

Docket Item # 10
DEVELOPMENT SPECIAL USE PERMIT #2003-0007
MEUSHAW DEVELOPMENT

Planning Commission Meeting
February 3, 2004

ISSUE: Consideration of a request for a development special use permit for outlot subdivision with site plan for construction of new single family residences

APPLICANT: Meushaw Development, Duncan Blair

LOCATION: 206 N. Quaker Lane

ZONE: R-20/Residential

I. EXECUTIVE SUMMARY:

Staff recommends approval of the development special use permit for two outlots (lots without frontage on a public street) for the construction of two single-family homes and the retention of the existing single-family house due to the:

- retention of open space;
- retention of existing tree canopy; and
- long-term retention of open space on Quaker Lane through an open space easement.

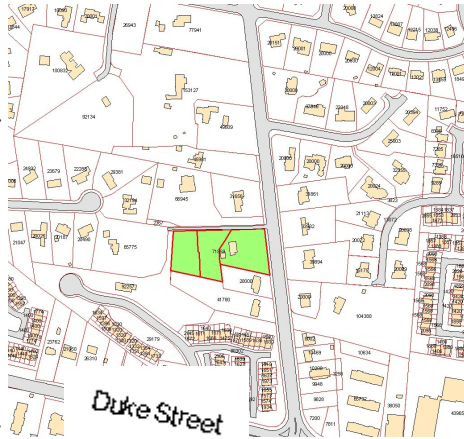
The three homes (one existing) will be located on the large rectangular lot that has frontage on Quaker Lane.



Aerial

Staff generally does not support outlot development because in general they:

- result in additional density beyond what is permitted with conventional lots (lots with frontage on a public right-of-way).
- create lots that are incompatible with the character of the neighborhood.



Site Context

In this case, three units can be constructed with frontage on a public street--which does not require a special use permit--while still complying with the current R-20 zoning requirements. However, this approach would result in a significant amount of grading, loss of trees and significantly more impervious surfaces. Therefore, although the lack of frontage on a public right-of-way requires special use permit approval, the proposal enables:

- Retention of 14 of the 18 existing trees (one tree has been determined to be dead).
- Retention of open space.
- Less impervious surface than a conventional layout.
- Development pattern that is consistent with the character of the neighborhood.
- 100 ft. x 180 ft. open space easement on Quaker Lane.
- Use of green technology such as porous pavers.



Site Plan

The applicant has worked with the City to create a plan that will provide benefit to the City by retaining a significant amount of open space through provision of an open space easement on Quaker Lane. This approach also is consistent with the intent of the Open Space Plan that states “Strengthen the City’s tree protection regulations” and “to maintain the existing tree inventory.” In addition, the applicant has revised the plan to minimize grading and impervious surfaces, and maximize tree retention. The retention of open space, trees and an open space easement will foster a development that is compatible with the character of the neighborhood and provides public benefit to the community and the City. *(See Section V- Staff Analysis)*

A. Site Description:

The 71,859 sq.ft. lot is zoned R-20 contains one single-family home which will be retained and renovated. Access to the five existing homes and the two proposed homes will be provided by the existing driveway on the northern portion of the site. The driveway will be widened to 18.5 ft. to enable emergency vehicle access to the proposed homes, while also retaining the existing mature trees. The site has historic significance because the proposed lots were part of a larger tract of land once home of the Confederate General Samuel Cooper. *(See Section III -Project Description)*

B. Issues Addressed by the Staff Recommendations:

- Provision of a 100 ft. x 180 ft. open space easement on Quaker Lane.
 - Retention of 14 out of 18 existing trees.
 - Additional landscaping/screening.
 - Enhanced Building Design and Materials.
- (See Section VIII- Staff Recommendations)*

C. Community:

The Seminary Hills and Quaker Village Associations have expressed their support for the proposal, with concerns expressed regarding stormwater runoff, assurance that open space easement will be maintained, access and maintenance of the proposed private street. *(See Section VI- Community)*

D. Staff Recommendation:

Staff recommends **approval** with the recommendations of approval as outlined within the staff report.

II. BACKGROUND/HISTORY:

The applicant is requesting development special use permit approval to construct two single-family residences at the property located at 206 N. Quaker Lane. The 1.65 acre lot contains an existing 1½-story single-family residence which is to be retained and renovated. The applicant is requesting a special use permit because the two proposed lots do not front onto a public street (outlots).

