APPLICATION ACCEPTED: May 14, 2008
PLANNING COMMISSION DECISION: May 28, 2009
BOARD OF SUPERVISORS: not yet scheduled

County of Fairfax, Virginia

May 28, 2009

STAFF REPORT ADDENDUM

SPECIAL EXCEPTION APPLICATION SEA 85-S-109-02

BRADDOCK DISTRICT

APPLICANT:	Medical Facilities of America XXIX (29) LP
ZONING:	R-1
PARCEL(S):	78-3 ((1)) 12A
ACREAGE:	7.66 acres
FAR:	0.14
PLAN MAP:	Alternative Uses; incorporation into the Burke RPC or residential use at 2-3 du/ac
SE CATEGORY:	Category 3- Medical Care Facility
PROPOSAL:	To amend SE 85-S-109, previously approved for a medical care facility to permit a 4,234 square foot building addition and associated parking expansion.

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 85-S-109-02, subject to the proposed development conditions in Attachment 1.

Staff recommends approval of a modification of the requirement in Part 3 of Article 9 that no freestanding nursing facility be established except on a parcel of land fronting on and with direct access to an existing or planned collector or arterial street.

S. Zottl

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

Staff recommends approval of a modification for the 100 foot setback requirement between the medical care facility and the adjacent land zoned R-1.

Staff recommends approval of a modification of the parking of vehicles near R district lot lines as required in Section 9-609.

Staff recommends approval of a waiver of the 600' maximum private street length.

Staff recommends approval of a modification of the transitional screening requirement for the southeastern property line to allow the landscaping as shown on the SEA Plat.

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

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

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

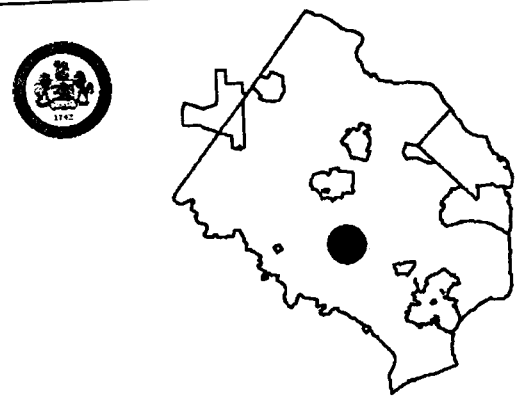
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

N:\SEA\SEA 85-S-109-2 MFA\Staff Report Addendum--Cover.doc

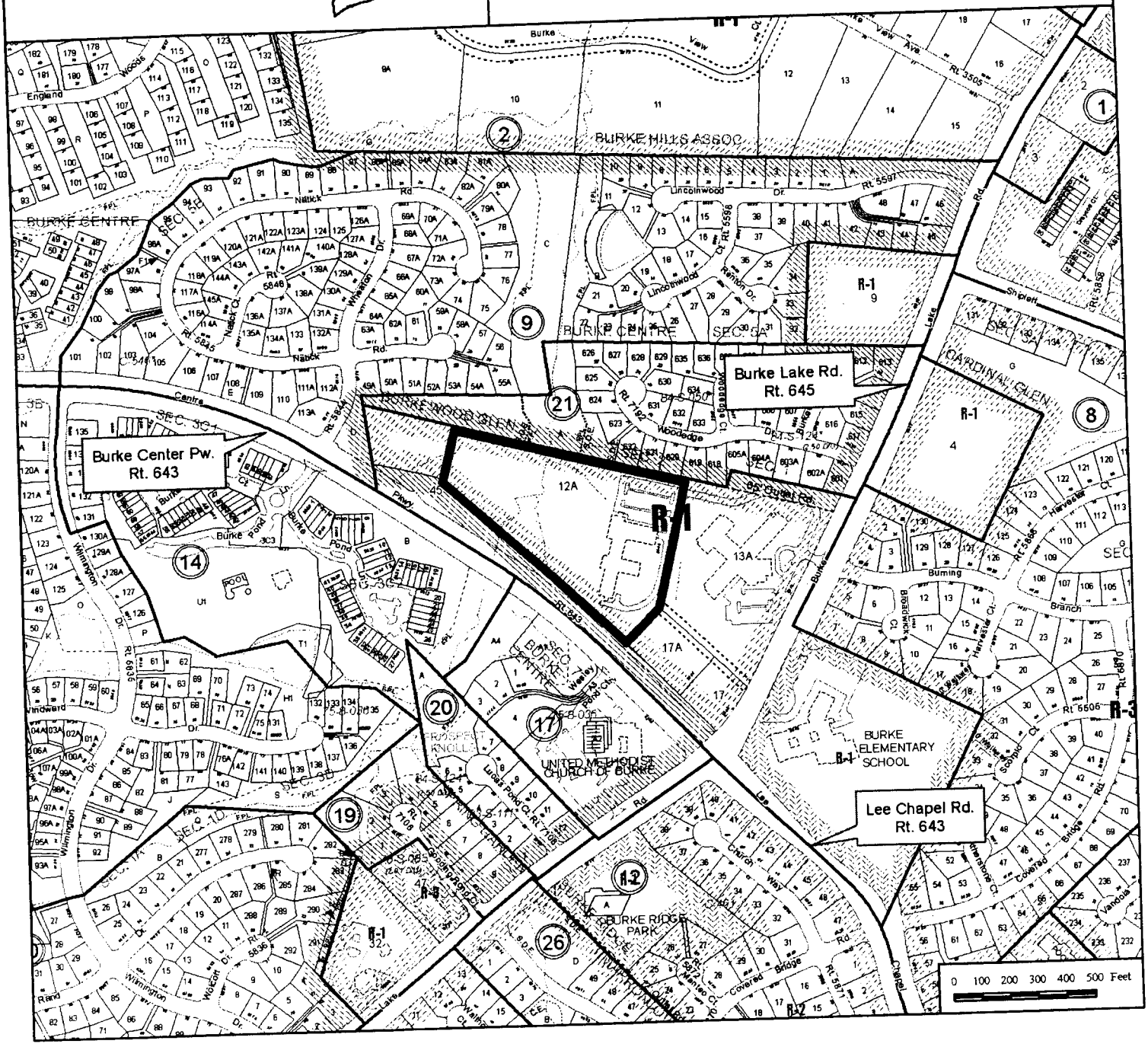
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception Amendment

SEA 85-S-109-02



Applicant:	MEDICAL FACILITIES OF AMERICA XXIX (29)LP
Accepted:	05/14/2008
Proposed:	AMEND SE 85-S-109 PREVIOUSLY APPROVED FOR MEDICAL CARE FACILITY TO PERMIT SITE MODIFICATIONS AND BUILDING ADDITIONS
Area:	7.66 AC OF LAND; DISTRICT - BRADDOCK
Zoning Dist Sect:	03-0104
Art 9 Group and Use:	3-06
Located:	9640 BURKE LAKE ROAD
Zoning:	R- 1
Plan Area:	3,
Overlay Dist:	
Map Ref Num:	078-3- /01/ /0012A



BACKGROUND

The applicant, Medical Facilities of America XXIX (29) LP, requests an amendment to SE 85-S-109, previously approved for a medical care facility, to permit the construction of a 4,234 square foot building addition and associated parking.

The staff report for SEA 85-S-109-02 was published on December 4, 2008, and recommended approval of the application subject to the development conditions contained in the report. The Planning Commission public hearing was held on December 11, 2008; the Planning Commission deferred the decision indefinitely in order to allow the applicant and County staff additional time to resolve the issues pertaining to the associated Parking Reduction request.

Since the deferral of the Planning Commission decision, the applicant has met with staff several times on the parking issues associated with the application. The applicant was advised that a shared parking agreement, not a parking reduction, would be a better approach to solving the parking issues on the site. The applicant proceeded to take a closer look at the area available on the subject property to place additional parking spaces, and was able to add fifty spaces on the site. This reduced the shortage of spaces on site to five. In order to accommodate this shortage, the applicant has secured the perpetual and exclusive right to use five spaces that straddle the application property and the Heatherwood facility, their neighbors to the east.

DISCUSSION

The applicant has provided a revised SEA Plat to reflect the additional spaces added on site and to show where the five shared spaces are located. In addition, the applicant has provided a revised landscape plan to indicate how they will replant in order to replace the vegetation being removed due to the additional parking spaces.

As a result, staff has modified the development conditions as follows:

- Modified the date of the SEA Plat

- Removed a condition requiring that the property be in conformance with the Parking Reduction Study. The reduction is no longer needed, as the applicant has secured rights to share five spaces.

- Added a condition that a copy of the recorded shared parking easement/ agreement between the Heatherwood (legal name: Burke Retirement Center) property and the applicant be submitted with the site plan for review and approval by the Department of Public Works and Environmental Services (DPWES.)

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant has provided the majority of the required parking on site and has secured a shared parking agreement with the adjacent landowner for the remaining spaces. The revisions to the SEA Plat reflect the parking changes and also provide additional landscaping. Staff continues to recommend approval of this application.

Recommendations

Staff recommends approval of SEA 85-S-109-02, subject to the proposed development conditions contained in Attachment 1.

Staff recommends approval of a modification of the requirement in Part 3 of Article 9 that no freestanding nursing facility be established except on a parcel of land fronting on and with direct access to an existing or planned collector or arterial street.

Staff recommends approval of a modification for the 100 foot setback requirement between the medical care facility and the adjacent land zoned R-1.

Staff recommends approval of a modification of the parking of vehicles near R district lot lines as required in Section 9-609.

Staff recommends approval of a waiver of the 600' maximum private street length.

Staff recommends approval of a modification of the transitional screening requirement for the southeastern property line to allow the landscaping as shown on the SEA Plat.

