

NOTES

- 1.) THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON CITY OF FALLS CHURCH ASSESSMENT MAP NO. 21 PART OF PARCEL 14 RPC # 53-115-1 AND 25-2000 C-D.
- 2.) PARCELS "B-1", "C", "D" & "E-1", ARE HEREBY CONVEYED TO A HOMEOWNERS ASSOCIATION AND SHALL NOT BE DENUDED, DEFACED, NOR OTHERWISE DISTURBED IN ANY MANNER AT ANY TIME WITHOUT THE APPROVAL OF THE APPROPRIATE CITY DEPARTMENTS.
- 3.) PARCELS "A", "B-2A", "B-2B" & "E-2", TO BE CONVEYED TO A HOMEOWNERS ASSOCIATION AT A LATER DATE AND SHALL NOT BE DENUDED, DEFACED, NOR OTHERWISE DISTURBED IN ANY MANNER AT ANY TIME WITHOUT THE APPROVAL OF THE APPROPRIATE CITY DEPARTMENTS.
- 4.) PARCELS "A", "B-1", "B-2A", "B-2B", "C", "D", "E-1", & "E-2" ARE COMMON A.
- 5.) PARCELS "B-1" & "D" ARE PRIVATE STREETS, PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- 6.) PARCELS "A" & "B-2B" ARE TO BE PRIVATE STREETS, PRIVATELY OWNED AND PRIVATELY MAINTAINED AT A LATER DATE.
- 7.) THERE IS AN EASEMENT FOR INGRESS-EGRESS, CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND CITY AND OTHER EMERGENCY VEHICLES OVER PARCELS "A", "B-1", "B-2B" & "D" AND A PORTION OF PARCEL "E-1".
- 8.) NO SOILS REPORT REQUIRED.
- 9.) THE BOUNDARY SURVEY SHOWN ON THIS PLAT IS BASED UPON A FIELD SURVEY PREPARED BY BC CONSULTANTS DATED JULY 10, 1997

SURVEYOR'S CERTIFICATE

I, EUGENE A. KIERNAN JR., A DULY LICENSED LAND SURVEYOR COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED PROPERTY DELINEATED HEREON AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF PARCELS 2 AND 3 "JAMES WREN ESTATE" RECORDED IN DEED BOOK 2881 AT PAGE 359, PARCEL 2 ACQUIRED BY WHITTIER PARK AS RECORDED IN DEED BOOK 1000 AT PAGE 1000, BOTH AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND PARCEL 3 BEING PART OF THE PROPERTY ACQUIRED BY THE CITY OF FALLS CHURCH, VIRGINIA AS RECORDED IN DEED BOOK 9371 AT PAGE 1 THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND RERECORDED IN DEED BOOK PAGE 1943 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA. I FURTHER CERTIFY THAT THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL PLAT THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE SAME AND ALL COURSES ARE REFERENCED TO TRUE NORTH, ALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FALLS CHURCH SUBDIVISION ORDINANCE.

Eugene A. Kiernan Jr.
EUGENE A. KIERNAN JR., LS# 1417-B

4-8-98
DATE

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2	200.00'	70.41'	35.57'	70.05'	S 72°16'39" E	20°10'18"
3	38.00'	21.36'	10.97'	21.08'	S 78°17'38" E	32°12'15"
4	62.75'	70.54'	39.52'	66.88'	S 62°11'30" E	64°24'30"
5	38.00'	21.36'	10.97'	21.08'	S 46°05'22" E	32°12'15"
6	500.00'	12.40'	6.20'	12.40'	S 61°28'53" E	01°25'14"
8	60.50'	55.54'	29.90'	53.61'	S 66°47'29" W	52°36'03"
8A	60.50'	60.34'	32.95'	57.87'	S 69°03'50" W	57°08'45"
8B	60.50'	4.80'	2.40'	4.80'	S 84°36'08" E	04°32'42"
9	222.50'	78.33'	39.58'	77.93'	S 72°16'39" E	20°10'18"
10	15.50'	8.71'	4.47'	8.60'	S 78°17'38" E	32°12'15"
11	85.25'	95.83'	53.69'	90.87'	S 62°11'30" E	64°24'30"

IS LOCATED ON CITY OF FALLS
OF PARCEL 14 RPC # 53-115-1

HEREBY CONVEYED
ALL NOT BE DENUDED, DEFACED,
ER AT ANY TIME WITHOUT THE
ARTMENTS.

TO BE CONVEYED TO A
ATE AND SHALL NOT BE
URBED IN ANY MANNER
THE APPROPRIATE CITY

; "D", "E-1", & "E-2" ARE COMMON AREAS.

EETS, PRIVATELY OWNED

ATE STREETS, PRIVATELY OWNED
ATE.

ESS, CONSTRUCTION AND MAINTENANCE
GENCY VEHICLES OVER PARCELS
N OF PARCEL "E-1".

PLAT IS BASED UPON A FIELD
DATED JULY 10, 1997

CERTIFICATE

MR., A DULY LICENSED LAND SURVEYOR IN THE
RTIFY THAT I HAVE CAREFULLY SURVEYED THE
T IS CORRECT TO THE BEST OF MY KNOWLEDGE
T PARCELS 2 AND 3 "JAMES WREN ESTATE" AS
9, PARCEL 2 ACQUIRED BY WHITTIER PARK, L.L.C.,
E , BOTH AMONG THE LAND RECORDS OF
BEING PART OF THE PROPERTY ACQUIRED BY
CORDED IN DEED BOOK 9371 AT PAGE 1143 AMONG
RGINIA AND RERECORDED IN DEED BOOK 2716 AT
ARLINGTON COUNTY, VIRGINIA. I FURTHER CERTIFY
LY WITHIN THE BOUNDS OF THE ORIGINAL TRACT,
SURVEY OF THE SAME AND ALL COURSES
CCORDANCE WITH THE REQUIREMENTS OF
DINANCE.

OWNER'S D

WE, WHITTIER PARK, L.L.C., BEING THE OWNER
AS SHOWN HEREON AND DESCRIBED IN THE SURVEY
PLAT OF SUBDIVISION, GRANT THE RIGHTS-OF-WA
MAINTENANCE, AND OPERATION OF STREETS, STORM
AND WATERLINES AND AGREE THAT IRON PIPES WILL
AND AT ALL LOT CORNERS UNDER THE SUPERVISIO
ENGINEER ALL IN ACCORDANCE WITH THE CITY OF I

WHITTIER PARK, L.L.C., A VIRGINIA LIMITED LIABILITY

BY: WHITTIER PARK, INC., A VIRGINIA CORPORATION,
MANAGING MEMBER

BY: Rita J. Bamberger
Vice - PRESIDENT

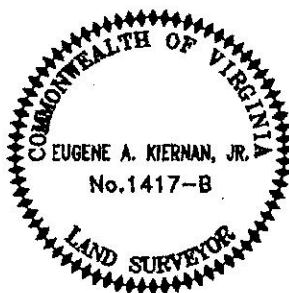
SUBSCRIBED AND SWORN BEFORE
ON THIS 24th DAY OF August, 1997

MY COMMISSION E

5

4-8-98

DATE



6

CITY

APP.

OWNER'S DEDICA

WE, CITY OF FALLS CHURCH, VIRGINIA BEING
AS SHOWN HEREON AND DESCRIBED IN THE SURVEY
THIS PLAT OF SUBDIVISION, GRANT THE RIGHTS-OF-W
MAINTENANCE, AND OPERATION OF STREETS, STORM
WATERLINES AND AGREE THAT IRON PIPES WILL BE S
AND AT ALL LOT CORNERS UNDER THE SUPERVISION
ENGINEER ALL IN ACCORDANCE WITH THE CITY OF FA
ORDINANCE.

[Signature]
FOR: CITY OF FALLS CHURCH, VIRGINIA

ORD	BEARING	DELTA
05'	S 72°16'39" E	20°10'18"
08'	S 78°17'38" E	32°12'15"
88'	S 62°11'30" E	64°24'30"
08'	S 46°05'22" E	32°12'15"
40'	S 61°28'53" E	01°25'14"
61'	S 66°47'29" W	52°36'03"
27'	S 69°03'50" W	57°08'45"
10'	S 84°38'08" E	04°32'42"
03'	S 72°16'39" E	20°10'18"
10'	S 78°17'38" E	32°12'15"

OWNER'S DEDICATION

WK, L.L.C., BEING THE OWNER OF PARCEL 2 (PHASE I) JAMES WREN ESTATE
 ND DESCRIBED IN THE SURVEYOR'S CERTIFICATE DO HEREBY ADOPT THIS
 GRANT THE RIGHTS-OF-WAY AS INDICATED FOR CONSTRUCTION,
 PERATION OF STREETS, STORM DRAINAGE, SANITARY SEWERS,
 AGREE THAT IRON PIPES WILL BE SET AS INDICATED THUS ---0---
 NERS UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR
 ORDANCE WITH THE CITY OF FALLS CHURCH SUBDIVISION ORDINANCE.

