

NOTES:

- THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP: # 74-1 (1) PARCEL 22 AND IS CURRENTLY ZONED R-C.
- THE CURRENT OWNERSHIP IS LISTED AS FOLLOWS:

PARCEL	CURRENT OWNER	DEED BOOK / PAE
22	BYRON E. AND JEANNETTE L. VORCE	6040 / 0081

THE APPLICANT / DEVELOPER / CONTRACT PURCHASER IS:
 DEEPWOOD VETERINARY CLINIC
 C/O DR. WANDA MOUSER
 6400 DEEPWOOD FARM DRIVE
 CLIFTON, VA 20124
 (703) 631-9133
- BOUNDARY INFORMATION IS BASED UPON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS, INC. DATED JANUARY, 2000.
- THE TOPOGRAPHIC INFORMATION IS BASED UPON AN AERIAL SURVEY BY PHOTOGRAMMETRIC DATA SETS IN COORDINATION WITH LAND DESIGN CONSULTANTS WITH A CONTOUR INTERVAL OF TWO FEET.
- A COMPLETE TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. Y 904, DATED MAY 28, 1999, HAS BEEN PREPARED FOR THE SUBJECT PROPERTY.
- ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER OR MODIFICATION AT THE TIME OF SITE PLAN PREPARATION / SUBMISSION.
- LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR MORE.
- ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. SANITARY SEWER WILL BE PROVIDED BY THE INSTALLATION OF A GRINDER PUMP AND CONNECTION TO THE EXISTING FORCE MAIN IN OROWAY ROAD. THE APPLICANT HAS MET WITH DPW OFFICIALS REGARDING THIS CONNECTION AND HAS AGREED TO LIMIT WATER USAGE TO 2,000 GALLONS PER DAY ONLY FOR BOARDING, GROOMING AND VET FACILITY. FURTHERMORE, OFFICIALS HAVE AGREED THAT THE 2,000 GALLONS PER DAY SHALL BE MEASURED BASED UPON THE BUILDING WATER USAGE AND A SEPARATE METER MAY BE UTILIZED FOR OUTDOOR WATER USAGE WHICH WILL NOT BE CREDITED AGAINST THE LIMITATION OF 2,000 GALLONS PER DAY. THIS COMMITMENT SHALL NOT BE DEEMED TO RESTRICT THE FUTURE DEVELOPMENT ON THE REMAINING AREA OF THE PROPERTY FOR ONE NEW SINGLE FAMILY DETACHED HOME, AND ACCESSORY USES OR UTILIZATION OF THE EXISTING SINGLE FAMILY DETACHED HOME ON THE SUBJECT PROPERTY. PUBLIC WATER SHALL BE PROVIDED BY AN EXTENSION OF THE EXISTING SIXTEEN (16) INCH MAIN, FIRE HYDRANTS AND ALL REQUIRED BUILDING CONNECTIONS SHALL BE DESIGNED AND DEPICTED ON THE SUBSEQUENT SITE PLAN.
- THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 0.1 TO 0.2 DWELLING UNITS PER ACRE AND PRIVATE OPEN SPACE.
- A RESOURCE PROTECTION AREA (RPA), AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AND A 100 YEAR FLOODPLAIN, AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE AND / OR COMPREHENSIVE PLAN EXISTS ON THE SUBJECT PROPERTY AS DELINEATED ON THE SPECIAL PERMIT PLAT. THE INFORMATION DEPICTED IS BASED UPON INFORMATION OF RECORD AND FIELD SURVEY.
- IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, AN EQUINE TRAIL IS REQUIRED ALONG THE FRONTAGE OF THE SUBJECT PROPERTY. A WAIVER OF THIS REQUIREMENT SHALL BE REQUESTED.
- LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- ALL INGRESS / EGRESS SHOWN ON THE SUBJECT PROPERTY SHALL BE PRIVATE AND MAINTAINED BY THE OWNER OF THE SUBJECT PROPERTY. A RIGHT-OF-WAY DEDICATION, AS SHOWN ON THE SPECIAL PERMIT PLAT, SHALL BE DEDICATED / CONVEYED IN FEE SIMPLE TO THE BOARD OF SUPERVISORS FOR PUBLIC STREET PURPOSES. THE APPLICANT RESERVES THE RIGHT TO DESIGN THE INTERNAL ACCESS IN ACCORDANCE WITH THE PFM REQUIREMENTS IN EFFECT AT THE TIME OF SITE PLAN PREPARATION.
- MAINTENANCE OF THE OPEN SPACE AREAS WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.
- A GEOTECHNICAL REPORT WILL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SITE PLAN, IF REQUIRED.
- NO HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND / OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
- DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER / DEVELOPER.

