

VICINITY MAP  
SCALE : 1"=500'

### FRONT YARD COVERAGE

LOT 600  
TOTAL AREA = 594 SF  
IMPERVIOUS COVER = 0 SF  
0 / 594 = 0%

LOT 601  
TOTAL AREA = 1,096 SF  
IMPERVIOUS = 273 SF  
273 / 1,096 = 24.9%

### GENERAL NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED ON THE CITY OF ALEXANDRIA TAX MAP AS PARCELS 024.04-03-46 & 024.04-03-47 ZONED: R-2-5
2. NO TITLE REPORT WAS FURNISHED.
3. PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
4. TOTAL AREA OF RESUBDIVISION = 12,499 SQUARE FEET
5. OWNER : CHARLES HALLORAN  
2508 DEWITT AVE  
ALEXANDRIA, VIRGINIA 22301
6. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
7. THERE IS NO EVIDENCE OF ANY GRAVE OR STRUCTURES MARKING A PLACE OF BURIAL ON THIS PROPERTY.
8. THERE ARE NO KNOWN SOILS OR MATERIALS CONTAMINATED WITH HEAVY METALS, PETROLEUM PRODUCTS, PCB'S, FLY ASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS ON THIS PROPERTY.
9. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS PROPERTY.
10. THERE ARE NO KNOWN FORMER SANITARY LANDFILLS, DUMP OR DISPOSAL AREAS WITHIN 1000 FEET OF THIS PROPERTY.
11. THERE ARE NO KNOWN AREAS WITH THE POTENTIAL FOR GENERATING COMBUSTIBLE GASSES ON THIS PROPERTY.
12. TOPOGRAPHY SHOWN IS BASED ON A PRIOR FIELD SURVEY.
13. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
14. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON IS APPROXIMATE. ADDITIONAL UNDERGROUND UTILITIES EXIST. ELECTRIC AND TELEPHONE ARRIVE IN FRONT OF EACH LOT BY OVERHEAD WIRES.

### ZONING TABLE:

ZONING	VACANT LOT	EXISTING HOUSE
	LOT 600	LOT 601
ZONING	R-2-5	R-2-5
MIN. LOT SIZE REQUIRED	5,000 S.F.	5,000 S.F.
PROPOSED	7,439' S.F.	5,060 S.F.
MIN. LOT WIDTH REQUIRED	50'	50'
PROPOSED	15.00'	44.00'
FRONT YARD BLOCK AVERAGE	21.4'	21.4'
PROPOSED		15.1'
REAR YARD SETBACK REQUIRED	= BUILDING HEIGHT 12 FEET MINIMUM	= BUILDING HEIGHT 12 FEET MINIMUM
PROPOSED		45.6'
SIDE YARD SETBACK REQUIRED	1 : 3 RATIO = 7' MIN.	1 : 3 RATIO = 7' 7' MIN.
PROPOSED		7.0"
PARKING REQUIRED	2	2
PROPOSED	2	0
F.A.R. ALLOWED	.45	.45
PROPOSED		.26
MAX. PERMITTED BUILDING HEIGHT	35'	35'
PROPOSED		20'
OPEN SPACE REQUIRED	35% x 7,439 = 2,604 S.F.	35% x 5,060 = 1,771 S.F.
PROPOSED		3,799 S.F.
FRONT YARD COVERAGE		24.9%

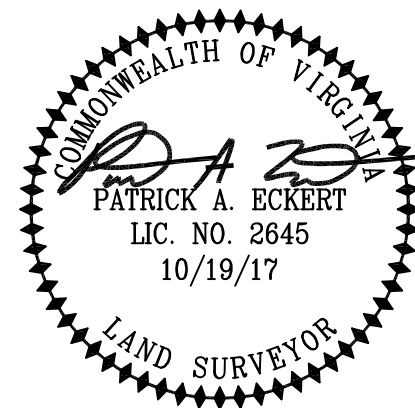
THE ABOVE REGULATIONS APPLY TO SINGLE FAMILY DWELLINGS

### SURVEYOR'S CERTIFICATE:

I, PATRICK A. ECKERT, A DULY AUTHORIZED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY REVIEWED THE PROPERTY DELINEATED BY THIS PLAT; AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT IS A RESUBDIVISION OF THE LANDS CONVEYED TO CHARLES HALLORAN BY DEED RECORDED AS INSTRUMENT NUMBER 050023405 AS RESUBDIVIDED BY DEED RECORDED AS INSTRUMENT NUMBER 070007859 ALL AMONG THE CITY OF ALEXANDRIA LAND RECORDS; AND IS WITHIN THOSE BOUNDARIES.

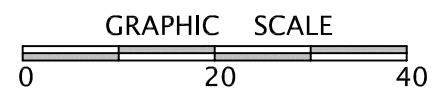
I FURTHER CERTIFY THAT IRON PIPES SHOWN THUS —○— HAVE BEEN SET AS INDICATED, EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THIS PROJECT.

GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF OCTOBER, 2017



PRELIMINARY PLAT  
SHOWING A RESUBDIVISION OF  
LOTS 500 & 501 BLOCK 4

**ABINGDON**  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' APRIL 11, 2016



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REVISED PER COMMENTS - SEPTEMBER 6, 2016  
REVISED LOT LAYOUT - APRIL 18, 2017  
REVISED BLOCK SETBACK & LOT LAYOUT - JUNE 13, 2017  
REVISED BLOCK SETBACK - OCTOBER 19, 2017