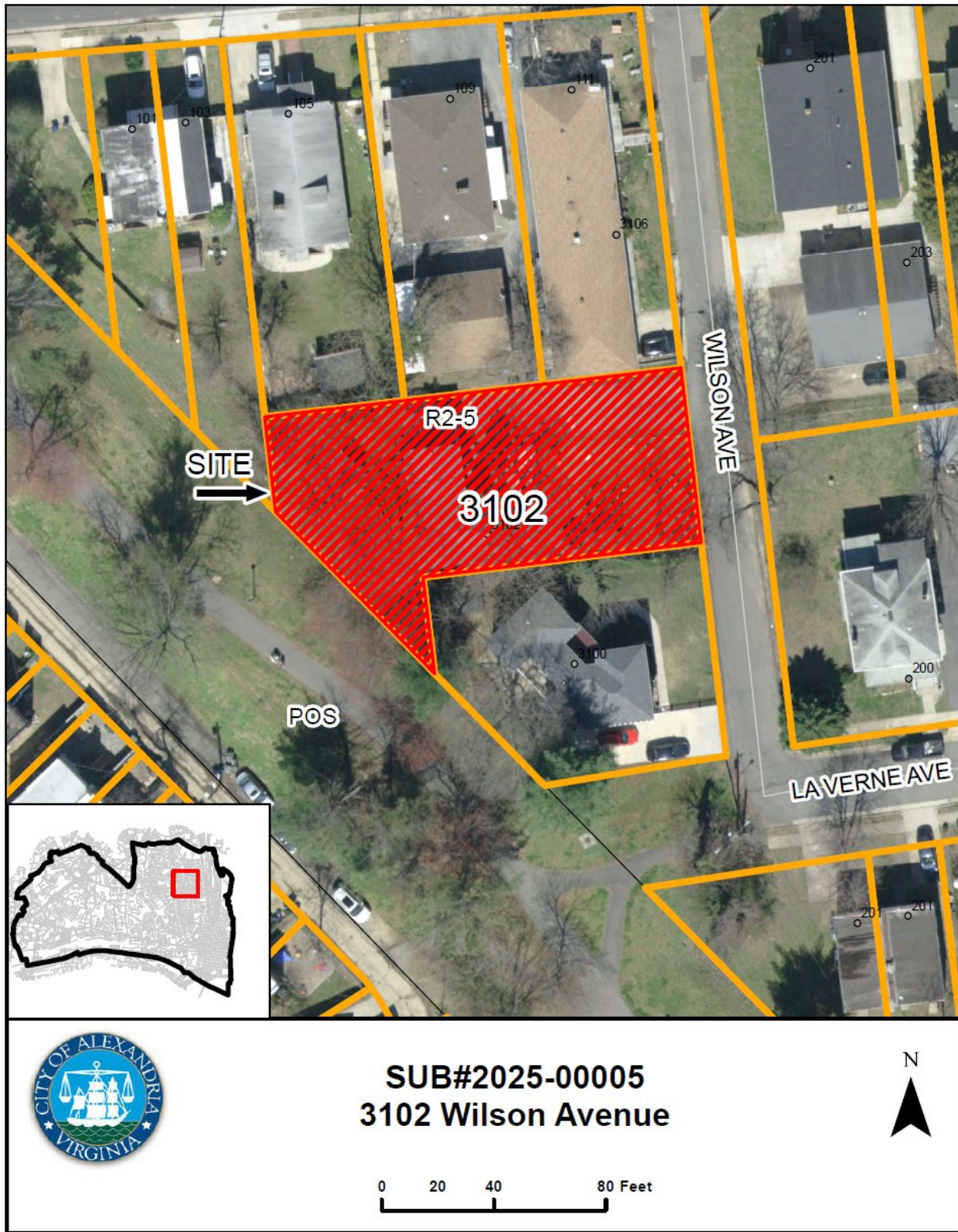


Docket Item #2
Subdivision #2025-00005
3102 Wilson Avenue

Application		General Data	
Request: Public hearing and consideration of a request for a subdivision to re-subdivide an existing lot into two lots.		Planning Commission Hearing:	November 6, 2025
		Approved Plat must be Recorded By:	May 6, 2027
Address: 3102 Wilson Avenue		Zone:	R-2-5 Residential
Applicant: Classic Cottages, LLC		Small Area Plan:	Potomac West

Staff Recommendation: APPROVAL subject to compliance with all applicable codes, ordinances, and recommended conditions found in Section IV of this report.

Staff Reviewer: Catie McDonald, catherine.mcdonald@alexandriava.gov
Sam Shelby, sam.shelby@alexandriava.gov



I. DISCUSSION

The applicant, Classic Cottages, LLC, requests approval to subdivide the existing lot at 3102 Wilson Avenue into two lots. Staff recommends approval of the subdivision request.

SITE DESCRIPTION

The subject property, featured in Figure 1, below, contains one rectangular lot of record, addressed 3102 Wilson Avenue. The property has a lot size of 8,680 square feet, a lot width of 66.13 feet, and a lot frontage of 66.13 feet. Single unit dwellings, two-unit semi-detached dwellings, and townhome dwellings along with some multi-unit dwellings, surround the subject property. There is currently a single-unit dwelling occupying the property that, according to Real Estate records, was built in 1915.



