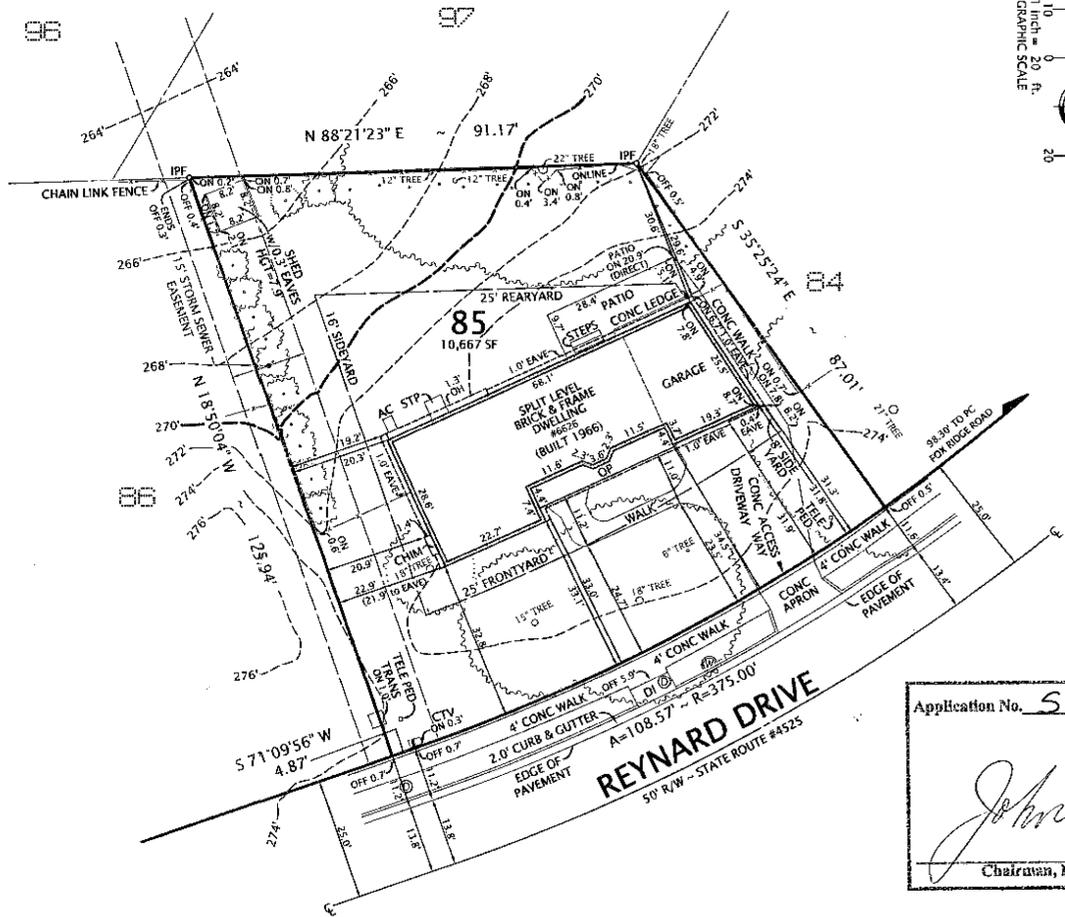


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APPROVED

Application No. SP 2011-SP-106

John A. Miller

Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
DEC 07 2011
Zoning Evaluation Division

- NOTES
- TAX MAP: 89-1-05-0085
 - ZONE: R-2C (R-2 w/CLUSTER DEV)
 - LOT AREA: 10,667 SF (0.2449 ACRE)
 - REQUIRED YARDS:

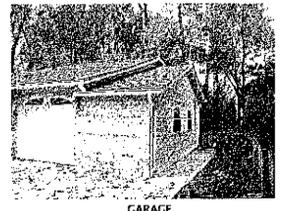
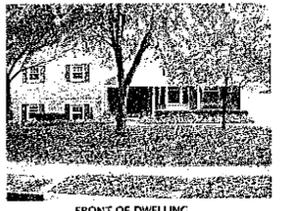
FRONT:	=	25.0 FEET
SIDE:	=	MIN. 8.0' FEET BUT A TOTAL OF 24.0 FEET
REAR:	=	25.0 FEET
 - EX. HEIGHTS:

EX. DWELLING	=	19.0 FEET
EX. GARAGE (RIDGELINE)	=	11.4 FEET
EX. GARAGE (EAVE)	=	06.6 FEET
EX. SHED	=	07.9 FEET
EX. LEDGE	=	00.6 FEET
EX. FENCES	=	04.0 FEET
 - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 - THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
 - ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
 - THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
 - TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 2' INTERVALS, AND IS AERIAL.
 - THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
 - EX. AREAS:

EX. BASEMENT	=	651 SF
EX. FIRST FLOOR	=	1,084 SF
EX. SECOND FLOOR	=	674 SF
EX. GROSS FLOOR AREA	=	2,409 SF

EX. FLOOR AREA RATIO: 0.23 (2409 / 10,667)
 - FENCES ARE FRAME UNLESS NOTED.
 - ALL FENCES ARE 4.0' IN HEIGHT.
 - UTILITIES ARE UNDERGROUND.
 - TREES ARE 0.5" IN DIAMETER OR LESS UNLESS NOTED.
 - SILT FENCE IS TO CONTAIN THE FAMILY PUPPY DOG. THERE IS NO CONSTRUCTION ASSOCIATED WITH THE SILT FENCE.
 - FRONT YARD = 3,624 SF (FROM THE FACE OF THE DWELLING)
FRONT YARD IMPERVIOUS COVER = 770 SF.
FRONT YARD IMPERVIOUS COVER CALC. = 0.21

PLAT
SHOWING THE IMPROVEMENTS ON
LOT 85, SECTION 1
ORANGE HUNT ESTATES
(DEED BOOK 2690, PAGE 235)
FAIRFAX COUNTY, VIRGINIA
SPRINGFIELD DISTRICT
SCALE: 1" = 20' NOVEMBER 04, 2011
DECEMBER 01, 2011 (IMPERV. CALC.)



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 ENCRUMCHMENTS 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
11/04/2011
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR
George M. O'Quinn

CASE NAME:
ALBERT A. TOBIN
DEBORAH L. TOBIN

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