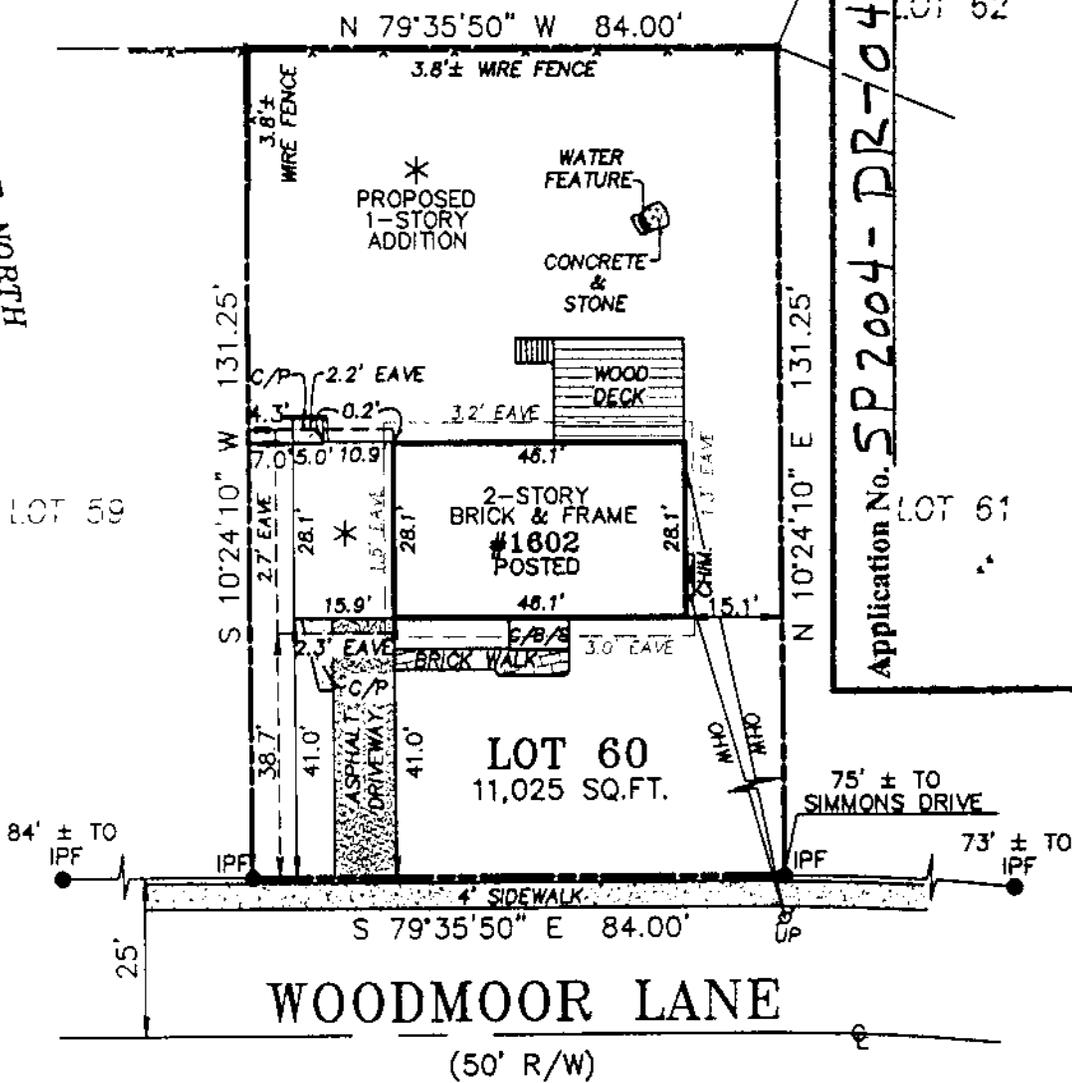


LOT 59

ROSEMONT SECTION FOUR LOT 45



LOT 62
LOT 61
Application No. SP 2004-DR-7044
John P. D. Heiler
Chairman, Board of Zoning Appeals

NOTES

- 1) WAIVER OF MONUMENTATION GRANTED.
- 2) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 3) THERE ARE NO GRAVES ON THIS PROPERTY.
- 4) THERE ARE NO 25' OR GREATER UTILITY EASEMENTS ON THIS PROPERTY.
- 5) THIS PROPERTY IS ZONED R-3. THE SETBACKS ARE: FRONT = 30'; SIDE = 12'; REAR = 25'.
- 6) THE PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.
- 7) CURRENT OWNERS OF RECORD: LODI GYARI & DAWA GYARI (DB. 8157 PG. 1396)
- 8) HEIGHT OF PROPOSED ADDITION TO RESIDENTIAL STRUCTURE = 16.6'
- 9) HEIGHT OF EXISTING RESIDENTIAL STRUCTURE = 18.8'
- 10) HEIGHT OF EXISTING WATER FEATURE = 2.5±
- 11) HEIGHT OF EXISTING WIRE FENCE ALONG THE REAR OF THIS LOT = 3.8±
- 12) HEIGHT OF EXISTING WIRE FENCE ALONG THE RIGHT SIDE OF THIS LOT = 3.8±

RECEIVED
Department of Planning & Zoning
JUL 12 2004
Zoning Evaluation Division

SPECIAL PERMIT PLAT
LOT 60 - SECTION THREE
ROSEMONT
(PLAT SHOWN IN DEED BOOK 1750, AT PAGE 499)
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

The Engineering Groupe Inc.

ABSOLUTE SURVEYS

121 SOUTH ALFRED STREET #1
ALEXANDRIA, VIRGINIA 22314
PHONE: (703)-684-7003 FAX: 684-7013

LEGEND

- C/B/S = COVERED BRICK STOOP
- TP = TELEPHONE PEDESTAL
- AC = AIR CONDITIONER
- OHW = OVERHEAD WIRES
- BW = BAY OR BOX WINDOW
- WM = WATER METER
- IPF = IRON PIPE FOUND
- CO = CLEAN OUT
- CHIM. = CHIMNEY
- OHG = OVERHANG
- CTV = CABLE T.V.
- C/P = CONCRETE PAD

TAX MAP # 0304-29-0060

CASE # N/A

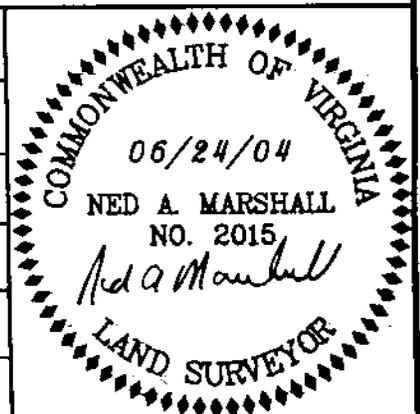
WORK ORDER # 604-2937

OWNER: GYARI

PURCHR: N/A

DATE: 06/16/04

SCALE: 1" = 30'



DRAFTED BY: LH