VAN METRE AT WOODLAND PARK

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL / FINAL DEVELOPMENT PLAN
RZ-1999-HM-011

PCA 94-H-065
Application No. 1999-HM-011 Staff GROSS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/27/99
SEE PROFFERS DATED 8/2/99
Dev. Cond. (BOS) (PC) approval
Sheet 1 of 10
Dev. Cond. 7/21/99

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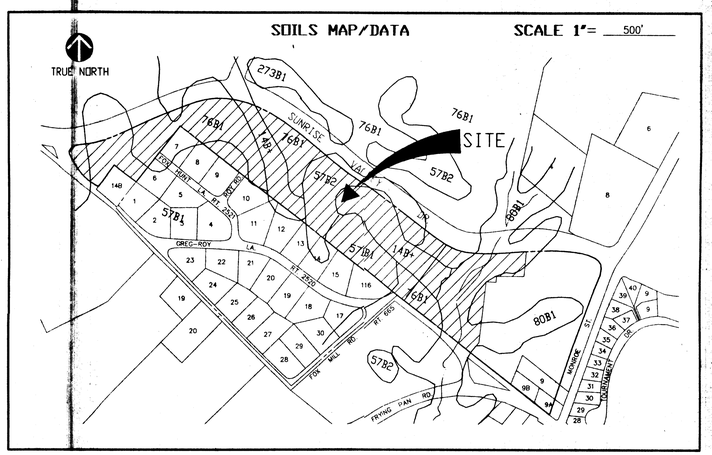
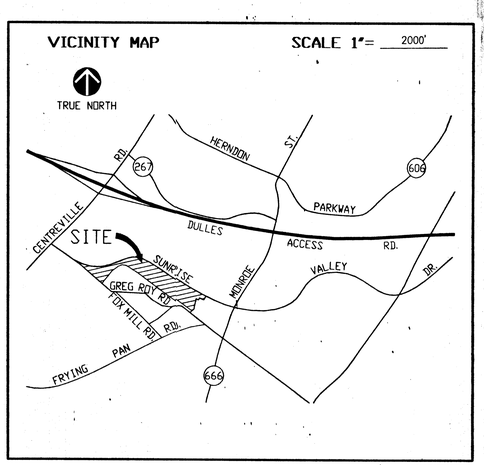
SOILS DATA

SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECHNICAL REPORT REQD.
14B+	MANASSAS	FAIR B,W,R	MARGINAL W,R	GOOD	MODERATE	B
57B1	BRECKNOCK	GOOD R	GOOD	GOOD	MODERATE	NO
57B2	BRECKNOCK	GOOD R	GOOD	GOOD	MODERATE	NO
76B1	CALVERTON LOAM	POOR B,W,C,R	MARGINAL W,R	GOOD	SLIGHT	YES
80B1	CROTON SILT LOAM	POOR B,W,C,R	POOR B,W,C,R	GOOD	SLIGHT	YES



SOIL MAP
SCALE: 1"=500'



VICINITY MAP
SCALE: 1"=2000'

APPLICANT

VAN METRE AT WOODLAND PARK
LIMITED PARTNERSHIP
5252 LYNGATE CT.
BURKE, VA. 22015
(703) 425–2600

ENGINEER/PLANNER

VIKA INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
(703) 442–7800

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 16 1999
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
JOHN F. MASSETTI
No. 11447
PROFESSIONAL ENGINEER
7/16/199

JULY 16, 1999
JUNE 29, 1999
MAY 10, 1999
FEBRUARY 19, 1999

DWG. 5917-COVT
DATE: 7-16-99

NOTES

1. THE THE PURPOSE OF THIS APPLICATION IS TO REZONE 32.57 ACRES FROM PDH-12 TO PDH-30

2. THE SUBJECT PROPERTY OF THIS CDP/FDP REZONING IS LOCATED ON FAIRFAX CO. TAX ASSES. MAP NUMBER:
   16-4 ((17)) PARCEL 32-B
   16-3 ((1)) PORTION OF PARCEL 25-D AND CONTAINS 32.57 AC. (INCL. PREVIOUS ROAD DEDICATION)

3. THE PROPERTY SHOWN HEREON IS A PORTION OF THE PROPERTY ACQUIRED BY SOUTHSIDE L.L.C. FROM WOODLAND ASSOCIATES LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 10,1994 (RECORDED IN DEED BOOK 9290 AT PAGE 54 AND DEED BOOK 9320 AT PAGE 667) ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VA.

4. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH BASED ON DEED BOOK 7519 AT PAGE 560.

5. VERTICAL DATUM IS BASED ON FAIRFAX COUNTY DPW BENCHMARK NO. V-1638 DATED 1991 A MONUMENT HAVING AN ELEVATION OF 384.369 (HELD). CHECKED INTO A CHISEL CUT IN THE CURB SET BY "GORDON AND ASSOCIATES".

6. BOUNDARY INFORMATION IS BASED ON FIELD SURVEY PERFORMED BY WILLIAM H. GORDON ASSOCIATES. TOPOGRAPHIC INFORMATION IS BASED ON AERIAL SURVEY PERFORMED BY WILLIAM H. GORDON ASSOCIATES AND SUPPLEMENTED WITH FIELD SHOT TOPOGRAPHY BY VIKA INC. SEPT. 1995..

7. PUBLIC WATER SERVICE TO THE SITE SHALL BE AN EXTENSION OF EXISTING WATER MAINS LOCATED ALONG SUNRISE VALLEY DRIVE AS PROVIDED BY FAIRFAX COUNTY WATER AUTHORITY.

8. PUBLIC SANITARY SEWER WILL BE PROVIDED BY AN EXTENSION OF EXISTING FACILITIES (AS SHOWN ON 5518-SP-02) LOCATED ALONG SUNRISE VALLEY DRIVE AND BY THE EXTENSION OF AN ON SITE SEWER LINE LOCATED SOUTH OF THE EXISTING STORMWATER MANAGEMENT FACILITY.

9. STORMWATER DETENTION IS PROVIDED FOR THIS DEVELOPMENT BY MEANS OF AN EXISTING ONSITE EXTENED DETENTION STORMWATER/BMP FACILITY, POND "C"(#5518-SP-14-1). ADDITIONAL SWM DETENTION WILL BE PROVIDED OFFSITE BY AN EXISTING DETENTION FACILITY PREVIOUSLY APPROVED AS 5518-SP-06. ADEQUATE OUTFALL WILL BE PROVIDIED WITH THESE TWO SWM FACILITIES

10. PEDESTRIAN ACCESS WILL BE PROVIDED IN THE FORM OF SIDEWALKS ALONG AT LEAST ONE SIDE OF ALL PRIVATE STREETS WITHIN THE DEVELOPMENT, EXCEPT WHERE A SIDEWALK IS PROPOSED ALONG SUNRISE VALLEY DRIVE.

10A APPLICANT RESERVES THE RIGHT TO PROVIDE A GATED PEDESTRIAN/ VEHICULAR ENTRY AND EXIT SYSTEM AROUND THE ENTIRE PROPERTY AT A FUTURE DATE. DETAILS WILL BE COORDINATED AND APPROVED THRU THE APPROPRIATE AGENCIES AT THE TIME OF FINAL SITE PLAN.

11. FOR TYPICAL ARCHITECTURAL ELEVATION REFER TO SHEETS 7 & 8.

12. ALL INTERNAL ROADS WILL BE PRIVATE STREETS WITHIN PUBLIC INGRESS/EGRESS EASEMENTS AND WILL BE MAINTAINED BY THE OWNER OR DESIGNATED HOMEOWNER'S ASSOCIATION.

13. ACCORDING TO THE FAIRFAX COUNTY ZONING MAP, NO FLOODPLAIN IS MAPPED ON THE SUBJECT PROPERTY. ACCORDING TO THE FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE MAP, NO RESOURCE PROTECTION AREA (RPA) IS MAPPED ON THE SUBJECT PROPERTY. FURTHERMORE, NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) EXISTS ON THE SUBJECT PROPERTY.

14. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY TO BE REZONED. THERE ARE STRUCTURES AND/OR UNITS UNDER CONSTRUCTION ON THE AREA OF THIS CDP/FDP.

15. THE MAXIMUM BUILDING HEIGHT FOR APARTMENT BUILDINGS IS 50 FEET .

16. IN ACCORDANCE WITH ARTICLE 16-102, PARA. 1 THE ANGLE OF BULK PLANE APPLIES ALONG PERIPHERAL LOT LINES ONLY AND, BASED ON A CONVENTIONAL R-30 ZONE FOR MULTI-FAMILY, SHALL BE AS INDICATED ON THE BULK PLANE DIAGRAM SHOWN ON THIS SHEET.

17. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.

18. TO BEST OF OUR KNOWLEDGE NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.

19. THERE ARE NO TRAILS INDICATED *ALONG THE* FRONTAGE OF THIS PROPERTY AS SHOWN ON THE FAIRFAX COUNTY COMPREHENSIVE TRAIL PLAN.

20. LIMITS OF CLEARING AND GRADING SHOWN ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO DPW&ES AT THE TIME OF FINAL SITE PLAN REVIEW.

21. DEVELOPMENT WILL COMMENCE IN SEVERAL PHASES OR SECTION UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. TIMING OF THE BUILD-OUT WILL DEPEND ON MARKET DEMAND FOR THE RESIDENTIAL USE.

22. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING AND DESIGN IN ACCORDANCE WITH SECTION 16-403 OF THE ZONING ORDINANCE. HOWEVER, IF IT IS DETERMINED THAT A LANDCAPED OPEN SPACE AREA(S) CANNOT BE PROVIDED, THEN A COMPARABLE AREA(S) OF LANDSCAPED OPEN SPACE WILL BE SUBSTITUTED ON THE SITE, OR, IF NECESSARY, ADDITIONAL LANDSCAPING WILL BE PROVIDED WITH THE APPROVAL OF DPW&ES. LANDSCAPE OPEN SPACE DESIGNATED WITHIN THE LIMITS OF THIS CDP/FDP SHALL BE MAINTAINED BY THE OWNER OR DESIGNATED HOMEOWNER'S ASSOCIATION.

23. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSION FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, SIDEWALKS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. MODIFICATIONS SHALL NOT REDUCE BUILDING SETBACKS FROM PERIMETER PROPERTY LINES AS SHOWN HEREON.

24. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF UNITS IN EACH MULTI-FAMILY BUILDING MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES AND ADU'S ACCORDINGLY. FEATURES SUCH AS OPTIONAL ROOMS (TYPICAL LOT LAYOUT), DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS MAY BE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING. THE STAIRS AND STOOPS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY; THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED. ANY MODIFICATIONS MUST BE DEEMED IN SUBSTANTIAL COMPLIANCE WITH THIS CDP/FDP BY THE ZONING ADMINISTRATOR.

25. ADDITIONAL SITE FEATURES SUCH AS FREE STANDING GARAGES, GAZEBOS, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED. ANY MODIFICATIONS MUST BE DEEMED IN SUBSTANTIAL CONFORMANCE WITH THIS CDP/FDP BY THE ZONING ADMINSTRATOR.

26. THE APPLICANT RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES / LEASING TRAILER ON THE PROPERTY DURING CONSTRUCTION OF THIS PROJECT.

27. ADDITIONAL ENTRANCE TURN LANE IMPROVEMENTS ARE PROPOSED TO THE PUBLIC RIGHT OF WAY ALONG SUNRISE VALLEY DRIVE.

28. AFFORDABLE DWELLING UNITS (ADU'S) WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2-800 OF THE ZONING ORDINANCE. THE NUMBER OF ADU'S TO BE PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE REQUIRED NUMBER OF ADU UNITS FOR THE ENTIRE LAND BAYS A, B, C, WILL BE PROVIDED WITHIN LAND BAYS B AND C, SUBJECT TO APPROVAL BY THE A.D.U. ADVISORY BOARD. FINAL LOCATION OF ADU'S WILL BE ESTABLISHED AT THE TIME OF FINAL SITE PLAN.

29. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.

30. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. GARAGES MAY OR MAY NOT BE PROVIDED; IF PROVIDED, THE GARAGES AND ANY TANDEM SPACE BEHIND WILL COUNT 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, WITHIN THE BUILDING FOOTPRINT, AND/OR IN FREESTANDING PARKING GARAGES.

31. APPLICANT PROPOSES THE CONSTRUCTION OF THE CLUB HOUSE/COMMUNITY CENTER/POOL AREA AS SHOWN ON SHEET 3, AND THE BATH HOUSE/POOL AND TENNIS COURTS AS SHOWN ON SHEET 4.

32. THE AREA OUTLINED MAY BE USED AS EITHER A DAY CARE CENTER WITH PLAY YARD OR AS A LEASING/RECREATION FACILITY WITH ASSOCIATED AMENTITIES. PARKING SHALL BE PROVIDED BASED ON THE ULTIMATE USE AT THE TIME OF FINAL SITE PLAN. THE APPLICANT RESERVES THE RIGHT TO SEEK A FINAL DEVELOPMENT PLAN AMENDMENT TO PERMIT 14 ADDITIONAL DWELLING UNITS IN PLACE OF THE DAY CARE OR LEASE/RECREATION CENTER AS SHOWN ON SHEET 4 AS "CDP OPTION A", WITHOUT THE REQUIREMENT FOR A PROFFER CONDITION AMENDMENT.

33. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED USE WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED HEREON.

34. TWO BUS SHELTERS SHALL BE PROVIDED ALONG SUNRISE VALLEY DRIVE. THE EXACT LOCATION OF THESE SHELTERS SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.

35. REQUIRED TREE COVER AND PARKING LOT LANDSCAPING SHALL BE PROVIDED AT THE TIME OF FINAL SITE PLAN.

REQUESTED MODIFICATIONS / WAIVERS

1. APPLICANT REQUESTS A WAIVER OF THE 600 FT. LIMITATION FOR PRIVATE STREETS WITHIN THIS DEVELOPMENT.
2. APPLICANT REQUESTS A WAIVER OF THE LOADING SPACE REQUIREMENTS WITHIN THIS MULTI-FAMILY DEVELOPMENT.
3. IN LIEU OF THE STANDARD VEGETATION SCREEN REQUIRED IN THE TRANSITIONAL YARD, PER SECTION 13-302 PARAGRAPH 3 , A MODIFICATION IS REQUESTED IN THE BUFFER YARD ADJACENT TO THE GREG-ROY SUBDIVISION. THE MODIFICATION REQUESTS THE UTILIZATION OF THE EXISTING VEGETATION ALONG WITH SUPPLEMENTAL PLANTINGS TO FULLFILL THE REQUIRED SCREEN.
4. APPLICANT REQUESTS A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTH PROPERTY LINE OF THAT PORTION OF THE MULTI-FAMILY BUILDINGS LOCATED NORTH OF FOX MILL ROAD AT THE INTERSECTION WITH SUNRISE VALLEY DRIVE.
5. APPLICANT REQUESTS A WAIVER OF THE TYPE 1 TRANSITIONAL SCREENING REQUIRED BETWEEN THIS MULTI-FAMILY DEVELOPMENT AND THE SINGLE FAMILY ATTACHED DEVELOPMENT ALONG THE EASTERN BOUNDARY PER SECTION 13-302 PAR. 3
5. APPLICANT REQUESTS A MODIFICATION OF THE BARRIER (FENCE) LOCATION REQUIREMENT WITHIN THE 35 FOOT BUFFER YARD ALONG THE GREG-ROY SUBDIVISION TO A LOCATION NO CLOSER THAN 15 FEET TO THE PERIMETER PROPERTY LINE.

