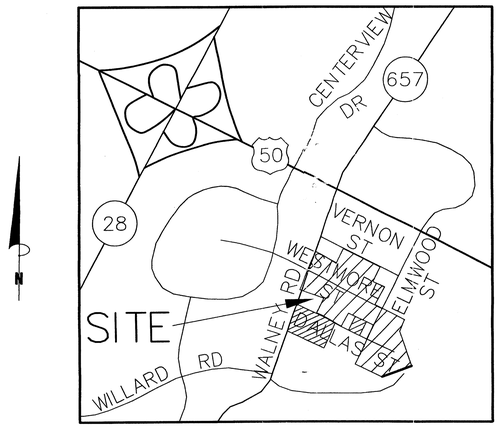
WESTGATE

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ #1998-SU-050

CONCEPTUAL / FINAL DEVELOPMENT PLAN



VICINITY MAP
SCALE: 1:12,000

APPLICANT:

ROCKLAND VILLAGE, L.C.
(C/O K.S.I. SERVICES)
8081 WOLFTRAP ROAD
VIENNA, VIRGINIA 22182

Application No. RZ/FDP 1998-SU-050
APPROVED DEVELOPMENT PLAN Staff Greg Russ
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/25/99
Date of (BOS) (PC) approval 7/12/99
Sheet 1 of 13
FDP 6-1-99
CDP 7-12/99

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13. ARCHITECTURAL ELEVATIONS

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 2 1999
ZONING EVALUATION DIVISION

1035-ZP-001

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PL., SUITE 300
CHANTILLY, VIRGINIA 20151
PHONE (703)481-9200
FAX (703)481-9720

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BOWMAN CONSULTING GROUP ENGINEERS PLANNERS SURVEYORS

COVER SHEET
WESTGATE
SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
ANTHONY MORSE
No. 12316
4/20/1999
PROFESSIONAL ENGINEER

PLAN STATUS	
7/9/98	1st SUBMISSION
2/2/99	GENERAL REVISION
2/16/99	GENERAL REVISION
4/27/99	2ND SUBMISSION
5/25/99	General Revision

DATE	DESCRIPTION

BAS	TMG	ACM
DESIGN	DRAWN	CHKD

SCALE H: V:
JOB No. 1035-01-001
DATE 2/2/99
SHEET 1 OF 13

H:\1035-01-002\FDP\1035-01-002TITLE.dwg Wed Apr 28 08:56:38 1999 STC

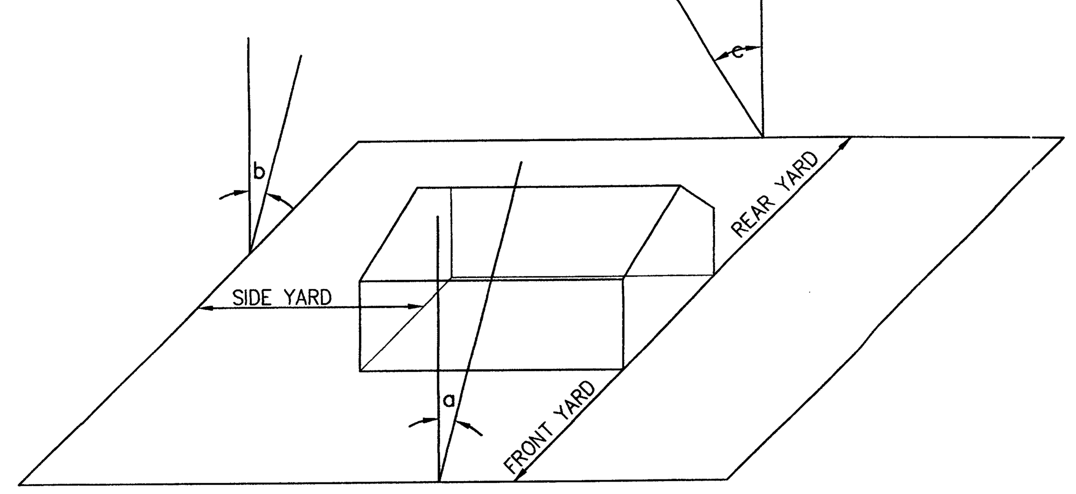
NOTES:

1. THE PROPERTIES DELINEATED BY THIS PLAT ARE CURRENTLY ZONED R-1 AND ARE LOCATED AS FOLLOWS:

Tax Map Number	Deed Book	Page	Property Owner
34 – 4 – ((6))–Parcel 50	6469	26	James A. Hunter & Lorraine Cross
34 – 4 – ((6))–Parcel 51	9368	933	Triple Cross, LC
34 – 4 – ((6))–Parcel 52	6260	777	Helen M. Yates
34 – 4 – ((6))–Parcel 53	9368	931	Barbara R. Cross, TR
34 – 4 – ((6))–Parcel 54	9368	933	Triple Cross, LC
34 – 4 – ((6))–Parcel 55	7627	1158	Patricia M. Bradford, John L. Weidlein, & William R. Bernard
34 – 4 – ((6))–Parcel 56	7627	1158	Patricia M. Bradford, John L. Weidlein, & William R. Bernard
34 – 4 – ((6))–Parcel 57	6138	296	Porter D. & Elizabeth A. Hutchison
34 – 4 – ((6))–Parcel 58	7649	1094	John M. & Jeanette E. Rohrbaugh
34 – 4 – ((6))–Parcel 59	7627	1158	Patricia M. Bradford, John L. Weidlein, & William R. Bernard
34 – 4 – ((6))–Parcel 63	7627	1156	Patricia M. Bradford, John L. Weidlein, & William R. Bernard
34 – 4 – ((6))–Parcel 64	7627	1156	Patricia M. Bradford, John L. Weidlein, & William R. Bernard
34 – 4 – ((6))–Parcel 65	7627	1158	Patricia M. Bradford, John L. Weidlein, & William R. Bernard
34 – 4 – ((6))–Parcel 66	7627	1158	Patricia M. Bradford, John L. Weidlein, & William R. Bernard
34 – 4 – ((6))–Parcel 67	6952	1961	Helen P. Oberg
34 – 4 – ((6))–Parcel 25	9368	933	Triple Cross, LC
34 – 4 – ((6))–Parcel 26	9745	1840	Edmund Zacharkevics
34 – 4 – ((6))–Parcel 27	2045	490	Thomas Nelson Alexander & Bonnie Jean Lusk
34 – 4 – ((6))–Parcel 28	5646	434	Charles E. & Everett H. Curtis
34 – 4 – ((6))–Parcel 29	8364	220	Ellis D. & Linda L. Sulser
34 – 4 – ((6))–Parcel 31	5274	813	William G. & Linda L. McClosky
34 – 4 – ((6))–Parcel 32	3273	49	Semone D. Pender
34 – 4 – ((6))–Parcel 33	3287	676	Semone D. Pender
34 – 4 – ((6))–Parcel 34	5668	1489	Richard A. & Sheila L. Hutchison
34 – 4 – ((6))–Parcel 35	5447	1631	Porter D. & Elizabeth A. Hutchison
34 – 4 – ((6))–Parcel 36	9368	933	Triple Cross, LC
34 – 4 – ((6))–Parcel 37	1683	12	Rufus C. & Eloise S. Jones
34 – 4 – ((6))–Parcel 38	1699	98	Rufus C. & Eloise S. Jones
34 – 4 – ((6))–Parcel 39	6347	1289	Reece T. & Elsie E. Mays
34 – 4 – ((6))–Parcel 40	9577	1851	Margaret M. Boatwright
34 – 4 – ((6))–Parcel 41	3685	675	Arthur T. & Carol J. Knott
34 – 4 – ((6))–Parcel 42	3845	474	Robert C. & Willie C. Boothe
44 – 2 – ((2))–Parcel 12	8499	902	James E. & Sherry A. Poling
44 – 2 – ((2))–Parcel 13	7753	1759	Wayne M. Whitlow
44 – 2 – ((2))–Parcel 14	7753	1759	Wayne M. Whitlow
44 – 2 – ((2))–Parcel 15	7753	1759	Wayne M. Whitlow
44 – 2 – ((2))–Parcel 16	7753	1759	Wayne M. Whitlow
44 – 2 – ((2))–Parcel 17	7753	1759	Wayne M. Whitlow
44 – 2 – ((2))–Parcel 18	7753	1759	Wayne M. Whitlow
44 – 2 – ((2))–Parcel 19	4436	799	Ganess & Vena B. Maharaj
44 – 2 – ((2))–Parcel 20	6590	1624	Jack & Dolley J. Riner
34 – 4 – ((6))–Parcel 43	5476	1946	James M. & Virginia E. Woodward
34 – 4 – ((6))–Parcel 44	5369	456	Larry L. Cunningham
34 – 4 – ((6))–Parcel 45	4369	456	Larry L. Cunningham
44 – 2 – ((1))–Parcel 01	7753	1759	Wayne M. Whitlow
34 – 4 – ((6))–Parcel 1	6363	835	Frederick S. Ahearn
34 – 4 – ((6))–Parcel 2	10158	397	David S. & Laura E. Dye
34 – 4 – ((6))–Parcel 3	5477	43	J. Paul & Ida Estelle Dodd
34 – 4 – ((6))–Parcel 4	5660	1514	George A. & Teresa Dothie
34 – 4 – ((6))–Parcel 5	5653	230	Brian P. & Susan P. Larson
44 – 2 – ((2))–Parcel 8	6398	1095	Karl C. & Andrea C. Sallberg
44 – 2 – ((2))–Parcel 9	1462	73	D. Porter & Elizabeth A. Hutchison
44 – 2 – ((2))–Parcel 10	2240	165	Freddie F. & Elaine M. Maxwell
44 – 2 – ((2))–Parcel 11	4742	62	Charles G. & Diane H. Yech
44 – 2 – ((2))–Parcel 22	1267	245	Est. of Margaret K. Chorman
44 – 2 – ((2))–Parcel 23	2952	380	Theodore D. Presgrave

