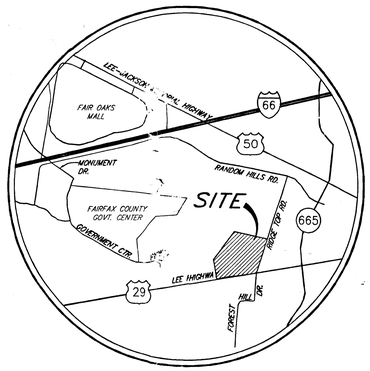
WARREN PROPERTY

CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 1998-SU-025



VICINITY MAP
SCALE: 1"=2000'
(1:24,000)

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
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14. ILLUSTRATIVE CLUB HOUSE PERSPECTIVE

RZ/FDP
Application No. 98-SU-025 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) P.C.
SEE PROFFERS DATED 4/22/99 5/12/99
Date of (BOS) (PC) approval 5/12/99
Sheet 1 of 14

CONTRACT PURCHASER & DEVELOPER:

CENTEX HOMES
14121 PARKE LONG COURT
Suite 201
CHANTILLY, VIRGINIA 20151

ENGINEER/PLANNER

THE BC CONSULTANTS
12700 Fair Lakes Circle
Suite 100
Fairfax, Virginia 22033
Telephone (703) 449-8100
Fax (703) 449-8108

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 386
CERTIFIED LANDSCAPE ARCHITECT
4/15/99

SUBMITTED: MARCH 1998
REVISED: 24 JULY 1998
REVISED: 11 SEPTEMBER 1998
REVISED: 04 JANUARY 1999
REVISED: 25 FEBRUARY 1999
REVISED: 6 APRIL 1999
REVISED: [illegible]RIL 1999

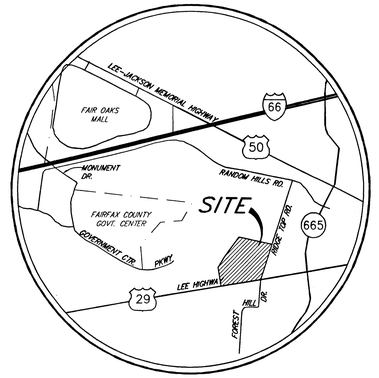
SHEET 1 14

CADD NAME: PWARCOV4.DWG PLOTTED: APRIL 1999

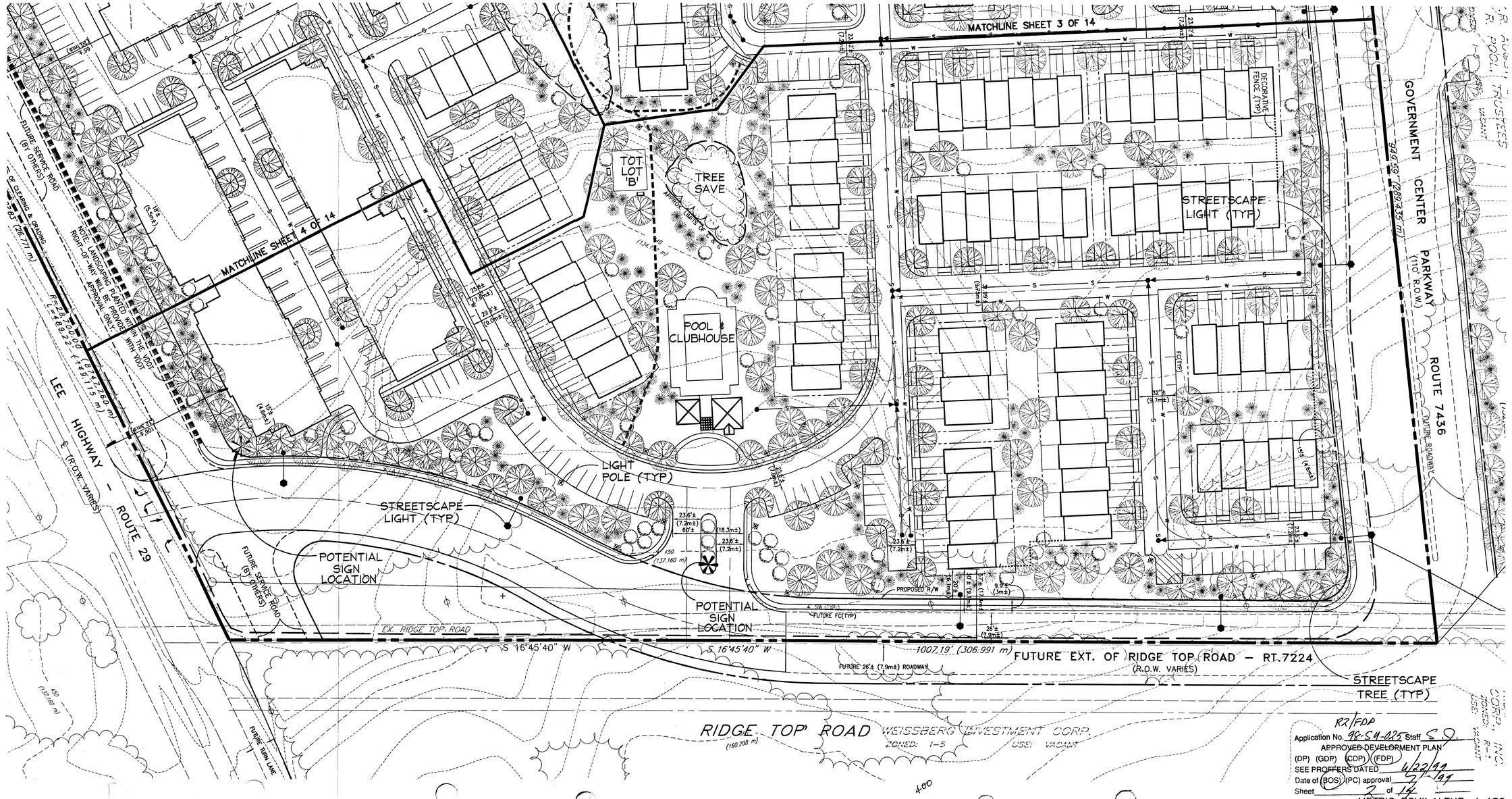
LEGEND

- LIMITS OF CLEARING & GRADING
- DECORATIVE FENCE
- TRAIL
- TREESAVE AREA
- BENCH
- LIGHT POLE
- SANITARY SEWER —S—
- WATER LINE —W—

VIRGINIA STATE GRID NORTH



VICINITY MAP
SCALE: 1"=2000'
(1:24,000)



RZ 1998-SU-025

R2/FDP
Application No. 98-SU-025 Staff S.J.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/22/99
Date of (BOS) (PC) approval 7/99
Sheet 2 of 14

METRIC EQUIVALENT: 1:480

BC Consultants
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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 386
CERTIFIED LANDSCAPE ARCHITECT
4/15/99

CONCEPTUAL/FINAL DEVELOPMENT PLAN

WARREN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: 15 APRIL 1999

BC REVISIONS
REVISED: 24 JULY 1998
REVISED: 11 SEPTEMBER 1998
REVISED: 6 OCTOBER 1998
REVISED: 4 JANUARY, 1999
REVISED: 25 FEBRUARY 1999 6 APRIL 1999

OWNER
CONTRACT PURCHASER & DEVELOPER:
CENTEX HOMES, INC.
12150 EAST MONUMENT DRIVE
SUITE 110
FAIRFAX, VIRGINIA 22033

PLOTTED: APRIL 1999

DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: MRT
DATE: MARCH 1998
SCALE: HOR. 1"=40' VERT.
SHEET 2 OF 14
CO. N
FILE NO.98014.01
CADD NAME: PWARDP3A.DWG

XREFS: PWARBASS PWAR-TOP

LEGEND

- LIMITS OF CLEARING & GRADING
- DECORATIVE FENCE
- TRAIL
- TREESAVE AREA
- BENCH
- LIGHT POLE
- SANITARY SEWER (S)
- WATER LINE (W)

RZ 1998-SU-025

Application No. 98-S-025 Staff CO.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/22/99
Date of (BOS) (PC) approval 7/12/99
Sheet 3 of 14

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PETER L. RINER 3/26 CERTIFIED LANDSCAPE ARCHITECT

CONCEPTUAL/FINAL DEVELOPMENT PLAN

WARREN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

PLOTTED: APRIL 15, 1999

BC REVISIONS
REVISED: 24 JULY 1998
REVISED: 11 SEPTEMBER, 1998
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REVISED: 4 JANUARY, 1999
REVISED: 25 FEBRUARY, 1999
REVISED: 6 APRIL 1999

OWNER & DEVELOPER:
CONTRACT PURCHASER & DEVELOPER:
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12150 EAST MONUMENT DRIVE
SUITE 110
FAIRFAX, VIRGINIA 22033

PLOTTED: APRIL 1999

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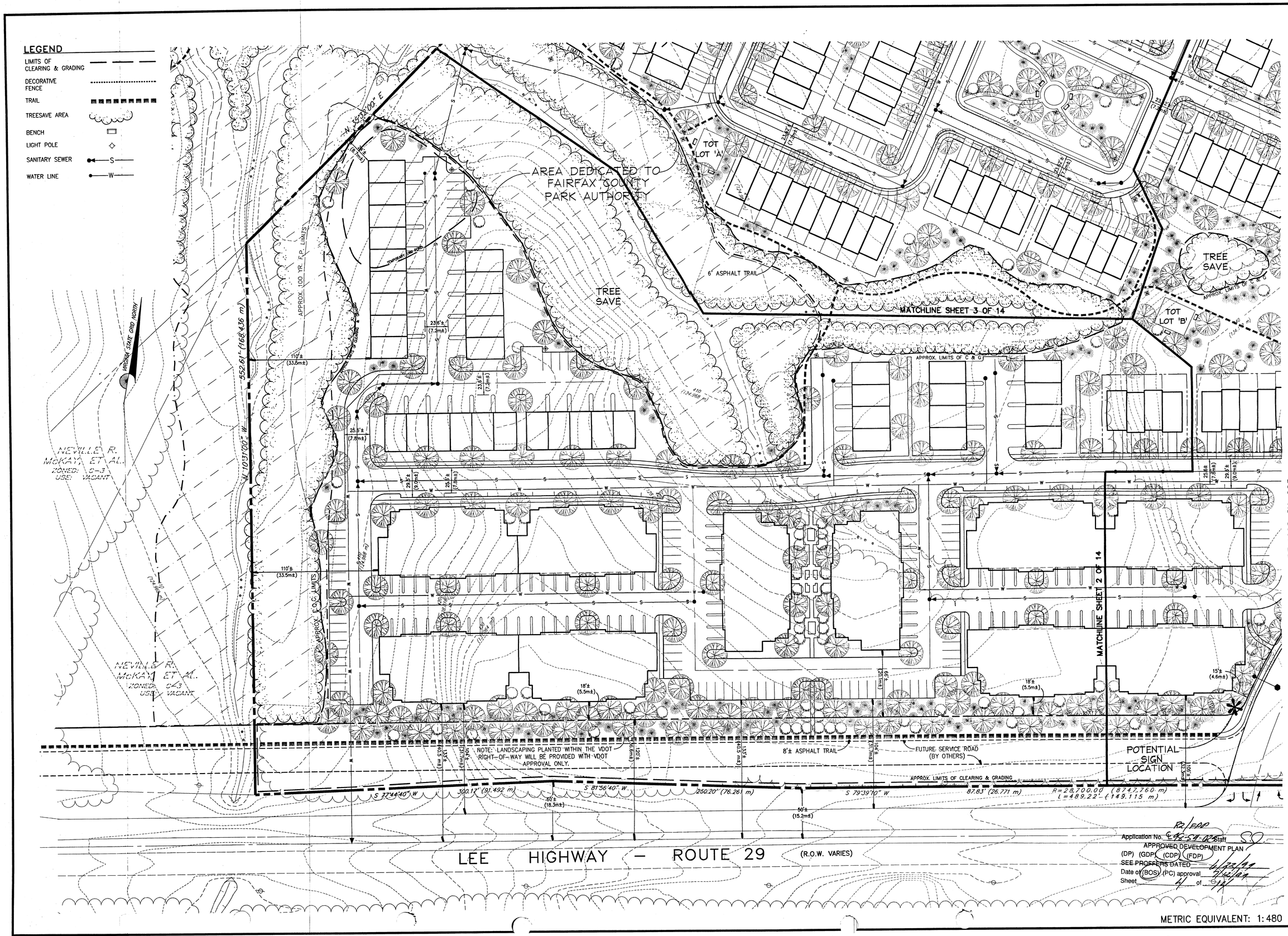
SHEET	3 OF 14
CO.	
FILE NO.	98014.01
CADD NAME:	PWARDP3B.DWG

