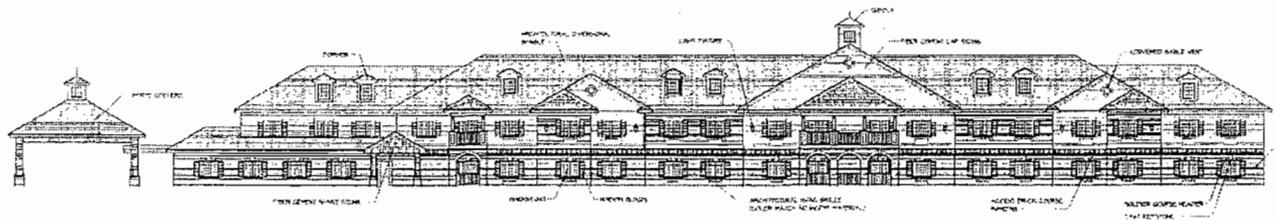
DATE: 02/20/12	BY: J. JOHNSON
CHECKED: 02/20/12	BY: J. JOHNSON
APPROVED: 02/20/12	BY: J. JOHNSON
SHEET: 7	OF: 13
REV: 11-576	
TITLE: CPJ / FPD	



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

**INDEPENDENT LIVING/
 MEDICAL CARE FACILITY**

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



Jones Jones

MEDICAL CARE FACILITY

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



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

COVERED WALKWAY BETWEEN BUILDINGS

VIEW FROM REAR OF PROPERTY

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

ARCHITECTURAL ELEVATIONS
**CHANTILLY NURSING
 AND REHABILITATION
 CENTER**
 CHILLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 677 2917-0110-010

CHARLES P. JOHNSON & ASSOCIATES, INC.
 ARCHITECTS



DATE	NOV 11 2014
BY	CPJ
CHECKED	CPJ
DATE	NOV 11 2014
PROJECT	CHANTILLY NURSING AND REHABILITATION CENTER
SHEET	9 OF 13

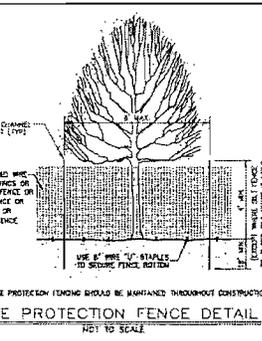
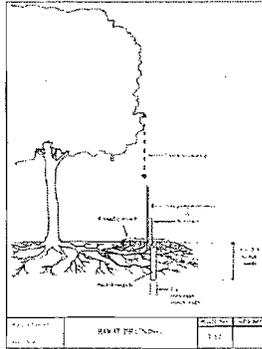
TREE PRESERVATION NOTES

These notes are intended to be read in conjunction with the drawings and specifications for the project. They are to be used in conjunction with the drawings and specifications for the project.

- 1. Planning:** Site layout plans to be prepared by the contractor responsible for the site plan shall include a tree preservation plan. This plan shall be approved by the project engineer.
- 2. Tree Conservation:** After tree removal has been initiated, a tree preservation plan shall be prepared by the contractor. This plan shall include a tree preservation plan. This plan shall be approved by the project engineer.
- 3. Tree Protection:** Tree preservation areas shall be established around trees to be preserved. This plan shall include a tree preservation plan. This plan shall be approved by the project engineer.
- 4. Protection of Existing Vegetation and Root Conditions in Tree Preservation Areas:** All tree preservation areas shall be established around trees to be preserved. This plan shall include a tree preservation plan. This plan shall be approved by the project engineer.
- 5. Use of Equipment:** Except as specified herein, the use of motorized equipment in tree preservation areas shall be limited to hand-operated equipment. This plan shall include a tree preservation plan. This plan shall be approved by the project engineer.
- 6. Root Pruning:** Tree preservation areas shall be established around trees to be preserved. This plan shall include a tree preservation plan. This plan shall be approved by the project engineer.
- 7. Mulching:** Tree preservation areas shall be established around trees to be preserved. This plan shall include a tree preservation plan. This plan shall be approved by the project engineer.
- 8. Tree Protection Fencing:** Tree preservation areas shall be established around trees to be preserved. This plan shall include a tree preservation plan. This plan shall be approved by the project engineer.
- 9. Tree Protection Maintenance:** Tree preservation areas shall be established around trees to be preserved. This plan shall include a tree preservation plan. This plan shall be approved by the project engineer.
- 10. Pruning:** All pruning shall conform to ANSI A300 2001 pruning standards. This plan shall include a tree preservation plan. This plan shall be approved by the project engineer.
- 11. Site Monitoring:** During any clearing or tree preservation activities, the contractor shall monitor the project site. This plan shall include a tree preservation plan. This plan shall be approved by the project engineer.

