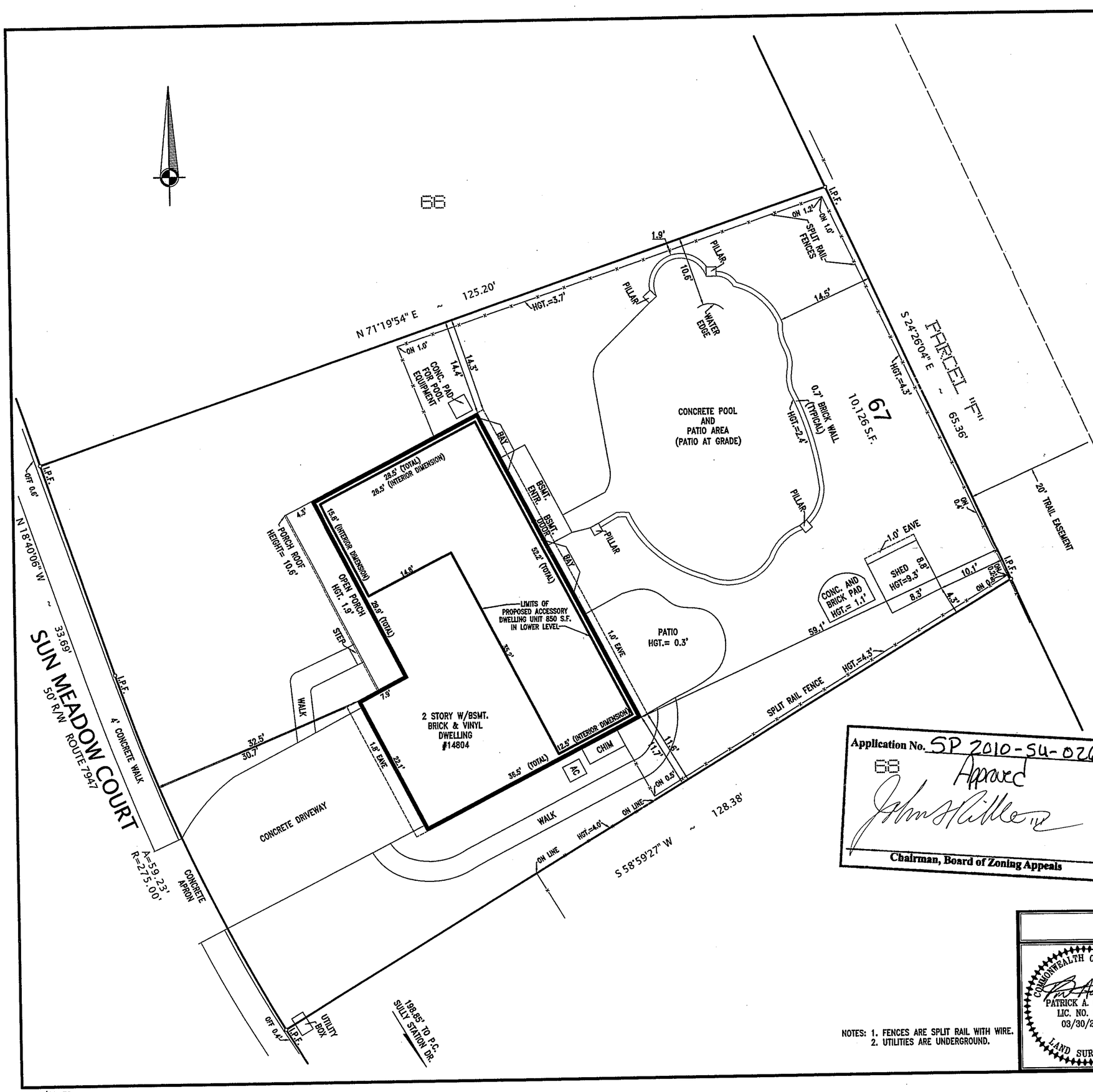

NOTES

1. TAX MAP: 043-4-05-0067
2. ZONE: PDH-3 (RESIDENTIAL 3 DU/AC)
3. LOT AREA: 10,126 SQUARE FEET
4. MINIMUM REQUIRED YARDS:

FRONT:	=	20 FEET
SIDE:	=	8 FEET, 20 FEET TOTAL
REAR:	=	25 FEET

5. HEIGHTS:

DWELLING	=	20 FEET
FENCES	=	AS NOTED ON DRAWING

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS NOTED AS PROPOSED.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. THERE ARE NO FLOOD PLAINS, FLOOD HAZARD AREAS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
11. APPROXIMATE GROSS FLOOR AREAS (BASED IN PART ON EXTERIOR WALL DIMENSIONS)
    EXISTING DWELLING: 2,960 SQUARE FEET
    PROPOSED SUITE (ACCESSORY DWELLING UNIT) : 850 SQUARE FEET
    FLOOR AREA OF SUITE EQUALS 28.7% OF THE EXISTING FLOOR AREA
12. EXISTING IMPROVEMENTS COVER 25% OF THE AREA OF THE MINIMUM REQUIRED REAR YARD.

Application No. SP 2010-SU-026
68
Approved
John H Rillie III
Chairman, Board of Zoning Appeals

PLAT
SHOWING IMPROVEMENTS ON
LOT 67 SECTION 3
SULLY STATION
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 10' NOVEMBER 17, 2009
MARCH 30, 2010 (REVISED)

RECEIVED
Department of Planning & Zoning
APR 16 2010
Zoning Evaluation Division

NOTES: 1. FENCES ARE SPLIT RAIL WITH WIRE.
2. UTILITIES ARE UNDERGROUND.

GRAPHIC SCALE 0 10 20

COMMONWEALTH OF VIRGINIA
PATRICK A. ECKERT
LIC. NO. 2645
03/30/2010
LAND SURVEYOR

BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET, BOUNDARY SURVEY NOT PERFORMED. PLAT SUBJECT TO RESTRICTIONS OF RECORD AND NO TITLE REPORT IS FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

REQUESTED BY:
KAREN A. AMBROSE

ALEXANDRIA SURVEYS
INTERNATIONAL, LLC
6210 NORTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22303
TEL. NO. 703-660-6615 FAX NO. 703-768-7764

AA/11-F6

09-1755-SP