

Docket Item #11  
DEVELOPMENT SPECIAL USE PERMIT #2003-0036  
PICKETT'S RIDGE

Planning Commission Meeting  
February 3, 2004

**ISSUE:** Consideration of a request for a development special use permit amendment, with site plan and subdivision, for construction of two single family dwellings.

**APPLICANT:** Sutton Building Corp.  
by Duncan W. Blair, attorney

**LOCATION:** 3 Buzzard's Gap

**ZONE:** R-20/Residential

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**I. EXECUTIVE SUMMARY:**

Staff recommends approval of the development special use permit to construct two single-family homes on this two-acre wooded site. The special use permit is required because the proposed lots are outlots (lots with no frontage on a public street). Staff recommends approval of the proposal due to the following:

- The two proposed homes are the second phase of a development (DSUP # 2002-0049) that was recently approved in March 2003.
- The homes and streets are located to minimize the loss of trees and site grading.
- The proposal retains a significant amount (50%) of the site area in its natural state and retains a significant amount of the mature trees and tree canopy.
- The open space and wooded areas will be protected through a conservation covenant.
- Additional right-of-way on the western portion of the site will be dedicated for a future pedestrian or open space connection.
- Existing wooded areas will be augmented with a significant amount of additional native trees.
- The applicant is proposing two fewer units than are permitted by the R-20 zoning.

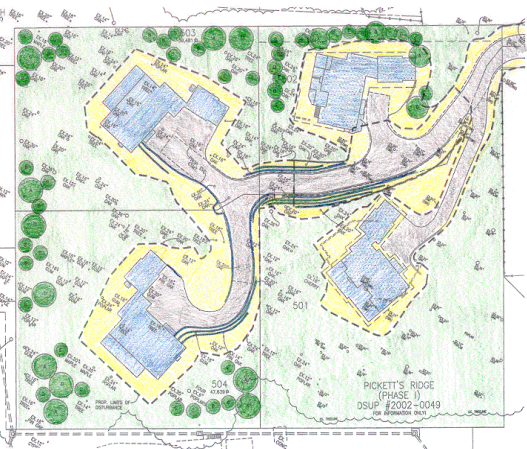


Aerial



Site Context

The two proposed homes are the second phase of four homes that were conceptually planned for the site. The primary area of concern is the retention of the significant trees and understory vegetation on the site. Staff has worked with the applicant in locating the homes and street to minimize grading and tree loss and retain a significant portion of the site (50%) in its natural state. In addition, a recommendation of approval is to relocate both of the homes to retain several large trees and provide an additional setback from the existing adjoining single-family homes. To ensure that the open space and wooded areas remain in



Site Plan

their natural state, staff recommends the provision of a conservation covenant for the undisturbed portion of the site. The individual homeowners would retain ownership of the areas but the land would be retained in perpetuity as open space in its existing natural woodland condition.



Existing Trees

The Open Space Plan encourages the connection of trails and open space to promote and expand recreational opportunities and also recommends “working on a site-by-site basis with private property owners.” Therefore, a recommendation of approval is the provision of a public access easement on the western portion of the site that

would permit a possible future trail connection. In the previous application case for Pickett’s Ridge I DSUP#2002-0049, the adjoining residents opposed a staff condition regarding the possibility of a trail connection at this location. It should be noted that both Planning Commission and City Council supported the community and did not require that a pedestrian easement be provided on the Phase I site. However, while the City does not have immediate plans for a pedestrian trail, the easement would at least allow the possibility of a trail connection and visual accessibility of the wooded area in the future. Any future trail or path connection would require a public process. The public access easement as recommended by staff allows the possibility of a future trail connection. *(See Section IV- Staff Analysis)*

**A. Site Description:**

The two-acre vacant site to be developed in Phase II contains steep slopes covered by numerous mature trees and is located adjacent to the Phase I site (also two acres) which is currently under construction. *(See Section II- Background)*

**B. Issues Addressed By the Staff Recommendations:**

- Relocate the proposed homes and roadway to minimize the loss of trees and site grading;
- Minimize the clearing, grading and disturbance of the natural areas by providing small natural retaining wall systems, revising underground utility locations, revising grading around the homes;

- Minimize the disturbance of steep slopes, by aligning the internal street to follow the natural contours of the land;
- Provide long-term protection for the trees that are saved by requiring a tree conservation covenant;
- Enhance and augment the existing landscaping and natural areas with significant additional tree plantings; and
- Limit the number of homes permitted from four units to two units for each phase to minimize the site disturbance. *(See Section VI- Staff Recommendations)*

**C. Community:**

Neighboring residents have expressed their support for the proposal, with the primary concerns related to tree retention and stormwater runoff.  
*(See Section IV-E-Community)*

**D. Staff Recommendation:**

Staff recommends **approval** based on the conditions of approval as outlined in the staff report.



