County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

March 8, 2006

Jane W. Gwinn
Land Use Coordinator
Walsh, Colucci, Lubeley, Emrich & Terpak, P. C.
Courthouse Plaza
2200 Clarendon Blvd., Thirteenth Floor
Arlington, VA 22201-3359

Re: Interpretation for RZ 1997-DR-021, SE 1998-DR-023, VC 98-D-142: Noise Wall

Dear Ms. Gwinn:

This is in response to your letters of October 21, 2005, November 2, 2005, and November 15, 2005, (attached) requesting an interpretation of the proffers and Generalized Development Plan (GDP) accepted by the Board of Supervisors in conjunction with the approval of RZ 1997-DR-021, the Special Exception (SE) Plat approved by the Board of Supervisors with SE 1998-DR-023, and the Variance (VC) Plat and development conditions approved by the Board of Zoning Appeals with VC 98-D-142. As I understand it, the question is whether the proposed noise wall to be located along the southern boundary of the property adjacent to the Dulles Toll Road would be in substantial conformance with the above-referenced approvals. This determination is based on the plans attached to your letter of November 15, 2005, entitled: "Plan and Profile, Proposed Sound Wall Alternative, Spring Hill Road," prepared by BC Consultants and dated August 2005, as revised through November 14, 2005 (2 sheets); and "Wall Cross Section Profiles, Spring Hill Road," prepared by BC Consultants and dated October 2004, as revised through November 14, 2005. This letter supersedes my previous determination on this issue dated January 18, 2005.

The proposed noise wall would range in height from 6 to 14 feet and extend approximately 1600 feet along the southern boundary of the site. The majority of the wall (1000 feet) would be constructed of concrete with the highest elevation in wall height (14') to be located at the point where the existing topography is at its lowest elevation (stations 405 to 425 shown on the submitted graphic). The westernmost 600 feet of the noise wall would be constructed of wood, including the spanning of an existing culvert. Along the eastern side line, the noise wall would turn perpendicularly for approximately 150 feet and be constructed of wood, 6 feet in height, and mounted on top of an existing retaining wall. The proposed noise wall is designed to minimize the amount of clearing and grading that would be required to construct it.

You have indicated that the concrete wall would be an "acousticrete" modular concrete system, which is a lightweight, pre-engineered, modular wall system that uses interlocking panels and posts made of

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
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high performance glass-fired and steel reinforced pre-colored concrete. This material is designed to yield optimum reliability and durability. The wall would have a brick finish and be reddish in color. The materials have been approved by VDOT. The proposed wall would provide mitigation that meets the proffered noise levels on the property, as demonstrated in the noise analyses prepared by Wyle Laboratories dated August 27, 2004, and is supported by the community homeowners association.

The noise wall is shown on the approved development plan and plats to be located on the application property. The possibility of locating the wall within the VDOT right-of-way was explored by the applicant's engineers, County staff and VDOT in order to optimize its performance. However, such location was not feasible due to the significant drop in topography along the shoulder of the Dulles Toll Road. VDOT has concurred that the location of the wall within the roadway right-of-way is not feasible.

It is my determination that the proposed noise wall would be in substantial conformance with the applicable zoning approvals. This determination has been reviewed with the Environment and Development Review Branch of the Planning Division, DPZ, and the Virginia Department of Transportation. 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

BAB/O:\kguina\Interpretations\Springhill Noise Wall2.doc

Attachments: A/S

cc: Joan DuBois, Supervisor, Dranesville District
Nancy Hopkins, Planning Commissioner, Dranesville District
William E. Shoup, Zoning Administrator
Michael R. Congleton, Deputy Zoning Administrator
Robert B. Adams, Gammon & Grange, P.C., 8280 Greensboro Drive, McLean, VA. 22102-3807
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Paul Kraucunas, Virginia Department of Transportation
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
John Bell, Senior Planner, Environment and Development Review Branch, PD, DPZ
File: No. RZ 1997-DR-021, SE 1998-DR-023, VC 98-D-142, **Imaging**, Reading

