

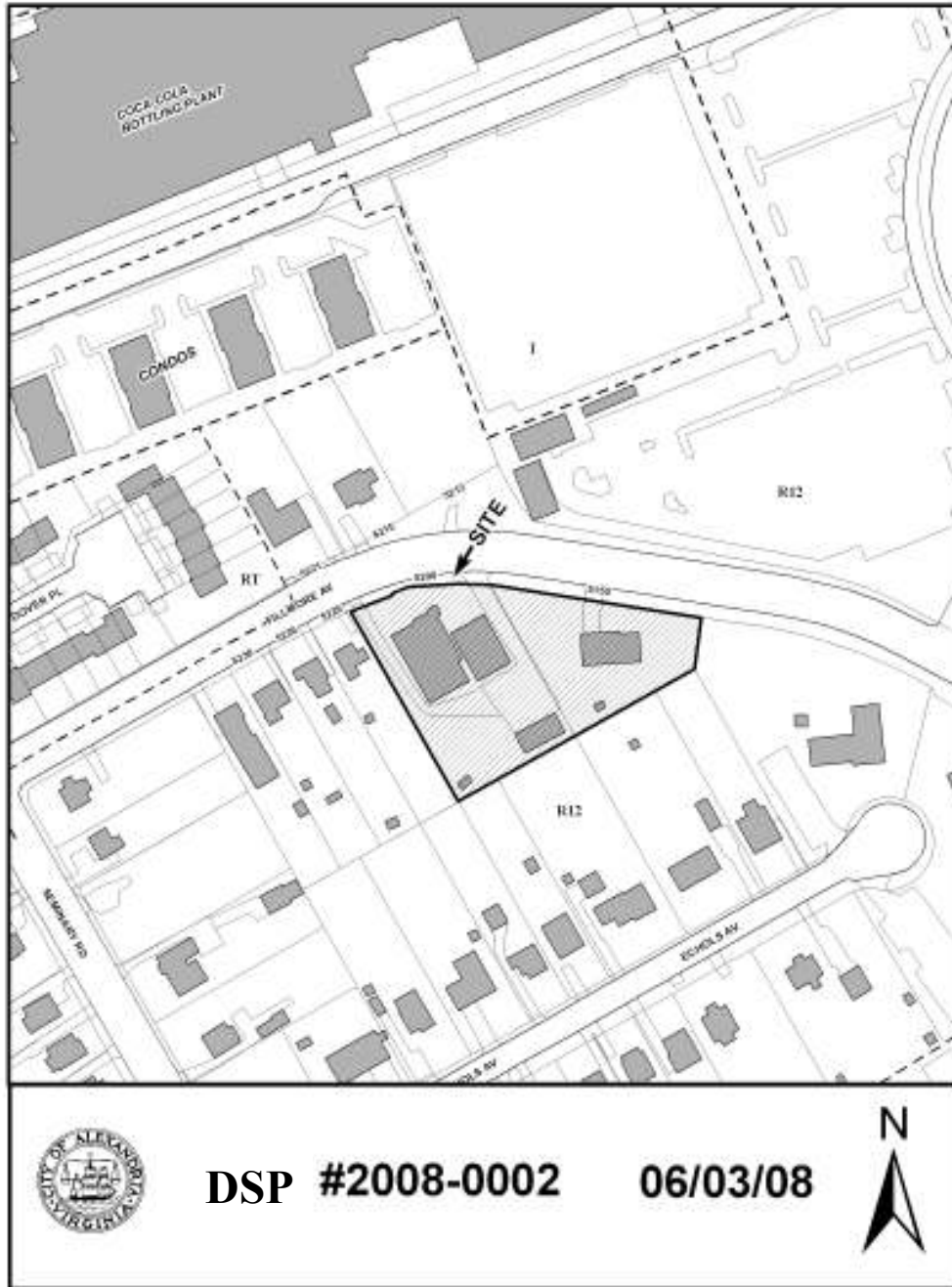
CONSENT AGENDA ITEM

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 #2
DEVELOPMENT SITE PLAN #2008-0002
ALL NATIONS CHURCH OF GOD

Planning Commission Meeting
June 3, 2008

- REQUEST:** Consideration of a request for a time extension of a previously approved development site plan to construct an addition.
- APPLICANT:** All Nations Church of God
by Maynard Crum and Aaron Vinson, agent
- STAFF:** Katy Parker, Urban Planner
Katy.Parker@alexandriava.gov
- LOCATION:** 5200 Fillmore Avenue
- ZONE:** R-12/Residential
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I. SUMMARY

