

EXHIBIT NO. 1

12
3-15-03

Docket Item #13
DEVELOPMENT SPECIAL USE PERMIT #2002-0049
PICKETT'S RIDGE

Planning Commission Meeting
March 4, 2003

ISSUE: Consideration of a request for a development special use permit, with site plan and subdivision, for construction of single family dwellings.

APPLICANT: Sutton Building Corporation
by Duncan W. Blair, attorney

LOCATION: 1 Buzzard's Gap

ZONE: R-20/Residential

PLANNING COMMISSION ACTION, MARCH 4, 2003: On a motion by Mr. Komoroske, seconded by Mr. Dunn, the Planning Commission voted to recommend approval of the development special use permit subject to all applicable codes and ordinances and staff recommendations, with deletion of conditions #39 and #41 and amendments to conditions #3, #5, #14, #15, #24 and #25. The motion carried on a vote of 6-1, with Mr. Leibach voting against the motion to recommend approval.

Reason: The Planning Commission generally agreed with the staff analysis.

Speakers:

Mr. Duncan Blair, attorney, represented the application.

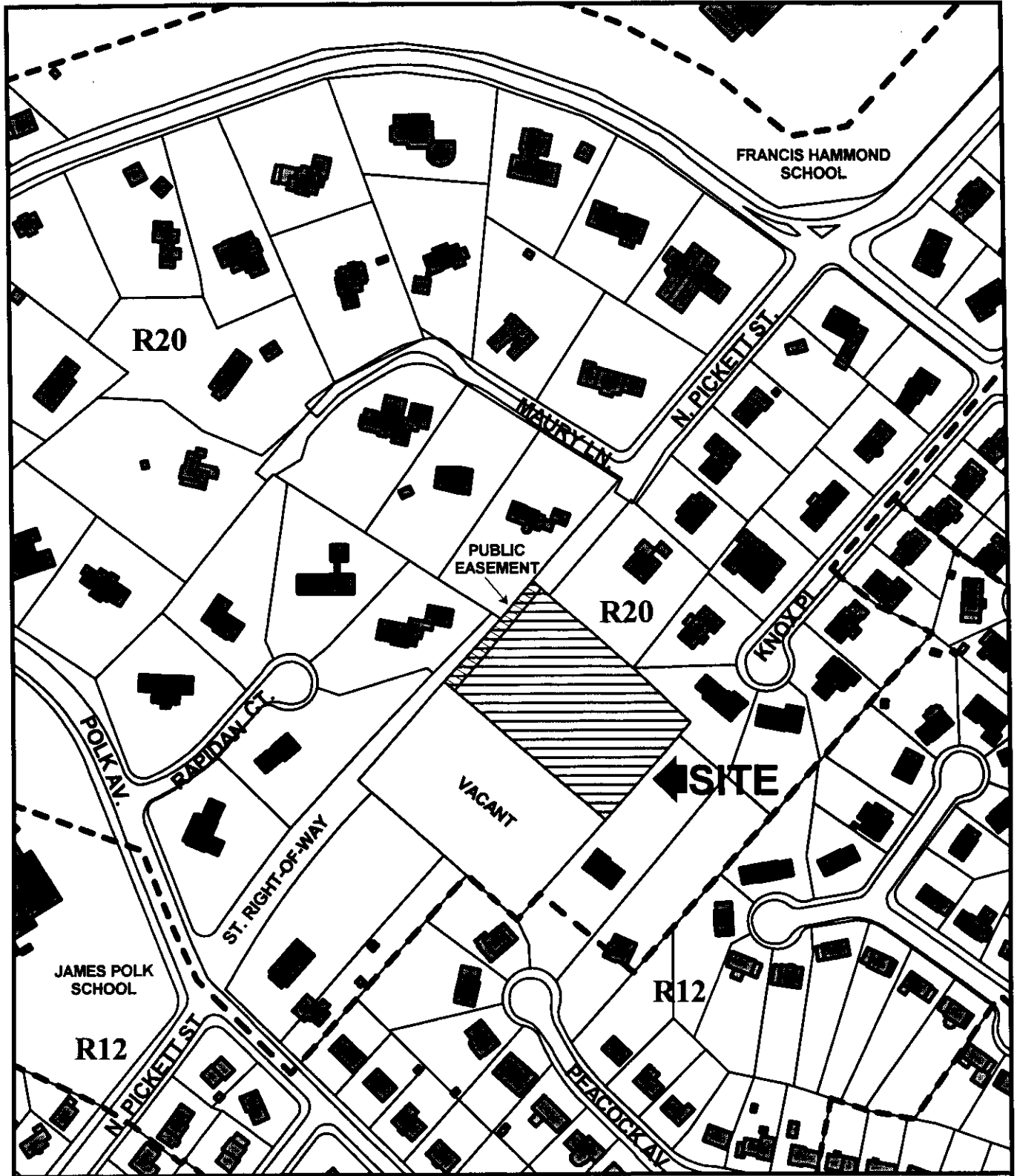
Mr. John Insani of 1235 North Pickett Street, spoke against providing site access to the north at North Pickett Street in lieu of providing access from the south from along Polk Avenue.

Mr. Jack Sharkey of 815 Rapidan Court, also representing Mr. and Mrs. Guave of 801 Rapidan Court, spoke in support of the project, but spoke against staff the recommendation for providing pedestrian access through the site.

Mrs. Jane Picot of 825 Rapidan Court, spoke in support of project, but spoke against the staff recommendation to provide a public pedestrian trail through the site.

Mrs. Camille Margaret Sherling of 1233 north Pickett Street, spoke against the project because the developer will be trespassing onto her property (the unimproved public right-of-way area where the proposed roadway will provide access into the site) to construct the homes. In addition, she expressed that the project did not comply with zoning and would destroy woodlands for profitable purposes.

Mr. William Shuyler of 4848 Maury Lane, spoke in support of the project, but did not support the staff recommendation for providing a public pedestrian path through the site because of the potential dangers to young children.



DSUP #2002-0049

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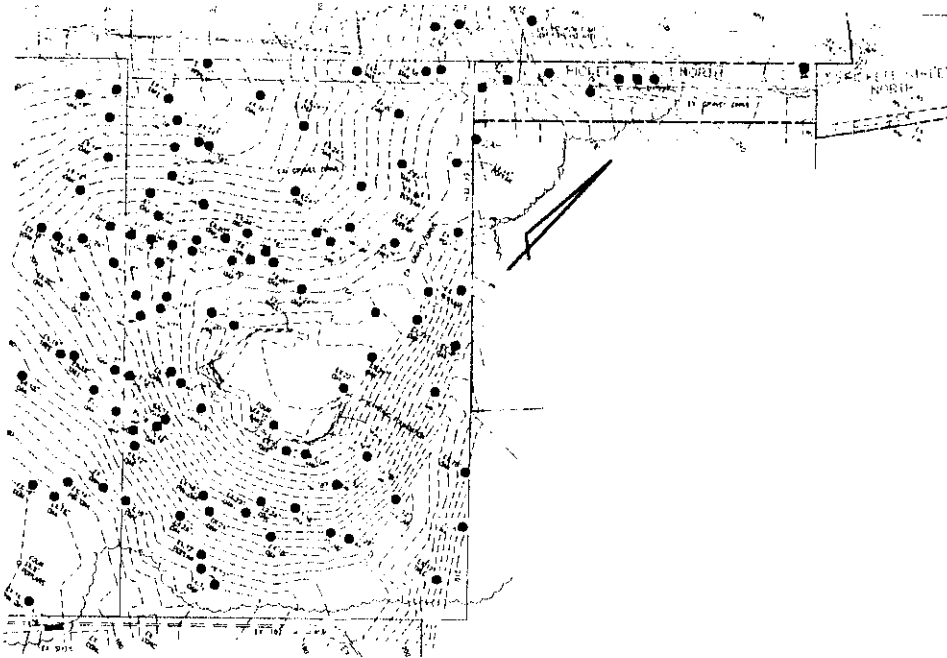


SUMMARY:

Staff is recommending approval of the proposed development special use permit for two single-family homes as outlots or lots without street frontage and subdivision for the 2.0 acre-wooded site. The site is vacant and is one of the few large mature forested sites within the City. The single most important issue for developing this site is the preservation and protection of the sites natural scenic and woodland character. The site is a large, entirely wooded site, that contains a significant amount of large trees and steep slopes that make any development of the site challenging. This factor also is one reason why the site has not yet been redeveloped as generally depicted below.



Aerial View of Site



Survey of Existing Trees Greater Than Twelve Inches

Because of the site's characteristics and its significant number of large, mature trees, at the request of staff the applicant has proposed to construct only two units instead of four units as permitted by the zoning. In addition, the applicant has prepared a site plan that limits the loss of trees, clearing and grading while also maintaining adequate buffers for the adjoining residential uses. To maintain the significant natural features and trees on the site, staff has worked with the applicant to:

- Locate the homes and streets to minimize the loss of trees and site grading;
- Minimize the clearing, grading and disturbance of the natural areas;
- Minimize the disturbance of steep slopes, by aligning the internal street to follow the natural contours of the land;
- Provide long-term protection for the trees that are saved by requiring a tree conservation easement; and
- Reduce the number of from four to two units to minimize the site disturbance.

I. Locating of streets and homes to minimize the loss of trees and site grading.

An existing City right-of-way is located on the western portion of the site that connects South Pickett Street to Polk Avenue. While the right-of-way has existed since the original subdivision of the adjoining lots and the subject property, the City street never constructed the street and the majority of the right-of-way is now wooded or open space for the adjoining lots and community.

Because the right-of-way extends the entire length of the site, access to the site could be provided from the south (Polk Avenue) or the north (Pickett Street). In early meetings with many of the adjoining property owners, they expressed a preference to provide the access for the proposed site from the northern portion of the site from South Pickett Street.

Because of the considerable changes in topography on the northern portion of the site, it has taken several months for the applicant to provide a slope for the private street (maximum 10% slope) that could be supported by staff to adequately accommodate emergency vehicle equipment and vehicle traffic, minimizing the width of pavement, while also minimizing the amount of clearing and loss of trees. Because the site is entirely wooded, the street cannot be located without the removal of several large trees. The alignment will require the removal of 11 large trees and smaller understory trees. However, given the width, alignment and limited amount of grading, staff believes the proposed street is an appropriate balance between providing access for the site and minimizing the loss of trees.

The applicant is proposing development of the northern parcel of the two vacant sites; the southern parcel will continue to be vacant, although this portion will likely be developed in the near future. A recommendation of staff has been that the proposed internal private streets be designed in a way that will provide a connection to the southern parcel if the property redevelops in the future. This proposed connection, as requested by staff, will minimize the loss of trees from a new street for the southern portion of the site. Staff also has worked with the applicant to provide a permeable material for the internal street, such as porous brick materials to maintain the sites natural characteristics.

Staff also has worked with the applicant on the location of the homes to minimize the loss of large trees and maintain the natural characteristics of the site. In fact one of the homes is located on the site of a previous dwelling that was recently destroyed by fire, thereby minimizing the loss of trees. The other home was located on the south-western portion of the site, away from many of the large trees on the site.

II. Minimize the clearing and grading and disturbance of the natural areas:

To expedite development, many developers would have proposed significant grading and clearing of the trees to create two relatively flat lots for each of the homes, rather than designing and locating the homes and streets to accommodate the existing steep topography on the site. The applicant agrees with staff that the site has considerable natural and scenic values worth preserving and that the topography and trees could enhance the overall value of the proposed development. As such, the applicant has chosen the latter development approach.

To minimize the grading and disturbance of the natural areas, staff has worked with the applicant to provide small natural retaining wall systems, revise underground utility locations, revise grading around the homes, minimize trenching for the utilities and specially configure the homes.

II. Protect trees that are saved within a tree conservation easement to provide long-term protection for the mature trees and habitat.

In order to assure that the trees and natural areas within the proposed development are preserved, staff is recommending that a conservation easement be placed over the tree preservation areas. This condition is similar to requirements placed on other developments to preserve natural or scenic characteristics of a site. Under the terms of the easement, the individual owners would retain ownership of the areas and would be responsible for any ongoing maintenance, but the land would be retained in perpetuity in its existing natural, and open space condition. While the open space and habitat would be visually accessible from the internal street, the conservation easement areas would be accessible only to the homeowners within the development. The conservation easement will ensure that the remaining natural features and woodlands are protected against activities that would be detrimental to preserving the natural and woodland character of the site.

III. Reduced number of units to minimize the site disturbance.

The applicant has proposed to construct only two units where the zoning permits up to four units. The proposal for two units is more compatible with other adjoining R-20 single-family neighborhoods in the area. In addition, fewer units significantly reduces the amount of grading and clearing required for development, thereby preserving the sites' natural features to conserve and protect as many existing trees as possible. The current number of units is generally compatible with the adjoining development pattern and enables additional preservation of the natural areas on the site.

The special use permit is required because both of the lots are outlots or lots that do not have the required frontage on a public street. Typically, a concern of staff regarding outlot development is that it is generally utilized as a way to provide additional density. In this case the applicant is proposing two less units than are permitted within the R-20 zone. In fact, in this case, staff would discourage the construction of a wider public street because of the adverse impacts to the site's natural characteristics. Staff supports the approval of the outlots with the conditions outlined within the staff report.

Conclusion:

The applicant worked with staff for a number of months to resolve many of the issues that have been raised by staff due to the steep slopes, numerous large, mature trees and limited vehicular access. While it is unfortunate to lose the large trees necessary to accommodate the development, staff believes the proposed number of units and site layout are a reasonable approach that will retain much of the natural characteristics of the site and be compatible with the adjoining neighborhood.

STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. A perpetual public access easement and vehicle ingress/egress easement shall be recorded by the applicant for the entire portion of the internal private street including a connection to the southern lot. The easement shall provide public vehicular and pedestrian access. A plat showing the easement and all required documentation shall be submitted to the City Attorney, Department of P&Z and T&ES with the final site plan submission. The easement shall be approved by the City Attorney and recorded among the land records prior to the release of the final site plan to the satisfaction of the City Attorney. (P&Z)
2. The area of limits of disturbance and clearing for the site shall be limited to the areas of disturbance and clearing as generally depicted on the revised site plan dated February 24, 2003. (P&Z)
3. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall provide ~~a conservation easement for~~ **impose restrictions in the form of recorded conservation covenants ("Covenants") on** all areas that are outside the limits of disturbance as generally depicted on the preliminary plan (**hereby referred to as the "Conservation Area"**). The ~~conservation easement~~ **Covenants** shall **impose restrictions on the use of the Conservation Area to** protect and preserve the existing trees and limit any tree removal ~~or~~ **and** active uses within the designated conservation area. The ~~conservation easement~~ **Covenants** shall prohibit construction or placement of **accessory structures, as defined in the Alexandria Zoning Ordinance, including but not limited to,** buildings, structures, fencing and ~~removal~~ **restrict the removal of mature trees of trees and understory vegetation** (except to the extent as authorized by the City Arborist for routine maintenance purposes). A plat delineating the ~~c~~**Conservation easement Area** shall be prepared and approved by the Directors of P&Z and PR&CA and the City Attorney prior to release of the final site plan. The final approved plat and ~~easement~~ **restriction** language shall be recorded among the land records. The following shall also be established as restrictions in the ~~c~~**Conservation Area** easement:
 - a. ~~The Conservation Easement is intended to be an area maintained in its natural condition with respect to leaf litter and other ground covering vegetation, understory vegetation and shrub layer. The selective trimming, pruning and removal of invasive vegetation that does not alter the natural character of the Conservation Easement shall be permitted upon approval by the City Arborist.~~
 - ba. Except as may be necessary for the prevention or treatment of disease, the removal of dead or damaged trees or other good husbandry practices and after consultation with the City of Alexandria Arborist, no mature trees shall be removed from the

Conservation Area Easement. Supplemental tree plantings may be provided within the Conservation Area Easement, but shall consist of native species as identified by the City Arborist.

- cb.** A variety of native trees (evergreen and deciduous) shall be planted within the ~~c~~Conservation easement a Area on the western portion of lot # 502 in order to minimize the visibility of the house from the adjoining residences. The location, size and quantity of the trees shall be approved to the satisfaction of the City Arborist. (P&Z) (RP&CA)
4. Any trees that shall be removed due to the possible future extension of the internal private street shall be labeled "possible future street extension" on the final site plan. The area of tree removal shall be the minimum necessary for the extension of the street. The trees shall only be permitted to be removed in future construction of the access road to adjoining property. The road should be shown as a dashed line illustrating that the tree save area will not remain in the future. (P&Z)
5. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall contract with a professional tree save/preservation company and/or contractor for the purpose of establishing a tree protection plan. A tree protection plan shall be provided for the existing trees shown in areas ~~identified as~~ **outside the** "limits of disturbance" (conservation area) to the satisfaction of the Director of P&Z and the City Arborist. A plan for tree protection shall be approved by the City Arborist and included in the final approved site plan and at a minimum shall include the following:
- a. The applicant shall follow recommended Horticultural practices to insure the health and vitality of the trees designated for protection prior to, during and after construction of the proposed houses. In the event trees which are to be **preserved protected**, are damaged or die, **other than as the result of disease or acts of God**, replacement trees measuring a minimum of 2½" in caliper shall be planted for each inch of caliper that is lost.
- b. No construction materials or equipment shall be stored or staged within the drip lines of trees designated for **saving protection**. Any required construction activity occurring within the drip line of trees designated for saving shall follow recommended guidelines as established by the "Care of Trees".
- c. A note identifying these restrictions shall be provided on the Site Plan Cover, Erosion Sediment Control and Landscape Plan sheets. (P&Z) (RP&CA)
6. A landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the plan shall provide:

- a. A significant amount of additional evergreen and deciduous plantings on the eastern and western portion of the entrance road to the satisfaction of the Directors of P&Z, T&ES and RP&CA.
 - b. Additional evergreen plantings shall be provided along proposed retaining walls that exceed a height of 4'.
 - c. All proposed tree protection details shall be depicted on the final site plan and be provided throughout the construction process to the satisfaction of the City Arborist and Director of P&Z. If any of the larger caliper trees (>12") are damaged or destroyed during the construction process the applicant shall replace the tree(s) with the largest caliper trees(s) of comparable species that are available or can be transplanted to the satisfaction of the City Arborist and Director of P&Z; the remaining tree caliper shall be planted on-site or adjacent to the site. In addition, a fine will be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit.
 - d. Place underground utilities and utility structures under proposed streets or away from proposed landscaped areas to the extent feasible, to minimize any impact on the root systems of the proposed landscaping, to the satisfaction of the Director of T&ES and the City Arborist.
 - e. All landscaping shall be maintained in good condition and replaced as needed.
 - f. All plant materials and specifications shall be in accordance with the current and most up to date edition of the American Standard For Nursery Stock (ANSI Z60.1) as produced by the American Association for Nurserymen; Washington, D.C. (P&Z)
7. Provide an increased buffer for the southwestern portion of 1233 Pickett Street by relocating the fire hydrant and proposed private roadway. (P&Z)
 8. All retaining walls shall be constructed with a natural stone appearance. Any protective fencing or railing atop retaining walls shall be visually unobtrusive and of a decorative metal material, to the satisfaction of the Directors of P&Z and Code Enforcement Additional retaining walls other than those shown on the preliminary site plan shall be permitted so long as they are required to protect existing trees or to prevent any extensive grading, or additional tree loss or to prevent slopes greater than 3:1. (P&Z)
 9. All fences visible from the internal street or adjacent residential properties shall be designed and treated to the satisfaction of the Director of P&Z. (P&Z)

10. Each facade of each of the units shall be a high quality material such as masonry or similar material to the satisfaction of the Director of P&Z. The facades that are visible from the internal street shall be designed with a level of architectural detail and with finishes consistent with the front facade treatment. (P&Z)
11. The roadway material for the southern portion of the internal street and driveways shall be constructed of a permeable material such as pavers, to the satisfaction of the Directors of P&Z and T&ES. (P&Z)
12. Basement and decks, including those different and/or larger than those shown on the site plan, shall be permitted provided that they:
 - a. Meet all zoning requirements;
 - b. Do not encroach into the conservation area; and
 - c. Are within the building envelope as depicted on the approved site plan.
 - d. No decks are provided above the first floor. (P&Z)
13. The building footprints for each unit shall be limited to the building envelope depicted on the preliminary plan unless otherwise necessary to retain additional trees to the satisfaction of the Director of P&Z. (P&Z)
14. **CONDITION AMENDED BY PLANNING COMMISSION:** The developer shall provide a signed disclosure statement from each purchaser prior to the release of a certificate of occupancy permit for that unit. The prospective purchasers shall be informed of the restrictions imposed on the landowners by the elements of this proposed site plan, including:
 - a. Conservation **Area Covenants;** ~~casement restrictions;~~
 - b. Public ingress/egress easement and emergency vehicle easement restrictions;
 - c. Sanitary sewer easements;
 - d. Public access easement/path through the site extending from Polk Avenue to North Pickett Street at Maury Land;
 - e. Possible future extension of the internal private street, and
 - f. Zoning limitations on the construction of future building additions and/or decks larger than what is shown on the site plan. (P&Z)

15. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall submit a homeowner's agreement (HOA) for approval by the City Attorney, prior to applying for the first certificate of occupancy permit. Such HOA shall include the conditions listed below, which shall be clearly expressed in a separate section of the HOA. Also, such section within the HOA shall include language which makes clear that the SUP conditions listed shall not be amended without the approval of City Council.
- a. ~~Within t~~**The Conservation Area Covenants (as set forth in Condition No. 3).** Easement there shall be no construction or placing of buildings or structures, no filling, excavating or change to the natural topography of land.
 - b. Exterior building improvements by future residents, including above ground decks not included on the approved plans or different from the approved plans, shall require the approval of the Director of Planning and Zoning and must be consistent with the special use permit conditions.
 - c. ~~The conservation easement shall prohibit construction or placement of buildings, structures, fencing and removal of trees and understory vegetation (except to the extent as authorized by the City Arborist for routine maintenance purposes).~~
 - d. ~~The Conservation Easement is intended to be an area maintained in its natural condition with respect to leaf litter and other ground covering vegetation, understory vegetation and shrub layer. Notwithstanding the foregoing, selective trimming, pruning and removal of invasive vegetation that does not alter the natural character of the Conservation Easement shall be permitted.~~
 - e. ~~Except as may be necessary for the prevention or treatment of disease, the removal of dead or damaged trees or other good husbandry practices and after consultation with the City of Alexandria Arborist, no mature trees shall be removed from the Conservation Easement. Supplemental tree plantings may be provided within the Conservation Easement, but shall consist of native species as identified by the City Arborist.~~
 - f. ~~Only native species trees (evergreen and deciduous) shall be planted within the conservation easement. The location, size and quantity of the trees shall be approved to the satisfaction of the City Arborist.~~
 - gc. Building additions, including decks are limited to the building envelope depicted on the approved site plan.
 - hd. All required landscaping and screening, including trees and landscaping in the conservation area, shall be maintained in good condition.

- ie.** No ground disturbing activity shall occur within the "limits of disturbance" areas or drip-line areas of trees preserved as a condition of this special use permit.
- jf.** The principal use of the individual garages shall be for passenger vehicle storage only. (P&Z)
- 16. The final subdivision plan shall be consistent with the final site plan, and shall be approved and recorded prior to the release of the final site plan. The subdivision plan and all easements shall be submitted as part of the final site plan submission. (P&Z)
- 17. Freestanding subdivision or development sign(s) that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z)
- 18. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)
- 19. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents, whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z)
- 20. Show all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or private street. When such a location is not feasible, such structures shall be located and screened to the satisfaction of the Director of P&Z. (P&Z)
- 21. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z)
- 22. The final site plan shall include a zoning tabulation that clearly depicts the permitted and proposed net/gross floor areas, height, yard setbacks, and all other applicable zoning requirements for each individual lot. This information sheet shall also be attached to all building permits. (P&Z)
- 23. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)

24. **CONDITION AMENDED BY PLANNING COMMISSION:** Submit a building location survey to Planning staff prior to applying for a certificate of occupancy permit for each unit. The location survey shall show all improvements on the lot including easements, restrictions and limits of the ~~c~~Conservation **Area easement** as shown on the final development plan. The applicant shall submit the final "as-built" site plan for the entire project prior to applying for a certificate of occupancy permit for the last dwelling unit. (P&Z)
25. **CONDITION AMENDED BY PLANNING COMMISSION:** Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. ~~A separate sales trailer will require approval of a special use permit approved by City Council.~~ Temporary structures for sales personnel, as well as sales/marketing signs, shall be permitted, with the size and site design for such temporary structures, including signs, subject to approval by the Director of Planning and Zoning. (P&Z)
26. Provide a lighting plan with the final site plan to the satisfaction of the Director of T&ES in consultation with the Chief of Police. The plan shall:
 - a. show existing and proposed street lights and site lights;
 - b. indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts;
 - c. provide manufacturer's specifications for the fixtures; and
 - d. provide lighting calculations to verify that lighting meets City Standards. (T&ES)(Police)
27. The applicant shall use "trenchless" lateral construction for the two proposed sanitary laterals to preserve tree root systems. (RP&CA)
28. Solid waste services shall be provided by the City. The development must meet the City street standards, including cul-de-sac or hammerhead turnarounds. Access to site does not meet City street standards for solid waste pick-up therefore solid-waste pick-up will be collected from the existing pavement at N. Pickett Street and Maury Lane. The developer must provide adequate space within each unit to accommodate a City Standard super can and recycling container. The containers must be placed inside the units or within an enclosure that completely screens them from view. The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of Transportation and Environmental Services. (T&ES)

29. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
30. Plan must demonstrate to the satisfaction of the Director of T&ES that the stormwater management is controlled in non-erosive manner. (T&ES)
31. The applicant shall incorporate in its site plan design, the Low Impact Development techniques including but not limited to Roof Downspout System, Gravel/porous material driveways, Gravel/porous material path, Vegetated Filter Strip or their combination to the satisfaction of Director of T&ES. (T&ES)
32. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (T&ES)
33. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
34. All stormwater inlets shall be duly marked with the name of watershed it drains into to the satisfaction of the Director of T&ES. (T&ES)
35. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)
36. If the units will sold as individual units and a home owner's association established the following two conditions shall apply:
 - a. The Developer shall furnish the Homeowner Association with an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMP's) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s), drawings and diagrams of the BMP(s) and any supporting utilities, catalog cuts on maintenance requirements and a copy of the Maintenance Agreement with the City.
 - b. The Developer shall furnish each home purchaser with a brochure describing the stormwater

- BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner's Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES)
37. The site is located on marine clay area as delineated on City map of marine clay areas. Prior to the release of the final site plan, provide geotechnical report, sealed by a professional engineer registered in the Commonwealth of Virginia, with recommendations for proposed cut slopes, embankments, pavement and retaining wall designs. (T&ES)
 38. Prior to the release of the final site plan, provide written verification for construction easement and grading on adjacent properties. (T&ES)
 39. ~~**CONDITION DELETED BY PLANNING COMMISSION: Provide a 20 feet pedestrian access easement along the north-west property line adjacent to Lot 502.**~~ (T&ES)
 40. Due to the existing steep slopes and vegetation, maintenance and access for the proposed 10" sanitary sewer main extending along the southern property line of Lot 501 will be extremely difficult. Since this sewer main serves a single lot, revise proposed 10" sewer main to an adequately sized sanitary lateral to serve Lot 501 and remove proposed City sanitary sewer easement. (T&ES)
 41. ~~**CONDITION DELETED BY PLANNING COMMISSION: The applicant shall provide for a public access path/trail through the site from Polk Avenue to Maury Lane. The portion of the trail located on Lot 502 shall be constructed of porous materials such as "stone dust" or pavers. The northmost portion of the remaining trail will utilize the private roadway to provide access out to North Pickett Street at Maury Lane.**~~ (T&ES) (RP&CA) (P&Z)
 42. The proposed sanitary sewer main from Polk Avenue within the N. Pickett Street right-of-way shall be located adjacent to the public access trail to ensure future maintenance access. The public access path along the sanitary sewer alignment shall be designed to accommodate city maintenance vehicles, to the satisfaction of the Director of T&ES. (T&ES)
 43. Roof drains discharging on the surface shall be designed to be non-erosive along the entire surface flow path. (T&ES)
 44. If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
 45. All stormwater inlets shall be duly marked with the name of watershed it drains into to the satisfaction of the Director of T&ES. (T&ES)

46. A residential sprinkler system conforming to NFPA 13D is recommended for this site. (Code Enforcement)
47. Private access roadway and driveway on lot 502 shall be designed for H-20 loading. (P&Z) (Code Enforcement)
48. All archaeological work will be carried out in accordance with the *City of Alexandria Archeological Standards* and is subject to the approval of the City Archaeologist. (Archaeology)
49. If determined to be appropriate by the City Archaeologist, a plaque will be erected on this property summarizing its historical and archaeological significance. The wording on the plaque will be approved by Alexandria Archaeology. (Archaeology)
50. The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)

Special use permits and modifications requested by the applicant and recommended by staff:

1. Special use permit for outlot development.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

BACKGROUND:

The applicant, Sutton Building Corporation, proposes to subdivide and redevelop a 2.0 acre tract of land located at #1 Buzzards Gap. The applicant proposes to redevelop the site with two single-family homes while retaining a significant portion of the site in its natural wooded condition. The site is vacant and contains a number of large mature trees. The subject site is zoned R-20/Single Family Residential, is situated among other existing single-family residences located along North Pickett Street at Maury Lane.

Site and Project Description

The subject site is located at the dead end section of North Pickett Street at Maury Lane. The vacant site contains steep slopes covered by numerous large mature trees. The site descends from elevation 250 at the entrance from North Pickett to elevation 220. There is an existing plateau at elevation 220 where the foundation ruin of a former single-family house is located near the center of the site. The site generally falls off in all directions with the lowest elevation points of 180 located at the south and northwest corners of the site. Located south and southeast of the site are R-12 zoned parcels containing minimum lot sizes of 12,000 sq.ft. Located west and northwest of the site are R-20 zoned parcels containing minimum lot sizes of 20,000 sq.ft. The subject site will consist of two lots averaging approximately one acre each in size.

The property is relatively landlocked on four sides with a narrow point of access by way of an unimproved 40' wide public right-of-way from North Pickett at Maury Lane down to a point 150' long where the public right-of-way narrows to 15' wide. The rest of the site is surrounded by existing single-family properties located to the northwest, northeast and southeast. Located to the southwest is an adjacent vacant 2.0 acre parcel which also has steep slopes covered by large mature trees. The 15' wide public right-of-way continues to traverse the adjacent parcel where it expands to a 66' public right-of-way as it extends out to Polk Avenue. Approximately two years ago, the City agreed with the neighborhood not to allow vehicular access from the south into the vacant development sites from along Polk Avenue.

The applicant has proposed to construct 2 new single-family homes on the site. The plan shows the general house footprint layout which the applicant intends to construct. In addition, the plan shows the ultimate limit proposed for each house footprint and deck. The applicant has indicated a strong preference for proceeding with the general house layout illustrated in the plans

The two housing types shown by the applicant are large single family homes, 2-2½ stories in height, with footprints generally ranging from 5,000-7,000 square feet. Each home includes a two-car garage with at least two additional parking spaces in the driveway. The style, character and configuration proposed for the homes is somewhat typical of the current trend of large traditional homes. However, these homes will be located on large parcels in a secluded environment.

Zoning

The applicant is requesting a special use permit for outlot development because both lots do not comply with lot frontage requirements of the R-20 zone. Except for the lot frontage requirement, the project meets all other zoning requirements for the R-20 zone.

PICKETT'S RIDGE			
Property Address:	1 Buzzard's Gap		
Total Site Area:	87,120 square feet (2.0 acres)		
Zone:	R-20 Residential single-family		
Current Use:	Vacant		
Proposed Use:	Single-family detached homes		
	<u>Permitted/Required</u>	<u>Proposed</u>	
Floor Area	14,118 sq.ft. Lot 501 <u>7,661 sq.ft. Lot 502</u> 21,779 sq.ft. overall	9,455 sq.ft. <u>7,661 sq.ft.</u> 17,116 sq.ft. overall	
FAR	0.25	0.22 / Lot 501 0.25 / Lot 502	
Yards	Lots 501 & 502	Lot 501	Lot 502
Front	40'	157'	92'
Side	12' minimum, 1:2: (17'-6")	16'	25'
Rear	12' minimum, 1:1: (35')	59'	33'
Height	35'	35'	
Open Space	N/A	N/A	
Parking	2 spaces/unit = 4 spaces	2 spaces/unit in each garages Minimum of 2 spaces in driveway Total of 8 spaces	

STAFF ANALYSIS:

The single biggest issue for redeveloping this site has been limiting tree removal and grading. To maintain a significant amount of the natural features and trees on the site, staff has worked with the applicant to:

- Locate the homes and streets to minimize the loss of trees and site grading;
- Minimize the clearing, grading and disturbance of the natural areas;
- Minimize the disturbance of steep slopes, by aligning the internal street to follow the natural contours of the land;
- Provide long-term protection for the trees that are saved by requiring a tree conservation easement; and
- Reduce the number of from four to two units to minimize the site disturbance.

Staff believes the proposed development plan has adequately addressed redevelopment of this site given the significant constraints of steep grades and large trees. The site has limited vehicular access (including a requirement that access be provided to an adjoining site), steep slopes and numerous large mature trees. The applicant has responded positively in addressing these various issues that were identified by staff during the conceptual review process. The plan conserves a significant portion of the site by siting the unit footprints and the access road in areas that require minimal grading and tree removal. Although a number of large mature trees will be removed and/or impacted, the site is being developed with two less units than what is permitted under R-20 zoning thereby reducing the need for severe regrading and tree loss. Staff has identified no major issues, and an issue involving BMP requirements has been resolved to the satisfaction of Transportation and Environmental Services. Other issues related to the proposed development are discussed in more detail below.

Tree Preservation

The proposed development site is heavily wooded, but the City Arborist has identified no specimen trees on the site. Although a substantial portion of the site is to be preserved, staff believes that it is important to protect these natural areas which are to remain natural. Therefore, staff is recommending that the areas of the site designated for preservation be placed in a conservation easement. Staff is also recommending conditions restricting the use of conservation easement, including a prohibition to erecting fencing. Staff is also recommending that the applicant notify prospective purchasers of this requirement.

Although the applicant has shown build-to lines with limits of clearing and grading for each of the lots, staff requested that the applicant further limit encroachment into natural areas for clearing and grading to preserve as much of the site's natural features as possible. The applicant submitted a revised site plan with reduced limits of clearing and grading. The revised plan shows far less intrusion into areas that can be retained as natural areas which are not required to construct the proposed home.

Storm Water Management Requirements

The applicant's submission included a request to the Director of Transportation and Environmental Services for a waiver to storm water management requirements. The request was denied and the applicant was required to submit an alternative Best Management Practices plan. T&ES staff accepted an alternative plan that requires the applicant to provide porous paving materials for the private roadway and driveway pads. In addition, a vegetation filter is being required at the bottom of the proposed entrance driveway to filter water run-off from the driveway. T&ES staff is allowing the applicant to utilize alternative BMP facilities that are conducive to retaining much of the natural site features while complying with the Chesapeake Bay regulations.

Pedestrian Path

The Departments of Transportation and Environmental Services and Parks and Recreation are recommending that the applicant provide a publically accessible pedestrian path through the site. They believe a shorter and more direct pedestrian route between Francis C. Hammond Middle School and Polk Elementary is needed because neighborhood residents currently have to traverse a long and circuitous route by way of Pegram Street. Some neighborhood representatives are opposed to a pedestrian connection through the site.

T&ES is recommending that a 20 foot pedestrian access easement along the north-west property line with a five-foot (5') pedestrian path be located within the existing Pickett Street right-of-way from Polk Avenue up to Lot 502. The path would be part of a 10' wide vehicular access path constructed of a porous material suitable for access by City maintenance vehicles. The vehicular access is required for maintenance and emergency access to the public sanitary sewer line that is located at the northwest corner of Lot 502 extending downward to Polk Avenue. The next portion of the pedestrian pathway would be located within the public access easement adjacent to Lot 502. The path would be constructed of a natural material such as stone dust or pavers while following a natural meandering path through the existing tree line. The remaining portion of the path would utilize the access roadway located within the 40' public street right-of-way at the north end Pickett Street at Maury Lane. Because of the steep slopes, a separate path cannot be provided without excessive grading and extremely steep slopes adjacent to the property at 4812 Maury Lane. Planning staff is not advocating a position for or against the construction of a pedestrian path through the site, other than it should not result in the loss of any trees. Representatives of the neighborhood identified an alternative route which would utilize the entire length of the private roadway connecting to a natural path along the southwest property line of Lot 502 connecting down to the sanitary sewer easement out to Polk Avenue.

Project Building Envelope

The applicant, at the request of staff, was asked to identify a maximum building envelope for each home which will be used to reflect the various building options, including exterior decks. In addition, the build-to zones identify areas where further restrictions are needed to save additional trees. Establishing these restrictions allows the applicant to adjust architectural and final site plans

to reflect final designs of the homes and/or decks without encroaching into areas that are protected to save additional trees. Staff supports allowing the applicant the design flexibility to modify the building foot print and design options available to prospective purchasers. Staff has recommended conditions governing the limits on changes to the approved plans both during pre-development and sales to perspective homeowners and any future changes that might be requested by homeowners.

Private Street

Access to the development is provided via a private roadway with a proposed road grade of approximately 10%, the maximum permitted for such a private street. Because of the extreme road grade, the City will not provide public trash pick-up within the project. Residents will be required to bring trash out to Pickett Street at Maury Lane. Lot 502 will be encumbered by a public access easement that will also provide for a future extension to the adjoining property. In the interim, the Fire Department is requiring a hammerhead turn-around which utilizes a portion of the private driveway for the unit on Lot 502. Staff is recommending several conditions related to notifying perspective purchasers of these unique access requirements.

Recommendation

Staff believes that the proposed development plan has addressed the most significant issues of limiting tree removal and site grading. The applicant has been successful in proposing a plan that minimizes density and not compromising or significantly altering the site's natural features. Although the removal of a number of large trees is necessary to accommodate the development, staff believes the proposed number of units and site layout are a reasonable approach to retain as much of the site's natural characteristics while maintaining compatibility with the adjoining neighborhood.

Staff recommends approval.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Jeffrey Farner, Urban Planner
Gregory Tate, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Planning and Zoning

- F-1 Remove note referencing the need for a special use permit to reduce required lot width. As proposed, this application provides the minimum lot width required. Lot width provided should read 180 feet for Lot 501 and 143 feet for Lot 502.

Transportation & Environmental Services:

- F-1 "Storm water runoff considerations" note on the plan is inconsistent with the submitted preliminary site plan. Remove the language referring to storm water quality waiver request.
- F-2 Revised Sheet 2 (Unsigned/undated) and accompanied letter dated 2/11/2003 proposes Low Impact Development techniques that are acceptable for meeting the StormWater Quality requirements of the Article XIII of AZO.
- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 The sewer tap fee must be paid prior to release of the plan.
- C-3 All easements and/or dedications must be recorded prior to release of the plan.
- C-4 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-5 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-6 All utilities serving this site to be underground.
- C-7 Provide site lighting plan to meet minimum city standards.
- C-8 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV).
- C-9 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a "Certified Land Disturber" on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10.

- C-10 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-11 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.