MULTI- FAMILY TRI-PLEX 46 FT
MULTI- FAMILY APT. 50 FT

MULTI- FAMILY TRI-PLEX:
FRONT YARD________15' (MIN. 15 FT.)
SIDE YARD_________15' (MIN. 15 FT.)
REAR YARD_________15' (MIN. 15 FT.)

MULTI- FAMILY APARTMENT:
FRONT YARD________20' (MIN. 20 FT.)
SIDE YARD_________35' (MIN. 35 FT.)
REAR YARD_________25' (MIN. 25 FT.)

PERIMETER SETBACKS

ANGLE OF BULK PLANE

NOT TO SCALE

PCA 94-H-065
Application No. RZ/FDP 1999-HM-011 Staff GRB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/27/99
SEE PROFFERS DATED 8/2/99
Date of (BOS) (PC) approval 7/21/99
Sheet 2 of 10

LAND BAY NOTES

1. REFER TO SHEETS 3 & 4 FOR "LAND BAY" DESIGNATIONS
2. APPLICANT RESERVES THE RIGHT TO MODIFY THE LAND BAY DESIGNATION LINE BETWEEIN LAND BAYS B & C AT A FUTURE DATE.
3. SITE DATA SHOWN FOR LAND BAY A IS INTENDED FOR INFORMATION ONLY

SITE TABULATIONS

	LAND BAY "A"	LAND BAY "B & C"		TOTAL PROPERTY	
	EX SECTIONS 1A, 1B, 2 (PER ORIGINAL FDP # 94-H-065 (APPVD. JULY 17,1995)	CONCEPTUAL / FINAL DEVELOPMENT PLAN AREA REZONING # 1999- HM - 011			
EXISTING ZONE PROPOSED ZONE	PDH-12 N/A	PDH-12 PDH-30		PDH-12 / PDH-30	
SITE AREA (ACRES)	AREA PREVIOUSLY DEDICATED (ROADS) = 0.37 AC SECTION 1-A = 5.47 AC SECTION 1-B = 3.45 AC SECTION 2 = 5.05 AC TOTAL = 14.34 AC	AREA PREVIOUSLY DEDICATED (ROADS)= 0.17 AC RESIDUE = 32.40 AC TOTAL AREA = 32.57 AC		46.913 ACRES	
USE	SINGLE FAMILY ATTACHED	MULTI-FAMILY DWELLINGS (MFD)		SINGLE FAMILY ATTACHED / MULTI-FAMILY RESIDENTIAL	
MAXIMUM DENSITY ALLOWED	11.1 - 11.4 DU/AC PER ORIGINAL FDP	(@ PDH-30) 32.57 AC X 30 = 977 UNITS		1141 UNITS	
		C.D.P.	F.D.P.	C.D.P.	F.D.P.
PROPOSED TOTAL UNITS AND DENSITY	SECTION 1-A = 44 UNITS SECTION 1-B = 40 UNITS SECTION 2 = 60 UNITS 144 SFA DU / 14.34 AC (10.04 DU/AC)	715 MARKET RATE MULTI-FAMILY UNITS 42 AFFORDABLE DWELLING UNITS 757 TOTAL UNITS (23.2 DU/AC)	702 MARKET RATE MULTI-FAMILY UNITS 41 AFFORDABLE DWELLING UNITS 743 TOTAL UNITS (22.8 DU/AC)	859 D.U. WITHOUT ADU'S (18.3 D.U./ ACRE) 901 D.U. WITH ADU'S (19.2 D.U./ ACRE)	846 D.U. WITHOUT ADU'S (18.0 D.U./ ACRE) 887 D.U. WITH ADU'S (18.9 D.U./ ACRE)
ADU'S REQUIRED	10.8 A.D.U. *	42 A.D.U. (INCLUDES 10.8 FROM LAND BAY A)	41 A.D.U. (INCLUDES 10.8 FROM LAND BAY A)	42 A.D.U.	41 A.D.U.
REQUIRED PARKING SPACE	144 DU / 2.3 SPACES = 331 SPACES	757 MFD / 1.6 SPACES = 1211 SPACES	743 MFD / 1.6 SPACES = 1189 SPACES DAY CARE=.16 SPACES/CHILD	1542 SPACES (PLUS REQ. DAY CARE SPACES)	1520 SPACES (PLUS REQ. DAY CARE SPACES)
PROVIDED PARKING SPACE (SEE NOTE 30)	331 SPACES	MFD SPACES = 1245 SPACES	MFD SPACES = 1230 SPACES DAY CARE SPACES = .16 SPACES/CHILD	1576 SPACES (PLUS REQ. DAY CARE SPACES)	1561 SPACES (PLUS REQ. DAY CARE SPACES)
MAXIMUM BUILDING HEIGHT (PROPOSED)	40' (PER ORIGINAL FDP)	50 FT			
OPEN SPACE REQUIRED:	30% OR 4.2 AC	40% X 32.57 AC = 13.03 AC		17.23 AC	
OPEN SPACE PROVIDED:	SECTION 1-A = 2.37 AC SECTION 1-B = 1.09 AC SECTION 2 = 1.80 AC TOTAL = 5.26 AC (37.6%)	13.2 ACRES (40 %) (INCLUDING EX. SWM POND AREA)		TOTAL = 18.46 AC (39 %)	

* THE TOTAL REQUIRED NUMBER OF ADU UNITS FOR LAND BAYS A, B, AND C, WILL BE PROVIDED WITHIN LAND BAYS B & C. (SEE NOTE 28)

COMMONWEALTH OF VIRGINIA
JOHN F AMATETTI
No 11447
PROFESSIONAL ENGINEER
7/16/99

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
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McLEAN, VA BETHESDA, MD

VAN METRE AT WOODLAND PARK

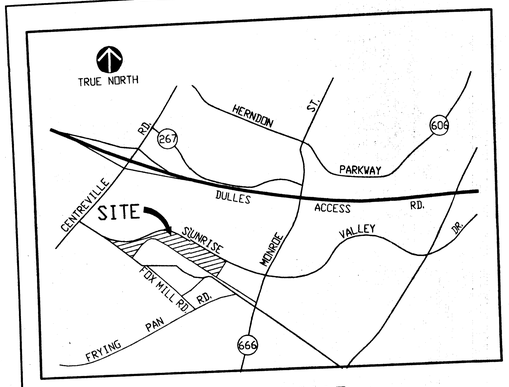
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS RZ 1999-HM-011

VIKA REVISIONS

JULY 16,1999
JUNE 29,1999
MAY 10 1999
DATE: FEB 19 1999
DES. MJT | DWN. DJH
SCALE: N/A
PROJECT/FILE NO. 5917
SHEET NO. 2 of 10

DWG: 5917909
DATE: 7-16-99
TIME:
INFO:



VICINITY MAP
SCALE: 1"=2000'

AREA WITHIN CDP/FDP
(32.57 ACRES)

LAND BAY "B"

LAND BAY "C"

LAND BAY DIVISION

PROPOSED ENTRANCE, (TYP.)

STREET LIGHT (TYP)

FOUR FOOT MIN. SIDEWALK TO BE PROVIDED ALONG FRONTAGE OF SUNRISE VALLEY DRIVE

PROP.6 FT. BIT. PATH CONNECTION TO LAND BAY A

WOOD OAK DRIVE

SUNRISE VALLEY DRIVE RTE 5320

AREA DEDICATED FOR PUBLIC STREET PURPOSES

DIRTY FEATURE (TYP)

FOUR FOOT MIN. SIDEWALK TO BE PROVIDED ALONG FRONTAGE OF SUNRISE VALLEY DRIVE

PROP TRASH COLLECTION

ROY ROAD

REFER TO NOTE 32 ON SHEET 2 FOR DEVELOPMENT PROPOSALS WITHIN THIS AREA.

