NOTES :

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP # 5-4 ((1)), PARCELS 5-A & 5B.
2. ZONED : R-3 CLUSTER.
3. PROPOSED USE : RESIDENTIAL DETACHED HOMES.
4. BOUNDARY & TOPO SHOWN IS BASED ON ACTUAL FIELD RUN SURVEY.
5. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
6. PUBLIC WATER & SANITARY SEWER ARE AVAILABLE AND EXISTING FOR THIS SITE.
7. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS & ADOPTED STANDARDS.
8. EROSION & SEDIMENT CONTROL WILL CONFORM TO ALL APPLICABLE LOCAL COUNTY & STATE STANDARDS.
9. TO THE BEST OF OUR KNOWLEDGE NO GRAVE SITE IS LOCATED ON THIS SITE.
10. DATUM : U. S. G. S.
    CONTOUR INTERVAL : 2 FEET
11. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO TOXIC MATERIALS OR AUTOMOBILE FUEL FOUND OR PROPOSED TO BE STORED ON THIS SITE.
12. THIS PROPERTY LIES WITHIN FLOOD PLAIN OVERLAY DISTRICT. THE REQUIREMENTS OF THE FLOOD PLAIN OVERLAY DISTRICT MUST BE MET AT THE SITE PLAN REVIEW STAGES.
13. AT THE TIME OF FINAL SITE AND SUBDIVISION PLAN APPROVAL THE LOCATION OF LIMITS OF CLEARING AND GRADING MAY CHANGE DUE TO FINAL ENGINEERING.
14. THE STORM WATER MANAGEMENT REQUIREMENTS MAY BE WAIVED UPON APPROVAL BY DIRECTOR OF DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

ZONING TABULATIONS PARCEL 5A:

PARCEL '5A'

LOT AREA:	1. 822 AC. ±
AREA DEDICATED TO	
PUBLIC STREET:	0. 249 AC. ±
PARCEL 'A' :	3. 748 AC. ±
TOTAL AREA	5. 819 AC.

SET BACKS :

FRONT YARD = 20 FT.
SIDE YARD = 8 FT. BUT A TOTAL OF 20 FT.
REAR YARD = 25 FT.

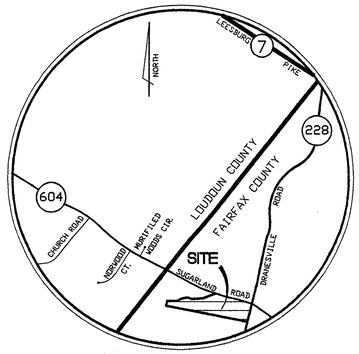
MAX. DENSITY ALLOWED:	3. 0 DW/AC.
MAX. DENSITY PROVIDED:	1. 2 DW/AC.
MAX. NUMBER OF LOTS:	7 LOTS
MIN LOT AREA REQUIRE:	8, 500 S. F.
MIN. LOT AREA PROVIDED:	8, 500 S. F.
AVERAGE LOT AREA REQUIRED:	N/A
AVERAGE LOT AREA PROVIDED:	11, 000 S. F.
MIN. LOT WIDTH:	CORNER= 80FT. , INTERIOR = 0 FT.
MAX. BUILDING HIGHT:	35 FT.

AREA TABULATION

PARCEL '5A'	
TOTAL AREA	5. 819 AC.
PARCEL '5B'	
TOTAL AREA	5. 000 AC.
TOTAL AREA	10. 819 AC.

LEGEND

IPS	DENOTES IRON PIPE SET
IPF	DENOTES IRON PIPE FOUND
EX.	DENOTES EXISTING
@	DENOTES WATER VALVE
G	DENOTES GAS VALVE
<	DENOTES GUY WIRE
	DENOTES UTILITY POLE
W	DENOTES WELL
	DENOTES FENCE
	DENOTES LIGHT
	DENOTES SIGN
℄	DENOTES CENTERLINE
N/F	DENOTES NOW OR FORMERLY
•	DENOTES IRON PIPE FOUND
S	DENOTES EX. SAN. M.H.