A VIRGINIA LIMITED LIABILITY COMPANY

IC., A VIRGINIA CORPORATION,

P

Bamberge (SEAL)

DESCRIBED AND SWORN BEFORE ME IN THE DISTRICT OF COLUMBIA
 THIS 14th DAY OF May 1998

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES ON 9/30/2000

CITY OF FALLS CHURCH, VIRGINIA

APPROVED BY PLANNING COMMISSION

DATE March 16, 1998

Juan F. Sauman VICE CHAIRMAN

DATE 4-28-98

SHEET INDEX

SHEET 1 COVER
 SHEET 2 LOTS
 & WHI
 SHEET 3 LOTS
 AND A
 SHEET 4 LOTS
 TRACE,

AREA TABULA

PHASE I

37 LOTS
 PARCEL B-
 PARCEL C
 PARCEL D
 PARCEL E-1
 STREET DED.
 (PORTION OF
 & WHITTIER
 SUBTOTAL

PHASE II

38 LOTS
 PARCEL A
 PARCEL B-2
 PARCEL B-2
 PARCEL E-2
 STREET DED.
 (PORTION OF
 SMALLWOOD &
 SUBTOTAL

TOTAL

DENSITY = 9.
 0.27484 ACRE

OWNER'S DEDICATION

FALLS CHURCH, VIRGINIA BEING THE OWNER OF PARCEL 3 (PHASE II)
 DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY ADOPT
 ON, GRANT THE RIGHTS-OF-WAY AS INDICATED FOR CONSTRUCTION,
 RATION OF STREETS, STORM DRAINAGE, SANITARY SEWERS, AND
 THAT IRON PIPES WILL BE SET AS INDICATED THUS ---0---
 RS UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR
 DANCE WITH THE CITY OF FALLS CHURCH SUBDIVISION

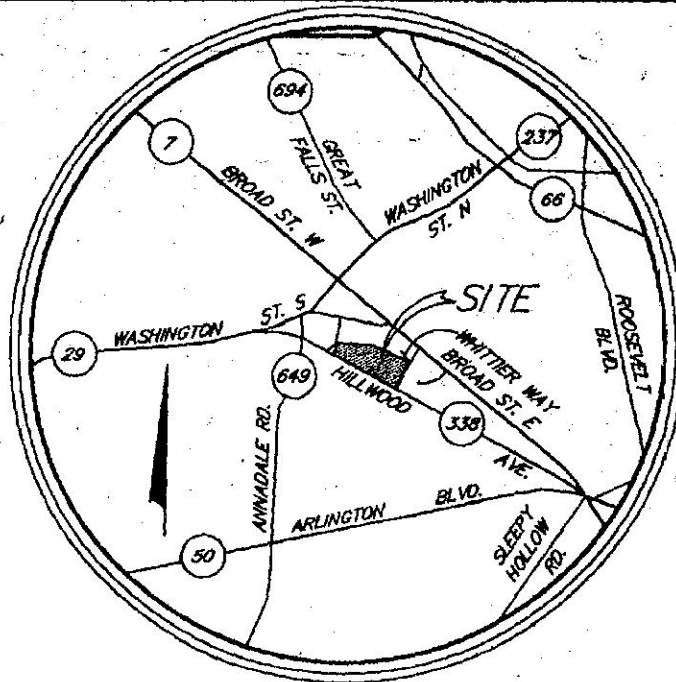
[Signature]

FALLS CHURCH, VIRGINIA

CITY MANAGER

WREN ESTATE
ADOPT THIS
ITION,

---0---
YOR OR
DINANCE.



VICINITY MAP

SCALE: 1" = 2,000'

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 LOTS 34 THRU 75 & PARCELS B-1, B-2A, B-2B, C, & D & WHITTIER CIRCLE, ROLLING TRACE & SMALLWOOD WAY.
- SHEET 3 LOTS 18 THRU 33, PARCELS E-1 & E-2, AND ROLLING TRACE
- SHEET 4 LOTS 1 THRU 17 & PARCELS A, E-2 AND ROLLING TRACE, SMALLWOOD WAY & SOUTH CHERRY STREET

AREA TABULATION

PHASE I

37 LOTS	71,573 \$	OR	1.64309 ACRES
PARCEL B-1	7,118 \$	OR	0.16340 ACRES
PARCEL C	25,521 \$	OR	0.58589 ACRES
PARCEL D	7,567 \$	OR	0.17371 ACRES
PARCEL E-1	12,654 \$	OR	0.29050 ACRES
STREET DEDICATION (PORTION OF ROLLING TRACE & WHITTIER CIRCLE)	41,089 \$	OR	0.94327 ACRES

SUBTOTAL 165,522 \$ OR 3.79986 ACRES

PHASE II

38 LOTS	102,988 \$	OR	2.36427 ACRES
PARCEL A	4,950 \$	OR	0.11364 ACRES
PARCEL B-2A	1,858 \$	OR	0.04266 ACRES
PARCEL B-2B	1,947 \$	OR	0.04470 ACRES
PARCEL E-2	11,567 \$	OR	0.26553 ACRES
STREET DEDICATION (PORTION OF ROLLING TRACE, SMALLWOOD WAY & SOUTH CHERRY STREET)	31,732 \$	OR	0.72848 ACRES

SUBTOTAL 155,042 \$ OR 3.55928 ACRES

TOTAL 320,564 \$ OR 7.35914 ACRES

DENSITY = 9.8 DU/AC. (75 / 7.63398 ACRES INCLUDES
0.27484 ACRES OF PREVIOUSLY DEDICATED GRACE LAND)

VIRGINIA

MISSION

CHAIRMAN

USE II)
DOPT
CTION,
ND
OR

NO SOILS REPORT REQUIRED.

- 9.) THE BOUNDARY SURVEY SHOWN ON THIS PLAT IS BASED UPON A FIELD SURVEY PREPARED BY BC CONSULTANTS DATED JULY 10, 1997

SURVEYOR'S CERTIFICATE

I, EUGENE A. KIERNAN JR., A DULY LICENSED LAND SURVEY COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED HEREON AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF PARCELS 2 AND 3 "JAMES WREN L. RECORDS IN DEED BOOK 2881 AT PAGE 359, PARCEL 2 ACQUIRED BY WHITTIER AS RECORDED IN DEED BOOK 1000 AT PAGE 1000, BOTH AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND PARCEL 3 BEING PART OF THE PROPERTY ACQUIRED BY THE CITY OF FALLS CHURCH, VIRGINIA AS RECORDED IN DEED BOOK 9371 AT PAGE 1000 THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND RERECORDED IN DEED BOOK 1943 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA. I FURTHER CERTIFY THAT THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL SURVEY THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE SAME AND ALL COORDINATES ARE REFERENCED TO TRUE NORTH, ALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FALLS CHURCH SUBDIVISION ORDINANCE.

Eugene A. Kiernan Jr.
EUGENE A. KIERNAN JR., LS# 1417-B

5
4-8-98
DATE

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2	200.00'	70.41'	35.57'	70.05'	S 72°16'39" E	20°10'18"
3	38.00'	21.36'	10.97'	21.08'	S 78°17'38" E	32°12'15"
4	62.75'	70.54'	39.52'	66.88'	S 62°11'30" E	64°24'30"
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6	500.00'	12.40'	6.20'	12.40'	S 61°28'53" E	01°25'14"
8	60.50'	55.54'	29.90'	53.61'	S 66°47'29" W	52°36'03"
8A	60.50'	60.34'	32.95'	57.87'	S 69°03'50" W	57°08'45"
8B	60.50'	4.80'	2.40'	4.80'	S 84°38'08" E	04°32'42"
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10	15.50'	8.71'	4.47'	8.60'	S 78°17'38" E	32°12'15"
11	85.25'	95.83'	53.69'	90.87'	S 62°11'30" E	64°24'30"
12	15.50'	8.71'	4.47'	8.60'	S 46°05'22" E	32°12'15"
13	522.50'	12.95'	6.48'	12.95'	S 61°28'53" E	01°25'14"
14	15.00'	23.56'	15.00'	21.21'	N 74°13'44" E	90°00'00"
15	25.00'	38.65'	24.39'	34.91'	N 73°31'07" E	88°34'46"
16	15.00'	23.56'	15.00'	21.21'	N 15°46'16" W	90°00'00"
17	477.50'	11.84'	5.92'	11.84'	N 61°28'50" W	01°25'14"
18	8.00'	12.57'	8.00'	11.31'	S 17°11'30" E	90°00'00"
19	8.00'	12.57'	8.00'	11.31'	N 72°48'30" E	90°00'00"
20	8.00'	12.57'	8.00'	11.31'	S 17°11'30" E	90°00'00"
21	20.00'	11.20'	5.75'	11.05'	N 43°51'03" E	32°05'06"
22	44.75'	140.59'	<infinite>	89.50'	N 62°11'30" W	180°00'00"
23	20.00'	11.41'	5.87'	11.26'	S 11°27'55" W	32°41'10"
24	8.00'	12.57'	8.00'	11.31'	N 72°48'30" E	90°00'00"
25	177.50'	62.49'	31.57'	62.17'	N 72°16'39" W	20°10'18"
26	15.50'	18.89'	10.82'	17.74'	N 62°43'21" E	69°49'42"
27	8.00'	12.57'	8.00'	11.31'	N 17°11'30" W	90°00'00"

PLAT IS BASED UPON A FIELD
DATED JULY 10, 1997

SUBSCRIBED AND SWORN BEFORE
ON THIS 22nd DAY OF April

CERTIFICATE

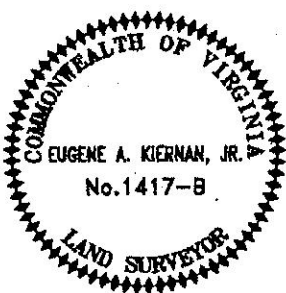
I, JR., A DULY LICENSED LAND SURVEYOR IN THE
CERTIFY THAT I HAVE CAREFULLY SURVEYED THE
IT IS CORRECT TO THE BEST OF MY KNOWLEDGE
OF PARCELS 2 AND 3 "JAMES WREN ESTATE" AS
359, PARCEL 2 ACQUIRED BY WHITTIER PARK, L.L.C.,
AGE 198, BOTH AMONG THE LAND RECORDS OF
3 BEING PART OF THE PROPERTY ACQUIRED BY
RECORDED IN DEED BOOK 9371 AT PAGE 1143 AMONG
VIRGINIA AND RERECORDED IN DEED BOOK 2716 AT
ARLINGTON COUNTY, VIRGINIA. I FURTHER CERTIFY
RELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT,
E SURVEY OF THE SAME AND ALL COURSES
ACCORDANCE WITH THE REQUIREMENTS OF
ORDINANCE.

