

**DOCKET ITEM #7**

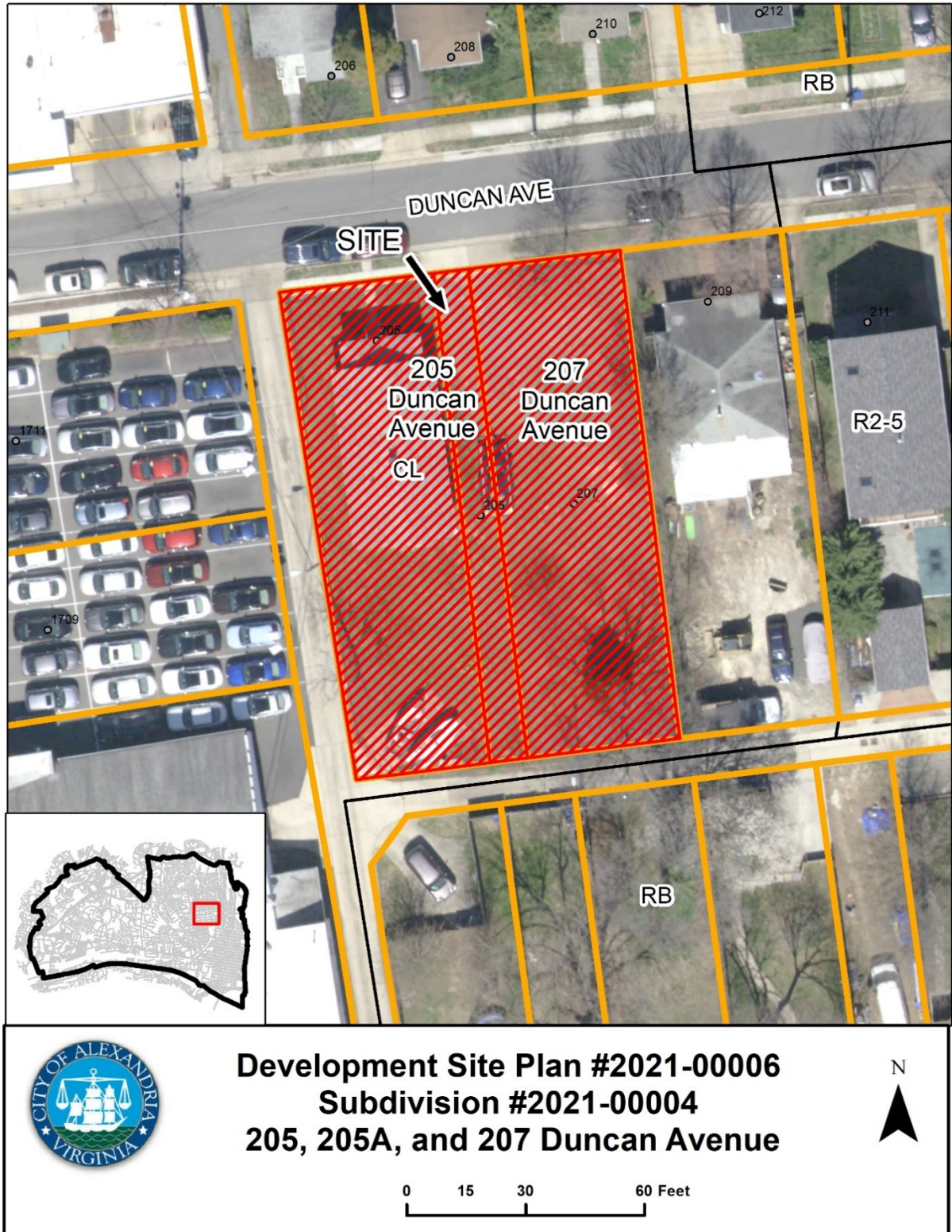
**Development Site Plan #2021-00006**

**Subdivision #2021-00004**

**205, 205A, and 207 Duncan Avenue - Darden Towns by MSG Properties**

Applicant	General Data	
<b>Project Name:</b> “Darden Towns by MSG Properties”  <b>Location:</b> 205 and 207 East Duncan Avenue  <b>Applicant:</b> Matt Gray, represented by Duncan Blair, Esq. with the Law Offices of Land, Carroll, and Blair, PLC	<b>PC Hearing:</b>	November 4, 2021
	<b>CC Hearing:</b>	N/A
	<b>*If approved, DSP Expiration:</b>	May 4, 2023
	<b>Project Site Acreage:</b>	0.248-Acres (10,805 Square Feet)
	<b>Zone:</b>	Commercial-Low (“CL”)
	<b>Proposed Use:</b>	Townhome Dwelling
	<b>Gross Floor Area:</b>	0.75 FAR (8,103 Square-Feet)
	<b>Small Area Plan:</b>	Potomac West Small Area Plan / Mount Vernon Avenue Business Area Plan
	<b>Green Building:</b>	2019 Green Building Policy Compliant
<b>Purpose of Application:</b>		
The Applicant requests approval of a Development Site Plan with subdivision to construct four fee-simple, rear-loaded townhomes.		
<i>*Plus any related extensions due to Covid-19.</i>		

<b>Applications Requested:</b>
1. The Applicant requests approval of a development site plan and subdivision with a modification to the side-yard setback as per Section 4-106(A)(2)(a).
<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>
<b>Staff Reviewers:</b> Robert Kerns, AICP; Development Division Chief <a href="mailto:robert.kerns@alexandriava.gov">robert.kerns@alexandriava.gov</a> Nathan Imm; Principal Planner <a href="mailto:nathan.imm@alexandriava.gov">nathan.imm@alexandriava.gov</a> Carson Lucarelli; Urban Planner <a href="mailto:carson.lucarelli@alexandriava.gov">carson.lucarelli@alexandriava.gov</a> Alex Boulden; Civil Engineer <a href="mailto:alex.boulden@alexandriava.gov">alex.boulden@alexandriava.gov</a> Melanie Mason; Watershed Management Planner <a href="mailto:melanie.mason@alexandriava.gov">melanie.mason@alexandriava.gov</a> Danyell Jones; Engineering Aide <a href="mailto:Danyell.jones@alexandriava.gov">Danyell.jones@alexandriava.gov</a>



## **I. SUMMARY**

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

Staff recommends **APPROVAL** of the proposed subdivision and development site plan to construct four new townhomes, subject to compliance with the Zoning Ordinance and all applicable codes, adopted policies, master plan, and staff's recommendations. Staff finds the proposal is consistent with the City's goals and objectives and will provide benefits to the City, including:

- Improved streetscape pedestrian realm on East Duncan Avenue including additional street trees
- Improved stormwater control facilities over existing conditions; and,
- Compliance with the 2019 Green Building Policy "solar-ready" rooftops and "EV-ready" parking stalls.

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

The Applicant seeks approval of a development site plan to construct four fee-simple townhomes on a property located in the Commercial-Low ("CL") Zone. To construct the project, which includes subdividing the property into four new lots, the Applicant must demolish the existing structure which was built in the 1920s and lacks any historic protections or designations. The request also includes a modification to reduce the side-yard setback from 8-feet to 7.3-feet on proposed Lot #900.



**Image Above:** 205 East Duncan Avenue.

There are no special use permit requests, and the project will provide the required two off-street parking spaces per unit, located via the public alley. The proposal meets the ordinance requirements for height, FAR, frontage, lot area/dimensions, and the project will also comply with all existing policies pertaining to Stormwater, Landscaping and Green Building.



## II. BACKGROUND

### *A. Site Context*

The site is located on East Duncan Avenue, east of Mt. Vernon Avenue and West of Leslie Avenue on a 10,805 square foot parcel. The property itself is approximately 125-feet deep, with 90-feet of frontage along Duncan Avenue. Abutting the property to the west and south are 10-foot public alleys. The property is grassy, but well kept, and slopes from northwest to southeast, with a change in grade of approximately 8-feet. There is an existing curb-cut for the property along Duncan Avenue



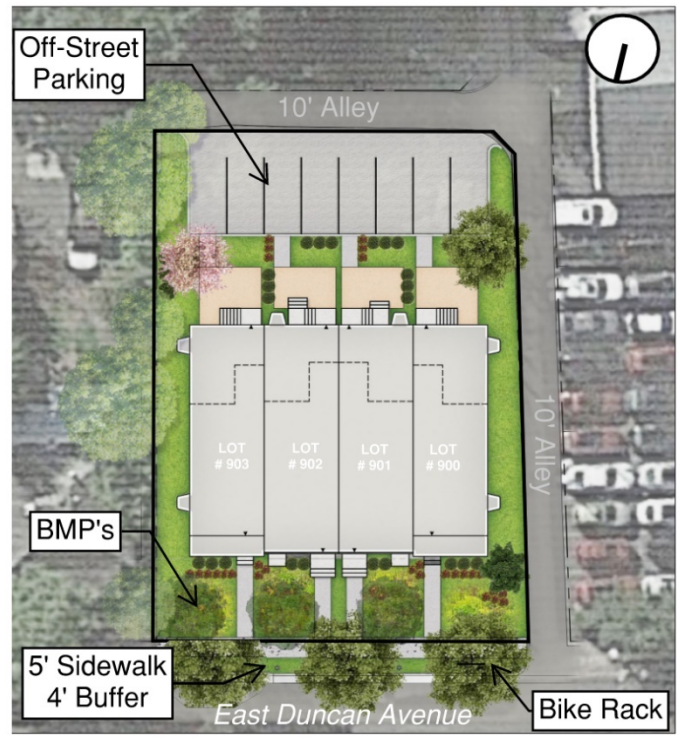
**Image Above:** Existing townhome vernacular on Leslie Avenue

with a narrow sidewalk and strip of grass behind the back-of-curb. The property is improved by a bungalow (vacant) built in the 1920s which sits in the northwest corner of the lot. The building is not in a historic district and is not a historic landmark. The remaining two-thirds of the parcel is vacant, with intermittent trees scattered and remnants of the chain-link fence defining the perimeter.

