



FAIRFAX COUNTY

12000

Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

October 13, 1999

Martin D. Walsh, Esquire
Walsh, Colucci, Stackhouse,
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard
Arlington, Virginia 22201-3359

RE: Rezoning Application Number RZ 1999-HM-011
(Concurrent with PCA 94-H-065)
(AMENDED - LETTER ONLY)

Dear Mr. Walsh:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on August 2, 1999, granting Rezoning Application Number RZ 1999-HM-011 in the name of Van Metre At Woodland Park, L.P., to rezone certain property in the Hunter Mill District from the PDH-12 District to the PDH-30 District, subject to the proffers dated July 27, 1999, on subject parcels 16-3 ((1)) Pt. 25D; and 16-4 ((1)) 32B, consisting of approximately 32.4 acres.

The Board approved the Conceptual Development Plan; the Planning Commission having previously approved Final Development Plan FDP 1999-HM-011 on July 28, 1999, subject to the Board's approval of RZ 1999-HM-011.

The Board also:

- **Modified the transitional screening and barrier requirement along the southern perimeter of the site in favor of that shown on the Conceptual Development Plan/Final Development Plan (CDP/FDP) and as further stipulated in the proffers.**
- **Modified the transitional screening requirements along the southern boundary adjacent to Fox Mill Road as shown on the CDP/FDP and as further described in the development conditions.**

RZ 1999-IIM-011
October 13, 1999

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- **Waived of the 600 foot maximum length of private streets within a residential development.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor-Hunter Mill District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Fred R. Beales, Supervisor Base Property, Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acq. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES
Barbara J. Lippa, Exceutive Director, Planning Commission

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

OCT 13 1999

ZONING EVALUATION DIVISION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 2nd day of August 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 1999-HM-011
(CONCURRENT WITH PCA 94-H-065)

WHEREAS, Van Metre At Woodland Park, L.P. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the PDH-12 District to the PDH-30 District: and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-30 District; and said property is subject to the use regulations of said PDH-30 District; and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 2nd day of August, 1999.



Nancy Vehr

Clerk to the Board of Supervisors



VAN METRE AT WOODLAND PARK

RZ 1999-HM-011

PCA 94-H-065

PROFFERS

July 27, 1999

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, Van Metre at Woodland Park L.P. (hereinafter referred to as the "Applicant"), for the owners, themselves, successors and assigns in RZ 1999-HM-011 and PCA 94-H-065, filed for property identified as Tax Map 16-3 ((1)) pt. 25D and 16-4 ((1)) 32B (hereinafter referred to as the "Application Property"), proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-30 District.

1. Prior Proffered Conditions. In the event that these applications are approved, any previous proffers for the Application Property are hereby deemed null and void for the Application Property subject to this proffered condition amendment and rezoning and hereafter shall have no effect on the Application Property. Prior proffers shall, however, remain in full force and effect on the remaining land area subject to RZ 94-H-065.
2. Development Plan. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP"), prepared by VIKA, Incorporated consisting of 10 sheets dated February 19, 1999, and revised through July 16, 1999.

Notwithstanding that the CDP/FDP is presented on 10 sheets and said CDP/FDP is the subject of Proffer No. 1 above, it shall be understood that the CDP shall be the entire plan shown on Sheets 1, 2, 3, 4 relative to the points of access, the maximum number and type of units (757), amount of open space and the general location of the units, stormwater management/BMP facility, recreational facilities and buffer area adjacent to the Greg-Roy subdivision. The Applicant has the option to request a Final Development Plan Amendment ("FDPA") for elements other than CDP elements from the Planning Commission for all of or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers. Sheet 4 of the CDP/FDP includes a CDP Option A which would permit development of dwelling units in lieu of construction of the child care center or leasing/recreational center shown on Sheet 3. Implementation of CDP Option A shall require an FDPA, but shall not require a proffered condition amendment.

3. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the

PROFFERS

RZ 1999-HM-011/PCA 94-H-065

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Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown on Sheets 1, 2, 3, 4 of the CDP/FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP shown on Sheets 1, 2, 3, 4 as determined by the Department of Planning and Zoning ("DPZ") and do not increase the total number of units; decrease the amount of open space; tree preservation or the buffer areas along the peripheries; or substantially change the location of common open space areas.

4. Recreational Facilities. The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities by providing the following facilities as shown on the CDP/FDP.
 - a. Two (2) tennis courts.
 - b. One swimming pool with bathhouse in the eastern portion of the Property adjacent to Sunrise Valley Drive.
 - c. One swimming pool with a recreational fitness and leasing facility.
 - d. One (1) tot lot.

The Applicant proffers that the minimum expenditure for the above facilities is \$955.00 per residential unit. The Applicant reserves the right to develop a third swimming pool within the optional recreational area as shown on Sheet 3. A non-RUP for the eastern swimming pool adjacent to Sunrise Valley Drive shall be obtained prior to the issuance of an occupancy permit for more than 40 residential dwelling units on the Application Property.

The above-referenced facilities shall be available for use by residents/guests of the Application Property, members/guests of the Woodland Park Homeowners Association (comprised of 144 townhouses constructed pursuant to RZ 94-H-065 immediately east of, and adjacent to, the Application Property, and such other neighborhood communities as may be deemed appropriate by the Applicant. The recreational fee required of the Woodland Park property owners to participate in these recreational facilities shall be no greater than anticipated with the previous recreational package approved with RZ 94-H-065.

5. Swimming Pool Discharge. All waste water resulting from the cleaning and draining of the pool located on the site shall contain a minimum dissolved oxygen concentration of 4.0 milligrams per liter prior to discharge. The Applicant shall neutralize pool waters to a PH

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RZ 1999-HM-011/PCA 94-H-065

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from 6.0 to 9.0 prior to discharge. Sufficient amounts of lime or soda ash shall be added to achieve a PH of approximately equal to that of the receiving stream.

If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged.

6. Stormwater Management. Stormwater management (SWM) and Best Management Practices (BMP) shall be provided in an existing on-site pond and in an existing off-site pond located on property identified as Tax Map 16-3 ((11)) 29C in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance.
7. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP subject to the installation of trails and utility lines, if necessary, as approved by Department of Public Works and Environmental Services ("DPWES"). If necessary, the trails and utility lines inside the limits of clearing and grading shall be located and installed in the least disruptive manner possible considering cost and engineering, as determined by the Urban Forester. A replanting plan shall be developed and implemented, as approved by the Urban Forester, for any areas inside the limits of clearing and grading that must be disturbed. Selective non-mechanical removal of understory may occur within the limits of clearing and grading for landscape maintenance and installation of recreational equipment (i.e., play equipment, exercise stations, etc.).
8. Use of Garages. A restriction shall be included in the rental leases ensuring that garages are only used for a purpose that will not interfere with the intended purposes of garages (e.g., parking of vehicles). Should the project become a condominium, a similar restriction shall be included in the condominium association documents. This restriction shall be in a form approved by the County Attorney prior to the lease or sale of any units. Prospective lessees/purchasers shall be advised of the use restriction prior to entering into a lease/contract.
9. Density Credit. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the current Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be reasonably required by Fairfax County or VDOT at time of site plan approval.
10. Traffic Signal. Prior to the issuance of the 380th Residential Use Permit for the Application Property, the Applicant shall escrow with DPWES, the amount of \$20,000 towards the installation of a traffic signal at the intersection of Fox Mill Road and Sunrise Valley Drive.

