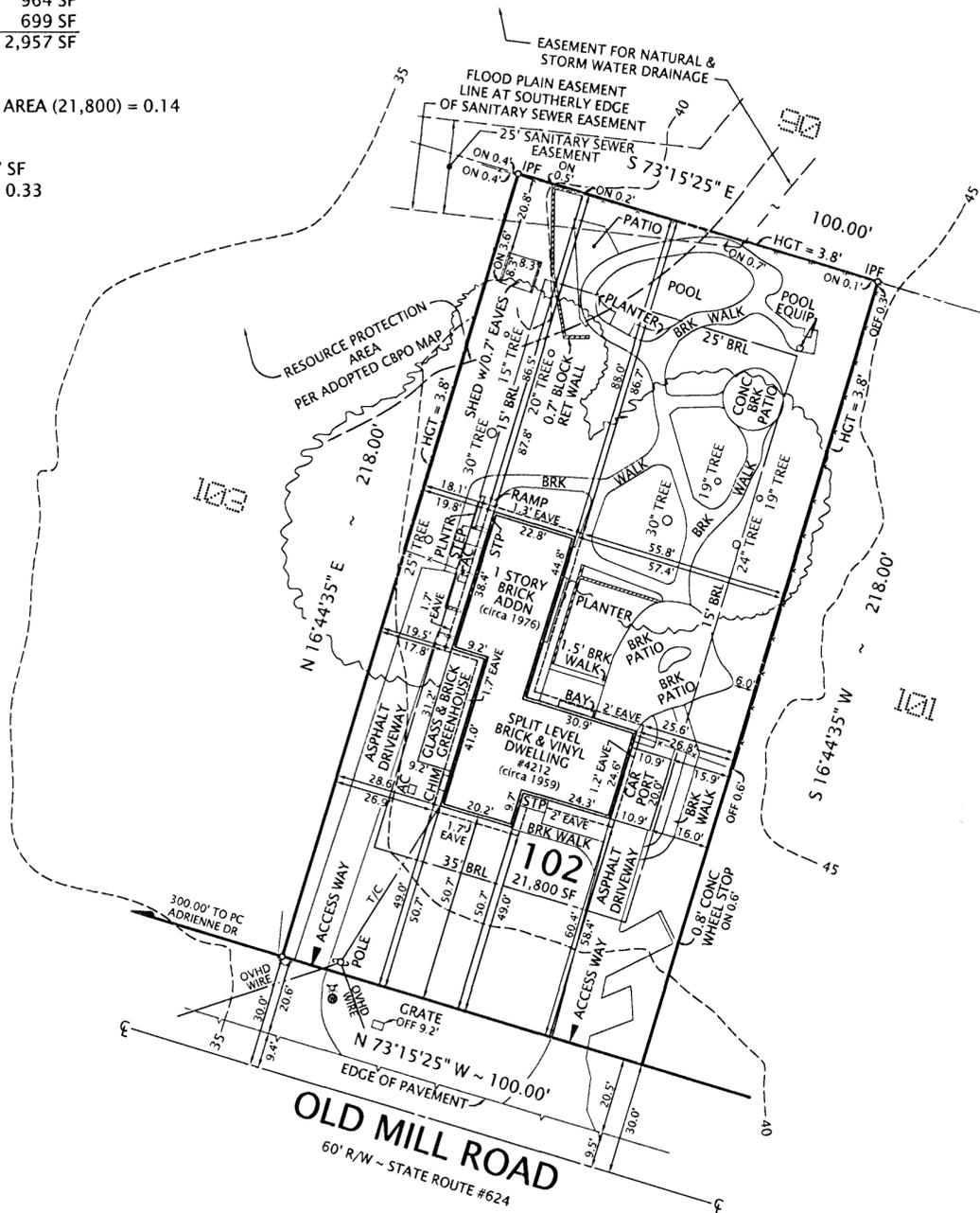


AREA NOTES:

BASEMENT	=	699 SF
1st FLOOR	=	595 SF
ADDN (RENTAL UNIT)	=	964 SF
2nd FLOOR	=	699 SF
EX GROSS FLOOR AREA	=	2,957 SF

EX FLOOR AREA RATIO
EX FAR = EX GFA (2,957) / LOT AREA (21,800) = 0.14

ADDN = 964 SF (RENTAL UNIT)
EX GROSS FLOOR AREA = 2,957 SF
ADDN (964) / EX GFA (2957) = 0.33



NOTES

- TAX MAP: 110-1-11-0102
- ZONE: R-2 (RESIDENTIAL 2 DU/AC)
- LOT AREA: 21,800 SQUARE FEET (0.5005 AC)
- REQUIRED YARDS:

FRONT:	=	35.0 FEET
SIDE:	=	15.0 FEET
REAR:	=	25.0 FEET
- HEIGHTS:

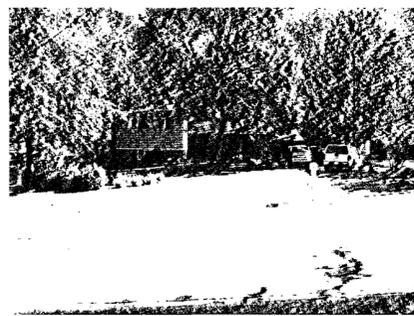
SPLIT LEVEL DWELLING	=	14.3 FEET
1 STORY ADDN	=	11.1 FEET
CAR PORT	=	09.4 FEET
SHED	=	09.2 FEET
0.7' BRICK RET WALLS	=	01.2 FEET
0.7' BLOCK RET WALLS	=	05.1 FEET
CHAIN LINK FENCES	=	03.8 FEET
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL 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.
- FENCES ARE CHAIN LINK. RET WALLS ARE 0.7' BRICK UNLESS NOTED.
- IMPERVIOUS COVER CALCULATION:
REAR YARD = 25' X 100' = 2,500 SF.
IMPERVIOUS COVER (WITH SHED) = 1120 SF. 1120/2,500 = 45%.
(THE IN GROUND POOL IS INCLUDED AS IMPERVIOUS COVER.)

FRONT YARD = 35' X 100' = 3,500 SF.
IMPERVIOUS COVER = 873 SF. 873/3,500 = 25%.

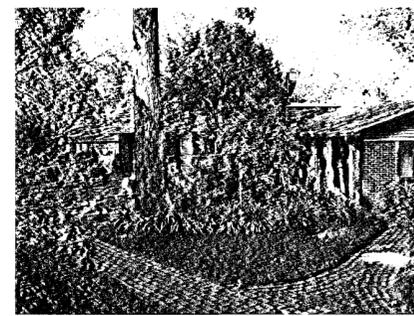
Application No. SP 2008-MV-094
Approved
John R. Ritke
Chairman, Board of Zoning Appeals

PLAT
SHOWING THE IMPROVEMENTS ON
LOT 102, SECTION TWO
SULGRAVE MANOR
(DEED BOOK 1634, PAGE 430)
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT
SCALE: 1" = 30'
JULY 02, 2008
AUGUST 18, 2008 (REVISED)
OCTOBER 08, 2008 (REVISED)
JANUARY 16, 2009 (REVISED)

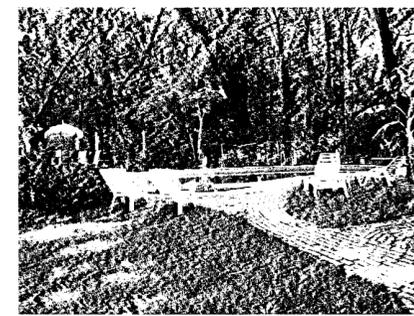
RECEIVED
Department of Planning & Zoning
JAN 23 2009
Zoning Evaluation



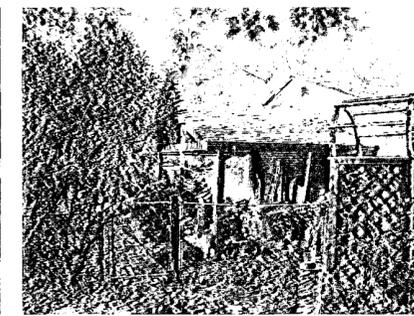
FRONT



REAR



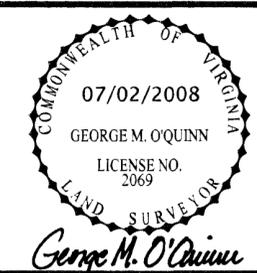
POOL



CAR PORT

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:
CAMPBELL
REDMOND, PEYTON & BRASWELL, L.L.P.

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

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