



PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	TREES	
	CONTOURS	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	OBSERVATION WELL	
	ROOF DRAIN	
	TEST PIT	

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
CT	5,698.58'	110.98'	1'06"57"	55.49'	110.98'	S47°55'57"W

### 4221 LORCOM LANE (LOT A1)

**ZONING**  
R-8 (SPLIT LOT) MIN. REQUIRED PROVIDED

LOT AREA	8,000 SF	11,661 SF (0.27 AC)
LOT WIDTH	55'	57.47'

**SETBACK REQUIREMENTS (MAIN BUILDING)**

FRONT	25' TO PL	25.1' TO PL
REAR	25' TO PL	102.8' TO PL
SIDE*	10' (ONE YARD RED. TO 8')*	10.0', 8.0' TO PL

\*REQUIRED LOT WIDTH FOR SPLIT LOT SUBDIVISIONS IN THE R-8 ZONE IS 55'. THEREFORE, 30% AGGREGATE SIDE YARDS EQUAL 16.5'

### 4219 LORCOM LANE (LOT B1)

**ZONING**  
R-8 (SPLIT LOT) MIN. REQUIRED PROVIDED

LOT AREA	8,000 SF	11,694 SF (0.27 AC)
LOT WIDTH	55'	57.47'

**SETBACK REQUIREMENTS (MAIN BUILDING)**

FRONT	25' TO PL	25.1' TO PL
REAR	25' TO PL	94.6' TO PL
SIDE	10' (ONE YARD RED. TO 8')*	10.0', 8.0' TO PL

### ZONING WORKSHEET

R-8 Districts: What is the zoning of your lot? Check the zoning map, or your assessment record. If your lot is zoned R-8 go to question #1.

Max Lot Coverage	Max Lot Coverage w/ Front Porch	Max Lot Coverage w/ Rear Detached Garage	Max Lot Coverage w/ Front Porch and Detached Garage	Max Main Building Footprint Coverage	Max Main Building Footprint Coverage w/ Front Porch	Main Building Footprint Cap	Main Building Footprint Cap w/ a Front Porch
(a) 35%	(b) 38%	(c) 40%	(d) 43%	(e) 25%	(f) 28%	(g) 2800 sq ft	(h) 3136 sq ft
1. How many square feet is your lot?	11,694 sq ft						
2. How many square feet is the footprint of your house (Main building, existing and proposed)?	2,575 sq ft						
3. How many square feet is the footprint of your detached garage or detached building greater than 150 sq ft other than a main house?	0 sq ft						
4. How many square feet is your driveway and parking pad?	484 sq ft						
5. Add #2, #3 and #4.	* 3,059 sq ft						
6. Divide #5 by #1 and multiply by 100, and get the lot coverage, % If #6 does not exceed 35% your lot conforms to the lot coverage requirement in the Zoning Ordinance. [(a) on the above table]	26.16%						
If your house has a front porch that is 60 sq ft or larger, you can get a 3% bonus. In this case, if #6 does not exceed 38% you lot conforms to the Zoning Ordinance with a front porch bonus. [(b) on the above table]	YES						
If your house has a detached garage in the rear yard, you can get a 5% bonus. In this case, if #6 does not exceed 40% you lot conforms to the Zoning Ordinance. [(c) on the above table]	NO						
If your house has front porch 60 sqft or larger and a detached garage in the rear yard, you can get a 8% bonus. In this case, if #6 does not exceed 43% you lot conforms to the Zoning Ordinance. [(d) on the above table]	NO						
7. Divide #2 by #1 and multiply by 100, and get the coverage of your main house footprint. If #7 does not exceed 25%, your main building conforms to the Zoning Ordinance. [(e) on the above table]	21.05%						
If your house has a front porch that is 60 sq ft or larger, you can get a 3% bonus. In this case, if #7 does not exceed 28%, your house conforms to the Zoning Ordinance with a front porch bonus. [(f) on the above table]	YES						
8. If your lot is larger than 8000 sq ft, check whether #2 exceeds 2800 sq ft. If it does not exceed, your house footprint conforms to the cap in the Zoning Ordinance. [(g) on the above table]	YES						
If your lot is larger than 8000 sq ft, and if your house has a front porch 60 sq ft or greater, and if its footprint does not exceed 3136 sq ft, your house conforms to the Zoning Ordinance with a front porch bonus. [(h) on the above table]	YES						

### NOTES

- BUILDING COVERAGE AREA INCLUDES ADDITIONAL 2" TO ACCOUNT FOR EXTERIOR TREATMENT.
- SETBACK DIMENSIONS INCLUDE ADDITIONAL 2" TO ACCOUNT FOR EXTERIOR TREATMENT.
- BUILDING DIMENSIONS EXCLUDE ADDITIONAL 2".



## DIMENSION AND ZONING PLAN

# WALTER L. PHILLIPS

INCORPORATED ESTABLISHED 1945

Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
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### ARLINGTON, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES

#### 4219/4221 LORCOM LANE

#### THE PROPERTY OF R.A. PHILLIPS

#### GRADING PLAN

#### 4219/4221 LORCOM LANE, ARLINGTON, VIRGINIA 22207

SCALE: AS SHOWN	DRAWN CR	CHECKED TP/BKW
SUBMITTED DATE 03/05/2019	05/07/2019	06/24/2019
07/17/2019		
APPROVED DATE		DIRECTOR OF ENVIRONMENTAL SERVICES

SHEET: C-0402

