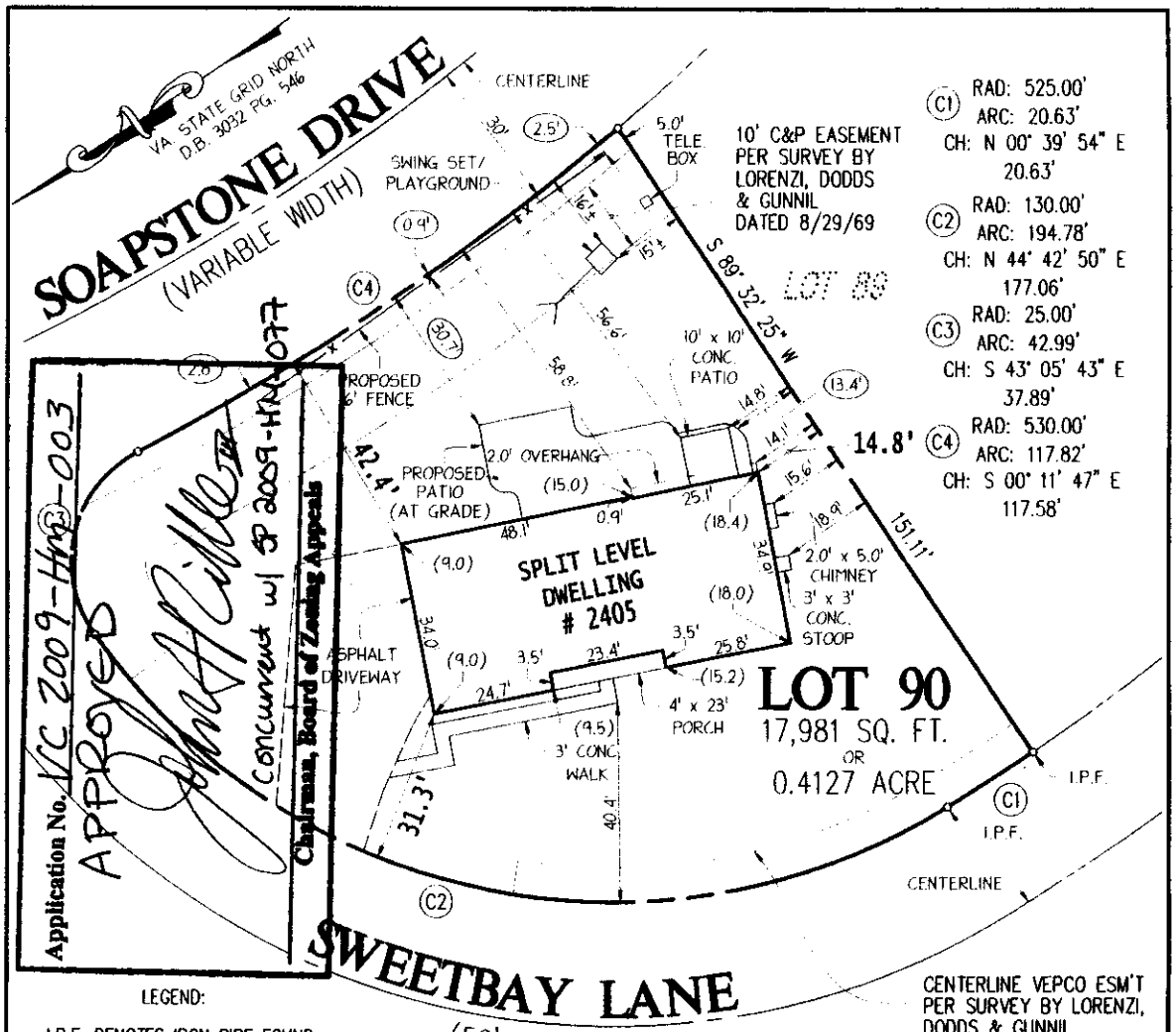

CENTERLINE VEPCO ESM'T
PER SURVEY BY LORENZI,
DODDS & GUNNIL
DATED 8/29/69

LEGEND:

I.P.F. DENOTES IRON PIPE FOUND
-X- DENOTES FENCE LINE
B.R.L. DENOTES BUILDING RESTRICTION LINES
(15.0) DENOTES HEIGHT FROM GRADE
(30.7') DENOTES PROPOSED SWING

MINIMUM YARD TABLE

ZONED PRC
MINIMUM YARD REQUIREMENTS

YARD	REQUIRED SETBACK	PROPOSED SETBACK
FRONT	15'	N/A
SIDE	16'	N/A

COMMONWEALTH OF VIRGINIA
TIMOTHY J. FARRELL
Lic. No. 2683
4/3/09
LAND SURVEYOR

NOTES:

1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS SHOWN ON F.E.M.A. MAP# 515525-0050-D EFFECTIVE DATE: MARCH 5, 1990

3) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP # 026-4-03-00-0090, ZONED PRC

4) PROPERTY SERVED BY PUBLIC WATER AND SEWER.

5) NO BURIAL SITES ON LOT PER RECORD PLAT RECORDED IN DEED BOOK 3032 PG. 546 AMONG LAND RECORDS OF FAIRFAX COUNTY.

6) NO EXISTING UTILIY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE FEET OR MORE PER RECORD PLAT, RECORDED IN DEED BOOK 3032 PAGE 546

7) GROSS FIRST FLOOR AREA FOR EXISTING AREA IS 2,698 SQ. FT. WITH RATIO OF 0.15, WITH PROPOSED GRASS FIRST FLOOR AREA AT 3,380 SQ. FT. WITH RATIO OF 0.18

RECEIVED
Department of Planning & Zoning
JUN 02 2009
Zoning Evaluation Division

SPECIAL PERMIT PLAT

LOT 90

RESUB. OF PARCEL 75
SECTION 8

RESTON

HUNTERMILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

B.W. SMITH AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
MANASSAS, VIRGINIA (703) 368-5866 1(800) 682-0996

FIELD CREW: D. CONRAD

JOB# 071299DH

DFT: P.R.M.	CHK: T.J.F.	NO TITLE REPORT FURNISHED	SCALE= 1" = 30'	DATE: 4/3/09