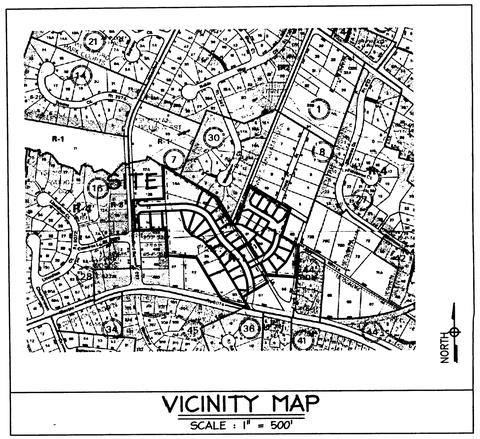
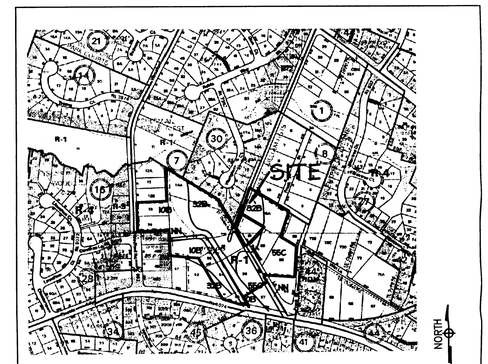
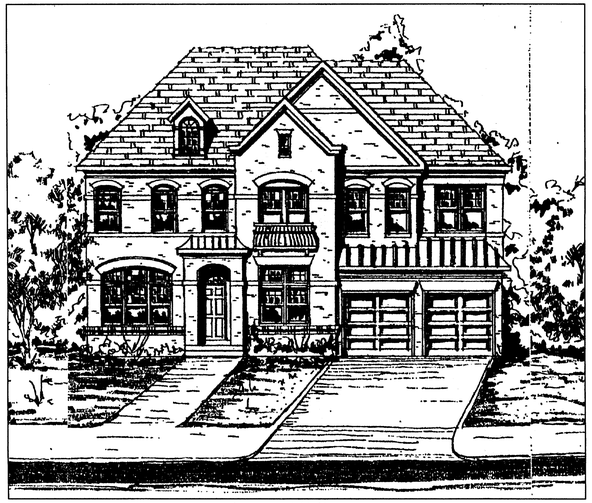


VICINITY MAP
SCALE : 1" = 500'

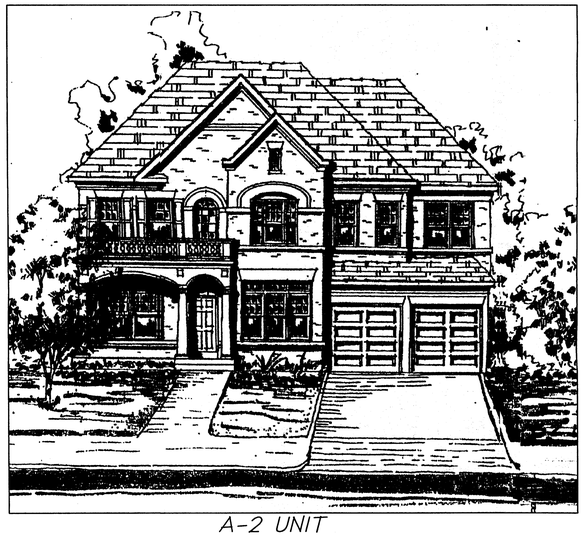


NOTE: SOILS INFORMATION TAKEN FROM SOILS MAPPING PERFORMED BY ENGINEERING CONSULTING SERVICES, LTD. (ECS LTD) DATED APRIL 16, 2003.

SOILS MAP
SCALE : 1" = 500'



A-1 UNIT



A-2 UNIT

Application No. 2003-PP-043 Staff C. Lewis
PC/FDP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-7-04 & DC 7-26-04
Date of (BOS) (PC) approval 7-26-04
Sheet 1 of 8

NOTES:

1. THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP 39-1((1)) PARCELS 13, 14 14A AND 15A AND TAX MAP 39-3 ((1)) PARCELS 50, 51, 53, 54, 55, 56, 57, 59, 60, 61 AND THE OUTLET ROAD.

2. THE APPLICANT IS: VAN METRE LAND LIMITED PARTNERSHIP
C/O ANDREW GARRICH
5252 LYNGATE COURT
BURKE, VA 22015

3. CURRENT OWNERSHIP IS LISTED AS FOLLOWS:

PARCEL	CURRENT OWNER(S)	DB/PG	AREA
13	ANTHONY V. & JUNE A. FALCONE	06045/1616	21,440 ±
14	ANTHONY V. FALCONE & JUNEA. FALCONE	14527/976	21,918 ±
14A	ANTHONY V. & JUNE A. FALCONE	04736/0011	43,559 ±
15A	ANTHONY V. & JUNE A. FALCONE	03738/0719	59,239 ±
50	ANTHONY V. & JUNE A. FALCONE	03738/0717	107,302 ±
51	ANTHONY V. & JUNE A. FALCONE	03646/0611	65,353 ±
53	ANTHONY V.J. & JUNE A. FALCONE	05460/1197	9,147 ±
54	CHRISTIAN RELIEF SVC. OF VA.	08406/1336	32,067 ±
55	ANTHONY V.J. & JUNE A. FALCONE	05460/1197	11,336 ±
56	MARY E. HARNE	02119/0254	58,719 ±
59	VAN METRE LAND LP	12979/0690	52,250 ±
60	MARY E. HARNE	2119/0254	26,753 ±
61	VAN METRE LAND LP	15511/1939	20,723 ±
PORTION OF SUNCREST LANE ADJOINING LOT 59 TO BE VACATED.	VAN METRE LAND LP		1,672 ±
PORTION OF SUNCREST LANE ADJOINING LOT 60 TO BE VACATED.	MARY E. HARNE		3,341 ±
PORTION OF SUNCREST LANE ADJOINING LOT 61 TO BE VACATED.	VAN METRE LAND LP		3,174 ±
		TOTAL LAND AREA	537,993 ±

NOTE: THE OWNERS OF TAX MAP 39-3 ((1)) PARCEL 59, 60 & 61 HOLD FEE SIMPLE TITLE TO THAT PORTION OF SUNCREST LANE INCLUDED IN THIS APPLICATION.

4. BOUNDARY INFORMATION IS BASED UPON A FIELD RUN SURVEY BY VIKA AND VERIFIED BY LAND DESIGN CONSULTANTS, INC (LDC). FOR ALL PARCELS EXCLUDING PARCEL 61. BOUNDARY INFORMATION FOR PARCEL 61 IS BASED UPON INFORMATION OF RECORD.

5. THE TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD RUN SURVEY BY VIKA AND VERIFIED BY LAND DESIGN CONSULTANTS FOR ALL PARCELS EXCLUDING PARCEL 61. TOPOGRAPHIC INFORMATION FOR PARCEL 61 IS BASED UPON A FIELD RUN SURVEY BY VIKA. CONTOUR INTERVAL IS TWO FEET.

6. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREON. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF PFM DESIGN CRITERIA AT THE TIME OF SUBDIVISION PLAN/ PLAT PREPARATION/ SUBMISSION PROVIDED THAT THE MODIFICATION SUBSTANTIALLY CONFORMS WITH THE CDP/FDP.

7. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.

8. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY- FIVE (25) FEET OR MORE ON THE SUBJECT PROPERTY.

9. ALL UTILITIES INSTALLED ON-SITE AS PART OF THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND. THE UTILIITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

10. LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

11. A RESOURCE PROTECTION AREA (RPA) AND A MINOR FLOOD PLAIN EXIST ON A PORTION OF THE SITE (SEE SHEET 2). THE MINOR FLOODPLAIN AREA IS LESS THAN 30% AND THEREFORE A MAXIMUM DENSITY REDUCTION DOES NOT APPLY. FURTHERMORE, AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) DOES NOT EXIST ON THE SUBJECT PROPERTY.

12. NO HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED AND/ OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.

13. THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER THAT CURRENTLY EXIST ON THE PROPERTY OR WILL BE EXTENDED TO THE PROPERTY. ALL DWELLING UNITS SHALL BE SERVED BY GRAVITY FLOW.

14. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 3 TO 4 DWELLING UNITS PER ACRE WITH SUBSTANTIAL CONSOLIDATION OF PARCELS. THE PROPOSED DENSITY OF 2.67 DU/AC MEETS THE INTENT OF THE COMPREHENSIVE PLAN AND IS IN HARMONY WITH THE SURROUNDING DEVELOPMENT ABUTTING THE SUBJECT PROPERTIES. THE MAJORITY OF THE SITE IS AN OPEN FIELD SITUATION WITH A RIPRAP CHANNEL. THE STREAM RESTORATION AND ADDITIONAL PLANTING WILL ENHANCE THIS PROPERTY BY PROVIDING A MORE NATURALISTIC SCENIC ASSET TO THE PROPOSED DENSITY AND ADJOINING USES AND WILL MEET THE APPLICABILE CRITERIA FOR STAFF REVIEW.