MY COMMISSION

5

JR.
417-B

4-8-98
DATE



6

Cm
AP

OWNER'S DEDICATION

TABLE

CHORD	BEARING	DELTA
2.05'	S 72°16'39" E	20°10'18"
1.08'	S 78°17'38" E	32°12'15"
6.88'	S 62°11'30" E	64°24'30"
1.08'	S 46°05'22" E	32°12'15"
2.40'	S 61°28'53" E	01°25'14"
3.61'	S 66°47'29" W	52°36'03"
1.87'	S 69°03'50" W	57°08'45"
1.80'	S 84°38'08" E	04°32'42"
1.93'	S 72°16'39" E	20°10'18"
1.60'	S 78°17'38" E	32°12'15"
1.87'	S 62°11'30" E	64°24'30"
1.60'	S 46°05'22" E	32°12'15"
1.95'	S 61°28'53" E	01°25'14"
1.21'	N 74°13'44" E	90°00'00"
1.91'	N 73°31'07" E	88°34'46"
1.21'	N 15°46'16" W	90°00'00"
1.84'	N 61°28'50" W	01°25'14"
1.31'	S 17°11'30" E	90°00'00"
1.31'	N 72°48'30" E	90°00'00"
1.31'	S 17°11'30" E	90°00'00"
1.05'	N 43°51'03" E	32°05'06"
1.60'	N 62°11'30" W	180°00'00"
1.26'	S 11°27'55" W	32°41'10"
1.31'	N 72°48'30" E	90°00'00"
1.27'	N 72°16'39" W	20°10'18"
1.24'	N 62°43'21" E	69°49'42"
1.21'	N 17°11'30" W	90°00'00"

WE, CITY OF FALLS CHURCH, VIRGINIA BEING
AS SHOWN HEREON AND DESCRIBED IN THE SURVEY.
THIS PLAT OF SUBDIVISION, GRANT THE RIGHTS-OF-
MAINTENANCE, AND OPERATION OF STREETS, STORM
WATERLINES AND AGREE THAT IRON PIPES WILL BE
AND AT ALL LOT CORNERS UNDER THE SUPERVISION
ENGINEER ALL IN ACCORDANCE WITH THE CITY OF
ORDINANCE.

[Signature]

FOR: CITY OF FALLS CHURCH, VIRGINIA

SUBSCRIBED AND SWORN BEFORE ME IN THE COMMONWEALTH
AND THE CITY OF FALLS CHURCH, VIRGINIA

ON THIS 22nd DAY OF April, 1998

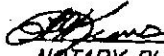
APPEARED BEFORE ME IN MY STATE AND CITY AFORESAID

Hector A. Rencia, City Manager

MY COMMISSION EXPIRES ON 1-31-99

[Signature]
NOTARY PUBLIC

CRIBED AND SWORN BEFORE ME IN THE DISTRICT OF COLUMBIA
HIS ~~20th~~ DAY OF ~~March~~ 1998
7/24


NOTARY PUBLIC

MY COMMISSION EXPIRES ON 9/30/2000

CITY OF FALLS CHURCH, VIRGINIA

APPROVED BY PLANNING COMMISSION

DATE March 16, 1998

Juan F. Salmeron CHAIRMAN

DATE 4-28-98

OWNER'S DEDICATION

FALLS CHURCH, VIRGINIA BEING THE OWNER OF PARCEL 3 (PHASE II)
DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY ADOPT
AND GRANT THE RIGHTS-OF-WAY AS INDICATED FOR CONSTRUCTION,
LOCATION OF STREETS, STORM DRAINAGE, SANITARY SEWERS, AND
THAT IRON PIPES WILL BE SET AS INDICATED THUS ---0---
UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR
IN ACCORDANCE WITH THE CITY OF FALLS CHURCH SUBDIVISION



CITY OF FALLS CHURCH, VIRGINIA

CITY MANAGER

BEFORE ME IN THE COMMONWEALTH OF VIRGINIA
CITY OF FALLS CHURCH, VIRGINIA

1998

BY STATE AND CITY AFORESAID

Juan F. Salmeron
City Manager

1-31-99

SHEET INDEX

SHEET 1 COVER
SHEET 2 LOTS 3A
& WHITTIER
SHEET 3 LOTS 1B
AND RO
SHEET 4 LOTS 1
TRACE, SA

AREA TABULATION

PHASE I

37 LOTS
PARCEL B-1
PARCEL C
PARCEL D
PARCEL E-1
STREET DEDICATION
(PORTION OF R
& WHITTIER CIR)
SUBTOTAL

PHASE II

38 LOTS
PARCEL A
PARCEL B-2A
PARCEL B-2B
PARCEL E-2
STREET DEDICATION
(PORTION OF RO
SMALLWOOD WAY)
SUBTOTAL

TOTAL

DENSITY = 9.8 L
0.27484 ACRES

FINAL

PA

"JAMES"

DE

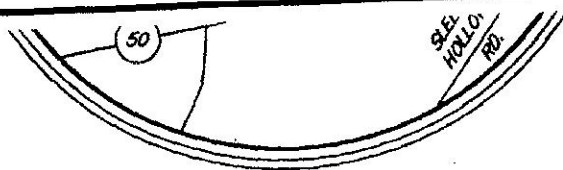
CITY OF F

SCALE: 1" = 30'

BC C

Planners • Engineers
12700 Fair Lakes Cir
(703) 449-8100
BC

COLUMBIA



VICINITY MAP

SCALE: 1" = 2,000'

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 LOTS 34 THRU 75 & PARCELS B-1, B-2A, B-2B, C, & D & WHITTIER CIRCLE, ROLLING TRACE & SMALLWOOD WAY.
- SHEET 3 LOTS 18 THRU 33, PARCELS E-1 & E-2, AND ROLLING TRACE
- SHEET 4 LOTS 1 THRU 17 & PARCELS A, E-2 AND ROLLING TRACE, SMALLWOOD WAY & SOUTH CHERRY STREET

H. VIRGINIA

COMMISSION

CHAIRMAN

AREA TABULATION

PHASE I

37 LOTS	71,573	±	OR	1.64309	ACRES
PARCEL B-1	7,118	±	OR	0.16340	ACRES
PARCEL C	25,521	±	OR	0.58589	ACRES
PARCEL D	7,567	±	OR	0.17371	ACRES
PARCEL E-1	12,654	±	OR	0.29050	ACRES
STREET DEDICATION (PORTION OF ROLLING TRACE & WHITTIER CIRCLE)	41,089	±	OR	0.94327	ACRES
SUBTOTAL	165,522	±	OR	3.79986	ACRES

PHASE II

38 LOTS	102,988	±	OR	2.36427	ACRES
PARCEL A	4,950	±	OR	0.11364	ACRES
PARCEL B-2A	1,858	±	OR	0.04266	ACRES
PARCEL B-2B	1,947	±	OR	0.04470	ACRES
PARCEL E-2	11,567	±	OR	0.26553	ACRES
STREET DEDICATION (PORTION OF ROLLING TRACE, SMALLWOOD WAY & SOUTH CHERRY STREET)	31,732	±	OR	0.72848	ACRES
SUBTOTAL	155,042	±	OR	3.55928	ACRES

TOTAL 320,564 ± OR 7.35914 ACRES

DENSITY = 9.8 DU/AC. (75 / 7.63398 ACRES INCLUDES 0.27484 ACRES OF PREVIOUSLY DEDICATED GRACE LANE)

FINAL SUBDIVISION PLAT

PARCELS 2 & 3

"JAMES WREN ESTATE"

