



# County of Fairfax, Virginia

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

May 19, 2007

Frank Talbert, Manager  
Regional Land Development Construction  
Stanley Martin  
1111 Sunset Hills Road, Suite 200  
Reston, VA 20190

Re: Interpretation for RZ/FDP 2001-SU-033, Village at Mt. Gilead, Tax Map 54-4 ((1)) 13-17 and 54-4 ((3)) 1, 2, and 3: Streetlights

Dear Mr. Talbert:

This is in response to your letters of January 5, 2007, and April 9, 2007, requesting an interpretation of the proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors and the development conditions and Final Development Plan (FDP) approved by the Planning Commission in conjunction with the approval of the above-referenced application. As I understand it, your question is whether escrowing funds or contributing funds to a construction avoidance account, in lieu of installing the cobra head street lights and colonial lights in the Village at Mount Gilead development would be in substantial conformance with RZ/FDP 2001-SU-043. This determination is based on your letter, a letter to you from Michael Frey, Supervisor, Sully District, dated February 12, 2007, a "Mount Gilead Road at Wharton Lane Lighting Assessment" dated April 30, 2007, prepared by the Fairfax County Police Department, and Sheets 1, 3, and 4 of the approved site plan entitled "The Village at Mount Gilead" dated July, 2002, and prepared by Christopher Consultants. Copies of your letter and relevant exhibits are attached.

As I understand it, there are two types of lighting shown on the approved site plan for Mount Gilead consisting of cobra head street lights and colonial lighting along private streets and around the Fairfax County Park Authority (FCPA) earthworks and an open space area. The approved CDP/FDP shows light locations and colonial lamp pole details. A note on Sheet 4 of the CDP/FDP under Colonial Lamp Detail states that the final location and quantity of the lamps may change with final site engineering. No other lighting details are shown. Your letter states that, in lieu of installing the cobra head streetlights and colonial lighting that are shown on the approved site plan, you are proposing to post an escrow with Fairfax County for the contracted amount of the installation for the colonial lighting and the cobra head street lights. You are asking if providing the funds for the lighting and installation in lieu of installing them is in substantial conformance with RZ/FDP 2001-SU-033.

The site plan sheets that you submitted show six (6) cobra head street lights located on Wharton Lane and Mount Gilead Road. Colonial lighting is shown primarily around the Civil War earthworks and a homeowners' association (HOA) open space area and on private streets. You have stated that the FCPA does not want lighting around the earthworks area because the area closes at dark. The letter states that the

**Department of Planning and Zoning**

Zoning Evaluation Division

12055 Government Center Parkway, Suite 801

Fairfax, Virginia 22035-5509

Tel. (703) 324-1290, TTY 711 (Virginia Relay Center), FAX (703) 324-3924

[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

Frank Talbert  
Page 2

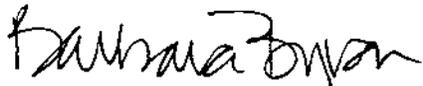
FCPA will work with the Village at Mount Gilcad HOA on the installation and maintenance around their parcel and that Stanley Martin will contribute to the HOA the contracted amount for the installation of the lights.

According to the letter to you from Michael Frey, Supervisor, Sully District, the site is part of the Centreville Historic District that was recently expanded and for which a comprehensive lighting plan is currently being developed. This proposed delay in the installation of the lighting will allow time for the establishment of a uniform lighting plan for the entire Historic District. A Lighting Assessment from the Fairfax County Police Department that was requested by staff supports the delay in the installation of the cobra head street lights to allow time for a final design for street lights for the entire development to be determined and does not believe such delay will result in a health and safety issue.

It is my determination that the escrowing of funds with Fairfax County in an amount that will pay for all of the light fixtures indicated on your site plan, including installation, is in substantial conformance with the proffers, the CDP/FDP, and the development conditions, subject to the approval of DPWES.

