



County of Fairfax, Virginia

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

December 22, 2006

Michael G. Bruen, PE
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151

Re: Interpretation for PCA/FDPA 87-P-052-2 and PCA/FDPA 84-P-007-3, Centerpointe III; Tax Map 46-3 ((1)) 40, 51: Retaining Wall and Pump Facility

Dear Mr. Bruen:

This is in response to your letter of November 1, 2006, requesting an interpretation of the proffers and Conceptual Development Plan Amendment (CDPA) accepted by the Board of Supervisors and the development conditions and Final Development Plan Amendment (FDPA) approved by the Planning Commission in conjunction with the approval of the above referenced applications. As I understand it, the question is whether the addition of a retaining wall and a pump facility required for fire protection are in substantial conformance with the proffers, the CDPA/FDPA and development conditions. This determination is based on your letter dated November 1, 2006; an exhibit entitled "Keystone Segmented Block Retaining Wall;" an elevation entitled "Centerpointe Townhomes, Unit D/DL (3), Elevations, Sheet A-244," dated December 22, 2006, prepared by Lessard Group, Inc.; elevations entitled "Centerpointe Townhomes, Unit D/DL (3), Elevations, Sheet A-245b," prepared by Lessard Group, Inc., dated December 22, 2006; and a plan entitled "Geometric Layout, Centerpointe III," dated October, 2006, prepared by Bowman Consulting. A copy of your letter and the accompanying documents are attached.

As I understand it, the first question is whether a retaining wall, not shown on the approved CDPA/FDPA, may be constructed adjacent to units 24 and 25 in the southwest portion of the subject property. The purpose of the retaining wall is to address grading conditions between the alley and courtyard areas of units 20-34. The letter states that the wall will be constructed with a maximum height of 4 ft. 10 in. and in accordance with Proffer 20 for design and materials, as illustrated in the submitted elevations. Proffer 20 states: *Retaining walls...as may be required at the time of final site plan design, shall be constructed either with keystone blocks or with concrete faced with masonry to ensure an aesthetically pleasing appearance...* The submitted elevations indicate the wall will be constructed of keystone blocks.

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/

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Integrity * Teamwork * Public Service**

Michael G. Bruen
Page 2

The second question is whether a pump room, not shown on the approved CDPA/FDPA, may be added on the side of a townhouse unit on Lot 85 in the east portion of the subject property to house the required fire suppression system for the town house buildings. You have indicated that the location and design of the pump room has been approved by the Fairfax County Fire Marshal and Fairfax Water. The pump room, as shown on the submitted layout, is approximately 96 sq. ft. and will be constructed of exterior materials to match the exterior of the town house units. The proposed exterior doors and rooftop railing will be consistent with the elevations dated December 22, 2006.

It is my determination that construction of the retaining wall and the addition of a pump room to the townhouse unit on Lot 85, as described above, are in substantial conformance with the proffers, the CDPA/FDPA and development conditions.

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 contact Carrie Lee at (703) 324-1290.

Sincerely,



Barbara A Byron, Director
Zoning Evaluation Division, DPZ

BAB\clee01\ACTION ASSIGNMENTS\INTERPRETATIONS\PI_CENTERPOINTE III_RETAINING WALL PUMP_ROOM

Attachments: A/S

cc: Elaine McConnell, Supervisor, Springfield District
Peter F. Murphy, Jr., Planning Commissioner, Springfield District
Diane Johnson-Quinn, Deputy Zoning Administrator, ZAD, DPZ
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Audrey Clark, Director, Building Plan Review Division, 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: PCA/FDPA 87-P-052-2, PCA/FDPA 84-P-007-3, PI 0611 188, Imaging, Reading File

November 1, 2006

Mr. Kevin Guinaw
County of Fairfax
Department of Planning & Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

**Re: Centerpointe III, PCA 84-P-007, PCA 87-P-052
Tax Map No. 46-3-((1))-40, 51
Interpretation Request**

Dear Mr. Guinaw,

I am writing regarding the above referenced project with associated Conceptual/Final Development Plan amendment and proffered development conditions which was approved by the Board of Supervisors on September 12, 2005. During final engineering of the project, site constraints have warranted two modifications which are described in detail below and shown on the attached drawings. This letter is a request for your interpretation as to the substantial conformance of the proposed modifications with the approved zoning.

