

GENERAL NOTES

1. All zoning information is provided from the Fairfax City GIS. The Properties Shown On The Plat are zoned as follows (per Fairfax City GIS):

Lots 43 through 47 – Zoned – CR Commercial Retail

Lots 55-A through 58-A & 78-A through 81-A; Zoned – RMF Multi-Family

Lots 75-A through 77-A; Zoned – RH Residential High

Lots 83 & 84; Zoned – Residential High

2. Owner:

Robert W. Pierce (Divorced)

- Lot 43 – Parcel ID 57 1 14 043 – Deed Book 23674 Page 168 – Plat Book 2 Page 11
- Lot 44 – ”
- Lot 45 – ”
- Lot 46 – ”
- Lot 47 – ”

Robert W. Pierce (Divorced)

- Lot 55A – Parcel ID 57 1 14 55 A – Deed Book 23674 Page 171 – Plat (Liber 1461 Page 166)
- Lot 56A – ”
- Lot 57A – ”
- Lot 58A – ”
- Lot 78A – ”
- Lot 79A – ”
- Lot 80A – ”
- Lot 81A – ”

Robert W. Pierce (Divorced)

- Lot 75A – Parcel ID 57 1 14 075 A – Deed Book 23674 Page 174 – Plat (Deed Book 1461 Page 166)

Robert W. Pierce (Divorced)

- Lot 76A – Parcel ID 57 1 14 076 A – Deed Book 22589 Page 404 – Plat (Deed Book 1461 Page 166)

Robert W. Pierce (Married)

- Lot 77A – Parcel ID 57 1 14 077 A – Deed Book 18345 Page 1263 – Plat (Deed Book 1461 Page 166)

Robert W. Pierce (Divorced)

- Lot 83 – Parcel ID 57 1 14 083 – Deed Book 24937 Page 1489 (Deed of Correction) – Plat Book 2 Page 11
- Lot 84 – ”

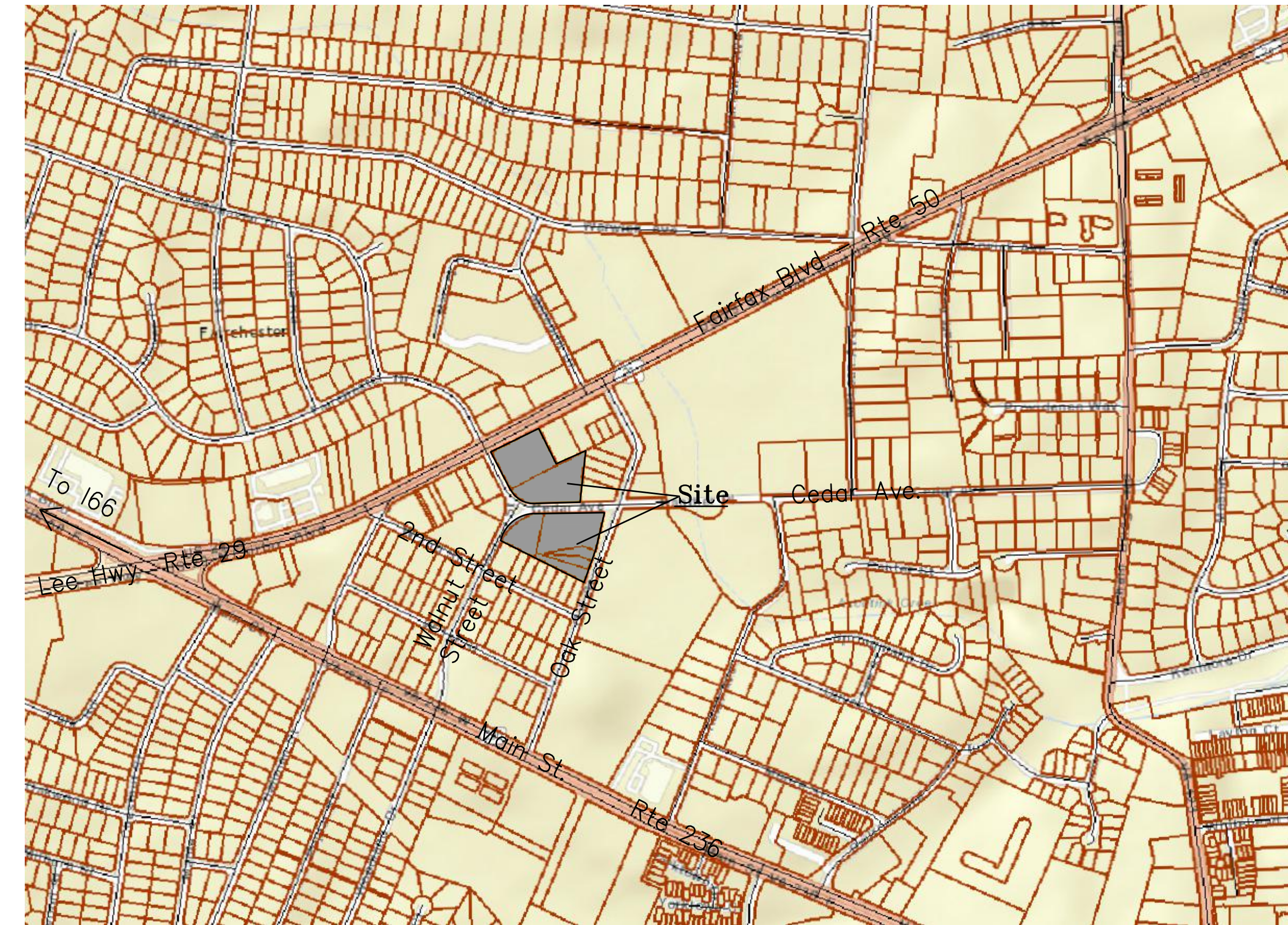
3. The Survey Was Made On the ground Between January 25 And February 2, 2018 And Shows The Area Of The Subject Properties, The Location, Size, And Type Of All Buildings, Structures, And Other Improvements Situated On The Subject Property.

4. Horizontal Datum is NAD83 and Vertical Datum is NAVD88.

5. No Geotechnical, Subsurface, Field Reviews, Research, Agency, or Governmental Records Reviews or other investigations have been made for the purpose of location, or determining the existence or Hazardous Materials, or other Environmental Concerns on the site in the performance of ATCS, PLC services for the project as shown hereon

FLOOD ZONE NOTE

This Property Appears To Be Located Within Zone X, An Area Determined To Be Outside The 0.2% Annual Chance Floodplain, According To Firm Panel 1 of 6 For City of Fairfax, Virginia, Map Number 515524001D, Map Revised June 2, 2006.



VICINITY MAP 1"=500'

NO.	DATE	REVISION



MANAGER:	CHKD BY:	CHKD BY:	DATE:
			08/06/2018

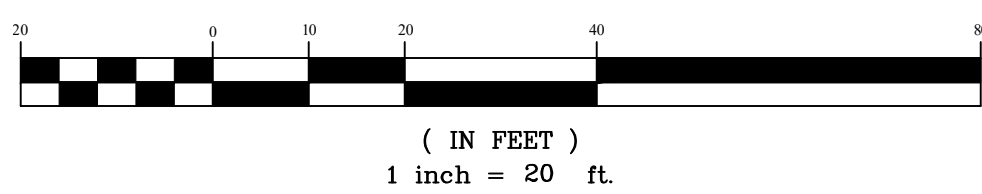
CLIENT:
Pulte Home Company LLC 9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VIRGINIA 22031

