

VAN METRE AT WOODLAND PARK

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

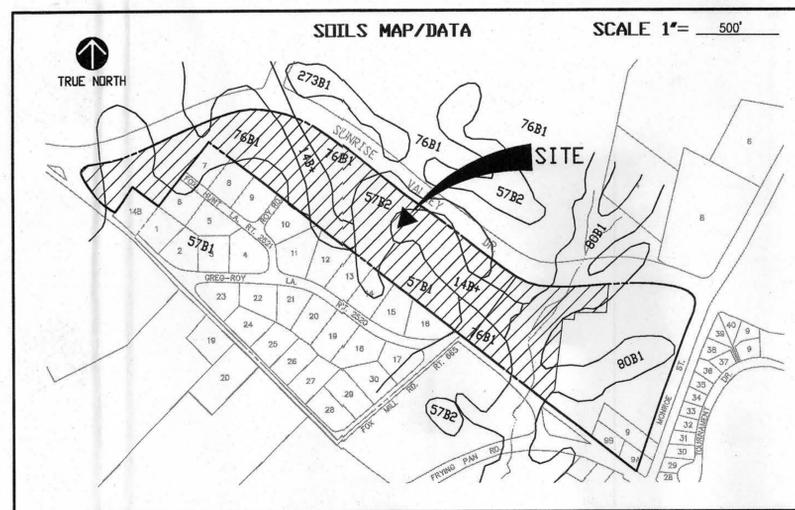
PROFFERED CONDITION AMENDMENT FINAL DEVELOPMENT PLAN AMENDMENT PCA-1999-HM-011 FDPA-1999-HM-011-1-2

SHEET INDEX

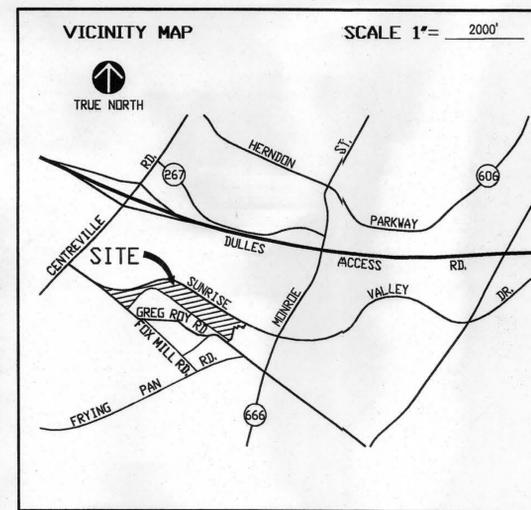
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2. NOTES AND TABULATIONS
3. FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)
4. FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)
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8. ARCHITECTURAL ELEVATION
9. ILLUSTRATIVE PLAN-ENTRY FEATURE
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SOILS DATA

SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT RECD.
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'

PCA-1999-HM-011
Application No. ~~FDPA-1999-HM-011-1-2~~ Staff *Maylan*
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-16-03 10-17-03
Date of (BOS) (BS) approval 10-22-03 / 10-25-03
Sheet 1 of 2

APPLICANT

VAN METRE AT WOODLAND PARK APARTMENTS I LIMITED PARTNERSHIP
VAN METRE AT WOODLAND PARK APARTMENTS II LIMITED PARTNERSHIP
VAN METRE AT WOODLAND PARK APARTMENTS IIA LIMITED PARTNERSHIP
5252 LYNATE CT.
BURKE, VA. 22015
(703) 425-2600

ENGINEER/PLANNER

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



RECEIVED
Department of Planning & Zoning
SEP 16 2003
Zoning Evaluation Division
SEPTEMBER 12, 2003
AUGUST 12, 2003
JULY 2, 2003
MAY 13, 2003
MARCH 17, 2003
FEBRUARY 14, 2003
MARCH 29, 2001

