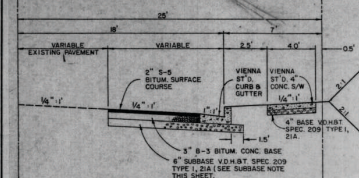


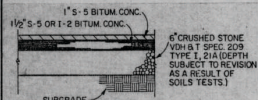
# SITE PLAN

**SUBBASE NOTE:**

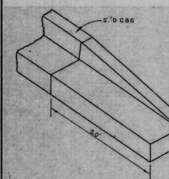
Subbase depth for subgrade based on CBR value of 10. Soils tests of subgrade must be submitted for actual determination of required subbase thickness prior to construction.



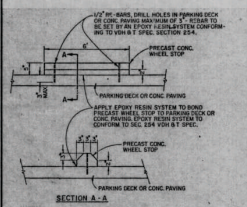
TYPICAL SECTION STREET WIDENING PARK STREET NO SCALE



TYPICAL SECTION ON-SITE PAVING NO SCALE



DETAIL OF NOSED DOWN CURB NO SCALE



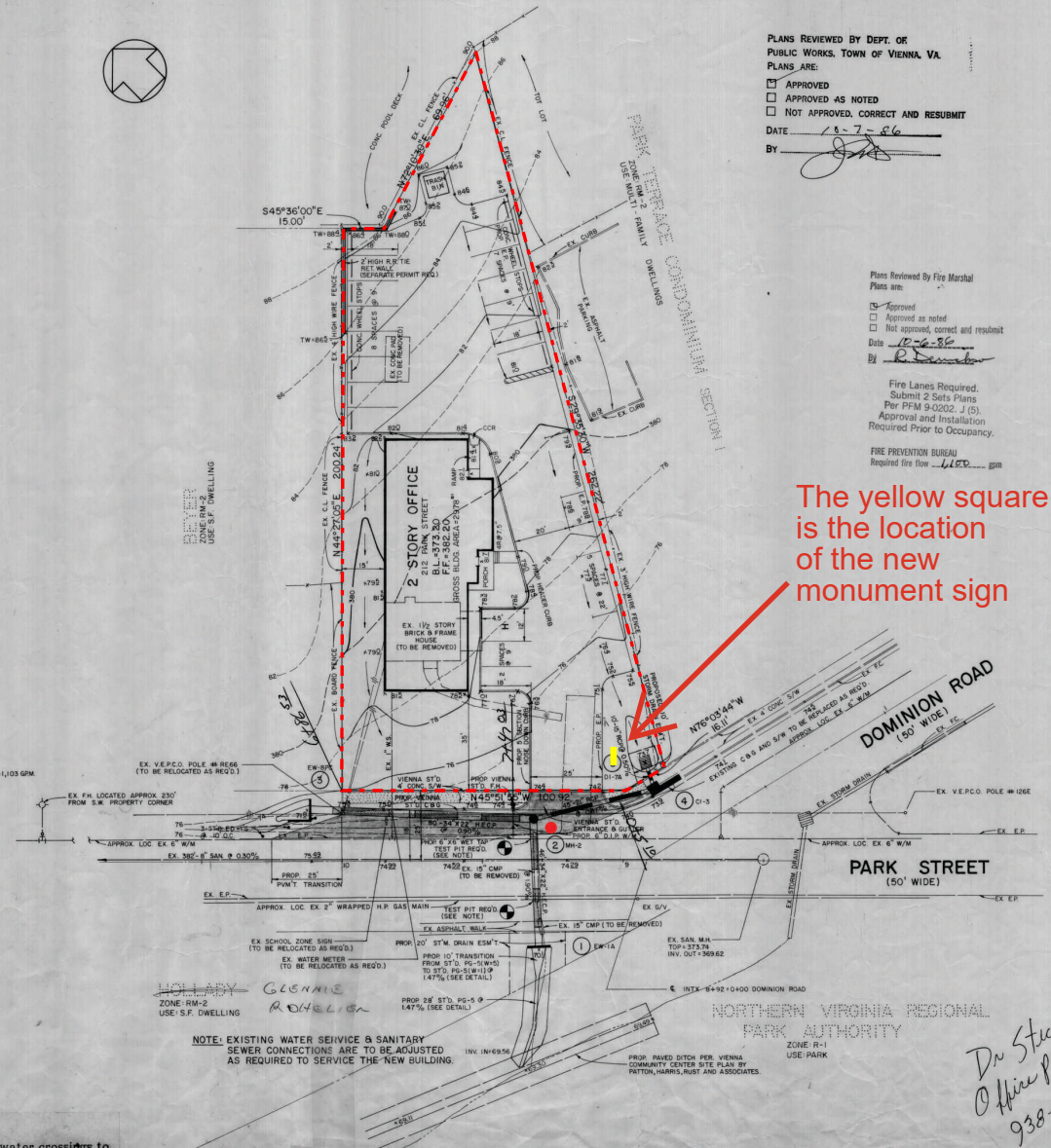
DETAIL - CONCRETE WHEEL STOP NO SCALE

**UTILITY NOTES:**

Huntley, Nye & Associates, P.C. does not certify to the location or existence of any existing underground utilities. The underground utilities shown are from available records. This does not constitute a guarantee of their actual location or that they have all been shown. The contractor shall be responsible for the digging of test holes prior to beginning any construction. These test holes will be made to verify all crossings between new and existing facilities and at critical grade changes. If conditions are found in the field which are materially different from the plans, the contractor shall notify Huntley, Nye & Associates, P.C. and appropriate revisions will be made to the plans.

**TEST PITS REQUIRED**

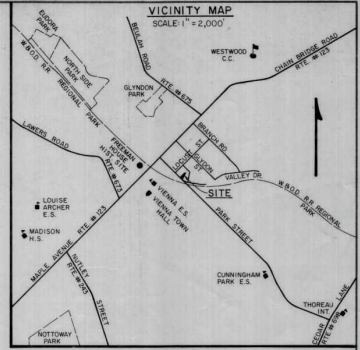
The contractor shall hand dig test pits at all gas & water crossings to determine the exact location & depth well in advance of construction.



The yellow square is the location of the new monument sign

PLANS REVIEWED BY DEPT. OF PUBLIC WORKS, TOWN OF VIENNA, VA.  
 PLANS ARE:  
 APPROVED  
 APPROVED AS NOTED  
 NOT APPROVED, CORRECT AND RESUBMIT  
 DATE: 10-7-86  
 BY: [Signature]

Plans Reviewed by Fire Marshal  
 Plans are:  
 Approved  
 Not approved, correct and resubmit  
 Date: 10-2-86  
 By: [Signature]  
 Fire Lanes Required.  
 Submit 2 Sets Plans Per PFM 9-2002, J (5).  
 Approval and Installation Required Prior to Occupancy.  
 FIRE PREVENTION BUREAU  
 Required fire flow: 4,000 gpm



**SITE TABULATION**  
 Site Area = 0.4487 Acre or 19,547 sq. ft.  
 Zone - RM-2  
 Tax Map - 38-4-802-Parcel 165  
 Use - Dental Office  
 Gross Floor Area - 4,886 sq. ft.  
 Building Height - 32' Max. (2 stories)  
 Building Construction Type - 3B (NOT SPRINKLERED)  
 Building Use Group - B  
 Parking -  
 Required = 1 space/200 sq. ft. = 22 spaces  
 Provided = 22 spaces  
 Regular - 22 spaces  
 Handicap - 1 space

- Lot Coverage -**  
 Site Area - 19,547 sq. ft.  
 Paved Parking & Roof Area - 12,700 sq. ft. (65%)  
 Provided Green Area - 6,847 sq. ft. (35%)
- The Town of Vienna, Department of Public Works, phone 938-6000 shall be notified when work is started.
  - Methods and materials used in the construction of the improvements here-to shall conform to the current Department of Public Works Design and Construction Standards.
  - All streets shall be completed to a density of not less than 95% of maximum density determined to conform with American Method.
  - The contractor shall use mechanical means to achieve the required compaction.
  - All storm sewer and culvert pipe shall be concrete unless otherwise designed on the plans. All concrete pipe shall be placed within the dedicated right-of-way shall conform to A.S.T.M. Specifications C19-21, Class II and all concrete pipe to be placed beyond the limits of the right-of-way shall conform to A.S.T.M. Specifications C19-21, Class II.
  - The inverts of all curb inlets, manholes and other storm sewer appurtenances shall have formed inverts of concrete.
  - Street signs shall be installed by the developer at each intersection.
  - Placement of street lights shall be determined by director of public works and cost of installation shall be borne by the developer.
  - The subdivisor shall provide over 1/4" grading to provide positive drainage and preclude ponding of water.
  - The subdivisor shall grade slopes no steeper than 3:1 on returns at intersections to provide adequate sight distance.
  - Methods to control erosion and siltation must be provided. The approval of these plans in no way releases the subdivisor or his agent of the responsibilities contained in "an ordinance relating to the pollution of state waters in Fairfax County, Virginia."
  - The subdivisor is required to notify the Department of Public Works, Town of Vienna, prior to beginning construction and specifically request inspection before beginning:  
 A. Clearing and Grading  
 B. Subgrade Excavation  
 C. Installation Storm Sewers or Culverts  
 D. Setting Curb and Gutter Pipes  
 E. Finishing Curb, Coter and Driveway Entrances  
 F. Pouring other concrete  
 G. Placing Gravel Base  
 H. Installing Water and Sanitary Sewer Main  
 I. Placing any Retention Surfacing
  - All underground utility connections must be placed from the utility main to the right of way line for each lot and all underground utility mains and connections must be installed prior to the application of any hardscape materials.
  - The subdivisor shall be responsible for determining the location of all underground utilities prior to beginning construction.

NOTE: ALL CONSTRUCTION SHALL CONFORM TO VDH BT AND/OR TOWN OF VIENNA CURRENT STANDARDS & SPECIFICATIONS.

Huntley, Nye & Associates, P.C.  
 CIVIL ENGINEERING • LAND PLANNING  
 SURVEYING  
 2000  
 ANNANDALE, VIRGINIA 22002  
 703-797-1100  
 200 SOUTH KING STREET  
 152-9776, 151-4110, 151-1051  
 220 NORTH ADAMS STREET  
 703-797-1100  
 2000 ANNANDALE ROAD  
 703-797-1100

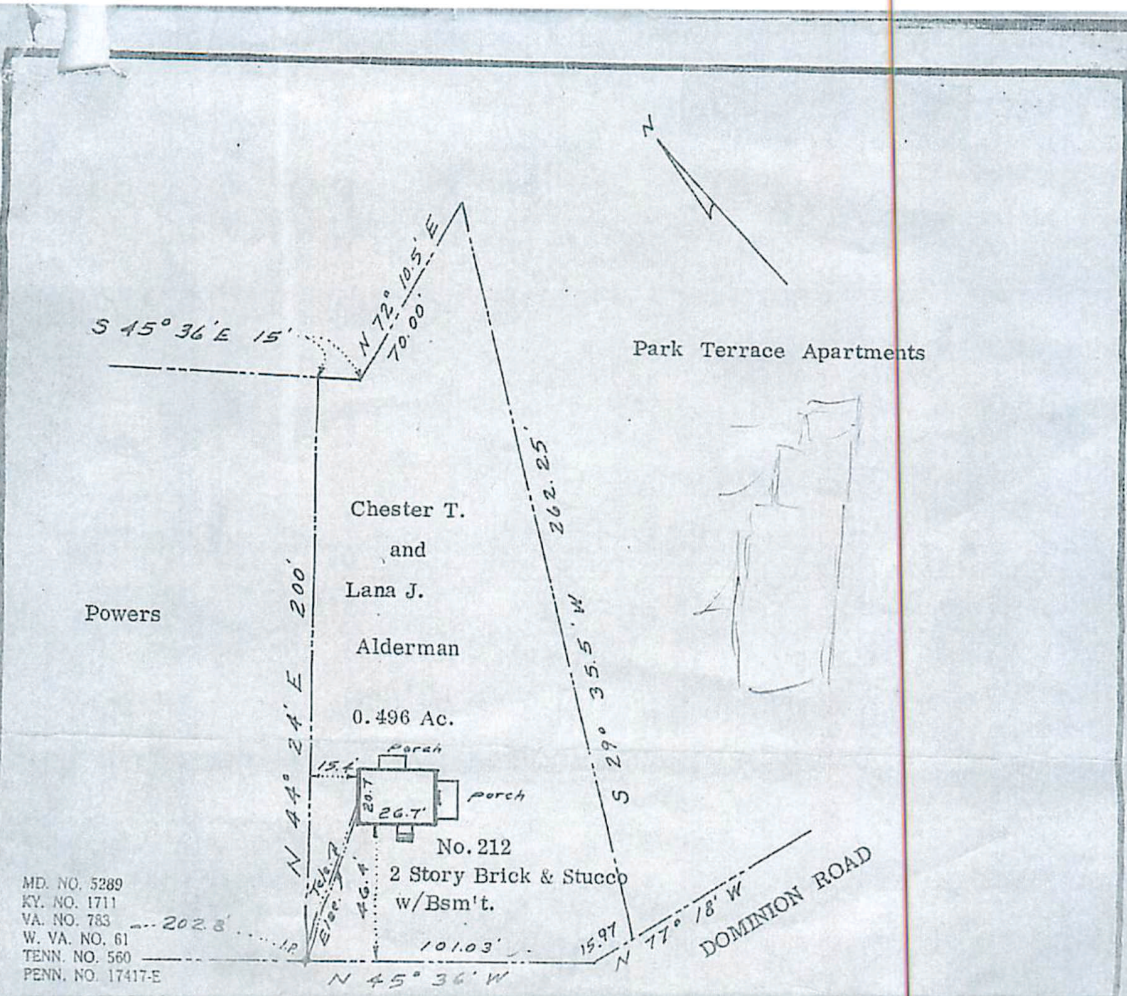
PROJECT TITLE  
**DENTAL OFFICES**  
**212 PARK STREET S.E.**  
 TOWN OF VIENNA  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'  
 DATE: 4/14/86  
 REVISIONS:  
 4-28-86 ADD PAVED DITCH  
 5-2-86 ARCH. REVISION  
 5-5-86 ARCH. REVISION  
 6-3-86 ADD FC 5.8.74

SHEET NO. 1 of 5  
 FILE NO. SP-1605

OCT 03 1986  
 PUBLIC WORKS

Dr. Stephen  
 Office #2  
 938-8774



MD. NO. 5289  
 KY. NO. 1711  
 VA. NO. 783  
 W. VA. NO. 61  
 TENN. NO. 560  
 PENN. NO. 17417-E



PARK STREET, S. E.

PHYSICAL HOUSE LOCATION SURVEY

PLAT

Legal Description: Lot ..... Block ..... Section: ..... Metes & Bounds: Yes  
 SUBDIVISION: Tax Map No. 038-4-02-0165  
 County: Fairfax, Town of Vienna Magisterial District: .....  
 Scale: 1 inch = 50 Feet Date: Nov. 24, 1982  
 Address: 212 Park Street, S. E., Vienna, Virginia  
 Recorded: D. B. 3344, Page 363  
 SELLER: Alderman Purchaser: Brennan  
 ORDERED BY: Barbara Taylor ATTORNEY: Soutzos & Pierson  
 Mailed: Hand Carried Delivered To: Suite "G", 311 Maple Ave., West  
Vienna, Va. 22180

Surveyor's Statement, Certification and Notes

"All field and office work was strictly made under my supervision. The surveyor assumes the owner and/or prospective purchaser agrees on the physical character of the land boundaries platted hereon to be sold and/or retained. The law and surveyor assume the grantee inspect the physically marked land boundaries and are satisfied that the physical markings on the land and those shown on the surveyor's plat coincide. Furthermore, the surveyor has carried out the instructions given for this survey and is hereby approved by all parties involved with the platted property. Upon use of this survey for appraisal, or transfer of title, or cancellation of any present and existing sales contracts, the present owner and/or client is liable for a fee of \$1,350.00 due and payable to the Land Surveyor, namely Louis J. Matacia, within 15 days of this survey."

"This survey is only to be used for the purpose of acquiring Title Insurance. A 'PHYSICAL HOUSE LOCATION SURVEY' is not a boundary survey, but shows the relationship of the physical structure to the existing features found at the time of the survey."  
 Homeowner is obligated to contact Power and Utility Companies for verification of location of underground utilities before digging any area on the property.  
 This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.  
 This plat cannot be used for any type of new construction whatsoever including, but not limited to, additions to house, walls, swimming pool, sheds and fences nor to the application for any permits or for zoning purposes. ANY ALTERATION OF THIS PLAT FOR ANY PURPOSE WHATSOEVER IS STRICTLY FORBIDDEN."

*Louis J. Matacia*

For easements and restrictive covenants not shown, see Title report.

Louis J. Matacia, Inc. Certified Land Surveyor  
 2211 Gallows Road, Dunn Loring, Virginia 22027  
 Phone: (703) 560-8993