The site was part of property that was originally owned by General Samuel Cooper. General Samuel Cooper was born on June 12, 1798. He joined the U.S. Army in 1815 where he served for 46 years and achieved the rank of general. At the age of 63, he resigned his commission to retire to Cameron, his home in Alexandria. One week later Cooper left for Montgomery, Alabama and served with Jefferson Davis as a General.

General Cooper returned to his home to find that the primary residence had been destroyed and was being occupied by Federal troops. General Cooper settled in one of the outbuildings on his property where he lived until his death in 1876. This building became the primary residence of his daughter Virginia and her husband Nicholas Dawson. The dwelling fell into disrepair and was razed in 1928. However, many of the dwellings constructed on the site remain. Their son Samuel Cooper Dawson Sr. and his wife Edna Horner Dawson built a home on the property 1907 which remains intact. Another son Philip Dawson and wife Louisa Washington Dawson also have a home which still remains on the property. The dwelling is now the home of their daughter Louisa Dawson Smucker and John Smucker. Samuel Cooper Dawson Jr, son of Samuel Cooper Dawson Sr. and his wife Edna built the existing single-family house on the site in 1957. As previously discussed this house will be retained as part of the proposed development. A recommendation of approval is that a plaque (historic marker) describing the history be placed on the property as part of the proposed development. The rich history of the site demonstrate that there were many subdivisions of the property. The Dawson and Smucker families today own approximately 3 acres of the original 21 acre Cooper property.

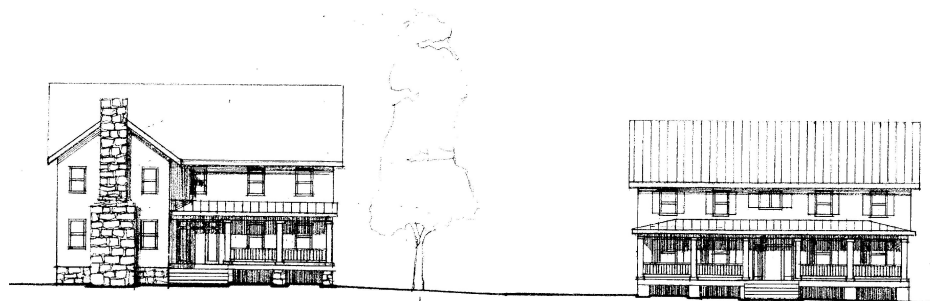
III. PROJECT DESCRIPTION:

The site is a 71,859 sq. ft. (1.65 acre) lot with an existing single-family house located on the eastern portion of the site, that is set back a considerable distance (125 feet) from Quaker Lane. The existing house will be resubdivided on a new lot 31,859 sq.ft. Lot (lot 603). An existing garage and shed will be removed to accommodate the proposed development.

The proposed subdivision will divide the western portion of the site into two 20,000 sq.ft. lots. The new homes will be 2-3 levels and will be 35 ft. tall. The resulting outlots, lots 604 and 605, will have 143 and 101 feet of frontage respectively along the existing driveway but will not have public street frontage. Due to the topography of the site, the homes will be two levels on the northern

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Cooper Dawson Subdivision

portion of the site and three levels on the southern portion of the site. The parking for the two proposed homes will be accessed from a shared driveway to the “side loaded garages” that will not be visible from the private street. The proposed building elevations are depicted below.



CONCEPT NORTH ELEVATION
SCALE 1/16" = 1'-0"

COOPER DAWSON, JR PROPERTY
ROBERT C. BYRNES ARCHITECT
703-683-1011 8/20/03

The proposal would expand the width of the existing driveway along the northern portion of the site to a width of 18.5 ft., which will enable emergency vehicle access while also maintaining the existing mature trees. The applicant has agreed to relocate an existing tree, which will be displaced by the proposed shared driveway accessing the new outlots. The tree will be relocated onto the westernmost property, lot 605. The new on-site driveways will be constructed of porous pavers to minimize the amount of impervious surface on the site.

IV. ZONING:

The site is zoned R-20/single-family residential which allows for one unit per 20,000 squared feet of lot area. The applicant is requesting a site plan modification to reduce the required front yard setback from the required 40 ft. to 36 ft. for lot 604 to provide additional buffer protection for a tree designated for preservation located in the rear yard of proposed Lot 605.

