

CONSENT AGENDA ITEM

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

Docket Item #11
DEVELOPMENT SPECIAL USE PERMIT #2007-0021
VIRGINIA THEOLOGICAL SEMINARY

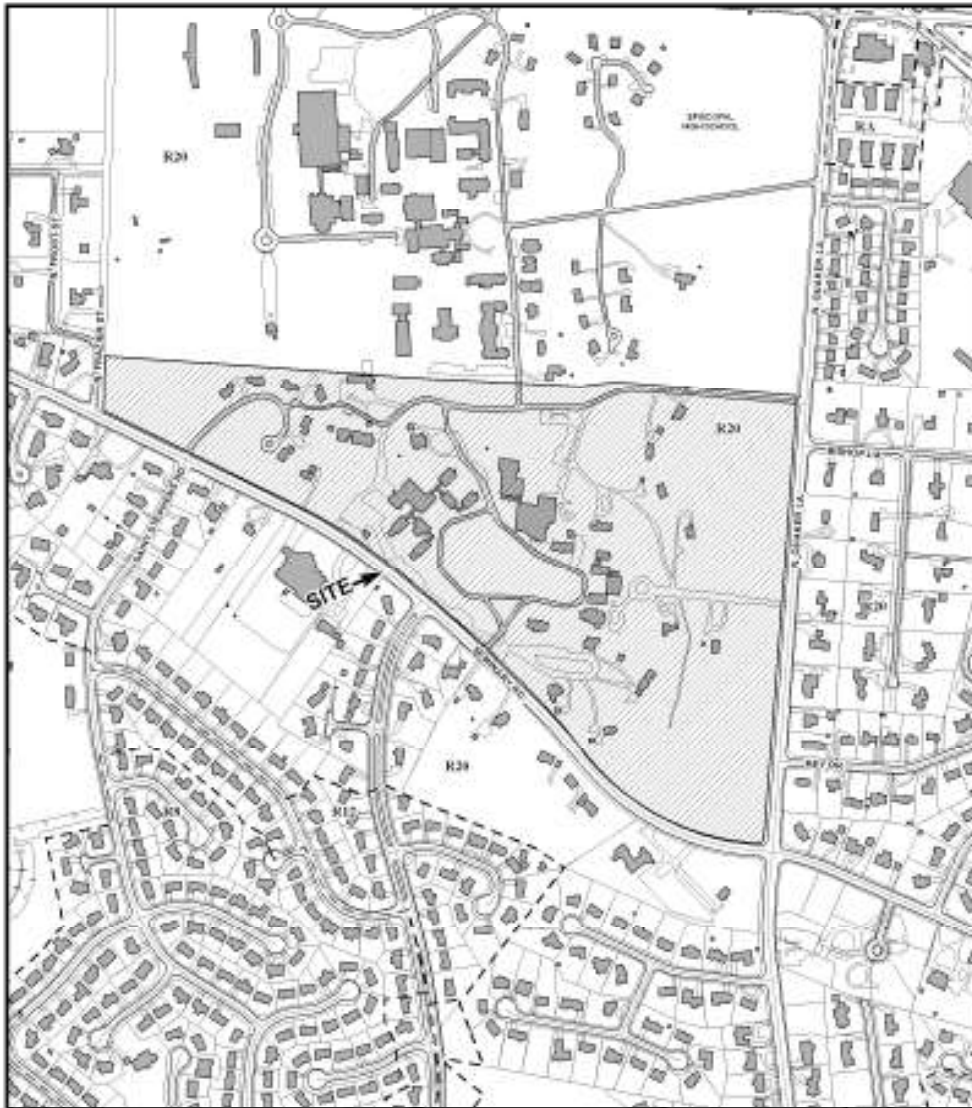
Planning Commission Meeting
September 6, 2007

REQUEST: Consideration of a request for a time extension of a previously approved development special use permit, with site plan to construct faculty housing.

