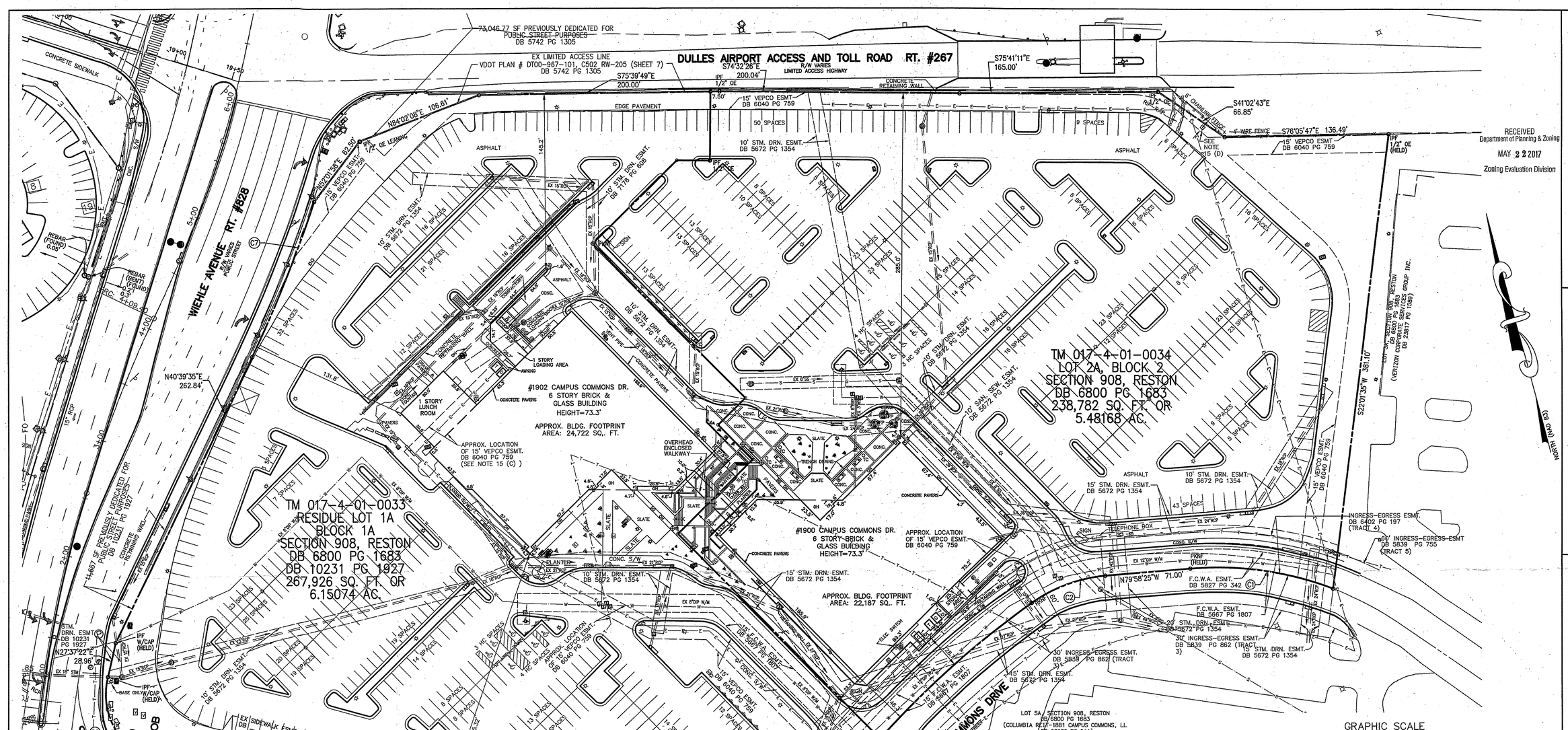

RECEIVED
Department of Planning & Zoning
MAY 22 2017
Zoning Evaluation Division

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GEOMATICS
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

CAMPUS COMMONS
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CERTIFIED PLAT

AREA TABULATION:

			EXISTING ZONE	PROPOSED ZONE
LOT 1A	267,926 SF OR	6.15074 AC	I-3	PRM
LOT 2A	238,782 SF OR	5.48168 AC	I-3	PRM
TOTAL	506,708 SF OR	11.63242 AC		

NOTES:

1. THE SUBJECT PROPERTIES ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TAX MAP #017-4-01-0033 AND 017-4-01-0034 AND ARE ZONED I-3.
2. THE SUBJECT PROPERTIES ARE 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) NO. 51059C0130E, COMMUNITY PANEL NO515525 0130 E, FOR FAIRFAX COUNTY, VIRGINIA DATED SEPTEMBER 17, 2010. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE SUBJECT PROPERTIES ARE NOW IN THE NAME OF 1900-02 CAMPUS COMMONS, LLC AS RECORDED IN DEED BOOK 24400 AT PAGE 1360 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA STATE GRID NORTH 1983 (NAD 83).
5. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A COMPILATION OF RECORD INFORMATION AND PREVIOUS SURVEYS PREPARED BY OTHERS AND DOES NOT REFLECT A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC.
6. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS A COMPILATION OF AN AERIAL SURVEY, PREVIOUS SURVEYS PREPARED BY OTHERS AND A LIMITED AREA SURVEY PREPARED BY VIKA VIRGINIA, LLC. THE CONTOUR INTERVAL SHOWN HEREON IS TWO (2) FEET. THE VERTICAL DATUM REFERENCED HEREON IS NGVD 1929.
7. THE SUBJECT PROPERTY DOES NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREAS MAP #017-4.
9. TITLE REPORT FURNISHED BY STEWART TITLE GUARANTY COMPANY POLICY NUMBER 0-9301-003313300 AND HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.

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

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

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

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	121.24'	267.10'	026°00'25"	61.68'	N66°58'12"W	120.20'
C2	65.99'	123.00'	030°44'19"	33.81'	S84°39'25"W	65.20'
C3	371.36'	792.25'	026°51'25"	189.16'	S55°51'33"W	367.97'
C4	52.13'	1807.00'	001°39'11"	26.07'	N48°23'43"W	52.13'
C5	400.61'	1795.00'	012°47'15"	201.14'	N57°33'56"W	399.78'
C6	82.89'	57.09'	083°11'04"	50.67'	N12°08'50"W	75.80'
C7	138.71'	1087.92'	007°18'19"	69.45'	N36°43'09"E	138.62'

COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
5/12/2017
LAND SURVEYOR

NO.	DATE	DESCRIPTION

VIKA REVISIONS

MAY 12, 2017
DATE: APRIL 5, 2017
DES. FEJ
DWN. LMG
SCALE: 1"=40'
PROJECT/FILE NO. V7853A
SHEET NO. 1 OF 1

FILE: P:\projects\7853\V7853A\CADD\SURVEYS\BASE DRAWINGS\7853A-SY2.dwg USER: Goodwin DATE: May, 11 2017 TIME: 04:02 pm