NOTE: AS STATED BY SECTION 12-0507.1B AND SECTION 12-0507.2B IN THE PUBLIC FACILITIES MANUAL, DEAD TREES AND TREES THAT REPRESENT A POTENTIAL HAZARD TO HUMAN HEALTH AND PROPERTY WHICH ARE 12 INCHES IN DIAMETER OR GREATER THAT RESIDE IN ONE OF THE TWO FOLLOWING AREAS SHALL BE IDENTIFIED IN THE TREE INVENTORY:
 AREA 1: 100 FEET OR LESS FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE UNDISTURBED AREA.
 AREA 2: 10 FEET OR LESS FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE DISTURBED AREA.
 AS STATED BY SECTION 12-0507.2C, A TREE INVENTORY AND POOR CONDITION ANALYSIS SHALL BE DONE FOR TREES WHICH ARE 12 INCHES IN DIAMETER OR GREATER THAT RESIDE ON OFFSITE PROPERTIES 25 FEET OR LESS FROM THE PROPOSED LIMITS OF CLEARING.

TREE INVENTORY AND ACTIVITIES SPREADSHEET



NO.	DATE	ACTIVITY	LOCATION	STATUS	REMARKS
1	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
2	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
3	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
4	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
5	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
6	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
7	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
8	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
9	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
10	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
11	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
12	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
13	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
14	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
15	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
16	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
17	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
18	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
19	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
20	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
21	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
22	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
23	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
24	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
25	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
26	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
27	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
28	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
29	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
30	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
31	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
32	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
33	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
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41	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
42	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
43	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.
44	05/15/13	Tree Inventory	12-0507.1B	Complete	Tree inventory completed for all trees in the project area.

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

TREE PRESERVATION NOTES & DETAILS

CHANTILLY NURSING AND REHABILITATION CENTER

SULLY STREET
FAIRFAX COUNTY, VIRGINIA

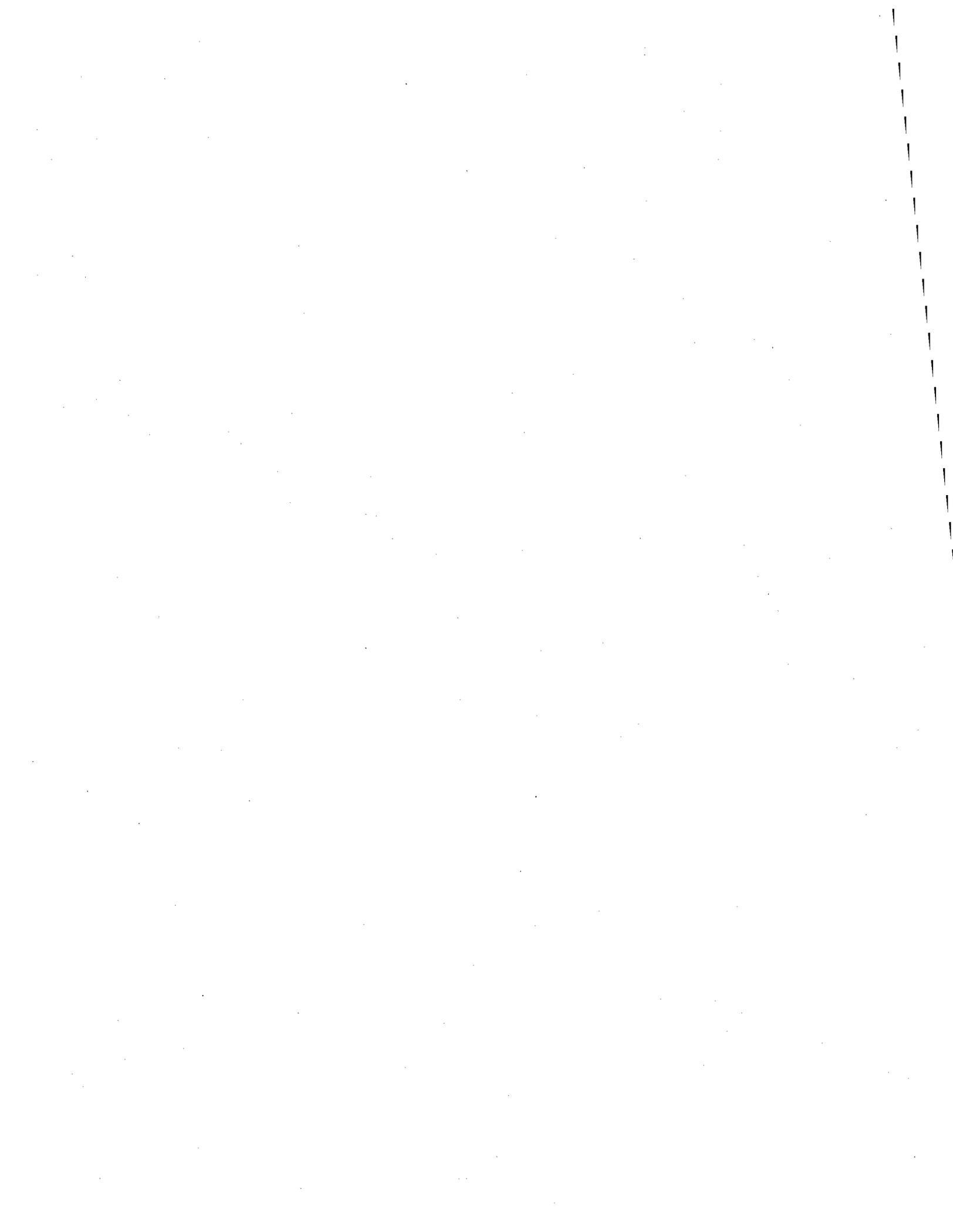
Charles P. Johnson & Associates, Inc.
11111 Lee Highway, Suite 100, Fairfax, VA 22030
703-261-1111

