



# FAIRFAX COUNTY

## DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

July 12, 1999

Mr. Charles R. Johnson  
12310 Pinecrest Road, Suite 101  
Reston, Virginia 20191-1636

Re: Interpretation for RZ 82-C-016, Tax Map 24-4 ((1)) 3, Clearing and Grading for Stormwater Management Pond

Dear Mr. Johnson:

This is in response to your letter of April 26, 1999, and fax dated May 28, 1999, requesting an interpretation of the proffers accepted by the Board of Supervisors in conjunction with the approval of RZ 82-C-016. As I understand it, the question is whether the clearing and grading for a regional stormwater management pond would be in substantial conformance with the proffers. This determination is based on the map attached to your letter entitled "Attachment C" which is a Fairfax County Soils Map of the area and the "Regional Stormwater Management Plan Pond Location Map" of pond H-02 which is dated November 1, 1988. A copy of the above referenced letter and a reduction of the maps are attached.

Proffer 4 is as follows:

"Not to grade or clear the Environmental Quality Corridor, comprised of 12A and 77D2 soils, as marked on the County soil map, except as may be necessary to provide one (1) street crossing in the EQC area south of the north-west-southeast border of the subject property and the adjoining Parcel 25-3-01-0001."

The Fairfax County Soils maps show 77D2 soils in the location of the planned pond H-02. You have stated that your office has calculated the grading necessary for the construction of a dam on the Environmental Quality Corridor (EQC) using the definition of soils which includes both the 12A+ and 77D2 soils only. You have stated that the calculated amount of soil disturbed for the dam using the definition of EQC based on soils only is 0.55 acres, whereas the amount of soil disturbed for the road using the same criterion is 0.34 acres. You have also calculated the impact of disturbing the area for the dam using the EQC soils definition and 100 year floodplain and have stated that the total amount of disturbed area for the dam using the soils and floodplain definition is 0.87 acres.

It is my determination that the disturbance of the EQC for the dam would not be in substantial conformance with the proffers because the amount of soil disturbed, using either criteria, is greater than what would be disturbed for the road. In order for the proposed clearing and grading to be allowed, the submission of a Proffered Condition Amendment application and its approval by the Board of Supervisors will be required. This determination has been reviewed with the Environment and Development Review Branch and has been made in my capacity as the duly authorized agent of the Zoning Administrator.

If you have any questions please call Lisa Feibelman at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

11/30/01 12:15:00

Mr. Charles R. Johnson  
Page 2

Attachments: A/S

cc: Michael R. Fry, Supervisor, Sully District  
Ronald W. Koch, Planning Commissioner, Sully District  
Jane W. Gwinn, Zoning Administrator, DPZ  
Michelle Brickner, Acting Director, Office of Site Development Services, DPWES  
Angela Rodeheaver, Section Chief for Site Analysis, DOT  
Bonds and Agreements Branch, Office of Site Development Services ,DPWES  
File: RZ 82-C-016 and PI 9904 045

*N:\ZED\FEIBELMAN\INTERPRE\SWM 2.wpd*

**CHARLES R. JOHNSON**  
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS  
12310 PINECREST ROAD  
SUITE 101  
RESTON, VIRGINIA 20191-1636  
PHONE (703) 758-7758 FAX (703) 758-8996

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

**APR 27 1999**

ZONING EVALUATION DIVISION

April 26, 1999

CHARLES R. JOHNSON, PE, LS

JOHN B. COMMONS

Ms. Barbara Byron  
Director of Zoning Evaluation Division  
Department of Planning and zoning  
12055 Government Center Parkway  
Fairfax, Virginia 22035

Re: Request for Proffer Interpretation related to RZ 82-C-016; Tax Map 24-4 ((1)) 3.

Dear Ms. Byron:

This firm was engaged by the Fairfax County Department of Public Works to Conduct a study to determine the feasibility of constructing the Board of Supervisors' adopted regional detention pond H-02 on the subject parcel, as shown by the County's engineering consultant on Attachment A.

In researching the zoning history of this parcel it was discovered that the record owner of the tract proffered "4. not to grade or clear the Environmental Quality corridor, comprised of 12A and 77D2 soils, as marked on the county soil maps, ...." See Attachment B.

The County soil maps shows the presence of 77D2 soils in the area where clearing and grading would be required, at least from the construction of the proposed H-02 dam. See Attachment C.

It is my understanding that the County Board of Supervisors can allow construction of the regional detention ponds in EQC's and that the Board did formally adopt this site on a preliminary basis as a part of the overall Regional Detention Pond Plan.

It would be greatly appreciated if you could give us a proffer interpretation regarding the proposed regional detention pond location in the EQC specified 77D2 soils.

Should you need any additional information please call me at 758-7758 of Chad Crawford with the Department of public works at 324-5800.

Thank you for your immediate attention to this matter.

