

NOTES:

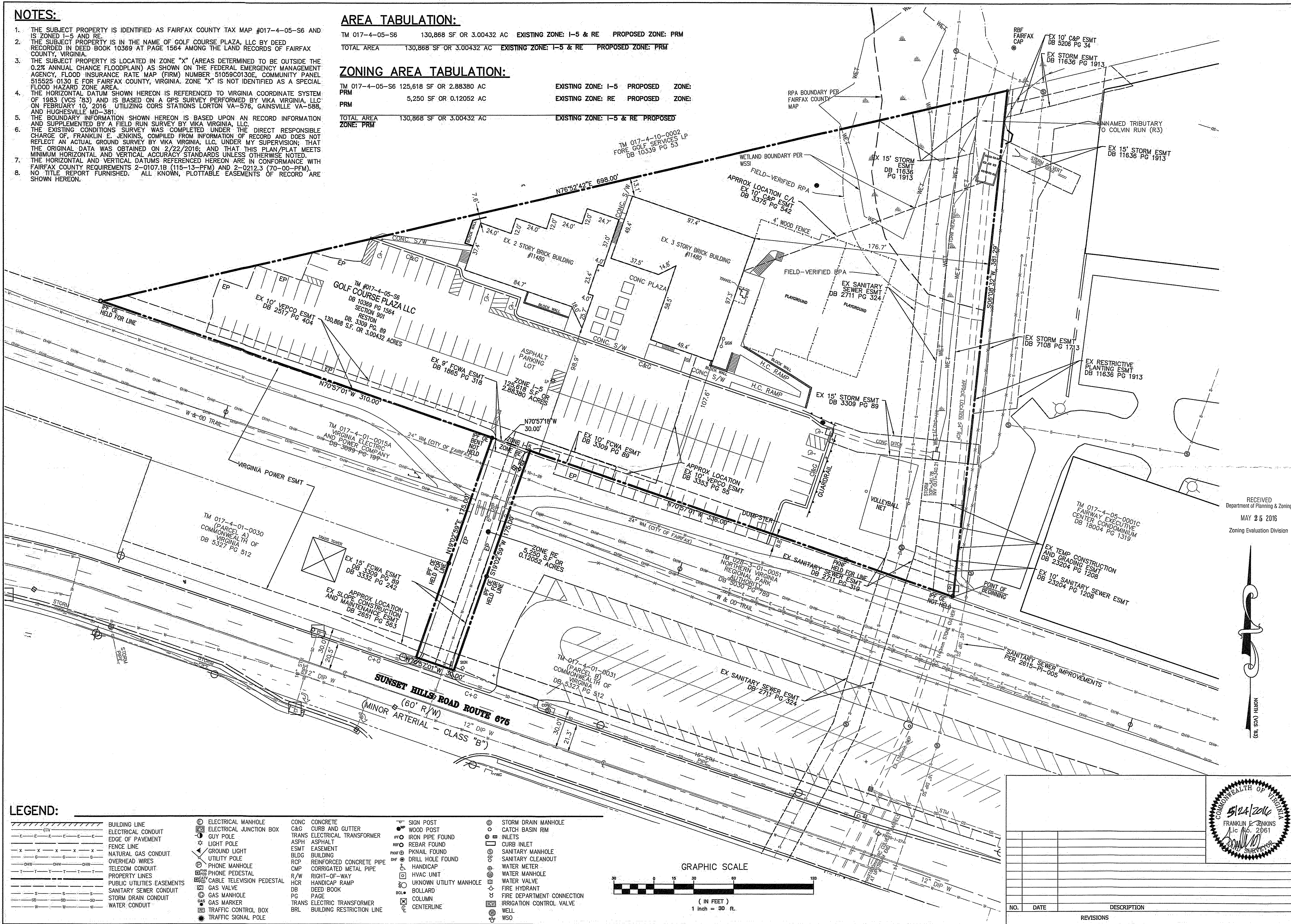
- THE SUBJECT PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX MAP #017-4-05-S6 AND IS ZONED I-5 AND RE.
- THE SUBJECT PROPERTY IS IN THE NAME OF GOLF COURSE PLAZA, LLC BY DEED RECORDED IN DEED BOOK 10369 AT PAGE 1564 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51059C0130E, COMMUNITY PANEL 51525-0150 E FOR FAIRFAX COUNTY, VIRGINIA. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS '83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKI VIRGINIA, LLC ON FEBRUARY 10, 2016 UTILIZING CORS STATIONS LORTON VA-576, GAINSVILLE VA-588, AND HUGHESVILLE MD-381.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN RECORD INFORMATION AND SUPPLEMENTED BY A FIELD RUN SURVEY BY VIKI VIRGINIA, LLC.
- THE EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER THE DIRECT RESPONSIBLE CHARGE OF FRANKLIN E. JENKINS, COMPILED FROM INFORMATION OF RECORD AND DOES NOT REFLECT AN ACTUAL GROUND SURVEY BY VIKI VIRGINIA, LLC UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON 2/22/2016; AND THAT THIS PLAN/PLAT MEETS MINIMUM HORIZONTAL AND VERTICAL ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- THE HORIZONTAL AND VERTICAL DATUMS REFERENCED HEREON ARE IN CONFORMANCE WITH FAIRFAX COUNTY REQUIREMENTS 2-0107.1B (115-13-PFM) AND 2-0212.3 (70-00-PFM). NO TITLE REPORT FURNISHED. ALL KNOWN, PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.

AREA TABULATION:

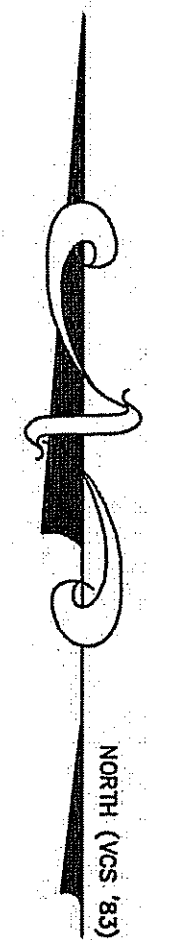
TM 017-4-05-S6 130,868 SF OR 3.00432 AC EXISTING ZONE: I-5 & RE PROPOSED ZONE: PRM
 TOTAL AREA 130,868 SF OR 3.00432 AC EXISTING ZONE: I-5 & RE PROPOSED ZONE: PRM

ZONING AREA TABULATION:

TM 017-4-05-S6 125,618 SF OR 2.88380 AC EXISTING ZONE: I-5 PROPOSED ZONE: PRM
 PRM 5,250 SF OR 0.12052 AC EXISTING ZONE: RE PROPOSED ZONE:
 TOTAL AREA 130,868 SF OR 3.00432 AC EXISTING ZONE: I-5 & RE PROPOSED ZONE: PRM

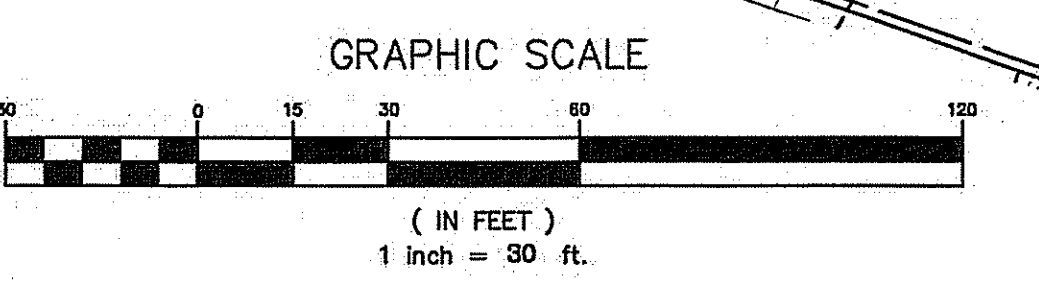


RECEIVED
 Department of Planning & Zoning
 MAY 25 2016
 Zoning Evaluation Division



LEGEND:

- | | | | | |
|---|---|--|--|---|
| <ul style="list-style-type: none"> --- BUILDING LINE --- ELECTRICAL CONDUIT --- EDGE OF PAVEMENT --- FENCE LINE -x-x-x-x-x- NATURAL GAS CONDUIT -o-o-o-o-o- OVERHEAD WIRES -t-t-t-t-t- TELECOM CONDUIT --- PROPERTY LINES --- PUBLIC UTILITIES EASEMENTS --- SANITARY SEWER CONDUIT --- STORM DRAIN CONDUIT --- WATER CONDUIT | <ul style="list-style-type: none"> ⊕ 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 | <ul style="list-style-type: none"> --- CONC CONCRETE --- C&G CURB AND GUTTER --- TRANS ELECTRICAL TRANSFORMER --- ASPH ASPHALT --- ESMT EASEMENT --- BLDG BUILDING --- RCP REINFORCED CONCRETE PIPE --- CMP CORRUGATED METAL PIPE --- R/W RIGHT-OF-WAY --- HCR HANDICAP RAMP --- DB DEED BOOK --- PG PAGE --- TRANS ELECTRIC TRANSFORMER --- BRL BUILDING RESTRICTION LINE | <ul style="list-style-type: none"> ⊕ SIGN POST ⊕ WOOD POST ⊕ IRON PIPE FOUND ⊕ REBAR FOUND ⊕ PKNAL FOUND ⊕ DRILL HOLE FOUND ⊕ HANDICAP ⊕ HVAC UNIT ⊕ UNKNOWN UTILITY MANHOLE ⊕ BOLLARD ⊕ COLUMN ⊕ CENTERLINE | <ul style="list-style-type: none"> ⊕ 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 ⊕ WELL ⊕ WSO |
|---|---|--|--|---|

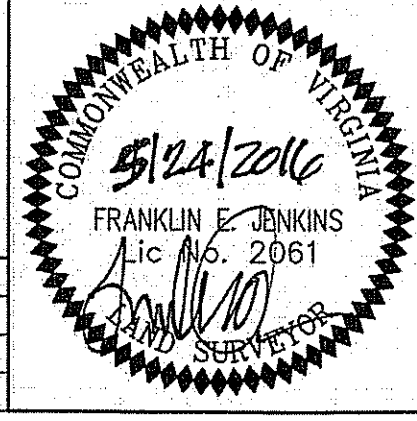


GOLF COURSE OVERLOOK
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CERTIFIED PLAT

VIKA REVISIONS

NO.	DATE	DESCRIPTION



ADD COMMENTS - MAY 24, 2016
 DATE: APRIL 29, 2016
 DES. JAW DWN LMG
 SCALE: 1" = 30'
 PROJECT/FILE NO. V77826A
 SHEET NO. CP.01