

# DULLES SUBURBAN CENTER/WESTFIELDS

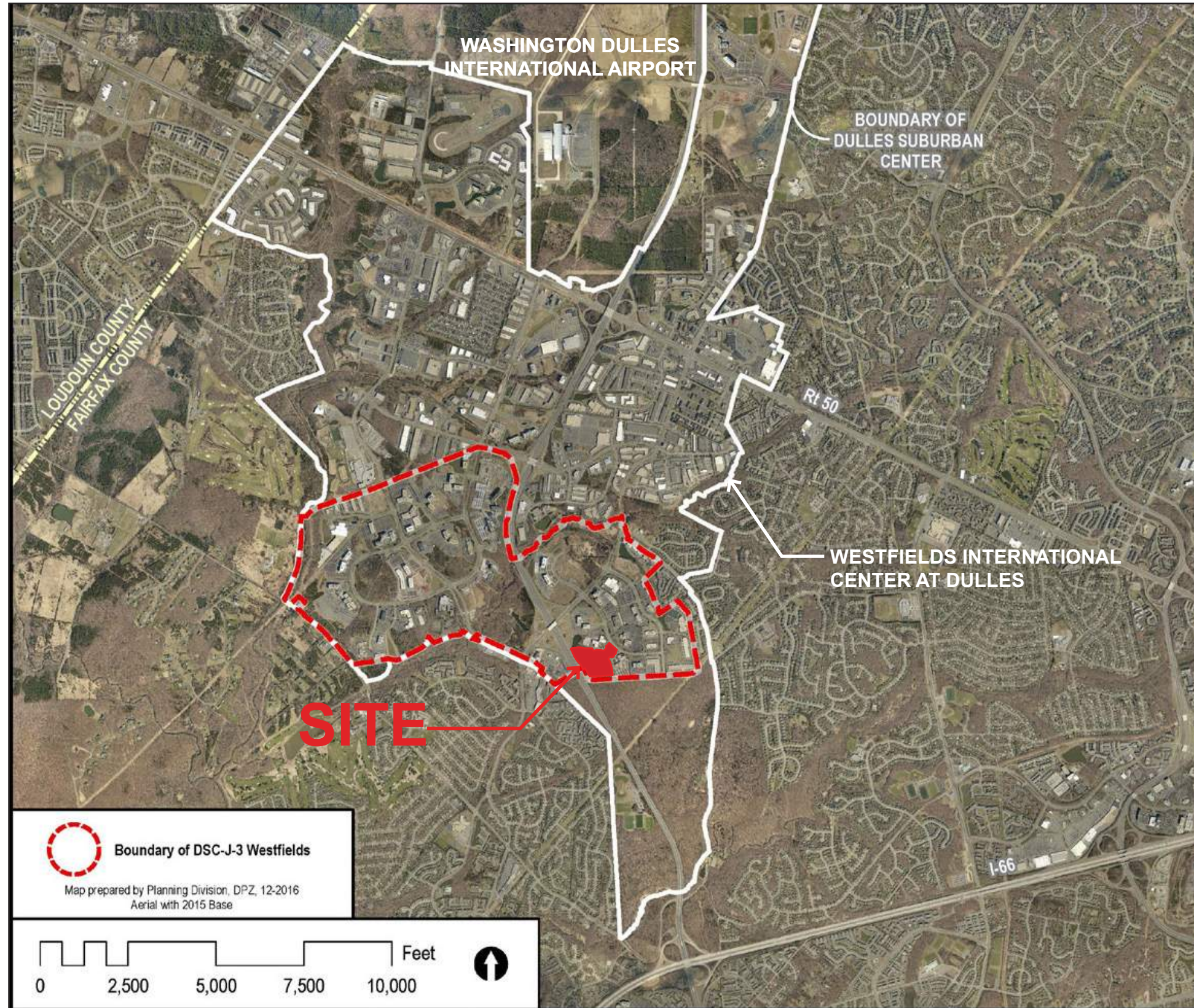