Sincerely,



Charles R. Johnson, PE

**Attachments: A/S**

**cc: Chad Crawford, D.P.W.**

**Letters\Fx. Co\H-02**

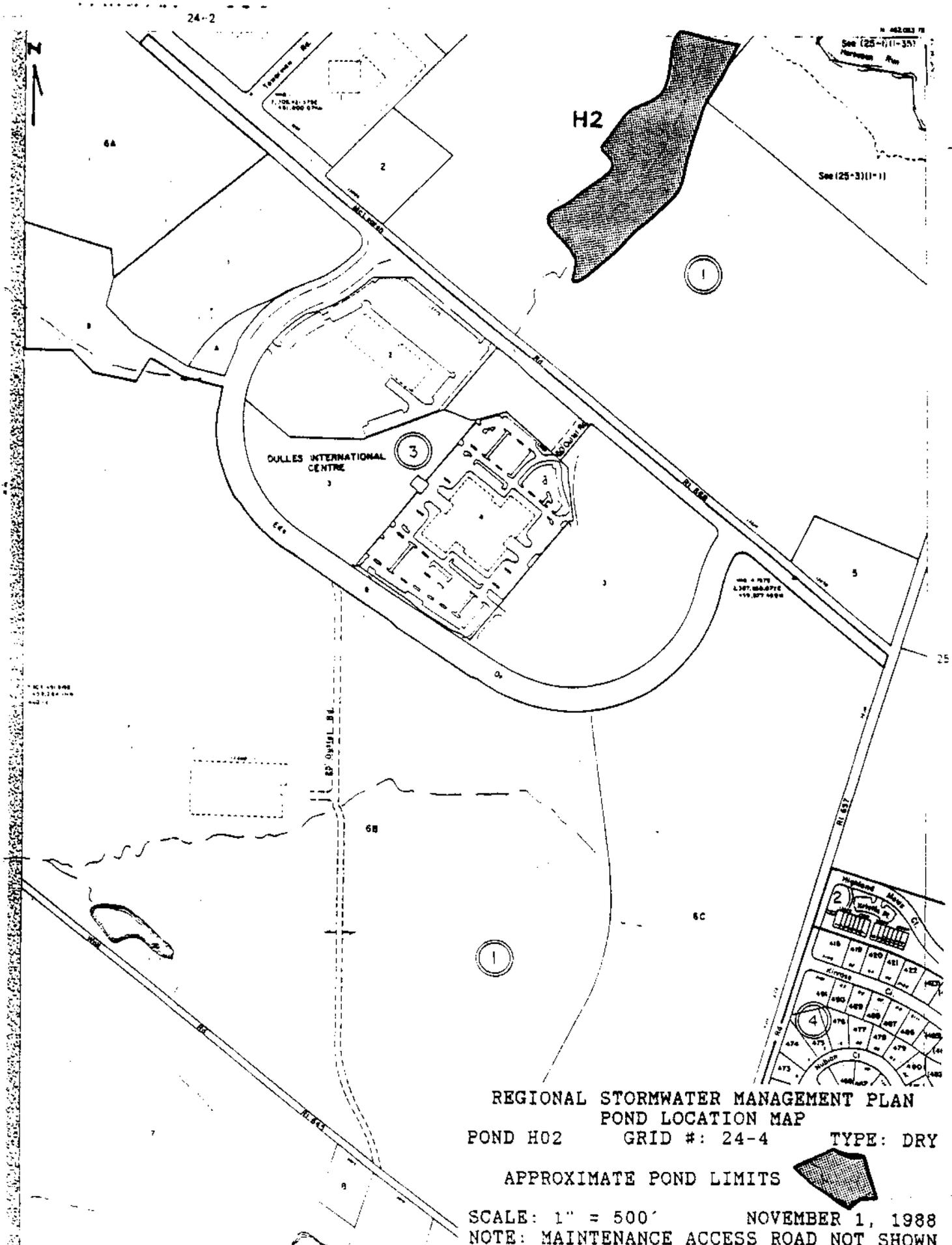
ATT # ENT "A"