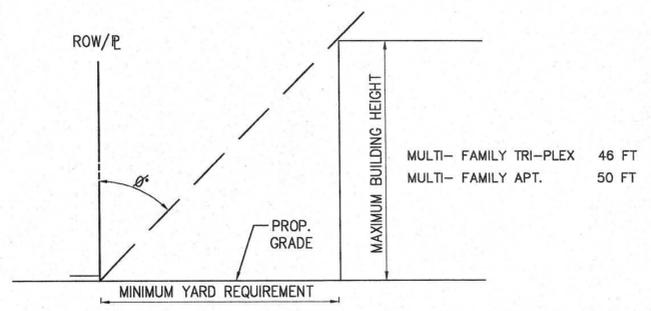
NOTES

- THE PURPOSE OF THIS APPLICATION IS TO REVISE THE SITE GEOMETRY FOR LAND BAY C-2, AND ADD 16 ADDITIONAL PARKING SPACES TO LAND BAY B. ADDITIONAL CHANGES HAVE BEEN MADE TO REMOVE THE BARRIER ALONG THE SOUTHERN BOUNDARY LINE AND A CHANGE TO THE LIMITS OF THE PREVIOUS 35' TRANSITIONAL SCREENING YARD.
- THE SUBJECT PROPERTY OF THIS FDPA IS LOCATED ON FAIRFAX CO. TAX MAP NUMBERS 16-4 ((01)) PARCEL 32-B AND 16-3 ((1)) AS PARCELS 25-D1, 25-D2, AND 25-D3 AND CONTAINS 32.11 AC. (INCLUDING PREVIOUS ROAD DEDICATIONS OF 0.46 ACRES, THE TOTAL SITE AREA FOR DENSITY PURPOSES IS 32.57 AC.)
- THE SUBJECT PROPERTY SHOWN HEREON WAS ACQUIRED BY VAN METRE AT WOODLAND PARK APARTMENTS 1, LP (TM PARCEL 32-B) BY DEED RECORDED IN DEED BOOK 11074 AT PAGE 878; BY VAN METRE WOODLAND PARK APARTMENTS 1, LP (TM PARCEL 25-D1) DEED RECORDED IN DEED BOOK 11373 AT PAGE 1003; BY VAN METRE WOODLAND PARK APARTMENTS IIA, LP (TM PARCEL 25-D3) BY DEED RECORDED IN DEED BOOK 13573 AT PAGE 1889; AND BY VAN METRE WOODLAND PARK APARTMENTS II, LP (TM PARCEL 25-D2) BY DEED RECORDED IN DEED BOOK 11373 AT PAGE 1066 ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VA.
- THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH BASED ON DEED BOOK 7519 AT PAGE 560.
- 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".
- 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..
- 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.
- 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.
- STORMWATER DETENTION IS PROVIDED FOR THIS DEVELOPMENT BY MEANS OF AN EXISTING ONSITE EXTENDED 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 PROVIDED WITH THESE TWO SWM FACILITIES
- 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.
- APPLICANT RESERVES THE RIGHT TO PROVIDE PERIMETER FENCING AND A GATED 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.
- ALL INTERNAL ROADS WILL BE PRIVATE STREETS WITHIN PUBLIC INGRESS/EGRESS EASEMENTS AND WILL BE MAINTAINED BY THE OWNER OR DESIGNATED HOMEOWNER'S ASSOCIATION.
- 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.
- THERE ARE STRUCTURES AND/OR UNITS UNDER CONSTRUCTION ON THE AREA OF THIS FDPA.
- THE MAXIMUM BUILDING HEIGHT FOR APARTMENT BUILDINGS IS 50 FEET .
- 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.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- TO BEST OF OUR KNOWLEDGE NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- THERE ARE NO TRAILS INDICATED ALONG THE FRONTAGE OF THIS PROPERTY AS SHOWN ON THE FAIRFAX COUNTY COMPREHENSIVE TRAIL PLAN.
- 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.
- DEVELOPMENT WILL COMMENCE IN SEVERAL PHASES OR SECTIONS UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. TIMING OF THE BUILD-OUT WILL DEPEND ON MARKET DEMAND FOR THE RESIDENTIAL USE.
- 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 LANDSCAPED 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, 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.
- 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.
- 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.
- ADDITIONAL SITE FEATURES SUCH AS FREE STANDING GARAGES, GAZEBO'S, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED. ANY MODIFICATIONS MUST BE DEEMED IN SUBSTANTIAL CONFORMANCE WITH THIS FDPA BY THE ZONING ADMINISTRATOR.
- THE APPLICANT RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES / LEASING TRAILER ON THE PROPERTY DURING CONSTRUCTION OF THIS PROJECT.
- ADDITIONAL ENTRANCE TURN LANE IMPROVEMENTS ARE PROPOSED TO THE PUBLIC RIGHT OF WAY ALONG SUNRISE VALLEY DRIVE.
- 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.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- 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.
- APPLICANT PROPOSES THE CONSTRUCTION OF TWO (2) CLUB HOUSE/COMMUNITY CENTER/POOL AREAS AS SHOWN ON SHEET 3, AND THE BATH HOUSE/POOL AND TENNIS COURTS AS SHOWN ON SHEET 4.

- 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.
- 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.
- REQUIRED TREE COVER AND PARKING LOT LANDSCAPING SHALL BE PROVIDED AT THE TIME OF FINAL SITE PLAN.
- A MINIMUM OF THREE (3) BICYCLE RACKS WILL BE PROVIDED AT VARIOUS LOCATIONS THROUGHOUT THE PROJECT.
- AT THE TIME OF SITE PLAN APPROVAL, APPLICANT SHALL DESIGN A PEDESTRIAN CONNECTION TO THE ADJUTING MULTI-FAMILY UNITS TO THE SOUTH AND SHALL COORDINATE THIS DESIGN WITH THAT TO BE PROPOSED UNDER THE SITE PLAN FOR THOSE UNITS.

