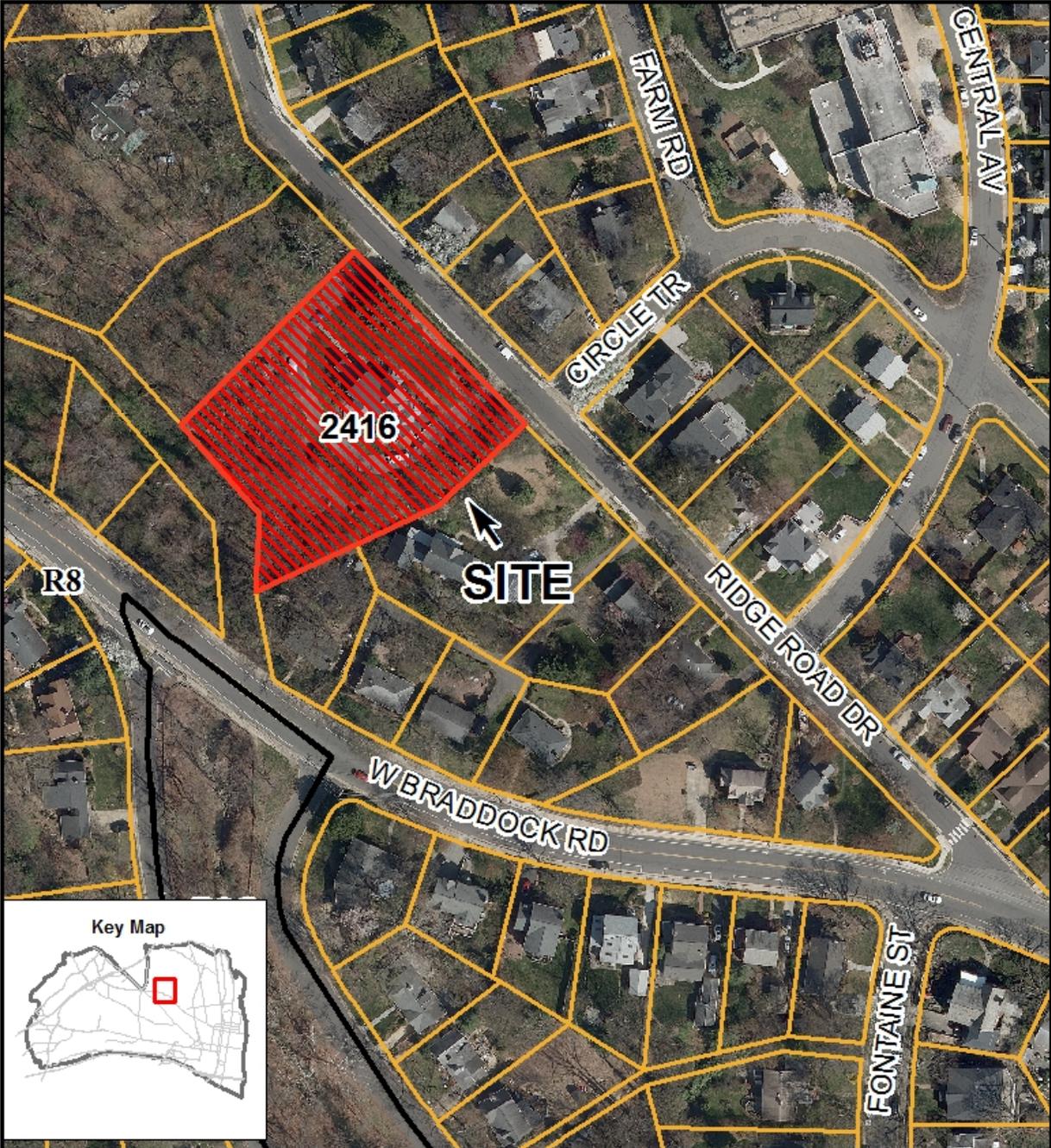




Docket Item #5
Subdivision #2017-0004
2416 Ridge Road Drive

Application	General Data	
Request: Public hearing and consideration of a request for a subdivision to re-subdivide two lots into a new configuration.	Planning Commission Hearing:	September 7, 2017
	Approved Plat must be recorded by:	March 7, 2019
Address: 2416 Ridge Road Drive	Zone:	R-8/Residential Single Family
Applicant: Double JA Development LLC, Represented by M. Cathy Puskar, Attorney	Small Area Plan:	North Ridge/Rosemont
Staff Recommendation: APPROVAL		
Staff Reviewers: Mary Catherine Collins, marycatherine.collins@alexandriava.gov Alex Dambach, alex.dambach@alexandriava.gov		



Subdivision #2017-0004
2416 Ridge Road Drive



I. DISCUSSION

The applicant and owner, Double JA Development LLC, represented by Cathy Puskar, attorney, requests to re-subdivide two existing lots located at 2416 Ridge Road Drive.

