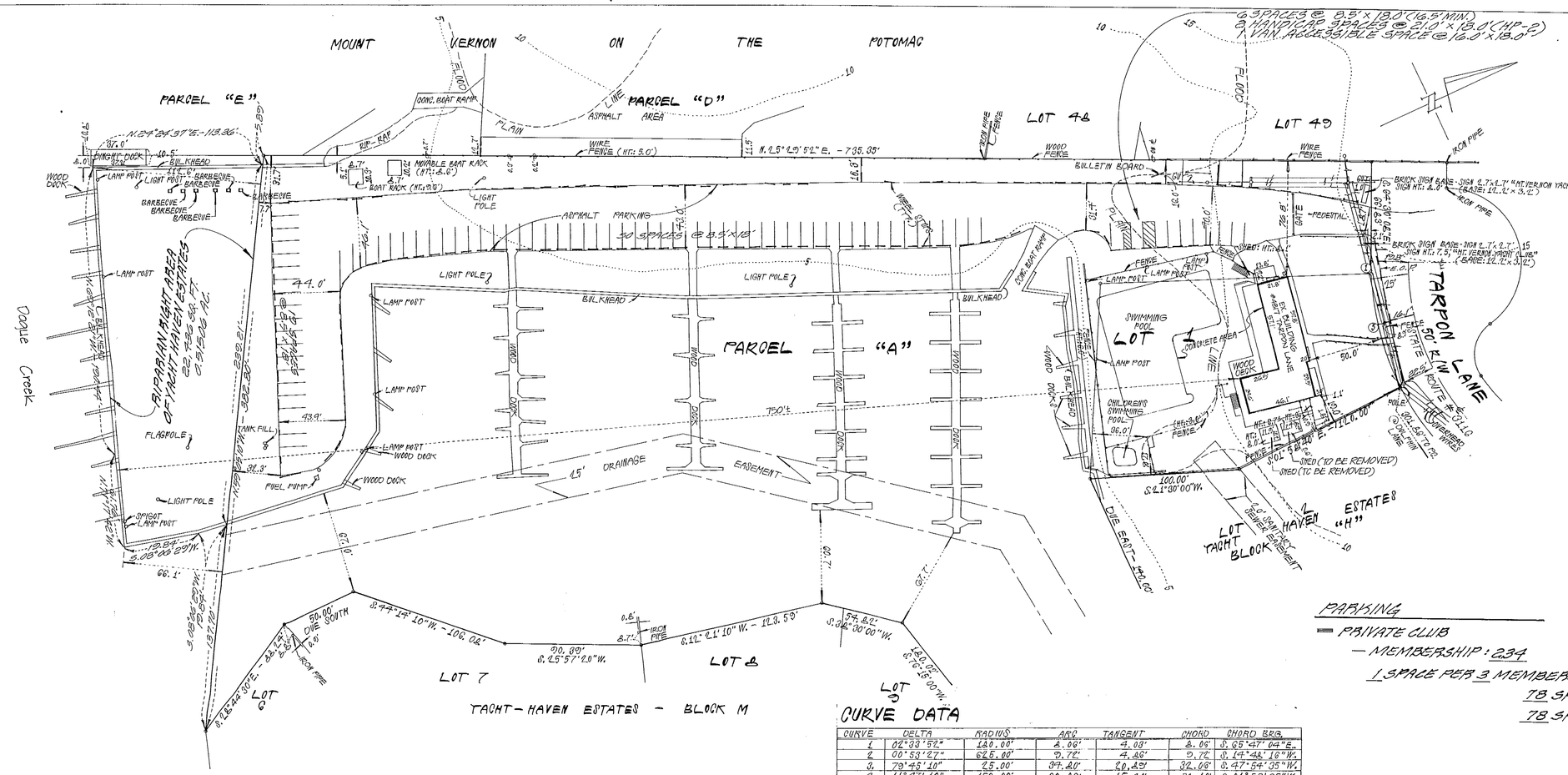
Site Tabulations:

Land Area:
Parcel 1.....22,139 sq.ft.
Parcel A.....339,759 sq.ft.
Riparian Right Area 22,436 sq.ft.
Total Area.....384,334 sq.ft. or 8.8231 acres (no change)

