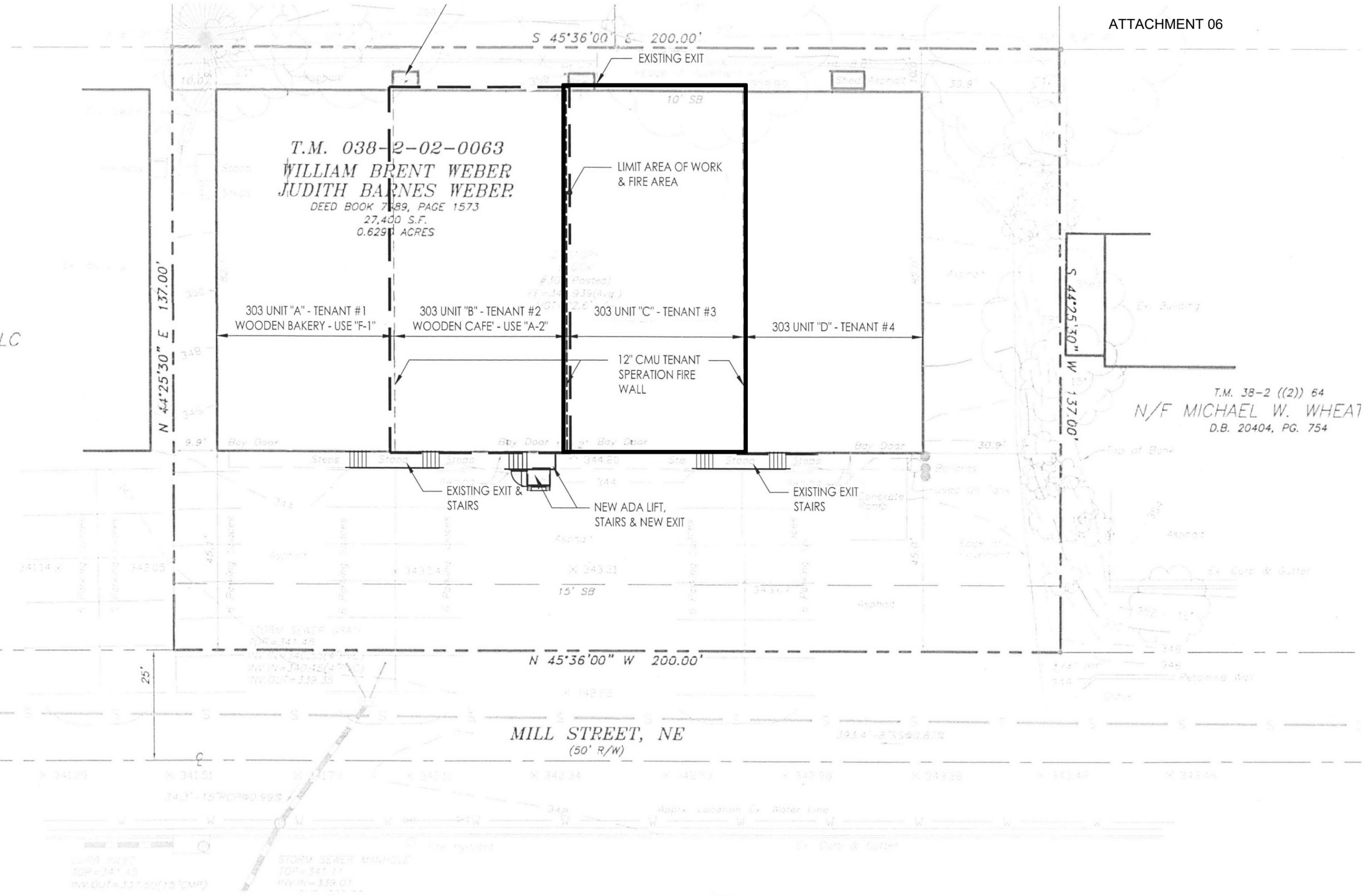


LC



T.M. 038-2-02-0063
 WILLIAM BRENT WEBER
 JUDITH BARNES WEBER
 DEED BOOK 7189, PAGE 1573
 27,400 S.F.
 0.629 ACRES

303 UNIT "A" - TENANT #1
 WOODEN BAKERY - USE "F-1"

303 UNIT "B" - TENANT #2
 WOODEN CAFE' - USE "A-2"

303 UNIT "C" - TENANT #3

303 UNIT "D" - TENANT #4

LIMIT AREA OF WORK
 & FIRE AREA

12" CMU TENANT
 SEPARATION FIRE
 WALL

EXISTING EXIT &
 STAIRS

NEW ADA LIFT,
 STAIRS & NEW EXIT

EXISTING EXIT
 STAIRS

T.M. 38-2 ((2)) 64
 N/F MICHAEL W. WHEAT
 D.B. 20404, PG. 754

MILL STREET, NE
 (50' R/W)

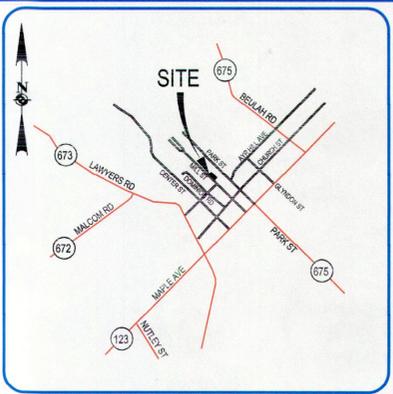
CURB INLET
 TOP=341.43
 INV.OUT=337.50(15" CMP)

STORM SEWER MANHOLE
 TOP=341.11
 INV.IN=339.01

EXISTING FEATURE LEGEND

- IPF—IRON PIPE FOUND
- IPS—IRON PIPE SET
- SB SETBACK LINE
- TREE
- PINE/FIR
- POWERPOLE
- GUY WIRE
- OVERHEAD ELECTRIC
- OVERHEAD WIRE
- WATER LINE
- W WATER METER
- ⊕ CLEAN OUT
- SAN. SEWER LINE
- SEWER MANHOLE
- 220— EXISTING INDEX CONTOUR
- 221— EXISTING CONTOUR
- X 2893.32 EX. SPOT SHOT
- STORM DRAIN LINE
- DRAINAGE MANHOLE

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED					DATE	REVISION
REVISION APPROVED BY DIVISION OF DESIGN REVIEW						
NO.	DESCRIPTION	REV. BY	APPROVED	DATE		



VICINITY MAP
 SCALE: 1" = 2000'

PARKING DATA

Town of Vienna
 CHAPTER 18 OF THE TOWN CODE
 SECTION 18-130. OFF-STREET PARKING
 Minimum required parking spaces.

REQUIRED
 1 SPACE PER FOR EVERY 3 EMPLOYEES.

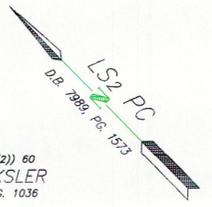
PROVIDED
 30 REGULAR SPACES
 0 HANDICAP SPACE
 30 TOTAL SPACES

GENERAL NOTES:

1. CURRENT OWNER: WILLIAM BRENT WEBER AND JUDITH BARNES WEBER, DEED BOOK 7989, PAGE 1573. #2601 E. MEREDITH DR., VIENNA, VA. 22181
2. THE PROPERTY DELINEATED ON THIS PLAT IS IDENTIFIED ON ASSESSMENT MAP 38-2-(2) AS PARCEL 63 AND IS ZONED CM.
3. THE ADDRESS OF THIS PROPERTY IS #303 MILL ST., NE.
4. ZONE: CM
5. USE: LIMITED INDUSTRIAL
6. LOT AREA: PARCEL 63= 27,400 SQ. FT. (0.6290 AC.)
7. BULK REGULATIONS:

FRONT YARD:	15'	REQUIRED
SIDE YARD:	0'	REQUIRED
REAR YARD:	10'	REQUIRED
8. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AVAILABLE DEEDS PLATS OF RECORD AND VERIFIED BY A CURRENT FIELD SURVEY BY THIS FIRM.
9. BEARINGS BASED ON THE METES & BOUNDS DESCRIPTION RECORDED IN DEED BOOK 7989, PAGE 1573 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
10. TOPOGRAPHIC SURVEY WAS COMPILED BY LS2PC IN NOVEMBER, 2012.
11. CONTOUR INTERVAL= TWO FOOT.
12. VERTICAL INFORMATION BASED ON FAIRFAX COUNTY AERIAL TOPOGRAPHY TM: 38-2, INTERSECTION OF MILL ST. AND AYR HILL AVE., ELEVATION = 343.7.
13. NOT ALL UNDERGROUND UTILITIES MAY BE SHOWN AND THOSE HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS/HER FAILURE TO LOCATE OR PRESERVE THE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE AS SHOWN ON THE PLAN, HE/SHE SHALL IMMEDIATELY NOTIFY THE SURVEYOR AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
14. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
15. TO THE BEST KNOWLEDGE OF THE SURVEYOR AND DEVELOPER, THERE ARE NO EXISTING GRAVES ON-SITE.
16. AT THE TIME OF APPLICATION FOR A LAND DISTURBANCE PERMIT, THE APPLICANT SHALL PROVIDE THE NAME OF A CERTIFIED RESPONSIBLE LAND DISTURBER PRIOR TO ISSUANCE OF THE LAND DISTURBANCE PERMIT.
17. EXISTING ABOVE GROUND UTILITIES ARE TO BE ADJUSTED, RELOCATED OR REMOVED AS NECESSARY. LOCATION AND DEPTH OF UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SERVICE WILL NOT BE THE RESPONSIBILITY OF LS2PC.
18. PRIOR TO ANY EXCAVATING CONTRACTOR/DEVELOPER TO CONTACT "MISS UTILITY" AT 1.800.257.7777.
19. THE STREET SHOWN HEREON IS A PUBLIC RIGHT-OF-WAY.
20. THIS LOT IS SERVED BY PUBLIC SEWER AND WATER.
21. WATERSHED: DIFFICULT RUN
22. THIS PLAN COMPLIES WITH THE CBAY AMENDMENT ADOPTED JULY 7, 2003 AND MADE EFFECTIVE NOVEMBER 18, 2003 AND INCLUDES REVISIONS ADOPTED JULY 11, 2005 AND MADE EFFECTIVE JULY 12, 2005.
23. GRAPHIC LOCATION OF EXISTING SEWER LATERAL AND WATER SERVICE IS APPROXIMATE ONLY AND LS2PC ACCEPTS NO RESPONSIBILITY FOR THE LOCATION OF SAID SEWER AND WATER, EITHER HORIZONTALLY OR VERTICALLY.
24. UNDERGROUND UTILITIES SUCH AS CATV, TELEPHONE, ELECTRIC, AND GAS IF ANY ARE NOT SHOWN.
25. LS2PC ASSUMES NO RESPONSIBILITY FOR SUBSURFACE CHANGES IN SOILS, WATER TABLE, APPEARANCE OF ROCK, OR UNMARKED UTILITIES.

NOTE: THERE IS NO FUTURE CONSTRUCTION PROPOSED WITH THIS PLAN.



T.M. 38-2 (2) 60
 N/F BICKSLER
 D.B. 7169, PG. 1036

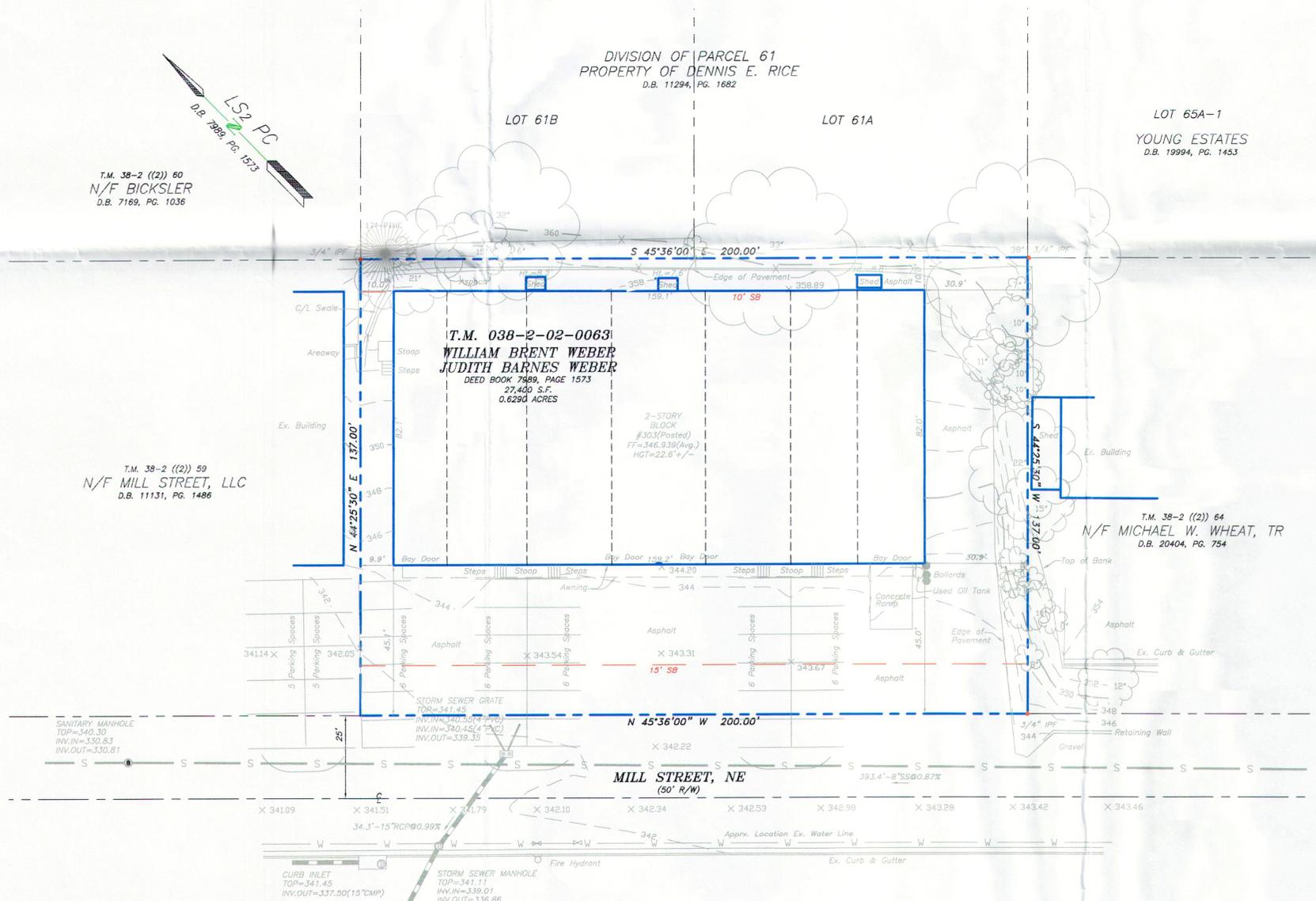
T.M. 38-2 (2) 59
 N/F MILL STREET, LLC
 D.B. 11131, PG. 1486

T.M. 38-2 (2) 64
 N/F MICHAEL W. WHEAT, TR
 D.B. 20404, PG. 754

T.M. 038-2-02-0063
 WILLIAM BRENT WEBER
 JUDITH BARNES WEBER
 DEED BOOK 7989, PAGE 1573
 27,400 S.F.
 0.6290 ACRES

DIVISION OF PARCEL 61
 PROPERTY OF DENNIS E. RICE
 D.B. 11294, PG. 1682

LOT 65A-1
 YOUNG ESTATES
 D.B. 19994, PG. 1453



GRAPHIC SCALE



SCALE: 1"=20'

NOTE:
 THIS TOPOGRAPHIC SURVEY OF THE PROPERTY OF WILLIAM BRENT WEBER AND JUDITH BARNES WEBER WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF LAWRENCE H. SPILMAN, III, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON NOVEMBER 29, 2012; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

PLAN REVISIONS DESCRIPTION

SITE PLAN ON THE PROPERTY OF

WILLIAM BRENT WEBER
JUDITH BARNES WEBER
 DEED BOOK 7989, PAGE 1573
 TOWN OF VIENNA
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'
 DATE: DECEMBER, 2012
 DRAWN BY: MKC/ZS
 DESIGNED BY: ZS
 CHECKED BY: LHS