DB. 2881 PG. 359

CITY OF FALLS CHURCH, VIRGINIA

SCALE: 1" = 30' DATE: APRIL 8, 1998

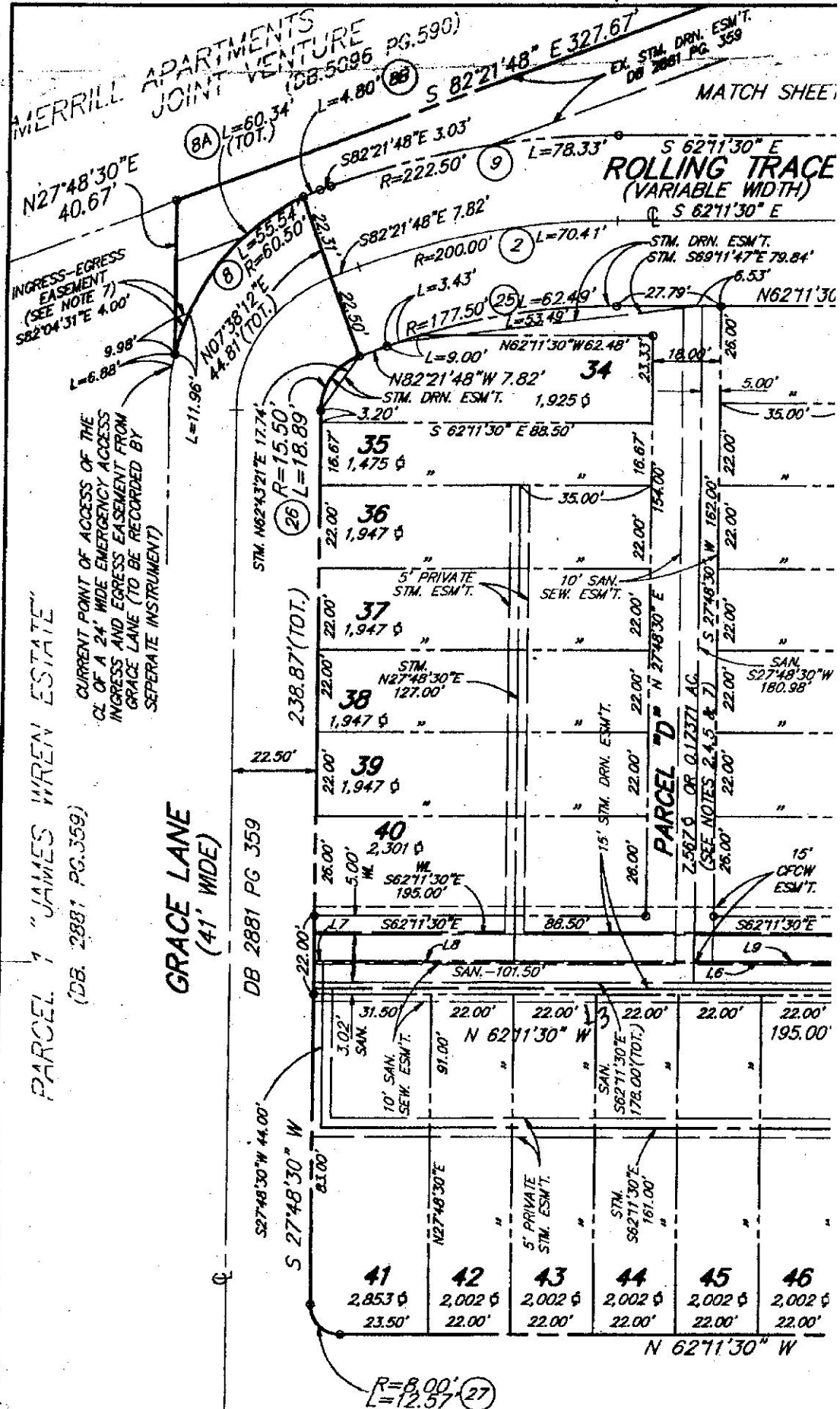
BC Consultants

Planners • Engineers • Surveyors • Landscape Architects

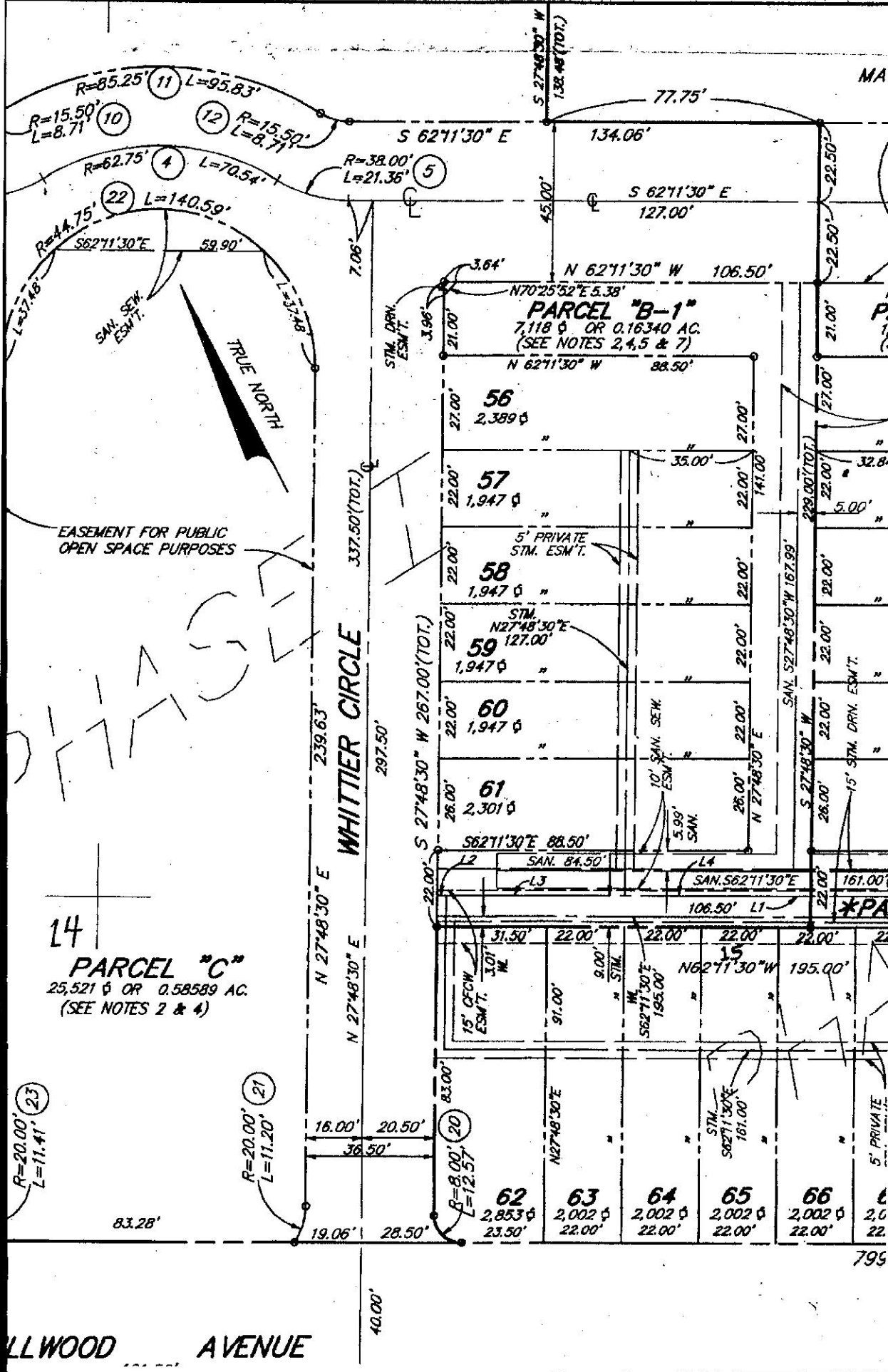
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033

(703) 449-8100 (703) 449-8108 (Fax)

BCcon@bcecon.com



HILLWOOD AVE



ROLLING TRACE

419.80(TOT.) (VARIABLE WIDTH)

111.00'
31,732 S OR 0.72848 AC.
HEREBY DEDICATED TO
PUBLIC STREET PURPOSES.

PARCEL "B-1"
7,118 ± OR 0.16340 AC.
(SEE NOTES 2,4,5 & 7)

PARCEL "B-2A"
1.858 ± OR 0.04265 AC.
(SEE NOTES 3 & 4)

75

74

73

71

70

*PARCEL "B-2B"

SMALL WOOD WAY

(45° R/W)

MATCH SHEET 4 OF 4

16

799.59'

100

PARCEL 1 "JAMES WREN ESTATE"

(DB. 2881 PG. 359)

CURRENT POINT OF ACCESS C
CL OF A 24' WIDE EMERGENCY E
INGRESS AND EGRESS EASEMENT
GRACE LANE (TO BE RECORDED
SEPARATE INSTRUMENT)

GRACE LANE (41' WIDE)

DB 2881 PG 359

STM. N62°43'21"

R=1
L=1

238.87'(TOT.)

22.50'

S 27°48'30" W 44.00'

83.00'

S 27°48'30" W

238.00'

22.00'

22.00'

22.00'

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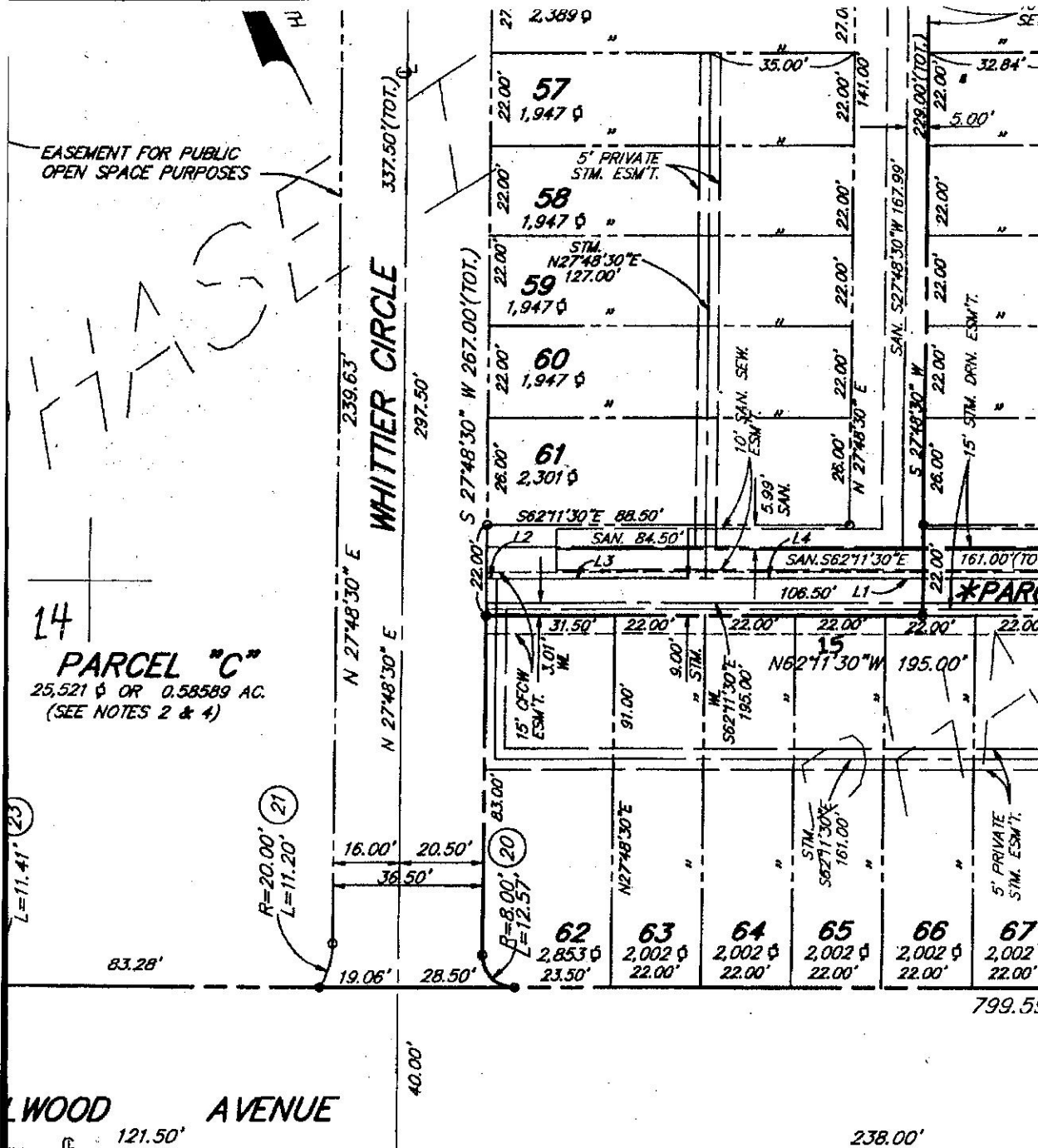
232 1,475