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 Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

O:\mngodfr\PI Interpretation\PI Villages @ Mt. Gilead (RZ/FDP 2001-SU-033)lights.doc

Attachments:

cc: Michael Frey, Supervisor, Sully District  
Ronald Koch, Planning Commissioner, Sully District  
Diane Johnson-Quinn, Deputy Zoning Administrator, DPZ  
Michelle Brickner, Assistant Director, Office of 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, DPZ  
File: RZ/FDP 2001-SU-033, PI 0705 017, Imaging, Reading File

# STANLEY MARTIN

F E E L R I G H T A T H O M E

January 5, 2007

Department of Planning and Zoning  
Zoning Evaluation Division  
Attn: Barbara Byron  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 2035

RECEIVED  
Department of Planning & Zoning

JAN 16 2007

Zoning Evaluation Division

RE: The Villages at Mount Gilead  
Colonial lighting at earthworks

Dear Mrs. Byron,

Stanley Martin Companies is in the process of getting off bond at the above referenced project, but an issue with the street lights on the civil war earthworks is putting a stop to it. The approved site plans show some colonial style street lighting along the Park Authority area, who does not want them, considering the fact that it closes at dark.

Since all site work has been completed, we are kindly requesting authorization to not install these lights to avoid the conflict and allow us to proceed with the process of getting off bond.

Attached there is a copy of the site plan and e-mail from Mike Coyle (Assistant to Michael Frey, Sully District Supervisor) for your reference.

If you have any questions about this matter, or require additional information, please do not hesitate to contact me at 703 928 7133.

Sincerely,



Frank Talbert  
Regional Land Development Construction Manager

STANLEY  MARTIN  
FEEL RIGHT AT HOME

April 9, 2007

Mary Ann Godfrey  
Senior Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning  
Fairfax County  
12055 Government Center Parkway  
8<sup>th</sup>. Floor, Suite 801  
Fairfax, VA 22035

RECEIVED  
Department of Planning & Zoning  
APR 15 2007  
Zoning Evaluation Division

Re: The Village at Mount Gilead; Plan No. 4817-SD-01  
Streetlights

Dear Mrs. Godfrey:

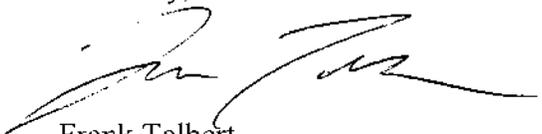
As per your request, this letter is to inform the Zoning Evaluation Division that Stanley Martin Companies (SMC) will not be installing the cobra head streetlights and colonial lighting around the site and around the Fairfax County Park Authority (FCPA) earthworks per the above referenced approved plans. The cobra head streetlights are located along Mount Gilead Road (front of the property) and the colonial lighting is located at the entrance of the property and along Joel Beach Lane, General Johnston Place and Malcolm Jameson Way.

In lieu of the installation, SMC will like to post an escrow with Fairfax County for the contracted amount of the installation for the colonial lighting and for remainder of the contracted amount with Dominion for the cobra head streetlights.

The FCPA will work with the Village at Mount Gilead Homeowners Association on the installation and maintenance of the lights around their parcel. SMC will contribute to the HOA the contracted amount for the installation of the lights.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,



Frank Talbert  
Regional Land Development Manager  
Mobile: 703-928-7133



MICHAEL R. FREY  
SULLY DISTRICT  
SUPERVISOR

4900 STONECROFT BLVD.  
CHANTILLY, VIRGINIA 20151

TELEPHONE 703/814-7100  
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EMAIL [sully@fairfaxcounty.gov](mailto:sully@fairfaxcounty.gov)  
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COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**  
BOARD OF SUPERVISORS  
FAIRFAX, VIRGINIA 22035



SULLY PLANTATION

February 12, 2007

Mr. Frank Talbert  
Regional Land Development Construction Manager  
Stanley Martin Company  
11111 Sunset Hills Road, Suite 200  
Reston, VA 20190

Dear Mr. Talbert:

As per your request at the meeting of February 8, 2007, that Mike Coyle of my staff attended, I am confirming my request to halt the installation of cobra head streetlights and lighting around the Fairfax County Park Authority (FCPA) earthworks per the plans for the Villages at Mount Gilead. As you are aware, the community is part of the Centreville Historic District, and as you are also aware, I am working to expand the Historic District, and therefore, I'm looking to develop a comprehensive lighting plan for the district.

Thus, I respectfully request that Stanley Martin not install the lights per the plans for the Villages at Mount Gilead and continue to work with county staff to determine the appropriate way to forego this obligation and in the process either escrow funds or contribute funds to a construction avoidance account to fulfill this obligation as Stanley Martin works towards bond release for this project.

Again, I appreciate Stanley Martin's willingness to work with me on this project and with the homeowners association to improve the overall appearance of the historic district. If I can be of assistance during this process, please don't hesitate to contact me.

