



County of Fairfax, Virginia

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

December 15, 2008

Allan Baken, Operations Manager
Charles P. Johnson & Associates, Inc.
3959 Pender Drive, Suite 210
Fairfax, VA 22030

Re: Interpretation for PCA 2003-HM-004, Dulles Center, LLC, Tax Map Parcel 16-3 ((1)) 6A, 6B,
and 36: Delay Signal Modification

Dear Mr. Baken,

This is in response to your letter of October 29, 2008, requesting an interpretation of Proffer 2.1 of the proffers accepted by the Board of Supervisors with the approval of PCA 2003-HM-004 on September 27, 2007. As I understand it, the question is whether a six-month delay in a modification to the traffic signal at the intersection of Coppermine Road and Centreville Road that is required pursuant to Proffer 2.1. prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the bank, would be in substantial conformance with the proffers. This determination is based on your letter, the proffers, and the attached recommendation from Paul Kraucunas, P.E., VDOT. Copies of your letter and relevant exhibits are attached.

Proffer 2.1. states the following:

"If warranted, the Applicant shall modify the existing traffic signal at the intersection of Centreville Road and Coppermine Road to accommodate the traffic generated by proposed development, subject to the approval of VDOT. Said modifications may include the retiming of the signal and/or the relocation of signal poles, as necessary. Said modifications shall be completed prior to the issuance of the first Non-Residential Use Permit for the Application Property."

You state that a site plan (Dulles Center, 7693-SP-43) was approved by the Department of Public Works and Environmental Services (DPWES) in January, 2008. The site plan included a bank with drive-through windows. Site improvements and building construction are underway and the road improvements to Centreville Road and Coppermine Road are currently under construction. You state that the bank building is expected to be completed in approximately 30 days and, pursuant to Proffer 2.1., the traffic signal modifications are to be completed prior to issuance of the Non-RUP. According to your letter, the traffic signal modifications will not be completed prior to completion of the bank's application for a Non-RUP. You have advised staff that the first signal modification study was submitted to VDOT on April 4, 2008. A second study was submitted on August 20, 2008. The third study, which you expect VDOT to approve, was submitted on October 7, 2008. You explain that even though you are expecting VDOT approval of the signal modification design soon; there is still the need to order materials, receive delivery and make the necessary signal modifications.

Allan Baken
Page Two.

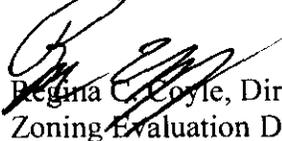
You state this process will not be completed by the time the bank will be ready for the Non-RUP to be issued. Therefore, you are requesting an administrative determination to allow issuance of the Non-RUP for the bank prior to completion of the traffic signal modifications, with modifications to the signal occurring no later than April 29, 2009.

Coordination with VDOT on your request indicates that VDOT concurs with the proposal to delay completion of the traffic signal modifications provided that the proposed Coppermine Road median shown on the approved plans is constructed and pavement markings under an approved interim pavement parking plan are in place prior to the issuance of the Non-RUP for the bank. VDOT approval of an interim pavement marking plan that precludes use of the dual left turn lanes in addition to the permanent pavement marking plan currently under review will be required

It is my determination that the requested six (6) month delay until April 29, 2009, to complete traffic signal modifications required pursuant to Proffer 2.1. is in substantial conformance with the proffers and the CDPA, provided that the Coppermine Road median discussed above is constructed and pavement marking is in place, as approved by VDOT, prior to the issuance of the Non-RUP for the bank. No additional Non-RUPs will be issued until all required signal modifications have been completed pursuant to the proffer.

