



- NOTES**
- TAX MAP: 83-3-09-04-0023
 - ZONE: R-4 (RESIDENTIAL 4 DU/AC)
 - LOT AREA: 7,769 SQUARE FEET (COMPUTED)
 - REQUIRED YARDS:

FRONT:	=	30.0 FEET
SIDE:	=	10.0 FEET
REAR:	=	25.0 FEET
 - HEIGHTS:

EX. DWELLING	=	15.1 FEET
SHEDS	=	AS NOTED
PROPOSED ADDITION	=	13.0 FEET
DECK	=	AS NOTED
FENCES/WALLS	=	AS NOTED
 - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 - THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
 - ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
 - THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
 - TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 5' INTERVALS, AND IS AERIAL.
 - THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
 - AREAS:

1st FLOOR	=	1294 FEET
2nd FLOOR	=	647 FEET
EX GROSS FLOOR AREA	=	1941 FEET

EX FLOOR AREA RATIO = GFA (1941) / LOT AREA (7,769) = 25%

PROP 1 STORY ADDN (8.0' X 15.0') = 120 SF

PROP ADDN 1st FLOOR	=	1414 FEET
EXISTING 2nd FLOOR	=	647 FEET
PROP GROSS FLOOR AREA	=	2061 FEET

PROP FLOOR AREA RATIO = GFA (2061) / LOT AREA (7,769) = 27%

PROP. ADDN (120) / EX. GFA (1941) = 6%

Application No. SP 2007-MU-056

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (EBC) approval November 21, 2007

Staff Coordinator [Signature]

Sheet 1 of 1

RECEIVED
Department of Planning & Zoning
OCT 30 2007
Zoning Evaluation Division

PLAT
SHOWING THE IMPROVEMENTS ON
LOT 23, BLOCK 4, SECTION ONE
FAIR HAVEN
(DEED BOOK 379, PAGE 179)
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT
SCALE: 1" = 10' AUGUST 27, 2007
OCTOBER 11, 2007 (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.



CASE NAME:
BARBARA BATTEN

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

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