



DOCKET ITEM #6

**Development Site Plan #2014-0024**

**Special Use Permit #2014-0088**

**5055 Seminary Road – Southern Towers Clubhouse and Day Care Center**

<b>Application</b>	<b>General Data</b>	
<b>Project Name:</b> Southern Towers Clubhouse and Day Care Center	PC Hearing (DSP and SUP):	January 6, 2015
	CC Hearing (SUP only):	January 24, 2015
	If approved, DSP Expiration:	January 24, 2018
	Plan Acreage:	40.60 Acres
<b>Location:</b> 5055 Seminary Road (main parcel address)	Zone:	RC
	Proposed Use:	Clubhouse & Day Care Center
	Dwelling Units:	N/A
	Gross Floor Area:	42,496 sf
<b>Applicant:</b> Southern Towers, LLC	Small Area Plan:	Beauregard
	Historic District:	N/A
	Green Building:	LEED Silver or equivalent

<b>Purpose of Application</b>
The applicant requests approval of a Development Site Plan with modification to construct a clubhouse, pool, and other outdoor amenities within the Southern Towers apartment complex. The applicant also requests approval of a Special Use Permit to allow a Day Care Center in the RC zone.
<b>Special Use Permits and Modifications Requested:</b>
<ol style="list-style-type: none"> <li>1. Special Use Permit to allow a Day Care Center in the RC zone</li> <li>2. Modification to the Landscape Guidelines</li> </ol>

<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>
<b>Staff Reviewers:</b> Robert Kerns, AICP, Division Chief; <a href="mailto:robert.kerns@alexandriava.gov">robert.kerns@alexandriava.gov</a> Katie North, AICP, Urban Planner; <a href="mailto:katie.north@alexandriava.gov">katie.north@alexandriava.gov</a> Ryan Price, Urban Planner; <a href="mailto:ryan.price@alexandriava.gov">ryan.price@alexandriava.gov</a>

**PLANNING COMMISSION ACTION, JANUARY 6, 2015:** On a motion by Commissioner Dunn, seconded by Commissioner Macek, the Planning Commission voted to approve the DSP, subject to compliance with all applicable codes, ordinances, and conditions, with amendments to Conditions #3, 56, and 57, and new condition 8A. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of the SUP, subject to compliance with all applicable codes, ordinances, and conditions, with amendments to Conditions #2 and 5. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission discussed the comments received from the adjacent Stonegate residents and existing Southern Towers residents, which included concerns about the intensity of the field use, lighting of the field and tennis courts, noise, and safety. They discussed amendments to the conditions that could address these concerns.

Speakers:

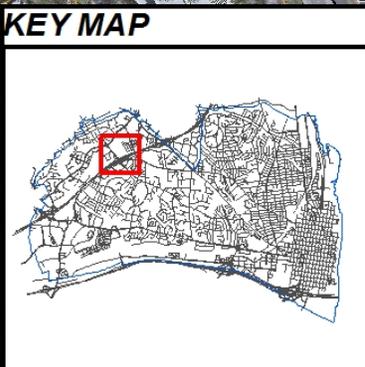
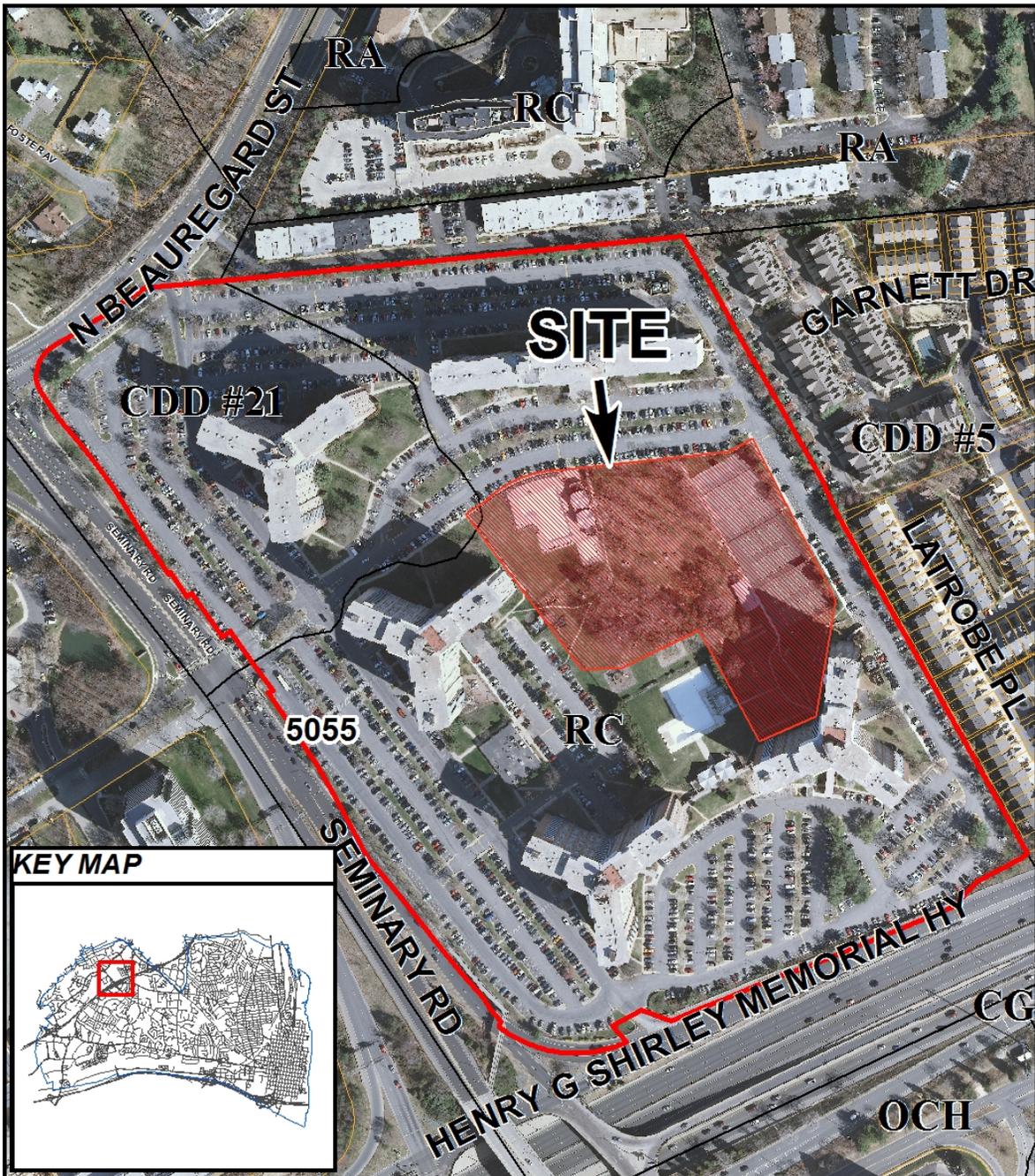
Ken Wire, attorney representing the applicant, spoke in support of the project and provided further clarification as to the lighting and usage of the tennis courts and fields. He stated that the remaining lights for the tennis courts would be set to timers limiting usage to 30 minutes and the lights would not be used past 10pm.

Roderick Day, a resident of Stonegate, expressed some concern about the size and usage of the proposed field. He asked that Southern Towers provide a better fence and sound barrier along the property line to mitigate the impacts. He also noted that a petition stating concerns about the field had been provided to the Commission with over sixty signatures from Stonegate residents.

Mark Ricardo, a resident of Stonegate, stated that he did not support this project, even if a sound barrier were installed because he did not think it would eliminate the noise issues from the field and courts. As a resident directly adjacent to the Southern Towers tennis courts, he currently can hear the games played. He also noted that the tennis court lights remain on all the time and it would be difficult to enforce a timing condition for the lights.

**PLANNING COMMISSION ACTION, DECEMBER 2, 2014:** Without objection, the Planning Commission noted the deferral of Development Site Plan #2014-0024 and Special Use Permit #2014-0088.

Reason: The applicant requested the deferral.



 DSP #2014-0024  
SUP #2014-0088  
5055 Seminary Road



## **I. SUMMARY**

### ***A. Recommendation & Summary of Issues***

Staff recommends *approval* of the proposed clubhouse and day care center at the Southern Towers apartment community and all other amenity improvements included in the scope of this project. The project will improve the usability of existing open space and provide a community gathering place within the Southern Towers neighborhood. The proposal provides a number of benefits for residents of Southern Towers as well as the surrounding community which include:

- Additional active and passive open space options for residents of the Southern Towers neighborhood within the Beauregard planning area.
- An expanded day care center
- Approximately \$77,000 contribution to the City's Affordable Housing Fund
- Attractive and contemporary architecture
- Environmentally sustainable building and site design consistent with the City's Green Building Policy

### ***B. General Project Description***

The applicant, Southern Towers LLC proposes to raze an existing pool and pool house to construct a new clubhouse and day care center at the Southern Towers apartment complex. As part of this project, the applicant also proposes to build a new pool, and athletic field adjacent to the clubhouse. In addition to the day care center, the clubhouse building will include other amenities such as a gym and a media room. The project site is located within the Beauregard Small Area Plan, although it falls outside of the CDD #21 zoning boundary. The new building will be adjacent to the planned Southern Towers high capacity transit stop envisioned by the Plan (see Figure 7).

The applicant is requesting approval of the following as part of this project:

- Development Site Plan (DSP),
- Special Use Permit to allow a day care center in the RC zone,
- Modification to the Landscape Guidelines requiring landscape islands within parking areas.

The following key issues were evaluated as part of the staff analysis and are addressed within the report:

- Consistency with the Small Area Plan
- Open space
- Building design
- Parking
- Justification for the modification to the Landscape Guidelines
- Day care center special use permit and operation

## **II. BACKGROUND**

### ***A. Site Context***

The project site is located on 7.1 acres within the larger 40.6 acre Southern Towers property. The Southern Towers apartment complex is located at the intersection of Seminary Road and Beauregard Street across from the Mark Center and the Hilton hotel. The property is bound by interstate 395 to the south, Seminary Road to the west, Beauregard Street to the north, and residential communities to the north and east including Hermitage Hills and Stonegate. The Southern Towers complex lies within the boundaries of the Beauregard Small Area Plan and is one of the seven designated neighborhoods identified in that plan, although the project area is located outside of the redevelopment area outlined in the Plan. There are approximately 2,340 residential units on the property. The proposed clubhouse facility is located within the Southern Towers amenity grounds, which are interior to the site and do not have public street frontage.

### ***B. Detailed Project Description***

The applicant, Southern Towers LLC, is proposing to construct a 40,955 square foot clubhouse and day care center on the site of an existing pool and pool house. The two-story clubhouse will also include a leasing office, a gym, a media room, a lounge, and an expansive deck area. The clubhouse will consolidate many of the uses currently on site into one building, such as the leasing office and the day care. The day care operation will be located on the first floor of the building, and will occupy approximately 5,800 square feet. The day care center will be accessed by a separate side entrance that is connected to the designated pick-up and drop-off area by a concrete sidewalk.

In addition to the clubhouse building, the project also proposes several other outdoor amenities including a new pool and pool deck, a new athletic field, a play area for the day care, new walking paths, and two resurfaced tennis courts. There will be three small ancillary structures adjacent to the pool deck that will house mechanical equipment for the pool and clubhouse, provide storage space for the facilities, and provide a bike repair and dog washing station for residents. The three structures will be approximately 1,541 square feet combined.

## **III. ZONING**

Property Address:	5055 Seminary Road	
Total Site Area:	40.60 AC (project area: 7.10 AC)	
Zone:	RC (project area)	
Current Use:	Pool	
Proposed Use:	Clubhouse, Day Care Center, Pool	
	Permitted/Required	Proposed
FAR	1.25	1.03

Setbacks		
Front	N/A	584 feet
Side (north)	1:3 or 16' minimum	453 feet
Side (south)	1:3 or 16' minimum	827 feet
Rear	1:1 or 25' minimum	396 feet
Parking	2,437	2,445
Height	150 feet	38 feet
Open Space	40% (707,498 sf)	41% (729,265 sf private ground-level open space)

#### IV. STAFF ANALYSIS

##### A. *Conformance to the Small Area Plan*

The entire Southern Towers property lies within the boundaries of the Beauregard Small Area Plan, however only the north west corner of the complex is part of CDD #21. The proposed clubhouse and pool are not within CDD#21 and as such, the small area plan does not have specific development guidelines for the site. Nevertheless, the project is consistent with many aspects of the Beauregard Small Area Plan.

- *Height:* The proposed two-story structure will be approximately 38 feet in height, which is consistent with the 45 to 60 foot height limits for the anticipated new developments on the Southern Towers property adjacent to the clubhouse as prescribed by the Beauregard Small Area Plan.
- *Canopy:* The project site area will have 31 percent tree canopy coverage, which will help the overall Southern Towers neighborhood meet the small area plan target of 40 percent canopy coverage for each of the 7 neighborhoods.
- *Building Design:* The building design and form are consistent with the goals of the small area plan. The project incorporates high-quality materials and contemporary design that are engaging to the surrounding Southern Towers neighborhood. There is ample use of glass on the façade, and the wood colored sun-shades in the rear of the building provide texture and color variation to the building.
- *Pedestrian Connections and Circulation:* Staff is recommending a condition (Condition #3) requiring a pedestrian connection that will link the neighboring Goodwin House property to the future “Corridor C” high capacity transit stop at Southern Towers. The Southern Towers portion of the pedestrian connection would be provided once the final location of the transit center has been determined and design process for the center has

been initiated. This future connection is consistent with the Beauregard Small Area Plan's intent of providing pedestrian interconnectivity to open spaces, neighborhoods, and activity centers, and providing pedestrian linkages to transit.

### ***B. Open Space***

This proposal is enhancing the existing open space on the Southern Towers property. Once complete, there will be approximately 41.23 percent open space on the site, which meets the 40 percent requirement of the RC zone. While the total open space on site is declining slightly (from 43 percent), the amenity options for residents on the site are increasing. In addition to meeting the open space requirement, this project is providing a wide range of programming for the open space that will make it usable for the residents. Both passive and active recreation options will be provided with a new athletic field, walking paths, and resurfaced tennis courts. The applicant is also retaining a large portion of the tree canopy within the open space particularly along the walking paths.

### ***C. Building and Site Design***

The proposed clubhouse has a contemporary design with high-quality materials. Large windows are used on all façades with varying patterns and placement. The two-story structure has strong horizontal elements such as elongated awnings and roof overhangs. The rectangular metal paneling also brings a horizontal read to the façade. Elements such as the fin sunshades, metal patio railings, and a concrete panel rainscreen provide multiple textures to the building. Each side of the building is different, and uses varying depths, articulation, and window treatments. While the building is much smaller than the adjacent residential towers, it fits well in the context of the central open space area of the community, and serves as a focal point within the internal view-shed of the 40 acre site.

The site of the proposed clubhouse lies directly adjacent to a planned, high capacity, transit stop for the "Corridor C" transitway route. The clubhouse structure and site configuration will not impede the future construction of the transit stop. Additionally, staff worked carefully with the applicant to design the day care center pick-up and drop-off arrangement such that it would not conflict with the future bus routes. As proposed, the main door of the clubhouse will open towards the location of the proposed transit stop.

### ***D. Parking***

There are currently 2,435 parking spaces on the Southern Towers property, all of which are standard dimensions. Since there are no additional residential units proposed with this project and the clubhouse will serve the existing residents, there is not a separate parking requirement for the clubhouse use. However, the day care center will require 10 additional spaces for the 5 classrooms per the Zoning Ordinance (2 spaces per classroom). To meet this parking requirement, Southern Towers is proposing to re-strip two banks of standard parking spaces to convert some of them into compact spaces, which are narrower. The first parking bank is located adjacent to the tennis courts and proposed athletic field and currently contains 63 standard

parking spaces. After re-striping, the bank will have 71 compact spaces, a gain of 8. The second parking bank is located in front of the proposed clubhouse and currently contains 84 standard parking spaces. After re-striping, the bank will have 73 compact spaces and 13 standard spaces, a gain of 2 spaces. Even with the re-striping, most of the parking spaces on the Southern Towers property will be standard size.

Ten standard size parking spaces will be reserved for day care pick-up and drop-off in front of the clubhouse near the separate entrance to the day care center. These spaces will be signed for day care center use. Morning drop-off will run from 6:30am to 9am, and evening pick-up will run from 4pm and 6pm. Daycare center employees will park within the general residential parking areas. There is ample parking on the site during the day to accommodate the daycare employee parking because many of the residents leave with their vehicles to commute to work.

### ***E. Special Use Permit Request for a Day Care Center***

Section 3-903(C) of the Zoning Ordinance permits a Day Care Center use in the RC zone with a special use permit. The proposed day care center use is consistent with the existing conditions on the site. There is currently a day care operating in the first floor of the Sherwood building (the tower directly southwest of the proposed clubhouse). The applicant has communicated that the existing day care space will no longer be used for that purpose, and that the existing operator will move into the new clubhouse facility. The new day care center will use approximately 5,800 square feet on the first floor of the proposed clubhouse. There will be 5 classrooms, 2 offices, 4 bathrooms, a staff room, and an outdoor play area. At full enrollment, the day care center will have 80 to 90 children ages 3 months to 5 years old. The center will operate from 6:30am to 6:30pm, Monday to Friday. Staff supports having the day care center use on the site because it is an existing condition, and it provides a valuable service for residents of Southern Towers and the surrounding community.

### ***F. Modifications***

As part of this project, the applicant is requesting a modification to the City's Landscape Guidelines relating to landscaping in parking areas, specifically the requirement for 1 landscape island per 10 parking spaces (Landscape Guidelines Section II-A-1-a). Pursuant to Section 11-416, the Planning Commission may approve these modifications if they determine that such modifications are (1) necessary or desirable to good site development, (2) that specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which the modification is sought and (3) that such modification will not be detrimental to neighboring property or to the public health, safety and welfare.

Staff supports this modification because the parking for this facility already exists without landscape islands; the applicant is only re-striping the existing parking areas. Additionally, the number of parking spaces is already fairly tight, so if the applicant were to provide parking islands every ten spaces there would not be enough spaces to meet the parking requirement for the site. It should also be noted that the applicant is proposing two parking islands to delineate the 10 day care parking spaces. Lastly, the site already meets the 40 percent open space

requirement, so any open space gained from parking islands would be above and beyond the requirement for open space.

### ***G. Conformance to City Policies***

#### ***Green Building Policy***

The City adopted the Green Building Policy in 2009, which established an expected standard for green building certification for new development. For non-residential developments such as this one, the Policy requires the project to be LEED Silver or an equivalent certification from another third party program. This applicant has indicated they will comply with the Policy and the specific third party certification program will be finalized during the final site plan process.

#### ***Affordable Housing Policy***

The applicant will be providing a voluntary contribution of \$1.85 per square foot of new gross floor area to the City's Affordable Housing Trust Fund. This contribution is consistent with the "Developer Housing Contribution Work Group Report" accepted by the Alexandria City Council on December 14, 2013, and supports the goals and objectives of the City's Housing Master Plan. It should also be noted that this contribution is consistent with other apartment clubhouse projects such as the Encore of Alexandria (approved by Planning Commission in 2009), which also provided a voluntary affordable housing contribution.

## **V. COMMUNITY**

The applicant held an open house in November at the Hilton Alexandria Mark Center to present the plans to the Southern Towers residents. Invitations were also extended to the residents of the neighboring properties, including the adjacent Stonegate community. The open house was well attended with approximately 30-40 people throughout the evening. Overall, there was support for the project with questions pertaining to the programming of the space and the construction timeline. Many people noted that they liked the architecture of the building. Additional questions asked were related to whether there would be any impacts on parking from this project and whether the rents were likely to increase as a result of the new building.

## **VI. CONCLUSION**

Staff recommends approval subject to compliance with all applicable codes, ordinances, and the following staff recommendations.

**VII. GRAPHICS**

Figure 1: South Elevation



Figure 2: East Elevation



Figure 3: North Elevation



Figure 4: West Elevation



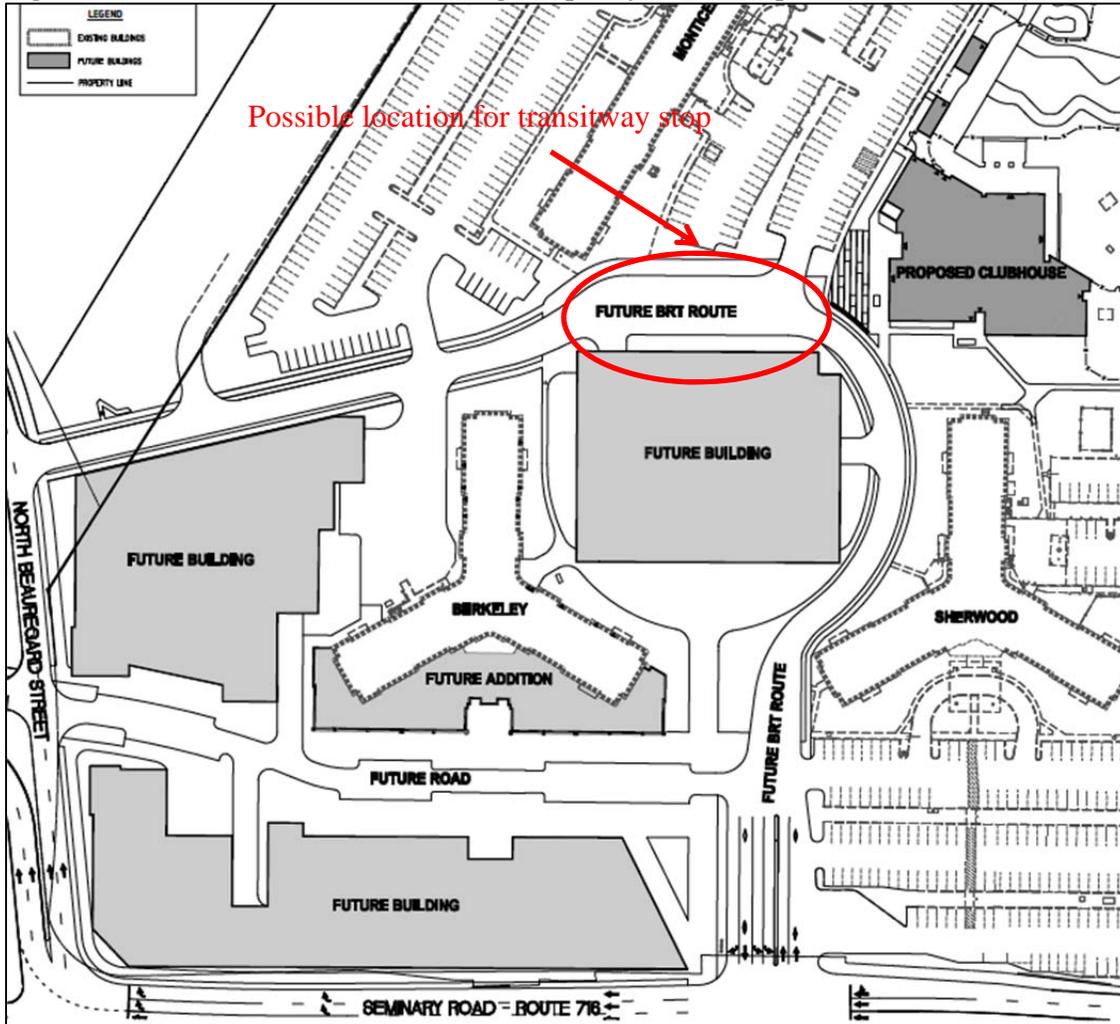
Figure 5: Front Rendering



Figure 6: Rear Rendering



Figure 7: Possible location of future high-capacity transit stop



Note: Future building footprints are conceptual and provided for illustrative purposes only.



Figure 9: Illustrative site plan in context of Southern Towers property



## **VIII. STAFF RECOMMENDATIONS-DSP2014-00024:**

1. The Final Site shall be in substantial conformance with the improvements shown in the “project area” as shown by the LOD areas depicted on the preliminary plan dated October 8, 2014 and comply with the following conditions of approval.

### ***A. PEDESTRIAN/STREETSCAPE:***

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet along parking areas and 5 feet within the site.\*\*\* (P&Z)(T&ES)
3. **[CONDITION AMENDED BY PLANNING COMMISSION]** ~~Construct a pedestrian trail connection to link the Goodwin House site to the future high-capacity transit stop on the Southern Towers property. The pedestrian trail connection shall be provided in conjunction with the permitting process and prior to the opening of the high-capacity transit stop at Southern Towers. Prior to the opening of the high-capacity transit stop at Southern Towers, the applicant shall demonstrate a good faith attempt to coordinate with the adjacent property owners of property 011.03-01-05 for the construction of a pedestrian trail and with the City for necessary easements for such a trail that will promote connectivity to the future high-capacity transit stop on the Southern Towers property.~~ (P&Z)

### ***B. OPEN SPACE/LANDSCAPING:***

4. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z. At a minimum the Landscape Plan shall:
  - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
  - b. Ensure positive drainage in all planted areas.
  - c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
  - d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.

- e. All sidewalks constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
  - f. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
  - g. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, meets the requirements of the City's Landscape Guidelines for soil volume. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)
5. Provide the following modifications to the landscape plan and supporting drawings:
- a. Add trees to the landscape islands. (P&Z)
6. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of P&Z and Code Administration.
- a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
  - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
  - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
  - d. Install all lines beneath paved surfaces as sleeved connections.
  - e. Locate water sources and hose bibs in coordination with City Staff.
  - f. (Code Administration) (P&Z)
7. Develop a palette of site furnishings in consultation with staff.
- a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
  - b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, and drinking fountains. (P&Z) (T&ES)
8. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, and T&ES. (P&Z)(T&ES)
- 8A. [CONDITION ADDED BY PLANNING COMMISSION] The applicant shall repair and maintain the existing fence along the property line shared with the Stonegate community. (PC)**

**C. TREE PROTECTION AND PRESERVATION:**

9. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and the City Arborist. (P&Z)(RP&CA)
10. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. \*\*\* (P&Z)(RP&CA)
11. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated October 8, 2014 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

**D. BUILDING:**

12. The building design, including the quality of materials, and final detailing, shall be consistent with the elevations dated 10/8/14 and the following conditions. (P&Z)
13. Provide the following building refinements to the satisfaction of the Director of P&Z:
  - a. Any ventilation shall be reviewed and approved to the satisfaction of the Director Planning and Zoning.(P&Z)
14. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
  - a. Provide a materials board that includes all proposed materials and finishes at first final site plan. \*
  - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.\*\*\*
  - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. \*
  - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved for substantial compliance with the approved elevations prior to vertical (above-grade) construction and prior to ordering final building materials. \*\*
  - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. \*\*\* (P&Z)

15. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver (or equivalent such as Earthcraft or Green Globes) to the satisfaction of the Directors of P&Z, and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
  - a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.\*
  - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. \*\*\*
  - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
  - d. Provide documentation of LEED Silver Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
  - e. Failure to achieve LEED Silver (or equivalent) will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(T&ES)
16. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
17. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)

***E. SIGNAGE:***

18. A freestanding identification sign wall for the clubhouse shall be limited to a six foot height maximum and 95 square feet. The sign wall shall not conflict with the future construction of the high-capacity transit infrastructure improvements planned for the Southern Towers site or shall be removed at the applicant's expense to accommodate these improvements at the time of their construction. (P&Z)(T&ES)
19. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.\* (P&Z)(T&ES)

**F. HOUSING:**

20. A voluntary contribution of \$1.85 per square foot of new gross floor area would be consistent with the “Developer Housing Contribution Work Group Report” accepted by the Alexandria City Council on December 14, 2013. (Housing)

**G. PARKING:**

21. The design and allocation of parking shall be subject to the following to the satisfaction of the directors of P&Z, T&ES, and Code Administration:
- a. All parked vehicles shall be prohibited from encroaching on the, streets, pedestrian walkways, or emergency vehicle easements. (P&Z)(T&ES)(Code Administration)
22. Provide 20 bicycle parking space(s). Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking). (T&ES)
23. Provide a Parking Management Plan with the final site plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and shall at a minimum include the following:
- a. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
  - b. Details of appropriate signage for the day care parking indicating hours which are reserved for day care patrons.\* (P&Z)(T&ES)

**H. BUS STOPS AND BUS SHELTERS:**

24. Show all existing bus stops with associated features, to include shelters, canopies, and benches in the vicinity of the site on the final site plan. The most up to date transitway design will be provided by the City at the time of final site plan submission, and shall be reflected on the final site plan. (T&ES)

**I. SITE PLAN:**

25. Per Section 11-418 of the Zoning Ordinance, the development site plan shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status. (P&Z)
26. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:

- a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
  - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
  - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
  - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)
27. Provide a lighting plan with the final site plan to verify that lighting meets City standards and applicable codes. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed site lights and site lights, shading back less relevant information.
  - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - d. Photometric calculations must extend from proposed building face(s) to 20 feet beyond the limits of disturbance for this project. Show existing and proposed street lights and site lights.
  - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
  - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
  - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
  - j. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)
28. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)

**J. CONSTRUCTION MANAGEMENT:**

29. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction

shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. \* (T&ES)

30. Submit a construction management plan to the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
- a. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
  - b. Include an overall proposed schedule for construction;
  - c. Include a plan for temporary pedestrian circulation;
  - d. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances, and storage of materials.
  - e. The following notes shall be included on all Maintenance of Traffic Plan Sheets:
    - i. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
    - ii. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
    - iii. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time.
  - f. Off-street construction worker parking plan;
  - g. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;\* (P&Z)(T&ES)(Code)
31. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
  - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
  - c. If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)

32. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
33. No major construction staging shall be allowed within the public right-of-way on Seminary Road. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. \*\* (T&ES)
34. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
35. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)
36. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
37. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)
38. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
39. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. \*\*\* (P&Z)

40. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)
41. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. \*\*\* (P&Z) (T&ES)
42. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
43. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

***K. WASTEWATER / SANITARY SEWERS:***

44. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)

***L. STREETS / TRAFFIC:***

45. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)

***M. UTILITIES:***

46. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

***N. WATERSHED, WETLANDS, & RPAs:***

47. The storm water collection system is located within the Holmes Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

***O. STORMWATER MANAGEMENT:***

48. The City of Alexandria's storm water management regulations regarding water quality are two-fold: 1) phosphorus removal requirement and 2) the Alexandria water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the Alexandria water quality default requirement. The Alexandria water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
49. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Worksheet. (T&ES)
50. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
  - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
  - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. \*\*\*\* (T&ES)
51. Submit two originals of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the required BMP Maintenance Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.\* (T&ES)
52. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with

the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. \*\*\*\*\*(T&ES)

53. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. \*\*\*\*\*(T&ES)
54. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. \*\*\*\*\*(T&ES)

**P. CONTAMINATED LAND:**

55. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)

**Q. NOISE:**

56. **[CONDITION AMENDED BY PLANNING COMMISSION]** All ~~e~~Exterior building-mounted loudspeakers shall be ~~prohibited~~ **used for safety and similar announcements only** and no amplified sound shall be audible at the property line. (T&ES)
57. **[CONDITION AMENDED BY PLANNING COMMISSION]** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. This does not include daycare pick-up and drop-off activities **or trash collection**. (T&ES)
58. No vehicles associated with this project shall be permitted to idle for longer than 10 minutes when parked. (T&ES)

**R. AIR POLLUTION:**

59. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
60. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)

**S. ARCHAEOLOGY:**

61. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
62. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

**T. DISCLOSURE REQUIREMENTS:**

63. The trees to be protected as depicted on the approved site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.

**CITY DEPARTMENT CODE COMMENTS**

Legend: C - Code Requirement R - Recommendation S - Suggestion F – Finding

**Planning and Zoning**

- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. \*\*\*\* (P&Z) (T&ES)
- C - 2 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. \*\*\*\* (P&Z) (T&ES)
- F – 1. This development requires a new address. Refer to ITS, GIS Division for all street level addressing. Moe Abu-Rabi, 703-746-3823. (GIS)

**Transportation and Environmental Services**

- F - 1. Future development plan sheet P-1401 shall be coordinated with the most up to date transitway design, which will be provided by the City at the time of final site plan submission, and shall be reflected on the final site plan (T&ES)
- F - 2. Construction of the West End Transitway will impact a limited portion of the plaza proposed for the front of the clubhouse. (T&ES- Transit)
- F - 3. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 4. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City’s following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>

- F - 5. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 6. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 7. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 8. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and extending to the centerline of the street, will require full curb to curb restoration (T&ES)
- F - 9. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 10. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

- F - 11. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 12. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)
- F - 13. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 14. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 15. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 16. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 17. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)

- F - 18. A Maintenance of Traffic Plan shall be provided within the construction Management Plan and replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. These sheets are to be provided as “Information Only” (T&ES)
- F - 19. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 The site plan shall be prepared per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance and the Commonwealth of Virginia new Stormwater Management Regulations effective July 1, 2014. The Stormwater Pollution Prevention Plan (SWPPP)\_ shall be prepared and submitted with the first final site plan. (T&ES)
- C - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 5 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services.  
(b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria

Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

- C - 6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 7 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 06-14 New Sanitary Sewer Connection and Adequate Outfall Analysis, effective July 1 2014 The sanitary sewer adequate outfall analysis is required as part of the Preliminary Site Plan submission. The memorandum is available at the following web address of the City of Alexandria (T&ES)
- <http://alexandriava.gov/uploadedFiles/tes/info/MemoToIndustry06-14.pdf>
- C - 8 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 9 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: [www.alexandriava.gov/solidwaste](http://www.alexandriava.gov/solidwaste) or by contacting the City's Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES)
- C - 10 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)

- C - 11 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: [www.alexandriava.gov/solidwaste](http://www.alexandriava.gov/solidwaste) or by calling the Solid Waste Division at 703.746.4410 or by e-mailing [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES)
- C - 12 Bond for the public improvements must be posted prior to release of the site plan.\* (T&ES)
- C - 13 The sewer tap fee must be paid prior to release of the site plan.\* (T&ES)
- C - 14 All easements and/or dedications must be recorded prior to release of the site plan.\* (T&ES)
- C - 15 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.\* (T&ES)
- C - 16 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 17 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 18 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 19 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)

- C - 20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 21 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 22 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)
- C - 23 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 24 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a Construction General Permit and associated Stormwater Pollution Prevention Plan (SWPPP). \* (T&ES)

**Virginia American Water Company (VAWC)**

VAWC has no comments at this time.

**AlexRenew**

ARenew has no comments.

**Fire Department**

- F-1 The following comments are for completeness review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or [maurice.jones@alexandriava.gov](mailto:maurice.jones@alexandriava.gov).

**Acknowledged by applicant.**

- F-2 Plans should show location of all existing fire hydrants in and around site so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.

**Applicant has provided the requested information.**

C-1 The applicant shall provide a separate Fire Service Plan which illustrates **where applicable:** a) emergency ingress/egress routes to the site; b) two sufficiently remote fire department connections (FDC) to building buildings over 5 stories or 55 feet / one FDC if below 5 stories; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one hundred (100) feet of each required FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a width of twenty-two (22) feet; f) the location and size of the separate fire line(s) for the building fire service connection and fire hydrants.

**a) Provided by applicant.**

**b) Only one FDC required as this building is not over 5 stories or 55 feet.**

**c) Provided by applicant.**

**d) Provided by applicant.**

**e) Not required.**

**f) Provided by applicant.**

C-2 The applicant shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. This information will determine if item C-3 requirements apply.

**Provided by applicant.**

C-3 The applicant shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314.

**Acknowledged by applicant. Will provide at final site plan submittal.**

C-4 Fire prevention code permits may be required for the proposed use and occupancy condition assembly / education.

**Acknowledged by applicant.**

C-5 A Knox Box Rapid Entry key access system shall be installed to facilitate building entry by fire department personnel during an emergency. The size and number of Knox Boxes, number of key sets, and required keys or access devices shall be determined by Alexandria Fire Department personnel.

**Acknowledged by applicant.**

C-6 The applicant of any building or structure constructed in excess of 10,000 square feet; any building or structure which constructs an addition in excess of 10,000 square feet; or any building where there is a level below grade shall contact the City of Alexandria Radio Communications Manager in the Department of Emergency Communications prior to submission of a final site plan. The proposed project shall be reviewed for compliance with the radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:

- a) The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
- b) The building or structure design shall support a minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
- c) The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
- d) Areas deemed critical by the City of Alexandria, such as fire control rooms, exit stairways, and exit passageways shall provide 99 percent coverage exceeding -95 dbm when transmitting or receiving.
- e) The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. A bi-directional amplifier or other powered equipment must consist of two power sources:

- a) Primary Source: Dedicated branch circuit.
- b) Secondary Source: Battery backup capable of powering the system for 12 hours at 100 percent capacity.

Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager.

**Acknowledged by applicant. Note to applicant: This building may not need this system as it is close to one of the City's transmission sites and no level is underground. This will be determined by City Radio Manager once the exterior is sealed from the elements.**

~~C-7 The final site plans shall show placement of emergency vehicle easement signs. See sign detail and placement requirements are as follows:~~

**Emergency Vehicle Easements.** Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.

**Sign Specifications.** Emergency vehicle easement signs shall be metal construction, 12 inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8 inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS.," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2 1/2 inches, EM. VEH. EAS. - 1 inch, CITY OF ALEX. - 1/2 inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1 1/2 inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

**Fire Dept. Access Lanes/Mountable Curbs.** Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement.



**Fire Lane Sign Left Arrow** **Fire Lane Sign Right Arrow**



**No EVE required for this building. Requirement deleted.**

C-8 Show fire apparatus vehicle turning radius based on the following specifications:

Tower 203 Turning Specifications

- Turning Radius – Wall to Wall = 54.98 feet + / - 2 feet  
Curb to Curb = 51.33 feet + / - 2 feet  
Inside turning radius = 37.73 feet + / - 2 feet
- Overall Length – 47' – 4 1/2"
- Overall Width – 98"
- Wheel Bases from front axle to both rear axles – 240"
- Tandem axle spacing – 56" CL of axle to CL of axle
- Gross Weight – As built with no equipment or water gross weight = 66,000#
- Angle of Approach – 13 Degrees
- Angle of Departure – 11 degrees
- Ramp Break Over – Break over angle is 9°

**Apparatus will use existing roadway which accommodates vehicle turning.**

**Code Administration (Building Code):**

- F-1 The following comments are for DSUP. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review division at [Charles.cooper@alexandriava.gov](mailto:Charles.cooper@alexandriava.gov) or 703-746-4197.
- C-1 Demolition, Building, trade permits and inspections are required for this project.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

**Police**

- R - 1. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.
- R - 2. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.
- R - 3. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 4. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.
- R - 5. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

**Archaeology**

- F - 1. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

- F - 2. The Southern Towers parcel once was part of a Northern Neck land grant of 982 acres obtained in 1741 by William H. Terrett. Terrett was a prominent member of Virginia society and served as the Fairfax County Justice of the Peace from 1742 until his death in 1758. The large Terrett plantation would have first concentrated on tobacco cultivation, but about 1800 shifted to wheat and other grains. In the nineteenth century the Terrett homestead was situated a mere 250 ft. to the north of the limits of the development site. The Jackson household, which included an orchard, was only 400 ft. to the north and west from the limits of the development site in 1865. In the late nineteenth century a dwelling (probably associated with the Terrett farm), was located within 300 ft. from the limits of disturbance for this project.
  
- F - 3. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
  
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

## **IX. STAFF RECOMMENDATIONS-SUP2014-00088:**

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. **[CONDITION AMENDED BY PLANNING COMMISSION]** The hours of operation for the day care center shall be limited to between ~~7:00~~**6:30**am and ~~6:00~~ **6:30**pm, Monday through Friday. (P&Z)(**PC**)
3. The maximum number of children permitted at the day care center at any one time shall be 90. (P&Z)
4. All pick-up and drop-off of children via automobiles shall be in a location to the satisfaction of the Director of Planning and Zoning. Parents or daycare employees shall escort their children to and from the day care center after parking in the designated short term parking spaces in front of the building or after entering the drop-off area. (P&Z) (T&ES)
5. **[CONDITION AMENDED BY PLANNING COMMISSION]** The applicant shall provide at least 10 parking spaces, which shall be designated with signage as being reserved for day care center between the hours of ~~7:00~~**6:30**am and ~~6:00~~ **6:30**pm. (P&Z)(**PC**)
6. The facility shall obtain all required state, federal, and local licenses and certificates prior to opening its place of business. (P&Z)
7. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all Special Use Permit provisions and requirements. The applicant shall also inform parents on an ongoing basis, including as part of any parent orientation, of all applicable Special Use Permit provisions and requirements. (P&Z)
8. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
9. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security assessment for the day care center. It is recommended that it be completed prior to the pre-school center opening for business. (Police)
10. 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)

11. A fire prevention permit will be required for this occupancy condition – day care center.  
(Fire)

Asterisks denote the following:

- \* Condition must be fulfilled prior to release of the final site plan
- \*\* Condition must be fulfilled prior to release of the building permit
- \*\*\* Condition must be fulfilled prior to release of the certificate of occupancy
- \*\*\*\* Condition must be fulfilled prior to release of the bond



**APPLICATION**

**DEVELOPMENT SITE PLAN**

**DSP #** 2014-0024

**Project Name:** Southern Towers Clubhouse

**PROPERTY LOCATION:** 5055 Seminary Road, Alexandria, Virginia

**TAX MAP REFERENCE:** 020.01-01-03

**ZONE:** RC

**APPLICANT**

Name: Southern Towers, LLC

Address: c/o Snell Construction Corporation, 4600 North Fairfax Drive, Suite 1000, Arlington, Virginia

**PROPERTY OWNER**

Name: Southern Towers, LLC

Address: c/o Snell Construction Corporation, 4600 North Fairfax Drive, Suite 1000, Arlington, Virginia

**PROPOSED USE:** Residential clubhouse with a day care facility on the first floor. Applicant is requesting a special use permit in connection with this application for the day care facility.

**THE UNDERSIGNED** hereby applies for Development Site Plan approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

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

**THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Kenneth W. Wire, agent  
Print Name of Applicant or Agent

Kenneth W. Wire by LFC  
Signature

1750 Tysons Boulevard, Suite 1800  
Mailing/Street Address

703-712-5362      703-712-5222  
Telephone #      Fax #

Tysons Corner      22102  
City and State      Zip Code

kwire@mcguirewoods.com  
Email address

August 22, 2014  
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY	
Application Received: _____	Received Plans for Completeness: _____
Fee Paid and Date: _____	Received Plans for Preliminary: _____
ACTION - PLANNING COMMISSION: _____	
_____	

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

**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.

Snell Construction Corporation 4600 N. Fairfax Drive, Suite 1000, Arlington VA (50%)  
Carruthers Properties LLC 4600 N. Fairfax Drive, Suite 1000, Arlington VA (50%)  
\_\_\_\_\_  
\_\_\_\_\_

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.

## 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 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.	Snell Construction Corporation	4600 N. Fairfax Drive, Suite 1000 Arlington, VA	50%
2.	Carruthers Properties LLC	4600 N. Fairfax Drive, Suite 1000 Arlington, VA	50%
3.			

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5055 Seminary Road (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.	Southern Towers, LLC	c/o Snell Construction Co 4600 N Fairfax Drive,	100%
2.		Suite 1000 Arlington, VA	
3.			

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

	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.	NA		
2.			
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.

08-22-14  
Date

Kenneth W. Wire, agent  
Printed Name

Kenneth W. Wire by LFC  
Signature



REVISED

APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2014-0088

PROPERTY LOCATION: 5055 Seminary Road, Alexandria, Virginia

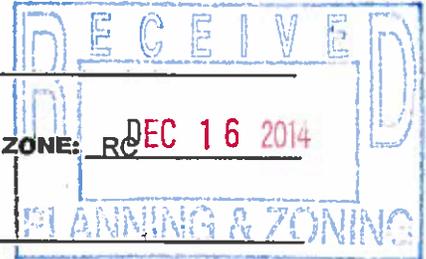
TAX MAP REFERENCE: 020.01-01-03

ZONE: RC

DEC 16 2014

APPLICANT:

Name: Southern Towers, LLC



Address: c/o Snell Construction Co., 4600 N Fairfax Drive, Suite 1000, Arlington, Virginia

PROPOSED USE: Day care facility. This application is being filed simultaneously with a development site plan for a residential clubhouse.

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.

Kenneth W. Wire, agent
Print Name of Applicant or Agent

[Handwritten Signature]

October 24, 2014
Date

1750 Tysons Boulevard, Suite 1800
Mailing/Street Address

703-712-5362
Telephone #

703-712-5222
Fax #

Tysons Corner, VA 22102
City and State Zip Code

kwire@mcquirewoods.com
Email address

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 5055 Seminary Road, Alexandria, Virginia, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the day care use as  
 (use)  
 described in this application.

Name: Southern Towers, LLC

Phone 202-380-8597

Please Print

Address: c/o Snell Construction Corporation,  
4600 N Fairfax Drive, Suite 1000, Arlington, Virginia

Email: colarulli@gmail.com

Signature: \_\_\_\_\_

Date: October 24, 2014

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: \_\_\_\_\_ 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 ten percent.

Snell Construction Corporation, 4600 N. Fairfax Drive, Arlington VA

Carruthers Properties LLC 4600 N. Fairfax Drive, Arlington 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 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.	Snell Construction Corporation	4600 N. Fairfax Dr, Ste 1000, Arlington, Virginia	50%
2.	Carruthers Properties LLC	4600 N. Fairfax Dr, Ste 1000, Arlington, Virginia	50%
3.			

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5055 Seminary Road Alexandria, Virginia (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.	Southern Towers, LLC	c/o Snell Construction Co. 4600 N Fairfax Dr, Ste 1000, Arlington, Virginia	100%
2.			
3.			

**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 require 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 indicated each person or entity and "None" in the corresponding fields).

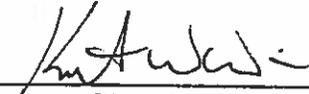
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

	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.	None		
2.			
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.

October 24, 2014      Kenneth W. Wire, Agent  
 \_\_\_\_\_  
 Date                                  Printed Name

  
 \_\_\_\_\_  
 Signature



**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).

The proposed facility will serve approximately 80 to 90 children.

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

Up to 16 staff

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

Day:

Monday through Friday

Hours:

Approximately 6:30 am to 6:30 pm

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

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

Typical for a day care facility of similar size.

B. How will the noise be controlled?

Daycare staff

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

None  
\_\_\_\_\_  
\_\_\_\_\_

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)  
Typical for a day care facility of similar size.  
\_\_\_\_\_

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
Typical for a day care facility of similar size.  
\_\_\_\_\_

C. How often will trash be collected?  
Weekly.  
\_\_\_\_\_

D. How will you prevent littering on the property, streets and nearby properties?  
Applicant will ensure that adequate disposal facilities serve the facility to prevent litter.  
\_\_\_\_\_

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:

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

Applicant will take the typical precautions associated with operating a day care facility in ensuring the safety of the nearby residents, employees and patrons.

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**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.

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**PARKING AND ACCESS REQUIREMENTS**

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

- 10   Standard spaces
- Compact spaces
- Handicapped accessible spaces.
- Other.

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?   NA

- B. Where are off-street loading facilities located? NA
- 
- C. During what hours of the day do you expect loading/unloading operations to occur?  
NA
- 
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
NA
- 

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 is adequate.

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**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. See DSP Plans

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

\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ 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: Applicant's clubhouse to be constructed.

End of Application



# APPLICATION - SUPPLEMENTAL

## CHILD CARE

***This Supplemental Information is to be filed by applicants requesting special use permit approval of a child care home or child care center. All applicants must submit a plot plan of the property, showing play areas and parking, and an interior floor plan. If a play area that is not owned or leased by the operator is to be used by the children, written permission from the owner must be obtained and a copy submitted with this application.***

### CHILD CARE HOMES

***Applicants requesting special use permit approval of a child care home for six to nine children within a home shall complete this section.***

1. Is the proposed facility the principal residence of the operator?  Yes  No
  
2. Is the operator registered with the City of Alexandria Office of Early Childhood Development to provide child care in the home?  Yes  No
  
3. How many children, including resident children, will be cared for? \_\_\_\_\_
  
4. How many children reside in the home? \_\_\_\_\_
  
5. How old are the children? (List the ages of all children to be cared for)  
 Resident: \_\_\_\_\_  
 Non-resident: \_\_\_\_\_
  
6. A minimum of 75 square feet of outdoor play area on the lot must be provided for each child above age two.  
 Play area required:  
 Number of children above age two: \_\_\_\_\_ x 75 square feet = \_\_\_\_\_ square feet  
 Play area provided: \_\_\_\_\_ square feet
  
7. If the lot does not have room for on-site play area, is the child care home within 500 feet of a park or playground available for the children to play in?  Yes  No  
 If yes, please describe the park's play area:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**NOTE: Child care homes are not permitted to display signs.**

**CHILD CARE HOMES and CHILD CARE CENTERS**

*Applicants for both child care homes and child care centers (day care center, day nursery and nursery schools) shall complete this section.*

1. How many employees will staff the child care facility, including the operator?  
Up to 16 employees

How many staff members will be on the job at any one time? Up to 16 employees

2. Where will staff and visiting parents park? In front of the facility.

3. Please describe how and where parents will drop off and pick up children.  
Drop off and pick up will be in the facility. Parking will be in front of the facility.

4. At what time will children usually be dropped-off and picked-up?  
 Drop-off Between 6:30 am and 9:00 am Pick-up Between 4:00 pm and 6:00 pm

5. What type of outdoor play equipment is proposed for the child care facility, if any? Where will it be located on the property?  
A fenced in playground for the day care will be adjacent to the facility.

6. Are play areas on the property fenced?  Yes  No  
 If no, do you plan to fence any portion of the property?  Yes  No

Please describe the existing or proposed fence.  
See DSP plans

**CHILD CARE CENTERS ONLY**

***Applicants for child care centers (day care center, day nursery and nursery schools) shall complete this section.***

1. How many children will be cared for during one day? 80 to 90

2. What age children do you anticipate caring for? 3 months to 5 years.

3. Does the operation have a license from the State of Virginia for a child care facility?

Yes  No

If yes, provide a copy of the license.

# DEVELOPMENT PRELIMINARY SITE PLAN REVIEW PACKAGE

# SOUTHERN TOWERS CLUBHOUSE

**WALTER L. PHILLIPS**  
 INCORPORATED  
 ESTABLISHED 1945  
 Engineers - Surveyors - Planners - Landscape Architects - Arborists  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301 www.WLPHINC.com

CHECKED: BF  
 DRAWN: DV  
 DATE: 8/22/14  
 SCALE: AS-SHOWN

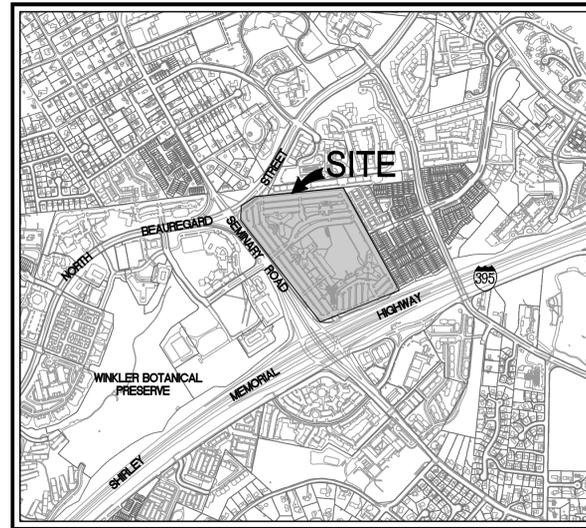


### AREA TABULATIONS

TOTAL AREA OF PARCEL 020.01-01-03 = 1,768,745 SF OR 40.60 AC  
 ORIGINAL PARCEL AREA (DB 514 PG 600) = 43,9720 AC  
 TOTAL DEVELOPMENT SITE AREA= 145,542 SF OR 3.34 AC  
 TOTAL EXISTING IMPERVIOUS AREA = 54,170 SF OR 1.24 AC (WITHIN LIMITS OF DEVELOPMENT SITE)  
 TOTAL PROPOSED IMPERVIOUS AREA = 55,529 SF OR 1.27 AC (WITHIN LIMITS OF DEVELOPMENT SITE)  
 TOTAL DISTURBED AREA = 145,542 SF OR 3.34 AC

### LOCATION MAP

SCALE: 1"=1000'



### ZONING TABULATIONS

	ZONING:	
	PERMITTED/REQUIRED	EXISTING
	RC	RC
MASTER PLAN:	N/A	N/A
DEVELOPMENT AREA (SQ. FT) (ACRES):	±3.34 AC OR ±145,542 SF	±3.34 AC OR ±145,542 SF
USE:	CLUBHOUSE/POOL/DAYCARE CENTER	CLUBHOUSE/POOL/DAYCARE CENTER
	RC	RC
FAR	1.25	1.00
DENSITY	54.45 UNITS/AC	54.08 UNITS/AC*
GROSS FLOOR AREA (PROPERTY)	2,210,931 SF	1,924,263 SF
GROSS FLOOR AREA (CLUBHOUSE)	N/A	N/A
NET FLOOR AREA (CLUBHOUSE)	N/A	N/A
LOT AREA (SF)	N/A	1,915,420 SF OR 43.97 AC***
OPEN SPACE (SF)	707,498 SF 40%	763,464 SF (43%)
AVERAGE FINISHED GRADE	N/A	N/A
SETBACKS (FT)		
FRONT SEMINARY RD	N/A	N/A
SIDE (NORTH)	1:1 SETBACK OR MIN 25'	N/A
SIDE (SOUTH)	1:1 SETBACK OR MIN 25'	N/A
REAR (EAST)	1:1 SETBACK OR MIN 25'	N/A
HEIGHT (FT)	150 FT	±20 FT
PARKING TABULATIONS		
TOTAL SPACES	2,437 SPACES	EX. 2,435 SPACES
TRIP GENERATION		
CLUBHOUSE	N/A	0
DAY CARE CENTER	N/A	0

**NOTES**  
 \* FAR AND DENSITY CALCULATED BASED ON ORIGINAL PARCEL AREA. RESIDENTIAL UNITS ARE NOT PROPOSED WITH THIS DEVELOPMENT.  
 \*\* GROSS FLOOR AREA REFLECTS A REDUCTION OF ±2,493 SF RESULTING FROM THE DEMOLITION OF EXISTING POOL HOUSE AND THE ADDITION OF ±37,000 SF RESULTING FROM THE PROPOSED CLUBHOUSE AND DAYCARE.  
 \*\*\* ORIGINAL PARCEL AREA  
 \*\*\*\* OPEN SPACE PERCENTAGE PROVIDED BASED ON CURRENT PARCEL AREA (40.6 AC)  
 \*\*\*\*\*EXISTING PARKING SPACES TO BE RESTRIPTED TO MEET REQUIREMENTS. SEE SHEET P-0404 FOR PRELIMINARY RESTRIPTING PLAN.  
 \*\*\*\*\* AVERAGE DAILY TRAFFIC PROVIDED BY "INSTITUTE OF TRANSPORTATION ENGINEERS: TRIP GENERATION, 7TH EDITION VOLUME 2, FOR DAY CARE CENTER. THE APPLICANT ANTICIPATES THAT THERE WILL BE 30 ADDITIONAL STUDENTS FROM WHICH 1/3 WILL COME FROM OFF-SITE. THE TRIP GENERATION PROVIDED ACCOUNTS ONLY FOR THE ±10 STUDENTS THAT WILL COMMUTE TO THE FACILITY FROM OFF-SITE. THERE ARE LESS THAN 50 ADDITIONAL TRIPS RESULTING FROM THIS DEVELOPMENT, THEREFORE A TRAFFIC STUDY IS NOT REQUIRED.

### PLAN SHEET KEY

NOT APPLICABLE

### ARCHAEOLOGY NOTES

- THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIMES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

### PROJECT DESCRIPTION NARRATIVE

THE APPLICANT INTENDS TO SUBMIT A DEVELOPMENT SITE PLAN (DSP) TO ALLOW THE DEMOLITION OF AN EXISTING POOL HOUSE AND CONSTRUCTION OF PROPOSED CLUBHOUSE. ADDITIONALLY, THE APPLICANT INTENDS TO SUBMIT SEPARATELY, A SPECIAL USE PERMIT TO ALLOW A DAYCARE FACILITY. THE APPLICANT ALSO PROPOSES THE CONSTRUCTION OF A PRIVATE POOL AND PATIO, VARIOUS ANCILLARY STRUCTURES WHICH SHALL SUPPORT THE POOL USE AND NEW ATHLETIC FACILITIES.

THE SITE IS CURRENTLY BORDERED TO THE NORTH BY NORTH BEAUREGARD STREET, THE EAST BY EXISTING TOWNHOMES, THE SOUTH BY INTERSTATE 395 AND THE WEST BY SEMINARY ROAD.

### ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO TIDAL WETLANDS, RPA'S, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.

THERE ARE KNOWN AREAS OF MARINE CLAY DEPOSITS ON THE SUBJECT PROPERTY, BUT ACCORDING TO THE CITY OF ALEXANDRIA'S MARINE CLAY MAP, THE DEPOSITS DO NOT APPEAR TO BE NEAR THE PROPOSED CONSTRUCTION ACTIVITY.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THE PROPERTY.

