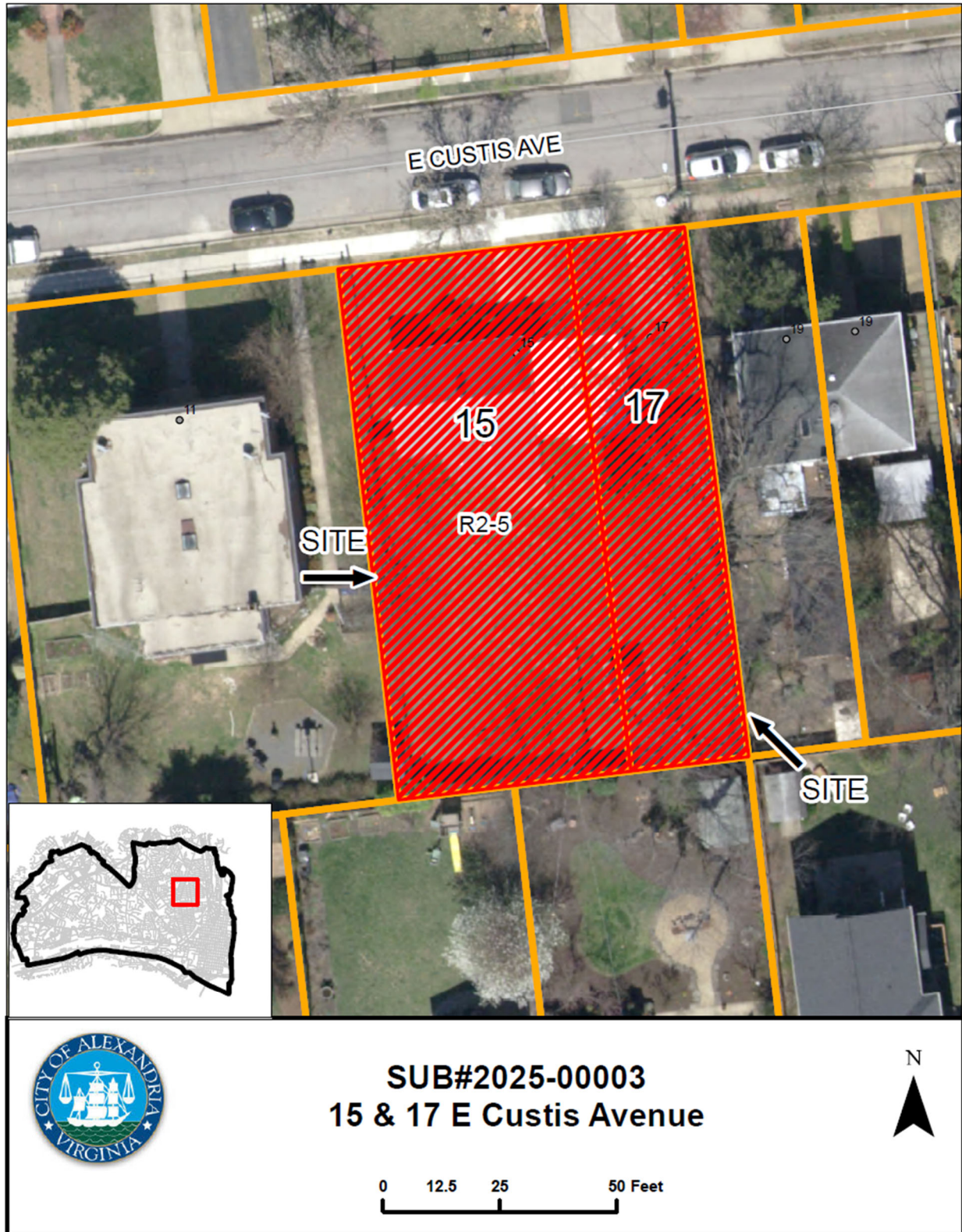


DOCKET ITEM # 2
Subdivision #2025-00003
15 & 17 East Custis Avenue

Application	General Data	
Request: Public hearing and consideration of a request for a subdivision to re-subdivide three existing lots into two lots.	Planning Commission Hearing:	September 4, 2025
	Approved Plat must be Recorded By:	March 4, 2027
Address: 15 & 17 East Custis Avenue	Zone:	R-2-5 Residential
Applicant: 15 & 17 E. Custis Avenue, LLC, represented by M. Catharine Puskar, 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



I. DISCUSSION

The applicant, 15 & 17 E. Custis Avenue, LLC represented by M. Catharine Puskar, attorney, requests approval to re-subdivide three existing lots at 15 and 17 East Custis Avenue into two lots. Staff recommends approval of the subdivision request.

SITE DESCRIPTION

The subject property, featured in Figure 1, below, contains two rectangular lots of record (564 and 565) located at 15 East Custis Avenue and one rectangular lot of record (566) at 17 East Custis Avenue. The site consists of three interior lots that measure 8,625 square feet in total area and 75 feet in total width and frontage. Two-unit and single-unit dwellings surround the subject property, as well as Del Ray United Methodist Church across Clyde Avenue to the east. A single-unit dwelling currently occupies the subject property.

