



County of Fairfax, Virginia

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

April 6, 2011

Aaron M. Vinson, P.E.
Director of Engineering
Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046

Re: Interpretation for RZ/FDP 2009-DR-016, McLean Personal Storage, Tax Map Parcel
30-2 ((4)) (d) 11B, 47A: Utility Easement

Dear Mr. Vinson,

This is in response to your letters dated November 1, 2010, and November 22, 2011, and an e-mail that you sent to this office on March 23, 2011, requesting an interpretation of the proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors with the approval of RZ 2009-DR-016 and the Final Development Plan (FDP) and development conditions approved by the Planning Commission with FDP 2009-DR-016. As I understand it, you had originally requested a determination on two development issues, LEED pre-certification and the utility easement along Old Chain Bridge Road; however, according to your e-mail of March 23, 2011, you have withdrawn the question pertaining to LEED pre-certification, and are now requesting an interpretation that the provision of a 3.5' utility easement along the Old Chain Bridge Road frontage would be in substantial conformance with Proffer 33. Therefore, this letter will only address the question regarding the utility easement. This determination is based on the above-referenced correspondence; Enclosure #2 containing e-mail correspondence from Robert Bishop (Compson Development) and Frank Kapper (VA Power); Site Plan Sheet C-0402 for McLean Personal Storage; the proffers; and, the development conditions. Copies of your letters and e-mail and relevant exhibits are attached.

The subject property is located in the McLean CBC and the McLean Community Revitalization District (CRD). The site was rezoned to the PDC District on March 9, 2009, to permit the establishment of a new personal storage warehouse on a site with an existing commercial building. You state that the warehouse site plan is currently under review in DPWES and that a question has arisen regarding the compliance with Proffer 33, which requires a 15' utility easement along Old Chain Bridge Road, and the submitted site plan that provides a 3.5' utility easement in that location. Your question is whether the provision of the 3.5' utility easement is in substantial conformance with the proffer and the CDP/FDP.

Proffer 33 states that *"The Applicant shall provide a 15' wide utility easement along the Property's Old Chain Bridge Road frontage replacing the existing overhead utility easement. Wider easements adjacent to each property line shall be provided for future potential ground mounted transformers or switches. All utility easements shall meet the requirements of and be reviewed and approved by the respective utility companies."*

Your justification for the request is that the Applicant agreed to locate the existing overhead utility lines underground during the rezoning, which is reflected in Proffer 33. However, you state that the intent of the proffer was to provide a 15' corridor that would allow Dominion Virginia Power to construct a subsurface concrete duct bank and move the existing overhead utility lines underground. You explain that the 15' utility corridor would consist of an 11.5' utility strip in the right-of-way and a 3.5' easement on the subject property. Accordingly, you state that the site plan was prepared to reflect the utility easement requirements as coordinated between the Applicant and Virginia Power and as shown on your enclosed Sheet C-0402 of the Site Plan. You have also attached e-mail correspondence between Frank Kapper of Dominion VA Power and Robert Bishop, your engineer. The October 27, 2010, e-mail from Frank Kapper supports the proposed combination of a utility strip in the sidewalk area supplemented by an easement two to five feet in width on the subject property. According to Site Review, DPWES, the final location of easements is no longer required to be shown on site plans or subdivision plans. Such easements are negotiated between the utility company and the property owner at the time of development.

Based on the above, it is my determination that the proposed 3.5' foot wide utility easement on the subject property, which would be combined with an 11.5' utility strip in the right-of-way to create a 15' wide utility corridor, would be in substantial conformance with Proffer 33.

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,



Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

O:\mgodf2\Proffer Interpretations P\McLean Personal Storage (RZ 2009-DR-016) utilities, LEED certif..DOC

Attachments: A/S

cc: John Foust, Supervisor, Dranesville District
Jay P. Donohue, Planning Commissioner, Dranesville 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: RZ/FDP 2009-DR-016, PI 1011 110, Imaging, Reading File

Godfrey, Mary A.