Figure 1 - Subject property

SUBDIVISION BACKGROUND

The subject lot is part of the original St. Elmo Subdivision; see Figure 2, below. The lots in this section of the St. Elmo have been re-subdivided multiple times since the 1894 original subdivision. It was first re-subdivided in 1948; see Figure 3, below. On April 6, 1950, the subject property, Lot 603, was created through a re-subdivision which created new lots with a variety of lot shapes, widths, frontages, and areas; see Figure 4, below. Other lots in this corner of St. Elmo Subdivision also have been re-subdivided over time; see Figure 5, below.

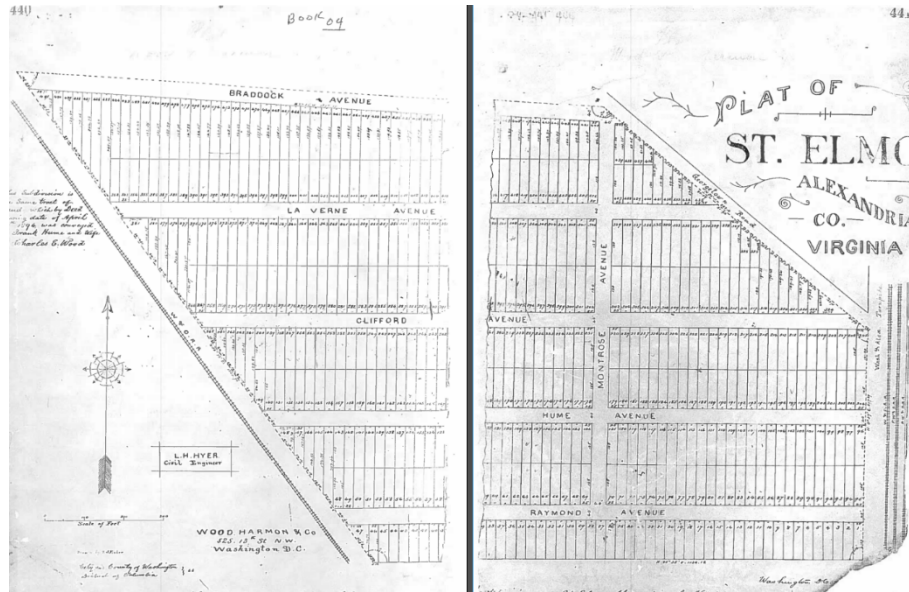


Figure 2 – Original 1894 St. Elmo Subdivision

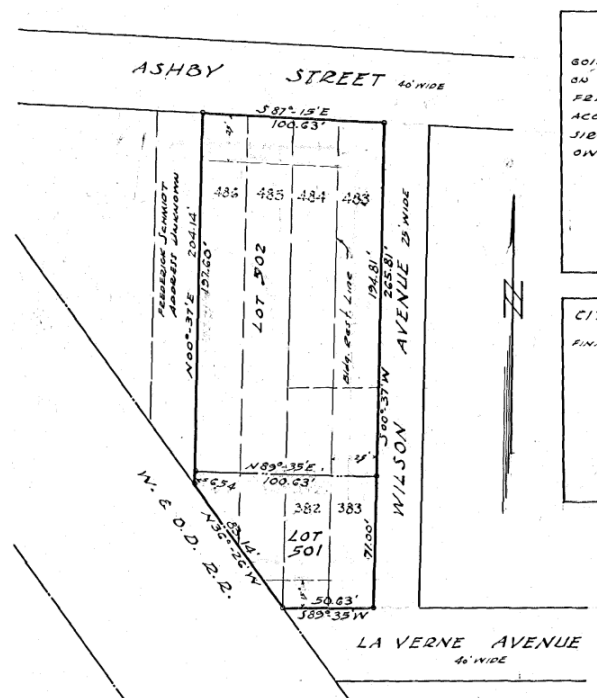


Figure 3 – 1948 re-subdivision of St. Elmo and subject property land

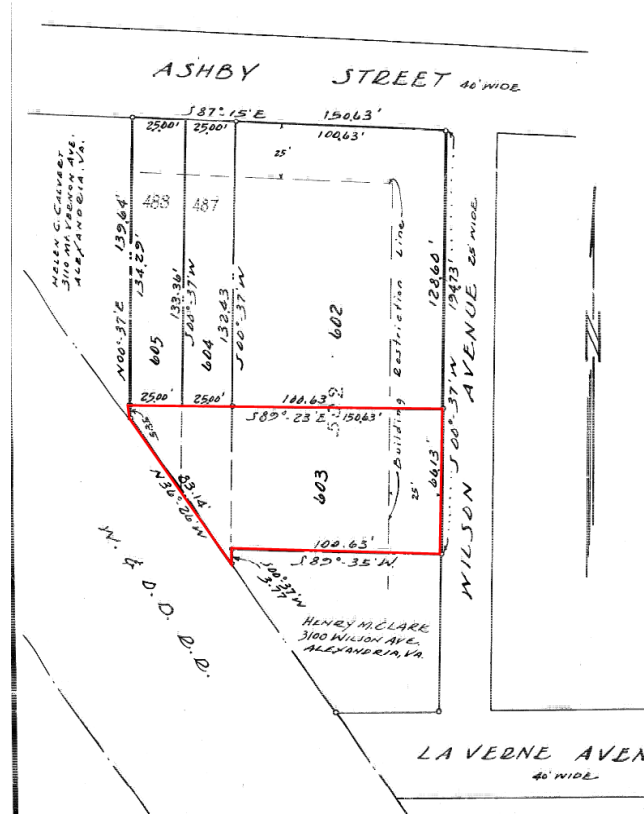


Figure 4 – 1950 re-subdivision of St. Elmo (subject property in red)

