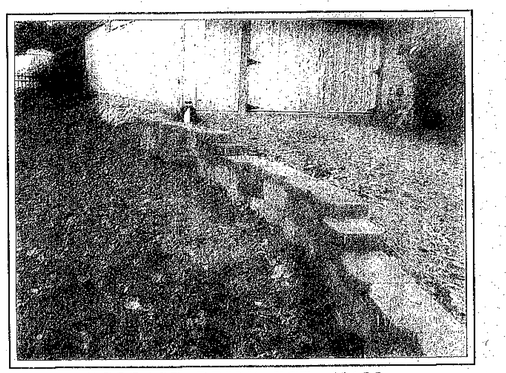
GENERAL NOTES:

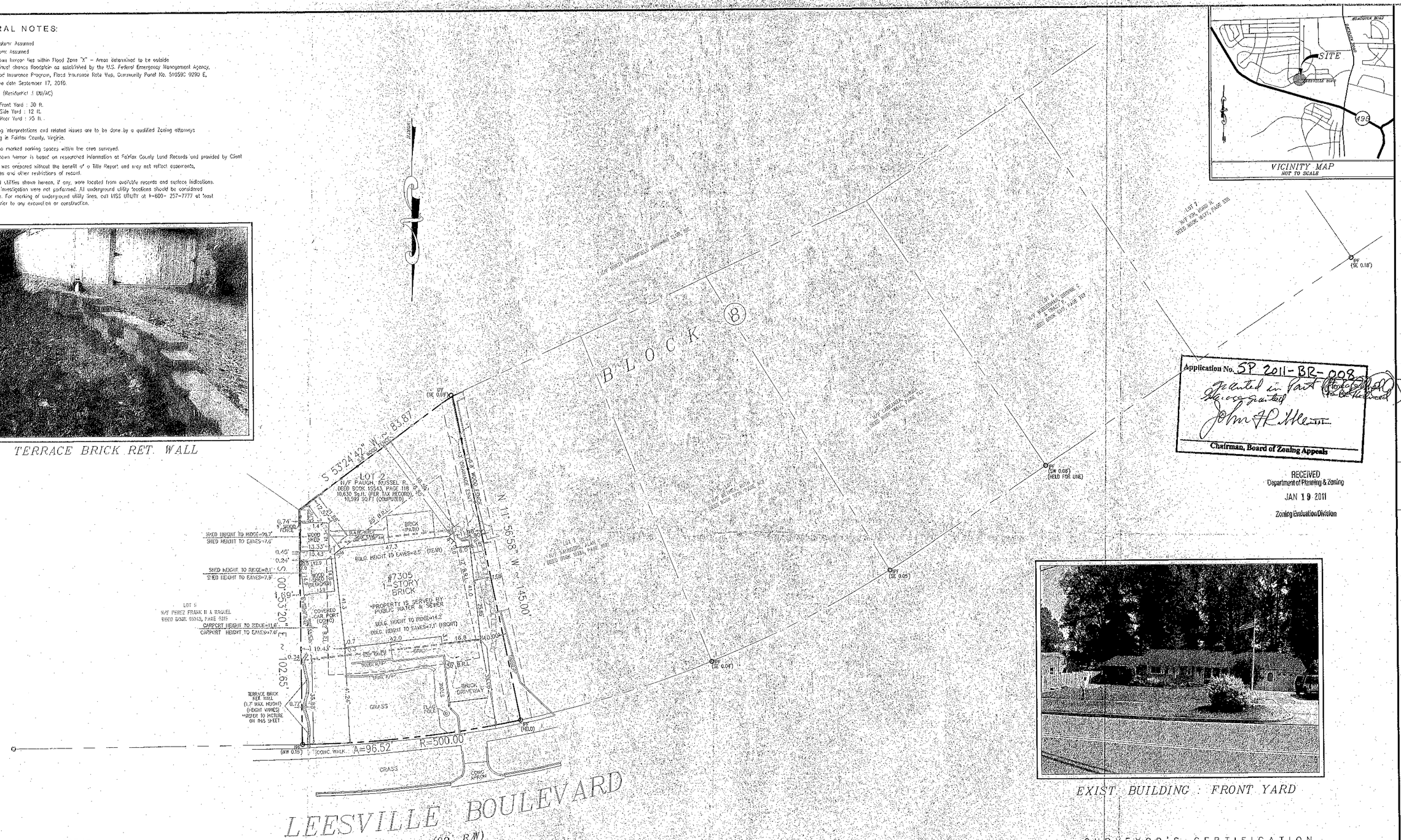
1. Horizontal Datum: Assumed
2. Vertical Datum: Assumed
3. Property shown hereon lies within Flood Zone "X" – Areas determined to be outside the 0.2% annual chance floodplain as established by the U.S. Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map, Community Panel No. 5105900290 E, map effective date September 17, 2010.
4. Zoned: R-3 (Residential 3 DU/AC)

   Min. Front Yard : 30 ft.
   Min. Side Yard : 12 ft.
   Min. Rear Yard : 25 ft.

