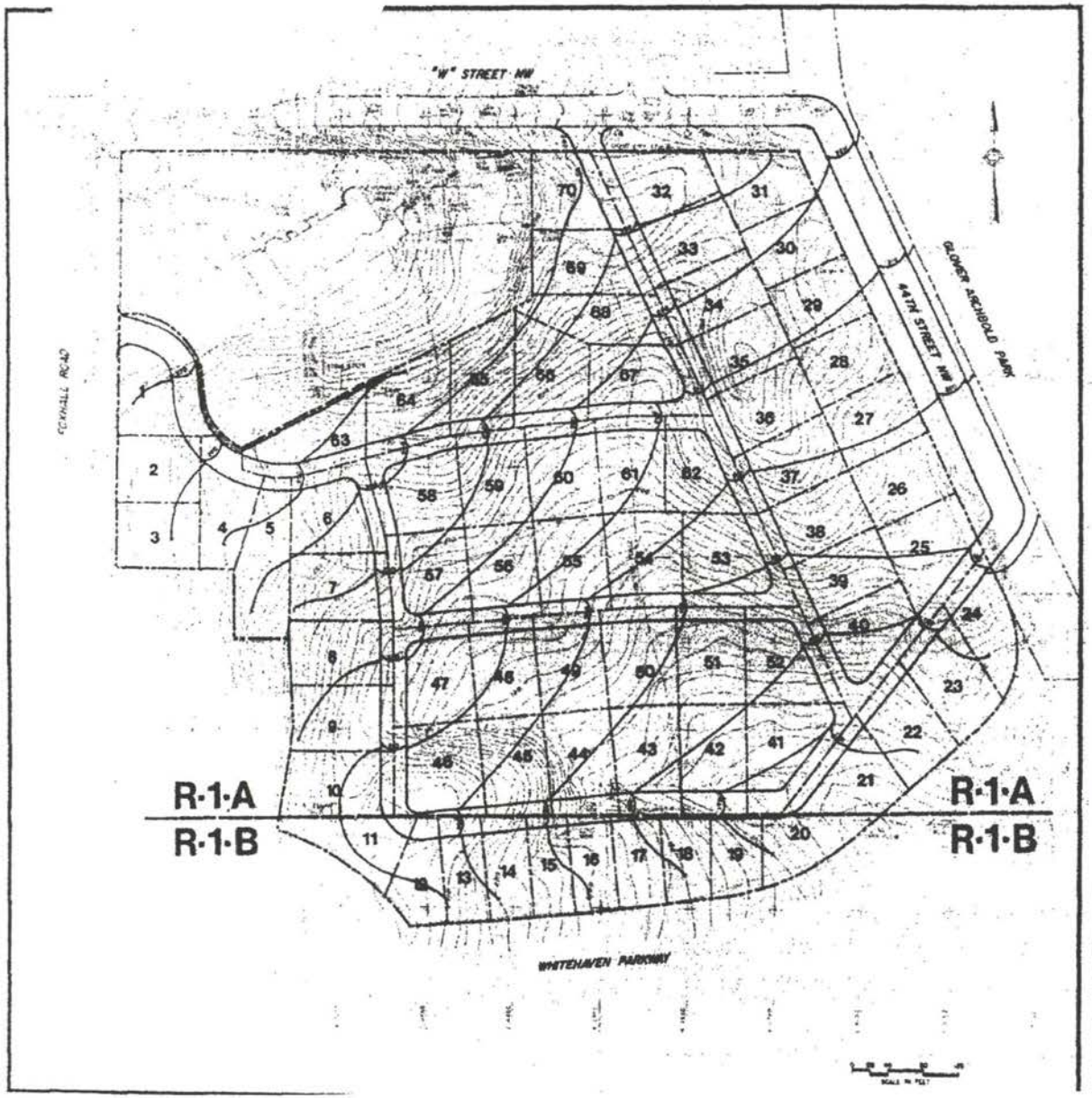


Whitehaven Woods

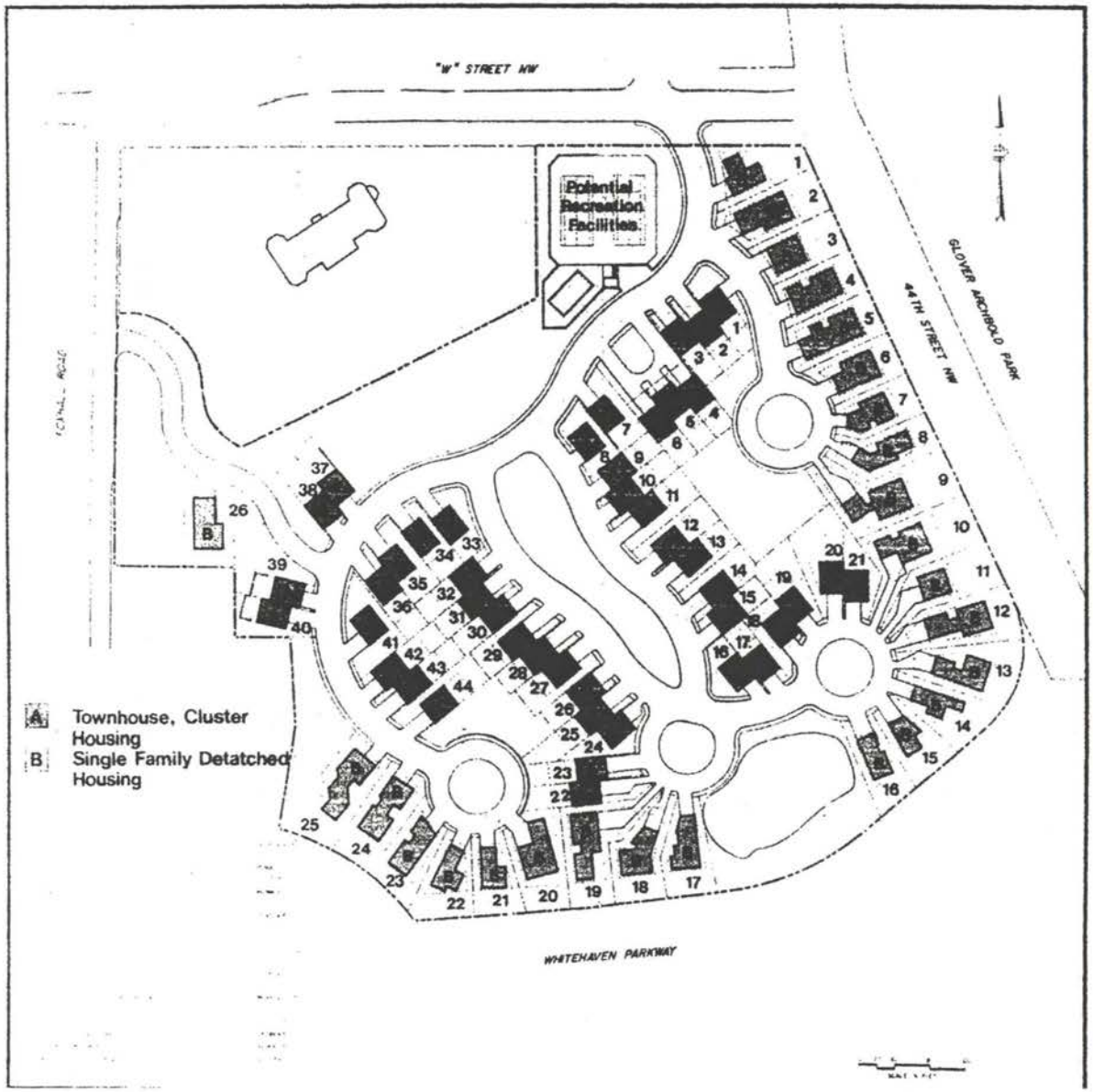
Planned Unit Development
Washington, D.C.

