



Lynne J. Strobel
(703) 528-4700 Ext. 5418
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**WALSH COLUCCI
LUBELEY & WALSH PC**

March 6, 2017

Via Hand Delivery

Deborah Lesko Pemberton
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

Re: Proposed Proffered Condition Amendment
Tax Map Reference: 24-4 ((1)) 11C, 11D (the "Subject Property")
Applicants: NVHI I, LLC and Chantilly AL Investors, LLC

Dear Ms. Pemberton:

I am in receipt of your letter dated February 24, 2017 and your email dated March 3, 2017 regarding the referenced Proffered Condition Amendment application. On behalf of the Applicant, I hereby submit the following additional materials to address the deficiencies identified in your letter and email:

1. Four (4) copies of a revised statement of justification with updated information regarding the proposed modifications to the approved proffers;
2. Four (4) copies of a legal description of the Subject Property;
3. Four (4) copies of a certified plat;
4. A revised zoning section sheet; and
5. Eight (8) additional copies and a reduction of the Conceptual/Final Development Plan ("CDP/FDP") approved in conjunction with RZ 2012-SU-010.

I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. Should you identify any additional deficiencies with this submission, please contact me as soon as possible.

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

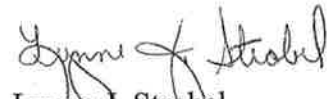
LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

Page 2

As always, I appreciate your assistance. Please contact me should you have any questions or require additional information.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

Enclosures

cc: Kris Abrahamson
Will Holmes
Craig Penny
Matt Allman

A0756057.DOCX / 1 Cover Letter for Revised Submission 004776 000019



**WALSH COLUCCI
LUBELEY & WALSH PC**

Lynne J. Strobel
(703) 528-4700
lstrobel@thelandlawyers.com

REVISED

March 6, 2017

Via Hand Delivery

Tracy D. Strunk, Acting Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Proffered Condition Amendment
Tax Map Reference: 24-4 ((1)) 11C, 11D (the "Subject Property")
Applicants: NVHI I, LLC and Chantilly AL Investors, LLC

Dear Ms. Strunk:

Please accept this letter as a statement of justification for a single-issue proffered condition amendment to allow for a modification of the proffers accepted with the approval of RZ 2012-SU-010.

Containing approximately 8.36 acres, the Subject Property is located in the Sully Magisterial District. The Subject Property is located in proximity to the intersection of Centreville Road and McLearen Road. Surrounding uses include the Rachel Carson Middle School (located to the west), a place of worship (located across Centreville Road), various office and commercial uses (located to the south and east), and a residential townhouse community (located to the north). The Subject Property is currently developed with an independent/assisted living facility and a skilled nursing care facility.

The Subject Property is located within Land Unit D-2 of the Dulles Suburban Center in the Area III Comprehensive Plan (the "Plan"). The Plan recommends that the Subject Property be used for low intensity office use at a maximum .50 FAR. The Plan also includes a note in the Performance Criteria for Optional Uses section of the Dulles Suburban Center Overview stating that, "[a]lthough not specifically referenced in each land unit, institutional uses and uses allowed by special permit and special exception may be considered as optional uses throughout the Dulles Suburban Center." Furthermore, a Major Land Use Planning Objective of the Dulles Suburban Center is to "[e]ncourage a variety of housing opportunities within and near the Dulles Suburban Center."

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The Subject Property was zoned to the PRM District on March 19, 2013, with the approval of RZ-2012-SU-010/FDP-2012-SU-010 by the Board of Supervisors. The approval permits the development of a 160-unit age-restricted independent/assisted living facility and a 166-unit skilled nursing care facility, subject to proffers and a conceptual/final development plan (CDP/FDP). These uses were deemed to be in conformance with the Plan's recommendations. Proffer 17 requires the Applicants to construct a covered walkway connecting the two buildings. The approved CDP/FDP shows a potential location of the covered walkway. The buildings have been constructed in accordance with approved site plans and building permits, but the walkway has not yet been constructed.

The Applicants propose to amend Proffer 17 to reflect the elimination of the covered walkway. The walkway was initially contemplated as a convenient way for residents in the independent/assisted living building to visit a spouse or friend in the nursing care facility. During final design and construction of the two buildings, the Applicants determined that the covered walkway cannot be provided in a location that is safe and accessible to residents. The Applicants have concluded that the walkway presents an unacceptable risk to residents who may attempt to traverse the walkway unattended, especially during periods of inclement weather as the walkway is not fully enclosed. In lieu of the covered walkway, the Applicants propose to have staff members escort residents to and from the respective buildings using golf carts, or a similar method, to ensure safe, supervised transport between the buildings. No physical changes are proposed to either building and no site modifications are proposed to the Subject Property.

I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. Should you have any questions, or require additional information, please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

Enclosures

cc: Kris Abrahamson
Will Holmes
Craig Penny
Matt Allman

March 1, 2017

For Final Development Plan Amendment Purposes only

EXISTING ZONE: PRM

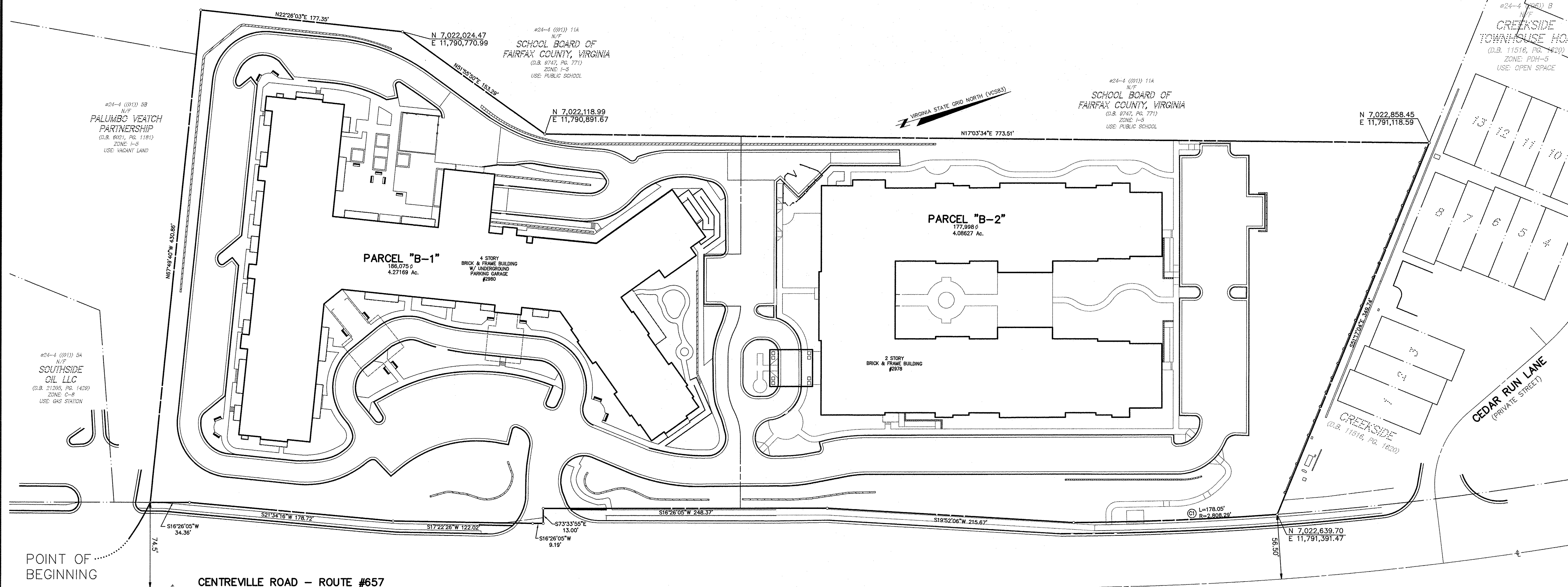
ALL OF
PARCELS "B-1" & "B-2"
DEED BOOK 23460, PAGE 361
DEED BOOK 23460, PAGE 358
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Being a Resubdivision of Parcel "B" – Fairfax County School Board as shown on plat recorded in Deed Book 23459 at Page 2199 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 Palumbo Veatch Partnership and a portion of the School Board of Fairfax County Virginia.

