

SURVEYOR'S CERTIFICATE

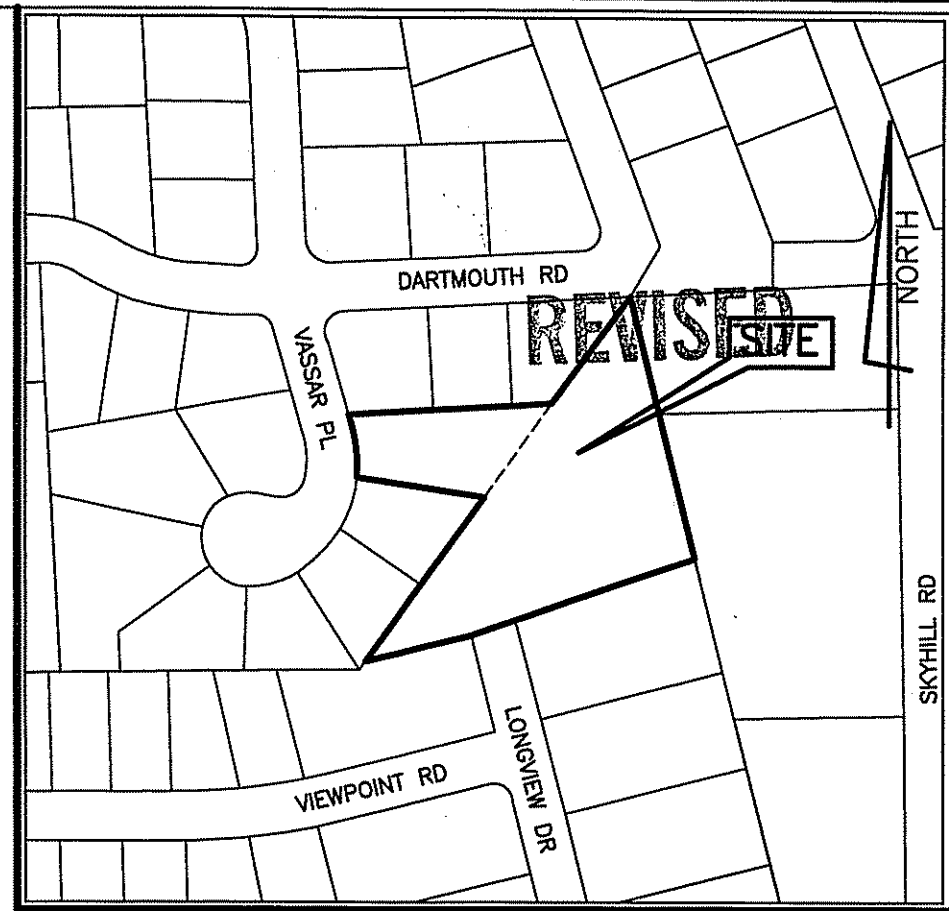
I, DARRYL BOWSER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO WILLIAM M. PARDEE REVOCABLE TRUST BY WILLIAM MCKNIGHT PARDEE DATED AUGUST 27TH, 2010 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #160005039 AND CONVEYED TO JOHN R. KEEGAN BY JOHN EDWIN HINES, DATED MAY 23RD, 2002 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #020016831 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 13TH DAY OF JUNE, 2016.

LOT TABULATION

TOTAL SITE AREA	63,795 SQ. FT. OR 1.4645 AC.
EXISTING NUMBER OF LOTS	2
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED	8,000 SQ. FT. OR 0.1837 AC.
MIN. LOT AREA PROPOSED	13,775 SQ. FT. OR 0.3162 AC.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD	CHORD BEARING
(1)	135.00'	58.93'	25°00'30"	58.46'	N 04°11'55" W



VICINITY MAP
SCALE: 1" = 200'

GENERAL NOTES

- TAX ASSESSMENT MAP #062.01-06-13 ZONE: R-8
TAX ASSESSMENT MAP #062.01-06-17 ZONE: R-8
- TOTAL SITE AREA = 63,795 SQ. FT. OR 1.4645 AC.
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK OF CARON EAST, INC.
- OWNERS = THE WILLIAM M PARDEE REVOCABLE TRUST CATHERINE P. KENNEDY, TR. 2323 ANACAPA ST. SANTA BARBARA, CA 93105 (INSTRUMENT #160005039)

AND

JOHN R KEEGAN
213 LONGVIEW DR
ALEXANDRIA, VA 22314
(INSTRUMENT #020016831)
703-314-2556

- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER LOCATED IN LONGVIEW DRIVE AND VASSAR PLACE.
- 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.



TREE TABLE

1) 11" CHERRY	38) 6" MAPLE
2) 9" CHERRY	39) 6" MAPLE
3) 54" OAK	40) 12" LOCUST
4) 8" HOLLY	41) 12" WALNUT
5) 6" CHERRY	42) 12" DEAD TREE
6) 22" OAK	43) 8" MAPLE
7) 18" OAK	44) 26" MAPLE
8) 30" OAK	45) 7" CHERRY
9) 10" CRAB APPLE	46) 10" CHERRY
10) 30" OAK	47) 8" PINE
11) 10" MAPLE	48) 12" ALANTHUS
12) 15" MAPLE	49) 8" REDBUD
13) 9" APPLE	50) 14" REDBUD
14) 14" REDBUD	51) 14" CEDAR
15) 12" CHERRY	52) 12" CHERRY
16) 6" CRAB APPLE	53) 30" OAK
17) 12" CHESTNUT	54) 8" OAK
18) 14" DEAD TREE	55) 12" SASSAFRAS
19) 8" SASSAFRAS	56) 13" OSAGE ORANGE
20) 18" LOCUST	57) 8" PINE
21) 12" CHERRY	58) 24" OAK
22) 6" CHERRY	59) 7" CHERRY
23) 18" LOCUST	60) 7" CHERRY
24) 14" DEAD TREE	61) 7" CHERRY
25) 18" SWEETGUM	62) 7" CHERRY
26) 8" WALNUT	63) 7" CHERRY
27) 8" MULBERRY	64) 24" CATALPA
28) 14" CHESTNUT	65) 5" OAK
29) 16" WALNUT	66) 10" ARBORVITAE
30) 54" CHERRY	67) 8" ARBORVITAE
31) 24" LOCUST	68) 8" ARBORVITAE
32) 8" MULBERRY	69) 10" ARBORVITAE
33) 8" MULBERRY	70) 32" CATALPA
34) 10" CHERRY	71) 50" CATALPA
35) 18" LOCUST	72) 12" BIRCH
36) 6" MAGNOLIA	73) 24" CHERRY
37) 7" MAPLE	



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 504 OF THE
RESUBDIVISION OF THE PROPERTY
MATTIE G. STONNELL
(DB. 813, PG. 486)
LOT 505 OF THE
RESUBDIVISION OF THE PROPERTY
MATTIE G. STONNELL
(DB. 813, PG. 486)

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 40' DATE: JUNE 13, 2016 (VERSION 2)

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

RCF FIELDS & ASSOCIATES, INC.

FILE NO. 16-112
SHEET 1 OF 1
W.D.S. J.D. P.W.
COMP. DRAWN CHECKED