

Existing Sewer Main



SITE

Sewer Extension to Kettle Run Road
PFR #PLN2014-00358





COUNTY OF PRINCE WILLIAM
PLANNING OFFICE
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www.pwccgov.org/Planning

RECEIVED
2014 MAY 13 P 3 49
PLANNING DEPT

Christopher M. Price, AICP
Director of Planning

APPLICATION FOR A PUBLIC FACILITY REVIEW AND DETERMINATION
(Please type or print.)

Description of Proposed Public Facility:

We would like to request permission to tap into public water and public sewage. A soil survey was conducted
on our property and it was determined that there were no suitable area found for subsurface drainfield
installation. However, an area located on the lot does meet the criteria for an individual residential spray
irrigation system (IRSIS). The spray irrigation area is approximately 100' x 150' and therefore can accomodate a
three (3) bedroom dwelling. We are looking into building a 4-5 bedroom dwelling. The current spray irrigation
area just isn't large enough to accomodate a 4-5 bedroom dwelling.

Facility Location: 02125 Schafer La/Kettle Rn/Vint Hill

GPIN: 7495-60-6618 Address: 10355 Kettle Run Road

Applicant Name: Polly Nuth

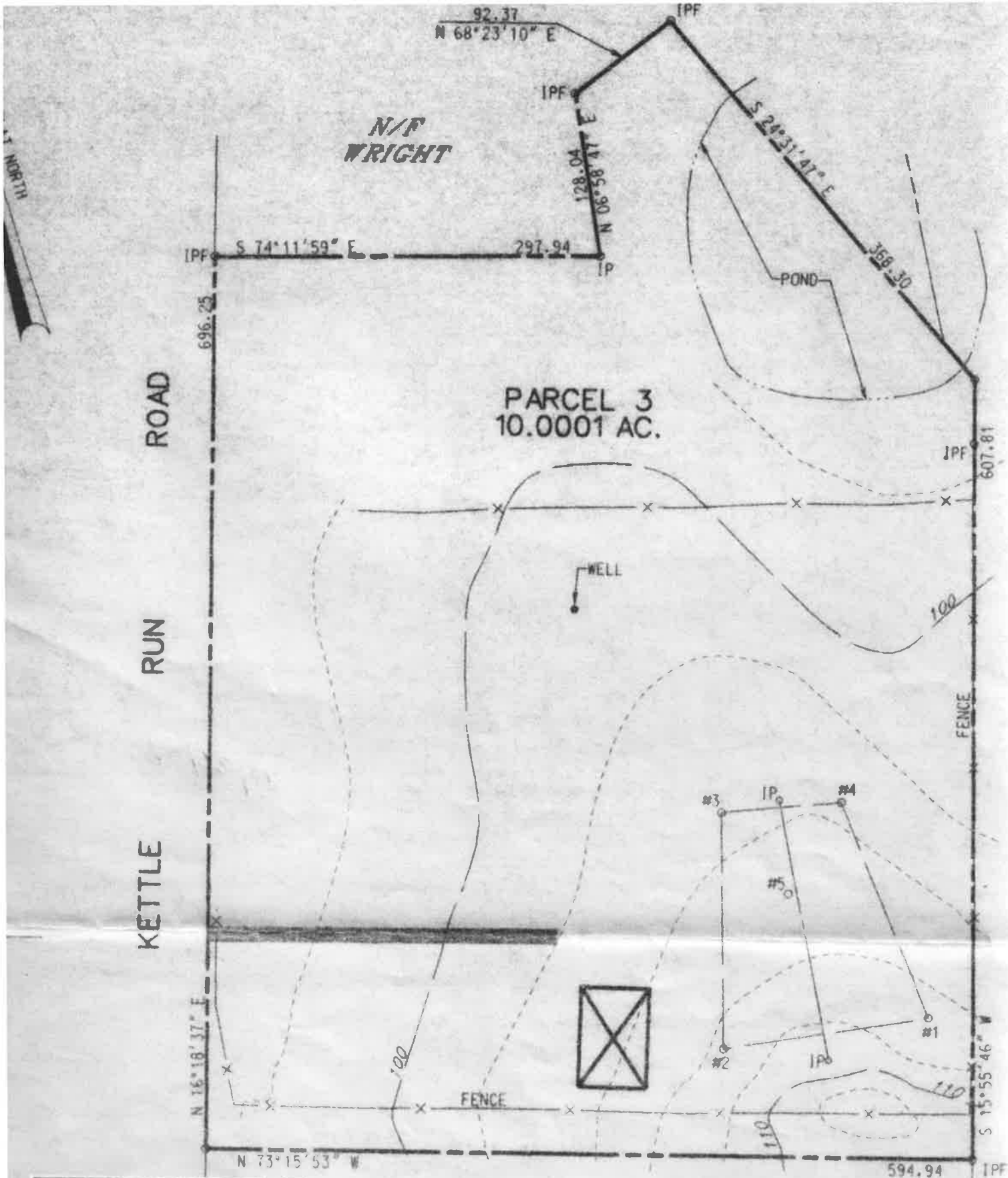
Company Name: _____

Applicant Address: 43328 Wayside Circle, Ashburn, VA 20147

Applicant Phone Number: 571-246-1813

Applicant E-mail: polly.nuth@gmail.com

Applicant Signature:  Date: May 05, 2014



N/F
WRIGHT

PARCEL 3
10.0001 AC.

N/F RUSSELL CULLEN ESTATE

LEGEND	
	PROPOSED DWELLING
	PROPOSED DRAIN FIELD
	PROPOSED CLASS 3B WELL
	PROPOSED DRIVE
	SOIL BOREHOLE LOCATION

PFR #PLN2007-00757, Nuth - Sewer / Water @ Kettle Run

Pugh, Elaine

From: Pugh, Elaine
Sent: Friday, June 15, 2007 9:09 AM
To: 'p_nuth@yahoo.com'
Subject: 10355 Kettle Run Road - Request for Extension of Water and Sewer

Dear Polly Nuth,