15. ELECTRIC AVENUE AND WOODFORD ROAD ARE NOT SHOWN ON THE VDOT 6 YEAR PLAN AND THE COUNTY'S COMPREHENSIVE PLAN TO BE WIDENED OR IMPROVED. THIS APPLICATION PROPOSES THE DEDICATION OF ROW 45 FEET FROM CENTERLINE.

16. A PRIVATE STREET WILL BE PROVIDED TO SERVICE LOTS 1 THROUGH 14. THE APPLICANT RESPECTFULLY REQUESTS THAT THE BOARD OF SUPERVISORS MODIFY THE MAXIMUM PERMITTED LENGTH OF A PRIVATE STREET TO ALLOW THE PRIVATE STREET TO EXIST IN ACCORDANCE WITH THE LAYOUT SHOWN ON SHEET 2.

17. A PEDESTRIAN TRAIL IS SHOWN AS A REQUIREMENT ON THE COUNTY WIDE TRAILS PLAN ALONG THE SITE'S FRONTAGE ON ELECTRIC AVENUE.

18. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER / DEVELOPER.

19. A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN, IF REQUIRED.

20. A STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FACILITY HAS BEEN DEPICTED ON PARCEL B OF THE SITE AS SHOWN. THIS PROPOSED FACILITY WILL OUTFALL IN TO AN EXISTING RIPRAP CHANNEL AND FLOODPLAIN AREA, EACH CONTAINED WITHIN EASEMENTS, THAT WILL RENDER AN ADEQUATE OUTFALL. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR A WAIVER/ MODIFICATION OF THESE REQUIREMENTS.

21. ALL DIMENSIONS ARE APPROXIMATE, TYPICAL HOUSE FOOTPRINT'S SHOWN ON THESE LOTS AND MAY BE MODIFIED PROVIDED THAT THERE IS NO REDUCTION IN OPEN SPACE AND THE MINIMUM PERIPHERAL YARDS ARE HONORED.

22. ARCHITECTURAL ELEVATIONS HAVE BEEN SHOWN HEREON FOR ILLUSTRATIVE PURPOSES ONLY. MODIFICATIONS TO THESE ELEVATIONS IS PERMITTED PROVIDED THE CHARACTER OF THE ARCHITECTURE IS MAINTAINED.

23. PROPERTY OWNED BY THE CHRISTIAN RELIEF SERVICES OF VIRGINIA HAS BEEN INCLUDED IN THIS APPLICATION AS PROPOSED LOT 33. CURRENTLY A USE CLASSIFIED AS A CONGREGATE LIVING FACILTLITY IS OPERATED ON SITE. THIS USE MAY CONTINUE ON THIS SITE AS PART OF THE PDH PROVISIONS. FURTHER EXPANSIONS OR REVISIONS TO THIS USE MAY OCCUR WITHOUT MODIFICATIONS TO THIS APPLICATION.

24. THE EXISTING STORM DRAINAGE EASEMENT ON THE PROPERTY WILL BE VACATED.

25. IT IS INTENDED THAT A DWELLING MAY BE CONSTRUCTED ON LOT 32 AT SUCH TIME AS THE PUBLIC ROAD IS EXTENDED THROUGH PARCEL 57 AND THE TEMPORARY TURN AROUND EASEMENT IS NO LONGER NEEDED.

26. A PERIMETER FENCE MAY BE CONSTRUCTED ON PORTIONS OF THE SUBJECT PROPERTY AS DEPICTED ON

RECEIVED
Department of Planning & Zoning
JUN 02 2004
Zoning Evaluation Division

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
	REVISION APPROVED BY:			
2	REVISION TO SITES			12/2/03
	ADDITION OF DENSITY DETAIL TO PLAN 1 SHEET 2			
1	INCLUSION OF PARCEL 61, REVISION TO LOTS 1-14, INCLUSION OF SHEETS 4-8			10/15/03
	TURN-A-ROUND, TABLES & INCLUSION OF SHEET 3			

DATE	DESIGNER	NO.	DESCRIPTION
05/20/04	MKS	11	ADDED EXISTING BLDGS & CONTOURS, REV. TREE LINE, ADD METAL FENCE, EXTEND SIDEWALK, ADDED TRAIL, REV. LOTS 1-4 & REV. TABULATIONS.
04/30/04	MKS	10	REVISED LOTS 1-14 & ADDED TRAIL, REVISE TABULATIONS.
04/20/04	MH	9	REV. LAYOUT, ADD FENCE, REMOVE PARCEL C
04/16/04	MKS	8	REV. LAYOUT, LOTS 7-10, 3-4, ADD OPEN AREA LOTS 7-9
03/17/04	MKS	7	REVISED LAYOUT, LOTS 1-14, BLDG SEPARATIONS & LOT TABULATIONS
02/27/04	MKS	6	REV. LOC. & SIZE
02/20/04	SHOTT	5	CLARIFY TREE PRESERVATION
02/04/04	SHOTT	4	REVISED LAYOUT, ADD INFORMATION & NOTE CLARIFICATION
01/30/04	SHOTT	3	DELETE LOT, REVISE PARCEL, ADD STREAM RESTORATION & RELOCATION DETAILS (SHEETS 7 & 8)
06/20/04	MKS		ADD SWL TO LOT 33 PER PROFFER 5.

Land Design Consultants
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www.ldc-va.com

CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN

WOODFORD PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 13758
LAND SURVEYOR
5/28/04

SCALE: N/A

SHEET 1 OF 8

DATE: MARCH, 2003

DRAFT CHECK

Application No. RZ/FDP 2003-PR-043 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-26-04
Date of (BOS) (PC) approval 7-26-04
Sheet 1 of 8

LEGEND

- LIMITS OF CLEARING & GRADING
- PRESERVED TREE CANOPY AREA (ONSITE)
- PRESERVED TREE CANOPY AREA (OFFSITE)

TREE COVER CALCULATIONS:

SITE AREA	=	537,993 SF
TREE COVER REQUIRED (20%)	=	107,598 SF
TREE COVER PLANTED	=	± 107,600 SF
TOTAL TREE COVER PROVIDED	=	± 107,600 SF

PLANTING SCHEDULE

SYMBOL	TYPE	QUANTITY	SIZE	REMARKS
	LARGE EVERGREEN	331	6-8'	B & B
	LARGE DECIDUOUS	247	2" CAL.	B & B

TOTAL = 578

PERIPHERAL LOT SETBACKS

LOT 1	25' REAR YARD AT SUNCREST LN PERIPHERY
LOT 2	25' REAR YARD AT SUNCREST LN PERIPHERY
LOT 5	12' SIDE YARD AT NORTHERN PROP. LINE
LOT 6	15' SIDE YARD 25' REAR YARD
LOTS 7-8	25' REAR YARD
LOT 9	19' SIDE YARD
LOTS 17-20	25' REAR YARD
LOT 21	20' FRONT YARD
LOTS 21-22	40' REAR YARD

TABULATIONS

SITE AREA = 537,993 SF / 12.35 AC

ZONING
EXISTING ZONING = R-1
PROPOSED ZONING = PDH-3
MAXIMUM BUILDING HEIGHT = 35 FEET

MINIMUM YARDS REQUIRED: NONE
MINIMUM YARD PROVIDED:
FRONT = 18 FEET
SIDE = 5 FEET
REAR = 20 FEET
AVERAGE LOT SIZE: 7,900 SF (WITH LOT 33 EXCLUDED)
AVERAGE LOT SIZE: 8,700 SF (WITH LOT 33 INCLUDED)

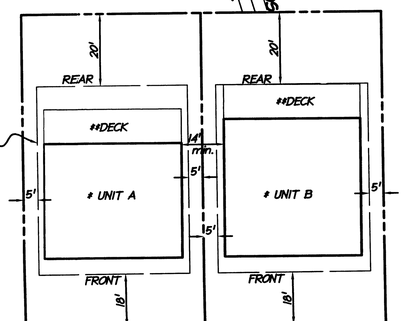
OPEN SPACE CALCULATIONS
OPEN SPACE REQUIRED = (20%) 107,599 SF
OPEN SPACE PROVIDED = (37%) ±198,485 SF

PARKING
REQUIRED (2 SPACES/UNIT) = 66 SPACES
PROVIDED (1 SPACES/UNIT) = 132 SPACES
PRIVATE STREET PARKING = 6 SPACES
TOTAL PARKING PROVIDED = 138 SPACES

DENSITY
PERMITTED (37 UNITS) = 3.00 DU/AC
PROPOSED (33 UNITS) = 2.67 DU/AC

#MINIMUM 14' SEPARATION BETWEEN PROPOSED BLDGS.

