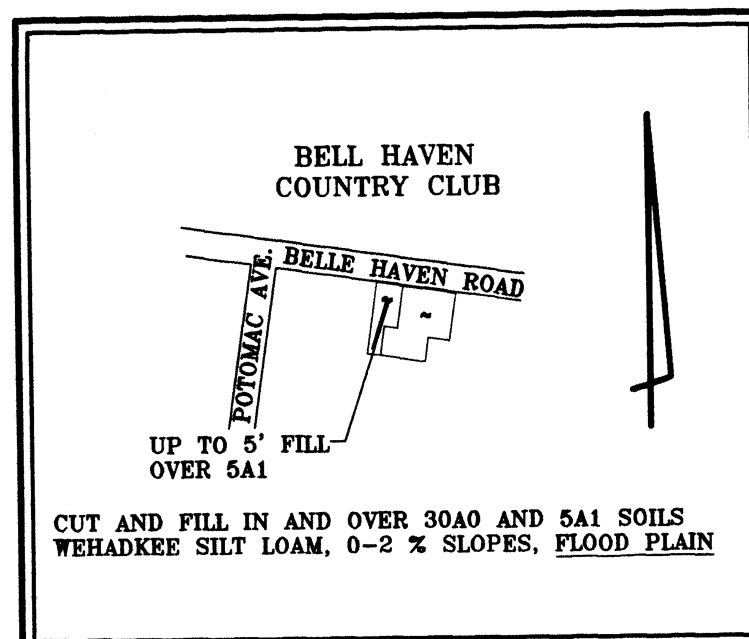
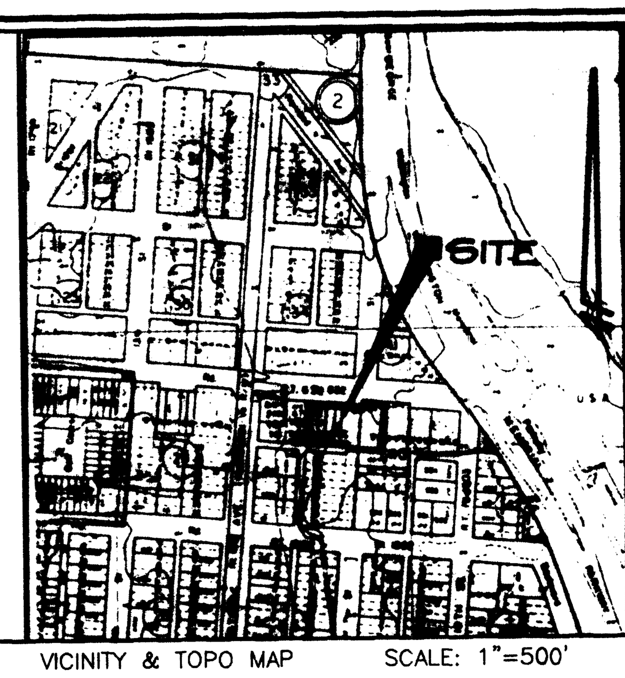


SOILS MAP SCALE: 1"=500'



VICINITY & TOPO MAP SCALE: 1"=500'

TREE LEGEND

LEGEND	QUANTITY	NAME
A	16	ARBORVITAE, RED CYPRESS OR APPROVED EQUAL
B	31	WHITE PINE, LEYLAND CYPRESS OR APPROVED EQUAL
C	21	MIX OF DECIDUOUS & EVERGREENS

DENOTES PROPOSED LIMITS OF CLEARING AND GRADING

CONSERVATION EASEMENT NOTE:
BMP CREDIT ALLOWED FOR OPEN SPACE CONTAINED WITHIN CONSERVATION AREA. NO USE OR DISTURBANCE OF THIS CONSERVATION AREA PERMITTED WITHOUT EXPRESS WRITTEN CONSENT OF THE DIRECTOR OF THE DEPT. OF ENVIRONMENTAL MANAGEMENT.

