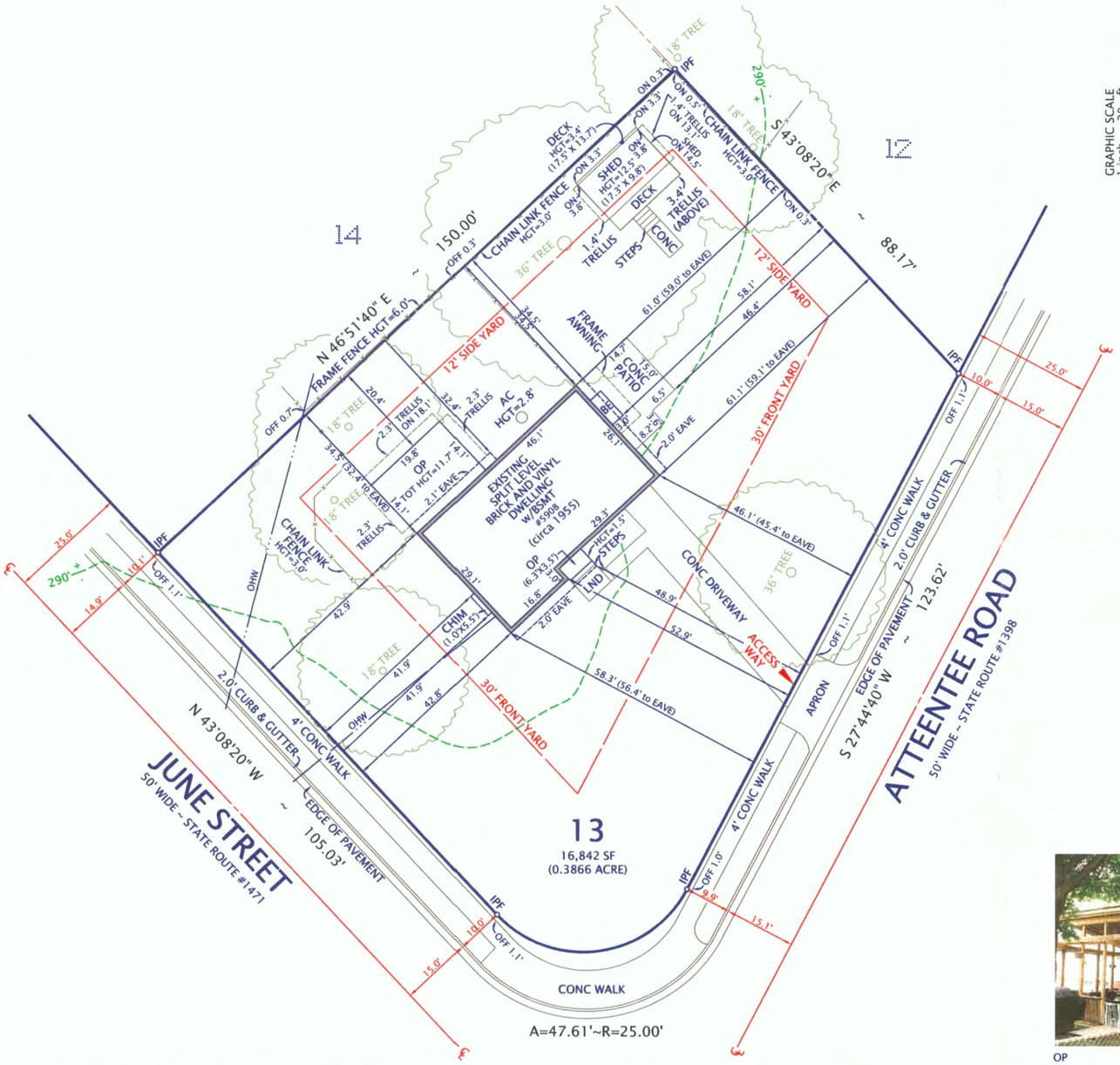
FRONT OF DWELLING

RIGHT SIDE OF DWELLING

LEFT SIDE OF DWELLING

REAR OF DWELLING



FRONT OF SHED

LEFT SIDE OF SHED

REAR OF SHED

RIGHT SIDE OF SHED

OP

OP

NOTES

1. TAX MAP: 80-3-002-063-0013
2. ZONE: R-3 (RESIDENTIAL 3 DU/AC)
3. LOT AREA: 16,842 SF (0.3866 ACRE)
4. REQUIRED YARDS:

FRONT:	=	30 FEET
SIDE:	=	12 FEET
REAR (NONE):	=	25 FEET

5. HEIGHTS:

DWELLING	=	18.3 FEET
SHED	=	12.5 FEET
OP'S	=	AS NOTED
DECK	=	03.4 FEET
FENCES	=	AS NOTED

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 DENOTED AS PROPOSED.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 5' INTERVALS, AND IS AERIAL.
11. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
12. AREAS

EXISTING GROSS FLOOR AREA

BASEMENT	=	764 SF
FIRST FLOOR	=	487 SF
SECOND FLOOR	=	764 SF
GROSS FLOOR AREA	=	2,015 SF

FLOOR AREA RATIO
EX GFA (2015) / LOT AREA (16842) = 0.12

RECEIVED
Department of Planning & Zoning
JUL 27 2009
Zoning Evaluation Division

Application No. SP 2010-LE-022
Approved
John F Ribble III
Chairman, Board of Zoning Appeals

PLAT
SHOWING THE IMPROVEMENTS ON
LOT 13, BLOCK 63, SECTION TWENTY-ONE
SPRINGFIELD
(DEED BOOK 1281, PAGE 157)
FAIRFAX COUNTY, VIRGINIA
LEE DISTRICT
SCALE: 1" = 20' JUNE 22, 2009

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

COMMONWEALTH OF VIRGINIA
06/22/2009
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR
George M. O'Quinn

CASE NAME:
RAFAEL GONZALEZ

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

#90619001

#30-09

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