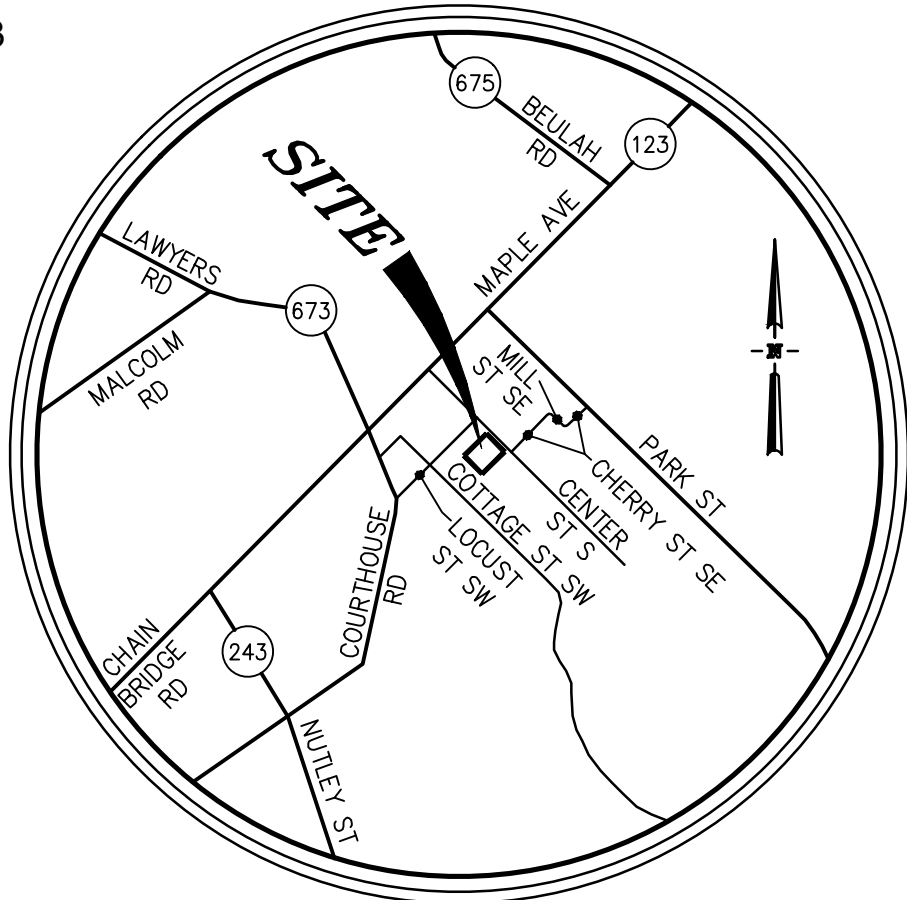


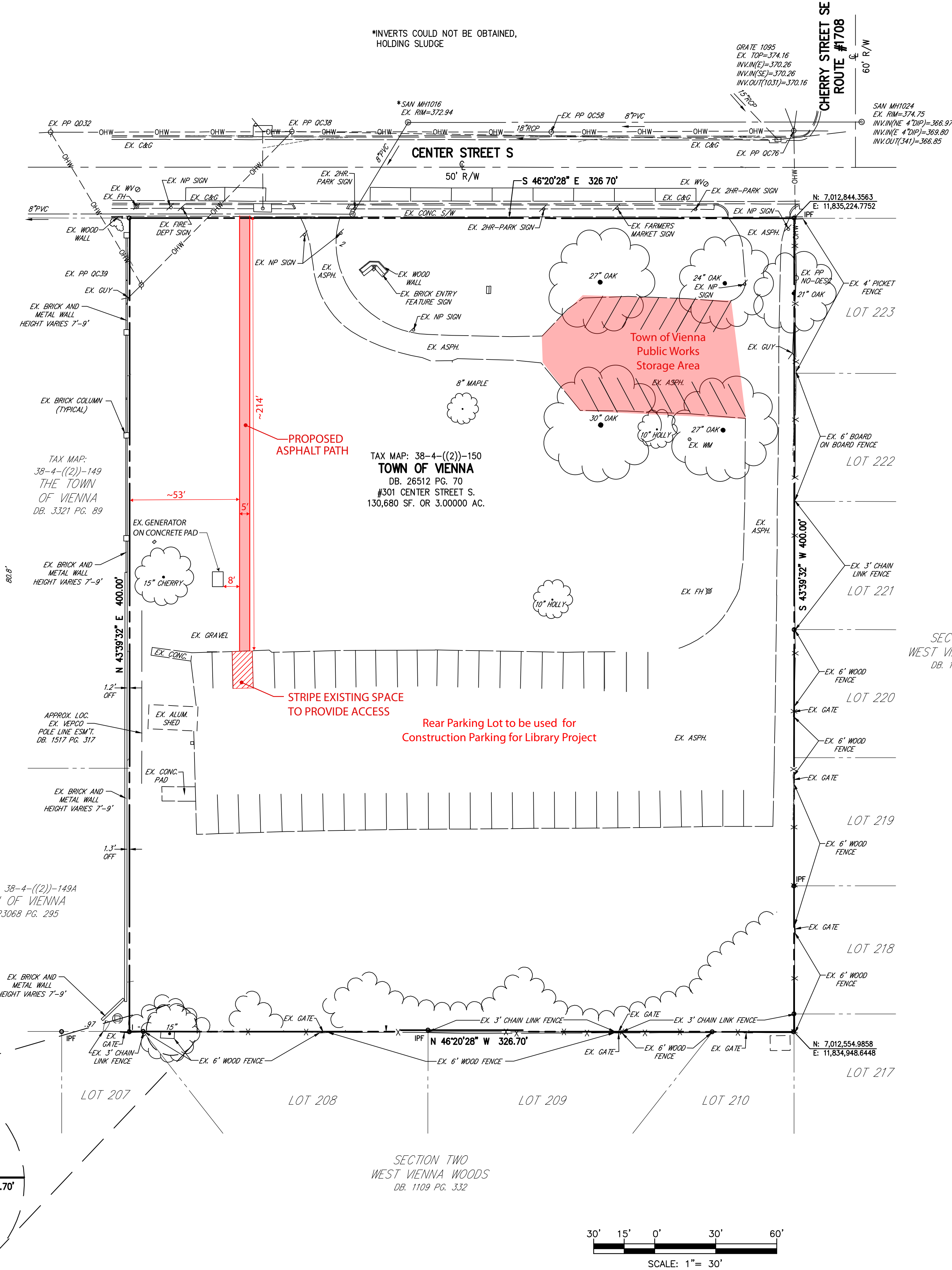
