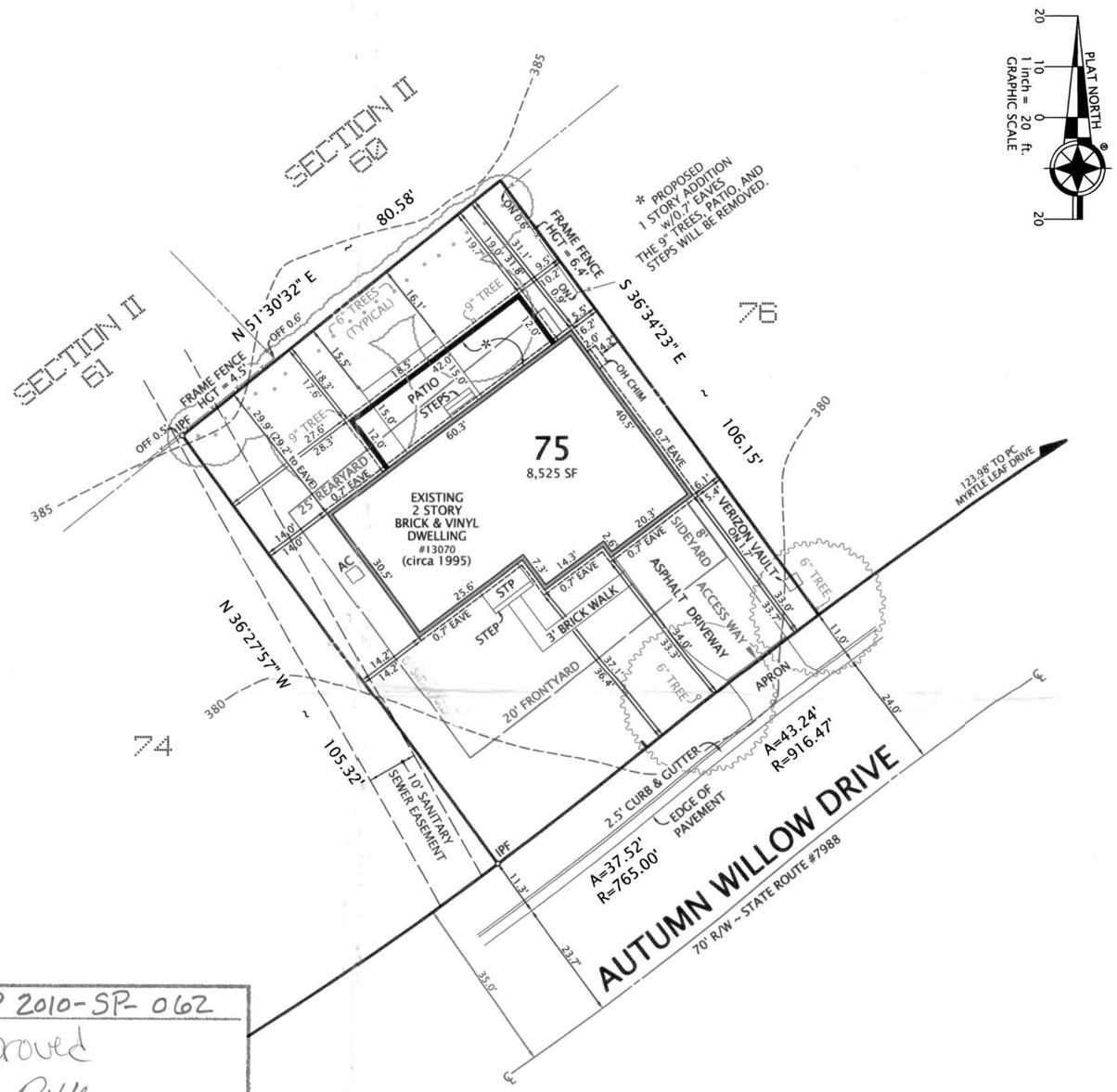


Application No. SP 2010-SP-062
Approved
John F. Rifkle III
Chairman, Board of Zoning Appeals

NOTES

1. TAX MAP: 55-3-10-0075
2. ZONE: PDH-2(RESIDENTIAL 2 DU/AC)
3. LOT AREA: 8,525 SF (0.1957 AC)
4. REQUIRED YARDS: (PER R-2 CLUSTER ADU ZONE)

FRONT:	=	20.0 FEET
SIDE:	=	08.0 FEET MIN / 24 FEET TOTAL
REAR:	=	25.0 FEET

5. HEIGHTS:

DWELLING	=	26.6 FEET
STP	=	01.2 FEET
PROP ADDN (TOTAL)	=	21.5 FEET
PROP ADDN (MID)	=	17.8 FEET
PROP ADDN (EAVE)	=	14.0 FEET
FENCES	=	AS NOTED

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. UTILITIES ARE UNDERGROUND.
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. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 515525 0025 D REVISED MARCH 5, 1990.
12. AREAS:

EX BSMT	=	1,647 SF
EX 1ST FLOOR/GARAGE	=	2,148 SF
EX 2ND FLOOR	=	1,897 SF
EX GROSS FLOOR AREA	=	5,692 SF

EX FLOOR AREA RATIO = EX GFA (5692) / LOT AREA (8525) = 0.67

PROP 1 STORY ADDN = 504 SF
PROP 1 STORY ADDN (504) / EX GFA (5692) = 0.09

PROP BSMT	=	1,647 SF
PROP 1ST FLOOR/GARAGE	=	2,652 SF
PROP 2ND FLOOR	=	1,897 SF
PROP GROSS FLOOR AREA	=	6,196 SF

PROP FLOOR AREA RATIO = PROP GFA (6196) / LOT AREA (8525) = 0.73

RECEIVED
Department of Planning & Zoning
AUG 19 2010
Zoning Evaluation Division

PLAT

SHOWING THE IMPROVEMENTS ON
LOT 75, SECTION III

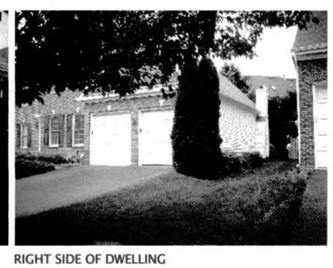
WILLOW PONDS

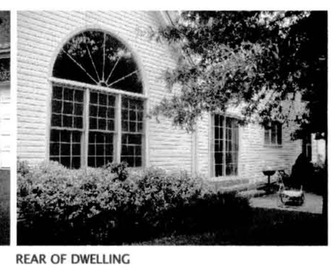
(DEED BOOK 8957, PAGE 1869)
FAIRFAX COUNTY, VIRGINIA
SPRINGFIELD DISTRICT
SCALE: 1" = 20' AUGUST 16, 2010

RECEIVED
Department of Planning & Zoning
OCT 08 2010
Zoning Evaluation Division

FRONT OF DWELLING

LEFT SIDE OF DWELLING


RIGHT SIDE OF DWELLING


REAR OF DWELLING

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.

NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
08/16/2010
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR
George M. O'Quinn

CASE NAME:

HARRIS ARLINSKY

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

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