

LEGEND

AC.....	AIR CONDITIONER
CO.....	CLEANOUT
CONC.....	CONCRETE
DB.....	DEED BOOK
EM.....	ELECTRIC METER
EP.....	EDGE OF PAVEMENT
FF.....	FIRST/FINISH FLOOR ELEVATION
GM.....	GAS METER
INV.....	INVERT
IPF.....	IRON PIN FOUND (PROPERTY CORNER)
N/F.....	NOW OR FORMERLY
PG.....	PAGE
RCP.....	REINFORCED CONCRETE PIPE
SD.....	STORM SEWER STRUCTURE
SMH.....	SANITARY SEWER STRUCTURE
SQ.FT.....	SQUARE FEET
WDF.....	WOODEN FENCE
WM.....	WATER METER
WV.....	WATER VALVE
WW.....	WINDOW WELL
○.....	FIRE HYDRANT
△.....	DOORWAY/ENTRANCE
∅.....	UTILITY POLE
—X—.....	FENCE
—G—.....	GUY WIRE
—O—.....	OVERHEAD WIRES
—G—.....	UNDERGROUND GAS LINE
—S—.....	UNDERGROUND SANITARY LINE
—W—.....	UNDERGROUND WATER LINE
○.....	TREE
.....	LIMITS OF TREE CANOPY/VEGETATION
.....	CURB AND GUTTER
.....	SPOT ELEVATION
.....	SIGN

LOT COVERAGE TABLE

ITEM	COVERAGE	PERCENTAGE*
HOUSE	2422 SF	19.9%
FRONT PORCH	111 SF	0.9%
DRIVEWAY	426 SF	3.5%
SCREENED PORCH	282 SF	2.3%
TOTAL	3241 SF	26.6%

* OF TOTAL LOT AREA (12193 SF).