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 Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director
Zoning Evaluation Division, DPZ

N:\Proffer Interpretations PI\Dulles Center (RZ 2003-HM-004) signal modification delay.DOC

Attachments: A/S

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank De La Fe, Planning Commissioner, Hunter Mill District
Diane Johnson Quinn, Deputy Zoning Administrator, ZAD, DPZ
Kenneth Williams, Plan Control, Land Development Services, DPWES
Angela Rodeheaver, Chief, Site Analysis Section, DOT
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: PCA 2003-HM-004, PI 0811 119, Imaging, Reading File



Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors Environmental Services

3959 Pender Drive, Suite 210 • Fairfax, VA 22030 • 703-385-7555 • Fax: 703-273-8595

October 28, 2008

RECEIVED
Department of Planning & Zoning
OCT 29 2008
Zoning Evaluation Division

Fairfax County
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

Attn: Ms. Regina Coyle, Director
Zoning Evaluation Division

Re: PCA 2003-HM-004
Applicant: Dulles Center, LLC
Fairfax County Tax Map Reference: 16-3 ((1)) 6A, 6B and 36

Dear Ms. Coyle:

I am writing to request a proffer interpretation in accordance with Paragraph 4 of Section 16-403 of the Fairfax County Zoning Ordinance. Specifically, I am requesting an interpretation of Proffer 2.1 to temporarily defer for six (6) months the modification of an existing traffic signal at the intersection of Coppermine Road and Centreville Road.

The above-referenced proffer condition amendment was approved by the Board of Supervisors on September 24, 2007. The Board also approved an amendment to the Conceptual Development Plan. The Planning Commission approved an amendment to the Final Development Plan on September 11, 2007. The PCA was granted subject to proffers, dated September 12, 2007 (copy enclosed).

Subject to Article 16-402, the proffers require development in substantial conformance with a Conceptual/Final Development Plan, consisting of 11 sheets prepared by Charles P. Johnson & Associates, Inc., dated May 10, 2007 and revised through July 30, 2007 (the CDP/FDP). A copy of the CDP/FDP is enclosed.

Proffer 2.1. states:

“If warranted, the Applicant shall modify the existing traffic signal at the intersection of Centreville Road and Coppermine Road to accommodate the traffic generated by proposed development, subject to the approval of VDOT. Said modifications may include the retiming of the signal and/or the relocation of signal poles, as necessary. Said modifications shall be

Ms. Regina Coyle, Director
Zoning Evaluation Division
PCA 2003-HM-004
Applicant: Dulles Center, LLC
Fairfax County Tax Map Reference: 16-3 ((1)) 6A, 6B and 36
October 28, 2008
Page 2 of 3

completed prior to the issuance of the first Non-Residential Use Permit for the Application Property.”

It is this proffer for which we are requesting an interpretation to defer modification of the traffic signal for six (6) months.

The Application Property is the subject of an approved site plan (Dulles Center, 7693-SP-43) which was approved by Fairfax County in January, 2008. This site plan included a bank with drive-thru windows. Site improvements and the building construction are underway and the road improvements to Centreville Road and Coppermine Road proposed on the CDP/FDP are currently under construction.

The bank building is expected to be completed in approximately 30 days. The bank will be the first Non-Residential Use Permit for the Application Property, and according to Proffer 2.1. the traffic signal modifications are to be completed prior to the issuance of the first Non-Residential Use Permit. For several reasons, the traffic signal modifications will not be completed prior to completion of the bank building.

In order to modify a traffic signal, a complicated, lengthy traffic analysis and signal design study must be undertaken and submitted and reviewed by VDOT. The applicant has been pursuing this process and is expecting VDOT approval of the signal modification design shortly.

Nonetheless, even with approval of the signal design expected to occur in the near future, there is still a need to order materials, receive delivery and make the necessary signal modifications. Unfortunately, the timing of this will take longer than the 30 days left to construct the bank building by which time a Non-Residential Use Permit will be needed for the bank to open. We are therefore requesting an additional six (6) months to make the signal modification.

I have enclosed correspondence from Mr. Paul Kraucunas of VDOT which states that VDOT does not object to this subject to two conditions: First, that the median on Coppermine Road be constructed and second, that pavement markings as shown on an approved interim pavement marking plan are in place. The developer has already satisfied the first concern in that the referenced median has been constructed. The developer is in agreement with the second condition and will submit the interim pavement marking plan to VDOT for review and approval and shall install the pavement markings.

