

FAIRFAX COUNTY, VIRGINIA  
MEMORANDUM  
July 24, 1996

RECEIVED  
OFFICE OF ENVIRONMENTAL SERVICES  
JUL 29 1996  
ZONING EVALUATION DIVISION

TO: Barbara A. Byron, Director  
Zoning Evaluation Division  
Office of Comprehensive Planning

FROM: Tara Dean 246-3868  
Planning Section  
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Protected Condition  
Amendment PCA 84-P-129-4 and Final Development Plan Amendment FDPA 84-  
P-129-3

The following information is submitted in response to your request for a preliminary Fire and  
Rescue Department analysis for the subject Protected Condition Amendment, Special Exception  
Amendment and Rezoning Applications:

- The application property is serviced by the Fairfax County Fire and Rescue  
Department Station 530, Manassah.
- After construction programmed for FY 1996, this property will be serviced by the  
fire station planned for the \_\_\_\_\_ area.
- In summary, the Fire and Rescue Department considers that the subject rezoning  
application property:
  - currently meets fire protection guidelines.
  - will meet fire protection guidelines when a proposed fire station becomes  
fully operational.
  - does not meet current fire protection guidelines without an additional  
facility; however, a future station is projected for this area.
  - does not meet current fire protection guidelines without an additional  
facility; however, a station location study is currently underway, which may  
impact this rezoning positively.

FAIRFAX COUNTY, VIRGINIA  
MEMORANDUM  
APPENDIX 9

TO: Staff Coordinator  
Zoning Evaluation Division, OCP  
Gibson, Oak-Fordham, (401-2275)  
System Engineering & Maintenance Division  
Office of Water Management, DPW

DATE: July 31, 1996  
AUG 1 1996  
ZONING EVALUATION DIVISION

SUBJECT: Statutory Sewer Analysis Report  
REFERENCE: Application No. PCA 84-P-129-4 FDPA 84-P-129-3  
Tax Map No. 49-2-037-1-A, B, C, D, E, F, G, H, I

- The application property is located in the Cameron Run (C11) Watershed. It would be served into  
the Alexandria Treatment Plant.
- Based upon current and estimated flow, there is excess capacity available in the Alexandria Authority  
Treatment Plant at this time. For purposes of this report, connections flow shall be determined but for  
which fees have been paid, holding permits have been issued, or industry recommendations have been  
established by the Board of Supervisors. No connection can be made, however, as to the availability  
of treatment capacity for the development of the subject property. Availability of treatment capacity  
will depend upon the current rate of construction and the timing for development of the site.
- An existing 20 inch iron pipe located in Park Forest Dr. and an existing  
and proposed 20 inch iron pipe located in the proposed area at the present time.
- The following table indicates the condition of all related sewer facilities and the total effect of this  
rezoning application.

Existing Use ± Application ± Precursor Rezoning	Existing Use ± Application ± Precursor Rezoning	Existing Use ± Application ± Precursor Rezoning
Asks: Inadeq.	Asks: Inadeq.	Asks: Inadeq.
Collector: _____	_____	_____
Submain: _____	_____	_____
Main/Trunk: _____	_____	_____
Interceptor: _____	_____	_____
Overall: _____	_____	_____



DEPARTMENT OF PUBLIC WORKS  
AND ENVIRONMENTAL SERVICES  
Environmental and Facilities Review Division  
12055 Government Center Parkway, Suite 530  
Fairfax, Virginia 22035-5303  
Telephone: (703) 324-1720 Fax: (703) 324-4339

VIRGINIA  
March 14, 2000

Edward G. Venditt, P.E.  
Director  
Environmental and Facilities Review Division, DPWES  
12055 Government Center Parkway, Suite 530  
Fairfax, Virginia 22035

Subject: Metro Place at Dunn Loring, Tax Map #49-2-037-A, B, C, D, E, F, G, and H,  
Project #7462-SR-10, Providence District

Reference: Public Facilities Manual Modification Request #021965

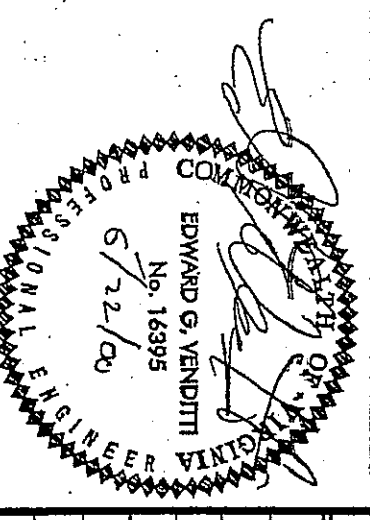
Dear Mr. Venditt:

- In response to your request for a modification of normal Public Facilities Manual (PFM) requirements to allow the use of an off-site underground facility for the subject project is hereby extended under the following conditions:
  - The underground vault and associated pipe system shall be constructed of reinforced concrete products only.
  - Operational procedures associated with the underground facilities shall be incorporated in the Condominium/Homeowner Association documents to insure site operator/maintenance of the facilities.
  - A maintenance plan and agreement shall be executed prior to final approval with a financial plan for the Condominium/Homeowner Association to finance regular maintenance, including full life cycle replacement costs. Additionally, the agreement shall incorporate a statement that Fairfax County shall be held harmless for any liability associated with the facilities.

Additionally, related to approved Proffer Condition Amendment PCA 84-P-129-4, Proffer Condition #9, the applicant shall provide the following:

- The proposed facilities shall be maintained by the applicants, their successors and assigns in accordance with the regulations of the Department of Public Works and Environmental Services (DPWES), i.e. a private maintenance agreement as outlined above.
- The purchasers shall be advised prior to entering into a contract of sale and in the Condominium/Homeowner Association documents that the applicant shall be responsible for the maintenance of the facilities. The said maintenance responsibility shall be incorporated in an agreement and recorded in the Land Records of the County. This agreement shall include:
  - County inspection and all other issues as may be necessary to insure that the facilities are maintained by the applicants in good and workmanlike condition.
  - Arrangements and procedures to be established to facilitate inspection by the County, i.e., advance notice procedure, whom to contact, who has the key, etc.
  - Liability insurance in an amount of \$1,000,000 (one million dollars) shall be continuously maintained by the applicant and/or Condominium/Homeowner Association against claims associated with the facilities.

NO.	REVISION	DATE	BY

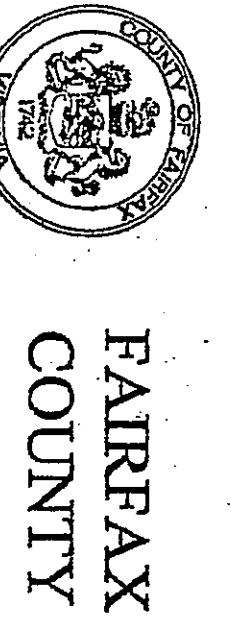


EDWARD G. VENDITT, P.E.  
DIRECTOR  
ENVIRONMENTAL AND FACILITIES REVIEW DIVISION  
DPWES  
12055 GOVERNMENT CENTER PARKWAY, SUITE 530  
FAIRFAX, VIRGINIA 22035-5303  
7/31/96

Edward G. Venditt, P.E.  
Director  
Environmental and Facilities Review Division, DPWES  
12055 Government Center Parkway, Suite 530  
Fairfax, Virginia 22035-5303  
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If further assistance is desired, please contact me at 703-324-1720.  
Sincerely,  
*Valerie Tucker*  
Valerie Tucker, Engineer III

cc: Scott St. Clair, Acting Director, Stormwater Planning Division, DPWES  
Craig Canfield, Director, Environmental and Facilities Inspections Division, DPWES  
Ender Nwosu, Engineer III, Environmental and Facilities Review Division, DPWES  
Walter Fife



DEPARTMENT OF PUBLIC WORKS  
AND ENVIRONMENTAL SERVICES  
Environmental and Facilities Review Division  
12055 Government Center Parkway, Suite 530  
Fairfax, Virginia 22035-5303  
Telephone: (703) 324-1720 Fax: (703) 324-4339

VIRGINIA  
February 16, 2000

Mohamed Abu-Kassem, P.E.  
Director  
Environmental and Facilities Review Division, DPWES  
12055 Government Center Parkway, Suite 530  
Fairfax, Virginia 22035-5303  
Project #7462-SR-04-1, Tax Map #49-2-037-A-1, Providence District  
Type Residential/SVWAP

Reference: Geotechnical Report for Metro Place at Dunn Loring, Parcel C-1,  
Project #7462-SR-04-1, Tax Map #49-2-037-A-1, Providence District,  
Type Residential/SVWAP

Dear Mr. Abu-Kassem:

The referenced geotechnical report prepared on behalf of Jale Development, dated June 17, 1999, with your Project Number 463-95057, is judged generally acceptable and approved.

