

EXISTING TREE LEGEND

- JAPANESE MAPLE
- WHITE PINE
- BLUE SPRUCE
- CANADIAN HEMLOCK

AREA TABULATION

PARCEL 36: 11.500 ACRES
 PARCEL 15: 5.500 ACRES
 TOTAL AREA: 17.000 ACRES

INDICATES ADDITION TO EXISTING HOUSE

GENERAL NOTES

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP No. 66-3-1(1), PARCEL 36, AND ASSESSMENT MAP No. 66-4-1(1), PARCEL 15, AND ARE IN THE NAME OF JANE M. DILLON AS RECORDED IN DEED BOOK 7475, PAGE 485, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
2. THE PROPERTIES SHOWN HEREON ARE ZONED R-C.
3. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT INDICATE ALL ENCUMBRANCES ON THESE PROPERTIES.
4. THE EXISTING INFORMATION AS SHOWN HEREON IS FROM AVAILABLE COUNTY RECORDS AND IS NOT BASED ON ACTUAL FIELD RUN SURVEY. SEVERAL SITE VISITS BY A REPRESENTATIVE OF KJ & ASSOCIATES HAS BEEN CONDUCTED TO ENSURE ACCURATE DEPICTION OF ALL EXISTING FEATURES.
5. THIS FIRM DOES NOT CERTIFY TO THE EXISTENCE OF ANY UNDERGROUND UTILITIES ON THESE PROPERTIES.
6. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO BURIAL GROUNDS AND/OR GRAVE SITES ON THESE PROPERTIES.
7. THESE PROPERTIES DO NOT LIE WITHIN AN EQC.
8. THESE PROPERTIES DO NOT LIE WITHIN RPA LIMITS.
9. THESE PROPERTIES DO NOT LIE WITHIN A FLOODPLAIN.
10. NO LAND DISTURBANCE ACTIVITIES ARE PROPOSED WITH THIS PLAT.

SPECIAL PERMIT NOTES

1. SPECIAL PERMIT USE GROUP 6 OUTDOOR RECREATION USE ALLOWING RIDING AND BOARDING STABLES AS ADDRESSED IN ARTICLE 3-CO3-3 OF THE ZONING ORDINANCE.
2. BULK REGULATIONS, PER ARTICLE 3-CO7:
 - I. MAXIMUM BUILDING HEIGHT
 - SINGLE FAMILY DWELLINGS: 35 FEET
 - ALL OTHER STRUCTURES: 60 FEET
 - II. MINIMUM YARD REQUIREMENTS
 - SINGLE FAMILY DWELLINGS
 - 1) FRONT YARD: 40 FEET
 - 2) SIDE YARD: 20 FEET
 - 3) REAR YARD: 25 FEET
 - B. ALL OTHER STRUCTURES
 - 1) FRONT YARD: CONTROLLED BY A 50° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET
 - 2) SIDE YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET
 - 3) REAR YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET
 - III. MAXIMUM FLOOR AREA RATIO: 0.01 FOR USES OTHER THAN RESIDENTIAL. ACTUAL FLOOR AREA RATIO IS 0.01
3. PROPERTY IS LOCATED IN A WATER SUPPLY PROTECTION OVERLAY DISTRICT AS REGULATED BY ARTICLE 7-800 OF THE ZONING ORDINANCE.
4. THE APPLICANT HEREBY PETITIONS FOR A SITE PLAN EXCEPTION UNDER THE PROVISIONS OF ARTICLE 17-103-1.A OF THE ZONING ORDINANCE. THE PROPOSED RIDING AND BOARDING STABLE WILL UTILIZE THE EXISTING CARPORT (OFFICE AND TOILET FACILITIES), PLUS THE EXISTING STABLE AND FRAME SHED. THE APPLICATION EXCLUDES THE EXISTING HOUSE AND SWIMMING POOL. SINCE THERE WILL BE NO INCREASE IN STORM WATER RUNOFF, NO STORMWATER MANAGEMENT FACILITIES ARE PLANNED FOR THE SITE.
5. THE APPLICANT HEREBY PETITIONS FOR THE WAIVER OF ARTICLE 13-108-6 TRANSITIONAL SCREENING AND BARRIERS, AND OF THE REQUIREMENTS OF THE COMPREHENSIVE PLAN FOR AN EQUESTRIAN TRAIL ALONG POPES HEAD ROAD AS SHOWN ON THE COUNTYWIDE TRAILS PLAN & AS AMENDED IN 1992.
6. THE TOPOGRAPHY SHOWN HEREON IS AERIAL (5' CONTOUR INTERVAL), AND IS TAKEN FROM THE FAIRFAX COUNTY TOPOGRAPHICAL MAP.
7. THE EXISTING VEGETATION IS CLEARED FARM FIELD. THE PROPOSED USE WILL NOT DISTURB THE EXISTING VEGETATION.
8. PARKING REQUIREMENTS - PER ZONING ORDINANCE SECTION 11-106-B.7:
 - ONE (1) SPACE PER 4 STALLS, PLUS (1) SPACE PER EMPLOYEE, PLUS SUFFICIENT SPACES TO ACCOMMODATE THE LARGEST NUMBER OF VANS/TRAILERS AND VEHICLES THAT MAY BE EXPECTED AT ANY ONE TIME.
 - BARNs CONTAIN 17 STALLS = 5 PARKING SPACES REQUIRED
 - THREE EMPLOYEES = 1 PARKING SPACES REQUIRED (**)
 - 3 VANS/TRAILERS/VEHICLES = 3 PARKING SPACES REQUIRED
 - TOTAL = 9 PARKING SPACES REQUIRED (**)
 - 14 PARKING SPACES PROVIDED

