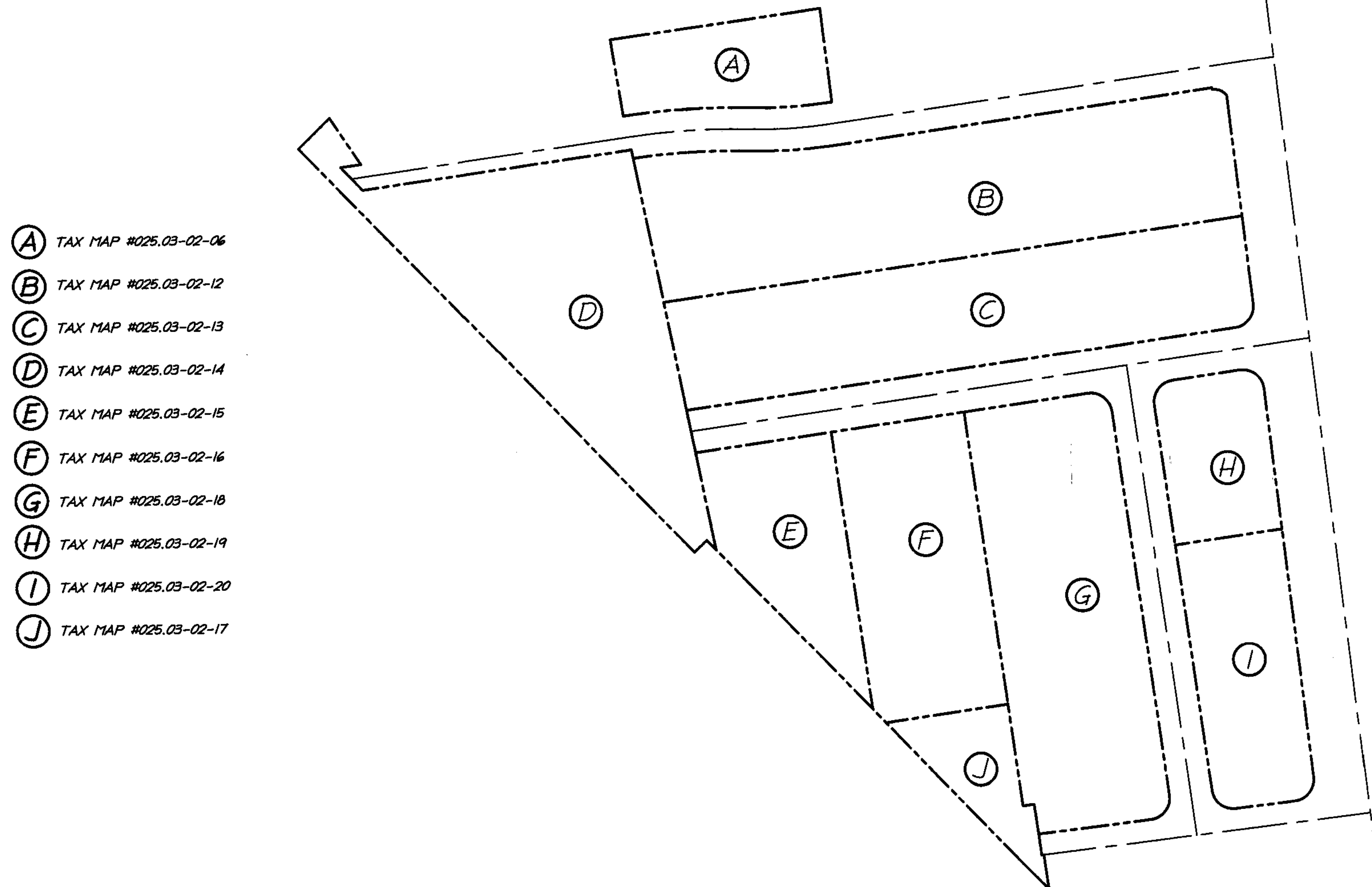


GENERAL NOTES

- 1.) THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS CITY OF ALEXANDRIA TAX MAP NUMBERS 025.03-02-06, 025.03-02-12, 025.03-02-13, 025.03-02-14, 025.03-02-15, 025.03-02-16, 025.03-02-17, 025.03-02-18, 025.03-02-19, 025.03-02-20, ARE ALL ZONED I.
- 2.) THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF BRE/DP ALEXANDRIA LLC (025.03-02-06, 025.03-02-12, 025.03-02-13, 025.03-02-14, 025.03-02-15, 025.03-02-16, 025.03-02-17, 025.03-02-18, 025.03-02-19, 025.03-02-20) AS RECORDED IN INSTRUMENT NUMBER 120013969, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
- 3.) DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- 4.) ALL UNDERLYING TITLE LINES, RIGHT-OF-WAYS, EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE SUBJECT PROPERTIES ARE AS SHOWN PER THE FOLLOWING PROVIDED TITLE COMMITMENTS:
 #NCS-86407-CG, BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE SEPTEMBER 1, 2004.
 #11-002281, BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE JANUARY 4, 2011 AT 8:00 A.M.
 #11-012707, BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE JANUARY 4, 2011 AT 8:00 A.M.
 #27-031-06-170769, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE JUNE 29, 2012 AT 12:22 P.M.
- 5.) THIS PLAT IS BASED UPON A FIELD SURVEY PERFORMED BY THIS FIRM BETWEEN JANUARY 25, 2014 AND MARCH 13, 2014.
- 6.) HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) - VIRGINIA STATE GRID NORTH ZONE AS ESTABLISHED FROM A CURRENT GPS FIELD SURVEY.