The applicant, All Nations Church of God, requests a one year extension of an approved development site plan (DSP #2005-0008) for a 6,700 sf addition to the existing 2,400 sf church and a new parking lot at 5200 Fillmore Avenue. The new addition will be one story with a basement, which will provide a total of 240 sanctuary seats for the church and new classroom space. The improved parking lot will provide 48 parking spaces for the church. The site plan was approved by the Planning Commission in September 2006, and although the applicant has been submitting final site plans for review by the City, the final site plan has not been released yet and they have not begun construction within the 18 month requirement.



Figure 1: Aerial

II. BACKGROUND

In 1992 and again in 1995, the City approved the Church of God's site plan for an addition to the church of the same size as what is currently proposed. The 1992 site plan was approved by the Planning Commission, and later approved by the City Council after an appeal by an adjacent landowner. After the 1992 site plan expired for lack of progress, the Commission approved a new site plan proposal in 1995. Although a building permit was issued for the addition in 1996 and construction began, the addition was not completed and the building permit and site plan expired. The existing concrete slab adjacent to the existing church facility is the foundation from the addition that was started in 1996. The proposal that was approved in September 2006 is consistent with the previous approvals with improvements to tree preservation, landscaping, and drainage.



Figure 2: Site Plan

III. STAFF ANALYSIS

Per Section 11-418(A) of the Zoning Ordinance, site plan approval expires if substantial construction is not started within 18 months of approval or if there is an interruption in construction activity for more than 12 consecutive months. With a September 2006 approval date, the applicant had to begin construction by March 2008 or the approval would expire. The church has indicated that construction could not begin within this time period due to not having finalized the construction loan for the project.



Figure 3: Elevation

The information needed to finalize and approve the loan has taken longer to obtain than the applicant anticipated, which has impacted their ability to move forward more quickly with final site plan review and construction. At this time, all of the necessary loan information has been gathered and the financing has been secured. The applicant is close to obtaining a released final site plan and plans to submit a building permit for construction of the addition within the next few weeks.

Staff originally recommended approval of the development site plan and continues to support this project. The church use is compatible with the residential neighborhood and the expansion allows the Church of God congregation, which has been worshipping at this location since the 1960s, to remain in the city. Additionally, the church has been actively working towards securing loan approval and funding for the project, and has been consistent with their desire to move forward with the addition. For these reasons, staff recommends approval of the site plan extension as requested by the applicant. The one year extension would extend the validity of the site plan until March 2009.

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

IV. STAFF RECOMMENDATION

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions from the previous approval (DSP 2005-0008):

A. PARKING:

1. The applicant shall implement mechanisms to maximize the use of the parking lot, which shall include:
 - a. No fewer than 48 parking spaces shall continue to be provided on the parking lot(s).
 - b. The Sunday services shall continue to be held within the sanctuary and shall not occur within the underground space or adjoining freestanding building.
 - c. The applicant shall encourage the use of the on-site parking for visitors and the congregation. (P&Z) (DSP 2005-0008)
2. The applicant shall provide off-street parking for all construction workers without charge. For the construction workers who use DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be based on a plan, which shall be included in the final site plan for approval by the Directors of P&Z and T&ES. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit. The plan shall also provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, and bus schedules and routes. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES) (DSP 2005-0008)
3. 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) (DSP 2005-0008)
4. Show turning movements of standard vehicles in the parking lot. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES) (DSP 2005-0008)

