FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290 TTY 711 (Virginia Relay Center) Fax (703) 324-3924

V I R G I N I A

June 9, 2005

Mr. Hubert W. Turner
Christopher Consultants
9900 Main Street, fourth floor
Fairfax, VA 22031-3907

Re: Interpretation for RZ/FDP 2001-SU-033; Village at Mt. Gilead: Sign/Entry Feature

Dear Mr. Turner:

This is in response to your letter of March 17, 2005, (attached) requesting an interpretation of the proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors in conjunction with RZ 2001-SU-033 and the development conditions and Final Development Plan (FDP) approved by the Planning Commission. As I understand it, the question is whether the proposed sign/entry feature would be in substantial conformance with the proffers, development conditions and CDP/FDP. This determination is based on your letter and the plans titled "The Village at Mount Gilead" consisting of three sheets prepared by Christopher Consultants dated November 1, 2004.

It is my understanding that the proposed stone entry feature with a sign is proposed to be located at the intersection of Wharton Lane and Mt. Gilead Road and would have a split rail fence on either side of the wall. You have also stated that planters would be incorporated into the entrance feature, and that the wall and split rail fence would be compatible with those located across the street on the St. Johns Church property.

It is my determination that the proposed design of the sign/entry/planter feature would be in substantial conformance with the CDP/FDP, proffers and development conditions, provided that it meets all applicable provisions of the Zoning Ordinance, including issuance of a sign permit. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Kevin Guinaw at (703) 324-1290.

Sincerely,

Barbara Byron

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

Attachments: A/S

cc: Michael Frey, Supervisor, Sully District
Ron Koch, Planning Commissioner, Sully District
Leslie Johnson, Deputy Zoning Administrator, Permit Review Division, DPZ
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: RZ/FDP 2001-SU-033; PI 0503 031; Imaging; Reading File

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March 17, 2005

RECEIVED
Department of Planning & Zoning
MAR 17 2005
Zoning Evaluation Division

Mr. Kevin Guinaw
Branch Chief
Special Projects/Applications Management
(Proffers and Development Conditions Interpretations)
Department of Planning and Zoning
Zoning Evaluation
12055 Government Center Parkway
Fairfax, VA 22035-5507

RE: The Village at Mount Gilead
Fairfax County Plan #4817-SD-01
Project #022301.00

Dear Mr. Guinaw:

The purpose of this letter is to get your concurrence that the attached signage construction plan for the entrance feature at The Village at Mount Gilead conforms to the approved plans and approved CDP/FDP for the same project.

I have attached the approved CDP/FDP and copies of the approved subdivision plan with the entrance signage sheets for your review, which shows the approved location of the entrance feature and the approved proffers. Also attached are photographs of the existing entrance features at the St. John's Church.

We would like your concurrence that the proposed entrance feature as shown on the signage construction plan is in compliance with proffers and approved CDP/FDP.

Should you need further information, please do not hesitate to contact me.

Very truly yours,

Hubert W. Turner
Senior Project Manager/Associate

HWT/ms

Enclosures

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9900 main street, fourth floor
fairfax, virginia 22031-3907

