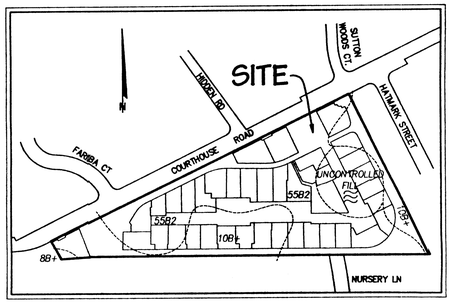
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

WILLIAMSBURG COMMONS

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 25 2001
ZONING EVALUATION DIVISION



SOILS I.D. NUMBEIRS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	GEOTECHNICAL REPORT REQ'D
10B+-	GLENVILLE	FAIR	MARGINAL	GOOD	NO
8B+	WORSHAM	POOR	POOR	GOOD	YES
5582!	GLENELG	GOOD	GOOD	GOOD	NO
FILL	----	----	----	----	YES

SOILS MAP/DATA

SCALE : 1" = 250'

SITE TABULATIONS

SITE AREA:	
LOT AREA	225,723.13 ¢ (5.182 Acc)
PARCEL "A"	171,311.03 ¢ (3.933 Acc)
PREVIOUS RIGHT-OF-WAY DEDICATION	16,991.01 ¢ (0.390 Acc)
TOTAL SITE AREA (APPROVED PURSUANT TO REZONING RZ 87-P-108)	414,025.17 ¢ (9.505 Acc)
AREA OF CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT	390,507.20 ¢ (8.965 Acc)

	PREVIOUS APPROVAL RZ 87-P-108	PROVIDED
NUMBER OF UNITS	38 SINGLE-FAMILY DETACHED	
DENSITY	4 DU/AC	
MAXIMUM BUILDING HEIGHT	35'	
SETBACKS	N/A	
MINIMUM LOT AREA	N/A	
AVERAGE LOT AREA	N/A	
PARKING	2 spaces/unit = 76 spaces + 7 spaces for swimming pool 2 visitor spaces/unit = 76 spaces TOTAL = 159 spaces	77 garage spaces + 9 spaces for swimming pool + 22 existing additional spaces + 35 optional additional spaces = up to 143 total spaces
OPEN SPACE	64%	41% (3.93 Ac)

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 48-1 ((37)) LOTS 1-29, 31-38 AND PARCEL A. THE SITE IS CURRENTLY ZONED PDH-4.

2. THE PROPERTY HEREON IS CURRENTLY IN THE OWNNERSHIP OF:
   PARCEL A - WILLIAMSBURG COMMONS HOA, INC. c/o DAVID N. TALTON IN DEED BOOK 8276 AT PAGE 1312
   LOT 1 - DAVID N. & AMY E. TALTON IN DEED BOOK 8276 AT PAGE 1312
   LOT 2 - SEBASTIAN J. & JUDITH W. DIMEGLIO IN DEED BOOK 9544 AT PAGE 1468
   LOT 3 - KEVIN J. & SUSAN M. REARDON IN DEED BOOK 9609 AT PAGE 1930
   LOT 4 - JANIS ORFE, TRUSTEE IN DEED BOOK 11538 AT PAGE 1043
   LOT 5 - GEORGE & JANET M. BROADHEAD IN DEED BOOK 9805 AT PAGE 1420
   LOT 6 - JEROME J. & GAIL E. KOZAK IN DEIED BOOK 8330 AT PAGE 197
   LOT 7 - STEPHEN E. & MARY S. KITCHEN INI DEED BOOK 8322 AT PAGE 417
   LOT 8 - GEORGE KOPP IN DEED BOOK 11628 AT PAGE 0476
   LOT 9 - JANET A. SKLENNIK & MARIAN B. ARLEDGE IN DEED BOOK 8945 AT PAGE 1704
   LOT 10 - RICHARD J. & CHERYL S. EAGAN, TRUSTEES IN DEED BOOK 10241 AT PAGE 0989
   LOTS 11-19 - DAVID N. & AMY E. TALTON IIN DEED BOOK 8276 AT PAGE 1312
   LOT 20 - WILLIAMSBURG COMMONS, L.C. IN DEED BOOK 11120 AT PAGE 726
   LOT 21 - THEODORE H. KEMP & MARY M. CATHCART IN DEED BOOK 11574 AT PAGE 0946
   LOT 22 - DAVID N. & AMY E. TALTON IN DEED BOOK 8276 AT PAGE 1312
   LOT 23 - WILLIAMSBURG COMMONS, L.C. IN DEED BOOK 11120 AT PAGE 726
   LOT 24 - JONATHAN H. AND NANCY W. FUTRELL IN DEED BOOK 11657 AT PAGE 0785
   LOT 25A - DAVID J. TOMASHEFSKI & DALIA HILDAYAT IN DEED BOOK 11583 AT PAGE 0001
   LOTS 26A-28 - DAVID N. & AMY E. TALTONI IN DEED BOOK 8276 AT PAGE 1312
   LOT 29 - CARMEN F. PERRY IN DEED BOOK 10651 AT PAGE 422
   LOT 31 - JAMES S. & NANETTE R. REID, TRUSTEES IN DEED BOOK 10570 AT PAGE 1017
   LOT 32 - WILLIAMSBURG COMMONS, L.C. IN DEED BOOK 10919 AT PAGE 1656
   LOT 33 - RAYMOND H. & COLLEEN H. McDUFFIE IN DEED BOOK 9847 AT PAGE 847
   LOT 34 - EARLE M. & ELLEN M. LAYMAN IN DEED BOOK 8857 AT PAGE 1612
   LOT 35 - BARBARA POST IN DEED BOOK 10K017 AT PAGE 1154
   LOT 36 - ELIZABETH A. DZIATKIEWICZ IN DEED BOOK 10487 AT PAGE 1531
   LOT 37 - SUSAN C. GIBBS IN DEED BOOK 11003 AT PAGE 1465
   LOT 38 - DAVID N. & AMY E. TALTON IN DEED BOOK 8276 AT PAGE 1312

