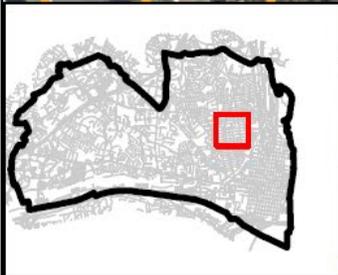
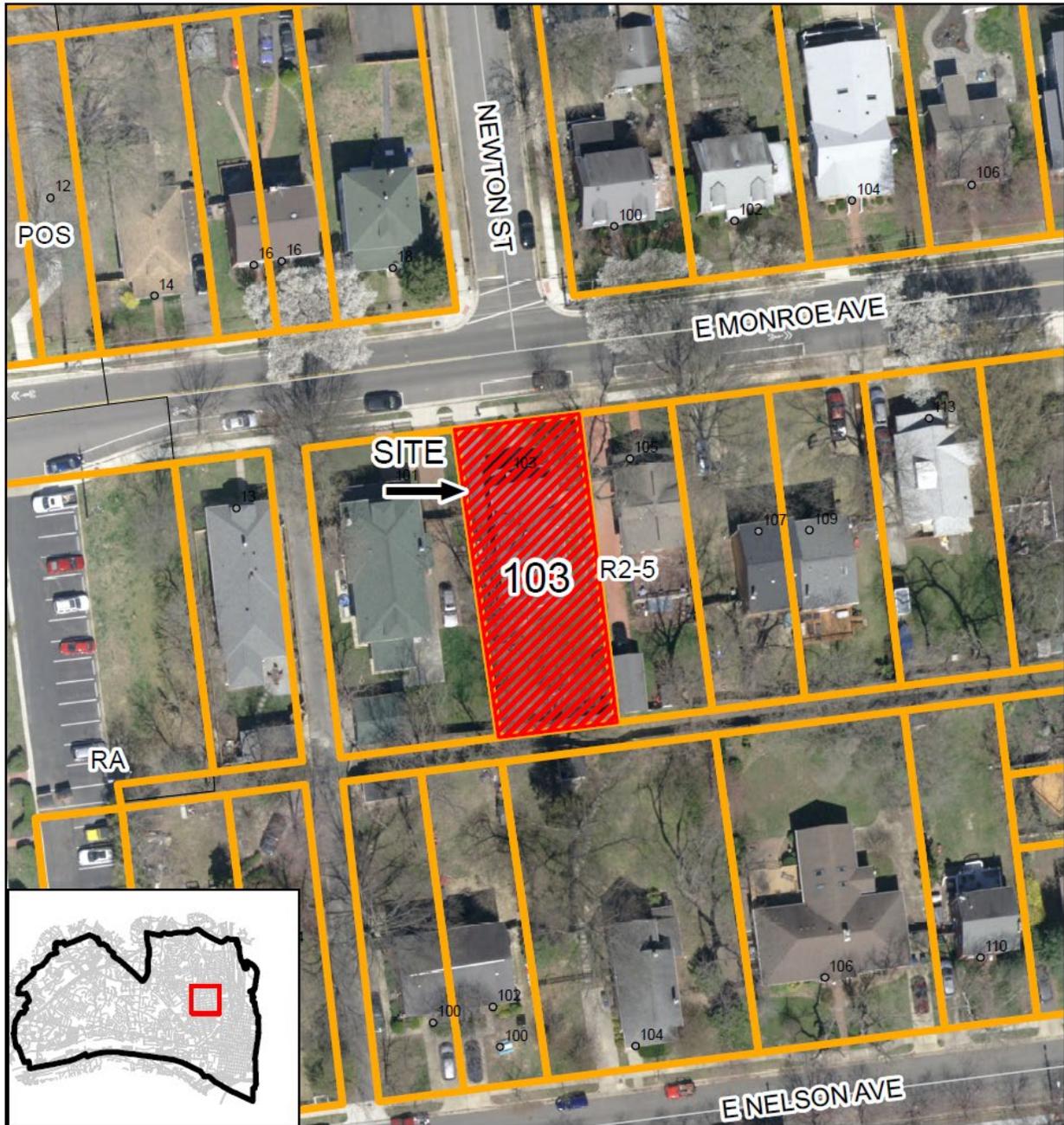
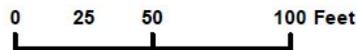


Subdivision #2025-00007
103 East Monroe Avenue

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: 103 East Monroe Avenue	Zone:	R-2-5 Residential
Applicant: CCI Fund 1, LLC, represented by Duncan Blair, attorney	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		
<u>PLANNING COMMISSION ACTION, NOVEMBER 6, 2025:</u> On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to approve SUB #2025-00007 by unanimous consent.		



SUB#2025-00007
103 East Monroe Avenue



I. DISCUSSION

The applicant, CCI Fund 1 LLC, represented by Duncan Blair, attorney, requests approval to subdivide the existing lot at 103 East Monroe 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 103 East Monroe Avenue. The property has a lot size of 6,573 square feet, a lot width of 51.95 feet, and a lot frontage of 51.95 feet. Single and two-unit semi-detached 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 1920.



