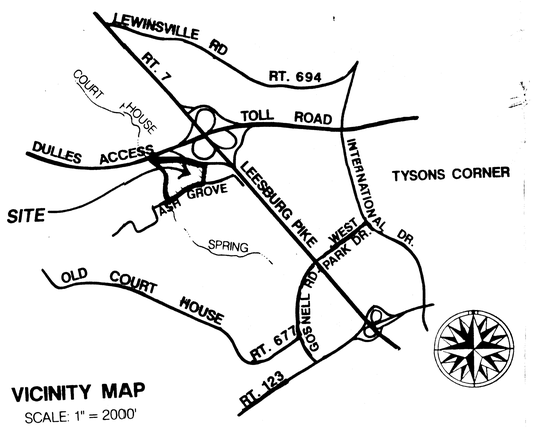
TYSON'S VILLAGE

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ-96-H-022

CONCEPTUAL / FINAL DEVELOPMENT PLAN



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX:

1. COVER SHEET
2. 100 SCALE OVERALL DEVELOPMENT PLAN
3. 50 SCALE OVERALL DEVELOPMENT PLAN
4. CONCEPTUAL PLANTING DETAILS
5. CONCEPTUAL PLANTING DETAILS & SECTION
6. TYPICAL ARCHITECTURAL ELEVATIONS
7. TYPICAL TOWNHOUSE FRONT YARD PLANS

PRINTED
NOV 27 1996
Dewberry & Davis

APPLICANTS:

PULTE HOME CORPORATION
10600 ARROWHEAD DRIVE SUITE 225
FAIRFAX, VIRGINIA 22030

&

EAKIN / YOUNGENTOB ASSOCIATES, INC.
1000 WILSON BLVD. SUITE 2720
ARLINGTON, VIRGINIA 22709

MAY 15, 1996
REV. JULY 15, 1996
REV. AUGUST 26, 1996
REV. AUGUST 30, 1996
REV. OCTOBER 3, 1996
REV. OCTOBER 17, 1996
REV. DECEMBER 2, 1996

Application No. RZ/FDP 96-H-022 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/9/96
Date of (BOS) (PC) approval 1/6/97
Sheet 1 of 7

TYSON'S VILLAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
RZ-96-H-022
CONCEPTUAL / FINAL DEVELOPMENT PLAN

Dewberry & Davis Architects Engineers Planners Surveyors
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THE LESSARD ARCHITECTURAL GROUP Inc.

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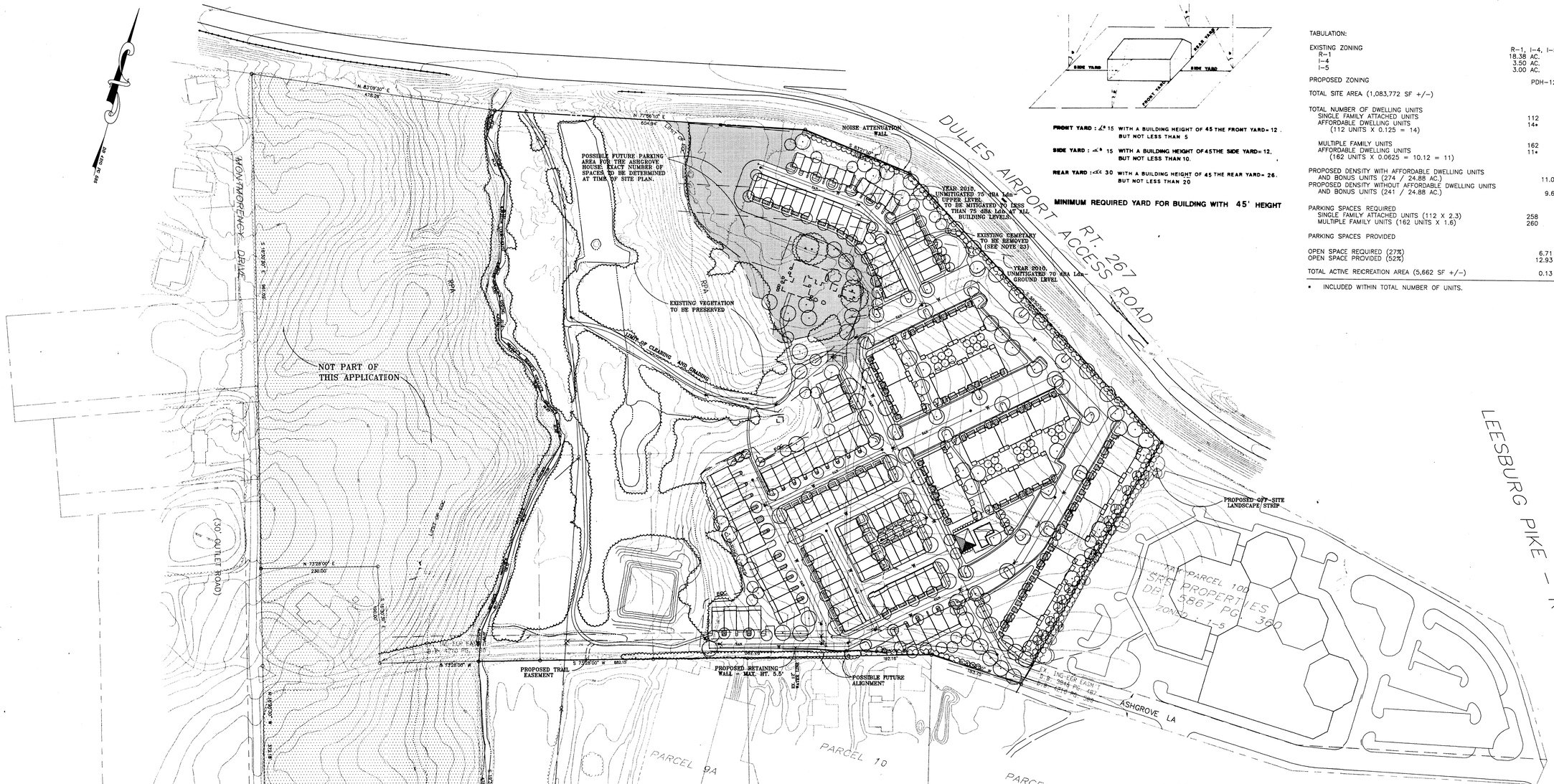
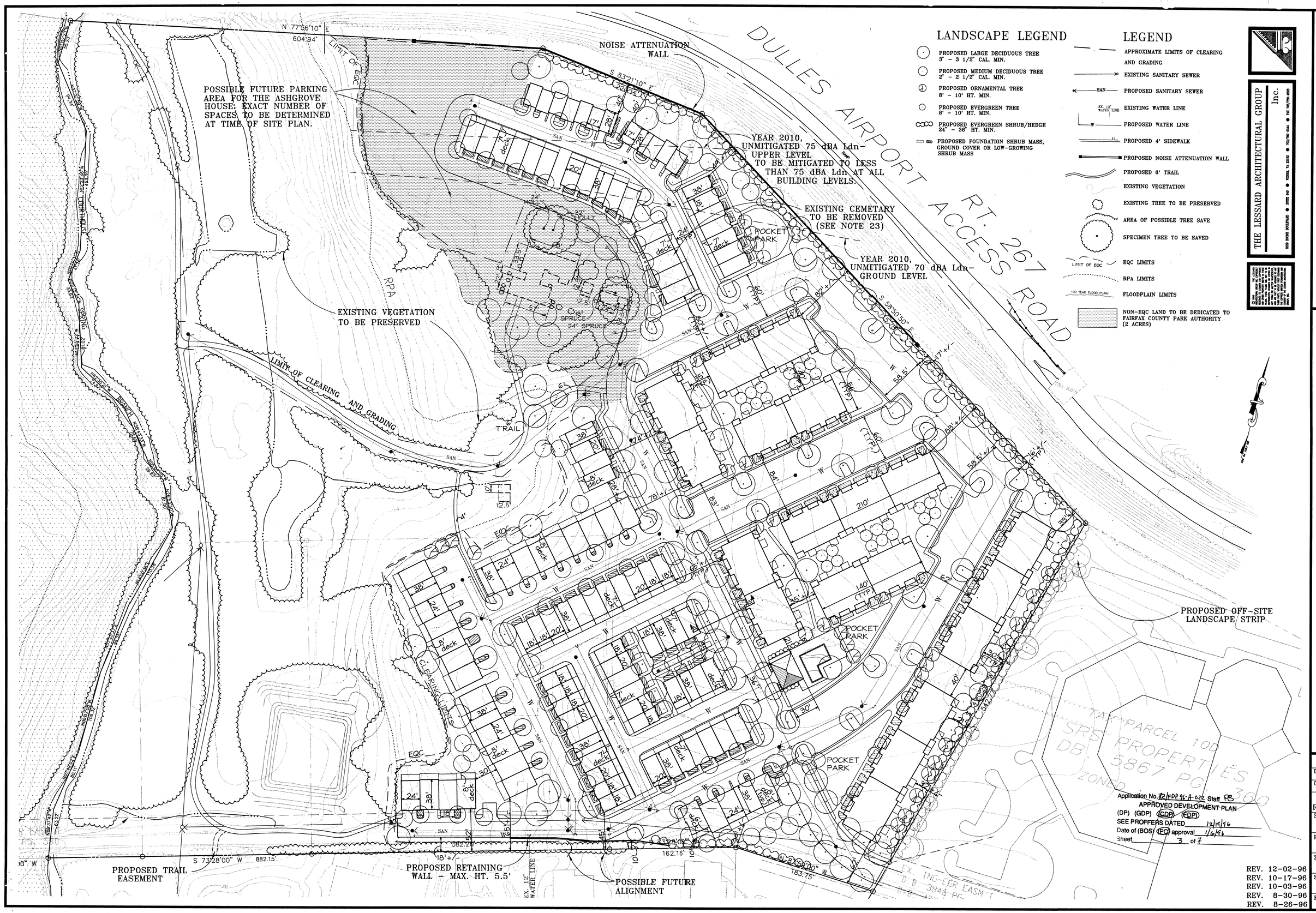
M-9434


