

DOCKET ITEM #4
Special Use Permit #2018-0117
3225 Colvin Street
DC Poultry Market Corporation

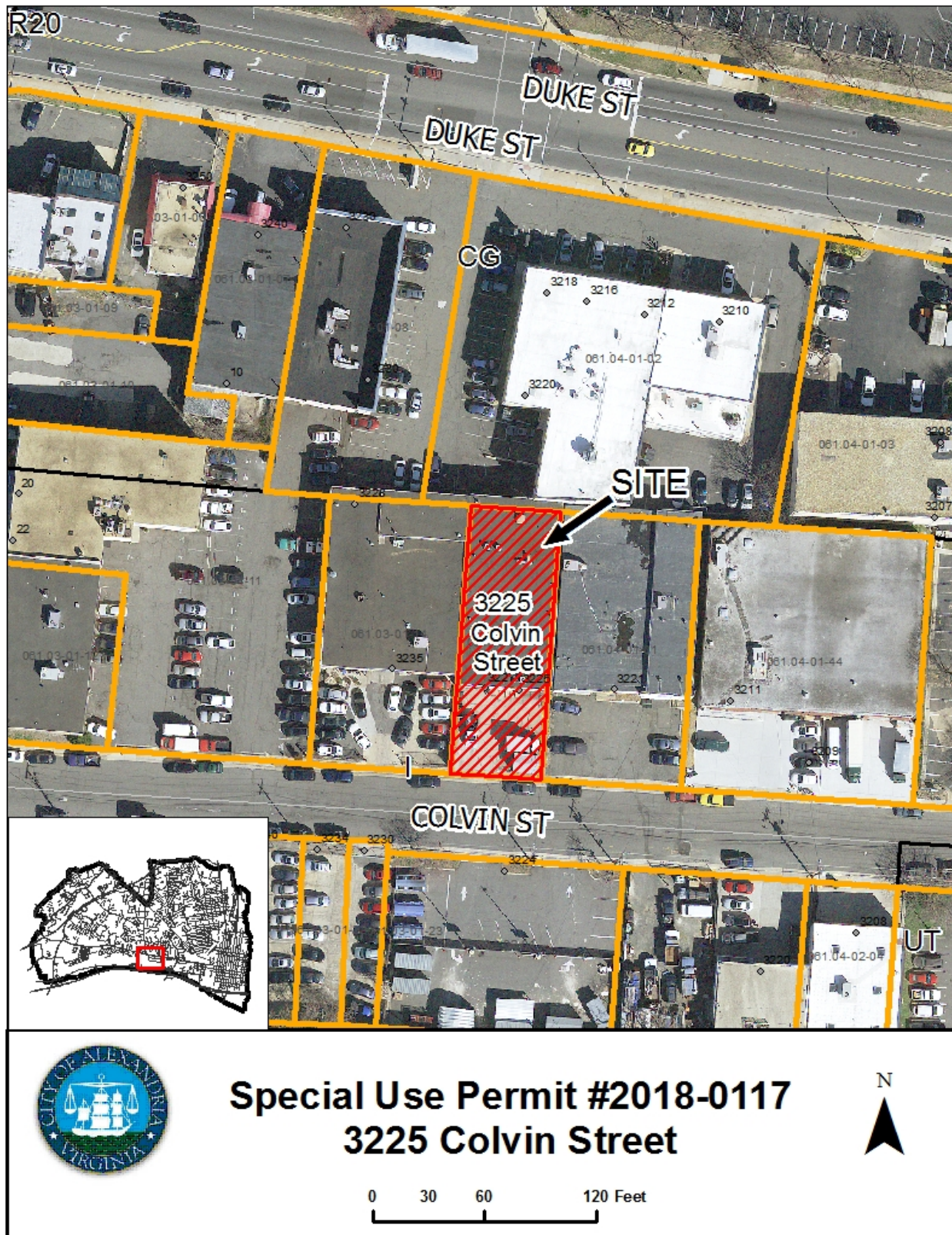
CONSENT AGENDA ITEM

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 special use permit to operate a retail shopping establishment and a butchery with live poultry.	Planning Commission Hearing:	March 5, 2019
	City Council Hearing:	March 16, 2019
Address: 3225 Colvin Street	Zone:	I / Industrial Zone
Applicant: DC Poultry Market Corporation	Small Area Plan:	Taylor Run/Duke Street

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

Staff Reviewer: Chrishaun Smith, CZA, Urban Planner, shaun.smith@alexandriava.gov



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, DC Poultry Market Corporation, requests Special Use Permit approval to operate a retail shopping establishment and a butchery with live poultry at 3225 Colvin Street.

SITE DESCRIPTION

The subject property is one lot of record with 50 feet of frontage on Colvin Street, a depth of 145 feet and a lot area of 7,250 square feet. The lot is developed with a one-story commercial building, which is comprised of one tenant space with a loading dock. The property is surrounded by a mixture of low-scale commercial and industrial uses.



Figure 1: Façade View

BACKGROUND

According to Real Estate Assessments, the building was constructed in 1963, with multiple light industrial tenants occupying this space periodically since its construction. Prior to the adoption of the 1992 Zoning Ordinance, the property was zoned I-1, industrial. There have been no prior special use permits approved for the property.

PROPOSAL

The applicant, DC Live Poultry Market Corporation, requests SUP approval to operate a retail shopping establishment and a butchery with live poultry in a building of 5,245 square feet. DC Live Poultry Market Corporation, a family-owned operation which was founded as Saba Live Poultry in 1998, operates at 14 locations nationwide, including several locations in New York, Connecticut, Pennsylvania, California, and Florida. According to the business plan for the establishment, the applicant would operate a butcher shop where the halal method of meat preparation would be applied using live poultry.

The space for the operation of the business will be compartmentalized into sections based on the business functions. Approximately 864 square feet of the space would be used for customer interaction, with a waiting area, counter and office. Upon entry, a customer would be guided to the rear of the building, where the live poultry would be warehoused. Customers would select their animal of choice and proceed to the waiting area. Subsequently, the selected animal would be moved to the processing area. After the animal has been processed, it would be brought to the

customer waiting area for review and payment by the customer.

Elements of the applicant's proposal are:

<u>Hours of Operation:</u>	8 a.m. to 8 p.m., daily
<u>Customers:</u>	Approximately 30-50 per day
<u>Supply Delivery Hours:</u>	6 a.m. to 10 a.m., three times per week
<u>Employees:</u>	Three to five employees per day
<u>Delivery:</u>	No customer delivery service will be offered.
<u>Noise:</u>	Typical retail shopping establishment noise to be expected. All poultry shall be located at all times within the interior of a concrete block building with no windows.
<u>Trash/Litter:</u>	Up to one hundred pounds of trash would be generated each day and would be stored inside the building. The applicant would remove the trash from the tenant space daily. All biodegradable materials would be stored inside the building in designated refrigerated sections to prevent odor and contamination. All biodegradable waste would be removed daily by an independent disposal company. In addition, the applicant would maintain the area surrounding the store and pick up litter in the front and rear of the property.

