



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

August 12, 1999

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

Keith C. Martin, Esquire
Walsh, Colucci, Stackhouse
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard
Arlington, Virginia 22201-3359

RE: Rezoning Application
Number RZ 1998-SU-050
(AMENDED – LETTER ONLY)

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 12, 1999, granting Rezoning Application Number RZ 1998-SU-050 in the name of Rockland Village, LC, to rezone certain property in the Sully District from the R-1 District; Highway Corridor Overlay and Water Supply Protection Overlay Districts to the PDH-20 District; Highway Corridor Overlay and Water Supply Protection Overlay Districts, subject to the proffers dated May 25, 1999, on subject parcels 34-4 ((6)) 1-5, 25-29, 31-45, 50-59, 63-67; 44-2 ((2)) 8-20, 22, 23; 44-2 ((1)) 1, consisting of approximately 32.31 acres. Approval enables the vacation and/or abandonment of a portion of the public right-of-way for Westmore Street and Dallas Street to proceed under Section 15.2-2272(2) of the Code of Virginia.

The Board also approved the Conceptual Development Plan and Conceptual Development Plan conditions dated July 12, 1999; the Planning Commission having previously approved Final Development Plan FDP 1998-SU-050 on June 2, 1999, subject to Final Development Conditions dated June 1, 1999, and subject to the Board's approval of RZ 1998-SU-050.

In addition, the Board:

- **Modified the transitional screening requirement along a portion of the north side of Dallas Street and southeast of multi-family building number six to that shown on the Conceptual Development Plan/Final Development plan.**

RZ 1998-SU-050
August 12, 1999

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- **Waived the barrier requirement along all multi-family structure boundaries that abut single family detached residential in the R-1 District.**
- **Waived the 600 foot maximum length of private streets.**

Sincerely,



Patti M. Hicks
Deputy Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor-Sully District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Fred R. Beales, Supervisor Base Property, Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES
Barbara J. Lippa, Exceutive Director, Planning Commission

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

AUG 17 1999

ZONING EVALUATION DIVISION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 12th day of July, 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 1998-SU-050

WHEREAS, Rockland Village, LC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District; Highway Corridor Overlay and Water Supply Protection Overlay Districts to the PDH-20 District; Highway Corridor Overlay and Water Supply Protection Overlay Districts: and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-20 District; Highway Corridor Overlay and Water Supply Protection Overlay Districts: and said property is subject to the use regulations of said PDH-20 District; Highway Corridor Overlay and Water Supply Protection Overlay Districts: and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 12th day of July, 1999.



Nancy Vehrs

Clerk to the Board of Supervisors



PROFFERS

ROCKLAND VILLAGE, L.C.

RZ 1998-SU-050

May 25, 1999

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950 as amended, Rockland Village, L.C., their successors and assigns, and owners for themselves, their successors and assigns (hereinafter referred to as the "Applicant"), in RZ 1998-SU-050, filed for property identified on Fairfax County Tax Map as 34-4 ((6)) Parcels 1-5, 25-29, 31-45, 50-59, 63-67; Tax Map 44-2 ((1)) Parcel 1; Tax Map 44-2 ((2)) Parcels 8-20, 22, 23 (hereinafter referred to as the "Application Property"), agrees to the following proffers, provided that Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves a rezoning of the Application Property from the R-1 Zoning District to the PDH-20 Zoning District, and a Conceptual/Final Development Plan (CDP/FDP) for 99 single family attached units; 360 multi-family units, and 45 single family detached units is implemented.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP)

- a. Subject to the provisions of Section 16-403 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDP/FDP, prepared by Bowman Consulting Group, dated February 2, 1999 and revised through May 25, 1999. The CDP shall constitute the entire plan relative to the points of access, the total number and type of units, the general location of residential lots, common open space areas, peripheral yards, and landscaping.
- b. Final Development Plan Amendment. The Applicant shall have the option to request Final Development Plan Amendments (FDPA) from the Planning Commission for portions of the Plan in accordance with the provisions set forth in Sections 16-402 and 16-403 of the Zoning Ordinance. Pursuant to paragraph 4 of Section 16-403 of the Ordinance, the Applicant shall have the flexibility to modify the layout shown on the CDP/FDP without requiring approval of an amended FDP, provided such modifications are in substantial conformance with the CDP/FDP as determined by the Zoning Administrator, agents or assigns, and neither increase the total gross floor area nor decrease the amount of open space, screening and distance to the periphery.

2. TRANSPORTATION

- a. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the maintenance responsibility of the private streets and open space and shall acknowledge receipt of this information in writing. The Applicant shall record a covenant setting the maintenance responsibility of the private streets and open space by the homeowners' association among the land records of Fairfax County. Each Deed of Conveyance shall expressly contain these disclosures.

- b. All of the private streets shall be constructed by the Applicant to pavement's thickness standards of public streets as set forth in the Public Facilities Manual, subject to DPWES approval.
- c. At the time of site plan approval or upon demand from VDOT or DPWES, whichever occurs first, the Applicant shall dedicate in fee simple to the Board right-of-way along the property's Walney Road frontage, as shown on the CDP/FDP. Prior to the issuance of the first RUP, the Applicant shall construct road improvements along the application property's Walney Road frontage as generally shown on the CDP/FDP.
- d. The Applicant shall install stop signs (three way) at the intersection of Elmwood Street and Dallas Street, subject to VDOT approval.
- e. The Applicant has applied for abandonment/vacation of those portions of Westmore and Dallas Streets as shown on the CDP/FDP. If abandoned, the applicant shall scarify existing pavement and improve the area as shown on the CDP/FDP. If the Board denies abandonment, the Applicant shall apply for and receive approval of a Proffered Condition Amendment/Final Development Plan amendment prior to construction of the multifamily sections as shown on the CDP/FDP.
- f. The Applicant will construct curb, gutter and sidewalk within the existing 50 foot right-of-way along both sides of Dallas Street as generally shown on the CDP/FDP. Similar frontage improvements to those sections of Dallas Street frontage properties not subject to RZ 1998-SU-050 (Lots 6, 7, 21, 24) will be made by the Applicant, subject to the provisions of necessary off-site easements, at no cost to the Applicant. The applicant shall use reasonable efforts to obtain necessary easements.
- g. The Applicant will construct curb, gutter, and sidewalk within the existing 50 foot right-of-way along both sides of Elmwood Street between Dallas and Westmore Streets. Similar Elmwood Street frontage improvements to Lot 21 (not subject to RZ 1998-SU-050) will be made by the Applicant, subject to the provisions of necessary off-site easements, at no cost to the Applicant. The Applicant shall use reasonable efforts to obtain necessary easements.
- h. Prior to the bond release on the final section of development of the Property, the Applicant shall escrow funds not to exceed \$100,000 for signalization at the intersection of Westmore Street (to be vacated) and Walney Road or at the intersection of Dallas Street and Walney Road as determined by VDOT. If the escrow funds are not used for a traffic signal within 24 months of its deposit with the County or if the Applicant submits a signal warrant analysis as approved by VDOT that determines that a signal is not warranted, then the escrow funds will be returned to the Applicant.

