

VICINITY MAP  
SCALE: 1"=500'

### FRONT YARD COVERAGE

LOT 600  
FRONT YARD AREA = 573 SF  
(MEASURED TO SETBACK LINE)  
IMPERVIOUS COVER = 0 SF  
 $0 / 573 = 0\%$

LOT 601  
FRONT YARD AREA = 666 SF  
IMPERVIOUS COVER = 64 SF  
 $64 / 666 = 9.6\%$

### 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: SEMI-DETACHED DWELLINGS

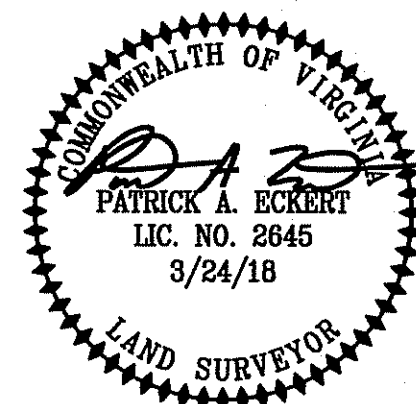
ZONING	VACANT LOT	EXISTING HOUSE
	LOT 600	LOT 601
ZONING	R-2-5	R-2-5
MIN. LOT SIZE REQUIRED	2,500 S.F.	5,000 S.F.
PROPOSED	7,497 S.F.	5,002 S.F.
MIN. LOT WIDTH REQUIRED	37.5'	37.5'
PROPOSED	35.56'	41.93'
MIN. LOT FRONTAGE REQUIRED	37.5'	37.5'
PROPOSED	18.00'	41.00'
FRONT YARD BLOCK AVERAGE	21.4'	21.4'
PROPOSED		15.1'
REAR YARD SETBACK REQUIRED	1:1 RATIO W/ 7' MIN.	1:1 RATIO W/ 7' MIN.
PROPOSED		45.6'
SIDE YARD SETBACK REQUIRED	1:3 RATIO W/ 10' MIN.	1:3 RATIO W/ 10' MIN.
PROPOSED		12.7'
PARKING REQUIRED	2	0
PROPOSED	2	0
F.A.R. ALLOWED	.45	.45
PROPOSED		.26
MAX. PERMITTED BUILDING HEIGHT	35'	35'
PROPOSED		20'
OPEN SPACE REQUIRED	35% x 7,497 = 2,624 S.F.	35% x 5,002 = 1,751 S.F.
PROPOSED		3,741 S.F.
FRONT YARD COVERAGE		9.6%

### 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 24TH DAY OF MARCH, 2018



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

**ABINGDON**

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' APRIL 11, 2016

GRAPHIC SCALE  
0 20 40

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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  
REVISED LOT LAYOUT - NOVEMBER 9, 2017  
REVISED PROPOSED USE - MARCH 23, 2018