2. THE APPLICANT/CONTRACT PURCHASER IS:
   ROCKLAND VILLAGE, L.C.
   (C/O KSI SERVICES)
   8081 WOLFTRAP ROAD
   VIENNA, VIRGINIA 22182
   (703) 641-7955
   (703) 641-1269/FAX
3. TOTAL SITE AREA IS 1,407,367 S.F. OR 32.31 AC (13.07 HA).
4. TOPOGRAPHY (0.5m CONTOUR INTERVAL) SHOWN HAS BEEN SUPPLIED BY AIR SURVEY CORPORATION (ASC) AND IS AN AIR SURVEY.
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 UPPER OCCOQUAN SANITARY SEWER DISTRICT, AND THE CUB RUN WATERSHED. PUBLIC WATER AND SEWER SHALL BE PROVIDED THROUGH EXISTING FACILITIES.
7. STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES HAVE BEEN PROVIDED FOR THE WESTERN PORTION OF THE SITE PER FAIRFAX COUNTY PLAN NUMBER 3708-1-0, SULLYFIELD BUSINESS PARK. ADDITIONAL STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES PER CHAPTER 118 SHALL BE PROVIDED IN ON-SITE DETENTION PONDS UNLESS WAIVED OR MODIFIED BY D.E.M. THE ESTIMATED SIZE OF THE POND IS AS SHOWN ON THE PLAN. DOWNSTREAM DRAINAGE IMPROVEMENTS ARE BELIEVED TO BE ADEQUATE.
8. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS (R.P.A.) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN LOCATED NEAR THE PROPERTY.
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 TO ALLOW FOR PRIVATE STREETS AS SHOWN HEREON (11-301 OF THE ZONING ORDINANCE).
    - C. APPROVAL IS HEREBY REQUESTED FOR A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS AS LABELED ON THE PLAN (13-304-4 AND 13-304-12 OF THE ZONING ORDINANCE).
    - D. APPROVAL IS HEREBY REQUESTED FOR A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN THE PROPOSED TOWNHOUSE UNITS AND THE PROPOSED SINGLE-FAMILY DETACHED UNITS AND BETWEEN THE PROPOSED MULTI-FAMILY UNITS AND THE PROPOSED SINGLE FAMILY ATTACHED AND DETACHED UNITS. (13-304-1 OF THE ZONING ORDINANCE.)
11. EXISTING WATER MAINS, EXISTING SANITARY SEWERS, AND EXISTING STORM DRAINS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY. FURTHERMORE, 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 ALL BUILDINGS (INCLUDING THE CLUBHOUSE & SWIMMING POOL AREA) REPRESENTED HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. BUILDING FEATURES ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.
14. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED OR IMPROVED 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. THE PROPOSED DEVELOPMENT CONFORMS TO THE RECOMMENDATIONS SET FORTH IN THE ADOPTED COMPREHENSIVE PLAN FOR THIS AREA (IE. RESIDENTIAL USE AT 16-20 D.U./AC.)
17. THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN IS NOT CONTAINED WITHIN AN AIRPORT NOISE IMPACT ZONE ACCORDING TO THE FAIRFAX COUNTY OFFICE OF COMPREHENSIVE PLANNING.
18. DEVELOPMENT SCHEDULE OF THIS PROJECT IS CONTINGENT UPON PLAN APPROVAL.
19. LOCATION AND MATERIALS OF THE RECREATIONAL FACILITIES ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
20. DECKS MAY ENCROACH INTO THE MINIMUM SETBACK AREAS PER THE PROVISIONS CONTAINED IN 2-412 OF THE FAIRFAX COUNTY ZONING ORDINANCE. DECKS WILL NOT ENCROACH INTO THE OPEN SPACE AREAS.
21. EXISTING WATER MAINS, EXISTING SANITARY SEWER, AND EXISTING STORM DRAIN ARE SHOWN PER AVAILABLE RECORDS.
22. CURRENT USE TO THE SOUTH IS ZONED I-3 & I-5 CONSISTING OF LIGHT INTENSITY INDUSTRIAL AND GENERAL INDUSTRIAL USE.
23. LAND JUST NORTH OF VERNON STREET IS CURRENTLY UNDEVELOPED AND IS ZONED C-8.
24. CURRENT USE FOR 34-4-((6)) LOTS 68, 69, 70 AND 49 IS CHURCH USE.

ANGLE OF BULK PLANE DETAIL



NOTES:

1) AT ALL PERIPHERAL BOUNDARIES OF THIS DEVELOPMENT THE BULK REGULATIONS OF THE R-20 DISTRICT SHALL APPLY. A PRIVACY YARD, A MINIMUM OF 200 SF SHALL BE PROVIDED ON EACH SINGLE FAMILY LOT.

SINGLE FAMILY ATTACHED DWELLINGS:

FRONT YARD: ∠a 15° BUT NOT LESS THAN 5'.

SIDE YARD: ∠b 15° BUT NOT LESS THAN 8'.

REAR YARD: ∠c 25° BUT NOT LESS THAN 16'.

MULTIPLE FAMILY DWELLINGS:

FRONT YARD: ∠a 20° BUT NOT LESS THAN 15'.

SIDE YARD: ∠b 15° BUT NOT LESS THAN 10'.

REAR YARD: ∠c 20° BUT NOT LESS THAN 20'.

SINGLE FAMILY DETACHED DWELLINGS:

FRONT YARD: ∠a 15° BUT NOT LESS THAN 5'.

SIDE YARD: ∠b 15° BUT NOT LESS THAN 10'.

REAR YARD: ∠c 30° BUT NOT LESS THAN 20'

2) MAXIMUM BUILDING HEIGHT:
SINGLE FAMILY ATTACHED DWELLINGS: 35'
MULTIPLE FAMILY DWELLINGS: 90'
SINGLE FAMILY DETACHED DWELLING: 35'

SITE TABULATIONS

TOTAL SITE AREA = 32.31 AC.
SF SITE AREA = 14.38 AC.
MF SITE AREA = 17.93 AC.
PROPOSED ZONING CATEGORY: PDH-20
ALLOWABLE DENSITY = 20 D.U./AC.
ALLOWABLE NUMBER OF DWELLING UNITS = 646.20
PROPOSED NUMBER OF MARKET RATE DWELLING UNITS = 476
PROPOSED OVERALL DENSITY = 15.60 D.U./AC. (INCLUDING ADU'S)
PROPOSED NUMBER OF SF UNITS = 144 (ALL MARKET RATE)
PROPOSED SF DENSITY = 10.01 D.U./AC.
PROPOSED NUMBER OF MARKET RATE MF UNITS = 332
PROPOSED MF DENSITY = 18.52 D.U./AC.
PROPOSED NUMBER OF ADU'S = 28

REQUIRED OPEN SPACE 31% = 10.02 AC.
PROVIDED OPEN SPACE 31% = 10.02 AC.
AREA OF DEVELOPED RECREATIONAL OPEN SPACE = 20,400 SF.
(INCLUDES CLUB HOUSE, POOL FACILITY, TOT LOTS, PLAYGROUNDS AND MULTI-USE COURTS)

PARKING TABULATION

REQUIRED PARKING

360 MULTI-FAMILY UNITS @ 1.6 SP/D.U.	= 576 SPACES
99 SINGLE FAMILY ATTACHED UNITS @ 2.3 SP/D.U.	= 228 SPACES
45 SINGLE FAMILY DETACHED UNITS @ 2.0 SP/D.U.	= 90 SPACES
TOTAL REQUIRED SPACES	894 SPACES

PROVIDED PARKING

MULTI-FAMILY PARKING AREAS	= 722 SPACES
99 GARAGE TOWNHOUSES @ 2.0 SP/D.U.	= 198 SPACES
SINGLE FAMILY ATTACHED PARKING AREAS	= 41 SPACES
45 GARAGE HOUSES @ 2.0 SP/D.U.	= 90 SPACES
TOTAL PROVIDED SPACES	1,051 SPACES

NOTES: 1) THE RIGHT IS RESERVED TO PROVIDE A GREATER NUMBER OF SPACES THAN THE MINIMUM REQUIREMENT.

AFFORDABLE DWELLING UNIT (ADU) CALCULATIONS (PER 2-804 OF THE Z.O.)

SINGLE-FAMILY AREA: 8.79 AC. + 5.59 AC. = 14.38 AC.
COMPREHENSIVE PLAN DENSITY RANGE = 8-12 D.U./AC.
APPROVED DENSITY = 99+45=144 (1)
LOW END OF DENSITY RANGE = 70.32 (2)
HIGH END OF ADJUSTED DENSITY RANGE = 126.58 (3)
LOW END OF ADJUSTED DENSITY RANGE = 84.38 (4)

$$\text{REQUIRED NUMBER OF ADU'S} = \frac{(1)-(2)}{(3)-(4)} \times 12.5 = 21.82$$

MULTIFAMILY (MF) AREA: 17.93 AC.
COMPREHENSIVE PLAN DENSITY RANGE = 16-20 D.U./AC.
APPROVED DENSITY = 360 (1)
LOW END OF DENSITY RANGE = 286.88 (2)
HIGH END OF ADJUSTED DENSITY RANGE = 394.46 (3)
LOW END OF ADJUSTED DENSITY RANGE = 315.57 (4)

$$\text{REQUIRED NUMBER OF ADU'S} = \frac{(1)-(2)}{(3)-(4)} \times 6.25 = 5.79$$

TOTAL NUMBER OF REQUIRED ADU'S = 27.61 OR 28

Application No. RZ/FDP 1998-SU-050 Staff Greg Ross
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/25/99
Date of (BOS) (PC) approval 7/12/99
Sheet 2 of 13
FDP 6/1/99
CDP 7/12/99

BOWMAN CONSULTING GROUP
ENGINEERS PLANNERS SURVEYORS

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PL., SUITE 300
CHANTILLY, VIRGINIA 20151
PHONE: (703)464-1000
FAX: (703)481-9720

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NOTES AND TABULATIONS
WESTGATE
SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
ANTHONY MORSE
No. 12316
4/28/99
PROFESSIONAL ENGINEER

PLAN STATUS	
7/9/98	1st SUBMISSION
2/2/99	GENERAL REVISION
2/16/99	GENERAL REVISION
4/27/99	2ND SUBMISSION
5/25/99	GENERAL REVISION
DATE	DESCRIPTION

BAS DESIGN	TMG DRAWN	ACM CHKD

SCALE H: V:
JOB No. 1035-01-001
DATE 2/2/99
SHEET 2 OF 13

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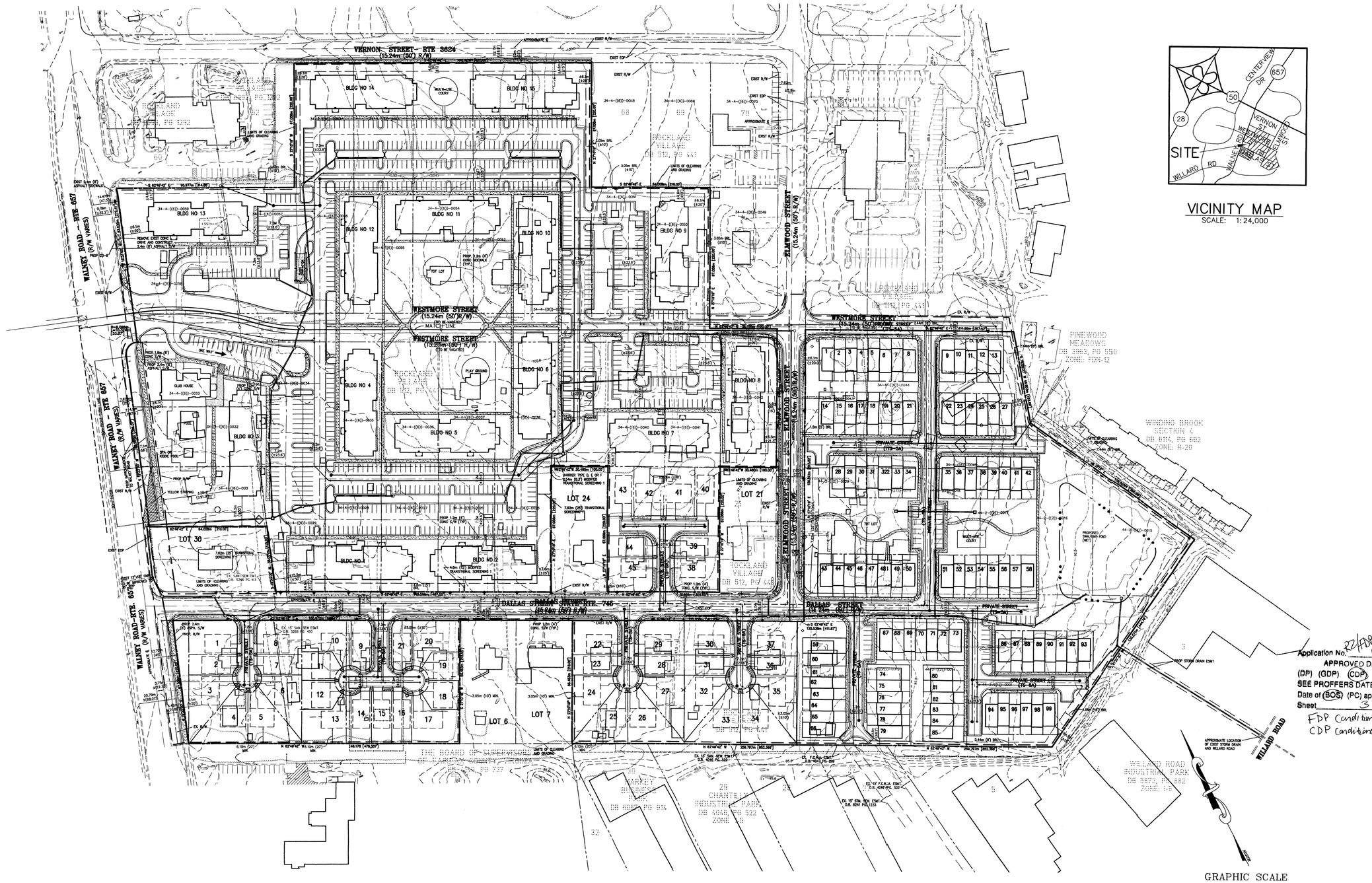

