

VICINITY MAP
SCALE: 1" = 2,000'

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (Fax)
 www.bccocon.com



RZ/FDP
 Application No. 2001-SU-033 Staff Mayland
 APPROVED DEVELOPMENT PLAN
 (DP) (GP) (CDP) (FDP)
 SEE PROFFERS DATED 2-28-02
 Date of (BOS) (PC) approval 4-2-02
 Sheet 1 of 7
 PC approval: 12-12-01
 Dev conditions: 11-28-01

CONCEPTUAL/FINAL DEVELOPMENT PLAN
THE VILLAGE AT MOUNT GILEAD
 SUITLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SITE TABULATION:

EXISTING ZONE:	R-1
PROPOSED ZONE:	PDH-8
GROSS SITE AREA (G.S.A.):	7.80762 Ac. ± or 340,100 s.f. ±
ALLOWABLE DENSITY:	8 DU/AC
PROPOSED DENSITY:	6.02 DU/AC ±
PROPOSED NUMBER OF UNITS:	47 SINGLE FAMILY DETACHED UNITS
MINIMUM LOT SIZE:	NO REQUIREMENT
MINIMUM LOT SIZE PROVIDED:	2,800 s.f.± REAR LOAD GARAGE 5,000 s.f.± FRONT LOAD GARAGE
AVERAGE LOT SIZE PROVIDED:	3,200 s.f.± REAR LOAD GARAGE 5,300 s.f.± FRONT LOAD GARAGE
MAXIMUM BUILDING HEIGHT:	35' MAX. (FROM THE R-8 ZONE)
YARD SETBACKS:	SEE THE TYPICAL SINGLE FAMILY DETACHED UNIT PLANS ON SHEET 3 FOR MIN. SETBACKS AND THE BUILDING RESTRICTION LINE.
REQUIRED OPEN SPACE (25% OF G.S.A.):	1.95 Ac. ±
PROPOSED OPEN SPACE (26% OF G.S.A.):	2.03 Ac. ±
PARKING REQUIRED:	94 SP.
PARKING PROVIDED:	156 SP. *

* ASSUMES TWO PARKING SPACES IN EACH GARAGE, TWO PARKING SPACES IN EACH DRIVEWAY (FOR LOTS 43 THRU 47 ONLY) AND 52 SURFACE PARKING SPACES. PLEASE NOTE THAT ADDITIONAL OFF-SITE PARALLEL PARKING IS PROVIDED ALONG THE SITE'S FRONTAGE WITH MOUNT GILEAD ROAD AND WHARTON LANE.

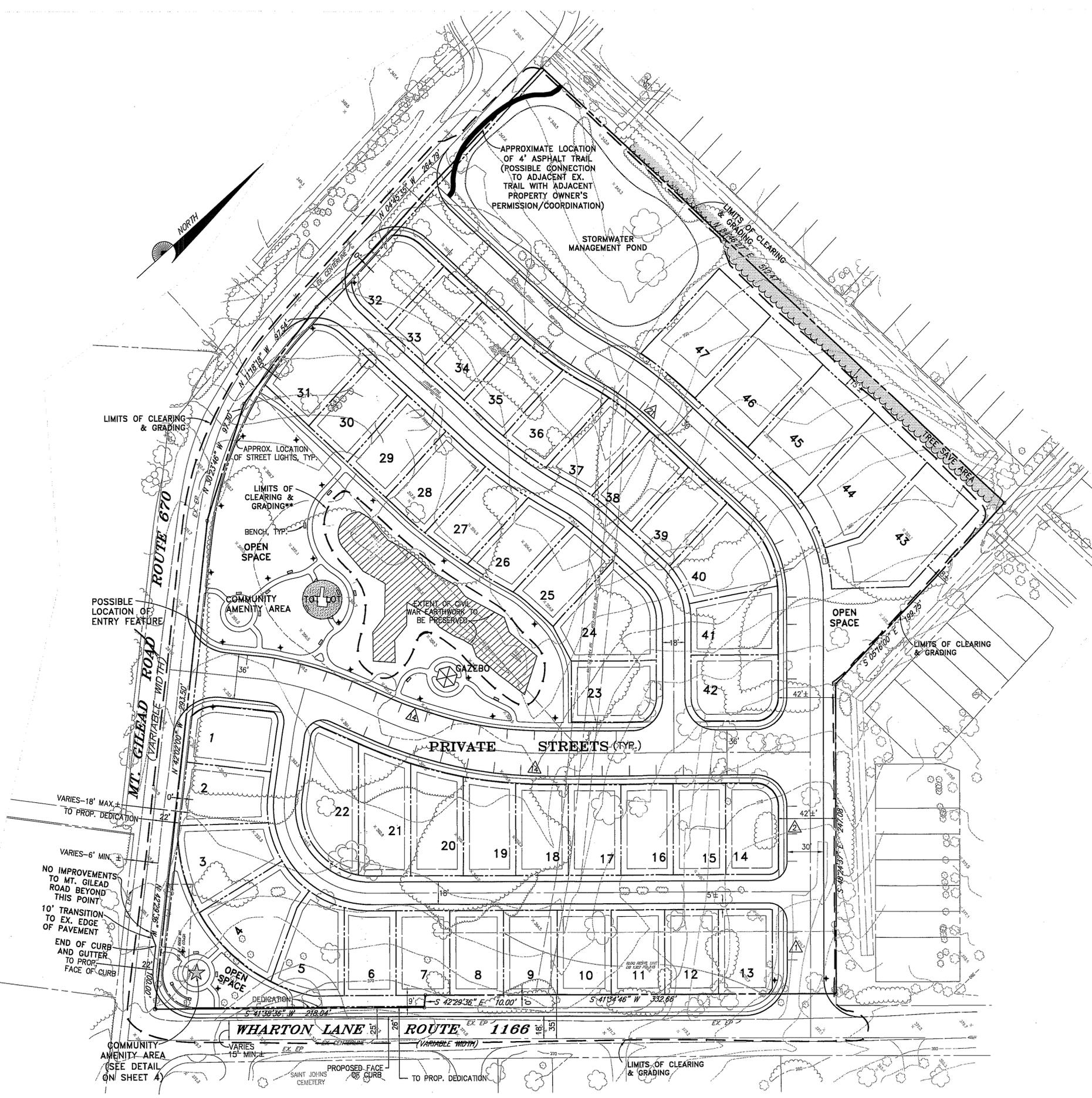
** REFER TO THE PROFFERS FOR LIMITED CLEARING AND GRADING AT THE CIVIL WAR EARTHWORKS AS DIRECTED BY THE FAIRFAX COUNTY PARK AUTHORITY.
 SEE SHEET 3 FOR GENERAL NOTES AND DETAILS.

