



**APPLICATION**

**SUBDIVISION OF PROPERTY**

**SUB #** \_\_\_\_\_

**PROPERTY LOCATION:** 1206 Orchard Street

**TAX MAP REFERENCE:** 042.04-05-34

**ZONE:** R-8

**APPLICANT:**

Name: 1206 Orchard, LLC

Address: \_\_\_\_\_

**PROPERTY OWNER:**

Name: Jeffrey M. Peisch or Karen Schwartz

Address: \_\_\_\_\_

**SUBDIVISION DESCRIPTION**

Request for the subdivision of a single lot into two (2) new buildable lots.

- THE UNDERSIGNED**, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- 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.

1206 Orchard, LLC By: M. Catharine Puskar Attorney/Agent  
Print Name of Applicant or Agent

Mailing/Street Address

Arlington, VA 22201

City and State Zip Code

*MCPuskar*

Signature

Telephone #

Fax #

Email address

2/10/2025

Date

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

**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. **N/A**
- No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

# 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. 1206 Orchard, LLC	[REDACTED]	See attached
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1206 Orchard Street, Alexandria, VA 22302 (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. Jeffrey M. Peisch or Karen Schwartz	[REDACTED]	See attached
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. 1206 Orchard, LLC	None	None
2. Jeffrey M. Peisch or Karen Schwartz	None	None
3.		

**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.

2/10/2025 1206 Orchard, LLC By M. Catharine Puskar Attorney/Agent 

Date Printed Name Signature

Jeffrey M. Peisch or Karen Schwartz  
[REDACTED]  
Playa Vista, California 90094

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


Re: Consent to File for a Subdivision a Subdivision Application  
1206 Orchard Street, Alexandria, VA 22302, Tax Map No. 042.04-05-34 (the  
"Property")

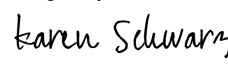
Dear Mr. Moritz:

Jeffrey M. Peisch or Karen Schwartz, as owner of the above-referenced Property, hereby consents to the filing of an application for a Subdivision on the Property and any related requests by JC Development, LLC.

Very truly yours,

Jeffrey M. Peisch or Karen Schwartz

Signed by:  
  
240A2246E50F476...

Signed by:  
  
1AF2CBCBA262487...  
Date: 2/9/2025

1206 Orchard, LLC  
[REDACTED]  
Alexandria, VA 22314

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

Re: Authorization to File a Subdivision Application  
1206 Orchard Street, Alexandria, VA 22302, Tax Map No. 042.04-05-34 (the  
"Property")

Dear Mr. Moritz:

1206 Orchard, LLC, hereby authorizes Walsh, Colucci, Lubeley, & Walsh, P.C. to act as agent on its behalf for the filling and representation of a Subdivision application on the Property and any related requests.

Very truly yours,

1206 Orchard, LLC

DocuSigned by:  
By: Daniel Schmitt  
99324EE64C1B412...  
Its: Daniel Schmitt  
Date: 2/10/2025

**APPLICANT OWNERSHIP BREAKDOWN**

**Owner of 1206 Orchard Street (TM No. 042.04-05-34)**

**Jeffrey M. Peisch or Karen Schwartz (Title Owner)**

[REDACTED]  
Playa Vista, CA 90094

**Contract Purchaser/Applicant of 1206 Orchard Street (TM No. 042.04-05-34)**

**1206 Orchard, LLC**

[REDACTED]  
Alexandria VA 22314

<b>Member(s):</b>	<b>Percent Ownership:</b>
<b>Daniel Schmitt</b>	<b>50%</b>
<b>John Casey</b>	<b>50%</b>

**Note:** None of the people or entities listed above have a business or financial relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

**WAIVER OF RIGHT TO AUTOMATIC APPROVAL**

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

**PROJECT NAME:** 1206 Orchard Street Subdivision

**PROJECT ADDRESS:** 1206 Orchard Street, Alexandria, VA 22302

**DESCRIPTION OF REQUEST:**


Request for the subdivision of a single lot into two (2) new buildable lots.

**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 May 6, 2025 Planning Commission hearing.

Date: 2/10/2025

Applicant

Agent

Signature: 

Printed Name: 1206 Orchard, LLC By: M. Catharine Puskar, Attorney/Agent

# **MATERIALS CHECKLIST**

## **SUBDIVISION OF PROPERTY APPLICATION**

The following materials are required for a **preliminary subdivision submission**.

- COMPLETED SUBDIVISION APPLICATION FORM**
- FILING FEE** of \$2,000 plus \$500.00/lot for each lot including outlots if total lots <10; or \$3,000 plus \$500.00/lot for each lot including outlots if 10 or more total lots.
- WAIVER OF RIGHT TO AUTOMATIC APPROVAL FORM**
- PRELIMINARY PLAT TO SCALE**

### **Format:**

- PDF of the plat
- Scale no less than 100' to 1"

### **Required contents:**

- Subdivision name
- Name, address of owner of record and the applicant
- Name, address, certificate number and seal of the surveyor or engineer
- Gross area in acres and total number of buildings, lots or sites involved
- Date, scale and north point with reference to source of meridian
- Zoning of the property
- A form or space, not less than two and one-quarter by three and one-half inches, on which approval by the commission may be shown
- Lot lines with the dimensions of the length and width of the lots
- In the case of resubdivisions, all lot lines or lot numbers that are proposed to go out of existence by reason of the resubdivision shall be shown by dotted lines and numbers
- Location of the property immediately adjoining the proposed subdivision and the names and addresses of all its owners
- Location and width of all proposed streets, alleys and public areas and their dimensions  
Points of connection with the city sewer system
- Location of all easements, reservations, and highway setbacks, as established by section 7-1006 of the zoning ordinance
- The width and name of adjacent existing streets, alleys, easements and public utilities, including without limitation, liens for water, gas, electric, telephone, storm and sanitary sewer, and railroads shown graphically
- Limits of floodplains and resource protection areas
- Location of any grave or object or structure marking a place of burial