- 7.) THE PROPERTY SHOWN HEREON IS LOCATED ON THE F.E.M.A. FLOOD MAP, COMMUNITY PANEL NO. 515519 0233E, EFFECTIVE DATE JUNE 16, 2011. BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:
 • FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 8.) EXISTING EASEMENTS SHOWN HEREON ARE TO BE VACATED OR QUITCLAIMED.

TAX MAP INDEX
NOT TO SCALE

- (A) TAX MAP #025.03-02-06
 (B) TAX MAP #025.03-02-12
 (C) TAX MAP #025.03-02-13
 (D) TAX MAP #025.03-02-14
 (E) TAX MAP #025.03-02-15
 (F) TAX MAP #025.03-02-16
 (G) TAX MAP #025.03-02-18
 (H) TAX MAP #025.03-02-19
 (I) TAX MAP #025.03-02-20
 (J) TAX MAP #025.03-02-17

APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

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

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER C. FILLMORE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO 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 PRELIMINARY PLAT OF THE LANDS CONVEYED CONVEYED AS OUTLINED IN GENERAL NOTE #2 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, AND IS WITHIN THOSE BOUNDARIES.

AREA TABULATION:
BEFORE SUBDIVISION

TAX MAP #025.03-02-06	24,384 SQ. FT. OR 0.55978 ACRES
TAX MAP #025.03-02-12	107,420 SQ. FT. OR 2.46602 ACRES
TAX MAP #025.03-02-13	86,990 SQ. FT. OR 1.99720 ACRES
TAX MAP #025.03-02-14	90,254 SQ. FT. OR 2.07195 ACRES
TAX MAP #025.03-02-15	34,339 SQ. FT. OR 0.78831 ACRES
TAX MAP #025.03-02-16	54,045 SQ. FT. OR 1.24070 ACRES
TAX MAP #025.03-02-17	15,540 SQ. FT. OR 0.35675 ACRES
TAX MAP #025.03-02-18	84,967 SQ. FT. OR 1.95057 ACRES
TAX MAP #025.03-02-19	24,084 SQ. FT. OR 0.55289 ACRES
TAX MAP #025.03-02-20	30,379 SQ. FT. OR 0.69106 ACRES
TOTAL	560,410 SQ. FT. OR 12.86524 ACRES

