





NO. \_\_\_\_\_  
**RESUBDIVISION OF 1500, 1600,  
1700, 1800, 1900 AND 2000  
N. BEAUREGARD STREET  
MARK CENTER**

# CITY OF ALEXANDRIA, VIRGINIA

# CITY OF ALEXANDRIA, VIRGINIA

## PROP. LOT 501 PARKING TABULATION

REQUIRED PARKING SPACES 114 \*

PROVIDED PARKING SPACES 280 \*\*

PER SITE PLAN #1987-0023  
BASED ON SPACES DETERMINED TO LIE WHOLLY OR  
SUBSTANTIALLY ON SUBJECT PREMISES.

## OP. LOT 501 NOTES

THE AREA SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS TAX ASSESSMENT MAP-BLOCK-LOT NUMBER 019.02-01-03.52 AND IS ZONED CDD#21.

THE AREA IS NOW IN THE NAME OF 1600 BEAUREGARD LLC, AS RECORDED IN INSTRUMENT NUMBER 170008927, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRIZE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.

TOTAL PROPOSED AREA OF THE PROPERTY IS 164,767 SQUARE FEET OR 3.7825 ACRES.

THIS PLAT IS BASED ON A FIELD SURVEY COMPLETED BY THIS FIRM ON 7/13/17.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190028E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 3020-823274, EFFECTIVE DATE JUNE 12, 2017.

THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(CORS96) (EPOCH:2002.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER HV9141; GPS152 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999502. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.

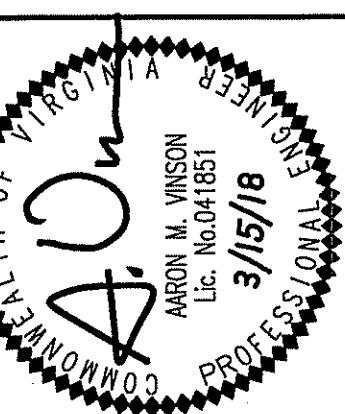
EXISTING PARCEL DESIGNATION SHOWN HEREON ARE PER CITY OF ALEXANDRIA LAND RECORDS AND DO NOT REPRESENT A RECORDED SUBDIVISION.

## SHOP. LOT 501 – CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C2B	1,440.00'	46.41'	1°50'48"	23.21'	46.41'	S45°43'33"W
C5	432.00'	60.81'	8°03'55"	30.46'	60.76'	N17°39'52"W