XREFS: PWARBASS PWAR-TOP



Application No. RZ/FDP 98-SU-025 Staff S.O.
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(DP) (GDP) (CDP) (FDP)
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Date of (BOS) (PC) approval 7/12/99
Sheet 4 of 14

BC Consultants
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BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 388
4/15/99
CERTIFIED LANDSCAPE ARCHITECT

CONCEPTUAL/FINAL DEVELOPMENT PLAN

WARREN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: 15 APRIL 1999

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PLOTTED: APRIL 1999

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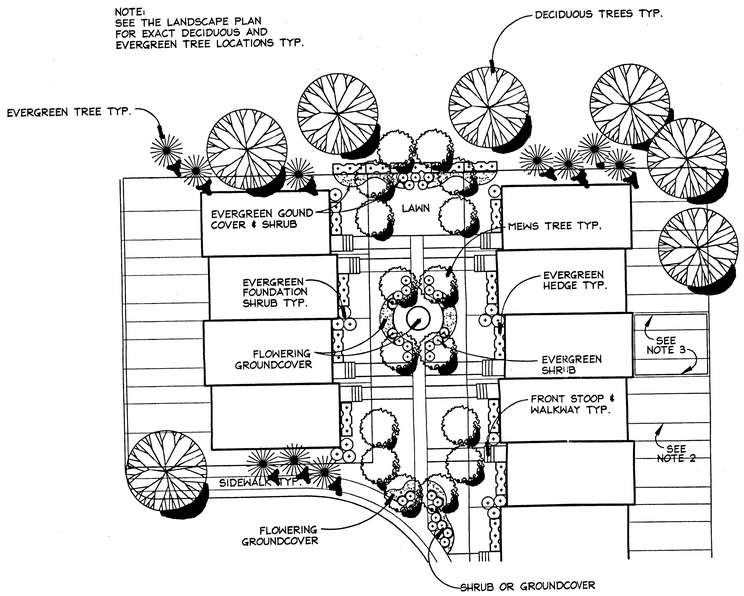
SHEET 4 OF 14
CO
FILE NO.98014.01
CADD NAME: PWARDP3C.DWG

XREFS: PWARBAS3 PWAR-TOP



TYP. TOWNHOUSE MEWS LANDSCAPING

(Illustrative Purposes Only!)
Scale: 1"=20'

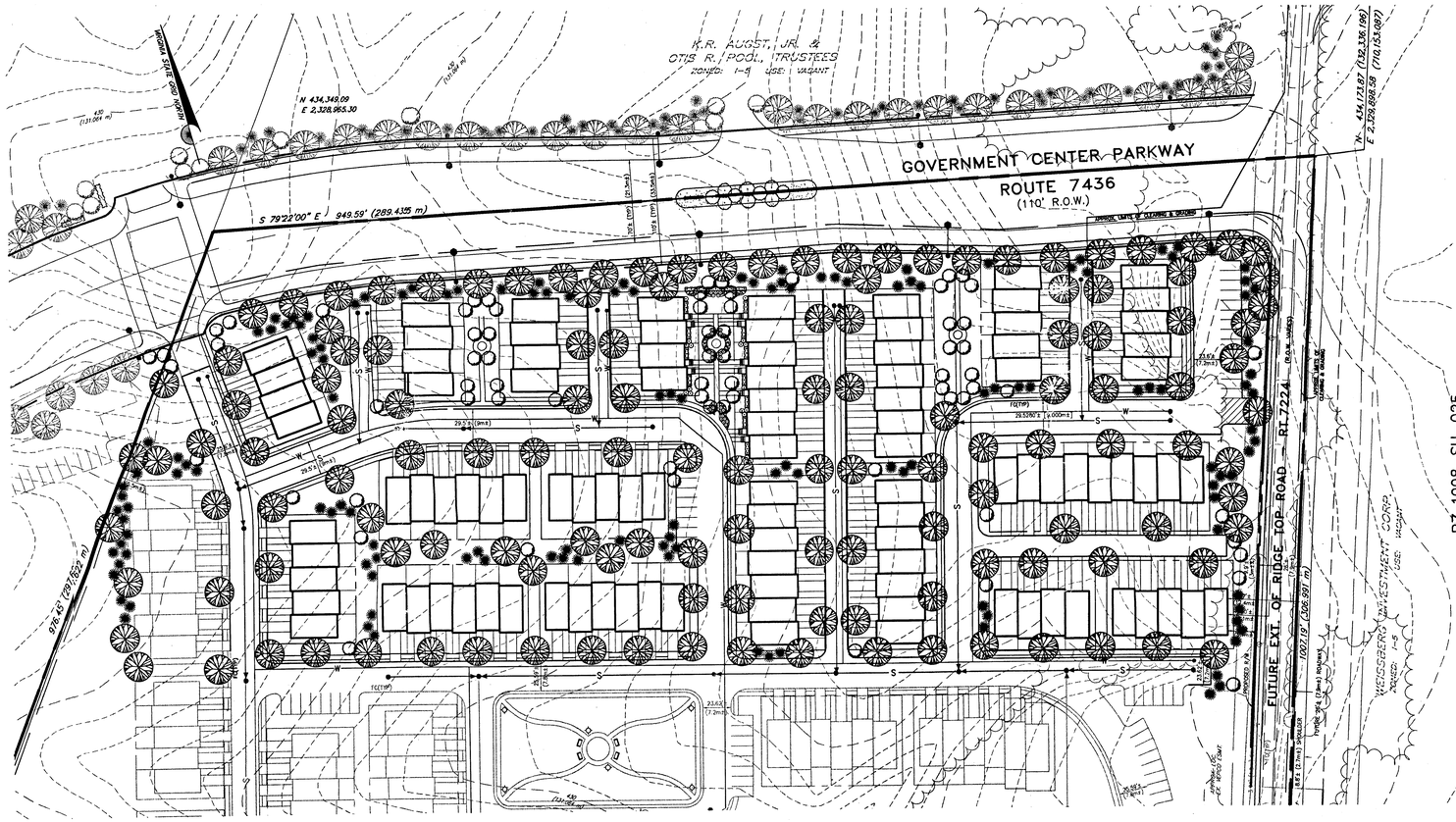
TYP. TOWNHOUSE MEWS LANDSCAPING PLANT LIST:

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

TREES	SHRUBS	GROUNDCOVER
SOPHORA	HELLER HOLLY	VINCA
AMELANCHIER	COMPACT INKBERRY	PENNISETUM
MAGNOLIA SOULANGIANA	CRIMSON PYGMY BARBERRY	LIRIOPE
FLOWERING DOGWOOD	CHERRY LAUREL	PACHYSANDRA
	COMPACT ANDORRA JUNIPER	
	VIBURNUM	
	HYDRANGEA	

LANDSCAPE LEGEND:

- PROPOSED DECIDUOUS TREE (LG)
- PROPOSED DECIDUOUS TREE (SM)
- PROPOSED EVERGREEN TREE
- TREE SAVE AREA
- LIMITS OF CLEARING & GRADING
- ASPHALT TRAIL



NOTES:

1. THE APPLICANT RESERVES THE RIGHT TO EXECUTE THIS CDP/FDP USING THE DEVELOPMENT PLAN ALTERNATIVE, BASED ON MARKET CONDITIONS.
2. TOWNHOUSES MAY HAVE ONE OR TWO CAR GARAGES AND DRIVEWAYS (ONE CAR DRIVEWAY SHOWN), WHICH WILL BE DETERMINED WITH FINAL ENGINEERING AND DESIGN. TREES SHOWN IN FRONT OF UNITS MAY BE RELOCATED AND/OR DOWN SIZED WITH TWO CAR OPTION.
3. A WAIVER OF THE 200 SF PRIVACY YARD REQUIREMENT IS REQUESTED. SEE NOTE 16-501, 1 V AND 16-502, 6 ON SHEET 5 OF 14.

RZ/FDP
Application No. 98-SY-025 Staff S.D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/22/99
Date of (BOS) (PC) approval 7/12/99
Sheet 4A of 14

METRIC EQUIVALENT: 1:720

RZ 1998-SU-025

REVISED: 15 APRIL 1999

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COMMONWEALTH OF VIRGINIA
MICHAEL R. TUCKER
No. 21267
4-5-99
PROFESSIONAL ENGINEER

DEVELOPMENT PLAN ALTERNATIVE

WARREN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED: 11 SEPTEMBER, 1998
REVISED: 6 OCTOBER, 1998
REVISED: 4 JANUARY, 1999
REVISED: 25 FEBRUARY1999
REVISED: 6 APRIL 1999

OWNER/
CONTRACT PURCHASER & DEVELOPER:
CENTEX HOMES, INC.
12150 EAST MONUMENT DRIVE
SUITE 110
FAIRFAX, VIRGINIA 22033

DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: MRT
DATE: SEPTEMBER 1998
SCALE: HOR. 1"=60'
VERT.
SHEET 4A OF 14
CO. NO.
FILE: 8014.01
CADD NAME: PWARDP3E.DWG

PLOTTED: APRIL 01, 1999
XREFS: PWARBSA PWAR-TOP

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS CONCEPT DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #56-2 ((1)) PARCEL 72, AND IS CURRENTLY ZONED R-1.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD.

3. THE TOPOGRAPHY SHOWN HEREON IS AT A HIGH ALTITUDE TWO FOOT CONTOUR INTERVAL, COMPILED FROM AIR SURVEY CORPORATION DATA, MARCH 1998. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC NFORMATION SHOWN HEREON.

4. THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE SULLY DISTRICT, THE LOWER POTOMAC SANITARY SEWER DISTRICT AND THE DIFFICULT RUN WATER SHED.

5. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:

   (SEE NOTE V OF THE 16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS)

6. ACCORDING TO THE COUNTY WIDE TRAILS PLAN THROUGH 1993-94, THERE IS A BICYCLE/ASPHALT TRAIL REQUIREMENT AT THE SOUTHERN PROPERTY LINE ALONG LEE HIGHWAY, IN THE R.O.W. THERE IS ALSO A PEDESTRIAN TRAIL REQUIRED ALONG THE EXTENSION OF GOVERNMENT CENTER PARKWAY.

7. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.

8. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) HAVE BEEN COORDINATED WITH ADJACENT PROPERTY OWNERS AND WILL BE ACCOMMODATED VIA A REGIONAL DRY POND EMBANKMENT TO BE DEVELOPED OFF SITE.

9. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.

10. THIS PLAN DOES NOT NECESSARILY SHOW UTILITIES AS THEY ARE TO BE CONSTRUCTED. INDIVIDUAL UTILITY PLAN AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. THE BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.

11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.

12. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.

13. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES.

14. ALL STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS.

15. ALL PROPOSED BUILDING FOOTPRINTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN, HOWEVER THE GROSS SQUARE FOOTAGES, LOCATIONS AND SETBACKS TO THE PERIPHERY WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

16. MEMBERSHIP OF CLUBHOUSE, POOL AND RECREATIONAL FACILITIES WILL BE MADE AVAILABLE TO THE RESIDENTS OF THE ADJACENT PROPERTIES: I.E. THE CARNEY-SMITH TRACT AND THE AUGST AND POOL TRACT.

17. GOVERNMENT CENTER PARKWAY ROAD FUNDS TO BE ESCROWED. SEE PROFFERS.

18. THE APPLICANT RESERVES THE RIGHT TO EXECUTE THIS CDP/FDP USING THE DEVELOPMENT PLAN ALTERNATIVE, BASED ON MARKET CONDITIONS.

