County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

January 24, 2012

Jason M. Sereno, L.A.
Assistant Project Manager
VIKA, Inc.
8180 Greensboro Drive, Suite 200
McLean, VA 22102

Re: Interpretation for RZ/FDP 2001-MV-018 (Lyndam Hill I) and RZ/FDP 2003-MV-060 (Lyndam Hill II), Tax Map Sheets 108-1 ((17)) A-1 and 108-1 ((1)) 12, 13, 14, 15, and 16 and 108-1 ((3)) 1, 2, and 2A: Clearing and Grading, Tot Lot Relocation, Trail

Dear Mr. Sereno:

This is in response to your letter of December 21, 2011, which replaces previous letters dated July 26, 2011, August 9, 2011, and November 30, 2011, requesting an interpretation of the Proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors, and of the Final Development Plan (FDP) and development conditions approved by the Planning Commission, in conjunction with the approval of the above-referenced applications. As I understand it, there are three questions related to properties identified as Lyndam Hill Phase I and Lyndam Hill Phase II, both of which were rezoned in the name of D.R. Horton, Inc.

These determinations are based on your letter, the approved CDP/FDP for Lyndam Hill I (Exhibit A); a copy of the Lyndam Hill I development plan with the proposed grading changes highlighted (Exhibit B); a copy of the approved CDP/FDP for Lyndam Hill II (Exhibit C); a copy of the development plan for Lyndam Hill Phase II, which highlights the approved and proposed locations for the tot lot, the area of increased grading, and the proposed woodchip or raised boardwalk in the RPA of Lyndam Hill II; a letter from Wetland Studies and Solutions, Inc. dated January 17, 2012; and the attached proffers. Copies of your letter and relevant exhibits are attached.

The property known as Lyndam Hill Phase I, consisting of approximately 5.88 acres, was rezoned from the R-1 and the HD Districts to the PDH-5 and HD Districts pursuant to the Board of Supervisors' approval of RZ 2001-MV-018, subject to proffers, on November 9, 2001, to permit the construction of 28 single-family detached dwellings. The Planning Commission approved FDP 2001-MV-018 on October 10, 2001, subject to the Board's approval of the rezoning. Lyndam Hill Phase I has been constructed but is still under bond.

The Lyndam Hill Phase II property, consisting of approximately 12.79 acres, was rezoned from the R-1 and HD Districts to the PDH-8 and HD Districts pursuant to the Board of Supervisors' approval of RZ 2003-MV-060, subject to proffers on February 6, 2006, to permit the construction of 42 single-family attached and 30 single- family detached dwellings. The Board of Supervisors also approved FDP 2003-MV-060, subject to development conditions. The site plan for Lyndam Hill Phase II is currently in design review.

The first question is whether additional clearing and grading along the southeastern side of Lyndham Hill Phase II in order to improve access to the stormwater management (SWM) pond area on Lyndham Hill Phase I, and a shift in location of the pond access road between the two developments, would be in substantial conformance with the proffers, the CDP/FDP, and the development conditions. The CDP/FDP for Phase II designates the current SWM pond access road to be removed and shows a new location for the access road adjacent to Lot 26. However, you have stated that there is a grade difference between the two phases due to excess soil left over from the construction of Phase I that results in the need for a retaining wall between the two developments. You propose to shift soil from Phase I to Phase II and grade the area in the southwestern corner of Phase II to equalize the grades. With the grades equalized, there would be no need for the retaining wall. Further, as I understand, construction of the retaining wall would prevent access from Phase II to the SWM pond via the new access road. Your exhibit shows the new access road shifted toward the west and further from Lot 26 of Phase II. You propose to provide supplemental plantings between the access road and the lot for screening purposes. The limits of clearing and grading for both the Phase I and the Phase II developments permit clearing and grading to the property line in this area of the site; therefore, the proposed grading would be consistent with that shown on the approved development plans. You also state that the additional grading will not require the removal of any trees along the west side of the property line and that plantings that are in general conformance with the plantings shown on the Phase II CDP/FDP will be provided in the graded area. I note that these plantings are shown on your highlighted exhibits. As such, it is my determination that the proposed additional grading and shift in the pond access road located in Phase II discussed above would be in substantial conformance with the proffers, the CDP/FDP, and the development conditions associated with RZ 2001-MV-060, and the proffers and the CDP/FDP associated with RZ 2001-MV-018, provided that a landscape plan including an equivalent number and species of trees to that shown on the CDP/FDP for the graded area is submitted and approved by Urban Forest Management (UFM).

The second question is whether the proposed relocation of the tot lot in Lyndham Hill Phase II would be in substantial conformance with the proffers, the CDP/FDP, and the development conditions. The approved CDP/FDP for Lyndam Hill Phase II depicts a tot lot located in the west central part of the development adjacent to Lot 29. You propose to relocate the tot lot toward the east adjacent to the cul-de-sac. You state that the tot lot/playground will contain all of the elements shown on the CDP/FDP and specified in Proffer 4.d., which states that *"The Applicant*

shall provide playground equipment in accordance with PFM standards and consistent with the typical tot lot shown in the Community Recreation Area Layout on Sheet 5 of the CDP/FDP. Playground equipment shall include, at a minimum, one (1) slide, a climbing apparatus, two (2) riders and two (2) swings." The proposed tot lot design is provided on Exhibit D of your submission. According to your letter, the proposed location will be more centrally located and will not affect the drainage of any of the units. You state that the area will be walled on three sides with a 4 foot high wall as in the original location. It is my determination that the proposed relocation of the tot lot as shown in your exhibits would be in substantial conformance with the proffers, the CDP/FDP, and the development conditions.

The third question is whether the construction of a raised boardwalk instead of a woodchip trail in the Resource Protection Area (RPA) located in Lyndam Hill Phase II would be in substantial conformance with the proffers, the CDP/FDP, and the development conditions. You state that the proposal to construct a raised boardwalk instead of the woodchip trail is based on a request from the wetland consultant for the project who has said that the State and Federal agencies that will review the wetland application consider woodchip trails as fill with permanent impacts on the wetland. A letter from Wetland Studies and Solutions was received in this office on January 18, 2012, stating that a boardwalk-type trail in a forested wetland is considered a temporary impact and is the preferable type trail in the wetlands portion of the RPA on the site. You are asking if the raised boardwalk-type trail would be in substantial conformance with the approved zoning in the event that the State and Federal agencies recommend it. You state that you would like to preserve the option to construct the woodchip trail in the event that the raised boardwalk is not recommended. You state that the location of the trail would not change from that shown on the CDP/FDP and that its construction would conform with Proffer 3.d. which reads as follows:

> *The Applicant shall coordinate with DPWES and the Urban Forester to minimize any impact from encroachment into the RPA/EQC, which may occur only because of the reasons listed below. Any encroachment that may occur as a result of the actions listed below shall result in a minimal disturbance of the RPA/EQC and the Applicant shall replant any disturbed area. The applicant shall strictly conform to the limits of clearing and grading as illustrated on the CDP/FDP subject to installation of necessary storm drain utilities as may be required by DPWES, bio-retention basin and woodchip trail as determined necessary by the Director of DPWES. If determined necessary to install necessary storm drain utilities as may be required by DPWES, bio-retention and/or woodchip trail, they shall be located in the least disruptive manner necessary as determined by the Urban Forest management, DPWES. A replanting plan shall be developed and implemented, subject to approval by the Urban Forest management, DPWES, for any areas outside of the limits of clearing and grading that may be disturbed.*

As such, it is my determination that the construction of a wooden boardwalk in lieu of a woodchip trail in the RPA, as discussed above, would be in substantial conformance with the proffers, the CDP/FDP, and the development conditions, subject to DPWES review and approval.

These determinations have been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please contact Mary Ann Godfrey at (703) 324-1290

Sincerely,

Barbara C. Berlin

Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

H:\Proffer Interpretations PI\Lyndam Hill Phases I and II (RZ 2001-MV-018, RZ 2003-MV-060) grading, tot lot, trail. interp.doc

Attachments:

cc: Gerald Hyland, Supervisor, Mount Vernon District
Earl Flanagan, Planning Commissioner, Mount Vernon District
Diane Johnson-Quinn, Deputy Zoning Administrator, DPZ
Kenneth Williams, Technical Processing, Office of Land Development Services, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: RZ 2001-MV-018, RZ 2003-MV-060, PI 1108 084, PI 1108 085, Imaging, Reading File

December 21, 2011

Ms. Barbara Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning
DEC 22 2011
Zoning Evaluation Division

RE: Lyndam Hill Phase I & II
Plan #'s RZ 2001-MV-018 (Ph. I) & RZ 2003-MV-060 (Ph. II)
VIKA #V6460H

Dear Ms. Berlin:

The purpose of this revised letter is to request the approval of minor modifications to both the above mentioned proffered Conceptual Development Plans (CDP)/Final Development Plans (FDP) in accordance with Paragraph 4 of Section 16-403 of the Fairfax County Zoning Ordinance. This request is made on behalf of the owner, D.R. Horton Inc.(the "Applicant"). The requests were initially filed separately, however, Ms. Godfrey has asked that they be consolidated.

The referenced applications were submitted by the Applicant. (on property then identified among the Fairfax County tax map records as 108-1((1)) 17 & 18 (Ph. I) and 108-1 ((1)) 12, 13, 14, 15 & 16 and 108-1 ((3)) 1, 2, 2A (Ph. II) (the "Subject Property"). A CDP/FDP was approved for Phase I (FDP 2001-MV-018 (Exhibit A)) in conjunction with RZ 2001-MV-018 on October 10, 2001. The approved CDP/FDP has approved proffers (see attached) that are dated October 18, 2001. The Board of Supervisors approved the referenced application on November 19, 2001. This CDP/FDP shows the Limits of Clearing and Grading stopping along the property line in the Northeast portion of the site. The adjustment of these limits on the off-site property , now controlled by the applicant, is the subject of this interpretation request for Lyndam Hill Phase I (Exhibit B). The adjustment of the Limits is in conformance with the limits shown on the approved Phase II CDP/FDP. A CDP/FDP was approved for Phase II (FDP 2003-MV-060 (Exhibit C)) in conjunction with RZ 2003-MV-060 on February 6, 2006. The approved CDP/FDP has approved proffers (see attached) that are dated January 24, 2006. The Board of Supervisors approved the referenced application on February 6, 2006. This CDP/FDP includes a layout for a Tot Lot/Playground and woodchip trail, which are the subject of this interpretation request for Lyndam Hill Phase II.

This determination request for Lyndam Hill Phase I involves improving the pond area and reducing maintenance by grading on the adjoining lot (Phase II) to avoid construction of a retaining wall. The property owner of the adjoining property is also Horton Building, who built Phase I and is also

holding the bond. They are requesting that you allow this grading on their property to allow for better coordination between Phases I and II of this development. Horton Building has also prepared and submitted a site plan (FFX. Co. #7080-SP-01) for the adjoining property that further demonstrates that the retaining wall in this area is not required or appropriate. We have included a copy of the Lyndam Hill Phase II site plan (Exhibit D) that was submitted to Fairfax County for your review. The additional grading will not require the removal of any trees along the west side of the property line and is in conformance with the Limits of Disturbance on the approved Phase II CDP/FDP. Additionally, we have provided supplemental plantings that are in general conformance with the ultimate plantings shown on the Phase II CDP/FDP. It is our intent, if this interpretation is approved, to submit a formal revision to the Phase I approved Site Plan.

The Tot Lot/Playground and woodchip trail are part of a larger development known as Lyndam Hill Phase II as shown on the approved CDP/FDP. The plans for this development are currently in the design and review phase and nothing has been constructed to date on this property. The Applicant proposes a minor modification to the location of the Tot Lot/Playground from that shown on the approved CDP/FDP as well as a request to reserve the option to convert the woodchip trail into a raised boardwalk, these changes would be in accordance with the attached sketch prepared by VIKA, Inc. dated September 22, 2011 (Exhibit D). I have also enclosed a copy of Sheet 3 of the CDP/FDP (Exhibit C) and the proffers for comparison. The Tot Lot/Playground will contain all elements shown on the CDP/FDP and associated proffer 4.d. The Tot/Lot/ Playground proposes a wall on three (3) sides just as the previous location did, the wall height at its highest point is 4'+/- in the southwest corner and then quickly decreasing as the proposed grades in this area are sloped at 3:1 along the wall. The proposed location works better from a design/layout standpoint because the proposed location does not affect the drainage of any units and is centrally located for all future residents of the development.

The request to reserve the right to convert the woodchip trail into a raised boardwalk is based on a request from the wetland consultant for this project as State and Federal agencies that will be reviewing the wetland application consider woodchip trails as fill and thus, the jurisdictional wetlands and streams where the trail is located would be considered as having permanent impacts. Raised boardwalk trails are considered temporary impacts by the agencies and are a preferred method of constructing a trail through forested wetlands and over streams. This request isn't to remove the option for a woodchip trail but to merely give the option to provide a raised boardwalk in the event the State and Federal agencies that will be reviewing our application deem this the best approach. As such, this request would still conform with proffer 3.d. and merely provide an

additional option for the type of trail provided, the location of the trail would remain in conformance with that show on the approved CDP/FDP.

The off-site grading and revised limits of disturbance is necessary to address issues related to topography, drainage and structure safety around the pond. The revised Tot/Lot is necessary to respond to issues associated with final design as it relates to topography and drainage in the approved location behind lots 27-30. Lastly, the option to provide a raised boardwalk trail in lieu of a woodchip trail is necessary as it will provide alternatives at final design for a better layout and design within the RPA and it will provide options to better deal with topography and drainage when crossing the streams. It is our belief that these requests meet the requirements of Paragraph 4, Section 16-403 of the Zoning Ordinance. Further, these proposals meet the limitations of Paragraph 4 as the modifications do not include any of the following:

- *Permit a more intensive use from that previously approved.* The Applicant proposes a modification which has no affect on building height or square footage.

- *Result in an increased parking requirement.* The Applicant is continuing to provide parking in accordance with the approved CDP/FDP and this modification has no affect on proposed parking.

- *Permit uses other than those approved pursuant to the proffered conditions.* The Applicant proposes a Tot Lot/Playground consistent with the approval.

- *Reduce the effectiveness of approved transitional screening, buffering, landscaping or open space.* The Applicant has complied with the proffered conditions regarding open space, landscaping, and setbacks. This modification does not proposed to affect these items.

- *Permit changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to the adjacent property.* The proposed relocation of the Tot Lot/Playground has no bearing on the above mentioned items.

- *Result in an increase in the amount of clearing and/or grading for a stormwater management facility.* The applicant is not proposing any changes that will result in a modification to the proposed stormwater management system. Clearing and grading limits will be maintained.

- *Include the addition of any building or addition to buildings.* The Applicant is not modifying the approved number of buildings on the Subject Property or constructing any additions thereto.

In consideration of the above, I am asking for your administrative approval of the minor modifications described herein as being in substantial conformance with the approved CDP/FDP's and the proffers approved for the Subject Properties. I have also enclosed three (3) copies of this request with all attachments pursuant to your policy. Should you have any questions regarding this request, or require additional information, please do not hesitate to give me a call. I would appreciate a response at your earliest convenience. As always, I appreciate your cooperation and assistance.

Sincerely,
VIKA, Inc.

Jason M. Sereno, L.A.
Assistant Project Manager

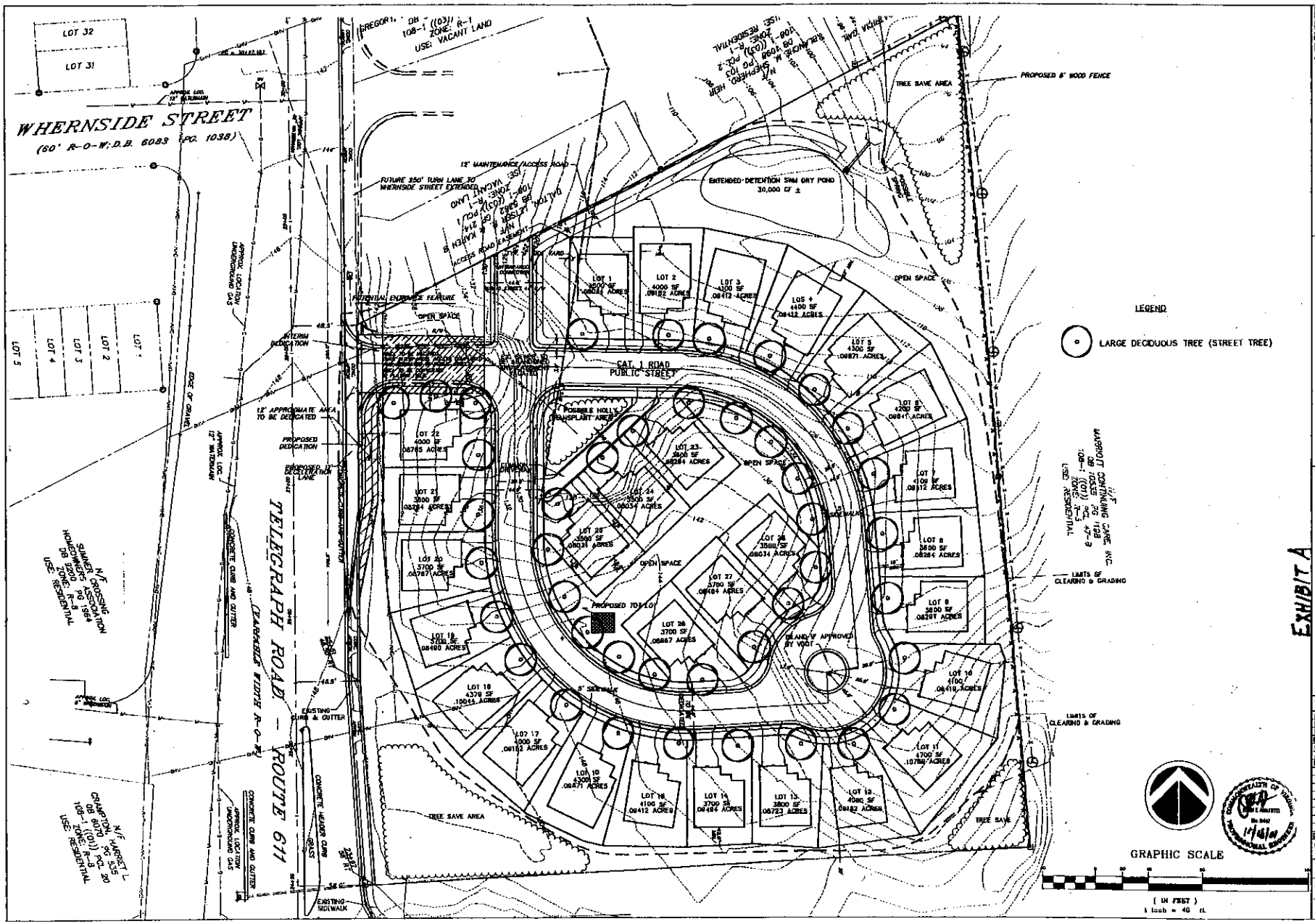
Approved:
VIKA, Inc.

John F. Amatetti, P.E.
Principal

JFA/jr

Enclosures: Exhibit "A"
Exhibit "B"
Exhibit "C"
Exhibit "D"
Approved Proffers

X:\DATA\6000-6999\6460\6460H\LETTER\



TELEGRAPH HEIGHTS CIRCLE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN

VIKA REVISIONS

REV. APRIL 13, 2001
REV. JUNE 11, 2001
REV. AUG. 28, 2001
REV. SEPT. 10, 2001
REV. SEPT. 25, 2001
REV. OCT. 8, 2001
REV. OCT. 18, 2001

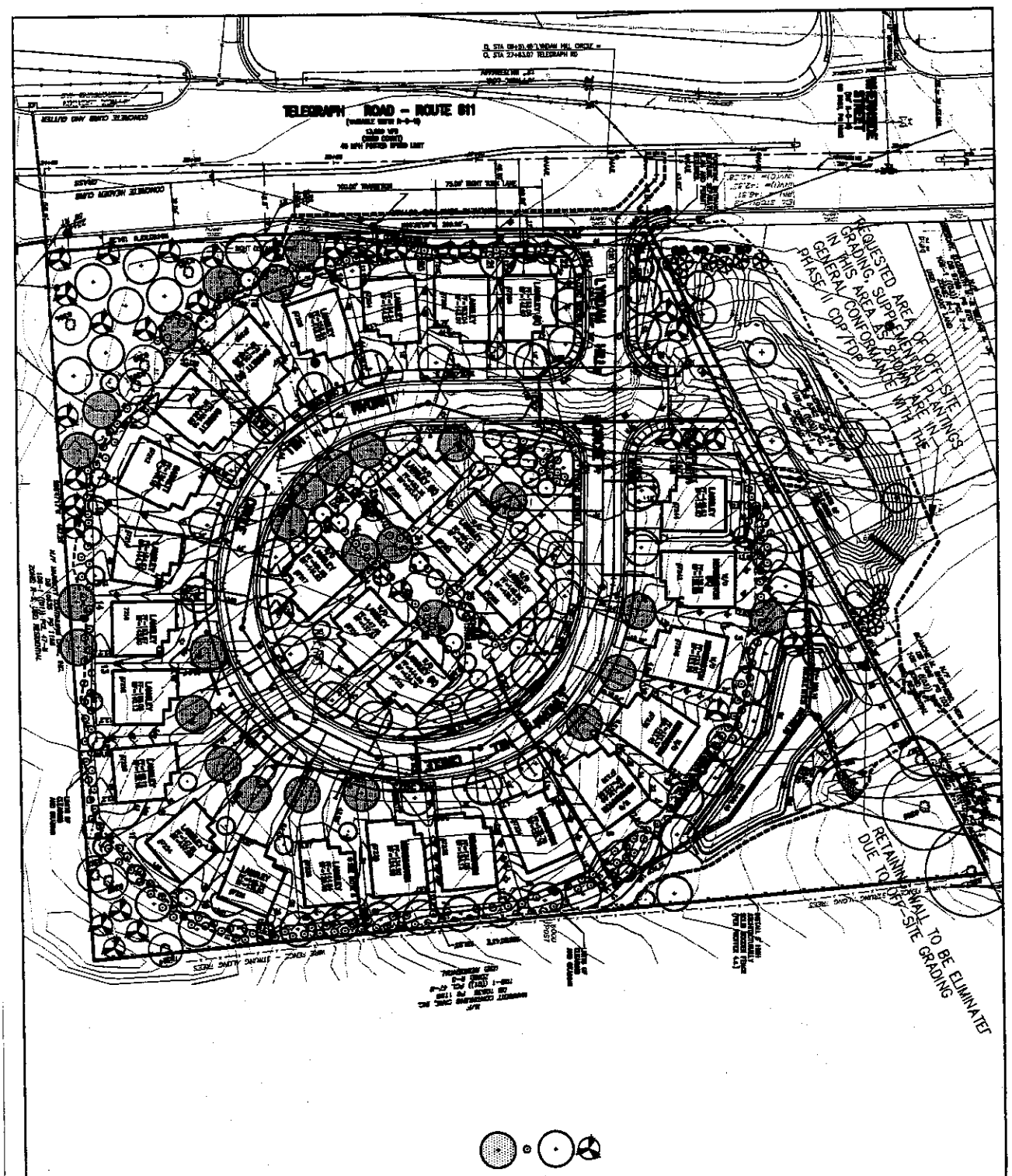
DATE: MARCH 28, 2001

DES.	DWN.
VIKA	TPH

SCALE: 1" = 30'

PROJECT/FILE NO. 8480.A

SHEET NO. 3 OF 7



NO.	DESCRIPTION	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF NEIGHBORHOOD

VIKA REVISIONS

EXHIBIT B

LYNDAM HILL
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

VIKA

VIKA INCORPORATED

SYMBOLS

- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GROUND LIGHT/FLOOD LIGHT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WELL
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- IRON PIPE FOUND
- IRON RE-BAR FOUND
- PK NAIL FOUND
- PARKING METER
- CATCH BASIN RIM
- SIGN POST
- WOOD POST

ABBREVIATIONS

EX.	EXISTING
CONC.	CONCRETE
C. B.	CATCH BASIN
C.&G.	CURB AND GUTTER
INV.	INVERT OF PIPE
S/W	SIDEWALK
BLDG.	BUILDING
STY.	STORY
SMH	STORM DRAIN MANHOLE
SMH	SANITARY SEWER MANHOLE
TRV	ELECTRICAL TRANSFORMER
JB	MELB BOXX
PG.	PAGE
ASPH.	ASPHALT
F.F.	FINISHED FLOOR ELEVATION
ESMT.	EASEMENT
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SAN. SEW.	SANITARY SEWER
STM. DRN.	STORM DRAIN
BRL	BUILDING RESTRICTION LINE
R/W	RIGHT-OF-WAY
RTE.	ROUTE

LINE TYPES

- EDGE OF PLANTING BED
- SUBLOTX LINE
- BUILDING RESTRICTION LINE
- CABLE TELEVISION CONDUIT
- CENTERLINE
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- INGRESS-EGRESS EASEMENT
- STORM DRAIN EASEMENT
- SEWER EASEMENT
- SIGHT DISTANCE EASEMENT
- WATER AUTHORITY EASEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT

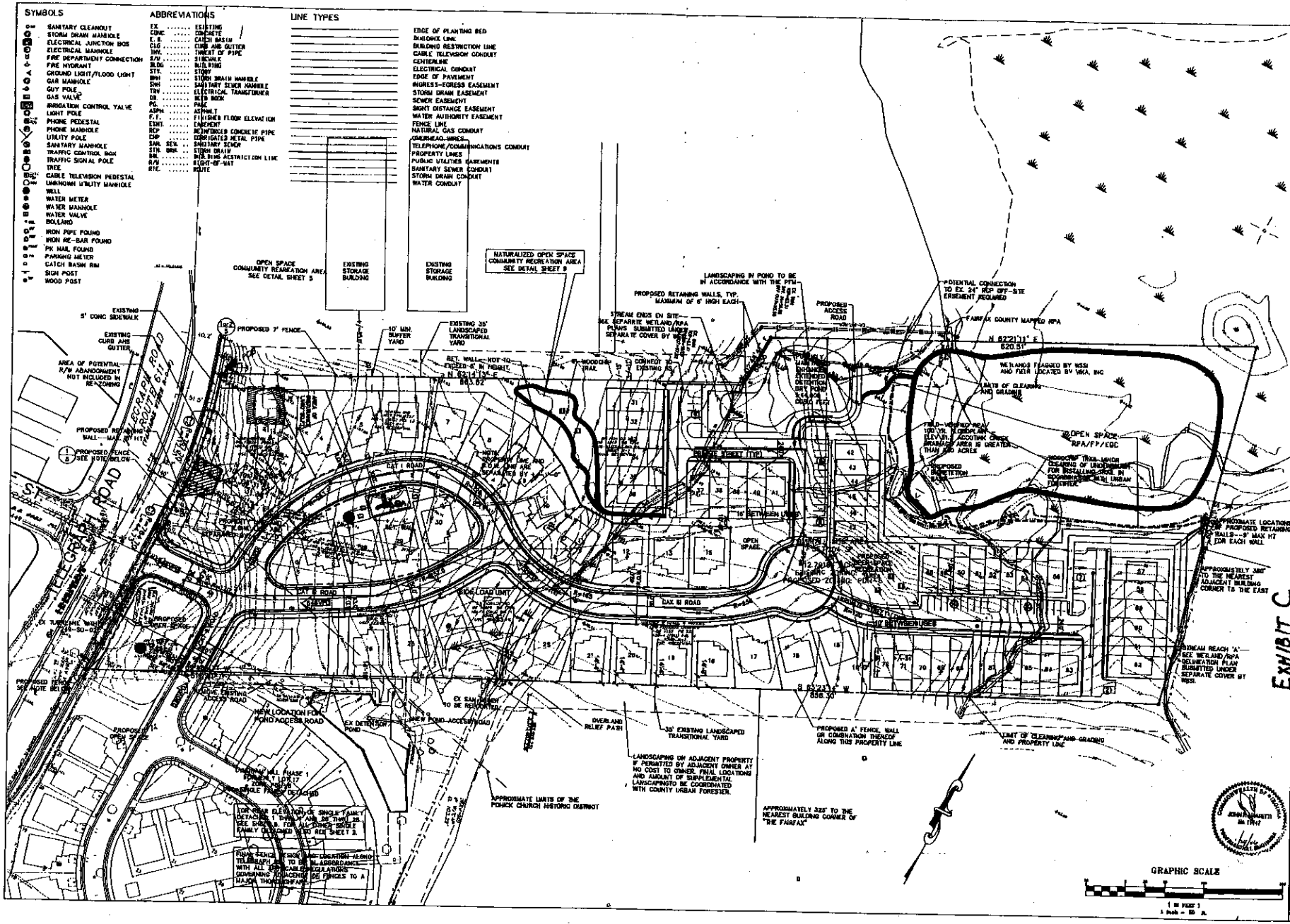


EXHIBIT C

CONCEPTUAL/FINAL DEVELOPMENT PLAN

LYNDAM HILL II
FAIRFAX COUNTY, VIRGINIA

VIKA REVISIONS

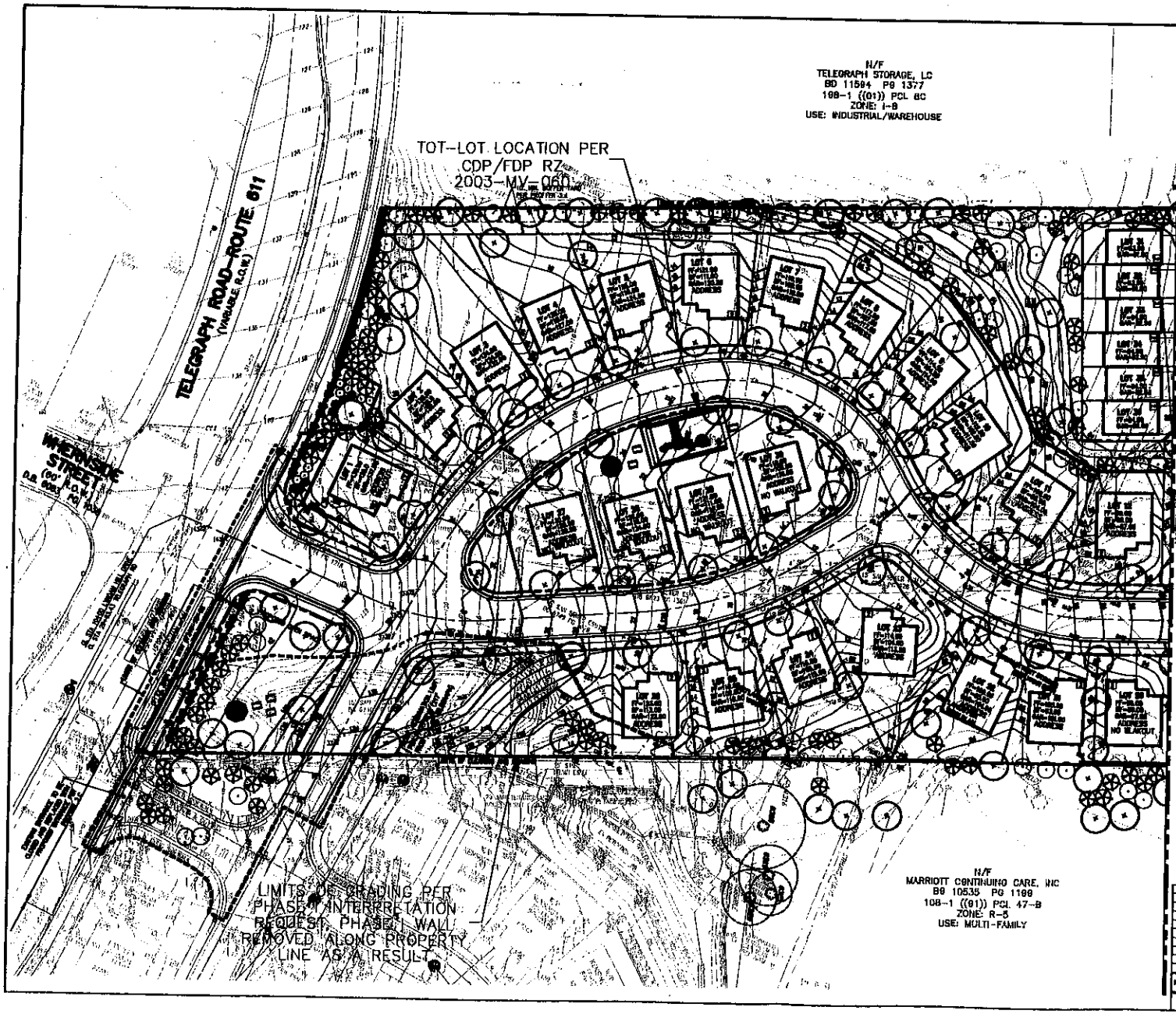
REV. JAN. 24, 2006
REV. DEC. 22, 2005
REV. OCT. 4, 2005
REV. SEPT. 14, 2005
REV. JUNE 24, 2005
REV. MAY 20, 2005
REV. AUG. 13, 2004
REV. JULY 28, 2004
REV. JULY 21, 2004
REV. JUNE 18, 2004
REV. APR. 19, 2004
REV. MAR. 1, 2004
REV. JAN. 23, 2004
DATE: NOV. 3, 2003

CHK. VIKA | DWN. VIKA

SCALE: 1"=60'

PROJECT/FILE NO. 9A50-G

SHEET NO. 3 OF 12



LYNDHAM HILLS
PHASE II
MOUNT VERNON
MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXHIBIT D

VIKA REVISIONS

NO.	DESCRIPTION	BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

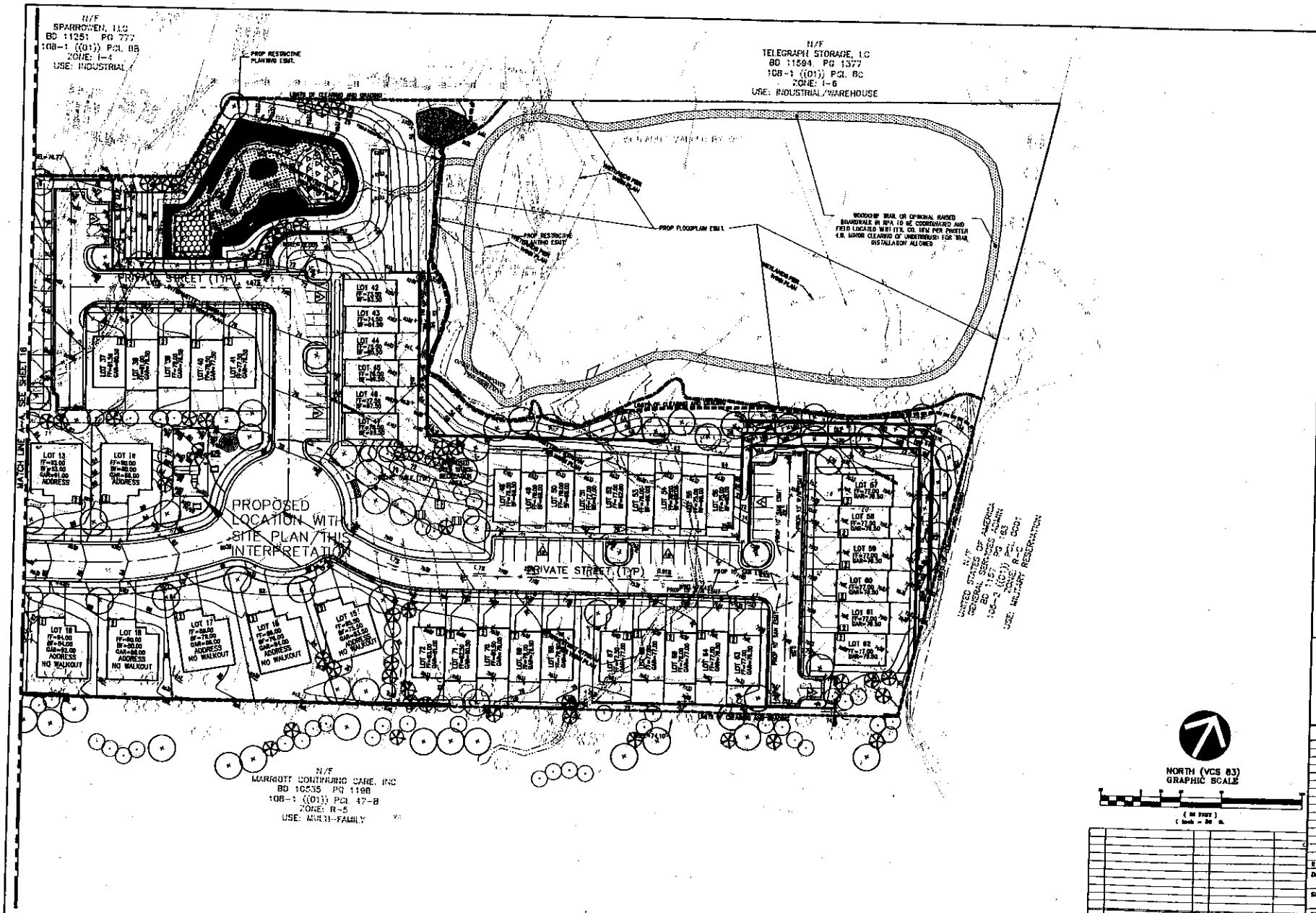
REVISED DECEMBER 2011
DATE: SEPTEMBER 27, 2011

DES. JMB | DWN. CADD

SCALE: 1"=20'

PROJECT/FILE NO. 6460H

SHEET NO. 1 OF 2



VIKA

LYNDHAM HILLS
PHASE II
MOUNT VERNON
MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXHIBIT D

VIKA REVISIONS

NO.	DESCRIPTION	PROJECT MT	APPROVED	DATE

REVISION APPROVED BY:

DATE: SEPTEMBER 27, 2011
DES. JMB DWN. CADD
SCALE: 1"=30'
PROJECT/FILE NO. 84903
SHEET NO.

Wetland
Studies and Solutions, Inc.®

RECEIVED
Department of Planning & Zoning
JAN 18 2012
Zoning Evaluation Division

January 17, 2012

Via UPS Ground

Ms. Barbara Berlin, Director
c/o Ms. Mary Ann Godfrey
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

Re: Lyndham Hill Phase I & II
Plan #'s RZ 2001-MV-018 (Ph. I) & RZ 2003-MV-060 (Ph. II)
VIKA #V6460H

Dear Ms. Berlin:

We are writing this letter to provide input on the proposed trail in the Resource Protection Area (RPA) on the Lyndham Hill II project in Fairfax County, Virginia. Wetland Studies and Solutions, Inc. (WSSI) has been contracted by the Applicant, D.R. Horton, Inc., to obtain the necessary wetland permits for the referenced project.

In reviewing the development plan sent to us by VIKA, Inc., we recommended to the Applicant that a boardwalk-type trail be installed in the wetlands portion of the RPA rather than the woodchip trail. While the woodchip trail is required per the approved proffers (Sections 3.d. and 4.b.) associated with Rezoning 2003-MV-060 for the referenced project, the U.S. Army Corps of Engineers (COE) and the Virginia Department of Environmental Quality (DEQ) consider a woodchip trail as "fill" and thus, a permanent impact.

Pursuant to the *Memorandum of Agreement between the Environmental Protection Agency and Department of the Army Concerning the Determination of Mitigation under the Clean Water Act Section 404(b)(1) Guidelines* and the Virginia Water Protection Permit regulations (9 VAC 25-210-90.C and 9 VAC25-210-115), applicants for state or federal permits to impact Waters of the U.S. or Waters of the State (WOUS) must demonstrate that impacts to these waters have been avoided and minimized to the maximum extent practicable. Under the Section 404(b)(1) Guidelines (40 CFR §§ 230.1-230.80) for non-water dependent uses, the applicant must demonstrate that the proposed project is the Least Environmentally Damaging Practicable Alternative (LEDPA) by demonstrating that all "appropriate and practicable" steps to avoid and minimize impacts on the project site have been taken. Because the Clean Water Act and the Virginia Water Protection Permit regulations require impacts to be avoided and minimized to the maximum extent practicable, the COE and the DEQ prefer a boardwalk-type trail in forested wetland areas as the trail can be installed around trees (which avoids the need to remove trees), and allows free flow of surface water in the wetlands and is ecologically preferable. Therefore, a boardwalk-type trail in a forested wetland is considered a temporary impact

5300 Wellington Branch Drive • Suite 100 • Gainesville, VA 20155 • Phone 703.679.5600 • Fax 703.679.5601 • www.wetlandstudies.com

by the COE and DEQ and is the preferable type trail in the wetlands portion of the RPA on the referenced project.

Please feel free to contact me at atobias@wetlandstudies.com; (703)679-5669 or Mark Headly at mheadly@wetlandstudies.com; (703)679-5603 if you need additional information or have any questions.

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.

Amy E. Tobias

Amy E. Tobias, PWS, LEED AP
Senior Regulatory Specialist

Mark Headly

Mark Headly, PWS, PWD, LEED AP
Executive Vice President

cc:	Lauren Worthington, D.R. Horton, Inc.	Via Email
	Andy Garrich, D.R. Horton, Inc.	Via Email
	Stephen Crowell, P.E., VIKA, Inc.	Via Email
	Jason Sereno, VIKA, Inc.	Via Email

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