- A SIDEWALK IS REQUIRED ALONG THE FRONTAGE OF THE SUBJECT PROPERTY DUE TO THE SITE PLAN REQUIREMENTS CONTAINED WITHIN CHAPTER 17 OF THE ZONING ORDINANCE AND PUBLIC FACILITIES REGULATIONS RELATED TO THE EXISTENCE OF YORKTOWN ELEMENTARY SCHOOL LOCATION WITHIN ONE MILE OF THE SUBJECT PROPERTY. A WAIVER OF THIS REQUIREMENT HAS BEEN REQUESTED ON 9/1/00 FOR APPROVAL.
- THE APPLICANT COMMITS TO CONSTRUCT FRONTAGE IMPROVEMENTS IN ACCORDANCE WITH THOSE SHOWN ON THE SPECIAL PERMIT PLAT TO INCLUDE A RIGHT TURN LANE AND INGRESS/EGRESS TO THE SUBJECT PROPERTY. A WAIVER OF THE FULL FRONTAGE IMPROVEMENTS HAS BEEN REQUESTED ON 9/1/00 FOR APPROVAL.
- THE APPLICANT HAS SHOWN A PROPOSED LOCATION FOR AN ON SITE SWMBMP, EXTENDED DRY FACILITY. THIS FACILITY IS TO BE PRIVATELY MAINTAINED. THE APPLICANT RESERVES THE ABILITY TO APPLY FOR A WAIVER OF THESE REQUIREMENTS AT A FUTURE POINT IN TIME. SHOULD A WAIVER OF THESE REQUIREMENTS BE GRANTED, THE AREA DEPICTED ON THE SPECIAL PERMIT PLAT FOR THIS FACILITY SHALL BE PRESERVED IN UNDISTURBED OPEN SPACE. THIS PROPERTY IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.
- ALL DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING OF THE SITE PLAN AS PERMITTED BY THE ZONING ORDINANCE. THE UTILITIES SHOWN HEREON ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL UTILITY LAYOUT WILL BE DETERMINED WITH THE FINAL SITE PLAN AND MAY RESULT IN A REVISED CLEARING LIMITS TO ACCOMMODATE SAID UTILITY LAYOUT.
- IN THE DEVELOPMENT OF A KENNEL FACILITY AND VETERINARY CLINIC ON THE SUBJECT PROPERTY, A TRANSITIONAL SCREENING AND BARRIER REQUIREMENT WILL BE REQUIRED ALONG THE PERIMETER OF THE SUBJECT PROPERTY DUE TO THE EXISTING SINGLE FAMILY DETACHED AND PARK USES ALONG THESE PERIMETERS.

 THE APPLICANT RESPECTFULLY REQUESTS THE BOARD OF ZONING APPEALS MODIFY THE TRANSITIONAL SCREENING & BARRIER REQUIREMENT IN LIEU OF THAT SHOWN ON THE PLAT. AS THE ENTIRE PROPERTY IS NOW ENCLUMBERED BY THE SPECIAL PERMIT APPLICATION AND RESIDENTIAL AND PARK USES NOW ABOUT A MAJORITY OF THE BOUNDARY, THE PROVISION OF ADDITIONAL SCREENING AND BARRIERS IN THIS AREA ARE NOT IN KEEPING WITH THE HARMONIOUS RESIDENTIAL CHARACTER OF SURROUNDING PROPERTIES. FURTHERMORE, PORTIONS OF THE PROPERTY'S PERIMETER ARE BORDERED WITH EXISTING TREE VEGETATION.