6' HIGH BOARD ON BOARD FENCE. TO MEANDER THRU EXISTING TREES BUT NO CLOSER THAN 15 FEET FROM PERIMETER PROPERTY LINE.
EXACT LOCATION TO BE COORDINATED WITH DPW&ES IN ORDER TO PROVIDE MINIMAL DISRUPTION TO EXISTING VEGETATION

TRIPLEX UNIT (TYPICAL)

35' LANDSCAPE BUFFER YARD

END 35' LANDSCAPE BUFFER YARD

GREG - ROY SUBDIVISION

GREG-ROY LANE RTE 2520

FOX MILL ROAD RTE 665

AREA PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES

FOX HUNT LA. RTE 2521

SUNRISE VALLEY DRIVE RTE 5320

35' LANDSCAPE BUFFER YARD

6' HIGH BOARD ON BOARD FENCE. (SEE NOTATION ABOVE)

TO CENTREVILLE ROAD

FOX MILL ROAD RTE 665

SIDEWALK CONNECTION

100' VA. POWER EASEMENT

MATCH LINE SEE SHEET 4

LEGEND

APPROXIMATE LOCATION OF 6' HT BOARD ON BOARD WOOD FENCE

APPROXIMATE LIMIT OF PROPOSED TREE LINE FINAL LOCATION TO BE COORDINATED WITH CONSTRUCTION DOCUMENTS AND FIELD LOCATED IN ORDIER TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION ALONG GREG-ROY SUBDIVISION

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

COMMONWEALTH OF VIRGINIA
JOHN F. ARMSTETT
No. 11447
PROFESSIONAL ENGINEER
7/16/99

RZA 99-H-066
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Sheet 3 of 10
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C.U. Cond. 7/21/99

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RZ 1999-HM-011

VIKA REVISIONS

JULY 16, 1999
JUNE 29, 1999
MAY 10, 1999
DATE: FEB. 19, 1999

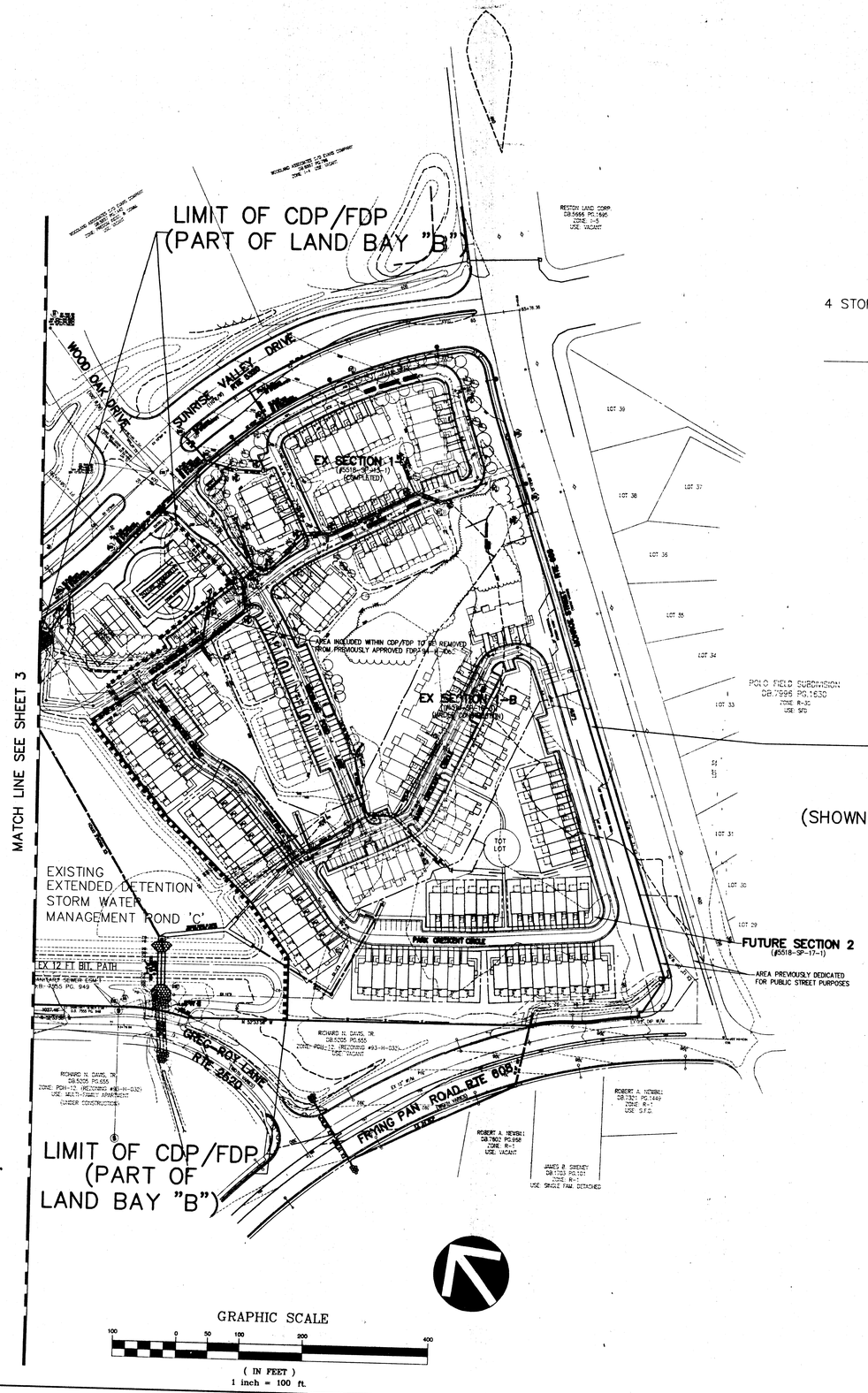
DES.	DWN.
MJT	CADD

SCALE: 1"=100'

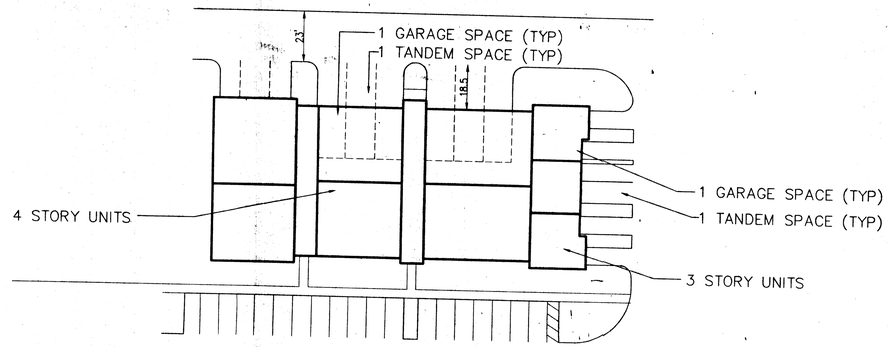
PROJECT/FILE NO. 5917

SHEET NO. 3 of 10

DWG. 5917PDP2
DATE: 7-16-99
TIME: 11:00 AM
INIT:

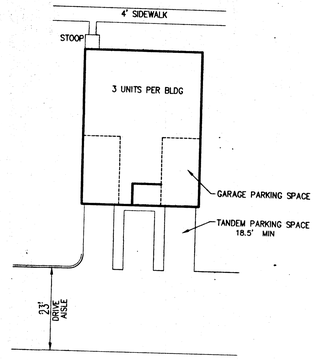


LAND BAY "A"
SECTIONS 1A, 1B, 2
(14.34 AC)
(SHOWN FOR INFORMATION ONLY, NOT PART OF THIS APPLICATION)



