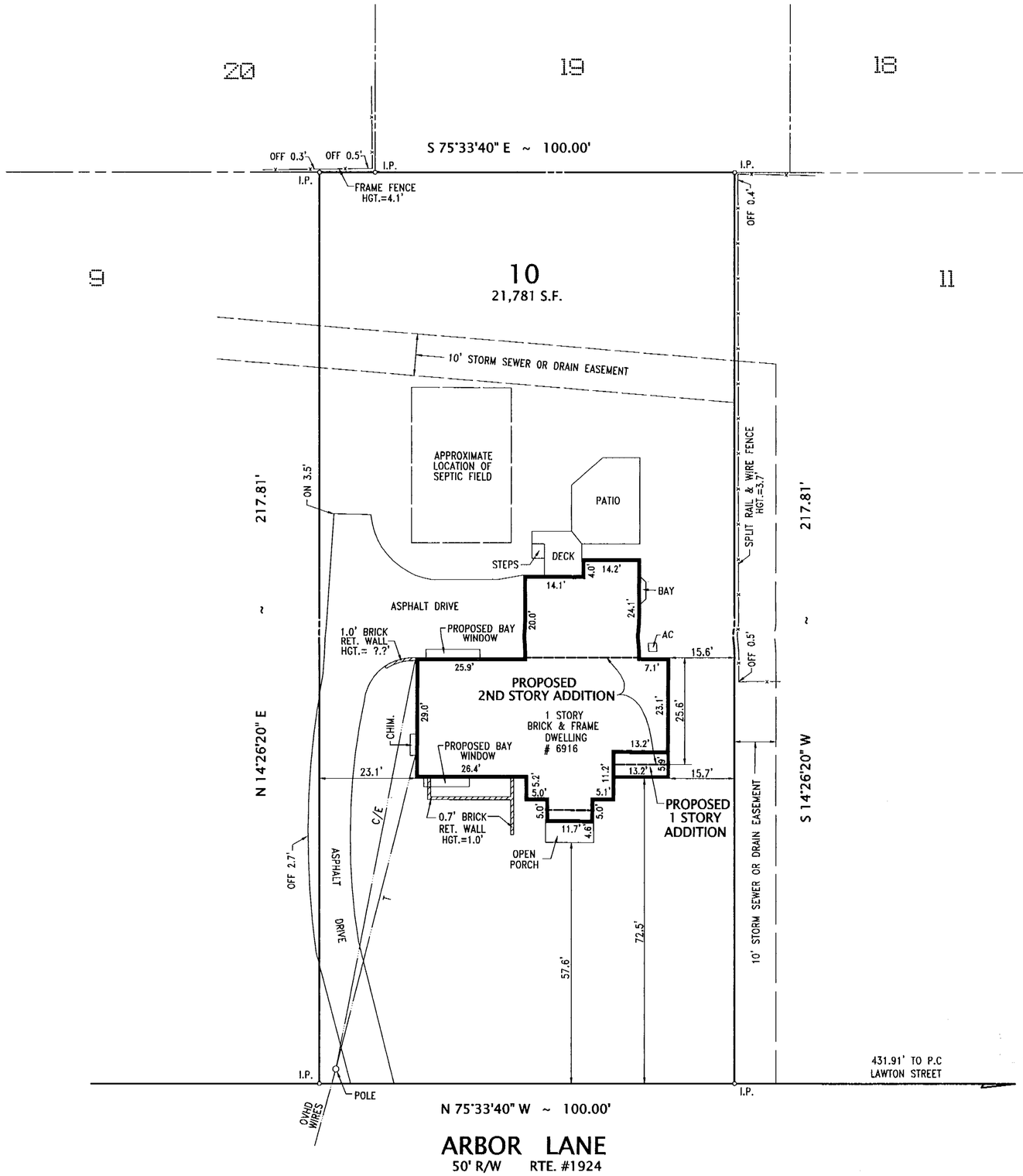

NOTES

1. TAX MAP: 21-4-0011-10
2. ZONE: R-1
3. LOT AREA: 21,781 SQUARE FEET
4. REQUIRED YARDS:

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

5. HEIGHTS:

DWELLING	=	16.8 FEET
OPEN PORCH	=	9.0 FEET
DECK	=	2.3 FEET
FENCES	=	AS NOTED
WALLS	=	AS NOTED
PROPOSED 1 STORY ADDITION	=	10.0 FEET
PROPOSED 2ND STORY ADDITION	=	26.5 FEET

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEPTIC.
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. UTILITIES ARE UNDERGROUND.

Application No. SP 01-D-031
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (1924) approval Aug. 8, 2001
Staff Coordinator Jennifer Josiah
Sheet 1 of 1

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
APR 30 2001
ZONING EVALUATION DIVISION

PLAT
SHOWING THE IMPROVEMENTS ON
LOT 10 SECTION 1
RIVER OAKS
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 20' APRIL 5, 2001

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

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.

KENNETH W. WHITE . . . . . L.S.

COMMONWEALTH OF VIRGINIA
KENNETH W. WHITE
LICENSE NO. 1277 B
LAND SURVEYOR

CASE NAME:
LYNCH

ALEXANDRIA SURVEYS, INC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-660-6615
FAX 703-768-7764

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