CONCEPTUAL/FINAL DEVELOPMENT PLAN

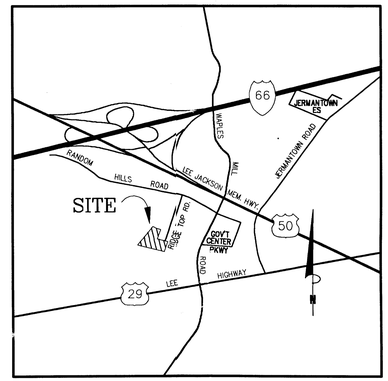
TIMBER RIDGE

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
RZ 1998-SU-057

NOTES:

1. THE PROPERTY DELINEATED BY THIS PLAT IS LOCATED ON TAX MAP NO. 56-2-((1)) 6, AND IS CURRENTLY VACANT LAND THAT IS ZONED 1-5. DEED BOOK 5083 PAGE 0745.
2. THE APPLICANT / CONTRACT PURCHASER:
   COSCAN-WASHINGTON, INC.
   8521 LEESBURG PIKE, SUITE 200
   VIENNA, VIRGINIA 22182
   (703)556-8547

   THE OWNER IS:
   K.R. AUGST JR. AND OTIS R. POOL, TR.
   P.O. BOX 041
   FAIRFAX, VIRGINIA, 22182
3. TOTAL SITE AREA IS 435,600 S.F. OR 10.00 AC.
4. TOPOGRAPHY (0.5m CONTOUR INTERVAL) INFORMATION SHOWN HAS BEEN SUPPLIED BY AN AIR SURVEY. BOWMAN CONSULTING GROUP. P.C. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION SHOWN HEREON.
5. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
6. THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE SULLY DISTRICT, THE LOWER POTOMAC SANITARY SEWER DISTRICT, AND THE DIFFICULT RUN WATERSHED. PUBLIC WATER AND SEWER SHALL BE PROVIDED THROUGH EXISTING FACILITIES.
7. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES PER CHAPTER 118 SHALL BE PROVIDED BY AN OFF-SITE DETENTION POND. DOWNSTREAM DRAINAGE IMPROVEMENTS ARE BELIEVED TO BE ADEQUATE. IF ON-SITE DETENTION IS REQUIRED, A POND WILL BE LOCATED IN THE AREA OF THE PROPOSED TOT LOT. AN ALTERNATE TOT LOT AREA HAS BEEN SHOWN.
8. THERE IS NO FLOODPLAIN , ENVIRONMENTAL QUALITY CORRIDOR (E.Q.C.) OR RESOURCE PROTECTION AREA (RPA) ON THE SUBJECT SITE.
9. THERE ARE NO KNOWN HAZARDOUS WASTE MATERIALS, TOXIC SUBSTANCES, EXISTING STORAGE TANKS, OR CONTAINERS ON-SITE.
10. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT FOR THE FOLLOWING:
    A. APPROVAL IS HEREBY REQUESTED FOR A WAIVER OF THE REQUIREMENT THAT PRIVATE STREETS NOT EXCEED 600 FEET IN LENGTH 11-302-2 OF THE ZONING ORDINANCE.
    B. APPROVAL IS HEREBY REQUESTED FOR A WAIVER OF THE REAR YARD REQUIREMENT RELATED TO THE PROPOSED "PIGGYBACK" AFFORDABLE DWELLING UNITS. (Z.O. 6-108; 16-102,1)
11. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES, AND THOSE SHOWN ARE APPROXIMATE.
12. PROPOSED UTILITIES ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY, AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING.
13. THE FOOTPRINTS, SIZES, AND LOCATIONS OF THE BUILDINGS REPRESENTED HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS AND STEPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLANS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS.
14. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE.
15. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES.
16. DEVELOPMENT SCHEDULE OF THIS PROJECT IS CONTINGENT UPON PLAN APPROVAL.
18. LOCATION AND MATERIALS OF THE TOT LOT ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
19. THE PROPOSED DEVELOPMENT CONFORMS TO THE RECOMMENDATIONS SET FORTH IN THE LAND USE FOR THE FAIRFAX CENTER AREA, AND IS IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN FOR FAIRFAX COUNTY.
20. A PEDESTRIAN TRAIL IS REQUIRED ALONG THE EXTENSION OF GOVERNMENT CENTER PARKWAY.
21. WE HEREBY REQUEST THE RIGHT TO PROVIDE LESS UNITS THAN SHOWN ON THIS CDP/FDP. THIS WOULD BE THE RESULT OF SUBSTITUTING 16.6' UNITS FOR 24' UNITS
22. TAPER TREATMENT PROVIDED FOR ENTRANCE OFF OF GOVERNMENT CENTER PARKWAY IN ACCORDANCE WITH VDOT REQUIREMENTS FOR RIGHT TURN TREATMENTS ON 4 LANE HIGHWAYS. IN THE EVENT VDOT OR COUNTY REVIEW AGENCIES REQUIRE MORE EXTENSIVE TURN LANE TREATMENTS. THE GOVERNMENT CENTER PARKWAY RIGHT-OF-WAY WILL BE AMENDED AS NEEDED TO ACCOMMODATE SUCH ADDITIONAL LANEAGE AND SETBACKS TO GOVERNMENT CENTER PARKWAY SHOWN ON THIS PLAN WILL BE REDUCED ACCORDINGLY .



VICINITY MAP
SCALE:: 1"=2000'

SHEET INDEX

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2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. LANDSCAPE AND LIGHTING PLAN
4. ENLARGEMENTS AND DETAILS
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8. ARCHITECTUAL ELEVATIONS
9. ARCHITECTUAL ELEVATIONS
10. GOVERNMENT CENTER PARKWAY STREETSCAPE PLAN

APPLICANT/CONTRACT PURCHASER

COSCAN-WASHINGTON, INC.
8521 LEESBURG PIKE, SUITE 200
VIENNA, VIRGINIA 22182
(703) 556-8547

ENGINEER/PLANNER

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PL., SUITE 300
CHANTILLY, VIRGINIA 20151
PHONE: (703)464-1000
FAX: (703)481-9721

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BOWMAN CONSULTING GROUP
ENGINEERS PLANNERS SURVEYORS

COMMONWEALTH OF VIRGINIA
KENNETH W. KIDDER
No.000813
4/26/99
CERTIFIED LANDSCAPE ARCHITECT

IN COORDINATION WITH: LAND DESIGN CONSULTANTS, INC.
MANASSAS, VA.

THE LAND PLANNING & DESIGN GROUP, INC.
FREDERICK, MD

AND

BC CONSULTANTS
FAIRFAX, VA.

Application No. RZ/FDP 98-SU-057 Staff S.J.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-20-99
Date of (BOS) (PC) approval BS 7-12-99 / PC 5-19-99
Sheet 1 of 10

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
APR 26 1999
ZONING EVALUATION DIVISION

REVISED: 10/29/98
01/15/99
02/26/99
04/06/99
04/26/99

1054-D-ZP-001 SHEET 1 OF 10

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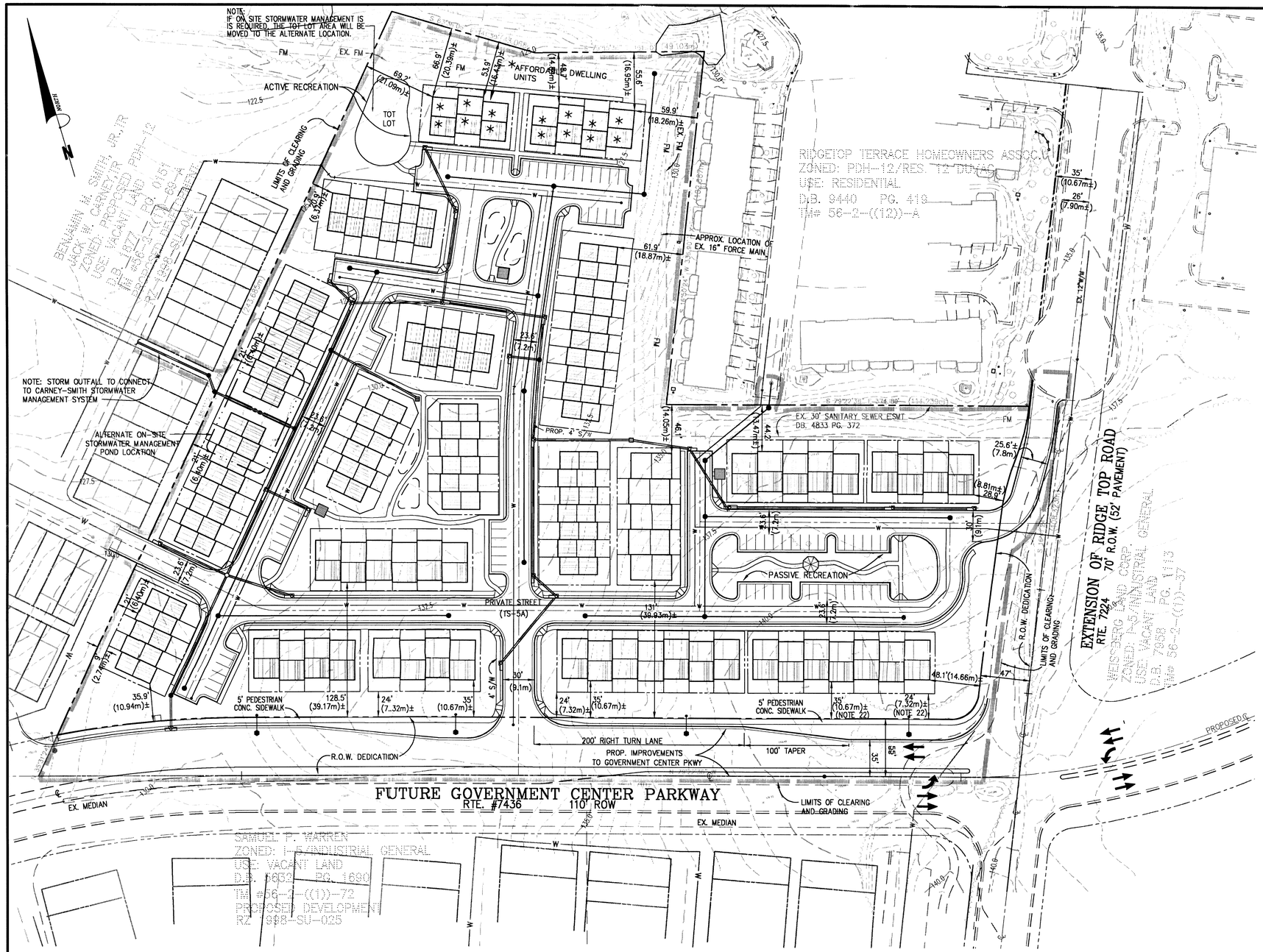


SITE TABULATIONS

GROSS SITE AREA	10.00 AC/435,600 SF
MAJOR UTILITY EASEMENT	0.565AC/24,625 SF
ADJUSTED SITE AREA	9.435 AC/410,975 SF
PROPOSED ZONING	PDH-12
PERMITTED DENSITY	14.4 D.U./AC.=135 D.U.
TOTAL NO. OF PROPOSED DWELLING UNITS	116 D.U.

102 MARKET RATE TOWNHOUSE LOTS
113 BASE UNITS (12 DU/AC.)
0 BONUS UNITS
* 14 AFFORDABLE DWELLING UNITS (ADU'S)

ADU CALCULATION
RANGE: 6-12 UNITS PER ACRE

$\frac{12.29 - 6.0}{14.4 - 7.2} \times 12.5 = 10.92\%$ ADU'S

REQUIRED ADU'S:
116 x .1092 = 12.67 ADU'S

PROVIDED ADU'S = 14

PROPOSED MARKET RATE DENSITY	10.81 D.U./AC.
PROPOSED DENSITY WITH ADU'S	12.29 D.U./AC.
RIGHT OF WAY DEDICATION	62,960 SF±
REQUIRED OPEN SPACE	27%
PROVIDED OPEN SPACE	33%
AREA OF DEVELOPED RECREATIONAL OPEN SPACE	= 6,000 S.F.

PARKING TABULATION

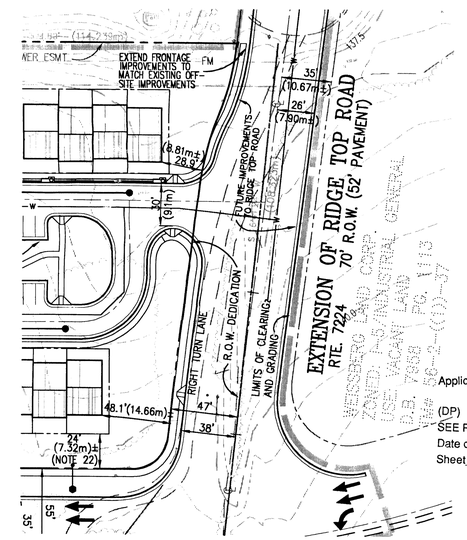
REQUIRED PARKING:

116 SFA LOTS @ 2.3 SPS	= 267 SPACES

PROVIDED PARKING:

102 GARAGE TOWNHOUSES @ 2.0 SPS	= 204 SPACES
PARKING AREAS	= 82 SPACES
TOTAL PROVIDED SPS	286 SPACES

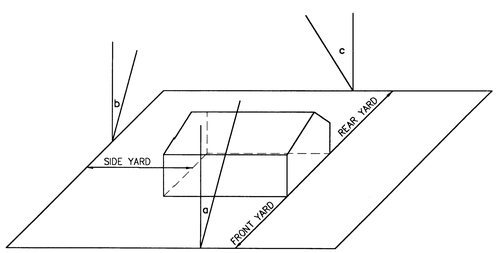
NOTES:
1) THE RIGHT IS RESERVED TO PROVIDE A GREATER NUMBER OF SPACES THAN THE MINIMUM REQUIREMENT IF IN SUBSTANTIAL CONFORMANCE WITH ELEMENTS OF PLAN. (I.E. OPEN SPACE).



FUTURE RIDGE TOP ROAD IMPROVEMENTS

(FOR ILLUSTRATIVE PURPOSES ONLY. NOT SUBJECT OF RZ 1998-SU-057)

ANGLE OF BULK PLAN DETAIL



BULK REGULATIONS

1) AT ALL PERIPHERAL BOUNDARIES OF THIS DEVELOPMENT THE BULK REGULATIONS OF THE R-12 DISTRICT SHALL APPLY.

SINGLE FAMILY ATTACHED DWELLINGS:

FRONT YARD: 15' BUT NOT LESS THAN 5'.

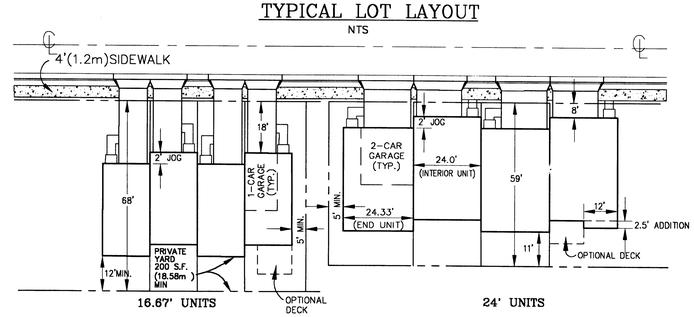
SIDE YARD: 15' BUT NOT LESS THAN 8'.

REAR YARD: 25' BUT NOT LESS THAN 16'.

2) MINIMUM LOT AREA: NO REQUIREMENT
3) MINIMUM LOT WIDTH: 14'
4) MAXIMUM BUILDING HEIGHT IS 40'

TYPICAL LOT LAYOUT

NTS



LEGEND

	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
10" SAN	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATER MAIN
	EXISTING WATER MAIN
40	EXISTING CONTOUR
	EXISTING TREELINE
	PROPOSED CLEARING LIMITS
F.M.	EX. FORCE MAIN

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ENGINEERS PLANNERS SURVEYORS

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CONCEPTUAL / FINAL DEVELOPMENT PLAN
RZ 1998-SU-057

TIMBER RIDGE

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

Application No: RZ/FDP 98-SU-057 Staff: S.S.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-20-99
Date of (BOS) (PC) approval: BS 7/12/99 PC 6/9/99
Sheet 2 of 10

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No. 000813
4/26/99
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
10/29/98	1st SUB. TO FFX. CO.
01/15/99	2nd SUB. TO FFX. CO
02/26/99	3rd SUB. TO FFX. CO.
04/06/99	4th SUB. TO FFX. CO.
04/26/99	5th SUB. TO FFX. CO.

