



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

August 30, 1999

Mr. David A. Ostrander
Ryland Homes
11216 Waples Mill Road, Suite 100
Fairfax, Virginia 22030

Re: Interpretation for RZ 1998-Y-043, Centre Village, Relocation of Townhouses and
Parking

Dear Mr. Ostrander:

This is in response to your letter of July 21, 1999, requesting an interpretation of the proffers and Conceptual/Final Development Plan (CDP/FDP) accepted by the Board of Supervisors in conjunction with the approval of RZ 1998-SU-043. As I understand it, the question is whether the proposed relocation of one townhouse and one parking space and the deletion of one parking space are in substantial conformance with the proffers and CDP/FDP. This determination is based on the plan attached to your letter entitled "Revised Layout Centre Village", prepared by Charles P. Johnson & Associates, Inc. which is dated February 1999 and plotted March 26, 1999. A copy of the above referenced letter and a reduction of the plan are attached.

Due to the Fire Department's requirement to have access within 100 feet to the front door of the townhomes, you are proposing to revise the layout of the site. Specifically, you are proposing the following: to provide a walkway between Lots 33 and 35; to relocate the townhouse from Lot 34 to the western portion of the site adjacent to Lot 14; and to remove one parking space near units 14 through 20 and one parking space between units 14 and 39; and to add one parking space east of units 54 through 60.

It is my determination that the proposed revised layout is in substantial conformance with the CDP/FDP and the proffers. 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 call Lisa Feibelman at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

Mr. David A. Ostrander
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Attachments: A/S

cc: Michael R. Frey, Supervisor, Sully District
Ronald W. Koch, Planning Commissioner, Sully District
Jane W. Gwinn, Zoning Administrator, DPZ
Michelle Brickner, 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 1998-SU-043 and PI 9908 093

N:\ZED\Feibelman\INTERPRE\Centre Ridge.wpd



11216 Waples Mill Road
Suite 100
Fairfax, Virginia
22030

703 352-8050 Tel
703 352-8098 Fax

July 21, 1999

Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

Attention: Barbara A. Byron, Director

Re: Centre Village (Upperridge Drive Property), Sully District, Fairfax Co., VA
Fairfax Co. Rezoning No. RZ 1998-SU-034
Fairfax Co. Site Plan No. 6857-SP-51

Dear Ms. Byron:

The Centre Village Project is a proposed 72-townhouse unit development on approximately 5.8-acres of land in the Sully District of Fairfax County. Approved by the Fairfax County Planning Commission on January 27, 1999 and the Board of Supervisors on March 8, 1999 under Rezoning Number RZ 1998-SU-034, Upperridge Drive Property, the layout for the development was subsequently modified by a Zoning Interpretation, dated March 29, 1999.

During First Submission Review of the Centre Village Site Plan by the Fairfax County Department of Fire & Rescue (FCDF&R), it was determined that access for emergency vehicles had not been provided to within 30 meters (100 feet) of the main entrance of several townhouses within the proposed development. Based upon a meeting today with Richard Derrickson of the FCDF&R, Fire Prevention Division, it was determined that, with minor modifications to the Site Plan, the required access could be provided to most townhouses. In summary, those modifications include realignment of a travelway and relocation of several parking spaces, reversal of a townhouse entrance and the addition of several walkways. However, under the approved lot layout, which is reflected on the First Submission Site Plan, it does not appear possible to provide the required access to several interior townhouse units located between Lots 31 through 38. In order to comply with Fairfax County Public Facilities Manual PFM Section 9-0202.2J(1), therefore, it will be necessary to provide a walkway between Lots 33 and 35, and relocate the townhouse on Lot 34 to the western portion of the site, adjacent to Lot 14. For your review, a copies of the Revised Layout, as well as a copies of the First Submission Site Plan, Zoning Interpretation and Conceptual/Final Development Plan (CDP/FDP) associated with RZ 1998-SU-034, are enclosed.