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11. Energy Conservation. Residential units on the Application Property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by DPWES, for either electrical or gas energy systems.
12. Landscaping and Design Detail. Landscaping on the site shall be provided as generally shown on the CDP/FDP, subject to the approval by the Urban Forester. On-site amenities shall be provided generally in character and quantity with the illustrations and details presented on the CDP/FDP. Specific features such as exact locations of plantings, pedestrian lighting, driveways, sidewalks to individual units, etc. are subject to modification with final engineering and architectural design. Landscaping and on-site amenities shall include:
 - a. Passive recreation areas including areas for formal seating/benches.
 - b. Landscaped entry features at the site's entrances at Sunrise Valley Drive to include entrance monumentation and/or signage, ornamental trees and shrubs, as conceptually illustrated on Sheet 9.
 - c. Mailbox pavilions or equivalent for the residential units; such pavilions shall serve the number of units allowed by the standard design of facilities approved by the U.S. Postal Service.
 - d. Landscaping along Sunrise Valley Drive as generally shown on Sheet 5.
13. Buffer Along Southern Boundary.
 - a. A thirty-five (35) foot wide buffer shall be provided along the property line adjacent to the Greg-Roy subdivision as generally shown on the CDP/FDP. This buffer shall provide for the preservation of existing quality trees to the maximum extent feasible subject to final engineering and design, and shall also include supplemental plantings, both as determined necessary by the Urban Forester. In areas where existing vegetation is not at least equivalent to screening prescribed in Zoning Ordinance Transitional Screening No. 2, the Applicant shall provide additional plantings to a level equivalent to Transitional Screening No. 2 as determined by the Urban Forester.
 - b. The Applicant shall provide a meandering barrier no closer than fifteen (15) feet to the property line adjacent to the Greg-Roy subdivision to consist of a six (6) foot board-on-board fence. The exact location of the fence shall be coordinated with the Urban Forester so as to provide minimal disruption to the existing trees. However, should the Greg Roy subdivision be rezoned to a comparable or

PROFFERS

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compatible density as the Application Property, the requirement to provide this barrier shall become null and void.

14. Bus Shelters. The Applicant shall provide up to a total of two bus shelters with a trash receptacle for each along Sunrise Valley Drive, if requested by Fairfax County. Precise locations shall be determined by the Department of Transportation and shall not require individual bus turn-outs or special lanes. The property management company for the Application Property shall maintain the bus shelters.
15. Sidewalks. Pedestrian connections shall be constructed as follows:
 - a. A minimum four foot wide trail or sidewalk that meets ADA requirements shall be constructed along the Application Property's frontage of Sunrise Valley Drive and along the Application Property's frontage of Fox Mill Road in the southwest portion of the Application Property.
 - b. Internal sidewalks shall be provided as generally shown on the FDP.
 - c. A pedestrian access walkway shall be constructed from the western property line to the eastern portion of the Application Property. This pedestrian path shall be located approximately 35 feet north of, and generally parallel to, the Greg Roy subdivision as shown on the CDP/FDP. This internal circulation system is designed to facilitate pedestrian movement through the Application Property with a minimum of vehicular conflicts.

In the event the Greg Roy subdivision to the south is rezoned to a comparable or compatible density to the Application Property, the Applicant shall provide the easements necessary for the construction of a minimum of two pedestrian connections from the pedestrian access walkway on the Application Property to the southern property line.
16. Architecture. The building elevations for the residential units shall be generally in character with the conceptual elevations shown on Sheets 7 through 8 of the CDP/FDP, or of a comparable quality as determined by DPWES.
17. Geotechnical Report. If required by DPWES, a geotechnical engineering study shall be submitted to DPWES for review and approval prior to final site plan approval, and recommendations generated by the study shall be implemented, as required by DPWES.
18. Blasting. If blasting is necessary, before any blasting occurs on the Application Property, the Applicant will (a) ensure that the Fairfax County Fire Marshal has reviewed the

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blasting plans and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats, will be followed and (b) provide an independent, qualified inspector(s) approved by DPWES to inspect the wells on the following parcels: Tax Map 16-3 ((3)) 1-30 and 16-3 ((1)) 14B and to inspect the septic fields on the following parcels: Tax Map 16-3 ((3)) 1-16 and 16-3 ((1)) 14B. Subject to and conditioned upon the written consent of the owners of said lots, the inspector will check the flow rate of the wells located on Tax Map 16-3 ((3)) 1-30 and 16-3 ((1)) 14B and the septic fields and the water quality of the wells located on Tax Map 16-3 ((3)) 1-16 and 16-3 ((1)) 14B before and after blasting. The owners of said lots shall provide written consent to the Applicant within 14 days of the Applicant's request for their consent. If allowed by County or state regulations and subject to and conditioned upon the consent of the owners of said lots, the Applicant will, repair any damage to the inspected wells or septic fields which is detected within 60 days after blasting and, as determined by the inspector, to have resulted from blasting on the Property. If repair to a well or septic field is not allowed by County or state regulations, the Applicant will either replace the wells or septic field or pay for the hook-up of public water or sewer to serve any house whose well or septic field has been damaged by the blasting.

19. Public Facilities. At the time of issuance of each building permit for each unit within each section, the Applicant shall contribute \$325.00 per residential unit to the Board of Supervisors for public facilities, which may include parks and recreational facilities, in the immediate vicinity. Using the Board of Supervisors' approval date of the rezoning application as the base date, this amount shall be adjusted according to the Consumer Cost Index as published in the Engineering News Record by McGraw-Hill.
20. Affordable Housing. The Applicant shall comply with the Affordable Dwelling Unit (ADU) program as set forth in Section 2-801 of the Zoning Ordinance. The Applicant shall provide ADUs required for the development of the Application Property. The Applicant shall also provide the ADUs required for the development of 144 townhomes being constructed on property immediately east of the Application Property and approved via RZ 94-H-065, subject to approval of the ADU Advisory Board.
21. Child Care Center. Should the Applicant elect to provide the child/day care center shown on Sheet 3 rather than the leasing recreation center, the parking area for the child care facility shall be provided generally as shown on Attachment No. 1.
22. Lighting. Internal pedestrian scaled lighting shall be provided for the safety and convenience of future residents. Lighting shall be fully shielded, focused directly on parking/driveway areas, buildings and sidewalks, and shall provide full cut-off fixtures.

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23. Severability. Any of the sections may be subject to a Proffered Condition Amendment without joinder and/or consent of the other sections if such PCA does not affect any other sections. Previously approved proffered conditions applicable to the section(s) which is not the subject of such a PCA shall otherwise remain in full force and effect.

Furthermore, future proffered condition amendments filed on the Application Property or sections thereof, shall require amendment to application RZ 1999-HM-011, and shall not require any further action regarding PCA 94-H-065.

24. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
25. Counterparts. These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in same instrument.