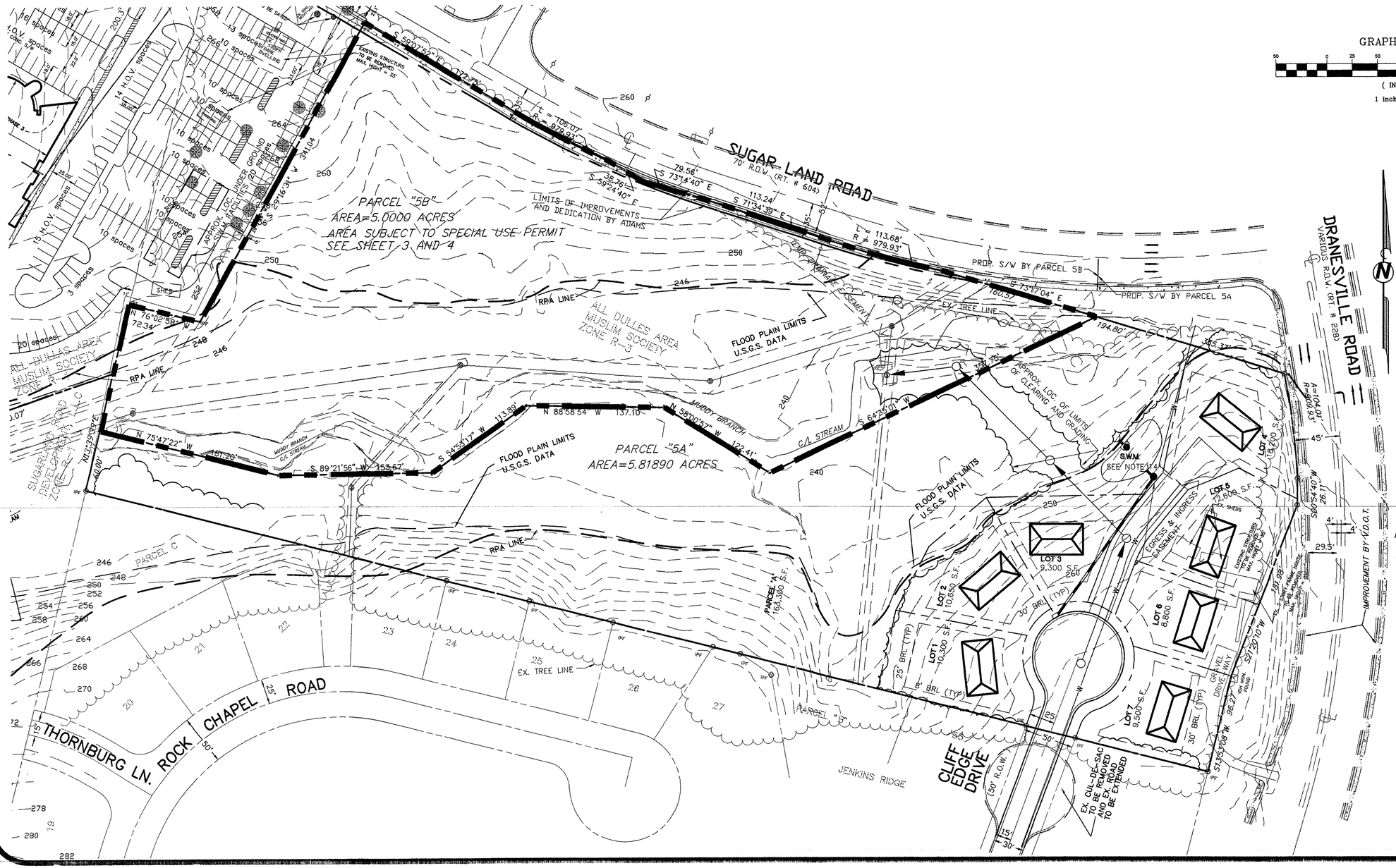


VICINITY MAP
SCALE 1"=1000'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



Application No. RZ 90-D-058 Staff SA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/6/01
Date of (GDP) (PC) approval 8/6/01
Sheet 1 of 4

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 13 2001
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
8/31/01
HAMID MATIN
No. 017821
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
3	5/18/01	TRAIL, SIDEWALK AND PARKING	HM
2	4/18/01	PARKING LAYOUT	HM
1	7/17/00	COUNTY COMMENTS	HM

REVISION BLOCK

PROFESSIONAL DESIGN GROUP, INC.
14301-B SULLYFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 22021
PHONE (703) 631-2344
FAX. (703) 378-2102
ENGINEERS, SURVEYORS, CONSULTANT