From: Aaron Vinson <avinson@wlpinc.com>
Sent: Wednesday, March 23, 2011 11:22 AM
To: Godfrey, Mary A.
Cc: alee@wlpinc.com
Subject: McLean Personal Storage Interpretation Request
Attachments: 09018_LETTER_Interpretation_(2010-11-22).pdf

Mary Ann,

I would like to request that item #2 (LEED pre-certification proffer) of the attached interpretation request be withdrawn. Based on coordination with County staff, we will proceed with posting a green building escrow to satisfy the conditions of the applicable proffer.

Thanks

AARON M. VINSON, P.E.

DIRECTOR OF ENGINEERING



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Department of Planning & Zoning

NOV 23 2010

Zoning Evaluation Division

November 1, 2010
(Revised) November 22, 2010

Ms. Regina C. Coyle
Director
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

**Re: McLean Personal Storage Request for Interpretation
Plans RZ 2009-DR-016 and 25213-SP-001-1**

Dear Ms. Coyle,

On behalf of Madison Building Associates LLC and Second Madison Building Associates LLC, owners of the Madison Building at 1320 Old Chain Bridge Road (tax map 30-2-04D-0011B) and the proposed McLean Personal Storage building at 1322 Old Chain Bridge Road (tax map 30-2-04D-0047A), we submit this letter requesting a determination of whether several proposed modifications are in substantial conformance with the previously approved Zoning Map Amendment for this site.

As background information, in March of 2010 the Fairfax County Board of Supervisors (BOS) approved Zoning Map Amendment RZ-2009-DR-016 to change the zoning designation of the subject properties to Planned Development Commercial (PDC). In June of 2010, Walter L. Phillips submitted site plan 25213-SP-001-1 to Department of Public Works and Environmental Services (DPWES), Site Review division. In August 2010, DPWES concluded their review and provided comments. Later that month at a Post Submission Conference, Greg McLaughlin and Thakur Dhakal noted that an interpretation may be required for several items, but coordination with staff from the Department of Planning and Zoning (DPZ) would be required. The following day, Greg McLaughlin called to confirm that an interpretation for several items would be required.

This letter requests a determination that two plan components are in substantial conformance with the previously approved Zoning Map Amendment. A summary of each request, along with justification for each request, is provided below.

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Page 2

November 22, 2010

1. Proposed Utility Easement Along Chain Bridge Road

Proffer #33 requires that a 15' utility easement be provided along the Old Chain Bridge Road frontage of parcel 11B. The applicant proposes to satisfy this condition by providing a 3.5' utility easement along the Old Chain Bridge Road frontage, which accomplishes a 15' utility corridor from the face of curb along Old Chain Bridge Road, as intended by the proffer.

Justification for this request is as follows:

During processing and approval of RZ 2009-DR-016 Fairfax County requested that the applicant move underground the existing overhead utility lines in Old Chain Bridge Road. The applicant agreed to this request, which was memorialized in proffer #33. The intent of the proffer was to provide a 15' corridor that would allow Dominion Virginia Power to construct subsurface concrete duct bank and move the existing overhead wires that run along Old Chain Bridge Road today underground. In order to satisfy this condition, site plan 25213-SP-001-1 was prepared to reflect the utility easement requirements as coordinated in detail between the applicant and Dominion Virginia Power. Those requirements are a 15' corridor measured from back of curb on Old Chain Bridge Road, which is comprised of an 11.5' utility strip in the public right-of-way and a 3.5' easement on the subject property. For reference, we have enclosed *Correspondence from Dominion Virginia Power* which indicates that our proposed approach (a 15' utility corridor, 3.5' of which is on the applicant's property) is acceptable to the utility owning company. We have also enclosed a copy of *Layout Plan Sheet C-0402* from site plan 25213-SP-001-1, which depicts how this proffer is being satisfied.

The applicant requests confirmation that the utility corridor and easement shown on sheet C-0402 satisfies the intent of proffer #33 and is in substantial conformance with the approved Zoning Map Amendment.

2. LEED Pre-Certification Proffer

Proffer #19 requires the applicant to achieve LEED Silver pre-certification under the Core and Shell program prior to building plan approval. Proffer #20 states that, if pre-certification cannot be achieved, the applicant will post a "green building escrow". The applicant proposes to satisfy the intent of this requirement by achieving LEED Silver certification following building plan approval and building construction; and by making the requirement to post a "green building escrow" a condition of bond release, not a requirement at time of building plan approval.

