

VARIES 3' 5' 20' 5' VARIES

LOT 3
N/F JENNINGS CLARE BREEDEN
ZONE: A-1 - USE: RES.

LOT 5
N/F RONALD C. & GAIL M. MELIN
ZONE: A-1 - USE: RES.

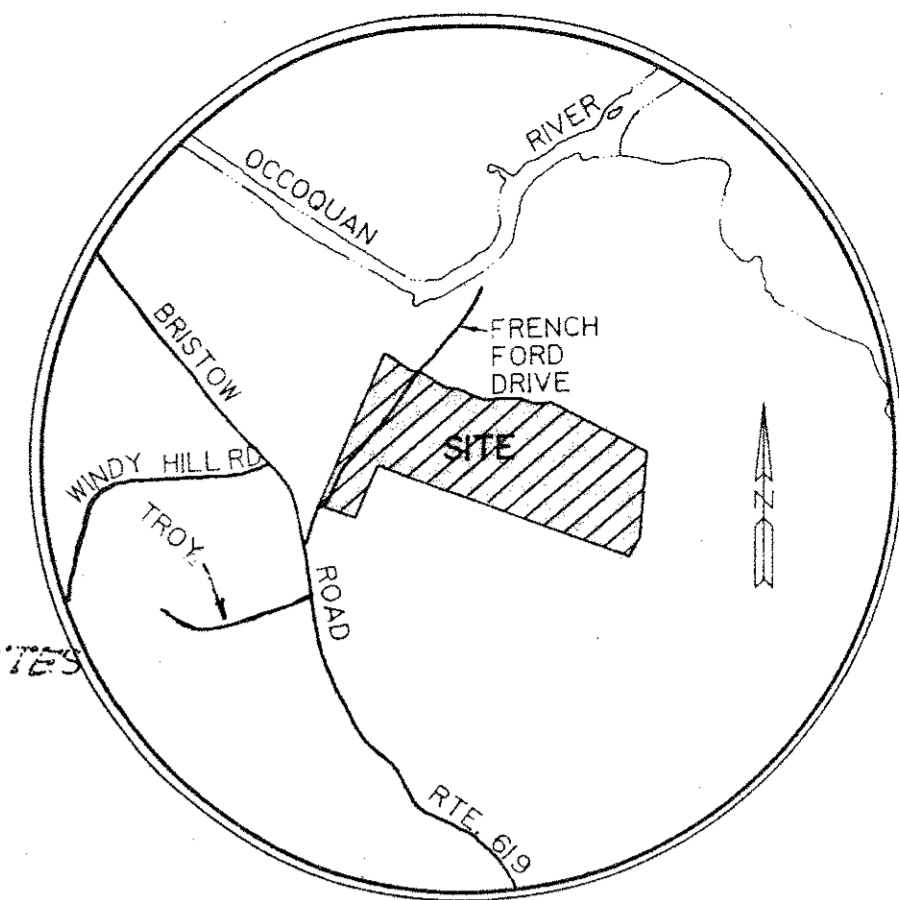
LOT 4
N/F LON E. FARRIS
ZONE: A-1
USE: RES.

LOT 7
N/F FRENCH HILL ESTATES
ZONE: A-1
USE: RES.