COOPER DAWSON		
Property Address:	206 Quaker Lane	
Total Site Area:	71,859 square feet	
Zone:	R-20 Residential	
Current Use:	Residential	
Proposed Use:	Residential	
	<u>Permitted/Required</u>	<u>Proposed</u>
FAR	Lot 603: .25	.21
	Lot 604: .25	.25
	Lot 605: .25	.25
Yards	Lot 603	Front: 40 ft
		Side: 13.9 ft
		Rear: 12 ft
	Lot 604	Front: 40 ft
		Side: 15 ft
		Rear: 12 ft
	Lot 605	Front: 40 ft
		Side: 14.8 ft
		Rear: 12 ft
Height	35 ft	35 ft
Open Space	n/a	n/a
Parking	2 spaces/ dwelling	2 spaces/ dwelling **
* Modification requested (to provide additional protection for existing 28" Elm tree)		
** Visitor spaces provided within the private driveways.		

V. STAFF ANALYSIS:

Staff recommends approval of the development special use permit to construct two additional single-family homes on this lot based on the proposed outlot development, which will include a significant amount of open space and the retention of most trees. Outlots require a special use permit because they do not have frontage on public streets. Staff generally does not support outlot development because in general they:

- result in additional density than is permitted with conventional lots (lots with frontage on a public right-of-way).
- create lots that are incompatible with the character of the neighborhood.

In this case, three units can be constructed with frontage on a public street--which does not require a special use permit--and comply with the current R-20 zoning requirements as generally depicted in *Figure 1*. However, this approach would result in a significant amount of grading, loss of trees and significantly more impervious surfaces. The applicant has chosen to develop the site utilizing the outlot provision, which enables flexibility in the proposed subdivision and site design, resulting in the retention of the

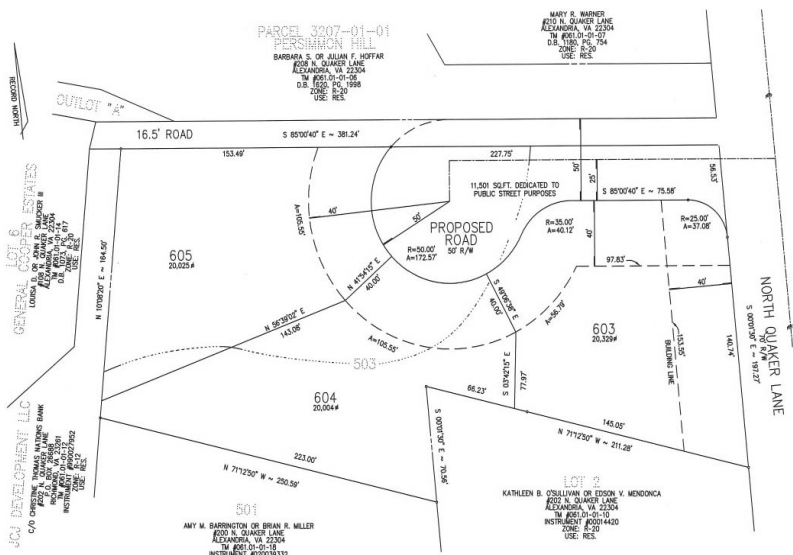
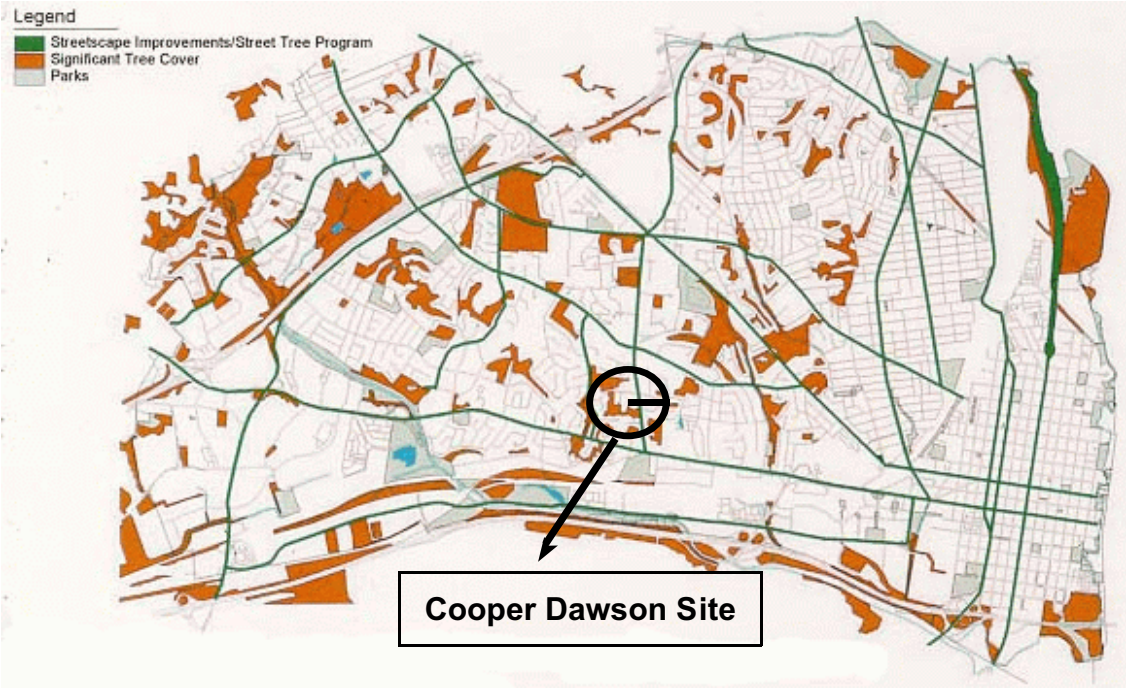


