NOTES

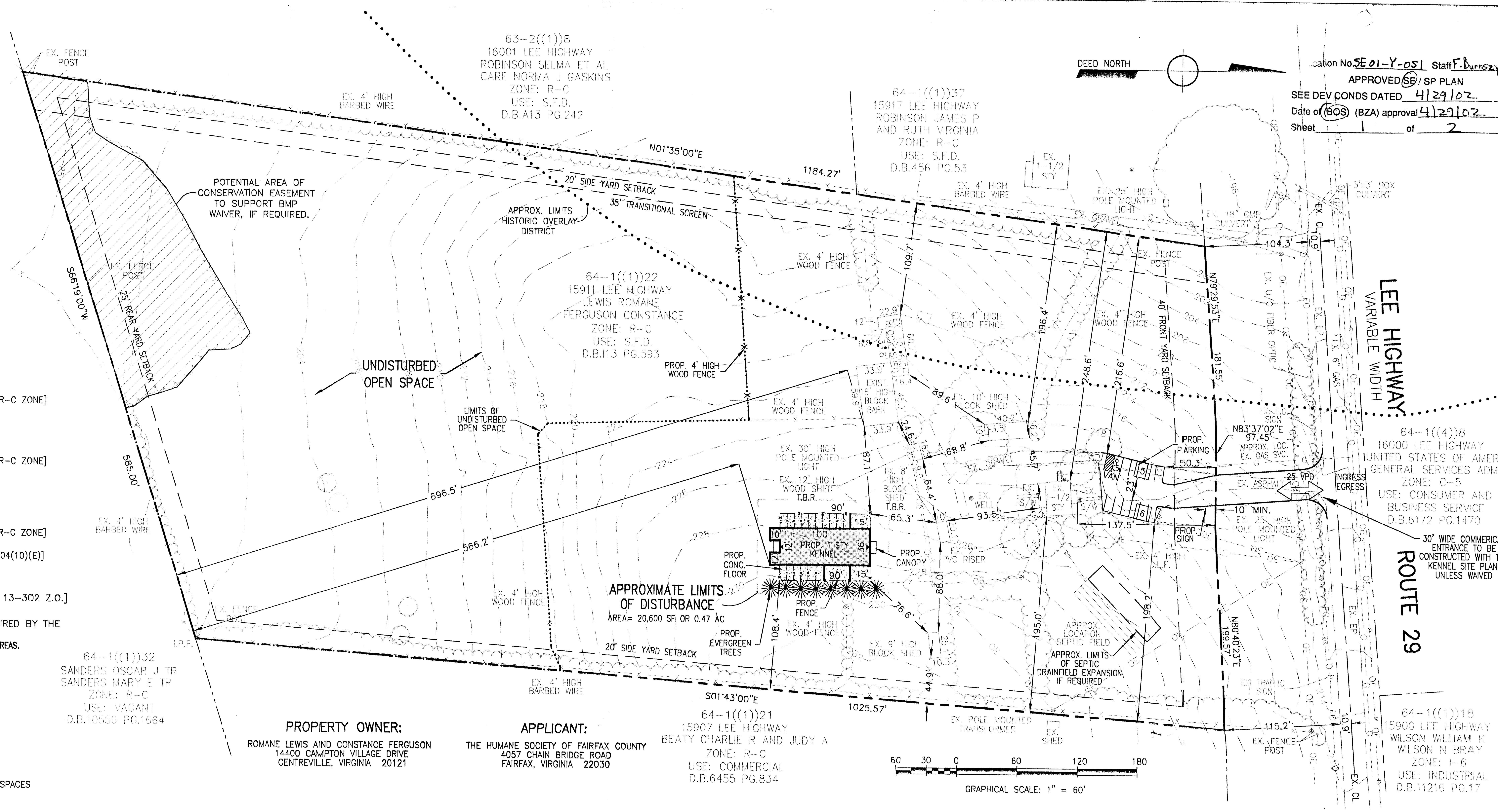
1. THIS APPLICATION REQUESTS A SPECIAL EXCEPTION FOR A CATEGORY 5 USE IN THE R-C ZONING DISTRICT FOR THE HUMANE SOCIETY OF FAIRFAX COUNTY TO OPERATE AN ANIMAL SHELTER TO TEMPORARILY HOUSE AND CARE FOR ABANDONED ANIMALS UNTIL ADOPTED. CONSTRUCTION WILL ULTIMATELY INCLUDE A NEW 36'x100' KENNEL WITH FENCED YARDS, ADDITIONAL PARKING, DEMOLITION OF TWO EXISTING SHEDS AND RESTORATION OF THE EXISTING RESIDENCE, BARN AND REMAINING SHEDS. IMPROVEMENTS WILL BE CONSTRUCTED IN MULTIPLE PHASES.
2. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 64-1((1))22.
3. AREA TABULATION
   MINIMUM LOT AREA REQUIRED= 5 AC. [SINGLE FAMILY DWELLING (S.F.D.) PER R-C ZONE]
   MINIMUM LOT AREA REQUIRED= 2 AC. [KENNELS, ETC. PER 8-608(1) Z.O.]
   64-1((1))22= 557,011 S.F. OR 12.79 AC. (SEE LOT AREA NOTE)
4. LOT WIDTH
   MINIMUM REQUIRED LOT WIDTH= 200 FT. (S.F.D. PER R-C ZONE)
   MINIMUM REQUIRED LOT WIDTH= 200 FT. (NON-RESIDENTIAL USES PER R-C ZONE)
   EXISTING LOT WIDTH AT FRONT YARD SETBACK= 480 FT.
5. PROPOSED USE: ANIMAL SHELTER
6. BUILDING HEIGHT
   MAXIMUM ALLOWABLE BUILDING HEIGHT= 35 FT. (S.F.D. PER R-C ZONE)
   MAXIMUM ALLOWABLE BUILDING HEIGHT= 60 FT. (OTHER STRUCTURES PER R-C ZONE)