##DECK MAY EXTEND INTO REAR YARD IN ACCORDANCE WITH Z.O. 2-412(2).



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CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN

WOODFORD PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
	REVISION APPROVED BY:			
1	ADDITION TO NOTES			
2	DETAIL TO PLAN SHEET 5			
	INCLUSION OF PARCEL 6A			
	EXCLUSION OF PARCEL 6B			
	ADDITION OF PARCEL 6C			
	TABS TO INCLUDE SHEETS 7 & 8			

DATE	DESIGNER	NO.	DESCRIPTION
ENGINEER			
12/2/03	SMCS	2	ADDED EXISTING BLDG # DATA TABLE, REV. TREE MITIGATION, ADD METAL FENCE, REVISED SUNCREST LN PERIPHERY, REVISED LOTS 7-8 & REV. TABULATIONS
10/15/03	SMCS	1	REVISED SUNSET HEIGHTS HEARING
08/26/03	SMCS		PER LAYOUT, ADD FENCE, REVISE PARCEL C
08/26/03	SMCS		INCLUSION OF PARCEL 6A
08/26/03	SMCS		EXCLUSION OF PARCEL 6B
08/26/03	SMCS		ADDITION OF PARCEL 6C
08/26/03	SMCS		TABS TO INCLUDE SHEETS 7 & 8
06/26/03	MMCS	9	REV. LAYOUT LOTS 7-10, 2-4, ADD COND. AREA LOTS 7-10
05/5/03	TFT	8	REV. LAYOUT LOTS 7-10, 2-4, ADD COND. AREA LOTS 7-10
04/25/03	MMCS	7	REV. STREAM & LINE, BLDG SEPARATIONS & LOT TABULATIONS
04/14/03	MMCS	6	REV. LOTS 7-10 & LOT TABULATIONS
03/28/03	SMCS	5	CLARIFY TREE PRESERVATION
03/10/03	SMCS	4	UPDATED PROPERTY OWNER INFORMATION & NOTE CLARIFICATION
02/10/03	SMCS	3	REVISED PER STAFF COMMENTS & ADDED SHEET 6 & 7
08/28/02	SMCS	2	ADD REF. TO LOT 33 PER PROFFER 6.
08/28/02	MMCS	1	REVISION DETAILS (SHEETS 5 & 6)

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
KEVIN MARSHALL, P.E.
NO. 13758
5/28/04
LAND SURVEYOR

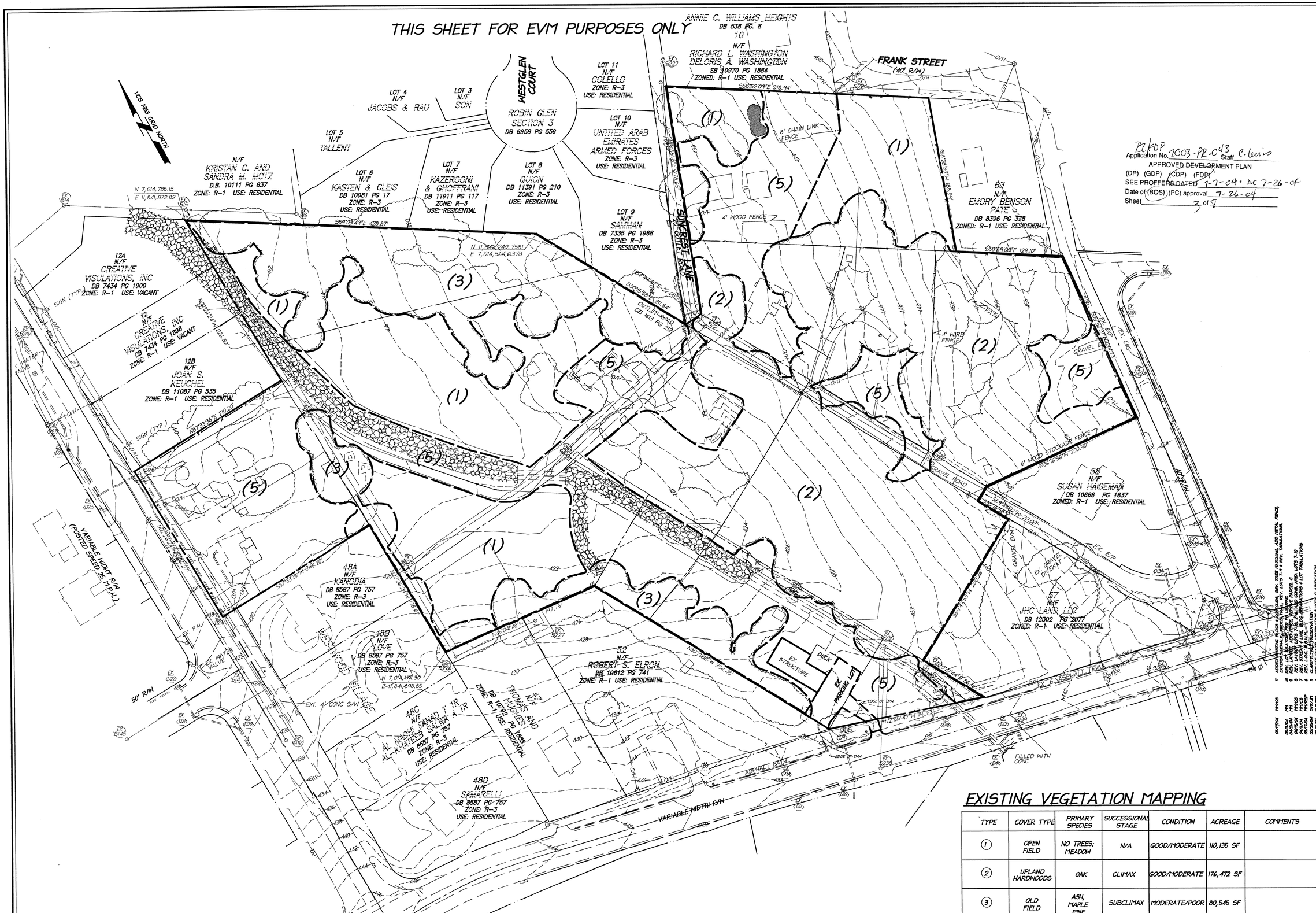
SCALE: 1" = 50'

SHEET 2 OF 8

DATE: MARCH, 2003

DRAFT: CG | CHECK: SK

THIS SHEET FOR EVM PURPOSES ONLY



EXISTING VEGETATION MAPPING

TYPE	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
(1)	OPEN FIELD	NO TREES; MEADOW	N/A	GOOD/MODERATE	110,135 SF	
(2)	UPLAND HARDWOODS	OAK	CLIMAX	GOOD/MODERATE	176,472 SF	
(3)	OLD FIELD	ASH, MAPLE PINE	SUBCLIMAX	MODERATE/POOR	80,545 SF	
(5)	DEVELOPED	N/A	N/A	GOOD/MODERATE	170,941 SF	EX. DILAPIDATED STRUCTURE

Application No. 2003-PR-043 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-7-04 + DC 7-26-04
Date of (BOS) (PC) approval 7-26-04
Sheet 3 of 8

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
	REVISION TO MOTTS			
	WOODFORD DR DESIGN			
	RETAIN LDN #1 & #2, ADD #3			
1	EXCLUSION OF PARCEL 61			
	REVISION TO LAYOUT, 7 LOTS + OPEN SPACE, EXCLUSION OF PARCEL 61			
	SHEETS 1-8			
2	REVISION TO LAYOUT, ADD 2 LOTS, ADD PARCEL 62, LOTS 7-9			
3	REVISION TO LAYOUT, ADD PARCEL 63, LOTS 7-10			
4	REV. LAYOUT, ADD PARCEL 64, LOTS 7-10			
5	REV. LAYOUT, ADD PARCEL 65, LOTS 7-10			
6	REV. STREAM / LINE BLDG. ABBREVIATIONS & LOT TABULATIONS			
7	REV. LOCATION OF LOTS			
8	REVISION TO LAYOUT			
9	UPDATE OWNER INFORMATION & NOTE CLARIFICATION			
10	DELETE LOT 1, REVISE PARKING, ADD STREAM			
11	ADDED EXISTING BLDGS & LOCATIONS, REV. TREE MATCHING, ADD METAL RACE, REVISED LOT NUMBERING, REVISED TABLE, REV. LOTS 7-9 + REV. INSULATIONS			
12	ADD REL TO LOT 33 PER PROFFER 4.			

