

# VAN METRE AT WOODLAND PARK

HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

## FINAL DEVELOPMENT PLAN AMENDMENT FDPA-1999-HM-011-1

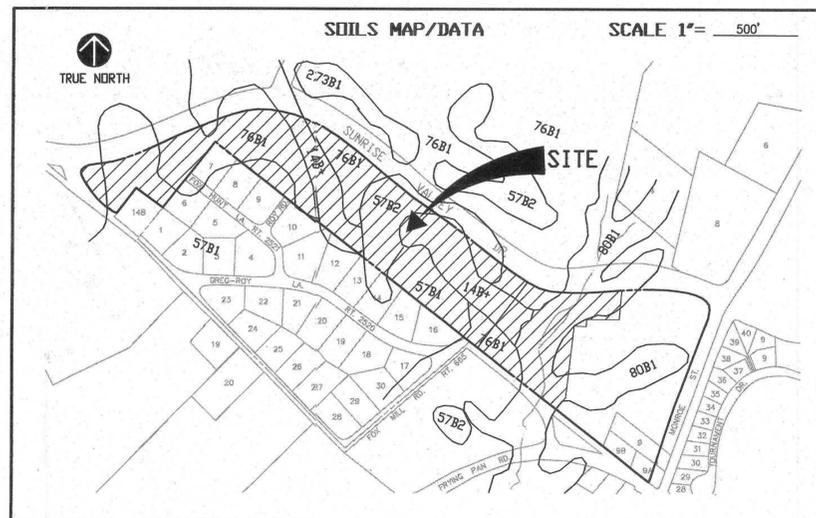
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4. OVERALL LANDSCAPE PLAN
5. SITE PLAN / LANDSCAPE PLAN
6. ILLUSTRATIVE PLAN-ENTRY FEATURE
7. ILLUSTRATIVE PLAN-BUFFER YARD

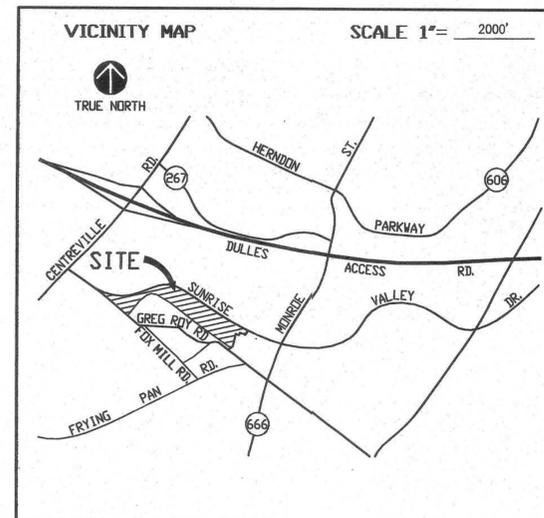
Application No. FDPA-1999-HM-011 Staff F. E. W. Zydzinski  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED 10/9/2001  
 Date of (BOS) (FC) approval 10/10/2001  
 Sheet 1 of 7

### 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'

### APPLICANT

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

### ENGINEER/PLANNER

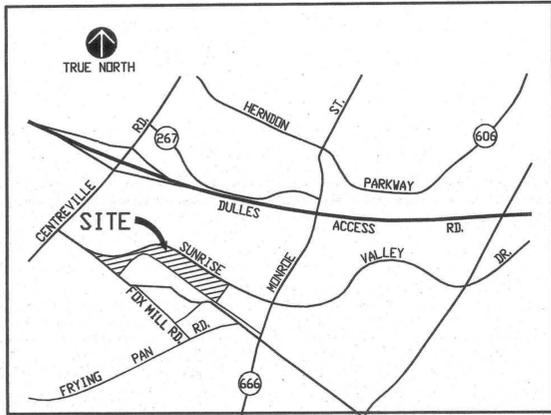
VIKA INC.  
8180 GREENSBORO DRIVE  
SUITE 200  
MCLEAN, VIRGINIA 22102  
(703) 442-7800



