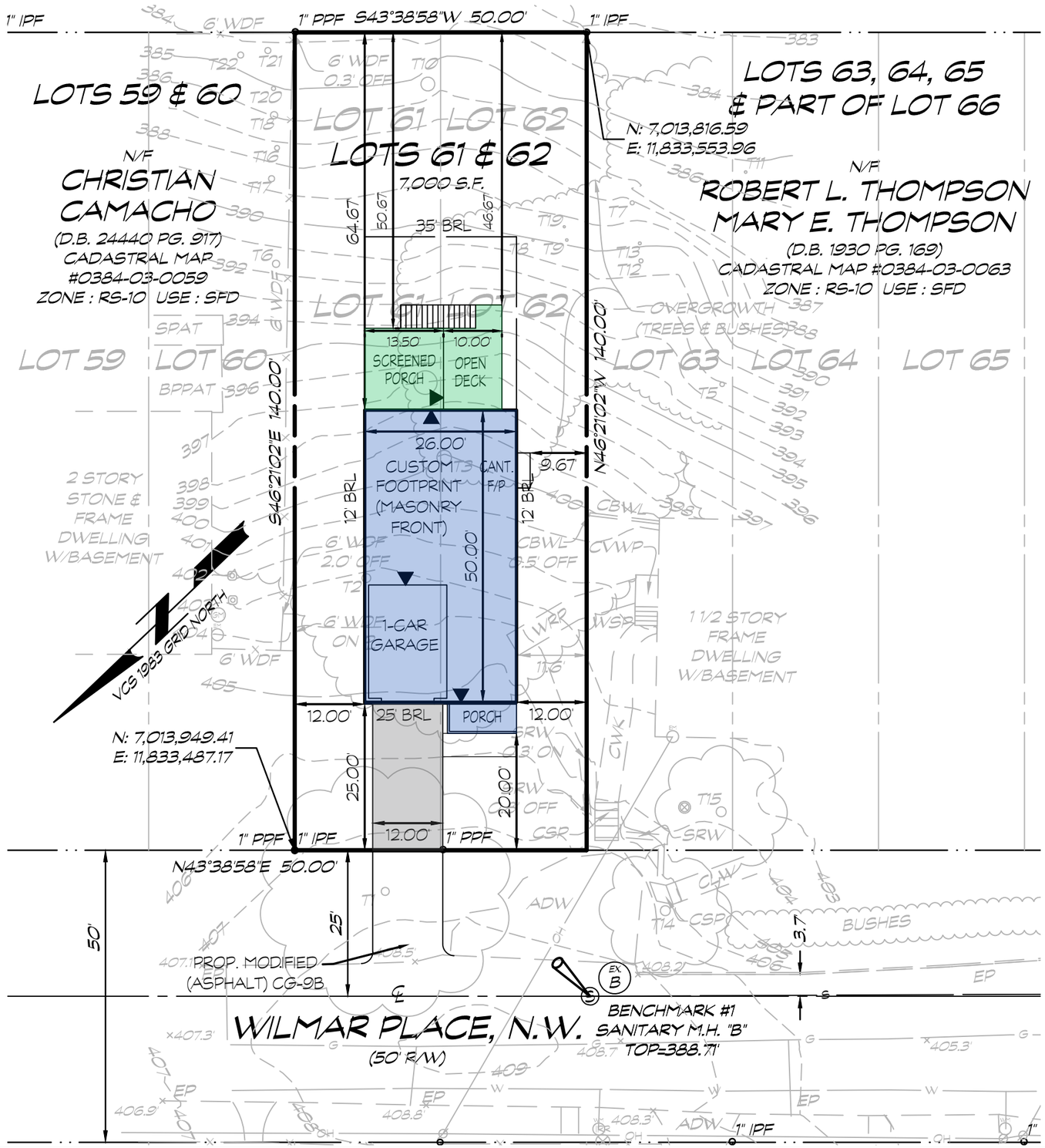
Attachment 10



SITE ANALYSIS

DESCRIPTION	REQUIRED/ALLOWED	PROVIDED/EXISTING
ZONE	RS-10	RS-10
LOT AREA	10,000 SF	7,000 SF
LOT COVERAGE	25%	23.8%
SETBACK		
FRONT	25 FT	25 FT
SIDE/CORNER	12/25 FT	12.0' / N/A
REAR	35 FT	64.7 FT
LOT WIDTH	45/60/75	50.0/50.0/50.0
BUILDING HEIGHT	35 FT	34.5 FT
DECK COVERAGE & OUTDOOR LIVING	5% OF LOT AREA	4.96%

LOT COVERAGE:	PLAN:
HOUSE/GAR	1,305 SF
FRONT PORCH	63 SF
DRIVEWAY	300 SF
TOTAL SQ FT	1,668 SF
LOT AREA	7,000 SF
PERCENT COVERAGE	23.8%

DECK & OUTDOOR LIVING COVERAGE:	PLAN:
OPEN DECK (REAR)	158 SF
SCREENED PORCH (REAR) (MAX 400 SF COVERED)	189 SF
TOTAL SQ FT	347 SF
LOT AREA	7,000 SF
PERCENT COVERAGE	4.96% (5% MAX)

GRAPHICAL SCALE

20 10 0 20 40

1" = 20'

LDC
4585 DAISY REID AVENUE, SUITE 201
WOODBRIDGE, VIRGINIA 22192
WWW.LDC-VA.COM

PROPOSED LAYOUT

(#TBD) WILMAR PLACE, N.W.

TOWN OF VIENNA

HUNTER MILL

DATE	DESIGN	DESCRIPTION	REVIEW BY	APPROVE

REVISION APPROVED BY:

ENGINEER

SCALE: 1" = 20'

DATE: 09/04/2024

DRAFT: RMA

CHECK: RMA

FILE NUMBER: 24091-1-0

PS

P:\PY 2024\24091-1-0 Wilmar Place, N.W\ENG\GRADING PLANS\24091-1-0 Grading Plan.dwg
RABOULMOUNA on 9/11/2024