

AREA TABULATION: BEFORE SUBDIVISION

PARCEL 524	835,210 SQ. FT. OR 19.17378 ACRES (TM #016.02-01-02)
PARCEL 612A (RESUB OF PARCEL 512)	33,906 SQ. FT. OR 0.77838 ACRES (TM #016.02-03-01)
TOTAL	869,116 SQ. FT. OR 19.95216 ACRES

AREA TABULATION: AFTER SUBDIVISION

PARCEL 524A TM# 016.02-01-02	817,853 SQ. FT. OR 18.77532 ACRES
PARCEL 612D TM# 016.02-03-01	27,976 SQ. FT. OR 0.64224 ACRES
PARCEL 526 (WMATA)	23,287 SQ. FT. OR 0.53460 ACRES
PARCEL TOTAL	869,116 SQ. FT. OR 19.95216 ACRES

APPROVED

CITY PLANNING COMMISSION
ALEXANDRIA, VA

CHAIRMAN

DATE

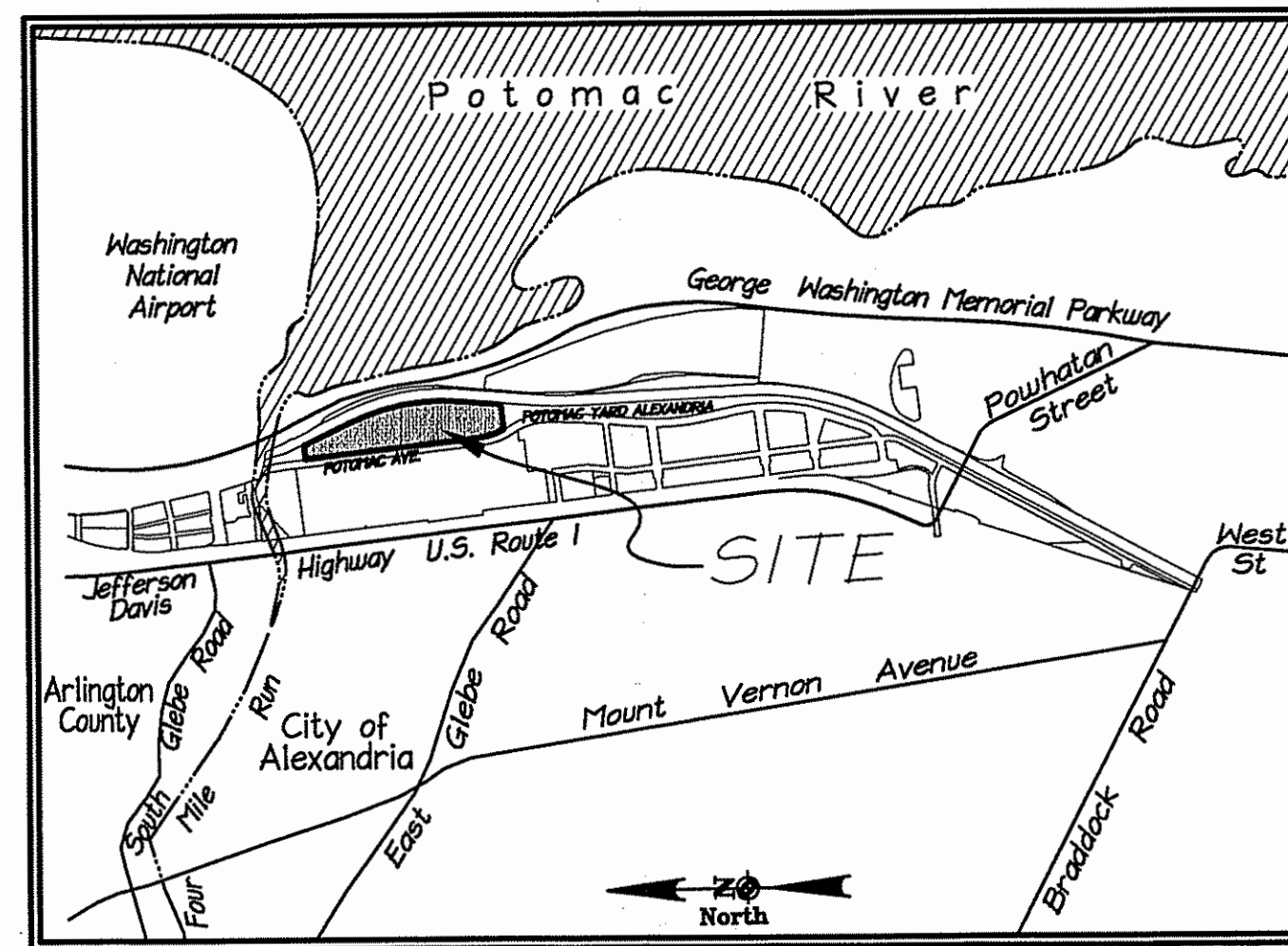
DIRECTOR OF PLANNING

PUBLIC IMPROVEMENT BOND(S) APPROVED

DATE

DIRECTOR T. & E.S.

SUB2016-0008
Application Materials
12/12/2016



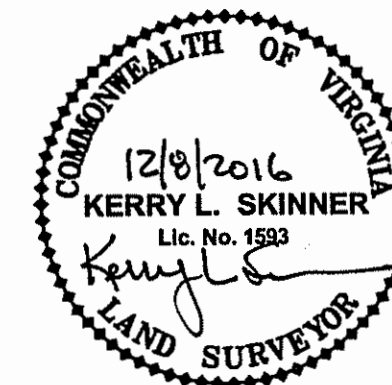
VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THE PROPERTIES SHOWN ARE IDENTIFIED ON THE CITY OF ALEXANDRIA, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS TAX MAP #016.02-01-02 AND TAX MAP #016.02-03-01 AND ARE ZONED CDD#10.
2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF THE CITY OF ALEXANDRIA ACQUIRED BY THEM AT INSTRUMENT #160018648 TAX MAP #016.02-03-01, AND CPYR THEATER LLC, ACQUIRED BY THEM AT INSTRUMENT #140004968 TAX MAP #016.02-01-02 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THE OLD AND HISTORIC ALEXANDRIA DISTRICT LIMITS HEIGHTS TO 50 FEET WITHIN 500 FEET OF THE CENTERLINE OF THE HISTORIC GEORGE WASHINGTON MEMORIAL PARKWAY.
4. THIS PLAT HAS BEEN PREPARED FROM DEEDS AND PLATS OF RECORD AND PREVIOUS SURVEYS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY BY THIS FIRM. NO TITLE REPORT FURNISHED.

SURVEYOR'S CERTIFICATE

I, KERRY L. SKINNER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION PLAT OF THE LAND CONVEYED TO THE CITY OF ALEXANDRIA AT INSTRUMENT #160018648 AND CPYR THEATER, LLC AT INSTRUMENT #140004968 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, 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.



christopher
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SUBDIVISION PLAT SHOWING
PARCELS 524A, 612D, AND 526
BEING A SUBDIVISION OF PARCELS 524 AND 612A
POTOMAC YARD
(INSTR. #10000657 & 080018802)
CITY OF ALEXANDRIA, VIRGINIA

PROJ:
88024.171.00
SCALE: NONE

DATE: 11/8/2016
REV:

DRAWN: RLH
CHECKED: KLS

SHEET NO.