- 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 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 Townhouse Homeowners Association (D.B. 11516, Pg. 1620); thence leaving the aforesaid line of the School Board of Fairfax County, Virginia and running with 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 said westerly right of way line of Centreville Road the following eight (8) courses and distances:
- 6.) 178.05 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° 10' 38" West, 178.02 feet to an iron pipe found (held); thence
- 7.) South 19° 52' 06" West, 215.67 feet to an iron pipe found (held); thence
- 8.) South 16° 26' 05" West, 248.37 feet to an iron pipe found (held); thence
- 9.) South 73° 33' 55" East, 13.00 feet to an iron pipe found (held); thence
- 10.) South 16° 26' 05" West, 9.19 feet to an iron pipe found (held); thence
- 11.) South 17° 22' 26" West, 122.02 feet to an iron pipe found (held); thence
- 12.) South 21° 34' 16" West, 178.72 feet to an iron pipe found (held); thence
- 13.) South 16° 26' 05" West, 34.36 feet to an iron pipe found (held) (to the point of beginning, containing 364,073 square feet or 8.35796 acres).

BOUNDARY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	3°37'58"	2808.29'	178.05'	89.06'	178.02'	N14°10'38"E



POINT OF BEGINNING

CENTREVILLE ROAD - ROUTE #657
(VARIABLE WIDTH RIGHT OF WAY)

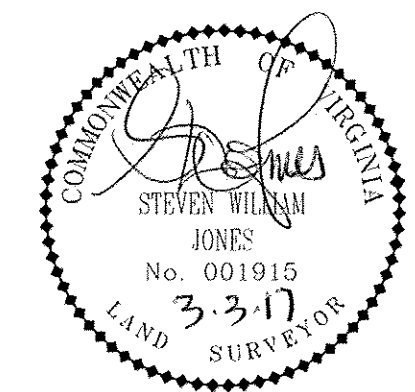
- NOTES:**
- 1.) THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 24-4 ((01)) 11C AND 11D ARE ZONED PRM.
 - 2.) THE SUBJECT PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY ACQUIRED BY NVHI I, LLC. BY DEED RECORDED IN DEED BOOK 23460 AT PAGE 358 & CHANTILLY AL INVESTORS, LLC BY DEED RECORDED IN DEED BOOK 23460 AT PAGE 361 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

LINETYPES:

	PROPERTY LINE
	CENTERLINE
	TREE(WOODS) LINE
	WOOD FENCE
	CURB AND GUTTER

ZONING TABULATIONS

	SITE AREA :	ZONE :
PARCEL B-1	186,075 \pm OR 4.27169 AC	PRM
PARCEL B-2	177,998 \pm OR 4.08627 AC	PRM
TOTAL	364,073 \pm OR 8.35796 AC	



PROFFER CONDITION AMENDMENT PLAT

PARCEL "B-1"
CHANTILLY AL INVESTORS, LLC
(DEED BOOK 23460, PAGE 361)

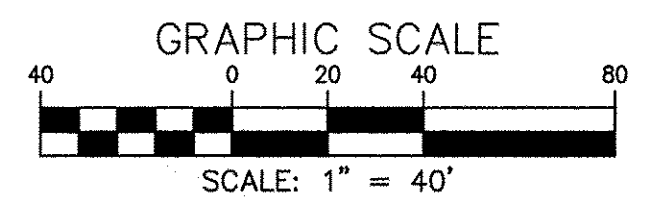
& PARCEL "B-2"
NVHI I, LLC.
(DEED BOOK 23460, PAGE 358)

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

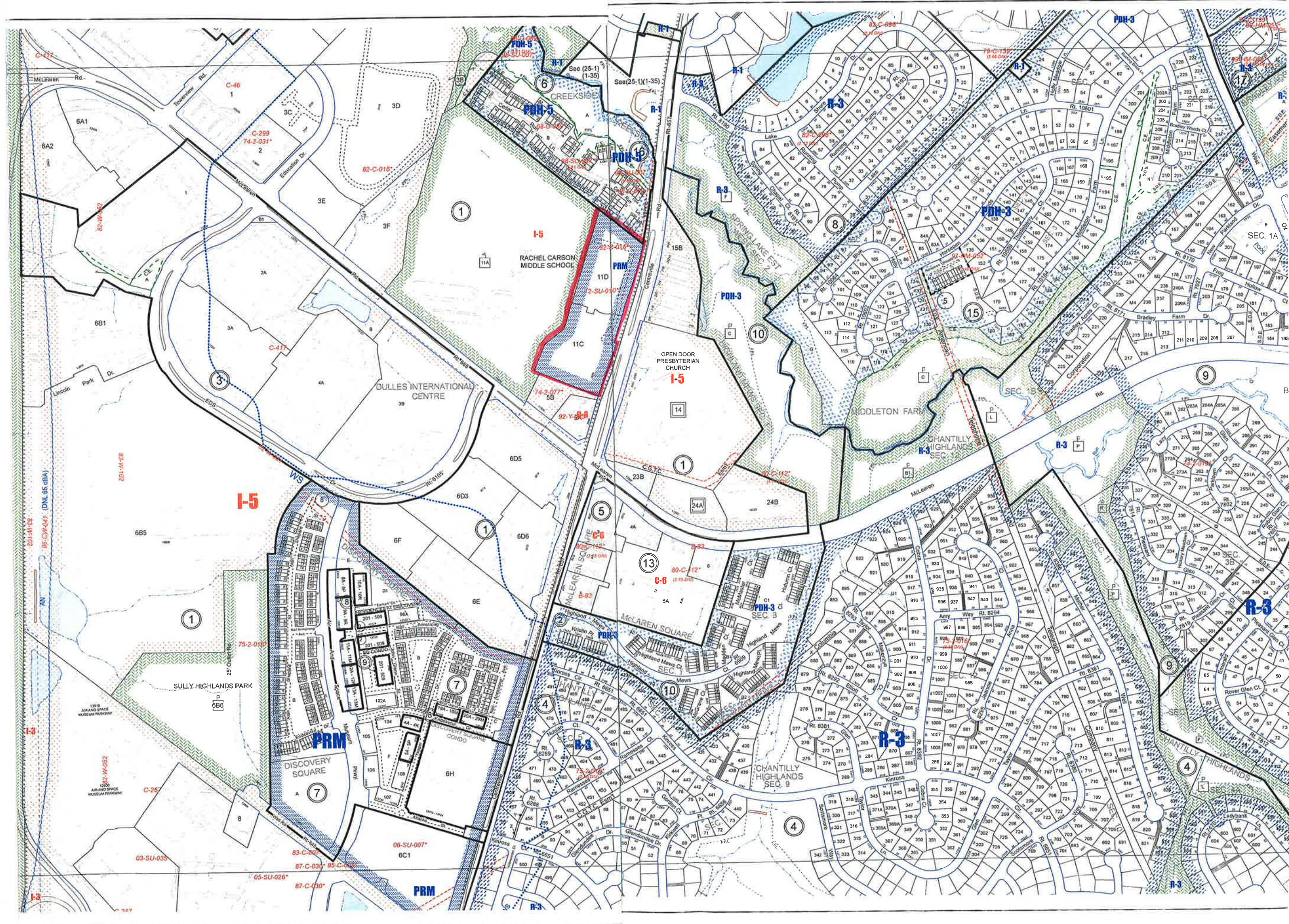
SCALE : 1" = 40' DATE : FEB. 27, 2017

CPJ Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3009 FENNER DRIVE, SUITE 210 FAIRFAX, VIRGINIA 22030 (703)386-7555
SILVER SPRING, MD FAX (703)373-8595

SHEET 1 OF 1



Plotted: 3/2/2017 10:06 N:\151576.dwg\00-04711.dwg

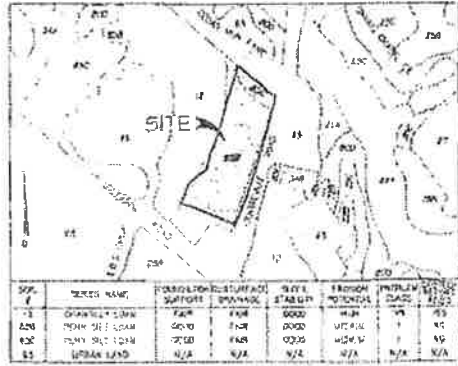


Map showing zoning districts and landmarks. Key locations include:

- RACHEL CARSON MIDDLE SCHOOL
- DULLES INTERNATIONAL CENTRE
- SULLY HIGHLANDS PARK
- DISCOVERY SQUARE
- OPEN DOOR PRESBYTERIAN CHURCH
- MIDDLETON FARM
- CHANTILLY HIGHLANDS SEC. 9
- CHANTILLY HIGHLANDS SEC. 10
- CHANTILLY HIGHLANDS SEC. 11
- CHANTILLY HIGHLANDS SEC. 12
- CHANTILLY HIGHLANDS SEC. 13
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- CHANTILLY HIGHLANDS SEC. 100

