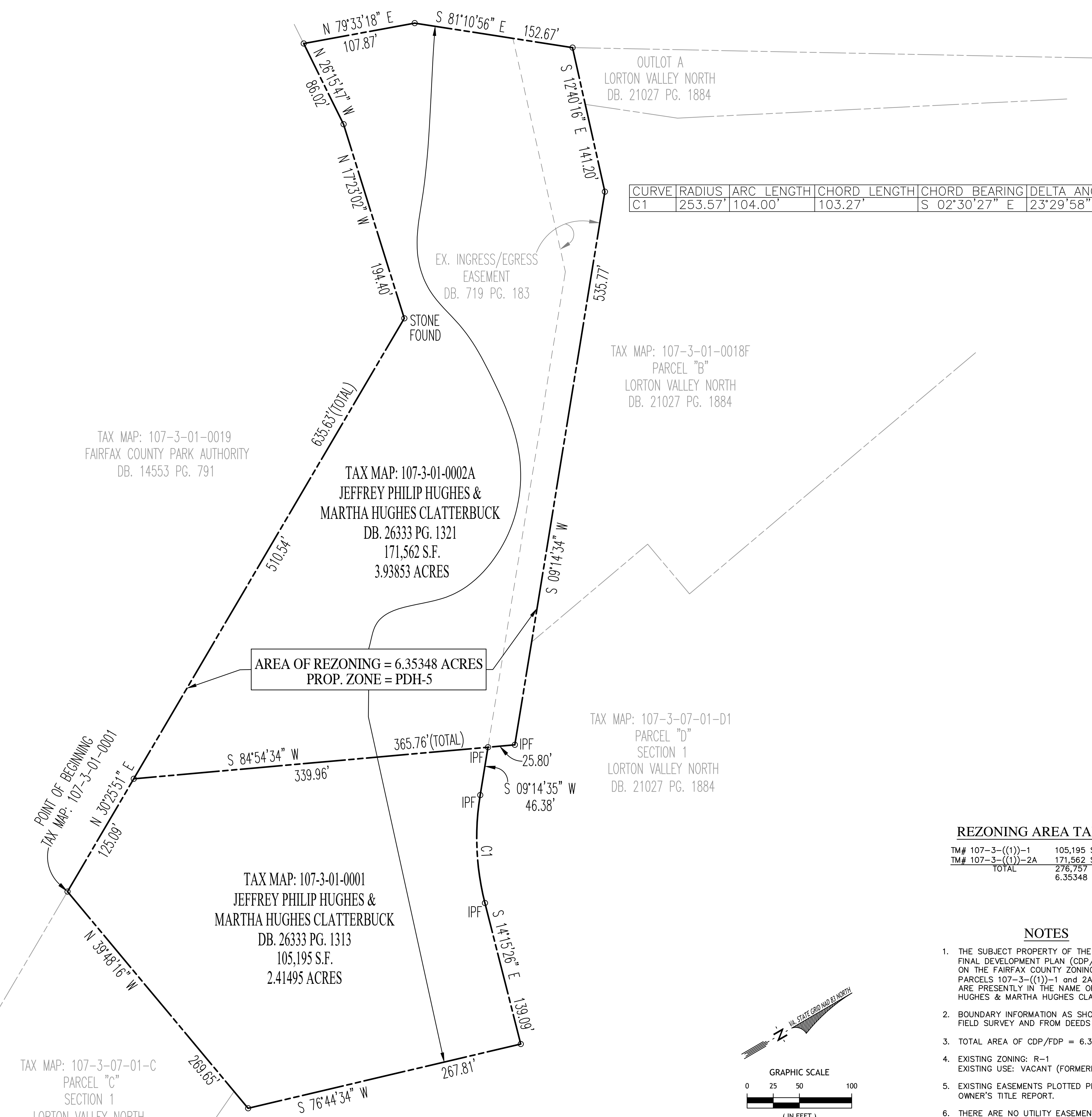


LORTON ROAD - VIRGINIA STATE ROUTE 642
EX. VARIABLE WIDTH RIGHT-OF-WAY



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	253.57'	104.00'	103.27'	S 02°30'27" E	23°29'58"	52.74'

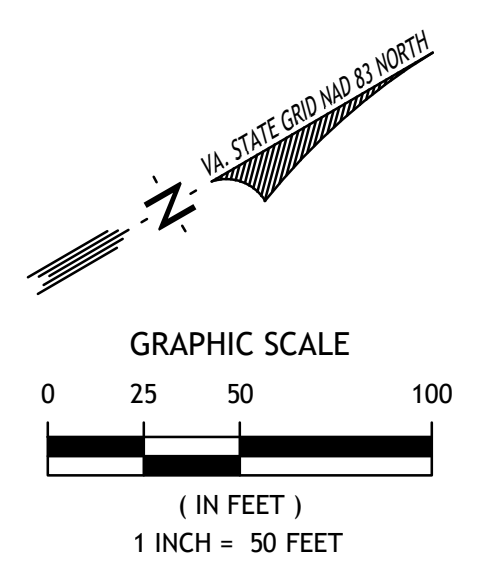
AREA OF REZONING = 6.35348 ACRES
PROP. ZONE = PDH-5

REZONING AREA TABULATION

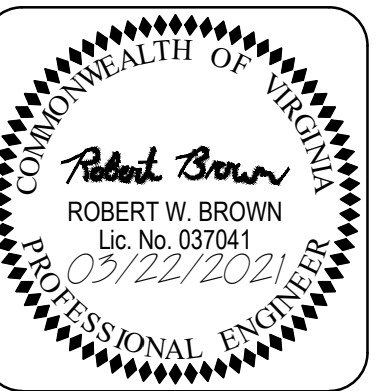
TM# 107-3-((1))-1	105,195 S.F.
TM# 107-3-((1))-2A	171,562 S.F.
TOTAL	276,757 S.F.
	6.35348 ACRES

NOTES

1. THE SUBJECT PROPERTY OF THE CONCEPTUAL / FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS PARCELS 107-3-((1))-1 and 2A. THE PARCELS ARE PRESENTLY IN THE NAME OF: JEFFREY PHILIP HUGHES & MARTHA HUGHES CLATTERBUCK.
2. BOUNDARY INFORMATION AS SHOWN IS BASED ON A FIELD SURVEY AND FROM DEEDS OF RECORD.
3. TOTAL AREA OF CDP/FDP = 6.35348 ACRES
4. EXISTING ZONING: R-1
EXISTING USE: VACANT (FORMERLY SFD)
5. EXISTING EASEMENTS PLOTTED PER CONTRACT OWNER'S TITLE REPORT.
6. THERE ARE NO UTILITY EASEMENTS ON-SITE WHICH MEASURE 25-FEET OR GREATER IN WIDTH.



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Suite 330
Chantilly, Va. 20151
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703.956.6845 (fax)
www.j2engineers.com



PLAN# ----
DATE: MARCH 05, 2021
CONTOUR INT. = 2'
SCALE: AS NOTED

PLAN DATE
03-22-2021

CERTIFIED PLAT
REZONING APPLICATION
LORTON VALLEY
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

No.	DATE	DESCRIPTION	REVISIONS

SHEET
1
OF
1

J2 Engineers - X:\DRAWINGS\ACTIVE\Lorton Valley Rezoning\CCOM2001-CERTIFIED PLAT.dwg [CERTIFIED PLAT] May 10, 2021 - 11:59am bbbrown