Justification for this request is as follows:

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November 22, 2010

Proffers #19 and #20 are standard language proffers that are included in most rezoning cases involving commercial uses. They require that the applicant achieve LEED Silver certification from the US Green Building Council (USGBC) Core and Shell program. More specifically, proffer #19 requires that the applicant achieve pre-certification prior to building plan approval. If pre-certification is not achieved prior to building plan approval, proffer #20 requires the applicant to post a "green building escrow" in the amount of \$2.00 per gross square feet. The escrow will be held until such time that the applicant demonstrates the LEED Silver certification has been achieved. The intent of the proffer is to make the requirement enforceable and to incentivize the applicant to diligently pursue LEED Silver certification.

The applicant is committed to achieving at least LEED Silver certification for the new storage building and is currently in the process of doing so. However, the standard language in the proffers is flawed, which makes compliance with the condition impossible. For this project, the appropriate LEED certification program is New Construction, not Core and Shell. Under the New Construction program, pre-certification does not exist; therefore the applicant cannot possibly achieve pre-certification, which will result in a requirement to post a "green building escrow". The new building has a floor area of 58,095 gross square feet. An escrow of \$2.00 per gross square feet will total \$116,190. This is a disproportionate penalty for an applicant who has not failed to live up to their obligations. By enforcing the exact language of this proffer, the County will be penalizing an applicant who is diligently pursuing LEED Silver certification and whose only mistake is not correcting the County's own flawed proffer language. For reference, we have enclosed *Language from the USGBC LEED Reference Guide for Green Building Design and Construction*, which indicates the programs under which pre-certification is possible.

The applicant requests confirmation that proffers #19 and #20 can be satisfied by providing documentation showing that LEED Silver certification is achieved after building plan approval and building construction, within the confines of the standard LEED certification process. The applicant requests that compliance with these proffers be made a condition of bond release. This is an appropriate compromise because it will not inappropriately penalize the applicant but will provide the County with a continued ability to enforce the proffer.

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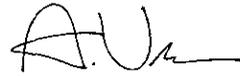
Page 4

November 22, 2010

On behalf of Madison Building Associates LLC and Second Madison Building Associates LLC, we respectfully request your written confirmation that the plan components described above are in substantial conformance with that shown on the approved Zoning Map Amendment.

Please feel free to contact me if you have any questions or would like additional information. We appreciate your consideration on this matter.

Sincerely,



Aaron M. Vinson, P.E.
Director of Engineering

AV:al
09-018

Enclosures:

1. Correspondence from Dominion Virginia Power (including sketch)
2. Layout Plan Sheet C-0402
3. Language from the USGBC LEED Reference Guide for Green Building Design and Construction

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November 1, 2010

Ms. Regina C. Coyle
Director
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

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Department of Planning & Zoning

NOV 01 2010

Zoning Evaluation Division

**Re: McLean Personal Storage Request for Interpretation
Plans RZ 2009-DR-016 and 25213-SP-001-1**

Dear Ms. Coyle,

On behalf of Madison Building Associates LLC and Second Madison Building Associates LLC, owners of the Madison Building at 1320 Old Chain Bridge Road (tax map 30-2-04D-0011B) and the proposed McLean Personal Storage building at 1322 Old Chain Bridge Road (tax map 30-2-04D-0047A), we submit this letter requesting a determination of whether several proposed modifications are in substantial conformance with the previously approved Zoning Map Amendment for this site.

As background information, in March of 2010 the Fairfax County Board of Supervisors (BOS) approved Zoning Map Amendment RZ-2009-DR-016 to change the zoning designation of the subject properties to Planned Development Commercial (PDC). In June of 2010, Walter L. Phillips submitted site plan 25213-SP-001-1 to Department of Public Works and Environmental Services (DPWES), Site Review division. In August 2010, DPWES concluded their review and provided comments. Later that month at a Post Submission Conference, Greg McLaughlin and Thakur Dhakal noted that an interpretation may be required for several items, but coordination with staff from the Department of Planning and Zoning (DPZ) would be required. The following day, Greg McLaughlin called to confirm that an interpretation for several items would be required.

