

**SITE TABULATIONS**

OWNER: KIRSTEN J. BLALOCK  
3139 CRESWELL DRIVE  
FALLS CHURCH, VA 22044

ENGINEER/SURVEYOR: URBAN LTD.  
4200D TECHNOLOGY COURT  
CHANTILLY, VA 20151  
TELEPHONE # 703-642-2306

ZONING: R-3 (RESIDENTIAL 3 DU/AC)

TAX MAP # 0513 11 0140

PROPOSED USE: SINGLE FAMILY DETACHED

CURRENT USE: SINGLE FAMILY DETACHED

TOTAL AREA = 0.2499 ACRES  
= 10,888 SQ.FT.

EXISTING BUILDING DATE OF CONSTRUCTION IS 05/30/1986

INGRESS/EGRESS TO AND FROM THE SITE WILL BE THE EXISTING DRIVEWAY

PARKING REGULATIONS:  
REQUIRED: 2 SPACES  
EXISTING: 2 SPACES (1 CARPORT & 1 DRIVEWAY)  
PROPOSED: 2 SPACES (1 GARAGE & 1 DRIVEWAY)  
\*ON STREET PARKING AVAILABLE

HEIGHT REGULATIONS:  
MAXIMUM = 35 FEET  
EXISTING BUILDING = +/- 28 FEET  
EXISTING CARPORT = +/- 18 FEET  
PROPOSED GARAGE = +/- 18 FEET

SETBACK INFORMATION  
FRONT YARD: 30 FEET  
SIDE YARD: 12 FEET  
REAR YARD: 25 FEET

PROPOSED DISTURBED AREA = 937 SQ.FT.

**GENERAL NOTES**

THIS PROPERTY IS NOT IN THE HISTORIC OVERLAY DISTRICT

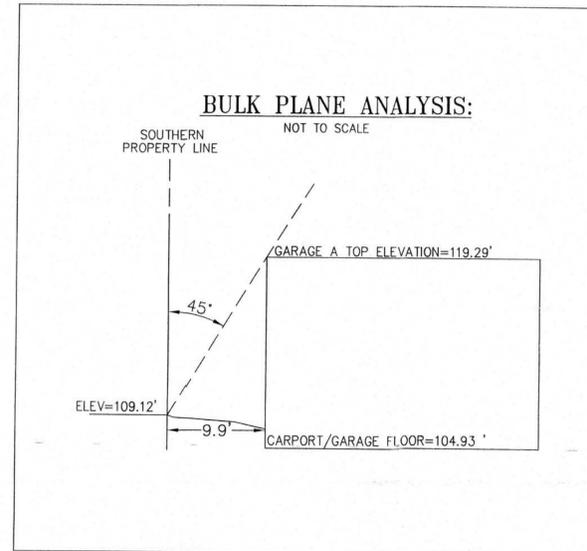
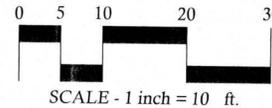
EXISTING BUILDING IS SERVED BY PUBLIC WATER AN SEWER  
NO WELL OR SEPTIC SYSTEMS EXIST ONSITE

INGRESS/EGRESS TO AND FROM THE SITE WILL BE THE EXISTING DRIVEWAY

THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY ASSOCIATED  
WITH THIS PROJECT.