We believe that the requested interpretation meets the requirement for “substantial conformance” based upon the following:

- This request does not materially alter the character of the approved development, the uses, layout or relationship to adjacent properties.

Ms. Regina Coyle, Director
Zoning Evaluation Division
PCA 2003-HM-004

Applicant: Dulles Center, LLC

Fairfax County Tax Map Reference: 16-3 ((1)) 6A, 6B and 36

October 28, 2008

Page 3 of 3

- The temporary deferral is consistent with the intent of the proffer to modify the traffic signal.
- VDOT has no objections to the deferral and the developer will implement the conditions in the VDOT letter of October 22, 2008.
- The requested interpretation is in accordance with the Zoning Ordinance.
- The CDP/FDP (Note #25) specifically provides for minor modifications. This interpretation is specifically driven by the need to coordinate site plan approval, site construction, building construction and the design, review, approval and construction of the traffic signal modification.
- Impacts on offsite properties are avoided.
- This proposed traffic signal modification has been coordinated with VDOT and is expected to receive final approval in the very near future.

Overall, we are requesting that this request be granted to allow for a six (6) month deferral to modify the existing traffic signal as specified in Proffer 2.1.

For your reference I have included the October 22, 2008 letter from VDOT, a full size copy of the approved CDP/FDP, a reduced copy of the CDP/FDP and a copy of the approved proffers.

If you have any questions or need any additional information, please let me know.

Thank you for your cooperation.

Sincerely,



Allan Baken
Operations Manager

ADB/pjb

cc: Mr. Kevin Guinaw



RECEIVED
Department of Planning & Zoning #172
OCT 28 2008
Zoning Evaluation Division
RWH

COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

October 22, 2008

Ms. Regina Coyle
Director of Zoning Evaluation
Office of Comprehensive Planning
12055 Government Center Parkway
Fairfax, Virginia 22033

Re: Dulles Center, RZ 2003-HN-004, 7693-SP-43

Dear Ms. Coyle:

It is my understanding that you would like to know the department's position regarding the timing of traffic signal modifications at the intersection of Coppermine Road at Centerville Road. Evidently the developer would like to open the bank currently under construction prior to his completion of the signal modification.

VDOT does not have a problem with this proposal as long as both the proposed Coppermine Road median shown on the approved plans is constructed and paving markings under an approved interim pavement marking plan are in place prior to the opening. This will require submittal and VDOT approval of an interim paving marking plan precluding use of the dual left turn lanes in addition to the (permanent) pavement marking plan currently under review. This interim plan may include removable pavement markings if the developer does not wish to mill and repave the area with interim markings.

If you have any questions, please call me at (703) 383-2068.

Sincerely,

Paul J. Kraucunas, P.E.
Manager
NOVA District Land Development Section

Jim Turner, Traffic Engineering
Noreen Maloney, Land Development
Dorothy Purvis, Fairfax Permits



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

October 22, 2008

Ms. Regina Coyle
Director of Zoning Evaluation
Office of Comprehensive Planning
12055 Government Center Parkway
Fairfax, Virginia 22033

Re: Dulles Center, RZ 2003-HN-004, 7693-SP-43

Dear Ms. Coyle:

It is my understanding that you would like to know the department's position regarding the timing of traffic signal modifications at the intersection of Coppermine Road at Centerville Road. Evidently the developer would like to open the bank currently under construction prior to his completion of the signal modification.

VDOT does not have a problem with this proposal as long as both the proposed Coppermine Road median shown on the approved plans is constructed and paving markings under an approved interim pavement marking plan are in place prior to the opening. This will require submittal and VDOT approval of an interim paving marking plan precluding use of the dual left turn lanes in addition to the (permanent) pavement marking plan currently under review. This interim plan may include removable pavement markings if the developer does not wish to mill and repave the area with interim markings.

