NOTES

1. THE PROPERTY DELINEATED BY THIS PLAT IS LOCATED ON TAX MAP NO. 70-1-((1))-PARCEL 9.
2. THE PROPERTY IS CURRENTLY ZONED R-1.
3. TITLE OWNER: THE HEIRS OF JOHN E. & JULIA D. CHASE
   C/O S.M. CHASE
   4616 COUNTRY LANE
   FAIRFAX, VA 22003

   CONTRACT PURCHASER: BO-BUD CONSTRUCTION
   7615 McWHORTER PLACE
   ANNANDALE, VA 22003
4. TOTAL SITE AREA IS 3.7392 Ac.
5. TOPOGRAPHY IS FROM A FEBRUARY, 1996 FIELD SURVEY BY PACIULLI, SIMMONS & ASSOC., LTD. CONTOUR INTERVAL IS 2'. BOUNDARY INFORMATION IS FROM EXISTING RECORDS.
6. THE EXISTING HOUSE WAS BUILT IN 1941 AND WILL BE DEMOLISHED.
7. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
8. THE PROPERTY SHOWN ON THIS GENERAL DEVELOPMENT PLAN IS IN THE BRADDOCK DISTRICT. THE ACCOTINK CREEK SANITARY SEWER DISTRICT, AND THE ACCOTINK CREEK WATERSHED. PUBLIC WATER AND SEWER SHALL BE PROVIDED THROUGH EXISTING FACILITIES.
9. THE COMPREHENSIVE PLAN CALLS FOR A TYPE I ASPHALT TRAIL ALONG WAKEFIELD CHAPEL ROAD. THE SIDE OF THE STREET IS NOT SPECIFIED IN THIS MAGISTERIAL DISTRICT AND A 6-FOOT SIDEWALK ALREADY EXISTS ALONG THIS SIDE OF THE STREET.
10. A WAIVER OF STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES IS BEING PURSUED.
11. A SMALL PORTION AT THE SOUTHERLY BOUNDARY OF THE PROPERTY IS IN FLOODPLAIN. A RESOURCE PROTECTION AREA (RPA) AND EQC (BOUNDARIES ARE CO-TERMINOUS). THE BOUNDARIES OF THE RPA ARE PER AN OCTOBER 17, 1995 WETLANDS DELINEATION STUDY BY PACIULLI, SIMMONS & ASSOC., LTD. (#9288-PA-01-1), WHICH WAS APPROVED BY DEM ON 11/11/96. PROPOSED HOUSES WILL BE SET BACK A MINIMUM OF 15 FEET FROM THE RPA/FLOODPLAIN LIMITS.
12. THERE ARE NO SPECIAL AMENITIES PROPOSED WITHIN THE DEVELOPMENT.
13. PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS DEVELOPMENT INCLUDE EXTENSIONS OF PUBLIC WATER AND SEWER AND PUBLIC ROAD CONSTRUCTION. THESE IMPROVEMENTS WILL BE PROVIDED AT THE SAME TIME AS CONSTRUCTION OF THE SUBDIVISION.
14. DEVELOPER WISHES TO PURSUE SUBDIVISION PLAN PROCESSING AND CONSTRUCTION IN AN EXPEDITIOUS MANNER AS SOON AS REZONING APPROVAL IS GRANTED.
15. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON-SITE.
16. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISION OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
17. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES, AND THOSE SHOWN ARE APPROXIMATE.
18. PROPOSED UTILITIES ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY, SUBJECT TO CHANGE UPON FINAL ENGINEERING.
19. ON ALL OUTLOTS, ALL TREES OUTSIDE LIMITS OF GRADING SHALL BE SAVED. ON ALL LOTS, ALL TREES MORE THAN 10 FEET BEHIND THE LIMITS OF GRADING SHALL BE SAVED. ADDITIONAL INDIVIDUAL TREES TO BE SAVED ARE SPECIFIED ON THE PLAN.