Figure 1

mature trees and a significant amount of open space. The proposed plan retains the mature trees on the site, including trees that range from 12" to 28" caliper. Staff supports this approach because the plan enables retention and renovation of the existing house, retention of open space through an open space easement on Quaker Lane, and a development pattern that is consistent with the character of the neighborhood. Together, these factors add up to a proposal that is superior to a conventional layout.

A. Tree Preservation:

The proposal is consistent with the intent of the Open Space Plan “to protect existing trees and woodland areas.” The site is identified in the Open Space Plan as an area of significant tree cover as depicted below.



The applicant has worked with staff to retain 14 of the 18 existing trees on the site. A recommendation of approval is that these trees will need to be retained. A significant penalty (\$10,000) will be imposed if any of the trees are impacted during the construction process and a significant amount of replanting will also be required. The applicant has worked extensively with staff to locate the homes, streets and utilities in a way that enables the retention of the trees and tree canopy for this site. In addition, the applicant and the City explored numerous alternatives to retain the 18" cedar located on the western portion of the site. Due to utilities, and emergency vehicle access, the tree could not be retained at its current location (within the area of the proposed driveway). However, the applicant agreed to relocate the tree on the site.



Trees in Proposed Rear Yard Areas



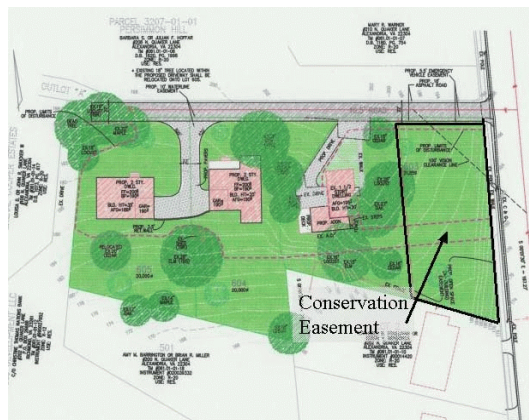
Given the size, shape and topography of the site, the applicant has done all reasonable efforts to retain and relocate the existing trees on the site. Staff believes the

proposal is consistent with the intent of the Open Space Plan to retain tree canopy on the site. The proposed plan is also a significantly better plan and layout than would be permitted with a conventional site plan, which does not require a special use permit approval. The retention of the existing trees will enable the development to be compatible with the mature character of the adjoining homes and neighborhood.

The applicant has worked with staff to resolve the issue of locating the proposed homes in a manner that provides for protection and preservation of as many existing trees as possible. Staff's support for two single-family residences was predicated on resolving the issues of locating two single-family homes on the site without significant loss or impacts to existing trees. The current proposed plan retains most of the existing trees with only one large tree designated for removal and another as described above to be relocated.

B. Open Space:

The applicant has worked with the City to create a plan that will provide benefit to the City by retaining a significant amount of open space on the site and the applicant has agreed to provide an open space easement on Quaker Lane as depicted below.



The retention of the open space and landscape easement on Quaker Lane is consistent with the intent of the Open Space Plan. Most notably the 100' x 180' ft. open space easement on Quaker Lane will enable the retention of the open space and “openness” along the Quaker lane corridor, which is also consistent with the Open Space Plan to retain open space that contributes to the character of roadways such as Quaker Lane. The easement will ensure the preservation of open space along the frontage of the site, which will be maintained in perpetuity. The proposal also retains a significant amount (80%) of open space on the site.



View of Conservation Easement Area



View of Conservation Easement Area

C. Compatibility of Lot Sizes

An initial concern of staff was that an outlot development would result in lot sizes and shapes that would not be consistent with the character of the neighborhood and the proposed development would result in more density than could be achieved by a “conventional” subdivision. Typically, staff does not support outlot subdivisions because they often result in more density. In addition, outlots often result in lots that are inconsistent or incompatible with the pattern of subdivisions for other existing properties. The graphics depict the existing conditions and the proposed subdivision.

The proposed lots are consistent in size and shape to the development pattern of the neighborhood and the adjoining single-family homes. The proposed outlot development does not permit more density than would be permitted with a conventional layout but rather enables the retention of trees, open space etc. that will make the development more compatible with the character of the neighborhood.



D. Front Yard Setback Modification (Lot 604):

The applicant has included a request to modify the required front yard setback of 40 ft. to 36 ft. for the house on lot 604. The modification is required to provide for increased distance between the house and the drip line (canopy cover) of an existing American 28" Elm which is designated to be saved. In addition, it also allows the limits of clearing and grading to be moved further away from the tree providing increased buffer area to minimize construction impacts to the tree. Because this modification is necessary to minimize impacts of the mature tree, staff is recommending approval.

VI. COMMUNITY RESPONSE TO PROPOSED PROJECT:

At community meetings with members of the Seminary Hills Civic Association and Quaker Village Home Owners Association. The following issues and concerns were identified:

- Impacts to stormwater runoff, drainage and underground springs from redevelopment of the site;
- Clarification of the ownership and access rights of the existing private driveway;
- Clarification on the future responsibility for the maintenance of the open space along located along N. Quaker Lane which is currently being done by the City; and
- Clear and concise language description of the restrictions and requirements on the proposed conservation easement.

At the meeting held with Seminary Hill Civic Association, residents raised general concerns for stormwater runoff. The applicant's engineer explained that stormwater management would be provided for the redeveloped areas. Residents inquired about the ownership and access rights of the existing 16.5' wide driveway which provides access to adjacent properties and the two proposed outlots. A recommendation of approval is that a public access easement be provided for the internal street and that the street be privately maintained. The reconfigured entrance enables better access for emergency vehicles for the proposed homes and the existing homes.

The community requested that the language of the special use permit clearly define what would be allowed to exist within the proposed open space easement adjacent to Quaker Lane. The proposed easement will require that the area remain as open space and would prohibit the construction or placement of structures or accessory structures including but not limited to, buildings, structures, fencing. Maintenance of the open space easement will be the responsibility of the owner of lot 603.

Staff attempted to assure the residents that every effort will be made to insure that stormwater runoff issues are evaluated in a manner that should alleviate any potential impacts through stringent engineering requirements for appropriate stormwater management to mitigate any potential impacts

on adjacent or nearby properties. In addition, staff believes redevelopment and requirements for stormwater management should improve and capture stormwater runoff that currently sheet flows toward properties located at lower elevations in the vicinity along Duke Street.

VII. RECOMMENDATION:

Staff supports the proposed development special use permit for outlot development to construct two single-family residences on the Cooper Dawson site. The proposed outlot development does not enable more units than a “conventional” site plan, and the proposed layout enables the retention of 14 of the 18 existing mature trees and retains a significant amount of open space. In addition, the applicant has agreed to provide a conservation easement along the Quaker Lane frontage to insure preservation of open space. The applicant has worked extensively with staff to address the many issues such as open space, tree preservation, stormwater etc. that were raised by staff and the community. Staff recommends approval of the proposed development special use permit subject to the staff recommendations of approval.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Jeffery Farnier, Chief, Development;
Gregory Tate, Urban Planner III;
Rasheda DuPree, Urban Planner.

VIII. STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

Open Space:

1. The open space easement for lot 603, as depicted on the site plan, shall be recorded to ensure preservation of the designated open space area to the satisfaction of the Director of P&Z and RP&CA. The open space easement shall prohibit construction or placement of structures or accessory structures including but not limited to, buildings, structures and fencing. The plat and easement language for the open space easement shall be approved by the Directors of P&Z, RP&CA and the City Attorney prior to release of the a building permit. The final approved plat and restriction language shall be recorded among the land records. Maintenance of the open space easement shall be the responsibility of the owner of lot 603. (P&Z) (RP&CA)

Tree Preservation:

2. The applicant shall retain fourteen(14) existing trees on the site. On lot 603 these shall include a 15" cedar, 28" locust, 27" oak, 16" cedar, 16" locust, 15" elem and 20" maple. For lot 604 these shall consist of an 18" cedar 20" locust, 26: gum tree. For lot 605 the trees shall consist of a 28" elm, 14" maple, 12" oak, 18" locust, 22" maple and 18" cedar that will be relocated on the lot. In the event any trees designated to be saved are damaged or destroyed, the applicant and subsequent homeowners shall replace such tree with additional trees of significant caliper equal, cumulatively, to the tree destroyed. In addition, the applicant and subsequent homeowners shall pay \$10,000 per such tree to the City, to be utilized for planting trees throughout the City. The penalty shall apply 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 and the Department of Planning & Zoning. (P&Z)
3. All underground utilities shall be routed so as to avoid trees designated to be preserved on the site. Relocate the proposed BMP facility to completely beneath the proposed shared driveway on Lots 604 and 605. The sanitary sewer line within the drip-line of trees designated to be preserved shall be installed by boring beneath the tree protection area. (P&Z)
4. A tree preservation plan for all trees that are required to be preserved on the site plan. The tree preservation plan shall be prepared by a certified arborist or other horticultural

professional with a demonstrated expertise in tree preservation in urban areas. The tree preservation plan shall be submitted to the City Arborist with the submission of the final site plan. The applicant shall perform all necessary enhancements for the street trees such as watering/fertilizer, etc., that are required by the tree preservation plan prior to construction/grading of the site. The tree protection plan shall be provided for the existing trees shown in areas as outside the "limits of disturbance" 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. Tree protection shall be established and maintained to the satisfaction of the Director of Recreation, Parks and Cultural Activities. Tree protection for any protected tree shall be constructed of 4"x 4" wooden vertical posts installed in the ground 8' on center with 1"x 6" wooden battens mounted between them. Temporary plastic fencing may be used to define other limits of clearing. All tree protection must be shown on the final site plan, and is to be installed prior to any clearing, excavation or construction on the site. The developer must call the City Arborist for a review of the installed tree protection following its installation.
- b. 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 December 9, 2003, except that the limits of clearing and grading shall be pulled away from the drip line of the existing 28' tree located on Lot 605. On lot 603, move the southerly limits of disturbance to the north- further away from the 15" elm.
- c. 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".
- d. A note identifying these restrictions shall be provided on the Site Plan Cover, Erosion Sediment Control and Landscape Plan sheets. (P&Z) (RP&CA)
- e. Provide a note on the plan that the existing shed in the drip line of the 28" elm will be removed without heavy equipment entering into the drip line of the tree. Essentially, remove by hand. (RP&CA)(P&Z)

Landscaping:

5. A revised landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RC&PA. At a minimum the plan shall provide the level and quality of landscaping depicted on the preliminary landscape plan and the plan shall be revised to also provide:
 - a. Three to four additional evergreen and/or deciduous trees on Lot 603 within the open space easement area.

- b. Additional evergreen planting/screening on the southern portion of lot 604 and lot 605.
 - c. The 18" cedar tree on lot 605 shall be relocated to the southern portion of lot 605 to the satisfaction of the City Arborist.
 - d. All existing landscaping and trees on the northern portion of the access road shall be retained.
 - e. All landscaping shall be maintained in good condition and replaced as needed.
 - f. 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. (P&Z)
6. Decorative porous pavers shall be installed for the length of the two proposed driveways to the satisfaction of the Director of Planning & Zoning. (P&Z)

Building and Design Conditions:

7. The garages shall contain a minimum unobstructed dimension of 18 ft. x 18.5 ft. for the two standard size parking spaces. (P&Z)
8. The final architectural elevations shall be consistent with the level of quality and detail provided in the preliminary architectural elevations dated March 25, 2003. In addition, the applicant shall provide additional refinements to the satisfaction of the Director of Planning and Zoning that shall at a minimum include:
 - a. The materials of the units shall be limited to brick, stone or cementitious siding.
 - b. For all of the units the width of shutters needs to equal half the width of the adjacent window.
 - c. Color elevations shall be submitted with the final site plan.
 - d. Architectural elevations (front, side and rear) shall be submitted with the final site plan. Each elevation shall indicate average finished grade. (P&Z)
9. Front yard fences shall be limited to a maximum height of 3.5 ft. and shall be limited to a decorative open style metal fence to the satisfaction of the Director of P&Z. Fences shall be prohibited within the open space easement. A detail of all fences shall be provided on the final site plan. (P&Z)
10. The applicant shall provide a retaining wall on the southern portion of the proposed driveway on the northern portion of the site to minimize grading and enable the retention of the existing trees. The material of all retaining walls shall be stone similar to the existing stone retaining walls within Quaker Village. (P&Z)

Streets - Utility and Infrastructure:

11. The proposed street shall be a maximum width of 18.5 feet as generally depicted on the preliminary plan. A perpetual public ingress/egress easement shall be recorded by the applicant for the entire portion of the private street that is to be improved. The easement shall provide public vehicular and pedestrian access. A plat showing the easement and all required documentation shall be submitted to the Department of P&Z with the final site plan submission. The easement and reservations shall be approved by the City Attorney prior to release of the subdivision plan and building permits. The maintenance of the improved street on the northern portion lot 603, lot 604 and lot 605 shall be the responsibility of the homeowners for lots 603, lot 604 and lot 605. The applicant shall disclose to all prospective buyer(s) through the sales literature and documents, sales contracts etc. the maintenance requirements, current and future access rights by all adjoining property owners and potential liability for the easement, and shall include the same in the Homeowners Association documents. (P&Z)
12. 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 property. 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) (T&ES)
13. Provide City standard pavement for emergency vehicle easements. (T&ES)
14. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. (T&ES)
15. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES)
16. Provide a typical roadway section for the 18.5' to meet EVE requirements. (T&ES)
17. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken along the site frontage to the satisfaction of the Director of T&ES. (T&ES)
18. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)

19. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)

Legal/Procedural:

20. 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 first final site plan submission. (P&Z)
21. The applicant shall negotiate with adjacent properties who have access to the shared private driveway to secure an agreement to provide for a public access and emergency vehicle easement for that portion of the driveway that is adjacent to proposed lots 603, 604 and 605 to the satisfaction of the Director of P&Z. The easement shall be depicted on the subdivision plat and shall be recorded prior to the release of a building permit. (P&Z)
22. 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)
23. Prior to the release of the first certificate of occupancy for the project, the City Attorney shall review and approve the language of the Homeowner's Agreement to ensure that it conveys to future homeowners the requirements of this development special use permit, including the restrictions listed below. The HOA language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this special use permit approved by City Council.
 - a. Individual garages may be utilized only for parking; storage which interferes with the use of the garages for vehicle parking is prohibited.
 - b. Vehicles shall not be permitted to park on sidewalks, in driveways which obstruct sidewalks, on any emergency vehicle easement. The Homeowner's Association shall maintain a contract with a private towing company to immediately remove any vehicles violating this condition.
 - c. Exterior changes or additions to units shall not be permitted without approval of City Council or the Director of Planning and Zoning, as determined by the Director.
 - d. All landscaping and screening shown on the final landscaping plan shall be maintained in good condition and may not be reduced without approval of City Council or the Director of Planning and Zoning, as determined by the

Director of Planning and Zoning.

- e. The Homeowners Association documents shall disclose to all prospective buyer(s) through the sales literature and documents, sales contracts etc. that the internal public access easement for the streets and sidewalks will be for general public use and the potential liability.
 - f. For lot 603 the presence of an open space easement on the eastern portion of the site.
 - g. The developer shall notify prospective buyers, in its marketing materials, that the proposed streets and on-site storm sewers are privately maintained.
 - h. No ground disturbing activity shall occur within the drip-line area of trees preserved as a condition of this special use permit located within common areas. (P&Z)
24. The applicant shall 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)
25. Prior to the release of the final site plan, provide written verification for construction easements and/or grading on adjacent properties. (T&ES)
26. Show all existing and proposed easements, both public and private. (T&ES)
27. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with homeowners association representatives and adjacent single family home owners to review the hauling routes, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)
28. 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)
29. If determined to be appropriate by the City Archaeologist, one or more historic markers will be erected on this property, according to specifications provided by Alexandria Archaeology. The markers will highlight the historical and archaeological significance of the property.

The wording on the markers will be approved by Alexandria Archaeology. (Archaeology)

Miscellaneous:

30. Freestanding subdivision or development sign(s) that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z)
31. 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)
32. 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)
33. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z)
34. Temporary construction trailer(s) shall be permitted so long as it is not located along the public street frontage (N. Quaker Lane) 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)
35. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding security hardware and alarms for the new homes. This is to be completed prior to the commencement of construction. (Police)

Environmental:

36. The site is located on marine clay areas as delineated on City map of marine clay areas. Provide geotechnical report including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)
37. 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)

38. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. (T&ES)
39. 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)
40. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
41. Provide existing inverts at existing storm and sanitary sewer structures and existing pipe sizes. (T&ES)
42. Provide proposed storm sewer pipe sizes. (T&ES)
43. Provide a drainage map for the area flowing to the chosen stormwater Best Management Practices (BMPs), including topographic information and storm drains. (T&ES)
44. 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)
45. 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)
46. For any surface-installed stormwater Best Management Practice (BMP), i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of T&ES. (T&ES)
47. 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)