3. BOUNDARY INFORMATION TAKEN FROM EXISTING RECORDS.

4. EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY WILLIAM H. GORDON & ASSOCIATES. CONTOUR INTERVAL EQUALS 2 FEET.

5. ALL EASEMENTS ARE RECORDED IN DEED BOOK 8276 AT PAGE 1312, UNLESS OTHERWISE NOTED.

6. IMPROVEMENTS ARE BEING CONSTRUCTED UNDER SUBDIVISION PLAN #7758-SD-02. NOT ALL IMPROVEMENTS ON THIS PLAN ARE EXISTING AT THIS TIME.

7. THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.

8. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE. A WATER QUALITY IMPACT ASSESSMENT IS NOT REQUIRED.

9. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.

10. TO THE BEST OF OUR KNOWLEDGE, THERE AREA NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.

11. THE FRAMING OF THE EXISTING STRUCTURE ON LOT 27 WAS REMOVED IN AUGUST 2000. THE APPLICANT PROPOSES TO BUILD ONE SINGLE-FAMILY DWELLING WITHIN THE BUILDING FOOTPRINT SHOWN.

12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.

13. THE ARE NO ZONING OVERLAY DISTRICTS.

14. THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.

15. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED:
   - ALL PREVIOUSLY APPROVED WAIVERS/MODIFICATIONS ARE HEREBY REAFFIRMED

16. PROPOSED PUBLIC IMPROVEMENTS:
   A. WATER SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED ON-SITE
   B. SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN PALACE GREEN WAY

17. NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.

18. RECREATIONAL FACILITIES WERE PROVIDED UNDER WILLIAMSBURG COMMONS, PLAN #7758-SD-02.

19. SPECIAL AMENITIES ARE NOT PROPOSED WITH THIS CDPA/FDPA.

20. THIS SUBDIVISION IS CURRENTLY UNDER DEVELOPMENT.

21. ARCHITECTURAL SKETCHES ARE INCLUDED ON SHEET 5.

22. MINOR DEVIATIONS MAY RESULT FROM FINAL ENGINEERING SUCH AS THE LOCATION OF UTILITIES, LOT AREAS, BUILDING FOOTPRINTS, AND THE LIMITS OF CLEARING AND GRADING.

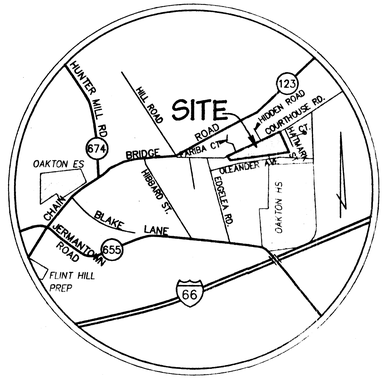
23. A WAIVER IS REQUESTED OF THE REQUIREMENTS TO SUBMIT AN EXISTING VEGETATION MAP. THE SITE IS BEING DEVELOPED UNDER PLAN #7758-SD-02. THE VEGETATION SHOWN TO BE SAVED IS INDICATED ALONG WITH PLANTINGS PROPOSED BY THIS PLAN.

