

City of Alexandria, Virginia
MEMORANDUM

DATE: MAY 29, 2009

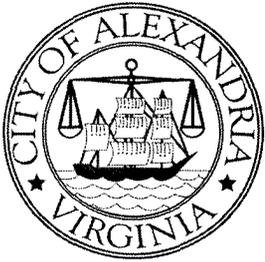
TO: CHAIRMAN KOMOROSKE AND MEMBERS OF THE PLANNING COMMISSION

FROM: FAROLL HAMER, DIRECTOR *FH*
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: DSUP # 2009-0007 – CORRECTION TO TECHNICAL ERROR

The staff report for DSUP # 2009-0007, the extension request for Pickett's Ridge, included all of the conditions from the original DSUP approval. However, the citation at the end of each condition incorrectly refers to DSUP # 2006-0036 rather than the correct DSUP # 2003-0036. Unfortunately, this error was not discovered until after the staff reports had been sent to the Planning Commissioners.

This memo serves to document that the correct reference should be DSUP # 2003-0036. The language in each condition remains the same. This error will be corrected prior to City Council.



Docket Item #8
Development Special Use Permit with Site Plan #2009-0007
Pickett's Ridge – Extension Request

CONSENT AGENDA ITEM
 If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data
Project Name: Pickett's Ridge Phase 2	PC Hearing: June 2, 2009
	CC Hearing: June 13, 2009
	If approved, DSUP Expiration: June 13, 2012
Location: 1101 and 1102 Finely Lane	Plan Acreage: Approximately 2 acres
	Zone: R-20/Residential
	Proposed Use: Single Family Houses
Applicant: Sutton Building Corporation	Dwelling Units: 2
	Small Area Plan: Seminary Hill

Purpose of Application

Applicant requests approval of an extension to approved DSP #2003-0036 for 5 years.

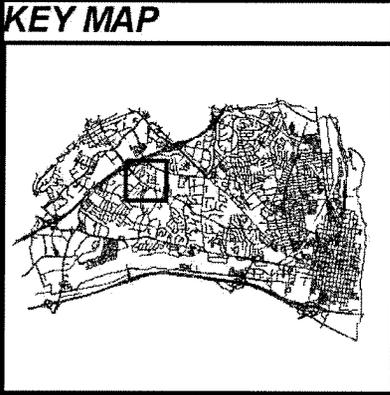
Special Use Permits, Modifications, and other Approvals Requested:

n/a

Staff Recommendation: APPROVAL OF A 3 YEAR EXTENSION WITH CONDITIONS

Staff Reviewers: Katy Parker, Urban Planner, AICP katye.parker@alexandriava.gov

PLANNING COMMISSION ACTION:



DSUP #2009-0007

06/02/09



I. SUMMARY

Staff recommends **approval** of a three (3) year extension to the approved site plan for two single family houses on outlots at Pickett's Ridge. The applicant has completed one of the two houses, but has not started on the second house due to problems securing construction loans at this time. All utilities and infrastructure are in place for the second house and the lot is ready to be developed once construction funding is obtained.

There was a recent text amendment extending the validity periods of DSUPs and DSPs from 18 months to 3 years; however, this project does not fall under the new amendment. The recent text amendment only addressed sites that had not begun construction, not sites that had started construction but stopped for more than 24 months, which is why this extension must be requested in the particular case.

The applicant has requested an extension for 5 years, which is inconsistent with the recent amendment to site plan validity that extends site plan approval to 3 years. For this reason, staff is recommending the extension be approved for 3 years, which is consistent with the amendment.

II. BACKGROUND

The 2 acre site consists of two lots that are each approximately one acre. The lots are accessed by a private street, Finely Lane, which is connected to the branch of N. Pickett Street south of Seminary Road. The site is wooded, with a significant number of mature trees, many of which were required to be preserved through the original approval. The two lots under this site plan were the second phase of the Pickett's Ridge development. The first two lots were approved under a separate site plan (DSUP # 2003-0049) in March 2003 and the two houses approved in that case have been constructed and occupied for several years. The second phase was approved a year later in February 2004 and the house on the western lot has been constructed and occupied since June 2007. The eastern lot is vacant, although the site has been prepared for construction with clearing of the trees in the construction area and installation of all utilities and infrastructure.

