

Docket Item #10 A-B
DEVELOPMENT SITE PLAN #2003-0037 (A)
SUBDIVISION #2003-0009 (B)
SYME PROPERTY (POLK PEGRAM)
Planning Commission Meeting
October 4, 2005

ISSUE: DSP#2003-0037 Consideration of a request for a development site plan to construct four single family homes and;

SUB#2003-0009 Consideration of a request to subdivide the subject property into five lots.

APPLICANT: Prospect Development Co., Inc.
by M. Catharine Puskar, attorney

LOCATION: 1226 N. Pegram Street

ZONE: R-20/Residential Single Family

**SITE GRAPHIC
AVAILABLE IN THE PLANNING AND ZONING OFFICE**

I. IMPACTS/BENEFITS:

IMPACT/BENEFIT	COMMENTS
Consistency with the Seminary Hill Area Plan	<ul style="list-style-type: none"> • Consistent with the Residential - Low land use designation of the adopted Plan. • Supports the Plan Goal to “ensure preservation of open space”.
Use	<ul style="list-style-type: none"> • Four new single family dwelling units, retain one existing house. • Homes range in size from 4,000 to 4,825 square feet of net floor area.
Open Space and Tree Preservation	<ul style="list-style-type: none"> • Establishes tree protection with 86%, or approximately 80 existing mature trees to be retained and protected.
Pedestrian/Streetscape	<ul style="list-style-type: none"> • Provision of new sidewalks along Polk Avenue and Pegram Street , while minimizing tree loss.
Building Compatibility	<ul style="list-style-type: none"> • While the size of each of the new houses (4,825 net sqft) is larger than many of the adjoining houses (which range from 2,100 to 4,740 sqft), the footprints are smaller than adjoining neighboring houses.
Parking	<ul style="list-style-type: none"> • Parking for proposed houses is attached two car garage side-loaded on each structure, additional visitor parking allowable within each driveway.
Environment	<ul style="list-style-type: none"> • Green building elements such as non-toxic building materials, energy efficient appliances, low emission paints, high efficiency mechanical equipment and recycled materials. • Conditions to add additional trees and landscaping. • Numerous existing trees of 12" caliper or larger to be retained.

II. EXECUTIVE SUMMARY:

Staff recommends approval of the development site plan and subdivision to permit the construction of four new single-family homes and retention of the existing 4,000 sq.ft. single-family home. Because the 3.24 acre site contains only one house and is zoned R-20, the City has been approached by numerous developers in the last couple years regarding development of the site.

In initial discussions with the applicant, the City had identified several fundamental elements that need to be incorporated into the proposed site that included:

- Minimize impacts on existing trees;
- Minimize impacts on steep slopes and grading; and
- Compatibility with the existing neighborhood.

A. *Minimize impacts on existing trees, grading and steep slopes:*

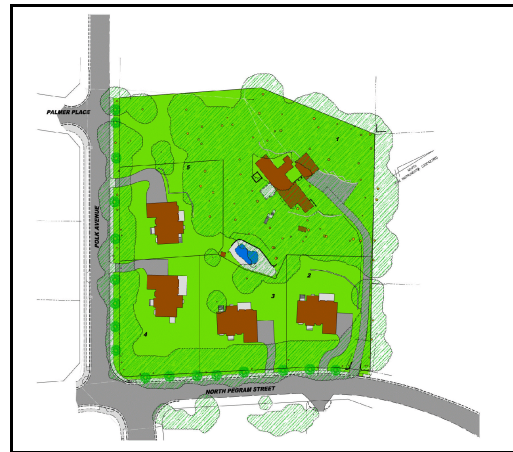
The applicant has worked with the City to locate the homes on the most level portion of the site, which enables the least amount of impact on the existing trees, most of which are located on the perimeter of the site. The current proposal retains 86%, or 80 of 93 existing mature trees of 12" caliper or larger. The wooded area most visible from the adjacent public right-of-ways will be retained. This approach is consistent with the intent of the Open Space Plan "to maintain the existing tree inventory".