WALSH COLUCCI
LUBELEY EMRICH
& TERPAK PC

Jane W. Gwinn
Land Use Coordinator
(703) 528-4700 Ext. 5432
jgwinn@arl.thelandlawyers.com

RECEIVED
Department of Planning & Zoning
NOV 16 2005
Zoning Evaluation Division

November 15, 2005

Via Scheduled Express

Kevin Guinaw
Branch Chief, Special Projects & Applications Branch
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Pkwy, Suite 800
Fairfax, VA 22035-5505

Re: Interpretation for RZ 1997-DR-021, SE 1998-DR-023, VC 98-D-142
Noise Wall
Tax Map Ref: 29-1((20))A, B

Dear Mr. Guinaw:

Based on additional discussions with you and Rosemary Ryan of Supervisor DuBois' office, please find enclosed a revised plat for the proposed alternative noise wall that reflects a maximum wall height of 14 feet for certain portions of the site as illustrated on the plat. The plat, dated 11/14/05 in the left hand corner, shows the location of the proposed wall/fence and the limits of clearing and grading for the combination wall along the entire Toll Road frontage, cross section profiles in certain designated areas, and a graphic depicting the elevations the wall/fence along the entire frontage. This plat along with the information presented in the October 21, 2005 and November 2, 2005 letters to you represents our proposed alternative noise wall.

A copy of this letter with the enclosure is also being provided to Rosemary Ryan and it is hoped that Ms. Ryan can be in contact with us on a possible dates and times for a meeting with the Homeowners Association to review this proposal. Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

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

Jane W. Gwinn
Land Use Coordinator

Enclosure
cc: Rosemary Ryan, Supervisor DuBois' Office (w/enclosure)
Rita J. Bamberger, Vice President, The Holladay Corporation (w/enclosure)
Jerry Emrich (w/enclosure)
Mark Liberati (w/o enclosure)
Martin D. Walsh (w/o enclosure)
J:\HOLLADAY\21.14\11-15-05 ltr Guinaw.doc

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& TERPAK PC

Jane W. Gwinn
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jgwinn@arl.thelandlawyers.com

November 2, 2005

RECEIVED
Department of Planning & Zoning
NOV 03 2005
Zoning Evaluation Division

Via Scheduled Express

Kevin Guinaw
Branch Chief, Special Projects & Applications Branch
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035-5505

Re: Interpretation for RZ 1997-DR-021, SE 1998-DR-023, VC 98-D-142
Noise Wall
Tax Map Ref: 29-1((20))A, B

Dear Mr. Guinaw:

This letter is to provide a correction and a revised plat for the proposed alternative noise wall that was set forth in my October 21, 2005 letter. The information presented in that letter is correct with the exception of the provision concerning the drainage channel. As we had previously agreed, the 6 foot wooden acoustical fence will span the drainage channel and there will not be a gap in this area. Accordingly, enclosed is a revised plan prepared by BC Consultants, which is dated 10/17/07 in the far left corner, which shows the location of the proposed wall/fence and the limits of clearing and grading for the combination wall along the entire Toll Road frontage, cross section profiles in certain designated areas, and, on pages 2 and 3, a graphic depicting the elevations of the wall/fence along the entire frontage.

I apologize for this error and look forward to discussing this revised proposal with you. Should you have any questions, please do not hesitate to contact me.

Sincerely,

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

Jane W. Gwinn /LKF

Jane W. Gwinn
Land Use Coordinator

Enclosure
cc: Rosemary Ryan, Supervisor DuBois' Office
Rita J. Bamberger, Vice President, The Holladay Corporation
Jerry Emrich
Mark Liberati

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& TERPAK PC

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RECEIVED
Department of Planning & Zoning

OCT 21 2005

Zoning Evaluation Division

October 21, 2005

Kevin Guinaw
Branch Chief, Special Projects & Applications Branch, Zoning Evaluation Division
Fairfax County Dept. of Planning & Zoning
12055 Government Center Pkwy, Suite 800
Fairfax, VA 22035-5505

Re: Interpretation for RZ 1997-DR-021, SE 1998-DR-023, VC 98-D-142
Noise Wall
Tax Map Ref: 29-1((20))A, B ("the "Property")

Dear Mr. Guinaw:

This is a follow up to our meeting on July 21, 2005 in which we discussed possible alternatives to the concrete and wood noise wall approved by Barbara Byron in a letter dated January 18, 2005.