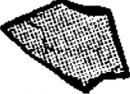
24-2

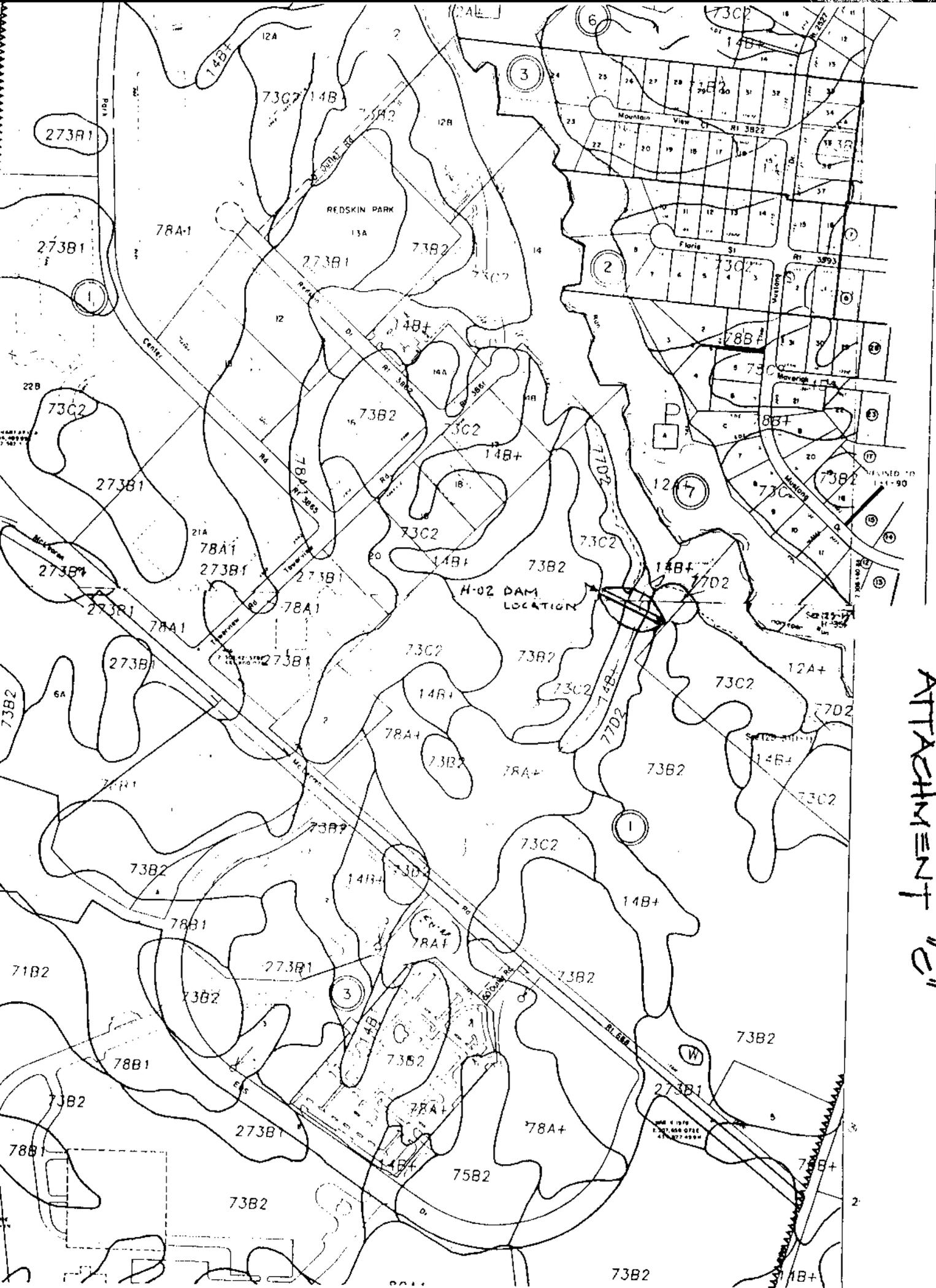
See (25-111-351)

See (25-311-1)

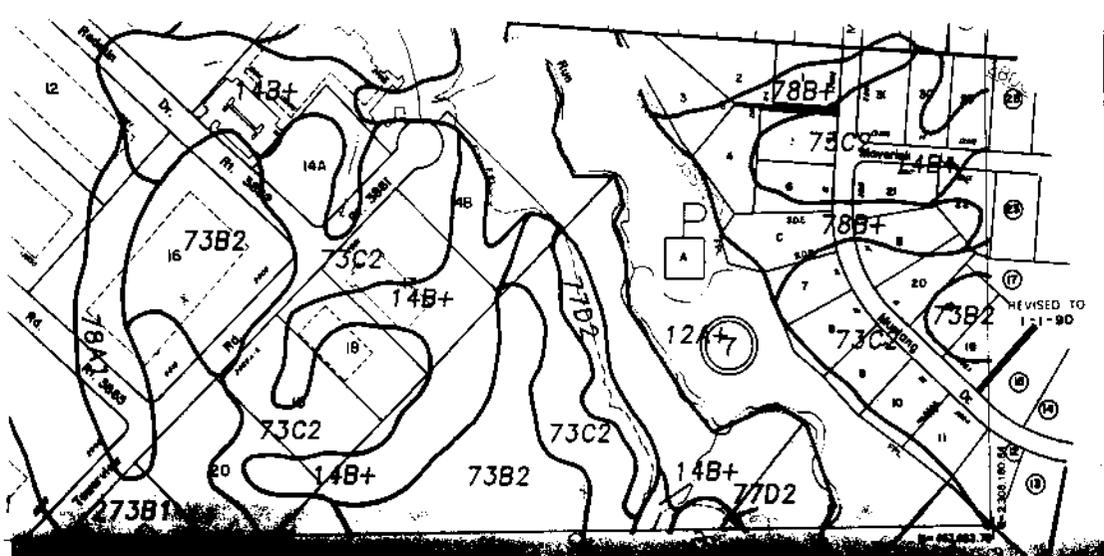
446 + 1975  
1,307, 866, 871 C  
+ 19, 807 4600



REGIONAL STORMWATER MANAGEMENT PLAN  
 POND LOCATION MAP  
 POND H02      GRID #: 24-4      TYPE: DRY  
 APPROXIMATE POND LIMITS   
 SCALE: 1" = 500'      NOVEMBER 1, 1988  
 NOTE: MAINTENANCE ACCESS ROAD NOT SHOWN

