

***DOCKET ITEM #10***  
***Subdivision #2019-0005***  
***502 North Quaker Lane***

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<b>Application</b>		<b>General Data</b>	
<b>Request:</b> Public hearing and consideration of a request for a subdivision to re-subdivide one existing lot into two lots		<b>Planning Commission Hearing:</b>	October 3, 2019
		<b>Approved Plat must be Recorded By:</b>	April 3, 2021
<b>Address:</b> 502 North Quaker Lane		<b>Zone:</b>	R-20 / Single Family Zone
<b>Applicant:</b> Charles R. Hooff III, represented by M. Catherine Puskar, attorney.		<b>Small Area Plan:</b>	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 Reviewer:** Max Ewart, [max.ewart@alexandriava.gov](mailto:max.ewart@alexandriava.gov)  
Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)

## I. DISCUSSION

The applicant, Charles R. Hooff III, represented by M. Catherine Puskar, attorney, requests approval to re-subdivide one lot into two lots in the R-20 Zone. Staff recommends approval of the subdivision request with conditions as described in this report.

### SITE DESCRIPTION

The subject site at 502 North Quaker Lane is located on one generally rectilinear parcel of record and is noted as lot 707 on the preliminary plat. The lot is developed with a two-story dwelling and five accessory structures: one, one-story building; one pool house and three sheds (Figure 1).

Lot 707 has 371.59 feet of frontage along Trinity Drive and 174.5 feet of frontage along North Quaker Lane, 447.58 feet of depth and a total lot area of 77,944 square feet. Single-family detached dwellings surround the lot (Figure 2).

### SUBDIVISION BACKGROUND

The City of Alexandria annexed the land west of Quaker Lane, which included the subject lot, from Fairfax County in 1952. At that time, the lot was part of a larger tract of land belonging to Emily Virginia Mason, a descendant of George Mason, in the mid-19<sup>th</sup> century. The existing two-story frame dwelling on this property was constructed in the early 19<sup>th</sup> century and was historically known as “The Cottage on Quaker Hill.” Land records from 1955 indicate that the subject lot was part of the subdivision known as “Division of the property of Edna J. Strong,” referred to in this report as the original subdivision. The original subdivision consisted of two parcels with frontage on Quaker Lane and Duke Street, amassing a total of 28.608 acres of land (Figure 3).



*Figure 1 – Street view of Proposed Lot 800*



*Figure 2 – Street view of Proposed Lot 801*

After 1955, the original subdivision was re-subdivided several times, gradually adding a few lots or subdivisions at each interval. Today, the original subdivision includes residential areas zoned as R-8, R-12 and R-20 and the POS.

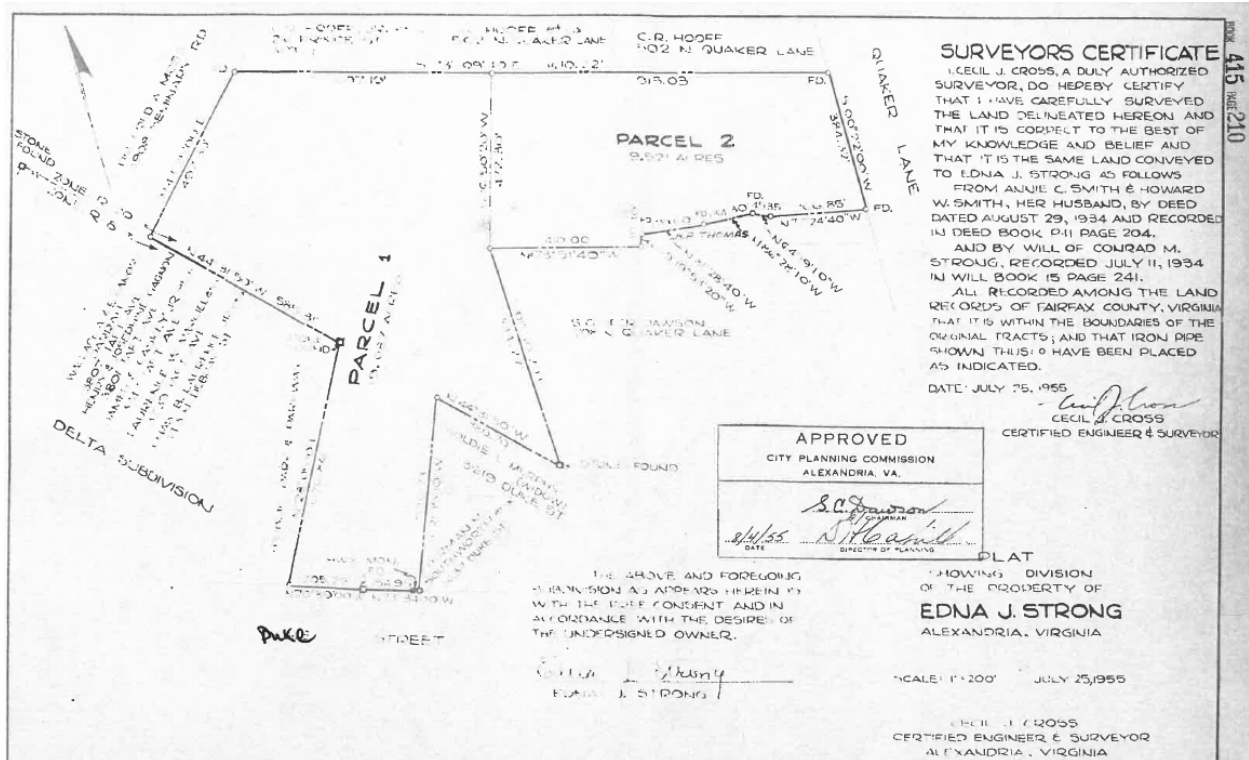


Figure 3 – Original subdivision

### PROPOSAL

The applicant, Charles R. Hooff III, requests approval to re-subdivide Lot 707 as Lots 800 and 801 for the construction of a single-family dwelling on lot 801. The frontage would be 282.49 feet along Trinity Drive and 191.85 feet along North Quaker Lane square feet for Lot 800, the corner lot, and 104.93 feet along Trinity Drive for Lot 801. The lot width, measured at the existing building lines, would be 296.5 feet along Trinity Drive and 185 feet along North Quaker Lane for Lot 800 and 104.93 feet for Lot 801. The lot area would be 57,944 square feet for Lot 800 and 20,000 square feet for Lot 801 (Figure 4).

The existing single family dwelling and the accessory pool house would be located on Lot 800 and the one-story structure and existing sheds would be located on Lot 801.



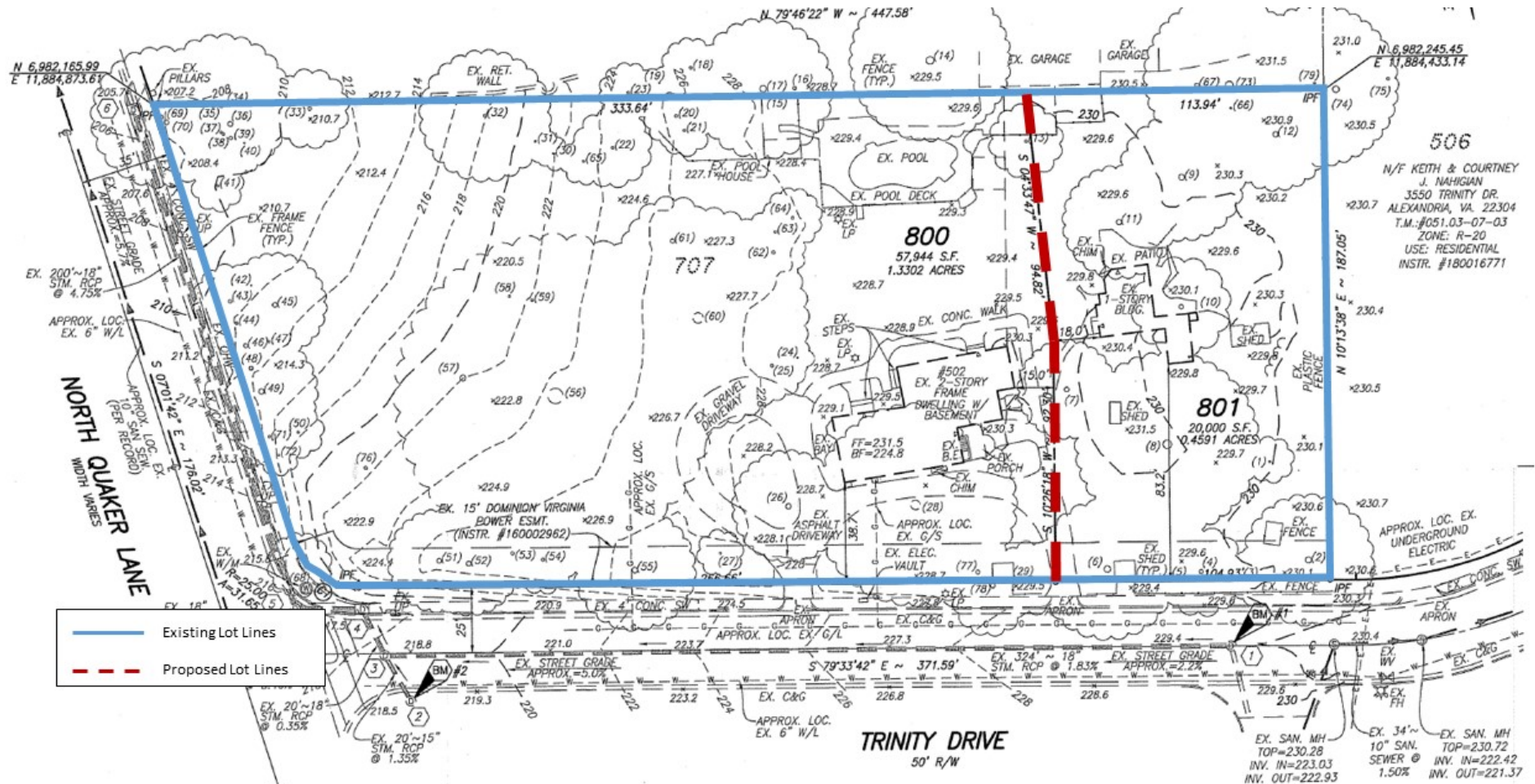


Figure 4 – Proposed Lot Configuration

ZONING/ MASTER PLAN DESIGNATION

The property is in the R-20/Single-Family zone. Section 3-102(A) of the Zoning Ordinance permits single-family dwellings in the R-20 zone. Sections 3-105 and Section 3-106(A) state the lot requirements and yard requirements for buildings in the R-20 zone.

The analysis of the subdivision proposal and its compliance with single-family dwelling lot and setback requirements is established in Table 1. This provides the lot measurements of the existing and proposed new lots as compared to the Zoning Ordinance requirements for lots in the R-20 zone. The lot characteristics for Proposed Lots 800 and 801 would meet the minimum requirements for single-family dwellings in terms of lot area, lot width, lot frontage and setbacks. Any new dwellings constructed on the proposed lots would additionally need to comply with the residential infill regulations for single-family dwellings, as required in Section 7-2500.

The property is located within the Seminary Hill / Strawberry Hill Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for uses, including single family dwellings, consistent with the R-20 zone requirements.

