



FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290

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V I R G I N I A

January 14, 2000

Paul R. Jeannin, Jr., CLA
Planning & Development Services, Inc.
10012 Island Fog Court
Bristow, Virginia 20136

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

AUG 17 2000

ZONING EVALUATION DIVISION

Re: PI 9912-155, Interpretation for RZ/FDP 1998-SU-057, Timber Ridge

Dear Mr. Jeannin:

This is in response to your letter of December 10, 1999, requesting an interpretation of the proffered conceptual/final development plan accepted by the Board of Supervisors on July 12, 1999, in conjunction with the approval of RZ 1998-SU-057. As I understand it, the question is whether transferring the 24 foot wide townhouse units approved along Government Center Parkway to a more internal location and placing 16 foot wide units along Government Center Parkway is in substantial conformance with the approved conceptual/final development plan. The revised layout also includes revisions to the parking lot layout, but no changes are proposed to the architecture of the buildings, the total number of units in the project, the building setback line or the landscaping along Government Center Parkway. This determination is based on the plan attached to your letter of December 10, 1999, entitled "Concept Sketch, Timber Ridge" and prepared by Planning & Development Services, Inc. which is dated November 30, 1999. A copy of the above referenced letter and a reduction of the plan are attached.

It is my determination that the proposed reconfiguration of the units and the revisions to the parking lot layout are in substantial conformance with the approved conceptual/final development plan. 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 Susan Johnson at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division

BAB/SJ:1/6

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
Bonds and Agreements Branch, OSDS, DPWES
File: RZ 1998-SU-057/FDP 1998-SU-057



RECEIVED
DEPARTMENT OF PLANNING AND ZONING

DEC 14 1999

December 10, 1999

Mr. Kevin J. Guinaw, Branch Chief
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

ZONING EVALUATION DIVISION

Re: *Timber Ridge*
RZ 1999-SU-057

Dear Kevin,

I'm writing to respectfully request your interpretation that the enclosed revised sketch layout is in general conformance with the approved CDP/FDP for the subject project and that a Proffered Condition Amendment will not be required.

There are two styles of market rate units within the development. One is a 16 feet wide unit" and the other is a 24 feet wide unit. The purpose of the sketch is to move the 16 feet wide units along Government Center Parkway and to position the 24 feet wide units internally. There is no increase in density and the basic road configuration shall remain the same in general.

You'll note that the front parking island becomes more narrow, but the rear parking island has been reconfigured, is larger and more efficient. Additionally, there is more open space behind units within the development where the 24 footers have replaced the 16 footers since they have lots with less depth. Please note that all perimeter setbacks shown on the CDP/FDP will be honored. Tabulations have been provided on the sketch for your information.

We kindly request an expedited review if possible - Susan Johnson believed that she could accomodate such a request. As always, I appreciate your assistance. Please let me know if you have any questions.

