

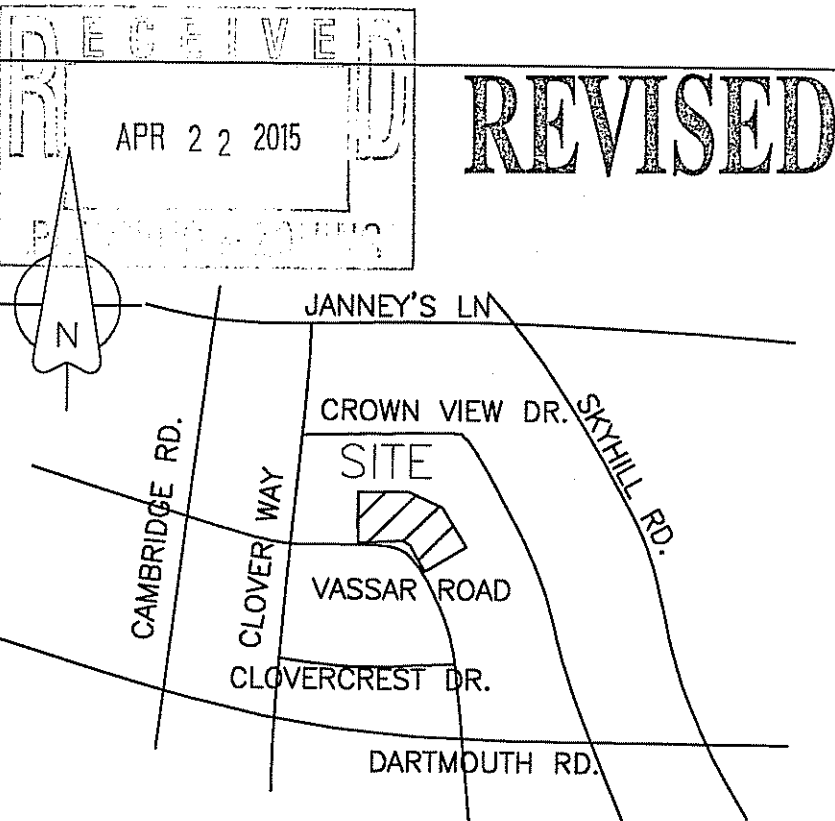
NOTES:

- 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
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NEW LOT 625	=	9,891 SF
NEW LOT 626	=	9,452 SF
NEW LOT 627	=	14,382 SF
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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

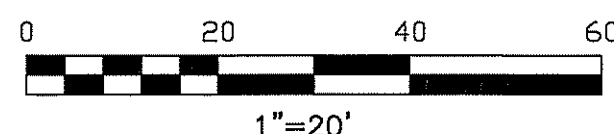
TM# 053.03-02-07  
KATHERINE OR MARC LEON  
404 CROWN VIEW DR  
ALEX. VA. 22314

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

- TREE LEGEND**
1. 14" MAPLE
  2. 18" OAK
  3. 16" OAK
  4. 6" MULTI STEM HOLLY
  5. 12" HOLLY
  6. 3" PERSIMMON
  7. 10" MAGNOLIA
  8. 3" HOLLY
  9. 2" MAGNOLIA
  10. 2" MAGNOLIA
  11. 2" MAGNOLIA
  12. 18" PINE
  13. 2" POPLAR
  14. 3" HAWTHORNE
  15. 4" MAGNOLIA (3 TREES)
  16. 3" HOLLY
  17. 6" CEDAR
  18. 6" CEDAR
  19. 5" CHERRY
  20. 15" MAGNOLIA
  21. 2" MULTI CREPE MYRTLE
  22. 8" POPLAR
  23. 8" POPLAR
  24. 10" POPLAR

25. 3" MULTI CREPE MYRTLE
26. 3" MULTI CREPE MYRTLE
27. 3" MULTI CREPE MYRTLE
28. 3" HOLLY
29. 6" HOLLY
30. 4" HOLLY
31. 8" HOLLY
32. 6" FIR
33. 5" CEDAR
34. 2" MULTI CREPE MYRTLE
35. 2" MULTI CREPE MYRTL
36. 2" MULTI CREPE MYRTL
37. 2" MULTI CREPE MYRTL
38. 8" CHERRY
39. 4" HOLLY
40. 3" HOLLY
41. 4" HOLLY
42. 3" MULTI CREPE MYRTLE
43. 2" CREPE MYRTLE
44. 8" HOLLY
45. 6" AILANTHUS
46. 12" OAK
47. 4" HOLLY
48. 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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