### BUILDING CODE ANALYSIS

#### LIFE SAFETY - BUILDING INFORMATION

MIXED USE GROUP: B (BUSINESS)  
 BUILDING: A-3 (ASSEMBLY)  
 I-4 (DAY CARE)  
 TYPE OF CONSTRUCTION: 3B  
 FULLY SPRINKLERED: YES  
 PROPOSED TENANT FLOOR AREA: 35,760 GROSS SF  
 HIGH RISE BUILDING: NO  
 NUMBER OF STORIES: 2 ABOVE GRADE  
 FIRE COMMAND CENTER: NO

#### BUILDING CODE

#### BUILDING PLANNING: CHAPTER 5.6

#### ALLOWABLE BUILDING HEIGHTS AND AREAS PER TABLE 503

TYPE	HEIGHT	STORIES	GFS
TYPE 3B (USE A-3)	55'	(2 STORIES)	9,500 GFS
(USE B)	55'	(3 STORIES)	19,000 GFS
(USE I-4)	55'	(2 STORIES)	13,000 GFS

#### 5008.4 MIXED USE SEPARATED

REQUIREMENT	SEPARATION	HOURS
A-3/B	1 HR	
A-3/I-4	1 HR	
B/I-4	0 HR	

#### FIRE RESISTANCE RATING OF BUILDING ELEMENTS - TABLE 601

STRUCTURE	3B
PRIMARY STRUCTURE	0 HR
BEARING WALLS EXT.	0 HR
BEARING WALLS INT.	0 HR
NON BEARING WALLS EXT.	0 HR
NON BEARING WALLS INT.	0 HR
FLOOR CONSTRUCTION & SECONDARY	0 HR
ROOF CONSTRUCTION & SECONDARY	0 HR

#### LIFE SAFETY - CODE ANALYSIS

#### MEANS OF EGRESS: CHAPTER 10

OCCUPANT LOAD (IBC TABLE 1004.1.1)  
TOTAL FLOOR SQUARE FOOTAGE: 31,747 SF

FIRST FLOOR	AREA	PER PERSON	OCCUPANTS
ASSEMBLY- GREAT ROOM	5,515/15 SF	PER PERSON	368 OCCUPANTS
ASSEMBLY- WEIGHT ROOM	1,924/50 SF	PER PERSON	39 OCCUPANTS
BUSINESS OCCUPANTS	2,948/ 100 SF	PER PERSON	30 OCCUPANTS
INSTITUTIONAL- DAY CARE	5,668/ 35 SF	PER PERSON	162 OCCUPANTS
STORAGE/MECH	528/300 SF	PER PERSON	3 OCCUPANTS
TOTAL OCCUPANTS			602 OCCUPANTS

FIRST FLOOR- EXTERIOR	AREA	PER PERSON	OCCUPANTS
ASSEMBLY- POOL	8,454/27 SF	PER PERSON	314 OCCUPANTS

SECOND FLOOR	AREA	PER PERSON	OCCUPANTS
ASSEMBLY- EXERCISE ROOM	7,211/50 SF	PER PERSON	145 OCCUPANTS
ASSEMBLY- LOUNGE	3,740/15 SF	PER PERSON	250 OCCUPANTS
BUSINESS OCCUPANTS	2,952/100 SF	PER PERSON	34 OCCUPANTS
MECHANICAL	2,084/300 SF	PER PERSON	7 OCCUPANTS
TOTAL OCCUPANTS			436 OCCUPANTS

EGRESS WIDTH CAPACITY (2ND FLOOR)  
 STAIR WIDTH 0.2 X 438 = 87.6"/2 = 43.8" (MINIMUM REQUIRED 44") 48" PROVIDED  
 DOOR WIDTH 0.15 X 438 = 65.7"/2 = 32.85" (MINIMUM REQUIRED 32") 36" PROVIDED

### SHEET INDEX

**CIVIL**

- P-0101 COVER SHEET
- P-0201 GENERAL NOTES
- P-0301 SITE CONTEXT PLAN
- P-0302 EXISTING CONDITIONS PLAN
- P-0303 EXISTING CONDITIONS NOTES
- P-0304 EXISTING TREE SURVEY
- P-0305 EXISTING TREE INVENTORY
- P-0306 EXISTING TREE INVENTORY
- P-0401 PRELIMINARY SITE PLAN
- P-0402 PRELIMINARY GEOMETRIC PLAN
- P-0403 PRELIMINARY OPEN SPACE PLAN
- P-0404 PRELIMINARY RESTRIPTING PLAN
- P-0501 PRELIMINARY GRADING PLAN
- P-0701 PRELIMINARY IMPERVIOUS AREA ANALYSIS
- P-0702 PRELIMINARY SWM AND BMP DESIGN
- P-0703 PRELIMINARY STORM SEWER OUTFALL ANALYSIS
- P-1101 PRELIMINARY SITE SECTIONS
- P-1201 PRELIMINARY TREE PRESERVATION PLAN
- P-1202 TREE PRESERVATION NOTES AND DETAILS
- P-1301 PRELIMINARY FIRE SERVICE PLAN
- P-1401 FUTURE DEVELOPMENT EXHIBIT

**ARCHITECTURAL**

- G-000 COVER SHEET
- G-001 KEY PLAN, CODE ANALYSIS AND LIFE SAFETY
- A-001 ARCHITECTURAL SITE PLAN
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR PLAN
- A-103 ROOF PLAN
- A-201 BUILDING ELEVATIONS
- A-301 BUILDING SECTIONS
- A-401 PAVILION- PLANS & ELEVATIONS

**LANDSCAPE**

- L1.00 LAYOUT AND MATERIALS PLAN
- L2.00 HARDSCAPE DETAILS
- L3.00 LIGHTING PLAN
- L3.01 SITE LIGHTING
- L4.00 PLANTING PLAN
- L4.01 PLANTING DETAILS AND NOTES
- L4.02 PLANTING SPECIFICATIONS
- L4.03 PLANTING SPECIFICATIONS

**SOUTHERN TOWERS CLUBHOUSE**  
**PRELIMINARY SITE PLAN**  
 CITY OF ALEXANDRIA, VIRGINIA  
**COVER SHEET**

**APPROVED**  
 SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DEPARTMENT OF PLANNING & ZONING  
 DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN No. \_\_\_\_\_  
 DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
 DATE RECORDED \_\_\_\_\_  
 INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

# CONSTRUCTION NOTES

CONTRACTOR AND DEVELOPER ARE ADVISED THAT ANY ELECTRONIC FILES ASSOCIATED WITH THE PREPARATION OF THESE PLANS WILL NOT BE RELEASED TO OTHERS FOR USE IN CONSTRUCTION STAKEOUT OR RELATED SERVICES.

- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
- THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED IF REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR CAUSING EXISTING UTILITIES TO BE DISCONNECTED.
- THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
- ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE COUNTY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
- EXISTING WELLS SHALL BE PERMANENTLY ABANDONED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD REQUIREMENTS.
- EXISTING SEPTIC FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
- ALL OVER HEAD POLE LINES SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
- PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSION, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
- THE CONTRACTOR IS TO VERIFY INVERT, SIZE AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
- EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONTRACTOR.
- EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION.
- DAMAGE TO ANY EXISTING ENTRANCES, CURB AND GUTTER, PAVEMENT OR OTHER EXISTING STRUCTURES NOT PROPOSED TO BE DISTURBED WITH THIS DEVELOPMENT, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE REPAIRED TO THE SATISFACTION OF THE CITY OF ALEXANDRIA AND ANY ADJOINING OWNERS THAT MAY BE AFFECTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB.
- ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION PRIOR TO CONSTRUCTING IMPROVEMENTS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS MAY BE REQUIRED.
- THE DESIGN, CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA AND ITS CURRENT ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OF HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.
- CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
- NO EVIDENCE OF GRAVES OR BURIAL SITES HAS BEEN FOUND ON THIS PROPERTY.
- THERE ARE NO MAPPED RESOURCE PROTECTION AREAS ON THIS PROPERTY.

- ALL ON-SITE RETAINING WALLS ARE SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. THIS PLAN IS FOR LOCATION AND PROPOSED GRADING ONLY. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE ACCOMPLISHED BY OTHERS.
- THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION. WATERPROOFING FOR FILL AGAINST BUILDINGS AND LOCATION OF MECHANICAL EQUIPMENT AND CONNECTIONS AT THE FACES OF BUILDINGS.
- SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR THE PONDING OF WATER ON THE ROADWAY.
- THE CALIFORNIA BEARING RATION (CBR) VALUES OF IN-SITU MATERIAL SHALL BE DETERMINED BY FIELD AND/OR LABORATORY TEST FOR ACTUAL DETERMINATION OF REQUIRED THICKNESS OF SURFACE, BASE, SUB-BASE, AND SUB GRADE MATERIALS. THE PAVEMENT SECTION SHALL BE DESIGNED BY AN GEOTECHNICAL/LICENCED PROFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION.
- PROPOSED PAVEMENT SECTION DEPTH(S) ARE BASED ON A CBR VALUE OF 10. LABORATORY TESTS OF SUBGRADE SOIL SHALL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED SUBGRADE THICKNESS PRIOR TO PAVING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION. SEE SOILS REPORT, BY OTHERS, FOR ADDITIONAL INFORMATION.
- EMERGENCY VEHICLE EASEMENTS AND HANDICAPPED PARKING SPACES TO BE MARKED BY CITY OF ALEXANDRIA STANDARD SIGNAGE AND ADA REQUIREMENTS.
- ALL STRIPING AND SIGNAGE TO MEET MUTCD STANDARDS.
- ALL EROSION CONTROLS SHALL CONFORM TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST VERSION OF) AND MUST BE SUBMITTED AND APPROVED BY T&ES.
- ALL EMERGENCY VEHICLE EASEMENTS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS (CSAP-1A).
- ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND SOILS REPORT REQUIREMENTS.
- ALL SOLID WASTE SHALL BE DELIVERED TO A REFUSE DISPOSAL FACILITY DESIGNATED BY THE DIRECTOR OF T&ES. ALL FUTURE LEASE OR PROPERTY SALES SHALL STIPULATE THIS REQUIREMENT.
- PROVIDE ALL PEDESTRIAN AND TRAFFIC SIGNAGE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) TO THE SATISFACTION OF THE DIRECTOR OF T&ES.
- ALL PRIVATE UTILITIES ARE TO BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.
- THE STORMWATER COLLECTION SYSTEM IS LOCATED WITHIN THE POTOMAC RIVER WATERSHED. ALL ON-SITE STORMWATER CURB INLETS AND PUBLIC CURB INLETS WITHIN 50 FT OF THE PROPERTY LINE SHALL BE DULY MARKED USING STANDARD CITY MARKERS, OR TO THE SATISFACTION OF THE DIRECTOR OF T&ES.
- PRIOR TO RELEASE OF THE PERFORMANCE BOND, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE DIVISION OF ENVIRONMENTAL QUALITY ON DIGITAL MEDIA.
- THERE ARE KNOWN AREAS OF MARINE CLAY ON THE SOUTHERN TOWERS PROPERTY, BUT NOT WITHIN THE LIMITS OF THIS DEVELOPMENT.
- THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
- THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSES IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
- ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN PUBLIC EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
- ALL STORM DRAINS NOT SHOWN WITHIN A PUBLIC EASEMENT OR IN A PUBLIC RIGHT OF WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
- ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT 703-706-3889 AND RECEIVE AN APPROVED PROPOSAL BEFORE CONSTRUCTION, DEMOLITION AND INSPECTION OF WATER FACILITIES. ALL THE PROPOSED WET TAPS ON AN EXISTING WATER MAIN SHALL BE INSTALLED BY VAWC. ALL PROPOSED WATER MAIN SHALL BE POLYETHYLENE ENCASED.
- EXISTING SIDEWALKS SHALL REMAIN OPEN DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
- PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE, AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSES; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THIS FINAL SITE PLAN INCLUDES A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS.
- CONTRACTOR SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.
- PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR A LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION THAT WILL OUTLINE STEPS THAT WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
- A VPEDS (VSPM) PERMIT IS REQUIRED FOR THIS DEVELOPMENT. CONTRACTOR RESPONSIBLE FOR ENSURING PERMIT IS OBTAINED AND CURRENT THROUGHOUT THE DURATION OF THE PROJECT.
- CONTRACTOR RESPONSIBLE FOR OBTAINING POTW PERMIT IF REQUIRED.
- THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINERS REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT SHALL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS. A DETAILED SOILS REPORT WILL BE SUBMITTED SEPARATELY TO THE CITY OF ALEXANDRIA FOR REVIEW AND APPROVAL.

# CITY STANDARD NOTES

- THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996 AND THE ALEXANDRIA ENVIRONMENTAL HEALTH DIVISION AT 703-746-4910.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:  
MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND SATURDAYS FROM 9AM TO 6PM  
NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.  
PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:  
MONDAY THROUGH FRIDAY FROM 9AM TO 6PM AND SATURDAYS FROM 10AM TO 4PM

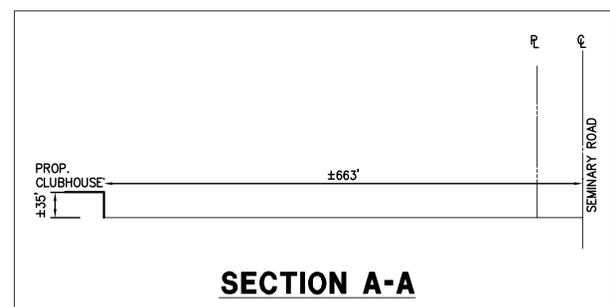
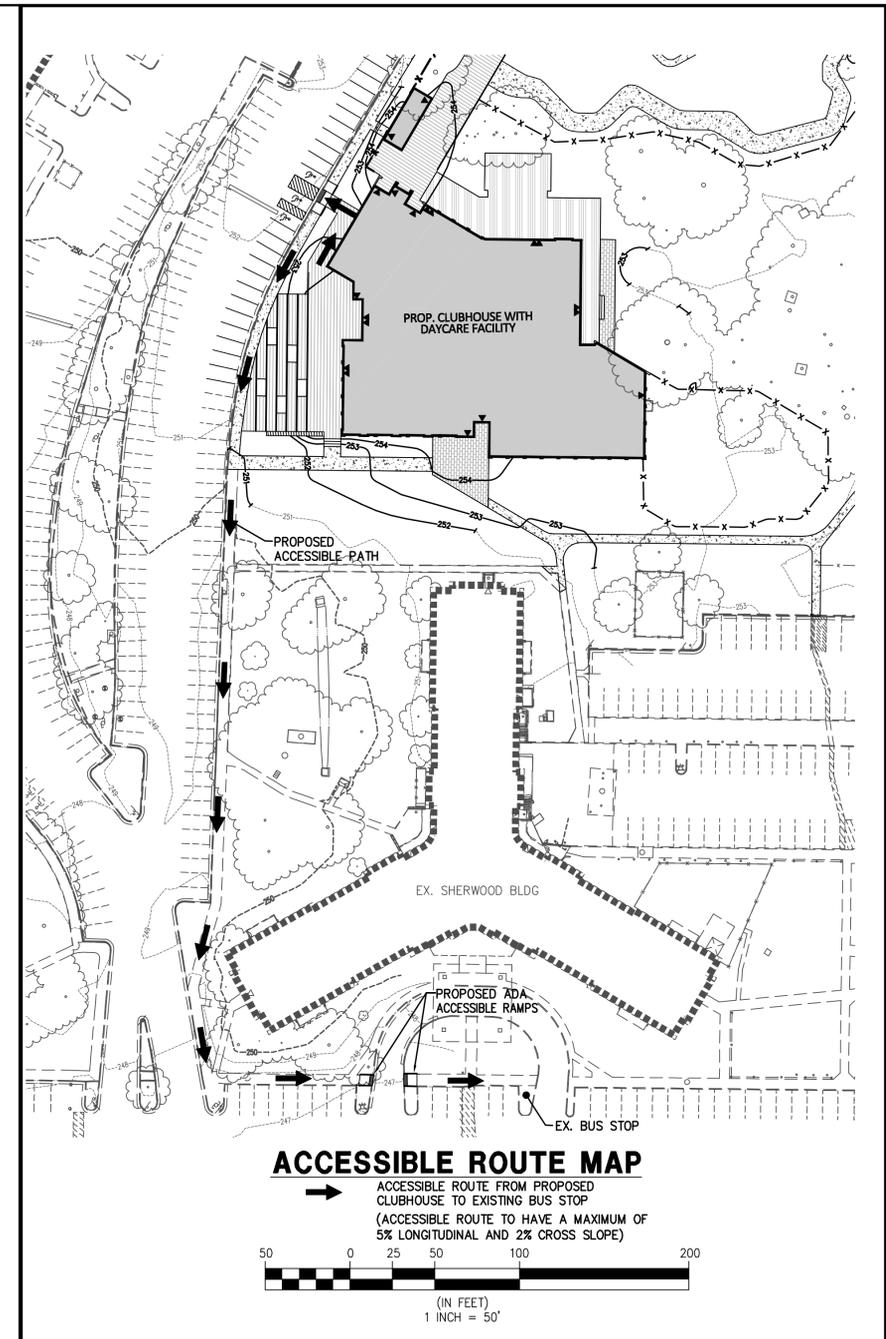
# SANITARY SEWER OUTFALL NARRATIVE

NO ADDITIONAL USES OR RESIDENTIAL UNITS ARE PROPOSED WITH THIS PROJECT. THE PROPOSED DEVELOPMENT SHALL CONSOLIDATE EXISTING USES THROUGHOUT THE PROPERTY. THEREFORE, THE ADDITIONAL ESTIMATED PEAK WASTEWATER FLOW RESULTING FROM THIS DEVELOPMENT, WILL NOT EXCEED 10,000 GALLONS PER DAY OR 0.0155 CFS. IN ACCORDANCE WITH CITY OF ALEXANDRIA'S MEMO TO INDUSTRY 06-14, A SANITARY SEWER OUTFALL ANALYSIS IS NOT REQUIRED.

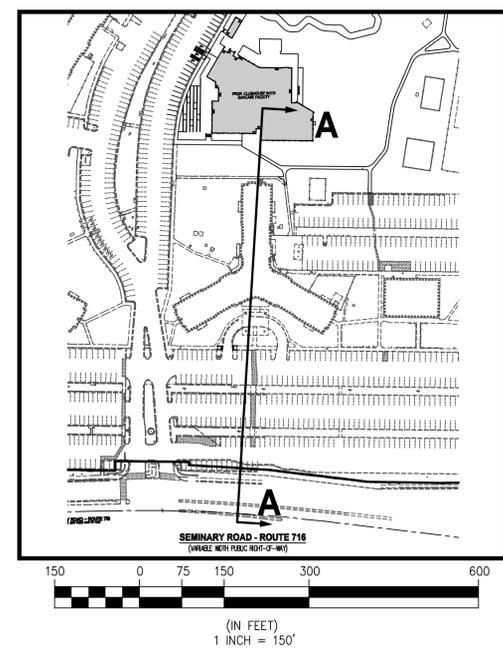
THE PROPOSED DEVELOPMENT SHALL CONNECT TO AN EXISTING SEPARATED SANITARY SEWER SYSTEM.

# GREEN BUILDING NARRATIVE

THE PROPOSED BUILDING ASSOCIATED WITH THIS DEVELOPMENT WILL BE DESIGNED WITH ENVIRONMENTALLY CONSCIOUS STRATEGIES SUCH AS THOSE PROMOTED BY THE U.S. GREEN BUILDING COUNCIL. ENERGY-STAR RATED APPLIANCES AND FIXTURES WILL BE EMPLOYED ALONG WITH OTHER GREEN BUILDING TECHNIQUES IN ORDER TO ACHIEVE CITY OF ALEXANDRIA'S GREEN BUILDING POLICY. EXACT GREEN BUILDING TECHNIQUES WILL BE EXPLORED AND DETAILED AS THE BUILDING EVOLVES THROUGH THE DESIGN PROCESS.



NOTE: PROVIDED TO DEMONSTRATE COMPLIANCE WITH SECTION 6-403 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.



# MARINE CLAY SOILS MAP SCALE: 1"=1,000'



**APPROVED**  
SPECIAL USE PERMIT NO. 2014-0024  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

# GENERAL NOTES

**SOUTHERN TOWERS CLUBHOUSE**  
PRELIMINARY SITE PLAN  
CITY OF ALEXANDRIA, VIRGINIA

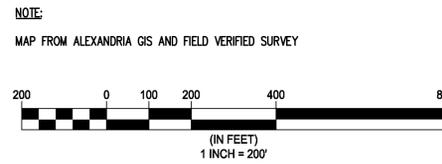
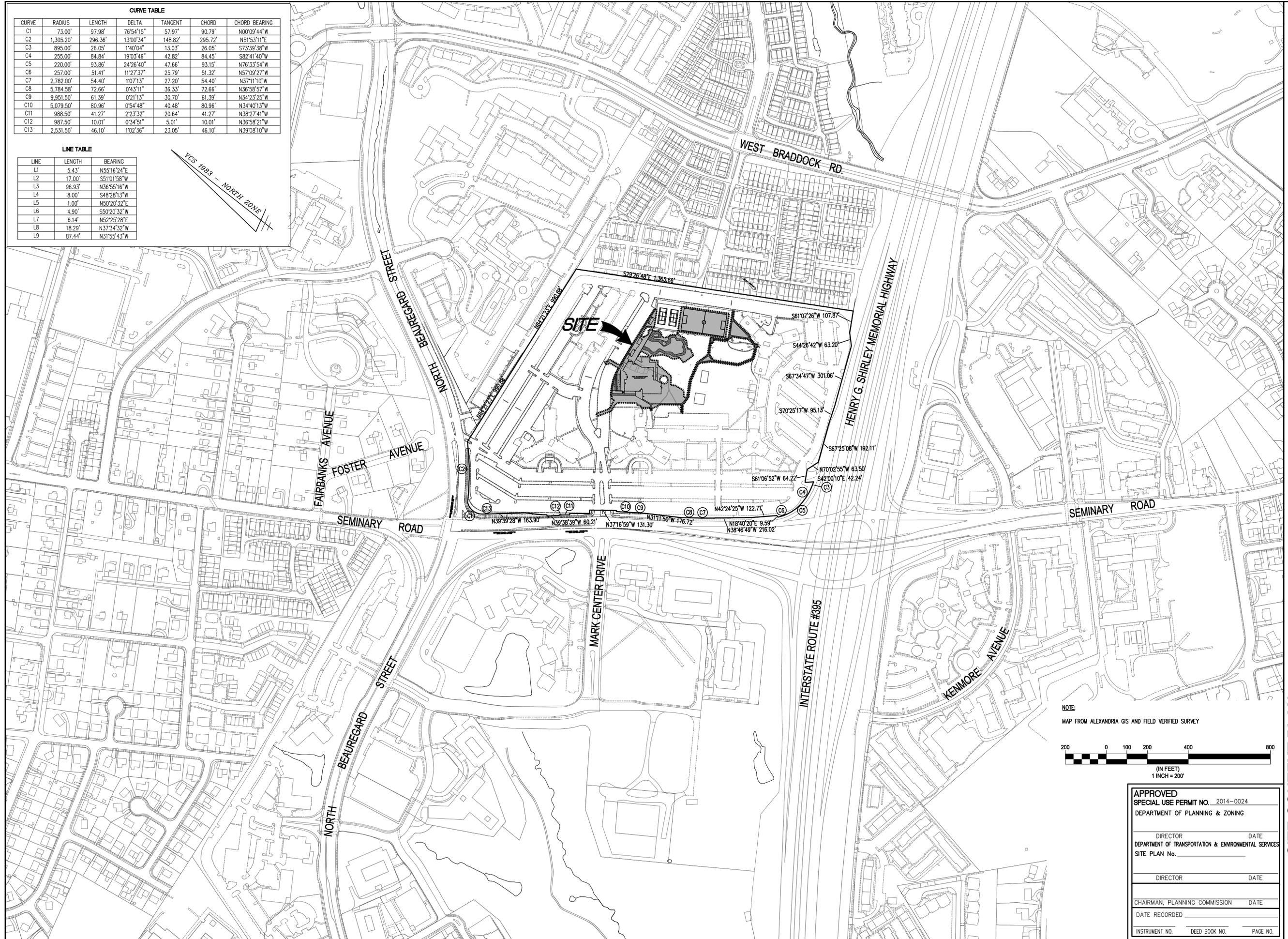
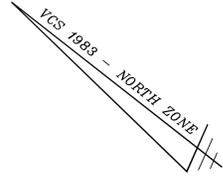
Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
DATE: 8/22/14  
SCALE: AS NOTED

ARON M. WINSON  
Lic. No. 041851  
8/22/14  
PROFESSIONAL SEAL

Checked: \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	73.00'	97.98'	76°54'15"	57.97'	90.79'	N00°09'44"W
C2	1,305.20'	296.36'	13°00'34"	148.82'	295.72'	N51°53'11"E
C3	895.00'	26.05'	1°40'04"	13.03'	26.05'	S73°39'38"W
C4	255.00'	84.84'	19°03'46"	42.82'	84.45'	S82°41'40"W
C5	220.00'	93.86'	24°26'40"	47.66'	93.15'	N76°33'54"W
C6	257.00'	51.41'	11°27'37"	25.79'	51.32'	N57°09'27"W
C7	2,782.00'	54.40'	1°07'13"	27.20'	54.40'	N37°11'10"W
C8	5,784.58'	72.66'	0°43'11"	36.33'	72.66'	N36°58'57"W
C9	9,951.50'	61.39'	0°21'13"	30.70'	61.39'	N34°23'25"W
C10	5,079.50'	80.96'	0°54'48"	40.48'	80.96'	N34°40'13"W
C11	988.50'	41.27'	2°23'32"	20.64'	41.27'	N38°27'41"W
C12	987.50'	10.01'	0°34'51"	5.01'	10.01'	N36°58'21"W
C13	2,531.50'	46.10'	1°02'36"	23.05'	46.10'	N39°08'10"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.43'	N55°16'24"E
L2	17.00'	S51°01'58"W
L3	96.93'	N36°55'16"W
L4	8.00'	S48°28'13"W
L5	1.00'	N50°20'32"E
L6	4.90'	S50°20'32"W
L7	6.14'	N52°25'28"E
L8	18.29'	N37°34'32"W
L9	87.44'	N31°55'43"W



APPROVED	
SPECIAL USE PERMIT NO. 2014-0024	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.

**SITE CONTEXT PLAN**

**SOUTHERN TOWERS CLUBHOUSE**  
PRELIMINARY SITE PLAN  
CITY OF ALEXANDRIA, VIRGINIA

NO.	DESCRIPTION	DATE	REV.	APPROVED	DATE

**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
SCALE: 1" = 200'  
DATE: 8/22/14

Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
www.WLPHINC.com

ARON M. WINSON  
Lic. No. 041851  
8/22/14  
PROFESSIONAL SEAL

CHECKED: DV  
DRAWN: DV

**LEGEND**

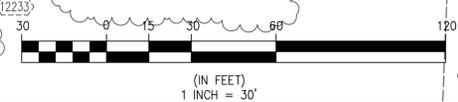
DESCRIPTION	EXISTING
CURB & GUTTER CG-2	---
TRANSITION FROM CG-6 TO CG-6R	---
SANITARY SEWER	S
SANITARY LATERAL	SL
CLEAN OUT	o C.O.
STORM SEWER	---
WATER MAIN	W
FIRE HYDRANT PLUG	r
OVERHEAD WIRES	---
UTILITY POLE	U
UNDERGROUND ELECTRIC	UE
TELEPHONE	T
GAS MAIN	G
ELECTRICAL	E
TRANSFORMER	TF
HANDICAP RAMP (CG-12)	---
GUARDRAIL	---
FENCE	---
TRAFFIC FLOW	→
LIGHT	*
DOOR	△
TREES	---
CONTOURS	---
SPOT ELEVATION	+264.50
TOP OF CURB	TC
BOTTOM OF CURB	BC
TOP OF WALL	TW
BOTTOM OF WALL	BW
HIGH POINT	H.P.



**NOTES**

1. ADDITIONAL EASEMENTS AND/OR ENCUMBRANCES MAY EXIST NOT SHOWN ON THIS PLAN.

APPROVED SPECIAL USE PERMIT NO. 2014-0024 DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO. PAGE NO.



