



DOCKET ITEM #8
Rezoning (with proffer) #2022-00007
Development Site Plan #2022-00004
Subdivision #2022-00004
Edgewood Towns

Application	General Data	
Project Name: Edgewood Towns	PC Hearing:	January 5, 2023
	CC Hearing:	January 21, 2023 (rezoning only)
	If approved, DSP Expiration:	January 5, 2026
	Plan Acreage:	0.38 AC (16,850 SF)
Location: 6336 Stevenson Avenue	Current Zone:	RB/Townhouse zone
	Proposed Zone:	RC/High density apartment zone (with proffer);
	Current Use:	Single-family Dwelling
	Proposed Use:	Seven (7) Townhouses
	Gross Floor Area:	17,500 SF
	Net Floor Area:	12,637 SF (.75 FAR)
	Small Area Plan:	Landmark/Van Dorn
Applicant: Old Creek Homes LLC, represented by Duncan Blair, Esq. Land, Carroll, and Blair, PLC	Historic District:	N/A
	Green Building:	Compliance with City's Green Building Policy

Purpose of Application
The applicant requests approval of a Rezoning with proffer, Development Site Plan with modifications, and a Subdivision to create seven (7) lots of record with townhomes and associated site, streetscape, and landscape improvements.
Applications, Special Use Permits, and Modifications Requested:
<ol style="list-style-type: none"> 1. Rezoning from the RB/Townhouse zone to RC/High Density Apartment zone, with proffer; 2. Development Site Plan with modifications to construct seven (7) townhomes and site improvements, including: <ol style="list-style-type: none"> a. shared driveway and parking access pursuant to Zoning Ordinance Section 7-1600(F); b. reduced size parking spaces pursuant to Zoning Ordinance Section 11-512(B); c. modifications to setbacks pursuant to Zoning Ordinance Section 11-416; and 3. Subdivision to subdivide the existing one (1) lot into seven (7) lots.

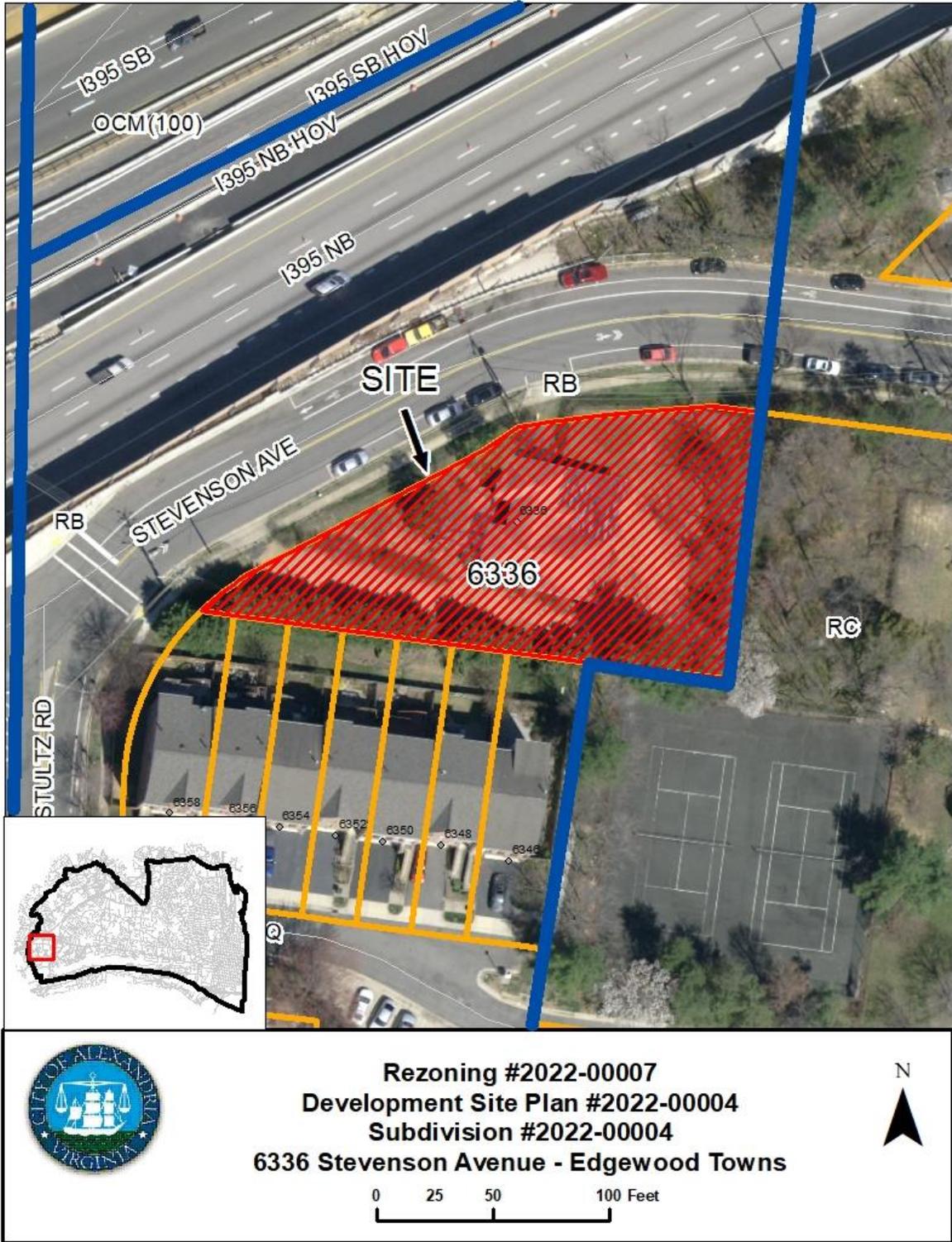
Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

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Rezoning #2022-00007
Development Site Plan #2022-00004
Subdivision #2022-00004
6336 Stevenson Avenue - Edgewood Towns

0 25 50 100 Feet



I. SUMMARY

A. Recommendation

Staff recommends **approval** of the request by Old Creek Homes, LLC (“the applicant”) for a Rezoning with proffer, Development Site Plan with modifications, and Subdivision to construct seven (7) townhouse units. This development provides several benefits for the city and the surrounding community, including:

- Redevelopment of a lot that has long been dormant;
- Streetscape improvements including new six-foot sidewalk, street trees, on-street bike lanes, bike racks;
- Market-rate home ownership opportunities near Stevenson Park;
- Contribution of \$45,327 to the Housing Trust Fund;
- Reduced storm water runoff from the site, with a 42% reduction in phosphorus;
- and
- Buildings compliant with the City’s Green Building Policy.

B. Project Description & Summary of Issues

The applicant, Old Creek Homes, LLC, is seeking approval for a proffered rezoning, with a Development Site Plan and subdivision to construct an infill project consisting of seven (7) townhouse units and associated site improvements.

The subject site is currently one parcel of record totaling .38 acres (16,877 square feet) located at 6336 Stevenson Avenue. It has been on the market for many years, and Staff has reviewed a number of attempted redevelopment concepts, most of which faced challenges largely due to the irregular site shape and topography. Another limiting factor has been the existing RB zone, which does not permit multi-family dwellings, and has an FAR maximum for townhouses that is at odds with market preferences. Staff supports the proposed rezoning, finding the proposal compatible with the Small Area Plan and existing built context, and Staff additionally supports a number of modest site design modifications that accommodate existing conditions while supporting good site development practice.

The site is located west of the intersection of Stevenson Avenue and Yoakum Parkway at the intersection of Stevenson Avenue with Stutz Road. To the north, Stevenson Avenue is separated from I-395 by a sound barrier wall. To the east is a parking garage associated with the adjacent Sentinel of Landmark Condominiums. Sentinel’s tennis courts and an eight-unit townhouse row abut the site to the south. Landmark Mews townhomes are west of Stutz Road in Fairfax County. The site is within the boundaries of the Landmark/Van Dorn Small Area Plan, two-tenths of a mile from Stevenson Park and accessible from the DASH #35, and WMATA #21C bus lines at Stevenson Avenue and Yoakum Parkway (0.2 mi.), and the DASH #30 at S. Whiting Street (0.4 mi.).

The current site has a brick split-level single-family residence that has been boarded-up and vacant for many years. As described further in the site analysis, the site has slopes and a curving shape that presented numerous challenges, as well as overhead wires that appear low due to the site elevation. The existing on-site vegetation consists of trees and shrubs in poor condition, however there is notable offsite vegetation on the surrounding properties that will remain intact and enhanced by new plantings on the site.

The following approvals are requested:

- Rezoning from RB/Townhouse, to RC/High Density Apartment (with proffer);
- Development Site Plan, with modifications to construct seven (7) townhouses and site improvements, including:
 - shared driveway and parking access pursuant to Zoning Ordinance Section 7-1600(F);
 - reduced size parking spaces pursuant to Zoning Ordinance Section 11-512(B);
 - modifications to rear and side setbacks pursuant to Zoning Ordinance Section 11-416; and
- Subdivision to create seven (7) lots.

The following issues are evaluated as part of the staff analysis:

- Consistency with the Alexandria West Small Area Plan, other City policies, and the Zoning Ordinance
- Site Design & Constraints, including requests for modifications
- Subdivision
- Building Design
- Open Space and Trees
- Pedestrian and Streetscape Improvements
- Parking
- School Impacts

II. ZONING

The existing zoning is RB/Townhouse zone, which is to maintain land areas for medium-density residential neighborhoods permitting one-family, two-family, and townhouse dwellings. The applicant is proposing to rezone to the RC/High Density Apartment zone, with proffers to allow the construction of townhouse dwellings on fee-simple lots at a compatible density. The lot dimensions and requirements of the zone are outlined in *Table I*, as well as the proposed project data for the site.

Detailed later in this report are analyses of the rezoning application, site plan modifications requested for setbacks on certain lots, and an analysis of the zoning proffer offered by the Applicant to limit the development density of each lot.

Table 1: Existing and Proposed Zoning

Property Address:	6336 Stevenson Avenue			
Total Site Area:	0.3868 acres (16,850 square feet)			
Existing Zone:	RB/Townhouse zone			
Proposed Zone:	RC/High Density Apartment zone (with proffer)			
Current Use:	Single-family dwelling, vacant structure			
Proposed Use:	Townhouses (7 units)			
	RB		RC (w/proffer)	
	Existing	Permitted/Required	Permitted/Required	Proposed/Provided
FAR:	.15	.75	1.25	.48 to .91 per lot
Density:	<1 DU/AC	22 DU/AC	54.45 DU/AC	19 DU/AC
Units:	1	8	21	7
Height:	20'	45'	150'	45'
Open Space:	13,700 80% (est.)	800 SF/DU (5,600 SF, 33%)	800 SF/DU (5,600 SF, 33%)	Per Lot: 800 to 1,150 SF (21% to 43.5%) Total Site: (6,050 SF, 36%)
<i>@Ground Level</i>				100%
Crown Coverage:	35%	25%	25%	46%
Parking:	1 garage 1 surface	2/DU	2/DU	2/DU
Loading spaces:	0	0	0	0
Setbacks:				
<i>Front</i>	15.2'	20'	Not Required	7.9' to 49.5'
<i>Side</i>	53.3'	1:3, min. 8'	1:3, min. 8' (15')	Side & Rear Yard
<i>Rear</i>	18.4'	1:1, min. 8'	1:1, min. 8' (45')	Modifications Requested*
Lot Req'ts:				
<i>Size</i>	16,850 SF	1,980 SF	1,600 SF	Proposed Lots
<i>Width</i>	230'	18'interior/26'end	18'interior/26'end	Comply*
<i>Frontage</i>	260'	18'interior/26'end	18'interior/26'end	
* See Table 3 for details of each proposed lot.				

III. STAFF ANALYSIS

A. Consistency with Master Plan and Other City Policies

Small Area Plan

The site is currently zoned RB/Townhouse zone and located within the Landmark/Van Dorn Small Area Plan, adopted in 1992 and amended several times. Most of the plan area was annexed in 1952, and the Small Area Plan does not specifically identify the subject site as an opportunity location. The Plan designates the immediate area as “medium/high residential” and the site’s adjacent surroundings within city limits are characterized by multi-family residential mid- and high-rises such as those near the subject site. The existing single-family use of the site is an outlier for the area. There are no other single-family residential structures in the vicinity, and the Plan notes that only 1% of the Plan area is zoned RB whereas more than four-fifths of the residential zoning in the plan is zoned RC/High Density Apartment zone.

Staff finds that the applicant’s proposal meets the intent of the Small Area Plan by maintaining the residential use in an area that is predominantly residential while increasing density in conformance with the land use objectives of the Plan. The proposed rezoning of the property to RC would remain in character with the “medium/high residential” designation of the Plan, and allow the lot to be redeveloped in a manner that is consistent with the existing surroundings. Additionally, the proposed townhome development is a proffered rezoning which would not require changes to the master plan if the project does not move forward.

Housing Master Plan/Affordable Housing

The proposed redevelopment of the underutilized site will add to the supply of market-rate housing and expand homeownership opportunities in the city. The Applicant has agreed to provide a voluntary monetary contribution of \$45,327 to the Housing Trust Fund consistent with the City’s Affordable Housing Contribution Procedures. While the application involves a rezoning, the 2020/21 Housing Policy Update does not apply as the project is not seeking an intensification of the site beyond the density that was envisioned by the underlying small area plan. The voluntary contribution will advance the implementation of the City’s Housing Master Plan recommendations which include supporting down payment assistance programs for first-time homebuyers and public-private affordable housing partnerships.

Green Building Policy

The City’s Green Building Policy was adopted by City Council in 2019 and established that newly constructed residential buildings should achieve a minimum green building certification level of LEED-Silver (or equivalent) plus additional performance points. The Applicant has presented Staff with an EarthCraft for Homes scorecard, which is a recognized LEED equivalent alternative. In addition to meeting the City’s Green Building Policy, the homes will also be fully equipped with EnergyStar-rated appliances and have

the necessary conduit for future sustainable improvements like solar-ready rooftops and electric-vehicle charging, as per Staff's recommendations.

B. Rezoning (with proffer)

Staff recommends approval of this request for a proffered rezoning, finding that the uses and lot characteristics of the RC/High Density Apartment zone are compatible with the principles of the Landmark/Van Dorn Small Area Plan as previously outlined, and the objective of the Plan to preserve and strengthen residential uses in the plan area. The proposal is also consistent with the City's Criteria for Rezoning Without a Master Plan Study, and consistent with other elements of the Master Plan such as the Housing master Plan.