EXISTING ONE AND ONE HALF STORY HOUSE=	22 FT.	(TO REMAIN)
EXISTING ONE STORY BARN=	18 FT.	(TO REMAIN)
EXISTING ONE STORY SHED=	10 FT.	(TO REMAIN)
EXISTING ONE STORY SHED=	8 FT.	(TO BE DEMOLISHED)
EXISTING ONE STORY SHED=	12 FT.	(TO BE DEMOLISHED)
EXISTING ONE STORY SHED=	10 FT.	(TO REMAIN)
EXISTING ONE STORY SHED=	9 FT.	(TO REMAIN)
PROPOSED KENNEL=	**20 FT.**	

7. REAL ESTATE ASSESSMENT RECORDS INDICATE A 1939 CONSTRUCTION DATE FOR THE EXISTING SINGLE FAMILY DWELLING. CONSTRUCTION DATE OF THE EXISTING BARN AND SHEDS IS NOT KNOWN.
8. MINIMUM YARD REQUIREMENTS
   (1) FRONT YARD: 40 FT. MIN. [S.F.D. PER R-C ZONE]
   50° ANGLE OF BULK PLANE, 40 FT. MIN. [OTHER STRUCTURES PER R-C ZONE]
   KENNELS OR STABLES, 100 FT. MIN. [PER 8-608(1)&609(2)]
   ACCESSORY STRUCTURES, 40 FT. MIN. [PER 10-104(10)(B)]
   PROPOSED FRONT YARD SETBACK = 137.5 FT. (SINGLE FAMILY DWELLING)
   (2) SIDE YARD: 20 FT. MIN. [S.F.D. PER R-C ZONE]
   45° ANGLE OF BULK PLANE, 20 FT. MIN. [OTHER STRUCTURES PER R-C ZONE]
   KENNELS OR STABLES, 100 FT. MIN. [PER 8-608(1)&609(2)]
   ACCESSORY STRUCTURES, 20 FT. MIN. [PER 10-104(10)(D)]
   PROPOSED SIDE YARD SETBACK = 44.9 FT. (ACCESSORY STRUCTURE)
   PROPOSED SIDE YARD SETBACK = 108.4 FT. (KENNEL)
   (3) REAR YARD: 25 FT. MIN. [S.F.D. PER R-C ZONE]
   45° ANGLE OF BULK PLANE, 25 FT. MIN. [OTHER STRUCTURES PER R-C ZONE]
   KENNELS OR STABLES, 100 FT. MIN. [PER 8-608(1)&609(2)]
   ACCESSORY STRUCTURES, HEIGHT OF STRUCTURE MIN. [PER 10-104(10)(E)]
   PROPOSED REAR YARD SETBACK = 566.2 FT. (KENNEL)
9. TRANSITIONAL SCREENING AND BARRIERS:
   1. TRANSITIONAL SCREENING #2 IS REQUIRED ALONG THE WEST LOT LINES [PER 13-302 Z.O.]
      EXISTING SCREENING WILL BE PRESERVED IN THESE AREAS.
   2. A BARRIER TYPE D OR F IS REQUIRED, OR A BARRIER TYPE E MAY BE REQUIRED BY THE DIRECTOR, ALONG THE WEST LOT LINE (PER 13-303 Z.O.)
      EXISTING 4' HIGH BARBED WIRE AND WOODEN FENCE BARRIERS WILL BE PRESERVED IN THESE AREAS.
10. LANDSCAPE COVERAGE:
    REQUIRED TREE COVERAGE = 20% (PER 13-401 Z.O.)
    EX. TREE COVERAGE TO REMAIN = 98,200 S.F. OR 98,200(1.25)/557,011= 22%
    REQUIRED INTERIOR PARKING LOT LANDSCAPING = N/A [<20 SPACES PER 13-201 OF Z.O.]
