

Subdivision #2024-00004
1600 & 1608 North Frost Street

Application	General Data	
Request: Public Hearing and consideration of a request for a subdivision to re-subdivide two existing lots.	Planning Commission Hearing:	June 4, 2024
	Final Plat to be Recorded By:	December 4, 2025
Address: 1600 & 1608 North Frost Street	Zone:	R-20/Residential
Applicant: Ryan D. Katz and Amy J. Katz	Small Area Plan:	Seminary Hill/Strawberry Hill

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

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

PLANNING COMMISSION ACTION, JUNE 4, 2024:

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve SUB#2024-000004. The motion carried on a vote of 7-0.

Reason:

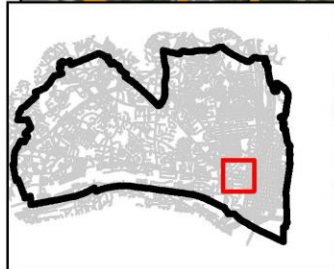
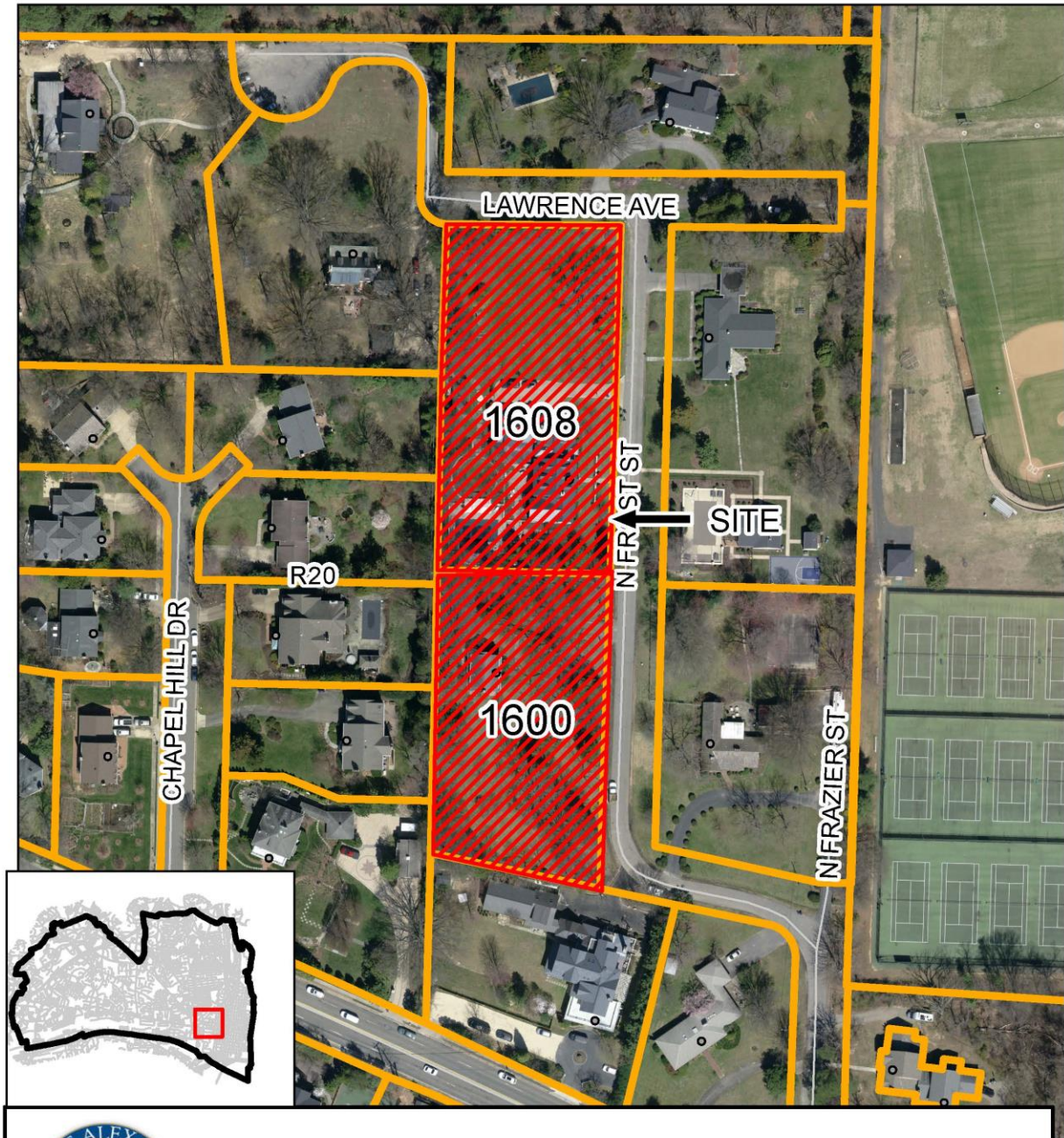
The Planning Commission agreed with the staff analysis.


Discussion:

Commissioner Brown explained that typically with subdivisions, lots become more equal in size, whereas, in this case, the smaller lot is being made smaller and the larger lot is getting larger. He inquired to the applicant's representation why this is the case and what the reasoning is for adjusting the lot line. He also inquired if any specific thought was given to the significant trees on the property when the applicants were choosing the proposed new lot line.

The applicant's representative, Steven Mikulic, attorney, explained that the dwelling at 1608 North Frost Street and its pool house were built fairly close to the side property line shared with 1600 North Frost Street. Further, Mr. Mikulic clarified that the applicants are planning to reconfigure the pool house which would require a lot line adjustment to do so, and therefore, they decided to

pursue the subdivision to establish a larger side setback. Additionally, Mr. Mikulic explained that the applicants chose the new lot line in order to bring specific, significant trees onto the 1608 North Frost Street property in order to maintain them.



 **SUB#2024-00004**
1608 N Frost Street

0 65 130 260 Feet

N

I. DISCUSSION

The applicants, Ryan D. and Amy J. Katz, represented by Steven Mikulic, attorney, request approval to re-subdivide two existing lots at 1600 and 1608 North Frost Street in the R-20 zone. Staff recommends approval of the subdivision request.