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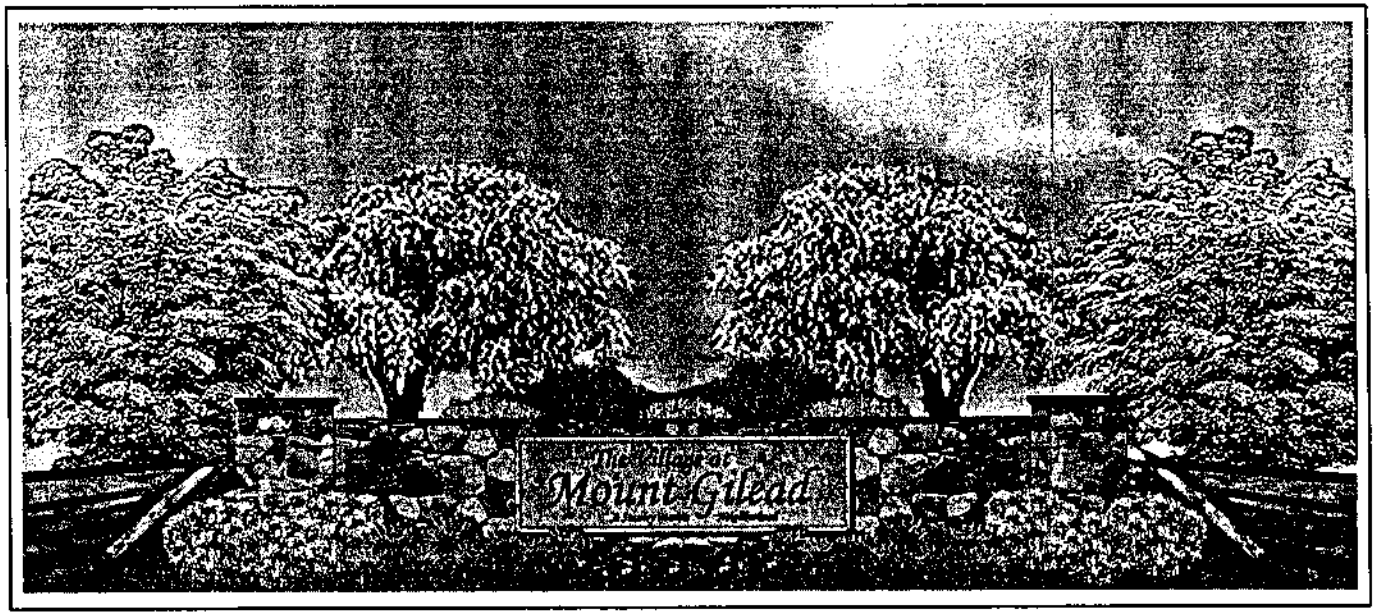
fax 703 273 7836
web site www.christopherconsultants.com

THE VILLAGE AT MOUNT GILEAD

SIGNAGE CONSTRUCTION PLAN



SHEET INDEX

1. COVER SHEET
2. SIGN WALL DETAILS
3. PLAN VIEW AND SIGN ELEVATIONS

christopher consultants
engineering surveying land planning
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8600 mayfair street (south hood) fairfax, va. 22031-3907
703 273 5820 fax 703 273 1648

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21014
PROFESSIONAL ENGINEER

COVER SHEET

THE VILLAGE AT MOUNT GILEAD

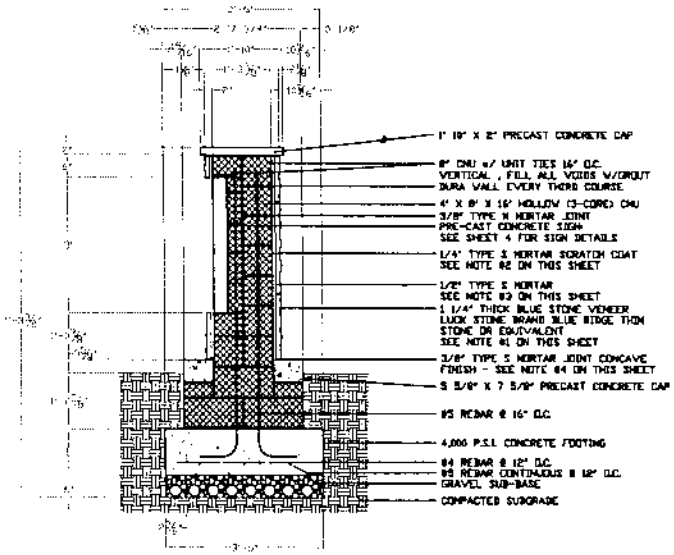
SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED
DATE: 11/01/04
DESIGN: JR/KR
DRAWN: JR
CHECKED:
SHEET No.
1 of 3

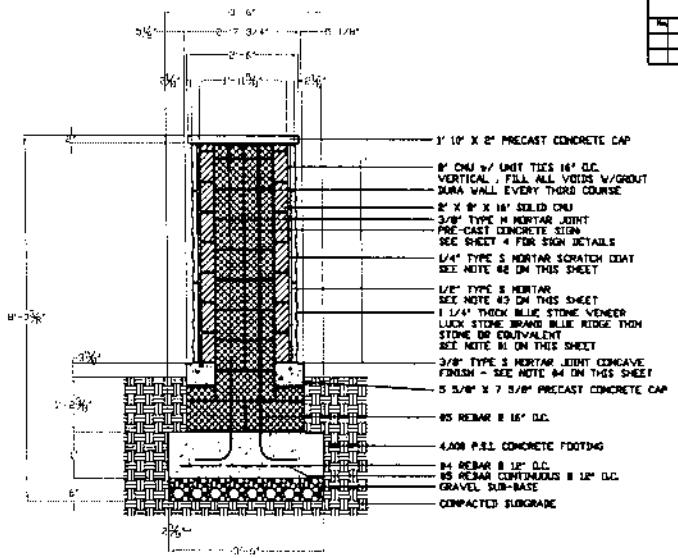
C- 4974

THE SUBMITTED DRAWINGS CONTAIN NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED	DATE	REVISION
REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