Figure 1 - Subject property

SUBDIVISION BACKGROUND

On July 8, 1907, the Cottage Park Subdivision was created, consisting of rectangular lots with a variety of lot widths, frontages, and areas; see Figure 2, below. Existing Lot 47 (subject property) was created with the original subdivision. The subject lot has not been re-subdivided since its creation in 1907, however, other lots in the original subdivision have been re-subdivided over time; see Figures 3, 4, and 5, below.

Note that East Monroe Avenue was formerly named Washington Avenue, East Nelson Avenue was formerly named Linden Avenue, and Wayne Street was formally named 6th Street.

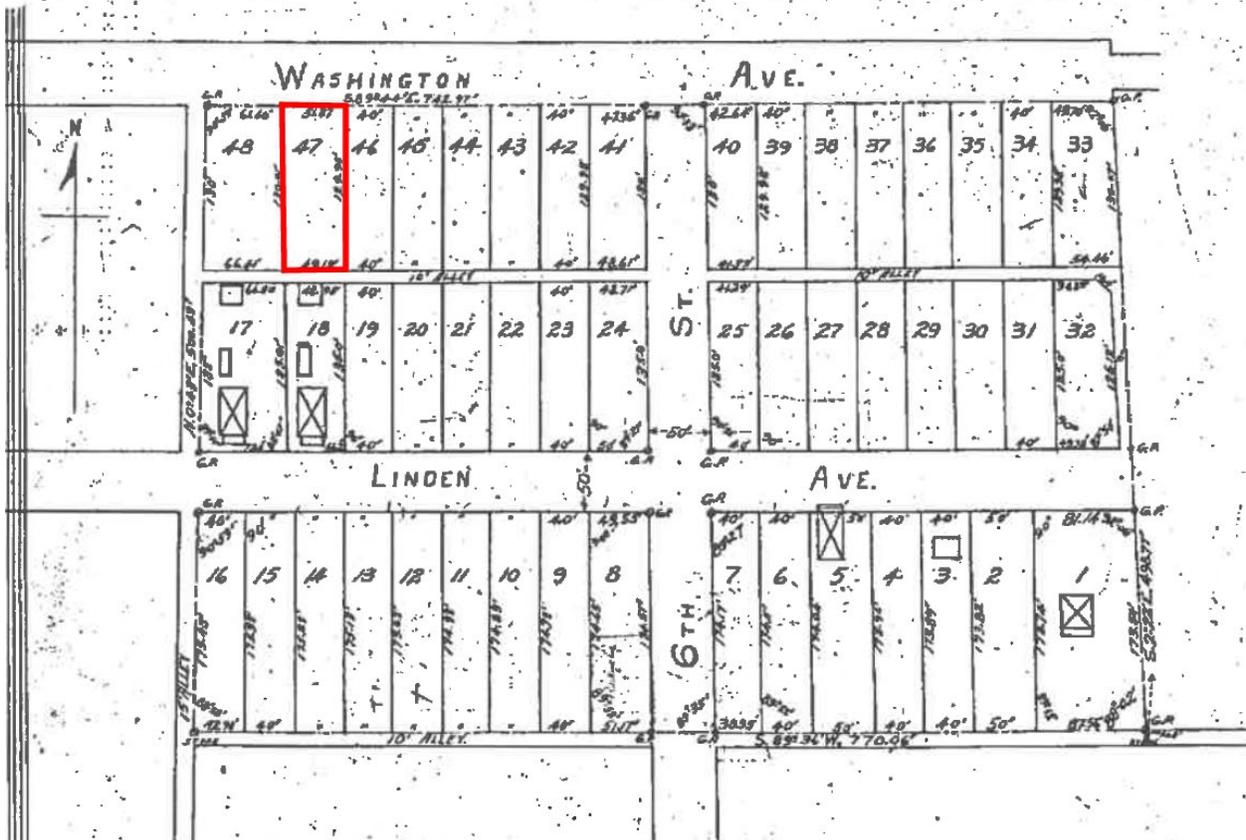


Figure 2 – Original 1907 Cottage Park Subdivision (subject property in red)