SITE DESCRIPTION

The subject properties, featured in Figure 1, below, include two lots of record: a trapezoidal lot, addressed 1600 North Frost Street, and a rectangular lot, addressed 1608 North Frost Street. The property at 1600 North Frost Street (Existing Lot 4) has a lot size of 48,067 square feet, a lot width of 298 feet, and a lot frontage of 303.77 feet. The property at 1608 North Frost Street (Existing Lot 3) has a lot size of 56,887 square feet, a lot width of 339.5 feet, and a lot frontage of 339.5 feet. Single-unit dwellings, Episcopal High School, and the Inova Alexandria Hospital surround the subject properties. No structure currently occupies the property at 1600 North Frost Street, and a single-unit dwelling occupies the property at 1608 North Frost Street. According to Real Estate records, the dwelling at 1608 North Frost Street was built in 2007.



Figure 1 - Subject properties (Existing Lot 4 in red, Existing Lot 3 in blue)

SUBDIVISION BACKGROUND

The subject properties were created by the October 13, 1939 Piney Court Subdivision. The original subdivision consisted of 6 lots (See Figure 2 below). Crawford Avenue was renamed North Frazier Street and North Frost Street, and what was Pine Street is now Lawrence Avenue.

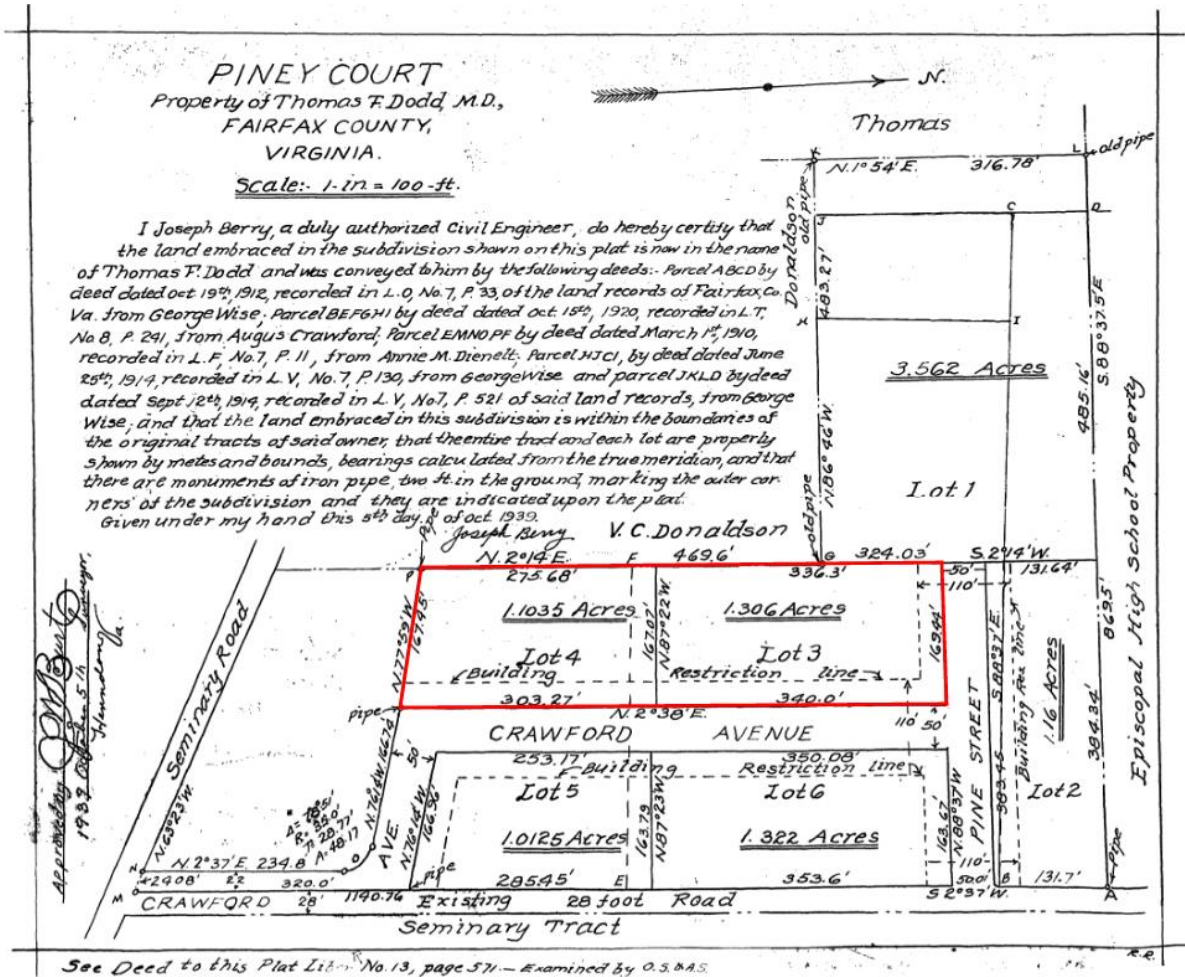


Figure 2 – Original 1939 Piney Court Subdivision (Subject properties in red)

On November 23, 1960, Section Two of the Piney Court Subdivision was created, adding Lots 7 and 8, both 20,874 square feet in lot area (See Figure 3 below); at some point these lots were consolidated. On December 3, 1961, Lot 1 was re-subdivided into two lots, 1-A and 1-B (See Figure 4 below).

