

ORDINANCE NO. _____

AN ORDINANCE to vacate a portion of the public right-of-way at North Clarens Street, adjacent to the property at 1 & 2 North Clarens Street (VAC No. 2024-00007).

WHEREAS, Clarens Estate LLC (Owner) has applied for the vacation of a portion of the public right-of-way at North Clarens Street, adjacent to the property at 1 & 2 North Clarens Street in the City of Alexandria, Virginia; and

WHEREAS, in Vacation No. 2024-00007, the planning commission recommended approval to the City Council on February 4, 2025 of a vacation of public right of way, which recommendation was approved by the City Council at public hearing on February 22, 2025; and

WHEREAS, viewers, Ann Tucker, David Kaplan, and Michael Porterfield have been, and again by this ordinance are, duly appointed by the Council of the City of Alexandria, to make their report in conjunction with this vacation; and

WHEREAS, the procedures required by law, including the publication of notice in a newspaper of general circulation in the City of Alexandria, have been followed in conjunction with this vacation; and

WHEREAS, in consideration of the report of the viewers, of other evidence relative to this vacation and of compliance with the conditions set forth in this ordinance, the Council of the City of Alexandria, has determined that the portion of the public right-of-way to be vacated is no longer desirable for public use and that the public interest will not be harmed by this vacation; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the vacation of the public right-of-way to Owner, as shown on the plat of vacation attached hereto and incorporated herein by reference, be, and the same hereby is, approved.

Section 2. That the vacation made and provided by the preceding section of this ordinance be, and the same hereby is, subject to the conditions set forth below:

1. The Owner shall prepare a plat of consolidation, showing the property vacated and all easements therein, and consolidating such property with their abutting property, and the plat of consolidation shall be filed with the Director of Planning and Zoning, the Director of Transportation and Environmental Services, and among the land records of the City.

2. Easements shall be reserved for all existing public and private utilities within the area vacated. The Owner shall show all easements on the plat of consolidation.

3. Owner shall pay \$0 to the City for the vacated land.

Section 3. The term "Owner" shall be deemed to include Clarens Estate LLC and its respective successors in interest.

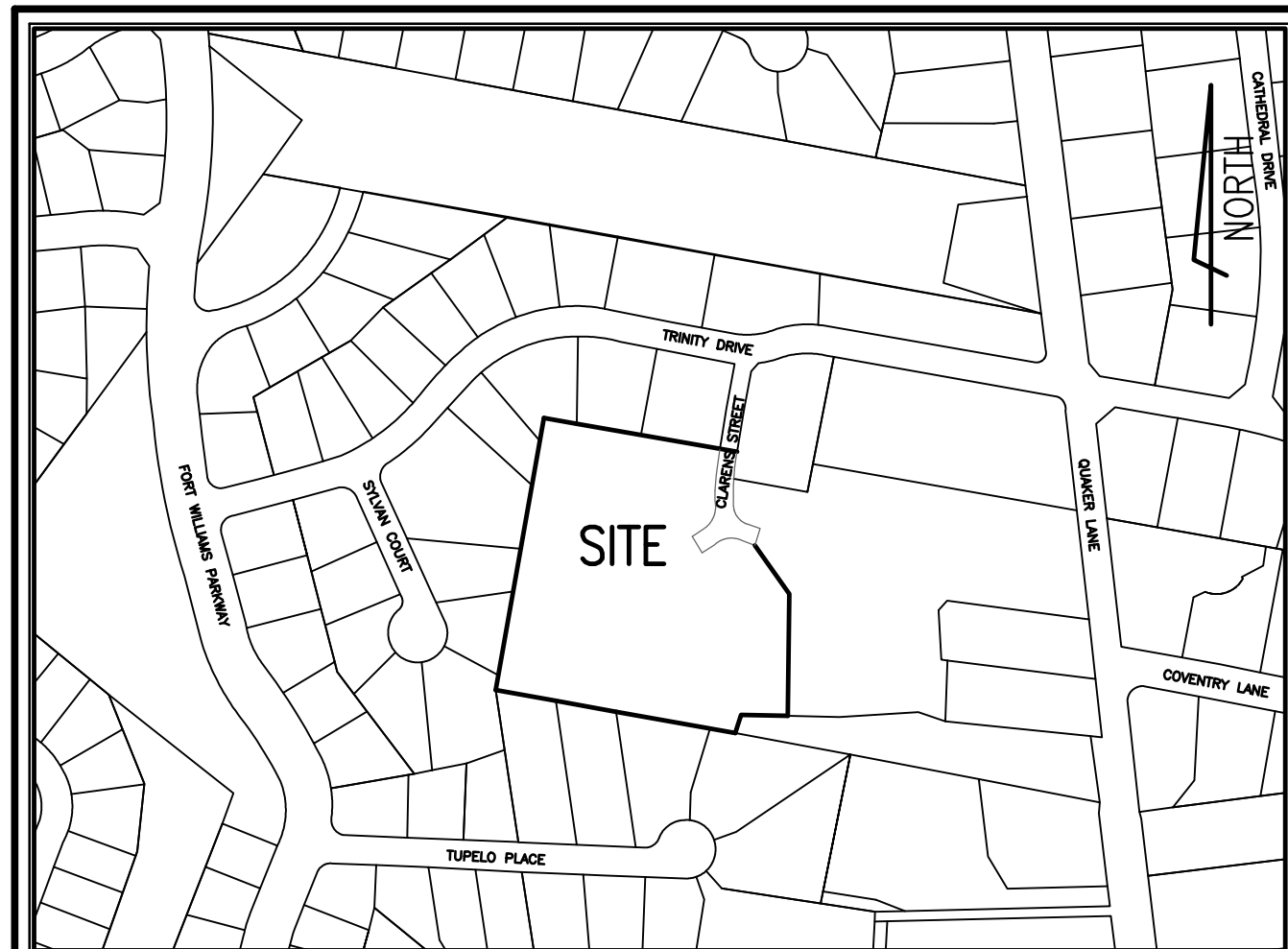
Section 4. That the city manager be, and hereby is, authorized to do on behalf of the City of Alexandria all things necessary or desirable to carry into effect this vacation, including the execution of documents.