J:\VANMETRE\7545\PROFFERS\PROF727.CLN

(SIGNATURES BEGIN ON NEXT PAGE)

PROFFERS
RZ 1999-HM-011

APPLICANT/CONTRACT PURCHASER:

VAN METRE AT WOODLAND PARK
LIMITED PARTNERSHIP, a Virginia
Limited Partnership

By: Third Genpar, Inc., a Virginia
Corporation

Its: General Partner



By: W. Brad Gable

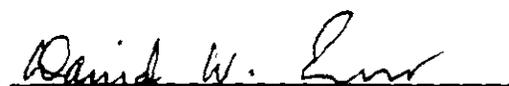
Its: Executive Vice President

(SIGNATURES CONTINUE ON NEXT PAGE)

PROFFERS
RZ 1999-HM-011

TITLE OWNER:

SOUTHSIDE, L.L.C.
By: Woodland Associates, L.P.
Its: Managing Member

A handwritten signature in cursive script, appearing to read "David W. Evans", is written over a solid horizontal line.

By: David W. Evans
Its: General Partner

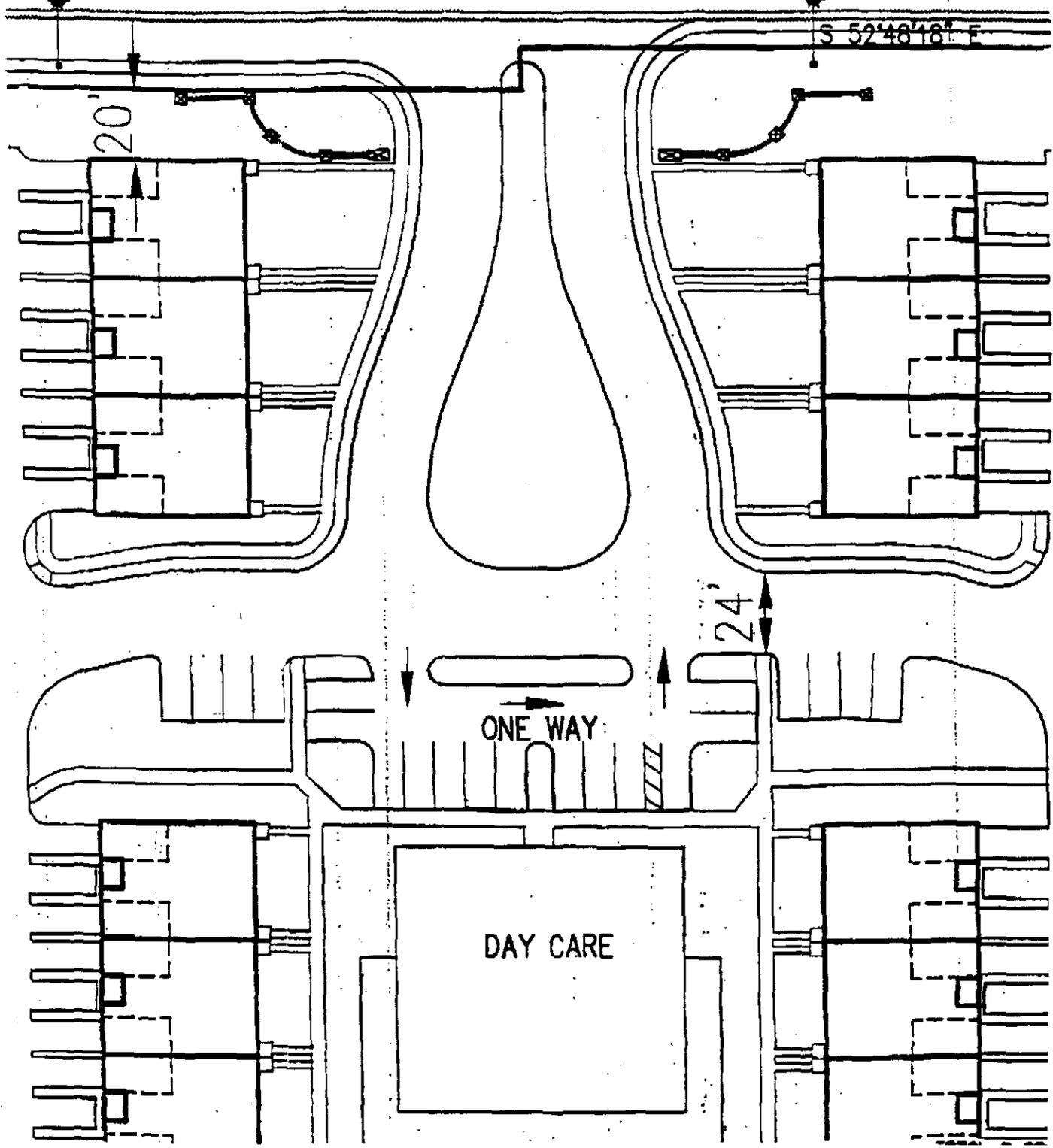
Van Metre at Woodland Park

RZ-1999-HM-011

ATTACHMENT No.1

"DAY CARE PARKING ALIGNMENT"

SUNRISE VALLEY DRIVE





DEVELOPMENT CONDITIONS

FDP 1999-HM-011

July 21, 1999

If it is the intent of the Planning Commission to approve FDP 1999-HM-011 for a multi-family dwelling unit development at Tax Map 16-3 ((1)) 25D pt. and 16-4 ((1)) 32B, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Foundation plantings shall be provided along the base of the building located along the southernmost section of Fox Mill Road to further soften the view of the structure from adjacent properties located to the south, as determined by DPWES.
2. All lighting provided on the property shall be fully shielded, focused directly on parking/driving areas, buildings and sidewalks and shall provide full cut-off fixtures. Freestanding signs shall be front-lit with lighting directed downward.
3. Bicycle parking facilities shall be provided on the subject site within the western, central and eastern areas of the site, as determined by DPWES. The minimum number of spaces for each of the three areas of the development shall be ten (10).
4. Landscaping shall be provided at the edge of the Virginia Power Easement to soften the view of the towers on the residents within development, as determined by the Urban Forester.
5. Peripheral setbacks for the subject development shall, at a minimum, adhere to the setback requirements of the R-30 Zoning District.
6. The child care center option shall have a maximum daily enrollment of 120 children, shall adhere to the State requirements for outdoor recreation for children between the ages of infancy and 12 years and shall include a maximum of 15 employees on site at any one time.
7. The hours of operation for the child care center shall be 6:30 am to 6:30 pm, Monday through Friday, with a maximum of 12 evening meeting a year not to extend past 9:00 pm.



