

GENERAL NOTES:

- TAX MAP: #057.04-05-02.L1 (PROPOSED LOT 600)
#057.04-05-02.L2 (PROPOSED LOT 601) ZONE: CG
- OWNER: E. ROBERT GIAMMITTORIO, TR.
3648 GUNSTON ROAD
ALEXANDRIA, VA 22304
(DB. 1583, PG. 0001)
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88
PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK OF CARON EAST, INC.
- TITLE REPORT FURNISHED BY SUMMIT TITLE GROUP, INC. DATED JANUARY 22, 2016,
FILE #VA-16-2224/STG#16027 AND IS RELIED UPON BY THE SURVEYOR AS
ACCURATE.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 58,851 S.F. OR 1.3510 AC.
- THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER LOCATED
ADJACENT TO THE SITE.
- 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 IF A FORMER SANITARY LANDFILL, DUMP OR
DISPOSAL AREA.
- THESE PROPERTIES ARE SUBJECT TO BMP FACILITIES AGREEMENTS RECORDED IN
INSTRUMENT #060014934 AND #120004860.
- THESE PROPERTIES ARE SUBJECT TO EASEMENT AGREEMENTS FOR PEDESTRIAN AND
AUTOMOBILE INGRESS AND EGRESS RECORDED IN INSTRUMENT #110021087.

EXISTING TREE TABLE

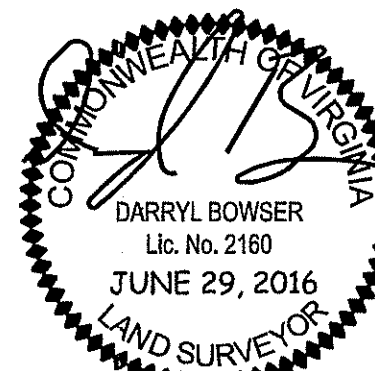
- | | |
|------|-------------|
| (1) | 18" TREE |
| (2) | 10" TREE |
| (3) | 12" TREE |
| (4) | 15" TREE |
| (5) | 8" PINE |
| (6) | 8" PINE |
| (7) | 8" PINE |
| (8) | 14" TREE |
| (9) | 10" TREE |
| (10) | 8" ELM |
| (11) | 18" PINE |
| (12) | 18" PINE |
| (13) | 8" SWEETGUM |
| (14) | 18" PINE |
| (15) | 18" TREE |
| (16) | 10" PINE |
| (17) | 20" OAK |
| (18) | 20" OAK |
| (19) | 18" PINE |
| (20) | 18" PINE |
| (21) | 7" HOLLY |
| (22) | 18" PINE |
| (23) | 10" PINE |
| (24) | 10" PINE |
| (25) | 10" PINE |
| (26) | 10" PINE |
| (27) | 10" PINE |
| (28) | 10" PINE |
| (29) | 6" HOLLY |
| (30) | 6" HOLLY |
| (31) | 7" HOLLY |
| (32) | 12" PINE |
| (33) | 12" PINE |
| (34) | 17" PINE |
| (35) | 18" PINE |
| (36) | 18" PINE |
| (37) | 10" OAK |
| (38) | 20" OAK |
| (39) | 5" CEDAR |
| (40) | 5" CEDAR |
| (41) | 5" CEDAR |
| (42) | 5" CEDAR |

LOT TABULATION

TOTAL SITE AREA 58,851 SQ. FT. OR 1.3510 AC.
EXISTING NUMBER OF LOTS 1
PROPOSED NUMBER OF LOTS 2
LOT 600 35,000 SQ. FT. OR 0.8035 AC.
LOT 601 23,851 SQ. FT. OR 0.5475 AC.