REAFFIRMATION OF MODIFICATIONS / WAIVERS

- REAFFIRMATION WAIVER OF THE 600 FT. LIMITATION FOR PRIVATE STREETS WITHIN THIS DEVELOPMENT.
- REAFFIRMATION OF A MODIFICATION THAT WAS GRANTED IN THE TRANSITION SCREENING AREA ADJACENT TO THE GREG-ROY SUBDIVISION. THE MODIFICATION ALLOWS THE UTILIZATION OF THE EXISTING VEGETATION ALONG WITH SUPPLEMENTAL PLANTING TO FULFILL THE REQUIRED SCREEN IN LIEU OF THE STANDARD VEGETATION SCREEN REQUIRED IN THE TRANSITIONAL YARD PER SECTION 13-302 PARAGRAPH 3.
- 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.



MULTI-FAMILY TRI-PLEX:	MULTI-FAMILY APARTMENT:
FRONT YARD _____ 15' (MIN. 15 FT.)	FRONT YARD _____ 20' (MIN. 20 FT.)
SIDE YARD _____ 15' (MIN. 15 FT.)	SIDE YARD _____ 35' (MIN. 35 FT.)
REAR YARD _____ 15' (MIN. 15 FT.)	REAR YARD _____ 25' (MIN. 25 FT.)

PERIMETER SETBACKS
ANGLE OF BULK PLANE
 NOT TO SCALE

LAND BAY NOTES

- REFER TO SHEETS 3 FOR "LAND BAY" DESIGNATIONS
- APPLICANT RESERVES THE RIGHT TO MODIFY THE LAND BAY DESIGNATION LINE BETWEEN LAND BAYS B & C AT A FUTURE DATE.

SITE TABULATIONS

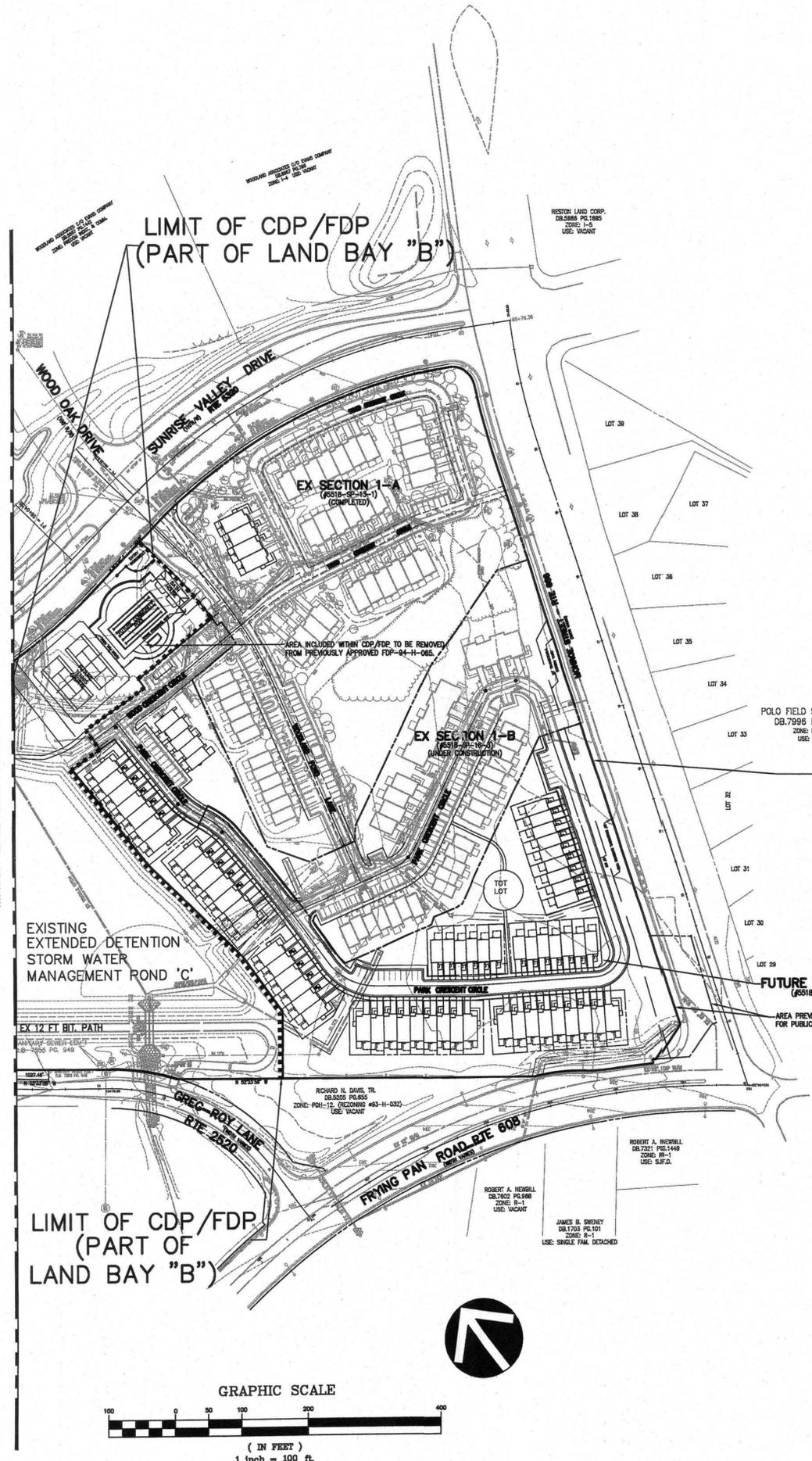
	APPROVED LAND BAY "B & C"	PROPOSED LAND BAY "B & C"
	REZONING # 1999-HM-011 FDP #1999-HM-011 FDPA #1999-HM-011-1	FINAL DEVELOPMENT PLAN AMENDMENT FDPA #1999-HM-011-2
EXISTING ZONE	PDH-30	PDH-30
SITE AREA (ACRES)	AREA PREVIOUSLY DEDICATED (ROADS) = 0.46 AC RESIDUE = 32.11 AC TOTAL AREA = 32.57 AC	AREA PREVIOUSLY DEDICATED (ROADS) = 0.46 AC RESIDUE = 32.11 AC TOTAL AREA = 32.57 AC
USE	MULTI-FAMILY DWELLINGS (MFD)	MULTI-FAMILY DWELLINGS (MFD)
MAXIMUM DENSITY ALLOWED	(@ PDH-30) 32.57 AC X 30 = 977 UNITS	(@ PDH-30) 32.57 AC X 30 = 977 UNITS
PROPOSED TOTAL UNITS AND DENSITY	715 MARKET RATE MULTI-FAMILY UNITS 42 AFFORDABLE DWELLING UNITS 757 TOTAL UNITS (23.2 DU/AC)	715 MARKET RATE MULTI-FAMILY UNITS 42 AFFORDABLE DWELLING UNITS 757 TOTAL UNITS (23.2 DU/AC)
ADU'S REQUIRED	*42 A.D.U.	*42 A.D.U.
REQUIRED PARKING SPACE	757 MFD / 1.6 SPACES = 1211 SPACES	757 MFD / 1.6 SPACES = 1211 SPACES
PROVIDED PARKING SPACE (SEE NOTE 30)	MFD SPACES = 1245 SPACES	MFD SPACES = 1261 SPACES (16 SPACES ADDED LAND BAY "B")
MAXIMUM BUILDING HEIGHT (PROPOSED)	50 FT	50 FT
OPEN SPACE REQUIRED:	40% X 32.57 AC = 13.03 AC	40% X 32.57 AC = 13.03 AC
OPEN SPACE PROVIDED:	±13.3 ACRES (41%) (INCLUDING EX. SWM POND AREA)	±13.3 ACRES (41%) (INCLUDING EX. SWM POND AREA)

