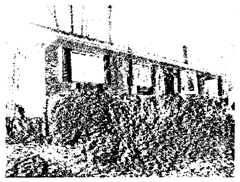
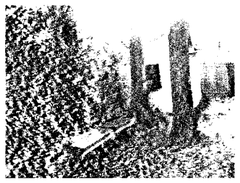
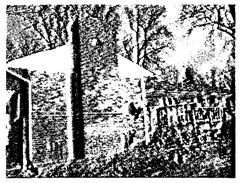
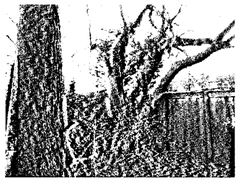

FRONT

REAR

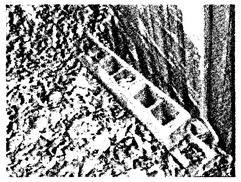

SHED

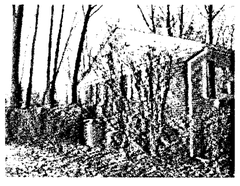

REAR DWELLING


RIGHT SIDE

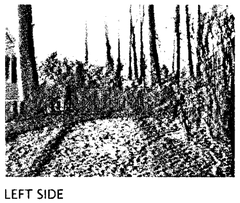
RIGHT SIDE

REAR

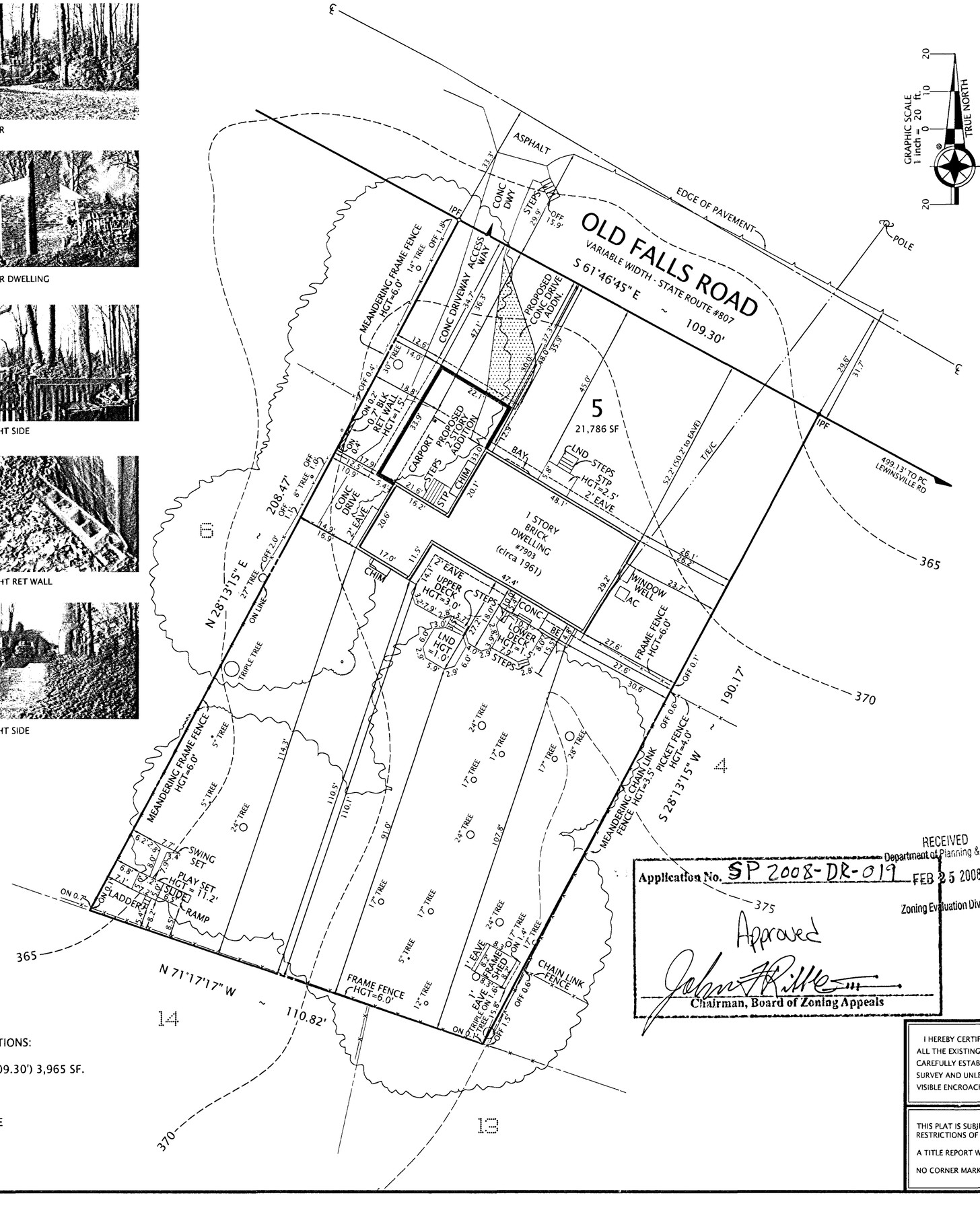

RIGHT RET WALL


LEFT SIDE

RIGHT SIDE


LEFT SIDE

CAR PORT



RECEIVED
Department of Planning & Zoning
FEB 25 2008
Zoning Evaluation Division

Application No. SP 2008-DR-019

Approved

Chairman, Board of Zoning Appeals

NOTES

1. TAX MAP: 29-2-02-0005
2. ZONE: R-1 (RESIDENTIAL 1 DU/AC)
3. LOT AREA: 21,786 SQUARE FEET (0.5001 ACRE)
4. REQUIRED YARDS:

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

5. HEIGHTS:

DWELLING	=	14.7 FEET
SHED	=	09.2 FEET
PROPOSED ADDITION	=	20.0 FEET
DECKS		AS NOTED
FENCES		AS NOTED
PLAY SET		AS NOTED
STP	=	02.5 FEET

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
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. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 5' INTERVALS, AND IS AERIAL.
11. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
12. AREAS:

EXISTING DWELLING		
BASEMENT	=	1,402 SF
FIRST FLOOR	=	1,745 SF
TOTAL AREA		3,147 SF
PROPOSED ADDITION		
GARAGE	=	697 SF
FIRST FLOOR	=	697 SF
TOTAL		1,394 SF

PROPOSED AREA = 3147 + 1394 = 4541 SF.

PROP ADDN (1394) / EX DWELL (3147) = 44%.

EXISTING FLOOR AREA RATIO:
EX DWELL (3,147) / LOT AREA (21,786) = 14%.

PROPOSED FLOOR AREA RATIO:
PROP AREA (4,541) / LOT AREA (21,786) = 21%.

FRONT YARD OPEN SPACE CALCULATIONS:

PROPOSED FRONT YARD (36.30' X 109.30') 3,965 SF.
EXISTING DRIVEWAY = 504 SF
PROPOSED DRIVEWAY = 792 SF

PROPOSED FRONT YARD OPEN SPACE
792 / 3,965 = 20%.

PLAT

SHOWING THE IMPROVEMENTS ON

LOT 5

BREEZEWOOD

(DEED BOOK 1390, PAGE 312)

FAIRFAX COUNTY, VIRGINIA

DRANESVILLE DISTRICT

SCALE: 1" = 20'

DECEMBER 21, 2007
FEBRUARY 19, 2008 (REVISED)

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
12/21/2007
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR

George M. O'Quinn

CASE NAME:

JOHN VRANKOVICH

DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

#71218008 #154-07

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