CONCEPTUAL / FINAL DEVELOPMENT PLAN CHANTILLY NURSING AND REHABILITATION CENTER

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



SOILS MAP/DATA

NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1	1. THE SOILS MAP DATA FOR THE PROPOSED DEVELOPMENT SHALL BE AS SHOWN ON THE SOILS MAP/DATA SHEET ATTACHED TO THIS PLAN. THE SOILS MAP/DATA SHEET IS A PART OF THE DEVELOPMENT PLAN AND SHALL BE KEPT WITH THE PLAN AT ALL TIMES. THE SOILS MAP/DATA SHEET IS A PART OF THE DEVELOPMENT PLAN AND SHALL BE KEPT WITH THE PLAN AT ALL TIMES.	8-14-12
2	2. THE SOILS MAP/DATA FOR THE PROPOSED DEVELOPMENT SHALL BE AS SHOWN ON THE SOILS MAP/DATA SHEET ATTACHED TO THIS PLAN. THE SOILS MAP/DATA SHEET IS A PART OF THE DEVELOPMENT PLAN AND SHALL BE KEPT WITH THE PLAN AT ALL TIMES.	8-14-12
3	3. THE SOILS MAP/DATA FOR THE PROPOSED DEVELOPMENT SHALL BE AS SHOWN ON THE SOILS MAP/DATA SHEET ATTACHED TO THIS PLAN. THE SOILS MAP/DATA SHEET IS A PART OF THE DEVELOPMENT PLAN AND SHALL BE KEPT WITH THE PLAN AT ALL TIMES.	10-13-12
4	4. THE SOILS MAP/DATA FOR THE PROPOSED DEVELOPMENT SHALL BE AS SHOWN ON THE SOILS MAP/DATA SHEET ATTACHED TO THIS PLAN. THE SOILS MAP/DATA SHEET IS A PART OF THE DEVELOPMENT PLAN AND SHALL BE KEPT WITH THE PLAN AT ALL TIMES.	10-18-12
5	5. THE SOILS MAP/DATA FOR THE PROPOSED DEVELOPMENT SHALL BE AS SHOWN ON THE SOILS MAP/DATA SHEET ATTACHED TO THIS PLAN. THE SOILS MAP/DATA SHEET IS A PART OF THE DEVELOPMENT PLAN AND SHALL BE KEPT WITH THE PLAN AT ALL TIMES.	10-18-12
6	6. THE SOILS MAP/DATA FOR THE PROPOSED DEVELOPMENT SHALL BE AS SHOWN ON THE SOILS MAP/DATA SHEET ATTACHED TO THIS PLAN. THE SOILS MAP/DATA SHEET IS A PART OF THE DEVELOPMENT PLAN AND SHALL BE KEPT WITH THE PLAN AT ALL TIMES.	11-14-12
7	7. THE SOILS MAP/DATA FOR THE PROPOSED DEVELOPMENT SHALL BE AS SHOWN ON THE SOILS MAP/DATA SHEET ATTACHED TO THIS PLAN. THE SOILS MAP/DATA SHEET IS A PART OF THE DEVELOPMENT PLAN AND SHALL BE KEPT WITH THE PLAN AT ALL TIMES.	11-14-12
8	8. THE SOILS MAP/DATA FOR THE PROPOSED DEVELOPMENT SHALL BE AS SHOWN ON THE SOILS MAP/DATA SHEET ATTACHED TO THIS PLAN. THE SOILS MAP/DATA SHEET IS A PART OF THE DEVELOPMENT PLAN AND SHALL BE KEPT WITH THE PLAN AT ALL TIMES.	11-14-12
9	9. THE SOILS MAP/DATA FOR THE PROPOSED DEVELOPMENT SHALL BE AS SHOWN ON THE SOILS MAP/DATA SHEET ATTACHED TO THIS PLAN. THE SOILS MAP/DATA SHEET IS A PART OF THE DEVELOPMENT PLAN AND SHALL BE KEPT WITH THE PLAN AT ALL TIMES.	11-14-12
10	10. THE SOILS MAP/DATA FOR THE PROPOSED DEVELOPMENT SHALL BE AS SHOWN ON THE SOILS MAP/DATA SHEET ATTACHED TO THIS PLAN. THE SOILS MAP/DATA SHEET IS A PART OF THE DEVELOPMENT PLAN AND SHALL BE KEPT WITH THE PLAN AT ALL TIMES.	11-14-12

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

1. A description of the stormwater management system and the site plan showing the location of the stormwater management system.
2. A description of the stormwater management system and the site plan showing the location of the stormwater management system.
3. A description of the stormwater management system and the site plan showing the location of the stormwater management system.
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10. A description of the stormwater management system and the site plan showing the location of the stormwater management system.

INDEPENDENT LIVING/MEDICAL CARE FACILITY	MEDICAL CARE FACILITY	TOTAL
PARCELS 1 & 2 RIGHT-OF-WAY DESIGNATION TOTAL AREA 186,010 (4,272 AC) 2,340 (5,355 AC) 188,350 (4,281 AC)	PARCELS 3 & 4 RIGHT-OF-WAY DESIGNATION TOTAL AREA 112,000 (2,558 AC) 1,300 (2,955 AC) 113,300 (2,563 AC)	PARCELS 1 & 2 RIGHT-OF-WAY DESIGNATION TOTAL AREA 300,650 (6,839 AC) 3,640 (8,310 AC) 304,290 (6,869 AC)
GRASS COVER AREA: ASPHALT PAVEMENT TOTAL 42,325 132,325 174,650	GRASS COVER AREA: TOTAL 83,705	GRASS COVER AREA: TOTAL 126,425
IMPERVIOUS AREA: TOTAL 146,025	IMPERVIOUS AREA: TOTAL 130,600	IMPERVIOUS AREA: TOTAL 276,625
REQUIRED WETLANDS: TOTAL 122,000	REQUIRED WETLANDS: TOTAL 112,000	REQUIRED WETLANDS: TOTAL 234,000
REQUIRED PARKING: TOTAL 110,000	REQUIRED PARKING: TOTAL 110,000	REQUIRED PARKING: TOTAL 220,000

SITE TABULATIONS

INDEPENDENT LIVING/MEDICAL CARE FACILITY	MEDICAL CARE FACILITY	TOTAL
PARCELS 1 & 2 RIGHT-OF-WAY DESIGNATION TOTAL AREA 186,010 (4,272 AC) 2,340 (5,355 AC) 188,350 (4,281 AC)	PARCELS 3 & 4 RIGHT-OF-WAY DESIGNATION TOTAL AREA 112,000 (2,558 AC) 1,300 (2,955 AC) 113,300 (2,563 AC)	PARCELS 1 & 2 RIGHT-OF-WAY DESIGNATION TOTAL AREA 300,650 (6,839 AC) 3,640 (8,310 AC) 304,290 (6,869 AC)
GRASS COVER AREA: ASPHALT PAVEMENT TOTAL 42,325 132,325 174,650	GRASS COVER AREA: TOTAL 83,705	GRASS COVER AREA: TOTAL 126,425
IMPERVIOUS AREA: TOTAL 146,025	IMPERVIOUS AREA: TOTAL 130,600	IMPERVIOUS AREA: TOTAL 276,625
REQUIRED WETLANDS: TOTAL 122,000	REQUIRED WETLANDS: TOTAL 112,000	REQUIRED WETLANDS: TOTAL 234,000
REQUIRED PARKING: TOTAL 110,000	REQUIRED PARKING: TOTAL 110,000	REQUIRED PARKING: TOTAL 220,000

DENSITY CALCULATIONS	
FOR INDEPENDENT LIVING (PARCELS 1)	
PARCELS 1 & 2 (INCLUDING DESIGNATED)	4,283 AC
RIGHT-OF-WAY DESIGNATION	100
LOTS PER ACRE	22.1



VICINITY MAP
SCALE: 1" = 200'



