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 EXISTING UTILITIES SHOWN ON THIS PLAN ARE TAKEN FROM AVAILABLE RECORDS AND/OR FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 72 HOURS BEFORE THE START OF EXCAVATION OR CONSTRUCTION.
 LOCATION AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF DRH DESIGN GROUP, INC. ©2009 DRH DESIGN GROUP, INC.

SURVEYOR'S CERTIFICATE

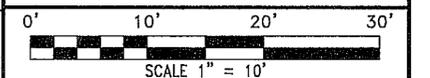
I, DAVID R. HALL, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA (REGISTRATION NO. 2246) DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY MADE ON THE GROUND AND MEETS ALL MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING IN THE COMMONWEALTH OF VIRGINIA.



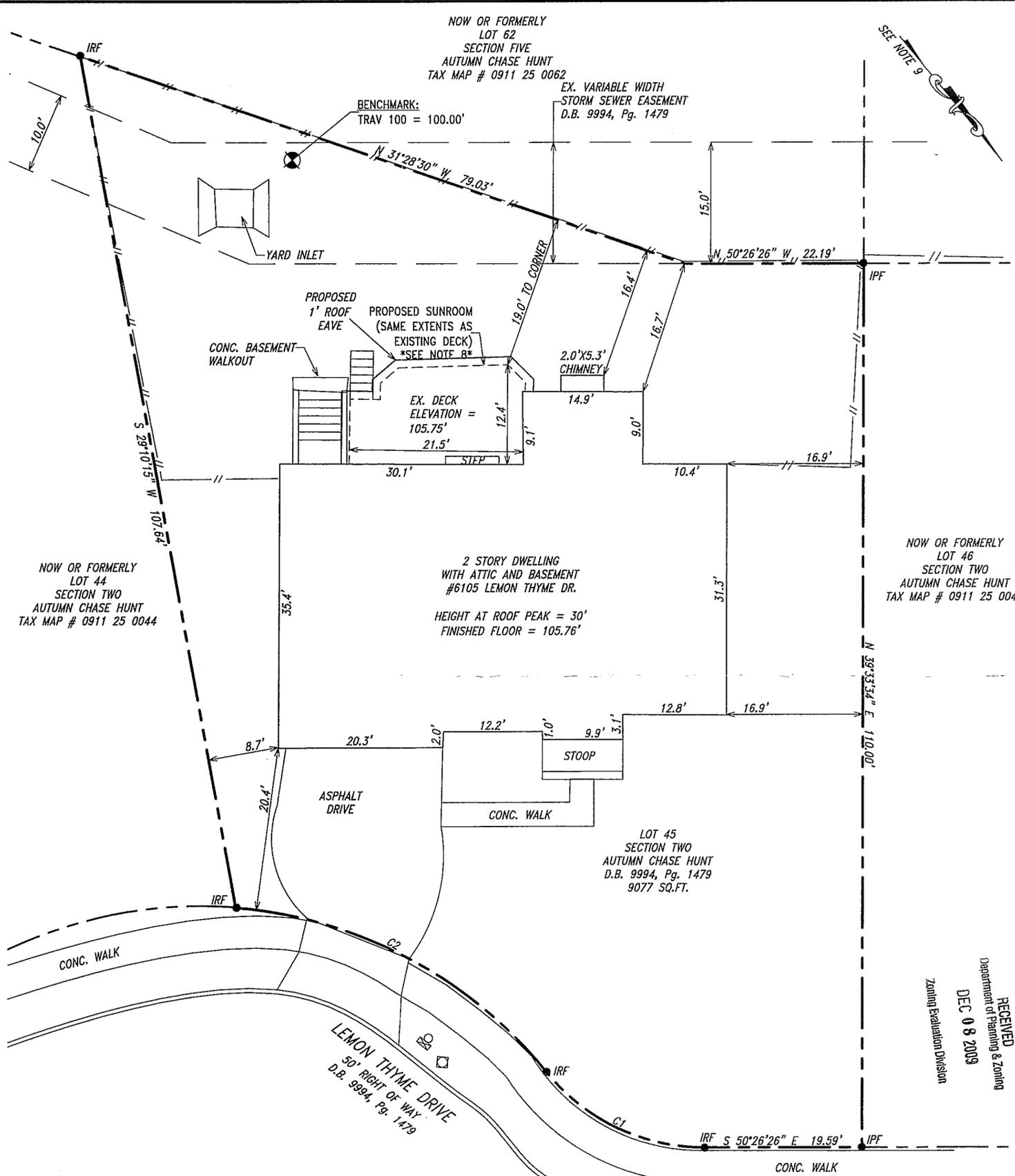
SPECIAL PERMIT PLAT
 LOT 45
 SECTION TWO
 AUTUMN CHASE HUNT

SITUATED IN LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

RECEIVED
 Department of Planning & Zoning
 DEC 08 2009
 Zoning Evaluation Division



COMPUTED BY	RJB
DRAWN BY	RJB
CHECKED BY	DRH
DATE	9/22/09
JOB NO.	209091
SHEET	1 of 1
REVISED	12/4/09 FOR COUNTY COMMENTS



LEGEND
 These standard symbols will be found in the drawing.

◊	WATER METER
⊞	MAILBOX
IRF	IRON ROD FOUND
IPF	IRON PIPE SET
BRL	BUILDING RESTRICTION LINE
---	3' WOOD FENCE

- NOTES:**
- THIS PARCEL OF LAND IS DELINEATED BY FAIRFAX COUNTY TAX MAP NUMBER 0911 25 0045. CURRENT OWNERS OF RECORD ARE RICHARD A. MARCINOWSKI AND LINDA MARCINOWSKI RECORDED IN DEED BOOK 10465, PAGE 922, ALL AMONG THE RECORDS OF FAIRFAX COUNTY, VIRGINIA.
 - THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP 515525, PANEL 0150 D, WITH AN EFFECTIVE DATE OF 3/5/1990. THE FOLLOWING FLOOD ZONE DESIGNATIONS APPEAR TO BE ON THE PROPERTY:
 -ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN
 THIS INFORMATION IS DERIVED SOLELY FROM THE FLOOD INSURANCE RATE MAP. IT DOES NOT CONSTITUTE THE RESULTS OF A FLOOD STUDY BY THIS FIRM, NOR IS IT A CERTIFICATION OF FLOOD ZONE.
 - THIS PLAT, AND THE SURVEY UPON WHICH IT IS BASED, HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE, COMMITMENT FOR TITLE INSURANCE, OR OTHER LIKE INSTRUMENT, AND THEREFORE MAY NOT INCLUDE ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.
 - UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE NOT BEEN LOCATED AND ARE NOT SHOWN AS A PART OF THIS SURVEY.
 - PROPERTY CURRENTLY ZONED "PDH-4" ACCORDING TO THE FAIRFAX COUNTY ONLINE GEOGRAPHIC INFORMATION SYSTEM. PROPERTY IS ALSO LOCATED IN A NATURAL RESOURCE OVERLAY DISTRICT ACCORDING TO THE FAIRFAX COUNTY ZONING OFFICE. BUILDING RESTRICTION LINES/SETBACKS USED AND LISTED BELOW ARE FROM R-4 CLUSTER SUBDIVISION LOT BULK REGULATIONS.
 FRONT YARD: 20 FEET
 SIDE YARD: 8 FEET
 REAR YARD: 25 FEET
 - FIELD SURVEY COMPLETED ON 9/17/2009.
 - SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.
 - PROPOSED SUNROOM HEIGHT 16.5'
 - BEARINGS ARE BASED ON THE AUTUMN CHASE HUNT SECTION TWO PLAT OF SUBDIVISION RECORDED AT D.B. 9994, Pg. 1479.
 - ELEVATIONS ARE BASED ON ASSUMED DATUM.
 - PROPERTY SERVED BY PUBLIC WATER AND SEWER.
 - PROPERTY IS NOT LOCATED WITHIN 200' OF RAILROADS OR MAJOR RIGHT OF WAYS DESCRIBED IN SECTION 2-414 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
 - NO UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE, OR OTHER MAJOR UTILITY EASEMENTS, OTHER THAN THOSE SHOWN, WERE FOUND.

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	22.39'	21.65'	S 24°47'01" E	51°18'51"
C2	55.00'	44.74'	43.52'	S 22°25'49" E	46°36'27"

Application No. **SP 2009-LE-112**
 Approved

 Chairman, Board of Zoning Appeals