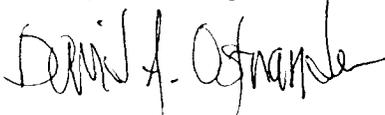
Barbara A. Byron
July 21, 1999
Page 2

It should be noted that the proposed site layout modifications will not change the total number of townhouse units to be built as part of the development, will maintain the required open space, and will not substantially alter the concept for the proposed development. Therefore, it is respectfully requested that the revised layout be determined to be in compliance with the approved CDP/FDP.

The Centre Village Site Plan, Fairfax County Site Plan No. 6857-SP-51, is being reviewed under the Designated Plans Examiner (DPE) Process, and a Post-Submission Conference has been scheduled for Tuesday, July 27, 1999. Therefore, we would be most appreciative of your expeditious review of this CDP/FDP Interpretation Request. Should you have any questions or concerns, please do not hesitate to contact me at 703-279-4199.

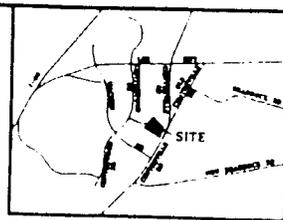
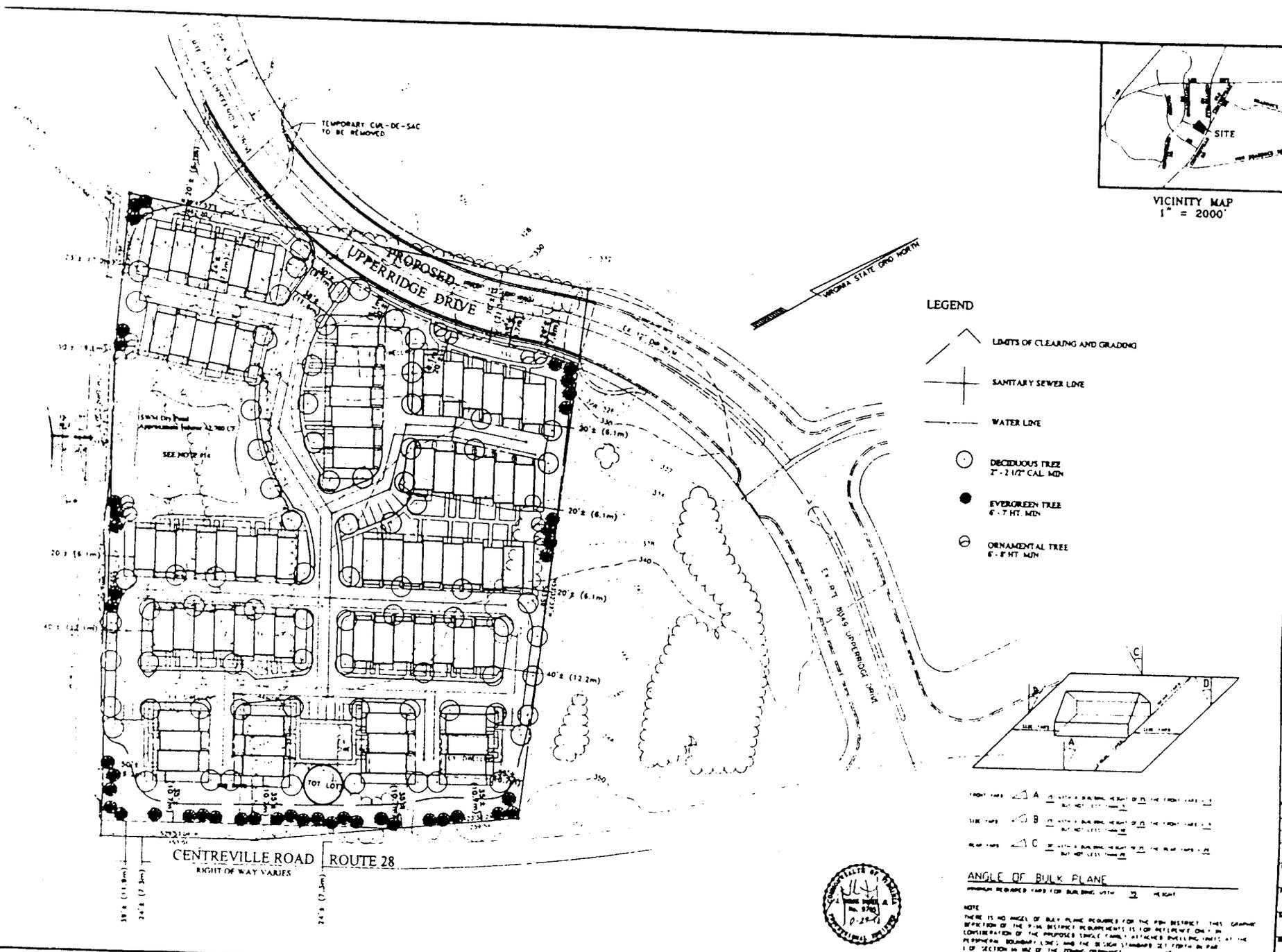
Sincerely,