DULLES AIRPORT ACCESS ROAD
RT. 267
LEESBURG PIKE - RTE 7
MONTROSE WAY DRIVE
(30' OUTLET ROAD)
NOT PART OF THIS APPLICATION
POSSIBLE FUTURE PARKING AREA FOR THE ASHGROVE HOUSE. EXACT NUMBER OF SPACES TO BE DETERMINED AT TIME OF SITE PLAN.
NOISE ATTENUATION WALL
YEAR 2010 UNMITIGATED 75 dBA Ldn UPPER LEVEL TO BE MITIGATED TO LESS THAN 75 dBA Ldn AT ALL BUILDING LEVELS.
EXISTING CEMETARY TO BE REMOVED (SEE NOTE 23)
YEAR 2010 UNMITIGATED 70 dBA Ldn GROUND LEVEL
EXISTING VEGETATION TO BE PRESERVED
LIMITS OF CLEARING AND GRADING
RPA
EQC
PROPOSED OFF-SITE LANDSCAPE STRIP
PROPOSED TRAIL EASEMENT
PROPOSED RETAINING WALL - MAX. HT. 5.5'
POSSIBLE FUTURE ALIGNMENT
ASHGROVE LA
PARCEL 100 SRC PROPERTIES DB. 5867 PG. 360 ZONED : I-5
PARCEL 9A
PARCEL 10
PARCEL 11
WESTWOOD THE CORPORATE CENTER AT TYSONS CORNER DB. 5616 PG. 732 ZONED : I-4
WESTWOOD THE CORPORATE CENTER AT TYSONS CORNER DB. 5711 PG. 1368 ZONED : I-4
LOT 9
N 83°09'30" E 478.26'
N 77°06'10" E 504.34'
S 83°09'30" W 465.677'
N 73°28'00" E 230.00'
S 73°28'00" W 882.15'
S 73°28'00" W 465.677'
N 16°32'00" W 300.98'
S 16°32'00" E 300.98'
N 16°32'00" W 36.00'
S 16°32'00" E 36.00'
N 16°32'00" W 22.00'
S 16°32'00" E 22.00



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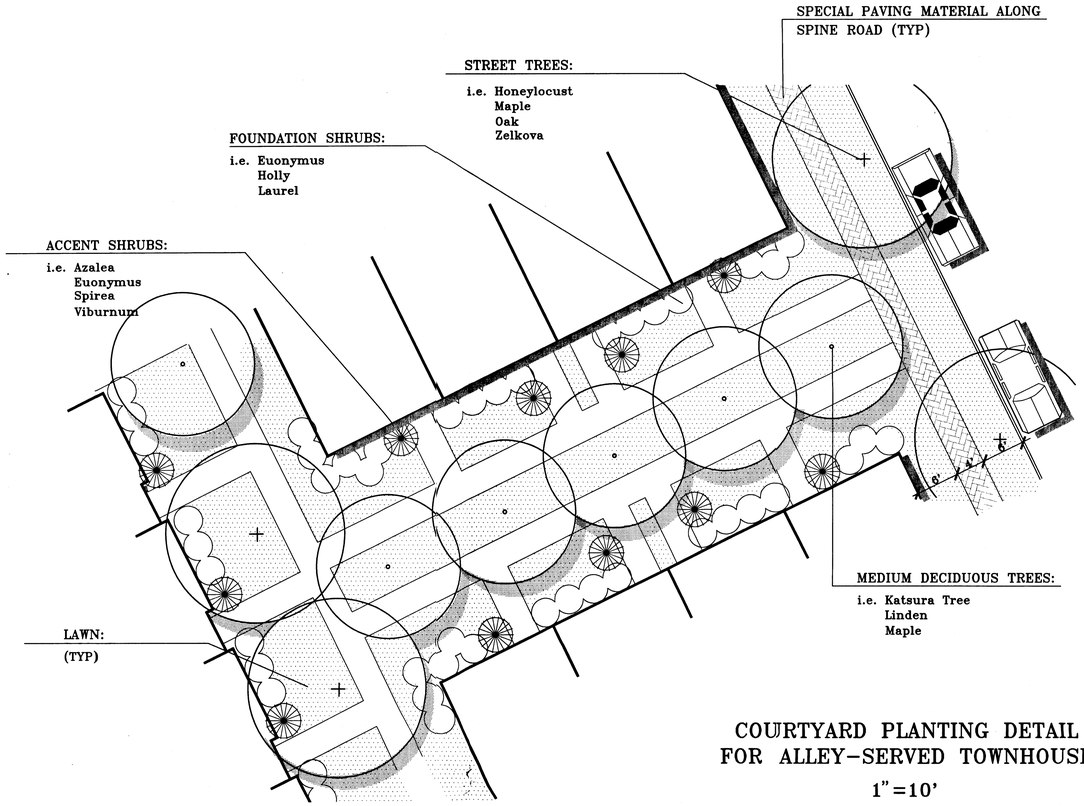
RZ-96-H-022

CONCEPTUAL / FINAL DEVELOPMENT PLAN

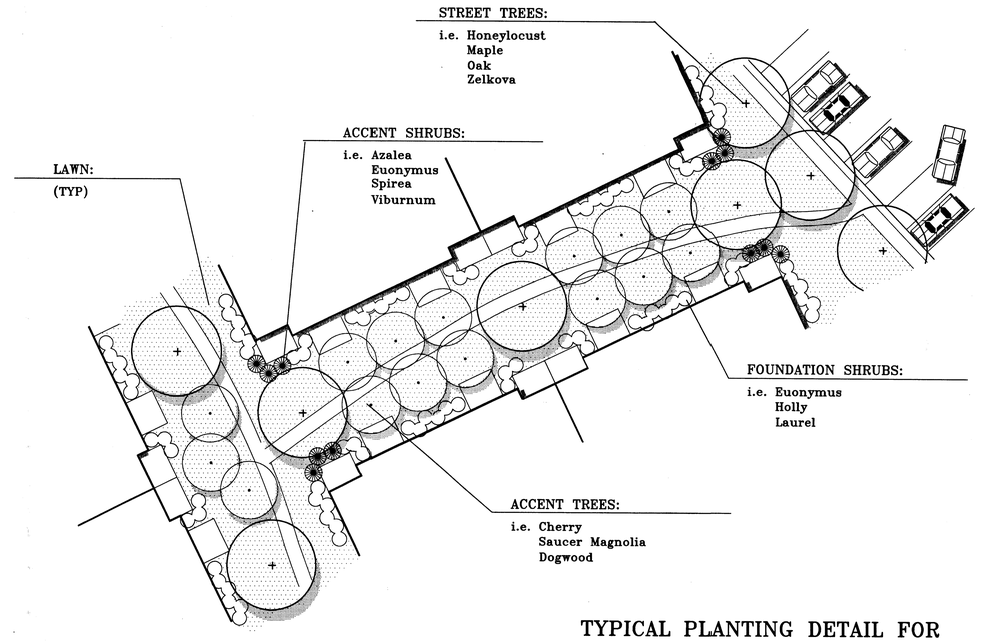
TYSON'S VILLAGE

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

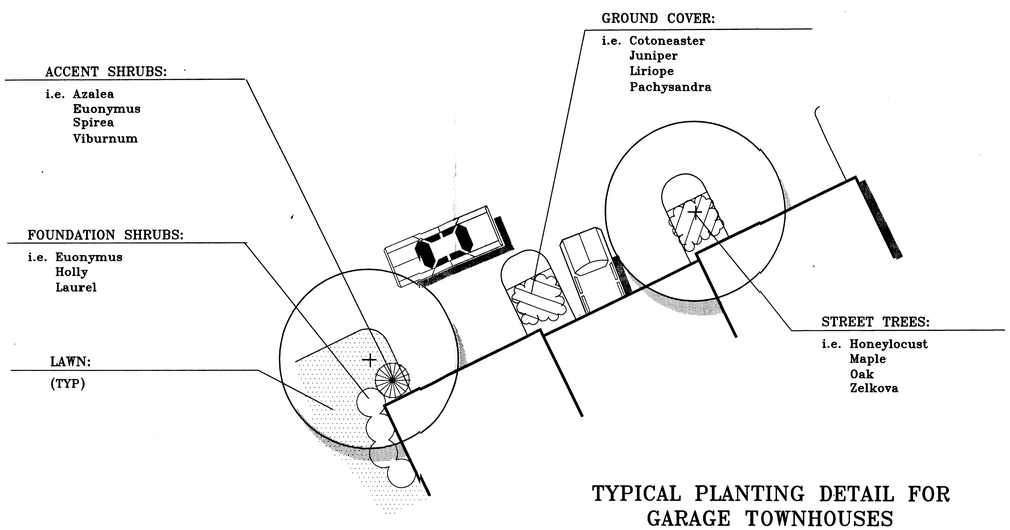
Drawn By	LHT
Designed By	LESSARD
Checked By	LAM
Date	5-15-96
REV.	7-15-96
Scale	1"=50'
Plan Number	
Zoned	
Sheet	3 of 7
File Number	M-9434



