



**DOCKET ITEM #3**  
**Subdivision #2022-00003**  
**1105 Vassar Road**

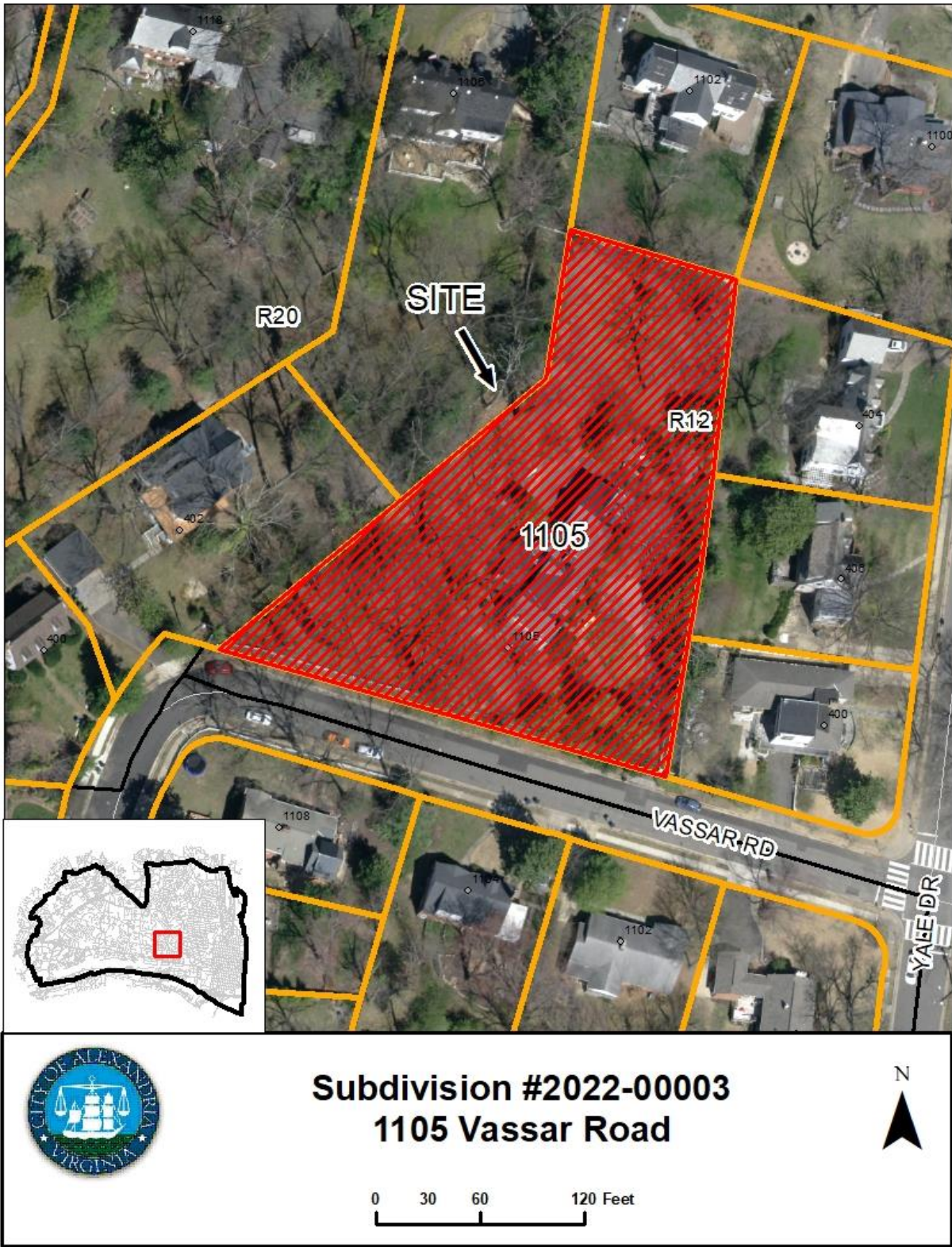
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Application	General Data	
Request: Public Hearing and consideration of a request for a Subdivision, to resubdivide three existing lots into two new lots	<b>Planning Commission Hearing:</b>	June 23, 2022
	<b>Approved Plat must be Recorded by:</b>	December 23, 2023
<b>Address:</b> 1105 Vassar Road	<b>Zone:</b>	R-12/ Single Family Residential
<b>Applicant:</b> Daniel C. & Lillian J. York	<b>Small Area Plan:</b>	Potomac West

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

**Staff Reviewers:** Ashley Labadie, AICP, [ashley.labadie@alexandriava.gov](mailto:ashley.labadie@alexandriava.gov)  
Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)

**PROJECT LOCATION MAP**





## I. DISCUSSION

### REQUEST

The applicants, Daniel C. and Lillian J. York, request to resubdivide three existing lots of record, Lots 6, 7 and 8, into two new lots.

### SITE DESCRIPTION

The subject site at 1105 Vassar Road is three existing lots of record, Lots 6, 7, and 8 (Figure 1). The existing lots are 12,335 sq. ft., 15,848 sq. ft., and 16,533 sq. ft. respectively. Also considered in the subject site is 4,831 sq. ft. of a vacated portion of Princeton Blvd. from 1987. Combined, the total site area is 49,547 sq. ft. The existing lots are irregularly shaped with only Lots 6 and 7 having frontage along Vassar Road. Lot 6 has 100 feet of frontage along Vassar Road and 140 feet of depth; Lot 7 has 177.88 feet of frontage along Vassar Road and approximately 166 feet of depth; and Lot 8 is approximately 148 feet at its widest dimension and roughly 140 feet at its greatest depth.

The property is the site of an existing two-story single-family home originally built in 1930 which lies within all three existing lots. Immediately surrounding the subject site are single-family homes within the R-8, R-12, and R-20 zones.



*Figure 1 – Street view of subject site with existing dwelling*

## SUBDIVISION BACKGROUND

The original College Park subdivision of 1936 is located within the Clover-College Park neighborhood, between Janney's Lane, Dartmouth Road, and Cambridge Road. The College Park subdivision and surrounding area was annexed from Fairfax County by the City of Alexandria in 1930. Section 1 of the College Park subdivision was originally platted in 1936 with subsequent sections being platted at least through the 1950s (Figure 2). Each section has unique characteristics in terms of lot size, shape, and zoning.

Section 1, in the R-12 zone, mostly consists of a north/south oriented block pattern with lots ranging between 9,760 sq. ft. to more than 20,000 sq. ft. Lots in Section 1 have remained in their current configuration since at least 1941. Brown's Addition and Gasson's Addition, zoned R-20, include irregularly shaped lots ranging in size from 20,000 sq. ft. to just over two acres with the latest approved subdivision occurring in 2010 within Brown's Addition. Section 3 was further subdivided into Sections 4 and 5 in the 1950s and consists of organically shaped blocks with irregularly shaped lots ranging in size from 7,499 sq. ft. to 12,820 sq. ft.

As early as 1930, a single-family dwelling was located on property where Lots 6, 7 and 8 exist (Figure 5a). Section 1 of the College Park subdivision appears to have occurred in 1936, outlining Lots 6, 7 and 8, six years after the existing home was constructed (Figure 3). Although functioning as one lot since that time, the existing lots were never consolidated. Deed records also indicate that in 1987, an unopened portion of Princeton Boulevard, between Vassar Road and Janney's Lane, was vacated and granted to the owner of Lots 7 and 8 (Figure 4). Interestingly, Lots 6, 7 and 8 of the original Section 1 subdivision were never individually redeveloped, perhaps partially due to the vacation of the land originally dedicated for a Princeton Blvd. extension.

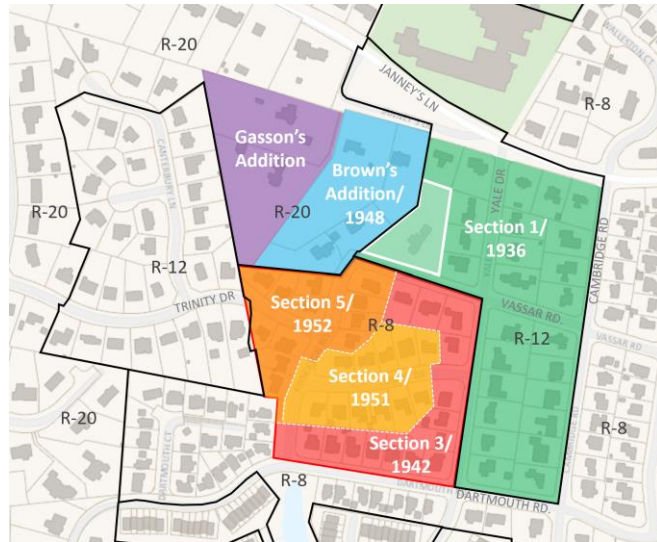


Figure 2 – Sections of the College Park subdivision in multi-colors with the subject site highlighted in white and zoning districts outlined in black.