B. *Compatibility:*

A concern expressed by some members of the community is the large size of the proposed homes, which will be approximately 4,000 to 5,000 sq.ft. Compatibility can be measured both in terms of lot and building footprint arrangement and size, and actual mass and scale of the proposed homes. The proposed new lots range in size from 20,004 to 21,159 sq. ft., which is comparable to many of the



Site - Aerial Photograph



Site Plan of House Layout



Example - Proposed Building Design

adjoining R-20 lots. The minimum lot size within the R-20 zone is 20,000 sq. ft. As depicted in the graphic, the proposed homes have a similar building footprint and lot placement to the adjoining homes.

With respect to scale, the proposed homes are two and a half stories (26-30 ft.) In comparison, the homes surrounding the site are generally one to two stories. There also is a considerable change in topography from the eastern (North Pegram Street) portion of the site to the southern portion of the site (Polk Avenue) that ranges six to twelve feet above the street level. This topography will give the homes the appearance of being taller, though they remain within the 35 ft. height limit of the zone.

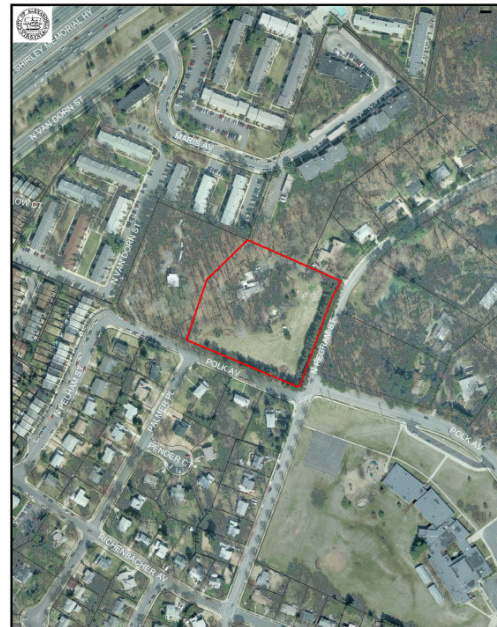


Adjacent House

The applicant also has worked with the City to provide elements such as side-loaded garages and higher quality materials on the front and sides of the units, which will make the homes more compatible with those typically found in Alexandria. In addition, several of the mature trees will be retained on the perimeter of the site. Staff also is recommending additional landscaping on the perimeter to help the proposal better integrate into this mature residential neighborhood.

C. Community:

There have been several community meetings with the Seminary Valley Civic and Seminary Hills Civic Associations. Many of the residents expressed their support for the proposal, with others expressing concerns regarding the size of the proposed houses, stormwater drainage onto adjacent streets, tree retention, and the provision of sidewalks along Polk Avenue. To address these concerns, staff has included conditions regarding retention of trees, location of the homes to minimize the loss of trees, provision of sidewalks, specification of the materials for the homes, and requirements to meet City stormwater standards.



Site with Surrounding Neighborhood

D. Staff Recommendation:

While the loss of open space and “openness” on this site from the four proposed single-family homes is less than ideal, the proposal does comply with the R-20 single-family zoning requirements and the applicant has worked with the City and the community to address issues raised throughout the review process, such as tree retention and building design. Staff recommends approval with the conditions as outlined in the report.

III. PROJECT DESCRIPTION:

The applicant is requesting site plan and subdivision approval to subdivide the property into five lots, and construct four new single-family residences. The existing house will be retained on a 67,006 square foot lot, while the proposed subdivision would create four approximately 20,000 sq.ft. sized new lots. The existing single-family house located on the central portion of the site, that is set back a considerable distance from adjacent streets and is not visible from either street frontage, is to be retained. Overhead utilities are present along the street frontages.



View of Site from Pegram

The four new houses will be 2 stories and 30 feet in height, where 35 feet is permitted. Due to the topography of the site, the new houses will be sited on the flatter portions of the property which is on the eastern and southern portions of the site. This area is also the area where there is an existing “clearing” in the trees. Each new house would have an individual driveway onto the adjoining public streets, two onto Polk Avenue and two onto N. Pegram Street, leading to a “side loaded garage” that will not be visible from the adjacent public streets. The overhead utilities along the street frontages would remain, but the utilities lines serving the new houses would be placed underground. The existing fence along Polk and Pegram would be removed.



Design Example of New House

The site includes a dense border of trees and vegetation along Polk Avenue and N. Pegram Streets, as well as heavily wooded area on the

northern and western portion around the existing single family house that is to be retained. The proposal would maintain the existing approximately 10 foot wide driveway serving the existing house that is to be retained on Lot 500 along the northern portion of the site. An access easement across new Lot 501 will be established to enable private vehicle and emergency vehicle access.

IV. ZONING:

The site is zoned R-20/single-family residential which allows for one unit per 20,000 square feet of lot area. The applicant is not requesting any site plan modifications.

POLK PEGRAM (SYME PROPERTY)			
Property Address:		1226 N. Pegram Street	
Total Site Area:		149,238 square feet	
Zone:		R-20 Residential	
Current Use:		One Dwelling Unit	
Proposed Use:		Five Dwelling Units	
		<u>Permitted/Required</u>	<u>Proposed</u>
FAR		.25	.06 to .24
Yards	Lot 500	Front: 40 ft	203.8 ft
	Existing House	Side: 13 ft	48.1 ft
		Rear: 26 ft	82.7 ft
	Lots 501-504	Front: 40 ft	40-48 ft
	Proposed	Side: 15 ft	15-25 ft
		Rear: 30 ft	50-58 ft
Height		35 ft	26 - 30 ft
Open Space		n/a	n/a
Parking		2 spaces/ dwelling	2 spaces/ dwelling **
** Visitor spaces provided within the private driveways.			

V. STAFF ANALYSIS:

Staff recommends approval of the development site plan to construct four new single-family homes on this site based on the following:

- The retention of 80 of 93 existing large trees;
- Careful placement of the house footprints and paved areas;
- Limiting disturbance areas to avoid steep slopes and minimize grading;
- The retention of significant open space; and
- Side-loaded garages.



View of Site Interior from Polk

The four proposed houses comply with the current R-20 zoning requirements. The location of the units would not result in a significant amount of grading, or loss of trees. The applicant has chosen to develop the site so that it retains approximately 24 mature trees on the site in the immediate construction area, including trees that range from 12" to 28" caliper. Staff has proposed additional conditions to address specific characteristics of the project.

A. Tree Retention:

Most of the existing trees on the site are clustered around the site perimeter, with several trees located in the interior of the site. The applicant has worked with staff to retain existing trees on the site. Overall, approximately 80 of the 93 existing on-site trees of 12" caliper or larger and all of the street trees will be retained. The amount of the tree canopy that will be retained is 89.5% of the existing 97,229 sq.ft. of present crown canopy.



View of Site Area for New House Location

The applicant has worked extensively with staff to locate the homes, streets and utilities in a way that enables the retention of the trees and tree canopy for this site. Staff is recommending other conditions to limit construction activities, trenching, utility placement, fences and other activities within the limits of disturbance.

Given the size, shape and topography of the site, the applicant has made all reasonable efforts to retain numerous existing large trees on the site. Staff believes the proposal is consistent with the intent of the Open Space Plan to retain tree canopy on the site. The retention of the existing trees will enable the development to be compatible with the character of the adjoining homes and the neighborhood.

The proposal is consistent with the intent of the Open Space Plan “to protect existing trees and woodland areas.” The site is identified in the Open Space Plan as an area of significant tree cover as depicted below. Staff’s support for four new single-family residences is based, in part, on the location of the houses on the site without significant loss or impacts to existing trees. Although 13 major trees will be removed, this represents a fraction of the trees that are to be retained.

The applicant has worked with staff to resolve the issue of locating the proposed homes in a manner that provides for protection and preservation of as many existing trees as possible. Although the R-20 zone has no open space requirements, the proposed layout preserves much of the site as open space. Staff’s support for two single-family residences was predicated on resolving the issues of locating two single-family homes on the site without significant loss or impacts to existing trees.

B. Pedestrian and Streetscape Enhancements:

One of the challenges with this site is how to accommodate pedestrians on the perimeter of the site while also retaining many of the mature trees on the perimeter of the site. Generally for a residential development such as this one, the City would require a landscape strip adjacent to the curb and a 6 ft. wide concrete sidewalk on the perimeter of the property. The community has expressed a desire to provide new sidewalk along the portion of the site along Polk Avenue where no sidewalk exists, and for a wider sidewalk along N. Pegram Street where an existing 4 foot sidewalk exists without a landscape strip. In the case of N. Pegram Street because of the mature trees on the site perimeter, which include 12 to 25 inch caliper trees, staff has recommended a 6 ft. wide sidewalk without a landscape strip, and additional street trees, which will enable retention of the mature cedar trees while also providing a better condition for pedestrians.



Corner of Site at Polk and Pegram

On Polk Avenue, where the trees are larger and closer to the street, especially on the northwestern portion of the site, staff has recommended a 4-5 foot wide sidewalk as an allowance to preserve these mature trees. The location of the sidewalk will need to be verified as part of the construction process. This option balances the resident's desire for a better pedestrian environment with the City's need to retain the mature trees on the site.

C. Building Compatibility:

As discussed in the summary, the actual siting and footprints of the proposed homes are generally compatible with the neighborhood. The two areas where compatibility is an issue are the perceived height of the buildings and the architectural design itself. As stated in the summary, the topography change of six to twelve feet combined with the 2 ½ stories of the proposed homes will result in visually taller structures.



The homes will have traditional architecture and will use high quality materials. The homes will be deeper than they are wide, but the roofline will be designed to give the impression that they are wider than they are deep. As a result, the homes will appear from the public right-of-way to be smaller than they actually are. The applicant is also proposing a lower FAR than is allowed by the R-20 zone, and the side-loaded garages will dramatically improve the appearance of the homes from the adjoining public streets.

Building Footprints of Adjacent Area

The proposed four new houses meet all R-20 zoning standards including front yard setbacks that meet or exceed the 40 foot minimum requirement, with a range of 40 to 48 foot front yard setback proposed. These setbacks, as well as existing and proposed vegetation will limit visibility. While the houses will have larger floor areas than many of the adjacent existing houses in the neighborhood, the footprints of these new houses are smaller. The applicant has agreed to a condition specifying that the front and sides of the houses shall be masonry or stone veneer, and the rear facade may be hardi-plank or similar material, to the satisfaction of the Director of P&Z.

D. Subdivision:

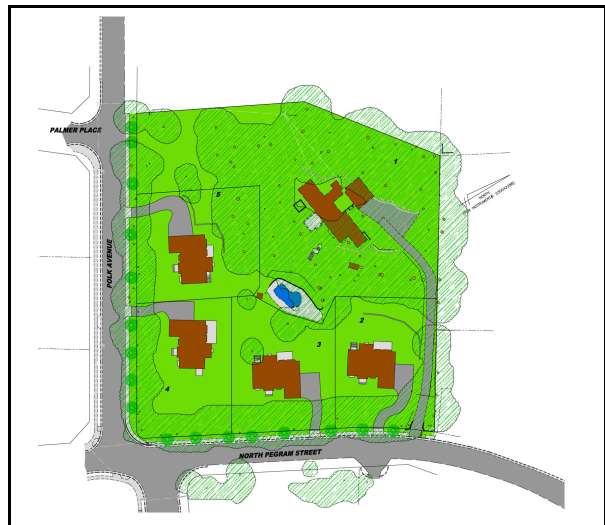
The applicant, Prospect Development Co., Inc., is requesting approval to re-subdivide one lot of record (3.24 acres), into five lots in order to construct the four new single-family homes, while retaining the existing single-family home. The proposed subdivision complies with the requirements for the R-20 zone. The required and proposed lot requirements within the R-20 zone are:

<u>Lot No.</u>	<u>Lot Area (Required)</u>		<u>Lot Width (Required)</u>		<u>Frontage (Required)</u>	
500	67,006	20,000	100.77	100	100.77	75
501	20,787	20,000	126.76	100	125.94	75
502	20,004	20,000	131.20	100	131.20	75
503	20,282	20,000	120.00	120	109.63	75
504	21,159	20,000	134.18	100	134.18	75

Staff is recommending approval of the proposed site plan to construct four new single-family homes and, therefore also recommends approval of the subdivision.

E. Green-Sustainable Building Techniques:

As has been the practice for recent previous projects, staff has included a recommendation that requires the applicant and City to work together to incorporate environmentally-sensitive methods of building and operation to help the City achieve goals for sustainability. There is not any one single technique for designing and building a green building to these specifications, but certified buildings often preserve natural vegetation, contain non-toxic or recycled-content building materials, maintain good indoor air quality, use water and energy efficiently, conserve natural resources, feature natural lighting, and recycled construction materials.



Site Plan of Development

VI. COMMUNITY:

Presentations regarding the proposed development were made at the September 20, 2005 joint meeting of the Seminary Hills and Seminary Valley Civic Associations. The community has expressed the following concerns:

- Protect existing trees;
- Make sure that new homes are compatible with surrounding homes;
- Make sure that any fencing is attractive;
- Traffic; and
- Stormwater.

The applicant has worked to address all of the concerns expressed by the surrounding property owners. As has been discussed elsewhere in this report, the site has been designed to protect existing trees, the homes will be designed to have traditional design and materials.

Regarding stormwater, the applicant will need to comply with all City and applicable stormwater management requirements. In addition, staff believes requirements for stormwater management should improve and capture stormwater runoff that currently sheet flows onto the present street surfaces that present flooding and ice hazards.

VII. CONCLUSION:

Staff supports the proposed development site plan and subdivision to divide the lot into five lots and to construct four new single-family residences. The plan proposes the retention of numerous existing mature trees which retains a significant amount of open space. In addition, staff's recommendation includes a condition requiring the designation of a conservation area to help ensure the preservation of open space. The applicant has worked extensively with staff to address the many issues such as open space, tree preservation, stormwater, etc., that were raised by staff and the community. Staff recommends approval of the proposed development site plan and subdivision subject to compliance with the staff recommendations.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Jeffery Farner, Chief, Development;
Matthew Le Grant, Urban Planner III.

VIII. STAFF RECOMMENDATION:

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

Site Plan

1. Freestanding subdivision and/or development signage shall be prohibited. (P&Z)
2. 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)
3. Basement and decks, including those different and/or larger than those shown on the site plan, except that the deck to the rear of the house proposed for Lot 501 may have a depth of up to 14 feet, shall be permitted provided that they:
 - a. Meet all zoning requirements;
 - b. Do not encroach into the tree retention area;
 - c. Are within the building envelope as depicted on the approved site plan; and
 - d. No decks are provided above the first floor. (P&Z)
4. Depict all air conditioning units, 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)
5. The existing driveway (without modification) shall provide an access easement in Lot 501. Change or reduction in the existing driveway to Lot 500 will require conformance with current fire access requirements. (Code)
6. The applicant shall submit a building location survey to Planning staff prior to applying for a certificate of occupancy permit for each unit. The location survey shall show all improvements on the lot including easements, restrictions and limits of the Conservation Area as shown on the final development plan. The applicant shall submit the final "as-built" site plan for the entire project prior to applying for a certificate of occupancy permit for the last dwelling unit. (P&Z)
7. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z)

8. All the front and side facades of the new units shall be masonry or stone veneer, and the rear facade shall be hardi-plank or similar material, to the satisfaction of the Director of P&Z. (P&Z)
9. All retaining walls shall be dry-stacked brick or stone. Any protective fencing or railing atop retaining walls shall be visually unobtrusive and of a decorative metal material, to the satisfaction of the Directors of P&Z and Code Enforcement. Additional retaining walls other than those shown on the preliminary site plan shall be permitted if they are required to protect existing trees or to prevent any extensive grading, or additional tree loss. Provide a retaining wall detail on the final site plan. (P&Z)
10. Fences shall be limited to a maximum height of 3.5 feet 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. No fences shall be installed within the drip line of any tree shown to be saved on the preliminary site plan unless the Directors of P&Z and RP&CA determine that the proposed installation will not adversely affect the tree. All fence locations shall be depicted on the final site plan and a detail of all proposed fences shall be provided on the final site plan.(P&Z)
11. The surface materials for the driveways and aprons shall be constructed to the satisfaction of the Directors of P&Z and T&ES. (P&Z)

Tree Retention Area

12. Trees outside the limits of disturbance, as generally depicted on the preliminary plan dated July 24, 2005, shall be retained, except as may be necessary for the prevention or treatment of disease, the removal of dead or damaged trees or other good husbandry practices after consultation with the City of Alexandria Arborist.(P&Z) (RP&CA)
13. Except as identified below, accessory structures, as defined in the Alexandria Zoning Ordinance, including but not limited to, buildings, structures, and fencing, shall not be permitted outside the limits of disturbance as generally depicted on the preliminary plan dated July 24, 2005:
 - a. Up to a six foot in height privacy fences, located outside of the front yard setback of the new houses, and required pool fencing shall be permitted and located in consultation with the City of Alexandria Arborist to minimize impacts on existing trees.
 - b. A new building or additions to the existing building on Lot 500 shall be permitted, so long as the building is in conformance with the applicable Zoning Ordinance regulations and located within the building envelope identified on the Exhibit entitled "Lot 500 Building Envelope" dated Sept 23, 2005.

14. 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” 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, consistent with the City’s Landscape Guidelines.
 - 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)
15. The applicant shall excavate by hand or use “trenchless” lateral construction for the proposed gas line for lot 500 to minimize tree disturbance and grading. (P&Z)

Landscaping - Streetscape

16. A landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA, and in compliance with the City of Alexandria Landscape Guidelines. At a minimum the plan shall provide:
 - a. The existing sidewalk on North Pegram Street shall be replaced with a six foot wide concrete sidewalk.
 - b. The applicant shall provide additional landscaping along the N. Pegram Street frontage where existing vegetation cannot be retained.
 - c. Additional Virginia native species deciduous and evergreen trees on the western portion of lots 501 and lots 502 and on the western portion of lot 504.
 - d. Additional evergreen plantings shall be provided along proposed landscape - retaining walls which exceed a height of 4 feet.
 - e. 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.

- f. 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.
- g. All landscaping shall be maintained in good condition and replaced as needed.
- h. 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.
- i. A bond for all existing trees and landscaping designated to be retained, in an amount determined by the Director of RP&CA Parks, and for 100% of the cost of trees and landscaping required to be installed, shall be provided and maintained for a period of two years from the date of acceptance.
- j. In items 1-9 of Sheet 4, “ANSI Z60.1” is referenced in 3 different locations that include conflicting information. Provide a clarified single reference standard.
- k. The American Society of Landscape Architects and American National Standards Institute do not provide standards for maintenance. Remove all such references from Sheet 4.
- l. Change reference edition for Landscape Specification Guidelines from “4th Edition, 1993” to “current and most up-to-date” Edition on Sheet 4.
- m. Ensure that proposed trees do not conflict with site utilities. For example, eliminate conflict between street trees and proposed (underground) site utilities along North Pegram Street.
- n. If Carolina Silverbell is to be proposed as a street tree, specify as single trunk, 10 feet in height. Shrub Form or multi-stem type growth habit is not acceptable.
- o. It does not appear that Carolina Silverbell is commercially available in the specified size. Provide verification that the specified size for Silverbell is commercially available.
- p. Per City of Alexandria Landscape Guidelines, Carolina Silverbell is considered a small Ornamental tree. As submitted, drawings indicate 40 feet on-center spacing. The maximum on-center spacing for Ornamental Trees is 20 feet. Amend landscape plan and crown area coverage calculations to reflect compliance with Landscape Guidelines.
- q. Clearly identify limits of grass areas and other on-site plantings.
- r. Provide specification for all proposed plantings in accordance with City of Alexandria, Landscape Guidelines.
- s. Remove “or equivalent” notation from Plant Schedule.

- t. Trees are not to be planted under or near light poles.
 - u. No shrubs higher than 3 feet are to be planted within 6 feet of walkways. (RP&CA) (P&Z) (Police)
17. Provide a lighting plan with first final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Director of T&ES in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information;
 - b. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts;
 - c. Manufacturer's specifications and details for all proposed fixtures; and
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties. (T&S) (P&Z)
18. Provide all pedestrian and traffic signage in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
19. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
20. 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)
21. Provide a five foot wide unobstructed concrete sidewalk along frontage of Polk Avenue. Width may be reduced to 4 feet where necessary to save existing trees. The depiction of the sidewalk location and width shall be shown in detail on the final site plan and shall be to the satisfaction of the Director of T&ES in consultation with the City Arborist. (T&ES)
22. Provide City standard curb and gutter along Polk Avenue. (T&ES)
23. The installation of the proposed sanitary lateral for the existing dwelling shall be completed prior to the removal of the existing drain field to provide continuous sanitary service to the existing dwelling. (T&ES)

Construction

24. 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)
25. Any sales and marketing signs, as well as a temporary construction trailer, shall be permitted subject to the approval of the Director of P&Z. (P&Z)
26. A “Certified Land Disturber” shall be named on all Erosion & Sedimentation Control sheets prior to the pre-construction meeting or commencement of demolition or construction activity in accordance with the Virginia Department of Conservation and Recreation guidelines. (T&ES)
27. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner’s other agent 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 all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
28. 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)
29. The applicant shall prepare and submit a plan that delineates a detailed Construction Management Plan for the entire project for review and approval by the Directors of P&Z, T&ES and Code Enforcement prior to the release the final site plan. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. (T&ES)
30. 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)

31. Submit a building location survey to Planning staff prior to applying for a certificate of occupancy permit for each unit. 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)
32. The City of Alexandria encourages the use of green/sustainable building technology. Provide specific examples as to how this development will incorporate this technology, including low impact development (LID) measures, green roof technology, and energy efficient materials into the design. (T&ES)(P&Z)
33. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z and T&ES. (T&ES) (P&Z)

Refuse and Recycling

34. 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)
35. The applicant shall notify prospective buyers, in its marketing materials and homeowner documents that all refuse/recycling materials shall be placed along the City right-of-way for pickup. (T&ES)

Subdivision and Plat

36. 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)
37. A perpetual access easement and vehicle ingress/egress easement shall be recorded by the existing driveway for lot 500. The easement shall provide vehicular and pedestrian access for lot 500. (P&Z)
38. Correct the numbering of the lots on the Preliminary Plat from #501-505 to #500-504 to correspond with reference table and Development Site Plan sheet 3. (P&Z)
39. The subdivision plan shall show all existing and proposed easements, both public and private, and shall be submitted as part of the first final site plan submission. (P&Z) (T&ES)

40. The final subdivision plan shall be consistent with the final site plan, Section 11-1700 of the Zoning Ordinance, and shall be approved and recorded prior to the release of the final site plan. (P&Z)

Legal/Procedural

41. 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. Tree protection requirements;
 - b. Sanitary sewer easements; and
 - c. That zoning limits construction of future building additions and/or decks larger than what is shown on the site plan. (P&Z)

Environment

42. Developer to comply with the peak flow requirements of Article XIII of AZO. (T&ES)
43. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. (T&ES)
44. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
45. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site. If adequate outfall is not available, developer is to design and build any on or off- site improvements to discharge to an adequate outfall. (T&ES)
46. 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)
47. 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. Report shall be submitted with the first final plan submission. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)
48. The storm water collection system is located within the Holmes Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

49. The City of Alexandria requires treatment of the entire water quality volume. It appears that much of the driveway areas are not being treated with the proposed BMP. Due to the lot subdivision, the existing house and driveway are subject to compliance with the water quality volume criteria. Any deviation from these requirements must be addressed by the submission of a formal exception letter to the City of Alexandria as described in Memorandum to Industry #2002-0001. (T&ES)
50. The Applicant shall submit a storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES)
51. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified 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 maintenance contract shall be submitted to the City. (T&ES)
52. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
 1. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all 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 including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
 2. 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.

Otherwise the following condition applies:

The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on

maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)

53. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on digital media. (T&ES)
54. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations and that they are functioning as designed and are unaffected by construction activities. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES)
55. If fireplaces are utilized 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)

Archaeology

56. Civil War period maps indicate that a structure was present on this property in the 1860s. In addition, the property is close to one of the tributaries of Holmes Run, and prehistoric sites have been found in Alexandria in similar environments. The property therefore has the potential to yield archaeological resources which could provide insight into Native American life prior to European contact and into residential activities outside of the urban center during the nineteenth century.
57. To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant complete a Documentary Study and conduct test excavations for an Archaeological Evaluation. Contact Alexandria Archaeology to obtain a scope of work for this investigation. If significant resources are discovered, the consultant must complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
58. All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.

59. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
60. The applicant must not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
61. The General Notes of the Preliminary and Final Site Plans must include the statement in 58, 59, and 60 above. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
62. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
63. If warranted by the City Archaeologist, the developer will produce a small booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.
64. 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.
65. If determined to be appropriate by the City Archaeologist, one or more historic markers will be erected on this property, according to specifications provided by Alexandria Archaeology. The markers will highlight the historical and archaeological significance of the property. The wording on the markers will be approved by Alexandria Archaeology.
66. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a security survey for the construction trailer(s) as soon as they are in place.

Staff Note: In accordance with Section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently pursued within 18 months of the date of granting of a permit by the Planning Commission or the approval shall become void.

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

F-1 Confirm compliance that the required west side yard on proposed lot 503 does not exceed 50% paving in the required side yard. Zoning note on cover sheet indicates 49.7% of the required west side yard on lot 503 will be used for driveway pavement.

Code Enforcement

F-1 Add one hydrant on Polk Avenue to service new development.

F-2 Remnants of relocated utilities shall be removed.

C-1 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.1.

C-2 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. Provide note on plans.

C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

C-4 A soils report must be submitted with the building permit application.

C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

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.

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.

- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Transportation and Environmental Services

- C-1 A performance Bond to guarantee installation of the required public improvements must be posted prior to release of a development plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sanitary sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be placed underground.
- C-8 Provide site lighting plan to meet minimum city standards.
- C-9 The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management.
- C-10 Provide a phased erosion and sediment control plan consistent with grading and construction per City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- C-11 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-12 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-13 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 state requirement for a VSMP permit for land disturbing activities greater than 2500 SF.

Police Dept.

- F-1 It is listed on page 4 of 7, under Landscape Notes #5, that all tress are to be limbed up to a minimum of 6 feet as they mature to allow for natural surveillance and the proposed shrubbery is to have a maximum height of 36 inches when it matures. The Police Department concurs.

The following recommendation related to site lighting has not been included as a condition; rather, staff has recommended that the applicant prepare a lighting plan to the satisfaction of the Director of T&ES in consultation with the Chief of Police, which will likely result in lower lighting levels than recommended by the Police:

- F-2 No lighting plan submitted, therefore the Police Department has the following recommendation:

It is recommended that the lighting level be a minimum of 2.0 foot candles minimum maintained for all common areas.

DSP#2003-0037 & SUB#2003-0009
SYME PROPERTY (POLK PEGRAM)

**REPORT ATTACHMENTS
AVAILABLE IN THE PLANNING AND ZONING OFFICE**