    REQUIRED PERIPHERAL PARKING LOT LANDSCAPING = N/A [<20 SPACES PER 13-202 OF Z.O.]
11. PARKING REQUIREMENTS:
    REQUIRED PARKING= 2 SPACES PER S.F.D. [PER 11-103 Z.O.]
    REQUIRED PARKING= 10 SPACES PER 5,000 G.S.F. + ADDITIONAL SPACES AS REQUIRED BY THE DIRECTOR [PER 11-104 Z.O.]
    TOTAL GROSS FLOOR AREA= 7,676 G.S.F. (S.F.D. NOT INCLUDED)
    TOTAL SPACES REQUIRED= 2 SPACES + (10 SPACES/5,000 G.S.F.)(7,676 G.S.F.)= 12 SPACES
    HC SPACES REQUIRED= 1 (FOR 1-25 SPACES PROVIDED)
    HC VAN SPACES REQUIRED= (1 SPACE/8 HC SPACES)(1 HC SPACES)= 1 SPACE
    PROPOSED STD. SPACES PROVIDED= 11 SPACES (8.5'x16.5' w/1.5' OVERHANG)
    PROPOSED HC SPACES PROVIDED= 0 SPACES
    PROPOSED HC VAN SPACES PROVIDED= 1 SPACES
    PROPOSED TOTAL SPACES PROVIDED= 12 SPACES
    REQUIRED LOADING SPACES= N/A (ANIMAL SHELTER) [PER 11-203 Z.O.]
    PROPOSED LOADING SPACES PROVIDED= 0 SPACES
12. THIS PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS. THE PROPOSED USE WILL USE EXISTING FACILITIES.
13. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP):
    EX. SITE AREA = 557,011 SF OR 12.79 AC
    EX. IMPERVIOUS AREA = 10,090 SF OR 0.23 AC (1.8%)
    EX. PERVIOUS AREA = 546,921 SF OR 12.56 AC (98.2%)
    PROP. IMPERVIOUS AREA = 18,700 SF OR 0.43 AC (3.4%)
    PROP. PERVIOUS AREA = 538,311 SF OR 12.36 AC (96.6%)
    WHEN THE KENNEL SITE PLAN IS SUBMITTED, DUE TO THE SMALL INCREASE IN IMPERVIOUS AREA, WAIVERS WILL BE SUBMITTED FOR SWM/BMP FACILITIES, IF REQUIRED, AS ALLOWED BY THE PFM AND THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
14. MAXIMUM ALLOWABLE DENSITY = ONE DWELLING UNIT PER FIVE ACRES [PER R-C ZONE]
    PROPOSED: ONE DWELLING UNIT PER 12.79 AC.
15. GROSS FLOOR AREA:

EXISTING ONE AND ONE HALF STORY HOUSE=	1,865 SF	(TO REMAIN)
EXISTING ONE STORY BARN=	2,032 SF	(TO REMAIN)
EXISTING ONE STORY SHED=	1,098 SF	(TO REMAIN)
EXISTING ONE STORY SHED=	148 SF	(TO BE DEMOLISHED)
EXISTING ONE STORY SHED=	201 SF	(TO BE DEMOLISHED)
EXISTING ONE STORY SHED=	259 SF	(TO REMAIN)
EXISTING ONE STORY SHED=	687 SF	(TO REMAIN)
TOTAL EXISTING GROSS FLOOR AREA=	6,290 SF	
TOTAL EXISTING TO BE REMOVED=	-349 SF	
SINGLE FAMILY DWELLING (S.F.D.)=	-1865 SF	
PROPOSED KENNEL=	**3,600 SF**	
TOTAL PROPOSED GROSS FLOOR AREA=	**7,676 SF**	