The existing parcel is currently zoned RB/Townhouse zone. The applicant has requested a rezoning to the RC/High Density Apartment zone in order to construct seven fee-simple townhouse units on a subdivided site that creates seven lots. Table 1 in previous Chapter III -Zoning, compares the density and dimensional standards that apply to the existing zone and the requested zone. Residential zones allow some flexibility regarding dimensional standards, and additional flexibility can be achieved through a special use permit or site plan modification.

The proposed RC zone permits density up to 1.25 FAR and permits townhouse dwellings, whereas the existing RB zone limits density to .75 FAR and requires larger lots for townhouses. Throughout the city, Staff has found that the lot size requirements for RB are incompatible with current market preferences and typical townhouse designs that feature garages and additional levels. It has been challenging for the market to produce townhouses in the RB zone at .75 FAR. As noted in additional report sections that follow, this specific site has topographic and dimensional challenges that have further contributed to the failure of the site to redevelop under the existing regulations.

The initial intent of the applicant was to retain the existing RB zoning, with the overall site plan meeting the .75 FAR limit of the zone. However it was determined that the FAR limits of the zone apply to each new lot. When calculated correctly, five (5) of the seven units (the interior units) exceed .75 FAR. Table 2 shows a lot-by-lot summary of the proposed density for the proposed subdivided lots.

Table 2: Density by Lot

Lot #	Lot Area	Net Floor Area	Net FAR
RC Required:	1,600		1.25
501	3,805	1,837	0.48
502	1,993	1,800	0.90
503	1,983	1,800	0.91
504	1,984	1,800	0.91
505	1,993	1,800	0.90
506	2,069	1,800	0.87
507	3,023	1,800	0.60
Total Site:	16,850	12,637	0.75

Zoning Proffer

The applicant has offered a proffer condition pursuant to Zoning Ordinance Section 11-804. The proffer limits the development of the site in exact accordance with the submitted preliminary plan for the Development Site Plan and the proposed Subdivision. The proffer conditions would limit the FAR of each lot to that that shown in *Table 2*.

Staff recommends approval of the rezoning with acceptance of the proffer conditions, finding that the conditions place a reasonable site-specific limit on density that provides assurance to neighbors that the site cannot be more intensely developed in the future. The proffered proposal would also grant this development plan a modest FAR increase that would produce marketable townhouses in character with the neighborhood and achieve redevelopment of the underutilized site.

Staff additionally finds that the proposed rezoning and proffer conditions are compatible with the Master Plan and existing surroundings as previously described. The proposed DSP concurrently considered with this rezoning complies with the lot standards of the RC zone, with the Site Plan modifications being sought.

Rezoning Without a Master Plan Study

The proposal meets the City’s Criteria for Rezoning Without a Master Plan Study for the area. The criteria, which contains five (5) parts, were established to provide guidance for rezoning applications in locations that are not designated to undergo a small area plan update in the near future and are of a lesser scale such that the proposal would not warrant a new plan or study on its own. The project’s conformance with each individual criterion is detailed below.

1. Consistency with Small Area Plan

The proposed RC zoning is consistent with the intent of the small area plan to maintain the “medium/high residential” land use designation of the site and surroundings. The RC zone would support the predominant residential character of the area, while allowing for a moderately higher residential density on this specific site.

2. Consistency with Type of Area

This criterion asks if the requested zone is consistent with the type of development in the surrounding area and whether the surrounding area is expected to undergo large-scale redevelopment. The surrounding area is primarily multifamily residential to the east and north, and currently zoned RC. An existing townhouse community, Stevenson Square, is located south of the site, and the adjacent development to the west in Fairfax County also consists of townhouses. The zone would be in character with the transitional nature of the immediate area and would not be inconsistent with or a departure from other existing uses. The properties in the surrounding area of this rezoning request are not slated for significant redevelopment or encouraged for revitalization.

3. Isolated Parcel

This criterion asks whether similarly situated sites in the area could request similar rezonings, possibly leading to extensive redevelopment that could be best addressed through a special planning study. The subject property is not located within a cluster of properties holding the potential for redevelopment.

4. Status of Planning for the Area

There is currently no small area plan or other planning study in progress or slated to begin within the next fiscal year as documented in City Council’s FY 2023 Interdepartmental Long-Range Planning Work Program.

5. Application’s Consistency with City Goals

The requested zone for this location is consistent with a number of City goals particularly housing production, affordability and mobility. The rezoning would modestly increase the potential number of housing units in a transit-accessible area adjacent to existing bus stops and routes, within three-quarters of a mile of planned high-capacity transit along Duke Street. The site’s rezoning to permit the townhouses as proposed contributes to the City’s participation in the Council of Government’s (COG) regional housing production goals.

C. Site Plan and Request for Site Modifications

Site Design

Staff and the applicant worked to creatively accommodate numerous existing conditions and site challenges. These are referenced throughout this report and include:

- A triangular shaped lot from zero to 116 feet in depth from the curving street frontage;

- An approximate 10-foot slope on the east side of the property;
- Low-hanging utility lines across the frontage;
- Limited locations to relocate a curb cut for driveway access;
- Limited areas to provide for site access, open space, landscaping, and space to provide stormwater management.

The Site will be subdivided into seven (7) lots of record ranging from 3,805 square-feet to 1,983 square feet. Lot criteria for the RC zone, and for each proposed lot is outlined in *Table 3* that follows. Each dwelling unit is 19 feet wide and 32 feet deep, with vehicular access via a 22-foot-wide private driveway along the rear of the lots.

All the townhomes engage with Stevenson Avenue. For Lots 502-507, a single sidewalk from Stevenson Avenue leads to a sidewalk parallel to the building face with connections to each front door. Lot 501 has its own sidewalk directly to the entrance on the side. The Applicant will enhance the pedestrian realm along the Stevenson Avenue frontage by providing a 5-foot sidewalk and a 4-foot landscape strip between the sidewalk and the curb.

Site Plan Modifications

Staff recommends approval of the applicant’s request for a site plan modification to the Zoning Ordinance Section 3-906(A) rear and side yard setback requirements for townhouse dwellings in the RC/High Density Apartment zone. The rear yard modification is applicable to six (6) lots, and the side yard modification applies to the two (2) end lots. Given the triangular shape of the site and the associated design challenges associated with creating developable lots, Staff finds these modifications to be reasonable. The requested modifications vary according to lot, per *Table 3* below.

Table 3: Requested Modifications Summary

Bold data indicates modification required.

Lot #	Lot Area	Frontage	Width	Front Yard	Rear Yard	Side Yard	Open Space
RC Required:	1,600	18' Interior 26' End	18' Interior 26' End	Not Required	1:1, Min 8' (45')	1:3, Min 8' (15') End TH	800 SF
501	3,805	88.9	51	7.9	45	4.5 N/27 S	800
502	1,993	53	19	15.6	26.8	0	800
503	1,983	33.2	19	27.2	26.8	0	800
504	1,984	22.2	19	39.3	26.8	0	800
505	1,993	18	19	45.3	26.8	0	800
506	2,069	18	19	49.5	26.8	0	900
507	3,023	26.2	26.4	53	26.8	6.8 N	1,150

All required open space for the project is located at ground level and private.

Per §11-416 of the Zoning Ordinance, the Planning Commission may approve modifications to the site plan if they deem them:

- Necessary and desirable to good site development;
- Specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought; and
- That such modification will not be detrimental to neighboring property or to the public health, safety, and welfare.

From project inception, staff and the applicant worked to refine the site plan to increase the usable open space, accommodate the program requirements, provide storm water management, and balance considerations for site circulation and traffic safety. The applicant was also able to configure lots which were dimensionally compliant and did not require subdivision variations, such that site plan modifications were limited to setbacks. Staff finds that the requested modifications serve to produce a site plan that represents good urban design for the location and supports redevelopment of the site with a compatible use.

D. Rear Yard Alley/Parking Access

The site geometry and topography constraints were challenging to creating lot dimensions and site access for the proposed townhouses. Zoning Ordinance Section 7-1005 pertaining to parking in required yards, states that no more than fifty (50) percent of front, rear, or side yards may be used for parking of automobiles, including driveways. The applicants proposed design includes a common 22-foot-wide private driveway spanning the back yards of each parcel in order provide garage access. This design exceeds the area limits for parking/driveways in rear yards for the RB/Townhouse zone.

Zoning Ordinance Section 7-1600(F) allows the Planning Condition to approve parking or shared access for dwelling units in townhouse developments with less than 17 units if certain design factors are met. As described in more detail below, Staff finds that these conditions are satisfied and recommends approval.

Zoning Ordinance Section 7-1600(F)(a)(ii) stipulates that such development may be approved if sufficient open space and/or landscape areas are provided to mitigate the impact of the private alley or driveway, which may include “enhanced landscape planting areas on the lot” and “decorative pavement and/or permeable paving surface on all private alleys or driveways that cross the property.” The private driveway proposed by the applicant is a design that is both decorative and pervious. Staff also worked with the applicant to develop enhancements to the overall landscape plan. These include provision of additional plantings to provide screening, exceeding the required tree canopy coverage, and enhance the views of the property from Stevenson Avenue.

Additionally, Staff finds that the site layout and private driveway is “compatible with and reinforces the urban form and character of adjoining and nearby properties” pursuant to Zoning Ordinance Section 7-1600(F)(b). The townhouse development will be governed by an HOA, thus the access rights and maintenance of such area will be provided for per the ordinance requirements.

E. Subdivision

The applicant has also included a Subdivision application, which is processed concurrently but separately from the DSP application.

Lot Standards

Several sections of the Zoning Ordinance establish the standards for subdivisions:

- **Sections 11-1706 and 11-1709** address technical subdivision requirements;
- **Section 11-1710(C)** requires that the subdivision conform to the City Master Plan;
- **Section 11-1710(D)** requires that all lots meet zone requirements;
- **Sections 1710(A) and (E) through (R)** contain infrastructure requirements; and
- **Section 11-1710(B)** states that subdivided lots “shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.”

The proposed lots meet the subdivision standards and comply with the townhouse dwelling lot requirements in the RC zone. The applicant and staff worked through several iterations of a subdivision design that would accommodate the applicant’s program and existing lot shape and dimensions, while requiring no subdivision variations and minimal site plan modifications.

Lot Character

The Applicant is requesting approval of a subdivision plat to re-subdivides the existing parcel into seven (7) lots of record. The lots as proposed meet all the requirements of the Zoning Ordinance pertaining to dimensions and area. A lot character analysis for this property, and many properties in this section of the City, is difficult due to the fact that the area was originally rural and later annexed to the City. The current development pattern in the immediate area largely consists of multi-family condominiums and apartments on large lots. As previously noted, the existing single-family use of the lot is an outlier in the immediate vicinity.

Overall, the proposed lot characteristics are substantially similar to the existing development pattern of the Stevenson Towns townhomes abutting the rear of the subject property and extending to Stevenson Park. The proposal is also similar to the many townhomes located across Stutz Road in Fairfax County.

F. Building Design & Architecture

The four (4) story townhomes have three (3) bedrooms, three (3) full bathrooms and one (1) half-bath, with additional loft and study rooms. Each unit has a 2-car garage accessible

from the rear. Each unit has a rooftop terrace accessible from the fourth floor which faces the rear, except for Lot 501 which faces the side. Townhomes on Lots 502-507 have the same orientation and layout with front doors facing Stevenson Avenue. Lot 501 on the west end of the row pivots 90 degrees in an accommodation to the shape of the site, which further necessitates minor floorplan and garage layout changes to this unit. However, the design adjustments to Lot 501 provide a more finished visual appearance to the street and passersby on the unique curving site.

The design uses simple traditional residential building materials and forms that are similar to surrounding vernacular style townhomes. The facades are a mix of brick and fiber-cement plank siding in varying heights and color along the front facing Stevenson Avenue. The side of Lot 501 which faces the street is primarily brick. The rears of the units are painted siding. Window bay elements on Lots 507 and 502 that span floors 2-3 add visual interest, color, and minor variation to the mostly flat front visual plane.

The building design evolved over the course of the project with input from Staff, and there are conditions in this report for the applicant and Staff to work on additional facade adjustments as part of the Final Site Plan process.

G. Parking

The parking requirement for townhouses is two (2) off-street spaces per unit. The applicant satisfies this requirement by providing two (2) garaged spaces for each unit, accessible via a private alley from the rear, totaling 14 spaces. No new curb cuts are proposed with this project, since an existing one on Stevenson Avenue is relocated farther west to accommodate the site plan. Per Staff conditions, garages will have the necessary conduit and infrastructure for Level 2 electric vehicle chargers. Visitor parking is available along both sides of Stevenson Avenue in front of and in the vicinity of the project, and a bike rack will be installed next to the sidewalk in the public right of way.

The standard parking space size is 18.5 feet long and nine (9) feet wide. For this project each garage provides two (2) unobstructed side-by-side 18 feet by eight (8) feet wide spaces, which are larger than 18 feet by seven (7) foot spaces considered “compact” by city code. Section 11-512(B) of the Zoning Ordinance permits tandem and reduced-size parking spaces to satisfy the required off-street parking for townhouses.

H. Pedestrian and Streetscape Improvements

Several improvements along the curving site frontage increase safety and visibility for drivers, pedestrians, and cyclists, while also improving visual aesthetics. These include:

- Widened five (5) foot sidewalk to City standards, with a four (4) foot landscape strip between the sidewalk and the curb;
- Street markings indicating bike lanes, transition to bike sharrows, and signage for parking/no-parking;

- An “Inverted-U” bicycle rack for visitor or public bike parking;
- Nine (9) street trees in the right-of-way, and enhanced landscaping on the project site.

Development Site Plan (DSP) applications do not require undergrounding of overhead wires along street frontages. In this case the applicant has elected not to underground the overhead wires along the Stevenson Avenue. Dominion Power and Verizon have provided letters to the applicant confirming that the project can be constructed in proximity to the existing lines as proposed. In the event that circumstances change necessitating utility undergrounding, Staff has provided a condition that states this change could be approved administratively.

I. Open Space, Tree Canopy, Landscape Plan

Open Space

The open-space requirement for townhome dwellings in the RC/High Density Apartment Zone is 800 square feet per lot. The Applicant meets or exceeds this for each lot, providing between 800 and 1,150 square feet per lot, for a total of 36% open space for the entire project. All proposed open space is private, at ground level, and visible to the public consisting of the front yards associated with each lot. Each unit also provides rooftop terraces. While not specifically addressed in Section 3-906(B) of the RC zone pertaining to townhouses, and therefore not allowed to officially add to open space calculations, they will be a residential amenity.

Staff notes the site is a short walking distance from the 8.5 acre Stevenson Park, which includes athletic fields and courts, playground, seating areas, shelter and grills. Two parks in Fairfax County are also within walking & biking distance: Bren Mar Park, and Turkeycock Run Stream Valley park.