As you may recall, at that meeting, we discussed various alternatives, prompted by the desire by some of the homeowners for a taller noise wall to be located generally across from Lots 13 through 15, resulting in a suggestion that perhaps there could be a combination of a 6-14 foot concrete wall/6 foot wooden fence. Since that meeting, the client has reviewed the feasibility of such an alternative and we are now proposing a combination of a 6 to 12 foot concrete wall and a 6 foot wooden fence. Enclosed is a plan prepared by BC Consultants, which is dated 10/17/05 (in the far left corner), which shows the location of the proposed wall/fence and the limits of clearing and grading for the combination wall along the entire Toll Road frontage, cross section profiles in certain designated areas, and, on pages 2 and 3, a graphic depicting the elevations of the wall/fence along the entire frontage.

As set forth on the plans, it is proposed to have a 6 foot wooden acoustical fence extending approximately 600 feet from the southwestern corner of the property (intersection of Spring Hill Road and the Toll Road), with a 9.1 meter gap to span the drainage channel, then a six foot modular concrete wall which increases in height to 12 feet for approximately 160 feet and then back down to 6 feet. Along the eastern side line, along Lot 9, there would be the addition of a 6 foot wooden acoustical fence.

As I indicated in a previous email, Gary Ehrlich of Wyle Laboratories referred us to a company located in Richmond, Virginia, Acoustical Solutions, Inc., which offers a modular concrete fencing and walls. We propose to use an acousticrete modular concrete system, which is a light weight, pre-engineered, modular wall system that uses interlocking panels and posts made of high-performance glass fire and steel reinforced pre-colored concrete. The panels are 1 foot tall and 5 feet long and can be stacked to the desired height. The wall system is further enhanced by a high-performance reinforced concrete mix designed to yield optimum reliability and durability. Enclosed is a picture of a wall with a brick finish that we propose to use, however, in lieu of the white brick shown in the picture, it would be our intent to use a reddish brick color. The supplier has been working with the Virginia Department of Transportation and submitted information to them regarding the same modular concrete wall system that is proposed for this Property. Enclosed is a copy of a letter from Ahmet C. Anday, P.E., Environmental Programs Manager of the Virginia Department of Transportation, indicating that this lightweight traffic noise abatement product is approved for those highway applications deemed appropriate by the Department.

The benefits of this wall system is that the wall system can be installed similar to how a wooden fence is installed. I have been advised that the installation of a regular concrete wall would require the use of heavier equipment and could require the clearing of up to a 50 foot wide area, which would require the removal of much of the existing vegetation in the area. This proposed wall will require the use of smaller equipment and can be done within a 10 foot wide limits of clearing and grading. It is also believed that the material of the proposed wall will be more compatible with the existing homes and the wall will have the same brick color and finish on both sides.

I appreciate that we have previously discussed having a maximum wall height of 14 feet in certain areas. However, the supplier advises that a 14 foot height will require the use of galvanized steel posts, while a 6 to 12 foot high wall allows the use of concrete columns which have the same exterior finish as the wall. The use of steel posts will also require the use of heavier equipment for the installation and a larger area of clearing and grading. It is suggested that there may be little, if any, discernable difference in the height from 14 to 12 feet and the benefits of having a wall with a residential appearance, front and back, with more retention of the existing vegetation would outweigh the benefit of a 14 foot high wall.

In summary, we believe that the proposed alternative will result in a noise wall that will be compatible with the existing residential neighborhood, will address the concerns of some of the homeowners for a taller noise wall in certain areas, and will be in compliance with the approved zoning conditions for the Property. I look forward to discussing this proposal and the next steps after you have had a chance to review this letter and enclosures.

