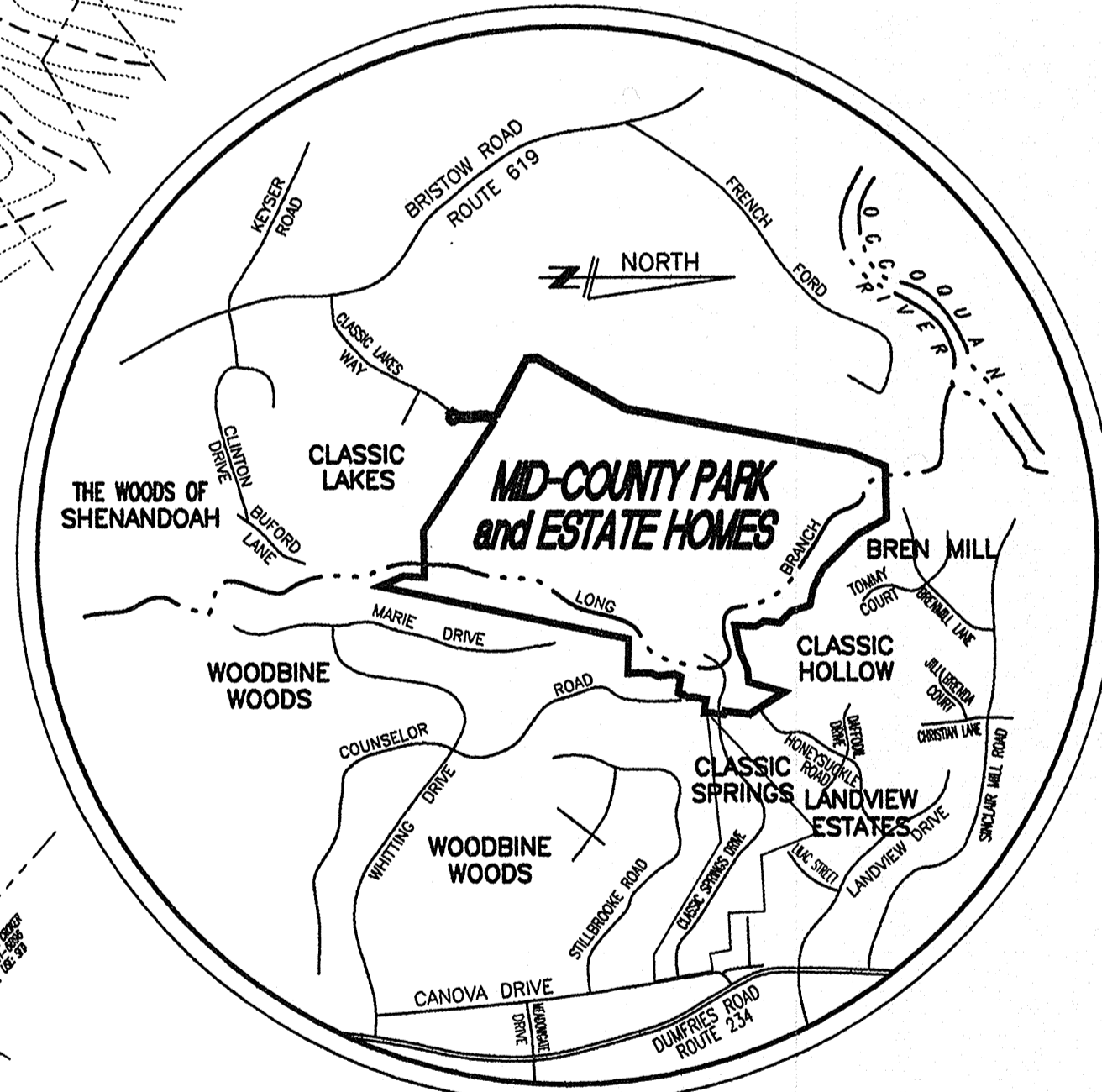


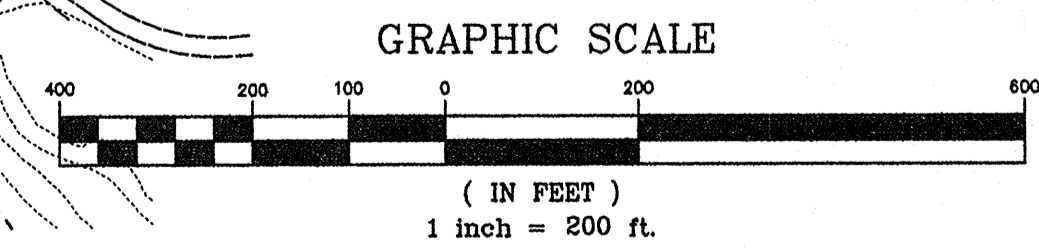
- NOTES:**
1. THE PROPERTY IS OWNED BY CLASSIC LAKES, LLC AS RECORDED IN INSTRUMENT NUMBER 20030310004278.
 2. THE PROPERTY IS LOCATED ON GRINS 7792-99-5798, 7893-11-6930 & 7893-10-7686 AND IS ZONED A-1 & SR-1 PER REZ PLAN 2003-00433.
 3. THE AREAS FOR REZONING, AS SHOWN HEREON, ARE BASED UPON DEEDS AND PLATS OF RECORD AND DOES NOT PURPORT TO REPRESENT A FIELD RUN BOUNDARY SURVEY BY BRANCA DEVELOPMENT, LLC AT THIS TIME.
 4. THE TOPOGRAPHY INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE RECORDS.
 5. THERE ARE NO KNOWN CULTURAL RESOURCES OR GRAVES SITES LOCATED ON THE PROPERTY.
 6. THE LIMITS OF THE RESOURCE PROTECTION AREA FOR THE EAST SIDE OF LONG BRANCH AS SHOWN HEREON WAS OBTAINED FROM THE HALL AND B/H EAST PROPERTY PAST STUDY, PWA PLAN No. 03-00204.
