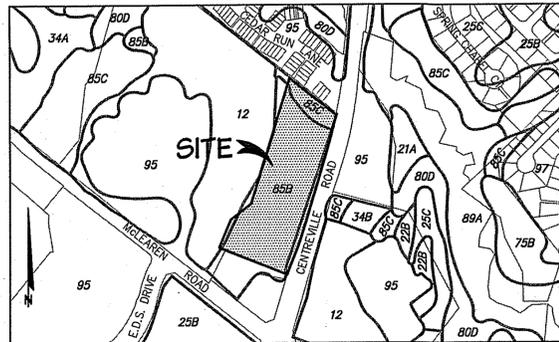


CONCEPTUAL / FINAL DEVELOPMENT PLAN

CHANTILLY NURSING AND REHABILITATION CENTER

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



SOIL #	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	PROBLEM CLASS	GEOTECH REPORT
12	CHANTILLY LOAM	FAIR	FAIR	GOOD	HIGH	IVB	YES
85B	PENN SILT LOAM	GOOD	FAIR	GOOD	MEDIUM	I	NO
85C	PENN SILT LOAM	GOOD	FAIR	GOOD	MEDIUM	I	NO
95	URBAN LAND	N/A	N/A	N/A	N/A	N/A	N/A

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 DRUPLINE. (4) LAYOUT, BUILDING LOCATION, # OF UNITS & CLEARING LIMITS. (5) LANDSCAPING, TREE SAVE AREA, TREE COVER CALC; REMOVED TREE PRESERVATION TARGET LETTER. (6) ARCHITECTURAL ELEVATION FOR INDEPENDENT LIVING BUILDING (7 & 8) ADDED TREES TO BE SAVED. (9) NARRATIVES. (10) NEW SHEET.	8-24-12
2.	(1) SITE TABS; ADDED TREE PRESERVATION TARGET WAIVER REQUEST. (4) LAYOUT, BUILDING LOCATION, # OF PARKING SPACES, # OF UNITS & CLEARING LIMITS. (5) LANDSCAPING, TREE COVER CALC; ADDED TREE PRESERVATION TARGET LETTER. (6 & 7) NEW SHEETS.	9-20-12
3.	(1) REVISED SITE TABULATIONS. (4) ADDED SITTING AREAS; REVISED PARKING IN FRONT OF MED. CARE/IND. LIVING BUILDING; ACCESS TO SCHOOL. (5) ADDED LANDSCAPING; REV. TREE COVER CALCULATIONS. (6) REVISED COURTYARD DESIGN & LANDSCAPING. (7) REVISED CROSS-SECTIONS.	10-5-12
4.	(4) ADDED BENCHES; REVISED COURTYARD DESIGN BEHIND I.L. BUILDING. (6) REVISED COURTYARD DESIGN & LANDSCAPING. (7) NEW SHEET.	10-19-12
5.	(1) REVISED PARKING TABULATIONS. (4) REVISED PARKING LAYOUT & BERM HGTS.; ADDED TRAIL & COVERED WALKWAY. (5) REVISED LANDSCAPING & TREE COVER CALCULATIONS. (6) REVISED REAR COURTYARD DESIGN. (8) REVISED AND ADDED CROSS-SECTIONS.	11-13-12
6.	(1) REVISED SITE TABULATIONS. (4) MOVED SKILLED NURSING BLDG; ADJUSTED WALL & BERM HEIGHTS; ADDED ENTRANCE FEATURE. (5) REVISED LANDSCAPING & TREE COVER CALCULATIONS. (6 & 7) REVISED COURTYARD DESIGNS. (8) REVISED CROSS-SECTIONS A, B & C.	1-8-13
7.	(1) REVISED NOTES 1 & 13; REVISED PARKING TABS. (4) REMOVED 2 SURFACE PARKING SPACES. (5) REVISED PARKING LOT LANDSCAPING CALCULATIONS. (9) 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.

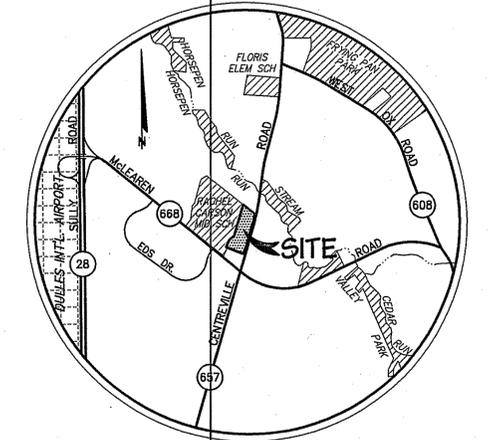
MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

- 1. Plat 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 accommodate 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 4.
- 3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
UGS	7.07	0	7.07	5,880	32,333	N/A
- 4. Onsite drainage channels, outfalls, and pipe systems are shown on Sheet 4. 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 4. Type of maintenance access road surface noted on the plat 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 13.
- 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 which has a drainage area of at least one square mile (640 acres) is provided on Sheet 13.
- 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 13.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an survey or field run is provided on Sheets 1 & 2.
- 11. A submission waiver is requested for _____ N/A
- 12. Stormwater management is not required because _____ N/A

- NOTES**
- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 24-4((1))11B. THE SITE IS CURRENTLY ZONED I-5. THE PROPOSED ZONING IS PRM.
 - THE PROPERTY HEREON IS CURRENTLY UNDER THE OWNERSHIP OF B.M.S.-McLEAREN 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 (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) 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 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - 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)(B) 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 12-508.1 (SEE SHEET 5)
- PROPOSED PUBLIC IMPROVEMENTS:
 - WATER SERVICE TO BE PROVIDED BY EXISTING 14" AND 16" 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 CDP/FDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 16-403 OF THE ZONING ORDINANCE.



VICINITY MAP
SCALE: 1" = 2000'

SITE TABULATIONS

INDEPENDENT LIVING/MEDICAL CARE FACILITY

PARCEL 1 RIGHT-OF-WAY DEDICATION	186,075 (4.272 Ac) 2,240 (0.051 Ac)
TOTAL AREA	188,315 (4.323 Ac)

GROSS FLOOR AREA :	
ASSISTED LIVING	40,522 (0.93 Ac)
INDEPENDENT LIVING	122,732 (2.79 Ac)
TOTAL	163,254 (3.72 Ac)

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

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

HANDICAP PARKING	6 spaces (1 van accessible)
REQUIRED :	6 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. add'l. 100,000 SF = 3 spaces
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LOADING PROVIDED	TOTAL :	3 spaces
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MEDICAL CARE FACILITY

PARCEL 2 RIGHT-OF-WAY DEDICATION	177,998 (4.086 Ac) 2,396 (0.055 Ac)
TOTAL AREA	180,394 (4.141 Ac)

GROSS FLOOR AREA :	
TOTAL	83,720 (1.88 Ac)

FLOOR AREA RATIO :	
MAXIMUM - 3.00	PROVIDED - 0.47

LANDSCAPED OPEN SPACE :	
REQUIRED - 20% (0.83 Ac)	PROVIDED - 41% (1.70 Ac)

PARKING REQUIRED	166 residents	1 sp/3 residents = 56 spaces
EMPLOYEES :	54 employees	1 sp/employee = 54 spaces
TOTAL :		110 spaces

PARKING PROVIDED	TOTAL :	79 surface spaces
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HANDICAP PARKING	4 spaces (1 van accessible)
REQUIRED :	4 spaces (1 van accessible)
PROVIDED :	4 spaces (1 van accessible)

LOADING REQUIRED	83,720 SF GFA	1 sp/1st 10,000 sf GFA + 1 sp/ea. add'l. 100,000 SF = 2 spaces
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LOADING PROVIDED	TOTAL :	2 spaces
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TOTAL

PARCELS 1 & 2 RIGHT-OF-WAY DEDICATION	364,073 (8.358 Ac) 4,636 (0.106 Ac)
TOTAL AREA	368,709 (8.464 Ac)

GROSS FLOOR AREA :	
TOTAL	246,974 (5.60 Ac) (122,734 NOT INCL. INDEPENDENT LIVING AREA)

FLOOR AREA RATIO :	
MAXIMUM - 3.00	PROVIDED - 0.34 *
* DOES NOT INCLUDE INDEPENDENT LIVING AREA	

LANDSCAPED OPEN SPACE :	
REQUIRED - 20% (1.69 Ac)	PROVIDED - 35% (3.00 Ac)

PARKING :	
REQUIRED - 202 spaces	PROVIDED - 238 spaces

LOADING :	
REQUIRED - 5 spaces	PROVIDED - 5 spaces

DENSITY CALCULATIONS	
FOR INDEPENDENT LIVING (PARCEL 1)	
PARCEL 1 (INCLUDING DEDICATION)	4.323 Ac
INDEPENDENT LIVING UNITS	100
UNITS PER ACRE	23.1



DEVELOPER
N.V. HEALTH INVESTORS, L.L.C.
4423 PHEASANT RIDGE ROAD SW
SUITE 301
ROANOKE, VA 24014

Concurr. w/ FDP 2012-SU-010
Application No. RZ 2012-SU-010 Staff: L. Krasner
APPROVED DEVELOPMENT PLAN
DP (GDP) (CD) (ED) (PRC) (CP) (SH) (SP)
See OFFERS Dated 3/18/2013
Date of (BOS) (PC) (BZA) Approval 3/19/13
Sheet 1 of 13

Date of (C) 2/28/2013 FDP Conds Dated 2/26/2013

TABLE OF CONTENTS

- COVER SHEET
- EXISTING CONDITIONS PLAN
- EXISTING VEGETATION MAP
- CONCEPTUAL / FINAL DEVELOPMENT PLAN
- CONCEPTUAL LANDSCAPE PLAN
- COURTYARD DESIGNS
- COURTYARD DESIGN & SITE DETAILS
- CROSS-SECTIONS
- ARCHITECTURAL ELEVATIONS
- TREE PRESERVATION PLAN
- OUTFALL ANALYSIS

