

FULL CRY FARM

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

SPECIAL PERMIT AMENDMENT PLAT

JANUARY, 2008

APPLICANTS:

NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM, INC. (NVTRP)
P.O. BOX 184
CLIFTON, VIRGINIA 20124

JUNIOR EQUITATION SCHOOL, INC.
6429 CLIFTON ROAD
CLIFTON, VIRGINIA 20124

PLANNING CONSULTANT:

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VIRGINIA 20151

ATTORNEY:

REED SMITH LLP
3110 FAIRVIEW PARK DRIVE
SUITE 1400
FALLS CHURCH, VIRGINIA 22042



VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX

1. COVER SHEET
2. NARRATIVES AND TABULATIONS
3. SPECIAL PERMIT AMENDMENT PLAT
4. ORIGINAL APPROVED SPECIAL PERMIT (SP 00-S-044) AS PREPARED BY KJ & ASSOCIATES) FOR INFORMATION ONLY.

Application No. SPA-00-S-044
Approved
John Phillippe
Chairman, Board of Zoning Appeals

COVER SHEET
FULL CRY FARM
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SP
COUNTY PROJECT NUMBER



PLAN STATUS	
01/22/08	1st SUBMISSION
02/19/08	ADDRESSED COUNTY COMMENTS
04/07/08	ADDRESSED COUNTY COMMENTS

DATE	DESCRIPTION
JMT	JCB
DESIGN	DRAWN
SCALE	H: AS NOTED
	V:

JOB No. 4463-01-002
DATE: JANUARY 2008
FILE No. 4463-D-ZP-001

SHEET 1 OF 4

RECEIVED
Department of Planning & Zoning
APR 08 2008
Zoning Evaluation Division

GENERAL NOTES:

