

OCT 08 2010

Zoning Evaluation Division

Application No. **SP 2010-SU-058**

FLOOD PLAIN ESMT.

Approved

PARCEL "B"

RECORD NORTH



John Miller
Chairman, Board of Zoning Appeals

LOT 91
10,690 SQ. FT.

LOT 92

EXIST. HYAL MECH. UNIT ENCLOSURE LOT 90 APPROX. 7.0' 7'6" HIGH

PORCH FLOOR IS APPROX. 24" ABX. GRADE @ STAIRS

ALL FENCES ARE 4' CHAIN LINK.
6'-4" x 28' ONE STORY PORCH
12" ROOF OVERHANG @ FRONT ONLY
3 STEPS TO GRADE (32' FROM FRONT LOT LINE)

35' TO ROOF OVERHANG CPROP PORCH

KNOLL VIEW PLACE
50' RW

+/- 365' TO HIDDEN CANYON ROAD

EXIST. BLD. HT.: 26'
PROPOSED ADDN. HT.: 14'
EXIST. REAR DECK: 5'

NOTES PREPARED ON THIS PLAT FOR PURPOSES OF SPECIAL PERMIT APPLICATION BY JOHN F. HELTZEL AIA, PC SEPT. 30, 2010

NOTES:
MIN. YARDS FRONT 40'
SIDE 20'
REAR 25'

AREA TABULATION
EXIST. HOUSE 2118 SF
PROPOSED ADD. 175 SF 8.2%
2293 SF

HOUSE LOCATION SURVEY

LOT 91 SECTION ONE
PLEASANT HILL
DEED BOOK 4472 PAGE 672
FAIRFAX COUNTY, VIRGINIA
DATE: MARCH 7, 2005
SCALE: 1" = 30'
DRAFTED BY: L.S.W.



LEGEND

- CW = CONC WALK
- SW = STONE WALK
- WL = WOOD LANDING
- B/L = BRICK LANDING
- W/D = WOOD DECK
- C/S = CONC STOOP
- M/S = METAL STOOP
- C/C/S = COVERED CONC STOOP
- C/P = CONC PATIO
- R/E = RECESSED ENTRY
- CHIM = CHIMNEY
- O.H. = OVERHANG
- BW = BAY WINDOW
- OHW = OVERHEAD WIRE
- AW = AREA WAY
- = MONUMENT FOUND
- x- = FENCE

NOTES

PURSUANT TO TITLE 54.1-407 OF THE CODE OF VIRGINIA; THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY; IT IS A HOUSE LOCATION SURVEY. ANY MONUMENTS SHOWN ON THIS PLAT WERE RECOVERED IN THE FIELD AND DEEMED SUFFICIENT FOR A HOUSE LOCATION SURVEY. THIS PLAT DOES NOT CERTIFY THAT THE LOCATIONS OF THESE MONUMENTS ARE PRECISELY CORRECT. YOUR LENDER REQUIRED A HOUSE LOCATION SURVEY TO VERIFY THE ORIENTATION OF THE HOUSE, LOCATION OF IMPROVEMENTS, AND TO ENSURE THAT THERE ARE NO IMPROPER ENCUMBRANCES UPON THE PROPERTY. IF THE OWNER DESIRES THE PRECISE LOCATION OF CORNERS TO BE MARKED, THEN A BOUNDARY SURVEY MAY BE REQUESTED FOR AN ADDITIONAL FEE. THE LOCATION OF FENCES, DRIVEWAYS, AND OTHER IMPROVEMENTS ARE APPROXIMATE. THIS PLAT DOES NOT DETERMINE THE OWNERSHIP OF FENCES. THIS PLAT IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES OR ANY OTHER IMPROVEMENTS. THIS PLAT WAS ESTABLISHED BY TRANSIT AND TAPE. NO TITLE REPORT WAS FURNISHED.

SAM WHITSON LAND SURVEYING, INC.

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FAIRFAX, VIRGINIA 22030
(703)352-9515 FAX: (703)352-9518
VISIT OUR WEBSITE AT <http://www.samwhitson.com/>

OWNER: LEACH-LEWIS

W.O. #05-712