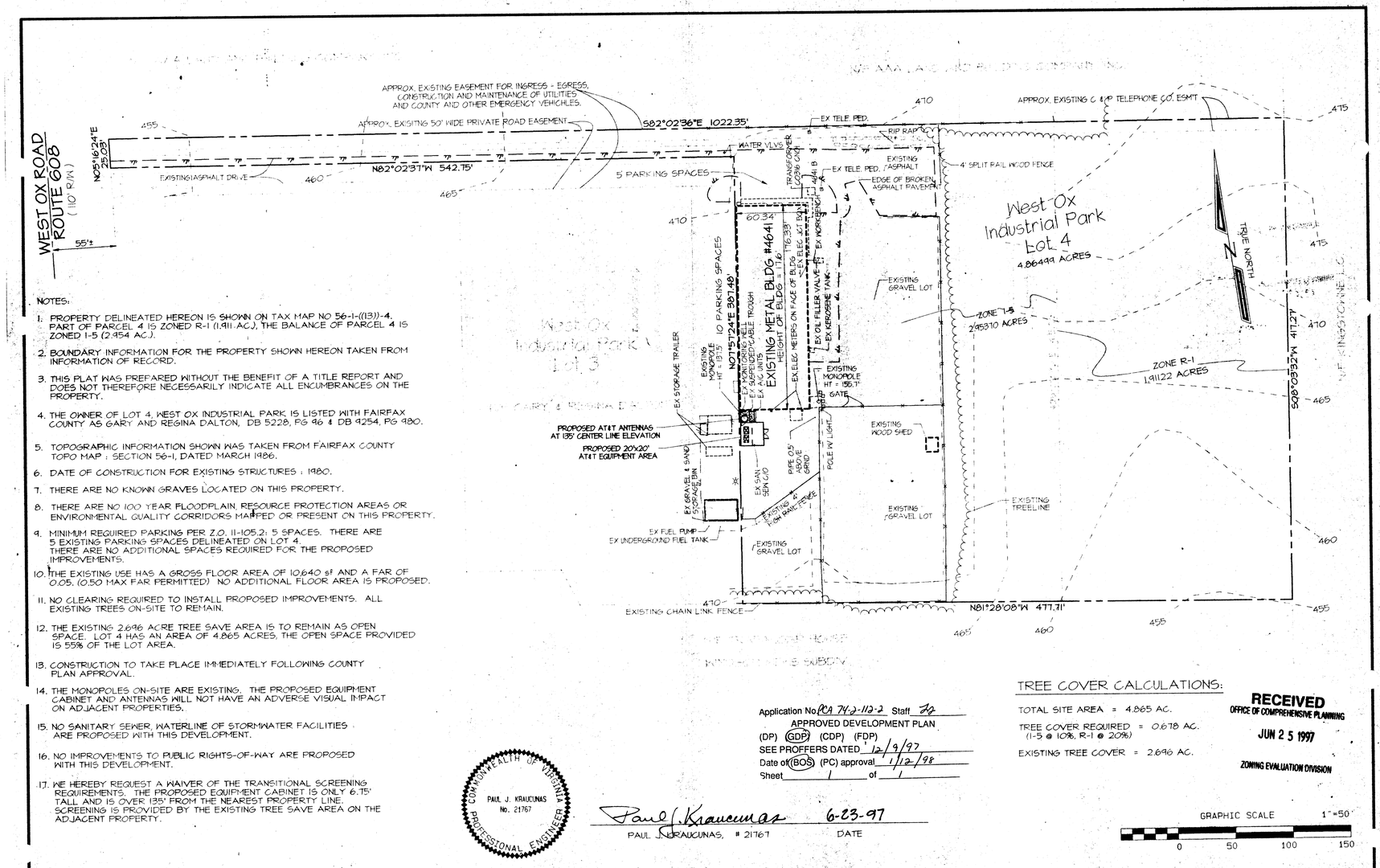

NOTES:

1. PROPERTY DELINEATED HEREON IS SHOWN ON TAX MAP NO 56-1-((13))-4. PART OF PARCEL 4 IS ZONED R-1 (1.911 AC.), THE BALANCE OF PARCEL 4 IS ZONED I-5 (2.954 AC.).
2. BOUNDARY INFORMATION FOR THE PROPERTY SHOWN HEREON TAKEN FROM INFORMATION OF RECORD.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
4. THE OWNER OF LOT 4, WEST OX INDUSTRIAL PARK IS LISTED WITH FAIRFAX COUNTY AS GARY AND REGINA DALTON, DB 5228, PG 46 & DB 9254, PG 980.
5. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM FAIRFAX COUNTY TOPO MAP : SECTION 56-1, DATED MARCH 1986.
6. DATE OF CONSTRUCTION FOR EXISTING STRUCTURES : 1980.
7. THERE ARE NO KNOWN GRAVES LOCATED ON THIS PROPERTY.
8. THERE ARE NO 100 YEAR FLOODPLAIN, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS MAPPED OR PRESENT ON THIS PROPERTY.
9. MINIMUM REQUIRED PARKING PER Z.O. 11-105.2: 5 SPACES. THERE ARE 5 EXISTING PARKING SPACES DELINEATED ON LOT 4. THERE ARE NO ADDITIONAL SPACES REQUIRED FOR THE PROPOSED IMPROVEMENTS.
10. THE EXISTING USE HAS A GROSS FLOOR AREA OF 10,640 sf AND A FAR OF 0.05. (0.50 MAX FAR PERMITTED) NO ADDITIONAL FLOOR AREA IS PROPOSED.
11. NO CLEARING REQUIRED TO INSTALL PROPOSED IMPROVEMENTS. ALL EXISTING TREES ON-SITE TO REMAIN.
12. THE EXISTING 2.696 ACRE TREE SAVE AREA IS TO REMAIN AS OPEN SPACE. LOT 4 HAS AN AREA OF 4.865 ACRES, THE OPEN SPACE PROVIDED IS 55% OF THE LOT AREA.
13. CONSTRUCTION TO TAKE PLACE IMMEDIATELY FOLLOWING COUNTY PLAN APPROVAL.
14. THE MONOPOLES ON-SITE ARE EXISTING. THE PROPOSED EQUIPMENT CABINET AND ANTENNAS WILL NOT HAVE AN ADVERSE VISUAL IMPACT ON ADJACENT PROPERTIES.
15. NO SANITARY SEWER, WATERLINE OF STORMWATER FACILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
16. NO IMPROVEMENTS TO PUBLIC RIGHTS-OF-WAY ARE PROPOSED WITH THIS DEVELOPMENT.
17. WE HEREBY REQUEST A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENTS. THE PROPOSED EQUIPMENT CABINET IS ONLY 6.75' TALL AND IS OVER 135' FROM THE NEAREST PROPERTY LINE. SCREENING IS PROVIDED BY THE EXISTING TREE SAVE AREA ON THE ADJACENT PROPERTY.

Application No. PCA 74-2-112-2 Staff JJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/9/97
Date of (BOS) (PC) approval 1/12/98
Sheet 1 of 1

COMMONWEALTH OF VIRGINIA
PAUL J. KRAUCUNAS
No. 21767
PROFESSIONAL ENGINEER

Paul J. Kraucunas 6-23-97
PAUL J. KRAUCUNAS, # 21767 DATE

TREE COVER CALCULATIONS:

TOTAL SITE AREA = 4.865 AC.
TREE COVER REQUIRED = 0.678 AC.
(I-5 @ 10%, R-1 @ 20%)
EXISTING TREE COVER = 2.696 AC.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUN 25 1997
ZONING EVALUATION DIVISION

GRAPHIC SCALE 1"=50'
0 50 100 150

ENGINEERS ◇ ARCHITECTS ◇ PLANNERS ◇ SCIENTISTS ◇ SURVEYORS ◇ PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
11211 WAPLES MILL ROAD, FAIRFAX, VIRGINIA 22030
(703) 385-9800
ANNAPOLIS, MD ATLANTA, GA AURORA, CO DULUTH, GA FAIRFAX, VA FREDERICKSBURG, VA GREENBELT, MD MANASSAS, VA MECHANICSBURG, PA ORLANDO, FL PORT ST. LUCIE, FL RALEIGH, NC ROCKVILLE, MD TAMPA, FL WEST PALM BEACH, FL

GENERALIZED DEVELOPMENT PLAN

AT&T Wireless Services Facility on Existing B.A.N.M Monopole

4641 WEST OX ROAD

SULLY MAGISTERIAL DISTRICT — FAIRFAX COUNTY, VIRGINIA

HDR DESIGN	SCALE 1" = 50'		
VM DRAWN	1 OF 1 SHEET		
LAT/BDM CHECKED			
5/13/97 DATE	JOB No.	M-1264 FILE No.	