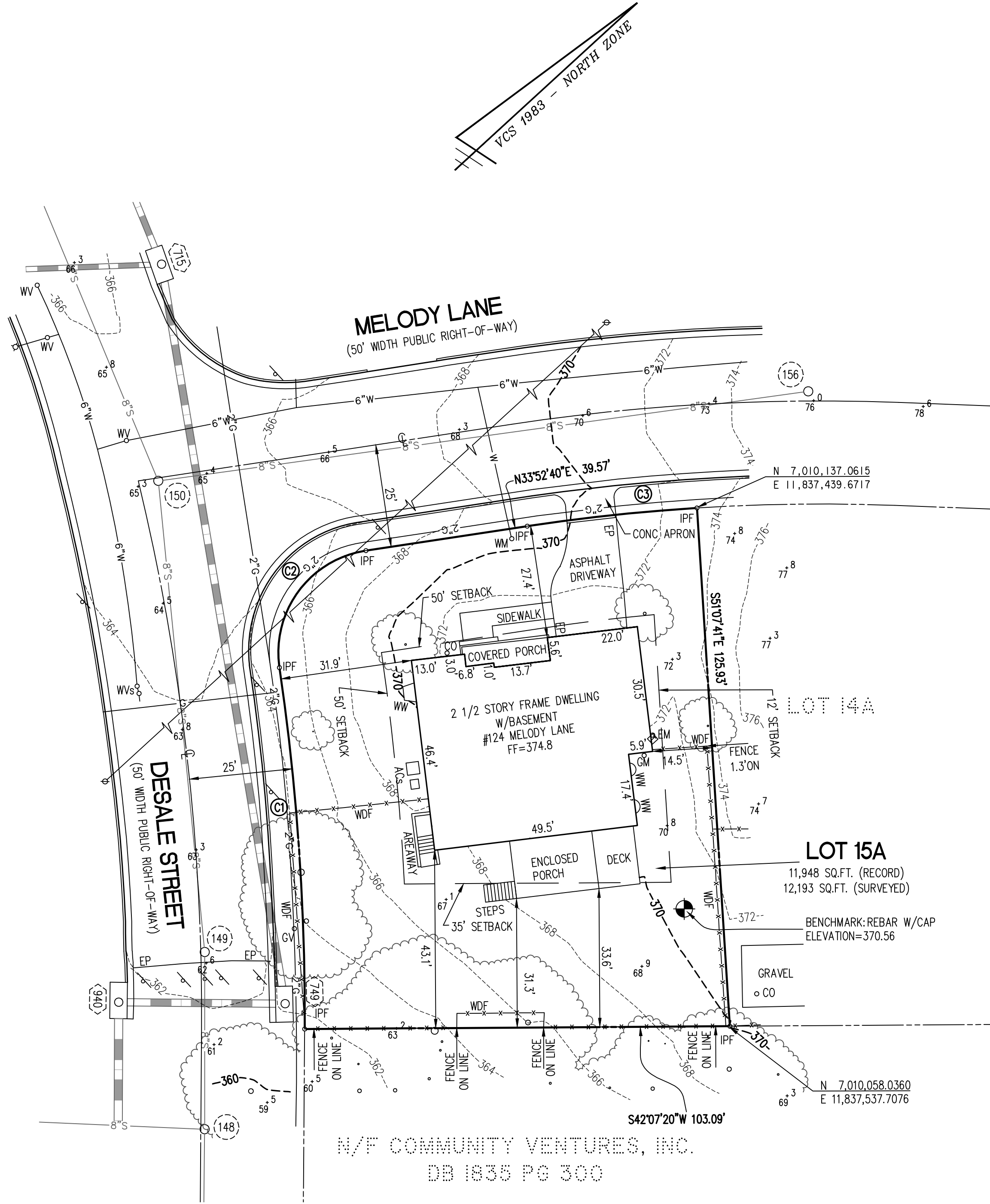
DECK COVERAGE TABLE

ITEM	COVERAGE	PERCENTAGE
DECK	142 SF	1.2%
DECK (IF PORCH REMOVED)*	282 SF	2.3%
TOTAL	424 SF	3.5%

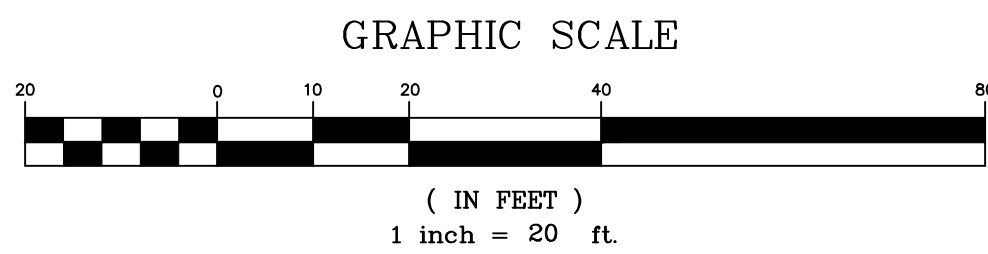
* INTENDED TO DEMONSTRATE THAT DECK COVERAGE WILL BE WITHIN PERMISSIBLE LIMITS IF ALL OR PART OF SCREENED PORCH IS REMOVED.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	575.00'	87.94'	8°45'46"	44.06'	87.85'	N51°29'52"W
C2	25.00'	39.17'	89°46'21"	24.90'	35.29'	N11°00'25"W
C3	475.00'	41.40'	4°59'36"	20.71'	41.38'	N36°22'26"E



N/F COMMUNITY VENTURES, INC.
DB 1835 PG 300



NOTES

1. THE PROPERTY SHOWN HEREON APPEARS ON FAIRFAX COUNTY CADASTRAL MAP 038-4 AS MAP NUMBER 0384 12030015A, AND IS ZONED RS-10.
2. THE PROPERTY, CONSISTING OF LOT 15A, BLOCK THREE, SECTION ONE, VIENNA WOODS, AS RECORDED IN DEED BOOK 1002 AT PAGE 4, IS NOW IN THE NAME OF JAMES HATHAWAY AND SOLEYAH GROVES AS RECORDED IN DEED BOOK 25138 AT PAGE 47. ALL OF THE FOREGOING AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. TOTAL RECORD AREA OF THE PROPERTY IS 11,948 SQUARE FEET OR 0.2743 ACRES. TOTAL SURVEYED AREA OF THE PROPERTY IS 12,193 SQUARE FEET OR 0.2799 ACRES.
5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 51059C0145E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
7. THIS PLAT DOES NOT PURPORT TO SHOW AND/OR NOTE THOSE EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS THAT MAY EXIST IN THE CHAIN OF TITLE. A TITLE REPORT WAS REQUESTED BUT NOT FURNISHED.
8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994655. THE FOOT DEFINITION USED IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DANNY E. POTEET, L.S., FROM AN ACTUAL [X] GROUND OR [] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MAY 9, 2018; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS PERFORMED AT THE REQUEST OF JAMES HATHAWAY.

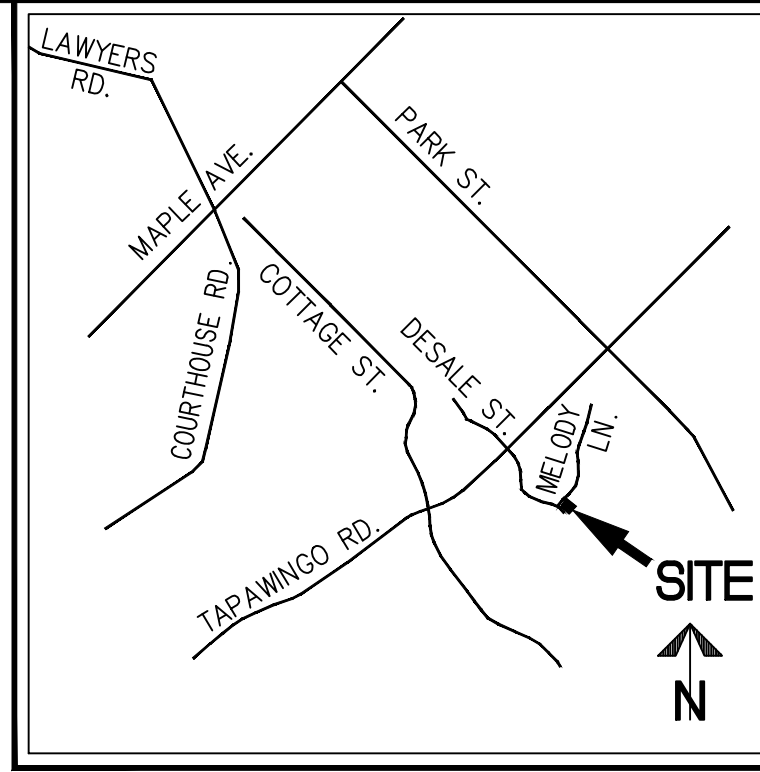
AS-BUILT DATA TABLES

SANITARY SEWER

SMH 156	
MANHOLE TOP =	375.89
8" INV OUT (SMH 150) =	365.04
SMH 150	
MANHOLE TOP =	365.36
8" INV IN (SMH 156) =	355.66
8" INV IN (NORTH) =	355.51
8" INV OUT (SMH 149) =	355.46
SMH 149	
MANHOLE TOP =	362.67
8" INV IN (SMH 150) =	354.97
8" INV OUT (SMH 148) =	355.27
PIPE DIAMETERS TAKEN FROM RECORD INFORMATION.	

STORM SEWER

SD 715	
CURB INLET TOP =	365.82
15" RCP IN (WEST) =	361.07
18" RCP IN (NORTH) =	360.87
21" RCP OUT (SD 749) =	360.42
SD 749	
CURB INLET TOP =	362.19
21" RCP IN (SD 715) =	359.19
21" RCP OUT (SD 940) =	359.17
SD 940	
CURB INLET TOP =	362.29
21" RCP IN (SD 749) =	358.84
24" ABS OUT (SOUTH) =	358.59



VICINITY MAP

SCALE: 1"=2000'

BOUNDARY AND TOPOGRAPHIC SURVEY

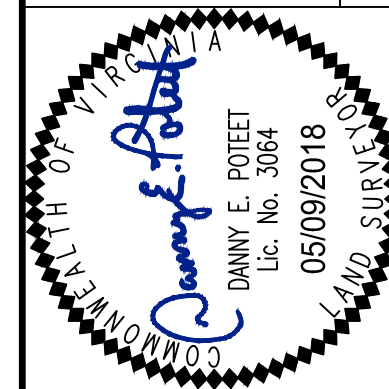
LOT 15A, BLOCK THREE, SECTION ONE,

VIENNA WOODS

DEED BOOK 1002 PAGE 4

TOWN OF VIENNA

FAIRFAX COUNTY, VIRGINIA



REVISIONS

NO.	DESCRIPTION	DATE
1	UPDATE DRIVEWAY LOCATION	04/12/2019
2	ADDED SETBACKS, TIES, COVERAGE TABLE	05/02/2019

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DATE: MAY 9 2018
DRAWN: dep
SCALE: 1"=20'