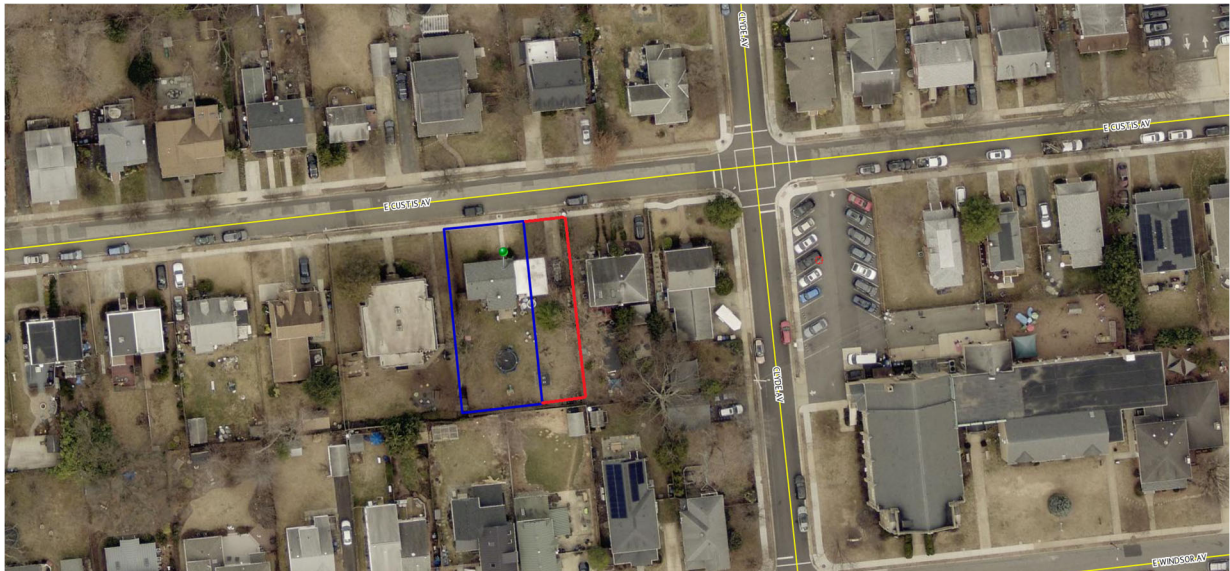


Figure 1 – Subject property (15 E. Custis Ave. outlined in blue, 17 E. Custis Ave. outlined in red)

SUBDIVISION BACKGROUND

On April 16, 1894, the Charles E. Woods Subdivision of Del Ray, Alexandria County, Virginia was recorded. The lots in the original subdivision ranged from 2,500 to 2,875 square feet of lot area and 25 feet of lot frontage. Existing Lots 564, 565, and 566, collectively, the subject property, were created with the original subdivision. None of these lots have been re-subdivided since their creation in 1894, however, other lots in the original subdivision have been re-subdivided over time.

PROPOSAL

The applicant requests approval to re-subdivide Existing Lots 564, 565, and 566 into two lots. Proposed Lots 601 and 602 would be rectangularly-shaped, interior lots with 37.5 feet of frontage

and total lot sizes of 4,312.50 square feet each. The applicant would demolish the existing single-unit dwelling. Existing and proposed lots are shown in Figures 2 and 3, below.

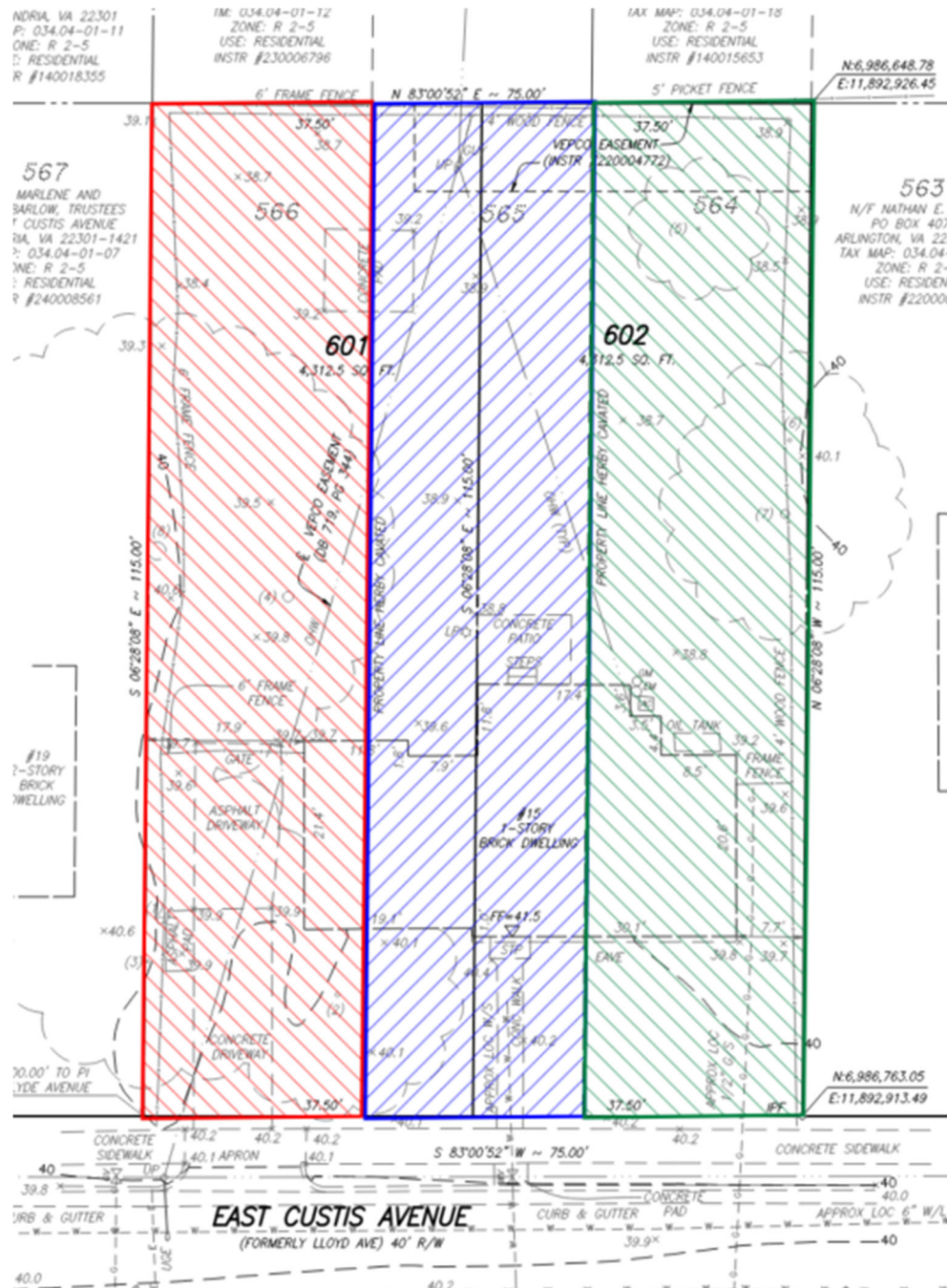


Figure 2 – Existing Lots 564 (green), 565 (blue), and 566 (red)