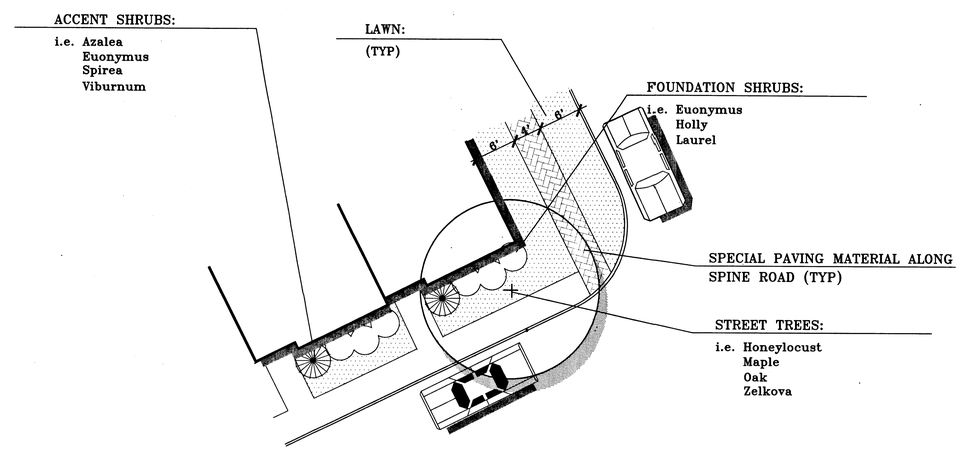
COURTYARD PLANTING DETAIL
FOR ALLEY-SERVED TOWNHOUSES
1"=10'



TYPICAL PLANTING DETAIL FOR
MULTI-FAMILY COURTYARD
1"=20'



TYPICAL PLANTING DETAIL FOR
GARAGE TOWNHOUSES
1"=10'



TYPICAL PLANTING DETAIL FOR
ALLEY-SERVED TOWNHOUSES
1"=10'

Application No. RZ/FDP 96-H-022 Staff PB
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(DP) (GDP) (CDP) (FDP)
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Date of (BOS) (PC) approval 1/6/97
Sheet 4 of 7