	PERMITTED	EXISTING	PROPOSED
Lot Width	100 ft.	153.15 ft.	No Change
Floor Area		5,312 sq.ft.	6,500 sq.ft.
Floor Area Ratio	0.20	0.01	0.02
Max. Building Height	60 ft.	24.1 ft.	35 ft.
Yards:			
Front:	35 ft.	50 ft.	No Change
Side:	15 ft.	121 ft.	No Change
Rear:	25 ft.	750 ft.±	No Change



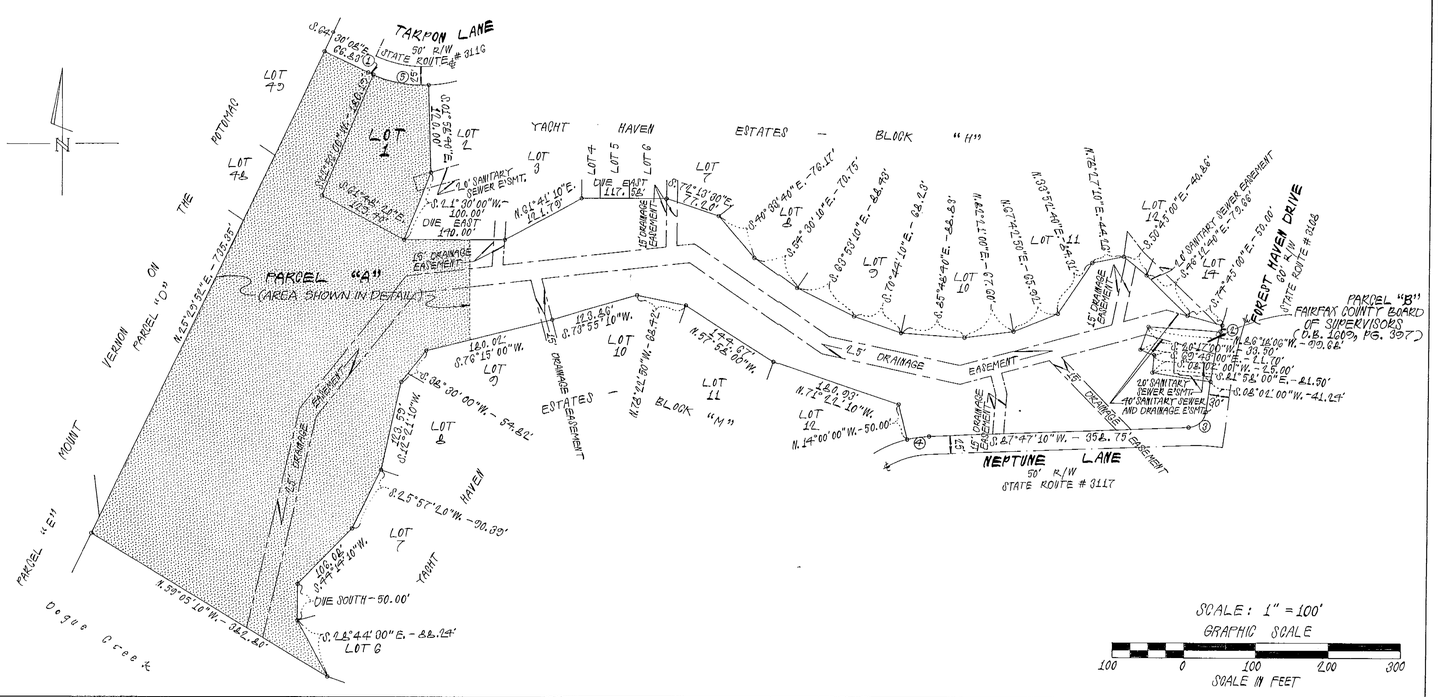
TACHT-HAVEN ESTATES - BLOCK M

CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
1	02°33'52"	180.00'	8.09'	4.08'	8.06'	S.25°47'04"E.
2	00°53'27"	625.00'	9.72'	4.86'	9.72'	S.14°48'10"W.
3	79°45'10"	25.00'	34.80'	20.89'	32.06'	S.47°54'35"W.
4	11°47'10"	150.00'	30.86'	15.48'	30.80'	S.81°53'35"W.
5	44°54'40"	100.00'	78.46'	41.76'	77.05'	S.79°31'20"E.

AREA TABULATION

AREA LOT 1, BLOCK "H"	22,139 SQ. FT.
AREA PARCEL "A"	339,759 SQ. FT.
AREA OF RIPARIAN RIGHT	22,436 SQ. FT.
TOTAL AREA	384,334 SQ. FT.



