

NOTES

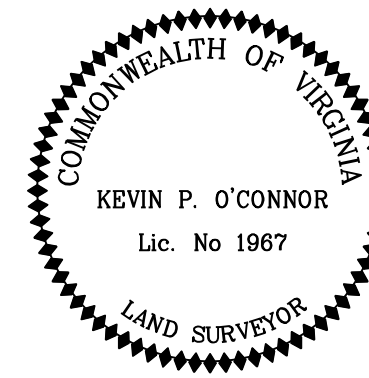
- THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON CITY OF ALEXANDRIA TAX ASSESSMENT MAPS 067.03-01-21 AND 067.03-01-17 AND ARE CURRENTLY ZONED I WITH A PROPOSED ZONING OF CDD #26.
- APPLICANT: LENNAR
14280 PARK MEADOW DRIVE
SUITE 108
CHANTILLY, VA 20151
OWNER: VULCAN LANDS, INC.
P.O. BOX 385014
BIRMINGHAM, AL 35238
- BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM AN ALTA/NSPS LAND TITLE SURVEY, PREPARED BY URBAN, LTD., AND DATED APRIL, 2021.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTIES DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY AIP ASSOCIATES LIMITED PARTNERSHIP BY WILLIAM N. CAFRITZ TRUST DATED 12/21/92 GENERAL PARTNER, WILLIAM N. CAFRITZ, TRUSTEE, ANITA B. CAFRITZ, TRUSTEE, CHARLES CAFRITZ WILKES, TRUSTEE TO VULCAN LANDS, INC. BY DEED DATED MAY 23, 1996 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN DEED BOOK 1571 AT PAGE 511 AND A SUBDIVISION OF ALL OF THE LAND CONVEYED BY VULCAN MATERIALS COMPANY TO VULCAN LANDS, INC. BY DEED DATED DECEMBER 31, 1999 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN INSTRUMENT 00004091 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.

KEVIN P. O'CONNOR CLS #1967

DATE



LOT AREAS

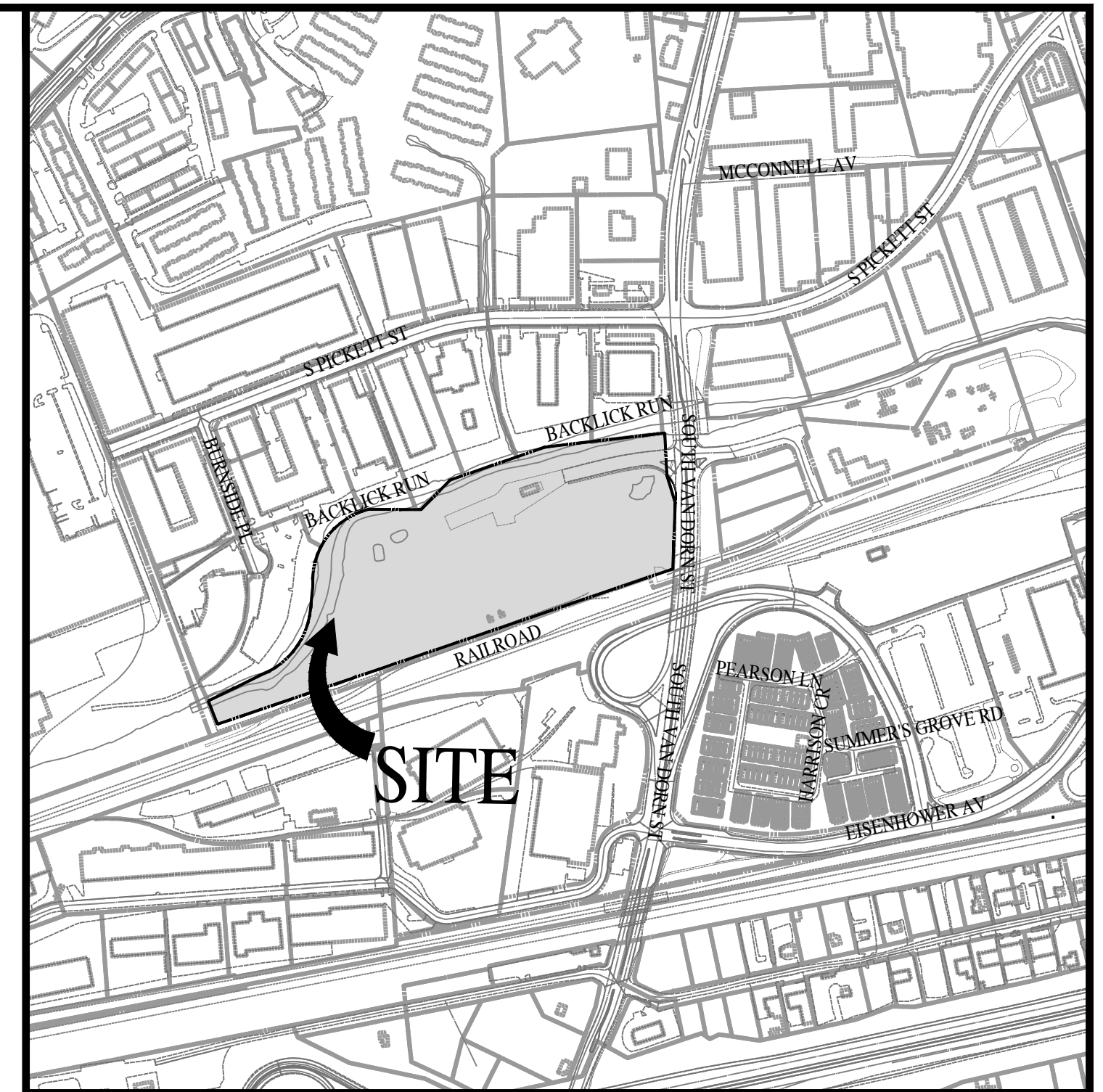
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**LOT 503	1585	0.03639	LOT 534	12261	0.28147
**LOT 504	1243	0.02854	LOT 535	12262	0.28148
**LOT 505	1226	0.02815	LOT 536	10383	0.23836
**LOT 506	1226	0.02815	LOT 537	10384	0.23837
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**LOT 509	1226	0.02815	LOT 540	10768	0.2472
**LOT 510	1243	0.02854	LOT 541	46928	1.07733
**LOT 511	1243	0.02854	LOT 542	21838	0.50133
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**LOT 513	1226	0.02815	LOT 544	17311	0.39741
**LOT 514	1226	0.02815	LOT 545	17300	0.39716
**LOT 515	1226	0.02815	LOT 546	17219	0.39528
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**LOT 528	1226	0.02815			
**LOT 529	1226	0.02815			
**LOT 530	1226	0.02815			
**LOT 531	1354	0.03108			