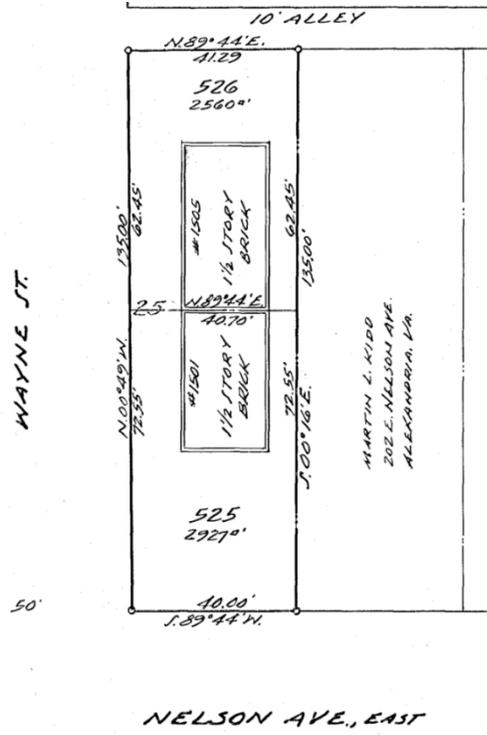


Figure 3 – 1961 Re-subdivision of Lot 25 of the Cottage Park Subdivision

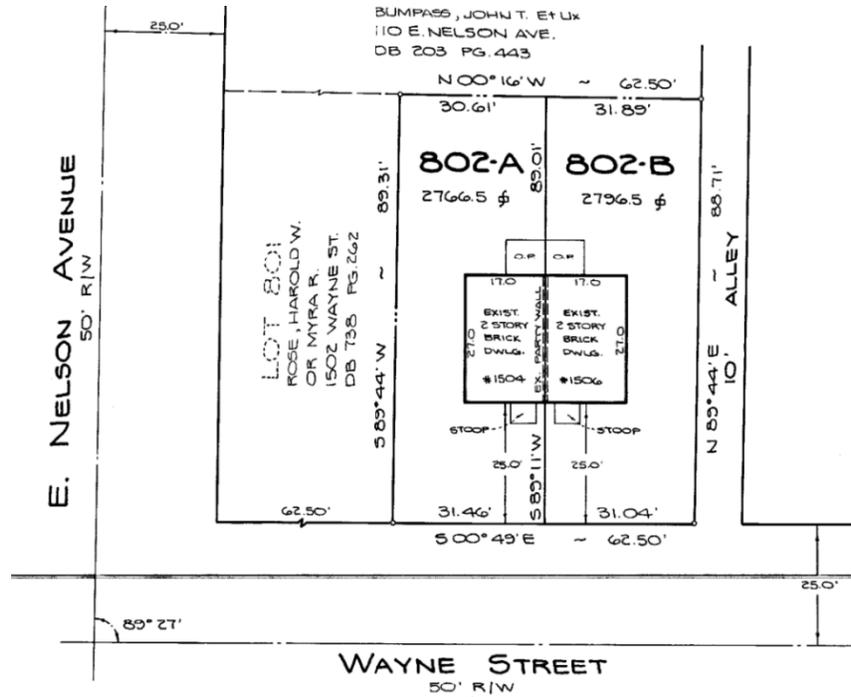


Figure 4 – 1973 Re-subdivision of Lots 23 and 24 of the Cottage Park Subdivision

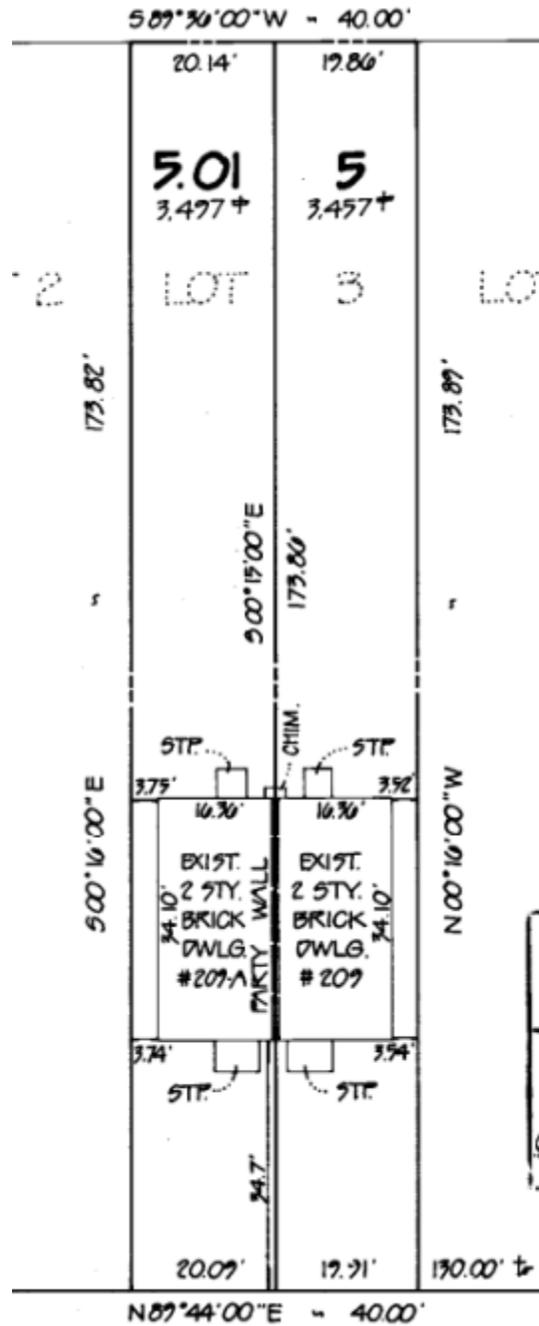


Figure 5 – Re-subdivision of Lot 3 of the Cottage Park Subdivision

PROPOSAL

The applicant requests approval to subdivide Existing Lot 47 into two lots suitable to be developed with a two-unit semi-detached dwelling. Proposed Lot 501 would have 25 feet of frontage and would have a total size of 3,249 square feet. Proposed Lot 502 would have 26.95 feet of frontage and would have a total size of 3,324 square feet. Both lots would be rectangular in shape. The existing dwelling would be demolished. Existing and proposed lots are shown in Figures 6 and 7, below.