*Table 1 – R-20 Zoning Requirements*

	Existing		Proposed	
	Lot 707	Minimum Requirements (Feet)	Lot 800 (Corner)	Lot 801 (Interior lot)
<b>Lot Size</b>	77,944 feet <sup>2</sup>	20,000 feet <sup>2</sup>	57,944 sf	20,000 sf
<b>Lot Frontage</b>	371.59'	75'	282.49' – Primary 181.85' – Secondary	104.93'
<b>Lot Width</b>	401.43'	100' for interior lots; 120' for corner lots	296.5' along Trinity Drive 185' along North Quaker Lane	104.93'
<b>Front Yard Setback</b>	38.7' – Primary 216.5' – Secondary	37.5' – 275' (Range)	38.7' – Primary 216.5' – Secondary	83.2'
<b>First Side Yard Setback</b>	65.2' (To southern lot line)	12'	95' (To southern lot line)	18' (To eastern lot line)
<b>Second Side Yard Setback</b>	51' (To western lot line)	12'	15' (To western lot line)	51' (To western lot line)
<b>Rear Yard Setback</b>	No rear yard for corner lots	12'	No rear yard for corner lots	65.2'
<b>FAR</b>	0.067	0.25 (max.)	0.075	0.046

### SUBDIVISION STANDARDS

Several sections within Section 11-1700 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 11-1710(A) and (E) through (R) contain infrastructure requirements; and  
Section 11-1710(B) states that 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 applicant’s request to re-subdivide one lot into two lots. The request complies with the subdivision standards of Section 11-1710. Specifically, the proposal meets the standards of Section 11-1701(D) for single family dwelling lot requirements of the R-20 zone. In addition, staff finds that the proposed two lots are compatible with neighborhood character in terms of lot area, lot frontage and lot width, required by Section 11-1710(B).

### **Neighborhood Character Analysis**

The original subdivision is now composed of lots of varying sizes in several different zones: R-8, R-12, R-20 and POS. As the lots were re-subdivided, lots in the R-8 and R-12 zone took on the lot characteristics associated with these zones. Lots in the R-20 zone, including the subject site, vary in lot area from 20,000 square feet to 153,127 square feet and comply with lot requirements for lot frontage, width and area.

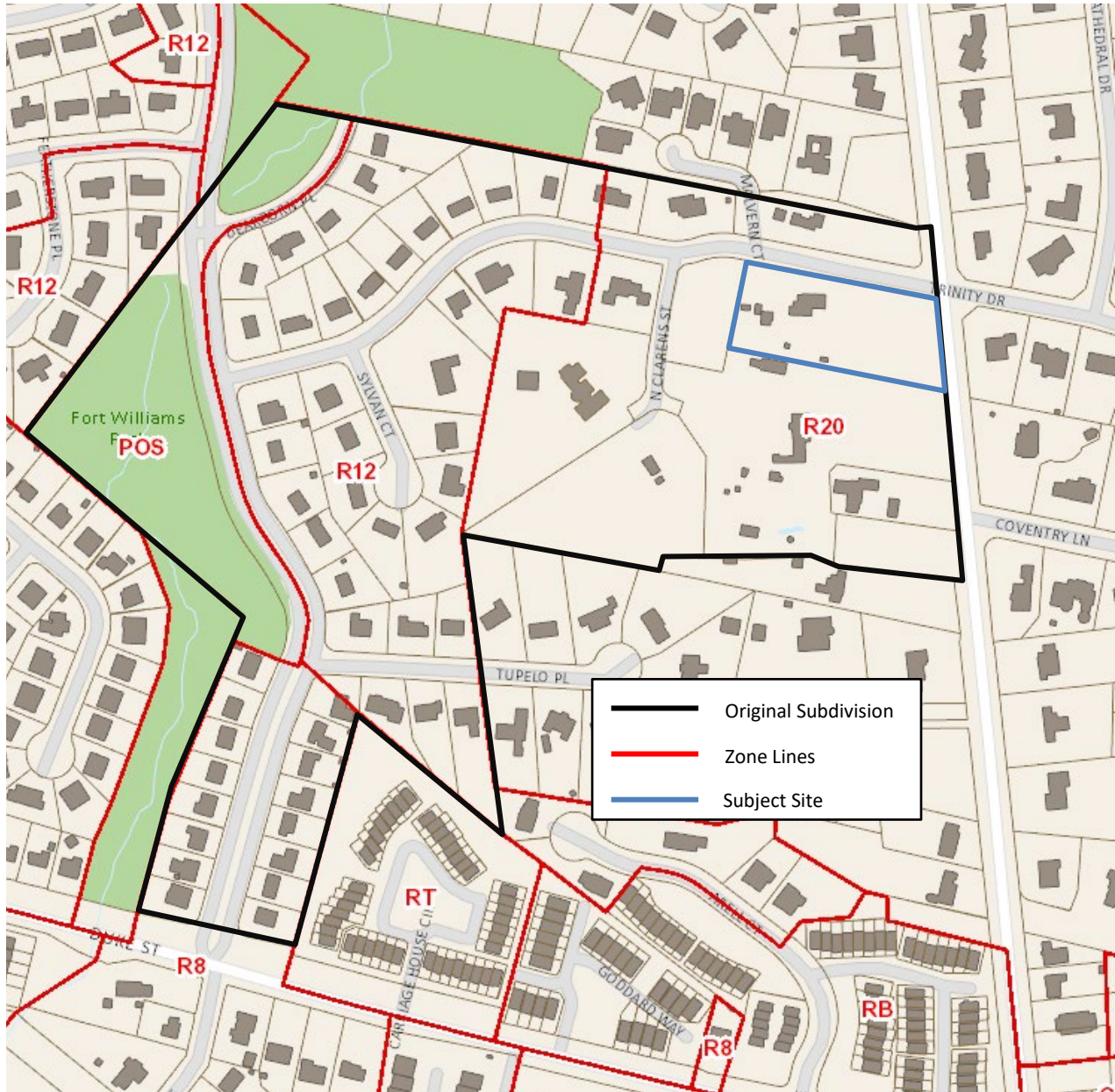
### **Area of Comparison and Similarly Situated Lots**

The area of comparison consists of R-20 lots within the original Edna J. Strong subdivision. The staff analysis of the proposed lots’ characteristics as compared to similarly situated lots in the original subdivision provides the basis for the recommendation of approval. Lots in the area of comparison were created through re-subdivisions over time and lack uniformity in shape and lot characteristics.

