



DOCKET ITEM #5
Subdivision #2015-0006
310 & 312 Beverley Drive

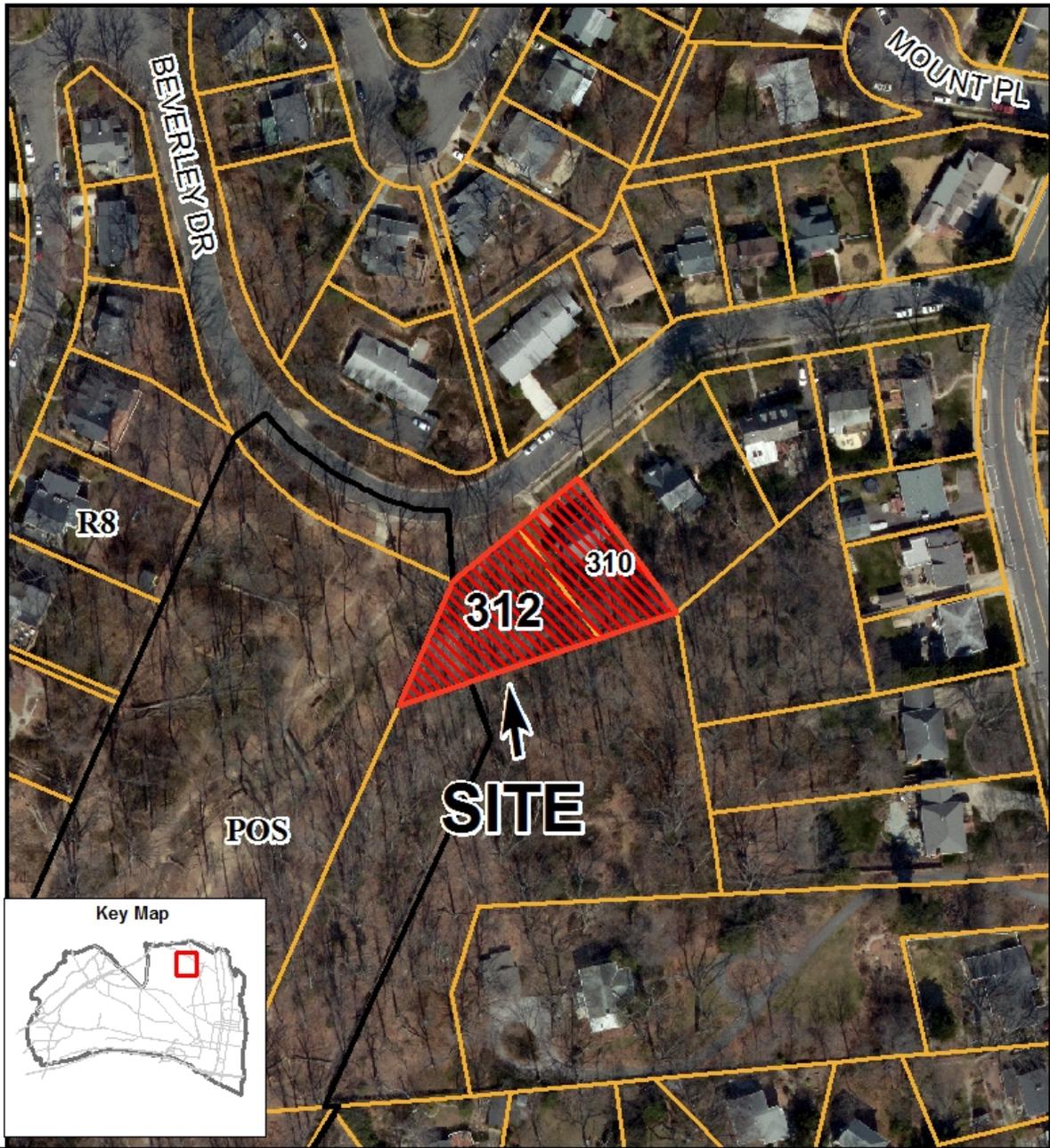
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Public hearing and consideration of a request for a subdivision.	Planning Commission Hearing:	October 6, 2015
	Approved Plat must be recorded by:	April 6, 2017
Address: 310 & 312 Beverley Drive	Zone:	R-8/Residential Single-family
Applicant: Betty Mills	Small Area Plan:	North Ridge/Rosemont

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

Staff Reviewers: Ann Horowitz, Urban Planner, ann.horowitz@alexandriava.gov



SUB #2015-0006
310 & 312 Beverley Drive



I. DISCUSSION

The applicant, Betty Mills, requests approval to resubdivide two existing lots through a lot line adjustment at 310 and 312 Beverley Drive.