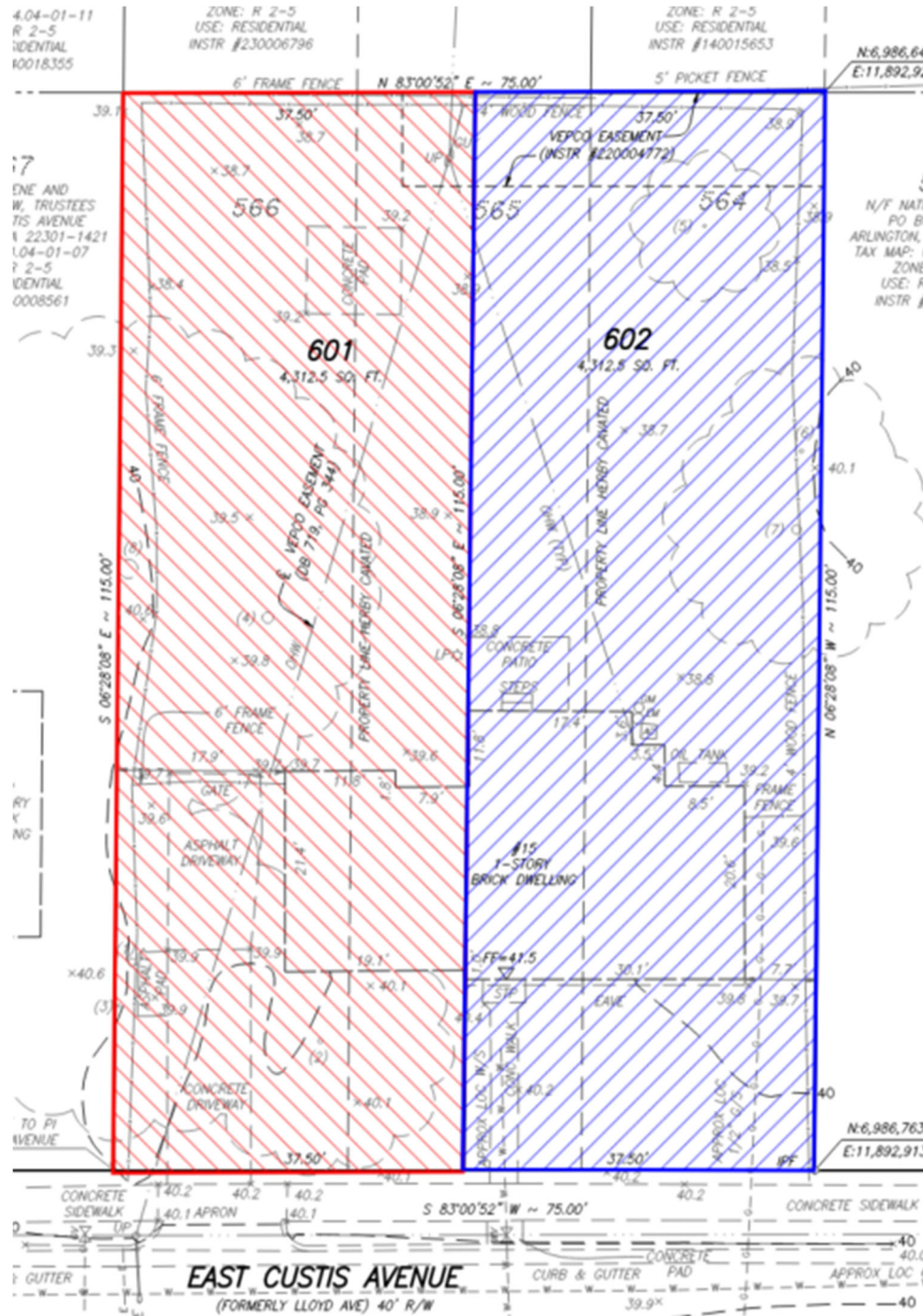


Figure 3 – Proposed Lots (Lot 601 in red, Lot 602 in blue)

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

dwelling 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 provisions of the Zoning Ordinance. Note that staff has consolidated the area of the three existing lots into one subject property in the table below for the purpose of floor area and setback calculations.

Table 1 – R-2-5 Zoning Requirements

	Required/Permitted	Subject Property	Proposed	
		Existing Lots 564, 565, & 566	Lot 601	Lot 602
Lot Size	2,500 Sq. Ft.	8,625 Sq. Ft.	4,312.5 Sq. Ft.	4,312.5 Sq. Ft.
Width	25 Ft.	75 Ft.	37.5 Ft.	37.5 Ft.
Frontage	25 Ft.	75 Ft.	37.5 Ft.	37.5 Ft.
Front Yard	14.5 – 22.9 Ft.	20.4 Ft.	Future development required to comply with all bulk and open space provisions.	
Side Yard (West)	7 Ft., 1:3 ratio	7.7 Ft.		
Side Yard (East)		17.9 Ft.		
Rear Yard	7 Ft., 1:1 ratio	66.1 Ft.		
Floor Area	0.45	~0.29		

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.

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 original Del Ray Subdivision has many lots that contain semi-detached two-unit dwellings. The proposed subdivision would re-subdivide three of the original lots into two new lots and would allow for development with a semi-detached, two-family dwelling. Given the original subdivision has a multitude of lots with semi-detached two-unit dwellings, and given this block of East Custis Avenue already contains six semi-detached two-unit dwellings on similarly sized lots, the proposed re-subdivision would comply with the subdivision character requirements.

LOT ANALYSIS

Staff's area of comparison includes all lots in the original subdivision. The area of comparison is shown in Figure 4, below. The original subdivision today consists of commercial properties, as well as residential properties, including single-unit, semi-detached two-unit, and townhouse dwellings.