233 1,475

234 1,475

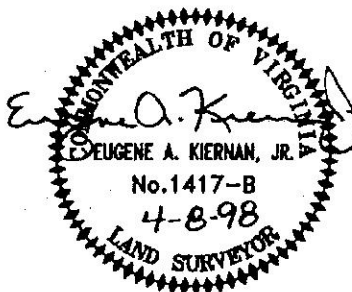
235 1,475

14 |
PARCEL "C"
25.521 ± OR 0.58589 AC.
(SEE NOTES 2 & 4)



V. ESM'T. LINE TABLE

<i>Bearing</i>	<i>Distance</i>
71°30' E	195.00'
71°30' E	2.50'
71°30' E	51.00'
71°30' E	85.84'
71°30' E	55.66'
71°30' E	195.00'
71°30' E	2.50'
71°30' E	51.00'
71°30' E	88.00'
71°30' E	53.50'

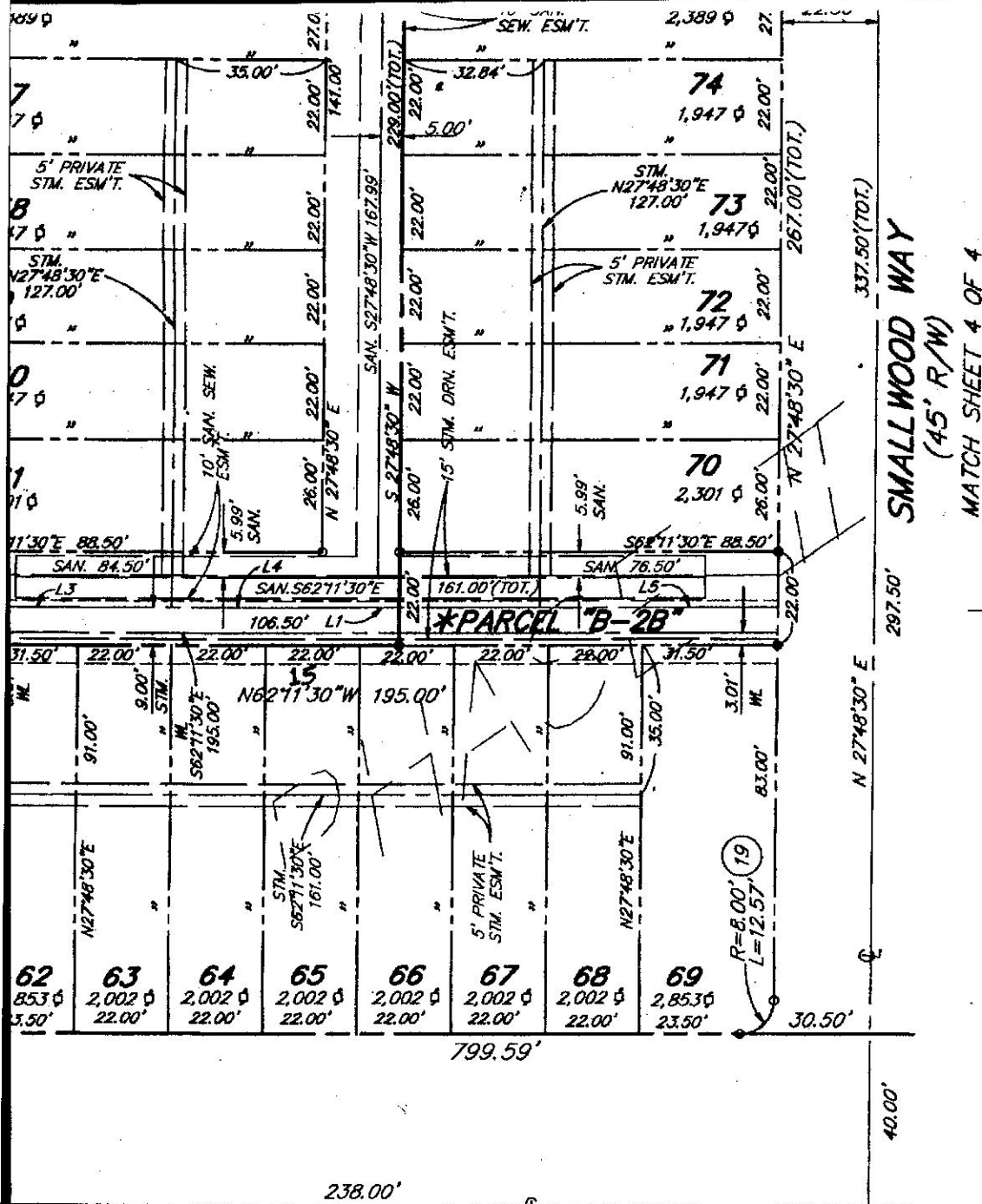


FINAL
PAR
"JAMES"

CITY OF F
SCALE: 1"=

BC C

Planners • Engineers
12700 Fair Lakes Circle
(703) 449-8100
BOSTON, MA 02128



FINAL SUBDIVISION PLAT
PARCELS 2 & 3
"JAMES WREN ESTATE"

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
 12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703) 449-8100 (703) 449-8108 (Fax)
 BCcon@bceon.com

SHEET 2 OF 4

97-014-21 A

17

MERRILL
JOHN

EX. STM. DRN. ESM'T.
DB 2881 PG 359

21 S 82°21'48" E

12.6
0.4
(SEE A)

85.54'
S 62°11'30"
41.089' OR 0.94'
HEREBY DEDICATED
PUBLIC STREET R
S 62°11'30"

RC
(1)

INGRESS-EGRESS
EASEMENT
(SEE NOTE 7)
S82°04'31"E 4.00'

DEW ESTATE

ACCESS OF THE
VEHICULAR ACCESS
EASEMENT FROM
RECORDED BY
(NT)

N27°48'30"E
40.67'

L=60.34' (TOT) (8A)

L=4.80' (8B)

S82°21'48"E 3.03'
R=222.50' (9)

L=78.33'

S82°21'48"E 7.82'
R=200.00' (2)

L=70.41'

N82°21'48"W
7.82'
R=177.50' (25)

L=62.49'

N07°38'12"E
44.81' (TOT.)

L=11.96'

VE

34

MATCH SHEET 2 OF 4

PARCEL "D"

17

18

TRUE NORTH

MERRILL APARTMENTS
JOINT VENTURE
(DB.5096 PG.590)

EX. STM. DRN. ESW'T.
DB 2881 PG 359

21 S 82°21'48" E

PARCEL
E-1

12,654 ± OR
0.29050 AC.
(SEE NOTES 2 & 4)

S 62°11'30" E
41,089 ± OR 0.94327 ACRES
HEREBY DEDICATED TO
PUBLIC STREET PURPOSES.
S 62°11'30" E

ROLLING TRACE
(VARIABLE WIDTH)

55

34

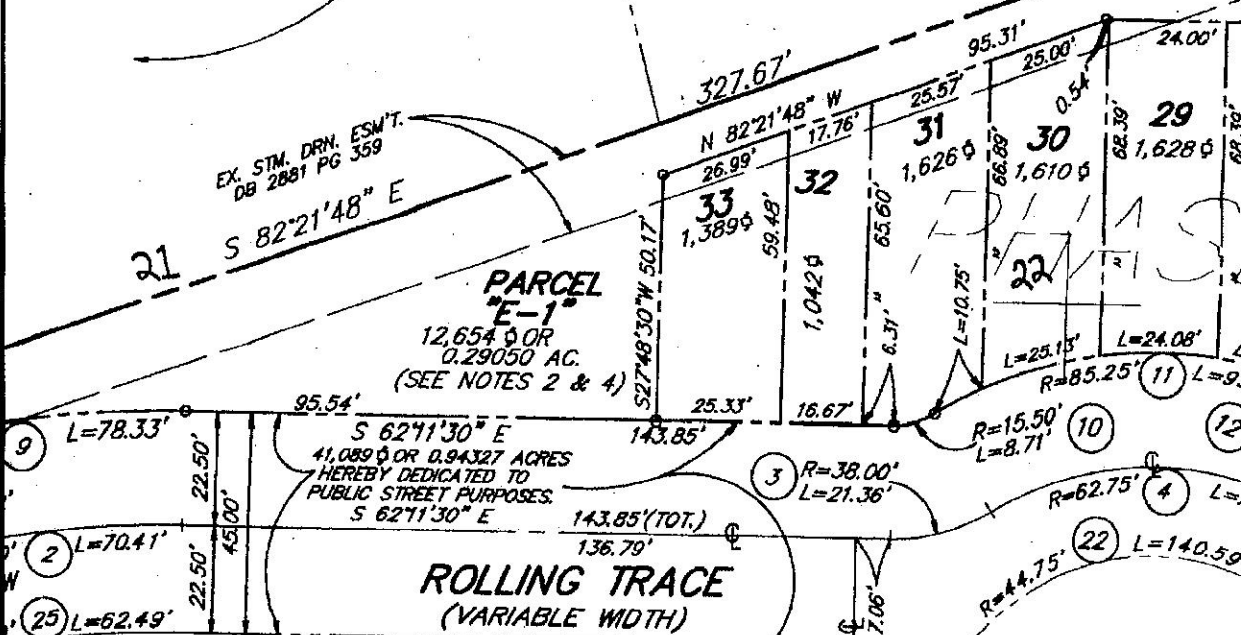
EET 2 OF 4

PARCEL "D"