PARKING

The subject property is located within the Enhanced Transit Area and is subject to the parking standards of Section 8-200(A)(16)(a) for retail shopping establishments and other similar uses. Pursuant to this section, with a 5,245 square foot building, the applicant shall provide a minimum parking requirement of .25 spaces per 1,000 square feet of floor area (1.25 parking spaces) with a maximum parking allowance of four spaces per 1,000 square feet (nine parking spaces). As the site currently provides four parking spaces, the use would be in compliance with the minimum parking requirements of the Zoning Ordinance.

ZONING/MASTER PLAN DESIGNATION

While the business practice is similar to a retail shopping establishment, the overnight keeping of live animals is not currently a listed use within the Zoning Ordinance. However, within Section 4-1203(V) of the Zoning Ordinance, any use not currently listed elsewhere in the ordinance may be permitted to operate within the industrial zones of the city with approval of a special use permit.

The proposed use is within the boundaries of the Taylor Run/Duke Street Small Area Plan section of the Master Plan. The Taylor Run/Duke Street Small Area Plan designates this property for a variety of light industrial and auto-oriented commercial/retail uses. The location of this retail use with live poultry would be compatible with the existing commercial and industrial nature of the corridor.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate a retail shopping establishment and a butchery with live poultry. The proposed use would be the first of its kind within the city limits and would provide a convenient location for residents in the city and throughout the region to access halal meat. The proposed use is located within an area with a mixture of commercial and industrial uses and would have low impact on residential uses within the city.

Per City Code Section 5-7-2, it shall be unlawful for any person to keep or allow to be kept within the city, within 20 feet of any residence, any fowl. Because this property is not located within 200 feet of a residential use within the city, the operation of this business would be in compliance with city code requirements for keeping poultry. The nearest residential properties are located approximately 700 feet away. In addition to city code requirements, the applicant would be required to obtain all state licenses as required by the Health Department and the Virginia Department of Agriculture and Consumer Services (VDACS). These state licensing provisions are listed within the Health Department comments section of the staff report.

Staff has also analyzed the request according to the requirements of the Zoning Ordinance and all applicable regulations:

Parking

The applicant's business is in compliance with the minimum parking requirements of the Zoning Ordinance and would unlikely increase parking demand due to the small nature of the business, and the presence of multi-modal car and bus transportation to the site. Further, the applicant shall encourage employees to take public transportation (Condition #10) and direct patrons to alternative forms of transportation to the site (Condition #11).

Litter

As there is no access to the rear of the building where the property owner stores trash in a dumpster, that applicant would deposit the trash inside the building and remove it daily from the establishment via the loading dock, as mandated in Conditions #5 and #12. This would not result in an increase in outdoor trash storage at the rear of the property.

Odors and Noise

The facility is a cinderblock warehouse building, sited away from residential properties. In addition, the space used for the storage of live animals does not have windows, which shall further reduce odors and noise. In order to alleviate concerns regarding odors and noise, the applicant shall be required to warehouse all live poultry within the building at all times. All animal waste and other biodegradable materials shall be stored in refrigerated sections that will reduce odor and contamination. Conditions #5 and #6 address odor and noise concerns.

Delivery

The applicant has indicated that it would receive deliveries over a brief timeframe via delivery of live poultry from 6 a.m. until 10 a.m., daily. The delivery arrangements, as stated in Condition #7, limit delivery of goods and poultry to the loading dock of the property. Furthermore, Condition #16 prohibits the delivery of goods between the hours of 11 p.m. and 6 a.m. The unloading of poultry would not impact adjacent businesses. The loading dock is located interior to the property, with ample loading space for a delivery vehicle.

Subject to the conditions in Section III of this report, staff recommends approval of the Special Use Permit Request.

III. RECOMMENDED CONDITIONS

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest (P&Z)
2. The indoor hours of operation for the establishment shall be limited to 8 a.m. to 8 p.m., seven days a week. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. The storage of live animals shall be restricted to poultry. (P&Z)
5. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises, including the rear alley, shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)
6. All live poultry for sale shall be stored inside of the building at all times. (P&Z) (T&ES)
7. Loading and unloading of goods and live poultry for sale shall be permitted only within the loading dock located on the property. (P&Z)
8. Supply and live poultry deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 6 a.m. (P&Z) (T&ES)
9. The applicant shall require its employees who drive to use off-street parking. (T&ES)
10. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
11. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)

12. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
13. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
14. The use must comply with the city's noise ordinance. (T&ES)
15. All waste products including but not limited to animal body parts and organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or onto the ground. (T&ES)
16. The effluent from all cleaning and sanitizing activities must drain to the sanitary sewer system with prior approval from AlexRenew or be covered by a VPDES permit for discharge into the storm sewer. (T&ES) (P&Z)
17. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

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.

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services, Department of Planning and Zoning;
Ann Horowitz, Principal Planner
Chrishaun Smith, CZA, Urban Planner

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 All live poultry for sale shall be stored inside of the building at all times. (T&ES)
- R-2 Supply and live poultry deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 6 a.m. (T&ES)
- R-3 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-4 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-5 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- R-6 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (T&ES)
- R-7 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-8 The use must comply with the city's noise ordinance. (T&ES)
- R-9 All waste products including but not limited to animal body parts and organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or onto the ground. (T&ES)
- R-10 The effluent from all cleaning and sanitizing activities must drain to the sanitary sewer system with prior approval from AlexRenew or be covered by a VPDES permit for discharge into the storm sewer. (T&ES)
- C-1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

- C-2. Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

- C-1 A building permit, plan review and inspections are required prior to the start of construction.

Fire:

No comments or concerns

Health:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- C-2 Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria- fee must be paid separate from any other departmental fees.
- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-4 A Food Protection Manager shall be on-duty during all operating hours.
- C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C-7 Facilities engaging in the following processes may be required to submit a HACCP plan

and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

- C-8 The Virginia Department of Agriculture and Consumer Services (VDACS) is the point of contact for the type of establishment proposed. The divisions of Meat & Poultry Services and Veterinary Services, due to the involvement of live animals, can offer further guidance. Please use the following contact information: Meat & Poultry Services (804)786-4569 and Veterinary Services (804)786-2483 or vastatevet@vdacs.virginia.gov.

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 3225 Colvin St

TAX MAP REFERENCE: 061.03-01-15 ZONE: 59

APPLICANT:
Name: DC Poultry Market Corp

Address: 3225 Colvin St

PROPOSED USE: live poultry Market

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

AbdulSalem Mused Abdul Mused 12-20-18
Print Name of Applicant or Agent Signature Date
1580 E 45 St 516-666-1748 718-552-2223
Mailing/Street Address Telephone # Fax #
Brooklyn NY 11234 AbdulMused@yahoo.com
City and State Zip Code Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 3225 Colvin St., I hereby
(Property Address)

grant the applicant authorization to apply for the retail store use as
(use)

described in this application.