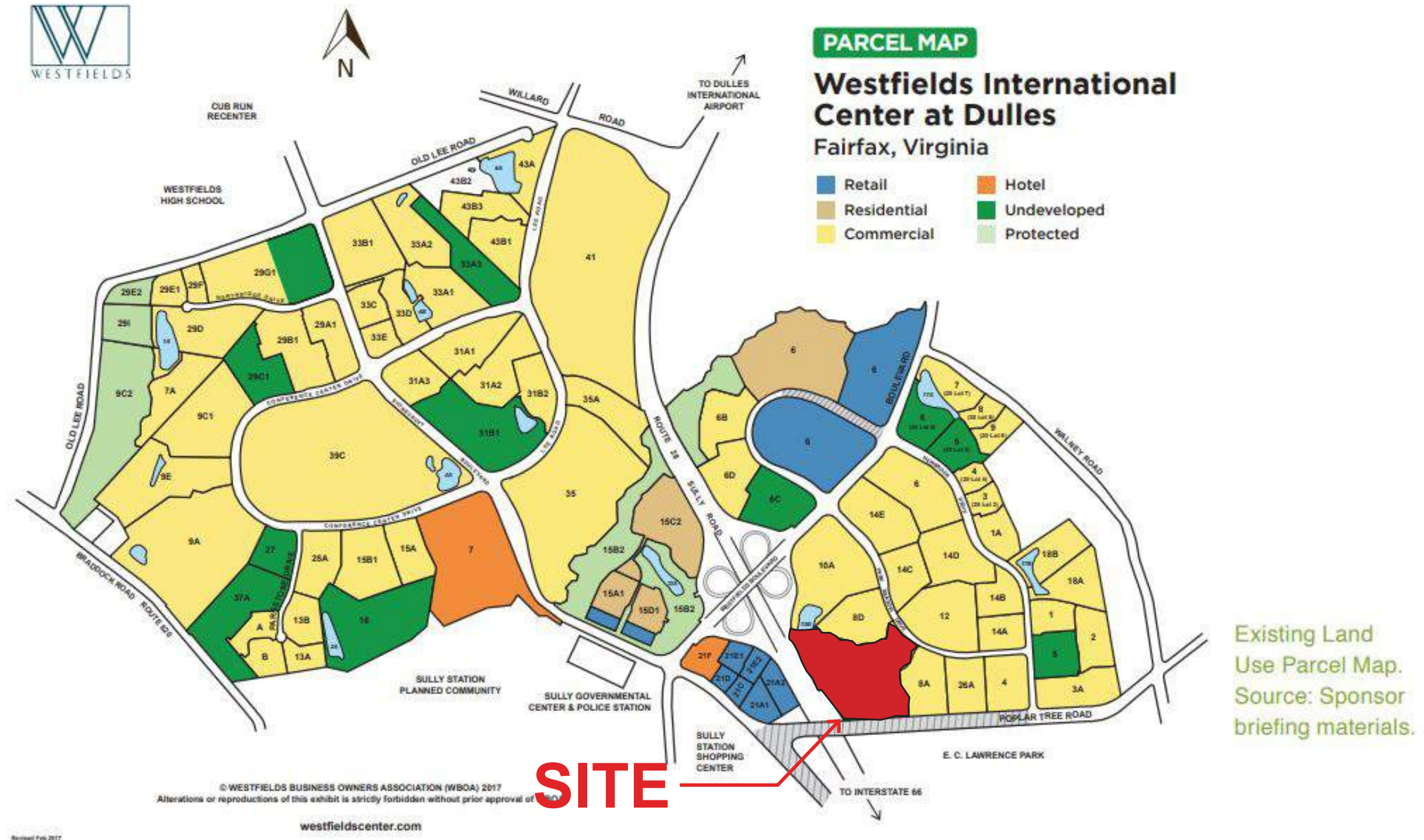