Code Enforcement:

- C-1 Proposed road grade shall not exceed 10% in order to facilitate adequate fire and ambulance access. Angles of approach and departure shall not exceed 6%. Grade and transitions shall be noted on plans.
- C-2 Minimum access roadway width shall be 22 feet. Roadway shall be dedicated as Emergency Vehicle Easement. **Twenty-two (22') foot roadway established. Due to the steepness of the drop off from the roadway, a guardrail shall be installed designed to the approval of the Director of Transportation & Environmental Services and the Director of Code Enforcement.**
- C-3 Dead end access roadway exceeds 100 feet. Roadway shall have vehicular turnaround which complies with City standards for emergency vehicles. Turnaround radii shall be noted on plans. **Dead end turnaround does not provide the minimum vehicle turnaround pocket of 60 feet. Curb radii at turn around point must be R=25' Minimum. Safe turn around of apparatus due to the remoteness of this site is critical. See attached standard for dead end turnarounds. Turning radii is not shown on Sheet 3 as noted by applicant.**
- C-4 Distance to most remote point in development to nearest City fire hydrant shall be provided. Maximum travel distance from most remote location to nearest hydrant shall not exceed 300 feet.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 A soils report must be submitted with the building permit application.
- C-7 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.

- C-8 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-9 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

Health Department:

No comments

Police Department:

Planning and Zoning staff modified this comment for clarity.

- F-1 Concur with applicant's proposed plan.

Historic Alexandria (Archaeology):

- F-1 This property has the potential to yield archaeological resources which could provide insight into military activities in Alexandria during the Civil War. There have been reports that Civil War period artifacts have been recovered from the area. The topography of the site, a ridge overlooking Seminary Road and Holmes Run, makes it a likely location for military encampments.

The developer has hired an archaeological firm to complete the archaeological requirements. Alexandria Archaeology is satisfied that the requirements will be completed, but no archaeological investigation has been conducted at this time.

- C-1 Before submission of the Preliminary Site Plan, the applicant must hire an archaeological consultant to conduct a walkover and a metal detection survey for an Archaeological Evaluation, and complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
- C-2 All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.

- C-3 The General Notes of the Preliminary and Final Site Plans must include the statement in C-2 above. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

Parks & Recreation (Arborist):

- C1 Show all tree over 12" diameter on the private property that will be disturbed by the drive grading.
- F1 Forty (40) trees over 12" in diameter are proposed to be removed.

Planning and Zoning is not recommending this condition because the applicant has revised the plan to reflect this requirement.

- R-1 All areas shown to be tree preservation areas should be designated as conservation easements and saved in perpetuity, or noted as below for those areas which will be removed at a future date. (See R.2)

Virginia American Water Company

1. Water service is available for domestic use and fire protection. Hydraulic calculations will be completed to verify main sizes upon submittal of the site plan. Profiles will be required for hydraulic calculations.
2. The existing water main in N. Pickett St. is six-inch, not eight-inch as currently shown on the plans.
3. There shall be a minimum of three and one-half feet of cover on the main in profile. Avoid excessive depths.
4. Call out proposed water main size.
5. All water mains shall be DICL (ductile iron cement lined) pipe.
6. Proposed water main will terminate within N. Pickett St. right-of-way. Show a two- inch blow off in N. Pickett St. before property line.
7. If the proposed fire hydrant is to remain where it is shown currently on sheet 2 of 6, it will be privately owned and maintained. If it is installed in the N. Pickett St. right-of-way it will be owned and maintained by the City of Alexandria.

8. Show tees and valves for fire and domestic service connections within the N. Pickett St. right-of-way.
9. Fire and domestic services must be separate connections to the water main.
10. A double detector check backflow prevention device is required on all fire services. If located inside the premise, it must have a remote reading meter in a separate accessible room.
11. All hydrant laterals must be a minimum of six inches in diameter, and if longer than fifty feet, must have another gate valve at the hydrant.

Alexandria Sanitation Authority

- C-1 Ensure all discharges are in accordance with the City of Alexandria Code 4035.
- C-2 Increased flow into the Holmes Run Interceptor to be placed in the City of Alexandria sewage flow capacity registry.

GT

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2002-0049

PROJECT NAME: **Pickett's Gap RIDGE**

PROPERTY LOCATION: **1 Buzzard's Gap**

TAX MAP REFERENCE: **39.00 02 06**

ZONE: **R-20 Residence**

APPLICANT Name: **Sutton Building Corporation**

Address: **502 Lloyd Lane, Alexandria, VA 22302**

PROPERTY OWNER Name: **Thomas A. Fain and Ruth M. Fain**

Address: **1340 S. Ocean Blvd. #1804**

Pompano Beach, Fla 33062

SUMMARY OF PROPOSAL: **Development Special Use Permit with Site Plan to resubdivide the property the property into two (2) outlots and to construct two (2) single family dwellings on outlots.**

MODIFICATIONS REQUESTED: **None**

SUP's REQUESTED: **Section 7 -1007 - Special Use Permit to construct single family dwellings on outlot subdivision.**

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

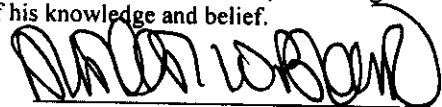
THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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 knowledge and belief.

Land, Clark, Carroll, Mendelson & Blair, P.C.

By Duncan W. Blair, Esquire

Print Name of Applicant or Agent



Signature

524 King Street

Mailing/Street Address

(703) 836-1000

Telephone #

(703) 549-3335

Fax #

Alexandria, VA

City and State

22314

Zip Code

November 18, 2002

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid & Date: \$ _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

PICKETT'S GAP RIDGE

Development Special Use Permit with Site Plan (DSUP) # 2002-0049

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 the (check one):

Owner Contract Purchaser

Lessee Other:

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 ten percent.

Sutton Building Corporation is a Virginia corporation. The people owning in excess of ten percent (10%) in Sutton Building Corporation are Gregory Lloyd Sutton and Ann G. Sutton. Their mailing address is 502 Lloyd Lane, Alexandria, Virginia 22302

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.

NARRATIVE DESCRIPTION

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.
(Attach additional sheets if necessary)

Sutton Building Corporation, a Virginia corporation (the "Applicant") is requesting a Special Use Permit to resubdivide the 2.0 acre tract of land located at 1 Buzzard's Gap (the "Property") into two (2) outlots and to develop the Property with two (2) new single family dwellings.

In order to develop the Property in accordance with the Development Plan, the Applicant is requesting the following special use permit.

Special Use Permit

Development Special Use Permit with Site Plan to resubdivide the property the property into two (2) outlots and to construct two (2) single family dwellings on outlots.

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
Not applicable.
4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).
Not applicable.
5. Describe the proposed hours and days of operation of the proposed use:
- | Day | Hours | Day | Hours |
|------------------------|-------|-----|-------|
| Not applicable. | | | |
6. Describe any potential noise emanating from the proposed use:
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Not applicable.
- B. How will the noise from patrons be controlled?
Not applicable.
7. Describe any potential odors emanating from the proposed use and plans to control them:
Not applicable.

Development Special Use Permit with Site Plan (DSUP) # 2002-0049

8. Provide information regarding trash and litter generated by the use:
- A. What type of trash and garbage will be generated by the use?
The type of trash and garbage will be generally associated with residential use.
- B. How much trash and garbage will be generated by the use?
The volume of trash and garbage will be that generally associated with residential use.
- C. How often will trash be collected?
Trash, garbage, and recyclables will be collected in accordance with the City of Alexandria's weekly pick-up schedule for this area of the City.
- D. How will you prevent littering on the property, streets and nearby properties?
Not applicable.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?
Not applicable.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

Two (2) parking spaces per single family dwelling unit.

B. How many parking spaces of each type are provided for the proposed use:

4 Standard spaces

Compact spaces

_____ Handicapped accessible spaces.

Other.

C. Where is required parking located? (*check one*) on-site off-site.

If the required parking will be located off-site, where will it be located:

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? **None**

B. How many loading spaces are available for the use? **Not applicable.**

C. Where are off-street loading facilities located? **Not applicable.**

D. During what hours of the day do you expect loading/unloading operations to occur?
Not applicable.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? **Not applicable.**

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow? **Yes**

November 18, 2002

Ms. Emily A. Baker, P.E. City Engineer
Transportation & Environmental Services
301 King Street
City Hall Room 4130
Alexandria, VA 22314

RE: Alexandria Zoning Ordinance Sect. 13-117 (B) Waiver
of Water Quality Volume Requirement
TM# 39.00-02-6

Dear Ms. Baker,

On behalf of our client, Mr. Greg Sutton, we are requesting a waiver of BMP's to provide funds to the "fee in lieu of" program in conjunction with providing onsite vegetated swales rather than install mechanical BMP's on the above referenced property.

The existing parcel, containing 2 acres, will be subdivided into two lots in the R-20 zone. The average lot size will be 1.0 acre. This property is currently completely wooded and the placement of the two homes and driveways have been strategically planned to save as many trees as possible. The storm drainage from the site flows in several different directions and would require more than one BMP structure. The proposed impervious area will consist of 16,117sq. ft. or approximately 18% of the total site area (Calculations attached). The proposed drainage will be directed through onsite vegetated drainage swales and existing wooded areas providing onsite stormwater filtering. In addition, this scheme would reduce the amount of disturbance required to install storm sewer and BMP's, therefore preserving existing vegetation. This site currently drains to City approved offsite storm sewer and eventually to Cameron Run. This stormwater management scheme is being proposed to save the existing vegetation onsite providing a screen from the adjacent properties. The existing vegetation also makes it difficult to design a functional and efficient system without disturbing a large number of trees onsite.

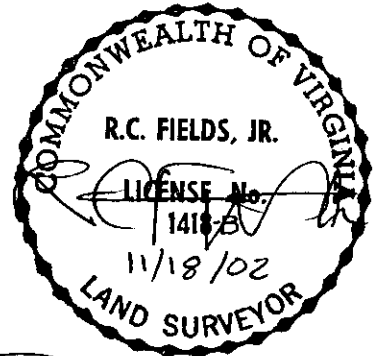
This waiver is being requested because the City Ordinance requires that runoff from all impervious surfaces be treated by a BMP. We feel that due to the fact of providing some funds to the City for future/offsite BMP's, providing onsite vegetated swales and reducing the amount of disturbance resulting in the increase in saved trees, we feel a waiver is justified. We also feel the methods proposed would be generally acceptable by the surrounding properties and the added vegetation being saved will benefit the public more than providing storm sewers and BMP's onsite. It should be noted that a stormwater management (detention) waiver is also being requested.

Please feel free to contact this office with questions or comments. We appreciate your consideration of this request.

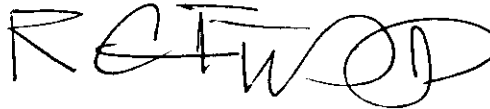
Respectfully submitted,
R.C. FIELDS, JR. & ASSOC., P.C.



Paul Wilder
Project Design Engineer



Certified by:



R.C. Fields Jr., L.S.
President

PAW/lt
J:\2000\0002\Documents\BMP Waiver Request.doc

ALEXANDRIA, VIRGINIA PHOSPHORUS LOADING COMPUTATIONS

WORKSHEET A: NEW DEVELOPMENT

1. COMPILE SITE-SPECIFIC DATA AND DETERMINE SITE IMPERVIOUSNESS (I_{SITE})
POST-DEVELOPMENT

A^*	=	2.00	ACRES
I_a^{**} STRUCTURES	=	0.19	ACRES
PARKING LOT	=	_____	ACRES
DRIVEWAYS	=	0.18	ACRES
<u>OTHER</u>	=	_____	ACRES

$$R_{V-POST} = 0.05 + 0.009 (I_{SITE})$$

$$= 0.05 + 0.009 (18.5)$$

$$= 0.217$$

$R_{WATERSHED}$ IS EMBEDDED IN THE FORMULA
IN STEP 4.

$$TOTAL I_a = 0.37 ACRES$$

$$I_a SITE = (TOTAL I_a / A) \times 100$$

$$= 18.5\% \text{ (PERCENT EXPRESSED IN WHOLE NUMBERS)}$$

- * A IS THE TOTAL AREA OF THE SITE
- ** I_a IS THE TOTAL AMOUNT OF IMPERVIOUS COVER.

2. DETERMINE NEED TO CONTINUE.

$$I_{SITE} = 18.5\% \text{ (FROM STEP 1)}$$

$$I_{WATERSHED} = 41\%$$

PROPOSED SITE IMPERVIOUSNESS IS LESS THAN THE WATERSHED IMPERVIOUSNESS.
WATER QUALITY VOLUME DEFAULT PREVAILS. $WQV = 1816 (0.37) = 672 \text{ CU. FT.}$

November 18, 2002

Ms. Emily A. Baker, P.E. City Engineer
Transportation & Environmental Services
301 King Street
City Hall Room 4130
Alexandria, VA 22314

RE: Alexandria Zoning Ordinance Sect. 13-117 (A)
Stormwater Management Plan
TM# 39.00-02-6

Dear Ms. Baker,

On behalf of our client, Mr. Greg Sutton, we are requesting a waiver of stormwater detention requirements on the above referenced property.