Section 5. That the city clerk be, and hereby is, authorized to attest the execution by the city manager of all documents necessary or desirable to carry into effect this vacation, and to affix thereon the official seal of the City of Alexandria, Virginia.

Section 6. That this ordinance shall be effective upon the date and at the time of its final passage; provided, however, that no recordation of this ordinance shall have any force or effect unless and to the extent annexed to a deed, executed by the city manager and attested by the city clerk, conveying the property vacated to Owner. The execution of such deed shall constitute conclusive evidence of compliance with the provisions of this ordinance. Such deed shall be recorded and indexed in the name of the City of Alexandria, as grantor, and Owner as grantee, and such recordation shall be done by the grantee at his or her own expense. In the event no such deed is recorded within 18 months of the effective date, this ordinance shall be void and of no effect.

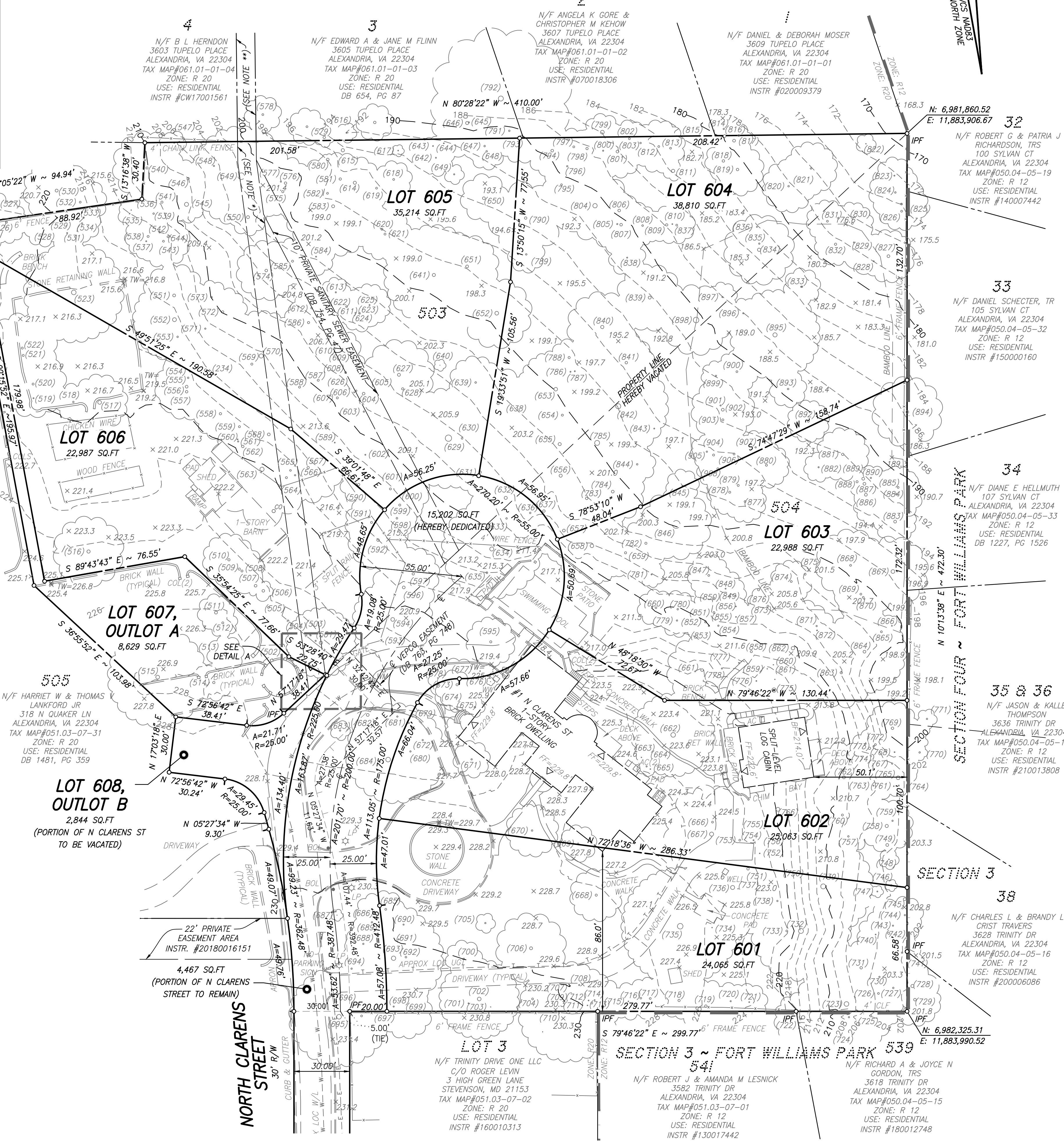
ALYIA GASKINS
Mayor

Adopted: _____



VICINITY MAP
SCALE 1" = 200'