DATE	DESCRIPTION

KLK DESIGN	EB DRAWN	KLK/GPB CHKD
SCALE	H: 1" = 50' V: C.I.=0.5m	
JOB No. 1054-01-001		
DATE 4/26/99		
FILE No. 1054-D-ZP-001		
SHEET 2 OF 10		

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TREE COVER TABULATIONS:

GROSS SITE AREA	10.00 AC/435,600 SF±
EXCLUSION AREA:	
BUILDING FOOTPRINTS:	80,350 SF±
R.O.W. DEDICATION	62,380 SF±
ADJUSTED SITE AREA	6.71 AC/292,230 SF.
REQUIRED 10-YR. TREE COVER (15%)	43,844 SF±
PROPOSED TREE COVER:	
TREE PRESERVATION AREAS (x1.25)	0 SF.
ADDITIONAL TREE COVER PROVIDED	58,500 SF±
TOTAL PROPOSED TREE COVER (20%)	58,500 SF±

INTERIOR PARKING LOT LANDSCAPING TABULATION

PARKING AREA	14,630 SF±
REQUIRED LANDSCAPING (5%)	732 SF±
PROVIDED LANDSCAPING (37%)	5,500 SF±

TREES TO CONSIST OF BUT NOT LIMITED TO:

DECIDUOUS SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREES
ACER RUBRUM	BETULA NIGRA	CUPRESSOCYPARIS LEYLANDII
ACER SACCHARUM	CERCIS CANADENSIS	ILEX ATTENUATA "FOSTERI
GLEDITSIA TRIACANTHOS VAR. INERMIS "SKYLINE"	CORNUS KOUSA	PINUS NIGRA
QUERCUS PALUSTRIS	MAGNOLIA SOULANGIANA	PINUS THUNDERGIANA
QUERCUS PHELLOS	PRUNUS YEDOENSIS	PSEUDOTSUGA MENZIESII
QUERCUS RUBRA		TSUGA CANADENSIS
PLANTANUS OCCIDENTALIS		THUJA OCCIDENTALIS
ZELKOVA SERRATA		

NOTE: 1. DECIDUOUS SHADE TREES TO BE 3" CALIPER OR GREATER.
2. FOR TYPICAL LOT LANDSCAPING, SEE SHEET 4 OF 10.

LANDSCAPING LEGEND

- EXISTING TREE CANOPY
- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- PLANTING BEDS
- PROPOSED CLEARING LIMITS
- PROPOSED LIGHTING
- MAILBOX KIOSK

Application No. 97-FDP 98-SU-057 Staff S.J.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-20-99
Date of (BOS) (PC) approval BS. 7-12-99 / P.C. 5-19-99
Sheet 3 of 10

*THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY!

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LANDSCAPE AND LIGHTING PLAN

TIMBER RIDGE

SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No. 000813
4/26/99
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
10/29/98	1st SUB. TO FFX CO.
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DATE	DESCRIPTION

LPDG DESIGN	EB DRAWN	KLK CHKD
SCALE	H: 1" = 50' V:	
JOB No. 1054-01-001		
DATE 4/26/99		
FILE No. 1054-D-ZP-001		
SHEET 3 OF 10		

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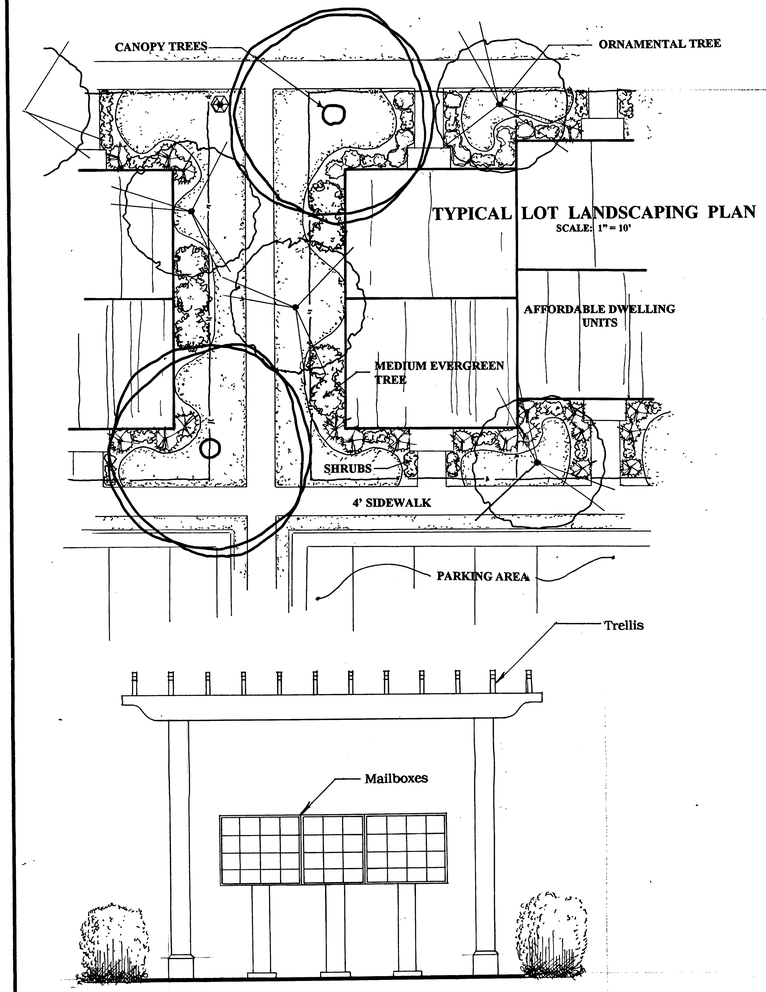
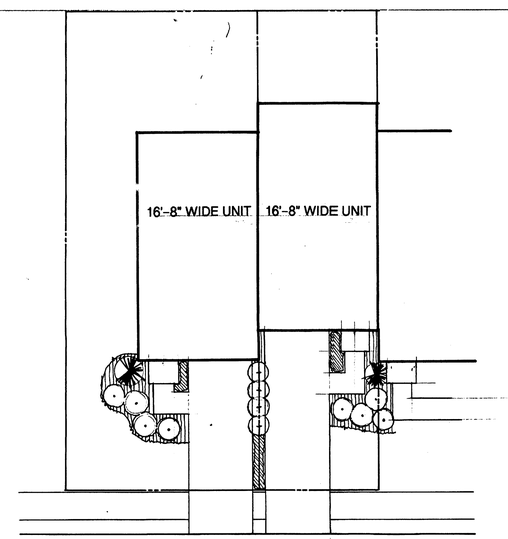
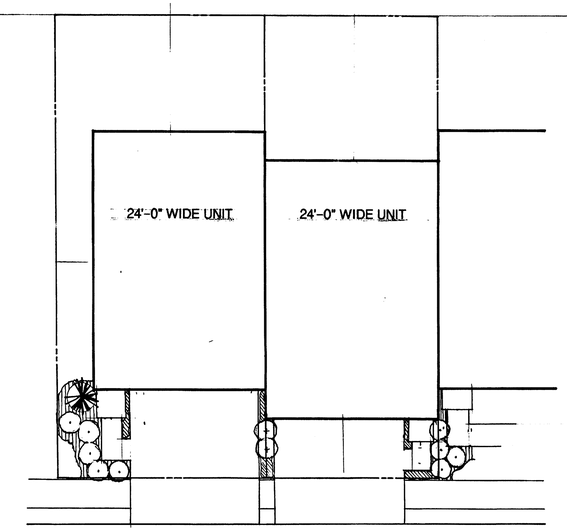




TYPICAL LOT LANDSCAPING PLAN

SCALE: 1" = 10' ILLUSTRATIVE PURPOSES ONLY

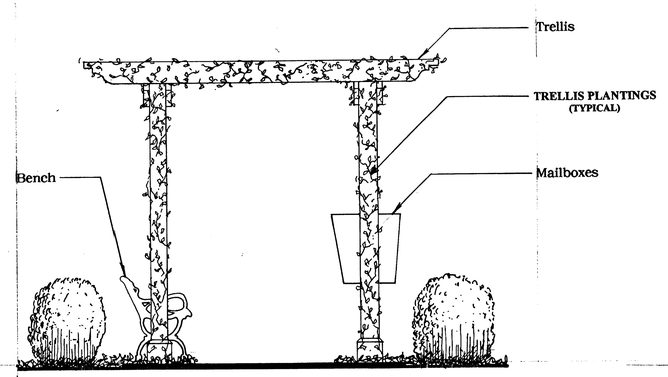


TYPICAL LOT LANDSCAPING PLAN

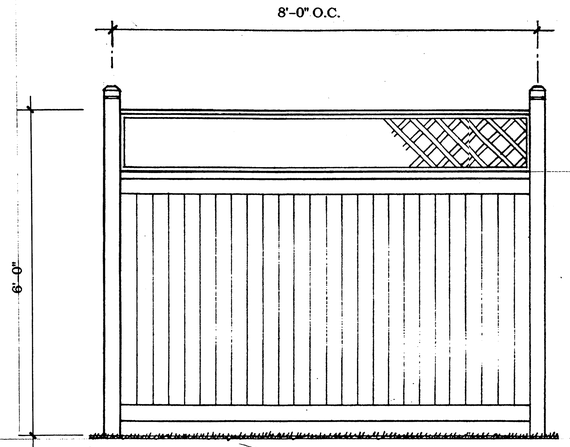
SCALE: 1" = 10' ILLUSTRATIVE PURPOSES ONLY