NO TITLE REPORT FURNISHED

BASED ON COUNTY GIS, NOT RPA'S OR WETLANDS EXIST ON THE SITE



**STORMWATER NARRATIVE**

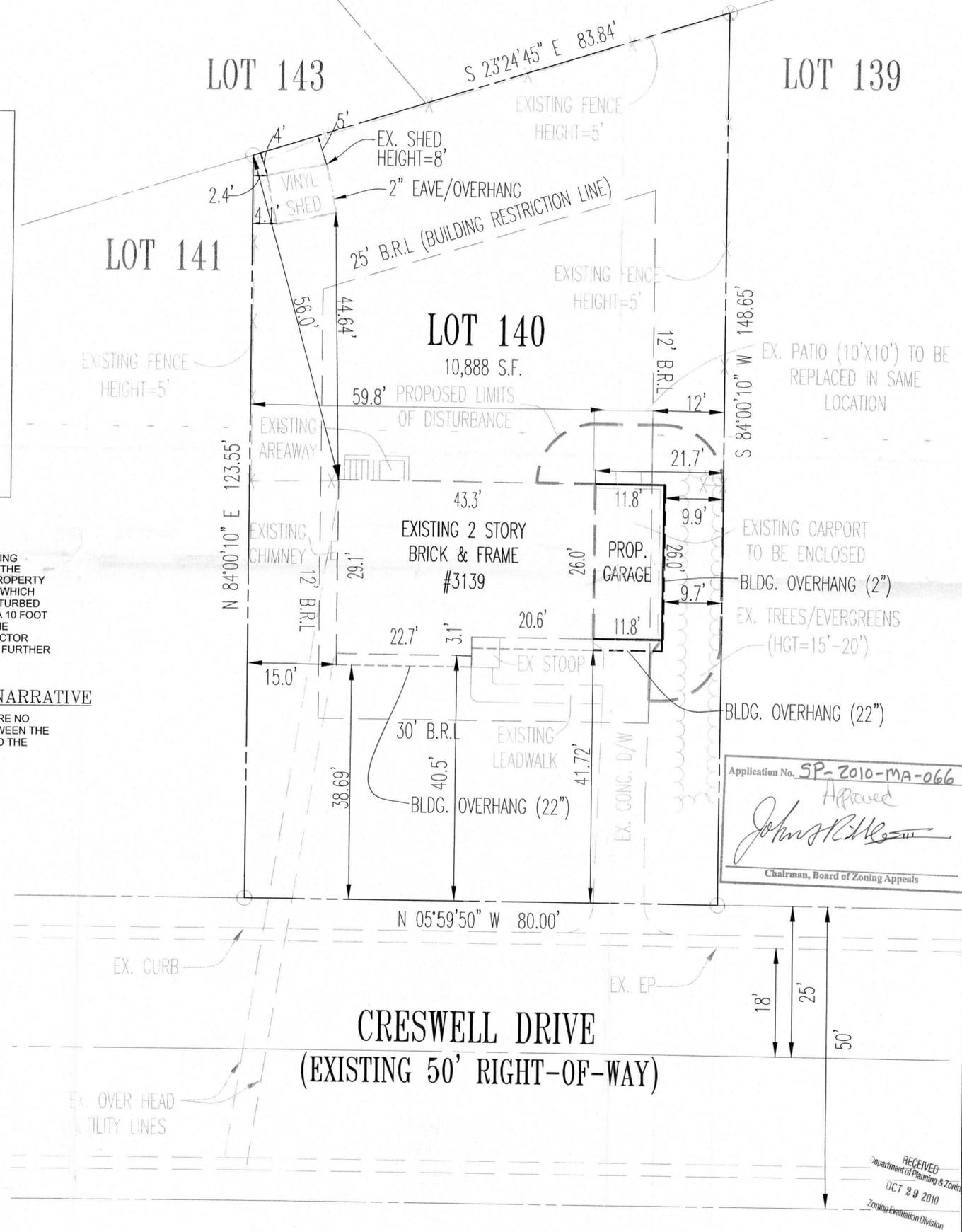
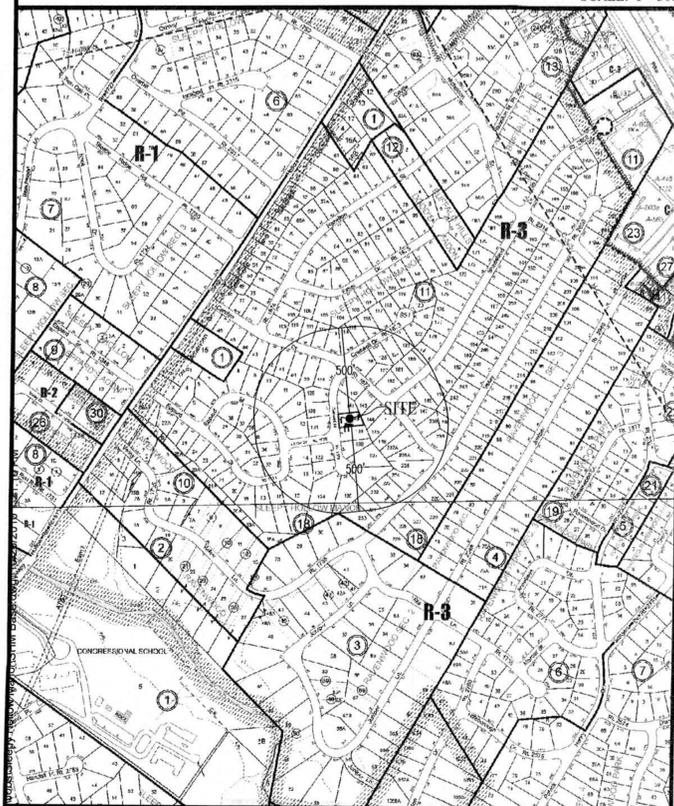
THE WORK PROPOSED WITH THIS PROJECT IS TO DEMOLISH AN EXISTING CARPORT ON THE SOUTHERN SIDE OF THE HOME AND REPLACE IT, IN THE SAME LOCATION, WITH A GARAGE. THE IMPERVIOUS AREA FOR THE PROPERTY IN BOTH EXISTING AN PROPOSED CONDITIONS WILL BE 2197.30 SQ.FT. WHICH WOULD PRODUCE A COMPOSITE RUNOFF C-FACTOR OF 0.46. THE DISTURBED AREA FOR THE SITE OF 937 SQ. FT. IS AN APPROXIMATION BASED ON A 10 FOOT OFFSET AROUND THE EXISTING/PROPOSED GARAGE AREA. DUE TO THE RELATIVELY SMALL DISTURBED AREA, LOW EXISTING/PROPOSED C-FACTOR AND NO NET INCREASE IN IMPERVIOUS AREA FOR THE PROPERTY, NO FURTHER STORMWATER MANAGEMENT OR BMP'S ARE REQUIRED.

