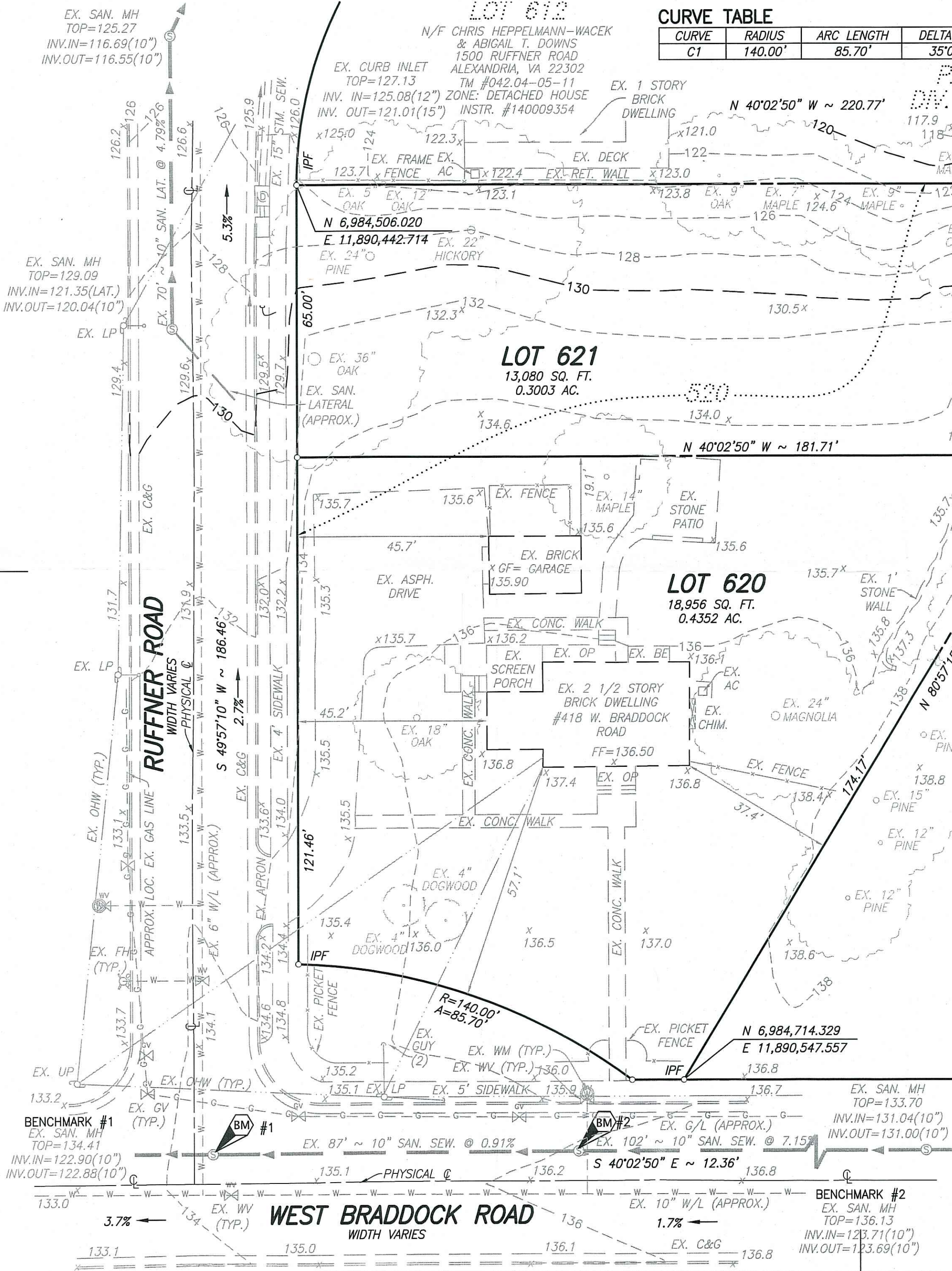


SURVEYOR'S CERTIFICATE

I, TIMOTHY GREENWOOD, 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 IT IS A SUBDIVISION OF ALL THE LAND CONVEYED TO RICHARD C. TONNER, JR. AND ELIZABETH A. TONNER BY DOUGLAS FRANKLIN GARTHOFF, GENE CRAIG LANGE AND CATHERINE WHEELER, TRUSTEES OF THE EMMANUEL EPISCOPAL CHURCH, DATED APRIL 30TH, 2002 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #020014925 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 THE COMPLETION OF THE PROJECT.