If you have any questions, please call me at (703) 383-2068.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul J. Krauchas', written over a horizontal line.

Paul J. Krauchas, P.E.
Manager
NOVA District Land Development Section

Jim Turner, Traffic Engineering
Noreen Maloney, Land Development
Dorothy Purvis, Fairfax Permits

Godfrey, Mary Ann

From: Almquist, Chuck
Sent: Wednesday, November 19, 2008 8:39 PM
To: Godfrey, Mary Ann
Subject: PCA 2003-HM-004

Re: The proffer interpretation request to defer for six months the modification of the signal at Coppermine and Centreville Road.

I have reviewed the applicant's request dated October 28, 2008, and the accompanying VDOT letter from Mr. Paul Kraucunas dated October 22, 2008. It is our understanding that except for the bank, no additional use permits will be issued until the signal is modified. Based on these two letters, this Department would not object to the requested deferral.

If any questions, please let me know. Thanks, Chuck

PROFFERS

DULLES CENTER, LLC

PCA 2003-HM-004

September 12, 2007

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Dulles Center, LLC, (hereinafter referred to as the "Applicant"), for itself, successors and assigns in PCA 2003-HM-004, filed for property identified as Tax Map 16-3 ((1)) 6A, 6B and 36 and portions of Old Centreville Road to be vacated/abandoned (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves an amendment to proffered conditions in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for commercial development. These proffers shall replace and supersede any previous proffers approved on the Application Property.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN –
 - a. Subject to the provisions of Section 16-402 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of eleven sheets prepared by Charles P. Johnson & Associates, Inc. dated May 10, 2007, and revised through July 30, 2007.
 - b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications to the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout, internal lot lines, and locations of the proposed buildings at time of site plan submission based on final building footprints, utility locations, and final engineering design, provided that such does not materially decrease the amount and location of open space, tree save areas, or distance to peripheral lot lines.
 - c. Notwithstanding that the CDP/FDP is presented on eleven sheets and said CDP/FDP is the subject of Proffer 1a. above, it shall be understood that the CDP shall be limited to the points of access, location and amount of open space, limits of clearing and grading, uses, and the total number and general location of buildings. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDP elements from the Planning Commission for all of, or a portion of, the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

simple to the Board of Supervisors, at no cost, at the time of first site plan approval, or upon demand from either Fairfax County or VDOT, whichever shall first occur.

- c. Applicant shall construct frontage improvements to the Coppermine Road frontage as shown on the CDP/FDP. Coppermine Road improvements shall include two left turn lanes onto northbound Centreville Road, one through eastbound lane, a combined eastbound through and right turn lane onto southbound Centreville Road, two through westbound lanes, and right and left turn lanes into the Coppermine Road entrance subject to VDOT approval. Applicant shall extend Coppermine Road improvements along the frontage of Tax Map 16-3 ((1)) 7 as depicted on the CDP/FDP. Prior to construction of improvements, the Applicant shall receive approval of a study scope from VDOT and submit a traffic impact analysis for Coppermine Road to VDOT. A copy of the approved scope and traffic impact analysis shall be submitted to the Fairfax County Department of Transportation (FCDOT) for information. Following VDOT review of the study, the Applicant shall implement VDOT recommendations in its final road improvement design, without the necessity of an amendment to these proffers or the CDP/FDP, so long as such improvements are in substantial conformance with the CDP/FDP, or located entirely within the public right-of-way. Said improvements shall be completed prior to the issuance of the first Non-Residential Use Permit (Non-RUP) for the Application Property.
- d. Subject to VDOT and DPWES approval, Applicant shall construct a two hundred (200) foot right turn lane plus a one hundred (100) foot taper along the Application Property's Centreville Road frontage measuring a total of approximately three hundred (300) feet within the dedicated right of way as shown on the CDP/FDP. Said improvements shall be completed prior to the issuance of the first Non-RUP for the Application Property.
- e. Applicant shall construct the access to Centreville Road as right in and right out, as shown on the CDP/FDP. The Applicant shall install signs on the Application Property directing traffic heading to northbound Centreville Road to the Coppermine Road/Centreville Road intersection. The Applicant shall conduct a study of the right in and right out access at Centreville Road to evaluate the safety and operation of the entrance six (6) months after the Non-RUP is issued for either the hotel or the retail building (whichever occurs first), and again six (6) months after the first Non-RUP for the other building (unless both buildings are occupied at the time of the first study, in which case only one study will be required.) The parameters of said study, or studies, shall be discussed with and approved by VDOT and FCDOT prior to its submittal. The Applicant shall implement safety measures as recommended by VDOT, which may include a restriction of the access to entrance only, as appropriate, and without the necessity of an amendment to these proffers or the CDP/FDP, so long as such measures are in substantial conformance with the CDP/FDP.