## II. BACKGROUND:

The applicant proposes to redevelop the site with two single-family homes while retaining a significant portion of the site in its natural wooded condition. The site is vacant and contains a number of large, mature trees. The subject site is zoned R-20/Single Family Residential, is situated among other existing single-family residences located along North Pickett Street north of Polk Avenue. The project is the second phase of a development that will consist of two



Aerial View

homes with a total site area of approximately 2 acres of land. Approximately 47,244 sq.ft. or 50% of the site will be retained in its natural wooded state.

The first phase, DSUP #2002-0049, was approved for two single-family homes on March 15, 2003, with nearly identical site characteristics and architectural details as the proposed Phase II. The possibility of two additional homes was discussed in the previous staff report (Phase I) where it was stated, “a recommendation of staff has been that the proposed internal private streets are designed in a way that will provide a connection to the southern parcel if the property redevelops in the future. This proposed connection, as requested by staff, will minimize the loss of trees from a new street for the southern portion of the site . . . although this portion will likely be developed in the near future.”

**A. SITE AND PROJECT DESCRIPTION:**

The site is located at the end section of North Pickett Street north of Polk Avenue. The two-acre site to be developed in Phase II contains steep slopes covered by numerous mature trees and is immediately adjacent to the Phase I site (also two acres) currently under construction. The change in topography is considerable for the site with nearly a 30 ft. change in elevation from the northern to the southern portion of the site.

Located south and southeast of the site are R-12 zoned parcels containing minimum lot sizes of 12,000 sq.ft. Located west and northwest of the site are R-20 zoned parcels containing minimum lot sizes of 20,000 sq.ft. The proposed development layout and subdivision are compatible with other R-20 lots located to north and northwest. The subject site in Phase II, similar to Phase I, will consist of two lots averaging approximately one acre each in size.

The property is landlocked on three sides, with the Pickett Street right-of-way on the western portion of the site. The width of the right-of-way on this area varies from 16 ft. to 30 ft. wide. The proposed internal street is an extension of the street from Phase I and will be accessed from the North Pickett Street right-of-way. The proposed driveway access has a total area of 3,707 square feet. A portion of the emergency vehicle easement (EVE) shown on Lot 502 (Phase I) will be removed as the new turnaround proposed on Lots 503 and 504 will provide an adequate turnaround. Approximately two years ago, the City agreed with the neighborhood not to allow vehicular access from the south into the vacant development sites from along Polk Avenue.



***Proposed Site Plan***

The two housing types shown by the applicant are large single-family homes, 2-2½ stories in height, with footprints ranging from 5,000-7,000 sq.ft. Each home includes a two-car garage with at least two additional parking spaces in the driveway. The style, character and configuration proposed for the homes is somewhat typical of the current trend of large traditional homes.

**III. ZONING:**

The applicant is requesting a special use permit for outlot development because both lots do not have frontage on a public street. Except for the frontage requirement, the project meets all other zoning requirements for the R-20 zoning

<b>PICKETT'S RIDGE</b>			
Property Address:	3 Buzzard's Gap (Phase II)		
Total Site Area:	87,120 square feet (2.0 acres)		
Zone:	R-20 Residential single-family		
Current Use:	Vacant		
Proposed Use:	Single-family detached homes		
	<u>Permitted/Required</u>	<u>Proposed</u>	
Floor Area	9,870 sq.ft. Lot 503 <u>11,003 sq.ft. Lot 504</u> 20,873 sq.ft. overall	9,800 sq.ft. <u>9,800 sq.ft.</u> 19,600 sq.ft. overall	
FAR	0.25	0.25 / Lot 503 0.21 / Lot 504	
Yards	Lots 503 & 504	Lot 503	Lot 504
Front	40'	61'	98'
Side	12' minimum, 1:2: (17'-6").	13'	25'
Rear	12' minimum, 1:1: ( 35')	65'	60'
Height	35'	35'	
Open Space	N/A	N/A	
Parking	2 spaces/unit = 4 spaces	2 spaces/unit in each garages Minimum of 2 spaces in driveway Total of 8 spaces	

#### **IV. STAFF ANALYSIS:**

Of the issues identified for this project, the primary area of focus has been the retention of the mature trees to the greatest extent possible and locating the homes and streets to minimize the amount of grading and the loss of trees. In order to assure that the trees and natural areas within the proposed development are preserved, staff is recommending that a conservation covenant be placed over the areas outside of the limits of clearing and grading. This requirement has been placed on other recent developments, including the Phase I portion of this development to preserve natural or scenic characteristics of a site.

