



# 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

February 14, 2000

Mark S. Stires  
Bowman Consulting Group, Ltd.  
14020 Thunderbolt Place, Suite 300  
Chantilly, VA 20151

Re: Interpretation for RZ 1998-SU-050, Rockland Village, Phase 3: Layout

Dear Mr. Stires:

This is in response to your letter of December 20, 1999, the memorandum to Elaine Jensen of my staff from Sohaila Shekib of your office dated January 11, 2000, and supplemental information received February 9, 2000, requesting an interpretation of the Conceptual Development Plan (CDP) and the proffers accepted by the Board of Supervisors in conjunction with the approval of RZ 1998-SU-050 and the Final Development Plan (FDP) and development conditions approved by the Planning Commission pursuant to FDP 1998-SU-050. As I understand it, the question is whether the proposed revised layout for Phase 3 is in substantial conformance with the proffers, development conditions, and proffered CDP/FDP. This determination is based on the plan received February 9, 2000, entitled "Rockland Village – Phase 3," and prepared by Bowman Consulting Group, Ltd. which is dated December 1999, as revised through February 9, 2000. Copies of the above-referenced letter, memorandum, and reduction of the plan are attached.

According to your letter, you are proposing a revised layout for Phase 3 which increases the width of the townhouse units from 20± feet, as shown on the CDP/FDP, to 47 units at 22 feet in width, 20 units at 24 feet in width, and 19 units at 28 feet in width; this results in a decrease in the number of units from 99 to 86. The geometric layout of the roads and utilities remains the same as shown on the CDP/FDP. Although less open space is illustrated on the proposed plan than is shown on the proffered CDP/FDP, the amount of proposed open space shown in the tabulation for the proposed plan is 37%, as compared to 31% of open space as required on the CDP/FDP. The proposed lots do not encroach into the transitional screening yard on the east side of Elmwood Street. Sohaila Shek from your office clarified that the storm drainage revisions are limited to the locations of the inlets.

It is my determination that the proposed revised layout for Phase 3 is in substantial conformance with the proffers, development conditions, and proffered CDP/FDP. This determination has been made in my capacity as the duly authorized agent of the Zoning

Mark S. Stires  
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Administrator. If you have any questions regarding this interpretation, please feel free to contact Elaine Jensen at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

BAB/EZJ/NAZEDJENSEN\INTERPSRocklandVillagePh3.doc

Attachments: A/S

cc: Michael R. Frey, Supervisor, Sully District  
Ronald W. Koch, Planning Commissioner, Sully District  
Jane W. Gwinn, Zoning Administrator  
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  
Files: RZ 1998-SU-050, PI 9912 162

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
DEC 21 1999

ZONING EVALUATION DIVISION

**December 20, 1999**

**Hand Delivered**

**Fairfax County**  
**Office of Comprehensive Planning**  
**12055 Government Center Parkway, Suite 801**  
**Fairfax, Va. 22035**  
**C/o Ms. Barbara Byron**

**Re: Rockland Village, Phase 3, 3597-SP-05**  
**RZ-1998-SU-050**  
**Interpretation of CDP/FDP**  
**BCG No. 1035-01-005**

**Dear Ms. Byron:**

Pursuant to our post-review meeting with the Site Review Branch and conversations with Gregg Ruff, we wish to respectfully request your opinion and interpretation, on the following:

Statement of Justification:

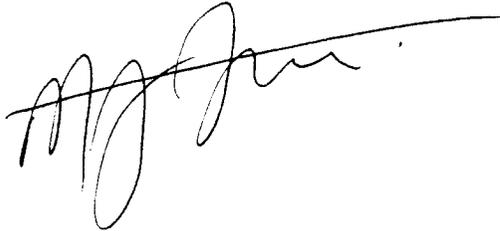
1. The layout of the proposed single family attached units (townhouses) has been revised from what was shown on the approved CDP/FDP.
2. The number of units has decreased from 99 townhouse units to 86.
3. The geometric layout of the roads, utilities, lots, etc. has stayed the same.
4. The size of the units (shown as +/- 20' wide on the CDP/FDP), has changed. The proposed layout would incorporate townhouses, which are 22' wide (45), 24' wide (23), and 28' wide (18). These unit sizes have been provided to us from the Applicant's current contract purchaser and depicts a more realistic and marketable size unit, from which was originally shown.
5. Final engineering on the proposed SWM/BMP facility (Phase 1, 3597-SP-06) has necessitated relocating a unit to provide more clearance for access to the pond, etc. Other minor revisions due to final engineering issues have been made, as well.

In summary, we believe that the revised layout meets the intent of the approved CDP/FDP and its accompanying proffers and development conditions. The number of units has been reduced. The amount of open space has not been reduced and therefore the tree canopy and landscape requirements will continue to be met in accordance with RZ-1998-SU-050. In closing, we look forward to your positive response. It is our hope to be able to resubmit the Phase 3 Site Plan in the middle of January. Your quick response will aid us in that effort.

If you have any questions or comments, please feel free to contact this office at (703) 464-1000.

Sincerely,  
BOWMAN CONSULTING GROUP, LTD.

Mark S. Stires, P.E.  
Senior Project Manager



Enclosure:

1. Sheet 1 of 1 Building Unit Type Exhibit.
2. 1 set approved CDP/FDP.

Cc: Craig Carinci (DPW&ES) w/o  
Jan Shaw Leavitt (DPW&ES) w/o  
Ken Griffin (KSI) w/o enc.  
Eddie Bryne (KSI) w/o enc.  
Keith Martin, Esq. w/o enc.  
Brian McCarron (MCM) w/o enc.  
Mss, ss, bas, file.



