



COM.  
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OFFICE OF COM.  
ZONING ADMIN.  
4050 Legato H.  
Fairfax, Virginia.

November 15, 1991

Mr. Jeffrey Saxe  
Senior Vice President, Planning  
Hazel/Peterson Companies  
12500 Fair Lakes Circle, Suite 400  
Fairfax, Virginia 22033

Re: Interpretation for RZ 88-P-100, RZ 88-P-101 and SEA 86-P-006; Virginia Center; Tax Map 48-2 ((1)) 1C, 2C;

Dear Mr. Saxe:

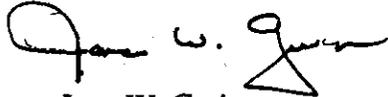
This is in response to your letter of September 27, 1991 requesting an interpretation of: 1) Development Conditions Numbers 2 and 12 imposed by the Board of Supervisors in conjunction with the approval of SEA 86-P-006; and 2) the proffered Generalized Development Plans and Proffer Number 7 and Proffer Number 16 accepted by the Board of Supervisors in conjunction with the approval of RZ 88-P-100 and RZ 88-P-101, respectively. A copy of the above referenced letter is attached.

As I understand it, the question is whether building the stormwater management pond in two phases is consistent with the proffers and development conditions referenced above. Your letter states that you will at all times provide best management practices consistent with Fairfax County's Public Facilities Manual and that you would like to build the pond in at least two phases. However, in a subsequent telephone conversation, you stated that the pond would be built in two phases. A site plan for the ultimate pond has been approved and bonded and revision sheets have been submitted to DEM for the proposed phased construction. I have been informed by the Department of Environmental Management that the bond covering the ultimate development of the pond established with the approval of the site plan will have to be maintained. It is my determination that building the stormwater management pond in two phases is in conformance with the proffers and development conditions referenced above for RZ 88-P-100, RZ 88-P-101 and SEA 86-P-006. This determination has been reviewed with the Site Review Branch of the Department of Environmental Management.

Jeffrey Saxe  
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If you have any questions regarding this interpretation, please feel free to contact Jon Larson at (703) 246-1290.

Sincerely,



Jane W. Gwinn  
Zoning Administrator

JWG/JLL/169

Attachments: A/S

cc: Katherine K. Hanley, Supervisor, Providence District  
Patrick M. Hanlon, Planning Commissioner, Providence District  
Barbara A. Byron, Director, Zoning Evaluation Division, OCP  
Edward J. Jankiewicz, Director, Design Review Division, DEM  
Charles A. Kilpatrick, Assistant Chief, Site Review Branch, DEM  
Bonds and Agreements Branch, DRD, DEM  
File: RZ 88-P-100; RZ 88-P-101; SEA 86-P-006 (ZAD & ZED)

**Hazel/Peterson**  
C O M P A N I E S

September 27, 1991

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING

SEP 30 1991

Ms. Barbara Byron, Director  
Zoning Evaluation Division  
Office of Comprehensive Planning  
4050 Legato Road  
Fairfax, Virginia 22033

ZONING EVALUATION DIVISION

RE: Virginia Center, RZ 88-P-100

Dear Barbara:

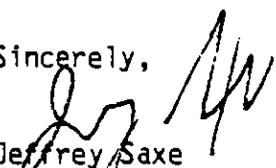
This letter is to request a proffer interpretation that has been requested by DEM. The proffer in question is Environmental Proffer #7 which says:

"7. Best management practices consistent with Fairfax County's Public Facilities Manual will be incorporated in the Stormwater Management Plan for the property as approved by DEM."

We intend to comply with that proffer at all times during the phases of development. Stormwater management and BMP's for this community are planned to be provided in a pond to be located between Nutley Street and Virginia Center Boulevard. We intend to build the pond in at least two (2) phases because the ultimate pond capacity is needed only with the ultimate development of 244 townhouses and two (2) office buildings. The first phase of the pond will be constructed with the first phase of residential development, and it will provide BMP's and detention for the first phase number of units. The calculations are being provided to DEM to support this. We have been told by John Winfield that, assuming the calculations are acceptable, DEM has no problem with the concept. They did ask that we seek OCP's concurrence that this is in conformance with the proffers.

Please give a written opinion as to whether this phasing plan is in conformance with the proffers. I am available to meet with you or the staff on this or to provide additional information as needed. Feel free to call me on 631-7518.

Sincerely,

  
Jeffrey Saxe  
Senior Vice President, Planning

JS/bjb

cc: Bob Green  
Peter Brahm  
John Winfield