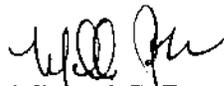
The first modification is to add a retaining wall adjacent to units 24 and 25 as shown on the attached sketch. This wall allows for alley B to be raised resulting in an improved grading condition in the courtyard area between units 25-34. The proposed wall will be a maximum of 4'-10" in height and will be constructed in accordance with proffer 20 as shown on the attached detail. The wall will have limited visibility and will face the parking garage on the adjacent off-site property.

The second modification is to add a pump room to serve the fire sprinkler system in the townhome units as shown on the attached drawings. The pump system protects the community and is required for the fire suppression system to deliver adequate pressure to the fourth floor levels of all the attached units during an emergency situation. The pumps will serve all the town home buildings and have been located adjacent to unit 85 which is the first stick planned for development. This location and design has been approved by the Fairfax County Fire Marshall and Fairfax Water. The pump system must be accessible for regular inspections and requires a room with interior dimensions of 14' X 5'. A plan view and elevation of unit 85 is attached. As suggested in our preliminary

meeting, the lot line has been extended on lot 85 to provide a greater side yard to accommodate the pump room.

Thank you for your time in evaluating this request. We believe these modifications are minor and hope you will agree they are in substantial conformance with the approved rezoning. Please feel free to contact me should you have any questions or desire any additional information.

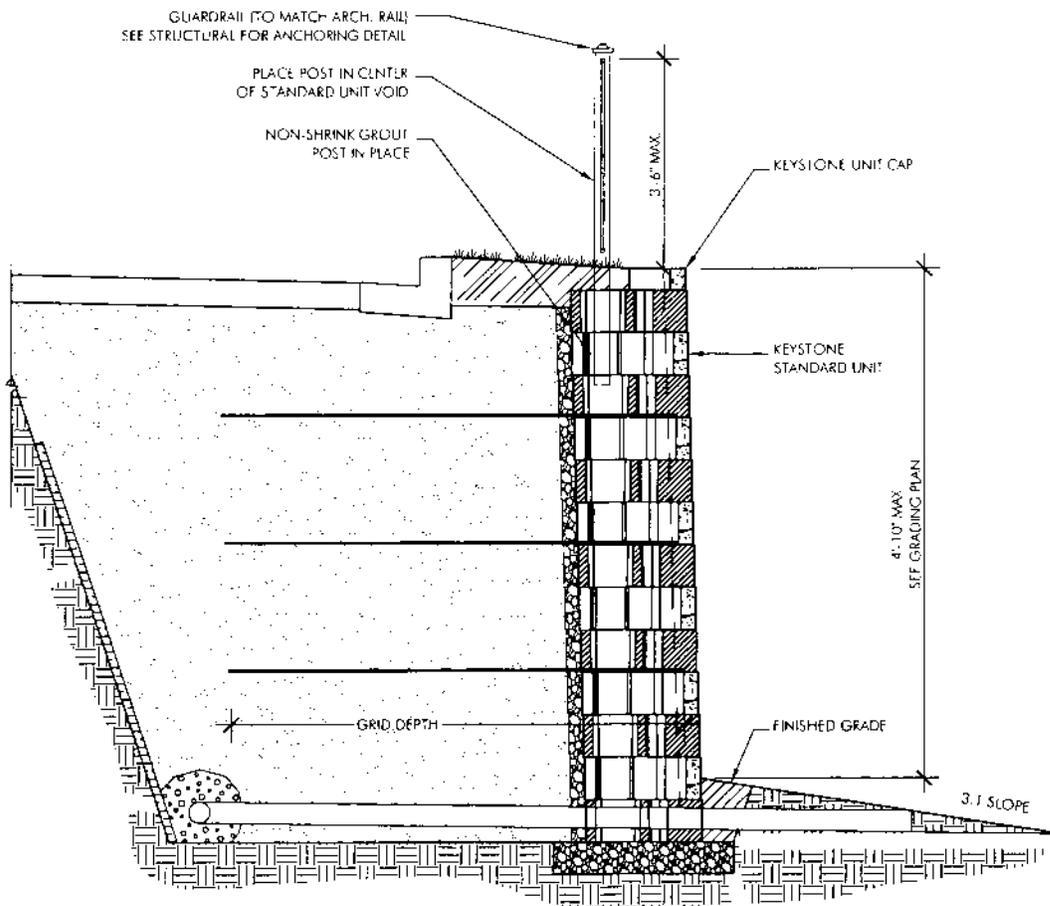
Sincerely,
BOWMAN CONSULTING GROUP, LTD.



Michael G. Bruen, P.E.
Principal

Enclosures

cc: J.P. Morgan, EYA



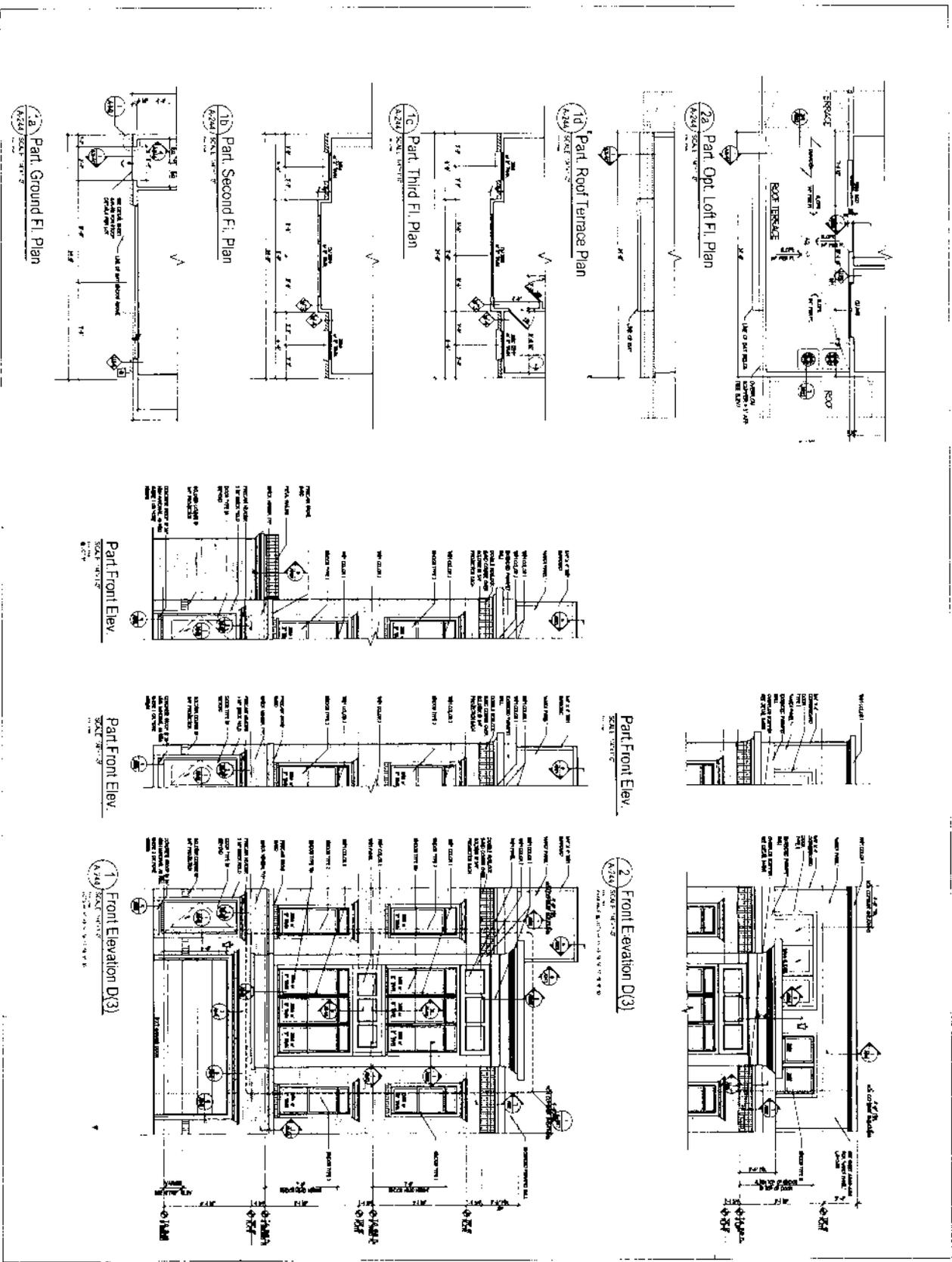
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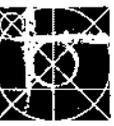
1. FOR ALL RETAINING WALL REINF. & DRAINAGE SEE STRUCTURAL PLANS
2. BACK OF WALL HEIGHT VARIES, SEE GRADING PLAN
3. WALL SHOULD BE SLEEVED FOR UTILITY CONDUIT. REFER TO CIVIL PLANS FOR LOCATION.