**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
DATE: 8/22/14  
SCALE: 1" = 30'

Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
www.WLPHINC.com

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

**EXISTING CONDITIONS PLAN**  
**SOUTHERN TOWERS CLUBHOUSE**  
PRELIMINARY SITE PLAN  
CITY OF ALEXANDRIA, VIRGINIA

SD 7657	
MANHOLE TOP =	245.87
6" INV IN (S.WEST) =	241.20
10" INV IN (S.EAST) =	240.70
15" RCP OUT (SD 7587) =	240.51
SD 7623	
CURB INLET TOP =	242.87
15" RCP OUT (SD 7587) =	238.31
SD 7587	
CURB INLET TOP =	241.75
15" RCP IN (SD 7623) =	237.53
15" RCP IN (SD 7657) =	237.22
15" RCP OUT (SD 7492) =	235.71
SD 7492	
CURB INLET TOP =	240.90
15" RCP IN (SD 7587) =	234.66
18" RCP OUT (SD 7268) =	234.57
SD 7387	
CURB INLET TOP =	247.22
15" RCP OUT (SD 7268) =	240.66
SD 7268	
CURB INLET TOP =	238.88
15" RCP IN (SD 7387) =	235.77
18" RCP IN (SD 7492) =	233.48
18" RCP OUT (SD 9309) =	233.58
REVERSE FLOW IN STRUCTURE	
SD 9310	
CURB INLET TOP =	237.56
15" RCP OUT (SD 9309) =	231.42
SD 9309	
MANHOLE TOP =	238.43
15" RCP IN (SD 9310) =	231.17
18" RCP IN (SD 7268) =	230.83
24" RCP OUT (SD 10043) =	230.29
SD 10030	
CURB INLET TOP =	241.79
15" RCP OUT (SD 10591) =	238.54

SD 10591	
CURB INLET TOP =	240.74
15" RCP IN (SD 10591) =	235.94
15" RCP OUT (SD 10043) =	235.66
SD 10043	
CURB INLET TOP =	239.13
15" RCP IN (SD 10591) =	231.03
24" RCP IN (SD 9309) =	229.66
36" RCP OUT (N.WEST) =	228.43
SD 7865	
CURB INLET TOP =	249.89
6" INV IN (BUILDING) =	246.90
15" RCP OUT (SD 8012) =	246.15
SD 8651	
MANHOLE TOP =	252.22
15" RCP IN (EAST) =	247.97
15" RCP OUT (SMH 8245) =	247.91
SD 8245	
CURB INLET TOP =	250.89
15" RCP IN (SD 8651) =	246.59
15" RCP OUT (SD 8212) =	246.58
SD 8203	
CURB INLET TOP =	251.03
15" RCP OUT (SD 8212) =	246.85
SD 8212	
CURB INLET TOP =	247.98
6" RCP IN (NORTH) =	244.87
15" RCP IN (SD 8245) =	244.76
15" RCP IN (SD 8203) =	244.50
18" RCP OUT (SD 8012) =	244.48
SD 8012	
CURB INLET TOP =	248.33
15" RCP IN (SD 7865) =	243.78
18" RCP IN (SD 8212) =	243.25
21" RCP OUT (SD 8032) =	243.18

SD 8429	
CURB INLET TOP =	249.01
4" PVC IN (CLEANOUT) =	245.71
15" RCP OUT (SD 8238) =	245.21
SD 8238	
CURB INLET TOP =	248.76
15" RCP IN (SD 8429) =	243.46
18" RCP OUT (SD 8220) =	243.41
SD 8220	
CURB INLET TOP =	247.44
18" RCP IN (SD 8238) =	243.16
18" RCP OUT (SD 8033) =	242.94
SD 8032	
CURB INLET TOP =	246.78
6" RCP IN (BUILDING) =	242.58
3" IRON IN (BUILDING) =	242.38
21" RCP IN (SD 8012) =	242.22
21" RCP OUT (SD 8033) =	242.18
SD 8033	
CURB INLET TOP =	246.81
18" RCP IN (SD 8220) =	242.36
21" RCP CENTERLINE INV =	242.01
SD 8144	
MANHOLE TOP =	248.56
6" RCP IN (BUILDING) =	240.96
21" RCP IN (SD 8033) =	239.78
24" RCP OUT (SD 9200) =	239.42
SD 9200	
CURB INLET TOP =	246.71
24" RCP IN (SD 8144) =	238.41
24" RCP OUT (SD 10209) =	238.21
SD 10209	
CURB INLET TOP =	245.51
24" RCP IN (SD 9200) =	237.76
24" RCP OUT (SD 10010) =	237.61

SD 10010	
CURB INLET TOP =	243.89
24" RCP IN (SD 10686) =	236.82
24" RCP IN (SD 10209) =	236.69
30" RCP OUT (SD 10126) =	236.29
SD 8530	
GRATE INLET TOP =	249.06
4" PVC OUT (SD 8531) =	246.94
SD 8531	
GRATE INLET TOP =	249.18
4" PVC IN (SD 8531) =	246.68
6" PVC IN =	246.28
15" RCP OUT (SD 8145) =	245.68
SD 8145	
GRATE INLET TOP =	248.26
CENTERLINE INVERT =	245.41
SD 9738	
MANHOLE TOP =	247.95
15" RCP IN (SD 8145) =	244.50
15" RCP OUT (S.EAST) =	244.15
SD 10787	
GRATE INLET TOP =	244.94
6" PVC OUT (SD 9774) =	242.94
SD 9774	
CURB INLET TOP =	246.25
15" RCP IN (SD 9738) =	242.45
6" PVC IN (SD 10787) =	242.35
15" RCP IN (SD 9775) =	241.95
21" RCP OUT (SD 10762) =	241.25
SD 10762	
CURB INLET TOP =	244.76
21" RCP IN (SD 9774) =	240.54
21" RCP OUT (SD 10686) =	240.14

SD 10686	
CURB INLET TOP =	242.72
21" RCP IN (SD 10762) =	238.92
24" RCP OUT (SD 10010) =	238.64
SD 10126	
MANHOLE TOP =	243.08
15" CMP IN (S.EAST) =	237.67
30" RCP IN (SD 10010) =	236.46
(2)24" RCP OUT (SOUTH) =	234.68
SD 10150	
CURB INLET TOP =	242.96
15" RCP OUT (SD 10317) =	239.10
SD 10317	
GRATE INLET TOP =	242.73
15" RCP IN (SD 10150) =	238.70
15" RCP OUT (S.WEST) =	238.48
SD 10663	
CURB INLET TOP =	242.66
15" RCP OUT (SD 10514) =	238.68
SD 10514	
CURB INLET TOP =	242.30
15" RCP IN (SD 10514) =	239.33
15" RCP OUT (S.WEST) =	238.18
SD 7205	
CURB INLET TOP =	233.60
15" RCP OUT (SD 9432) =	228.45
SD 9432	
MANHOLE TOP =	232.96
15" RCP IN (SD 7205) =	229.46
15" RCP IN (S.EAST) =	228.11
18" RCP OUT (SD 7097) =	223.96
SD 7097	
CURB INLET TOP =	227.37
18" RCP IN (SD 9432) =	221.00
18" RCP OUT (SD 7104) =	220.77

SD 7104	
MANHOLE TOP =	226.44
INVERTS INACCESSIBLE	
SD 7079	
MANHOLE TOP =	222.18
INVERTS INACCESSIBLE	
SD 7070	
CURB INLET TOP =	214.98
16" RCP IN (SD 7079) =	209.26
16" RCP OUT (SD 7130) =	209.12
SD 7130	
YARD INLET TOP =	213.55
THROAT INVERT =	212.70
18" RCP IN (SD 7070) =	207.78
42" RCP IN (S.WEST) =	205.28
42" RCP OUT (N.EAST) =	204.99
SD 8551	
GRATE INLET TOP =	249.42
4" PVC OUT (CLEANOUT) =	247.17

SD 11337	
GRATE INLET TOP =	248.38
6" PVC OUT (SD 11250) =	246.58
SD 11250	
CURB INLET TOP =	248.08
6" PVC IN (SD 11337) =	245.51
15" RCP OUT (SD 11215) =	244.65
SD 11215	
CURB INLET TOP =	246.88
15" RCP IN (SD 11250) =	243.81
15" RCP OUT (SD 11234) =	243.68
SD 11234	
MANHOLE TOP =	246.85
15" RCP IN (SD 11215) =	243.74
18" RCP OUT (SD 12024) =	241.44
SD 12024	
CURB INLET TOP =	245.72
18" RCP IN (SD 11234) =	240.98
18" RCP OUT (SD 12031) =	240.98
SD 12031	
MANHOLE TOP =	245.97
18" RCP IN (SD 12024) =	239.40
18" RCP OUT (SD 11987) =	239.24
SD 11598	
GRATE INLET TOP =	251.85
4" PVC OUT (SD 11574) =	250.10
SD 11607	
TRACK DRAIN TOP =	251.89
4" PVC OUT (SD 11574) =	250.94
SD 11831	
GRATE INLET TOP =	252.49
4" PVC OUT (WEST) =	251.14
SD 11875	
GRATE INLET TOP =	252.43
4" PVC OUT (SD 11882) =	251.18

SD 11882	
GRATE INLET TOP =	252.17
4" PVC IN (SD 11875) =	250.27
15" RCP OUT (N.WEST) =	249.77
SD 11574	
GRATE INLET TOP =	250.50
4" PVC IN (SD 11607) =	247.65
4" PVC IN (SD 11598) =	247.30
15" RCP OUT (SD 12171) =	246.08
SD 12171	
MANHOLE TOP =	248.75
15" RCP IN (SD 11574) =	243.63
15" RCP OUT (SD 11325) =	243.53
SD 11325	
CURB INLET TOP =	248.21
15" RCP IN (SD 12171) =	242.96
18" RCP OUT (SD 11428) =	242.94
SD 11428	
CURB INLET TOP =	245.81
18" RCP IN (SD 11325) =	241.93
18" RCP OUT (SD 11952) =	241.86
SD 11952	
YARD INLET TOP =	240.62
18" RCP IN (SD 11428) =	235.66
18" RCP OUT (SD 11987) =	235.21
SD 11987	
CURB INLET TOP =	241.40
18" RCP IN (SD 11952) =	234.68
18" RCP IN (SD 12031) =	235.15
24" RCP OUT (N.EAST) =	234.58
SD 12233	
YARD INLET TOP =	247.81
15" RCP OUT (EAST) =	243.22

STORM AS-BUILT DATA

SANITARY AS-BUILT DATA

SMH 12374	
MANHOLE TOP =	248.49
10" INV IN (N.WEST) =	234.43
10" INV IN (S.WEST) =	234.37
10" INV OUT (N.WEST) =	234.23
SD 8730	
MANHOLE TOP =	251.77
2" INV IN (POOLHOUSE) =	248.84
TOP OF DROP (EAST) =	246.01
BOTTOM OF DROP (EAST) =	229.85
10" INV IN (S.EAST) =	229.25
12" INV OUT (SMH 8072) =	229.05
SD 7922	
MANHOLE TOP =	250.59
LATERAL IN (BUILDING) =	242.13
10" INV IN (EAST) =	241.29
10" INV OUT (SMH 8072) =	241.27
SD 8072	
MANHOLE TOP =	249.26
10" INV IN (SMH 7922) =	227.60
12" INV IN (SMH 8730) =	227.07
12" INV OUT (SMH 9861) =	226.99
SD 9861	
MANHOLE TOP =	247.59
LATERAL IN (SOUTH) =	234.79
12" INV IN (SMH 8072) =	225.03
12" INV OUT (SMH 9308) =	224.88
SD 9308	
MANHOLE TOP =	239.03
12" INV IN (SMH 9861) =	222.53
12" INV OUT (SMH 38) =	222.20

PIPE SIZES FROM RECORD INFORMATION

SMH 38	
MANHOLE TOP =	237.26
10" INV IN (SMH 37) =	221.42
10" INV IN (SMH DD) =	220.56
12" INV IN (SMH 9308) =	220.09
12" INV OUT (SMH 39) =	219.99
SMH 39	
MANHOLE TOP =	224.98
10" INV IN (N.WEST) =	XXX.XX
10" INV IN (SMH 38) =	216.41
12" INV OUT (SMH 40) =	216.18
SMH 40	
MANHOLE TOP =	219.81
12" INV IN (SMH 39) =	205.05
15" INV OUT (SMH 41) =	204.98
SMH DD	
MANHOLE TOP =	237.25
8" FORECMAIN INV IN (WEST) =	223.43
10" INV OUT (SMH 38) =	220.98
SMH 36	
MANHOLE TOP =	247.92
10" INV IN (S.EAST) =	236.17
10" INV OUT (SMH 37) =	236.10
SMH 37	
MANHOLE TOP =	241.21
10" INV IN (SMH 36) =	234.13
10" INV OUT (SMH 38) =	233.92

NOTES

- THE PROPERTY IS DESIGNATED BY THE CITY OF ALEXANDRIA, AS TAX ASSESSMENT MAP NUMBER 020.01-01-03 AND IS ZONED RC.
- THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF SOUTHERN TOWERS, L.L.C., AS RECORDED IN INSTRUMENT NUMBERS 00024475 AND 010003289.
- THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE IS NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.
- TOTAL AREA OF THE PROPERTY IS 1,782,155 SQUARE FEET OR 40.9127 ACRES.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM. THE BOUNDARY IS BASED ON A SURVEY PREPARED BY DELASHMUTT ASSOCIATES LTD, DATED DECEMBER 6, 2000, ENTITLED "BUILDING LOCATION SHOWING THE PROPERTY OF SOUTHERN TOWERS, L.L.C." AND PLAT RECORDED AT INSTRUMENT 100006772.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY-PANEL NUMBER 5155190028E, REVISED DATE JUNE 15, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE TITLE COMMITMENT PREPARED BY WALKER TITLE, LLC, CASE NUMBER A0801732 EFFECTIVE DATE JANUARY 5, 2009.
- ELEVATIONS BASED ON NGVD 1929. COUNTOUR INTERVAL IS ONE FOOT.
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83] [CORS96] [EPOCH:2002.0000] COMPUTED FROM A FIELD SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER HV9141; GPS152 THE SCALE FACTOR [ELEVATION FACTOR X GRID FACTOR] WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999502. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.
- THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DANNY E. POTEET, L.S., FROM AN ACTUAL  GROUND OR  AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JANUARY 22, 2012; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF SOUTHERN TOWERS, L.L.C.

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DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

EXISTING CONDITIONS PLAN

SOUTHERN TOWERS CLUBHOUSE

PRELIMINARY SITE PLAN

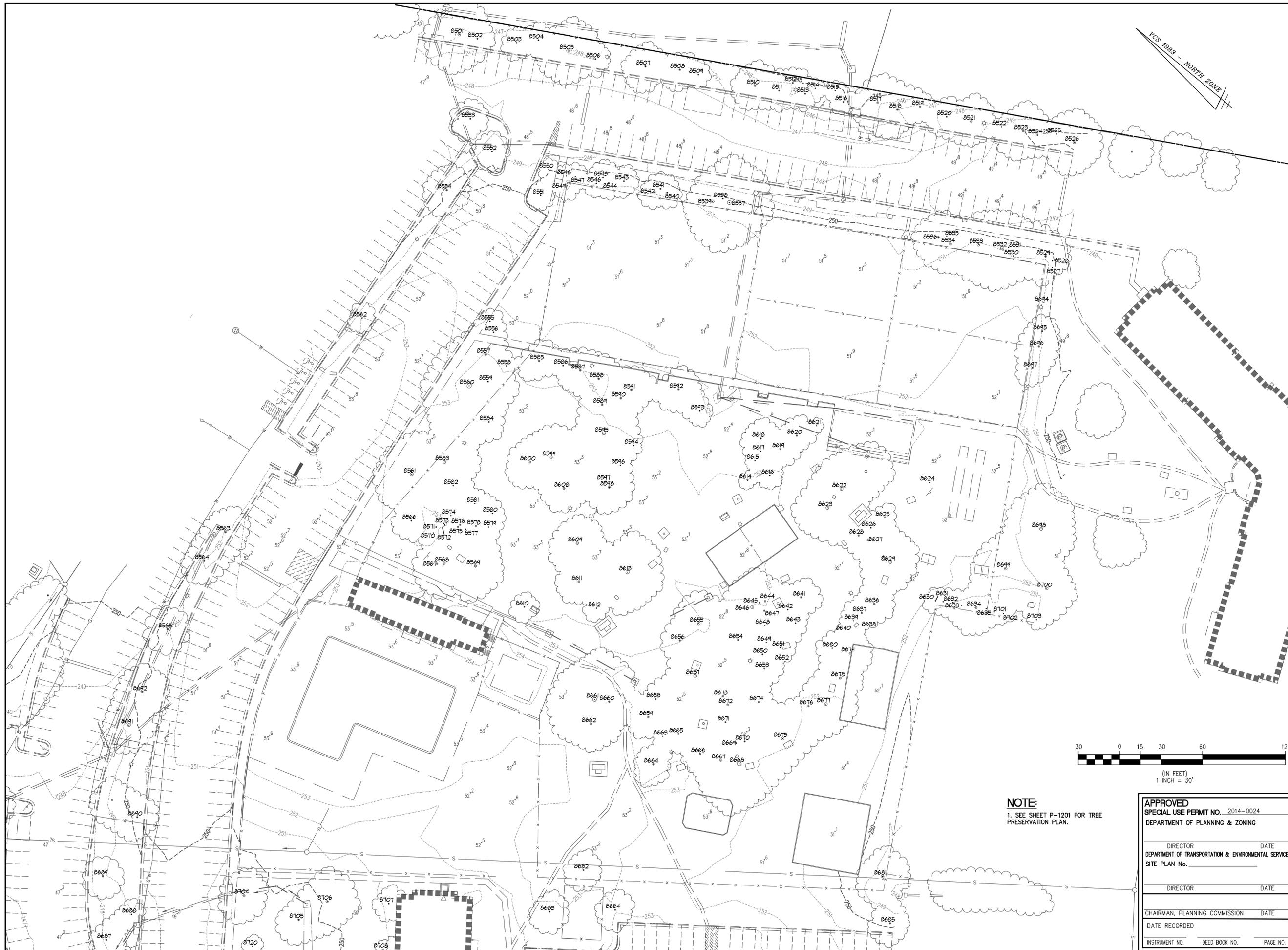
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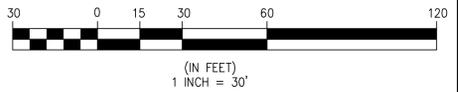
**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
DATE: 8/22/14  
SCALE: 1" = 30'

PROFESSIONAL SEAL: WALTER L. PHILLIPS, CIVIL ENGINEER, LICENSE NO. 0041851, EXPIRES 8/22/14

CHECKED: BF  
DRAWN: DV



VCS 1983 - NORTH ZONE



**NOTE:**  
1. SEE SHEET P-1201 FOR TREE PRESERVATION PLAN.

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
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CITY OF ALEXANDRIA, VIRGINIA  
ARON M. WINSON  
Lic. No. 041851  
8/22/14  
PROFESSIONAL

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

**EXISTING TREE SURVEY**

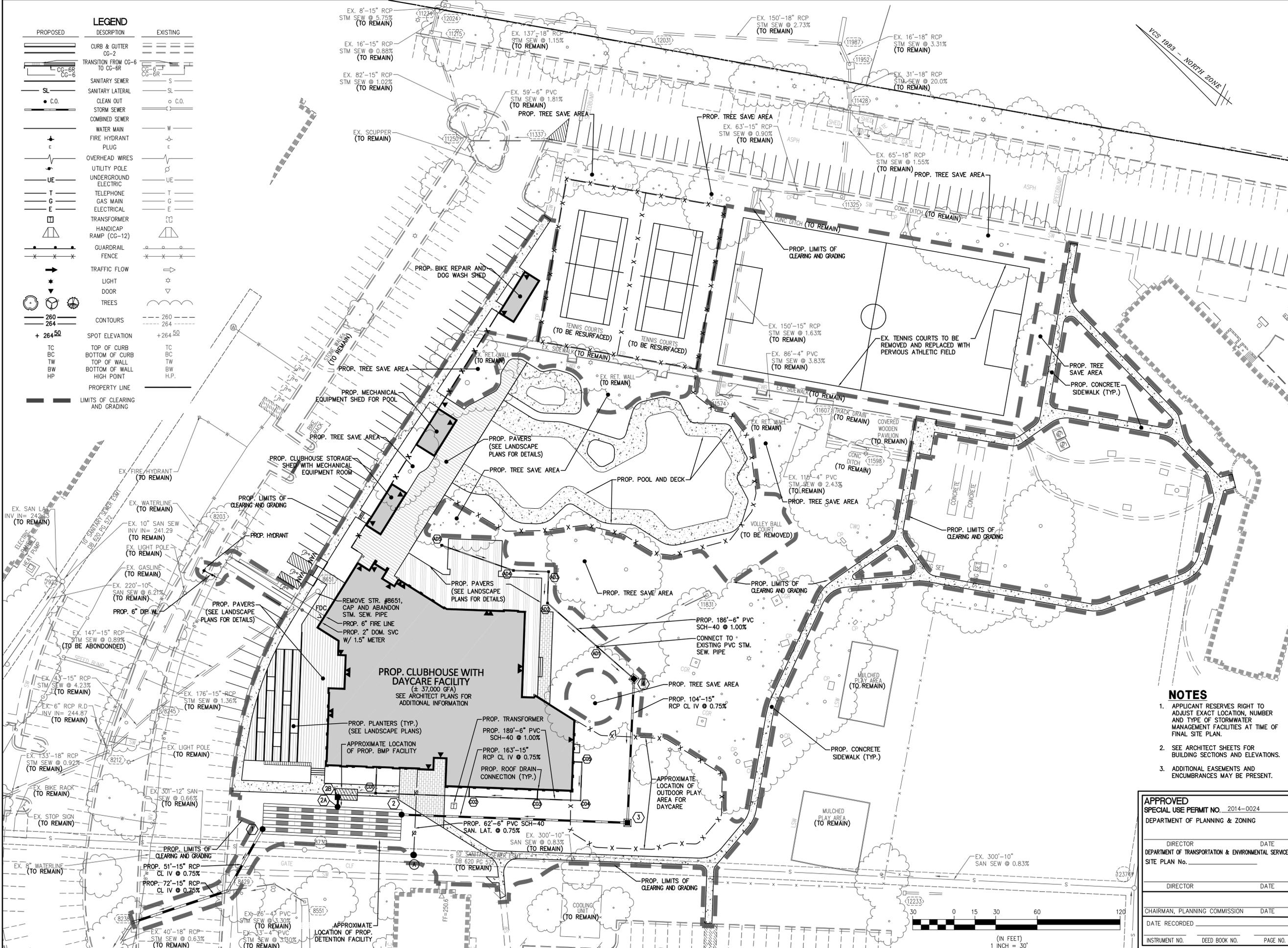
**SOUTHERN TOWERS CLUBHOUSE**

PRELIMINARY SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA







PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER	
	TRANSITION FROM CG-6 TO CG-GR	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	COMBINED SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	PROPERTY LINE	
	LIMITS OF CLEARING AND GRADING	

- NOTES**
1. APPLICANT RESERVES RIGHT TO ADJUST EXACT LOCATION, NUMBER AND TYPE OF STORMWATER MANAGEMENT FACILITIES AT TIME OF FINAL SITE PLAN.
  2. SEE ARCHITECT SHEETS FOR BUILDING SECTIONS AND ELEVATIONS.
  3. ADDITIONAL EASEMENTS AND ENCUMBRANCES MAY BE PRESENT.

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.

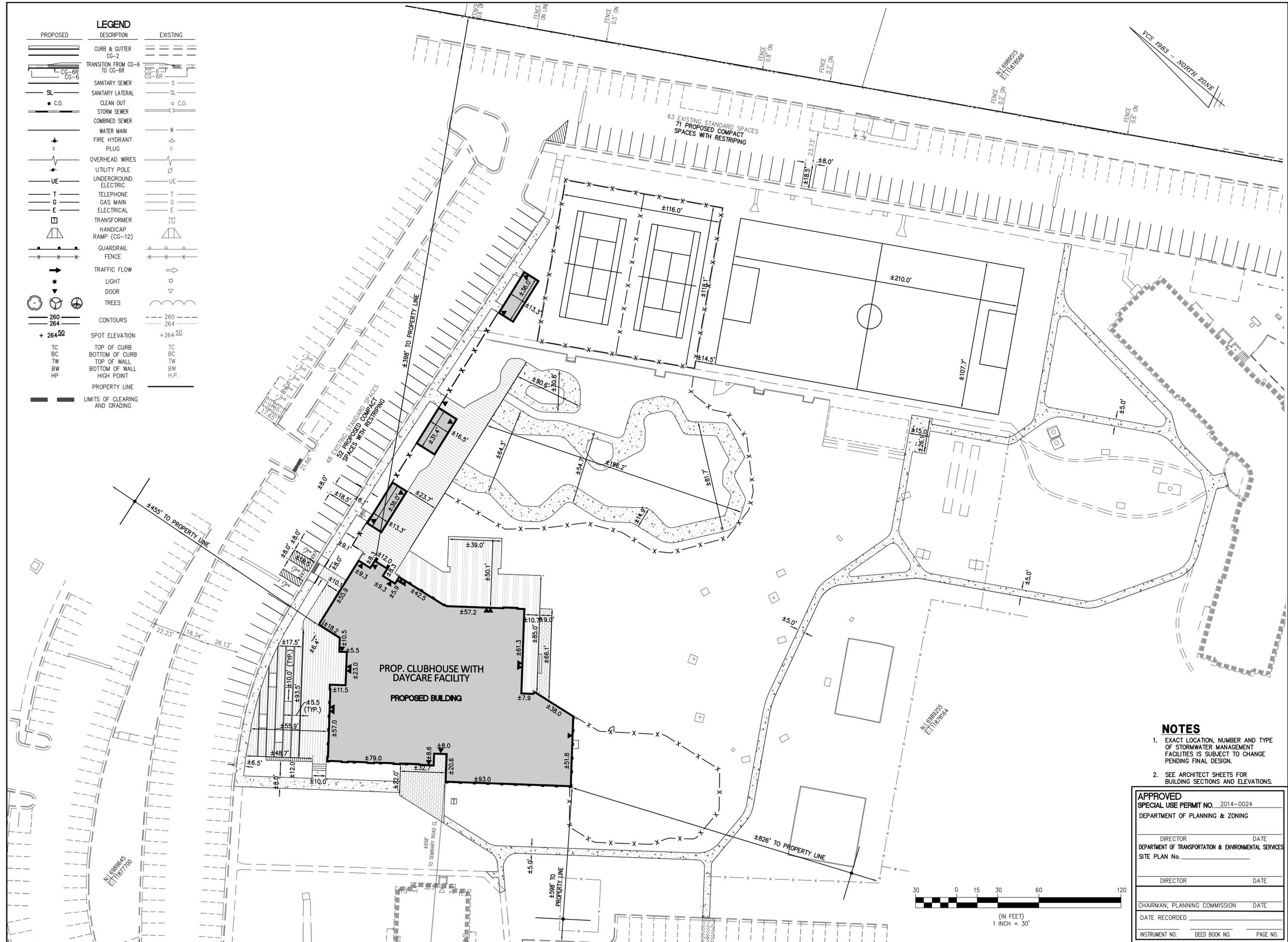
**PRELIMINARY SITE PLAN**  
**SOUTHERN TOWERS CLUBHOUSE**  
 PRELIMINARY SITE PLAN  
 CITY OF ALEXANDRIA, VIRGINIA

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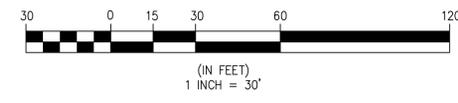
PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6	
	SANITARY SEWER S	
	SANITARY LATERAL SL	
	CLEAN OUT C.O.	
	STORM SEWER	
	COMBINED SEWER	
	WATER MAIN W	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC UE	
	TELEPHONE T	
	GAS MAIN G	
	ELECTRICAL E	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	TOP OF CURB TC	
	BOTTOM OF CURB BC	
	TOP OF WALL TW	
	BOTTOM OF WALL BW	
	HIGH POINT HP	
	PROPERTY LINE	
	LIMITS OF CLEARING AND GRADING	



- NOTES**
1. EXACT LOCATION, NUMBER AND TYPE OF STORMWATER MANAGEMENT FACILITIES IS SUBJECT TO CHANGE PENDING FINAL DESIGN.
  2. SEE ARCHITECT SHEETS FOR BUILDING SECTIONS AND ELEVATIONS.

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DIRECTOR	DATE	
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SITE PLAN No.		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION	DATE	
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

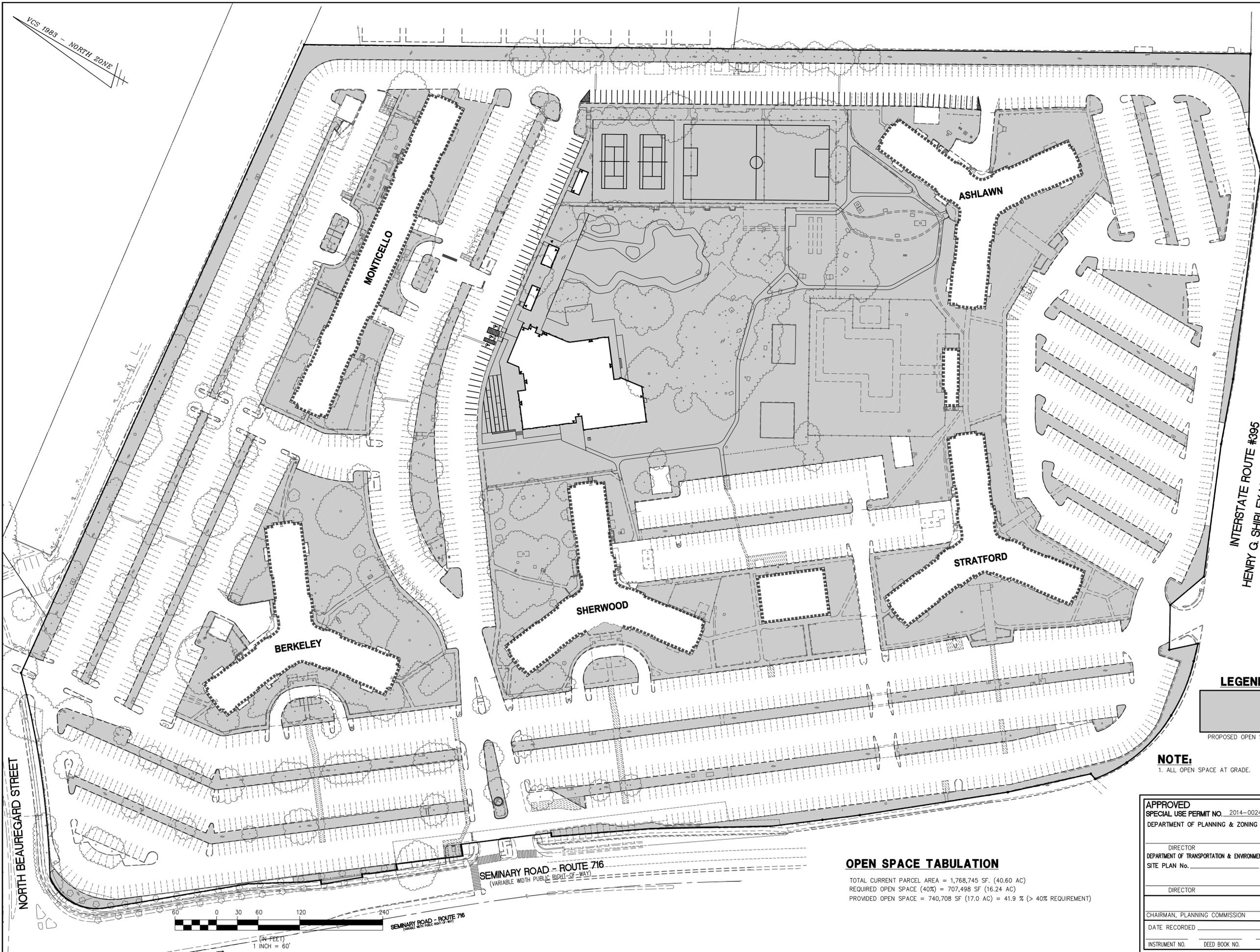


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DATE: 8/22/14

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**PRELIMINARY GEOMETRIC PLAN**  
**SOUTHERN TOWERS CLUBHOUSE**  
PRELIMINARY SITE PLAN  
CITY OF ALEXANDRIA, VIRGINIA



VCS 1983 - NORTH ZONE

NORTH BEAUEGARD STREET

SEMINARY ROAD - ROUTE 716  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

INTERSTATE ROUTE #395  
HENRY G. SHIRLEY MEMORIAL HIGHWAY

BERKELEY

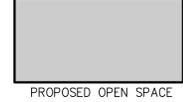
MONTICELLO

SHERWOOD

STRATFORD

ASHLAWN

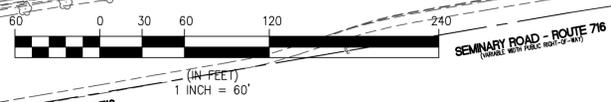
**LEGEND**



**NOTE:**  
1. ALL OPEN SPACE AT GRADE.

**OPEN SPACE TABULATION**

TOTAL CURRENT PARCEL AREA = 1,768,745 SF. (40.60 AC)  
 REQUIRED OPEN SPACE (40%) = 707,498 SF (16.24 AC)  
 PROVIDED OPEN SPACE = 740,708 SF (17.0 AC) = 41.9 % (> 40% REQUIREMENT)



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 SCALE: 1" = 60'

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**PRELIMINARY OPEN SPACE PLAN**  
**SOUTHERN TOWERS CLUBHOUSE**  
 PRELIMINARY SITE PLAN  
 CITY OF ALEXANDRIA, VIRGINIA

APPROVED  
 SPECIAL USE PERMIT NO. 2014-0024  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

**PARKING TABULATION**

**REQUIRED PARKING**  
 USE/RATE: EXISTING MULTIFAMILY @ 2,435 SPACES  
 USE/RATE: DAYCARE @ 2 SP PER CLASSROOM  
 EXISTING MULTIFAMILY: 2,435 SP  
 DAYCARE: 1 CLASSROOM x 2 SP = 2 SP \*

**TOTAL PARKING REQUIRED = 2,437 SPACES**

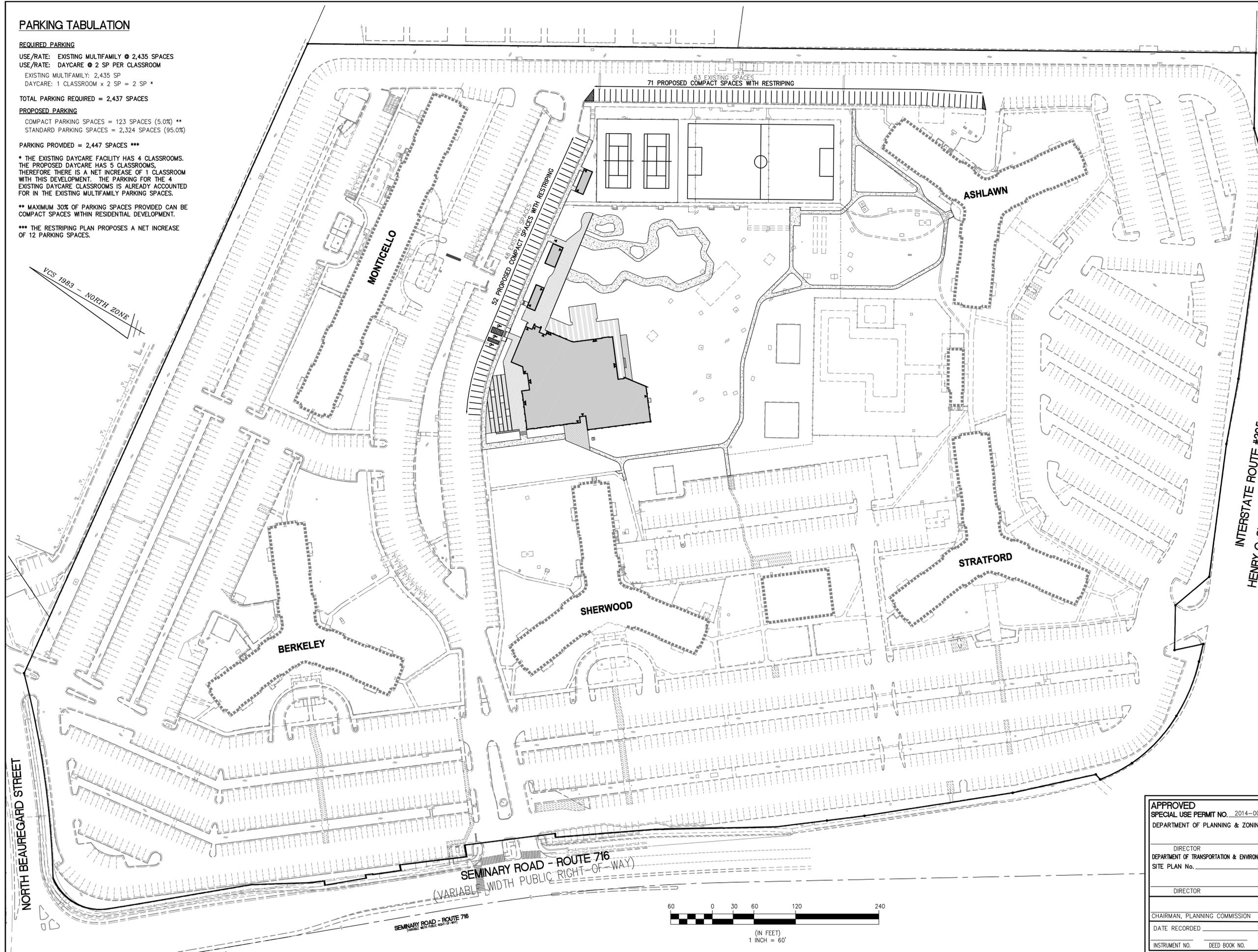
**PROPOSED PARKING**  
 COMPACT PARKING SPACES = 123 SPACES (5.0%) \*\*  
 STANDARD PARKING SPACES = 2,324 SPACES (95.0%)

**PARKING PROVIDED = 2,447 SPACES \*\*\***

\* THE EXISTING DAYCARE FACILITY HAS 4 CLASSROOMS. THE PROPOSED DAYCARE HAS 5 CLASSROOMS. THEREFORE THERE IS A NET INCREASE OF 1 CLASSROOM WITH THIS DEVELOPMENT. THE PARKING FOR THE 4 EXISTING DAYCARE CLASSROOMS IS ALREADY ACCOUNTED FOR IN THE EXISTING MULTIFAMILY PARKING SPACES.

\*\* MAXIMUM 30% OF PARKING SPACES PROVIDED CAN BE COMPACT SPACES WITHIN RESIDENTIAL DEVELOPMENT.

\*\*\* THE RESTRIPING PLAN PROPOSES A NET INCREASE OF 12 PARKING SPACES.



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 SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION DATE \_\_\_\_\_

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INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

**PRELIMINARY RESTRIPING PLAN**

**SOUTHERN TOWERS CLUBHOUSE**

**PRELIMINARY SITE PLAN**

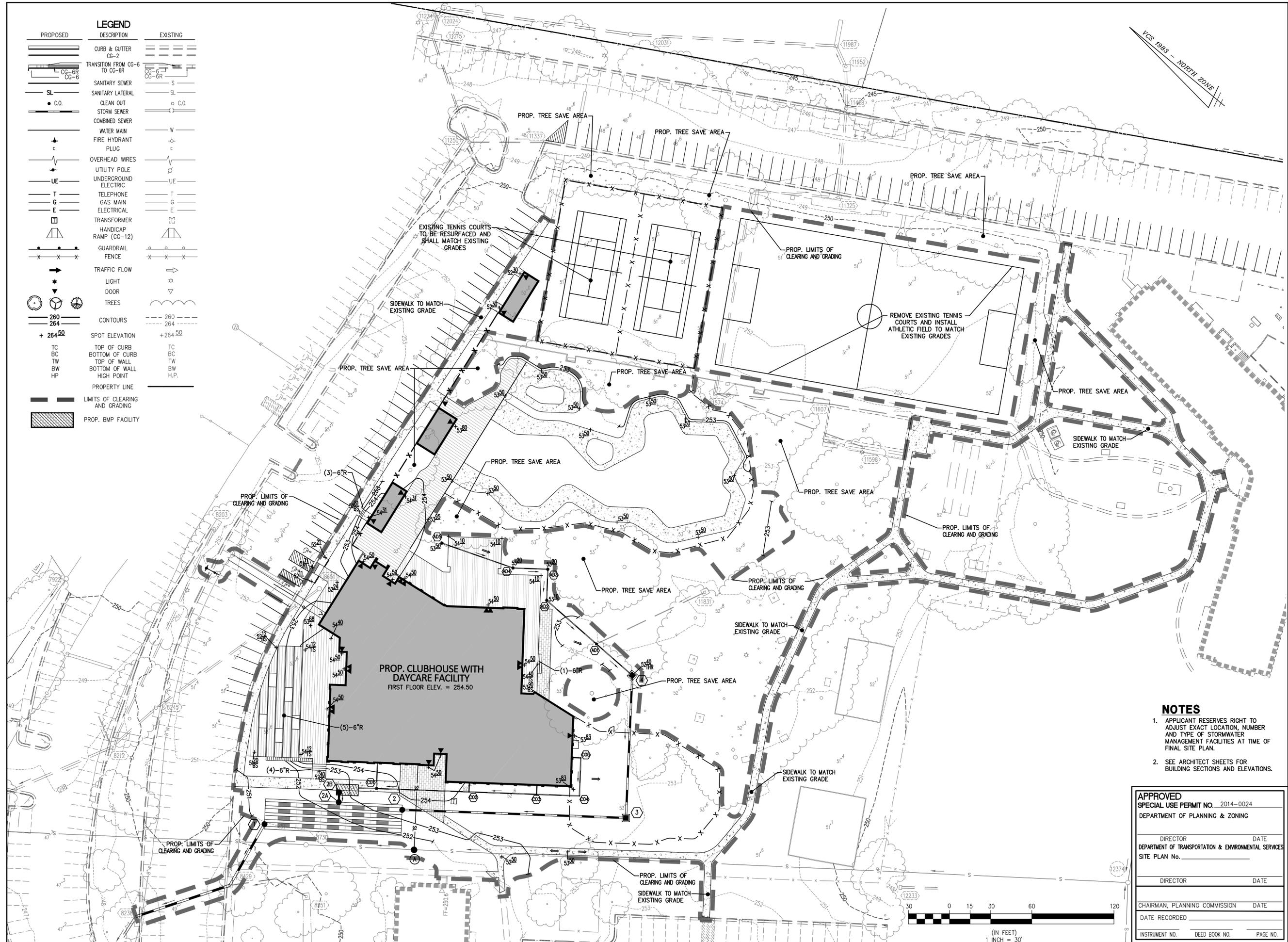
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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



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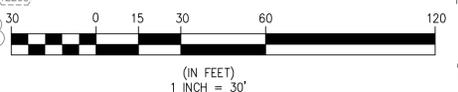
**LEGEND**

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-GR	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	COMBINED SEWER	
	WATER MAIN	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE GAS MAIN ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT DOOR TREES	
	CONTOURS	
	SPOT ELEVATION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	PROPERTY LINE	
	LIMITS OF CLEARING AND GRADING	
	PROP. BMP FACILITY	

**NOTES**

1. APPLICANT RESERVES RIGHT TO ADJUST EXACT LOCATION, NUMBER AND TYPE OF STORMWATER MANAGEMENT FACILITIES AT TIME OF FINAL SITE PLAN.
2. SEE ARCHITECT SHEETS FOR BUILDING SECTIONS AND ELEVATIONS.

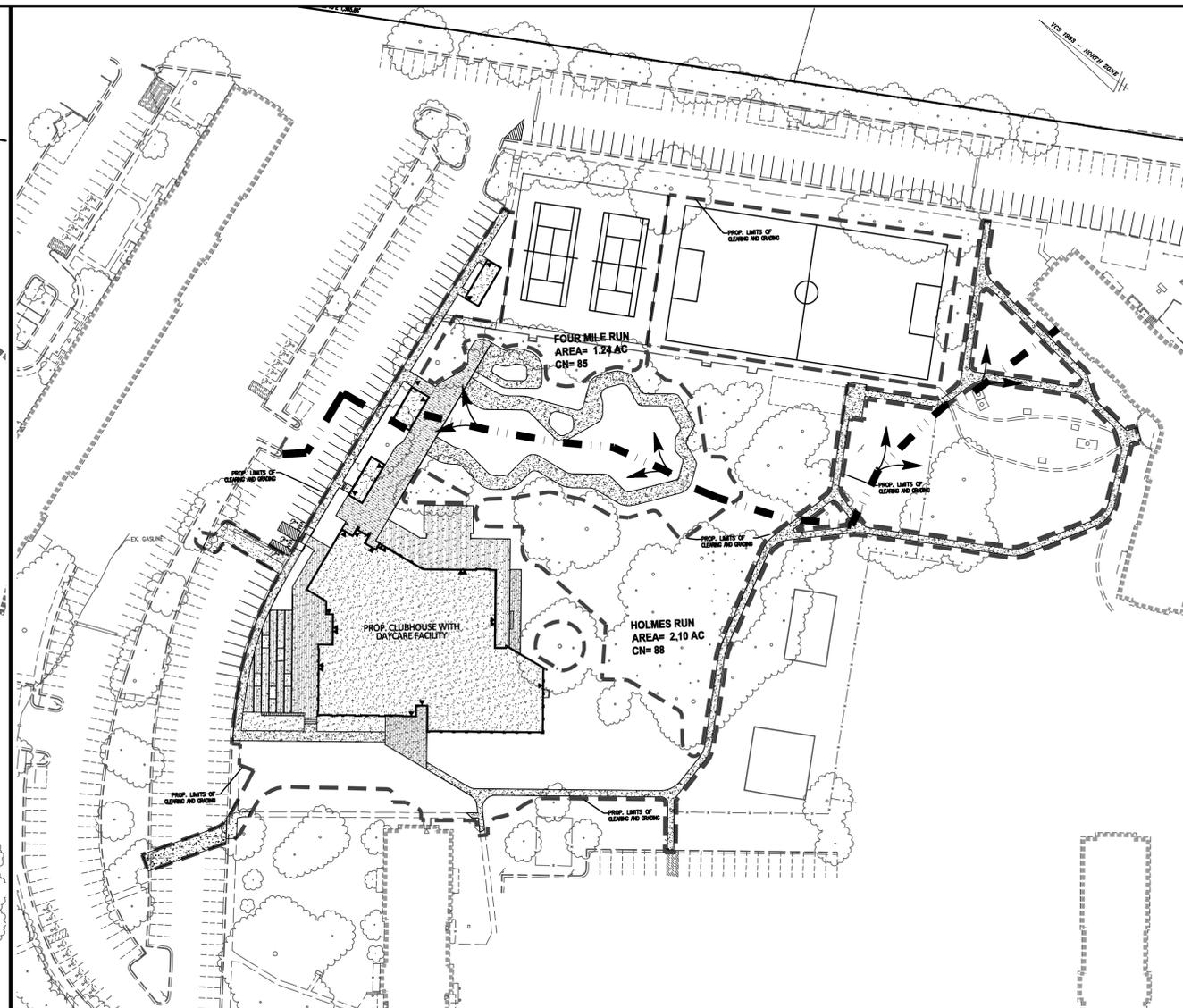
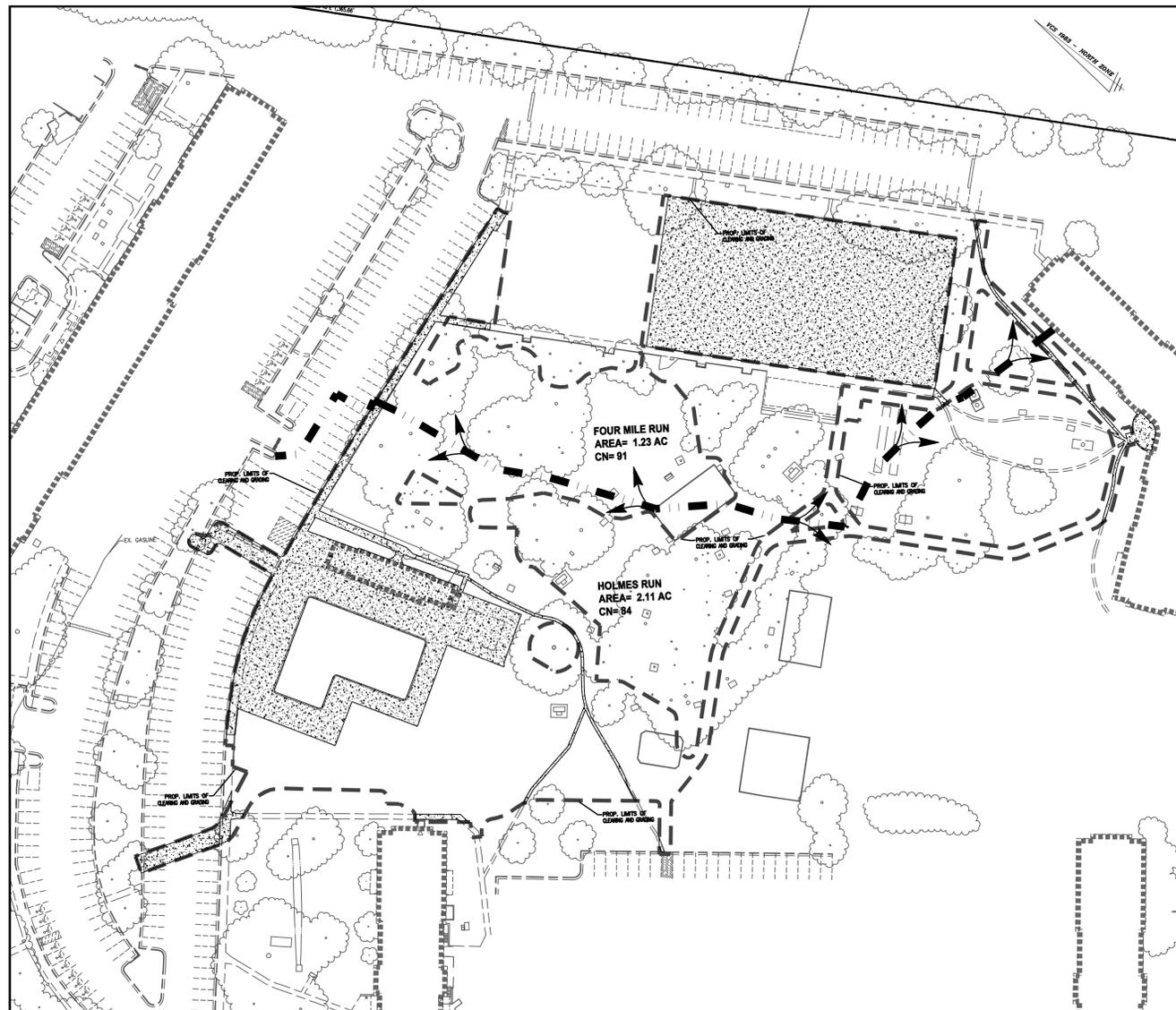
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DATE RECORDED	DATE
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**PRELIMINARY GRADING PLAN**  
**SOUTHERN TOWERS CLUBHOUSE**  
 PRELIMINARY SITE PLAN  
 CITY OF ALEXANDRIA, VIRGINIA  
 SHEET: P-0501



**PRE- DEVELOPMENT**

 TOTAL IMPERVIOUS AREA  
(1.24 ACRES)

SITE AREA (LIMITS OF DEVELOPMENT SITE)= 3.34 AC

A. CONTRIBUTING AREAS :

2.10 AC (GREEN AREA)  
1.24 AC (ROOF, DRIVEWAY, SIDEWALK, ETC.)  
3.34 AC (37% IMPERVIOUS)

B. WEIGHTED "CN": 87

C. TIME OF CONCENTRATION= 6 MIN.

D. RUNOFF=

Q<sub>1</sub>= 8.30 CFS.  
Q<sub>2</sub>= 10.67 CFS.  
Q<sub>3</sub>= 20.29 CFS.

**POST-DEVELOPMENT**

 TOTAL IMPERVIOUS AREA  
(1.27 ACRES)

SITE AREA (LIMITS OF DEVELOPMENT SITE)= 5.22 AC

A. CONTRIBUTING AREAS :

2.07 AC (GREEN AREA)  
1.27 AC (ROOF, DRIVEWAY, SIDEWALK, ETC.)  
3.34 AC (38% IMPERVIOUS)

B. WEIGHTED "CN": 87

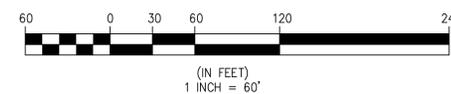
C. TIME OF CONCENTRATION= 6 MIN.

D. RUNOFF=

Q<sub>1</sub>= 8.30 CFS.  
Q<sub>2</sub>= 10.67 CFS.  
Q<sub>3</sub>= 20.29 CFS.

**NOTE**

1. THE DEVELOPMENT PROPOSES 3.34 AC OF LAND DISTURBANCE WITHIN THE 40.60 AC PARCEL. SINCE LIMITS OF DISTURBANCE ARE LESS THAN 50% OF THE TOTAL PARCEL AREA, PER CITY OF ALEXANDRIA ZONING ORDINANCE SECTION 13-103 (J), THE LIMITS OF DISTURBANCE SHALL SERVE AS THE SITE AREA FOR STORMWATER MANAGEMENT COMPLIANCE



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SITE PLAN No. \_\_\_\_\_

\_\_\_\_\_  
DIRECTOR DATE

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED: \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

**PRELIMINARY IMPERVIOUS AREA ANALYSIS**

**SOUTHERN TOWERS CLUBHOUSE**

PRELIMINARY SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

Engineers • Surveyors • Planners  
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**WALTER L. PHILLIPS**  
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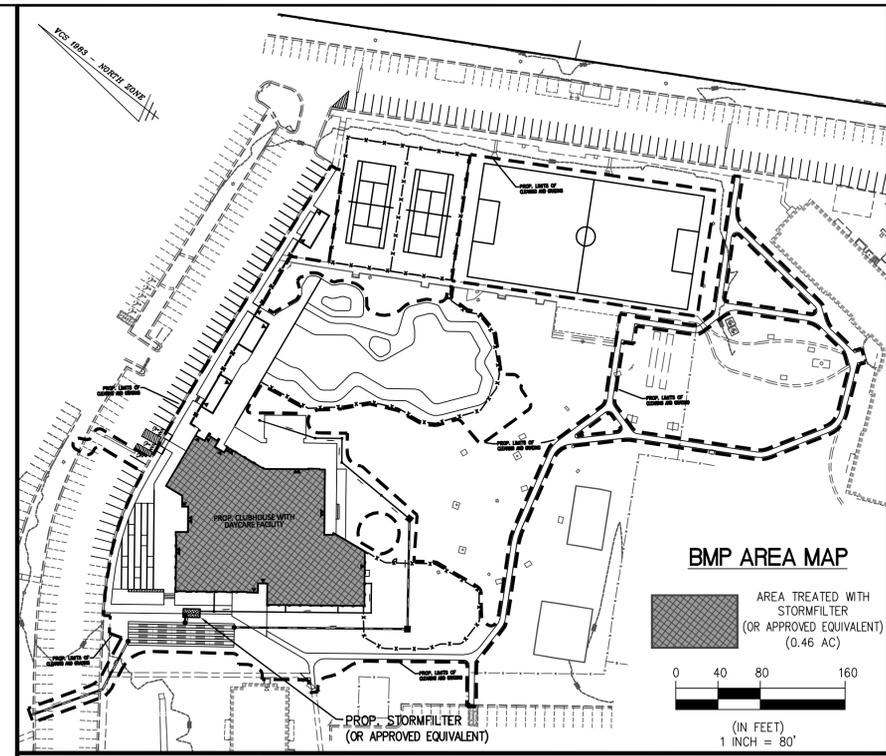
VIRGINIA RUNOFF REDUCTION SPREADSHEET

<b>Site Data</b>				
Project Name: SOUTHERN TOWERS- CLUBHOUSE				
Date: 08/22/2014				
data input cells	calculation cells			
constant values				
<b>Post-ReDevelopment Project &amp; Land Cover Information</b>				
Total Disturbed Acreage	0.00			
<b>Constants</b>				
Annual Rainfall (inches)	43			
Target Rainfall Event (inches)	1.00			
Phosphorus EMC (mg/L)	0.26			
Target Phosphorus Target Load (lb/acre/yr)	0.41			
Pj	0.90			
Nitrogen EMC (mg/L)	1.86			
<b>Pre-ReDevelopment Land Cover (acres)</b>				
A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	2.10
Impervious Cover (acres)	0.00	0.00	0.00	1.24
<b>Total</b>				3.34
<b>Post-ReDevelopment Land Cover (acres)</b>				
A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	2.07
Impervious Cover (acres)	0.00	0.00	0.00	1.27
<b>Total</b>				3.34
<b>Area Check</b>				
Okay	Okay	Okay	Okay	Okay
<b>Rv Coefficients</b>				
A soils	B Soils	C Soils	D Soils	
Forest/Open Space	0.02	0.03	0.04	
Managed Turf	0.15	0.20	0.22	
Impervious Cover	0.95	0.95	0.95	
<b>Land Cover Summary</b>				
Pre-ReDevelopment	Listed	Adjusted <sup>1</sup>	Post-ReDevelopment	Post-ReDevelopment New Impervious
Forest/Open Space Cover (acres)	0.00	0.00	Forest/Open Space Cover (acres)	0.00
Composite Rv(forest)	0.00	0.00	Composite Rv(forest)	0.00
% Forest	0%	0%	% Forest	0%
Managed Turf Cover (acres)	2.10	2.07	Managed Turf Cover (acres)	2.07
Composite Rv(turf)	0.25	0.25	Composite Rv(turf)	0.25
% Managed Turf	63%	63%	% Managed Turf	63%
Impervious Cover (acres)	1.24	1.24	ReDev. Impervious Cover (acres)	1.24
Rv(impervious)	0.95	0.95	Rv(impervious)	0.95
% Impervious	37%	37%	% Impervious	37%
<b>Total Site Area (acres)</b>	3.34	3.31	<b>Total ReDev. Site Area (acres)</b>	3.31
<b>Site Rv</b>	0.51	0.51	<b>ReDev. Site Rv</b>	0.51
Pre-Development Treatment Volume (acre-ft)	0.1419	0.1413	Post-Development Treatment Volume (acre-ft)	0.0024
Pre-Development Treatment Volume (cubic feet)	6,182	6,155	Post-Development Treatment Volume (cubic feet)	103
Pre-Development Load (TP) (lb/yr)	3.88	3.87	Post-Development Load (TP) (lb/yr)	0.07
<sup>1</sup> Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.				
Maximum % Reduction Required Below Pre-ReDevelopment Load	10%			
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.39			
TP Load Reduction Required for New Impervious Area (lb/yr)	0.05			
Total Load Reduction Required (lb/yr)	0.44			
Pre-Development Load (TN) (lb/yr)	27.79			
Post-Development Load (TN) (lb/yr)	28.13			

<b>Drainage Area A</b>						
Drainage Area A Land Cover (acres)						
A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	2.07	0.25	
Impervious Cover (acres)	0.00	0.00	0.00	1.27	0.95	
<b>Total</b>				3.34	Post Development Treatment Volume (cf) 6258	

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
14. Manufactured BMP	impervious acres draining to device	0% runoff volume reduction	0.00	0.46*	0.00	0	1586	45	0.00	1.00	0.45	0.55	
	Storm Filter	turf acres draining to device	0.00	0.00	0.00	0	0	45	0.00	0.00	0.00	0.00	
<b>TOTAL IMPERVIOUS COVER TREATED (ac)</b>				0.46									
<b>TOTAL TURF AREA TREATED (ac)</b>				0.00									
* ASSUMES CAPTURE AND TREATMENT OF PROPOSED CLUBHOUSE ROOF													
AREA CHECK OK.													
<b>PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A</b>										0.45			
<b>TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr)</b>										0.45			

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS (THIS SHEET)



<b>Site Results</b>				
	D.A. A	D.A. B	D.A. C	D.A. D
IMPERVIOUS COVER	1.27	0.00	0.00	0.00
IMPERVIOUS COVER TREATED	0.46	0.00	0.00	0.00
TURF AREA	2.07	0.00	0.00	0.00
TURF AREA TREATED	0.00	0.00	0.00	0.00
AREA CHECK	OK.	OK.	OK.	OK.

<b>Phosphorus</b>	
TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.44
REQUIRED PHOSPHOROUS REMOVAL	
RUNOFF REDUCTION (cf)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.45
PROVIDED PHOSPHOROUS REMOVAL	
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	3.48
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0 LB/YEAR!!

<b>Nitrogen (for information purposes)</b>	
RUNOFF REDUCTION (cf)	0
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	0.00
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TP) (lb/yr)	28.13

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm	
	2.70	3.20	5.20	
Drainage Area A				
Drainage Area (acres)	3.34			
Runoff Reduction Volume (cf)	0			
Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted Rv <sub>Developed</sub> and adjusted Curve Number.				
Drainage Area A	A soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres) 0.00	0.00	0.00	0.00
	CN 30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres) 0.00	0.00	0.00	2.07
	CN 39	61	74	80
Impervious Cover	Area (acres) 0.00	0.00	0.00	1.27
	CN 98	98	98	98
	<b>Weighted CN S 87</b>			
Rv <sub>Developed</sub> (in) with no Runoff Reduction	1-year storm	2-year storm	10-year storm	
	1.48	1.91	3.76	
Rv <sub>Developed</sub> (in) with Runoff Reduction	1.48	1.91	3.76	
Adjusted CN	87	87	87	

**WATER QUALITY NOTE**  
 AS SHOWN BY THE COMPUTATIONS ON SHEET P-0701, THE IMPERVIOUS AREA ON SITE WILL INCREASE WITH THIS DEVELOPMENT. THE VIRGINIA RUNOFF REDUCTION SPREADSHEET WAS USED TO CALCULATE THE AMOUNT OF PHOSPHOROUS REMOVAL REQUIRED, 0.44 LB/YR. THE REQUIRED LOAD IS TO BE REMOVED BY USING A STORMFILTER TYPE BMP FACILITY, APPROVED BY THE CLEARING HOUSE WITH A PHOSPHOROUS REMOVAL EFFICIENCY OF 45%. A TOTAL OF 0.46 ACRES OF IMPERVIOUS AREA WILL BE TREATED BY THE PROPOSED UNIT. THE PROPOSED BMP WILL REMOVE 0.45 LB/YR OF PHOSPHOROUS, THEREBY SATISFYING THE WATER QUALITY REQUIREMENT.

AS SHOWN BY THE BMP SERVICE AREA MAP ON THIS SHEET, A PORTION OF THE IMPERVIOUS AREA ON SITE CANNOT BE TREATED BY THE PROPOSED BMP FACILITY. IN ORDER TO SATISFY THE TREATMENT OF THE ENTIRE WATER QUALITY VOLUME FROM THE SITE PER REQUIREMENT OF THE ZONING ORDINANCE SECTION 13-109(E), THE APPLICANT PROPOSES TO MAKE A CONTRIBUTION TO THE WATER QUALITY EQUIVALENCY FUND AT TIME OF FINAL SITE PLAN TO COMPENSATE FOR THE UNTREATED IMPERVIOUS AREA ON SITE. A LETTER JUSTIFYING THIS REQUEST WILL BE SUBMITTED TO TRANSPORTATION AND ENVIRONMENTAL SERVICES UNDER SEPARATE COVER.

**NOTES**  
 1. APPLICANT RESERVES THE RIGHT TO ADJUST EXACT LOCATION AND TYPE OF STORMWATER MANAGEMENT FACILITIES AT THE TIME OF FINAL SITE PLAN.

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 Landscape Architects • Arborists  
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 DATE: 8/22/2014  
 SCALE: 1" = 80'  
 ARON M. WINSON  
 Lic. No. 041851  
 8/22/14  
 PROFESSIONAL SEAL

NO.	DESCRIPTION	DATE	REV. BY	APPROVED

**PRELIMINARY SWM AND BMP DESIGN**  
**SOUTHERN TOWERS CLUBHOUSE**  
 PRELIMINARY SITE PLAN  
 CITY OF ALEXANDRIA, VIRGINIA

**APPROVED**  
 SPECIAL USE PERMIT NO. 2014-0024  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

**STORM WATER MANAGEMENT COMPUTATIONS**

**FOUR MILE RUN WATERSHED**

PRE-DEVELOPMENT

- SITE AREA= 1.23 AC
- A. CONTRIBUTING AREAS:  
 0.45 AC @ 0.30 (GREEN AREA )  
 0.78 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)  
 1.23
- B. WEIGHTED "CN": 91
- C. TIME OF CONCENTRATION = 6 MIN
- D. RUNOFF  
 Q<sub>1</sub>= 3.63 CFS  
 Q<sub>2</sub>= 4.52 CFS  
 Q<sub>10</sub>= 8.05 CFS

POST-DEVELOPMENT

- SITE AREA= 1.24 AC
- A. CONTRIBUTING AREAS:  
 0.93 AC @ 0.30 (GREEN AREA )  
 0.31 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)  
 1.24
- B. WEIGHTED "CN": 85
- C. TIME OF CONCENTRATION = 6 MIN
- D. RUNOFF  
 Q<sub>1</sub>= 2.80 CFS  
 Q<sub>2</sub>= 3.66 CFS  
 Q<sub>10</sub>= 7.21 CFS
- E. ALLOWABLE RELEASE FROM THE 1-YR, 24-HR STORM  
 $Q_1 = 1.48 \left[ \frac{Q(PRE) \times RV(PRE)}{RV(POST)} \right] = 0.8 \left[ \frac{2.80 \text{ CFS} \times 7,507 \text{ CUFT}}{5,654 \text{ CUFT}} \right] = 2.97 \text{ CFS}$
- F. COMPLIANCE  
 Q<sub>1 (POST)</sub> = 2.80 CFS < Q<sub>1 (ALLOWABLE)</sub> = 2.97 CFS  
 Q<sub>10 (POST)</sub> = 7.21 CFS < Q<sub>10 (PRE)</sub> = 8.05 CFS

NO DETENTION IS REQUIRED

**FOUR MILE RUN WATERSHED NOTES**

NO DETENTION IS REQUIRED SINCE THE POST DEVELOPMENT PEAK RUNOFF RATE FROM THE 1-YR, 24-HR STORM IS LESS THAN THE COMPUTED ALLOWABLE RELEASE AND THE POST DEVELOPMENT PEAK RELEASE FOR THE 10-YR STORM IS LESS THAN THE PREDEVELOPMENT PEAK RUNOFF RATE.

**HOLMES RUN WATERSHED**

PRE-DEVELOPMENT

- SITE AREA= 2.11 AC
- A. CONTRIBUTING AREAS:  
 1.65 AC @ 0.30 (GREEN AREA )  
 0.46 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)  
 2.11
- B. WEIGHTED "CN": 84
- C. TIME OF CONCENTRATION = 6 MIN
- D. RUNOFF  
 Q<sub>1</sub>= 4.53 CFS  
 Q<sub>2</sub>= 5.97 CFS  
 Q<sub>10</sub>= 11.99 CFS

POST-DEVELOPMENT

- SITE AREA= 2.10 AC
- A. CONTRIBUTING AREAS:  
 1.14 AC @ 0.30 (GREEN AREA )  
 0.96 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)  
 2.10
- B. WEIGHTED "CN": 88
- C. TIME OF CONCENTRATION = 6 MIN
- D. RUNOFF  
 Q<sub>1</sub>= 5.46 CFS  
 Q<sub>2</sub>= 9.96 CFS  
 Q<sub>10</sub>= 13.02 CFS
- E. ALLOWABLE RELEASE FROM THE 1-YR, 24-HR STORM  
 $Q_1 = 1.48 \left[ \frac{Q(PRE) \times RV(PRE)}{RV(POST)} \right] = 0.8 \left[ \frac{5.46 \text{ CFS} \times 9,143 \text{ CUFT}}{11,107 \text{ CUFT}} \right] = 3.60 \text{ CFS}$
- F. COMPLIANCE  
 Q<sub>1 (POST)</sub> = 5.46 CFS > Q<sub>1 (ALLOWABLE)</sub> = 3.60 CFS  
 Q<sub>10 (POST)</sub> = 13.02 CFS > Q<sub>10 (PRE)</sub> = 11.99 CFS

DETENTION IS REQUIRED

**HOLMES RUN WATERSHED NOTES**

DUE TO THE INCREASE IN IMPERVIOUS AREA DRAINING TO THIS OUTFALL, THE POST DEVELOPMENT PEAK RUNOFF RATE IS HIGHER THAN COMPUTED ALLOWABLE RELEASE FOR THE 1-YR, 24-HR YEAR STORM AS WELL AS THE PREDEVELOPMENT PEAK RUNOFF RATE FOR THE 10-YR STORM. THEREFORE, STORMWATER DETENTION IS REQUIRED FOR THIS OUTFALL.

**STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) NARRATIVE**

EXISTING STORM RUNOFF SHEET FLOWS TOWARDS THE NORTH AND SOUTHWEST INTO TWO DIFFERENT WATERSHEDS, FOUR MILE RUN AND HOLMES RUN, RESPECTIVELY, VIA EXISTING ONSITE AND OFFSITE STORM SEWER SYSTEM. UNDER POST DEVELOPMENT CONDITIONS, DRAINAGE PATTERNS WILL REMAIN AS EXISTING AND A PROPOSED STORM SEWER IS TO BE CONNECTED TO EXISTING STRUCTURE 8238.

THE PROPOSED DEVELOPMENT SHALL MEET THE CITY OF ALEXANDRIA'S NEW STORMWATER ORDINANCE EFFECTIVE JULY 1, 2014. IT IS ANTICIPATED THAT LESS THAN 50% OF THE TOTAL PARCEL AREA WILL BE DISTURBED WITH THIS DEVELOPMENT. THEREFORE, ONLY THE DISTURBED AREA WILL BE SUBJECT TO STORMWATER MANAGEMENT REQUIREMENTS.

IN ORDER TO SATISFY THE STORMWATER QUALITY REQUIREMENTS, ONE BMP FACILITY SHALL BE INSTALLED WITHIN THE DEVELOPMENT AREA. SEE SHEET P-0702 FOR BMP COMPUTATIONS.

THE 1-YR ALLOWABLE PEAK DISCHARGE TO THE TWO OUTFALL WATERSHEDS WAS COMPUTED USING THE ENERGY BALANCE EQUATION:

$$Q_{(DEVELOPED)} \leq 0.8 \frac{Q_{(PRE-DEVELOPED)} * RV_{(PRE-DEVELOPED)}}{RV_{(POST-DEVELOPMENT)}}$$

THE PROPOSED 10-YR ALLOWABLE PEAK DISCHARGE RATE SHALL BE LESS THAN THE PEAK DISCHARGE FOR THE 10-YR STORM AT PRE DEVELOPMENT CONDITIONS.

AS SHOWN ON COMPUTATIONS ABOVE, THE ALLOWABLE PEAK RELEASES FROM THE 1-YR AND 10-YR STORM TO FOUR MILE RUN WERE MET UNDER POST DEVELOPMENT CONDITIONS BY REDUCING THE IMPERVIOUS AREA WITHIN THE DEVELOPMENT SITE.

POST DEVELOPMENT PEAK RELEASES FROM THE HOLMES RUN WATERSHED ARE PROPOSED TO BE DETAINED TO BELOW THE ALLOWABLE RELEASE COMPUTED USING THE ENERGY BALANCE EQUATION FOR THE 1-YR STORM AND BELOW THE PRE DEVELOPMENT PEAK RELEASES FOR THE 10-YR STORM.

APPLICANT RESERVES THE RIGHT TO UTILIZE ANOTHER APPROVED METHOD OF DETERMINING ALLOWABLE PEAK RELEASE RATES AT TIME OF FINAL SITE PLAN.

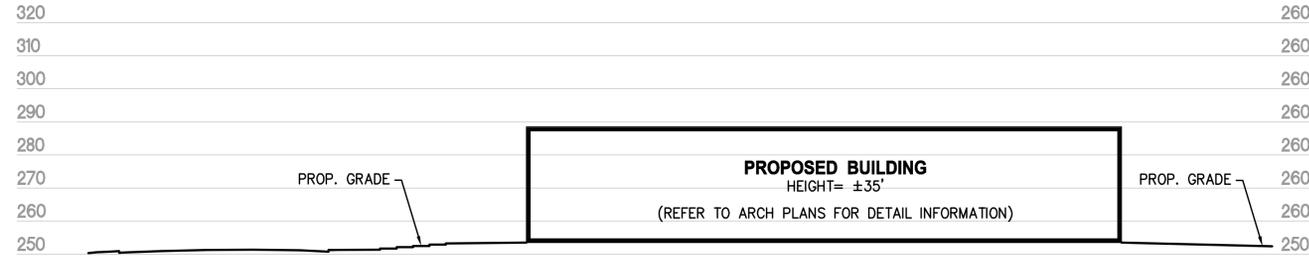
**PRELIMINARY STORM SEWER OUTFALL ANALYSIS**

**SOUTHERN TOWERS CLUBHOUSE**  
 PRELIMINARY SITE PLAN  
 CITY OF ALEXANDRIA, VIRGINIA

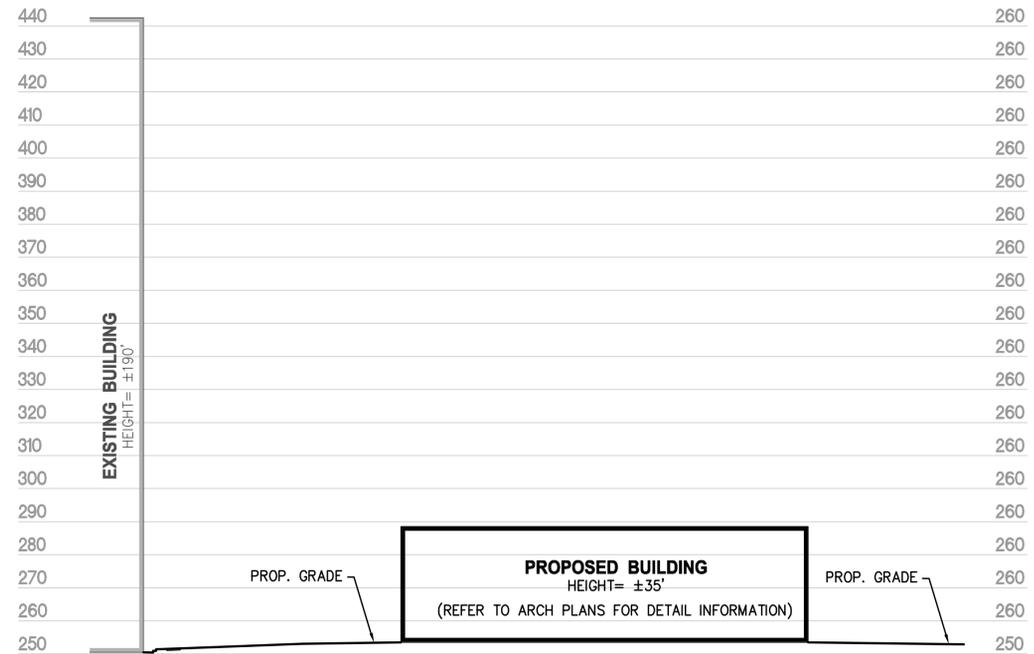
  
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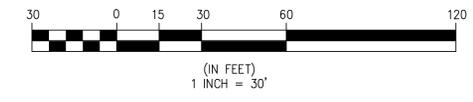
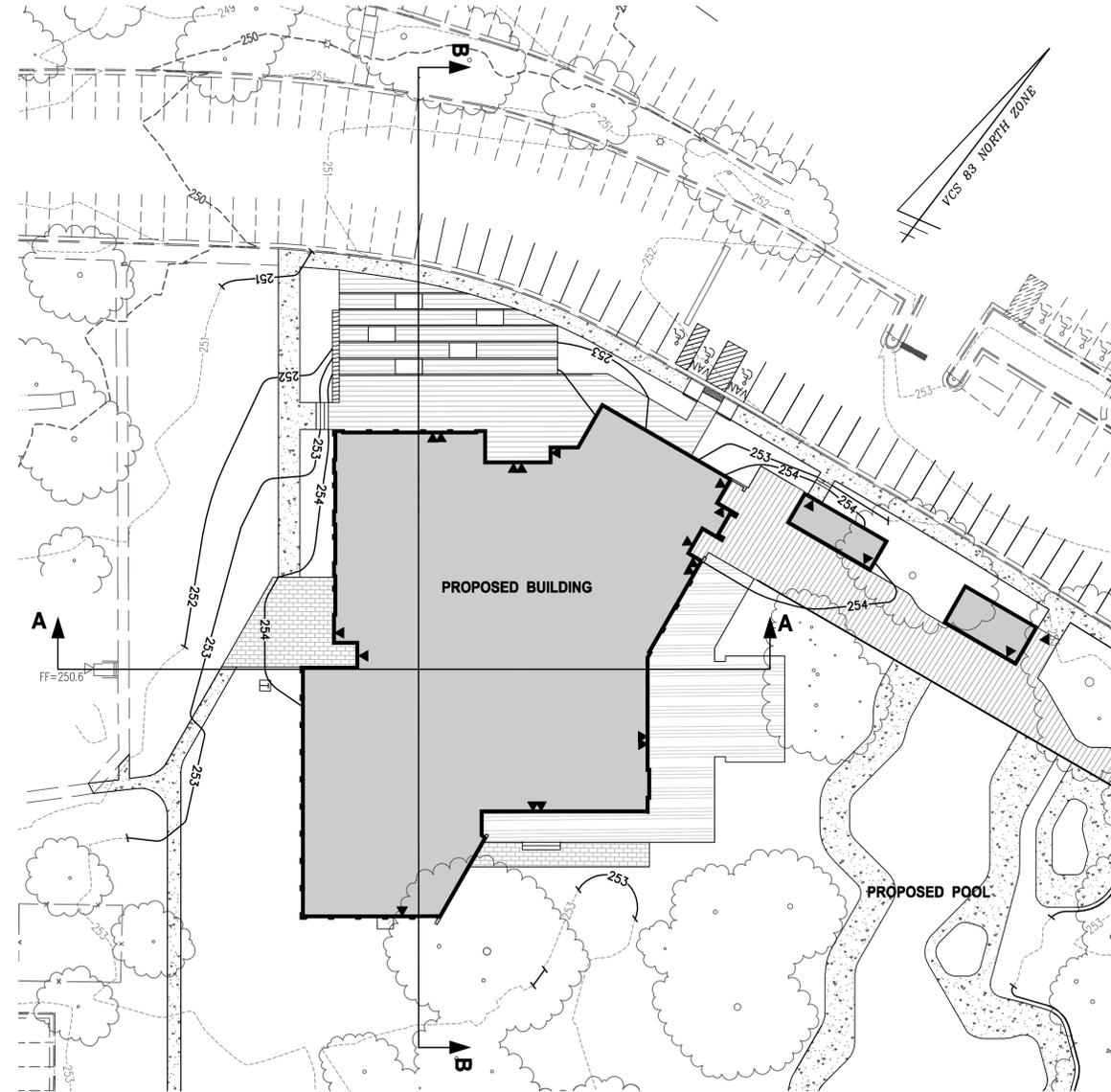
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**SECTION B-B**



**SECTION A-A**



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**PRELIMINARY SITE SECTIONS**

**SOUTHERN TOWERS CLUBHOUSE**

PRELIMINARY SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA



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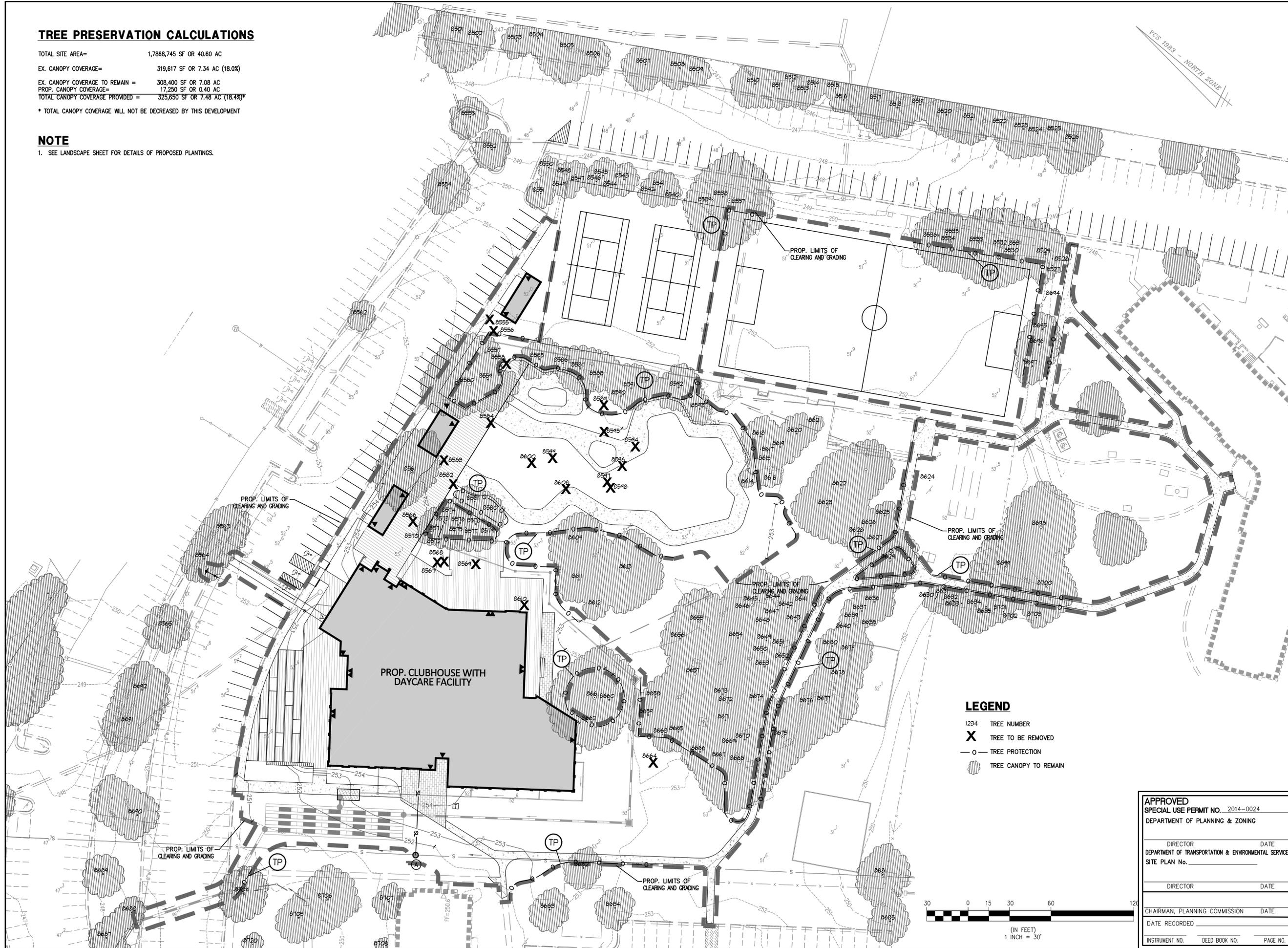
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**TREE PRESERVATION CALCULATIONS**

TOTAL SITE AREA= 1,786,745 SF OR 40.60 AC  
 EX. CANOPY COVERAGE= 319,617 SF OR 7.34 AC (18.0%)  
 EX. CANOPY COVERAGE TO REMAIN = 308,400 SF OR 7.08 AC  
 PROP. CANOPY COVERAGE= 17,250 SF OR 0.40 AC  
 TOTAL CANOPY COVERAGE PROVIDED = 325,650 SF OR 7.48 AC (18.4%)  
 \* TOTAL CANOPY COVERAGE WILL NOT BE DECREASED BY THIS DEVELOPMENT

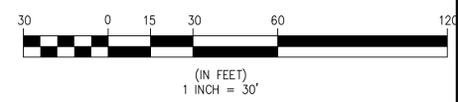
**NOTE**

1. SEE LANDSCAPE SHEET FOR DETAILS OF PROPOSED PLANTINGS.



**LEGEND**

- 1234 TREE NUMBER
- X TREE TO BE REMOVED
- TREE PROTECTION
- TREE CANOPY TO REMAIN



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**PRELIMINARY TREE PRESERVATION PLAN**

**SOUTHERN TOWERS CLUBHOUSE**  
 PRELIMINARY SITE PLAN  
 CITY OF ALEXANDRIA, VIRGINIA

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CHECKED: DF  
 DRAWN: DV

**LANDSCAPE NOTES**

- ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE AND PENALTIES SHALL BE PREPARED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA AND APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING AND CONSTRUCTION ACTIVITIES.
- ALL VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED / VERIFIED IN FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.
- LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES WILL BE SHOWN ON DEMOLITION, SEDIMENT AND EROSION CONTROL, AND LANDSCAPE PLAN SHEETS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.
- APPLICANT MUST INCLUDE ON THE PLAN DOCUMENTATION OF COMMUNICATION WITH THE ADJACENT PROPERTY OWNER(S) VERIFYING NOTIFICATION OF AND AGREEMENT WITH CONSTRUCTION IMPACT, POTENTIAL FOR LOSS, AND AGREED UPON REMEDIAL MEASURES PERTAINING TO THE EXISTING TREE(S) ON ADJACENT PROPERTIES THAT WILL BE AFFECTED BY PROJECT WORK.
- INCLUDE SPECIFIC CONSTRUCTION STAGING INFORMATION ON THE PLAN THAT INDICATES THE METHODS, AND PROCEDURES TO BE IMPLEMENTED FOR PROTECTION OF EXISTING ON-SITE AND OFF-SITE VEGETATION.
- PROPOSED PLANTING SHALL BE PROVIDED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA.
- SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, D.C.
- THE APPLICANT SHALL MAKE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OR UTILIZING OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.
- IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
- PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
- MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY BY THE APPLICANT/OWNER/SUCCESSOR, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
- A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
- AS-BUILT DRAWINGS FOR THIS LANDSCAPE PLAN AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

**TREE PRESERVATION  
AREA  
KEEP OUT**

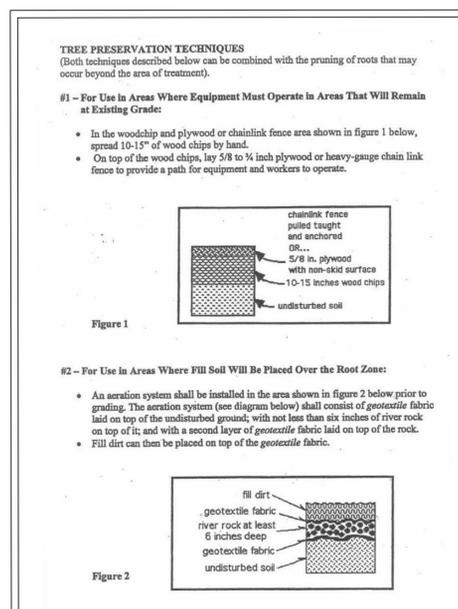
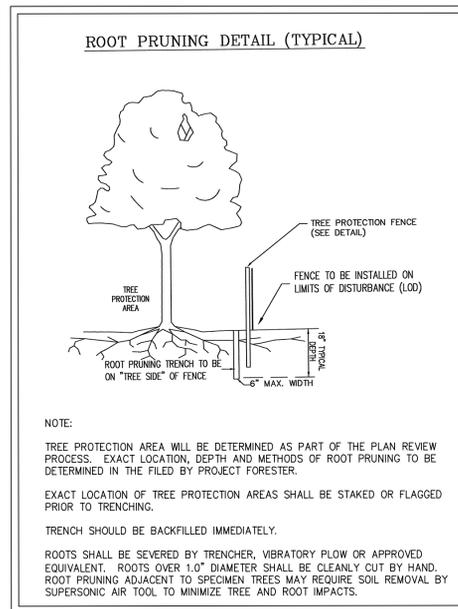
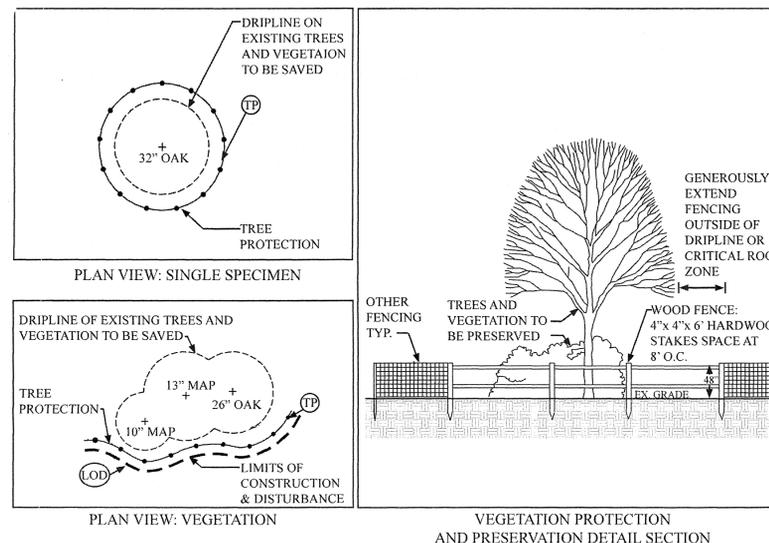
NO EQUIPMENT OR MATERIALS ARE TO BE  
STORED OR DEPOSITED IN THIS AREA

(COMPANY NAMES AND CONTACT NUMBERS)

**PENALTY FOR VIOLATIONS STRICTLY ENFORCED**

— MINIMUM DIMENSION: 11 X 8 INCHES (W X H)  
— BACKGROUND COLOR: RED OR YELLOW

**Standards and Requirement**  
Figure I-B. Tree Protection



APPROVED  
SPECIAL USE PERMIT NO. 2014-0024  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

**TREE PRESERVATION NOTES AND DETAILS**

**SOUTHERN TOWERS CLUBHOUSE**  
PRELIMINARY SITE PLAN  
CITY OF ALEXANDRIA, VIRGINIA

**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
DATE: 8/22/14  
SCALE: 1" = 30'

ARON M. WINSON  
Lic. No. 041851  
8/22/14  
PROTECTS ONLY

Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
www.WLPHINC.com

DRAWN: DV  
CHECKED: BF

NO.	DESCRIPTION	REVISION APPROVED BY		DATE	
		REV. BY	APPROVED	DATE	DATE

VCS 1985 - NORTH ZONE

PROPOSED	DESCRIPTION	EXISTING
CG-2	CURB & GUTTER	CG-2
CG-6R	TRANSITION FROM CG-6 TO CG-6R	CG-6R
SL	SANITARY SEWER	S
C.O.	SANITARY LATERAL	SL
	CLEAN OUT	C.O.
	STORM SEWER	
	COMBINED SEWER	
W	WATER MAIN	W
FH	FIRE HYDRANT	FH
P	PLUG	P
OW	OVERHEAD WIRES	OW
UP	UTILITY POLE	UP
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
HR	HANDICAP RAMP (CG-12)	HR
FX	GUARDRAIL	FX
FX	FENCE	FX
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
T	TREES	T
260	CONTOURS	260
264		264
+264.50	SPOT ELEVATION	+264.50
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF CLEARING AND GRADING	

**FIRE TRUCK PROFILE**



**NOTES**

- ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.
- TRUCK MOVEMENTS SHOWN ON THIS SHEET PERFORMED USING AUTO TURN MODELING SOFTWARE.
- SEE COVER SHEET FOR BUILDING CODE ANALYSIS.

