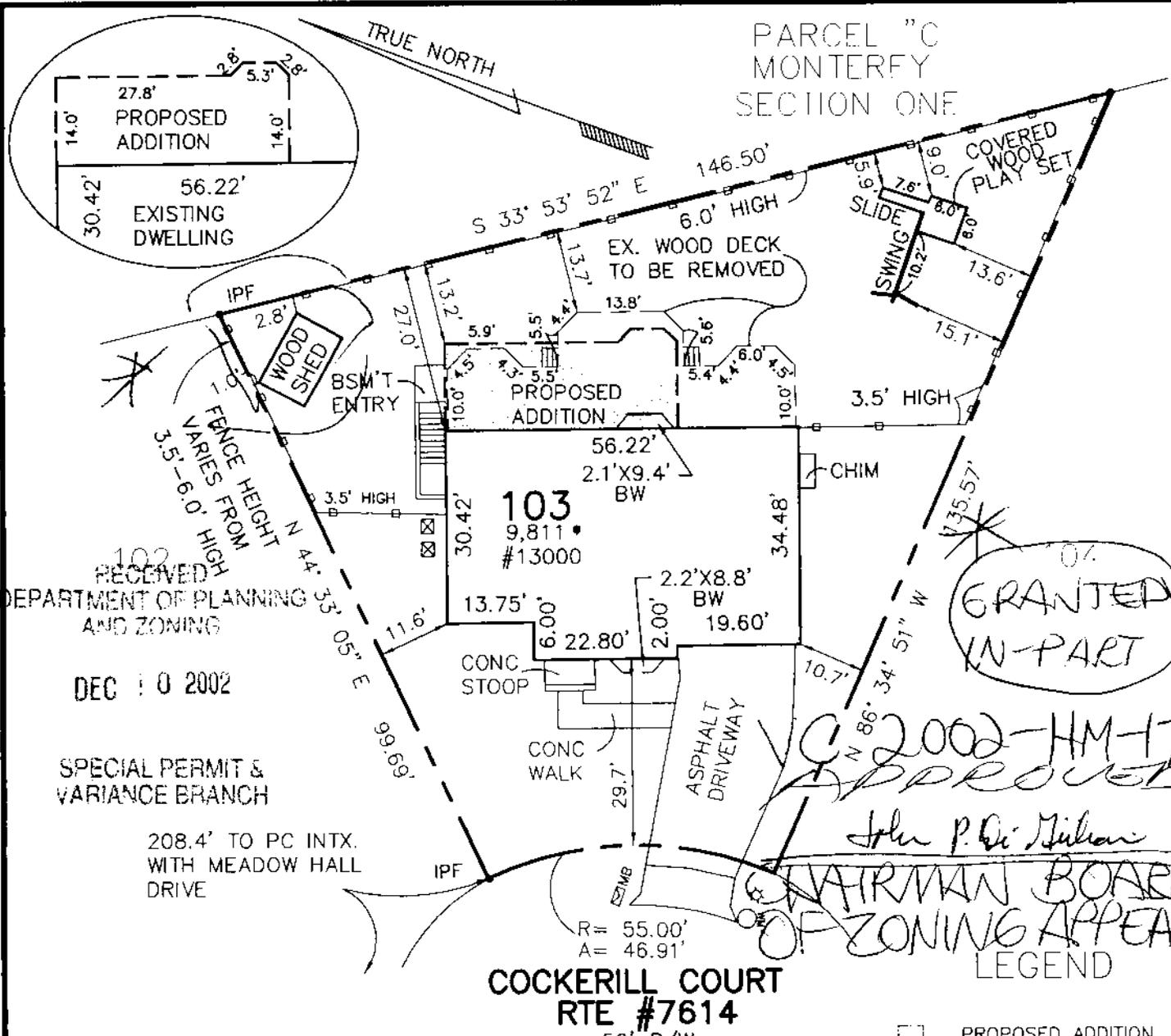


PARCEL "C"  
MONTEREY  
SECTION ONE



COCKERILL COURT  
RTE #7614  
50' R/W

GRANTED  
IN-PART

2002-HM-170  
APPROVED

John P. Di Miliano

CHAIRMAN BOARD  
OF ZONING APPEALS

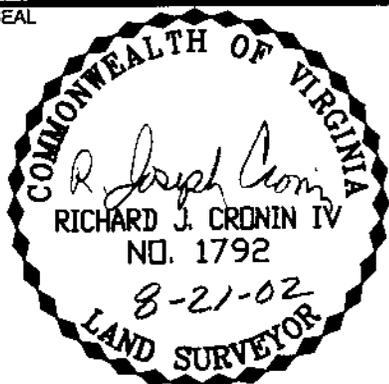
LEGEND

NOTES:

- 1) THE AVERAGE HEIGHT OF EXISTING DWELLING IS 28.1'±(LEFT SIDE).
- 2) THE AVERAGE HEIGHT OF EXISTING WOOD DECK (TO BE REMOVED) IS 2.3'±.
- 3) THE AVERAGE HEIGHT OF EXISTING WOOD SHED AT THE ROOF PEAK IS 9.6'±. (WOOD SHED 8.3' X 12.4')
- 4) THE AVERAGE HEIGHT OF PROPOSED 2 STORY ADDITION IS 24.6'±.
- 5) THE AVERAGE HEIGHT OF THE PLAY SET:  
AVERAGE HEIGHT OF COVERED PLAY AREA: 9.8'±.  
AVERAGE HEIGHT OF SLIDE: 5.5'±.  
AVERAGE HEIGHT OF SWING: 7.5'±.  
THE PLAY SET HAS NO FOUNDATION AND IS MOVABLE AND TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
- 6) THE MINIMUM YARD REQUIREMENT FOR A R-3 CLUSTER ZONING ARE:  
FRONT: 20'  
SIDE: 8' BUT A TOTAL MIN. OF 20'  
REAR: 25'
- 7) THE PROPERTY SHOWN HERON IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP 025-1((12)) 103 AND IS ZONED R-3 CLUSTER.
- 8) NO GRAVES SITES HAVE BEEN FOUND.
