## TREE CANOPY TABULATION
### ZONE TOTALS FOR 10-YEAR CANOPY

| | |
|---|---|
| **PMR: PLANNED MIXED RESIDENTIAL** | **341 AC** |
| -RESIDENTIAL AREA | 321 AC |
| -TREE COVER REQUIRED (20%): | 64.2 AC |
| -TREE COVER PROPOSED (20%): | 64.2 AC |
| -PRESERVATION AREAS | 43.1 AC |
| -17.64 ac x 200% credit | 35.3 AC |
| 5.63 ac x 120% credit | 6.8 A AC |
| -0.02 ac x 110% credit | 1.0 AC |
| -PROPOSED PLANTING: | 21.1 AC |
| -RESIDENTIAL LOT LANDSCAPING: | 149,630 SF (3.44 AC.) |
| -DETACHED (Proposed: 1 Large Decid. & 1 Any category Tree/ lot) | |
| Req./unit: 1 LD and 1 ATT/DD | |
| -422 LD X 200 SF = | 84,400 SF |
| -422 AT X 100 SF AVER = | 42,200 SF |
| -ATTACHED (1 LD & 1 Small/ Compact Decid. Tree/ house) | |
| -58 LD/MD X 175 SF (AVER.) = | 17,150 SF |
| -58 SD/CD X 60 SF (AVER.) = | 5,860 SF |
| -BUFFERS: | 311,680 SF (7.2 AC) |
| -TYPE I: Between proposed residential and rural landscape areas | |
| -2,600 LIN. FT. = 5,200 PU (Type C) | |
| -PROJECTED AMOUNTS | |
| -LD: 2,600 PU~10 PU = 260X200 SF/PI = | 52,000 SF |
| -EVER: 1,300 PU~5 PU = 260X125 SF/PI = | 32,500 SF |
| -ORN: 1,300 PU~5 PU = 260X75 SF/PI = | 19,500 SF |
| TOTAL: | 104,000 SF |
| -TYPE II: Between proposed residential and Heritage Park | |
| -3,200 LIN. FT. = 3,200 PU (Type B) | |
| PROJECTED AMOUNTS | |
| -LD: 1,600 PU~10 PU = 160X200 SF/PI = | 32,000 SF |
| -EVER: 800 PU~5 PU = 160X125 SF/PI = | 20,000 SF |
| -ORN: 800 PU~5 PU = 160X75 SF/PI = | 12,000 SF |
| TOTAL: | 64,000 SF |
| -TYPE III: Between proposed commercial and existing right-of-way (future phase) | |
| -TYPE IV: 50' buffer along Rokeville and Bristow Roads | |
| -3,590 LIN. FT. = 7,180 PU | |
| -PROJECTED AMOUNTS: | |
| -LD: 3,590 PU~10 PU = 359X200 SF/PI = | 71,800 SF |
| -EVER: 1,795 PU~5 PU = 359X125 SF/PI = | 44,875 SF |
| -ORN: 1,795 PU~5 PU = 359X75 SF/PI = | 26,925 SF |
| TOTAL: | 143,600 SF |
| -PROPOSED ADDITIONAL PLANTINGS: | 455,125 SF (10.54 AC.) |

### COMMUNITY PARKS

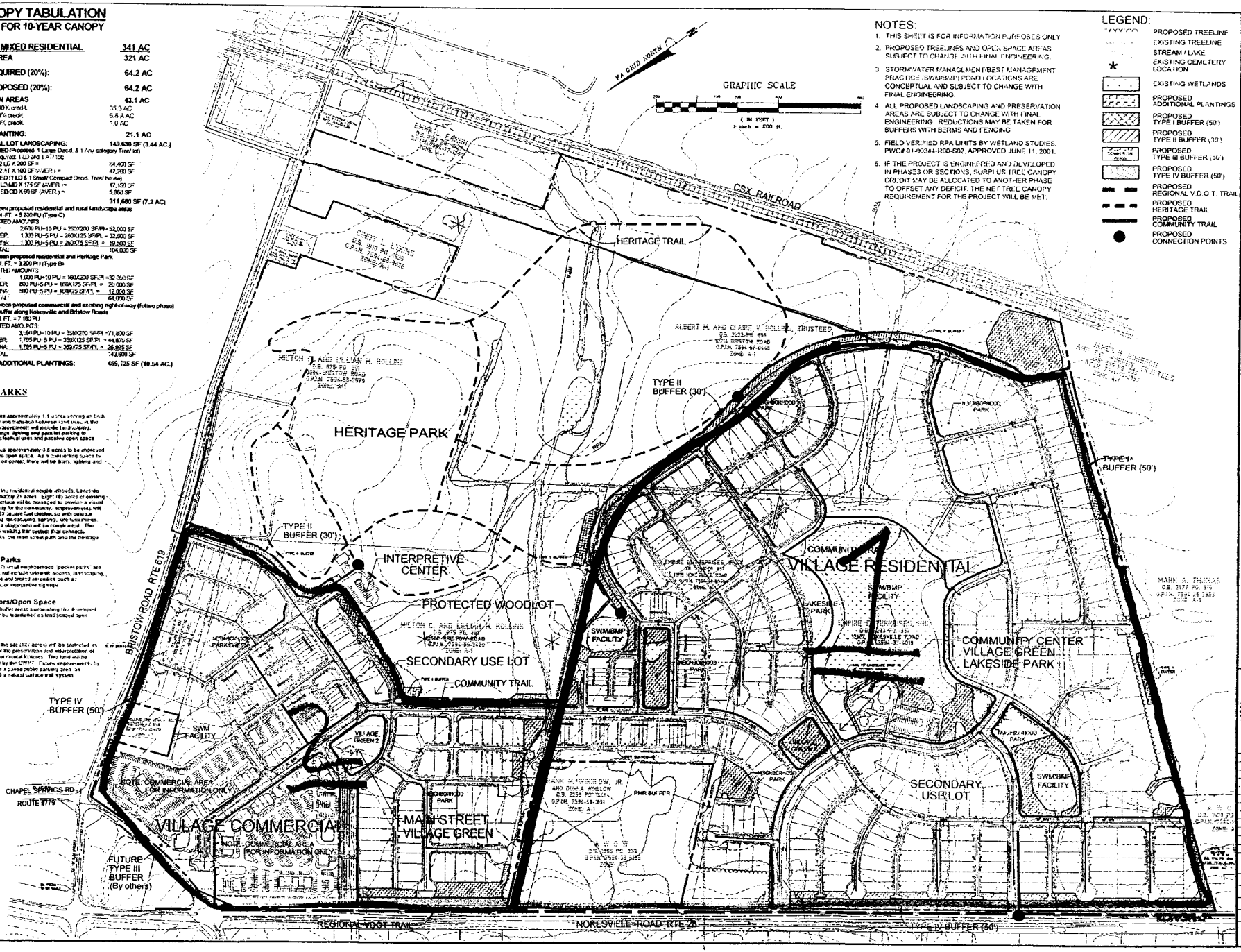
- **Village Green**
  Village Green 1 includes approximately 1.1 acres serving as both a community/amenity and transition between land uses in the village center area. Improvements will include landscaping, sidewalks, site furnishings, lighting and parallel parking to support special activity/festival uses and passive open space uses.
  Village Green 2 includes approximately 0.6 acres to be improved mainly in an landscaped open space. As a connecting space to the community recreation center, there will be trails, lighting and benches provided.

- **Lakeside Park**
  Located at the core of the residential neighborhoods, Lakeside Park includes approximately 21 acres (eight (8) acres of existing pond and lake water surface will be managed to provide a visual and recreational amenity for the community. Improvements will include: a 5,000 to 7,500 square foot clubhouse with outdoor pool. Off-street parking, landscaping, lighting, site furnishings, and a picnic area with a playground will be constructed. The park will also include a walking/bike system that connects neighborhood villages. The main street path and the Heritage park interpretive trails.

- **Neighborhood Parks**
  Approximately seven (7) small neighborhood "pocket parks" are planned. These small, tot-lot type parks will provide access, landscaping, site furnishings, lighting and limited amenities such as: playgrounds, benches, or interpretive signage.

- **Perimeter Buffers/Open Space**
  All required perimeter buffer areas surrounding the developed portion of the PMR will be maintained as landscaped open space.

- **Heritage Park**
  Approximately 40% of the site (12+ acres) will be preserved as passive open space for the preservation and interpretation of historic sites and natural/cultural features. This land will be owned and maintained by the County. Future improvements by the County may include a paved public parking area, an interpretive shelter and a natural surface trail system.




### NOTES:

1. THIS SHEET IS FOR INFORMATION PURPOSES ONLY
2. PROPOSED TREELINES AND OPEN SPACE AREAS SUBJECT TO CHANGE WITH FINAL ENGINEERING
3. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICE (SWM/BMP) POND LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
4. ALL PROPOSED LANDSCAPING AND PRESERVATION AREAS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. REDUCTIONS MAY BE TAKEN FOR BUFFERS WITH BERMS AND FENCING
5. FIELD VERIFIED RPA LIMITS BY WETLAND STUDIES. PWC# 01-00344-R00-S02. APPROVED JUNE 11, 2001.
6. IF THE PROJECT IS ENGINEERED AND DEVELOPED IN PHASES OR SECTIONS, SURPLUS TREE CANOPY CREDIT MAY BE ALLOCATED TO ANOTHER PHASE TO OFFSET ANY DEFICIT. THE NET TREE CANOPY REQUIREMENT FOR THE PROJECT WILL BE MET.

### LEGEND:

- PROPOSED TREELINE
- EXISTING TREELINE
- STREAM / LAKE
- EXISTING CEMETERY LOCATION
- EXISTING WETLANDS
- PROPOSED ADDITIONAL PLANTINGS
- PROPOSED TYPE I BUFFER (50')
- PROPOSED TYPE II BUFFER (30')
- PROPOSED TYPE III BUFFER (50')
- PROPOSED TYPE IV BUFFER (50')
- PROPOSED REGIONAL V.D.O.T. TRAIL
- PROPOSED HERITAGE TRAIL
- PROPOSED COMMUNITY TRAIL
- PROPOSED CONNECTION POINTS


BOWMAN CONSULTING GROUP
ENGINEERS PLANNERS SURVEYORS


GENERAL DEVELOPMENT/COMPREHENSIVE LANDSCAPE PLAN

# NEW BRISTOW VILLAGE
## PRELIMINARY SITE PLAN

BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
ROY L. W. KAUGH
No. 018683
PROFESSIONAL ENGINEER
4-18-02

| DATE | DESCRIPTION |
|---|---|
| | |

| | | |
|---|---|---|
| SV | EFB | REW |
| DESIGN | DRAWN | CHKD |

SCALE 1" = 200'

JOB No. 1517-01-002

DATE MAY 31, 2002

FILE No. 1517-D-ZP-001

SHEET 7 OF 12