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

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

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

ATTACHMENTS

1. Proposed Development Conditions
2. Affidavit
3. Revised SEA Plat dated May 13, 2009

ATTACHMENT 1

PROPOSED DEVELOPMENT CONDITIONS

SEA 85-S-109-02

May 20, 2009

If it is the intent of the Board of Supervisors to approve SEA 85-S-109-02, located at 9640 Burke Lake Road (Tax Map 78-3 ((1)) 12A) for use as a medical facility pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions; these conditions shall supersede previous development conditions. Conditions that are substantively the same and have been carried forward from the previous approval are marked with an asterisk (*).

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.*

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.*

3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled Burke Health and Rehabilitation Center, prepared by Christopher Consultants and dated April 7, 2008 as revised through May 13, 2009, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.*

4. The Environmental Quality Corridor (EQC) as shown on the Special Exception Amendment Plat shall be preserved in an undisturbed, natural state, except that the developer shall have the right to construct and provide for utilities, siltation and erosion devices, trash and debris removal, stormwater detention facilities, a trail, and other activity if determined necessary by the County. Where disturbance of the EQC is unavoidable as determined by the Fairfax County Department of Public Works and Environmental Services (DPWES) for the above activities, a tree preservation and limits of clearing plan shall be submitted to and approved by the Urban Forest Management Division (UFMD) prior to any such disturbance. Disturbed vegetation shall be replanted with indigenous vegetation to the maximum extent possible, as determined by UFMD prior to issuance of the Non-Residential Use Permit (Non-RUP) for the medical care facility.*

5. All required ADA accessible parking spaces will be located adjacent to the building such that no travel aisles will have to be crossed to access the facility.*

6. Alternative access to the building shall be provided so that service vehicles can access the facility without using the main entrance as determined by DPWES.*

7. In order to preserve as much of the site's existing vegetation as possible, landscaping and screening shall be provided in accordance with that shown on the SEA Plat. This screening shall fulfill the intent of Article 13 of the Zoning Ordinance between the medical care facility, the uses across Burke Center Parkway, and the residential uses on Lot 17A. The existing vegetation shall be supplemented as necessary to screen the adjacent residential uses from the medical care facility, as determined by DPWES. A barrier consistent with the Zoning Ordinance requirements shall be placed along the southern boundary of the site and along that portion of the eastern boundary which abuts Lot 17A.*

8. All existing vegetation west of the easternmost EQC boundary shall remain undisturbed except as permitted in these conditions. No barriers shall be constructed west of the easternmost EQC boundary that bisects the site. Any recreation facilities in this area shall be approved by UFMD and the Department of Planning and Zoning (DPZ) prior to site plan approval.*

9. Prior to the issuance of a Non-RUP for the building addition and subject to approval by Fairfax County Department of Transportation (FCDOT) and VDOT, for the bus stop location identified as stop number 01573 on the Fairfax County Bus Stop Inventory Program, the applicant shall install a concrete loading pad (between curb and sidewalk), a bus shelter pad, and any necessary pedestrian connections and curb cuts. The applicant shall also provide an easement for the shelter, with notice that advertising may be displayed on bus shelters constructed by others upon the subject locations.

10. Four sheltered bike racks shall be provided on the site.

11. Foundation landscaping around the building addition shall be provided.

12. Outdoor seating (2 benches) shall be provided in the area of the proposed building addition.

13. Regardless of what is shown on the plan, handicap parking will conform to ADA guidelines.

14. A copy of the recorded shared parking agreement between the Burke Retirement Center Property (Tax Map number 78-3 ((1)) 13A and the applicant shall be submitted with the Site Plan for review and approval by DPWES.

~~15. Parking for the subject property shall be in conformance with the conditions associated with Parking Reduction Study Number 25011-PKS-001-1, as may be modified by the Board of Supervisors. If the Board of Supervisors does not approve Parking Reduction Study Number 25011-PKS-001-1, the applicant shall reduce the development to an intensity which can be parked or file a Special Exception Amendment application.~~

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

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. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 1 May 1, 2009
(enter date affidavit is notarized)

I, Jill S. Parks, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

1000744

in Application No.(s): SEA 85-S-109-02
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Medical Facilities of America XXIX (29) Limited Partnership t/a Burke Health and Rehabilitation Center Agent: William H. Fralin, Jr. Amanda L. Gannon Thomas (nmi) Oneta	2917 Penn Forest Boulevard Roanoke, VA 24018	Applicant/Title Owner
Christopher Consultants, Ltd. Agent: Elaine S. Pickering Kevin M. Washington Kelly L. Reichel John B. Rinaldi	9900 Main Street, Fourth Floor Fairfax, VA 22031	Agents/Civil Engineer
John F. Heltzel AIA, P.C. Agent: John F. Heltzel Elizabeth Anne Hooper	9389 Forestwood Lane Manassas, VA 20110	Agents/Architect

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: May 1, 2009
(enter date affidavit is notarized)

1000744

for Application No. (s): SEA 85-S-109-02
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Cooley Godward Kronish LLP Agents: Antonio J. Calabrese, Esq. Mark C. Looney, Esq. Colleen P. Gillis Snow, Esq. Jill S. Parks, Esq. (f/k/a Jill D. Switkin) Brian J. Winterhalter, Esq. Shane M. Murphy, Esq. John P. Custis, Esq. Jeffrey A. Nein, AICP, Planner Meaghen P. Murray, Planner (former) Molly M. Novotny, Planner Ben I. Wales, Planner Katherine D. Youngbluth, Planner (former) Jason R. Rogers, Planner (former)	Reston Town Center One Freedom Square 11951 Freedom Drive Suite 1500 Reston, VA 20190	Attorney/Agents

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 1, 2009
(enter date affidavit is notarized)

1000744

for Application No. (s): SEA 85-S-109-02
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)

Medical Facilities of America, Inc.
2917 Penn Forest Boulevard
Roanoke, VA 24018

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

(1) The Estate of Elbert H. Waldron
(2) G. Wayne Fralin Trust U/W Horace G. Fralin
(3) Kay Leigh Ferguson Trust U/W Ann H. Fralin
(4) William Heywood Lee Fralin Revocable Trust U/D/T 4-48-06

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: May 4, 2009
(enter date affidavit is notarized)

1000744

for Application No. (s): SEA 85-S-109-02
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Christopher Consultants, Ltd.
9900 Main Street, Fourth Floor
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Christopher W. Brown
William R. Goldsmith, Jr.
Louis (nmi) Canonico
William R. Zink
Ruth R. Fields

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
John F. Heltzel AIA, P.C.
9389 Forestwood Lane
Manassas, VA 20110

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
John F. Heltzel
Jeanine K. Heltzel

==========

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: May 1, 2009 100074d
(enter date affidavit is notarized)

for Application No. (s): SEA 85-S-109-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Elbert H., Evelyn J., and Karen H. Waldron Charitable Foundation, Inc.
2917 Penn Forest Boulevard
Roanoke, VA 24018

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
This not-for-profit corporation/charitable foundation has no shareholders, nor does it have a 10% or greater interest in Medical Facilities of America XXIX (29) Limited Partnership, the Applicant/Title Owner

---

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Estate of Elbert H. Waldron
c/o Medical Facilities of America
2917 Penn Forest Boulevard
Roanoke, VA 24018

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Beneficiaries:
Karen H. Waldron
Elbert H. Waldron Trust U/A 5/95

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: May 1, 2009 (enter date affidavit is notarized)

1000744

for Application No. (s): SEA 85-S-109-02 (enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Elbert H. Waldron Trust U/A 5/95
c/o Medical Facilities of America
2917 Penn Forest Boulevard
Roanoke, VA 24018

DESCRIPTION OF CORPORATION: (check one statement)

- [✓] There are 10 or less shareholders, and all of the shareholders are listed below.
- [ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- [ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Beneficiaries:
i) Morgan G. Hough Trust U/A 4/95
ii) Karen H. Waldron Trust U/A 5/95
iii) Karen H. Waldron Special Revocable Trust
iv) Elbert H., Evelyn J., and Karen H. Waldron Charitable Foundation, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Morgan G. Hough Trust U/A 4/95
c/o Medical Facilities of America
2917 Penn Forest Boulevard
Roanoke, VA 24018

DESCRIPTION OF CORPORATION: (check one statement)

- [✓] There are 10 or less shareholders, and all of the shareholders are listed below.
- [ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- [ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Beneficiary:
Morgan G. Hough

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

1000742

DATE: May 4, 2009
(enter date affidavit is notarized)

for Application No. (s): SEA 85-S-109-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Karen H. Waldron Trust U/A 5/95
c/o Medical Facilities of America
2917 Penn Forest Boulevard
Roanoke, VA 24018

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Beneficiary:
Karen H. Waldron

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Karen H. Waldron Special Revocable Trust
c/o Medical Facilities of America
2917 Penn Forest Boulevard
Roanoke, VA 24018

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Beneficiary:
Karen H. Waldron

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: May 1, 2009
(enter date affidavit is notarized)

1000744

for Application No. (s): SEA 85-S-109-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
G. Wayne Fralin Trust U/W Horace G. Fralin
c/o Medical Facilities of America
2917 Penn Forest Boulevard
Roanoke, VA 24018

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Beneficiary:
G. Wayne Fralin

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Kay Leigh Ferguson Trust U/W Ann H. Fralin
c/o Medical Facilities of America
2917 Penn Forest Boulevard
Roanoke, VA 24018

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Beneficiary:
Kay Leigh Ferguson

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: May 1, 2009
(enter date affidavit is notarized)

1000744

for Application No. (s): SEA 85-S-109-02
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
William Heywood Lee Fralin Revocable Trust U/D/T 4-48-06
c/o Medical Facilities of America
2917 Penn Forest Boulevard
Roanoke, VA 24018

DESCRIPTION OF CORPORATION: (check one statement)

- [✓] There are 10 or less shareholders, and all of the shareholders are listed below.
- [ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- [ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Beneficiary:
W. Heywood Fralin

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- [ ] There are 10 or less shareholders, and all of the shareholders are listed below.
- [ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- [ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

==========

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 1, 2009
(enter date affidavit is notarized)