AREA TABULATION

AREA LOTS 501-552	673,486 SF OR 15.46113 ACRES
AREA STREET DEDICATION	100,969 SF OR 2.31792 ACRES
TOTAL AREA SUBDIVISION	774,455 SF OR 17.77905 ACRES
BEGINNING AREA OUTLOT 3539-01-01 (TAX MAP 067.03-01-21)	170,749 SF OR 3.91986 ACRES
-SUBDIVISION	170,749 SF OR 3.91986 ACRES
ENDING AREA OUTLOT 3539-01-01 (TAX MAP 067.03-01-21)	0 SF OR 0.0000 ACRES
BEGINNING AREA PARCELS A, E, F, & G & PARCEL 3519-01-1 (TAX MAP 067.03-01-17)	601,864 SF OR 13.81690 ACRES
+AREA RIGHT-OF-WAY VACATION	1,842 SF OR 0.04229 ACRES
-SUBDIVISION	603,706 SF OR 13.85919 ACRES
ENDING AREA PARCELS A, E, F, & G & PARCEL 3519-01-1 (TAX MAP 067.03-01-17)	0 SF OR 0.0000 ACRES

EASEMENT LEGEND

	VARIABLE WIDTH PUBLIC ACCESS EASEMENT (4,575 SF HEREBY GRANTED)		VARIABLE WIDTH PRIVATE PARKING EASEMENT (2,171 SF HEREBY GRANTED)
	VARIABLE WIDTH PUBLIC ACCESS EASEMENT (5,224 SF HEREBY GRANTED)		VARIABLE WIDTH PRIVATE PARKING EASEMENT (2,176 SF HEREBY GRANTED)
	VARIABLE WIDTH PUBLIC ACCESS EASEMENT (222 SF HEREBY GRANTED)		VARIABLE WIDTH PRIVATE PARKING EASEMENT (1,120 SF HEREBY GRANTED)
	VARIABLE WIDTH PUBLIC ACCESS EASEMENT (222 SF HEREBY GRANTED)		VARIABLE WIDTH PRIVATE PARKING EASEMENT (592 SF HEREBY GRANTED)
	VARIABLE WIDTH PUBLIC ACCESS EASEMENT (5,040 SF HEREBY GRANTED)		VARIABLE WIDTH PRIVATE PARKING EASEMENT (1,296 SF HEREBY GRANTED)
	VARIABLE WIDTH PUBLIC ACCESS EASEMENT (220 SF HEREBY GRANTED)		VARIABLE WIDTH PRIVATE PARKING EASEMENT (1,120 SF HEREBY GRANTED)
	VARIABLE WIDTH PUBLIC ACCESS EASEMENT (1,905 SF HEREBY GRANTED)		VARIABLE WIDTH PRIVATE PARKING EASEMENT (1,296 SF HEREBY GRANTED)
	VARIABLE WIDTH PUBLIC ACCESS EASEMENT (52,906 SF HEREBY GRANTED)		VARIABLE WIDTH PRIVATE PARKING EASEMENT (944 SF HEREBY GRANTED)
	22' EMERGENCY VEHICLE EASEMENT (1,814 SF HEREBY GRANTED)		
	VARIABLE WIDTH EMERGENCY VEHICLE EASEMENT (34,090 SF HEREBY GRANTED)		
	22' PUBLIC INGRESS/EGRESS AND EMERGENCY VEHICLE EASEMENT (15,573 SF HEREBY GRANTED)		
	22' PUBLIC INGRESS/EGRESS AND EMERGENCY VEHICLE EASEMENT (31,209 SF HEREBY GRANTED)		
	10' SANITARY SEWER EASEMENT (15,711 SF HEREBY GRANTED)		
	10' SANITARY SEWER EASEMENT (1,551 SF HEREBY GRANTED)		
	10' WATERLINE EASEMENT (185 SF HEREBY GRANTED)		
	10' WATERLINE EASEMENT (610 SF HEREBY GRANTED)		
	10' WATERLINE EASEMENT (15,328 SF HEREBY GRANTED)		



VICINITY MAP

SCALE: 1" = 500'

PLAT LEGEND

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- ⊕ IRON PIPE TO BE SET

SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEETS 2 & 3 - LOTS, STREET DEDICATION, PUBLIC ACCESS EASEMENTS, EMERGENCY VEHICLE EASEMENTS, PUBLIC INGRESS/EGRESS AND EMERGENCY VEHICLE EASEMENTS, AND PRIVATE PARKING EASEMENTS
- SHEETS 4 & 5 - SANITARY SEWER EASEMENTS AND WATERLINE EASEMENTS
- SHEETS 6 & 7 - LINE AND CURVE DATA AND SHEET KEY

PLAT SHOWING
 LOTS 501-552
VULCAN MATERIALS SUBDIVISION
 BEING A SUBDIVISION OF
 OUTLOT 3539-01-01
 ALEXANDRIA INDUSTRIAL PARK, INC.
 D.B. 679 PG. 424
 PARCELS A, E, F, & G
 VIRGINIA REALTY COMPANY, INC.
 D.B. 526 PG. 464
 PARCEL 3519-01-1
 ALEXANDRIA SAND AND GRAVEL CORPORATION
 AND FRANK ELBAN PROPERTY
 D.B. 482 PG. 328
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: N/A DATE: DECEMBER 19, 2023



urban
 Planners-Engineers-Landscape Architects-Land Surveyors
 Urban, Ltd.
 4200 D Technology Court
 Chantilly, Virginia 20151
 Tel. 703.642.2306
 www.urban-ltd.com