The Ryland Group, Inc.



David A. Ostrander
Planning & Engineering Manager

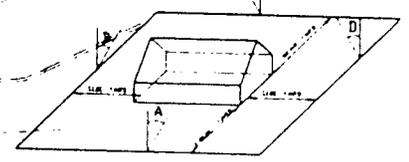
cc: Lisa J. Feibelman, Fairfax Co. DP&Z, Special Projects/Applications Mgmt. Branch
Kenneth A. Berg, The Ryland Group, Inc.
Keith C. Martin, Walsh, Collucci, Stackhouse, Emerich & Lubeley
Paul B. Johnson, P.E., Charles P. Johnson & Associates, Inc.



VICINITY MAP
1" = 2000

LEGEND

- LIMITS OF CLEARING AND GRADING
- SANITARY SEWER LINE
- WATER LINE
- DECIDUOUS TREE
2" - 2 1/2" CAL. MIN.
- EVERGREEN TREE
6' - 7' HT. MIN.
- ORNAMENTAL TREE
6' - 8' HT. MIN.



FRONT FACE A
SIDE FACE B
REAR FACE C

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BULKING WITH 22' HEIGHT

NOTE
THERE IS NO ANGLE OF BULK PLANE REQUIRED FOR THE PER DISTRICT. THIS GRAPHIC REPRESENTATION OF THE PER DISTRICT REQUIREMENTS IS FOR REFERENCE ONLY. IN CONSIDERATION OF THE PROPOSED SINGLE FAMILY ATTACHED BUILDING TYPES AT THE PROPOSED BOUNDARY LINE, AND THE DESIGN STANDARDS SET FORTH IN PART 1 OF SECTION 16.04 OF THE ZONING ORDINANCE.



Dewberry & Davis
Architects
Landscape Architects
Planners
Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
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CONCEPTUAL/FINAL
DEVELOPMENT PLAN

RYLAND/
UPPERIDGE DRIVE PROPERTY

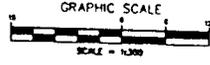
DATE	11/11/03
BY	JK
CHECKED BY	JK
SCALE	1" = 6'
PROJECT NO.	11-0000
DATE	11-18-03
BY	JK
CHECKED BY	JK
SCALE	1" = 6'
PROJECT NO.	11-0000

Garber P. Johnson & Associates, Inc.
ARCHITECTS
1000 W. 10th Street, Suite 100
Oklahoma City, Oklahoma 73106
Tel: (405) 521-1111
Fax: (405) 521-1112

REVISED LAYOUT
CENTRE VILLAGE
DAILY DISTRICT



DATE	BY	CHKD
1/11/88	GPJ	GPJ
1/11/88	GPJ	GPJ
1/11/88	GPJ	GPJ



1/11/88

CENTREVILLE ROAD ROUTE #28

PLAT NO. 17-1-88-17

021