1000744

for Application No. (s): SEA 85-S-109-02
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
Cooley Godward Kronish LLP
Reston Town Center, One Freedom Square
11951 Freedom Drive
Reston, VA 20190
(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
Michael F. Armstrong (former)
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Celia Godwag Barenholtz
Frederick D. Baron
James A. Beldner
John M. Benassi (former)
Keith J. Berets
Laura A. Berezin
Laura Grossfield Birger
Russell S. Berman
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Lance W. Bridges (former)
Matthew J. Brigham
Robert J. Brigham
John P. Brockland
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Robert T. Cahill
Antonio J. Calabrese
Linda F. Callison
Roel C. Campos
William Lesse Castleberry
Lynda K. Chandler
Ethan E. Christensen

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(c)

DATE: May 1, 2009 (enter date affidavit is notarized) 100074d

for Application No. (s): SEA 85-S-109-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley Godward Kronish LLP
Reston Town Center, One Freedom Square
11951 Freedom Drive
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Richard E. Climan
Samuel S. Coates
Alan S. Cohen
Thomas A. Coll
Joseph W. Conroy
Jennifer B. Coplan
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Craig E. Dauchy
Darren K. DeStefano
Scott D. Devereaux
Jennifer Fonner DiNucci
James J. Donato
Michelle C. Doolin
John C. Dwyer
Robert L. Eisenbach, III
Lester J. Fagan
Brent D. Fassett
David J. Fischer
M. Wainwright Fishburn, Jr.
Keith A. Flaum
Grant P. Fondo (Former)
Daniel W. Frank
Richard H. Frank
William S. Freeman
Steven L. Friedlander
Thomas J. Friel, Jr.
Koji F. Fukumura
James F. Fulton, Jr.
Phillip J. Gall
William S. Galliani
Stephen D. Gardner
John M. Geschke
Kathleen A. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
William E. Grauer
Jonathan G. Graves
Paul E. Gross
Kenneth L. Guernsey
Patrick P. Gunn
Zvi (nmi) Hahn
John B. Hale
Andrew (nmi) Hartman
Amy (nmi) Hartman (former)
Bernard L. Hatcher
Matthew B. Hemington
Cathy Rae Hershcopf
John (nmi) Hession
Gordon (nmi) Ho
Suzanne Sowachka Hooper
Mark M. Hrenya
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Robert L. Jones
Barclay J. Kamb
Richard S. Kanowitz
Kimberly J. Kaplan-Gross
Jeffrey S. Karr
Scott L. Kaufman
Sally A. Kay
J. Michael Kelly
Jason L. Kent
James C. Kitch
Michael J. Klisch
Michael H. Knight
Jason M. Koral
Barbara A. Kosacz
Gary M. Kravetz (former)
Kenneth J. Krisko
John G. Lavoie
Shira Nadich Levin
Alan (nmi) Levine
Michael S. Levinson
Elizabeth L. Lewis
Michael R. Lincoln
James C. T. Linfield
David A. Lipkin
Chet F. Lipton
Cliff Z. Liu
Samuel M. Livermore
Douglas P. Lobel
J. Patrick Loofbourrow
Mark C. Looney
Robert B. Lovett
Andrew P. Lustig
Michael X. Marinelli
John T. McKenna
Daniel P. Meehan
Beatriz (nmi) Mejia
Thomas C. Meyers
Erik B. Milch
Robert H. Miller
Chadwick L. Mills
Brian E. Mitchell
Patrick J. Mitchell
Ann M. Mooney
Gary H. Moore
Timothy J. Moore
Webb B. Morrow III
Kevin P. Mullen
Frederick T. Muto
Ross W. Nadel (former)
Ryan E. Naftulin

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: May 1, 2009
(enter date affidavit is notarized)

1000744

for Application No. (s): SEA 85-S-109-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley Godward Kronish LLP (continued)
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

Stephen C. Neal
James E. Nesland
Alison (nmi) Newman
William H. O'Brien
Thomas D. O'Connor
Vincent P Pangrazio
Timothy G. Patterson
Anne H. Peck
D. Bradley Peck
Susan Cooper Philpot
Benjamin D. Pierson
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Lori R. E. Ploeger
Thomas F. Poche
Anna B. Pope
Marya A. Postner
Steve M. Przesmicki
Seth A. Rafkin
Frank F. Rahmani
Marc (nmi) Recht
Thomas Z. Reicher
Eric M. Reifschneider
Michael G. Rhodes
Michelle S. Rhyu
Paul M. Ritter (former)
Julie M. Robinson
Ricardo (nmi) Rodriguez
Adam C. Rogoff
Jane (nmi) Ross
Richard S. Rothberg
Adam J. Ruttenberg
Adam L. Salassi
Thomas R. Salley III
Richard S. Sanders
Glen Y. Sato
Martin S. Schenker
Joseph A. Scherer
Paul H. Schwartz (Former)
William J. Schwartz
Brent B. Siler
Gregory A. Smith
Whitty (nmi) Somvichian
Mark D. Spoto
Wayne O. Stacy
Neal J. Stephens
Donald K. Stern
Michael D. Stern
Anthony M. Steigler
Steven M. Strauss
Myron G. Sugarman
Christopher J. Sundermeier
Ronald R. Sussman
C. Scott Talbot
Mark P. Tanoury
Philip C. Tencer
Gregory C. Tenhoff
Michael E. Tenta
Timothy S. Teter
John H. Toole
Robert J. Tosti
Michael S. Tuscan
Edward Van Gieson
Miguel J. Vega
Erich E. Veitenheimer III
Aaron J. Velli
Robert R. Vieth
Lois K. Voelz
Craig A. Waldman
Kent M. Walker
David A. Walsh
David M. Warren
Steven K. Weinberg
Thomas S. Welk
Christopher A. Westover
Francis R. Wheeler
Brett D. White
Peter J. Willsey
Nancy H. Wojtas
Jessica R. Wolff
Nan (nmi) Wu
John F. Young
Kevin J. Zimmer

Additions:

Elias J. Blawie
Matthew T. Browne
Dennis (nmi) Childs
Renee R. Deming
Sonya F. Erickson
M. Manuel Fishman
Alison J. Freeman-Gleason
Jon E. Gavenman
Kevin F. Kelly
Robin J. Lee
Natasha V. Leskovsek
Mark A. Medearis
Keith A. Miller
Amy E. Paye
John W. Robertson
John H. Sellers
Renee (nmi) Schwartz
Mark B. Weeks
Mark (NMI) Windfield-Hansen
Mavis L. Yee

cont'd →

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: May 1, 2009
(enter date affidavit is notarized)

100074d

for Application No. (s): SEA 85-S-109-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley Godward Kronish LLP (continued)
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Additions:

Mark L. Johnson
Mazda K. Anita
Wendy (nmi) Davis
Erik S. Edwards
Jeffrey M. Gutkin
Chrystal N. Jensen
Bonnie Weiss McLeod
Ian (nmi) O'Donnell
Connie N. Bertram
Kristen D. Kercher

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: May 1, 2009 1000744
(enter date affidavit is notarized)

for Application No. (s): SEA 85-S-109-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Medical Facilities of America XXIX (29) Limited Partnership
2917 Penn Forest Boulevard
Roanoke, VA 24018

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

Medical Facilities of America, Inc. (sole General Partner)

Medical Facilities of Virginia II Limited Partnership (sole Limited Partner)

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: May 1, 2009
(enter date affidavit is notarized)

1000748

for Application No. (s): SEA 85-S-109-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Medical Facilities of Virginia II Limited Partnership
2917 Penn Forest Boulevard
Roanoke, VA 24018

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Medical Facilities of America, Inc.	✓	General Partner
Estate of Elbert H. Waldron	(*)	Limited Partners
William Heywood Lee Fralin Revocable Trust U/D/T 4-48-06	(*)	
Kay Leigh Ferguson Trust U/W Ann Huff Fralin		
The Cates Living Trust		
Challen Cates Living Trust		
Lilly Ann Bechtel Trust II		
Karen W. Lester Trust		
G. Wayne Fralin Trust		
Elbert H. Waldron and E. J. Waldron Family Trust		
Karen H. Waldron		
Luis Warf		
G. Ronald Hager		
BFS Medical Facilities Holdings, LP		
Robert Frank Peck		
William K. Anglim		
Trevor Holly Cates Trust		
Katherine Fralin Walker Trust		
Katherine Fralin Walker		
Robert P. Fralin Trust		
Robert P. Fralin		
William W. Cates		
Morgan G. Hough		
Morgan G. Hough Trust		
Carole S. Whitney		
Adam Fralin Bechtel Trust II		
Kay Leigh Ferguson Trust		
William H. Fralin, Jr.		
Mark W. Fralin		
Michael G. Fralin		
William S. Fralin		
Donald W. Rhinehart		
The Trevor Cates Separate Property Trust		
Jill Fralin Trivellin		
John T. Fralin		
Gale E. Fralin		

(*) Owns 10% or more of Applicant/Title Owner

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 1, 2009
(enter date affidavit is notarized)

1000744

for Application No. (s): SEA 85-S-109-02
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)
None.

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SEA 85-S-109-02

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

100074d

DATE: May 1, 2009

(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on line below.)

None.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature: Jill S. Parks

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Jill S. Parks

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 1st day of May 2009, in the ~~State~~/Comm. of Virginia, County/~~City of~~ Fairfax.

