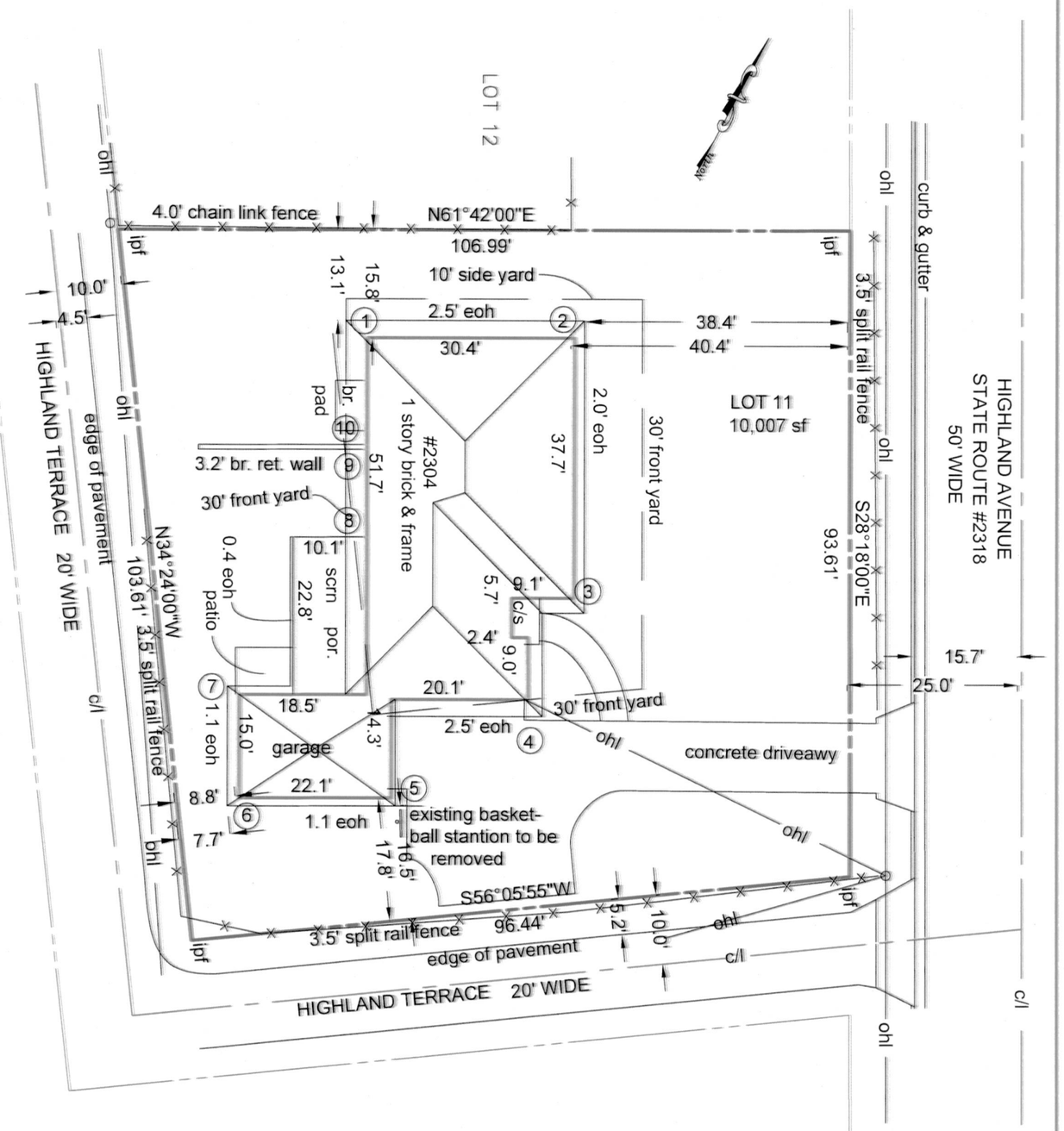

elevation top of roof 106.7'
elevation house eave 100.0
elevation mid point roof 103.35'

pt #	mid roof hght	grade	height
1.	103.35	84.50	18.85
2.	103.35	90.00	13.35
3.	103.35	91.90	11.45
4.	103.35	91.60	11.75
5.	103.35	91.00	12.35
6.	103.35	89.90	13.45
7.	103.35	88.50	14.85
8.	103.35	88.90	14.45
9.	103.35	89.20	14.15
10.	103.35	86.00	17.35

elevations shown are based on assumed datum.

mean height 142/10 = 14.2

Application No. VC 2011-DR-006
Approved
John A Rittler III
Chairman, Board of Zoning Appeals

SITE AS BUILT

/Kelleher

VARIANCE PLAT

JOB #: 09-0057

COMMONWEALTH OF VIRGINIA
GUY H. BRIGGS
No. 1894
4/10/11
LAND SURVEYOR

page 1 of 2

rev Apr 10/11
rev Feb 10/11
rev Dec 07, 2010
rev July 1, 2010
rev Apr 6, 2010
July 31, 2009

LOT 11, BRYANTS ADDITION TO

ELLISON HEIGHTS

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20'

APEX SURVEYS 7720 VICEROY STREET 703 866-1236
SPRINGFIELD, VIRGINIA 22151

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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Department of Planning & Zoning
APR 25 2011
Zoning Evaluation Division