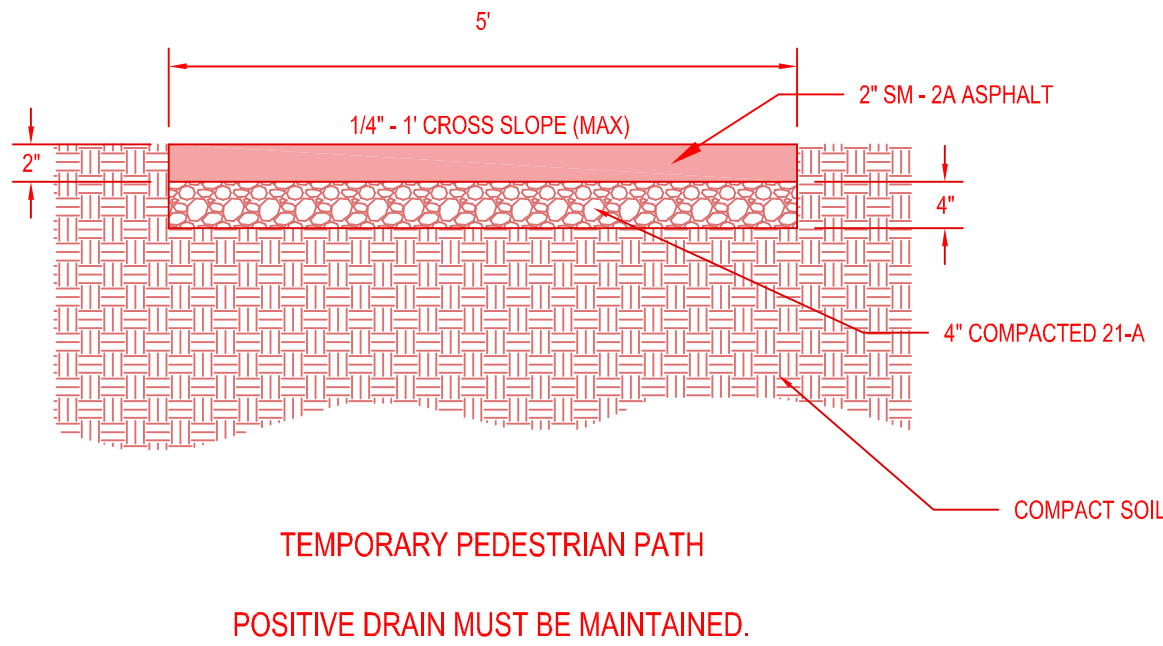
NOTES