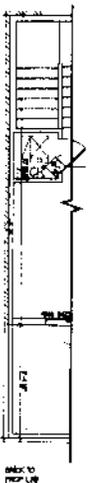
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L3.03

KEYSTONE SEGMENTED BLOCK RETAINING WALL

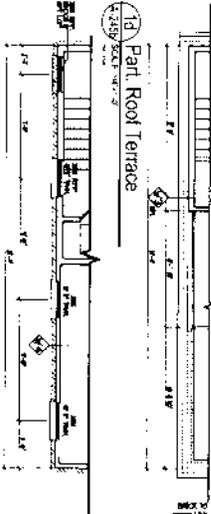
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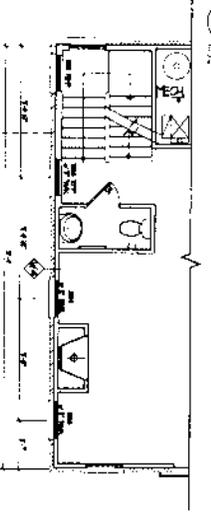
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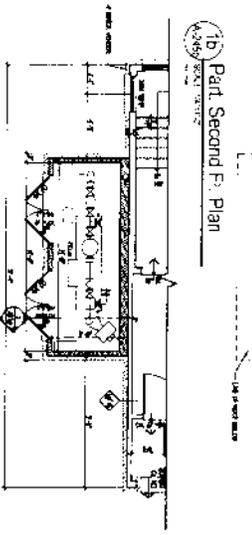
2a Part Opt Loft Fl. Plan
A-245b SCALE: 1/8" = 1'-0"



1d Part Roof Terrace
A-245b SCALE: 1/8" = 1'-0"

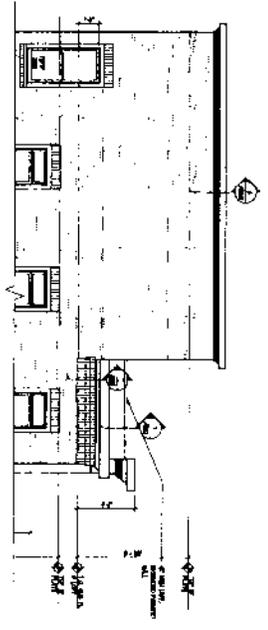


1c Part Third Fl. Plan
A-245b SCALE: 1/8" = 1'-0"