Under the conditions of the covenant, the individual homeowner retains ownership of the tree conservation areas, but the covenants require that the land will be retained in perpetuity in its existing natural open-space condition. The conservation covenant will ensure that the remaining natural features and woodlands are protected against activities that would be detrimental to preserving the natural and woodland character of the site. While the open space and habitat will be visually accessible from areas around the site, the conservation covenant areas will not be publically accessible.

To maintain a significant amount of the natural features and trees on the site, staff has worked with the applicant to:

- Locate the homes and private street to minimize the loss of trees and site grading;
- Minimize the clearing, grading and disturbance of the natural areas by providing small natural retaining wall systems, revising underground utility locations, revising grading around the homes; and minimize trenching for the utilities and specially configure the homes;
- Minimize the disturbance of steep slopes, by aligning the internal street to follow the natural contours of the land;
- Provide long-term protection for the trees that are saved by requiring a tree conservation covenant;
- Enhance and augment the existing landscaping and natural areas with significant additional tree plantings in the area adjacent to the church; and
- Reduce the maximum number of permitted homes from four to two units for each phase to minimize site disturbance.

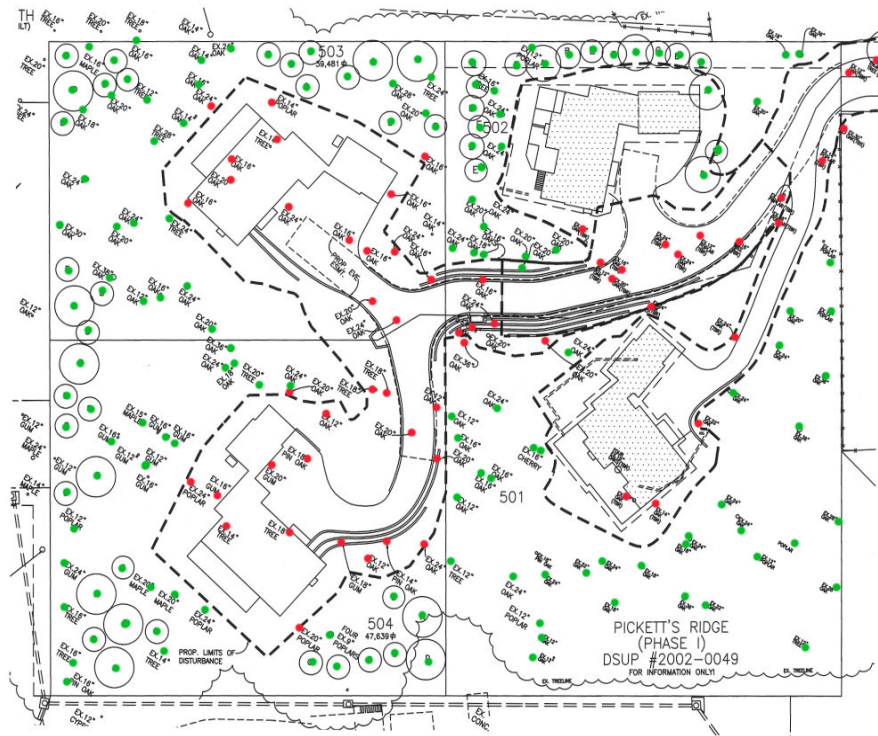
The proposed development plan has adequately addressed redevelopment of this site given the significant constraints of steep grades and large trees. The site has limited vehicular access, steep slopes and numerous large mature trees. The applicant has responded positively in addressing these various issues that were identified by staff during the conceptual review process. The plan conserves a significant portion of the site by positioning the building footprints and the access road in areas that require minimal grading and tree removal. Although a number of large mature trees will be removed and/or impacted, the site is being developed with fewer units than what is permitted under R-20 zoning thereby reducing the need for severe regrading and tree loss.



### A. Tree Preservation

Although a substantial portion of the site is to be preserved, staff believes that it is important to assure long-term protection of these natural areas. However, one particular issue involving the necessary emergency vehicle access and turnaround for Phase II redevelopment has resulted in a significant impact or potential loss of a 36" Oak tree that had been designated for saving on the Phase I site. The road grades for an emergency vehicle turnaround have to be relatively flat to insure that emergency vehicles can safely ingress and egress from the Phase II site. To flatten the grades requires that road be lowered to a lower elevation than had been proposed. This results in additional stepped retaining walls which now encroaches on the 36" Oak that had been designated to be saved. Staff believes the applicant should provide compensation for the loss of the tree by either paying \$10,000 to the City or by providing for additional trees with a total caliper equal to the diameter of the tree being removed.

