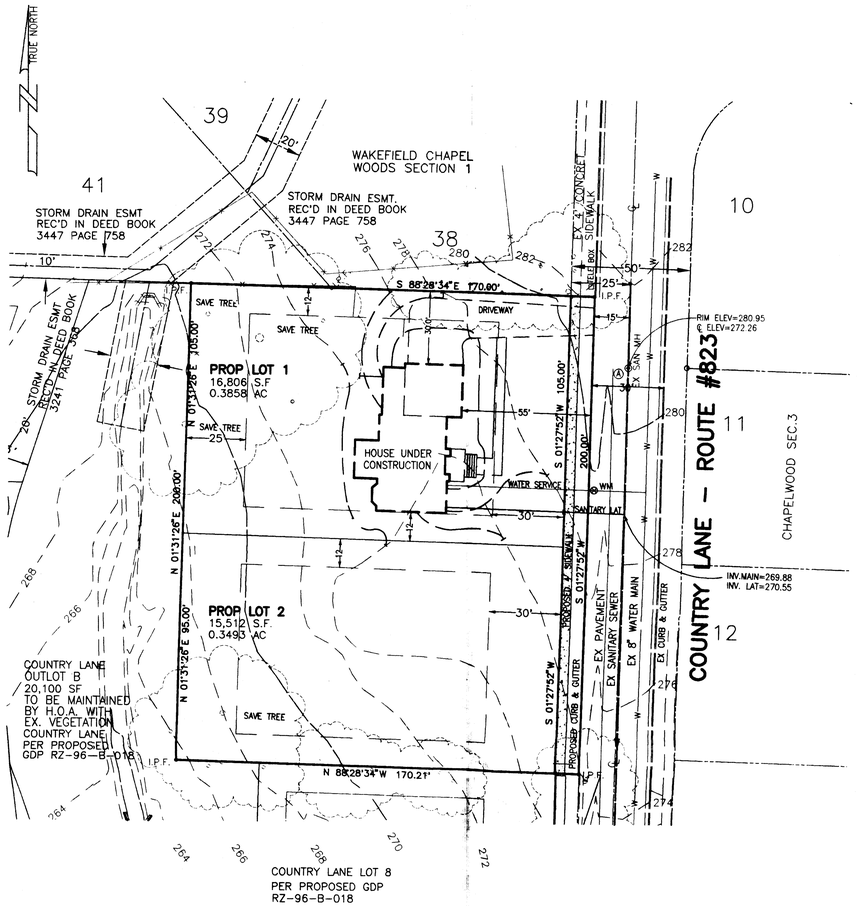

GENERAL NOTES:

- OWNER: STEVE KORFONTA
  8200 LITTLE RIVER TURNPIKE
  ANNANDALE, VA 22003
- TAX MAP NO. 70-1-((1))-8.
- ZONED: EXISTING R-1
- ZONED: PROPOSED R-3
- PROPOSED USE: DWELLING, SINGLE FAMILY DETACHED CONVENTIONAL
- PROPOSED NO. OF LOTS: 2
- PROPOSED DENSITY: 2.56 DU/AC
- MINIMUM LOT AREA REQUIRED: 10,500 S.F.
  MINIMUM LOT AREA PROVIDED: 15,215 S.F.
- MAXIMUM BUILDING HEIGHT: 35 FEET
- MINIMUM LOT WIDTH:
  REQUIRED: 105 FT CORNER LOT
  80 FT INTERIOR LOT
- MINIMUM YARD REQUIREMENTS: FRONT = 30 FT
  SIDE = 12 FT
  REAR = 25 FT
- TOTAL AREA: 34,021 S.F. OR 0.7810 AC.
  PROPOSED STREET DEDICATION: 2,000 S.F. OR 0.0459 AC.
  PROPOSED LOT AREA: 32,021 S.F. OR 0.7351 AC.
- THE HOUSE SHOWN ON THIS PLAN IS UNDER CONSTRUCTION
- THERE ARE NO SPECIAL AMENITIES PROPOSED WITHIN THE DEVELOPMENT.
- SITE IS TO BE SERVED BY PUBLIC SEWER AND WATER.
- BOUNDARY AND FIELD RUN TOPOGRAPHIC SURVEY BY RUNYON, DUDLEY ASSOCIATES, INC.
- 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.
- THE PLAN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE ADOPTED COMPREHENSIVE PLAN WITH RESPECT TO TYPE, CHARACTER OF USE.
- THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISION OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
- THE PLAN HAS EFFECTIVELY UTILIZED THE THE LAND/LAYOUT AND PRESERVED TO THE EXTENT POSSIBLE THE NATURAL FEATURES
- STORM WATER DETENTION AND BMP WAIVERS ARE BEING PURSUED
- CLEARING, GRADING, EROSION AND SEDIMENTATION CONTROLS ARE TO BE HANDLED ON THE FINAL SUBDIVISION PLAN, INDIVIDUAL LOT GRADING PLANS, AND AS SHOWN ON THIS PLAT.
- NO GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL IS KNOWN TO EXIST WITHIN THE BOUNDARIES OF THIS SITE.
- NO TITLE REPORT FURNISHED.
- RPA: NONE
- RMA: ENTIRE SITE
- THIS SITE DOES NOT LIE IN A 100 YEAR FLOOD PLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTATION.
- SIDEWALKS ARE REQUIRED ALONG FRONTAGE OF COUNTRY LANE
- TRAILS ARE NOT REQUIRED.
- STREET LIGHTS ARE REQUIRED IN ACCRODANCE WITH SECTION 7-1002.1b OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
- VEGETATIVE NOTE: PRESERVATION/PLANTING AREAS TO BE DETERMINED AT TIME OF FINAL SITE PLAN BASED ON SOILS, EARTHWORK AND ENGINEERING. THIS SITE IS MOSTLY WOODED, COVERED WITH MEDIUM TO LARGE HARDWOODS AND EVERGREENS.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON-SITE.
- AIR QUALITY NOTE: ANY ACTIVITY, OPERATION OR DEVICE WHICH CAUSES OR TENDS TO CAUSE THE RELEASE OF AIR CONTAMINANTS INTO THE ATMOSPHERE SHALL COMPLY WITH THE RULES AND REGULATUONS OF THE FAIRFAX COUNTY AIR POLLUTION CONTROL ORDINANCE. NO AIR QUALITY PERMIT REQUIRED.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON A FIELD LOCATION SURVEY. THE CONTRACTOR SHALL BIE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES: BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DIURING CONSTRUCTION THE CONTRACTOR ENCOUNTERS ANY UNDERGROUND UTILITY NOT SHOWN ON THE PLAN SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.

Application No. RZ1997-BR-008 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/26/97
Date of (BOS) (PC) approval 7/7/97
Sheet 1 of 1

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAY 13 1997
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
REID M. DUDLEY
Cert No.09548
5/12/97
PROFESSIONAL ENGINEER

SCALE: 1" = 30'
DATE: 03-20-1997
BY: RMD\HLP
REVISIONS: 5-12-97

GENERALIZED DEVELOPMENT PLAN

4610 COUNTRY LANE

BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

RUNYON, DUDLEY, ASSOCIATES, INC.
ENGINEERING - SURVEYING - PLANNING
10650 MAIN STREET - SUITE 301
FAIRFAX, VIRGINIA 22030
PHONE: (703) 591-4606 FAX: (703) 591-3982

SHEET 1 OF 1

F-1662GDP

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