REV.12-02-96
REV.10-17-96

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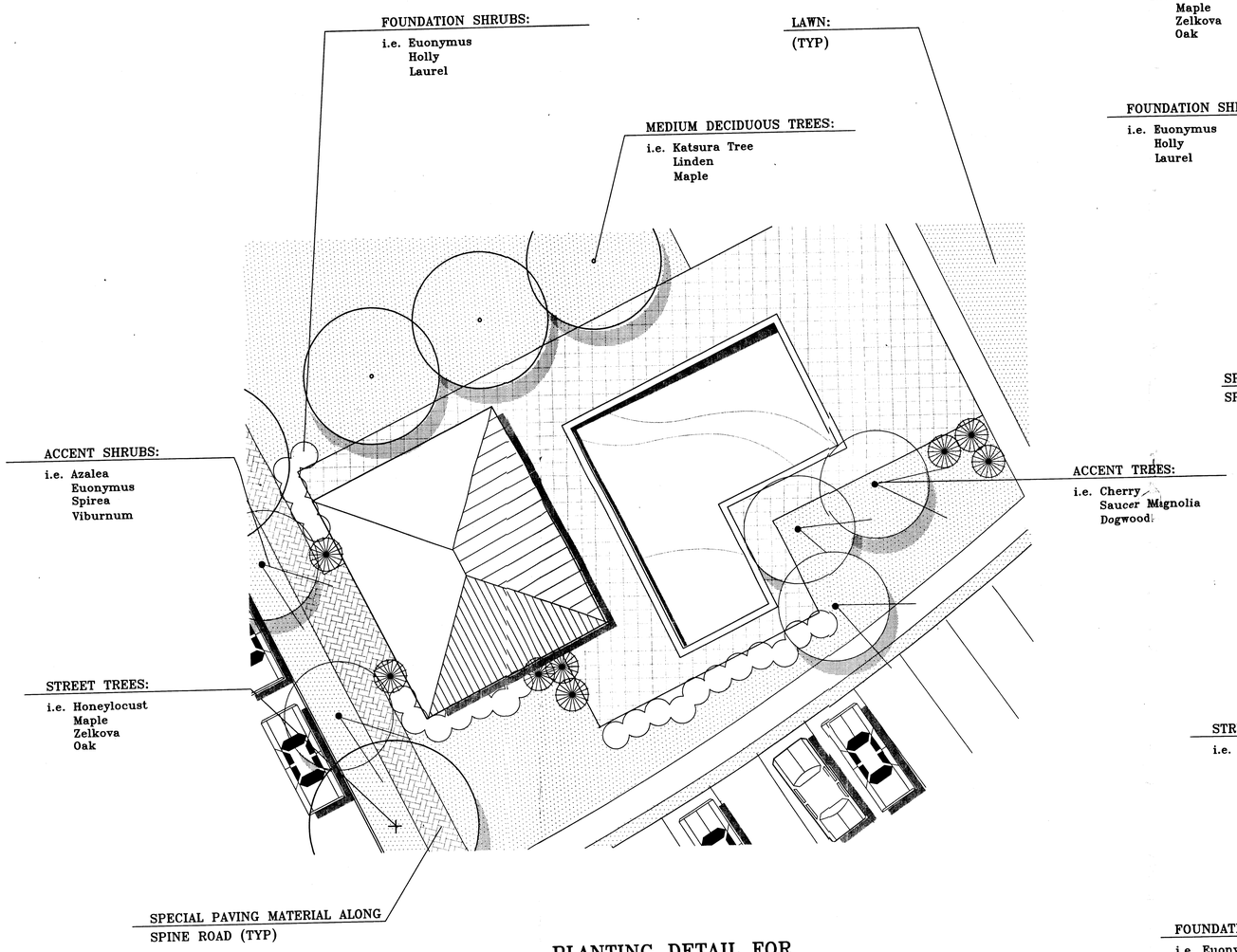
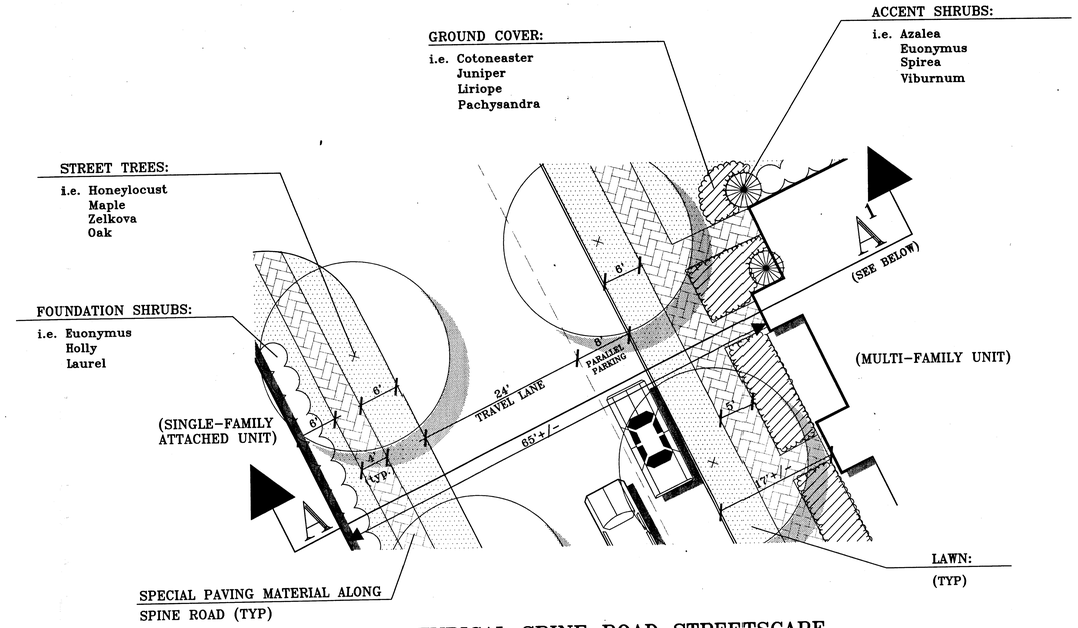
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL PLANTING DETAILS
TYSON'S VILLAGE
HUNTER MILL DISTRICT

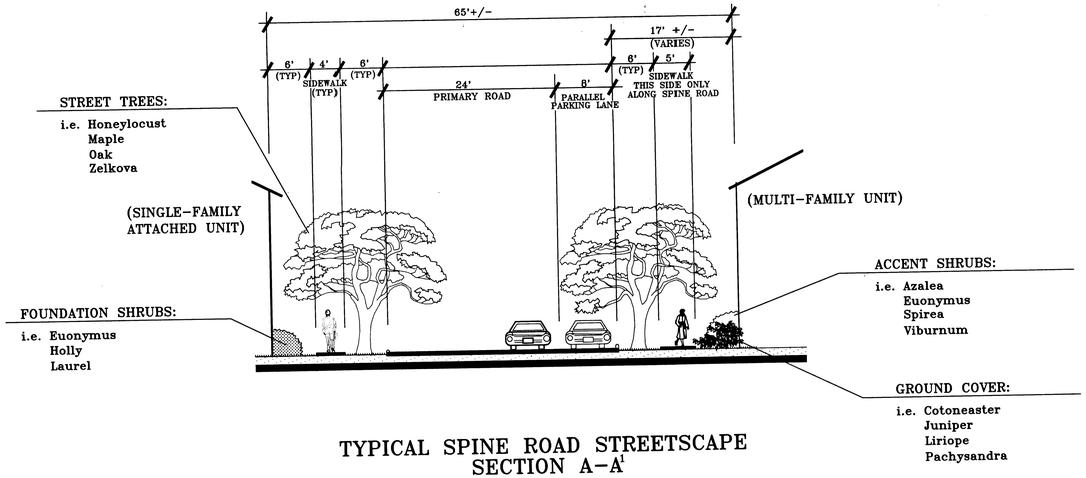
Drawn By	LHT
Designed By	LHT
Checked By	LAM
Date	8-30-96 REV.10-03-96
Scale	AS SHOWN
Plan Number	
Zoned	
Sheet	4 of 7
File Number	M-9434