No.	DESCRIPTION	BY	APPROVED	DATE



WALL SECTION A-A SCALE: 3/4" = 1'-0"



WALL SECTION B-B SCALE: 3/4" = 1'-0"

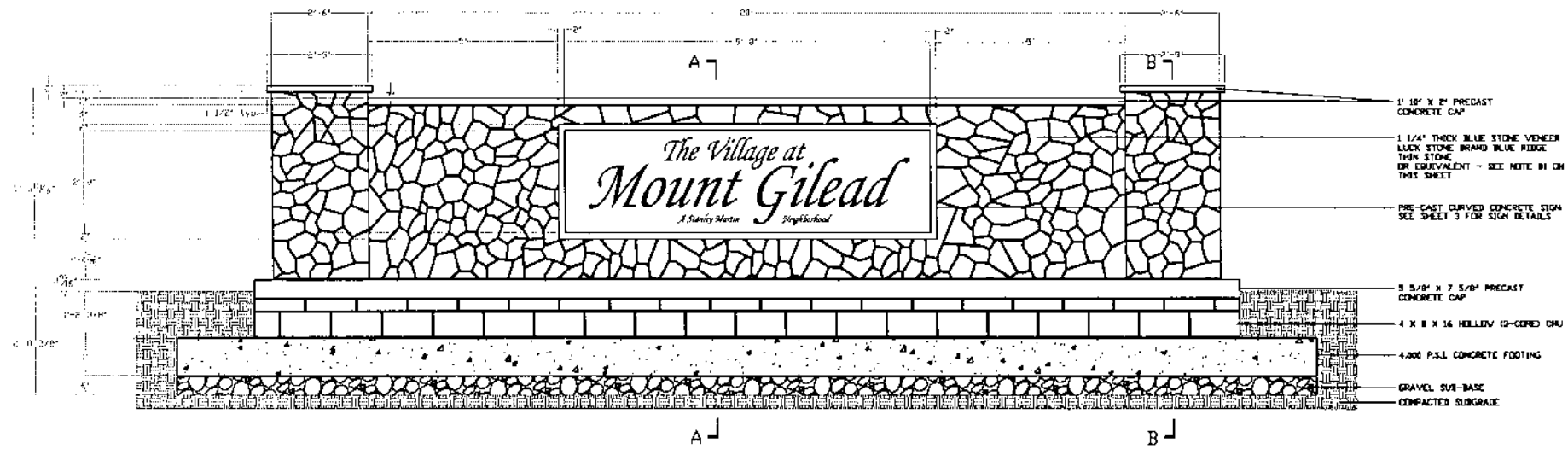
NOTES:

1. BLUE STONE VENEER: THE STONE VENEER SHOULD BE LUCK STONE BLUE RIDGE THIN STONE OR AN EQUIVALENT APPROVED BY THE OWNER'S REPRESENTATIVE. PROVIDE PRODUCT SAMPLES OF ALL STONE VENEERS FOR REVIEW BY OWNER'S REPRESENTATIVE. AVERAGE THICKNESS OF THE STONE SHOULD BE 1-1/4". AVERAGE FACE SIZES SHOULD BE BETWEEN 8"X8" AND 24"X24". THE VENEER SHOULD BE A SEDIMENTARY STONE THAT IS VERY FINE-GRAINED WITH VERY THIN BEDDING PLANES.

2. SCRATCH COAT: THE SCRATCH COAT MORTAR MIX SHOULD CONSIST OF APPROXIMATELY 2 PARTS CLEAN SAND AND 1 PART TYPE S MORTAR. THE MASONARY SURFACE SHOULD BE CLEANED BEFORE APPLICATION, AND A 1/4" THICK COATING SHOULD BE APPLIED. HORIZONTAL LINES SHOULD BE RAKED IN THE SCRATCH COAT BEFORE IT STARTS TO CURE. THIS COAT SHOULD BE ALLOWED TO DRY FOR AT LEAST 18 HOURS. IN WARM WEATHER, THE SCRATCH COAT AND STONE MAY NEED TO BE DAMPENED PRIOR TO STONE INSTALLATION TO KEEP MOISTURE FROM BEING DRAWN FROM THE MORTAR TO QUICKLY.

3. SETTING MORTAR COAT: APPLY A SECOND COAT OF MORTAR CONSISTING OF 2 PARTS CLEAN SAND AND 1 PART TYPE S MORTAR. MIX DRY AND THEN ADD POTABLE WATER UNTIL THE MIX IS SIMILAR TO THE CONSISTENCY OF CAKE ICING. STARTING AT THE BOTTOM OF THE WALL, "BUTTER" THE STONE WITH 1/8" TO 1" OF MORTAR AND PRESS IT AGAINST THE CURED SCRATCH COAT. SLIGHTLY MOVE THE STONE IN A CIRCULAR MOTION UNTIL SUCTION IS CREATED. RELEASE THE STONE AND MAKE SURE THAT IT HOLDS. IF IT DOES NOT, RE-SETTING WITH A FRESH SETTING BED MAY BE NECESSARY.

4. POINTING JOINTS: IF POINTING OF THE JOINTS IS TO BE DONE AT A LATER TIME BE SURE TO RAKE OUT AT LEAST 1/2" OF THE SETTING MORTAR FROM THE JOINTS TO PREPARE FOR THE POINTING PROCESS. IF POINTING IS DONE AS THE STONE IS SET, FILL THE JOINTS TO THE APPROPRIATE DEPTH, AND TOOL OR BRUSH FOR THE DESIRED EFFECT.



WALL ELEVATION WITH STONE VENEER FACADE SCALE: 3/4" = 1'-0"

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COMMONWEALTH OF VIRGINIA
WILLIAM E. ZINK
No. 21914
PROFESSIONAL ENGINEER

SIGN WALL DETAILS

THE VILLAGE AT MOUNT GILEAD

SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

SCALE: 3/4" = 1'-0"

DATE: MAY/09

DESIGN: JMR
DRAWN: JR
CHECKED:

SHEET No. 2 of 3

C- 4974

NOTES:

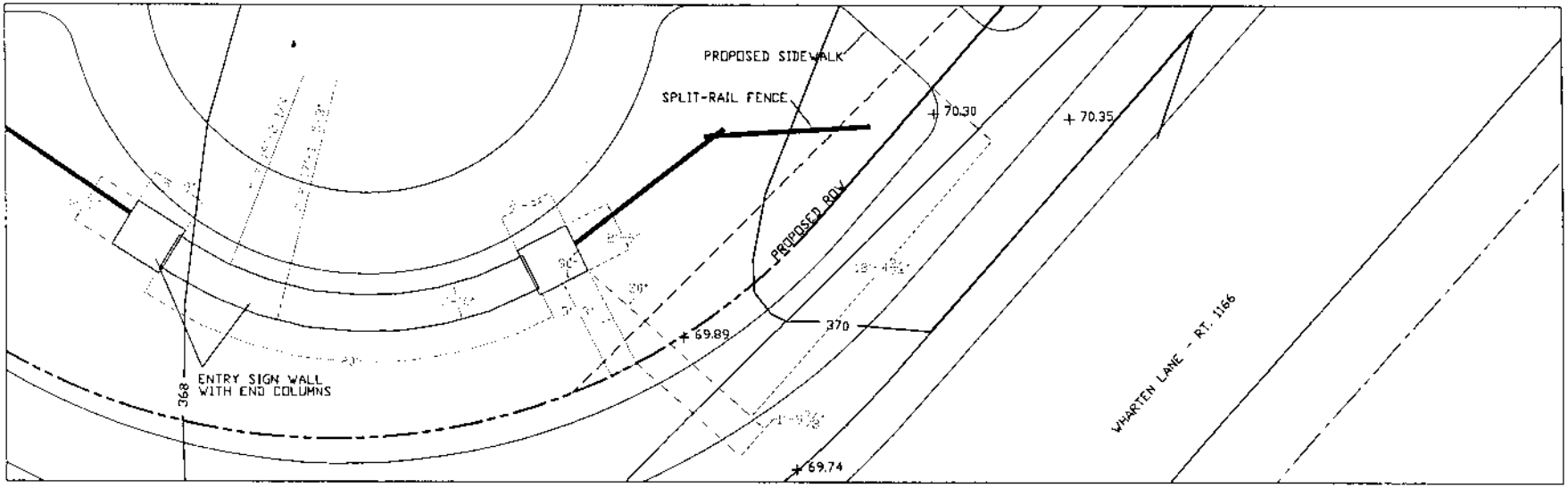
1. PRECAST CONCRETE SIGN PANEL: LIGHT ACID WASH FINISH (SMOOTH TEXTURE WITH LITTLE OR NO SAND GRANULAR EXPOSURE). PROVIDE ATTACHMENT TO CMU AS REQUIRED. PROVIDE SHOP DRAWINGS AND COLOR SAMPLE FOR REVIEW BY OWNER'S REPRESENTATIVE. PRECAST SIGN PANEL FAVRICATOR TO PROVIDE PLYWOOD TEMPLATE TO MASON TO USE WHEN BLOCKING OUT VOID FOR SIGNAGE. TEMPLATE TO REMAIN IN PLACE UNTIL COMPLETED SIGN PANEL IS INSTALLED.

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

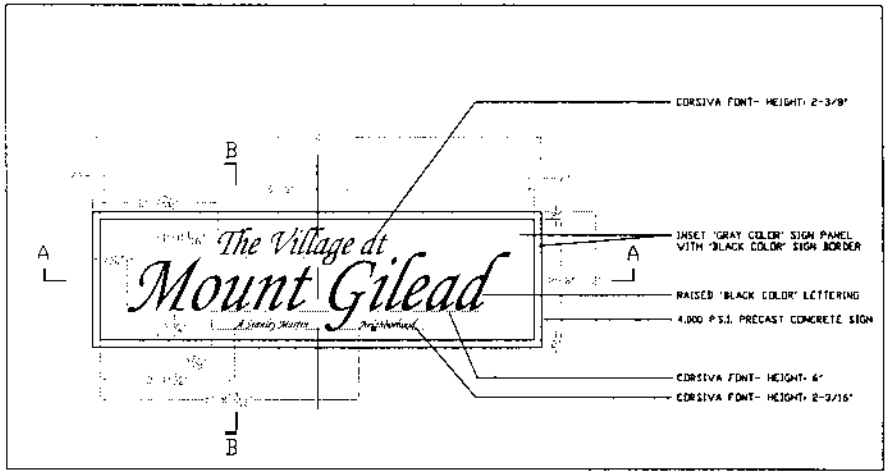
REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DESCRIPTION	REV. No.	APPROVED	DATE

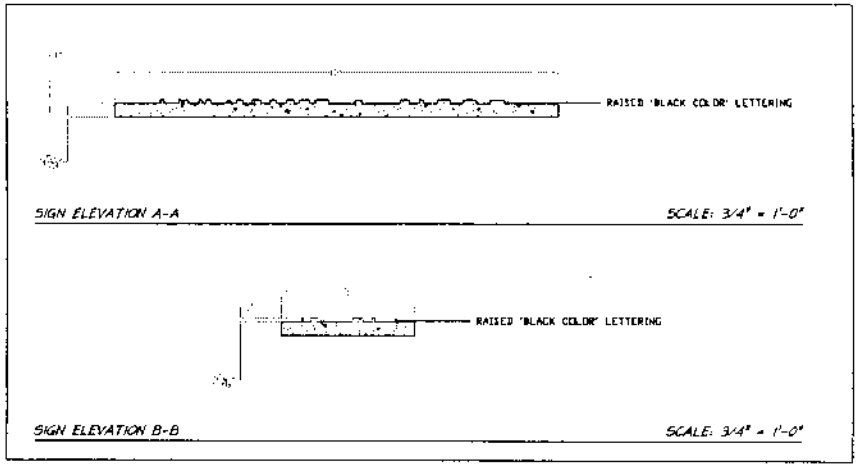
DATE	REVISION



PLAN VIEW SCALE: 3/8" = 1'-0"



SIGN ELEVATION SCALE: 3/4" = 1'-0"



SIGN ELEVATION A-A SCALE: 3/4" = 1'-0"

SIGN ELEVATION B-B SCALE: 3/4" = 1'-0"

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21814
PROFESSIONAL ENGINEER

PLAN VIEW AND SIGN ELEVATIONS

THE VILLAGE AT MOUNT GILEAD

SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN
DATE: 8/30/04
DESIGN: JWRT
DRAWN: JR
CHECKED:
SHEET No. 3 of 3

C- 4974