TYPICAL LOT LANDSCAPE PLANTS TO BE CHOSEN FROM, BUT NOT LIMITED TO THE FOLLOWING LISTS:

Medium Shrubs	Small Shrubs	Ground Cover
Nellie R. Stevens Holly	Densiformus Yew	Vinca
Foster Holly	Andorra Juniper	Liriope
Capitata Yew	Japanese Holly	Pachysandra
Viburnum	Azalea	
Rhododendron		
Seibold Euonymus		
Cherry Laurel		
Old Gold Juniper		

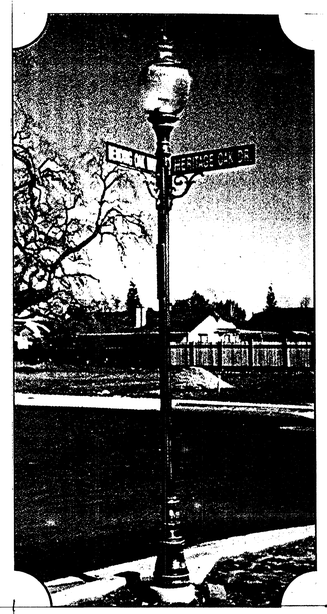


Mailbox



Fence

One section of fence shall be constructed in the rear yard between each adjacent townhouse unit to provide privacy. Additional fencing to enclose rear yards may be added as an option.



"Williamsburg", 12' Ht, Fluted Pole #4312FP with Modified #78 Bracket to accommodate standard street signs (where applicable), and "Old Town" Fixture, #A850, with 250 Watt High Pressure Sodium Lamp. Fixture, Pole, and Bracket to be finished in Park Green. As Manufactured By:

Sternberg Vintage Lighting
7401 Oak Park Avenue
Niles, IL 60714
(847) 588-3440
Or Equal

Application No. 37/FDP98-SU-057 Staff O.J.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-20-99
Date of (BOS) (PC) approval B.S. 7-12-99 PC 5-19-99
Sheet 4 of 10

Light and Pole

A-512

THE LAND PLANNING & DESIGN GROUP INC.
LAND PLANNING • SITE PLANNING • LANDSCAPE ARCHITECTURE
5300 WESTVIEW DRIVE SUITE 101 FREDERICK, MD. 21701 (301)-695-6172 FAX (301)-695-6219

BOWMAN CONSULTING GROUP ENGINEERS PLANNERS SURVEYORS

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PL., SUITE 300
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Enlargements and Details

TIMBER RIDGE

SULLY DISTRICT FARIFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JAMES L. BAISH, JR.
1/15/99
000033
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS

02/26/99	3RD SUB. TO FFX. CO.
04/26/99	5TH SUB. TO FFX. CO.

DESCRIPTION

LDPG DESIGN	DRAWN	KLK/GPB CHKD
SCALE	H: AS V: SHOWN	
JOB No.	98252	
	01/15/99	
SHEET	4 OF 10	

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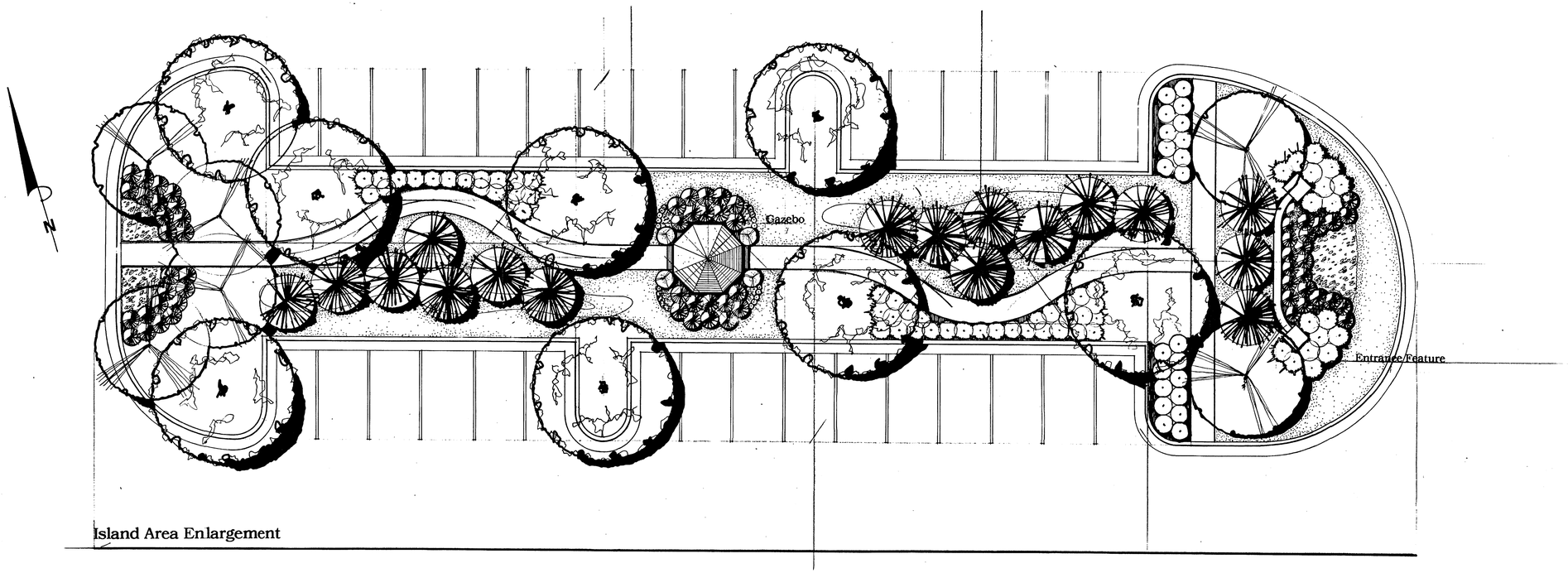
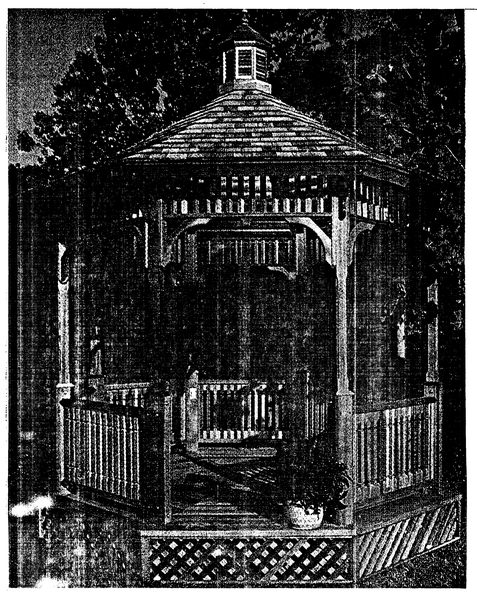


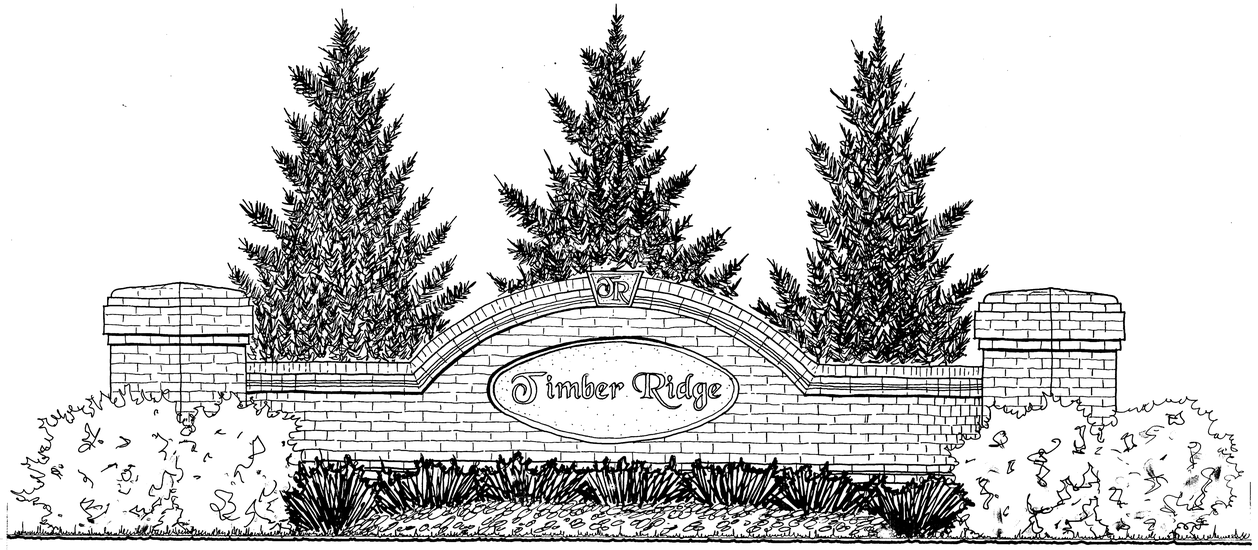
Island Area Enlargement



12' Victorian Gazebo
as Manufactured By:

Vixen Hill
Main Street
Elverson, PA 19520
(800) 423-2766
(610) 286-0909
Or Equal

Gazebo



Entrance Feature Signage (**Typical**)

Application No. PA/FDP 98-SU-057 Staff S.J.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-20-99
Date of (BOS) (PC) approval BS. 7-12-99 / PC 5-19-99
Sheet 5 of 10

A-512

THE LAND PLANNING & DESIGN GROUP INC.
LAND PLANNING • SITE PLANNING • LANDSCAPE ARCHITECTURE

BOWMAN CONSULTING GROUP
ENGINEERS PLANNERS SURVEYORS

5300 WESTVIEW DRIVE
SUITE 101
FREDERICK, MD. 21701
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FAX (301)-695-6219

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Enlargements and Details

TIMBER RIDGE

SULLY DISTRICT - FARIFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JAMES L. BAISH, JR.
1/15/99
000033
CERTIFIED LANDSCAPE ARCHITECT

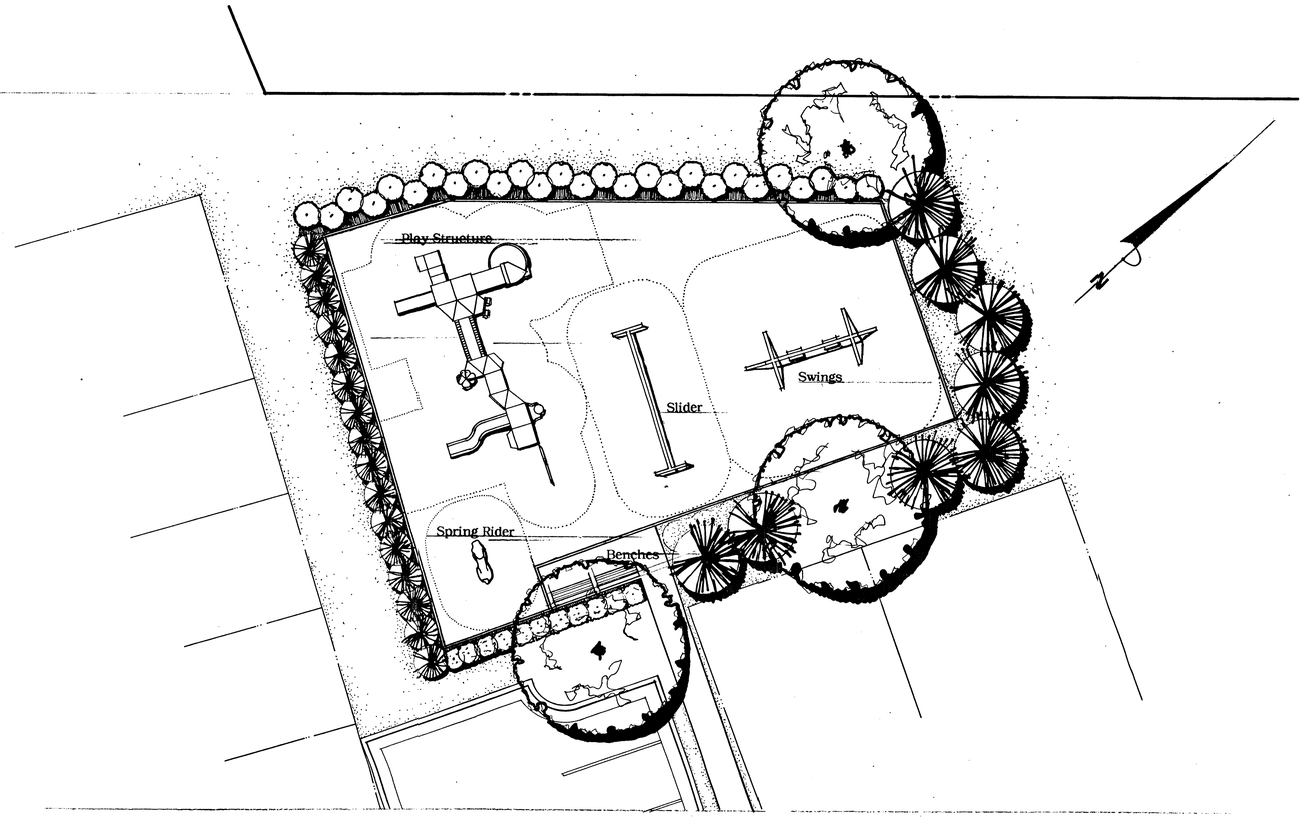
PLAN STATUS	
02/26/99	3RD SUB. TO PFX. CO.
04/26/99	5TH SUB. TO PFX. CO.

DESCRIPTION		
LDPG DESIGN	DRAWN	KLK/GPB CHKD
SCALE	H: AS V: SHOWN	
JOB No. 98252		
01/15/99		
SHEET 5 OF 10		

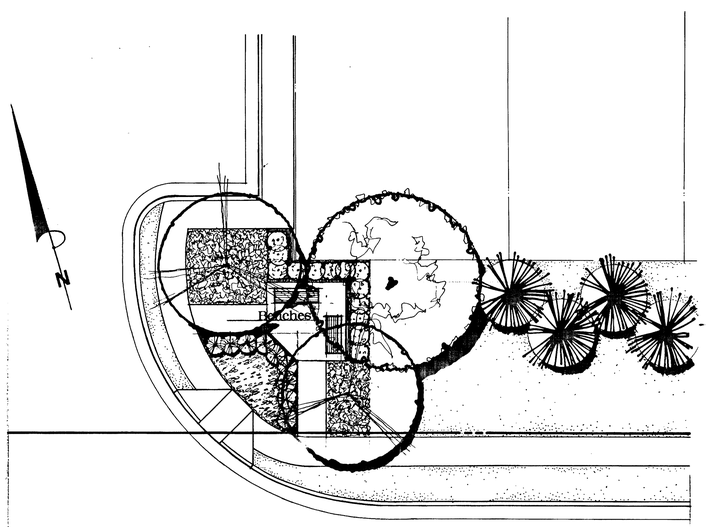
1054-D-ZP-001

H:\98252\CONCEPT\CONCEPDEV.dwg Thu Jan 07 17:17:07 1999 JRector

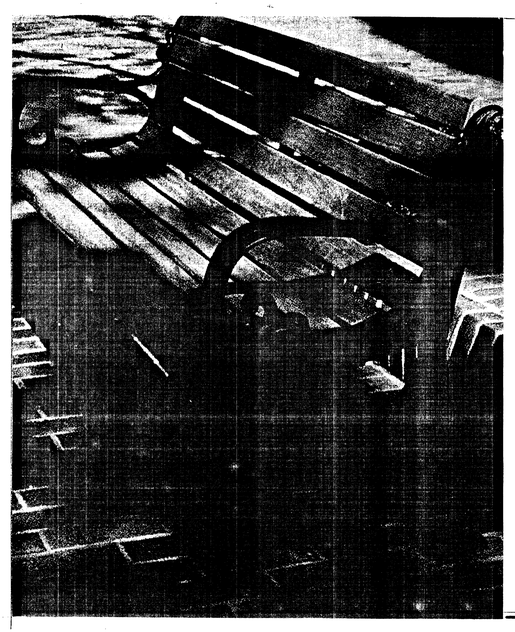
All Details and Enlargements are for Illustrative Purposes Only.



