

LOT COVERAGE AREA CALCULATION WITH PROPOSED SCREEN PORCH

EX. FIRST FLOOR = 1,177 SQ. FT.
EX. DRIVEWAY = 282 SQ. FT.
EX. SHED = 102 SQ. FT.
EX. CARPORT = 185 SQ. FT.
PROPOSED SCREEN PORCH = 172 SQ. FT.
TOTAL LOT COVERAGE AREA = 1,918 SQ. FT.

LOT COVERAGE PERCENTAGE CALCULATION
1,918 SQ. FT. / 10,897 SQ. FT. X 100 = 17.6%

DECK COVERAGE AS OF 5/17/2019 = 474 SQ. FT. (4.35%)
DECK COVERAGE AFTER PROPOSED SCREEN PORCH = 352 SQ. FT. (3.23%)

LOT COVERAGE AREA CALCULATION EXISTING AS OF 5/17/2019

EX. FIRST FLOOR = 1,177 SQ. FT.
EX. DRIVEWAY = 282 SQ. FT.
EX. SHED = 102 SQ. FT.
EX. CARPORT = 185 SQ. FT.
TOTAL LOT COVERAGE AREA = 1,746 SQ. FT.

LOT COVERAGE PERCENTAGE CALCULATION
1,918 SQ. FT. / 10,897 SQ. FT. X 100 = 16.02%

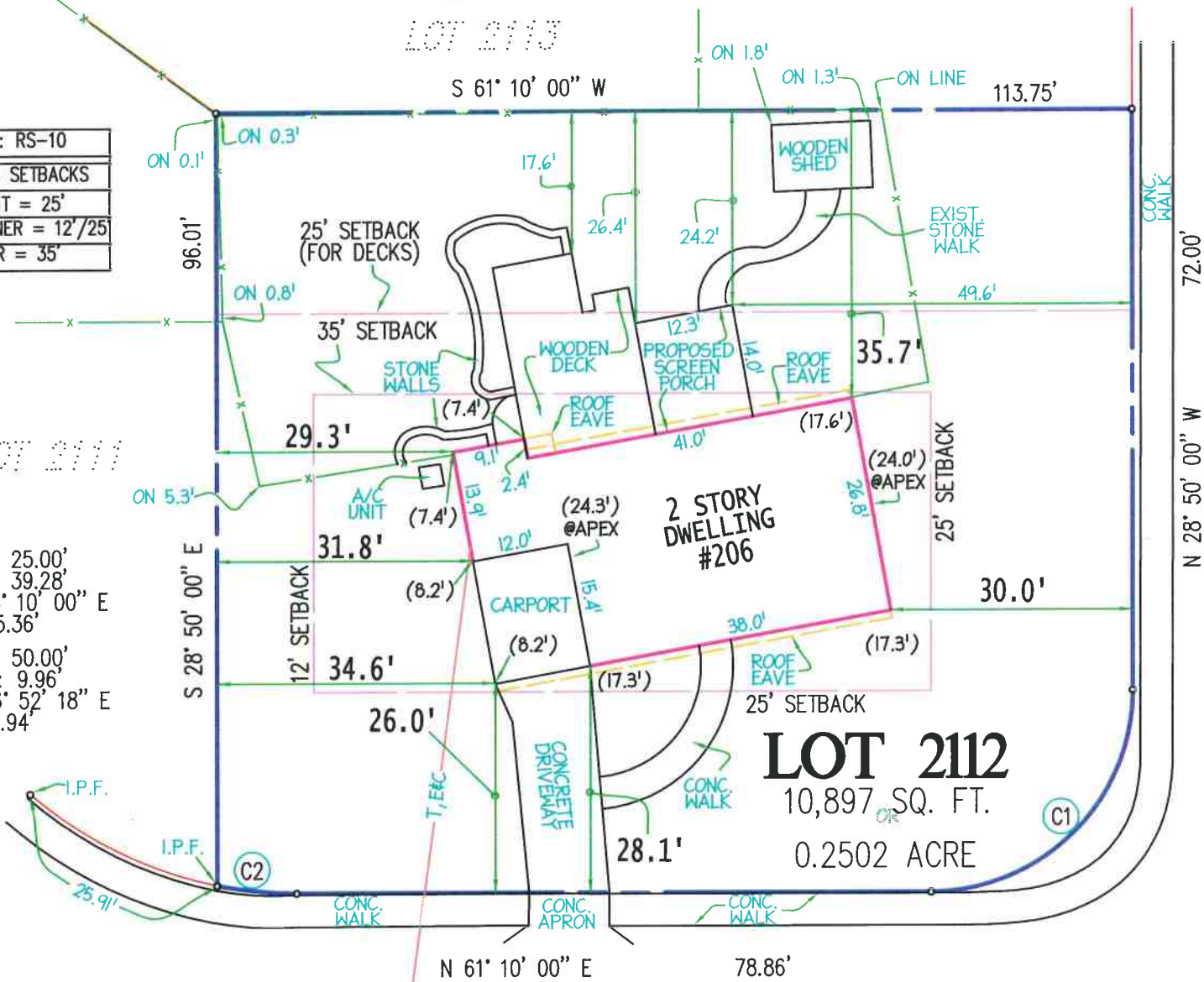
ZONE: RS-10
MINIMUM SETBACKS
FRONT = 25'
SIDE/CORNER = 12'/25'
REAR = 35'

LOT 2111

LOT 2113

COTTAGE STREET
(60' WIDE)

C1 RAD: 25.00'
ARC: 39.28'
CH: N 16° 10' 00" E
35.36'
C2 RAD: 50.00'
ARC: 9.96'
CH: N 66° 52' 18" E
9.94'



SCOTT CIRCLE SOUTHWEST

(50' WIDE)

CENTERLINE

LOT 2107

LOT 2106

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 PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.E.M.A. MAP# 51059C0145E EFFECTIVE DATE: SEPTEMBER 17, 2010
- 3) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES. (INCLUDING FENCES)
- 4) LOCATION OF FENCES (IF ANY) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- 5) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP # 0482 03 2112
- 6) PROPERTY CORNERS NOT SET PER WAIVER REQUEST.
- 7) EASEMENTS, B.R.L.'S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON PLAT RECORDED IN DEED BOOK 1787, PAGE 161 (UNLESS NOTED OTHERWISE).

HOUSE LOCATION PLAT
LOT 2112
SECTION TWELVE
VIENNA WOODS
HUNTER MILL DISTRICT
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA



TED VINCENT

B.W. SMITH AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYING
MANASSAS, VIRGINIA (703) 368-5866 www.bwsmithassoc.com

DFT: D.B.T.

CHK: L.S.W.

NO TITLE REPORT FURNISHED

SCALE= 1" = 20'

FIELD CREW: D. BROWN

REVISION: 5/8/2019

SHOWING SETBACKS & TIES TO PROPERTY LINES

JOB# 20190513

DATE: 4/30/2019