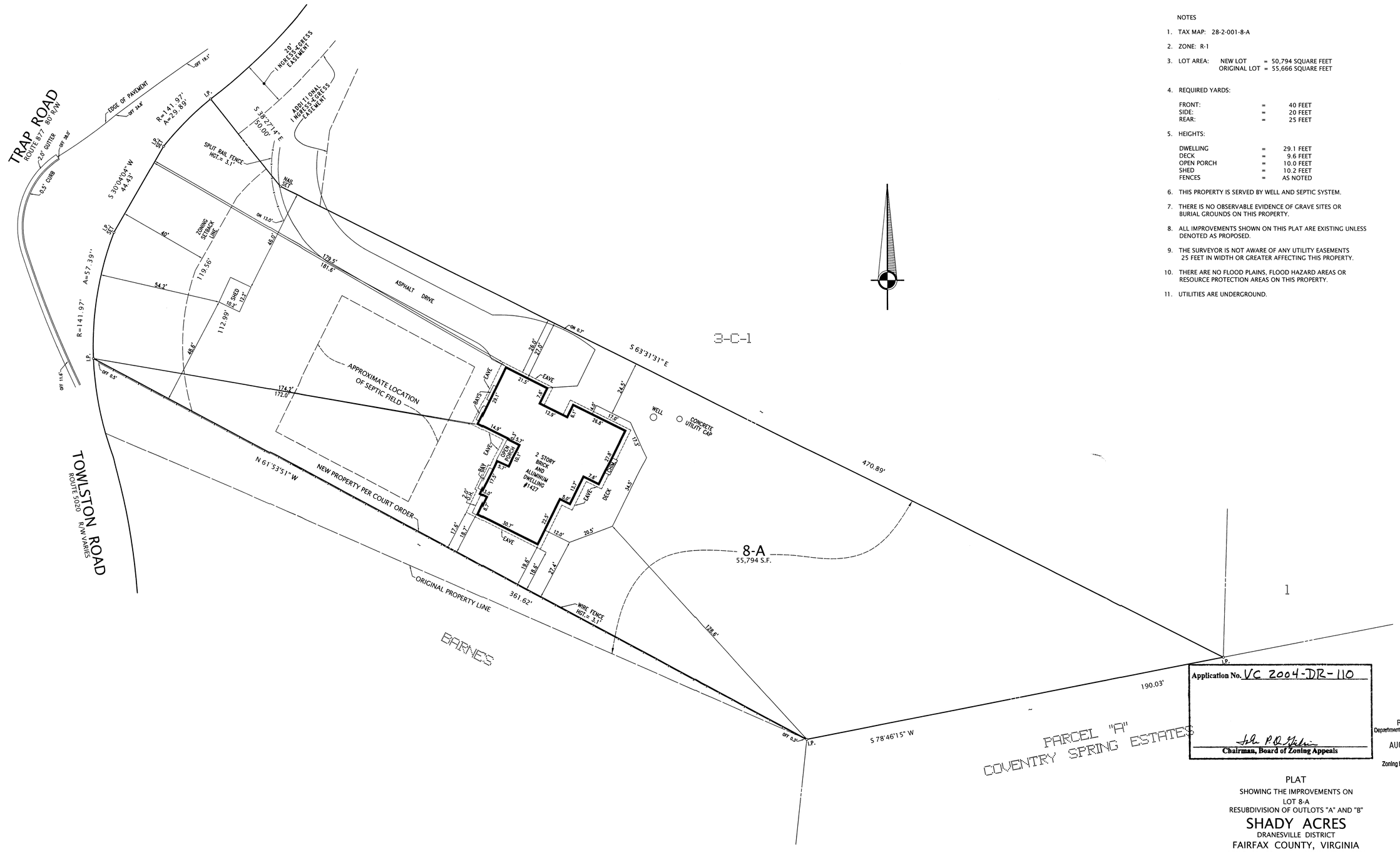

NOTES

1. TAX MAP: 28-2-001-8-A
2. ZONE: R-1
3. LOT AREA: NEW LOT = 50,794 SQUARE FEET
   ORIGINAL LOT = 55,666 SQUARE FEET
4. REQUIRED YARDS:

FRONT:	=	40 FEET
SIDE:	=	20 FEET
REAR:	=	25 FEET

5. HEIGHTS:

DWELLING	=	29.1 FEET
DECK	=	9.6 FEET
OPEN PORCH	=	10.0 FEET
SHED	=	10.2 FEET
FENCES	=	AS NOTED

6. THIS PROPERTY IS SERVED BY WELL AND SEPTIC SYSTEM.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. THERE ARE NO FLOOD PLAINS, FLOOD HAZARD AREAS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
11. UTILITIES ARE UNDERGROUND.

Application No. VC 2004-DR-110

Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
AUG 03 2004
Zoning Evaluation Division

PLAT
SHOWING THE IMPROVEMENTS ON
LOT 8-A
RESUBDIVISION OF OUTLOTS "A" AND "B"

SHADY ACRES

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 20' NOVEMBER 5, 2003
AUGUST 2, 2004 (REVISED)

COMMONWEALTH OF VIRGINIA
BRYANT L. ROBINSON
LICENSE NO. 001932
LAND SURVEYOR

GRAPHIC SCALE: 0 20 40

PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

BRYANT L. ROBINSON. . . . . L.S.

REQUESTED BY: FOOTE

ALEXANDRIA SURVEYS
INTERNATIONAL, LLC
6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22306
TEL. NO. 703-660-6615 FAX NO. 703-768-7764

U:\Projects\2003jobs\310-OCTOBER\31029009\dwg\31029009SPECIALPERMIT.dwg, Model

SMK

#31029009

601 - 03