REZONING:
THIS REZONING REQUEST WILL CHANGE THE EXISTING ZONING FROM C-3 AND R-3 TO C-5 AND R-3 WITH PROFFERS FOR THE USE OF A VETERINARY HOSPITAL. THE C-5 ZONING WILL BE USED FOR THE VETERINARY HOSPITAL AND THE R-3 PARCEL WILL BE USED AS A BMP AREA ENCOMPASSED BY AN EASEMENT. A REQUEST FOR WAIVERS AND MODIFICATIONS ARE AS FOLLOWS:
1) WAIVER OF MINIMUM DISTRICT SIZE.
2) WAIVER/MODIFICATION OF TRANSITIONAL SCREENING/BARRIER FOR THE NORTH, SOUTH AND WESTERN BOUNDARIES.
TRANSITIONAL SCREENING WILL BE REDUCED UP TO 2/3 BY PROVIDING A 6' (1.82m) ARCHITECTURAL BLOCK WALL ON THE SOUTH SIDE OF THE PROPERTY AS SHOWN. THE SCREENING/BARRIER IS BEING REDUCED ON THE NORTH SIDE DUE TO THE PARTICULAR USE (BELLE HAVEN COUNTRY CLUB) AND WAIVED ADJACENT TO THE R-3 ON THE WEST SIDE DUE TO THE USE OF THE OPEN SPACE AS A BMP FACILITY AND ENCUMBERED BY A RESTRICTIVE EASEMENT.

DRAINAGE NOTE:
THE SITE GRADING DESIGN SHALL BE SUCH THAT THE STORMWATER RUNOFF WILL BE DIRECTED OFFSITE TO THE STREAM BY USE OF SWALES, PIPES, OR OTHER DEVICES TO ENSURE THAT DRAINAGE FROM THIS SITE WILL NOT CAUSE FLOODING ON THE ADJACENT PROPERTIES. ANY FILL AREAS WILL BE GRADED OR DRAINS WILL BE INSTALLED SO THAT NORMAL RAINFALL WILL NOT FLOW OVER THE FILLED SURFACE ONTO ADJOINING PROPERTIES. ON THIS GRADING PLAN, ARROWS WILL BE SHOWN IN THE SWALES REPRESENTING THE FLOW DIRECTION OF RUNOFF WATER TOWARD THE STREAM.

FLOODPLAIN NOTE:
SITE LOCATED COMPLETELY IN THE FLOODPLAIN. ALL PROPERTY LOCATED BELOW ELEVATION 10.0 IS CONSIDERED FLOODPLAIN. ELEVATION INFORMATION PROVIDED AND ADOPTED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS.

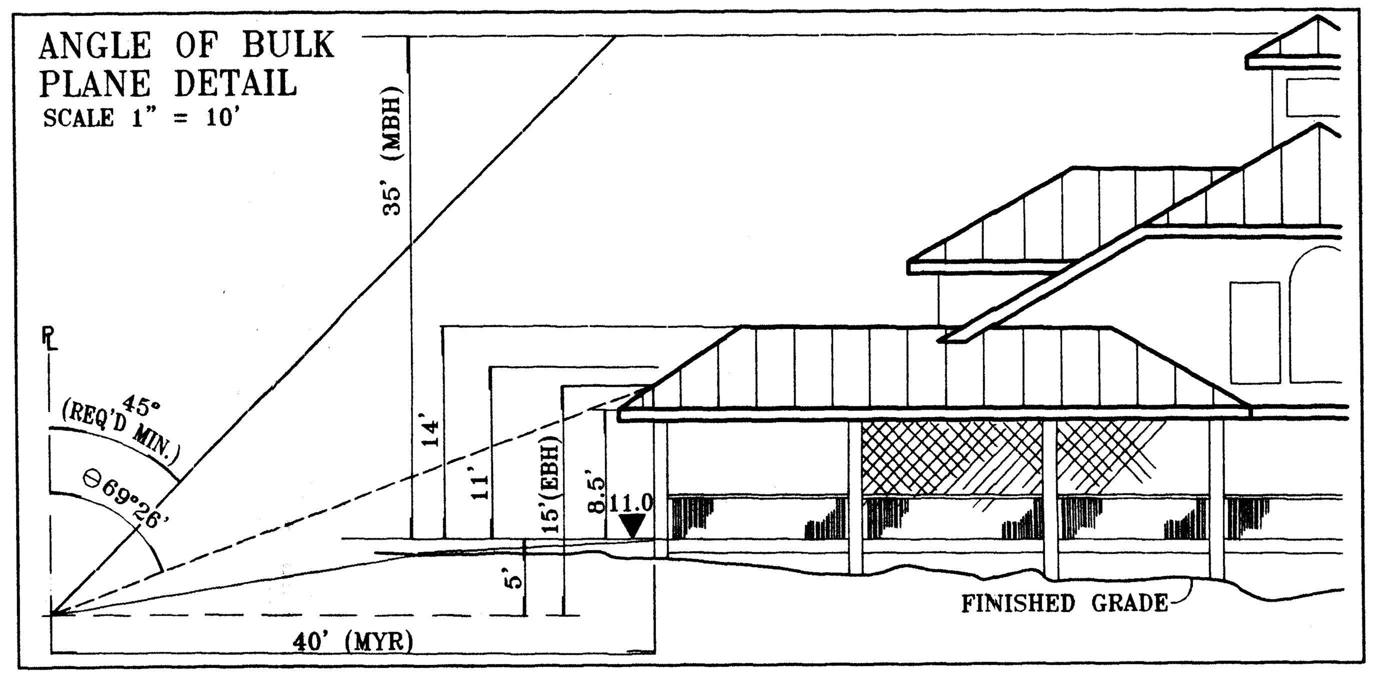
SPECIAL EXCEPTION:
A SPECIAL EXCEPTION REQUEST IS BEING MADE IN ACCORDANCE WITH THIS PLAN FOR FILL IN THE FLOODPLAIN WHICH EXCEEDS AN AREA OF 2500 SQUARE FEET. THIS PROPERTY IS LOCATED COMPLETELY WITHIN THE FLOODPLAIN AND RESOURCE PROTECTION AREA. THE PROPOSED FILL IN THE FLOODPLAIN = 675 CU.YDS.±

