

NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP AT 106-4 ((7)) LOT 24 AND PT. OUTLOT E AND IS ZONED R-1.
2. THE OWNER IS:
NVR, INC.
3130 FAIRVIEW PARK DRIVE, STE. 100
FALLS CHURCH, VIRGINIA 22042
DEED BOOK 17284 AT PAGE 1818
PARK VIEW, LP
1101 MERCANTILE LN., STE. 122
LARGO, MARYLAND 20774
DEED BOOK 16206 AT PAGE 132
3. THE APPLICANT IS:
NV HOMES
3130 FAIRVIEW PARK DRIVE, STE. 100
FALLS CHURCH, VIRGINIA 22042
4. NO TITLE REPORT HAS BEEN FURNISHED.
5. BOUNDARY INFORMATION BASED ON A SURVEY COMPLETED BY THIS FIRM.
6. THE PROPERTY WILL BE SERVED BY PUBLIC WATER AND A PRIVATE SEPTIC FIELD.
7. THERE ARE NO BURIAL SITES ON THIS PROPERTY.
8. LDC IS NOT AWARE OF ANY UTILITY EASEMENTS WITH A WIDTH OF 25 FEET OR MORE ON THE SUBJECT PROPERTY.
9. THERE IS NO RPA ON THE SUBJECT PROPERTY. TO THE BEST OF MY KNOWLEDGE THIS PLAN COMPLIES FULLY WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
10. A FLOODPLAIN DOES NOT EXIST ON THIS PROPERTY.
11. ALL PROPOSED CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS MAY BE REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVERS AND/OR MODIFICATIONS.
12. EXISTING HOUSE ON LOT 24 CONSTRUCTED JULY, 2006.
13. NOTE MAROVELLI FOREST DRIVE AND NIRVANA COURT ARE DEDICATED RIGHTS-OF-WAY; HOWEVER THE SUBDIVISIONS ASSOCIATED WITH THESE ROADS ARE STILL UNDER BOND, THEREFORE NO ROUTE NUMBER HAS BEEN ASSIGNED SINCE THE ROADS HAVE NOT BEEN ACCEPTED BY VDOT.

MINIMUM YARD REQUIREMENTS

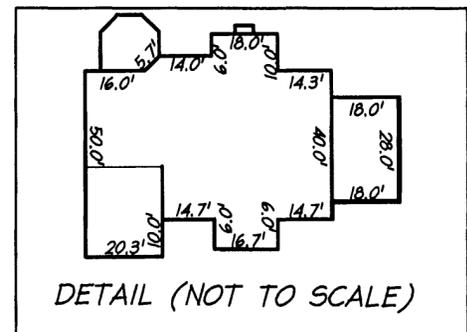
FRONT = 40'
SIDE = 20'
REAR = 25'

MINIMUM LOT AREA REQUIRED = 36,000#
LOT AREA EXISTING LOT 24 = 40,304# OR 0.925 ACRES
LOT AREA PT. OUTLOT E = 18,621# OR 0.427 ACRES
TOTAL ACREAGE: 58,925# OR 1.35 AC.
LOT AREA PROVIDED LOT 24 = 40,304# OR 0.925 ACRES (AFTER RE-SUBDIVISION)*
LOT AREA PROVIDED OUTLOT E = 18,621# OR 0.427 ACRES (AFTER RE-SUBDIVISION)*

* = OUTLOT E TO BE CONVEYED TO LOT 24. REMAINING AREA OF OUTLOT E TO BE CONVEYED TO OUTLOTS D & F. OUTLOT D WILL BE CONVEYED 8,936 SF. OUTLOT F WILL BE CONVEYED 8,453 S.F. RESIDUE OF OUTLOT E WILL BE 18,621 SF. A PLAT OF RE-SUBDIVISION & SUBDIVISION PLAN REVISION WILL BE PROCESSED SUBSEQUENT TO THIS APPROVAL.

MINIMUM PARKING SPACES REQUIRED: 2 SPACES PER DWELLING
MINIMUM PARKING SPACES EXISTING: 4 SPACES (2 IN GARAGE, 2 IN DRIVEWAY)

*** = DENOTES VARIANCE REQUESTED:
TO PERMIT A SEPTIC FIELD TO BE LOCATED
ACROSS THE STREET FROM THE PRINCIPAL USE.



DETAIL (NOT TO SCALE)

Application No. **VC 2007-MV-002**
APPROVED SE/SP PLAT VC Plat
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) approval: **10/30/07**
Staff Coordinator: **[Signature]**
Sheet **1** of **1**

Application No. **VC 2007-MV-002**
Approved
[Signature]
Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
SEP 21 2007
Zoning Evaluation Division



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VARIANCE PLAT
NIRVANA PALACE, PHASE I
LOT 24 AND OUTLOT E
DEED BOOK 16206 AT PAGE 132
MT. VERNON DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE:
1" = 50'
SHEET 1 OF 1
DATE:
MAY, 2007
DRAFT: KMA CHECK: MTM
FILE NUMBER
20123-1-0 7A