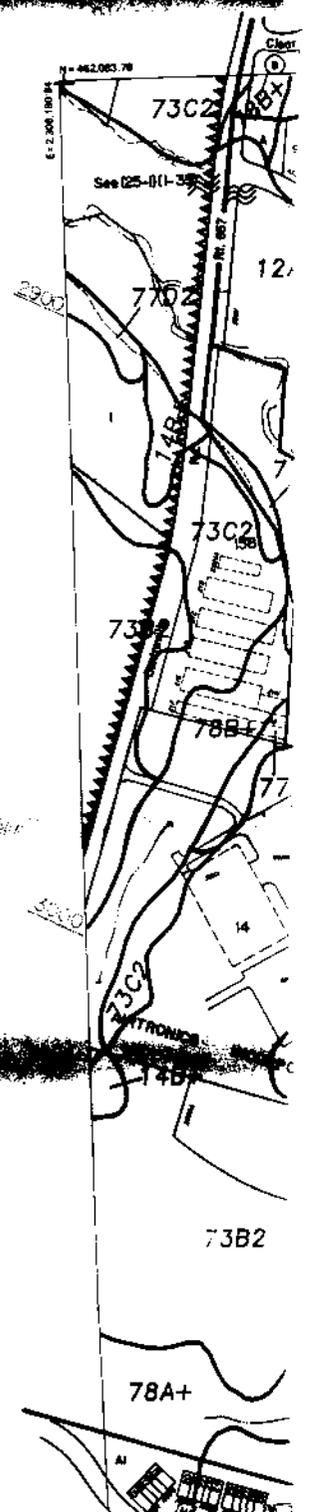
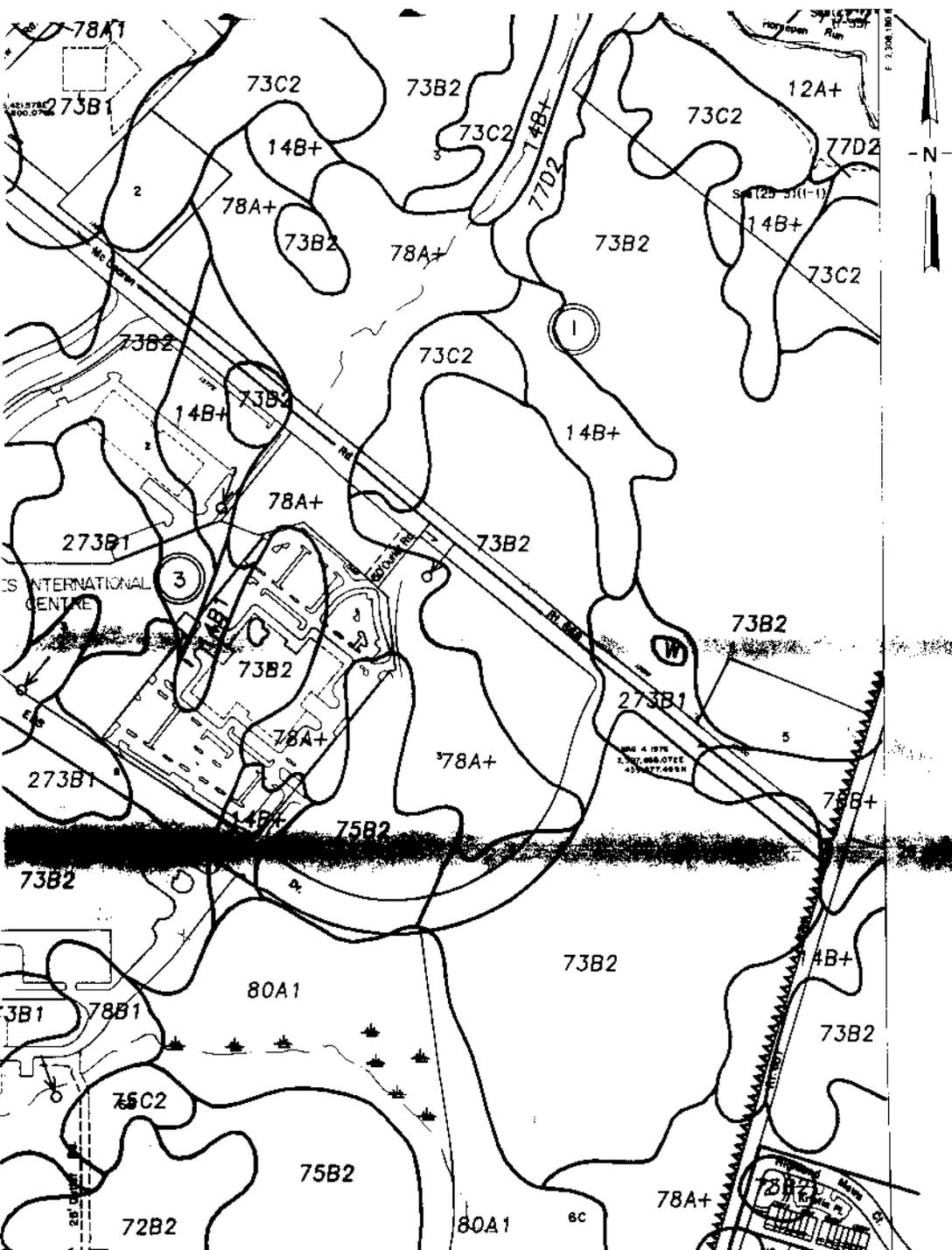