24. THE HOUSE FOOTPRINTS SHOWN ARE ILLUSTRATIVE AND MAY VARY PROVIDED THE DISTANCES BETWEEN BUILDINGS IS MAINTAINED. THE DISTANCES INDICATED BETWEEN BUILDINGS SHALL NOT BE CONSTRUED TO PROHIBIT BAY WINDOWS, FIREPLACES, OUTBUILDINGS, ETC. THAT ARE OTHERWISE PERMITTED BY THE ZONING ORDINANCE. ADDITIONS, ALTERATIONS, MAY ALSO BE ALLOWED PROVIDED THAT THE DISTANCES BETWEEN BUILDINGS IS MAINTAINED.

25. THE LIMITS OF CLEARING AND GRADING SHOWN ARE FOR HOUSE CONSTRUCTION ON THE VACANT LOTS, AND ARE NOT TO BE CONSTRUED AS THE LIMITS OF CLEARING AND GRADING FOR THE SUBDIVISION.

26. FENCING LOCATED IN FRONT YARDS MAY EXCEED 4' IN HEIGHT. THE APPLICANT REQUESTS THE BOARD OF SUPERVISORS TO APPROVE A VARIANCE FOR A FENCE HEIGHT OF 6 FEET.

27. UP TO 143 PARKING SPACES MAY BE PROVIDED (9 SPACES FOR THE SWIMMING POOL, 77 GARAGE SPACES, AND 57 ADDITIONAL PARKING SPACES).



VICINITY MAP

SCALE : 1" = 2000'

CDPA/FDPA 87-P-108
Application No.
Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval 8-6-01
Sheet 1 of 5

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
7.25.01
PROFESSIONAL ENGINEER