Betty C. Leyshion
Notary Public

My commission expires: 10/31/2010

BETTY C. LEYSHION
Notary Public
Commonwealth of Virginia
322548
My Commission Expires Oct 31, 2010

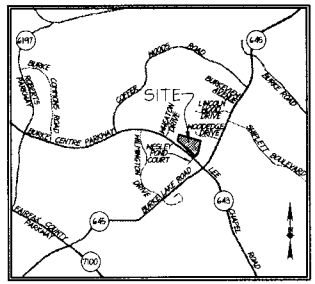
DATE	REVISION
07/10/2008	RESPONSE TO COUNTY COMMENTS DATED 06/17/08
08/26/2008	RESPONSE TO COUNTY COMMENTS DATED 07/07/08 & 07/16/08
05/13/2009	RESPONSE TO COUNTY COMMENTS DATED 10/07/08

SPECIAL EXCEPTION AMENDMENT PLAT
SEA 85-S-109-02

BURKE HEALTH & REHABILITATION CENTER

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRST SUBMISSION DATE: April 7, 2008
SECOND SUBMISSION DATE: July 10, 2008
THIRD SUBMISSION DATE: September 3, 2008
FOURTH SUBMISSION DATE: May 13, 2009



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

1. COVER SHEET
2. NOTES & TABULATIONS
3. EXISTING CONDITIONS PLAN
4. EXISTING VEGETATION MAP
5. SPECIAL EXCEPTION PLAN
6. LANDSCAPE PLAN
7. BMP & SWM COMPUTATIONS
8. ARCHITECTUAL ELEVATIONS

COMMONWEALTH OF VIRGINIA
WILLIAM R. SHOW
No. 21914
05-13-09
PROFESSIONAL ENGINEER

OWNER/DEVELOPER
MEDICAL FACILITIES OF AMERICA 29 LIMITED PARTNERSHIP
2917 PENN FOREST BLVD., SUITE 200
PO BOX 29600
ROANOKE, VIRGINIA
24018-0747

PREPARED BY:

christopher consultants
engineering · surveying · land planning
10632 main street (fourth floor) fairfax, va 22030-3807
703 273 6820 fax 703 273 7536

ATTACHMENT 3

DATE	REVISION
10/30/2008	RESPONSE TO COUNTY COMMENTS DATED 09/17/08
12/01/2008	RESPONSE TO COUNTY COMMENTS DATED 11/07/08 & 11/21/08
04/13/2009	RESPONSE TO COUNTY COMMENTS DATED 03/27/09

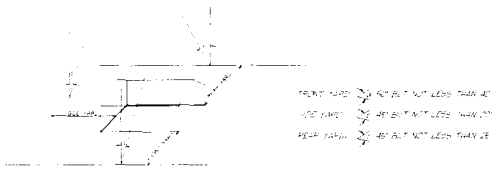
GENERAL NOTES

1. THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY ASSESSMENT MAP AS: 69-3 ((1)) PARCEL 12A.
2. THE TOTAL SITE AREA OF THE PROPERTY IS 7.17 AC. OR 312,373 SF.
3. THE EXISTING ZONING OF THE SUBJECT PROPERTY IS R-1, RESIDENTIAL DISTRICT, ONE DWELLING UNIT PER LOT ACRE.
4. THIS SUBMISSION IS AN APPLICATION FOR A STATEMENT & SPECIAL EXCEPTION AMENDMENT TO PERMIT A BUILDING ADDITION TO THE EXISTING MEDICAL CARE FACILITY BUILDING.
5. THE BOUNDARY SURVEY SHOWN HEREON WAS PERFORMED BY A FIELD RUN TOPOGRAPHIC SURVEY BY CHRISTOPHER CONSULTANTS, LTD. THE DATUM OF THE CONTOURS IS ONE FOOT.
6. THE PROPERTY HAS NO KNOWN HISTORICAL SIGNIFICANCE, IT IS A NON-COMMUNITY USE, NO SPECIAL ZONE DISTRICT, AND IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN AREA AS SHOWN ON FIRM MAP #51059C0041D.
7. NO TITLE REPORT IS FURNISHED.
8. THE SUBJECT PROPERTY IS LOCATED IN THE SPRINGFIELD DISTRICT AND THE RUNNY SPRING WATERSHED. A GENERAL NOTE (SEE "REFER TO SHEET" FOR INFORMATION AND NARRATIVES FOR STORM WATER MANAGEMENT (SWM), BEST MANAGEMENT PRACTICES (BMP), AND SITE OUTFALL.
9. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY FAIRFAX COUNTY.
10. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO EXISTING GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
11. NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ON SITE.
12. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.
13. THERE ARE NO SCENIC EASEMENTS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SUBJECT PROPERTY.
14. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THIS SPECIAL EXCEPTION AMENDMENT PLAT COMPLIES TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.
15. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED SPECIAL EXCEPTION AMENDMENT PLAT.
16. SITE IMPROVEMENTS SHOWN HEREON ARE PRELIMINARY. FINAL SITE IMPROVEMENTS WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL SUBJECT TO MARKET CONDITIONS BUT SHALL BE CONSISTENT WITH THE APPROVED SPECIAL EXCEPTION AMENDMENT PLAT.
17. ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH GREATER THAN 20 FEET ARE SHOWN ON THE EXISTING CONDITIONS PLAN.

WAIVERS AND MODIFICATIONS

1. A WAIVER OF THE REQUIREMENT THAT NONCONFORMING NURSING FACILITIES (SECT. 9-308 AND 17-104) LOCATED IN "MEDICAL CARE FACILITIES" SHALL BE ESTABLISHED EXCEPT ON A PARCEL OF LAND FRONTING ON AND WITH DIRECT ACCESS TO AN ARTERIAL OR COLLECTOR COLLECTOR OR ARTERIAL STREET AS DEFINED IN THE COMPREHENSIVE PLAN (PAR. 9-308 A.). THIS IS AN EXISTING MEDICAL FACILITY THAT IS PROPOSING AN ADDITION, THAT DOES HAVE DIRECT ACCESS, BUT DOES NOT FRONT ON BURKE LAKE ROAD (LOT 69-3-((1))-12).
2. PER FAIRFAX COUNTY LETTER DATED OCTOBER 30, 1997 REGARDING APPROVED SEA 96-S-040-2, A WAIVER/MODIFICATION WAS APPROVED REGARDING THE 100 FOOT MINIMUM REQUIREMENT BETWEEN THE MEDICAL CARE FACILITY AND THE RESIDENTIAL LAND ZONED R-1. THE CONTINUATION OF THIS MODIFICATION IS BEING REQUESTED FOR THE EXISTING BUILDING ONLY. THE NEW BUILDING SHALL BE LOCATED NO LESS THAN 50 FEET TO ANY LOT LINE NORTH ABUTTING AN R-1 PARCEL OR R-1 DISTRICT (69-3-((1))-12). THE MODIFICATION SHALL APPLY TO THE SIDE OF THE EXISTING BUILDING FACING THE EASTERN EASEMENT LINE WHICH IS + OR - 71 FEET FROM ITS SIDE YARD LOT LINE AND ABUTS AN ADJACENT R-1 PARCEL.
3. A MODIFICATION IS BEING REQUESTED FOR THE REQUIREMENT THAT THERE SHALL BE NO PARKING OR VEHICLES CLOSER TO ANY LOT LINE WITH ABUTS AN R-1 DISTRICT THAN A DISTANCE EQUAL TO THE DIMENSION OF THE ABUTTING LOT PERPENDICULAR TO SUCH LOT LINE (SECT. 11-102). EXISTING PARKING ALONG THE EASTERN PROPERTY LINE OF THE PARCEL ENCROACHES ON TO THE ADJACENT R-1 PARCEL.
4. PER FAIRFAX COUNTY LETTER DATED OCTOBER 30, 1997 REGARDING APPROVED SEA 96-S-040-2, A WAIVER WAS GRANTED TO WAIVE THE LOT FRONTAGE ON A PUBLIC STREET (PARA 5 REQUIREMENT FOR PRIVATE STREETS (11-302.2). THE CONTINUATION OF THIS WAIVER IS BEING REQUESTED.
5. THE APPLICANT REQUESTS A FAIRFAX COUNTY WAIVER OF THE STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE DUE TO THE MINOR INCREASE IN SITE RUNOFF AND THE PROXIMITY TO THE FOLLOWS RUN.
6. THE APPLICANT REQUESTS A MODIFICATION OF THE 10' TRANSITIONAL SCREENING / 10' REAR YARD REQUIREMENT FOR THE PROPOSED PARKING DECKED LOCATED WITHIN THE EXISTING EMERGENCY ACCESS LANE. THE NEW PARKING SPACES WILL BE DESIGNATED FOR EMPLOYEE PARKING ONLY.
7. THE APPLICANT REQUESTS A MODIFICATION OF THE TRANSITIONAL SCREENING / 10' REAR YARD REQUIREMENT ALONG THE SOUTHEASTERN BOUNDARY DUE TO THE LOCATION OF EXISTING MATURE TREES AND A 6' BOARD ON BOARD FENCE. THE APPLICANT WILL PROVIDE SUPPLEMENTAL EVERGREEN TREES IN THE AREA WITHOUT EXISTING TREES.

ANGLE OF BULK PLANE DETAIL



FRONT YARD: 45° BULK PLANE, BUT NOT LESS THAN 40'
SIDE YARD: 45° BULK PLANE, BUT NOT LESS THAN 20'
REAR YARD: 45° BULK PLANE, BUT NOT LESS THAN 25'

ZONING TABULATION
R-1 RESIDENTIAL DISTRICT, ONE DWELLING UNIT/ACRE
CATEGORY 3 SPECIAL EXCEPTION

SUBJECT PROPERTY IDENTIFIED AS:

PARCEL NUMBER	EXISTING ZONING	ACREAGE
69-3-((1))-12A	R-1	7.7 ac. AC

ZONING REGULATIONS:

R-1 RESIDENTIAL DISTRICT, ONE DWELLING UNIT/ACRE

MINIMUM LOT AREA: 36,000 SF
MINIMUM LOT WIDTH: 150 FEET (INTERIOR LOT)
MAXIMUM BUILDING HEIGHT: 40 FEET
MINIMUM YARD REQUIREMENTS:
FRONT YARD: 50' ANGLE OF BULK PLANE, BUT NOT LESS THAN 40'
SIDE YARD: 20' ANGLE OF BULK PLANE, BUT NOT LESS THAN 20'
REAR YARD: 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'
MAXIMUM FLOOR AREA RATIO: 0.15 FOR USES OTHER THAN RESIDENTIAL OR PUBLIC
OPEN SPACE: NONE REQUIRED
TREE COVER: 20% REQUIRED
INTERIOR PARKING LOT LANDSCAPING: 5% REQUIRED (2,660 SF.)

DEVELOPMENT TABULATIONS

PROPOSED DEVELOPMENT STANDARDS	EXISTING SITE CONDITIONS	PROPOSED ADDITION	TOTAL EXISTING & ADDITION
FLOOR AREA	41,909 SF	±1,234 SF	±43,143 SF
FLOOR AREA RATIO	0.12	N.A.	0.014
MAXIMUM BUILDING HEIGHT	22'-1"	37'-0"	37'-0"
OPEN SPACE*	TAX LOT AC. 7.17 AC. 312,265 SF	±35,105 SF	± 77% / ± 5.3 AC. ±240,157 SF
ON-SITE PARKING SPACES**	87	65**	152

* THE TABLE ABOVE PROVIDES INFORMATION ON THE EXISTING SITE DEVELOPMENT CONDITIONS. THE OPEN SPACE CATEGORY WAS NOT REQUIRED BY COUNTY REGULATIONS AND OR PROVIDED BY APPLICANT AT TIME OF ORIGINAL SUBDIVISION.

** THE ON-SITE PARKING SPACES IN THE TABLE ABOVE INCLUDES 6 PARKING SPACES THAT ARE LOCATED IN A 30' (+) PERPETUAL EXCLUSIVE EASEMENT THAT WERE GRANTED FOR PARKING USE FOR THE BURKE HEALTHCARE AND REHABILITATION CENTER.

TREE COVERAGE

TREE COVER REQUIRED: 20% OF ADJUSTED GROSS SITE AREA (MINUS BUILDING FOOTPRINT) = 157,474 SF
GROSS SITE AREA (7.33 X 43,560 SF) = 312,373 SF
- BUILDING FOOTPRINTS FOR SITE PLANS (46,149 SF) = 46,149 SF
= 267,371 SF ADJUSTED GROSS SITE AREA

TREE COVER PROVIDED: 15% OR 150,500 SF = 3.5 AC

PARKING TABULATION
FOR PROPERTY

PARKING SPACES REQUIRED: 1 SPACE FOR 3 RESIDENTS PLUS 1 ADDITIONAL SPACE FOR EACH EMPLOYEE
TOTAL NUMBER OF RESIDENTS: 120
TOTAL NUMBER OF EMPLOYEES ON MAIN SHIFT: 82
(FACILITY OPERATES ON THREE STAFF SHIFTS)
TOTAL PARKING SPACES REQUIRED: 122
TOTAL NUMBER OF ON-SITE PARKING SPACES PROVIDED: 152 ** (INCLUDES 3 HANDICAP SPACES, 7 ON JAN ACCESS RULE)

** THE TOTAL NUMBER OF ON-SITE PARKING SPACES PROVIDED INCLUDES 6 PARKING SPACES THAT ARE LOCATED IN A 30' PERPETUAL EXCLUSIVE EASEMENT THAT WERE GRANTED FOR PARKING USE FOR THE BURKE HEALTHCARE AND REHABILITATION CENTER.

LOADING SPACES REQUIRED: 2 SPACES
LOADING SPACES PROVIDED: 2 SPACES

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZIUK
No. 21414
05/13/09
PROFESSIONAL ENGINEER

NOTES & TABULATIONS

SPECIAL EXCEPTION AMENDMENT PLAT
BURKE HEALTH & REHABILITATION CENTER
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 07276A
SCALE: AS SHOWN
DATE: 12/22/2008
DESIGN: JP
DRAWN: KAF
CHECKED:
SHEET No.
2 OF 8

SE-2007-

DATE	REVISION
07/10/2008	RESPONSE TO COUNTY COMMENTS DATED 06/17/08
08/26/2008	RESPONSE TO COUNTY COMMENTS DATED 07/07/08 & 07/16/08
08/13/2009	RESPONSE TO COUNTY COMMENTS DATED 10/07/08

SPECIAL EXCEPTION AMENDMENT PLAT

BURKE HEALTH & REHABILITATION CENTER

FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN

COMMONWEALTH OF VIRGINIA
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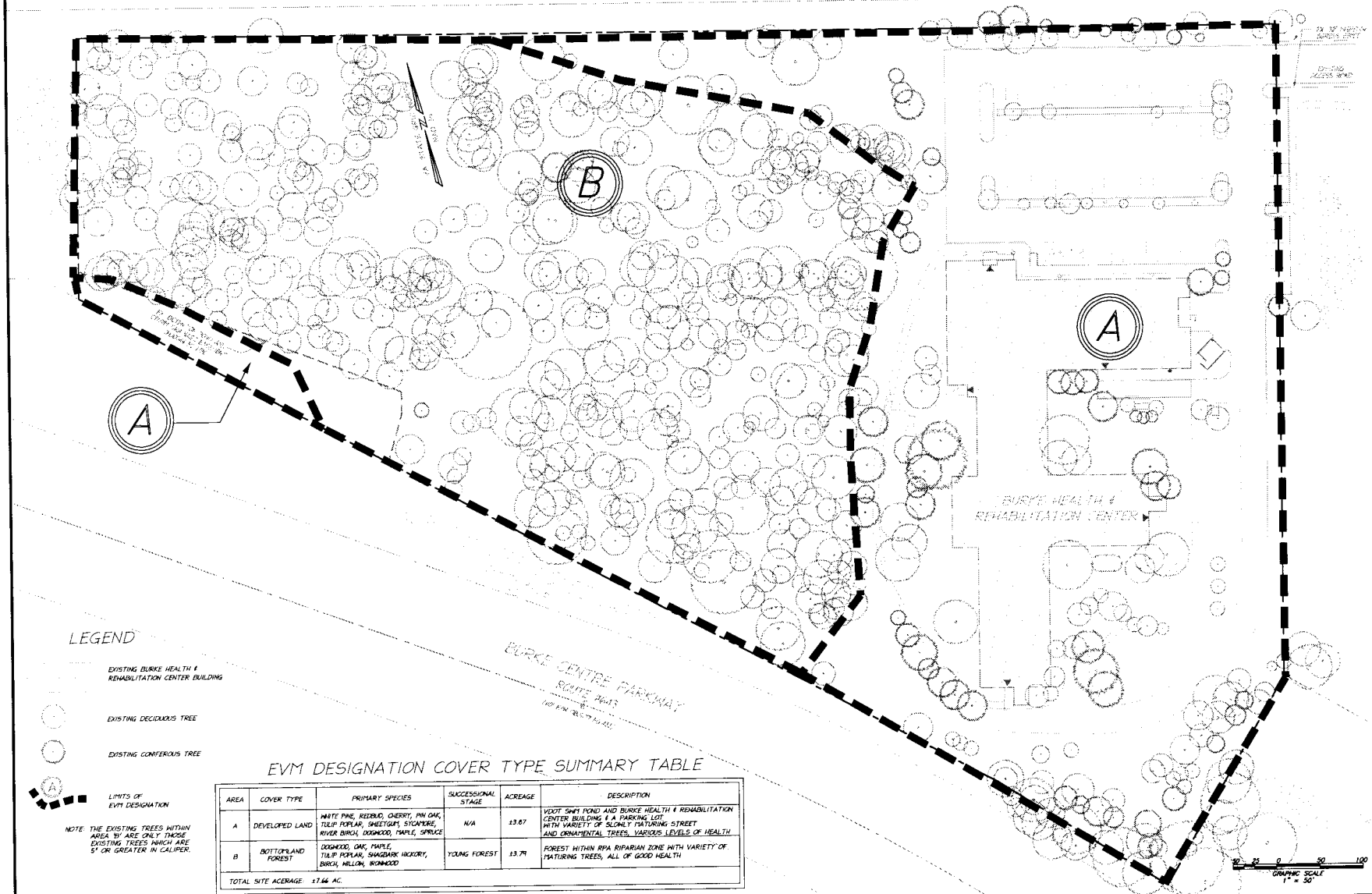
PROJECT NO. 07250
SCALE: 1"=50'
DATE: 04-07-08
DESIGN JR
DRAWN JR
CHECKED
SHEET No. 3 of 8

C-5507

DATE	REVISION
07/10/2006	RESPONSE TO COUNTY COMMENTS DATED 06/17/06
08/26/2006	RESPONSE TO COUNTY COMMENTS DATED 07/07/06 & 07/16/06
05/13/2009	RESPONSE TO COUNTY COMMENTS DATED 10/07/08



LEGEND

EXISTING BURKE HEALTH & REHABILITATION CENTER BUILDING

EXISTING DECIDUOUS TREE

EXISTING CONIFEROUS TREE

LIMITS OF EVM DESIGNATION

NOTE: THE EXISTING TREES WITHIN AREA 'B' ARE ONLY THOSE EXISTING TREES WHICH ARE 5" OR GREATER IN CALIPER.

EVM DESIGNATION COVER TYPE SUMMARY TABLE

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	DESCRIPTION
A	DEVELOPED LAND	WHITE PINE, REDBUD, CHERRY, PIN OAK, TULIP POPLAR, SWEETGUM, SYCAMORE, RIVER BIRCH, DOGWOOD, MAPLE, SPRUCE	N/A	±3.67	VDOT SWM POND AND BURKE HEALTH & REHABILITATION CENTER BUILDING & A PARKING LOT WITH VARIETY OF SLOWLY MATURING STREET AND ORNAMENTAL TREES, VARIOUS LEVELS OF HEALTH
B	BOTTOMLAND FOREST	DOGWOOD, OAK, MAPLE, TULIP POPLAR, SHAGBARK HICKORY, BIRCH, WILLOW, IRONWOOD	YOUNG FOREST	±3.79	FOREST WITHIN RPA RIPARIAN ZONE WITH VARIETY OF MATURING TREES, ALL OF GOOD HEALTH
TOTAL SITE ACREAGE: ±7.46 AC.					

