

# PRELIMINARY CONCEPT LANDSCAPE / BUFFER PLAN

11910 Green Acres Lane | Lot 2 Treasured Acres Filing No. 1










Preliminary concept for formal drafting and field verification

333'

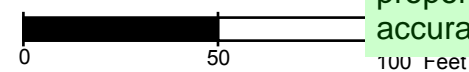
Add the title block that you have on your other documents with applicant info, parcel number, etc. Include Project Name and Number - 11910 Green Acres Land Variance of Use and VA263

Include table with required landscaping compared to proposed landscaping. Trees required at a rate of 1 tree per 25'.

Based on satellite imagery, there is not a straight line of trees along the south property line - please update.

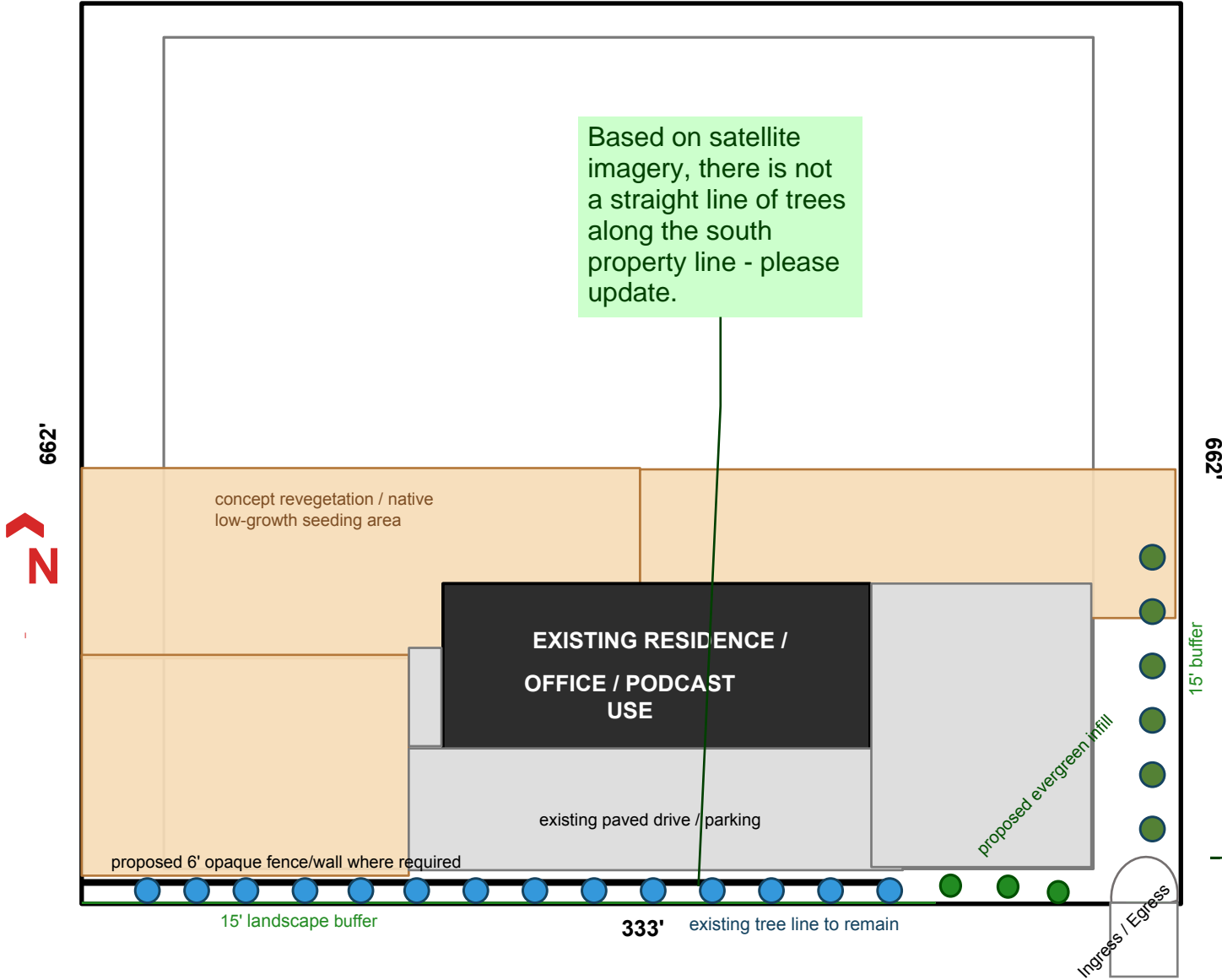
-  Lot / property boundary
-  25 foot setback line
-  Existing principal structure
-  Existing paved drive / parking
-  Concept revegetation / seed area
-  15 foot landscape buffer area
-  Existing trees to remain
-  Proposed evergreen infill
-  Proposed 6 foot opaque fence/wall

GRAPHIC SCALE (approx



This drawing is not to scale or proportional, so it would not be accurate to include a scale.

Fence needs to buffer from this non-residential use to residential zoning. You are surrounded by residential zoning on all sides. I'm willing to look at not buffering to the north based on the activity being focused to the south, but we do need more buffering than is currently shown, and it should be explained in the letter of intent why the buffering is limited to the south portion of the lot. Please be advised, Commissioners may add a condition of approval that the entire property be screened.



15' landscape buffer

333'

existing tree line to remain

Ingress / Egress

15' buffer

proposed evergreen infill

EXISTING RESIDENCE /  
OFFICE / PODCAST  
USE

existing paved drive / parking

concept revegetation / native  
low-growth seeding area

proposed 6' opaque fence/wall where required

662'

662'