1. The property shown here on is located on Fairfax County tax map no. 040-4-18-0011 and is zoned R-4.
2. This property is serviced by public sewer and water.
3. The existing gross floor area is 1,810 sf (including garage area), the proposed gross floor area is 353 sf (not including porch area), the combination of existing and proposed gross floor area is 2,163 sf with a floor /area ratio of 0.22.
4. There are no easement 25' or larger in width on this property, or major underground easements.
5. There is no flood plain or resource protection area in the vicinity of this site.
6. There are no burial sites apparent on the property.
7. Proposed use is residential.
8. SWM plans will be submitted at such time as a grading plan is required. Total disturbed area (1,603 sf + 497 sf) = 2,050 sf

elevation top of roof 106.7'
elevation house eave 100.0
elevation mid point roof 103.35'

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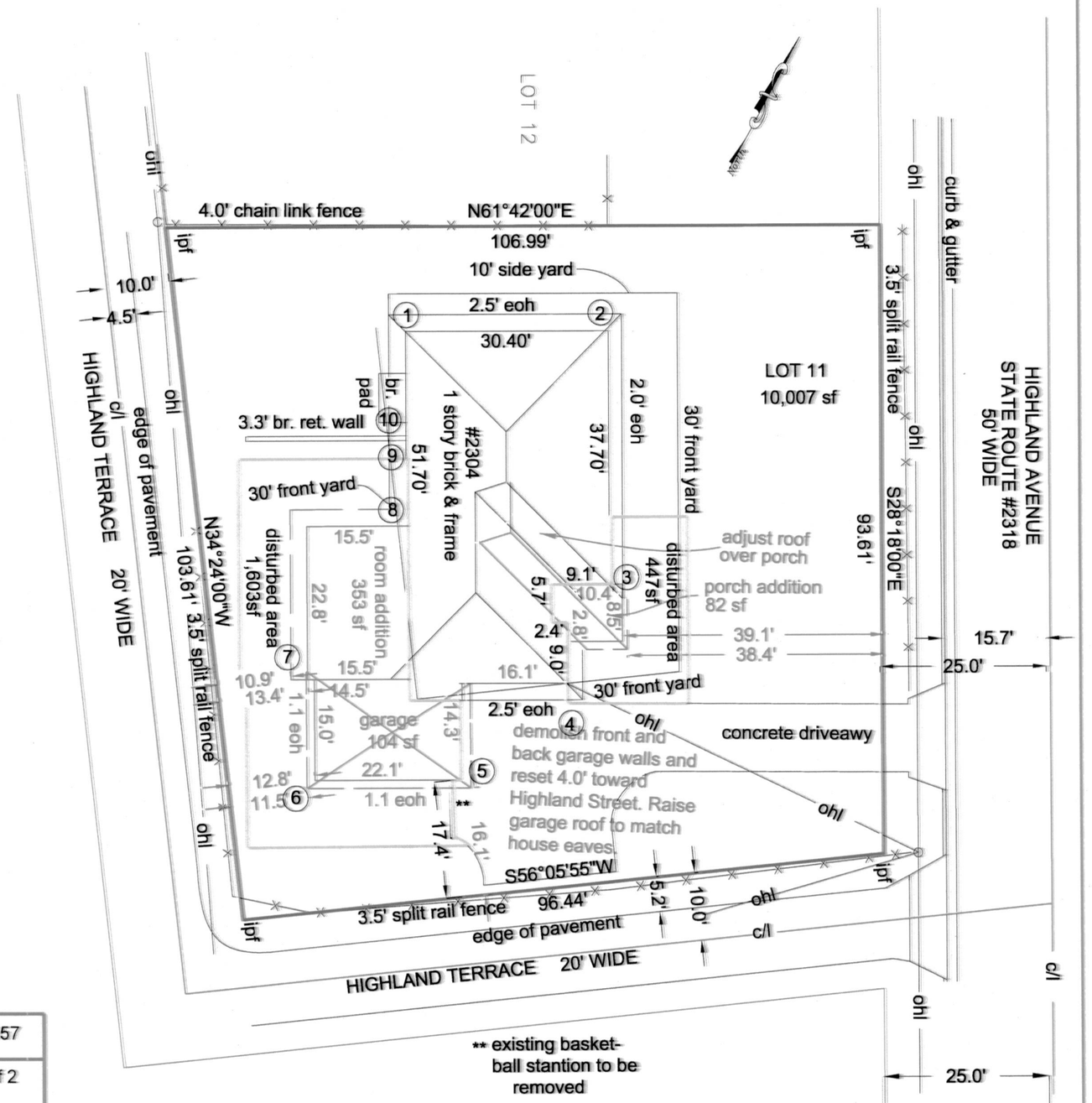
elevations shown are based on assumed datum.

mean height 142/10 = 14.2

Application No. VC 2011-DR-006
Approved
John F Ribble III
Chairman, Board of Zoning Appeals

eoh eave overhang
ohl overhead lines
c/s concrete stoop
cl centerline
ipf iron pipe found

preconstruction mean building height 14.2'
postconstruction mean building height 14.2'
(grade elevations do not change; top of roof elevation does not change)



SITE WITH PROPOSED IMPROVEMENTS

/Kelleher

VARIANCE PLAT

JOB #: 09-0057

page 2 of 2

COMMONWEALTH OF VIRGINIA
GUY H. BRIGGS
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LOT 11, BRYANTS ADDITION TO

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SPRINGFIELD, VIRGINIA 22151