

ORDINANCE NO. _____

AN ORDINANCE authorizing the owner of the property located at 4915 Polk Avenue to construct and maintain an encroachment for a driveway in the public right of way adjacent to that location.

WHEREAS, Trustees of Alexandria Free Methodist Church are the Owners (“Owners”) of the property located at 4915 Polk Avenue, in the City of Alexandria, Virginia; and

WHEREAS, Owners desire to establish and maintain a driveway which will encroach into the public right-of-way at that location; and

WHEREAS, the public right-of-way at that location will not be significantly impaired by this encroachment; and

WHEREAS, in Encroachment No. 2022-00004 the Planning Commission of the City of Alexandria recommended approval to the City Council subject to certain conditions at one of its regular meetings held on May 3, 2022, which recommendation was approved by the City Council at its public hearing on May 14, 2022; and

WHEREAS, it has been determined by the Council of the City of Alexandria that this encroachment is not detrimental to the public interest; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Owners be, and the same hereby are, authorized to establish and maintain an encroachment into the public right-of-way adjacent to 4915 Polk Avenue as shown in the attached encroachment plat, in the City of Alexandria, said encroachment consisting of a driveway, until the encroachment is removed or destroyed or the authorization to maintain it is terminated by the city; provided, that this authorization to establish and maintain the encroachment shall not be construed to relieve Owners of liability for any negligence on their part on account of or in connection with the encroachment and shall be subject to the provisions set forth below.

Section 2. That the authorization hereby granted to establish and maintain said encroachment shall be subject to and conditioned upon Owners maintaining, at all times and at their own expense, liability insurance, covering both bodily injury and property damage, with a company authorized to transact business in the Commonwealth of Virginia and with minimum limits as follows:

Bodily Injury:	\$1,000,000 each occurrence
	\$1,000,000 aggregate

Property Damage:	\$1,000,000 each occurrence
	\$1,000,000 aggregate

1
2 This liability insurance policy shall identify the City of Alexandria and Owners as named
3 insureds and shall provide for the indemnification of the City of Alexandria and Owners against
4 any and all loss occasioned by the establishment, construction, placement, existence, use or
5 maintenance of the encroachment. Evidence of the policy and any renewal thereof shall be filed
6 with the city attorney's office. Any other provision herein to the contrary notwithstanding, in the
7 event this policy of insurance lapses, is canceled, is not renewed or otherwise ceases to be in
8 force and effect, the authorization herein granted to establish and maintain the encroachment
9 shall, at the option of the city, forthwith and without notice or demand by the city, terminate. In
10 that event, Owners shall, upon notice from the city, remove the encroachment from the public
11 right-of-way, or the city, at its option, may remove the encroachment at the expense and risk of
12 Owners. Nothing in this section shall relieve Owners of their obligations and undertakings
13 required under this ordinance.
14

15 Section 3. That the authorization hereby granted to establish and maintain said
16 encroachment shall in addition be subject to and conditioned upon the following terms:
17

- 18 (a) Neither the City of Alexandria nor any public or private utility company shall be
19 responsible for damage to Owners' property encroaching into the public right-of-way
20 during repair, maintenance or replacement of the public right-of-way or any public
21 facilities or utilities in the area of encroachment.
22
- 23 (b) The Owners shall be responsible for replacement and repairs to the adjacent City
24 right-of-way, including any areas damaged during construction activity.
25
- 26 (c) In the event the City shall, in the future, have need for the area of the proposed
27 encroachment, the Owners shall remove any structure that encroached into the public
28 right-of-way, within 60 days, upon notification by the City. The Owner shall bear all
29 the cost associated with any future removal of the encroachments.
30
- 31 (d) Within the encroachment areas identified in the metes and bounds exhibit, no
32 additional equipment or structures may be erected, and no existing equipment or
33 structures shall be enlarged or intensified without prior approval of the Directors
34 of P&Z and T&ES. No administrative changes may be made after approval of the
35 encroachment ordinance.
36
- 37 (e) The applicant shall bear all the cost associated with maintenance of the
38 improvements within the encroachment and with any future removal of an
39 infrastructure installed within the encroachments.
40

41 Section 4. That by accepting the authorization hereby granted to establish and
42 maintain the encroachment and by so establishing and/or maintaining the encroachment, Owners
43 shall be deemed to have promised and agreed to save harmless the City of Alexandria from any
44 and all liability (including attorneys' fees and litigation expenses) arising by reason of the
45 establishment, construction, placement, existence, use or maintenance of the encroachment.
46

1 Section 5. That the authorization herein granted to establish and maintain the
2 encroachment shall be subject to Owners maintaining the area of the encroachment at all times
3 unobstructed and free from accumulation of litter, snow, ice and other potentially dangerous
4 matter.

5
6 Section 6. That nothing in this ordinance is intended to constitute, or shall be
7 deemed to be, a waiver of sovereign immunity by or on behalf of the City of Alexandria or any
8 of its officers or employees.

9
10 Section 7. That the authorization herein granted to establish and maintain the
11 encroachment shall be terminated whenever the City of Alexandria desires to use the affected
12 public right-of-way for any purpose whatsoever and, by written notification, demands from
13 Owners the removal of the encroachment. Said removal shall be completed by the date specified
14 in the notice and shall be accomplished by Owners without cost to the city. If Owners cannot be
15 found, or shall fail or neglect to remove the encroachment within the time specified, the city shall
16 have the right to remove the encroachment, at the expense of Owners, and shall not be liable to
17 Owners for any loss or damage to the structure of the encroachment or personal property within
18 the encroachment area, caused by the removal.

19
20 Section 8. The terms “Owners” and shall be deemed to include Trustees of
21 Alexandria Free Methodist Church and their respective successors in interest.

22
23 Section 9. That this ordinance shall be effective upon the date and at the time of its
24 final passage and shall expire six months from the date of final site plan approval.

25
26
27 JUSTIN WILSON
28 Mayor

29
30 Attachment: Encroachment plat

31
32 Introduction: 06/28/22

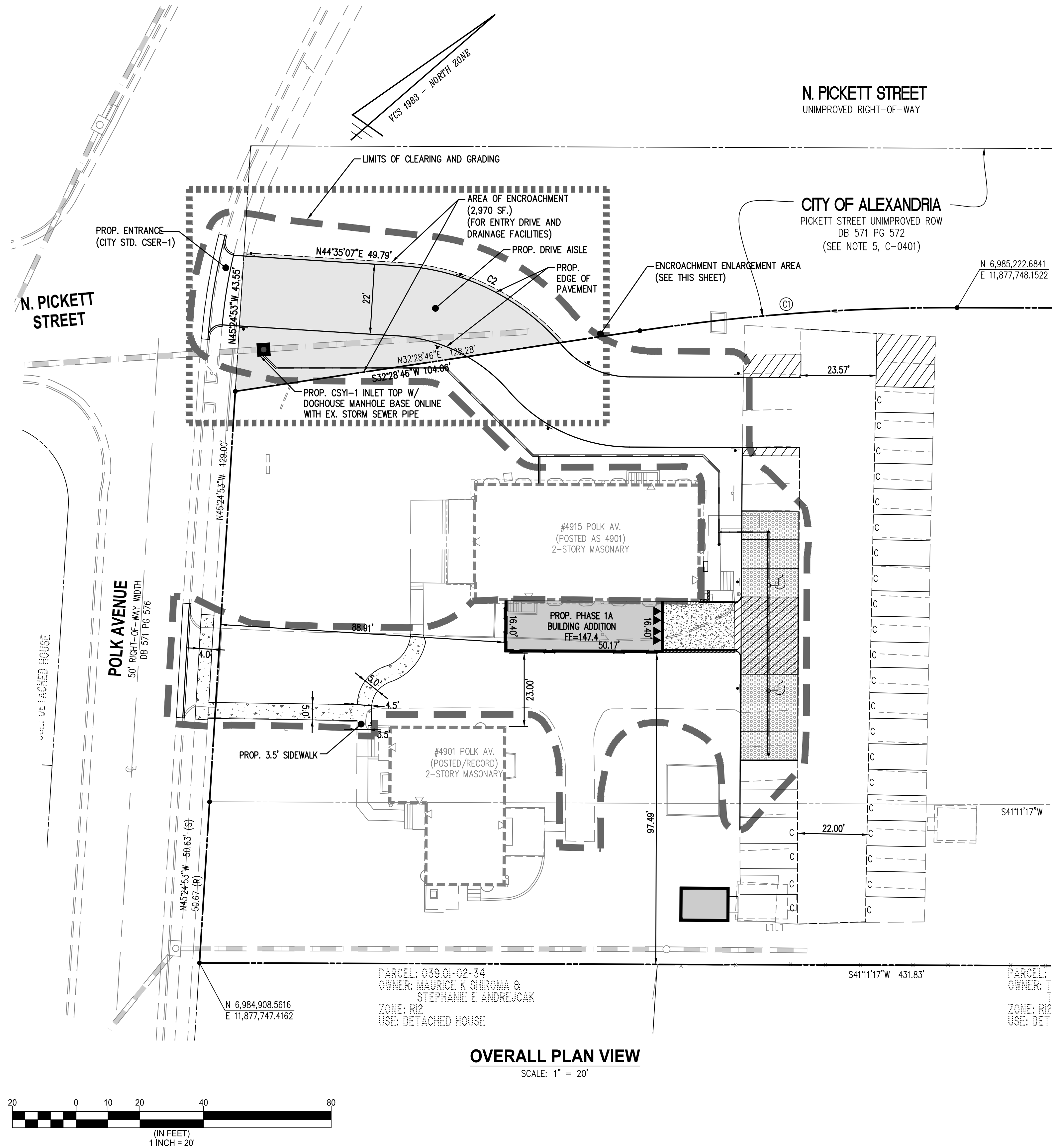
33 First Reading: 06/28/22

34 Publication:

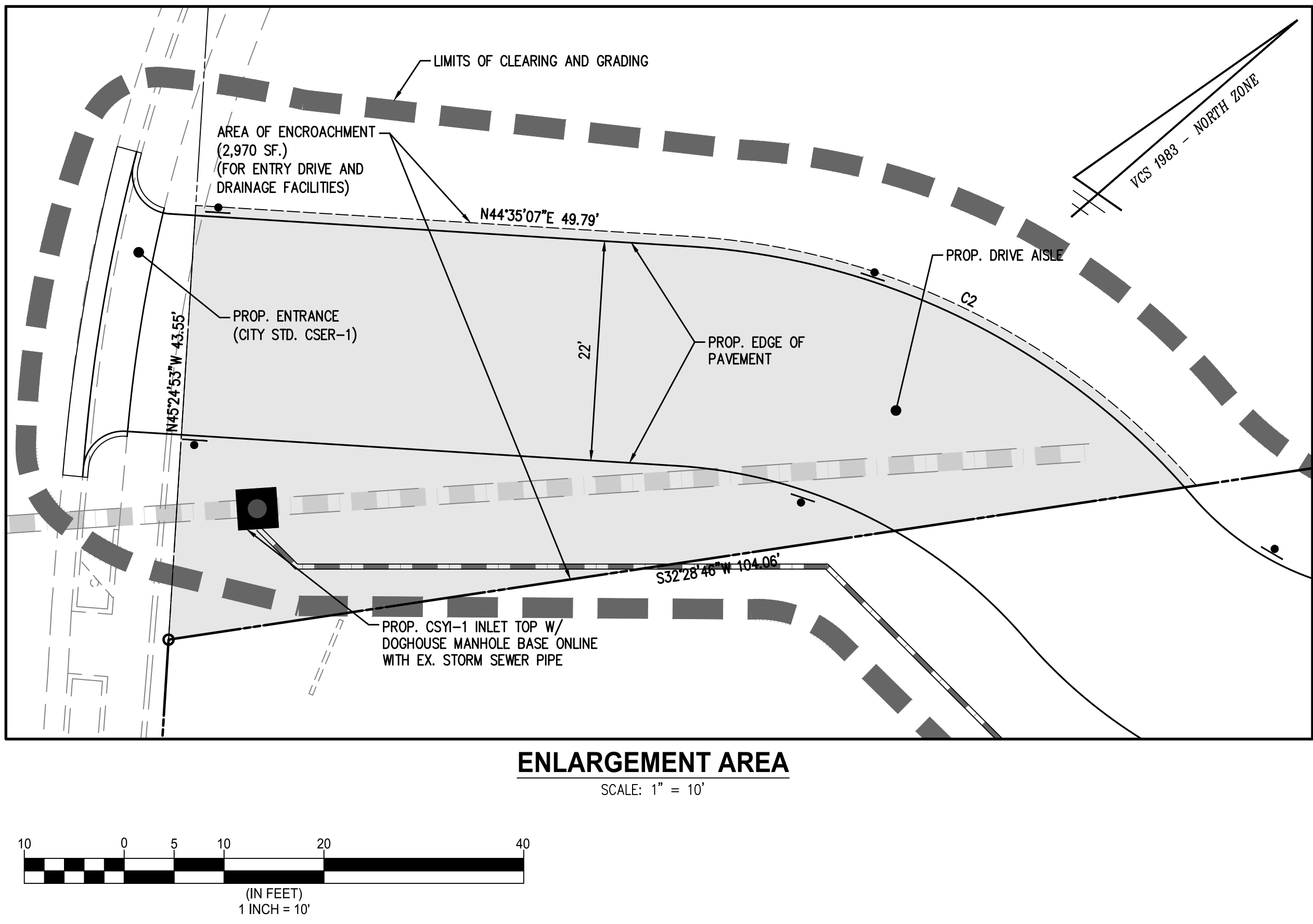
35 Public Hearing: 07/05/22

36 Second Reading: 07/05/22

37 Final Passage: 07/05/22



OVERALL PLAN VIEW
SCALE: 1" = 20'



ENLARGEMENT AREA
SCALE: 1" = 10'

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM 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	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	LIMITS OF CLEARING AND GRADING	
	AREA OF ENCROACHMENT	

NOTES

- INFORMATION SHOWN ON THIS PLAN REFLECTS THAT PROVIDED WITH DSP 2021-00015.
- THIS EXHIBIT IS INTERNED TO SUPPLEMENT AN ENCROACHMENT APPLICATION IN CONJUNCTION WITH DSP 2021-0095 AND IS NOT TO BE USED FOR CONSTRUCTION.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C2	73.00'	57.82'	045°22'44"	30.52'	56.32'	N67°16'29"E

WALTER L. PHILLIPS INCORPORATED

ESTABLISHED 1945

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

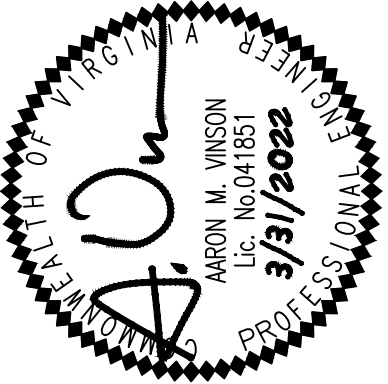
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

DRAWN: AV

CHECKED: 77

DATE: 3/31/2022

SCALE: AS NOTED



REVISION		APPROVED BY	
NO.	DESCRIPTION	DATE	DATE

ALEXANDRIA

FREE METHODIST CHURCH

4901, 4915 POLK AVENUE

SIMPLIFIED SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

ENCROACHMENT EXHIBIT

APPROVED
SPECIAL USE PERMIT NO. 2021-00015
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.