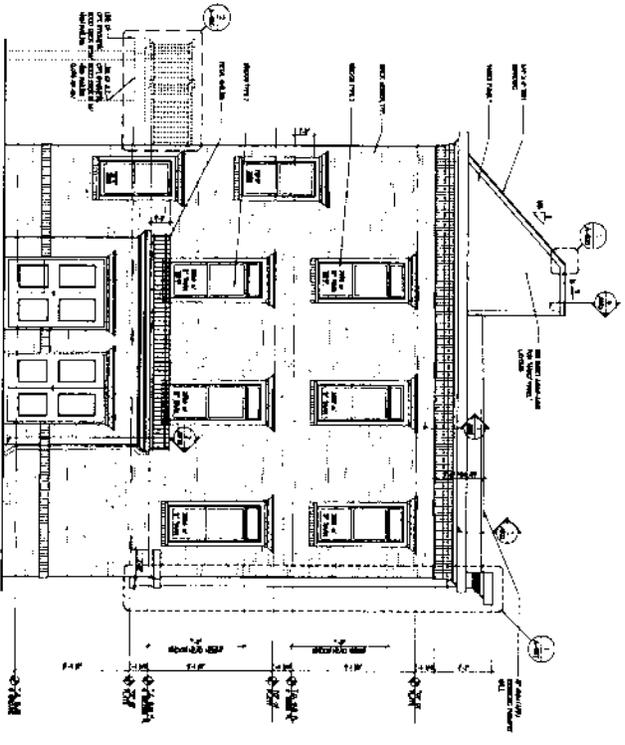


1b Part Second Fl. Plan
A-245b SCALE: 1/8" = 1'-0"

1a Part Ground Fl. Plan
A-245b SCALE: 1/8" = 1'-0"



2 Side Elevation DL (3) - Upgrade
A-245b SCALE: 1/8" = 1'-0"



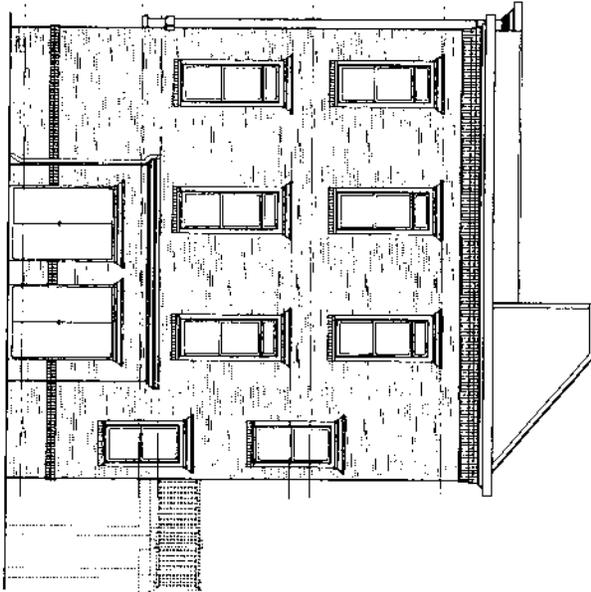
1 Side Elevation D(3) - Upgrade
A-245b SCALE: 1/8" = 1'-0"

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A-245b																					

See revised
12/22/2006



LOT 85 - D(3) REV

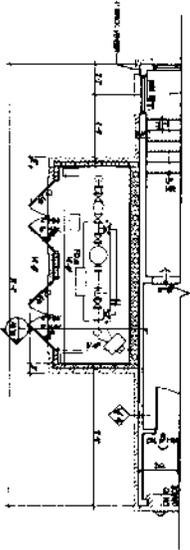


LOT 85 - D(3) REV
SIDE

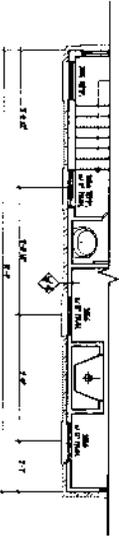
see revised 12/22/06

See Revised
12/22/2006

1a Part, Ground Fl. Plan
A-245b SCALE: 1/8" = 1'-0"



