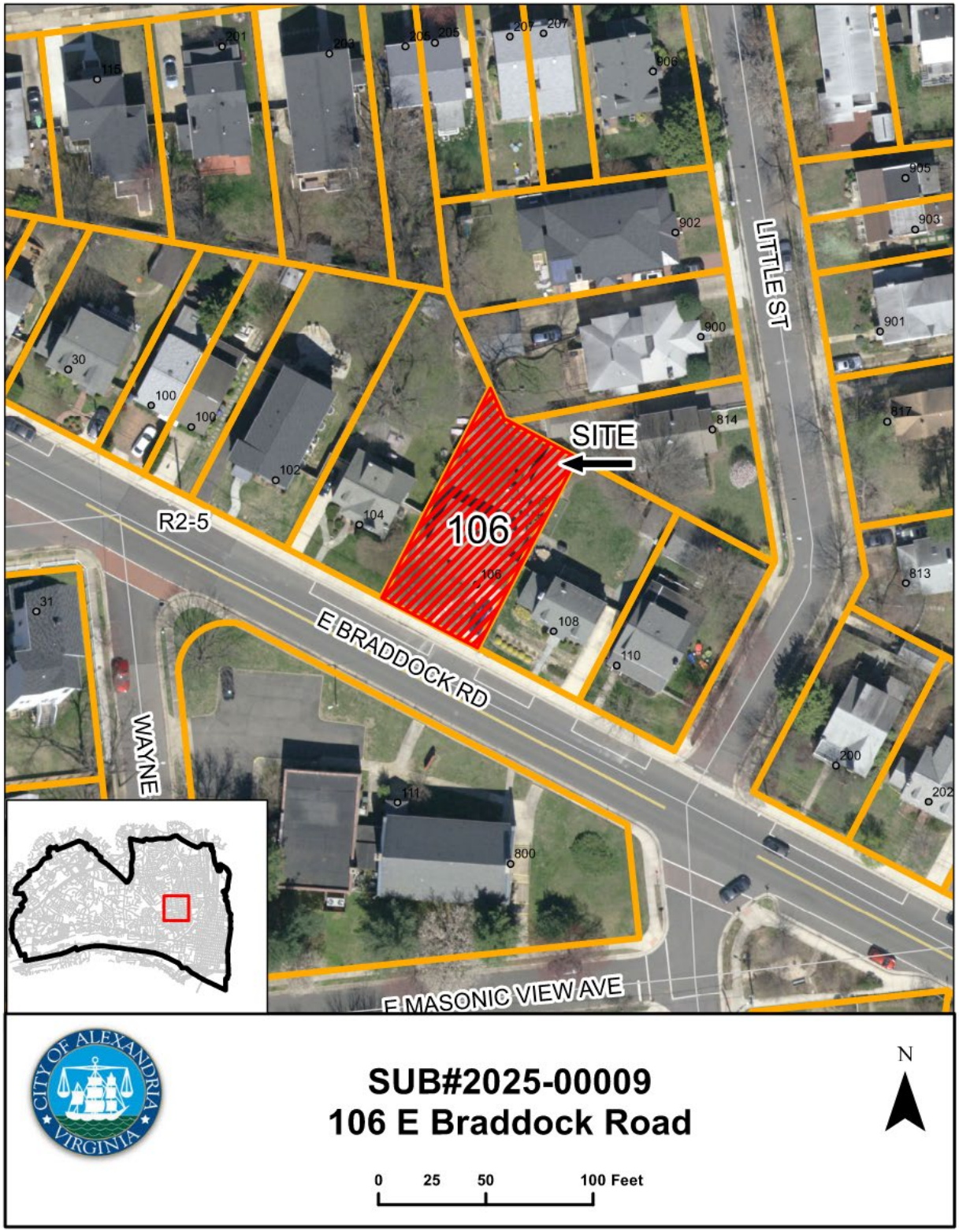
DOCKET ITEM #2
Subdivision #2025-00009
106 East Braddock Road

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:**	January 6, 2026
	Approved Plat must be Recorded By:	July 6, 2027
Address: 106 East Braddock Road	**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 III of this report.
Staff Reviewer: Catie McDonald, catherine.mcdonald@alexandriava.gov Sam Shelby, sam.shelby@alexandriava.gov


SITE
106
R2-5
E BRADDOCK RD
LITTLE ST
WAYNE
E MASONIC VIEW AVE
SUB#2025-00009
106 E Braddock Road
N
0 25 50 100 Feet

I. DISCUSSION

The applicant, Classic Cottages, LLC, requests approval to re-subdivide an existing lot and two partial lots at 106 East Nelson Avenue into two lots. Staff recommends approval of the subdivision request.

SITE DESCRIPTION

The subject property, featured in Figure 1, below, is irregular in shape and contains one complete lot and two partial lots of record, located at 106 East Braddock Road. The property has a total size of 5,050 square feet and a lot width and frontage of 50 feet each. A mix of uses surround the subject property including two-unit and single-unit dwellings as well as two churches located on East Braddock Road. A single-unit dwelling currently occupies the subject property.

Figure 1 – Subject property (outlined in blue)

SUBDIVISION BACKGROUND

Section Two of the Temple Park Subdivision was created on April 7, 1926. At some point, the east half of Lot 127, Lot 128, and the west half of Lot 129 of the original subdivision were consolidated to create the subject property.