The property is abutted by a single-family detached home of similar zoning to the east. Across the street on Duncan, the residential homes are detached, single-family and zoned CL, as well. To the south on Mason, opposite the east/west public alley are single-family attached and detached RB-zoned homes. To the west of the subject site is the parking lot for the Hyundai Dealership, which is also zoned CL and opposite of the north/south public alley.

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

The Applicant is proposing to construct four townhome dwellings on the site by subdividing the parcel into four new lots of record – ranging from 2,218 to 3,203 square feet. This party-wall townhome development will be characterized by two distinct unit types – end-units (book-ends) and the interior units. Each townhome will ascend three stories and include a finished basement. To achieve more variation in height – see Architectural Section below - the book-ends will reach 34-feet in height, while the interior units will be approximately 2.5-feet shorter. The book-ends also have front porches, which will align with the building wall of the interior units. Each lot will feature a private walkway which connects to Duncan Avenue that is adjacent to the lot’s micro bio-retention cells. Each unit will also have a roof terrace at the upper-level, in addition to a small back yard and patio which abut the fee-simple, uncovered parking spaces in the rear. The portions of the lots dedicated to parking will have pervious pavement and are accessible from the units via a similar walkway which extends from the patio.



The Applicant will construct a 9-foot streetscape along the property’s frontage with Duncan Avenue – which includes a 4-foot landscape buffer and a 5-foot sidewalk. To achieve its required width, a portion of the sidewalk will be located on the lots themselves and therefore covered by a public access easement.

The front setbacks, minimum lot size and lot frontage requirements are all in accordance with Zoning Ordinance. The Applicant will also meet the minimum side-yard setback requirements for three of the four lots, the exception being the western lot adjacent to the alley and Hyundai dealership (lot #900), for which the Applicant is requesting a minor modification. As noted above, the Applicant also requests approval of a subdivision plat, which will create four new lots of record. The subdivision request, the open-space, the site plan modification and the lot/zoning characteristics, are all discussed in greater detail below, under ***Staff Analysis***.

## **III. ZONING**

The following table summarizes the zoning requirements for the Commercial-Low (“CL”) Zone

and the proposed project. The Zoning Ordinance established compatibility between the use and zone by designating “townhome dwellings” as “Permitted Uses” as per Section 4-102(A.2). The project meets all the lot area and bulk regulations as per the above, however, the Applicant is requesting relief from the setback provisions of the Zone, by providing a 7.3-foot side-yard setback on Lot #900, instead of the 1:3; minimum of 8-feet ordinance requirement. The site plan modification pertaining to the Lot #900 is discussed in further detail below.

**Table 1: Zoning**

Property Address: 204 East Duncan Avenue		
Total Disturbed Area: 0.2882 Acres / 7,285 Square-Feet		
Total Site Area: 0.248 Acres / 10,805 Square Feet		
Zone:		CL (Commercial-Low)
Current Use:		Residential (Vacant)
Proposed Use:		Residential Townhome Dwellings (x4)
	Permitted/Required	Proposed
FAR (Floor-to-Area Ratio)	0.75 Max. (8,104 Square Feet)	0.75 (8,103 Square-Feet)
Minimum Lot Area:	1,980 Square Feet	Lot 900 3,203 Square Feet
		Lot 901 & 902 2,218 Square Feet
		Lot 903 3,166 Square Feet
a. Building Height	35 Feet	34 Feet
b. Open Space	40%	44% / 4,795 Square Feet
		Ground Level 3,708 Square Feet
Frontage:		
	18 Feet (Interior) / 26 Feet (End)	Lot 901 & 902 (Interior)
		18 Feet
		Lot 900 & 903 (End)
		28 Feet
Setbacks:		
a. Front Yard	20 Feet	Lot 900 & 903
		20.5 Feet
		Lot 901 & 902
		20.2 Feet
b. Side-Yard	Lot 900 & 903	Lot 900 & 903

	1:3; Min. 8-Feet	7.3 Feet (West)*	8.0 Feet (East)
	<b>Lot 901 &amp; 902</b>	<b>Lot 901 &amp; 902</b>	
	N/A	N/A	
<i>c. Rear</i>	<b>All Lots</b>	<b>All Lots</b>	
	35 Feet	46.7 Feet	
<i>d. Off-Street Parking</i>	8 Spaces (2 Spaces per DU)	8 Spaces (2 Spaces per DU)	
<i>*Modification requested</i>			

#### IV. STAFF ANALYSIS

##### *A. Consistency with Master Plan, Zoning and Other City Policies*

###### Potomac West Small Area Plan / Mount Vernon Avenue Business Area Plan

The site is zoned CL and located within the boundaries of the Seminary Potomac West Small Area Plan (The “Small Area Plan”) and the “*Monroe Gateway Focus Area*” of the Mount Vernon Avenue Business Area Plan (“Mt. Vernon Avenue Plan”). The neighborhood is identified in the Plan as Del Ray however, the property is not located within the boundaries of the Town of Potomac National Historic District, which lies to the north. For properties within the area of the Mt. Vernon Avenue Business Area Plan, they may choose to develop either according to the underlying zoning or the form-based code parameters of the Mt. Vernon Avenue Plan. In this instance, the Applicant will follow the underlying Zoning, CL.

The Small Area Plan was adopted in 1992 and has been amended numerous times over the last three decades. It serves as the basis for future policy initiatives and actions affecting land use, zoning, capital improvements within its confines. Neither the Small Area Plan nor the Mount Vernon Avenue Plan specifically identify the subject site as an opportunity location, but it does

anticipate future development to the immediate west at the Hyundai Dealership. The Plan aspires to further walkability in the CL Zone by allowing development which compliment “*the types of low scale retail, office and residential uses which are typically found along this section of the Avenue.*”

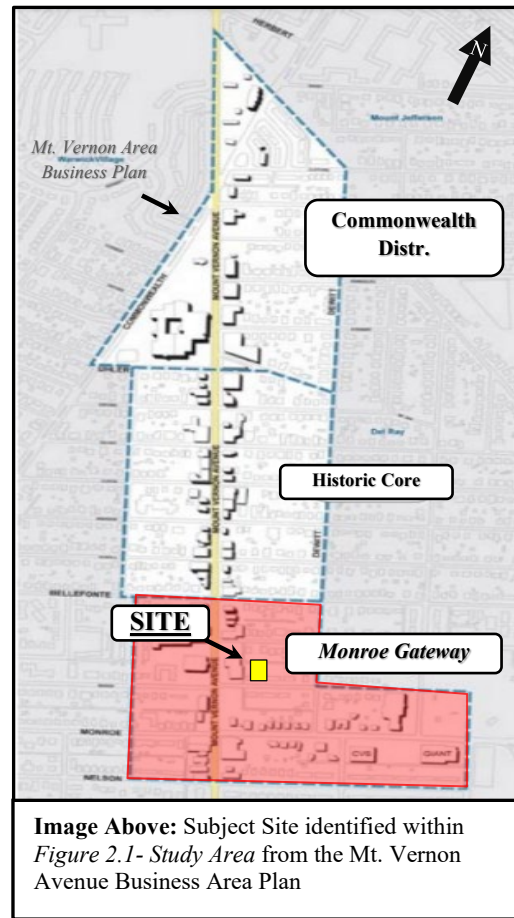
The Applicant’s proposal compliments these goals by proposing continued residential use of the property. They will make significant improvements to the streetscape including wider sidewalks, a bicycle rack for the public and a wider landscape buffer with street-trees – all of which embrace the walkable character of the area and the goals of the Plan. For the foregoing reasons, the project is found to be in conformance with the City’s Master Plan by promoting walkability within the retail and residential context of the Monroe Gateway and Del Ray.