OWNER/DEVELOPER

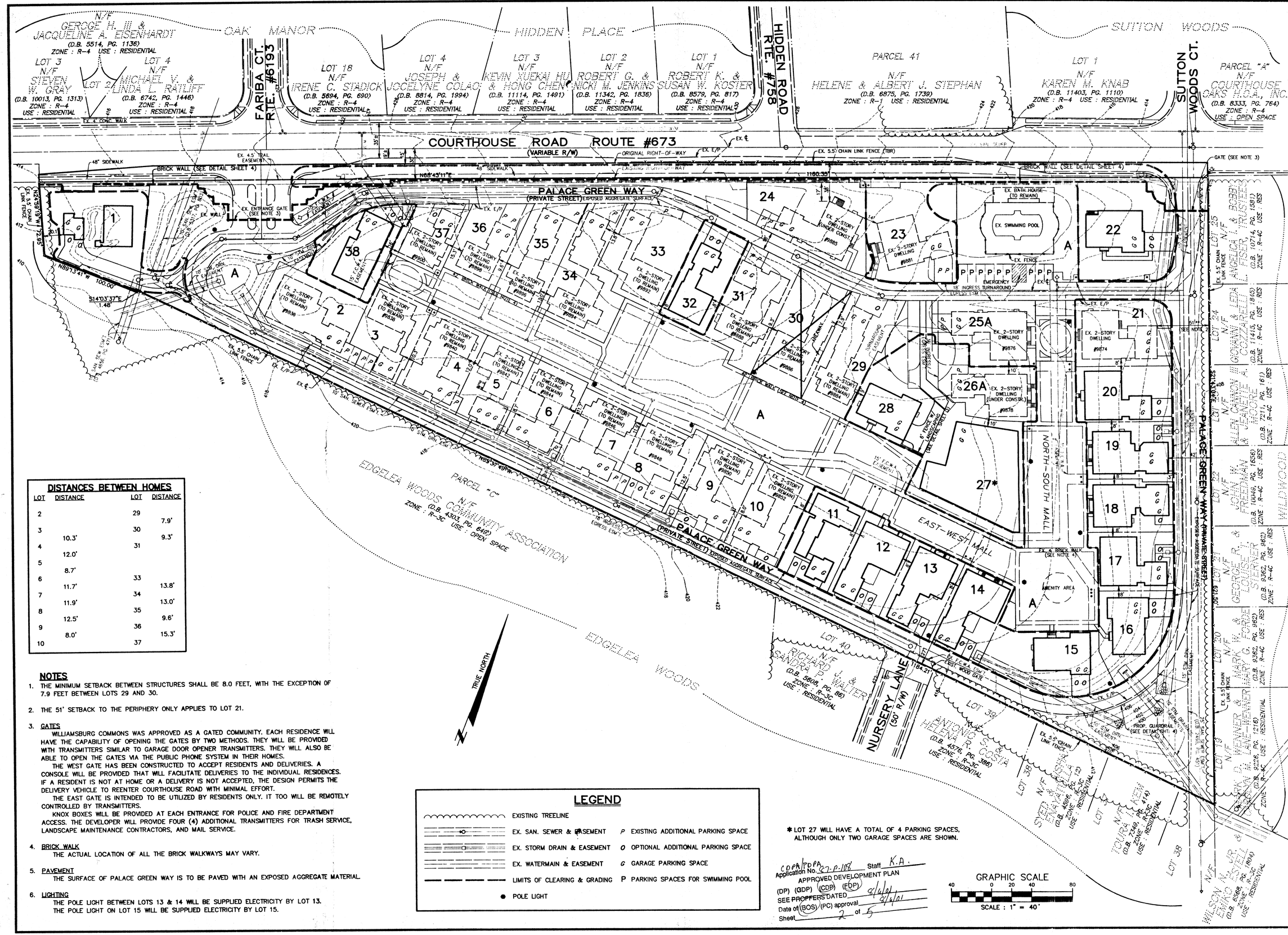
DAVID TALTON
9819 COURTHOUSE ROAD
VIENNA, VIRGINIA 22181
(703) 281-6998

TABLE OF CONTENTS

1. COVER SHEET
2. CDP/FDP AMENDMENT
3. TREE COVER PLAN
4. DETAILS & TREE COVER
5. ARCHITECTURAL ELEVATIONS

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)591-7555
SILVER SPRING, MD FAX(703)273-8095

DATE : DECEMBER 20, 2000
REVISED : JUNE 14, 2001
JULY 12, 2001
JULY 23, 2001



DISTANCES BETWEEN HOMES

LOT	DISTANCE	LOT	DISTANCE
2		29	
			7.9'
3		30	
	10.3'		9.3'
4		31	
	12.0'		
5			
	8.7'		
6		33	
	11.7'		13.8'
7		34	
	11.9'		13.0'
8		35	
	12.5'		9.6'
9		36	
	8.0'		15.3'
10		37	

NOTES

1. THE MINIMUM SETBACK BETWEEN STRUCTURES SHALL BE 8.0 FEET, WITH THE EXCEPTION OF 7.9 FEET BETWEEN LOTS 29 AND 30.
2. THE 51' SETBACK TO THE PERIPHERY ONLY APPLIES TO LOT 21.
3. GATES
   WILLIAMSBURG COMMONS WAS APPROVED AS A GATED COMMUNITY. EACH RESIDENCE WILL HAVE THE CAPABILITY OF OPENING THE GATES BY TWO METHODS. THEY WILL BE PROVIDED WITH TRANSMITTERS SIMILAR TO GARAGE DOOR OPENER TRANSMITTERS. THEY WILL ALSO BE ABLE TO OPEN THE GATES VIA THE PUBLIC PHONE SYSTEM IN THEIR HOMES.
   THE WEST GATE HAS BEEN CONSTRUCTED TO ACCEPT RESIDENTS AND DELIVERIES. A CONSOLE WILL BE PROVIDED THAT WILL FACILITATE DELIVERIES TO THE INDIVIDUAL RESIDENCES. IF A RESIDENT IS NOT AT HOME OR A DELIVERY IS NOT ACCEPTED, THE DESIGN PERMITS THE DELIVERY VEHICLE TO REENTER COURTHOUSE ROAD WITH MINIMAL EFFORT.
   THE EAST GATE IS INTENDED TO BE UTILIZED BY RESIDENTS ONLY. IT TOO WILL BE REMOTELY CONTROLLED BY TRANSMITTERS.
   KNOX BOXES WILL BE PROVIDED AT EACH ENTRANCE FOR POLICE AND FIRE DEPARTMENT ACCESS. THE DEVELOPER WILL PROVIDE FOUR (4) ADDITIONAL TRANSMITTERS FOR TRASH SERVICE, LANDSCAPE MAINTENANCE CONTRACTORS, AND MAIL SERVICE.
4. BRICK WALK
   THE ACTUAL LOCATION OF ALL THE BRICK WALKWAYS MAY VARY.
5. PAVEMENT
   THE SURFACE OF PALACE GREEN WAY IS TO BE PAVED WITH AN EXPOSED AGGREGATE MATERIAL.
6. LIGHTING
   THE POLE LIGHT BETWEEN LOTS 13 & 14 WILL BE SUPPLIED ELECTRICITY BY LOT 13.
   THE POLE LIGHT ON LOT 15 WILL BE SUPPLIED ELECTRICITY BY LOT 15.

LEGEND

- EXISTING TREELINE
- EX. SAN. SEWER & EASEMENT
- EX. STORM DRAIN & EASEMENT
- EX. WATERMAIN & EASEMENT
- LIMITS OF CLEARING & GRADING
- POLE LIGHT
- P EXISTING ADDITIONAL PARKING SPACE
- O OPTIONAL ADDITIONAL PARKING SPACE
- G GARAGE PARKING SPACE
- P PARKING SPACES FOR SWIMMING POOL

* LOT 27 WILL HAVE A TOTAL OF 4 PARKING SPACES, ALTHOUGH ONLY TWO GARAGE SPACES ARE SHOWN.