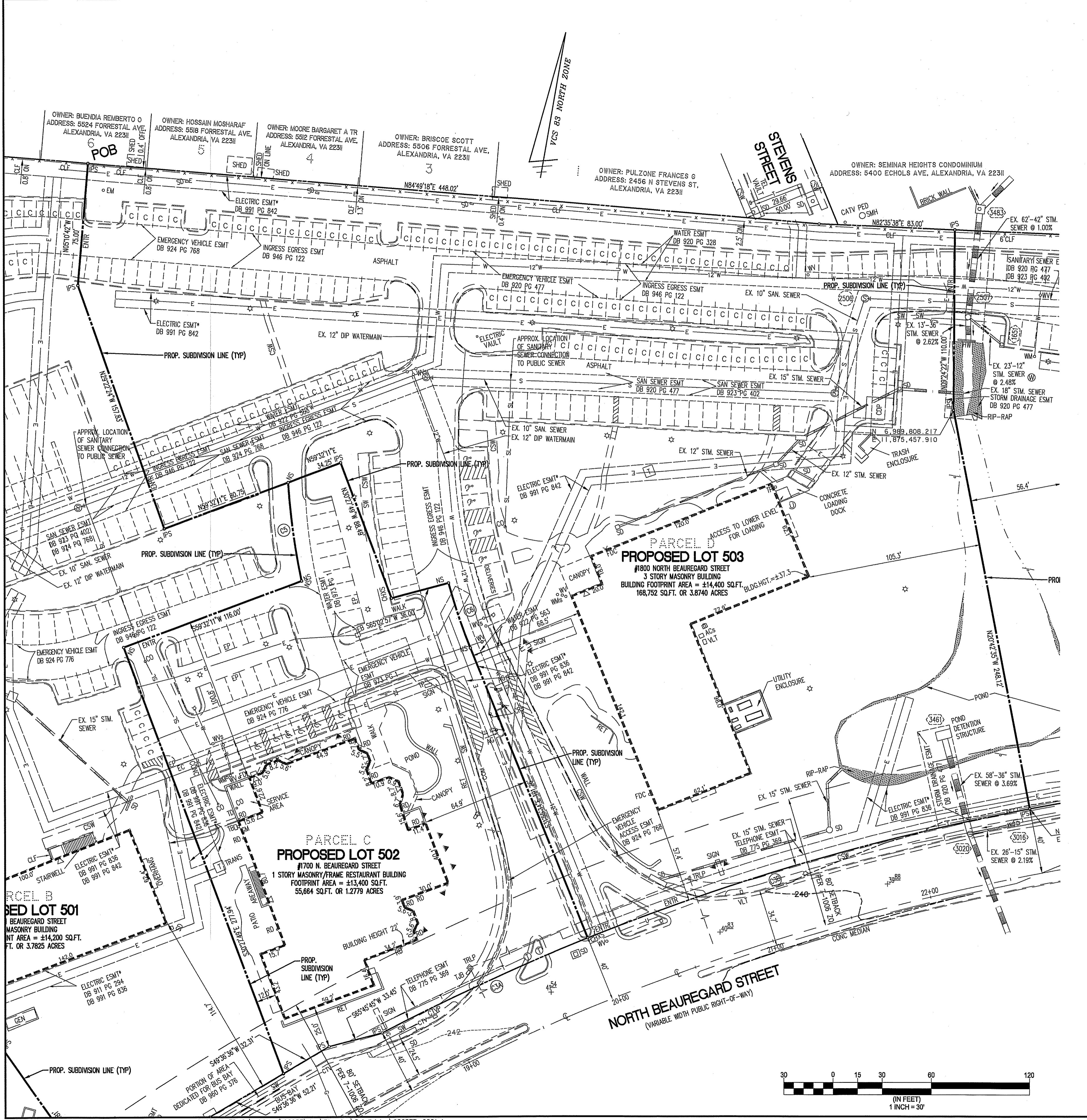
## **SURVEYOR'S CERTIFICATE**

HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY  
DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF PART (OR ALL) THE  
LAND CONVEYED BY LAFAYETTE BUILDINGS, LLC TO 1600 BEAUREGARD LLC BY  
DEED DATED 6/16/2017 AND RECORDED AMONG THE LAND RECORDS OF THE  
CITY OF ALEXANDRIA AT INSTRUMENT NUMBER 170008927 AND IS WITHIN THOSE  
BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED AT  
THE LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.



REVISION APPROVED BY

REVISION APPROVED BY



### PROP. LOT 502 PARKING TABULATION

REQUIRED PARKING SPACES 94 \*

PROVIDED PARKING SPACES 31 \*\*

\* PER SPECIAL USE PERMIT 98-0083.

\*\* BASED ON SPACES DETERMINED TO LIE WHOLLY OR SUBSTANTIALLY ON SUBJECT PREMISES. SUP ALLOWED FOR OFFSITE PARKING WITHIN OFFICE PARK TO MEET REMAINING PARKING REQUIREMENT NOT MET ON SITE.

### PROP. 502 NOTES

1. THE AREA SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS TAX ASSESSMENT MAP-BLOCK-LOT NUMBER 019.02-01-03.53 AND IS ZONED CDD#21.
2. THE AREA IS NOW IN THE NAME OF LAFAYETTE BUILDINGS, LLC, AS RECORDED IN INSTRUMENT NUMBER 070003408, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMprise ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. TOTAL PROPOSED AREA OF THE PROPERTY IS 55,664 SQUARE FEET OR 1.2779 ACRES.
5. THIS PLAT IS BASED ON A FIELD SURVEY COMPLETED BY THIS FIRM ON 7/13/17.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 515519026E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 3020-823267, EFFECTIVE DATE NOVEMBER 9, 2016.
8. THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAF 83 (CORS96) (EPOCH:2002.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER HV9141; GPS152 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999502. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.
9. EXISTING PARCEL DESIGNATION SHOWN HEREON ARE PER CITY OF ALEXANDRIA LAND RECORDS AND DO NOT REPRESENT A RECORDED SUBDIVISION.