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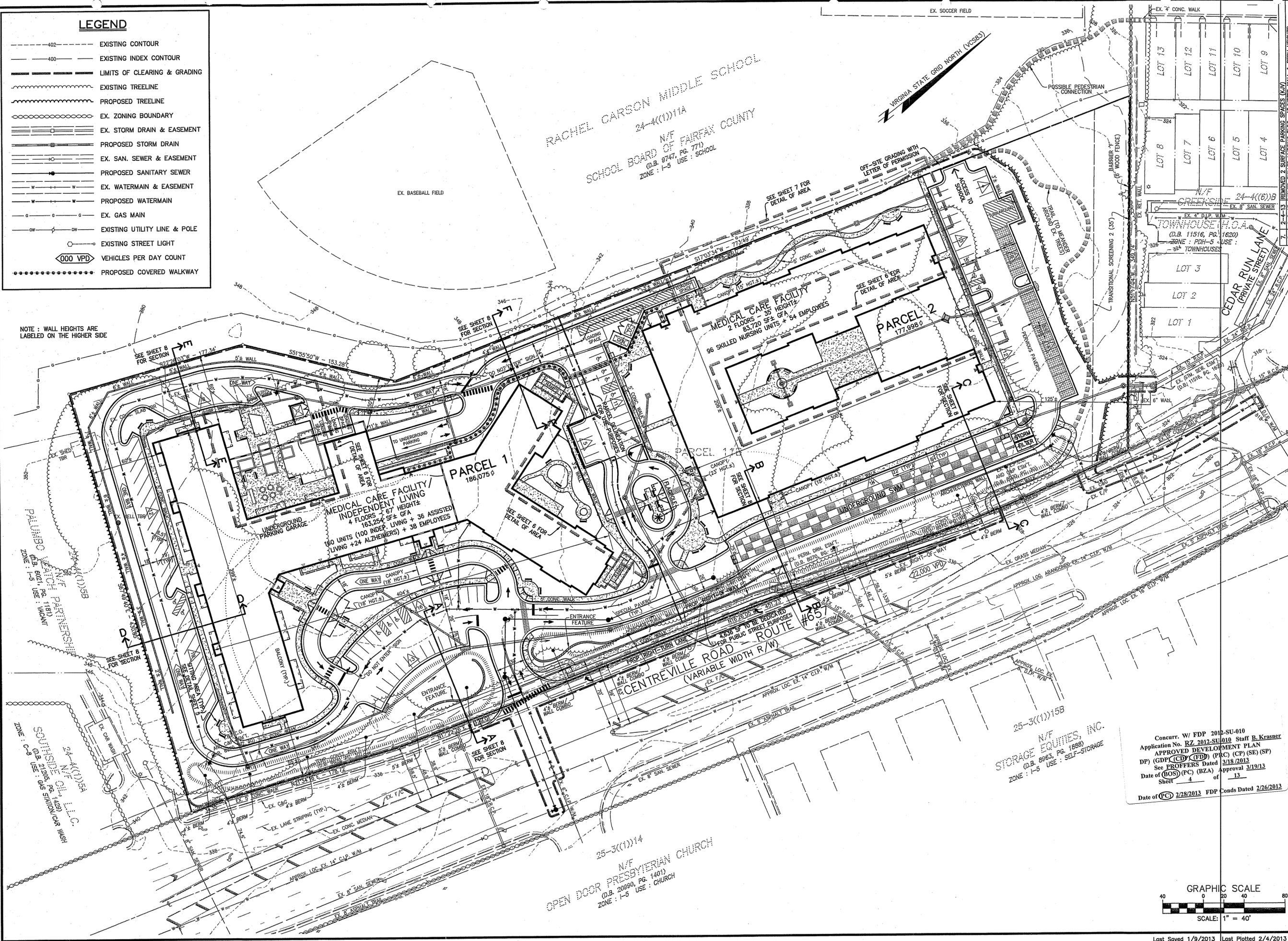
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REVISED : AUGUST 24, 2012
SEPTEMBER 20, 2012
OCTOBER 5, 2012
OCTOBER 19, 2012
NOVEMBER 15, 2012
JANUARY 8, 2013
FEBRUARY 4, 2013

RECEIVED
Department of Planning
FEB 14 2013
SHEET 1 OF 13
Zoning Administration Division

LEGEND

- 402 --- EXISTING CONTOUR
- 400 --- EXISTING INDEX CONTOUR
- --- LIMITS OF CLEARING & GRADING
- --- EXISTING TREELINE
- --- PROPOSED TREELINE
- --- EX. ZONING BOUNDARY
- --- EX. STORM DRAIN & EASEMENT
- --- PROPOSED STORM DRAIN
- --- EX. SAN. SEWER & EASEMENT
- --- PROPOSED SANITARY SEWER
- --- EX. WATERMAIN & EASEMENT
- --- PROPOSED WATERMAIN
- --- EX. GAS MAIN
- --- EXISTING UTILITY LINE & POLE
- --- EXISTING STREET LIGHT
- --- VEHICLES PER DAY COUNT
- --- PROPOSED COVERED WALKWAY

NOTE: WALL HEIGHTS ARE LABELED ON THE HIGHER SIDE

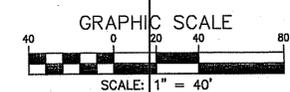


CONCEPTUAL / FINAL DEVELOPMENT PLAN
CHANTILLY NURSING AND REHABILITATION CENTER
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 RZ 2012-SU-010



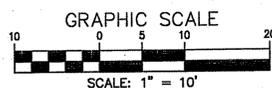
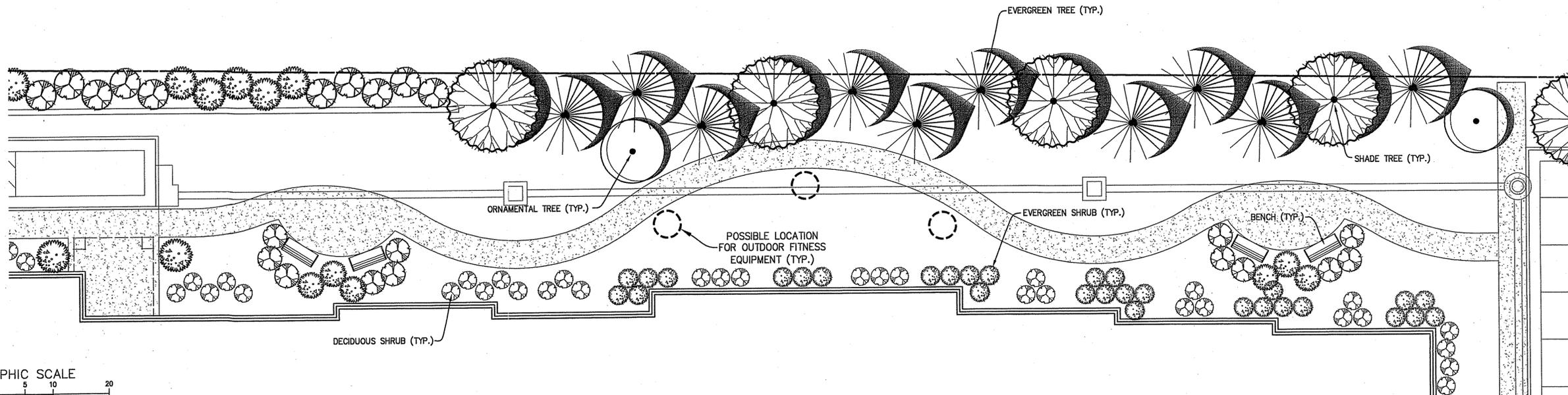
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Concurr. w/ FDP 2012-SU-010
 Application No. RZ 2012-SU-010 Staff B. Krasner
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 Date of (GOS) (PC) (BZA) Approval 3/19/13
 Sheet 4 of 13
 Date of (PC) 2/28/2013 FDP Conds Dated 2/26/2013

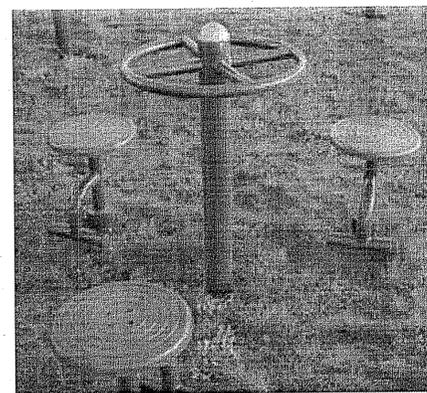
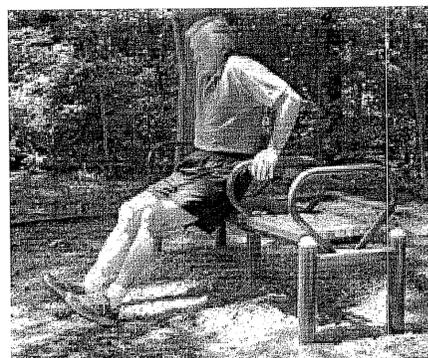
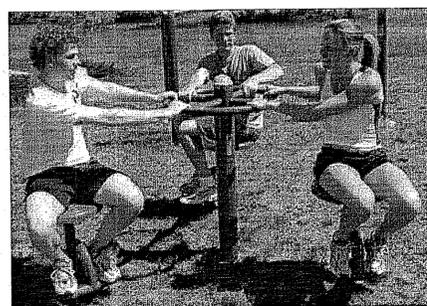


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APPROVED	DATE	APR 2012	SCALE	1" = 40'	SHEET 4 OF 13	
PRJ NO: 11-576						
TYPE: CDP / FDP						