REWSED GENERALIZED DEVELOPMENT PLAN PARCEL 5A

STARKEY PROPERTY

CASE NUMBER RZ-90-D-058

DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DESIGN BY:	H.M.	SCALE:	1"=50'
DRAWN BY:		DATE:	6/03/99
CHECKED BY:		DRAWING NO.:	
JOB NO.:	94002	SHEET	1 OF 4

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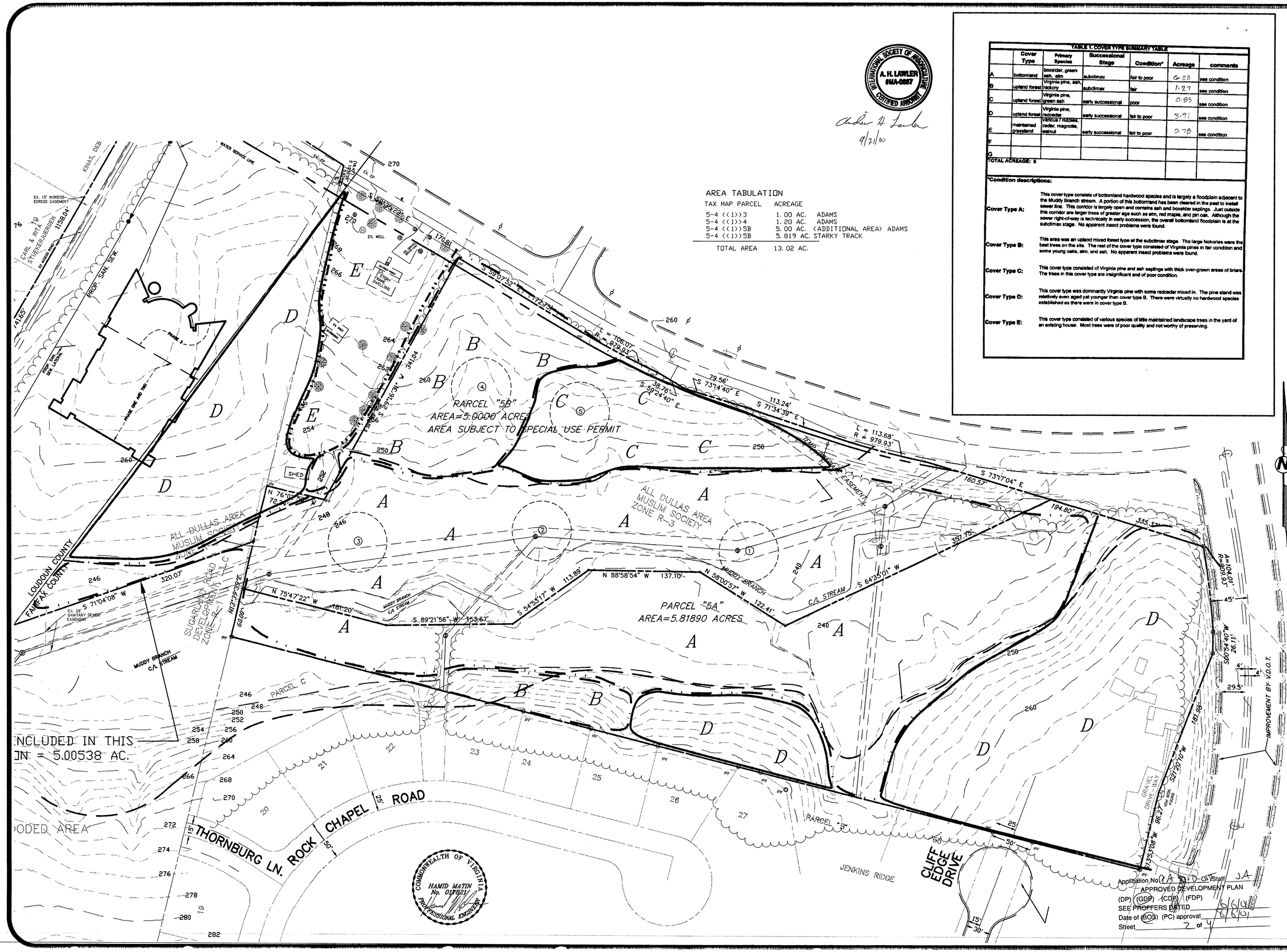

AREA TABULATION

TAX MAP PARCEL	ACREAGE	
5-4 ((1))3	1.00 AC.	ADAMS
5-4 ((1))4	1.20 AC.	ADAMS
5-4 ((1))5B	5.00 AC.	(ADDITIONAL AREA) ADAMS
5-4 ((1))5B	5.819 AC.	STARKY TRACK
TOTAL AREA	13.02 AC.	