1 OF 3

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

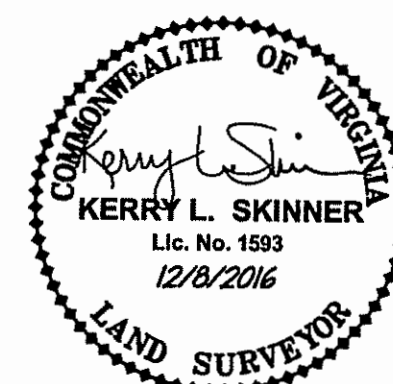
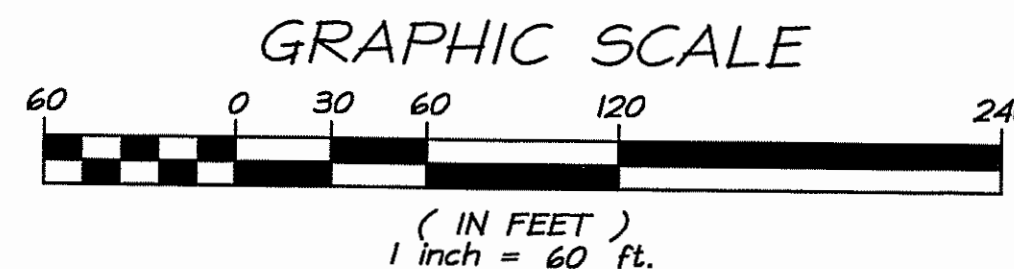
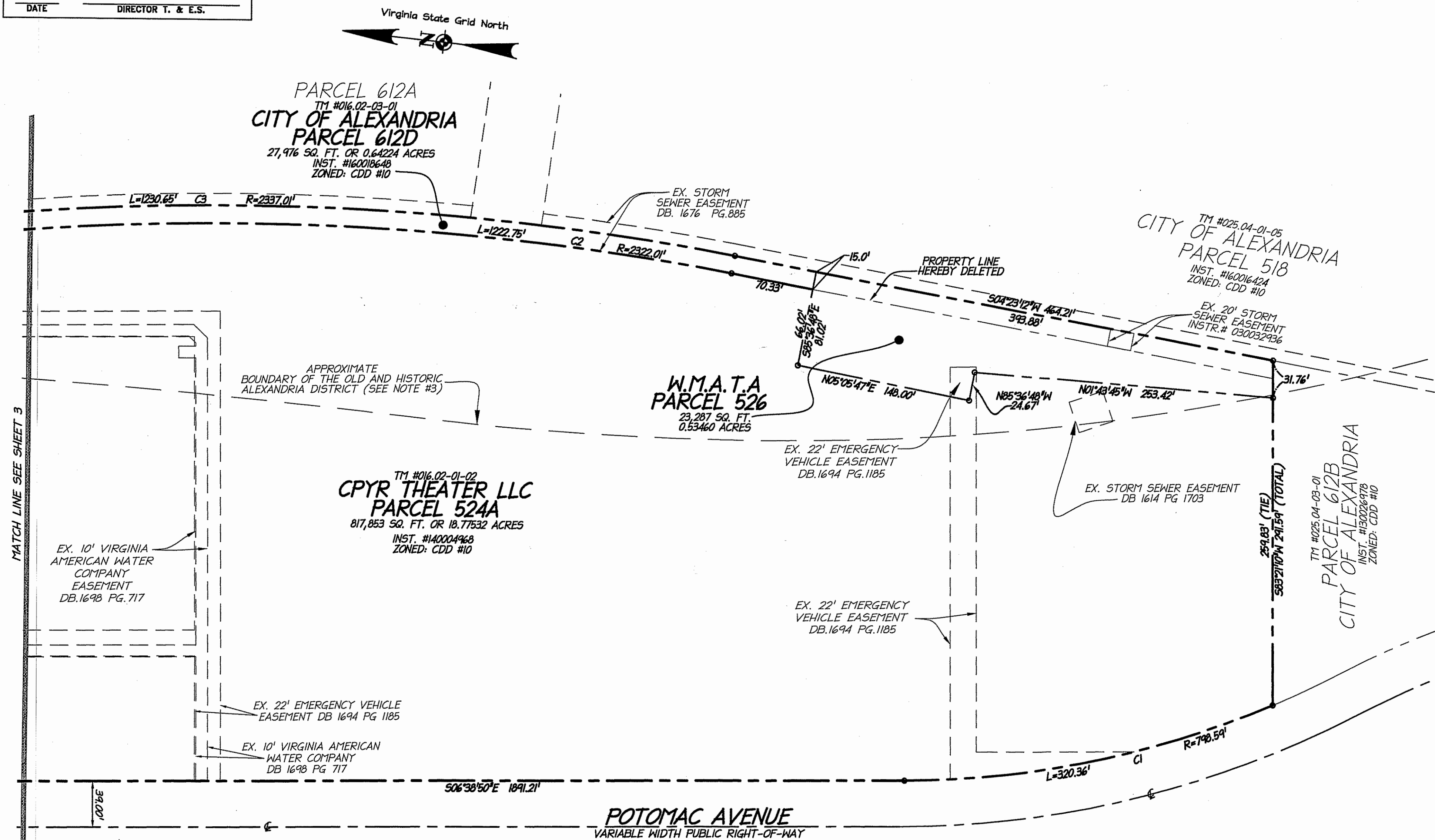
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	798.59'	320.36'	22°59'05"	318.22'	N18°08'22"W	162.36'
C2	2322.01'	1222.75'	30°10'17"	1208.67'	S10°41'57"E	625.91'
C3	2337.01'	1230.65'	30°10'17"	1216.48'	N10°41'57"W	629.95'