- THE PROPERTIES SHOWN HEREON ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP No. 66-3-(11), PARCEL 36, AND ASSESSMENT MAP No. 66-4-(11), PARCEL 15.
- THESE PROPERTIES ARE CURRENTLY UNDER THE NAME OF:
FULL CRY FARM, LLC
6429 CLIFTON ROAD
CLIFTON, VA 20124
AS RECORDED IN DEED BOOK 19686, PAGE 1025, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED R-C (RESIDENTIAL CONSERVATION) ZONING DISTRICT AND IS LOCATED IN THE SPRINGFIELD MAGISTERIAL DISTRICT.
- THE SUBJECT PROPERTY LIES WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD) AS REGULATED BY ARTICLE 7, PART 8, OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT INDICATE ALL ENCUMBRANCES ON THESE PROPERTIES.
- THE EXISTING INFORMATION AS SHOWN HEREON IS COMPILED FROM THE PREVIOUSLY APPROVED SPECIAL PERMIT PLAT (SP 00-S-044) DATED AUGUST 2000 AS PREPARED BY KJ & ASSOCIATES AND SUPPLEMENTAL INFORMATION PREPARED BY BOWMAN CONSULTING DATED DECEMBER 2007. EXISTING CONDITION INFORMATION IS NOT BASED ON ACTUAL FIELD RUN SURVEY. A SITE VISIT BY REPRESENTATIVES OF BOWMAN CONSULTING HAS BEEN CONDUCTED TO ENSURE ACCURATE DEPICTION OF ALL EXISTING FEATURES.
- INFORMATION OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) IS BASED ON VISUAL FIELD OBSERVATION ONLY. EXISTANCE OF ANY UNDERGROUND UTILITIES HAS NOT BEEN CONFIRMED FOR THE PREPARATION OF THIS PLAT.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) OR GREATER LOCATED WITHIN THE SUBJECT PROPERTY OF THIS AMENDMENT.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE PROPERTY SUBJECT TO THIS SPECIAL PERMIT.
- THERE APPEAR TO BE NO AREAS OF SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SITE.
- THERE ARE NO COMMUNITY OR PUBLIC FACILITIES BEING PROPOSED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROPERTY.
- THERE IS NO FLOODPLAIN WITHIN THE SUBJECT PROPERTY AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY. THERE IS NO RESOURCE PROTECTION AREAS (RPA) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) WITHIN THE SUBJECT PROPERTY INDICATED ON FAIRFAX COUNTY GIS DATA.
- NO LAND DISTURBANCE ACTIVITIES IN EXCESS OF 2500 SQ. FEET ARE PROPOSED WITH THIS PLAT.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ARE NOT REQUIRED FOR THIS APPLICATION IN THAT THERE IS NO LAND DISTURBANCE ACTIVITY PROPOSED GREATER THAN 2500 SQ. FEET.
- THE SUBJECT PROPERTY CURRENTLY OPERATES UNDER AN APPROVED CONSERVATION AND WASTE MANAGEMENT PROGRAM - CONSERVATION PLAN DATED 12/11/00 AND WILL CONTINUE SUCH MANAGEMENT OPERATIONS AS STATED THEREIN.
- EXISTING VEGETATION AS SHOWN HEREON WILL SERVE AS "EXISTING VEGETATION MATRIX" REQUIREMENTS.
- PARKING REQUIREMENTS HAVE BEEN PROVIDED PER ZONING INTERPRETATION NUMBER # 47 (JULY 20, 1983 /REV APRIL, 1997) ONE (1) SPACE PER 4 STALLS, PLUS ONE (1) SPACE PER EMPLOYE, PLUS SUFFICIENT SPACES TO ACCOMODATE THE LARGEST NUMBER OF VANS/TRAILERS AND VEHICLES THAT MAY BE EXPECTED AT ANY ONE TIME.
- PURSUANT TO THE PREVIOUSLY APPROVED CONDITIONS, APPLICATION AND SPECIAL PERMIT (SP 00-S-044), A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG BOUNDARIES WAS GRANTED IN ACCORDANCE WITH SECT. 13-304.6 OF THE ZONING ORDINANCE AND IS HEREBY REQUESTED TO BE CONTINUED.
- THE SUBJECT PROPERTY IS LOCATED IN POLICY PLANNING AREA NO. III, POHICK, PLANNING SECTOR P-3-JOHNNY MOORE COMMUNITY OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN FOR RESIDENTIAL USES. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THAT RECOMMENDATION.
- WITH THE EXCEPTION OF THE WAIVERS REQUESTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
- THE PROPERTY CURRENTLY CONTAINS ONE-1000 GALLON UNDERGROUND FUEL OIL TANK, ONE-500 GALLON UNDERGROUND PROPANE TANK SERVING THE EXISTING RESIDENCE, AND TWO ABOVE GROUND FUEL TANKS SERVING THE EXISTING FARM OPERATION.

SPECIAL PERMIT NOTES:

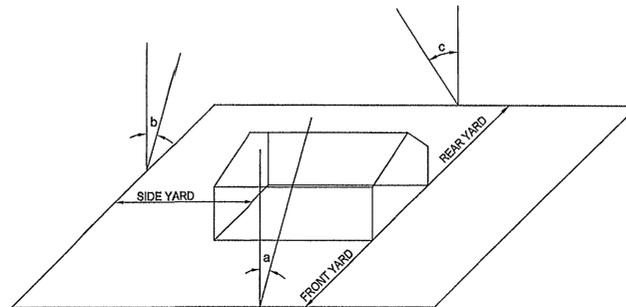
- THE PURPOSE OF THIS APPLICATION IS TO:
 - ALLOW CONTINUATION OF USE OF PREVIOUSLY APPROVED SP 00-S-044 UNDER THE PROVISION OF ZONING ORDINANCE ARTICLE 3-C03-3.B SPECIAL PERMIT USE GROUP 6 - OUTDOOR RECREATION USE ALLOWING RIDING AND BOARDING STABLES.
 - AMENDMENT OF SP 00-S-044 FOR RIDING AND BOARDING STABLES TO ADD ACCESSORY RIDING SCHOOL, CHANGE DEVELOPMENT CONDITIONS, AND ADD PERMITEE.
- THE APPLICANT SHALL REQUEST CONTINUATION OF PREVIOUSLY APPROVED WAIVERS OF THE FOLLOWING REQUIREMENTS (AS APPROVED WITH SP 00-S-044):
 - WAIVER PER ARTICLE 13-304.6 TRANSITIONAL SCREENING AND MODIFICATION OF THE BARRIER REQUIREMENT TO ALLOW EXISTING PERIMETER BOARD FENCE TO SATISFY REQUIREMENT.
 - WAIVER OF THE REQUIREMENTS OF THE COMPREHENSIVE PLAN FOR A NATURAL SURFACE OR STONE DUST TRAIL ALONG THE SOUTH SIDE OF POPES HEAD ROAD AS SHOWN ON THE COUNTYWIDE TRAILS PLAN.
 - WAIVER OF THE DUSTLESS SURFACE REQUIREMENT FOR EXISTING PARKING LOT AND PROPOSED EXPANSION.

**ZONING ORDINANCE SECTION 8-011
SPECIAL PERMIT SUBMISSION REQUIREMENTS**
(AND REQUESTED SUBMISSION REQUIREMENT WAIVERS)

- APPLICATION FORM TO BE SUBMITTED UNDER SEPARATE COVER.
- TWENTY-THREE (23) COPIES OF A 24" X 36" PLAT AT A SCALE OF NOT LESS THAN (1" = 50') AND A 8.5" X 11" REDUCTION SHALL BE PROVIDED UPON REQUEST AT THE TIME OF APPLICATION ACCEPTANCE.
 - BOUNDARY OF THE ENTIRE PROPERTY WITH BEARING & DISTANCES HAS BEEN SHOWN ON SHEET 3.
 - THE SITE TABULATIONS HAVE BEEN PROVIDED ON THIS SHEET.
 - SCALE AND NORTH ARROW PROVIDED ON EACH SHEET AS REQUIRED.
 - EXISTING STRUCTURES HAVE BEEN INDICATED ON SHEET 3.
 - MINIMUM YARD REQUIREMENTS AND A GRAPHIC DEPICTION OF THE BULK PLANE HAVE BEEN PROVIDED ON THIS SHEET.
 - EXISTING ROADS WITH NAME, ROUTE NUMBERS, AND DIMENSIONS ARE AS SHOWN ON SHEET 3 OF THE PLAN.
 - INGRESS AND EGRESS ARE AS SHOWN ON SHEET 3 OF THE PLAN.
 - THE PARKING TABULATIONS FOR THE APPLICATION AREA HAVE BEEN PROVIDED ON THIS SHEET. DISTANCES OF PARKING FROM THE PROPERTY LINE ARE AS SHOWN ON SHEET 3 OF THE PLAN.
 - APPROXIMATE LOCATION OF EXISTING WELL AND SEPTIC SYSTEM ARE AS SHOWN ON SHEET 3.
 - NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE AS THERE IS LESS THAN 2500 SQ. FT. OF LAND DISTURBANCE.
 - THE MAXIMUM F.A.R. HAS BEEN STATED IN THE SITE TABULATIONS AS SHOWN ON THIS SHEET.
 - THE EXISTING TOPOGRAPHY SHOWN ON SHEET 3 OF THE PLAN IS AT A CONTOUR INTERVAL OF 2' AND WAS MAPPED USING FAIRFAX COUNTY GIS DATA (BASED UPON AN AERIAL SURVEY).
 - INFORMATION REGARDING EXISTING VEGETATION AND SITE LANDSCAPING ARE SHOWN ON SHEET 3 OF THE PLAN. EVM IS NOT REQUIRED DUE TO LESS THAN 2500 SQ. FT. OF LAND DISTURBANCE.
 - THERE ARE NO FLOODPLAINS, EQC, OR RPA THAT EXIST ON THE SITE, PER THE FAIRFAX COUNTY GIS DATA.
 - ANY ADDITIONAL SITE FEATURES AND OR AMENITIES IF PROVIDED ARE AS SHOWN ON SHEET 3 OF THE PLAN.
 - THERE ARE NO KNOWN UTILITY EASEMENTS HAVING A WIDTH GREATER THAN 25 FT. AND NO MAJOR UNDERGROUND UTILITY EASEMENTS.
 - THERE ARE REQUIRED TRAILS PER THE COMPREHENSIVE PLAN THAT ARE HEREBY REQUESTED TO BE WAIVED. SEE SPECIAL PERMIT NOTE #2.
 - NO KNOWN GRAVE SITE OR SIMILAR STRUCTURES OCCUR ON SITE.
 - SEAL AND SIGNATURE PROVIDED ON EACH SHEET OF THE PLAT AS REQUIRED.
- FAIRFAX COUNTY TAX MAP AT A SCALE OF (1" = 500') TO BE PROVIDED UNDER SEPARATE COVER.
- ALL PHOTO DOCUMENTATION OF THE PROPERTY TO BE PROVIDED UNDER SEPARATE COVER.
- AFFIDAVIT TO BE PROVIDED UNDER SEPARATE COVER.
- AFFIDAVIT TO BE PROVIDED UNDER SEPARATE COVER.
- A WRITTEN STATEMENT TO BE PROVIDED UNDER SEPARATE COVER.
- OWNERSHIP AND INTEREST TO BE PROVIDED UNDER SEPARATE COVER.
- APPLICATION FEE TO BE INCLUDED UNDER SEPARATE COVER.