The similarly situated lots are largely rectilinear interior and corner lots and are accessed via through-roads. Proposed Lot 800 is a corner lot and is compared to three other corner lots on a through-road in comparison. Proposed Lot 801 is an interior lot which is compared to four other interior lots on a through-road (Figures 6 and 7).

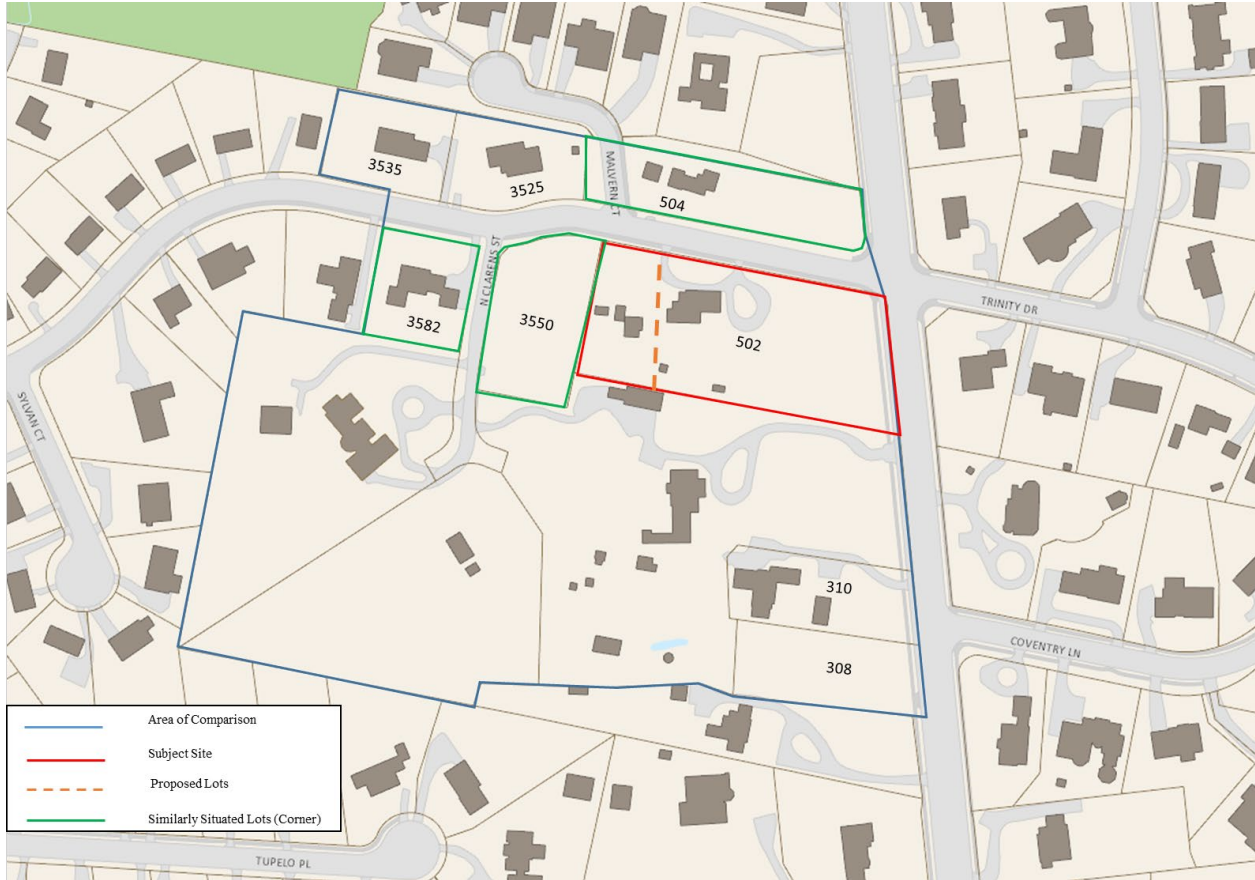


Although the sample size is smaller than what is often considered in other subdivision reviews, staff did not include adjacent R-20 lots in the analysis as these lot configurations represent subdivisions that were clearly platted to contain relatively uniform shaped and sized lots. In contrast, the lots in the Edna J. Strong original subdivision lack uniformity, reflecting several, gradual re-subdivisions of what had been a substantially larger lot for the existing historic home.