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

1. A. SHOWN ON PLAN.
   B. CONTRACT PURCHASER AND APPLICANT :
   CENTEX HOMES
   14121 PARKE LONG COURT
   SUITE #201
   CHANTILLY, VIRGINIA 20151

   OWNER:

TAX I.D. NO.	PARCEL #	OWNER
56-2 ((1))	72	SAMUEL P. WARREN

   C. SHOWN ON PLAN. SEE GENERAL NOTE 3.
   D. SHOWN ON PLAN.
   E. SHOWN ON PLAN. MAXIMUM BUILDING HEIGHT IS 55' (16.77m).
   F. SHOWN ON PLAN.
   G. SHOWN ON PLAN.
   H. REFER TO SITE TABULATIONS.
   I. SHOWN ON PLAN.
   J. SHOWN ON PLAN.
   K. SHOWN ON PLAN.
   L. SEE GENERAL NOTE 8.
   M. THERE ARE NO KNOW UTILITY EASEMENTS 25' (7.62m) OR MORE. ALL OTHER KNOWN MAJOR UNDERGROUND UTILITY EASEMENTS ARE SHOWN ON THE PLAN.
   N. AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE SUBJECT PROPERTY INCLUDE TREE SAVE AREAS AS IDENTIFIED ON THE PLAN.
   O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
   P. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
   Q. LANDSCAPE SCREENING IS SHOWN ON THE PLAN. PERIPHERAL DIMENSIONS ARE SHOWN ON THE PLAN.
   R. ALL EXISTING STRUCTURES ARE TO BE REMOVED.
   S. N/A
   T. REFER TO THE SITE TABULATIONS.
   U. REFER TO THE SITE TABULATIONS.
   V. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE FOLLOWING:

      * A WAIVER OF THE TRANSITIONAL SCREEN YARD AND BARRIER REQUIREMENT IS BEING REQUESTED ALONG THE SOUTHERN PROPOERTY BOUNDARY,PURSUANT TO FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 13-304 #5.

      * MODIFICATION OF THE TREE COVER REQUIREMENTS TO DEDUCT THE AREAS COMPRISED OF THE FLOODPLAIN, TOT LOTS AND POOL IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, SECTION 13-404, PARAGRAPHS 1A AND 1B.

      * A WAIVER OF THE MINIMUM LOT AREA/200 SF PRIVACY YARD REQUIREMENT AS STATED IN SECTION 6-107 PARAGRAPH 2 IS REQUESTED BASED ON THE "MEWS TOWNHOUSE" LAYOUT SHOWN ON SHEET 4A (DEVELOPMENT PLAN ALTERNATIVE).

   W. A STREAM VALLEY PEDESTRIAN TRAIL, A SWIMMING POOL AND TWO TOT LOTS HAVE BEEN PROVIDED AS RECREATIONAL AMENITIES FOR THIS DEVELOPMENT.
   X. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. TO BE SUBMITTED WITH THIS PLAN.
3. PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE ARE SHOWN ON THE PLAN. TIMING FOR SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.
4. THERE ARE NO KNOW HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
5. N/A

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

1. A. SHOWN ON PLAN.
   B. SHOWN ON PLAN.
   C. REFER TO THE SITE TABULATIONS.
   D. SHOWN ON PLAN.
   E. SHOWN ON PLAN.
   F. SHOWN ON PLAN. SEE GENERAL NOTE 3.
   G. SHOWN ON PLAN.
   H. N/A
   I. SHOWN ON PLAN.
   J. N/A
   K. SHOWN ON PLAN.
   L. SHOWN ON PLAN.
   M. SHOWN ON PLAN.
   N. SHOWN ON THE LANDSCAPE PLAN.
   O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
   P. SHOWN ON PLAN.
   Q. SEE GENERAL NOTE 8.
   R. THERE ARE NO KNOW UTILITY EASEMENTS OF 25' (7.62m) OR MORE.
   S. APPROXIMATE 100 YR. FLOODPLAIN AND E.Q.C. ARE DELINEATED AS SHOWN ON THE PLAN. THERE ARE NO RESOURCE PROTECTION AREAS FOR THIS SITE.
   T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. REFER TO THE SITE TABULATIONS.
3. TO BE SUBMITTED WITH THIS PLAN.
4. ARCHITECTURAL SKETCHES, TYPICAL ELEVATIONS, AND DETAILS INCLUDED IN THIS PACKAGE.
5. THERE ARE NO KNOW HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
6. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE FOLLOWING:
   * A WAIVER OF THE TRANSITIONAL SCREEN YARD AND BARRIER REQUIREMENT IS BEING REQUESTED ALONG THE SOUTHERN PROPOERTY BOUNDARY,PURSUANT TO FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 13-304 #5.
   * MODIFICATION OF THE TREE COVER REQUIREMENTS TO DEDUCT THE AREAS COMPRISED OF THE FLOODPLAIN, TOT LOTS AND POOL IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, SECTION 13-404, PARAGRAPHS 1A AND 1B.
   * A WAIVER OF THE MINIMUM LOT AREA/200 SF PRIVACY YARD REQUIREMENT AS STATED IN SECTION 6-107 PARAGRAPH 2 IS REQUESTED BASED ON THE APPLICATION OF THE "MEWS TOWNHOUSE" LAYOUT SHOWN ON SHEET 4A (DEVELOPMENT PLAN ALTERNATIVE).
7. TO BE SUBMITTED WITH THIS PLAN.
8. N/A

SITE TABULATION:

GROSS SITE AREA (G.S.A.):		31.24968 Ac. ±or 1,361,236.1 S.F. ± (12.64635 hectare ± or 126,463.5 square meter ±)
EXISTING ZONE:		I-5
PROPOSED ZONE:		PDH-12
ALLOWABLE DENSITY:		12 DU/AC or 14.4 DU/AC (with ADU)
PROPOSED DENSITY:		13.37 DU/AC
DENSITY W/O ADU and BONUS:		11.74 DU/AC
PROPOSED NUMBER OF UNITS:		418 TOTAL UNITS
MULTI-FAMILY UNITS:	244 TOTAL UNITS	
MULTI-FAMILY BASE:	222 UNITS	
MULTI-FAMILY ADU'S:	15 UNITS	
MULTI-FAMILY BONUS:	7 UNITS	
TOWNHOUSE UNITS:	174 TOTAL UNITS	
TH BASE:	145 UNITS	
TH ADU'S:	22 UNITS	
TH BONUS:	7 UNITS	

NOTE: ADU's WILL ALL BE LOCATED IN THE MULTI-FAMILY UNITS

REQUIRED OPEN SPACE: (1,361,236.1 S.F. x 27%) (126,463.5 S.M. x 27%)	367,534 SF ± (34,145 square meter ±) 27%
PROPOSED OPEN SPACE:	421,983 SF ± (39,204 square meter ±) 31%
PARKING REQUIRED: MULTI-FAMILY: 244 X 1.6 = 391 SP TOWNHOUSE: 174 X 2.3 = 403 SP	792 SP
PARKING PROVIDED:	792 SP

RZ/FDP
Application No. 98-SY-025 Staff SO.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/22/99
Date of (BOS) (PC) approval 7/12/99
Sheet 5 of 14

RZ 1998-SU-025

REVISED: 15 APRIL 1999 and 29 APRIL 1999

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COMMONWEALTH OF VIRGINIA — PETER L. RINEK — 3301 — CERTIFIED LANDSCAPE ARCHITECT

WARREN PROPERTY

NOTES & TABULATION

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
REVISED: 24 JULY 1998	
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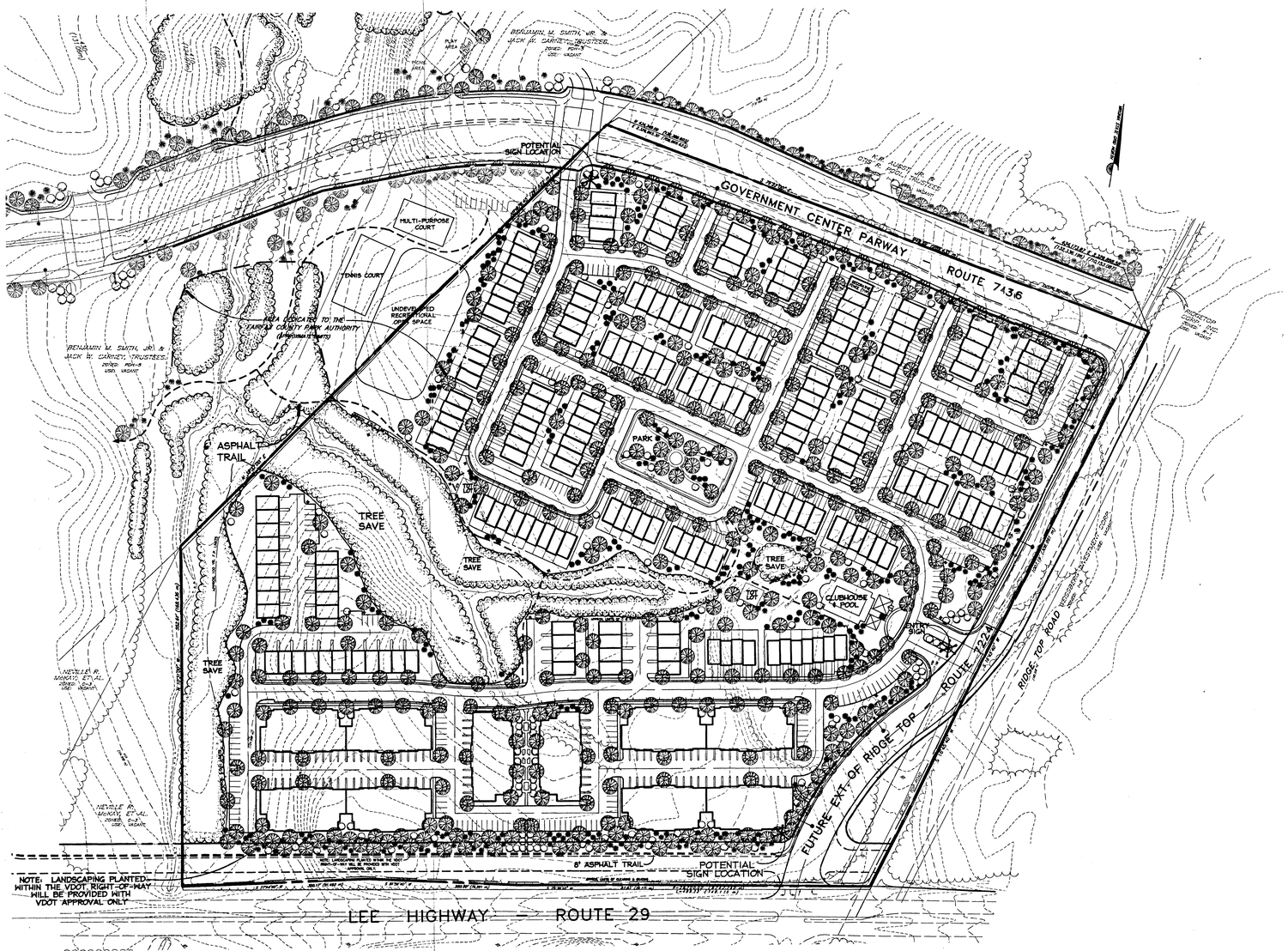
CHECKED BY: MRT	
DATE: MARCH 1998	
SCALE: HOR. N/A VERT. N/A	
SHEET 5 OF 14	
NO.	
NO.98014.01	
CADD NAME: PWARNOT3.DWG	

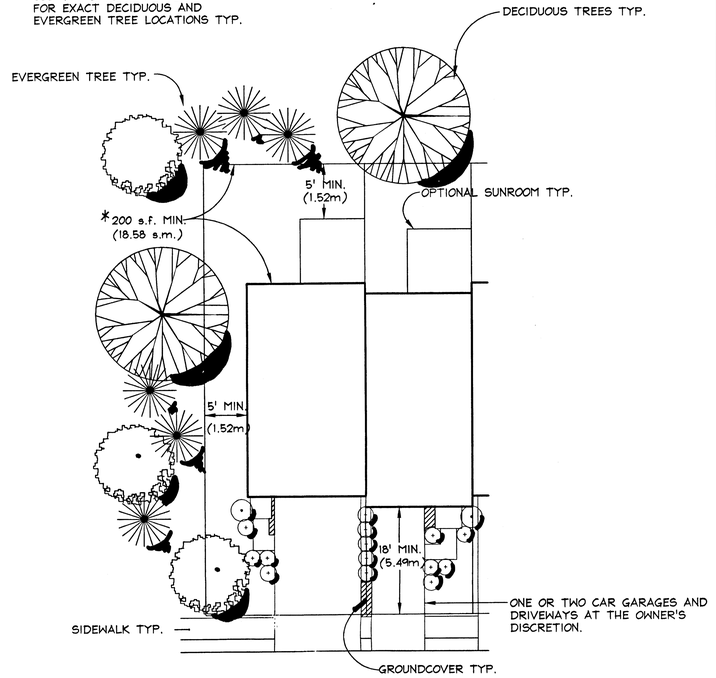
PLOTTED: APRIL 1999

LANDSCAPE LEGEND:

- PROPOSED DECIDUOUS TREE (LG)
- PROPOSED DECIDUOUS TREE (SM)
- PROPOSED EVERGREEN TREE
- POTENTIAL SIGN LOCATION
- TREE SAVE AREA
- LIMITS OF CLEARING & GRADING
- ASPHALT TRAIL



NOTE:
SEE THE LANDSCAPE PLAN FOR EXACT DECIDUOUS AND EVERGREEN TREE LOCATIONS TYP.