**PRELIMINARY FIRE FLOW DATA**

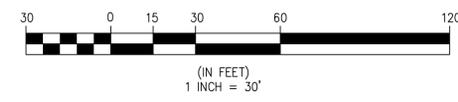
HYDRANT LOCATION: REAR OF 5001 SEMINARY RD  
HYDRANT NUMBER: 5151 (PRIVATE)

STATIC PRESSURE: 60 PSI  
PITOT READING: 24 PSI GPM 827  
RESIDUAL: 45 PSI

TEST DATE: 11/11/13

APPROVED  
SPECIAL USE PERMIT NO. 2014-0024  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR	DATE
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.



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Landscape Architects • Arborists

**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945

207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
www.WLPHINC.com

SCALE: 1" = 30'  
DATE: 8/22/2014  
DRAWN: DV  
CHECKED: BF

NO.	DESCRIPTION	DATE	REV.	BY	APPROVED	DATE

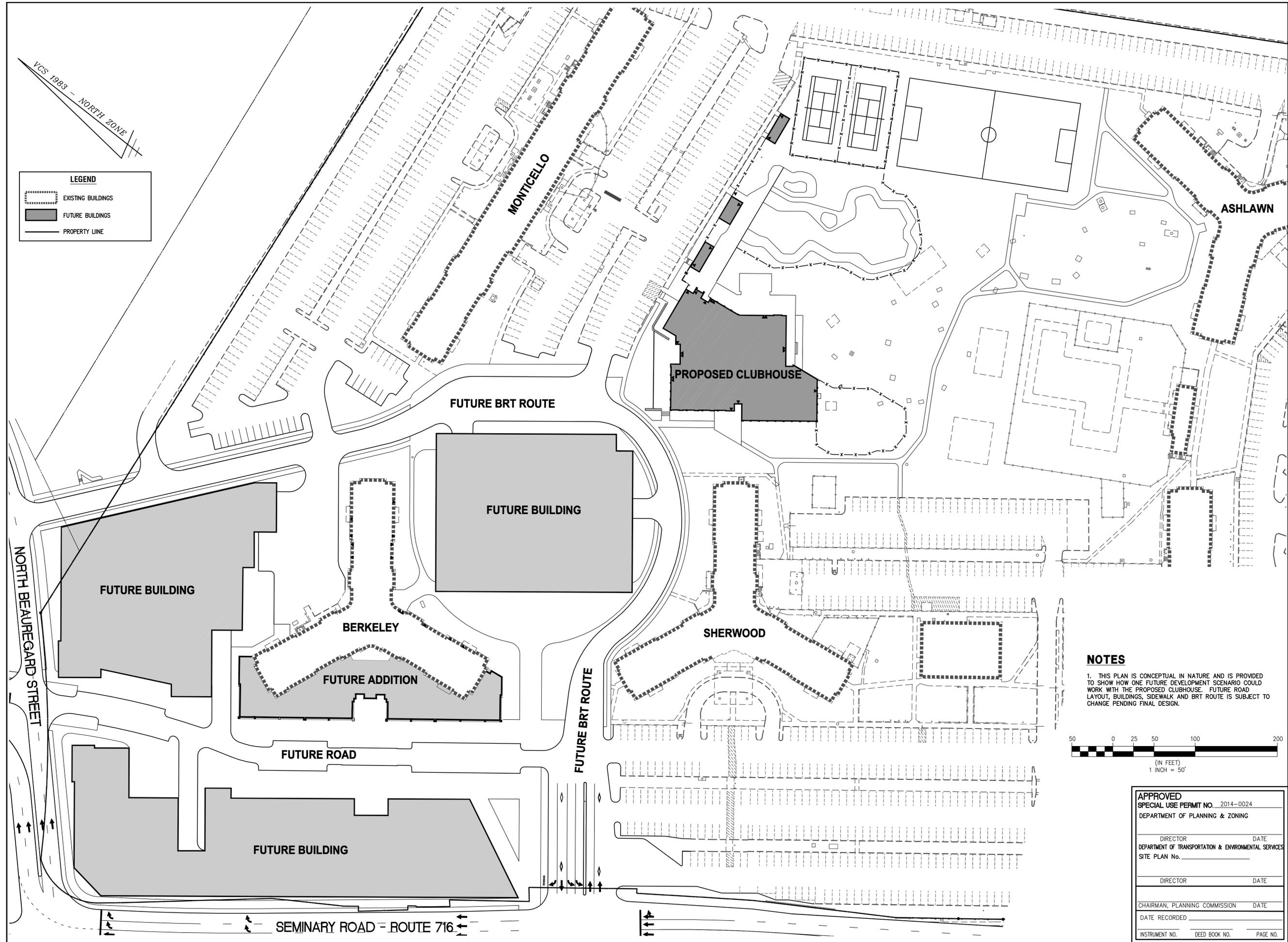
**PRELIMINARY FIRE SERVICE PLAN**

**SOUTHERN TOWERS CLUBHOUSE**  
PRELIMINARY SITE PLAN  
CITY OF ALEXANDRIA, VIRGINIA

VCS 1989 - NORTH ZONE

**LEGEND**

-  EXISTING BUILDINGS
-  FUTURE BUILDINGS
-  PROPERTY LINE



**NOTES**

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS PROVIDED TO SHOW HOW ONE FUTURE DEVELOPMENT SCENARIO COULD WORK WITH THE PROPOSED CLUBHOUSE. FUTURE ROAD LAYOUT, BUILDINGS, SIDEWALK AND BRT ROUTE IS SUBJECT TO CHANGE PENDING FINAL DESIGN.



(IN FEET)  
1 INCH = 50'

**APPROVED**  
SPECIAL USE PERMIT NO. 2014-0024  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED	DATE	
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

**FUTURE DEVELOPMENT EXHIBIT**

**SOUTHERN TOWERS CLUBHOUSE**  
PRELIMINARY SITE PLAN  
CITY OF ALEXANDRIA, VIRGINIA

**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
DATE: 8/22/14  
SCALE: 1" = 50'

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www.WLPHINC.com

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

From: Candace Ross [[mailto:candace\\_ross@yahoo.com](mailto:candace_ross@yahoo.com)]  
Sent: Sunday, December 21, 2014 2:32 PM  
To: PlanComm  
Subject: Southern towers planning

Good morning. I am resident in The Minors at Stonegate directly behind the Southern Towers, and on the street and against the fence where they are planning to build a soccer field. I am asking you to please reconsider allowing this to go forward. I am a single female and one of the reasons I chose this area and complex was due to the low crime rate and safe community feeling and care. I am one of 5 in my 8 household building that is a single woman, and the thought of an area when teens and adults will gather and hang out all day and into the late evening every day makes all of us nervous. Many of us walk or run outside at night, walk dogs and such at night alone and count on the safety of the neighborhood, which will be lessened if this plan goes forward. A field where people can gather and hang out is not going to keep the safety and security of our neighborhood.

If this does go forward over safety and security concerns of the women in the neighborhood I would hope that Southern Towers would be made to put in a high secure closed, possibly wooden or stone, fence that would make it harder for anyone hanging out there to come over to our community. This at least would give us in The Manors some small sense of safety.

Candace Ross.  
Longstreet Lane, The Manors at Stonegate.  
Alexandria Va.

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**From:** Mark Ricardo <mricardo@recdc.com>  
**Sent:** Tuesday, December 30, 2014 1:46 PM  
**To:** PlanComm  
**Cc:** Ryan Price  
**Subject:** Objections to Southern Towers Development Site Plan #2014-0024 and Special Use Permit #2014-008

Dear Alexandria Planning Commission,

On November 22<sup>nd</sup> and December 19<sup>th</sup> of 2014, I received Notice of Public Hearing regarding certain proposed site redevelopment plans for the Southern Towers parcel adjacent to my home (i.e., Manors at Stonegate Condo community). After receiving these notice letters, I went to the Department of Planning and Zoning to review the proposed development site plan (**Development Site Plan #2014-0024**) and use permit (**Use Permit #2014-0088**). Upon reviewing the Development Site Plan, I noticed that in addition to the construction of a daycare facility and clubhouse, the plans contemplate the construction of an athletic field and higher density parking along our property line, within several hundred feet from the front of the residential condo buildings along Longstreet Lane.

Thus, I am writing to express my objections, as an adjacent property owner, **to the proposed construction of an athletic field and accompanying restriped higher density parking** as shown in the Development Site Plan. The construction of an athletic field and higher density parking so close to our property line, in such a high density residential urban environment will impose a substantial and unreasonable burden upon our parcel and surrounding parcels. Accordingly, I respectfully ask that you deny approval of the Development Site Pan and Use Permit as it relates the construction of an athletic field and higher density parking as it will impose the following unreasonable burdens on surrounding property owners:

1. The noise associated with an athletic field (i.e., cheering, refs whistles, community traffic, etc.) will disturb the relative peace and quiet of the surrounding neighborhood. Unlike other athletic fields that are generally located within public parks, the proposed athletic field is to be located in the middle of a high density, high rise apartment complex and within a few hundred feet of residential dwellings located on the adjacent Manors at Stonegate Condo and Stonegate townhomes parcels. Moreover, the location of an athletic field principally surrounded by high rise apartment buildings likely will lead to an echoing effect on any sounds emanating from the field area.
2. Lights from the field will further unreasonably disturb the peace of the surrounding neighborhood. Residents along Longstreet Lane already have to contend with the lights coming from the existing tennis courts on the Southern Towers parcel, which shine all night long. The addition of an athletic field and accompanying lights would further disrupt the peace of our community.
3. The proposed higher density parking to support the activities of the athletic field will not only increase community noise but also will reduce the desirability of our neighborhood as more cars will be coming and going and parked closer to our community.
4. The negative effects associated with the proposed athletic field and higher density parking as mentioned in items 1-3 above, likely will reduce, or at the very least mitigate any increase in, the property values of the surrounding parcels.

5. Lastly, it would be inequitable to impose the aforementioned burdens on adjacent property owners as we purchased our property with the expectation that an athletic park would not be constructed in our front/back yard.

For all of the above reasons, I respectfully ask the Planning Commission (and City Counsel) to deny approval of the Development Site Plan and Use Permit as it relates the construction of an athletic field and higher density parking.

Respectfully submitted,

Mark E. Ricardo, Esq.

Resident:  
4651 Longstreet Lane, #204  
Alexandria, VA 22311  
Tel: (703) 200-7688

January 2, 2015

VIA EMAIL TO [karl.moritz@alexandriava.gov](mailto:karl.moritz@alexandriava.gov)

Chairman Wagner and Members of the Planning Commission  
City Hall  
301 King Street, Suite 2100  
Alexandria, Virginia 22314

RE: January 6, 2015 Planning Commission Hearing  
Docket Item 6

Dear Chairman Wagner and Members of the Planning Commission:

On behalf of my client, Southern Towers LLC, I am requesting that you delete staff recommended Conditions 3, 56 and 57. Condition 3 has no nexus to this project and will be addressed at such time as the City requests BRT access to the property. Conditions 56 and 57 are already addressed by the City's Noise Ordinance and conditions that differ from the Noise Ordinance cannot be imposed on a by-right site plan application.

**Condition 3**

~~Construct a pedestrian trail connection to link the Goodwin House site to the future high capacity transit stop on the Southern Towers property. The pedestrian trail connection shall be provided in conjunction with the permitting process and prior to the opening of the high capacity transit stop at Southern Towers. (P&Z)~~

**Condition 56**

~~All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)~~

**Condition 57**

~~Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. This does not include daycare pick-up and drop-off activities. (T&ES)~~

January 2, 2015  
Page 2

My client supports the other staff recommended conditions of approval and looks forward to discussing the project with you the January 6<sup>th</sup> hearing.

Sincerely,



Kenneth W. Wire

63301380\_1

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**From:** Debbie <debbie.frankfort@gmail.com>  
**Sent:** Thursday, January 01, 2015 7:19 PM  
**To:** PlanComm; Ryan Price  
**Subject:** Objection to Development Plan #2014-0024 and Use Permit #2014-0088

Dear Alexandria Planning Commission,

I am writing to note my **objections to the Development Site Plan #2014-0024 and Use Permit #2014-0088** regarding site redevelopment plans for a parcel of Southern Towers that abuts my Manors at Stonegate Condo home on Longstreet Lane.

The Notice of Public Hearing I received indicates a proposed clubhouse and daycare facility, though the Development Site Plan on file includes an athletic field and higher density parking immediately adjacent to my Condo's property parcel. **I am writing in objection and to request that you deny approval of Development Site Plan #2014-0024 and Use Permit #2014-0088.**

If the proposed changes are implemented, the resultant noise disturbance, along with the extreme lighting associated with an athletic field in the middle of a residential area will disturb the peace along Longstreet Lane.

The current configuration of parking and tennis courts is already disruptive enough to the Manors at Stonegate Condo with loud evening gatherings (especially in the summer) and bright tennis court lights that shine all night long 365 days per year, directly into my home's bedroom windows. The addition of an athletic field and lights for the field would further disturb the peace along Longstreet Lane.

The increased traffic associated with an athletic field and the excess parking would further decrease quality of life at Longstreet Lane. If team sports are to be played on a field bounded by large high-rise buildings on multiple sides and our 3-story Condo buildings on the fourth side, the resultant noise from families/fans cheering, whistles blowing, etc. would unduly burden the Manors at Stonegate community as the sound will be magnified in the virtual tunnel created by the buildings.

I may not be able to attend the Public Hearing on this matter due to work obligations. In the event that I am not there, I would like my objections to the plan to be noted and my desire for the denial of Development Site Plan #2014-0024 and Use Permit #2014-0088 to be heard.

Thank you for your time and consideration.

Regards,

Debbie Frankfort  
571-210-0246

City of Alexandria Resident at 4651 Longstreet Lane #203, Alexandria VA 22311

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**From:** Jennifer Gorham <jengorham8@aol.com>  
**Sent:** Thursday, January 01, 2015 7:26 PM  
**To:** PlanComm  
**Cc:** Ryan Price  
**Subject:** Letter to Planning Commission re Proposed Southern Towers Redevelopment & Athletic Field

Dear Alexandria Planning Commission,

I received Notice of Public Hearing regarding certain proposed site redevelopment plans for the Southern Towers parcel adjacent to my home (i.e., Manors at Stonegate Condo community). After receiving these notice letters, one of my neighbors went to the Department of Planning and Zoning to review the proposed development site plan (**Development Site Plan #2014-0024**) and use permit (**Use Permit #2014-0088**) and was kind enough to share his findings with the community. Upon reviewing the Development Site Plan, he noticed that in addition to the construction of a daycare facility and clubhouse, the plans contemplate the construction of an athletic field and higher density parking along our property line, within several hundred feet from the front of the residential condo buildings along Longstreet Lane.

Thus, I am writing to express my objections, as an adjacent property owner, **to the proposed construction of an athletic field and accompanying restriped higher density parking** as shown in the Development Site Plan. The construction of an athletic field and higher density parking so close to our property line, in such a high density residential urban environment will impose a substantial and unreasonable burden upon our parcel and surrounding parcels. Accordingly, I respectfully ask that you deny approval of the Development Site Pan and Use Permit as it relates the construction of an athletic field and higher density parking as it will impose the following unreasonable burdens on surrounding property owners:

1. The noise associated with an athletic field (i.e., cheering, refs whistles, community traffic, etc.) will significantly disturb the relative peace and quiet of the surrounding neighborhood. Unlike other athletic fields that are generally located within public parks, the proposed athletic field is to be located in the middle of a high density, high rise apartment complex and within a few hundred feet of residential dwellings located on the adjacent Manors at Stonegate Condo and Stonegate townhomes parcels. Moreover, the location of an athletic field principally surrounded by high rise apartment buildings likely will lead to an echoing effect on any sounds emanating from the field area.
2. Lights from the field will further unreasonably disturb the peace of the surrounding neighborhood. The existing level of lighting is already difficult to mitigate. The addition of an athletic field and accompanying lights would significantly disrupt the peace of our community.
3. The proposed higher density parking to support the activities of the athletic field will not only increase community noise but also will reduce the desirability of our neighborhood as more cars will be coming and going and parked closer to our community.

4. The negative effects associated with the proposed athletic field and higher density parking as mentioned in items 1-3 above, likely will reduce the property values of the surrounding parcels.
5. Lastly, it would be inequitable to impose the aforementioned burdens on adjacent property owners as we purchased our property with the expectation that an athletic park would not be constructed in our front/back yard.

For all of the above reasons, I respectfully request the Planning Commission (and City Counsel) deny approval of the Development Site Plan and Use Permit as it relates the construction of an athletic field and higher density parking.

Respectfully,

Jennifer Gorham

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**From:** Stacey Pine <staceypine12@gmail.com>  
**Sent:** Friday, January 02, 2015 10:13 AM  
**To:** PlanComm  
**Cc:** Ryan Price  
**Subject:** Resident's Opposition to Southern Towers Development

Dear Alexandria Planning Commission,

On December 19<sup>th</sup> of 2014, I received Notice of Public Hearing regarding certain proposed site redevelopment plans and use permit requests (Development Site Plan #2014-0024 and Use Permit #2014-0088) for the Southern Towers parcel adjacent to my home located in the Manors at Stonegate Condo community. The Development Site Plan includes the construction of an athletic field and higher density parking in close proximity (several hundred feet) from the condo building where I currently live on Longstreet Lane, and **I am writing to express my strong objections**, as an adjacent property owner, **to the proposed construction of an athletic field and accompanying restriped higher density parking as shown in the Development Site Plan.** I respectfully **ask that you deny approval** of the Development Site Plan and Use Permit relating to the construction of an athletic field and higher density parking.

I purchased my home primarily because the neighborhood offered a serene environment in a high density, urban residential area. The condos on Longstreet Lane are constructed so that the bedroom windows of each unit face the Southern Towers parking lot. As a result, the proposed construction would place an athletic field as well as a high use parking lot directly outside the bedroom windows of every resident on Longstreet Lane. This causes me great concern, as I fear the peaceful environment that my neighbors and I have come to enjoy will be destroyed if this development is allowed because:

1. The noise associated with an athletic field (i.e., cheering, refs whistles, community traffic, etc.) will disturb the relative peace and quiet of the surrounding neighborhood. This is especially true, given the possibility of an echoing effect resulting from the field being surrounded by high rise apartment buildings.
2. Lights from the field will further unreasonably disturb the peace of the surrounding neighborhood. Residents along Longstreet Lane already have to contend with the lights coming from the existing tennis courts on the Southern Towers parcel, which shine all night long. The addition of an athletic field and accompanying lights would further disrupt the peace of our community.
3. The negative effects associated with the proposed athletic field and higher density parking as mentioned above, will likely reduce or mitigate any increase in, the property values of the surrounding parcels.
4. It would be inequitable to impose the aforementioned burdens on adjacent property owners as we purchased our property with the expectation that an athletic park would not be constructed in our front/back yard.

Finally, I am an active adult and can attest that this area already offers an abundance of locations to play soccer and other sports. In fact, because we are so close to Arlington, those who live in this area have the luxury of being able to take advantage of fields in Alexandria as well as Arlington, and both cities offer an abundance of opportunities for kids and adults to engage in various sports. As a result of the wonderful facilities already in existence in Arlington and Alexandria which are in close proximity to this neighborhood, there is no need to construct yet another athletic field, and without the field, there is no need for additional parking.

For all of the above reasons, I respectfully ask the Planning Commission (and City Counsel) to deny approval of the Development Site Plan and Use Permit as it relates the construction of an athletic field and higher density parking.

While I feel strongly that the athletic field and higher density parking should be denied, if those projects are approved, I ask that the Planning Commission and City Council require the construction of sound barriers and evening light Barriers, and require the project to utilize other measures to ensure the integrity of the Southern Towers/Stonegate property border and protect the peaceful enjoyment of the Stonegate property owners. As several of my neighbors have small children, and others are older adults who go to bed at an early hour, I also request that the athletic field close at 9pm, meaning all competition must cease at this time and the lights must be shut off.

Respectfully submitted,

Stacey L. Pine, Esq.

Resident  
4679 Longstreet Lane #202  
Alexandria, VA 22311

---

**From:** Robert Farina <rawfarina@netscape.net>  
**Sent:** Friday, January 02, 2015 2:46 PM  
**To:** PlanComm; Ryan Price  
**Subject:** Residential response to Development Site Plan #2014-0024 & Use Permit #2014-0088

Dear Alexandria Planning Commission,

I received Notice of Public Hearing regarding proposed site redevelopment plans for the Southern Towers parcel adjacent to my home (i.e., Manors at Stonegate Condo community). As I understand it, the proposed development site plan (**Development Site Plan #2014-0024**) and use permit (**Use Permit #2014-0088**) includes:

- construction of a daycare facility
- construction of a clubhouse
- construction of an athletic field
- addition of higher density parking along our property line (within close proximity to the front of the residential condo buildings along Longstreet Lane).

I am writing to express my objections, as an adjacent property owner, to the proposed construction of an athletic field and the accompanying restriped higher density parking as shown in the Development Site Plan. The construction of an athletic field and higher density parking so close to our property line, in such a high density residential urban environment will impose a substantial and unreasonable burden upon our parcel and surrounding parcels. I ask that you deny approval of the Development Site Plan and Use Permit as it relates to the construction of an athletic field and higher density parking as it will impose the following unreasonable burdens on surrounding property owners:

1. The noise associated with an athletic field (e.g. cheering, referee whistles, community traffic, etc.) will disturb the relative peace and quiet of the surrounding neighborhood. Unlike other Alexandria athletic fields that are generally located within public parks, the proposed athletic field is to be located in a high density, high rise apartment complex within close proximity to residential dwellings located on the adjacent Manors at Stonegate Condo and Stonegate townhomes parcels. Moreover, the location of an athletic field principally surrounded by high rise apartment buildings likely will lead to an echoing effect on any sounds emanating from the field area.
2. Street lights on the athletic field & parking areas will further disturb the peace of the surrounding neighborhood. Residents along Longstreet Lane already have to contend with the bright lights coming from the existing tennis courts on the Southern Towers parcel, which shine all night long. The addition of an athletic field and additional parking with accompanying lights would further disrupt the peace of our community.
3. The proposed higher density parking to support the activities of the athletic field will increase community noise thus reducing the residential desirability of our neighborhood by increasing traffic and attracting additional cars to an already saturated parking neighborhood.
4. The negative effects associated with the proposed athletic field and higher density parking will most likely have an adverse effect on the property values of the surrounding residential community.

For the reasons above, I ask the Planning Commission (and City Council) to deny approval of the Development Site Plan #2014-0024 and Use Permit #2014-0088.

Respectfully submitted,

Robert A. Farina

Resident:  
4679 Longstreet Lane, #102  
Alexandria, VA 22311

---

**From:** dukel@comcast.net  
**Sent:** Friday, January 02, 2015 4:11 PM  
**To:** PlanComm  
**Subject:** Souther Towers Project

Dear Sir/Madam:

I received notice of a public Hharing regarding a proposed site redevelopment plan for the Southern Towers (**Development Site Plan #2014-0024**) and use permit (**Use Permit #2014-0088**). I am concerned that the notice submitted to me contained no reference whatsoever as to the construction of an athletic field and additional parking that borders on our community, the Manors at Stonegate. Why was such a major element of this project not even mentioned? Why was this hidden?

This is not an appropriate use of this property, and would be a negative impact on our community and on the entire City of Alexandria. Already packed with traffic due to the massive Army HQ at Seminary Road, this addition to the proposed daycare/party center plans would create further chaos on our roads and would adversely impact the well being of several communities nearby. This massive proposal would bring noise, pollution, trespassing, and adverse environmental runoff into Alexandria's water system.

As it is, the management of Southern Towers keeps high watt lights on 24 hours a day for their tennis courts and have ignored out community's pleas to cut the lights after 11pm - they ignore us repeatedly. To suggest that Southern Towers management would ensure a safe and clean area for an athletic field is laughable.

How does this project benefit the citizens of Alexandria? Southern Towers is an apartment complex. It is not a stadium or recreation area. Athletic fields belong in parks, not parking lots directly next to bedrooms. Further tying up traffic on Seminary Road and adjacent streets is not good for the air which Alexandria citizens breathe. Additional road work costs - the holes in the road around Southern Towers are legendary - which the City cannot afford, will drive down property values and produce no benefits. This is an eyesore waiting to happen. The developers who are trying to ramrod this project (specifically the athletic field) through the city, care little about Alexandria residents and simply want to line their pockets with cash.

While there are merits for Southern Towers to offer improved day care and a party room, the construction of an athletic field should be opposed and deleted from the development site plan.

Please consider the adverse impact this project (the athletic field) will have on Alexandria citizens and children.

Sincerely,

Wilson Latkovic  
2323 Henshaw Place #304  
Alexandria, VA 22311

---

**From:** Orlando Velasquez <orlvel@me.com>  
**Sent:** Sunday, January 04, 2015 8:30 PM  
**To:** PlanComm; Ryan Price  
**Cc:** Skype Velasquez  
**Subject:** Request to Deny Southern Towers Development Plan

**Importance:** High

Alexandria Planning Commission,

On November 22nd, 2014, I received Notice of Public Hearing regarding Development Site Plan #2014-0024 and Use Permit #2014-0088 pertaining to a proposed site redevelopment plan for the Southern Towers property adjacent to my home (i.e., Manors at Stonegate Condo community). After receiving the notice letter and further discussing with neighbors, I have serious concerns regarding the proposed athletic field in such a high density residential area.

Thus, I am writing to express my objections, as an adjacent property owner, to the proposed construction of an athletic field and accompanying restriped higher density parking as shown in the Development Site Plan. The construction of an athletic field and higher density parking so close to our property line, in such a high density residential urban environment will impose a substantial and unreasonable burden upon our parcel and surrounding parcels. Accordingly, I respectfully ask that you deny approval of the Development Site Pan and Use Permit as it relates the construction of an athletic field and higher density parking as it will impose the following unreasonable burdens on surrounding property owners with additional noise and field lighting.

As an athletic person myself, I support athletic complexes and fields, and appreciate what they offer in the proper setting such as a park. However, placing a soccer field in such close proximity to residential units will have a negative impact on our property values. Stonegate, as you may know, is a quiet area which we very much appreciate after living in Pentagon City.

I respectfully ask the Planning Commission (and City Council) to deny approval of the athletic field portion of this development proposal. I appreciate the consideration.

Sincerely,

Orlando Velasquez  
4689 Lawton Way  
Alexandria, VA. 22311

---

**From:** PATRICE <jonespm1@msn.com>  
**Sent:** Sunday, January 04, 2015 8:31 PM  
**To:** PlanComm  
**Cc:** Ryan Price  
**Subject:** Objections to Southern Towers Development Site Plan #2014-0024 and Special Use Permit #2014-008

Dear Alexandria Planning Commission,

On November 22<sup>nd</sup> and December 19<sup>th</sup> of 2014, I received Notice of Public Hearing regarding certain proposed site redevelopment plans for the Southern Towers parcel adjacent to my home (i.e., Manors at Stonegate Condo community). After receiving these notice letters, I went to the Department of Planning and Zoning to review the proposed development site plan (**Development Site Plan #2014-0024**) and use permit (**Use Permit #2014-0088**). Upon reviewing the Development Site Plan, I noticed that in addition to the construction of a daycare facility and clubhouse, the plans contemplate the construction of an athletic field and higher density parking along our property line, within several hundred feet from the front of the residential condo buildings along Longstreet Lane.

Thus, I am writing to express my objections, as an adjacent property owner, to the proposed construction of an athletic field and accompanying restriped higher density parking as shown in the Development Site Plan. The construction of an athletic field and higher density parking so close to our property line, in such a high density residential urban environment will impose a substantial and unreasonable burden upon our parcel and surrounding parcels. Accordingly, I respectfully ask that you deny approval of the Development Site Pan and Use Permit as it relates the construction of an athletic field and higher density parking as it will impose the following unreasonable burdens on surrounding property owners:

1. The noise associated with an athletic field will disturb the relative peace and quiet of the surrounding neighborhood. Unlike other athletic fields that are generally located within public parks, the proposed athletic field is to be located in the middle of a high density, high rise apartment complex and within a few hundred feet of residential dwellings located on the adjacent Manors at Stonegate Condo and Stonegate townhomes parcels. Moreover, the location of an athletic field principally surrounded by high rise apartment buildings likely will lead to an echoing effect on any sounds emanating from the field area.