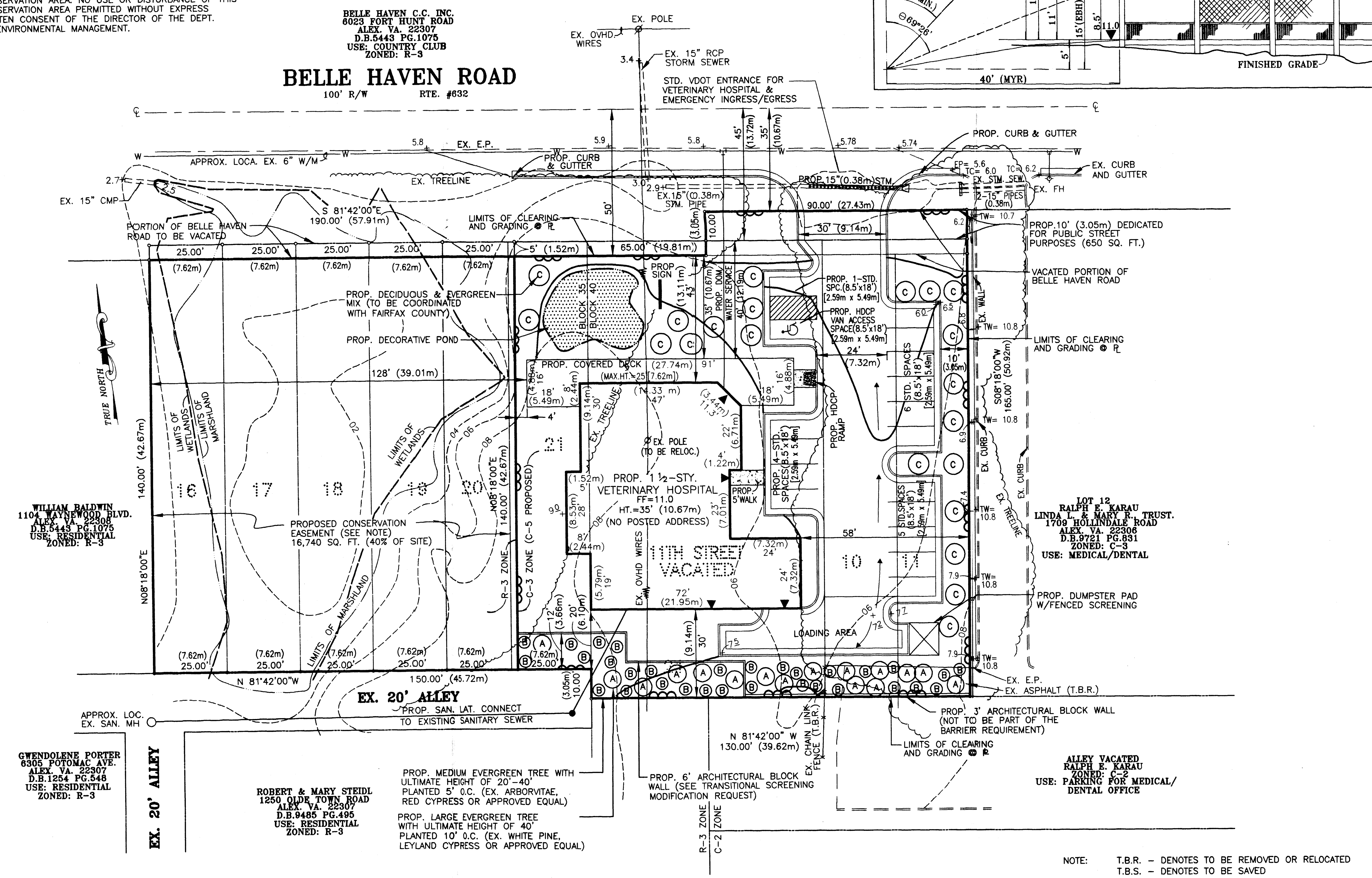
SITE DATA:

SITE AREA (TOTAL)	41,850 SQ.FT. OR 0.9607 ACRES
SITE AREA (EX. R-3 ZONE AREA)	17,500 SQ.FT. OR 0.4017 ACRES
SITE AREA (EX. C-3 ZONE AREA)	24,350 SQ.FT. OR 0.5590 ACRES
COMMON OPEN SPACE REQUIRED (20%)	8,370 SQ.FT. OR 0.1921 ACRES
COMMON OPEN SPACE PROVIDED (C-3 ZONE, 48%)	11,725 SQ.FT. OR 0.2692 ACRES
COMMON OPEN SPACE PROVIDED (TOTAL, 70%)	29,295 SQ.FT. OR 0.6725 ACRES
MINIMUM LOT AREA REQUIRED	40,000 SQ.FT. OR 0.9183 ACRES
MINIMUM LOT AREA PROVIDED (R-3 ZONE)	17,500 SQ.FT. OR 0.4017 ACRES
MINIMUM LOT AREA PROVIDED (C-3 ZONE)	24,350 SQ.FT. OR 0.5590 ACRES
MINIMUM LOT AREA PROVIDED (TOTAL)	41,850 SQ.FT. OR 0.9607 ACRES
MINIMUM LOT WIDTH REQUIRED	200 FT. (60.96m)
MINIMUM LOT WIDTH PROVIDED (R-3 ZONE)	125 FT. (38.10m)
MINIMUM LOT WIDTH PROVIDED (C-3 ZONE)	155 FT. (47.24m)
MINIMUM LOT WIDTH PROVIDED (TOTAL)	280 FT. (54.86m)
MAXIMUM ALLOWABLE BLDG. HEIGHT	40 FT. (12.19m)
MAXIMUM BLDG. HEIGHT PROVIDED	35 FT. (10.67m)
MAXIMUM FLOOR AREA RATIO (F.A.R.) ALLOWED (C-3 ZONE)	0.25 OR 6,087 SQ.FT.
MAXIMUM FLOOR AREA RATIO (F.A.R.) PROVIDED (R-3 ZONE)	0
MAXIMUM FLOOR AREA RATIO (F.A.R.) PROVIDED (C-3 ZONE)	0.23 OR 5,601 SQ.FT.
MAXIMUM GROSS FLOOR AREA PROPOSED	5,794 SQ. FT.
REZONING AREA	41,850 SQ. FT. OR 0.9607 AC.
SPECIAL EXCEPTION AREA (PROPOSED C-5 AREA)	24,350 SQ. FT. OR 0.5590 AC.
(FLOOR AREA INFO PROVIDED BY ARCHITECT.)	

