



Sect. 5, Design a 2<sup>nd</sup> Story  N/A  Meets Standards, or  Discrepancies:

**All the buildings have a second story to reduce building footprints.**

Sect. 6, Use Topo to Screen New Development  N/A  Meets Standards, or  Discrepancies:

Sect. 7, Landscape Buffers/Screening  N/A  Meets Standards, or  Discrepancies:

**Details on the landscaping buffers plantings need to be provided. Buffers between VCOD project and residentially zoned areas shall be 20' wide and vegetated virtually opaque screen per section 414.8.9.3. Fences can be part of the screening, provide fence detail meeting section 414.8.9.7. Trees along Route 28 should be spaced every 30'. Buffers for parking lots between VCOD properties shall have a 10' landscaped buffer. Retain existing large diameter buffer trees in good condition. Refer to section 414.8.9.6 for specifications on trees (caliper, height, etc). Utilities should not be located in the buffer area that prevents plantings in the buffer.**

Sect. 8, Parking Lot Visibility  N/A  Meets Standards, or  Discrepancies:

**Parking lot needs to be better screened from Route 28 with additional landscaping and possibly decorative fencing. Parking calculations will need to be provided for Site Plan Review Team.**

Sect. 9, Break up Large Parking Lots  N/A  Meets Standards, or  Discrepancies:

**Parking lot is broken up with in-lot trees, but parking lot tree canopy will need to meet the requirements of Section 414.8.9.4. Parking area should allow for easy access between lots for vehicles and pedestrians (414.8.1.2).**

Sect. 10, Locate Utilities Underground  N/A  Meets Standards, or  Discrepancies:

**All utilities to be underground. Future plans to show any HVAC condensers or transformers, which shall be full screened per section 418.8.9.2. Site lighting shall meet the requirements of section 414.8.10 and be decorative lighting.**

Sect. 11, Shield Loading Areas  N/A  Meets Standards, or  Discrepancies:

## **BUILDING STRATEGIES**

Sect. 1, Break Down Building Mass – Multiple Bldgs.  N/A  Meets Standards, or  Discrepancies:

Sect. 2, Break Down Building Mass – Sub-Masses  N/A  Meets Standards, or  Discrepancies:

Sect. 3, Vary Façade Lines  N/A  Meets Standards, or  Discrepancies:

Sect. 4, Vary Wall Heights  N/A  Meets Standards, or  Discrepancies:

Sect. 5, Vary Roof Lines  N/A  Meets Standards, or  Discrepancies:

Sect. 6, Bring Down Building Edges  N/A  Meets Standards, or  Discrepancies:

Sect. 7, Vary Building Mat'ls For Depth  N/A  Meets Standards, or  Discrepancies:

Sect. 8, Use Traditional & Nat'l. Building Mat'ls  N/A  Meets Standards, or  Discrepancies:

Sect. 9, Incorporate Pedestrian-scaled Features  N/A  Meets Standards, or  Discrepancies:

Sect. 10. Incorporate Energy-efficient Design  N/A  Meets Standards, or  Discrepancies:

Next step for applicant:  Go to Site Plan Review  Submit to VCOD Site Plan Review

**Read & Received by Applicant(s)**

		
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