

ZMAP-2020-0012 & SPEX-2021-0020
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

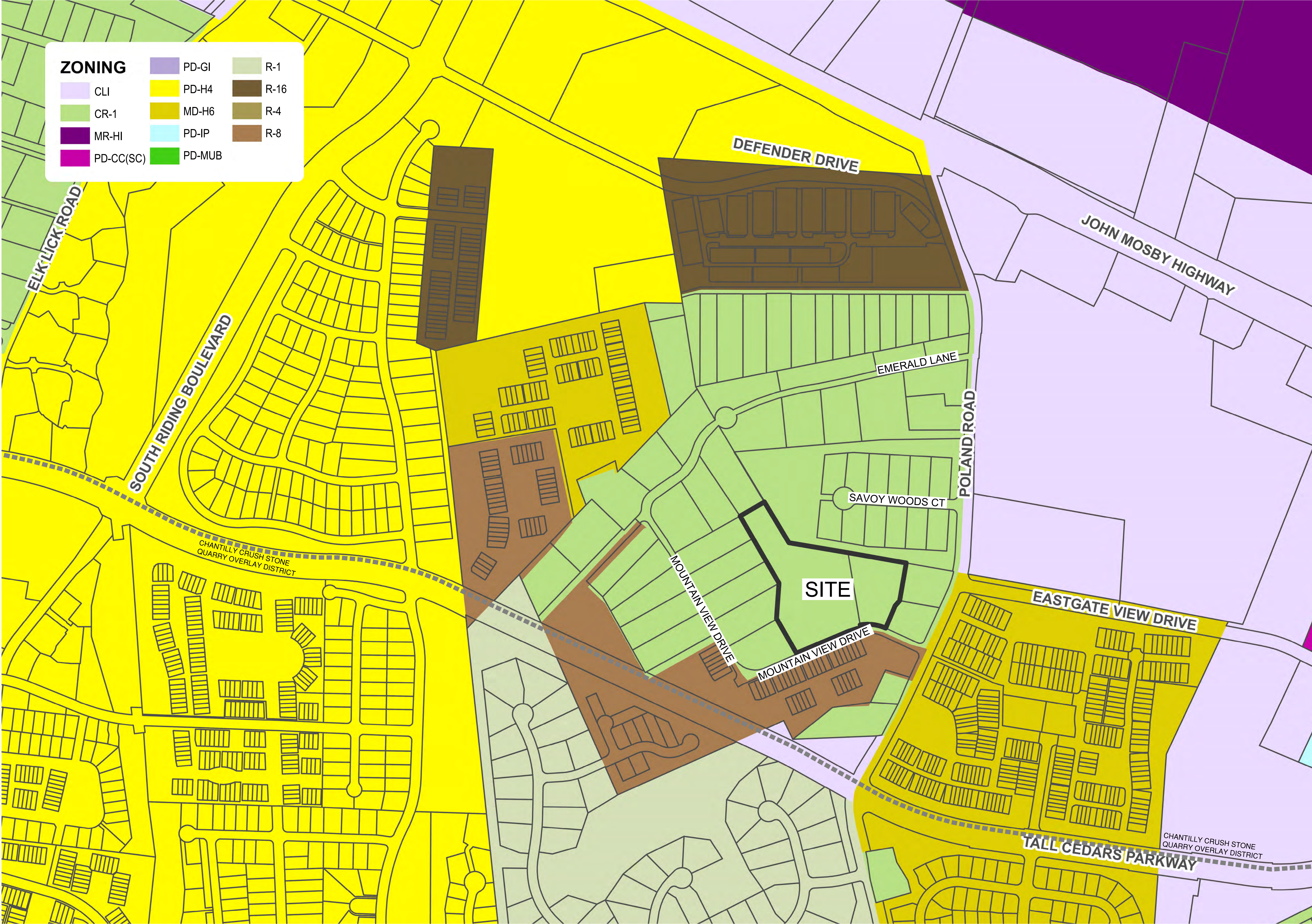
1. CURRENT OWNER INFORMATION WAS TAKEN FROM THE LOUDOUN COUNTY REAL ESTATE TAX ASSESSMENT AND PARCEL DATABASE. THE PROJECT IS COMPOSED OF THE FOLLOWING PARCELS AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA (THE "PROPERTY")

TOTAL: 6.33

-

$$1'' = 1000'$$

SHEET 1 OF 9



ZONING

PD-GI

PD-H4

MD-H6

PD-IP

PD-MUB

CR-1

MR-HI

PD-CC(SC)

R-1

R-16

R-4

R-8

Bowman

C O N S U L T I N G

101 South Street, S. E.

Leesburg, VA 20175

Phone: (703) 443-2400

Fax: (703) 443-2425

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

SITE CONTEXT MAP

MOUNTAIN VIEW

RESIDENTIAL

ZONING MAP AMENDMENT & SPECIAL EXCEPTION

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO

ZMAP-2020-0012

PLAN STATUS

04/26/21

REV. PER 1ST REF. COM.