DATE	DESIGNER	ENGINEER
12/2/03	SKC/KS	
12/15/03	SKC/KS	
05/19/04	TTF/CS	
06/30/04	TTF	
07/26/04	TTF/CS	
08/04/04	SKC/KP	
08/17/04	TTF/CS	
08/31/04	SKC/KP	
09/20/04	SKC/KP	
10/21/04	SKC/KP	
03/22/04	SKC/KP	

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
THOMAS L. MARSHALL
NO. 13758
LAND SURVEYOR
6/28/04

SCALE: 1" = 50'

SHEET 3 OF 8

DATE: MARCH, 2003

PROJECT # CHECK

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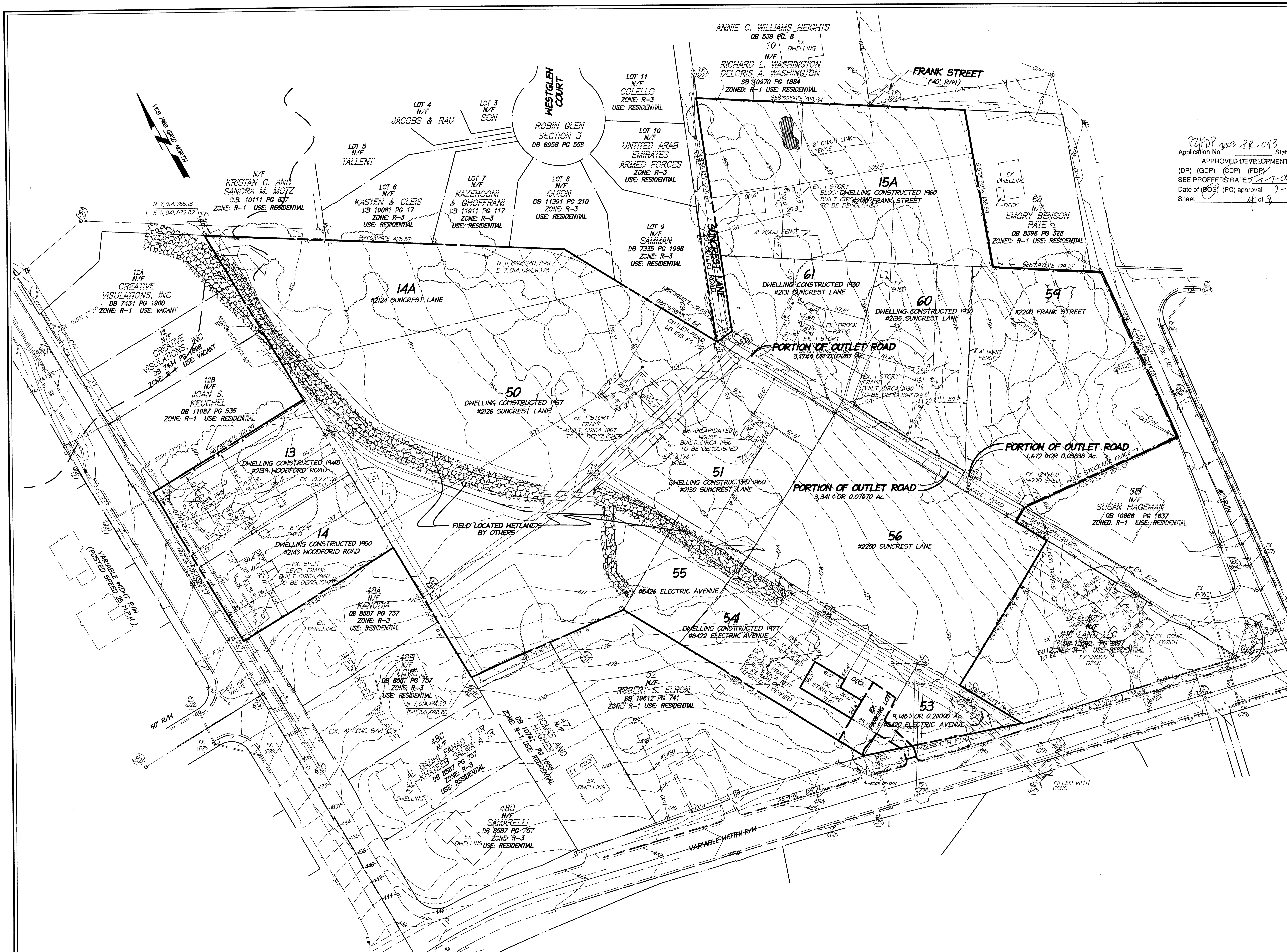
EXISTING VEGETATION MAP

WOODFORD PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



Application No. P2/FDP 2003-PR-043 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) Dev. Cond.
SEE PROFFERS DATED 7-7-04 + 7-26-04
Date of (BOS) (PC) approval 7-26-04
Sheet 4 of 8

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
05/28/04	MF/VCS	12	ADD BRL TO LOT 33 PER PROFFER 5.			
05/19/04	MF/VCS	11	ADDED EXISTING BLDGS & CONTOURS, REV. TREE HATCHING, ADD METAL FENCE, EXTEND SIDEWALK, ADDED TRAIL, REV. LOTS 7-9 & REV. TABULATIONS.			
05/3/04	MF	10	REV. LOT 21 LAYOUT PER BOS HEARING			
04/21/04	MF	9	REV. LAYOUT, ADD FENCE, REMOVE PARCEL C			
04/16/04	MF/VCS	8	REV. LAYOUT, LOTS 7-10, 1-6, ADD CONS. AREA LOTS 7-10			
04/6/04	MF/VCS	7	REV. STREAM LINE, BLDG SEPARATIONS & LOT TABULATIONS			
03/17/04	MF/RSP	6	REV. L.O.C. @ SLAB			
02/26/04	SVK/JM	5	CLARIFY TREE PRESERVATION			
02/10/04	SVK/MP	4	UPDATE PROPERTY OWNER INFORMATION & NOTE CLARIFICATION			
02/02/04	SVK/MP	3	DELETE LOT 1, REVISE PARKING, ADD STREAM RELOCATION DETAILS (SHEETS 7 & 8)			
12/12/03	SVK/CS	2	REVISION TO NOTES; ADDITION OF DESIGN; DETAIL TO PLAN & SHEET 6			
10/13/03	SVK/CS	1	INCLUSION OF PARCEL 61; EXCLUSION OF PARCEL 57; REVISION TO LAYOUT; TABS & INCLUSION OF SHEETS 4 & 6			
ENGINEER			REVISION APPROVED BY:			

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EXISTING CONDITIONS PLAN

WOODFORD PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

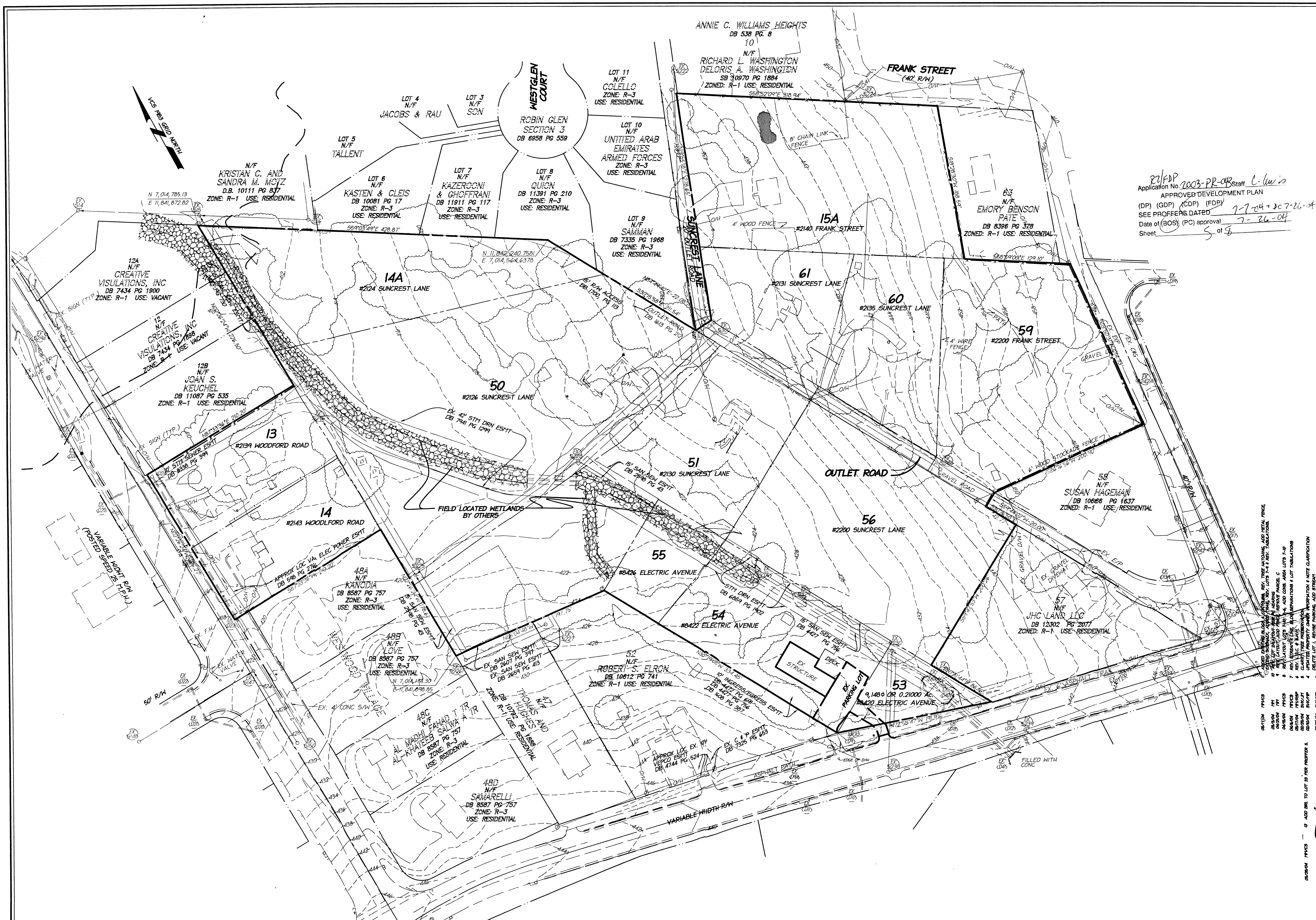
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 1375B
5/28/04
LAND SURVEYOR