*Figure 5 – Current Lot Configuration within Original Subdivision*

## Corner Lot Analysis – Lot 800



**Figure 6 – Similarly Situated Corner Lots**

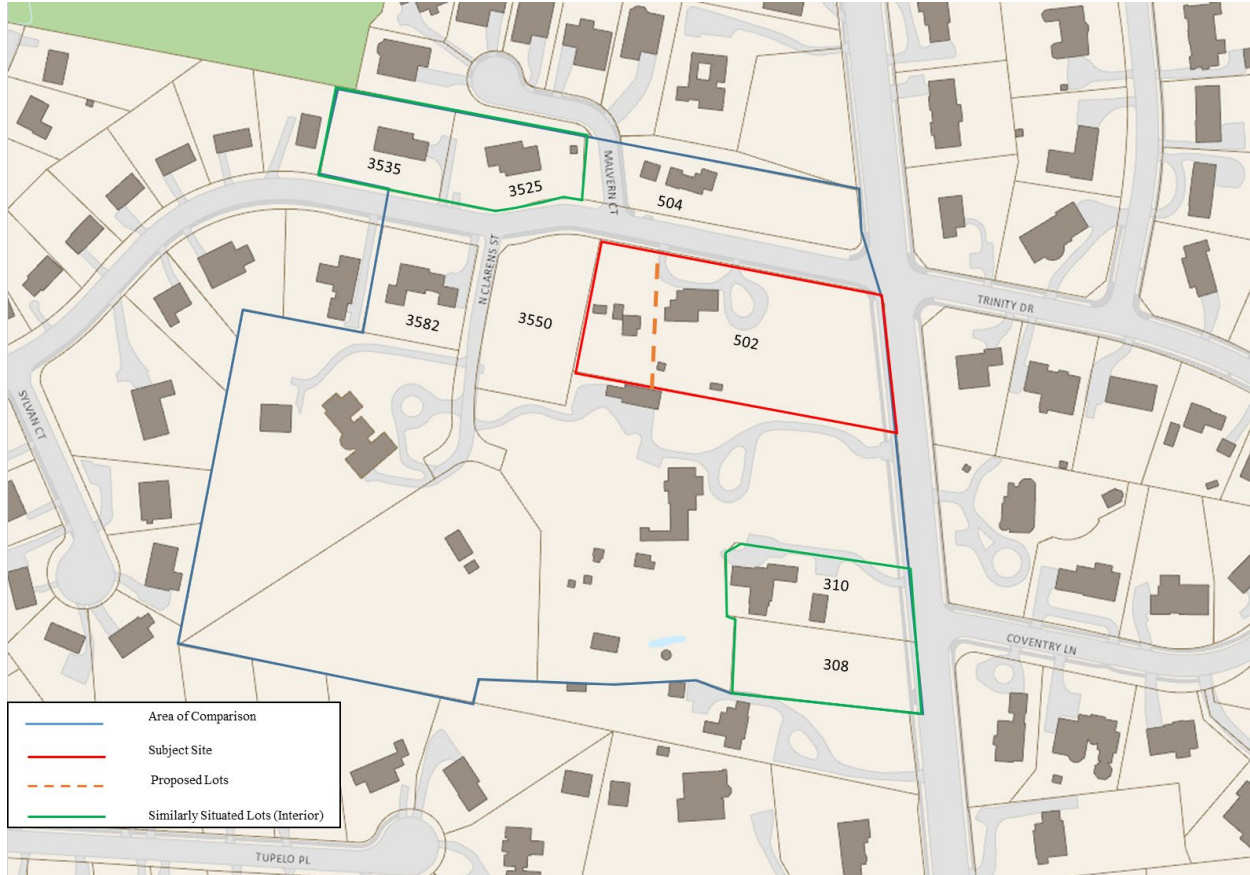
Proposed Lot 800 would be compatible with similarly situated lots. While the lot area is comparatively larger than the similarly situated lots, the proposed re-subdivision would bring it closer in character to similarly situated corner lots. The proposed primary and secondary lot frontages and width also are within the range of similarly situated lots (Table 2).

Corner Lots	Frontage (Primary)	Frontage (Secondary)	Width	Area
504 North Quaker Lane	377.71	70	389.8	30,899
3550 Trinity Drive	128.38	182	145	26,923
3568 Trinity Drive	135	145	135	20,001
Proposed Lot 800	266.66	175.5	296.5	57,944

**Table 2 – Similarly Situated Corner Lots**



## Interior Lot Analysis – Lot 801



**Figure 7 – Similarly Situated Interior Lots**

The area of the Proposed Lot 801 is substantially similar to other interior lots with areas ranging between 20,000 to just over 25,000 square feet. The frontage and width are within the range of the interior similarly situated lots (Table 3).

Interior Lots	Frontage	Width	Area
3525 Trinity Drive	200	192.89	20,000
3535 Trinity Drive	167.7	167.7	20,000
310 North Quaker Lane	100	100	24,580
308 North Quaker Lane	100	100	25,029
Proposed Lot 801	104.93	104.93	20,000

**Table 3 – Similarly Situated Interior Lots**

## Tree Canopy Coverage

The tree canopy coverage for Proposed Lot 800 is approximately 57.9% and approximately 78.3% for Proposed Lot 801.

## **Conclusion**

In summary, proposed Lots 800 and 801 adhere to all subdivision requirements and to the technical single-family dwelling lot standards of the R-20 zone. Further, the lots are of substantially similar character as other similarly situated lots, as stipulated in the Zoning Ordinance.

Subject to the conditions contained in Section II of this report, staff recommends approval of the re-subdivision request.

### 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)

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services  
Ann Horowitz, Principal Planner  
Max Ewart, Urban Planner

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Staff Note: This plat will expire 18 months from the date of approval (April 3, 2021) unless recorded sooner.

#### IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 Staff does not support new driveways or any other curb cut onto N. Quaker Lane. Consider a shared access using existing driveway onto Trinity Drive. (T&ES)

Code Enforcement:

No comments received

Fire:

No comments received

Health:

No comments received

Recreation, Parks & Cultural Activities:

No comments received

Police Department:

No comments received

Archaeology:

F-1 There is low potential for significant archaeological resources to be disturbed by this subdivision project because no ground will be disturbed. Therefore, no archaeological action is required for this subdivision.