APPROVED

DSUP #2023-00012

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

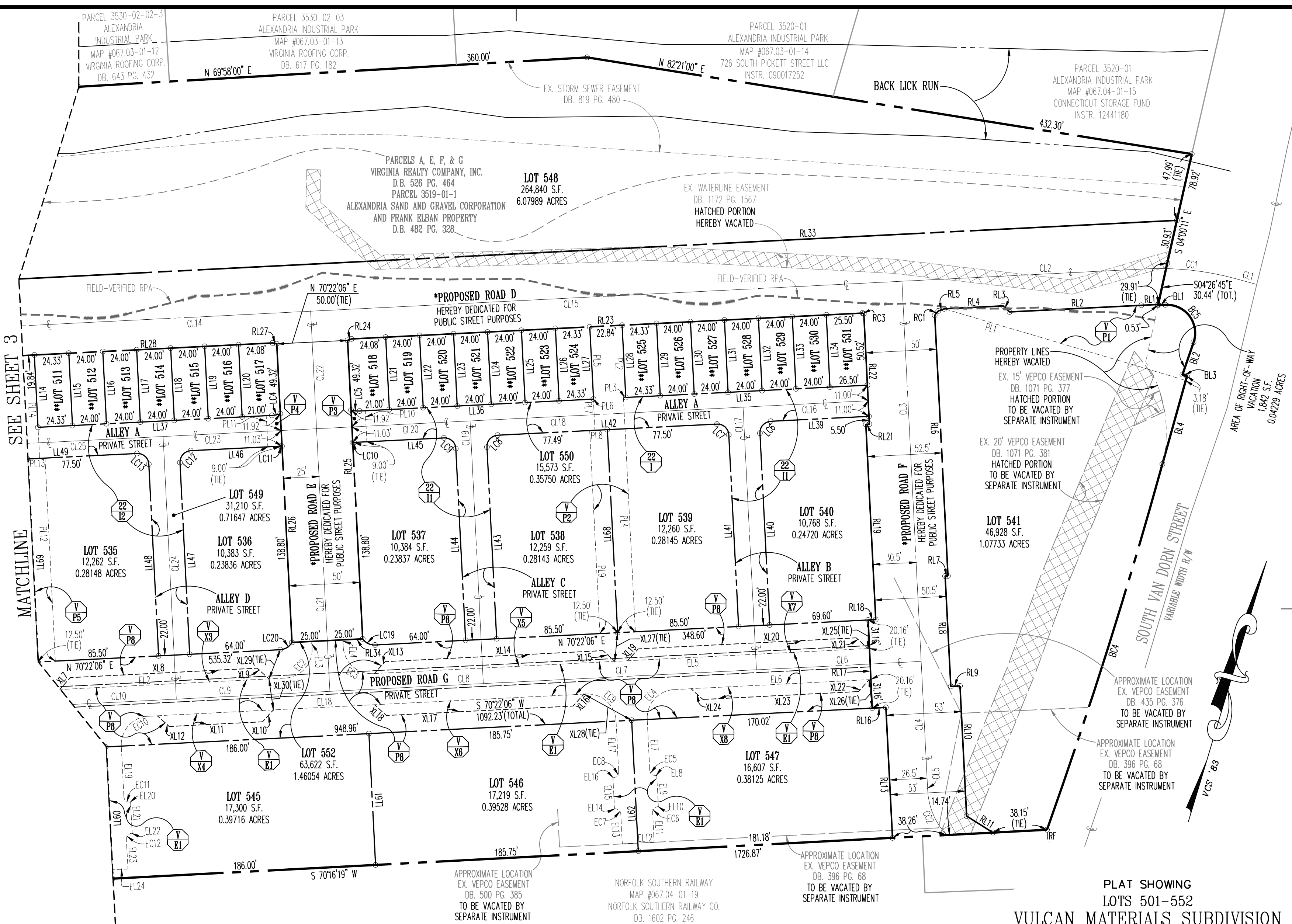
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



APPROVED
 DSUP #2023-00012
 DEPARTMENT OF PLANNING & ZONING

 DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

 DIRECTOR DATE

 CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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* SEE AREA TABULATION ON SHEET 1 FOR STREET DEDICATION AREA
 ** SEE LOT AREAS ON SHEET 1 FOR AREAS OF LOTS 501-531



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 4200 D Technology Court
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PLAT SHOWING
 LOTS 501-552
VULCAN MATERIALS SUBDIVISION
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 ALEXANDRIA SAND AND GRAVEL CORPORATION
 AND FRANK ELBAN PROPERTY
 D.B. 482 PG. 328
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 50' DATE: DECEMBER 19, 2023

R.P.# 2022-205

APPROVED

DSUP #2023-00012

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____

DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____

DATE _____

CHAIRMAN, PLANNING COMMISSION _____

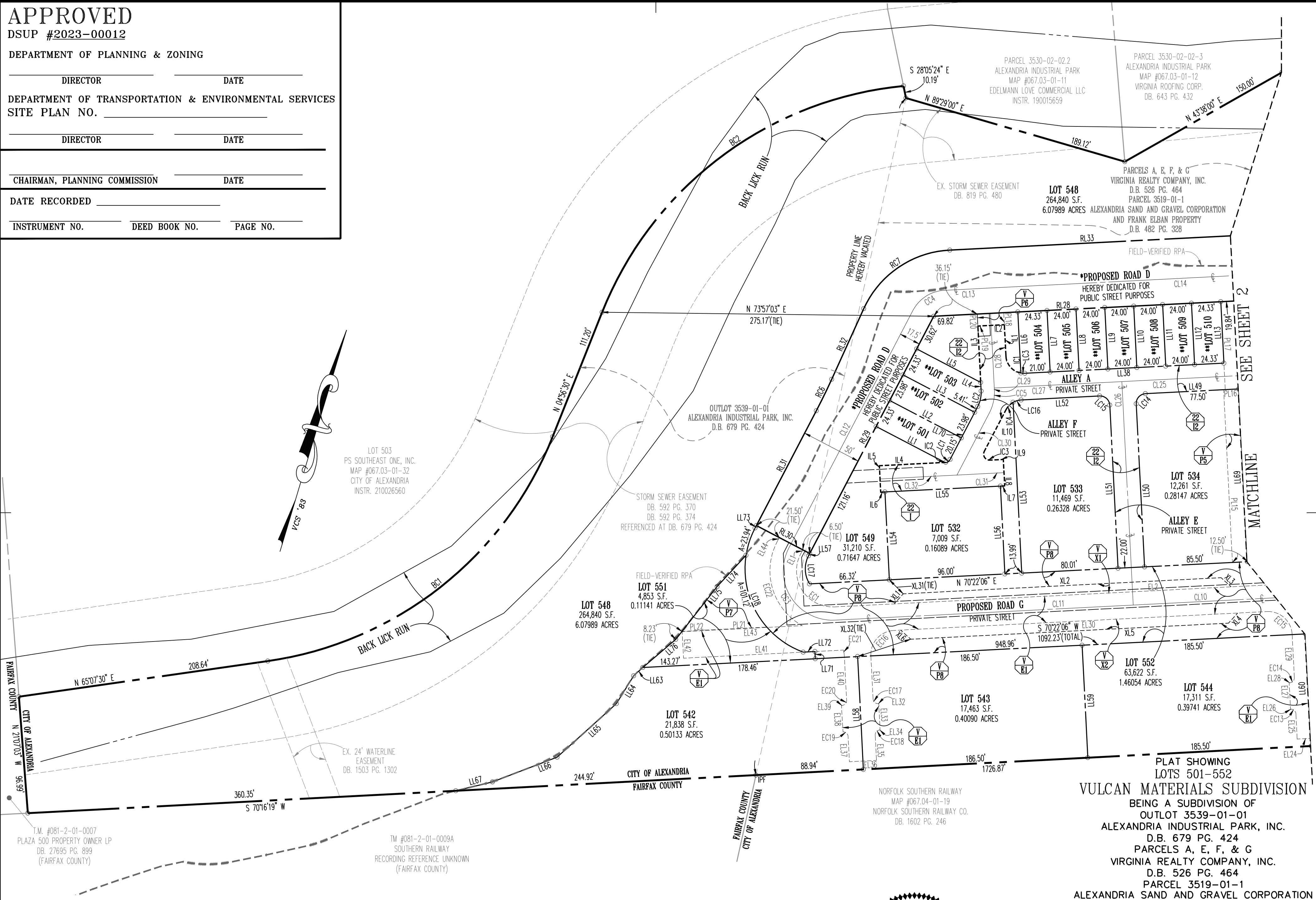
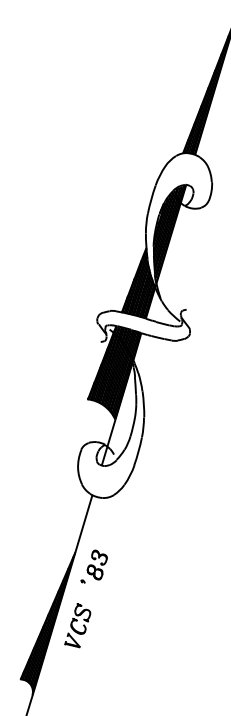
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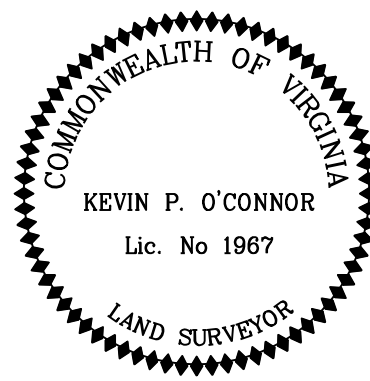
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PAGE NO. _____