- 9) THE PROPERTY SHOWN HEREON IS SERVED BY FAIRFAX COUNTY WATER AND SEWER.
- 10) NO EASEMENTS WERE SHOWN ON THE RECORDED SUBDIVISION PLAT FOR THIS LOT. SEE NOTES BELOW REGARDING ADDITIONAL EASEMENTS.

- PROPOSED ADDITION
- A/C UNITS
- WOOD FENCE
- MAILBOX
- LIGHT POLE
- WATER METER
- BAY WINDOW
- IRON PIPE FOUND

SEAL



SCALE: 1" = 25'  
WALL CHECK: \_\_\_\_\_  
FINAL: \_\_\_\_\_  
RECERT.: 8-21-02  
DRAWN BY: PAM  
CHECKED BY: RJC  
REFERENCES: \_\_\_\_\_  
DB 7105 PG 1116

VARIANCE PLAT  
LOT 103 SECTION TWO  
MEADOW HALL

HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

OWNER: FERGUS PURCHASER: N/A

CASE NAME/FILE NUMBER: N/A

FLOOD ZONE NOTE: THE DWELLING SHOWN HEREON WAS NOT FOUND TO LIE WITHIN A FEMA IDENTIFIED "SPECIAL FLOOD HAZARD" AREA.

FLOOD INSURANCE RATE MAP: FAIRFAX CO. VA 3-5-90

COMMUNITY-PANEL NUMBER: 515525-0050

ZONE DESIGNATION: X

Dewberry &  
Davis LLC  
A Dewberry Company

8401 ARLINGTON BLVD.  
FAIRFAX, VA 22031  
PHONE: (703) 849-0220  
FAX: (703) 206-0805

NOTE: THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY. FENCE LOCATIONS (IF SHOWN) ARE APPROXIMATE. THIS PLAT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.