APPLICANT: The Protestant Episcopal Theological Seminary in Virginia, Inc.
by Duncan Blair, attorney

LOCATION: 3737 Seminary Road

ZONE: R-20/Residential



DSUP #2007-0021

09/06/07



I. OVERVIEW

The applicant requests a five year extension of an approved development special use permit with a site plan to construct the remaining two (2) faculty dwellings of the four (4) faculty dwellings approved by DSUP 2003-0030. The first two dwellings have been constructed and are now occupied. The applicant has stated they will not be able to begin construction on the last two units within 36 months from the date of Council approval as required by DSUP 2003-0030.

II. STAFF ANALYSIS

Prior to 1992, seminaries were permitted uses in the R-20 zone. However, under the current Zoning Ordinance, seminaries are only permitted through a special use permit, thus making this use a non-complying use. Per Section 12-302, the expansion of a non-conforming use may be permitted through a special use permit.

In June 2004, the City Council approved a request for a special use permit (DSUP #2003-0030) to construct two semi-detached units for a total of four dwelling units for faculty housing. These houses were to be constructed in the northwestern portion of the site between Seminary Road and N. Frazier Street. The applicant constructed one of the two semi-detached buildings, which has been occupied since 2005. A building permit for the second semi-detached unit has not been applied for, thus necessitating the extension to the special use permit.

Per Section 11-418(A), site plan approval expires if construction is not diligently pursued within eighteen months of approval or if there is an interruption in construction activity for more than 12 consecutive months. The last construction activity at this site was December 2005, meaning the site plan approval would



Figure 1: Aerial



Figure 3: Site Plan



Figure 2: Occupied Semi-detached Unit

have expired December 2006 since no further activity occurred. However, condition #14 of DSUP 2003-0030 states “the approval of the development special use permit shall be valid for a maximum period of 36 months from the date of approval by City Council”, which extended the validity of the approval until June 12, 2007. The applicant submitted the application for an extension to the special use permit on June 6, 2007 and is requesting a 5 year extension to the approval. At this time the additional faculty housing is not needed and the funding for construction of the building is not available. The school anticipates needing the additional faculty housing within the next few years, at which point they will move forward with budgeting for construction.

While staff supports the proposed extension, staff does not support a five year extension. Staff is recommending an eighteen month extension, which is consistent with other requests for extensions. Staff has also recommended three new conditions that are standard among recent projects. These conditions include (1) requiring the second building to be Earthcraft certified or comply with a green building policy if the City has adopted one at the time the building permit is applied for, (2) providing a height certification prior to issuance of an occupancy permit, and (3) providing updated As-Built plans for Phase 1 showing compliance with all applicable conditions and staff comments.

III. CONCLUSION

Staff recommends **approval** of the applicant’s request for an extension to DSUP #2003-0030, subject to Staff Recommendations below. However, rather than the five year extension requested by the applicant, staff recommends an extension of eighteen months be granted.

STAFF: Faroll Hamer, Director, Planning & Zoning;
Jeffrey Farner, Chief, Development; and
Katy Parker, Urban Planner.

IV. STAFF RECOMMENDATION

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

I. Landscaping - Open Space - Tree Protection:

1. The open space area located along Seminary Road shall remain open as depicted on the site plan, including a prohibition against the construction or placement of structures or accessory structures including but not limited to, buildings, structures and fencing. (P&Z) (RP&CA) (DSUP 2003-0030)
2. All trees shown on the site plan as to be retained 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 and after consultation with the City of Alexandria Arborist and the Department of Planning & Zoning. (P&Z) (DSUP 2003-0030)
3. All underground utilities shall be routed so as to avoid trees designated to be retained on the site. Underground utilities located within the drip-line of trees designated to be preserved shall be installed by boring beneath the tree protection area. (P&Z) (DSUP 2003-0030)
4. A tree preservation plan shall be prepared by a certified arborist or other horticultural professional with a demonstrated expertise in tree preservation. The tree preservation plan shall be submitted with the submission of the final site plan. The applicant shall perform all necessary enhancements for the street trees such as watering/fertilizer, etc., that are required by the tree preservation plan prior to construction/grading of the site. The tree protection plan shall be provided for the existing trees shown in areas as outside the "limits of disturbance" to the satisfaction of the Director of P&Z and the City Arborist. A plan for tree protection shall be approved by the City Arborist and included in the final approved site plan and at a minimum shall include the following:
 - a. Tree protection for any protected tree shall be constructed of 4"x 4" wooden vertical posts installed in the ground 8' on center with 1"x 6" wooden battens mounted between them. Temporary plastic fencing may be used to define other limits of clearing. All tree protection must be shown on the final site plan, and is to be installed prior to any clearing, excavation or construction on the site. The developer must call the City Arborist for a review of the installed tree protection following its installation.
 - b. The area of limits of disturbance and clearing for the site shall be limited to the areas of disturbance and clearing as generally depicted on the site plan dated March 30, 2004.
 - c. No construction materials or equipment shall be stored or staged within the drip lines of trees designated for protection.
 - d. A note identifying these restrictions shall be provided on the Site Plan Cover, Erosion Sediment Control and Landscape Plan sheets. (P&Z) (RP&CA) (DSUP 2003-0030)

5. A final landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RC&PA. At a minimum the plan shall provide the level and quality of landscaping depicted on the preliminary landscape plan and the plan shall be revised to also provide:
 - a. An additional 10-15 native evergreen and deciduous trees shall be provided around the stormwater retention ponds. 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. Native species plantings shall be provided within the detention ponds to appear as natural depressions in the woodland area
 - c. The area of tree protection shall be increased for the two 16" caliper oak trees and the 10" caliper oak tree on the southern portion of unit # 1.
 - d. The two stormwater retention ponds shall be designed as gradual naturalistic swales with internal plantings surrounding the two stormwater retention ponds.
 - e. All landscaping shall be maintained in good condition and replaced as needed.
 - f. All plant materials and specifications shall be in accordance with the current and most up to date edition of the American Standard For Nursery Stock (ANSI Z60.1) as produced by the American Association for Nurserymen; Washington, D.C. (P&Z) (RP&CA) (DSUP 2003-0030)

II. Streets - Utility and Infrastructure:

6. Porous pavers or comparable porous paving materials shall be installed for the length of the proposed driveways to the satisfaction of the Director of Planning & Zoning. (P&Z) (PC) (DSUP 2003-0030)

III. Building and Design Conditions:

7. The final architectural elevations shall be consistent with the level of quality and detail provided in the preliminary architectural elevations dated January 15, 2004. In addition, the applicant shall provide additional refinements to the satisfaction of the Director of Planning and Zoning that shall at a minimum include:
 - a. The materials of the units shall be limited to brick, stone, wood or cementitious siding.
 - b. For all of the units, the width of shutters needs to equal half the width of the adjacent window.
 - c. Color architectural elevations (front, side and rear) shall be submitted with the final site plan. Each elevation shall indicate average finished grade. (P&Z) (DSUP 2003-0030)
8. **(NEW CONDITION PROPOSED BY STAFF)** The second semi-detached building shall incorporate green building technologies to be Earthcraft certified or a comparable certification method to the satisfaction of the Director of P&Z. If a green building policy and/or guideline is in effect at the time a building permit is submitted to the City for the second semi-detached unit, the building shall comply with this policy. (P&Z)

9. 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. (Police) (DSUP 2003-0030)

IV. Site Plan:

10. The existing chain link fencing located along the frontages of North Frazier Street and Seminary Road shall be removed. (P&Z) (DSUP 2003-0030)
11. Front yard fences shall be limited to a maximum height of 3.5 ft. and shall be limited to a decorative open style wood painted or stained fences to the satisfaction of the Director of P&Z. Fences shall be prohibited within the open space and tree retention area. A detail of all fences shall be provided on the final site plan. (P&Z) (DSUP 2003-0030)
12. The existing composting/storage of wood waste materials at the site shall be removed and no future composting/storage of waste materials shall be permitted on-site. (P&Z) (DSUP 2003-0030)
13. Show all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or property. When such a location is not feasible, such structures shall be located and screened to the satisfaction of the Director of P&Z. (P&Z) (T&ES) (DSUP 2003-0030)
14. **(CONDITION AMENDED BY STAFF)** The approval of the development special use permit shall be extended and valid for a maximum period of ~~36 months~~ 18 months from the date of approval by City Council. (P&Z) (~~DSUP 2003-0030~~)
15. The final site plan shall include a zoning tabulation that clearly depicts the permitted and proposed net/gross floor areas and height and all other applicable zoning requirements for the faculty housing units. This information sheet shall also be attached to all building permits. (P&Z) (DSUP 2003-0030)
16. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z) (DSUP 2003-0030)
17. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with adjacent homeowners 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) (DSUP 2003-0030)

18. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents, whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z) (DSUP 2003-0030)
19. **(CONDITION AMENDED BY STAFF)** The applicant shall 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. The applicant shall also submit a certification of height for the building as part of the certificate of occupancy for each building(s). The certification shall be prepared and sealed by a registered architect and shall state that the height of the building complies with the height permitted pursuant to the approved development site plan and that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (DSUP 2003-0030)
20. **(NEW CONDITION PROPOSED BY STAFF)** Within three months of approval of this extension, the applicant shall provide updated As-Built plans for the first semi-detached building to the City showing compliance with all applicable conditions and staff comments. (P&Z) (RP&CA)
21. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES) (DSUP 2003-0030)
22. Provide the size, computations and profiles of the driveway culverts. (T&ES) (DSUP 2003-0030)
23. Provide a pavement section for the pedestrian pathway. (T&ES) (DSUP 2003-0030)
24. Show all existing and proposed easements, both public and private. (T&ES) (DSUP 2003-0030)
25. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES) (DSUP 2003-0030)
26. 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) (DSUP 2003-0030)
27. 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) (DSUP 2003-0030)
28. All private street signs that intersect a public street shall be marked with a fluorescent green strip to notify the plowing crews, (both City and contractor), that they are not to plow those streets. (T&ES) (DSUP 2003-0030)

29. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSUP 2003-0030)
30. Any additional landscaping on North Frazier shall be low-growing plants and kept trimmed to maximum 42 inch height. (T&ES) (DSUP 2003-0030)
31. The applicant shall contribute up to \$2,500 toward the cost for installation of pedestrian signalization at the intersection of Seminary Road/St. Stephens Road/Private Access Road. (T&ES)(PC) (DSUP 2003-0030)
32. Provide pedestrian connections from the residential units to the private and public streets and pedestrian pathway. (T&ES) (DSUP 2003-0030)
33. Show roof drain locations and flow path to detention area on plans. Roof drains discharging on the surface shall be designed to be non-erosive along the entire surface flow path and shall discharge into the appropriate stormwater management detention area. Provide computations showing the flows are non-erosive. (T&ES) (DSUP 2003-0030)
34. Revise stormwater runoff calculations to use a Time of concentration (T_c) of 5 minutes. (T&ES) (DSUP 2003-0030)
35. The grading around the proposed detention areas are shown incorrectly. Show grading accurately on final plan. (T&ES) (DSUP 2003-0030)
36. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES) (DSUP 2003-0030)

V. Environmental:

37. Developer to comply with the peak flow requirements of Article XIII of AZO. Ensure that all impervious site area and roof drains will drain to the stormwater detention facilities. (T&ES) (DSUP 2003-0030)
38. Solid waste services shall be provided by the City. All refuse/recycling must be placed at the City right-of-way. (T&ES) (DSUP 2003-0030)
39. Show existing and proposed street lights and site lights. Provide lighting along the trail. 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) (DSUP 2003-0030)
40. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable,

the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES) (DSUP 2003-0030)

41. Provide a narrative describing how the project will comply with the stormwater quantity and quality requirements of Article XIII of the Zoning Ordinance. (T&ES) (DSUP 2003-0030)
42. Provide pre and post development, two and ten year storm water computations for the entire site. (T&ES) (DSUP 2003-0030)
43. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (T&ES) (DSUP 2003-0030)
44. 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. (T&ES) (DSUP 2003-0030)
45. Provide a drainage map for the area flowing to the chosen stormwater Best Management Practices (BMPs), including topographic information and storm drains. (T&ES) (DSUP 2003-0030)
46. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) (DSUP 2003-0030)
47. The surface appurtenances associated with the on-site structural stormwater Best Management Practices (BMPs) shall be marked to the satisfaction of the Director of T&ES to identify them as part of a structural BMP system. (T&ES) (DSUP 2003-0030)
48. For any surface-installed stormwater Best Management Practice (BMP), i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of T&ES. (T&ES) (DSUP 2003-0030)
49. Prior to approval of the final site plan, and as reviewed as part of the second final, the applicant shall execute, submit and appropriately record in the land records, a maintenance agreement with the City for the Stormwater Quality Best Management Practices (BMPs). (T&ES) (DSUP 2003-0030)

50. 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. (T&ES) (DSUP 2003-0030)
51. The applicant shall furnish the owners with an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on a digital media. (T&ES) (DSUP 2003-0030)
52. Plan does not indicate whether or not there are any known soil and groundwater contamination as required with all preliminary submissions. Should any unanticipated contamination or underground storage tanks, drums and containers are encountered at the site the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. (T&ES) (DSUP 2003-0030)
53. If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES) (DSUP 2003-0030)
54. During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them and sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws. (T&ES) (DSUP 2003-0030)
55. All archaeological work will be carried out in accordance with the *City of Alexandria Archaeological Standards* and is subject to the approval of the City Archaeologist. (Archaeology) (DSUP 2003-0030)
56. The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology) (DSUP 2003-0030)

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

1. Special use permit for expansion and intensification of an institutional use in the R-20 zone.
2. Modification to required front yard set back.

CITY DEPARTMENT COMMENTS

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

Planning and Zoning:

F-1 Correct each reference of faculty housing as **duplexes** to **semi-detached units** on pages 1, 4, 5, and 6 or simply state as faculty housing.

Transportation and Environmental Services:

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

Recreation, Parks & Cultural Activities:

- F-1 Submitted proposal includes the previously approved plans (DSUP2003-0030).
- F-2 The as-built inspection for “Phase I” of this project found removed trees and trees not planted to required specifications.
- R-1 Applicant shall submit updated plans showing the current existing conditions for the site, including the portion of the site developed under the previous approval.
- R-2 All landscape requirements should be met and all as-built #1 comments must be addressed.

Code Enforcement:

- C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to porches with roofs and skylights within setback distance.
- 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.
- 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 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-6 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-7 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-8 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

Health Department:

F-1 No comments

Police Department:

R-1 As stated on page 1 of the blueprints, 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.

Historic Alexandria (Archaeology):

- F-1 The Virginia Theological Seminary is a significant historic property which was occupied by Union soldiers during the Civil War. There were numerous military encampments in the vicinity, and the area slated for the development of the faculty housing thus has potential to yield archaeological resources which could provide insight into the soldiers' lives and activities.
- C-1 To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to conduct documentary research and an archaeological investigation, including a metal detection survey, for an Archaeological Evaluation. Upon request, Alexandria Archaeology will prepare 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.
- C-2 All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.
- C-3 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.
- C-4 The General Notes of the Preliminary and Final Site Plans must include the statements in C-2 and C-3 above so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
- C-5 Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.

- C-6 The developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology, and agreed to in concurrence with the Directors of the Office of Historic Alexandria and Recreation, Parks and Cultural Activities . The marker will highlight the historical and archaeological significance of the property.
- C-7 If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.

Virginia American Water Company:

1. Hydraulic calculations will be completed to verify the main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations.
2. On sheet 4 of 7, please change the “Utility Ownership Note” to reflect the following for Water:
 - VAWC owns the existing water main in N. Frazier St.
 - The existing water main in the Private Access Road is privately owned.
 - VAWC does not own or maintain any fire hydrants in the City of Alexandria.