PLANTING DETAIL FOR
POOL AREA
1"=10'



TYPICAL SPINE ROAD STREETSCAPE
PLAN
1"=10'



TYPICAL SPINE ROAD STREETSCAPE
SECTION A-A'
1"=10'

Application No. RZ/FDP 96-H-022 Staff PB
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(DP) (GDP) (CDP) (FDP)
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Sheet 5 of 7

REV.12-02-96
REV.10-17-96

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CONCEPTUAL PLANTING DETAILS & SECTION
TYSON'S VILLAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
RZ-96-H-022

Drawn By	LHT
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Date	8-30-96
	REV.10-03-96
Scale	AS SHOWN
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Sheet	5 of 7
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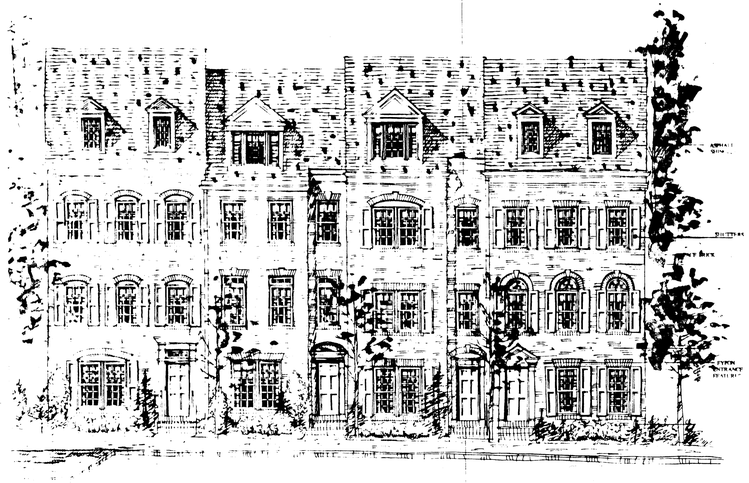
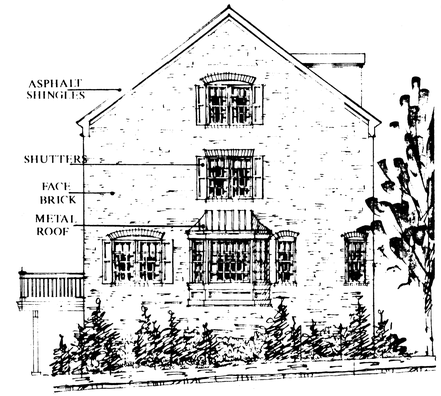


TOWNHOMES

TYPICAL FRONT ELEVATION
GRADE ENTRANCE CONDITION



SIDE ELEVATION OF TOWNHOMES ON SPINE ROAD
AND OPPOSITE *ASHGROVE HOUSE*

Eakin/Youngentob

TOWNHOMES

TYPICAL FRONT ELEVATION
ENGLISH BASEMENT CONDITION

MULTI-FAMILY UNIT

PULTE Master Builder

Application No. RZ/FDP 96-H-022 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/9/96
Date of (BOS) (PC) approval 1/6/97
Sheet 6 of 7

Revision Date
REV. 12-02-96
REV. 10-17-96
REV. 10-03-96

Drawn By AS SHOWN
Designed By AS SHOWN
Checked By N/A
Engineer
Date 8-30-96
Scale NONE
Plan Number
Zoned
Sheet 6 of 7
File Number M-9434