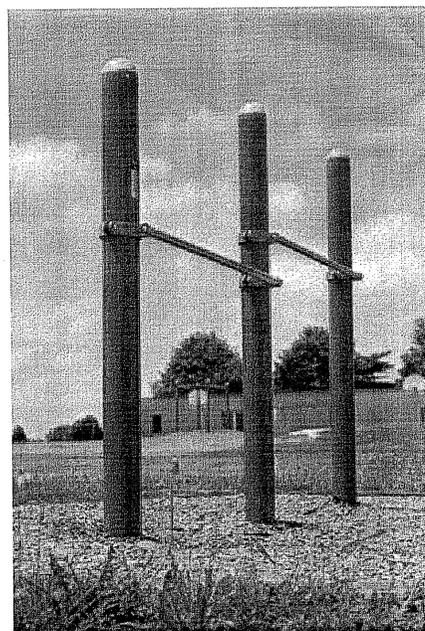
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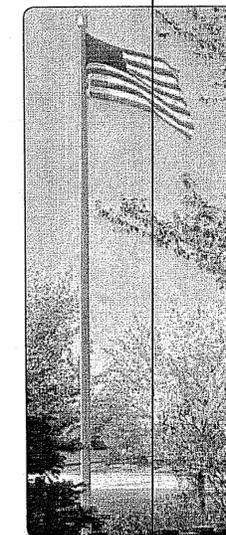
OUTDOOR FITNESS & SITTING AREAS – MEDICAL CARE FACILITY



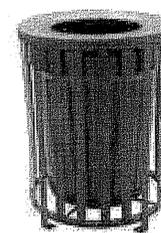
OUTDOOR FITNESS EQUIPMENT
OR EQUIVALENT



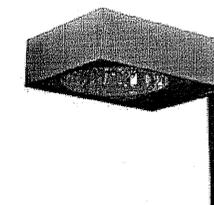
FENCE DETAIL
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(OR EQUIVALENT)
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PRODUCT: CUSTOM IRON FENCE



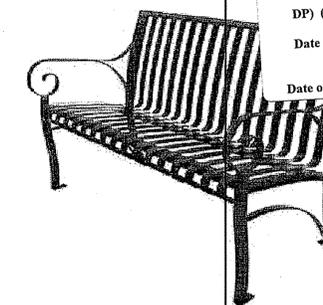
FLAGPOLE DETAIL
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(OR EQUIVALENT)
MANUFACTURER: ALUMINUM FLAGPOLES
PRODUCT: OUTDOOR COMMERCIAL FLAGPOLE



TRASH RECEPTACLE DETAIL
NOT TO SCALE
(OR EQUIVALENT)
MANUFACTURER: MEADOWCRAFT
PRODUCT: CAMBRIDGE TRASH RECEPTACLE – LINER



PARKING LOT LIGHT DETAIL
NOT TO SCALE
(OR EQUIVALENT)
MANUFACTURER: HOLOPHANE
PRODUCT: MIRROSTAR OUTDOOR LIGHT



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

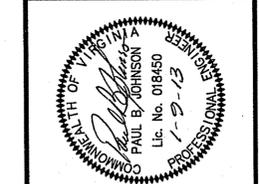
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COURTESY OF OUTDOOR-FITNESS, INC.
<http://www.outdoor-fitness.com/equipment/senior%20packages.html>

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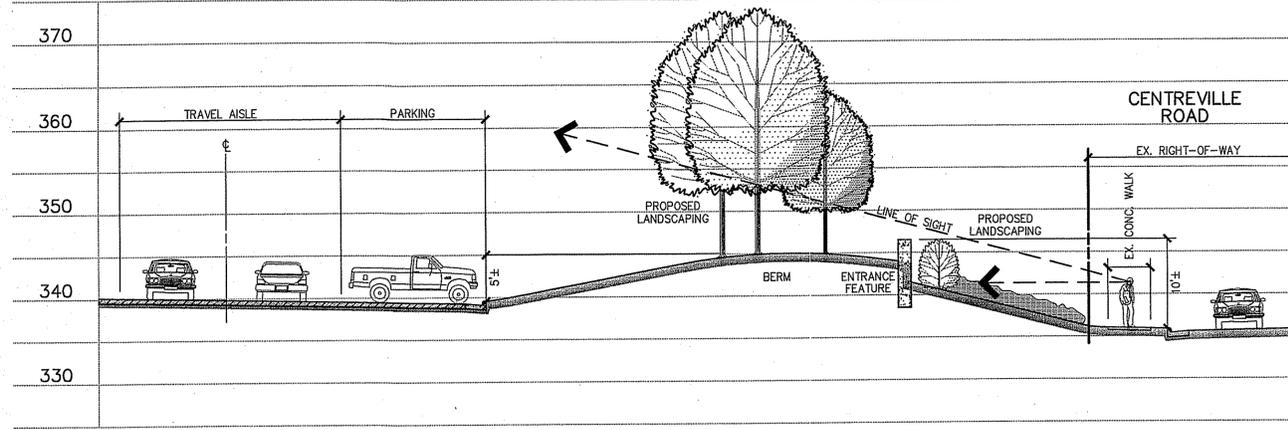
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3		REVISED COURTYARD DETAIL (KJV)	
4		REVISED COURTYARD DETAIL (KJV)	
5		REVISED COURTYARD DETAIL (KJV)	
6		REVISED COURTYARD DETAIL (KJV)	

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

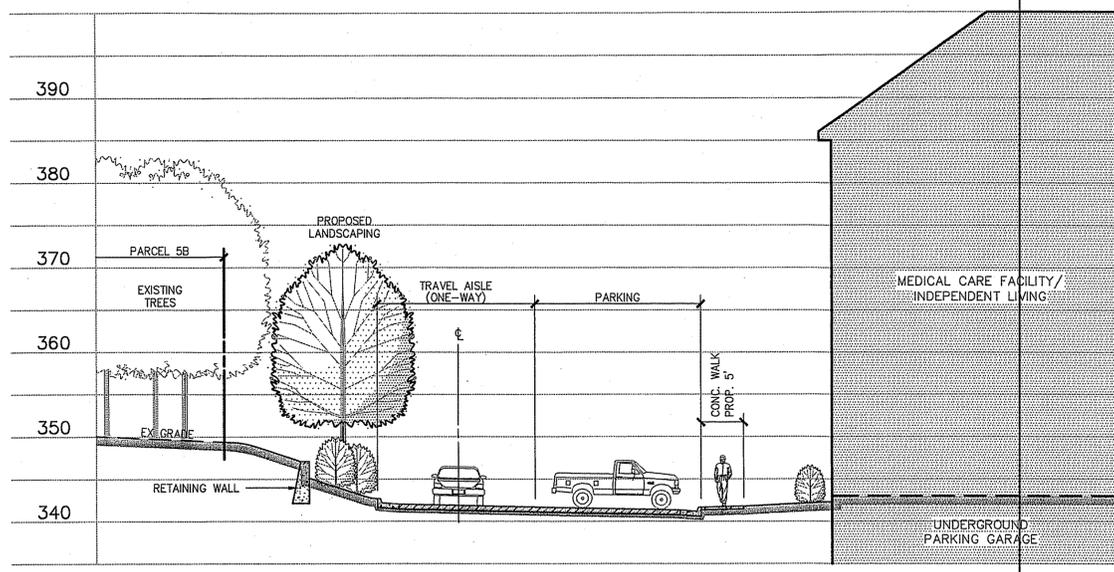


Concurr. w/ FDP 2012-SU-010
Application No. RZ 2012-SU-010 Staff B. Krasner
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See PROFFERS Dated 3/18/2013
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Sheet 7 of 13
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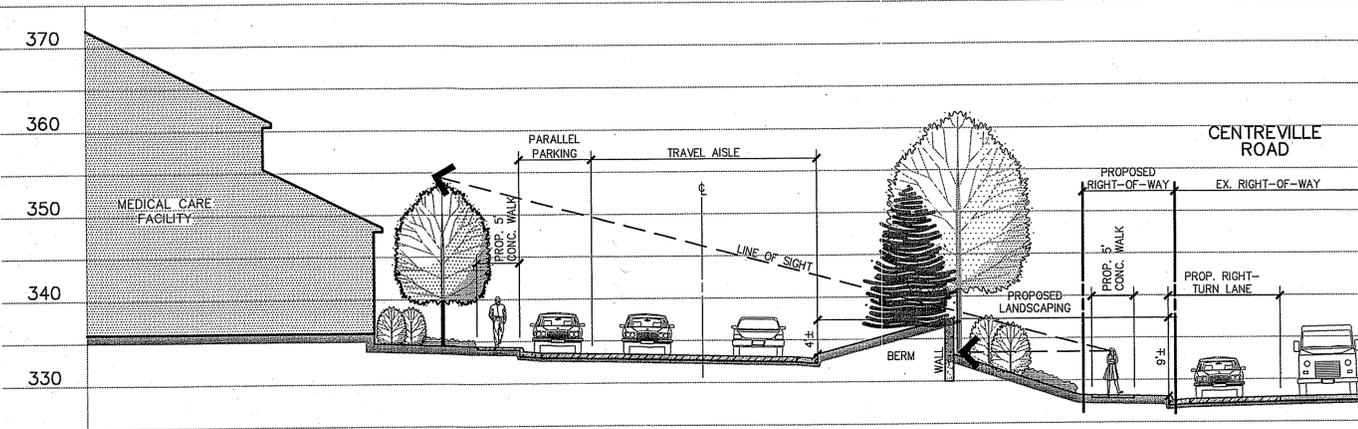
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APPROVED	HMF				
SHEET 7 OF 13		PRJ NO: 11-576		TYPE: CDP / FDP	