Tot Lot Area Enlargement



Sitting Area Enlargement (Typical)



The Classics, 6' Cast-Iron Bench, with Mahogany Slats, Model #C-10, as Manufactured By:

Victor Stanley, Inc.
Brick House Road
Dunkirk, MD 20754
(800) 368-2573
(301)855-8300
Or Equal

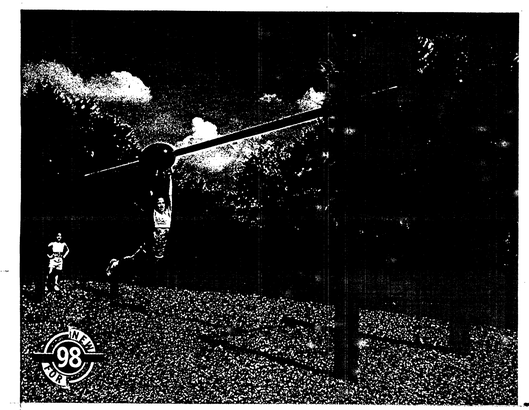
Bench

Tot Lot Equipment List

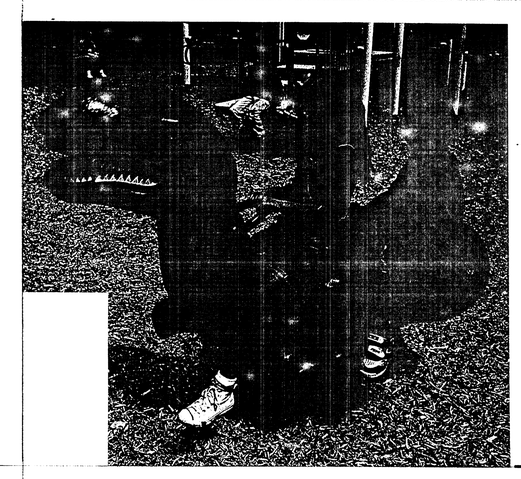
Play Structure:	Prime Time, Thunderbolt, Model #11550, with Red Uprights, Beige Decks and Accents, and Blue Plastic.
Slider:	Freestanding Space Shuttle, Model #10664, with Red Uprights and Crossbar.
Swings:	GT Action, Three-Leg Heavy Duty Modern Swing Frames, Two Seat Configuration, Painted, Model #P1238. Color: Red.
Spring Rider:	Adventure Mate, Purple Dinosaur, Model #6063.

All Above Playground Equipment as Manufactured By: **GameTime**
P.O. Box 680121
Fort Payne, AL 35968
(800) 235-2440
(205) 845-5610
Or Equal

Play Structure



Slider



Spring Rider

Application No. 97/FDP98-SV-051 Staff J.J.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-20-99
Date of (BOS) (PC) approval BS 7-12-99 PC 5-15-99
Sheet 6 of 10

LDPG
THE LAND PLANNING & DESIGN GROUP INC.
LAND PLANNING • SITE PLANNING • LANDSCAPE ARCHITECTURE
5300 WESTVIEW DRIVE
SUITE 101
FREDERICK, MD 21701
(301)-695-6172
FAX (301)-695-6219

BOWMAN CONSULTING GROUP
ENGINEERS PLANNERS SURVEYORS

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PL., SUITE 300
CHANTILLY, VIRGINIA 20151
PHONE: (703)464-1000
FAX: (703)481-9721

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Enlargements and Details

TIMBER RIDGE

SULLY DISTRICT FARIFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JAMES L. BAISH, JR.
1/15/99
000033
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS

02/26/99	3RD SUB. TO FFX. CO.
04/26/99	5TH SUB. TO FFX. CO.

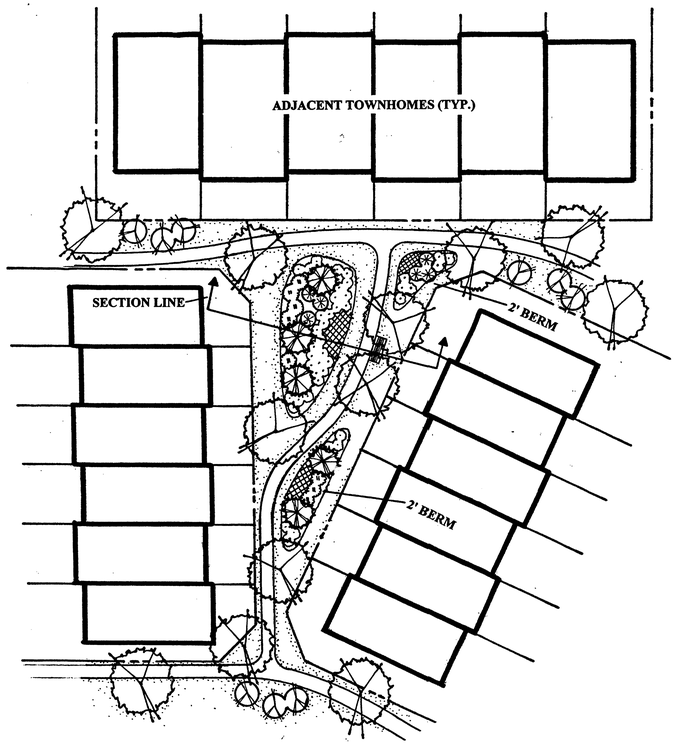
DESCRIPTION

LDPG DESIGN	DRAWN	KLK/GPB CHKD
SCALE	H: AS V: SHOWN	
JOB No. 98252		
01/15/99		
SHEET 6 OF 10		

A-512

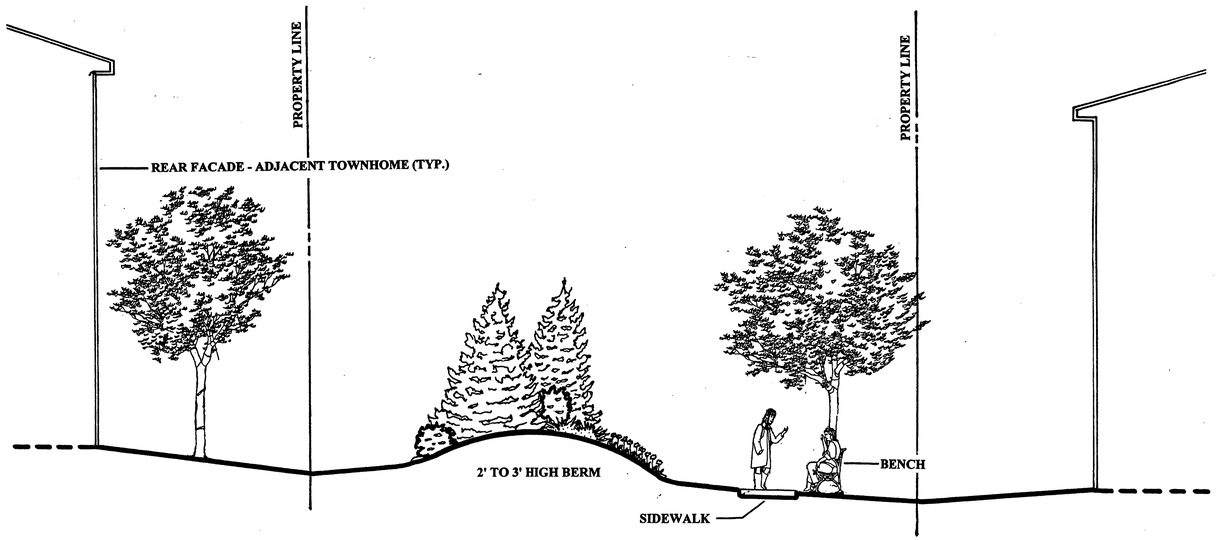
1054-D-ZP-001

H:\98252\CONCEPT\CONCEPDEV.dwg Thu Jan 07 17:06:03 1999 JRector



DETAIL - COURT YARD LANDSCAPING

(N.T.S.)



CROSS-SECTION - COURT YARD LANDSCAPING

(N.T.S.)

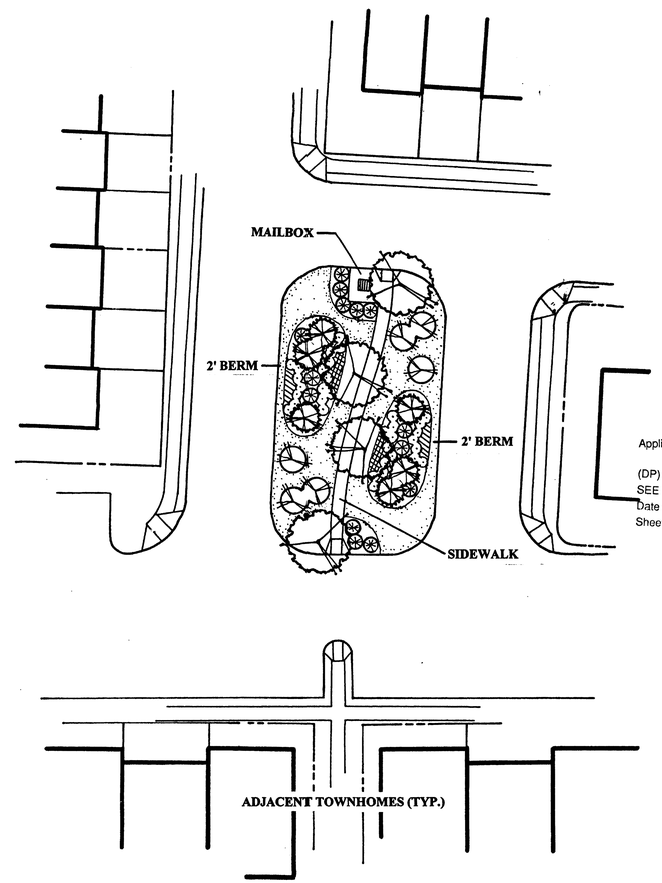
THIS SHEET IS FOR

ILLUSTRATIVE PURPOSES

PLANT LEGEND

(EXAMPLES / SUGGESTIONS PROVIDED IN PARENTHESIS)

- = **LARGE DECIDUOUS TREE (3" CALIPER)** (RED MAPLE)
- = **SMALL EVERGREEN TREE (8 FT. HEIGHT)** (LEYLAND CYPRESS)
- = **MEDIUM EVERGREEN TREE (VARYING HEIGHT 7 TO 10 FT.)** (BLACK OR AUSTRIAN PINE)
- = **DECIDUOUS SHRUB (30" HEIGHT)** (BURNING BUSH OR RED-TWIG DOGWOOD)
- = **EVERGREEN GROUND COVER (2 GAL. CONT.)** (COMPACT ANDORRA JUNIPER)
- = **FLOWERING EVERGREEN SHRUB (18 TO 24 INCH HEIGHT)** (HINO CRIMSON AZALEA)
- = **SEASONAL COLOR (VARIES)** (RED BEGONIAS / PANSY / ETC...)



DETAIL - PARKING ISLAND LANDSCAPING

(N.T.S.)

Application No: RZ-FDP/98-SU-057 Staff SJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-20-99
Date of (BOS) (PC) approval BS 7-12-99 / PC 5-19-99
Sheet 7 of 10

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CHANTILLY, VIRGINIA 20151
PHONE: (703)484-1000
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ENLARGEMENTS AND DETAILS

TIMBER RIDGE

SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No. 000813
4/22/99
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS

DATE	DESCRIPTION
04/26/99	5th SUB. TO FFX. CO.

LPDG DESIGN	EB DRAWN	KLK CHKD
SCALE	H: AS SHOWN V:	
JOB No.	1054-01-001	
DATE	4/26/99	
FILE No.	1054-D-ZP-001	
SHEET	7 OF 10	

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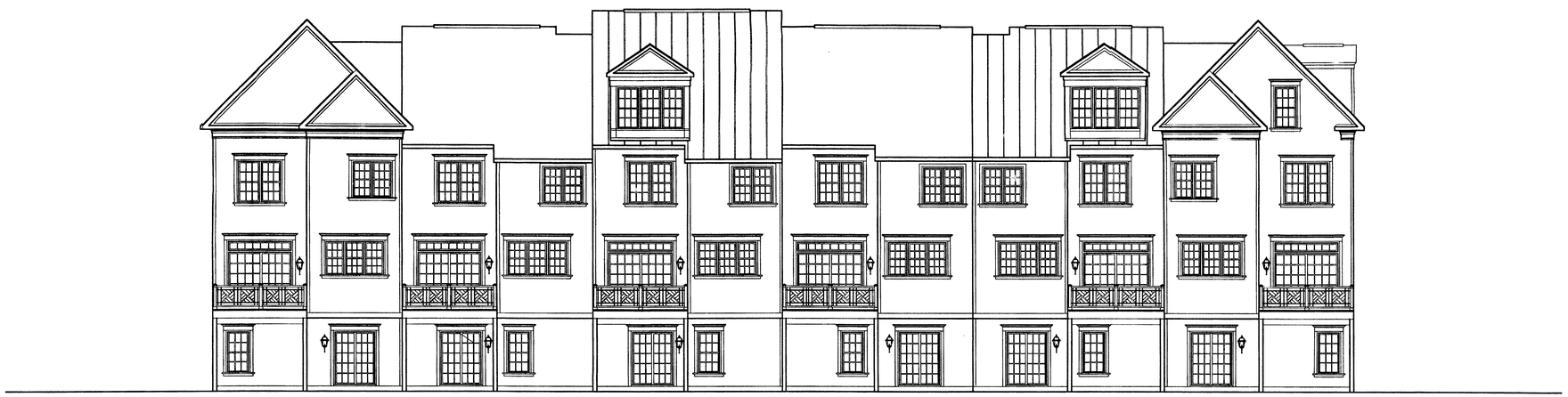

TIMBER RIDGE TOWNHOMES

COSCAN-BROOKFIELD HOMES

SUTTON-YANTIS ASSOCIATES ARCHITECTS

Application No. RZ/FDP 98-SU-057 Staff S.J.

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 5-20-99

Date of (BOS) (PC) approval BS 7-12-99 | PC 5-19-99

Sheet 8 of 10

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ARCHITECTURAL ELEVATIONS

TIMBER RIDGE

SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KUDER
No. 000813
4/26/99
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
04/26/99	5th SUB. TO FFX. CO.

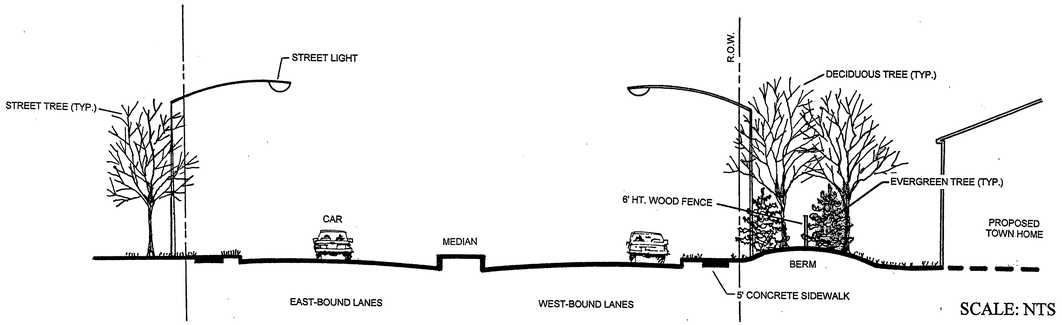
DATE	DESCRIPTION

LPDG DESIGN	EB DRAWN	KLK CHKD
SCALE	H: AS SHOWN V:	
JOB No.	1054-01-001	
DATE	4/26/99	
FILE No.	1054-D-ZP-001	
SHEET	8 OF 10	

H:\98252\CONCEPT\ARCHELVE.dwg Mon Apr 26 13:34:09 1999 KF

PREPARED BY:

LAND DESIGN CONSULTANTS, INC.
MANASSAS, VA.
APRIL 22, 1999



SCALE: NTS

TYPICAL GOVERNMENT CENTER PARKWAY

SECTION

(ILLUSTRATIVE PURPOSES ONLY)

FRONT ELEV. #3
- UNIT A (BRICK)

FRONT ELEV. #3
- UNIT B w/LOFT

FRONT ELEV. #2
- UNIT C (BRICK)

FRONT ELEV. #1
- UNIT C w/LOFT (PART. BRICK)

FRONT ELEV. #1
- UNIT A

FRONT ELEV. #3
- UNIT B w/LOFT (BRICK)

FRONT ELEV. #1
- UNIT B (BRICK)

FRONT ELEV. #3
- UNIT A (PART. BRICK)

FRONT ELEV. #3
- UNIT C w/LOFT

FRONT ELEV. #2
- UNIT B (BRICK)

FRONT ELEVATIONS
16' - 8" TOWNHOMES

*FOR ILLUSTRATIVE PURPOSES ONLY

Application No. RZ/FDP 98-SU-057 Staff S.S.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED 5-20-99
Date of (BOS) (PC) approval BS 7-12-99 / PC 5-19-99
Sheet 9 of 10

1054-D ZP-001

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ARCHITECTURAL ELEVATIONS
TIMBER RIDGE
SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
1/15/99
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
1/15/99	2nd SUB. TO FFX. CO.
02/24/99	3RD SUB. TO FFX. CO.
04/24/99	5TH SUB. TO FFX. CO.

DATE	DESCRIPTION

OTHER DESIGN	OTHER DRAWN	KLK/GPB CHKD
SCALE	H: SHOWN V: AS	
JOB No. 98252		
DATE 1/15/99		
SHEET 9 OF 10		

STREETSCAPE LEGEND:

MONUMENT DRIVE
(London Planetree - 3" Cal.)

GOVERNMENT CENTER PARKWAY
(Pin Oak - 3" Cal.)