ANGLE OF BULK PLANE DETAIL

** NOT TO SCALE



MINIMUM YARD REQUIREMENTS:

	ALL OTHER STRUCTURES	SINGLE FAMILY DWELLING
FRONT YARD:	50' BUT NOT LESS THAN 40 FT.	40 FT.
SIDE YARD:	45' BUT NOT LESS THAN 20 FT.	20 FT.
REAR YARD:	45' BUT NOT LESS THAN 25 FT.	25 FT.

MAXIMUM BUILDING HEIGHT:

SINGLE FAMILY DWELLING: 35 FT.
ALL OTHER STRUCTURES: 60 FT.

MINIMUM LOT AREA:

5.0 AC (CONVENTIONAL SUBDIVISION LOT)

MINIMUM LOT WIDTH:

200 FT (CONVENTIONAL SUBDIVISION LOT)

SITE TABULATIONS:

SP FOR EQUESTRIAN RIDING LESSONS AND BOARDING STABLE

GROSS LAND AREA: 17.0 ± AC
EXISTING ZONE: RC (RESIDENTIAL CONSERVATION)
SUBJECT AREA OF THIS APPLICATION: 17.0 ± AC

MAXIMUM FLOOR AREA RATIO: 0.10 FOR USES OTHER THAN RESIDENTIAL OR PUBLIC
EX. GROSS FLOOR AREA (NON RESIDENTIAL STRUCTURES): 3,600 ± SF
EX. FLOOR AREA RATIO (NON RESIDENTIAL STRUCTURES): 0.00486 ±

PARKING TABULATIONS:

EQUESTRIAN FACILITY

(PER ZONING INTERPRETATION NUMBER # 47 (JULY 20, 1983/REV APRIL, 1997))

REQUIRED PARKING: 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:

PROPOSED PARKING: 9 STALLS / 4 = 3 SPACES
5 EMPLOYEES* / 1 = 5 SPACES
9 VOLUNTEERS* / 1 = 9 SPACES
1 TRUCK AND TRAILER = 2 SPACES
3 STUDENTS* / 1 SPACE = 3 SPACES
1 INSTRUCTOR* / 1 SPACE = 1 SPACES