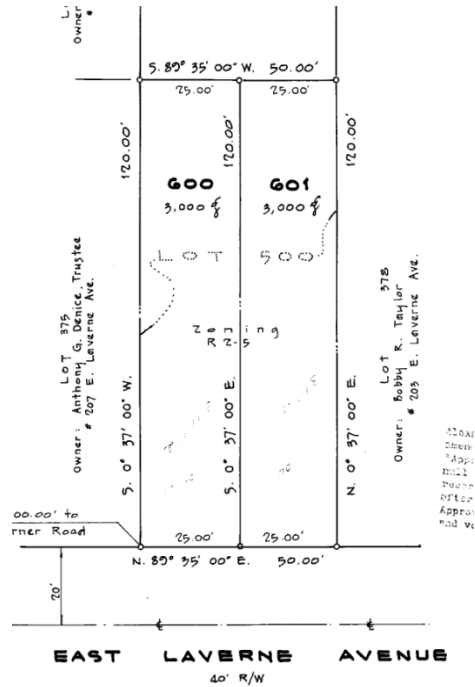


Figure 5 – 1975 Re-subdivision of Lot 500 of the St. Elmo Subdivision

PROPOSAL

The applicant requests approval to subdivide Existing Lot 603 into two lots suitable to be developed with a two-unit semi-detached dwelling. Proposed Lot 5603 would have 30 feet of frontage and would have a total size of 4,294 square feet. Proposed Lot 5604 would have 36.13 feet of frontage and would have a total size of 4,386 square feet. Both lots would be irregular in shape. The existing dwelling would be demolished. Existing and proposed lots are shown in Figures 6 and 7, below.