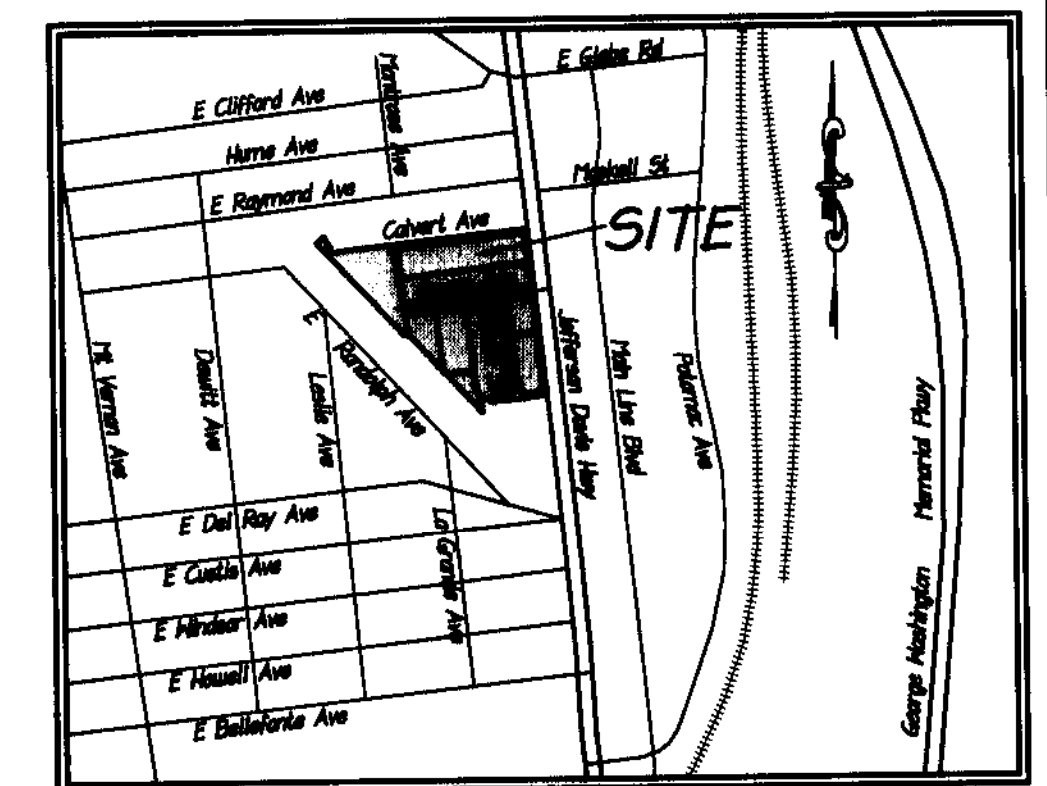
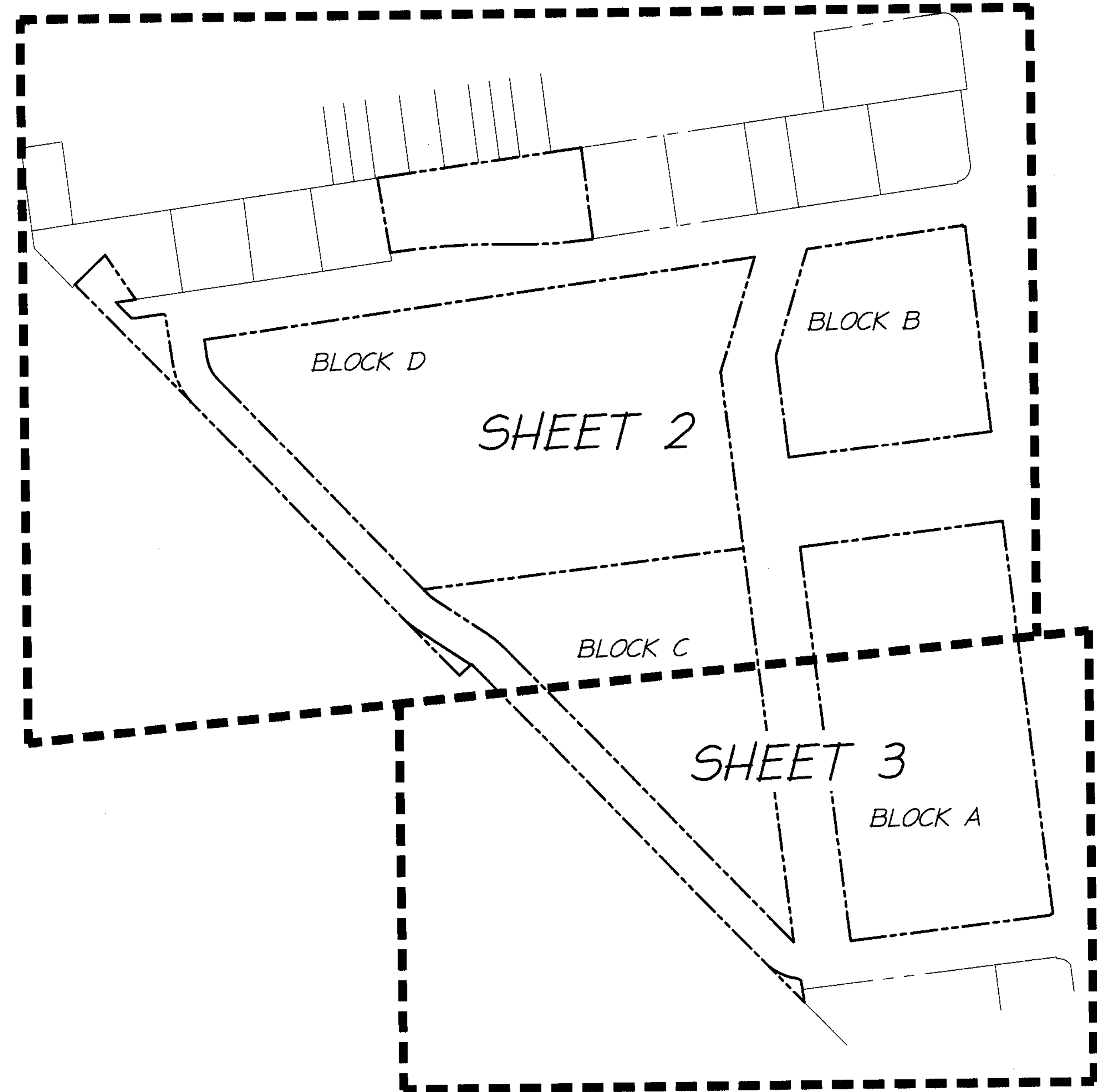
AREA TABULATION:
AFTER SUBDIVISION