SUBDIVISION APPLICATION MATERIALS CHECKLIST (cont'd)

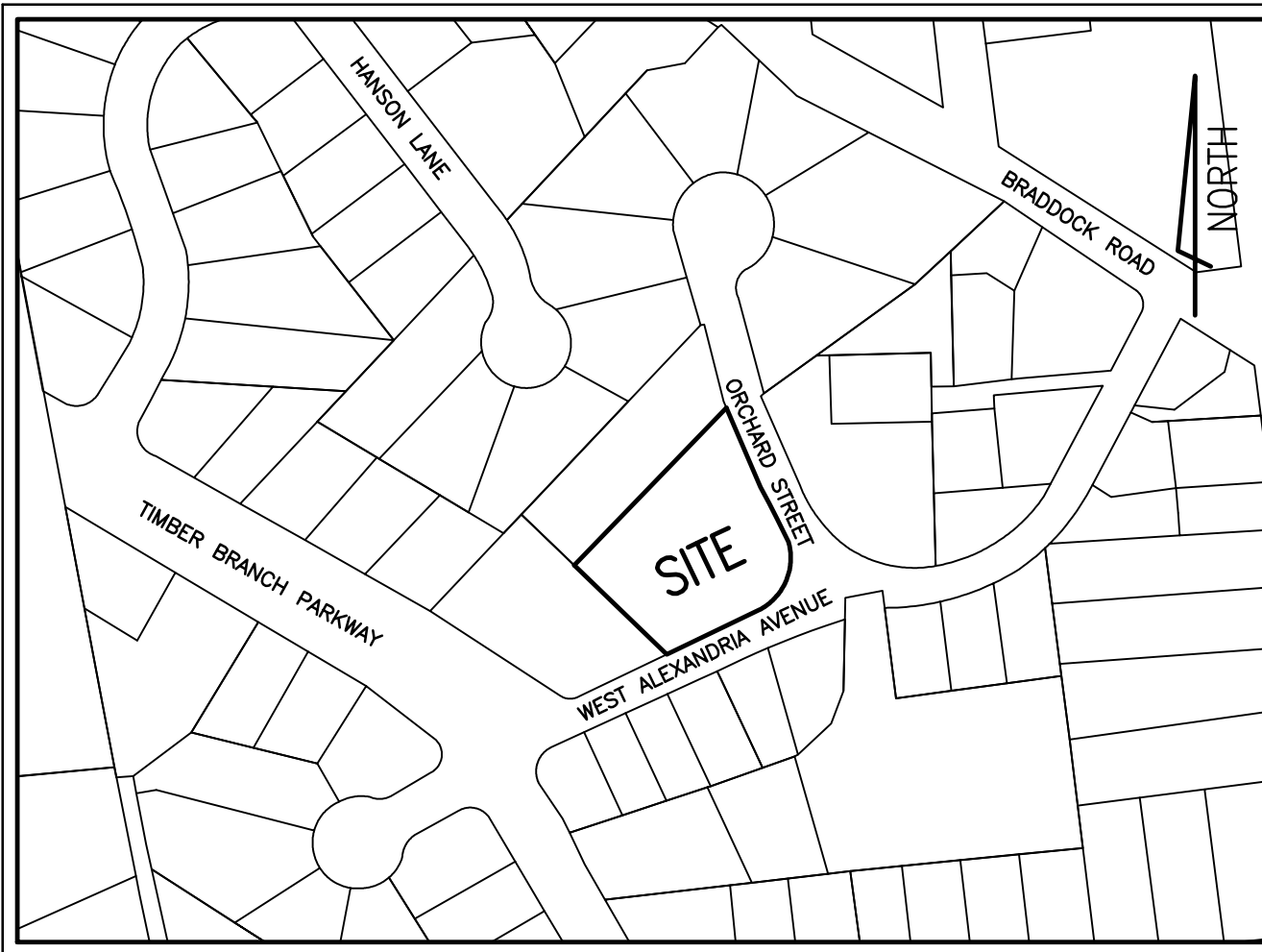
- In the following cases the preliminary plat shall be superimposed on a topographic map, at a scale of not greater than 100 feet to the inch, showing contours at intervals not greater than two feet or greater intervals when permitted by the director, and correlated to the U.S. Coast and Geodetic Survey datum, for the purpose of showing the character and drainage of the land:
  - a. Whenever any land within the parcel subdivided is to be dedicated to public use; or
  - b. For all subdivisions containing lots or parcels of less than one-half acre.
- Proposed street grade data and the method of storm water disposal
- General location, dimension, size, height, and species of major trees and shrubs
- Existing buildings with dimensions from the buildings to the nearest lot lines When 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's, pesticides, flyash, or other toxic or hazardous materials
- When known, underground storage tanks
- When known, areas located within 1,000 feet of a former sanitary landfill, dump, or disposal area
- When known, areas with the potential of generating combustible gases

**FINAL PLAT (Mylar)**

**Required contents:**

- All of the information required of a preliminary plat under Section 11-1706(D), except for items 16-24
- The location of all metals monuments of not less than one inch in diameter and 24 inches in length shown this: O, and located in the ground at each intersection of streets and alleys with plat boundary lines, and at all points on a street, alley and boundary lines where there is a corner, change in direction, or curvature
- A surveyor's or engineer's seal and certificate of survey in the following form, which may be modified to accommodate title information (see Section 11-1709 B(3) for language)
- A curve table containing the following for all curvilinear boundaries and street centerlines; delta, radius, arc, tangent, chord and chord bearing. All distances shall be shown to the nearest one-hundredth of a foot; angles or bearings to the nearest ten seconds.

