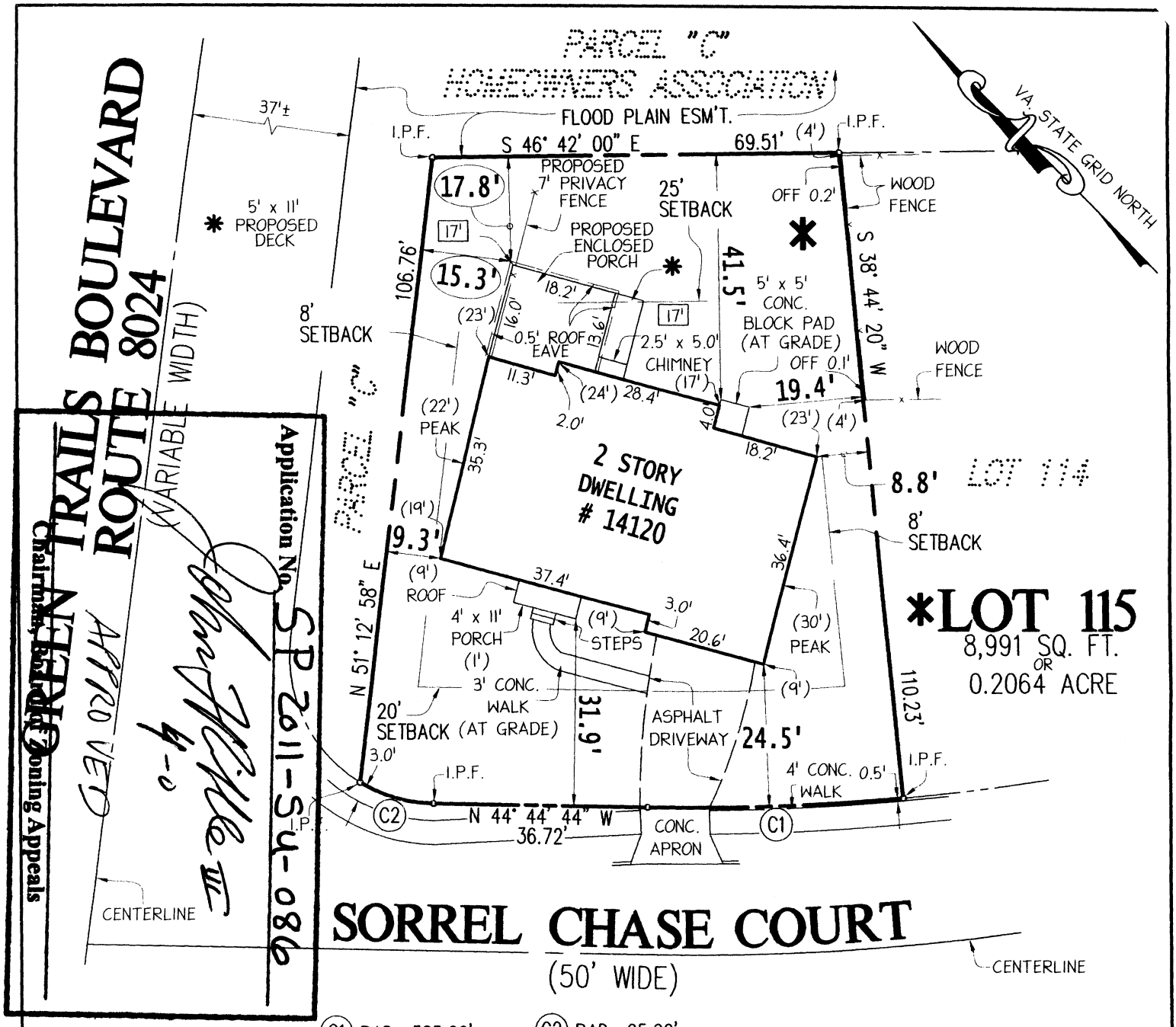

MINIMUM YARD TABLE
ZONED R5

MINIMUM YARD REQUIREMENTS	
YARD	SETBACK
FRONT	20'
SIDE	8'
REAR	25'

(C1) RAD: 385.00'
ARC: 43.78'
CH: N 48° 00' 12" W
43.76'

(C2) RAD: 25.00'
ARC: 13.28'
CH: N 29° 31' 40" W
13.12'

NOTES:

1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.E.M.A. MAP# 51059C0235E EFFECTIVE DATE: SEPTEMBER 17, 2010
3) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP # 065-3-04-0115
4) PROPERTY SERVED BY PUBLIC WATER AND SEWER.
5) NO BURIAL SITES ON LOT PER RECORD PLAT RECORDED IN DEED BOOK 6660, PAGE 1477 AMONG LAND RECORDS OF FAIRFAX COUNTY

LEGEND:

I.P.F. DENOTES IRON PIPE FOUND
-X- DENOTES FENCE LINE
(1') DENOTES HEIGHT ABOVE GRADE
(1') DENOTES PROPOSED SWING
[1'] DENOTES PROPOSED HEIGHT ABOVE GRADE

COMMONWEALTH OF VIRGINIA
TIMOTHY J. FARRELL
Lic. No. 2683
1/12/11
LAND SURVEYOR

SPECIAL PERMIT PLAT

LOT 115

AREA	
EX. HOUSE	2,142 SQ. FT.
NEW ADDITION	276 SQ. FT.