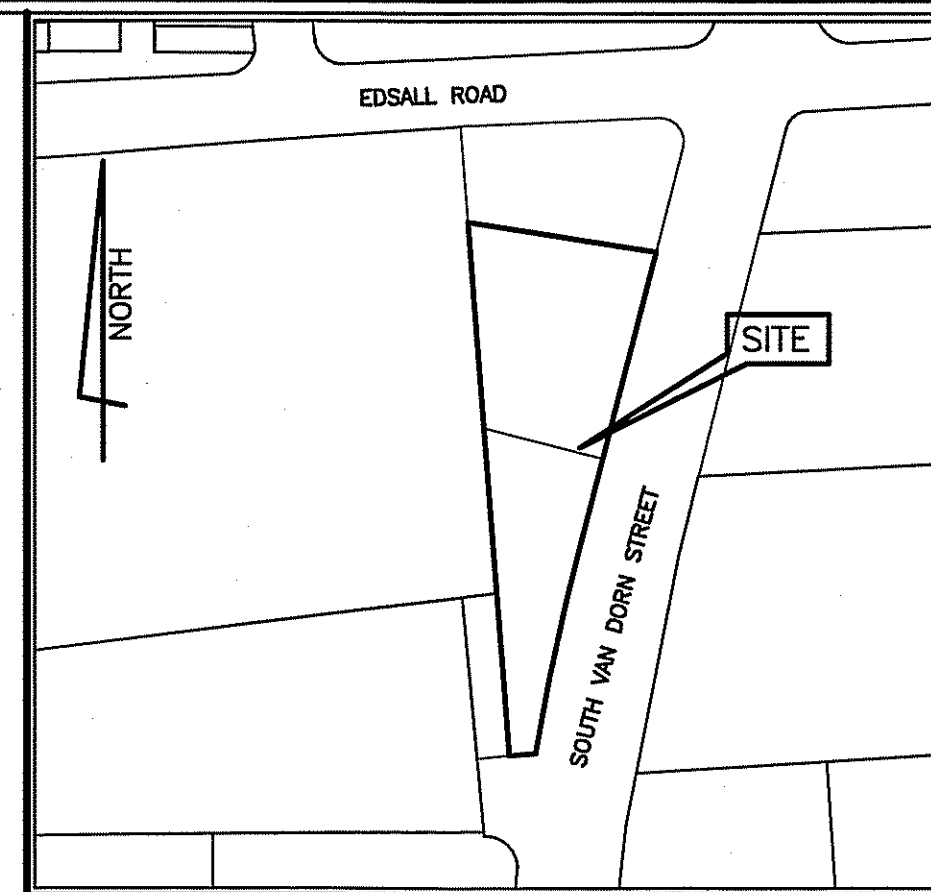
SURVEYOR'S CERTIFICATE

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 E. ROBERT GIAMMITTORIO, SOLE-ACTING
TRUSTEE AND EXXON CORPORATION DATED OCTOBER 1, 1996 AND
RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT
DEED BOOK 1583, PAGE 1 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 29TH DAY OF JUNE, 2016.