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COMMONWEALTH OF VIRGINIA
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EXISTING VEGETATION MAP

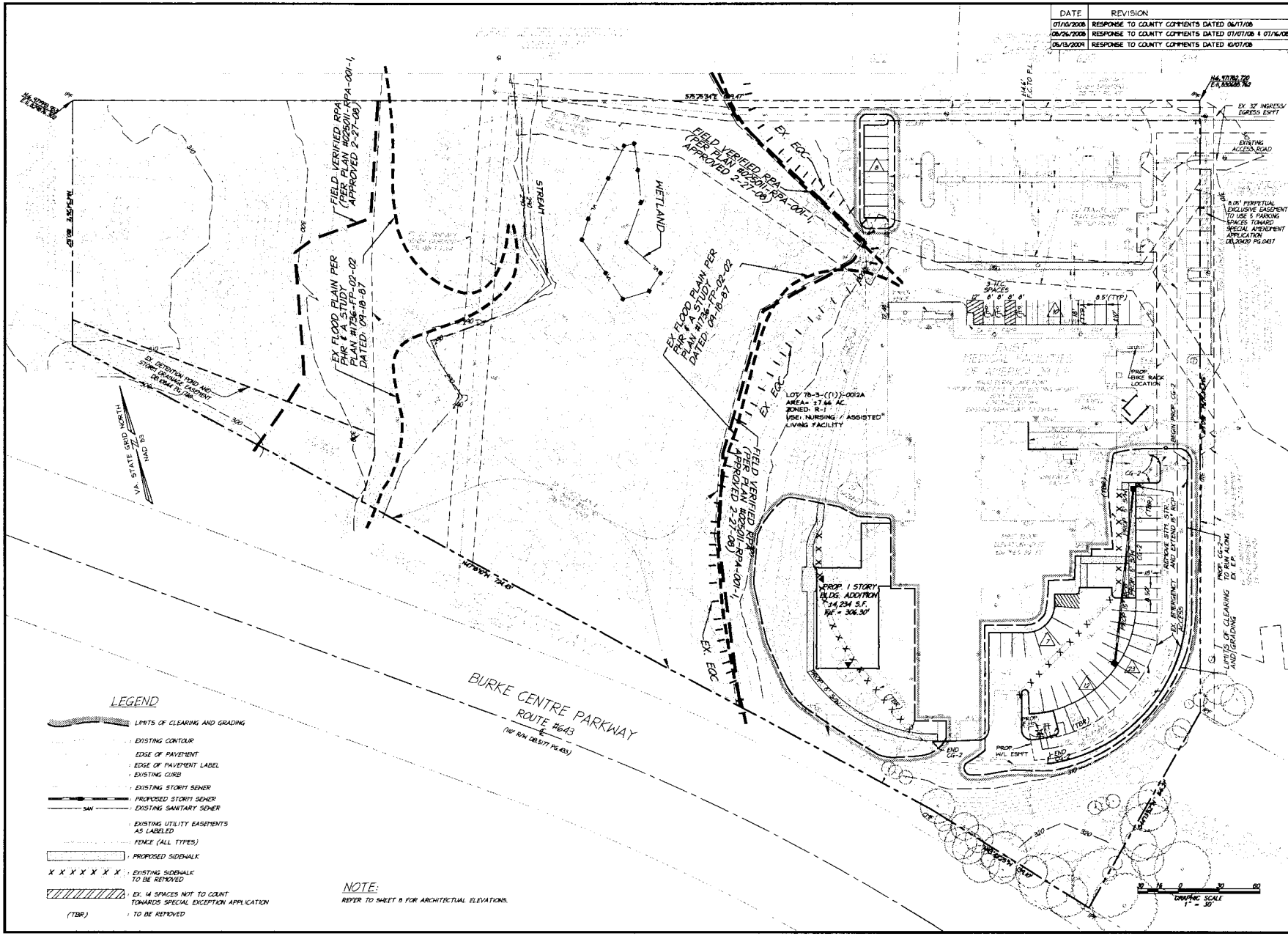
SPECIAL EXCEPTION AMENDMENT PLAT

BURKE HEALTH & REHABILITATION CENTER

FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 07251
SCALE: 1"=30'
DATE: 04-07-06
DESIGN: JR
DRAWN: JR
CHECKED:
SHEET No. 4 OF 8

C-5507



DATE	REVISION
07/10/2008	RESPONSE TO COUNTY COMMENTS DATED 06/17/08
08/26/2008	RESPONSE TO COUNTY COMMENTS DATED 07/07/08 & 07/16/08
08/13/2009	RESPONSE TO COUNTY COMMENTS DATED 10/07/08

LEGEND

- LIMITS OF CLEARING AND GRADING
- EXISTING CONTOUR
- EDGE OF PAVEMENT
- EDGE OF PAVEMENT LABEL
- EXISTING CURB
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- SAN — EXISTING SANITARY SEWER
- EXISTING UTILITY EASEMENTS AS LABELED
- FENCE (ALL TYPES)
- PROPOSED SIDEWALK
- X X X X X X X — EXISTING SIDEWALK TO BE REMOVED
- EX. 14 SPACES NOT TO COUNT TOWARDS SPECIAL EXCEPTION APPLICATION
- (TBR) — TO BE REMOVED

NOTE:
REFER TO SHEET 8 FOR ARCHITECTUAL ELEVATIONS.

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
05-13-08
PROFESSIONAL ENGINEER

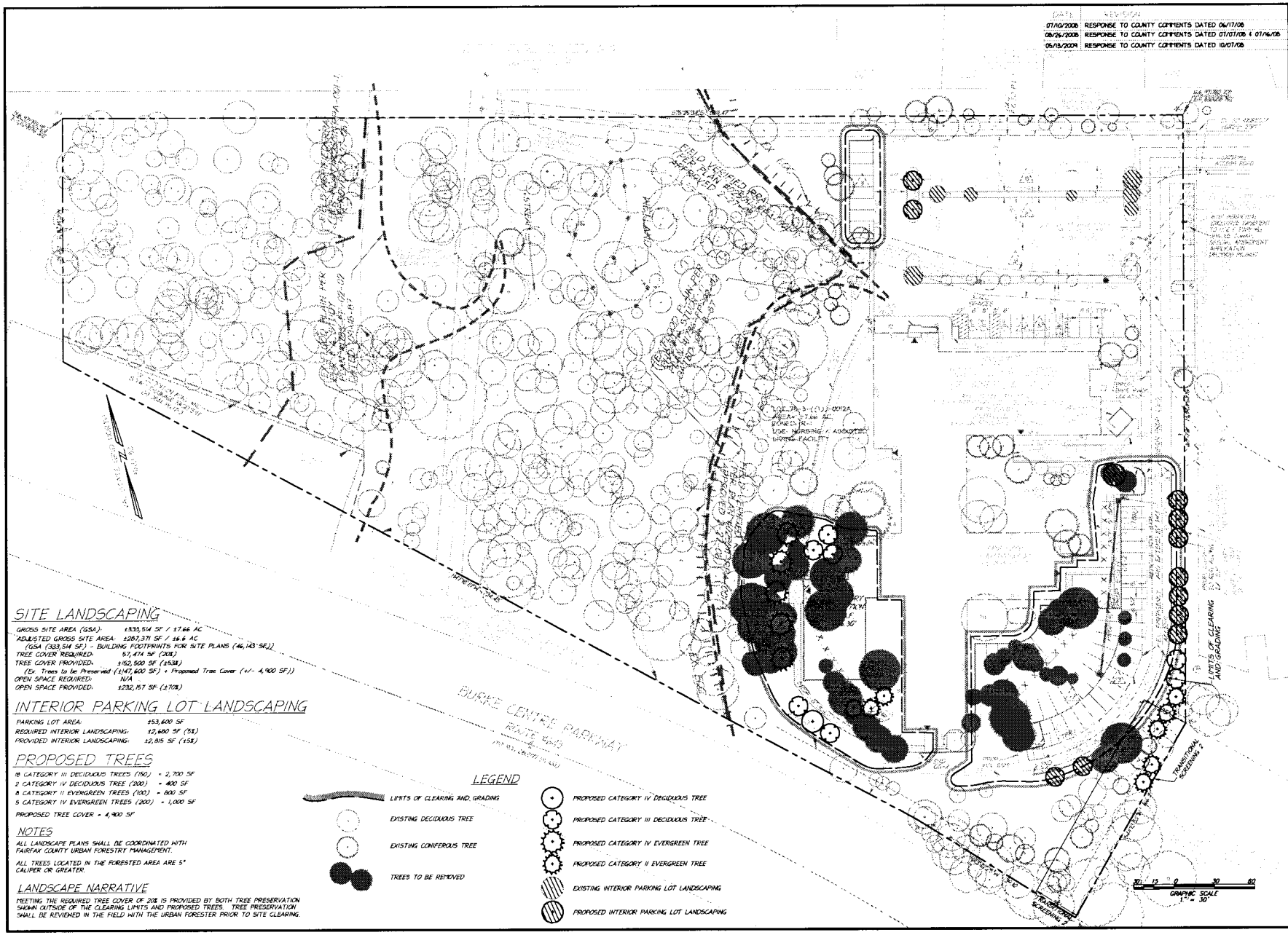
SPECIAL EXCEPTION AMENDMENT PLAN

SPECIAL EXCEPTION AMENDMENT PLAT
BURKE HEALTH & REHABILITATION CENTER
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 072501
SCALE: 1"=30'
DATE: 04-07-08
DESIGN: JR
DRAWN: JR
CHECKED:
SHEET No.
5 of 8

C-5507

07/10/2008	RESPONSE TO COUNTY COMMENTS DATED 06/17/08
08/26/2008	RESPONSE TO COUNTY COMMENTS DATED 07/07/08 & 07/16/08
09/15/2008	RESPONSE TO COUNTY COMMENTS DATED 10/07/08