However, please take note that the property at 502 N. Quaker Lane once was part of a mid-nineteenth-century farm belonging to Emily Virginia Mason, a descendant of George Mason and a prominent Confederate nurse. The Mason farmhouse still stands on the property. When the Civil War began Mason left her Alexandria home and circuitously traveled to the Confederate capitol in Richmond to offer her nursing services to the Confederate Army. She served as a head “matron” at Army hospitals throughout Virginia during the war. After the war she published several books, including the first biography of Robert E. Lee in 1871, and devoted the rest of her life to educational causes, eventually dying in 1909 at the age of 94 in nearby Georgetown. Also, an earthen battery, a northern line of defense for Fort Williams, extends immediately to the west of the property, suggesting that Civil War artifacts may be present in the area.



**APPLICATION****SUBDIVISION OF PROPERTY****SUB #** \_\_\_\_\_**PROPERTY LOCATION:** 502 N Quaker Lane**TAX MAP REFERENCE:** 051.03-07-04**ZONE:** R-20**APPLICANT:**Name: Charles R Hooff, IIIAddress: 1707 Duke Street, Alexandria, VA 22314**PROPERTY OWNER:**Name: Charles R Hooff, IIIAddress: 1707 Duke Street, Alexandria, VA 22314**SUBDIVISION DESCRIPTION**Subdivision of one lot containing approximately 77,944 sf of site area into two lots, containing approximately 57,944 sf (Lot 800) and 20,000 sf (Lot 801).

☒ **THE UNDERSIGNED** hereby applies for Subdivision in accordance with the provisions of Section 11-700 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 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.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

  
Signature703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

7/25/19  
Date**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

## 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. Charles R. Hooff III	1707 Duke Street Alexandria VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 502 N Quaker Lane (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. Charles R. Hooff III	1707 Duke Street Alexandria VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Charles R. Hooff III	NA	None
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

July 23, 2019

Charles R. Hooff III

Date

Printed Name

Signature

Charles R. Hooff, III  
1707 Duke Street  
Alexandria, Virginia 22314

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

Re: Consent and Authorization to File an Application for a Subdivision  
502 N Quaker Lane  
Tax Map ID: #051.03-07-04

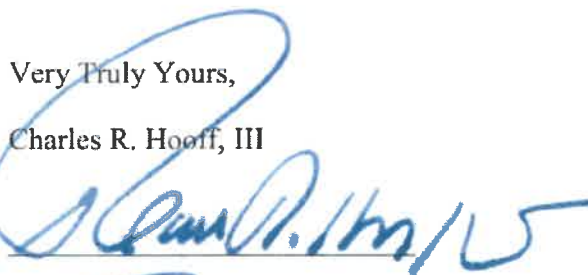
Dear Mr. Moritz:

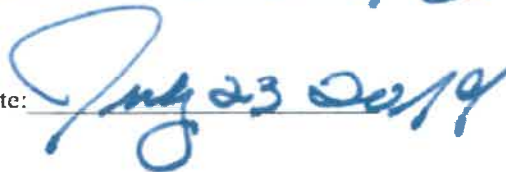
As owner of the above-referenced Property, I hereby consent to the filing of an application for a Subdivision on the Property by Walsh, Colucci, Lubeley & Walsh, P.C. and any related requests.

I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on my behalf for the filing and representation of a Subdivision on the Property and any related requests.

Very Truly Yours,

Charles R. Hooff, III



Date: 

Subdivision # \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

**1. 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.

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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.

N/A



Subdivision # \_\_\_\_\_

## WAIVER OF RIGHT TO AUTOMATIC APPROVAL

**SUBMITTED TO  
THE DEPARTMENT OF PLANNING AND ZONING  
CITY OF ALEXANDRIA, VIRGINIA**

**PROJECT NAME:** E. J. Strong & Hooff Property

**PROJECT ADDRESS:** 502 N Quaker Lane

**DESCRIPTION OF REQUEST:**

The Applicant requests to subdivide one lot containing approximately 77,944 sf of site area into two lots, containing approximately 57,944 sf (Lot 800) and 20,000 sf (Lot 801).

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

*to no later than the October 3, 2019 Planning Commission public hearing.*  
Date: 7/25/19

☐ Applicant

☒ Agent

Signature: M. Catharine Puskar

Printed Name: M. Catharine Puskar

EXISTING TREE TABLE

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

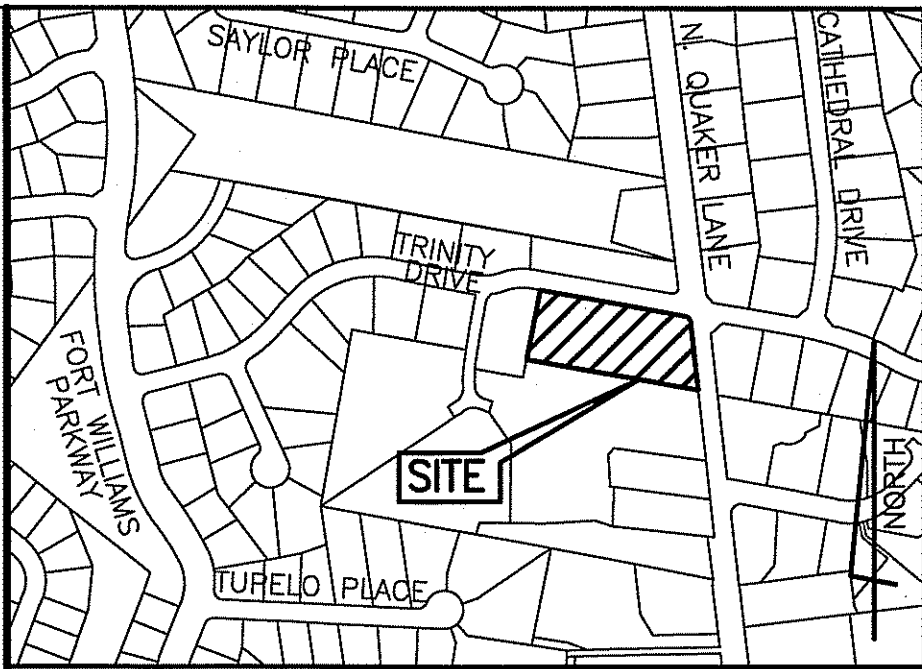
NOTE: TREE COVER CALCULATIONS FOR THE PROPOSED LOT WILL BE PROVIDED WITH THE GRADING PLAN.  
(22) TREE ID# SHOWN THUS ON THE PRELIMINARY PLAT.

