

DECK & OUTDOOR LIVING COVERAGE - MAX 5%

OPEN DECK	361	SQFT
COVERED DECK	225	SQFT
LOT AREA	16,000	SQFT
%COVERAGE	3.67%	

LOT COVERAGE

DESCRIPTIONS	AREA
DWELLING	3,004
DRIVEWAY	906
FRONT PORCH	62
TOTAL AREA	3,972
LOT COVERAGE	24.83%



AVERAGE GRADE COMPUTATIONS

POINT	PROPOSED GRADE	REMARKS
A	433.00	
B	433.00	
C	433.00	
D	432.60	
E	429.80	
TOTAL	2161.4	FT
AVERAGE	432.28	FT

TYPE OF ROOF : GABLE

AVG. FRONT FINISH GRADE ELEV.	FIRST FLOOR ELEVATION	HIGHEST RIDGE ELEVATION	BUILDING HT.
432.28'	435.00'	466.75'	34.47'

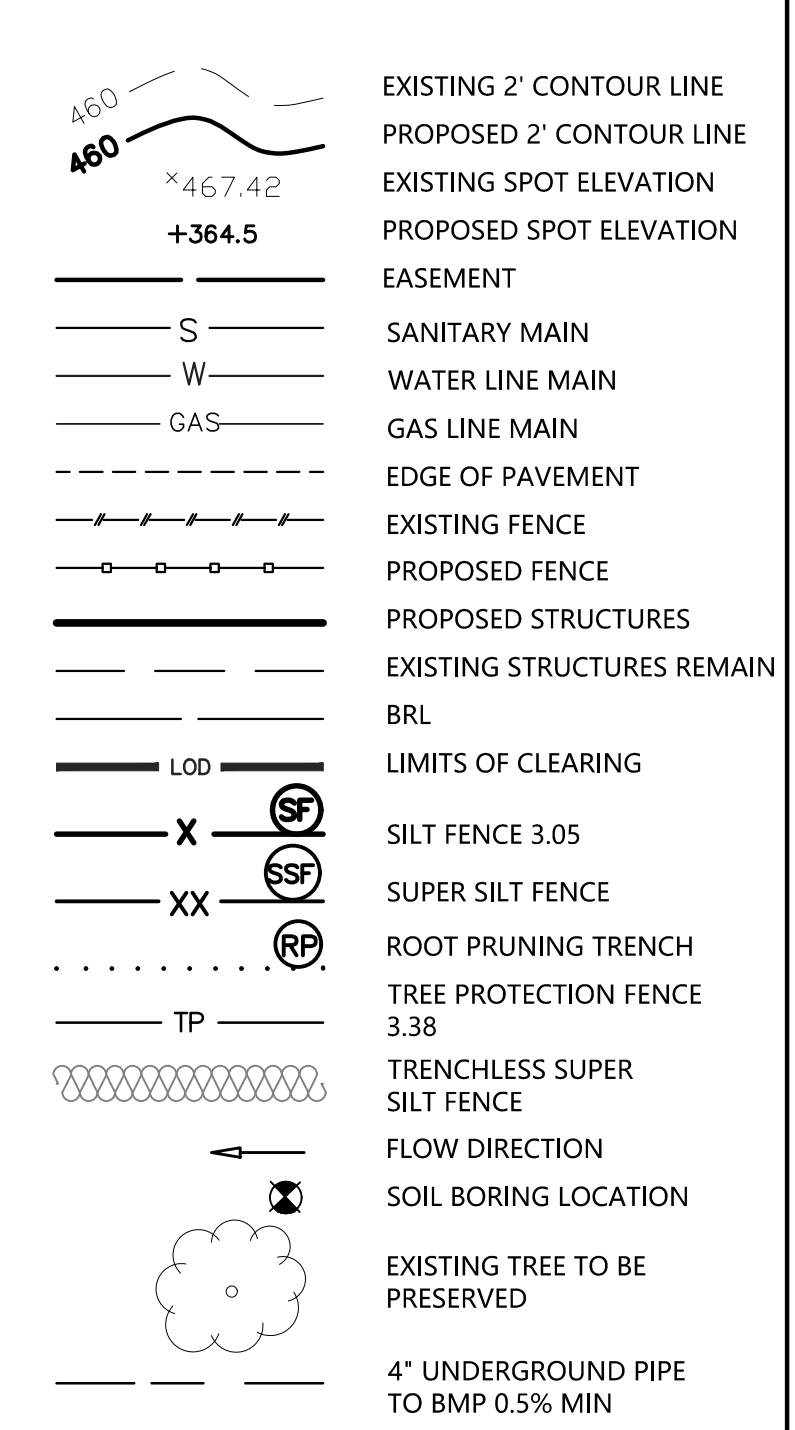
MAXIMUM ALLOWED BY TOWN CODE IS 35 FEET HIGH
BUILDING HEIGHT PROPOSED= 34.47' < 35.00' (OK)

NOTE: AVERAGE PROPOSED GRADE ON THE FRONT OF THE DWELLING DETERMINES THE BUILDING HEIGHT COMPUTATIONS"

BUILDING HEIGHT=RIDGE ELEVATIONS-AVERAGE GRADE
= (466.75-432.28) = 34.47 FT

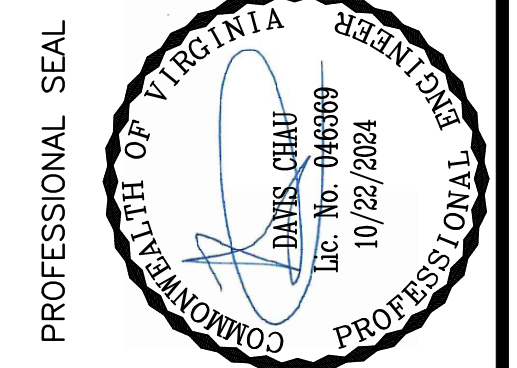
BUILDING HEIGHT=34.47 FT < 35 FT, [OK]

PHASE II LEGEND



NOTE:
THIS IS A STANDARD LEGEND DRAWING. SOME SYMBOLS OR ABBREVIATIONS MAY APPEAR ON THIS DRAWING AND MAY NOT BE USED IN THIS PROJECT.

NO.	DESCRIPTION	REV. BY	DATE



SITE GRADING PLAN, EROSION AND SEDIMENT PLAN PHASE II

LT 2
WINDOVER HEIGHTS
348 WINDOVER AVE NW
HUNTER MILL DISTRICT, TOWN OF VIENNA, VA 22180

TAX MAP #: 038-3-02-0086B

DATE:	AUGUST 2024
PREP. BY:	A.V
REV. BY:	D.C

PROJECT #
SCALE: 1"=10'

SHEET: 2

TOTAL SHEETS: 13