48. The applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner association (HOA), if applicable, or until sale to an owner(s). Prior to transferring responsibility for the BMPs to the HOA or owner(s), the applicant shall execute a maintenance service contract with a private contractor for a minimum of three years and transfer the contract to the HOA or owner(s). 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)
49. The applicant shall furnish the homeowner association, if applicable, or 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)
50. 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)
51. Developer to comply with the peak flow requirements of Article XIII of AZO. (T&ES)
52. Solid waste services shall be provided by the City. Access to the site does not meet City street standards for solid waste pick up, therefore all refuse/recycling must be placed at the City right-of-way along Quaker 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)

Special use permits and modifications requested by the applicant and recommended by staff:

1. Special use permit for outlot development.
2. Modification to reduce a required yard.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services

- F-1 All porous pavement shall be considered to have a runoff coefficient of 0.9 for water quantity calculation purposes.
- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 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-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be underground.
- C-8 Provide site lighting plan to meet minimum city standards.
- C-9 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-10 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-11 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-12 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.

Code Enforcement

The following are repeat comments from a review on 4/1/03, 7/18/03 & 10/22/03. Updated comments are noted in BOLD.

- F-1 The existing site has a narrow roadway (16.5 feet wide) which services 4 homes. Fire access is limited and without adequate fire hydrant coverage. Additional homes within this area will require upgrading of the existing road system and hydrants to include the following:
1. Dedicated emergency vehicle easement no less than 18 feet in width.
 2. Provisions for emergency vehicle turn around where the emergency vehicle easement exceeds 100 feet in travel length.
 3. The addition of one hydrant and water main which conforms to City standards. The proposed hydrant is acceptable.
- C-1 Applicant must provide Emergency Vehicle Easement (EVE) within the site to the proposed structures; on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; provisions for emergency vehicle turnaround where EVE exceeds 100 feet of travel distance. Emergency Vehicle Easement (EVE) is not noted on plans. Clarify EVE boundaries on main drive and driveway between two proposed dwellings on plans. The use of porous pavers on the main drive is not an acceptable alternative for an EVE. Existing 20" Cedar Tree is not acceptable within EVE turnaround. Fire Hydrant placement is acceptable. EVE turnaround is acceptable.
- C-2 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements. Acknowledged by applicant. Guidelines are attached.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant. Shown as Note 11 on Sheet 1.
- C-4 A soils report must be submitted with the building permit application. Acknowledged by

applicant. Shown as Note 39 on Sheet 1.

- C-5 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. Acknowledged by applicant. Note 37 on Sheet 1 address archeology concerns and not Code concerns. Condition not met. Add note that addresses Certificate of Occupancy relating to occupancy of structures.
- C-6 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. Acknowledged by applicant. Rodent abatement note shown on Sheet 2.
- C-7 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Acknowledged by applicant. Roof Drain note shown on Sheet 2.
- C-8 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. Acknowledged by applicant.
- C-9 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property. Acknowledged by applicant.

Archaeology

- F-1 Civil War period maps indicate that a rifle trench cut through this property and that a battery was situated just to the west. In addition, this land was part of Samuel Cooper's plantation, known as Cameron, which was partially destroyed by the Union Army for the construction of Fort Williams on his property. The property therefore has the potential to yield archaeological resources which could provide insight into military and plantation life on the outskirts of the City.
- C-1 The applicant must hire an archaeological consultant to perform limited documentary research, conduct test excavations for an Archaeological Evaluation, and complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*.
- C-2 All archaeological preservation measures must be completed prior to ground-disturbing

activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.

- C-3 The applicant must not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- C-4 The General Notes of the Preliminary and Final Site Plans must include the statement in C-2 and C-3 above. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
- C-5 Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- C-6 If warranted by the City Archaeologist, the developer will produce a small booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.

Health Department:

No comments

Virginia American Water Company

1. Hydraulic calculations will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations.
2. Relocate the water main out in the private road.
3. Provide a 10' water line easement for mains and hydrants out of the public right-of-way. Please show the easement on sheet 2.
4. Show 8" x 4" reducer after the proposed fire hydrant.
5. Show a 6" gate valve on the fire hydrant lateral.
6. Call out sizes of proposed domestic water services.

7. Show + call out the 12" x 8" wet tap in Quaker Lane.