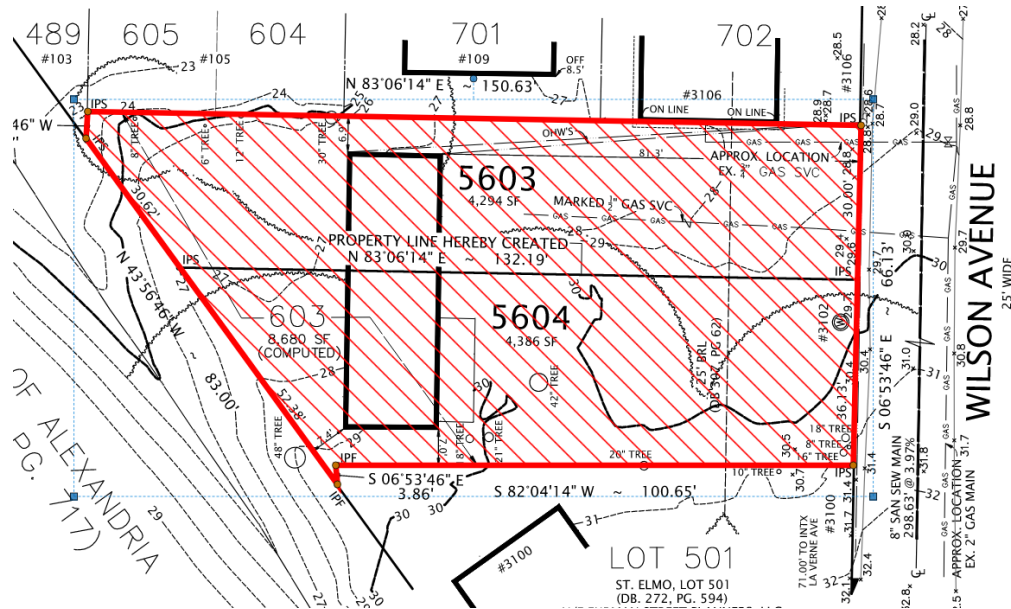


Figure 6 – Existing Lot 603

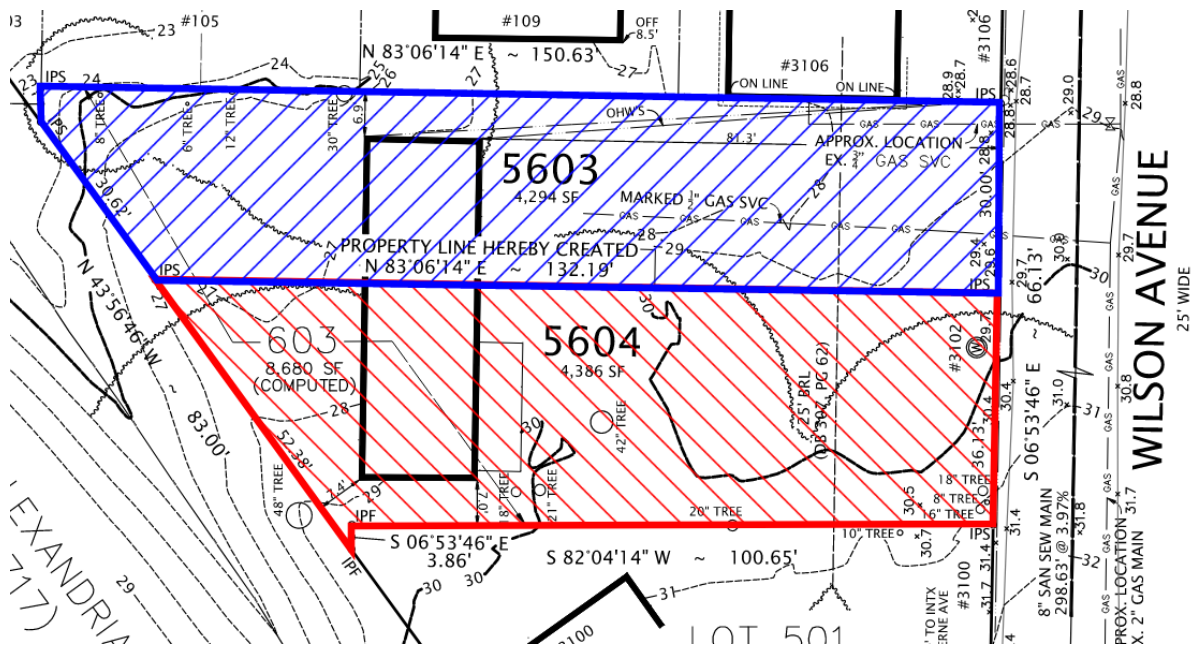


Figure 7 – Proposed Lots (Lot 5603 in blue, Lot 5604 in red)

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned R-2-5 Residential and both proposed lots would comply with lot requirements for a semi-detached, two-unit dwelling, as shown in Table 1. The R-2-5 zone also permits single-unit dwellings. The proposed lots, however, could not be used for single-unit dwellings as they would not meet the minimum lot size, width, nor frontage requirements. If approved, the re-subdivided lots could only be used for a semi-detached dwelling since all future development must comply with all lot, bulk, and other applicable regulations of the Zoning Ordinance.

The property is located within the Potomac West Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for low-to-medium-density residential uses consistent with the R-2-5 zoning regulations. The proposed lots would comply with the Potomac West Small Area Plan as they would be suitable for low-to-medium-density residential uses and would comply with all R-2-5 zoning requirements for semi-detached, two-unit dwellings.

Table 1: R-2-5 Zoning Requirements

	Required/Permitted	Subject Property	Proposed	
		Existing Lot 603	Lot 5603	Lot 5604
Lot Size	2,500 Sq. Ft.	8,680 Sq. Ft.	4,294 Sq. Ft.	4,386 Sq. Ft.
Width	25 Ft.	66.13 Ft.	30 Ft.	36.13 Ft.
Frontage	25 Ft.	66.13 Ft.	30 Ft.	36.13 Ft.
Front Yard	18.8 – 31.9 Ft.	81.1 Ft.	Future development required to comply with all bulk and open space provisions.	
Side Yard (North)	7 Ft., 1:3 ratio	6.9 Ft.		
Side Yard (South)		7 Ft.		
Rear Yard	7 Ft., 1:1 ratio	7.4 Ft.		
Floor Area	0.45	~0.20		

II. STAFF ANALYSIS

Staff recommends approval of the applicant's subdivision request. The proposal would create lots that comply with R-2-5 zoning requirements for semi-detached, two-unit dwellings and subdivision requirements. The proposed lots would be substantially the same character as the lots in the original subdivision, including similarly situated lots, in terms of lot shape, size, width, and frontage, as required by Section 11-1710(B). Staff analysis follows.

COMPLIANCE WITH SUBDIVISION REQUIREMENTS GENERALLY

Staff determined that the proposed re-subdivision would meet all subdivision requirements established by [section 11-1710](#). Both lots would be suitable for semi-detached, two-unit residential uses and structures permitted by the R-2-5 zone. The proposed lots would meet the R-2-5 frontage requirement which ensures that both lots would provide adequate vehicular, including emergency vehicles, and utility access.

COMPLIANCE WITH SUBDIVISION CHARACTER REQUIREMENTS

The northwest corner section of the St. Elmo Subdivision has multiple lots that contain semi-detached two-unit dwellings. The proposed subdivision would re-subdivide the original lot into two new lots and would allow for development with a semi-detached, two-family dwelling. Section 11-1710(B)(1) states that, in determining compatibility of proposed lots, the Planning Commission may consider re-subdivisions within the original subdivision area. There has been a previous subdivision within this section of St. Elmo at 205/205A La Verne that also resulted in a semi-detached two-unit dwelling. Given this, the proposal would be consistent in terms of lot size, width, and frontage to the other lots.

LOT ANALYSIS

Staff's area of comparison includes the lots the adjoining portions in the northwest corner of the St. Elmo subdivision. The area of comparison is shown in Figure 7, below. The original 1950 subdivision that created the subject lot today consists of residential properties.

