

VARIANCE PLAT

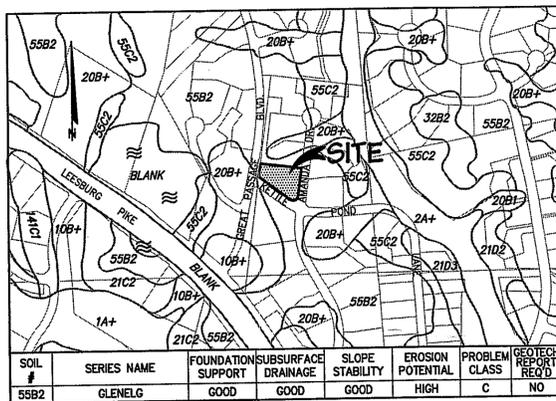
GREAT FALLS HUNT

SECTION TWO

LOT 17

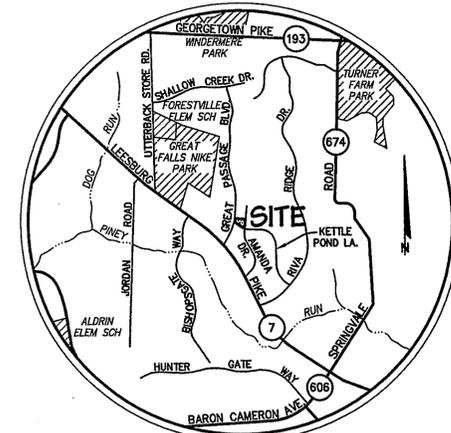
**DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

VC 2009-DR-002



SOIL #	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	PROBLEM CLASS	GEOTECH REPORT REQ'D
55B2	GLENELG	GOOD	GOOD	GOOD	HIGH	C	NO

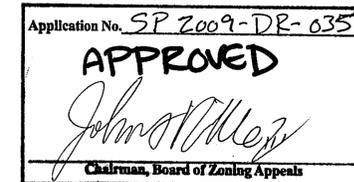
SOILS MAP/DATA
SCALE : 1" = 500'



VICINITY MAP
SCALE : 1" = 2000'

NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 12-1(113) LOT 17. THE SITE IS CURRENTLY ZONED R-1. THIS IS NOT A PROFFERED PLAN.
- THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF DOUGLAS & ALISON DUENKEL IN DEED BOOK 9581 AT PAGE 1305 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED APRIL 2008. CONTOUR INTERVAL EQUALS TWO FEET USGS NGVD 1929.
- THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- THE PROPOSED AREA OF CLEARING & GRADING IS LESS THAN 2,500 S.F.; THEREFORE AN EXISTING VEGETATION MAP IS NOT REQUIRED.
- EXISTING STRUCTURES ARE TO BE REMAIN. THE EXISTING DWELLING WAS CONSTRUCTED IN 1995.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
- THERE ARE NO ZONING OVERLAY DISTRICTS FOR THIS PROPERTY.
- WATER SERVICE IS CURRENTLY PROVIDED BY AN EXISTING 8" MAIN.
- SANITARY SERVICE IS CURRENTLY PROVIDED BY AN EXISTING ON-SITE PRIVATE SEPTIC SYSTEM.
- A TRAIL IS NOT REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN.
- A VARIANCE IS BEING REQUESTED TO ALLOW AN ACCESSORY STRUCTURE (SWIMMING POOL AND DECKING) TO EN-CROACH IN A REQUIRED FRONT YARD, AS REQUIRED BY ZONING ORDINANCE SECTION 10-104(12)(C).



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

- 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, dam height (ft)
- Onsite drainage channels, outfalls, and pipe systems are shown on Sheet ___.
Pond inlet and outlet pipe systems are shown on Sheet ___.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet ___.
Type of maintenance access road surface noted on the plat is ___.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet ___.
- A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet ___.
- 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 ___.
- A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet ___.
- 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 ___.
- A submission waiver is requested for ___.
- Stormwater management is not required because there is less than 2,500 SF of land disturbance.