TOTAL SPACES REQUIRED = 23 SPACES
TOTAL SPACES PROVIDED = 24 SPACES

* TOTAL NUMBER OF EMPLOYEES, VOLUNTEERS, STUDENTS AND INSTRUCTORS WILL VARY DEPENDING UPON THE DAY OF THE WEEK AND THE COMBINATION OF USES ON THE SITE AT ANY ONE TIME. NO MORE THAN 22 VEHICLES WILL BE ON THE SITE, INCLUDING TWO SPACES ALLOCATED TO TRUCK AND TRAILER, AT ANY ONE TIME DURING NORMAL OPERATIONS.

RESIDENTIAL FACILITY

(PER ZONING ORDINANCE SECTION 11-103.3)

REQUIRED PARKING: 2 SPACES PER UNIT FOR LOTS WITH FRONTAGE ON PUBLIC STREET
2 SP/DU = 2 SPACES

PROPOSED PARKING: 2 SPACES

TOTAL PROPOSED PARKING FOR BOTH USES: = 26 SPACES

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1C)
FDP P Districts (except PRC) (16-502 1F & 1G) Amendments (18-202 10F & 10J)

- Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet .
- Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, diam height (ft)
N/A						
Totals						
- Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3.
Pond inlet and outlet pipe systems are shown on Sheet N/A.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access road surface noted on the plat is N/A (asphalt, geotext, gravel, etc.).
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 2 (NOTE #14)
- A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet N/A.
- A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet N/A.
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets (SHOWN ON SHEET 3) & (NOTE 2-L PROVIDED ON THIS SHEET)
- A submission waiver is requested for .
- Stormwater management is not required because LESS THAN 2500 SQ. FT. OF LAND DISTURBING ACTIVITY IS PROPOSED WITH THIS SPECIAL PERMIT AMENDMENT APPLICATION.

Bowman
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Chantilly, Virginia 20151
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NARRATIVES AND TABULATIONS
FULL CRY FARM
FAIRFAX COUNTY, VIRGINIA
SPRINGFIELD DISTRICT