PARKING TABULATIONS:
REQUIRED: 10 SPACES FOR FIRST 5000 SQ.FT. GROSS FLOOR AREA
PROVIDED: 16 SPACES (8.5'[2.59m] x 18'[5.49m]) AND 1 VAN ACCESSIBLE SPACES: TOTAL = 17 SPACES

ANGLE OF BULK PLANE DETAIL
SCALE 1" = 10'





NOTE: T.B.R. - DENOTES TO BE REMOVED OR RELOCATED
T.B.S. - DENOTES TO BE SAVED

GENERAL NOTES:

1. TAX MAP: #83-4-002-035-(16-21)
   #83-4-002-040-(10-11)
2. EXISTING ZONE: C-3 PROPOSED ZONE: C-5
   EXISTING ZONE: R-3 PROPOSED ZONE: R-3 W/PROFFERS
3. TITLE REPORT NOT FURNISHED.
4. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
5. ADJACENT PROPERTIES WILL BE PROTECTED FROM ANY ADVERSE EFFECTS OF DEVELOPMENT BY INCREASED AMOUNTS OF VEGETATION.
6. THE SPECIAL AMENITIES ON-SITE ARE THE INCREASE IN PROPOSED VEGETATION, OPEN SPACE AND THE EXISTING VEGETATION ACTING AS A BUFFER. TO SUPPORT ITS REQUEST FOR THE WAIVER/MODIFICATION OF THE TRANSITIONAL SCREENING/BARRIER, THE APPLICANT PROPOSES SPECIAL ON - SITE AMENITIES INCLUDING AN INCREASE IN VEGETATION AND OPEN SPACE, AND THE EXISTING BUFFER AREA WITH VEGETATION.
7. RIGHT-OF-WAY DEDICATION AND VACATION WILL BE DONE DURING THE SITE PLAN PROCESS AND ROAD IMPROVEMENTS WILL BE DONE PRIOR TO OCCUPANCY. IMPROVEMENTS WILL BE PROVIDED WITHIN 6-8 MONTHS AFTER THE BEGINNING OF CONSTRUCTION.
8. THE DEVELOPMENT SCHEDULE CONSISTS OF APPROVAL OF REZONING, AND FINAL SUBDIVISION APPROXIMATELY WITHIN 2 YEARS.
9. TOPOGRAPHY FIELD RUN BY THIS FIRM.
10. THERE ARE NO VISIBLE OR KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
11. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE CURRENT ADOPTED FAIRFAX COUNTY COMPREHENSIVE PLAN. NO ADDITIONAL STATE OR FEDERAL PERMITS ARE ANTICIPATED WITH THIS PLAN. IF ANY ARE REQUIRED THEY WILL BE OBTAINED.
12. THIS DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER AND WATER.
13. BULK REGULATIONS:
    MAXIMUM BUILDING HEIGHT: 40' (12.19m)
    MIN. YARD REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT:	45'A.B.P.; NOT LESS THAN 40' (12.19m)	42' (12.80m)
SIDE:	NONE	58' (3.83m)
REAR:	20' (6.10m)	20' (6.10m)