B. SITE PLAN:

5. The applicant shall provide a continuous 3.0 ft. tall decorative brick screening wall along the front to screen the proposed parking spaces from the adjoining residential street, Fillmore Avenue, to the satisfaction of the Director of P&Z. The wall shall be installed prior to a certificate of occupancy permit. Any proposed signage shall be incorporated as part of the proposed screening wall. A detail of the wall and signage shall be included in the final site plan. (P&Z) (DSP 2005-0008)
6. The retaining walls on the southern portion of the site shall be brick to match the proposed addition and building. Provide cross sections of retaining wall-including materials, grade condition, limits of disturbance and existing trees. Provide elevation (top wall/bottom wall) of retaining wall and label the material for the proposed wall. (P&Z) (RP&CA) (PC) (DSP 2005-0008)
7. A plat of consolidation shall be approved and recorded prior to the release of the final site plan. The plat and all easements shall be submitted as part of the final site plan submission. (P&Z) (DSP 2005-0008)
8. 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 incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a contact name and phone number for public questions regarding the project. (P&Z) (DSP 2005-0008)
9. 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. (P&Z) (DSP 2005-0008)
10. Show all utility structures, including transformers, on the final site plan. All utility structures (except fire hydrants) shall be clustered and located so as not to be visible from a public right-of-way or private street where possible. 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) (DSP 2005-0008)
11. Provide a lighting plan with the first final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z, and T&ES, in consultation with the Chief of Police, and shall include the following:
 - a. Clearly show the locations 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 including landscape lighting, pedestrian area, sign(s), and security lighting; and
 - d. A photometric plan with lighting calculations that includes 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. Lighting proposed near the rear and side property lines shall be the minimum necessary and shall be designed to ensure that there is not spillover lighting onto the adjoining single-family homes.
 - e. Provide detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. Pole mounted light foundations shall be concealed from view. (P&Z) (T&ES) (DSP 2005-0008)
12. The developer agrees to deliver all solid waste, as defined by the Code of the City of Alexandria, to a refuse disposal facility designated by the Director of T&ES. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) (DSP 2005-0008)
13. The infrastructure shall comply with the following to the satisfaction of the Director of T&ES.
- a. All private streets and alleys must comply with the City's Minimum Standards for Private Streets and Alleys.
 - b. Provide City standard pavement for emergency vehicle easements.
 - c. 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.
 - d. All driveway entrances, sidewalks, curbing, etc. in public ROW or abutting public ROW shall meet City design standards. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. All disability signs to be City Standard with a detail.
 - e. All curb and gutter is to be is to be labeled city standard.
 - f. The minimum diameter for public storm sewers is 18 inches. The minimum diameter for public sanitary sewer is 10 inches. Provide utility locations including for gas, water, electric, phone and cable.
 - g. The proposed construction entrance is on top of the existing storm sewer that is to be replaced with the SWM system, suggest moving it further south to allow installation of detention system. (T&ES) (DSP 2005-0008)
14. 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) (DSP 2005-0008)

15. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES) (DSP 2005-0008)
16. A “Certified Land Disturber” shall be named on all Erosion & Sedimentation Control sheets prior to the approval of the final site plan as per the Memorandum to Industry 2002-0001. (T&ES) (DSP 2005-0008)
17. 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) (DSP 2005-0008)
18. Erosion and sediment control is required to contain sediment movement to within the property. Thus, the silt fence shall follow the limits of clearing and grading. (T&ES) (DSP 2005-0008)
19. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES) (DSP 2005-0008)

C. BUILDING:

20. The final design of the proposed addition to the church shall be brick and shall be consistent in architectural style, character, and material quality as depicted on the preliminary architectural elevations dated June 8, 2006, and as depicted on the color rendering dated January 20, 2003, to the satisfaction of the Director of P&Z. (P&Z) (DSP 2005-0008)
21. The mechanical equipment shall be located on the proposed addition so that it is not visible from the adjoining single-family home. The noise of the mechanical equipment shall also be mitigated through the use of screening. (P&Z) (DSP 2005-0008)
22. The building shall incorporate the use of green building and sustainable techniques for the site and building systems. Provide specific examples in the final site plan 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. The applicant shall complete the green building checklist as part of the final site plan submission. The applicant is encouraged to work with the City for reuse of the existing building materials as part of the demolition process, leftover, unused, and/or discarded building materials. (P&Z) (T&ES) (PC) (DSP 2005-0008)