2. The proposed higher density parking to support the activities of the athletic field will not only increase community noise but also will reduce the desirability of our neighborhood as more cars will be coming and going and parked closer to our community.

3. The negative effects associated with the proposed athletic field and higher density parking as mentioned in items 1-3 above, likely will reduce, or at the very least mitigate any increase in, the property values of the surrounding parcels.

4. Lastly, it would be unfair and inconsiderate to impose the aforementioned burdens on adjacent property owners as we purchased our property with the expectation that an athletic park would not be constructed in our front/back yard.

I respectfully ask the Planning Commission (and City Counsel) to deny approval of the Development Site Pan and Use Permit as it relates the construction of an athletic field and higher density parking.

Respectfully,

Patrice M. Jones  
Resident:  
4651 Longstreet Lane, #104  
Alexandria, VA 22311  
Tel: [\(703\) 989-3715](tel:(703)989-3715)

---

**From:** Myke Reid <reid.myke@gmail.com>  
**Sent:** Sunday, January 04, 2015 10:28 PM  
**To:** PlanComm; Ryan Price  
**Subject:** Objections to Southern Towers Development Site Plan #2014-0024 and Special Use Permit #2014-008

Dear Planning Commission Members:

I write to urge you to oppose the proposed development site plan (Development Site Plan #2014-0024) and use permit (Use Permit #2014-0088), the proposed site redevelopment plans for Southern Towers.

A review of the Development Site Plan provides that in addition to construction of a daycare facility and clubhouse, plans include an athletic field and higher density parking.

The residents of my community (The Manors at Stonegate), particularly those who live on Longstreet Lane, have lived with intrusions of both sight and sound for a number of years. During my 18 years as a resident, our neighbors at Southern Towers have used the back of their property as a car wash, basketball, tennis courts and practice courts on which tennis balls were routinely bounced off wooden boards and echoing into our homes throughout the day and into the night. The relatively recent addition of storage sheds provide cover for those who apparently can't make it home before using a bathroom, which I unfortunately discovered upon arriving home a few days ago. The area under consideration, while hundreds of yards from the buildings in which their residents live, are much closer to those of us in The Manors at Stonegate.

The noise, lights, and additional traffic which naturally results from development in a high density area such as that of Southern Towers and sharing a boundary as close as that of The Manors at Stonegate will likely lead to a reduction in property values for homeowners, as well as an increase in noise affecting those residents closest to the fence separating the properties.

I understand and genuinely appreciate the intended benefit of the plan to the residents of Southern Towers. However, the damage to the living standards, as well as the potential reduction in property values for those of us who live in the immediate area at The Manors at Stonegate must also be considered. As proposed, I ask you to consider the negative impact this plan would have on our community, and to oppose Development Site Plan #2014-0088 in its current form.

Respectfully submitted,

Myke Reid  
4651 Longstreet Lane, #303  
Alexandria, VA 22311  
Phone: 703-931-6729  
Mobile: 202-262-9628  
Email: [reid.myke@gmail.com](mailto:reid.myke@gmail.com)

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**From:** Jason Barnes <jpbarnes@gmail.com>  
**Sent:** Monday, January 05, 2015 9:24 AM  
**To:** PlanComm; Ryan Price  
**Subject:** Southern Towers Development Site Plan #2014-0024) and use permit (Use Permit # 2014-0088)

Dear Alexandria Planning Commission,

I received Notice of Public Hearing regarding proposed site redevelopment plans for the Southern Towers parcel adjacent to my home (i.e., Manors at Stonegate Condo community). As I understand it, the proposed development site plan (Development Site Plan #2014-0024) and use permit (Use Permit #2014-0088) includes:

- construction of a daycare facility
- construction of a clubhouse
- construction of an athletic field
- addition of higher density parking along our property line (within close proximity to the front of the residential condo buildings along Longstreet Lane).

I am writing to express my objections, as an adjacent property owner, to the proposed construction of an athletic field and the accompanying re striped higher density parking as shown in the Development Site Plan. The construction of an athletic field and higher density parking so close to our property line, in such a high density residential urban environment will impose a substantial and unreasonable burden upon our parcel and surrounding parcels. I ask that you deny approval of the Development Site Plan and Use Permit as it relates to the construction of an athletic field and higher density parking as it will impose the following unreasonable burdens on surrounding property owners:

1. The noise associated with an athletic field (e.g. cheering, referee whistles, community traffic, etc.) will disturb the relative peace and quiet of the surrounding neighborhood. Unlike other Alexandria athletic fields that are generally located within public parks, the proposed athletic field is to be located in a high density, high rise apartment complex within close proximity to residential dwellings located on the adjacent Manors at Stonegate Condo and Stonegate townhomes parcels. Moreover, the location of an athletic field principally surrounded by high rise apartment buildings likely will lead to an echoing effect on any sounds emanating from the field area.
2. Street lights on the athletic field & parking areas will further disturb the peace of the surrounding neighborhood. Residents along Longstreet Lane already have to contend with the bright lights coming from the existing tennis courts on the Southern Towers parcel, which shine all night long. The addition of an athletic field and additional parking with accompanying lights would further disrupt the peace of our community.
3. The proposed higher density parking to support the activities of the athletic field will increase community noise thus reducing the residential desirability of our neighborhood by increasing traffic and attracting additional cars to an already saturated parking neighborhood.
4. The negative effects associated with the proposed athletic field and higher density parking will most likely have an adverse effect on the property values of the surrounding residential community.

For the reasons above, I ask the Planning Commission (and City Council) to deny approval of the Development Site Plan #2014-0024 and Use Permit #2014-0088.

Respectfully submitted,

Jason P. Barnes

Resident:  
4681 Lawton Way #303  
Alexandria, VA 22311

**From:** <[staceypine12@gmail.com](mailto:staceypine12@gmail.com)>

**Date:** January 6, 2015 at 6:01:22 AM EST

**To:** <[CityCouncil@alexandriava.gov](mailto:CityCouncil@alexandriava.gov)>, <[CityCouncilAides@alexandriava.gov](mailto:CityCouncilAides@alexandriava.gov)>, <[jackie.henderson@alexandriava.gov](mailto:jackie.henderson@alexandriava.gov)>, <[callclickconnect@alexandriava.gov](mailto:callclickconnect@alexandriava.gov)>, <[Gloria.Sitton@alexandriava.gov](mailto:Gloria.Sitton@alexandriava.gov)>

**Subject:** Call.Click.Connect. #64167: Mayor, Vice Mayor, City Council Dear Mayor, Vice Mayor, and City Council

Dear Call.Click.Connect. User

A request was just created using Call.Click.Connect. The request ID is 64167.

**Request Details:**

- Name: Stacey Pine
- Approximate Address: No Address Specified
- Phone Number: 2029978223
- Email: [staceypine12@gmail.com](mailto:staceypine12@gmail.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice Mayor, and City Council Members: I sent an email to you last week regarding my opposition to the Southern Towers project. I thank you for your responses. After sending my own email, however, opposition to the project amongst my neighbors became more apparent, and the letter attached to this email, is being sent on behalf of 68 of the home owners in the Stonegate community, all of whom have voluntarily signed the letter.

As you can see from the many signatures collected, this development causes Stonegate residents a significant concern, and we hope you will give our concerns and objections the utmost consideration as you assess this project. I would also encourage you to visit the Stonegate community so you can see for yourselves just how close the athletic field would be to residential housing.

Please let us know if you have any questions.

Stacey Pine, Esq.

- Attachment: [Stonegate Condo - Resident's Petition FINAL.doc](#)

**Residents of the Manors at Stonegate Condominium**  
Alexandria, Virginia 22311

January 6, 2014

**VIA E-MAIL**

Alexandria Planning Commission  
301 King Street, Room 2100  
Alexandria, Virginia 22314

**VIA E-MAIL**

Mayor William Euille & Alexandria City Council  
301 King Street, Room 2300  
Alexandria, Virginia 22314

**RE: Petition Against the Proposed Construction of an Athletic Field and High Density Parking as Part of the Southern Tower's Development Site Plan #2014-0024 and Special Use Permit #2014-0088**

Dear Alexandria Planning Commission, Mayor Euille and City Council Members,

We, the residents of the Manors at Stonegate Condominium community, are writing this petition to express our collective objection to the proposed construction of an athletic field and associated higher density parking as part of the Southern Tower's redevelopment of their adjacent parcel pursuant to Site Plan #2014-0024 (the "**Development Site Plan**") and Use Permit #2014-0088 (the "**Use Permit**").

After reviewing the Development Site Plan, we noticed that in addition to the construction of a daycare facility and clubhouse, the plans contemplate the construction of an athletic field and higher density parking along our property line, within several hundred feet from the front of our residential condo buildings along Longstreet Lane.

The condos on Longstreet Lane are constructed so that the bedroom windows of each unit face the Southern Towers parking lot. As a result, the proposed construction would place an athletic field as well as a high use parking lot directly outside the bedroom windows of every resident on Longstreet Lane. Of course this causes us great concern because we fear that such a facility will destroy the relatively peaceful environment that our community currently enjoys.

Accordingly, we respectfully ask that you deny approval of the Development Site Plan and Use Permit as it relates to the construction of an athletic field and higher density parking since it will impose the following unreasonable burdens on our community:

1. The noise associated with an athletic field and higher density parking (i.e., cheering, refs whistles, increased auto traffic, etc.) will disturb the relative peace and quiet of the surrounding neighborhood. This is especially true given the likelihood of an echoing effect resulting from the field being surrounded by high rise apartments and mid-rise condo buildings.
2. Lights from the field will further unreasonably disturb the peace of the surrounding neighborhood. Residents along Longstreet Lane already have to contend with the lights coming from the existing tennis courts on the Southern Towers parcel, which shine all night long. The addition of an athletic field and accompanying lights would further disrupt the peace of our community.
3. The increased human and auto traffic associated with events held at the field likely will produce significant litter, especially paper and food wrappers. Even with proper trash receptacles, such litter is easily carried by the wind and would likely find its way onto our property.
4. The negative effects associated with the proposed athletic field and higher density parking as mentioned above, likely will reduce or mitigate any increase in, the property values of the surrounding parcels.
5. It would be inequitable to impose the aforementioned burdens on adjacent property owners as we purchased our property with the expectation that an athletic park would not be constructed in our front/back yard. This is especially true given that there already exists an abundance of nearby facilities where soccer and other sports can be played.

For all of the above reasons, we respectfully ask the Planning Commission, Mayor and City Council to deny approval of the Development Site Plan and Use Permit as it relates to the construction of an athletic field and higher density parking.

While we feel strongly that the athletic field and higher density parking should be denied, if these projects are approved, we ask that representatives of the Planning Commission and City Council contact us to discuss the reasoning behind their decision.

Respectfully submitted,

The following sixty-eight (68) members of the Stonegate Condominium Community

Stacey Pine  
4679 Longstreet Lane, #202  
Alexandria, VA 22311

Mark Ricardo  
4651 Longstreet Lane, #204  
Alexandria, VA 22311

Robert Farina  
4679 Longstreet Lane, #102  
Alexandria, VA 22311

Manors at Stonegate Condo Petition

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Ellen Fisher Dunlap  
4673 Longstreet Lane, #103  
Alexandria, VA 22311

Vanessa Duran &  
Fernando Mojica  
4667 Longstreet Lane, #205  
Alexandria, VA 22311

Debbie Frankfort  
4651 Longstreet Lane #203  
Alexandria, VA 22311

Randal & Shannon Cole  
4667 Longstreet Lane, #206  
Alexandria, VA 22311

Nate & Ashley Woodard  
4691 Longstreet Lane, #102  
Alexandria, VA 22311

Anna & Erik Braun  
4657 Longstreet Lane, #202  
Alexandria, VA 22311

Loraine Przybylski  
4691 Longstreet Lane, #201  
Alexandria, VA 22311

Irina Kushner  
4679 Longstreet Lane, #302  
Alexandria, VA 22311

Walter G. Ferrer  
4673 Longstreet Lane, # 204  
Alexandria, VA 22311

Silvia Iorgova  
4691 Longstreet Lane, #301  
Alexandria, VA 22311

David Washington  
4673 Longstreet Lane, #303  
Alexandria, VA 22311

John Gribben, Jr.  
4673 Longstreet Lane, #203  
Alexandria, VA 22311

Angela Flood  
4667 Longstreet Lane, #105  
Alexandria, VA 22311

Candace Ross  
4691 Longstreet Lane, #202  
Alexandria, VA 22311

Karen Sudkamp  
4657 Longstreet Lane, #102  
Alexandria, VA 22311

Darryl & Joyce McGuire  
4691 Longstreet Lane, #302  
Alexandria, VA 22311

Alejandro Rivero  
4657 Longstreet Lane, #201  
Alexandria, VA 22311

Kyler Evans & Laura Platt  
4673 Longstreet Lane, #304  
Alexandria, VA 22311

Patrice M. Jones  
4651 Longstreet Lane, #104  
Alexandria, VA 22311

Hope Spriggs  
4651 Longstreet Lane, #103  
Alexandria, VA 22311

Jeff Goodman  
4651 Longstreet Lane, #304  
Alexandria, VA 22311

Myke Reid & Terri Jones  
4651 Longstreet Lane, #303  
Alexandria, VA 22311

Christopher Smith  
4667 Longstreet Lane, #306  
Alexandria, VA 22311

Patrick Purvis  
4679 Longstreet Lane, #301  
Alexandria, VA 22311

Jeffrey Goodman  
4651 Longstreet Lane, #304  
Alexandria, VA 22311

Angella Rogers  
4657 Longstreet Lane, #301  
Alexandria, VA 22311

Scott & Hilda Hamilton  
4689 Longstreet Lane, #303  
Alexandria, VA 22311

Brigid Murphy-Wezowicz  
4666 Lawton Way, #106  
Alexandria, VA 22311

Tom Wilson  
4689 Lawton Way, #101  
Alexandria, VA 22311

Jennifer Gorham  
4669 Lawton Way, #304  
Alexandria, VA 22311

Manors at Stonegate Condo Petition

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Tonja King  
4676 Lawton Way  
Alexandria, VA 22311

Alice Koberlein  
4689 Lawton Way, #202  
Alexandria, VA 22311

Jonathan & Clara Satria  
4689 Lawton Way #102  
Alexandria, VA 22311

Willie Jean Davis  
4668 Lawton Way  
Alexandria, VA 22311

Anthony & Beck Garber  
4689 Lawton Way, #302  
Alexandria, VA 22311

Melissa Burlovich  
4669 Lawton Way, #303  
Alexandria, VA 22311

Melissa & Bryan Hess  
4652 Lawton Way, #3  
Alexandria, VA 22311

Jean Gerrity  
4665 Lawton Way, #305  
Alexandria, VA 22311

Melissa K. Trotta  
4675 Lawton Way, #301  
Alexandria, VA 22311

Barbara Vatiez  
4665 Lawton Way, #105  
Alexandria, VA 22311

Jason Barnes  
4681 Lawton Way, #303  
Alexandria, VA 22311

Kathleen Hamann  
4681 Lawton Way, #103  
Alexandria, VA 22311

Terri Spanogle  
4675 Lawton Way, #201  
Alexandria, VA 22311

Joe Hammond  
4654 Lawton Way  
Alexandria, VA 22311

Terra Peterson  
4686 Lawton Way  
Alexandria, VA 22311

Maria Sanchez  
2351 Garnett Dr  
Alexandria, VA 22311

Cara Wells  
2322 Henshaw Place  
Alexandria, VA 22311

LaJoy Thomas  
2331 Henshaw Pl 302  
Alexandria, VA 22311

Duke Latkovic  
& Elizabeth Hessman  
2323 Henshaw Place, #304  
Alexandria, VA 22311

Roderick Day  
2331 Henshaw Place, #301  
Alexandria, VA 22311

Laura Farley  
2331 Henshaw Place, #202  
Alexandria, VA 22311

Shawn Bertani  
2323 Henshaw Place, #204  
Alexandria, VA 22311

Tracy H. Okubo  
2320 Henshaw Place #5  
Alexandria, VA 22311

From: **annabelle fisher** <[afish4444@gmail.com](mailto:afish4444@gmail.com)>

Date: Tue, Jan 6, 2015 at 1:04 PM

Subject: SOUTHERN TOWERS CLUB HOUSE PROPOSAL

To: [erwagner@comcast.net](mailto:erwagner@comcast.net), [hsdunn@ipbtax.com](mailto:hsdunn@ipbtax.com), [mslyman@verizon.net](mailto:mslyman@verizon.net), [brown@knopf-brown.com](mailto:brown@knopf-brown.com), [mindylyle@comcast.net](mailto:mindylyle@comcast.net), [natemacek@hotmail.com](mailto:natemacek@hotmail.com), [mariawasowski@comcast.net](mailto:mariawasowski@comcast.net)

Cc: annabelle fisher <[afish4444@gmail.com](mailto:afish4444@gmail.com)>

Good afternoon Chairman Wagner, Vice Chair Dunn and members of the Planning Commission. Am emailing you my comments regarding the above-referenced site plan (docket item #6) that you will be discussing at tonight's meeting. Due to recent bunion/hamer toe surgery, I do not think I will be able to make it to tonight's mtg and hope you will consider my comments as a resident of Southern Towers.

1. Report states applicant held an open house to preview the plans on Wednesday, Nov. 19th from 6-8 p.m. at the Mark Hilton. Notice about this open house was posted throughout So. Towers on Tuesday, Nov. 18th around 4 p.m. I attended this open house and arrived around 6: 10 p.m. and did stay until close to 8 p.m. Applicant, i.e. Peter Caroulli, reported that 30-40 folks were in attendance. I counted the number of people who were there and counted only about 10 residents of So. Towers, the rest of the group made up of employees from Va. Management. I certainly would like to see the sign-in sheet.
2. Why was this proposed clubhouse not part of the BSAP? If this is because of zoning issues, I would question that reasoning as we all know how many developers come back to Planning Commission after development has passed asking for variances to their original plan. Staff's report continually references BSAP and how this Club House design are consistent with BSAP and So. Towers apt. bldgs. Please have applicant clarify.
3. Page 3 of staff's summary states that the new bldg. will be adjacent to the planned So. Towers high capacity transit stop which would be Corridor C. However, Corridor C has not yet been approved and is not a done deal. In order for the city to receive federal funding for the proposed Corridor C, it will be necessary to look at all of the alternatives proposed from the BSAP plan along with doing an environmental assessment before federal government makes its decision.
4. Applicant claims that proposed Club House/Day care center will provide many benefits for So. Towers residents. Right now we already have the benefits applicant claims proposed project will provide - open space; 2 swimming pools; tennis courts; outdoor bench seating under the trees; play ground for kids; open fire grills for bar-be-que for residents to use during the summer/spring months, play area used for volley ball games, etc.
5. Page 5 of staff's report states the project site is located within the BSAP, although it falls outside of the CDD #21 zoning boundaries and as such, the small area plan does not have the specific development guidelines for the site. As such, how can city staff recommend approval for this plan?
6. Staff is requesting that applicant make the club house LEED certified. In order for continuity throughout the site, I believe that all of the apt. bldgs at So. Towers be LEED certified. City of Alex. is really pushing for LEED certification for developments and proud of its eco accomplishments and LEED Certified for all of So. Towers should be an added condition.
7. Applicant is requesting that Conditions 56 & 57 related to the city's noise ordinance be deleted. I and I know majority of So. Towers residents and those who live within the boundaries of this plan, i.e., Stone Gate Condos/Homes, Church of the Resurrection located on Beauregard/Fillmore would not want these 2 conditions deleted. Please have city staff address applicant's reason for deletion of these 2 conditions and its impact on So. Towers residents and surrounding residential area.
8. What are Southern Towers future plans?

Since this is a site plan, there are no clearly defined guidelines and criteria for site plans at this time. I would suggest that P&Z staff along with some members of the Planning Commission meet to make sure these guidelines are in place before site plans such as the one Southern Towers is proposing are approved. Because of the lack of any defined criteria for site plans this certainly opens the door for future developments to occur and developers and their land use attorneys will get what they want without good planning guidelines.

As such I am requesting that the Planning Commission deny this request based on my comments listed above, why this club house is needed at this time and until Site plan criteria have been defined.

Thank you for reading my comments and hopefully asking the applicant for specific answers to my concerns along with staff's report which clearly make the case that this site plan should be denied.

Annabelle Fisher  
Southern Towers Resident  
[571-431-7884](tel:571-431-7884)

---

**From:** jean.gerrity@comcast.net  
**Sent:** Tuesday, January 06, 2015 11:16 AM  
**To:** PlanComm  
**Subject:** Planning Commission re Proposed Southern Towers Redevelopment & Athletic Field

Dear Alexandria Planning Commission,

I received Notice of Public Hearing regarding proposed site redevelopment plans for the Southern Towers parcel adjacent to my home (i.e., Manors at Stonegate Condo community). As I understand it, the proposed development site plan (**Development Site Plan #2014-0024**) and use permit (**Use Permit #2014-0088**) includes:

- construction of a daycare facility
- construction of a clubhouse
- construction of an athletic field
- addition of higher density parking along our property line (within close proximity to the front of the residential condo buildings along Longstreet Lane).

I am writing to express my objections, as an adjacent property owner, to the proposed construction of an athletic field and the accompanying restriped higher density parking as shown in the Development Site Plan. The construction of an athletic field and higher density parking so close to our property line, in such a high density residential urban environment will impose a substantial and unreasonable burden upon our parcel and surrounding parcels. I ask that you deny approval of the Development Site Plan and Use Permit as it relates to the construction of an athletic field and higher density parking as it will impose the following unreasonable burdens on surrounding property owners:

1. The noise associated with an athletic field (e.g. cheering, referee whistles, community traffic, etc.) will disturb the relative peace and quiet of the surrounding neighborhood. Unlike other Alexandria athletic fields that are generally located within public parks, the proposed athletic field is to be located in a high density, high rise apartment complex within close proximity to residential dwellings located on the adjacent Manors at Stonegate Condo and Stonegate townhomes parcels. Moreover, the location of an athletic field principally surrounded by high rise apartment buildings likely will lead to an echoing effect on any sounds emanating from the field area.
2. Street lights on the athletic field & parking areas will further disturb the peace of the surrounding neighborhood. Residents along Longstreet Lane already have to contend with the bright lights coming from the existing tennis courts on the Southern Towers parcel, which shine all night long. The addition of an athletic field and additional parking with accompanying lights would further disrupt the peace of our community.
3. The proposed higher density parking to support the activities of the athletic field will increase community noise thus reducing the residential desirability of our neighborhood by increasing traffic and attracting additional cars to an already saturated parking neighborhood.
4. The negative effects associated with the proposed athletic field and higher density parking will most likely have an adverse effect on the property values of the surrounding residential community.
5. There is an overarching community concern for safety associated with the proposed redevelopment and athletic field. At a minimum, there would certainly be a need to establish additional fencing along the perimeter since parking lots and open athletic fields (especially absent lighting and crowds) may lead to increases in vandalism, property damage, thefts, etc. Stonegate has been impacted by non-residents cutting through the community and jumping fences to get to an neighboring development.

For the reasons above, I ask the Planning Commission (and City Council) to deny approval of the Development Site Plan #2014-0024 and Use Permit #2014-0088.

Respectfully submitted,

Jean Gerrity

Resident:  
4665 Lawton Way, Unit 305  
Alexandria, VA 2231

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**From:** Shawn Bertani <Shawn.Bertani@nationals.com>  
**Sent:** Tuesday, January 06, 2015 3:52 PM  
**To:** Ryan Price; Katye North; PlanComm; Robert Kerns  
**Subject:** Objections to Southern Towers Development Plan #2014-0024 and Special Use Permit #2014-008

Dear Alexandria Planning Commission,

I received Notice of Public Hearing regarding proposed site redevelopment plans for the Southern Towers parcel adjacent to my home (i.e., Manors at Stonegate Condo community). As I understand it, the proposed development site plan (**Development Site Plan #2014-0024**) and use permit (**Use Permit #2014-0088**) includes:

- construction of a daycare facility
- construction of a clubhouse
- construction of an athletic field
- addition of higher density parking along our property line (within close proximity to the front of the residential condo buildings along Longstreet Lane).

I have thoroughly read and reviewed the site plan package and in addition to signing the community's petition that has been submitted to the Commission I am writing separately to register **my individual objections, as an adjacent property owner, to the proposed construction of an athletic field, relocation of the tennis courts and the accompanying restriped higher density parking** as shown in the Development Site Plan.

The construction of an athletic field, relocation of the tennis courts and higher density parking so close to our property line, in such a high density residential urban environment will impose a substantial and unreasonable burden upon our parcel and surrounding parcels. I ask that you deny approval of the Development Site Plan and Use Permit **as it relates to the construction of an athletic field, relocation of tennis courts and higher density parking** as it will impose the following unreasonable burdens on surrounding property owners:

1. The noise associated with an athletic field (e.g. cheering, referee whistles, community traffic, etc.) will disturb the relative peace and quiet of the surrounding neighborhood. Unlike other Alexandria athletic fields that are generally located within public parks, the proposed athletic field is to be located in a high density, high rise apartment complex within close proximity to residential dwellings located on the adjacent Manors at Stonegate Condo and Stonegate townhomes parcels. Moreover, the location of an athletic field principally surrounded by high rise apartment buildings will lead to an echoing effect on any sounds emanating from the field area. **The fact that the athletic field is only for the South Towers community does not alleviate any concerns. There is no guarantee that in the future there won't be proposed changes to make this a public-use space. While current zoning ordinance would not allow for this to become public now, those ordinances could change in the future.**
2. Street lights around the athletic field & parking areas will further disturb the peace of the surrounding neighborhood. Residents along Longstreet Lane already have to contend with the bright lights coming from the existing tennis courts on the Southern Towers parcel, which shine all night long. **While I understand from the commission's feedback there is no lighting proposed for the tennis courts or athletic field that does not fully eliminate my concerns. Even without lighting, "after hours" loitering on this open space remains a real possibility.** With this loitering will come an increase in litter which will find its way onto our property, an increase in noise and most importantly the likelihood of periodic disturbances that threaten the safety and security of our community.
3. The proposed higher density parking is problematic as well. While an increase of eight spaces may not seem like much it is a problem for our community. This is an already saturated parking neighborhood.
4. The negative effects associated with the proposed athletic field, tennis court relocation and higher density parking will most likely have an adverse effect on the property values of the surrounding residential community.

5. **There is an overarching community concern for safety associated with the proposed redevelopment and athletic field. At a minimum, there would certainly be a need to establish additional fencing along the perimeter since parking lots and open athletic fields (especially absent lighting and crowds) may lead to increases in vandalism, property damage, thefts, etc. Stonegate has been impacted by non-residents cutting through the community and jumping fences to get to a neighboring development.**

For all of the above reasons, I respectfully ask the Planning Commission, Mayor and City Council to deny approval of the Development Site Plan and Use Permit as it relates to the construction of an athletic field and higher density parking.

While I feel very strongly that the athletic field and higher density parking should be denied. In the event these projects are approved, I ask that representatives of the Planning Commission and City Council contact the Stonegate community to discuss the reasoning behind their decision. In addition I would request at a minimum the following be added to the plan in writing:

- Replace the current chain-link fence bordering the Stonegate and Southern Towers property with a new, high-quality, attractive fencing that serves as a sound, light and entrance barrier to the Stonegate property.
- Stipulate that lighting is never to be part of the athletic field or tennis courts now or added in the future
- Institute a use limit of the field and tennis courts (i.e. 10 am – 8 pm, seven days a week) with the restrictions well-signed and readily enforced
- Establish an enforceable plan and a complaint mechanism to which the Stonegate Community can report violations

Sincerely,

Shawn Bertani  
Resident:  
2323 Henshaw Place, #204  
Alexandria, VA 22311

P.S. On a secondary note, on page 8 of the 76-page Staff Report, Section V. Community it indicates that there was an Open House on this matter back in November and that invitations were extended to the Stonegate community. I never received such an invitation and don't believe adequate notice was provided to our community. Had the Stonegate community been aware of this, members of our board would have attended this Open House to begin this dialogue sooner.

**Shawn Bertani**  
SENIOR DIRECTOR | COMMUNITY RELATIONS

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# City of Alexandria, Virginia

## MEMORANDUM

DATE: JANUARY 6, 2015

TO: CHAIRMAN WAGNER AND MEMBERS OF THE PLANNING COM  
MISSION

FROM: KARL MORITZ, ACTING DIRECTOR  
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: SUP #2014-0088 – SOUTHERN TOWERS DAY CARE CENTER: PROPOSED  
REVISIONS TO CONDITIONS #2 AND #5

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Staff is recommending the following changes to Conditions #2 and #5 of the recommended conditions (page 39) for the Southern Towers day care center Special Use Permit to coordinate the hours of operation with the applicant's request and the description of the proposed use in the staff report.

2. The hours of operation for the day care center shall be limited to between ~~7:00~~6:30am and ~~6:00~~6:30pm, Monday through Friday. (P&Z)
5. The applicant shall provide at least 10 parking spaces, which shall be designated with signage as being reserved for day care center between the hours of ~~7:00~~6:30am and ~~6:00~~6:30pm. (P&Z)