

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 THIS IS A SUBDIVISION OF ALL THE LAND CONVEYED TO DAVID M. PHILLIPS, JR. & NANCY E. PHILLIPS ON MARCH 19, 2003 BY J. KIRBY FARRELL, JR. & LAURA GRIFFIN FARRELL AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #030010624 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 20TH DAY OF MAY, 2015.

EXISTING TREE TABLE:

- 1) 15" LOCUST
- 2) 15" CHERRY
- 3) 15" CHERRY
- 4) 10" LOCUST
- 5) 10" WALNUT
- 6) 18" ASH
- 7) 12" HICKORY
- 8) 8" MAPLE
- 9) 8" MAPLE
- 10) 48" OAK
- 11) 15" CHERRY
- 12) 10" MAPLE
- 13) 8" SYCAMORE
- 14) 12" DOGWOOD
- 15) 30" OAK
- 16) 18" CHERRY
- 17) 25" POPLAR
- 18) 8" CHERRY
- 19) 10" ASH
- 20) 25" POPLAR
- 21) 12" LOCUST
- 22) 10" CHERRY
- 23) 20" ASH
- 24) 8" ASH
- 25) 10" ASH
- 26) 10" ASH
- 27) 10" OAK
- 28) 24" OAK
- 29) 15" CHERRY
- 30) 12" MAGNOLIA
- 31) 12" CHERRY
- 32) 15" CHERRY
- 33) 18" CHERRY
- 34) 15" CHERRY
- 35) 20" LOCUST
- 36) 12" CHERRY
- 37) 10" LOCUST
- 38) 10" MAPLE
- 39) 30" OAK
- 40) 24" CHERRY CLUSTER
- 41) 8" MAPLE
- 42) 10" MAPLE
- 43) 10" OAK
- 44) 10" OAK
- 45) 30" OAK
- 46) 12" CHERRY
- 47) 15" WALNUT
- 48) 30" TREE CLUSTER
- 49) 10" ASH
- 50) 12" MAPLE
- 51) 18" CHERRY
- 52) 15" ASH
- 53) 8" MAPLE #2
- 54) 6" HOLLY
- 55) 20" HOLLY
- 56) 24" MAPLE
- 57) 20" OAK
- 58) 10" HOLLY CLUSTER
- 59) 10" CEDAR
- 60) HOLLY CLUSTER
- 61) 18" BIRCH
- 62) 15" ASH
- 63) 15" CEDAR
- 64) 12" CEDAR
- 65) 12" MAPLE
- 66) 20" HOLLY
- 67) 18" PINE
- 68) 60" OAK
- 69) 25" ASH
- 70) 60" MAPLE
- 71) 6" MAPLE

GENERAL NOTES:

1. TAX MAP: #041.01-01-01 & 042.02-04-13 ZONE: R-12
2. OWNER: DAVID M. PHILLIPS, JR. OR NANCY E. PHILLIPS
206 LLOYDS LANE
ALEXANDRIA, VA 22302
INSTR. #030010624
3. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '83, PER CITY OF ALEXANDRIA GPS MONUMENT #563. ELEVATION= 94.17'