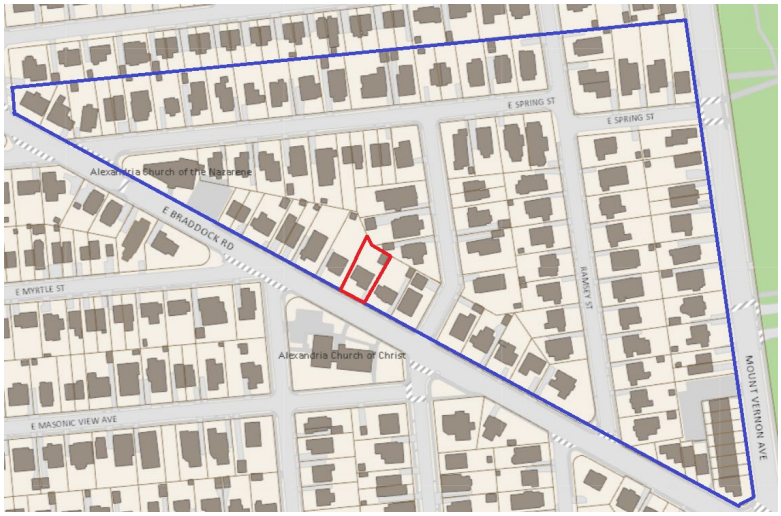


Figure 2 – Section Two of Temple Park Subdivision (subject property in red)

Between 1948 and 1996, Planning Commission approved multiple re-subdivisions within the original subdivision area. Of note, on October 10, 1965, the Planning Commission approved a re-subdivision of part of Lot 121, Lot 122, and part of Lot 123 into lots that accommodate a two-unit semi-detached dwelling. The various re-subdivisions in Section Two of Temple Park are shown in figure 3, below.

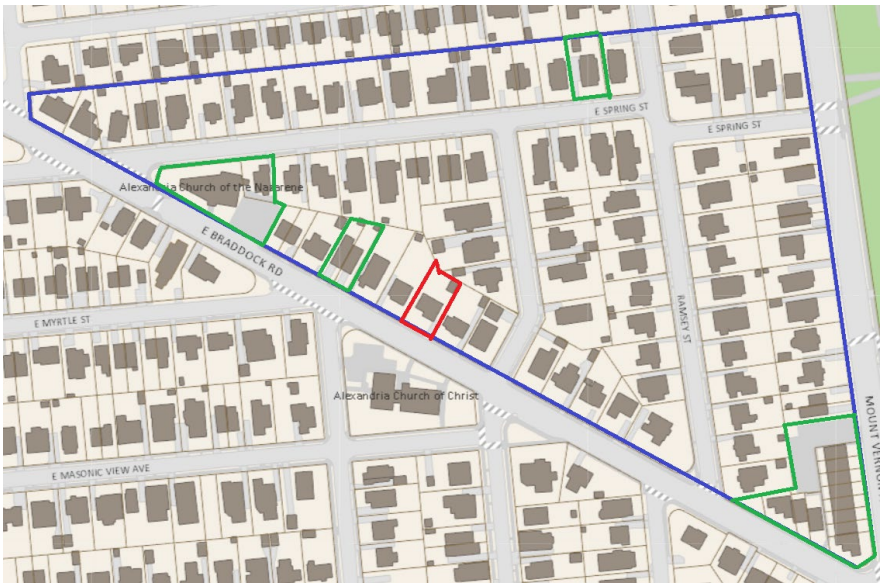


Figure 3 – Original subdivision area (outlined in blue, subject property in red, re-subdivisions in green)

PROPOSAL

The applicant requests approval to re-subdivide the east half of lot 127, all of lot 128, and the west half of lot 129 into two lots. Both lots would be 25 feet wide and would provide 25 feet of frontage along East Braddock Road. Proposed Lots 100 and 101 would have 2,500 square feet and 2,550 square feet of lot area, respectively. Both lots would be mainly rectangular in shape, with proposed Lot 101 maintaining a slight, existing notch in the northwest corner. The existing dwelling would be demolished. The existing and proposed lots are shown in Figures 4 and 5, below.