REVISED OCTOBER 26, 2001
 BC REVISIONS
 REVISED JULY 25, 2001
 REVISED AUGUST 20, 2001
 REVISED SEPTEMBER 26, 2001
 REVISED OCTOBER 15, 2001
 REVISED OCTOBER 24, 2001

DESIGNED BY: DDD
 DRAFTED BY: CAD
 CHECKED BY: DDD
 DATE: MAY, 2001
 SCALE: HOR. 1"=40'
 VERT. N/A

SHEET 1 OF 7
 CO. NO. RZ 2001-SU-033
 FILE NO. 00021.31-08.0
 CADD NAME: PMGCDP.DWG

XREFS: PMGAS.DWG PHOTO.DWG



RECEIVED
 OCT 29 2001
 ZONING & PLANNING DIVISION



LANDSCAPE PLAN
THE VILLAGE AT MOUNT GILEAD
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISED OCTOBER 26, 2001

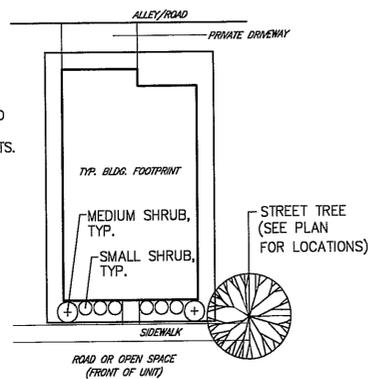
BC REVISIONS:
 REVISED JULY 25, 2001
 REVISED AUGUST 20, 2001
 REVISED SEPTEMBER 28, 2001
 REVISED OCTOBER 15, 2001
 REVISED OCTOBER 24, 2001

OWNER: STANLEY MARTING HOMEBUILDING
 1881 CAMPUS COMMONS DRIVE
 RESTON, VIRGINIA 20181

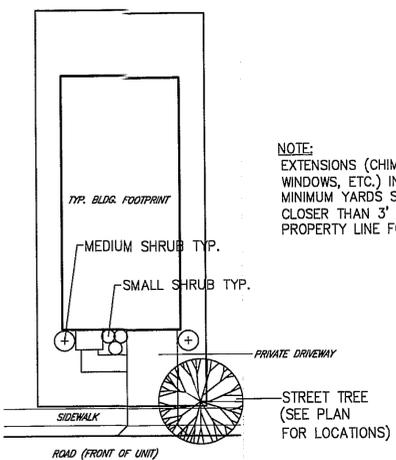
DESIGNED BY: DDD
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 CHECKED BY: DDD
 DATE: MAY, 2001
 SCALE: HOR: 1"=40'
 VERT: N/A

SHEET 2 OF 7

CO. NO. RZ 2001-SU-033
 FILE NO. 00021.31-08.0
 CADD NAME: PMGLSC.DWG



(FOR ILLUSTRATIVE PURPOSES ONLY!)
**TYPICAL SINGLE FAMILY DETACHED UNIT
 REAR LOAD GARAGE LANDSCAPE PLAN**
 NO SCALE



(FOR ILLUSTRATIVE PURPOSES ONLY!)
**TYPICAL SINGLE FAMILY DETACHED UNIT
 FRONT LOAD GARAGE LANDSCAPE PLAN**
 NO SCALE

NOTE:
 EXTENSIONS (CHIMNEYS, BAY
 WINDOWS, ETC.) INTO THE
 MINIMUM YARDS SHALL BE NO
 CLOSER THAN 3' FROM THE
 PROPERTY LINE FOR ALL UNITS.

RECOMMENDED PLANT LIST:

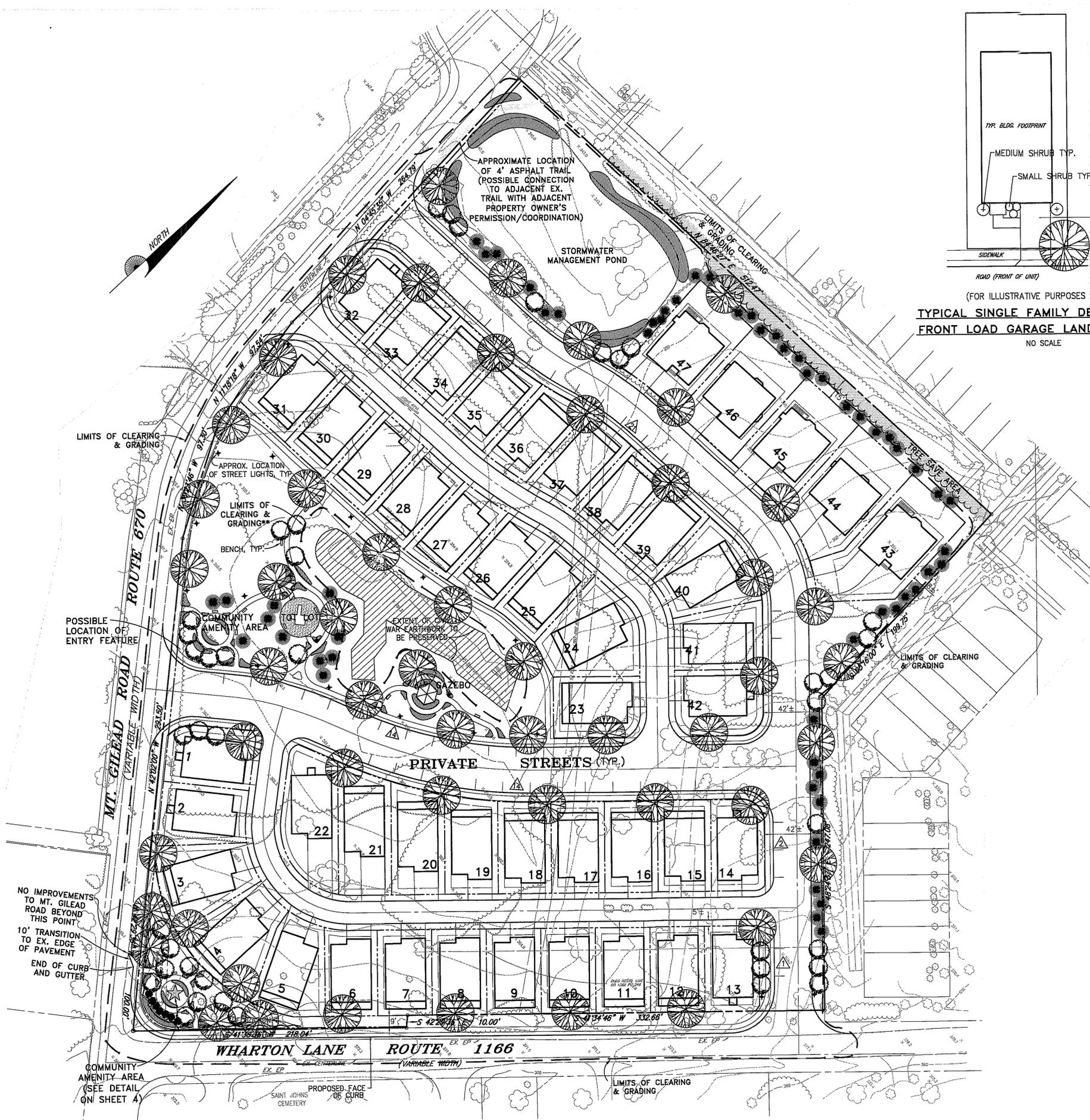
- | | |
|--------------------|-------------------------|
| SHADE TREES | ORNAMENTAL TREES |
| Littleleaf Linden | Eastern Redbud |
| Red Maple | Flowering Dogwood |
| Red Oak | Sweetbay Magnolia |
| Willow Oak | Yoshino Cherry |
| | SHRUBS |
| Azalea, Sp. | Lilac |
| Boxwood | Southern Bayberry |
| Butterfly Bush | Viburnum, Sp. |
| Holly, Sp. | Witchhazel |
| Hydrangea | Yew, Sp. |
| | PERENNIALS |
| Astible | Iris |
| Black-eyed Susan | Ornamental Grasses |
| Coreopsis | Perovskia |
| Daylily | Phlox |
| Herbs | Purple Coneflower |
| Hosta | Sedum |
| | EVERGREEN TREES |
| Virginia Redcedar | Pine, Sp. |
| Holly, Sp. | Leyland Cypress. |
| Canadian Hemlock. | |