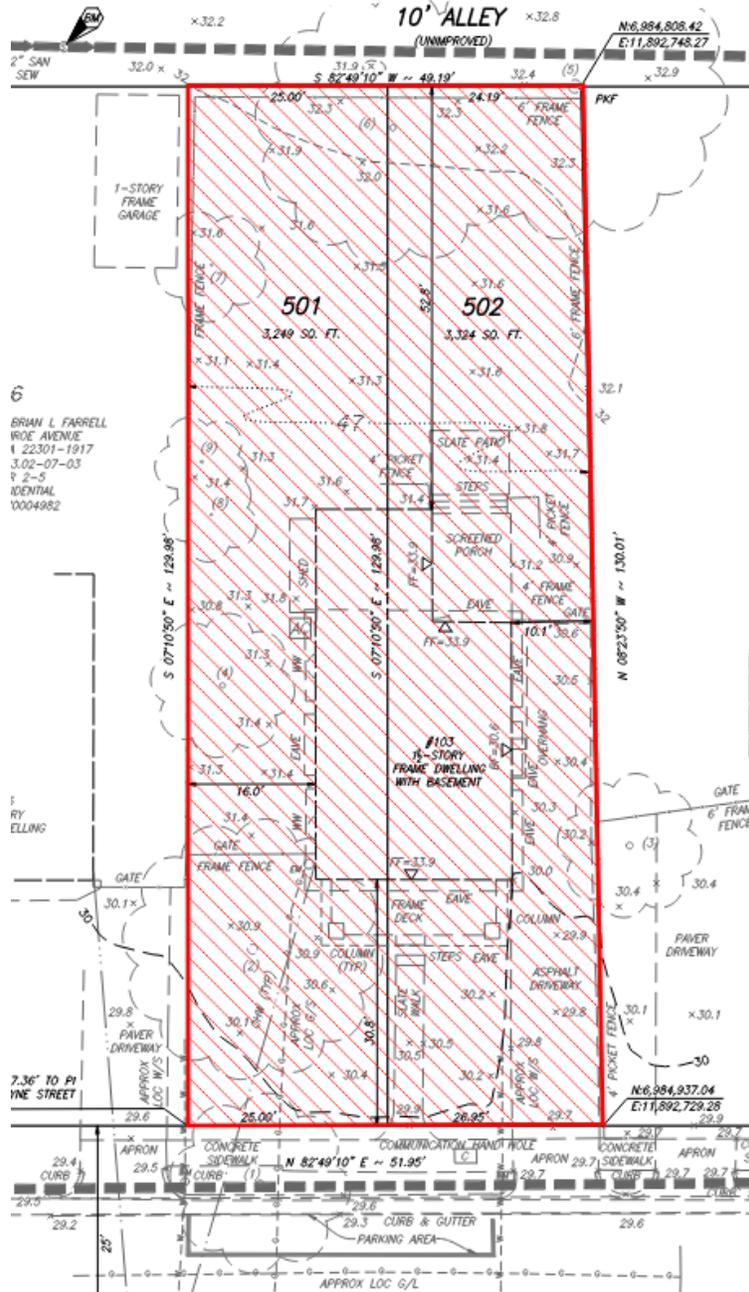


Figure 6 – Existing Lot 47

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned R-2-5 Residential and both proposed lots would comply with all 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 48	Lot 501	Lot 502
Lot Size	2,500 Sq. Ft.	6,573 Sq. Ft.	3,362 Sq. Ft.	3,380 Sq. Ft.
Width	25 Ft.	51.95 Ft.	25 Ft.	26.95 Ft.
Frontage	25 Ft.	51.95 Ft.	25 Ft.	26.95 Ft.
Front Yard	18.8 – 31.9 Ft.	30.8 Ft.	Future development required to comply with all bulk and open space provisions.	
Side Yard (East)	7 Ft., 1:3 ratio	16.0 Ft.		
Side Yard (West)		10.1 Ft.		
Rear Yard	7 Ft., 1:1 ratio	52.8 Ft.		
Floor Area	0.45	~0.23		

II. STAFF ANALYSIS

Staff recommends approval of the applicant’s subdivision request. The proposal would create lots that meet all subdivision and R-2-5 zoning requirements for a semi-detached, two-unit dwelling. 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.

Staff considers the following properties outlined in Figure 8, below, as the most similarly situated to the subject property as they are part of the original subdivision, zoned R-2-5, and are interior lots.