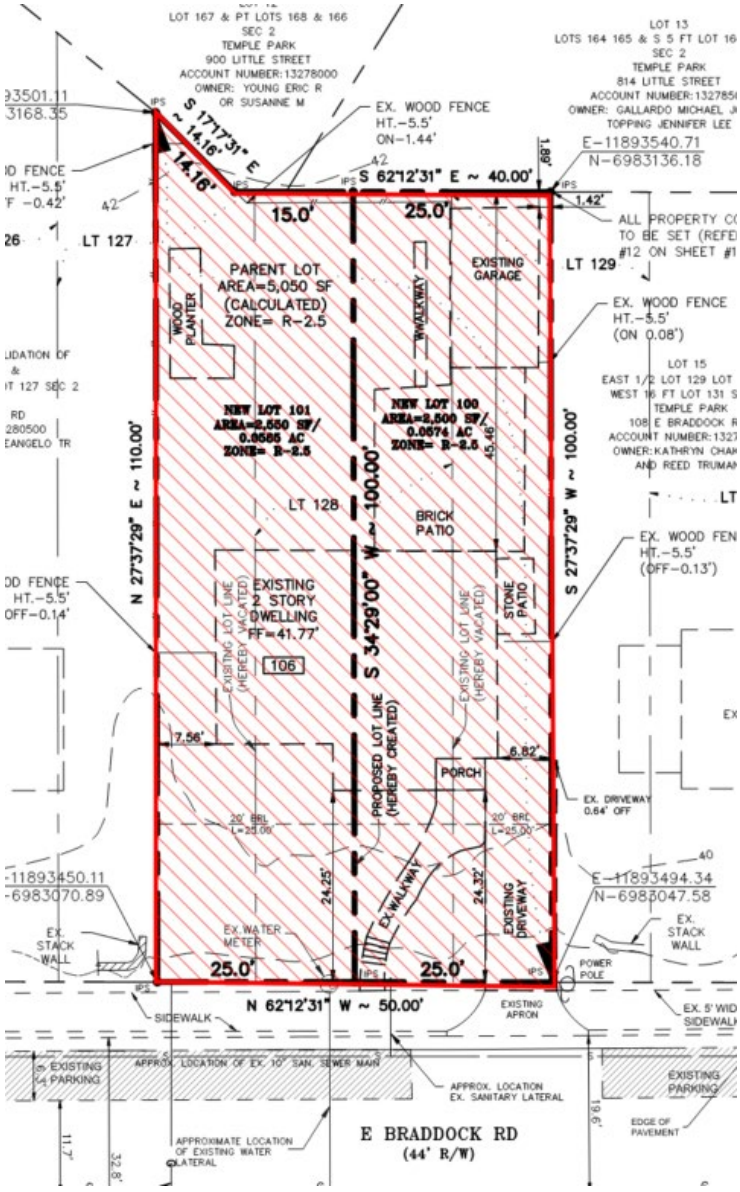


Figure 4 – Existing Lot Configuration (east half of lot 127, all of lot 128, and west half of lot 129)

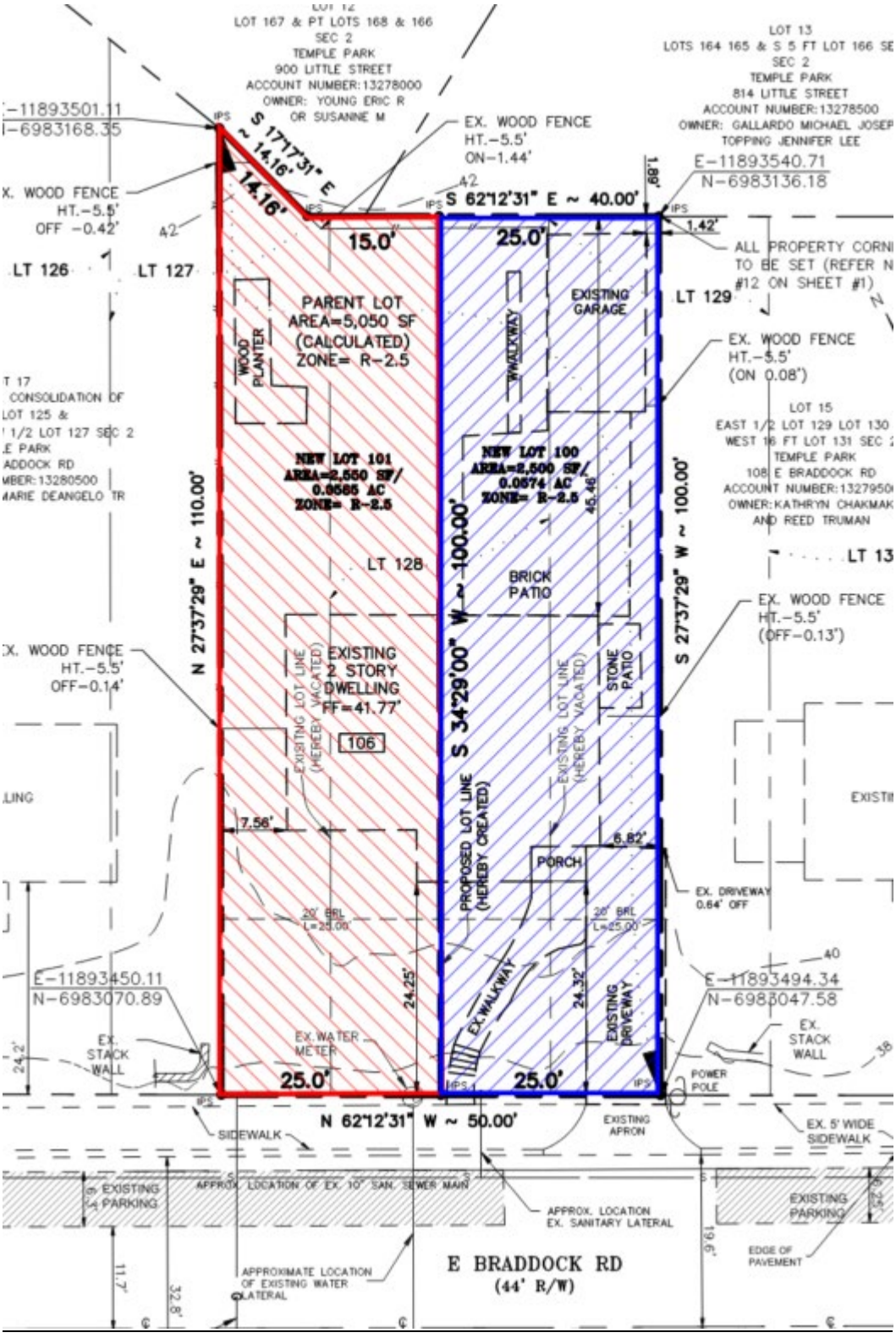


Figure 5 – Proposed Lots (Lot 100 in blue, Lot 101 in red)

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 two-unit semi-detached dwelling as shown in Table 1. Any future development would be required to comply with all applicable provisions of the Zoning Ordinance.