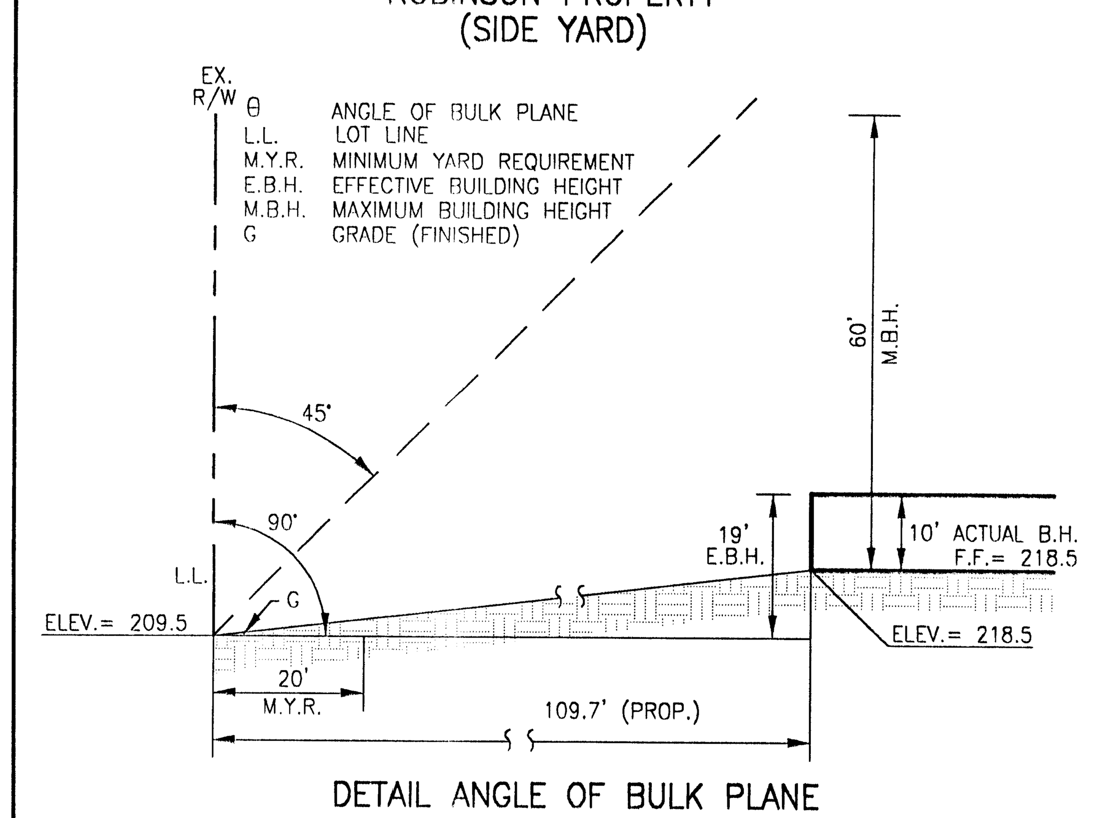
16. FLOOR AREA RATIO:
    TOTAL PERMITTED FOR R-C ZONE= (0.10)(557,011 SF)= 55,701 SF (OTHER THAN S.F.D.)
    TOTAL PROPOSED FOR R-C ZONE= 7,676 SF OR 7,676/557,011= 0.01 (OTHER THAN S.F.D.)
17. TOPOGRAPHY DELINEATED HEREON IS BASED ON A FIELD SURVEY BY WE INC. DATED, JULY 2001 AND EXISTING RECORDS. CONTOURS ARE AT A 2 FOOT CONTOUR INTERVAL. THE BOUNDARY SURVEY WAS PREPARED BY ABSOLUTE SURVEYS, INC. DATED AUGUST, 2001
18. THIS SITE IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS SHOWN ON F.I.R.M. MAP NO. 515525 0025 D, PANEL 25 OF 150, DATED MARCH 5, 1990.
19. THERE ARE NO VISIBLE GRAVESITES OR BURIAL GROUNDS LOCATED ON THIS PROPERTY.
20. THIS SITE IS LOCATED WITHIN A HISTORIC OVERLAY DISTRICT. [BULL RUN STONE BRIDGE]
21. THIS SITE IS NOT LOCATED WITHIN A NATURAL RESOURCE OVERLAY DISTRICT.
22. THIS SITE IS NOT LOCATED WITHIN A AIRPORT NOISE IMPACT OVERLAY DISTRICT.
23. THIS SITE IS NOT LOCATED WITHIN A SIGN CONTROL OVERLAY DISTRICT.
24. THIS SITE IS NOT LOCATED WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT.
25. THIS SITE IS LOCATED WITHIN A WATER SUPPLY PROTECTION OVERLAY DISTRICT.
26. THIS SITE IS LOCATED WITHIN THE BULL RUN WATERSHED.
27. THIS SITE IS LOCATED WITHIN THE STONE BRIDGE COMMUNITY PLANNING SECTOR OF THE BULL RUN PLANNING DISTRICT OF THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA.
28. THERE ARE NO RPA'S ON-SITE.
29. THERE ARE NO ENVIRONMENTAL QUALITY CORRIDORS ON-SITE.
30. ANY SIGNS TO BE PROVIDED ON-SITE WILL MEET APPLICABLE SECTIONS OF ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
31. TITLE REPORT IS FURNISHED BY COMMERCIAL SETTLEMENTS, INC., CASE#: 010385, DATED APRIL 24, 2001.
32. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS/TOXIC SUBSTANCES OR WASTE AND/OR PETROLEUM PRODUCTS TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON-SITE.
33. OPEN SPACE REQUIRED= 50% [PER COUNTY POLICY FOR COMMERICAL USES IN R-C ZONE]
    TOTAL OPEN SPACE PROVIDED= 538,311 SF OR 12.36 AC. (96.6%)
    UNDISTURBED OPEN SPACE PROVIDED= 278,506 SF OR 6.39 AC (50%)
34. ALL DOGS MORE THAN FOUR (4) MONTHS OF AGE SHALL BE KEPT IN STRUCTURES DESIGNED AND MAINTAINED FOR SECURE CONFINEMENT.