SASAKI ASSOCIATES, INC.
Washington, D.C.
Date: January 1981

Matter-of-Right Development Grading

Board of Zoning Adjustment
District of Columbia
CASE NO. 17276
EXHIBIT NO. 22A4

Exhibit No. 10



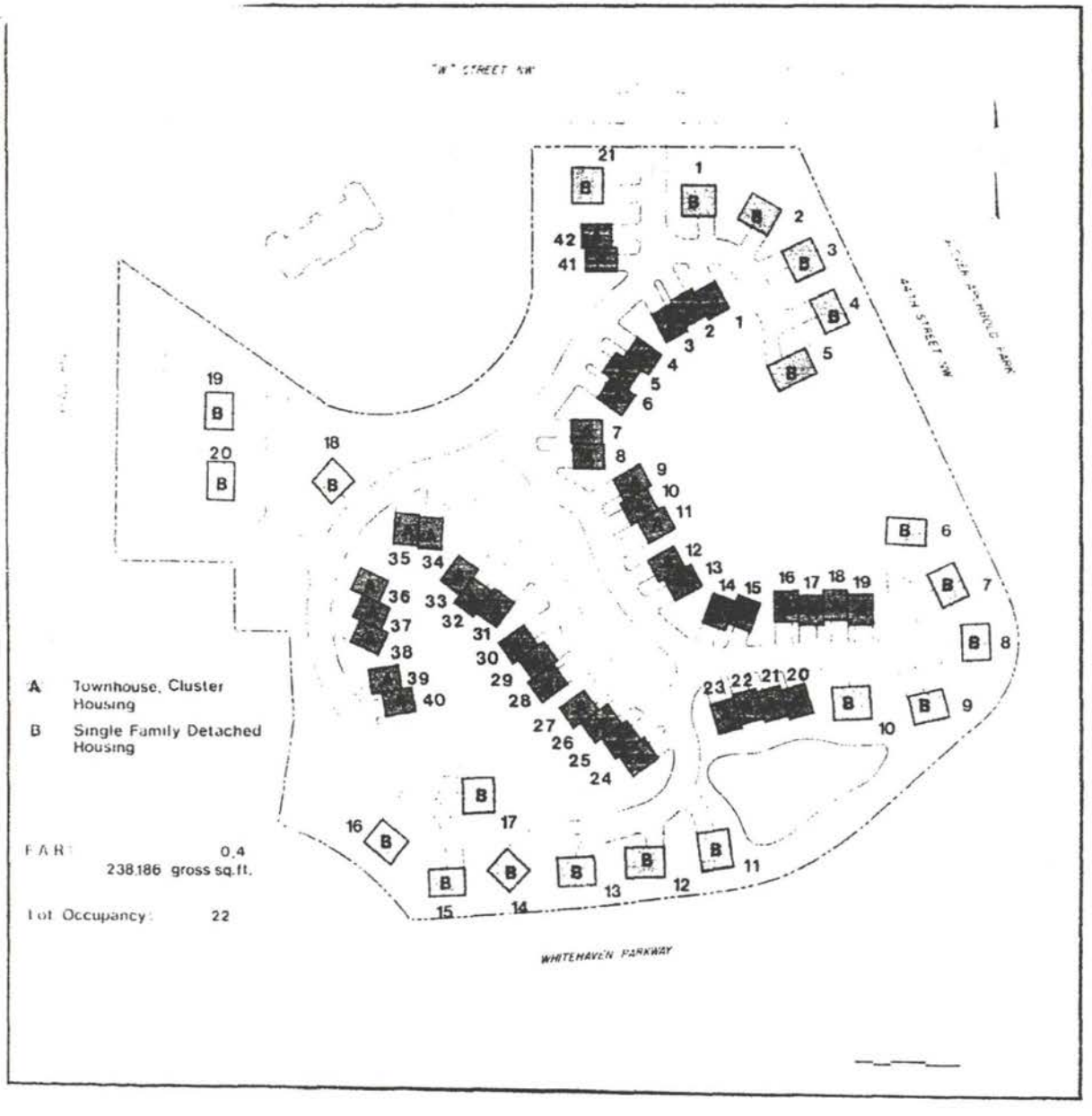
Whitehaven Woods

Planned Unit Development
Washington, D.C.

SASAKI ASSOCIATES, INC.
Washington, D.C.
Date: January 1981

F.A.R. & Lot Occupancy Data

Exhibit No. 11



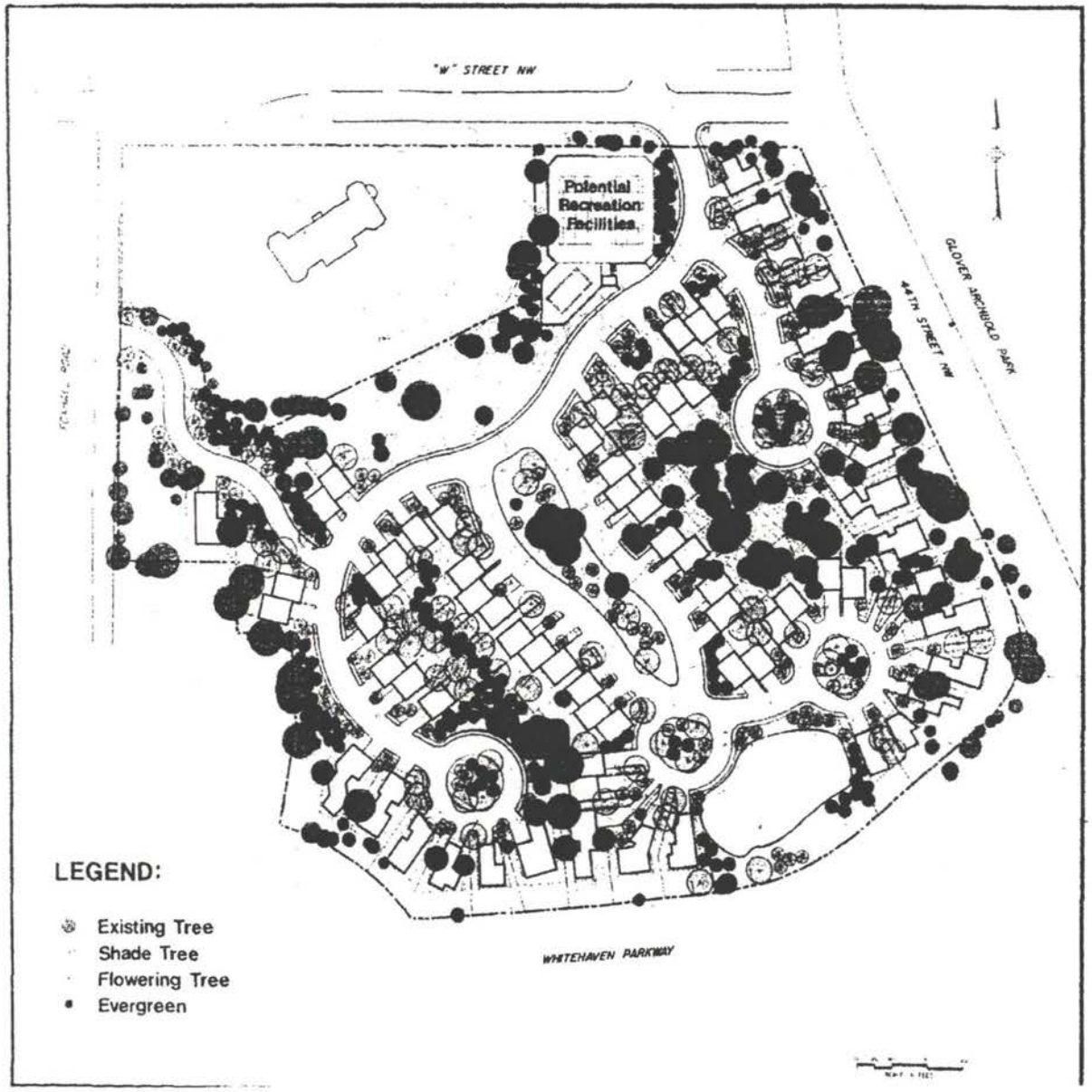
Whitehaven Woods

Planned Unit Development
Washington, D.C.