VAN METRE AT WOODLAND PARK

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

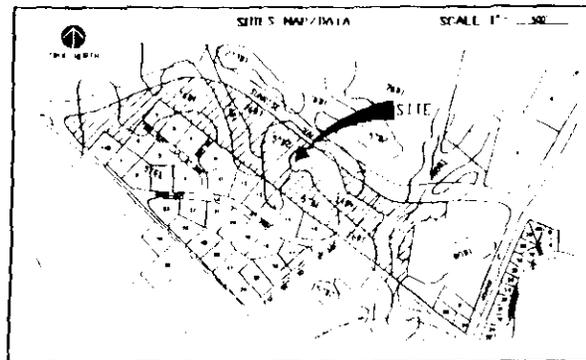
CONCEPTUAL / FINAL DEVELOPMENT PLAN RZ-1999-HM-011

SHEET INDEX

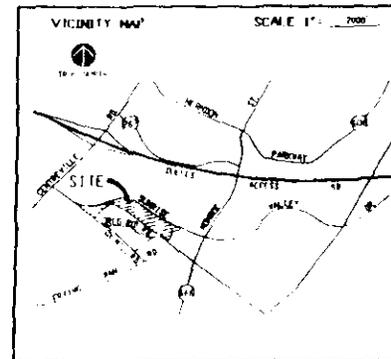
- 1 COVER SHEET
- 2 NOTES AND TABULATING
- 3 CONCEPTUAL / FINAL DEVELOPMENT PLAN
- 4 CONCEPTUAL / FINAL DEVELOPMENT PLAN
- 5 CDP/FDP LANDSCAPE PLAN
- 6 CDP/FDP LANDSCAPE PLAN
- 7 ARCHITECTURAL ELEVATION
- 8 ARCHITECTURAL ELEVATION
- 9 ILLUSTRATIVE PLAN-ENTRY FEATURE
- 10 ILLUSTRATIVE PLAN-BUFFER ZONE

SOILS DATA

NO.	NAME	DEPTH	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
101	MASSACHUSETTS	100	100	100	100	100	100	100
102	BRECKENRIDGE	100	100	100	100	100	100	100
103	BRECKENRIDGE	100	100	100	100	100	100	100
104	BRECKENRIDGE	100	100	100	100	100	100	100
105	BRECKENRIDGE	100	100	100	100	100	100	100



SOIL MAP
SCALE: 1" = 500'



VICINITY MAP
SCALE: 1" = 2000'

