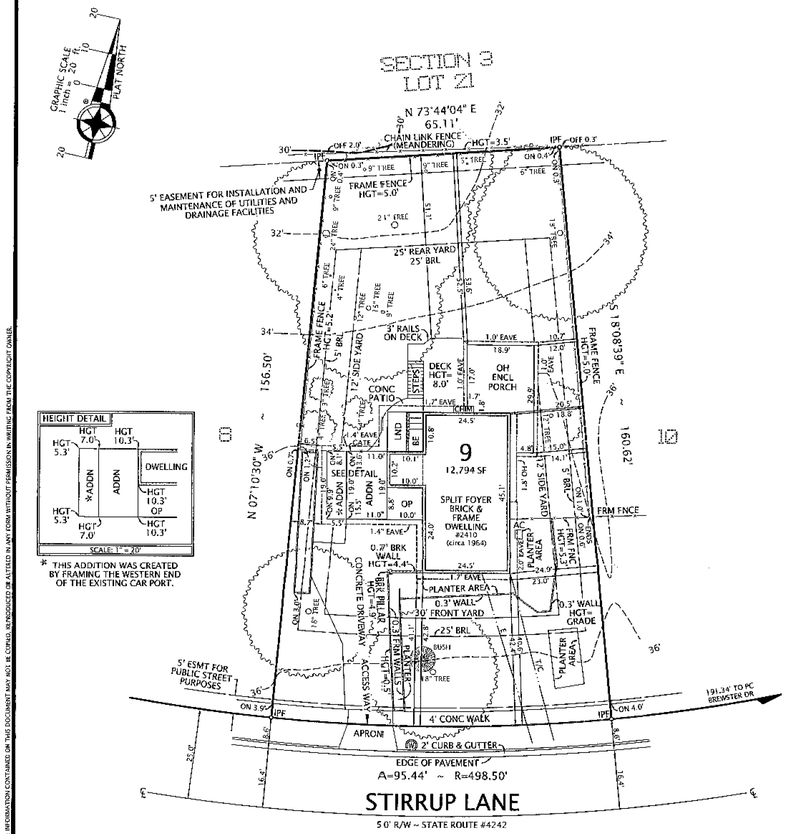


NOTES:

1. TAX MAP: 102-3-0011-06-0009
2. ZONE: R-3 (RESIDENTIAL 3 DU/AC)
3. LOT AREA: 12,794 SF (0.2937 ACRE)
4. REQUIRED YARDS:

		BUILDING RESTRICTION LINES PER SUBDIVISION PLAT:	
FRONT:	= 30.0 FEET	FRONT BRL	= 25.0 FEET
SIDE:	= 12.0 FEET	SIDE BRL	= 05.0 FEET
REAR:	= 25.0 FEET	REAR BRL	= 25.0 FEET

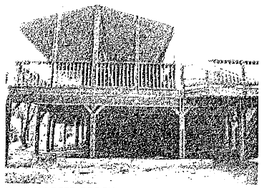
5. HEIGHTS:

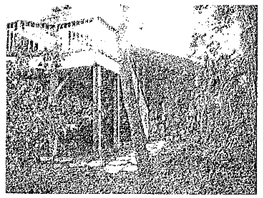
DWELLING	= 17.7 FEET
OH ENCL PORCH	= 17.5 FEET
PLAYGROUND EQUIP	= AS NOTED
STORAGE AND CAR PORT	SEE DETAIL
FENCES AND WALLS	= AS NOTED

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING.
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 2' 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. 51059C0405E EFFECTIVE SEPTEMBER 17, 2010.
12. AREAS:

BASEMENT	=	1,105 SF
1ST FLOOR	=	103 SF
ENCL PORCH	=	406 SF
2ND FLOOR	=	1,149 SF
GROSS FLOOR AREA	=	2,763 SF

FLOOR AREA RATIO =
EX GFA (2763) / LOT AREA (12794) = 0.22


OH ENCLOSED PORCH


DECK

Application No. SP 2011-MV-089

APPROVED

Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
AUG 02 2011
Zoning Evaluation Division

PLAT

SHOWING THE IMPROVEMENTS ON
LOT 9, BLOCK 6, SECTION 2

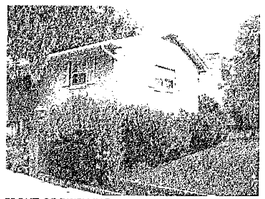
STRATFORD ON THE POTOMAC

(DEED BOOK 2400, PAGE 285)

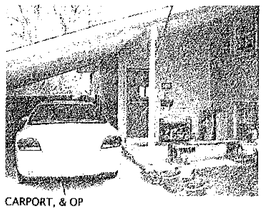
FAIRFAX COUNTY, VIRGINIA

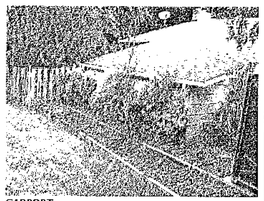
MOUNT VERNON DISTRICT

SCALE: 1" = 20' MARCH 18, 2011
JULY 01, 2011 (REV)


FRONT OF DWELLING

DRIVEWAY, STORAGE, CARPORT, & OP


CARPORT, & OP


CARPORT

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
03/18/2011
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR
George M. O'Quinn

CASE NAME:
TOM BRADLEY
JUDITH STARR

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

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