- i. Prior to issuance of the first RUP, the Applicant shall make modifications to the existing concrete island along Walney Road opposite Westmore Street (to be vacated) as approved by the Office of Transportation and DPWES.
- j. The Applicant shall construct a five-foot wide sidewalk connection on both sides of Westmore Street (to be vacated) from the sidewalk running along Walney Road to connect to the internal sidewalk system on the application property.
- k. The Applicant will construct curb, gutter and sidewalk within the existing right-of-way of the Vernon Street frontage of the application property (south side of the street only).

3. RECREATION

- a. The Applicant shall construct the following recreational improvements:

Within the Multi-Family Area

- A clubhouse and swimming pool near the main entrance of the development.
- A multi-use court adjacent to Vernon Street.
- A tot lot north of Westmore Street (to be abandoned/vacated).
- A play ground south of Westmore Street (to be abandoned/vacated).

Within the Single-Family Area

- A tot lot and multi-use court located in the open space to the east of Elmwood Street between Dallas and Westmore Streets (those portions to be abandoned/vacated).

- b. The value of the above contributions and improvements shall be documented as to satisfaction of paragraph 2 of Section 6-110 of the Zoning Ordinance, as determined by the Director, DPWES.
- c. Any monetary amount representing the difference between nine hundred fifty-five dollars (\$955.00) per unit and the value of the above referenced on-site recreational facilities shall be contributed to the Fairfax County Park Authority for recreational improvements in a nearby park.
- d. The clubhouse will be made available to all homeowners associations formed within the application property once a month (12 times maximum) for organizational meetings if requested.

4. ENVIRONMENTAL

- a. Prior to site plan approval, the Applicant shall submit an environmental assessment of existing structures to be removed and their estimated asbestos content to DPWES for review and approval. The Applicant shall utilize measures and techniques as recommended by study and DPWES, before, during and after demolition activities.
- b. All prospective purchasers of single family units and prospective tenants of multi-family units shall be notified in writing by the Applicant of the potential for noise emanating from aircraft using Dulles International Airport.
- c. In order to achieve the maximum interior noise level of 45 dBA Ldn, the Applicant proffers that all residential units impacted by highway noise having levels between 65 and 70 dBA Ldn (up to 275 feet from the center line of Walney Road) shall have the following acoustical attributes:
 - i. Exterior walls shall have a laboratory sound transmission class (STC) of at least 28. If windows constitute more than twenty percent (20%) of any facade, they shall have the same laboratory STC rating as walls.
 - ii. Doors and windows will have a laboratory sound transmission class (STC) of at least 28. If windows constitute more than twenty percent (20%) of any facade, they shall have the same laboratory STC rating as walls.
 - iii. Adequate measures to seal and caulk between surfaces will be provided.
- d. In order to achieve a maximum exterior noise level of 65 dBA Ldn, noise attenuation measures such as acoustical (architecturally solid, no gaps) fences, walls, earthen berms, or combinations thereof, shall be provided for open space areas unshielded by topography or built structures as determined by DPWES.
- e. As an alternative to the above, the Applicant may elect to have a refined acoustical analysis performed subject to approval by DPWES, to verify or amend the noise levels and impact areas set forth above and/or to determine which units may have sufficient shielding to permit a reduction in the mitigation measures prescribed above or which may include alternative measures to mitigate noise impact on the site.
- f. Subject to the approval of DPWES, stormwater management for the western portion of the Application Property shall be accommodated in the adjacent regional facility. Prior to site plan approval, the Applicant shall provide documentation of the available capacity of that stormwater management facility. If it is determined that there is not sufficient capacity within the regional pond, on-site stormwater management will be provided which may require approval of a PCA and/or FDPA.

5. LANDSCAPING AND OPEN SPACE

- a. Street trees, peripheral and interior landscaping, and signage shall be provided by the Applicant generally as shown on the CDP/FDP. The exact location of the proposed planting may be modified as necessary for the installation of utilities. Landscaping and other improvements proposed for lots that are not currently within the Application Property or right of way will be subject to homeowner approval.
- b. Landscaping between the multi-family units and single family units will be provided as generally shown on the CDP/FDP landscape plan.
- c. Lots 6, 7, 21 and 24 (not included within the Application Property) will be screened from new single family development with fencing and landscaping as shown in Alternative 1 or 2 of the CDP/FDP, Sheet 11. The landscape materials to be incorporated into the buffer will be as indicated on the CDP/FDP landscape plan, but may be revised by the mutual consent of the Applicant and affected owner, such revisions to be submitted in writing to DPWES.
- d. Multi-family Buildings #1 and #3 will be positioned so as to provide a minimum of 50 feet between each building and the boundary line of Lot 30 (which is not included within the application property). Landscaping will be provided generally as shown on the CDP/FDP landscape plan.
- e. Street trees, and street lighting will be provided within the existing 50 foot right-of-way along Dallas and Elmwood Streets generally as shown on the CDP/FDP landscape plan. Similar frontage improvements to those sections of Dallas Street and Elmwood Street frontage properties not subject to RZ 1998-SU-050 (Lots 6, 7, 21, 24) will be made by the Applicant, subject to the provisions of necessary off-site easements, at no cost to the Applicant. The applicant shall use reasonable efforts to obtain necessary easements.
- f. A solid, wood fence will be constructed along the southern property line between the rear yards of single family detached units and industrially zoned property if none currently exists. Additional, intermittent landscaping will be provided as generally shown on the landscape plan.
- g. The lot line between multi-family Building #9 and Lot 49 will be buffered with the retention of existing mature trees where possible and supplemental evergreen vegetation. A six-foot high solid wooden fence will be constructed generally along the property line with modifications allowed where existing mature trees straddle the line.

6. BLASTING

If blasting is required, and before any blasting occurs on the Application Property, the Applicant or its successors will insure that blasting is done per Fairfax County Fire Marshal

requirements and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats shall be implemented. In addition, the Applicant or its successors shall:

- a. Retain a professional consultant to perform a preblast survey of each house or residential building, to the extent that any of these structures are located within one hundred fifty (150) feet of the blast site.
- b. Require his consultant to request access to house, buildings, or swimming pools that are located within said 150 foot range if permitted by owner, to determine the pre-blast conditions of these structures. The Applicant's consultants will be required to give adequate notice of the scheduling of the pre-blast survey.
- c. Require his consultant to place seismographic instruments prior to blasting to monitor the shock waves. The Applicant shall provide seismographic monitoring records to County agencies upon their request.
- d. Upon receipt of a claim of actual damage resulting from said blasting, the Applicant shall cause his consultant to respond expeditiously by meeting at the site of the alleged damage to confer with the property owner. The Applicant will require subcontractors to maintain necessary liability insurance to cover the costs of repairing any damages to structures which are directly attributable to the blasting activity.

7. ARCHITECTURE

All single-family detached, multi-family and single-family attached buildings shall be constructed with similar materials and be architecturally compatible, as generally shown on the illustrative drawings accompanying the CDP/FDP submission. Illustrative architectural renderings are provided to indicate the design intent of the proposed single family and multi-family units. Front elevations of units shall be generally consistent in terms of character and quality with illustration. Materials on the exterior of the units will consist of masonry (e.g. brick, stone, or EFIS), and/or siding. The specific features, such as, the exact location of windows, doors, shutters, number of stories, roof line, and other architectural details are subject to modification with final engineering and architectural design.

8. OTHER

- a. Should redevelopment of Lots 21 and 24 (not currently part of the Application Property) occur as residential use, the Applicant will allow interparcel access to the existing private street provided that measures are taken to insure that the owners of Lots 21 and 24 or their successors contribute to the maintenance of the private street on an equitable pro rata basis, as agreed by the Applicant or homeowners association and the owners of lots 21 and 24.
- b. The lot lines between the fire station and multi-family buildings #13 and #14 adjacent to it will be buffered, either with evergreens, fencing, or both, to be determined by the

applicant at the time of site plan approval after discussions with onsite fire station personnel.

- c. The applicant will investigate whether tree save areas can be identified and so preserved, subject to grading, utility easements, drainage considerations, building location and other proffer commitments.
- d. The Applicant will make every reasonable attempt to minimize the impact of the redevelopment of Rockland Village on the remaining homeowners by implementing the following construction management policies during construction:

Construction Activities

Access: All access to the redevelopment area will use the existing streets (Dallas, Westmore, Elmwood) in Rockland Village or a County approved construction road.

Parking: All worker and equipment parking will be within the redevelopment area. All contractors and subcontractors will be notified that no on street parking is permitted.

Clean-up: The development of Rockland Village will incorporate a wash rack and/or regular street washing by the contractor to maintain clean streets within the community. The contractor and subcontractors will also be required to survey the development site on a regular basis and to collect debris and trash in order to keep it from being blown onto the remaining residential properties.

Hours of Operation: Contractors at Rockland Village will begin work no earlier than 7:00 a.m., Monday through Saturday and no earlier than 9:00 a.m. on Sunday and Federal holidays (should any work occur on that day).

Dust Control: Reasonable dust control practices, such as wetting of graded areas, will be implemented during times of drought conditions.

Blasting: See Proffer #6.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

Proffers
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Sherry A. Poling
Sherry A. Poling, Owner 44-2((2)) Parcel 12

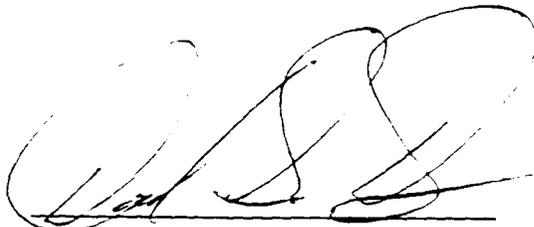


Ganess Maharaj, Owner 44-2 ((2)) Parcel 19

RZ 1998-SU-050

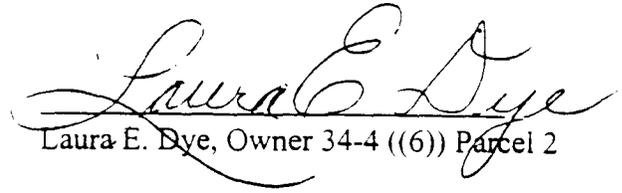
SIGNATURE PAGES MISNUMBERED

(Planner Greg Russ -(DPZ) stated he was aware of the misnumbered pages)

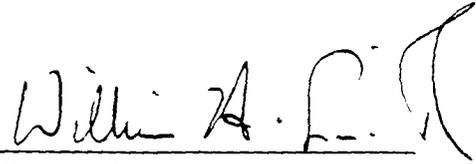
A handwritten signature in black ink, appearing to read "David S. Dye", written over a horizontal line.

David S. Dye, Owner 34-4 ((6)) Parcel 2

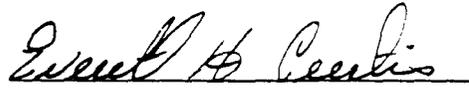
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Laura E. Dye, Owner 34-4 ((6)) Parcel 2

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A handwritten signature in cursive script, appearing to read "William H. Smith". The signature is written in black ink and is positioned above a horizontal line.

William H. Smith, Owner 34-4 ((6)) Parcel 2

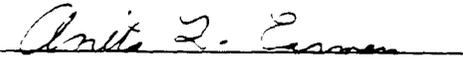
A handwritten signature in cursive script, reading "Everett H. Curtis", written in black ink on a white background.

Everett H. Curtis, Trustee for The Michael W. Curtis
and Deborah Sellars Trust, Owner 34-4 ((6)) Parcel 28

A handwritten signature in black ink, appearing to read "Kenneth F. Earman". The signature is written in a cursive style with a horizontal line underneath the name.

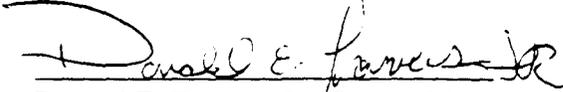
Kenneth F. Earman, Owner 34-4 ((6)) Parcel 2

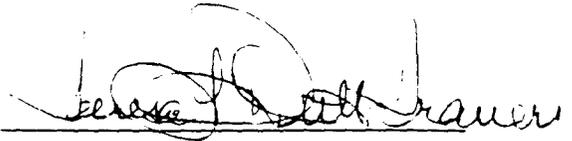
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Anita L. Earman, Owner 34-4 ((6)) Parcel 2

Ida Estelle Dodd

Ida Estelle Dodd, Owner 34-4 ((6)) Parcel 3


Donald E. Travers, Jr., Owner 34-4 ((6)) Parcel 4

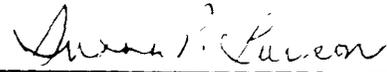
A handwritten signature in black ink, appearing to read "Teresa L. Duthie-Travers", written over a horizontal line.

Teresa L. Duthie-Travers, Owner 34-4 ((6)) Parcel 4

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Brian P. Larson

Brian P. Larson, Owner 34-4 ((6)) Parcel 5



Susan P. Larson
Susan P. Larson, Owner 34-4 ((6)) Parcel 5

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Andrea C. Sallberg, Owner 44-2 ((2)) Parcel 8

TRIPLE CROSS, L.C.
Owner 34-4 ((6)) Parcels 25, 36, 51, 54

By: TRIPLE CROSS L.C.

Name: [Signature]

Its: MANAGER

A handwritten signature in cursive script, appearing to read "L. Sulser", written over a horizontal line.