VICINITY MAP
SCALE: 1:24,000

Application No. RZ/FDP 1998-SU-050 Staff Greg Ross
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/25/99
Date of (BOS) (PC) approval 7/12/99
Sheet 3 of 13
FDP Conditions dated 6-1-99
CDP Conditions dated 7/12/99

COMMONWEALTH OF VIRGINIA
ANTHONY MORSE
No. 12316
5/26/99
PROFESSIONAL ENGINEER

PLAN STATUS	
7/9/98	1st SUBMISSION
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5/25/99	GENERAL REVISION

DATE	DESCRIPTION	
BAS DESIGN	GLA DRAWN	ACM CHKD
SCALE	H: 1:1000 V: N/A	
JOB No. 1035-01-001		
DATE 2/2/99		
SHEET 3 OF 13		

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OVERALL CONCEPTUAL/FINAL DEVELOPMENT PLAN

WESTGATE

FAIRFAX COUNTY, VIRGINIA

SULLY DISTRICT

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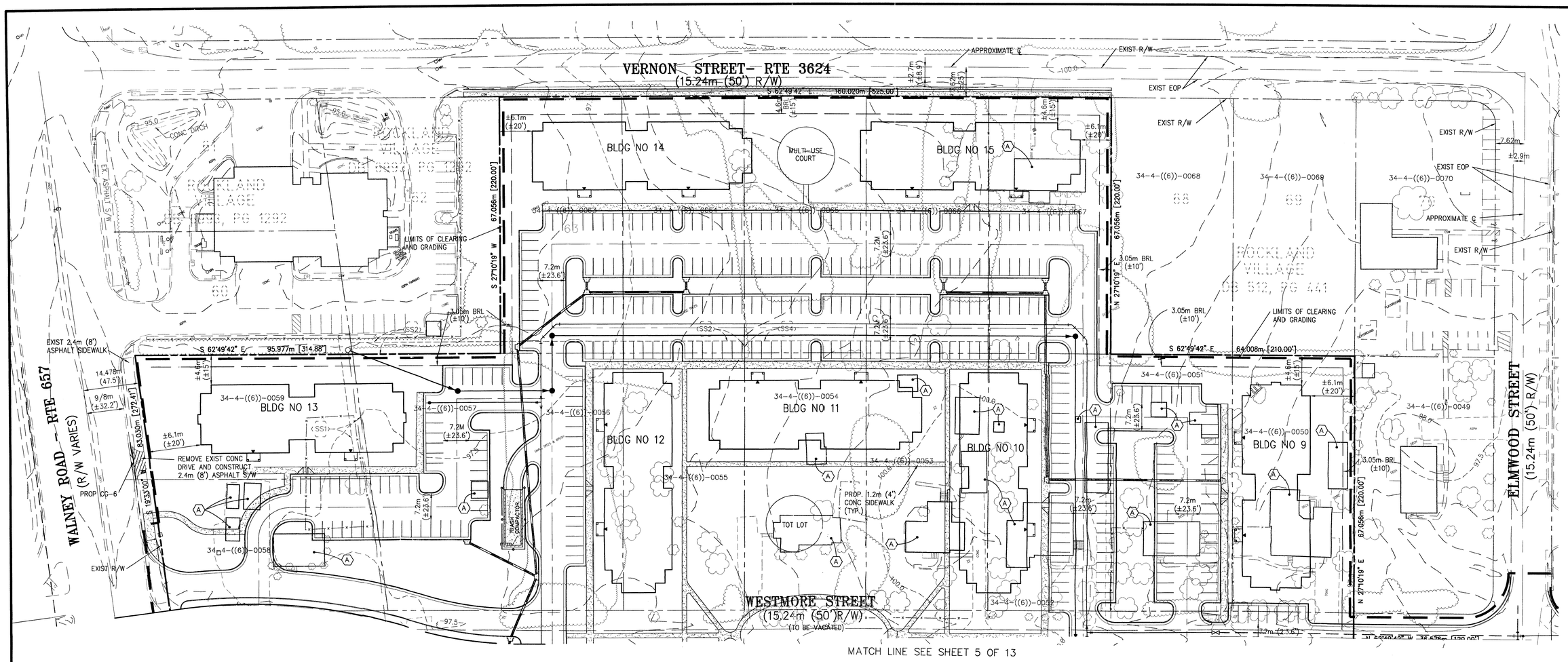

Application No. R2/FDP 1998-SU-050 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/25/99
Date of (BOS) (PC) approval 7/12/99
Sheet 4 of 13
FDP conditions dated 6/1/99
CDP conditions dated 7/12/99

EASEMENT LEGEND

(BU)	EX. BUFFER EASEMENT DB 5872, PG 882
(SS1)	EX. 10' SANITARY SEWER EASEMENT DB 5886, PG 917
(SS2)	EX. 10' SANITARY SEWER EASEMENT DB 6039, PG 582
(SS3)	EX. 10' SANITARY SEWER EASEMENT DB 3764, PG 445
(SS4)	EX. 10' SANITARY SEWER EASEMENT DB 6039, PG 585
(W)	EX. 15' F.C.W.A. EASEMENT DB 4047, PG 299

LEGEND

(A) EXISTING STRUCTURE; DATE OF CONSTRUCTION UNKNOWN; TO BE DEMOLISHED

NORTH

GRAPHIC SCALE
1 : 500
10 0 5 10 20 30 40 50
(IN METERS)
50 0 25 50 75 100 125 150
(IN FEET)
(APPROX. 1"=41.7')

BOWMAN CONSULTING GROUP
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CONCEPTUAL/FINAL DEVELOPMENT PLAN

WESTGATE

SULLY DISTRICT — FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
ANTHONY MORSE
No. 12316
5/24/99
PROFESSIONAL ENGINEER

PLAN STATUS	
7/9/98	1ST SUBMISSION
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DATE	DESCRIPTION

BAS DESIGN	GLA DRAWN	ACM CHKD
SCALE	H: 1:500 V: N/A	
JOB No. 1035-01-001		
DATE 2/2/99		
SHEET 4 OF 13		

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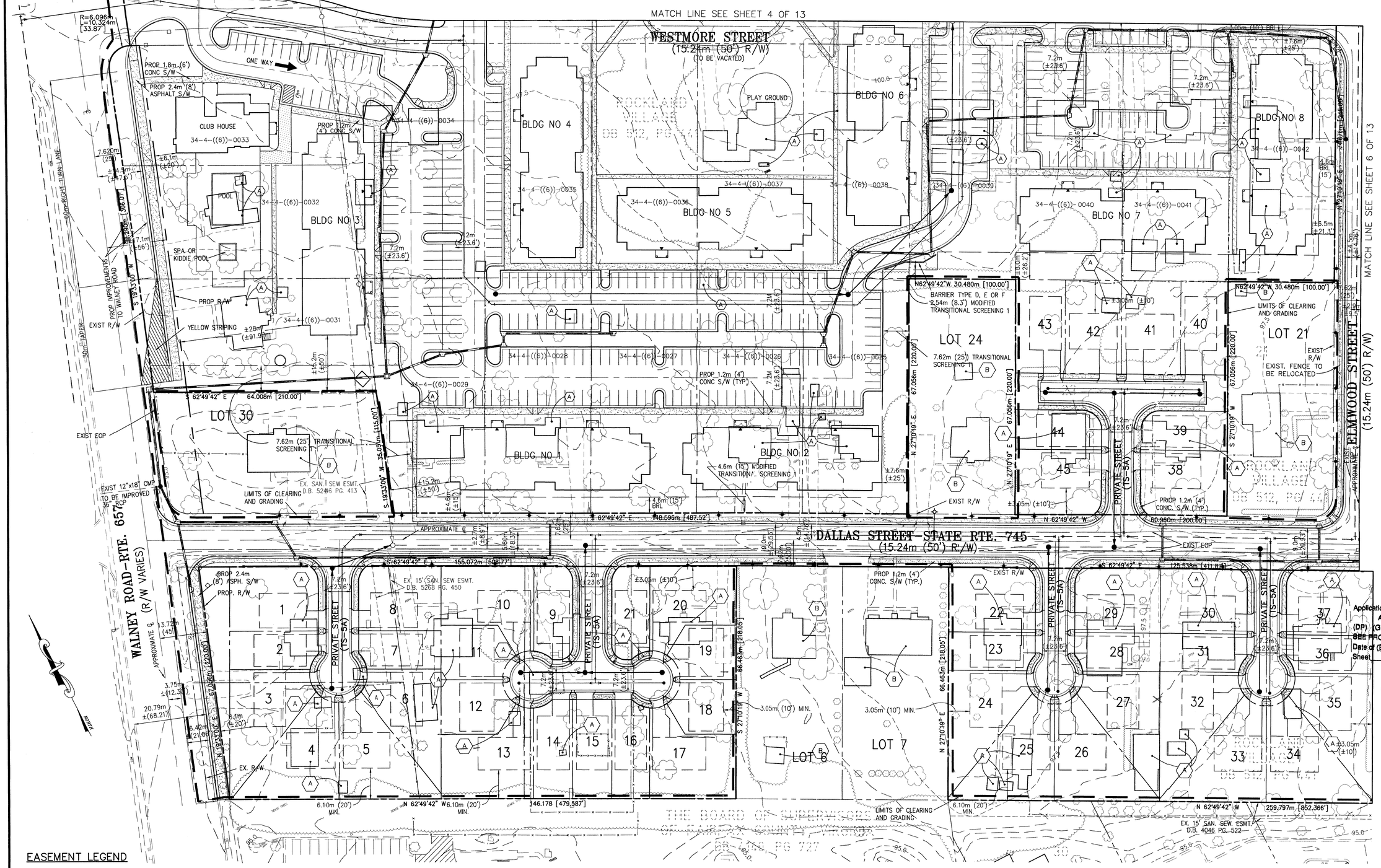

