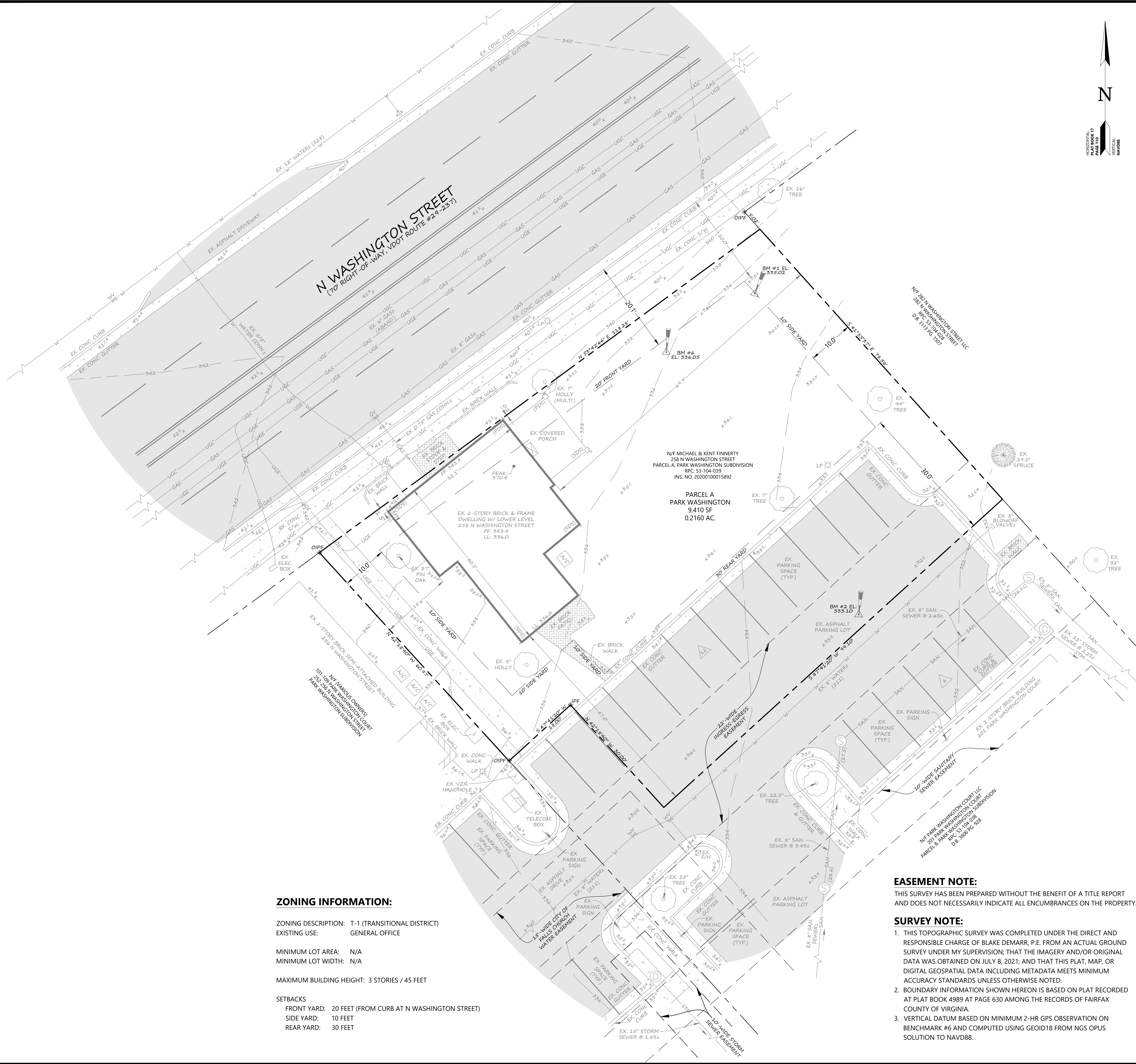


VICINITY MAP  
SCALE: 1" = 250 FEET



**EXISTING CONDITIONS LEGEND:**

- EX. BENCHMARK ELEVATION (REBAR & CAP, UNLESS OTHERWISE SPECIFIED)
- EX. IRON PIPE FOUND
- EX. OPEN IRON PIPE FOUND
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- EX. 2-FT CONTOUR
- EX. SPOT ELEVATION (32.1 = 332.1, LEADING DIGIT NOT SHOWN ON PLAN. REFER TO NEAREST CONTOUR FOR LEADING DIGIT)
- EX. BUILDING
- EX. GAS
- EX. UNDERGROUND COMM.
- EX. UNDERGROUND ELEC.
- EX. LIGHT POLE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER LINE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. SPILLED DOWNSPOUT
- EX. PIPED DOWNSPOUT
- EX. ASPHALT PAVEMENT
- EX. CONCRETE
- EX. BRICK PAVERS
- EX. WALL
- EX. CONIFEROUS TREE
- EX. DECIDUOUS TREE

**EASEMENT NOTE:**  
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

- SURVEY NOTE:**
- THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF BLAKE DEMARR, P.E. FROM AN ACTUAL GROUND SURVEY UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JULY 8, 2021; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
  - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON PLAT RECORDED AT PLAT BOOK 4989 AT PAGE 630 AMONG THE RECORDS OF FAIRFAX COUNTY OF VIRGINIA.
  - VERTICAL DATUM BASED ON MINIMUM 2-HR GPS OBSERVATION ON BENCHMARK #6 AND COMPUTED USING GEOID18 FROM NGS OPUS SOLUTION TO NAVD88.

**ZONING INFORMATION:**

ZONING DESCRIPTION: T-1 (TRANSITIONAL DISTRICT)  
EXISTING USE: GENERAL OFFICE

MINIMUM LOT AREA: N/A  
MINIMUM LOT WIDTH: N/A

MAXIMUM BUILDING HEIGHT: 3 STORIES / 45 FEET

SETBACKS  
FRONT YARD: 20 FEET (FROM CURB AT N WASHINGTON STREET)  
SIDE YARD: 10 FEET  
REAR YARD: 30 FEET