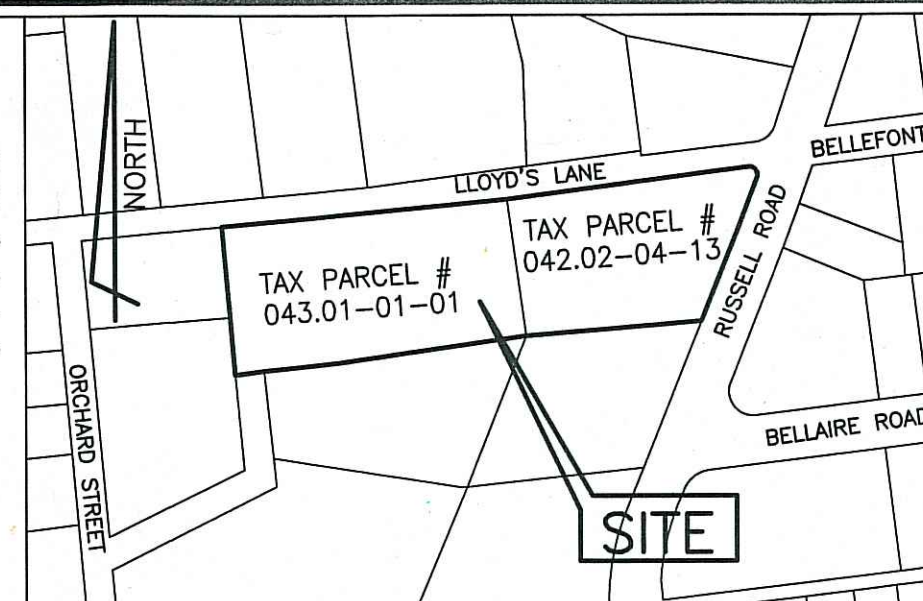
HORIZONTAL BEARINGS AND LOCATIONS ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 PER CITY OF ALEXANDRIA CONTROL MONUMENT GPS #562: N6,986,388.14 E11,891,641.65 COMB. FACTOR 0.999951705
CITY OF ALEXANDRIA CONTROL MONUMENT GPS #563: N6,985,531.92 E11,891,386.94 COMB. FACTOR 0.999950221
4. TITLE COMMITMENT FURNISHED BY STEWART TITLE GUARANTY CO. FILE NUMBER: MT-03-019, DATED MARCH 19, 2003 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.

EXISTING STORM SEWER TABLE

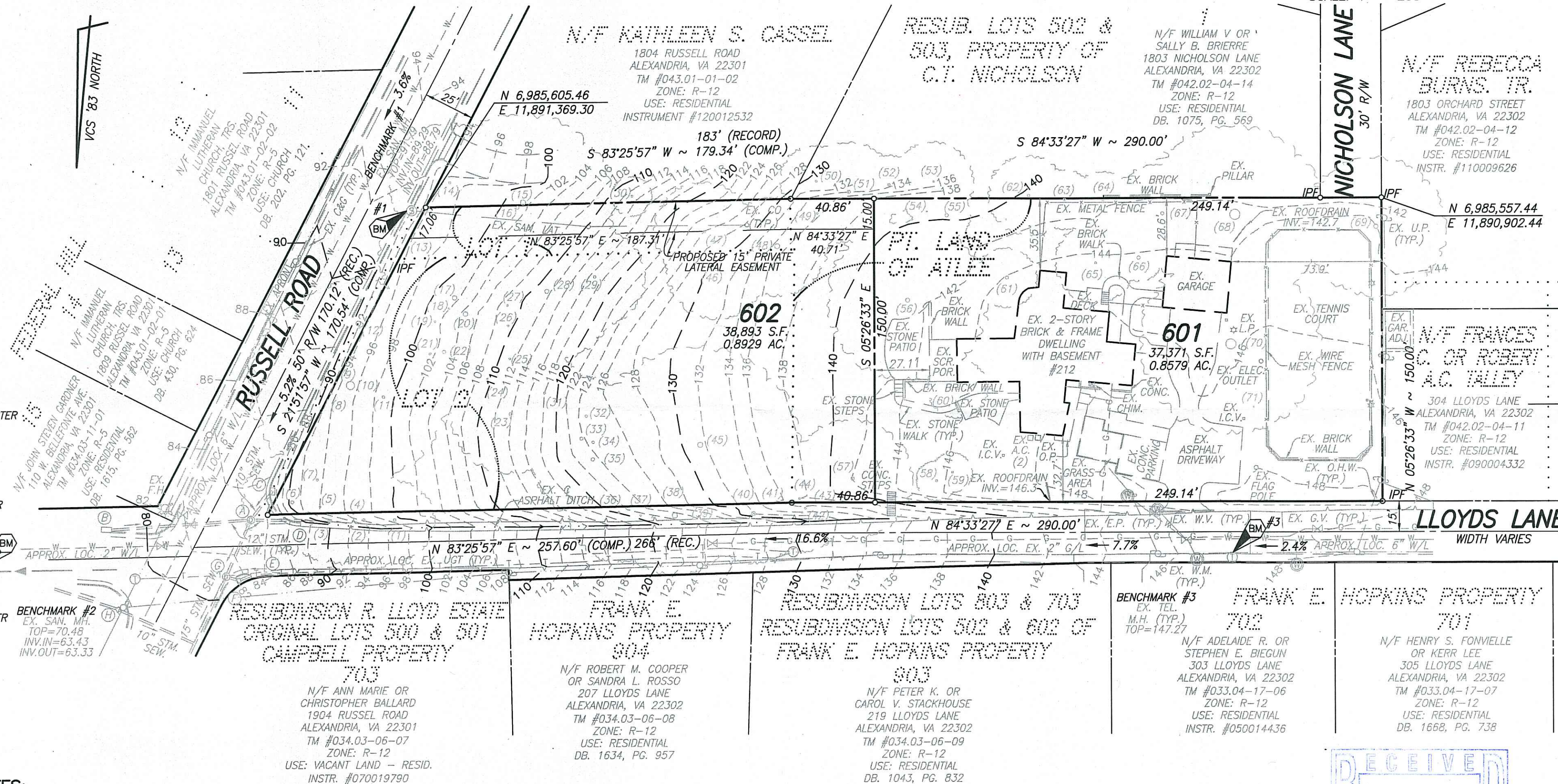
- | | |
|--|--|
| A) EX. STM. M.H.
TOP=83.48
INV.=79.58 (RECORD)
(COULD NOT OPEN) | E) EX. 12" CULVERT
INV.IN=81.61 |
| B) EX. CURB INLET
TOP=78.09
(NO LID-INVERT NOT AVAILABLE) | F) EX. STM. M.H.
TOP=82.03
INV.OUT=78.63 |
| C) EX. CURB INLET
TOP=84.31
(NO LID-INVERT NOT AVAILABLE) | G) EX. STM. M.H.
TOP=81.09
INV.=77.44 (RECORD)
(COULD NOT OPEN) |
| D) EX. 12" CULVERT
INV.IN=85.87 | H) EX. STM. M.H.
TOP=78.63
INV.IN=74.53
INV.OUT=74.43 |