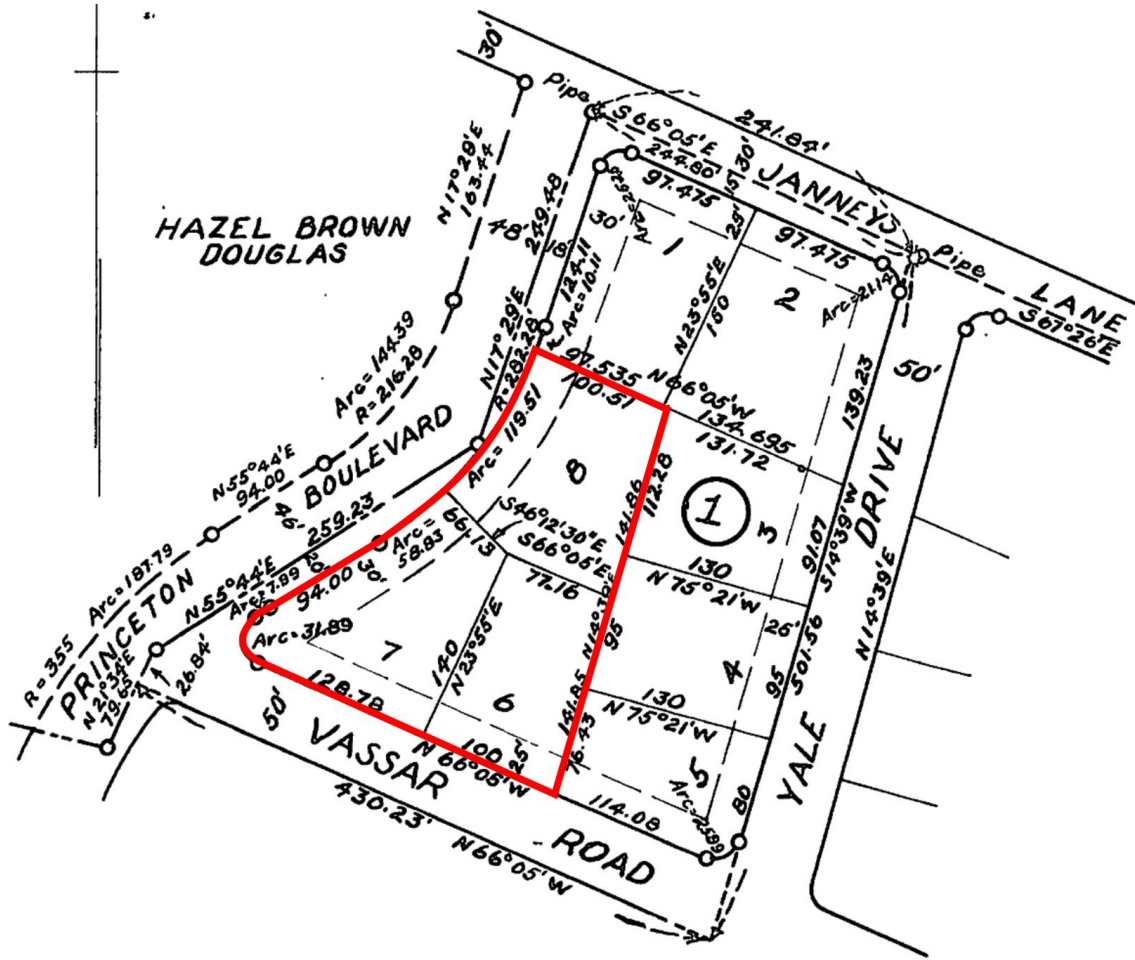


Figure 3 – Block 1, Section 1 of the original College Park subdivision of 1936 with subject site, prior to Princeton Boulevard Dedication, Outlined in Red.

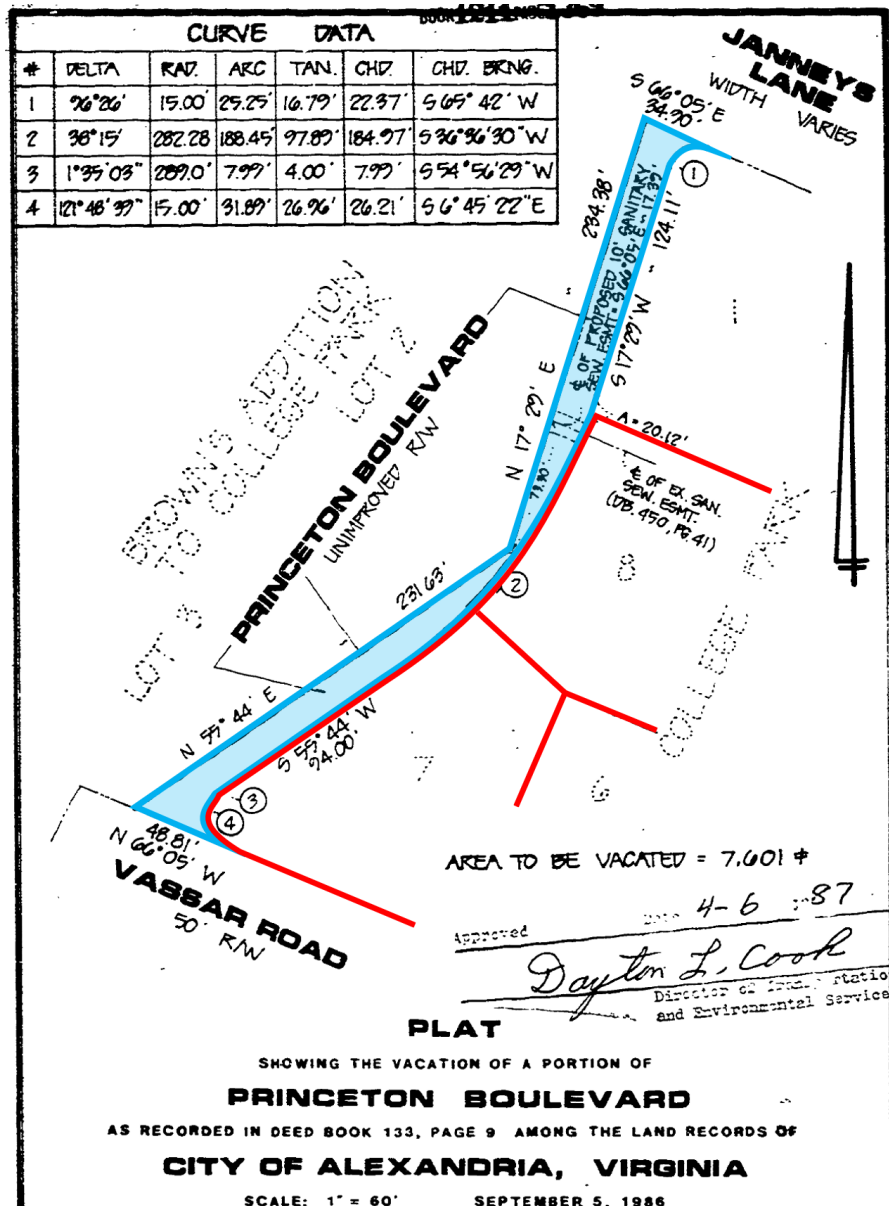


Figure 4 – Princeton Boulevard dedication highlighted in blue. Existing Lots 6, 7, and 8 in red outline

## PROPOSAL

The applicant proposes to resubdivide three existing lot of record, Lots 6, 7 and 8, into two new lots, as illustrated in Figures 5a and 5b. The proposed new subdivision line would be placed west of the existing dwelling creating two new lots: Proposed Lot 701 would have 111.88 feet of frontage and a lot area of 14,616 sq. ft., and Proposed Lot 702 would have 165.71 feet of frontage and a lot area of 34,931 sq. ft. Proposed Lot 701 is anticipated to be developed with a single-family dwelling, subject to the R-12 zone requirements, and Proposed Lot 702 would maintain the existing single-family dwelling.