23. The applicant shall submit a wall check to the Department of Planning & Zoning prior to the commencement of framing for the building(s). The building footprint depicted on the wall check shall comply with the approved final site plan. The wall check shall also provide the top-of-slab and first floor elevation as part of the wall check. The wall check shall be prepared and sealed by a registered engineer or surveyor and shall be approved by the City prior to commencement of framing. (P&Z) (DSP 2005-0008)
24. As part of the request for a certificate of occupancy permit, the applicant shall submit to the Department of Planning & Zoning a building and site location survey for all site improvements and a certification of height for the building and steeple. 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) (DSP 2005-0008)
25. All exterior building mounted loudspeakers are prohibited. (T&ES) (DSP 2005-0008)
26. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES) (DSP 2005-0008)
27. No material may be disposed of by venting into the atmosphere. (T&ES) (DSP 2005-0008)
28. The applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES) (DSP 2005-0008)

D. LANDSCAPING AND TREE PROTECTION:

29. Develop, provide, install, and maintain an integrated Landscape Plan that is coordinated with other associated site conditions and plan sheets and shall consist of the level of landscaping provided on the preliminary landscape plan to the satisfaction of the Directors of RP&CA and P&Z, that at a minimum shall include the following:
 - a. Where possible, the applicant shall provide street trees along the northeastern property line from the parking lot entrance to the eastern edge of property. The trees shall be planted within the 4 ft. wide landscape strip between the curb and the sidewalk.
 - b. A continuous row of evergreen shrubs shall be provided to screen the proposed four parking spaces on Fillmore Avenue.
 - c. Where feasible, additional evergreen plantings shall be provided on the southern portion of the site for additional screening for the single-family home.
 - d. An additional 15 shrubs and foundation planting shall be provided between the church and Fillmore Drive.

- e. Coordinate above and below grade site utilities, site furnishings, fences, architecture, lights, signs and site grading to avoid conflicts. Ensure positive drainage in all planted areas.
 - f. Specifications for turf areas as grass or sod. Indicate limits of grassing operations and limits of work.
 - g. Wheel stops on the perimeter parking spaces to prevent damage to the adjoining evergreen plantings.
 - h. Specifications for plantings in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC.
 - i. Note on drawings that indicates: “In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.”
 - j. Note on drawings that indicates: “Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the City’s Arborist and Landscape Architects to review plant installation procedures and processes.”
 - k. The plan shall be prepared and sealed by a Landscape Architect certified to practice in the Commonwealth of Virginia. (P&Z) (RP&CA) (PC) (DSP 2005-0008)
30. Provide, implement and follow a tree conservation and protection program that is developed to the satisfaction of the City Arborist. Protection program shall be authored by an Arborist certified by the International Society of Arboriculture to include the following:
- a. Location and method for protection and preservation of existing trees on all plan sheets including demolition, sediment and erosion control, site plan and landscape plan. Provide a tree protection detail.
 - b. Provide protection of existing vegetation in compliance with Landscape Guidelines of the City of Alexandria. Location and method for protection and preservation of existing trees shall be approved in-field by the City Arborist.
 - c. Site utilities shall not violate the crown area perimeter of the existing 30-inch caliper double trunk Red Oak at the westernmost corner of the property.
 - d. Prior to release of the final site plan the applicant must provide documentation of communication with the adjacent property owner(s) verifying notification of construction impact, potential for loss, and agreed upon remedial measures pertaining to the existing tree(s) including the 30-inch caliper Red Oak on adjacent property along the west property line.
 - e. Provide specific construction staging information that indicates the methods, and procedures to be implemented for protection of existing on-site and off-site vegetation. (RP&CA) (DSP 2005-0008)

E. STORMWATER:

31. The project site lies within the Four Mile Run watershed. Thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES) (DSP 2005-0008)
32. The storm water collection system is located within the Four Mile 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) (DSP 2005-0008)
33. Developer to comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance. (T&ES) (DSP 2005-0008)
34. 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 signed and 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) (DSP 2005-0008)
35. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSP 2005-0008)
36. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site or the developer is to design and build on-site or off-site improvements to discharge to an adequate outfall. (T&ES) (DSP 2005-0008)
37. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. (T&ES) (DSP 2005-0008)
38. Plan must demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES) (DSP 2005-0008)
39. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. 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. The BMP shown is inappropriately located after detention. For this device to work effectively it shall be located upstream of the detention facility. This may change the drainage area flowing to the BMP, compliance computations, etc. (T&ES) (DSP 2005-0008)

40. 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) (DSP 2005-0008)
41. The applicant shall submit a storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the second final site plan submission. The Agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES) (DSP 2005-0008)
42. 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) (DSP 2005-0008)
43. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Division of Environmental Quality on digital media. (T&ES) (DSP 2005-0008)
44. 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) (DSP 2005-0008)
45. To obtain credit for treating water quality volume with rain barrels one must calculate the volume of storage in the barrels and then relate it to impervious area. Calculations shall be shown on the plan. (T&ES) (DSP 2005-0008)

CITY DEPARTMENT COMMENTS

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

Code Enforcement

The following are repeat comments. Updated comments are in BOLD.

- F-1 The basement classroom stairwell egress shall be revised to comply with Chapter 10 of the USBC. At least 50% of the basement means of egress shall discharge directly to the exterior of the structure. The remaining basement egress stair and egress path shall conform to the requirements of the USBC. Finding resolved.
- F-2 Provide an Emergency Vehicle Easement to the rear of the structure. EVE provided. Show turning movements for fire pumper meeting City of Alexandria standards for Fire Apparatus. Turning movements shall demonstrate hammerhead turnaround ability at rear of church. **Turning movement diagram provided. Provide apparatus specifications used for turning movement diagram. Mountable curb detail was not provided in preliminary submission. Include detail with other curb details on Sheet 2A.**
- F-3 Show location and sizes of fire lines and water lines to building and fire hydrants on plans. Location and sizes provided. Tap for fire line, domestic service and hydrant are shared. Separate taps. **Taps separated, finding resolved.**
- F-4 The current proposed use of this project is A-Assembly and E-Educational. However, the applicant indicates daycare services for children 2 years and under. This proposed use will require a third use group for I-Institutional. The proposed design of the new use shall be incorporated into this project. Applicant indicates there will be no childcare provided for children age 2 ½ or less. Should there be a need to provide care for this age group over and above the exceptions granted under the USBC, the applicant shall submit an application for a Change of Use to the Director of Code Enforcement, and comply with the USBC requirements for the new proposed use group. **Acknowledged by applicant.**
- F-5 Provide full building code analysis data that includes: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. **Full data provided, finding resolved.**
- F-6 Relocate front Fire Department Connection (FDC) East, away from in front of planter. **Planter to be removed, however Planter is still shown as of Preliminary submission. Maintain area around FDCs clear of all landscaping.**
- F-7 Plans show steps along the accessible path from the East parking area leading to the front of the building. Pathway does not appear to be ADA compliant. **Pathway revised and is now compliant. Finding resolved.**

- C-1 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. Plan provided.
- C-2 Dead end Emergency Vehicle Easements which exceed 100 feet in length shall be provided with an emergency vehicle turn around meeting turn around requirements for fire apparatus. Hammerhead turn around provided, subject to review of turning movements requested in F-2 above.
- C-3 A separate tap is required for the building fire service connection. **Condition met.**
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). **Acknowledged by applicant.**
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC). **Acknowledged by applicant.**
- C-6 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements. Provide an additional sign on the East side traffic island. Emergency Vehicle Easement signage shall conform to the new requirements as adopted by the City of Alexandria on June 21, 2005. **Condition met.**
- C-7 A soils report must be submitted with the building permit application. **Acknowledged by applicant.**
- C-8 Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. **Acknowledged but not submitted.**
- C-9 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.0. **Acknowledged by applicant.**
- C-10 A fire prevention code permit is required for the proposed operation at the time of Certificate of Occupancy. **Acknowledged by applicant.**
- C-11 This structure contains mixed use groups [A, Assembly; E, Educational], and is subject to the mixed use and occupancy requirements of the USBC. **Acknowledged by applicant.**
- C-12 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided. **Acknowledged by applicant.**