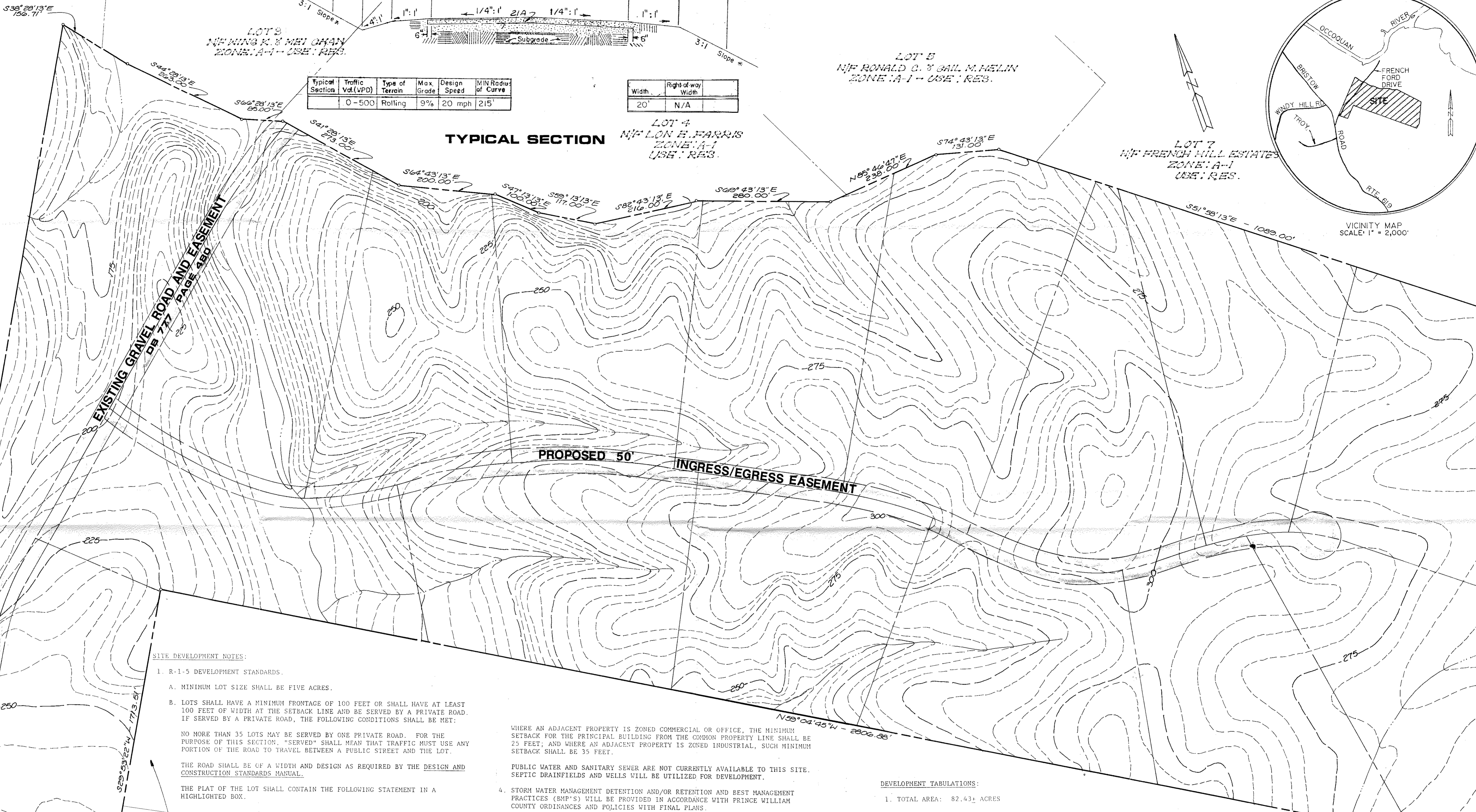
Typical Section	Traffic Vol. (VPD)	Type of Terrain	Max. Grade	Design Speed	MIN Radius of Curve
	0-500	Rolling	9%	20 mph	215'

Width	Right-of-way Width
20'	N/A

TYPICAL SECTION



VICINITY MAP
SCALE: 1" = 2,000'



SITE DEVELOPMENT NOTES:

- R-1-5 DEVELOPMENT STANDARDS.
 - MINIMUM LOT SIZE SHALL BE FIVE ACRES.
 - LOTS SHALL HAVE A MINIMUM FRONTAGE OF 100 FEET OR SHALL HAVE AT LEAST 100 FEET OF WIDTH AT THE SETBACK LINE AND BE SERVED BY A PRIVATE ROAD. IF SERVED BY A PRIVATE ROAD, THE FOLLOWING CONDITIONS SHALL BE MET:
NO MORE THAN 35 LOTS MAY BE SERVED BY ONE PRIVATE ROAD. FOR THE PURPOSE OF THIS SECTION, "SERVED" SHALL MEAN THAT TRAFFIC MUST USE ANY PORTION OF THE ROAD TO TRAVEL BETWEEN A PUBLIC STREET AND THE LOT.
THE ROAD SHALL BE OF A WIDTH AND DESIGN AS REQUIRED BY THE DESIGN AND CONSTRUCTION STANDARDS MANUAL.
THE PLAT OF THE LOT SHALL CONTAIN THE FOLLOWING STATEMENT IN A HIGHLIGHTED BOX.

THE ROAD SERVING THIS LOT IS PRIVATE, AND IS NOT ELIGIBLE FOR ACCEPTANCE INTO THE STATE SYSTEM UNLESS CONSTRUCTED TO STATE RIGHT-OF-WAY AND DESIGN STANDARDS. MAINTENANCE OF THE ROAD, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY.

EACH PRIVATE ROAD SHALL BE POSTED WITH A SIGN STATING:

PRIVATE ROAD
NOT STATE MAINTAINED

AN AGREEMENT, IN PROPER FORM, SHALL BE RECORDED IN THE LAND RECORDS, AND REFLECTED IN THE CHAIN OF TITLE OF EACH LOT. IN ORDER TO SET FORTH THAT THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF THE ROADWAY CONNECTING SUCH LOT TO THE PUBLIC ROAD IS NOT THE RESPONSIBILITY OF THE COUNTY OR THE STATE AND TO SET FORTH LEGALLY BINDING RESPONSIBILITIES FOR THE PARTIES WHO ARE RESPONSIBLE FOR CONSTRUCTION, REPAIR, AND MAINTENANCE, INCLUDING SNOW REMOVAL, AND ALL PERTINENT DETAILS, THE AGREEMENT SHALL BE BETWEEN THE OWNER OF THE LOT, THE CONTRACT PURCHASER AND OTHER PARTIES, IF PERTINENT TO THE PURPOSE OF THE AGREEMENT.

- MAXIMUM LOT COVERAGE SHALL BE 25%.
- YARDS AND SETBACKS
ALL BUILDINGS SHALL BE SET BACK A MINIMUM OF 50 FEET FROM THE FRONT PROPERTY LINE AND ANY SIDE STREET.
THE MINIMUM REAR YARD SHALL BE 25 FEET.
THE MINIMUM SIDE YARD SHALL BE 15 FEET.

WHERE AN ADJACENT PROPERTY IS ZONED COMMERCIAL OR OFFICE, THE MINIMUM SETBACK FOR THE PRINCIPAL BUILDING FROM THE COMMON PROPERTY LINE SHALL BE 25 FEET; AND WHERE AN ADJACENT PROPERTY IS ZONED INDUSTRIAL, SUCH MINIMUM SETBACK SHALL BE 35 FEET.

PUBLIC WATER AND SANITARY SEWER ARE NOT CURRENTLY AVAILABLE TO THIS SITE. SEPTIC DRAINFIELDS AND WELLS WILL BE UTILIZED FOR DEVELOPMENT.

- STORM WATER MANAGEMENT DETENTION AND/OR RETENTION AND BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED IN ACCORDANCE WITH PRINCE WILLIAM COUNTY ORDINANCES AND POLICIES WITH FINAL PLANS.

AN EROSION AND SEDIMENT CONTROL PLAN WILL BE PROVIDED WITH FINAL PLANS IN ACCORDANCE WITH PRINCE WILLIAM COUNTY POLICIES AND THE 1980 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

- PARKLAND REQUIREMENT: 16 D.U. X .02035 = 0.33+ ACRES**
**PER 704.02 OF THE D.C.S.M.; FOUR OPTIONS ARE AFFORDED TO THE DEVELOPER FOR SATISFYING THEIR RECREATION OBLIGATION, PRIOR TO THE FINAL APPROVAL OF THEIR RESPECTIVE SUBDIVISION PLAT. THIS REQUIREMENT WILL BE SATISFACTORILY ADDRESSED AT THAT TIME.

- THE DEVELOPMENT PLAN DEPICTED HEREON IS CONCEPTUAL AND MAY VARY WITH FINAL DESIGN AND ENGINEERING.

NOTES:

- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 65-((1)) PARCEL 61; AND IS ZONED A-1.
- NO TITLE REPORT HAS BEEN FURNISHED.
- THE BOUNDARY INFORMATION SHOWN HEREON IS A COMPILATION OF AVAILABLE DEED AND PLAT RECORDS, ROTATED TO A COMMON BEARING SYSTEM, AND DOES NOT REPRESENT THE RESULT OF ANY ACTUAL FIELD SURVEY BY BENGTSOON, DEBELL, ELKIN & TITUS. THIS INFORMATION IS SUBJECT TO CONFIRMATION AND/OR REVISION BY AN ACTUAL FIELD SURVEY TO BE PERFORMED IN THE FUTURE.
- THE TOPOGRAPHY INFORMATION SHOWN HEREON IS FROM 200 SCALE COUNTY MAPPING WITH A CONTOUR INTERVAL OF FIVE FEET AND MECHANICALLY ENLARGED TO A SCALE OF ONE INCH EQUALS 100 FEET.

DEVELOPMENT TABULATIONS:

- TOTAL AREA: 82.43+ ACRES
- PROPOSED USE:
- 16 LOTS
- AVERAGE LOT SIZE - 5.15+ ACRES
- DENSITY: .19 DU/ACRE

OWNER: BRISTOW WOODS ESTATES LTD.
9431 MAIN STREET
MANASSAS, VA 22110
(703) 361-7717
DB 1657 PG 1151

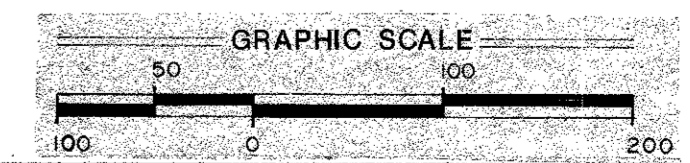
APPROVED
PROFFER/DEVELOPMENT PLAN
Jerry Clark
July 2, 1990
OFFICE OF PLANNING

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BRISTOW WOODS ESTATES

COLES MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

DECEMBER 1988
REV. 2-15-90



BENGTSOON, DEBELL, ELKIN & TITUS, LTD.
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
PO BOX 429, 5900 CENTREVILLE ROAD, CENTREVILLE, VIRGINIA 22020
(703) 631-9630 (703) 369-5700

OFFICE LOCATIONS:
 • CHESTERFIELD COUNTY, VIRGINIA
 • PRINCE WILLIAM COUNTY, VIRGINIA
 • FARRAS COUNTY, VIRGINIA
 • LOUDOUN COUNTY, VIRGINIA
 • ANNE ARUNDEL COUNTY, MARYLAND
 • VIRGINIA BEACH, VIRGINIA
 • MONTGOMERY COUNTY, MARYLAND

RECEIVED
REVISED SUBMISSION
FEB 16 '90

N/F MORGAN E. & MARY K. BREEDEN
ZONE: A-1 - USE: RES.

N/F DANIEL J. & MARY
BREEDEN
ZONE: A-1 - USE: RES.

N/F JENNINGS CLARE BREEDEN
ZONE: A-1 - USE: FOREST

BRISTOW ROAD
ROUTE 619