* 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)

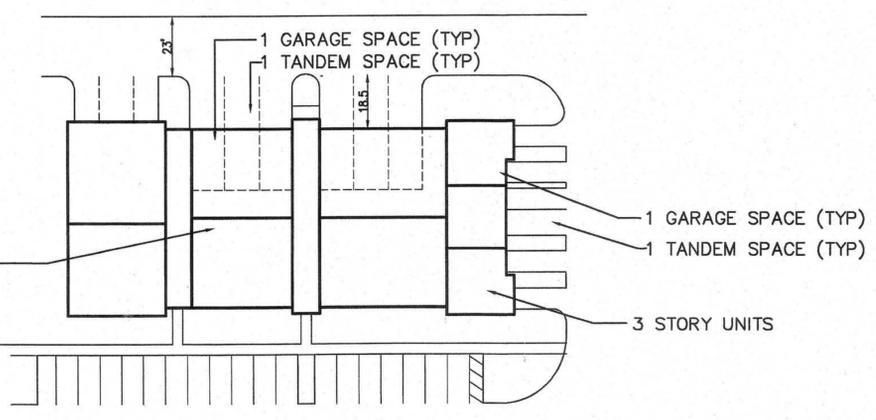


Application No. PCA 1999-HM-011-1-2
 Staff: Mayland
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (ECP) Dev. cov.
 SEE PROFFERS DATED 10-16-03 / 9-17-03
 Date of (BDP) (RFP) approval 10-27-03 / 10-15-03
 Sheet 2 of 10

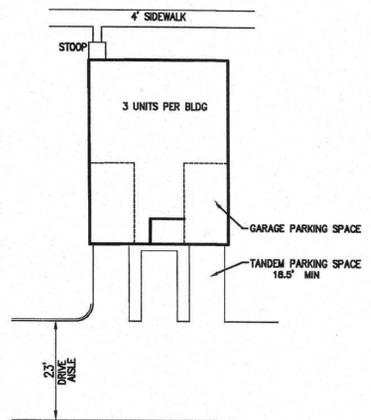
MATCH LINE SEE SHEET 3



TYPICAL APARTMENT BLDG. LAYOUT
NOT TO SCALE

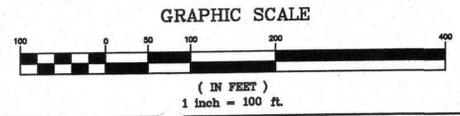


TYPICAL TRI-PLEX UNIT LAYOUT
NOT TO SCALE



LAND BAY "A"
SECTIONS 1A, 1B, 2
(14.34 AC)