SITE DESCRIPTION

The subject site at 2416 Ridge Road Drive is comprised of two lots of record numbered as 84 and 85 in the original Braddock Heights, Section 2 Subdivision. A single-family dwelling straddles the two lots. There is a third vacant lot to the southwest of said property across a creek that is also under the same ownership and identified as lot number 82. No changes are proposed to that lot through this application.

The combined total site area is 44,793 square feet for the pair of lots (numbered as Lots 84 and 85). The combined lots have a street frontage of 202 feet on Ridge Road Drive. Lot 84 occupies 132 feet of the frontage, while lot 85 has 70 feet of frontage. The existing dwelling was constructed in the middle of the 20th century and is a brick, two story, colonial revival-style dwelling. A semi-circular driveway wraps around the house, with both curb cuts located on Ridge Road Drive. There is an existing shed and chicken wire fence at the rear of the property, located entirely on lot 85. A Resource Protection Area (RPA) runs along the western half of the property, and that area is covered in thick vegetation.

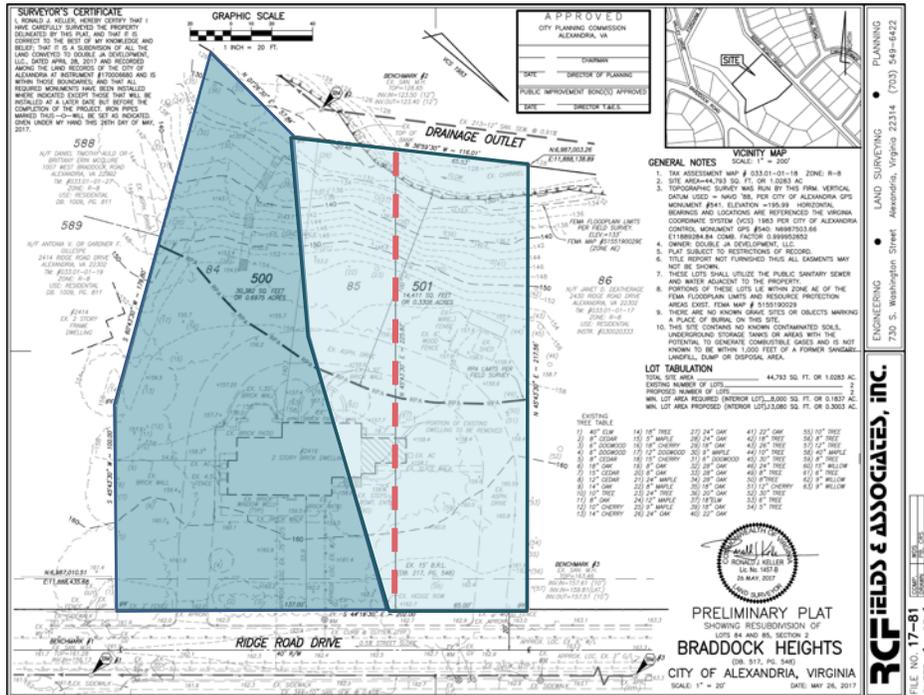


Figure 1 Plat with lots 84 and 85 identified in blue. Note that the lot line between the two lots does not run perpendicular to Ridge Road Drive. The proposed lot line is shown dashed, in red and runs perpendicular to Ridge Road Drive.

Single-family dwellings on large lots border the 2416 Ridge Road Drive property to the north and south. Across Ridge Road Drive, to the east, are single-family dwellings on lots with street frontages ranging from 50 to 70 feet. The Envoy of Alexandria Nursing Home is one block away to the east.

SUBDIVISION BACKGROUND

The subject lots were created as part of Section 2 Braddock Heights Subdivision. The Braddock Heights subdivision was approved with 380 lots in Arlington County on April 6, 1925, shortly before the City of Alexandria annexed the land in 1930.