RZ/FDP
 Application No. 2001-SU-033 Staff Maryland
 APPROVED DEVELOPMENT PLAN

LANDSCAPE LEGEND:
 SEE PROFFERS DATED 2-28-02
 Date of (BOS) (PC) approval 4-8-02
 Sheet 2 of 7
 Dev conditions: 11-28-01

- LARGE DECIDUOUS TREE (3" CAL.)
- SMALL/COMPACT DECIDUOUS TREE (2" CAL.)
- EVERGREEN TREE (6'-8')
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPOSED STREET LIGHT
- PERENNIALS, ORNAMENTAL GRASSES AND/OR SHRUB BEDS

** REFER TO THE PROFFERS FOR LIMITED CLEARING AND GRADING AT THE CIVIL WAR EARTHWORKS AS DIRECTED BY THE FAIRFAX COUNTY PARK AUTHORITY.



NO IMPROVEMENTS
 TO MT. GILEAD
 ROAD BEYOND
 THIS POINT
 10' TRANSITION
 TO EX. EDGE
 OF PAVEMENT
 END OF CURB
 AND GUTTER

COMMUNITY
 AMENITY AREA
 (SEE DETAIL
 ON SHEET 4)

PROPOSED FACE
 OF CURB

LIMITS OF CLEARING
 & GRADING

GENERAL NOTES:

- THE PROPERTY DELINEATED ON THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #54-4-((3)), PARCELS 1, 2 AND 3, AND, #54-4-((1)), PARCELS 13, 14, 15, 16 AND 17. EACH PARCEL IS CURRENTLY ZONED R-1.
- THE TOPOGRAPHY SHOWN HEREON IS COMPILED FROM AN AERIAL SURVEY CONDUCTED BY ASC DATED MAY, 2001. THE TOPOGRAPHY IS SHOWN AT A 2 FOOT CONTOUR INTERVAL. BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.
- THE BOUNDARY INFORMATION SHOWN HEREON FOR PARCELS 1, 13, 14, 15, 16 AND 17 IS FROM A CURRENT FIELD SURVEY PREPARED BY BC CONSULTANTS DATED MAY 21, 2001. THE BOUNDARY INFORMATION SHOWN HEREON FOR PARCELS 2 AND 3 IS FROM DEEDS OF RECORD AND ADJACENT INFORMATION AND DOES NOT REPRESENT A BOUNDARY SURVEY FOR THESE PARCELS. NO TITLE REPORTS WERE FURNISHED.
- THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE SULLY MAGISTERIAL DISTRICT, THE UPPER OCCUQUAN SANITARY SEWER DISTRICT (BIG ROCKY RUN, T-5 SEWER SUB SHED), AND THE CUB RUN WATER SHED.
- 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 FOLLOWING WAIVERS AND/OR MODIFICATIONS REQUESTED:
* WAIVER OF THE 600' LENGTH OF A PRIVATE STREET.
- ACCORDING TO THE COUNTY WIDE TRAILS PLAN DATED 1993-94, THERE ARE NO TRAILS REQUIRED ON THE SITE.
- THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN A STORMWATER MANAGEMENT POND IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES. SEE PLAN FOR LOCATION.
- THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A 25' WIDTH OR MORE ON THE SITE.
- THIS PLAN DOES NOT SHOW UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. INDIVIDUAL BUILDING UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.
- 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.
- THERE ARE NO KNOWN BURIAL SITES ON THIS SITE. ALL EXISTING STRUCTURES FOUND ON SITE TO BE REMOVED.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL DESIGN, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT IS ASSUMED THE LIMITS EXTEND TO THE PROPERTY LINE.
- ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS & UTILITY CROSSING SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS.
- PROPOSED TREE QUANTITIES MAY BE REDUCED IF TREE SAVE AREAS CAN BE ACHIEVED. THE OVERALL TREE COVER PROVIDED WILL BE IN SUBSTANTIAL CONFORMANCE TO AND NOT LESS THAN THAT AS PROFFERED WITH THIS PLAN.
- PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARD AND SPECIFICATIONS.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. GARAGES MAY OR MAY NOT BE PROVIDED. IF PROVIDED, THE GARAGE AND ANY TANDEM SPACE BEHIND IT WILL BE COUNTED AS PART OF THE REQUIRED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING. ON SITE PARKING MAY BE LOCATED ON THE SURFACE OR WITHIN THE BUILDING FOOTPRINT.
- IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, GARAGES, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

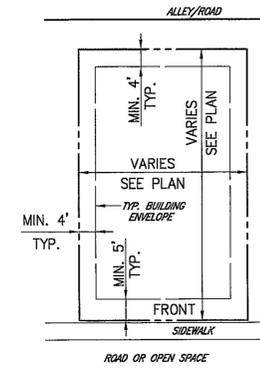
16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

- VICINITY MAP AS SHOWN ON PLAN.
 - CONTRACT PURCHASER/APPLICANT: STANLEY MARTIN HOMEBUILDING 1881 CAMPUS COMMONS DRIVE SUITE 101 RESTON, VA 20191
OWNER:

PARCEL TAX ID NO.	ZONING	OWNER	OWNERSHIP DEED BOOK/PAGE
54-4-((1))-13	R-1	LAURA R. MARCY & ALVIN NEWELL MARCY	7330/86
54-4-((1))-14	R-1	RICHARD A. BURGESS III & KAREN J. C. BURGESS	8746/1732
54-4-((3))-1	R-1	JOHN E. HALL	2476/337
54-4-((1))-15 & 16	R-1	JOHN E. HALL	2963/211
54-4-((1))-17	R-1	JOHN E. HALL & SUSAN M. HALL	7760/670
54-4-((3))-2	R-1	DONALD D. AND PHYLLIS W. SMITH	6707/969
54-4-((3))-3	R-1	MARGARET G. COVINGTON	1690/7
 - TOPOGRAPHY AS SHOWN ON THE PLAN. SEE GENERAL NOTE 2.
 - SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
 - N/A (SINGLE FAMILY DETACHED DWELLINGS). MAXIMUM BUILDING HEIGHT IS 35'.
 - PROPOSED CIRCULATION AS SHOWN ON THE PLAN. SEE GENERAL NOTE 6 FOR TRAILS REQUIREMENTS.
 - MAJOR OPEN SPACE AS SHOWN ON THE PLAN.
 - REFER TO THE SITE TABULATIONS FOR PARKING CALCULATIONS.
 - EXISTING AND PROPOSED ROADS AND, REQUIRED DIMENSIONS AS SHOWN ON THE PLAN.
 - NO 100 YR. FLOOD PLAIN, R.P.A., R.M.A. OR E.Q.C. EXIST ON SITE.
 - INFORMATION REGARDING VEGETATION AS SHOWN ON THE PLAN. AN EXISTING VEGETATION MAP WILL BE SUBMITTED WITH THIS PLAN.
 - STORM WATER MANAGEMENT AS SHOWN ON THE PLAN. SEE GENERAL NOTE 8.
 - EXISTING UTILITY EASEMENTS AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 9.
 - AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE PROPERTY SHALL BE CONSIDERED FOR TREE PRESERVATION AND PASSIVE RECREATION DEVELOPMENT.
 - THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
 - THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
 - ALL REQUIRED LANDSCAPE SCREENING IS SHOWN ON THE PLAN. PERIPHERAL DIMENSIONS ARE AS SHOWN ON THE PLAN. REFER TO THE TYPICAL UNIT PLAN (ABOVE, RIGHT) FOR ADDITIONAL SETBACK INFORMATION.
 - ANY AND ALL EXISTING STRUCTURES ARE TO BE REMOVED. THE DATES OF CONSTRUCTION OF ALL STRUCTURES ON SITE ARE NOT KNOWN.
 - N/A
 - REFER TO THE SITE TABULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS.
 - REFER TO THE SITE TABULATIONS FOR OPEN SPACE CALCULATIONS.
 - SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
 - AMENITY AREAS ARE AS SHOWN ON THE PLAN.
 - DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
- SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.
 - PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE ARE SHOWN ON THE PLAN. TIMING FOR SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.
 - THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
 - THESE PARCELS ARE IN THE SULLY DISTRICT AND ARE WITHIN A WATER SUPPLY OVERLAY DISTRICT AND, ARE PARTIALLY WITHIN A HISTORIC OVERLAY DISTRICT AND A HIGHWAY CORRIDOR OVERLAY DISTRICT.

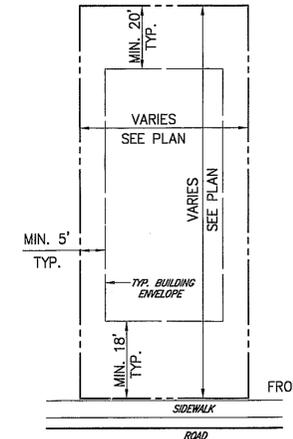
16-502 FINAL DEVELOPMENT PLAN COMMENTS:

- VICINITY MAP AS SHOWN ON THE PLAN.
 - PROPERTY LINE INFORMATION AS SHOWN ON THE PLAN.
 - REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.
 - SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
 - EXISTING STREET INFORMATION AS SHOWN ON THE PLAN.
 - TOPOGRAPHY AS SHOWN ON THE PLAN. SEE GENERAL NOTE 2.
 - PROPOSED USES AS SHOWN ON THE PLAN.
 - N/A (SINGLE FAMILY DWELLING). MAXIMUM BUILDING HEIGHT IS 35'.
 - DISTANCES FROM PROPOSED DEVELOPMENT (LOT LINE) TO THE SITE BOUNDARY ARE SHOWN ON THE PLAN.
 - N/A
 - PROPOSED CIRCULATION AS SHOWN ON THE PLAN. REFER TO GENERAL NOTE 6 FOR COMPREHENSIVE PLAN TRAILS INFORMATION.
 - PARKING AS SHOWN ON THE PLAN. SEE THE SITE TABULATIONS FOR THE PARKING CALCULATIONS.
 - OPEN SPACE AND AMENITY AREAS ARE AS SHOWN ON THE PLAN.
 - INFORMATION REGARDING VEGETATION AS SHOWN ON THE PLAN. AN EXISTING VEGETATION MAP WILL BE SUBMITTED WITH THIS PLAN.
 - THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
 - PROPOSED UTILITIES AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 10.
 - STORM WATER MANAGEMENT AS SHOWN ON THE PLAN. SEE GENERAL NOTE 8.
 - EXISTING UTILITY EASEMENTS AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 9.
 - NO 100 YR. FLOOD PLAIN, R.P.A., R.M.A. OR E.Q.C. EXIST ON SITE.
 - DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED BY MARKET CONDITIONS.
- REFER TO THE SITE TABULATIONS.
 - SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.
 - ARCHITECTURAL ELEVATIONS ARE SHOWN ON SHEET 6. SIGNS AND LIGHT FIXTURES ARE SHOWN ON SHEET 4.
 - THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
 - SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
 - N/A
 - THESE PARCELS ARE IN THE SULLY DISTRICT AND ARE WITHIN A WATER SUPPLY OVERLAY DISTRICT AND, ARE PARTIALLY WITHIN A HISTORIC OVERLAY DISTRICT AND A HIGHWAY CORRIDOR OVERLAY DISTRICT.



(FOR ILLUSTRATIVE PURPOSES ONLY!)
TYPICAL SINGLE FAMILY DETACHED UNIT PLAN - REAR LOAD GARAGE
(LOTS 1 THRU 42 ONLY)
NO SCALE

NOTE:
EXTENSIONS (CHIMNEYS, BAY WINDOWS, ETC.) INTO THE MINIMUM YARDS SHALL BE NO CLOSER THAN 3' FROM THE PROPERTY LINE FOR ALL UNITS.