ATTACHMENT 'C'



SECTION 24-2

STREETS SEC. 24-2



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



V  
12/25/82  
Bost

ATTACHMENT "B"

August 3, 1982,

Mr. Charles Henry Smith  
120 North Asaph Street  
Alexandria, Virginia 22314

Re: Rezoning Application  
Number RZ 82-C-016

Dear Mr. Smith:

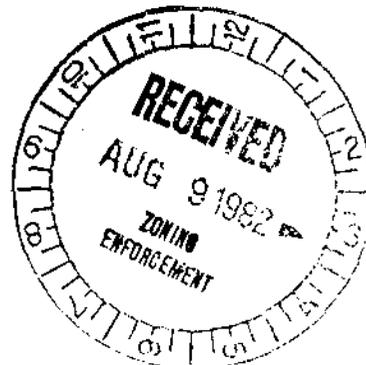
Enclosed you will find a copy of the Ordinance adopted by the Board of Supervisors at a regular meeting held on July 26, 1982, granting, as proffered, RZ 82-C-016 in the name of Edward M. Smith, Trustee, et al, to rezone certain land in Centreville District from R-1 District to I-5 District on subject parcels 24-4 ((1)) 3 consisting of approximately 82.0011 acres.

Very truly yours,

*Ethel Wilcox Register, cmc*  
Ethel Wilcox Register  
Clerk to the Board

EWR/mg

cc: Mr. Patteson  
✓ Mr. Knowlton  
Mr. Steele  
Mr. Beales



July 20, 1982

Mr. Sidney R. Steele  
Chief  
Zoning Evaluation Branch  
Office of Comprehensive Planning  
4100 Chain Bridge Road  
Fairfax, Virginia 22030

Re: RZ 82-C-016  
Tax Map 24-4(1) 3  
Approx. 82 acres

Dear Mr. Steele:

As record owner of this tract, I make the following proffers regarding the development of this tract, subject to the rezoning of the tract to I-5. While these proffers shall be binding on the property, the proffers shall not be effected until the property is developed. I hereby agree:

1. To dedicate for public right of way that frontage on McLearn Road and Centreville Road to forty five (45) feet from the centerline of each road, with the understanding that curbs may be constructed thirty five (35) feet from the centerline, provided that the property retains FAR density credit for the area dedicated.

2. To limit McLearn Road frontage to two (2) street curb cuts, and to limit Centreville Road frontage to one (1) curb cut, which will be at the present intersection of Centreville Road and the entrance to Parcel 25-3-01-0014, except as may be otherwise specified by the Virginia Department of Highways and Transportation.

3. To dedicate to the Fairfax County Park Authority that portion of the property within the hundred year flood plain, provided that the remaining property retains FAR density and open space credit for the area dedicated. The Authority shall have an unrecorded right of reasonable access across the property solely for the purpose of maintaining that land dedicated to the Park Authority, which right shall expire at such time as the Park Authority obtains other access

Mr. Sidney Steele  
July 20, 1982  
page two

to that park land from Centreville Road.

4. Not to grade or clear the Environmental Quality Corridor, comprised of 12A and 77D2 soils, as marked on the County soil map, except as may be necessary to provide one(1) street crossing in the EQC area south of the north-west-southeast border of the subject property and the adjoining Parcel 25-3-01-0001.

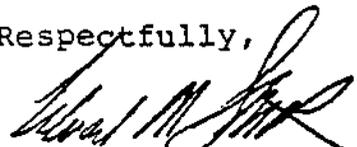
5. To provide a street access and curb cut to the property line adjoining Parcel 25-3-01-0001 at a location to be determined in the sole discretion of this property owner, provided, however, that the owner of Parcel 25-3-01-0001 has surrendered a right to a permanent curb cut on Centreville Road by development plan, subdivision plat or site plan approval.

6. To limit office development to an FAR of 0.5, with the understanding that all other uses permitted in I-5 will be subject to the higher 1.0 FAR density.

7. That in the event that there is any outside storage of materials along McLearn Road or Centreville Road, that portion of the storage area facing either road will be fenced and planted.

8. That in the event that chemical or petroleum products are stored on the property, spill containment procedures will be implemented, which may include berming around the storage area, impermeable seals beneath the area, on-site straw bails or other suitable on-site retention, or other suitable storage.

Respectfully,



Edward M. Smith, Trustee

**CHARLES R. JOHNSON**  
 Consulting Civil Engineers & Land Surveyors  
 12310 Pinecrest Road Suite 101  
 RESTON, VIRGINIA 20191-1636

**LETTER OF TRANSMITTAL**

(703) 758-7758  
 FAX (703) 758-8996

DATE	5/28/99.	JOB NO.
ATTENTION		
RE:	PROFFER INTERPRETATION RELATED TO RZ 82-C-016 AND CONSTRUCTION OF COUNTY POND H-02.	