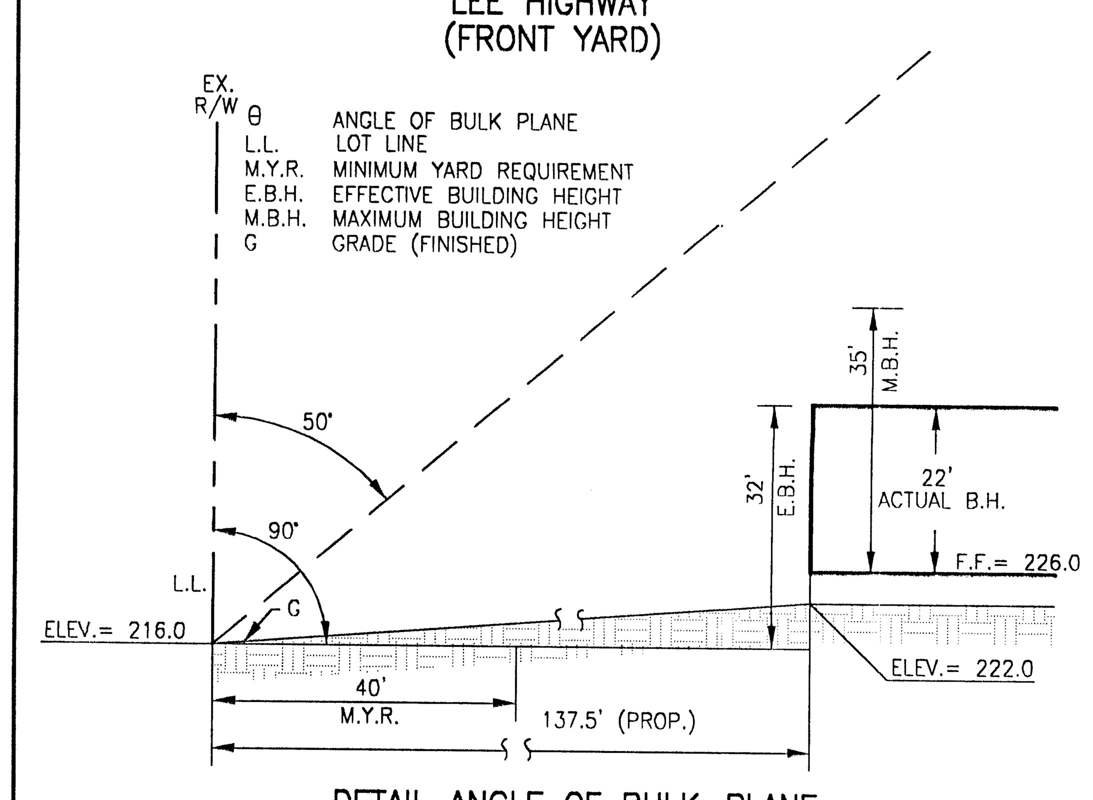
Application No. SE 01-Y-051 Staff F. Burnszynski
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 4/29/02
Date of (BOS) (BZA) approval 4/29/02
Sheet 1 of 2