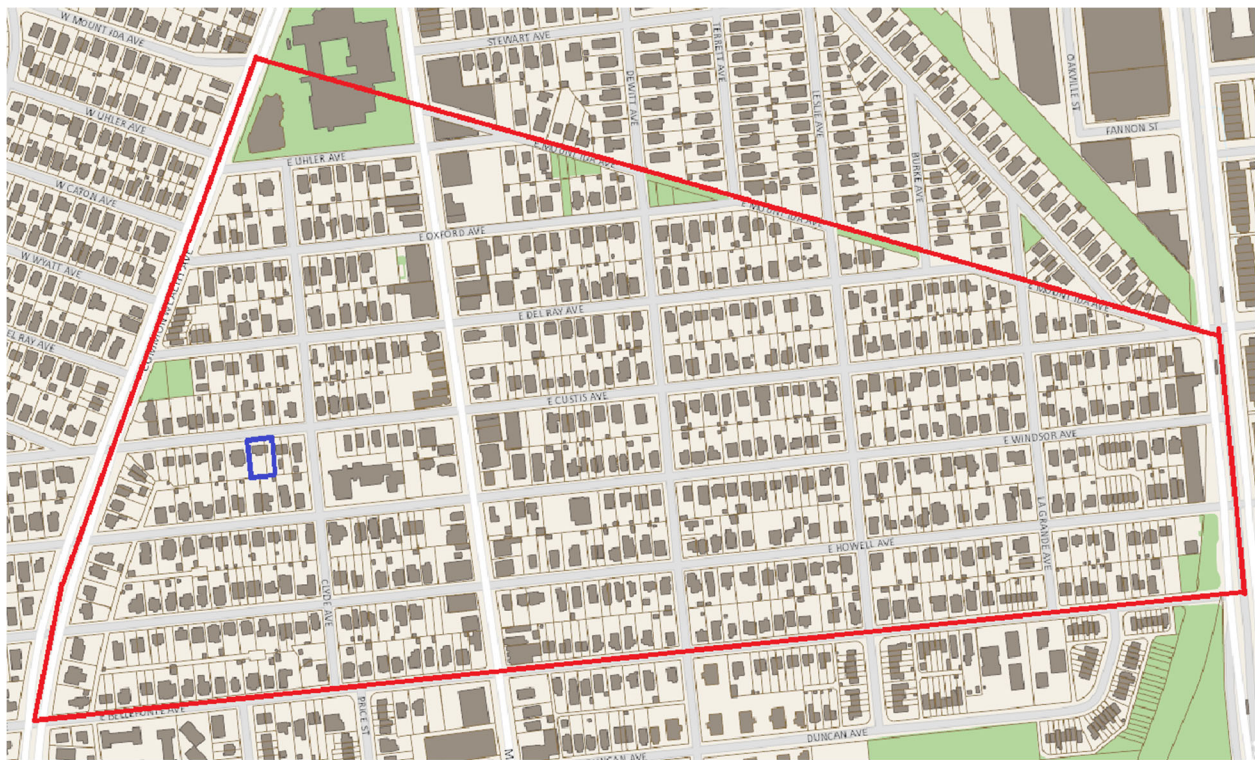


Figure 4 – Area of Comparison (subject property in blue)

Staff considers the following properties outlined in Figure 5, below, as the most similarly situated to the subject property as they are on the unit block of East Custis Avenue, are rectangularly shaped, and are interior lots.

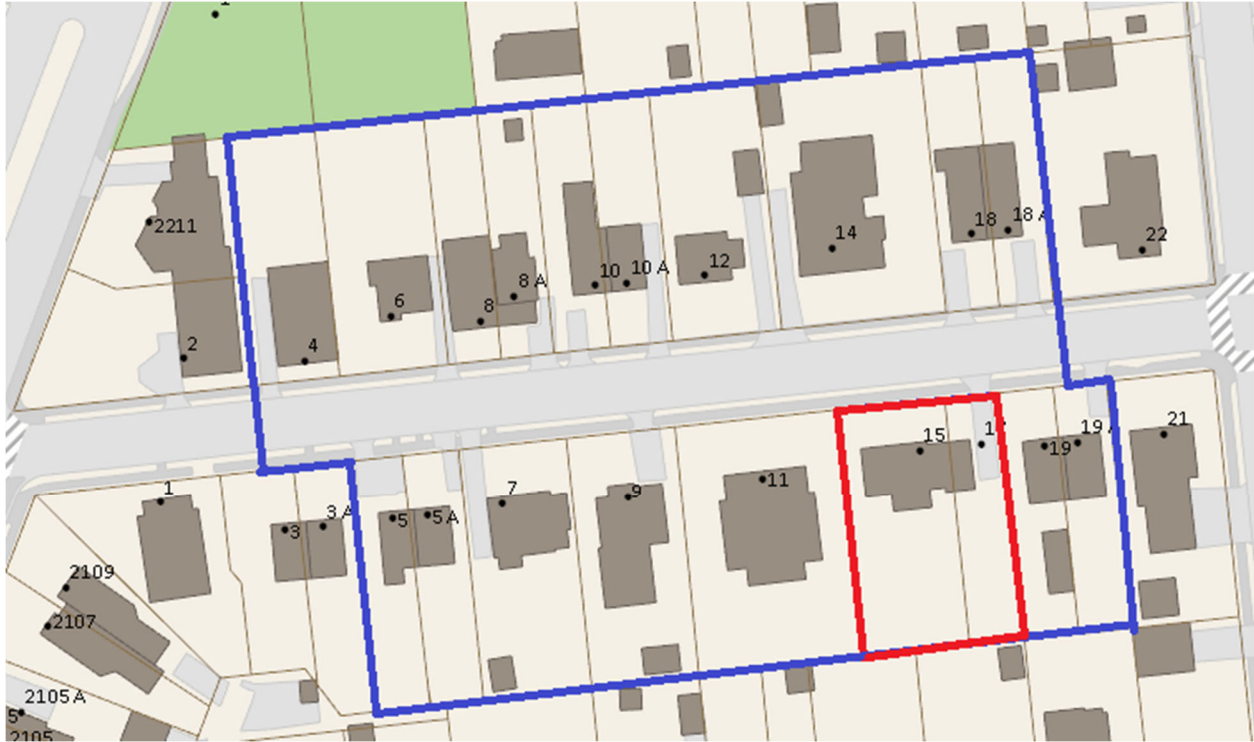


Figure 5 – Similarly Situated Lots in blue, subject property in red

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 601	37.5 Ft.	37.5 Ft.	4,312.5 Sq. Ft.
Proposed Lot 602	37.5 Ft.	37.5 Ft.	4,312.5 Sq. Ft.
4 E. Custis Ave.	40 Ft.	40 Ft.	5,175 Sq. Ft.
5 E. Custis Ave.	25 Ft.	25 Ft.	2,875 Sq. Ft.
5A E. Custis Ave.	25 Ft.	25 Ft.	2,875 Sq. Ft.
6 E. Custis Ave.	50 Ft.	50 Ft.	5,750 Sq. Ft.
7 E. Custis Ave.	50 Ft.	50 Ft.	5,750 Sq. Ft.
8 E. Custis Ave.	25 Ft.	25 Ft.	2,875 Sq. Ft.
8A E. Custis Ave.	25 Ft.	25 Ft.	2,875 Sq. Ft.
9 E. Custis Ave.	50 Ft.	50 Ft.	5,750 Sq. Ft.
10 E. Custis Ave.	25 Ft.	25 Ft.	2,875 Sq. Ft.
10A E. Custis Ave.	25 Ft.	25 Ft.	2,875 Sq. Ft.
11 E. Custis Ave.	75 Ft.	75 Ft.	8,625 Sq. Ft.
12 E. Custis Ave.	50 Ft.	50 Ft.	5,750 Sq. Ft.
14 E. Custis Ave.	75 Ft.	75 Ft.	8,625 Sq. Ft.
18 E. Custis Ave.	25 Ft.	25 Ft.	2,875 Sq. Ft.