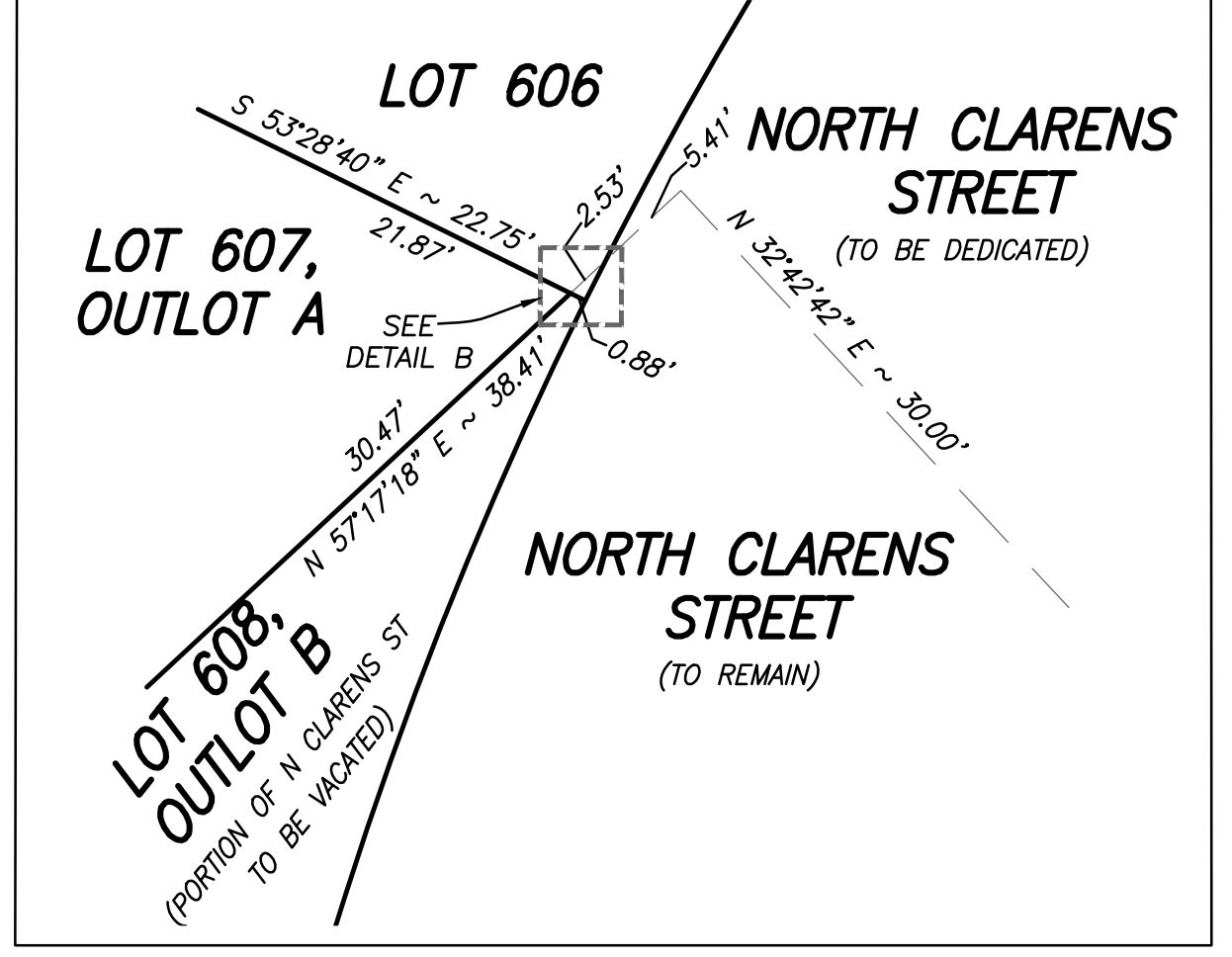
GENERAL COOPER ESTATES
2



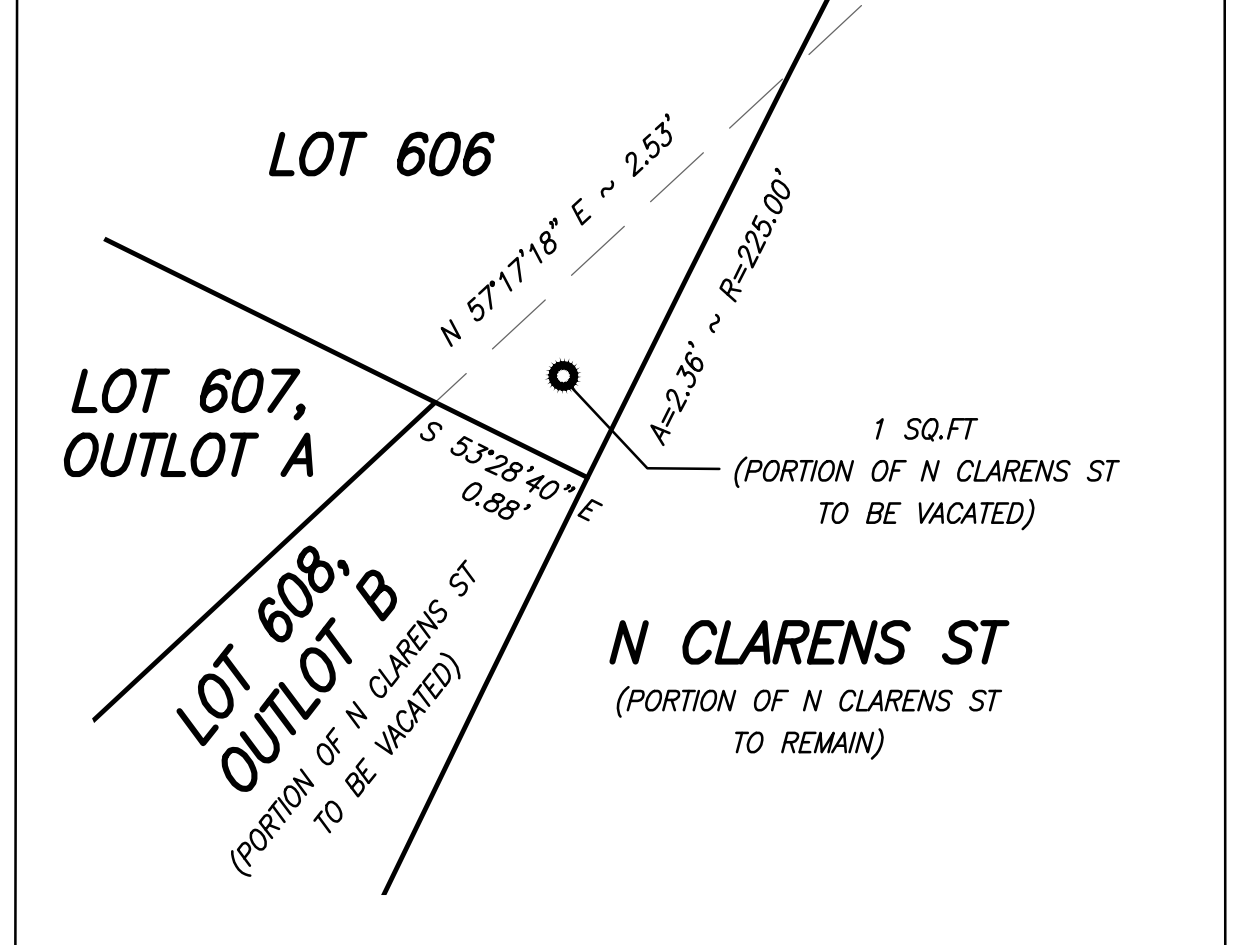
TAX MAP #
051.03-07-34
N/F BRIAN & MARKEEN SUTTER
212 N QUAKER LN
ALEXANDRIA, VA 22304
TAX MAP#051.03-07-34
ZONE: R 20
USE: RESIDENTIAL
INSTR #180008523