#### Commercial-Low (“CL”) Zone

Townhomes are a “Permitted Use” within the Commercial-Low (“CL”) zone, thus deeming them compatible within the context of the site. Furthermore, the project will comply with the off-street parking requirements, and the area and bulk regulations of the Zoning ordinance, including but not limited to height and floor-to-area ratio. However, the Applicant is requesting relief from Section 4-106(A)(2)(a) – which controls side-yard setbacks and is discussed in further detail below.

#### Green Building Policy

The City’s new Green Building Policy was adopted by City Council in 2019 and established that newly constructed residential buildings should achieve a *minimum* green building certification level of LEED-Certified (or equivalent) plus the additional performance points. The Applicant has presented Staff with an *EarthCraft for Homes* scorecard, which is a recognized LEED equivalent alternative. In addition to meeting the City’s 2019 Green Building Policy, the homes will also be fully equipped with EnergyStar-rated appliances and have the necessary conduit for future sustainable improvements like solar-ready rooftops and electric-vehicle charging, as per Staff’s Recommendation below.



**Image Above:** Subject Site identified within Figure 2.1- Study Area from the Mt. Vernon Avenue Business Area Plan



*Affordable Housing*

The size and scale of the project does not warrant an affordable housing contribution.

***B. Site Design and Building Architecture***

SITE DESIGN

The Site will be subdivided into four lots of record ranging from 2,218 square-feet to 3,203 square feet. Frontage for each lot is outlined in the above table, with all the townhomes engaging with East Duncan Avenue. The end units are 18-feet wide by 51-feet deep and have a small porch. The porch aligns with the front building wall established by the interior units, which are also 18-feet wide but slightly deeper, at 55-feet respectively.

Vehicular access to each lot is provided in the rear, along the ten-foot wide public alleys, which define the western and southern boundary of the site. The parking spaces abut small backyards with patios that have connections to the parking themselves via a 4-foot walkway. A walkway of similar width is used to connecting the homes and porches to East Duncan Avenue, with the bio-retention microcells on each lot situated nearby. The Applicant will reconstruct the pedestrian realm along East Duncan Avenue, which includes a 4-foot landscaping buffer and 5-foot sidewalk. A portion of the sidewalk will fall on private property, as such the Applicant will dedicate a public-access easement – as outlined by the City’s Complete-Street Guidelines.

BUILDING ARCHITECTURE

Staff worked with the Applicant and their design team to achieve a townhome expression which recalls the various architectural and design vocabularies present in the neighborhood. Chiefly, the established townhome vernacular – examples of which can be found a few hundred yards east of the site, on Duncan and Leslie (see image above). The existing townhomes in the immediate vicinity of the subject site have differentiated unit types – book-ends and interior units – which read as two separate architectural languages. The proposed townhomes recall those elements of form and expression and are described in more detail below.

The townhomes will share a party-wall, thus reading as a singular three-story volume. Each unit has a gabled roof, with unique dormers overlooking the front yard. The end units achieve slightly greater height than the two interior ones, to help further accentuate their unique character. To achieve more differentiation between the two-unit types, the book-ends will be clad in a brick veneer with black trim. They also feature recessed porches which align with the front wall of the interior units. Their roofs, including the dormers, will be standing seam metal. The interior units, which lack a front porch, will be clad in a cementitious fiber panel and also be adorned with black trim. The roof, including the gabled dormers, will use a slate-like shingle. All four units will also have a roof-terrace in the rear of the units, which yields additional open-space for the future users.

### ***C. Stormwater***

The project is subject to the City's stormwater requirements as found in Article XIII of the City Zoning Ordinance. Accordingly, the Applicant will construct and maintain bioretention facilities on each lot, which is a recognized stormwater best management practice ("BMP"). The Applicant's bioretention BMPs will be situated on the front each respective lot, in between the public street and the face of the townhomes. In addition, the applicant will install permeable pavement at the rear of each townhome in the parking area. These practices serve to both improve water quality and reduce runoff from the site.

To further control water quantity and reduce runoff, the Applicant will install a substantial stormwater detention structure underground on Lot #903 to the east, which will be 24-inches in width by 100-feet in length. The structure is integrated into site's comprehensive stormwater management and exceeds the site's minimum requirements for detention by an additional 10%. For the foregoing reasons, the project complies with the City's stormwater requirements for phosphorous removal and exceeds the City's requirements for stormwater runoff reduction.

### ***D. Open Space and Tree Preservation***

#### **OPEN SPACE**

The open-space requirement for townhome dwellings in the CL Zone is 40%. The Applicant's plan will provide 44% (4,795 square-feet), which occurs both at the ground and rooftop levels for all four units. The above and at-grade open-space arrangement is permitted under the Area and Bulk Regulations of the CL Zone, which are outlined more specifically under Section 4-106(A)(2)(b) of the Zoning Ordinance.

<b>Total Site Area:</b>	<b>10,805 SF</b>
<b>Open-Space</b>	<b>Square Footage</b>
<i>Required:</i>	4,322 SF (40%)
<i>Provided:</i>	4,795 (44%)
<i>a. Ground-Level</i>	3,708 SF (77%)
<i>b. Roof-top</i>	1,087 SF (23%)
<b><u>Total Open-Space</u></b>	<b><u>4,795 SF*</u></b>
<i>*All open-space is proposed as private.</i>	

#### **TREE PRESERVATION**

Tree preservation and protection is an important component of every grading and site plan. As noted in the ***Site Context*** section above, the property is currently grassy, and otherwise scrubby in appearance. The existing trees on site which to be removed are noted by the Applicant's arborist as being in poor health and are situated in locations which, if preserved, would preclude redevelopment of the parcel. Accordingly, the Applicant is proposing to meet the City's 2019 Landscape Guidelines and the Crown Coverage Requirement of 25%, with their landscape plan,

which provides the required 2,791 square feet of canopy coverage.

### E. Parking

The Applicant's proposal complies with the off-street parking requirements for townhome dwellings. More specifically, each lot will provide the necessary two off-street vehicle storage spaces, which are accessible only from the alley in the rear. Accordingly, no new curb-cuts are proposed with this site plan and the extant one along Duncan Avenue in front of the property will be closed. The Applicant will also clean up the existing curb into the alley, adjacent to the site, which is currently in poor condition. Lastly, one out of every two parking spaces will have the necessary conduit and infrastructure for electric vehicle chargers, as per Staff's Recommendations below.

Existing Lot #	Square Footage	Frontage
62	5,860	50-feet
63	4,945	40-feet
Proposed Lot #	Square Footage	Frontage
900	3,166	28-feet
901	2,218	18-feet
902	2,218	18-feet
903	3,166	26-feet

### F. Subdivision

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

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



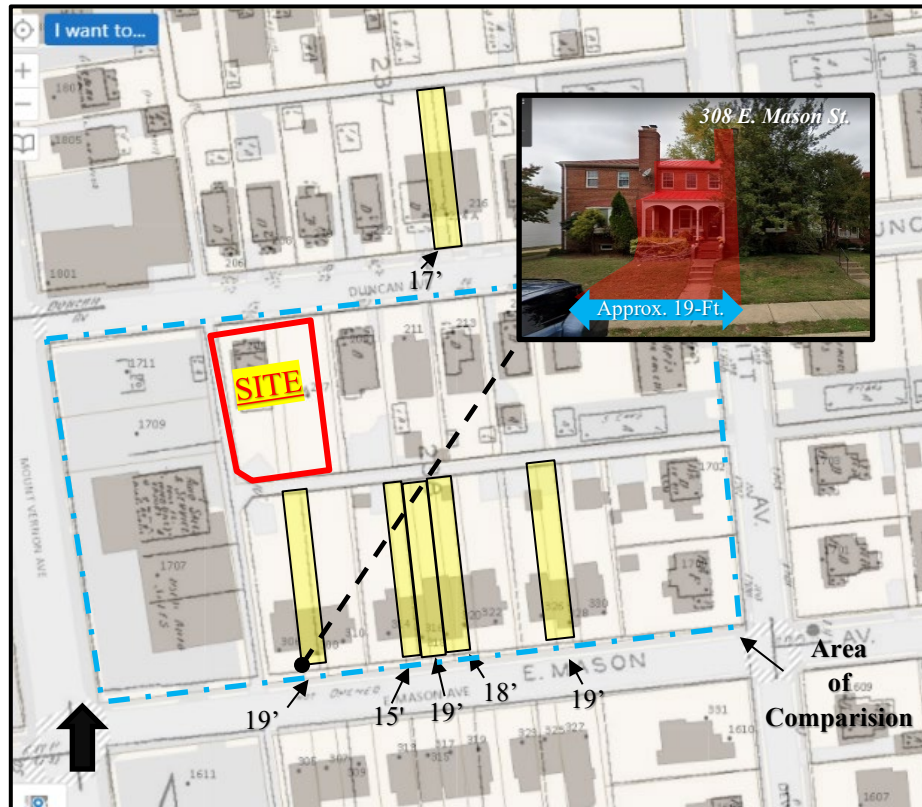
Figure Above: Subject site and area of comparison, as identified on the East Braddock Subdivision Plat from 1911. \*Not to scale

The proposed lots meet the subdivision standards.

### Lot Character Assessment - Area of Comparison, Similarly Situated Lots and Analysis

The Applicant is requesting approval of a subdivision plat which re-subdivides the property into four lots of record. The lots as proposed meet all the requirements of the zoning ordinance pertaining to dimensions and area and are found to be substantially similar in form to those created by the foregoing subdivision plat, East Braddock.

East Braddock was recorded in 1911 and identifies the subject site as being Lots 62 and 63. Over-time, numerous lots within the area of comparison have re-subdivided, as shown in the figure on the right. Seven adjacent sites from within and adjacent to the area of comparison were analyzed on GARI. As demonstrated by the analysis, there are at least 5 lots of substantial character (size, form & relationship to the street) within the Area of Comparison. Their frontages as measured in GARI average 19-feet, which is comparable and substantially similar to those proposed by this plat. For the foregoing reasons, the proposal meets the required subdivision approval criteria.



**Figure Above:** Existing parcel data overlaid onto 1941 Sanborn Insurance Map – showing subsequent subdivisions of land in the area of comparison.



## G. Modification to the Side-Yard Setback

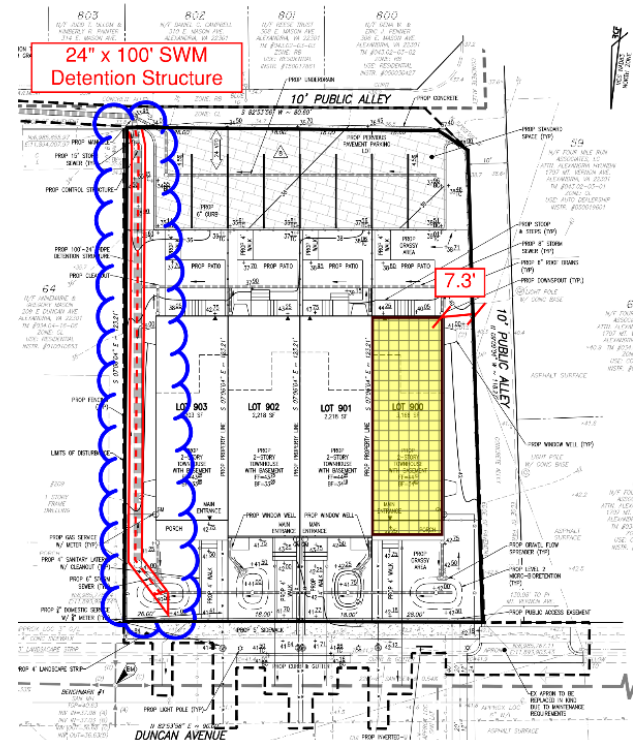
Per Section 11-416 of the Zoning Ordinance, Planning Commission may approve modifications to the site plan if the modifications are deemed:

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

The Applicant is proposing a side-yard setback of 7.3 feet for Lot #900, instead of the ordinance required 8 foot to accommodate a large underground stormwater structure along the site's eastern perimeter. Staff supports the request as it ensures the Applicant can meet the stormwater requirements for detention on the site. The modification also ensure consistency in the expression and width of the units – all of which are 18-feet across. The modification will not impede on the public's use and enjoyment of the alley to the west nor will it preclude the Applicant from meeting their landscaping and open-space requirements. For the foregoing reasons, Staff supports the modification to reduce the side-yard setback on 900 to 7.3 feet.

### School Enrollment

It is customary to calculate the anticipated number of students generated by each new residential development – DSP or DSUP. The rates are based on demographic statistical data and are a ratio of students per housing-unit. The latest rates are outlined more specifically in the City and ACPS's *Memorandum to the Joint City-School Subcommittee*, dated May 24, 2021. In accordance with the latest memorandum, the student generation rate for townhome dwellings is 0.13 students per housing-unit. Therefore, the proposed development is anticipated to generate less than one additional student.



**Figure Above:** To meet SWM requirements, the Applicant must install a 24"x100' detention structure underneath the property. Lot #900 is hatched in Yellow.

## **V. COMMUNITY**

The Applicant initiated informal meetings with neighbors like the Hyundai Dealership and members of the Del Ray Land-Use Committee (DRLUC) dating back to December of 2020. These informal discussions continued into the new year which included virtual discussions and email exchanges, due to the on-going COVID-19 pandemic. The Applicant will formally present the project before the neighborhood and the DRLUC, on October 26<sup>th</sup>, 2021.

## **VI. CONCLUSION**

Staff recommends **APPROVAL** of the Development Site Plan and subdivision, subject to compliance with all City codes, ordinances, and the following Staff recommendations below.

Staff: Karl Moritz, Director; Planning and Zoning  
Robert Kerns, AICP; Development Division Chief  
Nathan Imm; Principal Planner  
Carson Lucarelli; Urban Planner

## **VII. STAFF RECOMMENDATIONS**

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated March 2021 and the revised drawings dated October 5<sup>th</sup>, 2021, and comply with the following conditions of approval.

### **I. SITE PLAN**

2. Per Section 11-418 of the Zoning Ordinance, the development site plan shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval (*plus any extension per § 7 of Ordinance Number 5313 related to the COVID-19 emergency*) 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. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)
3. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
  - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
  - b. Minimize conflicts with plantings, pedestrian areas, and major view sheds.
  - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
  - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES)
4. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
  - a. Clearly show location of all existing and proposed streetlights and site lights, shading back less relevant information.
  - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
  - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - d. All proposed light fixtures in the City right of way shall be basic, approved Dominion LED light fixtures. Any light fixtures located within [insert street light district] shall be specified by staff with specifications shown on the Final Site Plan.

- e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
  - g. Photometric plan must either be separated into two plans or provide a clear distinction between the following: a plan with all street lights and other pertinent off-site lighting, and a plan without street lights and off-site lighting; to demonstrate the plan's compliance with lighting regulations re: light spill.
  - h. If site lights are included in the photometric plan to comply with City's lighting standards, then these lights shall be put on photovoltaic switches.
  - i. Provide location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
  - j. Detail information indicating proposed light pole and any footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
  - k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - l. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
  - m. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
  - n. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
  - o. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties. (P&Z) (T&ES) (Code)
5. Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) \*
6. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format, which follows the National CAD Standards, of the dimension plan of this project including existing conditions, proposed conditions and grading elements. This information will be used to compile a master CAD reference to ensure all proposed features are correctly located and will connect. (P&Z) (DPI) \*



## A. BUILDING

7. The building design, including the appearance, color and quality of materials, final detailing, and three-dimensional expression shall be consistent with the revised elevations delivered via email on October 5<sup>th</sup>, 2021, and the following conditions. (P&Z)
  - a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling).
    - i. Window sizes and types.
    - ii. Window mullion dimensions and projection in front of face of glass.
    - iii. Window frame, sash, and mullion materials.
    - iv. Any windows shown as divided light type shall be either true divided light, or at a minimum shall include between the glass spacer bars aligned with exterior muntins; any such exterior muntins shall project not less than 3/8 inch beyond the face of glass and be reflected in the window samples provided. Grills located between the glass will not be supported.
  - b. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
  - c. The underside of all balconies shall be finished and present a visually cohesive appearance.
  - d. Where specified by the governing Small Area Plan and accompanying Design Guidelines, or by the governing CDD documents, the maximum percentage of fiber shall be interpreted as the percentage of *solid façade* that is fiber cement (excluding glazed portions of the elevation). Typically, such restrictions shall apply to building facades that face any public right-of-way or public open space, along with any portions of open courtyards that are visible from same.
  - e. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression.
  - f. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.
  - g. Where plane changes in facades are proposed, they shall generally not be less than two feet.
  - h. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.

8. To achieve more perceived variation in height:
  - i. The interior units shall be at least 2.5 feet lower than the book-end units.
9. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at  $\frac{1}{4}''=1'-0''$  scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in realistic color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology, different wall or bay type. When the three-dimensional complexity warrants it, applicant shall also provide isometric vignettes of such special conditions or building areas. (P&Z)
10. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels* Memo to Industry, effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
  - a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. \*
  - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant. \*\*\*
  - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. \*
  - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel requires a building permit and shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. \*\*
  - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. \*\*\* (P&Z) (Code)
11. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) \*

- a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at  $\frac{1}{4}'' = 1'-0''$  scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
  - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
  - c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
  - d. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Zoning Ordinance or an encroachment has been obtained.
12. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission.
- a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) \*, \*\*\*
  - b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights. \*
  - c. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. \*
  - d. An on-site, mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. \*\*
  - e. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. (P&Z) (Code) \*\*\*

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

13. Develop, provide, install and maintain an integrated Landscape Plan in accordance with the City of Alexandria's Landscape Guidelines, available online at:  
[www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuideli](http://www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuideli)

[nesFinalv2Final.pdf](#)

14. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) (Code) \*

#### **C. TREE PROTECTION AND PRESERVATION:**

15. Provide, implement and follow a Tree and Vegetation Protection Plan per the City of Alexandria Landscape Guidelines (P&Z) (RP&CA) \*

#### **D. ARCHAEOLOGY**

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

#### **E. PEDESTRIAN/STREETSCAPE**

18. Provide a public access easement that extends from the right-of-way line to a minimum of one foot behind the proposed sidewalk along the entire frontage of the site so that the ultimate obstructed width is no less than 5-feet. (DROW)
19. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) \*\*\*
  - a. Install ADA accessible pedestrian crossings serving the site.
  - b. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 5 feet and the landscape buffer between the curb and the sidewalk shall be a minimum of 4 feet in width..
  - c. Sidewalks shall be flush across all driveway crossings.



- d. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials to minimize any potential visible impacts. .]
- \*\*\* (P&Z) (T&ES)

## **F. PARKING**

- 20. Design and allocate parking to conform with these requirements, to the satisfaction of the Directors of P&Z, T&ES, and Code Administration: (P&Z) (T&ES) (Code) [For plans with townhomes]
  - a. All parked vehicles shall be prohibited from encroaching on the proposed streets, alleys, drive aisles, pedestrian walkways, or emergency vehicle easements, and all purchasers shall be notified of this prohibition.
  - b. Each of the townhouse units shall provide a sufficient area for a standard City-issued trash and recycling container exclusive of the area required for parking.
  - c. Individual townhouse parking spaces shall be utilized only for parking and cannot be used for storage which interferes with the intended use of the space. (P&Z) (T&ES) (Code)
- 21. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. All on-street parking controls and restrictions within the project area shall be approved by the City staff during the Final Site Plan process. Any on-street parking changes desired after the Signature Set approval are required to be approved through the Traffic and Parking Board. (P&Z) (T&ES)
- 22. Provide bicycle parking per The City of Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at:[www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking).
- 23. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. (T&ES)

## **G. SUSTAINABILITY**

- 24. The project shall comply with the requirements of the current City of Alexandria Green Building Policy at the time of DSP approval. Diligent pursuit and achievement of this certification shall be monitored through these requirements:

- a. The project shall meet the priority performance points in Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality as defined by the City of Alexandria's Green Building Policy.
- b. The applicant shall provide a draft certification scorecard from the applicable certifying party identifying the project's path including the priority performance points for EarthCraft or equivalent with the submission of the Preliminary Review documents.
- c. Provide evidence of the project's registration with EarthCraft or equivalent with the submission of the first Final Site Plan and provide a draft checklist from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria's Green Building Policy. \*
- d. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. \*\*
- e. Provide updated building energy performance analysis and building energy use intensity (EUI) prior to release of the building permits for above-grade construction. \*\*
- f. Provide a draft commissioning plan and verification from a certified third-party reviewer that includes items "i" through "v" below, prior to receiving building permits for above-grade construction. \*\*
  - i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
  - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed.
  - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
  - iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
  - v. Measurable criteria for performance.
- g. Provide updated water efficiency documentation for the priority performance points as defined by the City of Alexandria's Green Building Policy prior to building permit release for above-grade construction. \*\*
- h. Provide updated documentation for the indoor environmental quality priority performance points as defined by the City of Alexandria's Green Building Policy prior to the release of building permits for above-grade construction. \*\*
- i. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. \*\*\*

- j. Provide a commission report that has been verified by a certified, third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests prior to issuance of the final Certificate of Occupancy. \*\*\*
  - k. Provide evidence of having submitted materials showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of a Certificate of Occupancy. \*\*\*
  - l. Provide documentation of applicable green building certification prior to approval of the performance bond clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy. \*\*\*\*
  - m. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z.
25. "The buildings shall have electric-ready infrastructure in place to allow for the conversion of gas appliances to electric in the future"(P&Z) (T&ES)
26. Demonstrate that the roof(s) are solar ready, with the necessary conduit and infrastructure to enable future solar panel installation, on the Final Site Plan. (T&ES) \*
27. Install Energy Star labeled appliances where applicable. (T&ES)
28. In order to provide a more sustainable use of natural resources, the Applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the Applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: [www.epa.gov/WaterSense](http://www.epa.gov/WaterSense). (T&ES)
29. Provide at least one parking space per dwelling with the necessary infrastructure (240 volt and at least 40 amperes dedicated conduit and power plug) for future level 2 electric vehicle chargers in line with the City's Electric Vehicle Charging Infrastructure Readiness Strategy. Show the parking space on the Final Site Plan and install the necessary infrastructure prior to receiving the Certificate of Occupancy. (T&ES)

## **II. TRANSPORTATION**

### **A. STREETS/TRAFFIC**

30. The setback between the buildings and the drive aisles shall be a minimum of 2 feet to provide adequate turning movements. The individual driveways for the townhouses shall allow adequate space for the intended design vehicle to park without encroaching into the crossing alley.. (T&ES)
31. Use decorative concrete pavers or other quality materials and/or enhanced landscaping for the areas dedicated to vehicle parking to the satisfaction of the Director of P&Z.
32. Integrate all service pedestals and transformers for the dry utilities into the building design and/or screen these utilities to the satisfaction of the Director of P&Z. (P&Z/T&ES)
33. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) \*\*\*\*\*
34. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) \*
35. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) \*\*\*\*\*
36. Street names and addresses must be provided for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) \*

## **III. PUBLIC WORKS:**

### **A. WASTEWATER/SANITARY SEWERS**

37. The sewer connection fee must be paid prior to release of the final site plan. (T&ES)\*



## **B. UTILITIES**

38. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
39. Do not locate transformers and switch gears in the public right of way. (T&ES)
40. If new fire hydrants are installed on city streets, they shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES)  
\*\*\*

## **C. INFORMATION TECHNOLOGY**

41. Install open access fiber conduits for each townhome in either the front or rear of the dwelling, these may be grouped with other utility drops. Cap any vacant fiber conduit within the home to prevent rodents or insects from entering.
  - a. Provide a fiber optic installation plan that includes the elements below prior to the Final Site Plan release: (ITS) \*
    - i. A flowerpot enclosure for each townhome to be shared with the adjacent home site. The location shall be in an aesthetically pleasing yet accessible location between property lines or within the public right-of-way.
    - ii. A conduit system connecting all the flowerpot splice enclosures with 1.25-inch conduit to a central 36-inch by 48-inch (JBS-4) hand hole buried enclosure.
    - iii. A 2-2 feet conduit system grid with Junction boxes under the right of way to connect the houses central distribution hand hole and the service provider conduit system.
  - b. Submit a digital as-built plan in CAD or GIS which includes information on the fiber conduit installation prior to the issuance of the Certificate of Occupancy. (ITS) \*\*\*

## **D. SOLID WASTE**

42. If the property is a required user, the development must meet all the minimum street standards for the City to provide solid waste collection service. See Alexandria Virginia Code of Ordinances Title 5 Chapter 1 Solid Waste Control. Collection vehicles must be able to pick up solid waste from private streets without backing up. The containers must be stored inside the units or within an enclosure that completely screens them from view. (T&ES)

43. If private collection is desired, the HOA shall request approval from the Director of Transportation and Environmental Services to opt-out of the City approved trash and recycling collection to allow for privately contracted collection. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic or pedestrians. All trash collectors for the project site are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility (T&ES)
44. Where the City of Alexandria provides the solid waste collection services; all trash and recycling shall be placed at the official set-out location as approved by the Director of T&ES. (T&ES)

#### **IV. ENVIRONMENTAL:**

##### **A. STORMWATER MANAGEMENT**

45. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be considered satisfied through the proposed BMPs and through equivalency options with the addition of 10% additional detention above the minimum requirement as shown on the preliminary site plan. . \* (T&ES)
46. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. \* (T&ES)
47. All stormwater Best Management Practices (BMPs) must be designed to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs. This includes site specific plan views, cross sections, planting plans, and complete design calculations for each BMP. (T&ES)

48. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees. (T&ES)
49. Construction inspection checklists and associated photographic documentation must be completed for each stormwater best management practice (BMP) and detention facility during construction. Prior to the release of the performance bond, the applicant must submit all documents required by *The City of Alexandria As-Built Stormwater Requirements* to the City including as built plans, CAD data, BMP certifications and completed construction inspection checklists. (T&ES)
50. 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 released Final Site Plan.
  - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) \*\*\*\*
51. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
52. Groundwater from sump pumps may not be discharged into any stormwater BMPs or detention facilities. Bypass pipes and/or structures must be installed to bypass groundwater around all stormwater facilities. (T&ES)
53. Submit two (2) originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan. (T&ES) \*
54. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/ or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and

transfer the contract to the HOA, master association, and/ or 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 maintenance contract shall be submitted to the City. (T&ES) \*\*\*\*

55. If units will be sold as individual units and a homeowner's association (HOA) established, then the following two conditions shall apply:
  - a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all 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 including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
  - 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 Homeowners 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. (T&ES) \*
56. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. (T&ES) \*\*\*\*
57. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) \*\*\*\*

## **B. WATERSHED, WETLANDS, & RPAs**

58. The stormwater collection system is located within the Hooff's Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
59. Provide Environmental Site Assessment Notes that clearly delineate, map, describe and/or explain the following environmental features if located on site:

individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams and associated buffers; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

### **C. CONTAMINATED LAND**

60. Indicate whether there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) \*
61. If environmental site assessments or investigations discover the presence of contamination on site, the final [site plan/demo plan/grading plan] shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
  - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
  - b. Submit a Risk Assessment indicating any risks associated with the contamination.
  - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
  - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
  - e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37

- (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
- f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES) \*

62. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES) (Code)
63. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES)

#### **D. SOILS**

64. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

#### **E. NOISE**

65. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. (T&ES)

#### **F. AIR POLLUTION**

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

#### **G. CONSTRUCTION MANAGEMENT**



Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the Site Plan. (T&ES) \*

68. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:
  - a. No streetlights shall be removed without authorization from the City of Alexandria;
  - b. If streetlights are to be removed from the public right of way, then temporary lights shall be provided until the installation and commissioning of new lights; \*
  - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed; \*
  - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction; \*
  - e. Include an overall proposed schedule for construction; \*
  - f. Include a plan for temporary pedestrian circulation; \*
  - g. Include the location and size of proposed construction trailers, if any; \*
  - h. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials; \*
  - i. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z) (T&ES) \*\*\*
69. Provide off-street parking for all construction workers without charge to the construction workers. The applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
  - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit; \*

- b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes;  
\*
  - c. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected.  
(P&Z) (T&ES) \*
70. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES. (T&ES) \*\*
71. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) \*\*
72. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way 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)
73. 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 a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z) (T&ES)
74. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of P&Z to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
75. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site

and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z) (T&ES)

76. Install a temporary informational sign on the site prior to approval of the Final Site Plan for the project. The sign shall notify the public of the nature of the project and shall include the name and telephone number of the community liaison, including an emergency contact number for public questions regarding the project. The sign shall be displayed until construction is complete. (P&Z) (T&ES)
77. Implement a waste control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions herein. (T&ES)
78. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. (P&Z) (Code) \*\*\*
79. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and the first-floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z) \*\*
80. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) \*\*\*

81. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
82. 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 and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES)

## **H. DISCLOSURE REQUIREMENTS**

83. Provide a disclosure to the residents indicating that lots have effectively exceeded the maximum allowable floor area per the Zone and are accordingly precluded from constructing covered patios, decks, and/or other improvements which contribute to floor area, as defined by the zoning ordinance.
84. All unit disclosures shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSP prior to applying for the first certificate of occupancy permit for the project. The disclosures shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
  - a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
  - b. All landscaping and open space areas within the development shall be maintained by the Homeowners.
  - c. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
  - d. Develop a noise control by-law aimed at controlling noise levels in the proposed development and resolving noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
  - e. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
  - f. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.

- g. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. (P&Z) (T&ES) (City Attorney) \*\*\*

- 85. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

## **I. SUBDIVISIONS**

- 86. Submit the final plat and deed for the subdivision with the first Final Site Plan for approval prior to Final Site Plan release. (P&Z) (T&ES) \*
- 87. The plat shall be recorded, and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit. (P&Z) (T&ES) \*\*
- 88. The final subdivision plat shall comply with the requirements of § 11-1709 of the Zoning Ordinance. (P&Z) \*

Depict the public access easement on the Final Subdivision Plat. Do not construct any permanent structures over any existing private and/or public utility easements. (T&ES) \*

- 89. Include the following note on the face of the plat:
  - a. This subdivision plat is associated with Site Plan Approval DSP#2010-00006, which was granted a modification by the Planning Commission to reduce the side-yard setback to 7.3-feet for Lot #900 (P&Z) (T&ES)
- 90. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format that adheres to the National CAD Standards with the Signature Set submission. The file shall include the subdivision plat including existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footages. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) \*

## **VIII. CITY DEPARTMENT CODE COMMENTS**

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

### **Planning and Zoning (P&Z)**

- F - 1. In the future, if a property owner requests approval to construct a deck on their property, the property owner must demonstrate continued compliance with open space, floor area ratio requirements and setbacks pursuant to the Zoning Ordinance. These four lots are precluded from any future improvements such decks, covered additions or any other improvement which contributes to floor-area as defined by the zoning ordinance, as there is effectively no remaining floor area on the site.
- R - 1. For all first-floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-746-3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.
- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) \*\*\*\*
- C - 2 Tree conservation and protection plans shall identify all trees to be removed, and all trees to be protected / preserved. Construction methods to reduce disturbance within driplines shall also be identified. An on-site inspection of existing conditions shall be held with the City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan.
- C - 3 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. (P&Z) (T&ES) \*\*\*\*

### **Code Administration (Building Code)**

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.



- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C - 9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

### **Archaeology**

- F - 1. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- F - 2. According to historic maps, this property once was part of a small 40-acre farm owned by James Duncan. However, there is no evidence of activity at this particular portion of the Duncan property under his ownership. The property may contain significant archaeological evidence of twentieth-century development of Del Ray.

- C - 1. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

**Transportation and Environmental Services (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. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 2. 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 website:  
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 3. 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 - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable

- minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 7. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4-inch sanitary lateral 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 inch 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 - 8. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES)
- F - 9. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance shall be encased in concrete. (T&ES)
- F - 10. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the

- water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 12. Any rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 13. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 14. 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 - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 16. 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 - 17. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and shall replicate the existing vehicular and pedestrian routes as nearly as practical. Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18. These sheets are to be provided as "Information Only." (T&ES)
- F - 18. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
- a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
  - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
  - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. \*
- F - 19. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)

- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate, then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development 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 - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. 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 or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3 Per the requirements of Article 13-114 (f) 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 - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 5 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)
- C - 6 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 - 7 (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 - 8 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 9 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)
- C - 10 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 - 11 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and for safety reasons, the trucks shall minimize the need to reverse in order to perform trash or recycling collection. The City's storage space guidelines are available online at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at 703.746.4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES)
- C - 12 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan.



The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)

- C - 13 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: <https://www.alexandriava.gov/ResourceRecovery> or by calling the Resource Recovery Division at 703.746.4410 or by e-mailing [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES)
- C - 14 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 15 Bond for the public improvements must be posted prior to release of the site plan. (T&ES)\*
- C - 16 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan. (T&ES) \*
- C - 17 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 18 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 ensure 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 - 19 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 - 20 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 - 21 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travel ways unless otherwise permitted by the City Code. (T&ES)
- C - 22 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 23 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 24 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 25 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
  - a. Monday Through Friday from 7 AM To 6 PM and
  - b. Saturdays from 9 AM to 6 PM.
  - c. No construction activities are permitted on Sundays and holidays.  
Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours:
  - d. Monday Through Friday from 9 AM To 6 PM and
  - e. Saturdays from 10 AM To 4 PM
  - f. No pile driving is permitted on Sundays and holidays.  
Section 11-5-109 restricts work in the right of way for excavation to the following:
  - g. Monday through Saturday 7 AM to 5 pm
  - h. No excavation in the right of way is permitted on Sundays. (T&ES)
- C - 26 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C - 27 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 28 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site Plan. This includes the state requirement for a state General VPDES Permit for

Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP) for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) \*

- C - 29 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

#### **AlexRenew Comments**

*Specific comments to be provided for each project.*

#### **VAWC Comments**

*Specific comments to be provided for each project.*

#### **Fire Department**

- F - 1. All new fire hydrants on private property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance and service.
- R - 1. In the event an existing building will be razed, the Alexandria Fire Department would like the opportunity to explore utilizing the structure before demolition for training exercises. If such an agreement can be reached, conditions of use between the parties and a hold harmless agreement will be provided to the owner or their representative.

#### **Landscape Recommendations**

- R - 2. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

**Parks**

- R - 3. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

**Miscellaneous**

- R - 4. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 5. It is recommended that all the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.
- R - 6. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

**Asterisks denote the following:**

- \* Condition must be fulfilled prior to release of the Final Site Plan
- \*\* Condition must be fulfilled prior to release of the building permit
- \*\*\* Condition must be fulfilled prior to release of the certificate of occupancy
- \*\*\*\* Condition must be fulfilled prior to release of the bond

**Attachments:**

**#1 Architectural Renderings**

**ATTACHMENT #1**

**#1a - Duncan Street Elevation**





**#1b - Duncan Street Elevation**





## #2 – Rear Elevation







## APPLICATION

### DEVELOPMENT SITE PLAN

**DSP #** \_\_\_\_\_ **Project Name:** Duncan Avenue Towns

**PROPERTY LOCATION:** 205, 205A, 207 Duncan Avenue

**TAX MAP REFERENCE:** 034.04-16-03, 034.04-16-04, 034.04-16-05 **ZONE:** CL

#### APPLICANT

Name: Duncan Ave, LLC

Address: 225 North West Street, Alexandria, VA 22314

#### PROPERTY OWNER

Name: Duncan Ave, LLC

Address: 225 North West Street, Alexandria, VA 22314

**PROPOSED USE:** Development Site Plan to construct four townhouse dwelling units with side yard set back modifications as shown on the plan.

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

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

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

Matt Gray

Print Name of Applicant or Agent

225 North West Street

Mailing/Street Address

Alexandria, Virginia, 22314

City and State

Zip Code

Signature

571-405-7671

Email only

Telephone #

Fax #

mgray@msg.properties

Email address

3/31/2021

Date

#### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

**The applicant is: (check one)**

☒ The Owner    ☐ Contract Purchaser    ☐ Lessee or    ☐ Other: \_\_\_\_\_ of  
the subject property.

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

MSG Properties, LLC (Owned 100% by Matt Gray)

225 North West Street, Alexandria, Va, 22314

1%

Stathis Development Group, LLC (Owned 51% Jennifer Stathis & 49% John Stathis)

17212 Silver Charm Place, Leesburg, Va, 20176

99%

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

**Yes.** Provide proof of current City business license.

**No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

**Not applicable**

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. MSG Properties, LLC	225 North West Street, Alexandria, VA 22314	1%
2. Stathis Development Group, LLC	17212 Silver Charm Place, Leesburg, VA, 20176	99%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 205, 205A, 207 Duncan Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. MSG Properties, LLC	225 North West Street, Alexandria, VA 22314	1%
2. Stathis Development Group, LLC	17212 Silver Charm Place, Leesburg, VA 20176	99%
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. MSG Properties, LLC	None	None
2. Stathis Development Group, LLC	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/31/2021

Date

Matt Gray

Printed Name



Signature



# APPLICATION

## SUBDIVISION OF PROPERTY

SUB # \_\_\_\_\_

PROPERTY LOCATION: 205, 205A, 207 Duncan Avenue

TAX MAP REFERENCE: 034.04-16-03, 034.04-16-04, 034.04-16-05

ZONE: CL

### APPLICANT:

Name: Duncan Ave, LLC

Address: 225 North West Street, Alexandria, Va, 22314

### PROPERTY OWNER:

Name: Duncan Ave, LLC

Address: 225 North West Street, Alexandria, Va, 22314

### SUBDIVISION DESCRIPTION

Request to subdivide (3) existing lots into (4) conforming lots.

- ☒ THE UNDERSIGNED, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ **THE UNDERSIGNED**, also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Matt Gray

Print Name of Applicant or Agent

225 North West Street

Mailing/Street Address

Alexandria, Va 22314

City and State

Zip Code

Signature

571-405-7671

Telephone #

Fax #

mgray@msg.properties

Email address

3/31/2021

Date

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: *(check one)*

☒ the Owner      ☐ Contract Purchaser      ☐ Lessee or      ☐ Other: \_\_\_\_\_ of  
the subject property.

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

MSG Properties, LLC (Owned 100% by Matt Gray)

225 North West Street, Alexandria, Va, 22314 & 1% owner of Duncan Ave, LLC

Stathis Development Group, LLC (Owned 51% by Jennifer Stathis & 49% by John Stathis)

17212 Silver Charm Place, Leesburg, Va, 20176 & 99% owner of Duncan Ave, LLC

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

☐ Yes. Provide proof of current City business license.

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

Not applicable



# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. MSG Properties, LLC	225 North West Street, Alexandria, VA 22314	1%
2. Stathis Development Group, LLC	17212 Silver Charm Place, Leesburg, VA, 20176	99%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 205, 205A, 207 Duncan Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. MSG Properties, LLC	225 North West Street, Alexandria, VA 22314	1%
2. Stathis Development Group, LLC	17212 Silver Charm Place, Leesburg, VA, 20176	99%
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. MSG Properties, LLC	None	None
2. Stathis Development Group, LLC	None	None
3.		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/31/2021

Matt Gray

Date

Printed Name



Signature

## WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: Duncan Avenue Towns

PROJECT ADDRESS: 205, 205A, 207 Duncan Avenue

DESCRIPTION OF REQUEST:


Request to subdivide (3) existing lots into (4) conforming lots.

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above. For the number of days between the filing deadline and June 24th, 2021, exceeding 45 days.

Date: 4/2/2021

☒ Applicant

☐ Agent

Signature: 

Printed Name: Matt Gray

GENERAL NOTES

1. TAX ASSESSMENT MAP #034.04-16-03 (WEST 40' LOT 62)  
#034.04-16-04 (EAST 10' LOT 62)  
#034.04-16-05 (LOT 63)
2. ZONE: CL
3. SITE AREA = 10,805 SQ. FT. OR 0.2480 AC.
4. OWNER/APPLICANT = DUNCAN AVE, LLC  
225 NORTH WEST STREET  
ALEXANDRIA, VA 22314  
INSTR. #210002017
5. HORIZONTAL BEARINGS AND LOCATIONS ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 PER CITY OF ALEXANDRIA CONTROL MONUMENT GPS #551: N:6,986,581.66 , E:11,893,630.52  
MONUMENT GPS #552: N:6,984,170.11 , E:11,893,975.95
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TITLE REPORT FURNISHED BY TRI COUNTY TITLES, INC., FILE # 22-20-17811, DATED 10/15/20 AND IS RELIED UPON BY THE SURVEYOR TO BE ACCURATE.
8. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER LOCATED IN CITY OF ALEXANDRIA AND THE ON-SITE SANITARY SEWER.
9. THIS LOT IS LOCATED IN ZONE X (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP #5155190033E
10. THERE ARE NO KNOWN BURIAL SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
11. THIS SITE CONTAINS NO CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND SEPTIC TANKS OR AREA WITH POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP, OR DISPOSAL AREA
12. STORMWATER MANAGEMENT AND RUNOFF FROM THIS PROPOSED LOT WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THERE ARE NO CHANGES IN DRAINAGE PATTERNS PROPOSED WITH THIS PLAT.
13. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.

LOT TABULATION

TOTAL SITE AREA 10,805 SQ. FT. OR 0.2480 AC.  
AREA IN PROPOSED LOTS 10,805 SQ. FT. OR 0.2480 AC.  
EXISTING NUMBER OF LOTS 2  
PROPOSED NUMBER OF LOTS 4  
MINIMUM LOT AREA REQUIRED 1,980 SQ. FT. OR 0.0455 AC.  
MINIMUM LOT AREA PROPOSED 2,218 SQ. FT. OR 0.0509 AC.