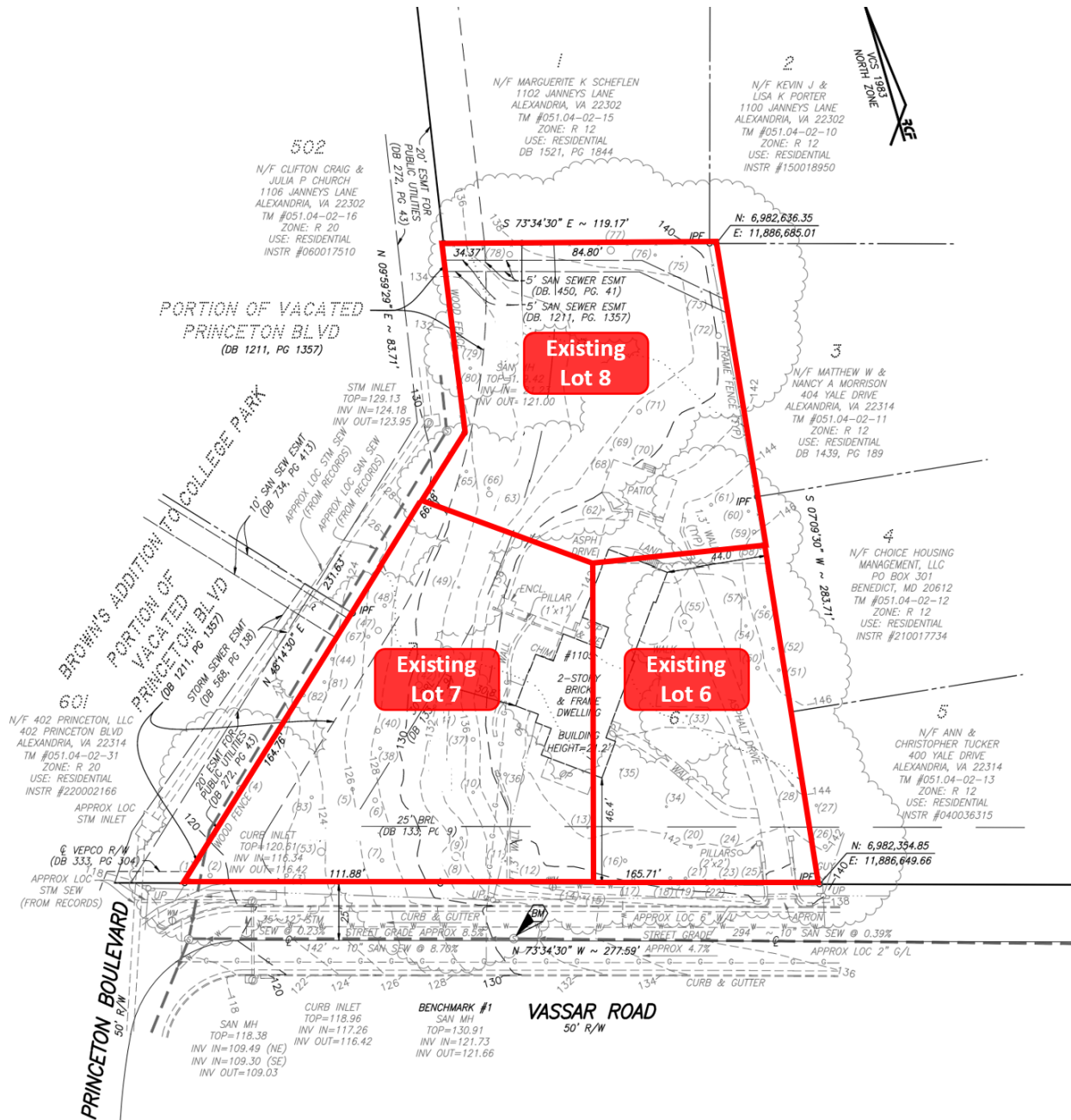


Figure 5a – Existing configuration for Lots 6, 7, and 8.

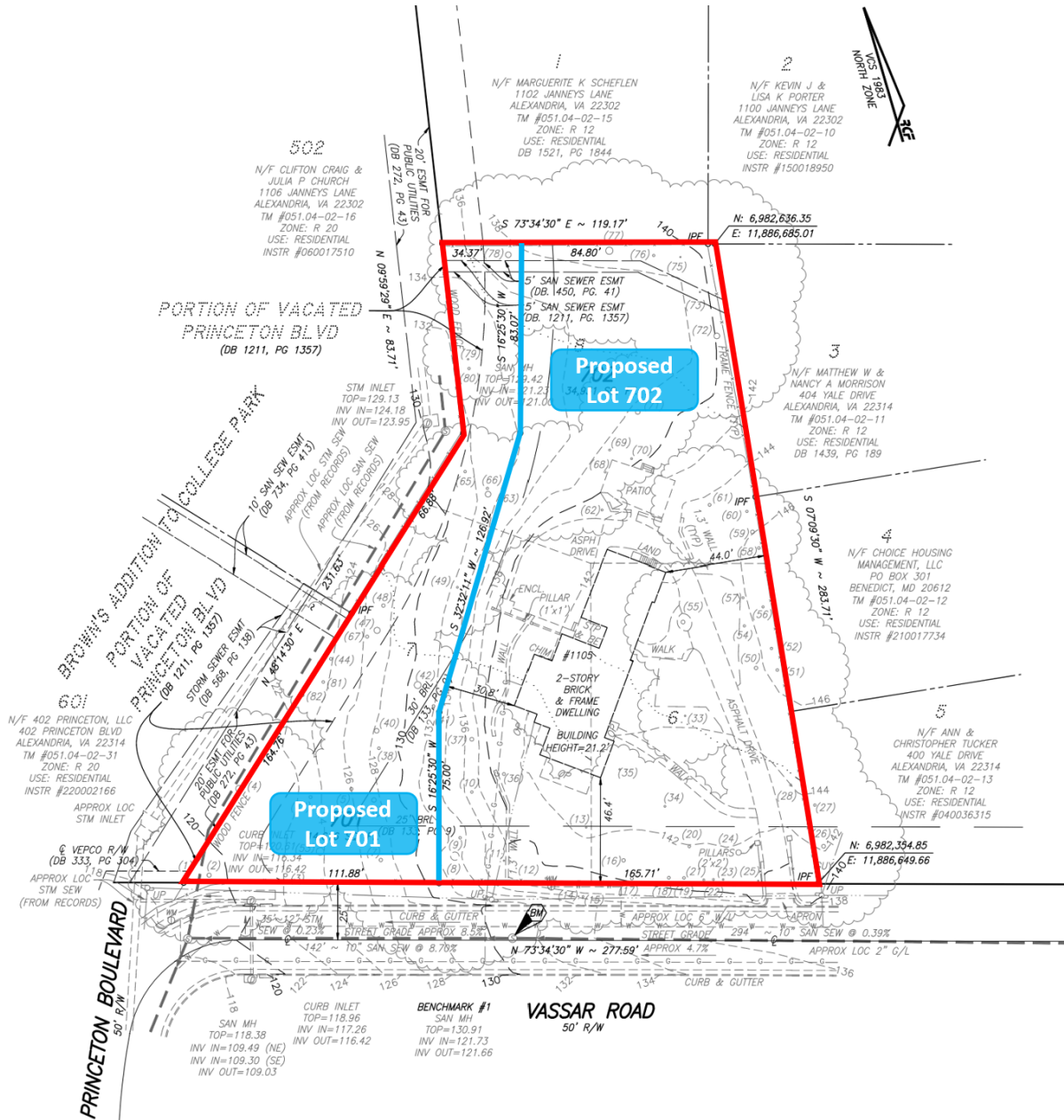


Figure 5b – Preliminary plat of proposed resubdivision. Existing lot lines to remain shown in red. Proposed new lot line shown in blue.

## ZONING & MASTER PLAN DESIGNATION

The lots of record are located in the R-12/Single-family zone. The proposed resubdivision would result in Proposed Lots 701 and 702, which would comply with the R-12 zoning requirements. No variations are requested with this application as the existing dwelling to remain would comply with the R-12 zone requirements upon subdivision approval. The lots are located within the 1992 Taylor Run/Duke Street Small Area Plan, which designates this area for residential low use.



*Table 1 –R-12 Zone Requirements*

	Existing Lots Combined (including Princeton Blvd vacation area)	Zone Requirements	Proposed Lots	
	Lots 6, 7, and 8		Lot 701	Lot 702
<b>Lot Size</b>	49,547 sf	Min. 12,000 sf	14,616 sf	34,931 sf
<b>Lot Width</b>	241.5 ft	80 ft	Future development to comply with R-12 Zone Requirement	158 ft
<b>Lot Frontage</b>	277.59 ft	60 ft	111.88 ft	165.71 ft
<b>Front Yard</b>	46.4 ft	30.4 ft – 46.4 ft (Between the range of the contextual block face if proposed lot is approved)	Future development to comply with R-12 Zone Requirement	46.4 ft
<b>Side Yard</b>	44.7 ft (east) 96.25 ft (west)	Two side yards at 1:2 ratio; min. 10 ft		44.7 ft (east) 32 ft (west)
<b>Rear Yard</b>	133.8 ft	1:1 ratio; min. 10 ft		133.8 ft
<b>Floor Area Ratio (FAR)</b>	Approx. 0.07	Max. 0.30		Approx. 0.09
<b>Building Height</b>	21.2 ft	Max. 30 ft		21.2 ft

## SUBDIVISION STANDARDS

Section 11-1708(A) sets out the following standards for the approval of preliminary subdivision plats:

An applicant for preliminary plat approval shall demonstrate to the satisfaction of the commission that:

- (1) The applicable factors of Section 11-1710 have been appropriately considered in the plat;
- (2) The subdivision will not adversely affect the public health, safety and welfare; and
- (3) The application complies with all provisions of this ordinance and all applicable laws.

Several additional sections of the Zoning Ordinance establish the standards for subdivisions:

- Sections 11-1706 and 11-1709 address technical subdivision requirements;
- Section 11-1710(C) requires that the subdivision conform to the City Master Plan;
- Section 11-1710(D) requires that all lots meet zone requirements;
- Sections 1710(A) and (E) through (R) contain infrastructure requirements; and
- Section 1710(B) states that the subdivided lots “shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land in the subdivision, particularly with

respect to similarly situated lots within the adjoining portions of the original subdivision.” Subdivision plat documents or land in the same general location and zone with similar features may be used to determine neighborhood character.