SITE DESCRIPTION

The subject sites are two lots of record. The lot at 310 Beverley Drive (existing lot #9) has approximately 64 feet of frontage on Beverley Drive and a total lot area of 8,413 square feet. It is developed with a two-story dwelling.



The lot at 312 Beverley Drive (existing lot #10) has approximately 135 feet of frontage on Beverley Drive and a total lot area of 12,256 square feet. It is undeveloped.



Single-family residences surround the subject sites. Conservation land borders the rear of the properties and Monticello Park abuts 312 Beverley Drive to the west and south.

BACKGROUND

The subject parcels are located in the Echowood subdivision. The same family has owned the lots since 1949, when the dwelling was constructed. Approximately 45 percent of the land in existing lot #9 (310 Beverley Drive) is located in a Resource Protection Area (RPA). The existing lot #10 (312 Beverley Drive) is also designated as an RPA, with the exception of approximately 465 square feet in the southeast corner of the lot.

City Council adopted the 2004 Open Space Priorities Report, which identified 312 Beverley Drive as a priority open space site given its location next to Monticello Park and to conservation land (Figure 1). The addition of this parcel to Monticello Park would increase open space and expand a natural resource and recreational area. Moreover, the addition of the 312 Beverley Drive lot would expand the area, which is a critical migratory stop for several types of warblers and other rare bird species.

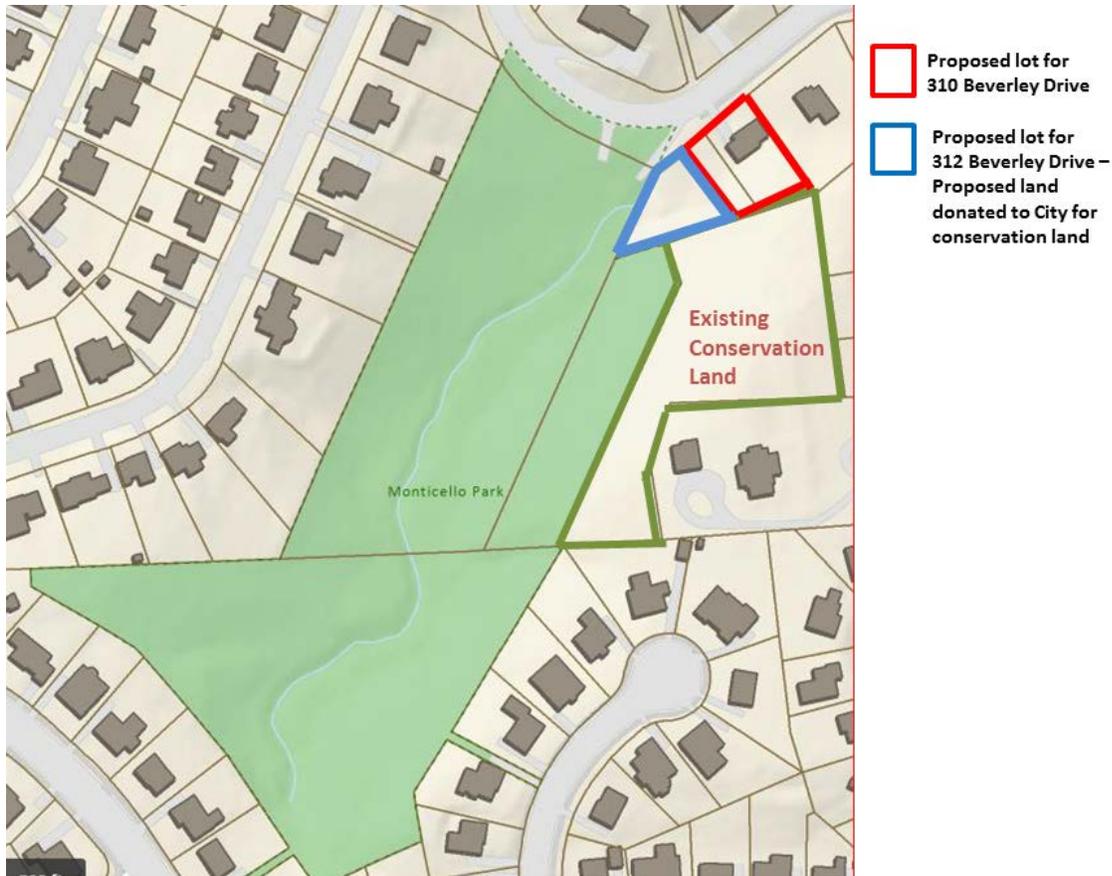


Figure 1: Conservation and park land adjacent to proposed parcels

PROPOSAL

Betty Mills requests approval to resubdivide two lots through a lot line adjustment at 310 and 312 Beverley Drive (Figure 2). The applicant proposes to expand Proposed Lot 500 (310 Beverley Drive), which contains the existing dwelling. The area for this new lot would measure 11,233 square feet. It would have a lot frontage of 91 feet on Beverley Drive and a lot width of 91 feet.