SEPTEMBER 25, 2001  
AUGUST 31, 2001  
MARCH 29, 2001

RECEIVED  
DEPARTMENT OF PLANNING AND ZONING  
SEP 26 2001





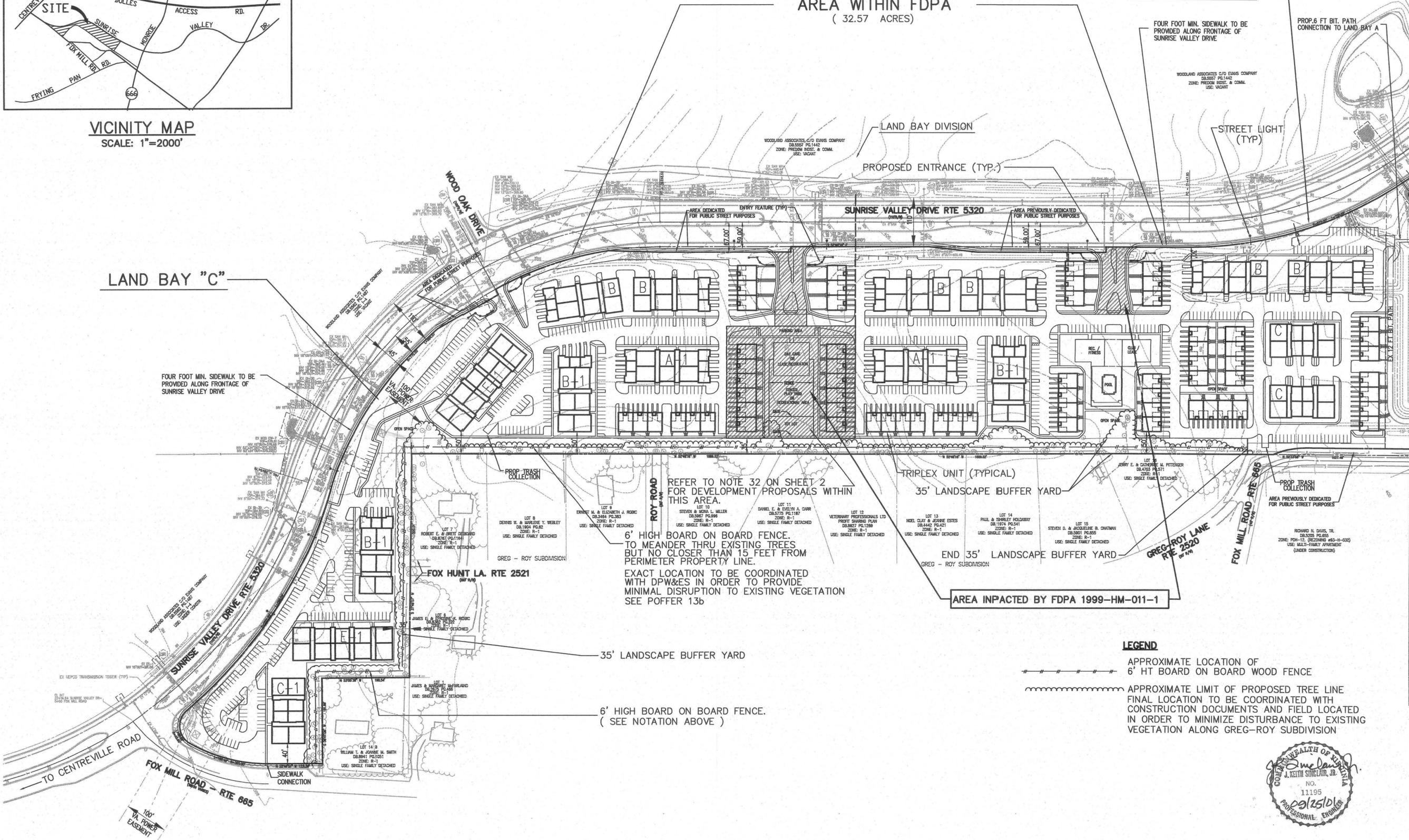
VICINITY MAP  
SCALE: 1"=2000'