Tree Canopy

The landscape plan includes tree plantings in the townhouse front yards, along the eastern property boundary of the site, and in the open area on the west site of the site next to the driveway entrance. Shade trees include maple, birch, gum, and oak varieties, in addition to ornamental serviceberries. All tree and plant species comply with Landscape Guidelines standards for native and regionally appropriate species, including standards that promote biodiversity and long-term health of the tree canopy. The landscape plan provides 7,750 SF of crown coverage as specified in the landscape guidelines, or 46% of the site area. This exceeds the minimum 25% crown canopy coverage required for all DSPs and DSUPs, and the 40% city-wide goal by 2035 as directed by the Environmental Action Plan 2040.

Due to the site layout and topography, all existing trees on the site are identified for removal to facilitate construction. Staff has reviewed all of the trees with the City’s Landscape Architect, and determined that none of them are on City registers of notable trees or meet other criteria that would require them to remain. There is a row of mature Leyland Cypress just outside the rear/south property line, and on the condominium property east of the site.

While off-site, they lend character to the site surroundings, and will be protected and visually enhanced by the applicant’s proposed landscape plan.

Table 4: Open Space and Tree Canopy Summary

	Square Feet	% of Site
OPEN SPACE		
Site Area	16,850 (0.38 ac)	
Required	(800 SF/DU) 5,600	33%
Provided (At-grade)	6,050	36% *
TREE CANOPY		
Required	4,213	25%
Existing	5,186	31%
Provided	7,750	46%

* All open space is private and at-grade. Additional above-grade terrace spaces are not included in the calculations.

Landscape Plan

The landscape plan responds to the site shape, layout, context, and topography. All plants and trees on private property will be maintained by a homeowner’s association. Trees are planted in front yards to enhance the curb appeal of the project to the greatest extent possible, and bio-retention areas feature plantings that perform stormwater management on the site while being aesthetically integrated with the overall plan.

Staff finds that the plan satisfies the design intent to provide “enhanced landscape areas on the lot” as mitigation for the placement of the private driveway across the required rear yards, as previously described in this report. Perimeter plantings along the rear and sides of the site were improved per staff requests. The Applicant adjusted underground stormwater infrastructure in the front yards so that additional trees and plantings could be placed along the eastern site edge, and an open area west of the entry driveway will have dense plantings to provide a focal point.

J. School Impacts

Student generation rates are determined by housing type, property age, and household income. Based on adjustments to the 2019 Student Generation Rates jointly developed by ACPS and the City, Staff estimates that the proposed development could potentially generate about one net new student distributed across all grade levels. New, market-rate housing types typically have lower student generation rates among other housing types.

This project is within the Samuel W. Tucker Elementary School attendance area and the Francis C. Hammond Middle School attendance area. Per ACPS’s 2021 school enrollment data, these schools are over capacity. The City and ACPS staff continue to monitor and integrate projected student generations numbers in school enrollment projections and

ACPS will continue to coordinate with the City to review, plan, and allocated resources for necessary additional capacity to ensure all ACPS students are provided with safe and equitable learning environments.

IV. COMMUNITY

The Applicant initiated discussions with leaders of civic and neighborhood groups, each on at least three occasions between March and June 2022. These contacts consisted of emails, telephone conferences, and in-person exchanges. Organizations the applicant exchanged project information with include:

- Eisenhower West/Landmark Van Dorn Implementation Group: e-mail and telephone conferences with the group chair, in addition to an applicant presentation at the group's September 22, 2022 in-person meeting;
- West End Coalition: e-mail and telephone conferences with a group contact;
- Sentinel Condominium Unit Owners Association: e-mail and telephone conferences with property manager and the current Acting Board President; and
- Stevenson Towns Homeowners Association: e-mail, telephone, and in-person outreach.

Staff and the applicant generally heard broad support for redeveloping this vacant property.

V. CONCLUSION

Staff recommends **APPROVAL** of Rezoning #2022-00007, Development Site Plan #2022-00004 and Subdivision #2022-00004, subject to compliance with all City codes, ordinances, and the following Staff recommendations.

Staff: Karl Moritz, Director; Planning and Zoning
Robert Kerns, AICP; Development Division Chief
Maya Contreras; Principal Planner
Bill Cook; Urban Planner

Figure 2: Landscape Plan

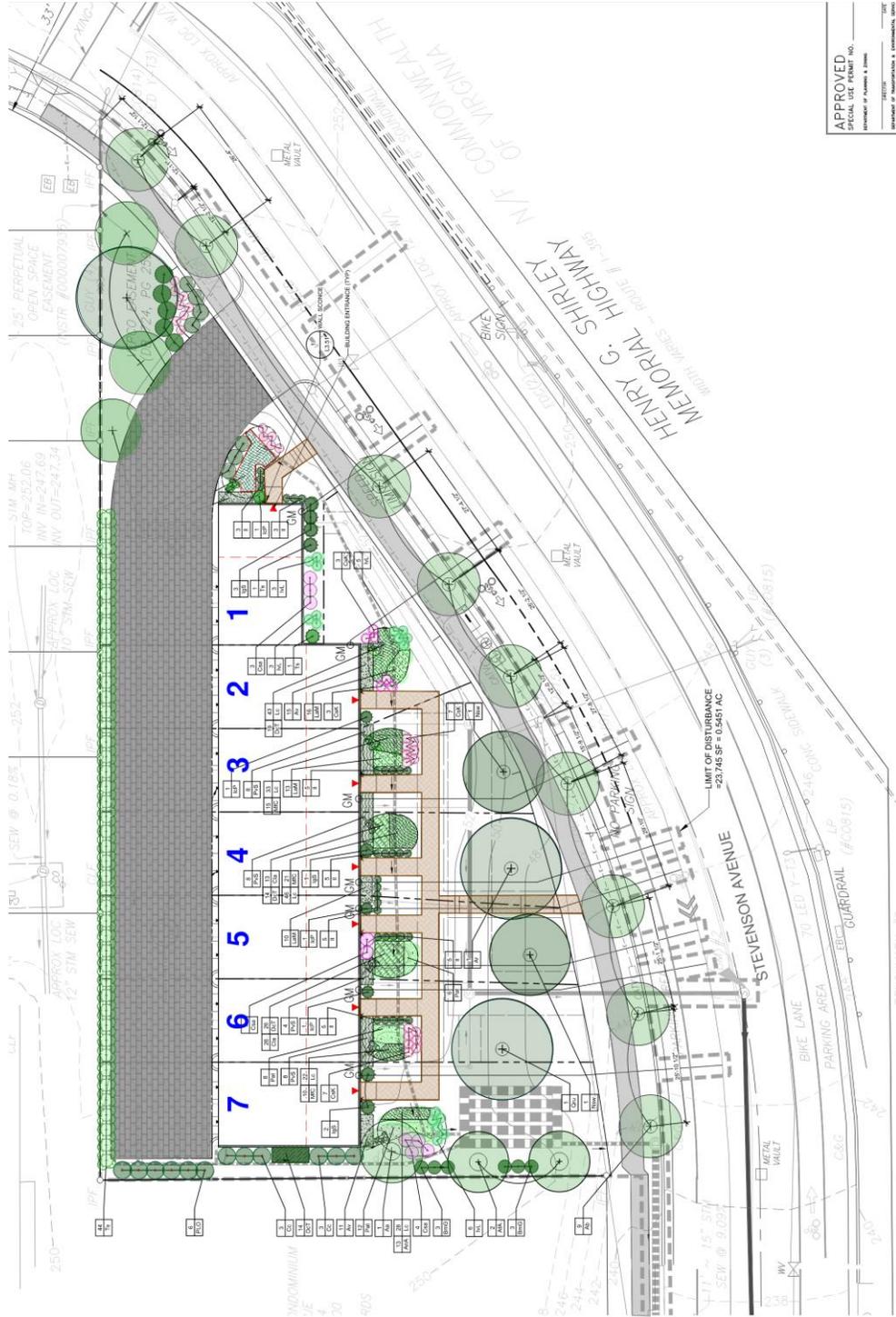


Figure 3: Front façade elevation



Figure 4: Rear façade elevation



VII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated October 28, 2022, and per the signed proffer statement dated October 22, 2022 and comply with the following conditions of approval.

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the development site plan shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction 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 if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Submit the plats and associated deeds for all applicable easements prior to submitting the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. (P&Z) (T&ES) (RP&CA) *
4. Submit the final plat and deed for the subdivision with the first Final Site Plan for approval prior to Final Site Plan release. (P&Z) (T&ES) *
5. Record the plat and submit a copy of the recorded plat, dedications, and deeds with the first application for a building permit. (P&Z) (T&ES) **
6. Show site utilities compatibly with other site conditions on the site plan to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES)*
 - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
7. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include: (P&Z) (T&ES) (Code) *

- a. The location of all existing and proposed streetlights 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. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
 - g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
 - h. Basic, approved Dominion LED light fixtures for all proposed light fixtures in the City right-of-way.
 - i. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - j. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - k. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
8. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *

A. BUILDING

9. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, and (7) fire protection system requirements. (P&Z) (Code) *

10. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated October 28, 2022 and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code)
*
 - a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling).
 - b. Where fiber cement façade panels are proposed, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
 - c. The underside of all balconies shall be finished with soffit, paint or stain and present a visually cohesive appearance.
 - d. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression.
 - e. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.
 - f. Where plane changes in facades are proposed, they shall generally not be less than two feet.
 - g. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.
 - h. Adjust the partial-brick facades so that the trim board transition from brick to siding is near the bottom of the windows above the brick. Configure highest windows surrounded by brick to have headers above the windows, a few courses of brick, then the top finished in a header or soldier course before transitioning to siding above.

11. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *
 - a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at 1/4" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.

- c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
 - d. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.
12. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission.
- a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ***
 - b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights. *
 - c. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. An on-site, mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **
 - e. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. (P&Z) (Code) ***

B. OPEN SPACE/LANDSCAPING

13. Develop, provide, install and maintain an integrated Landscape Plan in accordance with the Preliminary Site Plan and the City of Alexandria's Landscape Guidelines, available online at: <https://www.alexandriava.gov/planning-and-zoning/city-of-alexandria-2019-landscape-guidelines>
14. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. Design and

construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *

C. TREE PROTECTION AND PRESERVATION

15. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. (P&Z) (RP&CA) *

D. ARCHAEOLOGY

16. Call Alexandria Archaeology immediately at (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 discovery area 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) *
17. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failing 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) *

E. PEDESTRIAN/STREETScape

18. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) ***
 - a. Install ADA accessible pedestrian improvements serving the site.
 - b. Construct all sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be six feet in commercial, mixed-use, or other high-density areas and five feet in single-family or other lower density areas.
 - c. Sidewalks shall be flush across all driveway crossings.
 - d. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
 - e. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street.
 - f. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.

F. PARKING

19. Design and allocate parking to conform with these requirements, to the satisfaction of the Directors of P&Z, T&ES, and Code Administration: (P&Z) (T&ES) (Code)

- a. The townhouse garages shall contain a minimum unobstructed interior dimension of 18 feet x 16.0 feet to enable two adjacent parking spaces. The parking space dimensions shall not include columns, walls, or obstructions. Dimension lines for interior garages for each of the unit types shall be provided. *
 - b. All parked vehicles shall be prohibited from encroaching on the proposed streets, drive aisles, pedestrian walkways, and emergency vehicle easements.
 - c. Each townhouse unit shall provide a sufficient area within each unit, garage, or in an enclosed area for a standard City-issued trash and recycling container exclusive of the area required for parking.
 - d. Individual townhouse garages shall only be used for parking and cannot be converted to living space. Storage that interferes with using the garages for parking is prohibited.
20. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes desired after the Signature Set approval. (P&Z) (T&ES) *
 21. Provide bicycle parking per current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking, and details for allowable locations are available at: www.alexandriava.gov/bicycleparking.
 22. Provide details on the locations and types of bicycle parking on the Final Site Plan. Install bicycle parking prior to the issuance of the first Certificate of Occupancy. (T&ES) *, ***
 23. Provide signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) *
 24. Provide two empty slots in the electrical panel for the future Level 2 charging and pull-wire- ready conduit from the electrical panel to the garaged parking spaces. Install and label the conduit outlet in each garage prior to receiving the Certificate of Occupancy. (T&ES) ***
 25. Update parking counts on the cover sheet to indicate the number of electric vehicle charger and electric vehicle charger ready parking spaces and show the location of these spaces prior to Final Site Plan release. (T&ES) *

G. SUSTAINABILITY

26. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)

27. The project shall comply with the requirements of the current City of Alexandria Green Building Policy at the time of DSP approval. Diligent pursuit and achievement of this certification shall be monitored through these requirements unless exempted by the certification rating systems and the Green Building Policy:
- a. Provide evidence of the project's registration with LEED, Green Globes, or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria's Green Building Policy. *
 - b. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. **
 - c. Provide updated building energy performance analysis and building energy use intensity (EUI) (energy use per sq. ft.) prior to release of the building permits for above-grade construction. **
 - d. Provide updated water efficiency documentation for the priority performance points as defined by the City of Alexandria's Green Building Policy prior to building permit release for above-grade construction. **
 - e. Provide updated documentation for the indoor environmental quality priority performance points as defined by the City of Alexandria's Green Building Policy prior to the release of building permits for above-grade construction. **
 - f. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. ***
 - g. Provide evidence showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of a Certificate of Occupancy. ***
 - h. Provide documentation of applicable green building certification prior to approval of the performance bond clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy. ****
 - i. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z.
28. The building shall use electricity except for limited accessory elements of the building such as emergency generators. (P&Z) (T&ES)

29. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (T&ES) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

30. Provide minimum setbacks as shown in the Preliminary Site Plan between townhouse buildings and the drive aisles to provide adequate turning movements. (T&ES)
31. Create an enhanced shared drive aisle condition for rear loaded townhouses by using materials such as:
 - a. Decorative concrete, pavers, or other quality materials and/or enhanced landscaping to the satisfaction of the Director of P&Z.
 - b. Integrate all service pedestals and transformers for the dry utilities into the building design and/or screen these utilities to the satisfaction of the Director of P&Z. (P&Z) (T&ES) *
32. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) *****
33. A pre-construction walk/survey of the site shall occur with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to and land disturbing activities. (T&ES) (Code)
34. Any wall mounted obstructions at the wall end of a parking space shall be limited to no more than 24 inches extended from the wall and at least 48 inches from the garage floor. Areas with obstructions that exceed this requirement will not count as parking spaces. (T&ES) *****
35. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) *****
36. Provide bicycle facilities on the site frontage per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan, and applicable Small Area Plans and Design Guidelines. (T&ES)

- a. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD. For shared-use paths, signs should be consistent with the City's Wayfinding Program.
 - b. Provide 8' bike lane and replace existing sharrows with bike lane symbol.
37. Street names and addresses must be obtained for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

B. BUS STOPS AND BUS SHELTERS

38. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

39. Pay the sewer connection fee prior to Final Site Plan release. (T&ES) *

B. UTILITIES

40. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
41. Staff acknowledges utility undergrounding is not required for this project. If circumstances or conditions should change, undergrounding of all overhead power and communication lines fronting the development shall require a Minor Amendment to the Site Plan to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)
42. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
43. All new fire hydrants on public streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) ****

C. INFORMATION TECHNOLOGY

44. Install open access fiber conduits for each townhome in either the front or rear of the dwelling, these may be grouped with other utility drops. Cap any vacant fiber conduit within the home to prevent rodents or insects from entering.
- a. Provide a fiber optic installation plan that includes the elements below prior to the Final Site Plan release: (ITS) *

- i. A flowerpot enclosure for each townhome to be shared with the adjacent home site. The location shall be in an accessible location between property lines or within the public right-of-way.
 - ii. A conduit system connecting all the flowerpot splice enclosures with 1.25-inch conduit to a central 36-inch by 48-inch (JBS-4) hand hole buried enclosure.
 - iii. A 2-2 feet conduit system grid with Junction boxes under the right of way to connect the houses central distribution hand hole and the service provider conduit system.
- b. Submit a digital as-built plan in CAD or GIS which includes information on the fiber conduit installation prior to the issuance of the Certificate of Occupancy. (ITS) ***

D. SOLID WASTE

45. Meet all the minimum street standards for the City to provide solid waste collection service per City Code Title 5, Chapter 1 (Solid Waste Control). Collection vehicles must be able to pick up solid waste from private streets without backing up. Store containers inside the units or within an enclosure that completely screens them from view. (T&ES)
46. Obtain approval from the Director of T&ES to opt-out of the City approved trash and recycling collection to allow for privately contracted collection. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic, or pedestrians. All trash collectors for the project site are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility (T&ES)
47. Place all trash and recycling at the official set-out location as approved by the Director of T&ES. (T&ES)

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

48. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) *

49. Provide a 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 Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group “D” in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *
50. Design all stormwater Best Management Practices (BMPs) to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *
51. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *
52. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by The City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) ****
53. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released 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) ****
54. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) ****
55. Submit two originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum as part of the Final Site Plan

- #2. Executed and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
56. Submit two originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
57. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/or owner, the applicant shall:
- a. Execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA, master association, and/or owner.
 - b. Include a copy of the contract in the BMP Operation and Maintenance Manual.
 - c. Submit a copy of the maintenance contract to T&ES prior to Performance Bond release. (T&ES) *****
58. Provide the Homeowner's Association (HOA), and/or master association, with an Owner's Operation and Maintenance Manual for all on site BMPs. The manual shall include at a minimum:
- a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including any mechanical or electrical equipment,
 - d. Manufacturer contact names and phone numbers,
 - e. A copy of the executed maintenance service contract, and
 - f. A copy of the maintenance agreement with the City.
59. Provide each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA), and/or master association, with respect to maintenance requirements. Upon activation of the HOA, the applicant shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES)
60. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) *****

61. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations prior Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, provide a description of the maintenance measures performed. (T&ES) ****

B. WATERSHED, WETLANDS, & RPAs

62. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
63. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
64. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):
 - a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
 - b. Highly erodible and highly permeable soils,
 - c. Steep slopes greater than 15 percent in grade,
 - d. Known areas of contamination; springs, seeps, or related features, and
 - e. A listing of all wetlands permits required by law. (T&ES)

C. CONTAMINATED LAND

65. Indicate on the plan whether any soil and groundwater contamination are present Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
66. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
 - a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. A Risk Assessment indicating any risks associated with the contamination.
 - c. A Remediation Plan detailing any contaminated soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in

contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).

- d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
67. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *
68. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES) (Code)

D. SOILS

69. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

E. NOISE

70. If necessary, to comply with the City noise ordinance, equip all roof top HVAC and other mechanical equipment with noise reducing devices (e.g., silencers, acoustic plenums, louvers, or enclosures). Show the noise reducing specifications

and locations prior to Final Site Plan release and install them prior to the issuance of the Certificate of Occupancy. (T&ES) (Code) *, ***

71. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)
72. No vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***

F. AIR POLLUTION

73. Fireplaces shall be electric to reduce air pollution and odors. (T&ES)
74. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

V. CONSTRUCTION MANAGEMENT

75. 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. All the requirements of Zoning Ordinance Article XIII (Environmental Management) for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan must be complied with prior to the partial Final Site Plan release. (T&ES) *
76. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
 - a. No streetlights shall be removed without authorization from the City of Alexandria,
 - b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights, *
 - c. 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, *
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *

- g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan 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, and *
 - i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. ***
77. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:
- a. Establish and provide verifiable details and/or agreements on 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. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
78. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
79. Include a chapter on maintaining bicycle access within the Construction Management Plan. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
80. Include a chapter on the waste control program in the Construction Management Plan. 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. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)

81. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **
82. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *
83. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **
84. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)
85. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) *, ***
86. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***
87. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches proposed finished grade. Ensure the wall check shows: (P&Z) **
 - a. Key dimensions of the building as shown on the approved Final Site Plan,

- b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
 - c. Extent of any below-grade structures,
 - d. Foundation wall in place, and
 - e. Future face of finished wall above.
88. 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 T&ES Site Plan Coordinator prior to applying for 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 stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
89. If outstanding performance, completion, or other bonds for the benefit of the City are 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 and associated documents 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) ****

VI. HOUSING

90. Contribute \$45,327 to the City's Housing Trust Fund. Make out all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing) ***

VII. DISCLOSURE REQUIREMENTS

91. Submit all Homeowner's Association covenants for review and approval by the Director of P&Z and the City Attorney prior to applying for the first Certificate of Occupancy. Include the conditions listed below in a dedicated section of the association covenants. The language shall establish and state that these conditions cannot be changed except by an amendment to this DSP approved by City Council.
- a. The principal use of the garage parking shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. All landscaping, bioretention plantings, and open space areas within the development shall be maintained by the Homeowner's Association per the released Final Site Plan.

- c. Exterior building improvements or changes by future residents shall require the approval of City Council, as determined by the Director of P&Z.
 - d. Develop a noise control by-law to control noise levels in the development and resolve noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
 - e. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.
 - f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. (P&Z) (T&ES) (City Attorney) ***
92. Disclose to potential buyers the items listed below to the satisfaction of the Director of P&Z and the City Attorney:
- a. Interstate 395/Shirley Highway is within the immediate vicinity of the project, is permitted to continue indefinitely, and may generate noise and or odors associated with highway traffic. (P&Z) (T&ES) (City Attorney)

VIII. SUBDIVISIONS

93. The final subdivision plat shall comply with the requirements of § 11-1709 of the Zoning Ordinance. (P&Z) *
94. Depict the location of all easements and reservations, including those required in this approval, on the Final Subdivision Plat. Do not construct any permanent building or retaining wall over any existing private and/or public utility easements. (T&ES) *
95. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format that adheres to the National CAD Standards with the Signature Set submission. The file shall include the subdivision plat including existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footages. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) *

CITY DEPARTMENT CODE COMMENTS

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

A. Planning and Zoning (P&Z)

- C - 1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) *****

- C - 2 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) ****

B. Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.
- C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).
- C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 3 Submit a soils report with the building permit application for all new and existing building structures. **
- C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **
- C - 5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Federal Environmental Reviews:

- F - 2. Any project that is defined as a federal undertaking, in accordance with the National Historic Preservation Act of 1966 requires a § 106 review or other National Environmental Policy Act (NEPA) review. Projects that require federal review, approval or permitting, or projects that include federal funding are generally considered a federal undertaking. Coordinate with the Virginia Department of Historic Resources or the appropriate federal or state agency to determine the requirements and process and consult with City Staff.
- a. Information on the § 106 process is at www.achp.gov or www.dhr.virginia.gov/environmental-review/
 - b. Information on the NEPA process is at www.epa.gov

D. Archaeology

- C - 1 All archaeological preservation measures shall comply with § 11-411 of the Zoning Ordinance.

E. Transportation & Environmental Services (T&ES)

- F - 3. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES) *
- F - 4. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus 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 - 5. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) *
- F - 6. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 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 - 7. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are 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-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 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 - 8. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) *, ****
- F - 9. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using 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. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) *, ****
- F - 10. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) *, ****
- F - 11. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) *, ****
- F - 12. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, ****
- F - 13. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) *, ****
- F - 14. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) *

- F - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) *
- F - 16. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *
- F - 17. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) *
- F - 18. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
- a. Include the statement: “FOR INFORMATION ONLY” on all MOT Sheets. *
 - b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
 - c. 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 - 19. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *
- F - 20. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. (P&Z) (T&ES) *
- F - 21. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *
- F - 22. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *
- C - 2 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *
- C - 3 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. (T&ES) *
- C - 4 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance

- systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *
- C - 5 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *
- C - 6 The location of customer utility services and installing 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 per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)
- a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****
- b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****
- C - 7 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, ****
- C - 8 Place refuse/recycling receptables in the City right-of-way for condominium townhomes for solid waste collection services provided by the City of Alexandria per Title 5: T&ES, § 5-1-41 of the City Charter and Code. (T&ES) *
- C - 9 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *
- C - 10 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling

- collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES) *
- C - 11 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/ResourceRecovery> or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *
 - C - 12 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *
 - C - 13 Post the bond for the public improvements before Final Site Plan release. (T&ES) *
 - C - 14 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *
 - C - 15 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
 - C - 16 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) *****
 - C - 17 Design the thickness of sub-base, base, and wearing course 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. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, *****
 - C - 18 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *
 - C - 19 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *
 - C - 20 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *
 - C - 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

- C - 22 Comply with the City of Alexandria’s Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 23 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)
- i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
- a. § 11-5-4(b)(19) further restricts pile driving to these hours:
- i. Monday through Friday from 9 AM to 6 PM
 - ii. Saturdays from 10 AM to 4 PM
 - iii. No pile driving is allowed Sundays and holidays
- b. § 11-5-109 restricts excavating work in the right-of-way to:
- i. Monday through Saturday 7 AM to 5 PM
 - ii. No excavation in the right-of-way allowed on Sundays, New Year’s Day, Independence Day, Thanksgiving, and Christmas.
- C - 24 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *
- C - 25 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *
- C - 26 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *
- C - 27 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project’s stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site

construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) *

F. Information Technology

- R - 1. Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

G. Fire Department

- C - 1 Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *

- R - 1 Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

H. Police Department

- R - 1. Plant shrubbery that achieves a natural growth height of no more than 2.5 to 3 feet with a maximum height of 3 feet when it matures to avoid obstructing the view of patrolling law enforcement officers.
- R - 2. Use address numbers with contrasting colors to the background, at least 3 inches high, reflective, and visible from the street, and placed on the front and back of each home. Avoid using brass or gold numbers. This design aids emergency responders.
- R - 3. Equip all ground floor windows with a device or hardware that enables securing them in a partially open position. This design prevents breaking and entering when the windows are open for air.
- R - 4. Install “door-viewers” (commonly known as a peepholes) in all doors on the ground level that lead directly into a townhome to increase security for the occupant.

Asterisks denote:

- * 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 issuance of the Certificate of Occupancy
- **** Condition must be fulfilled prior to release of the bond



APPLICATION

DEVELOPMENT SITE PLAN

DSP # _____ **Project Name:** Edgewood Towns

PROPERTY LOCATION: 6336 Stevenson Avenue, Alexandria, VA.
TAX MAP REFERENCE: 046.04 02 02 **ZONE:** RB/Townhouse Zone

APPLICANT

Name: Old Creek Homes LLC, a Virginia limited liability company
Address: 225 N. West Street, Alexandria, Virginia 22314

PROPERTY OWNER

Name: Stevenson Ave LLC, a Virginia limited liability company
Address: 225 N. West Street, Alexandria, Virginia 22314

PROPOSED USE: Development Site Plan approval to construct Seven (7) townhouse dwelling units with request for modifications from the RB Yard Requirements as shown on the Site Plan, rear parking pursuant to Section 7-1600 (F) of the AZO and reduced parking space size per 11-512 (B) of the AZO

- **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.

Duncan W. Blair, Attorney Agent

Print Name of Applicant or Agent
524 King Street
Mailing/Street Address
Alexandria, Virginia 22314
City and State _____ Zip Code _____

Signature
703 836-1000 703 549-3335
Telephone # _____ Fax # _____
dblair@landcarroll.com
Email address _____
March 1, 2022
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 three percent.

Old Creek Homes LLC is a Virginia limited liability company. Matt Gray is the

sole owner of the limited liability company.

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 three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Old Creek Homes LLC	225 N. West Street, Alexandria, VA. 22314	100%
2. Matt Gray	225 N. West Street, Alexandria, VA. 22314	100% owner of Old Creek Homes LLC
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 6336 Stevenson Ave, Alexandria, Virginia (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Stevenson Ave LLC	225 N. West Street, Alexandria, VA. 22324	100%
2. Old Creek Homes LLC	225 N. West Street, Alexandria, VA 22314	1 % owner of Old Creek Homes, LLC
3. Stathis Development Group, LLC	17212 Silver Charm Place, Leesburg, VA	99% owner of Old Creek Homes, LLC

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. Old Creek Homes LLC	None	
2. Matt Gray	None	
3. Stevenson Ave LLC	None	
4. Stathis Development Group, LLC	None	

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.

3 1 22

Date

Printed Name

Signature

~~_____~~ **DUNCAN W RICHÉ**

[Handwritten Signature]



2022 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.4800 <http://www.alexandriava.gov/>

License Number: 110827-2022
Account Number: 110827
Tax Period: 2022
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC
524 KING ST
Alexandria, VA 22314-3104

License Classification(s):
Professional Occupations/Businesses
9-071-007
Attorney-At-Law

January 19, 2022

Dear Taxpayer:

This is your 2022 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

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Land, Carroll & Blair PC
524 KING ST
Alexandria, VA 22314



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

6336 Stevenson Avenue, Alexandria, VA

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____

046.04 02 02

ZONE: RB/Townhouse Zone

APPLICANT:

Old Creek Homes LLC, a Virginia limited liability company

Name: _____

225 N. West Street, Alexandria, Virginia 22314

Address: _____

PROPERTY OWNER:

Stevenson Ave LLC, a Virginia limited liability company

Name: _____

225 N. West Street, Alexandria, Virginia 22314

Address: _____

Approval of a plat of resubdivision to resubdivide the property

SUBDIVISION DESCRIPTION

into seven (7) RB/Townhouse Zone complying lots.

- THE UNDERSIGNED**, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 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 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 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.

Duncan W. Blair, Attorney Agent

Print Name of Applicant or Agent
524 King Street

Mailing/Street Address
Alexandria, Virginia 22314

City and State

Zip Code

Signature
703 836-1000

703 549-3335

Telephone #
dblair@landcarroll.com

Fax #

Email address
March 1, 2022

Revised 7 5 22

Date

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 three percent.

Old Creeh Homes LLC is a Virginia limited liability company. The sole member

of the limited liability company is Matt Gray, 225 N. West Street, Alexandria, Va. 22314.

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 three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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3.		

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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.)
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4. Stathis Development Group, LLC	None	

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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.

3 1 22

Date

Printed Name

Signature

~~Signature~~ *Duncan W. Blaké*

Duncan W. Blaké, Attorney

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

**SUBMITTED TO
THE DEPARTMENT OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA**

PROJECT NAME: Edgewood Towns

PROJECT ADDRESS: 6336 Stevenson Avenue, Alexandria, VA

DESCRIPTION OF REQUEST:
Request for approval of a plat of resubdivision to resubdivide the property into seven (7) new RB/ Townhouse Zone complying lots.

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above to the extent the number of days between the date the application is deemed complete and the next scheduled Planning Commission Public Hearing exceeds 45 days.

Date: March 1, 2020

Applicant

Agent



Signature: _____
Duncan W. Blair, Attorney Agent

Printed Name: _____



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January 19, 2022

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Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

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Alexandria, VA 22314
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9-071-007
Attorney-At-Law

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Land, Carroll & Blair PC
524 KING ST
Alexandria, VA 22314

LOT TABULATION

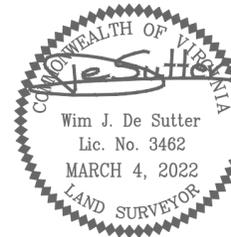
TOTAL SITE AREA	16,850 SQ. FT. OR 0.3868 AC.
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	7
MIN. LOT AREA REQUIRED	1,980 SQ. FT. OR 0.0455 AC.
MIN. LOT AREA PROPOSED	1,983 SQ. FT. OR 0.0455 AC.
MINIMUM LOT WIDTH REQUIRED(INTERIOR LOT)	18'
MINIMUM LOT WIDTH REQUIRED(END LOT)	26'
MINIMUM LOT WIDTH REQUIRED(CORNER LOT)	38'
LOT WIDTH PROVIDED (LOT 501)	46.36'
(LOT 502)	47.10'
(LOT 503)	19.00'
(LOT 504)	19.00'
(LOT 505)	19.00'
(LOT 506)	19.00'
(LOT 507)	26.88'
MINIMUM LOT FRONTAGE REQUIRED	SAME AS LOT WIDTH
LOT FRONTAGE PROVIDED (LOT 501)	88.94'
(LOT 502)	52.96'
(LOT 503)	33.28'
(LOT 504)	22.27'
(LOT 505)	18.02'
(LOT 506)	18.00'
(LOT 507)	26.16'

EXISTING TREE LIST:

(1) 15" TREE	(58) 2" TREE
(2) 4" TREE DEAD	(59) 2" TREE
(3) 4" TREE	(60) 2" TREE
(4) 4" TREE	(61) 10" TREE
(5) 4" TREE DEAD	(62) 10" TREE
(6) 12" TREE TWIN	(63) 10" TREE
(7) 4" TREE	(64) 10" TREE
(8) 16" TREE CLUSTER	(65) 12" TREE
(9) 24" TREE CLUSTER	(66) 12" TREE CLUSTER
(10) 12" TREE CLUSTER	(67) 3" TREE CLUSTER
(11) 3" TREE	(68) 6" TREE
(12) 16" TREE CLUSTER	(69) 16" TREE TWIN
(13) 3" TREE	(70) 24" TREE CLUSTER
(14) 24" TREE CLUSTER	(71) 16" TREE SIAMESE
(15) 7" TREE	(72) 10" TREE
(16) 6" TREE	(73) 7" TREE
(17) 3" TREE	(74) 6" TREE
(18) 3" TREE	(75) 6" TREE
(19) 10" TREE	(76) 9" TREE
(20) 14" TREE	(77) 7" TREE
(21) 24" TREE SIAMESE	(78) 9" TREE
(22) 2" TREE	(79) 6" TREE
(23) 2" TREE	(80) 8" TREE
(24) 7" TREE	(81) 8" TREE
(25) 5" TREE	(82) 8" TREE
(26) 25" TREE DEAD	(83) 4" TREE
(27) 6" TREE	(84) 6" TREE
(28) 4" TREE	(85) 4" TREE
(29) 2" TREE	(86) 8" TREE
(30) 5" TREE	(87) 9" TREE
(31) 2" TREE	(88) 6" TREE
(32) 2" TREE	(89) 7" TREE
(33) 2" TREE	(90) 6" TREE
(34) 2" TREE	(91) 9" TREE
(35) 2" TREE	(92) 2" TREE
(36) 2" TREE	(93) 2" TREE
(37) 2" TREE	(94) 6" TREE
(38) 2" TREE	(95) 20" TREE
(39) 4" TREE	(96) 5" TREE
(40) 4" TREE	(97) 6" TREE
(41) 5" TREE	(98) 6" TREE
(42) 6" TREE	(99) 6" TREE
(43) 7" TREE	(100) 5" TREE
(44) 5" TREE	(101) 3" TREE
(45) 5" TREE	(102) 15" TREE TWIN
(46) 10" TREE	(103) 7" TREE
(47) 4" TREE	(104) 6" TREE
(48) 4" TREE	(105) 6" TREE
(49) 4" TREE	(106) 6" TREE
(50) 3" TREE	(107) 6" TREE
(51) 4" TREE	(108) 7" TREE
(52) 4" TREE	(109) 8" TREE
(53) 9" TREE	(110) 12" TREE TWIN
(54) 9" TREE	(111) 30" TREE
(55) 8" TREE	(112) 5" TREE
(56) 15" TREE DEAD	(113) 6" TREE
(57) 2" TREE	(114) 7" TREE

SURVEYOR'S CERTIFICATE

I, WIM DE SUTTER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO STEVENSON AVE, LLC., DATED MAY 20TH, 2021 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #210013578 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT. IRON PIPES MARKED THUS—O—WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 25TH DAY OF FEBRUARY, 2022.

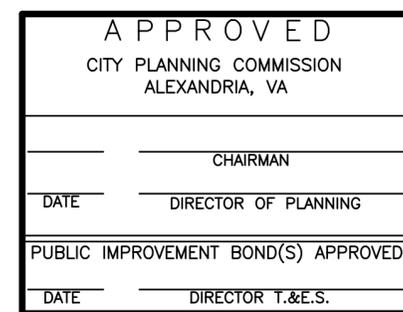


GENERAL NOTES:

- TAX MAP: 046.04-02-02
- ZONE: RB
- OWNER: STEVENSON AVE, LLC.
255 NORTH WEST STREET
ALEXANDRIA, VA 22314
INSTR #210013578
- CLIENT: MATT GREY
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER NGS MONUMENT #HV9316, ELEVATION = 165.99'.
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 1983), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK NETWORK OF LEICA SMARTNET.
- TITLE REPORT FURNISHED BY MBH SETTLEMENT GROUP, FILE NO. 22-21-11535 DATED 03/04/2021 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 16,877 S.F. OR 0.3874 AC. (RECORDED; DB 718, PG 135)
16,850 S.F. OR 0.3868 A.C. (COMPUTED)
- THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
- THIS LOT IS IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FIRM FLOOD INSURANCE RATE MAP #5155190033E.
- THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
- THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
- STORMWATER MANAGEMENT AND RUNOFF FROM THIS PROPOSED LOT WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THERE ARE NO CHANGES IN DRAINAGE PATTERNS PROPOSED WITH THIS PLAT.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

TEXT LEGEND:

' = DEGREES	E = EAST	RET = RETAINING
' = MINUTES (OR FEET)	EB = ELECTRICAL BOX	R/W = RIGHT-OF-WAY
" = SECONDS (OR INCHES)	FDC = FIRE DEPARTMENT CONNECTION	S = SOUTH
% = PERCENT	ESMT = EASEMENT	SAN = SANITARY
# = NUMBER	FF = FINISH FLOOR	SEW = SEWER
⊙ = AT	FH = FIRE HYDRANT	SF = SQUARE FEET
A = ARC	FT = FEET	SQ FT = SQUARE FEET
AC = ACRE	G/L = GAS LINE	STM = STORM
APPROX = APPROXIMATE	GM = GAS METER	STR = STRUCTURE
BC = BOTTOM OF CURB	G/S = GAS SERVICE	SW = SIDEWALK
BF = BASEMENT FLOOR	GV = GAS VALVE	TM = TAX MAP
BM = BENCHMARK	IPF = IRON PIPE FOUND	TW = TOP OF WALL
BW = BOTTOM OF WALL	INV = INVERT	TYP = TYPICAL
CATV = CABLE UTILITY	INSTR = INSTRUMENT	UGE = UNDERGROUND ELECTRIC
C/L = CENTERLINE	LAT = LATERAL	UP = UTILITY POLE
CLR = CLEARANCE	LOC = LOCATION	VCS = VIRGINIA COORDINATE SYSTEM
CLF = CHAIN LINK FENCE	LP = LIGHT POLE	W = WEST
CI = CURB INLET	MH = MANHOLE	W/L = WATER LINE
CO = CLEAN OUT	MPH = MILES PER HOUR	WM = WATER METER
CONC = CONCRETE	N = NORTH	W/S = WATER SERVICE
C&G = CURB & GUTTER	OHW = OVERHEAD WIRE	WV = WATER VALVE
DB = DEED BOOK	PG = PAGE	XING = CROSSING
	R = RADIUS	

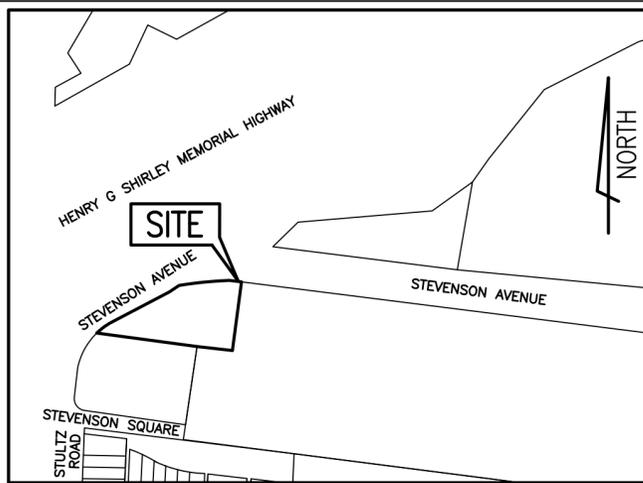


PRELIMINARY PLAT
 SHOWING LOTS 501 THROUGH 507
EDGEWOOD TOWNS
 A RESUBDIVISION OF
 THE REMAINDER OF LOT 1, SMITH VILLAGE
 DB 539, PG 157 (FAIRFAX COUNTY)
 DB 633, PG 180 & DB 718, PG 135 (CITY OF ALEXANDRIA)
CITY OF ALEXANDRIA, VIRGINIA
 DATE: FEBRUARY 25, 2022 SCALE: 1" = 20'

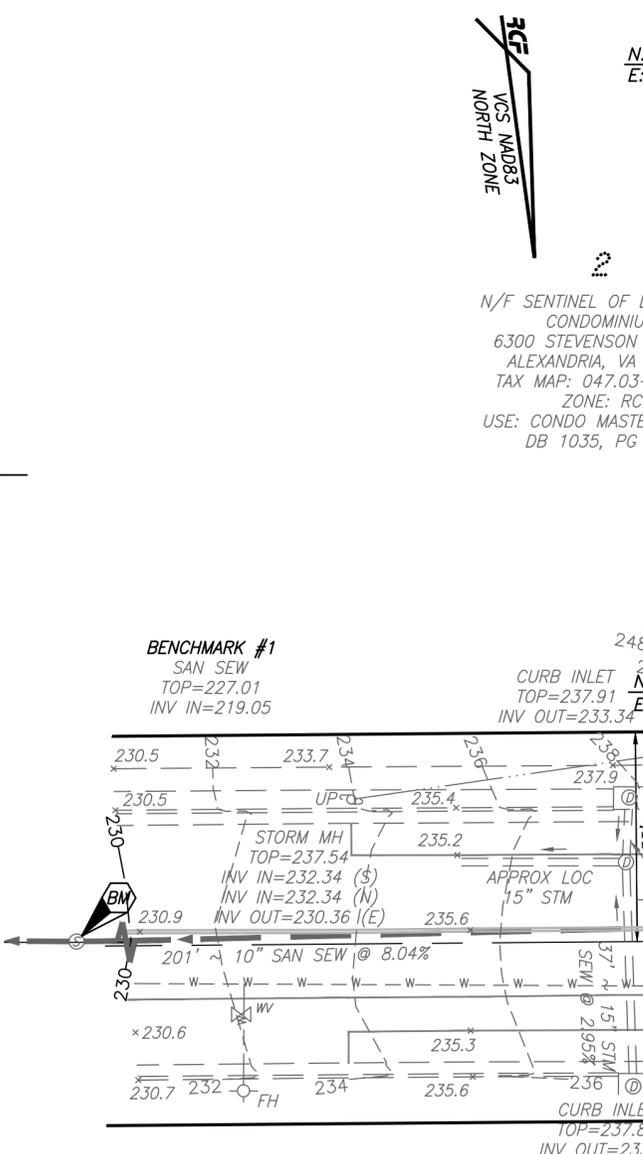
ENGINEERING • LAND SURVEYING • PLANNING
 www.rcfiassoc.com (703) 549-6422
 700 S. Washington Street, Suite 220
 Alexandria, VA 22314

RC FIELDS & ASSOCIATES, INC.

DESIGN: TJM
 DRAWN: AA
 SCALE: 1"=20'
 DATE: 2/25/22
 FILE: 21-052
 SHEET 1 OF 2

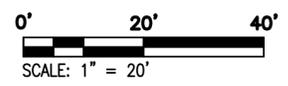


VICINITY MAP
SCALE 1" = 200'



CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	26.16'	500.00'	2°59'52"	13.08'	S 88°59'35" W	26.16'
C2	18.00'	500.00'	2°03'45"	9.00'	S 86°27'47" W	18.00'
C3	18.02'	500.00'	2°03'53"	9.01'	S 84°23'58" W	18.02'
C4	22.27'	500.00'	2°33'05"	11.13'	S 82°05'29" W	22.26'
C5	10.01'	500.00'	1°08'51"	5.01'	S 80°14'31" W	10.01'
C6	23.27'	214.43'	6°13'02"	11.65'	S 68°46'15" W	23.26'
C7	12.70'	214.43'	3°23'40"	6.35'	S 63°57'54" W	12.70'
C8	25.96'	100.00'	14°52'32"	13.05'	S 54°49'46" W	25.89'
C9	35.97'	214.43'	9°36'42"	18.03'	N 67°04'25" E	35.93'
C10	94.46'	500.00'	10°49'26"	47.37'	N 85°04'48" E	94.32'



APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

CHAIRMAN

DATE _____ DIRECTOR OF PLANNING

PUBLIC IMPROVEMENT BOND(S) APPROVED

DATE _____ DIRECTOR T.&E.S.

PRELIMINARY PLAT
SHOWING LOTS 501 THROUGH 507
EDGEWOOD TOWNS
A RESUBDIVISION OF
THE REMAINDER OF LOT 1, SMITH VILLAGE
DB 539, PG 157 (FAIRFAX COUNTY)
DB 633, PG 180 & DB 718, PG 135 (CITY OF ALEXANDRIA)
CITY OF ALEXANDRIA, VIRGINIA
DATE: FEBRUARY 25, 2022 SCALE: 1" = 20'



RC FIELDS & ASSOCIATES, INC.

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Alexandria, VA 22314
www.rcfields.com
(703) 549-6422

DESIGN: TJM
DRAWN: AA
SCALE: 1" = 20'
DATE: 2/25/22

FILE: 21-052
SHEET 2 OF 2



APPLICATION

Master Plan Amendment MPA# _____

Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 6336 Stevenson Avenue, Alexandria, VA _____

APPLICANT
 Name: Old Creek Homes LLC, a Virginia limited liability company
 Address: 1117 Queen St., Alexandria, Virginia 22314

PROPERTY OWNER:
 Name: Stevenson Ave LL, a Virginia limited liability company
 Address: 1117 Queen St., Alexandria, Virginia 22314

Interest in property:

Owner Contract Purchaser

Developer Lessee Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

- Yes: If yes, provide proof of current City business license.
- No: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Duncan W. Blair, Attorney/Agent

Print Name of Applicant or Agent 524 King Street	Signature 703 836-1000 703 549-3335
Mailing/Street Address Alexandria, Virginia 22314	Telephone # Fax # 9 28 22
City and State Zip Code	Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____	Fee Paid: \$ _____
Legal advertisement: _____	_____
ACTION - PLANNING COMMISSION _____	ACTION - CITY COUNCIL: _____

MPA # _____
REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

The applicant is not requesting a Master Plan Amendment.

- 2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

The subject property is a blighted piece of real estate development by a single family dwelling that was rendered uninhabitable by a fire more than 10 years ago. The Landmark/Van Dorn Small Area Plan, 1992, as amended recommends that property in this portion of the plan area be developed as medium/ high density residential. The proposed redevelopment plan for the property DSP2022-0004 is a medium density townhouse project consistent with the surrounding residential developments in the community.

- 3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

DSP2022 has gone through the City of Alexandria Development Review Process and plan being proffered as condition of approval of this rezoning has demonstrated that the site is adequately served by essential public facilities.

- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

The Applicant is proposing as a proffered condition pursuant to Section 11-804 of the Zoning Ordinance that the property shall be developed in accordance with DSP2022-00004 and Subdivision SUB2022-00004 as may be approved by the Alexandria Planning Commission and City Council.

FAIRFAX COUNTY

CITY OF ALEXANDRIA

ALEXANDRIA WEST

LANDMARK/
VAN DORN

VCS MAD83
NORTH ZONE

OCM (100)

HENRY G SHIRLEY MEMORIAL HIGHWAY
(I-395)

STEVENSON AVENUE

SITE

SFR

C

300'

RB

RTH

RC

STEVENSON SQUARE

STULTZ ROAD

PP

POS

0'

150'

300'

USE HATCH LEGEND:

-  = SINGLE-FAMILY RESIDENTIAL TOWNHOUSE
-  = RESIDENTIAL
-  = PLAYGROUND/PARK
-  = CONDO
-  = HOTEL

ZONING LEGEND:

- RB = RESIDENTIAL MEDIUM TOWNHOUSE
- RC = RESIDENTIAL HIGH HIGH DENSITY APARTMENT
- POS = PUBLIC OPEN SPACE
- OCM (100) = OFFICE COMMERCIAL MEDIUM

VICINITY MAP

REMAINDER OF LOT 1

SMITH VILLAGE

(6336 STEVENSON AVENUE)

CITY OF ALEXANDRIA, VIRGINIA

BOUNDARY LEGEND:

-  = JURISDICTION
-  = ZONING
-  = MASTER PLAN DESIGNATION

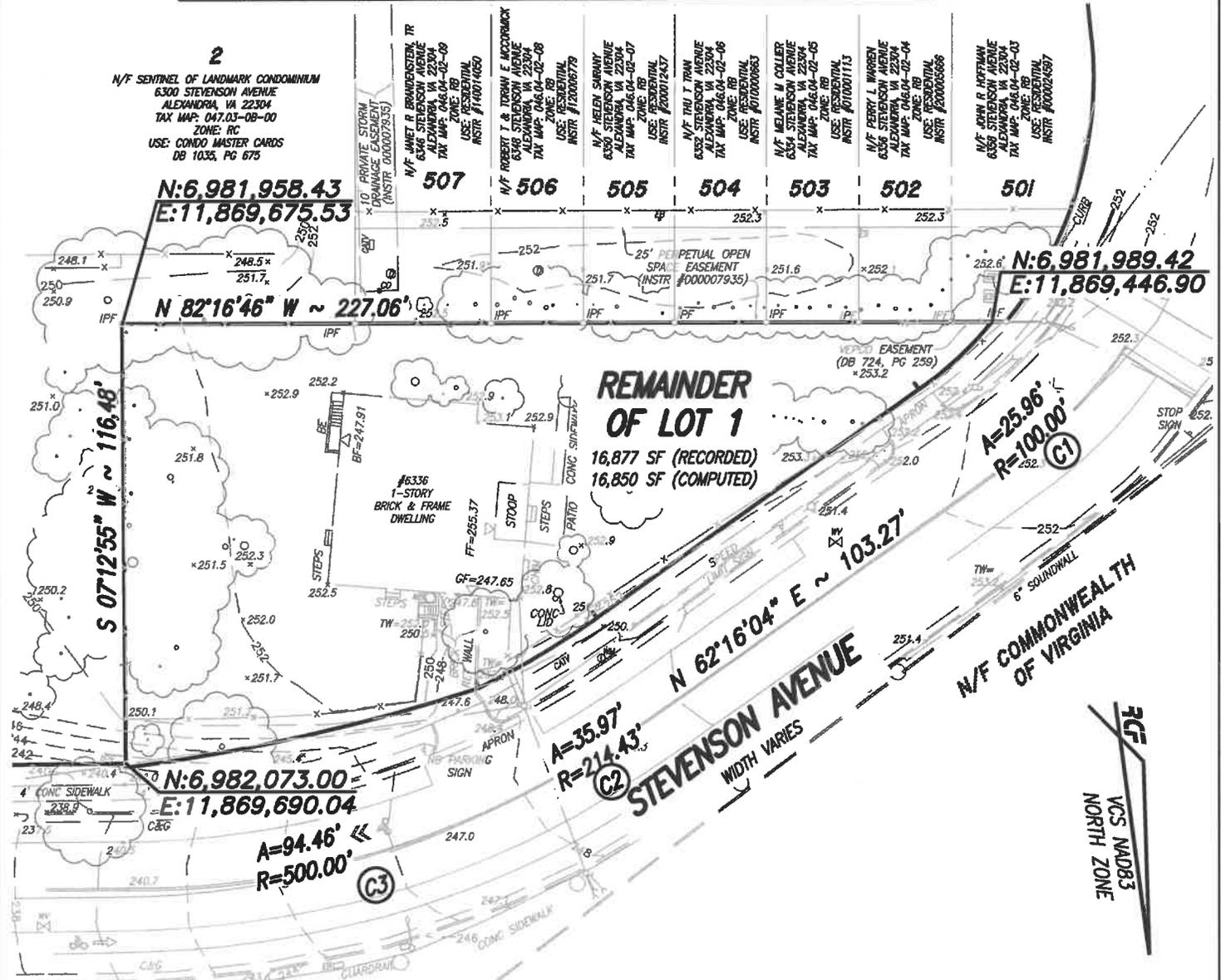
SCALE: 1" = 300'
DATE: SEPT 2022

OWNER: STEVENSON AVE, LLC
CLIENT: MATT GRAY

NOTES:
 TAX MAP NUMBER: #046.04-02-02
 LOT AREA = 16,877 S.F. OR 0.3874 AC (RECORDED; DB 718, PG 135)
 = 16,850 S.F. OR 0.3868 AC (COMPUTED)
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.

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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	25.96'	100.00'	14°52'32"	13.05'	S 54°49'46" W	25.89'
C2	35.97'	214.43'	9°36'42"	18.03'	N 67°04'25" E	35.93'
C3	94.46'	500.00'	10°49'26"	47.37'	N 85°04'48" E	94.32'



METES AND BOUNDS MAP
REMAINDER OF LOT 1
SMITH VILLAGE
(6336 STEVENSON AVENUE)
CITY OF ALEXANDRIA, VIRGINIA



SCALE: 1" = 40'
DATE: SEPT 2022

OWNER: STEVENSON AVE, LLC
CLIENT: MATT GRAY

NOTES:
TAX MAP NUMBER: #046.04-02-02
LOT AREA = 16,877 S.F. OR 0.3874 AC (RECORDED; DB 718, PG 135)
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October 24, 2022

LEGAL DESCRIPTION

**PART (REMAINDER) OF LOT 1
“SMITH VILLAGE”**

Deed Book 539, Page 157
City of Alexandria, Virginia

All that certain tract or parcel of land lying, being and situate in City of Alexandria, Virginia being:

Lot One (1), of the Subdivision known as **SMITH VILLAGE** as the same appears duly dedicated, platted and recorded in Deed Book 539 at Page 157 among the land records of Fairfax County, Virginia.

LESS AND EXCEPT that portion of the above-described property conveyed to the Commonwealth of Virginia in Deed Book 633 at Page 180 and that portion of the property conveyed to the City of Alexandria, Virginia in Deed Book 718 at Page 135, all among the land records of the City of Alexandria, Virginia.

Being further described by metes and bounds as follows:

COMMENCING AT A POINT at the northwesterly corner of Lot 501, “Stevenson Avenue Townes” Subdivision, as duly dedicated, platted and recorded in Instrument Number 000024597 among said land records of the City of Alexandria, Virginia; Thence, running with the northerly line of said Lot 501:

- i. South 82° 16' 46” East, a distance of 3.66 feet to a point in the southeasterly variable width right-of-way line of Stevenson Avenue being the **TRUE POINT OF BEGINNING**;

Thence, departing said Lot 501 and running with said southeasterly variable width right-of-way line of Stevenson Avenue, the following four (4) courses and distances:

1. 25.96 feet along the arc of a curve to the right; having a radius of 100.00 feet, a central angle of 14° 52' 32” and a chord which bears South 54° 49' 46” West, 25.89 feet to point of tangency;
2. North 62° 16' 04" East, 103.27 feet to a point of curvature;
3. 35.97 feet along the arc of a curve to the right; having a radius of 214.43 feet, a central angle of 09° 36' 42” and a chord which bears South 67° 04' 25” West, 35.93 feet to point of non-tangency;
4. 94.46 feet along the arc of a curve to the right; having a radius of 500.00 feet, a central angle of 10° 49' 26” and a chord which bears South 85° 04' 48” West, 94.32 feet to point in the west line of Lot 2 of the above referenced “Smith Village” Subdivision;

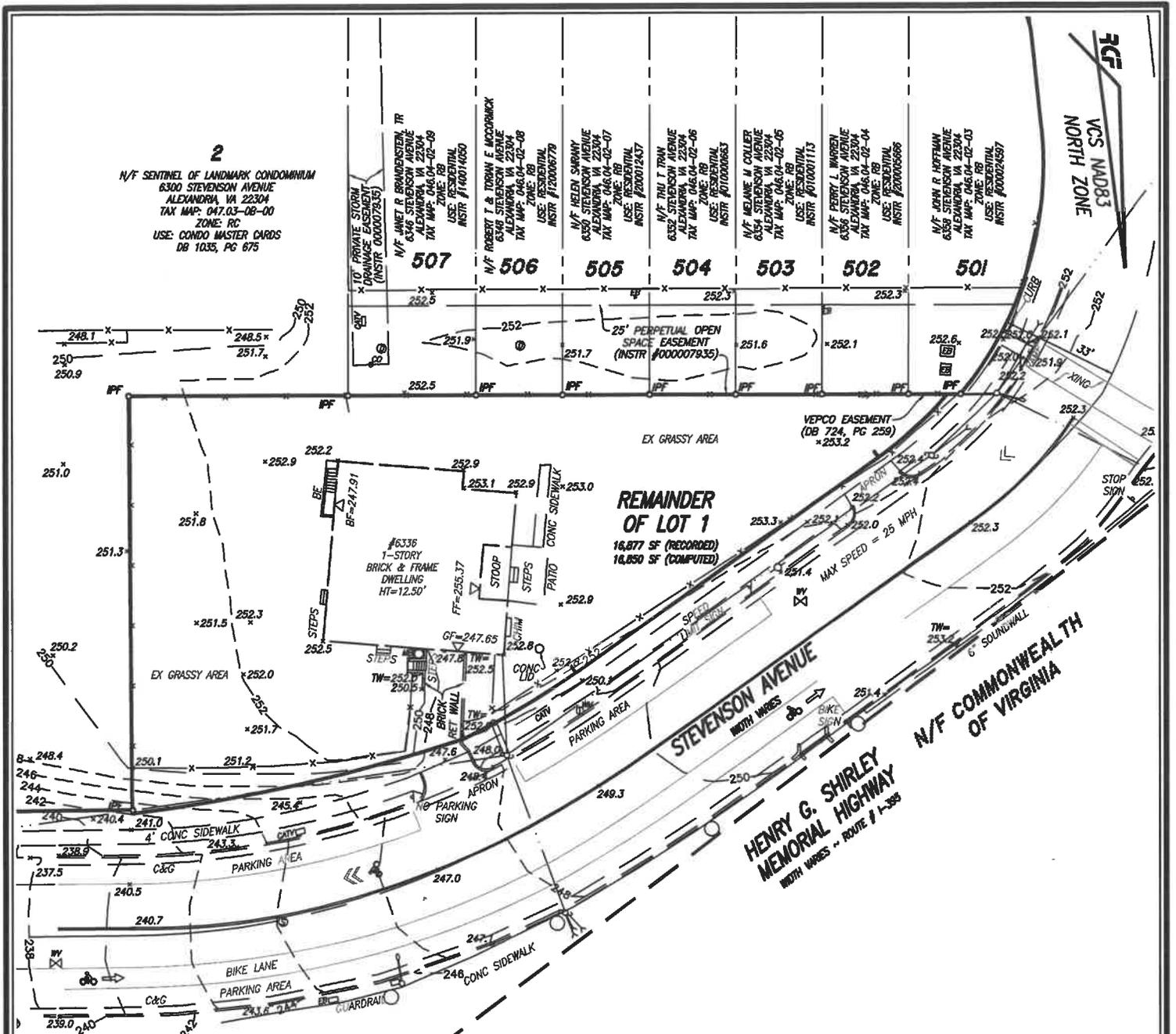
Thence, departing said Stevenson Avenue and running with said west line of Lot 2:

5. South 07° 12' 55" West, 116.48 feet to a point at the common corner between said Lot 2 and the aforementioned Lot 1;

Thence, departing said Lot 2 and running with the south line of said Lot 1 and the same line extended with the north line of Lots 507 through 501 (respectively) of the aforementioned “Stevenson Avenue Townes” Subdivision:

6. North 82° 16' 46" West, 227.06 feet to the **POINT OF BEGINNING** and

Containing a record area of 16,877 square feet of land, more or less.



