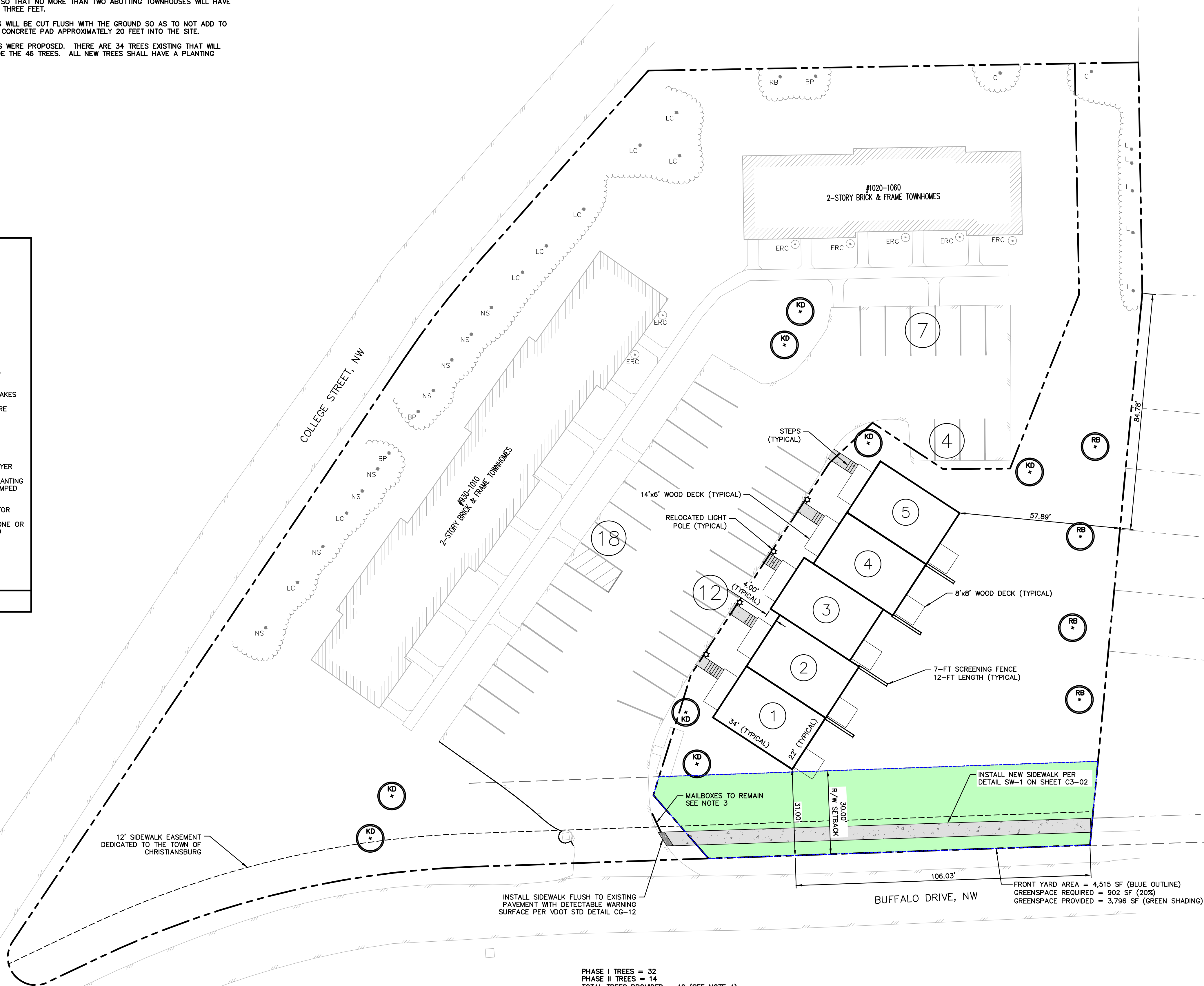
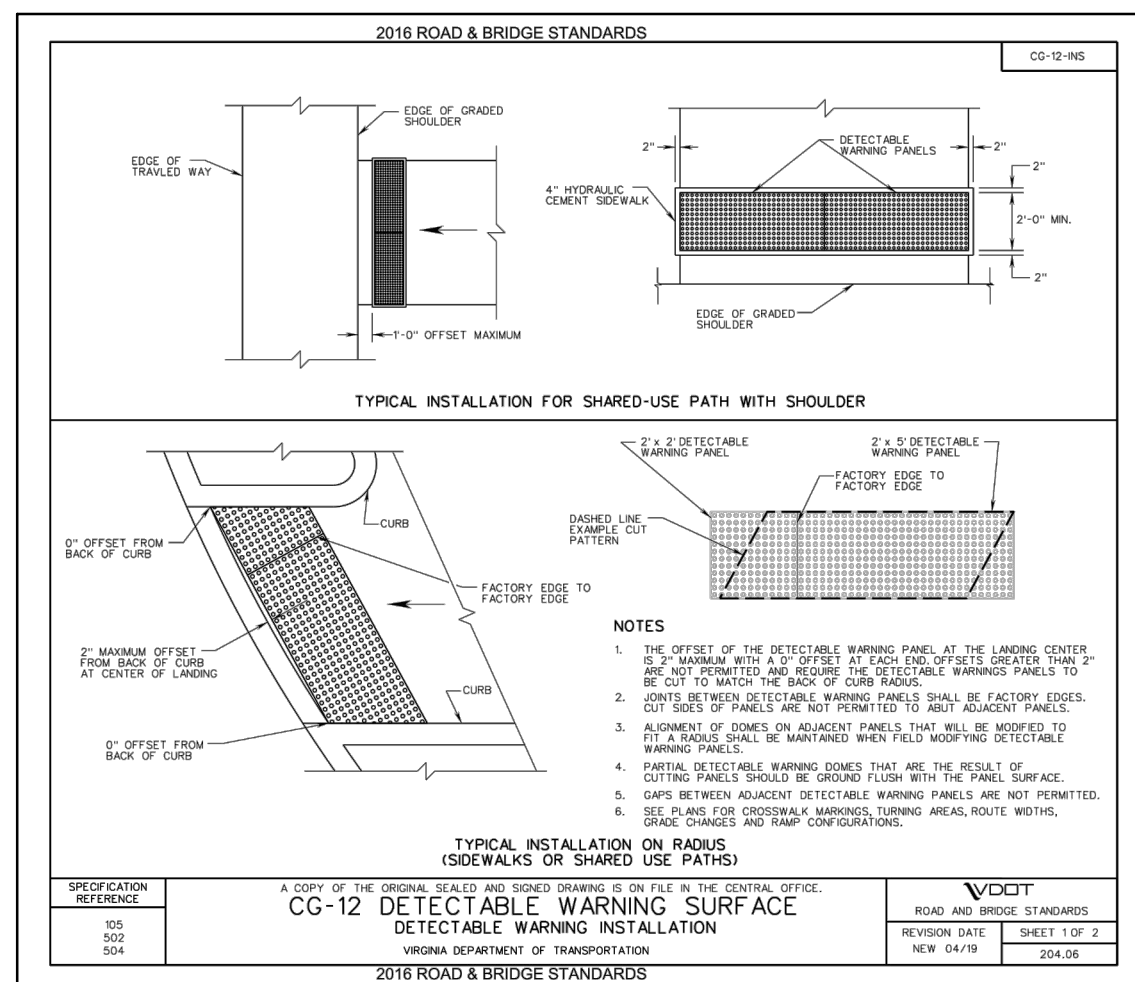
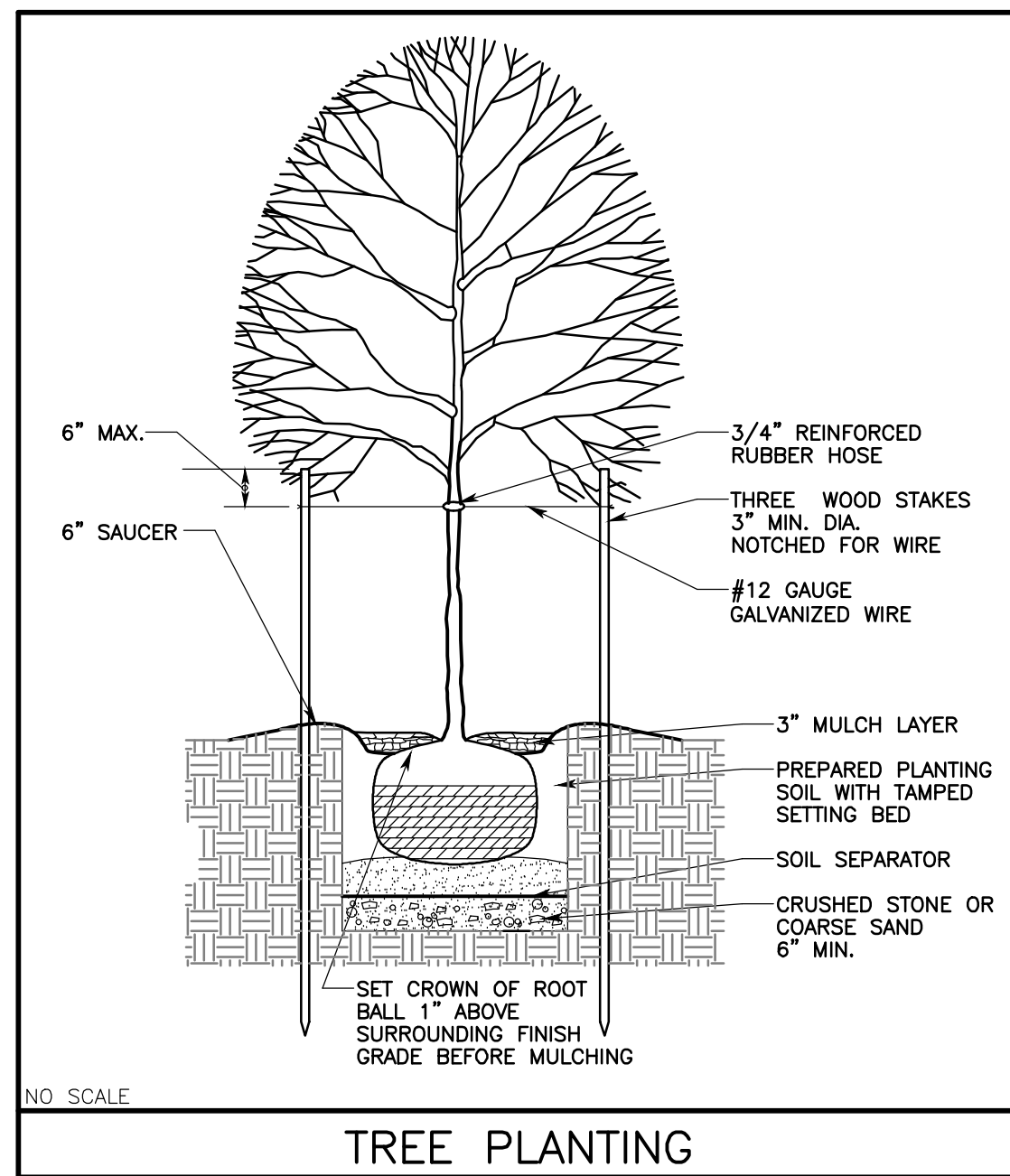


1. CONCRETE STEPS SHALL CONFORM TO VDOT STD S-2 AND PROVIDE HANDRAIL PER VDOT STD HR-1.
2. PER SECTION SEC. 42-595, THE FULL FACADES OF INDIVIDUAL TOWNHOUSE UNITS WITHIN A TOWNHOUSE GROUP STRUCTURE SHALL BE VARY BY CHASED FRONT YARD SETBACKS AND VARIATIONS IN MATERIALS OR DESIGNS SO THAT NO MORE THAN TWO ABUTTING TOWNHOUSES WILL HAVE THE SAME FRONT YARD SETBACK. VARIATION IN SETBACK SHALL BE AT LEAST THREE FEET.
3. IF THE MAILBOXES NEED TO BE RELOCATED DURING CONSTRUCTION, THE POSTS WILL BE CUT FLUSH WITH THE GROUND SO AS TO NOT ADD TO THE LIMITS OF DISTURBANCE, AND THEY WILL BE RELOCATED TO THE EXISTING CONCRETE PAD APPROXIMATELY 20 FEET INTO THE SITE.
4. ON THE ORIGINAL APPROVED PLANS FOR THIS PROJECT, A TOTAL OF 46 TREES WERE PROPOSED. THERE ARE 34 TREES EXISTING THAT WILL REMAIN WITH THIS CURRENT PLAN, AND 12 NEW TREES ARE SHOWN TO PROVIDE THE 46 TREES. ALL NEW TREES SHALL HAVE A PLANTING HEIGHT OF AT LEAST 6 FEET.

UNIT	FRONT YARD GREEN SPACE PROVIDED: (GREEN HATCH)	ADDRESS
1	223	1070 BUFFALO DR. NW
2	227	1080 BUFFALO DR. NW
3	152	1090 BUFFALO DR. NW
4	215	1100 BUFFALO DR. NW
5	235	1110 BUFFALO DR. NW



PHASE I TREES = 32
PHASE II TREES = 14
TOTAL TREES PROVIDED = 46 (SEE NOTE 4)

EXISTING TREES (34)		PROPOSED TREES (12)	
NS	8	KD	8
LC	6	RD	4
BP	3		
RB	1		
C	2		
	5		
ERC	7		

NORWAY SPRUCE
LARCH AND CYPRRESS
BRADFORD PEAR
CRIMSON REDBUD
CATALPA
LOUST
EASTERN RED CEDAR

KOUSA DOGWOOD
CRIMSON REDBUD

APPROVED: Engineering _____ Date _____

APPROVED: Planning _____ Date _____

[illegible]

PROJECT TEAM	
PICT	JOHN T. NEEL, PE
PWT	BRYANT H. ALTIZER, PE, LS
DESIGN	JLW, ZJM
ISSUE DATE	
08/17/2022	
FDS JOB NO.	
3090	
SHEET TITLE	
SITE LAYOUT AND DIMENSION PLAN	
SHEET NUMBER	
C2-01	