CDPA/FDPA 97-P-108 Staff K.A.
Application No.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8/6/01
Date of (BOS)/(PC) approval 8/6/01
Sheet 2 of 5

GRAPHIC SCALE
40 0 20 40 80
SCALE : 1" = 40'

NO.	DATE	REVISION PRIOR TO APPROVAL

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
3959 TENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
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CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
WILLIAMSBURG COMMONS

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
7-24-01
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVISIONS	REVIEW BY	APPROVD.	DATE

DESIGN	DRAFT	APPROVED	DATE	SCALE	
	KJV	HMF	OCT. 2000	HORIZ. 1" = 40' VERT.	

SHEET 2 OF 5

FILE NO.: 99-515-202

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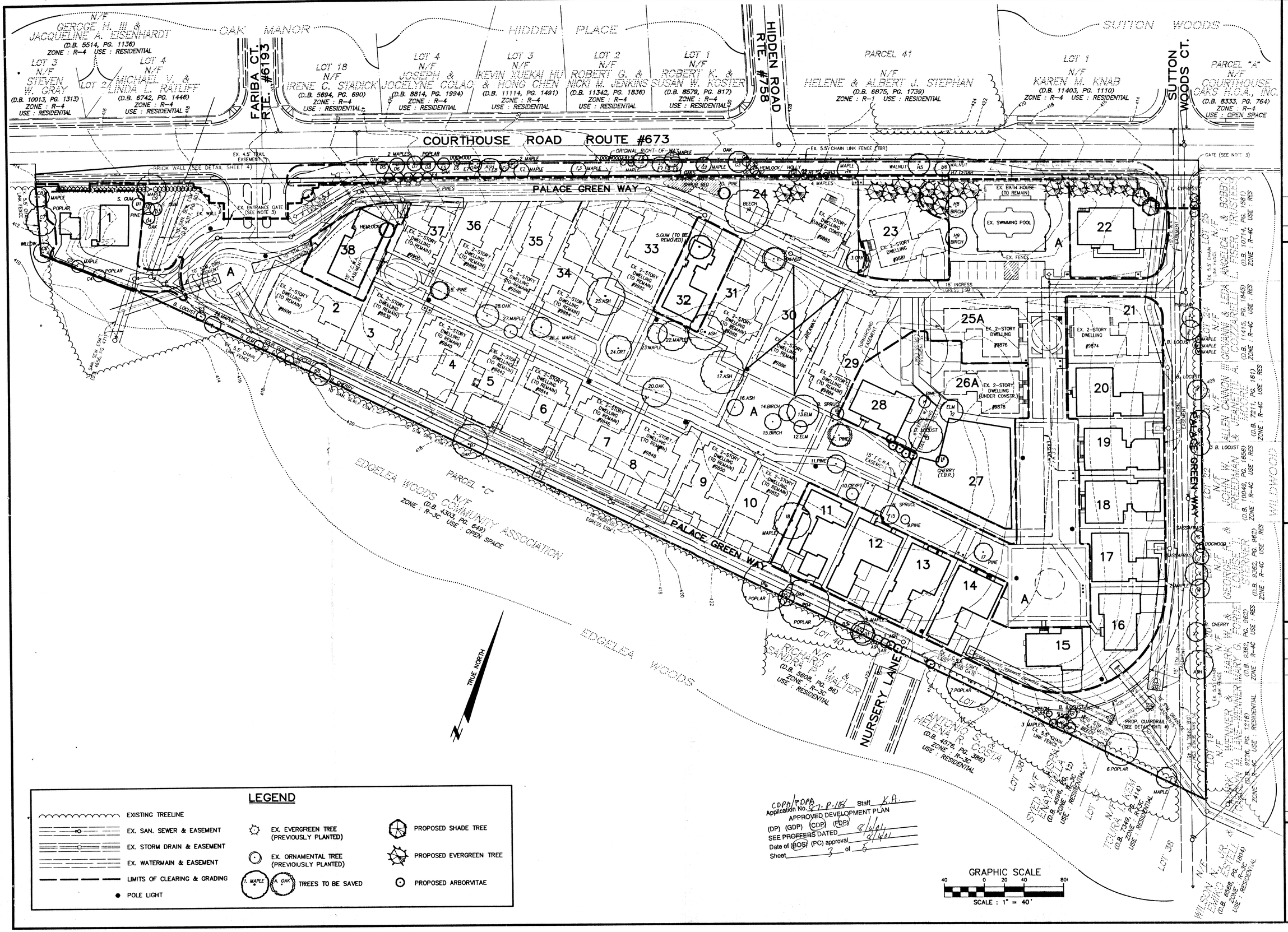


NO.	DATE	REVISION PRIOR TO APPROVAL

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
13959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555 FAX(703)273-8595
SILVER SPRING, MD

