



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

March 29, 1999

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

Re: Interpretation for Upperridge Road, RZ 1998-SU-034, Tax Map 65-2 ((1))1, 2, 3 pt., 4 pt., Layout Modification to Accommodate Stormwater Management Pond

Dear Mr. Ostrander:

This is in response to your letter of March 5, 1999, requesting an interpretation of the Conceptual/Final Development Plan (CDP/FDP) and proffers accepted by the Board of Supervisors in conjunction with the approval of RZ 1998-SU-034. As I understand it, the question is whether the proposed revised layout to accommodate the stormwater management facility is in substantial conformance with the proffers and CDP/FDP. This determination is based on the plan attached to your letter, entitled Site Plan Ryland/Upperridge Drive Property and prepared by Charles P. Johnson & Associates, Inc. which is dated February 1999. A copy of the above referenced letter and a reduction of the plan are attached.

In your letter you have stated that, in the final engineering of the site, additional land area is needed to accommodate the onsite stormwater management facility. In order to provide sufficient area, you propose shifting the entrance road in a northeastern direction approximately 20 feet. You also propose to relocate two, twenty foot wide, townhouse from the two northern rows (Lots 11 and Lot 12) which are parallel to Upperridge Drive, where there are six units in each row, as shown on the approved CDP/FDP, to the westernmost two rows (Lot 1 and Lot 2) where there are six and five townhouse units in each row. You have explained that the dimensions of the pond are to be minimized and that the area is to be landscaped as proffered.

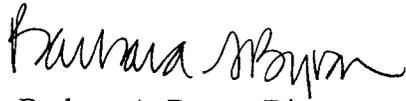
It is my determination that the proposed shifting of the entrance and relocation of two townhouses are in substantial conformance with the proffers and CDP/FDP. These determinations have been made in my capacity as the duly authorized agent of the Zoning Administrator.

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

Mr. David A. Ostrander

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Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

BABLF: NAZED\FEIBELMAN\INTERPRE\Upperridge.wpd

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, 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/FDP 1998-SU-043, and PI 9903 027

11216 Waples Mill Road
Suite 100
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703 352-8050 Tel
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March 5, 1999

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

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

MAR 5 1999

Attention: Mr. Kevin J. Guinaw, Chief
Special Projects/Applications Management Branch

ZONING EVALUATION DIVISION

Re: Upperridge Drive Property, Sully District, Fairfax Co., VA
Fairfax Co. Rezoning No. RZ 1998-SU-034

Dear Mr. Guinaw:

We are currently in the process of finalizing the engineering design for the Upperridge Drive Property, which is an approximate 5.8 acre, 72 townhouse unit development in Centreville, Virginia. In order to provide sufficient area for the proposed onsite stormwater management facility, it will be necessary to modify the proposed site layout shown on the Conceptual/Final Development Plan (CDP/FDP), which was recently approved by the Fairfax County Planning Commission on January 27, 1999 under Rezoning Number RZ 1998-SU-034.

As shown on the enclosed copy of the approved CDP/FDP, two groups of six townhouses were proposed in the northern portion of the property, to the southeast of Upperridge Drive, while a group of six townhouses and a group of five townhouses were proposed in the western portion of the site, to the northwest of the proposed stormwater management facility. It appears that the area necessary to accommodate the dry pond facility can be achieved by shifting the entrance road to the northeast and by moving two townhouse units from the northern to the western portion of the property. For your review, a copy of the proposed layout is enclosed which reflects those modifications.

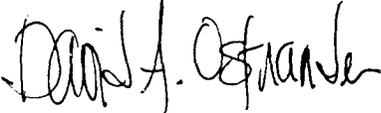
It should be noted that the proposed site layout modification will not change the total number of townhouse units to be built as part of the development, will maintain the same percentage of open space, and will not substantially alter the concept for the proposed development. Therefore, we respectfully request a favorable interpretation be granted that the modified layout is in compliance with the approved CDP/FDP.

Kevin J. Guinaw
March 5, 1999
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Your expeditious review of this CDP/FDP interpretation request would be appreciated. Should you have any questions or concerns, please do not hesitate to contact me at 703-279-4199.

Sincerely,

The Ryland Group, Inc.

A handwritten signature in black ink, appearing to read "David A. Ostrander". The signature is fluid and cursive, with the first name "David" being the most prominent.

David A. Ostrander
Planning & Engineering Manager

cc: 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.
Greg Russ, Fairfax County Department of Planning & Zoning