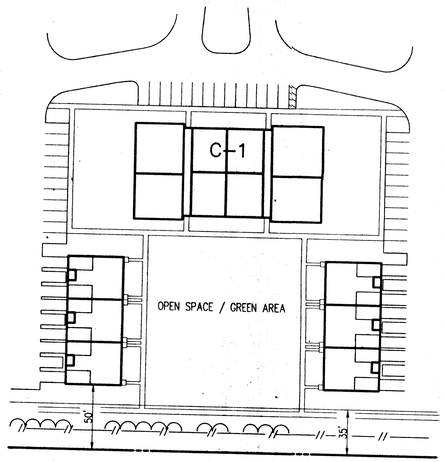
TYPICAL APARTMENT BLDG. LAYOUT

NOT TO SCALE



TYPICAL TRI-PLEX UNIT LAYOUT

NOT TO SCALE



LAND BAY C

C.D.P. OPTION A – ADDITIONAL 14 D.U. CONCEPT LAYOUT

NOT TO SCALE

PCA 94-H-005
Application No. FDP 1999-HM-011 Staff GRUSS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/27/99
Date of (BOS) (PC) approval 8/2/99
Sheet 4 of 10
Dev. Cond. 7/21/99

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(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA BETHESDA, MD

VAN METRE
AT WOODLAND PARK
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL /
FINAL DEVELOPMENT PLAN
RZ 1999-HM-011

VIKA REVISIONS

JULY 16,1999
JUNE 29,1999
MAY. 10,1999
DATE: FEB. 19,1999

DES.	DWN.
MJT	CADD

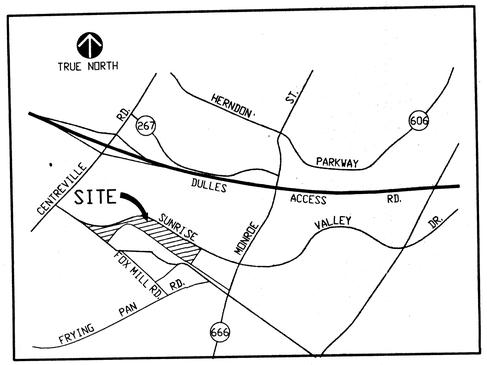
SCALE: 1"=100'

PROJECT/FILE NO. 5917

SHEET NO. 4 of 10

DWG: 5917FDP2
DATE: 07-16-99
TIME: 11:00 AM

JOHN F. MANTETTI
No. 11447
7/16/99



VICINITY MAP

SCALE: 1"=2000'

LAND BAY "B"

LAND BAY "C"

LARGE SHADE TREES AND FLOWERING ORNAMENTAL TREES AT NEIGHBORHOOD ENTRY'S AND ALONG FRONTAGE OF SUNRISE VALLEY DRIVE.

MASSED EVERGREENS AT DRIVE LANES TO SCREEN PARKED AUTO'S AND REDUCE OFF-SITE HEADLIGHT GLARE. (ALL PLANTING ALONG R-O-W IS SUBJECT TO SIGHT DISTANCE REQ'S PER VDOT APPROVAL)

APPROXMATIE LIMIT OF CLEARING AND GRADING

APPROXIMATE LIMIT OF CLEARING AND GRADING

APPROXMATE LIMIT OF CLEARING AND GRADING

35' LANDSCAPE BUFFER YARD

END 35' YARD LANDSCAPE BUFFER

6' HIGH BOARD ON BOARD FENCE TO MEANDER THRU EXISTING TREES BUT NO CLOSER THAN 15 FEET FROM PERIMETER PROPERTY LINE. EXACT LOCATION TO BE COORDINATED WITH DPW&ES IN ORDER TO PROVIDE MINIMAL DISRUPTION TO EXISTING VEGETATION

6' HIGH BOARD ON BOARD FENCE. (SEE NOTATION ABOVE)

35' LANDSCAPE BUFFER YARD

SUNRISE VALLEY DRIVE RTE 5320

WOOD OAK DRIVE

FOX HUNT LA. RTE 2521

ROY ROAD

GREG-ROY LANE RTE 2520

FOX MILL ROAD RTE 665

GREG - ROY SUBDIVISION

MATCH LINE SEE SHEET 6

NOTE:
EX. VEGETATION WITHIN PERIMETER BUFFER YARDS ADJACENT TO GREG ROY SUBDIVISION TO BIE PRESERVED TO THE EXTENT POSSIBLE AS DETERMINED WITH FINAL ENGINEERING, AND SUPPLEMENTED WITH NEW PLANTING AS SHOWN

LEGEND

- LARGE SHADE TREE (+35' MATURE HEIGHT)
- EVERGREEN TIREE (+ 20' MATURE HEIGHT)
- FLOWERING ORNAMENTAL TREE (+ 15' MATURE HEIGHT)
- EVERGREEN / FLOWERING SHRUBS (FOR SCREENIING PURPOSES WITHIN VA POWER EASEMENT)
- PEDESTRIAN LIGHTING
- APPROXIMATE LOCATION OF 6' HT BOARD ON BOARD WOOD FENCE

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO REPRESENT THE GENERAL LANDSCAIPE TREATMENT DESIGN. FINAL PLACEMENT AND SPECIES OF LANDSCAPE MATERIALS WILL BE ESTABLISHED WITH FINAL LAYOUT AND ENGINEERING DESIGN.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

RZA 94-H-065
Application No. 1999-HM-011
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/21/99
SEE PROFFERS DATED 6/21/99
Date of BOS (RZ) approval 7/12/99
Sheet 5 of 10
cu Cond. 7/21/99