11/05/21

REV. PER 2ND REF. COM.

01/31/22

REV. PER STAFF COM.

03/11/22

REV. PER PC COM.

04/12/22

REV. PER PC/STAFF COM.

05/23/22

REV. PER CO. ATTY COM.

06/24/22

REV. PER CO. COM.

08/04/22

REV. PER BPS COM.

DATE

DESCRIPTION

KMC

DR

KMC

DESIGN

DRAWN

CHKD

SCALE

H: NOT TO SCALE

V: 1/2"

JOB No.130111-01-001

DATE OCTOBER, 2020

FILE No.130111-D-ZP-001

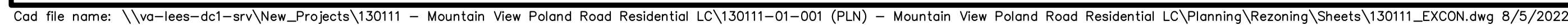
SHEET

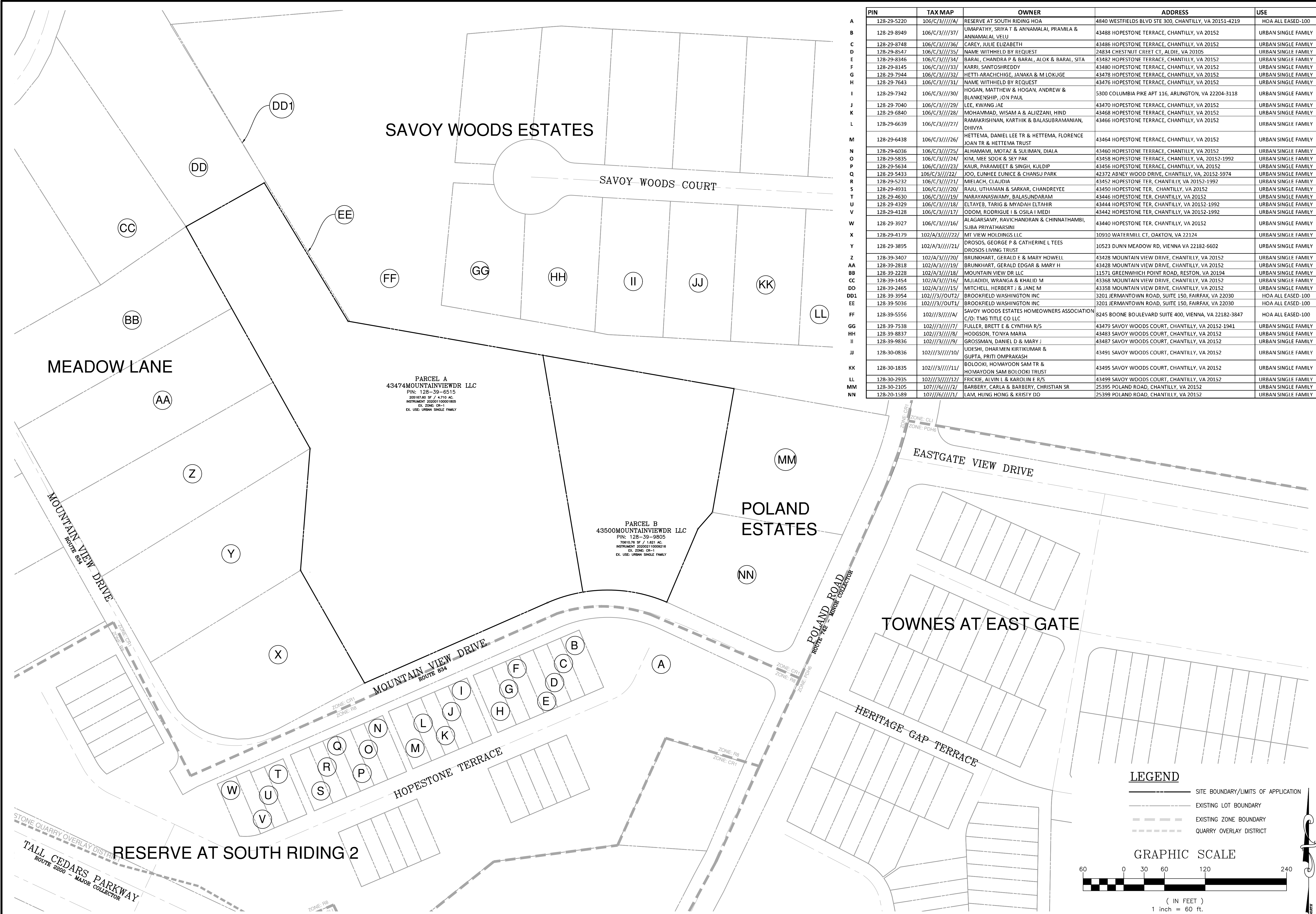
2

OF

9

Cad file name: \\va-lees-dc1-srv\New_Projects\130111 - Mountain View Poland Road Residential LC\130111-01-001 (PLN) - Mountain View Poland Road Residential LC\Planning\Rezoning\Sheets\130111_CON.dwg 8/5/2022



