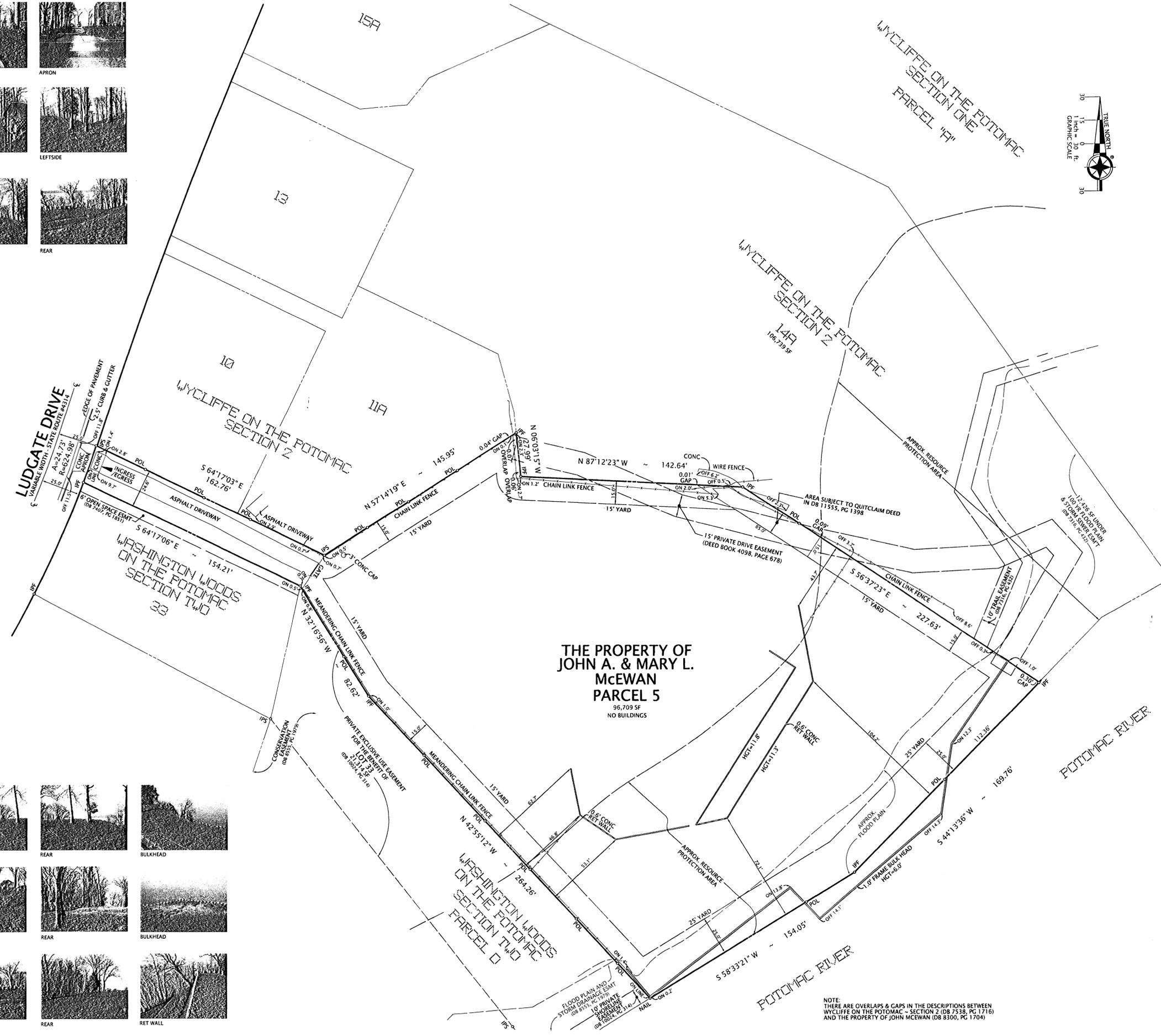
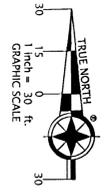
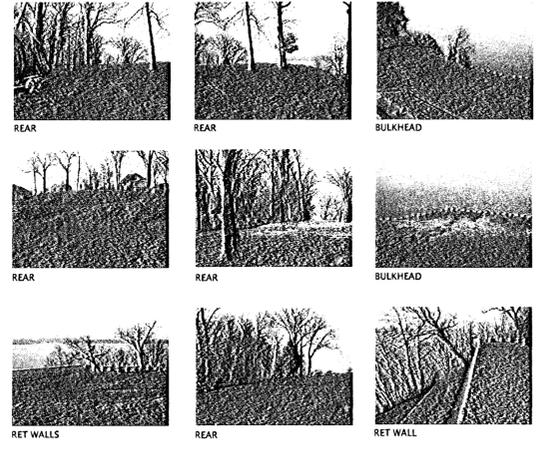
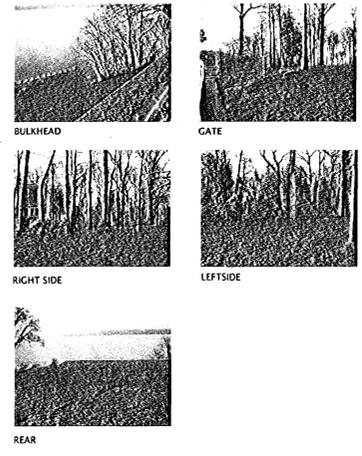




- NOTES
- TAX MAP: 110-4-01-0005
 - ZONE: R-2 (RESIDENTIAL 2 DU/AC)
 - LOT AREA: 96,709 SF (2.2201 ACRES)
 - REQUIRED YARDS:
 - FRONT: = 35.0 FEET
 - SIDE: = 15.0 FEET
 - REAR: = 25.0 FEET
 - HEIGHTS:
 - WALLS = AS NOTED
 - FENCES = 05.2 FEET
 - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 - THERE 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 FLOODPLAINS AND RESOURCE PROTECTION AREAS ON THIS PROPERTY. THE RESOURCE PROTECTION AREA DELINEATED HEREON IS BASED ON THE ADOPTED CHESAPEAKE BAY PRESERVATION ORDINANCE MAP.
 - THIS VARIANCE IS SOUGHT TO ALLOW A MINIMUM LOT WIDTH OF 24.6' FEET INSTEAD OF 100 FEET AS REQUIRED. (SECT. 3-206(4))



THE PROPERTY OF
JOHN A. & MARY L. McEWAN
 PARCEL 5
 96,709 SF
 NO BUILDINGS



Application No. VC 2008-MV-002
Approved
John R. Riddle
 Chairman, Board of Zoning Appeals

VARIANCE PLAT
 ON
 PARCEL 5
 THE PROPERTY OF
JOHN A. & MARY L. McEWAN
 (DEED BOOK 11568, PAGE 1535)
 FAIRFAX COUNTY, VIRGINIA
 MOUNT VERNON DISTRICT
 SCALE: 1" = 30'
 MARCH 02, 2007
 DECEMBER 26, 2007 (ADDN FIELDWORK)

RECEIVED
 Department of Planning & Zoning
 FEB 27 2008
 Zoning Evaluation Unit

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.		CASE NAME: JOHN McEWAN
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED.		8808 14 PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412

NOTE:
 THERE ARE OVERLAPS & GAPS IN THE DESCRIPTIONS BETWEEN
 WYCLIFFE ON THE POTOMAC - SECTION 2 (DB 7538, PG 1716)
 AND THE PROPERTY OF JOHN McEWAN (DB 8300, PG 1704)

COPYRIGHT © DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALIENATED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.