



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 1, 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 4 Layout

Dear Mr. Stires:

This is in response to your letter of December 20, 1999, and the memorandum to Elaine Jensen of my staff from Sohaila Shekib dated January 11, 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 with the approval of FDP 1998-SU-050. As I understand it, the question is whether the proposed revised layout for Phase 4 is in substantial conformance with the proffers, development conditions, and approved CDP/FDP. This determination is based on the plan attached to your letter of December 20, 1999, entitled "Rockland Village - Phase 4," and prepared by Bowman Consulting Group, Ltd. which is dated December 1999. Copies of the above-referenced letter, memorandum, and reduction of the plan are attached.

According to your letter, you propose a layout for Phase 4 which revises the geometric layout of the single family detached lots to remove the cul-de-sacs and replace them with shorter stub streets. You indicated that this revision is in response to comments from the Fire Marshal. The number of units remains the same, and the amount of open space proposed has not changed from that shown on the proffered CDP/FDP (31%, 10.02 acres for the development).

It is my determination that the proposed revised layout for Phase 4 is in substantial conformance with the proffers, development conditions, and approved CDP/FDP, provided that the private stub streets are acceptable to the Department of Public Works and Environmental Management (DPWES) and the Fire Marshal. 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 feel free to contact Elaine Jensen at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

Mark S. Stires
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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
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 161



MEMORANDUM

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

FROM: Sohaila Shckib

DATE: January 11, 2000

RE: Rockland Village Phase 4
#3597-SD-01

This memo is in response to your questions regarding Phase 4 changes.

The following are the changes done on this plan since FDP approval.

- 1) Revised private cul-de-sac streets. Due to Fire Marshall's comments and requirements the streets have been shortened. The cul-de-sac turnaround has been omitted.
- 2) Due to the above changes the geometric layout of the lots has been changed and the utilities layout has been adjusted accordingly.

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 4, 3597-SD-01
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:

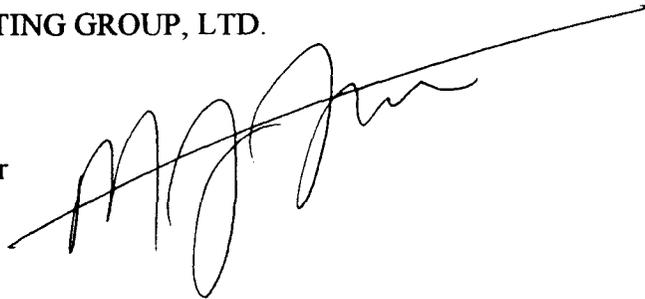
1. The layout of the proposed single family detached units (along Dallas Street) has been revised from what was shown on the approved CDP/FDP.
2. The number of units has remained the same (45 units).
3. The geometric layout of the lots has changed. This change is due to the review and comments of the Fire Marshall. The Fire Marshall will not approve the previously shown cul de sac bulbs. The resolution has been to make the stub streets shorter (30m long from Dallas St. flowline to end of street), or provide a 30' radius cul de sac. The layout of lots 38 to 45 remains the same (The Fire Marshall did not have a problem with this layout.).
4. Final engineering on the proposed improvements to Dallas Street and providing proper drainage and grading in this area of the project 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 not changed. 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 4 Subdivision 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

A handwritten signature in black ink, appearing to read 'M. Stires', is written over a long horizontal line that extends across the page.

Enclosure:

1. Sheet 1 of 1 Layout of Rockland Village, Phase 4.
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.

