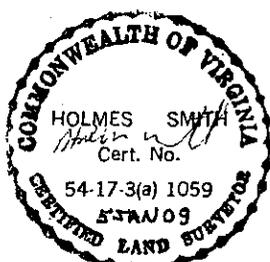
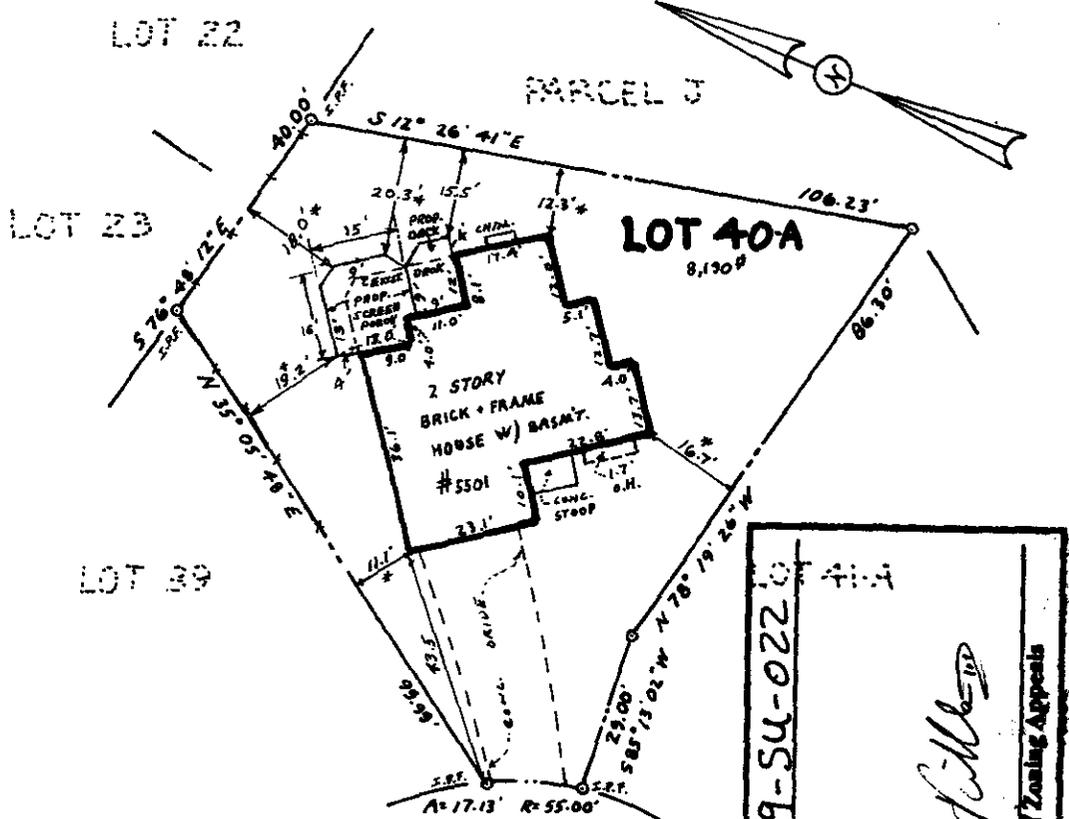


NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SHOW THE PROPERTY LINE OFFSETS TO THE PROPOSED PORCH & WOOD DECK AND THE EXISTING HOUSE.
 2. THIS PROPERTY IS CURRENTLY ZONED PDH-3.
 3. THIS PROPERTY IS IDENTIFIED AS TM 0541-17060040A AND KNOWN AS 5501 VILLAGE CENTER DRIVE.
 4. THE PROPOSED PORCH WILL BE APPROXIMATELY 15" HIGH FROM GROUND LEVEL.
 5. THE PROPOSED DECK WILL BE APPROXIMATELY 1.5' HIGH FROM GROUND LEVEL.
 6. THE EXISTING HOUSE ON THIS PROPERTY IS APPROXIMATELY 30± HIGH FROM GROUND LEVEL.
 7. THE HOUSE ON THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN OR IN AN RPA ACCORDING TO FAIRFAX COUNTY RECORDS.
 8. FENCE MEANDER LOCATIONS, IF SHOWN, ARE IN THE APPROXIMATE VICINITY AS INDICATED, BUT THERE IS NO CERTIFICATION AS TO OWNERSHIP. A SPECIFIC FENCE/BOUNDARY LINE SURVEY WILL BE REQUIRED TO SHOW THE EXACT FENCE LOCATION AS TO THE BOUNDARY LINE.
 9. THIS PLAT WAS PREPARED WITH A VERY LIMITED RECORD SEARCH BY THIS FIRM WITHOUT THE BENEFIT OF A FORMAL RENDERED TITLE REPORT BY OTHERS FOR THE PROPERTY SHOWN OR FOR ADJACENT PROPERTIES AND MAY NOT THEREFORE NECESSARILY INDICATE ALL UNDERLYING UTILITIES, EASEMENTS AND/OR ENCUMBRANCES ON THE PROPERTY. ALL PREVIOUSLY RECORDED RIGHTS OF WAY, EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS OF THE STATE, COUNTY OR OTHERS REMAIN IN FULL FORCE AND EFFECT. FOR FURTHER INFORMATION, SEE TITLE REPORT.
 10. THE BOUNDARY AND AREA INFORMATION INDICATED ON THIS PLAT HAS BEEN DERIVED FROM DEEDS AND/OR PLATS OF PUBLIC OR PRIVATE RECORD, AND IS NOT THE FINDINGS OF A CURRENT BOUNDARY SURVEY BY THIS FIRM. - [I.P.F. - IRON PIN OR PIPE FOUND, I.P.S. - IRON PIN OR PIPE SET]
 11. ANY COPY OF THIS PLAT NOT CONTAINING AN ORIGINAL SIGNATURE IS A COPYRIGHT VIOLATION AND IS NOT AUTHORIZED FOR ANY USE.
- *-12. **EAVE/GUTTER OVERHANG:** ON THE FRONT AND BACK OF THE EXISTING HOUSE, THE EAVE OVERHANG WITH GUTTER IS APPROX. 18". ON THE SIDES OF THE EXISTING HOUSE, THE EAVE OVERHANG IS APPROX. 8". THE PROPOSED EAVE OVERHANG FOR THE SCREEN PORCH IS TO BE APPROX. 18" WITH GUTTER.



VILLAGE CENTER DR.
50' WIDE

Application No. SP2009-54-022

RECEIVED
Department of State
MAR 24 2009
Zoning Evaluation

John J. Wilber
Chairman, Board of Zoning Appeals

SPECIAL PERMIT PLAT
LOT 40-A
PHASE 2, SECTION 4

SULLY STATION

SULLY MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 25' DECEMBER 22, 2008 REV. JAN 5, 2009
REV. MAR. 18, 2009

HOLMES SMITH

★ ENGINEERING ♦ SURVEYING ♦ LAND PLANNING ★
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