

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE CITY OF FAIRFAX, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS TAX MAP #47-4-02-02-002 AND IS CURRENTLY ZONED CR (COMMERCIAL RETAIL). PROPOSED PARTIAL REZONING IS CU (COMMERCIAL URBAN).
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF WILLOWWOOD OFFICE OWNER, LLC RECORDED IN DEED BOOK 25440 AT PAGE 407, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
4. BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY BY THIS FIRM BETWEEN THE DATES OF MARCH 22nd AND MAY 5th, 2022.
5. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.

FLOOD ZONE NOTE

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), NO. 5155240002D, WITH AN EFFECTIVE DATE OF 06/02/2006 AND A REVISION DATE OF 10/11/2019.

BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

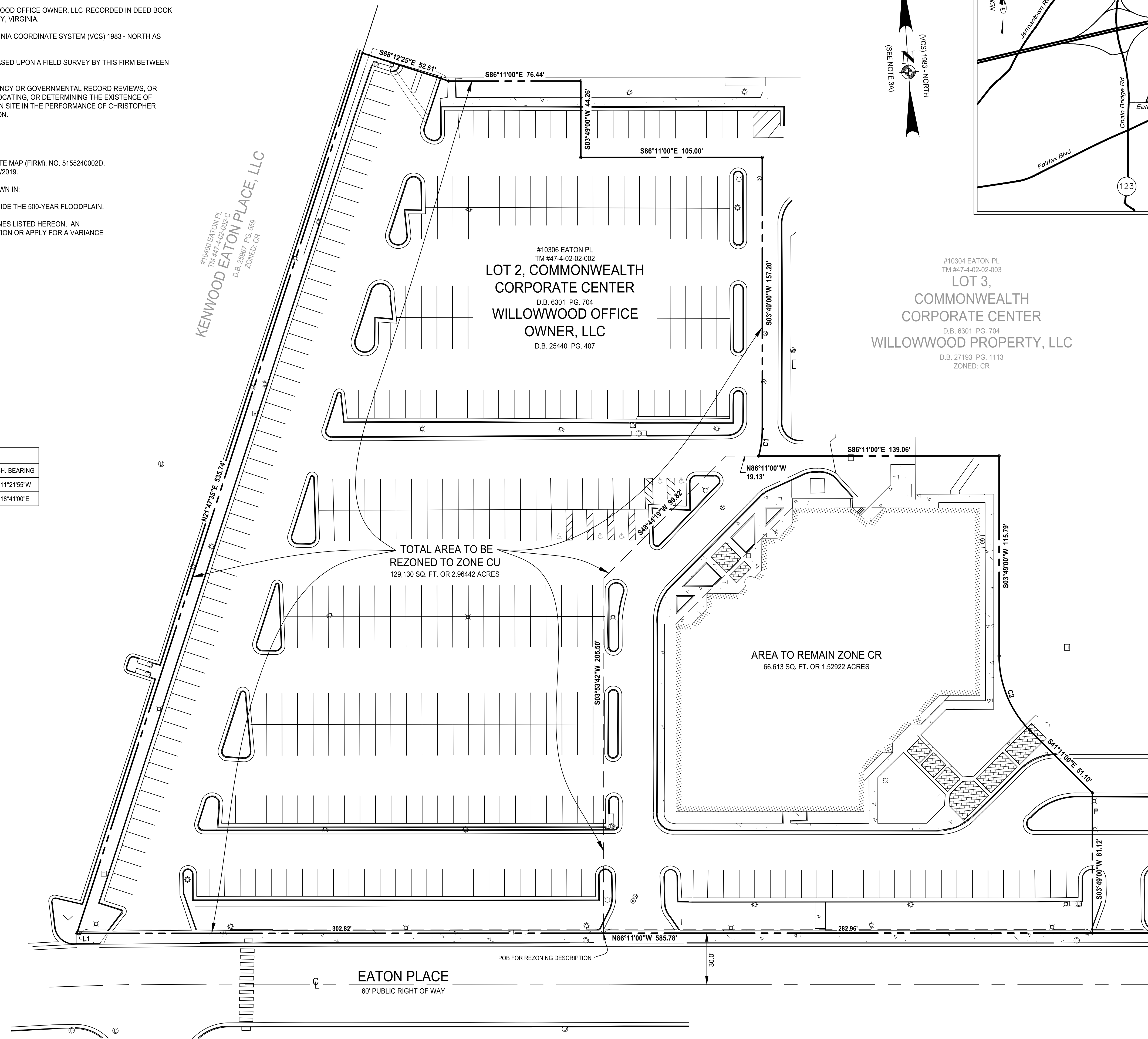
- FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°38'52"W	1.94'

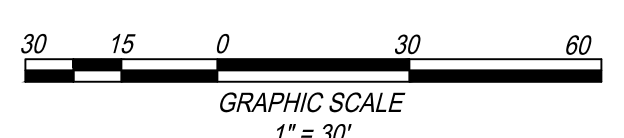
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING
C1	15°05'36"	60.00'	15.81'	7.95'	S11°21'55"W
C2	45°00'10"	61.00'	47.91'	25.27'	S18°41'00"E

LEGEND	
CR	COMMERCIAL RETAIL
CU	COMMERCIAL URBAN
POB	POINT OF BEGINNING
D.B.	DEED BOOK
PG.	PAGE
TM	TAX MAP



TOTAL AREA TO BE REZONED TO ZONE CU
129,130 SQ. FT. OR 2.96442 ACRES

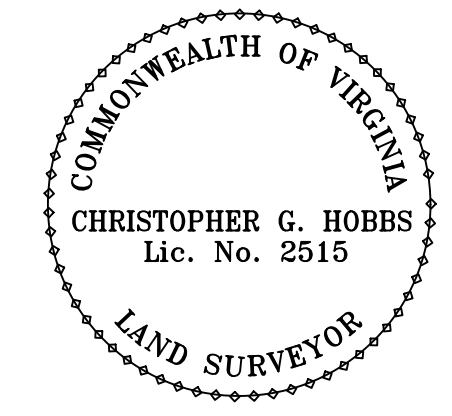
AREA TO REMAIN ZONE CR
66,613 SQ. FT. OR 1.52922 ACRES



REV#	DATE	REVISION
1	10/3/2023	REVISED ZONING LINE

christopher consultants
 9301 innovation dr
 suite 150
 manassas, va 20110
 p 703.393.9887
 engineering • surveying • land planning

CERTIFIED PLAT
LOT 2, COMMONWEALTH CORPORATE CENTER
 (DEED BOOK 6031 PAGE 704)
WILLOWWOOD OFFICE OWNER, LLC
 (DEED BOOK 25440 PAGE 407)
 CITY OF FAIRFAX, VIRGINIA



PROJECT: 21082.002.00
DRAWING NO.: 111869
SCALE: 1"=30'
DATE: 6/13/22
DRAWN: MS/PGS/EAS CHECKED: CGH/MB
SHEET No.

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