III. PROJECT DESCRIPTION

The applicant, Sutton Building Corporation, requests a five year extension of an approved site plan (DSUP # 2003-0036) for two single family houses on outlots. One of the two houses (Lot 504) has already been constructed and is currently occupied. The second house (Lot 503) would be similar in size to the first house, as well as the two other houses in the Pickett's Ridge development (approved under DSUP # 2002-0049). In the meantime, the vacant lot will be secured and stabilized by removing the remaining construction debris and adding decorative fencing with reflectors along the street.

IV. ZONING

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

V. CONCLUSION

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

VI. STAFF RECOMMENDATIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions from the previous approval (DSUP 2006-0036):

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

Tree Preservation:

1. The home for lot 504 shall be realigned as generally depicted in *Attachment No. 1* to provide an additional setback from the adjacent single-family home on the eastern portion of the site to the satisfaction of the Director of P&Z. (P&Z) (DSUP 2006-0036)
2. The area of limits of disturbance and clearing for the site shall be limited to the areas of disturbance and clearing as generally depicted on the revised site plan dated November 13, 2003. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)
3. The applicant shall impose restrictions in the form of recorded conservation covenants (“Covenants”) on all areas that are outside the limits of disturbance as generally depicted on the preliminary plan (hereby referred to as the “Conservation Area”). The Covenants shall impose restrictions on the use of the Conservation Area to protect and preserve existing trees and limit any tree removal and active uses within the designated conservation area. The Covenants shall prohibit construction or placement of accessory structures, as defined in the Alexandria Zoning Ordinance, including but not limited to, buildings, structures, fencing and restrict the removal of mature trees (except to the extent as authorized by the City Arborist for routine maintenance purposes). A plat delineating the Conservation Area shall be prepared and approved by the Directors of P&Z and PR&CA and the City Attorney prior to release of the final site plan. The final approved plat and restriction language shall be recorded among the land records. The following shall also be established as restrictions in the Conservation Area: (DSUP#2002-0049)
 - a. Except as may be necessary for the prevention or treatment of disease, the removal of dead or damaged trees or other good husbandry practices and after consultation with the City of Alexandria Arborist, no mature trees shall be removed from the Conservation Area. Supplemental tree plantings may be provided within the Conservation Area Easement, but shall consist of native species as identified by the City Arborist.
 - b. A variety of native trees (evergreen and deciduous) shall be planted within the Conservation Area on the western portion of lot # 502 in order to minimize the visibility of the house from the adjoining residences. The location, size and quantity of the trees shall be approved to the satisfaction of the City Arborist. (P&Z) (RP&CA) (PC) (DSUP 2006-0036)
4. The applicant shall contract with a professional tree save/preservation company and/or contractor for the purpose of establishing a tree protection plan. A tree protection plan shall be provided for the existing trees shown in areas as outside the “limits of

disturbance” (conservation area) to the satisfaction of the Director of P&Z and the City Arborist. A plan for tree protection shall be approved by the City Arborist and included in the final approved site plan and at a minimum shall include the following:

- a. The applicant shall follow recommended Horticultural practices to insure the health and vitality of the trees designated for protection prior to, during and after construction of the proposed houses. In the event trees which are to be protected, are damaged or die, other than as the result of disease or acts of God, replacement trees measuring a minimum of 2½" in caliper shall be planted for each inch of caliper that is lost.
 - b. No construction materials or equipment shall be stored or staged within the drip lines of trees designated for protection. Any required construction activity occurring within the drip line of trees designated for saving shall follow recommended guidelines as established by the “Care of Trees”.
 - c. A note identifying these restrictions shall be provided on the Site Plan Cover, Erosion Sediment Control and Landscape Plan sheets. (P&Z) (RP&CA) (PC) (DSUP#2002-0049) (DSUP 2006-0036)
5. Provide an increased buffer for the southwestern portion of 1233 Pickett Street by relocating the fire hydrant and proposed private roadway. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)
 6. The applicant shall use “trenchless” lateral construction for the sanitary laterals to preserve tree root systems. The proposed water lines and fire lines for lot 503 and lot 504 shall be located under the proposed driveways to minimize tree disturbance and grading. (DSUP#2002-0049) (RP&CA) (P&Z) (DSUP 2006-0036)
 7. Show tree canopies for all trees within the limits of disturbance and those trees outside of the limits of disturbance that have canopies that encroach into the disturbed area. (T&ES) (DSUP 2006-0036)
 8. Condition deleted. (P&Z)

Streets - Utility and Infrastructure:

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

- the satisfaction of the Directors of Planning and Zoning, of Transportation and Environmental Services, and of Parks, Recreation and Cultural Activities.
- iii. No construction or improvements for public use of the easement area, except for construction necessary to accommodate the pedestrian easement required under Paragraph (b)(2), shall be permitted unless and until approved by City Council, but no amendment to the SUP to authorize such construction or improvements shall be required. Prior to granting any such approval, public hearings on the proposed public use and any construction or improvements therefor shall be conducted by the Park and Recreation Commission, Planning Commission and City Council and also to include input from the Environmental Policy Commission. Notice as provided in Section 11-301 of the Zoning Ordinance shall be given for such hearings.
 - iv. Signage, to the satisfaction of the Director of Parks, Recreation and Cultural Activities, shall be provided at the trail heads connecting to the public right-of-way of North Pickett Street at the north and at the south of the site, and at the connection to the private street, in the event construction or improvement of the easement for public use is approved by City Council.
- c. A plat showing the easements and all required documentation shall be submitted to the City Attorney, Department of Planning and Zoning and Department of Transportation and Environmental Services with the final site plan submission. The easements shall be approved by the City Attorney and recorded among the land records prior to release of the final site plan to the satisfaction of the City Attorney. Actual notice of the easements shall be provided to the initial purchasers of each lot, and, until such time, if ever, as the signage required by Paragraph (B)(4) is installed, to subsequent purchasers, to the satisfaction of the City Attorney. (City Council) (DSUP 2006-0036)
10. Asphalt paving shall be required for the internal streets in both Phase II and Phase I. Label the widths of the existing and proposed driveways and Emergency Vehicle Easement. Provide City standard pavement detail on the plan for emergency vehicle easements.(T&ES) (DSUP 2006-0036)
 11. The driveways (excluding the internal street and emergency vehicle turn-around) shall be constructed of pavers, gravel or decorative pavers to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)
 12. Private access easement on lot 502 and lot 503 and lot 504 as generally depicted on the preliminary site plan shall be designed for H-20 loading. (P&Z) (Code Enforcement) (DSUP#2002-0049) (DSUP 2006-0036)

Landscaping:

13. A landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the plan shall provide:
 - a. A significant amount of additional evergreen and deciduous plantings on the eastern and western portion of the entrance road to the satisfaction of the Directors of P&Z, T&ES and RP&CA.
 - b. A minimum of between 15 and 20 additional Virginia native species deciduous and evergreen trees shall be provided on proposed Lots 503 and 504, including seven deciduous near the street.
 - c. Additional evergreen plantings shall be provided along proposed landscape - retaining walls that exceed a height of 4'.
 - d. All proposed tree protection details shall be depicted on the final site plan and be provided throughout the construction process to the satisfaction of the City Arborist and Director of P&Z. If any of the larger caliper trees (>12") are damaged or destroyed during the construction process the applicant shall replace the tree(s) with the largest caliper trees(s) of comparable species that are available or can be transplanted to the satisfaction of the City Arborist and Director of P&Z; the remaining tree caliper shall be planted on-site or adjacent to the site. In addition, a fine will be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit.
 - e. Place underground utilities and utility structures under proposed streets or away from proposed landscaped areas to the extent feasible, to minimize any impact on the root systems of the proposed landscaping, to the satisfaction of the Director of T&ES and the City Arborist.
 - f. All landscaping shall be maintained in good condition and replaced as needed.
 - g. All plant materials and specifications shall be in accordance with the current and most up to date edition of the American Standard For Nursery Stock (ANSI Z60.1) as produced by the American Association for Nurserymen; Washington, D.C..
 - h. A bond for all existing trees and landscaping designated to be retained, in an amount determined by the Director of Parks, Recreation and Cultural Activities, and for 100% of the cost of trees and landscaping required to be installed, shall be provided and maintained for a period of five years. (P&Z) (DSUP#2002-0049) (City Council) (DSUP 2006-0036)