T.M. #081-2-01-0007
PLAZA 500 PROPERTY OWNER LP
DB. 27695 PG. 899
(FAIRFAX COUNTY)

T.M. #081-2-01-0009A
SOUTHERN RAILWAY
RECORDING REFERENCE UNKNOWN
(FAIRFAX COUNTY)



PLAT SHOWING
LOTS 501-552
VULCAN MATERIALS SUBDIVISION
BEING A SUBDIVISION OF
OUTLOT 3539-01-01
ALEXANDRIA INDUSTRIAL PARK, INC.
D.B. 679 PG. 424
PARCELS A, E, F, & G
VIRGINIA REALTY COMPANY, INC.
D.B. 526 PG. 464
PARCEL 3519-01-1
ALEXANDRIA SAND AND GRAVEL CORPORATION
AND FRANK ELBAN PROPERTY
D.B. 482 PG. 328
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 50' DATE: DECEMBER 19, 2023

* SEE AREA TABULATION ON SHEET 1 FOR STREET DEDICATION AREA
** SEE LOT AREAS ON SHEET 1 FOR AREAS OF LOTS 501-531

SEE SHEET 2

MATCHLINE

R.P. # 2022-205

APPROVED

DSUP #2023-00012

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____

DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____

DATE _____

CHAIRMAN, PLANNING COMMISSION _____

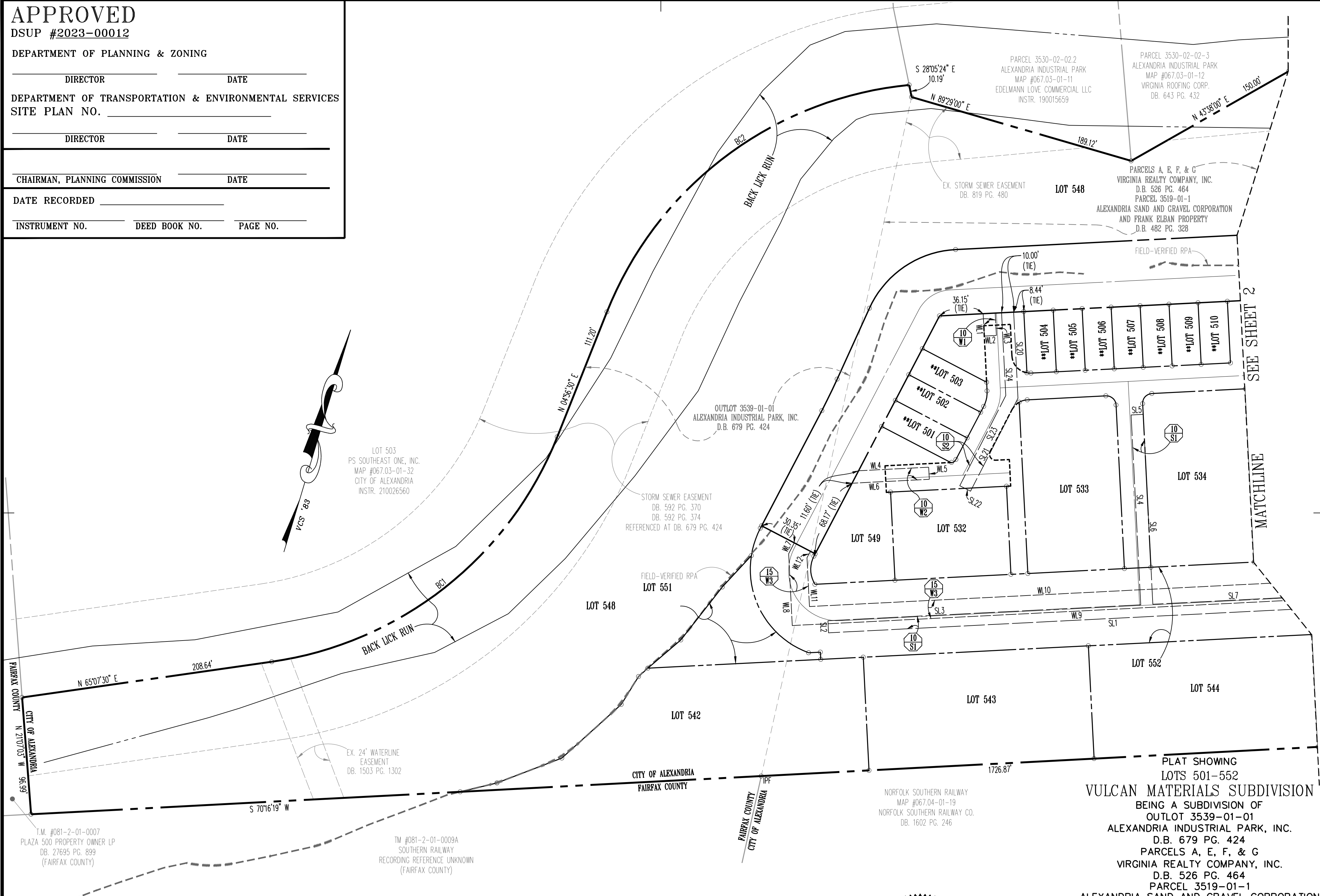
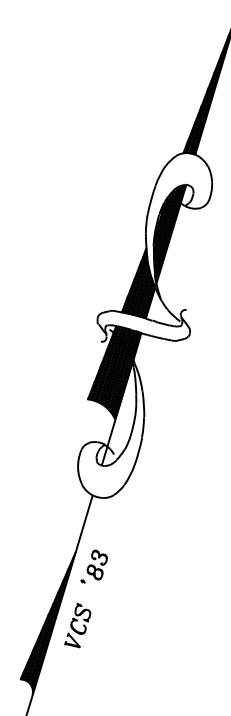
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DATE RECORDED _____