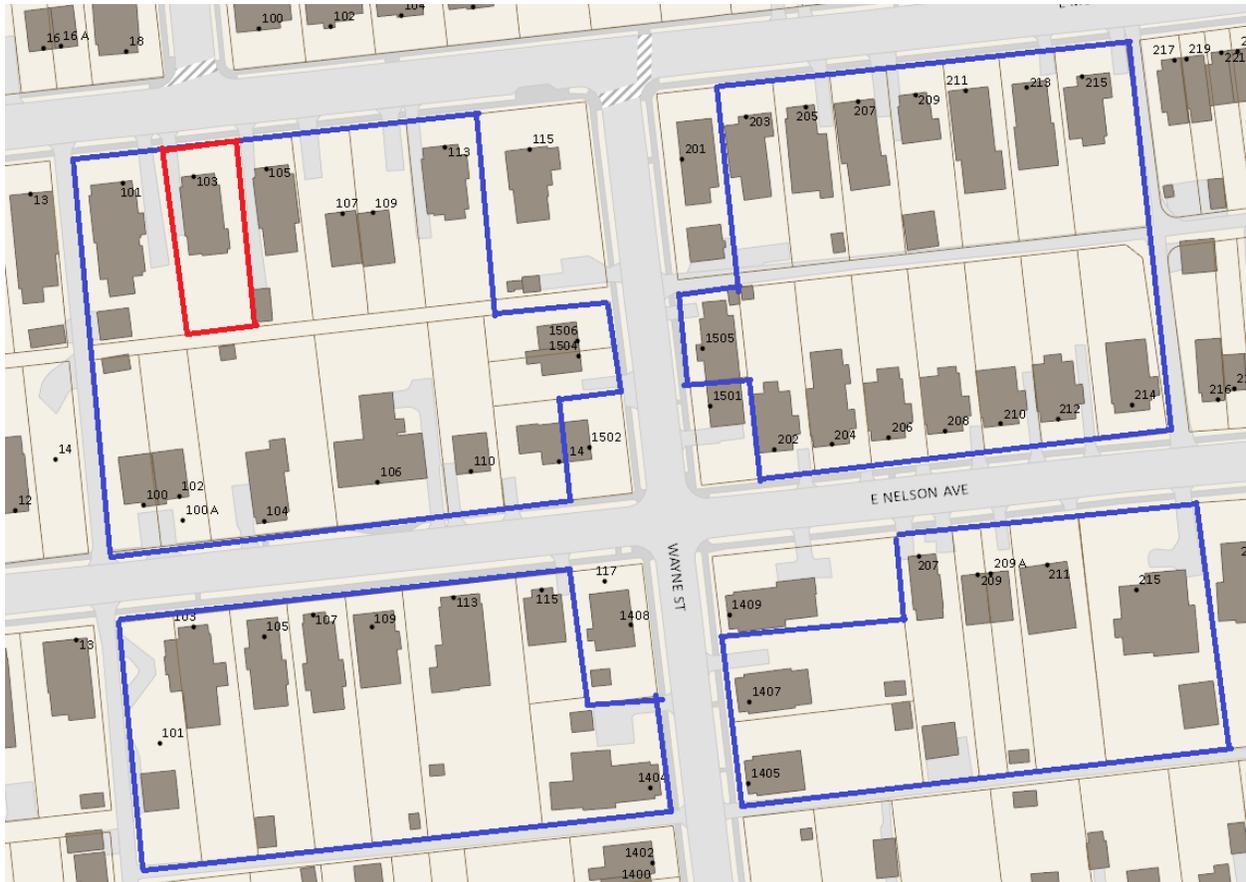


Figure 9 – Similarly Situated Lots in blue, subject property in red

Table 2, below, shows how the proposed lots would compare to these similarly situated lots in terms of width, frontage, and size. The other lots in the Cottage Park subdivision with semi-detached two-unit dwellings are denoted with an asterisk (*).

Table 2 – Lot Analysis

Address	Width	Frontage	Area
Proposed Lot 501	25 Ft.	25 Ft.	3,249 Sq. Ft.
Proposed Lot 502	26.95 Ft.	26.95 Ft.	3,324 Sq. Ft.
101 E. Monroe Ave.	61.4 Ft.	61.4 Ft.	8,308 Sq. Ft.
105 E. Monroe Ave.	40 Ft.	40 Ft.	5,200 Sq. Ft.
107 E. Monroe Ave. *	40 Ft.	40 Ft.	5,200 Sq. Ft.
109 E. Monroe Ave. *	40 Ft.	40 Ft.	5,200 Sq. Ft.
113 E. Monroe Ave.	48.44 Ft.	48.44 Ft.	6,499 Sq. Ft.
115 E. Monroe Ave.	77.36 Ft.	77.36 Ft.	9,490 Sq. Ft.