NOTES:

1. No title report furnished.
2. Plat subject to easements and restrictions of record or otherwise.
3. Fence locations as shown are approximate only and do not certify as to ownership.
4. Contour interval is five (5) feet. Topography taken from Fairfax County topography maps, compiled by Air Survey & Design, Inc., Herndon, VA; aerial photography dated March 1984. Line location is approximate only.
5. Flood Plain line is approximate only and is taken from current Fairfax County Tax Map.
6. Tax Map # 110-3-04-0000-A, #110-3-04-00H-0001 and Riparian Right Area (Dogue Creek).
7. This site is served by public water and sanitary sewer.
8. There is no evidence of any graves on this property.
9. Parking area is not striped. Wheel stops are shown.
10. Comprehensive Plan does not indicate any trail at this location.
11. No proposed impervious area by this plan. No Stormwater Management required.
12. Modification of Transitional Screening is requested pursuant to paragraph 3 and paragraph 4 of Section 13-304, in order to permit existing vegetation to meet the requirements along the northern, eastern and a portion of the western peripherals.
13. Modification of the Barrier requirement is requested pursuant to paragraph 12, Section 13-304, along the northern periphery in order to permit the existing fence to meet the intent of the Zoning Ordinance.

SPA 80-V-028-2

BY BZA

SPECIAL PERMIT AMENDMENT PLAT

ON THE PROPERTY OF MOUNT VERNON YACHT CLUB, INC.
LOCATED ON LOT 1, BLOCK "H" AND PARCEL "A"

YACHT-HAVEN ESTATES

MOUNT VERNON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 40'
DECEMBER 13, 1999

COMMONWEALTH OF VIRGINIA
LARRY N. SCARTZ
CERT. NO. #10008
LAND SURVEYOR B

PREPARED BY
LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
13621 JEFFERSON DAVIS HIGHWAY
WOODBRIDGE, VIRGINIA 22191
TELEPHONE: 703-494-4181, 703-690-4055, 703-650-2158
TOLL FREE: 1-800-628-8390 TELEFACSIMILE: 703-690-3066

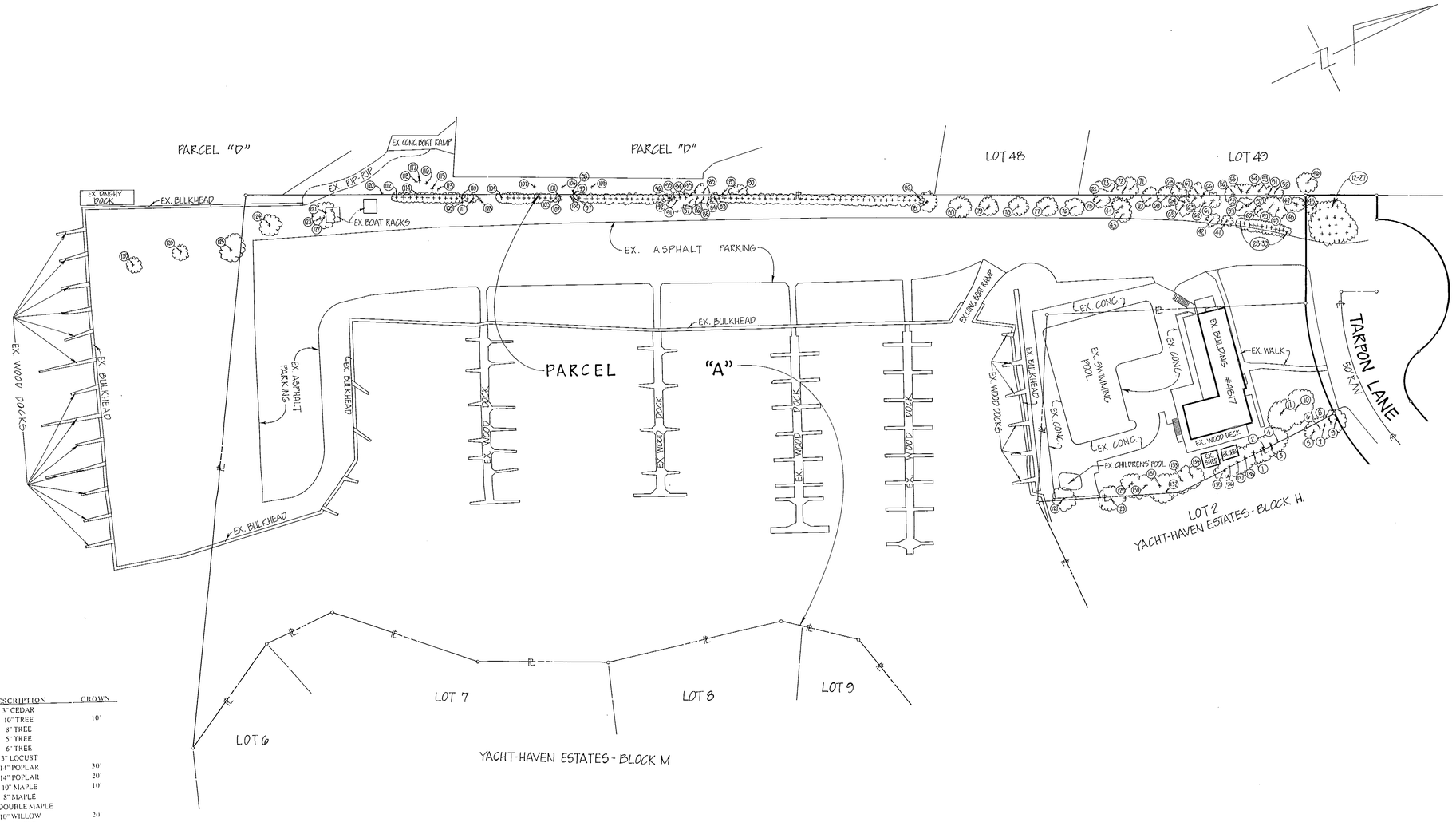
RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAR 17 2000
PLANNING EVALUATION DIVISION