(SHOWN FOR INFORMATION ONLY, NOT PART OF THIS APPLICATION)



Application No. PCA 1999-HM-011-2
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 10-16-02 / 9-17-03
 Date of (BOSP) (FDP) approval 10-27-02 / 10-15-03
 Sheet 4 of 10



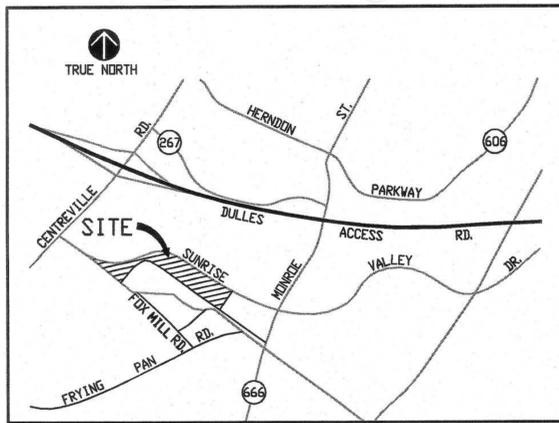
Vika
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
 VIKI INCORPORATED
 8180 GREENSBORO DRIVE, SUITE 200 ■ McLENNAN, VIRGINIA 22102
 (703)442-7800 ■ FAX (703)781-2787
 McLENNAN, VA ■ BETHESDA, MD

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

PCA-1999-HM-011
FDPA 1999-HM-011-1-2

VIKA REVISIONS

SEPTEMBER 12, 2003
AUGUST 12, 2003
JULY 02, 2003
MAY 13, 2003
MARCH 17, 2003
FEBRUARY 14, 2003
AUGUST 31, 2001
MARCH 29, 2001
JULY 16, 1999
JUNE 29, 1999
MAY 10, 1999
DATE: FEB. 19, 1999
DES. MJT DWN
CADD
SCALE: 1"=100'
PROJECT/FILE NO. 5917
SHEET NO. 4 of 10



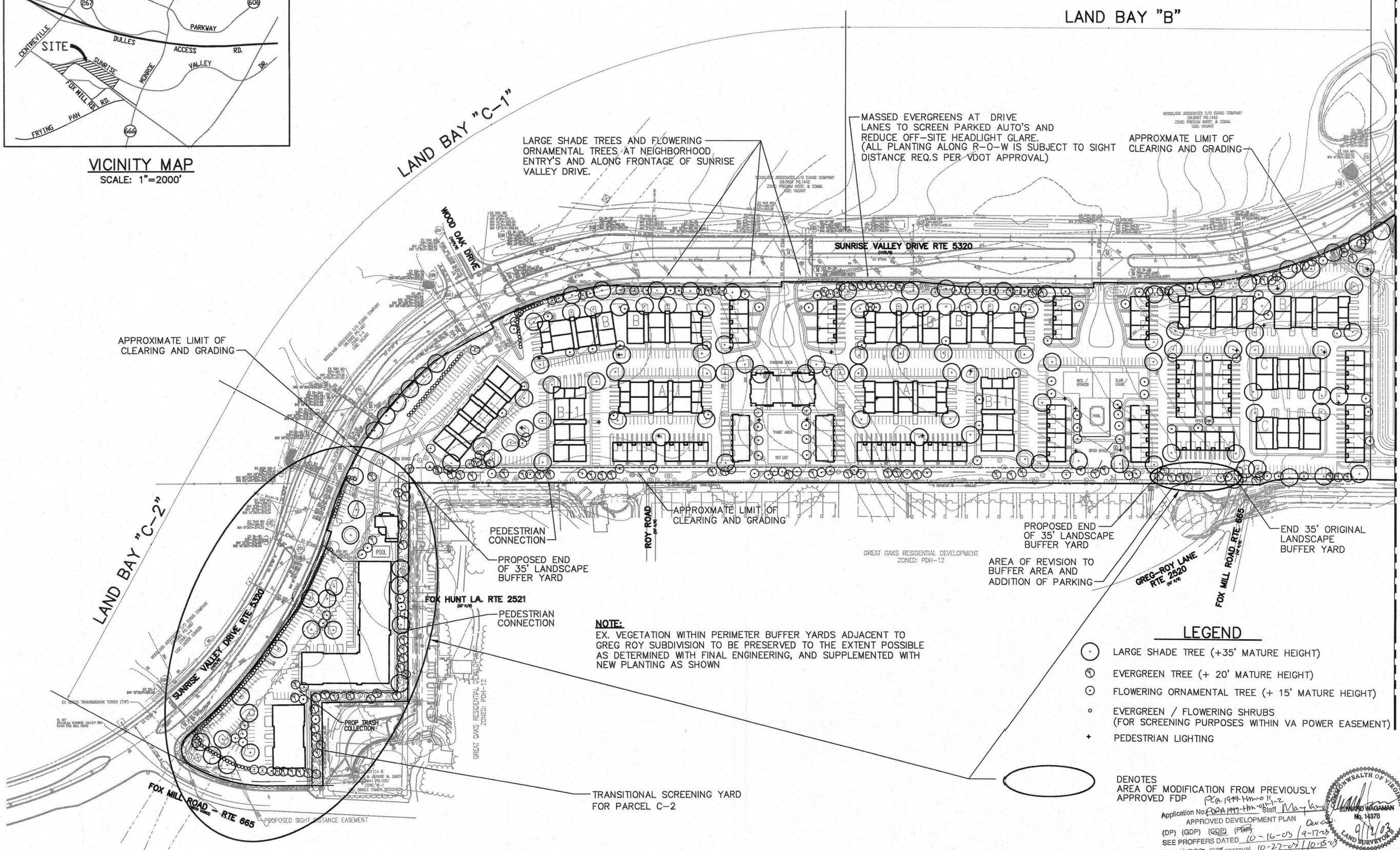
VICINITY MAP
SCALE: 1"=2000'