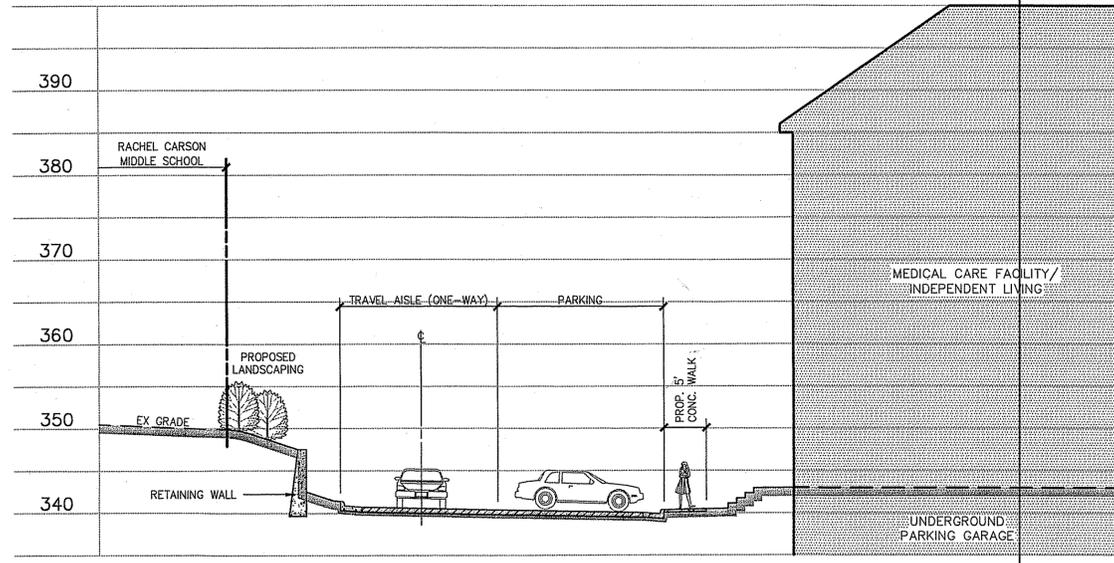
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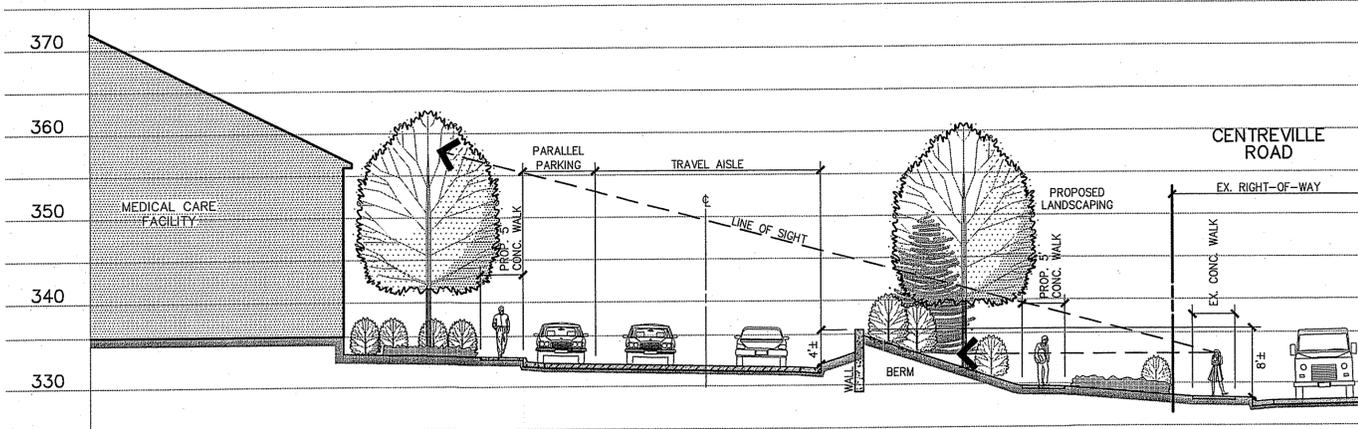
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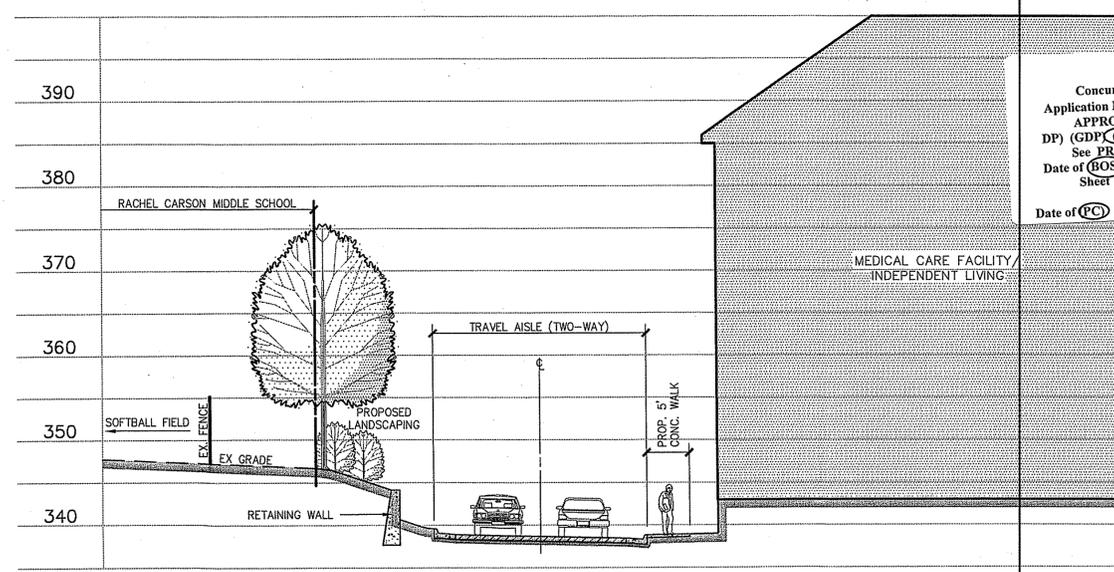
SECTION B-B
SCALE: 1" = 10'



SECTION E-E
SCALE: 1" = 10'



SECTION C-C
SCALE: 1" = 10'



SECTION F-F
SCALE: 1" = 10'

REVISION PRIOR TO APPROVAL

NO.	DATE	DESCRIPTION
1	8-13	REVISED CROSS-SECTIONS (KJV)
2	11-13-12	REVISED & ADDED CROSS-SECTIONS (KJV)
3	0-5-12	REVISED CROSS-SECTIONS (KJV)
4	1-1-12	ADDED NEW SHEET (BID)

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CROSS-SECTIONS
CHANTILLY NURSING AND REHABILITATION CENTER
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

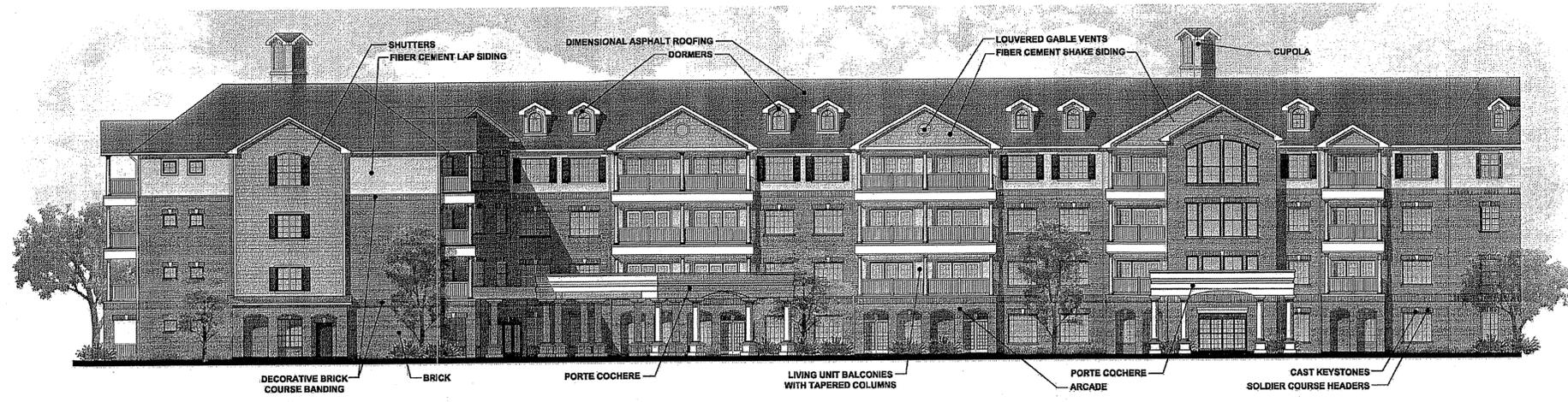


Concurr. w/ FDP 2012-SU-010
Application No. RZ 2012-SU-010 Staff B. Krasner
APPROVED DEVELOPMENT PLAN
DP (GDY) (CD) (ED) (PRC) (CP) (SE) (SP)
See PROFFERS Dated 3/18/2013
Date of (BOS) (PC) (BZA) Approval 3/19/13
Sheet 8 of 13
Date of (PC) 2/28/2013 FDP Conds Dated 2/26/2013