GRAPHIC SCALE
40 0 40 80 120
SCALE IN FEET

	DESCRIPTION	CROWN
1	12" GUM	20'
2	8" GUM	15'
3	3" POPLAR	
4	2" PINE	
5	2" PINE	
6	2" PINE	
7	2" PINE	
8	2" PINE	
9	2" PINE	
10	24" OAK	30'
11	24" OAK	30'
12	6" PINE	10'
13	4" CEDAR	
14	3" CEDAR	
15	4" CEDAR	
16	4" CEDAR	
17	3" CEDAR	
18	3" CEDAR	
19	4"CEDAR	
20	3" CEDAR	
21	3" CEDAR	
22	4" CEDAR	
23	4" CEDAR	
24	3" CEDAR	
25	5" PINE	
26	4" CEDAR	
27	3" CEDAR	
28	SHRUB	
29	SHRUB	
30	SHRUB	
31	SHRUB	
32	SHRUB	
33	SHRUB	
34	SHRUB	
35	SHRUB	
36	SHRUB	
37	SHRUB	
38	SHRUB	
39	SHRUB	
40	HOLLY SHRUB	
41	HOLLY SHRUB	
42	HOLLY	
43	HOLLY	
44	3" CEDAR	
45	4" OAK	
46	20" OAK	20'
47	4" TRIPLE MAPLE	10'
48	1" MAPLE	
49	3" OAK	
50	2" DOUBLE MAPLE	
51	1" CHERRY	
52	12" MAPLE	20
53	1" MAPLE	
54	1" MAPLE	
55	8" MAPLE	10'
56	4" MAPLE	

	DESCRIPTION	CROWN
57	4" MAPLE	
58	4" MAPLE	
59	5" MAPLE	
60	24" OAK	30'
61	15" OAK	15'
62	20" OAK	15'
63	2" MAPLE	
64	6" MAPLE	
65	1" MAPLE	
66	2" QUAD MAPLE	
67	2" MAPLE	
68	18" OAK	30'
69	10" MAPLE	10'
70	2" MAPLE	
71	5" MAPLE	
72	10" MAPLE	10'
73	4" DOUBLE MAPLE	
74	10" MAPLE	20'
75	4" BRADFORD PEAR	
76	4" BRADFORD PEAR	
77	4" BRADFORD PEAR	
78	4" BRADFORD PEAR	
79	4" BRADFORD PEAR	
80	15" MAPLE	30'
81	12" MAPLE	20'
82	START OF SHRUB LINE [35]	
83	END OF SHRUB LINE [35]	
84	3" CEDAR	
85	SHRUB	
86	SHRUB	
87	20" DOUBLE POPLAR	20'
88	8" POPLAR	
89	4" CHERRY	
90	5" QUINT MAPLE	10'
91	3" QUAD MAPLE	10'
92	4" MAPLE	
93	SHRUB	
94	SHRUB	
95	SHRUB	
96	START OF SHRUB LINE [18]	
97	END OF SHRUB LINE [18]	
98	6" CHERRY	
99	6" CHERRY	10'
100	12" TREE [HALF DEAD]	20'
101	5" DOUBLE OAK	
102	SHRUB	
103	START OF SHRUB LINE [11]	
104	END OF SHRUB LINE [11]	
105	2" MAPLE	
106	3" DOUBLE LOCUST	
107	2" MAPLE	
108	20" OAK	20'
109	18" TREE	10'
110	8" OAK	
111	START OF SHRUB LINE [14]	
112	END OF SHRUB LINE [14]	