This letter requests a determination that three plan components are in substantial conformance with the previously approved Zoning Map Amendment. A summary of each request, along with justification for each request, is provided below.

1. Modification of Proposed Right-of-Way Dedication Along Beverly Road

The applicant requests confirmation that modifying the proposed right-of-way dedication along the Beverly Road frontage of parcel 11B to move the proposed sidewalk completely within the VDOT right-

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November 1, 2010

of-way to qualify for VDOT maintenance, as directed by DPWES, is in substantial conformance with the approved zoning plan.

Justification for this request is as follows:

Site Plan 25213-SP-001-1 was prepared in conformance with approved Zoning Map Amendment RZ 2009-DR-016; and the proposed right-of-way dedication shown on the plan was consistent with the required dedication coordinated with DPZ, VDOT, and other agencies during processing and approval of the rezoning. The result of the proposed dedication was that a portion of the sidewalk along Beverly Road would be on the applicant's property. This design was coordinated with and accepted by the applicant and all participating review agencies. In acknowledgement of, and to address, the fact that a public sidewalk would be on private property, proffer 16C was created, which indicates that the owners of the two subject parcels will be responsible for maintaining the portions of sidewalks on their properties and will enter into a maintenance agreement with VDOT.

After reviewing the site plan, Greg McLaughlin and Thakur Dhakal indicated during the Post Submission Conference that the sidewalk along Beverly Road would need to be completely within the Beverly Road right-of-way and would need to be maintained by VDOT. In support of this decision, Greg and Thakur pointed out that for a maintenance agreement to exist between a property owner and VDOT, a third party surety was required. In this case, the third party surety would need to be held by Fairfax County DPWES. It was expressed that Fairfax County DPWES was not willing to facilitate this agreement. Greg and Thakur also indicated that, because the site is in a Commercial Revitalization District (CRD), VDOT was required to maintain the sidewalks.

The applicant is willing to accept this proposed modification as requested by Fairfax County DPWES, under the condition that it is determined that the modification is confirmed by DPZ to be in substantial conformance with the approved Zoning Map Amendment. The proposed adjustments to right-of-way dedication are depicted on the enclosed *Interpretation Exhibit – Beverly Road Right-of Way Dedication*.

The applicant requests confirmation that the modified right-of-way dedication is in substantial conformance with the approved Zoning Map Amendment.

2. Proposed Utility Easement Along Chain Bridge Road

Proffer #33 requires that a 15' utility easement be provided along the Old Chain Bridge Road frontage of parcel 11B. The applicant proposes to satisfy this condition by providing a 3.5' utility easement along the Old Chain Bridge Road frontage, which accomplishes a 15' utility corridor from the face of curb along Old Chain Bridge Road, as intended by the proffer.

Justification for this request is as follows:

During processing and approval of RZ 2009-DR-016 Fairfax County requested that the applicant move underground the existing overhead utility lines in Old Chain Bridge Road. The applicant agreed to this request, which was memorialized in proffer #33. The intent of the proffer was to provide a 15' corridor that would allow Dominion Virginia Power to construct subsurface concrete duct bank and move the existing overhead wires that run along Old Chain Bridge Road today underground. In order to satisfy this condition, site plan 25213-SP-001-1 was prepared to reflect the utility easement requirements as coordinated in detail between the applicant and Dominion Virginia Power. Those requirements are a 15' corridor measured from back of curb on Old Chain Bridge Road, which is comprised of an 11.5' utility strip in the public right-of-way and a 3.5' easement on the subject property. For reference, we have enclosed *Correspondence from Dominion Virginia Power* which indicates that our proposed approach (a 15' utility corridor, 3.5' of which is on the applicant's property) is acceptable to the utility owning company. We have also enclosed a copy of *Layout Plan Sheet C-0402* from site plan 25213-SP-001-1, which depicts how this proffer is being satisfied.

The applicant requests confirmation that the utility corridor and easement shown on sheet C-0402 satisfies the intent of proffer #33 and is in substantial conformance with the approved Zoning Map Amendment.