18A E. Custis Ave.	25 Ft.	25 Ft.	2,875 Sq. Ft.
19 E. Custis Ave.	25 Ft.	25 Ft.	2,875 Sq. Ft.
19A E. Custis Ave.	25 Ft.	25 Ft.	2,875 Sq. Ft.

Because the proposed lots would be similar in width, frontage, and area to 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. 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 July 30, 2025, and August 13, 2025. Staff has not received comment as of August 22, 2025.

III. CONCLUSION

In summary, staff finds that the proposal would comply with all subdivision requirements. Subject to the conditions contained in Section IV of this report, staff recommends approval of the re-subdivision request.

IV. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes, 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. 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, Division Chief, Land Use Services
 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:

C-1 To be addressed on the final plat: (survey)

- a. The phrase ‘vacated’ is misspelled several times on body of plat, please correct.
- b. Please add the existing address for TM# to 034.04-01-06 to either the body of the plat, or to associated line of Note #1.
- c. Please include a new, unique subdivision name in the Plat title block, as well as the proposed lot numbers. New name is largely up to applicant/owner, and example format for Title is something like “Plat Showing, lots 601-602, 15 and 17 E Custis Ave LLC’s addition to Del Ray, being a subdivision of, (insert ex. Lot #s here), Del Ray....”
- d. All property corners (that are not currently in place) will be required to be set prior to final plat approval.

Recreation, Parks & Cultural Activities:

No comments.

Police Department:

No comments received.

Archaeology:

No comments.

Geographic Information Systems (GIS):

No comments.

Code Administration:

No comments



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 15 & 17 E. Custis Avenue

TAX MAP REFERENCE: 034.04-01-05 & -06

ZONE: R-2-5

APPLICANT:

Name: 15 & 17 E Custis Avenue LLC

Address: _____

PROPERTY OWNER:

Name: Same as Applicant

Address: _____

SUBDIVISION DESCRIPTION

Request for the re-subdivision of three (3) existing lots 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.

15 & 17 E Custis Avenue LLC By: M. Catharine Puskar Attorney/Agent

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

MC Puskar

Signature

Telephone #

Fax #

Email address

06/23/2025

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. 15 & 17 E Custis Avenue LLC		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 15 & 17 E. Custis Avenue (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. 15 & 17 E Custis Avenue LLC		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 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 indicate 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. 15 & 17 E Custis Avenue LLC	None	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.

06/23/2025

Date

15 & 17 E Custis Avenue LLC By: M. Catharine Puskar Attorney/Agent

Printed Name


Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 15 & 17 E. Custis Avenue Subdivision

PROJECT ADDRESS: 15 & 17 E. Custis Avenue, Alexandria, VA 22301

DESCRIPTION OF REQUEST:

Request for the re-subdivision of three (3) existing lots 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 September 4, 2025 Planning Commission hearing.

Date: 06/23/2025

☒ Applicant

☐ Agent

Signature: _____



Printed Name: M. Catharine Puskar

15 & 17 E Custis Avenue LLC
[REDACTED]

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

Re: Authorization to File a Subdivision Application
15 & 17 East Custis Avenue, Alexandria, VA 22301, Tax Map No. 034.04-01-05
& -06 (the "Property")

Dear Mr. Moritz:

15 & 17 E Custis Avenue 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,

15 & 17 E Custis Avenue LLC

By: 

Its: MEMBER

Date: 6/3/2025

APPLICANT OWNERSHIP BREAKDOWN

Owner and Applicant of 15 & 17 E. Custis Avenue (TM No. 034.04-01-05 & -06)

15 & 17 Custis Avenue LLC (Owner/Applicant)



Member(s):	Percent Ownership:
Northern Virginia Investments	100%
Member(s)	
Sean Ragen	50%
Corey Dutko	50%

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.

