



PRINCESS COURT SW  
50' R/W

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
REAR ADDITION	=	465 SF
GARAGE	=	474 SF
FRONT PORCH	=	38 SF
REAR STOOP	=	14 SF
DRIVEWAY	=	402 SF
PROP. TOTAL	=	2,835 SF

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'

DATE: MAY 4, 2018

CASE NAME: SAMPSON



*Yesterday'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**

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