### PROP. LOT 502 - CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C3A	1,440.00'	138.29'	530'11"	69.20'	133.24'	S55°19'22"W
C5	432.00'	60.81'	803'55"	30.46'	60.76'	N17°39'52"W
C6	345.00'	42.00'	658'29"	21.02'	41.97'	S28°26'00"E

### PROP. LOT 503 PARKING TABULATION

REQUIRED PARKING SPACES 124 \*

PROVIDED PARKING SPACES 195 \*\*

\* PER SITE PLAN #1978-0032.

\*\* BASED ON SPACES DETERMINED TO LIE WHOLLY OR SUBSTANTIALLY ON SUBJECT PREMISES.

### PROP. LOT 503 NOTES

1. THE AREA SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS TAX ASSESSMENT MAP-BLOCK-LOT NUMBER 019.02-01-03.54 AND IS ZONED CDD#21.
2. THE AREA IS NOW IN THE NAME OF 1800 BEAUREGARD LLC, AS RECORDED IN INSTRUMENT NUMBER 170008926, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMprise ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. TOTAL PROPOSED AREA OF THE PROPERTY IS 168,752 SQUARE FEET OR 3.8740 ACRES.
5. THIS PLAT IS BASED ON A FIELD SURVEY COMPLETED BY THIS FIRM ON 7/13/17.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 515519026E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 3020-823274, EFFECTIVE DATE JUNE 12, 2017.
8. THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAF 83 (CORS96) (EPOCH:2002.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER HV9141; GPS152 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999502. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.
9. EX. PARCEL DESIGNATION SHOWN HEREON ARE PER CITY OF ALEXANDRIA LAND RECORDS AND DO NOT REPRESENT A RECORDED SUBDIVISION.

### PROP. LOT 503 - CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C3B	1,440.00'	281.90'	111'59"	141.40'	281.45'	S63°40'56"W
C6	345.00'	42.00'	658'29"	21.02'	41.97'	S28°26'00"E

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF PART (OR ALL) THE LAND CONVEYED BY LAFAYETTE BUILDINGS, LLC TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF LP MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TRUST 2007-DP10 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-DP10 BY DEED DATED 3/21/2007 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT NUMBER 170004416, AND IS WITHIN THOSE BOUNDARIES, AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED AT THE LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.