Subdivision #2025-00007
103 East Monroe Avenue

203 E. Monroe Ave.	40 Ft.	40 Ft.	5,200 Sq. Ft.
205 E. Monroe Ave.	40 Ft.	40 Ft.	5,200 Sq. Ft.
207 E. Monroe Ave.	40 Ft.	40 Ft.	5,200 Sq. Ft.
209 E. Monroe Ave.	40 Ft.	40 Ft.	5,200 Sq. Ft.
211 E. Monroe Ave.	40 Ft.	40 Ft.	5,200 Sq. Ft.
213 E. Monroe Ave.	40 Ft.	40 Ft.	5,200 Sq. Ft.
215 E. Monroe Ave.	49.7 Ft.	49.7 Ft.	7,111 Sq. Ft.
100 E. Nelson Ave. *	30.7 Ft.	30.7 Ft.	4,623 Sq. Ft.
100 A E. Nelson Ave. *	30.7 Ft.	30.7 Ft.	4,745 Sq. Ft.
101 E. Nelson Ave.	40 Ft.	40 Ft.	7,000 Sq. Ft.
103 E. Nelson Ave.	40 Ft.	40 Ft.	7,000 Sq. Ft.
104 E. Nelson Ave.	89.9 Ft.	89.9 Ft.	11,637 Sq. Ft.
105 E. Nelson Ave.	40 Ft.	40 Ft.	7,000 Sq. Ft.
106 E. Nelson Ave.	78.5 Ft.	78.5 Ft.	10,800 Sq. Ft.
107 E. Nelson Ave.	40 Ft.	40 Ft.	7,000 Sq. Ft.
109 E. Nelson Ave.	40 Ft.	40 Ft.	7,000 Sq. Ft.
110 E. Nelson Ave.	40 Ft.	40 Ft.	5,400 Sq. Ft.
113 E. Nelson Ave.	80 Ft.	80 Ft.	14,000 Sq. Ft.
114 E. Nelson Ave. *	47.5 Ft.	47.5 Ft.	3,443 Sq. Ft.
115 E. Nelson Ave.	40 Ft.	40 Ft.	3,480 Sq. Ft.
202 E. Nelson Ave.	40 Ft.	40 Ft.	5,400 Sq. Ft.
204 E. Nelson Ave.	40 Ft.	40 Ft.	5,400 Sq. Ft.
206 E. Nelson Ave.	40 Ft.	40 Ft.	5,400 Sq. Ft.
207 E. Nelson Ave.	40 Ft.	40 Ft.	6,960 Sq. Ft.
208 E. Nelson Ave.	40 Ft.	40 Ft.	5,400 Sq. Ft.
209 E. Nelson Ave. *	19.91 Ft.	19.91 Ft.	3,457 Sq. Ft.
209 A E. Nelson Ave. *	20.09 Ft.	20.09 Ft.	3,497 Sq. Ft.
210 E. Nelson Ave.	40 Ft.	40 Ft.	5,400 Sq. Ft.
211 E. Nelson Ave.	50 Ft.	50 Ft.	8,700 Sq. Ft.
212 E. Nelson Ave.	40 Ft.	40 Ft.	5,400 Sq. Ft.
214 E. Nelson Ave.	49.78 Ft.	49.78 Ft.	6,621 Sq. Ft.
215 E. Nelson Ave.	81.14 Ft.	81.14 Ft.	14,118 Sq. Ft.
1404 Wayne St.	81.88 Ft.	81.88 Ft.	7,462 Sq. Ft.
1405 Wayne St.	58 Ft.	58 Ft.	7,482 Sq. Ft.
1407 Wayne St.	58 Ft.	58 Ft.	7,424 Sq. Ft.
1504 Wayne St. *	31.46 Ft.	31.46 Ft.	2,766 Sq. Ft.
1505 Wayne St. *	62.5 Ft.	62.5 Ft.	2,560 Sq. Ft.
1506 Wayne St. *	31.04 Ft.	31.04 Ft.	2,796 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 are especially similar to the other lots in the Cottage Park subdivision that are developed with semi-detached two-unit dwellings as shown in Table 2, above. The proposed lots have dimensions nearly identical to those at 209 and 209 A E. Nelson Ave. and are well within the ranges of sizes, frontages, and widths of the other lots with semi-detached two-unit dwellings.

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 questions nor comments from the association.

III. CONCLUSION

In summary, proposed Lots 501 and 502 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 Proposed lot line runs through existing buildings. (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: 103 E. Monroe Avenue, Alexandria

TAX MAP REFERENCE: 43.02 07 02 **ZONE:** R-2-5

APPLICANT:

Name: CCI Fund 1 LLC, A Virginia limited liability Company

Address: _____

PROPERTY OWNER:

Name: CCI Fund 1 LLC, A Virginia limited liability Company

Address: _____

SUBDIVISION DESCRIPTION Resubdivision of an existing R-2-5 lot into two new 5-2-5 complaint

Lots. The new lots are substantially of the same character as to suitability for residential use and structures, lot area, orientation , street frontage and alignment to streets of lots in the original subdivision of Cottage Park dedicated in Deed Book 117, at page 207 among the land records of Arlington County, Virginia.

- 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.