BLOCK A	117,267 SQ. FT. OR 2.69208 ACRES
BLOCK B	57,641 SQ. FT. OR 1.32326 ACRES
BLOCK C	87,509 SQ. FT. OR 2.00893 ACRES
BLOCK D	177,181 SQ. FT. OR 4.06752 ACRES
NW PARCEL	5,826 SQ. FT. OR 0.13375 ACRES
TM 025.03-02-06	24,384 SQ. FT. OR 0.55978 ACRES
TOTAL	469,808 SQ. FT. OR 10.78532 ACRES

TO BE DEDICATED TO THE CITY OF ALEXANDRIA	
REMAINING TM 025.03-02-14	824 SQ. FT. OR 0.01892 ACRES
REMAINING TM 025.03-02-17	426 SQ. FT. OR 0.00978 ACRES
TOTAL	1,250 SQ. FT. OR 0.02870 ACRES

TOTAL PARCELS= 471,058 SQ. FT. OR 10.81400 ACRES

STREET DEDICATION 130,867 SQ. FT. OR 3.00429 ACRES
 STREET VACATION 41,583 SQ. FT. OR 0.95461 ACRES

VICINITY MAP
SCALE: 1" = 1000'SHEET INDEX
NOT TO SCALE

PRELIMINARY PLAT

OAKVILLE

CITY OF ALEXANDRIA, VIRGINIA

PRJ: 14007.001.00

SCALE: NONE

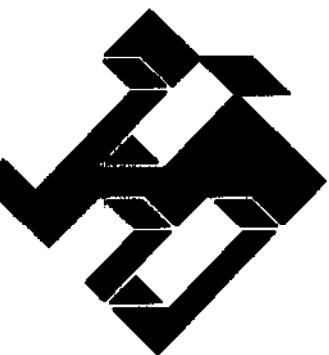
DATE: 07/12/15

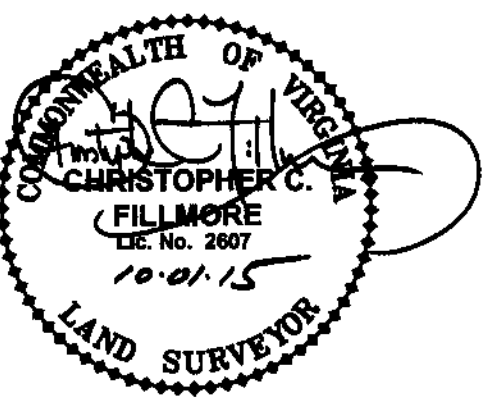
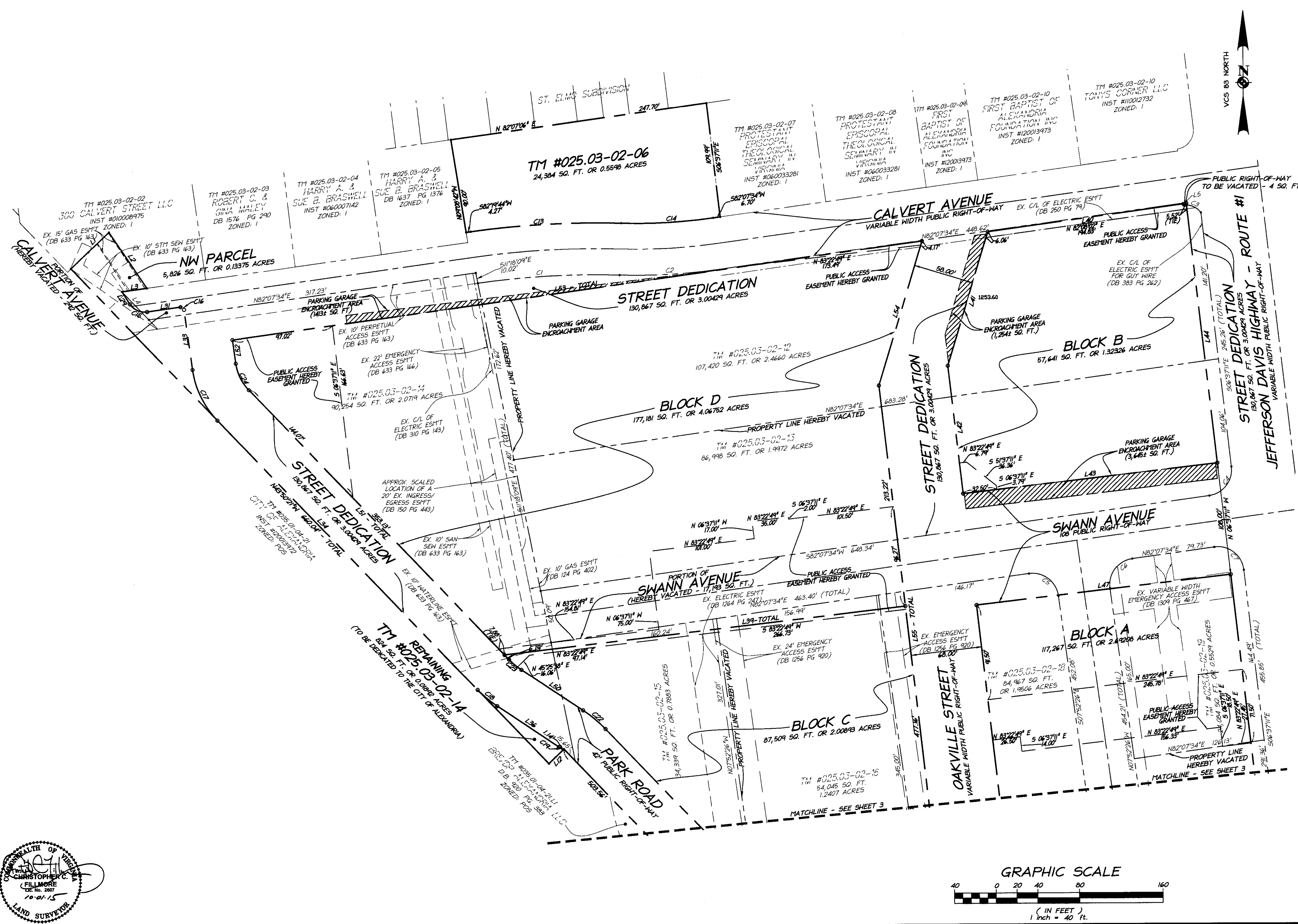
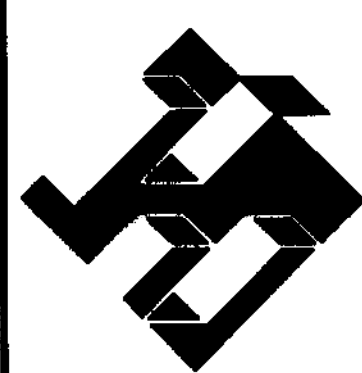
DRAWN: CCF
CHECKED: KLS/CCF