 ADDITIONALLY, THE APPLICANT RESPECTFULLY REQUESTS THE BOARD OF ZONING APPEALS MODIFY THE TRANSITIONAL SCREENING & BARRIER REQUIREMENT ALONG OROWAY ROAD IN THE AREA OF THE CLINICAL USE IN LIEU OF THE ADDITIONAL PLANTING, EXISTING VEGETATION & 48" CHAIN LINK FENCE WHICH WILL REMAIN. FENCE WHICH WILL REMAIN & SATISFY THE INTENT OF THIS REQUIREMENT, AS IS DEPICTED ON THIS PLAT.
- AT THE REQUEST OF STAFF AND TO ENSURE THAT NO FURTHER NON RESIDENTIAL USES CAN BE PURSUED ON THIS PROPERTY, THE APPLICANT HAS FILED THE APPLICATION ON THE ENTIRE PARCEL. HOWEVER, THE APPLICANT PLANS TO CONSTRUCT A DWELLING UNIT AND ACCESSORY USES AS PERMITTED BY THE ZONING ORDINANCE, IN THE AREA LABELED AS SUCH ON THE PLAT. THIS DWELLING AND ACCESSORY STRUCTURES MUST BE APPROVED AS A NON-BONDED INFILL LOT GRADING PLAN OR OTHER APPROPRIATE COUNTY APPROVAL VEHICLE, PRIOR TO CONSTRUCTION. THE DWELLING MAY BE CONSTRUCTED CONCURRENTLY OR SEPARATELY FROM THE VETERINARY CLINIC AND KENNEL FACILITY.
- IT IS ANTICIPATED THAT ALL EXISTING BUILDINGS ON THE PORTION OF THE PROPERTY SUBJECT TO THE SPECIAL PERMIT PLAT WILL REMAIN WITH THE EXCEPTION OF THE ONE STORY FRAME BARN (72.5 X 26.1) AS DEPICTED ON THE SPECIAL PERMIT PLAT.
- ALL EXISTING BUILDINGS & STRUCTURES WERE CONSTRUCTED CIRCA 1900 IN ACCORDANCE WITH ASSESSMENT RECORDS.
- EXISTING VEGETATION MAPPING PREPARED BY LLOYD TRUMP & ASSOCIATES AND LAND DESIGN CONSULTANTS. THE EXISTING VEGETATION MAPPING & EXISTING SITE FEATURES ARE LOCATED ON SHEET 3.
- ALL PARKING LOT LIGHTING SHALL BE UNOBTUSIVE AND REFRAIN FROM NEGATIVELY IMPACTING ADJACENT PROPERTIES. ALL LIGHTING TO BE FULL CUT OFF WITH A MAXIMUM HEIGHT OF 12 FEET.
- THE AREA SURROUNDING THE PROPOSED FACILITY CODED WITH HATCHED LINES AND LABELED AS OPEN SPACE, SHALL BE PRESERVED IN UNDISTURBED OPEN SPACE. THESE AREAS SEEK TO PRESERVE THE NATURAL FEATURES AND/OR SCENIC ASSETS LOCATED ON THE SUBJECT PROPERTY. THE APPLICANT RESERVES THE RIGHT TO CLEAR A 30 FOOT SWATH IN THE AREA BETWEEN OROWAY ROAD AND THE FUTURE HOUSE LOCATION FOR A DRIVEWAY. THIS AREA HAS NOT BEEN INCLUDED IN THE UNDISTURBED OPEN SPACE TABULATION AND HAS BEEN DRAWN ON THE PLAT IN AN APPROXIMATE DRIVEWAY LOCATION. THE APPLICANT RESERVES THE RIGHT TO RELOCATE THE DW LOCATION IN A SIMILAR CONFIGURATION ALONG THE FRONTAGE OF THE AREA RESERVED FOR THE NEW DWELLING. ADDITIONALLY, IF THE SWMBMP FACILITY IS WAIVED, THIS AREA WILL BE INCORPORATED INTO THE UNDISTURBED OPEN SPACE. THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO THE LIMITS OF THIS UNDISTURBED OPEN SPACE AS NEEDED FOR NECESSARY UTILITY CONNECTIONS, PROVIDED THE TOTAL SQUARE FOOTAGE OF THE UNDISTURBED OPEN SPACE IS NOT DECREASED FROM THAT SHOWN HEREON.