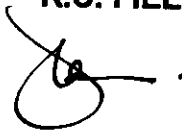
The existing parcel, containing 2 acres, will be subdivided into two lots in the R-20 zone. The average lot size will be 1.0 acre. This property is currently completely wooded and the placement of the two homes and driveways have been strategically planned to save as many trees as possible. The storm drainage from the site flows in several different directions and would require more than one stormwater management system. The proposed impervious area will consist of 16,117sq. ft. or approximately 18% of the total site area. The post development increases are 1.07cfs (Q₂) and 1.54cfs (Q₁₀). The proposed drainage will be directed through onsite vegetated drainage swales and existing wooded areas providing some onsite stormwater filtering. Because there is such a small increase in impervious area, we feel that a detention system wouldn't be practical or efficient and therefore a waiver can be justified. In addition, this scheme would reduce the amount of disturbance required to install storm sewer and stormwater management, therefore preserving existing vegetation. This site currently drains to City approved offsite storm sewer and eventually to Cameron Run. This drainage scheme is being proposed to save the existing vegetation onsite providing a screen from the adjacent properties. The existing vegetation also makes it difficult to design a functional and efficient system without disturbing a large number of trees onsite.

This waiver is being requested because the City Ordinance requires "a stormwater management plan shall be developed so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates". We feel that due to the fact of the small increase in runoff and reducing the amount of disturbance resulting in the increase in saved trees, we feel a waiver is justified. We also feel the methods proposed would be generally acceptable by the surrounding properties and the added vegetation being saved will benefit the public more than providing storm sewers and stormwater management facility. The stormwater runoff generated from the proposed development will not impact

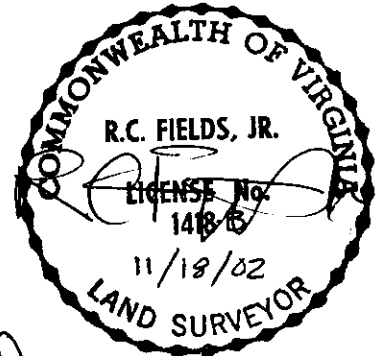
public sidewalk causing a safety problem from flooding or freezing. It should be noted that a BMP waiver is also being requested.

Please feel free to contact this office with questions or comments. We appreciate your consideration of this request.

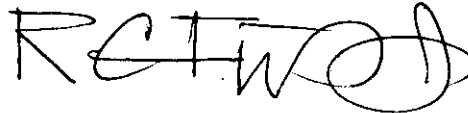
Respectfully submitted,
R.C. FIELDS, JR. & ASSOC., P.C.



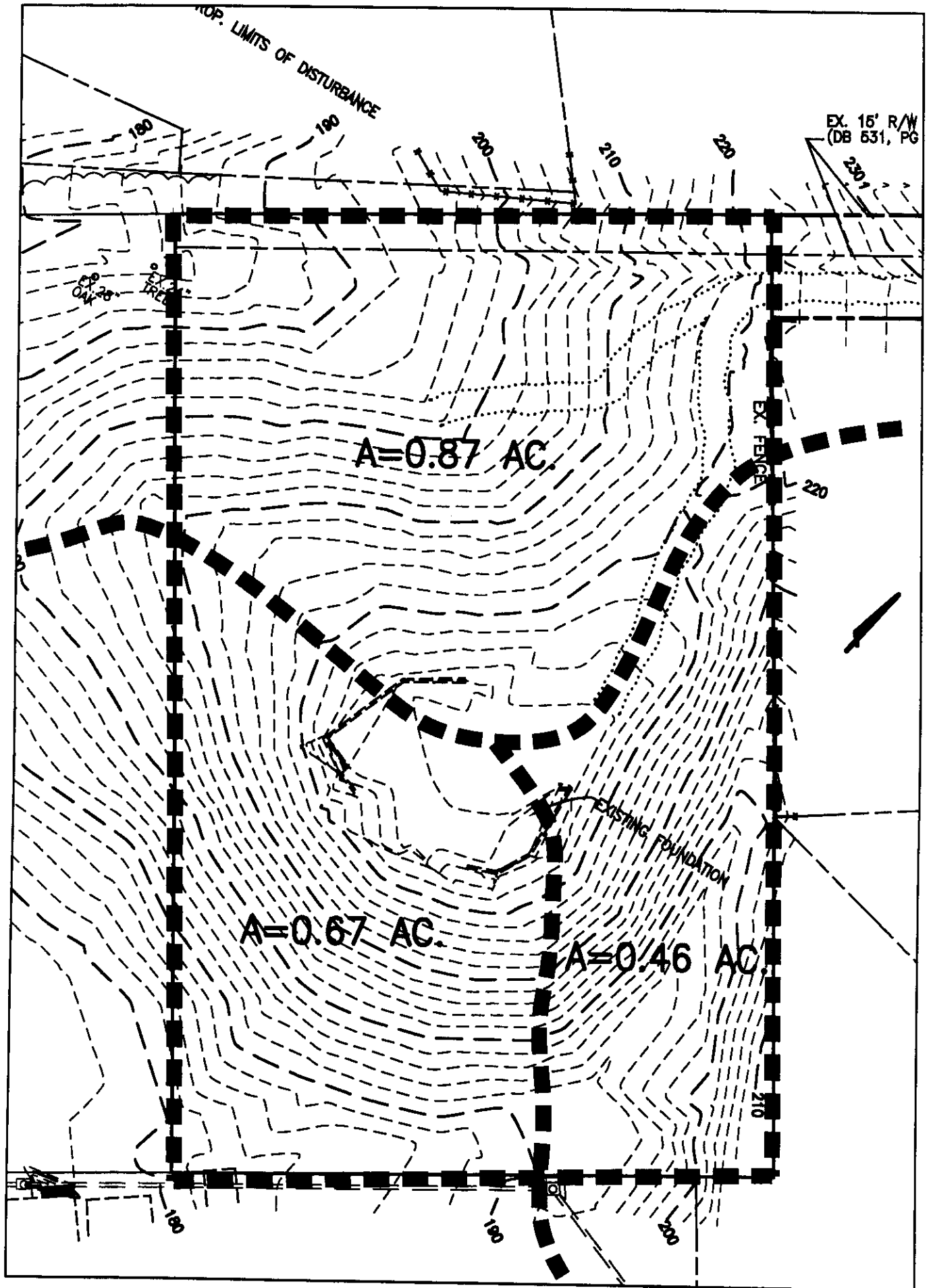
Paul Wilder
Project Design Engineer



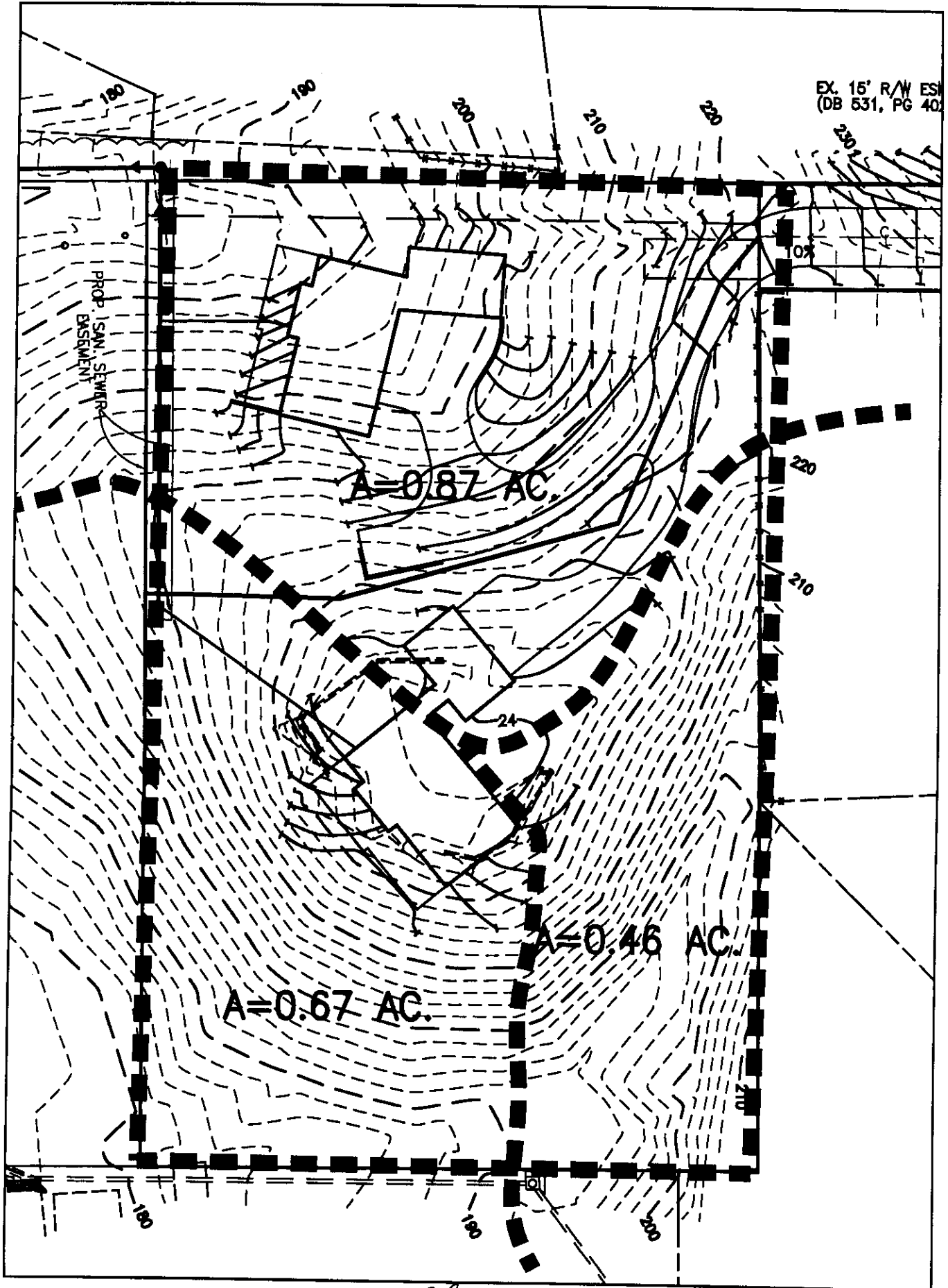
Certified by:



R.C. Fields Jr., L.S.
President



EX. 15' R/W ESH
(DB 531, PG 40)



STORMWATER RUNOFF INFO:

(RUNOFF ANALYSIS UTILIZING RATIONAL METHOD)

- I. TOTAL SITE AREA _____ 87,120 SQ.FT. OR 2.000 ACRES
EXISTING IMPERVIOUS AREAS _____ 0 SQ.FT. OR 0.0000 ACRES
PROPOSED IMPERVIOUS AREAS _____ 16,117 SQ.FT. OR 0.3700 ACRES
- II. WEIGHTED "C" FACTOR CALCULATION
PRE-DEVELOPMENT "C" = $(2.00 \times 0.3) + (0.00 \times 0.9) + 2.00 = 0.30$
POST-DEVELOPMENT "C" = $(1.63 \times 0.3) + (0.37 \times 0.9) + 2.00 = 0.41$
- III. PEAK DISCHARGE FOR DESIGN STORMS ($T_c = 10$ MIN.)
PRE-DEVELOPMENT
 Q_2 PRE = $AC_i = (2.00)(0.30)(4.90) = 2.94$ CFS
 Q_{10} PRE = $AC_i = (2.00)(0.30)(7.00) = 4.20$ CFS
POST-DEVELOPMENT
 Q_2 POST = $AC_i = (2.00)(0.41)(4.90) = 4.01$ CFS
 Q_{10} POST = $AC_i = (2.00)(0.41)(7.00) = 5.74$ CFS
- IV. POST-DEVELOPMENT INCREASES
 Q_2 INCREASE = 1.07 CFS Q_{10} INCREASE = 1.54 CFS
- V. MINIMUM STORMWATER STORAGE VOLUME REQUIRED:
1.54 CFS x 600 SEC = 924 CUBIC FEET
- VI. MINIMUM WATER QUALITY VOLUME REQUIRED:
WQV = 1,816 x I_a , WHERE I_a IS THE AREA OF INCREASED IMPERVIOUS SURFACES
FROM THE SITE IN ACRES
WQV = 1,816 (0.37 ACRES)
WQV = 672 CUBIC FEET (REFER TO WORKSHEET "A", WQV DEFAULT APPLIES)

APPROVED
 [Signature]
 [Title]

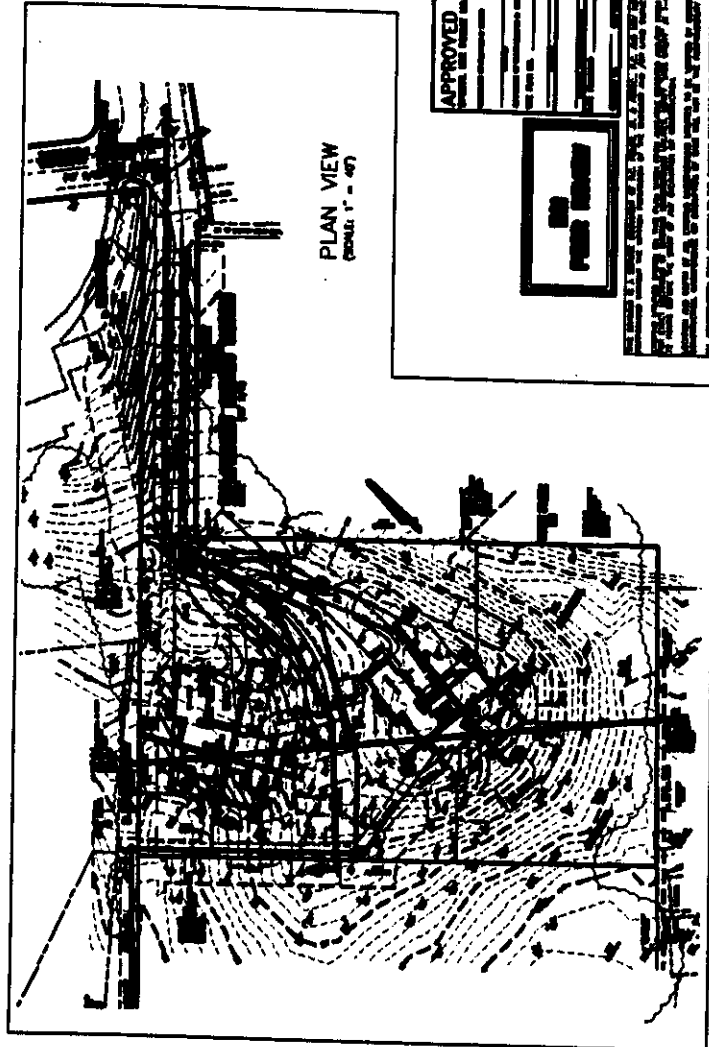
FOR RECORD

THIS PLAN IS THE PROPERTY OF THE CITY OF ALEXANDRIA, VIRGINIA. IT IS TO BE KEPT ON FILE IN THE CITY ENGINEERING DEPARTMENT. IT IS TO BE RETURNED TO THE CITY ENGINEERING DEPARTMENT UPON THE COMPLETION OF THE PROJECT. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEERING DEPARTMENT.