CPJ

FAIRFAX COUNTY, VIRGINIA

P.F. 7017 - 011-170

SHEET 11 OF 13
REV. 11-576
TYPE: CDP / FDP



RZ 2012-SU-010

Zoning Application Closeout Summary Report

Printed: 3/29/2013

General Information

APPLICANT: NORTHERN VIRGINIA HEALTH INVESTORS, LLC
DECISION DATE: 03/19/2013
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: BRENT KRASNER
SUPERVISOR DISTRICT: SULLY

DECISION SUMMARY:

ON MARCH 19, 2013, THE BOARD UNANIMOUSLY APPROVED RZ 2012-SU-010 ON A MOTION BY SUPERVISOR FREY SUBJECT TO PROFFERS DATED MARCH 18, 2013.

APPLICATION DESCRIPTION:

RESIDENTIAL

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
I-5	8.46 ACRES	PRM	8.46 ACRES	PRM	8.46 ACRES

Tax Map Numbers

0244 ((01)) (0011 B

Approved Land Uses

Zoning District: PRM

<u>LAND USE</u>	<u>DU'S</u>	<u>RES LAND AREA</u>	<u>ADU'S</u>	<u>WDU'S</u>	<u>GFA</u>	<u>FAR</u>	<u>NRES LAND AREA</u>
MFD	66						
INDLIVFAC	100	4.24 ACRES	6				
MED/CR/FAC					83,720	0.46	4.22 ACRES
TOTALS	166		6				

Approved Waivers/Modifications

- MODIFY PERCENT RESIDENTIAL UNITS IN PDC
- VARIANCE OF PDC DISTRICT SECONDARY USE REQUIREMENT
- WAIVE PFM STANDARD FOR UNDERGROUND SWM FACILITY
- WAIVE TREE PRESERVATION TARGET AREA PERCENTAGE

3/29/2013

Approved Proffers

PROFFER STATEMENT DATE: 03-18-2013

<u>PROFFER</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIR. DTE</u>
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
RECREATION FACILITIES	01-01-0001	0	N/A	\$0	01-01-0001
OFF-SITE CONTRIBUTION - RECREATION	01-01-0001	0	N/A	\$0	01-01-0001
ENERGY EFFICIENCY	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
PEDESTRIAN IMPROVEMENTS (CROSSWALKS /BRIDGES /SIGNALS)	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
ACCESS RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	\$0	01-01-0001
HOUSING AGE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
AFFORDABLE DWELLING UNITS	01-01-0001	0	N/A	\$0	01-01-0001
UNDERGROUND - SWM	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
RETAINING WALLS	01-01-0001	0	N/A	\$0	01-01-0001
ARCHEOLOGY	01-01-0001	0	N/A	\$0	01-01-0001
ACCESS EASEMENTS - TRANSPORTATION	01-01-0001	0	NON-RUP	\$0	01-01-0001
PEDESTRIAN ACCESS	01-01-0001	0	NON-RUP	\$20,000	01-01-0001
OTHER - HOUSING	01-01-0001	0	N/A	\$0	01-01-0001
TRANSITIONAL SCREENING	01-01-0001	0	N/A	\$0	01-01-0001
BERM	01-01-0001	0	N/A	\$0	01-01-0001
BUS STOP / SHELTER / MAINTENANCE	01-01-0001	0	SITE PLAN	\$0	01-01-0001
BLASTING	01-01-0001	0	N/A	\$0	01-01-0001