SCALE: 1" = 50'

SHEET 4 OF 8

DATE: MARCH, 2003



RZ/FDP
Application No. 2003-PR-048 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-7-04 + DC 7-26-04
Date of (BOS) (PC) approval 7-26-04
Sheet 5 of 8

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
05/28/04	MFV/CS	12	ADD BRL TO LOT 33 PER PROFFER 5.			
05/19/04	MFV/CS	11	ADDED EXISTING BLDGS & CONTOURS, REV. TREE HATCHING, ADD METAL FENCE, EXTEND SIDEWALK, ADDED TRAIL, REV. LOTS 7-9 & REV. TABULATIONS.			
05/13/04	MM	10	REV. LOT 2 LAYOUT PER BOS HEARING			
04/21/04	MM	9	REV. LAYOUT, ADD FENCE, REMOVE PARCEL C			
04/15/04	MFV/CS	8	REV. LAYOUT LOTS 7-10, 4, ADD CONS. AREA LOTS 7-10			
04/06/04	MFV/CS	7	REV. STREAM LINE, BLDG SEPARATIONS & LOT TABULATIONS			
03/17/04	MFV/RSP	6	REV. L.O.C. @ SWM			
02/26/04	SVK/JM	5	CLARIFY TREE PRESERVATION			
02/10/04	SVK/TP	4	UPDATED PROPERTY OWNER INFORMATION & NOTE CLARIFICATION			
02/02/04	SVK/TP	3	DELETE LOT 1, REVISE PARKING, ADD STREAM RELOCATION DETAILS (SHEETS 7 & 8)			
12/12/03	SVK/CS	2	REVISION TO NOTES, ADDITION OF DESIGN, DETAIL TO PLAN & SHEET 6			
10/13/03	SVK/CS	1	INCLUSION OF PARCEL 61, EXCLUSION OF PARCEL 57, REVISION TO LAYOUT, TABS & INCLUSION OF SHEETS 4 & 16			
ENGINEER			REVISION APPROVED BY:			

Land Design Consultants
Engineers • Planners • Surveyors
Established 1985
8569-E Sudley Road
Manassas, VA 20110
Phone: 703-631-8387
Fax: 703-631-9414
www.ldc-va.com

EXISTING EASEMENTS PLAN

WOODFORD PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

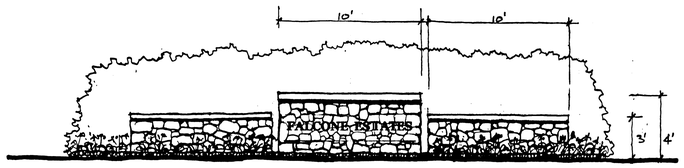
COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 1375B
5/28/04
LAND SURVEYOR

SCALE:
1" = 50'

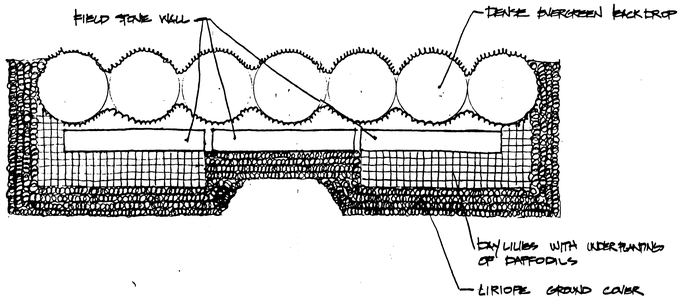
SHEET 5 OF 8

DATE:
MARCH, 2003

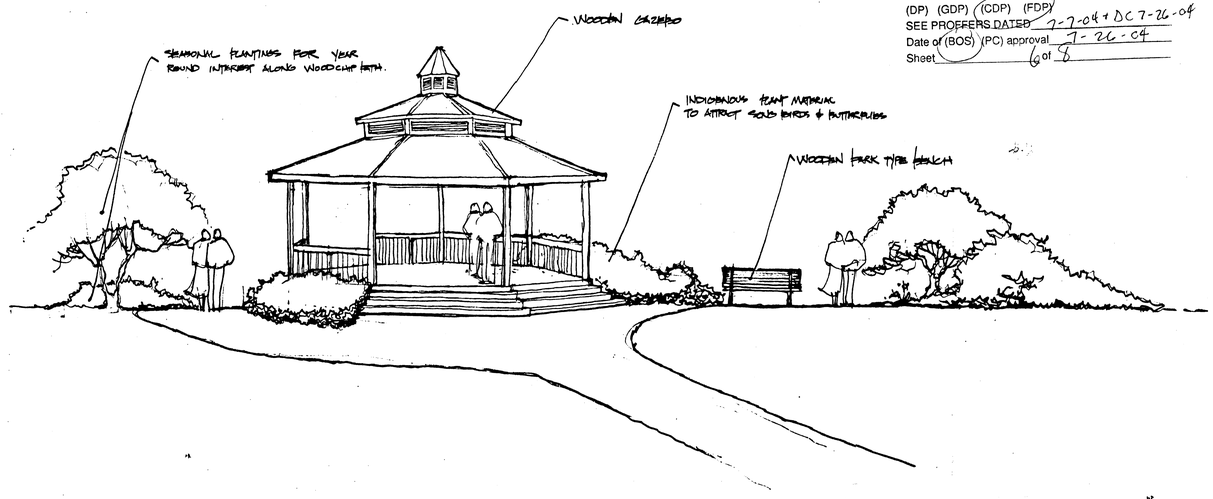
DRAFT: CHECK:



ENTRANCE FEATURE
ELEVATION - NO SCALE



ENTRANCE FEATURE
PLAN VIEW - NO SCALE



Seasonal gardens will be provided in portions of the subject property as depicted on the CDP/FDP, as a means of enhancing the pedestrian experience. Visitors to the gardens will be encouraged to walk along wood chip paths surrounded by indigenous vegetation and seasonal plantings. These planted areas will work in harmony to attract and provide areas of butterflies, and songbirds. Additionally these areas will provide yearlong interest to the passive recreational use of the open space by introducing visual interest through changing flower and foliage displays. Benches and a wooden gazebo, as depicted on the CDP/FDP, will also be provided to enhance the passive recreational use of the provided open spaces.

GENERAL NOTE:

Details as shown are subject to modification and change based on the developers final review and desire to maintain an overall unified design palette for the completed project.