APPLICANT

VAN METRE AT WOODLAND PARK
LIMITED PARTNERSHIP
5532 FOUNTAIN CREEK
DURHAM, VA 22015
(703) 425-2630

ENGINEER/PLANNER

WKA INC.
8100 GREENBUSH DRIVE
DURHAM, VA
DURHAM, VIRGINIA 27704
(919) 442-7830



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

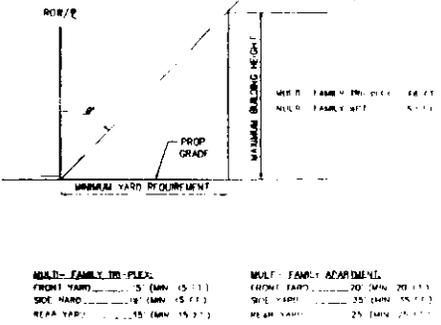
NOTES

- THE PURPOSE OF THIS APPLICATION IS TO REZONE 32.57 ACRES FROM PDH-12 TO PDH-30.
- THE SUBJECT PROPERTY OF THIS DEVELOPMENT IS LOCATED ON FAIRFAX CO. TAX ASSES MAP NUMBER 18-B (117) PARCELS 32-9 & 32-3 (115) PORTION OF PARCEL 35-B AND CONTAINS 32.57 AC (INCL. PREVIOUS ROAD DEDICATION).
- THE PROPERTY SHOWN HEREON IS A PORTION OF THE PROPERTY ACQUIRED BY SOUTHSIDE LLC FROM WOODLAND ASSOCIATES LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 10, 1984 (RECORDED IN DEED BOOK 4290 AT PAGE 54 AND DEED BOOK 5821 AT PAGE 24) ALL AROUND THE LAND RECORDS OF FAIRFAX COUNTY VA.
- THE HORIZONTAL PLANNING IS VIRGINIA STATE ROAD NORTH BASED ON DEED BOOK 7519 AT PAGE 240.
- VERTICAL PLANNING IS BASED ON FAIRFAX COUNTY NEW BENCHMARK NO. 1018 DATED 1993. A SURVEYED BOUNDARY AND ELEVATION OF 304.580 (ELEVATION) DETERMINED WITH A GRADE PUT IN THE EXISTING 20' WIDE CORRIDOR AND ADJACENT.
- BOUNDARY INFORMATION IS BASED ON FIELD SURVEY PERFORMED BY WILLIAM H. CROFTON ASSOCIATES, TOPOGRAPHIC INFORMATION IS BASED ON FIELD SURVEY PERFORMED BY WILLIAM H. CROFTON ASSOCIATES AND SUPPLEMENTED WITH FIELD SURVEY INFORMATION BY WILLIAM H. CROFTON ASSOCIATES.
- PUBLIC WATER SERVICE TO THE SITE SHALL BE AN EXTENSION OF EXISTING WATER MAINS LOCATED ALONG SUNNYSIDE VALLEY DRIVE AS PROVIDED BY FAIRFAX COUNTY WATER AUTHORITY.
- PUBLIC SANITARY SERVICE WILL BE PROVIDED BY AN EXTENSION OF EXISTING FACILITIES (AS SHOWN ON 5518-SF-C2) LOCATED ALONG SUNNYSIDE VALLEY DRIVE AND BY THE EXTENSION OF AN ON-SITE SEWER LINE LOCATED SOUTH OF THE EXISTING STORMWATER MANAGEMENT FACILITY.
- STORMWATER DRAINAGE IS PROVIDED FOR THIS DEVELOPMENT BY MEANS OF AN EXISTING ON-SITE EXTENDED DETENTION STORMWATER TREATMENT POND (AS SHOWN ON 5518-SF-C2). ADDITIONAL AND DETENTION WILL BE PROVIDED OFF-SITE ON AN EXISTING DETENTION FACILITY PREVIOUSLY APPROVED AS PART OF THE PREVIOUS DEVELOPMENT. DETENTION WILL BE PROVIDED WITHIN THE DEVELOPMENT.
- PEDESTRIAN ACCESS WILL BE PROVIDED IN THE FORM OF SIDEWALKS ALONG AT LEAST ONE SIDE OF ALL FRONTAL STREETS WITHIN THE DEVELOPMENT EXCEPT WHERE A SIDEWALK IS PROPOSED ALONG SUNNYSIDE VALLEY DRIVE.
- 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 FURNISHED AND APPROVED BY THE APPROVED AGENCIES AT THE TIME OF FINAL SITE PLAN.
- FOR EXISTING ARCHITECTURAL ELEVATION: REFER TO SHEETS 7 & 8.
- ALL INTERNAL ROADS WILL BE PRIVATE STREETS WITHIN PUBLIC ACCESS/LESSS 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 FLOODPLAIN MAP, PRESENTATION ORDINANCE MAP NO. RESOLVE PRESENTATION AND B (AREA) IS MAPPED ON THE SUBJECT PROPERTY. FURTHER DETAIL AND INFORMATION IS AVAILABLE THROUGH (LOCAL) AGENCIES ON THE SUBJECT PROPERTY.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY TO BE REZONED. THERE ARE STRUCTURES AND/OR LOTS WITHIN THE DEVELOPMENT ON THE AREA OF THIS DEVELOPMENT.
- THE MAXIMUM BUILDING HEIGHT FOR APARTMENT BUILDINGS IS 50 FEET.
- IN ACCORDANCE WITH ARTICLE 18-102, PARAGRAPH 1, THE ANGLE OF BULK PLANE APPLIES ALONG PERIPHERAL LOT LINES AND SHALL BE IN CONFORMANCE WITH THE ANGLE OF BULK PLANE. SHALL BE AS INDICATED ON THE BULK PLANE DIAGRAM SHOWN ON THIS SHEET.
- TO THE BEST OF OUR KNOWLEDGE, NO DRUGS, SITES OR STRUCTURES MARKING A DRUG SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- THERE ARE NO TRAPS INDICATED ALONG THE FRONTAGE OF THIS PROPERTY AS SHOWN ON THE FAIRFAX COUNTY COMPREHENSIVE TRAP PLAN.
- LIMITS OF TERRACING 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 EXISTING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY ENGINEER AT THE TIME OF FINAL SITE PLAN REVIEW.
- DEVELOPMENT WILL CONSIST OF MULTIPLE PHASES OR SECTIONS. DEVELOPMENT OF REQUIRED ZONING (FAIRFAX COUNTY) IS IN PROCESS AND WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PUBLIC HEARING BOARD FOR THE PROPOSED DEVELOPMENT.
- LANDSCAPE OPEN SPACE AREAS (SHOWN HEREON) MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING AND DESIGN IN ACCORDANCE WITH SECTION 18-403 OF THE ZONING ORDINANCE. HOWEVER, IF IT IS DETERMINED THAT A LANDSCAPED OPEN SPACE AREAS CANNOT BE PROVIDED, THEN A COMPENSATORY AREAS OF LANDSCAPED OPEN SPACE WILL BE SUBMITTED ON THE SITE OR IF NECESSARY, ADDITIONAL LANDSCAPING WILL BE PROVIDED WITH THE APPROVAL OF DRAPES. LANDSCAPE OPEN SPACE DESIGNATED WITHIN THE LIMITS OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE OWNER OR DESIGNATED HOMEOWNER'S ASSOCIATION.
- IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 18-403 OF THE ZONING ORDINANCE, UNDER MOST CIRCUMSTANCES TO THE TYPE, DURATION, FOOTPRINTS AND LOCATIONS OF PUBLIC SPACES, SIDEWALKS AND BIKELINES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. UNDER MOST CIRCUMSTANCES, SIDEWALKS AND BIKELINES SHALL BE PROVIDED WITHIN THE LIMITS OF THIS DEVELOPMENT.
- THE FOOTPRINTS INDICATED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE REFINED OR DELETED AND THE NUMBER OF UNITS IN EACH MULTI-FAMILY BUILDING MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED BY THE TABLES AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LARGER NUMBER OF DWELLING UNITS THAN THAT NUMBER SET FORTH IN THE TABLES AND REDUCE THE NUMBER OF PARKING SPACES AND AREAS ACCORDINGLY. FEATURES SUCH AS ORIGINAL PLANS (TYPICAL LOT LAYOUTS), DECKS, PATIOS, CHIMNEYS, STAIRS, AND STAIRS MAY BE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING. THE STAIRS AND STAIRS, SHOWING HEREON AND FOR ILLUSTRATION PURPOSES ONLY, ON THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED. ANY MODIFICATIONS MUST BE DEEMED IN SUBSTANTIAL COMPLIANCE WITH THIS DEVELOPMENT BY THE ZONING ADMINISTRATION.
- ADDITIONAL SITE FEATURES SUCH AS FIVE STAMMING GARAGES, GAZEBOS, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED. ANY MODIFICATIONS MUST BE IN SUBSTANTIAL COMPLIANCE WITH THIS DEVELOPMENT BY THE ZONING ADMINISTRATION.
- THE APPLICANT RESERVES THE RIGHT TO LOCATE A TEMPORARY TRAILER / TRAILER TRAILER ON THE PROPERTY DURING CONSTRUCTION OF THIS PROJECT.
- ADDITIONAL TEMPORARY TURN LANE IMPROVEMENTS ARE PROVIDED TO THE PUBLIC RIGHT OF WAY ALONG SUNNYSIDE VALLEY DRIVE.
- OFF-ROAD DRIVEWAYS (ADU'S) WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 18-403 OF THE ZONING ORDINANCE. THE NUMBER OF UNITS TO BE PROVIDED WILL BE DETERMINED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE REQUIRED NUMBER OF OFF-ROAD DRIVEWAYS FOR THE PROPOSED DEVELOPMENT WILL BE DETERMINED BY THE ZONING ADMINISTRATION. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE NUMBER REQUIRED PARKING SPACES TO ACCOMMODATE MORE THAN THE NUMBER OF UNITS TO BE PROVIDED AT THE TIME OF FINAL SITE PLAN.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT CAUSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 18-403 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED WILL BE DETERMINED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. GARAGES MAY OR MAY NOT BE ALL TYPES OF GARAGES. THE GARAGES AND AREAS THEREIN WILL BE LOCATED AS PART OF THE PROPOSED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE NUMBER REQUIRED PARKING SPACES TO ACCOMMODATE MORE THAN THE NUMBER OF UNITS TO BE PROVIDED AT THE TIME OF FINAL SITE PLAN. THE OFF-ROAD DRIVEWAYS WILL BE PROVIDED WITHIN THE PUBLIC RIGHT OF WAY ALONG SUNNYSIDE VALLEY DRIVE.
- 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 FURNISHED AND APPROVED BY THE APPROVED AGENCIES AT THE TIME OF FINAL SITE PLAN.
- THE AREA CONTAINED MAY BE USED AS EITHER A PRIVATE CENTER WITH PLAY HARD OR AS A LEASING/RECREATION FACILITY. WHO ASSOCIATED AMENITIES PARKING SHALL BE PROVIDED BASED ON THE FINAL USE AT THE TIME OF FINAL SITE PLAN. THE 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 FURNISHED AND APPROVED BY THE APPROVED AGENCIES AT THE TIME OF FINAL SITE PLAN.

- 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.
- THE BULK SHIELDS SHALL BE PROVIDED ALONG SUNNYSIDE VALLEY DRIVE. THE EXACT LOCATION OF THESE SHIELDS 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.

REQUESTED MODIFICATIONS / WAIVERS

- APPLICANT REQUESTS A WAIVER OF THE 800 FT. LIMITATION FOR PRIVATE STREETS WITHIN THIS DEVELOPMENT.
- APPLICANT REQUESTS A WAIVER OF THE LOADING SPACE REQUIREMENTS WITHIN THIS MULTI-FAMILY DEVELOPMENT.
- INSTEAD OF THE STANDARD VEGETATION SCREENING REQUIRED IN THE TRANSITIONAL ZONE PER SECTION 18-102 PARAGRAPH 3, A MODIFICATION IS REQUESTED IN THE BUFFER YARD ADJACENT TO THE DRIVE-WAY SUBMISSION. THE MODIFICATION REQUESTS THE USE OF EITHER OF THE EXISTING VEGETATION OR WITH SUPPLEMENTAL PLANTINGS TO EXISTING OF THE REQUIRED SCREENING.
- APPLICANT REQUESTS A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTH PROPERTY LINE OF THIS PORTION OF THE MULTI-FAMILY BUILDINGS LOCATED NORTH OF FOX HILL ROAD BY THE INTERSECTION WITH SUNNYSIDE VALLEY DRIVE.
- APPLICANT REQUESTS A WAIVER OF THE TYPE 1 TRANSITIONAL SCREENING REQUIRED BY THESE MULTI-FAMILY DEVELOPMENT AND THE SINGLE FAMILY ATTACHED DEVELOPMENT ALONG THE EASTERN BOUNDARY PER SECTION 18-302 PAR. 3.
- APPLICANT REQUESTS A MODIFICATION OF THE BARRIER (FENCE) LOCATION REQUIREMENT ALONG THE 35 FOOT BUFFER YARD ALONG THE DRIVE-WAY SUBMISSION TO A LOCATION NOT CLOSER THAN 15 FEET TO THE BUFFER PROPERTY LINE.