14. OWNER: RICHARD I. KELLOGG, 1015 ORONOCO ST., ALEXANDRIA, VA. 22314, DB 7233 PG 870, LOTS (16-20)
    OWNER: DEMANDIS, INC., P.O. BOX 15473, ALEXANDRIA, VA. 22309, DB 6597 PG 1642, LOTS (21) + (10-11)
    CONTRACT PURCHASER: DR. LYNN SCHUTT
15. THIS DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY, WITH REQUESTED VARIANCES AND MODIFICATIONS.
16. PROPOSED UTILITIES UNDERGROUND.
17. BOUNDARY SURVEY PERFORMED BY THIS FIRM.
18. SOLID WASTE WILL BE PICKED UP TWICE WEEKLY BY A PRIVATE SERVICE AND DISPOSED OF AT A COUNTY APPROVED LANDFILL.
19. ALL CONSTRUCTION WILL CONFORM TO CURRENT FAIRFAX COUNTY STANDARDS AND SPECIFICATIONS.
20. THERE ARE CURRENTLY NO EXISTING STRUCTURES ON-SITE.
21. MINOR DEVIATIONS TO DIMENSIONS, FOOTPRINT, SIZE AND LOCATION OF THE BUILDING REPRESENTED HEREON MAY RESULT FROM FINAL ENGINEERING AND DESIGNS.
22. THIS SITE IS LOCATED COMPLETELY IN THE RESOURCE PROTECTION AREA (RPA) AND 100-YEAR FLOODPLAIN (ELEVATION = 11.00, PER FEMA MAP COMMUNITY PANEL NUMBER515525 0137 D.).
23. STORMWATER DETENTION/QUALITY WILL BE PROVIDED IN AREA AS SHOWN UNLESS OTHERWISE WAIVED. A CONSERVATION EASEMENT WILL BE PROVIDED.
24. THIS SITE WILL COMPLY WITH ALL STANDARDS AND SPECIFICATIONS SET FORTH BY THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO).
25. UTILITY LOCATIONS ARE SUBJECT TO CHANGE DUE TO FINAL ENGINEERING DESIGNS.
26. SOIL INFORMATION PROVIDED BY FAIRFAX COUNTY SOIL SCIENCE OFFICE.
27. ENTIRE SITE IS COVERED BY SMALL SHRUBS & VEGETATION.
28. SOIL TYPE: FILL-OVER HUNTINGTON & WEHADKEE AND WEHADKEE; "A" CLASS (SOIL REPORT REQUIRED)
    DEVELOPMENT ON THIS SITE WILL REQUIRE A GEOTECHNICAL ENGINEERING STUDY IN ACCORDANCE WITH THE FAIRFAX COUNTY CODE AND THE GEOTECHNICAL GUIDELINES OF THE PUBLIC FACILITIES MANUAL.
29. NO CONSTRUCTION SHALL TAKE PLACE IN A RESOURCE PROTECTION AREA WITHOUT PROPER PERMITS ASSOCIATED WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO).
30. HOLD HARMLESS AGREEMENT WITH THE COUNTY SHALL BE RECORDED PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
31. THIS SITE WILL COMPLY WITH STATE AND FEDERAL FLOODPROOFING REQUIREMENTS. ALL FLOOD PROOFING SHALL COMPLY WITH COUNTY, STATE & FEDERAL REQUIREMENTS TO INCLUDE STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, WATER AND SANITARY FACILITIES CONNECTED TO THIS USE.
32. NO DOWNSTREAM DRAINAGE IMPROVEMENTS ARE GENERATED DUE TO THE PROPOSED DEVELOPMENT OF THIS SITE. THERE ARE NO DRAINAGE COMPLAINTS FOR THESE PROPERTIES REGISTERED WITH FAIRFAX COUNTY PER DEPARTMENT OF PUBLIC WORKS.
33. THERE IS NO TRAIL REQUIREMENT ALONG THE FRONTAGE OF THIS PROPERTY ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY.
34. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FOURTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355 OR HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/ DEPARTMENT OF WASTE MANAGEMENT. VR 672-10-1 OF VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLIUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED,TREATED, AND/OR DISPOSED OF ON-SITE.
35. 10.5 DENOTES EXISTING SPOT ELEVATION
    10̲5 DENOTES PROPOSED SPOT ELEVATION

Application No. RZ97-MV-051 / SE97-MV-055 Staff P. Wilson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/17/98 (see Cond. 3/9/98)
Date of (BOS) (PC) approval 3/9/98
Sheet 1 of 1

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JAN 21 1998
ZONING EVALUATION DIVISION

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS, JR. & ASSOC., P.C. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND /OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF FAIRFAX COUNTY, VIRGINIA.

RCF R.C. FIELDS, JR. & ASSOCIATES
A PROFESSIONAL CORPORATION
LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN
718 Jefferson Street
Alexandria, Virginia 22314 (703) 549-6422

COMMONWEALTH OF VIRGINIA
R.C. FIELDS, JR.
LICENSE NO. 1418 & 1416
9/4/97
LAND SURVEYOR

GENERALIZED DEVELOPMENT PLAN & SPECIAL EXCEPTION PLAN
BELLE HAVEN ANIMAL MEDICAL CENTRE
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
1/8/98	WETLANDS
1/20/98	OPEN SPACE

DESIGN: P.A.W.
DRAWN: R.K.B.
SCALE: 1" = 20'
DATE: JULY,1997
SHEET 1 OF 1
FILE: 97-15

C:\9715\9715EX1 Sun Jan 18 13:27:58 1998