TABULATIONS:

SITE AREA	=	15,979 AC (695,999 S.F.)
EXISTING ZONING	=	R-C
MINIMUM LOT AREA REQUIRED	=	5 ACRES
PROVIDED	=	15,979 AC (695,999 S.F.)
MINIMUM LOT WIDTH REQUIRED	=	200 FEET
PROVIDED	=	+/- 120 FEET
MAXIMUM BUILDING HEIGHT PERMITTED	=	80 FEET
PROVIDED	=	+/- LESS THAN 40 FEET
MINIMUM YARD REQUIREMENTS PROPOSED	=	
FRONT YARD	=	CONTROLLED BY A 50 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET
PROVIDED	=	+/- 14'
SIDE YARD	=	CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET
PROVIDED	=	+/- 12'
REAR YARD	=	CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET
ADDITIONAL STANDARDS FOR MINIMUM YARD REQUIREMENTS FOR A KENNEL OR ANIMAL SHELTER IN THE R-A, P-R, R-C, R-E AND R-1 DISTRICTS WHICH HAVE ANY OUTDOOR FACILITIES, THERE SHALL BE A MINIMUM LOT SIZE REQUIREMENT OF TWO ACRES AND ANY OUTDOOR STRUCTURE FOR THE CONFINEMENT, CARE OR BREEDING OF ANIMALS SHALL BE LOCATED NO CLOSER THAN 100 FEET TO ANY LOT LINE.		
** THE PROPOSED BUILDING MEETS OR EXCEEDS THESE SETBACKS SHOWN ON THE SPECIAL PERMIT PLAT.		
MAXIMUM FLOOR AREA RATIO (FAR)	=	0.10
PERMITTED	=	0.054
PROVIDED	=	
TOTAL BUILDING SIZE (GROSS AREA)	=	437,727 SF
AREA DEVOTED TO BOARDING/KENNEL USE	=	12,068 SF
AREA DEVOTED TO VETERINARY CLINIC (EX. BARN INCLUDED)	=	8,895 SF
EX. GARAGE (TO REMAIN)	=	1,080 SF
EX. HOUSE/GARAGE / BLOCK BUILDING (TO REMAIN)	=	3,865 SF
AREA DEVOTED FOR APARTMENT USE	=	3,875 SF
PROPOSED HOUSE LOCATION AND ACCESSORY STRUCTURES (TO BE CONSTRUCTED)	=	8,144 SF
OPEN SPACE	=	
REQUIRED	=	NONE
UNDISTURBED OPEN SPACE PROVIDED	=	+320,160 S.F. 7.37 AC. (48%)
OPEN SPACE (DISTURBED AND UNDISTURBED)	=	+602,716 S.F. 13.8 AC. (87%)
PARKING	=	
OFF STREET PARKING REQUIRED	=	10 SPACES PLUS ADDITIONAL SPACES AS DETERMINED BY THE DIRECTOR, BASED ON A REVIEW OF EACH PROPOSAL TO INCLUDE SUCH FACTORS AS THE NUMBER OF SPACES REQUIRED TO ACCOMMODATE BOTH EMPLOYEES AND VISITORS EXPECTED AT THE SITE. FOR THE PURPOSE OF THIS REQUIREMENT, GROSS FLOOR AREA SHALL NOT INCLUDE ANY OUTDOOR EXERCISE / DOG RUN AREA, WHICH IS ENCLOSED A ROOF AND / OR FENCING MATERIAL.
PROVIDED	=	36 SPACES
HANDICAP	=	2 SPACES
TOTAL PROVIDED	=	38 SPACES
LOADING	=	2 SPACES
PERPENDICULAR PARKING SPACE	=	8.5' X 16'
DIAGONAL PARKING SPACE	=	8.5' X 19'

INTERIOR PARKING LOT LANDSCAPING

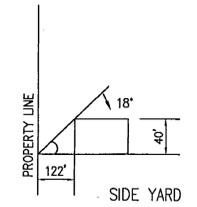
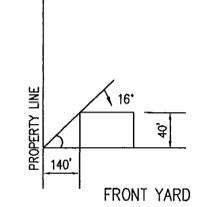
TOTAL AREA OF THE PARKING LOT	=	19,700 +/- S.F.
5% INTERIOR LANDSCAPING REQUIRED	=	985 +/- S.F.
5% INTERIOR LANDSCAPING PROVIDED (MIN.)	≥	985 +/- S.F.