LOT TABULATION:

TOTAL SITE AREA	76,264 S.F. OR 1.7508 AC.
EXISTING NUMBER OF LOTS	THREE (3)
PROPOSED NUMBER OF LOTS	TWO (2)
MINIMUM LOT AREA REQUIRED	12,000 SQ. FT. OR 0.2755 AC.
MINIMUM LOT AREA PROPOSED	37,371 SQ. FT. OR 0.8579 AC.
LOT 601 AREA	37,371 SQ. FT. OR 0.8579 AC.
LOT 602 AREA	38,893 SQ. FT. OR 0.8929 AC.



VICINITY MAP
SCALE: 1" = 200'



PLANNING

LAND SURVEYING

ENGINEERING

730 S. Washington St. Alexandria, Virginia 22314 (703) 549-6422

PRELIMINARY PLAT
SUB #2015-00003
200 & 212 Lloyd's Lane
Planner: Nathan Randall

IELDS & ASSOCIATES, INC.

RCF

FILE NO. 14-91
SHEET 1 OF 1

COMP. / T.G. / W.D.S.
DRAWN / T.G. / W.D.S.
CHECKED / R.J.K.

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



PRELIMINARY PLAT
SHOWING LOTS 601 & 602
RESUBDIVISION OF THE PROPERTY OF
DAVID M. PHILLIPS, JR. & NANCY E. PHILLIPS
(INSTRUMENT #030010624)
BEING THOSE THREE PARCELS CONVEYED TO THE GLADYS SAUNDERS ARMSTRONG REVOCABLE TRUST BY GLADYS SAUNDERS ARMSTRONG (DB. 1550, PG. 705)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 40' DATE: MAY 20, 2015

PRELIMINARY ONLY. NOT FOR RECORDATION !!