Application No. FDP 1999-HM-011 Staff E. G. ...  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED 10/10/01  
 Date of (BOS) (PC) approval 10/10/01  
 Sheet 3 of 7

LAND BAY "B"

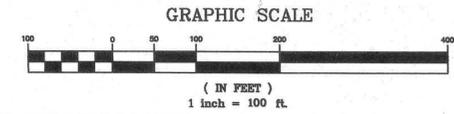
AREA WITHIN FDPA  
( 32.57 ACRES )

LAND BAY "C"



LEGEND

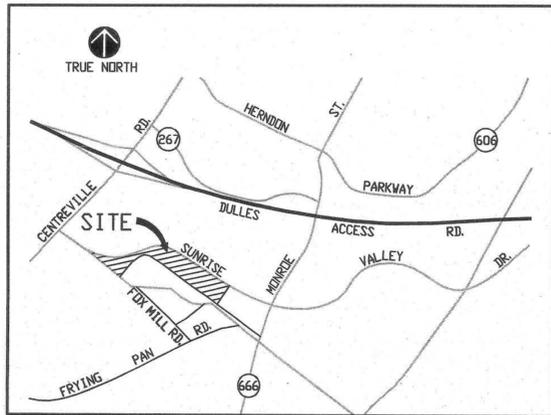
- APPROXIMATE LOCATION OF 6' HT BOARD ON BOARD WOOD FENCE
- ~ APPROXIMATE LIMIT OF PROPOSED TREE LINE FINAL LOCATION TO BE COORDINATED WITH CONSTRUCTION DOCUMENTS AND FIELD LOCATED IN ORDER TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION ALONG GREG-ROY SUBDIVISION



MATCH LINE SEE SHEET 4

**VIKA**  
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS  
 VIKI, INCORPORATED  
 8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102  
 (703)442-7800 ■ FAX (703)791-2787  
 MCLEAN, VA  
**FINAL DEVELOPMENT PLAN**  
**AMENDMENT**  
**FDPA 1999-HM-011-1**  
**VAN METRE**  
**AT WOODLAND PARK**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
**VIKA REVISIONS**  

SEPTEMBER 25, 2001
AUGUST 31, 2001
MARCH 29, 2001
JULY 16, 1999
JUNE 29, 1999
MAY 10, 1999
DATE: FEB. 19, 1999
DES. MUT DWN. CADD
SCALE: 1"=100'
PROJECT/FILE NO. 5917
SHEET NO. 3 of 7



VICINITY MAP  
SCALE: 1"=2000'

Application No. FDPA 1999-HM-011 Staff F. Burrows/psk  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROCEEDERS DATED 10/9/2001  
 Date of (BOS) (PC) approval 10/10/2001  
 Sheet 4 of 7

