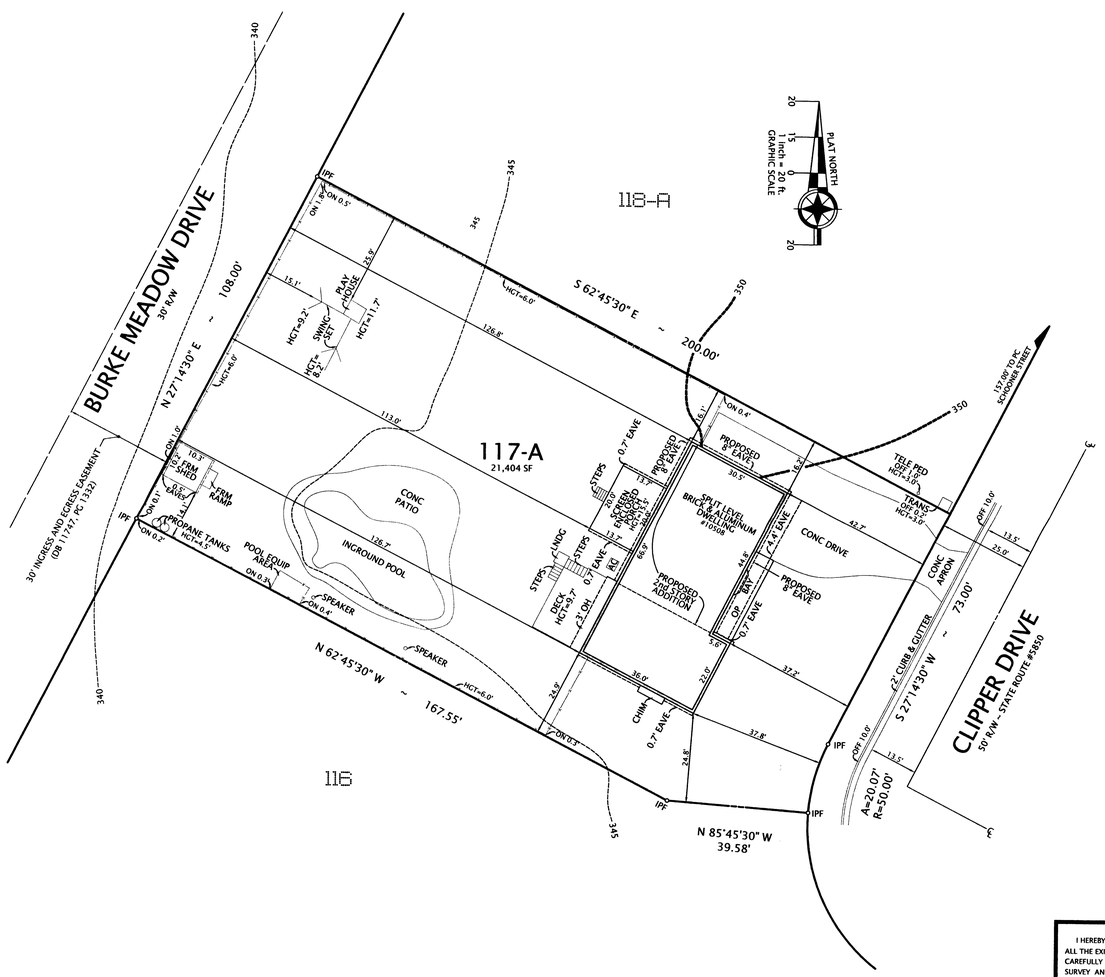
NOTES: 1. FENCES ARE STOCKADE.
2. UTILITIES ARE UNDERGROUND.



NOTES

1. TAX MAP: 0874 03 0117A
2. ZONE: RC (RESIDENTIAL CONSERVATION 1DU/5AC)
3. LOT AREA: 21,404 SF
4. REQUIRED YARDS:

FRONT:	=	40.0 FEET
SIDE:	=	20.0 FEET
REAR:	=	25.0 FEET

5. HEIGHTS:
MAXIMUM HEIGHT FOR A SINGLE FAMILY DWELLING IS 35.0'

DWELLING	=	17.8 FEET
SHED	=	10.2 FEET
PROPOSED ADDITION	=	22.3 FEET
DECK	=	9.7 FEET
FENCES	=	6.0 FEET
PLAYSET	=	16.7 FEET

6. THIS PROPERTY IS SERVED BY PUBLIC WATER. SEWER AND GAS SERVICE IS NOT AVAILABLE.
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. THE TOPOGRAPHY SHOWN IS FROM FAIRFAX COUNTY CONTOUR MAP 87-4.
11. THIS PROPERTY IS NOT LOCATED IN A RESOURCE PROTECTION AREA.

Application No. SP 2005-SP-023

John P. W. Galvin
Chairman, Board of Zoning Appeals

PLAT
SHOWING THE IMPROVEMENTS ON
LOT 117-A, SECTION ONE
BEING A RESUBDIVISION OF LOTS 117 AND 118

BURKE LAKE CLUSTER

(DEED BOOK 4519, PAGE 410)
FAIRFAX COUNTY, VIRGINIA
SPRINGFIELD DISTRICT
SCALE: 1" = 20' FEBRUARY 16, 2005
MAY 04, 2005 (ADDED PLAYSET)

RECEIVED
Department of Planning & Zoning
MAY 09 2005
Zoning Evaluation Division

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
02/16/2005
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR
George M. O'Quinn

CASE NAME:
DEBOARD
BRISTOW BUILDING & DEVELOPMENT

DOMINION SURVEYORS, INC.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

#50208002

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