NOTES:

1. TAX MAP 079-4-02-0485
2. PROPERTY SHOWN HEREON IS ZONED:
   R3(RESIDENTIAL 3 DU/AC)
3. MINIMUM YARD REQUIREMENTS IN ZONE R3
   FRONT YARD: 30'
   SIDE YARD: 12'
   REAR YARD: 25'
4. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS PER INSURANCE RATE MAP COMMUNITY PANEL NUMBER 515525 0075 D EFFECTIVE DATE, MARCH 5, 1990.
6. THE RECORD PLAT DOES NOT SHOW ANY UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE EFFECTING THIS PROPERTY.
7. FLOOR AREA:
   EXISTING GROSS FLOOR AREA 1,816 SQ. FEET
   PROPOSED GROSS FLOOR AREA 560 SQ. FEET
   TOTAL FLOOR AREA 2,376 SQ. FEET
   PROPOSED FLOOR AREA RATIO : 0.18
8. HEIGHTS:
   EXISTING DWELLING = 15.0' (PEAK)
   ENCLOSED CARPORT = 14.3' (PEAK)

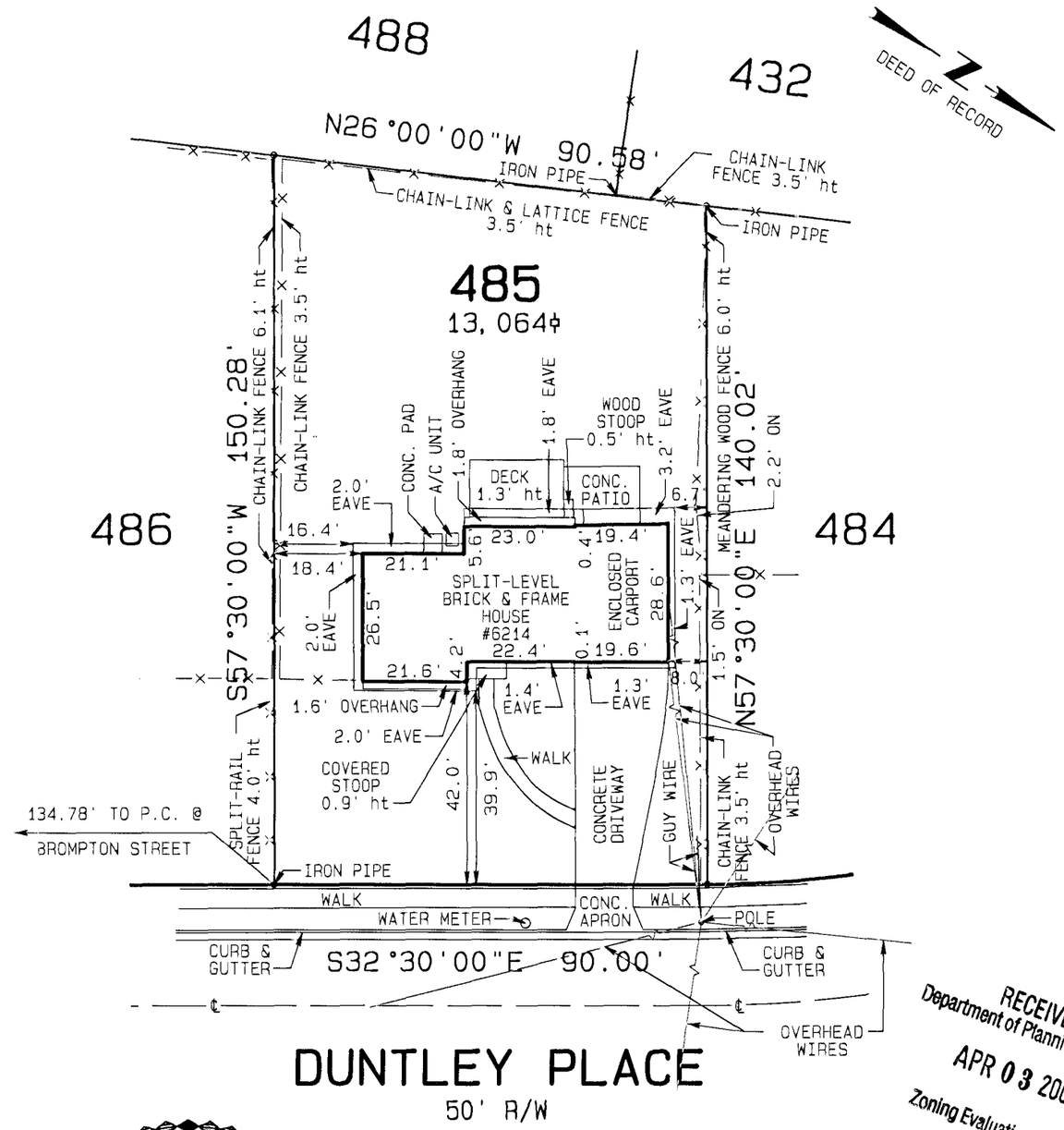
Application No. SP 2008-BR-045

Approved

Chairman, Board of Zoning Appeals

GRAPHIC SCALE 1"=30'

0 30 60 90



DUNTLEY PLACE

50' R/W

RECEIVED
Department of Planning & Zoning
APR 03 2008
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
1/29/2008
LARRY N. SCARTZ
CERT. NO. #1000B
LAND SURVEYOR B

NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.

CASE NAME: EZ CAD DESIGNS

I HEREBY CERTIFY THAT THE POSITION OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE

CERTIFIED LAND SURVEYOR

LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
WOODBRIDGE, VIRGINIA
TELEPHONE: WOODBRIDGE (703) 494-4181
METRO (703) 690-4955
FAX (703) 690-3999

20080127SPP DSE

SPECIAL PERMIT PLAT
LOT 485, SECTION 5

KEENE MILL MANOR

BRADDOCK MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' DATE: JANUARY 29, 2008