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BEING A SUBDIVISION OF PARCELS 524 AND 612A
POTOMAC YARD
(INST. #10008657 & 080018802)
CITY OF ALEXANDRIA, VIRGINIA

PROJ:	88024.171.00
SCALE:	1" = 60'
DATE:	11/8/2016
REV:	
DRAWN:	RLH
CHECKED:	KLS
SHEET NO.	2 OF 3

APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

CHAIRMAN

DATE DIRECTOR OF PLANNING

PUBLIC IMPROVEMENT BOND(S) APPROVED

DATE DIRECTOR T. & E.S.

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BEING A SUBDIVISION OF PARCELS 524 AND 612A
POTOMAC YARD
(INSTR. #10000657 & 08001802)
CITY OF ALEXANDRIA, VIRGINIA

PROJ:
88024.171.00

SCALE: 1" = 60'

DATE: 11/8/2016
REV:

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CHECKED: KLS

SHEET NO.

3 OF 3

Virginia State Grid North

APPROXIMATE
BOUNDARY OF THE OLD AND HISTORIC
ALEXANDRIA DISTRICT (SEE NOTE #3)

TM #008.03-02-02
CITY OF ALEXANDRIA
PARCEL 523

INSTR. #140010552
ZONED: CDD #10

TM #025.04-01-05
CITY OF ALEXANDRIA
PARCEL 518

INST. #160016424
ZONED: CDD #10

PARCEL 612A
TM #016.02-03-01
CITY OF ALEXANDRIA
PARCEL 612D

27,976 SQ. FT. OR 0.64224 ACRES
INST. #160018648
ZONED: CDD #10

TM #016.02-01-02
CPYR THEATER LLC
PARCEL 524A

817,853 SQ. FT. OR 18.77532 ACRES
INST. #140004968
ZONED: CDD #10

22' EMERGENCY VEHICLE
EASEMENT DB 1694 PG 1185

10' VIRGINIA ELECTRIC POWER
COMPANY EASEMENT (TAKEN
FROM VIRGINIA ELECTRIC POWER
COMPANY RIGHT-OF-WAY PLAT #
C1016 DATED JULY 1998.)

10' VIRGINIA ELECTRIC POWER
COMPANY EASEMENT (TAKEN
FROM VIRGINIA ELECTRIC POWER
COMPANY RIGHT-OF-WAY PLAT #
C1016 DATED JULY 1998.)

EX. 22' EMERGENCY VEHICLE
EASEMENT DB 1694 PG 1185

EXISTING 10'
VIRGINIA AMERICAN
WATER COMPANY
EASEMENT
DB.1698 PG.717

EX. 15' SANITARY
SEWER EASEMENT
DB.1614 PG.1703

EX. 22' EMERGENCY
VEHICLE EASEMENT
DB.1694 PG.1185

506°38'50"E 1891.21'
POTOMAC AVENUE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