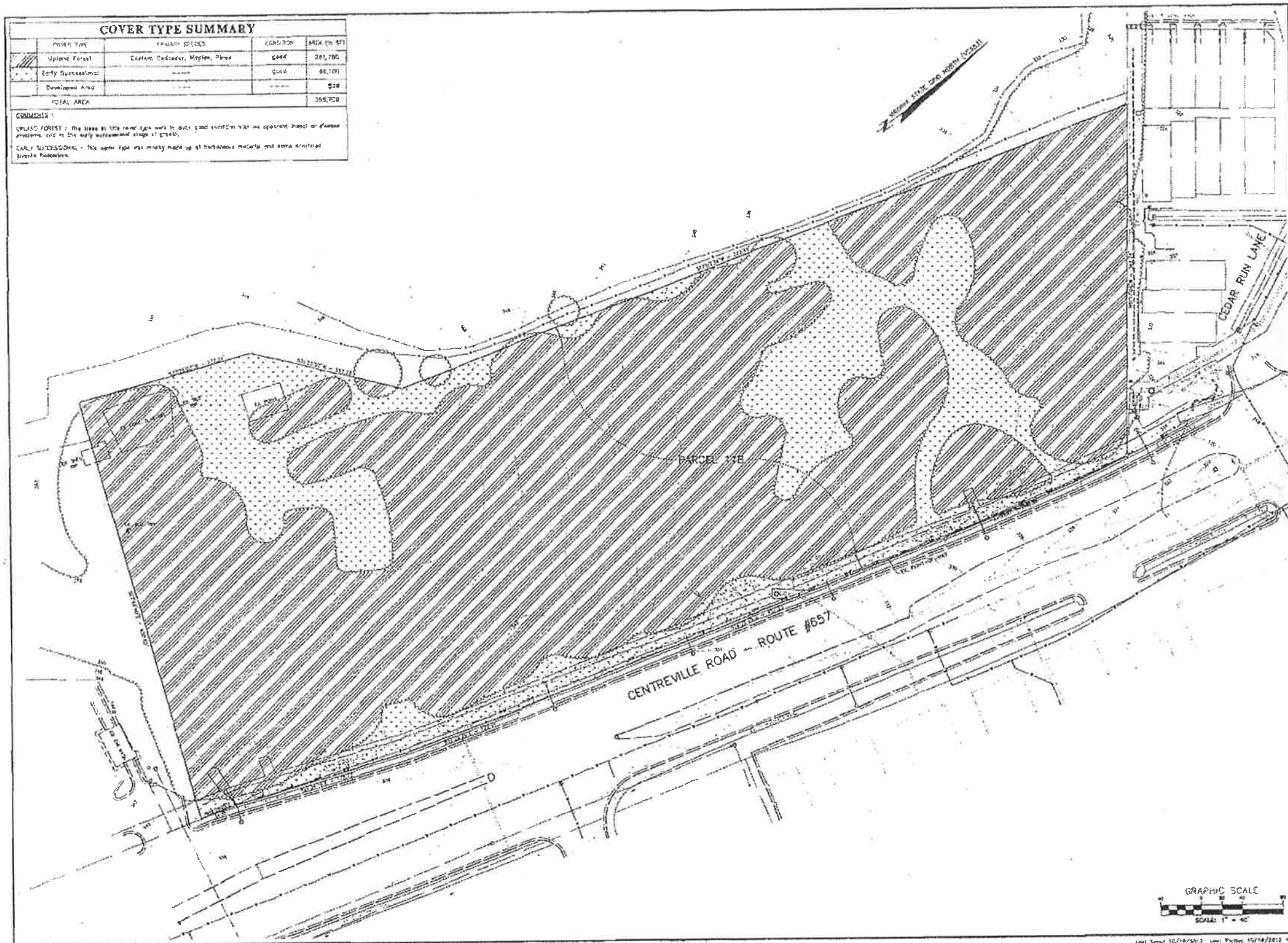
DEVELOPER	TABLE OF CONTENTS
HEALTH SYSTEMS, LLC 4425 PLEASANT RIDGE ROAD SW SUITE 100 SPRINGFIELD, VA 22154 (540) 724-7262	1 COVER SHEET 2 PRELIMINARY PLAN 3 EXISTING VEGETATION MAP 4 CONCEPTUAL / FINAL DEVELOPMENT PLAN 5 CONCEPTUAL LANDSCAPE PLAN 6 COURTYARD DESIGN 7 SEASIDE DESIGN & SITE DETAILS 8 CRUISE-SECTIONS 9 ARCHITECTURAL ELEVATIONS 10 & 11 FINAL PRELIMINARY PLAN 12 & 13 DRAINAGE ANALYSIS

COVER TYPE SUMMARY			
COVER TYPE	FRAGMENT ID/CLASS	CONDITION	AREA (sq. FT)
Upland Forest	Eastern Redcedar, Myrtle, Pine	Good	281,785
Early Successional		Good	88,100
Developed Area			578
TOTAL AREA			358,758

COMMENTS:

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

EARLY SUCCESSIONAL: This cover type was mostly made up of herbaceous material and some scattered *Fraxinus Rediculus*.