JOHN T. MATTETT
No 17617
7/16/99

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VAN METRE AT WOODLAND PARK

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL / FINAL DEVELOPMENT PLAN RZ 1999-HM-011 LANDSCAPE PLAN

VIKA REVISIONS

JULY 16, 1999
JUNE 29, 1999
MAY 10, 1999
DATE: FEB. 19, 1999

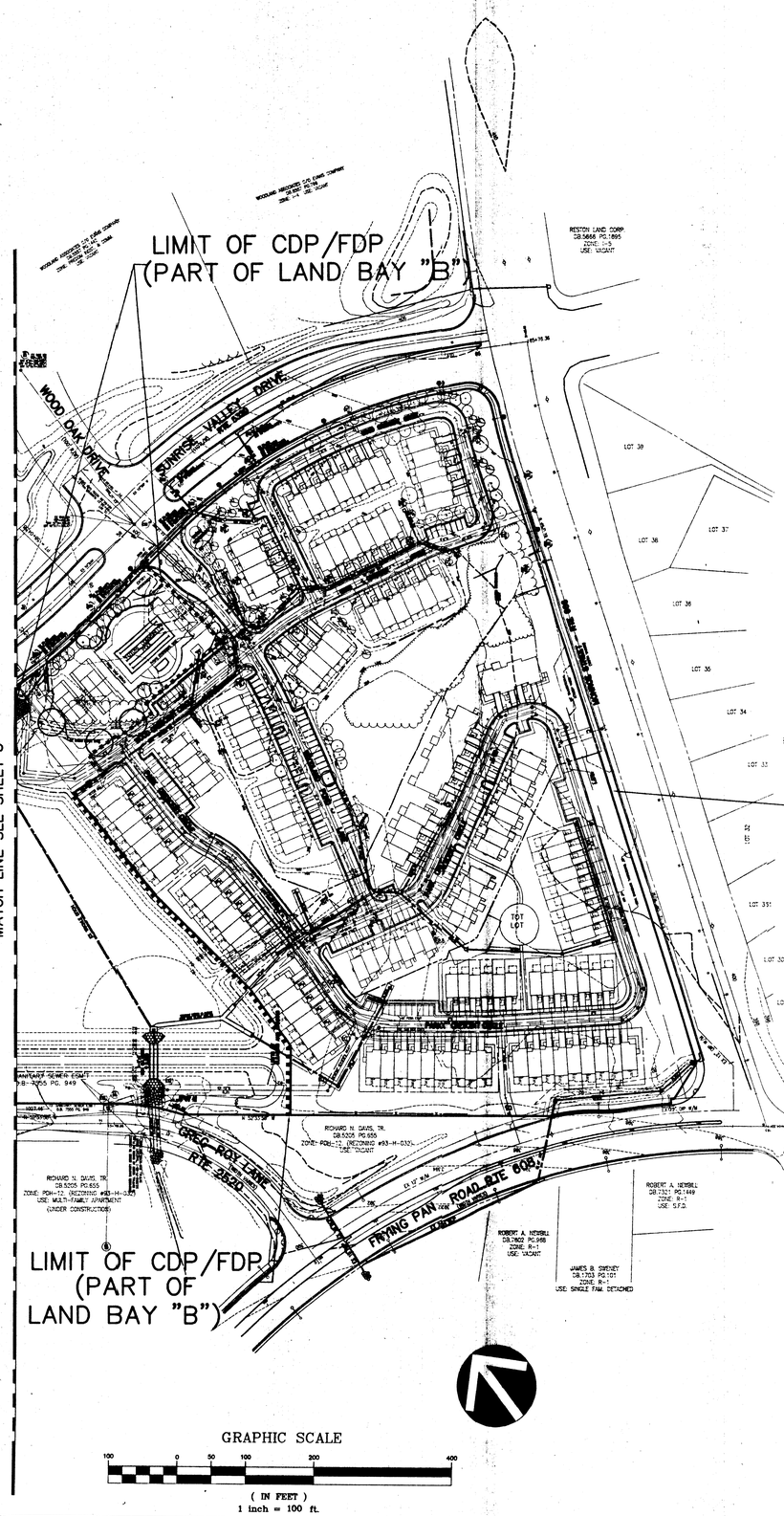
DES.	DWN.
MJT	CADD

SCALE: 1"=100'

PROJECT/FILE NO. 5917

SHEET NO. 5 of 10

DWG: 5917SP2
DATE: 7-16-99
FILE: 7-16-99



LAND BAY "A"
SECTIONS 1A, 1B, 2
(14.34 AC)
(SHOWN FOR INFORMATION ONLY, NOT PART OF THIS APPLICATION)

Application No. _____ Staff G Ross
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/29/99
Date of (BOS) (PC) approval 8/2/99
Sheet 6 of 10
dev. cond. 7/21/99

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VAN METRE AT WOODLAND PARK

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL / FINAL DEVELOPMENT PLAN RZ 1999-HM-011 LANDSCAPE PLAN

VIKA REVISIONS

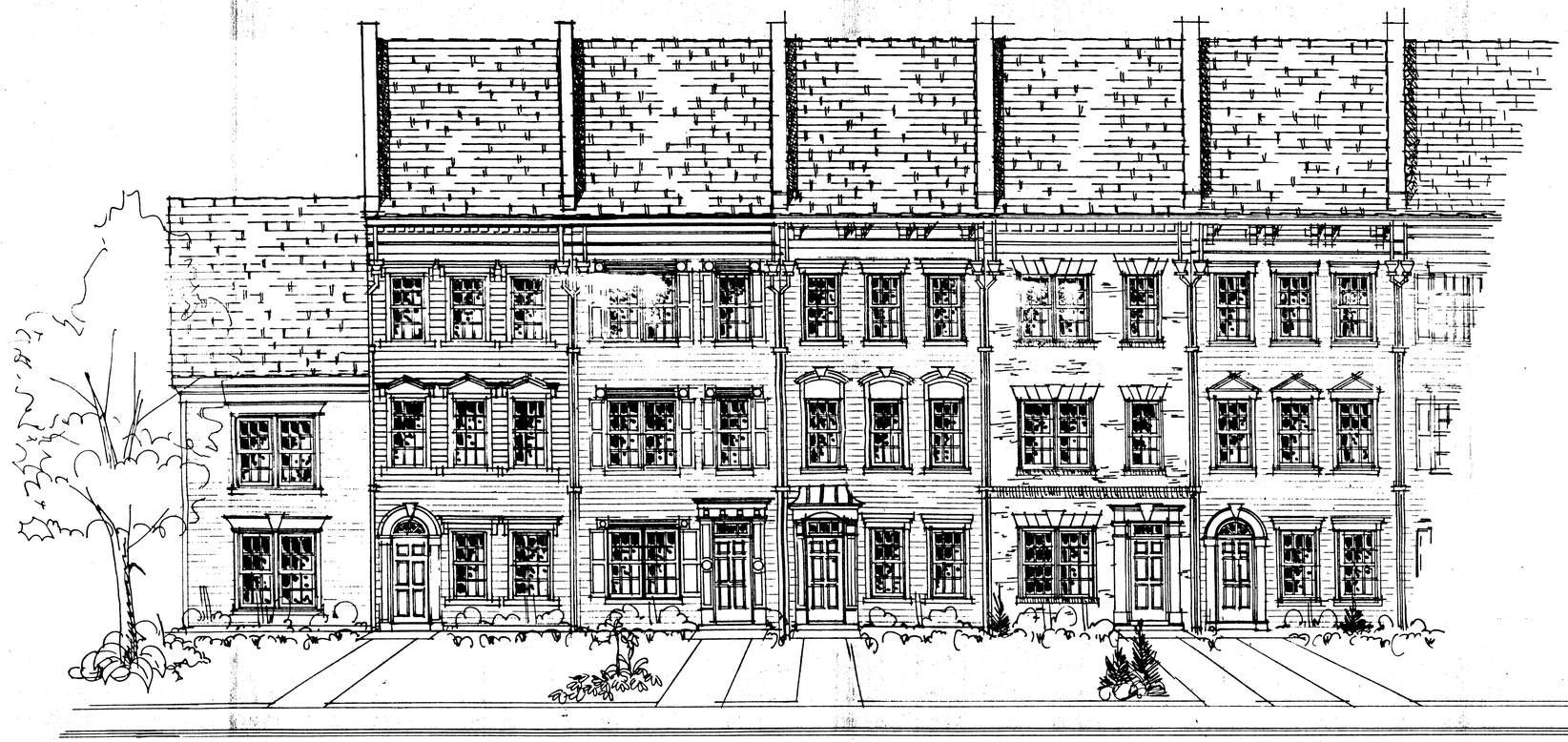
JULY 16,1999
JUNE 29,1999
MAY. 10,1999
DATE: FEB. 19,1999

DES.	DWN.
MJT	CADD

SCALE: 1"=100'
PROJECT/FILE NO. 5917
SHEET NO. 6 OF 10

COMMONWEALTH OF VIRGINIA
JOHN E. AMATETTI
No. 11447
7/16/99

DWG: 5917FDP2
DATE: 07-16-99
TIME: 11:00 AM
INFO:



SCALE : 3/16" = 1'-0"

TRI-PLEX FRONT ELEVATION

22 SEPTEMBER 1998

FOR INFORMATION ONLY

PCA 94-H-065
Application No. 2/19/99-HM-DII
APPROVED DEVELOPMENT PLAN
(CDP) (CDP) (FDP)
SEE PROFFERS DATED 7/27/99
Date of BOS (PC) approval 8/2/99
Sheet 7 of 10
dev. cond. 7/21/99