EXISTING BUILDING AND STRUCTURES MAP

REMAINDER OF LOT 1

SMITH VILLAGE

(6336 STEVENSON AVENUE)

CITY OF ALEXANDRIA, VIRGINIA



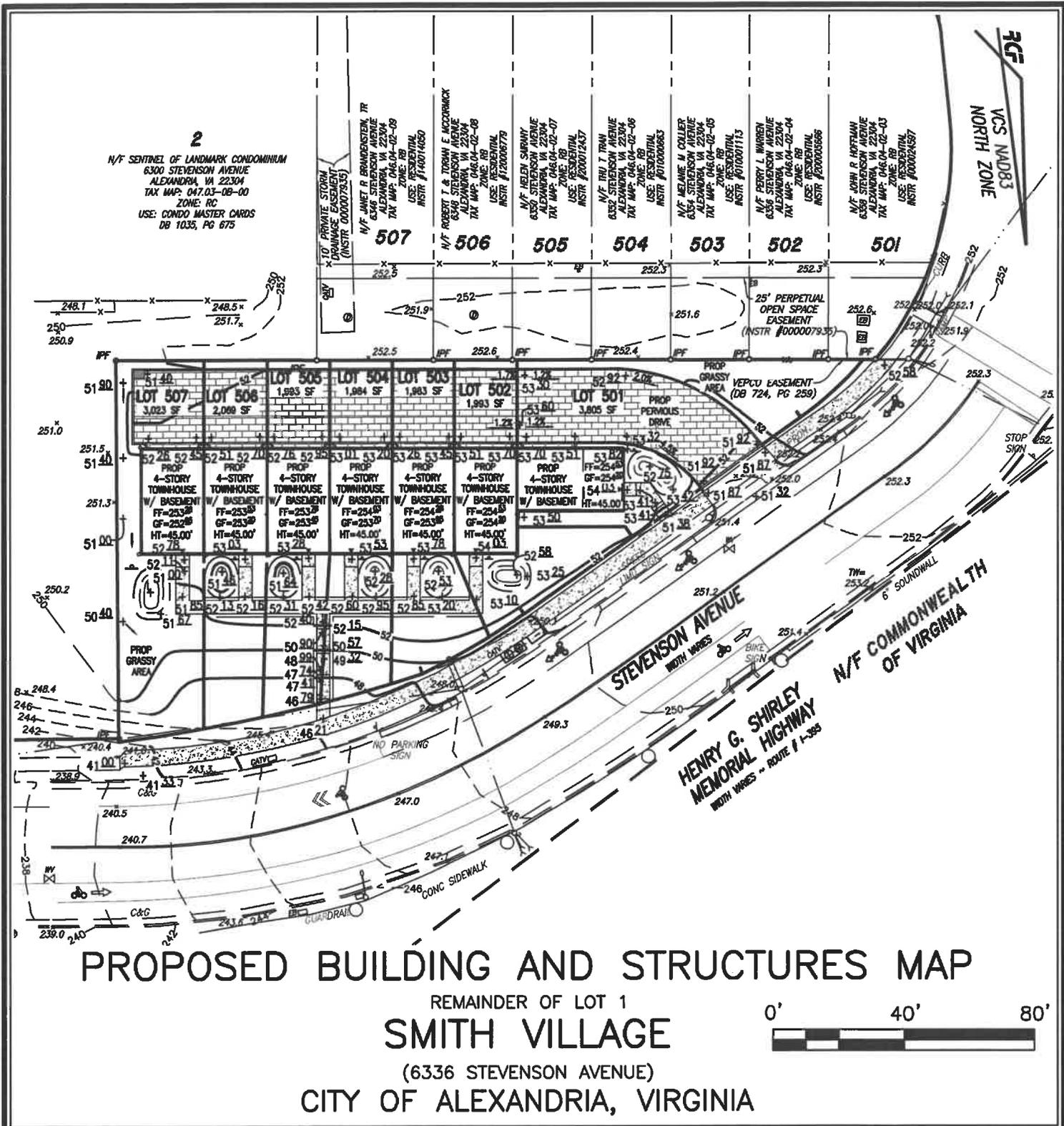
SCALE: 1" = 40'
 DATE: SEPT 2022

OWNER: STEVENSON AVE, LLC
 CLIENT: MATT GRAY

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PROPOSED BUILDING AND STRUCTURES MAP

REMAINDER OF LOT 1
SMITH VILLAGE
 (6336 STEVENSON AVENUE)
 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 40'
 DATE: SEPT 2022

OWNER: STEVENSON AVE, LLC
 CLIENT: MATT GRAY

NOTES:
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**PROFFER STATEMENT
PROPOSED DEVELOPMENT CONDITION
RZ #2022-00007**

Pursuant to the provision of §11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the “**Ordinance**”), Stevenson Ave LLC, a Virginia limited liability company (“**SA LLC**”), the owner of the property known as 6336 Stevenson Avenue, Alexandria, Virginia, also known as City of Alexandria Tax Parcel Map 46.04 Block 02 Lot 02 (the “**Property**”) and the applicant requesting the map amendment rezoning of the Property from the RB/Townhouse Zone to the RC/high density apartment zone.

SA LLC voluntarily and in writing prior to the scheduled public hearings on the rezoning application proffers:

1. The redevelopment of the Property shall be in substantial conformance with the improvements depicted in DSP #2022-0004 and SUB#2022-0004 as approved by the Alexandria Planning Commission, and as shown on the final site plan approved by the City of Alexandria.
2. These proffers are submitted in accordance with §11-804 of the Ordinance and shall be governed and construed in accordance with §11-804 of the Ordinance.
3. Matt Gray, the Manager of Old Creek Homes, LLC, as the Manager of SA LLC, represents that he is authorized to execute and deliver this Proffer and this Proffer is voluntarily entered into by SA LLC.

This proffer is the only proffer on this Zoning Map Amendment. In the event the rezoning (RZ2022-00007) is not approved and the associated approval of DSP #2022-0004 and SUB#2022-0004 are not approved, this proffer shall be of no binding effect.

Stevenson Ave LLC
a Virginia limited liability company

By: Old Creek Homes, LLC
A Virginia limited liability company, its manager

By: 

Matt Gray, Manager
October 25, 2022



6336 Stevenson Avenue

EarthCraft House Worksheet

EC Builder Company:	Old Creek Homes, LLC
Site Super:	Matt Gray
Site Super Contact:	(571) 405-7671
Technical Advisor:	Chris Conway

Project Location:	6336 Stevenson Avenue	
	Alexandria, VA	22304
Registration Date:	3/3/22	

Site Information	
Foundation Type	Slab
Lot Area (acres):	0.3868
Irrigated Area (ft2):	7092
Impervious Area (ft2):	9758

Building Information:	
Floor Area:	17,024
Volume:	15,026
SFBE:	24,320
# Stories:	4
# Bedrooms:	3

EarthCraft House Badges

- Comfort Badge
- Environment Badge
- Performance Badge
- Health Badge

EarthCraft Builder - By accepting the EarthCraft House certification, I pledge that this home has been constructed to the standards listed within this EarthCraft House Guidelines and Worksheet.

Builder Signature	<div style="border-bottom: 1px solid black; width: 100%;"></div> 3/3/22 date
Technical Advisor Signature	<div style="border-bottom: 1px solid black; width: 100%;"></div> 3/3/22 date
EarthCraft Administrator Signature	<div style="border-bottom: 1px solid black; width: 100%;"></div> 3/3/22 date

EarthCraft
July-18



6336 Stevenson Avenue

All

		Last Updated	
		Date	
		Verification	Notes
SITE PLANNING			
SP 1	Do not install invasive plant species		
SP 2	Design and implement tree protection plan		
RESOURCE EFFICIENCY			
RE 1	Minimum stud spacing (both, details below): <ul style="list-style-type: none"> 16" centers for 2x4 walls and 2x6 walls Wall spacing at 24" centers for non-load bearing walls 		Optional
RE 2	Size headers for loads (non-structural headers in non-load bearing walls)		
RE 3	Energy heel truss system for all vented, unconditioned attics		
RE 4	If HVAC ductwork is in unconditioned attic, attic side radiant barrier		
RE 5	Engineered wood trim (both, details below): <ul style="list-style-type: none"> Interior and exterior ≥ 75% 		
DURABILITY & MOISTURE MANAGEMENT			
DU 1	Do not install wet or water-damaged building materials		
DU 2	Crawlspace, if designed (choose one): <ul style="list-style-type: none"> Vented crawlspace with spray foam insulation covering 100% of framed floor and 100% coverage of sealed ≥ 6 mil vapor barrier over exposed earth. Vapor barrier shall extend ≥ 6" up the stem wall and shall be attached and sealed to the stem wall. Unvented crawlspace meeting IRC 2012 (details below): <ul style="list-style-type: none"> Exposed earth is covered with a continuous ≥ 6 mil vapor barrier. Joints of the vapor barrier shall overlap by 6" and shall be sealed. The edges of the vapor retarder shall extend ≥ 6" up the stem wall and shall be attached and sealed to the stem wall or insulation; and One of the following is provided for under the under-floor space: <ul style="list-style-type: none"> Continuously operated mechanical exhaust ventilation at a rate equal to 1 cubic foot per minute for each 50 square feet of crawlspace floor area, including an air pathway to the common area (such as a duct or transfer grill) and perimeter walls insulated in accordance with EarthCraft requirements Conditioned air supply sized to deliver at a rate equal to 1 cubic foot per minute for each 50 square feet of under-floor area, including a return air pathway to the common area (such as a duct or transfer grill) and perimeter walls insulated in accordance with EarthCraft requirements 		
DU 3	Slabs, if designed (both, details below): <ul style="list-style-type: none"> 100% coverage of ≥ 6 mil vapor barrier beneath all slabs Gravel bed beneath all slabs (exception: Climate Zone 2) 		
DU 4	Bottom of foundation drain no higher than top of subgrade footing		
DU 5	Damp proof below-grade walls		
DU 6	Install drainage plane per manufacturer's specifications (both, details below): <ul style="list-style-type: none"> Single lapped housewrap or taped, vapor permeable water-resistant barrier integrated with sheathing Double layer of either building paper or housewrap behind cementitious stucco, stone veneer or synthetic stone veneer on framed walls 		
DU 7	Flashing complies with 2012 IRC and/or manufacturer specifications (all, details below): <ul style="list-style-type: none"> All exterior penetrations flashed and sealed to weather barrier prior to cladding Window and door pan flashing installed per manufacturer specifications Window and door side and head flashing installed per manufacturer specifications Step and kick-out flashing at wall/roof intersections Step flashing 4" on wall surface and integrated with wall and roof drainage planes 		
DU 8	Install siding per manufacturer and industry recommendations (details below):		
DU 9	Rigid, moisture-resistant backing material behind tubs and showers		
DU 10	Wall cavity insulation without a vapor retarder or kraft paper		

HIGH PERFORMANCE BUILDING ENVELOPE

- BE 1** At final: ≤ 5 ACH50 or Envelope leakage ratio ≤ 0.30
- BE 2** Air seal where required by EarthCraft (as applicable to design, details below):
 - All gaps in exterior sheathing $\geq 1/4"$
 - All gaps in rim and band areas $\geq 1/4"$
 - Cantilevered floors blocked at exterior wall
 - All chases blocked and sealed: Ex.fireplace, tubs, under stairs, HVAC
 - All plumbing penetrations
 - Sill and sole plates sealed to subfloor and foundation
 - All penetrations through subfloor/slab, framing and drywall
 - Rough openings around exterior doors and windows
 - HVAC Boots and mechanical ventilation fan penetrations through drywall/subfloor
- BE 3** All recessed can lights must be airtight, gasketed and IC-rated in insulated ceilings; insulate exterior surface of fixture to $\geq R-10$
- BE 4** Insulated corners at all exterior locations
- BE 5** Ladder T-walls at all exterior locations
- BE 6** Insulate to meet EarthCraft requirements, based on climate zone (chart below):

Climate Zone	Ceiling-Flat	Ceiling-Sloped	Wood Framed Wall	Attic Knee wall	Mass Wall	Basement Wall	Crawlspace Wall	Framed Floor	Slab	Cantilevered Floor
2	49	38	15	18	4/6	NA	NA	13	10	30
3	49	38	15	18	8/13	5/13	5/13	19	10	30
4	49	38	15	18	8/13	10/13	10/13	19	10	30

*A minimum of R-20, spray applied insulation is acceptable

- BE 7** RESNET Grade \geq II insulation installation quality (floors, walls and ceilings)
- BE 8** Unconditioned attics (as applicable to design, details below):
 - Insulation baffles at all soffit vents, trays and attic access
 - Loose-fill insulation R-value certificate, and depth rulers installed 1 per 300 ft²
 - Platforms allow for full-depth insulation below
 - Attic access within conditioned space $\geq R-49$
 - Knee walls ≥ 1 ft tall insulated to $\geq R-18$ with sealed attic side air barrier
 - Knee walls < 1 ft tall fully covered to achieve same R-value as surrounding attic
- BE 9** Window and skylight U-factor and Solar Heat Gain Coefficient (SHGC) meets or exceeds IECC 2009 (chart below):