Sincerely,

Paul R. Jeannin, Jr., CLA

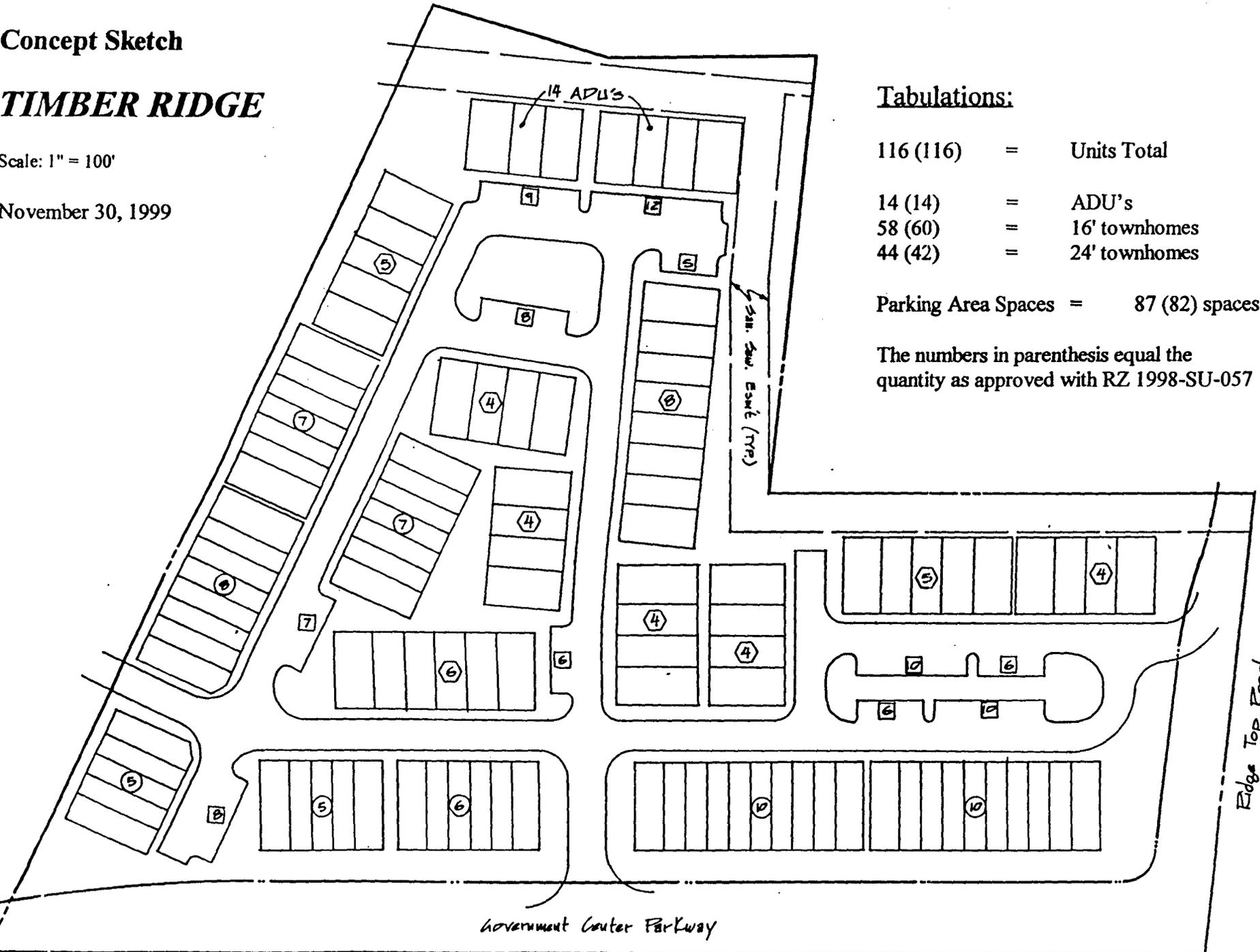
cc: Rick Dengler, Coscan Brookfield Homes, Applicant

Concept Sketch

TIMBER RIDGE

Scale: 1" = 100'