Further, she proposes to donate the other lot, Proposed Lot 501 (312 Beverley Drive), to the City as conservation land. This lot would measure 9,205 square feet and have a lot frontage of 49 feet on Beverley Drive and a width of 103 feet.



Figure 2: Preliminary Subdivision Plat

ZONING / MASTER PLAN DESIGNATION

The property is located in the R-8 / Single-Family zone. Both proposed lots meet minimum lot size, frontage, and width requirements for single-family dwellings or for public park use in the R-8 zone. The existing dwelling also would continue to meet minimum setback and FAR requirements for the R-8 zone (Table 1). The property is located within the North Ridge / Rosemont Small Area Plan Chapter of the Alexandria Master Plan, which designates the properties for uses consistent with the R-8 zone.

Table 1: Zoning Analysis

	Existing	Minimum Required	Proposed	
			Lot 500 (#310)	Lot 501 (#312)
Lot Size	8,413 Sq. ft. (#310)	8,000 sq. ft.	11,233 sq. ft.	9,205 sq. ft.
	12,0256 sq. ft. (#312)			
Lot Frontage	64 feet (#310)	40 feet	91 feet	49 feet
	135 feet (#312)			
Lot Width	91 feet (#310)	65 feet	91 feet	103 feet
	103 feet (#312)			
#310 Side Yard (West)	12 feet (to garage) 23 feet (to dwelling)	1:2 ratio / 8' min = 17 feet	37 feet (to garage) 47 feet (to dwelling)	
#310 Side Yard (East)	8 feet	1:2 ratio / 8' min = 8 feet	8 feet	
FAR	0.21*	0.35	0.16*	

* Estimated FAR. No deductions taken except for basement.

SUBDIVISION STANDARDS

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

Sections 11-1706 and 11-1709 address technical subdivision requirements; Section 11-1710(D) requires that all lots meet zone requirements; and Section 11-1710(B) states that subdivided lots “shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original

III. RECOMMENDED CONDITIONS

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

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)
2. The final plat shall include the Surveyors Certification and plat title to indicate subdivision of the existing lots. (P&Z)
3. The locations of all easements and reservations shall be depicted on the final subdivision plat. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements. (P&Z) (T&ES)
4. Subsequent to the approval of the subdivision, the applicant shall establish an iron pipe (IP) at the new property corners (northwest and southwest). (T&ES)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services,
Department of Planning and Zoning;
Ann Horowitz, Urban Planner

Staff Note: This plat will expire 18 months from the date of approval (April 6, 2017) unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements. (T&ES)
- R-2 Subsequent to the approval of the subdivision, the applicant shall establish an iron pipe (IP) at the new property corners (northwest and southwest). (T&ES)
- C-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- C-2 Any future development/redevelopment on the subdivided lots shall provide adequate storm water outfall per the requirements of Article XI of Alexandria Zoning Ordinance. (T&ES)
- C-3 The development and redevelopment of the subdivided lots shall not adversely impact the storm water drainage or create a nuisance on the public and private properties. (Sec. 5-6-224) (T&ES)
- C-4 Any future development/redevelopment on the subdivided lots shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII and the applicable laws of the Commonwealth of Virginia at the time of submission of the first final plan for storm water management regarding water quality and quantity control. (T&ES)
- C-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

Code Enforcement:

No comments received

Health Department:

No comments received

Parks and Recreation:

No comments

Archaeology:

F-1 Because this project involves no ground disturbance, no archaeological action is required.