## MEMORANDUM

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**TO:** Elaine Jensen – Fairfax County OCP – Fax 324-3924

**FROM:** Sohaila Shekib

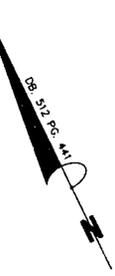
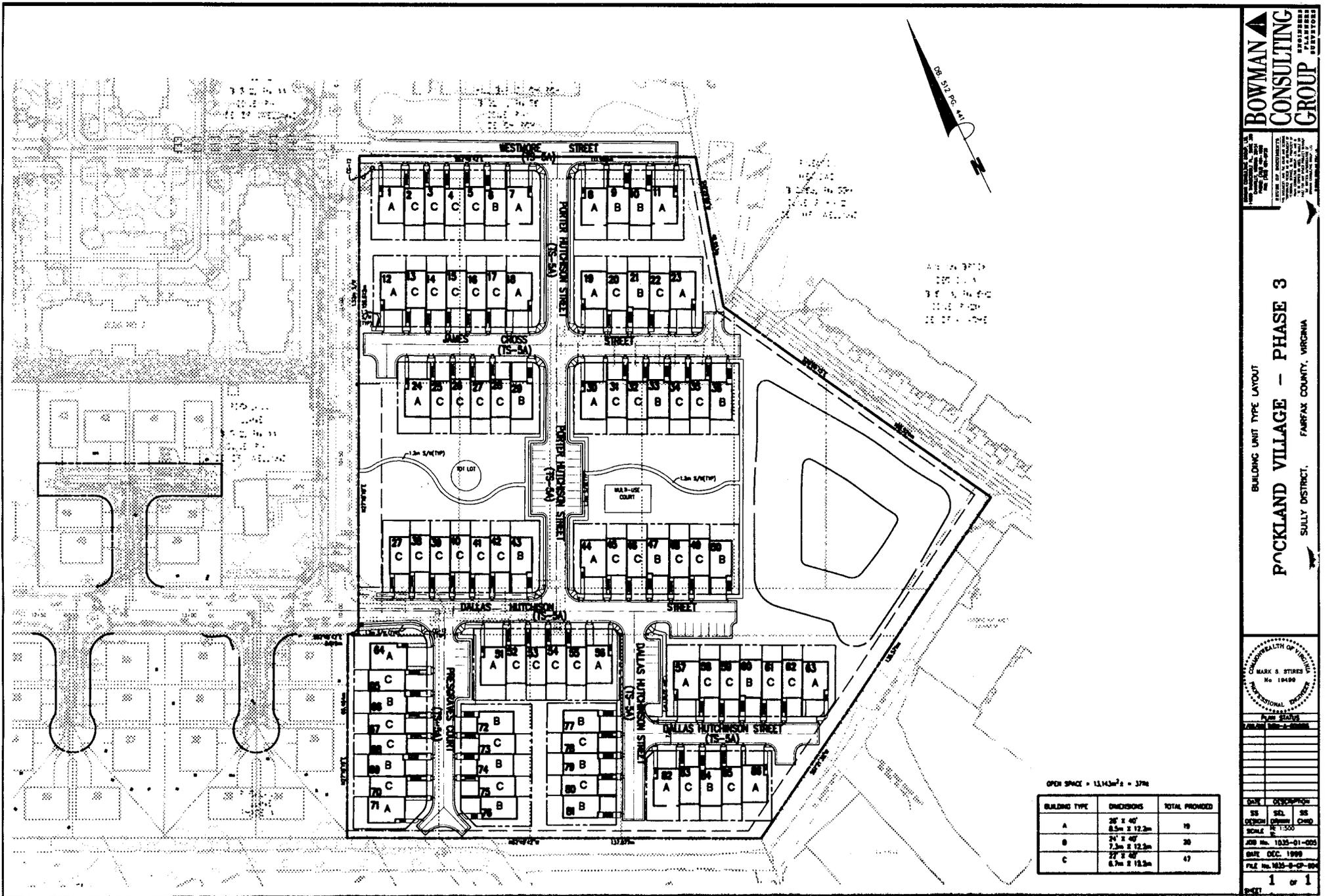
**DATE:** January 11, 2000

**RE:** Rockland Village Phase III  
#3597-SD-05

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This memo is in response to your questions regarding Phase III changes.

- 1) The closest unit to the pond has been relocated west of Elmwood Street off James Cross Street. The lot number is 24 with the new layout.
- 2) The total number of units closest to the Phase 4 has been kept the same (8 units). The width of units has been changed to the new building footprints.
- 3) The following are the changes to the plan since FDP approval:
  - a) Minor changes to the storm drain layout due to the final grading.
  - b) Omit two turnarounds per Fire Marshall's request, located off of James Cross Street.



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OPEN SPACE = 11,143m<sup>2</sup> = 37%

BUILDING TYPE	DIMENSIONS	TOTAL PROVIDED
A	28' x 40' 8.5m x 12.2m	19
B	34' x 40' 10.4m x 12.2m	26
C	27' x 40' 8.2m x 12.2m	47

**BOWMAN**  
**CONSULTING**  
**GROUP**  
 ARCHITECTS  
 ENGINEERS  
 PLANNERS  
 INTERIORS  
 ENVIRONMENTAL  
 DESIGNERS

BUILDING UNIT TYPE LAYOUT  
**ROCKLAND VILLAGE - PHASE 3**  
 SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA



PLAN SCALE  
 1/8" = 1'-0"

DATE: 10/25/01  
 DATE: DEC. 1999  
 FILE NO. 1025-0-07-004