OWNER'S CERTIFICATE:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND: LOTS 62 AND 63 OF THE EAST BRADDOCK SUBDIVISION, LOCATED IN THE CITY OF ALEXANDRIA IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

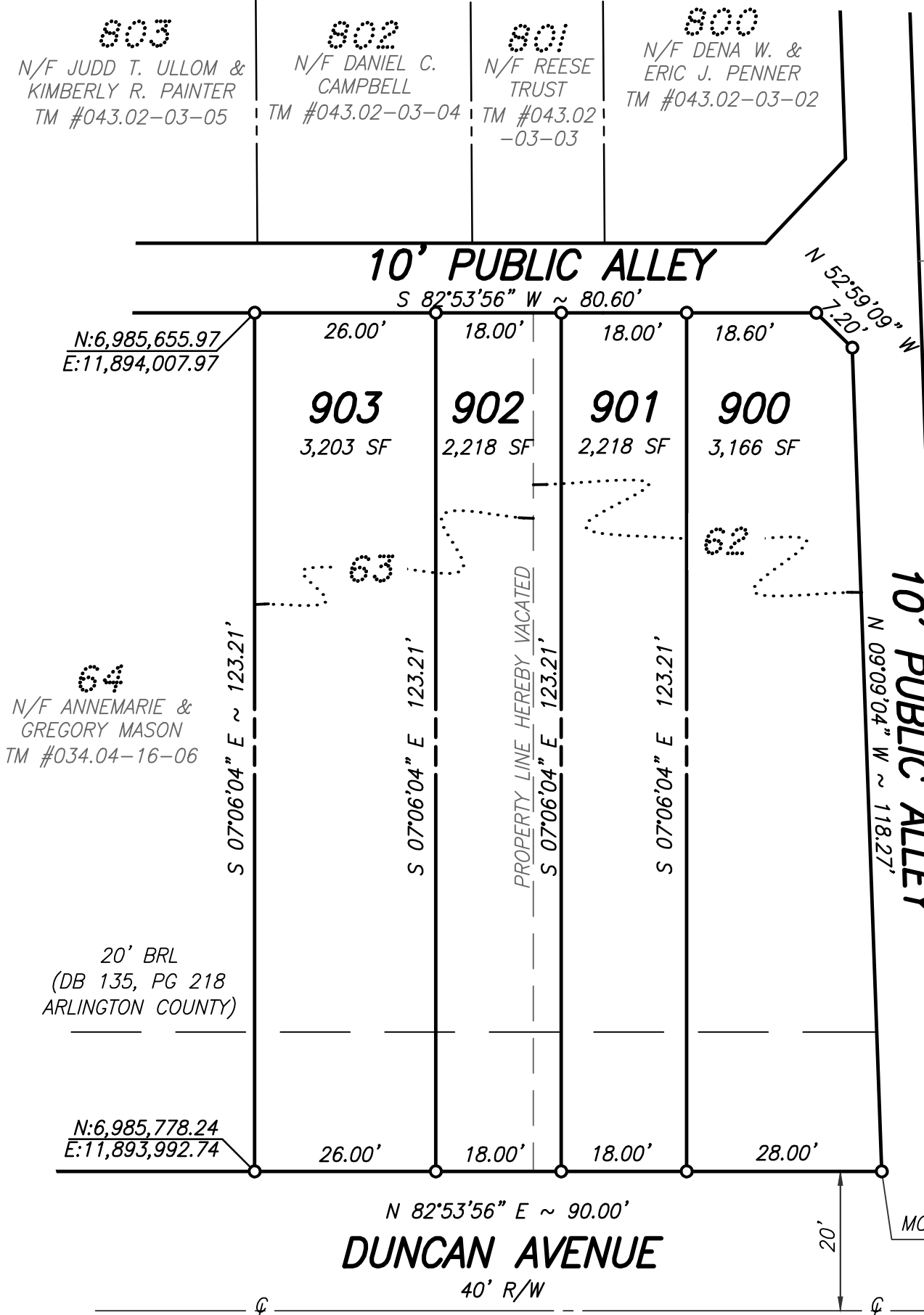
SIGNATURE: Matt Grey  
OWNER/DEVELOPER: MATT GREY

SURVEYOR'S CERTIFICATE

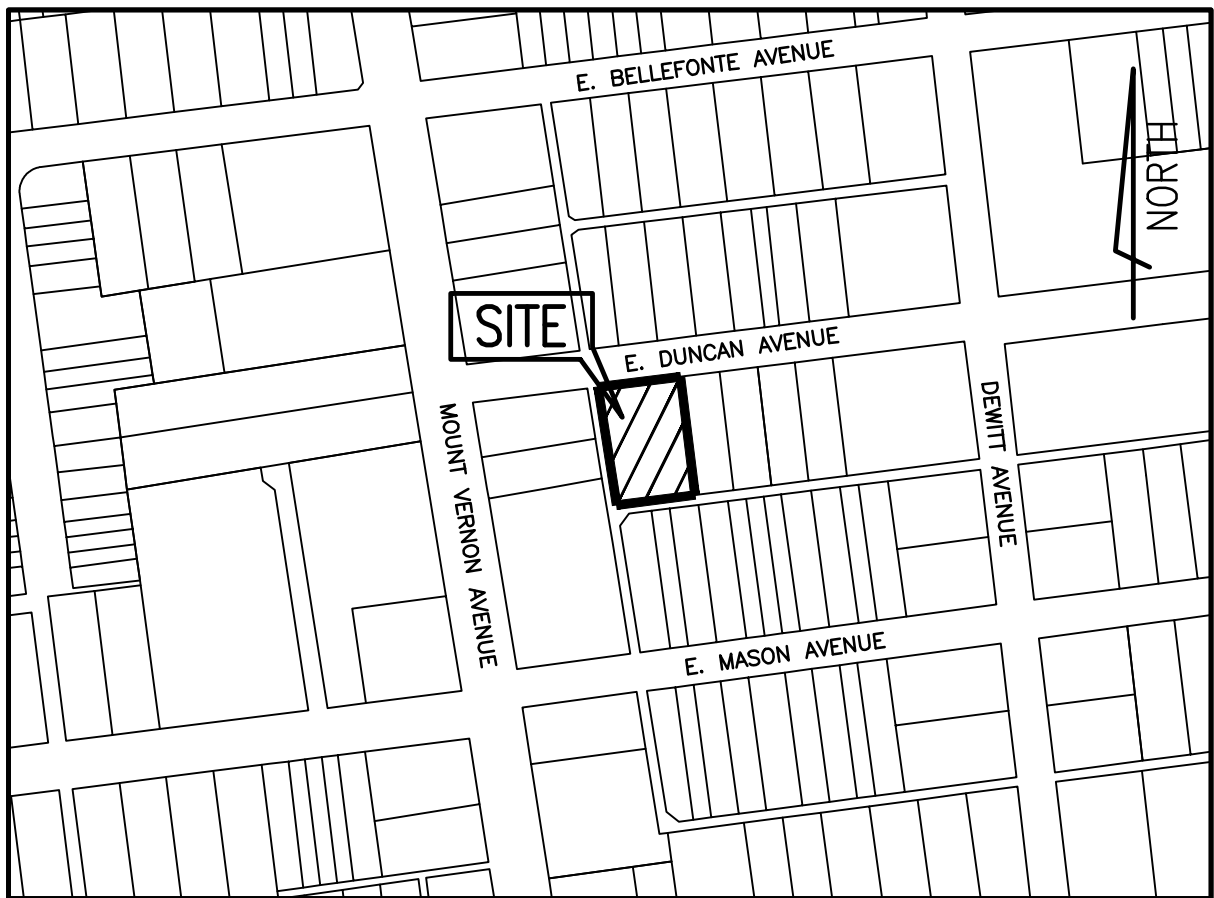
I, WIM JULIEN DE SUTTER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF ALL THE LAND CONVEYED TO DUNCAN AVE, LLC BY FALLON INVESTMENT GROUP, LLC, DATED JANUARY 21 2021 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN INSTRUMENT #210002017 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT.

IRON PIPES MARKED THUS —○— WILL BE SET AS INDICATED.  
GIVEN UNDER MY HAND THIS 9th DAY OF JULY, 2021.

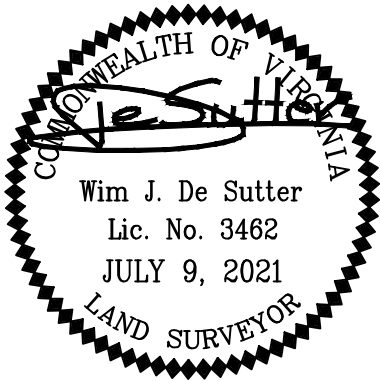
RESUBDIVISION OF LOTS 24 TO 28  
EAST BRADDOCK



0' 20' 40'  
SCALE: 1" = 20'



VICINITY MAP  
SCALE 1" = 200'



FINAL SUBDIVISION PLAT  
SHOWING  
LOTS 900 THROUGH 903  
DARDEN TOWNS BY MSG  
PROPERTIES  
BEING A RESUBDIVISION OF  
LOTS 62 AND 63  
EAST BRADDOCK  
DB 135, PG 218 (ARLINGTON COUNTY)  
(205, 205A AND 207 DUNCAN AVENUE)  
CITY OF ALEXANDRIA, VIRGINIA  
DATE: JULY 9, 2021 SCALE: 1" = 20'

APPROVED	
CITY PLANNING COMMISSION ALEXANDRIA, VA	
_____	CHAIRMAN
DATE _____	DIRECTOR OF PLANNING
PUBLIC IMPROVEMENT BOND(S) APPROVED	
DATE _____	DIRECTOR T.&E.S.

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

RC FIELDS & ASSOCIATES, INC.

FILE: 20-180  
DRAWN: JPB  
SCALE: 1" = 20'  
DATE: 7/9/21  
SHEET 1 OF 1