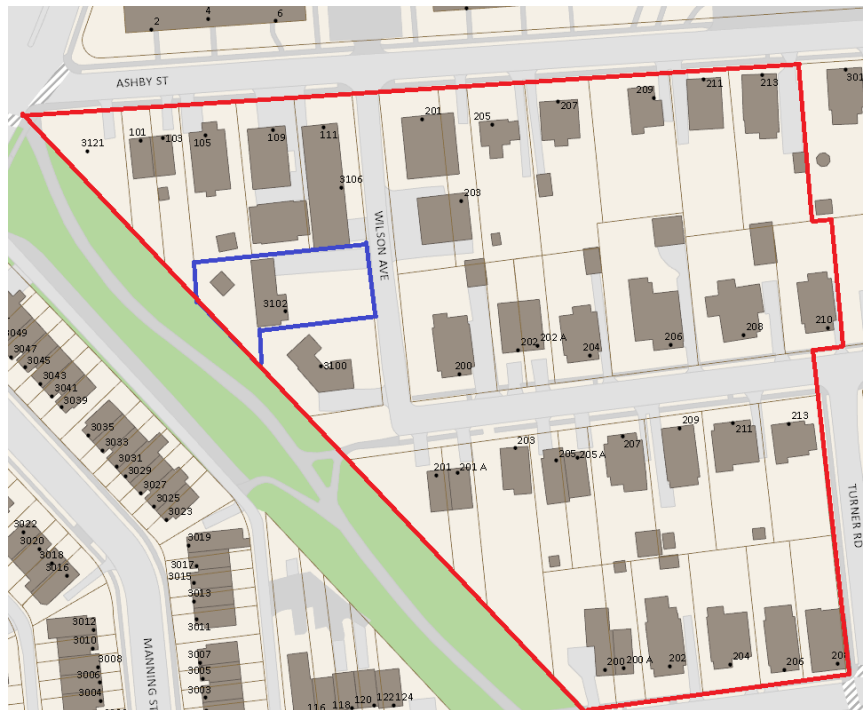


Figure 7 – Area of Comparison (subject property in blue)

Staff considers the following properties outlined in Figure 8, below, as the most similarly situated to the subject property as they are adjoining portions of St. Elmo Subdivision, zoned R-2-5, and are interior lots.

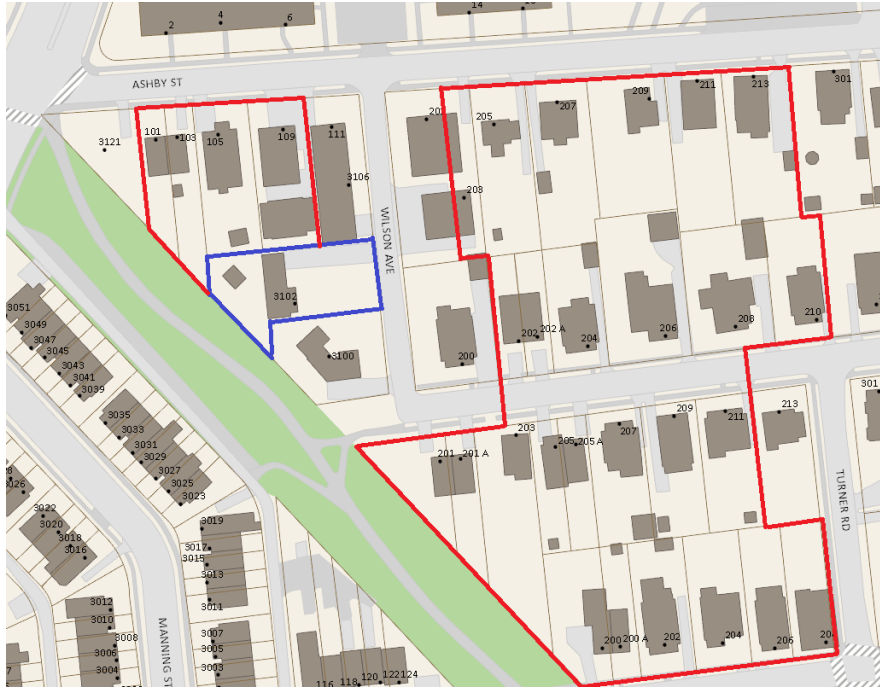


Figure 8 – Similarly Situated Lots in blue, subject property in red

Table 2, below, shows how the proposed lots would compare to these similarly situated lots in terms of width, frontage, and size:

Table 2 – Lot Analysis

Address	Width	Frontage	Area
Proposed Lot 5603	30 Ft.	30 Ft.	4,294 Sq. Ft.
Proposed Lot 502	36.13 Ft.	36.13 Ft.	4,386 Sq. Ft.
101 Ashby St.	25 Ft.	25 Ft.	2,292 Sq. Ft.
103 Ashby St.	25 Ft.	25 Ft.	3,000 Sq. Ft.
105 Ashby St.	50 Ft.	50 Ft.	6,668 Sq. Ft.
109 Ashby St.	50 Ft.	50 Ft.	6,574 Sq. Ft.
203 Ashby St.	25 Ft.	25 Ft.	3,738 Sq. Ft.
205 Ashby St.	50 Ft.	50 Ft.	7,450 Sq. Ft.
207 Ashby St.	55 Ft.	55 Ft.	7,929 Sq. Ft.
209 Ashby St.	70 Ft.	70 Ft.	8,540 Sq. Ft.
211 Ashby St.	50 Ft.	50 Ft.	6,957 Sq. Ft.
213 Ashby St.	60 Ft.	60 Ft.	8,160 Sq. Ft.
201 La Verne Ave.	80 Ft.	66 Ft.	3,730 Sq. Ft.
201A La Verne Ave.	25 Ft.	25 Ft.	2,925 Sq. Ft.
202 La Verne Ave.	25 Ft.	25 Ft.	2,750 Sq. Ft.
202A La Verne Ave	25 Ft.	25 Ft.	2,750 Sq. Ft.
203 La Verne Ave	50 Ft.	50 Ft.	8,362 Sq. Ft.