 7. THE LIMITS OF THE 100-YR FLOODPLAIN SHOWN HEREON WERE OBTAINED FROM THE LONG BRANCH FLOODPLAIN STUDY, PWC PLAN No. 06-00328.
 8. THE LOT & OPEN SPACE LAYOUT, ROAD ALIGNMENT, THE LIMITS OF THE CONSERVATION AREAS AND THE LOCATION OF THE STORMWATER MANAGEMENT FACILITIES AND THE CUL-DE-SACS MAY BE REVISED IN ACCORDANCE WITH FINAL ENGINEERING CONSIDERATIONS.

AREA TABULATIONS:

Total Site Area:	325.6 Acres
Environmental Resource Area:	61.5 Acres
Proposed Open Space:	197.6 Acres (61%)
Proposed Lot Area:	112.9 Acres
Proposed Right-of-Way Dedication:	15.1 Acres
Proposed Number of Dwelling Units:	108 SFD
Proposed Density:	3.0 Ac./DU
Existing Zoning:	SR-1: 19.4 Acres
	A-1: 306.2 Acres
Proposed Zoning:	SR-1: 163.6 Acres
	A-1: 162.0 Acres
Existing SR-1 Zoned Property to be Included in the Park:	19.4 Acres
Area Proposed for Rezoning from A-1 to SR-1:	144.2 Acres



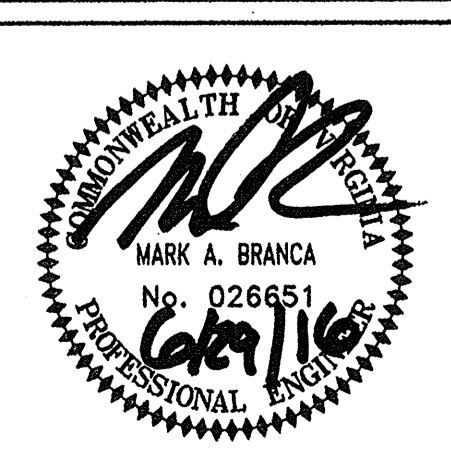
VICINITY MAP
SCALE : 1" = 2000'