Duncan W. Blair, Attorney/Agent

Print Name of Applicant or Agent

Mailing/Street Address

City and State Zip Code

Signature

_____ N/A

Telephone # Fax #

Email address

8 15 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. CCI Fund 1 LLC is a Virginia limited liability company. The Principal and

Manager of the limited liability company is Jacob Hamilton, [REDACTED]
[REDACTED]

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. A copy of the WFO business license will be provided on request.
- 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. OCI Fund 1 LLC	[REDACTED]	100%
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 103 East Monroe 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. OCI Fund 1 LLC	[REDACTED]	100%
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 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. OCI Fund 1 LLC	None	
2.		
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.

8/15/25

Jacob Hamilton

Date

Printed Name

Signature



WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

103 East Monroe Ave. Subdivision

PROJECT NAME: _____

PROJECT ADDRESS: 103 East Monroe Avenue, Alexandria, Virginia

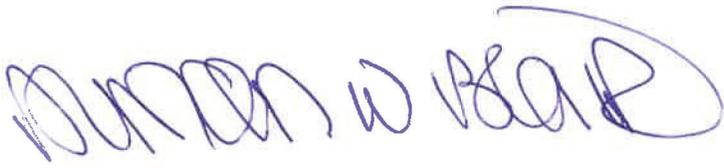
DESCRIPTION OF REQUEST:
Resubdivision of one R-2-5 lot into two new R-2-5 complaint lots.

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. This waiver is limited to the number of days between the filing deadline of 8 28 25 and the PC hearing date 11 6 25 in excess of 45 days.

Date: 8 15 25

Applicant

Agent



Signature: _____

Duncan W. Blair, Attorney/Agent

Printed Name: _____

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)

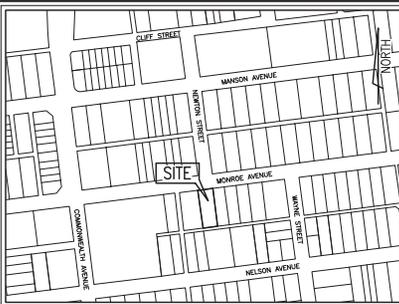
- In the following cases the preliminary plat shall be superimposed on a topographic map, at a scale of not greater than 100 feet to the inch, showing contours at intervals not greater than two feet or greater intervals when permitted by the director, and correlated to the U.S. Coast and Geodetic Survey 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



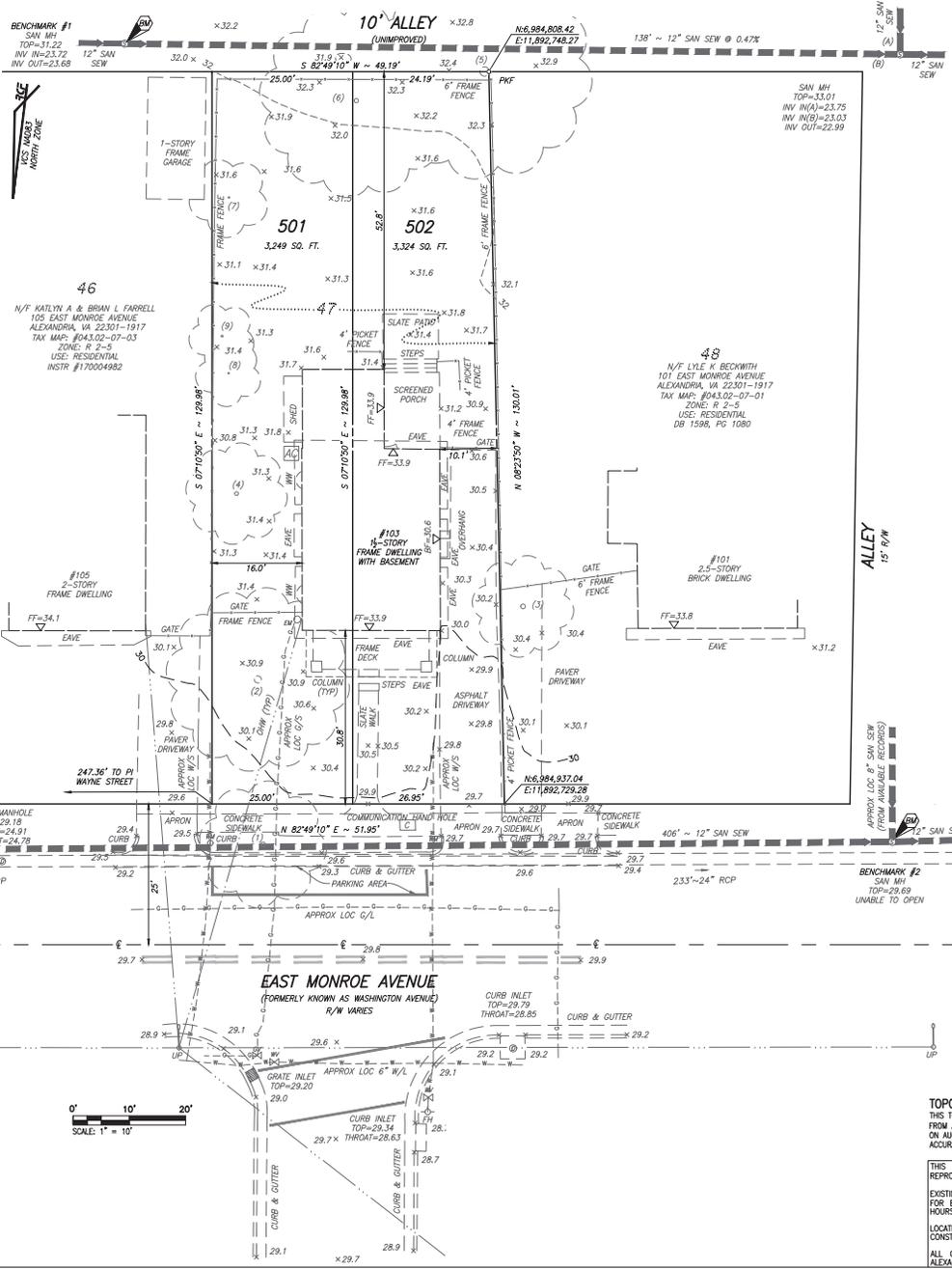
VICINITY MAP
SCALE 1" = 20'

