



- NOTES:**
- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 - 2) THE LOT SHOWN HEREON APPEARS TO PLIY IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) & SPECIAL FLOOD HAZARD AREA (ZONE "A") (WITHOUT BASE FLOOD ELEVATION (BFE) AS SHOWN ON F.E.M.A. MAP #16090C0185E, EFFECTIVE ON 08/17/2010).
 - 3) LOCATION OF FENCES (IF ANY) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
 - 4) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP #0383-13-2618.
 - 5) EASEMENTS, B.R.L.'S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON RECORD PLAT.
 - 6) ROOF EAVES UNDER 2' NOT SHOWN.
 - 7) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES, (INCLUDING FENCES).
 - 8) PROPERTY CORNERS NOT SET PER WAIVER REQUEST.

LOT COVERAGE CALCULATIONS
 LOT AREA : 30,171 SQ. FT.
 HOUSE : 1,422 SQ. FT.
 DRIVEWAY : 800 SQ. FT.
 SHEDS : 248 SQ. FT.
 PATIOS : 1,600 SQ. FT.
 TOTAL : 3,870 SQ. FT.
 3,870 SQ. FT. / 30,171 SQ. FT. = 12.86% LOT COVERAGE

DECK COVERAGE CALCULATIONS
 LOT AREA : 30,171 SQ. FT.
 DECKS : 1,176 SQ. FT.
 1,176 SQ. FT. / 30,171 SQ. FT. = 3.90% LOT COVERAGE

LOT 2618
 30,171 SQ. FT.
 0.6926 ACRES

- LEGEND**
- I.P.F. DENOTES IRON PIPE FOUND
 - A/C DENOTES AIR CONDITIONER UNIT
 - OH DENOTES OVERHANG
 - WM DENOTES WATER METER
 - R/W DENOTES RIGHT OF WAY
 - CL DENOTES CENTERLINE
 - DENOTES FENCE LINE
 - DENOTES OVERHEAD LINES



Approved
 Planning & Zoning Dept.
 Town of Vienna
 By [Signature] Z.A.
 Date 5/8/13

HOUSE LOCATION SURVEY
LOT 2618
 SECTION 15
VIENNA WOODS
 DEED BOOK 1795 PAGE 541
 TOWN OF VIENNA
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

OWNER : KAMBIZ FARIS		FIELD CREW D. CONRAD	
B.W. SMITH AND ASSOCIATES, INC.		JOB# 20181678	
PROFESSIONAL LAND SURVEYING MANASSAS, VIRGINIA (703) 368-5866 www.bwsmithassoc.com		DATE: 09-21-2018	
DFT: N.L.A.	CHK: L.S.W.	NO TITLE REPORT FURNISHED	SCALE: 1" = 30'



Daycare Area = 561

Master Bed & Bath = 384

Stairs = 54

Laundry Area = 20

Total = 1019

PIRFAFAX COUNTY VIRGINIA

HOUSE LOCATION

No Title Report Furnished

DATE 8-17-98

DRAWN BY: CC

SCALE: 1/4"

CHECKED BY: GWS

RICE ASSOCIATES, P.C.

SPRINGFIELD, VIRGINIA

PHONE 888 3770 FAX 888 3883 051236

with 3 Entrance/Exit