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☎ 703-849-0100

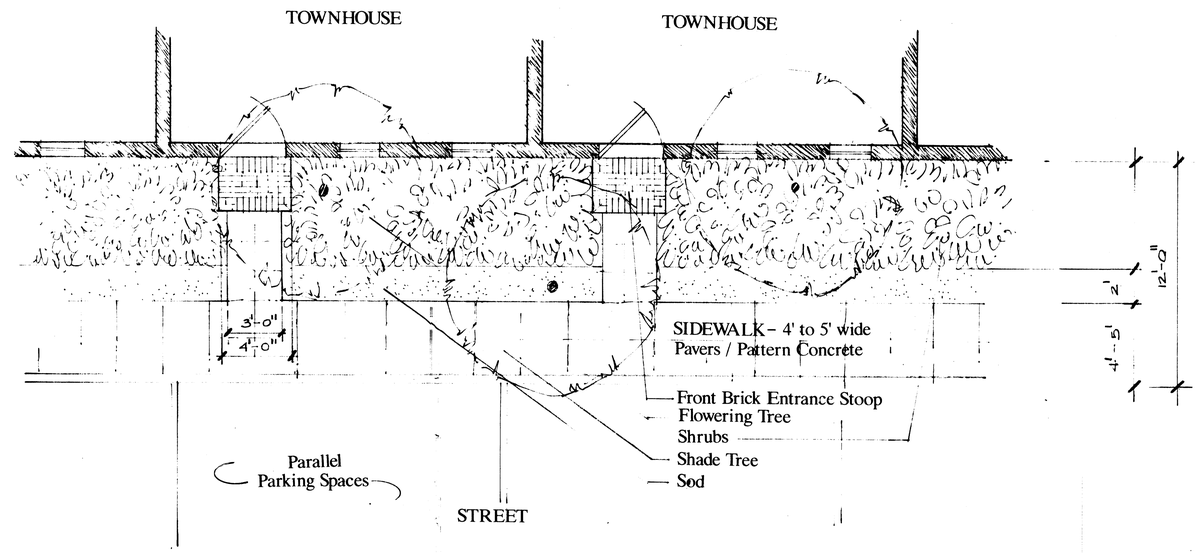
RZ-96-H-022

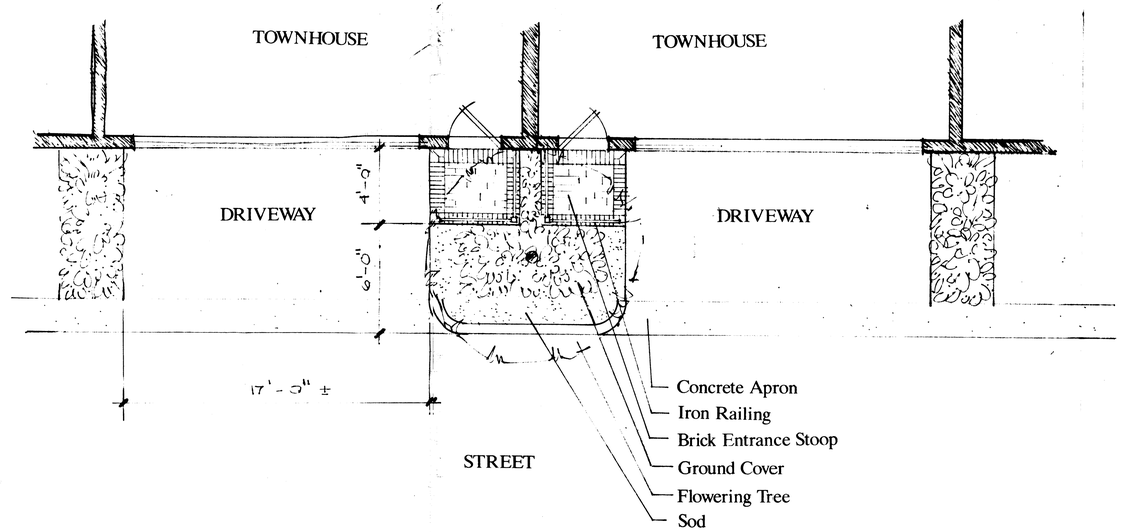
FAIRFAX COUNTY, VIRGINIA

TYPICAL ARCHITECTURAL ELEVATIONS

TYSON'S VILLAGE

HUNTER MILL DISTRICT





Typical Front Yard Plans

Application No. RZ/FDP 96-H-022 Staff PB
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(DP) (GDP) (CDP) (FDP)
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Date of (BOS) (PC) approval 1/6/97
Sheet 7 of 7

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RZ-96-H-022

CONCEPTUAL / FINAL DEVELOPMENT PLAN
TYSON'S VILLAGE
HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

THE LESSARD ARCHITECTURAL GROUP INC.
8229 Boone Boulevard • Suite 440 • Vienna, VA 22182 • 703/760-9144 • FAX 703/760-9124

Eakin/Youngentob ASSOCIATES, INC.

Revision Date	
REV. 12-02-96	Drawn By AS SHOWN
REV. 10-17-96	Designed By AS SHOWN
	Checked By
	Engineer
	Date 10-03-96
	Scale 1/4" = 1'0"
	Plan Number
	Zoned
	Sheet 7 of 7
	File Number M-9434

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