

- TREE LEGEND
1. 3" WIDE
 2. 12" WIDE
 3. 3'-4" HOLTS
 4. 2' HOLTS
 5. 6' PERSIMMON
 6. 40' OAK
 7. 12' OAK
 8. 3' PERSIMMON
 9. 3' MACHONA
 10. 3' OAK
 11. 4' POPLAR
 12. 4' WARE

LOT 500
BLOCK 13
TAX MAP 024-03-09-11
LANDSCAPE DESIGNER
WILLIAM ALPHEUS
101 UHLER TERR
ALEXANDRIA VA 22301

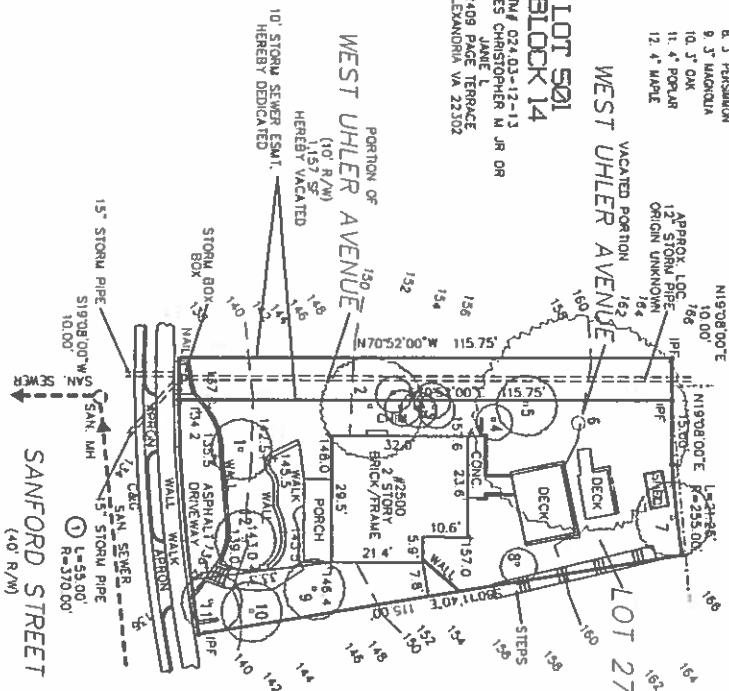
AREA TABULATION

EXISTING LOT AREA = 3,232 SF OR 0.1206 ACRES
MINIMUM LOT AREA REQUIRED (R-B) = 8,000 SF
EX. LOT 27 & VACATED PORTION OF UHLER AVE.
= 5,232 SF
PORTION OF UHLER AVENUE TO BE VACATED
= 1,137 SF

NEW LOT 27 & VACATED PORTIONS OF UHLER AVE.
= 6,409 SF

(THE SITE CURRENTLY CONTAINS ONE EXISTING LOT AND A VACATED PORTION OF A RIGHT-OF-WAY WITH A SINGLE-FAMILY DWELLING. THE PLAT IS PROPOSING TO VACATE THE ADJACENT PORTION OF THE RIGHT-OF-WAY AND CONSOLIDATE IT WITH THE EXISTING ADJACENT LOT AND PREVIOUSLY VACATED RIGHT-OF-WAY. THERE IS NO INCREASE IN THE NUMBER OF LOTS ON-SITE PROPOSED WITH THIS PLAT.)

LOT 501
BLOCK 14
TAX MAP 024-03-12-13
RHODES CHRISTOPHER M JR OR
JANE L
2409 PAGE TERRACE
ALEXANDRIA VA 22302

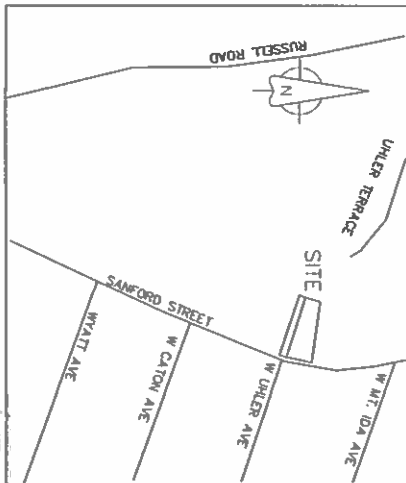


LOT 26
TAX MAP 024-03-09-09
CHARLENE TONNE E
2502 SANFORD ST
ALEXANDRIA VA 22301

NOTES:

1. NO TITLE REPORT FURNISHED.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 024-03-09-10.
3. BOUNDARY INFORMATION SHOWN HEREON IS A COMPILED OF DEEDS AND PLATS AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY BY THIS FIRM.
4. THE PROPERTY SHOWN HEREON ARE ZONED R-B.
SETBACKS: FRONT=30', SIDE=11.2' OF HT. (MIN. 25').
MAXIMUM F.A.R. = 0.35, MAXIMUM HEIGHT = 35 FEET (RESIDENTIAL).
(PLAT PROPOSES NO CHANGE TO EXISTING F.A.R., HEIGHTS OR MINIMUM SETBACKS)
MINIMUM LOT FRONTAGE = 40 FEET, MINIMUM LOT WIDTH = 65 FEET (INT.), 80 FEET (CORNER)
MINIMUM LOT AREA ALLOWED = 8,000 SQUARE FEET
(PLAT PROPOSES NO CHANGE TO EXISTING F.A.R., HEIGHTS OR MINIMUM SETBACKS)
5. THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X" PER FEMA PANEL #315319002SE DATED JUNE 16, 2011. (USGS DATUM NAVD83)
6. CERTIFICATE OF TITLE: THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF JOE M. OR LAURE M. SALAMA, RECORDED IN INSTR. #130022793 ALONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
7. PROPERTY CORNERS SHALL BE SET BY A LAND SURVEYOR LICENSED WITHIN THE COMMONWEALTH OF VIRGINIA.
8. THERE ARE NO KNOWN, AREAS THAT CAN REASONABLY BE EXPECTED TO OR WHICH DO CONTAIN SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO HEAVY METALS, PETROLEUM PRODUCTS, PCB PESTICIDES, FLYASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS ON THIS SITE.
9. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS SITE.
10. THIS SITE IS NOT KNOWN TO BE LOCATED WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP, OR DISPOSAL AREA.
11. THIS SITE IS NOT KNOWN TO HAVE AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE CASES.
12. THERE ARE NO PROPOSED STREETS WITH THIS PLAT.
13. THIS SITE SHALL HONOR ALL NATURAL DRAINAGE DIVIDES AND SHALL SHEET FLOW TO THE PUBLIC RIGHT-OF-WAY. THERE IS NO STORM SEWER WITHIN 100 FEET OF THIS SITE.
14. NO TREES ARE PROPOSED TO BE REMOVED WITH THIS PLAT.
15. THIS SITE DOES CONTAIN ANY RESOURCE PROTECTION AREAS (RPAS) AS PER THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA MAP. THERE ARE NO KNOWN ON-SITE OR ADJACENT STREAMS OR RPA COMPONENT THAT WOULD SUGGEST AN RPA EXTENDS ONTO THE SITE.
16. THERE IS NO EVIDENCE OF ANY GRAVE OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS SITE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	310.00'	55.00'	54.93'	S 119°04'40" W	08°10'33"
C2	255.00'	21.25'	21.23'	S 12°32'31" W	04°46'32"



OWNER / APPLICANT

JOE M. OR LAURE M. SALAMA
2500 SANFORD STREET
ALEXANDRIA VA 22301

APPROVED	
CITY PLANNING COMMISSION	
ALEXANDRIA, VA	
DATE	CHAIRMAN
DATE	DIRECTOR OF PLANNING
DATE	PLANNING BOARD APPROVED
DATE	DIRECTOR TALS

SHEET 1 OF 1
PRELIMINARY VACATION PLAT
SHOWING VACATION OF A PORTION OF
WEST UHLER AVENUE
ADJACENT TO
LOT 27, BLOCK 13, M.T. IDA
& A VACATED PORTION OF
WEST UHLER AVENUE
CITY OF ALEXANDRIA, VIRGINIA
SCALE = AS NOTED DATE: 02-08-14

MERESTONE LAND SURVEYING PLLC

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1220 GARRISONVILLE ROAD #105, STAFFORD, VA, 22556
OFFICE (540)752-9197 FAX (540)752-9198

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED SHOWN AND BELIEVE THAT THIS IS A SUBDIVISION OF PART (OR ALL) OF THE LAND CONVEYED BY BRYAN D. OR ALANDA C. WEAYER TO JOE M. OR LAURE M. SALAMA BY DEED DATED 09/28/13 AND RECORDED ALONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN INSTR. #130022793 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.