EXISTING STORM SEWER INFORMATION

<div>1</div> <div>BENCHMARK #1</div> <div>EX. STM. M.H.</div> <div>TOP=229.88</div> <div>INV. IN=220.73</div> <div>INV. OUT=220.70</div>	<div>2</div> <div>BENCHMARK #2</div> <div>EX. CURB INLET</div> <div>TOP=218.94</div> <div>INV. OUT=214.64</div>	<div>3</div> <div>EX. STM. M.H.</div> <div>TOP=218.37</div> <div>INV. IN (W)=214.77</div> <div>INV. IN (N)=214.37</div> <div>INV. OUT=214.67</div>
<div>4</div> <div>EX. CURB INLET</div> <div>TOP=217.73</div> <div>INV. IN=214.60</div> <div>INV. OUT=214.57</div>	<div>5</div> <div>EX. STM. M.H.</div> <div>TOP=216.46</div> <div>INV. IN (N)=211.83</div> <div>INV. IN (W)=212.37</div> <div>INV. IN (NE)=210.57</div> <div>INV. OUT=210.39</div>	<div>6</div> <div>EX. CURB INLET</div> <div>TOP=206.04</div> <div>INV. IN=200.89</div> <div>INV. OUT=200.84</div>

LOT TABULATION

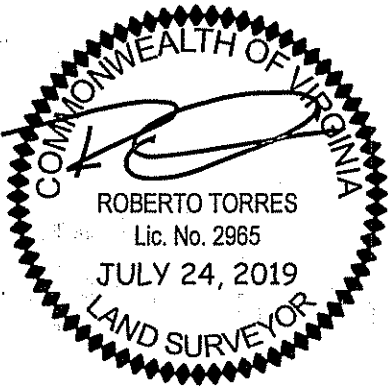
TOTAL SITE AREA	77,944 SQ. FT. OR 1.7893 AC.
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	2
MIN. LOT AREA REQUIRED	20,000 SQ. FT. OR 0.4591 AC.
MIN. LOT AREA PROPOSED	20,000 SQ. FT. OR 0.4591 AC.
MINIMUM LOT WIDTH REQUIRED	100'
LOT WIDTH PROVIDED (LOT 801)	104.65'
CORNER LOT WIDTH REQUIRED	120'
CORNER LOT WIDTH PROVIDED (LOT 800)	194.52'
MINIMUM LOT FRONTAGE REQUIRED	75'
LOT FRONTAGE PROVIDED (LOT 800)	176.02'
(LOT 801)	104.93'



VICINITY MAP  
SCALE 1" = 400'

SURVEYOR'S CERTIFICATE

I, ROBERTO TORRES, 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 CHARLES R. HOOFF III, DATED SEPTEMBER 30, 2015 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #150016624, 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 —O— WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 24TH DAY OF JULY, 2019.



GENERAL NOTES

- TAX ASSESSMENT MAP #051.03-07-04
- ZONE: R-20
- OWNER/APPLICANT: CHARLES R. HOOFF III  
1707 DUKE STREET  
ALEXANDRIA, VA. 22314  
INSTR. #150016624
- SITE AREA=77,944 SQ. FT. OR 1.7893 AC.
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88, PER CITY OF ALEXANDRIA GPS MONUMENT #541. ELEVATION =195.99  
HORIZONTAL BEARINGS AND LOCATIONS ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 PER CITY OF ALEXANDRIA CONTROL  
MONUMENT GPS #85R: N:6,983,954.38; E:11,884,236.46  
MONUMENT GPS #86: N:6,984,494.76; E:11,883,753.75
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
- THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
- THIS LOT IS IN ZONE X OF THE FEMA FLOOD INSURANCE RATE MAP #5155190029E.
- THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
- THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
- STORMWATER MANAGEMENT AND RUNOFF FROM THIS PROPOSED LOT WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THERE ARE NO CHANGES IN DRAINAGE PATTERNS PROPOSED WITH THIS PLAT.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

APPROVED	
CITY PLANNING COMMISSION ALEXANDRIA, VA	
CHAIRMAN	
DATE	DIRECTOR OF PLANNING
PUBLIC IMPROVEMENT BOND(S) APPROVED	
DATE	DIRECTOR T.&E.S.

PRELIMINARY PLAT  
SHOWING RESUBDIVISION OF  
LOT 707, OF THE RESUBDIVISION OF THE  
EDNA J. STRONG & THE HOOFF  
PROPERTY  
(DB. 671, PG. 617)  
CITY OF ALEXANDRIA, VIRGINIA  
DATE: JULY 24, 2019 SCALE: AS NOTED

RCFIELDS & ASSOCIATES, INC.