(FOR ILLUSTRATIVE PURPOSES ONLY!)
TYPICAL SINGLE FAMILY DETACHED UNIT PLAN - FRONT LOAD GARAGE
(LOTS 43 THRU 47 ONLY)
NO SCALE

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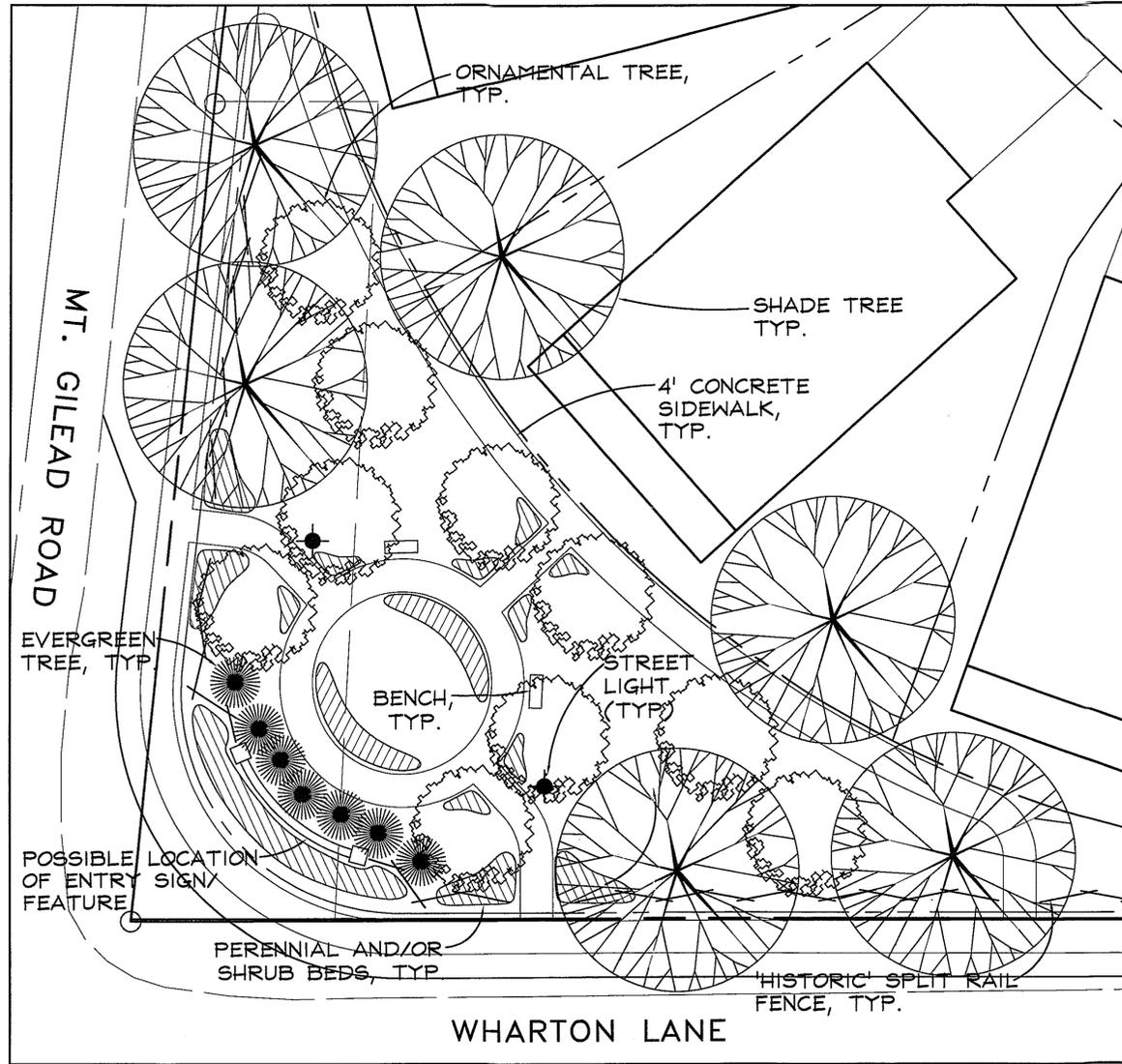


GENERAL NOTES AND DETAILS
THE VILLAGE AT MOUNT GILEAD
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

OCTOBER 26, 2001

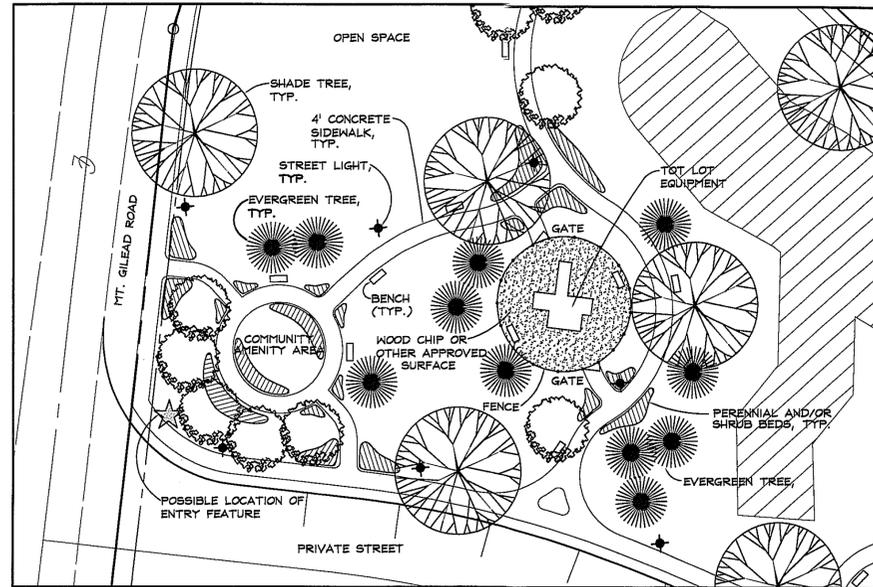
BC REVISIONS	DESIGNED BY: DDD
REVISED JULY 25, 2001	DRAFTED BY: CAD
REVISED AUGUST 20, 2001	CHECKED BY: DDD
REVISED SEPTEMBER 28, 2001	DATE: MAY, 2001
REVISED OCTOBER 15, 2001	SCALE: HOR. N/A
REVISED OCTOBER 24, 2001	VERT. N/A
OWNER: STANLEY MARTIN HOMEBUILDING	SHEET 3 OF 7
CONTRACT PURCHASER & APPLICANT: STANLEY MARTIN HOMEBUILDING	CO. NO. RZ 2001-SU-033
SUITE 101	FILE NO. 00021.31-08
RESTON, VIRGINIA 20191	CADD NAME: pmgnot.DWG

RZ/FDP
Application No. 2001-SU-033 Staff: Maynard
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROCEEDERS DATED 2-28-02
Date of (BOS) (PC) approval 4-8-02
Sheet 3 of 7



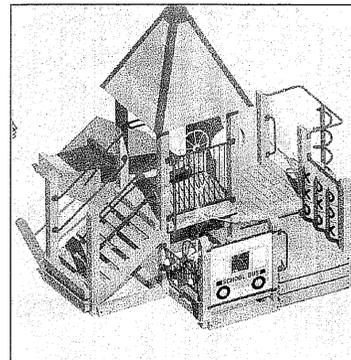
Community Park Amenity Area

SCALE: 1" = 10'



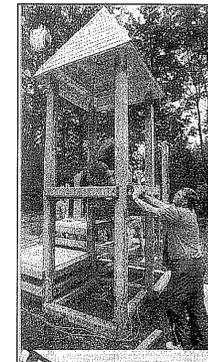
Tot Lot Area

SCALE: 1" = 20'



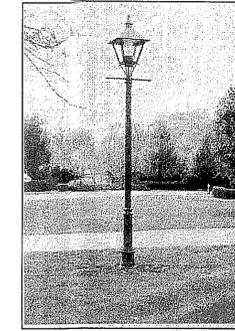
TimberForm-2 4647

As shown or an approved equivalent. Play activities may be substituted to meet the community's needs and the style may be changed to reflect the historic character of the community.