EXISTING VEGETATION MAP

CHANTILLY NURSING AND REHABILITATION CENTER

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

CPJ Charles P. Johnson & Associates, Inc.
ASSOCIATES

PAUL B. JOHNSON
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF VIRGINIA

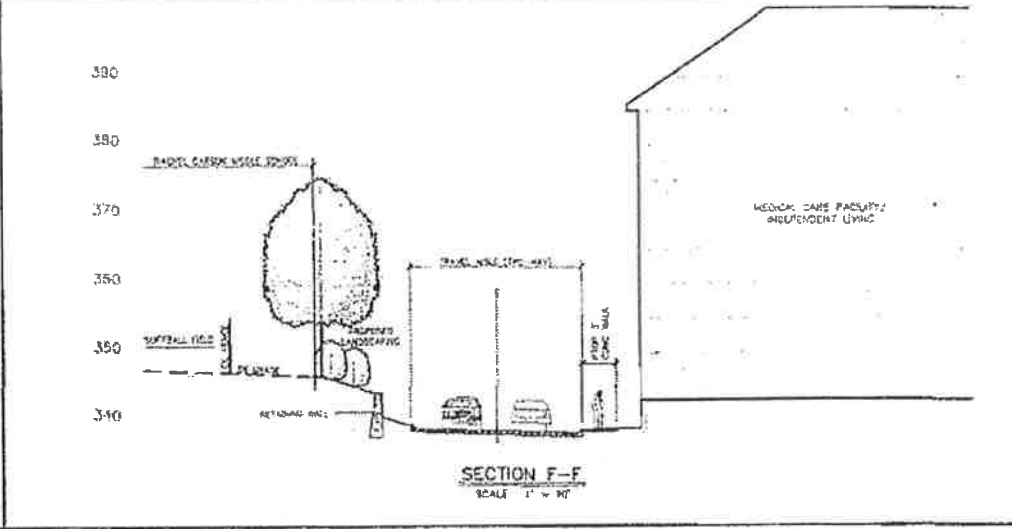
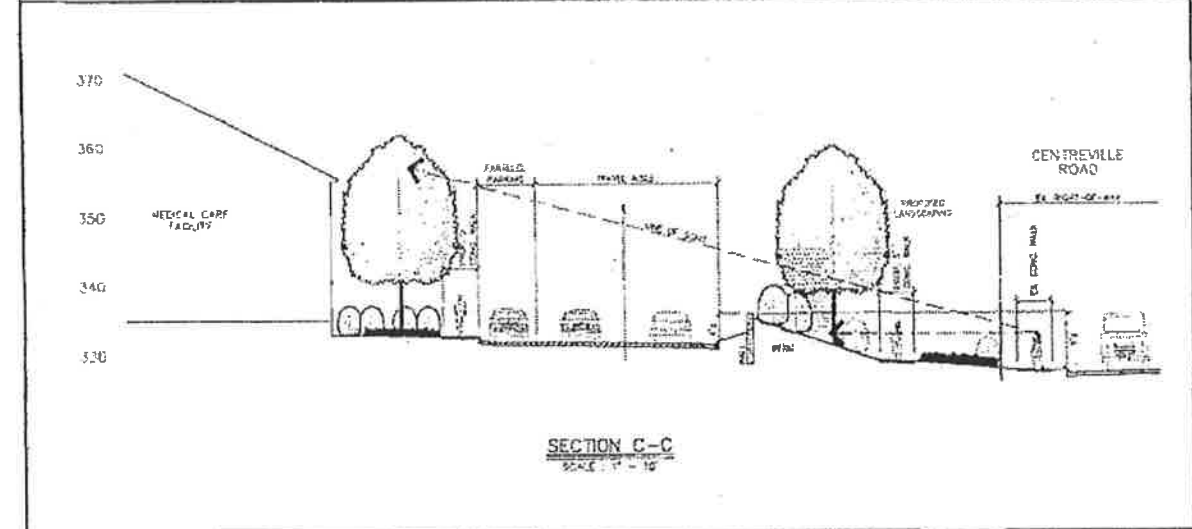
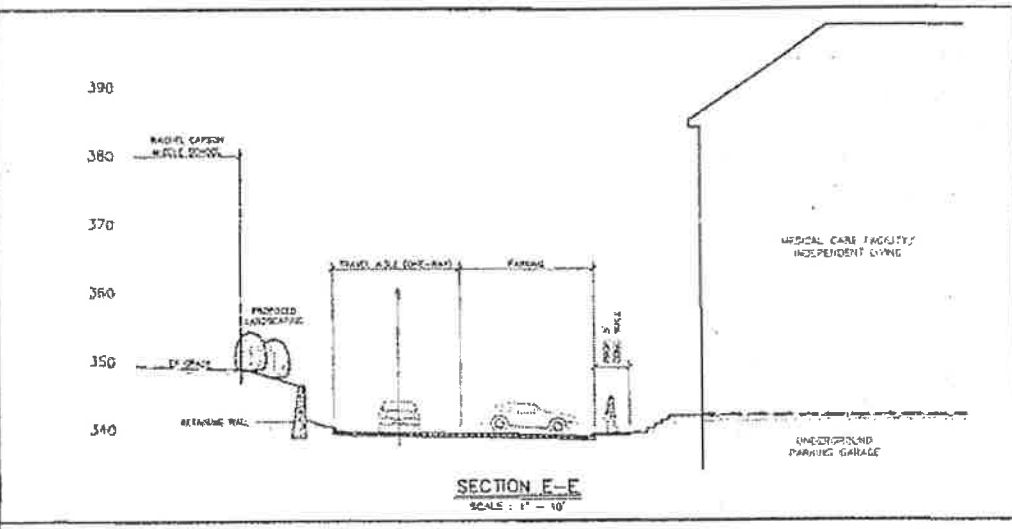
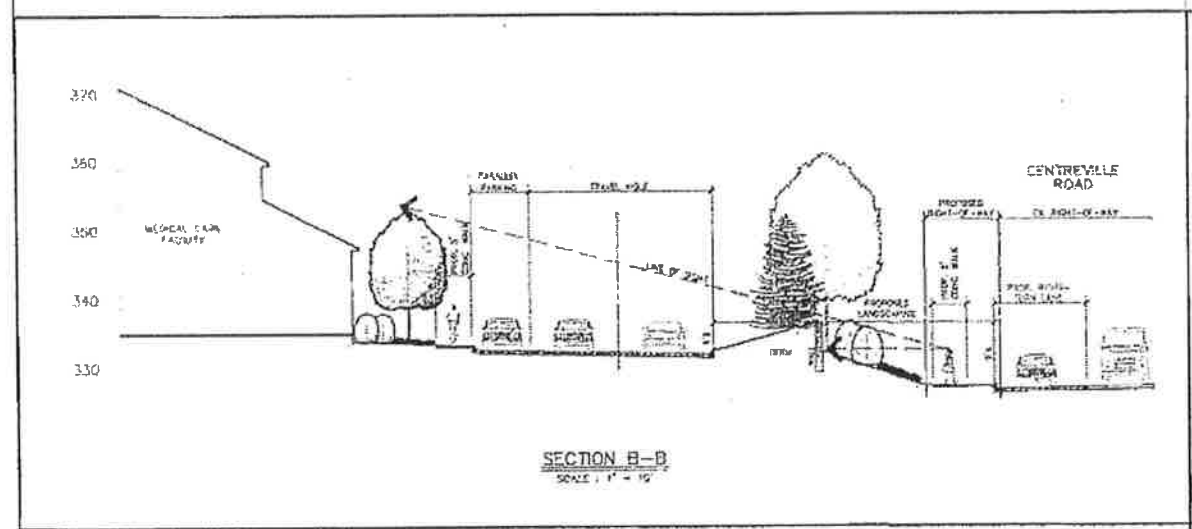
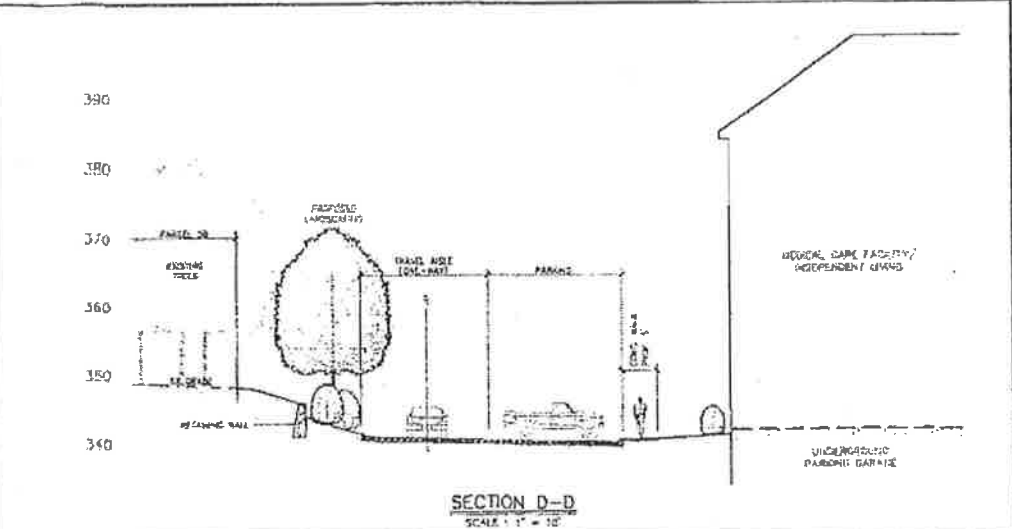
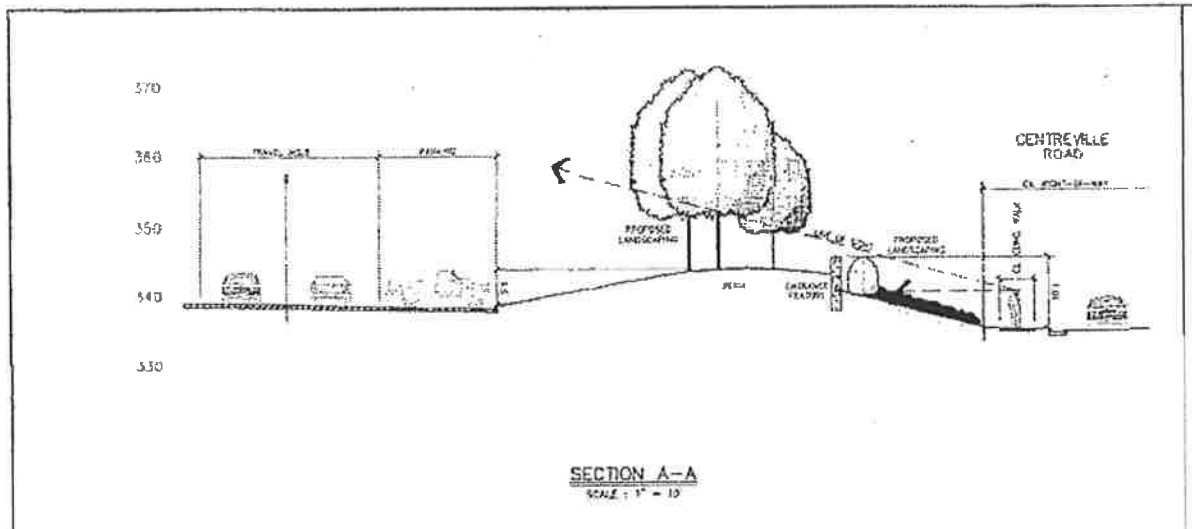
DATE	BY	CHKD.	APP. DATE	APP. BY
10/18/2012	CPJ	CPJ	10/18/2012	CPJ

PROJECT: 10/18/2012 User: Paul B. Johnson 10/18/2012 11:48 AM Plot: K:\11526\DMG\01-1751

3 13

PRJ NO. 11-278

TYPE: CDP / FDP



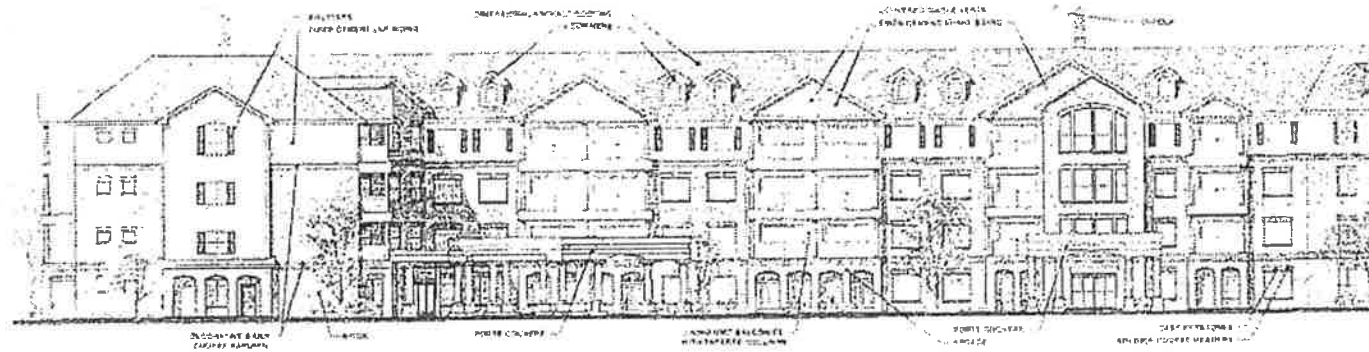
Charles P. Johnson & Associates, Inc.
CPJ
 ARCHITECTS