Sincerely,

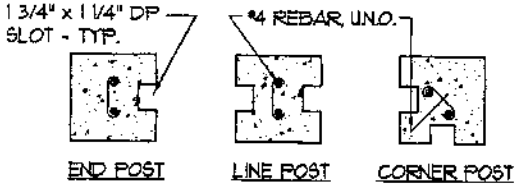
WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, P.C.

Jane W. Gwinn
Land Use Coordinator

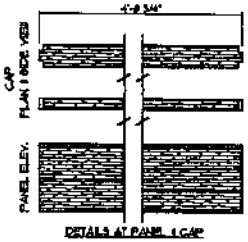
Enclosures

cc: Rosemary Ryan, Supervisor DuBois' Office
Rita Bamberger, Vice President, Holladay Corporation
Jerry Emrich
Mark Liberati

J:\HOLLADAY\21.14\10-05 letter to Guinaw.doc

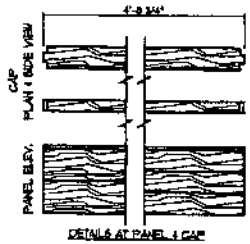


POST SECTIONS AT PANELS
SCALE: 1 1/2" = 1'-0"



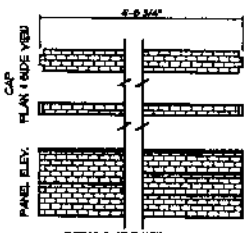
DETAILS AT PANEL & CAP

STONE



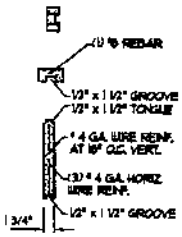
DETAILS AT PANEL & CAP

WOOD

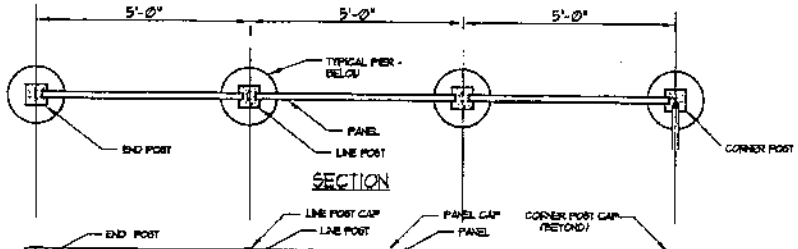


DETAILS AT PANEL & CAP

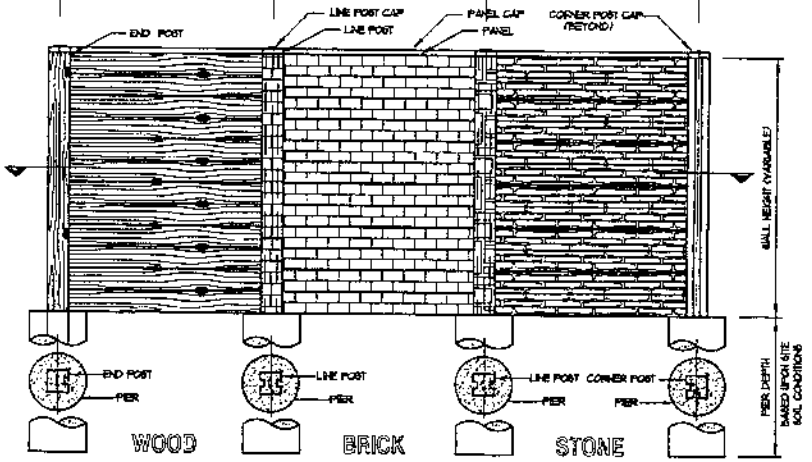
BRICK



TYPICAL PANEL SECTION



SECTION



ELEVATION AT PANELS
SCALE: 3/8" = 1'-0"

SPECIFICATION DATA
Pre-Cast Concrete Fencing

1 PRODUCT NAME
AcoustiCrete Components

2 MANUFACTURER
AcoustiCrete Components
Acoustical Solutions, Inc. • Acoustical Wall Systems, Inc.
2832 E. Parham Road, Richmond, VA 23228
Tel. (804) 346-8350 • Fax: (804) 346-8808

3 PRODUCT DESCRIPTION
Basic User Product is intended for residential and commercial exterior fencing and screening walls.