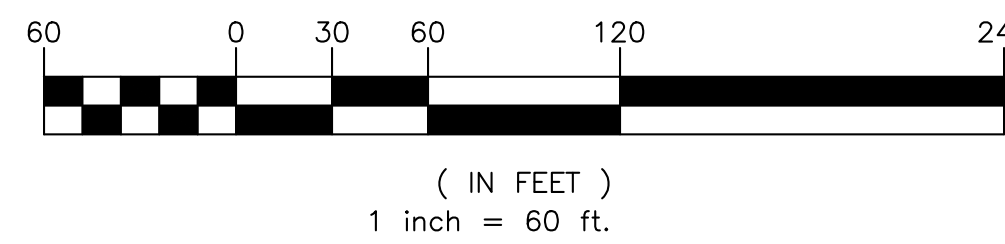


	PIN	TAX MAP	OWNER	ADDRESS	USE
A	128-29-5220	106/C/3/11/1A/	RESERVE AT SOUTH RIDING HOA	4840 WESTFIELDS BLVD STE 300, CHANTILLY, VA 20151-4219	HOA ALL EASED-100
B	128-29-8949	106/C/3/11/13/1	UMAPATHY, SRIYA T & ANNAMALAI, PRAMILA & ANNAMALAI, VELU	43488 HOPESTONE TERRACE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
C	128-29-8748	106/C/3/11/13/6/	CAREY, JULIE ELIZABETH	43486 HOPESTONE TERRACE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
D	128-29-8547	106/C/3/11/13/5/	NAME WITHHELD BY REQUEST	24834 CHESTNUT CREEK CT, ALDIE, VA 20105	URBAN SINGLE FAMILY
E	128-29-8346	106/C/3/11/13/4/	BARAL, CHANDRA P & BARAL, ALOK & BARAL, SITA	43482 HOPESTONE TERRACE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
F	128-29-8145	106/C/3/11/13/3/	KARRI, SANTOSHREDDY	43480 HOPESTONE TERRACE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
G	128-29-7944	106/C/3/11/13/2/	HETTI-ARACHCHIGE, JANAKA & M LOKUGE	43478 HOPESTONE TERRACE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
H	128-29-7643	106/C/3/11/13/1/	NAME WITHHELD BY REQUEST	43476 HOPESTONE TERRACE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
I	128-29-7342	106/C/3/11/13/0/	HOGAN, MATTHEW & HOGAN, ANDREW & BLANKENSHIP, JON PAUL	5300 COLUMBIA PIKE APT 116, ARLINGTON, VA 22204-3118	URBAN SINGLE FAMILY
J	128-29-7040	106/C/3/11/12/9/	LEE, KWANG JAE	43470 HOPESTONE TERRACE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
K	128-29-6840	106/C/3/11/12/8/	MOHAMMAD, WISAM A & ALJIZZANI, HIND	43468 HOPESTONE TERRACE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
L	128-29-6639	106/C/3/11/12/7/	RAMAKRISHNAN, KARTHIK & BALASUBRAMANIAN, DHIVYA	43466 HOPESTONE TERRACE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
M	128-29-6438	106/C/3/11/12/6/	HETTEMA, DANIEL LEE TR & HETTEMA, FLORENCE JOAN TR & HETTEMA TRUST	43464 HOPESTONE TERRACE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
N	128-29-6036	106/C/3/11/12/5/	ALHAMAMI, MOTAZ & SULIMAN, DIALA	43460 HOPESTONE TERRACE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
O	128-29-5835	106/C/3/11/12/4/	KIM, MEE SOOK & SEY PAK	43458 HOPESTONE TERRACE, CHANTILLY, VA 20152-1992	URBAN SINGLE FAMILY
P	128-29-5634	106/C/3/11/12/3/	KAUR, PARAMJEET & SINGH, KULDIP	43456 HOPESTONE TERRACE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
Q	128-29-5433	106/C/3/11/12/2/	JOO, EUNHEE EUNICE & CHANSU PARK	42372 ABNEY WOOD DRIVE, CHANTILLY, VA 20152-5974	URBAN SINGLE FAMILY
R	128-29-5232	106/C/3/11/12/1/	MIELACH, CLAUDIA	43452 HOPESTONE TER, CHANTILLY, VA 20152-1992	URBAN SINGLE FAMILY
S	128-29-4931	106/C/3/11/12/0/	RAJU, UTHAMAN & SARKAR, CHANDREYEE	43450 HOPESTONE TER, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
T	128-29-4630	106/C/3/11/11/9/	NARAYANASWAMY, BALASUNDARAM	43446 HOPESTONE TER, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