NO.	DESCRIPTION	REVISIONS	DATE

DESIGN	DRAFT	KJV	DATE	SCALE

SHEET 8 OF 13
PRJ NO: 11-576
TYPE: CDP / FDP



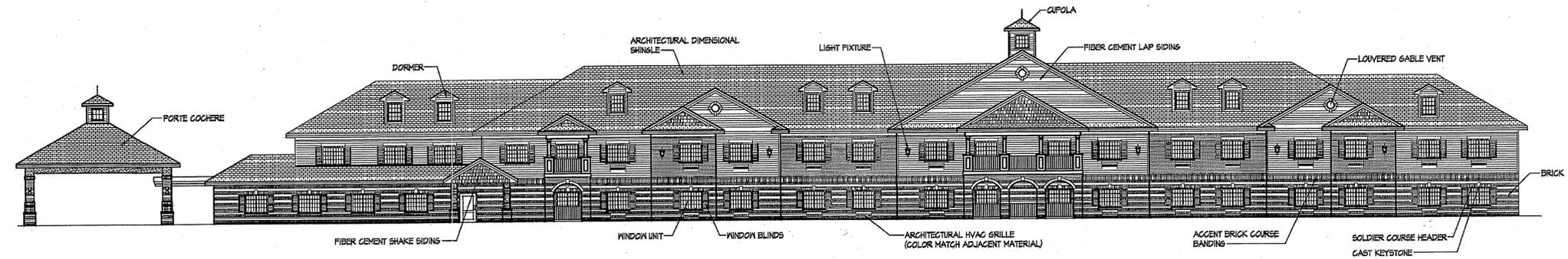
GAYLEN HOWARD LAING ARCHITECT
 ARCHITECTURE INTERIOR DESIGN PLANNING
 1300 WEST RANDOL MILL ROAD SUITE 100, ARLINGTON, TEXAS 76012 817/801-7200

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

Concurr. w/ FDP 2012-SU-010
 Application No. RZ 2012-SU-010 Staff B. Krasner
 APPROVED DEVELOPMENT PLAN
 DP) (GDP) (CD) (ED) (PRC) (CP) (SE) (SP)
 See PROFFERS Dated 3/18/2013
 Date of (BOS) (PC) (BZA) Approval 3/19/13
 Sheet 9 of 13
 Date of (PC) 2/28/2013 FDP Conds Dated 2/26/2013

NO.	DATE	REVISION
7	2-4-13	ADDED COVERED WALKWAY ELEVATION (KJV)
4	10-19-12	REVISED ELEVATIONS (KJV)
1	8-24-12	REVISED ELEVATION FOR THE INDEPENDENT LIVING BUILDING (KJV)

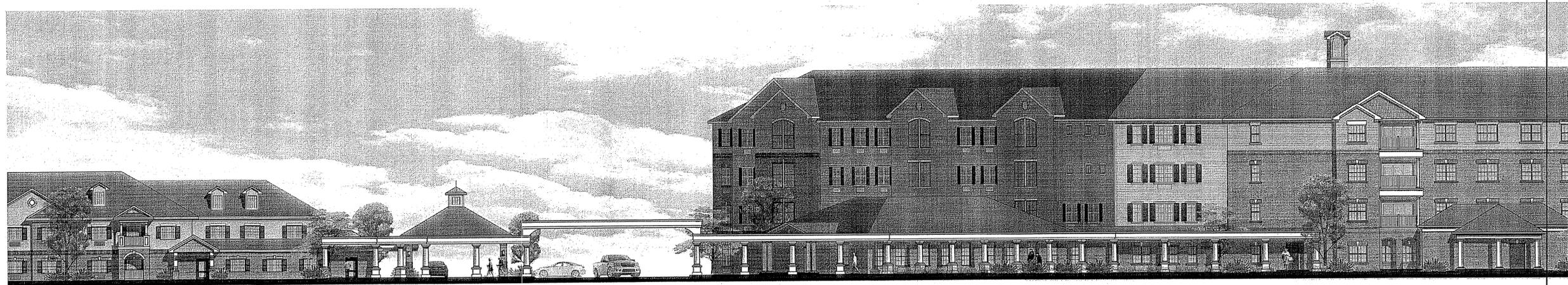
Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
 3659 Pender Dr., Ste. 210 Fairfax, VA 22030 703.365.7555 Fax: 703.273.8595
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Jones + Jones Associates
 ARCHITECTS P.C.

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

ARCHITECTURAL ELEVATIONS
**CHANTILLY NURSING
 AND REHABILITATION
 CENTER**
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 RZ 2012-SU-010



GAYLEN HOWARD LAING ARCHITECT
 ARCHITECTURE INTERIOR DESIGN PLANNING
 1300 WEST RANDOL MILL ROAD SUITE 100, ARLINGTON, TEXAS 76012 817/801-7200

COVERED WALKWAY BETWEEN BUILDINGS
 VIEW FROM REAR OF PROPERTY

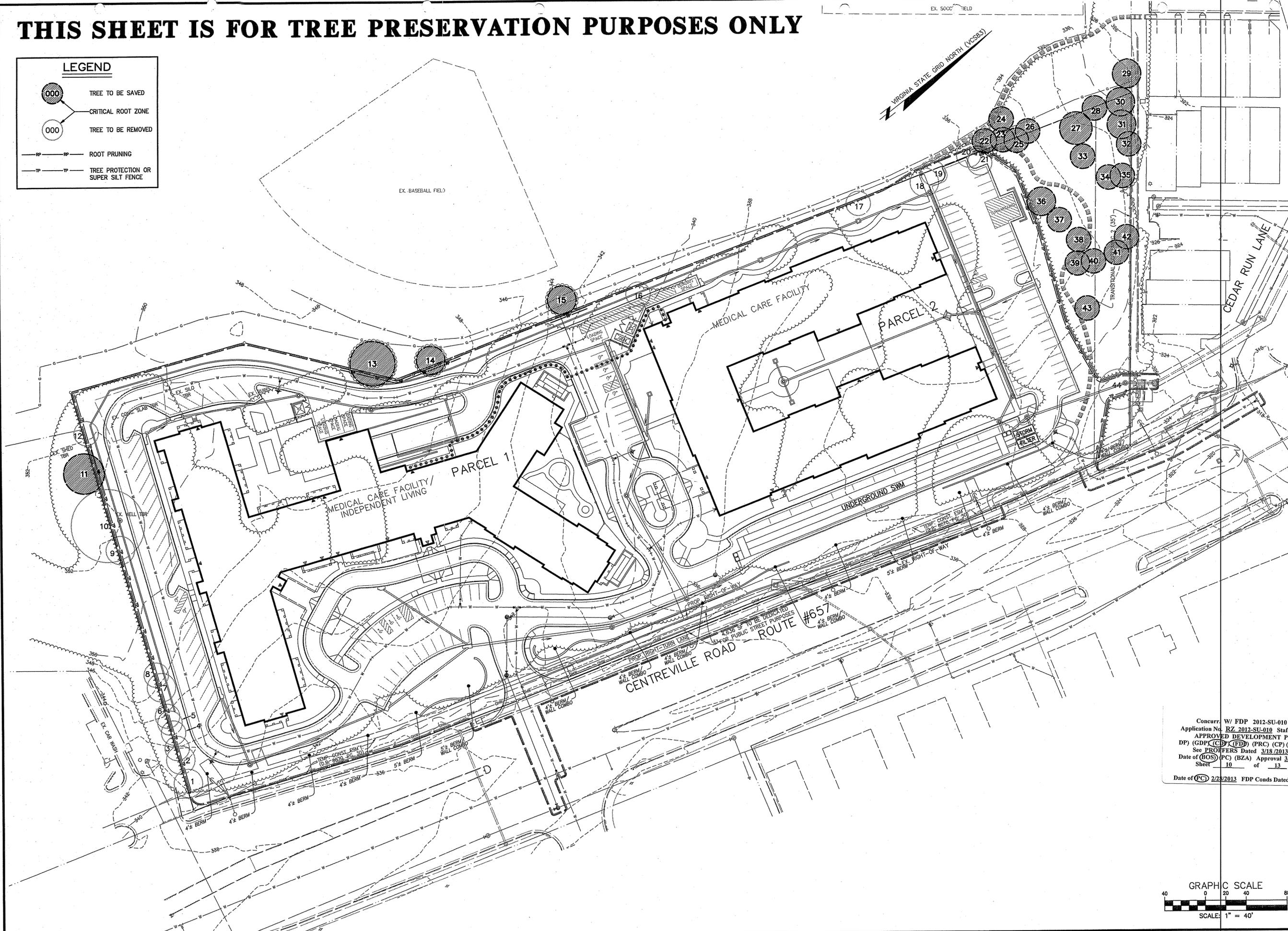
THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

DESIGN	DRAFT	KJV	APPROVED	DATE	SCALE	HORIZ: 1" = 15'	VERT: 1" = 15'
				APR 2012			
SHEET		OF					
9		13					
PRJ NO: 11-576							
TYPE: CDP / FDP							

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

LEGEND

- TREE TO BE SAVED
- CRITICAL ROOT ZONE
- TREE TO BE REMOVED
- ROOT PRUNING
- TREE PROTECTION OR SUPER SILT FENCE

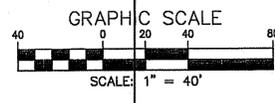


TREE PRESERVATION PLAN CHANTILLY NURSING AND REHABILITATION CENTER



NO.	DATE	REVISION	APPROVAL
1.	6-24-12	ADDED TREES TO BE SAVED (BLM)	

Concurr: W/ FDP 2012-SU-010
 Application No. RZ 2012-SU-010 Staff B. Krasner
 APPROVED DEVELOPMENT PLAN
 DP) (GDP) (CD) (FD) (PRC) (CP) (SE) (SP)
 See PROFFERS Dated 3/18/2013
 Date of (BOS) (PC) (BZA) Approval 3/19/13
 Sheet 10 of 13
 Date of (PC) 2/28/2013 FDP Conds Dated 2/26/2013



DESIGN	DRAFT	BLM	BLM	APPROVED	HMF	DATE	SCALE	APPROVAL
						APR. 2012	1" = 40'	

SHEET 10 OF 13
 PRJ NO: 11-576
 TYPE: CDP / FDP

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SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 R7 2012-SU-010

TREE PRESERVATION NARRATIVE:

Trees as referred to in this document are considered those trees that are protected by limits of clearing and grading and shown for preservation on approved plans.