SASAKI ASSOCIATES, INC.
Washington, D.C.
Date: July, 1981

F.A.R. & Lot Occupancy Data

Exhibit No. 11A



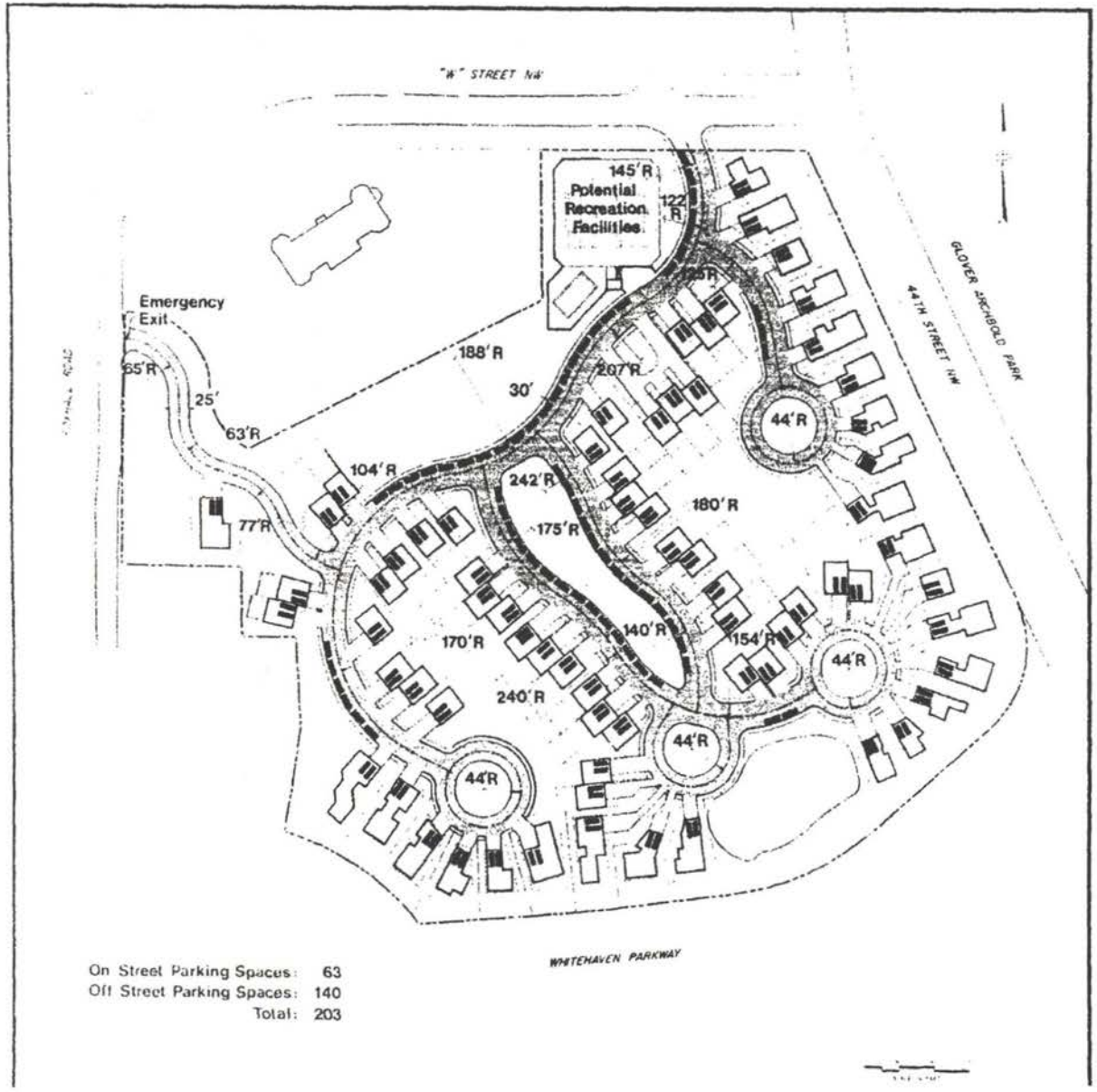
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Planned Unit Development
Washington, D.C.

SASAKI ASSOCIATES, INC.
Washington, D.C.
Date: January 1981

General Landscaping Concept

Exhibit No. 12



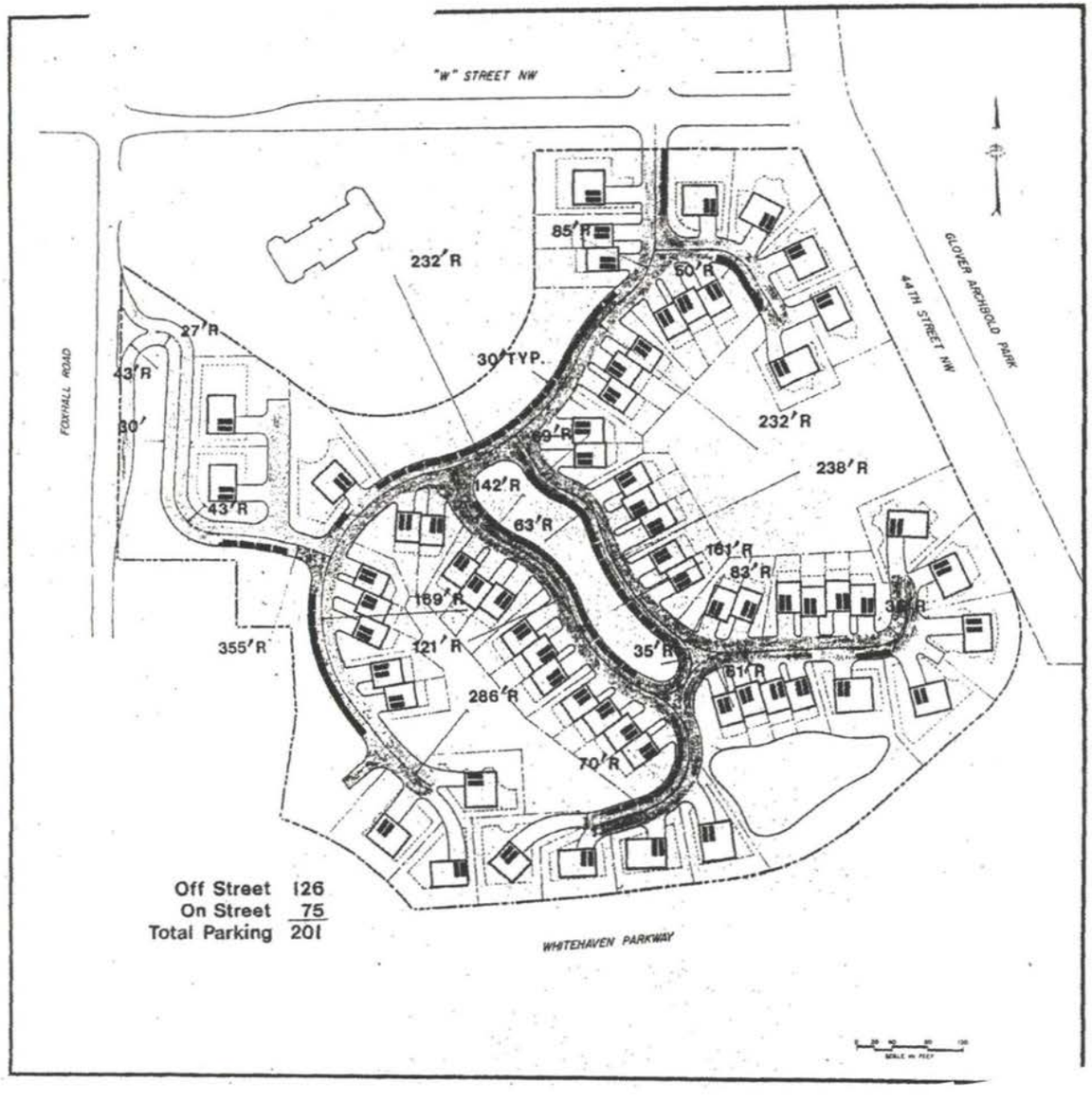
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Washington, D.C.
Date: January 1981

Circulation and Parking

Exhibit No. 13



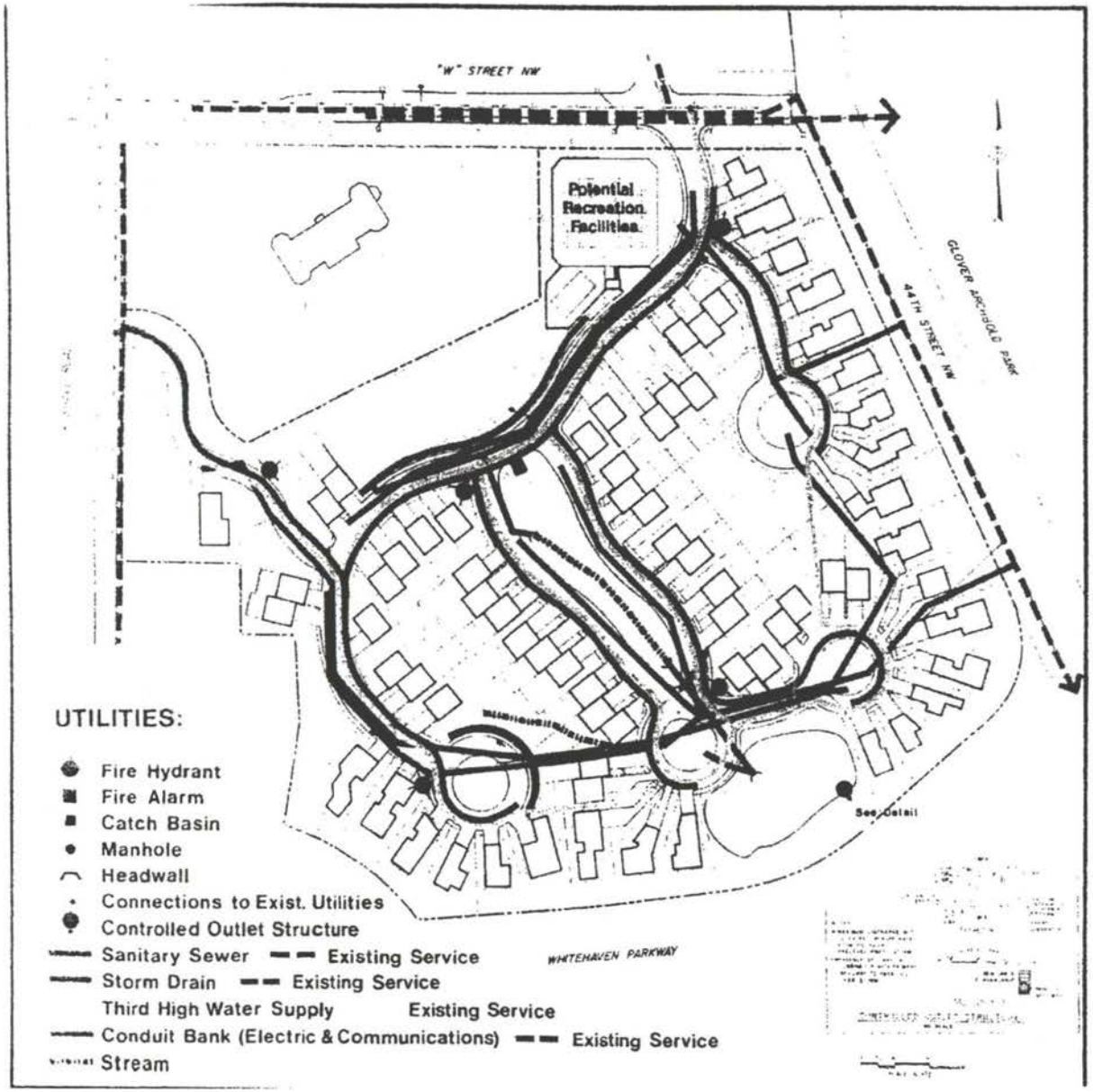
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Planned Unit Development
Washington, D.C.