Name: MEHRDAD YAVARI

Phone: 703-499-4910

Please Print
 Address: 1353-B Rolling Rd
Springfield, Va 22157

Email: mike.y@mycarpetland.ca

Signature: [Signature]

Date: 12/18/18

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☒ Other: General Partner of the subject property.

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

MEHRDAD YAVARI
DC Poultry Market Corp (Abdulsalam Mused)
3225 Colvin St. Alexandria VA

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. <u>Abdul Salam Mused</u>	<u>1580 E 45th St</u>	<u>100 %</u>
2.	<u>Brooklyn NY 11234</u>	
3.		

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

Name	Address	Percent of Ownership
1. <u>Mehrdad Yavar</u>	<u>6353 B Rolling Rd</u>	<u>100 %</u>
2.	<u>Springfield VA 22150</u>	
3. <u>Abdulsalam Mused</u>	<u>1580 E 45th St</u>	<u>N/A</u>
	<u>Brooklyn N.Y. 11234</u>	

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).

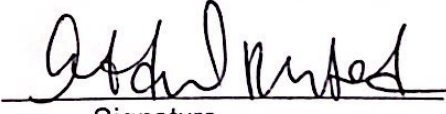
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. <u>Mehrdad Yavar</u>		<u>none</u>
2. <u>Abdulsalam Mused</u>		<u>none</u>
3.		

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

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

12-20-18 Abdulsalam Mused
Date Printed Name


Signature

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

3. 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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Saba live poultry was established in 1998 and opened its first facility in 1998 in Brooklyn NY. Saba live poultry (DC poultry market corp) is a privately owned and operated company by May SELF Abdul Museal. Currently, there are eight locations in the New York Tri-Area one ~~and~~ and six locations in other states PA-CT-CA-FL Saba live poultry use the Halal Method of Slaughter to process poultry. The question most usually asked about Halal concerns the Method of Slaughter. All meat and poultry we process will be slaughtered strictly in accordance with Islamic rites, where one of the most important prerequisites is the humane treatment of any animal intended for human food. Saba live poultry believes that concept of Halal involves the whole process of meat production from the wholesome food fed to the animals in their rearing right through until the meat reaches the consumer.

*Please see Att

We Follow the Food and Safety rules
and USDA guidelines and the Agriculture Dept.

DC Poultry Market Corp will be a Full service
butcher and Halal Facility there will be USDA
Halal meats available for customers to purchase.

DC Poultry Market will be open to Public
Monday through Sunday From 8:00 AM - 4:30 PM.
additional information, there is a Youtube video
of the Sabalive Poultry Facility where
there the entire Halal process is recorded.

~~at~~ Please see attached business
Summary for more details

— Should you have any Further
Questions please Feel Free to
contact me - Abdul Muse ~~at~~
516-666-1748
347-408-5850

Date 12/20/18

Planning and Zoning Department

RE: Saba Live Poultry (DC Poultry Market Corp)
3225 Colvin Street, Alexandria, VA

To Whom It May Concern:

Saba Live Poultry was established in 1998 and opened its first facility in 1998 in Brooklyn, NY. Saba Live Poultry is a privately owned and operated company by myself, Abdul Mused. Currently, there are eight locations in the New York Tri-Area one facility in Philadelphia, PA two facilities in Connecticut and two in California. Saba Live Poultry use the *Halal* method of slaughter to process poultry. The question most usually asked about *Halal* concerns the method of slaughter. All meat and poultry we process will be slaughtered strictly in accordance with *Islamic rites*, where one of the most important prerequisites is the humane treatment of any animal intended for human food. Saba Live Poultry believes that the concept of *Halal* involves the whole process of meat production, from the wholesome food fed to the animals in their rearing right through until the meat reaches the consumer.

In order to give our customers, the assurance of the quality of our products, we have independent checks and inspection throughout our whole meat handling processes. We adhere to the State of California, Department of Food and Agriculture, Meat, Poultry, and Egg Safety Branch, especially where the care and slaughter of animals are concerned. The slaughtering rules for *Halal*, which are based on Islamic teachings, ethics and jurisprudence, are strictly followed. Saba Live Poultry is a slaughter-to-order facility that expects to process 350 to 420 live chickens weekly. The customers view every step of the process, as presentation of the process is essential. Below are the steps used by Saba Live Poultry in processing the *Halal* meats and poultry.

Delivery

- Daily between 6:30 – 8:00 AM
- Live chickens from the Watkins Poultry Company
- Chicken are delivered in coups and then transferred into stainless steel cages in view for the customers

Identification

- A customer identifies a chicken they would like to purchase
- Chicken's leg is identified with a number that is attached to a wire. Half of the ticket goes to the customer, the other half is attached to the chicken leg
- A chicken is weighed by hanging scale for pricing before being transferred to the slaughter room. In accordance with Halal tradition, slaughters are conducted out of sight of the other animals

Slaughter Process/Room

- Prayers *Halal* (in the name of god)
- The chicken's throat is slit. Just as fast, it's transferred to a tank designed to collect the blood. The chicken's movement is limited, making it less likely to hurt itself during spasms. The chicken bleeds for one minute or until the chicken is dead.
- It's then transferred to a hot water bath to ease plucking. The chicken is in the hot water for about a minute.
- Next, the chicken is placed in a giant drum with paddles that carry the chicken in a circle that is removing the feathers. The machine looks a lot like a clothes dryer outfitted with rubber fingers, whips the carcasses around at a high speed.

- After plucking, birds are transferred to a separate cleaning room.

Cleaning Room

- Internal organs are removed quickly and delicately.
- The organs are put into a lined drum (collector)
- Chicken is then moved to the chilling tank of water and ice for approximately one minute
- After the organs have been thoroughly cleaned the chicken is moved to the butchering table

Butchering Table

- Once on the butchering table the customer decides how they would like to have their chicken cut.
- Chickens are then bagged and delivered to the customer.

Waste/Garbage Disposal

- All biodegradable materials are stored in the walk in cooler in designated sections to prevent odor and contamination.
- Feathers and workers paper towels are put into large garbage bags (that are sealed) and stored in a walk in cooler in the designated area labeled “inedible garbage.”
- The drums housing the internal organs are sealed then stored in the walk in cooler in the designated area labeled “fat, bones, & organs.”
- Blood goes into the walk in cooler, stored in sealed, five-gallon clear packets.
- All waste is picked up daily by Darling International, Inc

Cleaning/Sanitizing of the Facility

- The Saba Live Poultry facility is clean and sanitized daily.
- Cleaning of all of the equipment is completed with an approved detergent.
- All equipment, utensils are sanitized.
- In the mornings all equipment is sanitized again prior to opening for business.

Workers

- Workers wear uniforms that identify which role they play in the process of preparing *Halal* chicken
- Workers are not allowed to go from one section of the process without changing into the appropriate apron and proper sanitization.