Linda L. Sulser, Owner 34-4 ((6)) Parcel 29

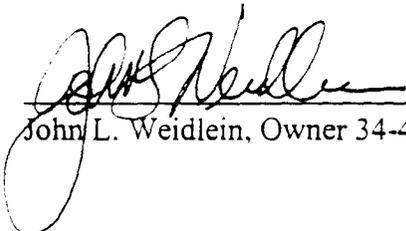
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Edmund Zacharkevics. Owner 34-4 ((6)) Parcel 26



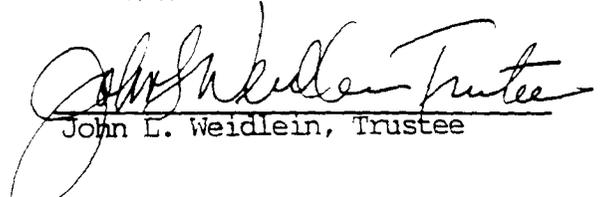
Helen M. Yates, Owner 34-4 ((6)) Parcel 52
By: William L. Griffith, Attorney-In-Fact

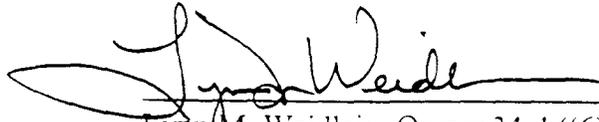


John L. Weidlein, Owner 34-4 ((6)) Parcel 27

GRAND ISSUE TRUST
Owner 34-4 ((6)) Parcels 55, 56, 59, 63-66, inclusive

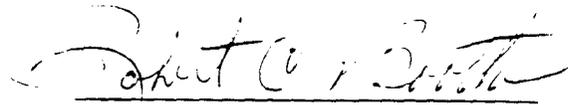
By:


John L. Weidlein, Trustee

A handwritten signature in black ink, appearing to read "Lynn M. Weidle". The signature is written in a cursive style with a large, sweeping initial "L" and a long horizontal stroke at the end.

Lynn M. Weidlein, Owner 34-4 ((6)) Parcel 27

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A handwritten signature in cursive script, appearing to read "Robert C. Boothe". The signature is written in black ink and is positioned above a horizontal line.

Robert C. Boothe, Owner 34-4 ((6)) Parcel 42

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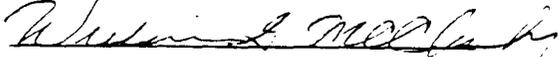


Ellis D. Sulser, Owner 34-4 ((6)) Parcel 29

A handwritten signature in black ink, appearing to read "D. Porter Hutchison". The signature is written in a cursive style with a large, sweeping initial "D".

D. Porter Hutchison, Owner 34-4 ((6)) Parcels 35 and 5
44-2 ((2)) Parcel 9

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William G. McClosky, Owner 34-4 ((6)) Parcel 31

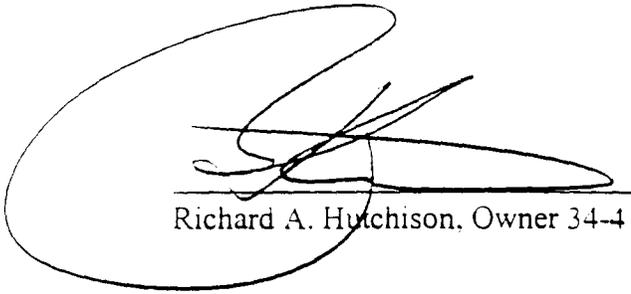

Linda L. McClosky, Owner 34-4 ((6)) Parcel 31

Semone D. Pender
By William G. Pender
Semone D. Pender, Owner 34-4 ((6)) Parcels 32 and 33
By: **William G. Pender, Attorney-In-Fact**
Attorney in Fact

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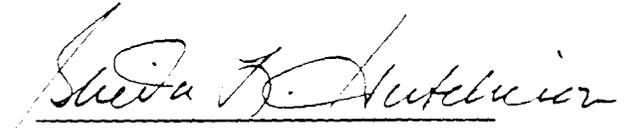


Jack Riner, Owner 44-2 ((2)) Parcel 20

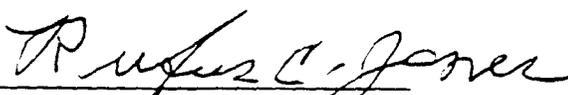
A large, handwritten signature in black ink, enclosed within a large, hand-drawn oval. The signature is stylized and appears to be 'R. Hutchison'.

Richard A. Hutchison, Owner 34-4 ((6)) Parcel 34

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A handwritten signature in cursive script, reading "Sheila L. Hutchison". The signature is written in black ink and is positioned above a horizontal line.

Sheila L. Hutchison, Owner 34-4 ((6)) Parcel 34



Rufus C. Jones, Owner 34-4(6) Parcels 37 and 38

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Eloise S. Jones
Eloise S. Jones, Owner 34-4 ((6)) Parcels 37 and 38

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Arthur T. Knott. Owner 34-4 ((6)) Parcel 41

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Carol J. Knott

Carol J. Knott. Owner 34-4 ((6)) Parcel 41

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Willie C. Boothe

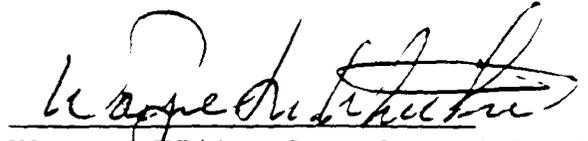
Willie C. Boothe, Owner 34-4 ((6)) Parcel 42

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GRAND ISSUE TRUST

Owner 34-4 ((6)) Parcels 55, 56, 59, 63-66, inclusive

By: Patricia M. Bradford Trust
Patricia M. Bradford, Trustee

A handwritten signature in black ink, appearing to read "Wayne M. Whitlow". The signature is written in a cursive style with a large initial 'W' and a long horizontal stroke at the end.

Wayne M. Whitlow, Owner 34-4 ((6)) Parcels 43
44-2 ((2)) Parcels 13-18, inclusive; 44-2 ((1)) Parcel 1

Proffers
RZ/FDP 1998-SU-050
Page 69

A handwritten signature in black ink, appearing to read "Charles E. Curtis". The signature is written in a cursive style with a horizontal line underneath it.

