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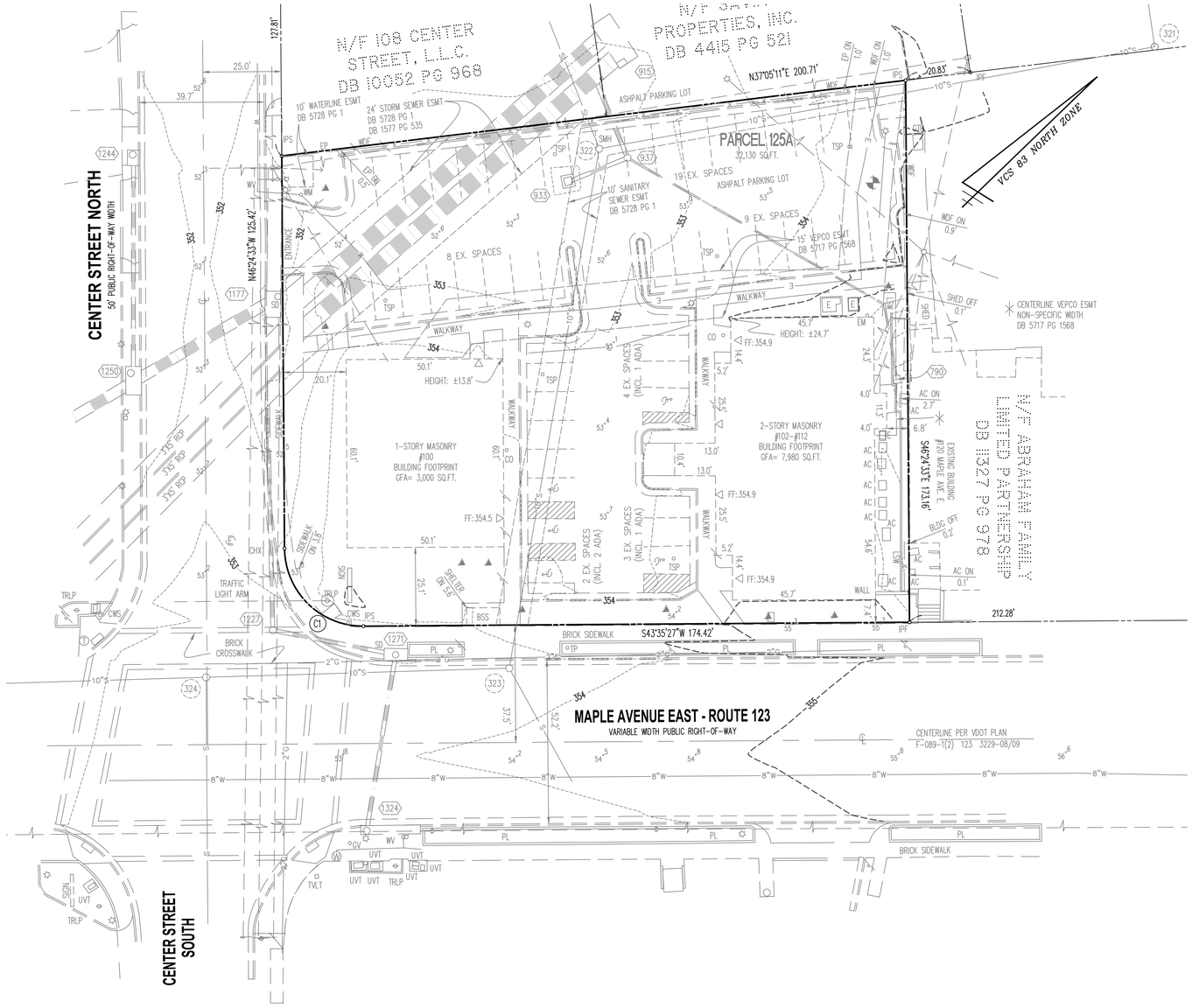

LEGEND

AC	AIR CONDITIONER
BSS	BUS STOP SHELTER
CHX	CHISELED X SET (PROPERTY CORNER)
CO	CLEANOUT
CWS	CROSS WALK SIGNAL
DB	DEED BOOK
ESMT	EASEMENT
FF	FLOOR ELEVATION
GTR	GREASE TRAP
IPF	IRON PIN FOUND (PROPERTY CORNER)
IPS	IRON PIN SET (PROPERTY CORNER)
LSW	LANDSCAPING WALL
N/F	NOW OR FORMERLY
PG	PAGE
PL	PLANTER
POB	POINT OF BEGINNING
SD	STORM SEWER STRUCTURE
SMH	SANITARY SEWER STRUCTURE
SQ.FT	SQUARE FEET
TP	TELECOMMUNICATIONS PEDESTAL
TRLP	TRAFFIC LIGHT/SIGNAL POLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TEST PIT
TVLT	TRAFFIC CONTROL VAULT
WDF	WOODEN FENCE
WM	WATER METER
WV	WATER VALVE
▷	DOORWAY
	GROUND LIGHT
	FIRE HYDRANT
	UTILITY POLE
	LIGHT POLE
—X—	FENCE
	GUY WIRE
	OVERHEAD WIRES
—G—	UNDERGROUND GAS LINE
—W—	UNDERGROUND WATER LINE
—E—	UNDERGROUND ELECTRIC LINE
—W—	UNDERGROUND WATER LINE
	CURB AND GUTTER
Ⓔ	ELECTRICAL MANHOLE
Ⓦ	WATER MANHOLE
Ⓣ	TELECOMMUNICATIONS MANHOLE
Ⓔ	ELECTRIC TRANSFORMER
	SIGN
	BOLLARD
83.0	SPOT ELEVATION
	RESERVED FOR DISABLED
	TREE
	LIMITS OF TREE CANOPY/VEGETATION

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAN IS DESIGNATED BY FAIRFAX COUNTY AS TAX MAP REFERENCE NUMBER 0384-02-0125A AND IS ZONED C-2 (PER FAIRFAX COUNTY ZONING MAP – REVISED MARCH 26, 2018).
2. THE PROPERTY IS NOW IN THE NAME OF PARK BROTHERS LLC, AS RECORDED IN DEED BOOK 26386 AT PAGE 0490, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THIS PLAN 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 AREA OF THE PROPERTY IS 32,130 OR 0.7376 (SURVEYED) 32,264 SQUARE FEET (RECORD)
5. THIS PLAN IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED IN JUNE OF 2020.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 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. THE SITE SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH: 2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER DJ5210 ANP5; ANNAPOLIS 5 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994873. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
8. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, JAMES A. MADISON, JR., L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON APRIL 24, 2018; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	39.27'	90°00'00"	25.00'	35.36'	N88°35'27"E

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners
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www.WLPINC.com

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
10/8/20
PROFESSIONAL ENGINEER

SCALE: 1" = 20' | DATE: 10/8/20 | DRAWN: TT | CHECKED: AV

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EXISTING CONDITIONS PLAN

VIENNA CENTER

MINOR SITE PLAN AMENDMENT

100, 102-112 CENTER STREET NORTH
TOWN OF VIENNA, VIRGINIA 22180

SHEET: C-0301