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ADDITIONAL INFORMATION – EASEMENTS AND ALLEYS

REQUEST FOR PROPOSAL TO PURCHASE AND REDEVELOP

**509 North Saint Asaph Street
&
511, 513, 515 Oronoco Street
Alexandria, Virginia
October 26, 2012**

The City properties at 509 North Saint Asaph Street and 511, 513, and 515 Oronoco Street are adjacent to the Garret's Mill development located at 500-502 Pendleton Street and 508-522 North Pitt Street. On January 3, 2002 the City of Alexandria Planning Commission approved Docket Item #7-A, Development Site Plan #2001-0019 for Garret's Mill. The approved site plan docket item included Staff Recommendation #4 (page 10 of the approved docket item), which impacts the City's parcels through ingress/egress requirements. Staff Recommendation #4 is repeated here for you information:

An ingress/egress easement shall be recorded by the applicant for the portion of the 22 ft. wide alley owned by the applicant extending west approximately 100 feet from the North Pitt Street property line and then extending south to the existing 10 ft. public alley. The easement, along with the 6.92 ft. private alley that is adjacent, shall provide vehicular and pedestrian access for the eleven townhomes, and all property contiguous to the alley including the property owned by the City of Alexandria. The City, as owner of such contiguous property, and the applicant, as owner of the property which is the subject of this application, acknowledge that the existing 6.92 ft. alley is a private alley which benefits the adjacent lots, including the lots owned by the City of Alexandria, its successors in interest, and the lots owned by the applicant, and its successors in interest. A plat showing the easement and all required documentation shall be submitted to the City Attorney and shall be recorded among the land records. A proportional maintenance and liability agreement for the applicant and all adjoining property owners shall be approved to the satisfaction of the City Attorney. All easements and reservations shall be approved by the City Attorney prior to release of the subdivision plan and building permits. The applicant shall disclose to all prospective buyer(s) through the sales literature and documents, sales contract, etc. the maintenance requirements, current and future access rights by all adjoining property owners and potential liability for the easement, and shall include the same in the Homeowners Association documents.