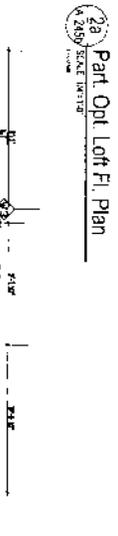
1b Part, Second Fl. Plan
A-245b SCALE: 1/8" = 1'-0"



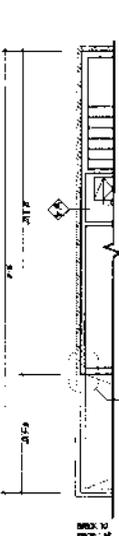
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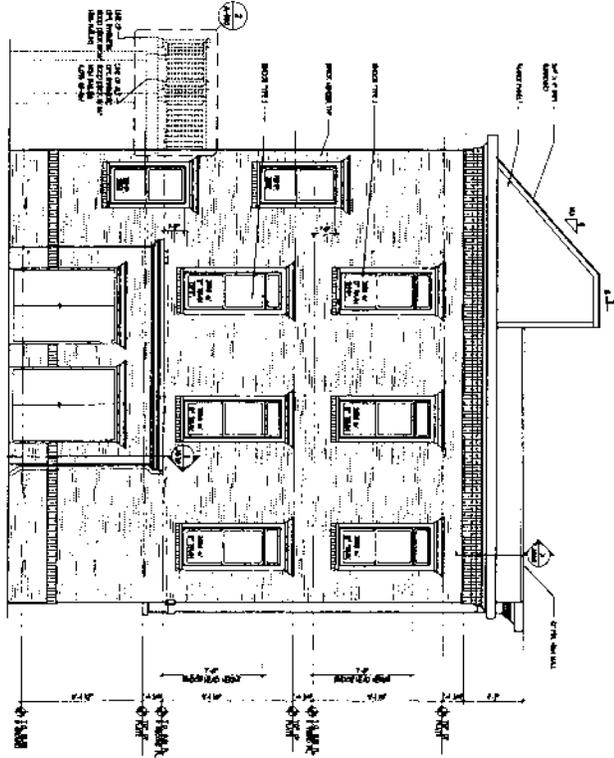
1d Part, Roof Terrace
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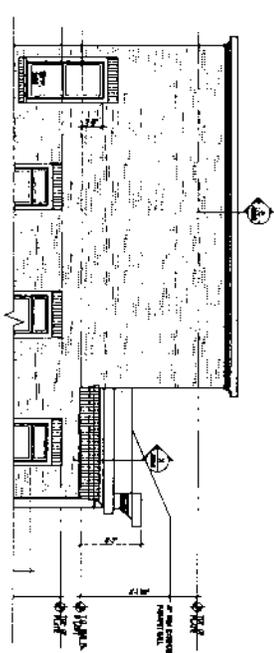
2a Part, Opt. Loft Fl. Plan
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A-245b SCALE: 1/8" = 1'-0"



2 Side Elevation DL (3) - Upgrade
A-245b SCALE: 1/8" = 1'-0"



see revised
12/22/06

<p>A-245b</p>	<p>CENTERPOINTE TOWNHOMES Fairfax, Va Centerpointe Townhomes Associates, LP UNIT D/DL (3) ELEVATIONS</p>	<p>THE NEIGHBORHOODS OF EYA</p>	<p>LESSARD GROUP INC. 6511 LEBURG PIKE, SUITE 700 VIENNA, VA 22182 703.660.8744 F: 703.356.0126 WWW.LESSARDGROUP.COM</p>	<p>lessard GROUP</p>
	<p>DATE: 12/22/06 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1/8" = 1'-0"</p>			