*** THIS REQUIREMENT HAS BEEN MET ***

TREE COVER CALCULATIONS:

SITE AREA	=	695,999 +/- S.F.
DEDUCTIBLE (BUILDING FOOTPRINT)	=	31,510 +/- S.F.
(MODIFICATION FOR AREA IN FLOODPLAIN)	=	95,200 +/- S.F.
ADJUSTED SITE AREA	=	569,289 +/- S.F.
TREE COVER REQUIRED (20%)	=	113,858 +/- S.F.
TREE COVER PRESERVED (X 1.25)	=	50,750 +/- S.F.
* TREE COVER PLANTED	=	14,050 +/- S.F.
TREE COVER PROVIDED	≥	64,800 S.F.

* THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THESE REQUIREMENTS IN LIEU OF THE SCHEMATIC SHOWN HEREON AND 46% UNDISTURBED OPEN SPACE PROVIDED.



ANGLE OF BULK PLANE (NTS)

Application No. SP 00-4-040

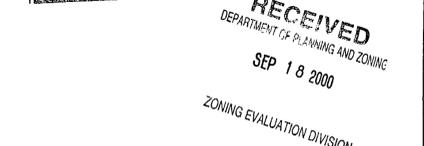
APPROVED SP/SP PLAT

DEVELOPMENT CONDITIONS

Date of (Final) (BZA) approval 10/11/00

Scale/Board Director JCA

Sheet 1 of 3



9/6/00	SVK/MTM	2	MODIFY SITE AREA TO ENT. PARCEL, MODIFY PARKING, BLDG FOOTPRINT, NOTES REGARDING FRONTAGE, OPEN SPACE, E.W.			
9/18/00	SVK	3	ADD ROW DED., OPEN SPACE TABULATIONS, DRIVEWAY LOCATIONS.			
DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
	ENGINEER					

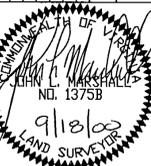
REVISION APPROVED BY:

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 8569E SUDLEY ROAD
 MANASSAS, VIRGINIA
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SPECIAL USE PERMIT PLAT

DEEPWOOD VETERINARY CLINIC
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NO.	DATE	REVISION	APPROVED BY:



SCALE: N/A

SHEET 1 OF 3

DATE: APRIL, 2000

DRAFT: KLH CHECK: MTM

FILE NUMBER: 9906410-06B

SPECIAL USE
 PERMIT PLAT

DEEPWOOD VETERINARY
 CLINIC
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