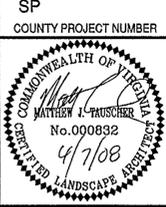
SP
COUNTY PROJECT NUMBER



PLAN STATUS	
01/22/08	1st SUBMISSION
02/19/08	ADDRESSED COUNTY COMMENTS
04/07/08	ADDRESSED COUNTY COMMENTS

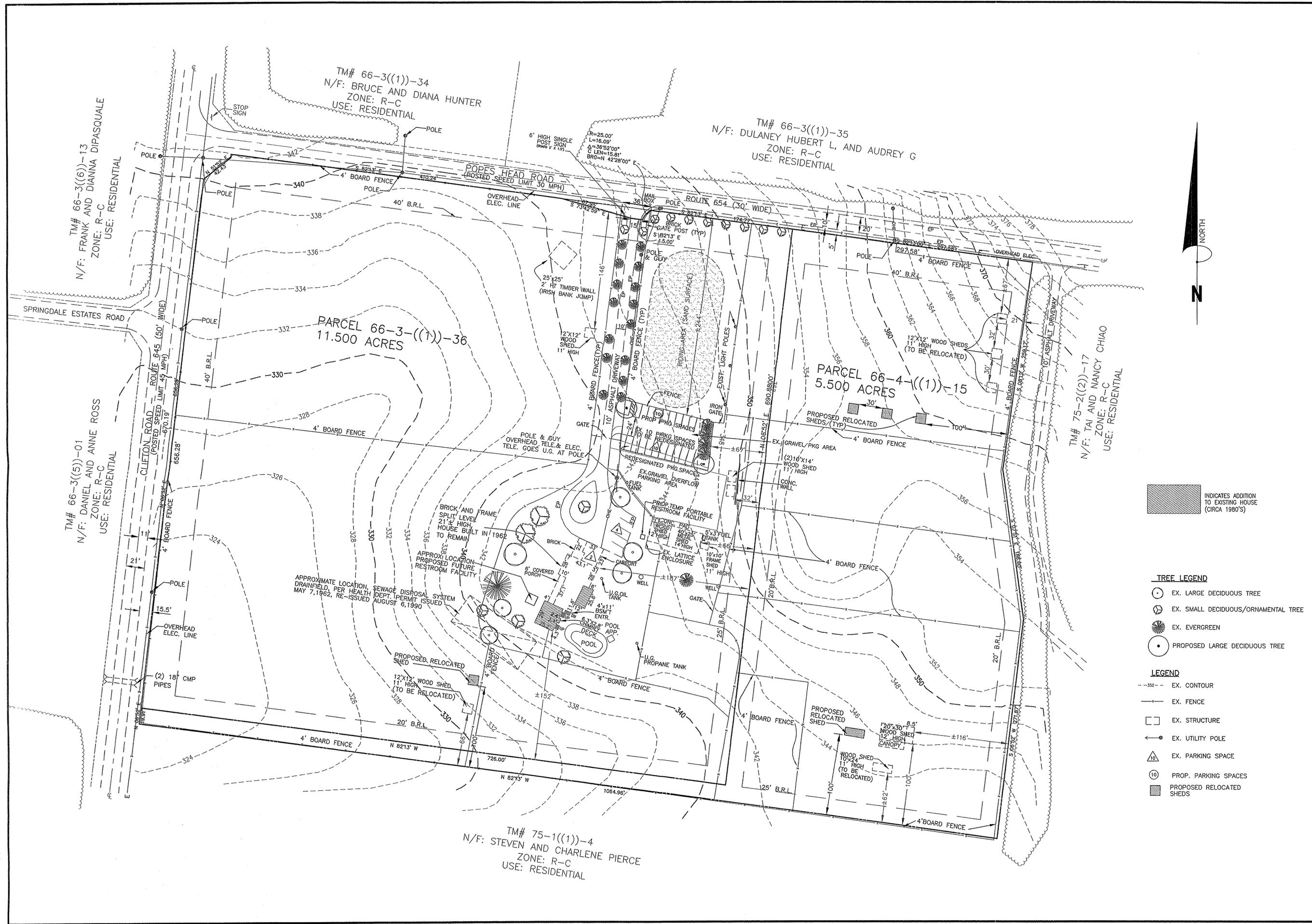
DATE	DESCRIPTION
JMT	JCB
DESIGN	DRAWN
SCALE	H: NO SCALE
JOB No.	4463-01-002
DATE :	JANUARY 2008
FILE No.	4463-D-ZP-001

SHEET 2 OF 4



PLAN STATUS	
01/22/08	1st SUBMISSION
02/19/08	ADDRESSED COUNTY COMMENTS
04/07/08	ADDRESSED COUNTY COMMENTS

DATE	DESCRIPTION
JMT	JCB
DESIGN	DRAWN
	CHKD
SCALE	H: 1"=50'
	V:
JOB No.	4463-01-002
DATE:	JANUARY 2008
FILE No.	4463-D-ZP-001



INDICATES ADDITION TO EXISTING HOUSE (CIRCA 1980'S)

- TREE LEGEND**
- EX. LARGE DECIDUOUS TREE
 - ◐ EX. SMALL DECIDUOUS/ORNAMENTAL TREE
 - EX. EVERGREEN
 - PROPOSED LARGE DECIDUOUS TREE

- LEGEND**
- - - EX. CONTOUR
 - EX. FENCE
 - EX. STRUCTURE
 - EX. UTILITY POLE
 - △ EX. PARKING SPACE
 - PROP. PARKING SPACES
 - PROPOSED RELOCATED SHEDS