With regard to other areas of the site that are designated for preservation staff is recommending that they be placed in a conservation covenant as was done on Phase I. Staff is also recommending conditions restricting the use of the conservation area, including a prohibition for the future erection of fencing. The recommendations also include a provision that the applicant is required to notify prospective purchasers of the covenant stipulations.



Trees Saved or Planted in Green  
Trees to be Removed in Red



**B. Storm Water Management Requirements**

A storm water detention waiver has been approved by the Department of Transportation and Environmental Services for this site. Therefore, it will comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance Water Quality Standard associated with the Chesapeake Bay Preservation Ordinance. The applicant will pay a “fee in lieu of” constructing on-site BMPs. The waiver for treatment was granted because a detention pond or filter would result in a significant loss of additional trees and vegetation that serve as an effective natural filter. However, staff is recommending that the applicant clearly demonstrate that at a minimum, the post development water runoff be no greater than pre-development runoff, which is a standard requirement for developments and should address the concerns raised by several of the adjoining residents.

**C. Parking:**

At a recent community meeting, a number of residents expressed concerns for potential parking problems by future residents of Pickett's Ridge should they not be able to negotiate the steep road grades in bad weather. The concern is that residents will attempt to park on existing neighborhood streets which might impact snow removal efforts and/or impact access to properties within the neighborhood. Staff believes the staff recommendation for asphalt paving instead of porous paving should alleviate this problem. In addition, the four units will be under a Home Owner Association which will allow for contracted snow removal services. Due to the topography of the site the proposed road grades of up to 10%, which is greater than most typical developments, are sufficient for snow removal and access during inclement weather including emergency vehicles.

**D. Building Envelope:**

The applicant, at the request of staff, was asked to identify a maximum building envelope for each home which will be used to reflect the various building options, including exterior decks. In addition, the build-to zones identify areas where further restrictions are needed to save additional trees. Establishing these restrictions allows the applicant to make final adjustments to architectural and final site plans to reflect final designs of the homes and/or decks without encroaching into areas that are protected to save additional trees. Staff supports allowing the applicant the design flexibility to modify the building foot print and design options available to prospective purchasers. Staff has recommended conditions governing the limits on changes to the approved plans both during pre-development and sales to perspective homeowners and any future changes that might be requested by homeowners.

**E. Community Response to Proposed Project:**

Throughout Phases I and II, City staff and the applicant have worked with the surrounding community to discuss and address their concerns. Issues specifically noted in the Phase II community discussions included:

- Existing soil and groundwater conditions, especially related to runoff and drainage;
- Water runoff calculations - are they being done properly and accurately;
- Tie-ins to existing storm and sanitary sewers;
- Impacts to runoff from tree removal;
- Concern for existing underground springs;
- Impacts from runoff where if there is Marine Clay located on the site;
- Tree conservation and enforcement of the conservation covenant;
- Tree replacement;
- At the intersection of Pegram and North Pickett there appears to be non-resident parking on the street (especially overnight taxi cab parking);
- Concern for future Pickett's Hill residents parking on neighborhood streets during bad weather;
- Need to provide variation in home styles and types;
- Construction phasing and time line; and
- Vacation of Pickett Street at the South end at Polk Avenue.

The most immediate concern expressed by neighborhood residents concerned storm water runoff and drainage problems in the areas generally located to the south and northwest of the Phase II site and in areas along Polk Avenue. The residents expressed a belief that the current drainage problems in the area could be exacerbated with redevelopment of this site. The community generally supports redevelopment of this site but desires to see the City to be more proactive with regard to examining and mitigating existing drainage problems regardless of whether they are directly related to redevelopment of this site. As discussed above and through the numerous staff recommendations of approval regarding drainage, staff believes the issue of stormwater runoff and drainage have been adequately addressed.

**V. RECOMMENDATION:**

Staff believes that the proposed development plan has addressed the most significant issues of limiting tree removal and site grading. The applicant has been successful in proposing a plan that minimizes density and will not compromise or significantly alter the sites' natural features. Although the removal of a number of large trees is necessary to accommodate both phases of the development, the proposed number of units and site layout are a reasonable approach to retain as much of the site's natural characteristics while maintaining compatibility with the adjoining neighborhood.