Climate Zone	Window U-factor	Skylight U-factor	Glazed Window SHGC
2	0.32	0.75	0.27
3	0.32	0.65	0.27
4	0.32	0.60	0.27

ENERGY EFFICIENT HVAC SYSTEMS

- ES 1** Size and select all HVAC equipment in accordance with ACCA Manuals J and S
- ES 2** Heating equipment efficiency meets EarthCraft requirements (details below):
 - Ducted furnace(s) and/or boiler(s) $\geq 90\%$ AFUE, sealed combustion
 - Ducted heat pump(s) ≥ 8.2 HSPF and within 0.5 ton of load calculation, Climate Zone 4 ≥ 8.5 HSPF and within 0.5 ton of load calculation
- ES 3** Cooling equipment efficiency meets EarthCraft requirements (details below):
 - Ducted Split system ≥ 14.5 SEER
 - Ducted Package unit ≥ 12 EER
 - Ducted ground-source heat pump(s): ≥ 15 EER
- ES 4** Programmable thermostat with adaptive recovery capability
- ES 5** No HVAC equipment or ductwork located in garage, and no conditioned air supplied to garage
- ES 6** If designed, HVAC ductwork meets EarthCraft requirements for installation, insulation and air sealing (details below):
 - Air seal ductwork to EarthCraft requirements using mastic/mastic tape:
 - Plenum seams
 - Collars to plenum
 - Collars and boots to flex liner
 - Seams in boots and wyes
 - All flex liner to wye connections
 - Air handler unit seams
 - Insulate ductwork to standards set by EarthCraft:
 - Unconditioned Attic: R-8
 - All other spaces: R-6
 - HVAC ductwork installation meets EarthCraft requirements (details below):
 - Fully duct all supply and return ducts
 - No ducts in exterior walls or vaulted ceilings
 - Install rigid ducts, or pull all flex ducts with no pinches and support at intervals $\leq 5'$
 - Ducts suspended above attic floor trusses to allow for full depth of attic floor insulation
 - HVAC system and ductwork is dry and clean (details below):
 - Protect all ceiling/floor registers until construction is complete
 - Protect HVAC fan until construction is complete
 - Pleated filter installed during construction
- ES 7** Filters (details below):
 - Filter easily accessible for occupant
 - Access panel includes gasket and fits snugly
 - At final all filters \geq MERV 6
- ES 8** If applicable, test duct leakage based on floor area served (details below):
 - Leakage to outside $\leq 3\%$ (not required if ducts are located 100% within conditioned space)
 - Total leakage $\leq 6\%$ at final

PLUMBING & IRRIGATION

PI 1 High efficiency water heater (Energy Factor; chart below):

Tank Size	Gas EF	Electric EF	Gas UEF	Electric UEF
20- 55 gal	0.65	0.95	0.61	0.92
55- 100 gal	0.75	1.97	0.76	2.03
< 2 gal	0.82	0.93	0.81	0.91

* Gas water heaters must be separate from living space

PI 2 Insulate 100% of hot water pipe with \geq R-3

PI 3 Heat trap on all storage water heaters

PI 4 Water pressure \leq 60 PSI

PI 5 WaterSense labeled toilets, showerheads, lavatory faucets and accessories (all must comply; details below):

- Toilets: \leq 1.28 gpf
- Showerheads: \leq 2.0 gpm. Exception: one (1) showerhead may be \leq 2.5 gpm
- Lavatory faucets: \leq 1.5 gpm

PI 6 Irrigation system (details below):

- Must have weather based controller
- Does not water hard surfaces such as sidewalks and home foundation

PI 7 All pools or spas must have an appropriate cover

PI 8 Ornamental water features must recirculate water

EFFICIENT LIGHTING & APPLIANCES

LA 1 High-efficacy lighting in \geq 90% of all permanent indoor and outdoor fixtures

LA 2 If installed, ENERGY STAR qualified dishwasher

LA 3 If installed, ENERGY STAR qualified refrigerator

LA 4 If installed, ENERGY STAR qualified clothes washer (water factor \leq 6.0 gal)

EDUCATION AND OPERATIONS

EO 1 Provide homeowner with project-specific owner's manual

EO 2 EarthCraft House Certified Builder

EO 3 Market EarthCraft House program



6336 Stevenson Avenue

Last Updated	
Date	
Verification	Notes

Ventilation Calculations

Conditioned Floor Area:	17024
Number of Bedrooms:	3

ASHRAE 62.2-2016 Continuous Ariflow Required (cfm):		540.72
Intermittent Fan Run-Time Solver	Fan Capacity (cfm):	
	Required fan run time per hour (min):	

Manual S Results	
Heating Capacity (BTU):	
Cooling Capacity (BTU):	

Manual J Results		Equipment Specified	% Difference
Heating Load (BTU):			
Cooling Sensible Load (BTU):			
Cooling Latent Load (BTU):			

ENERGY EFFICIENT HVAC SYSTEMS

- ES 1** Size and select all HVAC equipment in accordance with ACCA Manuals J and S
- ES 2** Heating equipment efficiency (details below):
 - Ducted furnace(s) and/or boiler(s) $\geq 90\%$ AFUE, sealed combustion
 - Ducted heat pump(s) ≥ 8.2 HSPF and within 0.5 ton of load calculation, Climate Zone 4 ≥ 8.5 HSPF and within 0.5 ton of load calculation
- ES 3** Cooling equipment efficiency (details below):
 - Ducted Split system ≥ 14.5 SEER
 - Ducted Package unit ≥ 12 EER
 - Ducted ground-source heat pump(s): ≥ 15 EER
- ES 4** Programmable thermostat with adaptive recovery capability

INDOOR AIR QUALITY

IAQ 1 Provide whole building and local exhaust ventilation based on ASHRAE 62.2-2016 Ventilation and Acceptable Indoor Air Quality in Residential Buildings (details Below):

- Include whole building ventilation sizing in Manual J calculations
- Install labeled, accessible whole building ventilation controls
- Whole building ventilation design (choose one):
 - Balanced system
 - Supply system with \geq MERV 4 filter prior to outdoor air entering living space or HVAC unit

If central fan integrated system is used, HVAC system must be equipped with variable speed motor and thermostat
- Stand-alone exhaust system designed to operate continuously. All HVAC systems must be equipped with \geq MERV 13 filter.

ENERGY EFFICIENT HVAC SYSTEMS			
ES 5	No HVAC equipment or ductwork located in garage, and no conditioned air supplied to garage		
ES 6	If designed, HVAC ductwork meets EarthCraft requirements for installation, insulation and air sealing (details below):		
	<ul style="list-style-type: none"> • Air seal ductwork to EarthCraft requirements using mastic/mastic tape: <ul style="list-style-type: none"> • Plenum seams • Collars to plenum • Collars and boots to flex liner • Seams in boots and wyes • All flex liner to wye connections • Air handler unit seams • Insulate ductwork to standards set by EarthCraft: <ul style="list-style-type: none"> • Unconditioned Attic: R-8 • All other spaces: R-6 • HVAC ductwork installation meets EarthCraft requirements (details below): <ul style="list-style-type: none"> • Fully duct all supply and return ducts • No ducts in exterior walls or vaulted ceilings • Install rigid ducts, or pull all flex ducts with no pinches and support at intervals $\leq 5'$ • Ducts suspended above attic floor trusses to allow for full depth of attic floor insulation • HVAC system and ductwork is dry and clean (details below): <ul style="list-style-type: none"> • Protect all ceiling/floor registers until construction is complete • Protect HVAC fan until construction is complete • Pleated filter installed during construction 		
ES 7	Filters (details below):		
	<ul style="list-style-type: none"> • Filter easily accessible for occupant 		
INDOOR AIR QUALITY			
IAQ 1	Provide whole building and local exhaust ventilation based on ASHRAE 62.2-2016 Ventilation and Acceptable Indoor Air Quality in Residential Buildings (details below):		
	<ul style="list-style-type: none"> • Vent all full bathrooms with ENERGY STAR ≥ 50 CFM on-demand exhaust fan to exterior <ul style="list-style-type: none"> • Bath fans ducted using prescriptive design based on ASHRAE 62.2-2016 or measure airflow CFM within +/-10% of rated airflow • Vent all kitchens with ENERGY STAR ≥ 100 CFM on-demand range hood to exterior <ul style="list-style-type: none"> • Range fan ducted using prescriptive design based on ASHRAE 62.2-2016 or measure airflow CFM within +/-10% of rated airflow • If range hood capable of ≥ 400 CFM, install make-up air to meet IRC 2012 requirements 		
IAQ 3	No unvented combustion fireplaces, appliances or space heaters. Separate atmospherically vented appliances from conditioned space.		
IAQ 4	If installed, fireplace has ducted outdoor air supply with damper		
IAQ 5	If in EPA Radon Zone 1, install a passive radon/soil gas vent system to exterior and label clearly		
PLUMBING & IRRIGATION			
PL 2	Insulate 100% of hot water pipe with $\geq R-3$		
PL 3	Heat trap on all storage water heaters		



6336 Stevenson Avenue

Last Updated	
Date	
Verification	Notes

SITE PLANNING

SP 1 Do not install invasive plant species

HIGH PERFORMANCE BUILDING ENVELOPE

BE 2 Air seal where required by EarthCraft

- HVAC Boots and mechanical ventilation fan penetrations through drywall and subfloor

BE 6 Insulate to meet EarthCraft requirements, based on climate zone (chart below):

Climate Zone	Ceiling-Flat	Ceiling-Sloped	Wood Framed Wall	Attic Kneewall	Mass Wall	Basement Wall	Crawlspace Wall	Framed Floor	Slab	Cantilevered Floor
2	49	38	15	18	4/6	NA	NA	13	10	30
3	49	38	15	18	8/13	5/13	5/13	19	10	30
4	49	38	15	18	8/13	10/13	10/13	19	10	30

*A minimum of R-20, spray applied insulation is acceptable

BE 7 RESNET Grade ≥II insulation installation quality (floors, walls and ceilings)

BE 8 Unconditioned attics (as applicable to design, details below):

- Loose-fill insulation R-value certificate, and depth rulers installed 1 per 300 ft²
- Kneewalls ≥1ft tall insulated to ≥R-18 with sealed attic side air barrier
- Kneewalls <1ft tall fully covered to achieve same R-value as surrounding attic

ENERGY EFFICIENT HVAC SYSTEMS

ES 6 If designed, HVAC ductwork meets EarthCraft requirements for installation, insulation and air sealing (details below):

- HVAC system and ductwork is dry and clean (details below):
 - Protect all ceiling/floor registers until construction is complete
 - Protect HVAC fan until construction is complete
 - Pleated filter installed during construction

ES 7 Filters (details below):

- Access panel includes gasket and fits snugly
- At final all filters ≥ MERV 6

INDOOR AIR QUALITY				
IAQ 2	Carbon monoxide detector (one per sleeping area, hard wired with battery back-up)			
PLUMBING & IRRIGATION				
PI 1	High efficiency water heater (Energy Factor; chart below):			
	Tank Size	Gas EF	Electric EF	Gas UEF
	20- 55 gal	0.65	0.95	0.61
	55- 100 gal	0.75	1.97	0.76
	< 2 gal	0.82	0.93	0.81
	* Gas water heaters must be separate from living space			
PI 4	Water pressure ≤60 PSI			
PI 5	WaterSense labeled toilets, showerheads, lavatory faucets and accessories (all must comply; details below):			
	<ul style="list-style-type: none"> • Toilets: ≤1.28 gpf • Showerheads: ≤2.0 gpm. Exception: one (1) showerhead may be ≤2.5 gpm • Lavatory faucets: ≤1.5 gpm 			
PI 6	Irrigation system meets EarthCraft requirements (details below):			
	<ul style="list-style-type: none"> • Must have weather based controller • Does not water hard surfaces such as sidewalks and home foundation 			
PI 7	All pools or spas must have an appropriate cover			
PI 8	Ornamental water features must recirculate water			
EFFICIENT LIGHTING & APPLIANCES				
LA 1	High-efficacy lighting in ≥90% of all permanent indoor and outdoor fixtures			
LA 2	If installed, ENERGY STAR qualified dishwasher			
LA 3	If installed, ENERGY STAR qualified refrigerator			
LA 4	If installed, ENERGY STAR qualified clothes washer (water factor ≤6.0 gal)			



6336 Stevenson Avenue

Last Updated	
Date	

Total Conditioned Floor Area:	17024
Square Footage of Building Envelope:	24320
Volume:	15026

Building Infiltration					
Test 1		Re-test		Re-test	
Date of Inspection:		Date of Inspection:		Date of Inspection:	
Induced Pressure Difference WRT	50	Induced Pressure Difference WRT	50	Induced Pressure Difference WRT	50
Outdoors:		Outdoors:		Outdoors:	
Ring:		Ring:		Ring:	
CFM50:		CFM50:		CFM50:	
ACH50:	0.0	ACH50:	0.0	ACH50:	0.0
ELR:	0.00	ELR:	0.00	ELR:	0.00

High Performance Building Envelope		Verification	Notes
BE 1	At final: ≤ 5 ACH50 or Envelope leakage ratio ≤ 0.30		



VERIZON NETWORK OSP & ENG
4242 DUKE ST
ALEXANDRIA, VA 22304

March 8, 2022

**Land Development Consultants, Inc.
Attention: Matt Gray
225 N. West St.
Alexandria, VA 22314**

RE: Edgewood Towns at 6336 Stevenson Ave, Alexandria, VA 22304

Dear Mr. Gray:

Verizon has reviewed your plans for **Edgewood Towns at 6336 Stevenson Ave, Alexandria, VA 22304**. We have compared your plan against our records and made field verification. At this time **there are no conflicts** between your design and our facilities at this location.

For additional information concerning this matter please contact me by using the contact information listed below or Kelsey Bowman on 703-212-6865.

Regards,

Antonio.t.Ashby

Antonio Ashby
Supervisor
OSP Engineering
4242 Duke St.
Alexandria, Va. 22304
252-405-3941 Office
Antonio.t.ashby@verizon.com



3/1/2022

Attention: Matt Gray

RE: 6336 Stevenson Ave., Alexandria, VA
Customer Reference Number: 10519358

Dear Customer,

Dominion Energy confirms that if 10 feet of clearance from overhead power lines is maintained, then construction can occur without undergrounding the existing power lines. The Virginia law forbids any person or any hand-held tool or material from coming within 10 feet of any overhead power line energized at more than 600 volts. This law also forbids operation of any equipment with parts capable of vertical, lateral, or swinging motion within 10 feet of such high voltage lines.

Sincerely,

Nicole Blankenship
Customer Projects Designer