EASEMENT LEGEND

- (BU) EX. BUFFER EASEMENT DB 5872, PG 882
- (SS1) EX. 10' SANITARY SEWER EASEMENT DB 5886, PG 917
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- (SS3) EX. 10' SANITARY SEWER EASEMENT DB 3764, PG 445
- (SS4) EX. 10' SANITARY SEWER EASEMENT DB 6039, PG 585
- (W) EX. 15' F.C.W.A. EASEMENT DB 4047, PG 2[illegible]

LEGEND

- (A) EXISTING STRUCTURE; DATE OF CONSTRUCTION UNKNOWN; TO BE DEMOLISHED
- (B) EXISTING STRUCTURE; DATE OF CONSTRUCTION UNKNOWN; TO REMAIN UNDISTURBED

GRAPHIC SCALE
1 : 500

(IN METERS)

(IN FEET)
(APPROX. 1"=41.7')

Application No. RZ/FDP 1998-W-050 Staff GREG RUSS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/25/99
Date of (BOS) (PC) approval 7/12/99
Sheet 6 of 13
FDP = 6/1/99
CDP = 7/12/99

COMMONWEALTH OF VIRGINIA
ANTHONY MORSE
No. 12316
5/26/99
PROFESSIONAL ENGINEER

PLAN STATUS	
7/9/98	1ST SUBMISSION
2/2/99	GENERAL REVISION
2/16/99	GENERAK REVISION
4/27/99	2ND SUBMISSION
5/25/99	GENERAL REVISION

DATE	DESCRIPTION	
BAS DESIGN	GLA DRAWN	ACM CHKD
SCALE	H: 1:500 V: N/A	
JOB No. 1035-01-001		
DATE OPEN		
SHEET 5 OF 13		

BOWMAN CONSULTING GROUP, LTD.
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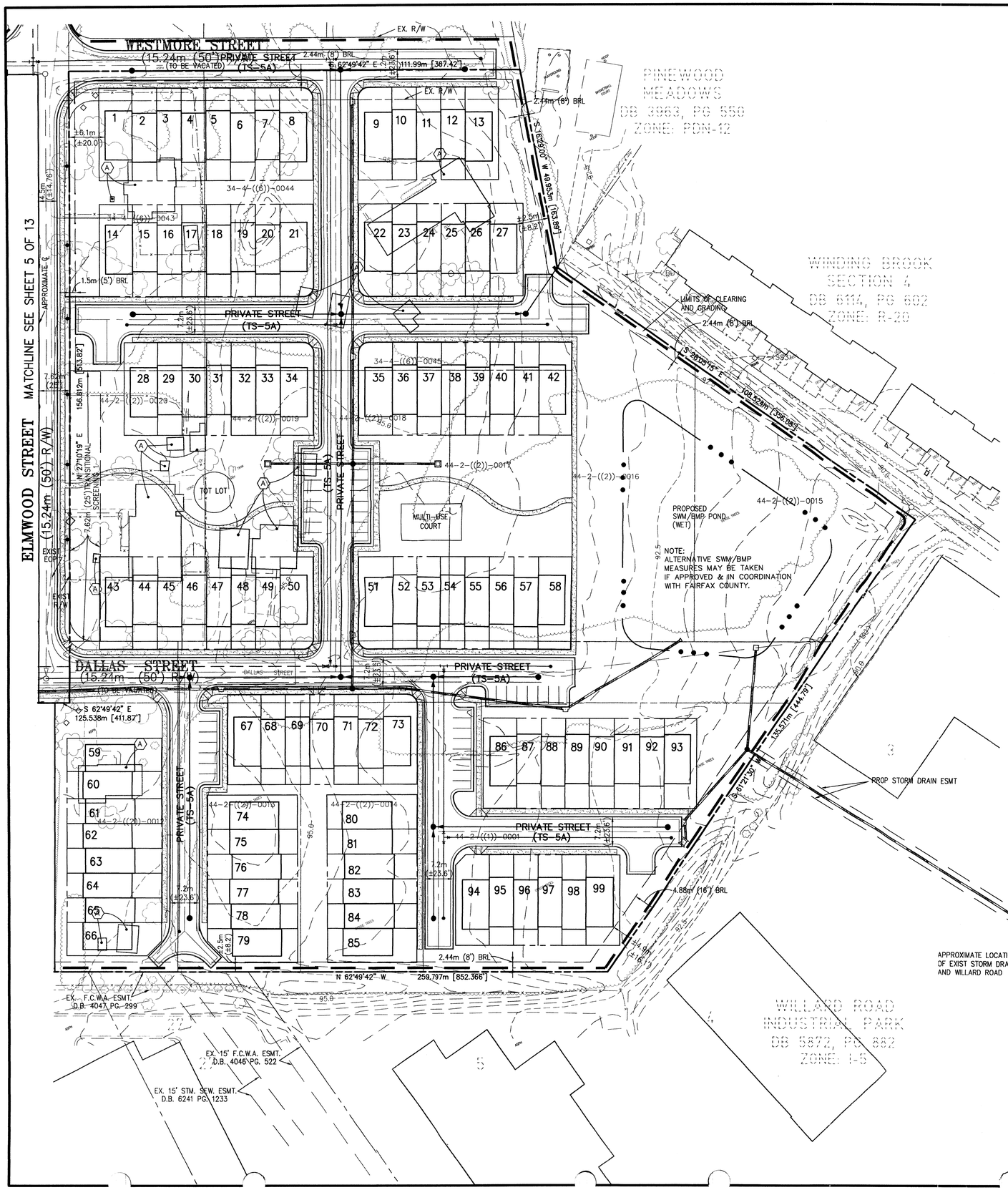
CONCEPTUAL/FINAL DEVELOPMENT PLAN

WESTGATE

FAIRFAX COUNTY, VIRGINIA

SULLY DISTRICT

H:\1035-01-002\FDP\1035-10-002devplr2.dwg Wed May 26 13:29:59 1999 STC



EASEMENT LEGEND

- (BU) EX. BUFFER EASEMENT DB 5872, PG 882
- (SS1) EX. 10' SANITARY SEWER EASEMENT DB 5886, PG 917
- (SS2) EX. 10' SANITARY SEWER EASEMENT DB 6039, PG 582
- (SS3) EX. 10' SANITARY SEWER EASEMENT DB 3764, PG 445
- (SS4) EX. 10' SANITARY SEWER EASEMENT DB 6039, PG 585
- (W) EX. 15' F.C.W.A. EASEMENT DB 4047, PG 299

LEGEND

- (A) EXISTING STRUCTURE; DATE OF CONSTRUCTION UNKNOWN; TO BE DEMOLISHED

GRAPHIC SCALE
1 : 500
10 0 5 10 20 30 40 50
(IN METERS)
50 0 25 50 75 100 125 150
(IN FEET)
(APPROX. 1"=41.7')

Application No. RZ/FDP1998-SU-050 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/25/99
Date of (BOS) (PC) approval 2/12/99
Sheet 6 of 13
FDP conditions dated 6-1-99
CDP conditions dated 7-12-99

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CONCEPTUAL/FINAL DEVELOPMENT PLAN

WESTGATE

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
ANTHONY MORSE
No. 12316
4/28/99
PROFESSIONAL ENGINEER

PLAN STATUS	
7/9/98	1ST SUBMISSION
2/2/99	GENERAL REVISION
2/16/99	GENERAL REVISION
4/27/99	2ND SUBMISSION
5/25/99	GENERAL REVISION

DATE	DESCRIPTION	
BAS DESIGN	GLA DRAWN	ACM CHKD
SCALE	H: 1:500 V: N/A	
JOB No. 1035-01-001		
DATE 2/2/99		
SHEET 6 OF 13		

1035 D ZP 001

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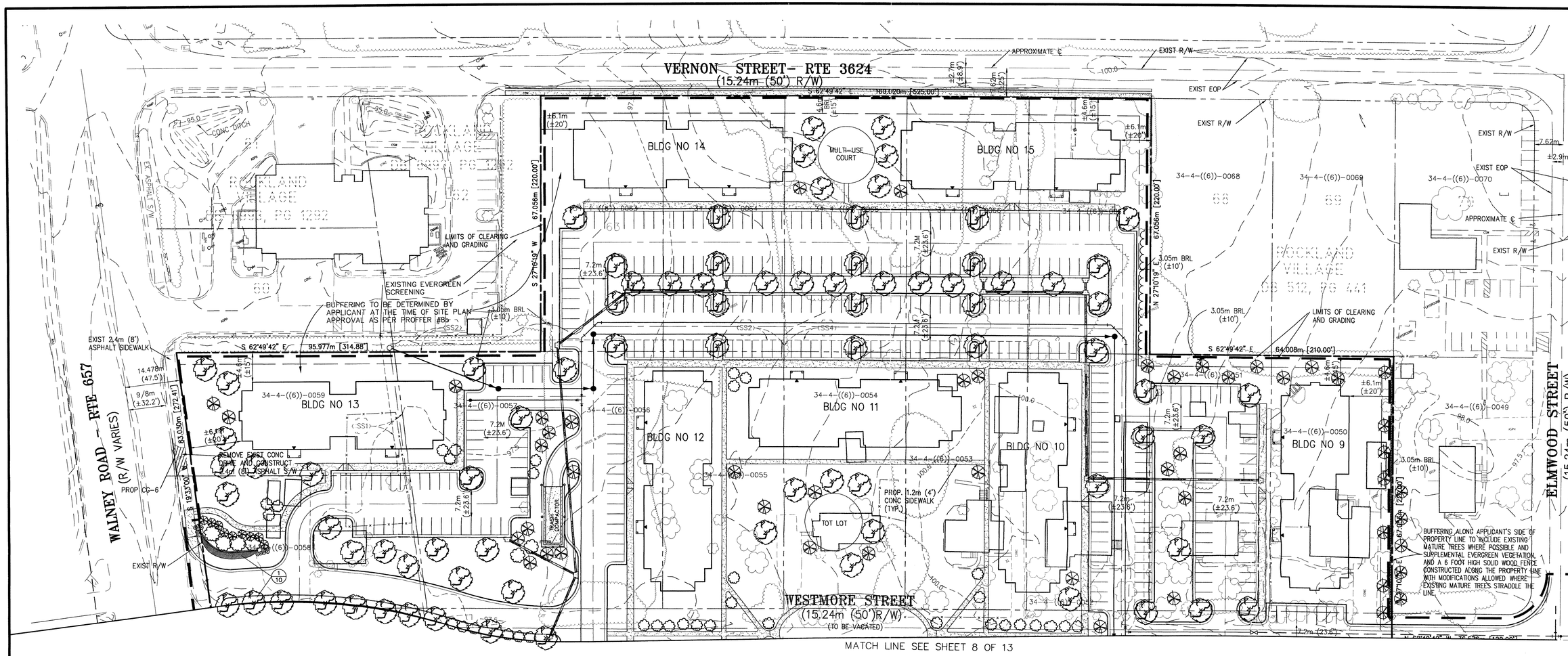

LANDSCAPING LEGEND

- DECIDUOUS SHADE TREE (2" CAL. MIN.)
- ORNAMENTAL TREE (1-1/2" CAL. MIN.)
- LARGE EVERGREEN TREE (6-7' HT. MIN.)
- MEDIUM EVERGREEN TREE (4-5' HT. MIN.)
- EXISTING TREES
- DETAILED AREA (SEE SHEET 10)

NOTES:

1. FOR ENTRANCE FEATURE DETAILS, SEE SHEET 10.
2. LANDSCAPING NOT SUBJECT TO THE APPLICATION SHALL BE PROVIDED THROUGH COORDINATION WITH OWNERS.