Saba Live Poultry will be a full service butcher and Halal facility. There will be USDA Halal meats available for customers to purchase. Saba Live Poultry will be open to the public Monday through Saturday, from 8:00 AM – 4:00 PM. For additional information, there is a YouTube Video of the Brooklyn Saba Live Poultry facility, where the entire Halal process is recorded at http://www.youtube.com/watch?v=89tnJquFXFY&feature=youtube_gdata_player.

Should you have any further questions please feel free to contact Abdul Muse at 347-408-5850.

Thank you.

Abdul Mused, Owner
Saba Live Poultry
1580 E 45th Street
Brooklyn, NY 11234

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?
 Specify time period (i.e., day, hour, or shift).

30-50 clients between 9:00am - 4:30pm

- B. How many employees, staff and other personnel do you expect?
 Specify time period (i.e., day, hour, or shift).

3-5 employees
we open from 8am - 4:30pm Monday - Sunday

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Monday - Sunday 8:00am - 6:30pm
6:30pm

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

There is no noise that will
go out of the building.

- B. How will the noise be controlled?

most of the process done by hand.
and some

8. Describe any potential odors emanating from the proposed use and plans to control them:

we Clean and Sanitize the
place everyday before working and
after working • and all Garbage kept in a cooler

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Meat and Fat

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

about one hundred pounds
per day

- C. How often will trash be collected?

every other day

- D. How will you prevent littering on the property, streets and nearby properties?

there is no littering that come
out of the property

10. 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:

- 11.** 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:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

*We Follow the Food and Safety rules
for USDA and agriculture Dept and
we get inspection every week.*

ALCOHOL SALES

13.

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

[] Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

SUP # _____

PARKING AND ACCESS REQUIREMENTS

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

4 Standard spaces
____ Compact spaces
1 Handicapped accessible spaces.
____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. 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?

PLEASE NOTE: 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.

- C. 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.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? The property have loading dock
- C. During what hours of the day do you expect loading/unloading operations to occur?
Between 6am-10:00am
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
About 3 Times a week

16. 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?

Street access to the property is adequate and the street improvements and turning lane are not necessary to minimize the traffic flow.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☐ No
- How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

5200 sq. ft. (existing) + 0 sq. ft. (addition if any) = 5200 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☒ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application

LEGAL DESCRIPTIONS

3230 DUKE STREET

LOT 61.04-01-01-01, CAMERON PARK, IN ACCORDANCE WITH THE PLAT OF KENNETH W. WHITE, A CERTIFIED LAND SURVEYOR, DATED OCTOBER 28, 1984, AND RECORDED IN DEED BOOK 1138 AT PAGE 1077, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

20 SOUTH QUAKER LANE

LOTS 84, 85, 86 AND 87 OF THE SUBDIVISION OF CAMERON PARK, AS THE SAME IS DULY DEDICATED, PLATTED, AND RECORDED IN DEED BOOK U-8, PAGE 128 OF THE FAIRFAX COUNTY, VIRGINIA, LAND RECORDS, AND NOW WITHIN THE LIMITS OF THE CITY OF ALEXANDRIA, VIRGINIA.

LESS AND EXCEPT THAT PORTION HERETOFORE CONVEYED TO THE CITY OF ALEXANDRIA, VIRGINIA BY DEED RECORDED IN DEED BOOK 671 AT PAGE 382 OF THE CITY OF ALEXANDRIA, VIRGINIA, LAND RECORDS.

AND

LOTS FIVE (5) AND SEVEN (7) OF THE SUBDIVISION OF CAMERON PARK, AS THE SAME IS DULY DEDICATED, PLATTED, AND RECORDED IN DEED BOOK U-8, PAGE 128 OF THE FAIRFAX COUNTY, VIRGINIA, LAND RECORDS, AND NOW WITHIN THE LIMITS OF THE CITY OF ALEXANDRIA, VIRGINIA.

30 SOUTH QUAKER LANE

LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4) OF THE SUBDIVISION OF CAMERON PARK, AS THE SAME IS DULY DEDICATED, PLATTED, AND RECORDED IN DEED BOOK U-8, PAGE 128 OF THE FAIRFAX COUNTY, VIRGINIA, LAND RECORDS, AND NOW WITHIN THE LIMITS OF THE CITY OF ALEXANDRIA, VIRGINIA.

LESS AND EXCEPT THAT PORTION HERETOFORE CONVEYED TO THE CITY OF ALEXANDRIA, VIRGINIA BY DEED RECORDED IN DEED BOOK 670 AT PAGE 455 OF THE CITY OF ALEXANDRIA, VIRGINIA, LAND RECORDS.

3225 COLVIN STREET

LOTS FIFTY-NINE (59) AND SIXTY (60) OF THE SUBDIVISION OF CAMERON PARK, AS THE SAME IS DULY DEDICATED, PLATTED, AND RECORDED IN DEED BOOK U-8, PAGE 128 OF THE FAIRFAX COUNTY, VIRGINIA, LAND RECORDS, AND NOW WITHIN THE LIMITS OF THE CITY OF ALEXANDRIA, VIRGINIA.

LESS AND EXCEPT THAT PORTION HERETOFORE CONVEYED TO THE CITY OF ALEXANDRIA, VIRGINIA BY DEED RECORDED IN DEED BOOK 671 AT PAGE 382 OF THE CITY OF ALEXANDRIA, VIRGINIA, LAND RECORDS.

3235 COLVIN STREET

LOTS SIXTY-ONE (61) AND SIXTY-TWO (62) AND SIXTY-THREE (63) OF THE SUBDIVISION OF CAMERON PARK, AS THE SAME IS DULY DEDICATED, PLATTED, AND RECORDED IN DEED BOOK U-8, PAGE 128 OF THE FAIRFAX COUNTY, VIRGINIA, LAND RECORDS, AND NOW WITHIN THE LIMITS OF THE CITY OF ALEXANDRIA, VIRGINIA.

LESS AND EXCEPT THAT PORTION HERETOFORE CONVEYED TO THE CITY OF ALEXANDRIA, VIRGINIA BY DEED RECORDED IN DEED BOOK 671 AT PAGE 382 OF THE CITY OF ALEXANDRIA, VIRGINIA, LAND RECORDS.

3230 & 3234 COLVIN STREET

LOTS SEVENTY-SEVEN (77) AND SEVENTY-EIGHT (78) OF THE SUBDIVISION OF CAMERON PARK, AS THE SAME IS DULY DEDICATED, PLATTED, AND RECORDED IN DEED BOOK U-8, PAGE 128 OF THE FAIRFAX COUNTY, VIRGINIA, LAND RECORDS, AND NOW WITHIN THE LIMITS OF THE CITY OF ALEXANDRIA, VIRGINIA.

LESS AND EXCEPT THAT PORTION HERETOFORE CONVEYED TO THE CITY OF ALEXANDRIA, VIRGINIA BY DEED RECORDED IN DEED BOOK 684 AT PAGE 406 OF THE CITY OF ALEXANDRIA, VIRGINIA, LAND RECORDS.

3240 COLVIN STREET

LOTS SEVENTY-FIVE (75) AND SEVENTY-SIX (76) OF THE SUBDIVISION OF CAMERON PARK, AS THE SAME IS DULY DEDICATED, PLATTED, AND RECORDED IN DEED BOOK U-8, PAGE 128 OF THE FAIRFAX COUNTY, VIRGINIA, LAND RECORDS, AND NOW WITHIN THE LIMITS OF THE CITY OF ALEXANDRIA, VIRGINIA.

LESS AND EXCEPT THAT PORTION HERETOFORE CONVEYED TO THE CITY OF ALEXANDRIA, VIRGINIA BY DEED RECORDED IN DEED BOOK 707 AT PAGE 483 OF THE CITY OF ALEXANDRIA, VIRGINIA, LAND RECORDS.

PROPERTY INFORMATION

STREET ADDRESS	TAX MAP NUMBER	ZONING	LEGAL DESCRIPTION	OWNER
3230 DUKE STREET	061.03-01-06	CO-COMMERCIAL GENERAL	LOT 61.04-01-01-01 RESUB. LOTS 18, 17 & 18 CAMERON PARK	DWYER FAMILY ASSOCIATES, L.P., DB. 1564, PG. 1046 DWYER ASSOCIATES, R.L.L.L.P., BY NAME CHANGE @ INST. NO. 060006969
20 S. QUAKER LANE	061.03-01-11	I-INDUSTRIAL & CO-COMMERCIAL GENERAL	LOTS 84, 85, 86, 87, 88 & 7 CAMERON PARK	DWYER FAMILY ASSOCIATES, L.P., DB. 1531, PG. 407 DWYER ASSOCIATES, R.L.L.L.P., BY NAME CHANGE @ INST. NO. 060006969
30 S. QUAKER LANE	061.03-01-12	I-INDUSTRIAL	LOTS 1, 2, 3 & 4 CAMERON PARK	DWYER FAMILY ASSOCIATES, L.P., DB. 1531, PG. 465 DWYER ASSOCIATES, R.L.L.L.P., BY NAME CHANGE @ INST. NO. 060006969
3225 COLVIN STREET	061.03-01-15	I-INDUSTRIAL	LOTS 59 & 60 CAMERON PARK	THE R & M FAMILY LIMITED PARTNERSHIP DB. 1528, PG. 1639 R & M ASSOCIATES, R.L.L.L.P., BY NAME CHANGE @ INST. NO. 060006968
3235 COLVIN STREET	061.03-01-14	I-INDUSTRIAL	LOTS 81, 82 & 63 CAMERON PARK	THE R & M FAMILY LIMITED PARTNERSHIP DB. 1528, PG. 1633 R & M ASSOCIATES, R.L.L.L.P., BY NAME CHANGE @ INST. NO. 060006968
3230 COLVIN STREET	061.03-01-23	I-INDUSTRIAL	LOT 78 CAMERON PARK	THE R & M FAMILY LIMITED PARTNERSHIP DB. 1528, PG. 1633 R & M ASSOCIATES, R.L.L.L.P., BY NAME CHANGE @ INST. NO. 060006968
3234 COLVIN STREET	061.03-01-22	I-INDUSTRIAL	LOT 77 CAMERON PARK	THE R & M FAMILY LIMITED PARTNERSHIP DB. 1528, PG. 1633 R & M ASSOCIATES, R.L.L.L.P., BY NAME CHANGE @ INST. NO. 060006968
3240 COLVIN STREET	061.03-01-21	I-INDUSTRIAL	LOTS 75 & 76 CAMERON PARK	THE R & M FAMILY LIMITED PARTNERSHIP DB. 1528, PG. 1637 R & M ASSOCIATES, R.L.L.L.P., BY NAME CHANGE @ INST. NO. 060006968

EASEMENT NOTES

3230 DUKE STREET

PURSUANT TO REPORT OF TITLE LANDAMERICA #2654206:

COVENANTS AND RESTRICTIONS CONTAINED IN DEED RECORDED IN DEED BOOK H-14 AT PAGE 577 (FAIRFAX COUNTY LAND RECORDS) DO NOT AFFECT THIS PROPERTY. COVENANTS AND RESTRICTIONS AS MAY BE APPLICABLE TO THE SUBJECT PROPERTY ARE CONTAINED IN DEED OF DEDICATION RECORDED IN DEED BOOK U-9 AT PAGE 128 (FAIRFAX COUNTY LAND RECORDS).

CONVEYANCE TO THE CITY OF ALEXANDRIA IN DEED BOOK 612 AT PAGE 611 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT CONVEYED IN DEED BOOK 679 AT PAGE 684 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

NO EASEMENTS APPLICABLE TO THE SUBJECT PROPERTY ARE ESTABLISHED BY PLAT ATTACHED TO DEED OF DEDICATION RECORDED IN DEED BOOK U-8 AT PAGE 128 (FAIRFAX COUNTY LAND RECORDS).

EASEMENTS APPLICABLE TO THE SUBJECT PROPERTY AS SHOWN ON PLAT ATTACHED TO DEED OF RESUBDIVISION RECORDED IN DEED BOOK 1138 AT PAGE 1077 ARE SHOWN HEREON.

CONVEYANCES OF LAND TO THE COMMONWEALTH OF VIRGINIA BY DEED RECORDED IN DEED BOOK 451 AT PAGE 483 (FAIRFAX COUNTY LAND RECORDS) AND BY CERTIFICATE RECORDED IN DEED BOOK 1116 AT PAGE 894 AS AMENDED BY CERTIFICATE RECORDED IN DEED BOOK 1134 AT PAGE 1683 AS CONFIRMED BY ORDER RECORDED IN DEED BOOK 1206 AT PAGE 484 DO NOT AFFECT THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS A LOT CREATED SUBSEQUENT TO THE CONVEYANCES AND THE AREAS CONVEYED ARE OUTSIDE OF THE LOT. EASEMENTS ESTABLISHED BY THE CERTIFICATES AND ORDER DO NOT AFFECT THE SUBJECT PROPERTY.

DRAINAGE EASEMENT ESTABLISHED BY CERTIFICATE RECORDED IN DEED BOOK 1119 AT PAGE 884 AS AMENDED BY CERTIFICATE RECORDED IN DEED BOOK 1134 AT PAGE 1683 AS CONFIRMED BY ORDER RECORDED IN DEED BOOK 1206 AT PAGE 484 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT ESTABLISHED BY CERTIFICATE RECORDED IN DEED BOOK 1134 AT PAGE 1684 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT ESTABLISHED BY AGREEMENT RECORDED IN DEED BOOK 1138 AT PAGE 1550 IS NOT LOCATED ON THE SUBJECT PROPERTY.

CONVEYANCE OF LAND AND EASEMENT AS SET FORTH IN DEED RECORDED IN DEED BOOK 671 AT PAGE 382 DO NOT AFFECT THE SUBJECT PROPERTY.