TREE COVER PLAN

WILLIAMSBURG COMMONS

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVISIONS	REVIEW BY	APPROVED	DATE

DESIGN	DRAFT	APPROVED	DATE	SCALE	
	JMP	HMF	JUNE 2001	HORIZ: 1" = 40' VERT: ---	

SHEET 3 OF 5

FILE NO.: 99-515-203

TREE COVER

SPECIES	DIAMETER (inches)	DRIP LINE (diameter feet)	AREA (square feet)
TREES TO BE SAVED THAT SUBDIVISION PLAN CALLED TO SAVE			
3. Oak	20	22	380
5. Gum (to be removed)	18	23	416
6. Maple	32	30	1,750
7. Poplar	34	49	4,000
9. Pine	16	9	64
10. Japanese Cryptomeria	30	12	1,000
11. Pine	6	18	675
12. Elm	14	13	707
13. Elm	20	31	1,400
14. Paper Birch	--	16	125
15. Paper Birch	--	16	200
16. Ash	16	16	1,400
17. Ash	36	42	1,800
20. Oak	22	28	4,000
22. Maple	18	29	3,800
23. Maple	12	20	200
24. Golden Rain Tree	34	25	3,800
25. Ash	28	37	1,400
26. Japanese Red Maple	18	20	3,800
27. Red Maple	12	13	125
28. Oak	26	22	675
29. Maple	40	16	201
31. Maple	30	29	661
ADDITIONAL TREES TO BE SAVED			
A. Hemlock	14	15.5	189
B. Pine	16	18	255
C. Ash	24	34	967
D. Pine	12	12	113
E. Walnut	20	23	415
F. Pine	10	12	113
G. Leyland Cypress	6	7.5	53
H. Leyland Cypress	6	7.5	53
I. Leyland Cypress	6	7.5	53
J. Poplar	10	20	302
K. Black Locust	8	20	302
L. Maple	2	6	29
M. Maple	2	6	29
N. Maple	2	6	29
O. Black Locust	8	20	302
P. Black Locust	8	20	302
Q. Black Locust	8	20	302
R. Black Locust	8	20	302
S. Sassafras	6	12	126
T. Dogwood	4	8	54
U. Sassafras	8	16	197
V. Maple	10	22	393
W. Maple	8	19	275
X. Black Cherry	8	19	275
Y. Ash	14	27.5	636
Z. Maple	10	19.5	321
A1. Maple	6	10.5	86
A2. Maple	6	10.5	86
A3. Maple	6	9	65
A4. Beech	3	6	25
A5. Beech	2	3.5	9
A6. Beech	2	3.5	9
A7. Black Locust	8	9.5	65
A8. Ash	6	9.5	65
A9. Ash	6	9.5	65

SPECIES	DIAMETER (inches)	DRIP LINE (diameter feet)	AREA (square feet)
B1. Maple	10	23	373
B2. Maple	14	23	373
B3. Maple	16	30	722
B4. Poplar	26	51	1,926
B5. Oak	12	17	205
B6. Poplar	32	51.5	1,930
B7. Oak	28	35	930
B8. Black Cherry	8	22	393
B9. Black Locust	6	9.5	65
C1. Sour Gum	6	9.5	65
C2. Siberian Elm	6	9.5	65
C3. Black Locust	6	9.5	65
C4. Poplar	8	12	115.5
C5. Maple	8	12	115.5
C6. Willow	12	19.5	301.5
C7. Poplar	16	28	675
C8. Maple	14	19.5	302
C9. Maple	12	28	675
D1. Sour Gum	8	22	116
D2. Pine	12	21	116
D3. Sour Gum	8	22	116
D4. Oak	8	23	122
* D5. Oak	12	21	116
* D6. Maple	12	16	173
* D7. Maple	12	16	173
* D8. Poplar	12	16	173
* D9. Pine	8	9	67
* E1. Pine	8	9	67
* E2. Pine	8	9	67
* E3. Pine	8	9	67
* E4. Pine	8	9	67
* E5. Oak	8	21	116
* E6. Dogwood	4	7	29
* E7. Oak	6	21	116
* E8. Ash	12	23	397
* E9. Maple	6	9	67
* F1. Maple	6	9	67
* F2. Maple	8	15	173
* F3. Maple	8	15	173
* F4. Dogwood	3	5.5	29
* F5. Dogwood	3	5.5	29
* F6. Maple	8	15	170
* F7. Oak	8	15	165
* F8. Oak	8	14.5	165
* F9. Oak	8	14.5	165
* G1. Maple	8	15	173
* G2. Maple	6	15	173
* G3. Oak	12	21	343
* G4. Hemlock	6	8	53
* G5. Hemlock	6	8	53
* G6. Hemlock	6	8	53
* G7. Hemlock	6	8	53
* G8. Holly	6	11.5	114
* G9. Japanese Maple	3	6	30

* DENOTES TREES IN THE PUBLIC STREET RIGHT-OF-WAY THAT ARE NOT, COUNTED FOR TREE COVER. THESE TREES MAY BE REMOVED AT A LATER DATE.

SPECIES	DIAMETER (inches)	DRIP LINE (diameter feet)	AREA (square feet)
* H1. Japanese Maple	3	6	30
* H2. Japanese Maple	3	6	30
* H3. Japanese Maple	3	6	30
* H4. Maple	8	21.5	343
* H5. Walnut	8	22	365
* H6. Walnut	6	15	173
H7. Cedar	4	6	30
H8. Birch	8	21	350
H9. Birch	8	21	350
I1. Pine	10	13.5	115.5
I2. Elm	10	24	365
I3. Black Locust	14	36	875
I4. Cherry	8	13	116
I5. Norway Spruce	14	19	260
I6. Blue Spruce	10	13.5	136
I7. Pine	10	19	260
I8. Maple	16	37	1,007
I9. Beech	24	44	1,443
		TOTAL	59,362

* DENOTES TREES IN THE PUBLIC STREET RIGHT-OF-WAY THAT ARE NOT, COUNTED FOR TREE COVER. THESE TREES MAY BE REMOVED AT A LATER DATE.

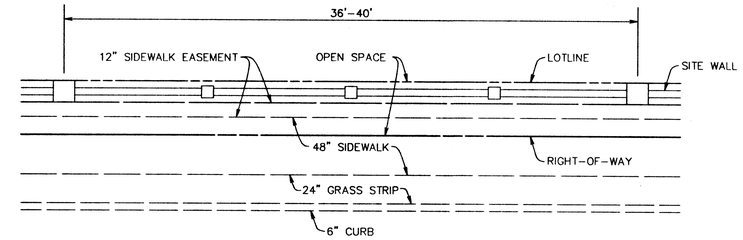
TREE COVER CALCULATIONS

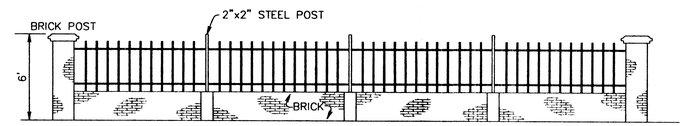
TREE COVER REQUIRED

TOTAL SITE AREA	414,025 S.F.
DEDUCTION FOR PDH-4 ZONE (38 x 4,300 SF)	163,400 S.F.
EXCEPTIONS:	
POOL, POOL HOUSE, & POOL DECKS	5,200 S.F.
POND I	1,088 S.F.
POND II	953 S.F.
POND III	1,688 S.F.
NET SITE AREA	241,703 S.F.
PERCENTAGE OF TREE COVER REQUIRED	20%
TOTAL TREE COVER REQUIRED	48,340 S.F.

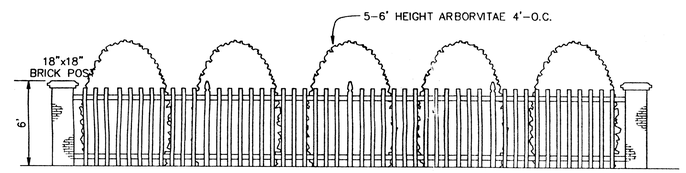
TREE COVER PROVIDED

SAVED TREES LISTED	54,515 S.F.
CREDIT FOR EXISTING TREES (25%)	13,628 S.F.
AREA OF TREES PREVIOUSLY PLANTED	825 S.F.
AREA OF TREES TO BE PLANTED	5,000 S.F.
TOTAL TREE SAVE (30.6% OF NET SITE AREA)	73,968 S.F.



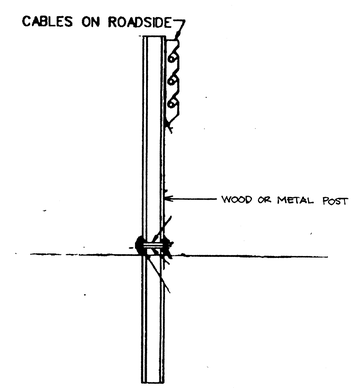


ENHANCED SITE WALL ALONG COURTHOUSE ROAD



WOOD FENCE W/ARBORVITAE HEDGE

SEE LOT 28



ILLUSTRATIVE CABLE GUARDRAIL

NOT TO SCALE

CDPA/FDPA Application No. 97P-108 Staff K.A.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8/4/01
Date of (BOS) (PC) approval 8/4/01
Sheet 4 of 5

NO.	DATE	DESCRIPTION	REVIEW APPROVED BY	DATE
2.	7-12-01	REVISED DETAIL (KJV)		
1.	6-18-01	REVISE TREE CHART AND TREE COVER CALCS. (AJP)		
NO.	DATE	REVISION PRIOR TO APPROVAL		

REVISIONS

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE, SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8586

DETAILS & TREE COVER

WILLIAMSBURG COMMONS

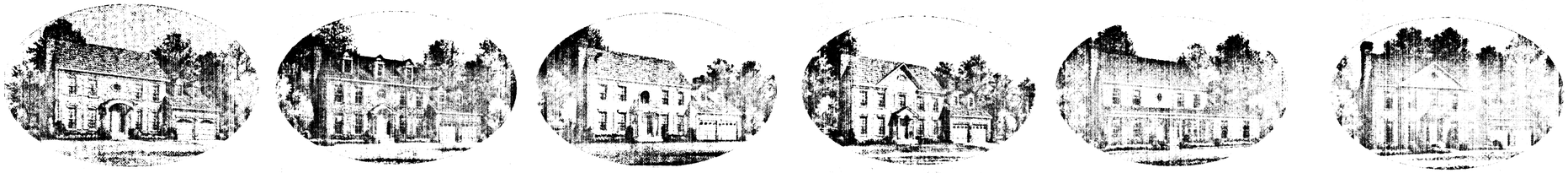
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
7-23-01
PROFESSIONAL ENGINEER

DESIGN	DRAWN	APPROVED	DATE	SCALE	HORIZ.	VERT.
	KJV	HMF	NOV. 2000	---	---	---

SHEET 4 OF 5

FILE NO.: 99-515-204

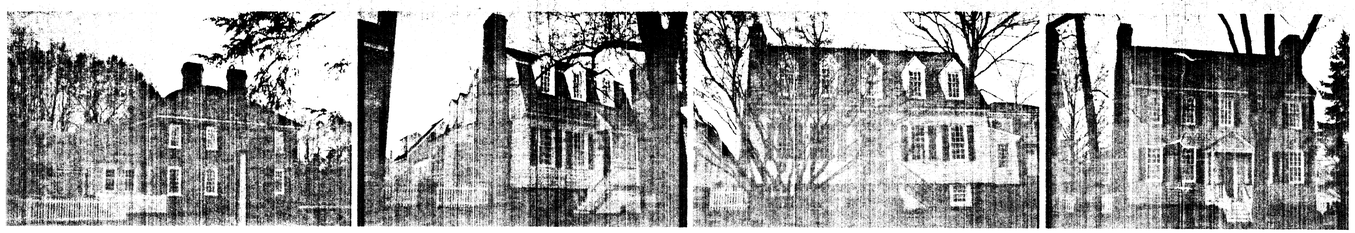


CHEVY CHASE UNIT

ROSEWELL UNIT

STRATFORD UNIT

LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3



LOT 2 LOT 35 LOT 34 LOT 29

EXISTING UNITS

NOTE:

THE HOMES IN WILLIAMSBURG COMMONS ARE TO BE CONSTRUCTED TO RESEMBLE THE RESTORED HOMES OF WILLIAMSBURG, VIRGINIA. THE DESIGN ALLOWS FOR OPEN LANDSCAPED MALLS, BRICK PATHWAYS, LANDSCAPED PRIVATE GARDENS, OUTBUILDINGS TO RESEMBLE SMOKEHOUSES, WELL COVERS, SHEDS, DAIRY SHEDS, GATEHOUSES, ETC., BRICK WALLS, FENCES, GATES, POSTS, COPULAS, BENCHES, PERIOD LIGHTING, AND OTHER FEATURES SYNONYMOUS WITH WILLIAMSBURG, VIRGINIA. THE MAXIMUM BUILDING HEIGHT IS 35 FEET. THE HOMES ON LOTS 1–11 INCLUSIVE AND 29–38 INCLUSIVE SHALL BE SUBSTANTIALLY SIMILAR TO THOSE ALREADY CONSTRUCTED AND AS DEPICTED BY THE PICTURES ON THIS SHEET WITH LOT NUMBERS 2, 3, 4, 5, 6, 7, 8, 9, 10, 29, 34, AND 35.

CDPA/FDPA
Application No. 97-P-108 Staff K.A.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8/6/01
Date of (BOS) (PC) approval 8/6/01
Sheet 5 of 5

CPJ Associates
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1850 RENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
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NO. DATE REVISION PRIOR TO APPROVAL

ARCHITECTURAL ELEVATIONS
WILLIAMSBURG COMMONS
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVIEW APPRVD. BY

DESIGN HMF | DRAFT HMF | APPROVED HMF | DATE DEC.2000 | SCALE HORIZ: VERT: ---

SHEET 5 OF 5

FILE NO.: 99-515-205