RZ/FDP
Application No. 2003-PR-043 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-7-04 + DC 7-26-04
Date of (BOS) (PC) approval 7-26-04
Sheet 6 of 8

Land Design Consultants
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DESIGN DETAIL

WOODFORD PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE
	REVISION APPROVED BY:	
	REVIEW APPROVED BY:	
3	REVISION TO NOTES	12/20/05
2	ADDITIONAL DETAIL	10/31/05
1	DETAIL TO PLAN SHEET 4	10/31/05
	INCLUSION OF PARCEL M	
	INCLUSION OF PARCEL 85	
	REVISED TO LIMIT OF SHEETS 4 & 5	
	TABLE INCLUSION OF	

DESIGNER: BWCS
DRAWN: TMCS
CHECKED: SWK

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

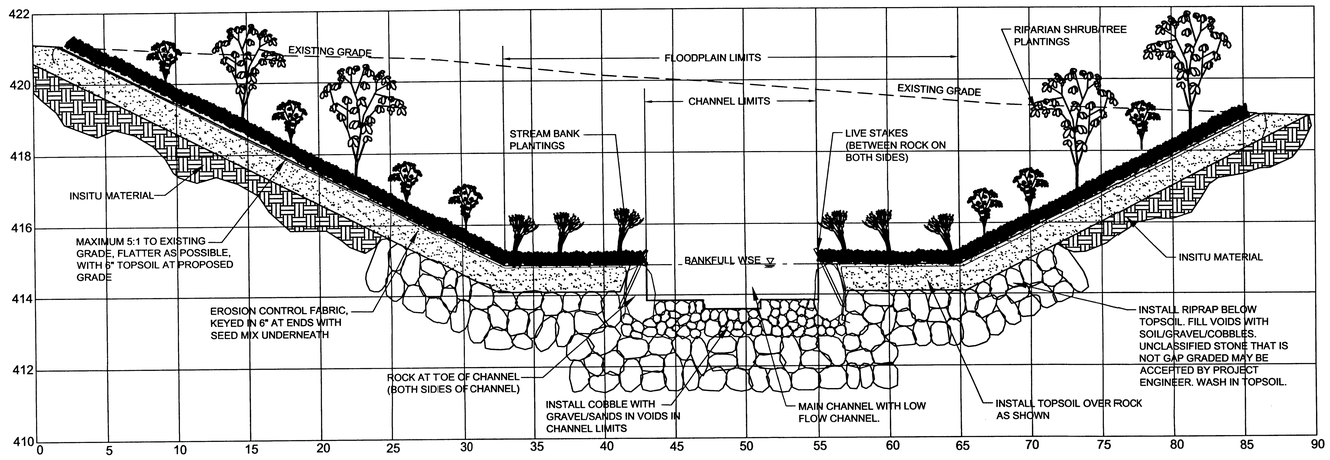
COMMONWEALTH OF VIRGINIA
JOHN T. MARSHALL JR.
NO. 13758
LAND SURVEYOR
5/26/04

SCALE: 1" = 50'

SHEET 6 OF 8

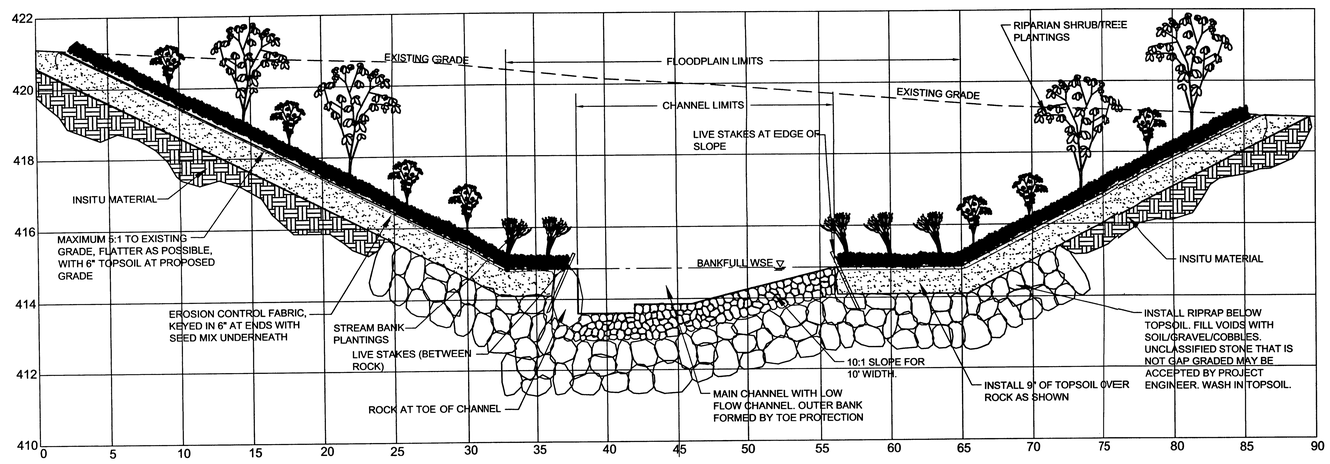
DATE: MARCH, 2003
DRAFT: CS | CHECK: SWK
FILE NUMBER: 4511040-3.3B

11 ADDED EXISTING BLDG. L (STORE NO. 8), TREE MATCHING, ADD METAL FENCE, EXTEND SIDEWALK, ADDED CENTER PLOT, LOT 1 & 4 REV. TABULATIONS 05/19/04 TMCS
10 REV. LOT LAYOUT PER PC HEARING 05/03/04 TMCS
9 REV. LAYOUT, ADD FENCE, REMOVE PARCEL C 04/26/04 TMCS
8 REV. LAYOUT LOTS 1-10, 2-6, ADD CONS. AREA LOTS 7-10 04/14/04 TMCS
7 REV. STREAM & LIMIT, BLDG SEPARATIONS & LOT TABULATIONS 03/17/04 TMCS
6 REVISED PRESERVATION 02/27/04 TMCS
5 CLARIFY PROPERTY OWNER INFORMATION & NOTE CLARIFICATION 02/25/04 TMCS
4 UPDATED PROPERTY OWNER INFORMATION & NOTE CLARIFICATION 02/05/04 SWK/TP
3 DELETE LOT 1, REVISE PARKING, ADD STREAM RELOCATION DETAILS (SHEETS 7 & 8) 02/02/04 SWK/TP
2 ADD BAL TO LOT 33 PER PROFFER 8. 02/26/04 TMCS



TYPICAL STRAIGHT SECTION

SCALE: H: 1" = 5' V: 1" = 2'



TYPICAL MEANDER SECTION

SCALE: H: 1" = 5' V: 1" = 2'

GENERAL NOTES:

1. CHANNEL TO BE FORMED BY INSTALLING STONE AT OUTER EDGES.
2. LOW FLOW CHANNEL TO MEANDER ACROSS CHANNEL LIMITS AS SHOWN. LOW FLOW CHANNEL IN THE CENTER ON STRAIGHT SECTIONS AND ON THE EDGE AT THE
3. MEANDERS.
   POINT BAR TO FORM ON 10:1 SLOPE AREA ON MEANDER
4. SECTIONS.
   SIDE SLOPES TO BE GRADED AS FLAT AS POSSIBLE AND STILL STAY WITHIN THE LIMITS OF CONSTRUCTION.
5. ALL DIMENSIONS AND SIZES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE UPON FINAL DESIGN.

R2/FDP
Application No. 2003-PR-043 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-7-04 + DC 7-26-04
Date of (BOS) (PC) approval 7-26-04
Sheet 7 of 8

PREPARED BY:

Wetland Studies and Solutions, Inc.
14088-M Sullyfield Circle:, Chantilly, Virginia 20151
Phone 703.631.5800 Fax 703.631.5804
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STREAM RESTORATION CROSS SECTIONS

WOODFORD PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE
2	REVISION TO MATCH	12/23/03
1	ADDED EXISTING BLDGS & CONTOURS, REVISED TREE SAVE AREAS, ADDED METAL FENCE, REVISED LOTS 1-9, ADDED DETAIL 10, REVISED NOTES 1, 2, 4 & 5, ADDED NOTE 6	05/05/04

REVISION APPROVED BY:
APPROVED
REVIEW BY

DESIGNER: SWC/CB
ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
JOHN L. MITCHELL
NO. 13758
LAND SURVEYOR
7/28/04

SCALE: 1" = 50'

SHEET 7 OF 8

DATE: MARCH, 2003

DRAFT: CHECK:

11	ADDED EXISTING BLDGS & CONTOURS, REVISED TREE SAVE AREAS, ADDED METAL FENCE, REVISED LOTS 1-9, ADDED DETAIL 10, REVISED NOTES 1, 2, 4 & 5, ADDED NOTE 6	06/17/04	MWCS	
10	REV. LOT 33 LAYOUT PER PC HEARING	05/24/04	TPT	
9	REV. LAYOUT, ADD TYPE 3 & 4 SOIL BORINGS, C.	04/26/04	TPT/CS	
8	REV. LAYOUT, ADD TYPE 3 & 4 SOIL BORINGS, ADD LOTS 7-9	04/14/04	TPT/CS	
7	REV. STREAM 1 LINE, BLDG SEPARATIONS & LOT TABULATIONS	03/17/04	MWCS	
6	REV. LOC. & SIZE	03/17/04	MWCS/SP	
5	DELETE LOT 1, REVISE PARKING, ADD STREAM RELOCATION DETAILS (SHEETS 1 & 8)	02/20/04	SWC/PP	
4	UPDATE PROPERTY OWNER INFORMATION & NOTE CLARIFICATION	02/20/04	SWC/PP	
3	CLARIFICATION	02/20/04	SWC/PP	
2	ADD ENG. TO LOT 33 PER PROFFER 5.	02/20/04	SWC/PP	
1				
0	ADD ENG. TO LOT 33 PER PROFFER 5.	02/20/04	MWCS	