20 SOUTH QUAKER LANE

PURSUANT TO REPORT OF TITLE LANDAMERICA #2654209:

COVENANTS AND RESTRICTIONS CONTAINED IN DEEDS RECORDED IN DEED BOOK B-13 AT PAGE 532 (FAIRFAX COUNTY LAND RECORDS) DO NOT AFFECT THIS PROPERTY. COVENANTS AND RESTRICTIONS AS MAY BE APPLICABLE TO THE SUBJECT PROPERTY ARE CONTAINED IN DEED OF DEDICATION RECORDED IN DEED BOOK U-9 AT PAGE 128 (FAIRFAX COUNTY LAND RECORDS) AND IN DEEDS RECORDED IN DEED BOOK C-11, PAGE 475, DEED BOOK R-10, PAGE 595, DEED BOOK V-8, PAGE 80, DEED BOOK U-9, PAGE 54 AND DEED BOOK Q-14 AT PAGE 114 (ALL AMONG FAIRFAX COUNTY LAND RECORDS).

EASEMENT GRANTED TO THE CITY OF ALEXANDRIA RECORDED IN DEED BOOK 721 AT PAGE 529 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT GRANTED TO THE CITY OF ALEXANDRIA RECORDED IN DEED BOOK 671 AT PAGE 382 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT ESTABLISHED BY AGREEMENT RECORDED IN DEED BOOK 1138 AT PAGE 1550 IS NOT LOCATED ON THE SUBJECT PROPERTY.

INSTRUMENT RECORDED IN DEED BOOK 1119 AT PAGE 884 DOES NOT AFFECT THE SUBJECT PROPERTY.

EASEMENT GRANTED TO VEPCO RECORDED IN DEED BOOK 431 AT PAGE 91 IS NOT LOCATED ON THE SUBJECT PROPERTY.

BUILDING RESTRICTION LINE PER PLAT OF SUBDIVISION RECORDED WITH DEED IN DEED BOOK U-9 AT PAGE 128 (FAIRFAX COUNTY LAND RECORDS) AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

30 SOUTH QUAKER LANE

PURSUANT TO REPORT OF TITLE LANDAMERICA #2654213:

COVENANTS AND RESTRICTIONS CONTAINED IN DEEDS RECORDED IN DEED BOOK H-14 AT PAGE 577 (FAIRFAX COUNTY LAND RECORDS) DO NOT AFFECT THIS PROPERTY. COVENANTS AND RESTRICTIONS AS MAY BE APPLICABLE TO THE SUBJECT PROPERTY ARE CONTAINED IN DEED OF DEDICATION RECORDED IN DEED BOOK U-9 AT PAGE 128 (FAIRFAX COUNTY LAND RECORDS) AND IN DEEDS RECORDED IN DEED BOOK B-13, PAGE 532 AND DEED BOOK C-11, PAGE 475 (FAIRFAX COUNTY LAND RECORDS).

CONVEYANCE TO THE COMMONWEALTH OF VIRGINIA BY DEED RECORDED IN DEED BOOK 451 AT PAGE 483 (FAIRFAX COUNTY LAND RECORDS) DOES NOT AFFECT THE SUBJECT PROPERTY.

EASEMENT GRANTED TO THE CITY OF ALEXANDRIA RECORDED IN DEED BOOK 671 AT PAGE 382 IS NOT LOCATED ON THE SUBJECT PROPERTY.

EASEMENT GRANTED TO THE CITY OF ALEXANDRIA RECORDED IN DEED BOOK 670 AT PAGE 455 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

BUILDING RESTRICTION LINE PER PLAT OF SUBDIVISION RECORDED WITH DEED IN DEED BOOK U-9 AT PAGE 128 (FAIRFAX COUNTY LAND RECORDS) AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT ESTABLISHED BY AGREEMENT RECORDED IN DEED BOOK 1138 AT PAGE 1550 IS NOT LOCATED ON THE SUBJECT PROPERTY.

INSTRUMENT RECORDED IN DEED BOOK 1119 AT PAGE 884 DOES NOT AFFECT THE SUBJECT PROPERTY.

EASEMENT NOTES

3235 COLVIN STREET

PURSUANT TO REPORT OF TITLE LANDAMERICA #2654216:

COVENANTS AND RESTRICTIONS AS MAY BE APPLICABLE TO THE SUBJECT PROPERTY ARE CONTAINED IN DEED RECORDED IN DEED BOOK H-14 AT PAGE 577 (FAIRFAX COUNTY LAND RECORDS).

CONVEYANCE TO THE COMMONWEALTH OF VIRGINIA BY DEED RECORDED IN DEED BOOK 451 AT PAGE 483 (FAIRFAX COUNTY LAND RECORDS) DOES NOT AFFECT THE SUBJECT PROPERTY.

EASEMENT GRANTED TO THE CITY OF ALEXANDRIA RECORDED IN DEED BOOK 612 AT PAGE 611 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT GRANTED TO THE CITY OF ALEXANDRIA RECORDED IN DEED BOOK 671 AT PAGE 382 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

BUILDING RESTRICTION LINE PER PLAT OF SUBDIVISION RECORDED WITH DEED IN DEED BOOK U-9 AT PAGE 128 (FAIRFAX COUNTY LAND RECORDS) AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT ESTABLISHED BY AGREEMENT RECORDED IN DEED BOOK 1138 AT PAGE 1550 IS NOT LOCATED ON THE SUBJECT PROPERTY.

INSTRUMENT RECORDED IN DEED BOOK 1119 AT PAGE 884 DOES NOT AFFECT THE SUBJECT PROPERTY.

3225 COLVIN STREET

PURSUANT TO REPORT OF TITLE LANDAMERICA #2654214:

COVENANTS AND RESTRICTIONS AS MAY BE APPLICABLE TO THE SUBJECT PROPERTY ARE CONTAINED IN DEED OF DEDICATION RECORDED IN DEED BOOK U-9 AT PAGE 128 (FAIRFAX COUNTY LAND RECORDS) AND IN DEED RECORDED IN DEED BOOK H-14, PAGE 577 (FAIRFAX COUNTY LAND RECORDS).

CONVEYANCE TO THE COMMONWEALTH OF VIRGINIA BY DEED RECORDED IN DEED BOOK 451 AT PAGE 483 (FAIRFAX COUNTY LAND RECORDS) DOES NOT AFFECT THE SUBJECT PROPERTY.

EASEMENT GRANTED TO THE CITY OF ALEXANDRIA RECORDED IN DEED BOOK 671 AT PAGE 382 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

BUILDING RESTRICTION LINE PER PLAT OF SUBDIVISION RECORDED WITH DEED IN DEED BOOK U-9 AT PAGE 128 (FAIRFAX COUNTY LAND RECORDS) AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT ESTABLISHED BY AGREEMENT RECORDED IN DEED BOOK 1138 AT PAGE 1550 IS NOT LOCATED ON THE SUBJECT PROPERTY.

INSTRUMENT RECORDED IN DEED BOOK 1119 AT PAGE 884 DOES NOT AFFECT THE SUBJECT PROPERTY.