COMMONWEALTH OF VIRGINIA
2/19/99
J. THOMAS HARDING
NO. 1836
LAND SURVEYOR

J. Thomas Harding
JUNE 29, 1999
MAY 10, 1999
FEB. 19, 1999
July 16, 1999

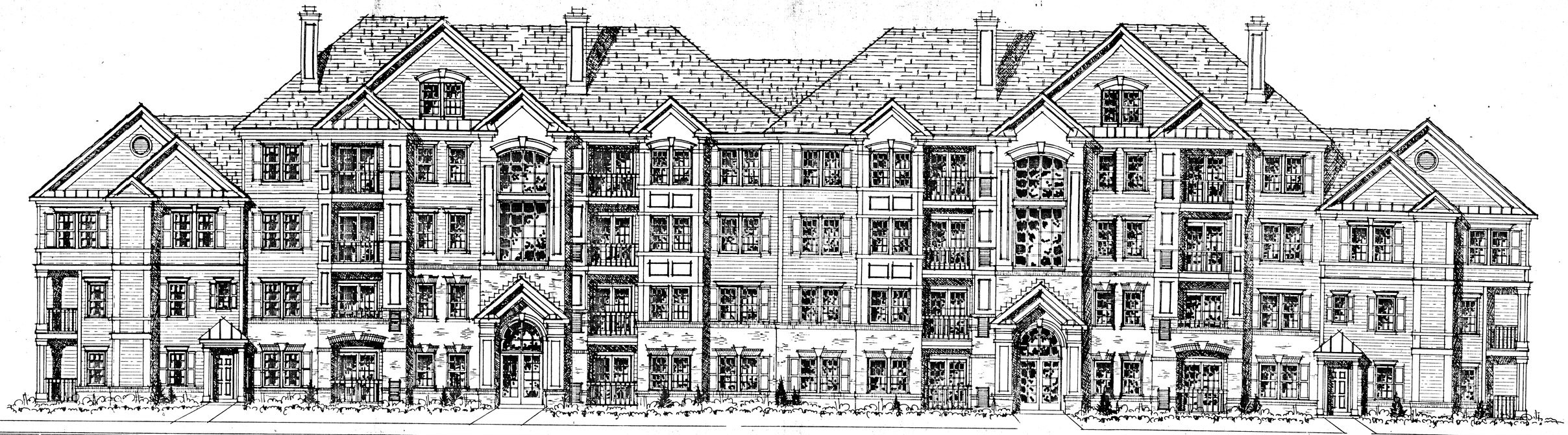
SHEET 7 OF 10

VAN METRE COMPANY

WOODLAND PARK APTS.

THE LESSARD ARCHITECTURAL GROUP INC.
8603 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182
703/760-9344 • FAX 703/760-9328
ARCHITECTURE • LAND PLANNING • URBAN DESIGN • ARCHITECTURAL ILLUSTRATIONS

VAN36



SCALE : 3/16" = 1'-0"

APARTMENT BUILDING FRONT ELEVATION

JULY 16, 1999
JUNE 29, 1999
MAY 10, 1999
FEB. 19, 1999
22 SEPTEMBER 1998

VAN METRE COMPANY

WOODLAND PARK APTS.

COMMONWEALTH OF VIRGINIA
2/19/99
J. THOMAS HARDING
NO. 1836
LAND SURVEYOR

J. Thomas Harding

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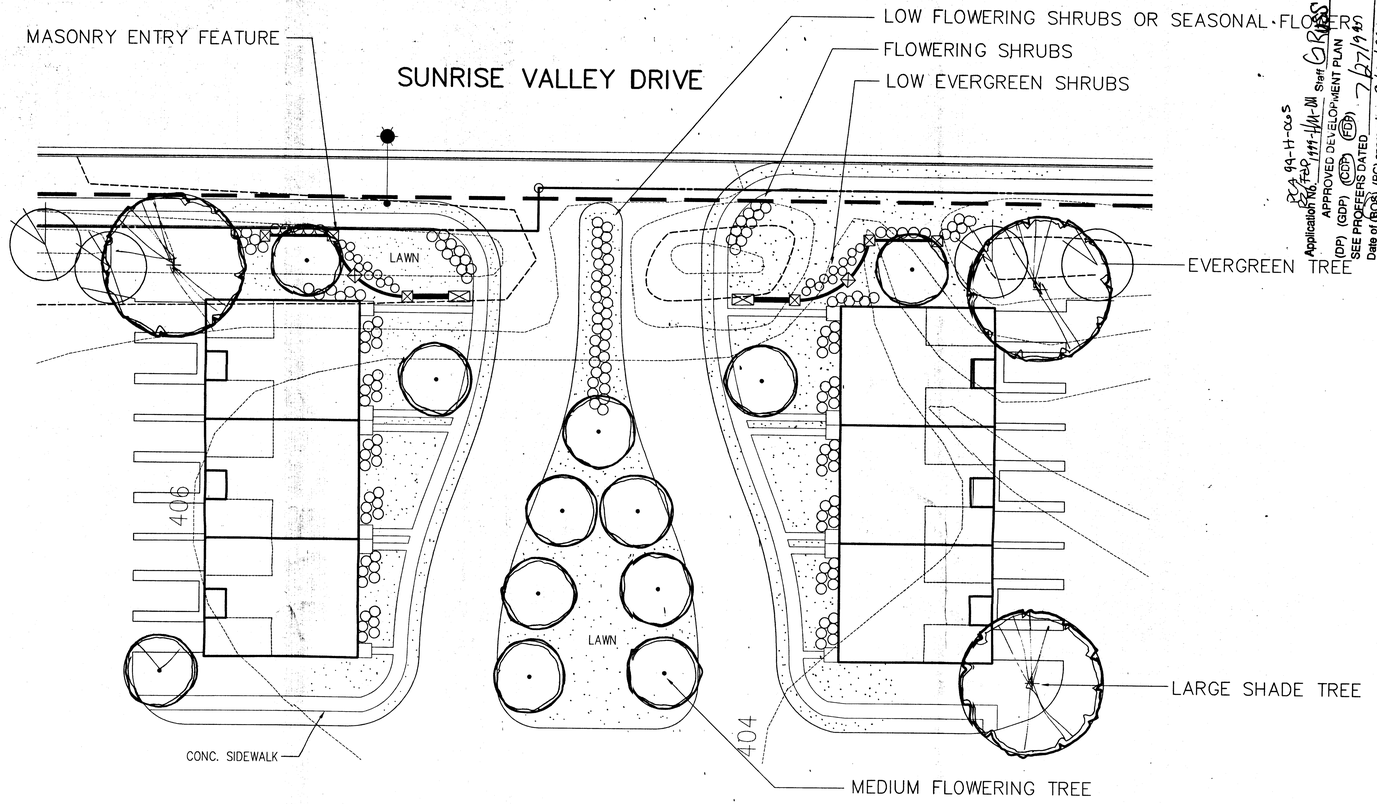
SHEET 8 OF 10

VAN36

PCA 94-H-066
Application No. RZ/FDP 1999-HM-011 Staff G. ROSS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/29/99
SEE PROFFERS DATED 8/2/99
Date of (BOS) (PC) approval
Sheet 8 of 10
dev. cond. 7/21/99