Fire:

No comments

Police Department:

No comments received

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

- the Owner
- Contract Purchaser
- Lessee or
- Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Martha M. Mills Trust - 100%

2404 Davis Avenue
Alexandria, VA 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.

Duncan Blair, attorney
(but I am doing most of the work myself)

OWNERSHIP AND DISCLOSURE STATEMENT 8/25/2015

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Betty Mills,	2404 Davis	Trust - 100%
2. executor	Avenue	
3. Martha M. Mills TR	Alex 22302	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 310 and 312 Beverley Drive (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Martha M.	2404 Davis	100%
2. Mills TR	Avenue	
3.	Alex 22302	

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Betty Mills	NONE	NONE
2. Martha M.		
3. Mills TR	NONE	NONE

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

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

7/28/15
Date

Betty Mills
Printed Name

Betty Mills
Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: subdivision of 312 Beverley Drive

PROJECT ADDRESS: 312 Beverley Drive Alex 22305

DESCRIPTION OF REQUEST: subdivision of 312 Beverley Drive
Twenty Five Feet would be added to 310 Beverley Drive
Remainder of 312 Beverley Drive would be donated
to the city.

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

Date: 7/28/15

Applicant

Agent

Signature: Betty Mills

Printed Name: Betty Mills

1. DISCUSSION

The applicant, Betty Mills, executor of the estate of Martha M. Mills, requests approval to subdivide 312 Beverly Drive, an undeveloped lot adjacent to Monticello Park. Under the proposal, 25 feet would be added to the adjacent 310 Beverly Drive property. The remainder of 312 Beverly Drive would be donated to the city as a buffer/addition to Monticello Park.

SITE DESCRIPTION

The subject property involves two lots of record with 91.34 feet of frontage at 310 Beverly Drive, and 49.35 feet of frontage at 312 Beverly Drive. They are identified on the city tax map as 014.04-13-37 and 38.

The lot at 312 Beverly Drive is undeveloped. The lot at 310 Beverly Drive is developed with a single-family dwelling. The 310 Beverly Drive property has a curb cut for a driveway

The 312 property includes a portion of the creek bed, a berm and other flood control measures built by the city. It also includes a utility pole.

BACKGROUND

The 310 and 312 properties consist of two lots bought in 1949 by Mr and Mrs A P Mills Both are now deceased, and applicant is the heir and executor of the estate. At the time of purchase, there was only one other house on Beverly Drive. The Mills property bordered a very thick woods and a creek. Many years later, the city thinned out the trees and created Monticello Park. It is a site that migratory warblers visit each fall and spring, along with dozens of birdwatchers.

Beginning with the first year of occupancy, the Mills family suffered many serious floods when heavy summer rainstorms caused the creek to swell and overflow its banks. The most severe flood occurred in 1960, when water from the creek became a raging torrent that went down the driveway at 310 Beverly Drive and completely filled the basement. The force of the water broke through the basement windows. Another very serious flood inundated the basement in 1970. Other neighbors on Russell Road also got floodwater from the creek in their basements.

After many pleas from the owner, the city constructed a protective berm to control flooding (exact date unknown, but it was probably in the 1970s). In 1995, the city Department of Transportation and Environmental Services altered the spillway from the head wall structure. This resulted in water flowing down the driveway at 310 Beverly Drive again, the first flood in more than 20 years. The city carried out this work despite the protests of the property owner, Martha Mills. After much discussion, the city subsequently restored the spillway to its previous configuration and enhanced the berm.

In recent years, significant flooding has not occurred. However, in the current summer of 2015, a recent day of very heavy rain caused the creek to overflow and run down Beverly Drive. Debris was carried down the street and into Russell Road. A small amount of water ran down the driveway at 310 Beverly Drive and flowed into the garage, but did not penetrate the basement.

DISCUSSION

The current owner wishes to donate the parcel of land at 312 Beverly Drive to the city. This will add a small amount of taxable land to the 310 Beverly Drive property. In addition to adding park land, the gift negates the need for a maintenance easement, and protects wildlife habitat. Donation of the land at 312 Beverly Drive will eliminate any possibility of development of the property. The proposed subdivision conforms to the character of the neighborhood. No existing trees are affected. No utilities will be altered. The habitat for the native and migratory wildlife is improved by this gift of land.

Monticello Park Creek Flood – 1/19/1996



Upstream view - Water receding – line between snow and dirt indicates flood level



Mr. O’Kane curb



Note path etched by flood water



View from lower elevation – note debris in street



Flood waters entered garage



Flood water ran beneath door into basement level – note water level line on wall



Basement Flooding



Creek overflowed again on 11/8/1996 and again on 5/25/1997

NOTES:

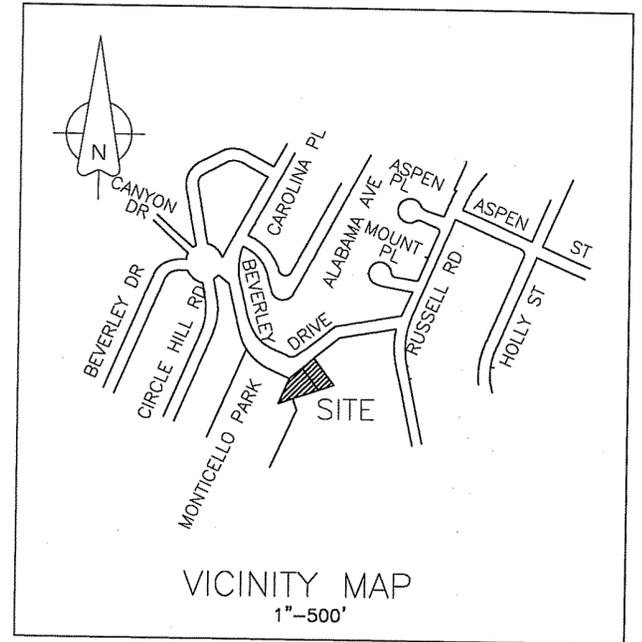
1. NO TITLE REPORT FURNISHED.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 014.04-13-37 & 38.
3. BOUNDARY INFORMATION SHOWN HEREON IS A COMPILATION OF DEEDS AND PLATS AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY BY THIS FIRM.
4. THE PROPERTY SHOWN HEREON ARE ZONED R-8.
MINIMUM LOT FRONTAGE = 40 FEET, MINIMUM LOT WIDTH = 65 FEET (INT.), 80 FEET (CORNER)
MINIMUM LOT AREA ALLOWED = 8,000 SQUARE FEET
5. THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FEMA PANEL #5155190029E DATED JUNE 16, 2011. (USGS DATUM NAVD88)
6. CERTIFICATE OF TITLE: THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF MARTHA M. MILLS TR., INSTR. #090021473 (LOT 10) AND DB 1403 PAGE 403 (LOT 9) AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
7. PROPERTY CORNERS SHALL BE SET BY A LAND SURVEYOR LICENSED WITHIN THE COMMONWEALTH OF VIRGINIA.
8. THERE ARE NO KNOWN AREAS THAT CAN REASONABLY BE EXPECTED TO OR WHICH DO CONTAIN SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO HEAVY METALS, PETROLEUM PRODUCTS, PCB PESTICIDES, FLYASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS ON THIS SITE.
9. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS SITE.
10. THIS SITE IS NOT KNOWN TO BE LOCATED WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP, OR DISPOSAL AREA.
11. THIS SITE IS NOT KNOWN TO HAVE AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
12. THERE ARE NO PROPOSED STREETS WITH THIS PLAT.
13. THIS SITE SHALL HONOR ALL NATURAL DRAINAGE DIVIDES AND SHALL SHEET FLOW TO THE PUBLIC RIGHT-OF-WAY AND TO THE REAR OF THE SITE. THERE IS STORM SEWER LOCATED ON-SITE WHICH OUTFALL POINT CANNOT BE DETERMINED.
14. NO TREES ARE PROPOSED TO BE REMOVED WITH THIS PLAT.
15. THIS SITE DOES NOT CONTAIN ANY RESOURCE PROTECTION AREAS (RPA'S) AS PER THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA MAP. THERE ARE NO KNOWN ON-SITE OR ADJACENT STREAMS OR RPA COMPONENTS THAT WOULD SUGGEST AN RPA EXTENDS ONTO THE SITE.
16. THERE IS NO EVIDENCE OF ANY GRAVE OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS SITE.
17. THESE LOTS UTILIZE THE EXISTING SANITARY SEWER AND WATER LOCATED WITHIN THE BEVERLEY DRIVE RIGHT-OF-WAY.

AREA TABULATION

EXISTING LOT AREA = 20,438 SF OR 0.4692 ACRES
 MINIMUM LOT AREA REQUIRED (R-8) = 8,000 SF

EX. LOT 9 (#310) =	8,413 SF
EX. LOT 10 (#312) =	12,025 SF
<hr/>	
NEW LOT 500 (#310) =	11,233 SF
NEW LOT 501 (#312) =	9,205 SF
<hr/>	
TOTAL =	20,438 SF

(THE SITE CURRENTLY CONTAINS TWO EXISTING LOTS WITH A SINGLE-FAMILY DWELLING. THE PLAT IS PROPOSING NO ADDITIONAL BUILDING LOTS FOR A TOTAL OF TWO LOTS. PLAT IS FOR BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 9 & 10)



OWNER / APPLICANT

MARTHA M. MILLS TR.
 310 BEVERLEY DRIVE
 ALEXANDRIA VA 22305

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IS IT CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF PART (OR ALL) OF THE LAND CONVEYED BY ADELBERT P. MILLS ET. UX. TO MARTHA M. MILLS TR. BY DEED DATED 11/13/1992 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT DEED BOOK 1403 PAGE 403 (LOT 9) AND MARTHA M. MILLS TO MARTHA M. MILLS TR. BY DEED DATED 10/15/2009 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN INSTR. #0900151473 (LOT 10) AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED; EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.