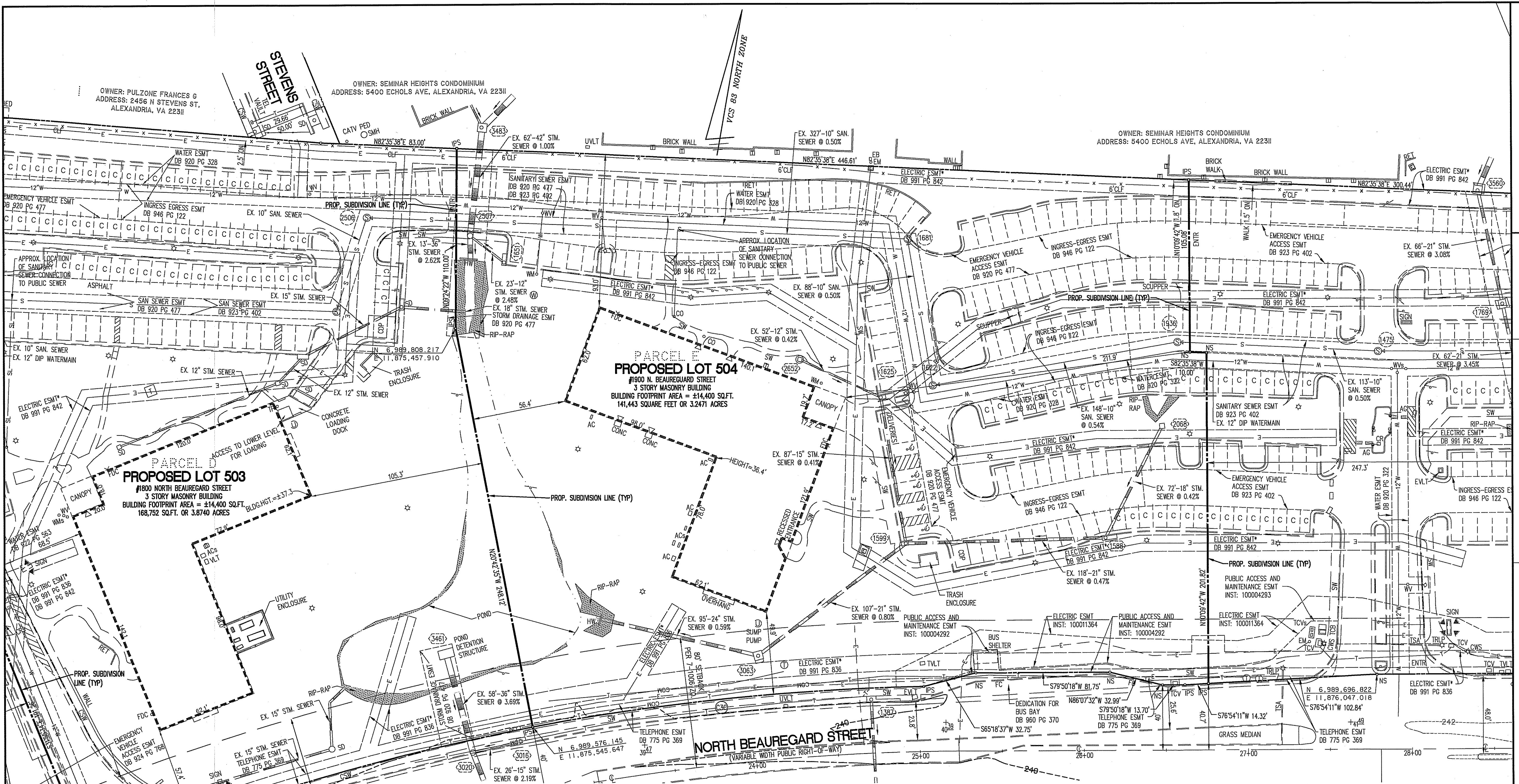
ESTABLISHED 1945  
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207 PARK AVENUE, ALEXANDRIA, VIRGINIA 22314  
(703) 532-6163 Fax (703) 533-1301 www.wlpinc.com

### PRELIMINARY SUBDIVISION PLAT - 502 AND 503

CITY OF ALEXANDRIA, VIRGINIA

### RESUBDIVISION OF 1500, 1600, 1700, 1800, 1900 AND 2000 N. BEAUREGARD STREET MARK CENTER

APPROVED SPECIAL USE PERMIT NO. _____	DEPARTMENT OF PLANNING & ZONING
DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. _____	DATE
DIRECTOR DEPARTMENT OF PLANNING & ZONING	DATE
CHAIRMAN, PLANNING COMMISSION DATE RECORDED _____	DATE
INSTRUMENT NO. DEED BOOK NO. PAGE NO.	DATE



PROP. LOT 504 - CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C3C	1,440.00'	240.15'	933'19"	120.35'	239.87'	S74°04'05" W

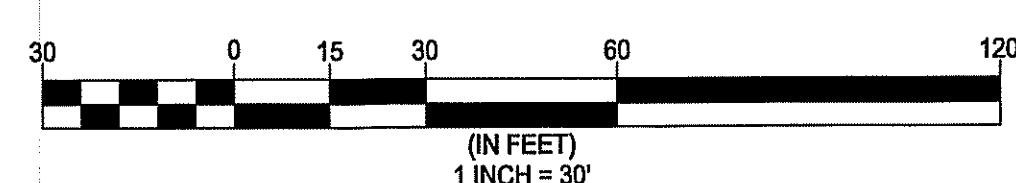
PROP. LOT 504 PARKING TABULATION

REQUIRED PARKING SPACES	123 *
PROVIDED PARKING SPACES	163 **

\* PER SITE PLAN #1978-0032  
\*\* BASED ON SPACES DETERMINED TO LIE WHOLLY OR  
SUBSTANTIALLY ON SUBJECT PREMISES.

