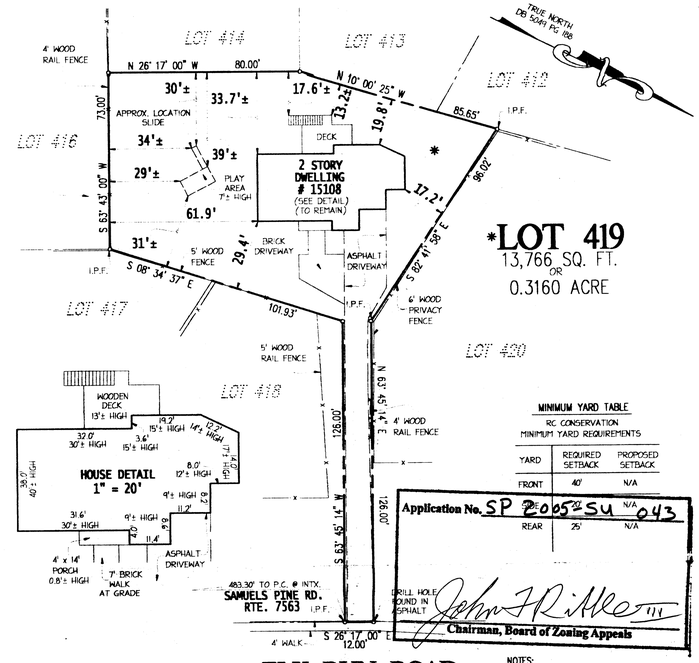

MINIMUM YARD TABLE

RC CONSERVATION
MINIMUM YARD REQUIREMENTS

YARD	REQUIRED SETBACK	PROPOSED SETBACK
FRONT	40'	N/A
SIDE	20'	N/A
REAR	25'	N/A

Application No. SP 2005-SU-043

Chairman, Board of Zoning Appeals

LEGEND:

I.P.F.	DENOTES IRON PIPE FOUND
-X-	DENOTES FENCE LINE
T,E&C	DENOTES OVERHEAD TELEPHONE, ELECTRIC, AND CABLE LINES
B.R.L.	DENOTES BUILDING RESTRICTION LINES
N/F	DENOTES NOW OR FORMERLY

COMMONWEALTH OF VIRGINIA
TIMOTHY J. FARRELL
No. 2883
10/5/05
LAND SURVEYOR

NOTES:

1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS SHOWN ON F.E.M.A. MAP# 515525-0025-D EFFECTIVE DATE: MARCH 5, 1990
3) LOCATION OF FENCES (IF SHOWN) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
4) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP # 033-4-02-0419, ZONED RC (RES CONSERVATION 1DU/5AC)
5) PROPERTY SERVED BY PUBLIC WATER AND SEWER.
6) NO BURIAL SITES ON LOT PER RECORD PLAT RECORDED IN DEED BOOK 5049 PAGE 188 AMONG THE RECORDS OF FAIRFAX COUNTY.
7) NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE FEET OR MORE PER RECORD PLAT.

RECEIVED
Department of Planning & Zoning
OCT 26 2005
Zoning Evaluation Division

SPECIAL PERMIT PLAT
LOT 419
SECTION FIVE
PLEASANT VALLEY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

B.W. SMITH AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
MANASSAS, VIRGINIA (703) 368-5866 1(800) 682-0996

FIELD CREW: D. CONRAD
REVISION: 10/25/05 (SLIDE) TJF
REVISION: 10/24/05 (PLAY AREA)
JOB# 200549.39

DFT: N.M.W.	CHK: T.J.F.	NO TITLE REPORT FURNISHED	SCALE= 1" = 30'	DATE: 10/05/05