

PRINCESS COURT SW

CASE NAME: SAMPSON



Mesterday's
Carpentry inc.

NO TITLE REPORT FURNISHED.

PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

LARRY N. SCARTZ CERTIFIED LAND SURVEYOR WOODBRIDGE, VIRGINIA L

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EXISTING LOT COVERAGE

HOUSE = 1,060 SF FRONT STOOP = 29 SF CARPORT = 480 SF REAR STOOP = 14 SF DRIVEWAY = 402 SF EX. TOTAL = 1,985 SF

1, 985 SF/12, 747 SF = 15.5% ALLOWABLE = 3, 186 SF OR 25%

PROPOSED LOT COVERAGE

MAIN HOUSE 1,060 SF SIDE ADDITION 382 SF SF SF REAR ADDITION 465 474 GARAGE 38 SF 14 SF FRONT PORCH REAR STOOP 402 SF DRIVEWAY 835 SF PROP. TOTAL =

2,835 SF/12,747 SF = 22.2% ALLOWABLE = 3,186 SF or 25%

EXISTING ENCROACHMENTS

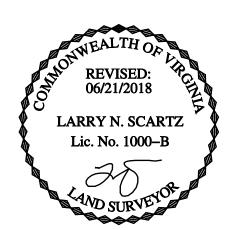
HOUSE = 22 SF FRONT STOOP = 15 SF CARPORT = 189 SF TOTAL EXIST. = 226 SF

PROPOSED ENCROACHMENTS

HOUSE = 22 SF FRONT PORCH = 21 SF GARAGE = 189 SF TOTAL PROP. = 232 SF

PROPOSED DECK COVERAGE CALCULATION

164 SF/12, 747 SF = 1.28%



PHYSICAL IMPROVEMENTS SURVEY

LOT 3, SECTION 1

MOOREFIELD

TOWN OF VIENNA FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' DAT

DATE: MAY 4, 2018