



- (C1) RAD: 525.00'
ARC: 20.63'
CH: N 00° 39' 54" E
20.63'
- (C2) RAD: 130.00'
ARC: 194.78'
CH: N 44° 42' 50" E
177.06'
- (C3) RAD: 25.00'
ARC: 42.99'
CH: S 43° 05' 43" E
37.89'
- (C4) RAD: 530.00'
ARC: 117.82'
CH: S 00° 11' 47" E
117.58'

Application No. SP 2009-HM-077
APPROVED
John A. Hill
 Consent w/ VC 2009-HM-003
 Chairman, Board of Zoning Appeals

- 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



- 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 UTILITY 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

SPECIAL PERMIT PLAT
LOT 90
 RESUB. OF PARCEL 75
 SECTION 8
RESTON
 HUNTERMILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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

B.W. SMITH AND ASSOCIATES, INC.				FIELD CREW: D. CONRAD
PROFESSIONAL LAND SURVEYING				
MANASSAS, VIRGINIA (703) 368-5866 1(800) 682-0996				JOB# 071299DH
DFT: P.R.M.	CHK: T.J.F.	NO TITLE REPORT FURNISHED	SCALE= 1" = 30'	DATE: 4/3/09