Table 1 – R-2-5 Zoning Requirements

	Required/Permitted	**Existing**	**Proposed**	
		Part Lot 127, Lot 128, and Part Lot 129	Lot 100	Lot 101
Lot Size	2,500 Sq. Ft.	5,000 Sq. Ft.	2,500 Sq. Ft.	2,550 Sq. Ft.
Width	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Frontage	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Front Yard	23.5 – 24.5 Ft.	24.25 Ft.	Future development required to comply with all bulk and open space provisions.	
Side Yard (East)	7 Ft.; 1:3 ratio	6.82 Ft.*		
Side Yard (West)	7 Ft.; 1:3 ratio	7.56 Ft.		
Rear Yard	7 Ft.; 1:1 ratio	45.46 Ft.		
Floor Area	0.45	~0.19		

**Noncomplying side yard*

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.

II. STAFF ANALYSIS

Staff recommends approval of the applicant's subdivision request. The proposal would create lots that comply with all R-2-5 zoning and subdivision requirements. The proposed lots would be substantially the same character as the lots in Section Two of the Temple Park Subdivision in terms of lot shape, area, width, and frontage as required by Section 11-1710(B). Staff analysis follows.

COMPLIANCE WITH SUBDIVISION REQUIREMENTS GENERALLY

Staff determined that proposed re-subdivision would meet all subdivision requirements established by section 11-1710. Both lots would be suitable for residential uses and structures permitted by the R-2-5 zone except for single-unit dwellings. The R-2-5 zone requires 5,000 square feet of lot area, 40 feet of lot frontage, and 50 feet of lot width for single-unit dwellings. Given the proposed lots would be 2,500 square feet and 25 feet wide, single-unit dwellings would not be permitted.

COMPLIANCE WITH SUBDIVISION CHARACTER REQUIREMENTS

Several lots within the original subdivision have been re-subdivided since 1926. Many of these re-subdivisions created lots with smaller sizes, widths, and frontages than those of the original lots.

These approvals allowed for these lots to be developed with single-unit, two-unit, and townhouse dwellings. In particular, the re-subdivision of the east part of lot 121, all of lot 122, and the west part of Lot 123 (100A and 100B East Braddock Road) almost directly mirrors the applicant's request. Both lots are also "similarly situated" to the subject property in that they have widths of 25 feet each, are interior lots, and front on East Braddock Road.

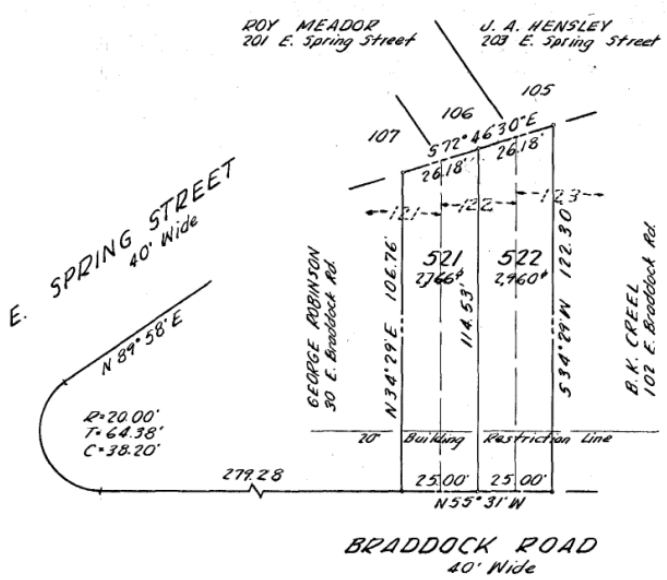


Figure 6 – Re-subdivision of the east half of Lot 121, all of Lot 122, and the west half of Lot 123 of Section Two of the Temple Park Subdivision

LOT ANALYSIS

Staff's lot analysis includes the residentially-zoned, interior lots within the boundaries of the original subdivision that front on East Braddock Road. Table 2 below shows how the proposed lots compare to these lots in terms of width, frontage, and size.

Table 2 – Lot Analysis

Address	**Width**	**Frontage**	**Area**
Proposed Lot 100	25 Ft.	25 Ft.	2,500 Sq. Ft.
Proposed Lot 101	25 Ft.	25 Ft.	2,550 Sq. Ft.
26 E. Braddock Rd.	25 Ft.	25 Ft.	2,035 Sq. Ft.*
28 E. Braddock Rd.	25 Ft.	25 Ft.	2,213 Sq. Ft.*
30 E. Braddock Rd.	50 Ft.	50 Ft.	4,850 Sq. Ft.*
100B E. Braddock Rd.	25 Ft.	25 Ft.	2,766 Sq. Ft.
100A E. Braddock Rd.	25 Ft.	25 Ft.	2,960 Sq. Ft.
102 E. Braddock Rd.	50 Ft.	50 Ft.	6,050 Sq. Ft.
104 E. Braddock Rd.	50 Ft.	50 Ft.	6,474 Sq. Ft.
108 E. Braddock Rd.	50 Ft.	50 Ft.	5,300 Sq. Ft.
202 E. Braddock Rd.	50 Ft.	50 Ft.	5,400 Sq. Ft.

204 E. Braddock Rd.	50 Ft.	50 Ft.	5,224 Sq. Ft.
206 E. Braddock Rd.	50 Ft.	50 Ft.	3,975 Sq. Ft.*

**Substandard lot area*

The proposed lots would have similar orientations and suitability for residential uses and structures as the similarly situated lots. They would also have the same width and frontage as the properties located at 26, 28, 100B, and 100A East Braddock Road. These lots are also the most similarly situated to the proposed lots in the original subdivision. As such, the proposal would be substantially compatible with established neighborhood character as required by section 11-1710(B). Further, the proposed lots would comply with the R-2-5 zone requirements for a two-unit semi-detached dwelling. 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 (DRCA) and the Rosemont Citizens Association on November 18, 2025. Staff have not yet received comments from either association.