IMAGE SOURCE: FAIRFAX COUNTY WESTFIELD  
COMPREHENSIVE PLAN AREA III

# THE BOULEVARDS AT WESTFIELDS

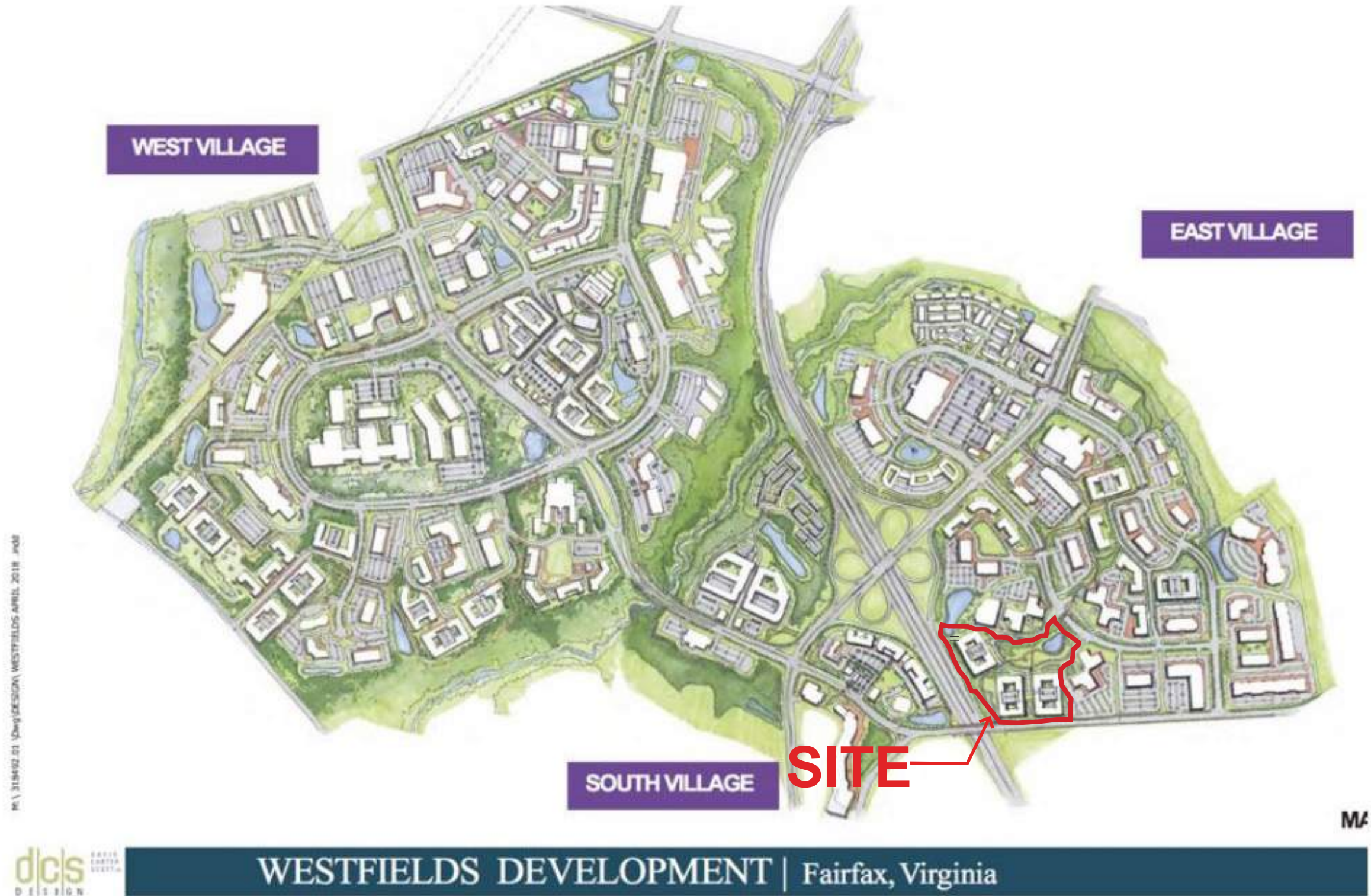
# PARCEL MAP



## THE BOULEVARDS AT WESTFIELDS

IMAGE SOURCE: FAIRFAX COUNTY