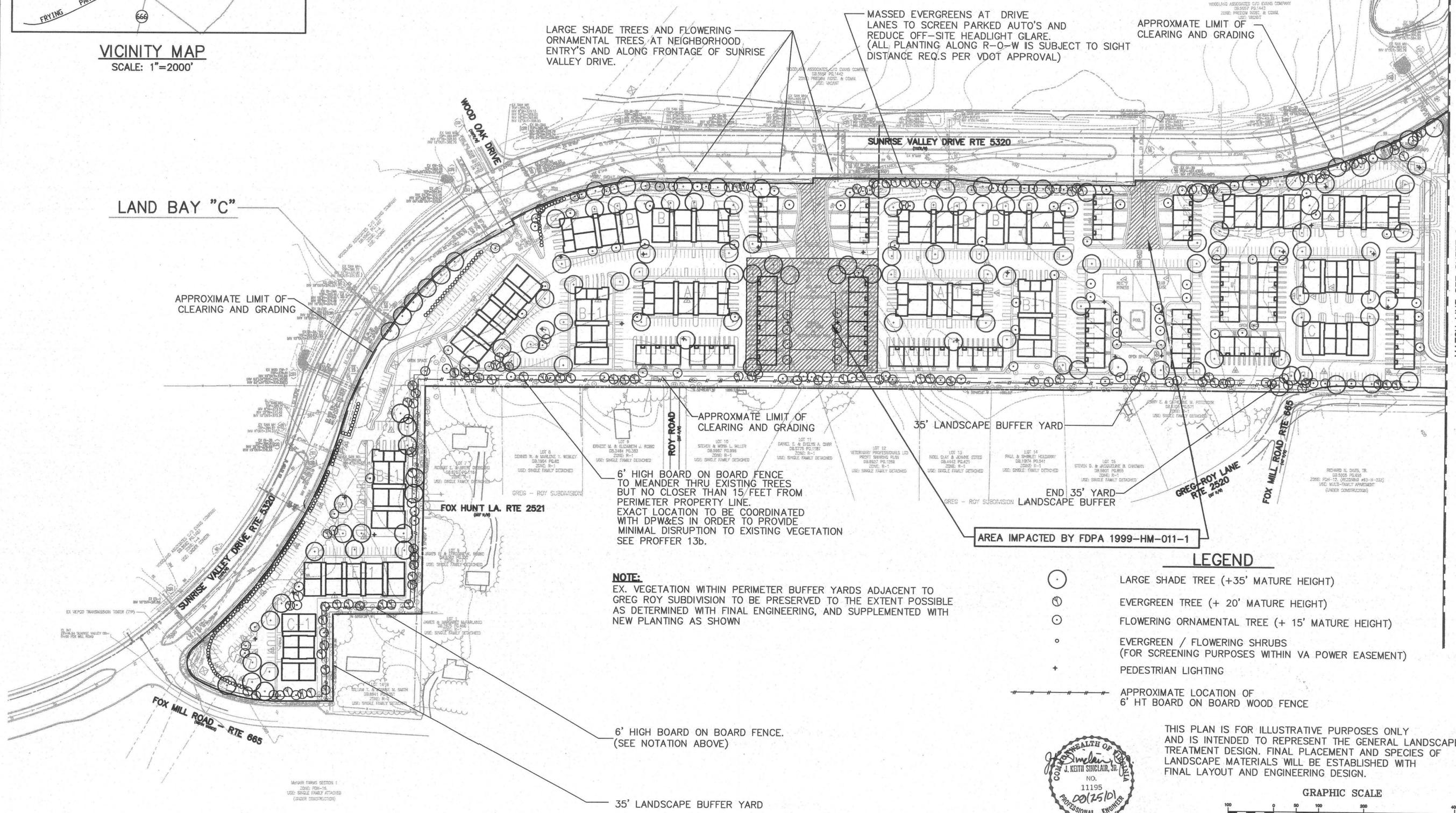
VKA INCORPORATED  
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 MCLEAN, VIRGINIA 22102  
 (703)442-7800 FAX (703)781-2787  
 MCLEAN, VA

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

FINAL DEVELOPMENT PLAN  
 AMENDMENT  
 FDPA 1999-HM-011-1  
 LANDSCAPE PLAN

VKA REVISIONS

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DATE: FEB. 19, 1999	
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SCALE: 1"=100'	
PROJECT/FILE NO. 5917	
SHEET NO. 4 of 7	