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



DATE	BY	CHKD	APP'D
1/13/2012	CPJ	CPJ	CPJ
SHEET NO. 13 TOTAL SHEETS 13			

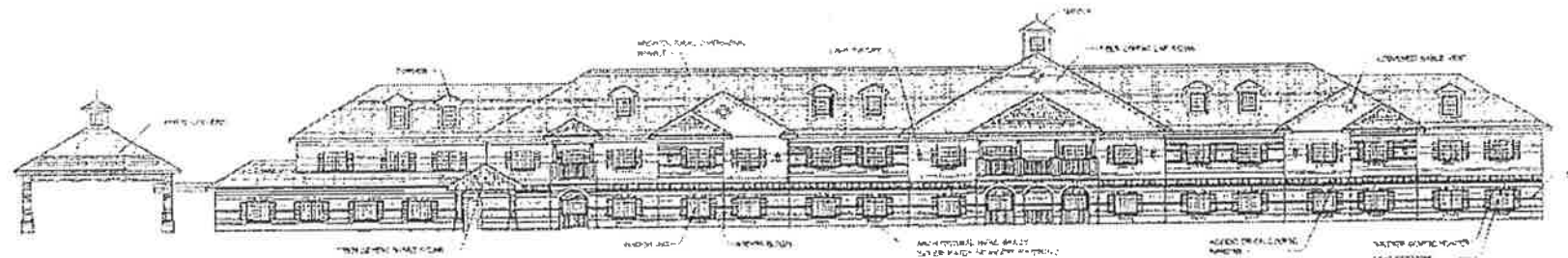
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INDEPENDENT LIVING /
MEDICAL CARE FACILITY
VIEW FROM CENTREVILLE ROAD
ALL LEVELS OF BUILDING TO RECEIVE SIMILAR ARCHITECTURAL TREATMENT

**INDEPENDENT LIVING /
MEDICAL CARE FACILITY**

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



INDEX INDEX

MEDICAL CARE FACILITY

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



COVERED WALKWAY BETWEEN BUILDINGS
VIEW FROM REAR OF PROPERTY

COVERED WALKWAY BETWEEN BUILDINGS

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

ARCHITECTURAL ELEVATIONS
**CHANTILLY NURSING
AND REHABILITATION
CENTER**
EARLY INTEREST
FAIRFAX COUNTY, VIRGINIA
CPJ
Charles F. Johnson & Associates, Inc.
10000 WOODBURN DRIVE, SUITE 200
FAIRFAX COUNTY, VIRGINIA 22031
PHONE 703-271-1111
FAX 703-271-1112
WWW.CFJARCHITECTS.COM

STATE OF VIRGINIA
DIVISION OF PROFESSIONAL REGULATION
REGISTERED ARCHITECT
CHARLES F. JOHNSON
No. 10000
EXPIRES 12/31/2015

DATE: 09/15/15
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET NO. 15
PROJECT NO. 15000

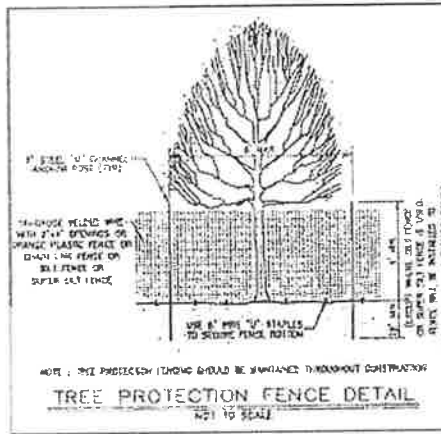
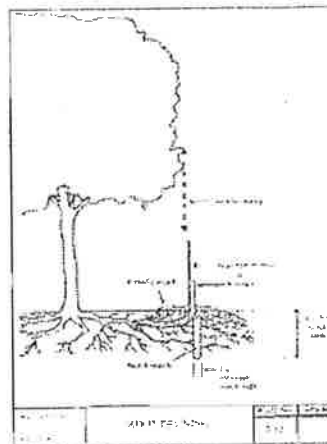
1000 Woodburn Drive, Suite 200, Fairfax, VA 22031-1111 | Phone: 703.271.1111 | Fax: 703.271.1112 | www.cfjarchitects.com

TREE PRESERVATION NOTES

1. It is intended to provide clarity as to whether or not the work proposed by these drawings and notes shall be a permit-required activity.

- Flagging Site Layout:** Flagging site layout shall be prepared by the contractor in accordance with the approved site plan. Flagging shall be placed at least 10 feet from the tree trunk.
- Tree Care:** The contractor shall be responsible for the care of trees during construction. This shall include watering, mulching, and other necessary care to ensure the survival of trees. All tree preservation activities shall be completed within 14 days of the start of construction.
- Tree Protection:** Tree protection shall be provided for all trees to be preserved. This shall include the installation of tree protection fences, tree protection devices, and other necessary measures to ensure the survival of trees. Tree protection shall be installed prior to the start of construction and shall be maintained throughout the project.
- Tree Protection Fencing:** Tree protection fencing shall be installed in accordance with the approved site plan. The fencing shall be made of 2x4 posts and 4x4 rails, with a height of 4 feet. The fencing shall be installed around the tree trunk and shall be maintained throughout the project.
- Tree Protection Devices:** Tree protection devices shall be installed for all trees to be preserved. This shall include the installation of tree protection devices, such as tree protection collars, tree protection sleeves, and other necessary measures to ensure the survival of trees. Tree protection devices shall be installed prior to the start of construction and shall be maintained throughout the project.
- Tree Protection Maintenance:** Tree protection shall be maintained throughout the project. This shall include the maintenance of tree protection fences, tree protection devices, and other necessary measures to ensure the survival of trees. Tree protection maintenance shall be performed at least once per week throughout the project.
- Tree Pruning:** Tree pruning shall be performed in accordance with the approved site plan. This shall include the removal of dead, diseased, and damaged branches, and the removal of branches that are interfering with construction. Tree pruning shall be performed by a qualified arborist and shall be completed within 14 days of the start of construction.
- Tree Removal:** Tree removal shall be performed in accordance with the approved site plan. This shall include the removal of trees that are to be removed, and the removal of stumps. Tree removal shall be performed by a qualified arborist and shall be completed within 14 days of the start of construction.
- Site Monitoring:** Site monitoring shall be performed throughout the project. This shall include the monitoring of tree health, tree protection, and other necessary measures to ensure the survival of trees. Site monitoring shall be performed by a qualified arborist and shall be completed at least once per week throughout the project.

TREES TO BE PRESERVED (AS SHOWN ON PLAN)