LAND BAY "B"

LAND BAY "C-1"

LAND BAY "C-2"



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)

APPROXIMATE LIMIT OF CLEARING AND GRADING

APPROXIMATE LIMIT OF CLEARING AND GRADING

APPROXIMATE LIMIT OF CLEARING AND GRADING

PEDESTRIAN CONNECTION

PROPOSED END OF 35' LANDSCAPE BUFFER YARD

FOX HUNT LA. RTE 2521

PEDESTRIAN CONNECTION

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

PROPOSED END OF 35' LANDSCAPE BUFFER YARD
AREA OF REVISION TO BUFFER AREA AND ADDITION OF PARKING

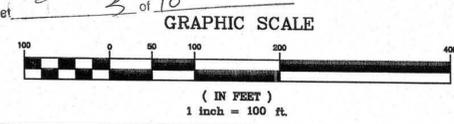
END 35' ORIGINAL LANDSCAPE BUFFER YARD

LEGEND

- LARGE SHADE TREE (+35' MATURE HEIGHT)
- ⊖ EVERGREEN TREE (+ 20' MATURE HEIGHT)
- ⊙ FLOWERING ORNAMENTAL TREE (+ 15' MATURE HEIGHT)
- EVERGREEN / FLOWERING SHRUBS (FOR SCREENING PURPOSES WITHIN VA POWER EASEMENT)
- ✦ PEDESTRIAN LIGHTING

DENOTES AREA OF MODIFICATION FROM PREVIOUSLY APPROVED FDP

Application No. PCA-1999-HM-011-2
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (GDP) (GDP)
SEE PROFFERS DATED 10-16-03 / 10-17-03
Date of (B) approval 10-27-03 / 10-15-03
Sheet 5 of 10



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

MANOR FARMS SECTION 1
ZONE: PDM-16
USE: SINGLE FAMILY ATTACHED
(UNDER CONSTRUCTION)

MATCH LINE SEE SHEET 6

VKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VKA, INCORPORATED
8180 GREENSBORO DRIVE ■ FARMINGTON, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA

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

PCA-1999-HM-011
FDPA 1999-HM-011-1-2
LANDSCAPE PLAN

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MAY 10, 1999
DATE: FEB. 19, 1999
DES. MJT DWN CADD
SCALE: 1"=100'
PROJECT/FILE NO. 5917
SHEET NO. 5 of 10