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY  
DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF PART (OR ALL) THE  
LAND CONVEYED BY LAFAYETTE BUILDINGS, LLC TO 1900 BEAUREGARD LLC BY  
DEED DATED 6/16/2017 AND RECORDED AMONG THE LAND RECORDS OF THE  
CITY OF ALEXANDRIA AT INSTRUMENT NUMBER 170008925 AND IS WITHIN THOSE  
BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED AT  
THE LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.



#### PROP. LOT 504 NOTES

- THE AREA SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS TAX ASSESSMENT MAP-BLOCK-LOT NUMBER 019.02-01-03.57 AND IS ZONED CDO#21.
- THE AREA IS NOW IN THE NAME OF 1900 BEAUREGARD LLC, AS RECORDED IN INSTRUMENT NUMBER 170008925, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
- THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMprise ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
- TOTAL PROPOSED AREA OF THE PROPERTY IS 141,443 SQUARE FEET OR 3.2471 ACRES.
- THIS PLAT IS BASED ON A FIELD SURVEY COMPLETED BY THIS FIRM ON 7/13/17.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190028E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 3020-823279, EFFECTIVE DATE JUNE 12, 2017.
- THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83 (CORS96) (EPOCH:2002.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER HV9141; GPS152 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999502. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.
- EXISTING PARCEL DESIGNATION SHOWN HEREON ARE PER CITY OF ALEXANDRIA LAND RECORDS AND DO NOT REPRESENT A RECORDED SUBDIVISION.