III. CONCLUSION

In summary, the proposal would adhere to all subdivision requirements. 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, 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 prior to: (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.

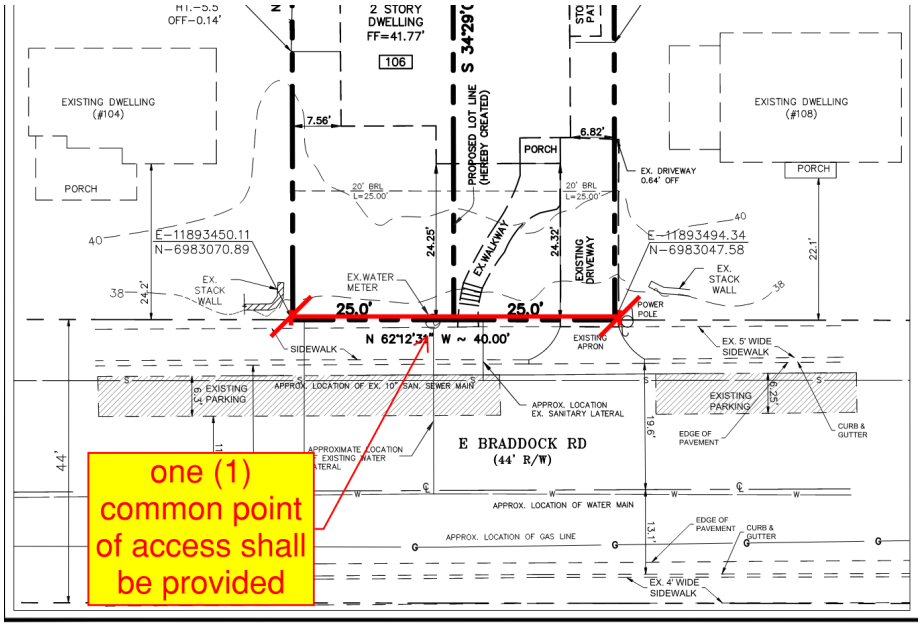
V. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 The 100 Block of E Braddock Road is identified in the City's Mobility Plan as an existing on-street bicycle route with shared lane (i.e., unprotected) markings. As of October 2025, the Braddock Road Trail Access and Corridor Improvements project is exploring enhancements to the share bicycle configuration, which may remove on-street parking in the 100 Block of E Braddock Road. (Transportation Planning)

F-2 As traffic volumes on E Braddock Road – east of Russell Road – exceed 7,500 vehicles per day, the City will not support any additional curb cuts along this 50-foot stretch of frontage. (Transportation Planning / Transportation Engineering)



Code Enforcement:
No comments.

Fire:
No comments.

Recreation, Parks & Cultural Activities:
No comments.

Police Department:
No comments received.

Archaeology:
No comments.

Geographic Information Systems (GIS):
No comments.

APPLICATION

SUBDIVISION OF PROPERTY

SUB #_____

PROPERTY LOCATION: 106 E Braddock Rd

TAX MAP REFERENCE: 053.02-06-16 **ZONE:** R 2-5

APPLICANT:

Name: Classic Cottages, LLC

Address: [redacted]

PROPERTY OWNER:

Name: Classic Partners 10 LLC

Address: [redacted]

SUBDIVISION DESCRIPTION

Subdivide the existing 5,050 sq ft. lot into two lots, one 2,500 sq ft and one 2,550 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

Chad J Riedy
C=US,
E=chad@ccottages.com,
O=Classic Cottages,
CN=Chad J Riedy
2025.10.09 10:01:06-04'00'
Signature

[redacted]
Mailing/Street Address

[redacted]
Telephone # Fax #

[redacted]
City and State Zip Code

[redacted]
Email address

10/09/2025
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	[redacted]	
2. David P. Tracy	[redacted]	58.91%
3. Lawrence Financial Services, Inc.	[redacted]	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 106 E Braddock Rd (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	[redacted]	
2. David P. Tracy	[redacted]	58.91%
3. Lawrence Financial Services, Inc.	[redacted]	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 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 the12-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.

10.09.2025	Chad J. Riedy	Chad J Riedy C=US, E=chad@ccottages.com, O=Classic Cottages, CN=Chad J Riedy 2025.10.09 10:07:00 -04'00'
Date	Printed Name	Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 106 E Braddock Rd

PROJECT ADDRESS: 106 E Braddock Rd, Alexandria VA 22301

DESCRIPTION OF REQUEST:

Subdivide the existing 5,050 sq ft. lot into two lots, one 2,500 sq ft and one 2,550 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 January 6, 2026.