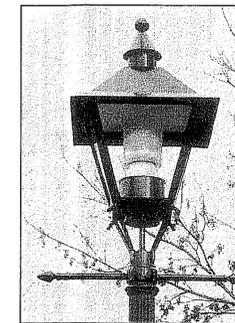
Tot Lot Equipment

NO SCALE



Lamp Pole

NO SCALE
(Lamp for Lamp Pole. As shown or an approved equivalent.)



'Colonial' Lamp Detail

NO SCALE
(Lamp for Lamp Pole. As shown or an approved equivalent.)

Note: Approximate locations shown on Sheet 1. Final location and quantity may change with final site engineering.

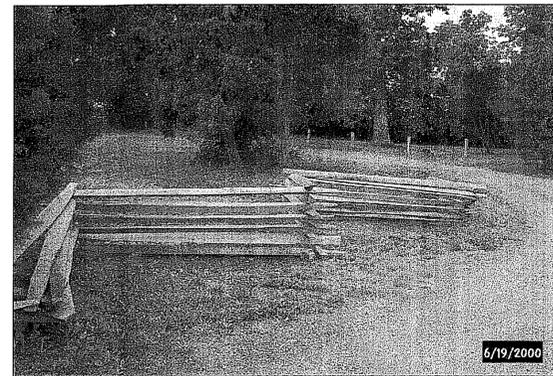


Entry Sign

NO SCALE

(As shown or an approved equivalent.)

Note: Sign to be lit with directional up-light focused on the sign.



'Historic' Split Rail Fence

NO SCALE

(As shown or an approved equivalent.)



Bench

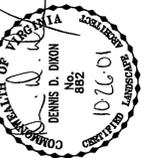
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SEE PROFESSIONAL DATED 2-23-02
Date of (BOS) (PC) approval 4-8-02
Sheet 4 of 7

NOTE: THIS SHEET IS FOR ILLUSTRATIVE PURPOSES TO SHOW QUALITY ONLY. USE AREAS MAY CHANGE WITH FINAL ENGINEERING.

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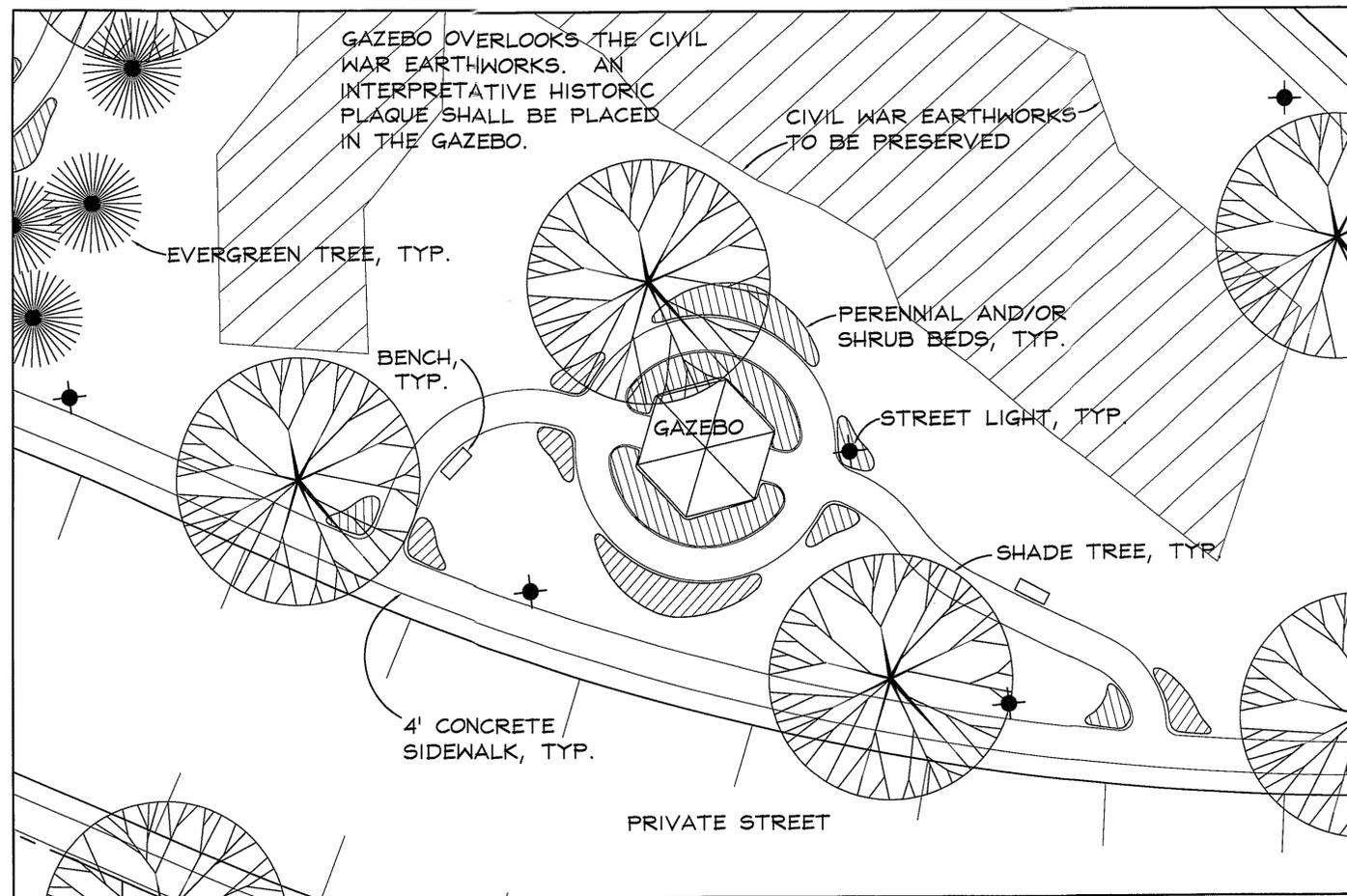
SITE DETAILS AND AMENITY AREAS