Building - Design:

14. All fences visible from the internal street or adjacent residential properties shall be designed and treated to the satisfaction of the Director of P&Z. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)
15. Each facade of each of the units shall be a high quality material such as masonry or similar material to the satisfaction of the Director of P&Z. The facades that are visible

from the internal street shall be designed with a level of architectural detail and with finishes consistent with the front facade treatment. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)

16. All retaining walls shall be constructed with a natural stone. Any protective fencing or railing atop retaining walls shall be visually unobtrusive and of a decorative metal material, to the satisfaction of the Directors of P&Z and Code Enforcement. Additional retaining walls other than those shown on the preliminary site plan shall be permitted so long as they are required to protect existing trees or to prevent any extensive grading, or additional tree loss or to prevent slopes greater than 3:1. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)
17. Basement and decks, including those different and/or larger than those shown on the site plan, shall be permitted provided that they:
 - a. Meet all zoning requirements;
 - b. Do not encroach into the conservation area; and
 - c. Are within the building envelope as depicted on the approved site plan.
 - d. No decks are provided above the first floor. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)
18. All dwellings shall be equipped with a residential fire sprinkler system conforming to NFPA 13D based on remote fire access issues to the site. (Code Enforcement) (DSUP#2002-0049) (DSUP 2006-0036)

Legal/Procedural:

19. The developer shall provide a signed disclosure statement from each purchaser prior to the release of a certificate of occupancy permit for that unit. The prospective purchasers shall be informed of the restrictions imposed on the landowners by the elements of this proposed site plan, including:
 - a. Conservation Area Covenants;
 - b. Public ingress/egress easement and emergency vehicle easement restrictions;
 - c. Sanitary sewer easements;
 - d. Public access easement/path through the site extending from Polk Avenue to North Pickett Street at Maury L and;
 - e. Zoning limitations on the construction of future building additions and/or decks larger than what is shown on the site plan. (P&Z) (PC) (DSUP#2002-0049) (DSUP 2006-0036)
20. The applicant shall submit a homeowner's agreement (HOA) for approval by the City Attorney, prior to applying for the first certificate of occupancy permit. Such HOA shall include the conditions listed below, which shall be clearly expressed in a separate section of the HOA. Also, such section within the HOA shall include language which makes clear that the SUP conditions listed shall not be amended without the approval of City Council.
 - a. The Conservation Area Covenants (as set forth in Condition No. 3).

- b. Exterior building improvements by future residents, including above ground decks not included on the approved plans or different from the approved plans, shall require the approval of the Director of Planning and Zoning and must be consistent with the special use permit conditions.
 - c. Building additions, including decks are limited to the building envelope depicted on the approved site plan.
 - d. All required landscaping and screening, including trees and landscaping in the conservation area, shall be maintained in good condition.
 - e. No ground disturbing activity shall occur within the “limits of disturbance” areas or drip-line areas of trees preserved as a condition of this special use permit.
 - f. The principal use of the individual garages shall be for passenger vehicle storage only. (P&Z) (PC) (DSUP#2002-0049) (DSUP 2006-0036)
21. The final subdivision plan shall be consistent with the final site plan, and shall be approved and recorded prior to the release of the final site plan. The subdivision plan and all easements shall be submitted as part of the final site plan submission. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)
22. The subject site shall not be resubdivided beyond the four lots being created under this development site plan.(City Council) (DSUP#2002-0049) (DSUP 2006-0036)
23. Prior to approval of the final site plan, the applicant shall execute and submit a maintenance agreement with the City for the stormwater quality Best Management Practices (BMPs). (T&ES) (DSUP 2006-0036)

Environmental:

24. Solid waste services shall be provided by the City. Solid-waste pick-up will be collected from the existing pavement at N. Pickett Street and Maury Lane. The developer must provide adequate space within each unit to accommodate a City Standard super can and recycling container. The containers must be placed inside the units or within an enclosure that completely screens them from view. The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of Transportation and Environmental Services. (T&ES) (DSUP#2002-0049) (DSUP 2006-0036)
25. The surface appurtenances associated with the on-site structural stormwater Best Management Practices (BMPs) shall be marked to the satisfaction of the Director of T&ES to identify them as part of a structural BMP system. (T&ES) (DSUP 2006-0036)
26. The applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until sale to an owner. Prior to transferring responsibility for the BMPs to the owner, the applicant shall execute a maintenance service contract with a private contractor for a minimum of three years and transfer the contract to the owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to

release of the performance bond, a copy of the contract shall be submitted to the City. (T&ES) (DSUP 2006-0036)

27. The applicant shall furnish the owner(s) with an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on a digital media. (T&ES) (DSUP 2006-0036)
28. Due to the extensive alteration of the driveway on the adjacent Phase I property, the entire shared roadway for both the Phase I and 2 projects must be paved with asphalt to the satisfaction of the Directors of T&ES, P&Z and Code Enforcement. The private driveways on individual lots (not encumbered by emergency vehicles easements) may be paved with gravel or decorative paving materials. A stormwater fee must be paid based on all new impervious areas (including areas that were previously compacted gravel on the Phase I site) at a rate set by the Director of T&ES. (T&ES) (P&Z) (DSUP 2006-0036)
29. The Phase II driveway and retaining wall area impacts an Oak tree that was identified to be saved on the Phase I project. Replace such tree with additional trees of significant caliper equal, cumulatively, to the tree being removed prior to issuance of a certificate of occupancy permit. (T&ES) (RP&CA) (P&Z) (PC) (DSUP 2006-0036)
30. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES) (DSUP#2002-0049) (DSUP 2006-0036)
31. Plan must demonstrate to the satisfaction of the Director of T&ES that the storm water management is controlled in non-erosive manner. Identify how runoff from the driveways will be handled. Insure appropriate drainage measures are implemented to prevent flooding. Provide a storm water management narrative explaining measures taken. (T&ES) (DSUP#2002-0049) (DSUP 2006-0036)
32. The applicant shall incorporate in its site plan design, the Low Impact Development techniques including but not limited to Roof Downspout System, Gravel/porous material driveways, Gravel/porous material path, Vegetated Filter Strip or their combination to the satisfaction of Director of T&ES. (T&ES) (DSUP#2002-0049) (DSUP 2006-0036)
33. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design

professional shall submit a written certification to the Director of T&ES that the BMPs are:

- a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) (DSUP 2006-0036)
34. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (DSUP#2002-0049) (DSUP 2006-0036)
35. All stormwater inlets shall be duly marked with the name of watershed it drains into to the satisfaction of the Director of T&ES. (T&ES) (DSUP#2002-0049) (DSUP 2006-0036)
36. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES) (DSUP#2002-0049) (DSUP 2006-0036)
37. If the units will sold as individual units and a home owner's association established the following two conditions shall apply:
- a. The Developer shall furnish the Homeowner Association with an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMP's) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s), drawings and diagrams of the BMP(s) and any supporting utilities, catalog cuts on maintenance requirements and a copy of the Maintenance Agreement with the City.
 - b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner's Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on a digital media. (T&ES) (DSUP 2006-0036)
38. The site is located on marine clay area as delineated on City map of marine clay areas. Prior to the release of the final site plan, provide geotechnical report, sealed by a professional engineer registered in the Commonwealth of Virginia, with recommendations for proposed cut slopes, embankments, pavement and retaining wall designs. (T&ES) (DSUP 2006-0036)
39. Due to the existing steep slopes and vegetation, maintenance and access for the proposed 10" sanitary sewer main extending along the southern property line of Lot 501 will be extremely difficult. Since this sewer main serves a single lot, revise proposed 10" sewer

main to an adequately sized sanitary lateral to serve Lot 501 and remove proposed City sanitary sewer easement. (T&ES) (DSUP 2006-0036)

40. Roof drains discharging on the surface shall be designed to be non-erosive along the entire surface flow path. (T&ES) (DSUP 2006-0036)
41. If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES) (DSUP 2006-0036)
42. All stormwater inlets shall be duly marked with the name of watershed it drains into to the satisfaction of the Director of T&ES. (T&ES) (DSUP 2006-0036)
43. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (T&ES) (DSUP 2006-0036)
44. During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them and sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws. (T&ES) (DSUP 2006-0036)

Miscellaneous:

45. The building footprints for each unit shall be limited to the building envelope depicted on the preliminary plan unless otherwise necessary to retain additional trees to the satisfaction of the Director of P&Z. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)
46. Freestanding subdivision or development sign(s) that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)
47. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)

48. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents, whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)
49. Show all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or private street. When such a location is not feasible, such structures shall be located and screened to the satisfaction of the Director of P&Z. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)
50. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)
51. The final site plan shall include a zoning tabulation that clearly depicts the permitted and proposed net/gross floor areas, height, yard setbacks, and all other applicable zoning requirements for each individual lot. This information sheet shall also be attached to all building permits. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)
52. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z) (DSUP#2002-0049) (DSUP 2006-0036)
53. Submit a building location survey to Planning staff prior to applying for a certificate of occupancy permit for each unit. The location survey shall show all improvements on the lot including easements, restrictions and limits of the Conservation Area as shown on the final development plan. The applicant shall submit the final "as-built" site plan for the entire project prior to applying for a certificate of occupancy permit for the last dwelling unit. (P&Z) (PC) (DSUP#2002-0049) (DSUP 2006-0036)
54. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. Temporary structures for sales personnel, as well as sales/marketing signs, shall be permitted, with the size and site design for such temporary structures, including signs, subject to approval by the Director of Planning and Zoning. (P&Z) (PC) (DSUP#2002-0049) (DSUP 2006-0036)
55. Provide a lighting plan with the final site plan to the satisfaction of the Director of T&ES in consultation with the Chief of Police. The plan shall:
 - a. show existing and proposed street lights and site lights;
 - b. indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts;
 - c. provide manufacturer's specifications for the fixtures; and

- d. provide lighting calculations to verify that lighting meets City Standards. (T&ES)(Police) (DSUP#2002-0049) (DSUP 2006-0036)
56. Prior to the release of the final site plan, provide written verification for construction easement and grading on adjacent properties. (T&ES) (DSUP#2002-0049) (DSUP 2006-0036)
57. Provide proposed elevation (contours and spot elevations) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSUP 2006-0036)
58. The site is located on marine clay area as delineated on City map of marine clay areas. Prior to the release of the final site plan, provide geotechnical report, sealed by a professional engineer registered in the Commonwealth of Virginia, with recommendations for proposed cut slopes, embankments, pavement and retaining wall designs. (T&ES) (DSUP 2006-0036)
59. Prior to the release of the final site plan, provide written verification for construction easement and grading on adjacent properties. (T&ES) (DSUP 2006-0036)
60. Roof drains discharging on the surface shall be designed to be non-erosive along the entire surface flow path. (T&ES) (DSUP 2006-0036)
61. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding locking hardware and alarms for the new homes. This is to be completed prior to the commencement of construction. (Police) (DSUP 2006-0036)
62. All archaeological work will be carried out in accordance with the *City of Alexandria Archeological Standards* and is subject to the approval of the City Archaeologist. (Archaeology) (DSUP 2006-0036)
63. If determined to be appropriate by the City Archaeologist, a plaque will be erected on this property summarizing its historical and archaeological significance. The wording on the plaque will be approved by Alexandria Archaeology. (Archaeology) (DSUP 2006-0036)
64. The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology) (DSUP 2006-0036)