Date: 10.09.2025

☒ Applicant

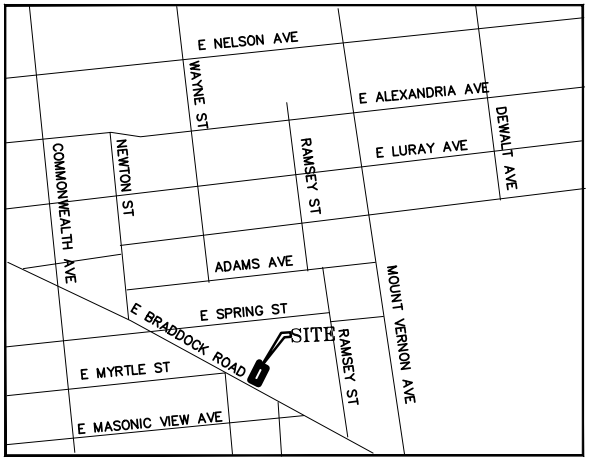
☐ Agent

Signature: Chad J Riedy C=US, E=chad@ccottages.com, O=Classic Cottages, CN=Chad J Riedy 2025.10.09 10:11:28-04'00'

Printed Name: Chad J Riedy

GENERAL NOTES:

1. THIS PLAT REPRESENTS A CURRENT LAND BOUNDARY SURVEY BY GEOENV ENGINEERS & CONSULTANTS AND MEETS THE MINIMUM ERROR OF CLOSURE OF 1 IN 10,000.
2. THERE ARE NO RESOURCE PROTECTION AREA AND FLOOD PLAIN LIMIT ON THIS PROPERTY.
3. THERE ARE NO KNOWN CEMETERY OR BURIAL ON THIS PROPERTY.
4. ALL PREVIOUSLY RECORDED RIGHT-OF-WAY, EASEMENTS OR OTHER INTERESTS OF THE CITY OF ALEXANDRIA, VIRGINIA SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.
5. PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
6. NO KNOWN GRAVE SITE OR BURIAL SITE EXIST ON THE LOT.
7. THERE ARE NO KNOWN UNDER GROUND STORAGE TANKS ON SITE.
8. THERE ARE NO KNOWN AREAS LOCATED WITHIN 1,000 FEET OF FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREAS.
9. THERE ARE NO KNOWN AREAS WITH POTENTIAL OF GENERATING COMBUSTIBLE GASES.
10. THERE ARE NO KNOWN AREAS THAT CONTAIN SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO HEAVY METALS, PETROLEUM PRODUCTS, PCB'S, PESTICIDES, FLYASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS.
11. ANY FUTURE EASEMENT OR AUTHORIZATION FOR ELECTRIC, CABLE, TELEPHONE OR GAS SERVICES TO BE FURNISHED TO THE PROPERTY MUST COMPLY WITH THE PROVISIONS OF 15.2-2241(6) OF THE VIRGINIA CODE.
12. SURVEYOR/ENGINEER WILL SET ALL PROPERTY CORNERS USING THE IRON PIPE OR OTHER PERMANENT MARKERS, CREATED BY THIS PLAT PRIOR TO THE SIGNATURE SET SUBMITTAL OF THE FINAL SUBDIVISION PLAT.
13. THE PLAT OF 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.
14. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM THE GPS MEASUREMENTS.
15. THE PROPERTY SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS SHOWN ON THE FEMA MAP #5155190033F EFFECTIVE DATE: JANUARY 11, 2024.



VICINITY MAP
SCALE: 1": 500'

OWNER'S CONSENT:

THE SUBDIVISION OF THE FOLLOWING DESCRIBED LAND SHOWN ON THIS PLAT LOCATED ON MAP-BLOCK-LOT NUMBER: 053.02-06-16 IN TEMPLE PARK SUBDIVISION, IN THE CITY OF ALEXANDRIA, VIRGINIA, IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER. THE UNDERSIGNED OWNER CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS NECESSARY FOR THE REASONABLE DEVELOPMENT AND THE USE OF THE PROPERTY.

CLASSIC PARTNERS 10 LLC
OWNER

SIGNATURE

ENGINEER'S CERTIFICATE:

I, IBRAHIM A. CHEHAB, DULY AUTHORIZED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE LAND SHOWN HEREON (106 E BRADDOCK ROAD) IS IN THE NAME OF CLASSIC PARTNERS 10 LLC AS RECORDED IN INSTRUMENT # 250000486 AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND EMBRACED BY PROPOSED TWO LOTS, LIES ENTIRELY WITHIN THE BOUND OF THE ORIGINAL TRACT, THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE SAME; AND THAT ALL THE BEARINGS ARE WITH REFERENCE TO VCS83; AND THE PROPOSED LOTS ARE ACCURATELY DESCRIBED BY METES AND BOUNDS, COURSE AND DISTANCES. I FURTHER CERTIFY THAT PERMANENT PROPERTY CORNERS WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

GIVEN UNDER MY HAND THIS 07th DAY OF OCTOBER 2025.