SITE LANDSCAPING

GROSS SITE AREA (GSA): ±333,514 SF / ±7.66 AC
ADJUSTED GROSS SITE AREA: ±287,371 SF / ±6.6 AC
(GSA (333,514 SF.) - BUILDING FOOTPRINTS FOR SITE PLANS (46,143 SF.))
TREE COVER REQUIRED: 57,474 SF (20%)
TREE COVER PROVIDED: ±152,500 SF (±53%)
(Ex. Trees to be Preserved (±147,600 SF) + Proposed Tree Cover (+/- 4,900 SF))
OPEN SPACE REQUIRED: N/A
OPEN SPACE PROVIDED: ±232,157 SF (±70%)

INTERIOR PARKING LOT LANDSCAPING

PARKING LOT AREA: ±53,600 SF
REQUIRED INTERIOR LANDSCAPING: 12,680 SF (5%)
PROVIDED INTERIOR LANDSCAPING: 12,815 SF (±5%)

PROPOSED TREES

18 CATEGORY III DECIDUOUS TREES (150) = 2,700 SF
2 CATEGORY IV DECIDUOUS TREE (200) = 400 SF
8 CATEGORY II EVERGREEN TREES (100) = 800 SF
5 CATEGORY IV EVERGREEN TREES (200) = 1,000 SF
PROPOSED TREE COVER = 4,900 SF

NOTES

ALL LANDSCAPE PLANS SHALL BE COORDINATED WITH FAIRFAX COUNTY URBAN FORESTRY MANAGEMENT.

ALL TREES LOCATED IN THE FORESTED AREA ARE 5" CALIPER OR GREATER.

LANDSCAPE NARRATIVE

MEETING THE REQUIRED TREE COVER OF 20% IS PROVIDED BY BOTH TREE PRESERVATION SHOWN OUTSIDE OF THE CLEARING LIMITS AND PROPOSED TREES. TREE PRESERVATION SHALL BE REVIEWED IN THE FIELD WITH THE URBAN FORESTER PRIOR TO SITE CLEARING.

LEGEND

- LIMITS OF CLEARING AND GRADING
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- TREES TO BE REMOVED
- PROPOSED CATEGORY IV DECIDUOUS TREE
- PROPOSED CATEGORY III DECIDUOUS TREE
- PROPOSED CATEGORY IV EVERGREEN TREE
- PROPOSED CATEGORY II EVERGREEN TREE
- EXISTING INTERIOR PARKING LOT LANDSCAPING
- PROPOSED INTERIOR PARKING LOT LANDSCAPING

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COMMONWEALTH OF VIRGINIA
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LANDSCAPE PLAN

SPECIAL EXCEPTION AMENDMENT PLAT
BURKE HEALTH & REHABILITATION CENTER
FAIRFAX COUNTY, VIRGINIA

PROJECT NO.	07250
SCALE:	1"=30'
DATE:	04-07-08
DESIGN:	KR
DRAWN:	KR
CHECKED:	
SHEET No.	6 OF 8

C-5507

BMP CALCULATIONS

ii. Watershed Information

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

Subarea Designation & Description	"C"	Acres
A1 FLOODPLAIN ESMT/ CONSERVATION AREA	0.30	2.668
A2 ONSITE UNCONTROLLED	0.55	4.988

Phosphorus Removal - "Occoquan Method"

Part 2 Compute the Weighted Average "C" Factor for the area that is receiving credit

(A) Area of the Site (a) acres 7.656

(B)

Subarea Designation	"C"		Acres		Product
A1 FLOODPLAIN ESMT/ CONSERVATION AREA	0.30	x	2.70	=	0.81
A2 ONSITE UNCONTROLLED	0.55	x	4.96	=	2.73
	(b) Total		=		3.54

(C) Weighted average "C" factor 0.46

Part 3 Compute the Total Phosphorus Removal for the Site

Subarea Designation	BMP Type	Rem Eff %		Offsite Reduction		Area Ratio		"C" Factor Ratio		Product
A1 CONSERVATION EASEMENT	CONTESMT	100	x	1.00	x	2.70 / 7.66 = 0.352	x	0.30 / 0.46	= 1.000	35.24
A2 ONSITE UNCONTROLLED		0	x	1.00	x	4.96 / 7.66 = 0.648	x	0.55 / 0.46	= 1.208	0.00

* INCLUDES OPEN SPACE AREA PER PFM 6-0402 (a) Total = 35.24%

Part 4 Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 20.1 %

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) =

[1-0.9 x ("P pre"/"P post)] x 100 = ## 20.1 %

(B) # Line 3(a) 35.24 > Line 4(a) 20.1 the phosphorus removal requirement is satisfied

THIS PROJECT QUALIFIES AS REDEVELOPMENT DUE TO THE FACT THAT THERE WILL NOT BE A NET INCREASE IN IMPERVIOUS AREA INSIDE OF THE RPA AND NOT MORE THAN A 20% INCREASE IN IMPERVIOUS INSIDE OF THE RMA, PER PFM 6-0401.2D

STORMWATER RUNOFF CALCULATIONS

Stormwater Calculations

Storm Intensity

I_2 =	5.45
I_{10} =	7.27

Predevelopment

Total Lot Area(Ac)	Impervious Area(ft²)	Percent Impervious	C	2-year storm(cfs)	10-year storm(cfs)
7.656	76134	22.8	0.436	18.19	24.27

Post Development

Total Lot Area(Ac)	Impervious Area(ft²)	Percent Impervious	C	2-year storm(cfs)	10-year storm(cfs)
7.656	91422	27.4	0.465	19.40	25.86

DATE	REVISION
07/10/2008	RESPONSE TO COUNTY COMMENTS DATED 06/17/08
08/26/2008	RESPONSE TO COUNTY COMMENTS DATED 07/07/08 & 07/16/08
05/13/2009	RESPONSE TO COUNTY COMMENTS DATED 10/07/08

SWM/BMP NARRATIVE

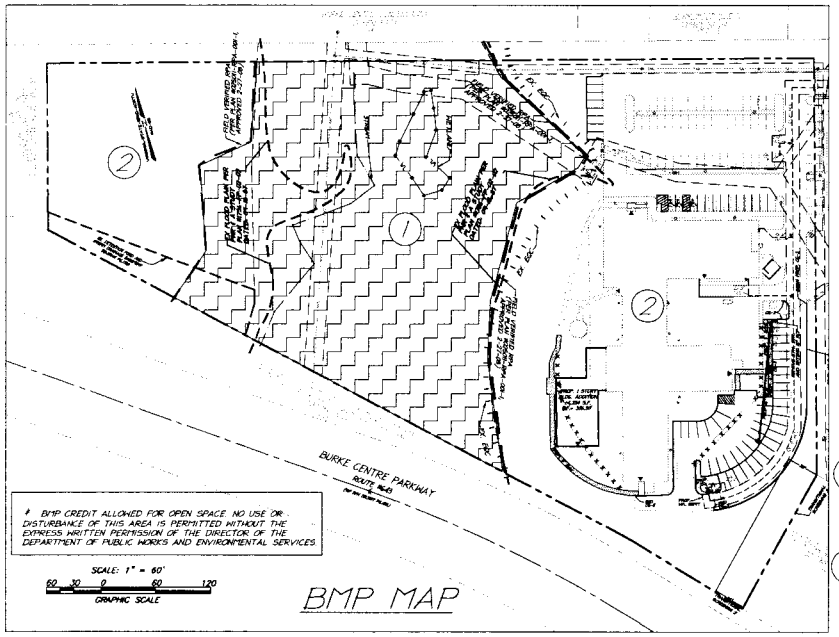
THE BURKE HEALTH & REHABILITATION CENTER IS CURRENTLY SITUATED ON +/-7.66 ACRES OF LAND IN THE BRADDOCK DISTRICT OF FAIRFAX COUNTY NEAR THE NORTHWEST CORNER OF BURKE LAKE ROAD AND BURKE CENTRE PARKWAY. THE EXISTING BUILDING HAS A FOOTPRINT OF APPROXIMATELY +/-26,800 SQUARE FEET. A PORTION OF THE BUILDING IS ONE STORY AND THE REMAINDER OF THE BUILDING IS TWO STORIES. A +/-4,234 SQUARE FOOT, SINGLE STORY ADDITION AND 50 ADDITIONAL PARKING SPACES ARE PLANNED FOR THE FACILITY. THE EXISTING IMPERVIOUSNESS OF THE SITE IS +/-23% THE IMPERVIOUSNESS OF THE SITE AFTER THE PROPOSED ADDITION WILL BE +/-27%

THE ENTIRE SITE CURRENTLY DRAINS, UNDETAINED, TO AN UNNAMED TRIBUTARY OF POHICK CREEK THAT RUNS NORTHWARD THROUGH THE WESTERN PORTION OF THE SITE. THE TRIBUTARY HAS MAPPED FLOODPLAIN LIMITS PREPARED BY PATTON, HARRIS, RUST AND ASSOCIATES (1736-FP-02-2, APPROVD 09/18/1987). RUNOFF FROM THE SITE EITHER SHEET FLOWS THROUGH EXISTING WOODS (WHICH WILL REMAIN UNDISTURBED THROUGH THIS PROPOSED CONSTRUCTION) INTO THE FLOODPLAIN OR IS PIPED THROUGH AN UNDERGROUND SYSTEM (WHICH PROVIDES AN OUTFALL FOR THE ADJACENT BURKE RETIREMENT CENTER POND) TO A RIPRAP DITCH THAT DISCHARGES THROUGH THE FLOODPLAIN INTO THE RECEIVING STREAM ON SITE. THE ADDITION WILL NOT HAVE ANY IMPACT ON THE EXISTING DRAINAGE PATTERNS, AND NO DETENTION IS PLANNED FOR THE SITE. A STORMWATER MANAGEMENT WAIVER REQUEST WILL BE SUBMITTED DURING THE FINAL SITE PLAN STAGE. BEST MANAGEMENT PRACTICES FOR THE INCREASE IN IMPERVIOUS AREA WILL BE ADDRESSED BY USING THE FLOODPLAIN EASEMENT AS CONSERVATION AREA.