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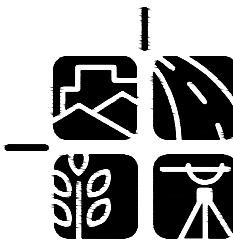
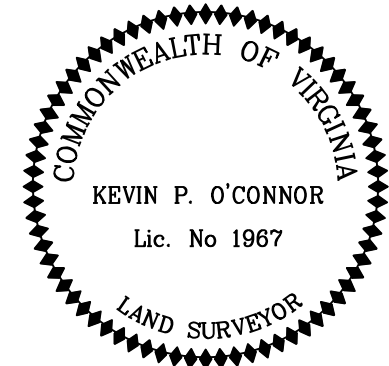


T.M. #081-2-01-0007
PLAZA 500 PROPERTY OWNER LP
DB. 27695 PG. 899
(FAIRFAX COUNTY)

T.M. #081-2-01-0009A
SOUTHERN RAILWAY
RECORDING REFERENCE UNKNOWN
(FAIRFAX COUNTY)

NORFOLK SOUTHERN RAILWAY
MAP #067.04-01-19
NORFOLK SOUTHERN RAILWAY CO.
DB. 1602 PG. 246

PLAT SHOWING
LOTS 501-552
VULCAN MATERIALS SUBDIVISION
BEING A SUBDIVISION OF
OUTLOT 3539-01-01
ALEXANDRIA INDUSTRIAL PARK, INC.
D.B. 679 PG. 424
PARCELS A, E, F, & G
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* SEE AREA TABULATION ON SHEET 1 FOR STREET DEDICATION AREA
** SEE LOT AREAS ON SHEET 1 FOR AREAS OF LOTS 501-531

CURVE DATA FOR BOUNDARY LINES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
BC1	300.00'	315.12'	300.83'	N 35°02'00" E	60°11'00.19"	173.85'
BC2	300.00'	329.01'	312.77'	S 36°21'35" W	62°50'10.61"	183.25'
BC3	---	---	---	---	---	---
BC4	3765.72'	271.75'	271.69'	N 00°47'35" E	4°08'05.10"	135.94'
BC5	20.00'	39.11'	33.17'	N 53°36'36" W	112°02'35.60"	29.68'

CURVE DATA FOR RIGHT-OF-WAY LINES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
RC1	18.50'	3.89'	3.89'	S 22°13'16" W	12°03'31.18"	1.95'
RC2	---	---	---	---	---	---
RC3	17.00'	1.15'	1.15'	N 79°36'47" W	3°53'32.19"	0.58'
RC4	10.00'	10.16'	9.73'	S 80°31'35" E	58°12'46.70"	5.57'
RC5	10.00'	10.16'	9.73'	N 41°15'46" E	58°12'43.15"	5.57'
RC6	525.00'	29.01'	29.00'	N 09°16'00" E	3°09'56.45"	14.51'
RC7	83.00'	90.81'	86.35'	S 39°01'43" W	62°41'24.79"	50.55'

CURVE DATA FOR CENTERLINES OF STREETS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CC1	200.00'	63.14'	62.88'	S 79°24'46" W	18°05'20.51"	31.84'
CC2	50.00'	35.01'	34.30'	S 39°41'25" E	40°07'01.00"	18.26'
CC3	41.00'	86.22'	71.19'	S 49°23'25" E	120°28'57.87"	71.71'
CC4	31.00'	32.20'	30.77'	S 40°36'32" W	59°31'07.75"	17.72'
CC5	36.00'	19.15'	18.93'	N 04°23'28" W	30°28'52.26"	9.81'

CURVE DATA FOR LOT LINES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
LC1	5.00'	4.90'	4.71'	N 38°11'05" E	56°12'02.00"	2.67'
LC2	25.00'	13.30'	13.15'	N 04°23'28" W	30°29'22.25"	6.81'
LC3	15.00'	3.36'	3.35'	N 76°46'54" E	12°49'36.00"	1.69'
LC4	20.00'	6.09'	6.07'	N 61°38'23" E	17°27'26.87"	3.07'
LC5	20.00'	6.09'	6.07'	N 79°05'49" E	17°27'29.93"	3.07'
LC6	8.00'	12.57'	11.31'	S 25°22'02" W	90°00'13.97"	8.00'
LC7	8.00'	12.57'	11.31'	N 64°38'01" W	90°00'00.00"	8.00'
LC8	8.00'	12.57'	11.31'	S 25°22'08" W	89°59'41.73"	8.00'
LC9	8.00'	12.57'	11.31'	N 64°37'49" W	90°00'16.91"	8.00'
LC10	15.00'	1.00'	1.00'	S 68°27'25" W	3°49'21.19"	0.50'
LC11	15.00'	1.00'	1.00'	S 72°16'47" W	3°49'21.19"	0.50'
LC12	8.00'	12.57'	11.31'	S 25°22'06" W	90°00'00.00"	8.00'
LC13	8.00'	12.57'	11.31'	N 64°37'55" W	90°00'01.86"	8.00'
LC14	8.00'	12.57'	11.31'	S 25°22'06" W	90°00'00.00"	8.00'
LC15	8.00'	12.57'	11.31'	N 64°37'54" W	90°00'00.00"	8.00'
LC16	15.00'	7.04'	6.97'	S 56°55'52" W	26°52'32.06"	3.58'
LC17	23.50'	24.34'	23.26'	S 18°49'02" E	59°20'00.42"	13.39'
LC18	73.50'	125.06'	110.51'	S 37°53'38" E	97°29'13.04"	83.79'
LC19	10.00'	10.16'	9.73'	S 80°31'35" E	58°12'46.70"	5.57'
LC20	10.00'	10.16'	9.73'	N 41°15'46" E	58°12'43.15"	5.57'