PROPERTY OWNER:
ROMANE LEWIS AND CONSTANCE FERGUSON
14400 CAMPTON VILLAGE DRIVE
CENTREVILLE, VIRGINIA 20121

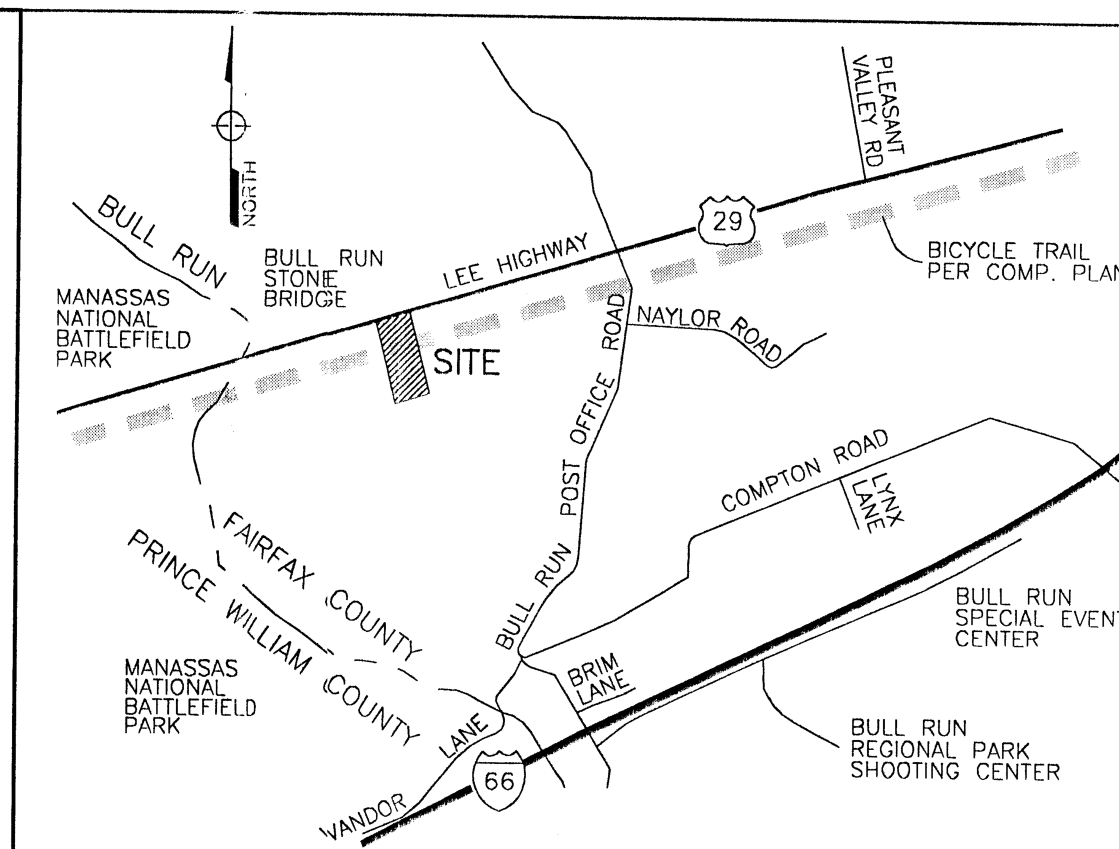
APPLICANT:
THE HUMANE SOCIETY OF FAIRFAX COUNTY
4057 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



DETAIL ANGLE OF BULK PLANE
(1"= 20')



DETAIL ANGLE OF BULK PLANE
(1"= 20')



VICINITY MAP
1" = 2000'

LOT AREA NOTE:
PER TAX ASSESSMENT FOR PARCEL 64-1((1))22, THE LOT AREA= 13.3 AC. PER VDOT PLAN SHEET 10 FOR PROJECT 1729-05, DATED 6-16-54, AN ADDITIONAL RIGHT-OF-WAY DEDICATION OCCURRED BUT APPARENTLY WAS NOT RECORDED. THE PROPERTY'S FRONT LOT LINE AS SHOWN HEREON INCLUDES THE R-O-W DEDICATION AND IS CONSISTENT WITH THE FAIRFAX COUNTY TAX MAP AND DEEDS FOR ADJACENT PROPERTY DEDICATIONS. WITH THE DEDICATION, THE LOT AREA= 12.79 AC.