CITY DEPARTMENT COMMENTS

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

Transportation and Environmental Services

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 The sewer tap fee must be paid prior to release of the plan.
- C-3 All easements and/or dedications must be recorded prior to release of the plan.
- C-4 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-5 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-6 All utilities serving this site to be underground.
- C-7 Provide site lighting plan to meet minimum city standards.
- C-8 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-9 The applicant must comply with the Article XIII of the City's zoning ordinance, which includes requirements for stormwater pollutant load reductions, treatment of the water quality volume default, and stormwater quantity management.
- C-10 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.
- C-11 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.
- F-1 Provide the reference to the source of meridian on all north arrows.(T&ES)
- F-2 Clarify the limits of disturbance for this project. The line types used to represent the limits of disturbance for the Phase I and 2 projects should be different. (T&ES)

Code Enforcement

- C-1 All dwellings shall be equipped with a residential fire sprinkler system conforming to NFPA 13D based on remote fire access issues to the site. **Condition met, agreed to by applicant.**
- C-2 Proposed road grade shall not exceed 10% in order to facilitate adequate fire and ambulance access. Angles of approach and departure shall not exceed 6%. Grade and transitions shall be noted on plans. **Condition met. Grade profile indicates grades within specified limits.**
- C-3 Minimum access roadway width shall be 22 feet. Roadway shall be dedicated as Emergency Vehicle Easement. Extent of emergency vehicle easement in designated turn around shall be shown on plans. **EVEs shown at 18 foot, consistent with Phase I. Extent of EVEs shown on plans.**
- C-4 Roadway shall have vehicular turnaround which complies with City standards for emergency vehicles. Turnaround radii shall be noted on plans. Turnaround area shall be level grade 60 feet prior to centerline of turn around area. Wings of turn around shall be level for a minimum of 60 feet from center line of turn around area. The current proposed turnaround is unacceptable as it promotes the use of 5% grades to be included for turn around purposes. Turn around area must be level. **Revised turnaround is acceptable with 0% grade as shown on plans.**
- C-5 Proposed hydrant at “T” intersection is acceptable.
- C-6 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). **Condition Met. Shown as Note 11 on Sheet 1.**
- C-7 A soils report must be submitted with the building permit application. **Condition met, shown as Note 19 on Sheet 1.**
- C-8 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. **Condition Met. Shown as Note 21 on Sheet 1.**
- C-9 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. **Condition met. Shown as Note on Sheet 2.**
- C-10 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. **Condition met, Shown as Note on Sheet 2.**

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

Alexandria Archeology:

- F-1 The archaeological fieldwork on this project was completed by John Milner Associates (703/354-9737), Joe Balicki field director, in June of 2003, but no report has been received.
- C-1 For the archaeological requirements of this project to be satisfied, Alexandria Archaeology must receive a site report on this project.

Health Department:

No comments

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # ~~000390036~~ 2009-0007

PROJECT NAME: PICKETT'S RIDGE - Phase II

PROPERTY LOCATION: 1101 FINLEY LANE (1102 - completed JUNE 2007)
PARCELS TO BE BUILT.