   ** All Zoning interpretations and related issues are to be done by a qualified Zoning attorneys practicing in Fairfax County, Virginia.
5. There are no marked parking spaces within the area surveyed.
6. Boundary shown hereon is based on researched information at Fairfax County Land Records and provided by Client
7. This survey was prepared without the benefit of a Title Report and may not reflect easements, property lines and other restrictions of record.
8. Underground utilities shown hereon, if any, were located from available records and surface indications. Subsurface investigation were not performed. All underground utility locations should be considered approximate. For marking of underground utility lines, call MISS UTILITY at 1-800- 257-7777 at least 48 hours prior to any excavation or construction.



TERRACE BRICK RET. WALL



EXIST. BUILDING : FRONT YARD

Application No. SP 2011-BR-008
Granted in Part (Waiver of Wall to be Waived)
Waiver Granted
John R Allen
Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
JAN 19 2011
Zoning Evaluation Division

LEGEND

	STORM MH
	GROUND LIGHT
	WATER SHUT OFF
	IRON
	UTILITY MH
	LIGHT POLE
	ELEC. MH
	GAS VALVE
	GAS METER
	SANITARY MH
	YARD DRAIN/INLET
	WATER MH
	WATER VALVE
	WATER METER
	PARKING METER
	CHAIN LINK FENCE
	BOLLARD
	TREE
	SILT FENCE
	BUSH
	TRAVERSE
S/W	SIDEWALK
TYP	TYPICAL
CONC.	CONCRETE
R/W	RETAINING WALL
IPF	IRON PIPE FOUND
SD	STORM DRAIN LINE
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
EXT.	EXTENSION
	HANDICAP RAMP
	TELEPHONE POLE
	TRAFFIC LIGHT POLE
	GUY
EXST.	EXISTING
REC.	RECORD INFORMATION
MST.	MEASURED INFORMATION
	ROOF DRAIN W/CONC BASE
	EXIST. FIRE HYDRANT
C&G	CURB & GUTTER
	CHAIN LINK FENCE
WF.	WOODEN FENCE
PL.	PLANTER
CO	CLEAN OUT
	GENERATOR (NATURAL GAS OR OTHER)
RF	REBAR FOUND
R/C	REBAR WITH CAP
FND	FOUND
O/E	OPEN END
	BENCHMARK
SHR-06	STREAM FLAG
	EXIST. ASPHALT PAVEMENT

SURVEYOR'S CERTIFICATION

To: Avon Corporation & Mr. Russel R. Paugh

We hereby certify to the best of our professional knowledge and belief and as of the latest date shown hereon, that this boundary survey was established by instrument-tape field survey and electronic measurements actually made on the ground and that information shown hereon is correct; that the survey correctly shows Lot 2, Block 8, Section 4 in subdivision known as "North Springfield" and recorded in Deed Book No. 15543 at Page 118 among the Land records of Fairfax County, Virginia; said premise bearing physical address 7305 Leesville Boulevard, Springfield, VA 22151 and that except as shown, there is no visible evidence of easement(s) or right-of-ways on said premises or any other easements or right-of-ways of which the undersigned has been advised, and that all Zoning Classifications are shown per county records subject to the interpretation by a qualified zoning attorney, practicing in Fairfax County, in the Commonwealth of Virginia.

This survey was prepared without the benefit of a Title Report and may not reflect easements, property lines and other restrictions of record.

November 24, 2010
Date

AULtec, Inc.
James A. Afful
Professional Land Surveyor, VA. #0002181

COMMONWEALTH OF VIRGINIA
1/06/2011
JAMES AGYEMFRA AFFUL
LIC. NO. 0002181
LAND SURVEYOR

BOUNDARY SURVEY

LOT 2, BLOCK 8, SECTION 4
7305 LEESVILLE BOULEVARD
DEED BOOK 15543, PAGE 118
BRADDOCK
FAIRFAX COUNTY, VIRGINIA

DATE:	REVISION
05/26/10	1ST SUBMITTAL
08/17/10	2ND SUBMITTAL
11/24/10	3RD SUBMITTAL

AULtec, Inc.
7895 Cessna Avenue, Suite D
Gaithersburg, MD 20879
Tel. (301) 947-5695 Fax (301) 947-6911
E-mail: aultec1@aultecinc.com
Engineers ■ Surveyors ■ Planners ■ GIS Consultants ■ GPS Consultants

DATE:	MAY 2010
SCALE:	1" = 20'
CONTOUR INTERVAL:	
DESIGN:	ZL, JM, CSA
DRAWN:	MKS
CHECKED:	JAA
PROJ. No.	2010-250
FILE No.	7305Leesville@vid.dwg

SHEET
1 OF 1