NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX CITY TAX MAP AS TAX MAP #58-1-02-021 AND IS ZONED RL.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 5155240003D, COMMUNITY PANEL 515524 00030 D, FOR FAIRFAX CITY, VIRGINIA DATED JUNE 2, 2006. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83).
4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
5. THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERVORMED BY VIKA VIRGINIA, LLC ON FEBRUARY 26, 2013. THE ELEVATION CONVERSION OF THE VERTICAL DATUM FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO (NGVD29), A DIFFERENCE OF +0.77', WAS CALCULATED USING ARMY CORPS OF ENGINEERS' CORPSCON 6.0.1 CONVERSION TOOL.
6. CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
7. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC.
8. THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.
9. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. U1900013VAF-VU WITH AN EFFECTIVE DATE OF 9/17/2019 (Version No. 2) HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN, PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.
10. THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY.
11. THERE IS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
12. THIS SURVEY IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES.
13. THIS SURVEY HAS BEEN PREPARED TO DEPICT THE LOCATIONS OF ENCUMBRANCES AFFECTING THE PROPERTY THAT HAS BEEN IDENTIFIED IN THE TITLE COMMITMENT REFERENCED HEREON, FURNISHED TO VIKA VIRGINIA, LLC FOR THIS SITE OR TO LIST ANY ENCUMBRANCES THAT ARE NOT LOCATABLE. AS SUCH, IF THERE ARE ENCUMBRANCES AFFECTING THE PROPERTY THAT WERE NOT IDENTIFIED IN THE REFERENCED TITLE REPORT, THEY MAY NOT BE SHOWN ON THIS SURVEY. FOR EXAMPLE, CERTAIN HIGHWAYS HAVE "LIMITED ACCESS LINES" THAT HAVE BEEN ESTABLISHED BY HIGHWAY PLANS THAT ARE OFTEN NOT RECORDED IN THE LAND RECORDS OF THAT JURISDICTION.

PARKING TABULATION:

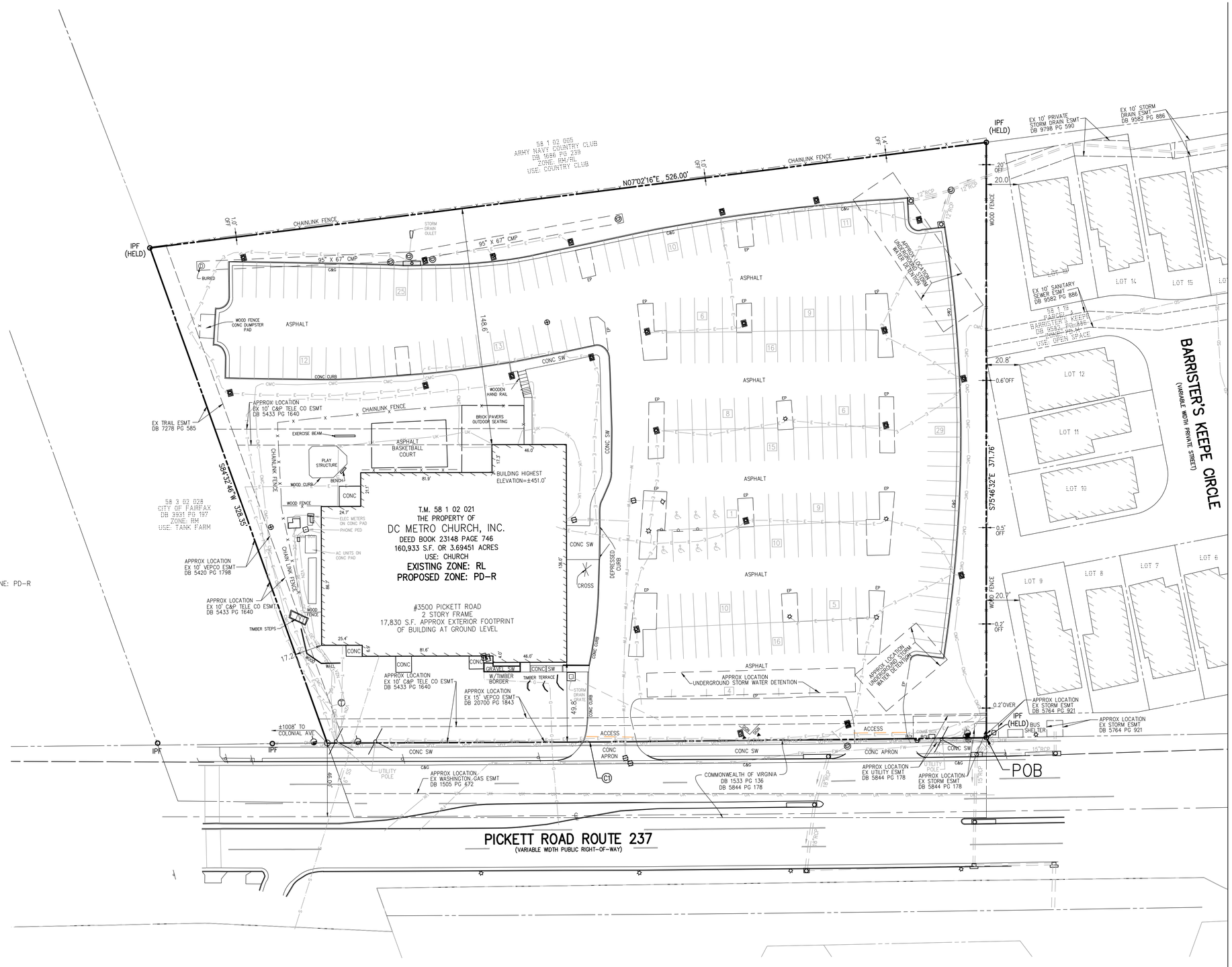
STANDARD STRIPED PARKING SPACES	215
HANDICAP STRIPED PARKING SPACES	7
TOTAL STRIPED PARKING SPACES ON SITE	222

* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKA VIRGINIA, LLC DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	411.31'	34331.47'	000°41'11"	205.66'	S13°46'35"W	411.31'

AREA TABULATION:

160,933 SQUARE FEET OR 3.69451 ACRES EXISTING ZONE: RL PROPOSED ZONE: PD-R



LEGEND:

- BUILDING LINE
- CABLE TV CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELECOM CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT

- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- GUY POLE
- LIGHT POLE
- GROUND LIGHT
- UTILITY POLE
- PHONE MANHOLE
- PHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS VALVE
- GAS MANHOLE
- GAS MARKER
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE

- STORM DRAIN MANHOLE
- CATCH BASIN RIM
- INLETS
- CURB INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE

- TREE
- HANDICAP
- PARKING METER
- HVAC UNIT
- UKNOWN UTILITY MANHOLE
- BOLLARD
- COLUMN
- CENTERLINE
- SOIL BORING
- TEST PIT

- SIGN POST
- WOOD POST
- IRON PIPE FOUND
- REBAR FOUND
- PKNAIL FOUND
- DRILL HOLE FOUND
- BENCHMARK

CONC	CONCRETE
C&G	CURB AND GUTTER
TRANS	ELECTRICAL TRANSFORMER
ASPH	ASPHALT
ESMT	EASEMENT
BLDG	BUILDING
RCP	REINFORCED CONCRETE PIPE
CMP	CORRIGATED METAL PIPE
R/W	RIGHT-OF-WAY
HCR	HANDICAP RAMP
DB	DEED BOOK
PG	PAGE
BRL	BUILDING RESTRICTION LINE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

VA STATE GRID NORTH (VSC 83)

ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.

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DEVELOPER
EYA DEVELOPMENT LLC
4800 HAMPTON LANE
SUITE 300
BETHESDA, MD 20814
301-634-8614

LAND USE ATTORNEY:
COOLEY LLP
11951 FREEDOM DRIVE
RESTON, VA 20190-5656
ATTN: MARK LOONEY
(703) 456-8039

LANDSCAPE ARCHITECT:
STUDIO 39
6416 GROVEDALE DRIVE
ALEXANDRIA, VA 22310
ATTN: JOE PLUMPE
(703) 719-6500

REVISIONS	DATE
1ST SUBMISSION	11/22/2019

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
11/22/2019
LAND SURVEYOR

3500 PICKETT ROAD
CITY OF FAIRFAX, VIRGINIA

CERTIFIED PLAT

DRAWN BY:	RMC
DESIGNED BY:	LMG
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	1" = 30'
VIKA NO.	VV7583C
SHEET NO.	1 OF 1

FILE: Q:\Projects\7583\7583C\CADD\SURVEYS\BASE DRAWINGS\7583c-sv.dwg USER: Goodwin DATE: November 21, 2019 TIME: 1:47:13 PM

LAYOUT: Certified Plat, Plotted By: Goodwin