FLOWERING TREE
Aristocrat Callery Pear
Japanese Flowering Cheery
Downy Serviceberry
Flowering Dogwood

EVERGREEN TREE
Austrain Pine
Norway Spruce
Canadian Hemlock

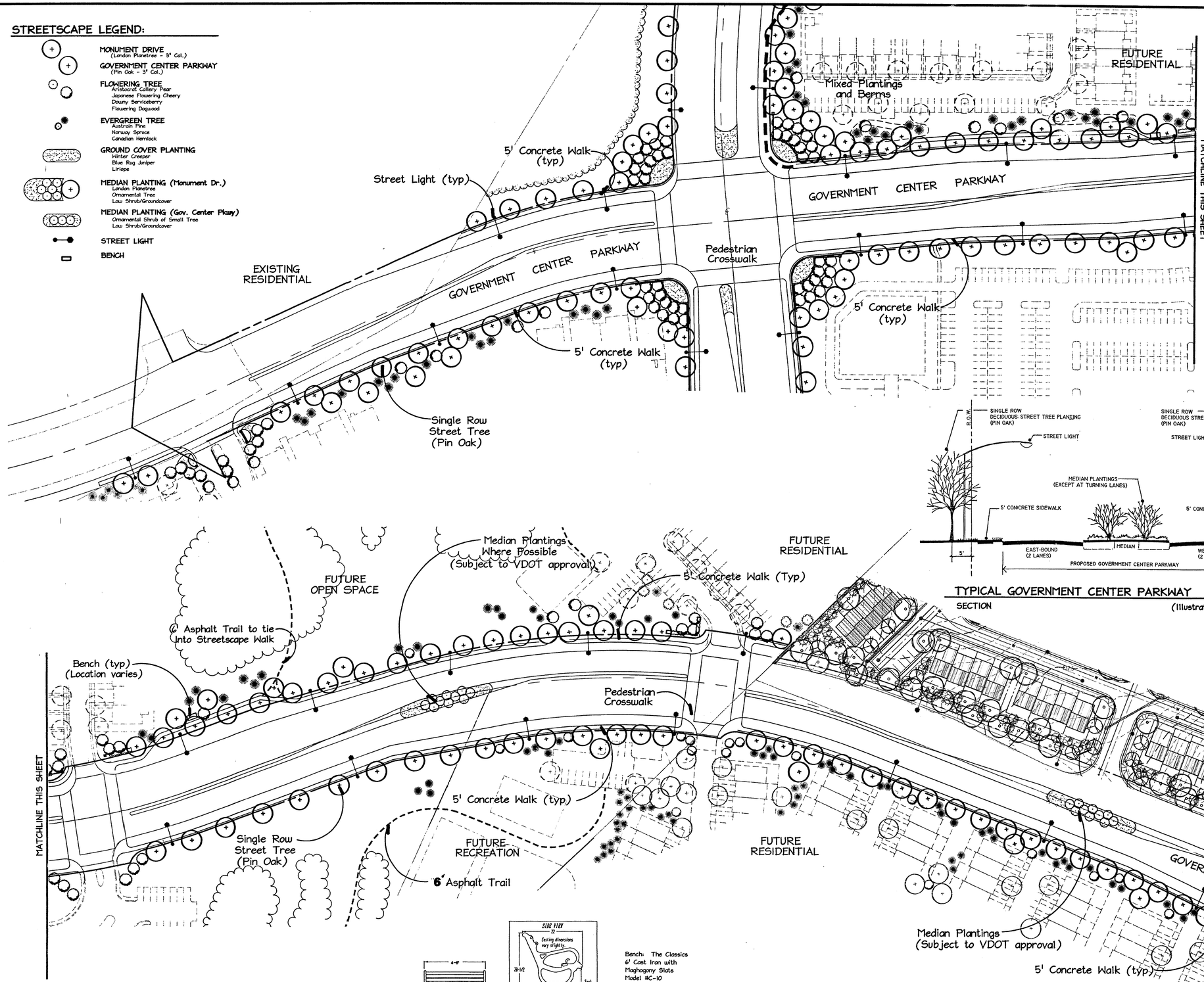
GROUND COVER PLANTING
Winter Creeper
Blue Rug Juniper
Liriope

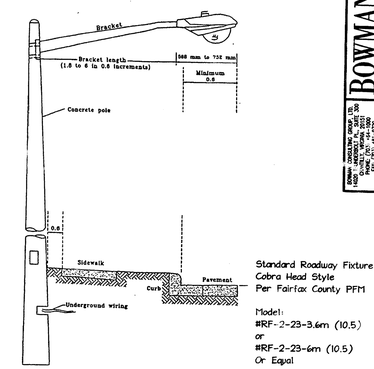
MEDIAN PLANTING (Monument Dr.)
London Planetree
Ornamental Tree
Low Shrub/Groundcover

MEDIAN PLANTING (Gov. Center Pkwy)
Ornamental Shrub of Small Tree
Low Shrub/Groundcover

STREET LIGHT

BENCH





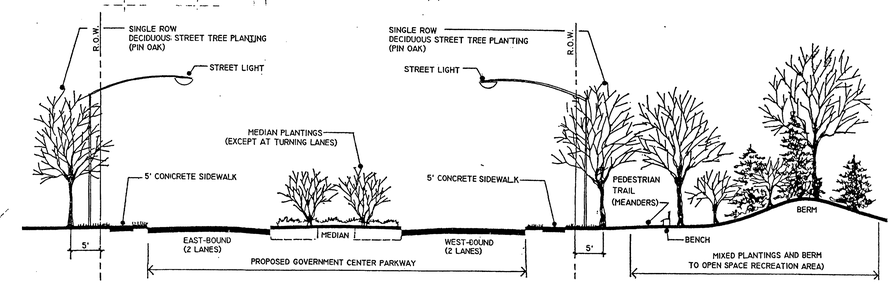
Standard Roadway Fixture
Cobra Head Style
Per Fairfax County PFM

Model:
#RF-2-23-3.6m (10.5)
or
#RF-2-23-6m (10.5)
Or Equal

TYPICAL LIGHT POLE DETAIL

DETAIL — Scale: NTS

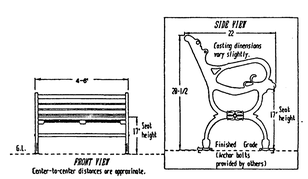
(Illustrative Purposes Only!!)



TYPICAL GOVERNMENT CENTER PARKWAY

SECTION — Scale: NTS

(Illustrative Purposes Only!!)



Bench: The Classics
6' Cast Iron with
Maghogany Slats
Model #C-10

Manufacturer:
Victor Stanley, Inc.
Brick House Road
Dunkirk, MD 20754
(301) 368-2573
Or Equal

TYPICAL BENCH DETAIL

DETAIL — Scale: NTS

(Illustrative Purposes Only!!)

NOTE:
ENTRY AND SIGNAGE WALLS SHALL BE COORDINATED BETWEEN PROPOSED DEVELOPMENTS ALONG THE PROPOSED GOVERNMENT CENTER PARKWAY. WALL DESIGNS SHALL COMPLIMENT BUILDING ARCHITECTURE, AND MATERIALS SHALL BE BRICK WITH CONCRETE CAPS. OVERALL WALL DESIGNS AND SIZES MAY VARY.

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY

METRIC EQUIVALENT 1:500

BOWMAN CONSULTING GROUP
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS
BOWMAN CONSULTING GROUP, LTD. 14020 THUNDERBOLT PLACE SUITE 300 CHANTILLY, VIRGINIA 20151 TEL: (703) 488-3500 FAX: (703) 471-1170
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BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA — PETER L. KING — No. 4588 — CERTIFIED LANDSCAPE ARCHITECT

GOVERNMENT CENTER PARKWAY
STREETSCAPE PLAN
TIMBER RIDGE

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No. RZ/FDP 98-S-057 Staff S.J.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-20-99
Date of (BOS) (PC) approval BS 7-12-99 / PC. 5-19-99
Sheet 10 of 10

BC REVISIONS
REVISED: 5 APRIL 1999
4/26/99 5th sub. to PFM. CS

OWNER / APPLICANT:
COSCAN-WASHINGTON, INC.
8521 LEESBURG PIKE
SUITE 200
VIENNA, VIRGINIA 22182

PLOTTED: APRIL 1999

DESIGNED BY: TAL	
DRAFTED BY: CAD	
CHECKED BY: JHS	
DATE: 10 FEBRUARY 1999	
SCALE:	HOR. 1"=60' VERT.
SHEET 10 OF 10	
CO. NO. 1054-01-001	
FILE NO. 1054-01-ZP-001	
CADD NAME: PCSFSTRA	

RES: PCS-BAS4