See Section 11-1700 of the Alexandria Zoning Ordinance for additional information



VICINITY MAP  
SCALE 1" = 200'

TEXT LEGEND:

- \* = DEGREES
- ' = MINUTES (OR FEET)
- " = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- ⊙ = AT
- A = ARC
- APPROX = APPROXIMATE
- BC = BOTTOM OF CURB
- BM = BENCHMARK
- CL = CLASS
- C/L = CENTERLINE
- CLF = CHAIN LINK FENCE
- CI = CURB INLET
- CO = CLEAN OUT
- CONC = CONCRETE
- C&G = CURB & GUTTER
- DB = DEED BOOK
- E = EAST
- EB = ELECTRICAL BOX
- ESMT = EASEMENT
- EP = EDGE OF PAVEMENT
- FF = FINISH FLOOR
- FH = FIRE HYDRANT
- FT = FEET
- GI = GRATE INLET
- G/L = GAS LINE
- GM = GAS METER
- G/S = GAS SERVICE
- HC = HEADER CURB
- IPF = IRON PIPE FOUND
- INV = INVERT
- INTX = INTERSECTION
- IRF = IRON ROD FOUND
- LAT = LATERAL
- LOC = LOCATION
- LP = LIGHT POLE
- MH = MANHOLE
- N = NORTH
- N/F = NOW OR FORMERLY
- OHW = OVERHEAD WIRE
- PE = POOL EQUIPMENT
- PG = PAGE
- PP = POWER POLE
- PVC = POLYVINYL CHLORIDE
- R = RADIUS
- RET = RETAINING
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SAN = SANITARY
- SEW = SEWER
- SQ. FT. = SQUARE FEET
- STM = STORM
- STR = STRUCTURE
- SW = SIDEWALK
- TM = TAX MAP
- TW = TOP OF WALL
- TRAF SIG = TRAFFIC SIGNAL
- 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

EXISTING TREE TABLE:

- |                               |                             |
|-------------------------------|-----------------------------|
| 1) 9" MAGNOLIA                | 78) 4" OAK CLUSTER          |
| 2) 42" OAK                    | 79) 5" PEAR CLUSTER         |
| 3) 14" OAK                    | 80) 3" HONEYSUCKLE CLUSTER  |
| 4) 15" OAK                    | 81) 4" PRIVET CLUSTER       |
| 5) 18" HOLLY                  | 82) 4" REDBUD               |
| 6) 5" DOGWOOD CLUSTER         | 83) 5" HEMLOCK TWIN         |
| 7) 3" HOLLY                   | 84) 25" HICKORY             |
| 8) 10" DOGWOOD CLUSTER        | 85) 12" HICKORY             |
| 9) 5" DOGWOOD                 | 86) 5" REDBUD               |
| 10) 9" DOGWOOD                | 87) 5" REDBUD               |
| 11) 9" MAGNOLIA CLUSTER       | 88) 12" HICKORY             |
| 12) 8" HOLLY                  | 89) 35" OAK                 |
| 13) 5" HOLLY                  | 90) 3" REDBUD               |
| 14) 6" HOLLY                  | 91) 6" HICKORY              |
| 15) 16" MYRTLE CLUSTER        | 92) 8" HICKORY              |
| 16) 6" HOLLY                  | 93) 13" SYCAMORE            |
| 17) 6" HOLLY                  | 94) 3" DOGWOOD              |
| 18) 6" HOLLY                  | 95) 5" HICKORY              |
| 19) 6" HOLLY                  | 96) 5" REDBUD               |
| 20) 3" CEDAR                  | 97) 16" ASH                 |
| 21) 5" MYRTLE CLUSTER         | 98) 6" ASH                  |
| 22) 6" MYRTLE CLUSTER         | 99) 7" ASH                  |
| 23) 6" MYRTLE CLUSTER         | 100) 5" HICKORY             |
| 24) 5" MAGNOLIA               | 101) 4" MAGNOLIA            |
| 25) 5" MYRTLE CLUSTER         | 102) 40" MAPLE TWIN         |
| 26) 5" CRABAPPLE              | 103) 23" CEDAR              |
| 27) 4" HOLLY CLUSTER          | 104) 12" MAPLE              |
| 28) 3" HOLLY CLUSTER          | 105) 3" DOGWOOD             |
| 29) 4" HOLLY CLUSTER          | 106) 3" HOLLY               |
| 30) 4" HOLLY CLUSTER          | 107) 3" HOLLY               |
| 31) 6" PRUNUS SP              | 108) 3" HOLLY               |
| 32) 24" OAK                   | 109) 4" HOLLY               |
| 33) 8" PINE                   | 110) 8" OAK                 |
| 34) 6" PINE                   | 111) 9" OAK                 |
| 35) 4" HOLLY                  | 112) 12" MAPLE              |
| 36) 6" HOLLY                  | 113) 19" MAPLE TWIN         |
| 37) 6" HOLLY                  | 114) 12" HICKORY            |
| 38) 5" HOLLY TWIN             | 115) 3" HONEYSUCKLE         |
| 39) 2" HOLLY                  | 116) 3" HOLLY CLUSTER       |
| 40) 2" HOLLY                  | 117) 3" HONEYSUCKLE CLUSTER |
| 41) 2" VIBURNUM CLUSTER       | 118) 6" HICKORY             |
| 42) 14" PINE                  | 119) 6" HONEYSUCKLE         |
| 43) 28" OAK                   | 120) 6" CEDAR               |
| 44) 4" BURNING BUSH CLUSTER   | 121) 4" CEDAR               |
| 45) 4" PRIVET SP CLUSTER      | 122) 3" HOLLY               |
| 46) 4" BURNING BUSH CLUSTER   | 123) 11" ASH                |
| 47) 2" BURNING BUSH CLUSTER   | 124) 21" ASH                |
| 48) 4" DOGWOOD CLUSTER        | 125) 15" TREE OF HEAVEN     |
| 49) 3" HOLLY                  | 126) 4" HOLLY               |
| 50) 6" CEDAR                  | 127) 12" OAK                |
| 51) 7" MAPLE                  | 128) 12" HICKORY            |
| 52) 4" BURNING BUSH CLUSTER   | 129) 6" HICKORY             |
| 53) 4" HOLLY                  | 130) 8" HICKORY             |
| 54) 6" MYRTLE CLUSTER         | 131) 8" HICKORY             |
| 55) 24" HICKORY               | 132) 36" OAK                |
| 56) 9" HICKORY                | 133) 4" BIRCH TWIN          |
| 57) 10" HICKORY               | 134) 3" OAK                 |
| 58) 10" HICKORY               | 135) 3" CEDAR CLUSTER       |
| 59) 9" HICKORY                | 136) 17" HICKORY            |
| 60) 7" HICKORY                | 137) 3" PHOTINIA CLUSTER    |
| 61) 5" HACKBERRY              | 138) 3" PHOTINIA CLUSTER    |
| 62) 3" TREE OF HEAVEN         | 139) 3" PHOTINIA CLUSTER    |
| 63) 2" HOLLY                  | 140) 3" PHOTINIA CLUSTER    |
| 64) 4" OAK                    | 141) 3" PHOTINIA CLUSTER    |
| 65) 11" TREE OF HEAVEN        | 142) 3" PHOTINIA CLUSTER    |
| 66) 12" TREE OF HEAVEN        | 143) 5" PRIVET CLUSTER      |
| 67) 10" TREE OF HEAVEN TWIN   | 144) 12" CEDAR              |
| 68) 4" ASH                    | 145) 10" CEDAR              |
| 69) 2" MAPLE                  | 146) 5" HOLLY CLUSTER       |
| 70) 2" TREE OF HEAVEN CLUSTER | 147) 10" SPRUCE             |
| 71) 9" TREE OF HEAVEN         | 148) 4" MAGNOLIA            |
| 72) 4" CHERRY                 | 149) 5" HONEYSUCKLE         |
| 73) 7" PEAR                   | 150) 22" MAPLE              |
| 74) 8" PEAR TWIN              | 151) 2" REDBUD CLUSTER      |
| 75) 10" TREE OF HEAVEN        | 152) 7" HEMLOCK             |
| 76) 4" HOLLY                  | 153) 5" PRIVET CLUSTER      |
| 77) 10" OAK                   | 154) 5" PRIVET              |