TYP. LOT LAYOUT & LANDSCAPING

(Illustrative Purposes Only!)
Scale: NTS

*A WAIVER OF THE MINIMUM LOT AREA/200 S.F. PRIVACY YARD REQUIREMENT IS REQUESTED FOR THE ALTERNATE PLAN (TOWNHOUSE MEWS). SEE SHEET 4A AND NOTES 16-501, 1-V AND 16-502, 6 ON SHEET 5.

TYP. TOWNHOUSE LOT LANDSCAPING PLANT LIST:

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

MEDIUM SHRUBS	SMALL SHRUBS	GROUNDCOVER
NELLIE STEVEN HOLLY	HELLER HOLLY	VINCA
FOSTERS HOLLY	GUMPO AZALEA	ENGLISH IVY
CAP YEW	CRIMSON PYGMY BARBERRY	LIRIOPE
NANDINA	DENSE YEW	PACHYSANDRA
JAPANESE HOLLY	COMPACT ANDORRA JUNIPER	
VIBURNUM		
RHODODENDRON		
MANHATTAN EUONYMUS		
CHERRY LAUREL		

RZ/FDP
Application No. 98SU-025 Staff SQ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/23/99
Date of (BOS) (PC) approval 7/12/99
Sheet 4 of 14

THIS SHEET FOR LANDSCAPING PURPOSES ONLY

METRIC EQUIVALENT: 1:1200

RZ 1998-SU-025

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. RINEK — No. 388 — REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN

WARREN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: 15 APRIL 1999

BC REVISIONS
REVISED: 24 JULY 1998
REVISED: 11 SEPTEMBER 1998
REVISED: 6 OCTOBER 1998
REVISED: 4 JANUARY, 1999
REVISED: 25 FEBRUARY 1999
6 APRIL 1999

OWNER
CONTRACT PURCHASER & DEVELOPER:
CENTEX HOMES, INC.
12150 EAST MONUMENT DRIVE
SUITE 110
FAIRFAX, VIRGINIA 22033

DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: MRT
DATE: JULY 1998
SCALE: HOR. 1"=100' VERT.

SHEET 6 OF 14
NO.

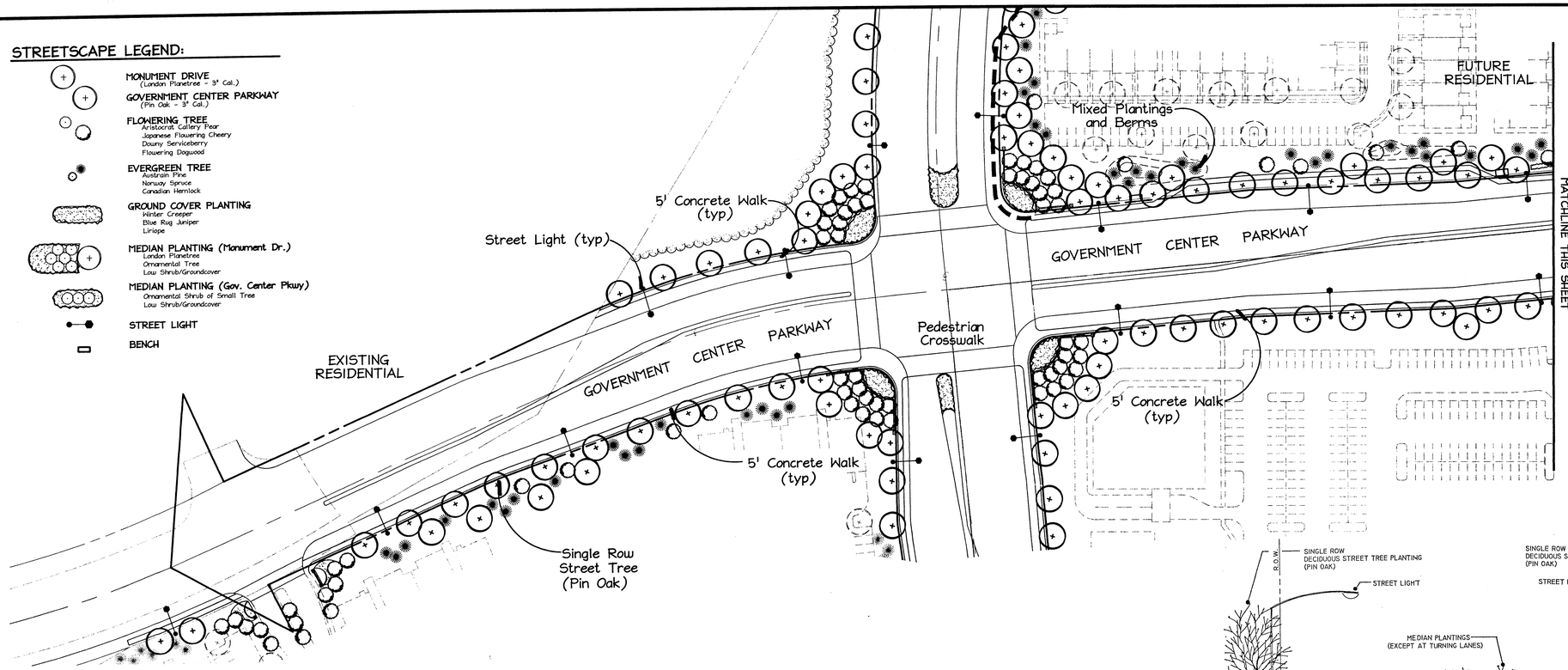
FILE NO. 98014.01
CADD NAME: PWARLS30.DWG

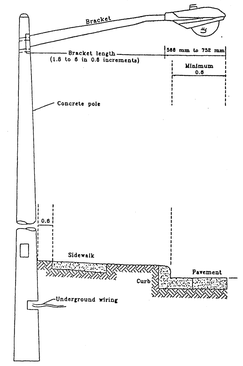
PLOTTED: APRIL 1999

XREFS: PWARBASE PWAR-TOP

STREETSCAPE LEGEND:

- MONUMENT DRIVE (London Planetree - 3" Cal.)
- GOVERNMENT CENTER PARKWAY (Pin Oak - 3" Cal.)
- FLOWERING TREE
  - Aristocrat Callery Pear
  - Japanese Flowering Cherry
  - Downy Serviceberry
  - Flowering Dogwood
- EVERGREEN TREE
  - Austrain Pine
  - Norway Spruce
  - Canadian Hemlock
- GROUND COVER PLANTING
  - Hinter 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





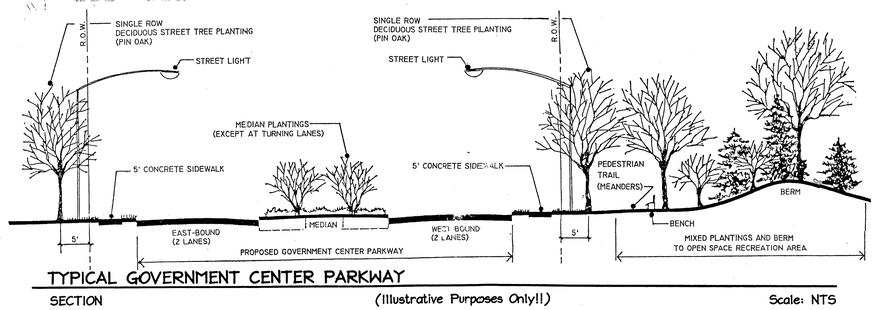
Standard Roadway Fixture
Cobra Head Style
Per Fairfax County PFM

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

TYPICAL LIGHT POLE DETAIL

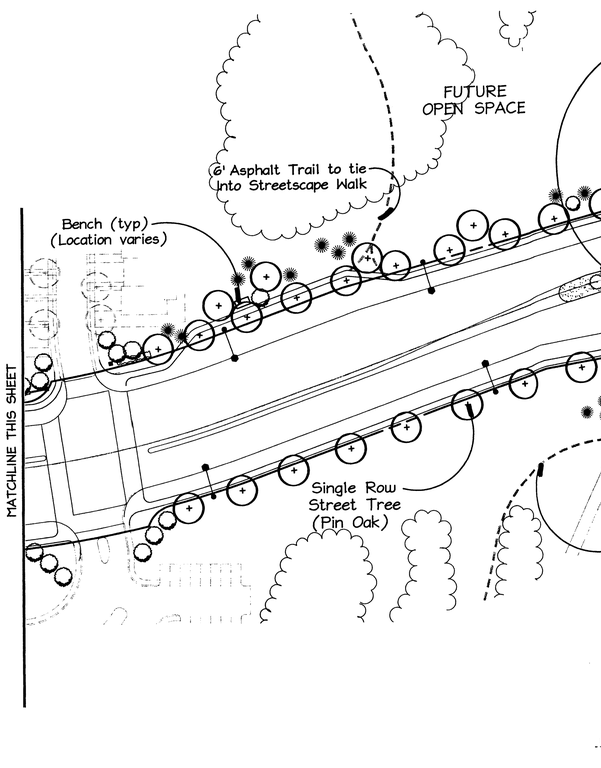
DETAIL Scale: NTS

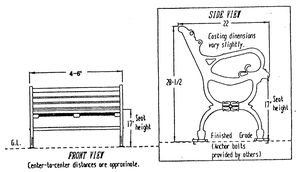
(Illustrative Purposes Only!!)



TYPICAL GOVERNMENT CENTER PARKWAY SECTION

(Illustrative Purposes Only!!) Scale: NTS





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 1:720

RZ/FDP
Application No. 98-SU-025 Staff SQ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/22/99
Date of (BOS) (PC) approval 7/12/99
Sheet 6A of 14

RZ 1998-SU-025

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
MICHAEL R. TUCKER
No. 21267
4-5-99
PROFESSIONAL ENGINEER

GOVERNMENT CENTER PARKWAY
STREETSCAPE PLAN

WARREN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED: 6 APRIL 1999
REVISED: 15 APRIL 1999

