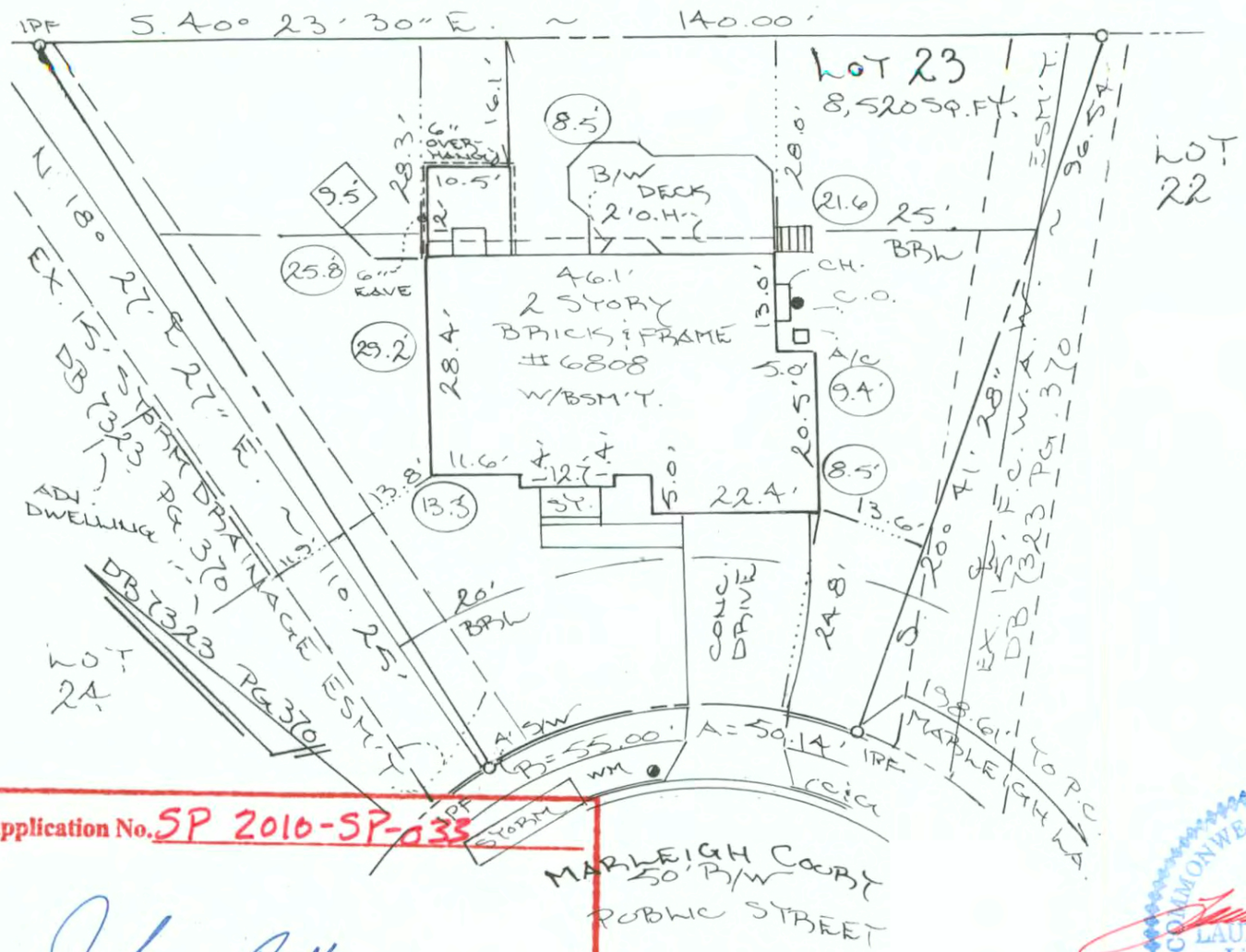
PARCEL "B"



NOTES:
1. THIS PROPERTY IS SHOWN ON TAX MAP NO. 65-4-05-0023 AND IS ZONED R-3C.
2. OWNER: WILLIAM T. SCHAEFFER, D.B. 19300, PG. 1708
3. NO TITLE REPORT FURNISHED.
4. THIS PROPERTY IS NOT LOCATED IN A RESOURCE PROTECTION AREA OR 100 YR. FLOOD PLAIN.
5. THERE ARE NO KNOWN GRAVES ON THIS SITE.
6. THIS LOT IS SERVED BY PUBLIC WATER AND SEWER.
7. A SPECIAL PERMIT IS REQUESTED TO CONSTRUCT A SUNROOM AT THE BASEMENT LEVEL ON THE REAR OF THE DWELLING.
8. THERE ARE NO PUBLIC UTILITY ESM'TS 25' OR GREATER IN WIDTH ON SITE.
9. THERE IS NO SCREENING / FENCING LOCATED ON THIS PROPERTY.

WETLANDS STATEMENT
I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES.

SIGNATURE_____

OWNER/DEVELOPER D. S. OLSHAM PROJECT MANAGER.
NAME TITLE

R3-C ZONING:
FRONT: 20'
SIDE: 8' WITH A TOTAL OF 20'
REAR: 25'
FLOOR AREA RATIO: N/A FOR RESIDENTIAL
GROSS FLOOR AREA: 3,723.36 SQ. FT.
EXISTING MAXIMUM HEIGHT: 29.2'
PROPOSED MAXIMUM HEIGHT: 9.5'

○ EX. HEIGHT
◇ PROP. HEIGHT

PROP. ADDN = 126 SQ.FT. OR 3.38% OF EX. SQ.FT.

Application No. SP 2010-SP-035

Chairman, Board of Zoning Appeals

COMMONWEALTH OF VIRGINIA
LAURA L. SCOTT
Lic. No. 1977
4/26/10
LAND SURVEYOR

SPECIAL PERMIT PLAT
LOT 23, SECTION 3
COMPTON HEIGHTS
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA
TAX MAP NO. 65-4-05-0023
SCALE: 1 ' = 20' DATE: MARCH 26, 2010
JOB NO: LLS 6206

RECEIVED
Department of Planning & Zoning
APR 28 2010
Zoning Evaluation Division

LOT LEGALITY STATEMENT
I HEREBY CERTIFY THAT ALL APPROPRIATE COUNTY APPROVALS WERE OBTAINED IN ACCORDANCE WITH THE PROCESS REQUIRED BY THE SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF THE CREATION OF LOT 23. THIS LOT WAS CREATED AS PART OF THE COMPTON HEIGHTS SUBDIVISION, SECTION 3, AS RECORDED IN DEED BOOK 7323 AT PAGE 370 AND APPROVED BY THE BOARD OF SUPERVISORS ON 10/10/88.

LAURA LEE SCOTT SURVEYS, INC.
12326 BEECHNUT COURT, WOODBRIDGE, VA. 22192
(703) 494-6261 FAX (703) 494-7225