LEGEND

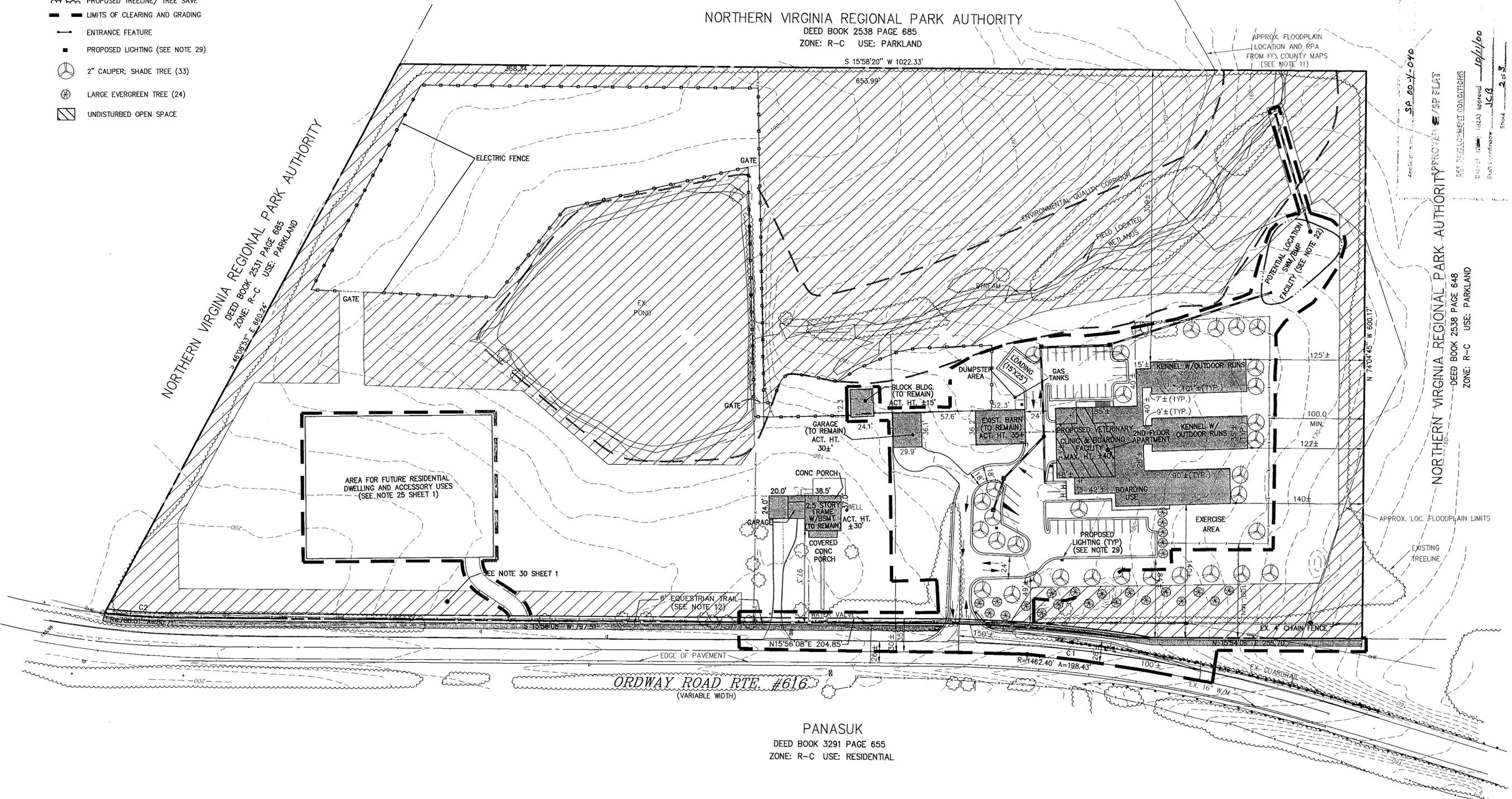
- PROPOSED WATERMAIN & EASEMENT
- PROPOSED SANITARY SEWER & EASEMENT
- PROPOSED STORM SEWER & EASEMENT
- EXISTING TREELINE
- PROPOSED TREELINE/ TREE SAVE
- LIMITS OF CLEARING AND GRADING
- ENTRANCE FEATURE
- PROPOSED LIGHTING (SEE NOTE 29)
- 2" CALIPER, SHADE TREE (33)
- LARGE EVERGREEN TREE (24)
- UNDISTURBED OPEN SPACE



NORTHERN VIRGINIA REGIONAL PARK AUTHORITY
 DEED BOOK 2538 PAGE 685
 ZONE: R-C USE: PARKLAND

APPROX. FLOODPLAIN
 LOCATION AND RPA
 FROM FFA COUNTY MAPS
 (SEE NOTE 11)

SP. 00-1-040
 SEE DEVELOPMENT CONSIDERATIONS
 DATE OF (DATE) approval 10/11/00
 Date Coordinate JCB
 Sheet 2 of 3



ORDWAY ROAD RTE. #616
 (VARIABLE WIDTH)

PANASUK
 DEED BOOK 3291 PAGE 655
 ZONE: R-C USE: RESIDENTIAL

CURVE TABLE

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	1462.4	07°46'28"	198.4	99.4	198.3	N 19°49'22" E
C2	788.5	05°51'52"	80.7	40.4	80.7	N 18°52'04" E

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
5/6/00	SVK/MTM	2	MODIFY SITE AREA TO ENT. PARCEL, MODIFY PARKING, BLDG FOOTPRINT, NOTES REGARDING FRONTAGE, OPEN SPACE, EVM			
5/18/00	SVK	3	ADD ROW DEED, OPEN SPACE TABULATIONS, DRIVEWAY LOCATIONS			

NO.	DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1				MODIFY SITE AREA & ASSOC. TABULATIONS, ADD 24\"/>			

SCALE:
 1"=50'

SHEET 2 OF 3
 DATE: APRIL, 2000
 DRAFT: KLH CHECK: MTM
 FILE NUMBER: 9906410-06B

NARRATIVE

THIS PROPERTY ONCE RAISED LIVESTOCK, MOST LIKELY DAIRY CATTLE. THE POOR CONDITION OF THE FENCES WOULD INDICATE THAT NO LIVESTOCK HAS BEEN PRESENT FOR A NUMBER OF YEARS. HOWEVER, THERE APPEAR TO BE SOME REMNANTS OF AN ELECTRIC FENCE, WHICH COULD INDICATE THAT SOME HORSES WERE KEPT ON THE PROPERTY MORE RECENTLY THAN CATTLE.