* 10' SANITARY SEWER EASEMENT
AS SHOWN ON PLAT ATTACHED TO DEED OF
SUBDIVISION RECORDED AT DB 671, PG 617
AND VACATED AS SHOWN ON PLAT ATTACHED
TO PRIVATE SANITARY EASEMENT AGREEMENT
RECORDED AT DB 754, PG 47
** 10' SANITARY SEWER EASEMENT AS
SHOWN ON PLAT ATTACHED TO DEED OF
SANITARY EASEMENT AGREEMENT RECORDED
AT DB 672, PG 3

DETAIL A
SCALE: 1" = 10'



DETAIL B
SCALE: 1" = 1'



GENERAL NOTES:

- TAX MAP: #051.03-07-36; (1 N CLARENS STREET)
#051.03-07-35; (2 N CLARENS STREET)
- ZONE: R 20
- OWNER: CLARENS ESTATE LLC
2401 MOUNT VERNON AVE, UNIT B
ALEXANDRIA, VA 22301
INSTRUMENT #240003319
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88
PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE
VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 1983), NORTH ZONE, US
SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND
HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK
NETWORK OF LEICA SMARTNET.
- TITLE REPORT FURNISHED BY DAVIS TITLE SERVICES, FILE NO. 23-07-040
DATED 07/31/2023 AND IS RELIED UPON AS ACCURATE BY THE
SURVEYOR.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA =100,823 S.F. OR 2.3146 AC. (1 N CLARENS ST)
92,134 S.F. OR 2.1151 AC. (2 N CLARENS ST)
7,312 S.F. OR 0.1679 AC. (PORTION OF N CLARENS ST)
200,269 S.F. OR 4.5975 AC. (TOTAL).
- THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER.
- THIS LOT IS IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FIRM FLOOD
INSURANCE RATE MAP #5155190029F.
- THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF
BURIAL ON THIS SITE.
- THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR
HAZARDOUS MATERIALS, 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.
- STORMWATER MANAGEMENT AND RUNOFF FROM THESE PROPOSED LOTS
WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF
TRANSPORTATION AND ENVIRONMENTAL SERVICES.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA)
LOCATED ON THIS PROPERTY.