SASAKI ASSOCIATES, INC.
Washington, D.C.
Date: July, 1981

Circulation and Parking

Exhibit



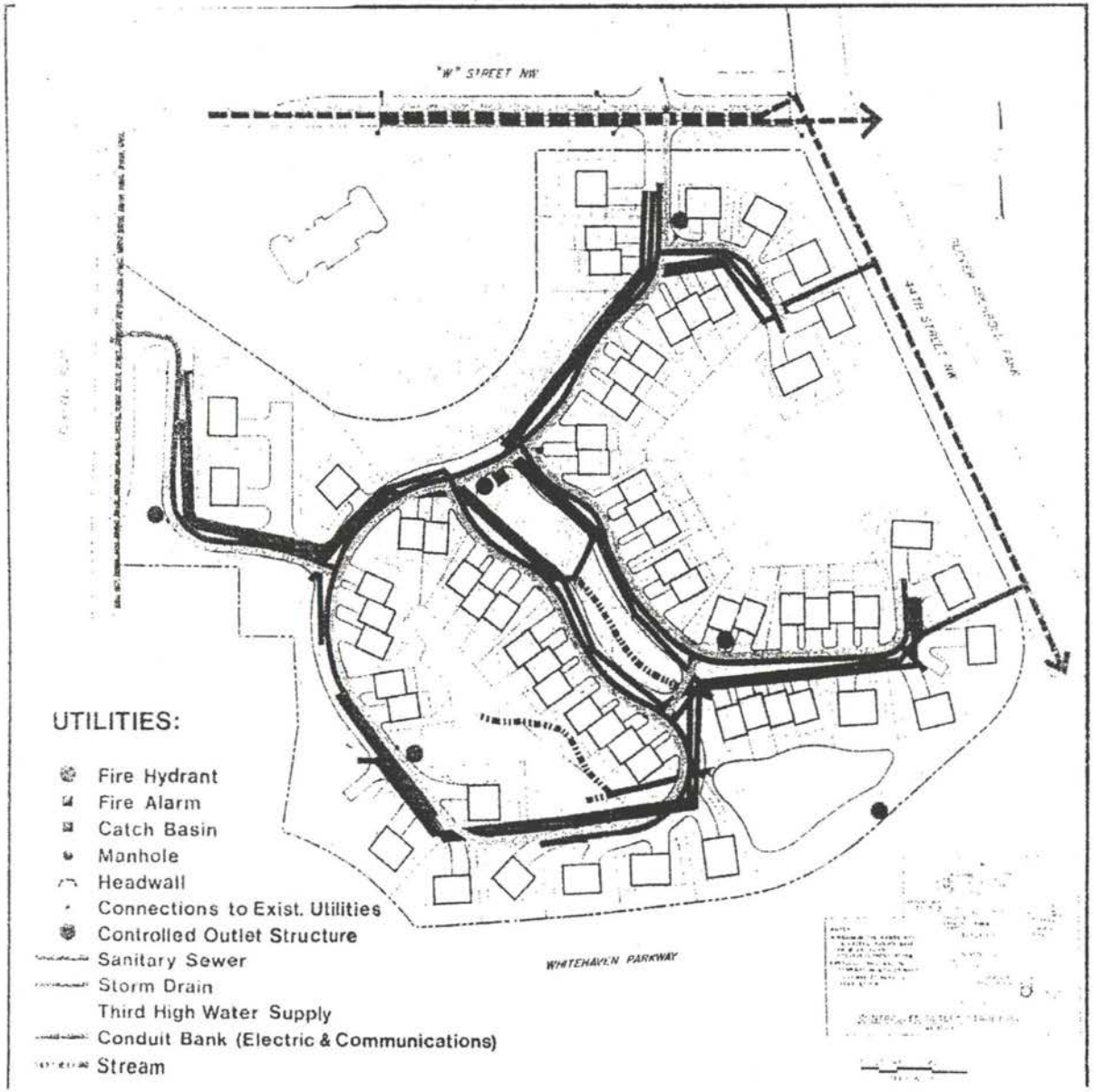
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Washington, D.C.

SASAKI ASSOCIATES, INC.
Washington, D.C.
Date: January 1981

General Utilities & Storm Water Management

Exhibit No. 14



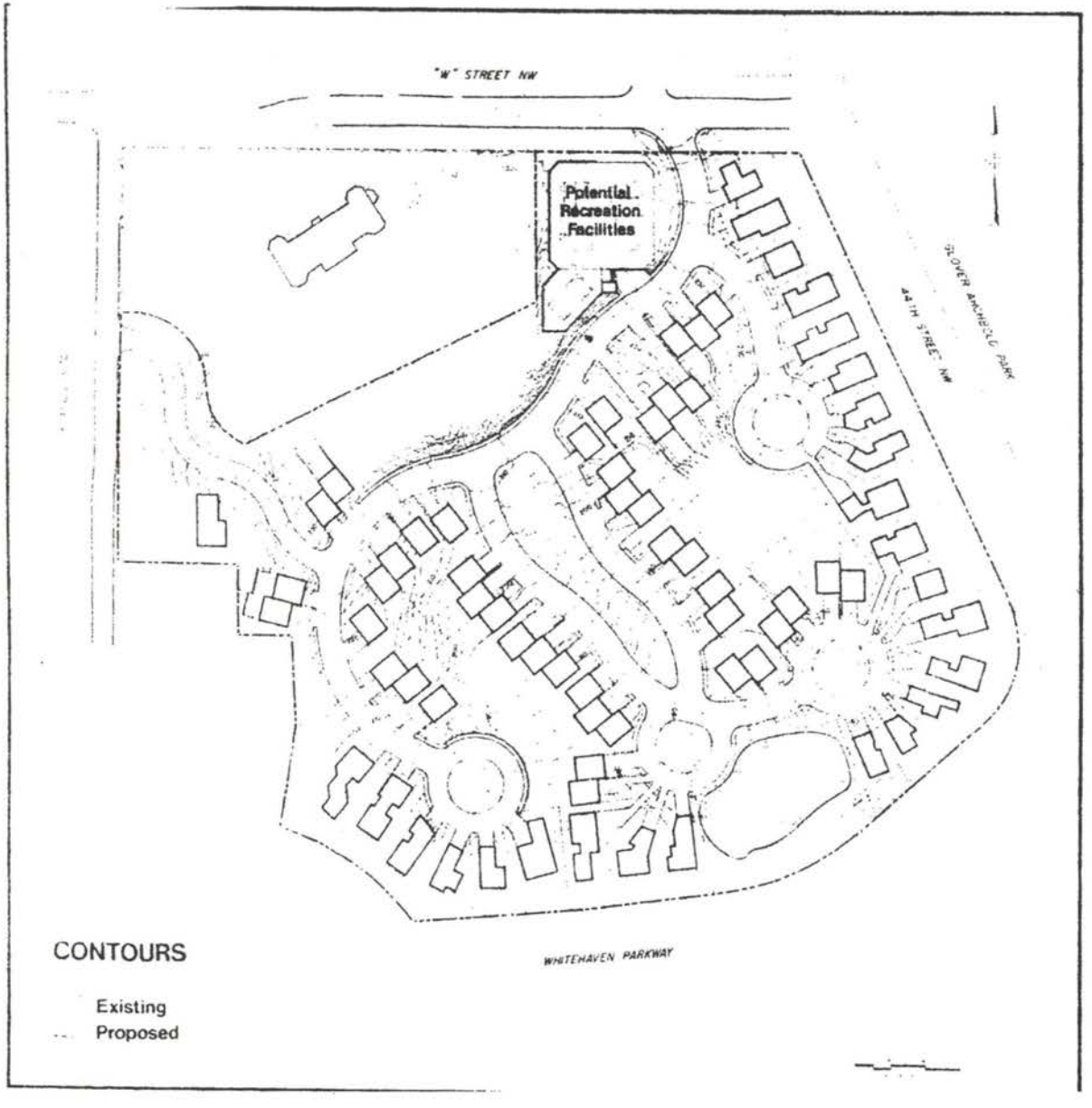
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Planned Unit Development
Washington, D.C.