LINE DATA FOR BOUNDARY LINES

LINE	BEARING	DISTANCE
BL1	S 70°22'06" W	5.20'
BL2	N 02°24'42" E	24.05'
BL3	N 87°35'18" W	3.35'
BL4	N 01°09'31" W	64.48'

LINE DATA FOR INGRESS/EGRESS AND EMERGENCY VEHICLE EASEMENTS

LINE	BEARING	DISTANCE
IL2	N 70°22'06" E	22.00'
IL3	N 19°37'54" W	47.19'
IL4	N 70°22'34" E	54.72'
IL5	N 19°37'26" W	22.00'
IL6	S 70°22'34" W	3.50'
IL7	S 70°22'34" W	3.50'
IL8	S 19°37'26" E	22.00'
IL9	N 70°22'34" E	11.14'
IL10	S 10°50'58" W	39.03'

LINE DATA FOR LOT LINES

LINE	BEARING	DISTANCE
LL1	N 79°09'02" W	64.94'
LL2	S 79°09'02" E	67.10'
LL3	S 79°09'02" E	67.10'
LL4	S 19°37'54" E	7.24'
LL5	N 79°09'02" W	59.97'
LL6	N 19°37'54" W	50.73'
LL7	S 19°37'54" E	51.10'
LL8	S 19°37'54" E	51.10'
LL9	S 19°37'54" E	51.10'
LL10	S 19°37'54" E	51.10'
LL11	S 19°37'54" E	51.10'
LL12	S 19°37'54" E	51.10'
LL13	N 19°37'54" W	51.10'
LL14	N 19°37'54" W	51.10'
LL15	S 19°37'54" E	51.10'
LL16	S 19°37'54" E	51.10'
LL17	S 19°37'54" E	51.10'
LL18	S 19°37'54" E	51.10'
LL19	S 19°37'54" E	51.10'
LL20	S 19°37'54" E	51.10'
LL21	S 19°37'54" E	51.10'
LL22	S 19°37'54" E	51.10'
LL23	S 19°37'54" E	51.10'
LL24	S 19°37'54" E	51.10'
LL25	S 19°37'54" E	51.10'
LL26	S 19°37'54" E	51.10'
LL27	N 19°37'54" W	51.10'
LL28	N 19°37'54" W	51.10'
LL29	S 19°37'54" E	51.10'
LL30	S 19°37'54" E	51.10'
LL31	S 19°37'54" E	51.10'
LL32	S 19°37'54" E	51.10'
LL33	S 19°37'54" E	51.10'
LL34	S 19°37'54" E	51.10'
LL35	N 70°22'06" E	170.83'
LL36	N 70°22'06" E	165.33'
LL37	N 70°22'06" E	165.33'
LL38	N 70°22'06" E	165.33'
LL39	N 70°22'06" E	69.50'
LL40	N 19°38'01" W	135.56'
LL41	S 19°38'01" E	135.55'
LL42	N 70°21'59" E	154.99'
LL43	N 19°37'40" W	135.55'
LL44	N 19°37'40" W	135.56'
LL45	S 70°22'06" W	63.51'
LL46	S 70°22'06" W	63.50'
LL47	S 19°37'54" E	135.56'
LL48	N 19°37'54" W	135.56'
LL49	S 70°22'06" W	155.00'
LL50	S 19°37'54" E	135.56'
LL51	N 19°37'54" W	135.56'
LL52	S 70°22'06" W	65.21'
LL53	N 19°37'26" W	141.94'
LL54	S 19°37'26" E	73.01'
LL55	S 70°22'34" W	96.00'
LL56	N 19°37'26" W	73.00'
LL57	S 10°50'58" W	2.28'
LL58	S 19°37'54" E	93.79'
LL59	S 19°37'54" E	93.48'
LL60	S 19°37'54" E	93.17'
LL61	S 19°37'54" E	92.85'
LL62	S 19°37'54" E	92.54'
LL63	S 30°55'22" W	10.32'
LL64	S 15°06'56" W	27.18'
LL65	S 31°11'57" W	66.21'
LL66	S 52°17'38" W	57.46'
LL67	S 59°39'44" W	31.34'
LL68	N 19°37'54" W	143.55'
LL69	S 19°37'54" E	143.56'
LL70	S 10°50'58" W	49.54'
LL71	N 19°37'54" W	6.00'
LL72	S 70°22'06" W	9.77'
LL73	N 10°50'58" E	2.28'
LL74	S 26°01'11" W	35.41'
LL75	S 21°21'14" W	55.66'
LL76	S 32°43'17" W	35.93'

LINE DATA FOR RIGHT-OF-WAY LINES

LINE	BEARING	DISTANCE
RL1	S 70°20'01" W	11.87'
RL2	S 70°22'06" W	93.10'
RL3	N 64°37'54" W	6.36'
RL4	S 70°22'06" W	41.53'
RL5	S 53°55'52" W	4.51'
RL6	S 19°37'54" E	184.33'
RL7	S 70°22'06" W	2.00'
RL8	S 19°37'54" E	77.98'
RL9	N 70°22'06" E	6.50'
RL10	S 19°37'54" E	92.04'
RL11	S 74°43'41" E	21.99'
RL12	---	---
RL13	N 19°37'54" W	92.24'
RL14	---	---
RL15	---	---
RL16	S 70°22'06" W	9.72'
RL17	N 19°19'42" W	62.32'
RL18	N 70°22'06" E	5.39'
RL19	N 19°37'54" W	138.06'
RL20	---	---
RL21	N 70°22'06" E	2.50'
RL22	N 19°37'54" W	78.02'
RL23	S 70°22'06" W	361.08'
RL24	S 53°55'52" W	3.05'
RL25	S 19°37'54" E	211.07'
RL26	S 19°37'54" E	211.07'
RL27	N 86°48'20" E	3.05'
RL28	N 70°22'06" E	426.73'
RL29	N 10°50'58" E	222.14'
RL30	N 79°09'02" W	50.00'
RL31	N 10°50'58" E	107.57'
RL32	N 07°41'02" E	64.41'
RL33	N 70°22'06" E	1052.62'
RL34	N 70°22'06" E	50.00'

LINE DATA FOR CENTERLINES OF STREETS

LINE	BEARING	DISTANCE
CL1	N 88°27'26" E	16.13'
CL2	N 70°22'06" E	172.65'
CL3	N 19°37'54" W	268.82'
CL4	N 19°37'54" W	87.50'
CL5	N 19°37'54" W	3.62'
CL6	S 70°22'06" W	116.50'
CL7	S 70°22'06" W	193.00'
CL8	S 70°22'06" W	108.50'
CL9	S 70°22'06" W	108.50'
CL10	S 70°22'06" W	193.00'
CL11	S 70°22'06" W	247.62'
CL12	N 10°50'58" E	222.50'
CL13	N 70°22'06" E	34.19'
CL14	N 70°22'06" E	407.50'
CL15	N 70°22'06" E	418.00'
CL16	N 70°22'06" E	88.50'
CL17	N 19°38'01" W	185.72'
CL18	N 70°22'06" E	192.99'
CL19	S 19°37'40" E	185.72'
CL20	N 70°22'06" E	108.51'
CL21	S 19°37'54" E	185.72'
CL22	S 19°37'54" E	83.10'
CL23	N 70°22'06" E	108.49'
CL24	N 19°37'40" W	185.72'
CL25	N 70°22'06" E	193.01'
CL26	N 19°37'54" W	185.72'
CL27	N 70°22'06" E	106.00'
CL28	N 19°37'54" W	83.10'
CL29	N 19°37'54" W	1.95'
CL30	N 10°50'58" E	58.42'
CL31	N 70°22'34" E	39.12'
CL32	N 70°22'34" E	63.87'

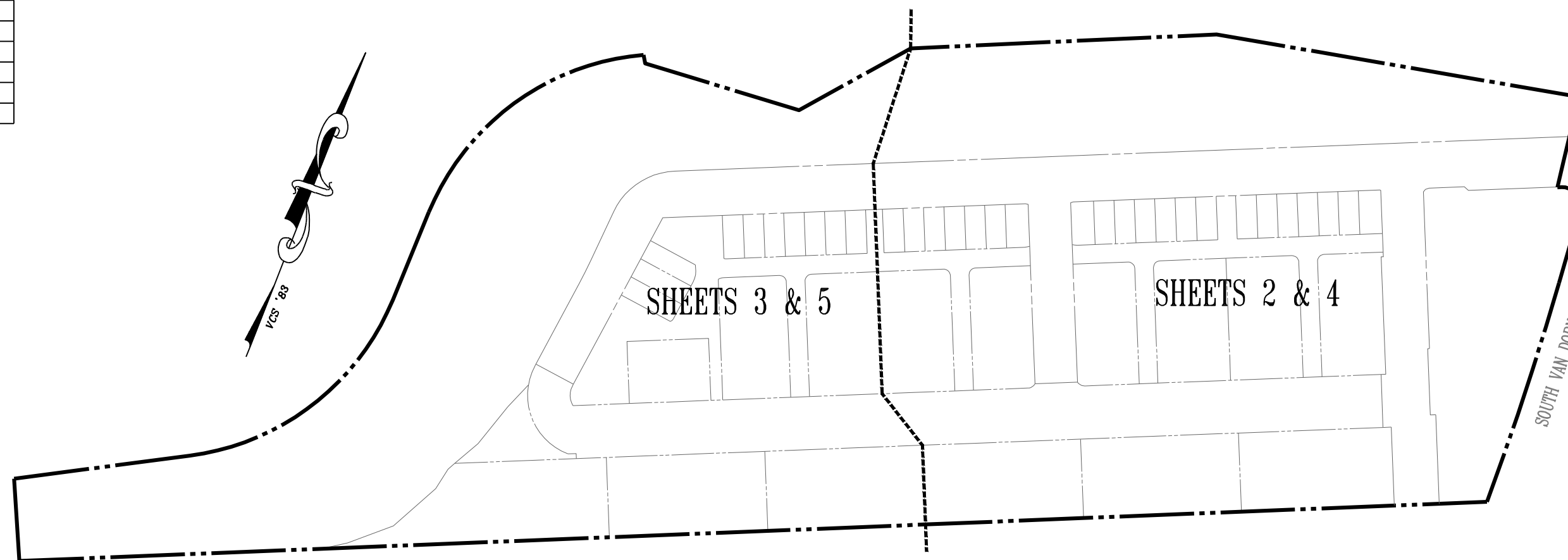
LINE DATA FOR EMERGENCY VEHICLE EASEMENTS

LINE	BEARING	DISTANCE
EL1	N 10°50'58" E	4.02'
EL2	S 70°22'06" W	518.12'
EL3	S 19°37'54" E	4.89'
EL4	N 19°37'54" W	4.89'
EL5	S 70°22'06" W	351.00'
EL6	N 70°22'06" E	139.13'
EL7	N 19°37'54" W	35.99'
EL8	S 70°22'06" W	0.75'
EL9	N 19°37'54" W	22.00'
EL10	N 70°22'06" E	0.25'
EL11	N 19°37'54" W	21.00'
EL12	N 70°22'06" E	22.50'
EL13	S 19°37'54" E	21.00'
EL14	N 70°22'06" E	0.25'
EL15	S 19°37'54" E	22.00'
EL16	S 70°22'06" W	0.25'
EL17	S 19°37'54" E	35.99'
EL18	N 70°22'06" E	309.75'
EL19	N 19°37'54" W	35.99'
EL20	S 70°22'06" W	0.50'
EL21	N 19°37'54" W	22.00'
EL22	N 70°22'06" E	0.25'
EL23	N 19°37'54" W	21.00'
EL24	N 70°22'06" E	22.50'
EL25	S 19°37'54" E	21.00'
EL26	N 70°22'06" E	0.25'
EL27	S 19°37'54" E	22.00'
EL28	S 70°22'06" W	0.50'
EL29	S 19°37'54" E	35.99'
EL30	N 70°22'06" E	310.00'
EL31	N 19°37'54" W	35.99'
EL32	S 70°22'06" W	0.50'
EL33	N 19°37'54" W	22.00'
EL34	N 70°22'06" E	0.25'
EL35	N 19°37'54" W	21.00'
EL36	N 70°22'06" E	22.50'
EL37	S 19°37'54" E	21.00'
EL38	S 20°16'58" E	22.00'
EL39	S 70°22'06" W	0.50'
EL40	S 19°37'54" E	37.34'
EL41	N 70	