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AND TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

DATE:	APRIL 2, 2002
SCALE:	1"=60'
FILE NAME:	SPP.DWG
PROJECT NO:	VAFX-18A1-01

Williams Enterprises Incorporated. Copyright 2001

WE, Inc.
Williams Enterprises Incorporated
18 Mosby Lane Stafford, Virginia 22554
540-286-3710 Voice and Fax
weincorporated@msn.com

COMMONWEALTH OF VIRGINIA — ROBERT E. WILLIAMS, JR. No. 025886 04/03/02 PROFESSIONAL ENGINEER

SPECIAL EXCEPTION PLAT

HUMANE SOCIETY OF FAIRFAX COUNTY

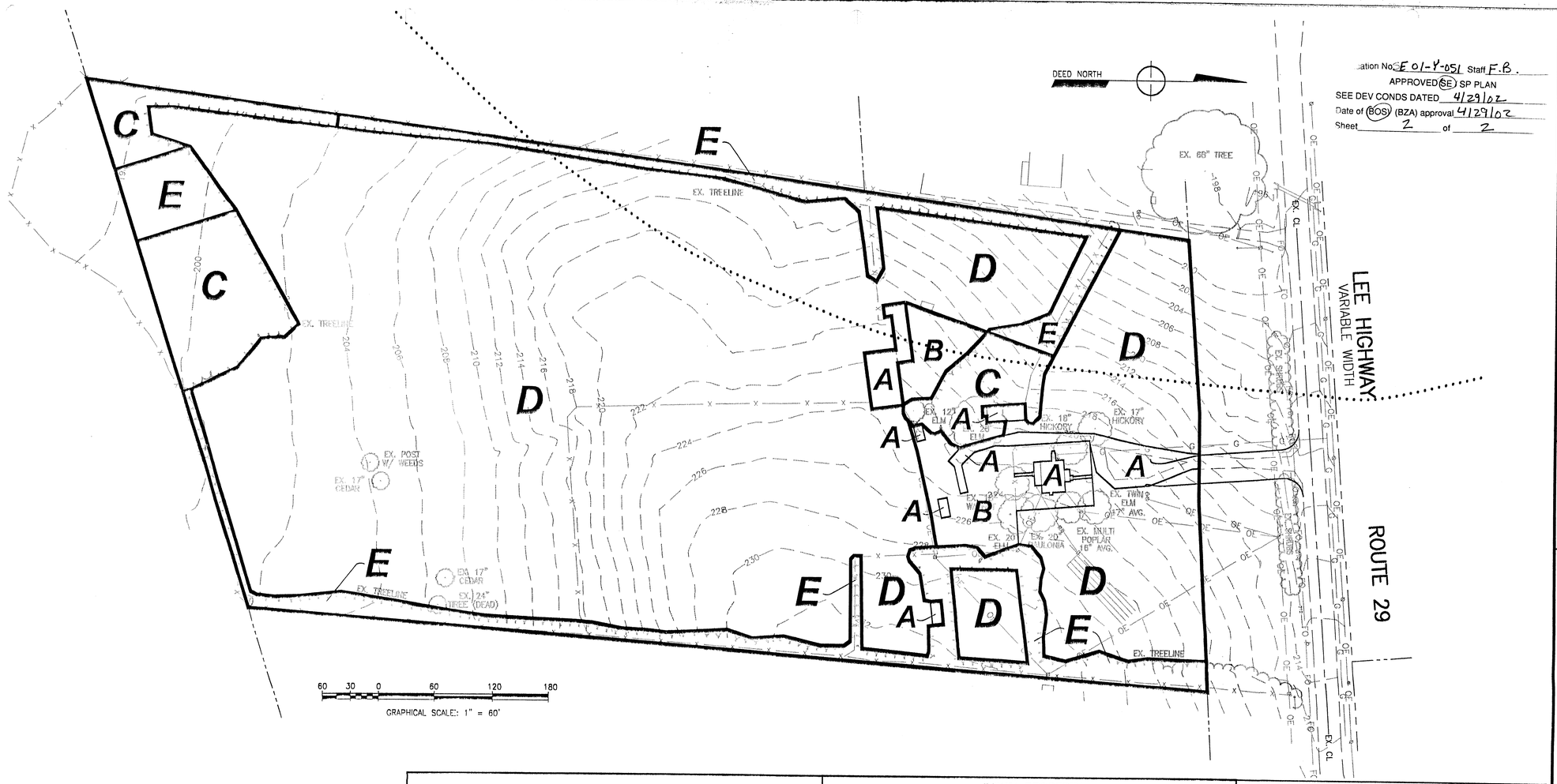
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
APR 03 2002
ZONING EVALUATION DIVISION

SHEET **1** OF **2**

LEGEND

A– DEVELOPED
B– MAINTAINED GRASSLANDS
C– UPLAND (LONG–TERM SUBCLIMAX)
D– OPEN FIELD
E– OLD FIELD (LONG–TERM SUBCLIMAX)



Application No. E 01-Y-051 Staff F.B.
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 4/29/02
Date of (BOS) (BZA) approval 4/29/02
Sheet 2 of 2