PLANT LIST

A. LARGE SHRUBS (AT ENTRANCES)

COMMON NAME	BOTANICAL NAME
Aucuba	Aucuba japonica
Enkianthus	Enkianthus caupanulatus
Foster Holly	Ilex x attenuata
Steedi's Holly	Ilex crenata
Blue Hollies	Ilex x meserveae
Nandina	Nandina domestica
Schip Laurel	Prunus laurocerasus
English Roseum	Rhododendron
Viburnum	Viburnum

B. MEDIUM SHRUBS (FOUNDATIION)

COMMON NAME	BOTANICAL NAME
Wintergreen Boxwood	Buxus microphylla
Blue Angel Holly	Ilex
Green Luster Holly	Ilex crenata
China Girl/Boy Holly	Ilex x meserveae
Otto Lukens Cherry Laurel	Prunus laurocerasus
Delaware Valley White Azalea	Rhododendron

C. SMALL ACCENT SHRUBS

COMMON NAME	BOTANICAL NAME
Dwarf Aucuba	Aucuba japonica
Hoogendorn Holly	Ilex crenata
Sargent Juniper	Juniperus chinensis
Shore Juniper	Juniperus conferta
Moonbay Nandina	Nandina domestica
Geisha Girl Azalea	Rhododendron
Nancy of Robin Hill Azalea	Rhododendron
Dwarf Skimmia	Skimmia japonica

NOTE: LANDSCAPE PLANS ARE CONCEPTUAL AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, PLANT AVAILABILITY, SITE ARCHITECTURE AND UTILITY LOCATIONS.

D. GROUNDCOVERS

COMMON NAME	BOTANICAL NAME
Hederа Helix	English Ivy
Liriope muscari	Big Blue Liriope
Liriope Spicatta	Creeping Lilyturf
Vinca Minor	Periwinkle (white)

E. SHADE TREES

COMMON NAME	BOTANICAL NAME
Red Sunset Maple	Acer rubrum
Northern Red oak	Quercus rubra
Willow Oak	Quercus phellos
Sugar Maple	Acer saccharum
London Plane Tree	Platanus occidentalis
Village Green Zelkova	Zelkova serrata
Thornless Honeylocust	Gleditsia triacanthos inermis

F. EVERGREEN TREES

COMMON NAME	BOTANICAL NAME
Leyland Cypress	Cupressocyparis leylandii
Austrian Pine	Pinus nigra
Foster's Holly	Ilex x attenuata 'Fostari'
Douglas Fir	Pseudotsuga menziesii
Canadian Hemlock	Tsuga canadensis

G. ORNAMENTAL TREES

COMMON NAME	BOTANICAL NAME
Eastern Redbud	Cercis canadensis
Kousa Dogwood	Cornus kousa
Potomac Crape Myrtle	Lagerstroemia indica 'Potomac'
Yoshino Cherry	Prunus yedoensis
Dynasty Chinese Elm	Ulmus parvifolia 'Dynasty'
Saucer Magnolia	Magnolia x soulangiana

Application No. RZ/FDP 1111-SP-05.0 Staff GREG RUSS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-25-99
Date of (BOS) (PC) approval 7-12-99
Sheet 7 of 12
FDP conditions dated 6-7-99
CDP conditions dated 7-12-99

NORTH

GRAPHIC SCALE
1 : 500
10 0 5 10 20 30 40 50
(IN METERS)
50 0 25 50 75 100 125 150
(IN FEET)
(APPROX. 1"=41.7')

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10560 ARONA ROAD, SUITE 114
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PHONE: (803) 788-9779 FAX: (803) 788-9780
No. 101-000488

LANDSCAPE PLAN

WESTGATE

FAIRFAX COUNTY, VIRGINIA

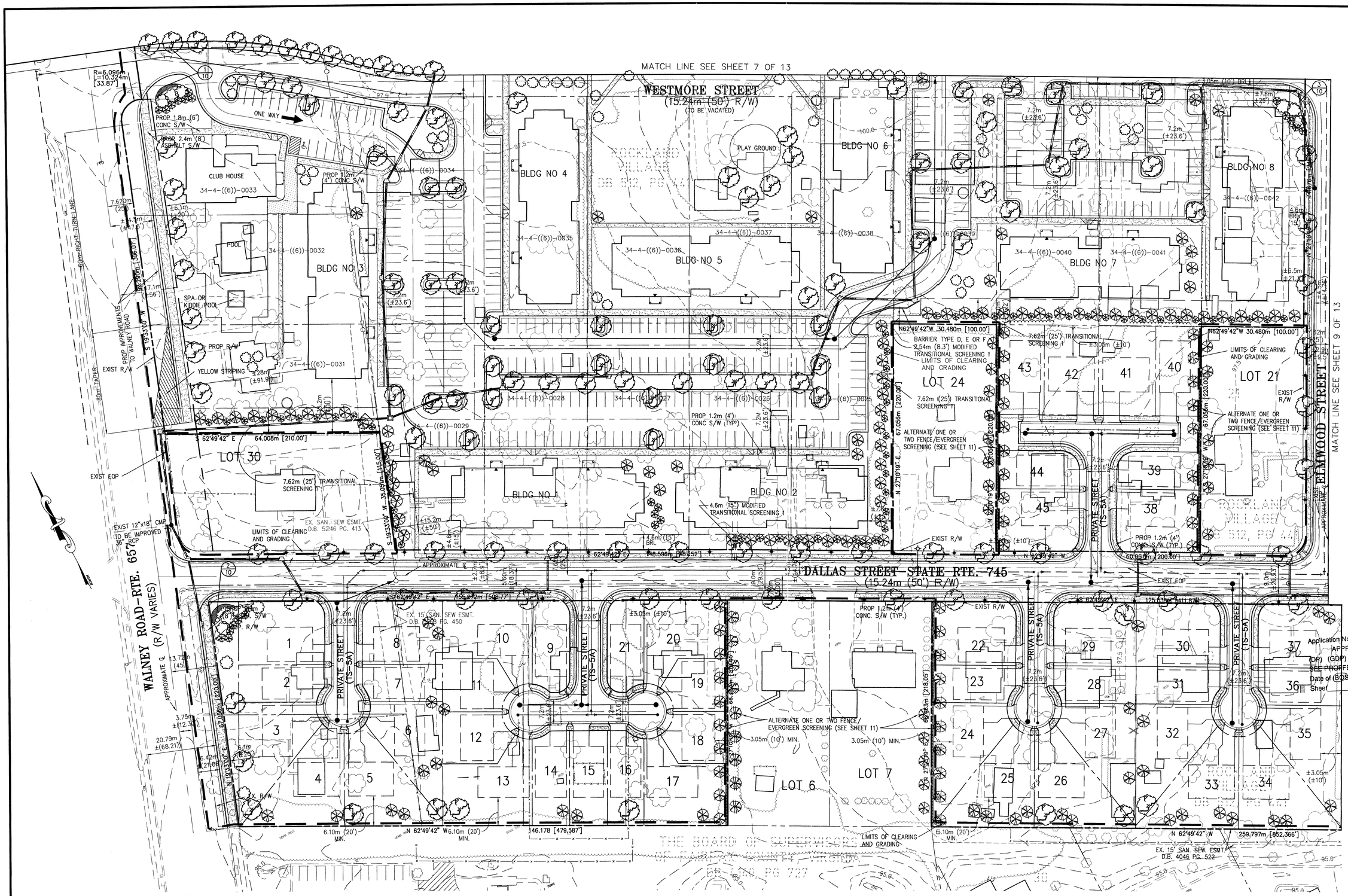
SULLY DISTRICT

COMMONWEALTH OF VIRGINIA
ANTHONY MORSE
No. 12316
5/26/99
PROFESSIONAL ENGINEER

PLAN STATUS		
7/9/98	1ST SUBMISSION	
2/2/99	GENERAL REVISION	
2/16/99	GENERAL REVISION	
4/27/99	2ND SUBMISSION	
5/25/99	GENERAL REVISION	

DATE	DESCRIPTION	
BAS DESIGN	GLA DRAWN	ACM CHKD
SCALE	H: 1:500 V: N/A	
JOB No. 1035-01-00		
DATE 2/2/99		
SHEET 7 OF 13		

H:\1035-01-002\FDP\1035-10-002LS1.DWG Wed May 26 13:43:38 1999 STC



LANDSCAPING LEGEND

- DECIDUOUS SHADE TREE (2" CAL. MIN.)
- ORNAMENTAL TREE (1-1/2" CAL. MIN.)
- LARGE EVERGREEN TREE (6-7' HT. MIN.)
- MEDIUM EVERGREEN TREE (4-5' HT. MIN.)
- EXISTING TREES
- 1/10 DETAILED AREA (SEE SHEET 10)

NOTES:

1. FOR STREETSCAPE/LIGHTING/FENCE TREATMENT DETAILS FOR DALLAS ST. & ELMWOOD ST., SEE SHEETS 11 & 12.
2. FOR ENTRANCE FEATURE DETAILS, SEE SHEET 10.
3. LANDSCAPING NOT SUBJECT TO THE APPLICATION SHALL BE PROVIDED THROUGH COORDINATION WITH OWNERS.