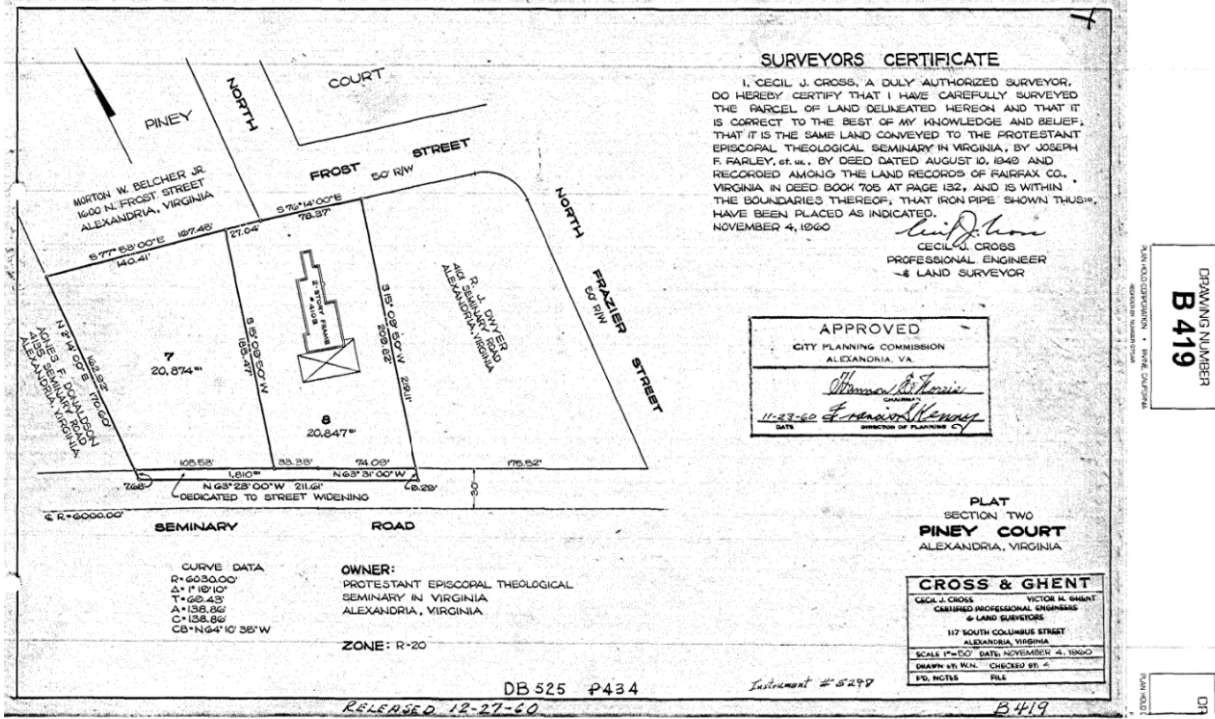


Figure 3 – Section Two of Piney Court Subdivision

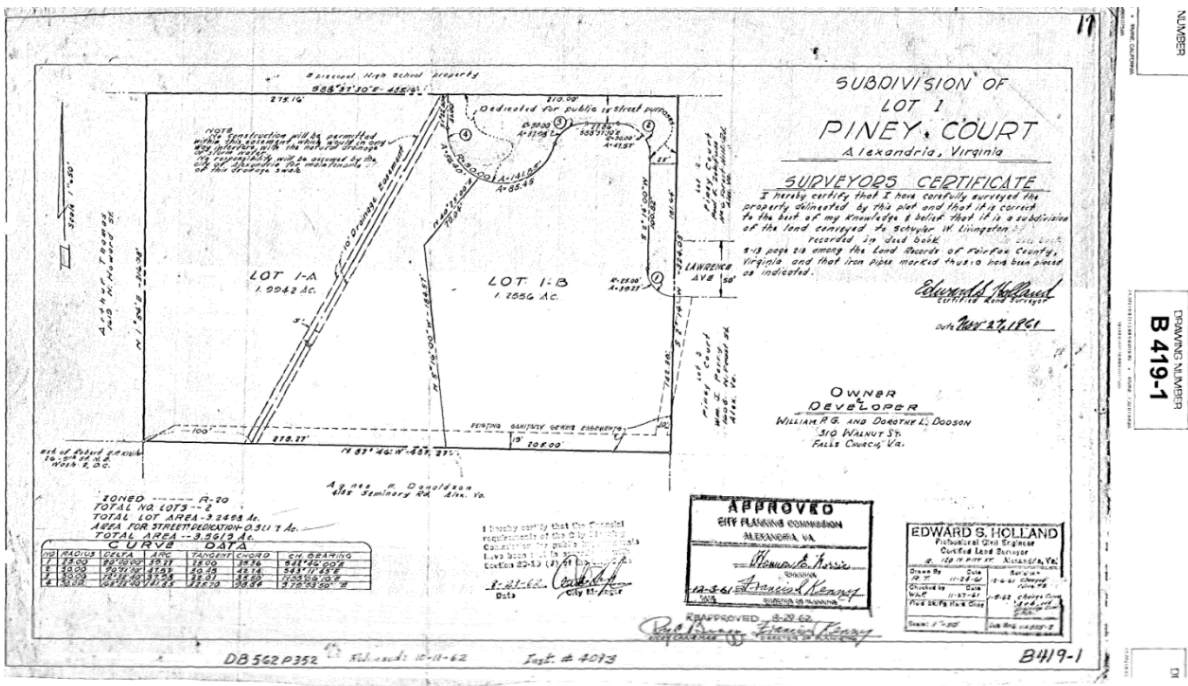


Figure 4 – Re-subdivision of Lot 1 of Piney Court Subdivision

Neither of the subject properties have been re-subdivided since their creation in 1939.

PROPOSAL

The applicant requests approval to re-subdivide Existing Lots 3 and 4. Proposed Lot 503 (1600 North Frost Street) would have 220.5 feet of frontage and would have a total lot size of 34,265 square feet. Proposed Lot 504 (1608 North Frost Street) would have 422.77 feet of frontage and would have a total size of 70,689 square feet. The lot at 1600 North Frost Street would retain its trapezoidal shape, and the lot at 1608 North Frost Street would retain its rectangular shape. Existing and proposed lots are shown in Figures 5 and 6, below.