**PERIMETER SETBACKS
ANGLE OF BULK PLANE
NOT TO SCALE**

LAND BAY NOTES

- REFER TO SHEETS 3 & 4 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 DATA SHOWN FOR LAND BAY A IS INTENDED FOR INFORMATION ONLY.

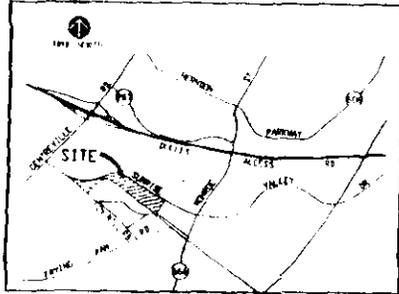
SITE TABULATIONS

	LAND BAY "A"		LAND BAY "B & C"		TOTAL PROPERTY	
	SECTION 1A, 1B, 2 (PER ORIGINAL TOP (304-005) (APPROV. JULY 17, 1995))	PDH-12 PDH-30	CONCEPTUAL / FINAL DEVELOPMENT PLAN AREA REZONING # 1999 HM 011	PDH-12 PDH-30	PDH 12 / PDH 30	
EXISTING ZONE PROPOSED ZONE	PDH-12 N/A	PDH-12 PDH-30	PDH-12 PDH-30	PDH-12 PDH-30	PDH 12 / PDH 30	
AREA PREVIOUSLY INDICATED (BAY A) = 8.27 AC SECTION 1-B = 5.4 AC SECTION 1-R = 2.83 AC SECTION 1-S = 3.98 AC TOTAL = 20.48 AC	AREA PREVIOUSLY INDICATED (BAY B) = 8.11 AC SECTION 1-B = 5.4 AC SECTION 1-R = 2.83 AC SECTION 1-S = 3.98 AC TOTAL = 20.48 AC	AREA PREVIOUSLY INDICATED (BAY B) = 8.11 AC SECTION 1-B = 5.4 AC SECTION 1-R = 2.83 AC SECTION 1-S = 3.98 AC TOTAL = 20.48 AC	AREA PREVIOUSLY INDICATED (BAY B) = 8.11 AC SECTION 1-B = 5.4 AC SECTION 1-R = 2.83 AC SECTION 1-S = 3.98 AC TOTAL = 20.48 AC	AREA PREVIOUSLY INDICATED (BAY B) = 8.11 AC SECTION 1-B = 5.4 AC SECTION 1-R = 2.83 AC SECTION 1-S = 3.98 AC TOTAL = 20.48 AC	AREA PREVIOUSLY INDICATED (BAY B) = 8.11 AC SECTION 1-B = 5.4 AC SECTION 1-R = 2.83 AC SECTION 1-S = 3.98 AC TOTAL = 20.48 AC	AREA PREVIOUSLY INDICATED (BAY B) = 8.11 AC SECTION 1-B = 5.4 AC SECTION 1-R = 2.83 AC SECTION 1-S = 3.98 AC TOTAL = 20.48 AC
USE	SINGLE FAMILY ATTACHED	MULTI-FAMILY DWELLINGS (MFD)	MULTI-FAMILY DWELLINGS (MFD)	MULTI-FAMILY DWELLINGS (MFD)	SINGLE FAMILY ATTACHED / MULTI-FAMILY DWELLINGS	
MAXIMUM DENSITY ALLOWED	11.1 - 11.8 DU/AC PER ORIGINAL TOP	32.57 AC @ 30 = 972 UNITS	32.57 AC @ 30 = 972 UNITS	32.57 AC @ 30 = 972 UNITS	1141 UNITS	
		C.O.P.	E.D.P.	C.O.P.	E.D.P.	
PROPOSED TOTAL UNITS AND TENANCY	SECTION 1-A = 64 UNITS SECTION 1-B = 80 UNITS SECTION 2 = 40 UNITS TOTAL = 184 UNITS (14.9 DU / 14.34 AC (10 DU/AC))	715 MARKET RATE MULTI-FAMILY UNITS BY AFFORDABLE DWELLING UNITS 157 TOTAL UNITS (4.83 DU/AC) 42 A.D.U. (INCLUDES 10 B FROM LAND BAY A)	702 MARKET RATE MULTI-FAMILY UNITS BY AFFORDABLE DWELLING UNITS 143 TOTAL UNITS (4.22 DU/AC) 41 A.D.U. (INCLUDES 10 B FROM LAND BAY A)	658 D.U. BY OTHER UNITS (11.3 DU / AC) 601 D.U. WITH ADU'S (10.2 DU / AC)	646 D.U. BY OTHER UNITS (10.8 DU / AC) 601 D.U. WITH ADU'S (10.8 DU / AC)	646 D.U. BY OTHER UNITS (10.8 DU / AC) 601 D.U. WITH ADU'S (10.8 DU / AC)
ADU'S REQUIRED	10 B @ 0.12 = 1.2	42 A.D.U. (INCLUDES 10 B FROM LAND BAY A)	41 A.D.U. (INCLUDES 10 B FROM LAND BAY A)	42 A.D.U.	41 A.D.U.	
REQUIRED PARKING SPACE	144 DU / 2.3 SPACES = 531 SPACES	243 MFD / 4.0 SPACES = 972 SPACES	243 MFD / 4.0 SPACES = 972 SPACES	243 MFD / 4.0 SPACES = 972 SPACES	1942 SPACES (PLUS REQ. DAY CARE SPACES)	1942 SPACES (PLUS REQ. DAY CARE SPACES)
PROVIDED PARKING SPACE (PER NOTE 18)	144 SPACES	360 SPACES = 144 SPACES	360 SPACES = 144 SPACES	360 SPACES = 144 SPACES	1574 SPACES (PLUS REQ. DAY CARE SPACES)	1574 SPACES (PLUS REQ. DAY CARE SPACES)
MAXIMUM BUILDING HEIGHT (FOOTING)	40 (PER ORIGINAL TOP)	50 FEET	50 FEET	50 FEET	50 FEET	
OFFA SPACE REQUIRED	506 @ 4.2 AC	408 @ 37.57 AC = 13.63 AC	408 @ 37.57 AC = 13.63 AC	408 @ 37.57 AC = 13.63 AC	17.23 AC	
OFFA SPACE PROVIDED	SECTION 1-A = 2.37 AC SECTION 1-B = 1.08 AC SECTION 2 = 1.48 AC TOTAL = 5.28 AC (57.96)	15.7 ACRES (4.83 AC) (INCLUDING 10 B FROM LAND BAY A)	15.7 ACRES (4.83 AC) (INCLUDING 10 B FROM LAND BAY A)	15.7 ACRES (4.83 AC) (INCLUDING 10 B FROM LAND BAY A)	TOTAL = 16.48 AC (4.83 AC)	

* THE TOTAL REQUIRED NUMBER IN EACH CATEGORY (LAND BAYS A, B, AND C) SHALL BE PROVIDED WITHIN LAND BAYS A, B, AND C (SEE NOTE 18)