TER CIRCLE

PARCEL "

MATCH SHEET 2



TRUE NORTH

FIRST ADDITION
TO THE WRENS
PARCEL "H"
(OB.5471 PG.287)

EX. STM. DRN. ESM'T.
DB 2881 PG 359

S 82° 5' 58" E
125.31'

10' AREA RESERVED
FOR UNDERGROUND
UTILITIES

PARCEL
"F-2"

11,567 ϕ OR
0.26553 AC.
SEE NOTES 3 & 4

PARCEL

4078

-S 23°02'32"
75.44'

— N 1771'30" W

S 62°32'18" E

N 6271'30" W
N 6271'30" W

24.00'	24.00'
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22	21
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	22	21
h	1.500 h	1.500

\$	1,000 \$	1,000
"	"	"

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31/11/50

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24.00' 24.00'

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8'30 D14

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PARCEL "C"

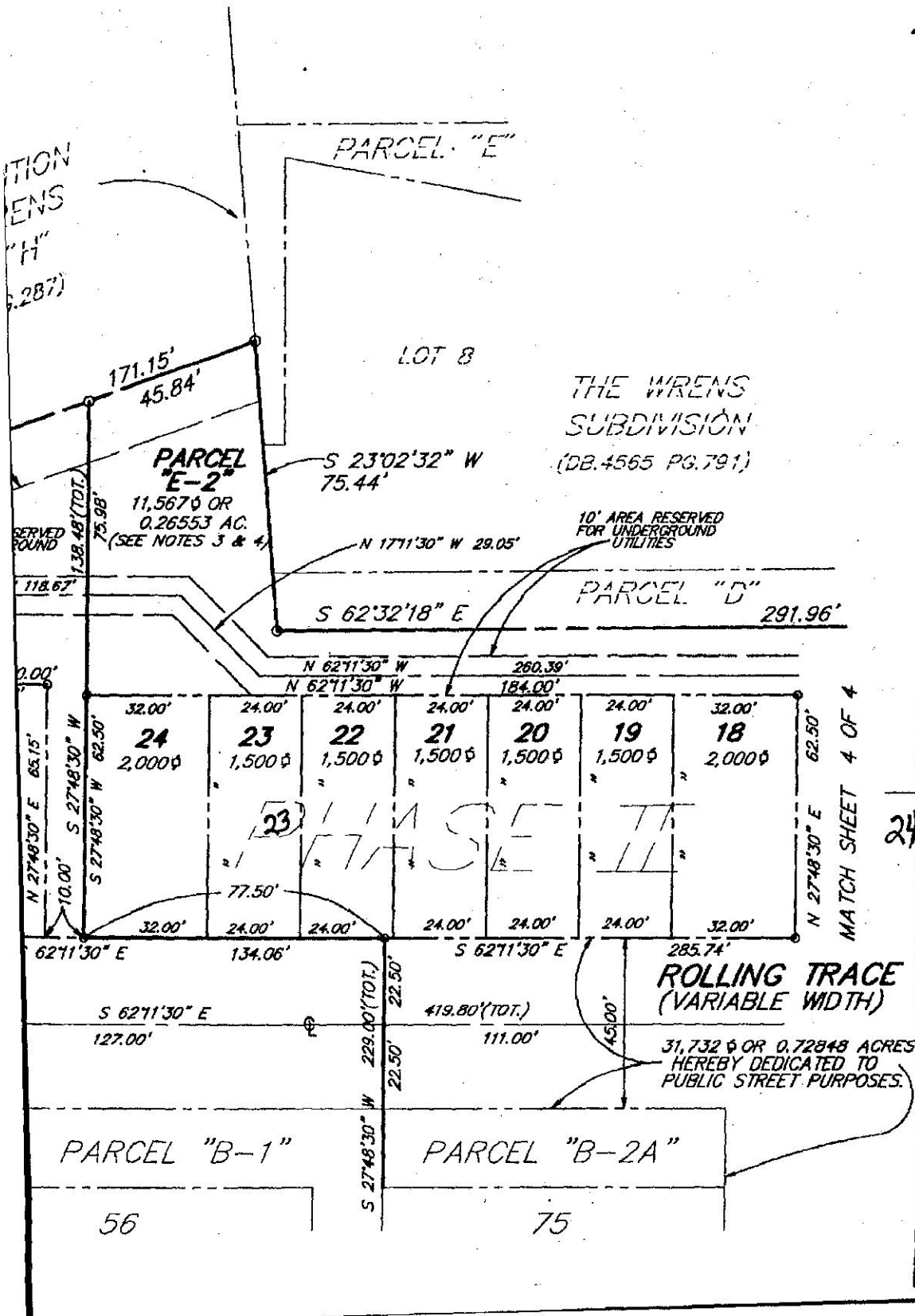
MATCH SHEET 2 OF 4

EVER CIRCLE

PARCEL "B-1"

PAR

56



PARCEL 1 "JAMES WREN ESTATE"
(DB. 2881 PG. 359)

INGRESS-EGRESS
EASEMENT
(SEE NOTE 7)
S82°04'31"E 4.00'

CURRENT POINT OF ACCESS OF THE
CL OF A 24' WIDE EMERGENCY ACCESS
INGRESS AND EGRESS EASEMENT FROM
GRACE LANE (TO BE RECORDED BY
SEPARATE INSTRUMENT)

N27°48'30"E
40.67'

L=11.96'

GRACE LANE
(41' WIDE)
DB 2881 PG 359

N07°38'12"E
44.81' (TOT.)

L=60.34' (TOT) (8A)
L=4.80' (8B)
S82°21'48"E 3.03'
R=222.50' (9)
L=55.54'
R=60.50' (8)
S82°21'48"E 7.82'

MATCH SHEET 2 OF 4

R=200.00' (2) L=70.41'
N82°21'48"W 7.82'
R=177.50' (25) L=62.49'

21 S 82°21'48" E

EX. STM. DRN. ESM'T.
DB 2881 PG 359

MERRILL
JOHN

95.54'
S 62°11'30"
41.089' OR 0.94'
HEREBY DEDICATED
PUBLIC STREET
S 62°11'30"

PARCEL "D"

SAN. SEW. ESM'T. = SANITARY SEWER EASEMENT
STM. DRN. ESM'T. = STORM DRAIN EASEMENT
CFCW ESM'T. = CITY OF FALLS CHURCH WATER

MERRILL APARTMENTS
JOINT VENTURE
(DB.5096 PG.590)

EX. STM. DRN. ESM'T.
DB 2881 PG 359

21 S 82°21'48" E

PARCEL
"E-1"

12,654 ± OR
0.29050 AC.
(SEE NOTES 2 & 4)

L=78.33'

S 62°11'30" E

41,089 ± OR 0.94327 ACRES
HEREBY DEDICATED TO
PUBLIC STREET PURPOSES.
S 62°11'30" E

143.85'(TOT.)

ROLLING TRACE
(VARIABLE WIDTH)

55

PARCEL "D"

T 2 OF 4

WHITTIER CIRCLE

PARCEL "C"

MATCH SHEET 2 OF

TARY SEWER EASEMENT
M DRAIN EASEMENT
OF FALLS CHURCH WATER EASEMENT

PARCEL
(DB.5471 PG.287)

EX. STM. DRN. ESM'T.
DB 2881 PG 359

S 82°15'58" E
125.31'

171.15'
45.84'

PARCEL
"E-2"

11,567¢ OR
0.26553 AC.
(SEE NOTES 3 & 4)

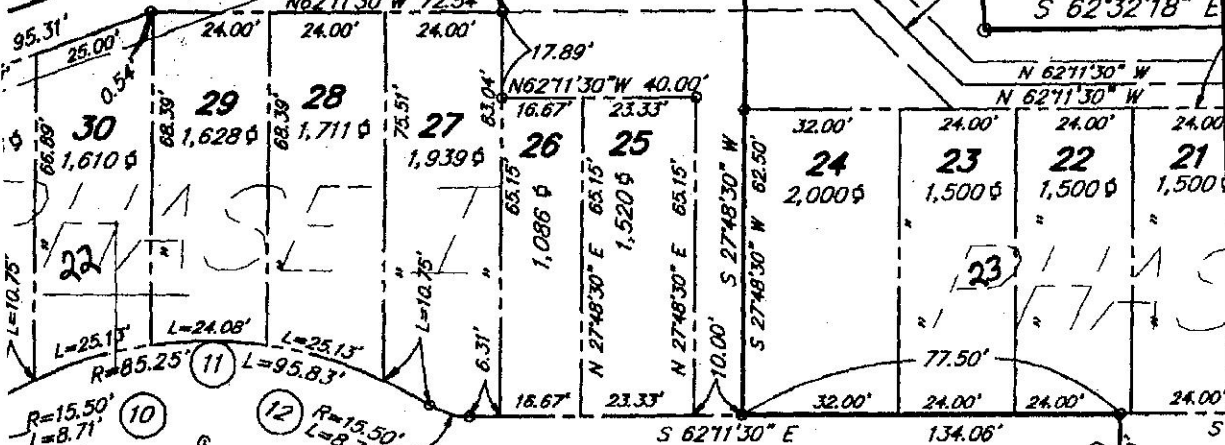
S 23°02'32"
75.44'