THE VILLAGE AT MOUNT GILEAD

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

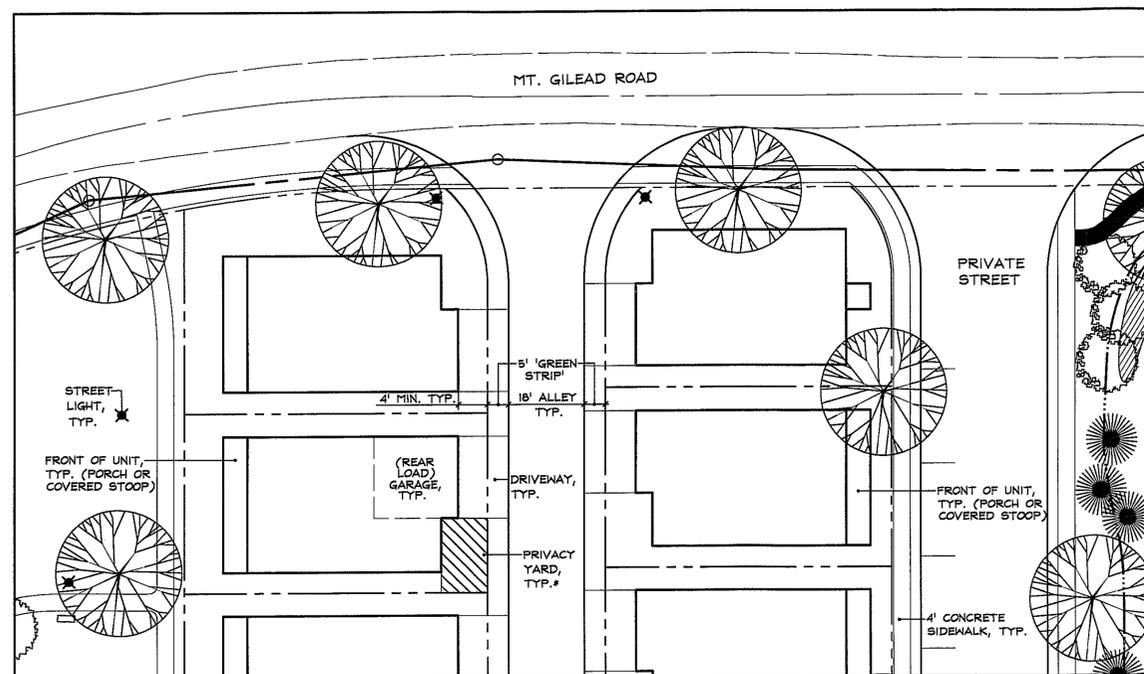
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REVISED OCTOBER 15, 2001	SCALE: HOR. AS NOTED VERT. N/A
OWNER: CONTRACT PURCHASER & APPLICANT: CONTRACT PURCHASER: HIGH RIDGING 1881 WILSON COMMONS DRIVE SUITE 101 RESTON, VIRGINIA 20191	SHEET 4 OF 7
	CO. NO. RZ 2001-SU-033
	FILE NO. 00021.31-08
	CADD NAME: PMGDET1.DWG



Gazebo Amenity Area

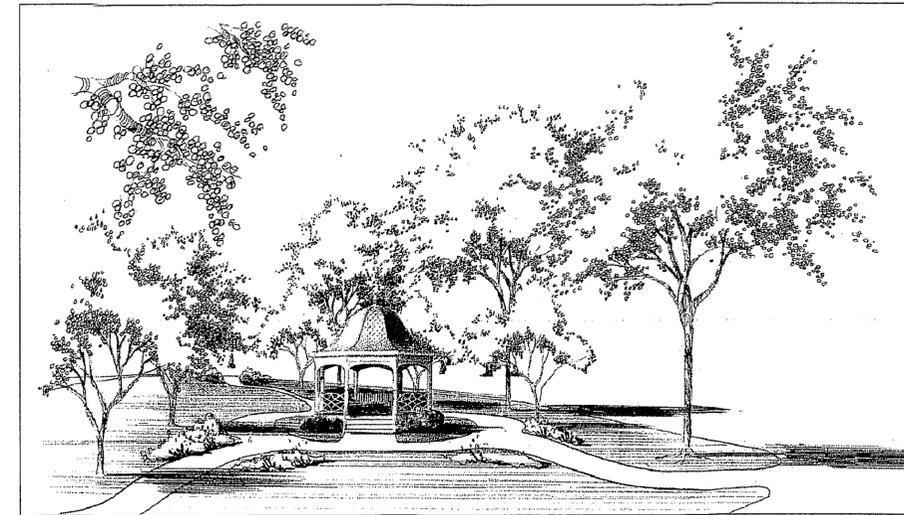
SCALE: 1" = 10'



Neo-Traditional Community Layout

SCALE: 1" = 20'

NOTE: THIS SHEET IS FOR ILLUSTRATIVE PURPOSES TO SHOW QUALITY ONLY. USE AREAS MAY CHANGE WITH FINAL ENGINEERING.



Gazebo

NO SCALE

(As shown or an approved equivalent.)

Advantages of the Neo-Traditional Community

- Porches or covered stoops (at the front of each unit) are located close to the street or along common open space, providing a sense of community. Neighbors get to know each other as they walk around the community.
- Recreational space is provided in common open space shared by all the residents. Again, this fosters a sense of community.
- Privacy yards with a minimum of 150 s.f. are provided in the rear of each unit. The size allows each unit to have a certain amount of personal space in a virtual 'maintenance free' single family detached unit. These units will be marketed to those people seeking this type of lifestyle in a community oriented development.
- Garages are provided at the rear of each unit along an 18' private alley. By placing the garages in the rear yard, traditional streetscapes are created in the front of the units with unencumbered front yards (i.e. no driveways). This design approach works particularly well in a historic district such as this.

RZ/FDP
Application No 2001-SU-033 Staff Mayland
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-28-02
Date of (BOS) (PC) approval 4-8-02
Sheet 5 of 7

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bcva.com



SITE DETAILS AND AMENITY AREAS

THE VILLAGE AT MOUNT GILEAD

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: DDD
REVISED OCTOBER 24, 2001	DRAFTED BY: CAD
REVISED OCTOBER 26, 2001	CHECKED BY: DDD
OWNER: CONTRACT PURCHASER & APPLICANT: STANLEY-MARTING HOMEBUILDING 1801 CAMPUS COMMONS DRIVE RESTON, VIRGINIA 20191	DATE: OCTOBER 15, 2001
	SCALE: HOR. AS NOTED VERT. N/A
	SHEET 5 OF 7
	CO. NO. RZ 2001-SU-033
	FILE NO. 00021.31-08
	CADD NAME: PMGDET3.DWG

REFS: PMGASE.DWG



ASPHALT SHINGLES, TYP.

OPTIONAL DORMERS, TYP.