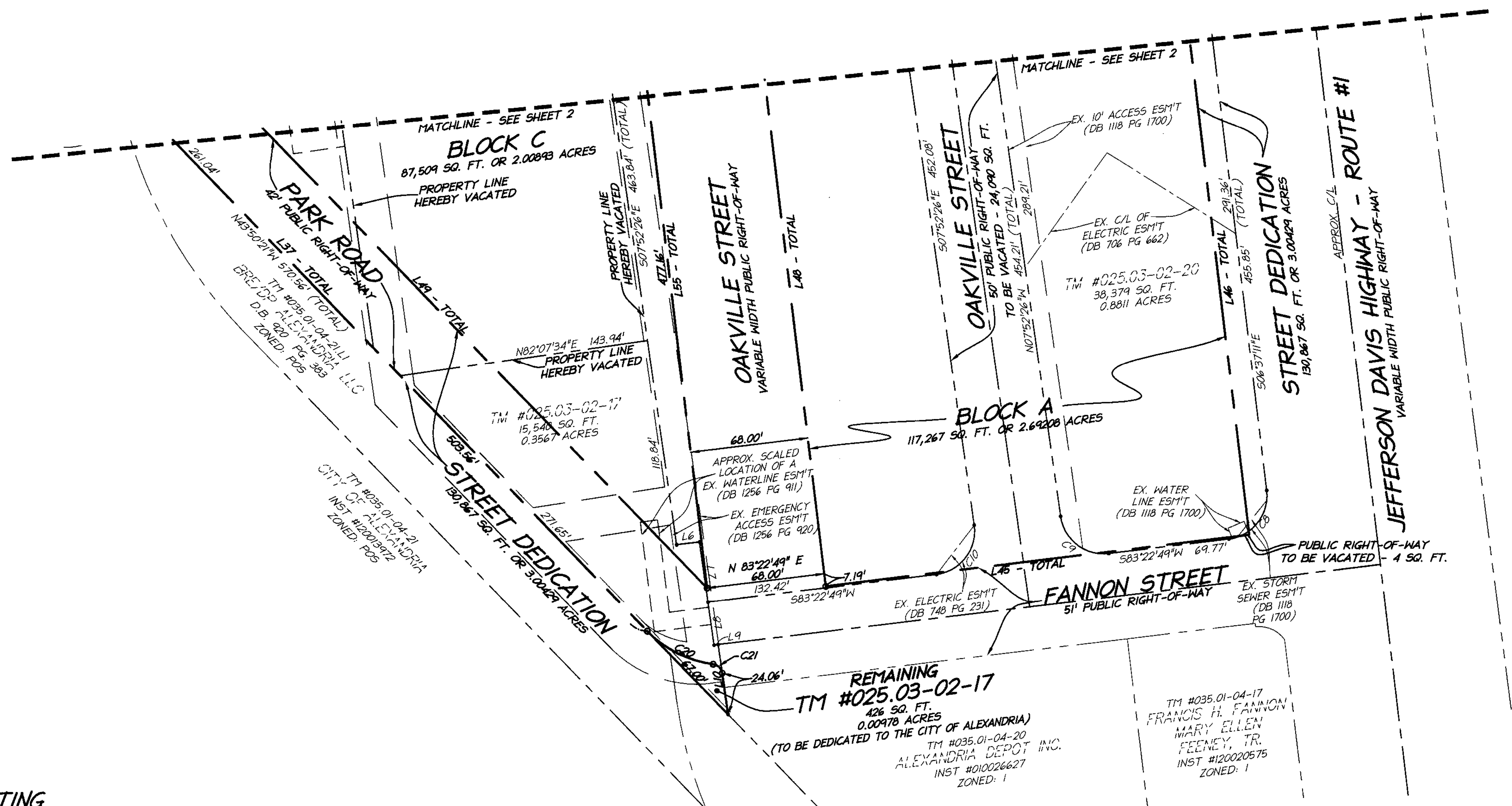
SHEET No.