- C-13 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. **Acknowledged by applicant.**
- C-14 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. **Acknowledged by applicant.**
- C-15 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-16 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property. **Acknowledged by applicant.**
- C-17 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection. **Acknowledged by applicant.**

Transportation and Environmental Services (T&ES):

- F-1 Provide the DSP number in the approval block on all plan sheets.
- F-2 It is unclear if the letter requesting to exercise the option to pay into the Water Quality Improvement Fund takes the presence of the rain barrels into account. Revise as necessary.
- F-3 The detention system is to have water tight joints. Sheet 11: Project is within the Four Mile Run watershed thus Miscellaneous Block shall state this (rather than Cameron Run Watershed).
- F-4 Provide additional information regarding the roof drains being released through the face of wall into parking lot. It appears that the roof drains are being daylighted into the sidewalk which will freeze during winter season and be hazardous to pedestrian traffic.
- F-5 Provide additional information on how the Q2 (Rel) and Q10 (Rel) stated in the compliance section of the storm water management summary were obtained. Provide a pre and post development computation for the overall site.
- 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 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- 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 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-13 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-14 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.

Historic Alexandria:

- F-1 Low potential. No archaeological action required.

Recreation, Parks and Cultural Activities (RP&CA):

- F-1 Provide accurate crown area coverage calculations per City of Alexandria Landscape Guidelines.

Police:

- F-1 The Police Department has no objections to the extension.
- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the church once construction of the addition is complete.
- R-2 Trees should not be planted under or near light poles. Trees planted under or near light poles counteract the effectiveness of light illumination when they reach full maturity.
- R-2 All trees should be limbed up a minimum of 6 feet as they mature to allow for the greatest amount of natural surveillance.
- R-3 No shrubs higher than 3 feet should be planted within 6 feet of walkways.
- R-4 The proposed shrubbery is to have a maximum height of 36 inches when it matures.

The photometric plan (last drawing) shows lighting levels as low as 0.2 and as high as 8.1. Furthermore, the 8.1 is adjacent to 0.8 and 1.5. Elsewhere, there is 8.0 adjacent to 0.7. These values do not look realistic. The lighting should be consistently uniformed throughout the parking lot and on the periphery. Illumination should fall throughout the parking area, along the walkway, along the building edge and building entrances.

- R-5 Locate lighting systems along walkways to permit pedestrians to see possible risks involved with walking in the hours of darkness. Parking lots should be illuminated so one can identify a human face at 33 ft., (3 foot candles vertically above the surface).
- R-6 Illumination should fall throughout the parking area, along the walkway, along the building edge and building entrances.
- R-7 Provide lighting systems that will enhance the ability to observe surroundings.
- R-8 Provide lighting systems that minimize glare, shadow, light pollution and light trespass.
- R-9 Provide lighting that is even, uniform and does not produce dark areas or sharp contrasts for concealment.
- R-10 When creating uniform lighting consider the type of fixture, the height of the poles, the direction the light needs to go and the spacing of the fixtures. The general rule of thumb involving the installation of lighting in parking lots is the height of the light pole multiplied by 4 will give the distance the light poles should be apart.

- R-11 The lamps used throughout the site should be the same. Whether Metal Halide, High Pressure Sodium or another type of light is used, the emphasis is to have the same color of light throughout the site. This will provide good color rendition, help with visibility and reduce contrasts.
- R-12 Churches today are targets for burglary. The applicant should describe the security of the ground floor doors and windows.