	DESCRIPTION	CROWN
113	3" CEDAR	
114	10" TREE	10'
115	8" TREE	
116	5" TREE	
117	6" TREE	
118	3" LOCUST	
119	14" POPLAR	30'
120	14" POPLAR	20'
121	10" MAPLE	10'
122	8" MAPLE	
123	10" DOUBLE MAPLE	
124	10" WILLOW	20'
125	4" MAPLE	
126	4" MAPLE	
127	6" DOUBLE MAPLE	
128	6" DOUBLE MAPLE	15'
129	18" CHERRY	20'
130	12" CEDAR	10'
131	10" CEDAR	10'
132	10" CEDAR	10'
133	10" DOUBLE CEDAR	10'
134	12" CEDAR	10'
135	10" DOUBLE CEDAR	10'
136	8" MAPLE	10'
137	18" CHERRY	20'
138	12" CHERRY	10'
139	6" TRIPLE MAPLE	10'



NOTE: THIS SHEET IS FOR THE PURPOSE OF SHOWING EXISTING LANDSCAPE PLANTING ONLY.

SPECIAL USE PERMIT

ON THE PROPERTY OF MOUNT VERNON YACHT CLUB, INC.
LOCATED ON LOT 1, BLOCK "H" AND PARCEL "A"

YACHT-HAVEN ESTATES

MOUNT VERNON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40' DECEMBER 15, 1999

COMMONWEALTH OF VIRGINIA
LARRY N. SCARTZ
CERT. NO. #10004
LAND SURVEYOR B

PREPARED BY
LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
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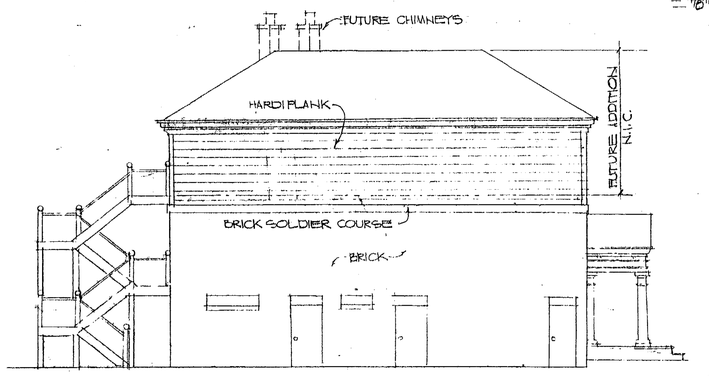
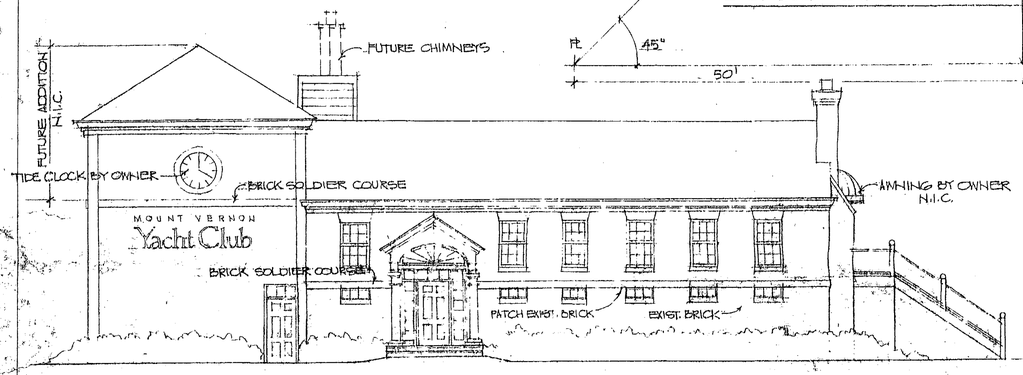
GRAPHIC SCALE
40 0 40 80 120
SCALE IN FEET