THE DRAINAGE AREA TO THE FLOODPLAIN AT THE NORTH END OF THE SITE IS 3.76 ACRES. THE DRAINAGE AREA OF THE ENTIRE TRIBUTARY IS 553 ACRES AT THE POINT WHERE IT REACHES POHICK CREEK, APPROXIMATELY 1300 FEET UPSTREAM OF ITS CROSSING OF BURKE LAKE ROAD. AT THIS POINT, THE DRAINAGE AREA OF POHICK CREEK IS APPROXIMATELY 5,620 ACRES WHICH IS SIGNIFICANTLY LARGER THAN ONE SQUARE MILE (640 ACRES) AND THEREFORE SATISFIES THE COUNTY'S REQUIREMENTS FOR DOWNSTREAM EXTENT OF REVIEW.

THE CONDITION OF THE RECEIVING CHANNEL IN THIS OUTFALL AREA IS GOOD. AN INVESTIGATION OF THE STEAM FROM THE SOUTH END OF THE SITE TO POHICK CREEK REVEALED A CHANNEL WITH ONLY MILD EROSION, NO SIGNS OF EXCESSIVE FLOODING, VERY LITTLE LITTER, AND CLEAR WATER. THE STREAM BED IS GENERALLY ROCKY. APPROXIMATELY 1500' DOWNSTREAM OF THE SUBJECT SITE IS A 5.5-ACRE DETENTION POND WITH A GOOD GRASS COVER AND CLEAN OUTLET STRUCTURE. DIRECTLY BEFORE THIS DRY POND IS A CULVERT CONSISTING OF 4 RCP PIPES WHICH PASS UNDERNEATH BURKE VIEW COURT. APPROXIMATELY 500' AFTER THE DRY POND, THE STREAM PASSES THROUGH ANOTHER CULVERT WHICH ALSO CONSISTS OF 4 RCP PIPES WHICH GO UNDERNEATH COFFER WOODS ROAD. A LITTLE FURTHER DOWNSTREAM, THE STREAM ALSO PASSES THROUGH A SINGLE 36-INCH CMP CULVERT UNDER A GRAVEL ROAD BEHIND THE TOWNHOUSES ON BURKE TOWNE COURT. ALL OF THE CULVERTS ARE CLEAR AND IN GOOD CONDITION.

THE DOWNSTREAM ANALYSIS PORTION OF THE ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL WILL BE MET BY REVIEWING THE RECEIVING STREAM FROM THE SITE TO THE EXTENT OF REVIEW LOCATED AT POHICK CREEK. CROSS SECTIONS ALONG THE RECEIVING STREAM WILL BE "ANALYZED BY THE USE OF A 2-YEAR FREQUENCY STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS." IF IT IS DETERMINED THAT THE RECEIVING STREAM IS INADEQUATE, PROPORTIONAL IMPROVEMENT AND NO ADVERSE IMPACT WILL BE SHOWN USING THE METHOD APPROPRIATE TO THE TYPE OF INADEQUACY. THE REMAINDER OF THE ADEQUATE OUTFALL REQUIREMENTS IS ALREADY ADDRESSED BY THE EXISTING SITE.

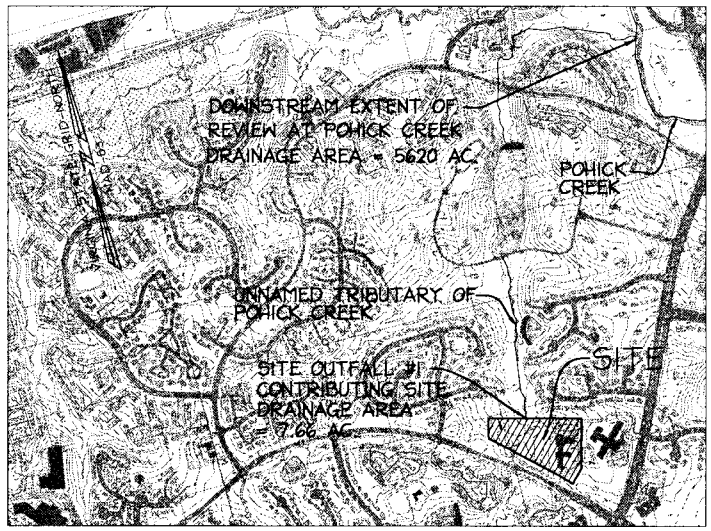


BMP MAP

LEGEND

1 FLOODPLAIN EASEMENT AREA TO BE USED AS NATURAL OPEN SPACE *

2 UNCONTROLLED AREA



OVERALL DRAINAGE MAP

SCALE: 1" = 500'

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
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BMP & SWM COMPUTATIONS

SPECIAL EXCEPTION AMENDMENT PLAT

BURKE HEALTH & REHABILITATION CENTER

FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 07250

SCALE: AS SHOWN

DATE: 04-07-08

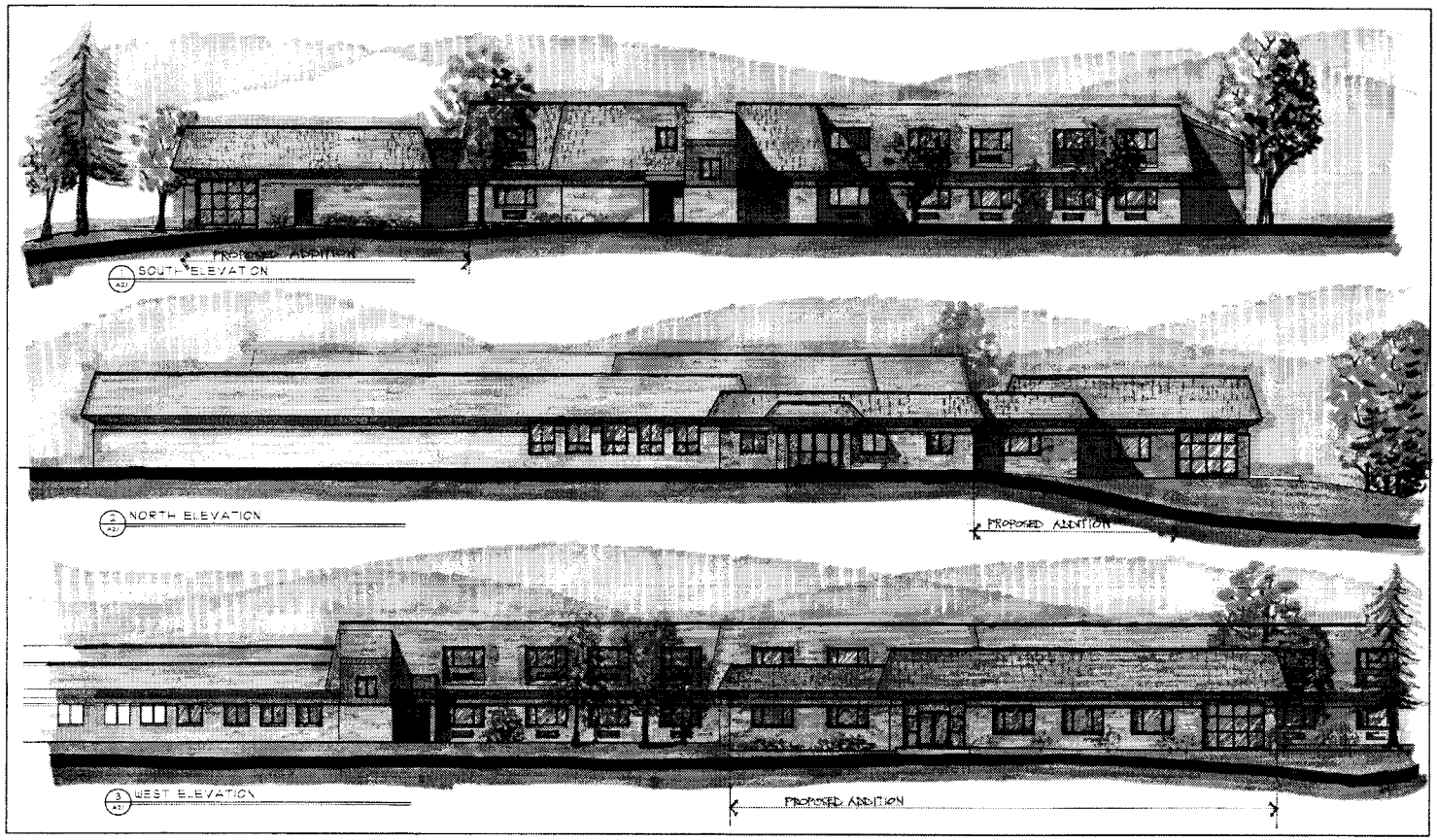
DESIGN: DM
DRAWN: JR
CHECKED:

SHEET No. 7 OF 8

C-5507

DATE	REVISION
07/10/2008	RESPONSE TO COUNTY COMMENTS DATED 06/11/08
09/29/2008	RESPONSE TO COUNTY COMMENTS DATED 07/31/08 & 08/26/08
04/13/2009	RESPONSE TO COUNTY COMMENTS DATED 03/13/09

THIS SHEET IS ONLY CERTIFIED AS PART OF OUR PLAN SET.



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COMMONWEALTH OF VIRGINIA
WILLIAM E. ZINN
No. 21814
05-13-09
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ARCHITECTUAL ELEVATIONS

SPECIAL EXCEPTION AMENDMENT PLAT
BURKE HEALTH & REHABILITATION CENTER
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 07160
SCALE: N.T.S.
DATE: 04-07-08
DESIGN:
DRAWN: K.P.
CHECKED:
SHEET No.
8 OF 8

C-5507