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

35' LANDSCAPE BUFFER YARD

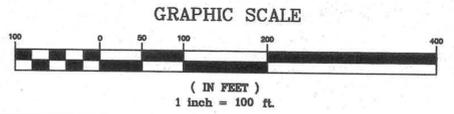
AREA IMPACTED BY FDPA 1999-HM-011-1

**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

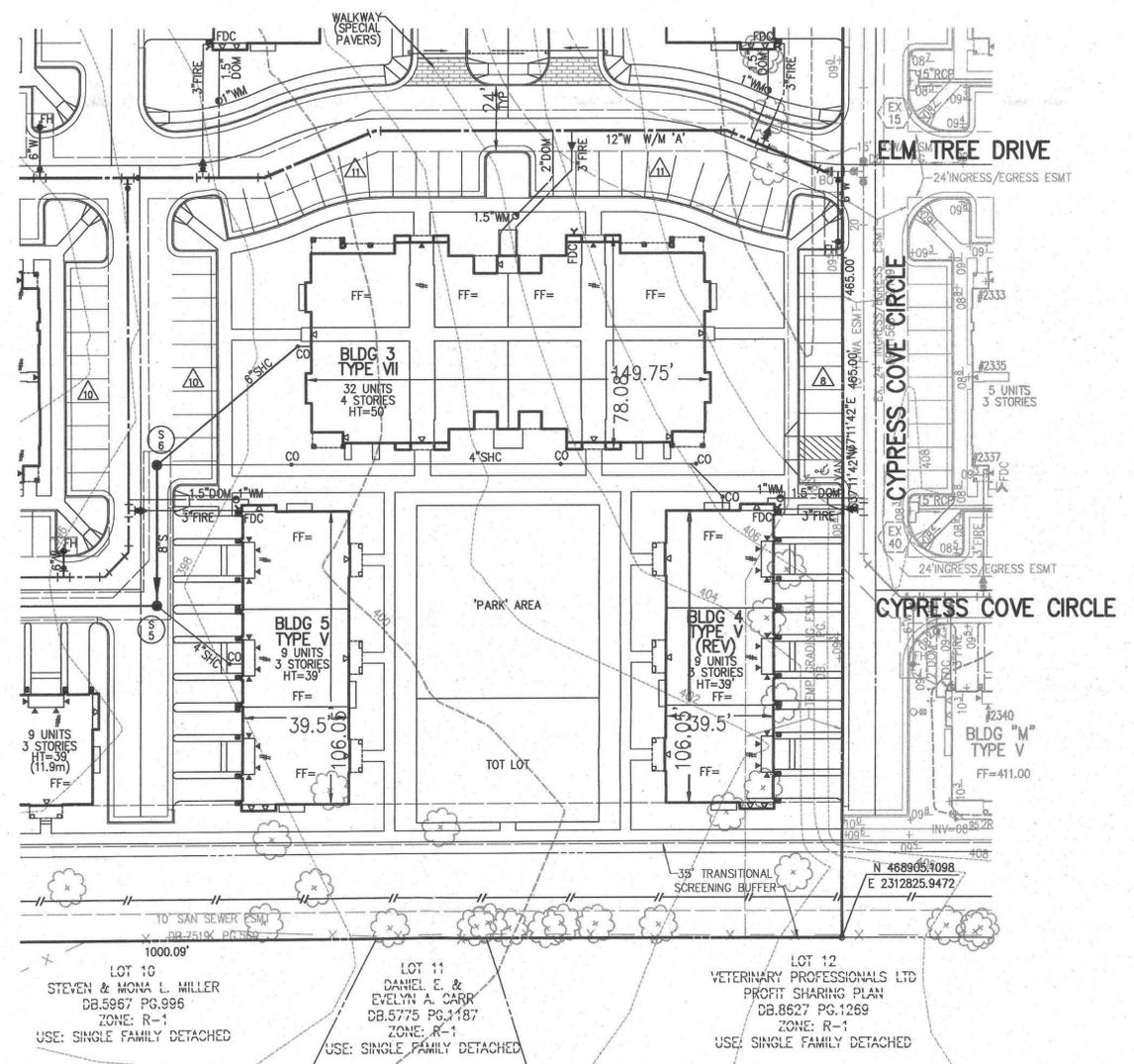
- LEGEND**
- LARGE SHADE TREE (+35' MATURE HEIGHT)
  - EVERGREEN TREE (+ 20' MATURE HEIGHT)
  - FLOWERING ORNAMENTAL TREE (+ 15' MATURE HEIGHT)
  - EVERGREEN / FLOWERING SHRUBS (FOR SCREENING PURPOSES WITHIN VA POWER EASEMENT)
  - PEDESTRIAN LIGHTING
  - APPROXIMATE LOCATION OF 6' HT BOARD ON BOARD WOOD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