VEGETATION SCHEDULE

ZONE	SPECIES	INDICATOR STATUS	MAX DEPTH	SIZE	SPACING (feet)	PLANT	COVERAGE AREA (SF)	AREA PER PLANT (SF)	NUMBER OF PLANTS (UNITS)	WILDLIFE VALUE: FUNCTIONS (1)	WILDLIFE VALUE: PRIMARY SPECIES	WILDLIFE VALUE: PLANT PART (2)	WILDLIFE VALUE: SEASON (3)	REMARKS
RIPARIAN BUFFER (Tree Layer)	QUERCUS PALUSTRIS (PIN OAK)	FACW	N/A	2" CAL	30 O.C.	CONTAINER	5803	900.00	6	FD	Blue jays, woodpeckers, deer, fox, raccoons, squirrels, other rodents	NT	FL, WT	
RIPARIAN BUFFER (Tree Layer)	QUERCUS PHELLOS (WILLOW OAK)	FAC+	N/A	2" CAL	30 O.C.	CONTAINER	5803	900.00	6	FD				
RIPARIAN BUFFER (Tree Layer)	FRAXINUS PENNSYLVANICA (GREEN ASH)	FACW	N/A	2" CAL	30 O.C.	CONTAINER	5803	900.00	6	FD	Cardinal, wood duck, squirrels	SD	FL, WT, SP	
RIPARIAN BUFFER (Tree Layer)	BETULA NIGRA (RIVER BIRCH)	FACW	N/A	2" CAL	30 O.C.	CONTAINER	5803	900.00	6	FD, PC	Goldfinches, house finches, sparrows deer, beaver eat entire plant	ALL	ALL	
RIPARIAN BUFFER (Tree Layer)	PLATANUS OCCIDENTALIS (AMERICAN SYCAMORE)	FACW-	N/A	2" CAL	30 O.C.	CONTAINER	5803	900.00	6	FD	Raccoons, opossum, wood duck Pileated and other woodpeckers	HT	ALL	
RIPARIAN BUFFER (Tree Layer)	ACER RUBRUM (RED MAPLE)	FAC	N/A	2" CAL	30 O.C.	CONTAINER	5803	900.00	6	FD	Finches, chickadees, squirrels Robins, goldfinches, other birds	SD, BD, FL PT	SP, SM SM	
						TOTAL TREE COVERAGE	34815 sf 0.80 ac	TOTAL:	39					
RIPARIAN BUFFER (Tree Layer)	QUERCUS PALUSTRIS (PIN OAK)	FACW	N/A	1 GAL	15 O.C.	CONTAINER/TUBLING	5803	225.00	26	FD	Blue jays, woodpeckers, deer, fox, raccoons, squirrels, other rodents	NT	FL, WT	
RIPARIAN BUFFER (Tree Layer)	QUERCUS PHELLOS (WILLOW OAK)	FAC+	N/A	1 GAL	15 O.C.	CONTAINER/TUBLING	5803	225.00	26	FD				
RIPARIAN BUFFER (Tree Layer)	FRAXINUS PENNSYLVANICA (GREEN ASH)	FACW	N/A	1 GAL	15 O.C.	CONTAINER/TUBLING	5803	225.00	26	FD	Cardinal, wood duck, squirrels	SD	FL, WT, SP	
RIPARIAN BUFFER (Tree Layer)	BETULA NIGRA (RIVER BIRCH)	FACW	N/A	1 GAL	15 O.C.	CONTAINER/TUBLING	5803	225.00	26	FD, PC	Goldfinches, house finches, sparrows deer, beaver eat entire plant	ALL	ALL	
RIPARIAN BUFFER (Tree Layer)	PLATANUS OCCIDENTALIS (AMERICAN SYCAMORE)	FACW-	N/A	1 GAL	15 O.C.	CONTAINER/TUBLING	5803	225.00	26	FD	Raccoons, opossum, wood duck Pileated and other woodpeckers	HT	ALL	
RIPARIAN BUFFER (Tree Layer)	ACER RUBRUM (RED MAPLE)	FAC	N/A	1 GAL	15 O.C.	CONTAINER/TUBLING	5803	225.00	26	FD	Finches, chickadees, squirrels Robins, goldfinches, other birds	SD, BD, FL PT	SP, SM SM	
						TOTAL TREE COVERAGE	34815 sf 0.80 ac	TOTAL:	155					
RIPARIAN BUFFER (Shrub Layer)	CORNUS AMOMUM (SILKY DOGWOOD)	FACW	N/A	1 GAL	10 O.C.	CONTAINER	5803	100.00	58	FD	Catbird, thrasher, thrushes, woodpeckers	FR	SM, FL	
RIPARIAN BUFFER (Shrub Layer)	VIBURNUM DENTATUM (SOUTHERN ARROWWOOD)	FAC	N/A	1 GAL	10 O.C.	CONTAINER	5803	100.00	58	FD	Robins, bluebirds, other thrushes thrashers, catbirds and vireos	FR	FL	
RIPARIAN BUFFER (Shrub Layer)	ILEX OPACA (AMERICAN HOLLY)	FACU+	N/A	1 GAL	10 O.C.	CONTAINER	5803	100.00	58	FD, PC, RA	Food for robins, bluebirds, mockingbirds, hermit thrush; nest site and year-round cover for many birds	FR, PT	ALL	Important late winter - early spring food for fruit eaters.
RIPARIAN BUFFER (Shrub Layer)	AMELANCHIER ARBOREA (SERVICE-BERRY)	FAC-	N/A	1 GAL	10 O.C.	CONTAINER	5803	100.00	58	FD	Robins, bluebirds, other thrushes catbirds, thrashers, mockingbirds	FR	SM	
RIPARIAN BUFFER (Shrub Layer)	VIBURNUM PRUNIFOLIUM (BLACK-HAW)	FACU	N/A	1 GAL	10 O.C.	CONTAINER	5803	100.00	58	FD, PC	Catbirds, thrashers, thrushes, cover and nest sites for songbirds	FR, PT	SP-FL	
RIPARIAN BUFFER (Shrub Layer)	CERCIS CANADENSIS (EASTERN REDBUD)	FACU-	N/A	1 GAL	10 O.C.	CONTAINER	5803	100.00	58	FD	Honeybees, butterfly caterpillars	FL, LV	SP, SM	
						TOTAL SHRUB COVERAGE	34815 sf 0.80 ac	TOTAL:	348					
STREAM BANK	ALNUS SERRULATA (BROOKSIDE ALDER)	OBL	N/A	1 GAL	6 O.C.	CONTAINER/TUBLING	1,655	36.00	46	RA	Yellow warbler, song sparrow and other small songbirds	ST	SM	
STREAM BANK	SALIX NIGRA (BLACK WILLOW)	FACW+	N/A	1 GAL	6 O.C.	CONTAINER/TUBLING	1,655	36.00	46	FD	Hummingbirds			
STREAM BANK	VIBURNUM DENTATUM (SOUTHERN ARROWWOOD)	FAC	N/A	1 GAL	6 O.C.	CONTAINER/TUBLING	1,655	36.00	46	FD	Robins, bluebirds, other thrushes thrashers, catbirds and vireos	FR	FL	
STREAM BANK	HAMAMELIS VIRGINIANA (WITCH-HAZEL)	FAC-	N/A	1 GAL	6 O.C.	CONTAINER/TUBLING	1,655	36.00	46	FD	Catbird, thrasher, thrushes, woodpeckers	FR	SM, FL	
STREAM BANK	SAMBUCUS CANADENSIS (ELDERBERRY)	FACW-	N/A	1 GAL	6 O.C.	CONTAINER/TUBLING	1,655	36.00	46	FD	Robins, bluebirds, other thrustes catbirds, thrashers, mockingbirds	FR	SM	
						TOTAL SHRUB COVERAGE	8,275 sf 0.19 ac	TOTAL:	230					
LIVE STAKES	SALIX NIGRA (BLACK WILLOW)	FACW+	N/A	0.5in-2in IN DIAMETER 3ft-4ft IN LENGTH	1 O.C.	LIVE STAKE/TUBLING	475	1.00	475	FD PC	Beaver, porcupine, deer, muskrat, ducks Fish	SD, PT LV	SP, SM, FL SP, SM, FL	
LIVE STAKES	CORNUS AMOMUM (SILKY DOGWOOD)	FACW	N/A	0.5in-2in IN DIAMETER 3ft-4ft IN LENGTH	1 O.C.	LIVE STAKE/TUBLING	475	1.00	475	FD, PC	Catbird, thrasher, thrushes, cover & nest site for songbirds	FR, PT	SM, FL	
						TOTAL LIVE STAKE COVERAGE	950 lf	TOTAL:	950					

NOTES:

1. RANDOMLY PLANT WITHIN EACH AREA.
2. SUBSTITUTIONS FOR SELECTED SPECIES AND/OR FORM (ie. bare root vs. seed vs. container) BASED UPON AVAILABILITY, COST, AND/OR SURVIVABILITY SHALL BE REQUESTIED IN WRITNG TO ENGINEER STATING REASONS FOR REQUEST AND COST IMPACTS. ENGINEER IS UNDER NO OBLIGATION TO APPROVE SUBSTITUTIONS.

