



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

July 9, 2002

Ms. Lynne J. Strobel
Walsh Colucci Stackhouse Emrich & Lubeley
2200 Clarendon Boulevard
Arlington, VA 22201-3359

Re: Interpretation for RZ 1998-SU-057, Timber Ridge, Tax Map 56-2 ((1)) 6: Relocated Tot Lot

Dear Ms. Strobel:

This is in response to your letters of April 15, 2002, and June 18, 2002, and the Memorandum dated June 25, 2002, from Ms. Michelle D. Payne Ryan (attached), requesting an interpretation of the proffers and Conceptual Development Plan/Final Development Plan (CDP/FDP) accepted by the Board of Supervisors in conjunction with the approval of Rezoning RZ 1998-SU-057. As I understand it, the question is whether the proposed relocation of the tot lot is in substantial conformance with the proffers and the CDP/FDP. This determination is based on the plans entitled "Ridgetop - Tot Lot Vicinity Map" and "Ridgetop - Details," dated June 3, 2002, and "Supplemental Exhibit for Interpretation Request," dated June 2002, all prepared by The Land Planning & Design Group, Inc.

On January 14, 2000, a previous determination was made that allowed a modification of the townhouse and parking layout. The determination allowed 16-foot wide units to be located along Government Center Parkway and 24-foot wide townhouse units to be located internal to the site.

It is my understanding that due to the site constraints in the northwestern corner of the site you are proposing to relocate the tot lot. The site constraints include a sanitary sewer outfall, a waterline loop, and a retaining wall outside all easements. Your initial interpretation request dated April 15, 2002, proposed to reduce the overall size of the tot lot by 1,100 square feet from 80 x 45 feet, or 3,600 square feet shown on the CDP/FDP, to 25 x 25 feet, or 2,500 square feet, proposed with the interpretation. You also initially proposed to eliminate the swings because they require a large land area, to provide a smaller play structure, and to provide a different spring rider.

Your current proposal to locate the tot lot in the parking area will provide a level area and will consist of approximately 3,500 square feet. All the playground equipment shown on the CDP/FDP, including the swing set, will be provided. The central location of the proposed tot lot will allow more residents immediate access. The attached supplemental exhibit shows that

Ms. Lynne J. Strobel

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landscaping (projected 10-year tree canopy coverage) will be provided with the proposed tot lot design as shown on the CDP/FDP.

It is my determination that the proposed relocation of the tot lot is in substantial conformance with the proffers and the CDP/FDP. 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

Attachments: A/S

cc: Elaine McConnell, Supervisor, Springfield District
Peter F. Murphy, Jr., Planning Commissioner, Springfield District
John Crouch, Chief, Zoning Permit Review Branch, ZAD, DPZ
Michelle Brickner, Director, Office of Site Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
File: RZ 1998-SU-057 and PI 0204 046



**WALSH COLUCCI
STACKHOUSE EMRICH
& LUBELEY PC**

Lynne J. Strobel
(703) 528-4700 Ext. 18
ljstr@arl.wcsel.com

June 18, 2002

BY FACSIMILE AND U.S. MAIL

Lisa Feibelman
Fairfax County Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

Re: RZ 1998-SU-057
Interpretation Request – Ridgetop Tot Lot

Dear Ms. Feibelman:

A letter requesting an interpretation of proffered conditions accepted in conjunction with the referenced approval was submitted to Barbara Byron on April 15, 2002. The request was to modify the equipment within the tot lot that was shown on Sheet 6 of the Conceptual/Final Development Plan (CDP/FDP) approved with RZ 1998-SU-057. The modification was requested because of easements and physical constraints on the property where the tot lot was proposed to be located.

Subsequent to the submission of the interpretation request, you and I have had several discussions regarding the size and type of the play equipment to be provided in the tot lot. The Fairfax County Public Facilities Manual establishes guidelines for the use of tot lot equipment. A tot lot should have equipment that results in different physical activities such as swinging, jumping, balancing and sliding. You have raised a concern regarding the equipment proposed in the tot lot and whether it will meet these guidelines. After further investigation, the developer has chosen to relocate the tot lot. I have enclosed two exhibits for your review and information that will illustrate the location of the proposed tot lot and the play equipment proposed to be provided by the developer. The enclosed vicinity map clearly identifies the location of the previously approved tot lot and the proposed location for the tot lot. The second exhibit illustrates the size and location of each piece of play equipment and is similar to Sheet 6 of the CDP/FDP.