TO LISA FIEBELMAN, PLANNER II  
ZONING EVALUATION BRANCH  
DEPT. OF PLANNING & ZONING  
FAIRFAX COUNTY  
 TEL. # 324-1290  
 FAX # 324-3924  
 FAXING

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings
- Prints
- Plans
- Samples
- Specifications
- Copy of letter
- Change order
- \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION	
1	5/24/99		CASE 1A DAM IMPACT ON EQG (SOILS ONLY DEFN)	= 0.55 AC.
1	"		CASE 1B ROADWAY " " " " " " "	= 0.34 AC.
1	"		CASE 2A DAM " " " (SOILS + 100YR.FP)	= 0.87 AC.
1	"		CASE 2B ROADWAY " " " " " " "	= 0.68 AC.
1			THIS TRANSMITTAL SHEET	
5			SHEETS TOTAL.	

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BID'S DUE \_\_\_\_\_
- Approved as submitted
- Approved as noted
- Returned for corrections
- \_\_\_\_\_
- Resubmit \_\_\_\_\_ copies for approval
- Submit \_\_\_\_\_ copies for distribution
- Return \_\_\_\_\_ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS LISA - HERE'S THE INFO WE DISCUSSED RECENTLY. CASE 1A IS  
62% GREATER THAN 1B, AND CASE 2A IS 28% GREATER  
THAN 2B.

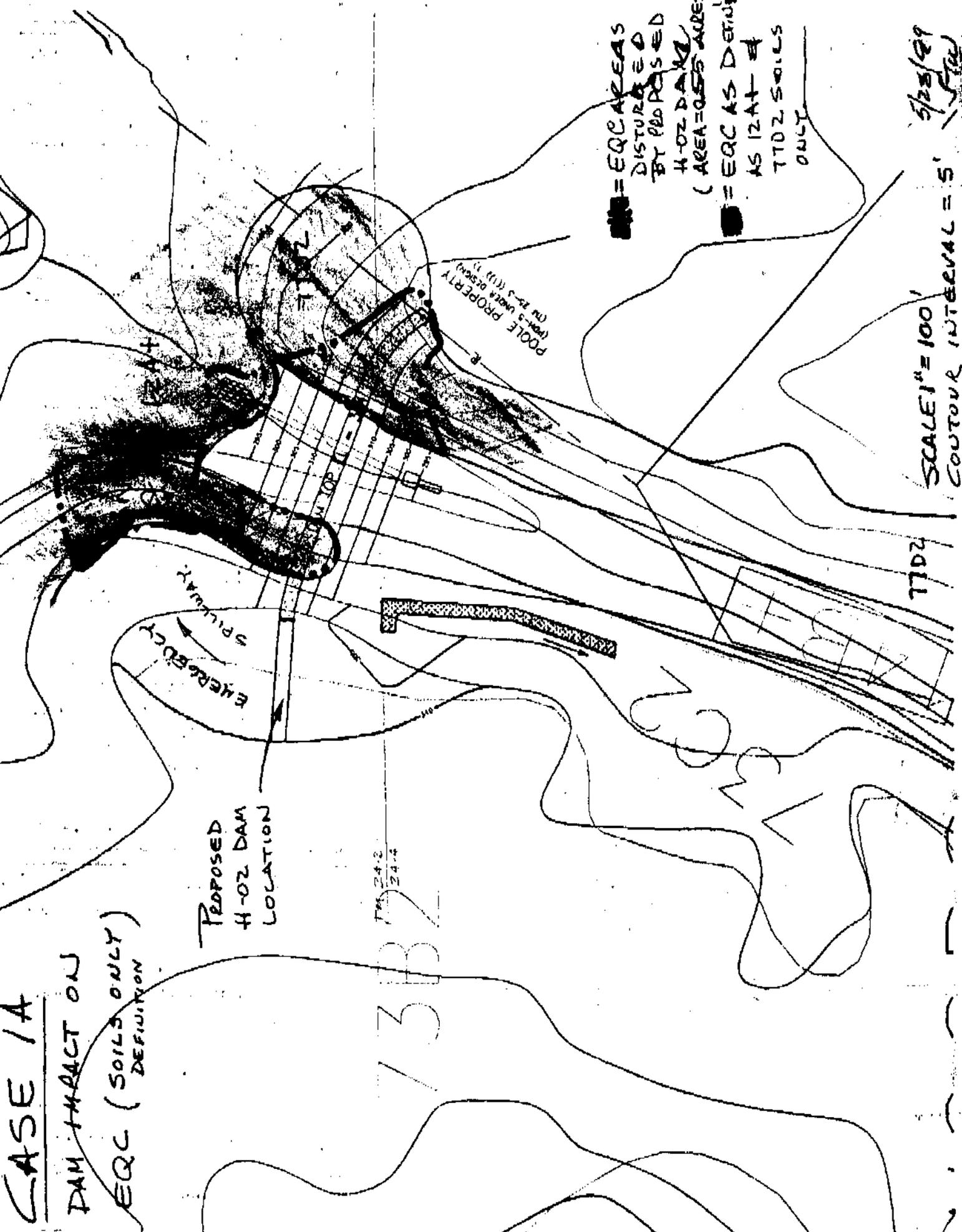
ASSUMPTIONS: H-02 IS STILL PRELIMINARY STAGE BUT LOCA-  
TION IS PRETTY FIRM. THE ROADWAY LOCATION, AS WE  
DISCUSSED, IS REALLY UNKNOWABLE AND SO WE LOCATED  
AT THE H-02 LOCATION. THE ROAD IS 2 LANE CURB & GUTTER,  
50' WIDE WITH 2:1 SLOPES, WHILE THE DAM IS 12' WIDE WITH  
3:1 SLOPES. CALL ME IF YOU HAVE QUESTIONS.  
 CHAS JOHNS (703) 758-8996 324-4315