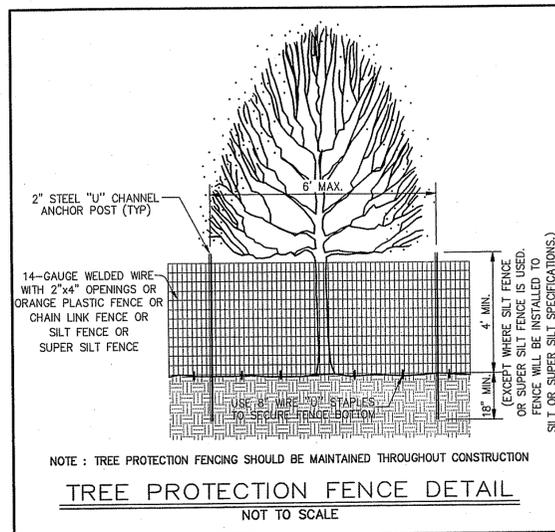
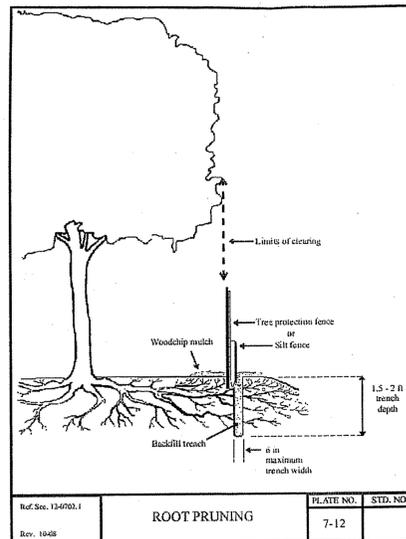
- Flagging/ Site Layout:** Prior to requesting a pre-construction meeting, the contractor is responsible for flagging the limits of clearing and grading. These limits shall not exceed that shown on the approved plans.
- Pre-Construction Meeting:** After clearing limits have been staked a meeting shall be requested by the contractor to walk with owner or owner's designated representative, arborist/forester hired by owner, site superintendent, clearing contractor and UFMD, DPWES representative to make minor adjustments as necessary to observe trees listed in tree preservation activity schedule. Additional preservation activities will be coordinated with the Urban Forestry Division at this time.
- Tree Protection Approval:** Selective tree removals, root pruning, and tree protection fence installation should be completed prior to any demolition or land clearing operations. An UFMD, DPWES, representative shall be contacted a minimum of three (3) days prior to any site clearing, grading or demolition activities are to begin, to inspect the site to insure that the tree protection has been installed.
- Protection of Existing Understorey Vegetation and Soil Conditions in Tree Preservation Areas:** All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of UFMD, DPWES.
- Use of Equipment:** Except as qualified herein, the use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFMD.
- Root Pruning:** Tree preservation Areas shall be root pruned along the limits of clearing adjacent to significant trees 20" dbh and greater or as noted by the project arborist in the Tree Inventory and Activity Schedule. Root pruning shall be a minimum of 18" deep and shall be accomplished using a small walk behind trencher or air spade. The root pruning trench shall be backfilled immediately. Silt fence/super silt fence installation utilizing walk behind trencher can be substituted for root pruning.
- Mulching:** Trees indicated will be mulched with wood chips generated from on site clearing or tree removal and pruning operations when possible. Shredded hardwood mulch from offsite may be utilized if approved by project arborist. Mulch shall be spread in a uniform depth of three (3") inches by hand. Mulch shall be placed in an areas as indicated on approved plans or extending in a swath fifteen feet wide along the Limit of Disturbance adjacent to indicated trees at minimum.
- Tree Protection Fencing:** Tree Preservation Areas shall be protected by fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel t-bar posts driven eighteen (18) inches into the ground at maximum ten (10) foot spacing. Fencing shall be erected at the limits of clearing and grading as shown on the demolition, and erosion and sediment control sheets. The installation of all tree protection fence types should be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Tree protection fencing shall be made clearly visible to all construction personnel. Signs stating "TREE PRESERVATION AREA - KEEP OUT" shall be affixed to the tree preservation fence at least every 30 feet, and five (5) working days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices including fencing. UFMD and the district supervisor staff shall be notified and given the opportunity to inspect the site to assure 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 UFMD.
- Tree Protection Maintenance:** Fencing shall be maintained in an upright position for the duration of the project. Tree protection fencing that is damaged as a result of land clearing operations shall be repaired prior to the end of the workday that the damage occurred.
- Pruning:** All pruning shall conform to current ANSI A300-2001 pruning standards. Trees designated for pruning shall be crown cleaned of deadwood 2" and greater unless otherwise specified by the project arborist. The interior of trees shall not be stripped of live tissue, suckers, or epicormic branches. Damaged, crossing, and rubbing branches may be removed at the arborist's discretion. Debris from pruning operations may be chipped and deposited into the Tree Preservation Areas and spread by hand to a uniform depth or be removed from the site.
- Site Monitoring:** During any clearing or tree/vegetation structure removal or transplantation of vegetation on the subject site, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted as approved by UFMD. The applicant should retain the services of a certified arborist to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. Monitoring inspections to ensure compliance with tree preservation plans and other jurisdictional requirements shall be conducted daily during initial site clearing operations, weekly through the erosion and sediment control phase, and monthly thereafter for 12 months. The district supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting.

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 ONSITE IN ONE OF THE TWO FOLLOWING AREAS WILL 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.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



TREE INVENTORY AND ACTIVITIES SPREADSHEET

Tree #	Survey Tree #	COMMON NAME	SCIENTIFIC BINOMIAL	DBH(in)	CONDITION	COMMENTS	STATUS	ACTIVITIES									
								ROOT PRUNE	MULCH	TREE FENCE	PRUNE	FERTILIZE	CABLE	CAMBISTAT	TREAT PESTS		
1	8053	Eastern Redcedar	Juniperus virginiana	14	71	Limb dieback, broken limbs, lower bark damage, uneven canopy.	Remove										
2	8052	Eastern Redcedar	Juniperus virginiana	14	68	Vines beginning to grow up the trunk, inclusive bark, epicormic sprouting, limb dieback, leader split in half, uneven canopy, large broken limbs	Remove										
3	8051	Eastern Redcedar	Juniperus virginiana	12	75	Dual leaders, crown dieback, limb dieback, broken limbs, inclusive bark	Remove										
4	8050	Eastern Redcedar	Juniperus virginiana	12	81	Dual leaders, limb dieback, buttressing roots, inclusive bark, epicormic sprouting	Remove										
5	8049	Eastern Redcedar	Juniperus virginiana	12	71	Dual leaders, slight curve to the upper trunks, epicormic sprouting, large broken limbs	Remove										
6	8048	Eastern Redcedar	Juniperus virginiana	12	50	Multi-leader, all crowns broken and hanging	Remove										
7	8046	Eastern Redcedar	Juniperus virginiana	14	78	Large vine growing up into the limbs, dual leaders, limb dieback, inclusive bark	Remove										
8	8045	Eastern Redcedar	Juniperus virginiana	12	71	Large hole where secondary leader use to be, limb dieback, inclusive bark, poor limb connections and form, girdling and buttressing roots.	Remove										
9	8041	Red Maple	Acer rubrum	16	65	Extensive and large vines growing up the tree and into the canopy. Dual trunk, limb dieback, poor form, sparse canopy, large broken limb, mushrooms growing up one of the trunks, inclusive bark, vines girdling root collar	Remove										
10	8055	Unidentified	Unidentified	28	0	Offsite - Dead and decaying tree - Assessed as Potentially Hazardous and should be removed. Tree shall be removed with written permission from adjacent property owner.	Remove										
11	8042	Red Maple	Acer rubrum	20	68	Offsite - Extensive and large vines growing up the tree and into the canopy. Large limbs dying back, vines girdling roots and root collar, large dead limbs, poor form	Preserve	X									
12	8043	Red Maple	Acer rubrum	12	71	Extensive vines coverage, large vines taken over entire tree, tree growing adjacent to the existing house, limb dieback, epicormic sprouting	Remove										
13	8039	American Elm	Ulmus americana	22	75	Multi-leader, inclusive bark, "Y" joints, extensive vine coverage, limb dieback, large broken limb	Preserve	X	X								
14	8038	Pin Oak	Quercus palustris	14	78	Multi-leader tree, extensive vine coverage, limb dieback, inclusive bark, epicormic sprouting	Preserve	X	X								
15	8036	Pin Oak	Quercus palustris	14	84	Offsite - Limb dieback, epicormic sprouting	Preserve	X	X								
16	8035	Eastern Redcedar	Juniperus virginiana	12	81	Small tree growing at the base of the trunk, extensive vine coverage at the base of the tree, limb dieback	Remove										
17	8033	Northern Red Oak	Quercus rubra	12	75	Extensive vine coverage, limb dieback	Remove										
18	8032	Northern Red Oak	Quercus rubra	14	78	Extensive vine coverage in the lower limbs, dual leaders, inclusive bark	Remove										
19	8031	Black Cherry	Prunus serotina	12	68	Extensive vine coverage, large dead limb, poor form, no central leader, growing at an odd angle	Remove										
20	8029	Eastern Redcedar	Juniperus virginiana	12	81	Vines starting to grow up the limbs of the tree, limb dieback	Remove										
21	8030	Eastern Redcedar	Juniperus virginiana	12	78	Large vines growing around the trunk and into the canopy, limb dieback	Remove										
22	8028	Eastern Redcedar	Juniperus virginiana	12	81	Lower bark damage, extensive vine coverage, broken limbs, limb dieback, uneven growth	Preserve	X	X								
23	8027	Eastern Redcedar	Juniperus virginiana	12	68	Dual trunk, multiple leaders, one of the leaders broke and is hanging, epicormic sprouting, vines growing up the trunk into the canopy, uneven growth	Preserve	X	X								
24	8026	Eastern Redcedar	Juniperus virginiana	12	78	Inclusive bark, epicormic sprouting, vines growing up into the limbs, uneven growth	Preserve	X	X								
25	8018	Eastern Redcedar	Juniperus virginiana	12	75	Large vines growing up the trunk into the canopy, limb dieback, uneven canopy	Preserve	X	X								
26	8025	Red Maple	Acer rubrum	12	87	Limb dieback	Preserve	X	X								
27	8019	Eastern Redcedar	Juniperus virginiana	16	81	Dual leaders, limb dieback, large broken limb, epicormic sprouting, inclusive bark	Preserve	X	X								
28	8022	Eastern Redcedar	Juniperus virginiana	12	78	Dual leaders, multiple large vines growing up the trunk and limbs of the tree up into the canopy, inclusive bark, limb dieback, sparse canopy	Preserve	X	X								
29	8024	Eastern Redcedar	Juniperus virginiana	14	81	Offsite - Multi-leader, limb dieback	Preserve	X	X								
30	8021	Eastern Redcedar	Juniperus virginiana	14	78	Vines beginning to grow into canopy, heavier vine coverage on the one side, uneven growth, large broken limb	Preserve	X	X								
31	8020	American Elm	Ulmus americana	14	75	Inclusive bark, large vine extensively covering the entire tree, sparse canopy	Preserve	X	X								
32	8012	Eastern Redcedar	Juniperus virginiana	12	81	Vines growing up the trunk and into the limbs, uneven growth and a few broken limbs	Preserve	X	X								
33	8013	Sugar Maple	Acer saccharum	12	78	Multi-leader tree, epicormic sprouting, limb dieback, large vine growing up around trunk and into canopy	Preserve	X	X								
34	8010	Eastern Redcedar	Juniperus virginiana	12	75	Uneven growth and canopy, branches curving towards the open side of the wooded area, limb dieback, epicormic sprouting, inclusive bark, root collar buried under a mound of dirt, extensive vine coverage on the one side of the tree.	Preserve	X	X								
35	8011	Eastern Redcedar	Juniperus virginiana	12	78	Large vine growing up the trunk into the canopy, limb dieback, pile of dirt mounded to one side of the trunk, uneven canopy.	Preserve	X	X								
36	8014	American Elm	Ulmus americana	14	78	Dual leaders, buttressing roots, inclusive bark, extensive vine coverage in canopy	Preserve	X	X								
37	8009	Eastern Redcedar	Juniperus virginiana	12	68	Previously a dual leader tree, one of the leaders has broken and is hanging, existing leader is curved. Vines growing up the trunk into the canopy, broken limbs, limb dieback, uneven growth.	Preserve										
38	8005	Eastern Redcedar	Juniperus virginiana	12	68	Previously a dual leader tree, one of the leaders has broken, splitting the trunk. Large vine beginning to grow up the trunk, inclusive bark, epicormic sprouting, limb dieback.	Preserve										
39	8004	Eastern Redcedar	Juniperus virginiana	12	68	Previously a dual leader tree, one of the leaders has ripped off from the trunk exposing the core of the tree. Small remaining crown, uneven growth, and vines beginning to grow into the canopy.	Preserve										
40	8003	Eastern Redcedar	Juniperus virginiana	12	78	Vine growing up the trunk into the canopy, uneven growth, limb dieback, inclusive bark.	Preserve										
41	8002	Eastern Redcedar	Juniperus virginiana	12	78	Crowding from adjacent tree, limb dieback, uneven growth, and extensive vine coverage on one side of the tree.	Preserve	X	X								
42	8008	Eastern Redcedar	Juniperus virginiana	12	71	Limb up, limb dieback, broken limbs, vines beginning to grow up the trunk, epicormic sprouting, inclusive bark, uneven growth.	Preserve	X	X								
43	8015	Eastern Redcedar	Juniperus virginiana	12	81	Dual trunk - Smaller secondary trunk, vines beginning to grow up into the limbs, inclusive bark and epicormic sprouting.	Preserve	X	X								
44	8001	Eastern Redcedar	Juniperus virginiana	20	65	Dual trunk - One of the trunks crown has broken off, it has poor form and limb dieback. The other trunk has uneven growth, limb dieback and crowding from adjacent tree.	Remove										