The original subdivision plat from 1925 shows that lots 84 and 85 were among a group of irregular and slightly larger lots compared with the whole subdivision. The majority of the subdivision consists of smaller lots, each usually occupied by a single dwelling. It appears that lots 84 and 85 along with lot 82 were conveyed in concert to the same owner, and in the mid-20th century the existing house was sited roughly in the middle of the two lots.

PROPOSAL

The applicant proposes to re-subdivide the lots. The effective result would be a readjustment of property lines as indicated in Figure 1 through the transfer of land between the lots. This

would create two new lots. The proposed subdivision would establish a new lot to be number 500 with a 137 foot frontage on Ridge Road Drive, a width of 137 feet, and 30,382 square feet of lot area and another lot to be numbered 501 with a 65 foot frontage on the same street, 65 feet of with, and 14,411 square feet of lot area. The applicant proposes to demolish a portion of the existing dwelling that crosses the proposed lot line such that the remaining portion would be entirely located on the proposed lot 500. No new construction is proposed with this Planning Commission request.

ZONING / MASTER PLAN DESIGNATION

The property is located in the R-8 / Single-Family zone. The proposal meets minimum lot size, frontage and width requirements for single-family dwelling lots in the zone as shown in Table 1, and the existing dwelling would continue to meet setback and bulk requirements once the portion straddling the proposed lot line is removed. Any future dwelling located on proposed Lot 501 or replacement dwelling on proposed Lot 500 would need to comply with the R-8 zoning requirements and Residential Infill regulations for single family dwellings (section 7-2500). A

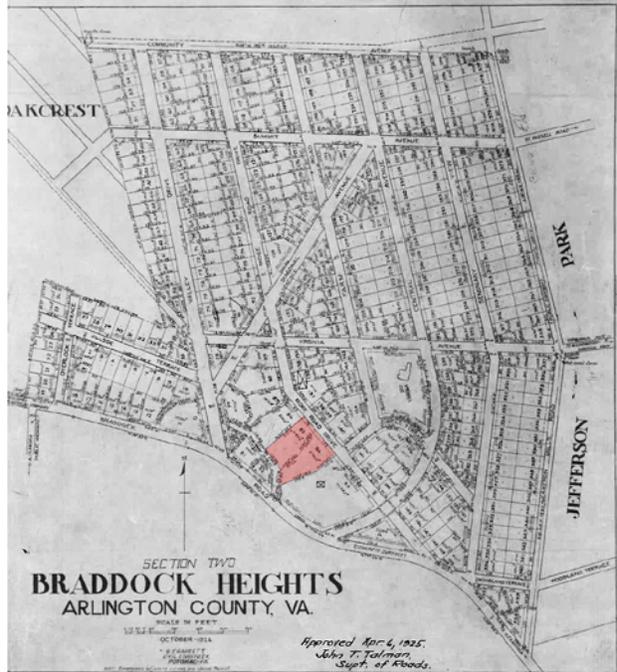


Figure 2 Original plat for Braddock Heights, Section 2. Shows that the property in question at 2416 Ridge Road Drive was originally plated as two lots, number 84 and 85 (Arlington County, VA Land Records Liber 217, page 548, 1925).

blockface survey to determine front setbacks, threshold heights, and building heights would be required. The property is also located within the North Ridge/Rosemont Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for uses consistent with the R-8 zone.

Table 1: Zoning Analysis

R-8 MINIMUM LOT STANDARDS			
	Required for SFD	Proposed Lot 500 (assuming existing dwelling remains)	Proposed Lot 501
Lot Size	8,000 square feet	30,382 square feet	14,411 square feet
Lot Frontage	40.00 feet	137.00 feet	65.00 feet
Lot Width	65.00 feet (at building line)	137.00 feet	65.00 feet
Front Yard Setback	Blockface Average	55.9 feet	TBD
Side Yard Setback	1:2, 8 foot minimum	16.7 feet (north) and 54.8 feet (south)	TBD
Rear Yard Setback	1:1, 8 foot minimum	140.3 feet	TBD
FAR	0.35	10,633.7 square feet	5,043.9 square feet

SUBDIVISION STANDARDS

Several sections of the Zoning Ordinance establish the standards for subdivisions:

Sections 11-1706 and 11-1709 address technical subdivision requirements;
 Section 11-1710(C) requires that the subdivision conform to the City Master Plan;
 Section 11-1710(D) requires that all lots meet zone requirements;
 Sections 1710(A) and (E) through (R) contain infrastructure requirements; and
 Section 11-1710(B) states that subdivided lots “shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.” Subdivision plat documents or land in the same general location and zone with similar features may be used to determine neighborhood character.

II. STAFF ANALYSIS

Staff supports the applicants’ re-subdivision request. The proposal readjusts a property line that will keep the two lots to configurations that are consistent with original subdivision plats and with the characteristics of the neighborhood in regard to use, lot orientation, lot area, and lot

frontage and width. Additionally, Proposed Lots 500 and 501 adhere to all technical subdivision requirements of the R-8 zone, provided the portion of the house proposed for demolition is removed and any new construction complies with the above zoning analysis.

This proposal complies with the technical requirements for Section 11-1706, 11-1709, and 11-1710. Section 11-1710 (B) requires analysis of the proposed lots in relation to their neighbors, and the following comparative analysis of neighborhood character as it relates to lot size, frontage, and width.

A. Neighborhood Character Analysis

Area of Comparison and Similarly Situated Lots

The Braddock Heights Section 2 subdivision, originally platted in 1925, represents the area of comparison for 2416 Ridge Road Drive. All lots are in the R-8 zone and are generally similar as to lot area, frontage, and width. The proposed lots are larger and wider than the majority of the lots in the original subdivision. When identifying lots for analysis that are “similarly situated,” however, the lots on the west side of Ridge Road Drive between Virginia Avenue and Central Avenue are most similar, as these are the only properties that were developed along what is now a designated RPA. They also share characteristics that are unique to this block such as nonparallel side lot lines and houses straddling lot lines. The lots to be analyzed are interior lots, like those in this proposal.

Lot Analysis

The focused lot analysis for proposed lots 500 and 501 includes the five lots outlined in orange on Figure 3. This analysis uses these lots, as they are located along Ridge Road Drive and, in most instances, contain land in the RPA. The lot analysis for size of these most similarly situated lots appears in Table 2. Proposed lot 500 is most similar to 2414, 2424 and 2430 Ridge Road Drive. Proposed Lot 501 is most similar to 2408, and 2410 Ridge Road Drive. It should be noted that Lot 501 would be narrower than the others on its side of the block, but it would be similar in width to the lots facing this property across Ridge Road Drive and similar in width to the majority of the lots in the original subdivision.