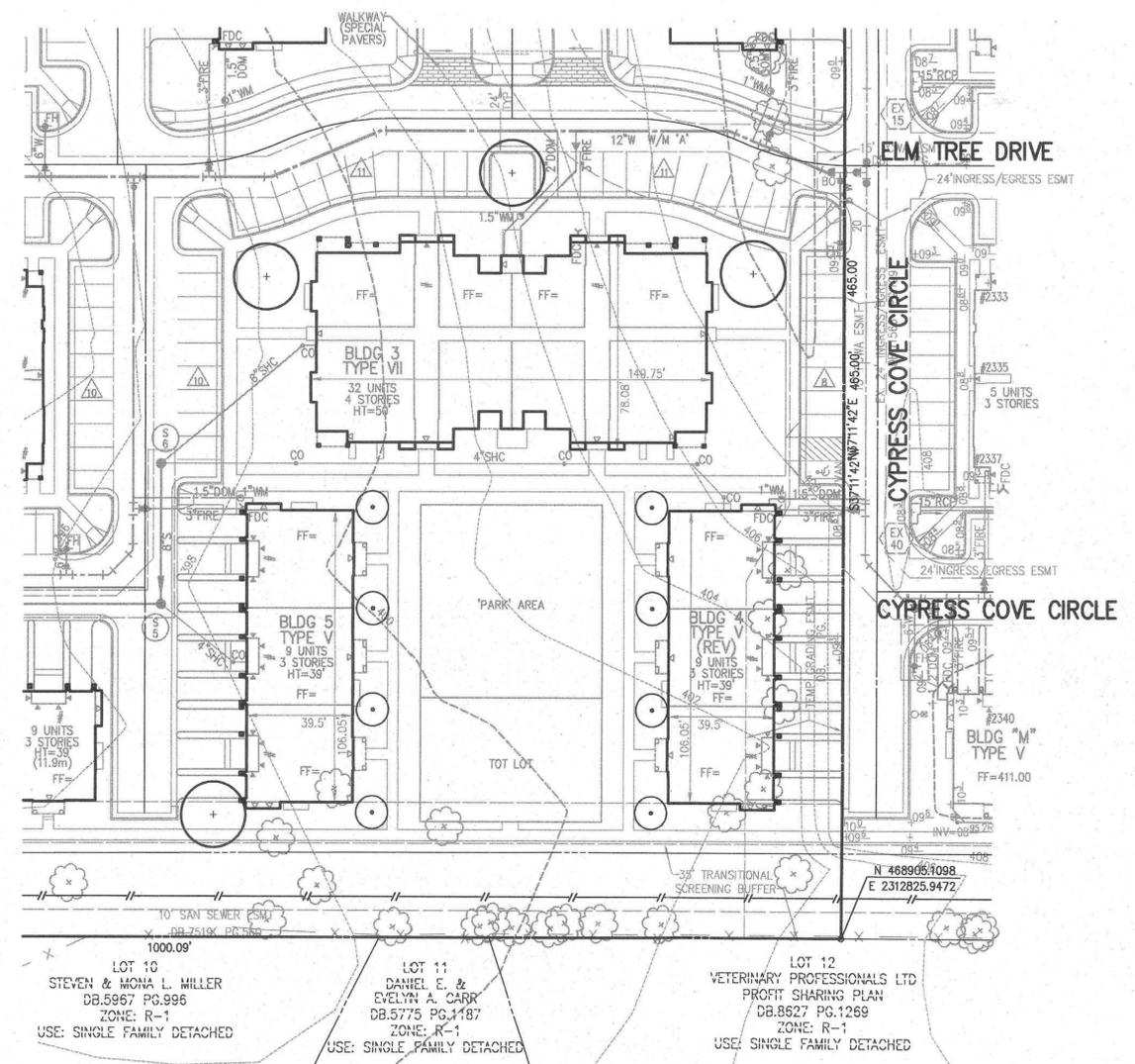
THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO REPRESENT THE GENERAL LANDSCAPE TREATMENT DESIGN. FINAL PLACEMENT AND SPECIES OF LANDSCAPE MATERIALS WILL BE ESTABLISHED WITH FINAL LAYOUT AND ENGINEERING DESIGN.



MATCH LINE SEE SHEET 6



SITE PLAN



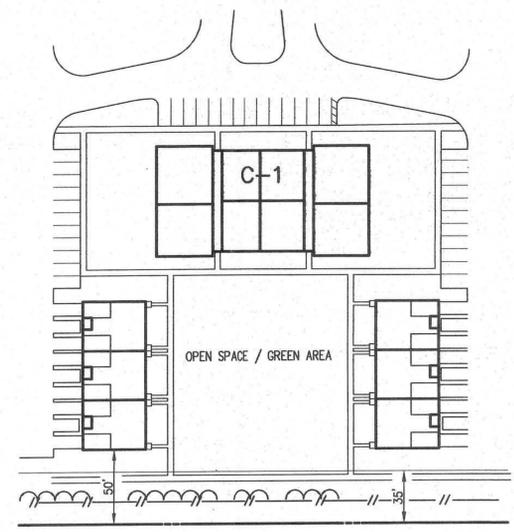
LANDSCAPE PLAN

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.

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
- APPROXIMATE LOCATION OF 6' HT BOARD ON BOARD WOOD FENCE

Application No. FDP A 1999-HM-011-1 Staff: F. B. ...  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDR) (FDP)  
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 Sheet 5 of 7



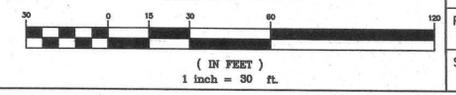
LAND BAY C

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

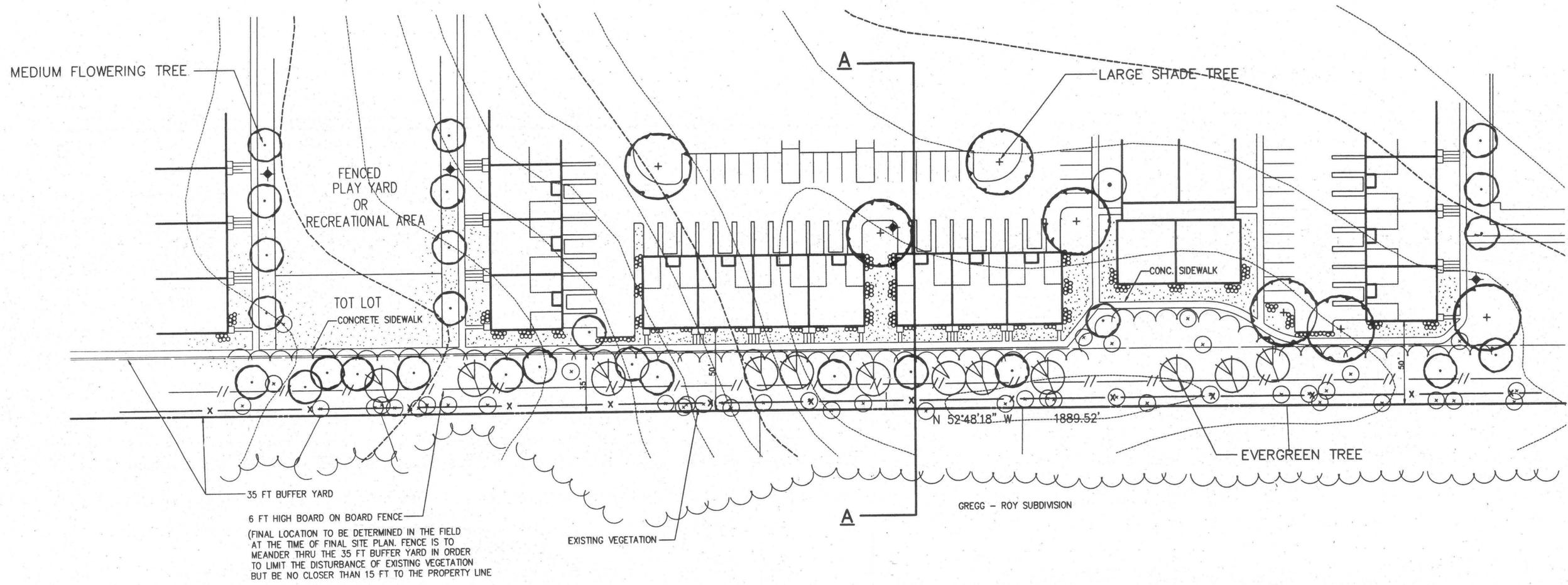
NOT TO SCALE



GRAPHIC SCALE



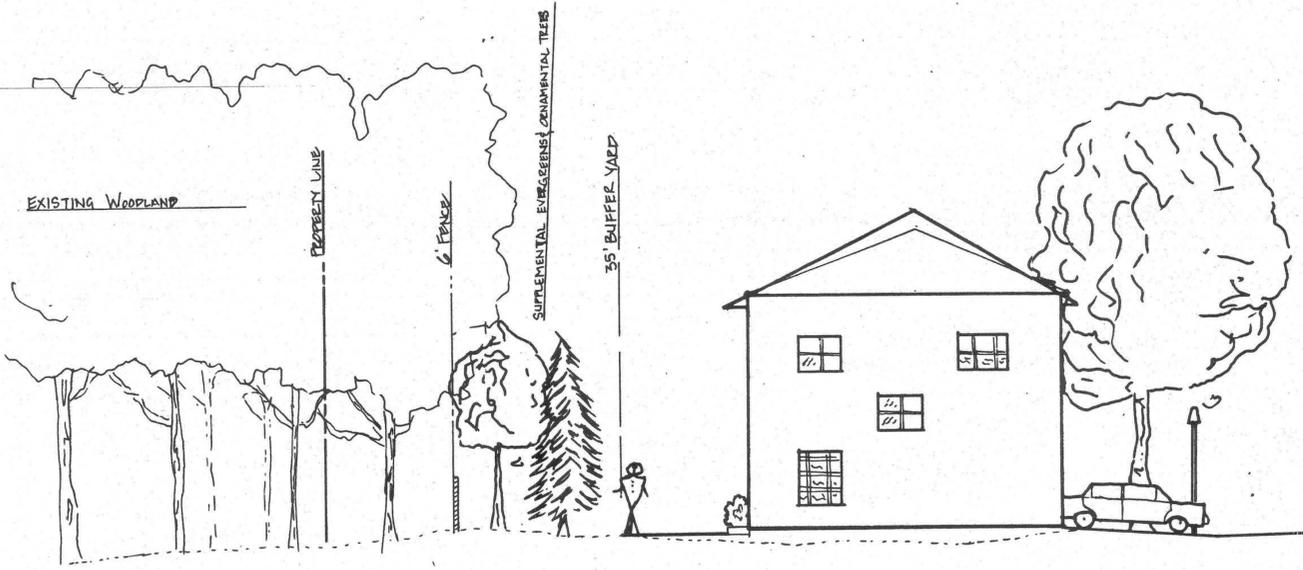




35 FT BUFFER YARD  
 6 FT HIGH BOARD ON BOARD FENCE  
 (FINAL LOCATION TO BE DETERMINED IN THE FIELD AT THE TIME OF FINAL SITE PLAN. FENCE IS TO MEANDER THRU THE 35 FT BUFFER YARD IN ORDER TO LIMIT THE DISTURBANCE OF EXISTING VEGETATION BUT BE NO CLOSER THAN 15 FT TO THE PROPERTY LINE)

**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. DP 1999-HM-011 Staff: E. Bumszynd  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
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 Date of (BOS) (FC) approval 10/10/2001  
 Sheet 7 of 7



**THIS SHEET FOR INFORMATION ONLY**

VIKA REVISIONS

SEPT. 25, 2001  
 AUGUST 31, 2001  
 MARCH 29, 2001  
 DATE: JULY 16, 1999  
 DES. MJT DWN. DJH  
 SCALE: N/A  
 PROJECT/FILE NO. 5917  
 SHEET NO. 7 OF 7