

Copyright Clearance Center



COMMONWEALTH OF VIRGINIA

FRED KENDALL PRICE

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9-6-16

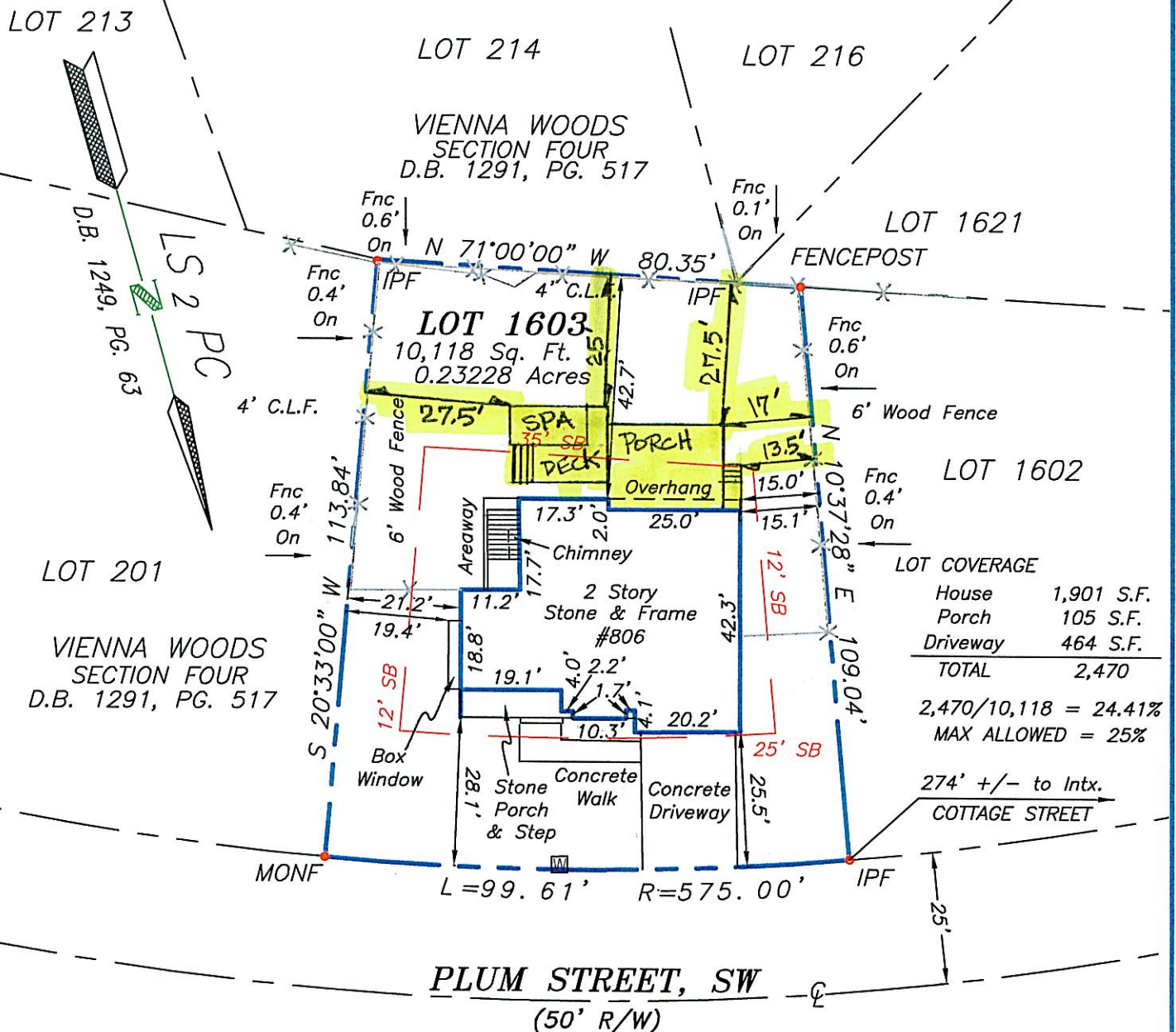
LAND SURVEYOR

ND  
FACE.

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THIS FINAL HOUSE LOCATION SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES OR ANY OTHER IMPROVEMENTS. FENCES SHOWN HEREON ARE APPROXIMATE AND ARE NOT TO BE USED FOR DETERMINATION OF PROPERTY LINES.



## NOTES:

1. CURRENT OWNER: G. HARRIS CUSTOM HOMES, L.L.C., D.B. 23989, PG. 1397
2. THIS PROPERTY IS CLASSIFIED AS ZONE X, AN AREA OF MINIMAL FLOOD HAZARD IN ACCORDANCE WITH FLOOD HAZARD BOUNDARY MAP NO. 51059C 0145E.
3. BEARINGS BASED ON THE RECORD PLAT OF WEST VIENNA WOODS, SECTION FOUR, D.B. 1249, PG. 63
4. IPF: DENOTES IRON PIPE FOUND.  
MONF: DENOTES CONCRETE MONUMENT FOUND.
5. THIS SURVEY IS A GRAPHIC DEPICTION OF THE LOCATION OF IMPROVEMENTS ONLY.
6. ANY HAND DRAWN FEATURES OR OTHER MODIFICATIONS SHOWN ON THIS PLAT WERE NOT AUTHORIZED BY THE LAND SURVEYOR WHOSE SIGNATURE AND SEAL APPEAR ON ITS FACE.



FINAL HOUSE LOCATION SURVEY

LOT 1603

SECTION FOUR

WEST VIENNA WOODS

DEED BOOK 1249, PAGE 63

TOWN OF VIENNA

FAIRFAX COUNTY, VIRGINIA

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ELECTRONIC EQUIPMENT AND/OR TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

SCALE: 1"=30'

WC: 2/19/16

FHLS: 9/6/16

DRAWN:  
MNS

CHECKED:  
FKP

LS2PC

LAND SURVEYING & CIVIL ENGINEERING

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FALLS CHURCH, VIRGINIA 22042  
703-241-5515 FAX 703-241-5516

# LOT COVERAGE TABLE

| Existing Lot Coverage      |        |
|----------------------------|--------|
| House & Garage (sq. ft.)   | 1901   |
| Driveway                   | 464    |
| Front Porch                | 105    |
| Screened Porch             | —      |
| Total Sq. Ft of Coverage   | 2470   |
| Total Lot Area             | 10,118 |
| Existing % of Lot Coverage | 24.41  |

| Proposed Lot Coverage        |  |
|------------------------------|--|
| Proposed Driveway Add.       |  |
| Prop. Total Sq. Ft. Coverage |  |
| Prop. % Coverage             |  |

| Proposed Deck Coverage |          |
|------------------------|----------|
| PROPOSED PORCH         | 341 S.F. |
| PROPOSED DECK          | 135 S.F. |
| PROPOSED LANDING       | 18 S.F.  |
| TOTAL PROPOSED S.F.    | 497 S.F. |
| PROPOSED COVERAGE      | 5 %      |