Plat for Subdivision of St. Elmo
 X X

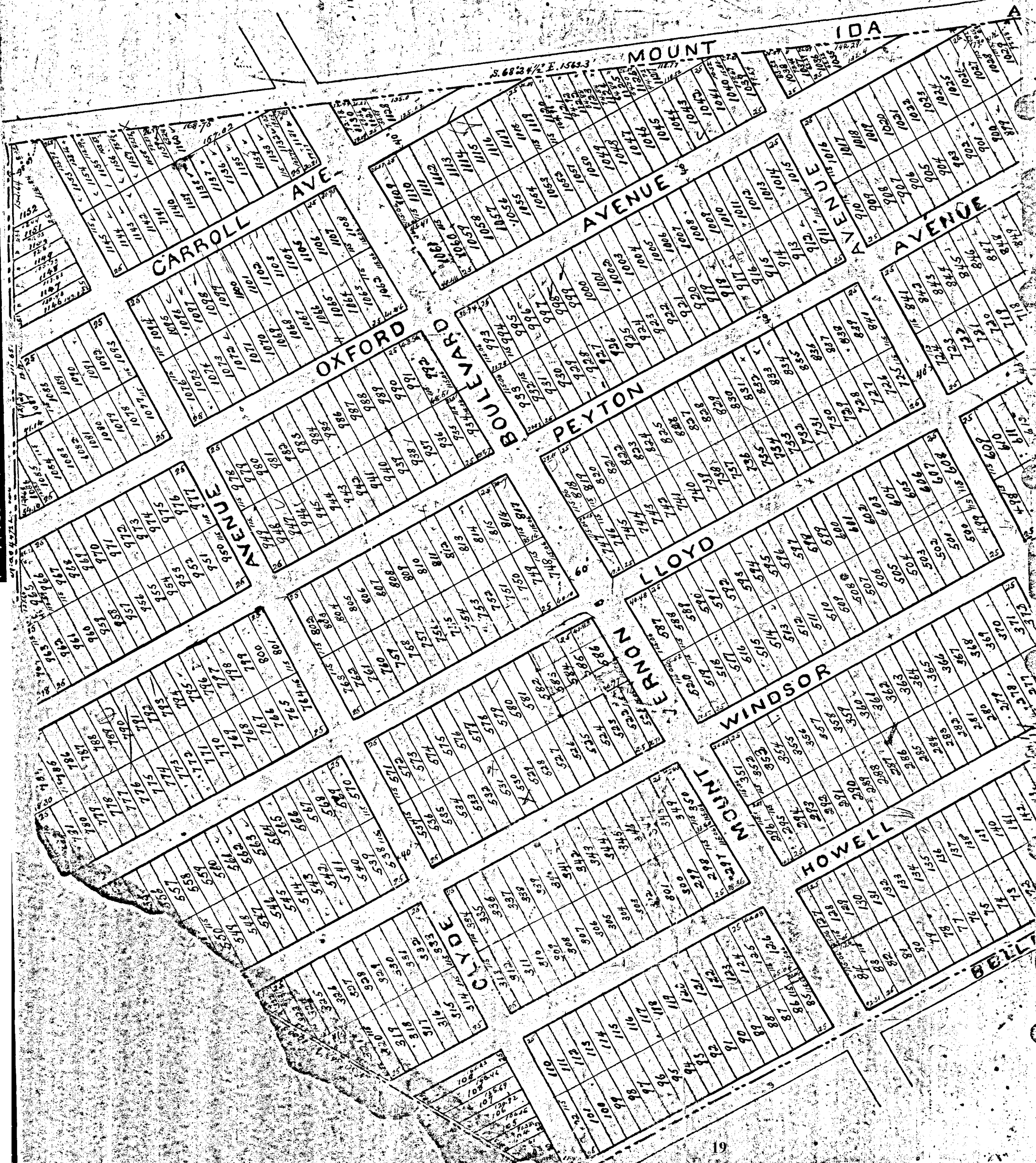
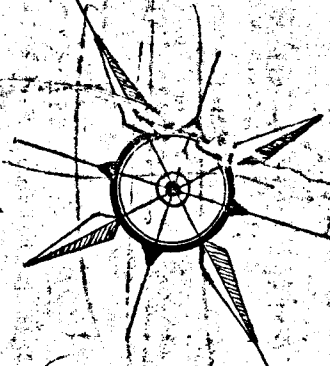
For Plat

of Del. Ray

See Pages 442, 443 and 444
 Liber O No 4
 Wm. Young
 Clerk

Wood Harmon & Cos
 Subdivision

Need & Bureau

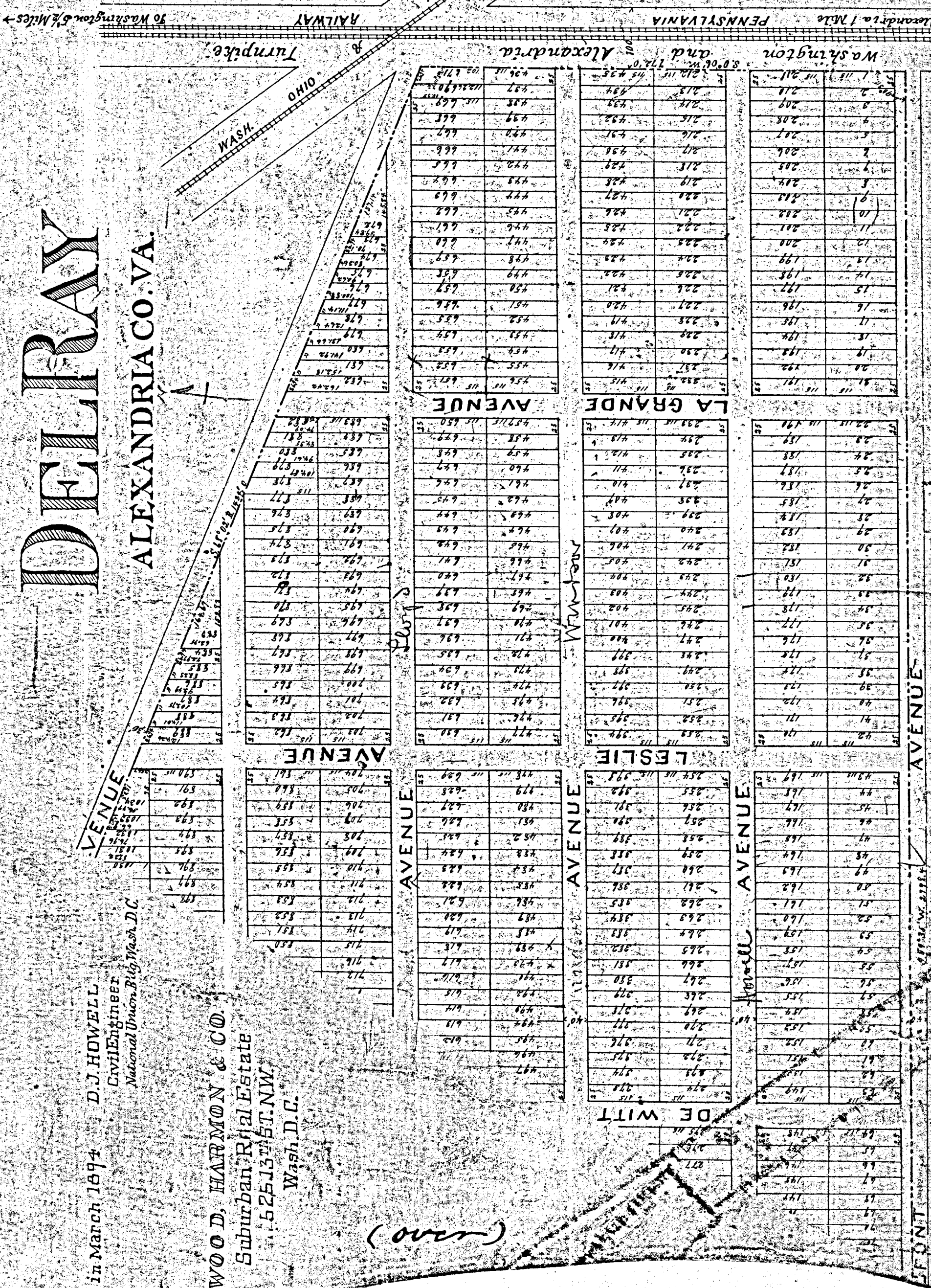


DELLRAY

ALEXANDRIA CO. VA.