SASAKI ASSOCIATES, INC.
Washington, D.C.
Date: July, 1981

General Utilities & Storm Water Management

Exhibit No. 14A



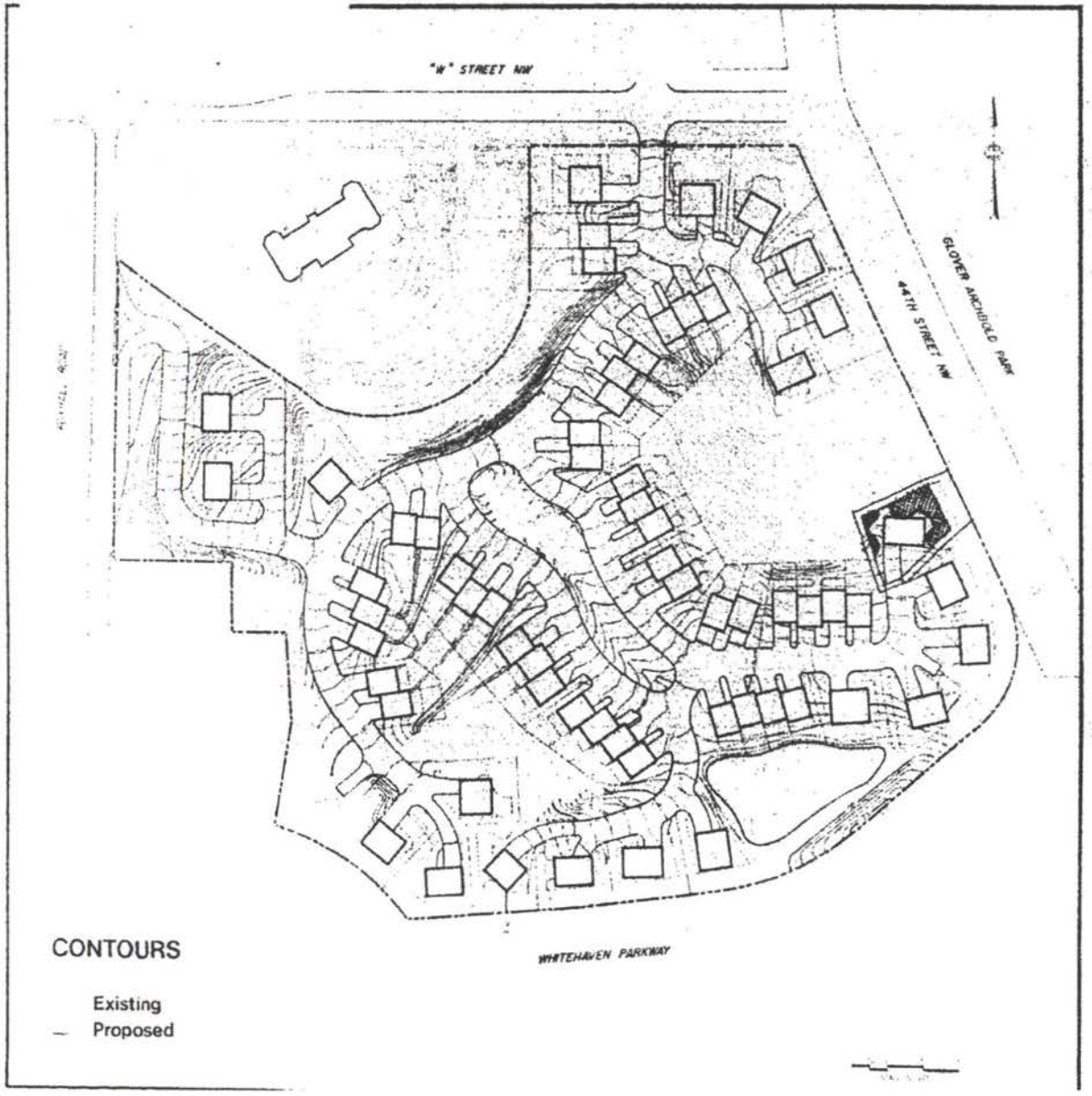
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Planned Unit Development
Washington, D.C.

SASAKI ASSOCIATES, INC.
Washington, D.C.
Date: January 1981

General Site Grading

Exhibit No. 15



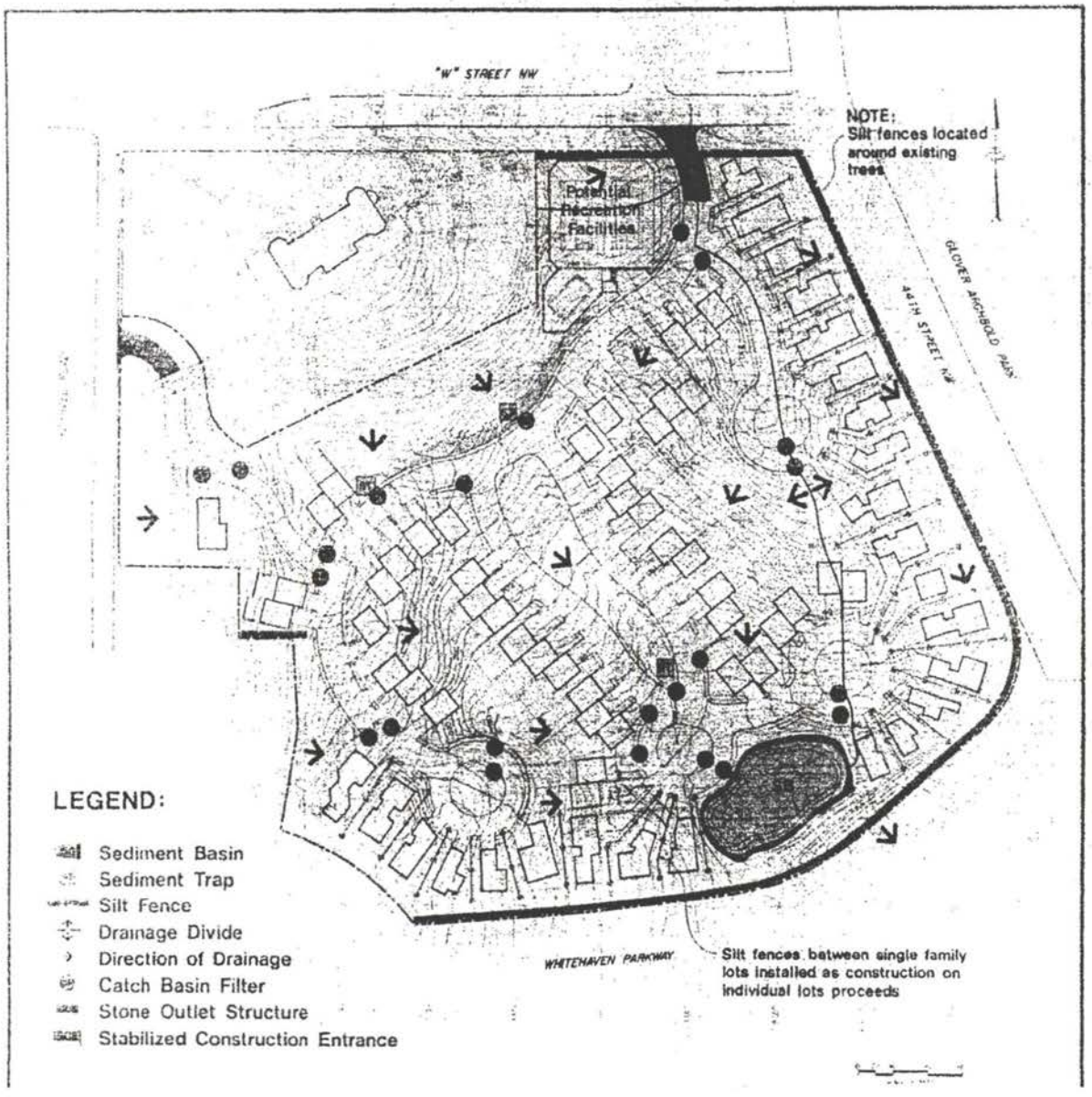
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Planned Unit Development
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SASAKI ASSOCIATES, INC.
Washington, D.C.
Date: July, 1981