9-16-03 7:42:34 am EST
5917fdp5-4.dwg

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

**PCA-1999-HM-011
 FDP A 1999-HM-011-1-2
 LANDSCAPE PLAN**

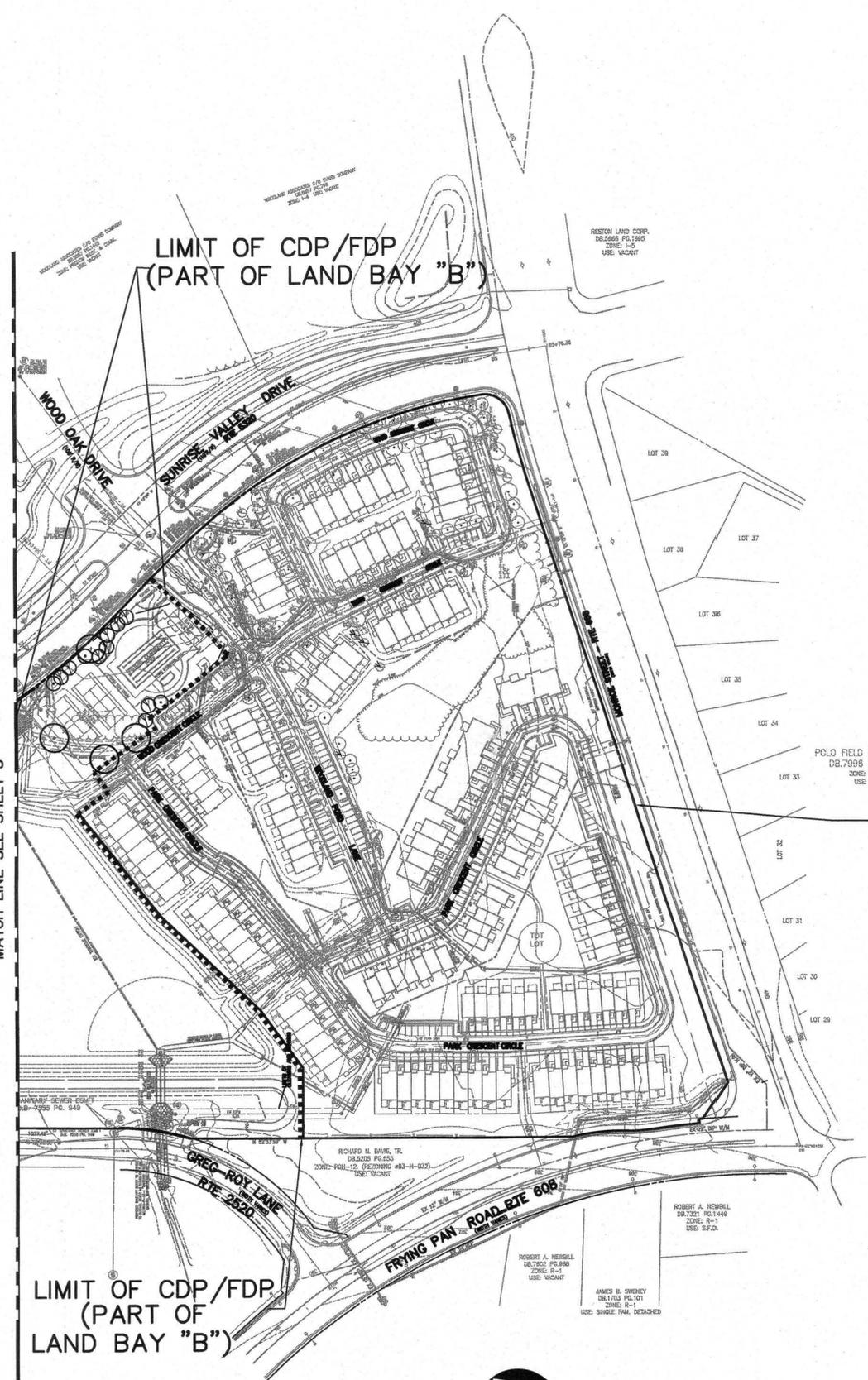
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 (DP) (GDP) (QDDP) (FDP) See Comm
 SEE PROFFERS DATED 10-16-03 / 9-17-03
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 Sheet 6 of 10