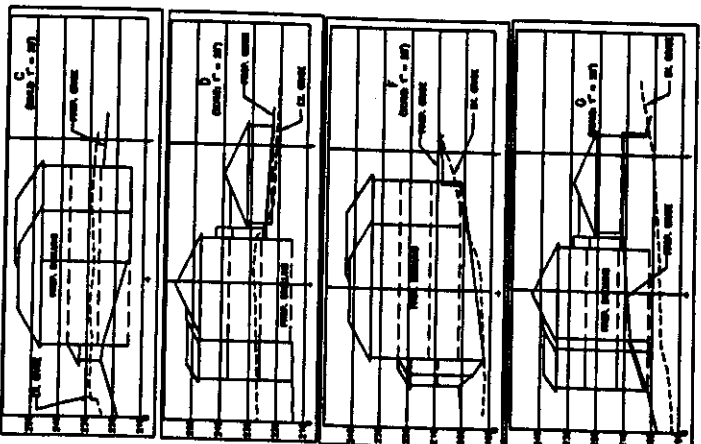
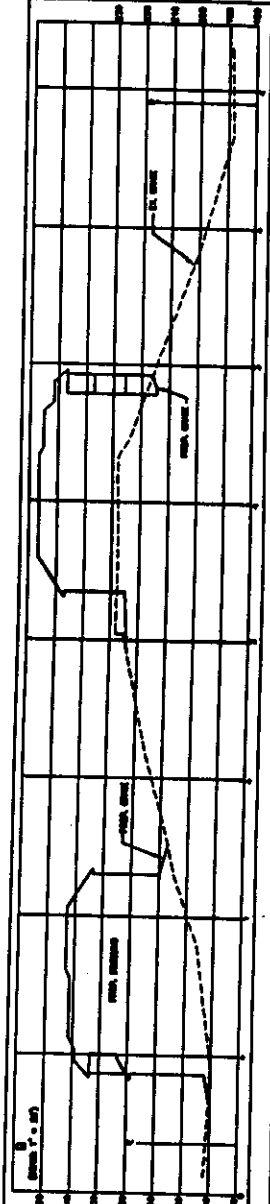
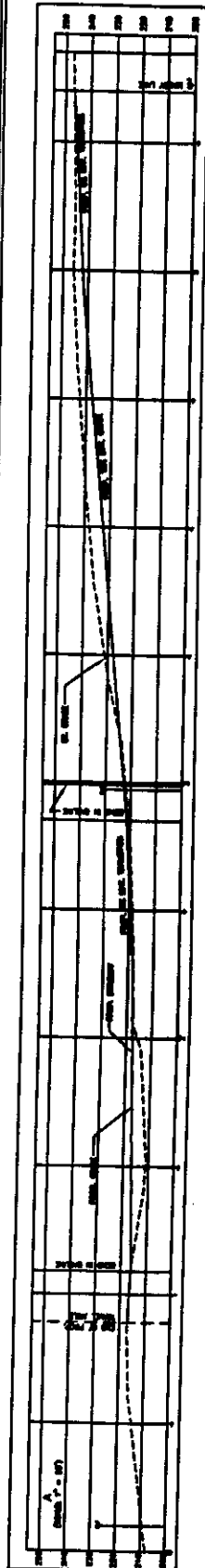
SITE PROFILES
PICKETT'S RIDGE
 CITY OF ALEXANDRIA, VIRGINIA

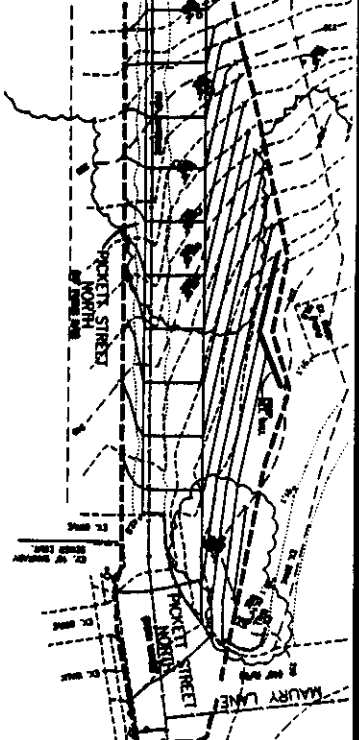
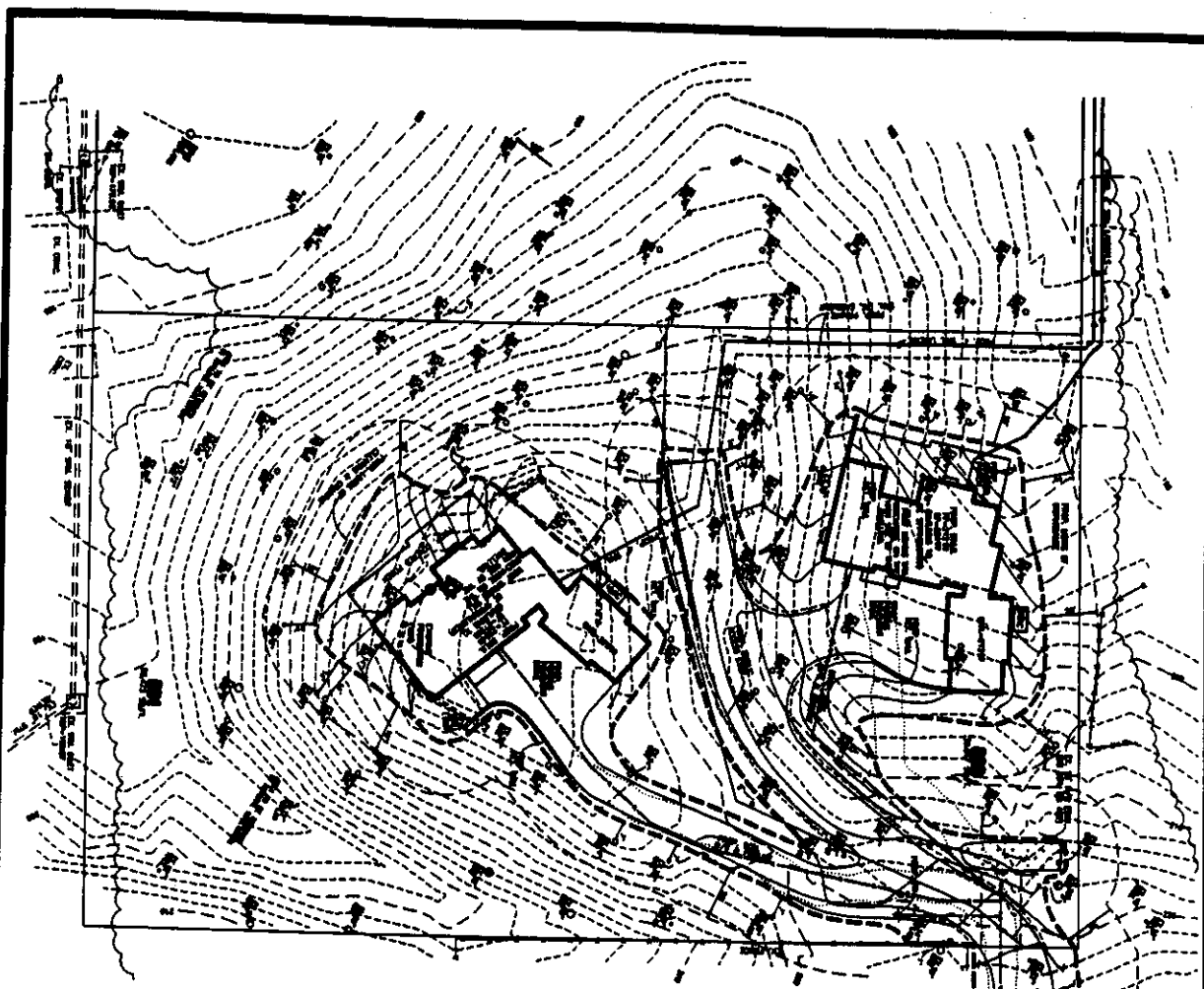


RFP ASSOCIATES, P.L.L.C.
 770 Ardour Street
 Alexandria, Virginia 22314
 (703) 548-4122



NO.	DESCRIPTION
1	EXIST. ROAD
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Protection and Preservation of Existing Vegetation

The purpose of this plan is to protect and preserve the existing vegetation on the site. The plan shows the location of existing trees and shrubs, and the proposed locations for new trees and shrubs. The plan also shows the proposed locations for buildings, parking areas, and other structures. The plan is intended to provide a guide for the construction and maintenance of the site, and to ensure that the existing vegetation is protected and preserved.

NO.	DESCRIPTION	DATE	BY
1	PREPARED BY THE ARCHITECT	1/15/78	J. H. HARRIS
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

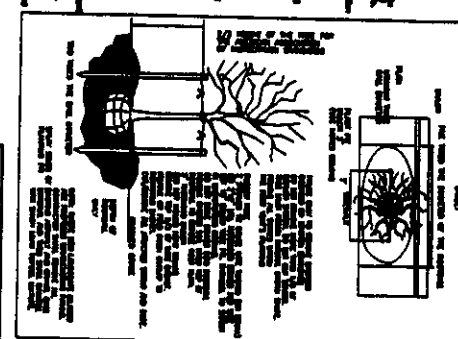
APPROVED

DATE: 1/15/78

BY: J. H. HARRIS

PROJECT: PICKETT'S RIDGE

CITY OF ALEXANDRIA, VIRGINIA



NO.	DESCRIPTION	DATE	BY
1	PREPARED BY THE ARCHITECT	1/15/78	J. H. HARRIS
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

TREE PRESERVATION PLAN
PICKETT'S RIDGE
 CITY OF ALEXANDRIA, VIRGINIA



RCF INC., P.L. & ASSOCIATES
 A PROFESSIONAL CORPORATION
 LAND SURVEYING • SITE PLANNING • CONSTRUCTION ADMINISTRATION
 718 Jefferson Street
 Alexandria, Virginia 22314 (703) 540-6422

TSUP 2002-0049

21 February 2003

Mr. Eric Wagner, Chairman
Alexandria Planning Commission
City Hall
Alexandria, VA 22314.

Re: Extension of North Picklett Street by the Sutton Building Corporation.

Dear Mr. Wagner :

As one of the home-owners closest to the above mentioned property, we wish to go on record as supporting the development of said project.

We have examined the plans and feel that Mr. Sutton has shown a great deal of sensitivity to the nature of the area and the topography of the project and we therefore urge the Planning Commission to approve Mr Sutton's application.

Yours truly:


Roger E. Wheeler


Dorothy S. Wheeler

4812 Maury Lane
Alexandria, VA, 22304
(703) 370-6983

4X0 51

#13. DSUP 2002-004
Pickett's Ridge

February 27, 2003

Planning Commission
City Hall
301 King Street
Alexandria, Virginia 22314

ATTN: Gregory Tate

Re: I Buzzard's Gap, Pickett's Ridge

Dear Mr. Tate:

I, along with two other neighbors, met with you last week regarding the above referenced property.

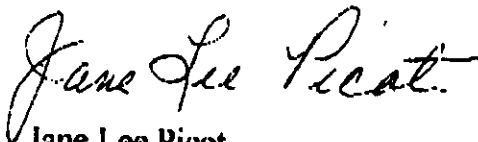
Since meeting with you, I have had the opportunity to meet with Greg Sutton, who wishes to develop the subject property. I am very impressed with his work, and believe he has a real appreciation for the uniqueness of this area.

My property line is closer to the proposed development than any of my other neighbors, so I have the most to gain or lose from changes to the Buzzard's Gap property. Naturally, I would like to have as much distance between my property and the proposed roadway.