PROJECT No: PPI2004-00103
REZONING No: PLN2016-

REVISIONS	DATE

FIELD BOOKS



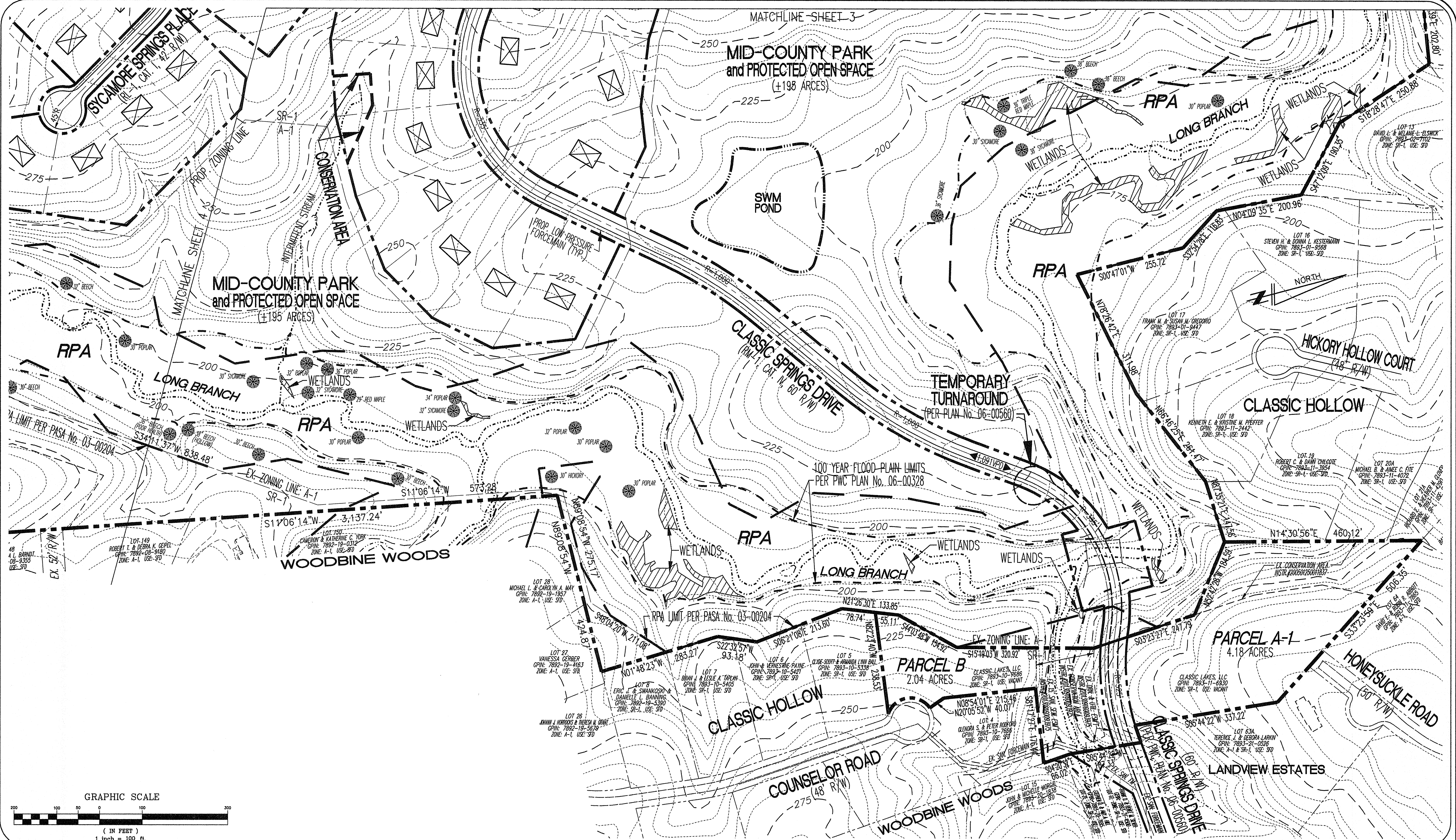
BRANCA DEVELOPMENT, LLC
Development and Engineering Services
11672 Sandal Wood Lane, Manassas, Virginia 20112
Phone: (703)927-7783