ALMOST ALL OF THE PROPERTY IS GRASSLAND. HOWEVER, THE FIELD ON THE EAST SIDE OF THE STREAM HAS NOT BEEN MOWED FOR A FEW YEARS AS EVIDENCED BY THE EMERGING BRAMBLES. THE AREAS WITH THE TREES ARE DESCRIBED ON THE PLAN DO NOT FIT ANY OF THE VEGETATION COVER TYPES AS DEFINED IN TABLE 12.1 OF THE PFM. FOR THOSE TREES ALONG THE STREAM AND BEGINNING AT THE UPSTREAM END OF THE PROPERTY, THE FIRST GROUPING IS PRIMARILY OLDER MAPLE TREES WITH ONE CEDAR. THIS GROUPING BECAUSE OF THE PROXIMITY TO THE STREAM WERE LEFT UNDISTURBED EXCEPT FOR THE CATTLE THAT MAY HAVE PASTURED IN THEIR SHADE. HOWEVER, THE NEXT TWO GROUPINGS AS YOU MOVE DOWNSTREAM ARE SOMEWHAT DIFFERENT. THE LAND WAS PROBABLY TILLED, PASTURED OR KEPT MOWED RIGHT UP TO THE STREAM EDGE AT ONE TIME. MOST OF THE TREES HAVE EMERGED WITHIN THE PAST 15 TO 30 YEARS. THE LIMITS OF MOWING OR CROPPING CREPT BACK AS THE TREES BEGAN TO EMERGE.

OVERALL THE TREES ON THIS PROPERTY ARE NOT OF HIGH QUALITY. SEVERAL OF THE TREES SUCH AS THE SILVER MAPLE, OSAGE-ORANGE, MULBERRIES, BLACK CHERRY AND ELM ARE FOUND IN TABLE 12.6 OF THE PFM AND ARE CONSIDERED UNDESIRABLE FOR DEVELOPED ENVIRONMENTS.

LEGEND

- EX. TELEPHONE PEDESTAL
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. GUY WIRE
- EX. WATER VALVE
- EX. FENCE LINE
- EX. OVERHEAD LINE
- EX. HAND RAIL
- EXISTING TREELINE
- E.V.M.

