

NOTES:

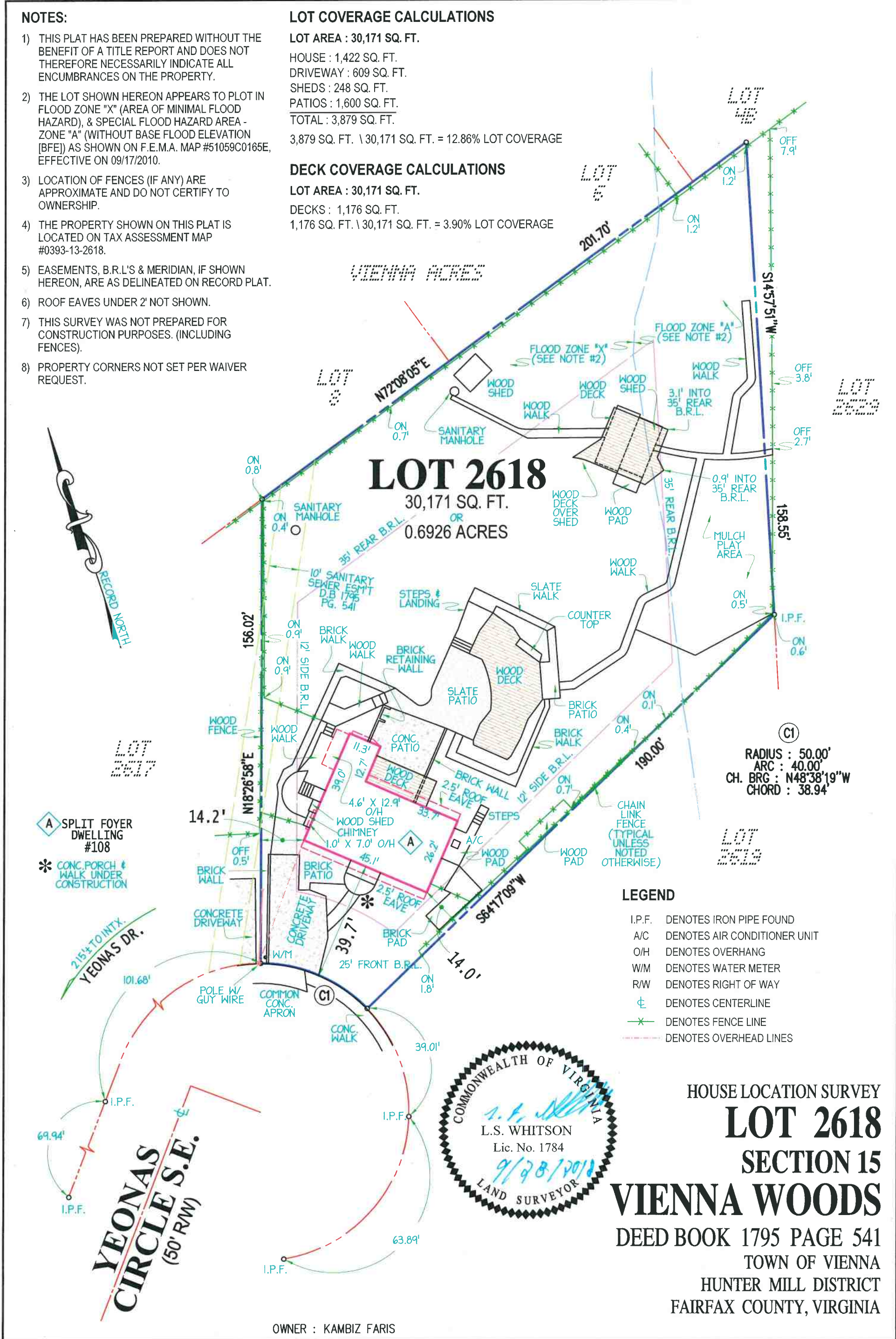
- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), & SPECIAL FLOOD HAZARD AREA - ZONE "A" (WITHOUT BASE FLOOD ELEVATION [BFE]) AS SHOWN ON F.E.M.A. MAP #51059C0165E, EFFECTIVE ON 09/17/2010.
- 3) LOCATION OF FENCES (IF ANY) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- 4) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP #0393-13-2618.
- 5) EASEMENTS, B.R.L.'S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON RECORD PLAT.
- 6) ROOF EAVES UNDER 2' NOT SHOWN.
- 7) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES. (INCLUDING FENCES).
- 8) PROPERTY CORNERS NOT SET PER WAIVER REQUEST.

LOT COVERAGE CALCULATIONS

LOT AREA : 30,171 SQ. FT.
HOUSE : 1,422 SQ. FT.
DRIVEWAY : 609 SQ. FT.
SHEDS : 248 SQ. FT.
PATIOS : 1,600 SQ. FT.
TOTAL : 3,879 SQ. FT.
3,879 SQ. FT. \ 30,171 SQ. FT. = 12.86% LOT COVERAGE

DECK COVERAGE CALCULATIONS

LOT AREA : 30,171 SQ. FT.
DECKS : 1,176 SQ. FT.
1,176 SQ. FT. \ 30,171 SQ. FT. = 3.90% LOT COVERAGE



B.W. SMITH AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYING
MANASSAS, VIRGINIA (703) 368-5866 www.bwsmithassoc.com

DFT: N.L.A.

CHK: L.S.W.

NO TITLE REPORT FURNISHED

SCALE : 1" = 30'

FIELD CREW: D. CONRAD

JOB# 20181678

DATE: 09-21-2018