10' AREA RESERVED
FOR UNDERGROUND
UTILITIES

N 62°11'30" W 118.67'

N 17°11'30" W

S 62°32'18" E



PARCEL "C"

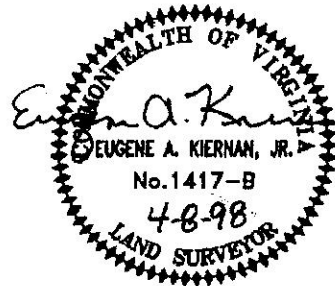
MATCH SHEET 2 OF 4

WHITTIER CIRCLE

PARCEL "B-1"

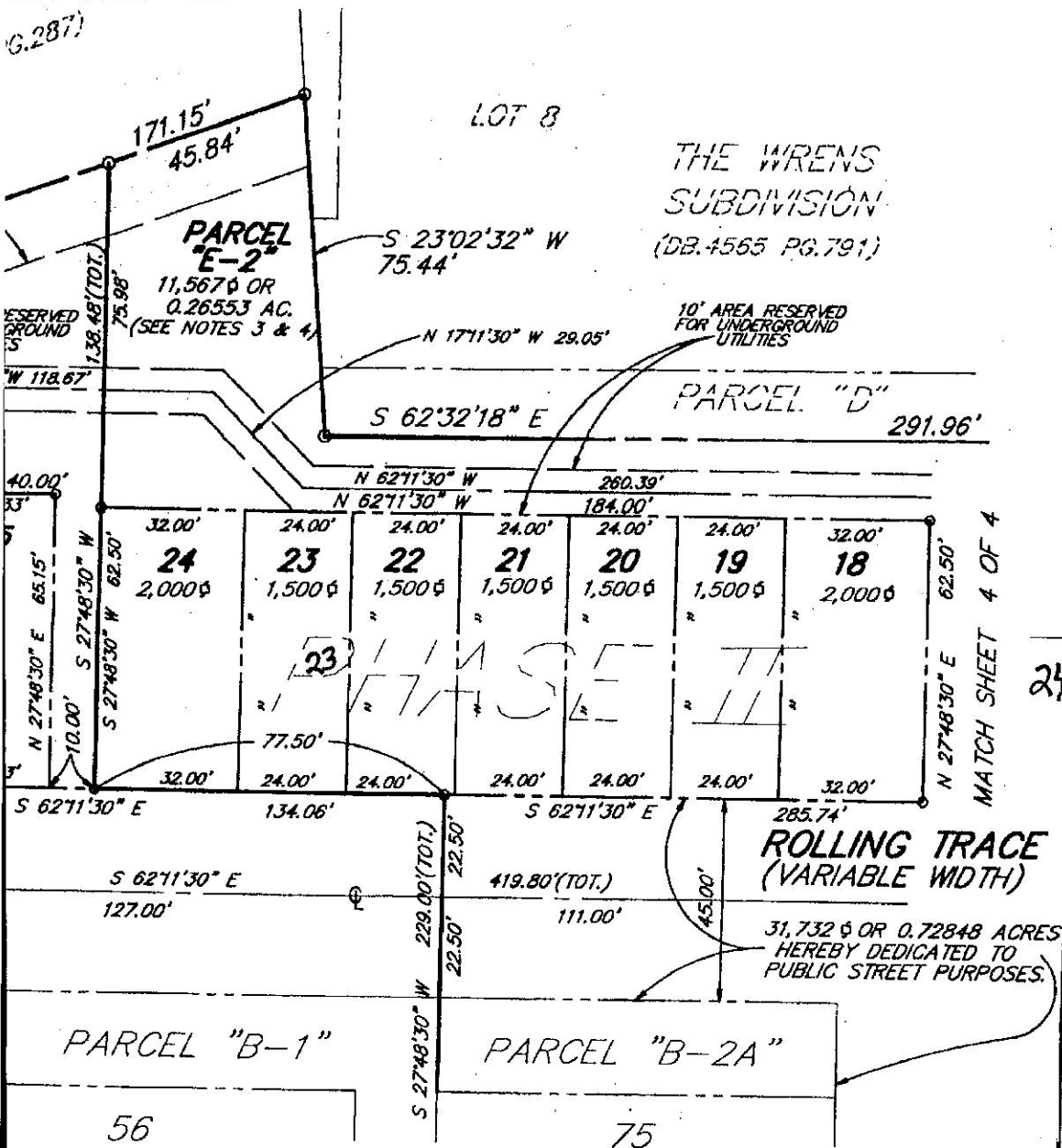
56

FINAL
PA
"JAMES
DB
CITY OF P
SCALE: 1"=



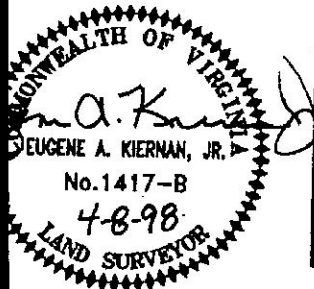
BC C
Planners • Engineers
12700 Fair Lakes Cir
O(703) 449-810
BC

G.287)



FINAL SUBDIVISION PLAT
PARCELS 2 & 3
"JAMES WREN ESTATE"

DB. 2881 PG. 359
CITY OF FALLS CHURCH, VIRGINIA
SCALE: 1" = 30' DATE: APRIL 8, 1998



BC Consultants

Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
○ (703) 449-8100 ○ (703) 449-8108 (Fax) ○
BCcon@bcecon.com

SHEET 3 OF 4

MATCH SHEET 3 OF 4

PARCEL

PAK

11.5675 OR 0.26

(SEE NOTES 3)

21

20

19

18

S
RO

S 62°11'30" E

111.00'

N 62°11'30" W 88.50'

PARCEL "B-2A"

75

74

73

72

71

70

MATCH SHEET 2 OF 4

PARCEL "B-2B"