VFA
 VAN METRE AT WOODLAND PARK
 NOTES AND TABULATIONS
 JULY 19 2009
 SCALE 1/4" = 1'-0"
 PROJECT NO. 09-001
 DATE: 07-19-09
 SHEET NO. 2 of 2



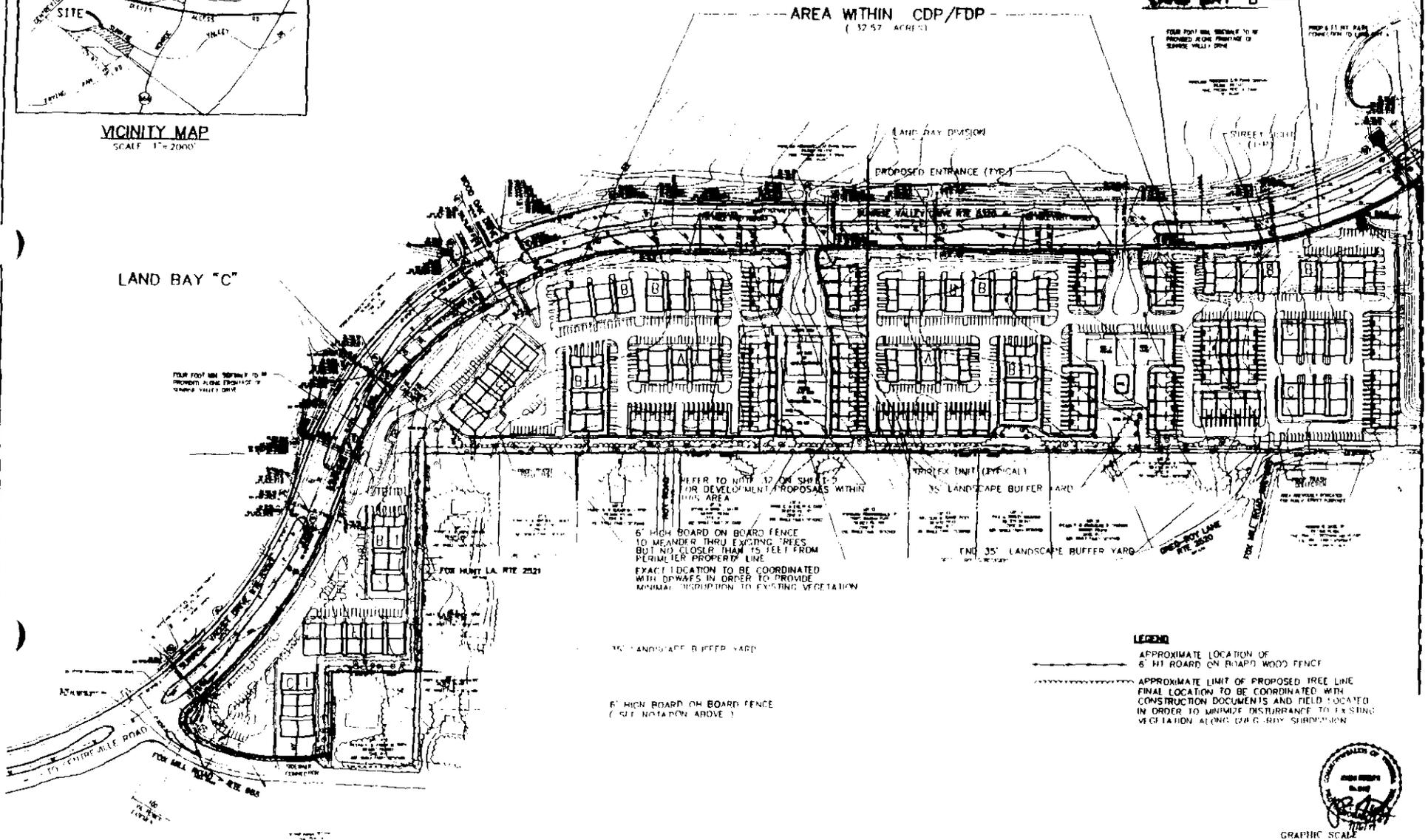
VICINITY MAP
SCALE: 1" = 2000'



AREA WITHIN CDP/FDP
(32.57 ACRES)

LAND BAY "B"

LAND BAY "C"

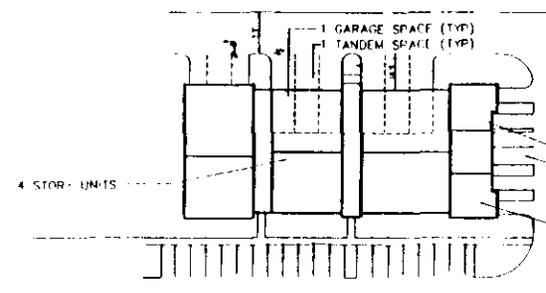
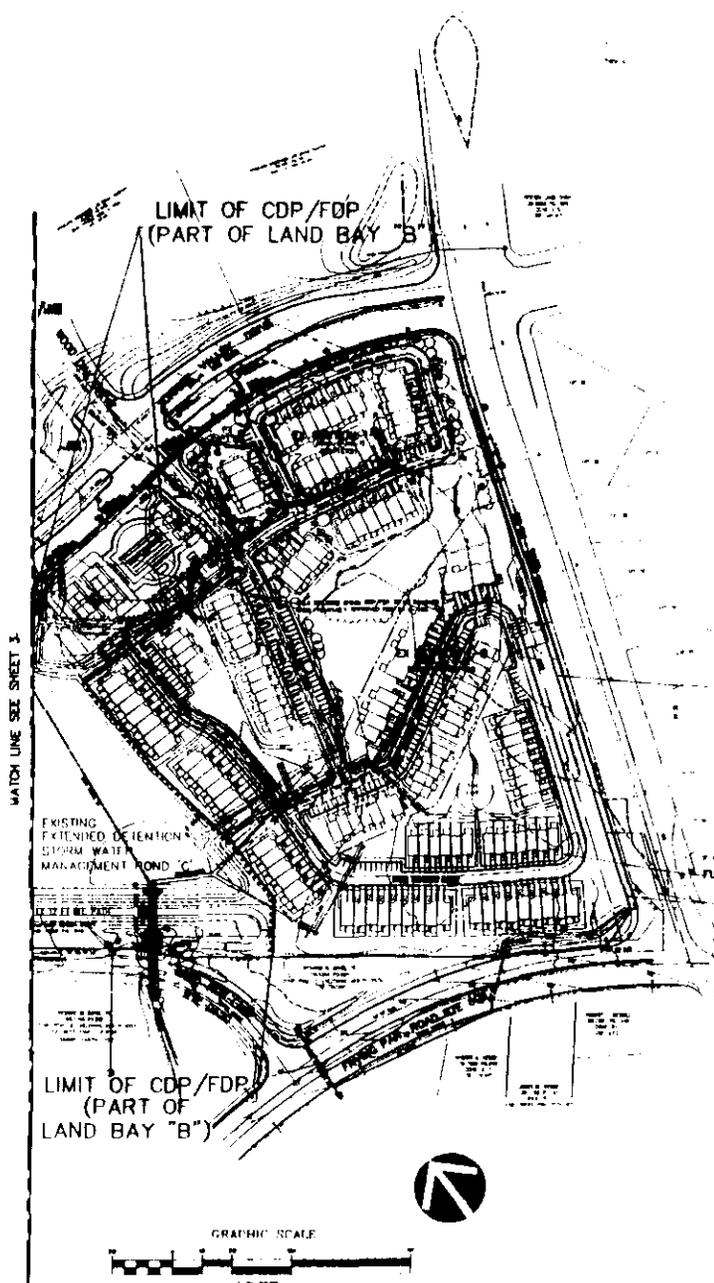