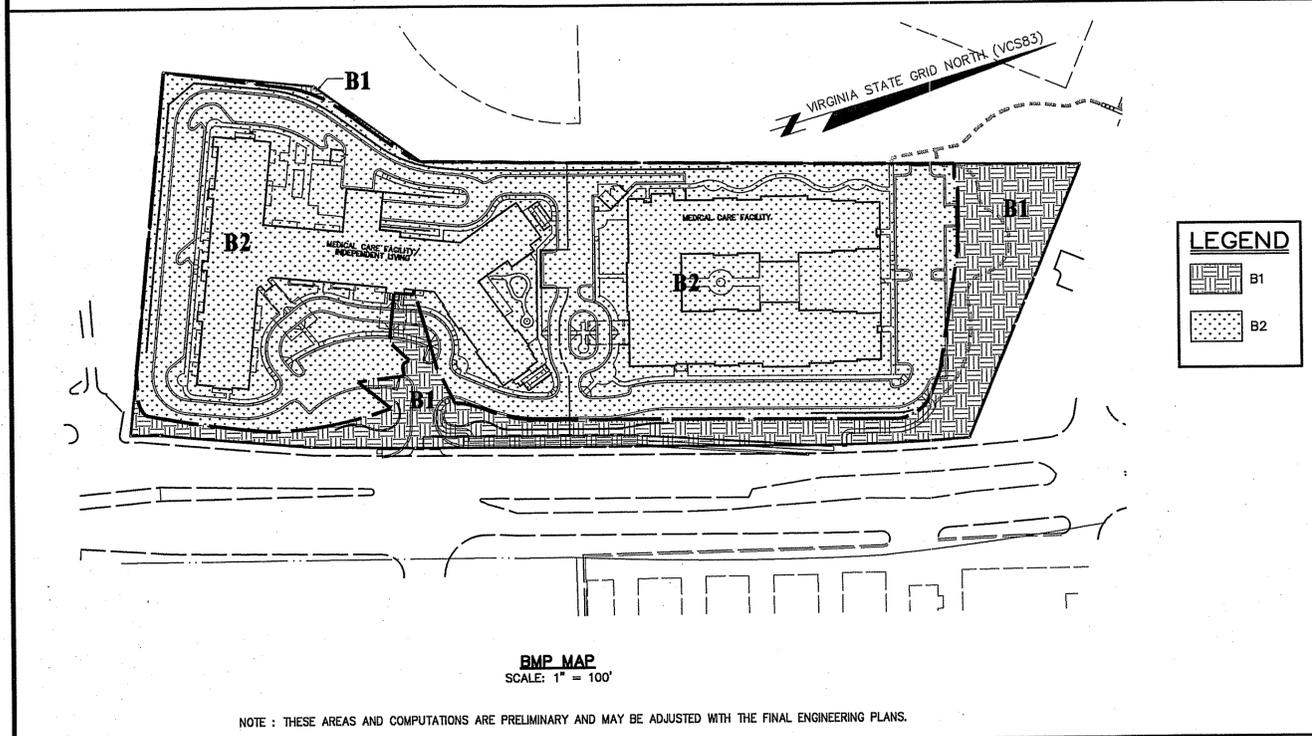
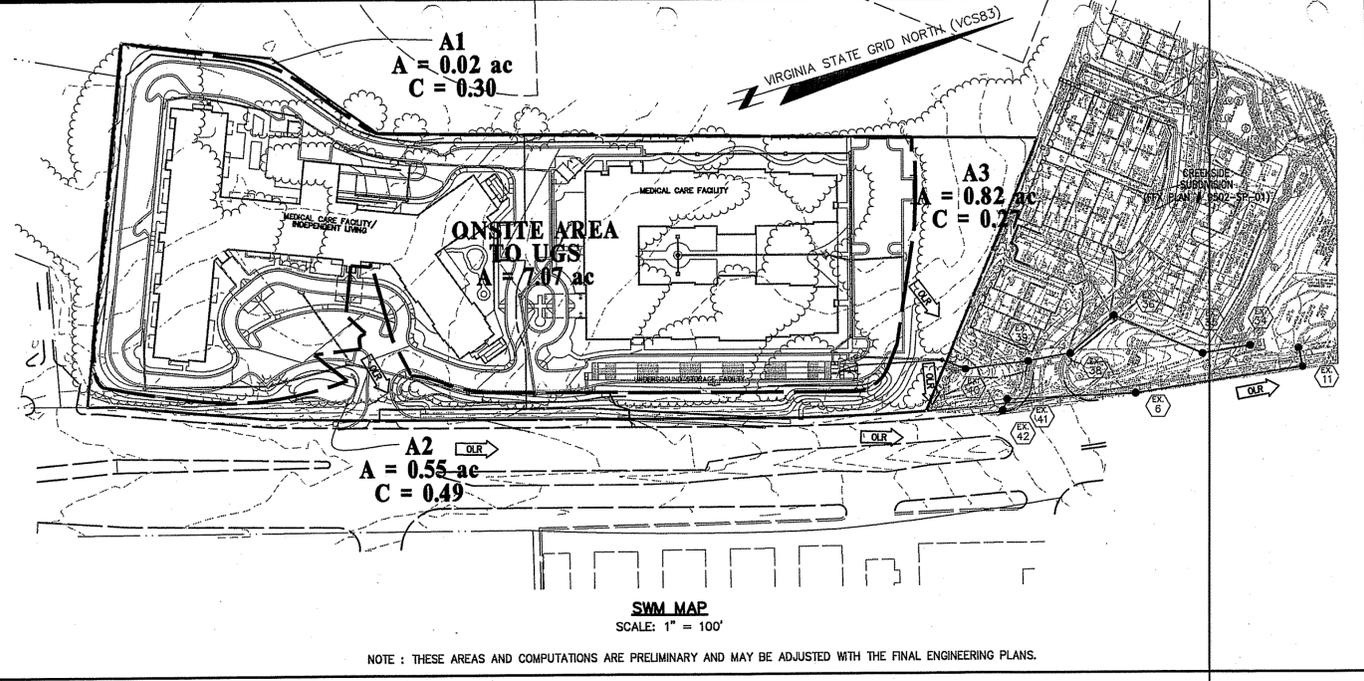
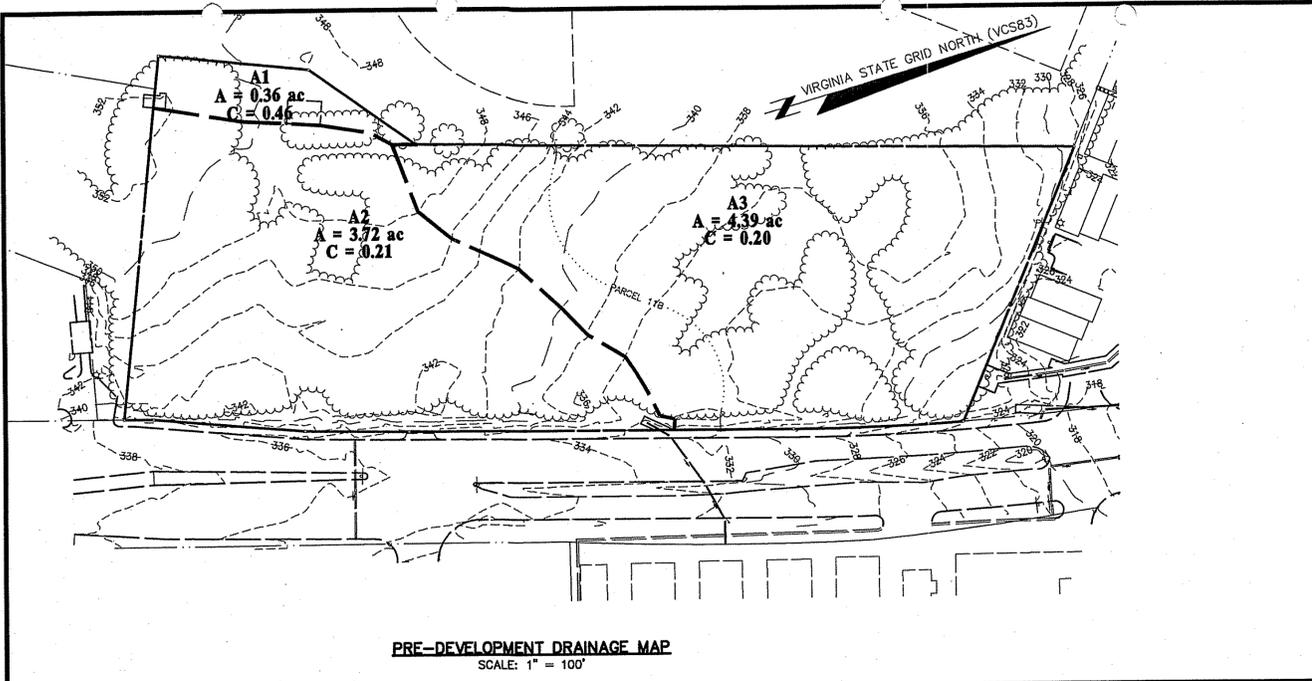
TREE PRESERVATION NOTES & DETAILS
CHANTILLY NURSING AND REHABILITATION CENTER