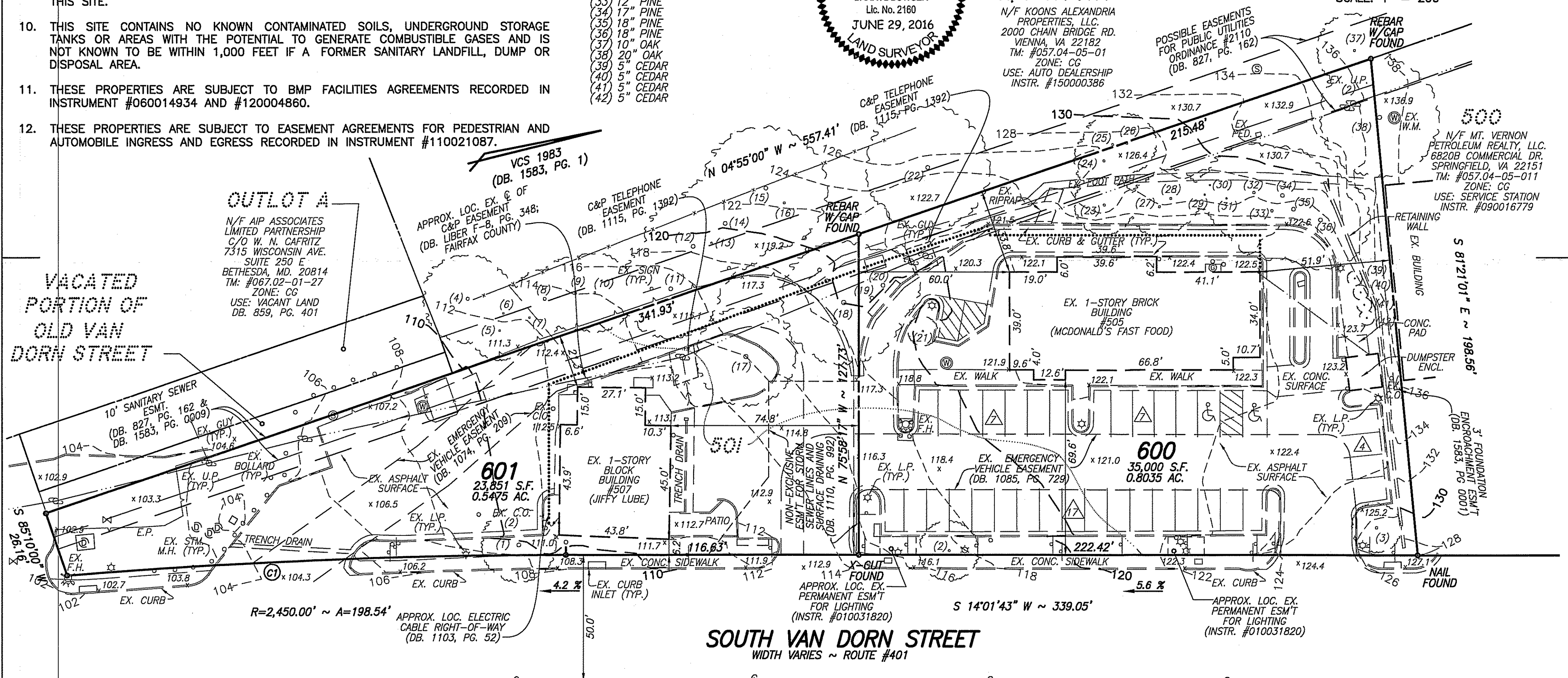
N/F KOONS

N/F KOONS ALEXANDRIA
PROPERTIES, LLC.
2000 CHAIN BRIDGE RD.
VIENNA, VA 22182
TM: #057.04-05-01
ZONE: CG
USE: AUTO DEALERSHIP
INSTR. #150000386



VICINITY MAP

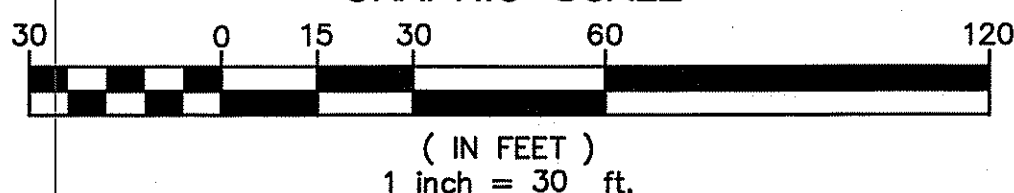
SCALE: 1" = 200'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2,450.00'	198.54'	04°38'35"	N11°42'25"E	198.49'	99.32'

GRAPHIC SCALE



APPROVED

CITY PLANNING COMMISSION
ALEXANDRIA, VA

DATE	CHAIRMAN
DATE	DIRECTOR OF PLANNING
DATE	DIRECTOR T.&E.S.

PRELIMINARY PLAT
SHOWING SUBDIVISION OF
LOT 501 OF THE
SUBDIVISION OF THE LAND OF

E. ROBERT GIAMMITTORIO &
LEROY S. BENDHEIM, CO-TRUSTEES
FOR THE BENEFIT OF CIRCUMFERENTIAL TERMINALS

(AS RECORDED IN DB. 1583, PG. 0001)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30' DATE: JUNE 29, 2016

RCFIELDS & ASSOCIATES, INC.

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

COMP.	W.D.S.
DRAWN	W.D.S.
CHECKED	

FILE NO. 16-124
SHEET 1 OF 1