Designed in March 1894 D.J. HOWELL
Civil Engineer
National Union Bldg. Wash. D.C.

WOOD, HARMON & CO.
Suburban Real Estate
525 13th St. NW.
Wash. D.C.



(over)

444
The foregoing plat entitled Charles E. Wood
Subdivision of Del-Ray Alexandria County Virginia
correctly and accurately represents the subdivision
into Lots streets and Avenues as surveyed on the
tract conveyed by Mrs Mary L Lee widow of
Ally Co. Va., Mrs Rebecca L. Cook & Dr G. Wythe Cook
her Husband of Wash., D.C., and Miss Elizabeth and
Mrs Mary L. Lee Etc. of Cassius M Lee Jr., dec.
and J. Lloyd of Washington D.C., bearing date of
April 16th, 1894 and recorded in Liber B. No. 4.
Folios 440²⁴ &c. 0-4-537

Charles E. Wood

I Frederic S. Doyle, a Notary public in and for
the District of Columbia do certify that Chas. E.
Wood whose name is signed to the above
statement bearing date Apr. 16th, 1894. Has ack-
nowledged the same before me in my district
aforesaid given under my hand and seal this
6th, day of June 1894

Frederic S. Doyle
Notary Public D.C.

Clerks office Alexandria County Virginia June 8th, 1894
This Plat and annexed Certificate received and admitted
to record on 442 etc.

Teste

F. H. Young
Clerk

Consideration \$ 1,045,000.00
 Assessed Value: \$ 962,535.00
 Tax Map No: 034.04-01-05 & 034.04-01-06
 Grantee Address:
 [REDACTED]

Document Prepared By:
Benjamin J. Schaefer, Esq.
Old Dominion Legal Services, LLC

[REDACTED]
Virginia State Bar #80895
File No. 25-3225

Underwriter: **Old Republic National Title Insurance Company**

This Deed, made this May 15, 2025, by and between **Victoria Itza Howe, a married woman,**
and Craig Michael Conger, a married man, Grantors, and **15 & 17 E Custis Ave LLC, a Virginia**
Limited Liability Company, Grantee.

-Witnesseth-

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey, in fee simple, with GENERAL WARRANTY and English Covenants of title, unto the Grantee, as sole owner, all the following-described lot or parcel of land together with improvements thereon, situate, lying and being in the **County of Alexandria**, Commonwealth of Virginia:

Lots 564, 565 and 566, in the Subdivision of DEL RAY, as the same appears duly dedicated, platted and recorded in Tiber 0-4 at Page 402,440, among the Arlington County, Virginia land records, now within the extended limits of the City of Alexandria, Virginia.

Being the same property conveyed to Victoria Itza Howe and Craig Michael Conger by Deed dated October 15, 2020, and recorded on November 12, 2020 as Instrument No 200023606.

This conveyance is made expressly subject to the easements, conditions, restrictions, and rights of way of record contained in the instruments forming the chain of title to the property conveyed herein and to matters visible upon inspection.

The Grantors covenant that they are seized in fee simple of the property herein conveyed, have the right to convey the said land to the Grantee and have done no act to encumber the lands. The Grantors covenant that the Grantee shall have quiet possession of the land free from all encumbrances, except as mentioned herein, and that they, the Grantors, will execute such further assurances of the lands as may be requisite.

Witness the following signature and seal.

Victoria Itza Howe
Victoria Itza Howe

Craig Michael Conger
Craig Michael Conger

COMMONWEALTH OF VIRGINIA
CITY OF Loudoun

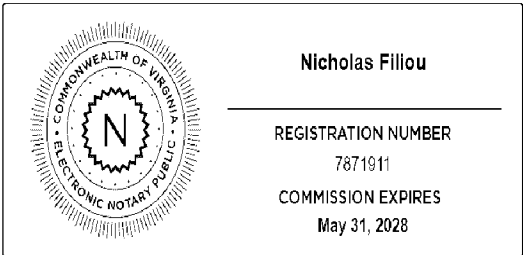
The foregoing instrument was acknowledged before me, Nicholas Filiou, this 15th day of May, 2025 by Victoria Itza Howe, Craig Michael Conger and .



Signature of Person Taking Acknowledgment
Title or Rank
Serial Number

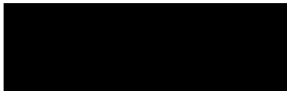
Notary's Registration Number: 7871911

My Commission Expires: 05/31/2028



Notarized remotely online using communication technology via Proof.

After recording, please return to:
Aedis Title, LLC



Reserved for Recording Clerk:

INSTRUMENT 250004576
RECORDED IN THE CLERK'S OFFICE OF
ALEXANDRIA CIRCUIT COURT ON
MAY 16, 2025 AT 02:22 PM
\$1045.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$522.50 LOCAL: \$522.50
WMATA FEE: \$2090.00
GREG PARKS, CLERK
RECORDED BY: EMF