SUB #2015-0006
 Application Materials
 8/25/2015



ALEXANDRIA SURVEYS, LLC
 1229 GARRISONVILLE ROAD #104, STAFFORD VA. 22556
 TEL. NO. 703-636-1313 FAX NO. 703-636-4266

SHEET 1 OF 2
 PRELIMINARY SUBDIVISION PLAT
 LOTS 500 & 501 OF THE RESUBDIVISION OF
 LOTS 9 & 10, BLOCK 3, SECTION 2
ECHOWOOD
 DEED BOOK 258 PAGE 42
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: AS NOTED DATE: 07-27-15

**OUTLOT B
BLK 3 SEC 3
ECHOWOOD**

TM# 014.04-13-44
BAKS MICHAEL J
304 BEVERLEY DR
ALEXANDRIA VA 223051704
INST. #120019159

**OUTLOT 1A
RESUB PAR 1 SEC 3
ECHOWOOD**

TM# 014.04-13-49
KUST MONTIE CLAIRE TR
3104 RUSSELL RD
ALEXANDRIA VA 22305
INST. #060003464

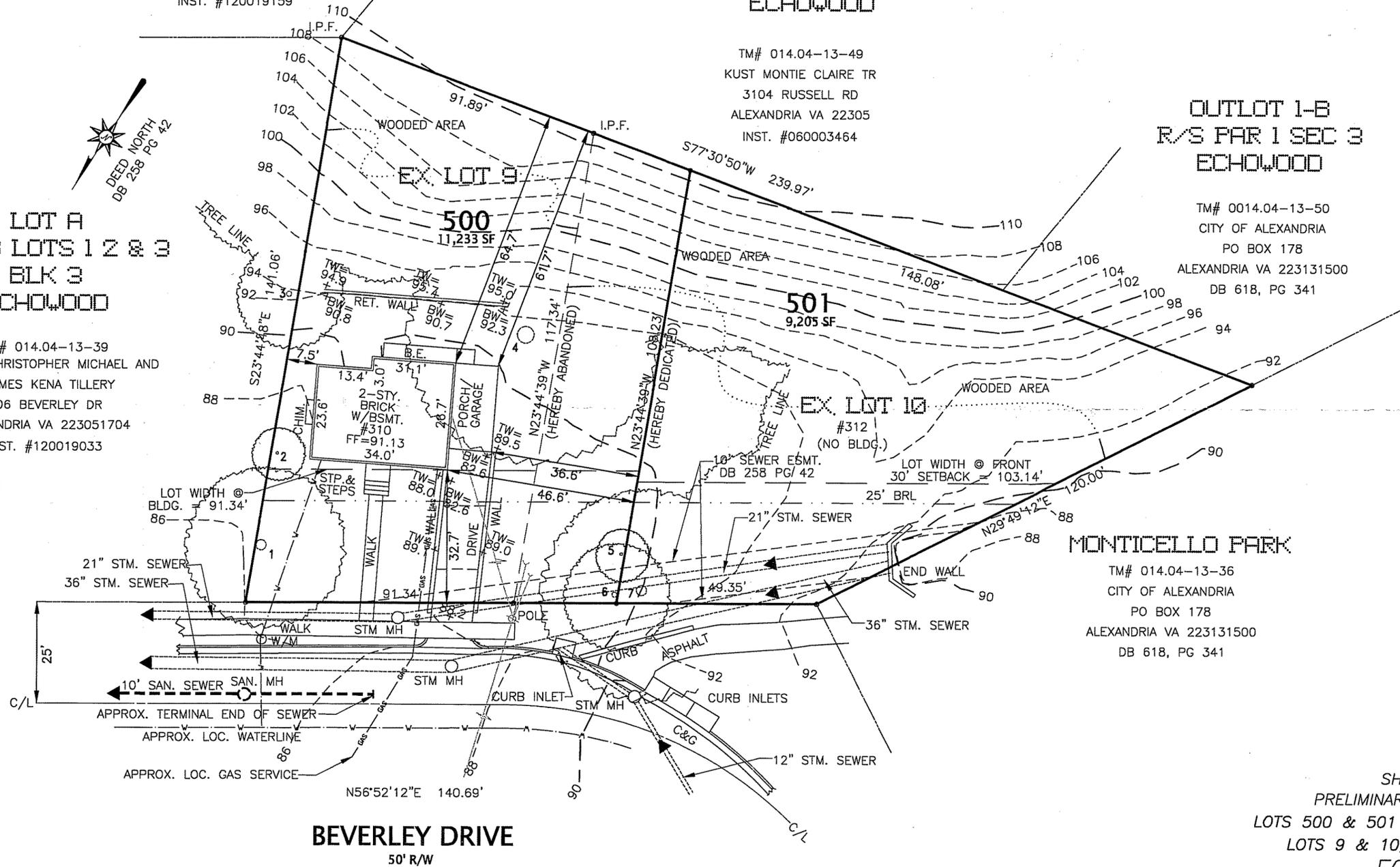
**OUTLOT 1-B
R/S PAR 1 SEC 3
ECHOWOOD**

TM# 0014.04-13-50
CITY OF ALEXANDRIA
PO BOX 178
ALEXANDRIA VA 223131500
DB 618, PG 341

**LOT A
RESUB LOTS 1 2 & 3
BLK 3
ECHOWOOD**

TM# 014.04-13-39
HOLMES CHRISTOPHER MICHAEL AND
HOLMES KENA TILLERY
306 BEVERLEY DR