204 La Verne Ave.	50 Ft.	50 Ft.	5,500 Sq. Ft.
205 La Verne Ave.	25 Ft.	25 Ft.	3,000 Sq. Ft.
205A La Verne Ave.	25 Ft.	25 Ft.	3,000 Sq. Ft.
206 La Verne Ave.	75 Ft.	75 Ft.	9,748 Sq. Ft.
207 La Verne Ave.	50 Ft.	50 Ft.	5,999 Sq. Ft.
208 La Verne Ave.	75 Ft.	75 Ft.	8,250 Sq. Ft.
209 La Verne Ave.	50 Ft.	50 Ft.	5,999 Sq. Ft.
211 La Verne Ave.	50 Ft.	50 Ft.	5,999 Sq. Ft.
200 Clifford Ave.	43.5 Ft.	20.37 Ft.	5,422 Sq. Ft.
200A Clifford Ave.	25 Ft.	25 Ft.	3,000 Sq. Ft.
202 Clifford Ave.	50 Ft.	50 Ft.	6,000 Sq. Ft.
204 Clifford Ave.	50 Ft.	50 Ft.	6,000 Sq. Ft.
206 Clifford Ave.	37.5 Ft.	37.5 Ft.	4,500 Sq. Ft.
208 Clifford Ave.	37.5 Ft.	37.5 Ft.	4,500 Sq. Ft.

Because the proposed lots would be well within the ranges of widths, frontages, and areas of similarly situated lots within the original subdivision, staff considers the proposal to be substantially compatible with established neighborhood character as required by section 11-1710(B). The proposed lots would also comply with the R-2-5 zone requirements for semi-detached two-family dwellings only. The R-2-5 zone's minimum lot size and width requirements ensure that properties within the zone are suitable for low-to-medium-density residential uses as required by the Potomac West Small Area Plan Chapter of the City's Master Plan.

NEIGHBORHOOD OUTREACH AND COMMENTS

Staff notified the Del Ray Citizens Association on September 25, 2025. At the time of publication, staff had not received comments or questions from the association.

III. CONCLUSION

In summary, proposed Lots 5603 and 5604 would adhere to all subdivision and R-2-5 zone requirements. The lots would be substantially similar in character to similarly situated lots.

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

IV. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following condition:

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)

2. The applicant shall covenant that the existing dwelling shall be demolished before either of the following may occur: (a) City approval of any building permits to construct any new dwellings or structures on the subject property or (b) sale of the subdivided lots to individual owners. This covenant shall expire when the subdivided lots are consolidated or the existing dwelling is demolished. This covenant shall be included in the recorded deed of subdivision and the final subdivision plat. (P&Z)

STAFF: Catie McDonald, Urban Planner
 Tony LaColla, AICP, Land Use Services Division Chief
 Sam Shelby, Principal Planner

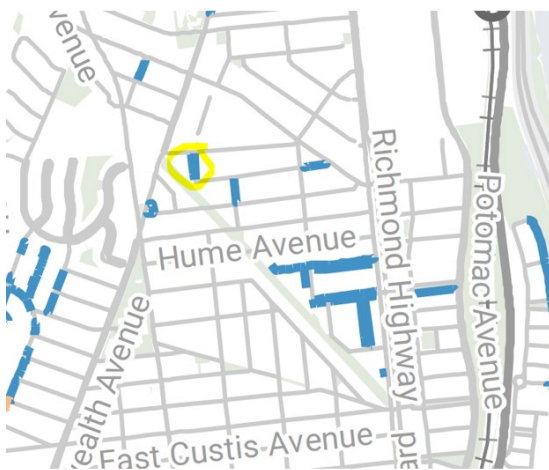
Staff Note: This plat will expire 18 months from the date of approval unless recorded sooner.

V. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 All property corners (that are not currently existing) will be required to be set prior to signature set approval of this SUB. (Survey)
- F-2 The Site is located along Wilson Street; which is classified as a “Tier 4 Sidewalk Gap” Street. Therefore, this subdivision shall not preclude the City – or others – from the provision of a sidewalk and landscape buffer in the future. (Transportation Planning)



Above: Alexandria Mobility Plan – “Pedestrian Sidewalk Gap” network map



- C-1 Please address the following comments on Final 1 plat (at the latest): Please include the subdivision lot #, name of subdivision and DB/PG of subdivision for each adjoiner. This information is missing from the adjoiner to the west, for instance, and components such as the DB/PG (of subdivision) and name of Subdivision is likely missing from the others as well. Note: the term ‘subdivision’ can generally refer to the creation of the lot/parcel in it’s current form, so please at a minimum include the DB/PG at which this parcel was created and regardless of whether that deed (of railroad corridor creation, perhaps?) contained the phrase ‘subdivision’). (Survey)

Code Enforcement:

No comments.

Fire:

No comments.

Recreation, Parks & Cultural Activities:

No comments received.

Archaeology:

No comments.

Landscape:

No comments.



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 3102 Wilson Ave

TAX MAP REFERENCE: 024.02-03-34

ZONE: R 2-5

APPLICANT:

Name: Classic Cottages, LLC

Address: _____

PROPERTY OWNER:

Name: Classic Partners 10 LLC

Address: _____

SUBDIVISION DESCRIPTION

Subdivide the existing 8,680 sq ft. lot into two lots, one 4,294 sq ft and one 4,386 sq ft. The proposed lots are substantially of the same character as to suitability for residential use and structures, lot area, orientation, and street alignment of other lots adjacent to the property and in the original subdivision.

