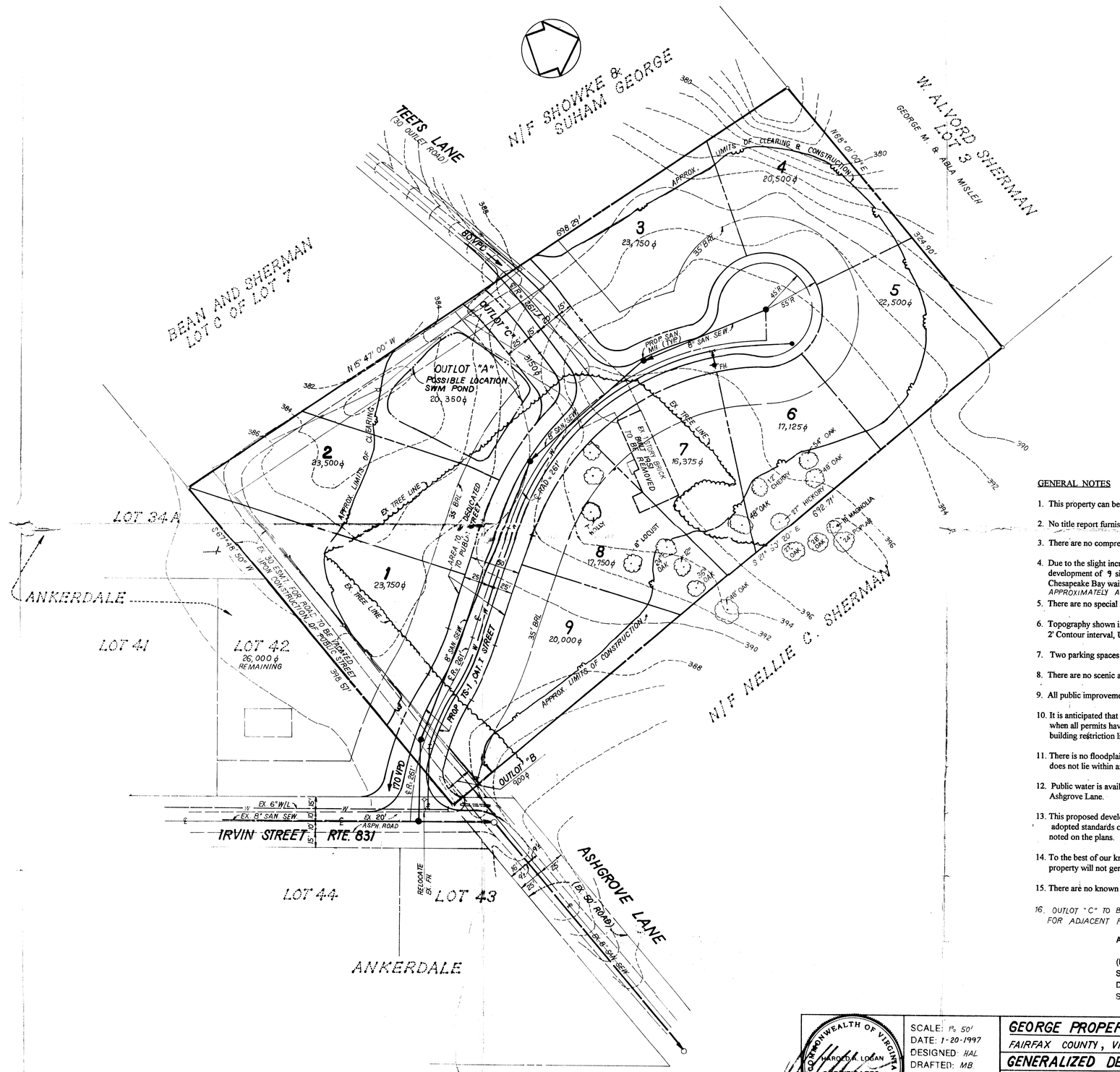

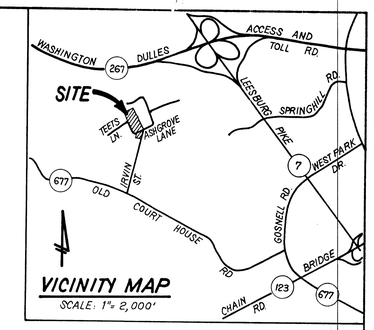

SITE TABULATION

GROSS SITE AREA = 5.7580 ACRES
DENSITY = 9 LOTS /5.7580 ACRES= 1.56 DU/AC
MAXIMUM BUILDING HEIGHT = 35'

SETBACKS - PROPOSED R-2

FRONT = 35'
SIDE = 15'
REAR = 25'

MINIMUM LOT WIDTH = 100'
MINIMUM LOT AREA REQUIRED = 15,000 SF
MINIMUM AVERAGE LOT AREA REQUIRED = 18,000 SF
AVERAGE LOT AREA PROVIDED = 20,400 SF
AREA OF OUTLOTS = 4000 SF = 0.0918 AC.
AREA DEDICATED TO PUBLIC STREET = 46,818 SF = 1.0748 AC.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JAN 06 1998
ZONING EVALUATION DIVISION

GENERAL NOTES

1. This property can be found on TM # 28-4((1))24 and is currently zoned R-1.
2. No title report furnished.
3. There are no comprehensive planned trails required for this property.
4. Due to the slight increase in flow and small increase in impervious area generated by this development of 9 single family dwellings an approved stormwater management waiver and Chesapeake Bay waiver are anticipated. *IF NOT APPROVED SWM/BMP'S WILL BE PROVIDED APPROXIMATELY AS SHOWN IN OUTLOT "A".*
5. There are no special amenities proposed for this development.
6. Topography shown is a field survey by Schiller Associates dated July 1984. 2' Contour interval, USGS datum.
7. Two parking spaces are required per lot and will be provided on each lot.
8. There are no scenic assets or natural features to be preserved on this property.
9. All public improvements shown will be constructed with this development.
10. It is anticipated that the single family dwellings could be constructed on the proposed lots when all permits have been obtained Proposed dwelling footprints will be located within building restriction line as shown.
11. There is no floodplain on the property based on FEMA and Fairfax County Maps. This site does not lie within an RPA based on current Chesapeake Bay Maps.
12. Public water is available to this site through Irvin Street. Sanitary sewer is availaole through Ashgrove Lane.
13. This proposed development conforms to all known applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought by the applicant it is noted on the plans.
14. To the best of our knowledge and belief the construction of single family dwelling on the property will not generate any hazardous materials.
15. There are no known cemeteries or places of burial on this property.
16. *OUTLOT "C" TO BE DEDICATED FOR PUBLIC STREETS IF NECESSARY FOR ADJACENT PROPERTY STREET TIE IN.*

Application No. RZ 1997-HM-018 Staff FB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/15/98 as revised May 7, 1998
Date of (BOS) (PC) approval 5/18/98
Sheet 1 of 1

COMMONWEALTH OF VIRGINIA
HAROLD A. LOGAN
CERTIFICATES 1111 & 191
CERTIFIED LAND SURVEYOR

SCALE: 1" = 50'
DATE: 1-20-1997
DESIGNED: HAL
DRAFTED: MB
REVISIONS:
5/15/97 ADD W/L
10/16/97 REV. PER CO COMMENTS

GEORGE PROPERTY
FAIRFAX COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN

HAROLD A. LOGAN — ASSOCIATES P.C.
LAND SURVEYING – SITE PLANNING – SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA 22111
(703) 330-1988 • FAX (703) 8132

SHEET 1 OF 1
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