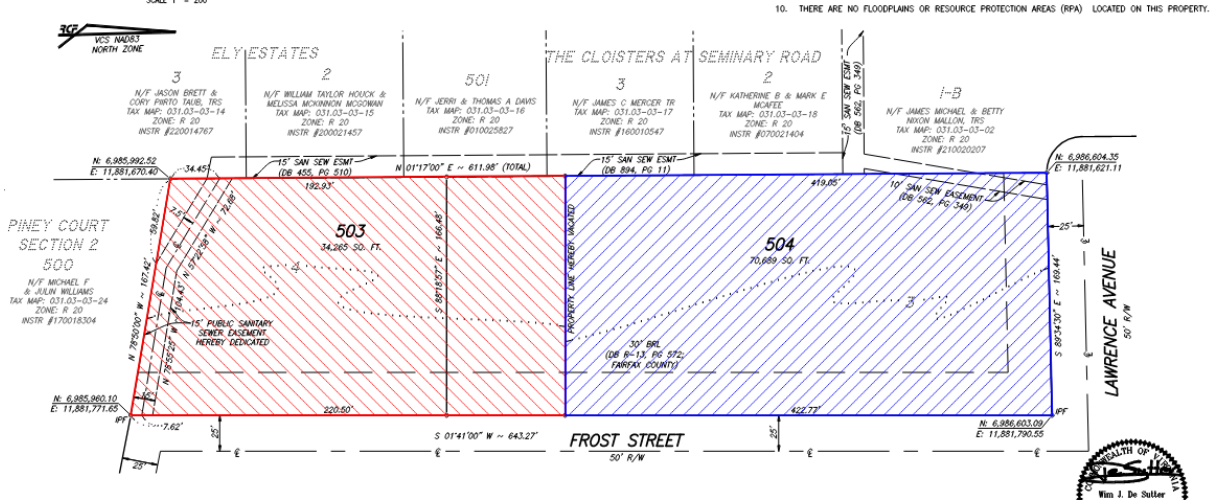


Figure 5 – Existing Lots (Lot 4 in red, Lot 3 in blue)

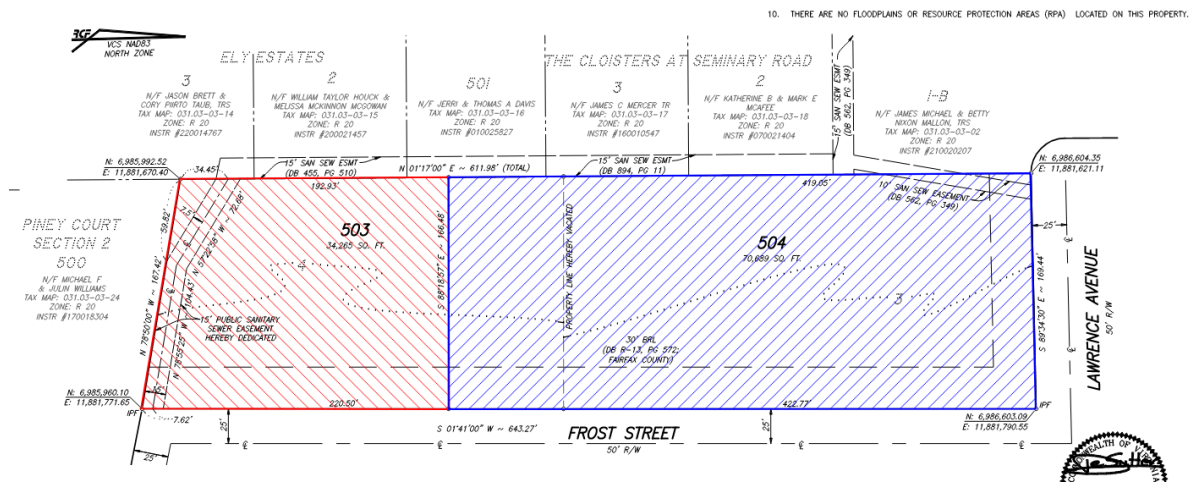


Figure 6 – Proposed Lots (Lot 503 in red, Lot 504 in blue)

ZONING/MASTER PLAN DESIGNATION

The subject properties are zoned R-20/Residential and both proposed lots would comply with all lot requirements for low-density residential dwellings as shown in Table 1. Any future development would be required to comply with all applicable provisions of the Zoning Ordinance.

The property is located within the Seminary Hill/Strawberry Hill Small Area Plan (SAP) Chapter of the Alexandria Master Plan, which designates the property for low-density residential uses consistent with the R-20 zoning regulations. The proposed lots would comply with the SAP as they would be suitable for low-density residential uses.

Table 1 – R-20 Zoning Requirements

	Required/ Permitted	Existing		Proposed	
		Lot 4	Lot 3	Lot 503	Lot 504
Lot Size	20,000 Sq. Ft.	48,067 Sq. Ft.	56,887 Sq. Ft.	34,265 Sq. Ft.	70,689 Sq. Ft.
Width	120 Ft.	298.25 Ft.	339.5 Ft.	215 Ft.	422.77 Ft.
Frontage	75 ft.	303 Ft.	339.5 Ft.	220.5 Ft.	422.77 Ft.
Front Yard	29.8 – 57.3 Ft.	N/A	29.8 Ft.	N/A	29.8 Ft.
Side Yard (North)	12 Ft.; 1:2 ratio	N/A	183.6 Ft. (House); 155.6 Ft. (Shed); 310.5 Ft. (Pool House)	N/A	183.6 Ft. (House); 155.6 Ft. (Shed); 310.5 Ft. (Pool House)
Side Yard (South)	12 Ft.; 1:2 ratio	N/A	51.5 Ft. (House); 161.4 Ft. (Shed); 11.7 Ft. (Pool House)	N/A	134.2 Ft. (House); 244.1 Ft. (Shed); 94.4 Ft. (Pool House)
Rear Yard	12 Ft.; 1:1 ratio	N/A	56.9 Ft. (House); 19.1 Ft. (Shed); 31.3 Ft. (Pool House)	N/A	56.9 Ft. (House); 19.1 Ft. (Shed); 31.3 Ft. (Pool House)
Floor Area	0.25	N/A	0.19	N/A	0.41

II. STAFF ANALYSIS

Staff recommends approval of the applicant’s subdivision request. The proposal would create lots that comply with all R-20 zoning and subdivision requirements. The proposed lots would be in character with the lots in the Piney Court Subdivision as required by Section 11-1710(B). Staff analysis of section 11-1710(B) follows.

A. Neighborhood Character Analysis

Similarly Situated Lots

The area of comparison includes all of the Piney Court Subdivision. All lots within the area of comparison are in the R-20 zone. The area of comparison is outlined in red in Figure 4, below.



Figure 7 – Area of Comparison

The proposed lots’ characteristics are consistent with similarly situated lots in terms of lot size, width, and frontage. These similarly situated lots are comparable to the proposed lots as they are part of the Piney Court Subdivision and have similar lot areas, orientations, widths, and frontages. They are discussed in detail under the Lot Analysis section.

Lot Analysis

The lot analysis for proposed lots 503 and 504 includes the six other lots in the Piney Court Subdivision. These lots were included because they are part of the original subdivision that includes the subject properties. Table 2 below shows how the proposed lots compare to the similarly situated lots within the area of comparison in terms of width, frontage, and size.

Table 2 – Lot Analysis

Address	Width	Frontage (Primary)	Area
Proposed Lot 503	215 Ft.	220.5 Ft.	34,265 Sq. Ft.
Proposed Lot 504	422.77 Ft.	422.77 Ft.	70,687 Sq. Ft.
4150 Lawrence Ave.	319.1 Ft.	87.40 Ft.	86,867 Sq. Ft.
4130 Lawrence Ave.	219.1 Ft.	339 Ft.	54,668 Sq. Ft.

4001 Lawrence Ave.	413 Ft.	384 Ft.	54,935 Sq. Ft.
1615 N. Frost St.	349 Ft.	350 Ft.	68,191 Sq. Ft.
1600 N. Frazier St.	192 Ft.	196 Ft.	52,099 Sq. Ft.
4103 Seminary Rd.	217 Ft.	213 Ft.	41,721 Sq. Ft.

The proposed lots would be similar in width, frontage, and area to other similarly situated lots. As such, they would be substantially compatible with established neighborhood character as required by section 11-1710(B). Further, the proposed lots would comply with the R-20 zone requirements. The R-20 zone’s minimum lot size and width requirements ensure that properties within the zone are suitable for low-density residential uses as required by the Seminary Hill/Strawberry Hill SAP.

B. Additional Considerations

Neighborhood Comments

Staff notified the Seminary Hill Association on April 8, 2024. As of May 14, 2024, staff have not received comments from the association.

III. CONCLUSION

In summary, proposed Lots 503 and 504 would adhere to all subdivision and R-20 zone requirements. The lots would be substantially 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)

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 (September 5, 2025) unless recorded sooner.

V. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

No comments.

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: _____

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT:

Name: _____

Address: 1608 N. Frost Street, Alexandria, VA 22304

PROPERTY OWNER:

Name: _____

Address: 1608 N. Frost Street, Alexandria, VA 22304

SUBDIVISION DESCRIPTION _____

The Applicant requests approval of a subdivision to affect an adjustment of the boundary line between two Applicant-owned parcels at 1600 and 1608 N. Frost Street, consistent with the attached plat.

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.

Print Name of Applicant or Agent

Mailing/Street Address

City and State Zip Code

Steven M. Mikulic

Signature

Telephone # Fax #

Email address

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.

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. Amy J. Katz	1608 N Frost Street, Alexandria, VA 22304	100%
2. Ryan D. Katz	1608 N Frost Street, Alexandria, VA 22304	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1600 N. Frost and 1608 N. Frost Street, Alexandria, VA 22304 (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. Amy J. Katz	1608 N Frost Street, Alexandria, VA 22304	100%
2. Ryan D. Katz	1608 N Frost Street, Alexandria, VA 22304	100%
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. N/A		
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.

Steven M. Mikulic

Date
Printed Name
Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: _____

PROJECT ADDRESS: _____

DESCRIPTION OF REQUEST:

The Applicant requests approval of a subdivision to affect an adjustment of the boundary line between two Applicant-owned parcels, at 1600 and 1608 N. Frost Street, consistent with the attached plat.

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.

Date: _____

Applicant

Agent

Signature: Steven M. Mikulic

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:

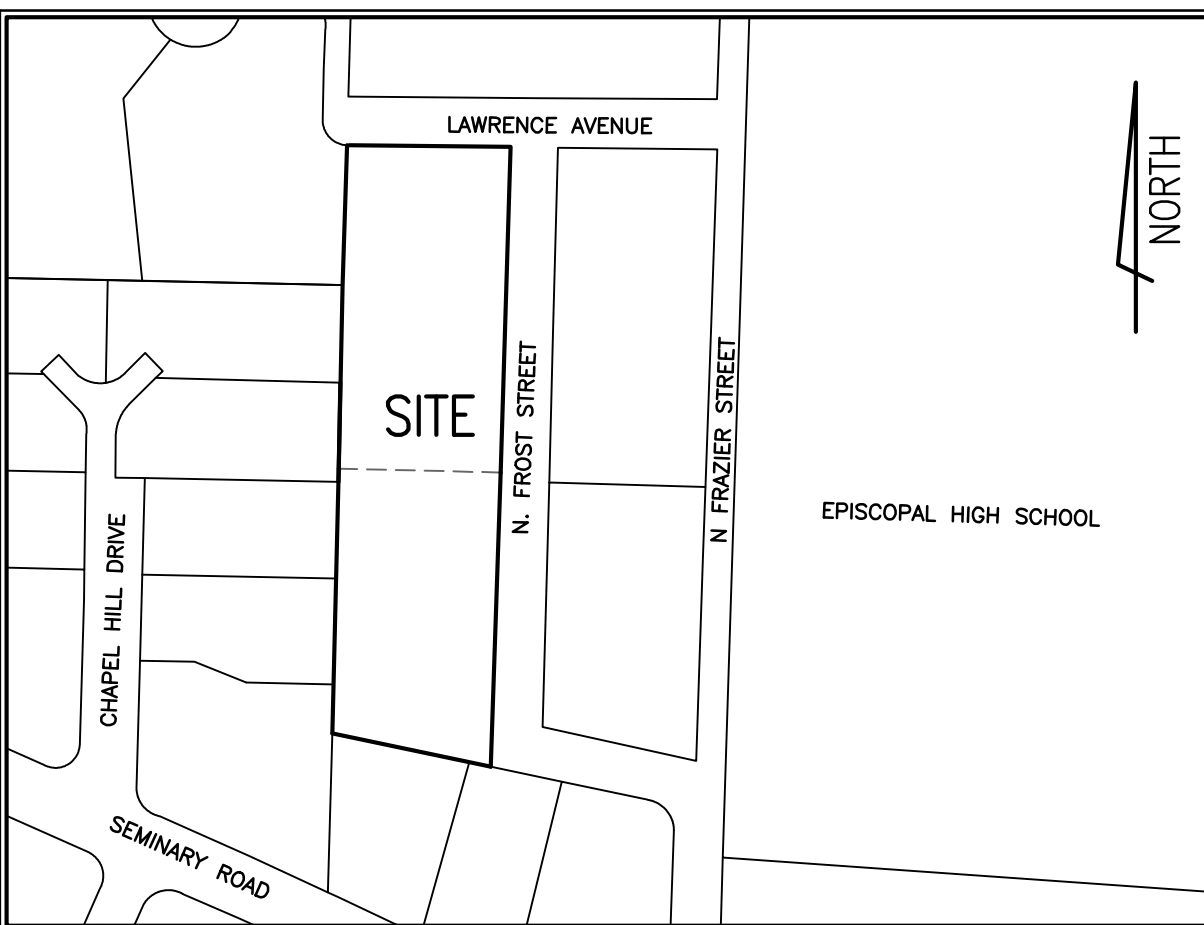
All of the information required of a preliminary plat under Section 11-1706(D), except for items 16-24

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" = 200'

LOT TABULATION: (R-20)

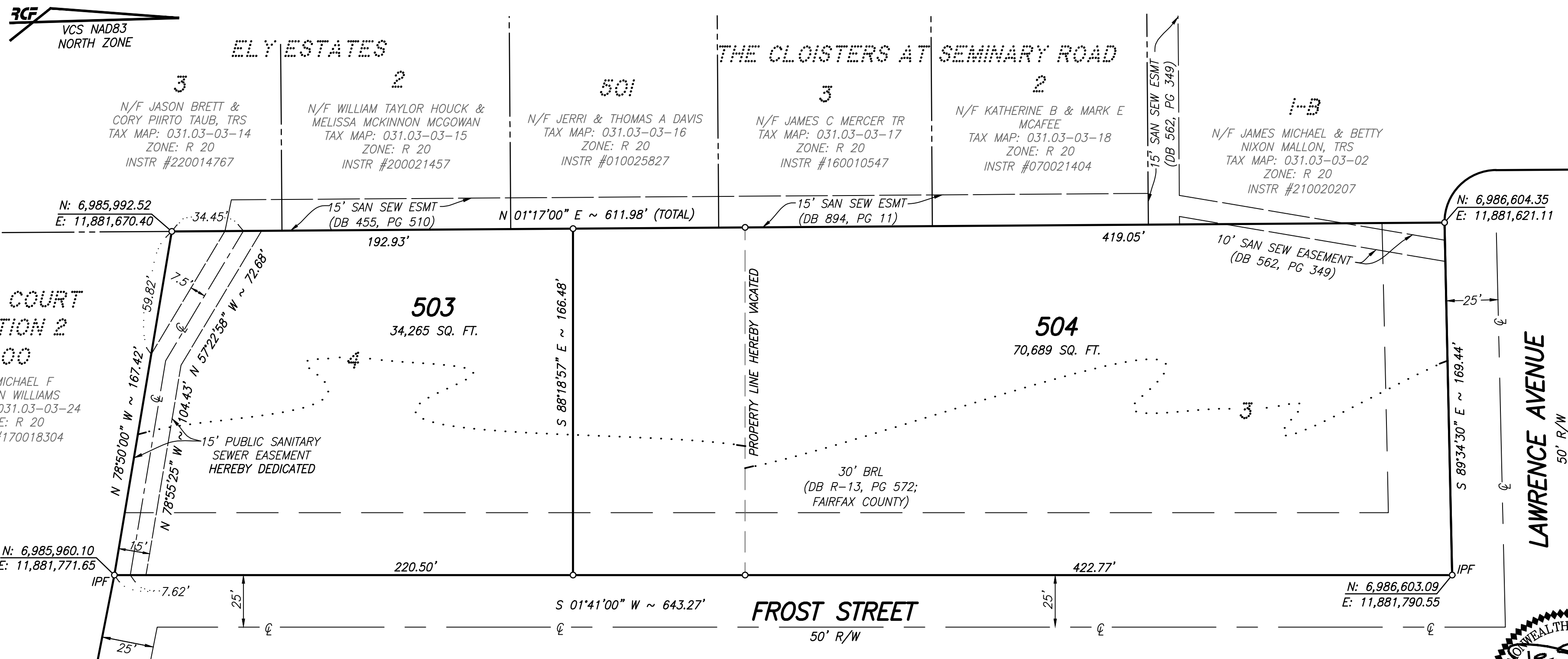
TOTAL SITE AREA	104,954 SQ. FT. OR 2.4094 AC.
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED	20,000 SQ. FT. OR 0.4591 AC.
MIN. LOT AREA PROVIDED (LOT 503)	34,265 SQ. FT. OR 0.7866 AC.
(LOT 504)	70,689 SQ. FT. OR 1.6228 AC.
MINIMUM LOT WIDTH REQUIRED - INTERIOR LOT	100.00'
MINIMUM LOT WIDTH REQUIRED - CORNER LOT	120.00'
LOT WIDTH PROVIDED (LOT 503)	213.82'
(LOT 504-CORNER LOT)	421.89'
MINIMUM LOT FRONTAGE REQUIRED	75.00'
LOT FRONTAGE PROVIDED (LOT 503)	220.50'
(LOT 504)	422.77'

LOT TABULATION EXISTING LOTS:

TOTAL SITE AREA	104,954 SQ. FT. OR 2.4094 AC.
EXISTING NUMBER OF LOTS	2
LOT 3	56,887 SQ. FT. OR 1.3059 AC.
LOT 4	48,067 SQ. FT. OR 1.1035 AC.

GENERAL NOTES:

- TAX MAP: #031.03-03-07, #031.03-03-05
- ZONE: R 20
- OWNER: RYAN D & AMY J KATZ
1600 N FROST STREET
ALEXANDRIA, VA 22314-1632
INSTRUMENT #210025932 (LOT 4), #040045590 (LOT 3)
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 1983), 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.
- TITLE REPORT FURNISHED BY INDEPENDENCE TITLE, FILE NAME: KATZ, DATED 04/12/23 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
- THIS LOT IS IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FIRM FLOOD INSURANCE RATE MAP #5155190028E.
- 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.