LOT TABULATION R-20

TOTAL SITE AREA	200,270 SQ. FT. OR 4.5975 AC.
EXISTING NUMBER OF LOTS	2
PROPOSED NUMBER OF LOTS	8
MIN. LOT AREA REQUIRED	20,000 SQ. FT. OR 0.4591 AC.
MIN. LOT AREA PROPOSED	
(LOT 601)	24,065 SQ. FT. OR 0.5524 AC.
(LOT 602)	25,063 SQ. FT. OR 0.5754 AC.
(LOT 603)	22,988 SQ. FT. OR 0.5277 AC.
(LOT 604)	38,810 SQ. FT. OR 0.8909 AC.
(LOT 605)	35,214 SQ. FT. OR 0.8084 AC.
(LOT 606)	22,987 SQ. FT. OR 0.5277 AC.
(LOT 607, OUTLOT A)	8,629 SQ. FT. OR 0.1981 AC.
(STREET VACATION, LOT 608, OUTLOT B.)	2,845 SQ. FT. OR 0.0654 AC.
(PT OF N CLARENS ST, TO REMAIN)	4,467 SQ. FT. OR 0.1025 AC.
(PT OF N CLARENS ST, TO BE DEDICATED)	15,202 SQ. FT. OR 0.3490 AC.

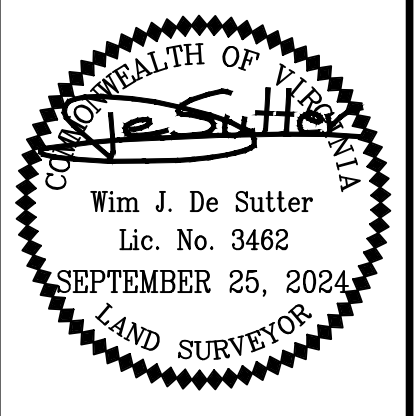
SURVEYOR'S CERTIFICATE

I, WIM DE SUTTER, 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 CLARENS ESTATE LLC, DATED APRIL 12, 2024 AND RECORDED AMONG THE LAND
RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #240003319 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 THIS
WAY WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 25TH DAY OF
SEPTEMBER, 2024.

TEXT LEGEND:

- ' = DEGREES
- ' = MINUTES (OR FEET)
- " = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- ⊙ = AT
- A = ARC
- AC = ACRE
- APPROX = APPROXIMATE
- BF = BASEMENT FLOOR
- BM = BENCHMARK
- BW = BOTTOM OF WALL
- CL = CLASS
- C/L = CENTERLINE
- CMP = CORRUGATED METAL PIPE
- CO = CLEAN OUT
- CONC = CONCRETE
- DB = DEED BOOK
- DHF = DRILL HOLE FOUND
- E = EAST
- ESMT = EASEMENT
- FF = FINISH FLOOR
- FT = FEET
- G/L = GAS LINE
- GM = GAS METER
- G/S = GAS SERVICE
- GV = GAS VALVE
- IPF = IRON PIPE FOUND
- INV = INVERT
- INSTR = INSTRUMENT
- IRF = IRON ROD FOUND
- LAT = LATERAL
- LOC = LOCATION
- LP = LIGHT POLE
- MH = MANHOLE
- N = NORTH
- OHW = OVERHEAD WIRE
- PN = PANEL
- PG = PAGE
- PVC = POLYVINYL CHLORIDE
- R = RADIUS
- RCP = REINFORCED CONCRETE PIPE
- RET = RETAINING
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SAN = SANITARY
- SEW = SEWER
- SF = SQUARE FEET
- SQ FT = SQUARE FEET
- STM = STORM
- STR = STRUCTURE
- SW = SIDEWALK
- TM = TOP MAP
- TW = TOP OF WALL
- TYP = TYPICAL
- UP = UTILITY POLE
- VCS = VIRGINIA COORDINATE SYSTEM
- W = WEST
- W/L = WATER LINE
- WM = WATER METER
- W/S = WATER SERVICE
- WV = WATER VALVE

R. C. FIELDS & ASSOCIATES, INC.
PLANNING
ENGINEERING • LAND SURVEYING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
(703) 549-6422



PRELIMINARY PLAT
SHOWING LOTS 601 THROUGH 606, OUTLOTS A & B
CLARENS ESTATES
A RESUBDIVISION OF LOTS 503 & 504,
EDNA J. STRONG & HOOFF PROPERTY
(DEED BOOK 671, PAGE 617)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: ZZ
SCALE: AS NOTED
DATE: 09/25/2024

PRELIMINARY
SUBDIVISION PLAT

SHEET **1** OF **2**
FILE: **24-014**