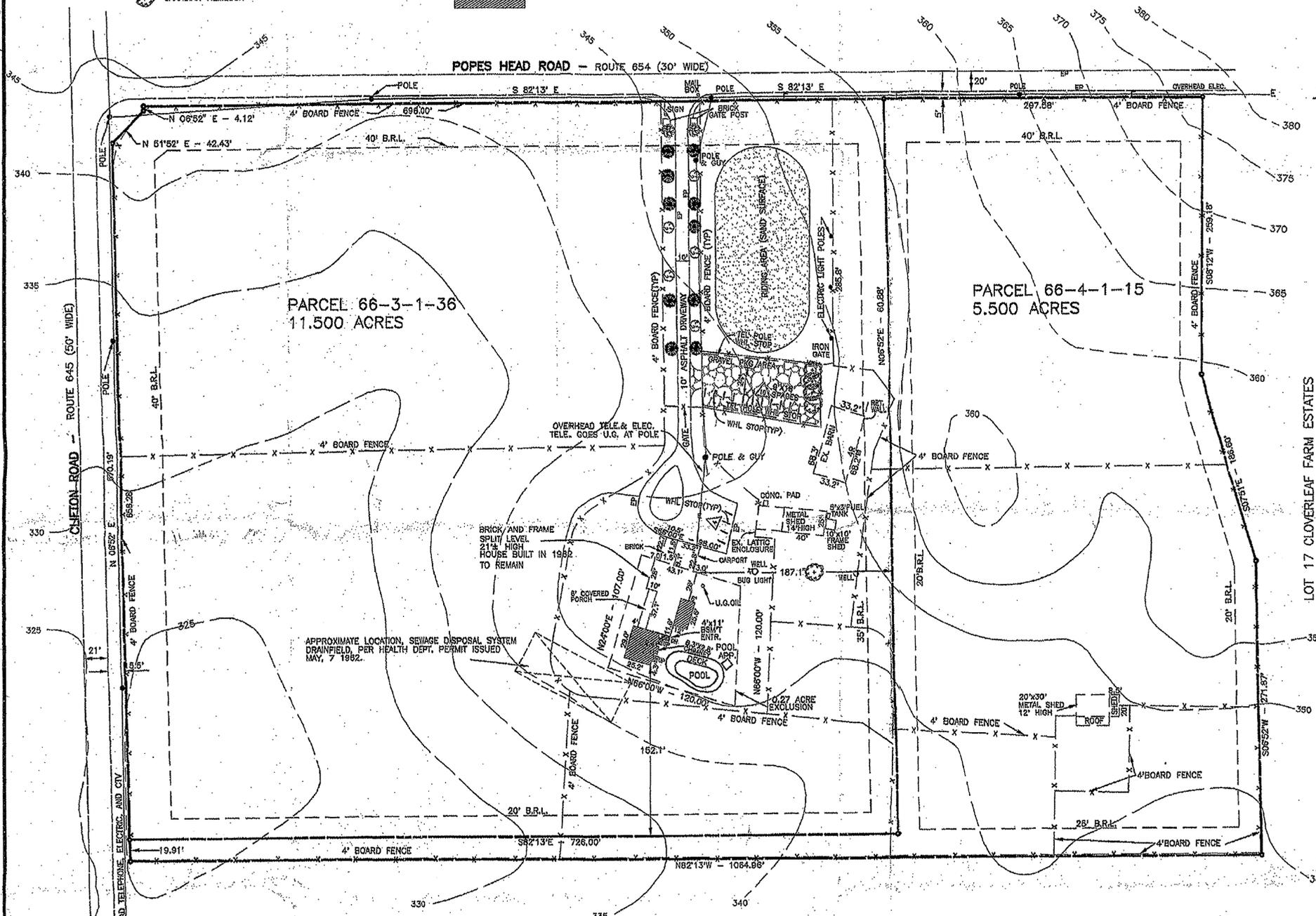
EXISTING TREE LEGEND

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

AREA TABULATION

PARCEL 38: 11,500 ACRES
 PARCEL 15: 5,500 ACRES
 TOTAL AREA: 17,000 ACRES

INDICATES ADDITION TO EXISTING HOUSE



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

GENERAL NOTES

- THE PROPERTIES SHOWN HEREON ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP No. 66-3-((1)), PARCEL 36, AND ASSESSMENT MAP No. 66-4-((1)), PARCEL 15, AND ARE IN THE NAME OF JANE M. DILLON AS RECORDED IN DEED BOOK 7476, PAGE 485, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE PROPERTIES SHOWN HEREON ARE ZONED R-C.
- THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT INDICATE ALL ENCUMBRANCES ON THESE PROPERTIES.
- 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.
- THIS FIRM DOES NOT CERTIFY TO THE EXISTENCE OF ANY UNDERGROUND UTILITIES ON THESE PROPERTIES.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO BURIAL GROUNDS AND/OR GRAVE SITES ON THESE PROPERTIES.
- THESE PROPERTIES DO NOT LIE WITHIN AN EOC.
- THESE PROPERTIES DO NOT LIE WITHIN RPA LIMITS.
- THESE PROPERTIES DO NOT LIE WITHIN A FLOODPLAIN.
- NO LAND DISTURBANCE ACTIVITIES ARE PROPOSED WITH THIS PLAN.

SPECIAL PERMIT NOTES

- SPECIAL PERMIT USE GROUP 6 OUTDOOR RECREATION USE ALLOWING RIDING AND BOARDING STABLES AS ADDRESSED IN ARTICLE 3-303-3 OF THE ZONING ORDINANCE.
- BULK REGULATIONS, PER ARTICLE 3-307:
 - I. MINIMUM BUILDING HEIGHT
 - SINGLE FAMILY DWELLINGS: 38 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
- PROPERTY IS LOCATED IN A WATER SUPPLY PROTECTION OVERLAY DISTRICT AS REGULATED BY ARTICLE 7-800 OF THE ZONING ORDINANCE.