3230 & 3234 COLVIN STREET

PURSUANT TO REPORT OF TITLE LANDAMERICA #2654222:

COVENANTS AND RESTRICTIONS AS MAY BE APPLICABLE TO THE SUBJECT PROPERTY ARE CONTAINED IN DEED OF DEDICATION RECORDED IN DEED BOOK U-8 AT PAGE 128 (FAIRFAX COUNTY LAND RECORDS).

BUILDING RESTRICTION LINE PER PLAT OF SUBDIVISION RECORDED WITH DEED IN DEED BOOK U-8 AT PAGE 128 (FAIRFAX COUNTY LAND RECORDS) AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

CONVEYANCE TO THE COMMONWEALTH OF VIRGINIA BY DEED RECORDED IN DEED BOOK 451 AT PAGE 483 (FAIRFAX COUNTY LAND RECORDS) DOES NOT AFFECT THE SUBJECT PROPERTY.

EASEMENT GRANTED TO THE CITY OF ALEXANDRIA RECORDED IN DEED BOOK 671 AT PAGE 382 IS NOT LOCATED ON THE SUBJECT PROPERTY.

EASEMENT GRANTED TO THE CITY OF ALEXANDRIA RECORDED IN DEED BOOK 694 AT PAGE 406 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT ESTABLISHED BY AGREEMENT RECORDED IN DEED BOOK 1138 AT PAGE 1550 IS NOT LOCATED ON THE SUBJECT PROPERTY.

INSTRUMENT RECORDED IN DEED BOOK 1119 AT PAGE 884 DOES NOT AFFECT THE SUBJECT PROPERTY.

3240 COLVIN STREET

PURSUANT TO REPORT OF TITLE LANDAMERICA #2654224:

COVENANTS AND RESTRICTIONS CONTAINED IN DEEDS RECORDED IN DEED BOOK H-14 AT PAGE 577 (FAIRFAX COUNTY LAND RECORDS) DO NOT AFFECT THIS PROPERTY. COVENANTS AND RESTRICTIONS AS MAY BE APPLICABLE TO THE SUBJECT PROPERTY ARE CONTAINED IN DEED OF DEDICATION RECORDED IN DEED BOOK U-9 AT PAGE 128 (FAIRFAX COUNTY LAND RECORDS) AND IN DEED RECORDED IN DEED BOOK Q-10, PAGE 286 (FAIRFAX COUNTY LAND RECORDS).

BUILDING RESTRICTION LINE PER PLAT OF SUBDIVISION RECORDED WITH DEED IN DEED BOOK U-8 AT PAGE 128 (FAIRFAX COUNTY LAND RECORDS) AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

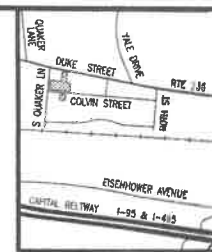
CONVEYANCE TO THE COMMONWEALTH OF VIRGINIA BY DEED RECORDED IN DEED BOOK 451 AT PAGE 483 (FAIRFAX COUNTY LAND RECORDS) DOES NOT AFFECT THE SUBJECT PROPERTY.

EASEMENT GRANTED TO THE CITY OF ALEXANDRIA RECORDED IN DEED BOOK 707 AT PAGE 603 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT GRANTED TO THE CITY OF ALEXANDRIA RECORDED IN DEED BOOK 671 AT PAGE 382 IS NOT LOCATED ON THE SUBJECT PROPERTY.

EASEMENT ESTABLISHED BY AGREEMENT RECORDED IN DEED BOOK 1138 AT PAGE 1550 IS NOT LOCATED ON THE SUBJECT PROPERTY.

INSTRUMENT RECORDED IN DEED BOOK 1119 AT PAGE 884 DOES NOT AFFECT THE SUBJECT PROPERTY.



GENERAL NOTES

1. DEED BOOK AND PAGE NUMBERS SHOWN HEREON REFER TO THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, UNLESS NOTED.
2. THE TERMS "ON" AND "OFF" AS USED HEREON MEAN THE OBJECT INDICATED IS ON (WITHIN THE PROPERTY LINES) OR OFF (OUTSIDE THE PROPERTY LINES) OF THE SUBJECT PROPERTY BY THE DISTANCE INDICATED.
3. THIS PROPERTY IS LOCATED IN ZONE X (NOT A FLOOD AREA). INSURANCE RATE MAP COMMUNITY PANEL NUMBER 815510 DO NOT EFFECTIVE DATE OF MAY 15, 1991.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

SURVEYORS CERTIFICATE

TO: ALL PARTIES HAVING FINANCIAL INTEREST IN THE PREMISES SU LANDAMERICA LAWYERS TITLE AND THEIR SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DET REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS' 2011 EDITION ADOPTED BY THE ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 11(c) (AS TO UTILITIES, SURFACE MATTERS ONLY) AND 13 OF TABLE PRESENTED TO THE ACCURACY STANDARDS AS ADOPTED BY IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSTOOD FURTHER THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REPOSED COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