- 1.) THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 38-4-((2)), PARCEL 150, AND IS ZONED RS-10.
- 2.) OWNER: TOWN OF VIENNA, VIRGINIA
ADDRESS: 127 CENTER STREET S.
VIENNA, VIRGINIA 22180
RECORDATION: DB. 26512 PG. 70
- 3.) THE BOUNDARY OF THE PROPERTY DELINEATED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LANDDESIGN ON FEBRUARY 08, 2023 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 NORTH ZONE (U.S. SURVEY FOOT) AS COMPUTED FROM A GPS/VRS SURVEY [NAD 83 (2011) EPOCH 2010.00]. THE GROUND DISTANCES SHOWN HEREON ARE BASED ON APPLICATION OF A SITE COMBINED SCALE FACTOR OF 0.999947631 WITH A BASE POINT EQUAL TO N 7,012,804.0405, E 11,834,741.9554. ALL MONUMENTATION SHOWN HEREON AS IPF, IPS, MON, ETC. ARE FROM THE AFOREMENTIONED FIELD SURVEY. THE BOUNDARY OF THE LANDS DELINEATED HEREON MEETS THE MINIMUM ERROR OF CLOSURE OF 1 IN 20,000.
- 4.) THE SITE SHOWN HEREON IS REFERENCED VERTICALLY TO THE VIRGINIA COORDINATE SYSTEM OF 1983 NORTH (U.S. SURVEY FOOT) AND NGVD29 AS COMPUTED FROM A GPS FIELD SURVEY. VERTICAL DATUM WAS DERIVED USING THE CORPSCON SOFTWARE, U.S. ARMY CORPS OF ENGINEERS CONVERTING THE DATUM FROM GPS OBSERVATIONS IN NAVD88 TO NGVD29.
- 5.) THE PROPERTY DELINEATED HEREON IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF FAIRFAX COUNTY, VIRGINIA COMMUNITY-PANEL NUMBER 515525-0145-E AND TOWN OF VIENNA, VIRGINIA COMMUNITY-PANEL NUMBER 510053-0145-E (MAP NUMBER 51059C0145E) EFFECTIVE DATE: SEPTEMBER 17, 2010.
- 6.) NO TITLE REPORT FURNISHED.
- 7.) REPRESENTATION OF UNDERGROUND PIPE IDENTIFIED ON THIS SURVEY AS _____ RCP, DIP OR PVC ARE BASED ON SURFACE OBSERVATIONS OF PIPE ALIGNMENTS AND ASSOCIATED SANITARY OR STORM DRAINAGE SURFACE STRUCTURES AND DOES NOT REPRESENT ACTUAL UNDERGROUND LOCATIONS OF SAID UTILITIES.

ATTACHMENT 03



VICINITY MAP
SCALE: 1" = 2,000'



SECTION TWO
WEST VIENNA WOODS
DB. 1109 PG. 332

Town of Vienna
Approved
05/09/2025

PROPOSED SITE PLAN
PREPARED BY TOWN OF VIENNA STAFF USING
EXISTING CONDITIONS PLAT AS BASE
April 29, 2025

PLAT SHOWING
BOUNDARY AND TOPOGRAPHIC SURVEY
OF THE PROPERTY OF
TOWN OF VIENNA
DEED BOOK 26512 PAGE 70
TOWN OF VIENNA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"= 30' DATE: FEBRUARY 08, 2023

LandDesign

12600 FAIR LAKES CIRCLE, SUITE 100
FAIRFAX, VA 22033
703.449.8100
WWW.LANDDESIGN.COM