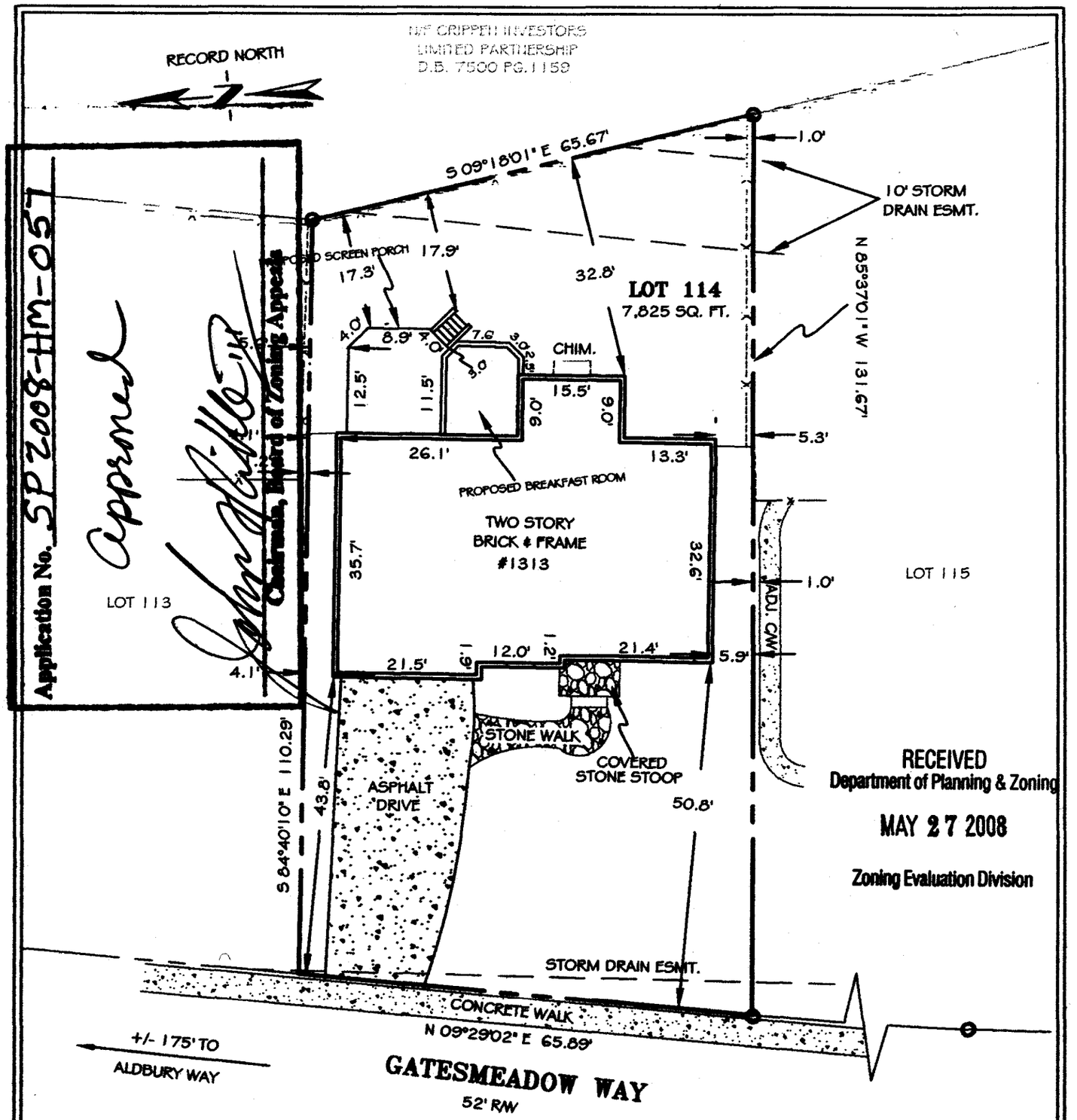

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS ZONED PDH2
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THE MINIMUM SETBACK REQUIRMENTS FOR LOT 161 FROM FAIRFAX COUNTY, ZONING ORDINANCE ARE:
   FRONT YARD - 25 FT.
   SIDE YARD - MINIMUM 8 FT.
   REAR YARD - 25 FT.
4. NO GRAVES ARE ON THIS SITE
5. THIS PLAT IS TO PERMIT THE CONSTRUCTION OF THE SCREEN PORCH AND BREAKFAST ROOM
6. EXISTING HOUSE IS 31.8' HIGH
7. HEIGHT OF PROPOSED CONSTRUCTION IS 16.5' HIGH
8. THERE WAS NO TITLE REPORT FURNISHED WITH THIS SURVEY; THERE ARE NO PUBLIC UTILITY EASEMENTS 25' OR MORE RECORDED ON THIS PROPERTY.
9. EXISTING GROSS FLOOR AREA = 4,641 SQ. FT.
   PROPOSED GROSS FLOOR AREA = 331 SQ. FT.
   NEW TOTAL GROSS FLOOR AREA = 4972 SQ. FT.
   EXISTING FAR = 0.59
   PROPOSED FAR = 0.64
10. MINOR ADJUSTMENT TO THE STAIRS MAY BE NEEDED TO ACCOMMODATE EXISTING GRADES, BUT THEY WILL BE MORE THAN 12.5 FEET FROM REAR PROPERTY LINE

SPECIAL PERMIT PLAT

LOT 114 SECTION TWO
CRIPPENS CORNER
DEED BOOK 9793 PAGE 1928
FAIRFAX COUNTY, VIRGINIA
DATE: MAY 11, 2007
(REVISION SHOWING PROPOSED SCREEN PORCH AND BREAKFAST ROOM)
DATE: JULY 18, 2007
SCALE: 1" = 20'
DRAWN BY: D.B.T.

COMMONWEALTH OF VIRGINIA
L.S. WHITSON
No. 1784
7/18/2007
LAND SURVEYOR

LEGEND

C/W = CONC WALK
S/W = STONE WALK
W/L = WOOD LANDING
B/L = BRICK LANDING
W/D = WOOD DECK
C/S = CONC STOOP
M/S = METAL STOOP
C/C/S = COVERED CONC STOOP
C/P = CONC PATIO
R/E = RECESSED ENTRY
CHIM = CHIMNEY
O.H. = OVERHANG
B/W = BAY WINDOW
OHW = OVERHEAD WIRE
A/W = AREA WAY
O = IRON PIPE
—x— = FENCE

SAM WHITSON, L.S./LAND SURVEYING
7061 GATEWAY COURT SUITE 150
MANASSAS, VIRGINIA 20109
(703)330-9622 FAX: (703)330-9778

WO # 07-1019