Rev#	DATE	REVISION
1	8/17/15	CITY COMMENTS
2	9/15/15	CITY COMMENTS
3	10/01/15	CITY COMMENTS

1 of 3





EXISTING
LINE TABLE

LINE	BEARING	DISTANCE
L1	N46°09'39"E	50.62'
L2	S34°01'59"E	65.00'
L3	S62°07'34"W	24.16'
L4	S43°50'21"E	37.06'
L5	S07°52'26"E	2.01'
L6	N83°22'49"E	13.24'
L7	S07°52'26"E	34.99'
L8	S07°52'26"E	25.01'
L9	N83°22'49"E	2.36'
L10	S07°52'26"E	40.68'
L12	S46°09'39"W	19.99'

PROPOSED
LINE TABLE

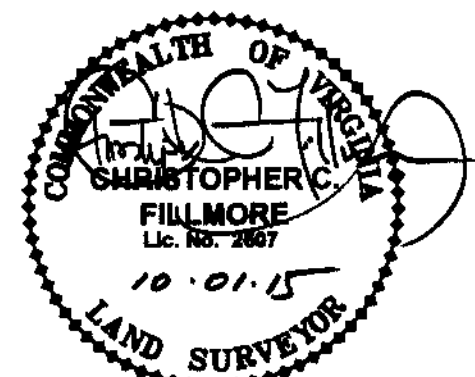
LINE	BEARING	DISTANCE
L29	S 32°45'00" E	14.05'
L31	N 82°07'59" E	32.36'
L33	S 07°52'21" E	58.14'
L34	S 43°50'21" E	354.31'
L36	S 56°15'56" E	71.14'
L37	S 43°50'21" E	570.22'
L39	N 83°22'49" E	387.55'
L40	S 62°07'39" W	192.41'
L41	S 16°52'44" W	133.96'
L42	S 06°37'11" E	123.38'
L43	N 83°22'49" E	245.78'
L44	N 06°37'11" W	250.43'
L45	N 83°22'49" E	245.78'
L46	N 06°37'11" W	477.13'
L47	S 83°22'49" W	245.78'
L48	S 06°37'11" E	477.13'
L49	N 43°50'21" W	495.68'
L50	N 56°15'56" W	71.14'
L51	N 43°50'21" W	354.32'
L52	N 07°52'21" E	22.97'
L53	N 82°07'59" E	668.72'
L54	S 16°52'44" W	144.36'
L55	S 06°37'11" E	640.37'