The recommendations in the approved geotechnical report shall be shown as requirements on the construction plans (Fairfax County Public Facilities Manual (PFM), Section 4-0301). The geotechnical engineer shall review the grading and construction plans and state his opinion as to whether or not the plans have been prepared in accordance with the approved recommendations. The following requirements of the PFM and the Code of the County of Fairfax, Virginia, shall be shown on the plans prior to approval:

- All construction involving problem soil must be performed under the full-time inspection of the geotechnical engineer.
- The geotechnical engineer shall furnish a written opinion to the County as to whether or not work has been performed in accordance with the approved plans prior to the issuance of any occupancy or use permit.

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MECHANICSBURG, PA • ROANOKE, VA • WEST PALM BEACH, FL

PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING  
**Greenhome & O'Mara, Inc.**  
11211 WAILES MILL ROAD  
FAIRFAX, VIRGINIA 22030  
(703) 385-9800

WAIVERS & MISCELLANEOUS CORRESPONDENCE  
**METRO PLACE AT DUNN LORING**  
PARCEL C-1 (PREVIOUSLY PARCEL C-1)  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DESIGN	SCALE	N/A
SJM DRAWN	25 OF 35	
MP CHECKED	SHEET	
3/00	5169JADE	PP-805
DATE	PROJ. NO.	FILE NO.

Board Summary  
-54-  
Supervisor Connolly commented the staff who were involved with the visitation workshop on June 10, 1998.

105. CONCURRENT PROCESSING OF SITE PLANS ASSOCIATED WITH PROFFER CONDITION AMENDMENT APPLICATION PCA 84-P-129-5, LAKE DUNN LORING METRO. (Tape 14)

Supervisor Connolly stated that Jale Dunn Loring Metro L.L.C. is the applicant in the Proffered Condition Amendment Application PCA 84-P-129-5 located in Tax Map Number 49-2(37) C, E, and F. The application property is proposed for multi-family and high density townhouse uses oriented toward the Dunn Loring Metro.

Supervisor Connolly moved that the Board direct the Acting Director of the Department of Public Works and Environmental Services (DPW&ES) and the Director of the Department of Planning and Zoning (DPZ) to concurrently process the Site Plans associated with Proffered Condition Amendment Application PCA 84-P-129-5. He noted that this motion does not relieve the applicant from complying with the provisions of any applicable ordinances, regulations, or adopted standards, and it does not prejudice the consideration of the application in any way. This motion was seconded by Supervisor Bulova and carried by a vote of nine, Supervisor Mendelsohn being out of the room.

106. CONCURRENT PROCESSING FOR REZONING APPLICATION RZ 1997-PD-16, AMERICAN LAND DEVELOPERS, AND ITS ASSOCIATED SITE PLANS (Tape 14)

Supervisor Connolly stated that American Land Developers is the applicant in Rezoning Application RZ 1997-PD-16 located in the northeast quadrant of the intersection of Callows Road and Oak Street in Dunn Loring and identified as Tax Map Numbers 39-4 (1) parcels 74, 74, 75, and 76A and 39-4 (1) parcels A, 2 and 3. The applicant is proposing single family detached housing consistent with the Comprehensive Plan's optional density range of 4-3 dwelling units per acre. The applicant has agreed to a deferral of the Planning Commission and Board of Supervisors' public hearings until November to include a half-acre parcel into the rezoning application.

Accordingly, Supervisor Connolly moved that the Board direct the Acting Director of the Department of Public Works and Environmental Services (DPW&ES) and the Director of the Department of Planning and Zoning (DPZ) to simultaneously process the subdivision plans with Rezoning Application RZ 1997-PD-16. He noted that this motion does not relieve the applicant from complying with the provisions of any applicable ordinances, regulations or adopted standards, and it does not prejudice the consideration of the application in any way. This motion was seconded by Supervisor McConnell and carried by a vote of nine, Supervisor Mendelsohn being out of the room.

Mohamed Abu-Kassem, P.E.  
February 16, 2000  
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- Review and approval of plans, specifications and reports by the County, with or without recommendations by the Geotechnical Review Board, shall in no way relieve the developer of the responsibility for the design, construction and performance of the structures, pavement and slopes on the project and damage to surrounding properties.
- During construction, the owner shall employ an engineer licensed in the State of Virginia to inspect the construction of the dam and file the inspection report(s) with the County not more than thirty (30) days following the completion of the dam. (FPM 6-1607.2A, 6-16-12B).
- As-Built plans shall be provided as required. (FPM 6-1607.3).

Sincerely,  
*Ben Aaron*  
Ben C. Aaron, Ph. D.  
BCA/As  
059.PR  
cc: George Schultz, Jale Development Company  
Edward G. Venditt, P.E. Greenhome & O'Mara, Inc.  
Craig Canfield, Director, Environmental and Facilities Inspections Division, DPWES