The thing I am most concerned over is the city's proposal to put in a public walkway along the easement. I can't think of any reason to do this. None of us, who have homes here would use it. It could generate heavy foot traffic from Hammond School. The students presently use the sidewalk along Pickett and Pegram, so another walkway just doesn't seem necessary. Another negative to the development of the easement is the increased danger of fire or vandalism.

I do hope that the Planning Commission will consider reversing their decision to put a public walkway along the easement.

Sincerely yours,

A handwritten signature in cursive script that reads "Jane Lee Picot".

Jane Lee Picot
825 Rapidan Court
Alexandria, Va. 22304
(703)751-2167

cc: Duncan W. Blair, Esq.
Gregory Sutton

City of Alexandria, Virginia


12
3-15-03

MEMORANDUM

DATE: MARCH 14, 2003

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: PHILIP SUNDERLAND, CITY MANAGER

FROM: EILEEN P. FOGARTY, DIRECTOR, PLANNING AND ZONING 

SUBJECT: DOCKET ITEM #12
DEVELOPMENT SPECIAL USE PERMIT #2002-0049
PICKETT'S RIDGE

The purpose of this memorandum is to add a condition to the staff recommendations as approved by the Planning Commission. The amendment to add this new condition was proposed by Mr. Dunn, and was incorporated into the motion to recommend approval, and should read as follows:

- 51. NEW CONDITION ADDED BY THE PLANNING COMMISSION: The subject site shall not be resubdivided beyond the two lots being created under this development site plan. (PC)**

LAND, CLARK, CARROLL, MENDELSON & BLAIR, P.C.

Attorneys & Counsellors at Law

**524 KING STREET
ALEXANDRIA, VA 22314**

12

3-15-03

H. CARTER LAND, III
JAMES C. CLARK
F. ANDREW CARROLL, III
RICHARD S. MENDELSON
DUNCAN W. BLAIR

.....
(703) 836-1000

FACSIMILE
(703) 549-3335

MAILING ADDRESS:
P.O. BOX 19888
ALEXANDRIA, VIRGINIA 22320-0888

March 14, 2003

The Honorable Kerry J. Donley,
Mayor City of Alexandria
City Hall,
301 King Street,
Alexandria, Virginia 22314

In re: Docket #12 - DSUP 2002-0049 Pickett's Ridge

Dear Mayor Donley:

I am writing on behalf of our client Sutton Building Corporation to request the deletion of Staff Condition Number 42.

Since the Planning Commission's Public Hearing on Tuesday, March 4, 2003, we have worked with the staffs of the departments of Planning and Zoning and Transportation and Environmental Services and have jointly determined that the requirements of Condition 42 is no longer necessary and is recommended to be deleted.

If you have any questions, please do not hesitate to call.

Very truly yours,



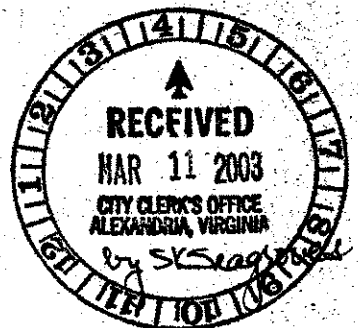
Duncan W. Blair

March 11, 2003 123-15-03

Memo To: Alexandria City Council
 From: Camille Margaret Sherling, Fax # 703-838-6433
 1233 North Pickett Street, Alexandria, Va
 Re: Development Special Use Permit #2002-0049
 Pickett's Ridge

We have a property dispute with the Wheeler's at premises 4812 Maury Lane, Alexandria, Va. According to the Shorling deed and title report, and according to the deed made June 30, 1965 by and between Faxton, Incorporated and John J. Juliano, Inc. our S 49° 50' 45" E line is 233.08 feet long and not 223.08 feet long. Enclosed is a copy of the subdivision of Moore-Hill Estates dated Oct. 21, 1953 wherein Wheeler's S 48° 39' 39" W line is 332.79. However, the recorded plat of Moore-Hill Estates dated 5/5/55 states Wheeler's line S 48' 39' 39" W is 332.79 feet long.

The southerly line of lot 503 appears to be longer than it is suppose to be! There is no metal stake marker at the aforementioned disputed property corner.



LA 7

796

DEED OF BARGAIN AND SALE

THIS DEED, made this 22nd day of March, 1971, by and between JOHN J. JULIANO, INC., a Virginia Corporation, party of the first part; and FRED W. SHERLING and CAMILLE M. SHERLING, his wife, as tenants by the entire with the common law right of survivorship, parties of the second part:

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and of other good, valuable and sufficient consideration, in law, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey with general warranty of title unto the said parties of the second part, as tenants by the entirety with the common law right of survivorship, all of that certain tract or parcel of land together with the improvements and appurtenances to the same belonging, located in the City of Alexandria, Virginia, and being more particularly described as follows, to-wit:-

BEGINNING at the southwest corner of Lot 57, Section 8, Varsity Park and in the line of Thomas Fair; thence with the line of Thomas Fair N. 47° 50' 45" W. 235.00 feet to a point in the line of Moore-Hill Estates; thence with the line of said Moore-Hill Estates N. 42° 09' 15" E. 228.29 feet to a point at the southerly end of North Pickett Street as shown on the plat of Subdivision of Section 8, Varsity Park; thence running across the dead end of said North Pickett Street and continuing with the southwesterly line of Lot 87 of the said Section 8, Varsity Park, S. 47° 50' 45" E. 233.08 feet to a point in the northwesterly line of Lot 58, of the said Section 8, Varsity Park; thence with the northwesterly line of said Lot 58 in part and continuing with the line of the aforementioned Lot 57, S. 39° 10' 00" W. 228.60 feet to the point of beginning, containing 52,288 square feet.

Being the same property acquired by the said party of the first part by Deed dated June 10, 1965 duly recorded among the City of Alexandria, Virginia Land Records in Deed Book 629, Page 458.

This conveyance is also made subject, however, to easements, rights-of-way and restrictions of record, if any.

The said party of the first part covenants that it has the right to convey said property to said grantees; that there are no encumbrances against

BOOK 629 PAGE 458

THIS DEED, made this 10th 3094 day of June, 1965, by and between FAXTON, INCORPORATED, a District of Columbia corporation and SEVERN CONSTRUCTION COMPANY, INC., a Maryland corporation, parties of the first part and JOHN J. JULIANO, INC., party of the second part.

W I T N E S S E T H :

That for and in consideration of the sum of Ten (\$10.00) Dollars, receipt whereof is hereby acknowledged, the parties of the first part do hereby grant and convey to the party of the second part, with General Warranty of Title, all those certain lots or parcels of land situate, lying and being in the City of Alexandria, State of Virginia, more particularly described as follows:

All of Lots 52, 53, 54, 55, 56, 57, 85, 86 and 87, Section 8, of the Subdivision known as VARSITY PARK, as the same appears duly dedicated, platted and recorded among the land records of said City in Deed Book 582 at page 344; and a parcel of land described by metes and bounds as follows:

BEGINNING at the southwest corner of Lot 57, Section 8, Varsity Park and in the line of Thomas Fair; thence with the line of Thomas Fair N. 47° 50' 45" W. 235.00 feet to a point in the line of Moore-Hill Estates; thence with the line of said Moore-Hill Estates N. 42° 09' 15" E. 228.29 feet to a point at the southerly end of North Pickett Street as shown on the Plat of Subdivision of Section 8, Varsity Park; thence running across the dead end of said North Pickett Street and continuing with the southwesterly line of Lot 87, of the said Section 8, Varsity Park, S. 47° 50' 45" E. 233.08 feet to a point in the northwesterly line of Lot 58, of the said Section 8, Varsity Park; thence with the northwesterly line of said Lot 58 in part and continuing with the line of the aforementioned Lot 57 S. 39° 10' 00" W. 228.60 feet to the point of beginning, containing 52,288 square feet.

SUBJECT TO Deeds of Trust recorded in Deed Book 610 at page 373; Deed Book 610 at page 377; Deed Book 610 at page 381 and Deed Book 614 at page 261 of the aforementioned land records.

This conveyance is made expressly subject to any and all easements, conditions, restrictions and agreements of record insofar as they may be lawfully applicable to the property hereby conveyed, and to such state of facts as are disclosed by the recorded plat above mentioned.

The said parties of the first part covenant that it has the right to convey the said land to said grantee; that the grantee shall have quiet possession of the said land, free from all encumbrances, except as hereinabove set forth; and that the said parties of first part will execute such further

be exercised at any time hereafter, and from time to time, without notice and without specifying any reason therefor, by filing for record in the office where this instrument is recorded a deed of such appointment. The party of the first part and the trustees herein named or that may hereafter be substituted hereunder expressly waive notice of the exercise of this power as well as any requirement for application to any court for the removal, appointment or substitution of any trustee hereunder.

Upon payment of the debt hereby secured and the interest thereon, and all other proper costs, charges and expenses as herein provided, the trustee shall release and reconvey said land and premises to the party of the first part, or the person entitled thereto, at the latter's own cost and expense.

Whenever in this instrument the context so requires, the masculine gender includes the feminine and/or neuter, the singular number includes the plural, and the plural number includes the singular, and the term "holder" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

The powers and duties imposed and conferred upon said trustees may be exercised, performed and discharged by them acting jointly, or by either of them acting severally, the exercise, performance and discharge of such powers and duties by either of them acting severally to have the same force and effect as if exercised, performed and discharged by them acting jointly.

WITNESS the following signature and seal:

Morris Katz (SEAL)
Morris Katz

STATE OF VIRGINIA)
) SS:
CITY OF ALEXANDRIA)

I, the undersigned, a Notary Public in and for the State and City, aforesaid, whose commission as Notary expires on the 6th day of May, 1969, do hereby certify that MORRIS KATZ, whose name is signed to the foregoing deed bearing date on the 30th day of June, 1965, has acknowledged the same before me in the City and State aforesaid.

Given under my hand and seal this 30th day of June, 1965.

Laura E. Taylor
Notary Public

VIRGINIA:

In the Clerk's Office of the Corporation Court of the City of Alexandria on *July 7, 1965* this deed was received and with the annexed certificate, admitted to record at *9:45* o'clock *A.M.*

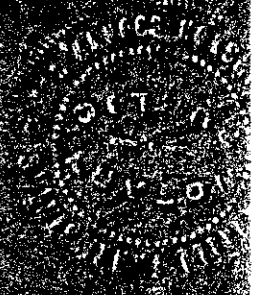
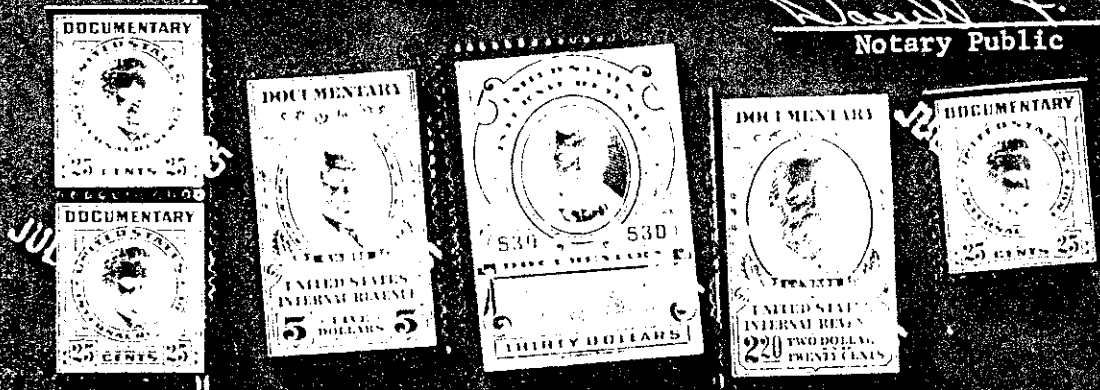
Teste: *Alvin W. Brink*

STATE OF VIRGINIA)
COUNTY OF *Arlington*) to-wit:

I, *David L. [Signature]* Notary Public in and for the *County* aforesaid, in the State of Virginia, whose commission expires on *Sept. 19, 1965* do hereby certify that BURTON E. EATON, President of SEVERN CONSTRUCTION COMPANY, INC. whose name is signed to the foregoing and hereunto annexed deed bearing date on the *15th* day of *June*, 1965 has acknowledged the same before me the *County* aforesaid as the act and deed of the said SEVERN CONSTRUCTION COMPANY, INC. and made oath before me in said county that the said deed is signed and acknowledged by due authority.

GIVEN under my hand and seal this *16th* day of *June*, 1965.