ELEVATIONS & ANGLE OF BULK PLANES

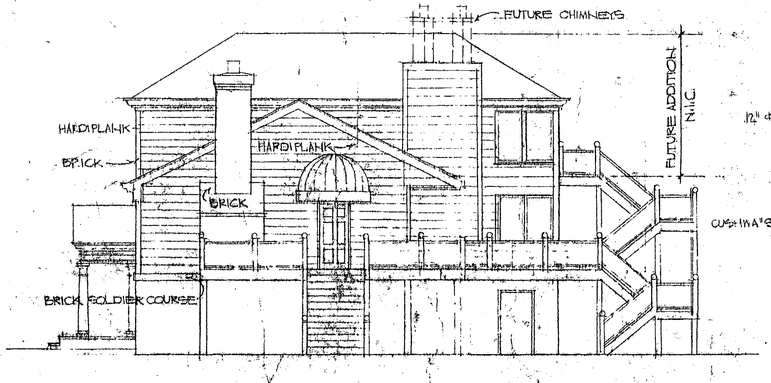
1/8" = 1'-0" 3.17.00 SHEET 3 OF 3



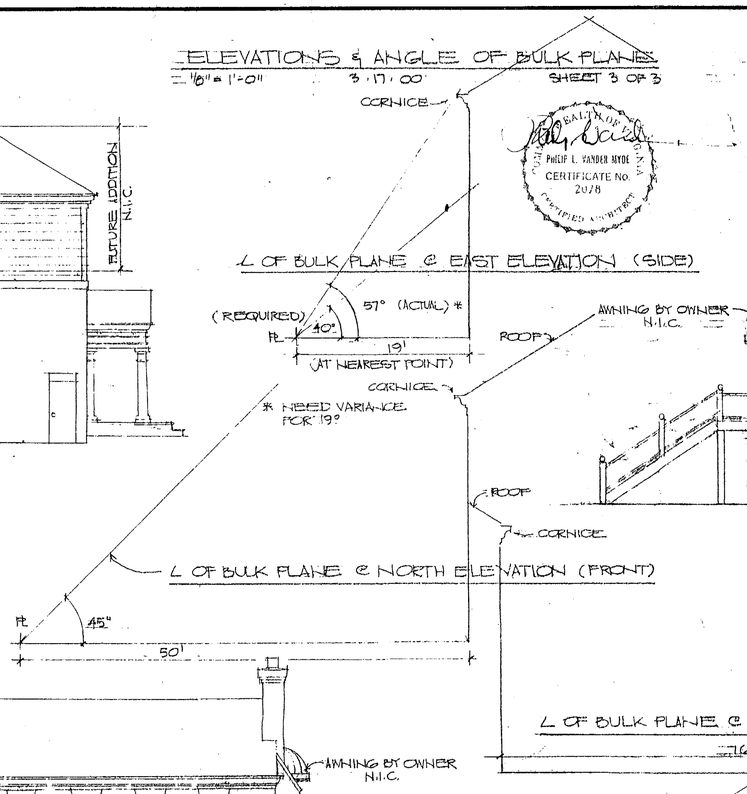
EAST ELEVATION
1/8" = 1'-0"

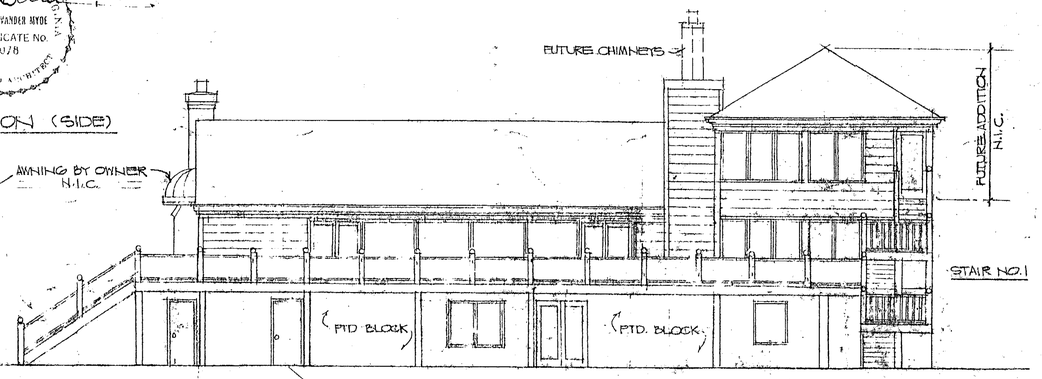


NORTH ELEVATION
1/8" = 1'-0"