IRON PIPES MARKED THUS —○— WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 22ND DAY OF APRIL, 2015.



LOT TABULATION

TOTAL SITE AREA	32,036 SQ. FT. OR 0.7354 AC.
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED (CORNER LOT)	9,000 SQ. FT. OR 0.2066 AC.
MIN. LOT AREA PROPOSED (CORNER LOT)	18,956 SQ. FT. OR 0.4352 AC.
MIN. LOT AREA REQUIRED (INTERIOR LOT)	8,000 SQ. FT. OR 0.1837 AC.
MIN. LOT AREA PROPOSED (INTERIOR LOT)	13,080 SQ. FT. OR 0.3003 AC.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	140.00'	85.70'	35°04'25"	44.24'	S 20°47'15" E	84.37'

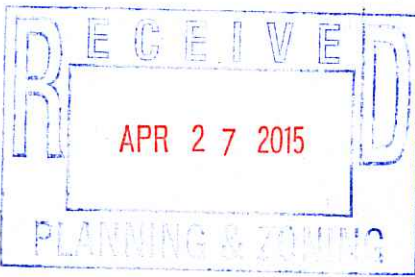
GENERAL NOTES

- TAX ASSESSMENT MAP # 042.04-05-12 ZONE: R-8
- SITE AREA = 32,036 SQ. FT. OR 0.7354 AC.
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88, PER CITY OF ALEXANDRIA GPS MONUMENT #564. ELEVATION= 47.15'
HORIZONTAL BEARINGS AND LOCATIONS ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 PER CITY OF ALEXANDRIA CONTROL MONUMENT GPS #564: N6,984,063.03 E11,891,431.71 COMB. FACTOR 0.999952222
CITY OF ALEXANDRIA CONTROL MONUMENT GPS #102: N6,985,574.19 E11,889,925.59 COMB. FACTOR 0.999952652
- OWNER = RICHARD C. TONNER, JR. & ELIZABETH A. TONNER
418 WEST BRADDOCK ROAD
ALEXANDRIA, VA 22302
(INSTRUMENT #020014925)
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TITLE REPORT FURNISHED BY HBS TITLE ENTERPRISES, CASE #H15-6246, DATED 4/12/15 AND IS RELIED UPON BY THE SURVEYOR AS ACCURATE.
- PROPERTY SUBJECT TO A BMP MAINTENANCE & MONITORING AGREEMENT WITH THE CITY OF ALEXANDRIA RECORDED AT INSTRUMENT #080010738.
- THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER LOCATED IN WEST BRADDOCK ROAD AND RUFFNER ROAD AND THE ON-SITE SANITARY SEWER.
- THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
- THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
- THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.

N/F JONATHAN J. FLEUCHAUS OR ELISABETH A. LANGWORTHY
506 W. BRADDOCK ROAD
ALEXANDRIA, VA 22302
TM #042.02-03-53
ZONE: R-8
USE: DETACHED HOUSE
DB. 1680, PG. 1680

APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

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



PRELIMINARY PLAT
SHOWING SUBDIVISION OF
LOT 520, RESUBDIVISION OF VILLA SITES 19, 20 & 21
SOUTH BRADDOCK HEIGHTS
(DB. 313, PG. 45)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DATE: APRIL 22, 2015

RC FIELDS & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street Alexandria, Virginia 22314 (703) 549-6422

PRELIMINARY PLAT
SUB #2015-0002
418 W BRADDOCK RD
Planner: Nathan Randall

FILE NO. 15-65
SHEET 1 OF 1
COMP. T.G.
DRAWN T.G.
CHECKED W.D.S.