TABLE 1. COVER TYPE SUMMARY TABLE

	Cover Type	Primary Species	Successional Stage	Condition*	Acreage	comments
A	bottomland	boxelder, green ash, elm	subclimax	fair to poor	6.23	see condition
B	upland forest	Virginia pine, ash, hickory	subclimax	fair	1.27	see condition
C	upland forest	Virginia pine, green ash	early successional	poor	0.83	see condition
D	upland forest	Virginia pine, redcedar	early successional	fair to poor	3.91	see condition
E	maintained grassland	various f mapleas, cedar, magnolia, walnut	early successional	fair to poor	0.78	see condition
F						
G						
TOTAL ACREAGE: 5						

*Condition descriptions:

Cover Type A: This cover type consists of bottomland hardwood species and is largely a floodplain adjacent to the Muddy Branch stream. A portion of this bottomland has been cleared in the past to install sewer line. This corridor is largely open and contains ash and boxelder saplings. Just outside this corridor are larger trees of greater age such as elm, red maple, and pin oak. Although the sewer right-of-way is technically in early succession, the overall bottomland floodplain is at the subclimax stage. No apparent insect problems were found.

Cover Type B: This area was an upland mixed forest type at the subclimax stage. The large hickories were the best trees on the site. The rest of the cover type consisted of Virginia pines in fair condition and some young oaks, elm, and ash. No apparent insect problems were found.

Cover Type C: This cover type consisted of Virginia pine and ash saplings with thick over-grown areas of briars. The trees in this cover type are insignificant and of poor condition.

Cover Type D: This cover type was dominantly Virginia pine with some redcedar mixed in. The pine stand was relatively even aged yet younger than cover type B. There were virtually no hardwood species established as there were in cover type B.

Cover Type E: This cover type consisted of various species of little maintained landscape trees in the yard of an existing house. Most trees were of poor quality and not worthy of preserving.

Application No. (A) 90-D-058 Staff JA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/6/01
Date of (BOS) (PC) approval 6/6/01
Sheet 2 of 4

NO.	DATE	DESCRIPTION	BY
3	8/18/01	Trail, Parking & Sidewalk	HM
1	7/17/00	COUNTY COMMENTS	HM

