

PLAN VIEW
1"=20'

NOTES:

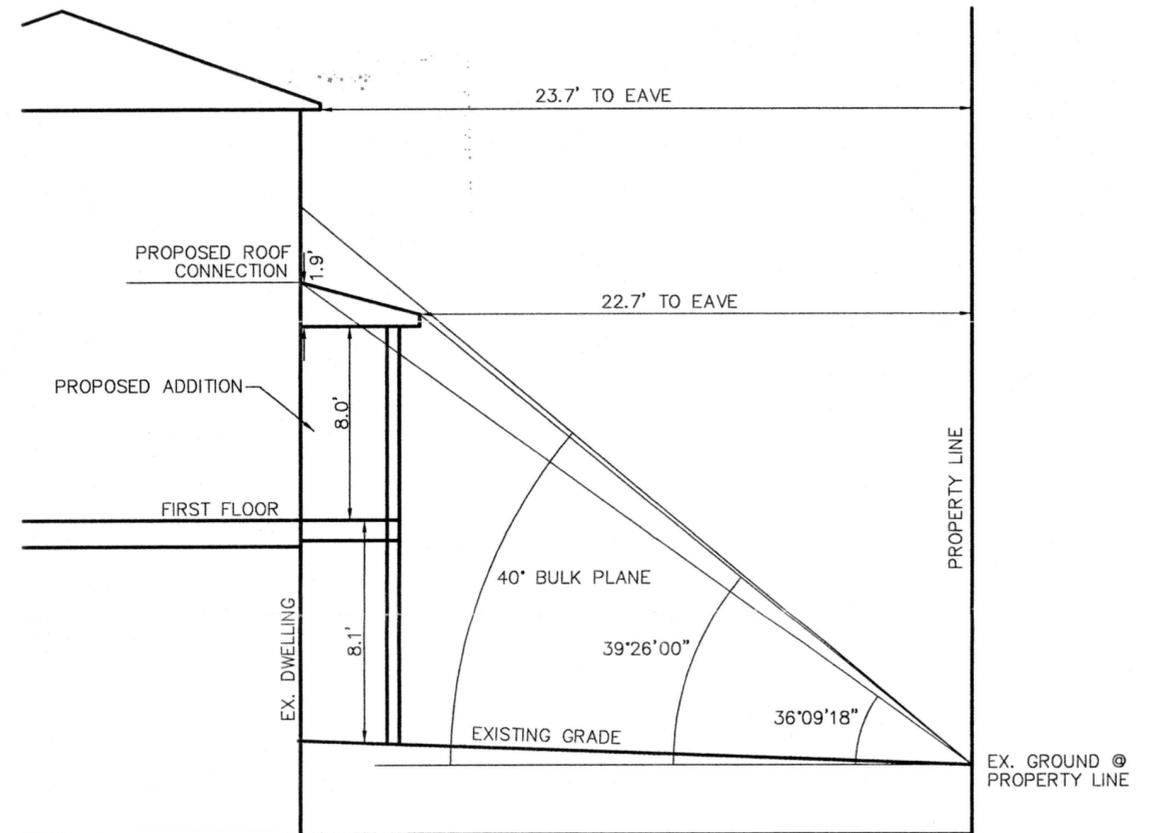
1. NO TITLE REPORT FURNISHED.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 035-1 ((5)) PARCEL 15 AND IS ZONED R-2.
3. THERE ARE NO FLOOD PLAINS OR RPA LOCATED ON THIS LOT.
4. THIS PROPERTY IS LOCATED IN HUD FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN PER FIRM NO. 5155250025D EFFECTIVE DATE: MARCH 5, 1990.
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
6. SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS LOT.
7. TOPOGRAPHY DELINEATED HEREON TAKEN FROM FAIRFAX COUNTY TOPO MAP. 5 FOOT CONTOUR INTERVAL.

THE GROSS FLOOR AREA OF THE PROPOSED ADDITION IS 60 SQ. FT. AND THE GROSS FLOOR AREA OF THE EXISTING STRUCTURE IS 4300 SQ. FT. WHICH DOES NOT EXCEED THE ALLOWABLE 150 PERCENT OF THE TOTAL GROSS FLOOR AREA OF THE PRINCIPLE STRUCTURE.

THE TOTAL GROSS FLOOR AREA, INCLUDING THE NEW ADDITION WILL BE 4360 SQUARE FEET.

COPIES OF THE ORIGINAL DOCUMENTS HAVE BEEN RETAINED AND JEFF WARNER, L.S. CANNOT ASSUME RESPONSIBILITY FOR ANY SUBSEQUENT CHANGES TO THESE REPRODUCIBLE DRAWINGS, WHICH ARE NOT MADE BY JEFF WARNER OR THOSE WORKING UNDER HIS DIRECT CONTROL AND SUPERVISION AT JEFF WARNER LAND SURVEYING, INC.

REQUIRED YARDS (CLUSTER SUBDIVISION LOT)
FRONT YARD: 25 FEET
SIDE YARD: 8 FEET, BUT TOTAL MINIMUM OF 24 FEET
REAR YARD: 25 FEET



ELEVATION VIEW
1"=5'

Application No. SP 2011-SU-027

Approved

Jeff Warner
Chairman, Board of Zoning Appeals



PLAT SHOWING
PROPOSED BUILDING ADDITION
LOT 15
SECTION FOURTEEN
FRANKLIN GLEN
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SEPTEMBER 22, 2010

JEFF WARNER LAND SURVEYING, INC.
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RECEIVED
Department of Planning & Zoning
MAR 08 2011
Zoning Evaluation Division