ENGINEERING

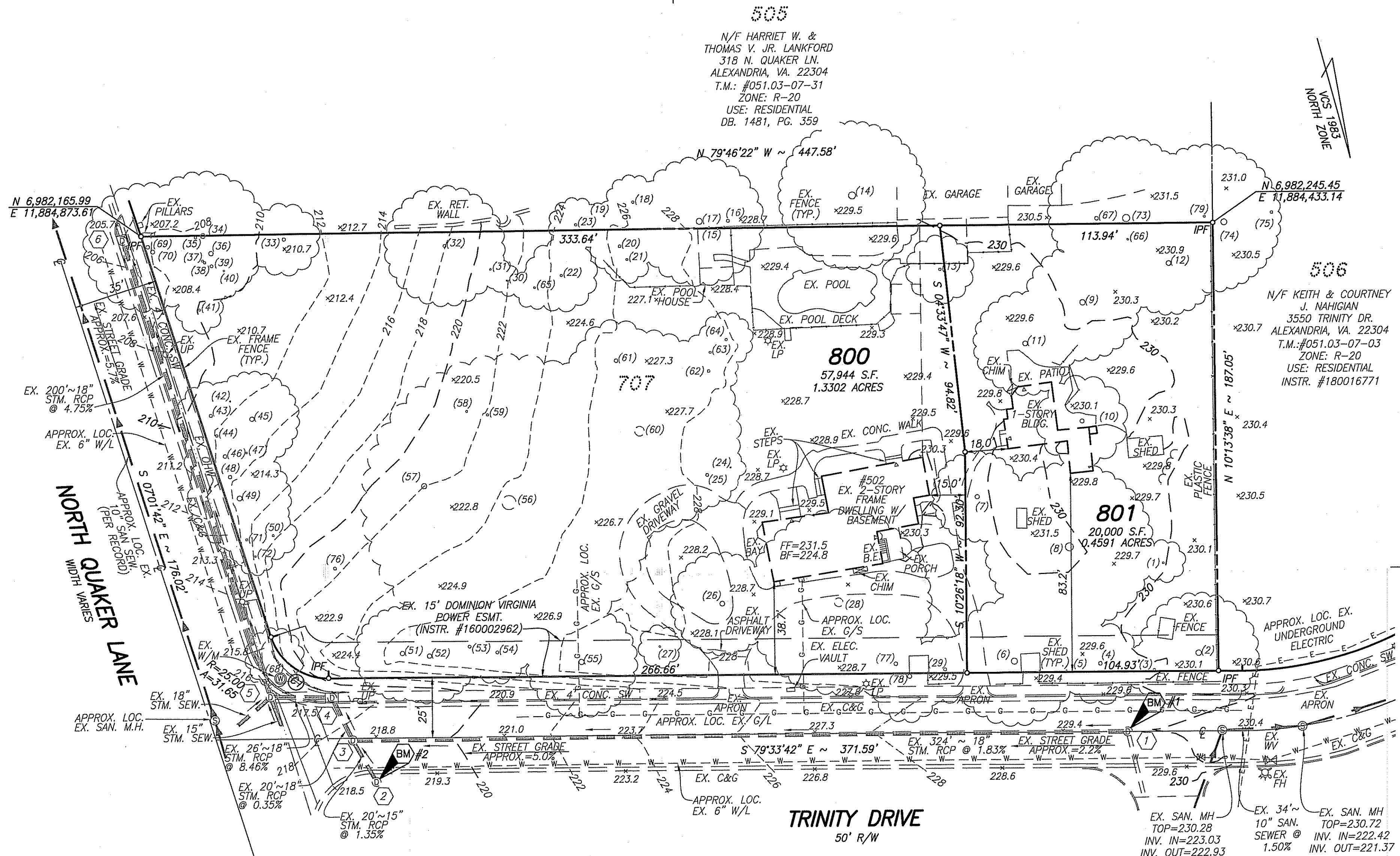
LAND SURVEYING

PLANNING

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

COMP.	DM
DRAWN	DM
CHECKED	RT

FILE NO.19-148  
SHEET 1 OF 2



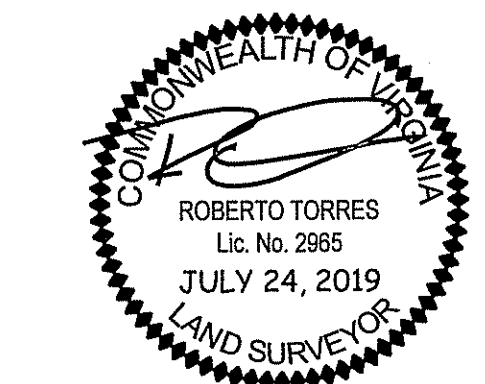
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	31.65'	25.00'	72°32'11"	S 43°17'37" E	29.58'	18.34'

505  
N/F HARRIET W. &  
THOMAS V. JR. LANKFORD  
318 N. QUAKER LN.  
ALEXANDRIA, VA. 22304  
T.M.: #051.03-07-31  
ZONE: R-20  
USE: RESIDENTIAL  
DB. 1481, PG. 359

506  
N/F KEITH & COURTNEY  
J. NAHIGIAN  
3550 TRINITY DR.  
ALEXANDRIA, VA. 22304  
T.M.: #051.03-07-03  
ZONE: R-20  
USE: RESIDENTIAL  
INSTR. #180016771

TRINITY DRIVE  
50' R/W



APPROVED	
CITY PLANNING COMMISSION ALEXANDRIA, VA	
_____	CHAIRMAN
_____	DIRECTOR OF PLANNING
PUBLIC IMPROVEMENT BOND(S) APPROVED	
_____	DIRECTOR T.&E.S.

PRELIMINARY PLAT  
SHOWING RESUBDIVISION OF  
LOT 707, OF THE RESUBDIVISION OF THE  
**EDNA J. STRONG & THE HOOFF**  
**PROPERTY**  
(DB. 671, PG. 617)  
CITY OF ALEXANDRIA, VIRGINIA  
DATE: JULY 24, 2019 SCALE: 1"=30'

**RCF** **IELDS & ASSOCIATES, INC.**

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

FILE NO. 19-148  
SHEET 2 OF 2

COMP.	DM
DRAWN	DM
CHECKED	RT