REVISION BLOCK

DESIGN BY: H.M. | DRAWN BY: | CHECKED BY: | JOB NO.: 94002

SCALE: 1"=50' | DATE: 6/07/99 | DRAWING NO.: | SHEET 2 OF 4

EXISTING VEGITATION MANAGEMENT PLAN

STARKEY PROPERTY

CASE NUMBER RZ-90-D-058

DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

PROFESSIONAL DESIGN GROUP, INC.
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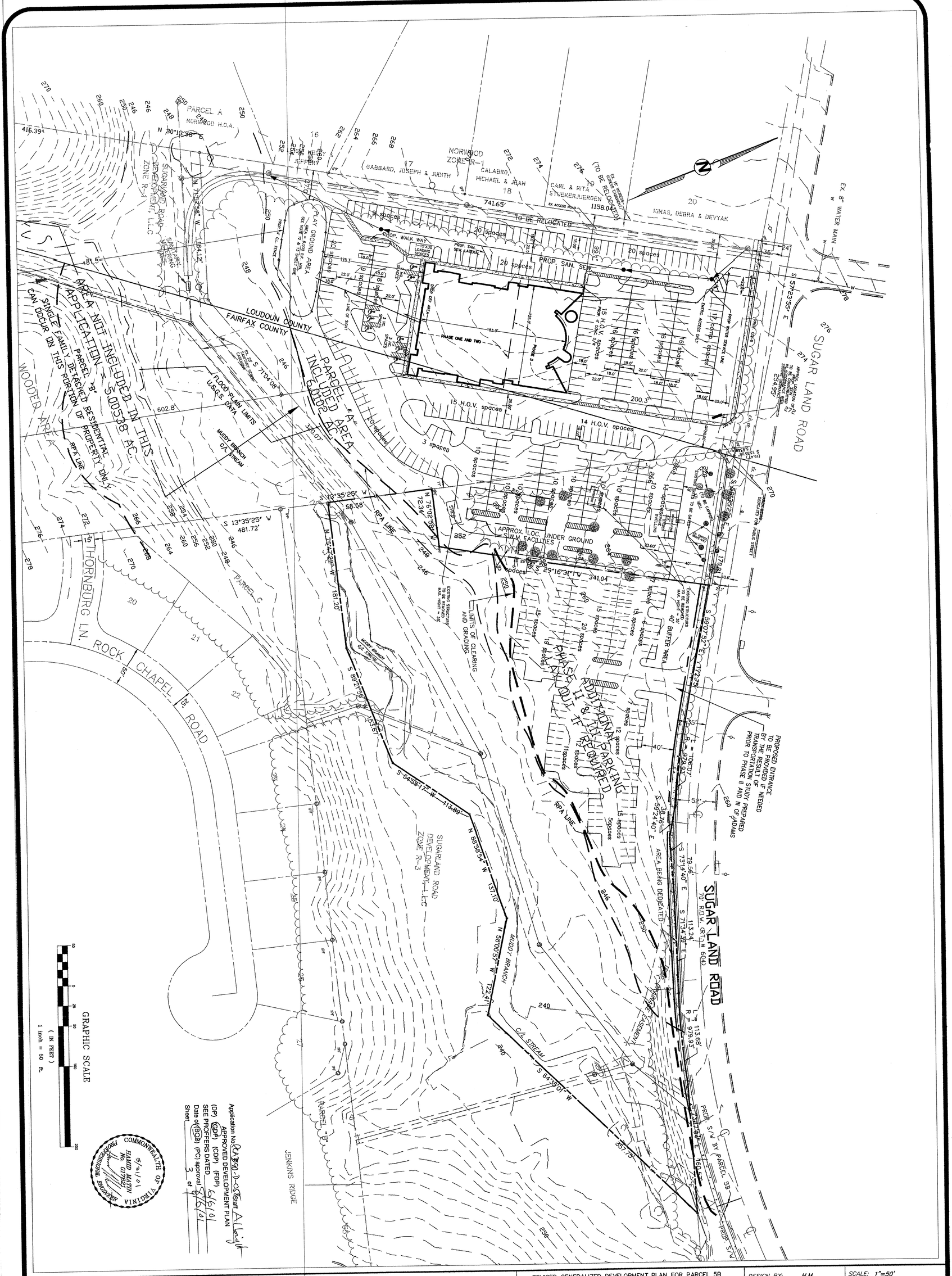