LEGEND

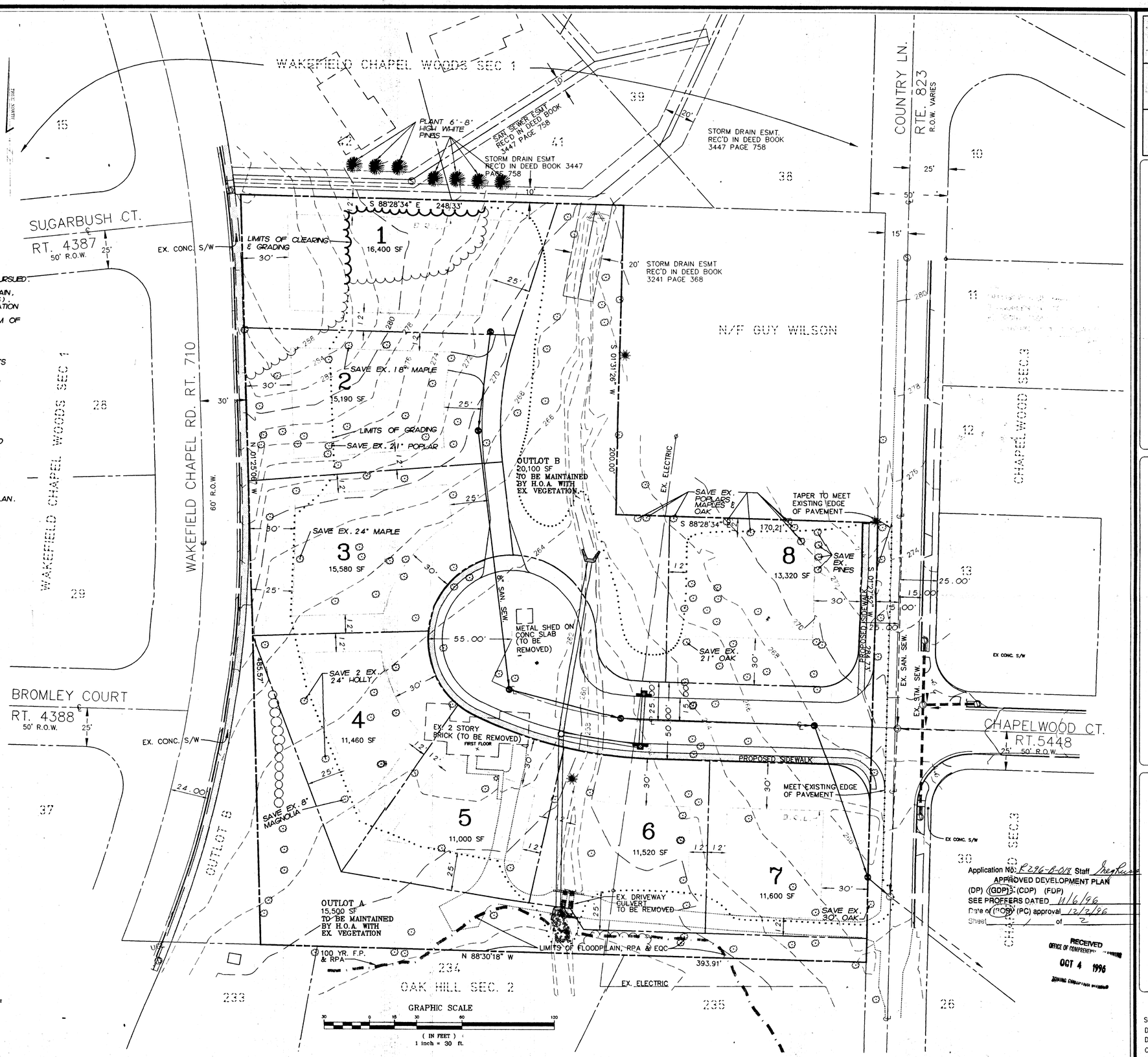
EXISTING TREELINE

LIMITS OF CLEARING & GRADING

LIMITS OF GRADING

ZONING TABULATIONS

EXISTING ZONING	R-1
PROPOSED ZONING	R-3
TOTAL AREA	3.7392 Acres
TOTAL NO. LOTS (PROPOSED)	8
ALLOWABLE DENSITY	3 DU/AC
PROPOSED TOTAL DENSITY	2.14 DU/AC
MAXIMUM BLDG. HEIGHT	35 FT.
LOT SIZE RANGE	11,000-16,400 SF
AVG. LOT SIZE	13,258 SF
PARKING SPACES REQUIRED (2/LOT)	16 SPACES
PARKING SPACES PROPOSED	16 SPACES



Application No: R-96-B-018 Staff Rec'd

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 11/6/96

Date of (DP) (GDP) (PC) approval 12/2/96

Sheet 2 of 2

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
OCT 4 1996
ZONING EVALUATION BRANCH

PACIULLI, SIMMONS AND ASSOCIATES, LTD.
ENGINEERING · PLANNING · SURVEYING · LANDSCAPE ARCHITECTURE
1821 Michael Faraday Drive, Reston, Virginia 22090-5348 (703) 742-7870

COUNTRY LANE
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN

SCALE: 1"=30
DATE: 10/1/96
DRN: KLS
CKD: NJC
SHEET 1 OF 2

COPYRIGHT 1996: NO REPRODUCTION OR USE OF THIS DRAWING IS ALLOWED IN PART OR IN WHOLE BY ANY PROCESS WITHOUT WRITTEN AUTHORIZATION FROM PACIULLI, SIMMONS AND ASSOC.