BENCHMARK #1  
SAN MH  
TOP=61.02  
INV IN=52.38  
INV OUT=52.20

BENCHMARK #2  
SAN MH  
TOP=86.26  
INV IN=80.47  
INV OUT(A)=79.20  
INV OUT(B)=79.59

WEST ALEXANDRIA AVENUE  
40' R/W

ORCHARD STREET  
40' R/W

APPROVED  
SUBDIVISION CASE NO. \_\_\_\_\_

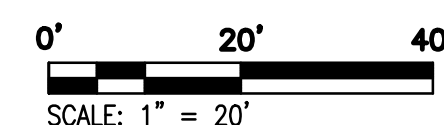
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_



GENERAL NOTES:

1. TAX ASSESSMENT MAP #042.04-05-34
2. ZONE: R-8
3. OWNER: JEFFREY M. PEISCH & KAREN SCHWARTZ  
12895 RUNWAY ROAD APT 6  
PLAYA VISTA, CA 90094-2911  
DEED BOOK 1383, PAGE 1439
- APPLICANT: 1206 ORCHARD, LLC  
54 WOLFE STREET  
ALEXANDRIA, VA 22314
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88, PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
5. THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), 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.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TITLE REPORT FURNISHED BY ROUND TABLE TITLE, CASE #MDS24-VA-1769, DATED 08/29/2024 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
8. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
9. THIS LOT IS IN ZONE X (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP #5155190029F.
10. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
11. 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.
12. STORMWATER MANAGEMENT AND RUNOFF FROM THIS PROPOSED LOT WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THERE ARE NO CHANGES IN DRAINAGE PATTERNS PROPOSED WITH THIS PLAT.
13. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION (R-8)

TOTAL SITE AREA	33,585 SQ. FT. OR 0.7710 ACRES
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED	8,000 SQ. FT. OR 0.1837 ACRES
MIN. LOT AREA PROVIDED (LOT 505)	21,193 SQ. FT. OR 0.4865 ACRES
(LOT 506)	12,392 SQ. FT. OR 0.2845 ACRES
MINIMUM LOT WIDTH REQUIRED	65'
LOT WIDTH PROVIDED (LOT 505)	213.01'
(LOT 506)	98.29'
MINIMUM LOT FRONTAGE REQUIRED	40'
LOT FRONTAGE PROVIDED (LOT 505)	244.61'
(LOT 506)	114.04'

LOT TABULATION EXISTING LOTS

TOTAL SITE AREA	33,585 SQ. FT. OR 0.7710 ACRES
EXISTING NUMBER OF LOTS	1
LOT 1	33,585 SQ. FT. OR 0.7710 ACRES

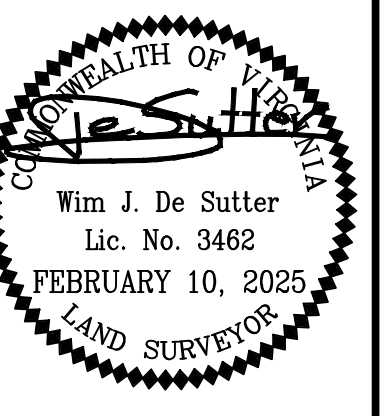
CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	60.00'	103.40'	98°44'29"	69.93'	S 14°33'19" W	91.07'
C2	190.00'	37.77'	11°23'26"	18.95'	S 29°07'12" E	37.71'
C3	190.00'	31.51'	9°30'10"	15.79'	S 30°03'50" E	31.48'
C4	190.00'	6.26'	1°53'16"	3.13'	S 24°22'07" E	6.26'

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 9, 2024; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

625 N. WASHINGTON ST  
SUITE 250  
ALEXANDRIA, VA 22314  
703.549.6422  
www.rcfassoc.com



PRELIMINARY PLAT  
SHOWING LOTS 505 & 506, RESUBDIVISION OF LOT 1,  
A PORTION OF THE LAND OF  
**YURI & SHARON KSANDER**  
DEED BOOK 786, PAGE 723  
(1206 ORCHARD STREET)  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: KKH  
SCALE: 1" = 20'  
DATE: 2/10/2025

PRELIMINARY  
SUBDIVISION PLAT  
SHEET 1 OF 1  
FILE: 24-174

DEED OF RESUBDIVISION AND DEDICATION  
✓✓

THIS DEED OF RESUBDIVISION AND DEDICATION, made this 2nd day of October, 1974, by and between YURI KSANDER and SHARON G. KSANDER, his wife, hereinafter designated as "Grantors".

WHEREAS, the said Yuri Ksander and Sharon G. Ksander acquired title to that certain parcel of land located in the City of Alexandria, Virginia, and known as VILLA NUMBER FIFTEEN (15), in SOUTH BRADDOCK HEIGHTS on the survey and plat of the land of the North-West Alexandria Improvement Company, which is duly recorded among the land records of Arlington County, Virginia in Liber U, No. 4, Folio 60, by virtue of Deed dated June 5, 1973, recorded in Deed Book 759, page 458 of the City of Alexandria, Virginia Land Records; and

WHEREAS, the said Grantors desire to subdivide and dedicate the above described land in accordance with plat hereto attached and expressly made a part hereof.

NOW, THEREFORE, THIS DEED WITNESSETH: That the said Grantors in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, do hereby resubdivide the property aforementioned, as shown on plat attached hereto and incorporated herein by reference made by W. O. McIntosh and Associates, signed by William O. McIntosh, C.L.S. dated June 17, 1974 and approved by the appropriate officials of the City of Alexandria, Virginia, as will appear by their signatures thereon to be known as "LOT numbered (1), LOT numbered TWO (2), and LOT numbered THREE (3), RESUBDIVISION OF VILLA NO. 15, SOUTH BRADDOCK HEIGHTS". ✓

The said Grantors do hereby expressly dedicate for public street purposes all of the area so designated on said plat in accordance with the statutes of the Commonwealth of Virginia governing the planning and subdividing of land. This resubdivision is made with the present consent and desire of the Grantors and with the approval of the proper authorities of the City of Alexandria, Virginia.

WITNESS the following signatures and seals.

Yuri Ksander (SEAL)  
Yuri Ksander

Sharon G. Ksander (SEAL)  
Sharon G. Ksander

STATE OF VIRGINIA:

CITY OF ALEXANDRIA:

I, the undersigned, a Notary Public in and for the State and City aforesaid, do hereby certify that Yuri Ksander and Sharon G. Ksander, his wife, whose names are signed to the foregoing and hereto annexed deed, bearing date on the 8th day of October, 1974, have acknowledged the same before me in my State and City aforesaid.

Given under my hand this 8th day of October, 1974.

My commission expires: June 6, 1976.

Barbara B. Fields  
Notary Public

VIRGINIA:  
In the Clerk's office of the Circuit Court-City of Alexandria this deed was received and the taxes imposed by Sec. 50-54.1 in the amount of \$ have been paid & with the Annexed certificate admitted to record on 10-9-74 9:50 a.m.

Alvin W. Links CLERK

BURT & MARGARET LOPATIN  
415 TIMBER BRANCH PKWY

RALF  
400

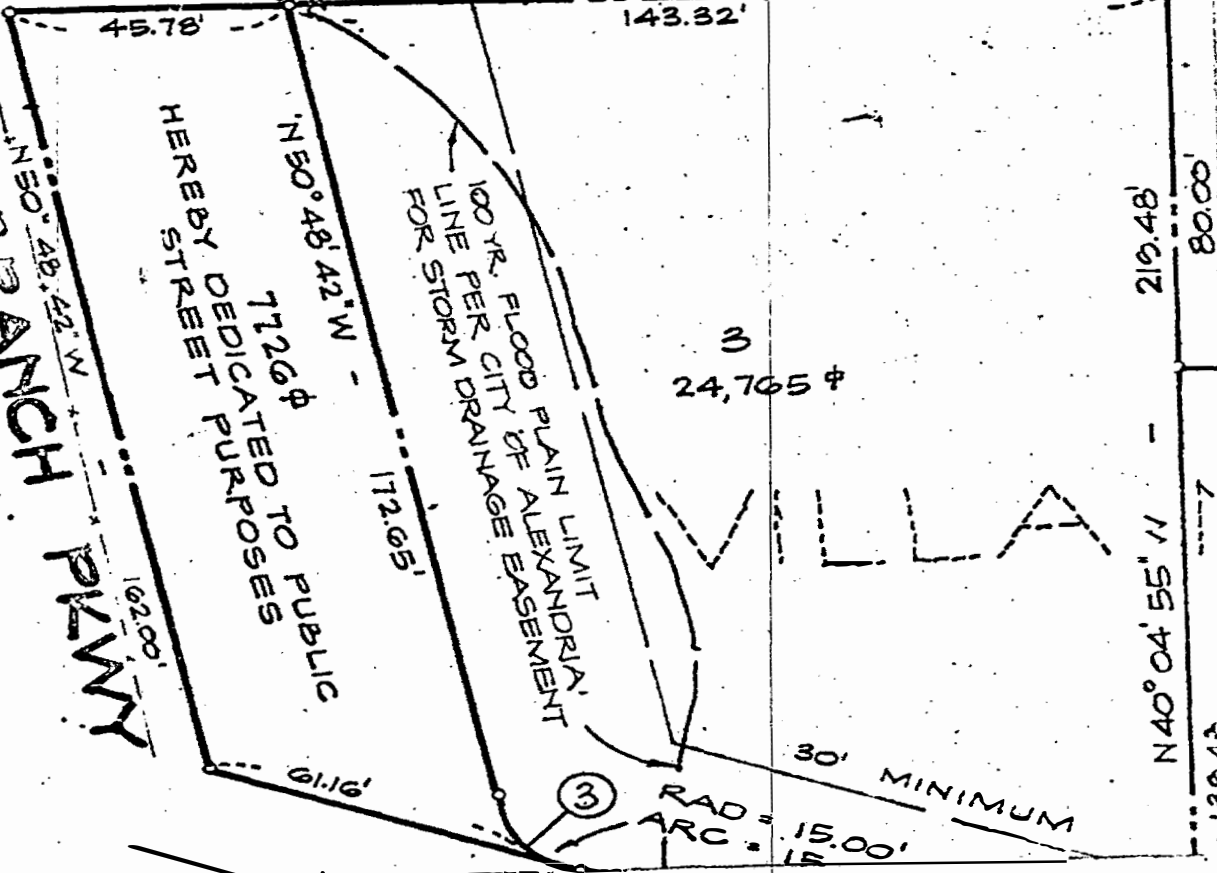
VICTORIAN HILLS

VICTO

LOT 3

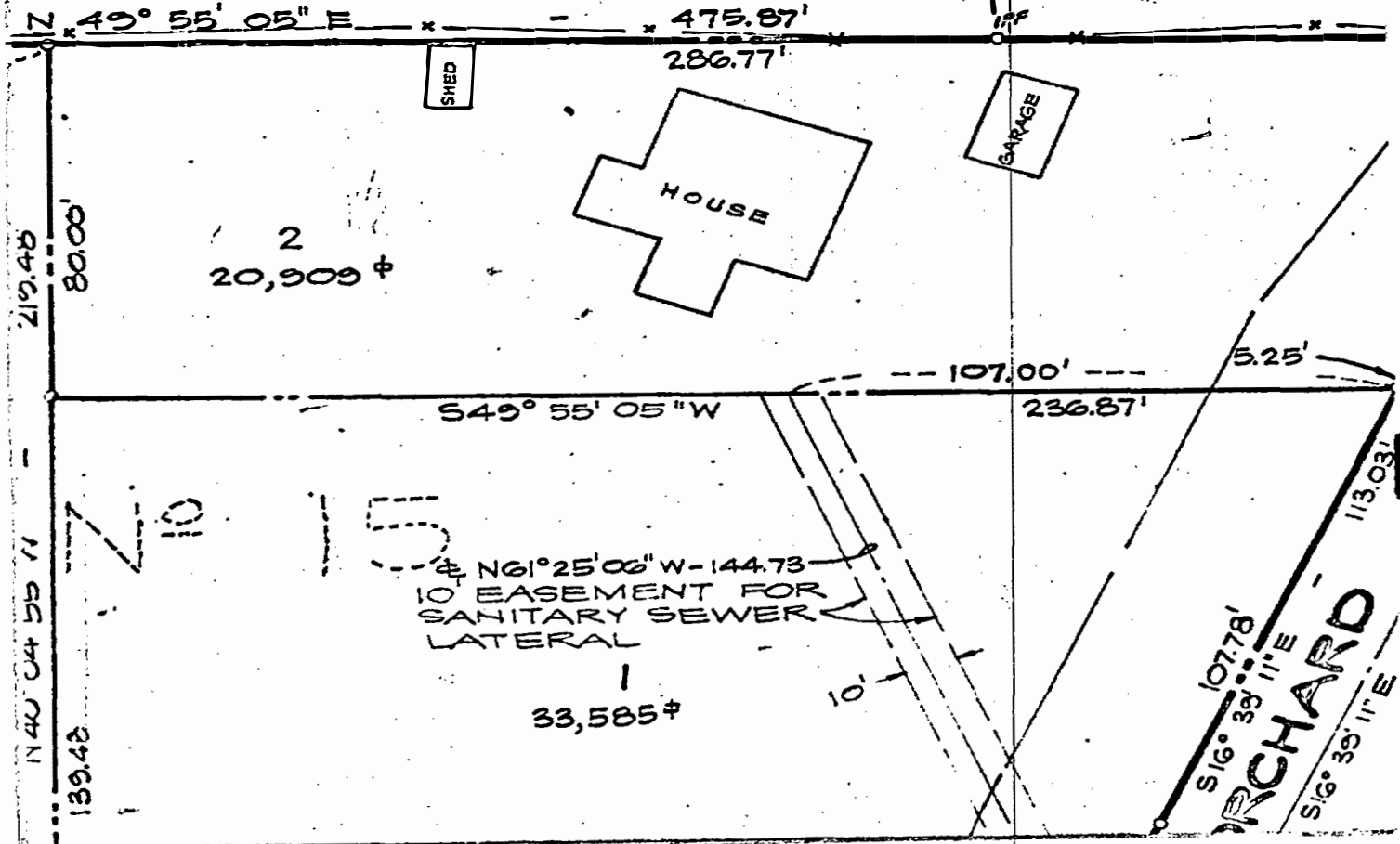
DB 683 . PG 366

TIMBER  
BRANCH  
PKWY  
VARIABLE R.O.W.



RALPH L. & JEANNE C. BURGIN JR.  
400 HANSON LANE  
RESUB. PARCEL A  
STORIAN HILLS LOT 6  
DB 285 PG 195

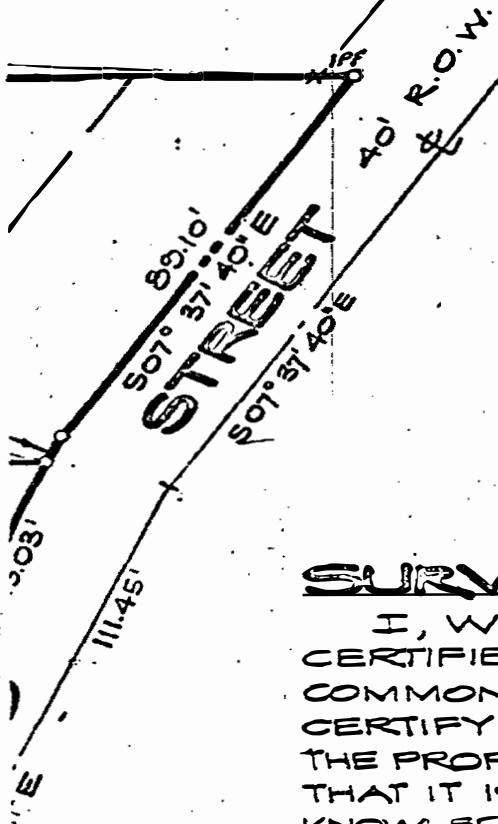
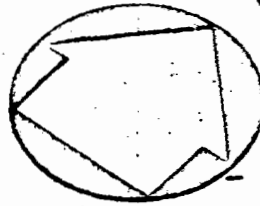
DAWSON A. & UN  
405 HANSON  
LOT 7  
DB 698 PG 191



INDINE B. MILLS  
ON LANE

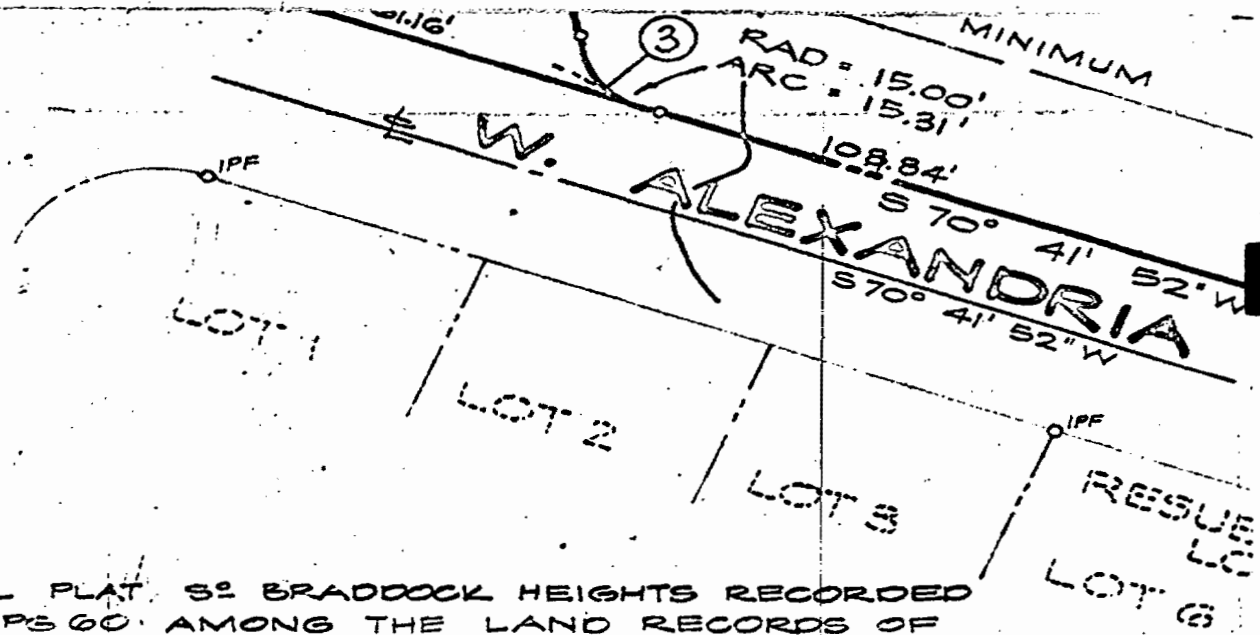
7  
25

NORTH AS PER  
SOUTH BRADDOCK HEIGHTS



### SURVEYOR'S CERTIFICATE

I, WILLIAM O. MCINTOSH, A DULY CERTIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA DO 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 SUB-DIVISION OF THE LAND ACQUIRED BY YURI & SHARON G. KSANDER FROM MALCOLM A. COLEMAN, ET AL, BY DEED DATED JUNE