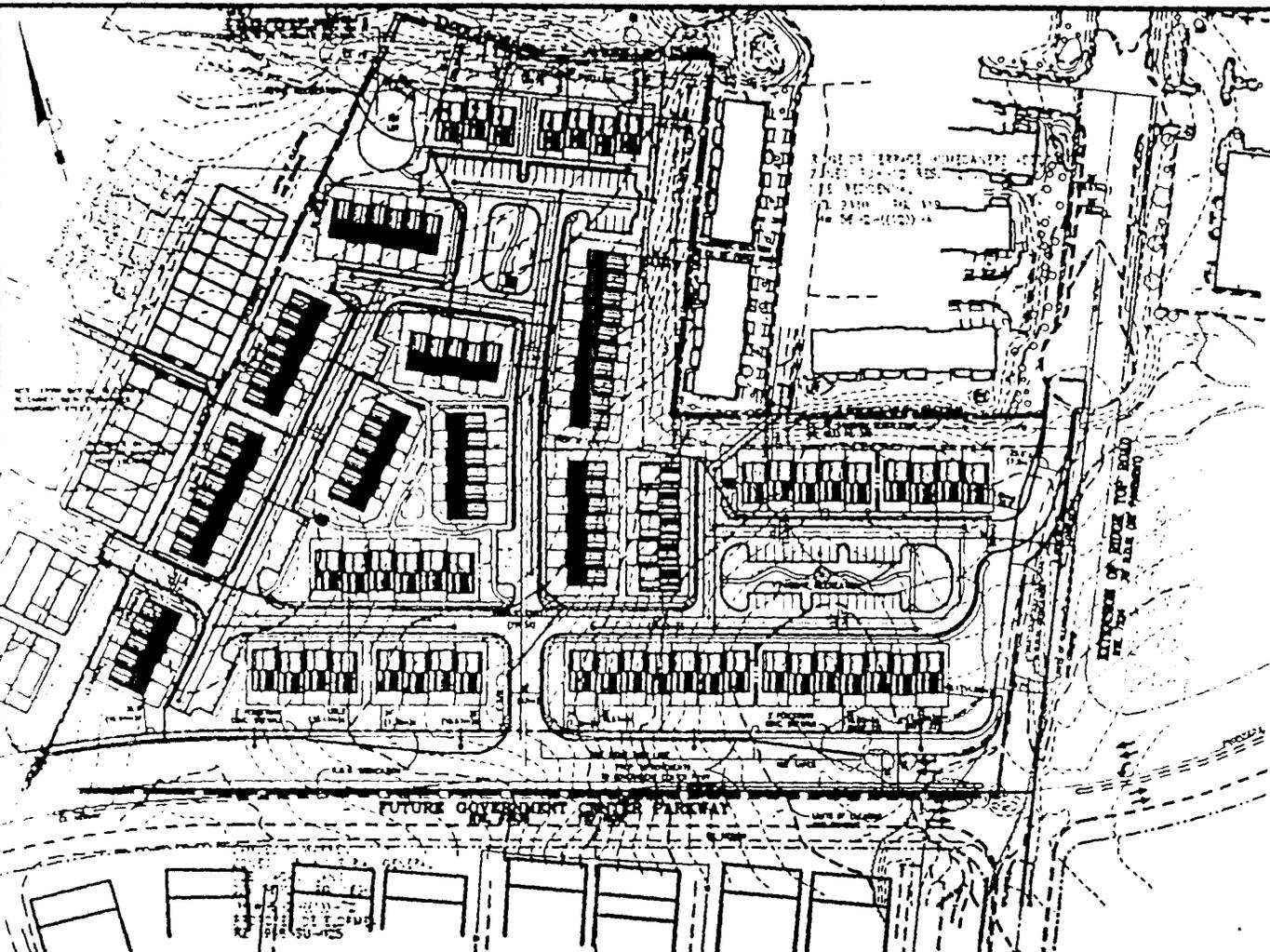
November 30, 1999



Tabulations:

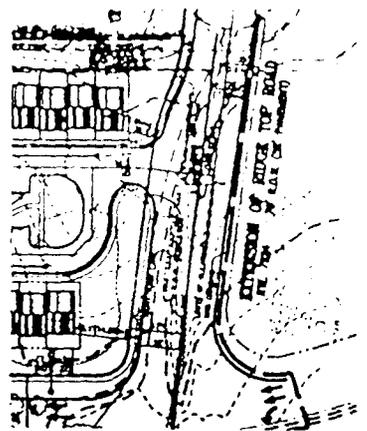
116 (116)	=	Units Total
14 (14)	=	ADU's
58 (60)	=	16' townhomes
44 (42)	=	24' townhomes
Parking Area Spaces		= 87 (82) spaces

The numbers in parenthesis equal the quantity as approved with RZ 1998-SU-057



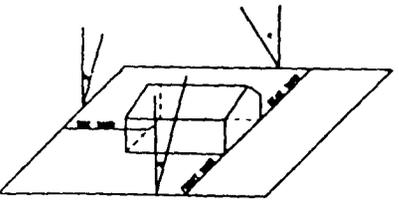
SITE TABULATIONS

AREA OF SITE	1.18 ACRES
AREA OF BUILDING FOOTPRINTS	1.18 ACRES
AREA OF PARKING	0.12 ACRES
AREA OF STREETS	0.01 ACRES
AREA OF UTILITIES	0.01 ACRES
AREA OF OPEN SPACE	0.01 ACRES
AREA OF TOTAL SITE	1.33 ACRES
AREA OF IMPROVED BUILDING FOOTPRINTS	1.18 ACRES
AREA OF IMPROVED PARKING	0.12 ACRES
AREA OF IMPROVED STREETS	0.01 ACRES
AREA OF IMPROVED UTILITIES	0.01 ACRES
AREA OF IMPROVED OPEN SPACE	0.01 ACRES
AREA OF IMPROVED TOTAL SITE	1.33 ACRES



FUTURE RIDGE TOP ROAD IMPROVEMENTS
(SEE EXHIBIT A FOR FURTHER DETAILS)

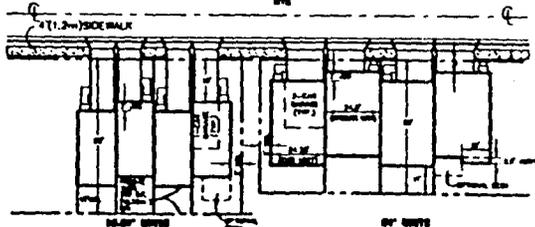
ANGLE OF BULK PLAN DETAIL



BULK REGULATIONS

1. THE MAXIMUM HEIGHT OF THE BUILDING SHALL BE 100 FEET.
2. THE MAXIMUM AREA OF THE BUILDING SHALL BE 100,000 SQUARE FEET.
3. THE MAXIMUM GROUND COVER SHALL BE 50%.
4. THE MAXIMUM LOT AREA SHALL BE 100,000 SQUARE FEET.
5. THE MAXIMUM DISTANCE BETWEEN BUILDINGS SHALL BE 10 FEET.

TYPICAL LOT LAYOUT



LEGEND

- PROPOSED STREET MARK
- EXISTING STREET MARK
- PROPOSED SIDEWALK MARK
- EXISTING SIDEWALK MARK
- PROPOSED DRIVE MARK
- EXISTING DRIVE MARK

**BOWMAN
CONSULTING
GROUP**

TIMBER RIDGE