TREE INVENTORY AND ACTIVITIES SPREADSHEET

ID	DATE	ACTIVITY	LOCATION	STATUS	REMARKS
01	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
02	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
03	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
04	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
05	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
06	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
07	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
08	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
09	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
10	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
11	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
12	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
13	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
14	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
15	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
16	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
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18	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
19	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
20	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
21	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
22	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
23	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
24	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
25	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
26	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
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30	05/13	Tree Inventory	1000000000	100	Tree Inventory completed.
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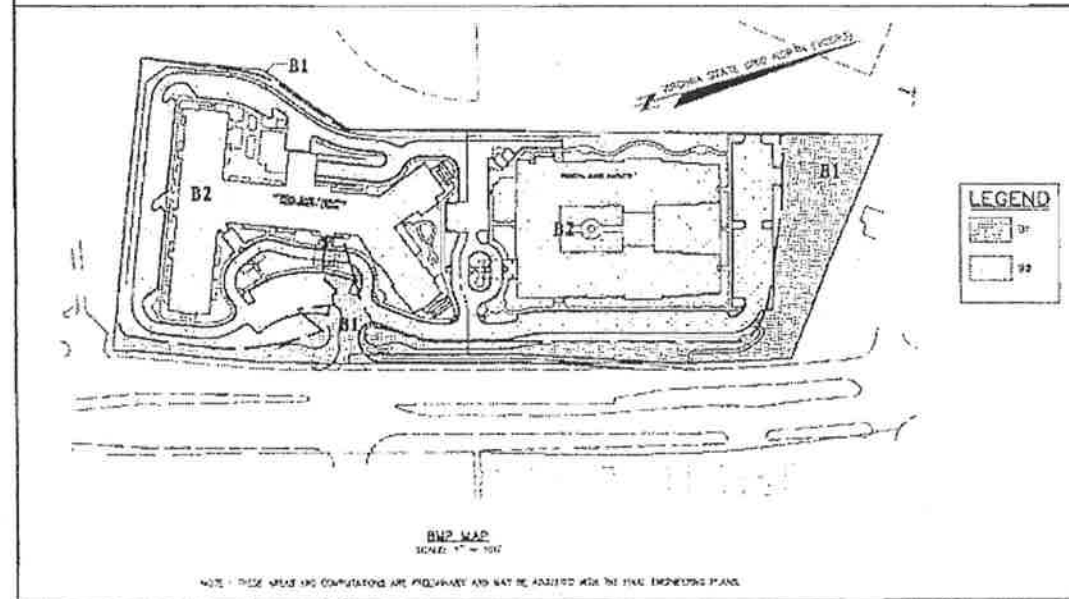
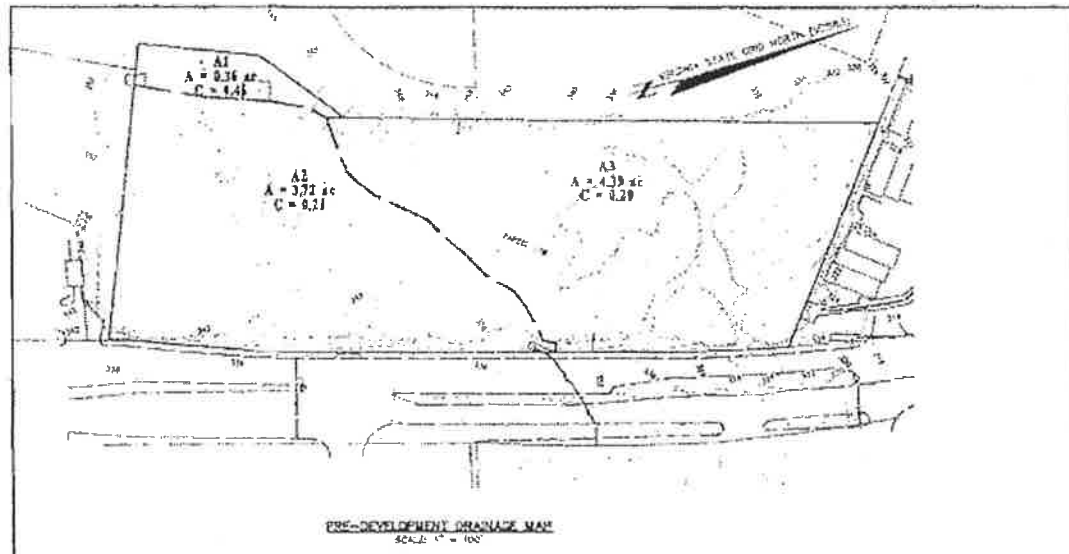
NOTES: AS STATED BY SECTION 12-0507.1B AND SECTION 12-0507.2B IN THE PUBLIC FACILITIES MANUAL, DEAD TREES AND TREES THAT REPRESENT A POTENTIAL HAZARD TO HUMAN HEALTH AND PROPERTY WHICH ARE 12 INCHES IN DIAMETER OR GREATER THAT RESIDE ON SITE IN ONE OF THE TWO FOLLOWING AREAS WILL BE REMOVED IN THE TREE 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 DISTRICT PROPERTIES 25 FEET OR LESS FROM THE PROPOSED LIMITS OF CLEARING.

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

TREE PRESERVATION NOTES & DETAILS
CHANTILLY NURSING AND REHABILITATION CENTER
 SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA
 R7 2012-511-017

CPJ Charles P. Johnson & Associates, Inc.
 11000 WOODBURN ROAD, SUITE 200
 FAIRFAX, VIRGINIA 22033-4400
 TEL: 703-261-1100 FAX: 703-261-1101
 WWW.CPJ-VA.COM

DATE: 05/13/2012
 DRAWN BY: J. J. JOHNSON
 CHECKED BY: J. J. JOHNSON
 PROJECT NO: 12-0507.2C
 SHEET NO: 11 OF 13

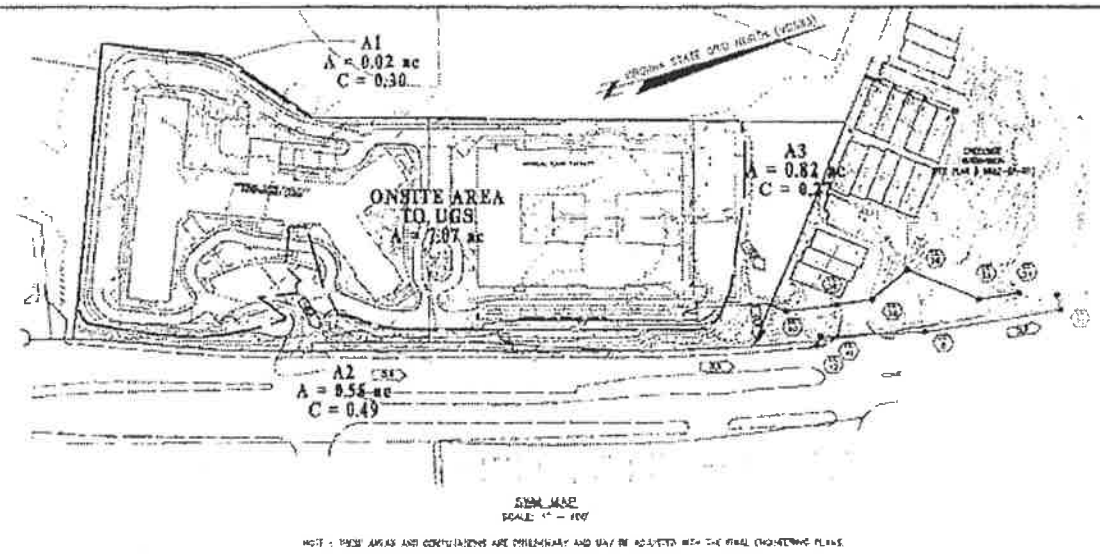


PRELIMINARY BMP COMPUTATIONS

EXPLANATION OF ACRS: ACRS = 100% (100% of the BMP is required)

Area	Area (ac)	Runoff Coefficient (C)	Runoff (in)	Volume (cu ft)	Volume (cu yd)
A1	0.36	0.41	0.12	108	13
A2	3.72	0.21	0.08	3024	363
A3	4.39	0.20	0.08	3512	427
Total	8.47	0.21	0.08	7554	903

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



SWM SUMMARY

Item	Quantity	Unit	Value
Stormwater Storage	903	cu yd	903
Stormwater Detention	100	cu yd	100
Stormwater Treatment	100	cu yd	100
Stormwater Infiltration	100	cu yd	100

Existing Storm Sewer Computations Outfall To Crookside Subdivision Plan

Line	Station	Flow (cfs)	Velocity (ft/s)	Depth (ft)	Time (min)
1	1+00	1.0	1.5	1.0	1.0
2	2+00	2.0	2.0	1.5	2.0
3	3+00	3.0	2.5	2.0	3.0

OUTFALL NARRATIVE

THE SUBJECT PROPERTY CONSISTS OF 8.47 ACRES ON WHICH A NURSING AND REHABILITATION CENTER FACILITY ARE PROPOSED. THERE WILL BE ALSO A PARKING GARAGE UNDER THE REHABILITATION CENTER FACILITY.

THE EXISTING SITE IS MOSTLY WOODS. THE SITE'S TOPOGRAPHY HAS SLOPE GRADIENTS ABOUT 4% TO THE NORTHWEST. THE NORTHWEST CORNER OF THE SITE IS ADJACENT TO THE EXISTING STATE ROUTE 287. THE EXISTING STATE ROUTE 287 FLOWS IN NORTHWEST DIRECTION. AREA A1 (0.02 ACRES) DRAINAGE FLOWS TO THE NORTHWEST. AREA A2 (0.56 ACRES) DRAINAGE FLOWS TO THE NORTHWEST. AREA A3 (0.82 ACRES) DRAINAGE FLOWS TO THE NORTHWEST. THE EXISTING STORM SEWER SYSTEM IS LOCATED UNDER THE EXISTING STATE ROUTE 287.