EXISTING
CURVE TABLE

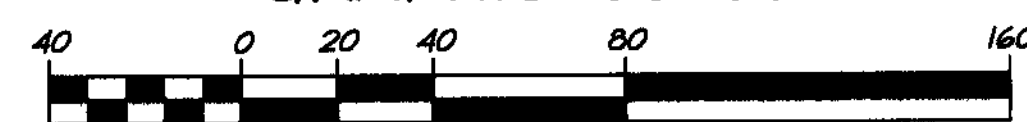
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	800.00'	136.51'	9°46'35"	N87°02'09"E	136.34'
C2	567.14'	96.98'	9°47'50"	N87°01'30"E	96.06'
C3	18.00'	19.10'	60°47'51"	S67°33'05"E	18.22'
C4	25.00'	38.70'	88°41'18"	S37°42'15"W	34.95'
C5	25.00'	39.28'	90°00'54"	S62°52'26"E	35.36'
C6	25.00'	39.27'	90°00'00"	N87°07'54"E	35.36'
C7	25.00'	39.82'	91°15'15"	S52°14'49"E	35.74'
C8	25.00'	39.27'	90°00'00"	S38°22'49"W	35.36'
C9	25.00'	38.72'	88°41'15"	N52°14'49"W	34.97'
C10	25.00'	39.76'	91°06'50"	S37°49'05"W	35.70'
C13	850.00'	145.04'	9°46'35"	N87°02'09"E	144.06'
C14	517.14'	88.43'	9°47'50"	N87°01'30"E	88.32'

PROPOSED
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C15	17.00'	18.94'	63°50'22"	S 65°57'10" E	17.98'
C16	3.00'	4.71'	90°00'00"	S 52°52'21" E	4.24'
C17	88.00'	55.24'	35°58'00"	S 25°51'21" E	54.34'
C18	113.00'	24.51'	12°25'35"	S 50°03'04" E	24.46'
C19	87.00'	18.87'	12°25'35"	S 50°03'04" E	18.83'
C20	65.00'	43.35'	38°12'31"	S 62°56'37" E	42.55'
C21	6.00'	7.78'	74°15'33"	N 45°00'13" W	7.24'
C22	124.00'	27.98'	12°25'35"	N 50°03'04" W	27.92'
C23	71.00'	15.40'	12°25'35"	N 50°03'04" W	15.37'
C24	46.00'	28.88'	35°58'00"	N 25°51'21" W	28.40'



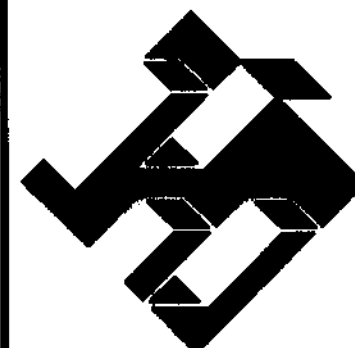
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

PRELIMINARY PLAT

OAKVILLE

CITY OF ALEXANDRIA, VIRGINIA



christopher consultants
engineering · surveying · land planning
9417 innovation drive, manassas, virginia 20110
703.393.9887 · fax 703.393.9076

PR: 14007.001.00

SCALE:
1" = 40'DATE:
07/12/15DRAWN: CCF
CHECKED: KLS/CCF

SHEET No.

3 OF 3