3/29/2013

FDP 2012-SU-010

Zoning Application Closeout Summary Report

Printed: 3/29/2013

General Information

APPLICANT: NORTHERN VIRGINIA HEALTH INVESTORS, LLC
DECISION DATE: 02/28/2013
CRD: NO
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: BRENT KRASNER
SUPERVISOR DISTRICT: SULLY

DECISION SUMMARY:

ON FEBRUARY 28, 2013, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDP 2011-SU-010 ON A MOTION BY COMMISSIONER LITZENBERGER SUBJECT TO DEVELOPMENT CONDITIONS DATED FEBRUARY 26, 2013 AND TO THE BOARD'S APPROVAL OF THE REZONING RZ 2012-SU-010 WITH PROFFERS DATED MARCH 18, 2013.

APPLICATION DESCRIPTION:

RESIDENTIAL

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PRM	8.46 ACRES

Tax Map Numbers

0244 ((01)) ()0011 B

Approved Land Uses

Zoning District: PRM

LAND USE	DU'S	RES.LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES.LAND AREA
MFD	66	4.24 ACRES					
INDLIVFAC	100		6				
MED/CR/FAC					83,720	0.23	4.22 ACRES
TOTALS	166		6				

Approved Waivers/Modifications

MODIFY PERCENT RESIDENTIAL UNITS IN PDC
 WAIVE PFM STANDARD FOR UNDERGROUND SWM FACILITY
 WAIVE TREE PRESERVATION TARGET AREA PERCENTAGE

3/29/2013

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 02-26-2013

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
TREE TRANSPLANTING	01-01-0001	0	N/A	0	01-01-0001
UNDERGROUND - SWM	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	0	01-01-0001
PARKING	01-01-0001	0	N/A	0	01-01-0001

3/29/2013

February 13, 2012

For Re-Zoning Purposes only

PROPOSED ZONE: PRM

ALL OF
PARCEL "B"
FAIRFAX COUNTY SCHOOL BOARD
DEED BOOK 9747, PAGE 771
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning

MAR 20 2012

Zoning Evaluation Division

Being all of Parcel "B" – Fairfax County School Board as shown on plat recorded in Deed Book 9747 at Page 771 among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at an iron pipe found (held), on the westerly right of way of Centreville Road, Route 657, width varies, said point being at the northeasterly corner of the property of Palumbo Veatch Partnership as acquired in Deed Book 6021 Page 1181 among the aforesaid land records, thence leaving said Centreville Road and running with a portion of Palumbo Veatch Partnership,

- 1.) North 67° 49' 40" West, 430.86 feet to a point an iron pipe found (held) marking a corner to the property of the School Board of Fairfax County, Virginia (D.B. 9747, Pg. 771); thence running with a portion of said School Board of Fairfax County, Virginia the following three (3) courses and distances
- 2.) North 22° 26' 03" East, 177.35 feet to an iron pipe found (held); thence
- 3.) North 51° 55' 50" East, 153.29 feet to an iron pipe found (held); thence
- 4.) North 17° 03' 34" East, 773.51 feet to an iron pipe found (held) lying in the southerly line of Parcel "B" – Creekside (D.B. 11516, Pg. 1620); thence leaving the aforesaid line of the School Board of Fairfax County, Virginia and running with a portion of said southerly line of said Parcel "B" – Creekside
- 5.) South 51° 17' 04" East, 349.74 feet to an iron pipe found (held) on the aforesaid westerly right of way line of Centreville Road; thence leaving the aforesaid southerly line of Parcel "B" – Creekside and running with a portion of said westerly right of way line of Centreville Road the following five (5) courses and distances:
- 6.) 199.67 feet along the arc of the non-tangent curve to the right having a radius of 2,808.29 feet and a chord bearing and distance of South 14° 23' 52" West, 199.63 feet to an iron pipe found (held); thence
- 7.) South 16° 26' 05" West, 451.23 feet to an iron pipe found (held); thence
- 8.) South 17° 22' 26" West, 122.02 feet to an iron pipe found (held); thence
- 9.) South 21° 34' 16" West, 178.72 feet to an iron pipe found (held); thence
- 10.) South 16° 26' 05" West, 34.36 feet to the point of beginning, containing 368,709 square feet or 8.46439 acres.