- Fencing and screening walls separating properties
- Decorative and Architectural Fencing
- Sound barriers
- Corral Fencing
- Equestrian Trails
- Golf Courses
- Subdivisions
- Planters

Limitations: Should not be used alone as a retaining wall for the support of soils or other structural elements.

Composition and Materials: A mix of high strength Portland cement meeting or exceeding the requirements of ASTM-C150, natural aggregates, and iron oxide colors placed and cast within factory molds. Filled molds are vibrated. After setup of mix, the cast product is stripped from molds, cured, and packaged for shipment.

Sizes: Screening Fencing – Screening fence columns are typically placed on 5'-0" centers with the screen fence panels being 12" in height and approximately 1 inch in thickness. Overall height of the fence system can be designed for heights in excess of 12'-0" dependent upon local codes and site soil conditions. Rail Fencing: rail fence posts are fence posts are typically placed at 8'-0" o.c. and will include either two or three rails (3'-0" or 4'-0" in height respectively).

4 TECHNICAL DATA:
Concrete Mix:
Compressive strength = F'c = 4000 psi.
Reinforcing Steel: Steel yield strength = Fy = 40,000 psi.
Loading: Each screen fence is to be designed to meet the local building code as they apply. Wind loading and Surcharge loads, as they occur, will be applied to the panel columns and foundation components.

Foundations: Site specific geotechnical information to be used for each design.

5 INSTALLATION:
The posts are positioned and erected by site-casting the columns or post into a drilled pier. The pier size, depth and reinforcement is constructed as specified with site specific Engineered Drawings. After the posts are accurately spaced, plumbed and leveled, they are braced until the pier concrete has obtained its initial strength. With the posts erected, the panels are manually slid into place. Where post spacing must be less than 5'-0", the panels are saw cut to a length as required to fit. Post caps and panel caps are bonded into place by applying a silcone based adhesive between the cap and fence component.

Specialties and Options:
- Concrete inner slips
- Gates
- Sound barriers
- Architectural panels: lattice, wrought iron and balustrade configurations may be substituted within the fence system.
- Drainage: Panels can be arranged to allow for continuous or intermittent drainage beneath the fence.

6 AVAILABILITY AND COST:
Availability: Available from manufacturer's authorized supplier including the following:
Acoustical Solutions, Inc. Acoustical Wall Systems, Inc.
2832 E. Parham Road, Richmond, VA 23228
Tel. (804) 346-8350 , Fax: (804) 346-8808

Cost: Product is price based on height per lineal foot.

7 MAINTENANCE:
Most applications require no maintenance. Where excessive dust or dirt are prevalent, product can be washed down occasionally.

8 TECHNICAL SERVICES:
Technical personnel are available for consultation with architects, engineers, city officials and owners to discuss type, application and site specific engineering requirements, etc.

NOTES
ALL DIMENSIONS ON THIS SHEET ARE FOR INFORMATIONAL PURPOSES ONLY. DO NOT SCALE. ACTUAL DIMENSIONS MAY VARY DUE TO THE MANUFACTURER'S AND MOLDING TOLERANCES.

REVISIONS:

ACOUSTICRETE COMPONENTS
ACOUSTICAL SOLUTIONS, INC. ACOUSTICAL WALL SYSTEMS, INC.
2832 E. PARHAM ROAD, RICHMOND, VA 23228
TEL. 804-346-8350 FAX 804-346-8808
EMAIL: INFO@ACOUSTICALSOLUTIONS.COM

DATE:
DRAWN:
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DWG. NO. F1
SHEET OF