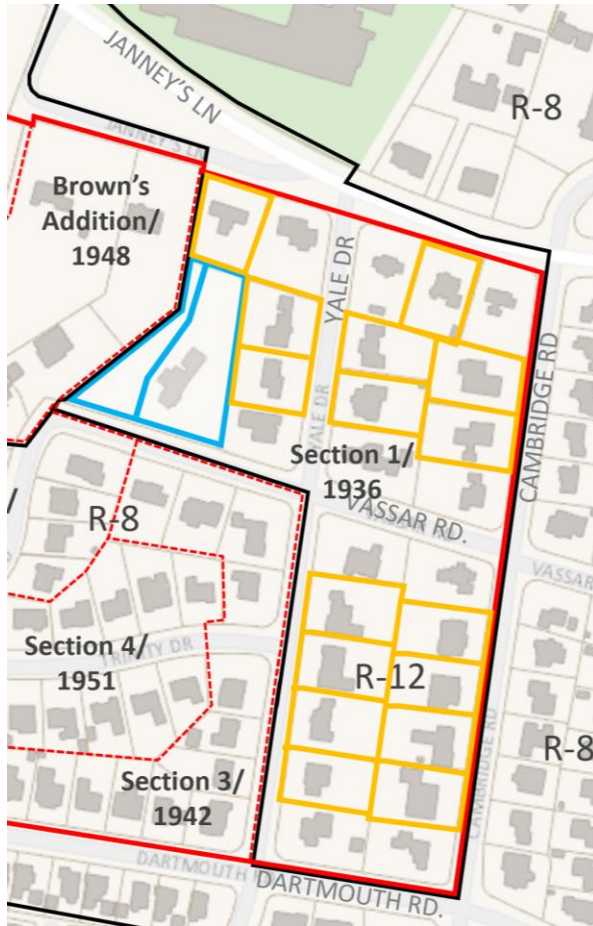
## **II. STAFF ANALYSIS**

Staff recommends approval of the subdivision request for the creation of two new lots, Proposed Lots 701 and 702, as the proposal would meet all of the subdivision standards listed above. In this instance, the proposal would meet the requirements of Sections 1710(A) and (E) through (R) as well as Sections 11-1706 and 11-1709 addressing technical subdivision requirements and Section 11-1710(D) for single-family dwellings in the R-12 Zone. Further, because the proposed lots would remain a size fit for residential low use and therefore aid in preserving the scale of the residential area, a recommendation of the Taylor Run/Duke Street Small Area Plan, it would also conform to the City Master Plan, per Section 11-1710(C). Although a standard for subdivision review, as noted in Section 11-1710(B), staff found the requirement for lot compatibility analysis of the proposed lots with similarly situated lots within the original subdivision and the same zone did not apply to this request, as noted in the following staff research. Last, staff believes requirements of Section 11-1708(A) for considerations of overall preliminary plat approval are adequately satisfied.

### **AREA OF COMPARISON AND SIMILARLY SITUATED LOTS FOR LOT CHARACTER ASSESSMENT**

The area of comparison is established as the lots within the Section 1 original subdivision and in the R-12 zone. Once the area of comparison is identified, staff’s next step is to identify similarly situated lots for comparison. Similarly situated lots share characteristics to the proposed lots in terms of lot size, orientation, street frontage, and alignment to the street. The proposed resubdivision would result in two irregularly shaped, interior lots of just over 14,000 sq. ft. and 34,000 sq. ft. of lot area and sited perpendicularly to a unique L-shaped intersection within the area of comparison. The siting does not share lot characteristics with the relatively rectangular interior lots developed along the through streets of Yale Drive, Janney’s Lane and Cambridge Road and, therefore, indicates that similarly situated lots do not exist for the purpose of the compatibility analysis (Figure 6).





*Figure 6 – Proposed new lots outlined in blue; area of comparison outlined in a red; Zoning Districts outlined in black; interior lots highlighted in yellow*

#### LOT ANALYSIS FOR LOT CHARACTER ASSESSMENT

Because there are no similarly situated lots that qualify for a proposal comparison, a basis for a compatibility analysis is not possible. Despite this unique circumstance, however, the proposal would result in lots that are more compatible with other interior lots in the original subdivision in terms of size and lot frontage. The existing lots have functioned as one lot since 1930, for a total size of over one acre and lot frontage of nearly 278 feet. The proposed subdivision would result in two smaller lots closer in size and lot frontage to other interior lots in the original subdivision, although a different configuration. Table 2 demonstrates how the proposed lots would compare more favorably in size and frontage.

*Table 2 – Lot frontage and area comparison with interior lots*

	Lot Frontage (Ft.)	Lot Area (Sq. Ft.)
<b>Proposed Lot 701</b>	<b>111.88</b>	<b>14,616</b>
<b>Proposed Lot 702</b>	<b>165.71</b>	<b>34,931</b>
1102 Janney's Ln	121	18,588
404 Yale Dr	95	14,560
405 Yale Dr	95	13,275
406 Yale Dr	92	12,350
407 Yale Dr	97	14,250
1002 Janney's Ln	100	15,000
402 Cambridge	94	14,250
404 Cambridge	91	15,057
302 Yale Dr	100	15,000
303 Yale Dr	90	13,500
304 Yale Dr	90	13,500
305 Yale Dr	102	15,000
306 Yale Dr	90	13,500
307 Yale Dr	91	13,500
308 Yale Dr	84	12,750
309 Yale Dr	103	15,000

Although not formally eligible for a lot comparison analysis, it is curious to mention that lots of similar siting, orientation, frontage and size to the proposed new lots are found within the abutting Brown's Addition, as portrayed in Figure 7 and Table 1. Because these lots lie within the R-20 Zone instead of the R-12 Zone, however, they cannot be used in the comparison of similarly situated lots.

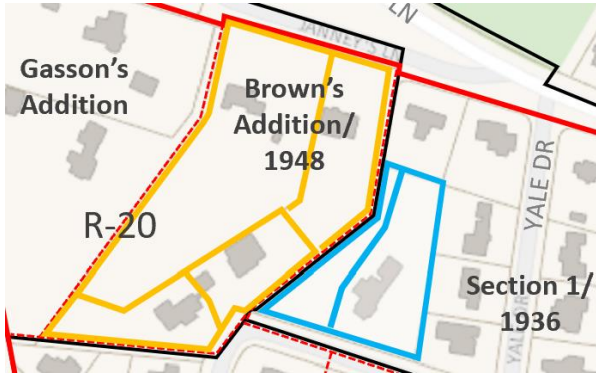


Figure 7 – Proposed new lots outlined in blue and interior R-20 zoned lots highlighted in yellow.

Table 3 – Lot frontage and area of Brown's Addition interior lots, zoned R-20.

	Lot Frontage (Ft.)	Lot Area (Sq. Ft.)
Proposed Lot 701	111.88	14,616
Proposed Lot 702	165.71	34,931
1106 Janney's Ln	112	34,383
1118 Janney's Ln	182	88,923
400 Princeton Blvd	57	26,408
402 Princeton Blvd	44	20,000

### TREE PRESERVATION

There are several established native trees on the three existing lots with a majority of the trees on the west side considering it is the least disturbed and most sloped portion of the lot. A review of the health and specimens of trees suggest there are several large, native trees worth protecting. Unfortunately, large, healthy and native, trees labeled 38 and 40 on Proposed Lot 701 would be in the only developable area of the proposed lot and are not candidates for preservation (Figure 8). Given that several other trees are in locations that could survive future development, staff recommends Condition #3, which requires the applicant to preserve all healthy, non-invasive trees of or greater than 16-inch caliper on both lots to the greatest extent feasible and to include the protection measures in the future grading plan. Recommended Condition #3 also states that in the event the trees do not survive future construction, replacement trees of a similar canopy coverage allowance (CCA) shall be installed prior to the issuance of the Certificate of Occupancy permit.

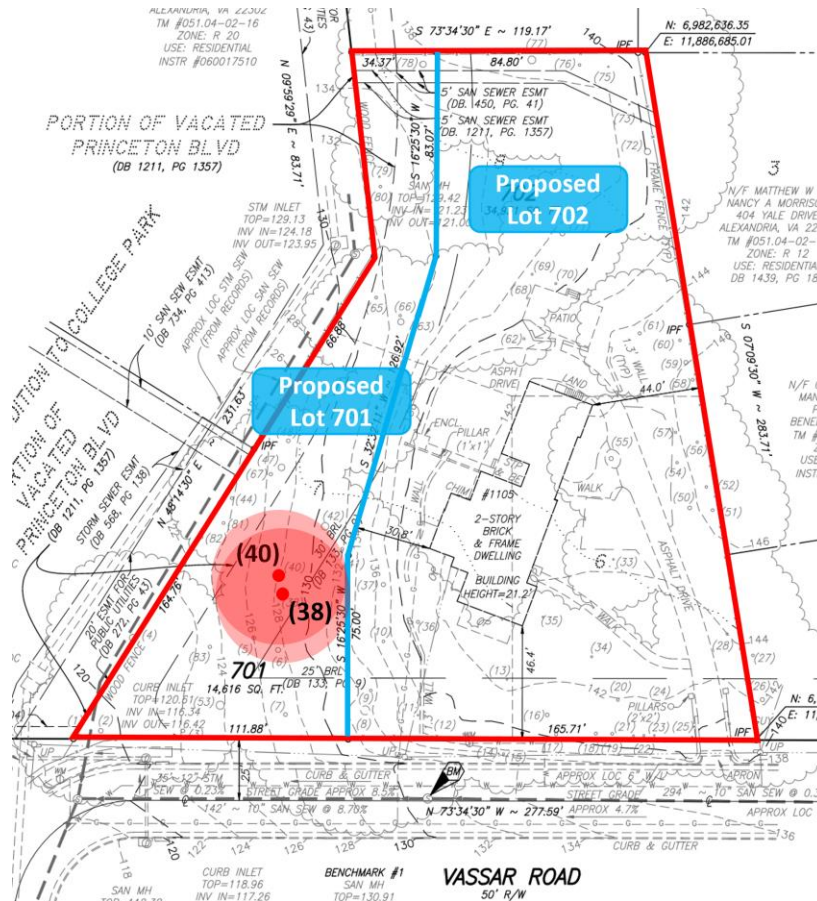


Figure 8 – Proposed lots and trees in potential area of land disturbance.