- 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.
- 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.
- THE TOPOGRAPHY SHOWN HEREON IS AERIAL (5' CONTOUR INTERVAL), AND IS TAKEN FROM THE FAIRFAX COUNTY TOPOGRAPHICAL MAP.
- THE EXISTING VEGETATION IS CLEARED FARM FIELD. THE PROPOSED USE WILL NOT DISTURB THE EXISTING VEGETATION.
- PARKING REQUIREMENTS - PER ZONING ORDINANCE SECTION 11-108-B.71 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.
 - BARN 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.
- EXISTING VEGETATION AS SHOWN HEREON WILL SERVE AS "EXISTING VEGETATION MATRIX" REQUIREMENTS.
- BECAUSE NO LAND DISTURBANCE ACTIVITIES ARE PROPOSED, THE APPLICANT, AS A PART OF THIS APPLICATION, HAS REQUESTED FOR WAIVER OF "EVM".
- 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.

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

SURVEY	N/A
DESIGN	KJ
DRAWN	KJ
CHECKED	KJ

DATE	AUGUST 2000
SCALE	HORIZ: 1"=50'
VERT: N/A	
SEAL	

KJ & ASSOCIATES
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SPECIAL PERMIT PLAT

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

PROJECT: 00-004
 SHEET: 1 OF 1

Bowman CONSULTING

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ORIGINAL APPROVED SPECIAL PERMIT

FULL CRY FARM

FAIRFAX COUNTY, VIRGINIA
 SPRINGFIELD DISTRICT

SP
 COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
 MATTHEW J. MAUSCHER
 No. 000932
 8/7/08
 REGISTERED LANDSCAPE ARCHITECT

DATE	DESCRIPTION
01/22/08	1st SUBMISSION
02/19/08	ADDRESSSED COUNTY COMMENTS
04/07/08	ADDRESSSED COUNTY COMMENTS

FILE No. 4463-D-ZP-001
 SHEET 4 OF 4

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