WESTFIELDS COMPREHENSIVE PLAN AREA III

# WBOA CONCEPTUAL MASTER PLAN



## THE BOULEVARDS AT WESTFIELDS

# GOVERNING NOISE CONTOURS

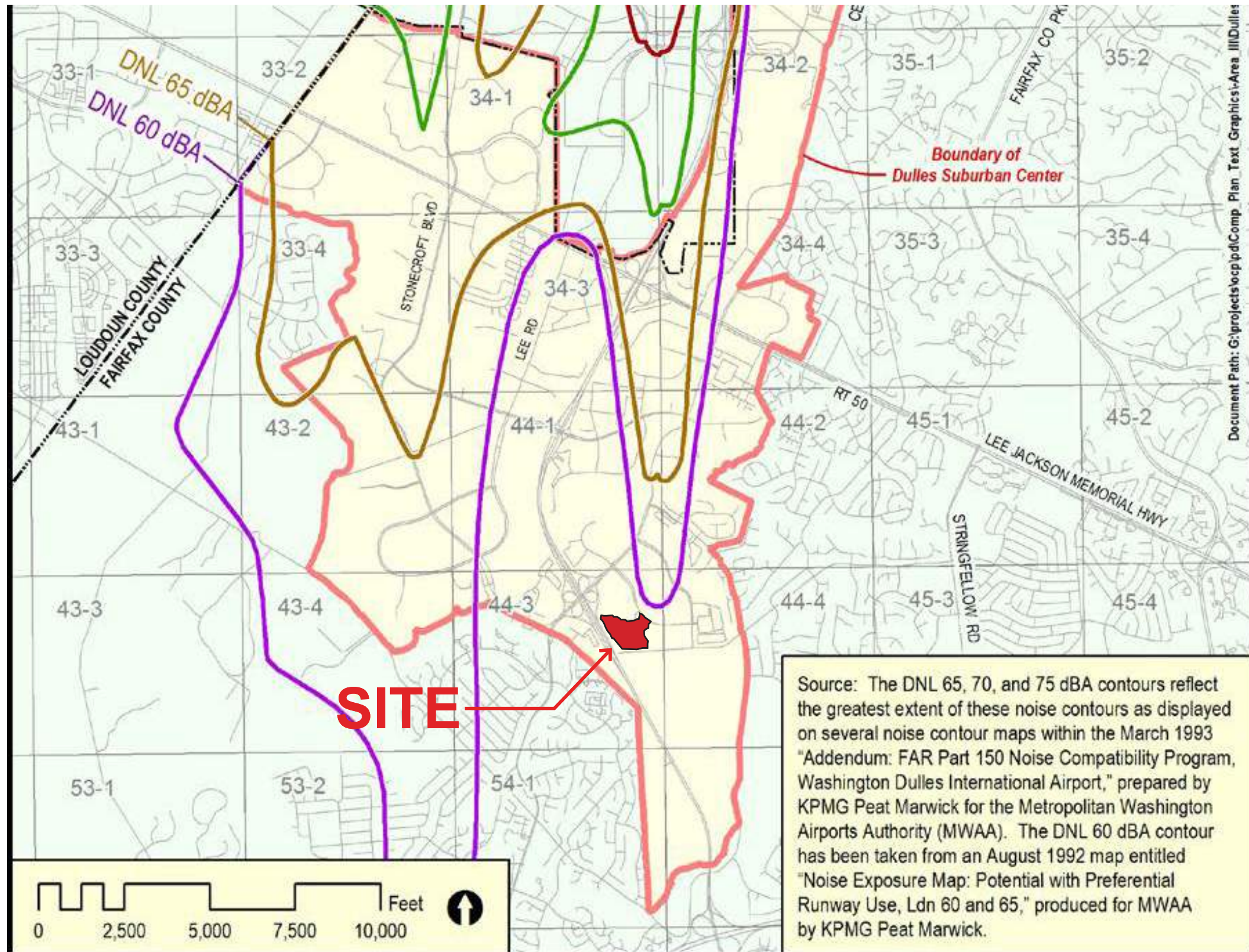
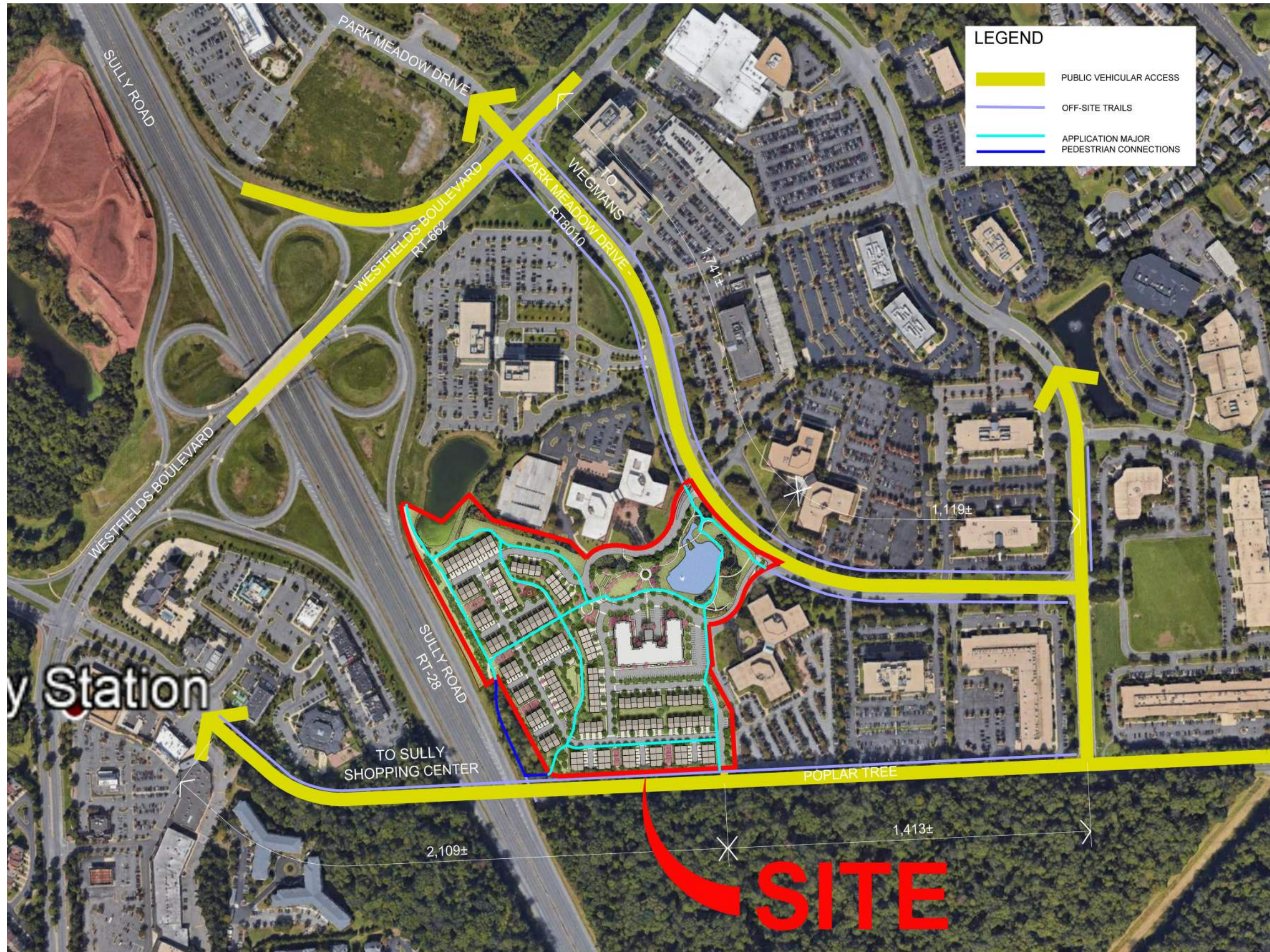