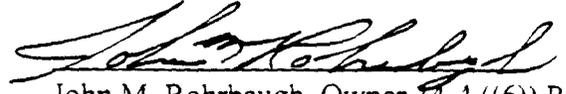
Charles E. Curtis, Owner 34-4 ((6)) Parcel 28

GRAND ISSUE TRUST
Owner 34-4 ((6)) Parcels 55, 56, 59, 63-66, inclusive

By: 
William R. Bernard, Trustee



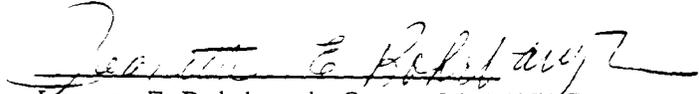
Proffers
RZ/FDP 1998-SU-050
Page 51



John M. Rohrbaugh, Owner 34-4 ((6)) Parcel 58

Proffers
RZ/FDP 1998-SU-050
Page 68


Barbara R. Cross, Trustee for James Byrne Cross Marital T
Owner 34-4 ((6)) Parcel 53


Jeanette E. Rohrbaugh, Owner 34-4 ((6)) Parcel 58

Proffers
RZ/FDP 1998-SU-050
Page 52

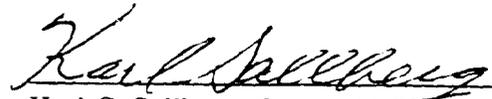

Jeanette E. Rohrbaugh, Owner 34-4 ((6)) Parcel 58

Proffers
RZ/FDP 1998-SU-050
Page 53

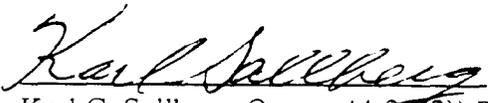
Helen P. Oberg
Helen P. Oberg, Owner of 4-4 ((6)) Parcel 67

Helen P. Oberg
Helen P. Oberg, Owner 34-4 ((6)) Parcel 67

Proffers
RZ/FDP 1998-SU-050
Page 54



Karl C. Sallberg, Owner 44-~~2~~(2) Parcel 8



Karl C. Sallberg, Owner 44-~~2~~((2)) Parcel 8

Proffers
RZ/FDP 1998-SU-050
Page 56

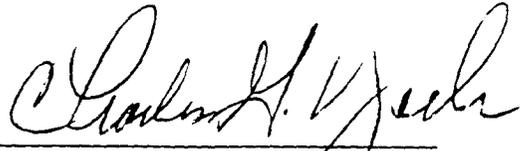
Freddy Fayne Maxwell

Freddy Fayne Maxwell, Owner 44-2 ((2)) Parcel 10

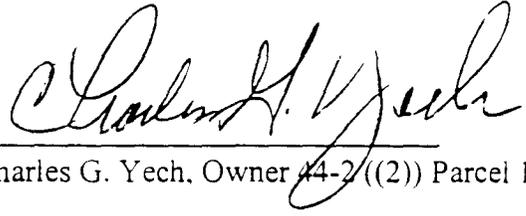
Freddy Fayne Maxwell

Freddy Fayne Maxwell, Owner 44-2 ((2)) Parcel 10

Proffers
RZ/FDP 1998-SU-050
Page 58



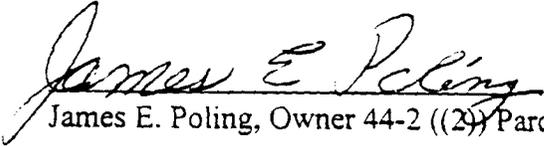
Charles G. Yech, Owner 44-2((2)) Parcel 11

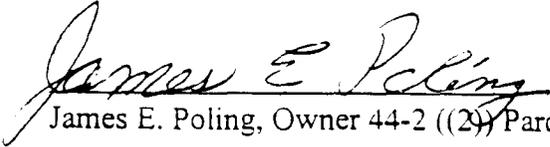


Charles G. Yech

Charles G. Yech, Owner 44-2((2)) Parcel 11

Proffers
RZ/FDP 1998-SU-050
Page 60


James E. Poling, Owner 44-2 ((2)) Parcel 12


James E. Poling, Owner 44-2 ((2)) Parcel 12

Proffers
RZ/FDP 1998-SU-050
Page 65

Dolley F. Riner
Dolley F. Riner, Owner 44-2 ((2)) Parcel 20

Dolley J. Riner
Dolley J. Riner, Owner 44-2 ((2)) Parcel 20

Proffers
RZ/FDP 1998-SU-050
Page 67

Theodore P. Presgrave
Theodore Davis Presgrave, Owner 44-2 ((2)) Parcel 2.

Theodore P. Presgrave

Theodore Davis Presgrave. Owner 44-2 ((2)) Parcel 2.



CONCEPTUAL DEVELOPMENT CONDITIONS

RZ 1998-SU-050

July 12, 1999

1. The proposed modifications to the existing concrete island, as stated in Proffer No. 2(i), shall include a realignment and resizing of the island to align across Walney Road from the northernmost entrance of the subject site, as determined by VDOT, the Department of Transportation and DPWES.
2. In conjunction with Proffers 2(f) and 2(g) executed by the applicant, if the applicant has been unable to acquire the necessary off-site easements, demonstration shall be provided to DPWES that every reasonable effort to acquire necessary off-site easements along Elmwood and Dallas Streets for the construction of curb, gutter and sidewalk within the existing 50 foot right-of-way have been attempted, as determined by DPWES. If the easements are not available, the applicant shall request Fairfax County to acquire easements through its power of eminent domain, at the applicant's expense. Funds shall be escrowed for the necessary off-site easements in an amount to be determined by DPWES.