Concurr. w/ FDP 2012-SU-010
 Application No. RZ 2012-SU-010 Staff B. Krasner
 APPROVED DEVELOPMENT PLAN
 DP (CD) (FD) (PC) (CP) (SE) (SP)
 See PROFFERS Dated 3/18/2013
 Date of (BOS) (PC) (BZA) Approval 3/19/13
 Sheet 11 of 13

DESIGN	DATE	BY
BLM	APR. 2012	40
APPROVED	DATE	SCALE
HMF	APR. 2012	1" = 40'
DATE	SCALE	VERT.
APR. 2012	1" = 40'	
SHEET 11 OF 13		
PRJ NO: 11-576		
TYPE: CDP / FDP		

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY



SWM SUMMARY

Area (AC)	Pre-C	Post-C
8.46	0.22	0.66
1.39	0.22	0.66
7.07	0.22	0.75

Existing Condition	Area (AC)	Pre-C	Post-C	Q2	Q10
Total Site Area	8.46	0.22	0.66	10.09	13.46
B1 - Onsite Uncontrolled	1.39	0.22	0.66	2.72	3.63
B2 - Onsite To UGS/STORMFILTER	7.07	0.22	0.75	7.37	9.83

Allowable Pond Release	Q2	Q10
10.09	2.72	7.37
13.46	3.63	9.83

TOTAL APPROXIMATELY UNDERGROUND FACILITY RELEASE:
 2-YEAR STORM RELEASE: 4.83 cfs < 7.37 cfs
 10-YEAR STORM RELEASE: 8.68 cfs < 9.83 cfs

Existing Storm Sewer Computations Outfall To Creekside Subdivision Plan

FROM	TO	DRAIN AREA (ACRES)	RUNOFF COEF. (C)	C x A	INC. (c.f.s.)	ACCUM. (c.f.s.)	TIME IN PIPE (min)	TIME IN PIPE (sec)	TIME (min)	INC. (c.f.s.)	ACCUM. (c.f.s.)	DESIGN	PROFILE							
Ex. 42	Ex. 41	0.12	0.40	0.05	0.05		5	7.27	0.35	0.35		FROM THE SITE								
Ex. 41	Ex. 6	0.49	0.80	0.39	0.44		5	7.27	2.85	3.20	15	0.1352	0.013	23.80	12.58	14.05	1.90	316.82	314.92	
Ex. 6	Ex. 11	1.46	0.81	1.18	1.62		5	7.27	8.58	11.78	18	0.0452	0.013	22.37	12.78	199.67	9.02	307.34	298.32	
Ex. 40	Ex. 39	0.17	0.25	0.04	0.04		5	7.27	0.31	0.31		8.88 cfs Released FROM UGS								
Ex. 39	Ex. 38	0.03	0.30	0.01	0.05		5	7.27	0.07	0.05	9.05	18	0.0681	0.013	27.45	13.65	74.35	5.06	319.15	314.09
Ex. 38	Ex. 36	0.40	0.20	0.08	0.08		5	7.27	0.58	0.58		FROM THE SITE								
Ex. 38	Ex. 35	0.25	0.40	0.10	0.23		5	7.27	0.73	10.36	21	0.0342	0.013	29.38	10.97	50.22	1.72	313.89	312.17	
Ex. 35	Ex. 34	0.08	0.85	0.07	0.30		5	7.27	0.49	10.86	21	0.0182	0.013	21.40	8.88	68.21	1.24	311.77	310.53	
Ex. 35	Ex. 34	0.26	0.90	0.23	0.53		5	7.27	1.70	12.56	21	0.0354	0.013	29.67	11.77	114.42	4.05	310.18	306.13	
Ex. 35	Ex. 34	0.00	0.00	0.00	0.53		5	7.27	0.00	12.56	21	0.0780	0.013	44.33	15.45	58.55	4.41	305.75	301.34	

PRELIMINARY BMP COMPUTATIONS

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

Subarea Designation and Description	"C"	Acres
B1 - Onsite Uncontrolled	0.36	1.39
B2 - Onsite To UGS/STORMFILTER	0.75	7.07

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designator	BMP Type	Removal Eff. (%)	Area Ratio	"C" Factor Ratio	Product
B1	Uncontrolled	0	0.16	0.52	0.00
B2	Stormfilter	50	0.84	1.09	45.71
(a) Total =					45.71

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

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 9A 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 OFFSITE 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 9A DEPICTS THE DRAINAGE AREA WHERE THE SITE OUTFALLS INTO THE EXISTING FLOODPLAIN FOR HORSEPEN RUN. THE SITE AREA (8.46 ACRES) DRAINS INTO THE EXISTING FLOODPLAIN AT POINT "A" IS LESS THAN 1% OF THE OVERALL DRAINAGE AREA (APPROXIMATELY 2,880 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 9A 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 2-8'X10' VAULTS (SEE SHEET 9A FOR PRELIMINARY STORMFILTER DESIGN PROVIDED BY THE MANUFACTURER). THE STORMFILTER WILL PROVIDE APPROXIMATELY 45.7% BMPs, WHICH IS MORE THAN THE REQUIRED 40% BMPs.

Concurr. w/ FDP 2012-SU-010
 Application No. RZ 2012-SU-010 Staff B. Krasner
 APPROVED DEVELOPMENT PLAN
 DP) (GD) (CD) (ED) (PC) (CP) (SE) (SP)
 See PROFFERS Dated 3/18/2013
 Date of (BOS) (PC) (BZA) Approval 3/19/13
 Sheet 12 of 13
 Date of (PC) 2/28/2013 FDP Conds Dated 2/26/2013

OUTFALL ANALYSIS

CHANTILLY NURSING AND REHABILITATION CENTER

SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISED NARRATIVES (REV) NO. DATE REVISION PRIOR TO APPROVAL

Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
 5989 Fender Dr., Ste. 210 Fairfax, VA 22030 703.585.7555 Fax 703.273.9995
 Silver Spring, MD • Gaithersburg, MD • Frederick, MD • Fairfax, VA
 www.cpa.com

PROFESSOR OF LAW
 PAUL B. JOHNSON
 Lic. No. 018450
 1-9-13

REVISIONS

NO.	DESCRIPTION	DATE

DESIGN: [] DRAWN: [] CHECKED: [] APPROVED: [] DATE: APR. 2012 SCALE: AS SHOWN HORIZ: VERT: SHOWN

SHEET 12 OF 13
 PRJ NO: 11-576
 TYPE: CDP / FDP