95F-2499-4

\ACAD\2499\GDP\GDP Thu Oct 3 12:27:49 1996 L.C. COMPUTER

WAKEFIELD CHAPEL WOODS SEC 1

SUGARBUSH CT.
RT. 4387
50' R.O.W.

WAKEFIELD CHAPEL WOODS SEC 1

WAKEFIELD CHAPEL RD. RT. 710
60' R.O.W.

BROMLEY COURT
RT. 4388
50' R.O.W.

OUTLOT 8

OAK HILL SEC. 2

COUNTRY LN.
RTE. 823
R.O.W. VARIES

CHAPELWOOD SEC 3

CHAPELWOOD CT.
RT. 5448
50' R.O.W.

N/F GUY WILSON

PLANT 6'-8' HIGH WHITE PINES

SAN. SEWER ESMT. REC'D IN DEED BOOK 3447 PAGE 758

STORM DRAIN ESMT. REC'D IN DEED BOOK 3447 PAGE 758

STORM DRAIN ESMT. REC'D IN DEED BOOK 3241 PAGE 368

S 88°28'34" E 248.33'

LIMITS OF CLEARING & GRADING

EX. CONC. S/W

1 21,160 SF

2 11,700 SF

3 15,400 SF

4 15,300 SF

5 17,300 SF

6 15,360 SF

7 13,070 SF

8 17,000 SF

SAVE EX. 18" MAPLE

LIMITS OF GRADING

SAVE EX. 21" POPLAR

SAVE EX. 24" MAPLE

SAVE 2 EX. 24" HOLLY

SAVE EX. 8" MAGNOLIA

N 90°52'40" W 200.00'

S 01°31'20" W 200.00'

EX. ELECTRIC

SAVE EX. POPLARS MAPLES & OAK

TAPER TO MEET EXISTING EDGE OF PAVEMENT

S 88°28'34" E 170.21'

SAVE EX. PINES

SAVE EX. 21" OAK

8" SAN. SEW.

METAL SHED ON CONC SLAB (TO BE REMOVED)

55.00

PROPOSED SIDEWALK

N 1°28'26" W 354.20'

EX. SAN. SEW.

EX. STM. SEW.

EX. 2 STORY BRICK (TO BE REMOVED) FIRST FLOOR

MEET EXISTING EDGE OF PAVEMENT

POSSIBLE LOCATION OF SWM DRY POND APPROX. 10,000 CF

SAVE EX. 30" OAK

OUTLOT 3,380 SF

100 YR. F.P. & RPA

LIMITS OF FLOODPLAIN, RPA & EQC

N 88°30'18" W 393.91'

EX. ELECTRIC

EX. CONC. S/W

PROPOSED SIDEWALK

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND

EXISTING TREELINE

LIMITS OF CLEARING & GRADING

LIMITS OF GRADING

ZONING TABULATIONS

EXISTING ZONING	R-1
PROPOSED ZONING	R-3
TOTAL AREA	3.7392 Acres
TOTAL NO. LOTS (PROPOSED)	8
ALLOWABLE DENSITY	3 DU/AC
PROPOSED TOTAL DENSITY	2.14 DU/AC
MAXIMUM BLDG. HEIGHT	35 FT.
LOT SIZE RANGE	11,160-21,160 SF
AVG. LOT SIZE	15,786 SF
PARKING SPACES REQUIRED (2/LOT)	16 SPACES
PARKING SPACES PROPOSED	16 SPACES

Application No. R96-BOS Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/6/96
Date of (BOS) (PC) approval 12/2/96
Sheet 2 of 2

SCALE: 1"=30
DATE: 10/1/96
DRN: NJC
CKD: NJC
SHEET 2 OF 2

PACIULLI, SIMMONS AND ASSOCIATES, LTD.
ENGINEERING PLANNING · SURVEYING · LANDSCAPE ARCHITECTURE
1821 Michael Faraday Drive, Reston, Virginia 22090-5348 (703) 742-7870

COUNTRY LANE
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

ALTERNATE LAYOUT

COPYRIGHT 1996: NO REPRODUCTION OR USE OF THIS DRAWING IS ALLOWED IN PART OR IN WHOLE BY ANY PROCESS WITHOUT WRITTEN AUTHORIZATION FROM PACIULLI, SIMMONS AND ASSOC.

95F-2499-4