- ☒ **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.

Chad Riedy

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Chad J Riedy
C=US,
E=chad@ccottages.com,
O=Classic Cottages,
CN=Chad J Riedy
2025.07.14 13:41:58-04'00'

Signature

Telephone #

Fax #

Email address

07/14/2025

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.

David P. Tracy - [REDACTED] - 58.94%

Lawrence Financial Services, Inc. - [REDACTED] - 39.19%

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.

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.} Classic Cottages, LLC		
^{2.} David P. Tracy		58.91%
^{3.} Lawrence Financial Services, Inc.		33.20%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3102 Wilson Ave (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.} Classic Partners 10 LLC		
^{2.} David P. Tracy		58.91%
^{3.} Lawrence Financial Services, Inc.		33.20%

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 required 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.} Classic Cottages LLC	None	None
^{2.} Classic Partners 10 LLC	None	None
^{3.} David P. Tracy	None	None
^{4.} Lawrence Financial Services, Inc.	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.

07/14/2025
Date

Chad J. Riedy
Printed Name


Signature

Chad J Riedy
C=US, E=chad@cottages.com,
O=Classic Cottages, CN=Chad J
Riedy
9096 0711 03 00 04 0400

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 3102 Wilson Ave

PROJECT ADDRESS: 3102 Wilson Ave, Alexandria VA 22305

DESCRIPTION OF REQUEST:

Subdivide the existing 8,680 sq ft. lot into two lots, one 4,294 sq ft and one 4,386 sq ft. The proposed lots are substantially of the same character as to suitability for residential use and structures, lot area, orientation, and street alignment of other lots adjacent to the property and in the original subdivision.

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. Waiver is only effective as to the date of the Planning Commission hearing on October 9, 2025.

Date: 07/14/2025

☒ Applicant

☐ Agent

Signature:  Chad J Riedy
C=US
E=chad@cottages.com
O=Cottage Cottages
CN=Chad J Riedy
2025.07.14 13:35:34-04'00'

Printed Name: Chad J Riedy

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

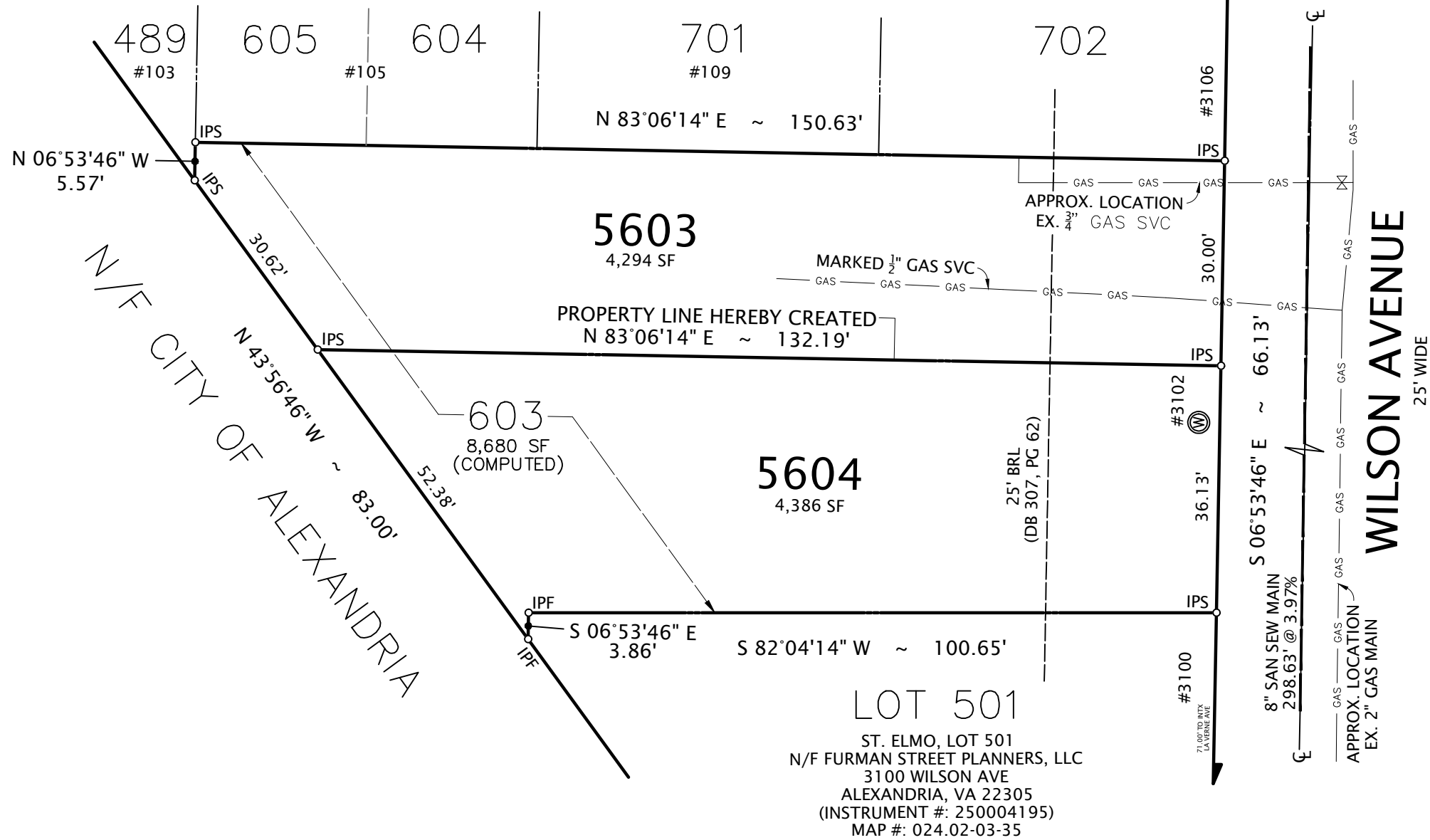
COPYRIGHT BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.