GENERALIZED DEVELOPMENT PLAN
MID-COUNTY PARK and ESTATE HOMES
COLES MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

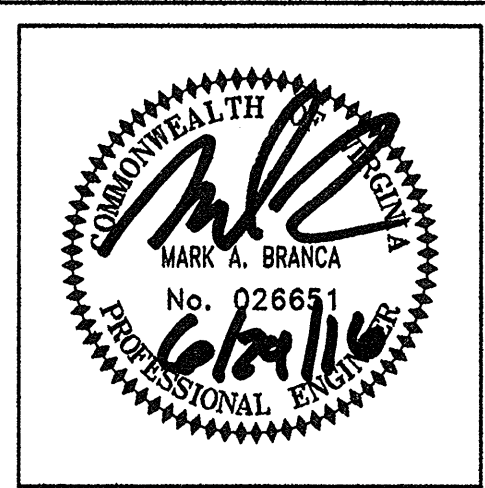
JOB NUMBER:

SHEET 1
OF
4 SHEETS

DESIGNED BY:	DATE
MAB	5/21/16
CHECKED BY:	
MAB	
SCALE	
1" = 200'	



FIELD BOOKS

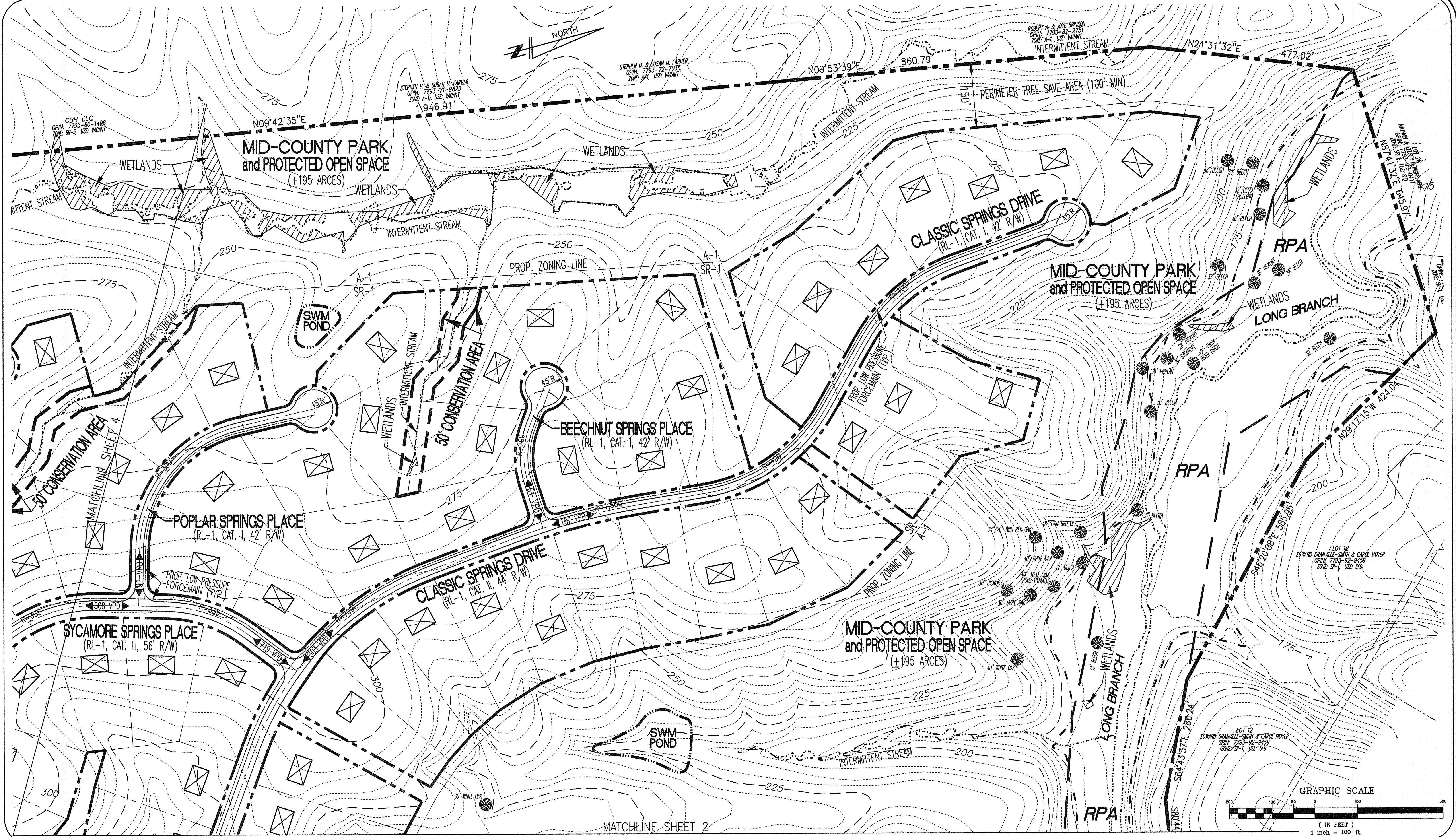


