



Development Special Use Permit #2015-0017
Pickett's Ridge Phase II – Extension

Application	General Data	
Project Name: Pickett's Ridge Phase II - Extension	PC Hearing:	November 5, 2015
	CC Hearing:	November 14, 2015
	Recommended DSUP Expiration:	June 13, 2018 (3 years from previous expiration date)
	Plan Acreage:	2 acres
Location: 1101 and 1102 Finley Lane	Zone:	R-20
	Proposed Use:	Single-Family Residential
Applicant: Sutton Building Corporation	Small Area Plan:	Seminary Hill
	Historic District:	Not Applicable
	Green Building:	Not Applicable

Purpose of Application

The applicant requests a five-year extension of a previously-approved Development Special Use Permit for construction of a single-family dwelling on the remaining undeveloped lot at 1101 Finley Lane.

Special Use Permits and Modifications Requested:

1. Development Special Use Permit (with site plan) to construct a single-family dwelling;
2. Special Use Permit for land without frontage on a public street.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

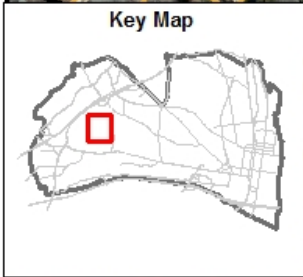
Robert M. Kerns, AICP, Chief of Development robert.kerns@alexandriava.gov

Maya Contreras, Principal Planner maya.contreras@alexandriava.gov

Nathan Randall, Urban Planner nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, NOVEMBER 5, 2015: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



DSUP #2015-0017
1101 & 1102 Finley Lane



I. SUMMARY

Staff recommends **approval** of an extension of a previously-approved Development Special Use Permit (DSUP) for an additional three years, rather than the requested five years, for the “Pickett’s Ridge Phase II” development. The applicant first obtained DSUP approval for this project in 2004, and extensions were granted in 2009 and 2012. The purpose of the current extension request is to allow for the construction of one single-family dwelling on the vacant lot at 1101 Finley Lane (Lot 503), which, like the other Pickett’s Ridge properties, does not have required frontage on a public street. The second dwelling in the DSUP approval, at 1102 Finley Lane (Lot 504), was constructed and occupied approximately eight years ago.

II. BACKGROUND

A. Procedural Background

The subject site comprises two lots within the four-lot, single-family residential development known as Pickett’s Ridge. The Pickett’s Ridge project first obtained land-use approval under two separate DSUPs, with two dwellings approved under each DSUP. They were processed as DSUPs rather than Development Site Plans (DSPs) since Special Use Permit (SUP) approval is needed for lots without frontage on a public street, and none of the four lots had such frontage on a public street. Phase I of the project was approved in March 2003 under DSUP#2002-0049, and both of the houses were constructed and occupied by 2006. Phase II was approved by the City Council under DSUP#2003-0036 in February 2004, and the 1102 Finley Lane dwelling was constructed and occupied in 2007.

Construction at the project site stopped for more than 24 months following completion of the 1102 Finley Lane dwelling. The applicant filed an extension request to keep the DSUP valid in order to construct the last of the four planned single-family dwellings. In 2009, City Council approved that extension for an additional three years given the economic conditions at the time. A minor site plan amendment to expand the footprint of the future dwelling, including a reconfiguration of the garage, at 1101 Finley was also approved in 2009. A second three-year DSUP extension was approved in 2012 (DSUP#2012-0017). The applicant reports that construction of the final dwelling unit in Pickett’s Ridge has not commenced in the last three years due to adverse economic conditions for custom-home sales. It subsequently submitted the current DSUP extension request prior to the June 2015 expiration of DSUP#2012-0007.

B. Site Context

The two-acre project site consists of two lots that are accessed by a private street, Finley Lane, which the applicant constructed as part of the overall Pickett’s Ridge project. Finley Lane is connected to the portion of North Pickett Street that extends south from Seminary Road. The site contains significantly sloped terrain and a substantial number of mature trees, many of which were required to be preserved through the original approval. The 1101 Finley Lane site has been prepared for construction with clearing of the trees for the future construction, and the installation of utilities and infrastructure that will eventually serve the house. The project site is surrounded by other single-family dwellings, many of which are also located on relatively large lots.

III. PROJECT DESCRIPTION

The applicant, Sutton Building Corporation, requests a five-year extension of an approved Development Special Use Permit to construct a single-family dwelling on the remaining vacant lot at 1101 Finley Lane. The subdivision of this property into two lots has been approved and recorded, but since the lots are still considered outlots due to the lack of frontage on a public street, a valid DSUP is required for development on the remaining lot. The proposed dwelling for the remaining undeveloped lot (1101 Finley Lane), at approximately 10,600 net square feet, would be similar in size to two of the three other houses in the Pickett's Ridge development. No changes to the proposed single-family dwelling on the vacant site are proposed as part of this extension request.

IV. ZONING

The subject site is zoned R-20 / Single Family. Pursuant to Section 3-102 of the Zoning Ordinance, single-family residential uses are allowed in R-20 without the need of a Special Use Permit. However, Section 7-1007 requires Special Use Permit approval for lots without frontage on public streets. Sections 11-403 and 11-404 also require Development Site Plan (DSP) approval for the contemporaneous development of three or more single-family dwellings. Staff determined that the development of 1101 Finley Lane with a single-family dwelling no longer technically requires DSP approval given that the three other dwellings were constructed so many years ago. However, the applicant ultimately elected to proceed with the current extension request, which was already in process, rather than seek the alternative option of separate grading plan and Special Use Permit approval. A summary of the zoning parameters for the project are identified in the table below.

Site Area:	47,601 SF (1101 Finley) + 39,519 SF (1102 Finley) = 87,120 SF (2.0 acres) in total		
Zone:	R-20		
Current Use:	One empty lot (1101 Finley) and one single-family house (1102 Finley)		
Proposed Use:	New single-family dwelling on empty lot (1101 Finley)		
	<i>Permitted / Required</i>	<i>Proposed / Existing</i>	
		<i>1101 Finley</i>	<i>1102 Finley</i>
FAR	0.25	0.23	0.25
Height	35 feet*	35 feet	35 feet
Front Yard	40 feet*	98 feet	61 feet
Side Yards	12 feet min / 1:2 ratio = 17.5 feet	39 feet (west)	42 feet (west)
		37 feet (east)	27 feet (east)
Rear Yard	12 feet min / 1:1 ratio = 35 feet	50 feet	65 feet
Parking:	2 spaces / unit	2 spaces	2 spaces

*As required in original DSUP approval (DSUP#2003-0036).

V. STAFF ANALYSIS

Staff recommends extending the validity period of the applicant's previously-approved Development Special Use Permit, albeit by 36 months rather than the requested five years. The construction of a single-family dwelling at 1101 Finley Lane continues to represent a reasonable proposal to develop the R-20-zoned property and one that has been anticipated for many years. The development of the four lots has been coordinated through prior DSUP approvals and associated conditions of approval, which have been carried forward into the current request virtually unchanged. In addition, the specific SUP-related element of the approval – the circumstance of the lot not having required frontage on a public street – exists at the three other approved Pickett's Ridge lots and continues to be an acceptable development pattern.

Although the proposal represents the third DSUP extension at this site, staff believes that processing the current request as an extension is a reasonable approach. Like other extensions, the applicant is not proposing any changes to the previously-approved single-family dwelling at 1101 Finley Lane. Only a few existing conditions of approval need to be updated. No new development has occurred in the area, nor have any planning goals been amended, that would impact staff's original recommendation. The only notable regulatory changes in the last several years that might have been applied to this project under a brand-new application - infill zoning and amended stormwater requirements - would have no substantial effect in this specific instance. Ultimately, if the request were processed as a brand-new approval instead of as an extension, it seems possible that the review time for the project would increase but no appreciable benefit would be achieved.

The recommended extension timeframe of 36 months is consistent with standard practice and Zoning Ordinance provisions. The applicant's explanation that economic conditions in the custom home sales market have slowed the construction of the dwelling up to this point does not justify a validity period of five years. No other special circumstances have been presented to staff to support the longer period.

Staff would also like to note that the slight changes to the existing condition language primarily concern the matter of stormwater (Conditions #23, 35, and 66). New Condition #71 has also been added to memorialize the standard 36-month validity period contained in the Zoning Ordinance while also requiring the applicant to provide staff with an 18-month project status update.

VI. COMMUNITY

The property has been posted with public notice signs announcing the proposed extension requests. Additionally, notification has been sent to all adjacent property owners with information about the proposal, hearing dates and contact information. Neither staff nor the applicant has received any comments from the community. The request will be presented to the Federation of Civic Associations at its regular October 2015 meeting.

VII. CONCLUSION

In conclusion, staff recommends **approval** of a three-year extension of the previously-approved Development Special Use Permit to construct a new single-family dwelling subject to compliance with all applicable codes and the staff recommendations contained in Section IX of this report.

Staff: Robert M. Kerns, AICP, Chief of Development
 Maya Contreras, Principal Planner, Development
 Nathan Randall, Urban Planner, Development

VIII. GRAPHICS

Figure 1: Pickett's Ridge Layout and Phasing

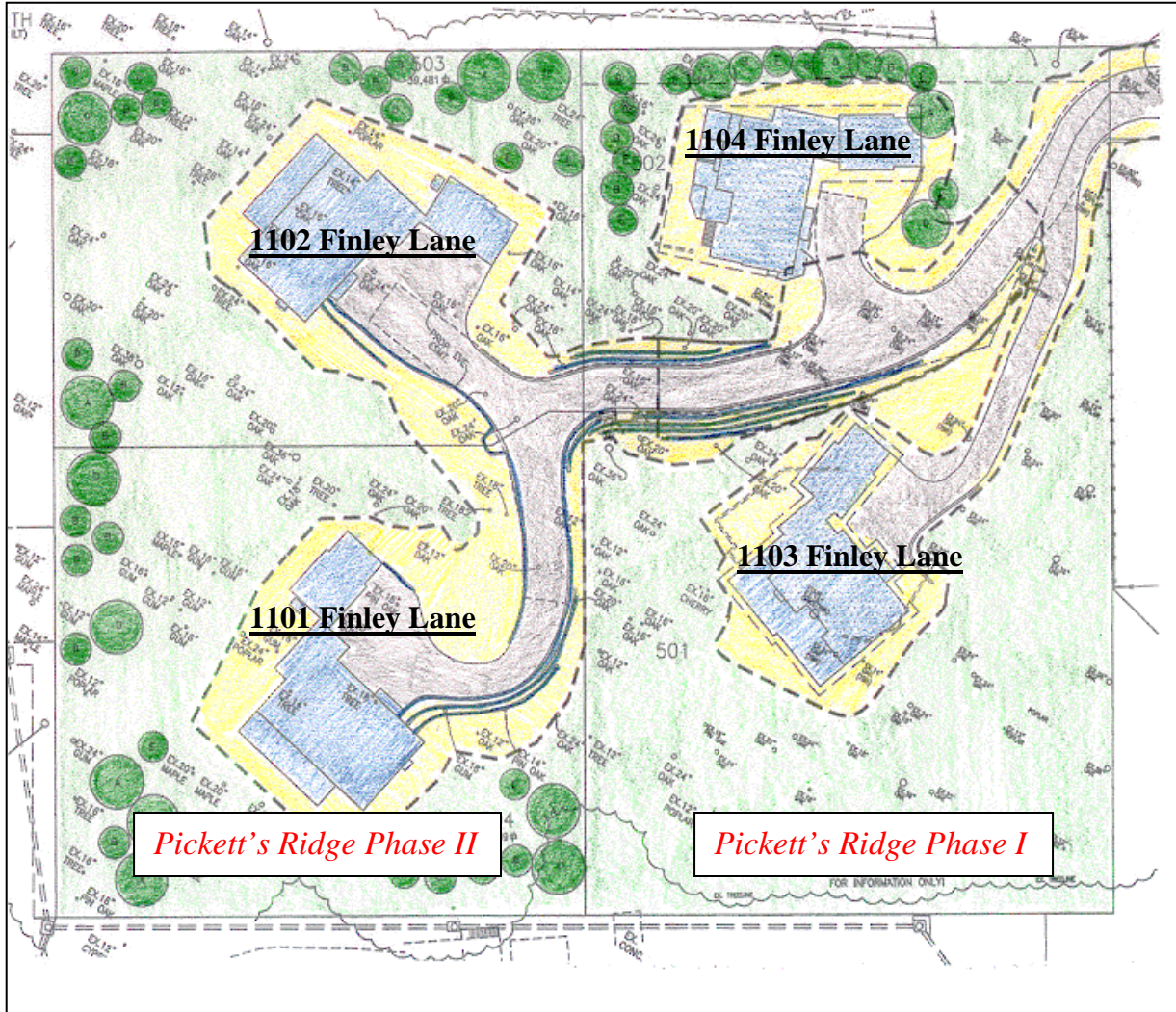


Figure 2: 1101 Finley Lane



Figure 3: Existing Pickett's Ridge Dwellings



1102 Finley Lane



1103 Finley Lane



1104 Finley Lane

IX. STAFF RECOMMENDATIONS

A. TREE PRESERVATION:

1. The home for lot 504 shall be realigned as generally depicted in *Attachment No. 1* to provide an additional setback from the adjacent single-family home on the eastern portion of the site to the satisfaction of the Director of P&Z. (P&Z) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
2. The area of limits of disturbance and clearing for the site shall be limited to the areas of disturbance and clearing as generally depicted on the revised site plan dated November 13, 2003. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
3. The applicant shall impose restrictions in the form of recorded conservation covenants ("Covenants") on all areas that are outside the limits of disturbance as generally depicted on the preliminary plan (hereby referred to as the "Conservation Area"). The Covenants shall impose restrictions on the use of the Conservation Area to protect and preserve existing trees and limit any tree removal and active uses within the designated conservation area. The Covenants shall prohibit construction or placement of accessory structures, as defined in the Alexandria Zoning Ordinance, including but not limited to, buildings, structures, fencing and restrict the removal of mature trees (except to the extent as authorized by the City Arborist for routine maintenance purposes). A plat delineating the Conservation Area shall be prepared and approved by the Directors of P&Z and PR&CA and the City Attorney prior to release of the final site plan. The final approved plat and restriction language shall be recorded among the land records. The following shall also be established as restrictions in the Conservation Area: (DSUP#2002-0049)
 - a. Except as may be necessary for the prevention or treatment of disease, the removal of dead or damaged trees or other good husbandry practices and after consultation with the City of Alexandria Arborist, no mature trees shall be removed from the Conservation Area. Supplemental tree plantings may be provided within the Conservation Area Easement, but shall consist of native species as identified by the City Arborist.
 - b. A variety of native trees (evergreen and deciduous) shall be planted within the Conservation Area on the western portion of lot # 502 in order to minimize the visibility of the house from the adjoining residences. The location, size and quantity of the trees shall be approved to the satisfaction of the City Arborist. (P&Z) (RP&CA) (PC) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
4. The applicant shall contract with a professional tree save/preservation company and/or contractor for the purpose of establishing a tree protection plan. A tree protection plan shall be provided for the existing trees shown in areas as outside the "limits of disturbance" (conservation area) to the satisfaction of the Director of P&Z and the City Arborist. A plan

for tree protection shall be approved by the City Arborist and included in the final approved site plan and at a minimum shall include the following:

- a. The applicant shall follow recommended Horticultural practices to insure the health and vitality of the trees designated for protection prior to, during and after construction of the proposed houses. In the event trees which are to be protected, are damaged or die, other than as the result of disease or acts of God, replacement trees measuring a minimum of 2½" in caliper shall be planted for each inch of caliper that is lost.
 - b. No construction materials or equipment shall be stored or staged within the drip lines of trees designated for protection. Any required construction activity occurring within the drip line of trees designated for saving shall follow recommended guidelines as established by the "Care of Trees".
 - c. A note identifying these restrictions shall be provided on the Site Plan Cover, Erosion Sediment Control and Landscape Plan sheets. (P&Z) (RP&CA) (PC) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
5. Provide an increased buffer for the southwestern portion of 1233 Pickett Street by relocating the fire hydrant and proposed private roadway. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
 6. The applicant shall use "trenchless" lateral construction for the sanitary laterals to preserve tree root systems. The proposed water lines and fire lines for lot 503 and lot 504 shall be located under the proposed driveways to minimize tree disturbance and grading. (DSUP#2002-0049) (RP&CA) (P&Z) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
 7. Show tree canopies for all trees within the limits of disturbance and those trees outside of the limits of disturbance that have canopies that encroach into the disturbed area. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
 8. Condition deleted. (P&Z)

B. STREETS - UTILITY AND INFRASTRUCTURE:

9. a. A perpetual public access easement and vehicle ingress/egress easement shall be recorded by the applicant for the entire portion of the internal private street. The easement shall provide public vehicular and pedestrian access.
 - i. The applicant shall provide a 15-foot wide perpetual public pedestrian access easement running from the private street, starting generally at the common boundary line between Lots 503 and 504, thence, running generally south along such common boundary line and west along the southern boundary line of lot 503, and terminating at the southwest corner of Lot 503 on the unopened right-of-way of North Pickett Street.
 - ii. The retaining wall at the point where such pedestrian easement connects to the private street, and all other site features and improvements, shall be

- designed and constructed to accommodate such pedestrian easement, to the satisfaction of the Directors of Planning and Zoning, of Transportation and Environmental Services, and of Parks, Recreation and Cultural Activities.
- iii. No construction or improvements for public use of the easement area, except for construction necessary to accommodate the pedestrian easement required under Paragraph (b)(2), shall be permitted unless and until approved by City Council, but no amendment to the SUP to authorize such construction or improvements shall be required. Prior to granting any such approval, public hearings on the proposed public use and any construction or improvements therefor shall be conducted by the Park and Recreation Commission, Planning Commission and City Council and also to include input from the Environmental Policy Commission. Notice as provided in Section 11-301 of the Zoning Ordinance shall be given for such hearings.
 - iv. Signage, to the satisfaction of the Director of Parks, Recreation and Cultural Activities, shall be provided at the trail heads connecting to the public right-of-way of North Pickett Street at the north and at the south of the site, and at the connection to the private street, in the event construction or improvement of the easement for public use is approved by City Council.
- b. A plat showing the easements and all required documentation shall be submitted to the City Attorney, Department of Planning and Zoning and Department of Transportation and Environmental Services with the final site plan submission. The easements shall be approved by the City Attorney and recorded among the land records prior to release of the final site plan to the satisfaction of the City Attorney. Actual notice of the easements shall be provided to the initial purchasers of each lot, and, until such time, if ever, as the signage required by Paragraph (B)(4) is installed, to subsequent purchasers, to the satisfaction of the City Attorney. (City Council) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
10. Asphalt paving shall be required for the internal streets in both Phase II and Phase I. Label the widths of the existing and proposed driveways and Emergency Vehicle Easement. Provide City standard pavement detail on the plan for emergency vehicle easements.(T&ES) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
11. The driveways (excluding the internal street and emergency vehicle turn-around) shall be constructed of pavers, gravel or decorative pavers to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
12. Private access easement on lot 502 and lot 503 and lot 504 as generally depicted on the preliminary site plan shall be designed for H-20 loading. (P&Z) (Code Enforcement) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)

C. LANDSCAPING:

13. A landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the plan shall provide:
 - a. A significant amount of additional evergreen and deciduous plantings on the eastern and western portion of the entrance road to the satisfaction of the Directors of P&Z, T&ES and RP&CA.
 - b. A minimum of between 15 and 20 additional Virginia native species deciduous and evergreen trees shall be provided on proposed Lots 503 and 504, including seven deciduous near the street.
 - c. Additional evergreen plantings shall be provided along proposed landscape - retaining walls that exceed a height of 4'.
 - d. All proposed tree protection details shall be depicted on the final site plan and be provided throughout the construction process to the satisfaction of the City Arborist and Director of P&Z. If any of the larger caliper trees (>12") are damaged or destroyed during the construction process the applicant shall replace the tree(s) with the largest caliper trees(s) of comparable species that are available or can be transplanted to the satisfaction of the City Arborist and Director of P&Z; the remaining tree caliper shall be planted on-site or adjacent to the site. In addition, a fine will be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit.
 - e. Place underground utilities and utility structures under proposed streets or away from proposed landscaped areas to the extent feasible, to minimize any impact on the root systems of the proposed landscaping, to the satisfaction of the Director of T&ES and the City Arborist.
 - f. All landscaping shall be maintained in good condition and replaced as needed.
 - g. All plant materials and specifications shall be in accordance with the current and most up to date edition of the *American Standard For Nursery Stock* (ANSI Z60.1) as produced by the American Association for Nurserymen; Washington, D.C..
 - h. A bond for all existing trees and landscaping designated to be retained, in an amount determined by the Director of Parks, Recreation and Cultural Activities, and for 100% of the cost of trees and landscaping required to be installed, shall be provided and maintained for a period of five years. (P&Z) (DSUP#2002-0049) (City Council) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)

D. BUILDING - DESIGN:

14. All fences visible from the internal street or adjacent residential properties shall be designed and treated to the satisfaction of the Director of P&Z. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
15. Each facade of each of the units shall be a high quality material such as masonry or similar material to the satisfaction of the Director of P&Z. The facades that are visible from the

internal street shall be designed with a level of architectural detail and with finishes consistent with the front facade treatment. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)

16. All retaining walls shall be constructed with a natural stone. Any protective fencing or railing atop retaining walls shall be visually unobtrusive and of a decorative metal material, to the satisfaction of the Directors of P&Z and Code Enforcement. Additional retaining walls other than those shown on the preliminary site plan shall be permitted so long as they are required to protect existing trees or to prevent any extensive grading, or additional tree loss or to prevent slopes greater than 3:1. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
17. Basement and decks, including those different and/or larger than those shown on the site plan, shall be permitted provided that they:
 - a. Meet all zoning requirements;
 - b. Do not encroach into the conservation area; and
 - c. Are within the building envelope as depicted on the approved site plan.
 - d. No decks are provided above the first floor. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
18. All dwellings shall be equipped with a residential fire sprinkler system conforming to NFPA 13D based on remote fire access issues to the site. (Code Enforcement) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)

E. LEGAL/PROCEDURAL:

19. The developer shall provide a signed disclosure statement from each purchaser prior to the release of a certificate of occupancy permit for that unit. The prospective purchasers shall be informed of the restrictions imposed on the landowners by the elements of this proposed site plan, including:
 - a. Conservation Area Covenants;
 - b. Public ingress/egress easement and emergency vehicle easement restrictions;
 - c. Sanitary sewer easements;
 - d. Public access easement/path through the site extending from Polk Avenue to North Pickett Street at Maury L and;
 - e. Zoning limitations on the construction of future building additions and/or decks larger than what is shown on the site plan. (P&Z) (PC) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
20. The applicant shall submit a homeowner's agreement (HOA) for approval by the City Attorney, prior to applying for the first certificate of occupancy permit. Such HOA shall include the conditions listed below, which shall be clearly expressed in a separate section of the HOA. Also, such section within the HOA shall include language which makes clear that the SUP conditions listed shall not be amended without the approval of City Council.
 - a. The Conservation Area Covenants (as set forth in Condition No. 3).

- b. Exterior building improvements by future residents, including above ground decks not included on the approved plans or different from the approved plans, shall require the approval of the Director of Planning and Zoning and must be consistent with the special use permit conditions.
 - c. Building additions, including decks are limited to the building envelope depicted on the approved site plan.
 - d. All required landscaping and screening, including trees and landscaping in the conservation area, shall be maintained in good condition.
 - e. No ground disturbing activity shall occur within the "limits of disturbance" areas or drip-line areas of trees preserved as a condition of this special use permit.
 - f. The principal use of the individual garages shall be for passenger vehicle storage only. (P&Z) (PC) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
21. The final subdivision plan shall be consistent with the final site plan, and shall be approved and recorded prior to the release of the final site plan. The subdivision plan and all easements shall be submitted as part of the final site plan submission. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
22. The subject site shall not be resubdivided beyond the four lots being created under this development site plan.(City Council) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
23. **CONDITION AMENDED BY STAFF:** Prior to approval of the final site plan, the applicant shall execute and submit a stormwater BMP maintenance agreement with the City for the stormwater quality Best Management Practices (BMPs). (T&ES) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)

F. ENVIRONMENTAL:

24. Solid waste services shall be provided by the City. Solid-waste pick-up will be collected from the existing pavement at N. Pickett Street and Maury Lane. The developer must provide adequate space within each unit to accommodate a City Standard super can and recycling container. The containers must be placed inside the units or within an enclosure that completely screens them from view. The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of Transportation and Environmental Services. (T&ES) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
25. The surface appurtenances associated with the on-site structural stormwater Best Management Practices (BMPs) shall be marked to the satisfaction of the Director of T&ES to identify them as part of a structural BMP system. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)

26. The applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until sale to an owner. Prior to transferring responsibility for the BMPs to the owner, the applicant shall execute a maintenance service contract with a private contractor for a minimum of three years and transfer the contract to the owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the contract shall be submitted to the City. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
27. The applicant shall furnish the owner(s) with an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on a digital media. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
28. Due to the extensive alteration of the driveway on the adjacent Phase I property, the entire shared roadway for both the Phase I and 2 projects must be paved with asphalt to the satisfaction of the Directors of T&ES, P&Z and Code Enforcement. The private driveways on individual lots (not encumbered by emergency vehicles easements) may be paved with gravel or decorative paving materials. A stormwater fee must be paid based on all new impervious areas (including areas that were previously compacted gravel on the Phase I site) at a rate set by the Director of T&ES. (T&ES) (P&Z) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
29. The Phase II driveway and retaining wall area impacts an Oak tree that was identified to be saved on the Phase I project. Replace such tree with additional trees of significant caliper equal, cumulatively, to the tree being removed prior to issuance of a certificate of occupancy permit. (T&ES) (RP&CA) (P&Z) (PC) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
30. Condition deleted.
31. Plan must demonstrate to the satisfaction of the Director of T&ES that the stormwater management is controlled in non-erosive manner. Identify how runoff from the driveways will be handled. Insure appropriate drainage measures are implemented to prevent flooding. Provide a stormwater management narrative explaining measures taken. (T&ES) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
32. The applicant shall incorporate in its site plan design, the Low Impact Development techniques including but not limited to Roof Downspout System, Gravel/porous material driveways, Gravel/porous material path, Vegetated Filter Strip or their combination to the

satisfaction of Director of T&ES. (T&ES) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)

33. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
34. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
35. **CONDITION AMENDED BY STAFF:** All stormwater inlets on the subject property and within 50 feet of the project shall be duly marked with the name of watershed it drains into to the satisfaction of the Director of T&ES. (T&ES) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
36. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
37. If the units will sold as individual units and a home owner's association established the following two conditions shall apply:
 - a. The Developer shall furnish the Homeowner Association with an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMP's) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s), drawings and diagrams of the BMP(s) and any supporting utilities, catalog cuts on maintenance requirements and a copy of the Maintenance Agreement with the City.
 - b. The Developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner's Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on a digital media. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)

38. The site is located on marine clay area as delineated on City map of marine clay areas. Prior to the release of the final site plan, provide geotechnical report, sealed by a professional engineer registered in the Commonwealth of Virginia, with recommendations for proposed cut slopes, embankments, pavement and retaining wall designs. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
39. Due to the existing steep slopes and vegetation, maintenance and access for the proposed 10" sanitary sewer main extending along the southern property line of Lot 501 will be extremely difficult. Since this sewer main serves a single lot, revise proposed 10" sewer main to an adequately sized sanitary lateral to serve Lot 501 and remove proposed City sanitary sewer easement. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
40. Roof drains discharging on the surface shall be designed to be non-erosive along the entire surface flow path. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
41. If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
42. Condition deleted.
43. Condition deleted.
44. During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement a waste and refuse control program. 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 sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)

G. MISCELLANEOUS:

45. The building footprints for each unit shall be limited to the building envelope depicted on the preliminary plan unless otherwise necessary to retain additional trees to the satisfaction of the Director of P&Z. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
46. Freestanding subdivision or development sign(s) that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)

47. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
48. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents, whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
49. Show all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or private street. When such a location is not feasible, such structures shall be located and screened to the satisfaction of the Director of P&Z. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
50. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
51. The final site plan shall include a zoning tabulation that clearly depicts the permitted and proposed net/gross floor areas, height, yard setbacks, and all other applicable zoning requirements for each individual lot. This information sheet shall also be attached to all building permits. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
52. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
53. Submit a building location survey to Planning staff prior to applying for a certificate of occupancy permit for each unit. The location survey shall show all improvements on the lot including easements, restrictions and limits of the Conservation Area as shown on the final development plan. The applicant shall submit the final "as-built" site plan for the entire project prior to applying for a certificate of occupancy permit for the last dwelling unit. (P&Z) (PC) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)

54. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. Temporary structures for sales personnel, as well as sales/marketing signs, shall be permitted, with the size and site design for such temporary structures, including signs, subject to approval by the Director of Planning and Zoning. (P&Z) (PC) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
55. Provide a lighting plan with the final site plan to the satisfaction of the Director of T&ES in consultation with the Chief of Police. The plan shall:
 - a. show existing and proposed street lights and site lights;
 - b. indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts;
 - c. provide manufacturer's specifications for the fixtures; and
 - d. provide lighting calculations to verify that lighting meets City Standards. (T&ES)(Police) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
56. Prior to the release of the final site plan, provide written verification for construction easement and grading on adjacent properties. (T&ES) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
57. Provide proposed elevation (contours and spot elevations) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
58. The site is located on marine clay area as delineated on City map of marine clay areas. Prior to the release of the final site plan, provide geotechnical report, sealed by a professional engineer registered in the Commonwealth of Virginia, with recommendations for proposed cut slopes, embankments, pavement and retaining wall designs. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
59. Condition deleted.
60. Condition deleted.
61. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding locking hardware and alarms for the new homes. This is to be completed prior to the commencement of construction. (Police) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
62. All archaeological work will be carried out in accordance with the *City of Alexandria Archeological Standards* and is subject to the approval of the City Archaeologist. (Archaeology) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)

63. If determined to be appropriate by the City Archaeologist, a plaque will be erected on this property summarizing its historical and archaeological significance. The wording on the plaque will be approved by Alexandria Archaeology. (Archaeology) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
64. The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology) (DSUP #2003-0036) (DSUP #2009-0007) (DSUP#2012-0017)
65. The property, including all buildings existing or under construction, shall be maintained in good order and repair, in compliance with all applicable provisions of the zoning ordinance and the city code, and in addition shall be maintained so as to prevent blight or other substantial detrimental impacts on surrounding property. (PC) (DSUP #2009-0007)
66. **CONDITION AMENDED BY STAFF:** A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure and Right of Way Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES) (DSUP#2012-0017)
67. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES) (DSUP#2012-0017)
68. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES) (DSUP#2012-0017)
69. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES) (DSUP#2012-0017)
70. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES) (DSUP#2012-0017)
71. **CONDITION ADDED BY STAFF:** Pursuant to Section 11-418 of the Zoning Ordinance, the Development Special Use Permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval

and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Note: These Code Requirements and Findings have been carried over from the previous approvals, but many have been completed through the site plan process for this application.

Transportation and Environmental Services

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 The sewer tap fee must be paid prior to release of the plan.
- C-3 All easements and/or dedications must be recorded prior to release of the plan.
- C-4 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-5 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-6 All utilities serving this site to be underground.
- C-7 Provide site lighting plan to meet minimum city standards.
- C-8 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-9 The applicant must comply with the Article XIII of the City's zoning ordinance, which includes requirements for stormwater pollutant load reductions, treatment of the water quality volume default, and stormwater quantity management.
- C-10 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- C-11 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This

includes the new state requirement for a VPDES permit for all land disturbing activities greater than 2500 SF.

- C-12 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C-13 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C-14 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C-15 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C-16 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as

electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

- C-17 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C-18 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C-19 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C-20 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C-21 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C-22 The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)

- C-23 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C-24 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C-25 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C-26 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C-27 **CODE REQUIREMENT ADDED BY STAFF:** The project shall adhere to the requirements of the VPDES Construction General Permit (CGP) for single-family residences part of a larger common plan of development or sale. This requires the project to complete the Single Family Stormwater Pollution Prevention Plan (SWPPP) template to the City for review prior to submitting for permits. Following approval the project will have coverage under the CGP and will not have to submit a full SWPPP. More information is <http://www.deq.virginia.gov/Programs/Water/StormwaterManagement/VSMPPermits/ConstructionGeneralPermit.aspx> here: <http://www.deq.virginia.gov/Programs/Water/StormwaterManagement/VSMPPermits/ConstructionGeneralPermit.aspx> (T&ES)
- C-28 **CODE REQUIREMENT ADDED BY STAFF:** The project will be grandfathered to the previous stormwater quality and quantity technical criteria effective prior to July 1, 2014 and contained in 9VAC25-870-93, et. seq. However, if there is an increase in pollutant loading from any point of discharge or an increase in the rate or volume of runoff based on the previously approved plans, then the project is not considered grandfathered and must meet the current water quality and quantity technical criteria in Sections 13-109(E) and (F). (T&ES)
- F-1 Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. Provide the reference to the source of meridian on all north arrows. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F-2 Clarify the limits of disturbance for this project. The line types used to represent the limits of disturbance for the Phase I and 2 projects should be different. (T&ES)

- F-3 Any amendments to the Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:
- <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F-4 The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F-5 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F-6 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F-7 All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F-8 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

- F-9 Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F-10 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F-11 All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F-12 The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)
- F-13 **FINDING ADDED BY STAFF:** If the lot is indeed grandfathered, then consistent with the previous conditions, the removal of the stormwater facility BMP from the lot would be accepted with a minor amendment to the site plan, if the applicant paid the appropriate fee in lieu to the WQIF. Per the previous review comments: *The waiver for treatment was granted because a detention pond or filter would result in a significant loss of additional trees and vegetation that serve as an effective natural filter. However, staff is recommending that the applicant clearly demonstrate that at a minimum, the post development water runoff be no greater than pre-development runoff, which is a standard requirement for developments and should address the concerns raised by several of the adjoining residents.* (T&ES)

Code Administration

- C-1 All dwellings shall be equipped with a residential fire sprinkler system conforming to NFPA 13D based on remote fire access issues to the site. **Condition met, agreed to by applicant.**
- C-2 Proposed road grade shall not exceed 10% in order to facilitate adequate fire and ambulance access. Angles of approach and departure shall not exceed 6%. Grade and transitions shall be noted on plans. **Condition met. Grade profile indicates grades within specified limits.**
- C-3 Minimum access roadway width shall be 22 feet. Roadway shall be dedicated as Emergency Vehicle Easement. Extent of emergency vehicle easement in designated turn around shall be shown on plans. **EVEs shown at 18 foot, consistent with Phase I. Extent of EVEs shown on plans.**

- C-4 Roadway shall have vehicular turnaround which complies with City standards for emergency vehicles. Turnaround radii shall be noted on plans. Turnaround area shall be level grade 60 feet prior to centerline of turn around area. Wings of turn around shall be level for a minimum of 60 feet from center line of turn around area. The current proposed turnaround is unacceptable as it promotes the use of 5% grades to be included for turn around purposes. Turn around area must be level. **Revised turnaround is acceptable with 0% grade as shown on plans.**
- C-5 Proposed hydrant at "T" intersection is acceptable.
- C-6 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). All existing construction documents shall be updated to reflect the current addition of the USBC prior to submission for a building permit. **Condition Met. Shown as Note 11 on Sheet 1.**
- C-7 A soils report must be submitted with the building permit application. **Condition met, shown as Note 19 on Sheet 1.**
- C-8 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. **Condition Met. Shown as Note 21 on Sheet 1.**
- C-9 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. **Condition met. Shown as Note on Sheet 2.**
- C-10 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. **Condition met, Shown as Note on Sheet 2.**
- C-11 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems where applicable.
- C-12 All previous comments made under DSUP2003-00036 and DSUP2009-00007 by the Office of Code Administration will remain in effect for DSUP2012-00017.
- F-1 Replace General Note 11 with the following: New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). **Condition Met. Revised wording completed.**
- F-2 Emergency Vehicle turn around limits are not identified on plan. **Condition met. EVE limits shown on plan.**
- F-3 Size of water mains are not shown. **Condition Met - Water Main Size Shown on Plans.**

- F-4 Plan should note if structures are to be equipped with an automatic fire suppression system. **Condition met. Shown as Note 34 on Sheet 1.**
- F-5 North Arrow is not shown on all sheets of plan. **Condition met.**
- F-6 The use of gravel roadways is not supported by Code Enforcement as a means for emergency vehicles to access the proposed dwelling units. **Condition met. Applicant agrees to pave roadways.**
- F-7 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. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.

Alexandria Archeology:

- F-1 This area was previously investigated archaeologically by John Milner Associates. Milner completed an executive management summary report documenting the archaeological work dated May 5, 2004. This document suffices as a final report. No additional archaeological action is required.
- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Health Department:

No comments received

Police Department:

No comments received

Recreation, Parks & Cultural Activities:

No comments received

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

☐ the Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Sutton Building Corporation is 100% owned by Ann & Greg Sutton
Pickett's Ridge 503 LLC is 100% owned by Ann & Greg Sutton
c/o Catharine Puskar Esquire, 2200 Clarendon Boulevard, Suite 1300,
Arlington, Virginia 22201-3359, 703-528-4700

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?

N/A

Provide proof of current City business license.

The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Sutton Building Corporation is 100% owned by Ann & Greg Sutton
Pickett's Ridge 503 LLC is 100% owned by Ann & Greg Sutton
c/o Catharine Puskar Esquire, 2200 Clarendon Boulevard, Suite 1300,
Arlington, Virginia 22201-3359, 703-528-4700

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1101 Finley Lane (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Sutton Building Corporation is 100% owned by Ann & Greg Sutton
Pickett's Ridge 503 LLC is 100% owned by Ann & Greg Sutton
c/o Catharine Puskar Esquire, 2200 Clarendon Boulevard, Suite 1300,
Arlington, Virginia 22201-3359, 703-528-4700

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.

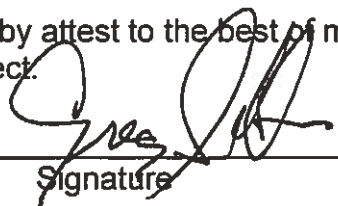
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. <u>Sutton Building Corp</u>	<u>None</u>	<u>None</u>
2. <u>Ann Sutton</u>	<u>None</u>	<u>None</u>
3. <u>Greg Sutton</u>	<u>None</u>	<u>None</u>

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.

5/20/15
Date

Greg Sutton
Printed Name


Signature

- See Next Page

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Statement of Justification

Pickett's Ridge

1101 Finley Lane, TM ID 039.01-02-40

Sutton Building Corporation (the "Applicant") requests approval of a 5-year extension of DSUP2012-0017 to construct a single-family home on an outlot at Pickett's Ridge Phase 2, 1101 Finley Lane, tax map ID 039.01-02-40 (the "Property").

The Pickett's Ridge development contains four single-family homes and was approved in two phases under two separate DSUPs. The homes are located off of a private extension of N. Pickett Street called Finley Lane. A DSUP was required solely because the lots do not have the required frontage on a public street and, therefore, are considered outlots.

Since the original DSUP approvals in 2003 and 2004, the Applicant has subdivided the property, completed all required public improvements, and constructed and sold three of the four homes. The Property is prepared for construction, with utilities and infrastructure installed and trees cleared. The Applicant has received multi-year extensions since the original approvals due to poor economic conditions and the lack of prospective buyers. The most recently approved extension is about to expire. However, while the market has recently improved for existing homes, the market for un-built, custom homes remains constrained.

That being said, the Applicant has indicated that they are actively marketing the Property and have had several inquiries in the past few months. The Applicant remains optimistic that the Property will find a buyer within the proposed 5-year extension period and allow for the completion of the Pickett's Ridge neighborhood. As such, the Applicant requests the extension of the DSUP approval in order to construct the fourth and final home when the Applicant finds a buyer, without being delayed by reapplying for a DSUP.

- 3. How many patrons, clients, pupils and other such users do you expect?**
Specify time period (i.e., day, hour, or shift).

No Change From DSUP-2012-0017

- 4. How many employees, staff and other personnel do you expect?**
Specify time period (i.e. day, hour, or shift).

No Change From DSUP-2012-0017

- 5. Describe the proposed hours and days of operation of the proposed use:**

Day

Hours

Day

Hours

No Change From DSUP-2012-0017

- 6. Describe any potential noise emanating from the proposed use:**

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

No Change From DSUP-2012-0017

- B. How will the noise from patrons be controlled?

No Change From DSUP-2012-0017

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

No Change From DSUP-2012-0017

8. Provide information regarding trash and litter generated by the use:

- A. What type of trash and garbage will be generated by the use?

No Change From DSUP-2012-0017

- B. How much trash and garbage will be generated by the use?

No Change From DSUP-2012-0017

- C. How often will trash be collected?

No Change From DSUP-2012-0017

- D. How will you prevent littering on the property, streets and nearby properties?

No Change From DSUP-2012-0017

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

No Change From DSUP-2012-0017

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

No Change From DSUP-2012-0017

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

No Change From DSUP-2012-0017

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

[] Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

No Change From DSUP-2012-0017

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

No Change From DSUP-2012-0017

- B. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces
 _____ Other

No Change From DSUP-2012-0017

- C. Where is required parking located? (check one) ☒ on-site [] off-site

If the required parking will be located off-site, where will it be located?

No Change From DSUP-2012-0017

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?
- B. How many loading spaces are available for the use?
- C. Where are off-street loading facilities located?

No Change From DSUP-2012-0017

- D. During what hours of the day do you expect loading/unloading operations to occur?

No Change From DSUP-2012-0017

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

No Change From DSUP-2012-0017

- 15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?**

No Change From DSUP-2012-0017



Docket Item #2

Development Special Use Permit #2012-0017
Pickett's Ridge – Extension Request

Application	General Data	
Project Name: Pickett's Ridge Phase 2 Extension	PC Hearing:	December 4, 2012
	CC Hearing:	December 15, 2012
	If approved, DSUP Expiration:	June 13, 2015 (3 years from previous expiration date)
Location: 1101 and 1102 Finely Lane	Plan Acreage:	Approximately 2 acres
	Zone:	R-20/Residential
	Proposed Use:	Single Family Houses
Applicant: Sutton Building Corporation	Dwelling Units:	2 (1 already constructed and occupied)
	Small Area Plan:	Seminary Hill

Purpose of Application

Applicant requests approval of a three year extension to approved DSUP #2003-0036.

Special Use Permits, Modifications, and other Approvals Requested:

- Extension of Development Special Use Permit for two single-family houses on an outlot.

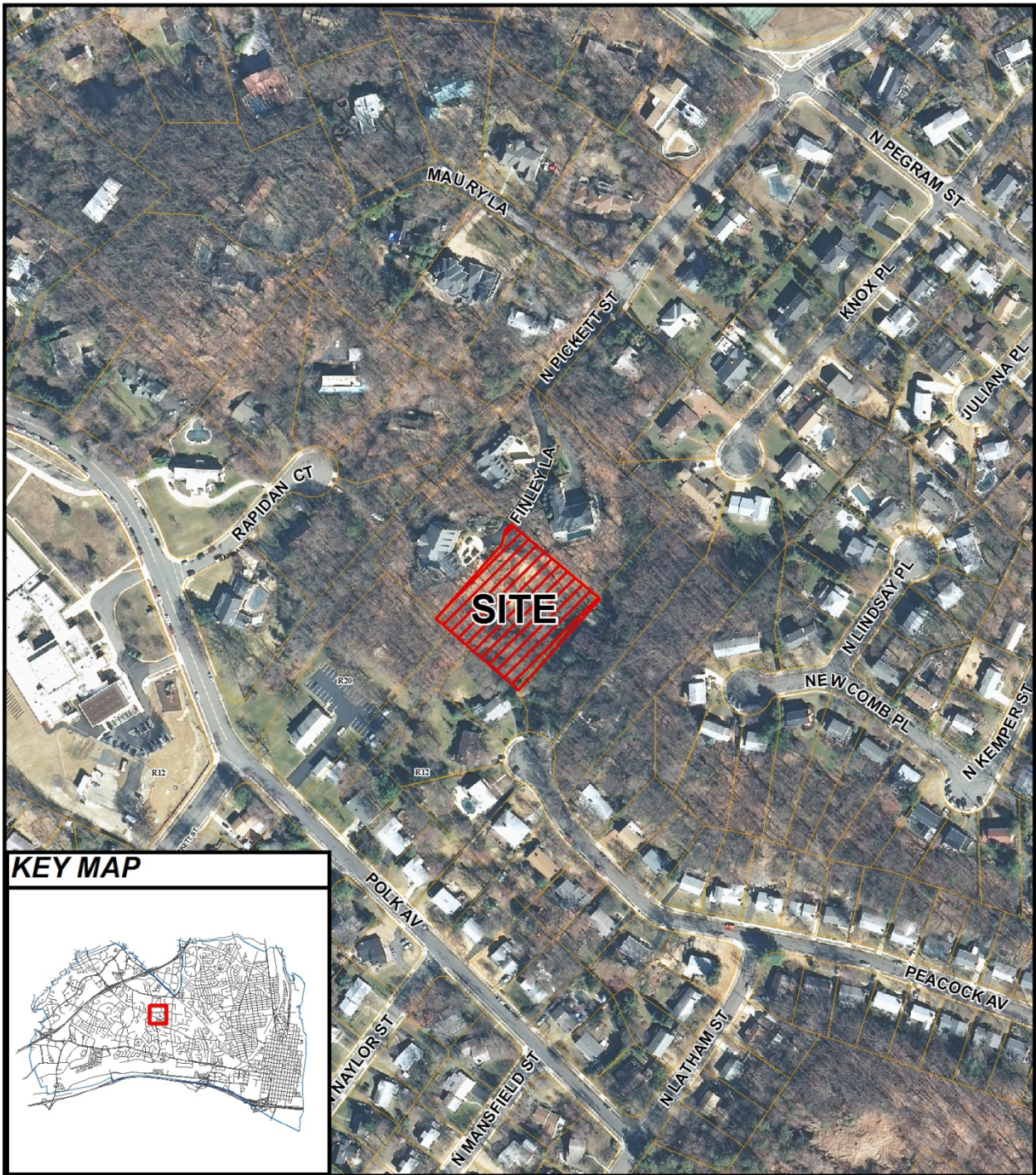
Staff Recommendation: APPROVAL OF A 3 YEAR EXTENSION WITH CONDITIONS

Staff Reviewer: Katie North, Urban Planner, AICP katie.north@alexandriava.gov

CITY COUNCIL ACTION, DECEMBER 15, 2012: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, DECEMBER 4, 2012: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



DSUP #2012-0017

12/4/2012



I. SUMMARY

Staff recommends *approval* of a three (3) year extension to the approved Development Special Use Permit with Site Plan (DSUP) for two single family houses on outlots at Pickett's Ridge. This project was originally approved in 2004 and the applicant received an extension in 2009 for an additional 3 years. The applicant, Sutton Building Corporation, has completed one of the two houses, but has not started on the second house due to problems securing construction loans and a potential buyer at this time. All utilities and infrastructure are in place for the second house and the lot is ready to be developed once construction funding is obtained.

II. BACKGROUND

A. Procedural Background

The entire Pickett's Ridge development consists of four single family houses that were approved as two phases under two DSUPs (two houses per DSUP). These lots were approved as DSUPs rather than just a Development Site Plan (DSP) since they were considered outlots, i.e. lots without the required frontage on a public street. Phase 1 was approved in 2002, and both of the houses have been constructed and occupied since 2006. Phase 2 was approved by the City Council in 2003, and the first house was constructed and occupied in 2007. After that house was completed, construction at the site stopped for more than 24 months which meant an extension was necessary to keep the DSUP valid. In 2009, the City Council approved a three year extension for the development given the economic conditions at the time. Three years has now passed and construction has unfortunately not resumed on the remaining house. Therefore, the applicant has requested an additional three year extension to the DSUP approval.

B. Site Context

The 2 acre site consists of two lots that are each approximately one acre. The lots are accessed by a private street, Finely Lane, which is connected to the branch of N. Pickett Street south of Seminary Road. Finely Lane was constructed by the developer as part of the overall Pickett's Ridge development. The site is wooded, with a significant number of mature trees, many of which were required to be preserved through the original approval. The house on the western lot has been constructed, but the eastern lot remain vacant. However, this site has been prepared for construction with clearing of the trees for the future construction, and the installation of utilities and infrastructure that will eventually serve the house.

C. Detailed Project Description

The applicant, Sutton Building Corporation, requests a three year extension of an approved Development Special Use Permit with Site Plan for two single family houses on an outlot. The subdivision of this property into two lots has been approved and recorded, but since the lots are still considered outlots due to the lack of frontage on a public street, a valid DSUP is required for development on the remaining lot. The western property, Lot 504, has already been constructed

and is currently occupied. The house on the remaining undeveloped lot (Lot 503) would be similar in size to the first house, as well as the two other houses in the Pickett's Ridge development. In the meantime, all remaining construction debris has been removed from the vacant lot and the entire site has been seeded and stabilized. The lot has been secured by adding decorative fencing with reflectors along the street.

III. ZONING

Total Site Area:	87,120 square feet (2.0 acres)	
Zone:	R-20	
Current Use:	One single family house (Lot 504) and one empty lot (Lot 503)	
Proposed Use:	Two single family houses	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor area	0.25	0.25 / Lot 503 0.21 / Lot 504
Height:	35 ft	35 ft
Setbacks:		
<i>Front</i>	40 ft	61 ft (Lot 503), 98 ft (Lot 504)
<i>Sides</i>	12 ft minimum, 1:2 (17.5 ft)	33 ft (Lot 503), 25 ft (Lot 504)
<i>Rear</i>	12 ft minimum, 1:1 (35 ft)	65 ft (Lot 503), 60 ft (Lot 504)
Parking:	2 spaces per unit = 4 spaces	4 spaces

IV. STAFF ANALYSIS

As a lot in the R-20 zone, the proposed residential use is consistent with the rest of the neighborhood. Since three out of the four houses in the Pickett's Ridge development have been constructed, a single family house on the remaining lot is still an appropriate use for this property. Furthermore, the road serving the development was designed and constructed with the intention of building a house on the fourth lot and the infrastructure and utilities for the future house have already been planned for and installed where possible.

Although staff had hoped the original three year extension would have been a sufficient time period for construction to restart at the site, staff understands the economic conditions have limited financing options for smaller development companies and the market for larger homes such as this is very tight. This is consistent with what has happened with other similar developments such as the Oak Grove site on N. Quaker Lane and Janney's Lane and the Cooper Dawson site off of N. Quaker Street. By extending this DSUP, the developer will be in a better position to quickly start construction once a potential buyer becomes available. Should the

DSUP expire, he would need to request new DSUP approval which would add time to the project and could potentially discourage future sales. Staff believes an extension of this DSUP will provide the developer with the flexibility needed to quickly restart construction and complete the overall development.

The conditions have been carried forward from the previous approvals. In an effort to bring the conditions up to our current standards, some conditions, findings, and code requirements have been added or amended. In addition, a few conditions have been deleted since they were either duplicates or replaced by new standard conditions and code requirements. The applicant currently has an approved site plan and these new conditions will not preclude development as originally proposed on that plan.

V. CONCLUSION

Staff recommends **approval** of the site plan extension for three years subject to compliance with all applicable codes and ordinances and all the conditions from previous approval DSUP # 2009-0007 (original approval under DSUP #2003-0036).

VI. STAFF RECOMMENDATIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions from the previous approvals (DSUP # 2003-0036 and 2009-0007):

Note: These conditions have been carried over from the previous approvals, but many have been completed through the site plan process for this application. The current approved plan is still valid and complies with the conditions below.

A. TREE PRESERVATION:

1. The home for lot 504 shall be realigned as generally depicted in *Attachment No. 1* to provide an additional setback from the adjacent single-family home on the eastern portion of the site to the satisfaction of the Director of P&Z. (P&Z) (DSUP #2003-0036) (DSUP #2009-0007)
2. The area of limits of disturbance and clearing for the site shall be limited to the areas of disturbance and clearing as generally depicted on the revised site plan dated November 13, 2003. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
3. The applicant shall impose restrictions in the form of recorded conservation covenants ("Covenants") on all areas that are outside the limits of disturbance as generally depicted on the preliminary plan (hereby referred to as the "Conservation Area"). The Covenants shall impose restrictions on the use of the Conservation Area to protect and preserve existing trees and limit any tree removal and active uses within the designated conservation area. The Covenants shall prohibit construction or placement of accessory structures, as defined in the Alexandria Zoning Ordinance, including but not limited to, buildings, structures, fencing and restrict the removal of mature trees (except to the extent as authorized by the City Arborist for routine maintenance purposes). A plat delineating the Conservation Area shall be prepared and approved by the Directors of P&Z and PR&CA and the City Attorney prior to release of the final site plan. The final approved plat and restriction language shall be recorded among the land records. The following shall also be established as restrictions in the Conservation Area: (DSUP#2002-0049)
 - a. Except as may be necessary for the prevention or treatment of disease, the removal of dead or damaged trees or other good husbandry practices and after consultation with the City of Alexandria Arborist, no mature trees shall be removed from the Conservation Area. Supplemental tree plantings may be provided within the Conservation Area Easement, but shall consist of native species as identified by the City Arborist.
 - b. A variety of native trees (evergreen and deciduous) shall be planted within the Conservation Area on the western portion of lot # 502 in order to minimize the visibility of the house from the adjoining residences. The location, size and quantity of the trees shall be approved to the satisfaction of the City Arborist. (P&Z) (RP&CA) (PC) (DSUP #2003-0036) (DSUP #2009-0007)

4. The applicant shall contract with a professional tree save/preservation company and/or contractor for the purpose of establishing a tree protection plan. A tree protection plan shall be provided for the existing trees shown in areas as outside the "limits of disturbance" (conservation area) to the satisfaction of the Director of P&Z and the City Arborist. A plan for tree protection shall be approved by the City Arborist and included in the final approved site plan and at a minimum shall include the following:
 - a. The applicant shall follow recommended Horticultural practices to insure the health and vitality of the trees designated for protection prior to, during and after construction of the proposed houses. In the event trees which are to be protected, are damaged or die, other than as the result of disease or acts of God, replacement trees measuring a minimum of 2½" in caliper shall be planted for each inch of caliper that is lost.
 - b. No construction materials or equipment shall be stored or staged within the drip lines of trees designated for protection. Any required construction activity occurring within the drip line of trees designated for saving shall follow recommended guidelines as established by the "Care of Trees".
 - c. A note identifying these restrictions shall be provided on the Site Plan Cover, Erosion Sediment Control and Landscape Plan sheets. (P&Z) (RP&CA) (PC) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
5. Provide an increased buffer for the southwestern portion of 1233 Pickett Street by relocating the fire hydrant and proposed private roadway. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
6. The applicant shall use "trenchless" lateral construction for the sanitary laterals to preserve tree root systems. The proposed water lines and fire lines for lot 503 and lot 504 shall be located under the proposed driveways to minimize tree disturbance and grading. (DSUP#2002-0049) (RP&CA) (P&Z) (DSUP #2003-0036) (DSUP #2009-0007)
7. Show tree canopies for all trees within the limits of disturbance and those trees outside of the limits of disturbance that have canopies that encroach into the disturbed area. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007)
8. Condition deleted. (P&Z)

B. STREETS - UTILITY AND INFRASTRUCTURE:

9.
 - a. A perpetual public access easement and vehicle ingress/egress easement shall be recorded by the applicant for the entire portion of the internal private street. The easement shall provide public vehicular and pedestrian access.
 - b.
 - i. The applicant shall provide a 15-foot wide perpetual public pedestrian access easement running from the private street, starting generally at the common boundary line between Lots 503 and 504, thence, running generally south along such common boundary line and west along the southern boundary line of lot 503, and terminating at the southwest corner of Lot 503 on the unopened right-of-way of North Pickett Street.

- ii. The retaining wall at the point where such pedestrian easement connects to the private street, and all other site features and improvements, shall be designed and constructed to accommodate such pedestrian easement, to the satisfaction of the Directors of Planning and Zoning, of Transportation and Environmental Services, and of Parks, Recreation and Cultural Activities.
 - iii. No construction or improvements for public use of the easement area, except for construction necessary to accommodate the pedestrian easement required under Paragraph (b)(2), shall be permitted unless and until approved by City Council, but no amendment to the SUP to authorize such construction or improvements shall be required. Prior to granting any such approval, public hearings on the proposed public use and any construction or improvements therefor shall be conducted by the Park and Recreation Commission, Planning Commission and City Council and also to include input from the Environmental Policy Commission. Notice as provided in Section 11-301 of the Zoning Ordinance shall be given for such hearings.
 - iv. Signage, to the satisfaction of the Director of Parks, Recreation and Cultural Activities, shall be provided at the trail heads connecting to the public right-of-way of North Pickett Street at the north and at the south of the site, and at the connection to the private street, in the event construction or improvement of the easement for public use is approved by City Council.
 - c. A plat showing the easements and all required documentation shall be submitted to the City Attorney, Department of Planning and Zoning and Department of Transportation and Environmental Services with the final site plan submission. The easements shall be approved by the City Attorney and recorded among the land records prior to release of the final site plan to the satisfaction of the City Attorney. Actual notice of the easements shall be provided to the initial purchasers of each lot, and, until such time, if ever, as the signage required by Paragraph (B)(4) is installed, to subsequent purchasers, to the satisfaction of the City Attorney. (City Council) (DSUP #2003-0036) (DSUP #2009-0007)
10. Asphalt paving shall be required for the internal streets in both Phase II and Phase I. Label the widths of the existing and proposed driveways and Emergency Vehicle Easement. Provide City standard pavement detail on the plan for emergency vehicle easements.(T&ES) (DSUP #2003-0036) (DSUP #2009-0007)
11. The driveways (excluding the internal street and emergency vehicle turn-around) shall be constructed of pavers, gravel or decorative pavers to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
12. Private access easement on lot 502 and lot 503 and lot 504 as generally depicted on the preliminary site plan shall be designed for H-20 loading. (P&Z) (Code Enforcement) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)

C. LANDSCAPING:

13. A landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the plan shall provide:
 - a. A significant amount of additional evergreen and deciduous plantings on the eastern and western portion of the entrance road to the satisfaction of the Directors of P&Z, T&ES and RP&CA.
 - b. A minimum of between 15 and 20 additional Virginia native species deciduous and evergreen trees shall be provided on proposed Lots 503 and 504, including seven deciduous near the street.
 - c. Additional evergreen plantings shall be provided along proposed landscape - retaining walls that exceed a height of 4'.
 - d. All proposed tree protection details shall be depicted on the final site plan and be provided throughout the construction process to the satisfaction of the City Arborist and Director of P&Z. If any of the larger caliper trees (>12") are damaged or destroyed during the construction process the applicant shall replace the tree(s) with the largest caliper trees(s) of comparable species that are available or can be transplanted to the satisfaction of the City Arborist and Director of P&Z; the remaining tree caliper shall be planted on-site or adjacent to the site. In addition, a fine will be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit.
 - e. Place underground utilities and utility structures under proposed streets or away from proposed landscaped areas to the extent feasible, to minimize any impact on the root systems of the proposed landscaping, to the satisfaction of the Director of T&ES and the City Arborist.
 - f. All landscaping shall be maintained in good condition and replaced as needed.
 - g. All plant materials and specifications shall be in accordance with the current and most up to date edition of the American Standard For Nursery Stock (ANSI Z60.1) as produced by the American Association for Nurserymen; Washington, D.C..
 - h. A bond for all existing trees and landscaping designated to be retained, in an amount determined by the Director of Parks, Recreation and Cultural Activities, and for 100% of the cost of trees and landscaping required to be installed, shall be provided and maintained for a period of five years. (P&Z) (DSUP#2002-0049) (City Council) (DSUP #2003-0036) (DSUP #2009-0007)

D. BUILDING - DESIGN:

14. All fences visible from the internal street or adjacent residential properties shall be designed and treated to the satisfaction of the Director of P&Z. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
15. Each facade of each of the units shall be a high quality material such as masonry or similar material to the satisfaction of the Director of P&Z. The facades that are visible

from the internal street shall be designed with a level of architectural detail and with finishes consistent with the front facade treatment. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)

16. All retaining walls shall be constructed with a natural stone. Any protective fencing or railing atop retaining walls shall be visually unobtrusive and of a decorative metal material, to the satisfaction of the Directors of P&Z and Code Enforcement. Additional retaining walls other than those shown on the preliminary site plan shall be permitted so long as they are required to protect existing trees or to prevent any extensive grading, or additional tree loss or to prevent slopes greater than 3:1. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
17. Basement and decks, including those different and/or larger than those shown on the site plan, shall be permitted provided that they:
 - a. Meet all zoning requirements;
 - b. Do not encroach into the conservation area; and
 - c. Are within the building envelope as depicted on the approved site plan.
 - d. No decks are provided above the first floor. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
18. All dwellings shall be equipped with a residential fire sprinkler system conforming to NFPA 13D based on remote fire access issues to the site. (Code Enforcement) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)

E. LEGAL/PROCEDURAL:

19. The developer shall provide a signed disclosure statement from each purchaser prior to the release of a certificate of occupancy permit for that unit. The prospective purchasers shall be informed of the restrictions imposed on the landowners by the elements of this proposed site plan, including:
 - a. Conservation Area Covenants;
 - b. Public ingress/egress easement and emergency vehicle easement restrictions;
 - c. Sanitary sewer easements;
 - d. Public access easement/path through the site extending from Polk Avenue to North Pickett Street at Maury L and;
 - e. Zoning limitations on the construction of future building additions and/or decks larger than what is shown on the site plan. (P&Z) (PC) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
20. The applicant shall submit a homeowner's agreement (HOA) for approval by the City Attorney, prior to applying for the first certificate of occupancy permit. Such HOA shall include the conditions listed below, which shall be clearly expressed in a separate section of the HOA. Also, such section within the HOA shall include language which makes clear that the SUP conditions listed shall not be amended without the approval of City Council.
 - a. The Conservation Area Covenants (as set forth in Condition No. 3).

- b. Exterior building improvements by future residents, including above ground decks not included on the approved plans or different from the approved plans, shall require the approval of the Director of Planning and Zoning and must be consistent with the special use permit conditions.
 - c. Building additions, including decks are limited to the building envelope depicted on the approved site plan.
 - d. All required landscaping and screening, including trees and landscaping in the conservation area, shall be maintained in good condition.
 - e. No ground disturbing activity shall occur within the "limits of disturbance" areas or drip-line areas of trees preserved as a condition of this special use permit.
 - f. The principal use of the individual garages shall be for passenger vehicle storage only. (P&Z) (PC) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
21. The final subdivision plan shall be consistent with the final site plan, and shall be approved and recorded prior to the release of the final site plan. The subdivision plan and all easements shall be submitted as part of the final site plan submission. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
22. The subject site shall not be resubdivided beyond the four lots being created under this development site plan.(City Council) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
23. Prior to approval of the final site plan, the applicant shall execute and submit a maintenance agreement with the City for the stormwater quality Best Management Practices (BMPs). (T&ES) (DSUP #2003-0036) (DSUP #2009-0007)

F. ENVIRONMENTAL:

24. Solid waste services shall be provided by the City. Solid-waste pick-up will be collected from the existing pavement at N. Pickett Street and Maury Lane. The developer must provide adequate space within each unit to accommodate a City Standard super can and recycling container. The containers must be placed inside the units or within an enclosure that completely screens them from view. The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of Transportation and Environmental Services. (T&ES) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
25. The surface appurtenances associated with the on-site structural stormwater Best Management Practices (BMPs) shall be marked to the satisfaction of the Director of T&ES to identify them as part of a structural BMP system. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007)
26. The applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until sale to an owner. Prior to transferring responsibility for the BMPs to the owner, the applicant shall execute a maintenance service contract with a private contractor for a minimum of three years and transfer the contract to the owner. A copy of

the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the contract shall be submitted to the City. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007)

27. The applicant shall furnish the owner(s) with an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on a digital media. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007)
28. Due to the extensive alteration of the driveway on the adjacent Phase I property, the entire shared roadway for both the Phase I and 2 projects must be paved with asphalt to the satisfaction of the Directors of T&ES, P&Z and Code Enforcement. The private driveways on individual lots (not encumbered by emergency vehicles easements) may be paved with gravel or decorative paving materials. A stormwater fee must be paid based on all new impervious areas (including areas that were previously compacted gravel on the Phase I site) at a rate set by the Director of T&ES. (T&ES) (P&Z) (DSUP #2003-0036) (DSUP #2009-0007)
29. The Phase II driveway and retaining wall area impacts an Oak tree that was identified to be saved on the Phase I project. Replace such tree with additional trees of significant caliper equal, cumulatively, to the tree being removed prior to issuance of a certificate of occupancy permit. (T&ES) (RP&CA) (P&Z) (PC) (DSUP #2003-0036) (DSUP #2009-0007)
30. Condition deleted.
31. Plan must demonstrate to the satisfaction of the Director of T&ES that the storm water management is controlled in non-erosive manner. Identify how runoff from the driveways will be handled. Insure appropriate drainage measures are implemented to prevent flooding. Provide a storm water management narrative explaining measures taken. (T&ES) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
32. The applicant shall incorporate in its site plan design, the Low Impact Development techniques including but not limited to Roof Downspout System, Gravel/porous material driveways, Gravel/porous material path, Vegetated Filter Strip or their combination to the satisfaction of Director of T&ES. (T&ES) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
33. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design

- professional shall submit a written certification to the Director of T&ES that the BMPs are:
- a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007)
34. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
35. All stormwater inlets shall be duly marked with the name of watershed it drains into to the satisfaction of the Director of T&ES. (T&ES) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
36. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
37. If the units will sold as individual units and a home owner's association established the following two conditions shall apply:
- a. The Developer shall furnish the Homeowner Association with an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMP's) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s), drawings and diagrams of the BMP(s) and any supporting utilities, catalog cuts on maintenance requirements and a copy of the Maintenance Agreement with the City.
 - b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner's Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on a digital media. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007)
38. The site is located on marine clay area as delineated on City map of marine clay areas. Prior to the release of the final site plan, provide geotechnical report, sealed by a professional engineer registered in the Commonwealth of Virginia, with recommendations for proposed cut slopes, embankments, pavement and retaining wall designs. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007)

39. Due to the existing steep slopes and vegetation, maintenance and access for the proposed 10" sanitary sewer main extending along the southern property line of Lot 501 will be extremely difficult. Since this sewer main serves a single lot, revise proposed 10" sewer main to an adequately sized sanitary lateral to serve Lot 501 and remove proposed City sanitary sewer easement. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007)
40. Roof drains discharging on the surface shall be designed to be non-erosive along the entire surface flow path. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007)
41. If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007)
42. Condition deleted.
43. Condition deleted.
44. During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement a waste and refuse control program. 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 sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007)

G. MISCELLANEOUS:

45. The building footprints for each unit shall be limited to the building envelope depicted on the preliminary plan unless otherwise necessary to retain additional trees to the satisfaction of the Director of P&Z. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
46. Freestanding subdivision or development sign(s) that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
47. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)

48. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents, whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
49. Show all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or private street. When such a location is not feasible, such structures shall be located and screened to the satisfaction of the Director of P&Z. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
50. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
51. The final site plan shall include a zoning tabulation that clearly depicts the permitted and proposed net/gross floor areas, height, yard setbacks, and all other applicable zoning requirements for each individual lot. This information sheet shall also be attached to all building permits. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
52. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
53. Submit a building location survey to Planning staff prior to applying for a certificate of occupancy permit for each unit. The location survey shall show all improvements on the lot including easements, restrictions and limits of the Conservation Area as shown on the final development plan. The applicant shall submit the final "as-built" site plan for the entire project prior to applying for a certificate of occupancy permit for the last dwelling unit. (P&Z) (PC) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
54. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. Temporary structures for sales personnel, as well as sales/marketing signs, shall be permitted, with the size and site design for such temporary structures, including signs, subject to approval by the Director of Planning and Zoning. (P&Z) (PC) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
55. Provide a lighting plan with the final site plan to the satisfaction of the Director of T&ES in consultation with the Chief of Police. The plan shall:
 - a. show existing and proposed street lights and site lights;
 - b. indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts;

- c. provide manufacturer's specifications for the fixtures; and
 - d. provide lighting calculations to verify that lighting meets City Standards. (T&ES)(Police) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
56. Prior to the release of the final site plan, provide written verification for construction easement and grading on adjacent properties. (T&ES) (DSUP#2002-0049) (DSUP #2003-0036) (DSUP #2009-0007)
57. Provide proposed elevation (contours and spot elevations) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007)
58. The site is located on marine clay area as delineated on City map of marine clay areas. Prior to the release of the final site plan, provide geotechnical report, sealed by a professional engineer registered in the Commonwealth of Virginia, with recommendations for proposed cut slopes, embankments, pavement and retaining wall designs. (T&ES) (DSUP #2003-0036) (DSUP #2009-0007)
59. Condition deleted.
60. Condition deleted.
61. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding locking hardware and alarms for the new homes. This is to be completed prior to the commencement of construction. (Police) (DSUP #2003-0036) (DSUP #2009-0007)
62. All archaeological work will be carried out in accordance with the *City of Alexandria Archeological Standards* and is subject to the approval of the City Archaeologist. (Archaeology) (DSUP #2003-0036) (DSUP #2009-0007)
63. If determined to be appropriate by the City Archaeologist, a plaque will be erected on this property summarizing its historical and archaeological significance. The wording on the plaque will be approved by Alexandria Archaeology. (Archaeology) (DSUP #2003-0036) (DSUP #2009-0007)
64. The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology) (DSUP #2003-0036) (DSUP #2009-0007)
65. The property, including all buildings existing or under construction, shall be maintained in good order and repair, in compliance with all applicable provisions of the zoning ordinance and the city code, and in addition shall be maintained so as to prevent blight or other substantial detrimental impacts on surrounding property. (PC) (DSUP #2009-0007)

66. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
67. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)
68. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
69. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)
70. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Note: These Code Requirements and Findings have been carried over from the previous approvals, but many have been completed through the site plan process for this application. The current approved plan is still valid and complies with the conditions below.

Transportation and Environmental Services

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 The sewer tap fee must be paid prior to release of the plan.
- C-3 All easements and/or dedications must be recorded prior to release of the plan.
- C-4 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-5 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-6 All utilities serving this site to be underground.
- C-7 Provide site lighting plan to meet minimum city standards.
- C-8 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-9 The applicant must comply with the Article XIII of the City's zoning ordinance, which includes requirements for stormwater pollutant load reductions, treatment of the water quality volume default, and stormwater quantity management.
- C-10 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- C-11 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all land disturbing activities greater than 2500 SF.
- C-12 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is

determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)

- C-13 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C-14 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C-15 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C-16 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services.
(b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

- C-17 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C-18 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C-19 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C-20 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C-21 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C-22 The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C-23 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)

- C-24 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C-25 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C-26 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- F-1 Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. Provide the reference to the source of meridian on all north arrows. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F-2 Clarify the limits of disturbance for this project. The line types used to represent the limits of disturbance for the Phase I and 2 projects should be different. (T&ES)
- F-3 Any amendments to the Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:
- <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F-4 The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F-5 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F-6 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F-7 All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of

Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

- F-8 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)
- F-9 Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F-10 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F-11 All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F-12 The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)

Code Administration

- C-1 All dwellings shall be equipped with a residential fire sprinkler system conforming to NFPA 13D based on remote fire access issues to the site. **Condition met, agreed to by applicant.**

- C-2 Proposed road grade shall not exceed 10% in order to facilitate adequate fire and ambulance access. Angles of approach and departure shall not exceed 6%. Grade and transitions shall be noted on plans. **Condition met. Grade profile indicates grades within specified limits.**
- C-3 Minimum access roadway width shall be 22 feet. Roadway shall be dedicated as Emergency Vehicle Easement. Extent of emergency vehicle easement in designated turn around shall be shown on plans. **EVEs shown at 18 foot, consistent with Phase I. Extent of EVEs shown on plans.**
- C-4 Roadway shall have vehicular turnaround which complies with City standards for emergency vehicles. Turnaround radii shall be noted on plans. Turnaround area shall be level grade 60 feet prior to centerline of turn around area. Wings of turn around shall be level for a minimum of 60 feet from center line of turn around area. The current proposed turnaround is unacceptable as it promotes the use of 5% grades to be included for turn around purposes. Turn around area must be level. **Revised turnaround is acceptable with 0% grade as shown on plans.**
- C-5 Proposed hydrant at "T" intersection is acceptable.
- C-6 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). All existing construction documents shall be updated to reflect the current addition of the USBC prior to submission for a building permit. **Condition Met. Shown as Note 11 on Sheet 1.**
- C-7 A soils report must be submitted with the building permit application. **Condition met, shown as Note 19 on Sheet 1.**
- C-8 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. **Condition Met. Shown as Note 21 on Sheet 1.**
- C-9 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. **Condition met. Shown as Note on Sheet 2.**
- C-10 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. **Condition met, Shown as Note on Sheet 2.**
- C-11 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems where applicable.
- C-12 All previous comments made under DSUP2003-00036 and DSUP2009-00007 by the Office of Code Administration will remain in effect for DSUP2012-00017.

- F-1 Replace General Note 11 with the following: New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). **Condition Met. Revised wording completed.**
- F-2 Emergency Vehicle turn around limits are not identified on plan. **Condition met. EVE limits shown on plan.**
- F-3 Size of water mains are not shown. **Condition Met - Water Main Size Shown on Plans.**
- F-4 Plan should note if structures are to be equipped with an automatic fire suppression system. **Condition met. Shown as Note 34 on Sheet 1.**
- F-5 North Arrow is not shown on all sheets of plan. **Condition met.**
- F-6 The use of gravel roadways is not supported by Code Enforcement as a means for emergency vehicles to access the proposed dwelling units. **Condition met. Applicant agrees to pave roadways.**
- F-7 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. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.

Alexandria Archeology:

- F-1 This area was previously investigated archaeologically by John Milner Associates. Milner completed an executive management summary report documenting the archaeological work dated May 5, 2004. This document suffices as a final report. No additional archaeological action is required.
- C-1 For the archaeological requirements of this project to be satisfied, Alexandria Archaeology must receive a site report on this project.

Health Department:

No comments