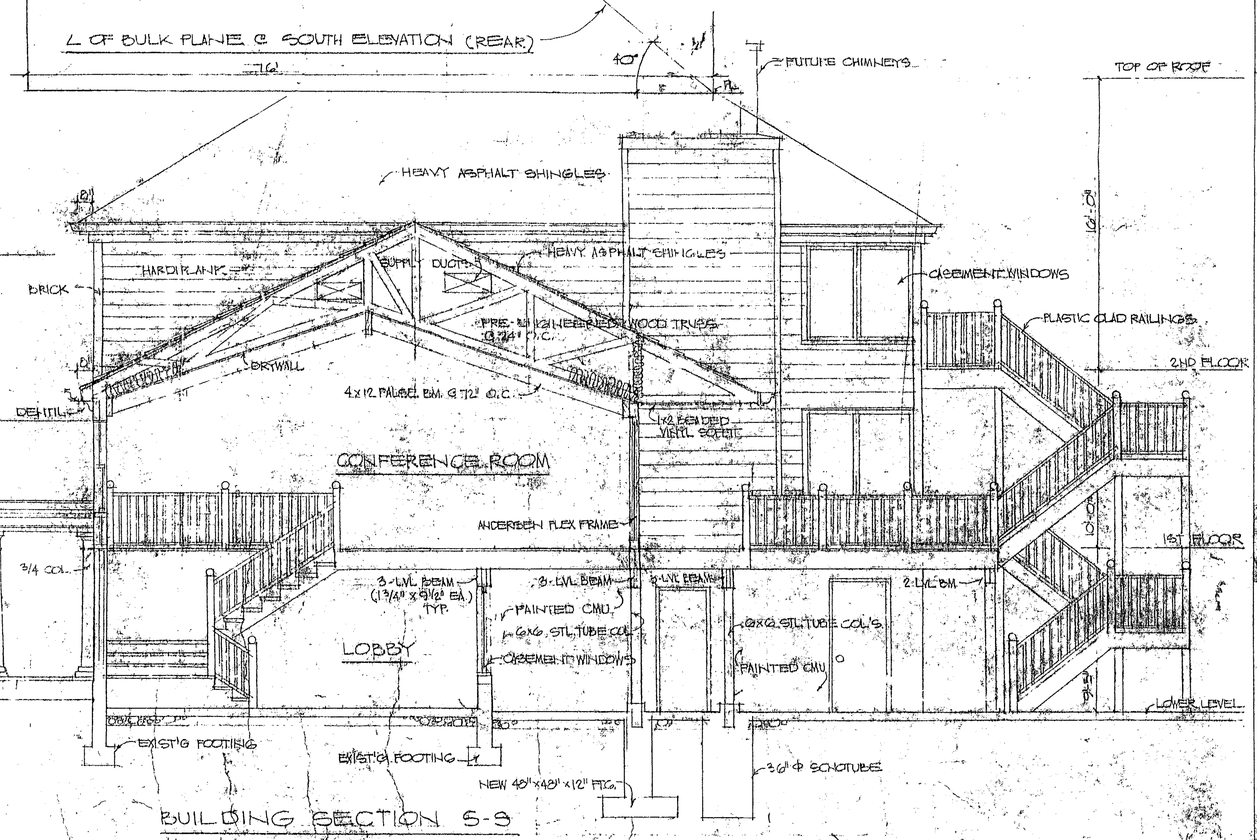


WEST ELEVATION
1/8" = 1'-0"





SOUTH ELEVATION
1/8" = 1'-0"



BUILDING SECTION S-S
1/4" = 1'-0"

Architecture · Interior Design

ADDITIONS INC

MOUNT VERNON Yacht Club

1/8" ELEVATIONS
1/4" BLDG. SECTION

COMMONWEALTH OF VIRGINIA
PHILIP L. VANDER HYDE
CERTIFICATE NO. 2078
REGISTERED ARCHITECT

A2

Alexandria Virginia