OWNER / APPLICANT:
CENTEX HOMES, INC.
12150 EAST MONUMENT DRIVE
SUITE 110
FAIRFAX, VIRGINIA 22033

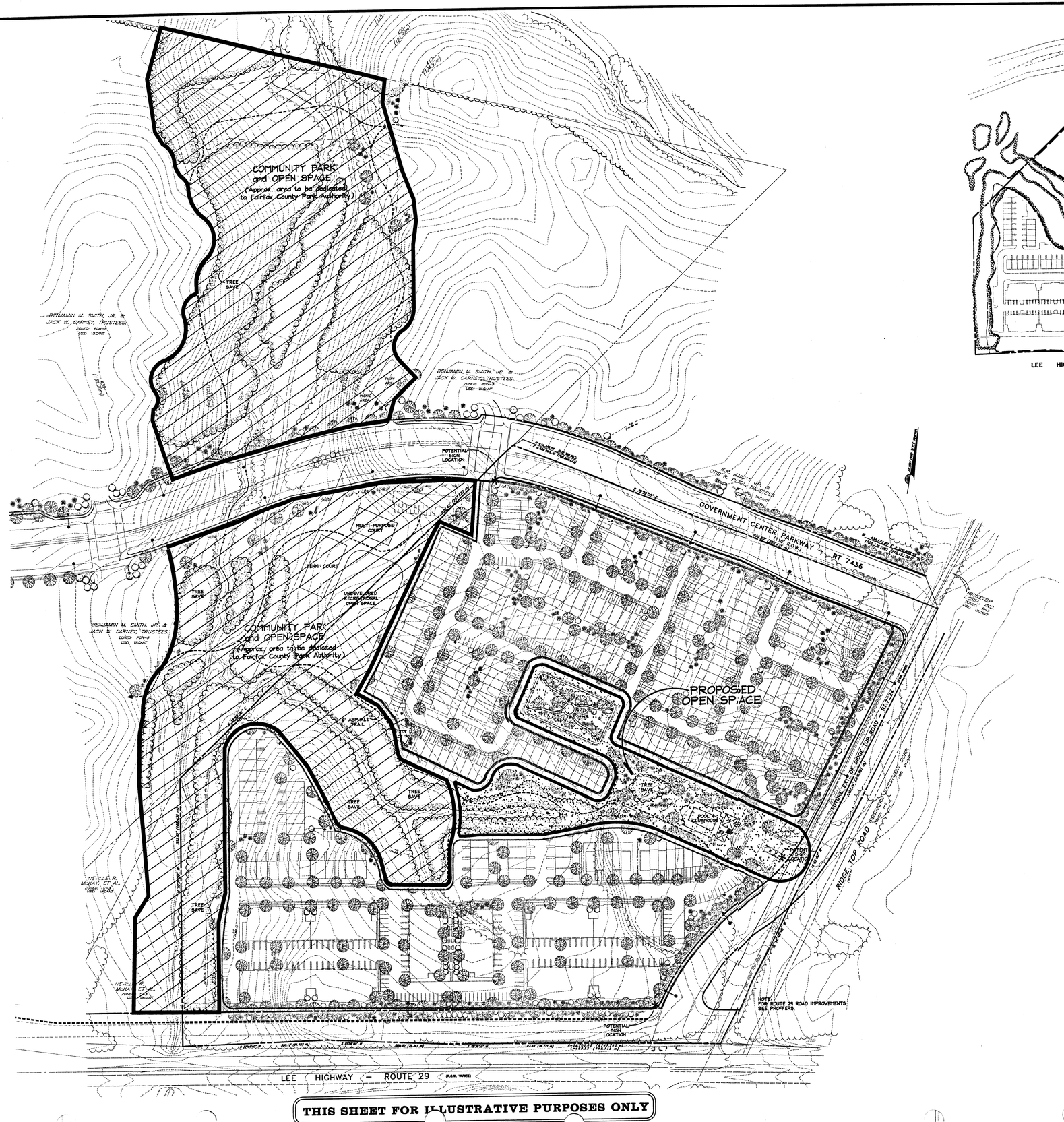
PLOTTED: APRIL 1999

DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: JHS
DATE: 10 FEBRUARY 1999
SCALE: HOR. 1"=60'
VERT.

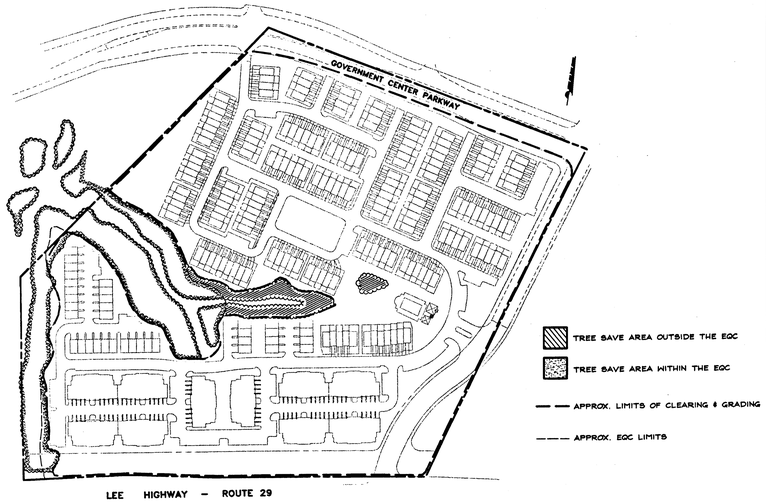
SHEET 6A OF 14

CO. NO.
NO.
CAD NAME: PCSFSTRA

XREFS: PCS-BAS4



THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY



TREE SAVE AREAS
(Illustrative Purposes Only!)
Scale: 1"=200'

RZ 1998-SU-025

Application No. RZ/FDP 98-S4-025 Staff S.J.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/22/99
Date of BOS (PC) approval 7/12/99
Sheet 7 of 14

BC Consultants
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12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
PETER L. RIMMER
4/14/99
CERTIFIED LANDSCAPE ARCHITECT

OPEN SPACE & RECREATION PLAN

WARREN PROPERTY

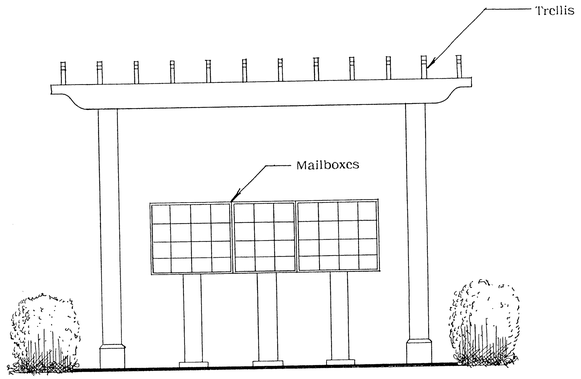
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: 15 APRIL 1999

BC REVISIONS
24 JULY 1998
REVISED: 11 SEPTEMBER 1998
REVISED: 6 OCTOBER 1998
REVISED: 4 JANUARY 1999
REVISED: 25 FEBRUARY 1999 6 APRIL 1999

OWNER
CONTRACT PURCHASER & DEVELOPER:
CENTEX HOMES, INC.
12150 EAST MONUMENT DRIVE
SUITE 110
FAIRFAX, VIRGINIA 22033

DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: MRT
DATE: JULY 1998
SCALE: HOR. 1"=100' VERT.
SHEET 7 OF 14
NO.
LE NO. 98014.01
CADD NAME: PWARDP3D.DWG



TYPICAL CLUSTER MAILBOX DETAIL

(Illustrative Purposes Only!)

Scale: NTS

LIGHT POLE DETAIL

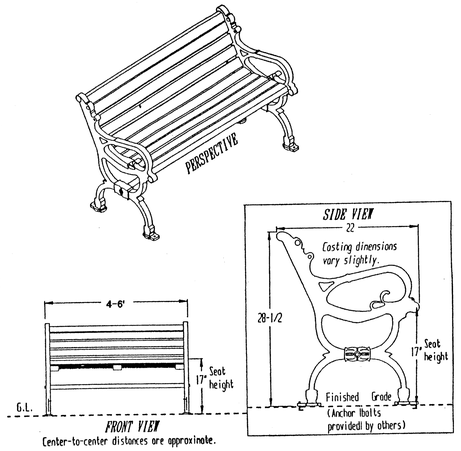
(Illustrative Purposes Only!)

Scale: NTS

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

FOR PEDESTRIAN LIGHTING APPLICATION

"Williamsburg", 12' Ht, Fluted Pole #4312FP with Modified #78 Bracket to accommodate standard street signs (where applicable), and "Old Town" Fixture, #A850,



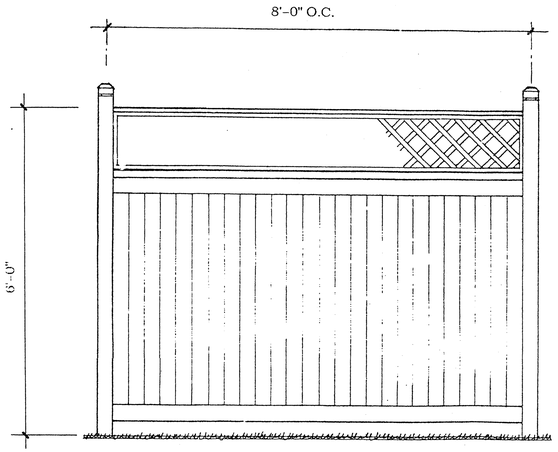
TYPICAL BENCH DETAIL

(Illustrative Purposes Only!)

Scale: NTS

COMPANY: VICTOR STANLEY, INC
Brick House Road
Dunkirk, MD 20754
BENCH: "The Classic"
STYLE: C-10
COLOR: Black Cast Iron & Redwood Slats

OR EQUIVALENT

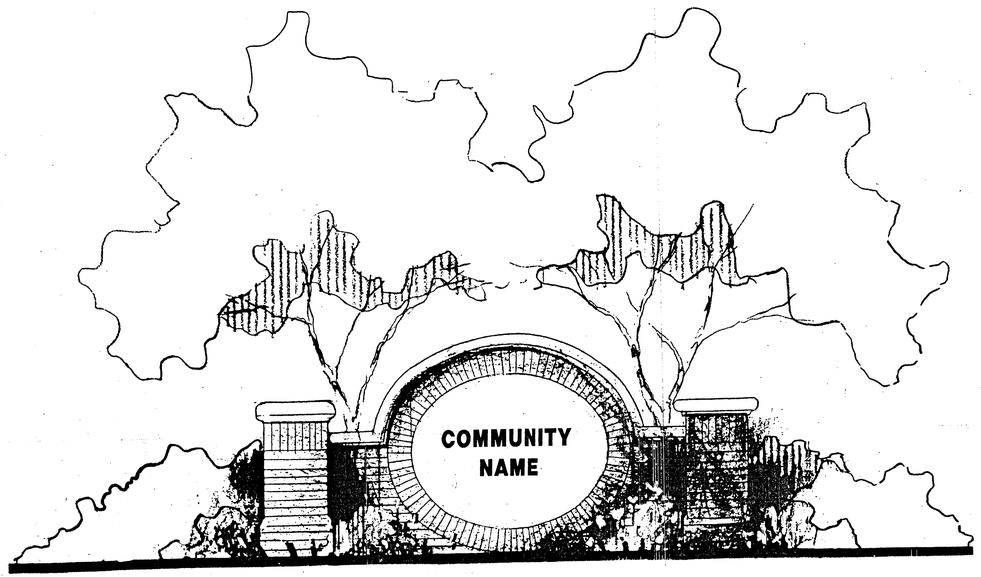


TYPICAL FENCE DETAIL

(Illustrative Purposes Only!)

Scale: NTS

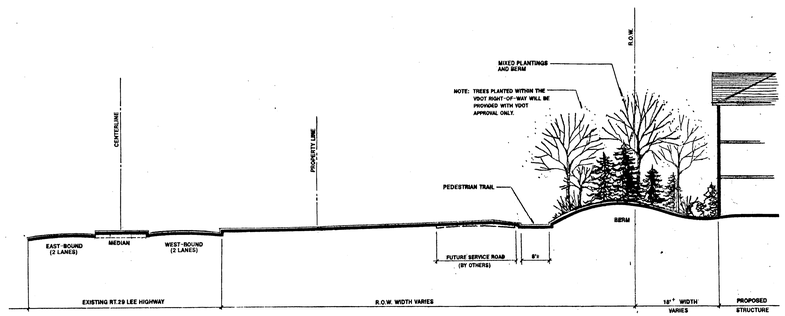
One section of fence shall be constructed in the rear yard between each adjacent townhouse unit to provide privacy. Additional fencing to enclose rear yards may be added as an option.



ENTRY SIGN DETAIL

(Illustrative Purposes Only!)

Scale: NTS



LANDSCAPE BUFFER LEE HIGHWAY ROUTE 29

(Illustrative Purposes Only!)