U	128-29-4329	106/C/3/11/11/8/	ELTAYEB, TARIG & MYADAH ELTAHIR	43444 HOPESTONE TER, CHANTILLY, VA 20152-1992	URBAN SINGLE FAMILY
V	128-29-4128	106/C/3/11/11/7/	ODOM, RODRIGUE I & OSLAI I MEDI	43442 HOPESTONE TER, CHANTILLY, VA 20152-1992	URBAN SINGLE FAMILY
W	128-29-3927	106/C/3/11/11/6/	ALAGARSAMY, RAVICHANDRAN & CHINNATHAMBI, SUBA PRIYATHARSINI	43440 HOPESTONE TER, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
X	128-29-4179	102/A/3/11/11/22/	MT VIEW HOLDINGS LLC	10910 WATERMILL CT, OAKTON, VA 22124	URBAN SINGLE FAMILY
Y	128-29-3895	102/A/3/11/11/21/	DROSOS, GEORGE P & CATHERINE L TEES DROSOS LIVING TRUST	10523 DUNN MEADOW RD, VIENNA VA 22182-6602	URBAN SINGLE FAMILY
Z	128-39-3407	102/A/3/11/11/20/	BRUNKHART, GERALD E & MARY HOWELL	43428 MOUNTAIN VIEW DRIVE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
AA	128-39-2818	102/A/3/11/11/19/	BRUNKHART, GERALD EDGAR & MARY H	43428 MOUNTAIN VIEW DRIVE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
BB	128-39-2228	102/A/3/11/11/18/	MOUNTAIN VIEW DR LLC	11571 GREENWHICH POINT ROAD, RESTON, VA 20194	URBAN SINGLE FAMILY
CC	128-39-1454	102/A/3/11/11/16/	MUJADIDI, WRANGA & KHALID M	43368 MOUNTAIN VIEW DRIVE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
DD	128-39-2465	102/A/3/11/11/15/	MITCHELL, HERBERT J & JANE M	43358 MOUNTAIN VIEW DRIVE, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
DD1	128-39-3954	102/1/3/11/OUT1/	BROOKFIELD WASHINGTON INC	3201 JERMANTOWN ROAD, SUITE 150, FAIRFAX, VA 22030	HOA ALL EASED-100
EE	128-39-5036	102/1/3/11/OUT1/	BROOKFIELD WASHINGTON INC	3201 JERMANTOWN ROAD, SUITE 150, FAIRFAX, VA 22030	HOA ALL EASED-100
FF	128-39-5556	102/1/3/11/11/A/	SAVOY WOODS ESTATES HOMEOWNERS ASSOCIATION C/O: TMG TITLE CO LLC	8245 BOONE BOULEVARD SUITE 400, VIENNA, VA 22182-3847	HOA ALL EASED-100
GG	128-39-7538	102/1/3/11/11/71/	FULLER, BRETT E & CYNTHIA R/S	43479 SAVOY WOODS COURT, CHANTILLY, VA 20152-1941	URBAN SINGLE FAMILY
HH	128-39-8837	102/1/3/11/11/78/	HODGSON, TONYA MARIA	43483 SAVOY WOODS COURT, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
II	128-39-9836	102/1/3/11/11/9/	GROSSMAN, DANIEL D & MARY J	43487 SAVOY WOODS COURT, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
JJ	128-30-0836	102/1/3/11/11/10/	UJESHI, DHARMEN KIRTIKUMAR & GUPTA, PRITI OMPRAKASH	43491 SAVOY WOODS COURT, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
KK	128-30-1835	102/1/3/11/11/11/	BOLOOKI, HOMAYOON SAM TR & HOMAYOON SAM BOLOOKI TRUST	43495 SAVOY WOODS COURT, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
LL	128-30-2935	102/1/3/11/11/12/	FRICKIE, ALVIN L & KAROLIN E R/S	43499 SAVOY WOODS COURT, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
MM	128-30-2105	107/1/6/11/11/2/	BARBERY, CARLA & BARBERY, CHRISTIAN SR	25395 POLAND ROAD, CHANTILLY, VA 20152	URBAN SINGLE FAMILY
NN	128-20-1589	107/1/6/11/11/1/	LAM, HUNG HONG & KRISTY DO	25399 POLAND ROAD, CHANTILLY, VA 20152	URBAN SINGLE FAMILY