bus shelter in the vicinity of the Application Property and shall maintain said shelter if adjacent to the Application Property.

- l. If warranted, the Applicant shall modify the existing traffic signal at the intersection of Centreville Road and Coppermine Road to accommodate the traffic generated by proposed development, subject to the approval of VDOT. Said modifications may include the retiming of the signal and/or the relocation of signal poles, as necessary. Said modifications shall be completed prior to the issuance of the first Non-Residential Use Permit for the Application Property.
- m. If applicable warrants have been met, and subject to VDOT approval, Applicant shall install a traffic signal at the Application Property's access to Coppermine Road. If required by warrants, said traffic signal shall be installed prior to the issuance of the first Non-Residential Use Permit for the Application Property.
- n. If not already installed, the Applicant shall add pedestrian countdown signals and crosswalks at the signalized intersection of Centreville Road and Coppermine Road at each leg of the intersection, subject to VDOT approval. Said improvements shall be installed prior to the issuance of the first Non-RUP for the Application Property.
- o. Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein and as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of site plan approval.
- p. Subject to the approval of Dominion Resources, successor in interest to VEPCO, Applicant may locate parking underneath the existing electric power easement, as shown on the CDP/FDP.
- q. Interparcel public access shall be provided to Tax Map 16-3 ((1)) 7, in the general location depicted on the CDP/FDP.
- r. Shower stalls and lockers shall be provided in the hotel for hotel employees.
- s. An inverted U-style bicycle parking rack, or other type as approved by FCDOT, shall be provided adjacent to the bank building, and three racks each shall be provided at the retail building and hotel. Said racks shall be installed prior to the issuance of a Non-RUP for each building.
- t. Prior to the issuance of any Non-RUP, the Applicant shall demonstrate to DPWES that adequate parking is provided in accordance with the CDP/FDP and to serve all uses on the Application Property. Should adequate parking not be available, the proposed uses shall be modified to meet minimum parking requirements.

substantial conformance with the CDP/FDP, are not approved by DPWES, the Applicant recognizes that it may be necessary to request an amendment to the approved CDP and/or FDP to alter the site design. Areas within the RPA may be used for BMP credit, if deemed suitable by DPWES, except for those areas disturbed for the installation of trails and utilities. The Applicant and its successors will assume the responsibility for the perpetual maintenance of all underground stormwater management facilities. Said maintenance responsibility shall be incorporated into an agreement to be reviewed and approved by Fairfax County Attorney's Office and recorded among the land records. Said agreement shall address the following issues:

1. Future replacement when warranted.
 2. Liability and insurance in an amount acceptable to Fairfax County.
 3. Restriction that the Applicant, or successors, or assigns shall not petition DPWES for future maintenance.
 4. County inspection to ensure that the facilities are maintained by the Applicant in good working order.
- b. Subject to the review and approval of DPWES, the Applicant shall make reasonable efforts to incorporate low impact design features into the site plan, notwithstanding that said features may not be shown on the CDP/FDP. At the Applicant's option, design features may be incorporated such as discharging stormwater or roof drainage across vegetated areas, infiltration trenches, BMP swales or other similar techniques that will result in an increased post-development time of concentration.

