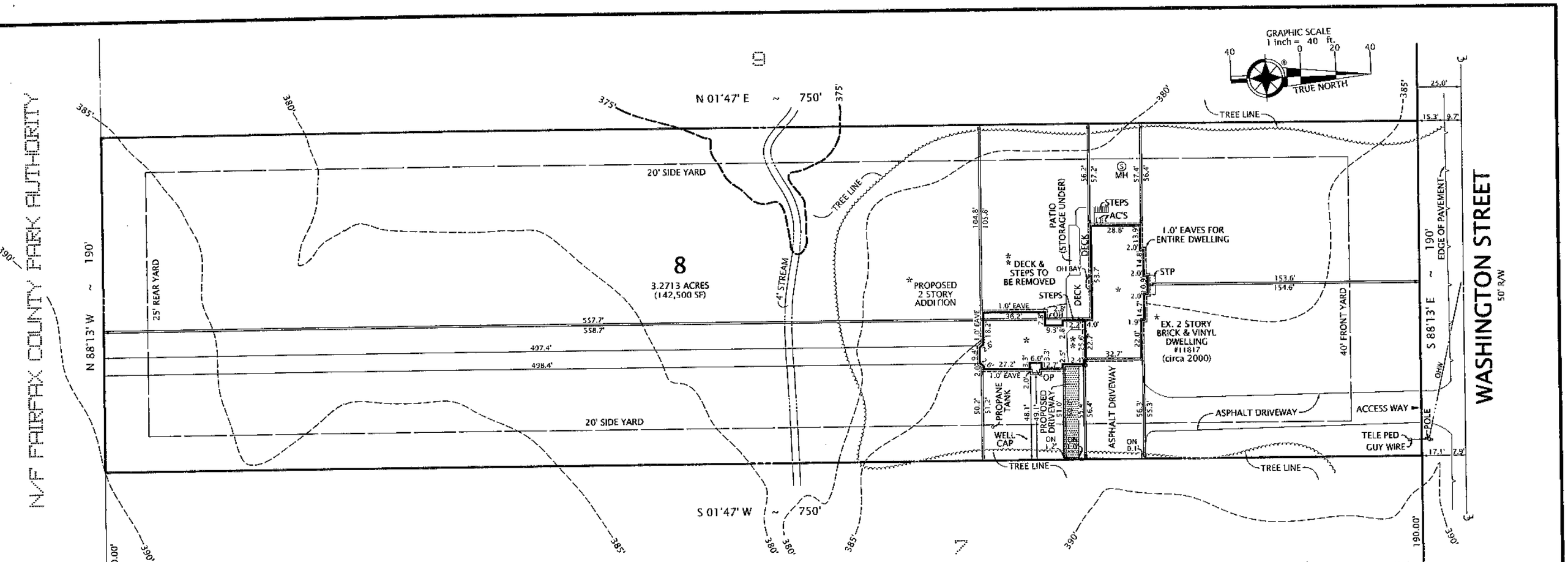

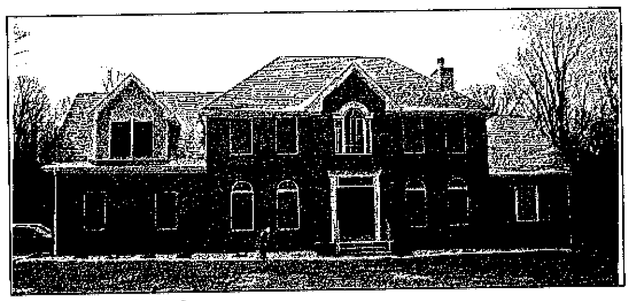

FRONT OF DWELLING

REAR OF DWELLING

Application No. SP 2011-SP-102
Approved
Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
JAN 06 2012
Zoning Evaluation Division

NOTES

1. TAX MAP: 67-1-04-0008
2. ZONE: RC (RESIDENTIAL CONSERVATION 1DU/5AC)
3. LOT AREA: 3.2713 ACRES (142,500 SF)
4. REQUIRED YARDS:

FRONT:	=	40.0 FEET
SIDE:	=	20.0 FEET
REAR:	=	25.0 FEET

5. HEIGHTS:

DWELLING	=	34.3 FEET
PROPOSED ADDITION	=	28.3 FEET
DECK	=	09.7 FEET

6. THIS PROPERTY IS SERVED BY PUBLIC 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 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.
12. AREAS: (FROM THE ARCHITECTS PLAN)
(EX. CELLAR NOT INCLUDED)

EX. FIRST FLOOR	= 2,388 SF
EX. SECOND FLOOR	= 2,104 SF
EX. GROSS FLOOR AREA	= 4,492 SF

EX. FLOOR AREA RATIO = EX. GFA (4492)/LOT AREA (142500) = 0.03

PROP. 1ST FLOOR	= 1,747 SF (ACCESSORY DWELLING UNIT)
PROP. 2ND FLOOR	= 1,533 SF
PROP. ADDN.	= 3,280 SF

EX. GFA (4492) + PROP. ADDN. (3280) = 7,772 TOTAL SQ. FT.
PROP. ADU (1,747) / (7,772) TOTAL SQ. FT. = 0.224%

PROP. GROSS FLOOR AREA = EX. GFA (4492) + PROP. ADDN. (3280) = 7,772 SF.

PROP. FLOOR AREA RATIO = PROP. GFA (7772) / LOT AREA (142500) = 0.055

PROP. DRIVEWAY EXTENSION = 465 SF. (8.9' X 52.2')

PLAT

SHOWING THE IMPROVEMENTS ON

LOT 8

LINCOLN PARK

(DEED BOOK 458, PAGE 384)

FAIRFAX COUNTY, VIRGINIA

SPRINGFIELD DISTRICT

SCALE: 1" = 40'

FEBRUARY 22, 2011
OCTOBER 18, 2011 (REVISED)
NOVEMBER 15, 2011 (CALC)
JANUARY 03, 2012 (CELLAR)

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
02/22/2011
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR
George M. O'Quinn

ORDERED BY:

OMARI/ZAFAR

MARLENE PAUKAR

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

CASE NAME: OMARI/ZAFAR

#110215011