## COMMUNITY ENGAGEMENT

The applicant met with the Clover-College Park Civic Association (CCPCA) on May 12, 2022, to discuss the proposal and answer questions. While the CCPCA verbally expressed concerns for current and future removal of existing trees, future redevelopment of Proposed Lot 701, and the potential for future subdivision of Proposed Lot 702, they did not express opposition of the proposed subdivision, itself.

## CONCLUSION

As the proposed subdivision application meets the technical zoning standards for lots in the R-12 zone, and, although uniquely positioned with no similarly situated lots, it is closer in conformance with other interior lots in the same zone in the area of comparison, as stipulated in the Zoning Ordinance. Staff recommends **approval** of the request subject to the conditions contained in Section III of this report.



### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and 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 provide proof of consolidation of the previously vacated portion of Princeton Boulevard into Existing Lots 7 and 8 prior to Final Plat submission. (P&Z)
3. The Building Restriction Lines shall not be provided on the Final Subdivision plat. (P&Z)
4. The applicant shall preserve, to the greatest extent feasible, all healthy, non-invasive trees of or greater than 16-inch caliper on both lots, with the exception of trees numbered 38 and 40 on Lot 701, as identified on the preliminary plat tree survey. On any future grading plan, the applicant shall provide a tree protection plan for all noted trees to the satisfaction of the Director of Planning & Zoning. In addition to the Landscape Guideline requirements, replacement trees of the same canopy coverage allowance (CCA) shall be installed prior to the issuance of the Certificate of Occupancy permit in the event the noted trees do not survive future construction. (P&Z)
5. No trees located within the City right-of-way shall be removed without approval by the City arborist. (P&Z)
6. The applicant shall provide a graphics scale on the Final Plat. (T&ES)
7. The applicant shall provide a 10' on center easement for the sanitary pipe located along the west side of Proposed Lot 701 on the Final Plat. (T&ES)

STAFF: Tony LaColla, AICP, Division Chief, Department of Planning and Zoning  
Ann Horowitz, Principal Planner, Department of Planning and Zoning  
Ashley Labadie, AICP, Urban Planner, Department of Planning and Zoning

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Staff Note: This plat will expire 18 months from the date of approval (December 23, 2023) unless recorded sooner.

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### Transportation & Environmental Services:

F-1 Survey, SWM, Transportation Engineering, OEQ and Transportation Planning have no comments.

R-1 Provide a graphics scale on the plat. (T&ES)

R-2 Applicant shall provide a 10' on center easement for the sanitary pipe located along the west side of proposed lot 701. (T&ES)

##### Code Enforcement:

No comments received.

##### Recreation, Parks and Cultural Activities:

No comments received.

##### Police Department:

No comments received.

##### Fire Department:

No comments or concerns.



# APPLICATION

## SUBDIVISION OF PROPERTY

SUB # \_\_\_\_\_

PROPERTY LOCATION: 1105 Vassar Road

TAX MAP REFERENCE: 051.04-02-14

ZONE: R-12

### APPLICANT:

Name: Daniel C & Lillian J York

Address: 1105 Vassar Road Alexandria, VA 22314

### PROPERTY OWNER:

Name: Daniel C & Lillian J York

Address: 1105 Vassar Road Alexandria, VA 22314

### SUBDIVISION DESCRIPTION

Request to subdivide an existing single family detached lot measuring 49,547 Sq ft into two lots Lot 701 (14,616 sq ft) and Lot 702 (34,931 sq ft) for the purpose of building a new single family detached home on proposed Lot 701. The existing home will be located on Lot 702.

- ☒ **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.

Lillian J York & Daniel C York

Print Name of Applicant or Agent

1105 Vassar Road

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

*Lillian J York*  
Signature

703-307-2721

Telephone #

Fax #

LillianJane@comcast.net

Email address

3/14/2022

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.

Daniel C York and Lillian J York are the only persons or entity having an interest in the applicant.

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. Daniel C York	1105 Vassar Road Alex, VA 22314	100%
2. Lillian J York	1105 Vassar Road Alex, VA 22314	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 \_\_\_\_\_ (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. Daniel C York	1105 Vassar Rd Alex, VA 22314	100%
2. Lillian J York	1105 Vassar Rd Alex, VA 223	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. Daniel C York	none	none
2. Lillian J York	none	none
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.

3/14/2022

Date

Lillian J York

Printed Name

Daniel C York

   
Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 1105 Vassar Road Subdivision

PROJECT ADDRESS: 1105 Vassar Road Alexandria, VA 2314

DESCRIPTION OF REQUEST:

~~Subdivision of one single family lot into two single family lots.~~

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: 3/14/2022

☒ Applicant

☐ Agent

Signature:

*Lillian J York*

*Daniel C York*

Printed Name:

Lillian J York

Daniel C York



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations for

### Single and Two-Family Residential Outside Historic Districts

A

#### A. Property Information

A1. 1105 Vassar Road

Street Address

A2. 34,931

Total Lot Area

x .30

Floor Area Ratio Allowed by Zone

R-12  
Zone

= 10,479.3

Maximum Allowable Floor Area

#### B. Existing Gross Floor Area

##### Existing Gross Area

Basement 1458

First Floor 2281

Second Floor 2293

Third Floor

Attic 573

Porches 207

Balcony/Deck

Garage

Other\*\*\*

B1. **Total Gross** 6812

##### Allowable Exclusions\*\*

Basement\*\* 1458

Stairways\*\* 110

Mechanical\*\*

Attic less than 7'\*\*\*573

Porches\*\* 207

Balcony/Deck\*\*

Garage\*\*

Other\*\*\* 200

Other\*\*\*

B2. **Total Exclusions** 2548

B1. 6812 Sq. Ft.

Existing Gross Floor Area\*

B2. 2348 Sq. Ft.

Allowable Floor Exclusions\*\*

B3. 4264 Sq. Ft.

Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

#### C. Proposed Gross Floor Area

##### Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Garage

Other\*\*\*

C1. **Total Gross** 0.00

##### Allowable Exclusions\*\*

Basement\*\*

Stairways\*\*

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\*

Balcony/Deck\*\*

Garage\*\*

Other\*\*\*

Other\*\*\*

C2. **Total Exclusions** 0.00

C1. 0.00 Sq. Ft.

Proposed Gross Floor Area\*

C2. 0.00 Sq. Ft.

Allowable Floor Exclusions\*\*

C3. 0.00 Sq. Ft.

Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

#### Notes

\*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot measured from exterior walls.

\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

#### D. Total Floor Area

D1. 04264 Sq. Ft.

Total Floor Area (add B3 and C3)

D2. 10,479.3 Sq. Ft.

Total Floor Area Allowed  
by Zone (A2)

#### E. Open Space (RA & RB Zones)

E1. Sq. Ft.

Existing Open Space

E2. Sq. Ft.

Required Open Space

E3. Sq. Ft.

Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

*Lillian J. York*

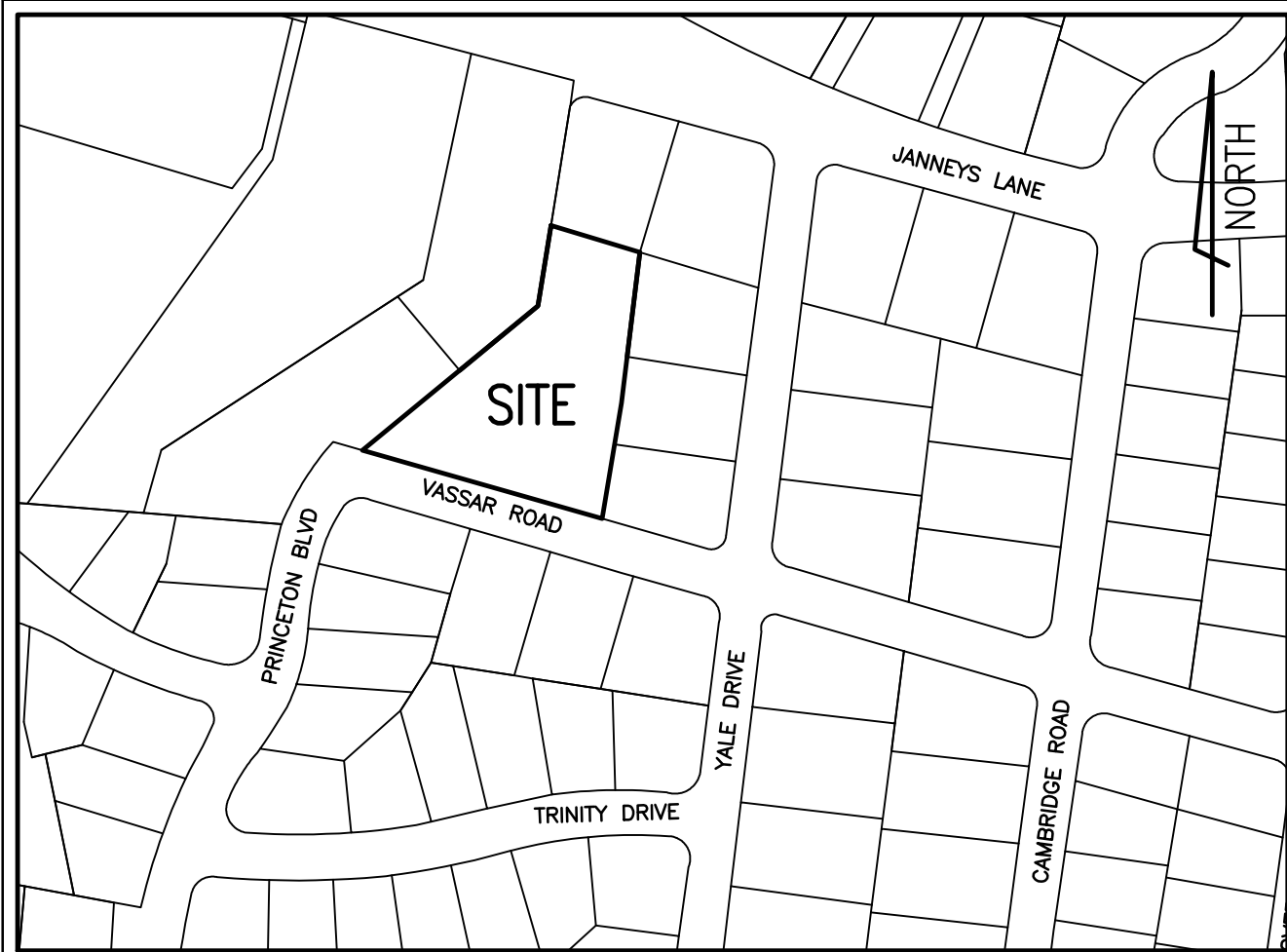
21

Date:

3/24/2022

<b>Front Setback and Threshold Data</b>								
<b>#1105 VASSAR ROAD (RCF #22-034)</b>								
(Existing setback from property line = 46.4')								
	<b><u>Setback Data</u></b>							
	<b>VASSAR ROAD</b>						<b>Setback From Property Line</b>	
	400 YALE DRIVE						31.4'	
	1102 VASSAR ROAD						43.6'	
	1104 VASSAR ROAD						40.5'	
	1108 VASSAR ROAD						30.4'	
			BETWEEN 30.4' & 43.6'					





**VICINITY MAP**  
SCALE 1" = 200'

EXISTING TREE TABLE:

- |                               |                           |
|-------------------------------|---------------------------|
| 1) 24" BLACK LOCUST<br>(DEAD) | 42) 36" OAK               |
| 2) 22" RED MAPLE              | 44) 14" BEECH             |
| 3) 18" OAK                    | 47) 32" OAK               |
| 4) 33" OAK                    | 48) 18" OAK               |
| 5) 19" OAK                    | 49) 14" WALNUT            |
| 6) 24" OAK                    | 50) 18" MAGNOLIA          |
| 7) 18" BLACK CHERRY<br>(DEAD) | 51) 14" MAPLE             |
| 8) 44" OAK                    | 52) 14" PINE              |
| 9) 15" TREE                   | 53) 40" OAK               |
| 10) 9" TREE                   | 54) 12" HOLLY (CLUSTER)   |
| 11) 9" TREE                   | 55) 22" MAPLE             |
| 12) 12" TREE                  | 56) 11" HOLLY             |
| 13) 12" TREE                  | 57) 11" HOLLY             |
| 14) 6" TREE (DEAD)            | 58) 14" TREE (CLUSTER)    |
| 15) 12" TREE                  | 59) 20" RED BUD (CLUSTER) |
| 16) 12" TREE                  | 60) TREE CLUSTER          |
| 17) 15" HOLLY                 | 61) 15" WEEPING CHERRY    |
| 18) 16" HOLLY (CLUSTER)       | 62) CREPE MYRTLE          |
| 19) 16" HOLLY (CLUSTER)       | 63) 32" OAK               |
| 20) 14" HOLLY                 | 65) 15" OAK               |
| 21) 10" HOLLY                 | 66) 12" OAK               |
| 22) 12" HOLLY                 | 67) 16" TREE (DEAD)       |
| 23) 8" HOLLY                  | 68) CREPE MYRTLE          |
| 24) 36" HOLLY (CLUSTER)       | 69) CREPE MYRTLE          |
| 25) 8" HOLLY                  | 70) CREPE MYRTLE          |
| 26) 20" OAK                   | 71) 26" GUM               |
| 27) 13" TREE                  | 72) 30" MAPLE             |
| 28) 12" TREE                  | 73) 7" HOLLY              |
| 33) 9" CHERRY                 | 75) 6" HOLLY              |
| 34) 10" CHERRY                | 76) 12" HOLLY TWIN        |
| 35) 8" HOLLY                  | 77) 42" MAPLE             |
| 36) 20" OAK                   | 78) 30" MAPLE             |
| 37) 20" WALNUT                | 79) 8" TREE               |
| 38) 16" BEECH                 | 80) 12" TREE (DEAD)       |
| 40) 24" OAK                   | 81) 14" TREE (DEAD)       |
| 41) 15" TREE                  | 82) 14" MULBERRY          |
|                               | 83) 16" OAK               |

NOTE: TREE COVER CALCULATIONS FOR THE PROPOSED LOT WILL BE PROVIDED WITH THE GRADING PLAN.

