

$$I^N = 250^N$$
SITE ADDRESS

445 & 447 COURTHOUSE ROAD, SW
VIENNA, VA 22180

EXISTING LOT INFORMATION

DESCRIPTION	LOT 445	LOT 447
OWNER	LEGACY ASSETS, LLC	CB ASSOCIATES
TAX MAP#	0384-02-0042	0384-02-0043
ZONE	R5-16	R5-16
LOT AREA	43,977 SF	43,545 SF

NOTE:

NOTE:
EXISTING STRUCTURES IN LOTS 445 AND 447 WILL BE DEMOLISHED AND THREE (3),
DETACHED SINGLE FAMILY HOMES ARE PROPOSED.

SHAPE FACTOR CALCULATION

LOT NUMBER	LOT PERIMETER	LOT AREA	LOT SHAPE FACTOR
1	864'	31,565 SF	23.7
2	531'	16,631 SF	16.9
3	796'	30,520 SF	20.8

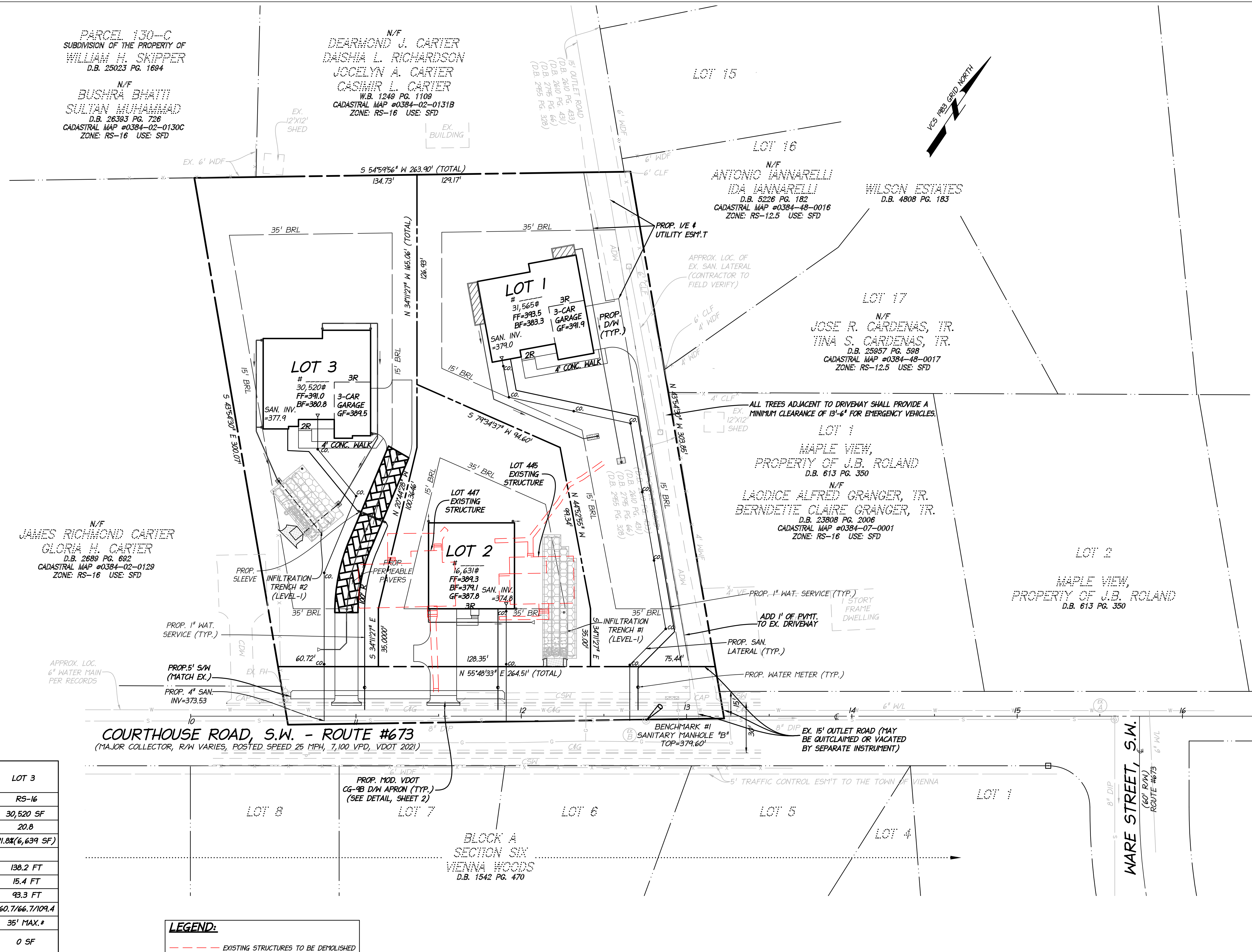
PER THE SECTION 17-60.1 OF THE TOWN CODE, THE MATHEMATICAL FORMULA FOR DETERMINING THE SHAPE FACTOR IS $(P)^2/A$, WHERE P EQUALS PERIMETER AND A EQUALS THE AREA OF THE LOT. MAXIMUM LOT SHAPE FACTOR IS 25.

SITE ANALYSIS

DESCRIPTION	REQUIRED/ALLOWED	LOT 1	LOT 2	LOT 3
ZONE	R5-16	R5-16	R5-16	R5-16
LOT AREA	16,000 SF	31,565 SF	16,631 SF	30,520 SF
SHAPE FACTOR	25	23.7	16.9	20.8
LOT COVERAGE	25%	24.9%(7,873 SF)*	20.5%(3,417 SF)	21.8%(6,639 SF)
SETBACK				
FRONT	35 FT	184.2 FT	35 FT	138.2 FT
SIDE	15 FT	27.5 FT	17.4 FT	15.4 FT
REAR	35 FT	46.5 FT	52.9 FT	93.3 FT
LOT WIDTH	50/65/90	75.4/64.5/108.1	128.3/128.3/105.3	60.7/66.7/109.4
BUILDING HEIGHT	35 FT	35' MAX.*	35' MAX.*	35' MAX.*
DECK COVERAGE	5% OF LOT AREA OR 500 SF	0 SF	0 SF	0 SF

* NOTE: BUILDING FOOTPRINTS SHOWN ARE CONCEPTUAL. FINAL BUILDING HEIGHTS SHALL BE DETERMINED WITH INDIVIDUAL LOT GRADING PLANS. BUILDING HEIGHTS SHALL NOT EXCEED 35' PER THE REQUIREMENTS OF THE TOWN OF VIENNA'S DEFINITION OF BUILDING HEIGHT AS STATED IN SECTION 18-4 OF THE ZONING ORDINANCE.

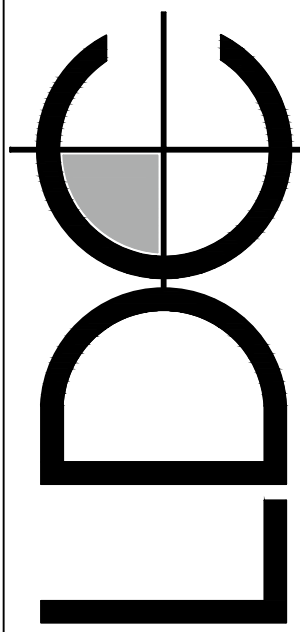
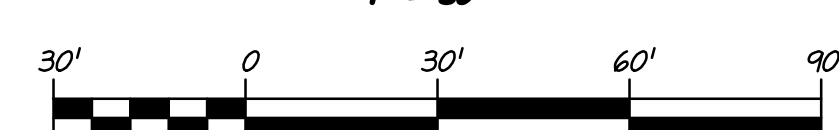
**** COVERAGE AREA INCLUDES EXISTING SHARED DRIVEWAY**



LEGEND:

— EXISTING STRUCTURES TO BE DEMOLISHED

GRAPHIC SCALE:
1" = 30'



4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703.680.4595

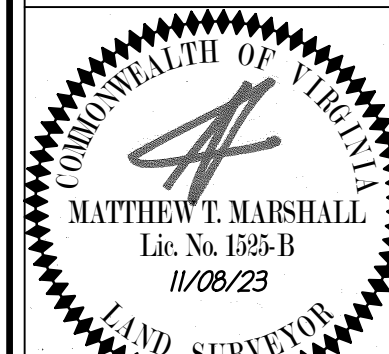
PRELIMINARY PLAT

445 AND 447
COURTHOUSE ROAD
SUBDIVISION

TOWN OF VIENNA, VIRGINIA

[illegible]

I HEREBY CERTIFY THAT
OTHER THAN THE REVISIONS
SHOWN HEREON, NO OTHER
CHANGES HAVE BEEN MADE



SCALE:
 $1'' = 30'$

SHEET
5 OF 30

DATE: 11/11/2023

JUL 1, 2025	
DRAFT: MZ	CHECK: MM
FILE NUMBER: 22180-1-0 000-000	