Scale: 1"= 20'-0"

RZ/FDP
Application No. RZ-98-SU-025 Staff SO
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/22/99
Date of (BOS) (PC) approval 7/12/99
Sheet 8 of 14

RZ 1998-SU-025

REVISED: 15 APRIL 1999

BC REVISIONS
24. JULY 1998
11. SEPTEMBER 1998
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25. FEBRUARY 1999 REVISED: 6 APRIL 1999

OWNER/CONTRACT PURCHASER & DEVELOPER:
CENTEX HOMES, INC.
12150 EAST MONUMENT DRIVE
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FAIRFAX, VIRGINIA 22033

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(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
MICHAEL A. TUCKER
No. 21267
7-24-98
REGISTERED LANDSCAPE ARCHITECT

DETAILS/ENLARGEMENTS

WARREN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: JHS
DATE: JULY 1998
SCALE: HOR. N/A
VERT. N/A
SHEET 8 OF 14
CO. NO.
FILE NO. 98014.01
CADD NAME: PWARDT2C.DWG

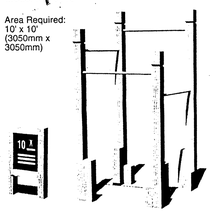
Toe-Touch
Model No. 5103
This station includes sign structure with graphic panel only. No apparatus is required.
Area Required: 10' x 10'
(3050mm x 3050mm)

FITNESS STATION #1
TimberForm "Toe-Touch"
Model No. 5103
Area Required: 10' x 10'

Leg-Flex
Model No. 5107
Area Required: 5' x 10'
(1525mm x 3050mm)

FITNESS STATION #2
TimberForm "Leg Flex"
Model No. 5107
Area Required: 5' x 10'

Body-Pull
Model No. 5110
Area Required:
10' x 10'
(3050mm x 3050mm)



FITNESS STATION #3
TimberForm "Body-Pull"
Model No. 5110
Area Required: 10' x 10'

Hop-Over
Model No. 5106
Area Required: 10' x 15'
(3050mm x 4575mm)

FITNESS STATION #4
TimberForm "Hop-Over"
Model No. 5106
Area Required: 10' x 15'

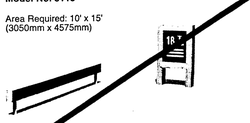
Leg-Kick
Model No. 5111
This station includes sign structure with graphic panel only. No apparatus is required.
Area Required:
10' x 10'
(3050mm x 3050mm)

FITNESS STATION #5
TimberForm "Leg-Kick"
Model No. 5111
Area Required: 10' x 150

Hip-Flex
Model No. 5117
Area Required: 10' x 15' (3050mm x 4575mm)

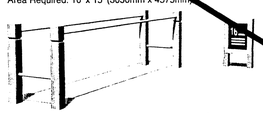
FITNESS STATION #6
TimberForm "Hip-Flex"
Model No. 5117
Area Required: 10' x 15'

Beam-Walk
Model No. 5118
Area Required: 10' x 15'
(3050mm x 4575mm)



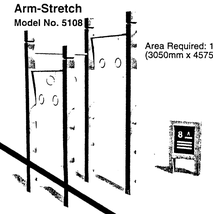
FITNESS STATION #7
TimberForm "Beam-Walk"
Model No. 5118
Area Required: 10' x 15'

Arm-Walk
Model No. 5116
Area Required: 10' x 15' (3050mm x 4575mm)



FITNESS STATION #8
TimberForm "Arm-Walk"
Model No. 5118
Area Required: 10' x 15'

Arm-Stretch
Model No. 5108
Area Required: 10' x 15'
(3050mm x 4575mm)



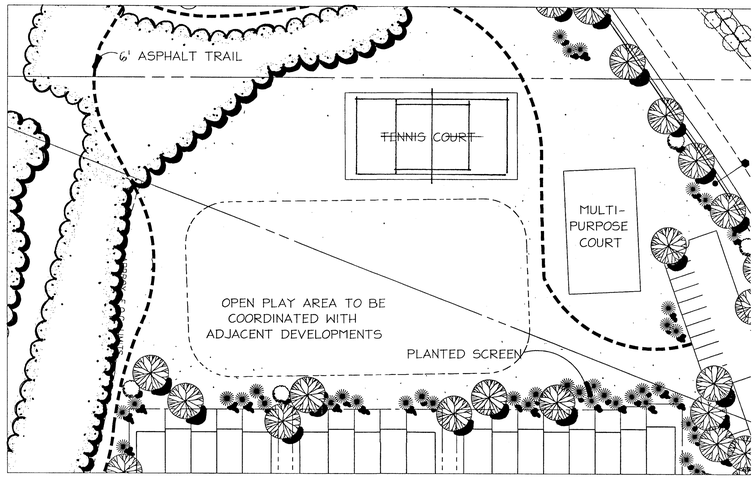
FITNESS STATION #9
TimberForm "Arm-Stretch"
Model No. 5108
Area Required: 10' x 15'

Knee-Grip
Model No. 5104
This station includes sign structure with graphic panel only. No apparatus is required.
Area Required: 10' x 10'
(3050mm x 3050mm)

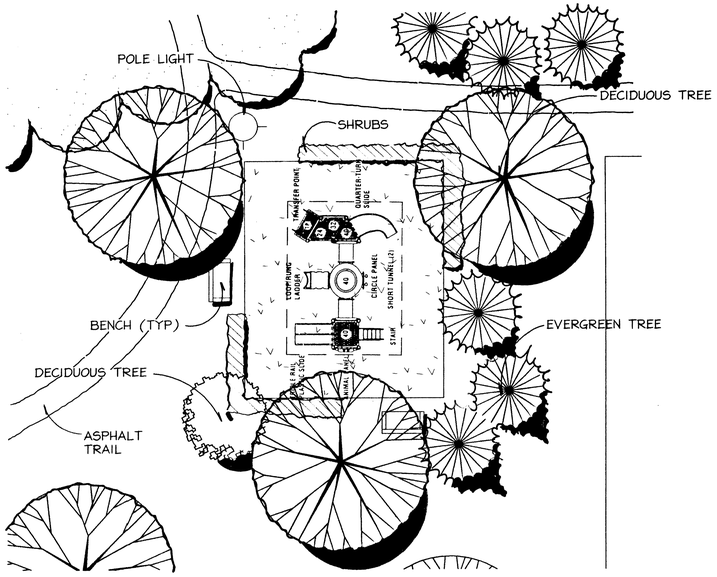
FITNESS STATION #10
TimberForm "Knee-Grip"
Model No. 5104
Area Required: 10' x 10'

FITNESS COURSE DETAILS

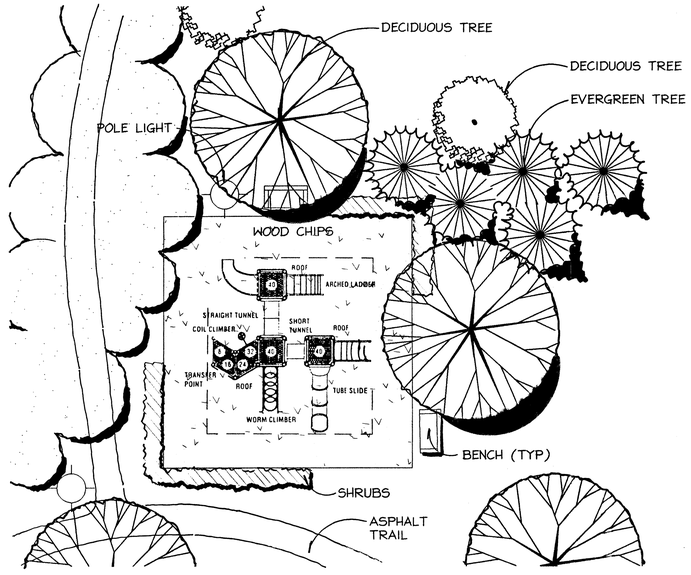
COMPANY: COLUMBIA CASCADE
1975 S.W. Fifth Avenue
Portland, OR 97201-5293
1-800-547-1940 ext. 956
STRUCTURE: TimberForm Fitness Route Series 5100
COLOR: Tan Posts, Chrome Yellow Rails, Blue Signs
MATERIALS: Pressure Treated Fir & Powder Coated Metal
Note: Stations shown are representative. Series, activity & location may vary.
OR EQUIVALENT



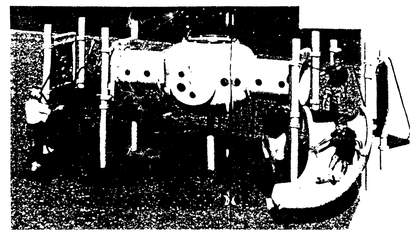
OPEN SPACE AREA ENLARGEMENT
(Illustrative Purposes Only!)
Scale: 1"=50'



TOT LOT 'A' ENLARGEMENT
(Illustrative Purposes Only!)
Scale: 1"=10'

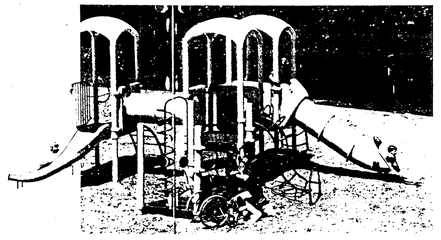


TOT LOT 'B' ENLARGEMENT
(Illustrative Purposes Only!)
Scale: 1"=10'



TOT LOT 'A' DETAIL:
(Illustrative Purposes Only!)
COMPANY: BURKE PLAYGROUND AND RECREATION COMPANY
1015 7th Street, N.W.
Washington, DC 20001
STRUCTURE: #2000-130
COLOR: Tan Tubes & Slides, Green Posts, Brown Platforms
MATERIALS: Polyethylene and A206T4 Aluminum Alloy

OR EQUIVALENT



TOT LOT 'B' DETAIL:
(Illustrative Purposes Only!)
COMPANY: BURKE PLAYGROUND AND RECREATION COMPANY
1015 7th Street, N.W.
Washington, DC 20001
STRUCTURE: #2000-134
COLOR: Tan Tubes & Slides, Green Posts, Brown Platforms
MATERIALS: Polyethylene and A206T4 Aluminum Alloy

OR EQUIVALENT

RZ 1998-SU-025

Application No. RZ/FDP 98-SU-025 Staff Sig.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval
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BC Consultants
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(703)449-8100 (703)449-8108 (Fax)
Bccon@bccon.com

COMMONWEALTH OF VIRGINIA
RICHARD R. TUCKER
No. 21867
7-24-98
PROFESSIONAL ENGINEER

DETAILS/ENLARGEMENTS

WARREN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

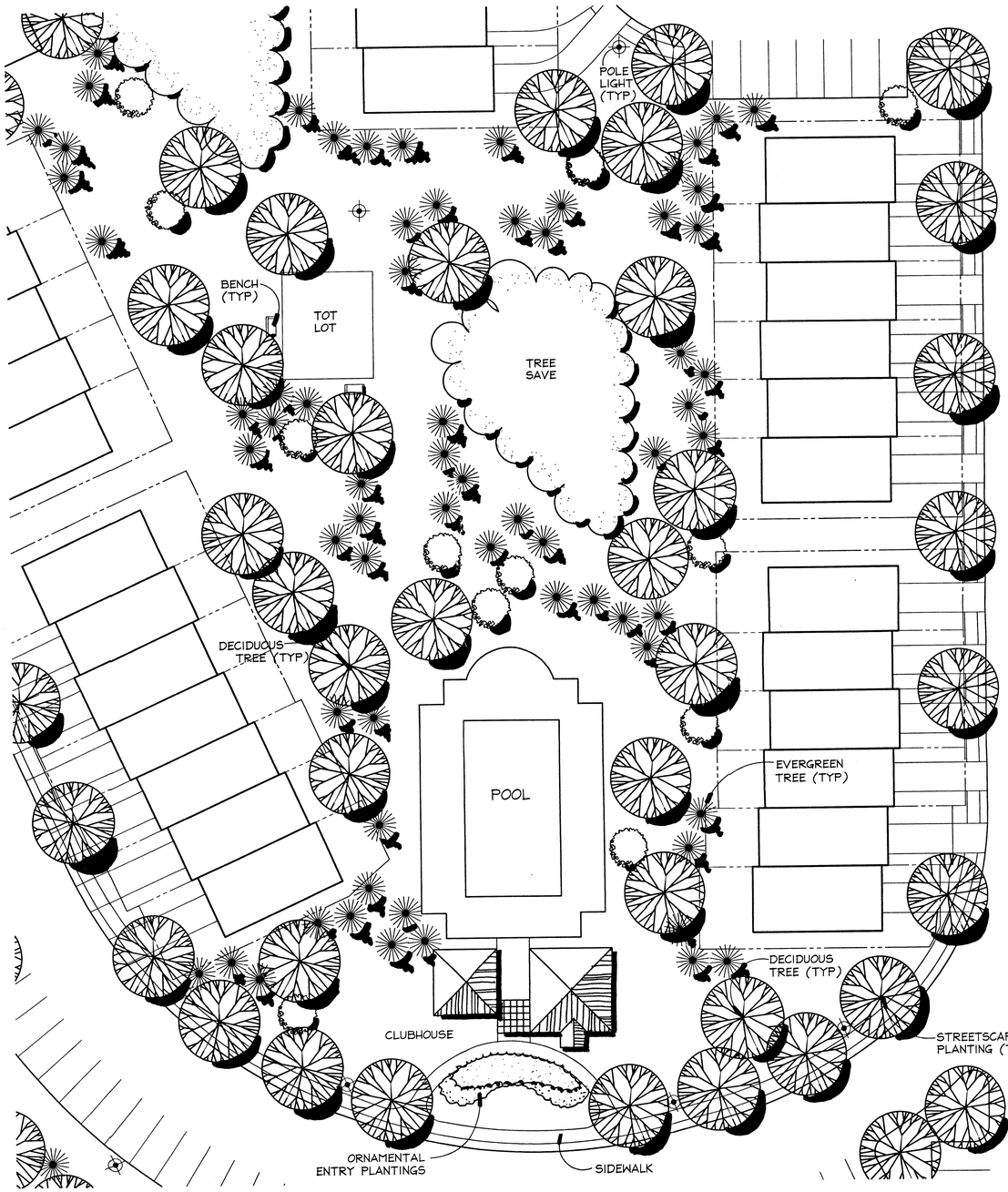
BC REVISIONS
24 JULY 1998
11 SEPTEMBER 1998
6 OCTOBER 1998
4 JANUARY 1999
25 FEBRUARY 1999 REVISED: 6 APRIL 1999
REVISED: 15 APRIL 1999