DATE: MARCH 21, 2002
SCALE: 1"=60'
FILE NAME: SPP.DWG
PROJECT NO: VAFX-1BA1-01

Williams Enterprises Incorporated, Copyright 2001

WE, Inc.
Williams Enterprises Incorporated
18 Mosby Lane Stafford, Virginia 22554
540-286-3710 Voice and Fax
weincorporated@msn.com

COMMONWEALTH OF VIRGINIA
ROBERT E. WILLIAMS, JR.
No. 022686
PROFESSIONAL ENGINEER
03/22/02

EXISTING VEGETATION MAP

HUMANE SOCIETY OF FAIRFAX COUNTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 2 OF 2

TABLE 1. COVER TYPE SUMMARY TABLE

	Cover Type	Primary Species	Successional Stage	Condition*	Acreage	Comments
A.	Developed	N/A	N/A	N/A	0.27 AC.	Existing house and various buildings; existing driveway.
B.	Maintained grasslands	Elm, Poplar	Long–term Subclimax	Generally Good	0.45 AC.	See Condition
C.	Upland Forest	Ash, Oak Elm, Cedar	Long–term Subclimax	Generally Good	0.87 AC.	See Condition
D.	Open Field	N/A	N/A	Generally Good	9.98 AC.	See Condition
E.	Old Field	Elm, Oak Cedar	Long–term Subclimax	Generally Good	1.22 AC.	See Condition
TOTAL ACREAGE:					12.79 AC.	

Condition Descriptions:

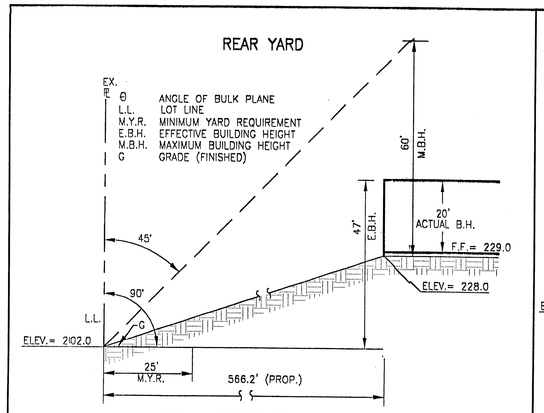
Cover Type A: Existing structures and driveway.

Cover Type B: These areas are regularly maintained and are adjacent to the existing residence. They consist mostly of short grasses with hardwoods along fence lines. Generally good condition.

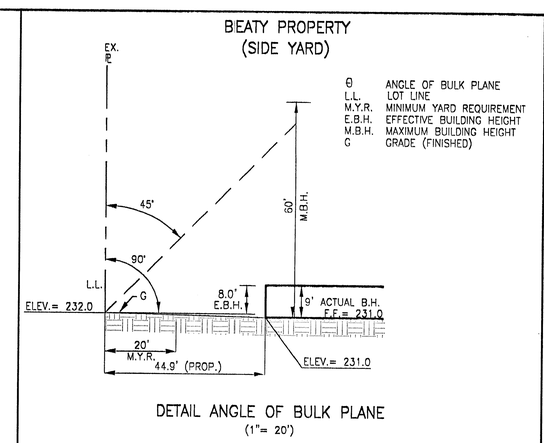
Cover Type C: These areas consist mostly of forested pockets of small to medium caliper hardwoods. with large caliper hardwoods intermixed. Generally good condition.

Cover Type D: These areas cover most of the site. They are periodically maintained and were previously pastures for grazing animals. They consist mostly of tall grasses with cedars and hardwoods along the perimeter fence lines. Generally good condition.

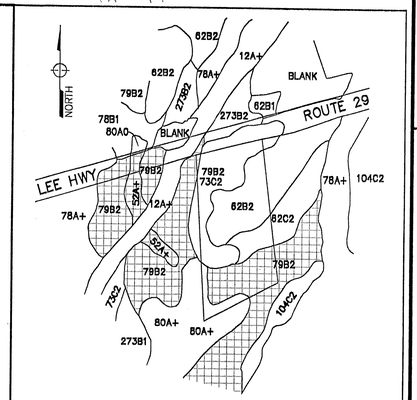
Cover Type E: These areas are generally lines of trees around open fields and establish general boundaries between fields and adjacent properties. Generally good condition.



DETAIL ANGLE OF BULK PLANE
(1"= 20')



DETAIL ANGLE OF BULK PLANE
(1"= 20')



SOILS MAP
1" = 500'

EXISTING VEGETATION INFORMATION INCLUDED ON THIS PLAN WAS PREPARED BY:
WILLIAMS ENTERPRISES, INC.

CAUTION – NOTICE TO CONTRACTOR

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NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY
DIVISION OF DESIGN REVIEW