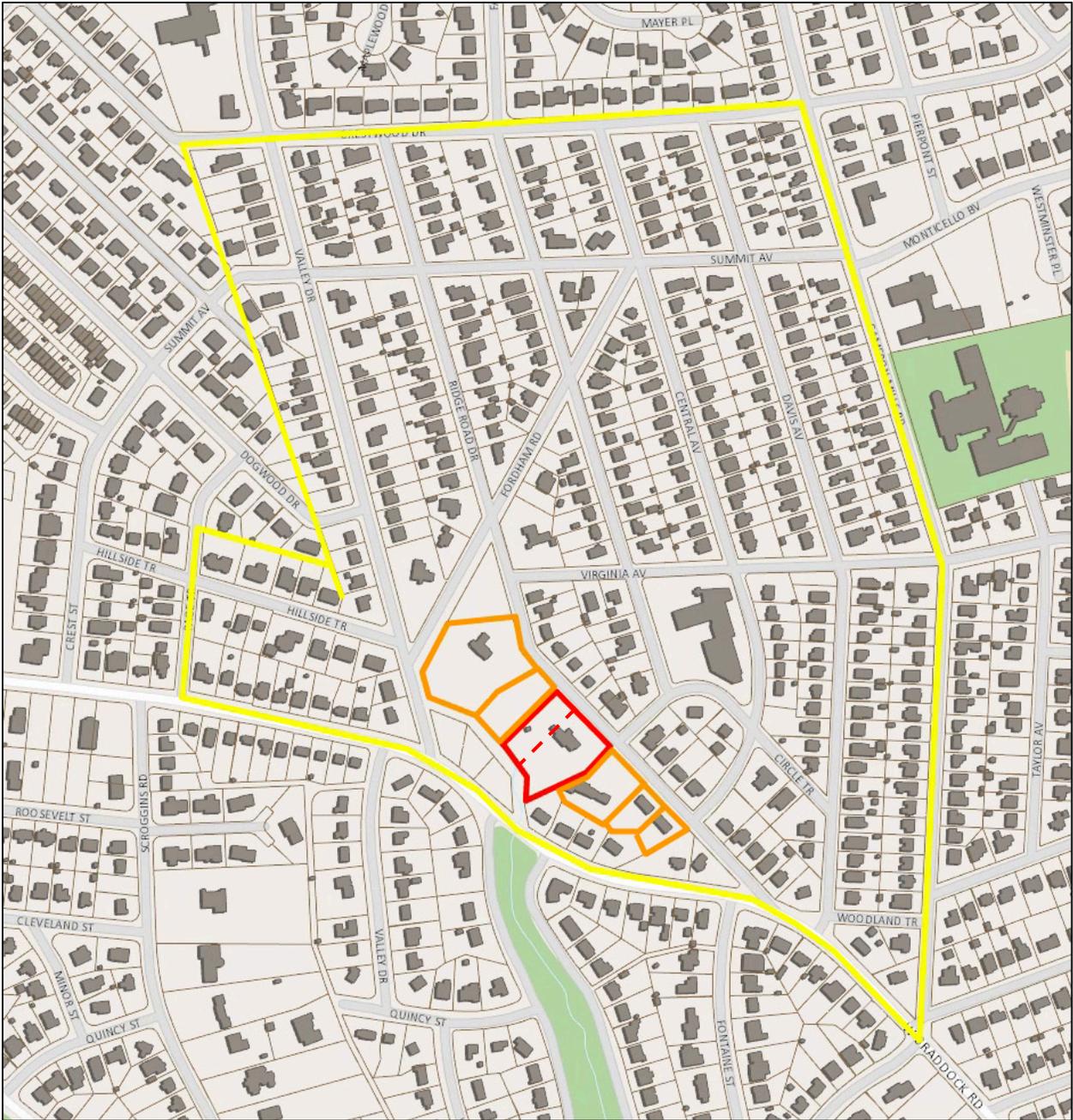


Figure 3: Map showing similarly situated lots (orange) within the study area (yellow). The subject site, 2416 Ridge Road Drive is outlined in red.

Table 2: Lot Analysis

<u>Address</u>	<u>Lot Area (Square Feet)</u>	<u>Lot Width</u>	<u>Lot Frontage</u>
2408 Ridge Road Drive	9,339	81'	87'
2410 Ridge Road Drive	10,637	80'	80'
2414 Ridge Road Drive	24,200	133'	133'
Proposed Lot 500	30,382	137'	137'
Proposed Lot 501	14,411	65'	65'
2424 Ridge Road Drive	20,300	88'	85'
2430 Ridge Road Drive	35,490	187'	151'

The lot analysis reveals that the proposal to re-subdivide the lots at 2416 Ridge Road Drive would result in two lots compatible with these similarly situated lots. As it exists today, the existing combined property is larger than others and arguably inconsistent with the intent of the 1925 Braddock Heights Section 2 subdivision. The proposed readjustment of lots lines would create two new lots that are roughly rectangular in shape and have lot sizes more consistent with the general neighborhood character. It would also improve compliance with standard 11-1710(I) in the Zoning Ordinance that generally requires lots in a subdivision to have side lot lines at right angles to street lines. The existing lots do not meet this standard.

B. Additional Considerations

Tree inventory – 2416 Ridge Road Drive

Proposed lot 500 has approximately 60% existing tree canopy cover and proposed lot 501 has 48 percent. Although the applicant does not explicitly state any plans for redevelopment on the property, staff recommends a condition that a tree inventory be required at the time of a grading plan to ensure that a minimum canopy cover similar to that which exists today remains over the site along with a minimum threshold canopy requirement of 40 percent. The majority of large caliper trees are located within the RPA, and following consultation with the City Arborist, staff has no recommendations for individual tree preservation at this time.

C. Conclusion

In summary, Proposed Lots 500 and 501 adhere to all general subdivision and technical requirements of the R-8 zone and would not detract from the existing neighborhood character as both lots would revert to the original configurations as indicated on original subdivision plats.

Subject to the conditions contained in Section III of this report, staff recommends approval of the re-subdivision request.