TEXT LEGEND:

- ° = DEGREES
- ' = MINUTES (OR FEET)
- " = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- @ = AT
- APPROX = APPROXIMATE
- BF = BASEMENT FLOOR
- BM = BENCHMARK
- C/L = CENTERLINE
- DB = DEED BOOK
- FF = FINISH FLOOR
- FI = FIRE HYDRANT
- FT = FEET
- G/L = GAS LINE
- G/S = GAS SERVICE
- GV = GAS VALVE
- INV = INVERT
- INSTR = INSTRUMENT
- MH = MANHOLE
- N/F = NOW OR FORMERLY
- OHW = OVERHEAD WIRE
- PD = PAGE
- PKF = PK NAIL FOUND
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SAW = SANITARY
- SEW = SEWER
- SQ. FT. = SQUARE FEET
- SW = SIDEWALK
- TM = TAX MAP
- TOP = TYPICAL
- UP = UTILITY POLE
- VCS = VIRGINIA COORDINATE SYSTEM
- W/L = WATER LINE
- WM = WATER METER
- W/S = WATER SERVICE
- WV = WATER VALVE
- WW = WINDOW WELL

EXISTING TREE TABLE:

- | | |
|----|------------------|
| 1) | 10" TREE |
| 2) | 15" TREE CLUSTER |
| 3) | 10" TREE CLUSTER |
| 4) | 8" TREE CLUSTER |
| 5) | 20" TREE |
| 6) | 9" TREE CLUSTER |
| 7) | 3" TREE CLUSTER |
| 8) | 3" TREE CLUSTER |
| 9) | 4" TREE CLUSTER |



- GENERAL NOTES:**
- TAX ASSESSMENT MAP #043.02-07-02
 - ZONE: R 2-5
 - OWNER/APPLICANT: CCI FUND 1, LLC/JACOB HAMILTON
1000 BERNARD STREET, #201
ALEXANDRIA, VA 22314
INSTRUMENT #25007685
 - SITE AREA = 6,573 SQ. FT. OR 0.1509 ACRES.
 - TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88, PER GPS DATA REFERENCED TO THE RTK NETWORK OF LEICA, SMARTNET.
 - 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.
 - PLAT SUBJECT TO RESTRICTIONS OF RECORD.
 - A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
 - THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
 - THIS LOT IS IN ZONE X (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP #1515190033F.
 - THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
 - 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.
 - 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.
 - THERE ARE NO FLOODPLANS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION (R 2-5)

TOTAL SITE AREA	6,573 SQ. FT. OR 0.1509 ACRES
EXISTING NUMBER OF LOTS	2
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED (ANTERIOR LOT)	2,500 SQ. FT. OR 0.0574 ACRES
MIN. LOT AREA PROVIDED (LOT 501)	3,249 SQ. FT. OR 0.0746 ACRES
MIN. LOT AREA PROVIDED (LOT 502)	3,324 SQ. FT. OR 0.0763 ACRES
MINIMUM LOT WIDTH REQUIRED	25.00'
LOT WIDTH PROVIDED (LOT 501)	25.00'
LOT WIDTH PROVIDED (LOT 502)	26.53'
MINIMUM LOT FRONTAGE REQUIRED	25.00'
LOT FRONTAGE PROVIDED (LOT 501)	25.00'
LOT FRONTAGE PROVIDED (LOT 502)	26.95'

APPROVED
SUBDIVISION CASE NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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 AUGUST 05, 2025; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA, VIRGINIA.

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RCF
ENGINEERING • LAND SURVEYING • PLANNING



PRELIMINARY SUBDIVISION PLAT
SHOWING LOTS 501 & 502, A RESUBDIVISION OF LOT 47
COTTAGE PARK
DEED BOOK 117, PAGE 207 RECORDED IN ARLINGTON COUNTY
103 EAST MONROE AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: KKH
SCALE: 1" = 10'
DATE: 08/05/2025

PRELIMINARY SUBDIVISION PLAT

SHEET 1 OF 1
FILE: 25-136