

PROP. LOT COVERAGE CALC.	
DWELLING	1,554 SF
DRIVEWAY	702 SF
PROP. SCR. PORCH	204 SF
CARPORT	456 SF
TOTAL	2,916 SF

2,916 SF / LOT AREA (10,556 SF) = 0.276
(277 SF OVERAGE)

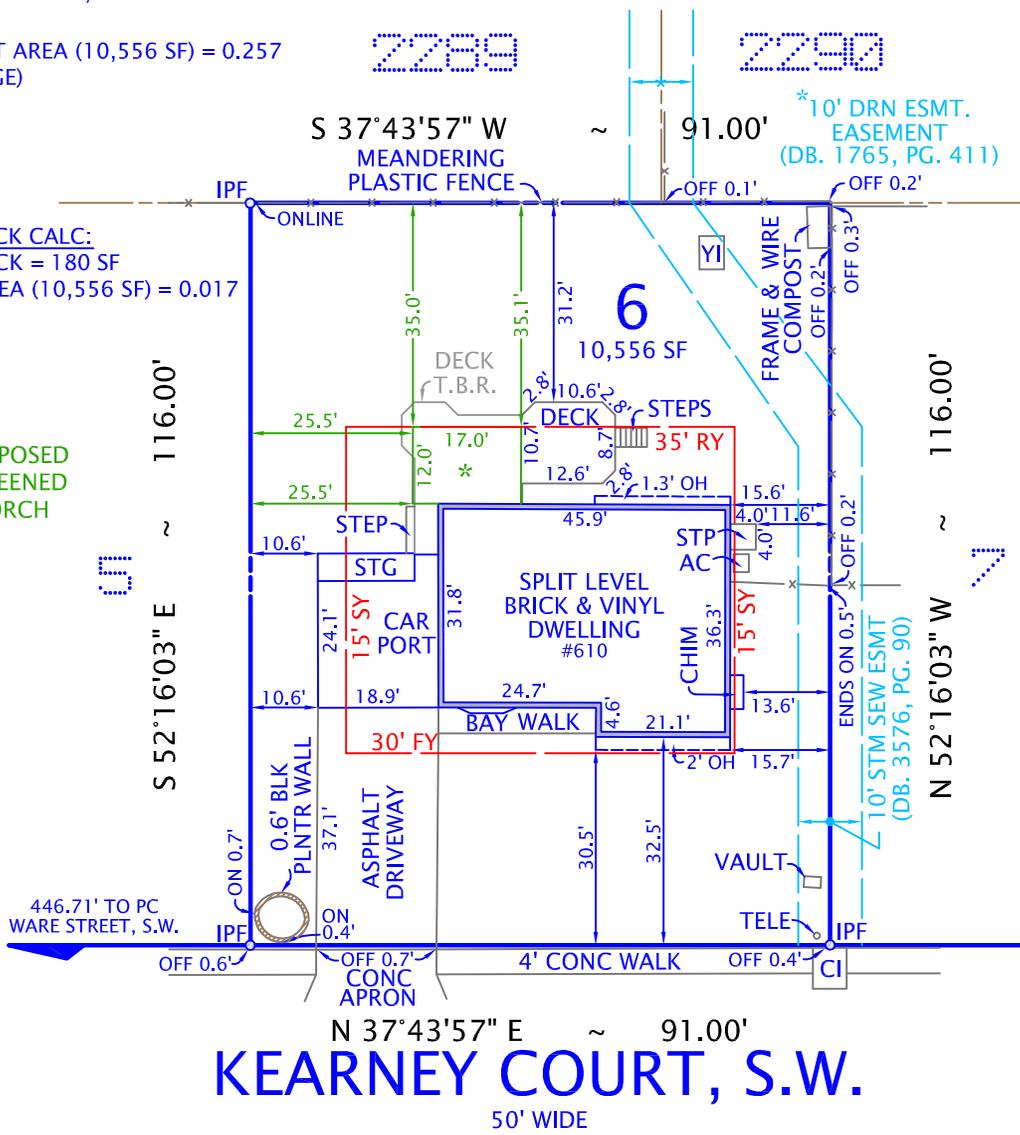
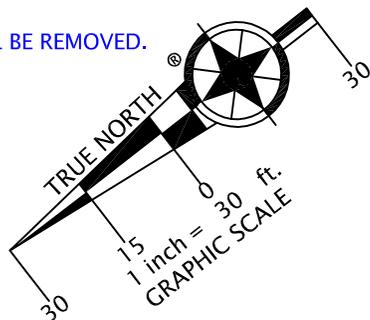
EX. LOT COVERAGE CALC.	
DWELLING	1,554 SF
DRIVEWAY	702 SF
CARPORT	456 SF
TOTAL	2,712 SF

2,712 SF / LOT AREA (10,556 SF) = 0.257
(73 SF OVERAGE)

REMAINING DECK CALC:
REMAINING DECK = 180 SF
180 SF/LOT AREA (10,556 SF) = 0.017

* PROPOSED
SCREENED
PORCH

- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
2. UTILITIES ARE UNDERGROUND.
3. PORTIONS OF THE EX. DECK WILL BE REMOVED.
4. ZONE: RS-12.5



N 37°43'57" E ~ 91.00'
KEARNEY COURT, S.W.
50' WIDE

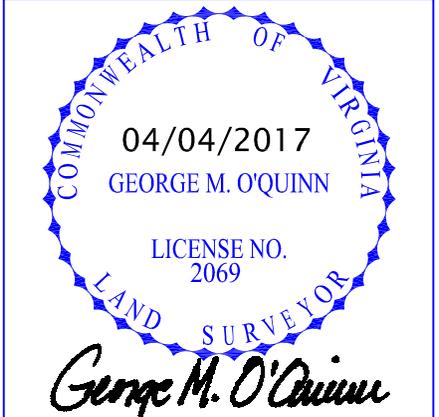
PLAT
SHOWING HOUSE LOCATION ON
LOT 6, SECTION FOUR
PICKETT ESTATES
(DEED BOOK 3576, PAGE 90)
TOWN OF VIENNA, VIRGINIA
FAIRFAX COUNTY

SCALE: 1" = 30' APRIL 4, 2017
APRIL 24, 2018 (LOT CVG. CALC.)
JUNE 12, 2018 (LOT CVG. CALC.)

COPYRIGHT BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



ORDERED BY:

ELINA XANTTOPOILOS

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412