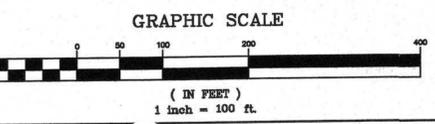


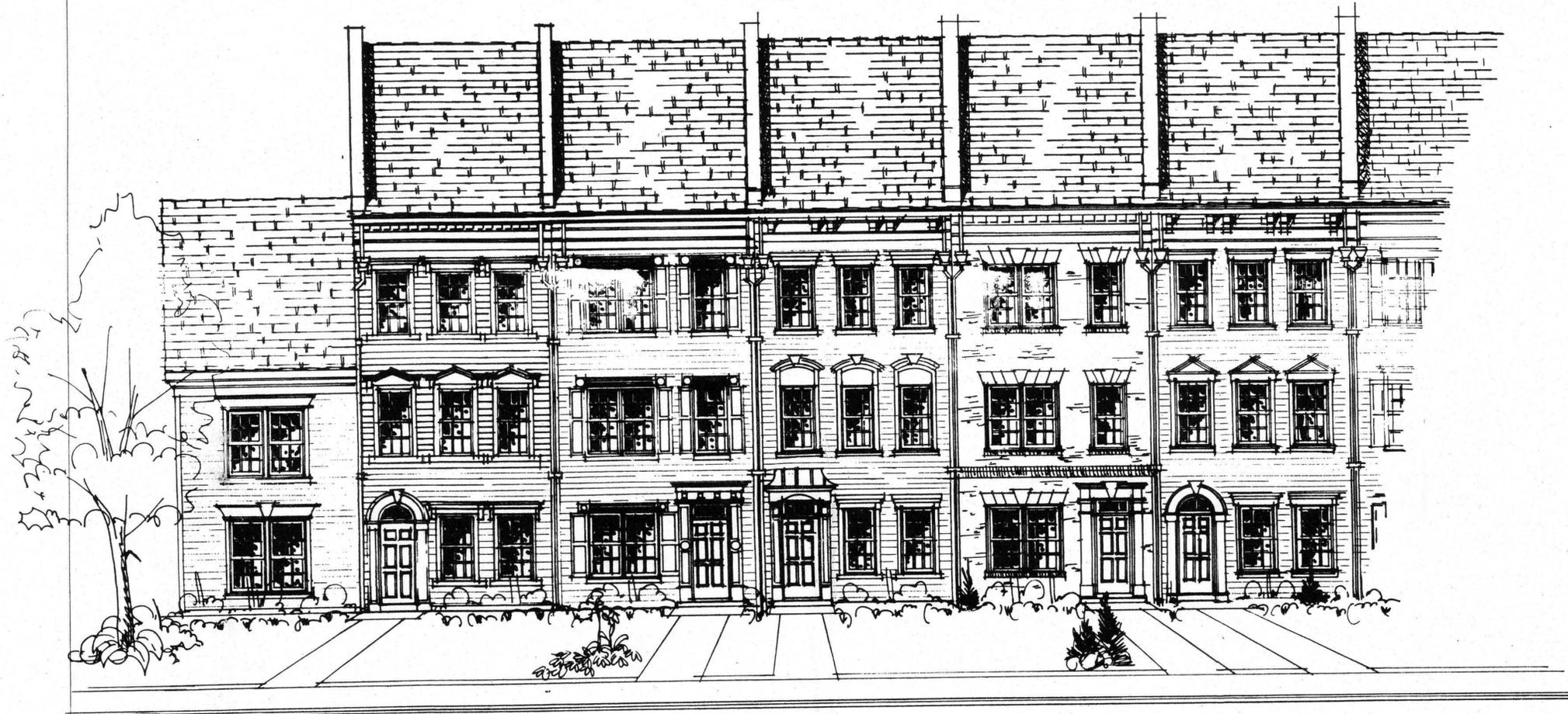
LAND BAY "A"
SECTIONS 1A, 1B, 2
 (14.34 AC)
 (SHOWN FOR INFORMATION ONLY, NOT PART OF THIS APPLICATION)



MATCH LINE SEE SHEET 5

LIMIT OF CDP/FDP
 (PART OF
 LAND BAY "B")



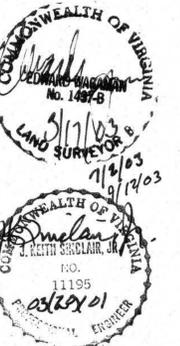


TRI-PLEX FRONT ELEVATION

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

VAN METRE COMPANY

WOODLAND PARK APTS.



POA 1999-HM-01
 Application No. FDPA 1999-HM-01-2 Staff *Maylan*
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (COP) (FOP)
 SEE PROFFERS DATED 10-16-98 / 9-17-98
 Date of (COP) (FOP) approval _____
 Sheet 7 of 10

COMMONWEALTH OF VIRGINIA
 J. THOMAS HARDING
 NO. 11195
 ENGINEER
 2/19/99
 J. Thomas Harding
 LAND SURVEYOR
 JUNE 29, 1999 July 10, 1999
 MAY 10, 1999 MARCH 29, 2000
 FEB. 13, 1999 FEB. 14, 2000
 22 SEPTEMBER, 1998
 MAY 13, 2000

JULY 2, 2000
 AUGUST 12, 2000
 SEPT. 12, 2000
SHEET 7 OF 10

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THE LESSARD ARCHITECTURAL GROUP INC.
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 703/760-9344 * FAX 703/760-9328
 ARCHITECTURE * LAND PLANNING * URBAN DESIGN * ARCHITECTURAL ILLUSTRATIONS
 VAN 36



APARTMENT BUILDING FRONT ELEVATION

WOODLAND PARK APTS.

RE COMPANY

COMMONWEALTH OF VIRGINIA
 JAMES W. HANCOCK
 No. 1478
 3/17/03
 LAND SURVEYOR

COMMONWEALTH OF VIRGINIA
 J. KEITH SHELLENBARGER
 No. 11195
 10/20/01
 PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
 J. THOMAS HARDING
 No. 1888
 2/19/99
 LAND SURVEYOR

Application No. 1999-11-01-12-10-1
 Staff: [unclear]
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (RDP) (RDB)
 SEE PROFFERS DATED 10-16-02 | 9-17-03
 Date of (RDP) (RDB) approval 10-22-03 | 10-15-03
 Sheet 8 of 10

FEB. 14, 2003 MARCH 20, 2003
 MAY 13, 2003 JULY 16, 1999

JULY 2, 2003 JUNE 29, 1999
 AUGUST 12, 2003 MAY 10, 1999

SEPT. 12, 2003 FEB. 19, 1995
 22 SEPTEMBER 1999

THE LESSARD ARCHITECTURAL GROUP INC.
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 ARCHITECTURE • LAND PLANNING • URBAN DESIGN • ARCHITECTURAL ILLUSTRATIONS

SHEET 8 OF 10

VA N 36