GRAPHIC SCALE
1 : 500

10 0 5 10 20 30 40 50
(IN METERS)

50 0 25 50 75 100 125 150
(IN FEET)
(APPROX. 1"=41.7')

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LANDSCAPE PLAN

WESTGATE

FAIRFAX COUNTY, VIRGINIA

SULLY DISTRICT

Application No. RZ/FDP 1998-SU-005
Staff Greg Ross
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 5/25/99
SEE PROFFERS DATED 7/12/99
Date of (BOS) (PC) approval 8/13
Sheet
FDP conditions dated 6-1-99
CDP conditions dated 7-12-99

COMMONWEALTH OF VIRGINIA
ANTHONY MORSE
No. 12316
5/26/99
PROFESSIONAL ENGINEER

PLAN STATUS	
7/9/98	1ST SUBMISSION
2/2/99	GENERAL REVISION
2/16/99	GENERAL REVISION
4/27/99	2ND SUBMISSION
5/25/99	GENERAL REVISION

DATE	DESCRIPTION

BAS DESIGN	GLA DRAWN	ACM CHKD
SCALE	H: 1:500 V: N/A	
JOB No. 1035-01-001		
DATE 2/2/99		

SHEET 8 OF 13

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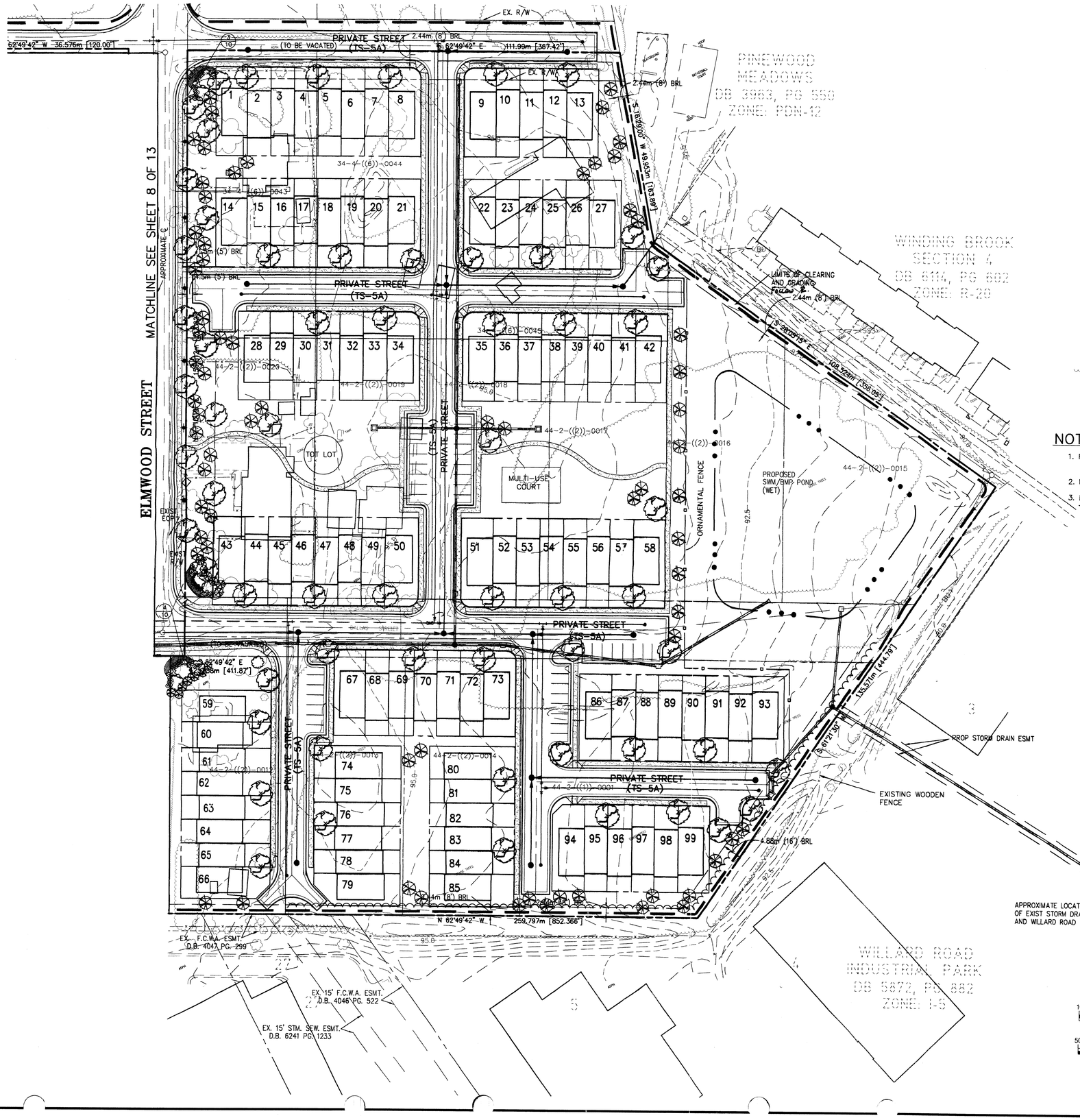

LANDSCAPING LEGEND

- DECIDUOUS SHADE TREE (2" CAL. MIN.)
- ORNAMENTAL TREE (1-1/2" CAL. MIN.)
- LARGE EVERGREEN TREE (6-7' HT. MIN.)
- MEDIUM EVERGREEN TREE (4-5' HT. MIN.)
- EXISTING TREES
- DETAILED AREA (SEE SHEET 10)

NOTES:

1. FOR STREETSCAPE/LIGHTING/FENCE TREATMENT DETAILS FOR DALLAS ST. & ELMWOOD ST., SEE SHEETS 11 & 12.
2. FOR ENTRANCE FEATURE DETAILS, SEE SHEET 10.
3. LANDSCAPING NOT SUBJECT TO THE APPLICATION SHALL BE PROVIDED THROUGH COORDINATION WITH OWNERS.

Application No. RZ/FDP 1998-SU-050 Staff Greg Ross
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-25-99
Date of (BOS) (PC) approval 7-12-99
Sheet 9 of 13
FDP 6-1-99
CDP 7-12-99

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DESIGN IN LANDSCAPE ARCHITECTURE, P.C.

LANDSCAPE PLAN
WESTGATE
FAIRFAX COUNTY, VIRGINIA
SULLY DISTRICT

COMMONWEALTH OF VIRGINIA
ANTHONY MORSE
No. 12316
4/28/99
PROFESSIONAL ENGINEER

PLAN STATUS	
7/9/98	1ST SUBMISSION
2/2/99	GENERAL REVISION
2/16/99	GENERAL REVISION
4/27/99	2ND SUBMISSION
5/25/99	GENERAL REVISION

DATE	DESCRIPTION

BAS DESIGN	GLA DRAWN	ASM CHKD
SCALE	H: 1:500 V: N/A	
JOB No. 1035-01-001		
DATE 2/2/99		
SHEET 9 OF 13		

1035 D ZP 001

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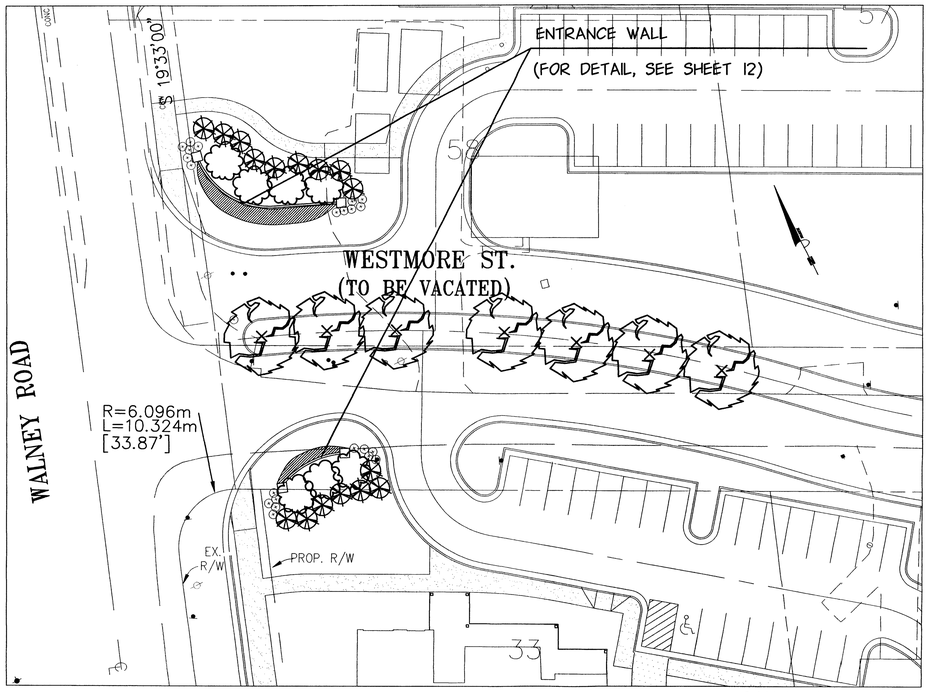

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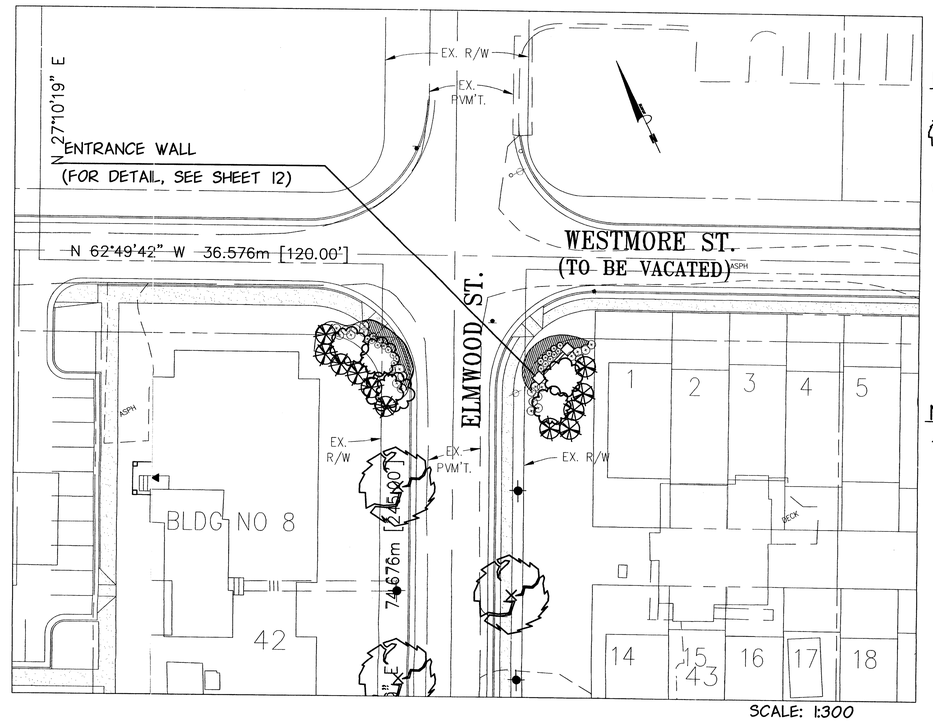
1/10 PRIMARY ENTRANCE
WALNEY ROAD/WESTMORE STREET



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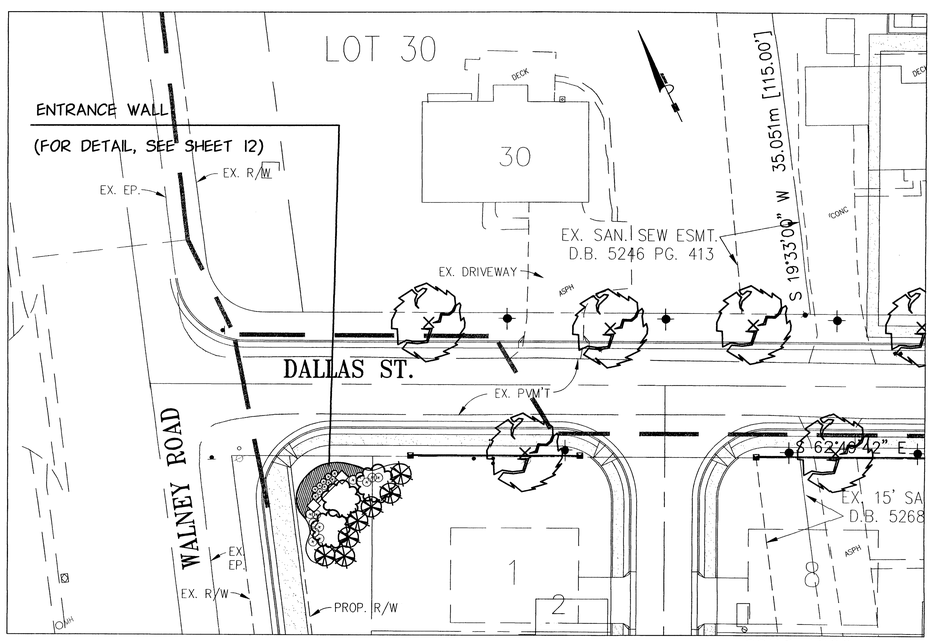
(1"=25')

