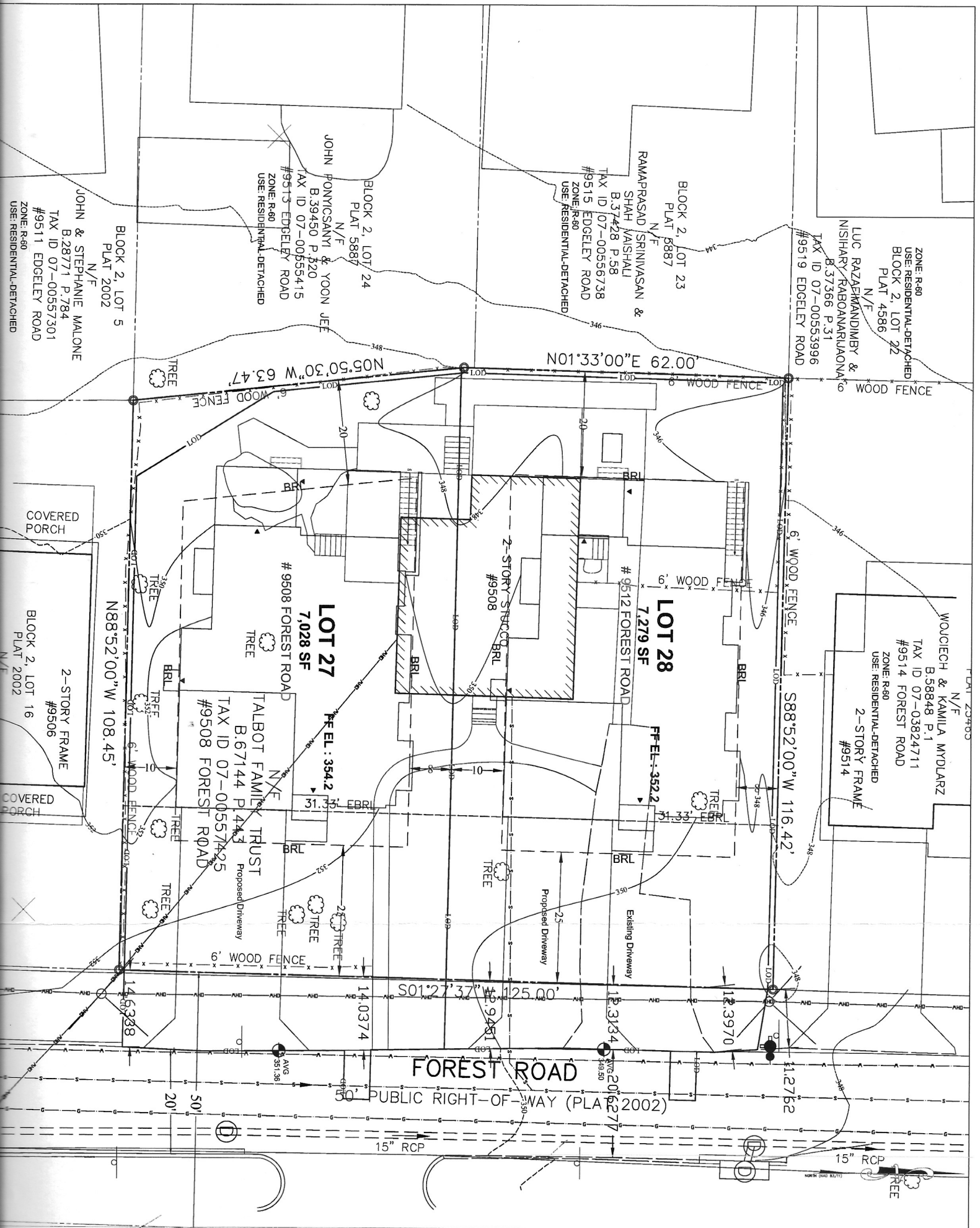




ZONING STANDARDS			
ZONE: R-60	REQ.	PROJ.	
LOT SIZE	6,000	6,000	
FRONT SETBACK	25'-0"	25'	
SIDEYARDS	8 MIN, 18' TOTAL	8 MIN, 18'	
REAR YARD	20'-0"	20'-0"	
BUILDING HEIGHT	30' TO MEAN HEIGHT	WILL M	REQUIREN
LOT COVERAGE	35%	35%	
LOT WIDTH @ BUILDING LINE	60'-0"	60'	
FRONTAGE	25'-0"	60'	

- NOTES:
1. AREA OF PROPERTY: 14,320 SF
 2. EXISTING ZONING: R-60
 3. NO. OF LOTS PERMITTED: 2
 4. NO. OF LOTS SHOWN: 2
 5. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
 6. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS TO BE PROVIDED BY: WASHINGTON GAS, VERITY
 7. LOCATED ON TAX MAP HP-12, WSSC GRID SHEET 212NW

LEGEND

- NATURAL GAS CONDUIT
- SEWER CONDUIT
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- PROPOSED FEATURES
- LIMITS OF DISTURBANCE
- GUY WIRE
- UTILITY POLE
- SIGN POST
- TREE
- CATCH BASIN, GRATE, INLETS
- STORM DRAIN MANHOLE
- SANITARY MANHOLE
- WATER METER
- FIRE HYDRANT
- GAS VALVE

NOTE: The building footprint shown on this Plan is illustrative. Final building footprint will be determined by the building permit process. Please refer to the zoning data table for the setbacks, building restriction lines and lot coverage for each lot. Other features included in this conditions of the approval.