IMAGE SOURCE: FAIRFAX COUNTY WESTFIELDS COMPREHENSIVE PLAN AREA III

## THE BOULEVARDS AT WESTFIELDS



# CONNECTION TO VILLAGE CENTERS



## THE BOULEVARDS AT WESTFIELDS

# PROPOSED SITE DEVELOPMENT



## SITE TABULATION

SITE AREA: 23.3461 AC.  
with credit for row dedication

PROPOSED UNITS:  
16'-24' FRONT LOAD 67-75  
2/2S REAR LOAD 120  
MULTI-FAMILY 128-135  
315-322

OPEN SPACE: APPROX. 45%

PROPOSED DENSITY: 14.74 DU/AC

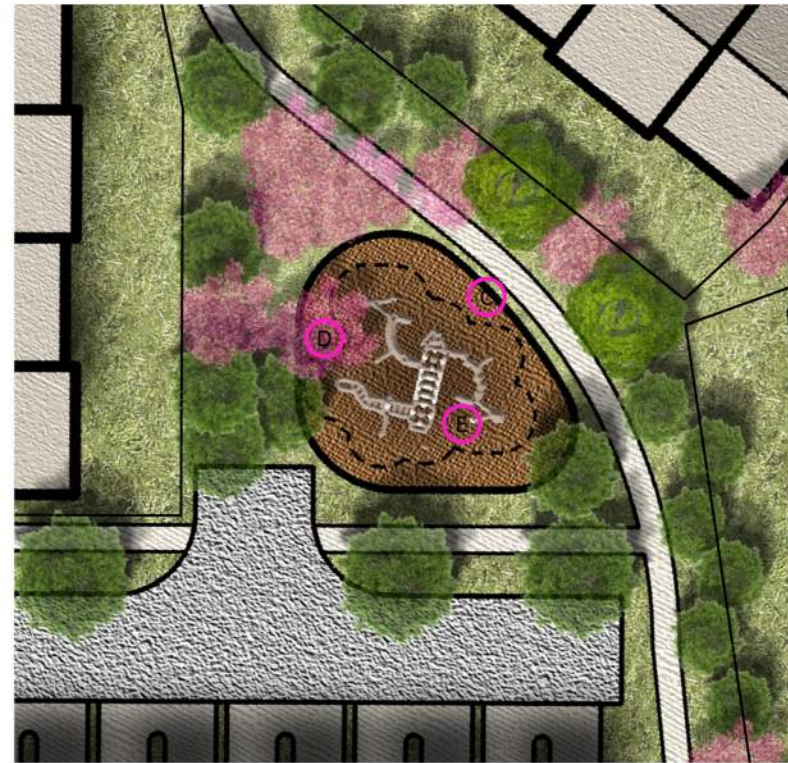
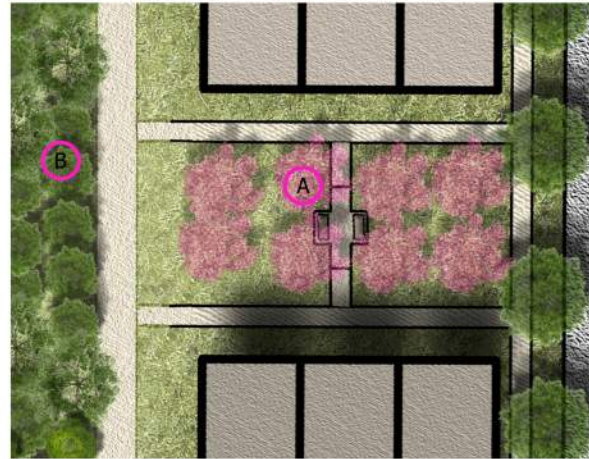
# THE BOULEVARDS AT WESTFIELDS

PARK ENLARGEMENT



THE BOULEVARDS AT WESTFIELDS

# LANDSCAPE AMENITY AREAS



- A** SMALL POCKET PARK AT MEWS
- B** LANDSCAPE BERM
- C** EVERGREEN SCREEN WITH PERENNIALS
- D** SEAT AREA
- E** PLAYGROUND

MEWS, POCKET PARK, AND PLAYGROUND AREA ENLARGEMENT PLAN



MEWS, POCKET PARK, AND PLAYGROUND AREA PRECEDENT IMAGES

NOTE:  
PHOTOGRAPHS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO  
CHANGE DURING FINAL DESIGN WITHOUT NEED FOR A PROFFER OR ZONING  
INTERPRETATION

# THE BOULEVARDS AT WESTFIELDS



# LANDSCAPE AMENITY AREAS



PERGOLA, SEATING AREA & COMMUNITY GREEN, PASSIVE PLAY/OPEN LAWN PRECEDENT IMAGES



- a PERGOLA
- b SEATING AREA
- c COMMUNITY GREEN, PASSIVE PLAY/OPEN LAWN
- d PERENNIALS & SHRUBS

PERGOLA, SEATING AREA, COMMUNITY GREEN AND PASSIVE PLAY/OPEN LAWN ENLARGEMENT PLAN

NOTE:  
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# THE BOULEVARDS AT WESTFIELDS

# PERSPECTIVE VIEW ALONG ROUTE 28



## THE BOULEVARDS AT WESTFIELDS

# MULTI-FAMILY PERSPECTIVE



## THE BOULEVARDS AT WESTFIELDS

# LEFT, RIGHT AND REAR PERSPECTIVES



RIGHT SIDE PERSPECTIVE



LEFT SIDE PERSPECTIVE



REAR PERSPECTIVE

# THE BOULEVARDS AT WESTFIELDS

# TOWNHOUSES



BENNINGTON - FORM C

BENNINGTON - FORM A

BENNINGTON - FORM B

BENNINGTON - FORM A

BENNINGTON - FORM C

FRONT ELEVATION (PROPOSED)

## THE BOULEVARDS AT WESTFIELDS

2 OVER 2S



FRONT ELEVATION (PROPOSED)