SITE TABULATIONS

SITE AREA : 36,000± (0.826 Ac)

	R-1 ZONE	
	REQUIRED	PROVIDED
MINIMUM LOT AREA	36,000±	36,000±
MINIMUM LOT WIDTH	CORNER LOT - 175'	195'
MAXIMUM BUILDING HEIGHT	35'	26'
MINIMUM YARDS :		
FRONT	40'	42.2'
SIDE	20'	44.3'
REAR	25'	N/A
PARKING	2.7 SPACES	3 SPACES

OWNER
DOUGLAS & ALISON DUENKEL
1143 KETTLE POND LANE
GREAT FALLS, VIRGINIA 22066

BUILDER
FINE LANDSCAPES LIMITED
2155B STONETREE COURT
STERLING, VIRGINIA 20166

TABLE OF CONTENTS

- COVER SHEET
- SPECIAL PERMIT & VARIANCE PLAT

CPJ Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

DATE : MARCH 30, 2009
REVISED : JUNE 5, 2009

RECEIVED
Department of Planning & Zoning
JUN 08 2009
Zoning Evaluation Division

SHEET 1 OF 2

SPECIAL PERMIT PLAT

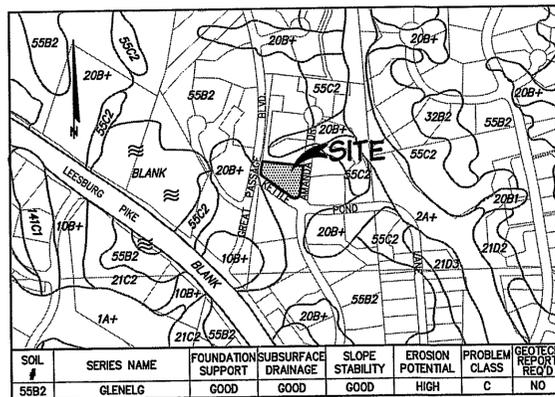
GREAT FALLS HUNT

SECTION TWO

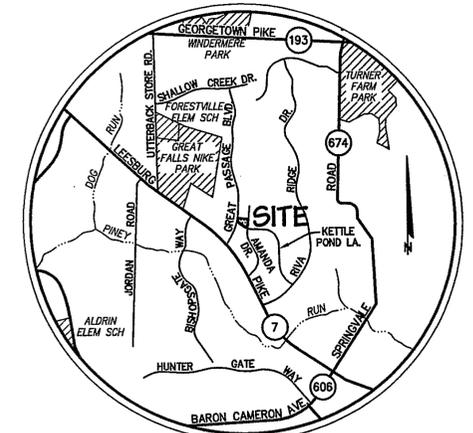
LOT 17

**DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

SP 2009-DR-035



SOILS MAP/DATA
SCALE : 1" = 500'



VICINITY MAP
SCALE : 1" = 2000'

NOTES

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4. THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
5. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
6. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
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12. WATER SERVICE IS CURRENTLY PROVIDED BY AN EXISTING 8" MAIN.
13. SANITARY SERVICE IS CURRENTLY PROVIDED BY AN EXISTING ON-SITE PRIVATE SEPTIC SYSTEM.
14. A TRAIL IS NOT REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN.
15. SPECIAL PERMIT REQUESTS :
 - A SPECIAL PERMIT IS BEING REQUESTED TO ALLOW AN ACCESSORY STRUCTURE (METAL FENCE) IN A FRONT YARD IN EXCESS OF FOUR (4) FEET IN HEIGHT, AS REQUIRED BY ZONING ORDINANCE SECTION 10-104(3)(B).
 - A SPECIAL PERMIT IS BEING REQUESTED TO ALLOW AN ACCESSORY STRUCTURE (TRELIS) IN A REQUIRED FRONT YARD IN EXCESS OF FOUR (4) FEET IN WIDTH AND EIGHT (8) FEET IN HEIGHT, AS REQUIRED BY ZONING ORDINANCE SECTION 10-104(4)(A).
 - A SPECIAL PERMIT IS BEING REQUESTED TO ALLOW AN ACCESSORY STRUCTURE (COVERED PATIO) TO ENCROACH IN A REQUIRED FRONT YARD, AS REQUIRED BY ZONING ORDINANCE SECTION 10-104(12)(C).

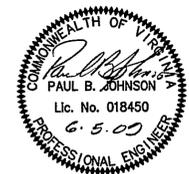
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<p>OWNER DOUGLAS & ALISON DUENKEL 1143 KETTLE POND LANE GREAT FALLS, VIRGINIA 22066</p> <p>BUILDER FINE LANDSCAPES LIMITED 21558 STONETREE COURT STERLING, VIRGINIA 20166</p>	<p>TABLE OF CONTENTS</p> <p>1 COVER SHEET</p> <p>2 SPECIAL PERMIT & VARIANCE PLAT</p>
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