CURVE DATA FOR EMERGENCY VEHICLE EASEMENTS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
EC1	30.00'	63.08'	52.09'	S 49°23'27" E	120°28'53.76"	52.47'
EC2	20.00'	31.42'	28.28'	N 25°22'06" E	90°00'00.00"	20.00'
EC3	20.00'	31.42'	28.28'	S 64°37'54" E	90°00'02.87"	20.00'
EC4	20.00'	31.42'	28.28'	S 25°22'06" W	90°00'00.00"	20.00'
EC5	4.00'	6.28'	5.66'	S 64°37'51" E	90°00'05.12"	4.00'
EC6	4.00'	6.28'	5.66'	S 25°22'06" W	90°00'00.00"	4.00'
EC7	4.00'	6.28'	5.66'	N 64°37'54" W	90°00'00.00"	4.00'
EC8	4.00'	6.28'	5.66'	N 25°22'06" E	90°00'00.00"	4.00'
EC9	20.00'	31.42'	28.28'	N 64°37'54" W	90°00'00.95"	20.00'
EC10	20.00'	31.42'	28.28'	S 25°22'07" W	90°00'01.03"	20.00'
EC11	4.00'	6.28'	5.66'	S 64°37'52" E	90°00'04.03"	4.00'
EC12	4.00'	6.28'	5.66'	S 25°22'06" W	90°00'00.00"	4.00'
EC13	4.00'	6.28'	5.66'	N 64°37'52" W	90°00'03.70"	4.00'
EC14	4.00'	6.28'	5.66'	N 25°22'07" E	90°00'02.59"	4.00'
EC15	20.00'	31.42'	28.28'	N 64°37'54" W	90°00'00.00"	20.00'
EC16	20.00'	31.42'	28.28'	S 25°22'06" W	90°00'00.00"	20.00'
EC17	4.00'	6.28'	5.66'	S 64°37'54" E	90°00'00.01"	4.00'
EC18	4.00'	6.28'	5.66'	S 25°22'04" W	90°00'03.97"	4.00'
EC19	4.00'	6.28'	5.66'	N 64°37'54" W	90°00'00.00"	4.00'
EC20	4.00'	6.28'	5.66'	N 25°22'08" E	90°00'04.04"	4.00'
EC21	20.00'	4.53'	4.52'	N 26°07'04" W	12°58'19.76"	2.27'
EC22	52.00'	80.42'	72.64'	S 33°27'18" E	88°36'33.42"	50.75'

SHEET KEY
NOT TO SCALE



LINE DATA FOR
SANITARY SEWER EASEMENTS

LINE	BEARING	DISTANCE
SL1	N 70°22'06" E	941.55'
SL2	S 19°37'54" E	10.00'
SL3	S 70°22'06" W	259.16'
SL4	S 19°37'54" E	157.39'
SL5	S 70°21'52" W	10.00'
SL6	N 19°37'54" W	157.39'
SL7	S 70°22'06" W	180.00'
SL8	S 19°37'54" E	157.39'
SL9	S 70°21'52" W	10.00'
SL10	N 19°37'54" W	157.39'
SL11	S 70°22'06" W	207.00'
SL12	S 19°37'54" E	157.39'
SL13	S 70°21'52" W	10.00'
SL14	N 19°37'54" W	157.39'
SL15	S 70°22'06" W	177.00'
SL16	S 19°37'54" E	157.39'
SL17	S 70°21'52" W	10.00'
SL18	N 19°37'54" W	157.39'
SL19	S 70°22'06" W	78.44'
SL20	S 19°37'54" E	71.34'
SL21	S 10°17'14" W	86.41'
SL22	N 79°42'46" W	10.00'
SL23	N 10°17'14" E	83.74'
SL24	N 19°37'54" W	68.66'

LINE DATA FOR
WATERLINE EASEMENTS

LINE	BEARING	DISTANCE
WL1	N 19°37'54" W	18.53'
WL2	S 70°22'06" W	10.00'
WL3	S 19°37'54" E	18.53'
WL4	N 70°22'06" E	58.07'
WL5	S 19°37'54" E	10.00'
WL6	S 70°22'06" W	63.96'
WL7	S 10°50'58" W	10.18'
WL8	S 19°37'54" E	59.50'
WL9	N 70°22'06" E	971.23'
WL10	N 70°22'06" E	956.31'
WL11	S 19°37'54" E	40.41'
WL12	S 10°50'58" W	6.09'

LINE DATA FOR
PRIVATE PARKING EASEMENTS

LINE	BEARING	DISTANCE
XL1	N 25°22'06" E	11.26'
XL2	N 70°21'37" E	264.04'
XL3	S 64°37'54" E	11.31'
XL4	N 25°22'06" E	11.31'
XL5	N 70°22'06" E	264.00'
XL6	S 64°37'54" E	11.31'
XL7	N 25°22'06" E	11.31'
XL8	N 70°22'06" E	132.00'
XL9	S 64°37'54" E	11.31'
XL10	N 25°22'06" E	11.31'
XL11	N 70°22'06" E	66.00'
XL12	S 64°37'54" E	11.31'
XL13	N 25°22'06" E	11.31'
XL14	N 70°22'06" E	154.00'
XL15	S 64°37'54" E	11.31'
XL16	N 25°39'24" E	11.37'
XL17	N 70°22'06" E	132.00'
XL18	S 64°37'54" E	11.31'
XL19	S 25°22'06" W	11.31'
XL20	S 70°22'06" W	154.00'
XL21	N 64°37'54" W	11.31'
XL22	S 25°22'06" W	11.31'
XL23	S 70°22'06" W	110.00'
XL24	N 64°37'54" W	11.31'
XL25	N 16°29'21" W	20.19'
XL26	N 22°41'02" W	20.19'
XL27	N 11°10'04" W	20.38'
XL28	N 77°57'11" W	38.39'
XL29	N 04°20'31" E	22.06'
XL30	S 24°43'00" E	22.09'
XL31	N 61°29'21" W	16.38'
XL32	N 55°09'59" E	46.37'



PLAT SHOWING
LOTS 501-552
VULCAN MATERIALS SUBDIVISION
BEING A SUBDIVISION OF
OUTLOT 3539-01-01
ALEXANDRIA INDUSTRIAL PARK, INC.
D.B. 679 PG. 424
PARCELS A, E, F, & G
VIRGINIA REALTY COMPANY, INC.
D.B. 526 PG. 464
PARCEL 3519-01-1
ALEXANDRIA SAND AND GRAVEL CORPORATION
AND FRANK ELBAN PROPERTY
D.B. 482 PG. 328
CITY OF ALEXANDRIA, VIRGINIA
SCALE: N/A DATE: DECEMBER 19, 2023

APPROVED

DSUP #2023-00012

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



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