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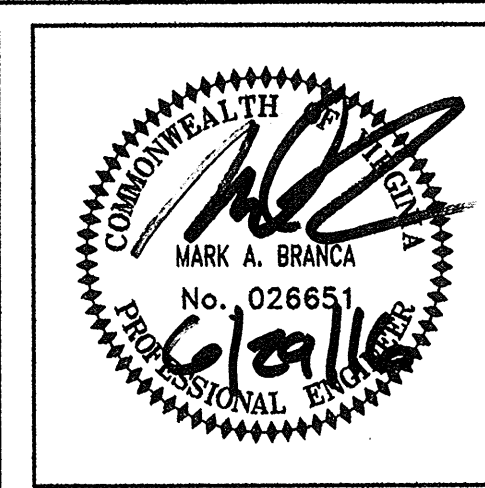
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SHEET 2 OF 4 SHEETS



REVISIONS	DATE

FIELD BOOKS

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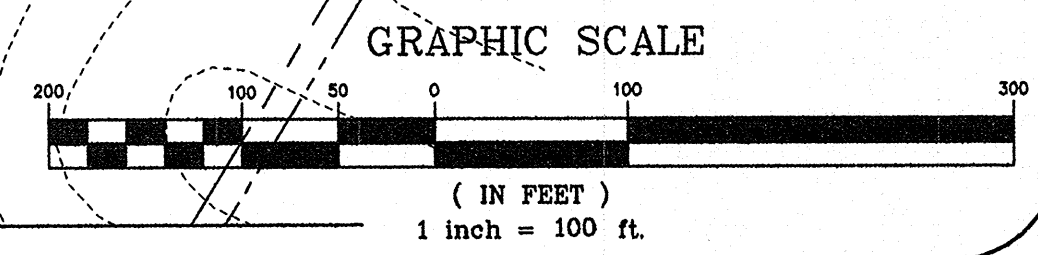


