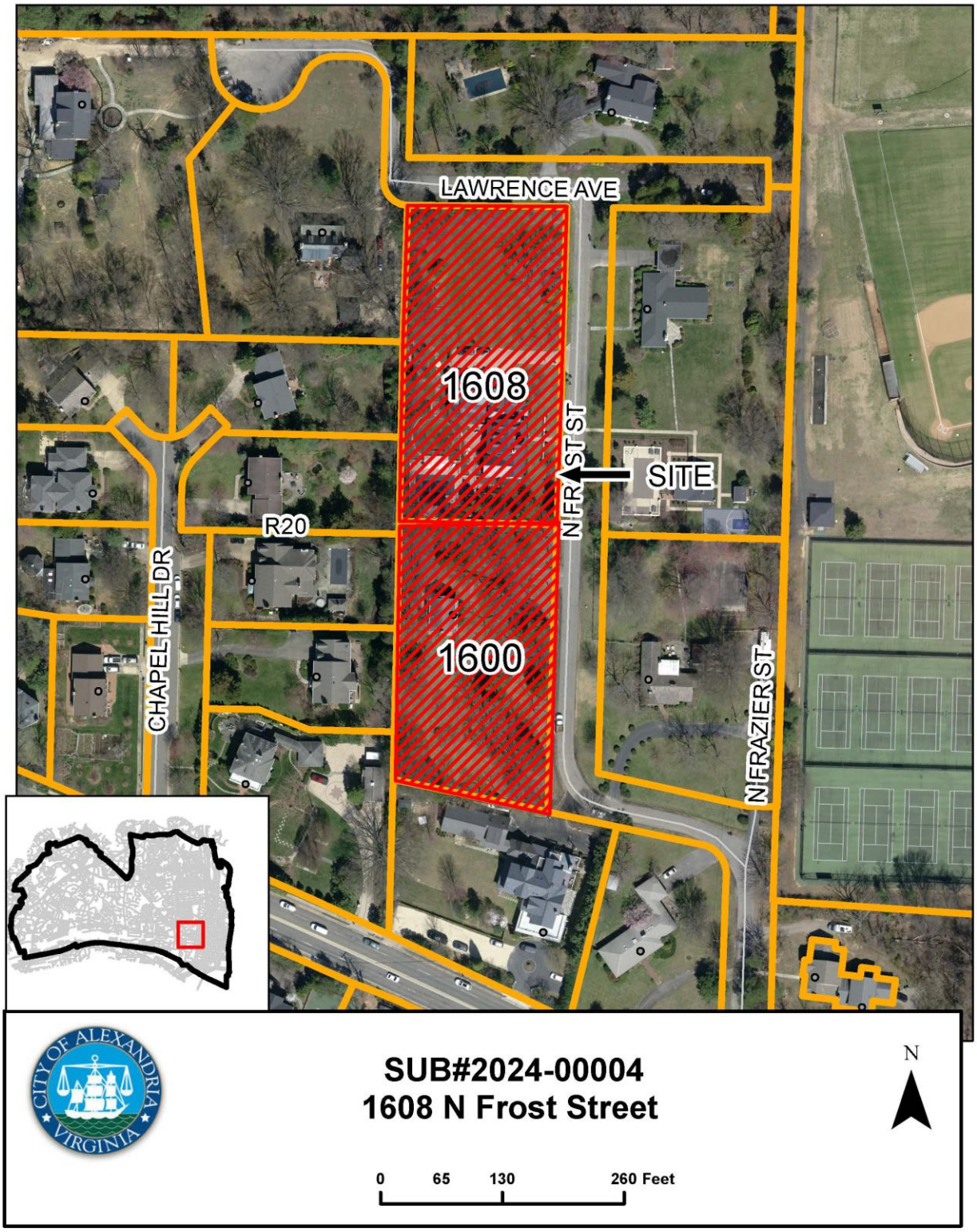
DOCKET ITEM #3
Subdivision #2024-00004
1600 & 1608 North Frost Street

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, sam.shelby@alexandriava.gov


LAWRENCE AVE
1608
1600
N FROST ST
SITE
R20
CHAPEL HILL DR
N FRAZIER ST
SUB#2024-00004
1608 N Frost Street
N
0
65
130
260 Feet

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.

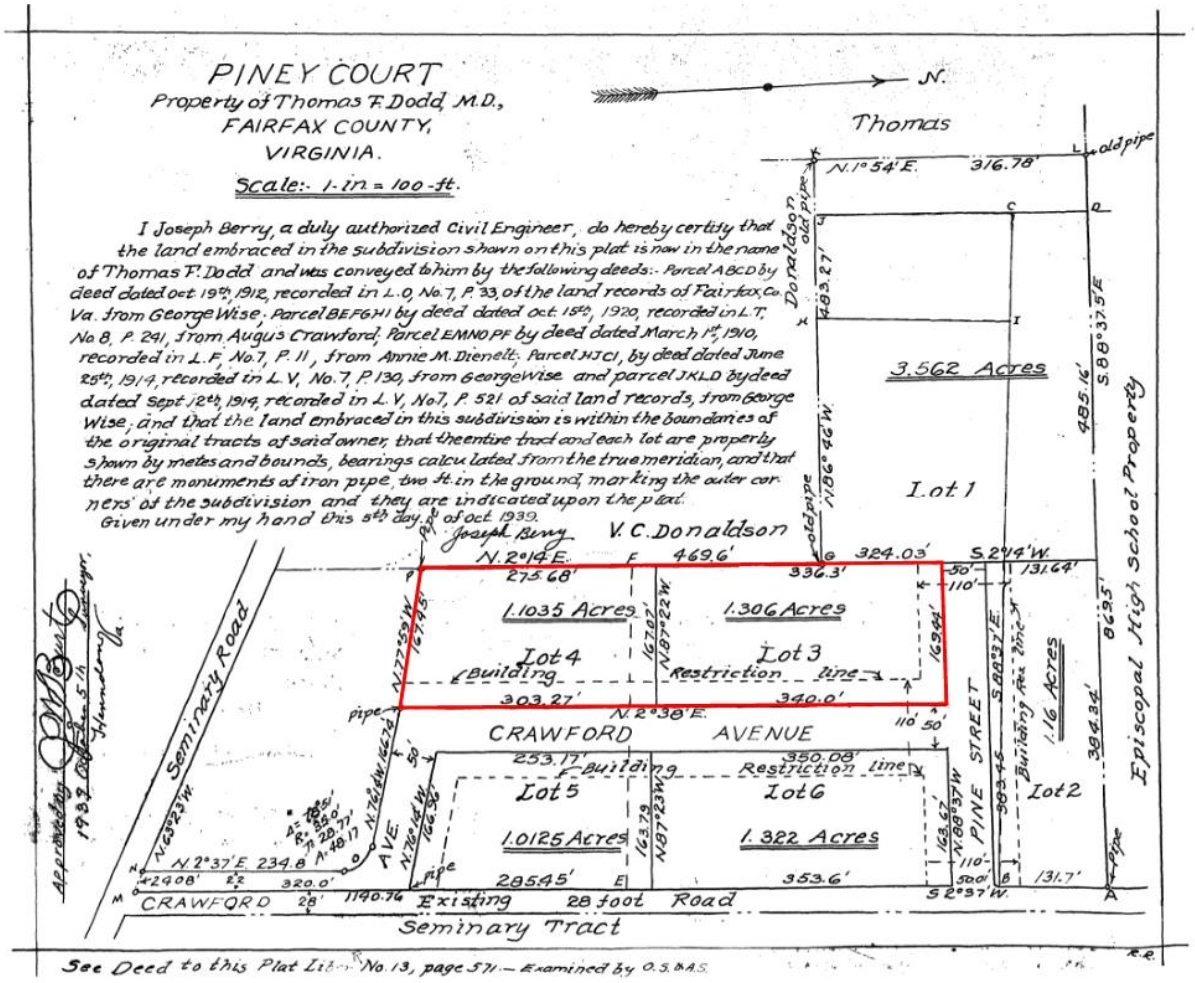


Figure 2 – Original 1939 Piney Court Subdivision (Subject properties in red)

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).

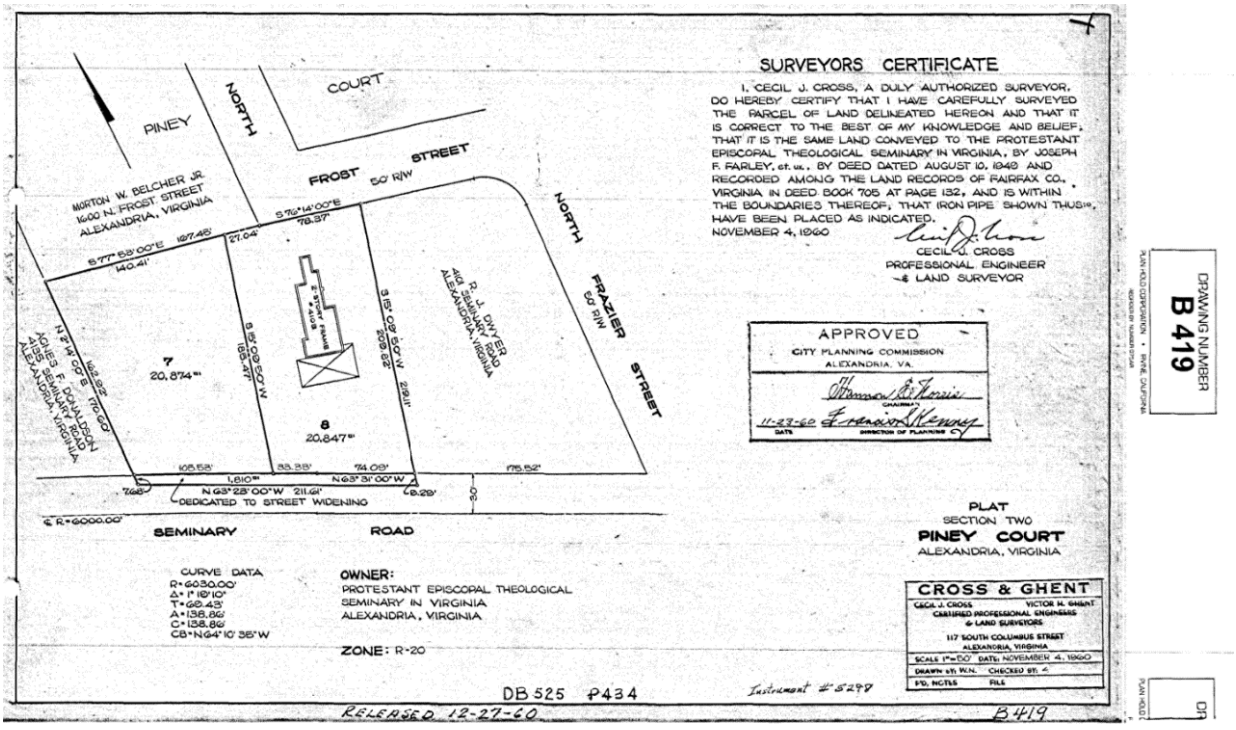


Figure 3 – Section Two of Piney Court Subdivision

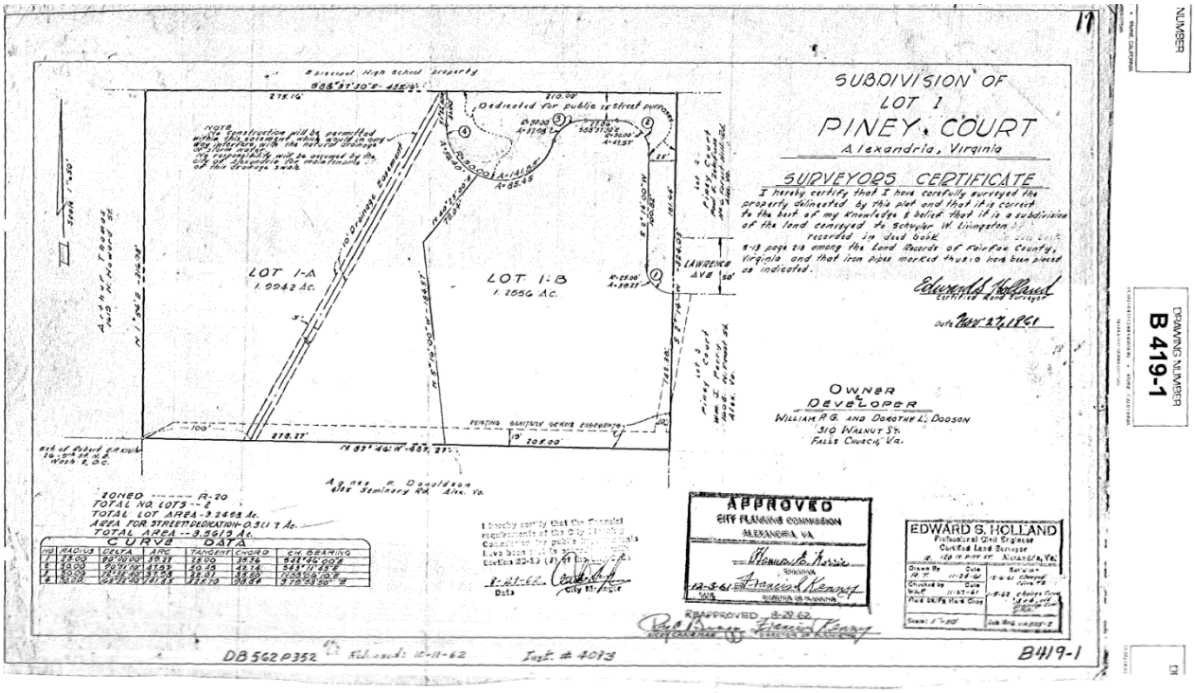


Figure 4 – Re-subdivision of Lot 1 of Piney Court Subdivision

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.

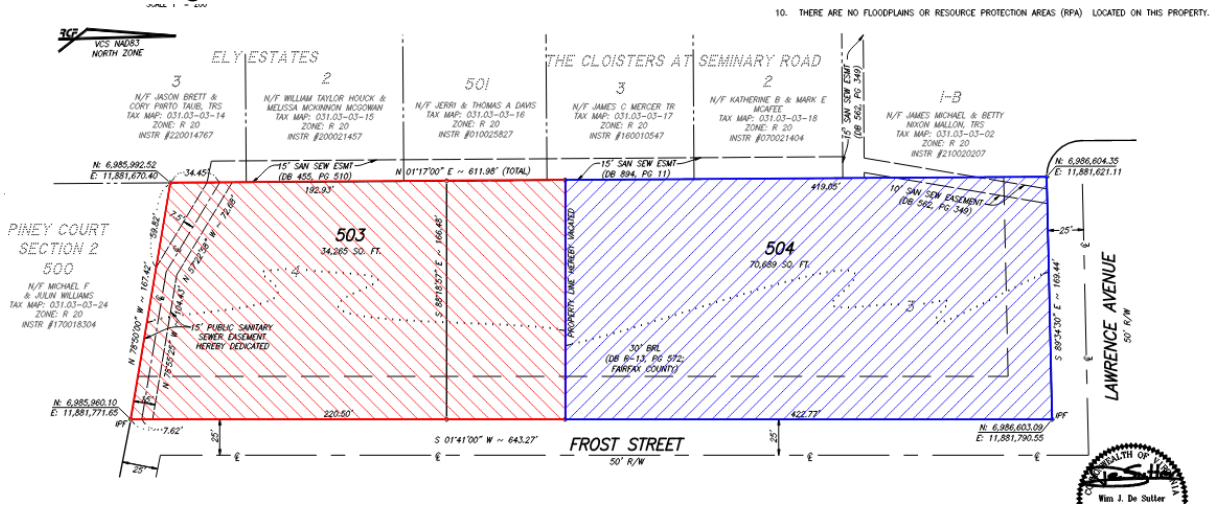


Figure 5 – Existing Lots (Lot 4 in red, Lot 3 in blue)

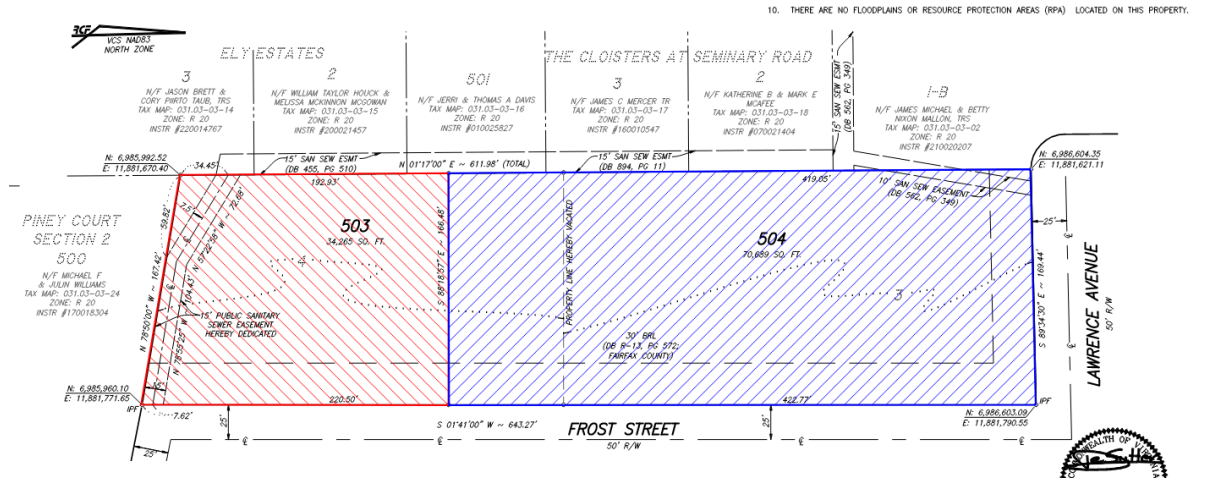


Figure 6 – Proposed Lots (Lot 503 in red, Lot 504 in blue)

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.

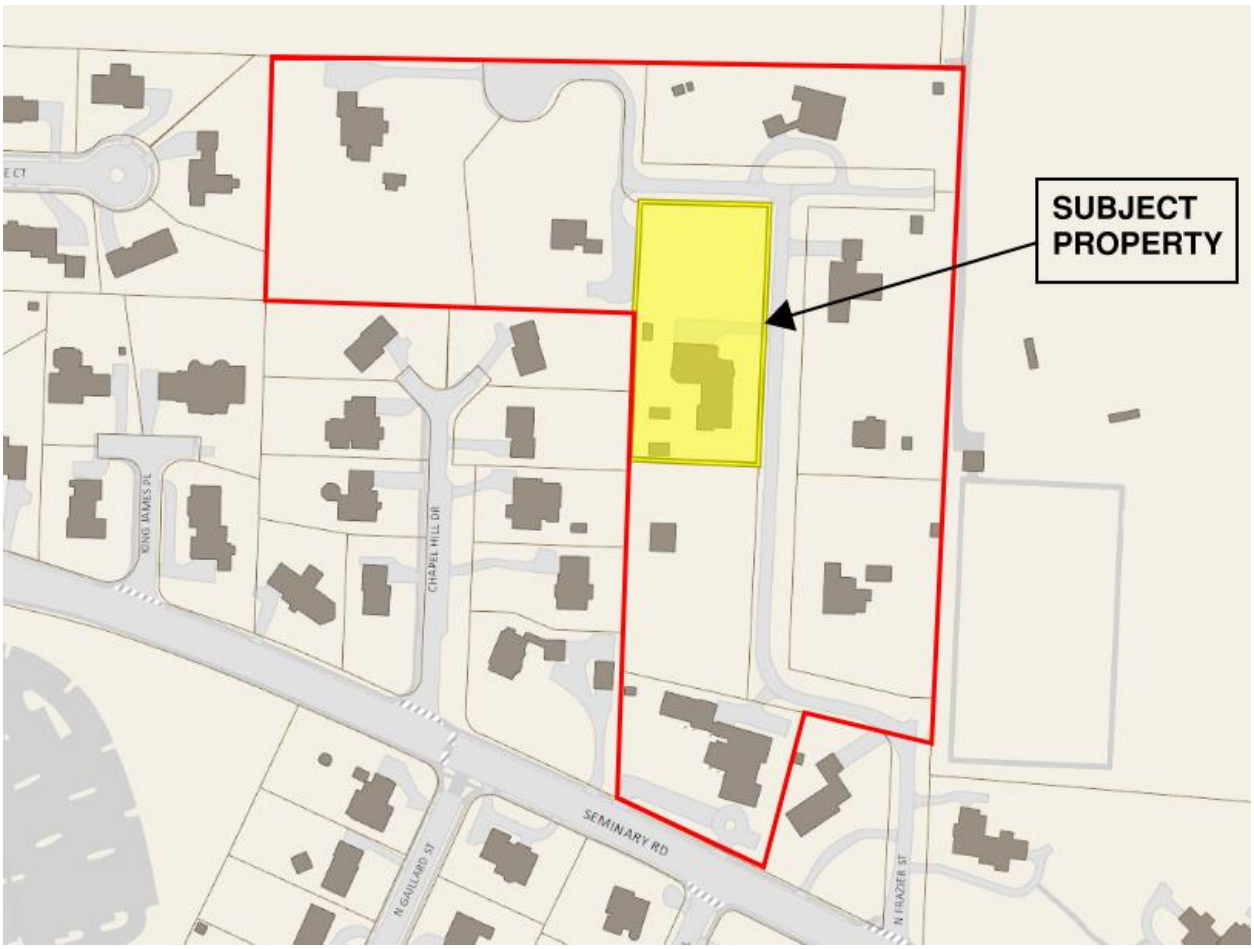


Figure 7 – Area of Comparison

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: 1600, 1608 N Frost Street, Alexandria, VA 22304

TAX MAP REFERENCE: 031.03-03-07; 031.03-03-05 ZONE: R-20

APPLICANT:

Name: Amy J. and Ryan D. Katz

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

PROPERTY OWNER:

Name: Ryan D. Katz & Amy J Katz

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.

Steven M. Mikulic, Agent
Print Name of Applicant or Agent

Steven M. Mikulic
Signature

McGuireWoods LLP 1750 Tysons Blvd. Suite 1800
Mailing/Street Address

703-712-5375 _____
Telephone # Fax #

Tysons, VA 22102
City and State Zip Code

smikulic@mcguirewoods.com
Email address

3/4/2024
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.

Amy J. and Ryan D. Katz, 1608 N. Frost Street, Alexandria, VA 22304 - 100% Ownership

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 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. **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.

3/4/2024	Steven M. Mikulic	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: 1608 N Frost Street

PROJECT ADDRESS: 1600 and 1608 N. Frost Street, Alexandria VA 22304

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: 03/04/2024

☐ Applicant

☑ Agent

Signature: Steven M. Mikulic

Printed Name: Steven M. Mikulic, Agent

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

☐ 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.

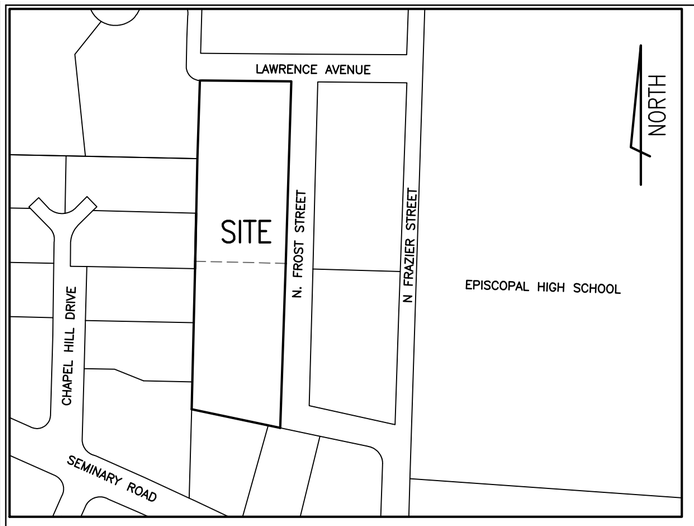
☐ Proposed street grade data and the method of storm water disposal
☐ General location, dimension, size, height, and species of major trees and shrubs
☐ Existing buildings with dimensions form the buildings to the nearest lot lines When known, areas that can reasonably be expected to or which do contain 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)

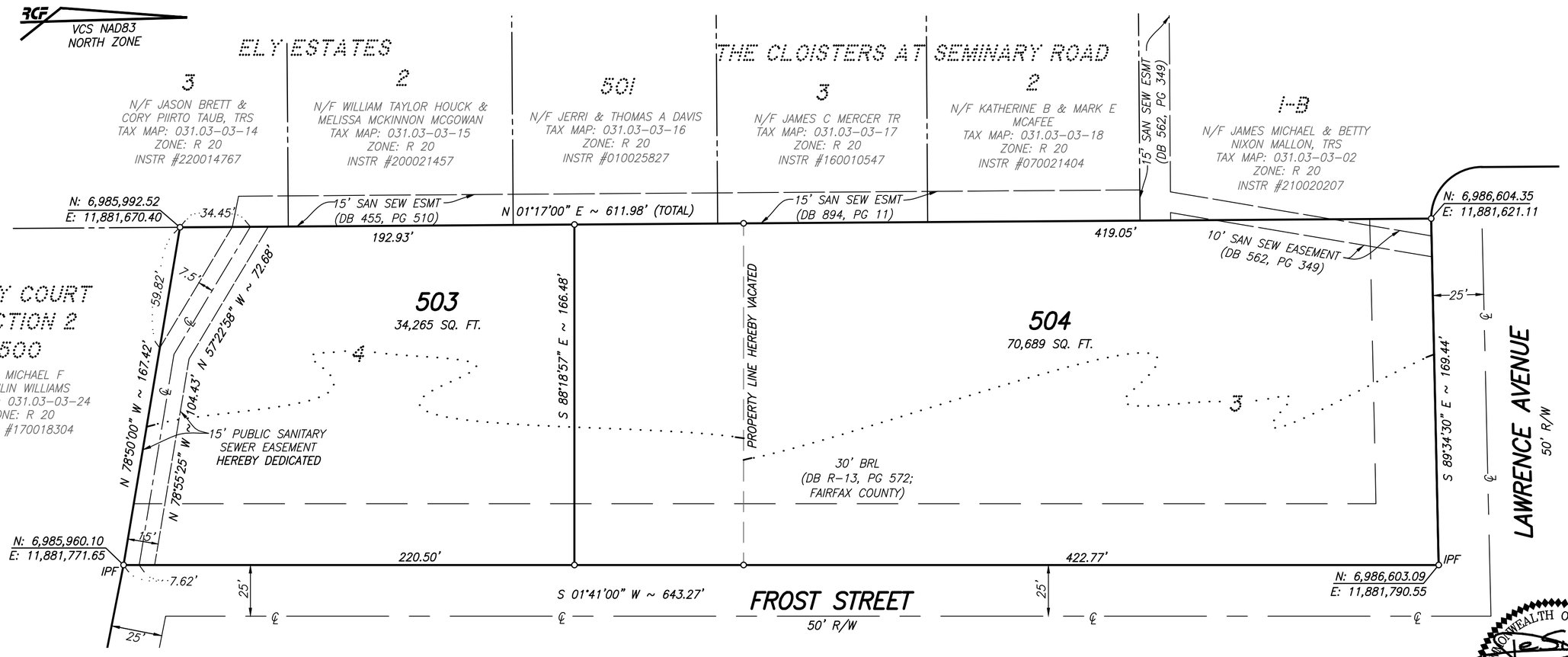
TOTAL SITE AREA	104,954 SQ. FT. OR 2.4094 AC.
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED	20,000 SQ. FT. OR 0.4591 AC.
MIN. LOT AREA PROVIDED (LOT 503)	34,265 SQ. FT. OR 0.7866 AC.
(LOT 504)	70,689 SQ. FT. OR 1.6228 AC.
MINIMUM LOT WIDTH REQUIRED – INTERIOR LOT	100.00'
MINIMUM LOT WIDTH REQUIRED – 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:

1. TAX MAP: #031.03–03–07, #031.03–03–05
2. ZONE: R 20
3. OWNER: RYAN D & AMY J KATZ
   1600 N FROST STREET
   ALEXANDRIA, VA 22314–1632
   INSTRUMENT #210025932 (LOT 4), #040045590 (LOT 3)
4. 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.
5. TITLE REPORT FURNISHED BY INDEPENDENCE TITLE, FILE NAME: KATZ, DATED 04/12/23 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
8. 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.
9. 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.
10. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.



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 THUS —○— WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 12TH DAY OF APRIL, 2024.

0' 40' 80'
SCALE: 1" = 40'

APPROVED
SUBDIVISION CASE NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

COMMONWEALTH OF VIRGINIA
Wim J. De Sutter
Lic. No. 3462
APRIL 12, 2024
LAND SURVEYOR

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'

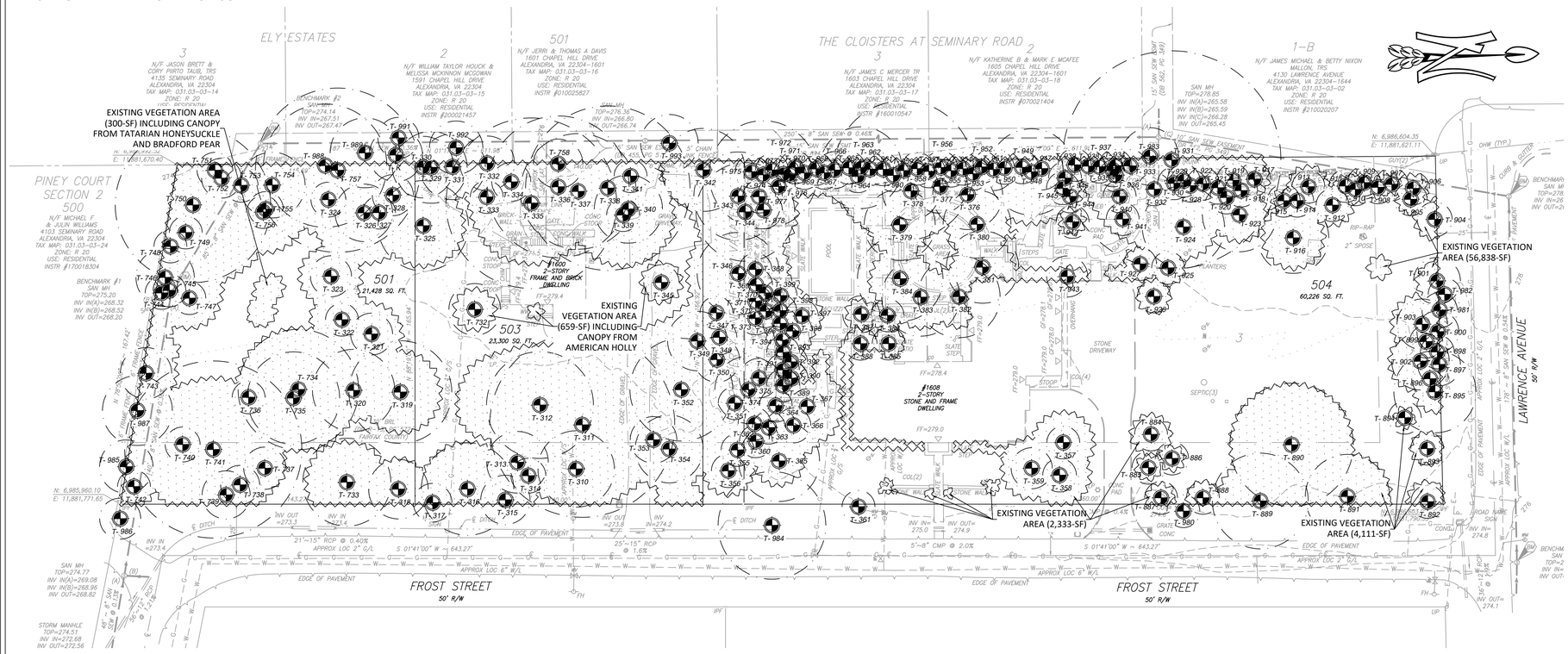
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, VA 22314
www.rcfassoc.com
(703) 549-6422

RCFIELDS & ASSOCIATES, INC.

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

J:\2022\22190\DWG\SURVEY\FINAL SUBDIVISION PLAT\22190 –FINAL SUBDIVISION PLAT – 2 LOT SUBDIVISION.dwg
Mon, Apr 15 2024 – 10:06:16am

EXISTING TREE AND VEGETATION SURVEY



LEGEND

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

SCALE (IN FEET) 15 30 0 30

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	*Cryptomeria japonica*	4.7	8.0	72%		Minimal deadwood, and suppressed by adjacent veg
969	Arborvitae	*Thuja occidentalis*	2.5	8.0	72%		Minimal deadwood, and suppressed by adjacent veg
970	Arborvitae	*Thuja occidentalis*	2.8	8.0	66%		Minimal deadwood, suppressed by adjacent vegetation, and fence
971	Arborvitae	*Thuja occidentalis*	4.1	8.0	69%		Minimal deadwood
972	Arborvitae	*Thuja occidentalis*	2.6	8.0	72%		
973	Korean Spice Viburnum	*Viburnum carlesii*	7.0	8.0	72%		Multi trunk (measured at base), and minimal deadwood
974	Southern Red Oak	*Quercus falcata*	26.3	26.3	69%		Tip dieback, moderate watersprouts, and uneven canopy
975	Korean Spice Viburnum	*Viburnum carlesii*	3.0	8.0	72%		Multi trunk (measured at base), and minimal deadwood
976	Arborvitae	*Thuja occidentalis*	4.2	8.0	69%		Minimal deadwood
977	Korean Spice Viburnum	*Viburnum carlesii*	4.5	8.0	72%		Wilted leaves, and minimal dieback
978	Willow Oak	*Quercus phellos*	9.1	9.1	69%		Uneven canopy, and moderate small deadwood
979	Flowering Dogwood	*Cornus florida*	2.6	8.0	69%		Minimal canopy, broken branches, and uneven canopy
980	Japanese Cherry	*Prunus serrulata*	6.8	8.0	72%	Offsite	Thin canopy, tip dieback, and over mulched
981	Japanese Cedar	*Cryptomeria japonica*	8.6	8.6	81%	Shared	Minimal deadwood in interior
982	Japanese Cedar	*Cryptomeria japonica*	6, 6.9	9.1	81%	Offsite	Double trunk, and minimal deadwood in interior
983	Chinese Photinia	*Photinia serratifolia*	14.0	14.0	81%	Offsite	Multi trunk (measured at base), minimal deadwood, uneven canopy, and phototropic lean
984	Eastern Redcedar	*Juniperus virginiana*	26.2	26.2	78%	Offsite	Crowded canopy, moderate deadwood, and girdled root over 10% of root collar
985	American Elm	*Ulmus americana*	13.0	13.0	75%	Shared	Phototropic lean, and moderate deadwood
986	Black Locust	*Robinia pseudoacacia*	10, 10	14.1	69%	Offsite	Double trunk, phototropic lean, and moderate deadwood
987	Tree of Heaven	*Ailanthus altissima*	17.0	17.0	75%	Shared	Moderate deadwood, and cracking bark
988	Silver Maple	*Acer saccharinum*	30.0	30.0	75%	Shared	Shallow damaged roots, decayed limb, significant watersprouts, and multi trunk
989	Sweetgum	*Liquidambar styraciflua*	17.0	17.0	69%	Offsite	Improperly pruned (stubs), and moderate watersprouts
990	Eastern Redcedar	*Juniperus virginiana*	13.0	13.0	72%	Offsite	Moderate small deadwood
991	Crepe Myrtle	*Lagerstroemia sp.*	10.0	10.0	69%	Offsite	Topped at 10', and resprouting vigorously
992	Eastern Redcedar	*Juniperus virginiana*	13.0	13.0	72%	Offsite	Moderate small deadwood
993	River Birch	*Betula nigra*	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.
(MS. MEGAN BUDNIK, CERTIFICATION #: MA-6436A.
5. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
6. TOTAL CANOPY COVER: 64,241 SQUARE FEET (SF).
7. TOTAL SITE AREA: 104,954 SF.
8. PERCENT OF SITE COVERED: 61.2%
9. PERCENT COVER REQUIRED BY ZONING: 25%

CERTIFIED ARBORIST ISA
Arvinash M. Sareen
Certified Arborist
Certification # MA-4727A

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Chantilly, VA 20151
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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

Tree Number	Common Name	Scientific Name	Size (dia. @ 54-in. above grade)	Critical Root Zone (feet)	Condition Rating %	Offsite or Shared	Notes & Recommendations
310	Silver Maple	*Acer saccharinum*	18.6	18.6	69%		Sounds hollow, moderate dieback, waterspouts, and branches pruned back
311	Pin Oak	*Quercus palustris*	45.0	45.0	75%		Moderate deadwood
312	American Elm	*Ulmus americana*	18.5, 18.2	26.0	66%		Double trunk (see photos), and previously failed main lead growing horizontally, moderate deadwood, and shallow roots
313	Eastern Redcedar	*Juniperus virginiana*	15.0	15.0	72%		Minimal deadwood, and low canopy ratio
314	Eastern Redcedar	*Juniperus virginiana*	8.5	8.5	72%		Moderate deadwood
315	Virginia Pine	*Pinus virginiana*	12.0	12.0	69%		Overfilled at base, moderate deadwood, and girdled root over 20% of root collar
316	Willow Oak	*Quercus phellos*	22.5	22.5	72%		Suppressed in lower, moderate deadwood, and girdled root over 20% of root collar
317	Eastern Redcedar	*Juniperus virginiana*	9.4	9.4	72%		Suppressed by adjacent trees, yellowed foliage, and moderate small deadwood
318	Eastern Redcedar	*Juniperus virginiana*	14.5	14.5	81%		Moderate small deadwood
319	Eastern Redcedar	*Juniperus virginiana*	25.0	25.0	72%		Dead limbs, moderate deadwood, and pruned branches
320	Eastern Redcedar	*Juniperus virginiana*	20.0	20.0	72%		Moderate small deadwood in interior canopy
321	White Mulberry	*Morus alba*	10.2	10.2	69%		Moderate deadwood, vines, and dead limbs
322	Crepe Myrtle	*Lagerstroemia sp.*	8.0	8.0	75%		Minimal bark scale, moderate deadwood, and vines
323	Crepe Myrtle	*Lagerstroemia sp.*	10.0	10.0	75%		Minimal bark scale, and moderate deadwood
324	American Elm	*Ulmus americana*	8.5	8.5	81%		Moderate deadwood, and watersprouts
325	White Mulberry	*Morus alba*	22.0	22.0	81%		Multi trunk, phototropic lean, and moderate deadwood
326	White Mulberry	*Morus alba*	14.0	14.0	81%		Uneven canopy, phototropic lean, moderate small deadwood in lower canopy, and slime flux
327	Eastern Redcedar	*Juniperus virginiana*	7.0	8.0	88%		
328	Crepe Myrtle	*Lagerstroemia sp.*	10.0	10.0	72%		Moderate deadwood, multi trunk, and vines
329	Virginia Pine	*Pinus virginiana*	17.5	17.5	69%		Uneven canopy, phototropic lean, trunks painted at root collar, girdled by adjacent tree, and moderate deadwood
330	Virginia Pine	*Pinus virginiana*	15.0	15.0	72%		Trunk painted at root collar, girdled by adjacent tree, old damage at root collar, and moderate deadwood
331	Eastern Redcedar	*Juniperus virginiana*	16.0	16.0	75%		Moderate deadwood
332	Eastern Redcedar	*Juniperus virginiana*	13.3	13.3	75%		Crowded canopy, and moderate deadwood
333	White Mulberry	*Morus alba*	7.0	8.0	72%		Uneven canopy, significant phototropic lean, and moderate deadwood
334	White Mulberry	*Morus alba*	9.5	9.5	75%		Uneven canopy, and moderate deadwood
335	Silver Maple	*Acer saccharinum*	41.5	41.5	69%		Multi trunk, measured at base, moderate deadwood, and excavation around root collar
336	Silver Maple	*Acer saccharinum*	32, 13	34.5	72%		Triple trunk, large cavity on one lead, moderate deadwood, and uneven canopy
337	Silver Maple	*Acer saccharinum*	21.3, 18.4	28.1	69%		Double trunk, sounds hollow, soil piled on trunk, and excavation around root collar
338	Silver Maple	*Acer saccharinum*	40.0	40.0	69%		Severe watersprouts, significant pruning, and excavation around root collar
339	American Elm	*Ulmus americana*	15.7	15.7	69%		Significant uneven canopy, phototropic lean, and excavation around root collar
340	American Elm	*Ulmus americana*	16.6	16.6	72%		Watersprouts, and excavation around root collar
341	White Mulberry	*Morus alba*	7.0	8.0	69%		Double trunk, and uneven canopy
342	Pin Oak	*Quercus palustris*	20.2	20.2	72%		Uneven canopy, small deadwood in lower canopy
343	Willow Oak	*Quercus phellos*	21.5	21.5	69%		Shallow roots, and moderate deadwood
344	Willow Oak	*Quercus phellos*	24	24.0	72%		Uneven canopy, shallow roots, decayed, and dead limbs
345	Eastern Redcedar	*Juniperus virginiana*	8.6	8.6	72%		Compressed soil around root collar from driving large machinery, and minimal deadwood
346	Willow Oak	*Quercus phellos*	20.0	20.0	69%		Large dead limb, shallow roots, and moderate deadwood
347	Red Maple	*Acer rubrum*	7.5	8.0	66%		Uneven canopy, poor branch structure, and partially uprooted
348	Willow Oak	*Quercus phellos*	8.5	8.5	72%		Uneven canopy, moderate deadwood, and cinderblocks around base
349	Willow Oak	*Quercus phellos*	14.5	14.5	72%		Moderate deadwood, and shallow roots
350	Willow Oak	*Quercus phellos*	11.0	11.0	72%		Minimal deadwood
351	Eastern Redcedar	*Juniperus virginiana*	7.0	8.0	75%		Deadwood (small) in lower canopy
352	Willow Oak	*Quercus phellos*	25.0	25.0	72%		Shallow roots, dead limbs, and moderate deadwood
353	Pin Oak	*Quercus palustris*	7.5, 8.5	11.3	56%		Double trunk, watersprouts, significant deadwood, and bacterial leaf scorch
354	Willow Oak	*Quercus phellos*	16.5	16.5	72%		Dead limbs, moderate deadwood, and minimal dieback
355	Pin Oak	*Quercus palustris*	6.5	8.0	72%		Lower canopy suppressed, and moderate deadwood
356	Pin Oak	*Quercus palustris*	8.2	8.2	72%		Lower canopy suppressed, and moderate deadwood
357	Eastern Redbud	*Cercis canadensis*	7.1	8.0	78%		Minimal deadwood, and over mulched
358	Eastern Redbud	*Cercis canadensis*	8.2	8.2	78%		Minimal deadwood, and over mulched
359	Eastern Redbud	*Cercis canadensis*	10.0	10.0	78%		Minimal deadwood, and over mulched
360	Japanese Cedar	*Cryptomeria japonica*	6.1	8.0	84%		Minimal deadwood, and suppressed in lower canopy
361	Willow Oak	*Quercus phellos*	8.0	8.0	72%	Offsite	Minimal deadwood, dieback, over mulched, and damage at root collar
362	Japanese Cedar	*Cryptomeria japonica*	6.2	8.0	84%		Minimal deadwood, and suppressed in lower canopy
363	Japanese Cedar	*Cryptomeria japonica*	7.1	8.0	84%		Minimal deadwood, and suppressed in lower canopy
364	Eastern Redbud	*Cercis canadensis*	4.0	8.0	81%		Double trunk, and uneven canopy
365	Southern Magnolia	*Magnolia grandiflora*	19.7	19.7	78%		Double trunk, uneven canopy, and mulched over decumbent branches
366	Eastern Redbud	*Cercis canadensis*	8.5	8.5	91%		Uneven canopy
367	Eastern Redbud	*Cercis canadensis*	8.5	8.5	88%		Uneven canopy, significantly pruned, lights bolted to trunk, and minimal deadwood
368	Japanese Cedar	*Cryptomeria japonica*	7.0	8.0	88%		Uneven canopy
369	Southern Magnolia	*Magnolia grandiflora*	2.9	8.0	81%		Double trunk, and watersprouts
370	Southern Magnolia	*Magnolia grandiflora*	2.9	8.0	81%		Watersprouts
371	Southern Magnolia	*Magnolia grandiflora*	2.5	8.0	81%		Watersprouts, and uneven canopy
372	Southern Magnolia	*Magnolia grandiflora*	3.5	8.0	81%		Watersprouts
373	Southern Magnolia	*Magnolia grandiflora*	2.0	8.0	81%		Watersprouts
374	Willow Oak	*Quercus phellos*	16.4	16.4	81%		Uneven canopy, and moderate deadwood
375	American Elm	*Ulmus americana*	9.6	9.6	81%		Uneven canopy, and moderate deadwood
376	Crepe Myrtle	*Lagerstroemia sp.*	17.0	17.0	69%		Multi trunk (measured at base), uneven canopy, sooty bark, and minimal deadwood
377	Crepe Myrtle	*Lagerstroemia sp.*	13.2	13.2	69%		Multi trunk (measured at base), uneven canopy, sooty bark, and minimal deadwood
378	Crepe Myrtle	*Lagerstroemia sp.*	14.0	14.0	69%		Multi trunk (measured at base), uneven canopy, sooty bark, and minimal deadwood
379	Crepe Myrtle	*Lagerstroemia sp.*	17.3	17.3	84%		Multi trunk (measured at base), lights bolted to tree, and minimal deadwood
380	Crepe Myrtle	*Lagerstroemia sp.*	16.5	16.5	84%		Multi trunk (measured at base), lights bolted to tree, and minimal deadwood
381	Crepe Myrtle	*Lagerstroemia sp.*	17.6	17.6	84%		Multi trunk (measured at base), lights bolted to tree, and minimal deadwood
382	Crepe Myrtle	*Lagerstroemia sp.*	20.0	20.0	78%		Multi trunk (measured at base), lights bolted to tree, crossing branches, and minimal deadwood
383	Crepe Myrtle	*Lagerstroemia sp.*	19.0	19.0	78%		Multi trunk (measured at base), lights bolted to tree, crossing branches, and minimal deadwood
384	Crepe Myrtle	*Lagerstroemia sp.*	20.8	20.8	78%		Multi trunk (measured at base), lights bolted to tree, crossing branches, and minimal deadwood
385	Serviceberry	*Amelanchier arborea*	6.0	8.0	91%		String lights wrapped around trunk, and multi trunk
386	Serviceberry	*Amelanchier arborea*	7.0	8.0	91%		String lights wrapped around trunk, and multi trunk
387	Serviceberry	*Amelanchier arborea*	9.0	9.0	91%		String lights wrapped around trunk, and multi trunk
388	Serviceberry	*Amelanchier arborea*	8.0	8.0	91%		String lights wrapped around trunk, and multi trunk
389	Southern Magnolia	*Magnolia grandiflora*	3.0	8.0	88%		Uneven canopy
390	Southern Magnolia	*Magnolia grandiflora*	2, 3	2, 3	84%		Double trunk, watersprouts, suppressed by adjacent trees and foster holly
391	Southern Magnolia	*Magnolia grandiflora*	3.0	8.0	84%		
392	Southern Magnolia	*Magnolia grandiflora*	4.0	8.0	88%		Uneven canopy, and minimal deadwood
393	Southern Magnolia	*Magnolia grandiflora*	3.1	8.0	88%		Uneven canopy, and suppressed by adjacent trees
394	Japanese Cedar	*Cryptomeria japonica*	7.8	8.0	81%		Minimal deadwood, and lower canopy suppressed
395	Japanese Cedar	*Cryptomeria japonica*	9.4	9.4	81%		Minimal deadwood, and lower canopy suppressed
396	Japanese Cedar	*Cryptomeria japonica*	8.4	8.4	81%		Minimal deadwood, and lower canopy suppressed
397	Flowering Dogwood	*Cornus florida L*	5.8	8.0	69%		Multi trunk, uneven canopy, and fungus on leaves
398	Flowering Dogwood	*Cornus florida L*	2.6	8.0	72%		Multi trunk, and uneven canopy
399	Flowering Dogwood	*Cornus florida L*	4.5	8.0	69%		Multi trunk, and uneven canopy
732	Crepe Myrtle	*Lagerstroemia sp.*	12.6	12.6	63%		Sooty bark, multi trunk, significant deadwood, and dieback
733	Silver Maple	*Acer saccharinum*	15.2, 12, 9	21.4	41%		Heaving, decay at root collar, moderate deadwood, significant broken branches, watersprouts, and uneven canopy
734	Sweetgum	*Liquidambar styraciflua*	14.8, 25.3	29.3	75%		Double trunk with included bark, uneven canopy, moderate broken branches, minimal deadwood, and shallow roots
735	Sweetgum	*Liquidambar styraciflua*	14.8, 16.9	22.5	78%		Double trunk with included bark, and uneven canopy
736	Eastern Redcedar	*Juniperus virginiana*	7.1	8.0	66%		Thin canopy, and moderate deadwood
737	Eastern Redcedar	*Juniperus virginiana*	10.3	10.3	72%		Broken lead, and moderate deadwood
738	Eastern Redcedar	*Juniperus virginiana*	9.5	9.5	72%		Moderate deadwood
739	Eastern Redcedar	*Juniperus virginiana*	11.7	11.7	72%		Broken top, and moderate deadwood
740	Eastern Redcedar	*Juniperus virginiana*	8.5	8.5	72%		Moderate deadwood
741	Willow Oak	*Quercus phellos*	43.1	43.1	84%		Standing water at root collar, moderate small deadwood, and watersprouts
742	Eastern Redcedar	*Juniperus virginiana*	7.8	8.0	72%		Moderate deadwood, and minimal vines
743	White Mulberry	*Morus alba*	12.5	12.5	75%		Phototropic lean, and moderate small deadwood
744	Eastern Redcedar	*Juniperus virginiana*	7.7	8.0	72%		Moderate vines, low canopy ratio, and moderate deadwood
745	Golden Raintree	*Koelreuteria paniculate*	8.0	8.0	78%		Moderate vines, uneven canopy, and moderate small deadwood
746	Eastern Redcedar	*Juniperus virginiana*	14.2	14.2	72%		Moderate vines, and moderate deadwood
747	Golden Raintree	*Koelreuteria paniculate*	6.3	8.0	78%		Moderate vines, uneven canopy, and moderate small deadwood
748	Eastern Redcedar	*Juniperus virginiana*	7.4	8.0	72%		Moderate vines, and moderate deadwood
749	Eastern Redcedar	*Juniperus virginiana*	6.7	8.0	72%		Moderate vines, and moderate deadwood
750	Willow Oak	*Quercus phellos*	37.8	37.8	81%		Minimal broken branches, deadwood, moderate vines, and large deadwood
751	Eastern Redcedar	*Juniperus virginiana*	8.7	8.7	72%		Moderate deadwood
752	Eastern Redcedar	*Juniperus virginiana*	9.7	9.7	72%		Moderate deadwood, and broken top
753	Eastern Redcedar	*Juniperus virginiana*	8.2	8.2	72%		Moderate deadwood
754	Eastern Redcedar	*Juniperus virginiana*	16.0	16.0	72%		Moderate deadwood, cavities around root collar, and minimal vines
755	White Mulberry	*Morus alba*	8.5	8.5	75%		Uneven canopy, moderate deadwood, slime flux, and minimal vines
756	White Mulberry	*Morus alba*	7.9	8.0	75%		Uneven canopy, and moderate deadwood
757	Silver Maple	*Acer saccharinum*	40.0	40.0	63%		Shallow damaged roots, large broken branches (~15" diameter), failed recently, multi trunk, and moderate
758	Eastern Redcedar	*Juniperus virginiana*	12.0	12.0	72%		Moderate small deadwood, and uneven canopy
884	Japanese Cherry	*Prunus serrulata*	7.3	8.0	69%		Thin canopy, tip dieback, and over mulched
885	Japanese Cherry	*Prunus serrulata*	6.2	8.0	69%		Thin canopy, tip dieback, over mulched, and damage around root collar
886	Japanese Cherry	*Prunus serrulata*	6.7	8.0	69%		Thin canopy, tip dieback, over mulched, and damage around root collar
887	Japanese Cherry	*Prunus serrulata*	7.2	8.0	75%		Thin canopy (pruned), tip dieback, and over mulched
888	Japanese Cherry	*Prunus serrulata*	5.8	8.0	69%		Thin canopy (pruned), tip dieback, over mulched, and damage around root collar
889	Deodar Cedar	*Cedrus deodara*	23.3	23.3	78%		Uneven canopy, moderate crossing branches, over mulched, and minimal deadwood
890	Sweetgum	*Liquidambar styraciflua*	30.0	30.0	78%		Shallow roots, and minimal deadwood
891	Field Elm	*Ulmus minor*	20.5	20.5	81%		Triple trunk, slight uneven canopy, and minimal deadwood
892	Willow Oak	*Quercus phellos*	8.1	8.1	91%		Crowded canopy, and over mulched
893	Yellowwood Tree	*Cladrastis kentukea*	6.2	8.0	81%		Damage at root collar, poorly compartmentalized, and over mulched
894	Black Hawthorn	*Crataegus douglasii*	2.9	8.0	88%		Over mulched, and minimal deadwood
895	Arborvitae	*Thuja occidentalis*	20.0	20.0	81%		Multi trunk (measured at base), smallest lead dead, and moderate deadwood in lower canopy
896	Arborvitae	*Thuja occidentalis*	8.9	8.9	78%		Double trunk (measured at base), damage to trunk, bark flaking, and moderate deadwood in lower canopy
897	Arborvitae	*Thuja occidentalis*	10.4	10.4	78%	Shared	Double trunk (measured at base), and moderate deadwood in lower canopy
898	Arborvitae	*Thuja occidentalis*	8.2	8.2	78%		Moderate deadwood in lower canopy
899	Arborvitae	*Thuja occidentalis*	4.0	8.0	78%		Suppressed by adjacent trees, uneven canopy, and moderate deadwood in lower canopy
900	Arborvitae	*Thuja occidentalis*	10.2	10.2	78%	Shared	Suppressed by adjacent trees, multi trunk, and moderate deadwood in lower canopy
901	Japanese Cedar	*Cryptomeria japonica*	11.4	11.4	81%	Shared	Minimal deadwood in interior
902	Red Maple	*Acer rubrum*	14.0	14.0	81%		Uneven canopy, girdled root cut, and minimal deadwood
903	Red Maple	*Acer rubrum*	12.3	12.3	81%		Uneven canopy, girdled root cut, and minimal deadwood
904	American Holly	*Ilex opaca*	8.5	8.5	66%		Significant phototropic lean, uneven canopy, cabled to adjacent tree, and decay column from old damage
905	American Holly	*Ilex opaca*	7.6	8.0	78%		Crossing branches, and cabled to adjacent tree
906	American Holly	*Ilex opaca*	3.1	8.0	94%		Cabled to adjacent tree
907	Arborvitae	*Thuja occidentalis*	3.5	8.0	81%		Minimal deadwood
908	Southern Magnolia	*Magnolia grandiflora*	6.0	8.0	78%		Crowded canopy, and minimal deadwood
909	Chinese Holly	*Ilex cornuta Lindl. & Paxton*	5.6	8.0	81%		Suppressed on one side by adjacent trees, and minimal deadwood
910	Arborvitae	*Thuja occidentalis*	3.5	8.0	94%		Minimal deadwood
911	Arborvitae	*Thuja occidentalis*	3.7	8.0	94%		Minimal deadwood
912	American Holly	*Ilex opaca*	5.6	8.0	72%		Thin canopy, double trunk, phototropic lean, and minimal deadwood
913	American Holly	*Ilex opaca*	7.1, 4.5	8.4	81%		Double trunk, phototropic lean, and minimal deadwood
914	Southern Magnolia	*Magnolia grandiflora*	3.0	8.0	94%		Uneven canopy, and minimal deadwood
915	English Holly	*Ilex aquifolium*	2.6	8.0	81%		Thin canopy, and minimal deadwood
916	Weeping Willow	*Salix babylonica*	17.3	17.3	75%		Uneven canopy, triple trunk, poor branch structure, and moderate small deadwood
917	Chinese Holly	*Ilex cornuta Lindl. & Paxton*	8.0	8.0	69%		Multi trunk, (measured at base), sooty leaves, and minimal deadwood
918	Chinese Holly	*Ilex cornuta Lindl. & Paxton*	6.0	8.0	69%		Multi trunk, (measured at base), and sooty leaves
919	Japanese Cedar	*Cryptomeria japonica*	4.9	8.0	72%		Suppressed on sides by adjacent trees
920	Chinese Holly	*Ilex cornuta Lindl. & Paxton*	7.8	8.0	69%		Suppressed on sides by adjacent trees, and sooty leaves
921	Chinese Holly	*Ilex cornuta Lindl. & Paxton*	6,4.5	8.0	69%		Suppressed on sides by adjacent trees, and sooty leaves
922	Chinese Holly	*Ilex cornuta Lindl. & Paxton*	6.0	8.0	69%		Suppressed on sides by adjacent trees, and sooty leaves
923	Crepe Myrtle	*Lagerstroemia sp.*	18.0	18.0	88%		Multi trunk, overestimated DBH, and minimal deadwood
924	Crepe Myrtle	*Lagerstroemia sp.*	20.0	20.0	88%		Multi trunk, overestimated DBH, crossing branches, and minimal deadwood
925	Japanese Cherry	*Prunus serrulata*	5.1	8.0	78%		Over mulched, minimal deadwood, and old damage at root collar
926	Japanese Cherry	*Prunus serrulata*	4.5	8.0	78%		Over mulched, and minimal deadwood
927	Japanese Cherry	*Prunus serrulata*	5.9	8.0	78%		Over mulched, minimal deadwood, and old damage at root collar
928	Arborvitae	*Thuja occidentalis*	3.4	8.0	81%		Over mulched, and minimal deadwood
929	Arborvitae	*Thuja occidentalis*	3.2	8.0	81%		Over mulched, and minimal deadwood
930	Arborvitae	*Thuja occidentalis*	2.4	8.0	81%		Over mulched, and minimal deadwood
931	Willow Oak	*Quercus phellos*	53.1	53.1	78%	Shared	Moderate deadwood, minimal vines, and moderate watersprouts on interior branches
932	Chinese Holly	*Ilex cornuta Lindl. & Paxton*	4.6	8.0	75%		Multi trunk, crossing branches, and minimal small deadwood
933	Cherry Laurel	*Prunus laurocerasus*	7.4	8.0	84%		Multi trunk (measured at base), minimal deadwood, uneven canopy, and phototropic lean
934	Cherry Laurel	*Prunus laurocerasus*	4.0	8.0	84%		Multi trunk, minimal deadwood, uneven canopy, and phototropic lean
935	Cherry Laurel	*Prunus laurocerasus*	3.0	8.0	84%		Multi trunk, minimal deadwood, uneven canopy, and phototropic lean
936	Cherry Laurel	*Prunus laurocerasus*	4.0	8.0	84%		Multi trunk, minimal deadwood, uneven canopy, and phototropic lean
937	Japanese Cedar	*Cryptomeria japonica*	3.9	8.0	88%		Minimal deadwood, uneven canopy, and phototropic lean
938	Japanese Cedar	*Cryptomeria japonica*	4.0	8.0	88%		Minimal deadwood, uneven canopy, and phototropic lean
939	Cherry Laurel	*Prunus laurocerasus*	7.0	8.0	84%		Multi trunk, minimal deadwood, uneven canopy, and phototropic lean
940	English Holly	*Ilex aquifolium*	8.0	8.0	88%		Multi trunk (measured at base), and slight uneven canopy on side against wall
941	English Holly	*Ilex aquifolium*	4.0	8.0	88%		Multi trunk (measured at base), and slight uneven canopy on side against wall
942	English Holly	*Ilex aquifolium*	4.8	8.0	88%		Multi trunk (measured at base), and slight uneven canopy on side against wall
943	Chinese Holly	*Ilex cornuta Lindl. & Paxton*	10.0	10.0	88%		Slight uneven canopy on side against wall
944	English Holly	*Ilex aquifolium*	2.9	8.0	72%		Thin canopy
945	Arborvitae	*Thuja occidentalis*	3.2	8.0	81%		Minimal deadwood
946	Arborvitae	*Thuja occidentalis*	3.0	8.0	81%		Minimal deadwood
947	Chinese Holly	*Ilex cornuta Lindl. & Paxton*	10.4	10.4	72%		Multi trunk (measured at base), and sooty leaves
948	Willow Oak	*Quercus phellos*	21.0	21.0	81%		Lights bolted to trunk, and moderate deadwood
949	Arborvitae	*Thuja occidentalis*	3.0	8.0	75%		Moderate deadwood in lower canopy
950	Arborvitae	*Thuja occidentalis*	2.4	8.0	75%		Thin canopy, and moderate deadwood in lower canopy
951	Chinese Holly	*Ilex cornuta Lindl. & Paxton*	10.3	10.3	81%		Multi trunk (measured at base), and crowded canopy
952	Japanese Cedar	*Cryptomeria japonica*	4.2	8.0	81%		Lower canopy suppressed, and minimal deadwood
953	Japanese Cedar	*Cryptomeria japonica*	4.3	8.0	81%		Lower canopy suppressed, and minimal deadwood
954	Chinese Holly	*Ilex cornuta Lindl. & Paxton*	6.6	8.0	75%		Multi trunk (measured at base), moderate deadwood in lower canopy, and sooty leaves
955	Arborvitae	*Thuja occidentalis*	3.0	8.0	81%		Minimal deadwood
956	Arborvitae	*Thuja occidentalis*	2.3	8.0	81%		
957	Chinese Holly	*Ilex cornuta Lindl. & Paxton*	5.5	8.0	75%		Multi trunk (measured at base), moderate deadwood in lower canopy, and sooty leaves
958	Japanese Cedar	*Cryptomeria japonica*	2.7	8.0	84%		Uneven canopy, thin canopy, and minimal deadwood
959	Willow Oak	*Quercus phellos*	34	34.0	78%		Moderate deadwood, isolated tip dieback, and minimal watersprouts on interior branches
960	Japanese Cedar	*Cryptomeria japonica*	5.2	8.0	81%		Minimal deadwood, and suppressed by adjacent trees
961	Chinese Holly	*Ilex cornuta Lindl. & Paxton*	7.2	8.0	75%		Multi trunk (measured at base), and moderate deadwood in lower canopy
962	Arborvitae	*Thuja occidentalis*	3.5	8.0	78%		Moderate deadwood in lower canopy
963	Pin Oak	*Quercus palustris*	19.9	19.9	69%		Moderate deadwood, lights bolted to trunk, and possible bacterial leaf scorch
964	Arborvitae	*Thuja occidentalis*	2.7	8.0	56%		Minimal deadwood, and crowded canopy
965	Arborvitae	*Thuja occidentalis*	3.0	8.0	72%		Minimal deadwood, and crowded canopy
966	Chinese Holly	*Ilex cornuta Lindl. & Paxton*	9.0	9.0	75%		Minimal deadwood, and crowded canopy
967	Japanese Cedar	*Cryptomeria japonica*	5.2	8.0	72%		Minimal deadwood, and suppressed by adjacent veg

NOTES:

1. SHARED/OFFSITE/ROW TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.

CERTIFIED ARBORIST ISA

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CITY OF ALEXANDRIA, VA

TREE AND VEGETATION SURVEY & PROTECTION PLAN

REVISIONS

DATE	COMMENTS

SHEET 2 OF 2

SCALE: NTS

PROJECT DATE: 07/28/23

DRAFT: MEB | CHECK: AMS

FILE NUMBER: 3304