PINEY COURT SECTION 2 500

N/F MICHAEL F & JULIN WILLIAMS
TAX MAP: 031.03-03-24
ZONE: R 20
INSTR #170018304

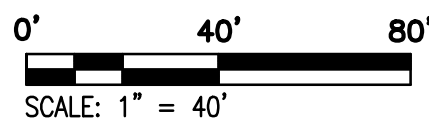
15' PUBLIC SANITARY SEWER EASEMENT HEREBY DEDICATED

FROST STREET
50' R/W

LAWRENCE AVENUE
50' R/W

SURVEYOR'S CERTIFICATE

I, WIM JULIEN DE SUTTER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO RYAN & AMY KATZ, DATED NOVEMBER 15, 2021 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #210025932 (LOT 4), DATED 15TH DAY OF NOVEMBER 2021, AND RECORDED AT INSTRUMENT #040045590 (LOT 3), DATED 12TH DAY OF NOVEMBER 2004, AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT. IRON PIPES MARKED THIS —○— WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 12TH DAY OF APRIL, 2024.



APPROVED

SUBDIVISION CASE NO. _____

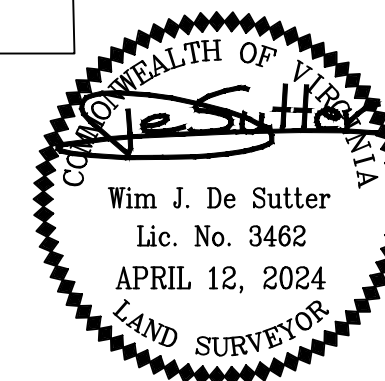
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____



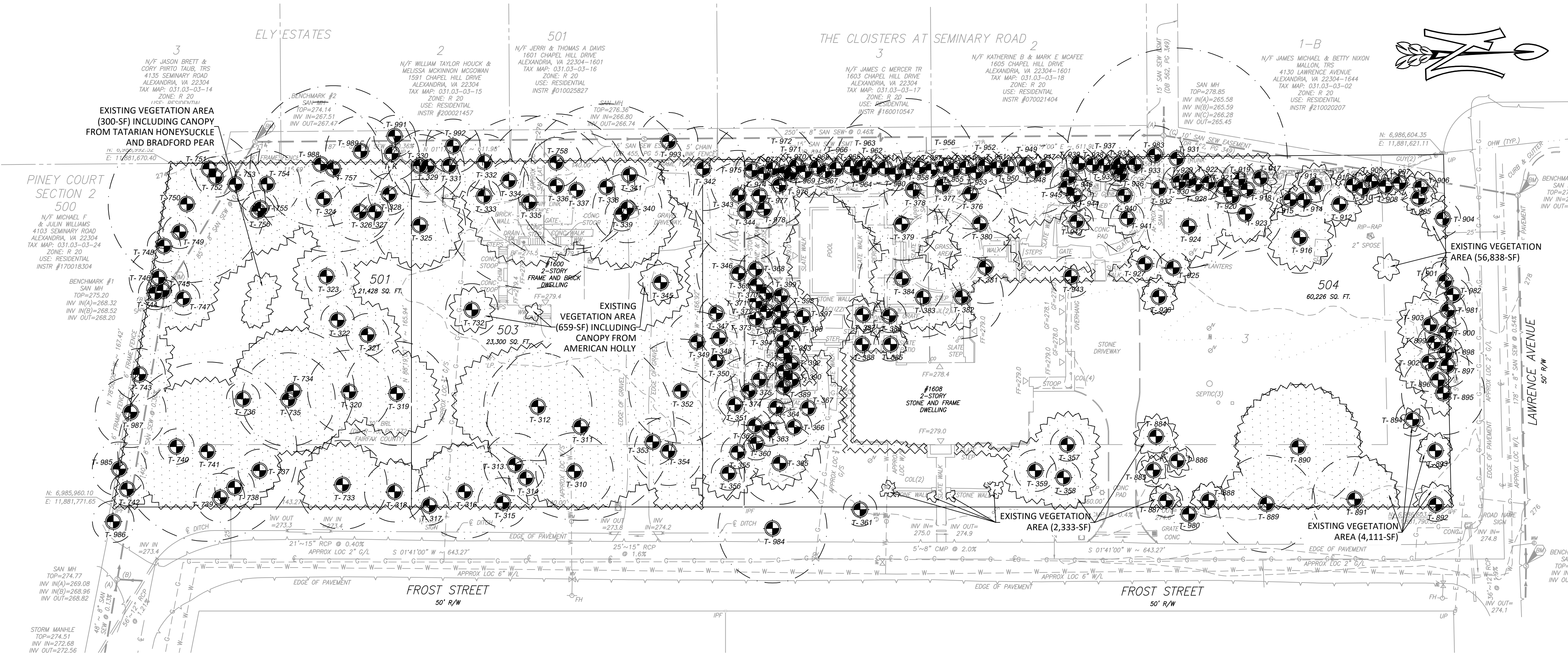
PLAT
SHOWING LOTS 503 & 504
PINEY COURT
BEING A SUBDIVISION OF LOTS 3 & 4
PINEY COURT
(DEED BOOK R-13, PAGE 572)
CITY OF ALEXANDRIA, VIRGINIA
DATE: APRIL 12, 2024 SCALE: 1" = 40'

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700 S. Washington Street, Suite 220
Alexandria, VA 22314
(703) 549-6422

RC FIELDS & ASSOCIATES, INC.

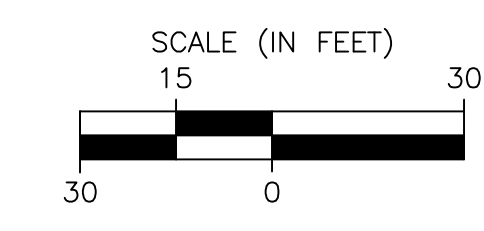
DRAWN: ZZ
SCALE: 1" = 40'
DATE: 04/12/24
FILE: 22-190
SHEET 1 OF 1

EXISTING TREE AND VEGETATION SURVEY



LEGEND

- TREELINE
- EXISTING CULTIVATED LANDSCAPE (64,241-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
T-XXX

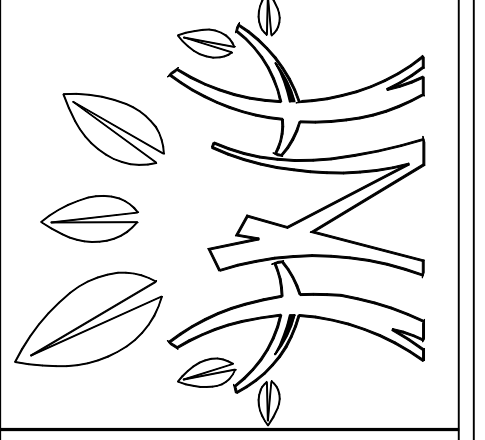


Tree Number	Common Name	Scientific Name	Size (dia. @ 54-in. above grade)	Critical Root Zone (feet)	Condition Rating %	Offsite or Shared	Notes & Recommendations
968	Japanese Cedar	<i>Cryptomeria japonica</i>	4.7	8.0	72%		Minimal deadwood, and suppressed by adjacent veg
969	Arborvitae	<i>Thuja occidentalis</i>	2.5	8.0	72%		Minimal deadwood, and suppressed by adjacent veg
970	Arborvitae	<i>Thuja occidentalis</i>	2.8	8.0	66%		Minimal deadwood, suppressed by adjacent vegetation, and fence
971	Arborvitae	<i>Thuja occidentalis</i>	4.1	8.0	69%		Minimal deadwood
972	Arborvitae	<i>Thuja occidentalis</i>	2.6	8.0	72%		
973	Korean Spice Viburnum	<i>Viburnum carlesii</i>	7.0	8.0	72%		Multi trunk (measured at base), and minimal deadwood
974	Southern Red Oak	<i>Quercus falcata</i>	26.3	26.3	69%		Tip dieback, moderate watersprouts, and uneven canopy
975	Korean Spice Viburnum	<i>Viburnum carlesii</i>	3.0	8.0	72%		Multi trunk (measured at base), and minimal deadwood
976	Arborvitae	<i>Thuja occidentalis</i>	4.2	8.0	69%		Minimal deadwood
977	Korean Spice Viburnum	<i>Viburnum carlesii</i>	4.5	8.0	72%		Wilted leaves, and minimal dieback
978	Willow Oak	<i>Quercus phellos</i>	9.1	9.1	69%		Uneven canopy, and moderate small deadwood
979	Flowering Dogwood	<i>Cornus florida</i>	2.6	8.0	69%		Minimal canopy, broken branches, and uneven canopy
980	Japanese Cherry	<i>Prunus serrulata</i>	6.8	8.0	72%	Offsite	Thin canopy, tip dieback, and over mulched
981	Japanese Cedar	<i>Cryptomeria japonica</i>	8.6	8.6	81%	Shared	Minimal deadwood in interior
982	Japanese Cedar	<i>Cryptomeria japonica</i>	6, 6.9	9.1	81%	Offsite	Double trunk, and minimal deadwood in interior
983	Chinese Photinia	<i>Photinia serratifolia</i>	14.0	14.0	81%	Offsite	Multi trunk (measured at base), minimal deadwood, uneven canopy, and phototropic lean
984	Eastern Redcedar	<i>Juniperus virginiana</i>	26.2	26.2	78%	Offsite	Crowded canopy, moderate deadwood, and girdled root over 10% of root collar
985	American Elm	<i>Ulmus americana</i>	13.0	13.0	75%	Shared	Phototropic lean, and moderate deadwood
986	Black Locust	<i>Robinia pseudoacacia</i>	10, 10	14.1	69%	Offsite	Double trunk, phototropic lean, and moderate deadwood
987	Tree of Heaven	<i>Ailanthus altissima</i>	17.0	17.0	75%	Shared	Moderate deadwood, and cracking bark
988	Silver Maple	<i>Acer saccharinum</i>	30.0	30.0	75%	Shared	Shallow damaged roots, decayed limb, significant watersprouts, and multi trunk
989	Sweetgum	<i>Liquidambar styraciflua</i>	17.0	17.0	69%	Offsite	Improperly pruned (stubs), and moderate watersprouts
990	Eastern Redcedar	<i>Juniperus virginiana</i>	13.0	13.0	72%	Offsite	Moderate small deadwood
991	Crepe Myrtle	<i>Lagerstroemia sp.</i>	10.0	10.0	69%	Offsite	Topped at 10', and resprouting vigorously
992	Eastern Redcedar	<i>Juniperus virginiana</i>	13.0	13.0	72%	Offsite	Moderate small deadwood
993	River Birch	<i>Betula nigra</i>	14.0	14.0	75%	Offsite	Moderate watersprouts, triple trunk, and small deadwood

NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 1600-1608 FROST STREET.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY R.C. FIELDS & ASSOCIATES, INC., 2023.
3. PROPOSED DEVELOPMENT PLAN BY R.C. FIELDS & ASSOCIATES, INC., 2023.
4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., MAY - JUNE 2023.
5. (MS. MEGAN BUDNIK, CERTIFICATION #: MA-6436A.
6. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
7. TOTAL CANOPY COVER: 64,241 SQUARE FEET (SF).
8. TOTAL SITE AREA: 104,954 SF.
9. PERCENT OF SITE COVERED: 61.2%
10. PERCENT COVER REQUIRED BY ZONING: 25%

ENVIRONMENTAL
 4455 Brookfield Corporate Drive, Suite 100
 Chantilly, VA 20151
 PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM



1600-1608
 FROST STREET
 CITY OF ALEXANDRIA, VA

TREE AND VEGETATION
 SURVEY & PROTECTION PLAN

REVISIONS	
DATE	COMMENTS

SHEET	1	OF	2
SCALE:	1" = 30'		
PROJECT DATE:	07/28/23		
DRAFT:	MEB	CHECK:	AMS
FILE NUMBER:	3304		

Vinash M. Sareen
 Certified Arborist
 Certification # MA-4727A