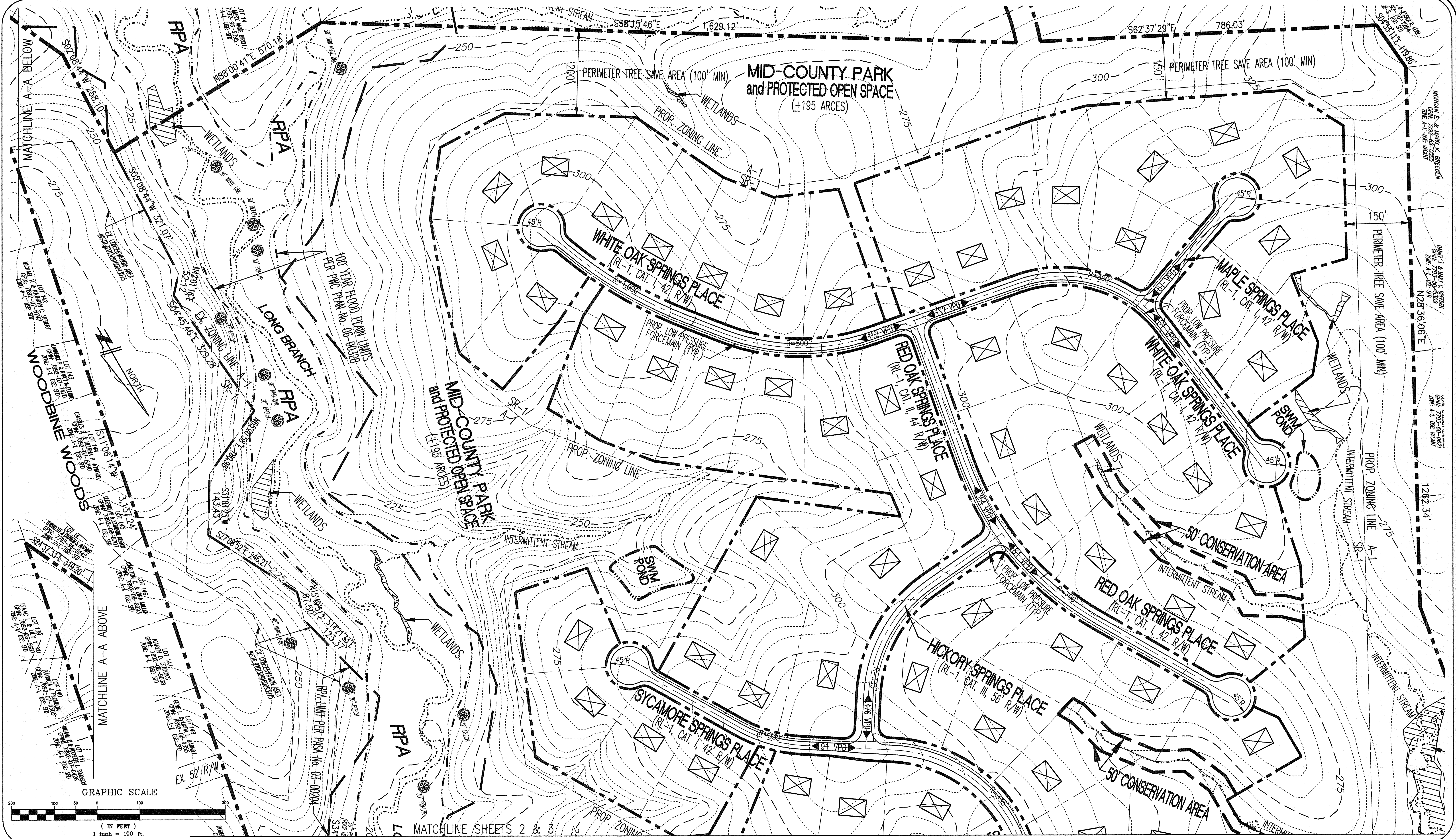
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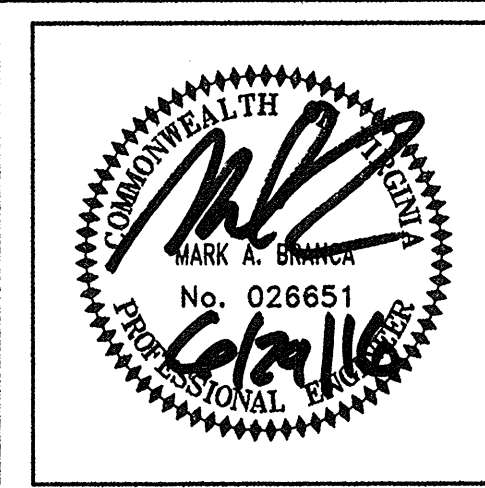
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