

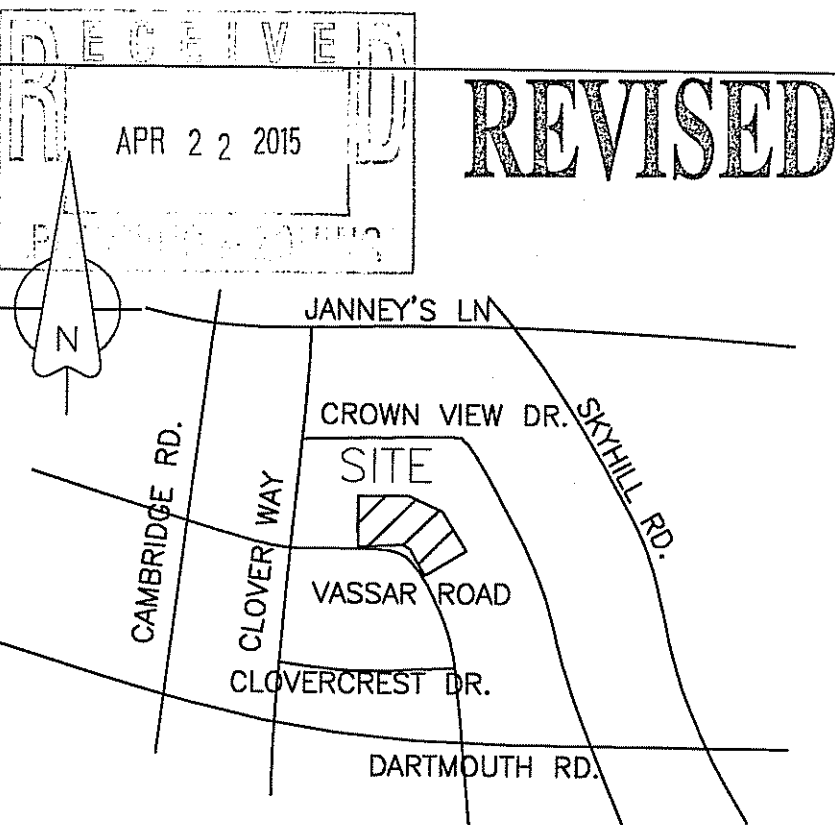
NOTES:

- 1. NO TITLE REPORT FURNISHED.
- 2. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 052.03-02-18 & 19.
- 3. BOUNDARY INFORMATION SHOWN HEREON IS A COMPILATION OF DEEDS AND PLATS AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY BY THIS FIRM.
- 4. THE PROPERTY SHOWN HEREON ARE ZONED R-8.
MINIMUM LOT FRONTAGE = 40 FEET, MINIMUM LOT WIDTH = 65 FEET (INT.), 80 FEET (CORNER)
MINIMUM LOT AREA ALLOWED = 8,000 SQUARE FEET
- 5. THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FEMA PANEL #55190037E & FEMA PANEL #5155190029E DATED JUNE 16, 2011. (USGS DATUM NAVD88)
- 6. CERTIFICATE OF TITLE: THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF STEPHEN OR MARY HALES, INSTR. #1100158659 (LOT 26) AND INSTR.#140015930 (LOT 525) AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
- 7. PROPERTY CORNERS SHALL BE SET BY A LAND SURVEYOR LICENSED WITHIN THE COMMONWEALTH OF VIRGINIA.
- 8. THERE ARE NO KNOWN, AREAS THAT CAN REASONABLY BE EXPECTED TO OR WHICH DO CONTAIN SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO HEAVY METALS, PETROLEUM PRODUCTS, PCB PESTICIDES, FLYASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS ON THIS SITE.
- 9. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS SITE.
- 10. THIS SITE IS NOT KNOWN TO BE LOCATED WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP, OR DISPOSAL AREA.
- 11. THIS SITE IS NOT KNOWN TO HAVE AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
- 12. THERE ARE NO PROPOSED STREETS WITH THIS PLAT.
- 13. THIS SITE SHALL HONOR ALL NATURAL DRAINAGE DIVIDES AND SHALL SHEET FLOW TO THE PUBLIC RIGHT-OF-WAY AND TO THE REAR OF THE SITE, THERE IS STORM SEWER LOCATED ON-SITE WHICH OUTFALL POINT CANNOT BE DETERMINED.
- 14. NO TREES ARE PROPOSED TO BE REMOVED WITH THIS PLAT.
- 15. THIS SITE DOES NOT CONTAIN ANY RESOURCE PROTECTION AREAS (RPA'S) AS PER THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA MAP. THERE ARE NO KNOWN ON-SITE OR ADJACENT STREAMS OR RPA COMPONENTS THAT WOULD SUGGEST AN RPA EXTENDS ONTO THE SITE.
- 16. THERE IS NO EVIDENCE OF ANY GRAVE OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS SITE.
- 17. THESE LOTS UTILIZE THE EXISTING SANITARY SEWER AND WATER LOCATED WITHIN THE VASSAR ROAD RIGHT-OF-WAY.

AREA TABULATION

EXISTING LOT AREA = 33,725 SF OR 0.7742 ACRES		
MINIMUM LOT AREA REQUIRED (R-8) = 8,000 SF		
EX. LOT 525 (#809)	=	16,409 SF
EX. LOT 26 (#811)	=	17,316 SF
NEW LOT 625	=	9,891 SF
NEW LOT 626	=	9,452 SF
NEW LOT 627	=	14,382 SF
TOTAL	=	33,725 SF

(THE SITE CURRENTLY CONTAINS TWO EXISTING LOTS WITH SINGLE-FAMILY DWELLINGS. THE PLAT IS PROPOSING TO ADD ONE ADDITIONAL BUILDING LOT FOR A TOTAL OF THREE LOTS)



VICINITY MAP
1"=500'

OWNER / APPLICANT

STEPHEN OR MARY HALES
811 VASSAR ROAD
ALEXANDRIA VA 22314

APPROVED	
CITY PLANNING COMMISSION	
ALEXANDRIA, VA	
DATE	CHAIRMAN
DATE	DIRECTOR OF PLANNING
PUBLIC IMPROVMENT BOND(S) APPROVED	
DATE	DIRECTOR T.&E.S.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IS IT CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF PART (OR ALL) OF THE LAND CONVEYED BY MICHAEL G. OR SUSAN L. CRABILL TO STEPHEN AND MARY HALES BY DEED DATED 10/31/14 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN INSTR. #140015930 (LOT 525) & BY WILLIAM F. AND NANCY L. SMITH TO STEPHEN AND MARY HALES BY DEED DATED 09/16/11 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN INSTR. #1100158659 (LOT 26) AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED; EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.



SHEET 1 OF 2
PRELIMINARY SUBDIVISION PLAT
LOTS 625, 626 & 627 OF THE RESUBDIVISION OF
LOTS 26 & 525 OF THE RESUBDIVISION OF
LOT 25, BLOCK 3
AND ADDITION TO SECTION 11
CLOVER
CITY OF ALEXANDRIA, VIRGINIA
SCALE: AS NOTED DATE: 04-06-15



ALEXANDRIA SURVEYS, LLC
1229 GARRISONVILLE ROAD #104, STAFFORD VA. 22556
TEL. NO. 703-636-1313 FAX NO. 703-636-4266

CLOVER-SECTION 4

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	110.66'	105.10'	S 60°31'17" E	63°24'18"
C2	100.00'	27.17'	27.08'	S 84°26'28" E	15°33'57"
C3	100.00'	55.47'	54.76'	S 60°45'59" E	31°47'01"
C4	100.00'	28.02'	27.93'	S 36°50'49" E	16°03'21"

CLOVER-SECTION 1

283

TM# 053.03-02-20
JOHN K. CHESLEY
401 CLOVERWAY
ALEX. VA. 22314

TM# 053.03-02-02
TIMOTHY OR HELEN LLOYD
514 CROWN VIEW DR
ALEX. VA. 22314

TM# 053.03-02-03
REBECCA OR DAVID RUST
506 CROWN VIEW DR
ALEX. VA. 22314

TM# 053.03-02-04
ZORANA ILIC
500 CROWN VIEW DR
ALEX. VA. 22314

TM# 053.03-02-05
DEANA OR ELLIOTT RHODESIDE
414 CROWN VIEW DR
ALEX. VA. 22314

TM# 053.03-02-06
DEBORAH NAGLE
408 CROWN VIEW DR
ALEX. VA. 22314

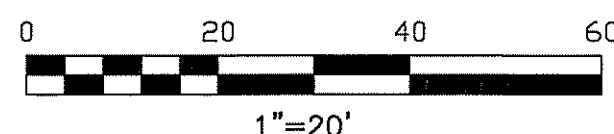
TM# 053.03-02-07
KATHERINE OR MARC LEON
404 CROWN VIEW DR
ALEX. VA. 22314

TM# 053.03-02-17
ALBERT OR MARIE MARSHALL
807 VASSAR RD
ALEX. VA. 22314

- TREE LEGEND**
- 14" MAPLE
 - 18" OAK
 - 16" OAK
 - 6" MULTI STEM HOLLY
 - 12" HOLLY
 - 3" PERSIMMON
 - 10" MAGNOLIA
 - 3" HOLLY
 - 2" MAGNOLIA
 - 2" MAGNOLIA
 - 2" MAGNOLIA
 - 18" PINE
 - 2" POPLAR
 - 3" HAWTHORNE
 - 4" MAGNOLIA (3 TREES)
 - 3" HOLLY
 - 6" CEDAR
 - 6" CEDAR
 - 5" CHERRY
 - 15" MAGNOLIA
 - 2" MULTI CREPE MYRTLE
 - 8" POPLAR
 - 8" POPLAR
 - 10" POPLAR

- 3" MULTI CREPE MYRTLE
- 3" MULTI CREPE MYRTLE
- 3" MULTI CREPE MYRTLE
- 3" HOLLY
- 6" HOLLY
- 4" HOLLY
- 8" HOLLY
- 6" FIR
- 5" CEDAR
- 2" MULTI CREPE MYRTLE
- 2" MULTI CREPE MYRTL
- 2" MULTI CREPE MYRTL
- 2" MULTI CREPE MYRTL
- 8" CHERRY
- 4" HOLLY
- 3" HOLLY
- 3" MULTI CREPE MYRTLE
- 2" CREPE MYRTLE
- 8" HOLLY
- 6" AILANTHUS
- 12" OAK
- 4" HOLLY
- 24" MAPLE

GRAPHIC SCALE



APPROVED

CITY PLANNING COMMISSION
ALEXANDRIA, VA

DATE	CHAIRMAN
DATE	DIRECTOR OF PLANNING
PUBLIC IMPROVMENT BOND(S) APPROVED	
DATE	DIRECTOR T.&E.S.

SHEET 2 OF 2

PRELIMINARY SUBDIVISION PLAT
LOTS 625, 626 & 627 OF THE RESUBDIVISION OF
LOTS 26 & 525 OF THE RESUBDIVISION OF
LOT 25, BLOCK 3
AND ADDITION TO SECTION 11
CLOVER

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DATE: 04-06-15

ALEXANDRIA SURVEYS, LLC

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