OWNER
CONTRACT PURCHASER & DEVELOPER:
CENTEX HOMES, INC.
2745 DULLES POST MONUMENT DRIVE
SUITE 100
FAIRFAX, VIRGINIA 22033

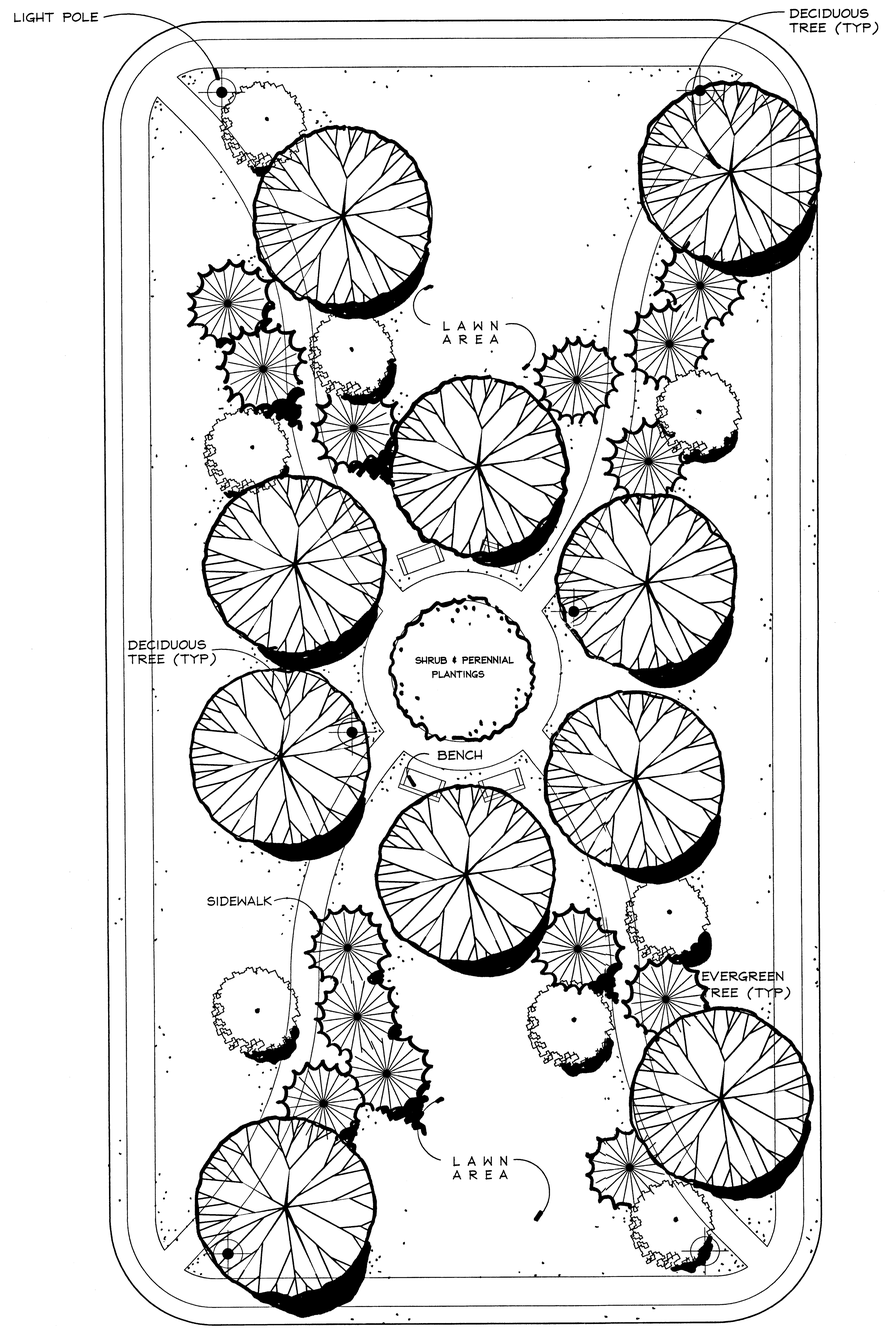
DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: JHS
DATE: JULY 1998
SCALE: HOR. N/A
VERT. N/A
SHEET 9 OF 14
CO. NO.
FILE NO.98014.01
ADD NAME:

PLOTTED: 23 JULY 1998

NOTE:
MEMBERSHIP TO THE CLUBHOUSE, POOL AND RECREATIONAL FACILITIES WILL BE MADE AVAILABLE TO THE RESIDENTS OF THE ADJACENT PROPERTIES: CARNEY-SMITH TRACT AND THE AUGST & POOL TRACT.



CLUB HOUSE & RECREATION ENLARGEMENT
(Illustrative Purposes Only!)
Scale: 1"=20'



CENTRAL PARK ENLARGEMENT
(Illustrative Purposes Only!)
Scale: 1"=10'

RZ/FDP
Application No. 1998-SU-025 Staff S.O.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/23/99
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Sheet 14 of 14

RZ 1998-SU-025

DETAILS/ENLARGEMENTS

WARREN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

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COMMONWEALTH OF VIRGINIA
MICHAEL R. TUCKER
No. 21267
PROFESSIONAL ENGINEER
2-25-99

15 APRIL 1999	BC REVISIONS
24 JULY 1998	
11 SEPTEMBER 1998	
6 OCTOBER 1998	
04 JANUARY 1999	
REVISED: 25 FEBRUARY 1999	6 APRIL 1999
CONTRACT PURCHASER & DEVELOPER:	
CENTEX HOMES, INC.	
12150 EAST MONUMENT DRIVE	
SUITE 110	
FAIRFAX, VIRGINIA 22033	
PLOTTED: FEBRUARY 1999	
DESIGNED BY: TAL	
DRAFTED BY: CAD	
CHECKED BY: JHS	
DATE: JULY 1998	
SCALE: HOR. N/A VERT. N/A	
SHEET **10** OF 14	
CO. NO.	
FILE NO.98014.01	
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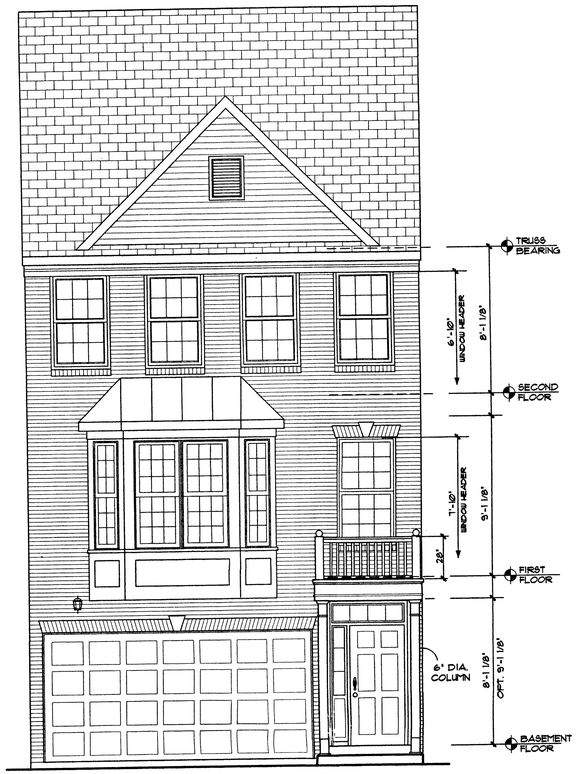

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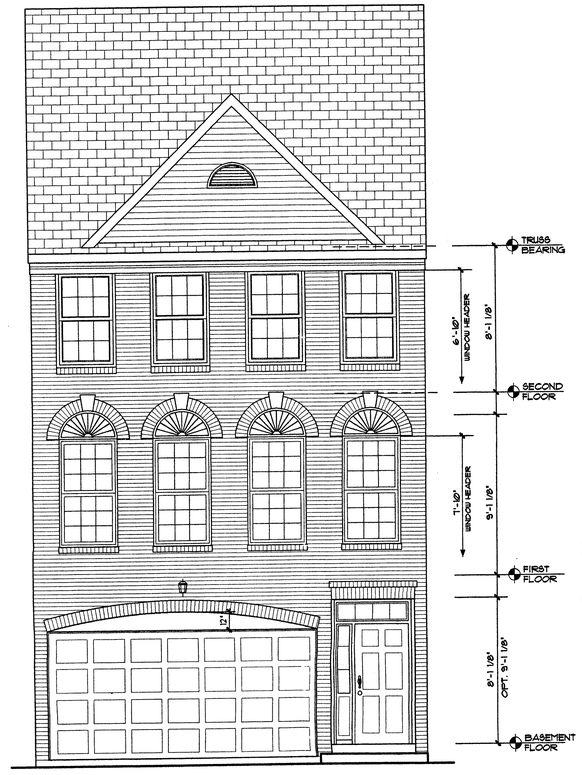
W/ BRICK



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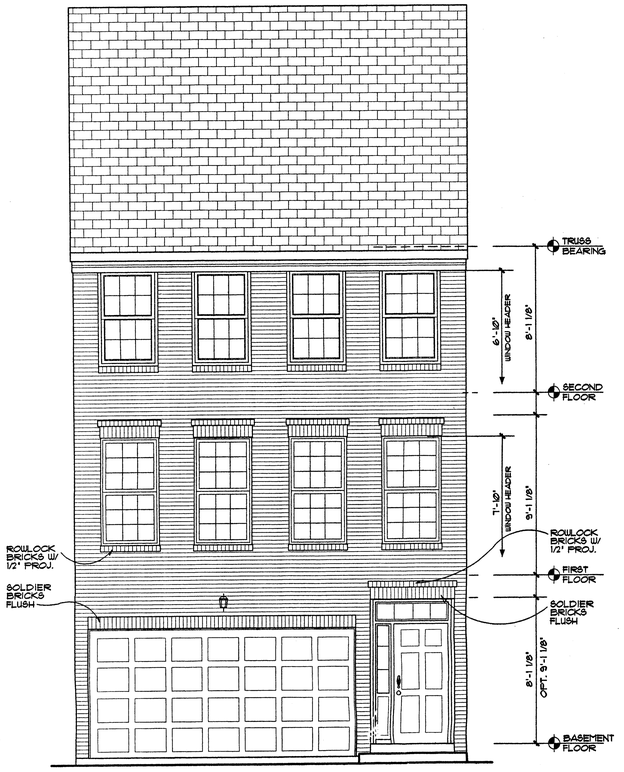