General Site Grading

Exhibit No. 15 A



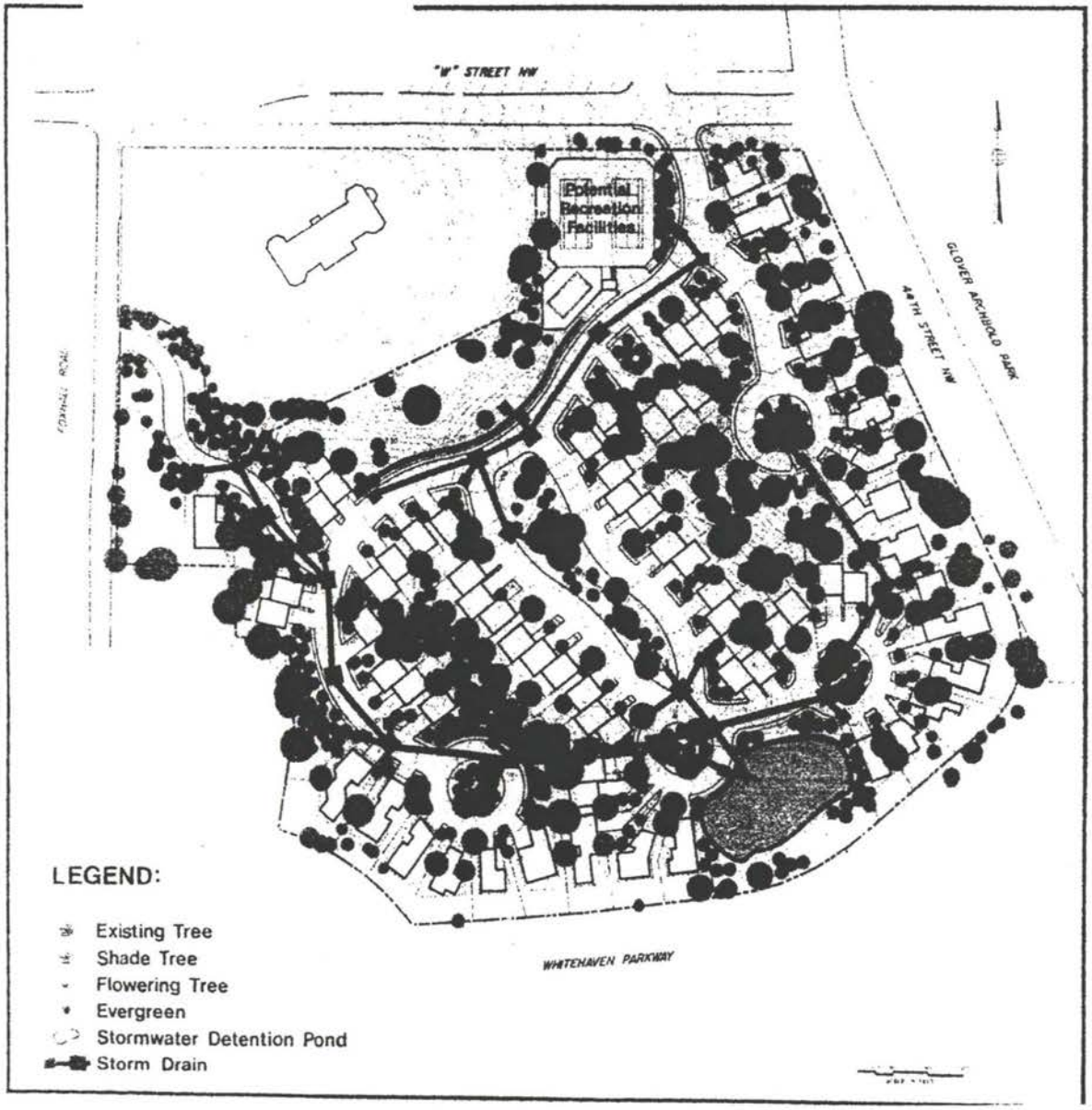
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Washington, D.C.

SASAKI ASSOCIATES, INC.
Washington, D.C.
Date: January 1981

Erosion Control During Construction

Exhibit No. 17



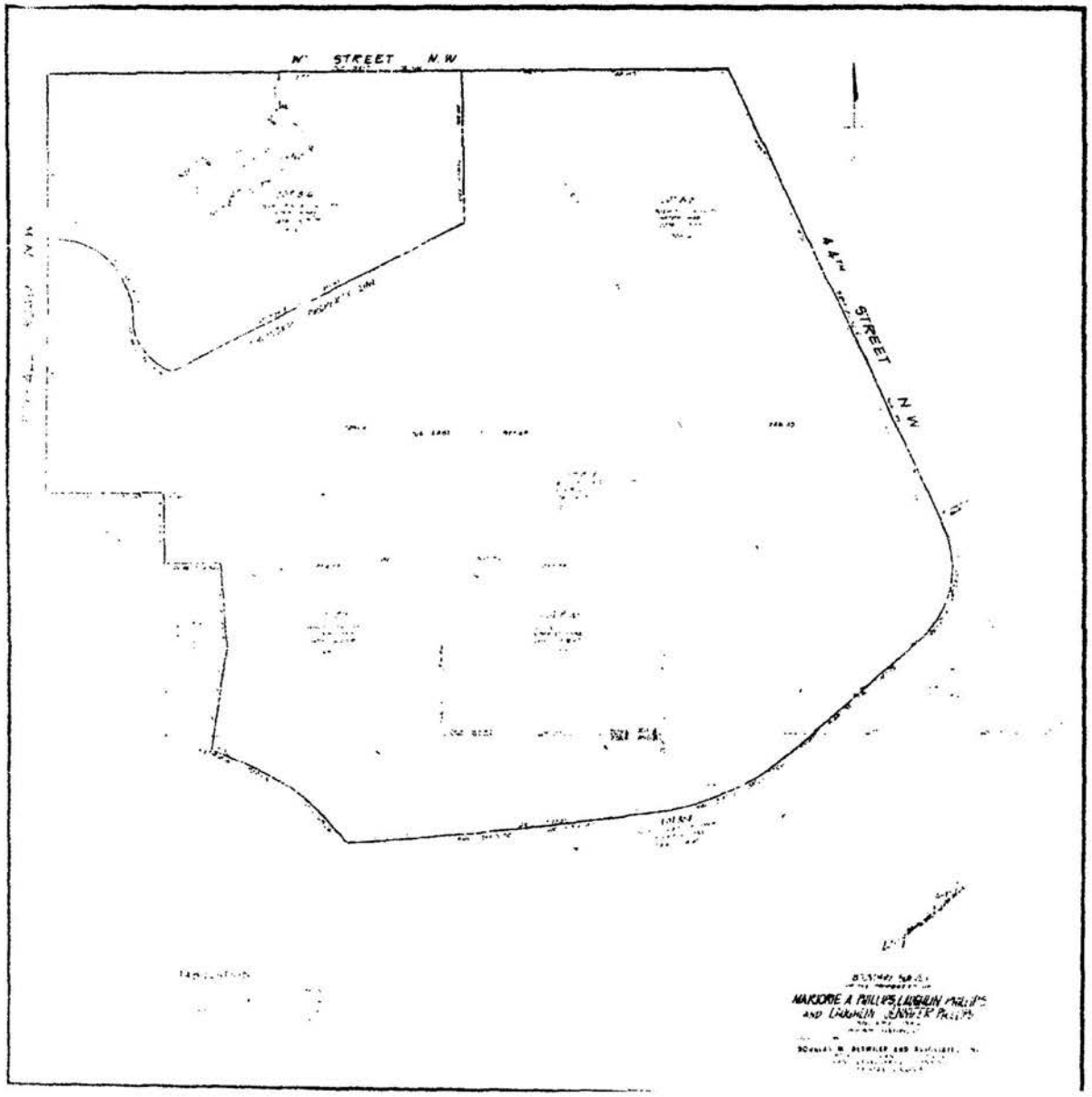
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Washington, D.C.

SASAKI ASSOCIATES, INC.
Washington, D.C.
Date: January 1981

Permanent Erosion Control Concept

Exhibit No. 16



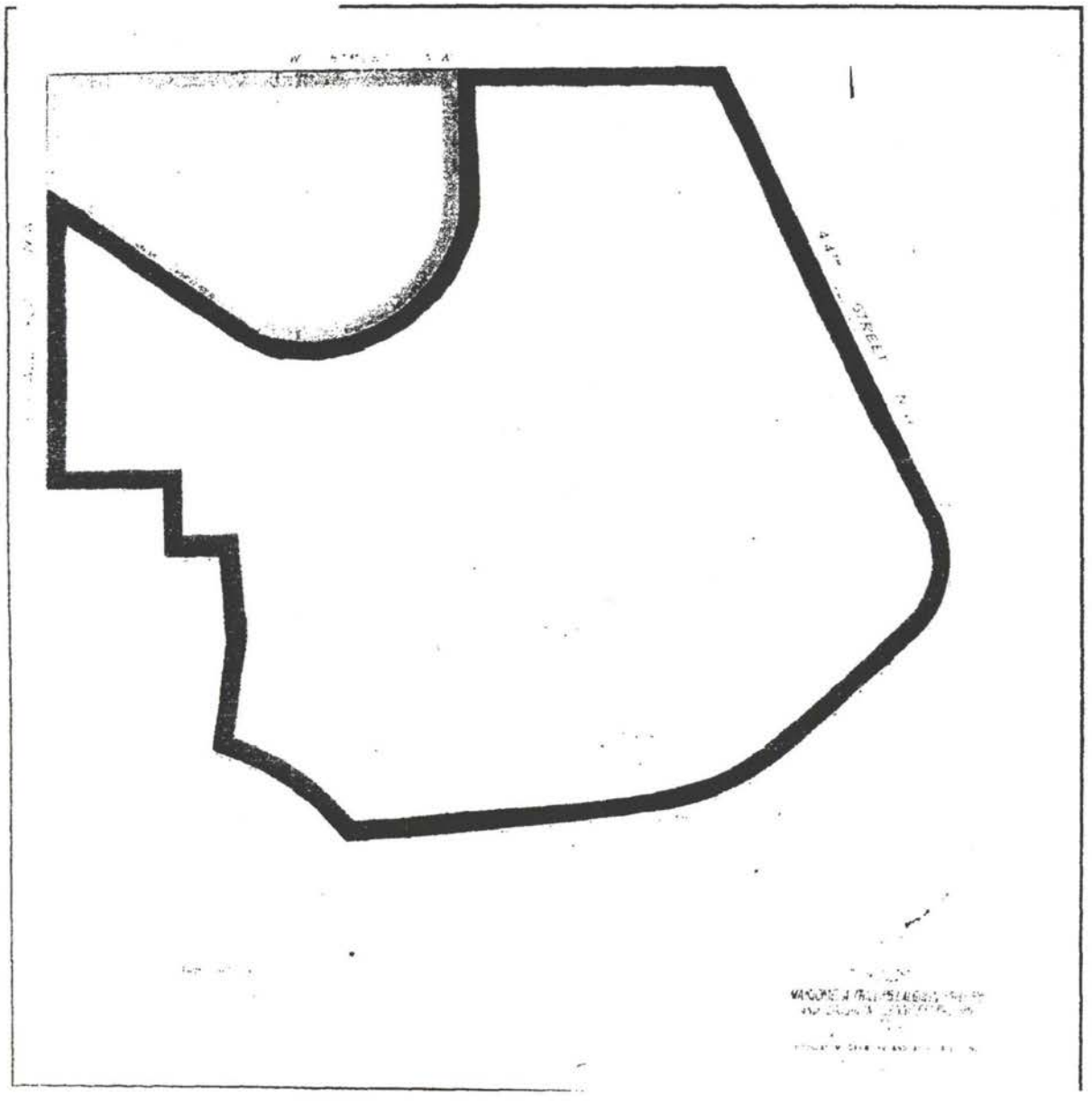
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Planned Unit Development
Washington, D.C.

SASAKI ASSOCIATES, INC.
Washington, D.C.
Date: January 1981

Site Boundary

Exhibit No. 19



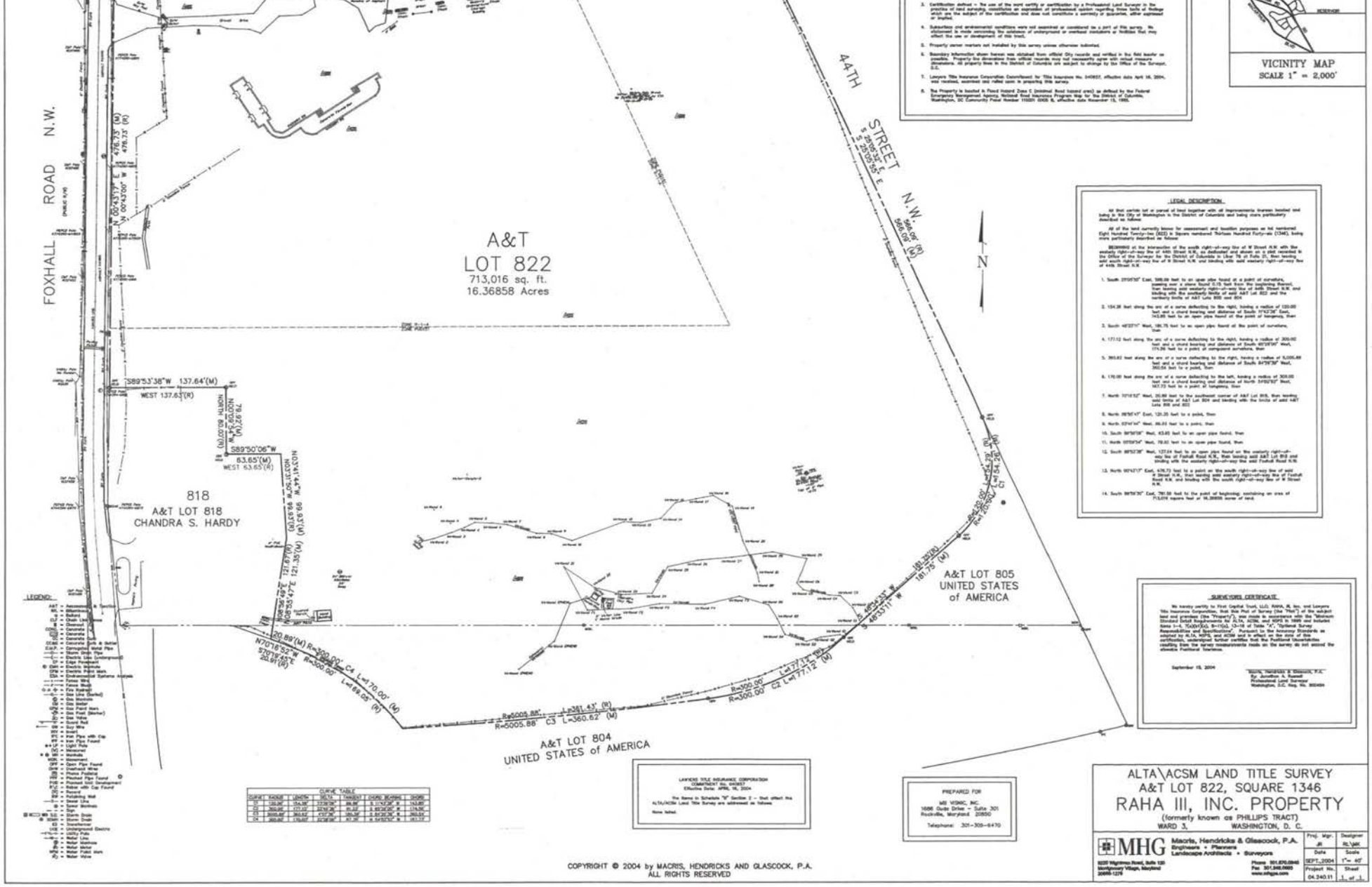
Whitehaven Woods

Planned Unit Developmer
Washington, D.C.

SASAKI ASSOCIATES, INC.
Washington, D.C.
Date: July, 1981

Site Boundary

Exhibit No. 19A



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Developer modifies plans for Phillips estate

By CHRIS KAIN
Current Staff Writer

A Montgomery County builder seeking to develop a 16.2-acre parcel flanking Foxhall Road and Glover Archbold Park has altered plans for "Dunmarlin at Phillips Park" in hopes of winning the support of neighbors.

The revised plan eliminates one of the 47 luxury single-family houses originally planned for the sprawling estate once owned by Duncan and Marjorie Phillips. The change provides a more ample buffer for protected wetlands on the parcel's southern end.

Additionally, builder Ted Visnic has dropped plans for one of the two roads that would have connected the new subdivision to W Street. Architect Ankie Barnes has angled the remaining W Street connection so that it would look like an extension of Foxboro Place, an existing cul-de-sac.

The change, Barnes said, would permit a wider opening at Foxhall Road and W Street that would help maintain the historic green character of the intersection's southeast corner.