3. LEED Pre-Certification Proffer

Proffer #19 requires the applicant to achieve LEED Silver pre-certification under the Core and Shell program prior to building plan approval. Proffer #20 states that, if pre-certification cannot be achieved, the applicant will post a "green building escrow". The applicant proposes to satisfy the intent of this requirement by achieving LEED Silver certification following building plan approval and building construction; and by making the requirement to post a "green building escrow" a condition of bond release, not a requirement at time of building plan approval.

Justification for this request is as follows:

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Page 4

November 1, 2010

Proffers #19 and #20 are standard language proffers that are included in most rezoning cases involving commercial uses. They require that the applicant achieve LEED Silver certification from the US Green Building Council (USGBC) Core and Shell program. More specifically, proffer #19 requires that the applicant achieve pre-certification prior to building plan approval. If pre-certification is not achieved prior to building plan approval, proffer #20 requires the applicant to post a "green building escrow" in the amount of \$2.00 per gross square feet. The escrow will be held until such time that the applicant demonstrates the LEED Silver certification has been achieved. The intent of the proffer is to make the requirement enforceable and to incentivize the applicant to diligently pursue LEED Silver certification.

The applicant is committed to achieving at least LEED Silver certification for the new storage building and is currently in the process of doing so. However, the standard language in the proffers is flawed, which makes compliance with the condition impossible. For this project, the appropriate LEED certification program is New Construction, not Core and Shell. Under the New Construction program, pre-certification does not exist; therefore the applicant cannot possibly achieve pre-certification, which will result in a requirement to post a "green building escrow". The new building has a floor area of 58,095 gross square feet. An escrow of \$2.00 per gross square feet will total \$116,190. This is a disproportionate penalty for an applicant who has not failed to live up to their obligations. By enforcing the exact language of this proffer, the County will be penalizing an applicant who is diligently pursuing LEED Silver certification and whose only mistake is not correcting the County's own flawed proffer language. For reference, we have enclosed *Language from the USGBC LEED Reference Guide for Green Building Design and Construction*, which indicates the programs under which pre-certification is possible.

The applicant requests confirmation that proffers #19 and #20 can be satisfied by providing documentation showing that LEED Silver certification is achieved after building plan approval and building construction, within the confines of the standard LEED certification process. The applicant requests that compliance with these proffers be made a condition of bond release. This is an appropriate compromise because it will not inappropriately penalize the applicant but will provide the County with a continued ability to enforce the proffer.

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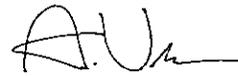
Page 5

November 1, 2010

On behalf of Madison Building Associates LLC and Second Madison Building Associates LLC, we respectfully request your written confirmation that the plan components described above are in substantial conformance with that shown on the approved Zoning Map Amendment.

Please feel free to contact me if you have any questions or would like additional information. We appreciate your consideration on this matter.

Sincerely,



Aaron M. Vinson, P.E.
Director of Engineering

AV:al
09-018

Enclosures:

1. Interpretation Exhibit – Beverly Road Right-of Way Dedication
2. Correspondence from Dominion Virginia Power (including sketch)
3. Layout Plan Sheet C-0402
4. Language from the USGBC LEED Reference Guide for Green Building Design and Construction

Aaron Vinson

ENCL. #2

From: Frank Kapper [frank.kapper@dom.com]
Sent: Wednesday, October 27, 2010 2:16 PM
To: 'Robert Bishop (Compson Development)'
Cc: 'avinson@wlpinc.com'
Subject: RE: McLean Personal Storage - DVP Confirmation
Attachments: image001.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Robert,

After discussing the issue of easements for the proposed Mclean Personal Storage Facility, The initial design concept for Dominion's proposed underground facilities calls for the duct bank to be constructed in the sidewalk area directly behind the curb. This 12 foot wide area is generally adequate for most of the installation. Dominion will require an easement that will vary in width between 2 and 5 feet for the main duct run to cover areas where manholes will be located. Obviously, any pad mounted equipment (such as transformers) necessary to provide electric service to the new building will require additional easements.