The developer, in coordination with its land planners and engineers, has selected the new tot lot location for a number of reasons, including the following:

- The proposed location has the benefit of being fairly level and can accommodate all of the play equipment as shown on Sheet 6 of the approved CDP/FDP. The original location included steep grades and created a concern for child safety.

RECEIVED
Department of Planning & Zoning

JUN 21 2002

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LOUDOUN OFFICE 703 737 3633 • MANASSAS OFFICE 703 330 7400 • PRINCE WILLIAM OFFICE 703 680 7661

Zoning Evaluation Division

June 18, 2002

Page 2

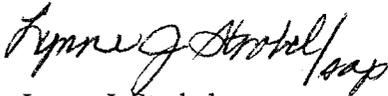
- The usable land area associated with the new location is greater than the approved location. In addition, this area is not encumbered by utility easements. The size of the new location offers the ability to provide landscaping around the perimeter to soften the appearance of the tot lot.
- The new location for the tot lot is more centrally located within the residential development and has better visibility to enhance the security of the children that are playing in the area. In addition, the tot lot will be surrounded by a fence with two gated access points for child safety.

As previously presented, the approved proffers include text that allows minor deviations to the approved layout. Specifically, the developer has the flexibility to modify the layout shown on the CDP/FDP as long as the number of units is not increased and the amount of open space, tree preservation, limits of clearing and grading and common open space are not decreased. The developer's revised proposal continues to meet these limitations. This modification is the result of engineering issues and easement locations that were not anticipated during the original rezoning. Again, all of the equipment as shown on Sheet 6 of the approved CDP/FDP will be provided in the new location.

I would appreciate the acceptance of this letter to amend the prior interpretation request. This request is submitted as a minor modification in accordance with the requirements of Article 16-404 of the Fairfax County Zoning Ordinance. Should you have any questions regarding this request, or require additional information, please do not hesitate to give me a call. As always, I appreciate your cooperation and assistance. In addition to the exhibits, I have enclosed a copy of the previously submitted interpretation request for your convenient reference.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.



Lynne J. Strobel

LJS/sap

Enclosures

cc: Rick Dengler
Mike Bruen
Michelle D. Payne Ryan
Martin D. Walsh



**WALSH COLUCCI
STACKHOUSE EMRICH
& LUBELEY PC**

Lynne J. Strobel
(703) 528-4700 Ext. 18
ljstr@arl.wcse.com

April 15, 2002

BY HAND DELIVERY

Barbara A. Byron, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: RZ 1998-SU-057
Interpretation Request - Ridgetop Tot Lot

Dear Ms. Byron:

Please accept this letter as a request for an interpretation of proffered conditions accepted in conjunction with the approval of RZ 1998-SU-057.

The Fairfax County Board of Supervisors approved RZ 1998-SU-057 on July 12, 1999, which rezoned approximately ten (10) acres from the I-5 District to the PDH-12 District. The rezoning was approved in conjunction with proffers dated May 20, 1999 and a Conceptual/Final Development Plan (CDP/FDP). The CDP/FDP illustrates 116 single-family attached dwelling units at a density of 12.29 dwelling units per acre. The proposed community includes fourteen (14) affordable dwelling units. A tot lot was shown as a part of the residential community. The developer of the community requests the ability to modify the equipment within the tot lot that was shown on Sheet Six (6) of the CDP/FDP.

Sheet Six (6) of the approved CDP/FDP includes enlargements and details of the equipment that is to be provided within the proposed tot lot. A tot lot equipment list was provided showing a play structure, a slider, swings and a spring rider. The tot lot equipment has been reduced in size and modified from that shown on the CDP/FDP as the result of easements that were required in proximity to this area. A sanitary sewer outfall is located on one side of the tot lot, and a waterline loop is located on the other side as required by the Fairfax County Water Authority. This is a relatively steep area and no retaining walls are permitted within the easements. These physical constraints have limited the area in which play equipment can be safely located. The developer proposes to provide the following play equipment: a play structure that is slightly modified from that shown on the CDP/FDP, the same slider as shown on the CDP/FDP, a different model spring rider than that shown on the CDP/FDP, and the same bench as shown on the CDP/FDP. There is not an appropriate location to provide swings.

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ATTORNEYS AT LAW

Zoning Evaluation Division

April 15, 2002

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The developer does not propose any modifications to the tot lot other than the type of equipment that is provided. The landscaping shown on the CDP/FDP will be provided and the overall open space for the community, which was identified as 33 percent, will not decrease.

The approved proffers include text that allows minor deviations to the approved layout. Specifically, the developer has the flexibility to modify the layout shown on the CDP/FDP as long as the number of units is not increased and the amount of open space, tree preservation, limits of clearing and grading and common open space areas are not decreased. The developer's proposal is within these limitations. The proposed modifications are the result of engineering issues and easement locations that were not anticipated during the original rezoning. In addition, the modifications are proposed to ensure child safety. While an equipment list was provided on Sheet Six (6) of the CDP/FDP, the graphic only identified a play structure, slider and spring rider, all of which features will continue to be provided. I have enclosed equipment catalog sheets for the play equipment that will be provided, which illustrates that the equipment is comparable. I have also enclosed a copy of the approved proffers and the CDP/FDP.

I hereby ask for your administrative determination that the tot lot equipment described herein and as shown on the enclosed exhibits is in substantial conformance with the approved proffers and the CDP/FDP. This request may be considered a minor modification in accordance with the requirements of Article 16-402 of the Fairfax County Zoning Ordinance. There are no changes proposed to the overall number of approved dwelling units, and therefore, no modifications are proposed to the parking required or provided on site. In addition, the proposal does not impact peripheral yard setbacks, proffered open space, or landscaping. Thus, this request may be considered in substantial conformance with the prior approvals.

Should you have any questions regarding this request or require additional information, please do not hesitate to give me a call. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.


Lynne J. Strobel

LJS/sa
Enclosures

cc: Rick Dengler
Mike Breun
Michelle D. Payne Ryan
Martin D. Walsh

RECEIVED
Department of Planning & Zoning
JUN 26 2002
SITE MANAGEMENT
Zoning Evaluation Division

Memorandum

Date: June 25, 2002
To: Ms. Lisa Feibelman
From: Michelle D. Payne Ryan 
Re: Ridgtop Tot Lot
Job#: 0029
Case#: RZ 1998-SU-057
Cc: Rick Dengler - Coscan
Chris Foley - Coscan

Lisa,

We have looked into the questions that you had regarding the size of the previously approved tot lot vs. the proposed tot lot. Both are the same size .08 acres. I have made a chart to evaluate the plant counts according to 10-year tree canopy coverage for each of the areas in question. Please see below.

Previously approved tot lot:

4	Shade Trees	250 ea. 10 yr. Cover	= 1,000
9	Evergreens	100 ea. 10 yr. Cover	= 900
		Total	= 1,900

Previously approved landscape for the Island:

4	Shade Trees	250 ea. 10 yr. Cover	= 1,000
6	Ornamental	200 ea. 10 yr. Cover	= 1,200
6	Evergreens	100 ea. 10 yr. Cover	= <u>600</u>
			Total = 2,800

The above tot lot and the island cover Combined Total = 4,700

Proposed tot lot area in the Island:

8	Shade Trees	250 ea. 10 yr. Cover	= 2,000
103	Shrubs	0 ea. 10 yr. Cover	= <u>0</u>
			Total = 2,000

Proposed landscape for the previously approved tot lot that is now open space:

4	Shade Trees	250 ea. 10 yr. Cover	= 1,000
17	Evergreens	100 ea. 10 yr. Cover	= <u>1,700</u>
			Total = 2,700

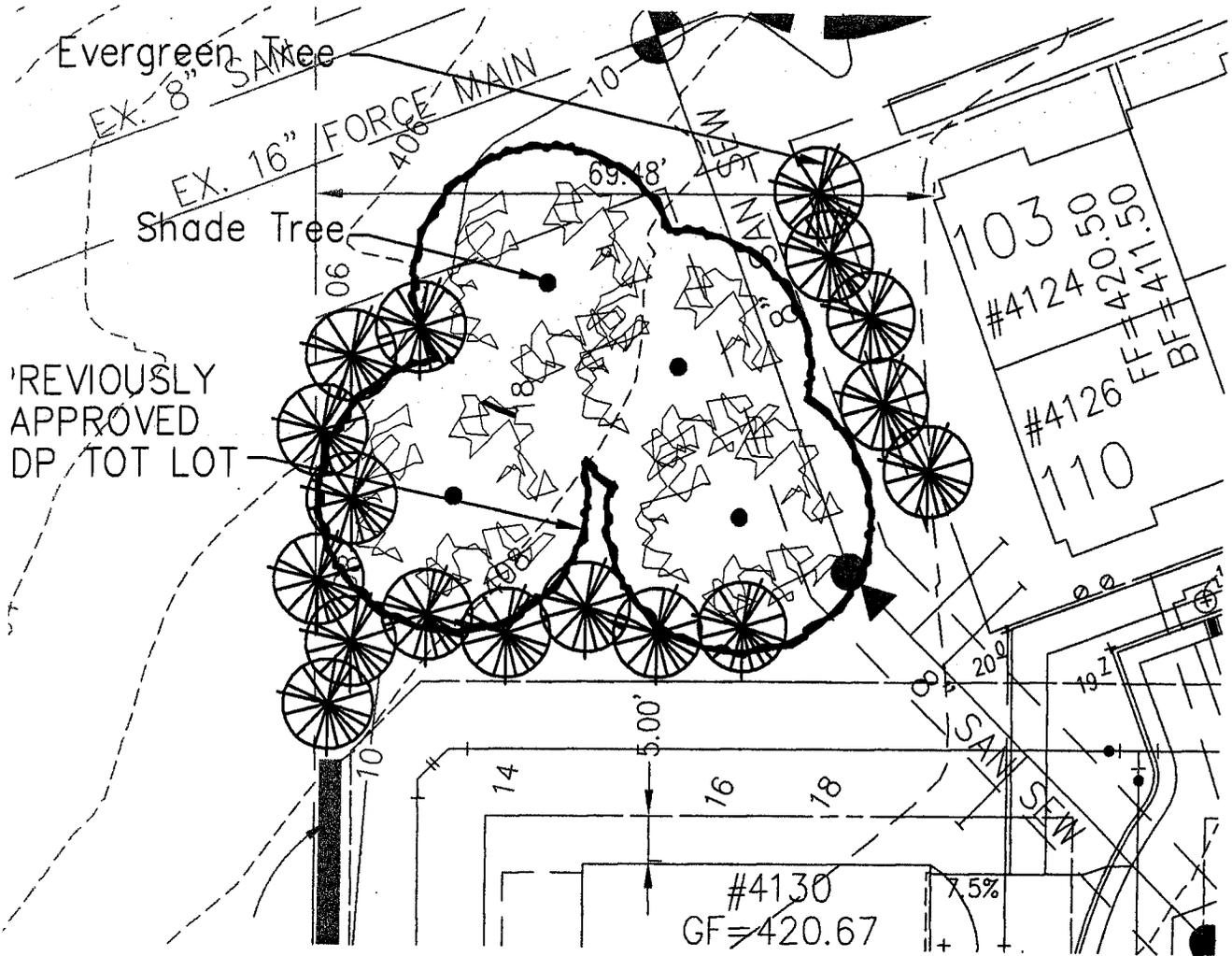
The proposed tot lot and the open space cover

Combined Total = 4,700

Please see the enclosed Supplemental Exhibit for Interpretation Request. We are providing the equivalent amount of tree canopy coverage that was previously approved in the FDP plan. We are providing a total of 29 trees for the tot lot and previously approved tot lot areas combined. The tot lot design on the proposed plan provides shrubs in tot lot area. We realize that the shrubs do not count towards the canopy calculation but are certainly beneficial in enhancing the tot lot area.

Please give us a call if you have any questions or concerns. Thank you for your assistance.

Enclosure: (1)



RIDGETOP TOT LOT

Fairfax County, Virginia

Supplemental Exhibit for Interpretation Request

Scale: 1" = 20'

June 2002

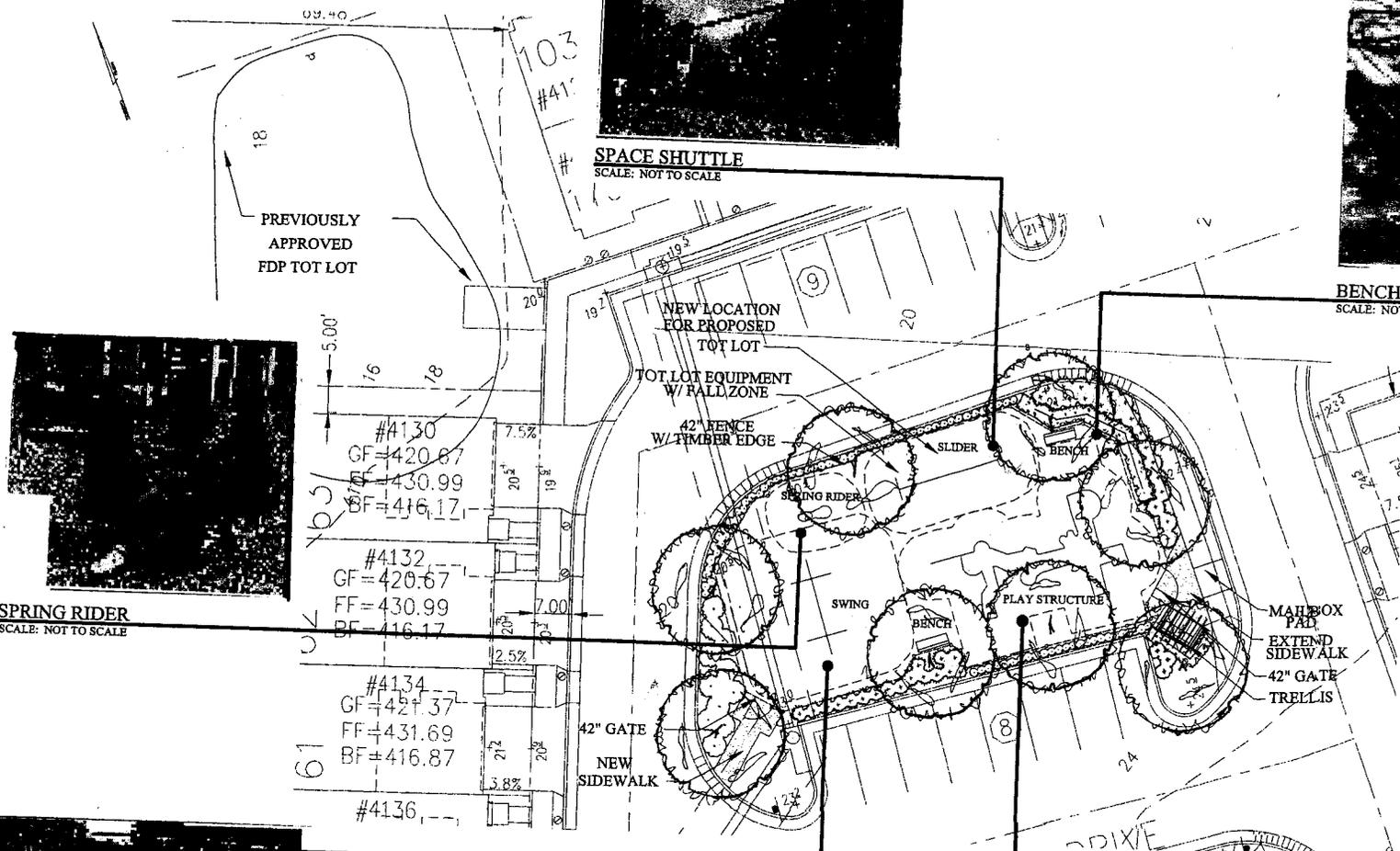
THE LAND PLANNING & DESIGN GROUP, INC.

LAND PLANNING • SITE PLANNING • LANDSCAPE ARCHITECTURE

5300 WESTVIEW DRIVE • SUITE 103 • FREDERICK, MARYLAND 21703

PHONE: 301-695-6172

FAX: 301-695-6924



SPACE SHUTTLE
SCALE: NOT TO SCALE



BENCH
SCALE: NOT TO SCALE



SPRING RIDER
SCALE: NOT TO SCALE

#4130
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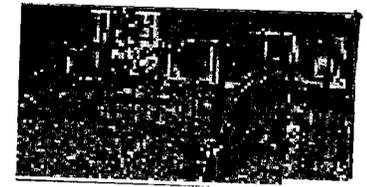
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BF=416.17

#4134
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FF=431.69
BF=416.87

#4136



SWING SET
SCALE: NOT TO SCALE



THUNDERBOLT PLAY STRUCTURE
SCALE: NOT TO SCALE

PLAN VIEW:
SCALE: 1" = 10'

5300 Westview Drive
Suite 101
Frederick, MD 21701-9958
Tel: 301-995-8122
Fax: 301-995-8215

THE LAND
PLANNING
DESIGN
GROUP
INC.

DATE: 03/02/02
DRAWN: AS SHOWN

DETAILS

RIDGETOP

Sheet:

2 of 2