LEGEND

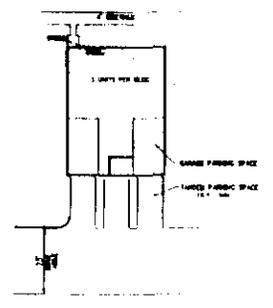
- APPROXIMATE LOCATION OF 6' HI BOARD ON BOARD FENCE
- - - APPROXIMATE LIMIT OF PROPOSED TREE LINE FINAL LOCATION TO BE COORDINATED WITH CONSTRUCTION DOCUMENTS AND FIELD LOCATED IN ORDER TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION ALONG DRAINAGE SUBDIVISION



VIK A
 VAN METRE
 AT WOODLAND PARK
 CONCEPTUAL /
 FINAL DEVELOPMENT PLAN
 VIK A REV
 MAY
 MAY
 JUN
 JUL
 AUG
 SEP
 OCT
 NOV
 DEC
 4 of 4

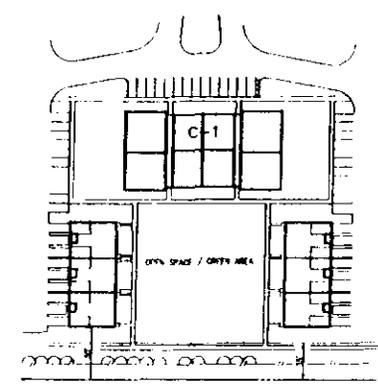


TYPICAL APARTMENT BLDG. LAYOUT
NOT TO SCALE



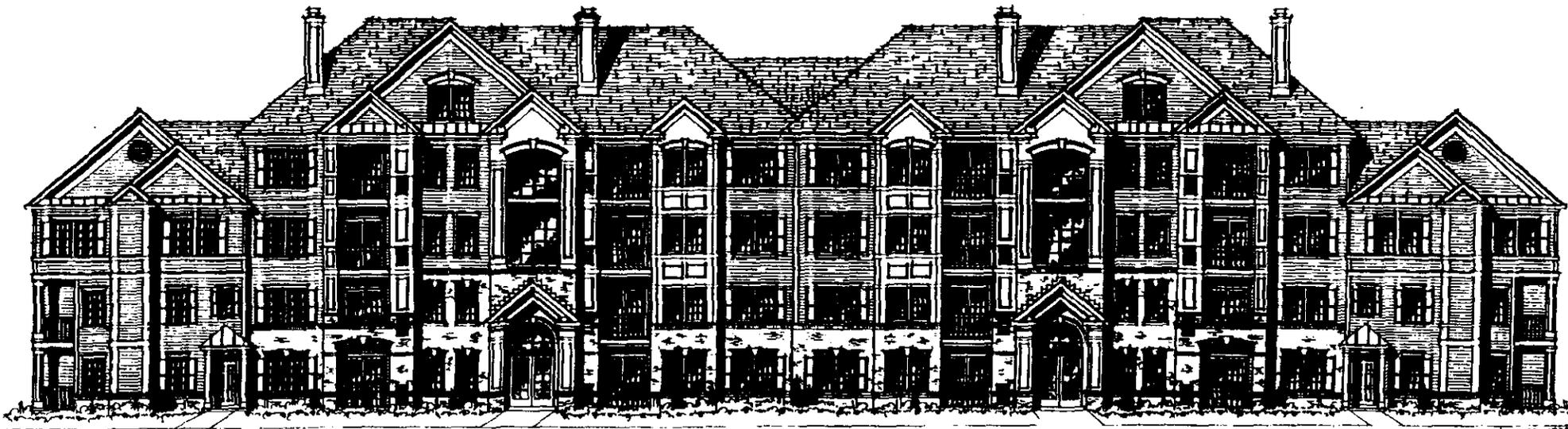
TYPICAL TRI-PLEX UNIT LAYOUT
NOT TO SCALE

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



LAND BAY C
C.D.P. OPTION A - ADDITIONAL 14 D.U. CONCEPT LAYOUT
NOT TO SCALE





SCALE 1/16" = 1'-0"

APARTMENT BUILDING FRONT ELEVATION

JULY 14, 1999
JULY 14, 1999
AUG 10, 1999
FEB. 13, 1999
22 SEPTEMBER 1999

VAN METRE COMPANY

WOODLAND PARK APTS.



THE LESSARD ARCHITECTURAL GROUP INC.
2001 S. WASHINGTON AVENUE, SUITE 2000, DENVER, CO 80202
TEL: 303.733.1111 FAX: 303.733.1112

SHEET B OF D



MEDIUM FLOWERING TREE

FENCED PLAY YARD OR RECREATIONAL AREA

10' TO 15' CONCRETE SIDEWALK

LARGE SHADE TREE

CONC. SIDEWALK

EVERGREEN TREE

5' FT. BUFFER YARD
6 FT. HIGH BOARD OR BOARD FENCE
(FINAL LOCATION TO BE DETERMINED IN THE FIELD AT THE TIME OF FINAL SITE PLAN. FENCE IS TO MEANDER THRU THE 35 FT. BUFFER YARD IN ORDER TO LIMIT THE DISTURBANCE OF EXISTING VEGETATION BUT BE NO CLOSER THAN 15 FT. TO THE PROPERTY LINE)

EXISTING VEGETATION

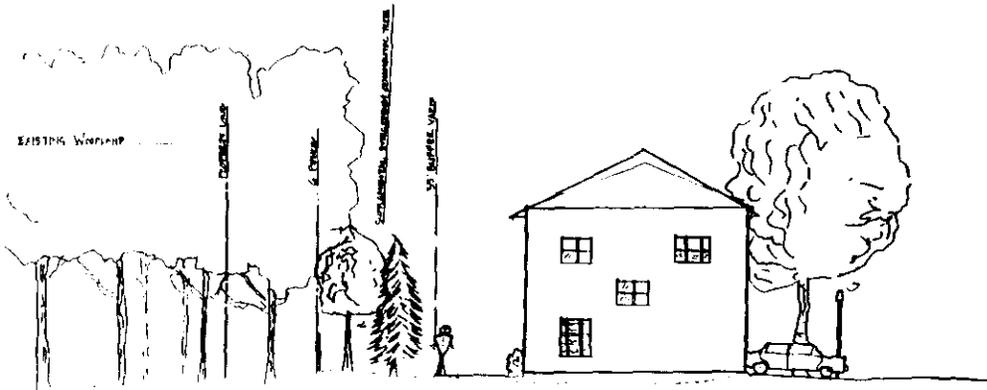
N 52°48'18" W 1480.62'

GREGG - ROY SUBDIVISION

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)



VKA
 VAN METRE AT WOODLAND PARK
 ILLUSTRATIVE PLAN BUFFER YARD
 VKA REVISION
 DATE: 08/18/10
 BY: [Signature]
 SCALE: N/A
 PROJECT FILE NO: 5817
 SHEET NO: 10 of 10