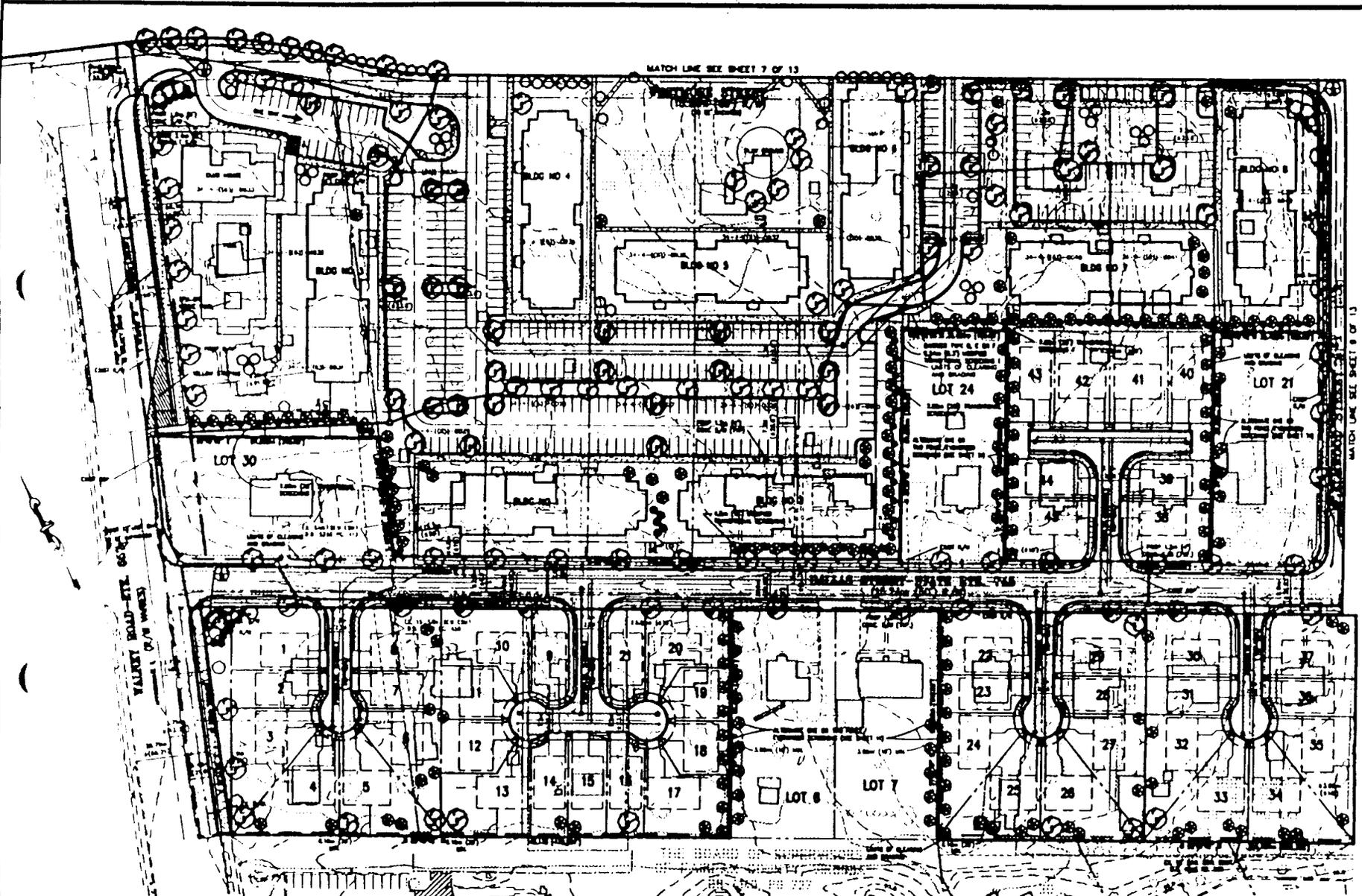
STANDARD

LANDSCAPE PLAN
WESTGATE
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SULLY DISTRICT

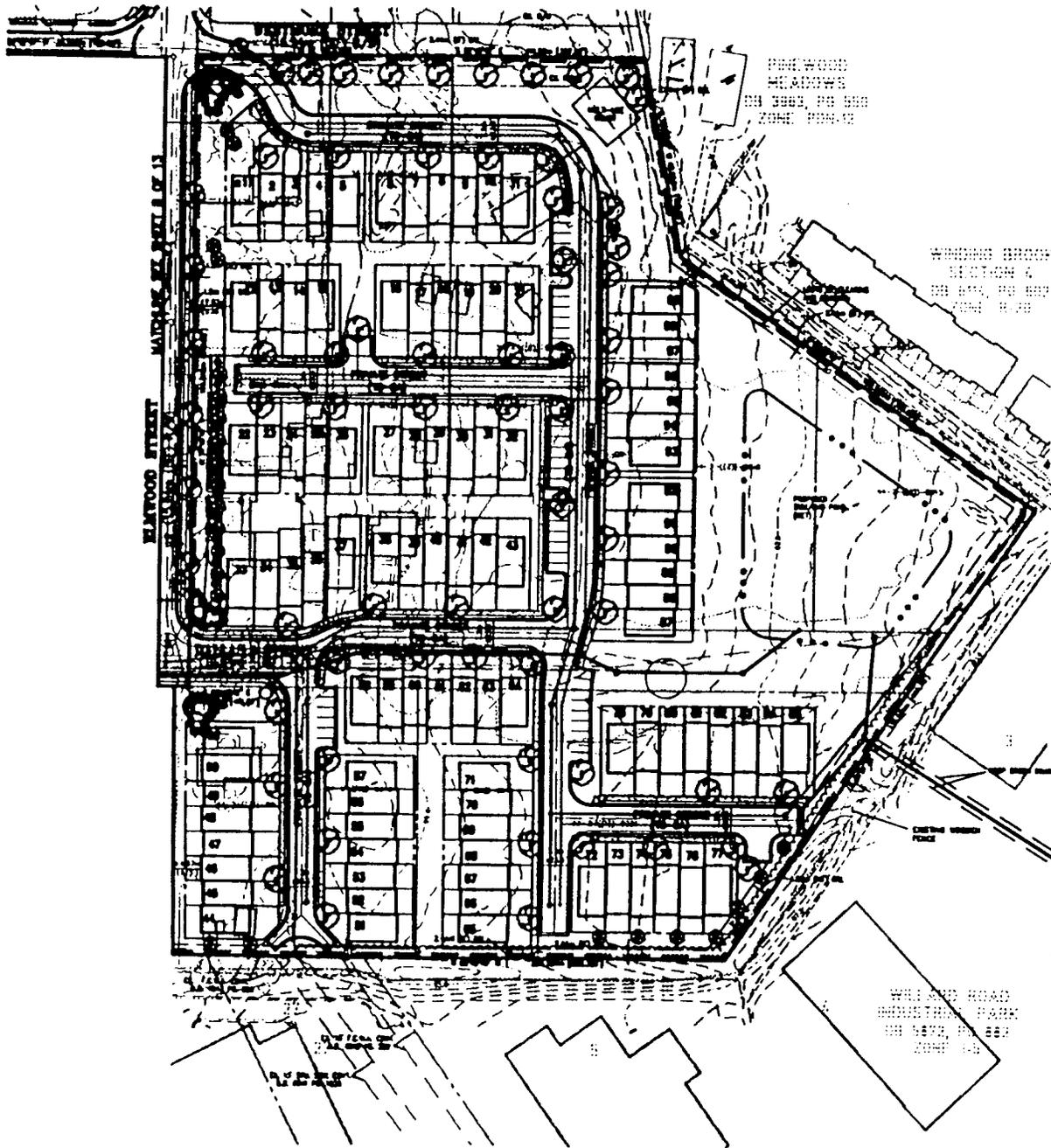


DATE	BY	CHKD



LANDSCAPING LEGEND

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LANDSCAPING LEGEND

- ⊙ (with horizontal lines) RECESSED SHADE TREE (7" CAL. DIA.)
- (with vertical lines) SPINDLE TREE (7-1/2" CAL. DIA.)
- ⊙ (with diagonal lines) LIME GREENED TREE (8-7" H.T. DIA.)
- ⊙ (with horizontal lines) MEXAN FUCHSIA TREE (7-8" H.T. DIA.)
- (with diagonal lines) OTHER TREES
- ⊕ (with horizontal lines) DETAILS AREA (SEE SHEET 18)

NOTES

1. FOR STREET LIGHTING/POLE HEIGHT DETAILS FOR DETAILS OF A LIGHTING PLAN, SEE SHEET 18 & 19.
2. FOR ENTRANCE PLAZA DETAILS, SEE SHEET 18.
3. LANDSCAPE NOT SUBJECT TO THE APPLICATION SHALL BE PROVIDED THROUGH COORDINATION WITH OWNER.