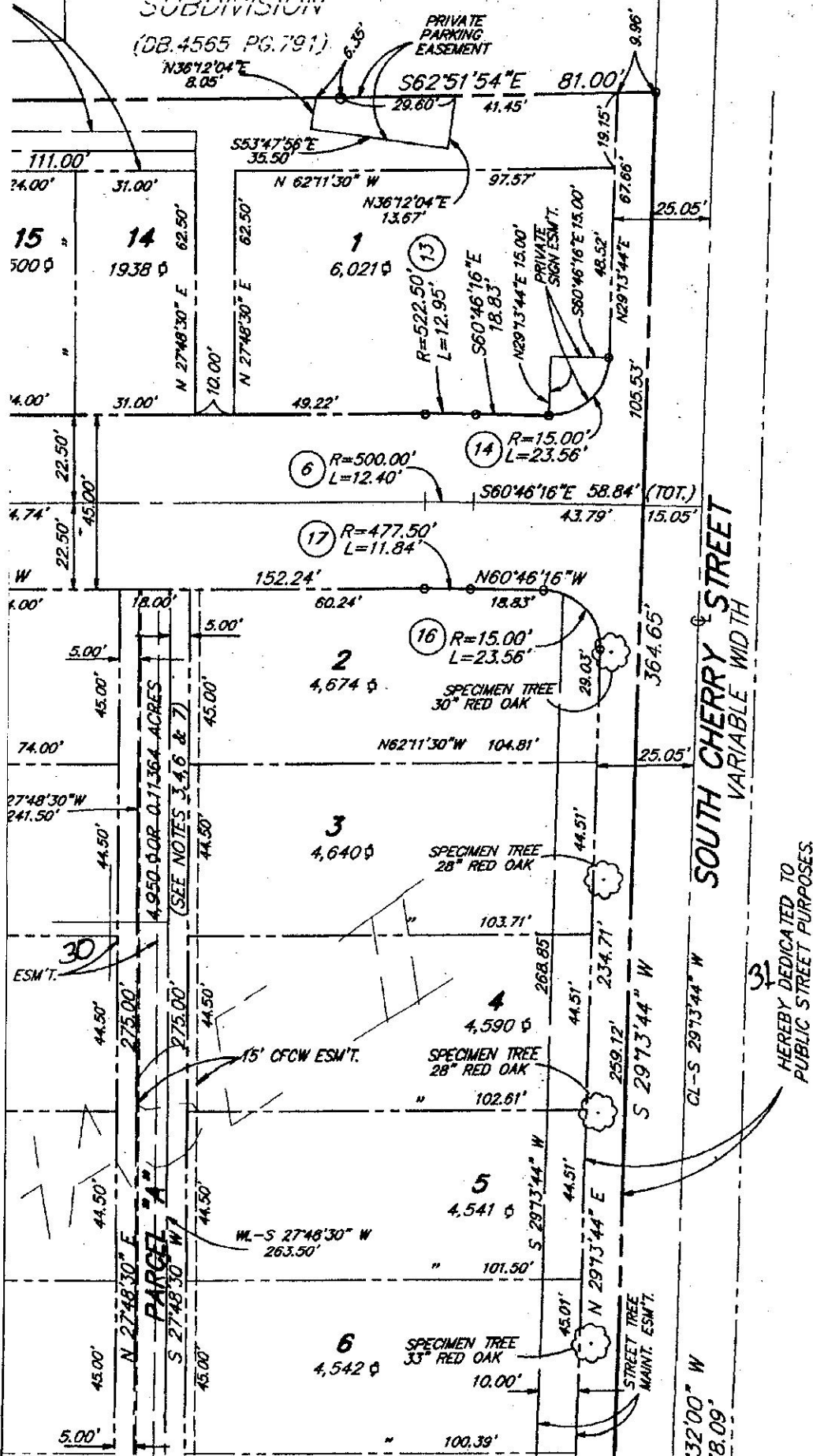
69

SAN. SEW. ESM'T. = SANITARY SEWER
EASEMENT

STM. DRN. ESM'T. = STORM DRAIN EASEMENT

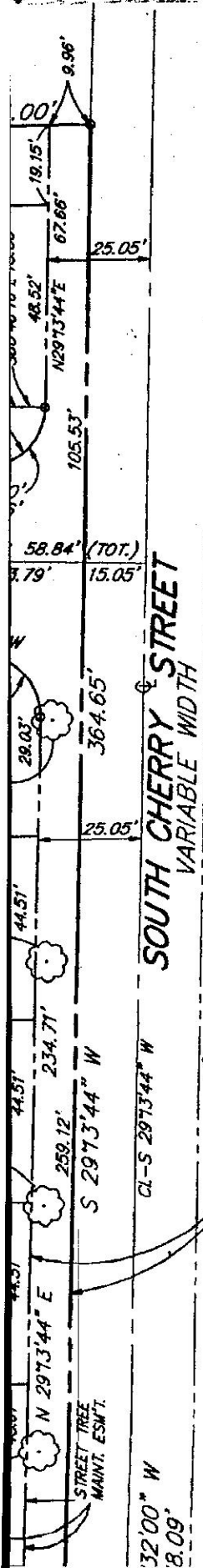
THE WRENS SUBDIVISION

(DB. 4565 PG. 791)



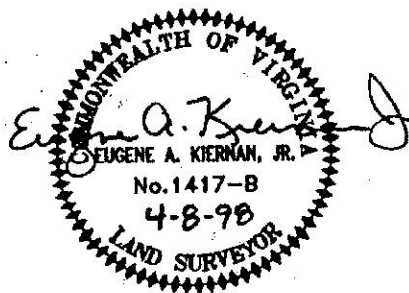
SOUTH CHERRY STREET
VARIABLE WIDTH

HEREBY DEDICATED TO
PUBLIC STREET PURPOSES.



SOUTH CHERRY STREET
VARIABLE WIDTH

HEREBY DEDICATED TO
PUBLIC STREET PURPOSES.



M

S 62°11'30" E
111.00'

N 62°11'30" W 88.50'

PARCEL "B-2A"

75

74

73

72

71

70

22
MATCH SHEET 2 OF 4

PARCEL "B-2B"

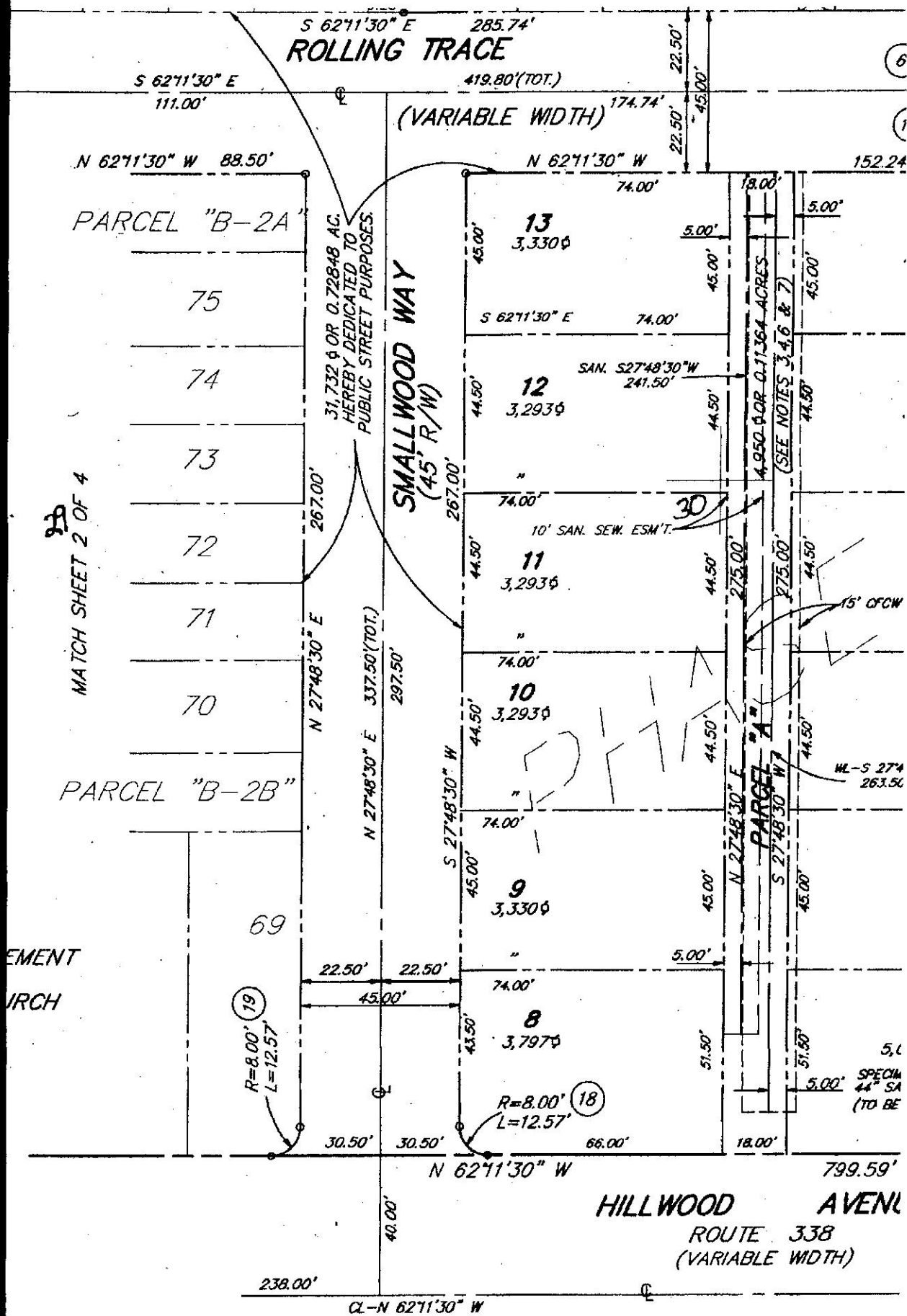
69

SAN. SEW. ESM'T. = SANITARY SEWER
EASEMENT

STM. DRN. ESM'T. = STORM DRAIN EASEMENT

CFCW ESM'T. = CITY OF FALLS CHURCH
WATER EASEMENT

(19)
R=8.00'
L=12.57'



S 62°11'30" E 285.74'
ROLLING TRACE

S 62°11'30" E
111.00'

419.80'(TOT.)

(VARIABLE WIDTH)

N 62°11'30" W 88.50'

N 62°11'30" W

152.24

PARCEL "B-2A"

75

74

73

72

71

70

PARCEL "B-2B"

69

31,732 ± OR 0.72848 AC.
HEREBY DEDICATED TO
PUBLIC STREET PURPOSES.

SMALLWOOD WAY
(45' R/W)

13
3,330 ±

12
3,293 ±

11
3,293 ±

10
3,293 ±

9
3,330 ±

8
3,797 ±

18
R=8.00'
L=12.57'

N 62°11'30" W

HILLWOOD AVENUE

ROUTE 338
(VARIABLE WIDTH)

238.00'

CL-N 62°11'30" W

18.00'

5.00'

45.00'

45.00'

45.00'

45.00'

45.00'

45.00'

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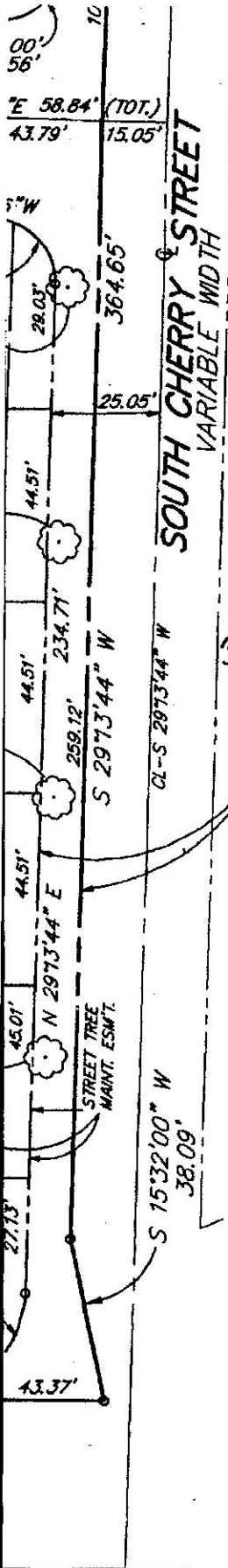
45.00'

45.00'

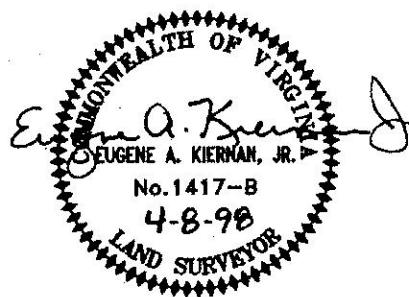
45.00'

45.00'

45.00'



HEREBY DEDICATED TO
PUBLIC STREET PURPOSES.



FINAL SUBDIVISION PLAT
PARCELS 2 & 3
"JAMES WREN ESTATE"
DB. 2881 PG. 359
CITY OF FALLS CHURCH, VIRGINIA
SCALE: 1"= 30' DATE: APRIL 8, 1998

BC Consultants

Planners • Engineers • Surveyors • Landscape Architects
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(703) 449-8100 (703) 449-8108 (Fax)
BCcon@bcecon.com

SHEET 4 OF 4