III. RECOMMENDED CONDITIONS

Staff recommends **APPROVAL** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)
2. A tree inventory is required at the time of any grading plan for development of either lot to ensure that a minimum canopy cover similar to that which exists today remains over the site to the greatest degree possible. Under no circumstances shall the canopy cover go below 40 percent for either lot. (P&Z).
3. Trees of a significant caliper are currently located within the RPA. The applicant shall maintain significantly large trees within the RPA. (P&Z) (City Arborist).

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services
Mary Catherine Collins, Urban Planner

Staff Note: This plat will expire 18 months from the date of approval (March 7, 2019) unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Zoning:

F-1 The tax map numbers and owner information do not match the City's Real Estate Assessment Records. The adjacent parcel to the north is addressed as 1101 West Braddock Road. The adjacent property to the south is addressed as 2414 Ridge Road Drive. Please reconcile. Real Estate Assessment records show owner and tax map information is as follows:

Address	Owner	Tax Map
2414 Ridge Road Dr.	GILLESPIE ANTONIA V OR GARDNER F	033.01-01-19
2416 Ridge Road Dr.	DOUBLE JA DEVELOPMENT LLC	033.01-01-18
1101 W Braddock Rd.	DOUBLE JA DEVELOPMENT LLC	033.01-01-28

Transportation & Environmental Services:

- F-1 Transportation Planning and Traffic Engineering have no comments on this application. (T&ES)
- R-1 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements. (T&ES)
- C-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- C-2 On the final plat list the name and address of the owner or applicant. (As submitted, General Note # 4, the plat only provides the name of the owner). Section 11-7106 (D) (3). (T&ES)
- C-3 Any future development/redevelopment on the subdivided lots shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII Environmental Management Ordinance and the relevant laws of the Commonwealth of Virginia and the City of Alexandria, as applicable, for storm water management regarding water quality improvement and quantity control at the time of submission of the first final plan. (T&ES)
- C-4 The development and redevelopment of the subdivided lots shall not adversely impact the storm water drainage or create a nuisance on the public and private properties. (Sec. 5-6-224) (T&ES)
- C-5 All secondary utilities serving the subdivided lots shall be placed underground. (Sec. 5-3-3) (I-ROW). (T&ES)

Code Enforcement:

No comments

Archaeology:

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Real Estate Assessments:

No comments

Recreation, Parks, & Cultural Activities:

No comments

Police Department:

No comments received

Fire Department:

No comments



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 2416 Ridge Road Drive

TAX MAP REFERENCE: 033.01-01-18 **ZONE:** R-8

APPLICANT:

Name: Double JA Development LLC

Address: 2107 Powhatan Street, Falls Church, VA 22043

PROPERTY OWNER:

Name: Same as applicant

Address: _____

SUBDIVISION DESCRIPTION _____

Resubdivision of lots 84 and 85, Section 2 Braddock Heights

THE UNDERSIGNED hereby applies for Subdivision in accordance with the provisions of Section 11-700 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

M. Catharine Puskar, attorney/agent

Print Name of Applicant or Agent

Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State Zip Code

McPuskar

Signature

703-528-4700 703-525-3197

Telephone # Fax #

cpuskar@thelandlawyers.com

Email address

6/14/2017

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid and Date: _____

ACTION - PLANNING COMMISSION: _____

Subdivision # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

- the Owner Contract Purchaser Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

See attached

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.** Provide proof of current City business license.
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

N/A

Double JA Development LLC
2107 Powhatan Street
Falls Church, VA 22043

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Application for Subdivision
2416 Ridge Road Drive; Tax Map ID: 033.01-01-18 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, Double JA Development LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications and any related requests for subdivision of the Property.

Very truly yours,

By: Brian Thomas

Its: Beit

Date: June 12, 17

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.	Double JA Development LLC SEE ATTACHED	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2416 Ridge Road (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.	SAME AS ABOVE	
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

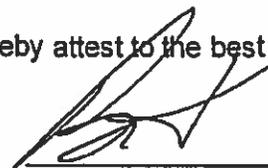
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Allie Ross Thomas		
2. Leland Jack Thomas	None	None none
3. John Wilder Thomas	None	None

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

June 12, 17 Brian Thomas
Date Printed Name


Signature

Double J A Development LLC

Ownership

Allie Ross Thomas 33%
Leland Jack Thomas 33%
John Wilder Thomas 33%

Subdivision # _____

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

**SUBMITTED TO
THE DEPARTMENT OF PLANNING AND ZONING
CITY OF ALEXANDRIA, VIRGINIA**

PROJECT NAME: 2416 Ridge Road Drive

PROJECT ADDRESS: 2416 Ridge Road Drive

DESCRIPTION OF REQUEST:

Resubdivision of lots 84 and 85, Section 2 Braddock Heights

THE UNDERSIGNED hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

to the September 7th, 2017 Planning Commission Mtg.