COMMONWEALTH OF VIRGINIA
IBRAHIM A. CHEHAB
Lic. No. 022968
10/07/2025
PROFESSIONAL ENGINEER

IBRAHIM A. CHEHAB
(PROFESSIONAL ENGINEER)
LIC. #022968

SIGNATURE

PRELIMINARY PLAT

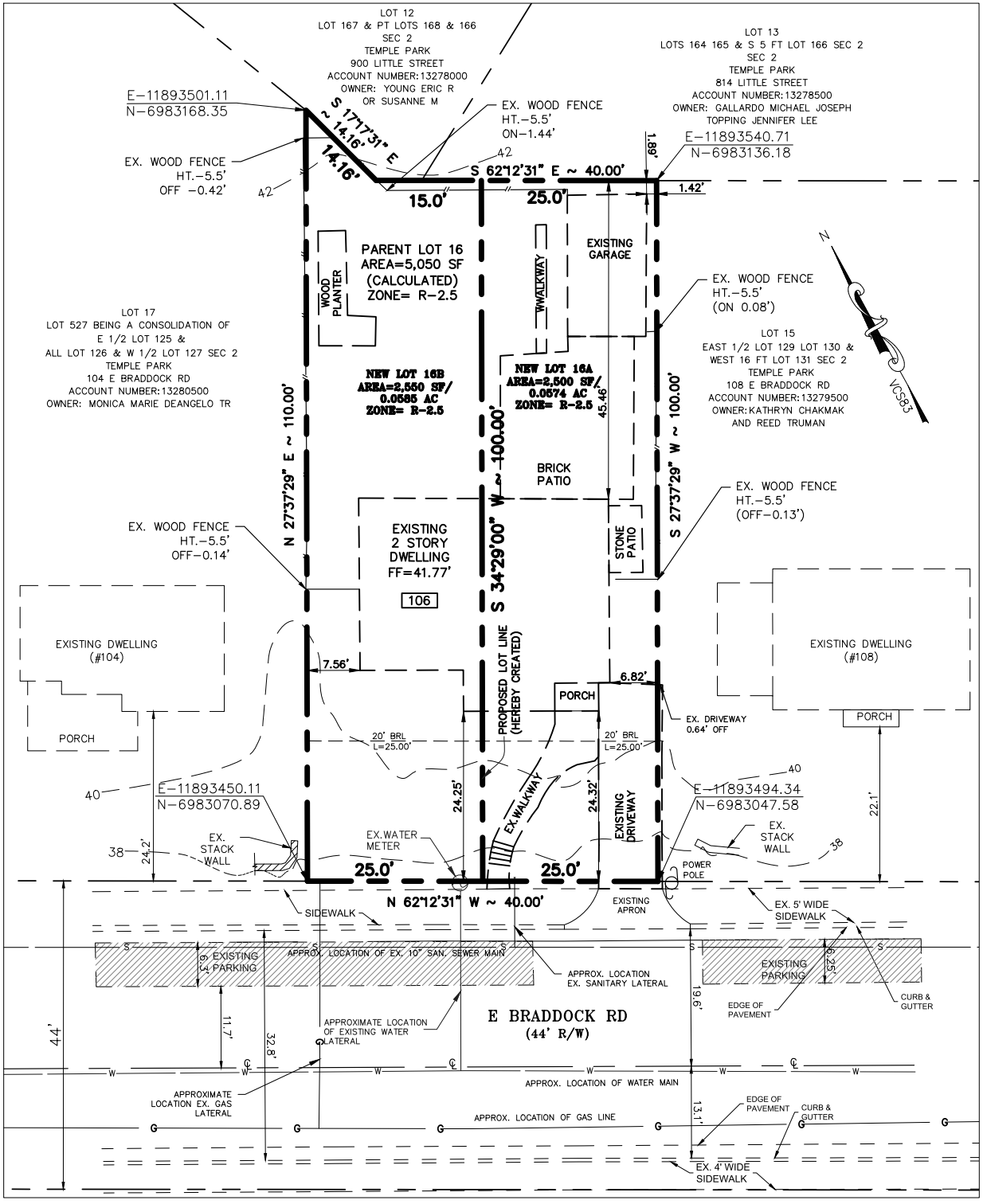
LOT E 1/2 L 127 & LOT 128 &
W 1/2 LOT 129 SEC 2
TEMPLE PARK
106 E BRADDOCK RD
ALEXANDRIA, VIRGINIA 22301-2114

DATE: OCTOBER 07, 2025

OWNER:
CLASSIC PARTNERS 10 LLC
[redacted]

APPLICANT:
CLASSIC COTTAGES LLC
[redacted]

PREPARED BY
GeoEnv Engineers & Consultants, LLC
Civil, Environmental & Geotechnical Engineering
[redacted]



ZONE: R-2.5 (TWO-UNIT SEMI-DETACHED)LOT REQUIREMENTS (SEC. 3-505)

LOT	LOT FRONTAGE		LOT WIDTH		LOT SIZE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
NEW LOT 16A	25 FT	25.0 FT	25 FT	25.0 FT	2,500 SF	2,500 SF
NEW LOT 16B	25 FT	25.0 FT	25 FT	25.0 FT	2,500 SF	2,550 SF