#### APPROVED SPECIAL USE PERMIT NO. \_\_\_\_\_

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. \_\_\_\_\_

#### REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV.	APPROVED	DATE
01	01/18/18 SUB 01				
02	03/15/18 SUB 02				

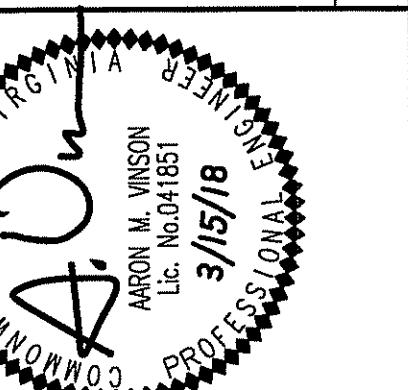
#### PRELIMINARY SUBDIVISION PLAT - 504

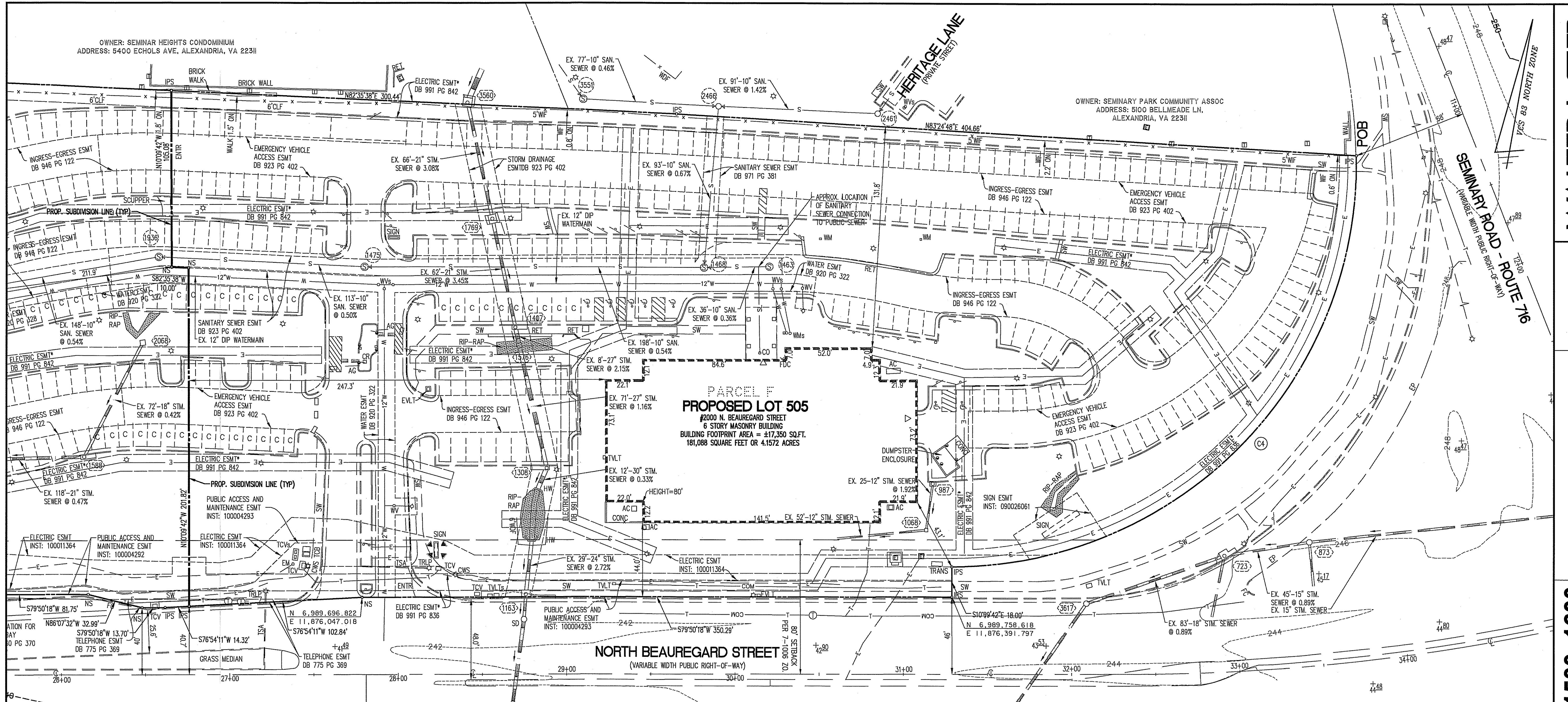
CITY OF ALEXANDRIA, VIRGINIA

1700, 1800, 1900 AND 2000  
N. BEAUREGARD STREET  
MARK CENTER

SHEET: P-0105

**WALTER L. PHILLIPS INCORPORATED**  
Engineers • Surveyors • Planners • Landscape Architects • Arborists  
207 PARK AVENUE • FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301 www.wlpinc.com





#### PROP. LOT 505 NOTES

1. THE AREA SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS TAX ASSESSMENT MAP-BLOCK-LOT NUMBER 019.02-01-03.88 AND IS ZONED CDD#21.
2. THE AREA IS NOW IN THE NAME OF 2000 BEAUREGARD LLC, AS RECORDED IN INSTRUMENT NUMBER 170008929, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMprise ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. TOTAL PROPOSED AREA OF THE PROPERTY IS 181,088 SQUARE FEET OR 4.1572 ACRES ON 12/21/16.
5. THIS PLAT IS BASED ON A FIELD SURVEY COMPLETED BY THIS FIRM ON 12/21/16.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190028E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 3020-823274, EFFECTIVE DATE JULY 12, 2017.
8. THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(CORS96) (EPOCH:2002,0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER HV9141; GPSI52 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999502. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.
9. EXISTING PARCEL DESIGNATION SHOWN HEREON ARE PER CITY OF ALEXANDRIA LAND RECORDS AND DO NOT REPRESENT A RECORDED SUBDIVISION.

#### PROP. LOT 505 - CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C4	241.00'	382.00'	90°49'00"	244.46'	343.25'	S34°25'49"W

#### PROP. LOT 505 PARKING TABULATION

REQUIRED PARKING SPACES 273 \*

PROVIDED PARKING SPACES 263 \*\*

\* PER SITE PLAN #1978-0020

\*\* BASED ON SPACES DETERMINED TO LIE WHOLLY OR SUBSTANTIALLY ON SUBJECT PREMISES.

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF PART (OR ALL) THE LAND CONVEYED BY LAFAYETTE BUILDINGS, LLC TO 2000 BEAUREGARD LLC BY DEED DATED 6/6/2017 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT NUMBER 170008929 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED AT THE LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

APPROVED SPECIAL USE PERMIT NO. _____	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. _____	

#### RESUBDIVISION OF 1500, 1600, 1700, 1800, 1900 AND 2000 N. BEAUREGARD STREET MARK CENTER

CITY OF ALEXANDRIA, VIRGINIA

#### PRELIMINARY SUBDIVISION PLAT - 505

SHEET: P-0106

**WALTER L. PHILLIPS INCORPORATED**  
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