Staff recommends approval.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Jeffery Farner, Chief, Development;  
Gregory Tate, Urban Planner III;  
Laura Durham, Urban Planner.

## **VI. STAFF RECOMMENDATION:**

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

### **Tree Preservation:**

1. **(NEW CONDITION):** 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)
2. **(CONDITION REVISED BY STAFF):** 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 February 24, 2003 site plan dated November 13, 2003. (P&Z) (DSUP#2002-0049)
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)

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)
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)
6. **(CONDITION REVISED BY STAFF):** The applicant shall use "trenchless" lateral construction for the ~~two proposed~~ sanitary laterals to preserve tree root systems. (RP&CA) 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)
7. **(NEW CONDITION):** 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)
8. **(CONDITION DELETED BY STAFF):** ~~Any trees that shall be removed due to the possible future extension of the internal private street shall be labeled "possible future street extension" on the final site plan. The area of tree removal shall be the minimum necessary for the extension of the street. The trees shall only be permitted to be removed in future construction of the access road to adjoining property. The road should be shown as a dashed line illustrating that the tree save area will not remain in the future.~~ (P&Z) (DSUP#2002-0049)



**Streets - Utility and Infrastructure:**

9. **(CONDITION REVISED BY STAFF):** 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 ~~including a connection to the southern lot.~~ the easement shall provide public vehicular and pedestrian access. The applicant shall provide a 15 ft. public access easement on the western portion of lot 503 and lot 502, the easement shall provide public pedestrian access. Show all existing and proposed easements, both public and private. A plat showing the easements and all required documentation shall be submitted to the City Attorney, Department of P&Z and T&ES with the final site plan submission. The easement shall approved by the City Attorney and recorded among the land records prior to the release of the final site plan to the satisfaction of the City Attorney. (P&Z) (T&ES) (RP&CA) (DSUP#2002-0049)
10. **(NEW CONDITION):** 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)
11. **(CONDITION REVISED BY STAFF):** The driveways (excluding the internal street and emergency vehicle turn-around) roadway material for the southern portion of the internal street and driveways 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)
12. **(CONDITION REVISED BY STAFF):** Private access ~~easement roadway and driveway~~ 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)

**Landscaping:**

13. **(CONDITION REVISED BY STAFF):** 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. (P&Z) (DSUP#2002-0049)

**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)
- 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)
- 16. **(CONDITION REVISED BY STAFF):** All retaining walls shall be constructed with a natural stone appearance. 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)

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)
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)

**Legal/Procedural:**

19. **(CONDITION REVISED BY STAFF):** 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. ~~Possible future extension of the internal private street, and~~
  - f. 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)
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)
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)
22. **(CONDITION REVISED BY STAFF):** The subject site shall not be resubdivided beyond the ~~two~~ four lots being created under this development site plan. (City Council) (DSUP#2002-0049)
23. **(NEW CONDITION):** 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)

**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)
25. **(NEW CONDITION):** 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)
26. **(NEW CONDITION):** 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)
27. **(NEW CONDITION):** 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)

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)
29. The Phase II driveway and retaining wall area impacts a 36" Oak tree that was identified to be saved on the Phase I project. All trees on the Phase I property that were identified to be saved, must continue to be saved or a mitigation fee of up to \$10,000 or replace such tree with additional trees of significant caliper equal, cumulatively, to the tree being removed. (T&ES) (RP&CA)
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)
31. **(CONDITION REVISED BY STAFF):** 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)
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)
33. **(NEW CONDITION):** 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)
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)
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)
36. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES) (DSUP#2002-0049)
37. **(CONDITION REVISED BY STAFF):** 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)
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)

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)
40. Roof drains discharging on the surface shall be designed to be non-erosive along the entire surface flow path. (T&ES)
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)
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)
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)
44. **(NEW CONDITION):** 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)

**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)
46. Freestanding subdivision or development sign(s) that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z) (DSUP#2002-0049)

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)
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)
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)
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)
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)
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)
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)

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)
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)
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)
57. **(NEW CONDITION):** Provide proposed elevation (contours and spot elevations) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
58. **(NEW CONDITION):** 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)
59. **(NEW CONDITION):** Prior to the release of the final site plan, provide written verification for construction easement and grading on adjacent properties. (T&ES)
60. **(NEW CONDITION):** Roof drains discharging on the surface shall be designed to be non-erosive along the entire surface flow path. (T&ES)
61. **(NEW CONDITION):** 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)
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)

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)
64. The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)

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

1. Special use permit for outlot development.

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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 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

DSUP #2003-0036  
Pickett's Ridge- Phase II