3/10 SECONDARY ENTRANCE
ELMWOOD STREET/WESTMORE STREET



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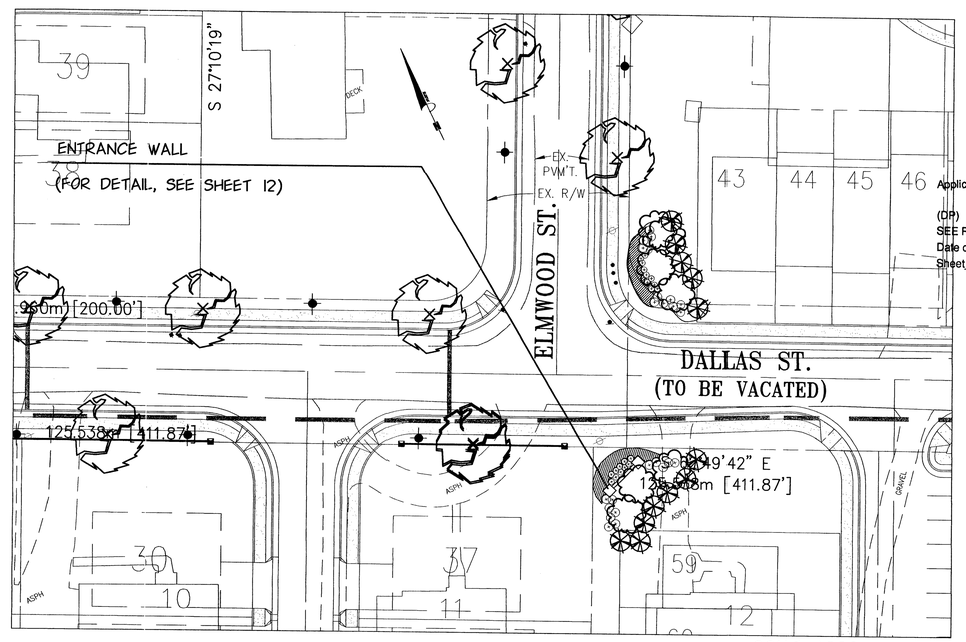
2/10 SECONDARY ENTRANCE
WALNEY ROAD/DALLAS STREET



SCALE: 1:300
(1"=25')

4/10 SECONDARY ENTRANCE
ELMWOOD STREET/DALLAS STREET

LANDSCAPING LEGEND

- DECIDUOUS SHADE TREE (2" CAL. MIN.)
- ORNAMENTAL TREE (1-1/2" CAL. MIN.)
- MEDIUM EVERGREEN TREE (4-5' HT. MIN.)
- MEDIUM SHRUBS
- SMALL ACCENT SHRUBS
- GROUNDCOVERS

NOTES:

1. ENTRANCE FEATURES ARE CONCEPTUAL IN NATURE. TYPE, NUMBER AND PRECISE ORIENTATION OF FEATURES ARE SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.

Application No. RZ-FDP 1999-SO-050 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-25-99
Date of (BOS) (PC) approval
Sheet 10 of 13
FDP conditions dated 6-1-99
CDP conditions dated 7-12-99

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STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
Hall Street, Suite 1
Alexandria, Virginia 22314
Tel: 703.548.0000 Fax: 703.548.0002

ENTRANCE FEATURE DETAILS
WESTGATE
SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
ANTHONY MORSE
No. 12316
4/28/99
PROFESSIONAL ENGINEER

PLAN STATUS	
7/9/98	1ST SUBMISSION
2/2/99	GENERAL REVISION
4/27/99	2ND SUBMISSION
5/25/99	General Revision

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SCALE	H: V:	
JOB No.	1035-01-001	
DATE	2/2/99	
SHEET	10 OF 13	

1035 D ZP 001

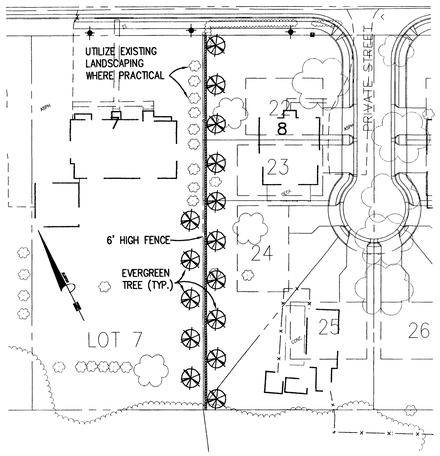
H:\1035-01-002\FDP\rocknew2.dwg Wed Apr 28 10:46:23 1999 STC

LANDSCAPING LEGEND

- DECIDUOUS SHADE TREE (2" CAL. MIN.)
- ORNAMENTAL TREE (1-1/2" CAL. MIN.)
- MEDIUM EVERGREEN TREE (4-5' HT. MIN.)
- MEDIUM SHRUBS
- SMALL ACCENT SHRUBS
- GROUNDCOVERS

NOTES:

1. ENTRANCE FEATURES AND STREETSCAPE FEATURES ARE CONCEPTUAL IN NATURE. TYPE AND NUMBER OF FEATURES ARE SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.

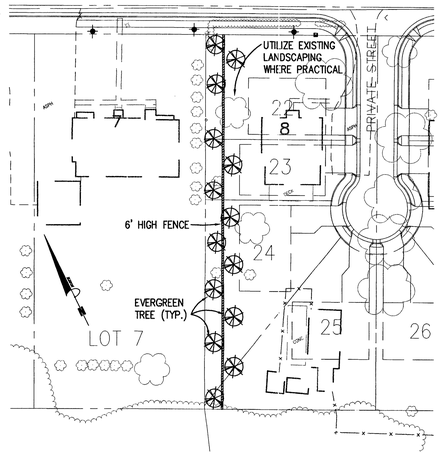


FENCE/EVERGREEN SCREENING
ALTERNATE ONE

SCALE: 1:500 (1"=41.7')

NOTES:

1. TREATMENT PROPOSED ALONG EAST LOT LINE OF EXISTING LOTS 7 & 24; WEST LOT LINE OF EXISTING LOTS 6 AND 21.
2. FENCE PROPOSED ON PROPERTY LINE WITH LANDSCAPING ON EXISTING LOT AND PROPOSED LOTS.
3. A SIX FOOT HIGH, SOLID WOOD PRIVACY FENCE WILL BE CONSTRUCTED UNLESS EXISTING LOT OWNER APPROVES A FENCE OF LESSER HEIGHT(BETWEEN 4 AND 6 FEET).

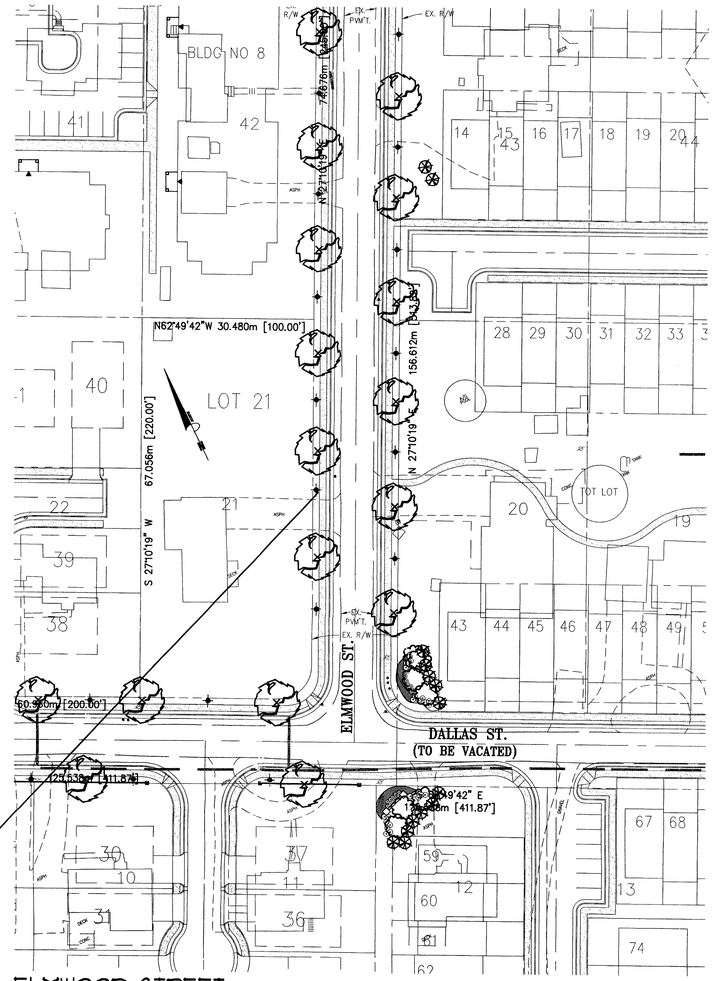


FENCE/EVERGREEN SCREENING
ALTERNATE TWO

SCALE: 1:500 (1"=41.7')

NOTES:

1. TREATMENT PROPOSED ALONG EAST LOT LINE OF EXISTING LOTS 7 & 24; WEST LOT LINE OF EXISTING LOTS 6 AND 21.
2. FENCE AND ALL LANDSCAPING PROPOSED ON APPLICATION PROPERTY.
3. A SIX FOOT HIGH, SOLID WOOD PRIVACY FENCE WILL BE CONSTRUCTED UNLESS EXISTING LOT OWNER APPROVES A FENCE OF LESSER HEIGHT(BETWEEN 4 AND 6 FEET).



ELMWOOD STREET
STREETSCAPE/LIGHTING/FENCE TREATMENT

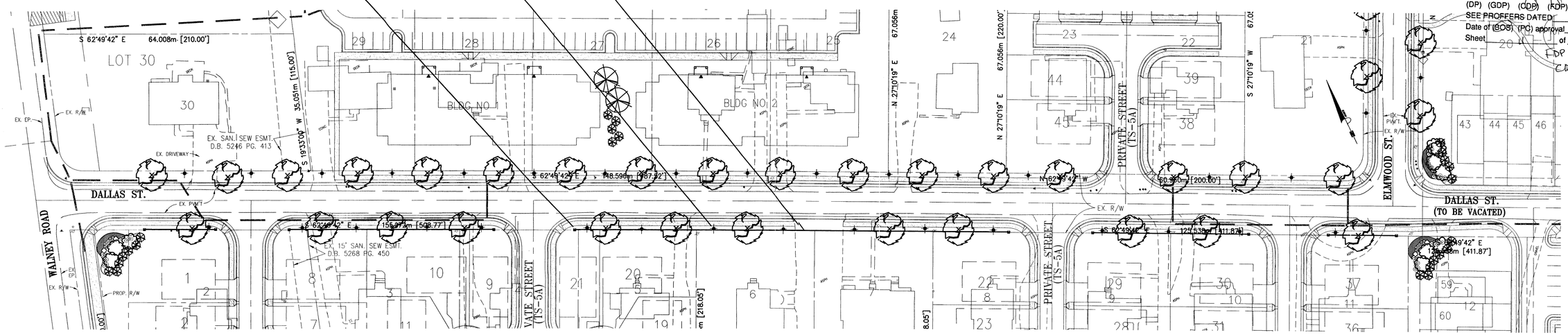
SCALE: 1:500 (1"=41.7')

LIGHTING
(FOR DETAIL, SEE SHEET 12)

FENCING
(FOR DETAIL, SEE SHEET 12)

LIGHTING
(FOR DETAIL, SEE SHEET 12)

COLUMN
(FOR DETAIL, SEE SHEET 12)



DALLAS STREET
STREETSCAPE/LIGHTING/FENCE TREATMENT

SCALE: 1:500 (1"=41.7')

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BOWMAN CONSULTING GROUP, LTD.
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STUDIO39
Landscape Architecture, P.C.
STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
Date
Scale
Drawn by
Checked by
File No. 1035-01-002

STREETSCAPE DETAILS
WESTGATE
FAIRFAX COUNTY, VIRGINIA
SULLY DISTRICT

Staff GroRos
Application No. RZ/FDP 98-SU-050
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-25-99
Date of (BOS) (PC) approval 7-12-99
Sheet 11 of 13
FDP dated 6-1-99
CDP dated 7-12-99

COMMONWEALTH OF VIRGINIA
ANTHONY MORSE
No. 12316
5/26/99
PROFESSIONAL ENGINEER

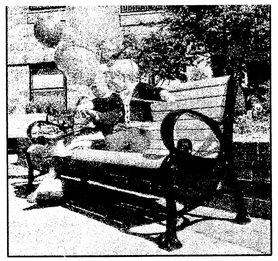
PLAN STATUS		
7/9/98	1ST SUBMISSION	
2/2/99	GENERAL REVISION	
2/16/99	GENERAL REVISION	
4/27/99	2ND SUBMISSION	
5/25/99	GENERAL REVISION	

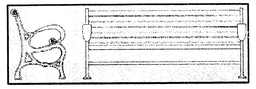
DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SCALE	H: V:	
JOB No. 1035-01-001		
DATE 2/2/99		

SHEET 11 of 13

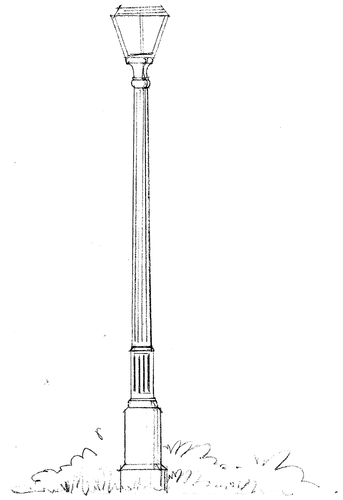
H:\1035-01-002\FDP\rocknew2.dwg Wed May 26 13:53:02 1999 STC





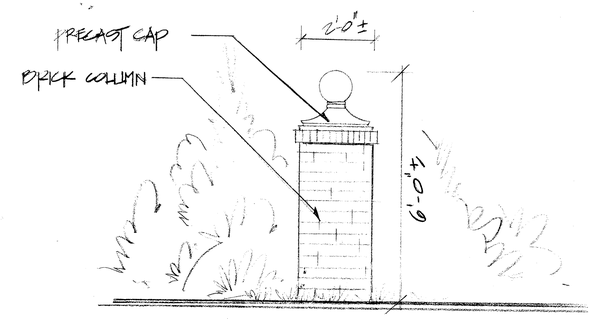
MODEL:	TIMBERFORM RESTORATION MODEL #2118-6 BENCH WITH END ARMRESTS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
COLOR:	BLACK METAL
SIZE:	6' (LENGTH)
MATERIALS:	BLACK METAL
MANUFACTURER:	COLUMBIA CASCADE COMPANY ANNAPOLIS, MARYLAND PHONE: (1.800.644.7929)
NOTE:	ANCHORING DETAILS PER MANUFACTURER

BENCH DETAIL

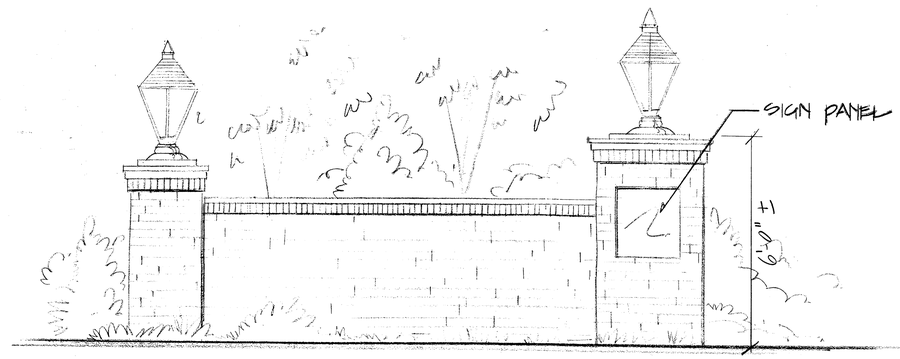


LIGHT FEATURE
TYPICAL

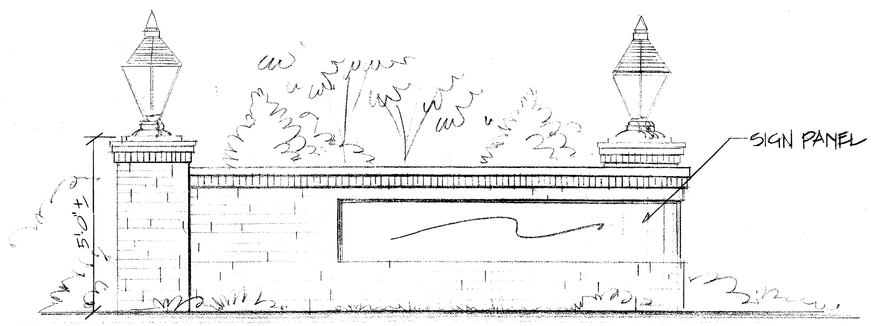
NOT TO SCALE



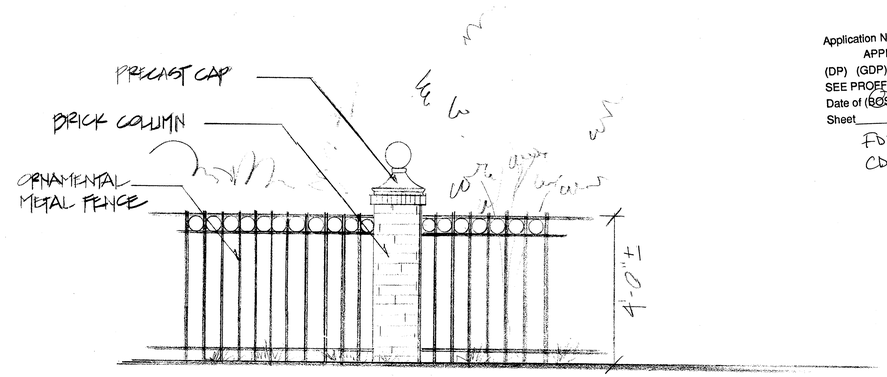
ELEVATION
ENTRANCE COLUMN



ELEVATION
SECONDARY ENTRANCE



ELEVATION
PRIMARY ENTRANCE



ELEVATION
FENCE DETAIL

Application No. 82-Fin-1998-50-050 Staff GraRoss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED 5-25-99
Date of (BOS) (PC) approval 7-12-99
Sheet 12 of 13
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ENG PL SUR

STUDIO 39
Landscape Architecture, P.C.
2200 W. Broad Street, Suite 100
Richmond, Virginia 23220
Tel. 804.358.8000 Fax 358.8005

ENTRANCE FEATURE DETAILS
WESTGATE
SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
ANTHONY MORSE
No. 12316
2/5/99
4/28/99
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
5/25/99	GENERAL REVISION

DESIGN	DRAWN	CHKD
SCALE H: V:		
JOB No. 1035-01-001		
DATE 2/2/99		

SHEET 12 OF 13

1035 D ZP 001

UNIT TYPE ILLUSTRATIVES
MULTI-FAMILY

REAR ELEVATION

BRICK AND SIDING

(NOT TO SCALE)

UNIT TYPE ILLUSTRATIVES
MULTI-FAMILY

FRONT ELEVATION

(NOT TO SCALE)

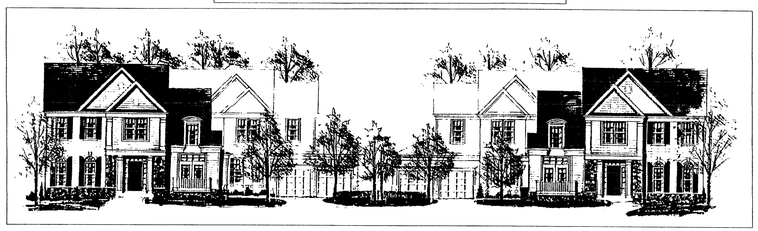
UNIT TYPE ILLUSTRATIVES
MULTI-FAMILY

REAR ELEVATION

SIDING ONLY

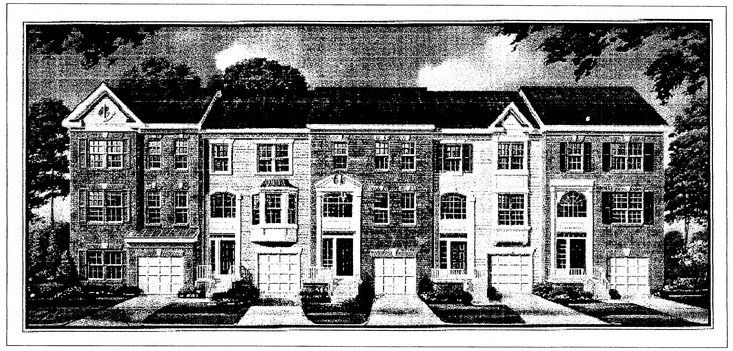
(NOT TO SCALE)

UNIT TYPE ILLUSTRATIVES
SINGLE FAMILY DETACHED



(NOT TO SCALE)

UNIT TYPE ILLUSTRATIVES
SINGLE FAMILY ATTACHED



(NOT TO SCALE)

Application No. RZ/FDP 1998-SU-050 Staff Greg Ross

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 5-25-99

Date of (BOS) (PC) approval 7-12-99

Sheet 13 of 13

FDP dated 6-1-99

CDP dated 7-12-99

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ARCHITECTURAL ELEVATIONS

WESTGATE

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
ANTHONY MORSE
No. 12316
4/28/99
PROFESSIONAL ENGINEER

PLAN STATUS	
7/9/98	1st SUBMISSION
2/2/99	GENERAL REVISION
2/16/99	GENERAL REVISION
4/27/99	2nd SUBMISSION
5/25/99	GENERAL REVISION

DATE	DESCRIPTION	
BAS DESIGN	TMG DRAWN	ACM CHKD
SCALE	H: V:	
JOB No. 1035-01-001		
DATE 2/2/99		
SHEET 13 OF 13		

1035 D ZP 001

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