<p>ATCS, P.L.C. ENGINEERING • PLANNING • SURVEYING 2553 Dulles View Drive, Suite 300 Herndon, VA, 20171 (703) 430-7500 • FAX (703) 430-0889 CULPEPPER, VA • WALDORF, MD • ANNAPOLIS, VA</p>
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<p>TITLE Certified Plat Fairfax Heights Section 2 Lots 43-47, 55-A, 56-A, 57-A, 58-A, 75-A, 76-A, 77-A, 78-A, 79-A, 80-A, 81-A, 83 & 84 LOCATED IN CITY OF FAIRFAX FAIRFAX COUNTY, VA</p>
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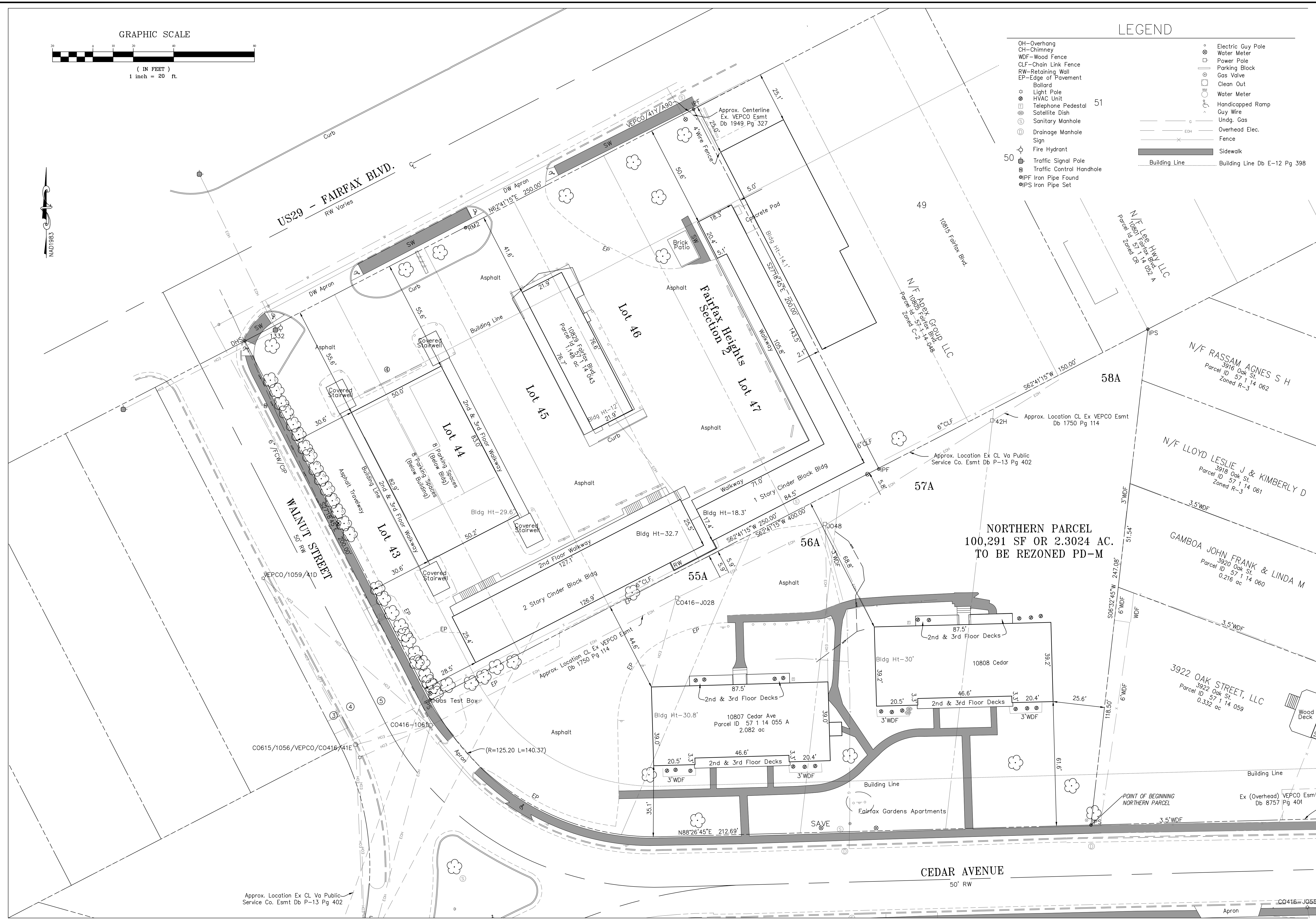
SHEET NO. 1 OF 3
DWG. NO. 1271&1185

GRAPHIC SCALE

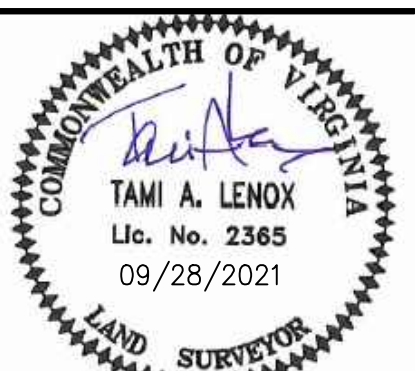


LEGEND

- OH—Overhang
- CH—Chimney
- WDF—Wood Fence
- CLF—Chain Link Fence
- RW—Retaining Wall
- EP—Edge of Pavement
- Bollard
- Light Pole
- HVAC Unit
- Telephone Pedestal
- Satellite Dish
- Sanitary Manhole
- Drainage Manhole
- Sign
- Fire Hydrant
- Traffic Signal Pole
- Traffic Control Handhole
- IPF Iron Pipe Found
- IPS Iron Pipe Set
- Electric Guy Pole
- Water Meter
- Power Pole
- Parking Block
- Gas Valve
- Clean Out
- Water Meter
- Handicapped Ramp
- Guy Wire
- Undg. Gas
- Overhead Elec.
- Fence
- Sidewalk
- Building Line
- Building Line Db E-12 Pg 398



NO.	DATE	REVISION



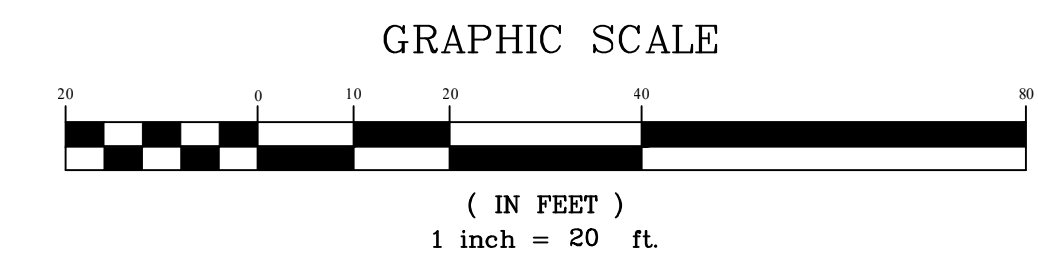
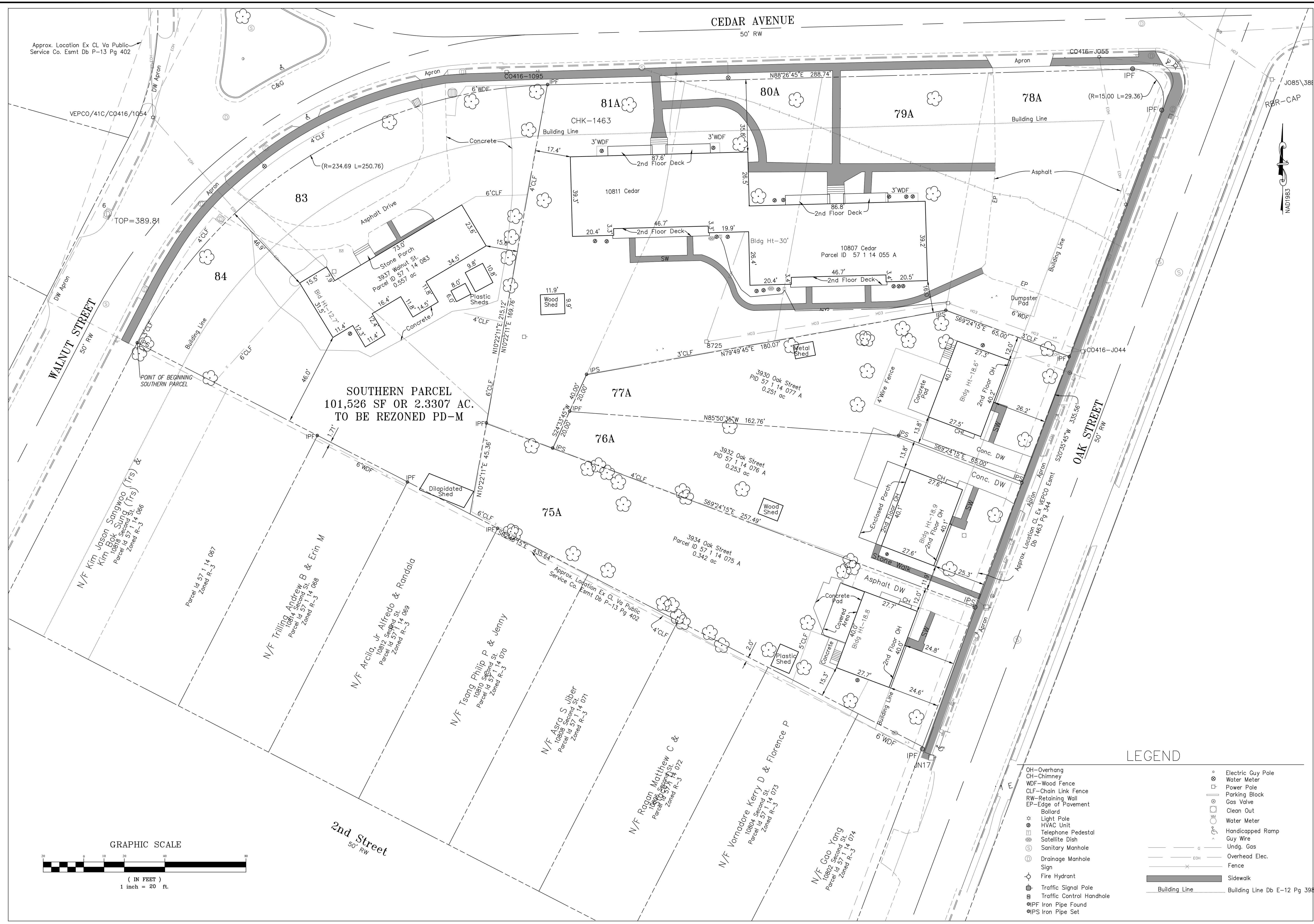
MANAGER:	CHKD BY:	DATE:
		08/06/2018

CLIENT
 Pulte Home Company LLC
 9302 LEE HIGHWAY, SUITE 1000
 FAIRFAX, VIRGINIA 22031

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TITLE
Certified Plat
Fairfax Heights Section 2
 Lots 43-47, 55-A, 56-A, 57-A, 58-A, 75-A,
 76-A, 77-A, 78-A, 79-A, 80-A, 81-A,
 83, 84
 LOCATED IN
 CITY OF FAIRFAX
 FAIRFAX COUNTY, VA

NORTHERN PARCEL
 100,291 SF OR 2.3024 AC.
 TO BE REZONED PD-M



LEGEND

OH—Overhang	⊙ Electric Guy Pole
CH—Chimney	⊙ Water Meter
WDF—Wood Fence	⊙ Power Pole
CLF—Chain Link Fence	⊙ Parking Block
RW—Retaining Wall	⊙ Gas Valve
EP—Edge of Pavement	⊙ Clean Out
⊙ Bollard	⊙ Water Meter
⊙ Light Pole	⊙ HVAC Unit
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⊙ Traffic Control Handhole	
⊙ IPF Iron Pipe Found	
⊙ IPS Iron Pipe Set	

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<p>CLIENT Pulte Home Company LLC 9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VIRGINIA 22031</p>	<p>MANAGER: CHD BY: [Signature] DRAWN BY: [Signature] DATE: 08/06/2018</p>						
<p>COMMONWEALTH OF VIRGINIA TAMI A. LENOX Lic. No. 2365 09/28/2021 LAND SURVEYOR</p>							
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NO.	DATE	REVISION					
<p>SHEET NO. 3 OF 3 DWG. NO. 1271&1185</p>							