The main entrance to the new development is a new intersection on Foxhall Road. Visnic said he would provide land for a left-turn lane for south-

See **Phillips**/Page 28

NORTHWEST REAL ESTATE

PHILLIPS

From Page 3

bound Foxhall Road, and the access road would provide separate lanes for cars turning north and south.

Last week, Visnic and Barnes made a second presentation to the Foxhall-Palisades advisory neighborhood commission. They will return a third time Feb. 2, when the commission is scheduled to vote on the matter in preparation for a Board of Zoning Adjustment hearing later in the month.

The project includes 11 houses along Foxhall Road and W Street that are permitted as a matter of right.

The zoning board's approval is needed for the other 35 homes, which are located on the interior of the parcel. To build the 35 houses, Visnic needs permission from the zoning board under "theoretical lot" rules established to guide development of large parcels.

At Wednesday's neighborhood commission meeting, members heard a summary of the updated traffic study and delved into storm-water management plans for the sensitive site adjacent to national parkland.

Consultants said that the project would have relatively little effect on traffic, with an estimated 40 cars leaving the new development during the peak hour of the morning rush. Foxhall already carries 800 to 900 vehicles each way at peak hours.

"This will add traffic to Foxhall Road," said Lou Slade, who conducted Visnic's traffic study. "But the amount of traffic generated by 46 homes is not enormous. ... Truly, it's nil. It's not a traffic-density issue."

Environmental experts hired by Visnic said that the project would include an underground basin to collect storm water and filter the runoff before letting it drain into the park's Foundry Branch. They said the runoff would be cleaner than that from older housing developments built without the same storm-water management facilities.

Commissioners had questions about both aspects. Any new cars on Foxhall Road are a concern, they said, and the runoff from the 46-home development would have more effect on the adjacent park than did storm water from the original Phillips estate.

Though Visnic and Barnes had hoped to get a vote of support from the commission at Wednesday's meeting, chair Alma Gates said she still needs time to look through the application and sift through details.

"I'm not at all prepared to vote on this," she said.

The Board of Zoning Adjustment is scheduled to take up the case Feb. 15.

water quantity control will be provide in a 60-inch diameter pipe array. The flow rate controls for the water quantity will be located in the same structure as the sand filter. Both the water quantity and quality facilities will be located underground. The storm drain conveyance system is designed to safely convey the 15-Year peak discharge to the stormwater management facility. The discharge from the stormwater management facility will be directed into the existing wetlands where additional filtering by natural processes will take place before the flows leave the subject site and enter the drainage system within the Archibald Glover Park.

Should you have any questions or need any additional information, please feel free to contact me at this office.

Sincerely yours,

Stephen E. Crum, P.E.

Encl.

Cc: Office of Planning

MHG

Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

MEMORANDUM

To: Investcorp Holdings, Inc.
700 West 51 Street
Suite 301
Miami Beach, FL 33140

Via: Email

Attn: Mr. Felipe Paraud

Cc: Mr. Ted Visnic
Mr. Richard Nettler, Esq.
Mr. Mark Burcheck

From: Stephen Crum, P.E.

Project: Dunmarlin (Phillips Property- Washington, DC)

MHG Job No.: 2004.240.11

Date: January 25, 2005

Subject: National Park Service Meeting Summary

The following persons were in attendance at a meeting held on December 8, 2004 at 10:30 AM in the offices of the National Park Service, National Capital Region:

Mr. Felipe Paraud, Investcorp Holdings, Inc.
Mr. Ted Visnic, M. B. Visnic, Inc.
Mr. David Murphy, National Park Service
Mr. Mark Burcheck, Environmental Systems Analysis
Mr. Stephen Crum, Macris, Hendricks, and Glascock, P.A.

The following items were discussed:

Mr. Paraud and Mr. Visnic gave a brief overview of the project team's recent activities with respect to meetings with the surrounding communities, including the Advisory Neighborhood Committee, and the filings with the Board of Zoning Adjustment. In addition, Mr. Paraud and Mr. Visnic discussed the proposal for widening Foxhall Road and the distinction between "matter of right" lots and "theoretical subdivision" lots. Mr. Murphy noted that the eastern W Street entrance to the project does not align with Foxboro Place and that this may be an issue for the District of Columbia, Department of Transportation.

Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Surveyors • Landscape Architects

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

MHG

January 5, 2005

Ms. Alma H. Gates, Commissioner
Advisory Neighborhood Commission 3D
4911 Ashby Street, NW
Washington, DC 20007

Re: Dunmarlin
Stormwater Management
MHG Project No. 2004.240.11

Dear Commissioner Gates:

I understand that you have questions concerning the provisions for stormwater management in connection with the above referenced project. This letter and the attached computations are a brief summary and overview of the conceptual design for dealing with stormwater management on this project.

Our design intent, first and foremost, is to not have an adverse impact on the downstream properties, in this case the Archibald Glover Park and second, to comply with the provisions of the District of Columbia stormwater management requirements. To these ends the stormwater management system to be implemented will consist of the following components:

(1) Preservation of the existing on-site non-tidal wetlands and the associated buffers,
(2) An underground water quality structure, in accordance with the District of Columbia best management practices (BMP's) for water quality control,
(3) An underground water quantity structure, in accordance with the District of Columbia requirements and
(4) A storm drain conveyance system, in accordance with the District of Columbia requirements.

The water quality structure is designed as a three-chamber underground sand filter to provide control for 0.5 inches of runoff from paved surfaces and roadways and 0.3 inches of runoff from roofs and walks. The water quantity control is designed to provide 2-Year post development peak discharges at the 2-Year pre-development rate. The storage for the

14

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MHG

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4911 Ashby Street, NW
Washington, DC 20007

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Should you have any questions or need any additional information, please feel free to contact me at this office.

Sincerely yours,

Stephen E. Crum, P.E.

Encl.

Cc: Office of Planning

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BARNES VANZE ARCHITECTS

ANTHONY STEPHEN BARNES

Barnes Vanze Architects
1238 Wisconsin Avenue, NW
Suite 204
Washington, DC 20007
202.337.7255

EDUCATION

1979	B. Arch., University of Witwatersrand, South Africa
1983	M. Arch., Yale University
1985	Registered: District of Columbia

EXPERIENCE

February, 1989	Partner, Barnes Vanze Architects
1983-1989	Hartman-Cox Architects, Washington, D.C.
1972-1982	Foreign Experience: Johannesburg, Cape Town, London and Guatemala

Barnes Vanze Architects is a firm based in Georgetown, Washington, DC, with a branch in Middleburg, VA, and a combined staff of 27. Founded in 1989, the firm specializes in high-end residential work, institutional and commercial projects. The firm's work has been recognized by numerous awards and publications.

Much of the residential work has been completed in neighborhoods near the proposed development of the former Phillips estate. More than 100 completed residential projects lie within a three-mile radius in neighborhoods such as Colony Hill, Wesley Heights, Spring Valley, Cleveland Park, American University Park, Glover Park and Georgetown.

The firm's work may be seen at www.barnesvanze.com

BARNES VANZE ARCHITECTS

STEPHEN JAMES VANZE

Barnes Vanze Architects
1238 Wisconsin Avenue, NW
Suite 204
Washington, DC 20007
202.337.7255

EDUCATION

1974	B.A., Brown University
1977	M. Arch., University of Virginia
1980	Registered: District of Columbia, State of Maryland, Commonwealth of Virginia

EXPERIENCE

February, 1989	Partner, Barnes Vanze & Associates, Architects
1980-1989	Hartman-Cox Architects, Washington, D.C.
1977-1980	Skidmore, Owings and Merrill, Washington, D.C.

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BARNES VANZE ARCHITECTS

EDITH MACARTHUR FORDE

Barnes Vanze Architects, Inc.
1238 Wisconsin Avenue NW
Suite 204
Washington, DC 20007

EDUCATION

1986	B.A. Williams College
1992	M.Arch., University of Virginia

EXPERIENCE

2004	Project Architect, Barnes Vanze Architects, Inc.
1992-1997	Francois Goffinet, Ltd., Laramore & Associates, William McDonough + Partners, Charlottesville, Virginia
1997-2004	Architecture, Inc., Reston Virginia, Sorg and Associates, Washington, D.C.

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OUTLINE OF TESTIMONY OF ARCHITECTS

I. Introduction

A. Qualifications
B. Summary of Project
   1. Neighborhoods reviewed
   2. Design principles

II. Consistency with requirements special exception

A. Lot size/width
B. Compliance with zoning regulations
   - building height
   - lot occupancy
   - side, front & rear yards
C. Each house to front a street
   - streets not included in calculating lot size
D. Streets
   - all at least 25' in width
   - two entrances into development

III. Community meetings

- changes made to plans in response to meetings

IV. In harmony with Zoning Plan & Maps

- Low-scale development
- Complies with section 2516 of the zoning regulations

V. No Adverse Impact

- density is consistent with existing neighborhood
- architecture style consistent with surrounding neighborhoods