This is in response to your email of June 5, 2007, requesting whether public water and sewer are available for the property located at 10355 Kettle Run Road in Nokesville, GPIN 7495-60-6926. This is a vacant parcel located in the Rural Area. It is not located in the core area of the Nokesville Sector Plan.

According to the Service Authority, public water is currently available approximately 1300 feet from the property at the intersection of Gerry Glen Drive and Vint Hill Road. With the construction of the future high school at Kettle Run, expected to be completed in 2011, public water will become available at the Kettle Run Road frontage of the property.

However, public sewer is not permitted in the Rural Area of the County except for specific conditions as delineated in Sewer Policy 3 of the Sewer Chapter of the Comprehensive Plan. Extension of service for sewer is limited per the Comprehensive Plan to the following:

1. Structures located within the core area of the Nokesville Sector Plan;
2. Public facilities, such as schools, fire stations, or libraries;
3. Structures located in a subwatershed that has a documented history of sewerage system failures, as determined by the Health Department;
4. Existing structures whose failed septic systems have no on-site remediation and where the property line is within 300 feet of a public sewer line with adequate capacity; and
5. Existing structures whose property line is within 1,000 feet of a public sewer line extended into the Rural Area under ii, iii, or iv.

After reviewing the information on this property, the Office of Planning determined that it could not make a finding of substantial consistency with the Comprehensive Plan to extend sewer to your vacant land. In addition, Paragraph 3 of Section 32-250.75 of the Zoning Ordinance prohibits connection to the public sewer system within the Rural Area, except in conformance with the Comprehensive Plan. Therefore the extension of public sewer is not permitted to your property.

Elaine Z. Pugh, AICP
County Urban Designer
(703) 792-6852

6/15/2007