ALEXANDRIA VA 223051704
INST. #120019033

- TREE LEGEND**
1. 24" SWEETGUM
 2. 4" REDBUD
 3. 10" MAPLE
 4. 48" MAPLE
 5. 8" DOGWOOD
 6. 12" POPLAR
 7. 36" OAK

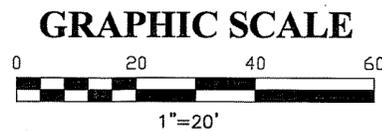


APPROVED CITY PLANNING COMMISSION ALEXANDRIA, VA	
DATE	CHAIRMAN
DATE	DIRECTOR OF PLANNING
PUBLIC IMPROVEMENT BOND(S) APPROVED	
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1229 GARRISONVILLE ROAD #104, STAFFORD VA. 22556
TEL. NO. 703-636-1313 FAX NO. 703-636-4266

NOTES:

1. NO TITLE REPORT FURNISHED.
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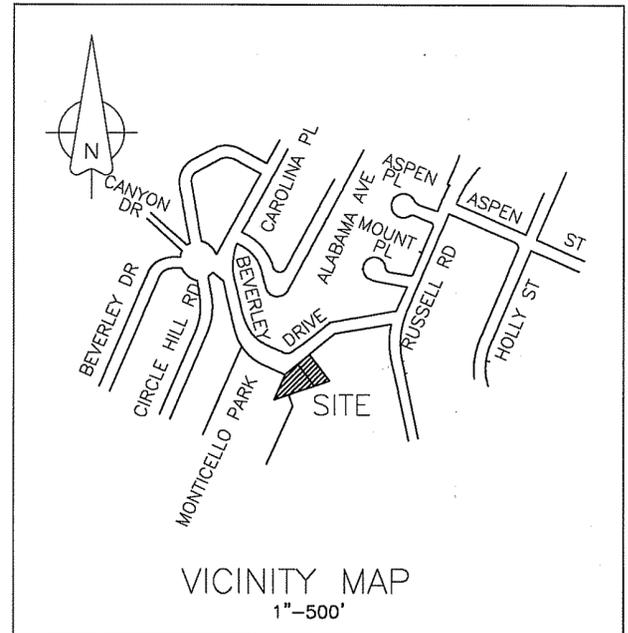
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 ALEXANDRIA VA 22305

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 ALEXANDRIA, VA

DATE _____ CHAIRMAN

DATE _____ DIRECTOR OF PLANNING

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TM# 014.04-13-49
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INST. #060003464