[Signature]
Notary Public



VIRGINIA:

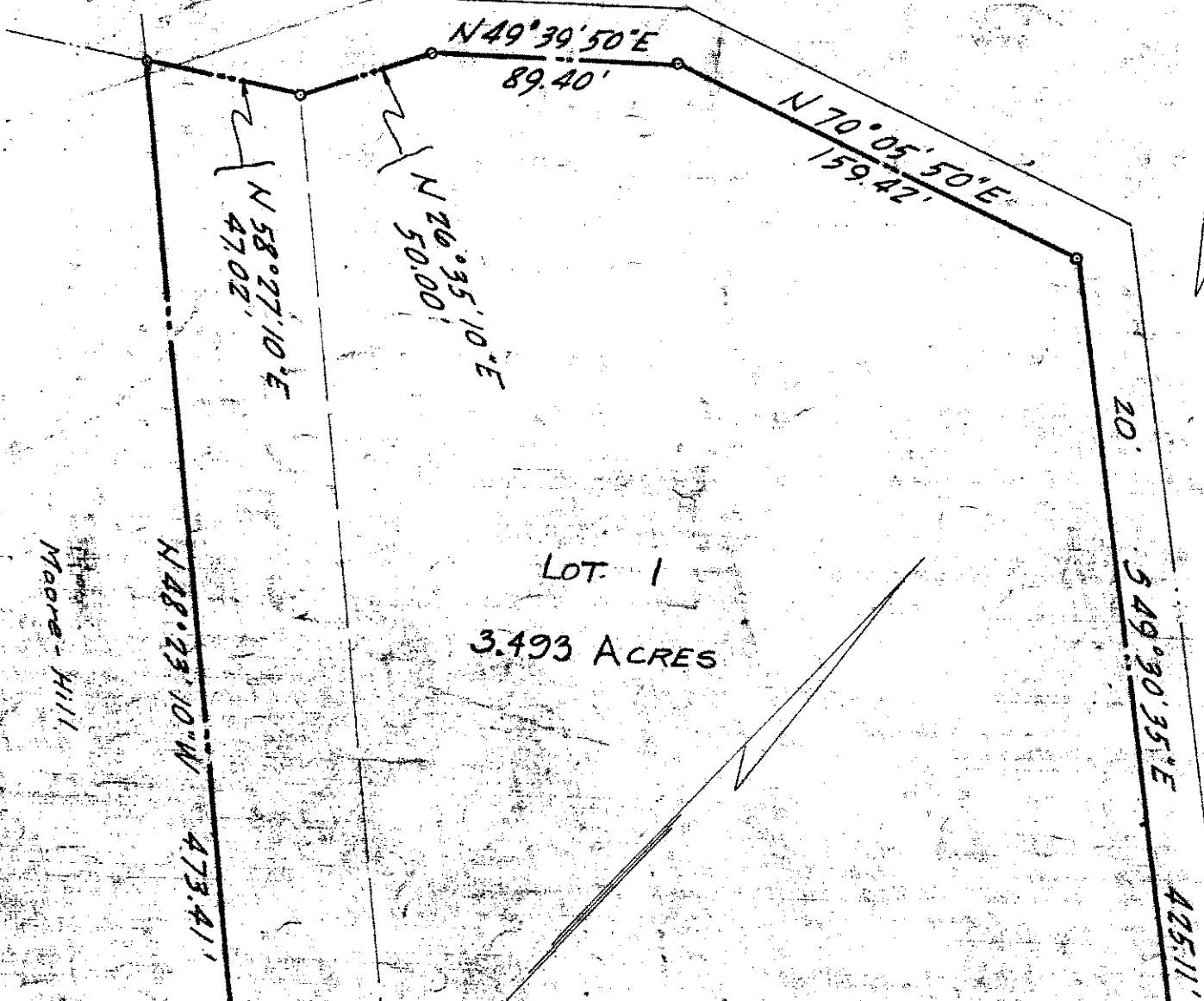
In the Clerk's Office of the Corporation Court of the City of Alexandria on *July 7, 1965* this deed was received and with the annexed certificate, admitted to record at *10:00* o'clock *A.M.*

Teste:

Alvin W. [Signature]

Clerk

Any provision contained herein which purports to restrict or affect the holding, occupancy, ownership, rental, lease or transfer of any interest on the basis of race, color, sex, religion, ancestry, national origin, familial status, age, sexual orientation or disability is invalid and unenforceable.



LOT 1
3.493 ACRES

Moore Hill

APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA
C. Weitzer
12/3/53
D.H. Cahill
BY

REAPPROVED 1/4/54 *D.H. Cahill*
372.79'

Thomas A. Fair
Seminary Rd.
Alexandria, Va

Karla Temple
UO-MAONNI Shrine
113 N. 51 Street St
Alexandria, Va

Betty V. Sharrill
2550 24th St
Arlington, Va

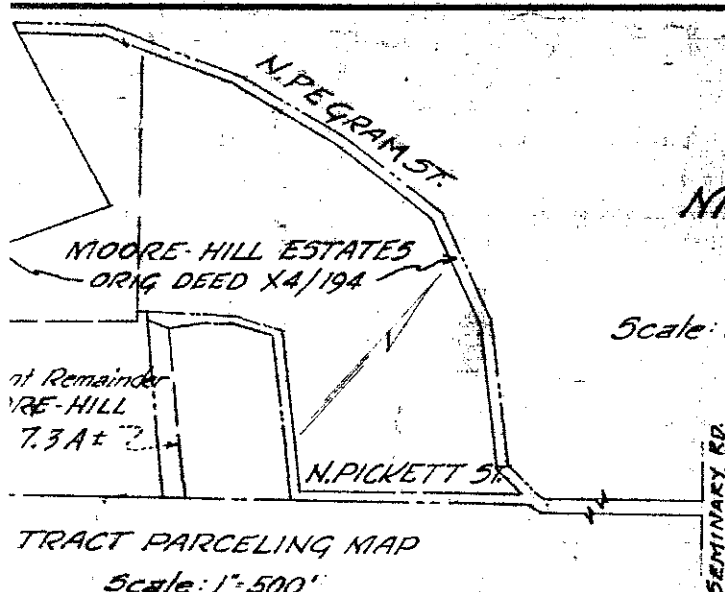
RELEASED 1/21/1955

PLAT
SECTION TWO
MOORE HILL ESTATES
ALEXANDRIA, VA.

Scale: 1"=60'

21 Oct 1953

CECIL J. CROSS
CERTIFIED ENGR & SURVEYOR
ALEXANDRIA, VA.



TRACT PARCELING MAP
Scale: 1"=500'

SURVEYORS CERTIFICATE

I hereby certify that I have carefully surveyed the parcel of land shown hereon and that it is correct to the best of my knowledge and belief; that it is the same land conveyed from Elmer L. Haberkorn & wife to V. Floyd & Mary F. Williams, Henry R. (III) & Marilyn M. Wharton, and John C. & Mary C. Watson by deeds dated Sept. 1953 and recorded in D.B. 364, p. 562 among the land records of the City of Alexandria Va., and the land conveyed from Mary N. White to Claude Moore by deed dated Mar. 17, 1937 and recorded in D.B. 512, p. 270, and the half interest conveyed from Claude Moore to Francis Powell Hill by deed dated July 17, 1949 and recorded in D.B. 703, p. 99 among the land records of Fairfax County Va. and is within the boundaries thereof; that iron pipe shown thus: \circ , have been placed as indicated.

Date: 21 Oct. 1953

Cecil J. Cross
Cecil J. Cross
Certified Engr & Surveyor

The above and foregoing subdivision as appears herein is with the free consent and in accordance with the desire of the undersigned owners.

Mary F. Williams
Mary F. Williams

Mary C. Watson
Mary C. Watson

V. Floyd Williams
V. Floyd Williams
3211 Old Dominion Dr.
Alexandria Va.

John C. Watson
John C. Watson
808 Prince St.
Alexandria Va.

Marilyn M. Wharton
Marilyn M. Wharton

Claude Moore
Claude Moore
1739 Eye St. N.W.
Washington D.C.

Henry R. Wharton III
Henry R. Wharton III
105 W. Linden St.
Alexandria, Va.

Francis Powell Hill
Francis Powell Hill
1608 70th St. N.W.
Washington D.C.

ZONE R-20

NO.	Δ	P	A	B	C	T	A	N	G	O	S	A	N	G	S	A	N	G
1	20°26'	100.00	35.66	18.02	35.57	159°52'30"E												
2	60°23'35"		105.41	58.19	100.59	57°22'22"E												



KENYA TEMPLE
UD-AOONIM SHIRINE
113 N. ST. ASAPH ST
ALEXANDRIA, VIRGINIA

BETTY V. STONEBURNER
2550 24TH RD. S.
ARLINGTON, VA

APPROVED BY *[Signature]*
3/15/55
REAPPROVED BY *[Signature]*
SCALE 1" = 60'

PLAT SECTION TWO
MOORE - HILL ESTATES
ALEXANDRIA, VIRGINIA
MARCH 25, 1955

DATE: MARCH 25, 1955
CECIL J. CROSS
CERTIFIED ENGR. & SURVEYOR

THE ABOVE AND FOREGOING SUBDIVISION AS APPEARS HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

Mary F. Williams
MARY F. WILLIAMS
3211 OLD DOMINION DR. ALEXANDRIA, VA

Henry R. Wharton III
HENRY R. WHARTON III
105 W. LINDBEN ST. ALEXANDRIA, VIRGINIA

John C. Watson
JOHN C. WATSON
808 PRINCE ST. ALEXANDRIA, VIRGINIA

ZONE R 30

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2002-0049

PROJECT NAME: Pickett's ~~Gap~~ RIDGE
PROPERTY LOCATION: 1 Buzzard's Gap

TAX MAP REFERENCE: 39.00 02 06 ZONE: R-20 Residence

APPLICANT Name: Sutton Building Corporation
Address: 502 Lloyd Lane, Alexandria, VA 22302

PROPERTY OWNER Name: Thomas A. Fain and Ruth M. Fain
Address: 1340 S. Ocean Blvd. #1804
Pompano Beach, Fla 33062

SUMMARY OF PROPOSAL: Development Special Use Permit with Site Plan to resubdivide the property the property into two (2) outlots and to construct two (2) single family dwellings on outlots.

MODIFICATIONS REQUESTED: None

SUP's REQUESTED: Section 7 -1007 - Special Use Permit to construct single family dwellings on outlot subdivision.

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

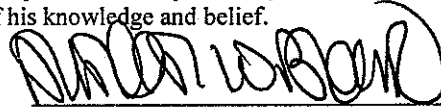
THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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 knowledge and belief.

Land, Clark, Carroll, Mendelson & Blair, P.C.

By Duncan W. Blair, Esquire

Print Name of Applicant or Agent



Signature

524 King Street

Mailing/Street Address

(703) 836-1000

Telephone #

(703) 549-3335

Fax #

Alexandria, VA 22314

City and State

Zip Code

November 18, 2002

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid & Date: \$ _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: 03/04/03 RECOMMEND APPROVAL 6-1

ACTION - CITY COUNCIL: 3/15/03PH--See attached.

PICKETT'S GAP RIDGE

12

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

12. DEVELOPMENT SPECIAL USE PERMIT #2002-0049
1 BUZZARD'S GAP
PICKETT'S RIDGE

Public Hearing and Consideration of a request for a development special use permit, with site plan and subdivision, to construct single-family dwellings; zoned R-20/Residential. Applicant: Sutton Building Corporation, by Duncan W. Blair, attorney.

COMMISSION ACTION: Recommend Approval 7-0

In the future, Councilwoman Eberwein would like to see more coordination between Planning and Zoning and Parks and Recreation staffs with regard to open space and pedestrian access and that input be provided to the Planning Commission and Council. Ms. Eberwein noted that we're looking for creative ways to get open space for citizens and that open space may come in the package of private parcels.

City Council approved the Planning Commission recommendation, as amended, by the addition of new condition no. 51 to read: "51. The subject site shall not be resubdivided beyond the two lots being created under this development site plan.", and the deletion of condition no. 42.

Council Action: _____

13. MASTER PLAN AMENDMENT #2003-0002
REZONING #2003-0001
TEXT AMENDMENT #2003-0001

Public Hearing and Consideration of amendments to the 1992 Master Plan and Zoning Ordinance as follows:

- (1) consideration of adding the Eisenhower East Small Area Plan including CDD Guidelines;
- (2) consideration of an amendment to the King Street/Eisenhower Avenue Metro Station Small Area Plan chapter of the 1992 Master Plan to remove the land area from that plan now covered by the Eisenhower East Small Area Plan;
- (3) consideration of adoption of amended zoning maps to reflect the Eisenhower East coordinated development district (CDD); and
- (4) consideration of amendments to Section 5-602 of the Alexandria Zoning Ordinance with respect to CDD #2, and a new CDD #11.

Staff: Department of Planning and Zoning, Eileen Fogarty, Director; Kimberley Fogle, Chief, Neighborhood and Community Planning.

COMMISSION ACTION: Recommend Approval 7-0

SPEAKER'S FORM

12
3-15-03

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

DOCKET ITEM NO. 12

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: DUNCAN W BLAIR
2. ADDRESS: SAY KING ST.
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? SOUTH Bldg. Corp.
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
ATTORNEY
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL? YES NO

This form shall be kept as a part of the Permanent Record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

Additional time, not to exceed 15 minutes, may be obtained with the consent of the majority of the Council present, provided that notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at Public Hearing Meetings, and not at Regular Meetings. Public Hearing Meetings are usually held on the Saturday following the second Tuesday in each month; Regular Meetings are regularly held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item can be waived by a majority vote of Council members present, but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at Public Hearing Meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a Public Hearing Meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- No speaker will be allowed more than 5 minutes, and that time may be reduced by the Mayor or presiding member.
- If more than 6 speakers are signed up or if more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30-minute public discussion period.
- If speakers seeking to address Council on the same subject cannot agree on a particular order or method that they would like the speakers to be called, the speakers shall be called in the chronological order of their request forms' submission.
- Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.