TAX MAP REFERENCE: 039, 01-02-40 ZONE: _____

APPLICANT Name: ^{OLD (039, 01-02-05)} SUTTON BUILDING CORPORATION

Address: 1/0 DUNCAN BLAIR SQUARE - 524 KING STREET
Alex 22314

PROPERTY OWNER Name: PICKETT'S RIDGE 503 LLC

Address: ^{3000 9TH ST SUTTON} 1/0 DUNCAN BLAIR SQUARE - 524 KING STREET
Alex 22314

SUMMARY OF PROPOSAL: To extend the SUP for 5 years.

MODIFICATIONS REQUESTED: N/A

SUP's REQUESTED: SUP EXTENSION TO BUILD REMAINING LEGALLY RECORDED OUTLOT

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions 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 knowledge and belief.

[Signature] ^{Printed STC} _____
Print Name of Applicant or Agent Signature

1/0 DUNCAN BLAIR SQUARE
524 KING STREET _____
Mailing/Street Address Telephone # Fax #

Alex, VA 22314 _____
City and State Zip Code Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____
Fee Paid & Date: \$ _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

Development Special Use Permit with Site Plan (DSUP) # ~~2009-0003~~

All applicants must complete this form.

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

1. The applicant is the (check one):

Owner Contract Purchaser

Lessee Other: _____

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

SUTTON BUILDINGS Corporation
 ANN #6006 Sutton 100%

PICKETS RIDGE 503 LLC
 ANN #6006 Sutton 100%

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 *DUNCAN BLAIR*

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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NARRATIVE DESCRIPTION

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.
(Attach additional sheets if necessary)

Sutton Building Corporation, a Virginia corporation (the "Applicant") is requesting a 5 year extension to DSUP 2003-0036, which involved the subdivision of a 2.0 acre tract of land, more or less, located at 1101 and 1102 Finley Lane (formerly known as 3 Buzzard's Gap (the "Property"). The "Property" has been subdivided into two lots, 1101 Finley Lane (Lot 503 Pickett's Ridge Phase II) and 1102 Finley Lane (Lot 504 Pickett's Ridge Phase II). A home has been built and sold on 1102 Finley Lane (Lot 504 Pickett's Ridge Phase II). Virtually all the utilities and physical site improvements have been completed with the exception of those directly related to home construction on 1101 Finley Lane (Lot 503 Pickett's Ridge Phase II).

Due to the adverse economic conditions and the fact that all site improvements are virtually completed this extension request is for a minimum of 5 years.

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Development Special Use Permit with Site Plan (DSUP) # ~~2003-0036~~

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

No Change From DSUP - 2003-0036

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

No Changes From DSUP - 2003-0036

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

Day	Hours	Day	Hours
<u>No Change From DSUP - 2003-0036</u>			

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

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

No Change From DSUP - 2003-0036

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

No Change From DSUP - 2003-0036

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

No Change From DSUP - 2003-0036

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Development Special Use Permit with Site Plan (DSUP) # ~~2003-0036~~

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

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

No Change From DSUP - 2003-0036

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

No Change From DSUP - 2003-0036

C. How often will trash be collected?

No Change From DSUP - 2003-0036

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

No Change From DSUP - 2003-0036

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

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

No Change From DSUP - 2003-0036

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

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

No Change From DSUP - 2003-0036

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

No Changes From DSUP 2003-0036

ALCOHOL SALES

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

Yes. No.

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

No Changes From DSUP 2003-0036

PARKING AND ACCESS REQUIREMENTS

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

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

No Changes From DSUP 2003-0036

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

_____ Standard spaces

_____ Compact spaces

No Changes From DSUP 2003-0036

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Development Special Use Permit with Site Plan (DSUP) # ~~2009-0007~~

_____ Handicapped accessible spaces.

_____ Other.

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

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

No Change from DSUP 2003-0036

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

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? No Change from DSUP-2003-0036

- B. How many loading spaces are available for the use? No Change from DSUP-2003-0036

- C. Where are off-street loading facilities located? No Change from DSUP-2003-0036

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

No Change from DSUP-2003-0036

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

No Change from DSUP-2003-0036

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

No Change from DSUP 2003-0036