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EXISTING VEGETATION
MAPPING

DEEPWOOD VETERINARY
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FAIRFAX COUNTY, VIRGINIA

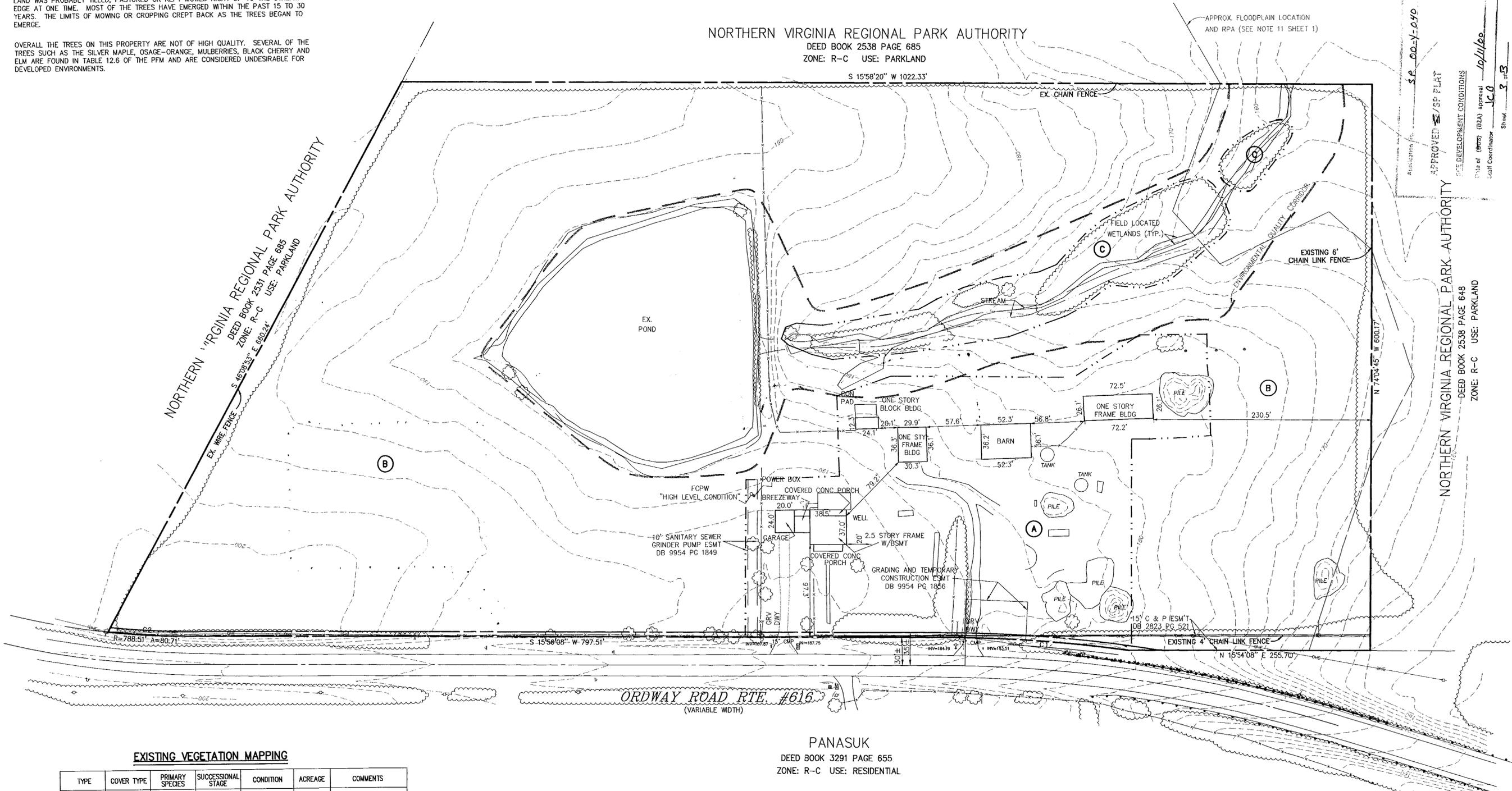
DATE	DESIGNER NO.	DESCRIPTION	REVIEW BY	APPROVED BY	DATE

DATE: APRIL, 2000
DRAFT: KLH
CHECK: MTM
FILE NUMBER: 9906410-06B

NORTHERN VIRGINIA REGIONAL PARK AUTHORITY

DEED BOOK 2538 PAGE 685
ZONE: R-C USE: PARKLAND

S 15°58'20" W 1022.33'



ORDWAY ROAD RTE #616
(VARIABLE WIDTH)

PANASUK

DEED BOOK 3291 PAGE 655
ZONE: R-C USE: RESIDENTIAL

EXISTING VEGETATION MAPPING

TYPE	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
(A)	DEVELOPED	N/A	N/A	MODERATE/POOR	2.3696 AC	EX. BLDG., FARM & CONSTRUCTION EQUIP.
(B)	OPEN FIELD	GRASSES / EX. POND	N/A	MODERATE/POOR	12.9035 AC	GRASSES UNMAINTAINED
(C)		RED MAPLE, CEDARS, OSAGE ORANGE	SUB-CLIMAX	MODERATE	0.7048 AC	SEE NARRATIVE
TOTAL					15.9779 AC	

CURVE TABLE

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C1	1462.4	07°46'28"	198.4	99.4	198.3	N 19°49'22" E
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DATE	DESIGNER NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
9/16/00	SWK/MTM	2	MOODY SITE AREA TO ENT. PARCEL, MODIFY PARKING, BLDG FOOTPRINT, NOTES REGARDING FRONTAGE, OPEN SPACE, E.V.M.		
9/18/00	SWK	3	ADD ROW RED, OPEN SPACE TABULATIONS, DRIVEWAY LOCATIONS.		