BOWMAN
CONSULTING
GROUP

1000 WEST WISCONSIN STREET
 MILWAUKEE, WISCONSIN 53233
 PHONE: 414-333-1100
 FAX: 414-333-1101
 WWW.BOWMANCG.COM

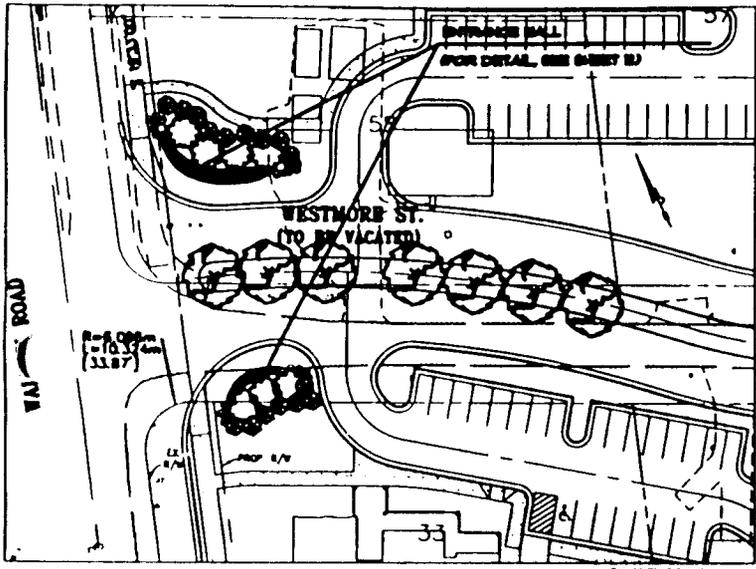
Site Plan
 18

LANDSCAPE PLAN
WESTGATE
 WASHINGTON COUNTY, WISCONSIN
 BALLY DISTRICT

DATE: 11/11/08
 DRAWN BY: J. B. BOWMAN
 CHECKED BY: J. B. BOWMAN
 PROJECT NO.: 08-001

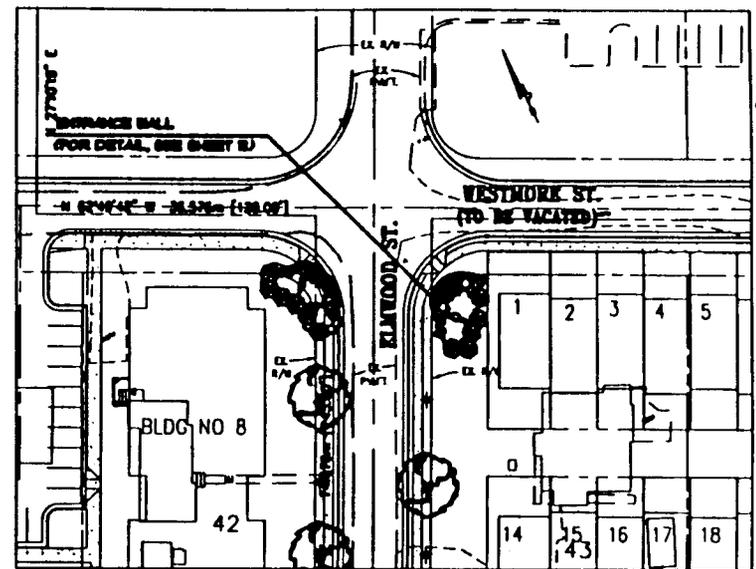


NO.	DATE	DESCRIPTION
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2	11/11/08	ISSUED FOR PERMIT
3	11/11/08	ISSUED FOR PERMIT
4	11/11/08	ISSUED FOR PERMIT
5	11/11/08	ISSUED FOR PERMIT
6	11/11/08	ISSUED FOR PERMIT
7	11/11/08	ISSUED FOR PERMIT
8	11/11/08	ISSUED FOR PERMIT
9	11/11/08	ISSUED FOR PERMIT
10	11/11/08	ISSUED FOR PERMIT



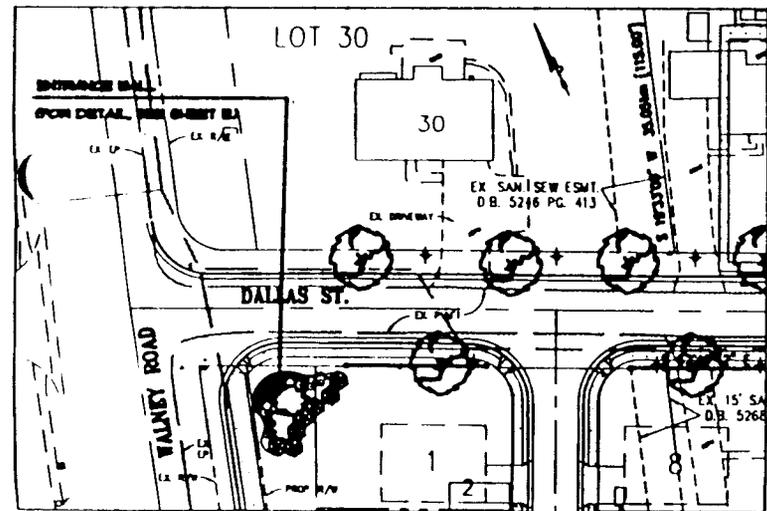
1
10 PRIMARY ENTRANCE
WALNEY ROAD/WESTMORE STREET

SCALE: 1/8" = 1'-0" (7-89)



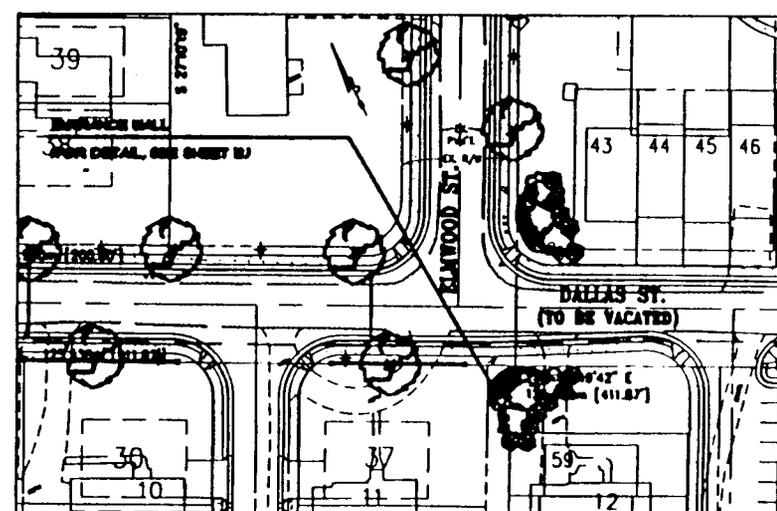
2
10 SECONDARY ENTRANCE
ELMWOOD STREET/WESTMORE STREET

SCALE: 1/8" = 1'-0" (7-89)



