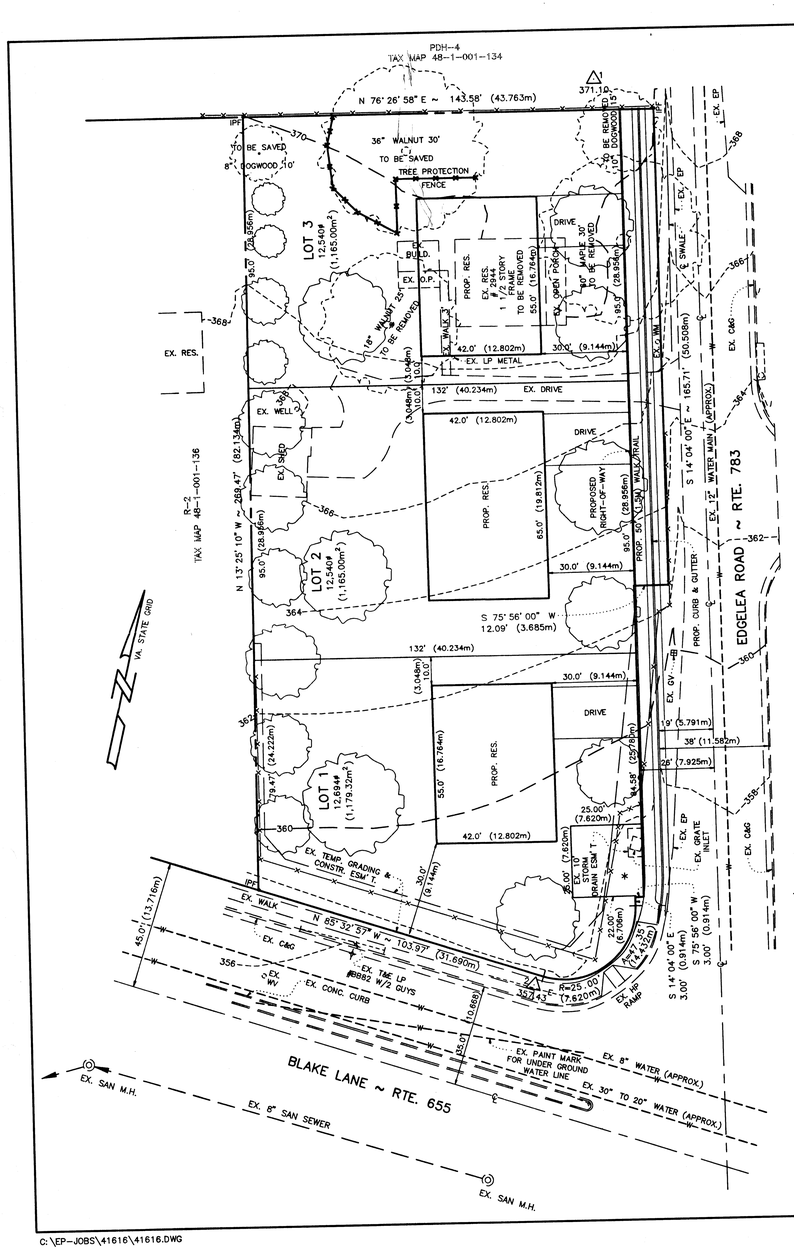
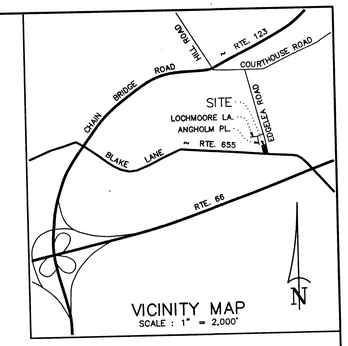


NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP 48-1-001-135 AND IS ZONED R-2.
2. TOTAL AREA OF PROPERTY = 40,403# (3,753.56 m²)
3. PROPOSED ZONE = R-4
4. TOPO IS FIELD RUN BY COOK & MILLER LTD.
5. BOUNDARY SHOWN IS FROM A FIELD RUN SURVEY BY COOK & MILLER LTD.
6. MASTER PLAN = 3-4 UNITS.
7. A VISUAL INSPECTION OF THE SITE FOUND NO EVIDENCE OF TOXIC OR HAZARDOUS WASTE, NOR ANY GRAVES OR STRUCTURE MARKING A PLACE OF BURIAL.
8. PROPOSED DEVELOPMENT WILL CONFORM TO ALL ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
9. FAIRFAX COUNTY TRAILS MAP CALLS FOR A TRAIL ON THE WEST SIDE OF EDGELEA ROAD AND THE NORTH SIDE OF BLAKE LANE.
10. MAXIMUM HEIGHT OF PROPOSED HOUSES NOT TO EXCEED 35 FEET.
11. THERE ARE NO AREAS OF SCENIC OR NATURAL FEATURES WHICH WARRANT PROTECTION, AND NO SPECIAL AMENITIES ARE PROPOSED FOR THIS DEVELOPMENT.
12. ADJACENT AND NEIGHBORING PROPERTIES WILL NOT BE ADVERSELY EFFECTED BY THIS PROJECT.
13. EXISTING RESIDENCE #2944 WAS CONSTRUCTED IN 1920, IT ALONG WITH ALL OUT BUILDINGS ARE TO BE REMOVED.
14. PROPOSED USE: THREE SINGLE FAMILY DETACHED DWELLINGS.
15. A MINIMUM OF 2 PARKING SPACES SHALL BE PROVIDED WITH EACH UNIT.
16. SANITARY SEWER, PUBLIC WATER, ELECTRIC AND TELEPHONE SERVICE ARE EXISTING AND LOCATED IN EDGELEA ROAD AND/OR BLAKE LANE. THE ONLY CONSTRUCTION REQUIRED OF THIS DEVELOPMENT WILL BE SIDEWALK/TRAIL CURB AND GUTTER ALONG FRONTAGE OF EDGELEA ROAD WITH DRIVE APRONS FOR EACH LOT.
17. ENTIRE SITE IS IN A RESOURCE MANAGEMENT AREA (RMA) UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
18. WAIVER TO BE REQUESTED FOR STORM WATER DETENTION.
19. THE DEVELOPMENT IS PROPOSED TO BE COMPLETED WITHIN 12 MONTHS OF APPROVAL OF BUILDING PERMITS.
20. PROPOSED DEVELOPMENT TO COMPLY WITH FAIRFAX COUNTY TREE COVER ORDINANCE.
21. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF VINOD K. CHHABRA AND WILLIAM L. NICHOLSON, III D.B. 9897, PG. 1323 AND THE APPLICANT FOR REZONING IS THE SAME.
22. FLOOD NOTE: THE PROPERTY DELINEATED HEREON IS SHOWN ON COMMUNITY-PANEL NUMBER 515525 0100 D (REV. MARCH 5, 1990) OF THE FARFAX COUNTY FLOOD INSURANCE RATE MAP AS BEING IN ZONE X (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN).
23. EXISTING CHAIN LINK FENCE TO BE REMOVED.

* PARCEL "A" TO BE USED FOR STORM WATER MANAGEMENT IF WAIVER IS DENIED
625# (58.06 m²)



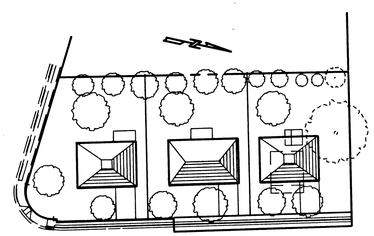
VICINITY MAP
SCALE : 1" = 2,000'

AREA TABULATION

LOTS (3)	= 37,714# (3503.75 m²)	OR 0.86579 Ac.	(0.35037 ha)
PARCEL "A" =	625# (58.06 m²)	OR 0.01435 Ac.	(0.00581 ha)
STREETS	= 2,004# (186.18 m²)	OR 0.04601 Ac.	(0.01862 ha)
TOTAL SUBD.	= 40,403# (3753.56 m²)	OR 0.92753 Ac.	(0.37536 ha)

Application No. RZ-1997-PR-0132 Staff DNH
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12.18.98
Date of (BOS) (PC) approval 1.12.98
Sheet ____ of ____

COMMONWEALTH OF VIRGINIA
WALTER C. SAMPSELL JR.
No. 984
LAND SURVEYOR



NOTE:
THIS TYPICAL LOT DETAIL IS PROVIDED TO ILLUSTRATE THE DESIGN CONCEPT FOR THE PROPOSED DEVELOPMENT. THE HOUSE FOOTPRINTS ARE CONCEPTUAL ONLY AND WILL CHANGE WITH FINAL ARCHITECTURAL DESIGN.

GENERALIZED DEVELOPMENT PLAN
FAIRFAX TAX MAP 48-1-001-135
PROVIDENCE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 25' NOVEMBER 7, 1997
(1 : 300)

COOK AND MILLER, LTD.
LAND SURVEYING~ENGINEERING~LAND PLANNING
401 S.GLEBE RD., ARLINGTON, VIRGINIA 22204

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
NOV 13 1997
ZONING EVALUATION DIVISION

(10.668) DENOTES METRIC UNITS

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