AFTER DEVELOPMENT, MOST OF THE SITE'S RUNOFF (0.08 INCHES) WILL BE COLLECTED INTO A CLOSED STORM SEWER SYSTEM WHICH WILL DISCHARGE INTO AN ON-SITE UNDERGROUND STORAGE FACILITY (USF). THE USF WILL CONTROL STORMWATER AND REDUCE THE PEAK DEVELOPMENT PEAK FLOW BELOW THE PRE-DEVELOPMENT PEAK FLOW. THE USF WILL BE SIZED TO STORE 903 CU YD OF RUNOFF. THE USF WILL BE SIZED TO STORE 100 CU YD OF RUNOFF. THE USF WILL BE SIZED TO STORE 100 CU YD OF RUNOFF. THE USF WILL BE SIZED TO STORE 100 CU YD OF RUNOFF.

STORMWATER MANAGEMENT AND BMP SUMMARY

STORMWATER MANAGEMENT WILL BE PROVIDED BY MEANS OF AN UNDERGROUND STORAGE FACILITY (USF) WHICH WILL STORE 903 CU YD OF RUNOFF. THE USF WILL REDUCE THE PEAK DEVELOPMENT PEAK FLOW FROM 100 CFS TO 10 CFS. THE USF WILL REDUCE THE PEAK DEVELOPMENT PEAK FLOW FROM 100 CFS TO 10 CFS. THE USF WILL REDUCE THE PEAK DEVELOPMENT PEAK FLOW FROM 100 CFS TO 10 CFS.

Charles P. Johnson & Associates, Inc.
CPJ
 ASSOCIATES

OUTFALL ANALYSIS
CHANTILLY NURSING AND REHABILITATION CENTER
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

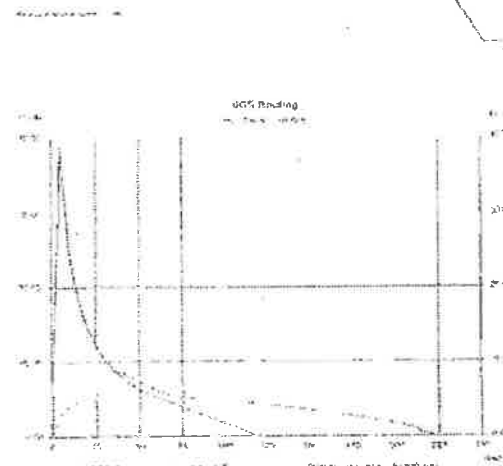


Sheet No.	Of
12	13

DATE: 11-15-2012

Hydrograph Report

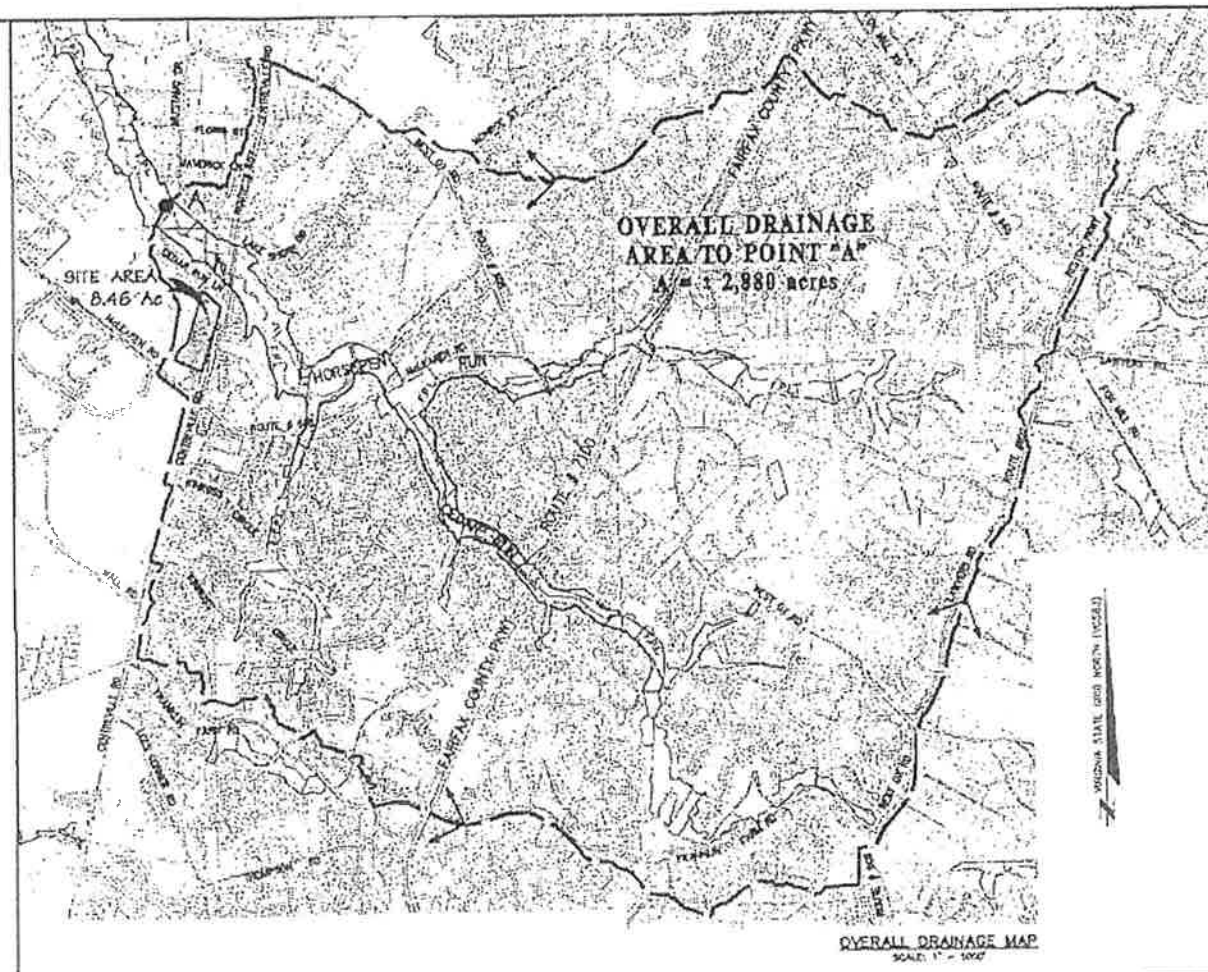
Project: Chantilly Nursing Center and Rehabilitation Center
 Date: 10/18/2012
 Mod. No. 6
 CFS No. 6
 Age of model: 10 years
 Storm frequency: 10 years
 Infiltration: 0.05 in/hr
 Manning's n: 0.015
 Rainfall: 4.5 in



CONSTRUCTION PRODUCTS, INC.

10000 Old Dominion Road, Suite 100, Fairfax, VA 22031
 (703) 261-1000
 www.constructionproducts.com

Item	Description	Quantity	Unit	Price	Total
1	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	100	sq ft	1.00	100.00
2	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	200	sq ft	1.00	200.00
3	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	300	sq ft	1.00	300.00
4	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	400	sq ft	1.00	400.00
5	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	500	sq ft	1.00	500.00
6	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	600	sq ft	1.00	600.00
7	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	700	sq ft	1.00	700.00
8	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	800	sq ft	1.00	800.00
9	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	900	sq ft	1.00	900.00
10	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1000	sq ft	1.00	1000.00



Pond Report

Project: Chantilly Nursing Center and Rehabilitation Center
 Date: 10/18/2012
 Mod. No. 6
 Pond No. 1 - 1005

Depth (ft)	Volume (cu ft)	Area (sq ft)	Storage (cu ft)	Retention (min)
1.0	1000	1000	1000	10
2.0	4000	4000	4000	20
3.0	9000	9000	9000	30
4.0	16000	16000	16000	40
5.0	25000	25000	25000	50
6.0	36000	36000	36000	60
7.0	49000	49000	49000	70
8.0	64000	64000	64000	80
9.0	81000	81000	81000	90
10.0	100000	100000	100000	100

OUTFALL ANALYSIS
CHANTILLY NURSING AND REHABILITATION CENTER
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 477 2017-S-1-010

REVISION SHEET
 REVISION NUMBER: 01
 DATE: 10/18/2012

DESIGNED BY: [Name]
 CHECKED BY: [Name]
 DRAWN BY: [Name]
 DATE: 10/18/2012

PAUL P. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF VIRGINIA
 No. 1005

PROJECT NO. 13
 SHEET NO. 13
 TOTAL SHEETS: 13