3
10 SECONDARY ENTRANCE
WALNEY ROAD/DALLAS STREET

SCALE: 1/8" = 1'-0" (7-89)



4
10 SECONDARY ENTRANCE
ELMWOOD STREET/DALLAS STREET

SCALE: 1/8" = 1'-0" (7-89)

LANDSCAPING LEGEND

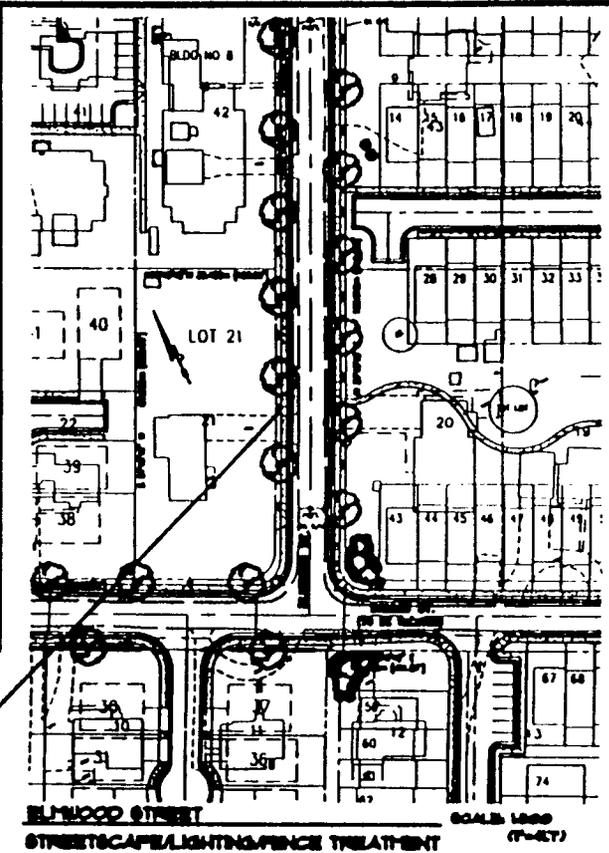
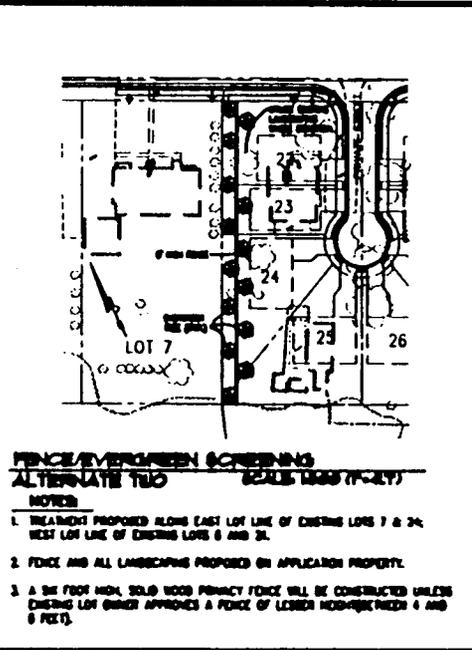
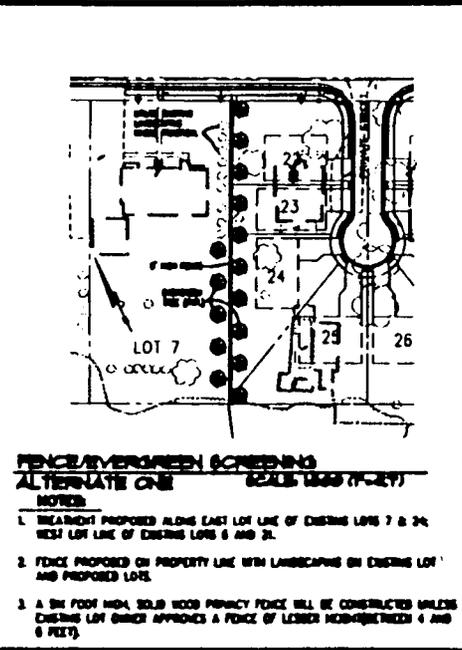
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- ⊗ 4" TREE (4" DIA.)
- ⊘ 6" TREE (6" DIA.)
- ⊙ 8" TREE (8" DIA.)
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LANDSCAPING LEGEND

- DECIDUOUS SHADE TREE (2" CAL. MIN.)
- ORNAMENTAL TREE (1-1 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.

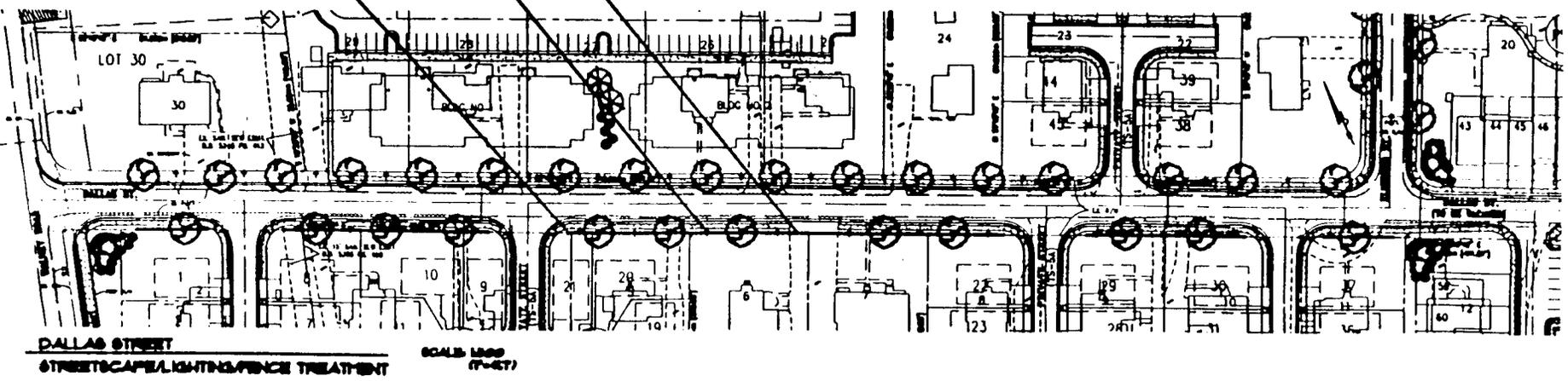


LIGHTING
(FOR DETAIL, SEE SHEET 12)

FENCING
(FOR DETAIL, SEE SHEET 12)

LIGHTING
(FOR DETAIL, SEE SHEET 12)

COLUMN
(FOR DETAIL, SEE SHEET 12)



BOWMAN CONSULTING GROUP
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS

STREETSCAPE DETAILS
WESTGATE
SULLY DISTRICT EL PASO COUNTY, TEXAS

DATE: 08-21-24
SCALE: 1:500
SHEET 11 OF 13