PRELIMINARY PLAT

LOT E 1/2 L 127 & LOT 128 &
W 1/2 LOT 129 SEC 2
TEMPLE PARK
106 E BRADDOCK RD
ALEXANDRIA, VIRGINIA 22301-2114

DATE: OCTOBER 07, 2025

COMMONWEALTH OF VIRGINIA
IBRAHIM A. CHEHAB
Lic. No. 022968
10/07/2025
PROFESSIONAL ENGINEER

GRAPHIC SCALE

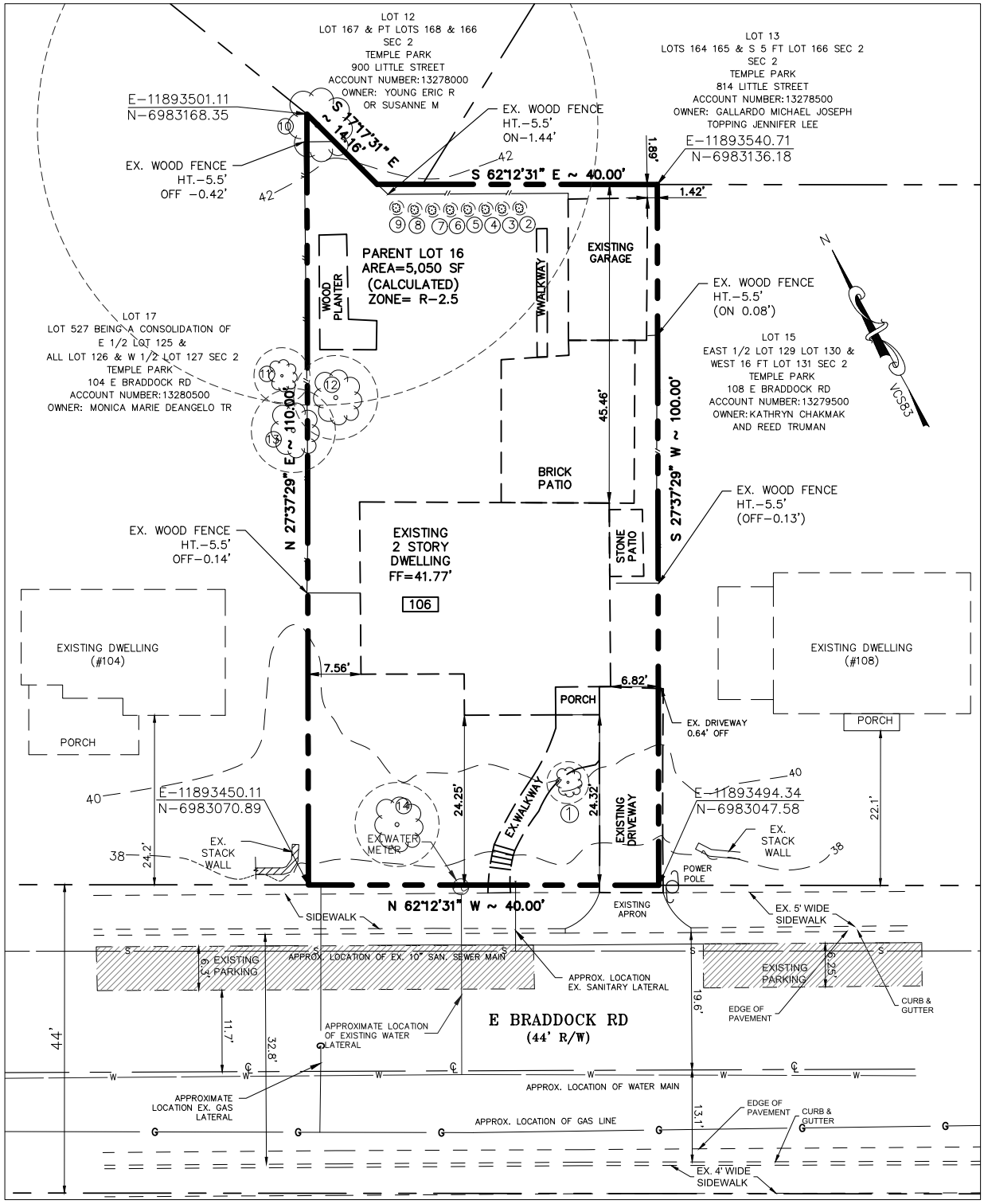
10 0 10 20

(IN FEET)
1 INCH=10 FT.

PREPARED BY

GeoEnv Engineers & Consultants, LLC
Civil, Environmental & Geotechnical Engineering
[redacted]

SHEET 2 OF 2



EXISTING TREE INVENTORY:

Tree #	DBH (Diameter at 4.5 feet above grade) (in)	COMMON NAME	SCIENTIFIC NAME	Condition Rating %	Condition Rating	CRZ Critical Zone (Radius in Feet)	Height (Ft)	Offsite/ Shared	Remarks
1	2,1,1,1,1,1,1	Crepe Myrtle	Lagerstroemia indica	70	Fair	3	15		
2	1	Arborvitae	Thuja occidentalis	75	Fair	1	4		
3	1	Arborvitae	Thuja occidentalis	75	Fair	1	4		
4	1	Arborvitae	Thuja occidentalis	75	Fair	1	4		
5	1	Arborvitae	Thuja occidentalis	75	Fair	1	4		
6	1	Arborvitae	Thuja occidentalis	75	Fair	1	4		
7	1	Arborvitae	Thuja occidentalis	75	Fair	1	4		
8	1	Arborvitae	Thuja occidentalis	75	Fair	1	4		
9	1	Arborvitae	Thuja occidentalis	75	Fair	1	4		
10	40	Black Walnut	Juglans Nigra	70	Fair	40	55	Shared	
11	4	Chinese Photinia	Photinia serratifolia	70	Fair	4	11	Off-site	
12	3,3,3,2	Saucer Magnolia	Magnolia soulangeana	70	Fair	6	9		
13	3,3,3,2,2	Chinese Photinia	Photinia serratifolia	70	Fair	6	10	Off-site	
14	5,4	Dogwood	Cornus	70	Fair	7	22		

LEGEND

- EX. TREE
- CRITICAL ROOT ZONE (CRZ)
- (15) TREE IDENTIFICATION NUMBER

EXISTING TREE INVENTORY

LOT E 1/2 L 127 & LOT 128 &
W 1/2 LOT 129 SEC 2
TEMPLE PARK
106 E BRADDOCK RD
ALEXANDRIA, VIRGINIA 22301-2114

DATE: OCTOBER 07, 2025

COMMONWEALTH OF VIRGINIA
IBRAHIM A. CHEHAB
Lic. No. 022968
10/07/2025
PROFESSIONAL ENGINEER

GRAPHIC SCALE

10 0 10 20

(IN FEET)
1 INCH=10 FT.

PREPARED BY

GeoEnv Engineers & Consultants, LLC
Civil, Environmental & Geotechnical Engineering
[redacted]

SHEET 1 OF 1