NOTE (1):	NOTE (2):		NOTE (3):
FD=Food	PT = Plant	BD = Buds	ALL = All Seasons
RA = Reproductive Areas	SD = Seeds	RH = Rhizomes	SP = Spring
PC = Protective Cover	TB = Tubers	FR = Fruits	SM = Summer
EC = Erosion Control	FL = Flowers	HT =Hollow Trunks	FL = Fall
	LV = Leaves	NT =Nuts	WT = Winter
	ST = Stems	RT = Roots	

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RIPARIAN BUFFER SEED MIX

SPECIES	SEED RATE		COVERAGE AREA (AC)	SEED QUANTITY
LOLIUM MULTIFLORUM (ANNUAL RYEGRASS)	35 lbs/acre		1.19	41.65
SETARIA ITALICA (GERMAN/FOXTAIL MILLET)	35 lbs/acre		1.19	41.65
DICHANTHELIUM CLANDESTINUM (DEERTONGUE)	35 lbs/acre		1.19	41.65
ELYMUS VIRGINICUS (VIRGINIA WILD-RYE)	10 lbs/acre		1.19	11.90
PANICUM VIRGATUM (SWITCHGRASS)	10 lbs/acre		1.19	11.90
POLYGONUM PENNSYLVANICUM (PA SMARTWEED)	1 lbs/acre		1.19	1.19
SORGHASTRUM NUTANS (INDIAN GRASS)	2 lbs/acre		1.19	2.38
EUPATORIUM PERFOLIATUM (BONESET)	0.25 lbs/acre		1.19	0.30
VERBENA HASTATA (BLUE VERVAIN)	0.125 lbs/acre	(2 oz.)	1.19	0.15
EUPATORIUM MACULATUM (JOE PYE WEED)	0.25 lbs/acre		1.19	0.30
SOLIDAGO RUGOSA (WRINKLED GOLDENROD)	0.25 lbs/acre		1.19	0.30
VERNONIA NOVEBORACENSIS (NY IRONWEED)	0.125 lbs/acre	(2 oz.)	1.19	0.15
CONOCLINIUM COELESTINUM (MISTFLOWER)	0.2 lbs/acre		1.19	0.24
BIDENS POLYLEPIS (AWNLESS BEGGAR TICKS)	0.5 lbs/acre		1.19	0.60
CHRYSANTHEMUM LEUCANTHEUM (OX-EYE DAISY)	1 lbs/acre		1.19	1.19
ASTER NOVAE-ANGLIAE (NEW ENGLAND ASTER)	0.03125 lbs/acre	(0.5oz.)	1.19	0.04
EUTHAMIA GRAMINIFOLIA (GRASSLEAF GOLDENROD)	0.125 lbs/acre	(2 oz.)	1.19	0.15
CICHORIUM INTYBUS (COMMON CHICORY)	1 lbs/acre		1.19	1.19
DAUCUS CAROTA (QUEEN ANNE'S LACE)	1 lbs/acre		1.19	1.19
RUDBECKIA FULGIDA (ORANGE CONEFLOWER)	1 lbs/acre		1.19	1.19
JUNCUS EFFUSUS (SOFT RUSH)	0.125 lbs/acre	(2 oz.)	1.19	0.15
RATIBIDA PINNATA (GRAY-HEADED CONEFLOWER)	1 lbs/acre		1.19	1.19
ASCLEPIAS SYRIACA (COMMON MILKWEED)	0.0625 lbs/acre	(1 oz)	1.19	0.07
ASCLEPIAS INCARNATA (SWAMP MILKWEED)	0.0625 lbs/acre	(1 oz)	1.19	0.07
TRIPSACUM DACTYLOIDES (GAMA GRASS)	1 lbs/acre		1.19	1.19
TRIDENS FLAVUS (PURPLETOP)	0.5 lbs/acre		1.19	0.60
LOBELIA CARDINALIS (CARDINAL FLOWER)	0.1 lbs/acre		1.19	0.12
LOBELIA SIPILITICA (GREAT BLUE LOBELIA)	0.1 lbs/acre		1.19	0.12
ANDROPOGON VIRGINICUS (BROOM-SEDGE)	0.5 lbs/acre		1.19	0.60
VERBESINA ALTERFOLIA (WINGSTEM)	0.1 lbs/acre		1.19	0.12
ACER RUBRUM (RED MAPLE)	0.2 lbs/acre		1.19	0.24
FRAXINUS PENNSYLVANICA (GREEN ASH)	0.2 lbs/acre		1.19	0.24
PLATANUS OCCIDENTALIS (AMERICAN SYCAMORE)	0.1 lbs/acre		1.19	0.12
VIBURNUM DENTATUM (SOUTHERN ARROWWOOD)	0.2 lbs/acre		1.19	0.24
CORNUS AMOMUM (SILKY DOGWOOD)	0.2 lbs/acre		1.19	0.24
ACHILLEA MILLEFOLIUM (COMMON YARROW)	1 lbs/acre		1.19	1.19
CARPINUS CAROLINIANA (AMERICAN HORNBEAM, IRONWOOD)	0.2 lbs/acre		1.19	0.24
SAMBUCUS CANADENSIS (ELDERBERRY)	0.2 lbs/acre		1.19	0.24
LINDERA BENZOIN (SPICEBUSH)	0.2 lbs/acre		1.19	0.24
			1.19 acres	164.35 lbs

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Application No. 2003-PR-043 RZ/FDP Staff C. Lui
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-7-04 + 7-26-04
Date of (BOS) (PC) approval 7-26-04
Sheet 8 of 8

PREPARED BY:

Wetland Studies and Solutions, Inc.

14088-M Sullyfield Circle, Chantilly, Virginia 20151
Phone 703.631.5800 Fax 703.631.5804
www.wetlandstudies.com

DATE	DESIGNER	NO.	DESCRIPTION
05/28/04	MM/CS	12	ADD BRL TO LOT 33 PER PROFFER 5.
06/18/04	MM/CS	11	ADDED EXISTING BLDGS & CONTOURS, REV. TREE HATCHING, ADD METAL FENCE, EXTEND SIDEWALK, ADDED TRAIL, REV. LOTS 7-9 & REV. TABULATIONS.
05/13/04	MM	10	REV. LOT 2/LAYOUT PER PC HEARING
04/21/04	MM	9	REV. LAYOUT, ADD FENCE, REMOVE PARCEL C
04/16/04	MM/CS	8	REV. LAYOUT LOTS 7-10, 2-4, ADD CONS. AREA LOTS 7-10
04/06/04	MM/CS	7	REV. STREAM & LINE, BLDG SEPARATIONS & LOT TABULATIONS
03/17/04	MM/RSP	6	REV. L.O.C. @ SWM
02/26/04	SVK/JT	5	CLARIFY TREE PRESERVATION
02/10/04	SVK/MP	4	UPDATE PROPERTY OWNER INFORMATION & NOTE CLARIFICATION
02/02/04	SVK/MP	3	DELETE LOT 1, REVISE PARKING, ADD STREAM RELOCATION DETAILS (SHEETS 7 & 8)
12/12/03	SVK/CS	2	REVISION TO NOTES, ADDITION OF DESIGN DETAIL TO PLAN & SHEET 6
10/13/03	SVK/CS	1	INCLUSION OF PARCEL 61, EXCLUSION OF PARCEL 57, REVISION TO LAYOUT, TABS & INCLUSION OF SHEETS 4 & 8

DATE | DESIGNER | NO. | DESCRIPTION | REVIEW BY | APPROVED | DATE
ENGINEER | REVISION APPROVED BY:

Land Design Consultants
Engineers • Planners • Surveyors
Established 1985
8569-E Sudley Road
Manassas, VA 20110
Phone: 703-631-8387
Fax: 703-631-9414
www.ldc-va.com

VEGETATION SCHEDULE

WOODFORD PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 1375B
5/28/04
LAND SURVEYOR

SCALE: 1" = 50'

SHEET 8 OF 8

DATE: MARCH, 2003

DRAFT: CHECK: