

Docket Item #24-A & B
DEVELOPMENT SITE PLAN #2004-0008 (B)
SUBDIVISION #2003-0011 (A)
RENAISSANCE CUSTOM COMMUNITIES, LLC

Planning Commission Meeting
May 4, 2004

ISSUE: Consideration of a request for a development site plan and subdivision for construction of three single family detached homes at the northwest corner of Russell Road and Lloyds Lane.

APPLICANT: Renaissance Custom Communities, LLC
by Harry P. Hart, attorney

LOCATION: 1900, 1904 and 1910 Russell Road

ZONE: R-12/Single-Family Residential

I. EXECUTIVE SUMMARY:

Staff recommends approval of the proposed site plan and subdivision to construct three single-family homes on this 2.44 acre wooded site, located at the corner of Russell Road and Lloyds Lane. The site currently contains one single-family home with a tennis court located in the central portion of the site. There are numerous mature trees throughout the site, particularly in the southern and central portion of the site adjacent to Lloyds Lane. The site has three recorded lots of record that include one lot adjacent to Lloyds Lane, one roughly where the current house is located and one on the northeastern portion of the site fronting on Russell Road. Development of the three existing lots would result in extensive grading, loss of many trees and open space. The proposed site plan and resubdivision enables the units to be located in a manner that retains the large mature trees and minimizes grading. Access to the homes will be provided by the existing driveway on the northern portion of the site to further minimize paving.



Aerial Photograph of site area

Staff recommends approval of the proposal for the following reasons:

- The homes and internal driveway have been located to minimize loss of trees and site grading;
- The proposal retains a significant amount (79%) of the site area in its natural state and retains a significant number of mature trees;
- A 15,862 sq. ft. open space easement will be provided at the corner of Russell Road and Lloyds Lane to ensure that this corner remains open in perpetuity;
- The intermittent stream on the northern portion of the site will be enhanced and augmented with native trees and landscaping;
- Subdivision restrictions will be placed on the property that will preclude future subdivision of the property;
- The open space and trees on the site will have long-term protection;
- The proposal consists of four fewer units than are permitted by the R-12 zoning; and



Site Plan with Conservation Area



Lloyds Lane

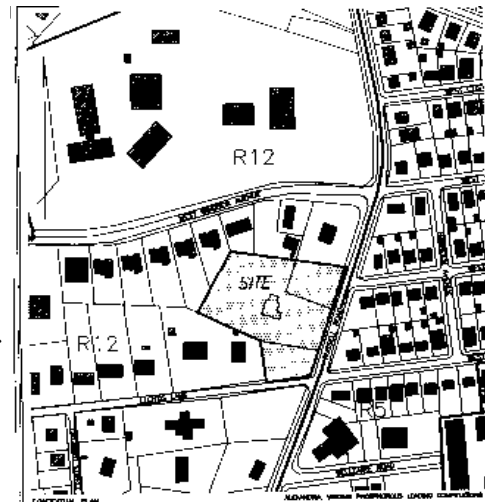
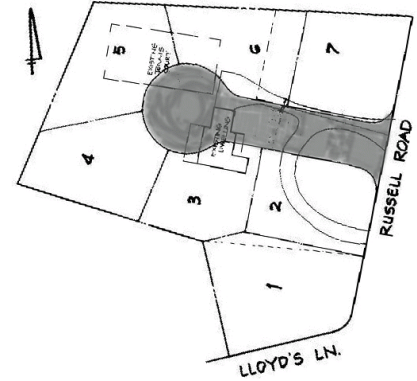
- Retention of open space and mature trees on Russell Road is consistent with the intent of the Open Space Plan

Site History

The applicant initially approached the City several months ago, stating that they had purchased the site and intended to construct seven single-family homes. These new homes would be accessed from a new internal cul-de-sac street. This proposal would have required extensive grading and resulted in the elimination of almost all of the existing mature trees and open space. Although the proposal complied with the current R-12 zoning, the City was very concerned that the proposed seven lot development would significantly alter the character of the neighborhood.

The site contains three existing lots of record, which require only building permits to construct three homes. Constructing homes on the three existing lots of record would result in extensive grading for the lot at the corner of Russell Road and Lloyds Lane and the removal of numerous mature trees that range in caliper size from 14 to 40 inches. The City requested that the applicant explore alternatives to both the seven lot proposed subdivision and construction on the three existing lots of record.

The applicant indicated that they believed that with the use of tax credits they could reduce the density from the seven lot development initially proposed, to a three lot proposal. In addition, the applicant indicated that by locating one of the proposed homes on the tennis court, the large trees at the corner of Russell Road and Lloyds Lane could be retained. The applicant agreed to proceed with the current site plan and subdivision for the site due to the desire expressed by the City regarding the Open Space Plan and tree retention.



Area of proposed conservation easement

The applicant is also proposing a 15,862 sq.ft. conservation-open space easement at the corner of Russell Road and Lloyds Lane. The current proposal retains 79% of the site, retains most of the existing trees and proposes four less units than are permitted with the current R-12 zoning.

Open Space/Tree Preservation

The initial seven lot site plan is the least desirable option from the City's perspective as it would destroy the existing wooded and natural character of the site. Permitting the construction of the three homes on the existing lots would also result in excessive grading, and the loss of numerous mature trees including the trees at the corner of Russell and Lloyds Lane. These include several 30 to 40 inch caliper trees and would possibly result in the loss of a 60 inch caliper tree located off-site. The loss of these trees and open space would alter the natural and open space character of Russell Road. The Open Space Plan identifies Russell Road as one of the streets where open space and mature trees should be retained.

Community Comments

In meetings with the adjoining residents and the Northridge Citizens Association, the community expressed general support for the fact that the applicant is developing at a lower density than permitted within the zone along with greater open space and tree retention.

The Northridge Civic Association has recommended conditional support of the proposal.

However, some of the adjoining residents have expressed concern regarding the setback and height of the proposed home on the northwestern portion of lot 903. Staff is recommending that a significant amount of on-site and off-site landscaping and screening be installed adjacent to the adjoining homes on the northern portion of the site.

Conclusion

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

II. BACKGROUND:

This site is one of the larger properties within the City where the existing zoning permits more development than exists on the site today. The reason that many of these sites have remained undeveloped is that these lots typically contain steep topography and are awkward in shape or size making them more challenging to develop.

This site presents numerous opportunities and challenges. The opportunities include the possibility of retaining the mature trees and open space on the site and creating homes of high quality design and materials that are consistent with the adjoining neighborhoods of Northridge and Del Ray. The challenges for the site are that there are three lots of record, steep topography and numerous mature trees on the site. The City's Open Space Steering committee is currently evaluating this site along with many others in the City to identify future open space opportunities.



Context Map

The other challenge for the site was to ensure that the proposed plan is consistent with the City's Open Space Plan. The plan recommends retention of exiting mature tree canopy in the City and also discusses the importance of streets as contributing elements to the open space and openness of the City in places such as Russell Road.



View from Lloyds Lane

III. PROJECT DESCRIPTION:

The site is located at the northwest intersection of Russell and Lloyds Lane. The existing site contains one single-family detached home and a tennis court. Each of these structures will be removed as a part of this project. The change in topography is considerable for the site with nearly a 65 ft. change in elevation from the northern to the southern portion of the site. The zoning for the site is R-12, which is primarily a single-family zone that requires minimum 12,000 square foot lots. The site is adjacent to single-family homes that are zoned R-12 or single family, as well as R-5 zoned single-family. The proposal is a site plan and subdivision in order to construct three new single-family detached homes.



View south showing site topography

The proposed lots range from 21,470 sq.ft. to 48,600 square feet. The two houses are large single-family homes 2-2.5 stories in height. The three homes will be accessed from one internal private driveway, that is an extension of the existing driveway. A portion of the internal private driveway will also be used as an emergency vehicle easement. Each home includes a garage with at least two additional parking spaces in the driveway. The style, character and configuration proposed for the homes is typical of the traditional homes in Alexandria.

IV. ZONING:

The zoning for the site is R-12/ Single Family Residential, which is intended to provide and maintain land areas for low density residential neighborhoods of single family homes on minimum 12,000 square foot lots. The zoning table below outlines the requirements of the R-12 zoning district as it relates to this property.

RUSSELL ROAD/LLOYDS LANE		
Property Address:	1900, 1904, 1910 Russell Road	
Total Site Area:	106,424 square feet (2.44 acres)	
Zone:	R-12	
Current Use:	Single Family Residential	
Proposed Use:	Single Family Residential	
	<u>Permitted/Required</u>	<u>Proposed</u>
FAR	.3	.3 maximum
Yards	Front-35'	Lot 901- 44' Lot 902- 138' Lot 903- N/A
	Side- 1:2 ratio and 10' minimum	Lot 901- 16' and 36' Lot 902 - 16' and 66' Lot 903 - 17.9', 53' and 15'
	Rear - 1:1 ratio and 25' minimum	Lot 901 - 42' Lot 902 - 55' Lot 903 - 48.5'
Height	35 feet maximum	Lot 901- 34 feet Lot 902- 35 feet Lot 903- 33 feet

V. STAFF ANALYSIS:

To ensure that the proposed plan is compatible with the existing mature character of the adjoining neighborhood and the Open Space Plan, the primary areas of focus have been the retention of the mature trees, locating the homes to minimize the loss of open space, retaining the existing “openness” on Russell Road, and ensuring that the houses are designed to be compatible with the traditional character of the neighborhood.

The applicant has provided an open space easement at the corner of Russell Road and Lloyds Lane as discussed in more detail below, which will enable the mature trees and open space to be retained in perpetuity. In addition, to ensure that the larger trees, outside the easement area are retained, staff has included a recommendation that requires the trees be retained by the developer during construction and by the future homeowners.

Given the significant constraints of steep grades, open space, and large trees, the applicant has responded positively in addressing these site constraints. The plan retains 80% of the site in its natural state. In addition, staff is recommending that a condition that will preclude future subdivision of the site. Although three large mature trees will be removed and/or impacted, the site is being developed with fewer units than what is permitted under R-12 zoning, thereby reducing the need for severe regrading and tree loss. Staff is also recommending that the plan incorporate elements to enhance the existing environmental characteristics of the site such as the intermittent stream, water quality enhancements and ways to reduce impervious areas.

The Northridge Civic Association has recommended conditional approval of the proposed site plan due to the desirable elements of the plan such as the retention of open space, trees and the fact that the applicant is proposing less density than is permitted within the zone.

Several adjoining residents have raised concern that the home for lot 903 should be relocated to increase the setbacks to the adjoining single-family homes.

The home as depicted in this graphic is adjacent to the rear property of two homes on Windsor Avenue. Staff is recommending a significant amount of additional landscaping and other measures in an attempt to mitigate the concerns that have been raised by the adjoining residents.

Location of Lot 903:

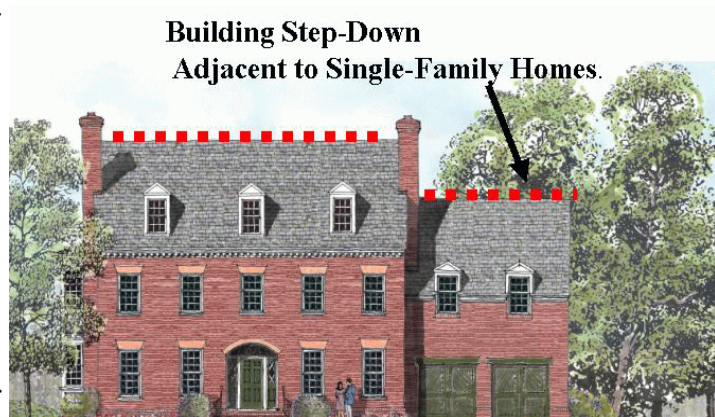
This house was located by the applicant to minimize the loss of trees, grading, additional impervious surface and to retain the existing large trees. The proposed home is approximately 80 feet from one of the adjoining homes on



the northwestern portion of the site, and 43 feet from the closest home. The proposed house complies with the minimum setback requirements within the zone. To address the concerns that have been raised by the adjoining residents, staff is recommending that the applicant provide a significant amount of additional evergreen and deciduous landscaping/screening on the site as well as on the adjoining properties. The site of the proposed home is several feet lower (approximately 3-6 ft.) than the adjoining single family homes, which helps to mitigate the height of the proposed building. The house cannot be located farther away from the adjoining homes due to the considerable topography on the southern portion of the site. Relocation farther south would result in the elimination of mature 25" and 27" caliper trees on the site. The applicant has stated that they are unable to locate the house farther south due to the topography, soils and the fact that they believe the house would no longer be marketable because the front of lot 903 would effectively be facing the rear facade of lot 902.

Mass and Scale of the Buildings:

To address the concern regarding the proposed height of the buildings, the applicant has reconfigured the roof type of the house. Initially the proposed roof for the house consisted of one continuous hipped roof which made the home appear larger. In response, the applicant has revised the roof form to be a front gable and a side gable, which creates the appearance of separate building elements, that visually reduce the perceived mass of the building. The applicant has also agreed to a more traditional roof pitch that will further reduce the actual and perceived height of the buildings. The height of proposed homes are within the 35 ft. permitted within the R-12 zone.



The portion of the home closest to the adjoining property owners is the garage. This enables the building to “step-down” to the adjoining homes. The applicant revised the garage configuration from a “side-loaded” garage to a “front-loaded” garage. This enabled the driveway on the side of the house to be eliminated and enabled a larger area for landscaped-screening for the adjoining homes.

Stormwater Management Requirements:

The applicant is proposing three bio-retention ponds for treatment of the stormwater, two the bio-retention ponds are located adjacent to Russell Road and the other bio-retention ponds is located in the central portion of the site. The bio-retention facilities are essentially depressed areas that will be periodically occupied by water and will function to filter the stormwater runoff. This is a “standard” engineering solution that staff believes is not compatible with the residential character of the site or the existing actual characteristics on the site. The two bio-retention areas adjacent to Russell Road will negatively impact the traditional residential character of this street. Staff is recommending that the applicant eliminate the three proposed bio-retention ponds. As an alternative staff is recommending a significant amount of additional native trees, landscaping and understory to restore the quality of the riparian (stream buffer) adjacent to the intermittent stream that is located on the northern portion of the site.

This enables a solution to the treatment of the water that will be consistent with the natural wooded setting of the site and will also provide visual landscaping and screening for the adjoining homes. To further enhance water quality and reduce the amount of impervious surface, staff is recommending that driveways be constructed of decorative porous pavers. These pavers are a relatively new product that has been approved recently for projects such as Picketts Ridge and Cooper Dawson. There is an existing wetland seep on the western portion of the lot, that the applicant is proposing to drain with an underground drainage system. Staff is recommending that this drain be removed to retain the natural character of the site, and that additional native plantings be provided to enhance the environmental characteristics of the wetland seep.

The proposed restoration of the natural stream buffer, conservation easement, and tree preservation enable the proposed plan to have a minimal impact on the existing environmental and natural features of the site.

Tree Preservation:

The applicant is proposing to provide a 15,862 sq.ft. conservation easement on the corner of Russell Road and Lloyds Lane. The easement will ensure that this area remains as open space in perpetuity and that the numerous large trees are retained. This area includes sizable trees and is immediately adjacent to a 60" caliper tree. The easement would occupy a portion of lot 902 and lot 903. While the homeowners would retain ownership of the lots, the easement requires that the land be retained in perpetuity in its existing natural and open-space condition. The conservation covenant will ensure that the remaining natural features and trees 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.

Although a substantial portion of the site is to be preserved, staff believes that it is important to ensure long-term protection of the trees that are designated to be retained throughout the construction process and by the future homeowners. Therefore, a staff recommendation is that the trees that are designated to be retained (outside the easement area), be retained.

Open Space Plan:

Staff believes that the proposed plan is consistent with the intent of the Open Space Plan by retaining a significant amount of the existing mature tree canopy. The proposal does require elimination of a couple of large trees, including the Magnolia tree on Russell Road. The majority of the trees will be retained including the largest trees on the site adjacent to Lloyds Lane and on the southern portion of the site.

The proposed plan provides for the retention of much of the existing open space on Russell Road, with one additional unit adjacent to Russell Road. An open space easement is being dedicated as part of the site plan approval which will provide for visual openness along Russell Road, benefitting the adjacent residents and the City.

VI. STAFF RECOMMENDATION:

The proposed development plan has addressed the most significant issues of limiting tree removal, retaining open space adjacent to Russell Road and agreeing to reduce the density to be more compatible with the character of the adjoining neighborhoods. The applicant has been successful in proposing a plan that minimizes density and will not compromise or significantly alter the natural features of the site. In fact, as part of this proposal the City and adjoining residents have assurances that a significant portion of the site will remain as open space and that the existing trees will be retained on the site.

Staff recommends **approval**.

STAFF:

Eileen Fogarty, Director, Department of Planning and Zoning;
Jeffery Farner, Development Division, Division Chief;
Charles Burnham, Urban Planner III

VII. RECOMMENDED CONDITIONS:

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

I. Landscaping - Tree Protection:

1. 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 preliminary site plan. (P&Z)
2. The proposed front sidewalk for lot 902 shall be relocated to the south to be located entirely outside of the dripline for the 19" caliper tree that is to be retained. (P&Z)
3. 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. An additional 20-25 native evergreen and deciduous trees along the northern and western portion of the site to provide a vegetative filter and provide a landscaping screen-buffer for the adjoining single-family homes on the northern and northwestern portion of the site. The deciduous trees shall be a minimum of 2.5-3" caliper and the evergreen trees shall be a minimum of 8 ft. tall at the time of installation.
 - b. The applicant shall provide additional trees/landscaping on the adjoining lots if agreed upon by the adjoining property owners that at a minimum shall consist of the following:
 - i. 6-7 additional native evergreen and deciduous trees and/or landscaping on each of the following lots: lot 800A (TM#34.03-06-04) and lot 901 (TM# 34.03-06-02) lot 902 (TM#34.03-06-01) and lot 506(TM#34.03-06-11).
 - c. A bond for all existing trees and landscaping designated to be retained, in an amount determined by the Director of Parks, Recreation and Cultural Activities, and for 100% of the cost of trees and landscaping required to be installed and retained, shall be provided and maintained for a period of five years.
 - d. All landscaping shall be maintained in good condition and replaced as needed.
 - e. 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..
 - f. All underground utilities shall be routed so as to avoid trees designated to be preserved on the site.
 - g. The landscape plan shall incorporate preservation of wetlands, and enhancements of the remaining buffer to the satisfaction of Directors of T&ES, P&Z, and Parks and Recreation.

- h. 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. (P&Z) (RP&CA)
- 4. All trees greater or equal to 12" caliper outside the limits of disturbance as depicted on the preliminary plan shall be retained during construction and by the subsequent homeowners of each lot unless:
 - a. the City Arborist finds the trees are necessary to be removed due to health or safety reasons; or
 - b. Subsequent approval by the Planning Commission.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 tree(s) of comparable species that are available 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 \$5,000 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. (P&Z)(RP&CA)

II. Open Space:

- 5. The open space conservation easement that covers a portion of lot 902 and lot 903, as depicted on the site plan, shall be recorded as an open space conservation easement to the satisfaction of the City Attorney. 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 and recorded among the land records prior to release of the first building permit. Maintenance of the open space easement shall be the responsibility of the owners of lots 902 and lot 903.
 - a. Except as may be necessary for the prevention or treatment of disease, the owner may remove dead or damaged trees, but only after consultation with the City of Alexandria Arborist. No mature trees shall be removed from the Conservation/Open Area. Supplemental tree plantings may be provided within the Conservation Area Easement, but shall consist of native species as identified by the City Arborist. (P&Z)

III. Streets - Utility and Infrastructure:

- 6. A perpetual 18' wide access easement shall be recorded by the applicant for the entire portion of the internal access street. The easement shall be recorded prior to the first certificate of occupancy permit. The easement shall provide vehicular and pedestrian access.(P&Z)

7. The driveways (excluding the internal street) shall be constructed of decorative porous pavers to the satisfaction of the Directors of P&Z and T&ES. (P&Z)

IV. Building and Design Conditions:

8. The final architectural elevations shall be consistent with the level of quality and detail provided in the preliminary architectural elevations. In addition, the buildings shall provide the following to the satisfaction of the Director of P&Z.
 - a. The materials for each of the facades (front, sides and rear) of the units shall be limited to brick, stone or cementitious siding.
 - b. Architectural elevations (front, side and rear) shall be submitted with the final site plan. Each elevation shall indicate average finished grade.
 - c. The proposed retaining walls shall be masonry or stone veneer. (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 or painted wooden picket to the satisfaction of the Director of P&Z. A detail of all fences shall be provided on the final site plan.

V. Site Plan:

10. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with adjoining representatives and adjacent 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)
11. Proposed decks shall not be located on the northern sides of the homes located on Lots 901 and 903. This note shall be added to the final site plan. (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 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)
13. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z)
14. A temporary construction trailer shall be permitted and be subject to the approval of the Director of P&Z. (P&Z)

15. A freestanding subdivision or development sign(s) shall be prohibited. (P&Z)
16. Each of the three parcels shall be one hundred feet in width at the minimum building lines. The internal private street shall be located on a separate lot, exclusive of the proposed lot areas required for lots 901 and 903.
17. The fire apparatus turn-around must be clearly delineated on the final site plan, and the fire access easement shall be a minimum of eighteen (18) feet in width. (Code)
18. Residential structures shall be equipped with a automatic fire suppression system in lieu of full emergency vehicle easement over 100 feet in length and provisions for a emergency vehicle turnaround. (Code)
19. The applicant shall record the eighteen (18) foot wide fire access easement in the land records. (Code)

VI. Environmental:

20. Revise the water quality measures to include alternate BMP measures that may be approved through enhanced landscaping using natural planting consistent with the landscape plan submitted within the final site plan subject to the satisfaction of the Directors of P&Z, RP&CA and T&ES. Bio-retention areas shall not be located within the front yard of lot 901 or lot 902. (P&Z)
21. The applicant shall not drain the identified wetland on site.
22. The applicant shall preserve and enhance the existing wetlands, and the riparian buffer along the existing stream by minimizing encroachments in the existing 50 foot performance criteria buffer, stream bank and channel stabilization, by removing invasive plant species and planting native and habitat appropriate plants. The landscape elements required by this condition should be incorporated in landscaping plan and should be to the satisfaction of Directors of T&ES, P&Z, and Parks and Recreation.
23. The stormwater collection system is part of the Timber Branch. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked to the satisfaction of the Director of T&ES.
24. Provide a drainage map/drainage divide map for the area flowing to the chosen stormwater Best Management Practices (BMPs), including topographic information and storm drains. All drainage facilities must be designed to the satisfaction of T&ES. (T&ES)

25. 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:
 - Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)
26. 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)
27. 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 are required to be installed to the satisfaction of the Director of T&ES. (T&ES)
28. Prior to approval of the final site plan, and reviewed as second final, the applicant shall execute, record and submit a maintenance agreement with the City for the stormwater quality Best Management Practices (BMPs). (T&ES)
29. 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. Prior to transferring responsibility for the BMPs to the HOA or 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 HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the contract shall be submitted to the City. (T&ES)
30. 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)
31. If the housing units will be sold individually and a homeowner association established, the applicant shall furnish each home purchaser with a brochure describing the stormwater BMPs installed on the site, outlining the responsibilities of the homeowners and the

homeowner association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES)

32. Prior to release of the performance bond, the applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that the existing stormwater management facility adjacent to the project and associated conveyance systems were not adversely affected by the construction and that they are functioning as designed and are in a condition similar as to prior to when construction began. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance performed. (T&ES)
33. 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)
34. 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).
35. 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)
36. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

VII. Legal/Procedural:

37. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
38. Under ADA guidelines, developers and property owners are required to comply with the ADA guidelines whenever there is major reconstruction or renovation or new construction

on their property. The developer shall be required to install a passenger loading platform between the curb and the sidewalk at the bus stop located on the west side of the 1900 block of Russell Road at W. Howell Avenue. Because the sidewalk meanders around a tree near that bus stop location, the width of the grass planter strip has a varying width. It is estimated that the average width of the planter strip at that location is approximately 2.5 feet wide. The size of the passenger loading platform should be about 2.5' wide by 6' long or approximately 15 square feet in Area. (Transit)

39. Solid waste services shall be provided by the City. 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)
40. All refuse/recycling must be placed at the City right-of-way for pick-up. (T&ES)
41. 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)
42. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES)
43. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES)
44. Show all existing and proposed easements, both public and private. (T&ES)
45. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
46. Provide City standard pavement for emergency vehicle easements. (T&ES)
47. 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)
48. 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)

49. 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)
50. Plan must demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
51. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. (T&ES)
52. All roof drains shall be piped to the storm drain system.
53. 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)
54. 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)
55. 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 site plan, 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 site plan approved by the Planning Commission.
 - 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 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. All landscaping and screening shown on the final landscaping plan shall be maintained in good condition and may not be reduced without approval of the Planning Commission or the Director of Planning and Zoning, as determined by the Director of Planning and Zoning.
 - d. The Homeowners Association documents shall disclose to all prospective buyer(s) through the sales literature and documents, sales contracts etc. that the internal access easement for the street and the potential liability.

- e. The landscaping required as part of the water quality enhancements shall be maintained by the individual homeowner, and shall not be revised, altered or eliminated without approval by the Planning Commission.
 - f. For lot 902 and lot 903 the open space easement on the southern portion of the lots, and restrictions of the easement.
 - g. No ground disturbing activity shall occur within the drip-line area of trees to be protected. (P&Z)
56. The applicant shall submit a building location survey to the Department of Planning & Zoning 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 tree protection area on the final development plan. (P&Z)
57. The three lots shall include covenants that preclude the future subdivision of the three lots as depicted on the site plan. The covenants shall be recorded among the land records after review and approval by the City Attorney. (P&Z)
58. 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)
59. 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)
60. 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)
61. 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)
62. The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)

63. The following statement must appear in the general notes of all site plans so that on-site contractors are aware of the requirement. “The historic spring house on the property must not be disturbed, and its location must be noted on the site plan. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.), Civil War period artifacts, or concentrations of other artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.” (Archaeology)

Staff Note: In accordance with section 11-418 (a) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of initial planning commission approval of the plan or the development site plan shall become void.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 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-2 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-3 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-4 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.
- C-5 Bond for the public improvements must be posted prior to release of the plan.
- C-6 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-7 The sewer tap fee must be paid prior to release of the plan.
- C-8 All easements and/or dedications must be recorded prior to release of the plan.
- C-9 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-10 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-11 All utilities serving this site to be underground.

- C-12 Provide site lighting plan.
- R-1 Under ADA guidelines, developers and property owners are required to comply with the ADA guidelines whenever there is major reconstruction or renovation or new construction on their property. The developer shall be required to install a passenger loading platform between the curb and the sidewalk at the bus stop located on the west side of the 1900 block of Russell Road at W. Howell Avenue. Because the sidewalk meanders around a tree near that bus stop location, the width of the grass planter strip has a varying width. It is estimated that the average width of the planter strip at that location is approximately 2.5 feet wide. The size of the passenger loading platform should be about 2.5' wide by 6' long or approximately 15 square feet in Area.(Transit)
- R-2 Solid waste services shall be provided by the City. 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)
- R-3 All refuse/recycling must be placed at the City right-of-way for pick-up. (T&ES)
- R-4 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)
- R-5 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- R-6 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)
- R-7 Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES)
- R-8 All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES)
- R-9 Show all existing and proposed easements, both public and private. (T&ES)

- R-10 Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
- R-11 Provide City standard pavement for emergency vehicle easements. (T&ES)
- R-12 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)
- R-13 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)
- R-14 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)
- R-15 Plan must demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- R-16 If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. (T&ES)
- R-17 All roof drains shall be piped to the storm drain system. (T&ES)
- R-18 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)
- R-19 The report by WSSI shows existence of and boundaries of Jurisdictional wetlands and intermittent stream. Based on these findings and provisions of the proposed Environmental Management Ordinance, a 50 foot buffer applies as performance criteria buffer. The proposed plan shows significant encroachment into this 50 foot buffer. Plan also proposes draining out the existing wetlands (seep) and grading it. The DEQ does not support the proposed drainage of the wetlands. In case of plan moving ahead with approval, following provisions are recommended as conditions of approval. (DEQ)
 - 1. The applicant shall not drain the identified wetland on site.
 - 2. Applicant shall preserve and enhance the existing wetlands and minimize encroachments into the existing 50 foot performance criteria buffer.

3. The applicant shall prepare a adequate landscape plan incorporating preservation of wetlands, enhancements of remaining buffer to the satisfaction of Directors of T&ES, P&Z, and Parks and Recreation.
- R-20 The stormwater collection system is part of the Strawberry Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked to the satisfaction of the Director of T&ES. (DEQ)
- R-21 Provide a drainage map for the area flowing to the chosen stormwater Best Management Practices (BMPs), including topographic information and storm drains. (DEQ)
- R-22 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:
1. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 2. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (DEQ)
- R-23 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. (DEQ)
- R-24 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. (DEQ)
- R-25 Prior to approval of the final site plan, and reviewed as 2nd final, the applicant shall execute, record and submit a maintenance agreement with the City for the stormwater quality Best Management Practices (BMPs). (DEQ)
- R-26 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. Prior to transferring responsibility for the BMPs to the HOA or 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 HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the contract shall be submitted to the City. (DEQ)

- R-27 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.(DEQ)
- R-28 If the housing units will be sold individually and a homeowner association established, the applicant shall furnish each home purchaser with a brochure describing the stormwater BMPs installed on the site, outlining the responsibilities of the homeowners and the homeowner 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. (DEQ)
- R-29 Prior to release of the performance bond, the applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that the existing stormwater management facility adjacent to the project and associated conveyance systems were not adversely affected by the construction and that they are functioning as designed and are in a condition similar to prior to construction began. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance performed.(DEQ)
- R-30 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.(DEQ)
- R-31 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.(DEQ)

Code Enforcement

- F-1 Turning radii for fire access shall be 25 foot radii minimum. Show turning radii on plan. **The revised boundaries for the fire access lane are not clearly identified. Both the site plan (Sheet 04) and the easement plat show an easement of approximately 140 feet. Easements over 100 feet must provide a fire apparatus turn around.**
- F-2 An additional fire hydrant will be required at entrance to site. Hydrant should be located on same side of Russell road as proposed development. **Condition met. Proposed hydrant is acceptable.**
- F-3 Roadways used for fire access shall conform to A.A.H.S.T.O. H-20 loading standards. **The proposed width of 16 feet is below the required minimum width of 18 feet. The easement is substandard and not acceptable as proposed.**
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). **Condition met. Shown as Note 12 on Sheet 01.**
- C-2 A soils report must be submitted with the building permit application. **Condition met. Note 32 on Sheet 01 and Soils note on Sheet 04 shown on plans.**
- C-3 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 22 on Sheet 01.**
- C-4 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 Rodent Abatement Note on Sheet 04.**
- C-5 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. **Condition met. Shown as Roof Drainage Note on Sheet 04.**
- C-6 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-7 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. **Condition met. Applicant will confine construction to within boundaries of site.**
- C-8 The final site plans shall show placement of fire easement signs. **Applicant will record easement in land records in accordance with agreement with Code Enforcement in lieu of signage.**
- C-9 **Residential structures shall be equipped with a automatic fire suppression system in lieu of full emergency vehicle easement over 100 feet in length and provisions for a emergency vehicle turnaround. This is in accordance with an agreement with Code Enforcement.**

Police Department

- R-1 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.
- R-2 There is to be security surveys for any construction or sales trailers as soon as they are placed on site.

Archaeology

- F-1 There is a spring house associated with a historic spring on this property. The spring house dates to the early 20th century. While there are no other known historic resources on the lot, there were 19th-century estates and Civil War camps in the vicinity which may have left remains in the ground.
- C-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.), Civil War period artifacts, or concentrations of other artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- C-2 The historic spring house must not be disturbed.
- R-1 No metal detection should be conducted on the property, unless authorized by Alexandria Archaeology.

- C-3 The statements in C-1, C-2 and R-1 above must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement. In addition, the location of the spring house must be marked on the site plan.

Parks and Recreation:

No comments.