6. DESIGN -

- a. Buildings shall be constructed as generally consistent with the conceptual elevations shown on Sheets 5, 6, 7 and 8 of the CDP/FDP. Exposed neon tubing and wood trim shall not be provided on the building roofline and building facades.
- b. Applicant shall provide landscape buffers and streetscape features as conceptually shown on the CDP/FDP.
- c. Lighting on the Application Property shall be downward directed and fully shielded (cut-off) in accordance with Zoning Ordinance provisions.
- d. Applicant shall construct all buildings, except the bank, on the Application Property with a common theme to ensure coordinated development. Common theme elements shall include, but not be limited to, consistent building materials, architectural features and colors subject to approval by DPWES during the building permit review

8. RESOURCE PROTECTION AREA (RPA) -

The Applicant shall develop an RPA protection and restoration plan, which is in conformance with Fairfax County's Chesapeake Bay Preservation Ordinance as approved by the Urban Forestry Division of DPWES. The restoration plan shall be submitted concurrently with the site plan submission for the hotel for review and approval by the Urban Forestry Division. The plan shall propose an appropriate selection of species based on existing and proposed site conditions to restore the area to a native forest cover type. Said plan shall include the following at a minimum:

1. Super silt fence shall be used immediately adjacent to the RPA during clearing and grading and construction activities.
2. Existing structures within the RPA shall be manually removed, or removed with rubber wheeled vehicles.
3. Plant list detailing species, sizes and stock types of trees and other vegetation to be planted.
4. Soil treatments and amendments, if necessary.

9. MISCELLANEOUS -

- a. Applicant shall submit a geotechnical report for the Application Property to DPWES, for review and approval, prior to site plan approval, and shall implement any recommendations. Geotechnical reports may be submitted for separate phases of the project.
- b. All of the improvements described herein shall be constructed concurrent with the appropriate phase of development of the Application Property.
- c. Cellar space may be provided within the buildings but shall be limited to uses that do not generate traffic.
- d. These proffers shall bind and inure to the benefit of the Applicant and his or her successors and assigns.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

FINAL DEVELOPMENT PLAN CONDITIONS

FDPA 2003-HM-004

September 6, 2007

If it is the intent of the Planning Commission to approve Final Development Plan FDPA 2003-HM-004, to permit mixed use development, on property located at Tax Map 16-3 ((1)) 6A and 6B (*formerly known as 16-3 ((1)) 6*), 16-3 ((1)) 36 and a portion of right-of-way for Old Centreville Road to be vacated and/or abandoned, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede any previous conditions on the subject property. An asterisk (*) denotes a condition carried forward from the previous approval.

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Dulles Center", prepared by, Charles P. Johnson & Associates consisting of seven sheets dated May 10, 2007, as revised through July 30, 2007.
2. In order to ensure conformance with the CDP/FDP, architectural design in the form of final building elevations and landscape plans shall be presented to the Planning Commission for administrative review and approval to demonstrate that the buildings are compatible with each other in terms of materials and colors prior to site plan approval. *
3. All dumpsters shall be fully screened from view through the use of solid, opaque enclosures. *
4. Parking shall be provided in accordance with the rates in the Zoning Ordinance; however, the applicant may apply for a shared parking agreement if permitted in accordance with the Zoning Ordinance provisions.

Godfrey, Mary Ann

From: Almquist, Chuck
Sent: Wednesday, November 19, 2008 8:39 PM
To: Godfrey, Mary Ann
Subject: PCA 2003-HM-004

Re: The proffer interpretation request to defer for six months the modification of the signal at Coppermine and Centreville Road.

I have reviewed the applicant's request dated October 28, 2008, and the accompanying VDOT letter from Mr. Paul Kraucunas dated October 22, 2008. It is our understanding that except for the bank, no additional use permits will be issued until the signal is modified. Based on these two letters, this Department would not object to the requested deferral.

If any questions, please let me know. Thanks, Chuck