(**) ONLY ONE EMPLOYEE IS SCHEDULED TO BE ON PREMISES AT ANY ONE TIME.

EXCLUDING OVERFLOW PARKING WHICH CAN BE ACCOMMODATED ON PARKING PAD ADJACENT TO THE HOUSE.
9. EXISTING VEGETATION AS SHOWN HEREON WILL SERVE AS "EXISTING VEGETATION MATRIX" REQUIREMENTS.
10. BECAUSE NO LAND DISTURBANCE ACTIVITIES ARE PROPOSED, THE APPLICANT, AS A PART OF THIS APPLICATION, HAS REQUESTED FOR WAIVER OF "EVM".
11. THE APPLICANT WILL FILE PETITIONS, REQUESTING WAIVERS OF THE FOLLOWING REQUIREMENTS BECAUSE NO LAND DISTURBANCE IS PROPOSED WITH THIS APPLICATION:
 - A. SITE PLAN WAIVER.
 - B. WAIVER OF DUSTLESS SURFACE REQUIREMENTS.
 - C. WAIVER OF TRAIL REQUIREMENTS PER COMPREHENSIVE PLAN.

REVISIONS

1. REVISED TO INDICATE HSE ADDITION EAST OF POOL AREA, AND INCLUSION OF BRICK PORCH AS PART OF MAIN HSE INTERIOR. (8/00)

SURVEY	N/A
DESIGN	KJ
DRAWN	KJ
CHECKED	KJ

KJ & ASSOCIATES
 CIVIL AND LAND DEVELOPMENT ENGINEERING
 6801 MAJOR COURT, CENTREVILLE, VA 20121-5500 FAX (703) 444-1801

DATE: AUGUST 2000

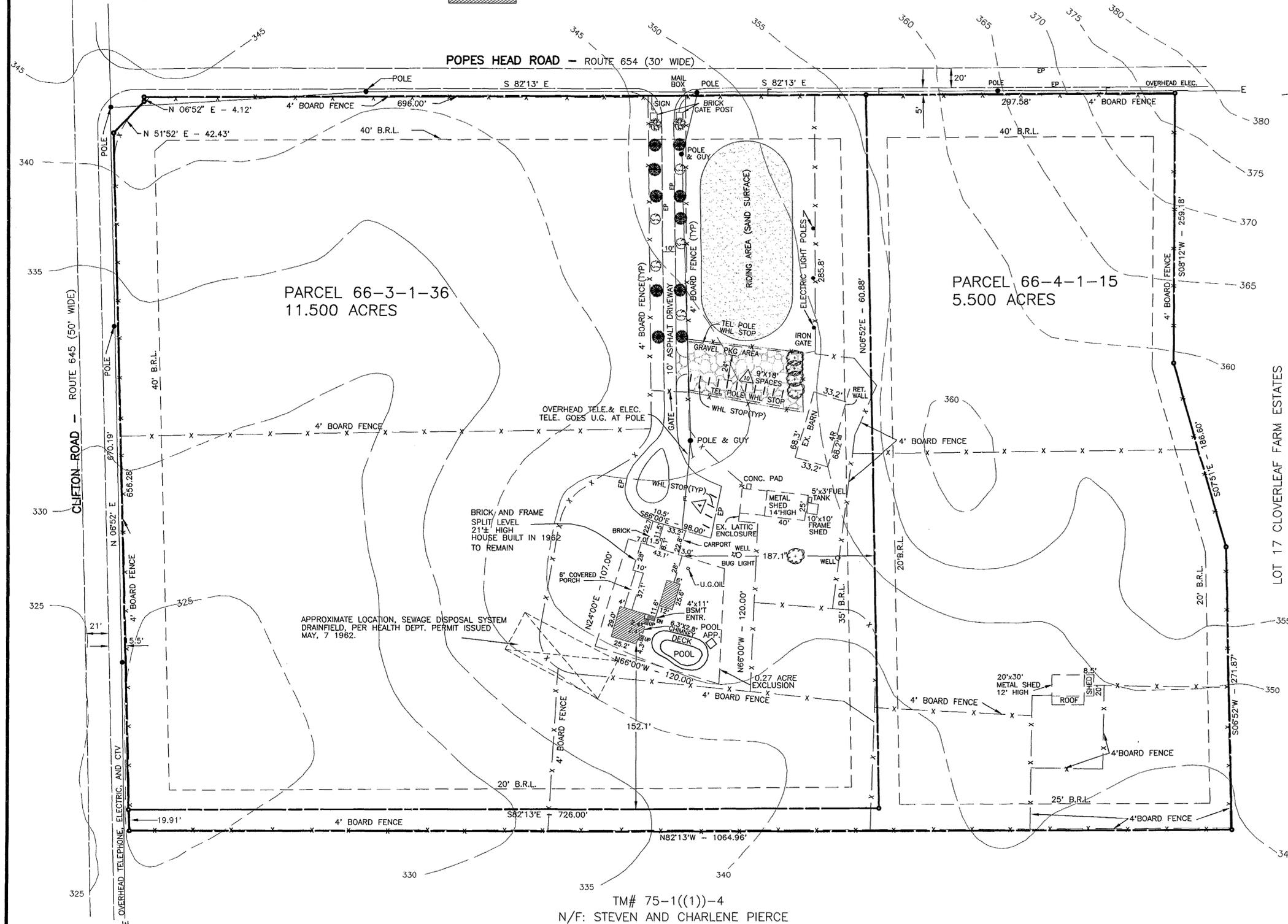
SCALE: HORZ: 1"=50'
 VERT: N/A



SPECIAL PERMIT PLAT

JUNIOR EQUITATION SCHOOL
 JANE M. DILLON PROPERTY
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PROJECT	JUNIOR EQUITATION SCHOOL
JOB	00-004
CADD	
C:\AUTOCAD\PROJECTS\SPPLAT.DWG	
SHEET	1 OF 1



TM# 75-1((1))-4
 N/F: STEVEN AND CHARLENE PIERCE
 ZONE: R-C
 USE: RESIDENTIAL

APPROVED SITE PLAN
 7/10-8-00 ds