BRICK, STONE OR SIDING,
OR A COMBINATION THEREOF.



Architectural Elevations:
REAR LOAD UNITS (LOTS 1- 42)
SCALE: 1/4" = 1'
(FOR ILLUSTRATIVE PURPOSES ONLY)



Architectural Elevations:
FRONT LOAD UNITS (LOTS 43- 47)
NO SCALE
(FOR ILLUSTRATIVE PURPOSES ONLY)

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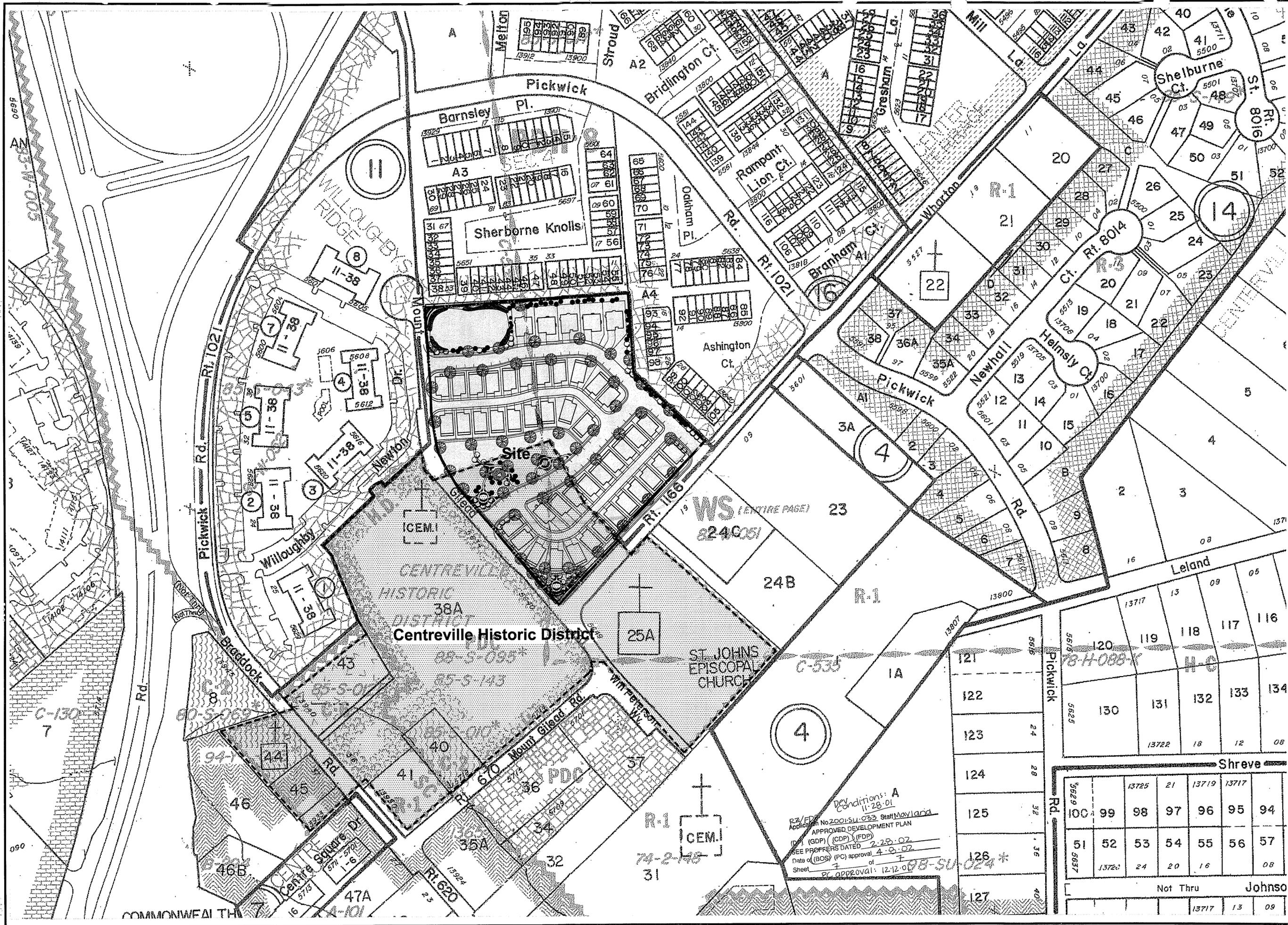


ARCHITECTURAL ELEVATIONS
THE VILLAGE AT MOUNT GILEAD
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ/FDP
Application No. 2001-SU-033 Staff Mayland
APPROVER DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-28-02
Date of (BOS) (PC) approval 4-8-02
Sheet 6 of 7
PC approval: 12-12-01
Dev conditions: 11-28-01

OCTOBER 26, 2001

BC REVISIONS	DESIGNED BY: DDD
REVISED JULY 25, 2001	DRAFTED BY: CAD
REVISED AUGUST 20, 2001	CHECKED BY: DDD
REVISED SEPTEMBER 28, 2001	DATE: MAY, 2001
REVISED OCTOBER 15, 2001	SCALE: HOR. AS NOTED
REVISED OCTOBER 24, 2001	VERT. N/A
OWNER: CONTRACT PURCHASER & APPLICANT:	SHEET 6 OF 7
STANLEY-MARTING HOMEBUILDING	CO. NO. RZ 2001-SU-033
8015 HUNTERS COMMONS DRIVE	FILE NO. 00021.31-08
RESTON, VIRGINIA 20191	CADD NAME: PMGDET2.DWG



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 (703)449-8100 (703)449-8108 (fax)
 www.bccon.com



AREA PLAN
THE VILLAGE AT MOUNT GILEAD
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REV. Conditions: A
 11-28-01
 RZ/FDP Application No. 2001-SU-033 Staff/Mov/land
 APPROVED DEVELOPMENT PLAN
 (D) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 2-29-02
 Date of (BOS) (PC) approval 4-9-02
 Sheet 7 of 7
 PC approval: 12-12-01 PB-SU-024*

100	99	98	97	96	95	94
51	52	53	54	55	56	57
13720	24	20	16			08

BC REVISIONS
 AUGUST 20, 2001
 REVISED SEPTEMBER 28, 2001
 REVISED OCTOBER 15, 2001
 REVISED OCTOBER 24, 2001
 REVISED OCTOBER 26, 2001
 OWNER
 CONTRACT PURCHASER & APPLICANT:
 STANLEY-MARTING HOMEBUILDING
 1801 CAMPUS COMMONS DRIVE
 RESTON, VIRGINIA 20191

DESIGNED BY: DDD
 DRAFTED BY: CAD
 CHECKED BY: DDD
 DATE: JULY 25, 2001
 SCALE: HOR. 1"=100'
 VERT. N/A

SHEET 7 OF 7
 CO. NO. RZ 2001-SU-033
 FILE NO. 00021.31-08
 CADD NAME: PMGMAP.DWG