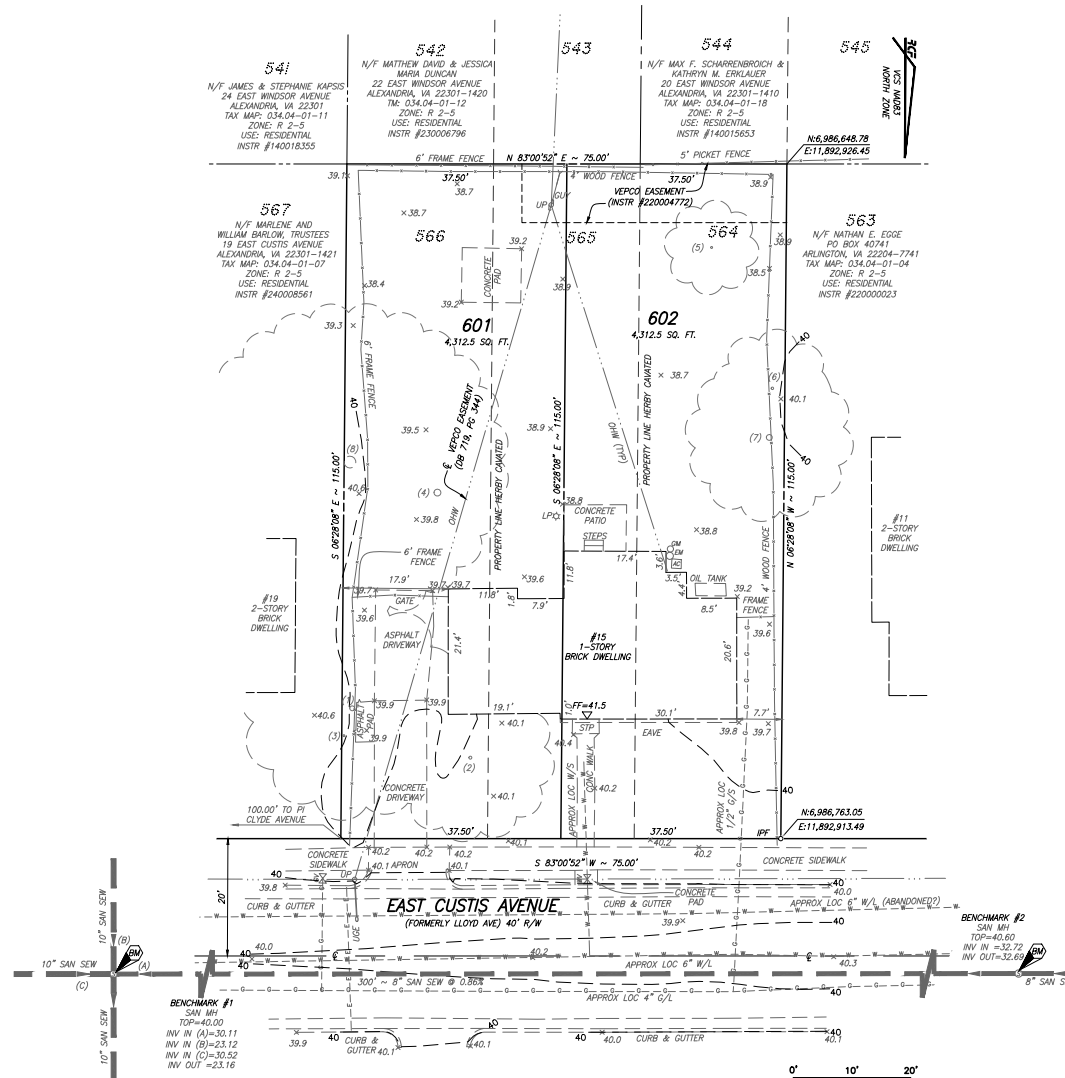
VICINITY MAP
SCALE 1" = 200'

TEXT LEGEND:

= DEGREES
" = MINUTES (OR FEET)
" = SECONDS (OR INCHES)
% = PERCENT
= NUMBER
@ = AT
AC = AIR CONDITIONING UNIT
APPROX = APPROXIMATE
BM = BENCHMARK
C = CENTERLINE
CONC = CONCRETE
DB = DEED BOOK
E = EAST
FT = FINISH FLOOR
FT = FEET
G/L = GAS LINE
GM = GAS METER
G/S = GAS SERVICE
GV = GAS VALVE
IPF = IRON PIPE FOUND
INV = INVERT
INSTR = INSTRUMENT
UP = LIGHT POLE
MH = MANHOLE
N = NORTH
N/F = NOW OR FORMERLY
OHW = OVERHEAD WIRE
PO = POLE
RCP = REINFORCED CONCRETE PIPE
S = SOUTH
SAN = SANITARY
SEW = SEWER
SQ. FT. = SQUARE FEET
SW = SIDEWALK
TM = TAX MAP
UG = UNDERGROUND ELECTRIC
UP = UTILITY POLE
W = WEST
W/L = WATER LINE
W/S = WATER SERVICE
WV = WATER VALVE

EXISTING TREE TABLE:

1) 10" TREE
2) 6" TREE (CLUSTER)
3) 4" TREE
4) 14" TREE
5) 4" TREE (CLUSTER)
6) 5" TREE (CLUSTER)
7) 12" TREE (CLUSTER)
8) 24" TREE (TWIN)



GENERAL NOTES:

- TAX MAP: #034.04-01-05 (LOTS 564 & 565), #034.04-01-06 (LOT 566)
- ZONE: R 2-5
- OWNER: 15 & 17 E CUSTIS AVE LLC, 8516 OVERBROOK ROAD, FARMAX, VA 22031, INSTR #25004576
- APPLICANT: 15 & 17 E CUSTIS AVE LLC, 8516 OVERBROOK ROAD, FARMAX, VA 22031
- TOTAL SITE AREA = 8,625 S.F. OR 0.1980 AC.
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD 83 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK 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.
- TITLE REPORT FURNISHED BY TITLE SERVICES, LLC, FILE NO. 25-3225 DATED 04/10/25 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- 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 #5155190033F.
- 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 FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION (R 2-5)

TOTAL SITE AREA	8,625 SQ. FT. OR 0.1980 ACRES
EXISTING NUMBER OF LOTS	2
PROPOSED NUMBER OF LOTS	3
MIN. LOT AREA REQUIRED (INTERIOR LOT)	2,500 SQ. FT. OR 0.0574 ACRES
MIN. LOT AREA PROVIDED (LOT 601)	4,312.5 SQ. FT. OR 0.0990 ACRES
MIN. LOT AREA PROVIDED (LOT 602)	4,312.5 SQ. FT. OR 0.0990 ACRES
MINIMUM LOT WIDTH REQUIRED	25.00'
LOT WIDTH PROVIDED (LOT 601)	37.50'
LOT WIDTH PROVIDED (LOT 602)	37.50'
MINIMUM LOT FRONTAGE REQUIRED	25.00'
LOT FRONTAGE PROVIDED (LOT 601)	37.50'
LOT FRONTAGE PROVIDED (LOT 602)	37.50'

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 MAPPING AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 04, 2025 AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING MEMORANDA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAT 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.

APPROVED
SUBDIVISION CASE NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22304
703.548.6422
WWW.RCFIELDSONLINE.COM

RCF
ENGINEERING • LAND SURVEYING • PLANNING



PRELIMINARY SUBDIVISION PLAT
LOTS 564, 565, & 566
DEL RAY
DEED BOOK 0-4, PAGE 403, ARLINGTON COUNTY
(15 & 17 EAST CUSTIS AVENUE)
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DRAWN: SPN/SO'B
SCALE: 1" = 10'
DATE: 06/09/25

PRELIMINARY
SUBDIVISION PLAT

SHEET 1 OF 1

FILE: 25-106