NO.	DATE	DESCRIPTION	BY
2	5/18/01	SIDEWALK AND PARKING	HM
1	4/18/01	PARKING LAYOUT	HM
		REVISION BLOCK	

PROFESSIONAL DESIGN GROUP, INC.
14301-B SULLYFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 22021
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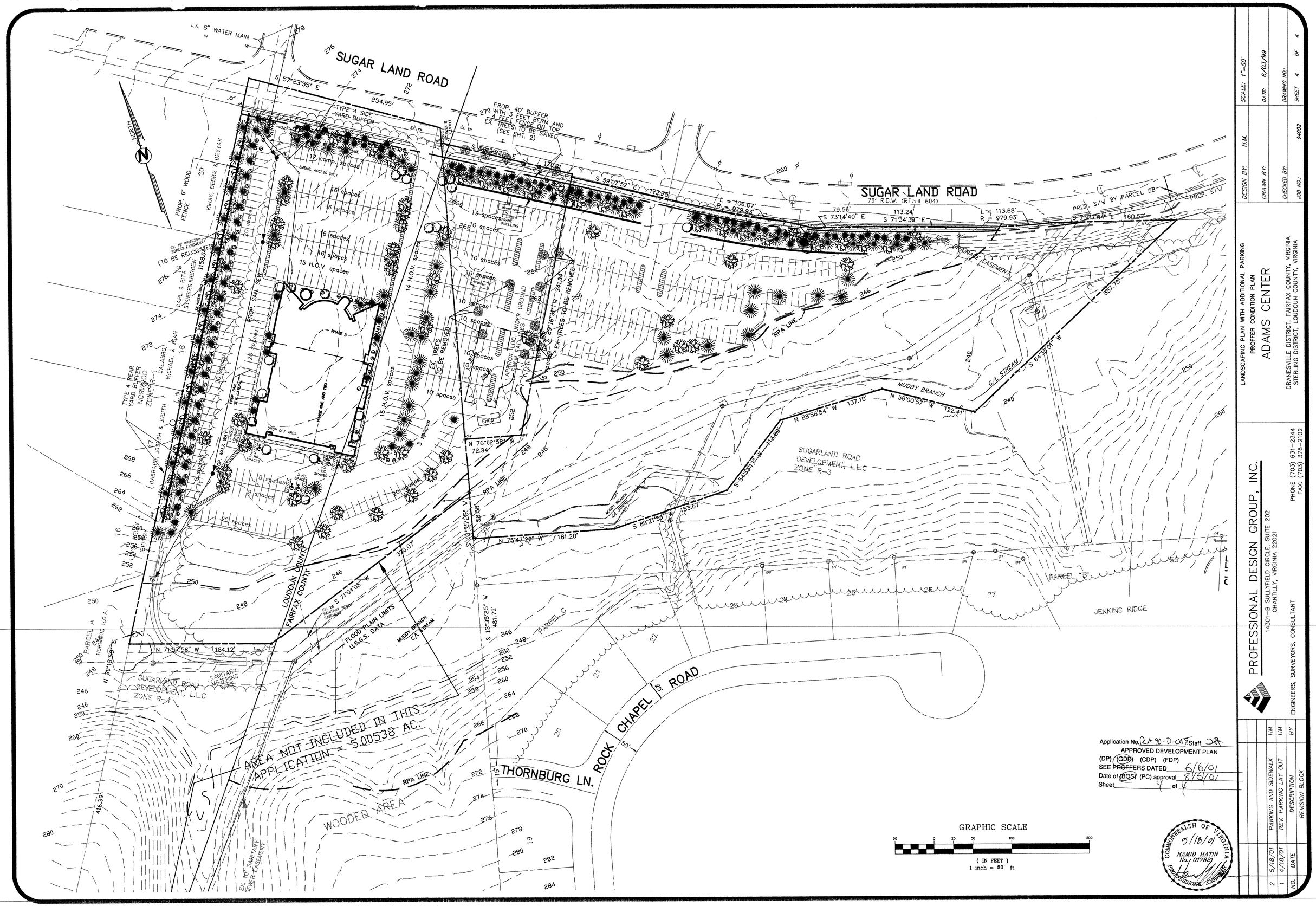
FAX. (703) 378-2102

REVISED GENERALIZED DEVELOPMENT PLAN FOR PARCEL 5B OF STARKEY PROPERTY
SHOWING THE ADDITIONAL PARKING LAY OUT IF REQUIRED

ADAMS CENTER

DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA
STERLING DISTRICT, LOUDOUN COUNTY, VIRGINIA

DESIGN BY:	H.M.	SCALE:	1"=50'
DRAWN BY:		DATE:	6/03/99
CHECKED BY:		DRAWING NO.:	
JOB NO.:	94002	SHEET	3 OF 4



Application No. RCA 90-D-058 Staff DA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/6/01
Date of (BOS) (PC) approval 8/6/01
Sheet 4 of 4

COMMONWEALTH OF VIRGINIA
5/18/01
HAMID MATIN
No. 017821
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
2	5/18/01	PARKING AND SIDEWALK	HM
1	4/18/01	REV. PARKING LAY OUT	HM

REVISION BLOCK

LANDSCAPING PLAN WITH ADDITIONAL PARKING
PROFFER CONDITION PLAN

ADAMS CENTER

DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA
STERLING DISTRICT, LOUDOUN COUNTY, VIRGINIA

PROFESSIONAL DESIGN GROUP, INC.
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DESIGN BY: H.M.
DRAWN BY:
CHECKED BY:
JOB NO.: 94002
SCALE: 1"=50'
DATE: 6/03/99
DRAWING NO.:
SHEET 4 OF 4

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