If you have any additional question please feel free to call

Frank Kapper

Electric T&D Projects Manager II
Six Sigma Master Black Belt
Office 703-375-5987
Tie Line 8-744-5987
Cell 571-283-9958

From: Robert Bishop (Compson Development) [mailto:rbishop@compson.com]
Sent: Monday, October 25, 2010 11:12 AM
To: Frank Kapper (VirginiaPower - 1)
Cc: avinson@wlpinc.com
Subject: RE: McLean Personal Storage - DVP Confirmation

Frank,

I am going out of town today and won't be back until the middle of next week. I am going to have our engineer contact you directly regarding the info below. We are at a standstill with our permit and need to submit for the Interpretation letter mentioned below. I know your probably slammed, but I really need your help on this.

Thanks!

Robert Bishop

Compson Development
222 Severn Avenue
Bldg 14, Suite 101
Annapolis, MD 21403
Office (410) 267-9777 ext. 227
Fax (410) 267-9486
Cell (240) 273-6878

rbishop@compson.com
www.compsondevelopment.com

From: Robert Bishop (Compson Development) [mailto:rbishop@compson.com]
Sent: Tuesday, October 19, 2010 10:05 AM
To: 'Frank Kapper'
Subject: McLean Personal Storage - DVP Confirmation

Frank,

I hope all is well with you. We are in for our permits for our new building and we have received a request for clarification of the 15' utility easement that was required on the site plan. As a reminder, working with you and the Supervisors office, we came to an agreement to underground all utilities along the front of Old Chain Bridge Road. We also agreed to provide McLean with their preferred landscaping detail which includes 5' of grass, 5' brick and concrete sidewalk, and 5' of landscape trees (a total of 15' from face of curb). We are installing the duct bank under the sidewalk, and providing 2 vaults for access. This is where the Planning team has an issue and has requested an Interpretation Letter. We are preparing the request now and need your office to verify the information below as requested by our engineer, and shown on the attached exhibit.

Please review the email and the attachment and let me know when we can discuss this further.

Thanks for your time!

Robert Bishop

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Bldg 14, Suite 101
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Fax (410) 267-9486
Cell (240) 273-6878

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www.compsondevelopment.com

From: Aaron Vinson [mailto:avinson@wlpinc.com]
Sent: Tuesday, October 05, 2010 4:11 PM
To: Robert Bishop
Cc: alee@wlpinc.com
Subject: McLean Personal Storage - DVP Confirmation

Robbie,

As discussed last week, attached please find a PDF showing the area of DVP construction along Old Chain Bridge Road. The following is my understanding of the confirmation we are looking for from DVP:

Per our previous coordination efforts, DVP should confirm that a 15' utility corridor (measured from the back of curb along Old Chain Bridge Road) is adequate room to install the concrete duct bank, manholes, and other components necessary to underground existing overhead utility lines as generally shown on the attached sketch. The fact that 11.5' of that corridor is within the public street right-of-way and 3.5' is on Compson property should be inconsequential to

DVP. In addition, DVP should confirm that, based on their understanding of cable and communication requirements when bundled with DVP conduits, no additional conduits, duct bank, etc will be needed.

Feel free to call to discuss if needed before approaching DVP.

Thanks



AARON M. VINSON, P.E.