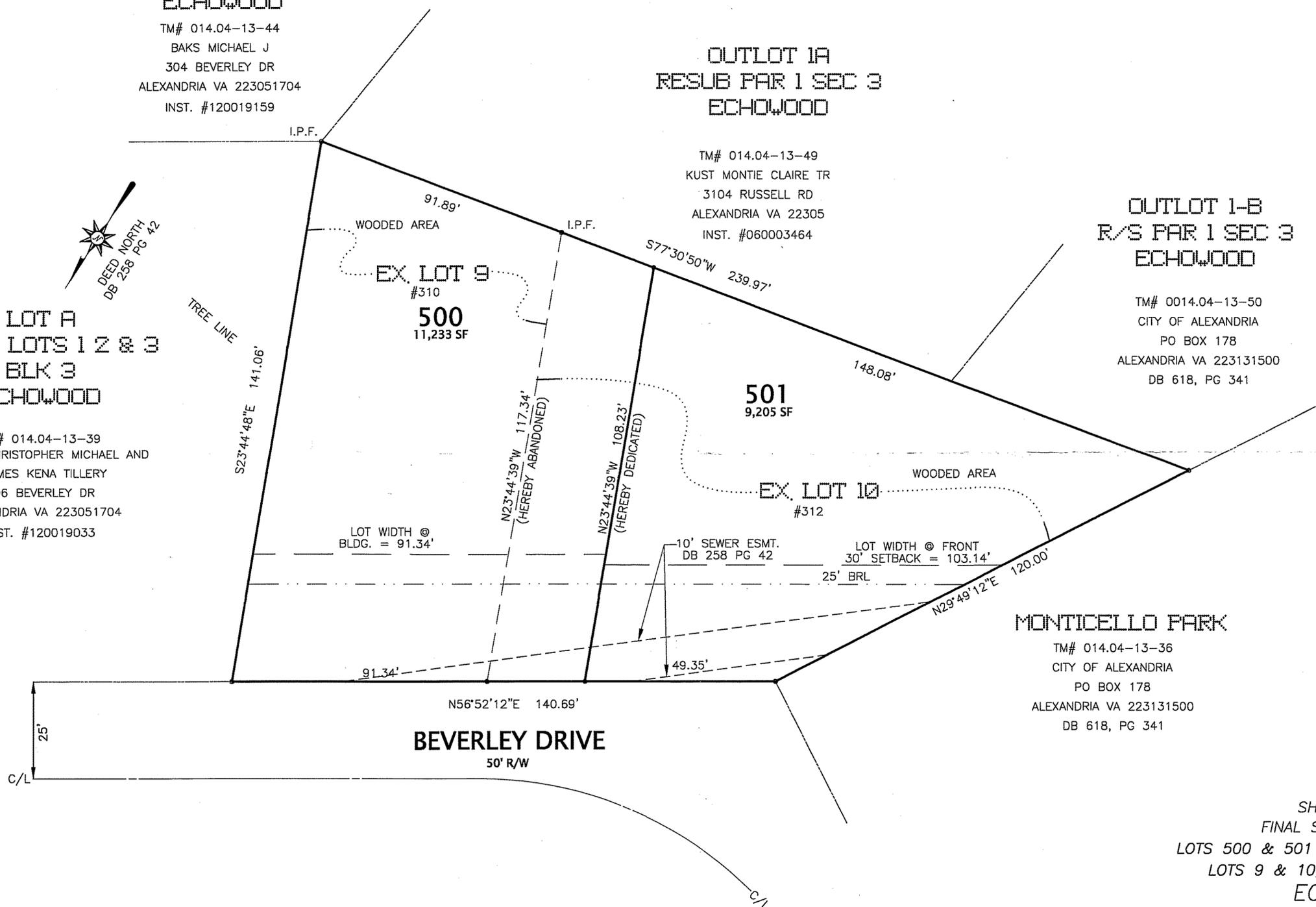
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 3. 10" MAPLE
 4. 48" MAPLE
 5. 8" DOGWOOD
 6. 12" POPLAR
 7. 36" OAK



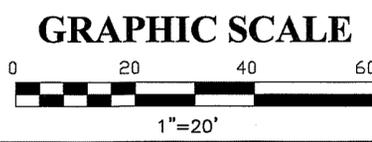
APPROVED CITY PLANNING COMMISSION ALEXANDRIA, VA	
DATE	CHAIRMAN
DATE	DIRECTOR OF PLANNING
PUBLIC IMPROVEMENT BOND(S) APPROVED	
DATE	DIRECTOR T.&E.S.

MONTICELLO PARK
TM# 014.04-13-36
CITY OF ALEXANDRIA
PO BOX 178
ALEXANDRIA VA 223131500
DB 618, PG 341



SHEET 2 OF 2
FINAL SUBDIVISION PLAT
LOTS 500 & 501 OF THE RESUBDIVISION OF
LOTS 9 & 10, BLOCK 3, SECTION 2
ECHOWOOD
DEED BOOK 258 PAGE 42
CITY OF ALEXANDRIA, VIRGINIA
SCALE: AS NOTED DATE: 07-27-15

SUB #2015-0006
Application Materials
8/25/2015



ALEXANDRIA SURVEYS, LLC
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TEL. NO. 703-636-1313 FAX NO. 703-636-4266