# THE BOULEVARDS AT WESTFIELDS

# TOWNHOUSES AND 2 OVER 2S ELEVATIONS



**TOWNHOUSE FRONT ELEVATION (16'-24' FRONT LOAD)**



**2 OVER 2 FRONT ELEVATION (24' REAR LOAD)**



**TOWNHOUSE REAR ELEVATION (16'-24' FRONT LOAD)**



**2 OVER 2 REAR ELEVATION (24' REAR LOAD)**



**TOWNHOUSE SIDE ELEVATION (16'-24' FRONT LOAD)**

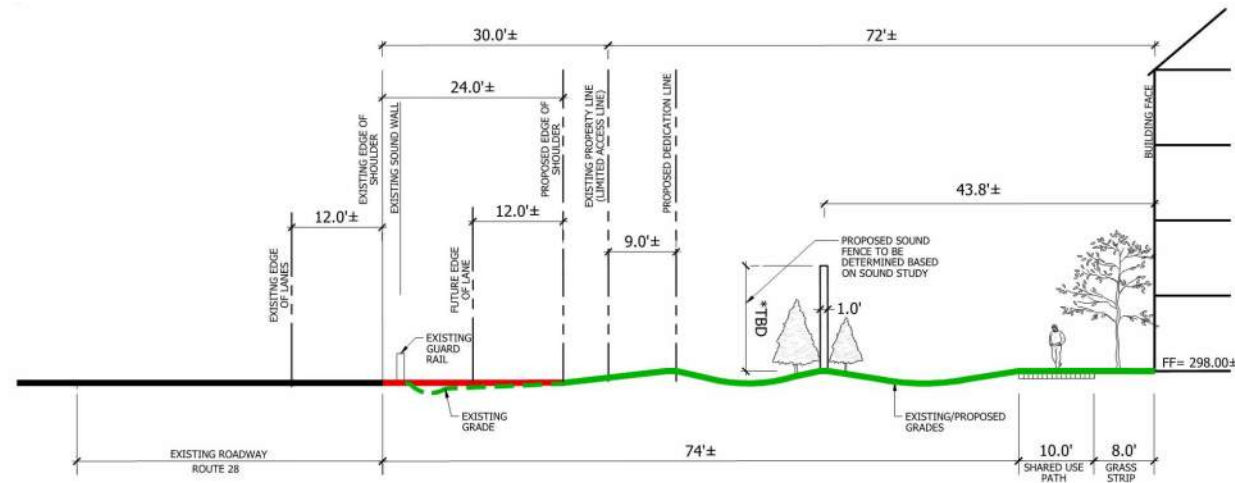


**2 OVER 2 SIDE ELEVATION (24' REAR LOAD)**

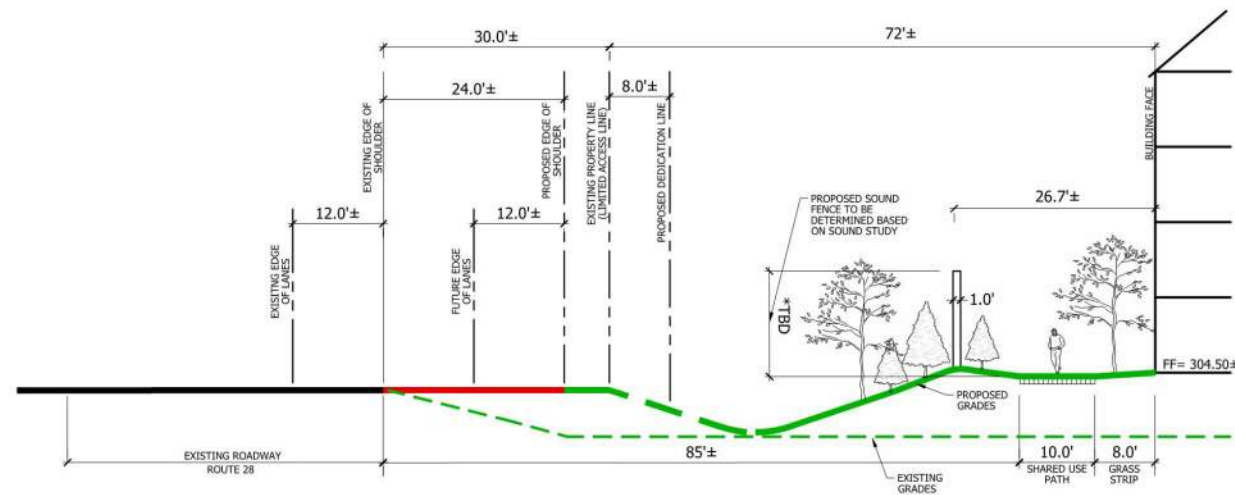
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## THE BOULEVARDS AT WESTFIELDS