COPY TO EMAU BRAWFOKLI-117400; DPW9ES - BYHAM

SIGNED:

*[Handwritten signature]*

*If enclosures are not as noted, kindly notify us at once.*

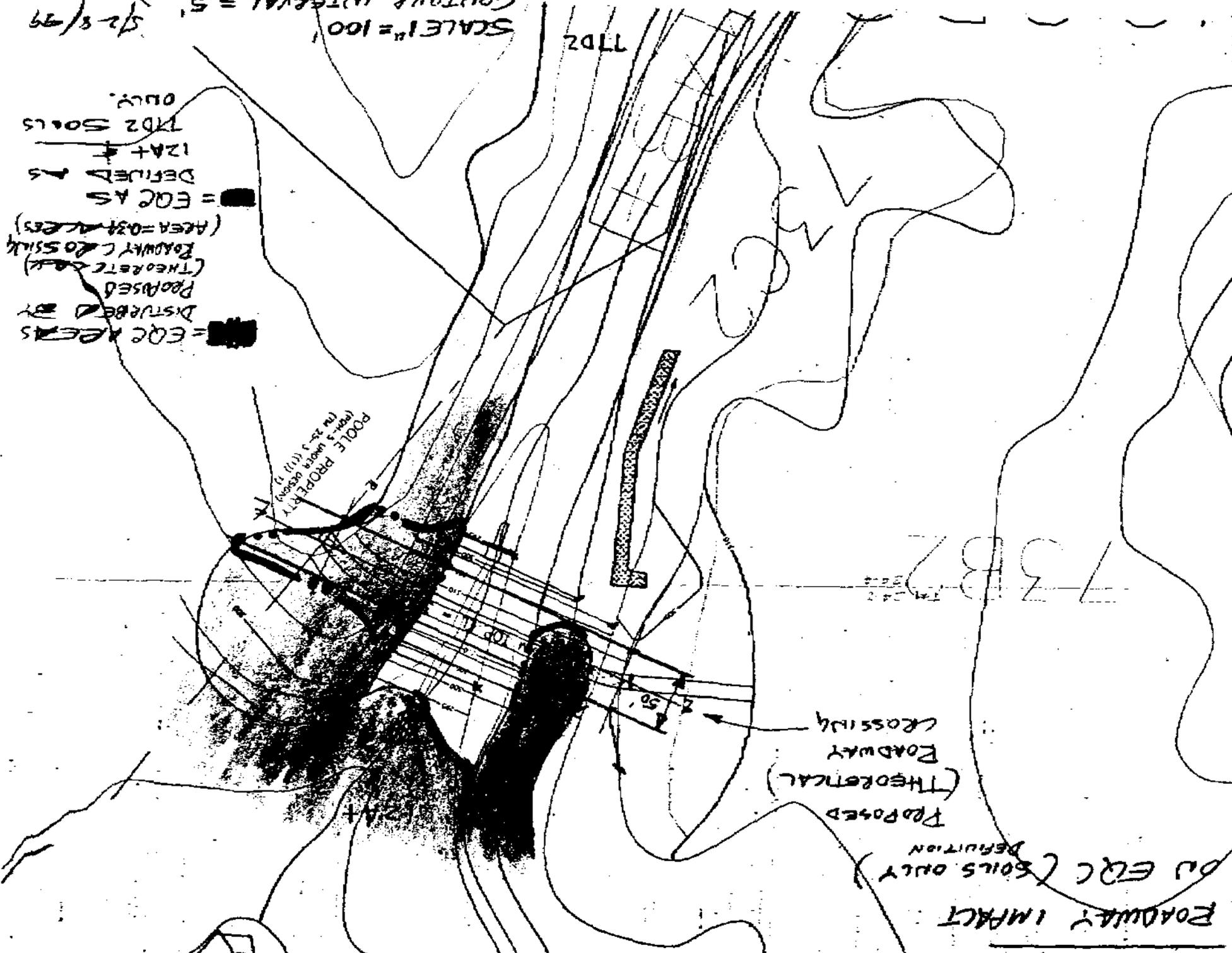


CASE 10

ROADWAY IMPACT

DU EQC (SOILS ONLY) DEFINITION

PROPOSED  
ROADWAY  
(THEORETICAL)  
CROSSING



7382

TOD2

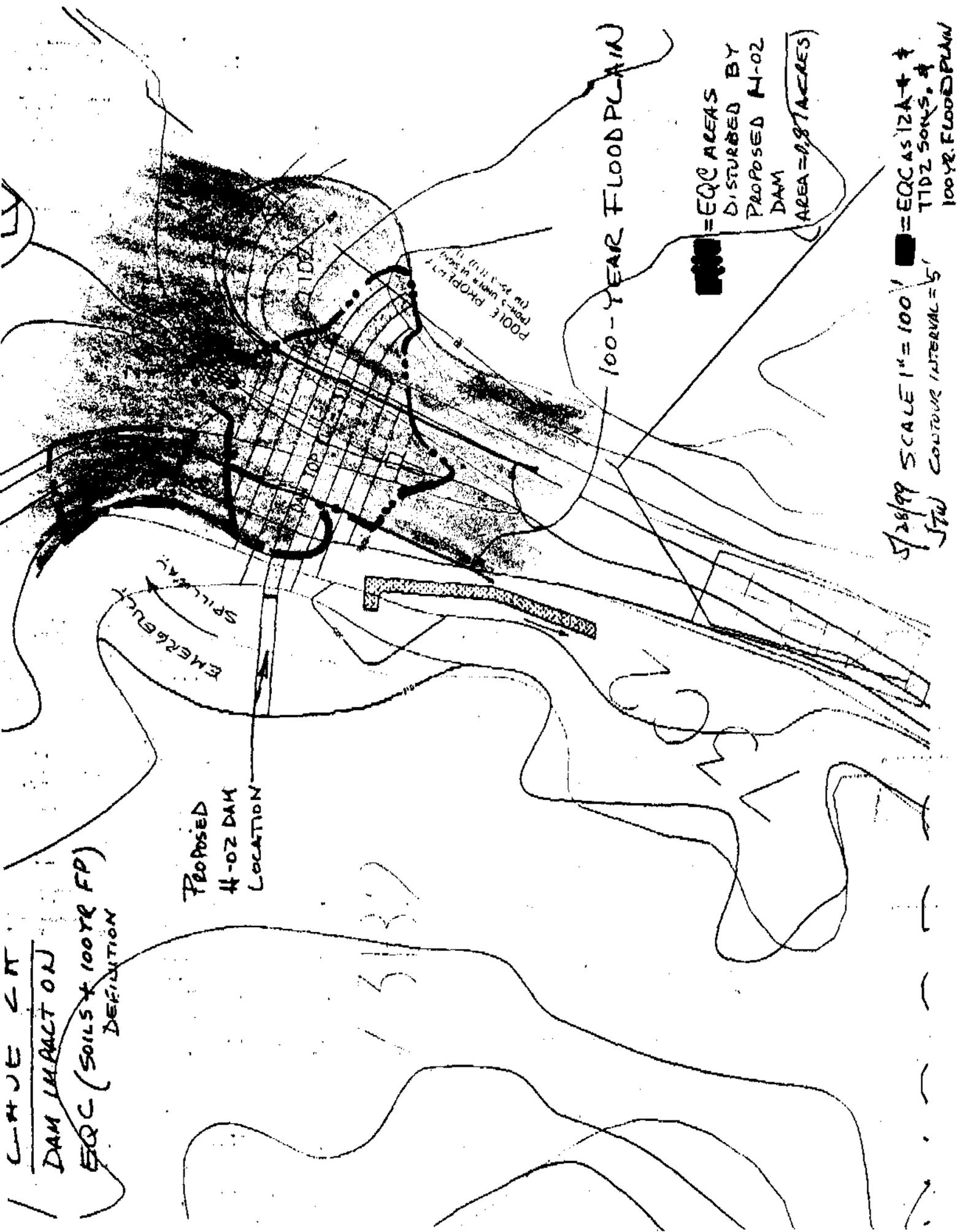
SCALE 1" = 100'

CONTOUR INTERVAL = 5'

5/28/79  
JTR

■ = EQC AREAS  
 ■ = EQC AS  
 DEFINED AS  
 124+  
 TOD2 SOILS  
 ONLY.  
 ■ = EQC AREAS  
 DISTURBED BY  
 PROPOSED  
 ROADWAY CROSSING  
 (THEORETICAL)  
 (AREA = 0.34 ACRES)

POOLE PROPERTY  
 (AREA 3 UNDER DESIGN)  
 (THE 25-3 (11) 1)



CHANGE C-M  
 DAM IMPACT ON  
 EQC (SOILS + 100YR FP)  
 DEFINITION

PROPOSED  
 H-02 DAM  
 LOCATION

EQC AREAS  
 DISTURBED BY  
 PROPOSED H-02  
 DAM  
 AREA = 0.87 ACRES

5/28/99 SCALE 1" = 100'  
 STW CONTOUR INTERVAL = 5'  
 EQC AS 12A  
 TIDZ SOILS  
 100 YR. FLOODPLAIN

1332

ROADWAY IMPACT

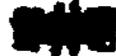
ON EQC (SOILS + 100YR. FP)  
DEFINITION

PROPOSED  
(THEORETICAL)  
ROADWAY  
CROSSING

50'

POOLE PROPERTY  
100' x 100' (APPROX.)  
(TO 24-3-1111)

100-YEAR FLOODPLAIN

 = EQC AREAS  
DISTURBED BY  
PROPOSED (THEORETICAL)  
ROADWAY CROSSING  
(AREA = 0.68 ACRES)

5/28/99 SCALE 1" = 100'  
STW CONTOUR INTERVALS 5'

 = EQC AS 12A +  
TTDZ SOILS  
100YR FLOOD