ORIGINAL PLAT S2 BRADDOCK HEIGHTS RECORDED DBU- PSGO AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

### CURVE TABLE

№	RADIUS	ARC	TAN	Δ	CHORD	CH. BEAR.
1	20.00'	103.40	69.93'	28° 44' 29"	91.07'	S21° 19' 37" W
2	120.00'	37.77'	18.95'	11° 23' 26"	37.71'	S22° 20' 54" E
3	15.00'	15.31'	8.40'	58° 29' 26"	14.66'	S80° 03' 25" E

### AREA TABLE

TOTAL AREA = 86,986 SQ. FT.

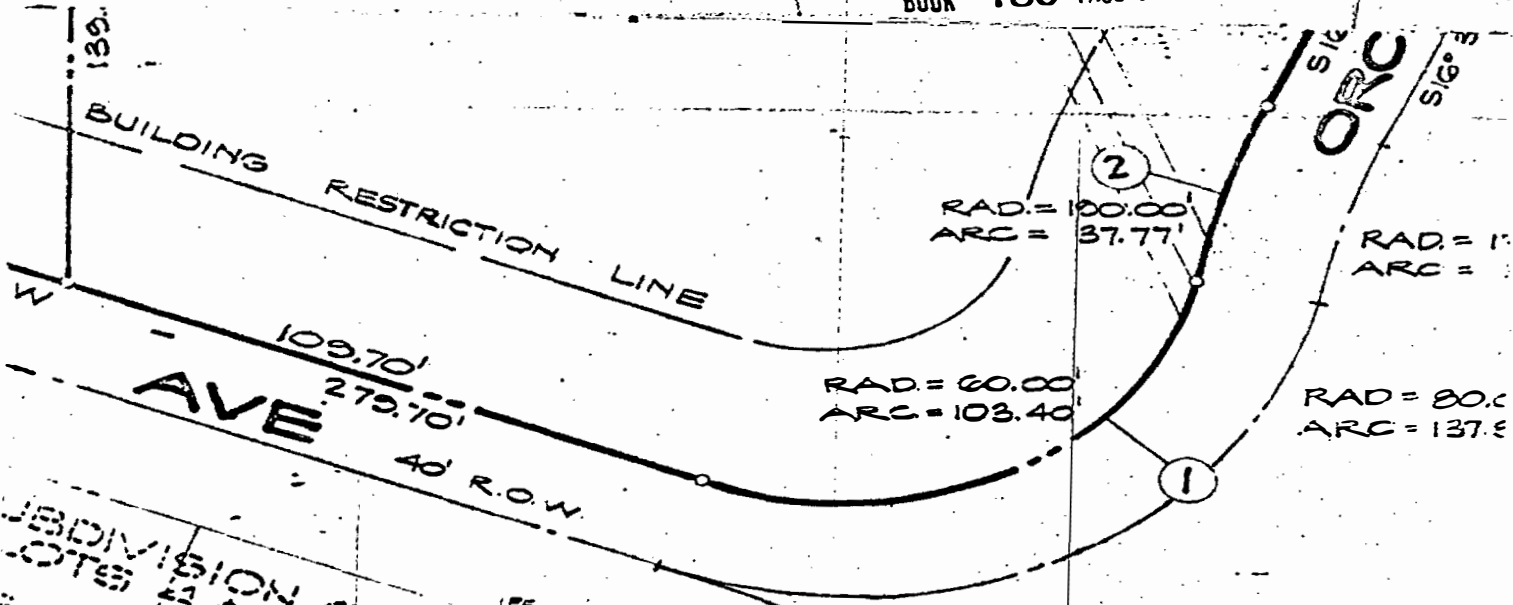
TOTAL № LOTS = 3

ZONED = R-8

THIS PROPERTY IS SHOWN ON CITY TAX MAP 28

SETBACKS  
 FRONT YARD 3'  
 REAR YARD  
 SIDE YARD





DIVISION OF PART OF  
 LOTS 4 & 5 AND  
 LOT 7  
 11 & 12  
 LOT 8

Oct 20, 1974

7/25/74 *Norman J. Powell*  
 9/4/74 *David Cooper*

30' MIN.  
 0' MIN.  
 8' MIN.

DIVISION OF THE LAND ACQUIRED BY YURI & SHARON G. KSANDER FROM MALCOLM A. COLEMAN, ET AL, BY DEED DATED JUNE 5, 1973 RECORDED IN DEED BOOK 750 PAGE 458 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA

*William O. McIntosh*

WILLIAM O. MCINTOSH CLS 950

0.00'  
13.79'

0'  
7'

### OWNERS' CERTIFICATE

THE ABOVE AND FOREGOING SUBDIVISION AS APPEARS HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

YURI KSANDER

SHARON G. KSANDER

### SUBDIVISION PLAT OF A PORTION OF THE LAND OF YURI & SHARON G. KSANDER

ESUBDIVISION VILLA N<sup>o</sup> 15, SOUTH BRADDOCK HEIGHTS  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30'

JUNE 17, 1974

PREPARED BY  
**W. O. MCINTOSH & ASSOC.**  
ENGINEERS SURVEYORS PLANNERS  
10500 MAIN ST. FAIRFAX, VIRGINIA

FILE N<sup>o</sup> 74-19

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