

P R O F F E RRezoning Application No. 77-C-133

The undersigned, as the owners, contract purchaser and applicant of the property which is the subject matter of this rezoning application hereby proffer that development of the subject property shall take place in accordance with the generalized development plan for the Frying Pan Assembly prepared by Dewberry, Nealon & Davis dated April 7, 1978, as revised May 26, 1978, and as further revised, June 21, 1978, and the following conditions:

1. The undersigned hereby commit to the dedication of right-of-way on West Ox Road to forty-five feet from center line and to construct such road improvements as may be necessary to effect an acceptable entrance into the subject property, as more particularly shown on the above referenced generalized development plan.

2. The undersigned commit to the dedication of right-of-way along that portion of the property fronting on Monroe Street to thirty feet from center line.

3. The undersigned commit to the dedication of the triangular parcel in the northeast corner adjacent to the proposed Dranesville Road relocated, as is indicated on the development plan for dedication to the Fairfax County Board of Supervisors for public street purposes.

4. The undersigned commit to the construction of the internal streets in the general alignments shown on the above-referenced generalized development plan, with the cross-sections

as indicated on that generalized development plan and the connections to adjacent property as indicated on the generalized development plan.

* 5. The undersigned hereby commit to the provision of two tennis courts or in the alternative, one tennis court and one multi-purpose court, and a combined tot lot and picnic area.

6. The undersigned hereby commit to the provision of crushed rock trails on the property consistent with the County-wide trail system, as the system will be confirmed by the trail study now in progress, to include connection of the trail easement around the out-parcel being retained by Mr. and Mrs. James W. Cockerill.

7. The undersigned hereby commit to the provision of an earthen berm for effective noise attenuation, if such is determined be necessary by the Department of Environmental Management at the time of subdivision plat approval. This earthen berm shall be constructed within the dedicated right-of-way for the relocation of Dranesville Road, contiguous to those lots on the subject property located along this Dranesville Road right-of-way.

FAIRFAX DEVELOPMENT CORPORATION

By: [Signature] Vice-Pres

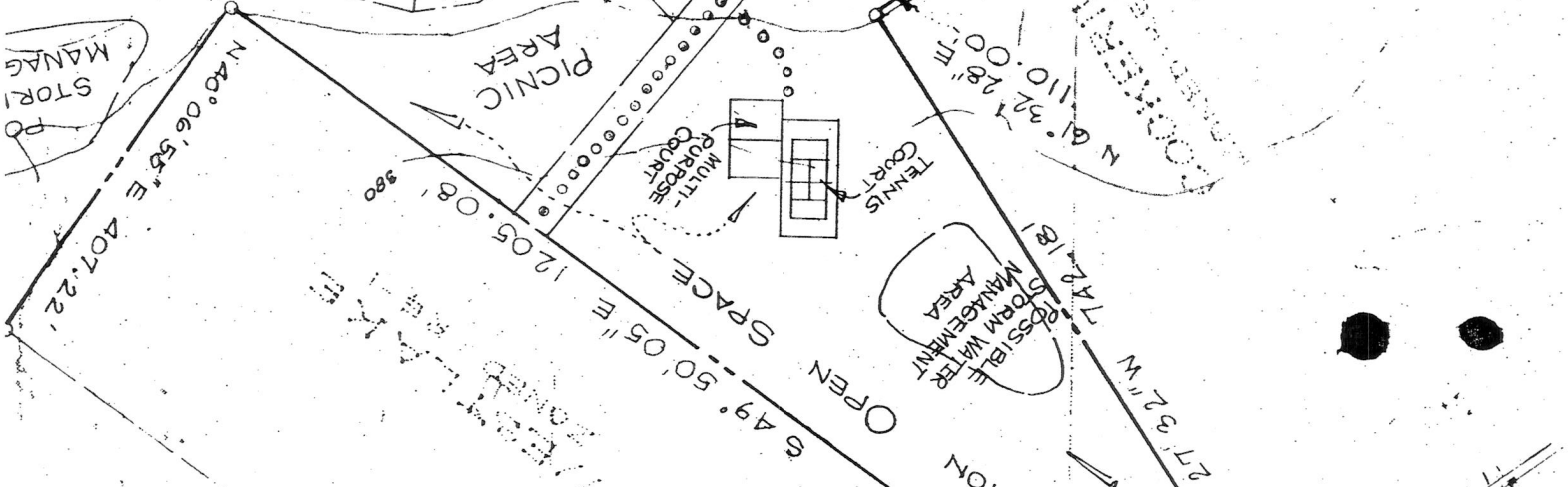
Dated: June 24, 1978

[Signature]
JAMES WALTER COCKERILL

[Signature]
GEORGETTA D. COCKERILL

[Signature]
HAROLD C. COCKERILL

[Signature]
EVELYN H. COCKERILL



TO BE DEDICATED FOR
 PUBLIC STREET PURPOSES
 & EXISTING R/W

PROJECT No. 14-10
 SHEET No. 10 OF 11

STORAGE
 MANAGE

AREA TABULATION

| | |
|---------------------------------------|---------------|
| EXISTING ZONING _____ | RE-1 |
| PROPOSED ZONING _____ | R-12.5 |
| TOTAL TRACT _____ | 91.39 Ac. |
| N ^o LOTS _____ | 239 LOTS |
| DENSITY _____ | 2.61 LOTS/Ac. |
| TOTAL LOT AREA _____ | 62.5 Ac. ± |
| % LOT COVERAGE _____ | 68.4 % |
| TOTAL OPEN SPACE _____ | 28.9 Ac. ± |
| STREET AREA _____ | 14.7 Ac. ± |
| COMMON GREEN _____ | 14.0 Ac. ± |
| DRANESVILLE RD RELOCATED _____ | 0.2 Ac. ± |
| (DEDICATED TO FFX. CO. BD. OF SUPER.) | |
| % OPEN SPACE _____ | 31.6 % |

LEGEND

- EXISTING SANITARY SEWER
- - -○- - - PROPOSED SANITARY SEWER
- ~~~~~ APPROXIMATE LIMITS OF CLEARING AND/OR GRADING
- + 398[±] PROPOSED SPOT ELEVATIONS
- PROPOSED NATURAL SURFACE TRAIL

out of 77 require a separate app. H

FAIRFAX COUNTY
C.P.-PLAN IMPLEMENTATION BRANCH
3rd FLOOR - MASSEY BUILDING

DATE RECEIVED 6-21-78 FOR R-12.5

CASE NO. 77-C-133 SUBMISSION NO. 3

RT. 667

REZONING CASE No 77- C - 133
GENERALIZED DEVELOPMENT PLAN

FRYING PAN ASSEMBLY

(COCKERILL ET AL PROPERTIES)

CENTREVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 200'

APRIL 7, 1978

REV. 5-26-78 (ADD RTE #608 ENTRANCE)

FOR REV. 6-21-78 (ADD DEV. REC. & DROP PIPE STEMS)

FAIRFAX DEVELOPMENT CORP.

BY

DEWBERRY NEALON & DAVIS
ENGINEERS ARCHITECTS PLANNERS SURVEYORS
8411 ARLINGTON BOULEVARD, FAIRFAX, VIRGINIA 22030