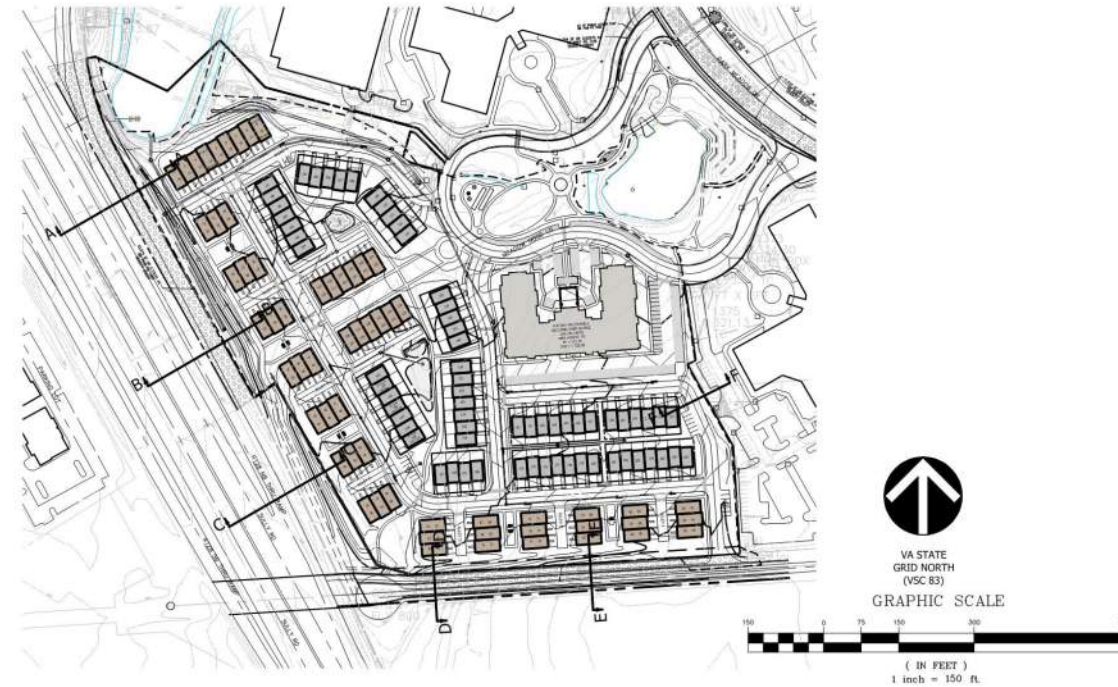
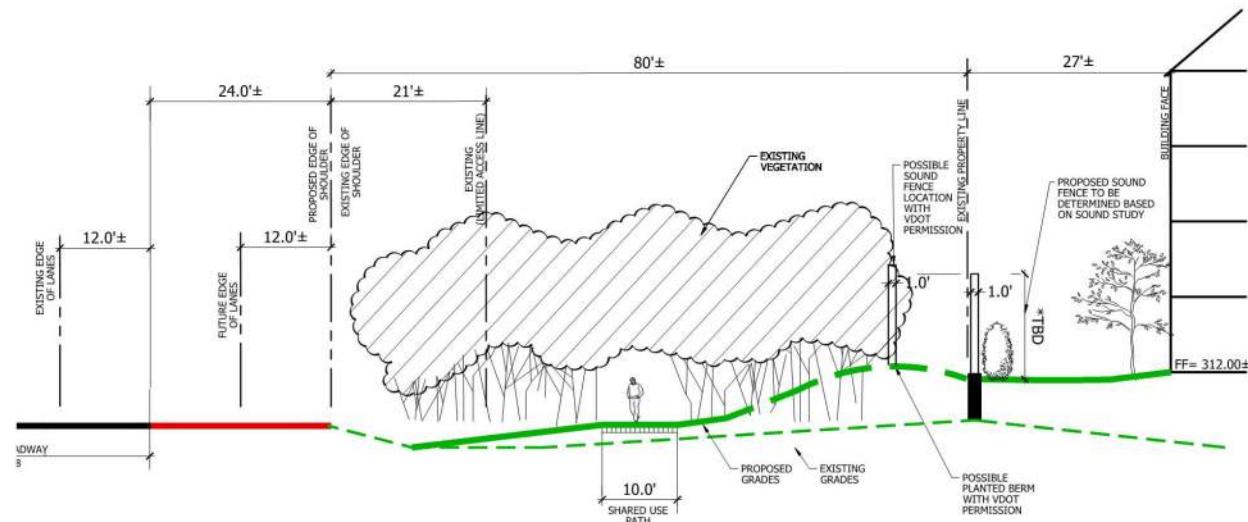
# SITE SECTIONS



SECTION A-A



SECTION B-B



LEGEND:

\*TBD - TO BE BASED ON FINAL GRADING

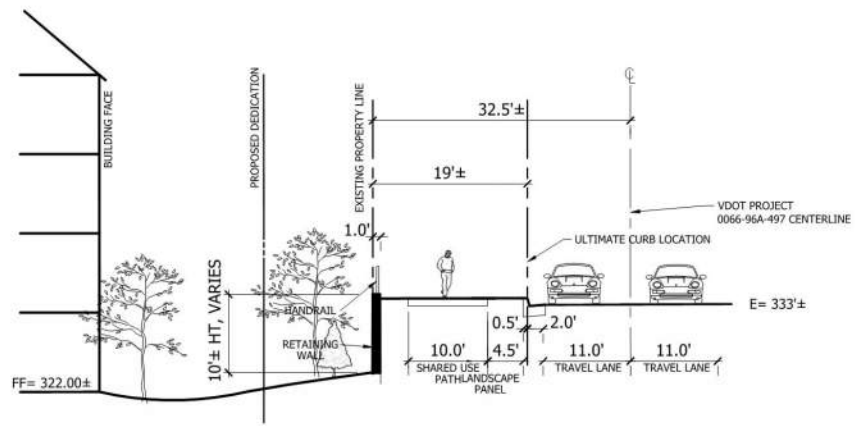
NOTES:

ROAD IMPROVEMENTS ON ROUTE 28 BY OTHERS.

# THE BOULEVARDS AT WESTFIELDS

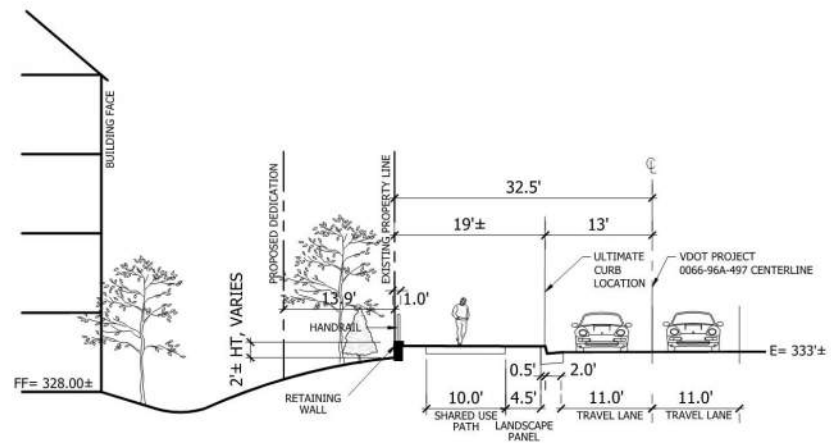


# SECTIONS



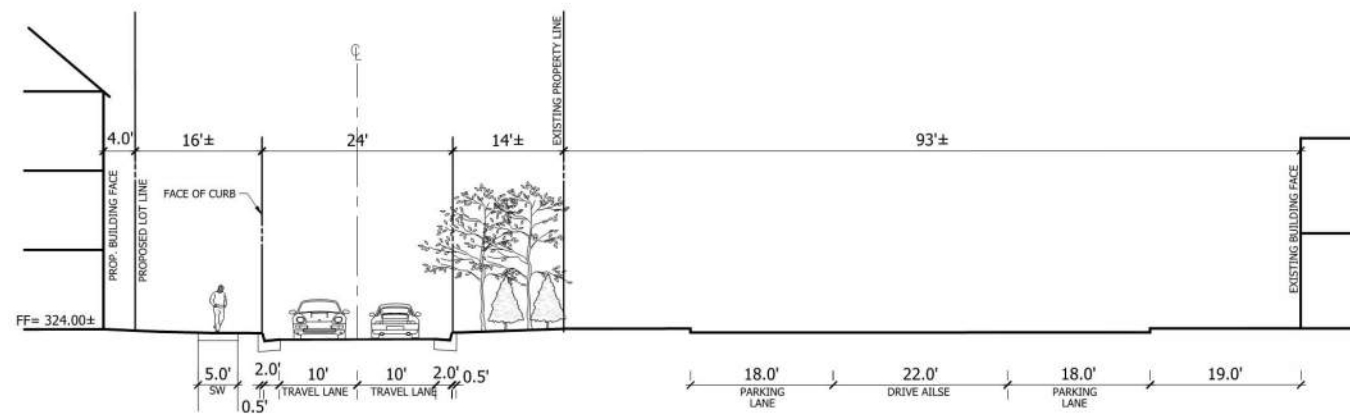
SECTION D-D

POPLAR TREE ROAD

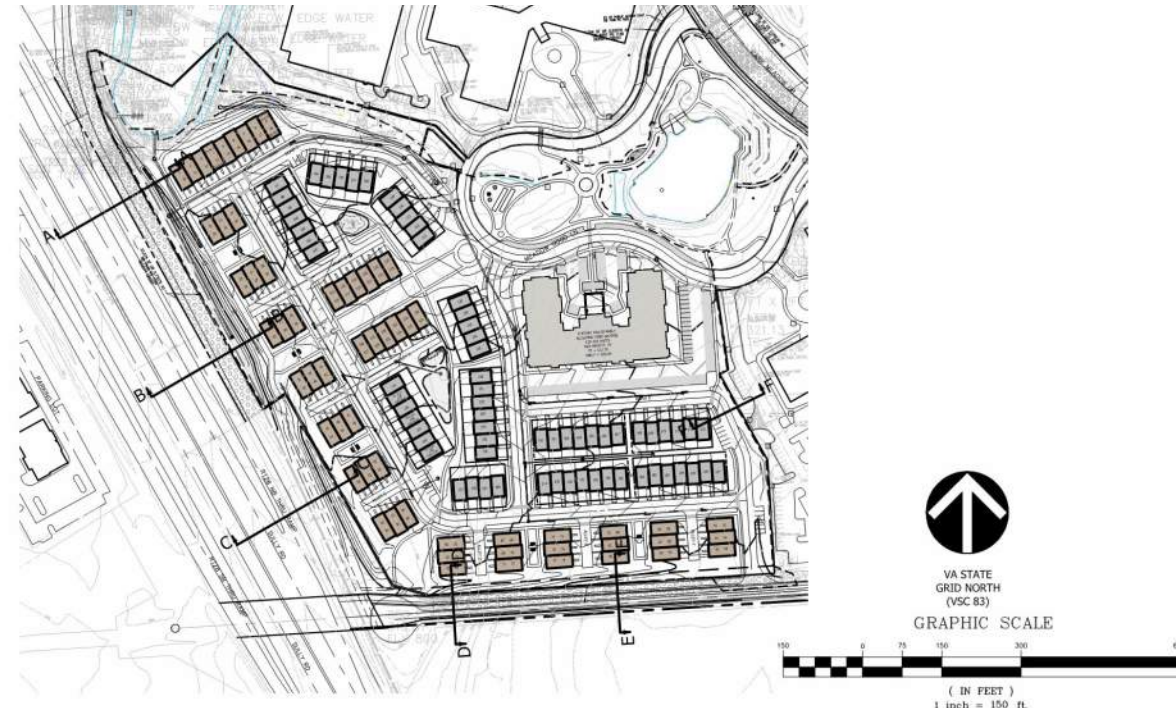


SECTION E-E

POPLAR TREE ROAD (CURRENTLY UNDER CONSTRUCTION)



SECTION F-F



# THE BOULEVARDS AT WESTFIELDS

## PROPOSED FENCE



PAINTED WOOD FENCE (SAGE GREEN)

THE BOULEVARDS AT WESTFIELDS

PROPOSED SITE DEVELOPMENT



THE BOULEVARDS AT WESTFIELDS