DIRECTOR OF ENGINEERING

WALTER L. PHILLIPS, INCORPORATED

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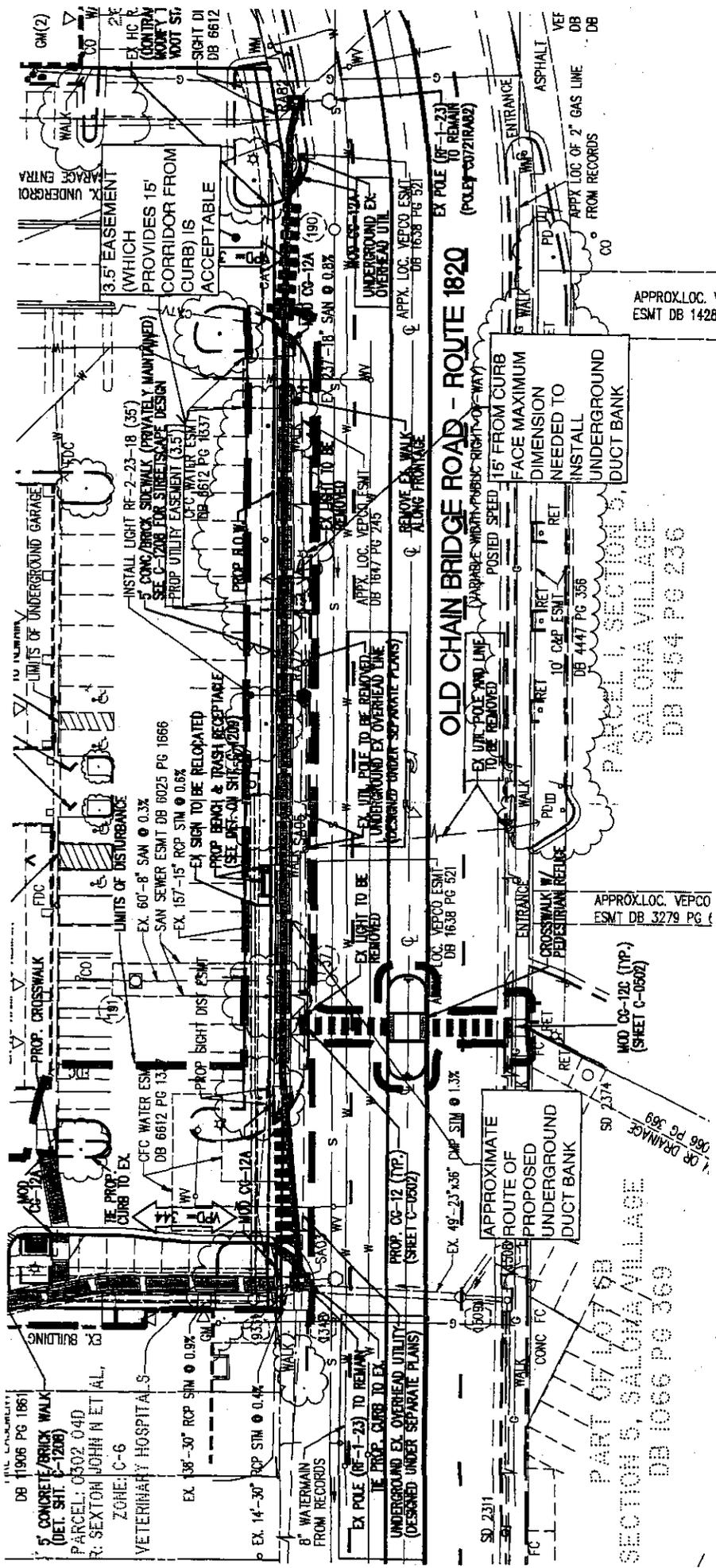
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OLD CHAIN BRIDGE ROAD - ROUTE 1820

APPROXIMATE
ROUTE OF
PROPOSED
UNDERGROUND
DUCT BANK

PART OF LOT 75B
SECTION 5, SALONA VILLAGE
DB 1066 PG 369

APPROX. LOC. VEP CO
ESMT DB 3279 PG 6

PARCEL 1, SECTION 5,
SALONA VILLAGE
DB 1454 PG 236

APPROX. LOC. 1
ESMT DB 1428

DB 11906 PG 1861
5' CONCRETE/BRICK WALK
(DET. SHT. C-1208)
PARCEL: 0302.04D
R: SEXTON JOHN W ET AL,
ZONE: C-6
VETERINARY HOSPITALS

EX. 13'-30" RCP SIM @ 0.9%

EX. 14'-30" RCP SIM @ 0.4%

EX. 13'-30" RCP SIM @ 0.9%

EX. 60'-8" SAN @ 0.3%

EX. 157'-15" RCP SIM @ 0.6%

EX. 60'-8" SAN @ 0.3%

EX. 157'-15" RCP SIM @ 0.6%

EX. 60'-8" SAN @ 0.3%

EX. 157'-15" RCP SIM @ 0.6%

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EX. 60'-8" SAN @ 0.3%

EX. 157'-15" RCP SIM @ 0.6%

EX. 60'-8" SAN @ 0.3%

EX. 157'-15" RCP SIM @ 0.6%

EX. 60'-8" SAN @ 0.3%