LEGEND

- SITE BOUNDARY/LIMITS OF APPLICATION
- EXISTING LOT BOUNDARY
- EXISTING ZONE BOUNDARY
- QUARRY OVERLAY DISTRICT

GRAPHIC SCALE



Bowman
CONSULTING

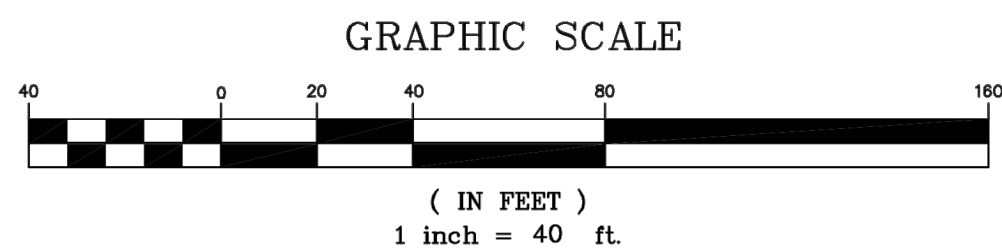
Bowman Consulting Group, Ltd.
101 South Street, S. E.
Leesburg, VA 20175
Phone: (703) 443-2400
Fax: (703) 443-2425
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

ADJACENT OWNERS
MOUNTAIN VIEW
RESIDENTIAL
ZONING MAP AMENDMENT & SPECIAL EXCEPTION
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO
ZMAP-2020-0012

PLAN STATUS		
04/26/21	REV. PER 1ST REF. COM.	
11/05/21	REV. PER 2ND REF. COM.	
01/31/22	REV. PER STAFF COM.	
03/11/22	REV. PER PC COM.	
04/12/22	REV. PER PC/STAFF COM	
05/23/22	REV. PER CO. ATTY COM.	
06/24/22	REV. PER CO. COM.	
08/04/22	REV. PER BPS COM.	

DATE	DESCRIPTION	
KMC DESIGN	DR	KMC
	DRAWN	CHKD
SCALE	H: 1" = 60'	V:
JOB No:130111-01-001		
DATE OCTOBER, 2020		
FILE No.130111-D-ZP-001		



Legend

- Project Boundary
- Contours (CI=5')
- Soils
- Palustrine Wetlands (PEM, PFO)
- Existing Forest Stand "A"
- Existing Tree 30" DBH and Greater
- Existing Treeline

VEGETATIVE SAMPLING METHOD:

FOR THIS VEGETATIVE SAMPLING, 2 PLOTS WERE POSITIONED WITHIN EXISTING FORESTED AREAS ACROSS THE SITE. TWO PLOT SIZES WERE UTILIZED FOR THIS ASSESSMENT. FOR THE TREE SAMPLING, A 37' RADIUS PLOT, OR 1/10 OF AN ACRE (4,356 SQUARE FEET), WAS UTILIZED. THE GROUND COVER WAS SAMPLED IN A 3 FOOT RADIUS PLOT.

WITHIN EACH 37' RADIUS PLOT, THE SPECIES, SIZE, CONDITION AND STRATUM OF EVERY WOODY STEM WITH A DIAMETER AT BREAST HEIGHT (DBH) 2 INCHES AND GREATER WAS MEASURED AND RECORDED. THE SIZE WAS BASED ON DBH RATHER THAN HEIGHT. THE CONDITIONS OF THE TREES WERE RATED AS EITHER EXCELLENT, GOOD, FAIR, POOR, DYING, OR DEAD.

Mountain View Road

Date of site visit: April 22, 2020
Certified Arborist: Sean A. Gagnon MA-5615A

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating
1	<i>Quercus alba</i>	White Oak	30.1	80	85
2	<i>Quercus alba</i>	White Oak	36.2	80	85

Notes:
1. Condition Rating based on formula provided by the [Guide for Plant Appraisal](#) published by the ISA.
Condition Rating: 90-100 Excellent, 70-89 Good, 50-69 Fair, 25-49 Poor, 05-24 Very Poor
2. Species Rating based on formula provided by the [Guide for Plant Appraisal](#) published by the ISA.
3. All trees with a minimum 30" D.B.H. were inventoried and rated.



FOREST STAND "A" NARRATIVE

GENERAL DESCRIPTION: MIDDLE SUCCESSIONAL BOTTOMLAND HARDWOOD FOREST.

SPECIES COMPOSITION: CANOPY IS DOMINATED BY PIGNUT HICKORY (19%), SLIPPERY ELM (18%), RED CEDAR (13%), AND WHITE OAK (11%). ASSOCIATED SPECIES INCLUDE NORTHERN RED OAK (8%), GREEN ASH (7%), BLACK CHERRY (7%), FLOWERING DOGWOOD (6%), PERSIMMON (4%), RED MAPLE (3%), BLACKHAW (1%), SWEET CHERRY (1%), AND PIN OAK (1%).

ACREAGE: +/- 1.12 ACRES

SIZE CLASS: 74% OF STEMS RANGING FROM 2"-5.9", 17% OF STEMS RANGING FROM 6"-9.9", 7% OF STEMS RANGING FROM 10"-17.9", 1% OF STEMS RANGING FROM 18"-29.9", AND 1% OF STEMS GREATER THAN 30".

STRUCTURE: ON AVERAGE, THE STAND DEMONSTRATED 50% CANOPY CLOSURE, 85% HERBACEOUS GROUNDCOVER AND 60-100 STANDING DEAD TREES PER ACRE, EXHIBITING FAIR FOREST STRUCTURE.

AGE: 60+ YEARS

DENSITY: WELL STOCKED, APPROXIMATELY 360 STEMS/ACRE

QUALITY: FAIR, SIGNIFICANT PRESENCE OF INVASIVE SPECIES INCLUDING GARLIC MUSTARD AND JAPANESE HONEYSUCKLE, WITH SIGNIFICANT DIEBACK OF GREEN ASH IN THE CANOPY.