**TRANSITIONAL SCREENING AND BARRIER NARRATIVE**

PURSUANT TO FAIRFAX COUNTY ZONING ORDINANCE 13-300, THERE ARE NO TRANSITIONAL SCREEN YARD BUFFERS OR BARRIERS REQUIRED BETWEEN THE EXISTING SUBJECT PROPERTY (GROUP 1: DWELLINGS, DETACHED) AND THE ADJACENT PROPERTIES (GROUP 1: DWELLINGS, DETACHED).

**ZONING VICINITY MAP**

SCALE: 1"=500'



Application No. SP-2010-MA-066

*John H. Miller*  
Chairman, Board of Zoning Appeals

RECEIVED  
Department of Planning & Zoning  
OCT 29 2010  
Zoning Evaluation Division

PLAN DATE 06-28-10 09-10-10		No.   DATE	DESCRIPTION
Urban Ltd. 4200D Technology Court Chantilly, Virginia 20151 Tel. 703.642.2306 www.urban-ld.com			
 Urban - Engineers - Landscape Architects - Land Surveyors		PROFESSIONAL ENGINEER COMMONWEALTH OF VIRGINIA CLAYTON C. TOOK No. 008790 09/10/10	
		SPECIAL PERMIT PLAT LOT 140 - SECTION 4 SLEEPY HOLLOW MANOR MASON ELECTION DISTRICT FAIRFAX COUNTY, VIRGINIA DATE: JUNE 2010 C.I. N/A SCALE: 1"=10'	
SHEET 1 OF 1		FILE No. SPEX-12576	