Date: 6/14/2017

Applicant

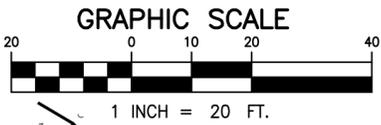
Agent

Signature: *M. Puskar*

Printed Name: M. Catharine Puskar

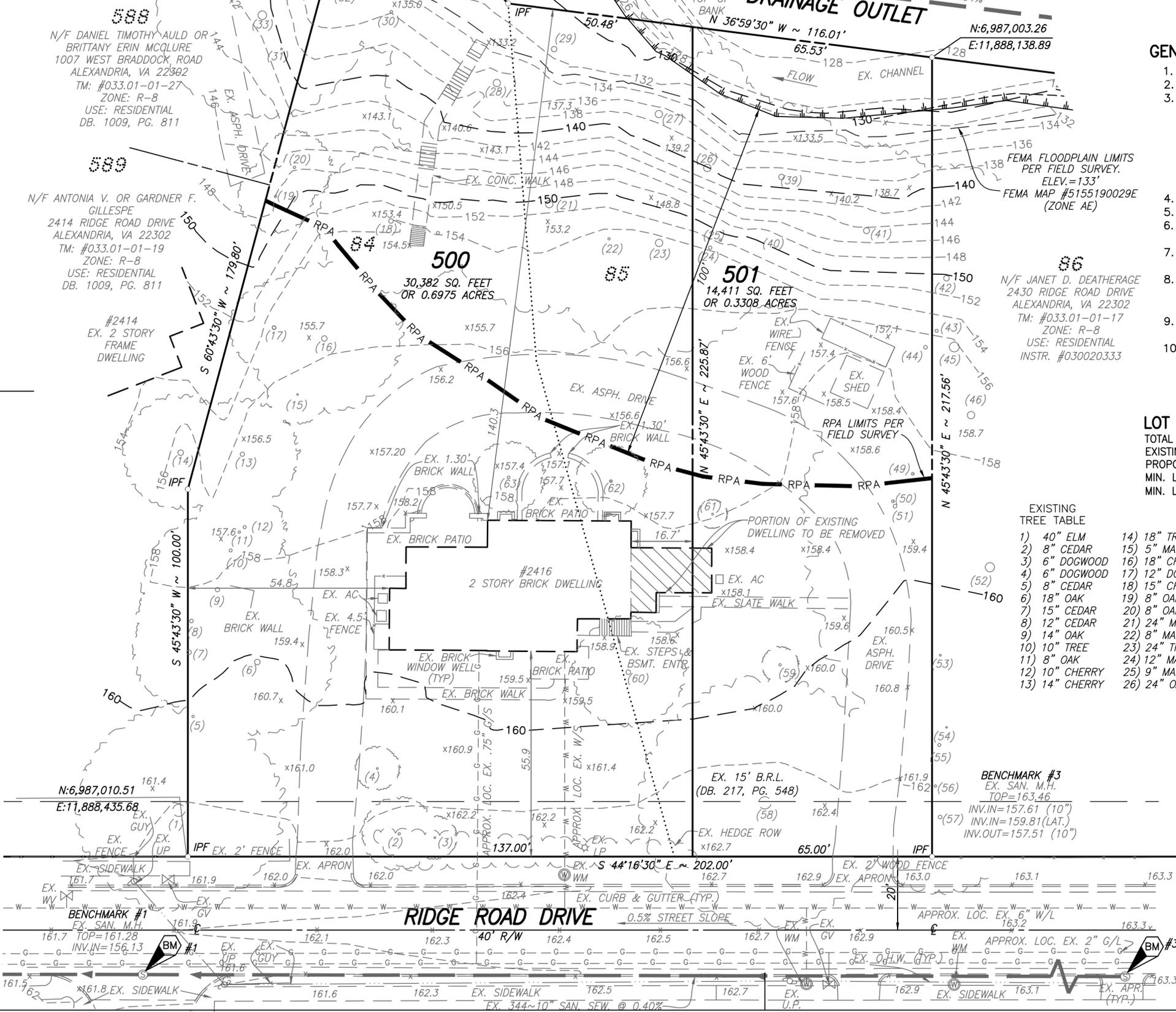
SURVEYOR'S CERTIFICATE

I, RONALD J. KELLER, 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 ALL THE LAND CONVEYED TO DOUBLE JA DEVELOPMENT, LLC., DATED APRIL 28, 2017 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #170006680 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 THUS \bigcirc WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 26TH DAY OF MAY, 2017.



APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

	CHAIRMAN
DATE	DIRECTOR OF PLANNING
PUBLIC IMPROVEMENT BOND(S) APPROVED	
DATE	DIRECTOR T.&E.S.



GENERAL NOTES

1. TAX ASSESSMENT MAP # 033.01-01-18 ZONE: R-8
2. SITE AREA=44,793 SQ. FT. OR 1.0283 AC
3. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88, PER CITY OF ALEXANDRIA GPS MONUMENT #541. ELEVATION =195.99 HORIZONTAL BEARINGS AND LOCATIONS ARE REFERENCED THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 PER CITY OF ALEXANDRIA CONTROL MONUMENT GPS #540: N6987503.66 E11889284.84 COMB. FACTOR 0.999952652
4. OWNER: DOUBLE JA DEVELOPMENT, LLC.
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. TITLE REPORT NOT FURNISHED THUS ALL EASMENTS MAY NOT BE SHOWN.
7. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
8. PORTIONS OF THESE LOTS LIE WITHIN ZONE AE OF THE FEMA FLOODPLAIN LIMITS AND RESOURCE PROTECTION AREAS EXIST. FEMA MAP # 5155190029
9. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
10. THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, 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.

LOT TABULATION

TOTAL SITE AREA	44,793 SQ. FT. OR 1.0283 AC.
EXISTING SITE NUMBER OF LOTS	2
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED (INTERIOR LOT)	8,000 SQ. FT. OR 0.1837 AC.
MIN. LOT AREA PROPOSED (INTERIOR LOT)	13,080 SQ. FT. OR 0.3003 AC.

EXISTING TREE TABLE

1) 40" ELM	14) 18" TREE	27) 24" OAK	41) 22" OAK	55) 10" TREE
2) 8" CEDAR	15) 5" MAPLE	28) 24" OAK	42) 18" TREE	56) 8" TREE
3) 6" DOGWOOD	16) 18" CHERRY	29) 18" OAK	43) 26" TREE	57) 12" TREE
4) 6" DOGWOOD	17) 12" DOGWOOD	30) 9" MAPLE	44) 10" TREE	58) 40" MAPLE
5) 8" CEDAR	18) 15" CHERRY	31) 6" DOGWOOD	45) 30" TREE	59) 8" TREE
6) 18" OAK	19) 8" OAK	32) 28" OAK	46) 24" TREE	60) 15" WILLOW
7) 15" CEDAR	20) 8" OAK	33) 28" OAK	47) 8" TREE	61) 6" TREE
8) 12" CEDAR	21) 24" MAPLE	34) 28" OAK	48) 8" TREE	62) 9" WILLOW
9) 14" OAK	22) 8" MAPLE	35) 18" OAK	49) 8" TREE	63) 9" WILLOW
10) 10" TREE	23) 24" TREE	36) 20" OAK	50) 8" TREE	
11) 8" OAK	24) 12" MAPLE	37) 18" ELM	51) 12" CHERRY	
12) 10" CHERRY	25) 9" MAPLE	38) 18" OAK	52) 30" TREE	
13) 14" CHERRY	26) 24" OAK	39) 18" OAK	53) 6" TREE	
		40) 22" OAK	54) 5" TREE	



PRELIMINARY PLAT
SHOWING RESUBDIVISION OF
LOTS 84 AND 85, SECTION 2
BRADDOCK HEIGHTS
(DB. 517, PG. 548)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DATE: MAY 26, 2017

RCFIELDS & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING

730 S. Washington Street Alexandria, Virginia 22314 (703) 549-6422

FILE NO. 17-81
SHEET 1 OF 1

WDS	PB	CRS
CHECKED		