Sincerely,

Michael Frey  
Supervisor, Sully District

MRF:mcc.2035065

Cc: Felix Bermejo, DPWES  
Sherry Frear, FCPA  
Richard Opal, Villages at Mt. Gilead HOA

**Mount Gilead Road  
at  
Wharton Lane**

**Lighting Assessment**

**This report prepared on April 30, 2007**

**by**

**MPO Vincent DarConte, Crime Prevention Specialist  
Fairfax County Police Department  
(703) 814-7029**

## **STATEMENT OF PURPOSE AND DISCLAIMER**

The definition of crime prevention generally accepted across the United States and abroad is "the anticipation, recognition and appraisal of a crime risk, and the initiation of some action to remove or reduce it." A critical means of preventing crime is the security survey. This survey was written under the guidelines and principles of Crime Prevention Through Environmental Design. In this survey, the physical and environmental factors that may be attracting the criminal element are evaluated.

A security survey is a critical look at a business, facility or home to evaluate the existing security status and potential vulnerabilities. The individuals conducting the security survey must have the cooperation of the property user to completely evaluate the premises. After examination of the premises, the assessors apply techniques and knowledge to recommendations that are known to reduce or remove the opportunity for crime and criminal activity.

Preventing criminal acts is dependant upon the application of the recommendations provided by the assessors. To delineate from the recommendations, or to partially apply the recommendations, reduces the potential for success. Nevertheless, even partial implementation of the recommendations should reduce the vulnerabilities of crime to a degree.

The attached security survey and recommendations were based on information from observations on the dates of the site visits. The recommendations should not be viewed as being capable of making the facility crime proof. They will, however, reduce the probability of losses occurring if properly applied and maintained.

Many times the implementation of one phase of the recommended actions is linked to, and dependant on, the implementation of other recommendations. Nothing in this survey precludes the possibility that other solutions or recommendations are applicable to the concerns addressed. It is not possible to guarantee to what extent crime will be reduced, if at all, if any or all of the recommendations are acted upon. It is possible for loss incident to crime to decrease while statistics show no reduction in actual number of events.

The recommendations contained within this report are based upon the training and experience of the officer making them. Others who have received different training and experiences may make other recommendations. All recommendations are made in good faith and every effort has been made to insure they are specifically applicable to the environment reviewed

## **SITE DESCRIPTION:**

Mount Gilead Road and Wharton Lane are within the historic district of Centreville. Mount Gilead Road connects with Braddock Road and Wharton Lane. Wharton Lane is the main road near the new development in question (Villages at Mount Gilead).

## **HISTORICAL PERSPECTIVE:**

Mount Gilead Road has had two calls for service over the last 12 months, (1) Hit & Run June 19, 2006, (1) Abandoned Vehicle February 24, 2007.

Wharton Lane has had thirteen calls for service over the last 12 months, (1) Suspicious person August 4, 2006, (4) parking violations, (4) Residential alarm calls, (1) Abandon vehicle, (2) Noise complaints, and (1) other traffic complaint.

## **REPORT FORMAT:**

This report is prepared in a bulletin format which will be used to list areas of concern. This report will also highlight positive areas which should be continued or expanded upon.

## **LIGHTING:**

Lighting is very important to the security and safety of any building whether commercial or residential. Street lights enhance a driver's ability to see not only other vehicles on the roadway but vehicles entering and exiting the roadway.

Lighting should not produce sharp contrasts or dark areas. According to the Illuminating Engineering Society, minimum standards for residential pedestrian sidewalks is 0.2 foot candles. Local roadways residential 0.4 foot candles and alley ways 0.2 foot candles.

A *Foot candle* is the amount of light on a surface, one square foot in area, from a standard candle located one foot away. That amount of light that is uniformly distributed in all directions, at a distance of one foot.

The Fairfax County Department of Transportation recommends an average minimum of six to one using the cobra head style light.

Mount Gilead Road currently has three cobra head style street lights and Wharton Lane has four cobra head style street lights. Both roads currently have sufficient lighting for residential roadways.

This area currently is a low call for service area, the types of calls consist of parking and quality of life issues (noise complaints). There have not been any crimes against persons or property in the last 12 months.

The fear of crime is just as important as the crime itself. The overall responsibility of safety falls upon the individual.

All communities should have lighted streets, due to the low crime statistics in this area it is recommended that Fairfax County give the builder Stanley Martin a waiver not to install cobra head lights. So Fairfax County can install more historic style lighting at a later date.