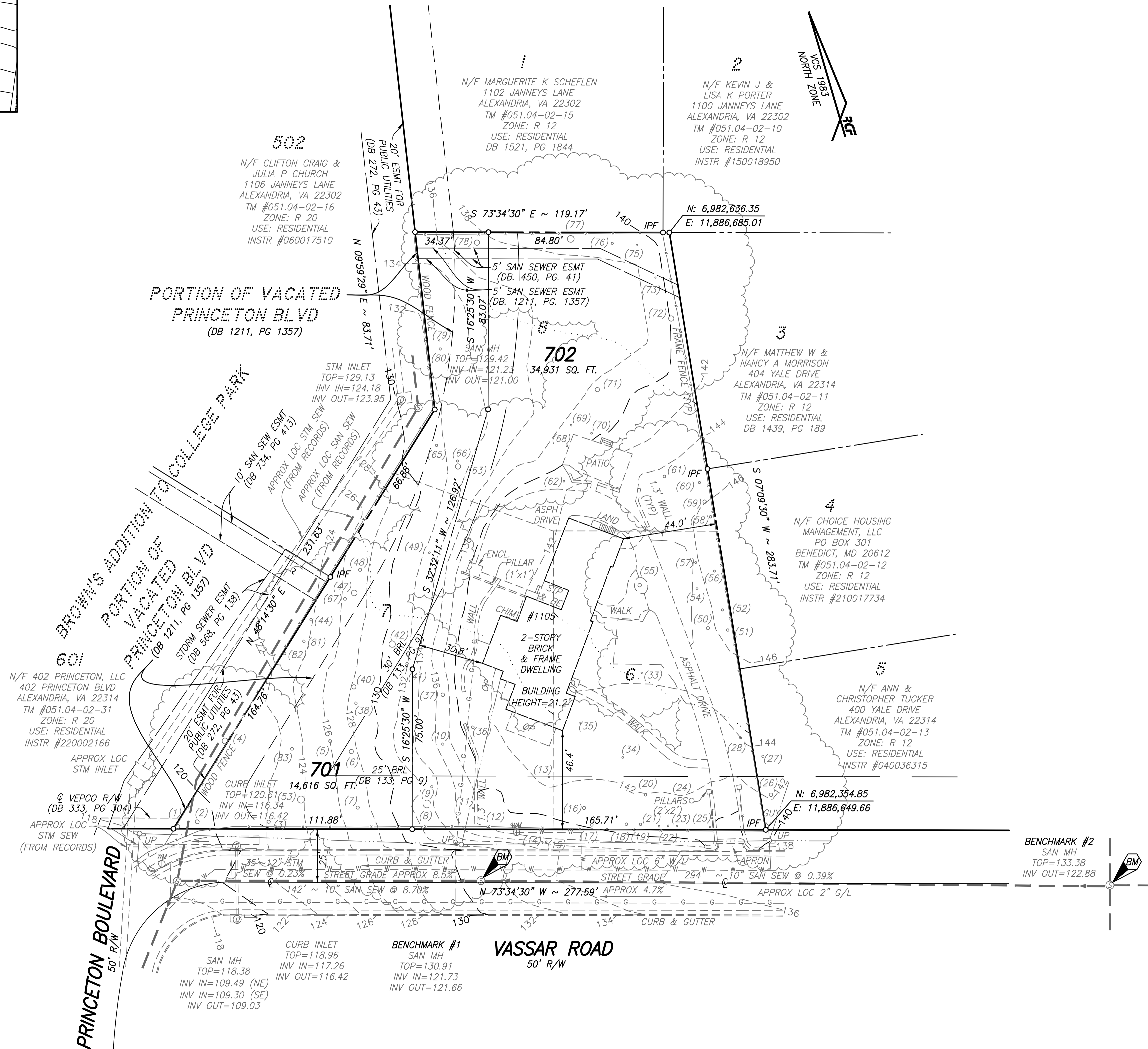
**TEXT LEGEND:**

```

' = DEGREES
" = MINUTES (OR FEET)
''' = SECONDS (OR INCHES)
% = PERCENT
# = NUMBER
@ = AT
A = ARC
AC = ACRE
APPROX = APPROXIMATE
BF = BASEMENT FLOOR
BM = BENCHMARK
BL = BOTTOM OF WALL
CW = CLASS
C/L = CENTERLINE
CMP = CORRUGATED METAL PIPE
CO = CLEAN OUT
CONC = CONCRETE
DB = DEED BOOK
DHF = DRILL HOLE FOUND
E = EAST
ESMT = EASEMENT
FF = FINISH FLOOR
FL = FEET
G/L = GAS LINE
GM = GAS METER
G/S = GAS SERVICE
GV = GAS VALVE
IPF = IRON PIPE FOUND
INV = INVERT
INSTR = INSTRUMENT
IRF = IRON ROD FOUND

LAT = LATERAL
LOC = LOCATION
LP = LIGHT POLE
MH = MANHOLE
N = NORTH
OHW = OVERHEAD WIRE
PN = PANEL
PG = PAGE
PVC = POLYVINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RET = RETAINING
R/W = RIGHT-OF-WAY
S = SOUTH
SAN = SANITARY
SEW = SEWER
SF = SQUARE FEET
SQ FT = SQUARE FEET
STM = STORM
STR = STRUCTURE
SW = SIDEWALK
TM = TAX MAP
TW = TOP OF WALL
TYP = TYPICAL
UP = UTILITY POLE
VCS = VIRGINIA COORDINATE SYSTEM
W = WEST
W/L = WATER LINE
WM = WATER METER
W/S = WATER SERVICE
WV = WATER VALVE

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GENERAL NOTES:

1. TAX MAP: #051.04-02-14
2. ZONE: R 12
3. OWNER: DANIEL & LILLIAN YORK  
1105 VASSAR ROAD  
ALEXANDRIA, VA 22314  
INSTRUMENT #130013431
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM =  
MEAN '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA,  
SMARTNET.
5. 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.
6. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY,  
FILE NO. #13--0066 DATED 02/07/2013 AND IS RELIED UPON AS  
ACCURATE BY THE SURVEYOR.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. TOTAL SITE AREA = 49,547 S.F. OR 1.1374 AC.
9. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND  
WATER ADJACENT TO THE PROPERTY.
10. 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 #5155190033E.
11. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A  
PLACE OF BURIAL ON THIS SITE.
12. THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR  
HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS  
WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS  
NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY  
LANDFILL, DUMP OR DISPOSAL AREA.
13. 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.
14. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS  
(RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION R-12

TOTAL SITE AREA	49,547 SQ. FT. OR 1.1374 AC.	3
EXISTING NUMBER OF LOTS		3
PROPOSED NUMBER OF LOTS		2
MIN. LOT AREA REQUIRED	12,000 SQ. FT. OR 0.2755 AC.	
MIN. LOT AREA PROPOSED	14,616 SQ. FT. OR 0.3334 AC.	
MINIMUM LOT WIDTH REQUIRED	80.00'	
LOT WIDTH PROVIDED (LOT 701)	90.17'	
(LOT 702)	160.00'	
MINIMUM LOT FRONTAGE REQUIRED	60.00'	
LOT FRONTAGE PROVIDED (LOT 701)	111.88'	
(LOT 702)	165.71'	

LOT TABULATION EXISTING LOTS

TOTAL SITE AREA	49,547 SQ. FT. OR 1.1374 AC.
AREA LOT 6	12,335 SQ. FT. OR 0.2832 AC.
AREA LOT 7	15,848 SQ. FT. OR 0.3638 AC.
AREA LOT 8	16,533 SQ. FT. OR 0.3795 AC.
AREA PORTION VACATED PRINCETON BLVD	4,831 SQ. FT. OR 0.1109 AC.

### SURVEYOR'S CERTIFICATE

I, WIM 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 THE CITY OF ALEXANDRIA BY DEED DATED 12/15/1909, AND AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #130013431 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. THE DATE WHEN THE MONUMENTS WILL BE SET AS INDICATED, GIVEN UNDER MY HAND THIS 25TH DAY OF MAY, 2022.

<h1 style="margin: 0;">APPROVED</h1>	
SUBDIVISION CASE NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION	
_____ _____	_____ DATE

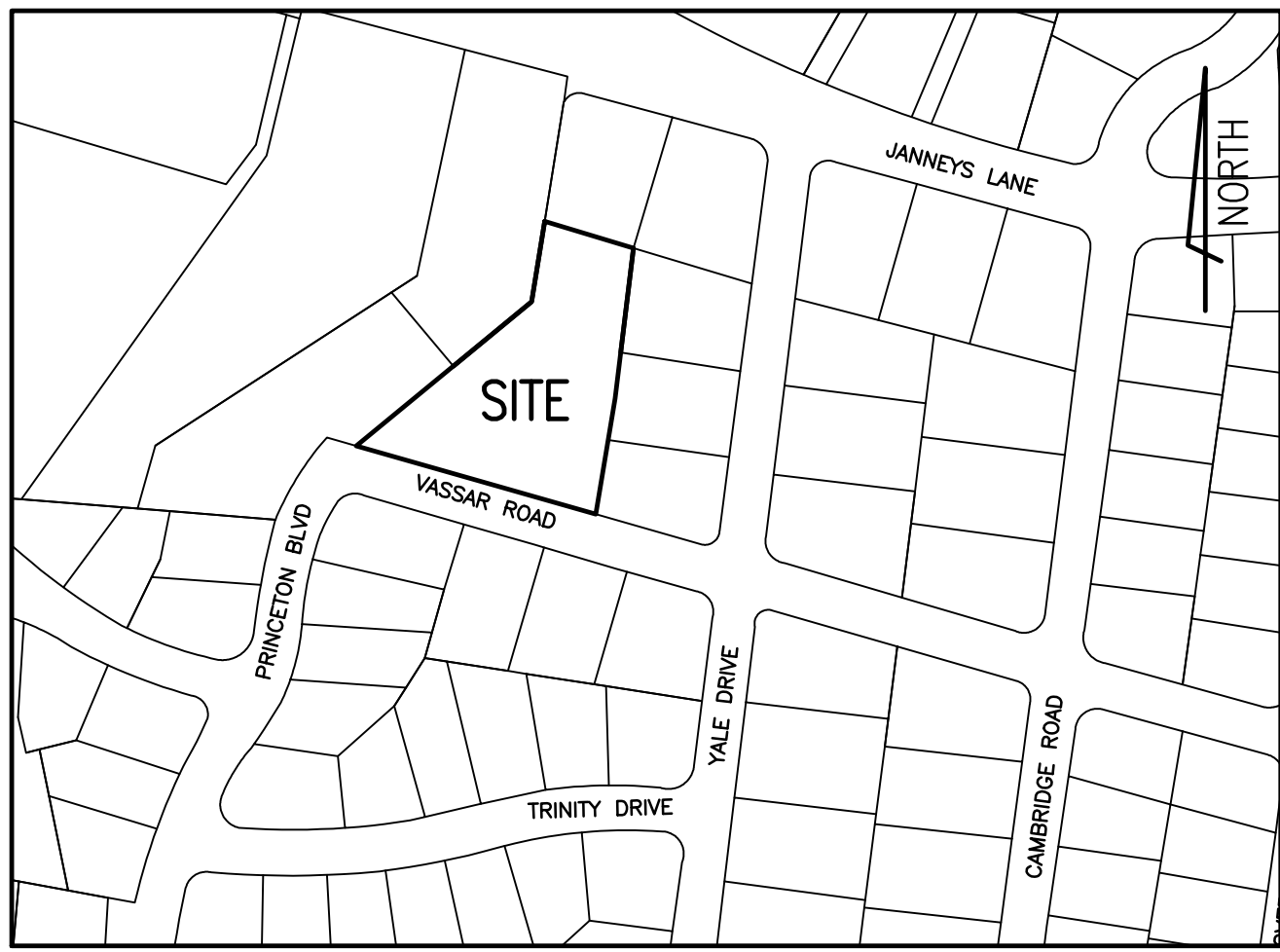
PRELIMINARY PLAT  
SHOWING SUBDIVISION OF LOTS 6, 7 & 8, BLOCK 1, SECTION 1  
COLLEGE PARK  
(DEED BOOK 133, PAGE 9) AND A PORTION OF THE VACATION OF  
A PORTION OF PRINCETON BOULEVARD (DB 1211, PG 1357)  
CITY OF ALEXANDRIA, VIRGINIA

[illegible]

DRAWN: AA  
SCALE: 1" = 30'  
DATE: 05/25/2022

PRELIMINARY  
SUBDIVISION PLAT

SHEET 1 OF 1  
FILE: 22-034



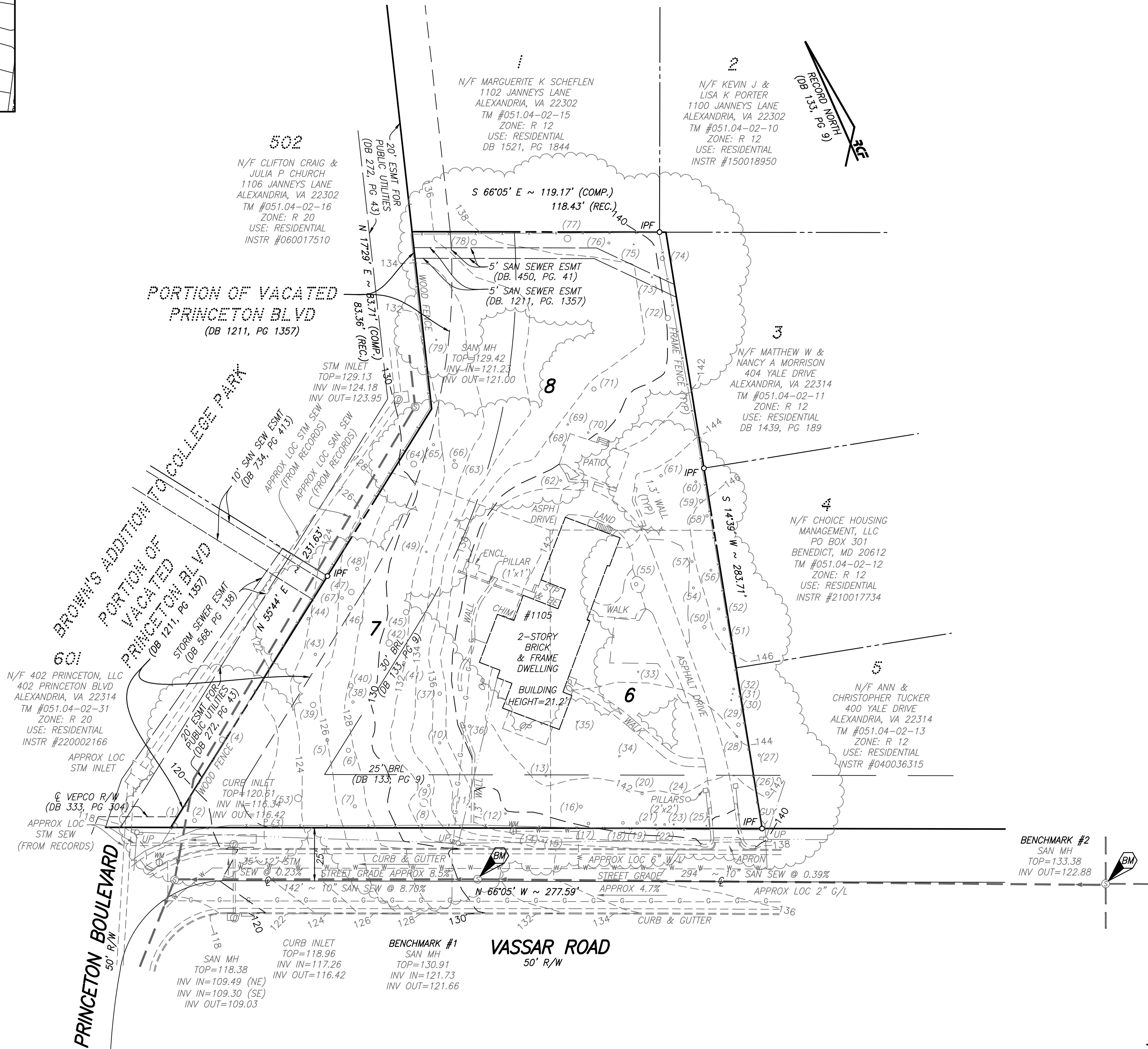
VICINITY MAP  
SCALE 1" = 200'

EXISTING TREE TABLE:

- |               |                    |
|---------------|--------------------|
| 1) 24" TREE   | 41) 14" TREE       |
| 2) 22" TREE   | 42) 36" TREE       |
| 3) 18" TREE   | 43) 14" TREE       |
| 4) 33" OAK    | 44) 14" BEECH      |
| 5) 19" TREE   | 45) 30" STUMP      |
| 6) 24" TREE   | 46) 24" TREE       |
| 7) 18" TREE   | 47) 32" TREE       |
| 8) 44" TREE   | 48) 18" TREE       |
| 9) 13" TREE   | 49) 10" TREE       |
| 10) 13" TREE  | 50) 18" MAGNOLIA   |
| 11) 7" MAPLE  | 51) 14" MAPLE      |
| 12) 10" TREE  | 52) 12" PINE       |
| 13) 8" TREE   | 53) 40" TREE       |
| 14) 6" TREE   | 54) 12" HOLLY      |
| 15) 12" TREE  | 55) 20" TREE       |
| 16) 18" HOLLY | 56) 11" HOLLY      |
| 17) 15" HOLLY | 57) 11" HOLLY      |
| 18) 15" HOLLY | 58) 14" TREE       |
| 19) 14" HOLLY | 59) 20" TREE TWIN  |
| 20) 13" HOLLY | 60) TREE CLUSTER   |
| 21) 10" HOLLY | 61) 15" TREE       |
| 22) 10" HOLLY | 62) TREE CLUSTER   |
| 23) 6" HOLLY  | 63) 30" TREE       |
| 24) 28" HOLLY | 64) 33" TREE       |
| 25) 6" HOLLY  | 65) 13" TREE       |
| 26) 20" TREE  | 66) 12" TREE       |
| 27) 13" TREE  | 67) 16" DEAD TREE  |
| 28) 11" TREE  | 68) TREE CLUSTER   |
| 29) 20" TREE  | 69) TREE CLUSTER   |
| 30) 7" TREE   | 70) TREE CLUSTER   |
| 31) 6" TREE   | 71) 24" TREE       |
| 32) 10" TREE  | 72) 30" MAPLE      |
| 33) 8" TREE   | 73) 7" HOLLY       |
| 34) 10" TREE  | 74) 24" TREE       |
| 35) 8" HOLLY  | 75) 6" HOLLY       |
| 36) 15" TREE  | 76) 12" HOLLY TWIN |
| 37) 16" TREE  | 77) 38" TREE       |
| 38) 15" HOLLY | 78) 30" TREE       |
| 39) 14" BEECH | 79) 8" TREE        |
| 40) 30" STUMP |                    |

TEXT LEGEND:

- |                             |                                  |
|-----------------------------|----------------------------------|
| * = DEGREES                 | LAT = LATERAL                    |
| ' = MINUTES (OR FEET)       | LOC = LOCATION                   |
| " = SECONDS (OR INCHES)     | LP = LIGHT POLE                  |
| % = PERCENT                 | MH = MANHOLE                     |
| # = NUMBER                  | N = NORTH                        |
| ⊙ = AT                      | OHW = OVERHEAD WIRE              |
| A = ARC                     | PN = PANEL                       |
| AC = ACRE                   | PG = PAGE                        |
| APPROX = APPROXIMATE        | PVC = POLYVINYL CHLORIDE         |
| BF = BASEMENT FLOOR         | R = RADIUS                       |
| BM = BENCHMARK              | RCP = REINFORCED CONCRETE PIPE   |
| BW = BOTTOM OF WALL         | RET = RETAINING                  |
| CL = CLASS                  | R/W = RIGHT-OF-WAY               |
| C/L = CENTERLINE            | S = SOUTH                        |
| CMP = CORRUGATED METAL PIPE | SAN = SANITARY                   |
| CO = CLEAN OUT              | SEW = SEWER                      |
| CONC = CONCRETE             | SF = SQUARE FEET                 |
| DB = DEED BOOK              | SQ FT = SQUARE FEET              |
| DHF = DRILL HOLE FOUND      | STM = STORM                      |
| E = EAST                    | STR = STRUCTURE                  |
| ESMT = EASEMENT             | SW = SIDEWALK                    |
| FF = FINISH FLOOR           | TM = TAX MAP                     |
| FT = FEET                   | TW = TOP OF WALL                 |
| G/L = GAS LINE              | TYP = TYPICAL                    |
| GM = GAS METER              | UP = UTILITY POLE                |
| G/S = GAS SERVICE           | VCS = VIRGINIA COORDINATE SYSTEM |
| GV = GAS VALVE              | W = WEST                         |
| IPF = IRON PIPE FOUND       | W/L = WATER LINE                 |
| INV = INVERT                | WM = WATER METER                 |
| INSTR = INSTRUMENT          | W/S = WATER SERVICE              |
| IRF = IRON ROD FOUND        | WV = WATER VALVE                 |



GENERAL NOTES:

- TAX MAP: #051.04-02-14
- ZONE: R 12
- OWNER: DANIEL & LILLIAN YORK  
1105 VASSAR ROAD  
ALEXANDRIA, VA 22314  
INSTRUMENT #130013431
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
- 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.
- A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 37,529 S.F. OR 0.8615 AC.

TOPOGRAPHY NOTE:

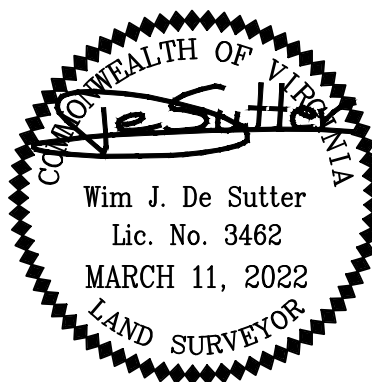
THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MARCH 04, 2022; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

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

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

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

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA, VIRGINIA.  
© 2022 R.C. FIELDS & ASSOCIATES, INC.



TOPOGRAPHIC SURVEY & EXISTING CONDITIONS PLAN  
LOTS 6, 7 & 8, BLOCK 1, SECTION 1  
COLLEGE PARK  
(DEED BOOK 133, PAGE 9) AND A PORTION OF THE VACATION OF A PORTION OF  
PRINCETON BOULEVARD (DB 1211, PG 1357)  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: AA  
SCALE: 1" = 30'  
DATE: 03/04/2022

BOUNDARY &  
TOPOGRAPHIC  
SURVEY

SHEET 1 OF 1  
FILE: 22-034