

NOTES

- THE PROPERTY IS DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS HAVING TAX ASSESSMENT MAP NUMBERS 0383-02-0139, ZONED C-1, 0383-02-0140, 0383-02-0141, ZONED C-1 AND RS-16, AND 0383-02-141A, ZONED RS-16.
- THE PROPERTY IS NOW AS FOLLOWS:
 A: PARCEL 0383-02-0139 IN THE NAME OF VIENNA DEVELOPMENT ASSOCIATES, LLC, JAMES C. MENG AND LUCY C. MENG, AS RECORDED IN DEED BOOK 19478 AT PAGE 1100.
 B: PARCELS 0383-02-0140, 0383-02-141 AND 0383-02-0141A IN THE NAME OF VIENNA DEVELOPMENT ASSOCIATES, LLC, JAMES C. MENG AND LUCY C. MENG, AS RECORDED IN DEED BOOK 19478 AT PAGE 1165.
 ALL OF THE FOREGOING AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THIS PLAT AND THE SURVEY ON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS WHICH ARE OBSERVABLE AND CAN BE MEASURED USING NORMAL SURVEYING METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS, AND EXISTING RECORDS. THERE IS NO GUARANTEE, 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 FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FAIRFAX, 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.
- TOTAL COMPUTED AREA OF THE PROPERTY IS 120,091 SQUARE FEET OR 2.7569 ACRES. TOTAL RECORD AREA OF THE PROPERTY IS 120,470 SQUARE FEET OR 2.7656 ACRES.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, SHOWN AND/OR NOTED HEREON, TAKEN FROM THE COMMITMENTS FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NUMBER ARL0707009, DATED JUNE 12, 2007, AS TO PARCELS 0383-02-0140, 0383-02-0141 AND 0383-02-0141A, AND FILE NUMBER ARL0707010, DATED JUNE 14, 2007, AS TO PARCEL 0383-02-0139.
- THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(CORS96)(EPOCH:2002.0000)]. THE COMBINED FACTOR WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994632. 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.
- THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, BRIAN G. BAILLARGEON, L.S. FROM AN ACTUAL GROUND OR AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 8, 2007; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

All of those lots or parcels of land, lying and being situate in the Town of Vienna, Virginia, being the property of Vienna Development Associates, LLC, James C. Meng and Lucy C. Meng, as recorded in Deed Book 19478 at page 1100, and in Deed Book 19478 at page 1165, all among the Land Records of Fairfax County, Virginia, being more particularly described by metes and bounds, as follows:

Beginning at a point in the westerly right-of-way line of Millwood Court, said point being the south corner of now-or-formerly Vienna Medical West Condominium Association; thence with the northerly right-of-way line of Millwood Court, the same course continued with the westerly line of Lot 10 and Parcel A1, Townes of Vienna, now-or-formerly Simmons, and Parcel A-1, Section Two, Townes of Vienna, S 42° 34' 32" W, 553.06 feet to a point in the northerly right-of-way line of Nutley Street, Route 243; thence with the northerly right-of-way line of Nutley Street, Route 243, N 32° 55' 05" W, 154.74 feet to a point; thence N 26° 44' 53" W, 37.22 feet to a point; thence N 32° 00' 31" W, 63.01 feet to a point; thence N 10° 31' 09" E, 34.88 feet to a point in the easterly right-of-way line of Maple Avenue, Route 123; thence with the easterly right-of-way line of Maple Avenue, Route 123, N 43° 40' 52" E, 392.28 feet to a point, said point being a corner of now-or-formerly Jones-Lovell Enterprise, LLC; thence with the southerly line of now-or-formerly Jones-Lovell Enterprise, LLC, S 45° 46' 28" E, 216.41 feet to a point; thence N 42° 32' 32" E, 70.02 feet to a point in the southerly line of now-or-formerly Vienna Medical West Condominium Association; thence with the southerly line of now-or-formerly Vienna Medical West Condominium Association S 45° 47' 28" E, 40.04 feet to a point of beginning and containing an area of 120,091 square feet, or 2.7569 acres, more or less.

Being the same property as described in the title reports.

AS-BUILT DATA

SD 2418		SD 1388		SMH 410	
CURB INLET TOP =	387.48	DROP INLET, GRATE TOP =	387.57	MANHOLE TOP =	389.85
15"RCP OUT (SD 2366)=	384.90	24"RCP IN (HEADWALL)=	383.09	8"INV OUT (SMH 401)=	385.40
		24"RCP OUT (SD 1365)=	382.77		
SD 1653				SMH 401	
CURB INLET TOP =	387.91	SD 1365		MANHOLE TOP =	386.73
15"RCP IN (NORTH)=	385.41	DROP INLET, GRATE TOP =	385.62	8"INV IN (N.WEST)=	379.95
15"RCP OUT (SD 1094)=	385.36	30"RCP IN (SD 1424)=	380.96	8"INV IN (SMH 410)=	379.53
		24"RCP IN (SD 1388)=	380.87	8"INV OUT (SMH 372)=	379.33
SD 1094		33"RCP OUT (SD 830)=	380.12	8"INV OUT (SMH 400)=	379.21
CURB INLET TOP =	387.59				
15"RCP IN (SD 1653)=	383.74	SD 830		SMH 372	
15"RCP OUT (SD 2305)=	383.67	DROP INLET, GRATE TOP =	383.39	MANHOLE TOP =	384.32
		33"RCP IN (SD 1365)=	378.14	8"INV IN (N.WEST)=	379.25
SD 2305		36"RCP OUT (SD 775)=	377.49	8"INV IN (SMH 401)=	378.38
CURB INLET TOP =	384.27			8"INV OUT (S.WEST)=	378.38
15"RCP IN (SD 1094)=	377.45	SD 934			
42"x28"CMP IN (NORTH)=	377.44	CURB INLET TOP =	385.31	SMH 490	
18"RCP IN (WEST)=	377.57	15"RCP OUT (SD 775)=	378.36	MANHOLE TOP =	390.82
42"x28"CMP OUT (SOUTH)=	377.38			LAT INV IN (S.WEST)=	387.56
		SD 783		LAT INV IN (N.WEST)=	387.26
SD 1679		CURB INLET TOP =	382.06	8"INV OUT (SMH 489)=	387.02
CURB INLET TOP =	391.13	12"RCP OUT (SD 775)=	377.53		
18"RCP IN (WEST)=	386.41			SMH 489	
18"RCP IN (S.WEST)=	386.04	SD 775		MANHOLE TOP =	394.76
18"RCP OUT (SD 1603)=	385.93	STORM STRUCTURE TOP =	381.13	8"INV IN (SMH 490)=	386.04
		15"RCP IN (SD 934)=	377.03	8"INV OUT (N.EAST)=	385.84
SD 2551		12"RCP IN (SD 783)=	377.13		
MANHOLE TOP =	395.08	36"RCP IN (SD 830)=	375.44		
24"RCP IN (NORTH)=	386.33	42"RCP OUT (SOUTH)=	374.55		
18"RCP IN (SD 1695)=	387.46				
24"RCP OUT (SD 1603)=	385.93	SD 2187			
		STORM STRUCTURE TOP =	381.98		
SD 1603		42"RCP IN (SD 775)=	373.86		
CURB INLET TOP =	391.08	18"RCP IN(END SECTION)=	377.17		
18"RCP IN (SD 1679)=	384.29	42"RCP OUT (SOUTH)=	373.81		
24"RCP IN (SD 2551)=	384.23				
30"RCP OUT (SD 1424)=	383.97	SMH 836			
		MANHOLE TOP =	385.87		
SD 1424		DROP INV (GREASE TRAP)=	380.62		
DROP INLET, GRATE TOP =	387.52	6" INV DROP (BOTTOM)=	376.07		
30"RCP IN (SD 1603)=	382.71	6" INV IN (BUILDING)=	376.10		
30"RCP OUT (SD 1365)=	382.39	6" INV IN (CLEANOUT)=	375.97		
		6" INV OUT (SMH 732)=	375.94		
		SMH 400			
		MANHOLE TOP =	380.60		
		6" INV IN (SMH 401)=	370.74		
		8" INV IN (SMH 836)=	370.72		
		8" INV IN (WEST)=	370.38		
		8" INV OUT (SOUTH)=	370.05		

AS-BUILT DATA

444 MAPLE AVENUE WEST

SITE PLAN
TOWN OF VIENNA, VIRGINIA

NO.	DESCRIPTION	DATE	REVISION APPROVED BY		DATE	APPROVED	DATE
			REV. BY	APPROVED			



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 ESTABLISHED 1945
 DATE SUBMITTED: 05/07/2020
 SCALE: 1" = 30'

CHECKED:
 DRAWN: DL
 DATE: 05/07/2020