COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

February 28, 1983

Mr. William Ostrander
Patton, Harris, Rust and Associates
10523 Main Street
Fairfax, Va. 22030

Re: FDP 78-P-130-3 Sequoia Building Corporation - Cadillac Fairview

Dear ~~Mr. Ostrander~~ Bill,

This is in response to your request for an interpretation that your suggested change to the layout of the proposed residential development qualifies as a "minor engineering non-controversial" alteration. The interpretation you seek applies only to that portion of the above referenced application property which lies west of Jaguar Trail.

The modification to the approved Final Development Plan which you seek would reduce the yards between the units proposed along Marc Drive and the street. The reduction would be from a minimum of 57 feet to 41 feet. The modification and landscaping plan you propose have been reviewed. It appears that the change results from refined engineering data and is necessary to satisfy provisions of the Zoning Ordinance. I conclude that it may be deemed minor and non-contriversial.

This interpretation is made as a duly authorized agent of the Zoning Adminstrator.

Supervisor Scott has been consulted and concurs in this interpretation.

By copy of this letter, I am informing the Department of Environmental Management of this interpretation and providing a copy of your proposal.

I hope this is a satisfactory response to your request. Should you need further help with this matter, do not hesitate to let me know.

Sincerely,

Sidney R. Steele, Director
Zoning Evaluation Division
Office of Comprehensive Planning

SRS:CMM:djc

cc: Philip G. Yates,
Zoning Administrator

Oscar S. Hendrickson, Chief
Site Review Branch, DRD, DEM

Patton Harris Rust and Associates

A Professional Corporation

Engineers
Surveyors
Planners
Landscape Architects

10523 Main Street
PO Box 901
Fairfax, Virginia 22030
703 273-8700

622 Hungerford Drive
Suite 8
Rockville, Maryland 20850
301 762-2220

100 South Main Street
PO Box 46
Bridgewater, Virginia 22812
703 828-2616

58 South Kanawha Street
PO Box 1017
Buckhannon, W.Va. 26201
304 472-7650

J.L. Patton, P.E., L.S.
W.G. Harris, Jr., P.E., L.S.
T.D. Rust, P.E.
E.F. Fournier, L.S.
C.R. Weber, P.E.
W.F. Ostrander, Jr., AICP

R.T. dePolo, P.E.
J.E. Frank, AICP
H.L. Baxley, Jr., P.E., L.S.
R.A. Polins, P.E.
R.A. Henegar, L.S.
J.M. Harris, RLA
S.R. Patnode
D.D. Popovich

S.P. Clark, P.E.
G.E. Foard, L.S.
R.D. Foster, P.E.
W.M. Kelly, L.S.
P.H. Powers, P.E.
J.P. Strauss, C.L.A.
J.W. Weyant, P.E.
S.A. Young, P.E.

February 23, 1983

Reply to Fairfax

Carlos Montenegro
Staff Coordinator
Zoning Evaluation
Office of Comprehensive Planning
Fairfax County
5th Floor - Massey Building
Fairfax, VA 22030

RE: SEQUOIA VILLAGE/PARCEL B-1
78-P-103-3

Dear Carlos:

On behalf of the Calibre Companies of Virginia, (contract purchasers of Parcel B-1, Sequoia Village), permission is requested to slightly modify the approved Final Development Plan for Sequoia Village (Case #FDP 78-P-103-3). The combined effect of precise floodplain calculation, actual field survey topography, and subsequent replotting of the floodplain has resulted in the need to adjust the placement of most of the proposed multi-family buildings in order to maintain the required 15-foot setback from the floodplain.

The four southern-most buildings shown on the FDP, adjacent to Jaguar Trail and Marc Drive, will need to be relocated to positions closer to both roads' rights-of-way than as dimensioned on the FDP. This is necessary because the remainder of the building locations will be altered due to the re-established floodplain limits. Again, the relationship of the buildings to each other and to the floodplain will be maintained. Where the side and/or rear yards for these four buildings will be reduced by the revised building sites, compensatory landscape plantings will be provided. The additional landscaping shall be indigenous in nature and shall include a variety of deciduous and evergreen plant materials of varying heights, textures and seasonal interest, planted in a random fashion to avoid the linear aspects of typical screen plantings. These plantings will supplement the natural berming effect of the existing topography. These concepts are illustrated in an exhibit which accompanies this letter.

Thank you for you consideration of the building location modifications

as shown on the various plans which we have submitted for your review.

Very truly yours,

PATTON, HARRIS, RUST and ASSOCIATES
A Professional Corporation

Bill Ostrander

William F. Ostrander, Jr., AICP
Senior Vice President

WFP/maw

Encl.