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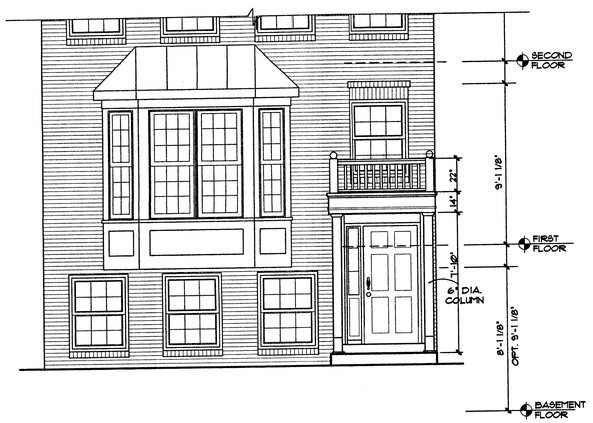

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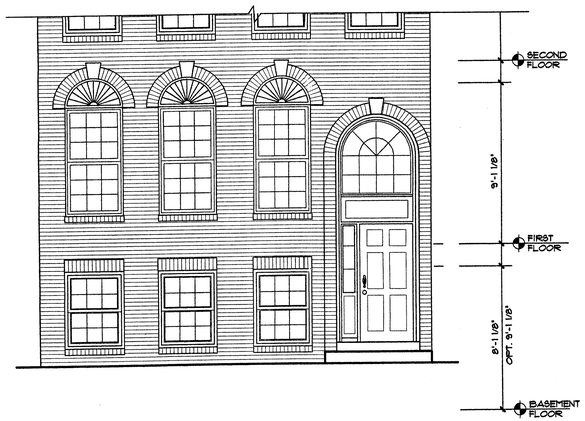

ELEVATION "B" ⚠
W/ BRICK ENGLISH BASEMENT

ELEVATION "A" ⚠
W/ BRICK ENGLISH BASEMENT

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CENTEX REAL
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PLAN#: 9612

Centex Homes

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Application No. 98-SU-025 Staff SO
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval 7/12/99
Sheet 11 of 14

FRONT ELEVATIONS W/ BRICK

RZ 1998-SU-025

TYPICAL TOWNHOUSE ELEVATIONS

WARREN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

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COMMONWEALTH OF VIRGINIA
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SHEET 11 OF 14
CO. NO.
FILE NO.98014.01
DD NAME:

PLOTTED: 20 JULY 1998

TYPICAL TOWNHOUSE CONDOMINIUM UNIT

NO SCALE

Centex Homes

CHK Architects & Planners

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Application No. 98-S-025 Staff SG
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(DP) (GDP) (CDP) (FDP)
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RZ 1998-SU-025

15 APRIL 1999

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CADD NAME:

ARCHITECTURAL ELEVATIONS

WARREN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

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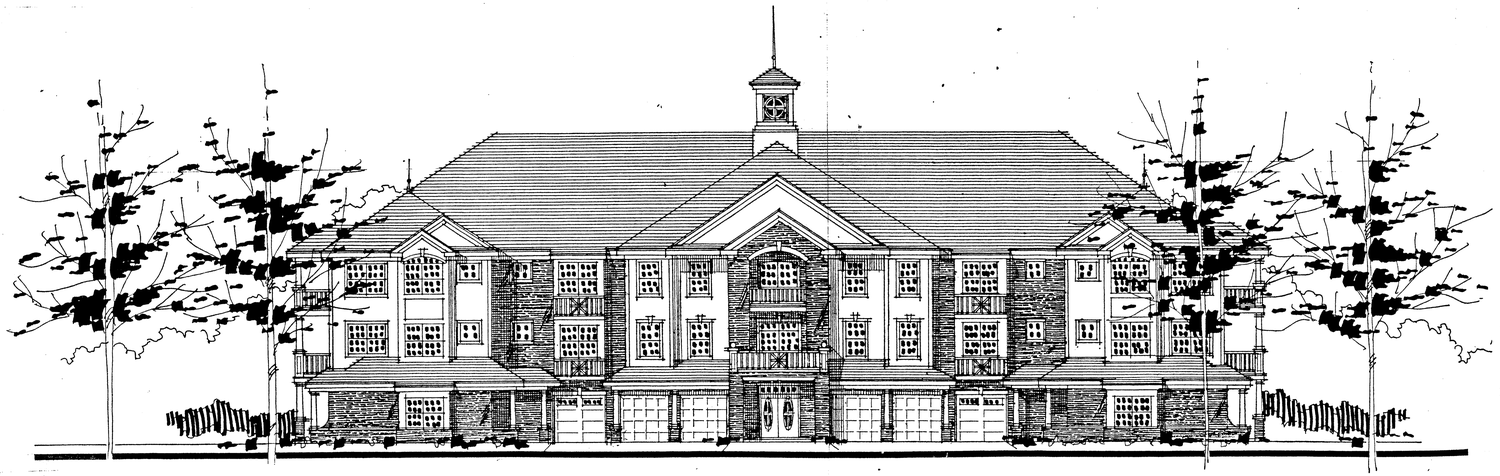

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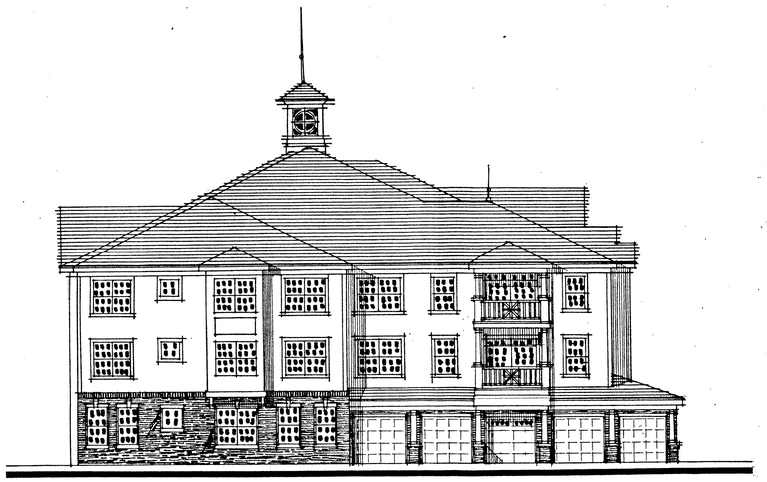

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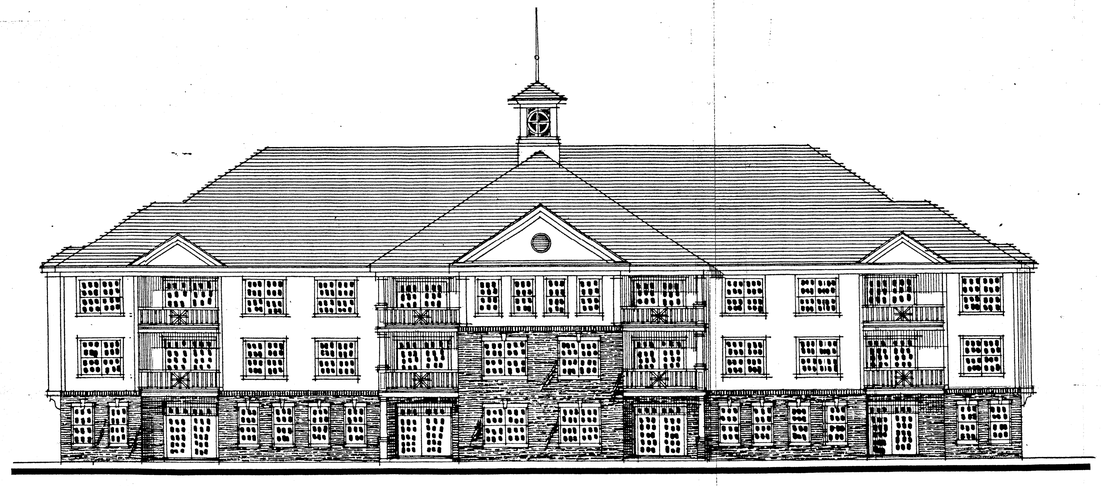

REAR ELEVATION

ELEVATIONS

TYPICAL CONDOMINIUM UNIT

NO SCALE

FOR ILLUSTRATIVE PURPOSES ONLY

TO SHOW QUALITY ONLY. ACTUAL UNIT MAY CHANGE.

RZ/FDP
Application No. 98-SU-025 Staff S.G.
APPROVED DEVELOPMENT PLAN
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SEE PROFFERS DATED 6/22/99
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Sheet 13 of 14

RZ 1998-SU-025

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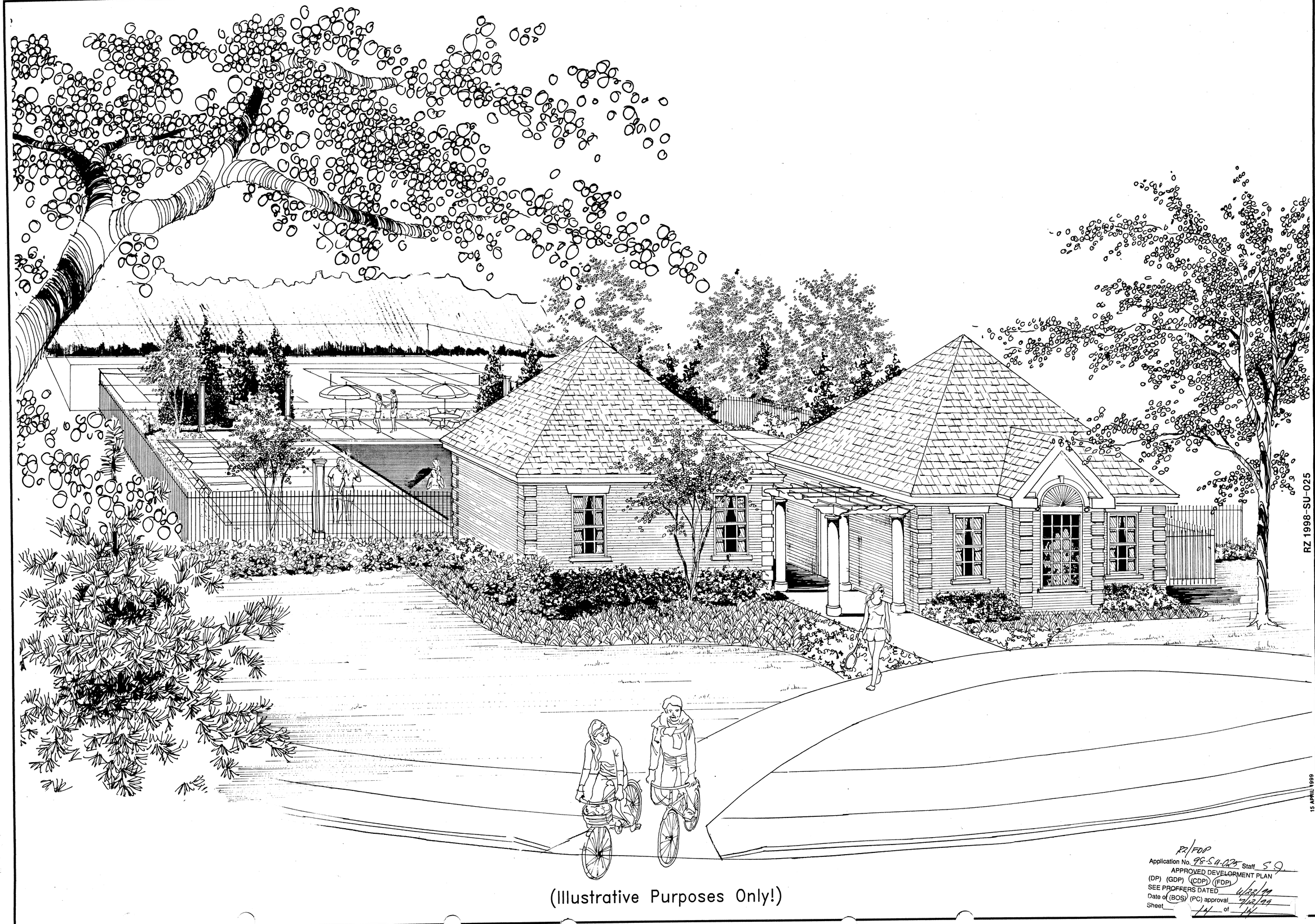

(Illustrative Purposes Only!)

RZ 1998-SU-025

15 APRIL 1999

RZ/FDP

Application No. 98-SU-025 Staff S.J.

APPROVED DEVELOPMENT PLAN

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

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ILLUSTRATIVE CLUB HOUSE PERSPECTIVE

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