ALTA/ACSM LAND TITLE SURVEY

LOTS 1 THRU 7, 59 THRU 67, 75 THRU 78 AND 61.04-01

CAMERON PARK

CITY OF ALEXANDRIA, VIRGINIA

SCALE: N/A OCTOBER 31, 2008

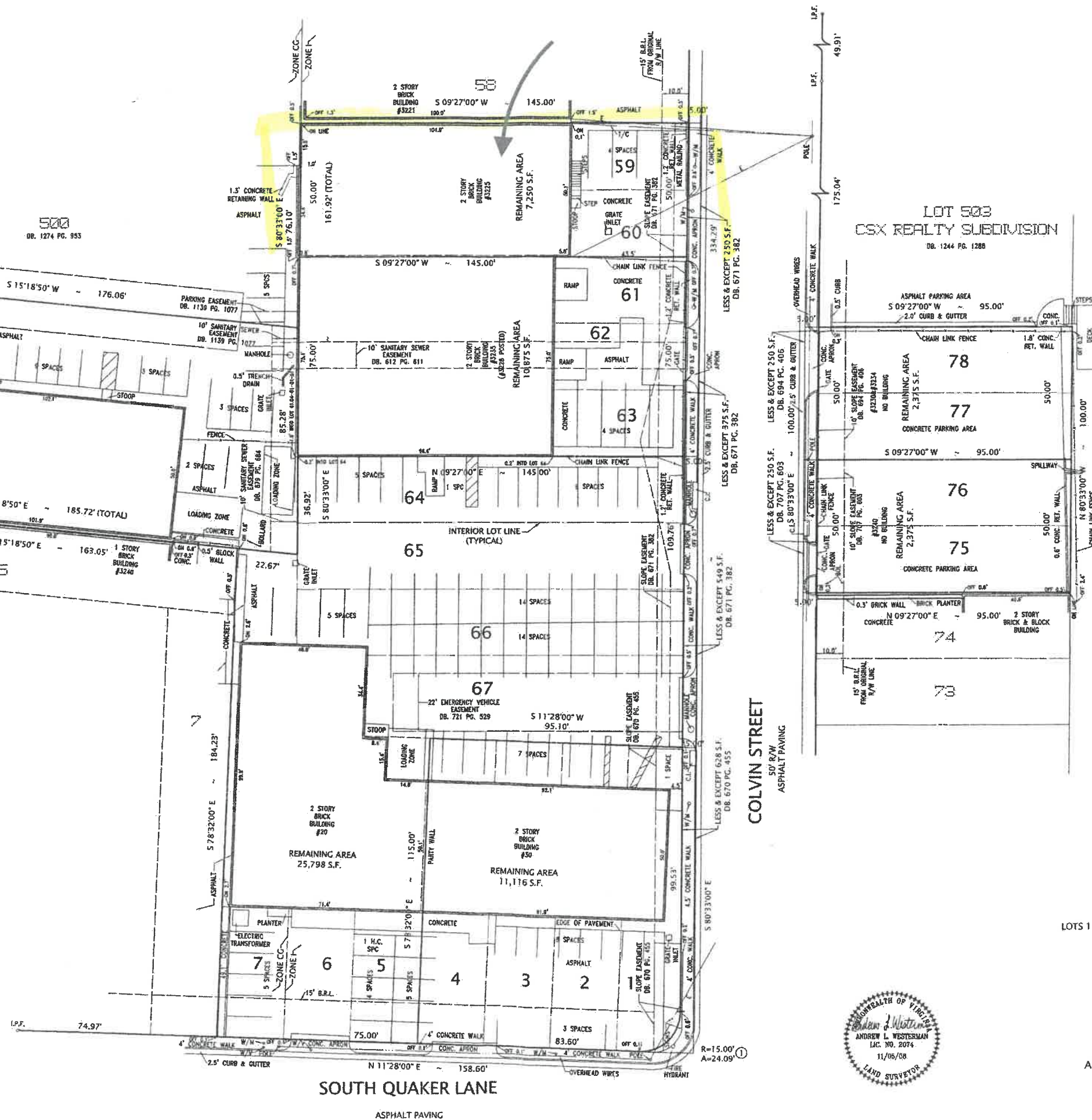
ALEXANDRIA SURVEYS INTERNATIONAL, LLC
6210 NORTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22303
(703) 660-6615
FAX (703) 768-7764

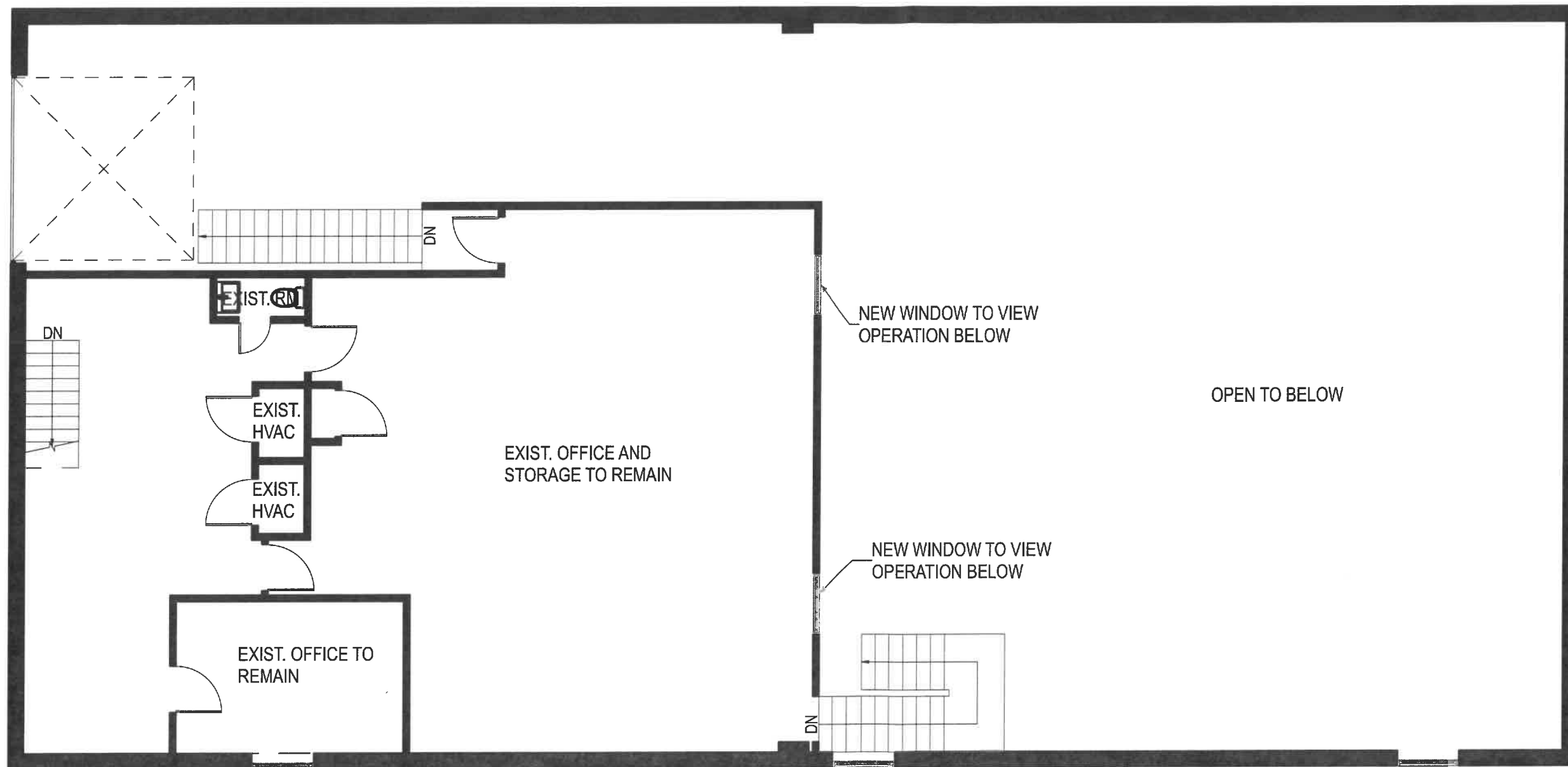
DUKE STREET
ROUTE 236
40' TO CENTERLINE
ASPHALT PAVING

LEGEND
C.I. CONC. CURB INLET
DB. DEED BOOK
PG. PAGE
S.F. SQUARE FEET
E. ELECTRIC WIRE
T. TELEPHONE WIRE
C. CABLE TV WIRE
RET. RETAINING
R/W RIGHT OF WAY
W/M WATER METER
W/V WATER VALVE

CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
1	15.00'	24.09'	92°01'00"	15.54'	21.58'	S 34°32'30" E





1
A-101

2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

RELEASE DATE:
a 12/20/16 SUP SET

SABA POULTRY MARKET

3225 COLVIN STREET ALEXANDRIA VA 22314

2ND FLOOR



Aline Architecture
PLANNING - ARCHITECTURE - INTERIORS
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