ST. ELMO, LOT 489
N/F BREVIC DEVELOPMENT, LLC
9357 MT VERNON CIRCLE
ALEXANDRIA, VA 22309
(INSTRUMENT #: 170009563)
MAP #: 024.02-03-03

ST. ELMO, LOTS 605 & 604
N/F EVELYN URRUTIA
NELSON AYALA
105 ASHBY STREET
ALEXANDRIA, VA 22305
(INSTRUMENT #: 000023089)
MAP #: 024.02-03-04

ST. ELMO, LOT 701
N/F KARAH MARIE JAEB
BRENNEN JAEB
109 ASHBY STREET
ALEXANDRIA, VA 22305
(INSTRUMENT #: 230006831)
MAP #: 024.02-03-05

ST. ELMO, LOT 702
N/F SHERRY WILLIAMS
3106 WILSON AVE
ALEXANDRIA, VA 22305
(INSTRUMENT #: 060029625)
MAP #: 024.02-03-06



AREA TABULATION

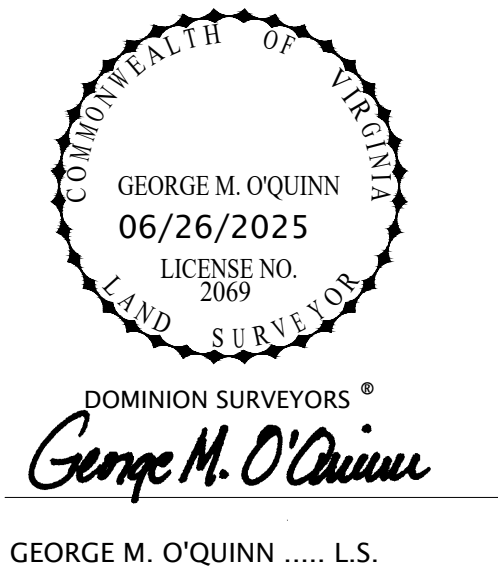
PRE RESUBDIVISION LOT 603	8,680 SF (0.1993 ACRE)
POST RESUBDIVISION LOT 5603	4,294 SF (0.0986 ACRE)
LOT 5604	4,386 SF (0.1007 ACRE)
AGGREGATE AREA	8,680 SF (0.1993 ACRE)

EXISTING DWELLING TO BE DEMOLISHED

I, GEORGE M. O'QUINN, A DULY AUTHORIZED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED HEREON; AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED TO CLASSIC PARTNERS 10, LLC, AS RECORDED IN INSTRUMENT NUMBER 250003075 AMONG THE CITY OF ALEXANDRIA LAND RECORDS; AND IS WITHIN THOSE BOUNDARIES.

I FURTHER CERTIFY 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.

GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF JUNE, 2025.



GEORGE M. O'QUINN L.S.

APPROVED

SUBDIVISION CASE NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SUBDIVISION CASE NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

ZONE R - 2-5 TABULATION (TWO-UNIT SEMI-DETACHED BUILDING)

LOT SIZE	MINIMUM 2,500 SQUARE FEET
LOT WIDTH & FRONTAGE	MINIMUM 25 FEET
FRONT YARD	RANGE BETWEEN CONTEXTUAL BLOCK FACE; MINIMUM 20 FEET
SIDE YARD	RATIO OF 1:3; MINIMUM 7 FEET
REAR YARD	RATIO OF 1:1; MINIMUM 7 FEET
FAR	MAXIMUM 0.45 RATIO
HEIGHT	MAXIMUM 30 FEET

NOTES:

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX MAP. PARCEL 024.02-03-34, ZONE R 2-5.
2. NO TITLE REPORT WAS FURNISHED.
3. PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
4. AGGREGATE AREA OF RESUBDIVISION = 8,680 SF (0.1993 AC)
5. OWNER: CLASSIC PARTNERS 10, LLC
3102 WILSON AVENUE
ALEXANDRIA, VA 22305-2728
(INST. NO. 250003075)
6. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
7. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
8. 2 STORY VINYL BUILDING WILL BE REMOVED PRIOR TO SUBDIVISION APPROVAL.

FINAL PLAT

SHOWING
LOT 5603 AND LOT 5604

CLASSIC PARTNERS ADDITION TO
ST. ELMO

BEING A RESUBDIVISION OF
LOT 603

OF A RESUBDIVISION OF LOTS 487, 488 AND 502 OF A
REDIVISION OF LOTS 382, 383, 483, 484, 485 AND 486

ST. ELMO

(DEED BOOK 307, PAGE 62)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' JUNE 26, 2025



8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412