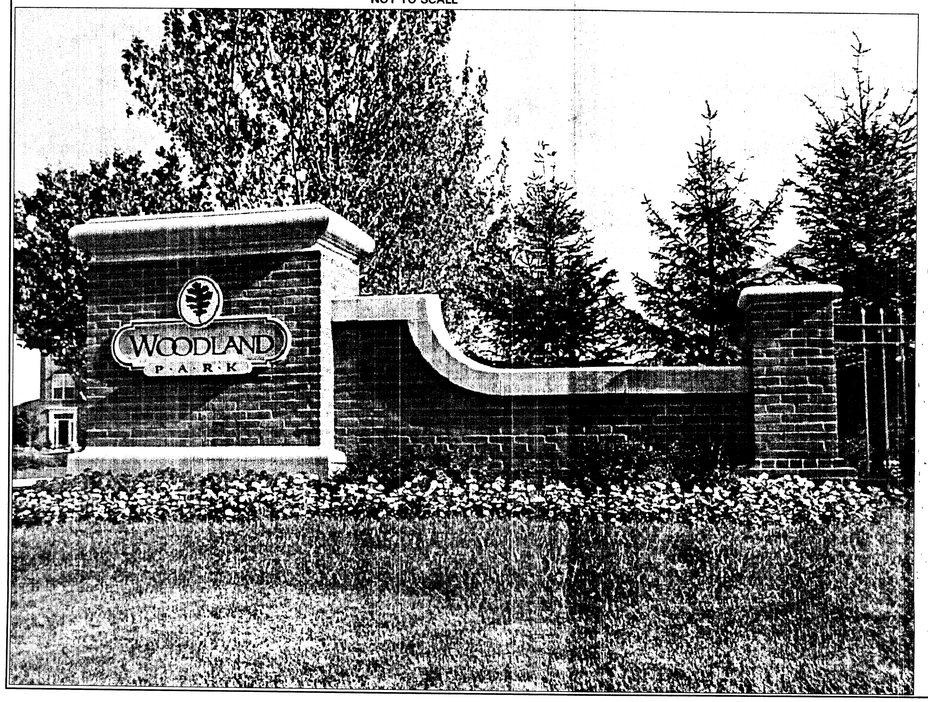
CONCEPTUAL ENTRY LANDSCAPE TREATMENT (TYPICAL)

NOT TO SCALE

(LANDSCAPE FEATURES SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLANS)

MASONRY ENTRY FEATURE

NOT TO SCALE



Application No. PCA 99-H-005 RZ 1999-HM-011 Staff GRIESS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/27/99
SEE PROFFERS DATED
Date of (BOS) (PC) approval 8/2/99
Sheet 9 of 10
dev. cond. 7/21/99

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HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE PLAN ENTRY FEATURE

RZ 1999-HM-011

VIKA REVISIONS

DATE: JULY 16 1999

DES.	DWN.
MJT	DJH

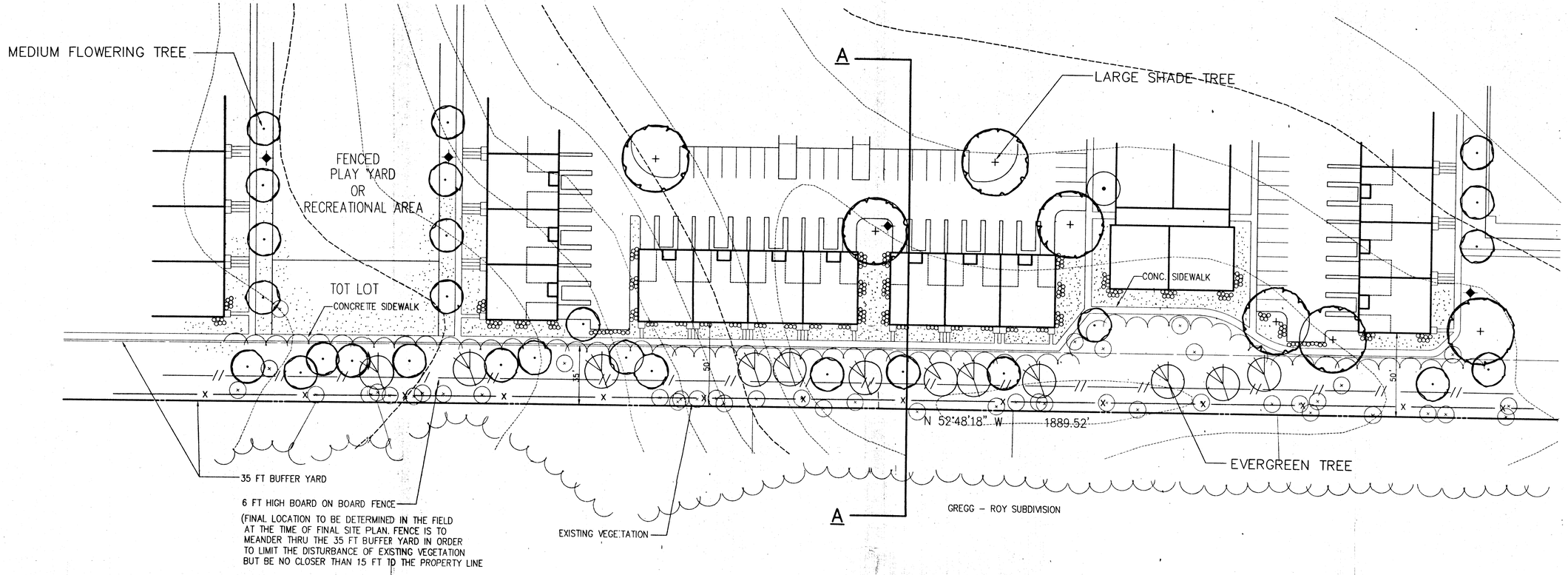
SCALE: N/A

PROJECT/FILE NO. 5917

SHEET NO. 9 of 10

COMMONWEALTH OF VIRGINIA
No. 11467
7/16/99

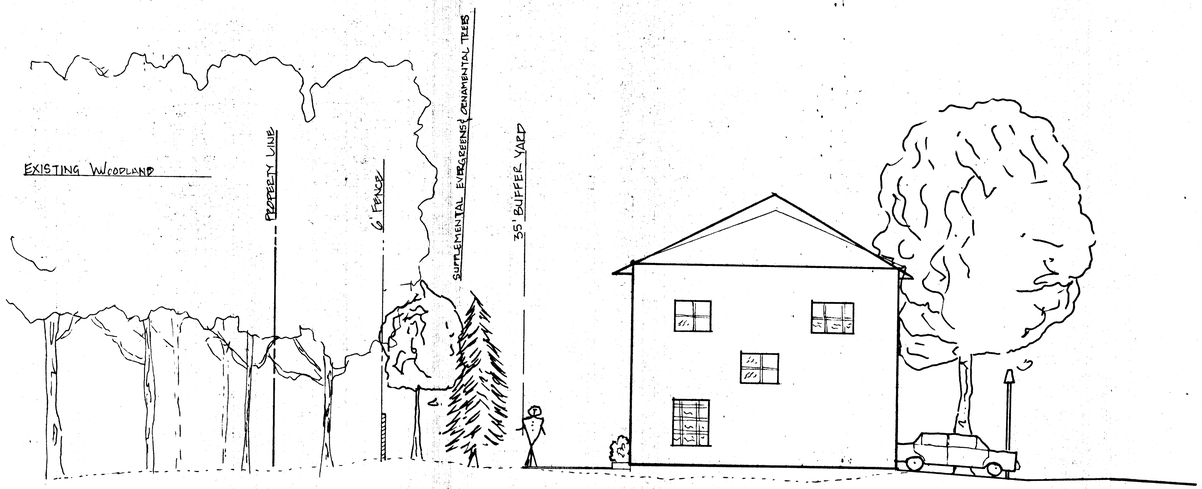
DWG: 5917909
DATE: 7-16-99
TIME:
INFO:



CONCEPTUAL BUFFER YARD LANDSCAPE TREATMENT (TYPICAL)

NOT TO SCALE

(LANDSCAPE FEATURES SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLANS)



CONCEPTUAL BUFFER YARD SECTION (TYPICAL)

NOT TO SCALE

(LANDSCAPE FEATURES SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLANS)

Application No. PCA 94-H-065 RZ/FDP 1999-HM-011 Staff GRUSS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/27/99
Date of (BOS) (PC) approval 8/2/99
Sheet 10 of 10
Dev. Cond. 7/21/99

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VAN METRE AT WOODLAND PARK
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE PLAN
BUFFER YARD
RZ 1999-HM-011

VIKA REVISIONS

DATE: JULY 16 1999
DES. MJT
DWN. DJH
SCALE: N/A
PROJECT/FILE NO. 5917
SHEET NO. 10 of 10

DWG: 5917909
DATE: 7-16-99
TIME:
INFO: