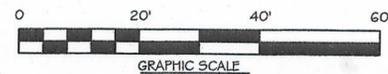


NOTES:

1. THIS PROPERTY IS LOCATED IN TAX MAP: 40-02-0021-00-46 AND IS ZONED R-3.
2. PROPERTY OWNERS ARE JONATHAN & ALEXIS R. FISHER AND RECORDED IN DEED BOOK 18373 AT PAGE 1331 OF THE FAIRFAX COUNTY LAND RECORDS.
3. THIS PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.
4. NO TITLE REPORT FURNISHED AND ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.
5. BOUNDARY SURVEY WAS DONE BY THIS FIRM DATED NOVEMBER 14, 2006 AND WAS ESTABLISHED BY AN ELECTRONIC TOTAL STATION AND TAPE.
6. ZONING YARD REQUIREMENTS:
FRONT = 30 FEET SIDE YARD = 12 FEET REAR = 25 FEET
7. HEIGHT REQUIREMENT: 35 FEET
8. HEIGHTS:
EXISTING 2 STORY = 20 FEET
EXISTING 1 STORY = 15.5 FEET
SCREENED PORCH = 19 FEET
JUNGLE GYM = 9.5 FEET
DORMERS = 21 FEET
SHED (T.B.R.) = 8.9 FEET
ARBOR (T.B.R.) = 8.5 FEET
CHAIN LINK FENCE = AS NOTED
DECK 'A' = 7.9 FEET
DECK 'B' = 8.5 FEET
PROPOSED 1 STORY GARAGE = 12.3 FEET
9. THERE IS NO EVIDENCE OF A BURIAL SITE ON THIS PROPERTY.
10. THERE ARE NO EASEMENTS OF 25 FEET OR MORE IN WIDTH THAT AFFECTS THIS PROPERTY.

Application No. SP 2010-DR-019
APPROVED
John Hillis
 Chairman, Board of Zoning Appeals



RECEIVED
 Department of Planning & Zoning
 NOV 04 2009
 Zoning Evaluation Division



SPECIAL PERMIT PLAT
 LOT 46 SECTION 2
 KENT GARDENS
 DEED BOOK 1272 PAGE 33
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 DATE: SEPTEMBER 10, 2009 SCALE: 1" = 20'

OWNER: JONATHAN & ALEXIS R. FISCHER
 W.O. #06-866SP

SAM WHITSON LAND SURVEYING, INC.
 7081 GATEWAY COURT SUITE 150 MANASSAS, VIRGINIA 20109
 PHONE: (703)330-9622 FAX: (703)330-9778