REGENERATION: DESIRABLE HARDWOOD OVERSTORY SPECIES REGENERATION IS PRESENT IN LOW NUMBERS.

SOILS: 68B (JACKLAND AND HAYMARKET SOILS), & 69A (ELBERT SILTY CLAY LOAM)

ASPECT: NORTHWEST

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
101 South Street, S. E.
Leesburg, VA 20175
Phone: (703) 443-2400
Fax: (703) 443-2425
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

EXISTING VEGETATION
MOUNTAIN VIEW
RESIDENTIAL
ZONING MAP AMENDMENT & SPECIAL EXCEPTION
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO
ZMAP-2020-0012

PLAN STATUS	
04/26/21	REV. PER 1ST REF. COM.
11/05/21	REV. PER 2ND REF. COM.
01/31/22	REV. PER STAFF COM.
03/11/22	REV. PER PC COM.
04/12/22	REV. PER PC/STAFF COM.
05/23/22	REV. PER CO. ATTY COM.
06/24/22	REV. PER CO. COM.
08/04/22	REV. PER BPS COM.

DATE	DESCRIPTION
KMC DESIGN	DR DRAWN KMC CHKD
SCALE	H: 1" = 60' V: 1" = 10'
JOB No:130111-01-001	
DATE OCTOBER, 2020	
FILE No:130111-D-ZP-001	







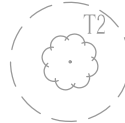






SHEET 5 OF 9

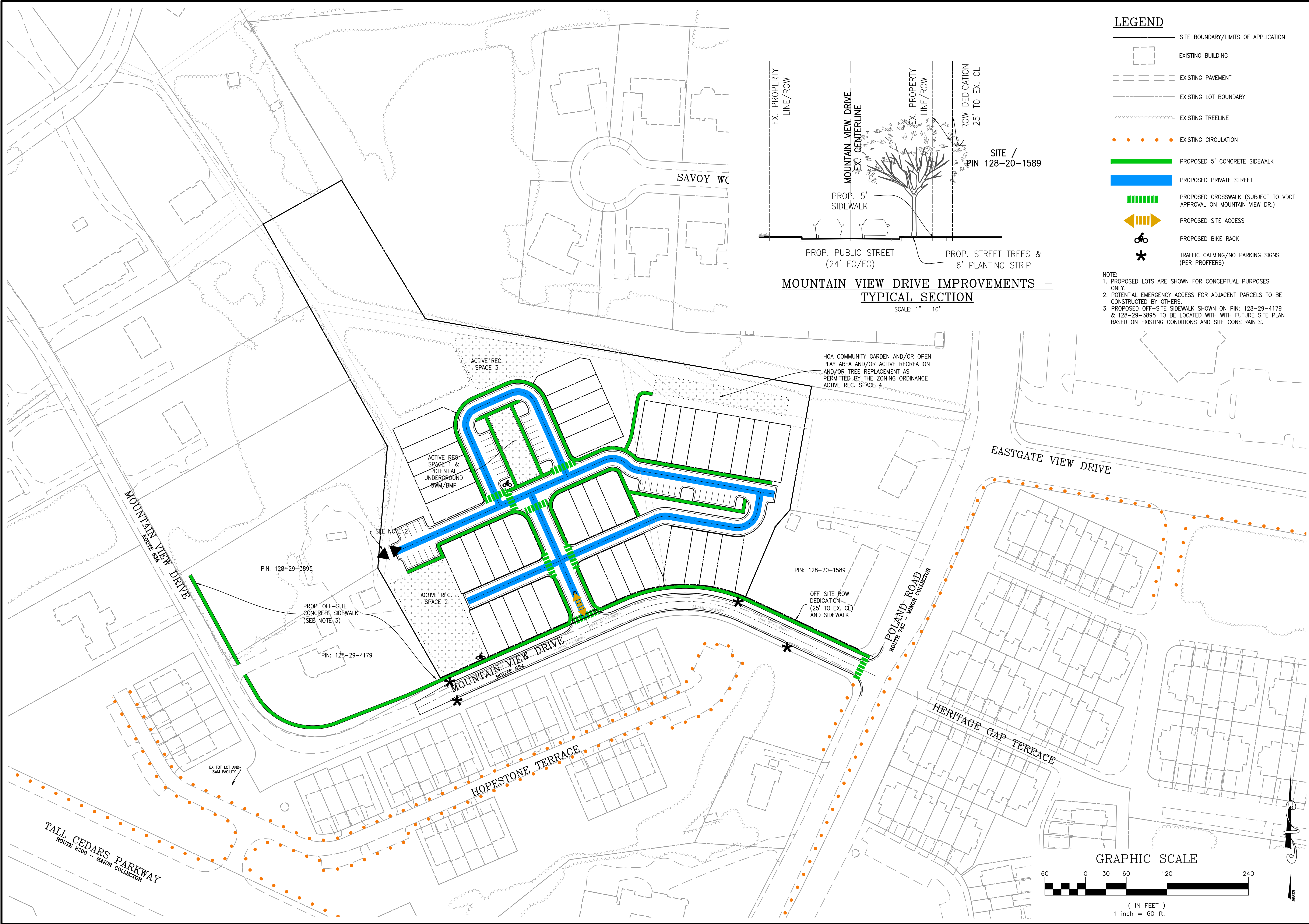


ACTIVE RECREATION SPACE TABULATION	
ACTIVE RECREATION SPACE REQUIRED	
TOTAL NUMBER OF UNITS:	41
FIRST TEN UNITS:	5,000 SF
25 MARKET RATE UNITS: (25 UNITS X 200 SF/UNIT)	5,000 SF
6 ADU UNITS:	0 SF
TOTAL REQUIRED:	10,000 SF
ACTIVE RECREATION SPACE PROVIDED (MIN.)	
ACTIVE REC SPACE 1	3,500 SF
ACTIVE REC SPACE 2	11,500 SF
ACTIVE REC SPACE 3	4,000 SF
ACTIVE REC SPACE 4 *	2,500 SF
TOTAL PROVIDED:	21,500 SF

* ACTIVE RECREATION SPACE 4 MAY BE USED FOR TREE REPLACEMENT IN LIEU OF ACTIVE RECREATION IN ACCORDANCE WITH THE PROFFERS.

LEGEND

	SITE BOUNDARY/LIMITS OF APPLICATION
	EXISTING LOT BOUNDARY
	EXISTING BUILDING
	EXISTING ZONE BOUNDARY
	EXISTING PAVEMENT
	EXISTING TREELINE
	EXISTING TREE 30" DBH OR LARGER & CRITICAL ROOT ZONE
	PROPOSED SINGLE FAMILY ATTACHED LOCATION (APPROXIMATE)
	PROPOSED PRIVATE STREET
	PROPOSED SIDEWALK
	PROPOSED ACTIVE RECREATION SPACE
	PROPOSED TREE CONSERVATION AREA
	PROPOSED SPECIAL EXCEPTION LOCATION REDUCED FRONT YARD (SPFX-2021-002)



LEGEND

- SITE BOUNDARY/LIMITS OF APPLICATION
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING LOT BOUNDARY
- EXISTING TREELINE
- EXISTING CIRCULATION
- PROPOSED 5' CONCRETE SIDEWALK
- PROPOSED PRIVATE STREET
- PROPOSED CROSSWALK (SUBJECT TO VDOT APPROVAL ON MOUNTAIN VIEW DR.)
- PROPOSED SITE ACCESS
- PROPOSED BIKE RACK
- TRAFFIC CALMING/NO PARKING SIGNS (PER PROFFERS)

NOTE:
1. PROPOSED LOTS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY.
2. POTENTIAL EMERGENCY ACCESS FOR ADJACENT PARCELS TO BE CONSTRUCTED BY OTHERS.
3. PROPOSED OFF-SITE SIDEWALK SHOWN ON PIN: 128-29-4179 & 128-29-3895 TO BE LOCATED WITH WITH FUTURE SITE PLAN BASED ON EXISTING CONDITIONS AND SITE CONSTRAINTS.

MOUNTAIN VIEW DRIVE IMPROVEMENTS –
TYPICAL SECTION

SCALE: 1" = 10'

PLAN STATUS	
04/26/21	REV. PER 1ST REF. COM.
11/05/21	REV. PER 2ND REF. COM.
01/31/22	REV. PER STAFF COM.
03/11/22	REV. PER PC COM.
04/12/22	REV. PER PC/STAFF COM.
05/23/22	REV. PER CO. ATTY COM.
06/24/22	REV. PER CO. COM.
08/04/22	REV. PER BPS COM.

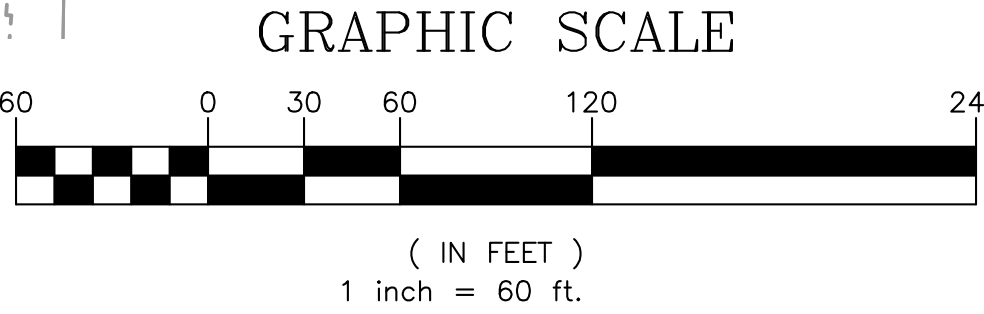
DATE	DESCRIPTION	
KMC	DR	KMC
DESIGN	DRAWN	CHKD
SCALE	H: AS SHOWN	V: 1/2"
JOB	No.130111-01-001	
DATE	OCTOBER, 2020	
FILE	No.130111-D-ZP-001	



LEGEND

- SITE BOUNDARY/LIMITS OF APPLICATION
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING LOT BOUNDARY
- EXISTING TREELINE
- EXISTING ZONE BOUNDARY
- QUARRY OVERLAY DISTRICT
- PROPOSED PRIVATE STREET
- PROPOSED SIDEWALK
- EXISTING TREE 30" DBH OR LARGER & CRITICAL ROOT ZONE
- PROPOSED ACTIVE RECREATION SPACE
- PROPOSED TREE CONSERVATION AREA
- PROPOSED OPEN SPACE (40% MINIMUM)

- NOTES:
- LANDSCAPING SHOWN IS CONCEPTUAL. ACTUAL LANDSCAPING TO MEET ZONING ORDINANCE REQUIREMENTS WILL BE PROVIDED AT CONSTRUCTION PLAN SUBMISSION.
 - THE ACTIVE RECREATION SPACE LOCATED AT THE WESTERN END OF THE PROPERTY ADJACENT TO MOUNTAINVIEW DRIVE WILL BE OWNED AND MAINTAINED BY THE HOA. THIS ACTIVE RECREATION AREA SHALL ALSO BE AVAILABLE FOR PUBLIC USE BY RESIDENTS OF THE SURROUNDING COMMUNITY.
 - CONFORMANCE WITH REQUIRED 20% TREE CANOPY COVERAGE WILL BE DEMONSTRATED AT TIME OF SITE PLAN SUBMISSION.

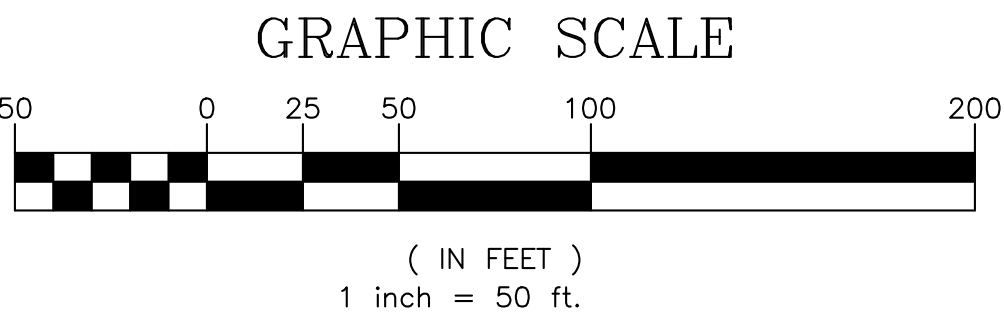


LANDSCAPE, ACTIVE RECREATION AND OPEN SPACE PLAN
MOUNTAIN VIEW
RESIDENTIAL
ZONING MAP AMENDMENT & SPECIAL EXCEPTION
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO
ZMAP-2020-0012

PLAN STATUS		
04/26/21	REV. PER 1ST REF. COM.	
11/05/21	REV. PER 2ND REF. COM.	
01/31/22	REV. PER STAFF COM.	
03/11/22	REV. PER PC COM.	
04/12/22	REV. PER PC/STAFF COM.	
05/23/22	REV. PER CO. ATTY COM.	
06/24/22	REV. PER CO. COM.	
08/04/22	REV. PER BPS COM.	

DATE	DESCRIPTION	
KMC DESIGN	DR DRAWN	KMC CHKD
SCALE	H: 1" = 60' V: 1" = 10'	
JOB	No.130111-01-001	
DATE	OCTOBER, 2020	
FILE	No.130111-D-ZP-001	



FOR ILLUSTRATIVE PURPOSES ONLY

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
101 South Street, S. E.
Leesburg, VA 20175
Phone: (703) 443-2400
Fax: (703) 443-2425
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

ILLUSTRATIVE
**MOUNTAIN VIEW
RESIDENTIAL**
ZONING MAP AMENDMENT & SPECIAL EXCEPTION
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO
ZMAP-2020-0012

PLAN STATUS	
04/26/21	REV. PER 1ST REF. COM.
11/05/21	REV. PER 2ND REF. COM.
01/31/22	REV. PER STAFF COM.
03/18/22	REV. PER PC COM.
04/12/22	REV. PER PC/STAFF COM.
05/23/22	REV. PER CO. ATTY COM.
06/24/22	REV. PER CO. COM.
08/04/22	REV. PER BPS COM.

DATE	DESCRIPTION	
KMC DESIGN	DR	KMC
SCALE	DRAWN	CHKD
SCALE: H: AS SHOWN V: 1/8" = 1' - 0"		
JOB No:130111-01-001		
DATE OCTOBER, 2020		
FILE No.130111-D-ZP-001		

SHEET 9 OF 9