

NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AUGUST 05, 2022 USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON APPEARS TO BE LOCATED WITHIN FLOOD ZONE X (UNSHADED), WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA NFIP COMMUNITY MAP PANEL NO. 51003C0407D, EFFECTIVE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. AN ELEVATION STUDY HAS NOT BEEN PERFORMED AS A PORTION OF THIS PROJECT.
4. THE PARCELS SHOWN ARE SERVICED BY PUBLIC WATER AND SEWER.
5. ALL EASEMENTS SHOWN HEREON ARE RECORDED AT DB 5382 PG 138 UNLESS OTHERWISE NOTED.
6. ZONING: NMD (NEIGHBORHOOD MODEL DISTRICT) AND SUBJECT TO PROFFERS AT ZMA-2013-17.
7. THE MINIMUM BUILDING SETBACKS, AS MODIFIED BY THE CODE OF DEVELOPMENT UPDATED WITH SPECIAL EXCEPTION #2 (APPROVED ON MAY 20, 2020):
FRONT = 18' MINIMUM FROM R/W
SIDE = 5' MINIMUM (10' BUILDING SEPARATION)
REAR = 10' MINIMUM
8. DISTANCE TIES ARE FROM THE EDGE OF THE OVERHANG TO THE PROPERTY LINES.

LEGAL INFORMATION:

TAX MAP PARCELS:

LOT 95 =TMP 090H0-00-00-09500
LOT 96 =TMP 090H0-00-00-09600
LOT 97 =TMP 090H0-00-00-09700
LOT 98 =TMP 090H0-00-00-09800
LOT 99 =TMP 090H0-00-00-09900
LOT 100=TMP 090H0-00-00-10000

TMP 90H-F
OPEN SPACE F
N/F STANLEY MARTIN HOMES, LLC
DB 5382 PG 179
DB 5495 PG 635

OWNER: STANLEY MARTIN HOMES, LLC
11710 PLAZA AMERICA DR., STE 1100
RESTON, VA 20190-4771

SOURCE OF TITLE: DB 5495 PG 635 (TITLE)
DB 5382 PG 138 (PLAT)

LEGEND:

