

NOTES:

- TAX MAP 102-3-23-0115A
- PROPERTY SHOWN HEREON IS ZONED:
PDH-5 (Residential 5 DU/AC)
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THE PROPERTY SHOWN HERE IS LOCATED IN FLOOD ZONE "X" AS PER INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51059C0405E EFFECTIVE DATE, SEPTEMBER 17, 2010.
- THE RECORD PLAT DOES NOT SHOW ANY UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE EFFECTING THIS PROPERTY.
- THE PROPERTY IS NOT LOCATED IN A FLOODPLAIN NOR AN RPA (RESOURCE PROTECTION AREA).

7. FLOOR AREA:

EXISTING GROSS FLOOR AREA HOUSE 1,540 SQ. FT.
EXISTING GROSS FLOOR AREA WOOD DECK 243 SQ. FT.
TOTAL FLOOR AREA 1,783 SQ. FT.

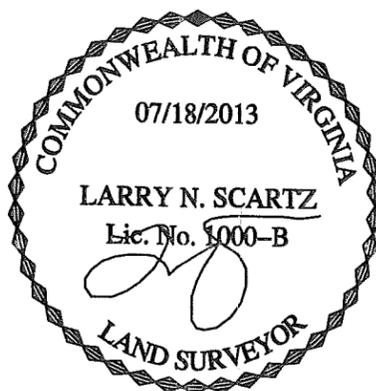
EXISTING FLOOR AREA RATIO: 0.87

8. REAR YARD:

REAR YARD AREA: 505 SQ. FT.
REAR YARD COVERAGE: 375 SQ. FT. OR 74%

HEIGHT TABLE

HEIGHT OF HOUSE:	29.0'
HEIGHT OF DECK:	9.2' (11.6' x 21.0')
HEIGHT OF ENCLOSED PATIO:	8.2' (9.6' x 21.1')



Application No: FDPA B-715-03 Staff: NAR

APPROVED DEVELOPMENT PLAN

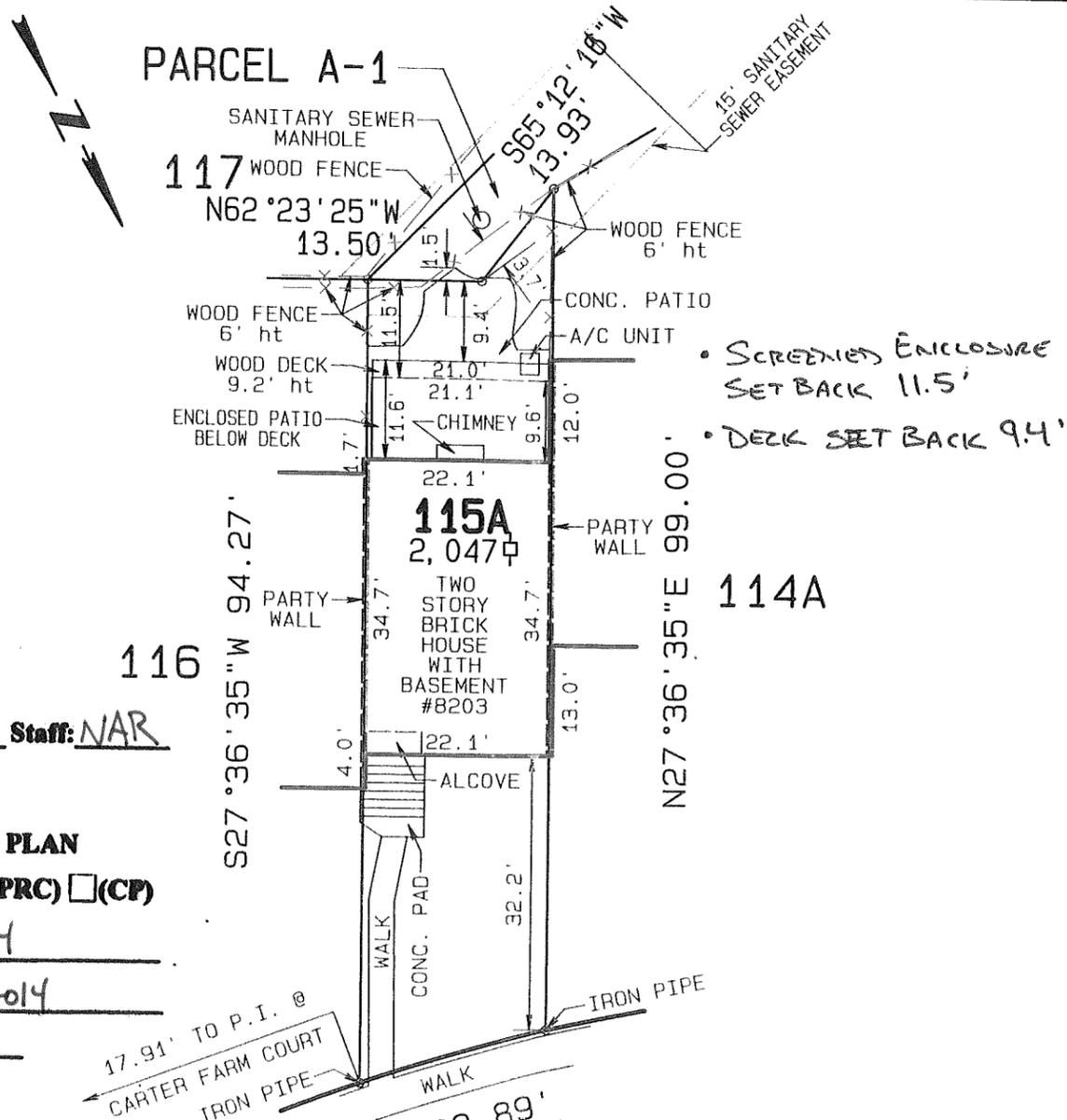
(DP) (GDP) (CDP) (FDP) (PRC) (CP)

SEE PROFFERS DATED: 1/6/2014

Date of (BOS) (PC) Approval: 1/9/2014

Sheet: 1 of 1

Comments:



TIS WELL DRIVE
ROUTE #6608-50' R/W

RECEIVED
Department of Planning & Zoning

SEP 04 2013

Zoning Evaluation Division

SPECIAL PERMIT PLAT
LOT 115A, SECTION 2

HUNTINGTON AT MT. VERNON

MOUNT VRNON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' DATE: JULY 18, 2013

CASE NAME: WEBER

NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

LARRY N. SCARTZ LOCAL (703) 494-4181
CERTIFIED LAND SURVEYOR FAX (703) 494-3330
WOODBIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM

