

***Docket Item #7***  
***Development Special Use Permit # 2014-0021***  
***Alexandria Toyota Amendment***  
***3750 Jefferson Davis Highway***

---

**CONSENT AGENDA ITEM**

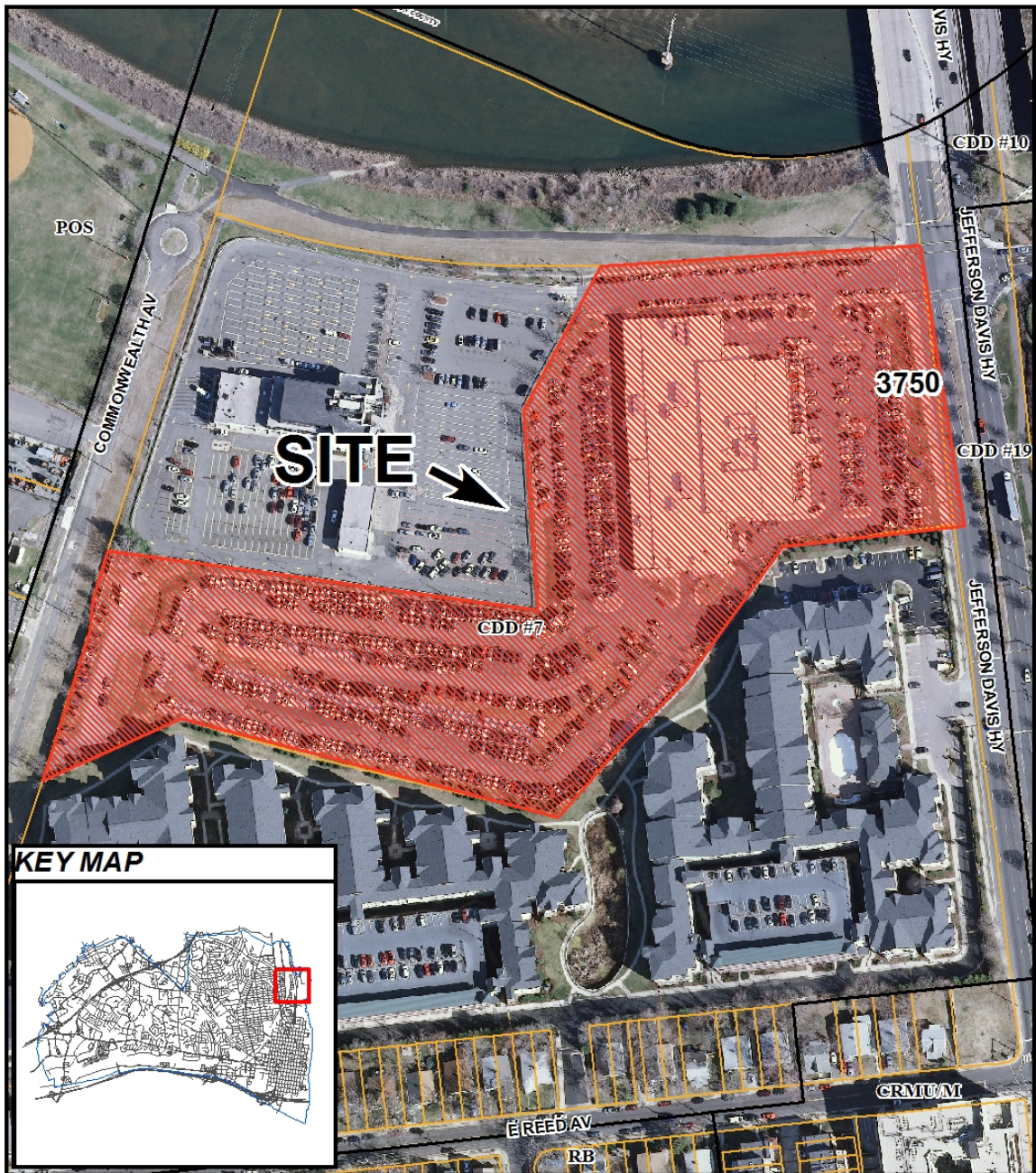
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
<b>Project Name:</b> Alexandria Toyota	PC Hearing:	September 4, 2014
	CC Hearing:	September 13, 2014
	If approved, DSUP Expiration:	September 13, 2017
	Plan Acreage:	8.94 Acres
<b>Location:</b> 3750 Jefferson Davis Hwy.	Zone:	CDD #7
	Existing Use:	Automobile dealership with automobile repair
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
<b>Applicant:</b> Jack Taylor's Alexandria Toyota, Inc. represented by Mary Catherine Gibbs	Small Area Plan:	Potomac West
	Historic District:	N/A
	Green Building:	N/A

**Purpose of Application:** Request to allow auto repair hours to be extended during the weekdays from 8 pm to 9 pm and to allow repair operations on Sundays from the hours of 9 am to 6 pm.

**Staff Recommendation: APPROVAL WITH CONDITIONS**

**Staff Reviewers:** Patricia Escher, AICP, Principal Planner; [patricia.escher@alexandriava.gov](mailto:patricia.escher@alexandriava.gov)



**DSUP #2014-0021**  
**3750 Jefferson Davis Highway**



## **I. DISCUSSION**

### ***A. Recommendation***

Staff is recommending **approval** of the request to allow for automotive repair hours to extend until 9 pm during the weekdays and to allow repair service on Sundays, but staff recommends limiting the Sunday operational hours to noon to 6:00 pm.

### ***B. Project Location***

The parcel is located on the City's northern boundary along Route 1 with Four Mile Run to the north, Mount Vernon Avenue, the Hertz Car Rental lot and Cora Kelly Elementary School to the west and The Reserve, an apartment complex, to the south.

### ***C. General Project Description***

The applicant, Jack Taylor's Alexandria Toyota, Inc., is requesting to remove a condition of approval which prohibits auto repair on Sundays, and to allow Sunday auto repair from 9 am to 6 pm. The applicant is also requesting to extend their weekday operations in the evening by one hour from 8 pm to 9 pm. These requests to change the hours of operation are the only change to the existing DSUP.

### ***D. Project Background***

- In 1992, this property and some of the surrounding properties consisting of approximately 29 acres were rezoned to CDD #7.
- In 1996, the CDD #7 zoning standards were updated to allow for an auto dealership with a Special Use permit. This zoning amendment was processed concurrently with a Special Use Permit for the auto dealership for the 9.8 acre parcel, now known as Alexandria Toyota.
- In 2003, the property received approval of a Development Special Use Permit (DSUP 2002-0050) to construction of a 5-story parking structure with an internal car wash facility.
- In 2006, a minor site plan amendment was administratively approved which permitted 150 temporary auto lifts, of which 120 lifts were built. A subsequent minor amendment was administratively approved in 2007 which permitted an additional 200 temporary auto lifts. The total number of approved auto lifts was 320, which accommodates 640 vehicles.
- In 2008, the site received approval of a Development Special Use Permit (DSUP #2007-0034) to retain the 320 parking lifts in lieu of the parking structure, to secure the approval of an additional 200 auto lifts within 100 feet of Commonwealth Avenue for a total of 520 lifts accommodating 1,040 cars and to construct a detailing building with a car wash.

- In 2012, the parcel was approved for a three year extension for the Development Special Use Permit to construct the detailing facility.

## **II. STAFF ANALYSIS**

The applicant has cited three other auto dealerships in the area that have Sunday service hours, the BMW dealership on S. Pickett Street and two Koon's dealerships, one in Arlington and the other dealership in Tysons Corner. The BMW dealership in Alexandria has Sunday operational hours of 12 pm to 6 pm and the two other dealerships have more extended hours of 9 am to 5 pm and 8 am to 4 pm respectively.

Staff did some additional research and found five other dealerships in the area with similar Sunday schedules to the BMW dealership in Alexandria and with comparable weekday operational hours as requested by the applicant.

	<u>Sunday Hours</u>	<u>Weekday Hours</u>
• Select Auto Alexandria 5630 Van Dorn Street	12 pm to 5pm	Open until 8:00 pm
• Radley Acura Falls Church 5823 Columbia Pike	10 am to 5 pm	Open until 10:00 pm
• Arlington Honda 3900 Lee Highway	12 pm to 5 pm	Open until 9:00 pm
• Alexandria Hyundai 5125 Duke Street	11 am to 5 pm	Open until 9:00 pm
• Brown's Mazda Alexandria 7400 Richmond Highway	12 am to 6 pm	Open until 8:00 pm

It should be noted that staff has also found a number of dealerships with no repair operations on Sunday and earlier evening closing hours for their weekday operations. Including, but not limited to:

	<u>Sunday Hours</u>	<u>Week Day Hours</u>
• Don Beyer Subaru 7416 Richmond Highway	Closed	Open until 6:00 pm
• Passport Nissan 150 South Pickett Street	Closed	Open until 6:30 pm



	<u>Sunday Hours</u>	<u>Week Day Hours</u>
• Lindsay Lexus 3410 King Street	Closed	Open until 7:00 pm
• Ourisman Chevrolet 1800 Richmond Highway	Closed	Open until 7:00 pm
• Mini Alexandria 5990 Duke Street	Closed	Open until 6:30 pm

Staff acknowledges that this restriction for Sunday operations was placed on the dealership in 1996 and that times have changed with our need to have services available on a more rigorous schedule. Staff also recognizes that this site is somewhat insulated from residential uses as three of its boundaries adjoin streets, Four Mile Run, a school, or commercial uses. However, The Reserve, a large residential community, is directly abutting the property to the south.

Staff believes that there should be a balance of the competing interests; the desire for a business to better serve their patrons with more flexible hours and the compatibility of an auto repair shop with the neighboring residential community. As such, staff is recommending approval of Sunday operational hours, but on a more limited basis of noon to 6 pm. Staff agrees with the extension request of the workday hours to 9 pm, which is similar to other dealerships in the area. The extension of the Sunday business hours will accommodate those patrons who need repairs to be performed on the weekend, but will correspondingly afford the neighbors limited hours of operation. Furthermore, staff has added a condition requiring the garage doors be closed during repair operations to help further mitigate the effects of this use to the nearby residents.

### **III. COMMUNITY**

The applicant met with the Lynhaven Citizen Association on August 4<sup>th</sup> to discuss the amendment. The group did not have any concerns with the amendment and has submitted a letter recommending approval. The applicant has reached out several times to The Reserve neighborhood, but has not received any return response to date.

### **IV. CONCLUSION**

Staff recommends **approval** of DSUP #2014-0021 subject to compliance with all applicable codes, ordinances, and the following staff recommendations.

## **V. STAFF RECOMMENDATIONS**

### ***A. GENERAL***

1. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (DSUP 2001-0010)
2. **CONDITION AMENDED BY STAFF:** The hours of operation shall be restricted as follows: (P&Z) (SUP96-0161) (DSUP 99-0024)

Auto Sales: Monday through Friday, 9:00 AM to 9:00 PM  
Saturday, 9:00 AM to 9:00 PM  
Sunday, 12:00 PM to 6:00 PM

Auto Service: **Monday through Friday, 7:00 AM to 8:00 9:00 PM**  
Saturday, 8:00 AM to 5:00 PM  
**Sunday, Closed 12PM to 6PM**

3. No vehicle driveway access shall be permitted from along Commonwealth Avenue. (DSUP 2002-0050)(P&Z)
4. **CONDITION ADDED BY STAFF: The auto service garage doors shall remain closed during hours of operation with the exception to allow the ingress and egress of the vehicles. (P&Z)**

### ***B. BUILDING***

5. The proposed building shall be consistent with the building elevations dated April 25, 2008 and shall provide the following to the satisfaction of the Director of P&Z.
  - a. The car detailing building shall be of similar style and materials as the main dealership building.
  - b. The exterior finish material on the proposed building addition shall be consistent and compatible with the materials contained on the existing dealership building.
  - c. If ventilation is required on the second floor, they will be punched openings consistent with the doors on the first level, centered on the doors and windows below.
  - d. The applicant shall hire a LEED accredited professional as a member of the design and construction team.

The accredited professional shall work with the team to incorporate sustainable design elements and innovative technologies into the project. The applicant shall also work with the City for reuse of the existing building materials as part of the demolition process, leftover, unused, and/or discarded building materials. The applicant shall be responsible for compliance with the green building requirements herein. The building shall be evaluated based on the applicable green and/or sustainable standard.(P&Z)

### ***C. LANDSCAPING***

6. The proposed Saucer Magnolias and Austria Pines are to be limbed up a minimum of 6 feet as they mature to enhance natural surveillance. (Police) (DSUP #2002-0050)
7. The applicant shall provide a landscape design along the entire Commonwealth frontage as generally depicted in Attachment #1 and shall be designed and installed and to the satisfaction of the Directors of P&Z and RP&CA. The plan shall include:
  - a. A minimum of 22 trees with a mixture of evergreen and deciduous species. Of which 10 will be a minimum 10' evergreen trees to greatest extent possible.
  - b. The design shall include a 1-2 foot undulating berm ranging as depicted in Attachment #1.
  - c. The design shall include an 8 foot decorative wooden fence; fence design and material subject to review and approval.
  - d. The design shall be installed and approved, except for the trees, prior to the any vehicular parking within the RC zone district. The trees shall be installed prior to release of the final site plan. (P&Z) (DSUP 2007-0034)
8. The submitted landscape plan will be revised to indicate the perimeter landscape as shown in the DSUP 2002-0050 with Final Site Plan #1. (P&Z) (DSUP 2007-0034)
9. All existing plant material that has died shall be replaced prior to the Certificate of Occupancy of the detail building. (P&Z) (DSUP 2007-0034)
10. Develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of Recreation, Parks & Cultural Activities, Planning & Zoning and Transportation & Environmental Services. At a minimum the Landscape Plan shall comply with the City of Alexandria Landscape Guidelines and shall:
  - a. Provide an enhanced level of planting and a greater mix of shade, evergreen and ornamental trees.
  - b. Provide required planting notes on drawings.
  - c. Provide crown area coverage calculations including the field verified condition of all plantings.

- d. Coordinate above and below grade site utilities, lights, signs, lift structures, and site grading to avoid conflicts. (RP&CA) (DSUP 2007-0034)
11. The following modifications to the landscape plan and supporting drawings are required:
- a. Deciduous trees adjacent to Commonwealth Avenue shall be 3.5 inches minimum caliper and evergreen shall be minimum 10' in height.
  - b. The applicant shall add additional landscaping to adequately screen the car lifts to the satisfaction of the Directors of P&Z and RP&CA.
  - c. Provide height specification for all trees.
  - d. Provide multi-trunk or single specification for trees.
  - e. Provide planting details for all proposed conditions including tree wells.
  - f. All grass areas including parking islands shall be sodded or fully planted with evergreen groundcover. (RP&CA)(PC) (DSUP 2007-0034)
12. Provide an overall water management/irrigation system for the site. Provide at least one hose every 90 feet along the perimeter of the building. Provide an exhibit that demonstrates that water access and full coverage of the site using 100 feet of hose scope. (RP&CA) (DSUP 2007-0034)

#### ***D. HOUSING***

13. A voluntary contribution of \$1.50 for the proposed additional gross floor area of 12,985 sq.ft., for a contribution of \$19,478 would be consistent with the "Developer Housing Contribution Work Group Report" dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. (Housing) (DSUP 2007-0034)

#### ***E. SITE PLAN***

14. Signage prohibiting parking on the private drive shall be installed along the private drive. (P&Z) (DSUP 2007-0034)
15. All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES) (DSUP 2007-0034)
16. Trash Receptacle Condition: Applicant shall provide \$4,600 for the purchase of 4 Iron Site Bethesda Series, Model SD-42 decorative black metal trash receptacles with domed lid by Victor Stanley, at \$1,150 per receptacle, to the Director of T&ES for purchase and installation. Full payment must be made prior to release of the Site Plan. (T&ES)



***F. STORMWATER***

17. During Final Plan submittal design relocation of existing public storm sewers located under any proposed building footprint which extend from EX 106 and EX 104 storm structures to the satisfaction of the Director of T&ES. (T&ES)
18. 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. 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)
19. 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) (DSUP 2007-0034)
20. 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) (DSUP 2007-0034)
21. The City of Alexandria's storm water 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. (T&ES) (DSUP 2007-0034)
22. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMP's and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES) (DSUP 2007-0034)
23. The storm water 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 2007-0034)
- 24. The Applicant shall submit two originals of a storm water quality BMP and Stormwater Detention Facilities 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)
- 25. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop 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. 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) (DSUP 2007-0034)
- 26. 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) (DSUP 2007-0034)
- 27. Meet the new Virginia State Stormwater Regulations or the revised Environmental Management Ordinance, whichever is more stringent at the time of Final Site Plan submission. (T&ES)

### ***G. UTILITIES***

- 28. All private utilities without a franchise agreement shall be located outside of the public right-of-way and public utility easements. (T&ES)
- 29. Show all existing and proposed public and private utilities and easements and provide a descriptive narration of various utilities. (T&ES) (DSUP 2007-0034)

### ***H. WATERSHED, WETLANDS AND RPAS***

- 30. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils.

Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments at the submission of the first final site plan. (T&ES) (DSUP 2007-0034)

31. The lot is located within an existing RPA or mapped wetland area. However, the amendment is outside the RPA and appears not to further impact the RPA. Should it be determined at final engineering that the drainage or other construction impact the RPA the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance and provide mitigation to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (DSUP 2007-0034)

### ***I. CONTAMINATED LANDS***

32. Should any unanticipated contamination, underground storage tanks, drums or containers be 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 2007-0034)
33. The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
  - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
  - b. Submit a Risk Assessment indicating any risks associated with the contamination.
  - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with "clean" soil.
  - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
  - e. The applicant shall screen for PCBs as part of the site characterization to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit.
  - f. Applicant shall submit 5 copies (3 electronic and two hard copies) of the above. The remediation plan must be included in the Final Site Plan. (T&ES)
34. In the event of the sale of this property, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of Alexandria Toyota site, including previous environmental conditions and on-going remediation measures.

Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (DSUP 2007-0034)

35. Due to the proximity of historic landfill and the potential for contamination, the following condition shall be included:
  - a. The Applicant shall design and install a vapor barrier and ventilation system for the buildings and parking areas to prevent the migration or accumulation of methane or other gases under parking areas or into buildings, or conduct a study and provide a report signed by a professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Enforcement. (T&ES) (DSUP 2007-0034)

## ***J. STREETS / TRAFFIC***

36. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. Install ADA accessible pedestrian crossings serving the site.
  - c. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.\*\*\* (P&Z)(T&ES)
37. 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 #2002-0050)
38. The applicant shall be responsible for construction/installation of missing, or upgrading the existing public infrastructure; including but not limited, to streets, alleyways, sewers, street lighting, traffic and pedestrian signals, sidewalks, curb and gutter, and storm water drop inlet structures. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
39. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)

40. 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 2007-0034)
41. 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) (DSUP 2007-0034)
42. Show turning movements of standard vehicles in the parking structure and/or parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES) (DSUP 2007-0034)
43. Applicant shall improve pedestrian facilities at the intersection of Route 1 and Alexandria Toyota Dealership entrance. Improvements shall include accessible pedestrian push buttons (PRISMA DAPS) and ADA ramps. Applicant shall also provide truck turning movements to explore possibility of extending median to provide pedestrian refuge. (Transportation)(PC) (DSUP 2007-0034)

#### ***K. BUS STOPS AND BUS SHELTERS***

44. Make bus stops located on Jefferson Davis Highway adjacent to the site ADA compliant. ADA compliance includes:
  - a. Install an unobstructed seven (7) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The existing width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad in accessible. (T&ES)

#### ***L. CONSTRUCTION***

45. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate 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)(T&ES)
46. A temporary construction trailer/structure shall be permitted and the period and location shall be subject to the approval of the Director of P&Z. The trailer shall be removed prior to the issuance of the certificate of occupancy permit for the proposed addition. (P&Z) (DSUP #2002-0050)

47. Show all existing and proposed easements, both public and private. (T&ES) (DSUP #2002-0050)
48. 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)
49. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
  - a. Include a plan for temporary pedestrian and vehicular circulation;
  - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed;
  - c. Include the overall schedule for construction and the hauling route;
  - d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
  - e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)(Code)
50. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, 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 a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
  - a. Establish 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.
  - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
  - c. 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 five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)
51. 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) (DSUP 2007-0034)

52. Submit construction phasing plan to the satisfaction of the Director of T&ES, which will allow review, approval and partial release of the Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Direction of T&ES. (T&ES)
53. No major construction staging will be allowed from Jefferson Davis Highway Route 1. Applicant to meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) (DSUP 2007-0034)
54. The T&ES Department is concerned about the limits of excavation relative to the property lines. Any structural elements that extend into public right of way, including but not limited to footings, foundations, etc., must be approved by the Director of T&ES. (T&ES) (DSUP 2007-0034)
55. The sidewalk serving the site shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
56. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
57. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owners 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) (DSUP 2007-0034)

58. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

***M. AIR POLLUTION***

59. No material may be disposed of by venting into the atmosphere. (T&ES) (DSUP 2007-0034)
60. No paint or coatings shall be applied outside the paint spray booth. (T&ES) (DSUP 2007-0034)
61. 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 Transportation and Environmental Services. (T&ES) (DSUP 2007-0034)
62. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES) (DSUP 2007-0034)

***N. AUTOMOTIVE***

63. Car wash facilities must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity must drain to the sanitary sewer system with prior approval from Alexandria Renew Enterprises, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES)
64. Provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (T&ES) (DSUP 2007-0034)
65. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (DSUP 2007-0034)

66. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-746-4065. (T&ES)

***O. MISCELLANEOUS***

67. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)
68. Crime Prevention Unit of the Alexandria Police Department shall be consulted in reference to security hardware of the proposed buildings. (Police) (SUP96-0161) (DSUP 99-0024)
69. Provide restricted access and control of the inventory of vehicles and vehicle keys. (Police) (SUP96-0161) (DSUP 99-0024)
70. Contact the Police Department for a site security survey for the entire business. (Police) (SUP96-0161) (DSUP 99-0024)
71. The premises shall be policed daily for trash and litter. (P&Z) (DSUP 2007-0034)
72. The applicant is encouraged to participate in the City's Adopt-a-Street program. (T&ES) (DSUP 2007-0034)
73. The applicant shall be subject to the provisions of the Route 1 planning study and the approval of the development special use permit shall in no way exempt or preclude the implementation of the upcoming Route 1 planning study. Future pedestrian, streetscape, landscaping and signage shall be consistent with the Route 1 planning study. (P&Z) (DSUP 2007-0034)
74. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be completed to the satisfaction of the Directors of T&ES, P&Z, RP&CA 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 including site, landscape, pedestrian, sign(s), and security lighting.
  - 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 the adjacent streets and/or 20 feet beyond the property line on all adjacent properties, and right-of-way. Show existing and proposed street lights and site lights.
- e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights and minimize light spill into adjacent residential areas.
  - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
  - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
  - j. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night. The fixtures shall not be flushed against the ceiling, but should hang down at least to the crossbeam to provide as much light spread as possible.
  - k. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties.
  - l. Lighting levels shall not exceed 15 foot candles in the front parking lot area adjacent to Jefferson Davis Highway. There shall be no increases to lighting levels on the remainder of the site that were approved on the final development plan. (P&Z)
  - m. Minimum maintained site lighting shall be 2 foot candles, to the satisfaction of the Police Chief and the Director of Transportation and Environmental Services. (Police)(P&Z)
75. The applicant shall provide five bicycle parking racks to provide ten bicycle parking space(s) for employees and visitors on the surface to the satisfaction of the Director of T&ES. Bicycle rack locations shall preferably be covered, grouped, and located within 50 feet of the main entrance. Bicycle parking racks shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards and details for acceptable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking). (T&ES)
76. The applicant shall provide one shower per gender to the satisfaction of the Director of T&ES. A minimum of five clothes storage lockers per gender shall be installed for every required employee bicycle parking space. The lockers shall be accessible to all employees of the building to the satisfaction of the director of T&ES. (T&ES) (DSUP 2007-0034)

77. 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) (DSUP 2007-0034)
78. Applicant proposes a Detention/Infiltration Vault with a 40% pollutant removal efficiency. No further details are provided. There is presently no detention/infiltration vault with this efficiency on the approved BMP list for the city. Applicant shall provide sufficient detail or other method of appropriate treatment with Final 1 to satisfy Article XIII requirements. (T&ES) (DSUP 2007-0034)
79. Applicant cannot take credit for off-site drainage area flowing to the BMP as is the case with the proposed detention/infiltration vault. (T&ES) (DSUP 2007-0034)
80. Sheet C8.10: SWM BMP Drainage Areas block. The total drainage area portrayed as the Prop. Detention/Infiltration Vault states 4.47 acres. However, if one sums the drainage areas contributing to that BMP they add up to 4.43 acres. This 4.43 acres figure also appears to include off-site drainage which is not allowed. This is inconsistent and incorrect. (T&ES) (DSUP 2007-0034)
81. Sheet C9.0: Project Description Block (BMP Treatment Area block) is the incorrect block to use. See <http://www.alexandriava.gov/uploadedFiles/tes/info/projectblock.pdf> for the correct block. The way the applicant is filling out the block does not account for the total acreage on-site (This shows treatment of 8.27 acres, the miscellaneous block states that all water quality volume is treated yet there are 8.94 acres on-site. What is happening with the remaining 0.67 acres?) Numbers do not match. (T&ES) (DSUP 2007-0034)

#### **CITY DEPARTMENT CODE COMMENTS**

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

#### **Planning & Zoning**

- F - 1. Revise Existing Conditions Sheet to accurately show the existing configuration and where the approved lifts are located. (P&Z) (DSUP 2007-0034)
- F - 2. Include a sheet demonstrating tracker trailer turning movements and show where the trucks unload on the site. (P&Z) (DSUP 2007-0034)
- F - 3. Revise sheets to accurately indicate adjacent property owners and uses. (DSUP 2007-0034)

- F - 4. Correct General Note on SH C2.00 to indicate there is an RPA on the site. (P&Z) (DSUP 2007-0034)
- F - 5. Correct the scale of architectural drawings to indicate correct scale. (1/16 not 1/8) (P&Z) (DSUP 2007-0034)
- F - 6. Correct typos on SH L3.10 (P&Z) (DSUP 2007-0034)
- F - 7. Correct / coordinate scales on SH C9.00 (P&Z) (DSUP 2007-0034)
- F - 8. Correct parking and building sq. ft. calculations, coordinate sheets. (DSUP 2007-0034)
- C - 1. Public improvements shall include the landscaping on Commonwealth Avenue. Landscaping shall comply with the requirements of Zoning Ordinance, Section 11-413(A)(6). The applicant shall maintain the landscaping on Commonwealth Avenue during the three year survival period. Please include a note on the final site plan which references this Code Requirement.

**Transportation & Environmental Services:**

**FINDINGS ADDED BY STAFF:**

**1. T&ES has no objections to the applicant's request.**

- C - 1. In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)  
[http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connecti  
on%20and%20Adequate%20Outfall%20Analysis%20 \(02-07\).pdf](http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf)
- C - 2. The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Waste to Energy Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. 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) (DSUP 2007-0034)
- C - 3. Applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. (T&ES) (DSUP 2007-0034)



- C - 4. Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES) (DSUP 2007-0034)
- C - 5. In order to meet the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall prepare a Stormwater Management Plan and request the Director of Transportation and Environmental Services (T&ES) to grant a waiver for the storm water detention. The applicant shall demonstrate the availability of an adequate storm water outfall and meet the requirements of Memorandum to Industry No. 2002-0001 on Stormwater Waiver Request. (T&ES) (DSUP 2007-0034)
- C - 6. Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to Industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES) (DSUP 2007-0034)
- C - 7. All private streets and alleys must comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES) (DSUP 2007-0034)
- C - 8. No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by Code. (T&ES) (DSUP 2007-0034)
- C - 9. All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES) (DSUP 2007-0034)
- C - 10. 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) (DSUP 2007-0034)
- C - 11. Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates.

If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

- C - 12. Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 13. The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 14. Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 15. (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

- C - 16. Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES, Code Administration and the Fire Chief and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 17. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
- C - 18. Bond for the public improvements must be posted prior to release of the site plan.\* (T&ES)
- C - 19. The sewer tap fee must be paid prior to release of the site plan.\* (T&ES)
- C - 20. All easements and/or dedications must be recorded prior to release of the site plan.\* (T&ES)
- C - 21. 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.\* (T&ES)
- C - 22. Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 23. The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 24. All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

- C - 25. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 26. The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)
- C - 27. The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 28. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall 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. \* (T&ES)
- F - 1. All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps computations must be provided for approval. (T&ES) (DSUP 2007-0034)
- F - 2. Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES) (DSUP 2007-0034)
- F - 3. Per the Memorandum To Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES) (DSUP 2007-0034)
- F - 4. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
- F - 5. Finding deleted.

- F - 6. 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. (DSUP 2007-0034)
- F - 7. The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- F - 8. 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. (DSUP 2007-0034)
- F - 9. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSUP 2007-0034)
- F - 10. Applicant proposes a Detention / Infiltration Vault with a 40% pollutant removal efficiency. No further details are provided. There is presently no detention / infiltration vault with this efficiency on the approved BMP list for the City. Applicant shall provide sufficient detail or other method of appropriate treatment with Final #1 to satisfy the Article XIII requirements.
- F - 11. Applicant cannot take credit for off-site drainage area flowing to the BMP as is the case with the proposed detention / infiltration vault.
- F - 12. Sheet C8.10: SWM BMP Drainage Areas Block. The total drainage area portrayed as the Prop. Detention / Infiltration Vault states that 4.47 acres. However, if one sums the drainage areas contributing to that BMP they add up to 4.43 acres. This 4.43 acres figure also appears to include off-site drainage which is not allowed. This is inconsistent and incorrect.
- F - 13. Sheet C9.0: Project Description Block (BMP Treatment Area block) is the incorrect block to use. See <http://www.alexandriava.gov/uploadedFiles/tes/info/projectblock.pdf> for the correct block. The way the applicant is filling out the block does not account for the total acreage on-site. (This shows treatment of 8.27 acres, the miscellaneous block states that all water quality volume is treated yet there are 8.94 acres on-site. What is happening with the remaining 0.67 acres?) Numbers do not match.
- F - 14. The Memorandum to Industry 02-09 dated December 3, 2009 can be used as a resource to prepare the final site plan. This memorandum is available at the City's following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>

- F - 15. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 16. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:  
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 17. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 18. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 19. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 20. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively.



The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

- F - 21. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)
- F - 22. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 23. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)
- F - 24. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole.

Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)

- F - 25. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 26. The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 27. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 28. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 29. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 30. The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)

**Code Enforcement Comments:**

Updated comments are in BOLD.

- F - 1. Finding deleted.
- F - 2. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.

- F - 3. As of July 1, 2011, the Department of Code Administration became independent of the Fire Department and is now a standalone City agency. Therefore, the code requirements and findings approved with DSUP2007-0034 shall be reviewed with each subsequent amendment and/or extension to ensure that the current code requirements and standards are cited and applied. As the requirements of Code Administration and the Fire Department have changed since the approval of DSUP2007-0034, these agencies reserve the authority to review and revise the code requirements and findings with subsequent amendments and / or extensions and will discuss any necessary language with the applicant.
- C - 1. Code requirement deleted.
- C - 2. Code requirement deleted.
- C - 3. The public parking garage floor must comply with USBC and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code. Floors of public garages must be graded to drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers (USBC). (DSUP 2007-0034)
- C - 4. The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. (DSUP 2007-0034)
- C - 5. Code requirement deleted.
- C - 6. A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. (DSUP 2007-0034)
- C - 7. 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. (DSUP 2007-0034)
- C - 8. 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. (DSUP 2007-0034)
- C - 9. Code requirement deleted.
- C - 10. New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant. (DSUP 2007-0034)

- C - 11. Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Acknowledged by applicant. (DSUP 2007-0034)
- C - 12. Roof drainage must not run toward adjacent property. If the footprint area of the addition: (1) exceeds the footprint area of the existing structure, or (2) the roof drainage of the existing structure is hard piped, or (3) the roof drainage from the addition will cause erosion or damage to an adjacent property, then run-off water must be hard piped (schedule 40 PVC pipe; (> 3" in diameter) to the storm, sewer, inlet box, building sub drain, street flume or curb. (DSUP 2007-0034)
- C - 13. Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process. (DSUP 2007-0034)
- C - 14. Code requirement deleted.
- C - 15. Code requirement deleted.
- C - 16. This structure contains mixed use groups [B, Business; S-2, Storage] and is subject to the mixed use and occupancy requirements of USBC 302.3. (DSUP 2007-0034)
- C - 17. The required mechanical ventilation rate shall meet the requirements of the USBC. In areas where motor vehicles operate for a period of time exceeding 10 seconds, the ventilation return air must be exhausted. An exhaust system must be provided to connect directly to the motor vehicle exhaust
- C - 18. Electrical wiring methods and other electrical requirements must comply with ICC Electric Code 2000 for commercial repair garages of automobiles. (DSUP 2007-0034)
- C - 19. Code requirement deleted.
- C - 20. Code requirement deleted.
- C - 21. The parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 903.2.9). (DSUP 2007-0034)
- C - 22. Enclosed parking garages must be ventilated in accordance with USBC 406.4.2. (DSUP 2007-0034)
- C - 23. Toilet Rooms for Persons with Disabilities:
  - a. Water closet heights must comply with USBC 1109.2.2
  - b. Door hardware must comply with USBC 1109.13 (DSUP 2007-0034)

- C - 24. Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2). (DSUP 2007-0034)
- C - 25. A soils report must be submitted with the building permit application. Acknowledged by applicant. (DSUP 2007-0034)
- C - 26. Code requirement deleted.
- C - 27. Required exits, parking, and facilities shall be accessible for persons with disabilities. (DSUP 2007-0034)
- C - 28. Handrails must comply with USBC 1009.11. (DSUP 2007-0034)
- C - 29. A separate tap is required for the building fire service connection. (DSUP 2007-0034)
- C - 30. 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. (DSUP 2007-0034)

**Fire Department:**

- F - 1. The following comments are for preliminary review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or [maurice.jones@alexandriava.gov](mailto:maurice.jones@alexandriava.gov).
- C - 1. The applicant shall provide a separate Fire Service Plan which illustrates where applicable: a) emergency ingress/egress routes to the site; b) fire department connections (FDC) to the building if fire sprinkler system is required; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one 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 width of eighteen (18) feet (one way) and twenty-two (22) feet for two-way traffic; f) the location and size of the separate fire line for the building fire service connection and fire hydrants g) all Fire Service Plan elements are subject to the approval of the Fire Official.
- C - 2. The applicant shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. This information will determine if item C-3 requirements apply.

- C - 3. The applicant shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314, not to the Site Plan Coordinator of Code Administration.
- C - 4. A fire prevention code permit may be required for the proposed use and occupancy condition.
- C - 5. A Knox Box building key access system shall be installed to facilitate building entry by fire department personnel during an emergency.
- C - 6. The site plan shall show placement of emergency vehicle easement signs. See sign detail and placement requirements below.
  - a. Emergency Vehicle Easements. Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.
  - b. Sign Specifications. Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a  $\frac{3}{8}$ -inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.
  - c. Fire Dept. Access Lanes/Mountable Curbs. Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic.



In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement.



C - 7. Show fire apparatus vehicle turning radius based on the following specifications:

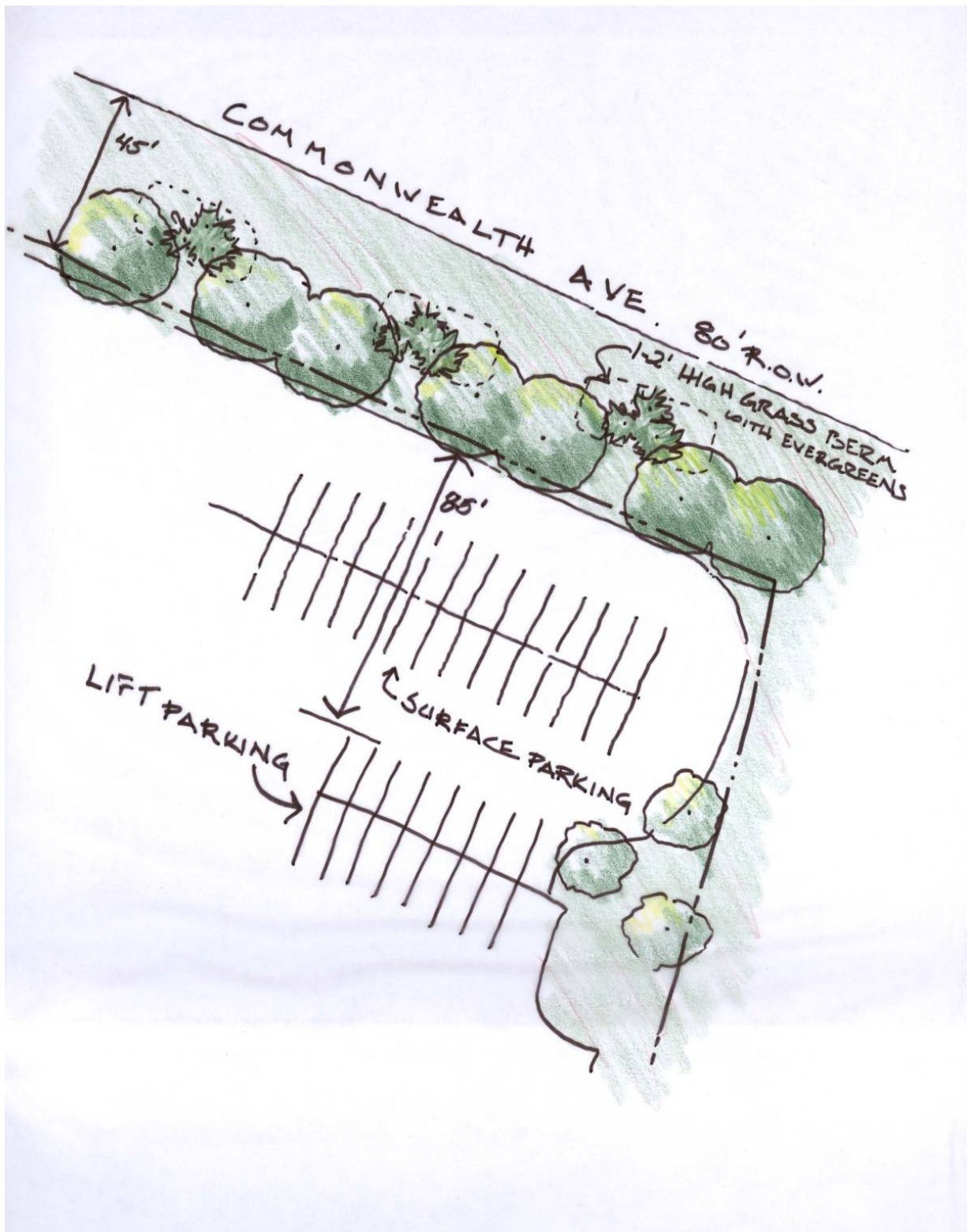
Tower 203 Turning Specifications:

- a. Turning Radius:
  - i. Wall to Wall = 54.98 feet + / - 2 feet
  - ii. Curb to Curb = 51.33 feet + / - 2 feet
  - iii. Inside turning radius = 37.73 feet + / - 2 feet
- b. Overall Length – 47' – 4 1/2"
- c. Overall Width – 98"
- d. Wheel Bases from front axle to both rear axles – 240"
- e. Tandem axle spacing – 56" CL of axle to CL of axle
- f. Gross Weight – As built with no equipment or water gross weight = 66,000#
- g. Angle of Approach – 13 Degrees
- h. Angle of Departure – 11 degrees
- i. Ramp Break Over – Break over angle is 9°

Alexandria Fire Department  
Fire Apparatus Specification Information

1. **Tractor Drawn Aerial Ladder Truck w/100' Ladder**  
Apparatus I.D.# - Truck 208  
Overall Length - 678" (56' 6")  
Overall Width - 108" (9') w/mirrors and 96" (8') w/o mirrors.  
Wheel Bases:  
Tractor - 150" (12' 5") from front steer axle to drive axle.  
Trailer - 306" (25' 5") from drive axle to rear steer axle.  
GVW: 64,500#  
Angle of Approach<sup>1</sup>: Tractor - 11 degrees and Trailer - 11 degrees  
Angle of Departure<sup>2</sup>: Tractor - 11 degrees and Trailer - 15 degrees  
Ramp Breakover<sup>3</sup>: Tractor - 6 degrees and Trailer - 12 degrees  
Turning Radius<sup>4</sup>: Within 45' wall to wall.
2. **Rear Mount Aerial Ladder Truck**  
Apparatus I.D.# - Truck 204  
Overall Length - 496" (41' 4")  
Overall Width - 108" (9') w/mirrors  
Wheel Bases:  
Front Axle to No. 1 Rear Axle (First Axle of Tandem) - 215" (17' 11")  
Front Axle to No. 2 Rear Axle (Second Axle of Tandem) - 269" (22' 4")  
Tandem Axle Spacing - 54" (4' 5")  
GVW: 69,500#  
Angle of Approach<sup>1</sup>: 11 degrees  
Angle of Departure<sup>2</sup>: 10 degrees  
Ramp Breakover<sup>3</sup>: 5 degrees  
Turning radius<sup>4</sup>: Within 43' wall to wall.
3. **Dash 2000 Heavy Duty Rescue Pumper (Engine)**  
Apparatus I.D.# - Rescue Engine 206  
Overall Length - 390" (32' 6")  
Overall Width - 108" (9') w/mirrors and 96" (8') w/o mirrors.  
Wheelbase - 212.5" (18' rounded to the nearest foot).  
GVW: 51,800#  
Angle of Approach<sup>1</sup>: 11 degrees  
Ramp Breakover<sup>2</sup>: 8 degrees  
Turning Radius<sup>4</sup>: Within 42' wall to wall
4. **City of Alexandria Advance Life Support Ambulance**  
Apparatus I.D.# - Medic 202 (Specifications applicable to Medic 205, 206, 207, and M208)  
Overall Length: 297" (24 ft. 9 in.)  
Overall Width: 110" (9 ft. 2 in.) w/mirrors and 99" (8 ft 3 in.) w/o mirrors.  
Overall Height: 114" (9 ft. 6 in.)  
Wheel Base: 167" (13 ft 11 in.)

**VI. ATTACHMENT**





# APPLICATION

## DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 294-0021 Project Name: Alexandria Toyota

PROPERTY LOCATION: 3750 Jefferson Davis Hwy.

TAX MAP REFERENCE: 008.03-01-03 ZONE: CDD 7

### APPLICANT:

Name: Jack Taylor's Alexandria Toyota, Inc.

Address: 3750 Jefferson Davis Hwy., Alexandria, VA 22305

### PROPERTY OWNER:

Name: Taylor Holdings, LLC

Address: \_\_\_\_\_

SUMMARY OF PROPOSAL Request for minor amendment to DSUP #2012-0009 to change hours of operation for service only.

MODIFICATIONS REQUESTED None.

SUPs REQUESTED \_\_\_\_\_

☒ THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Mary Catherine Gibbs

Print Name of Applicant or Agent

307 N. Washington St.

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Mary Catherine Gibbs  
Signature

703-836-5757

Telephone #

703-548-5443

Fax #

mcg.hcgk@verizon.net

Email address

6/28/14  
Date

### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

**1. The applicant is: (check one)**

☐ the Owner      ☐ Contract Purchaser      ☒ Lessee or      ☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Jack Taylor, 3750 Jefferson Davis Hwy, Alexandria, VA 22305 - 100%

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license.

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Jack Taylor	3750 Jefferson Davis Hwy	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3750 Jefferson Davis Hwy., Alexandria, VA 22305 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Taylor Holdings, L-L-C	3750 Jefferson Davis Hwy.	
2. Jack Taylor	3750 Jefferson Davis Hwy.	100%
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Alexandria Toyota, Inc	None	
2. Taylor Holdings, L-L-C	None	
3. Jack Taylor	Campaign Contribution	Mayor William D. Eutik

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/23/14      Mary Catherine bibbs      Mary Catherine bibbs  
 Date                      Printed Name                      Signature



2. **Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

Jack Taylor's Alexandria Toyota has been operating at this location for over a decade.

The only change the Applicant is seeking is to modify one condition of its existing DSUP Condition, No. 2 that relates to the hours of operation for Service only. Currently, the service hours are as follows:

Monday through Friday, 7:00 AM to 8:00 PM, Saturday 8:00 AM to 5:00 PM and Sunday, closed. The Applicant would like to provide service to its customers until 9 p.m. instead of 8 p.m. Monday to Friday and on Sundays, 9 a.m. to 6 p.m.

The sales department is already permitted to be open on Sunday pursuant to the same condition of the DSUP. In addition, a number of other dealerships in the area have started to open on Sundays for service hours including the following:

BMW of Alexandria on Pickett. Street:  
[http://www.bmwofalexandria.com/service\\_appointment\\_form.cfm](http://www.bmwofalexandria.com/service_appointment_form.cfm)  
Service: Sunday 12:00 PM - 6:00 PM

Koons of Arlington: Sunday: 9:00am - 5:00pm,  
[www.koonstoyotaarlington.com/koons\\_service\\_center.htm](http://www.koonstoyotaarlington.com/koons_service_center.htm)

Koons of Tysons: Sunday: 8:00am - 4:00pm,  
[www.koonschevybuickgmc.com/service/index.htm](http://www.koonschevybuickgmc.com/service/index.htm)

**3. How many patrons, clients, pupils and other such users do you expect?**

Specify time period (i.e., day, hour, or shift).  
It varies.

---



---

**4. How many employees, staff and other personnel do you expect?**

Specify time period (i.e. day, hour, or shift).  
Up to 100.

---



---

**5. Describe the proposed hours and days of operation of the proposed use:**

Day	Hours	Day	Hours
Mon-Fri.	7 a.m. to 9 p.m.		
Sat.	8 a.m. to 5 p.m.		
Sun.	9 a.m. to 6 p.m.		

**6. Describe any potential noise emanating from the proposed use:**

A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
Normal noise associated with mechanical equipment for auto repair.

---



---

B. How will the noise from patrons be controlled?  
None anticipated above the lawful limit, the bay doors will remain closed during any operation of the mechanical equipment.

---



---



---

**7. Describe any potential odors emanating from the proposed use and plans to control them:**

NA

---



---



---



---



**8. Provide information regarding trash and litter generated by the use:**

A. What type of trash and garbage will be generated by the use?

Normal for proposed use.

B. How much trash and garbage will be generated by the use?

Normal for proposed use

C. How often will trash be collected?

At least once a week

D. How will you prevent littering on the property, streets and nearby properties?

Regular monitoring by employees.

**9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?**

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

NA

**10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?**

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Regular cleaning solutions for cleaning of the facility and cars.

**11. What methods are proposed to ensure the safety of residents, employees and patrons?**

Proper lighting and the number of employees on site during normal business hours.

**ALCOHOL SALES**

**12. Will the proposed use include the sale of beer, wine or mixed drinks?**

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

N/A

**PARKING AND ACCESS REQUIREMENTS**

**13. Provide information regarding the availability of off-street parking:**

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

406

B. How many parking spaces of each type are provided for the proposed use:

1292

Standard spaces

Compact spaces

Handicapped accessible spaces

Other

- C. Where is required parking located? (check one) ☒ on-site ☐ off-site

If the required parking will be located off-site, where will it be located?

On site.

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

**14. Provide information regarding loading and unloading facilities for the use:**

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 4
- B. How many loading spaces are available for the use? 4
- C. Where are off-street loading facilities located?  
on site
- D. During what hours of the day do you expect loading/unloading operations to occur?  
Monday - Friday, 7 am to 6 pm
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
Normally once a day.

**15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?**

Street access is adequate.

# *The Lynhaven Citizens Association*

August 5, 2014

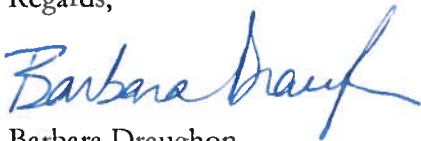
Department of Planning & Zoning  
Planning Commission  
City of Alexandria  
301 King St.  
Alexandria, VA 22314

To Whom It May Concern:

The Lynhaven Citizens Association would like to inform the Planning Commission that we have no objection to the extended service hours being requested by Jack Taylor's Alexandria Toyota located on Jefferson Davis Highway. As neighbors of this business, we anticipate no further disruption to regular neighborhood traffic, noise or lighting resulting from their request.

Thank you for the opportunity to express our position in lieu of attending the September 4 meeting of the Planning Commission to review these plans. Please feel free to contact me with any questions at 703-725-7487 or [bcdrawn@hotmail.com](mailto:bcdrawn@hotmail.com).

Regards,



Barbara Draughon  
President, Lynhaven Citizens Association



**Development Special Use Permit #2012-0009**  
**Alexandria Toyota Extension – 3750 Jefferson Davis Highway**

---

Application	General Data	
<b>Project Name:</b> Alexandria Toyota	PC Hearing:	September 6, 2012
	CC Hearing:	September 15, 2012
	If approved, DSUP Expiration:	April 1, 2015
	Plan Acreage:	8.94 Acres
<b>Location:</b> 3750 Jefferson Davis Hwy.	Zone:	CDD #7
	Proposed Use:	Automobile Dealership - Detail Building and Auto Lifts
	Dwelling Units:	N/A
	Gross Floor Area:	12,985 square feet
<b>Applicant:</b> Jack Taylor's Alexandria Toyota, Inc. represented by Mary Catherine Gibbs	Small Area Plan:	Potomac West
	Historic District:	N/A
	Green Building:	N/A

**Purpose of Application:** Request a three-year extension of a development special use permit (DSUP #2007-0034) to construct an automobile detail building and install auto lifts.

**Special Use Permits and Modifications Requested:**

1. Development Special Use Permit, with site plan, to construct a 12,985 square foot automobile detail building and install auto lifts.

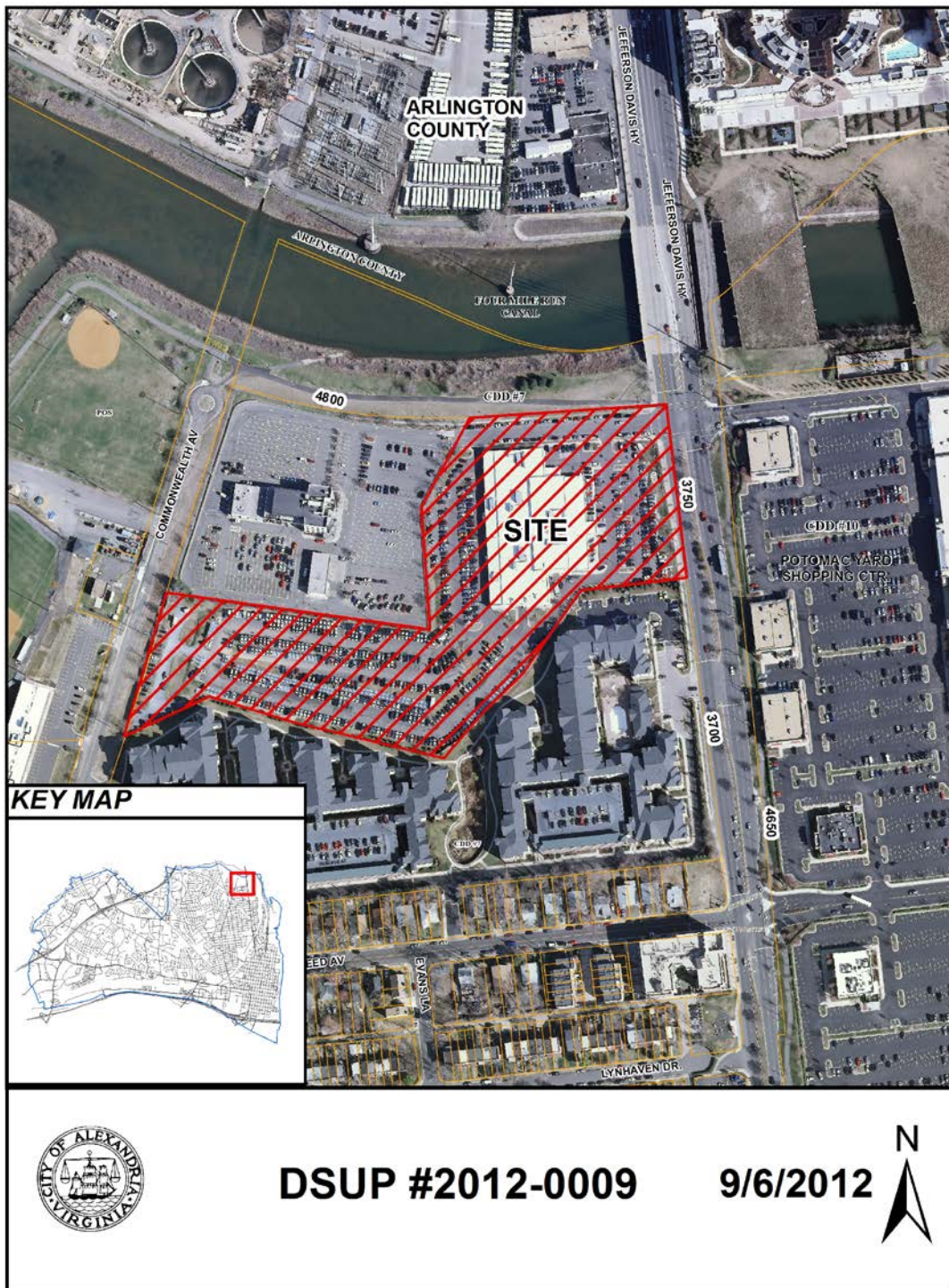
**Staff Recommendation: APPROVAL WITH CONDITIONS**

**Staff Reviewers:** Patricia Escher, AICP, Principal Planner;  
 Jessica McVary, AICP, LEED AP, Urban Planner

**CITY COUNCIL ACTION, SEPTEMBER 15, 2012:** City Council approved the Planning Commission recommendation.

**PLANNING COMMISSION ACTION, SEPTEMBER 6, 2012 :** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

**Reason:** The Planning Commission agreed with the staff analysis.





## **I. SUMMARY**

### ***A. Recommendation & Summary of Issues***

Staff recommends approval of the request to grant a three-year extension of a development special use permit (DSUP #2007-0034) for improvements to the existing Alexandria Toyota Dealership, located at 3750 Jefferson Davis Highway. The extension request is to construct an automobile detail building and install auto lifts to support the existing dealership. (Please refer to the attached previous staff report for additional project details.)

Specific issues associated with this project include:

- In June 2008, City Council approved a text amendment to Coordinated Development District (CDD) #7 to permit the storage and sale of cars within 100 feet of Commonwealth Avenue with the approval of a special use permit.
- The approved development special use permit was an amendment to a previously approved project, DSUP #2002-0050, which proposed the construction of a 5-story parking structure with an internal car wash facility. The amended DSUP (DSUP #2007-0034) eliminated the parking structure and proposed a detail building and auto lifts.
- The auto lifts were preferred to the parking structure, as they have less of a visual impact on adjacent residential uses.
- A minor site plan amendment was approved in 2006 which permitted 150 temporary auto lifts and a subsequent minor amendment was approved in 2007 which permitted an additional 200 temporary auto lifts. The total number of approved auto lifts is 320, which accommodates 640 vehicles.

### ***B. General Project Description***

The approved development special use permit includes the following:

- Approximately 13,000 square foot automobile detail building, which includes office space, car detail operations and 37 auto-lifts, located on the second floor and the roof of the detail building; and
- Reconfigure and expand the current parking lot to install an additional 220 auto lifts to increase the total to 540 lifts, potentially accommodating 1,080 cars.

In 2008, the City Council approved a text amendment to CDD #7 to permit the storage and sale of cars within 100 feet of Commonwealth Avenue. This text amendment was approved with an amendment to a previously approved development special use permit (DSUP #2007-0034) which eliminated a 5-story parking structure and surface parking for storage of vehicles and proposed instead, auto lifts and a detail building.

The proposed improvements are located at the northeastern gateway to the City, on Jefferson Davis Highway. The site consists of an irregular shaped parcel, which is bordered by the existing Potomac Yard Retail Center to the east, Four Mile Run Park to the north, Commonwealth Avenue to the west and the Reserve at Potomac Yard apartments to the south. Overall, the area surrounding the site is characterized by surface parking and auto-oriented uses, although the Four Mile Run Park, Cora Kelly School and the Reserve at Potomac Yard apartments provide a buffer to the adjacent residential communities.

The applicant, Jack Taylor's Alexandria Toyota, Incorporated, requests a three-year extension of the approved development special use permit. As a result of the recent economic downturn, the applicant did not seek approval of a final site plan or building permits to complete the project improvements. As the project did not achieve substantial construction prior to April 1, 2012, the applicant filed an extension request to provide additional time to commence construction on the previously approved improvements.

## **II. STAFF ANALYSIS**

Staff believes that the proposal is consistent with the auto-oriented uses that predominate in this area of the City and does not significantly intensify the existing use. The use of auto lifts are preferable to the above-grade parking structure approved in the original development special use permit (DSUP #2002-0050) as they are temporary and do not require a foundation, which allows the lifts to be moved or relocated in the future. The auto lifts are also less visually obtrusive, as they are approximately 13 feet in height, when occupied with two vehicles.

Although staff prefers the use of auto lifts to the previously proposed parking structure, staff remains concerned with the proximity of the proposed lifts to the residential neighborhoods located to the west of the site. In an effort to provide a buffer between the commercial use of the site and the neighboring residential uses, staff included a recommendation in the approved development special use permit which required the applicant to install new landscaping along Commonwealth Avenue to screen the proposed auto lifts. Staff continues to recommend the installation of landscaping adjacent to Commonwealth Avenue with this extension request.

The request for approval of an extension allows staff the opportunity to reevaluate the application and update the conditions of approval to ensure consistency with the current City policies and staff recommendations. As noted in the staff recommendations section of the report, several conditions have been updated to reflect current standards, although many of the revisions are minor. It is important to note that in general, development projects which were approved prior to the adoption of the City's green building policy are required to comply with the policy through amendments or extensions. However, in this case, staff does not believe that the application meets the Leadership in Energy and Environmental Quality (LEED) 2009 Minimum Program Requirements, and is ineligible to apply for LEED certification. Therefore, staff has not updated the previously approved condition which requires the applicant to hire a LEED



Accredited Professional as a member of the design and construction team, but does not require LEED certification, or equivalent.

### III. COMMUNITY

The applicant has made several attempts to reach out to the adjacent property owners to inquire if they would like to have a meeting to discuss the proposed extension request and has not received any response to date. The applicant has also offered to answer any questions regarding the extension request that adjoining property owners may have.

### IV. CONCLUSION

In conclusion, staff recommends **approval** of DSUP #2012-0009, the three-year extension request for the previously approved development special use permit with site plan (DSUP #2007-0034), with an extension date of April 1, 2015, subject to compliance with all applicable City codes, standards, policies and the following staff recommendations, as amended.

### V. GRAPHICS



*Figure 1: Proposed Automobile Detail Building - South Elevation*

## **VI. STAFF RECOMMENDATIONS**

The following staff recommendations are amendments to DSUP2001-0010, as amended through DSUP2007-0034. Specific recommendations that are no longer applicable or have been amended, added, deleted or otherwise modified include the following:

Conditions Added: 37, 46, 64, 65, 71, 72 and 80.

Conditions Amended: 4, 6, 20, 22, 23, 34, 38, 43, 56, 57, 70, 74, 77, 78, 85, 88, 90, 97 and 98.

Conditions Deleted and Moved to City Department Code Comments: 14, 16, 18, 19, 21, 24–28, 50, 52, 53, 58 and 105-116.

Conditions Deleted: 13, 48, 49, 51, 54, 55, 62, 68, 69 and 89.

### **A. GENERAL**

1. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (DSUP 2001-0010)
2. The hours of operation shall be restricted as follows: (P&Z) (SUP96-0161) (DSUP 99-0024)  
  
Auto Sales: Monday through Friday, 9:00 AM to 9:00 PM  
Saturday, 9:00 AM to 9:00 PM  
Sunday, 12:00 PM to 6:00 PM  
  
Auto Service: Monday through Friday, 7:00 AM to 8:00 PM  
Saturday, 8:00 AM to 5:00 PM  
Sunday, closed
3. No vehicle driveway access shall be permitted from along Commonwealth Avenue. (DSUP 2002-0050)(P&Z)

## ***B. BUILDING***

4. The proposed building shall be consistent with the building elevations dated April 25, 2008 and shall provide the following to the satisfaction of the Director of P&Z.
  - a. The car detailing building shall be of similar style and materials as the main dealership building.
  - b. The exterior finish material on the proposed building addition shall be consistent and compatible with the materials contained on the existing dealership building.
  - c. If ventilation is required on the second floor, they will be punched openings consistent with the doors on the first level, centered on the doors and windows below.
  - d. The applicant shall hire a LEED accredited professional as a member of the design and construction team. The accredited professional shall work with the team to incorporate sustainable design elements and innovative technologies into the project. The applicant shall also work with the City for reuse of the existing building materials as part of the demolition process, leftover, unused, and/or discarded building materials. The applicant shall be responsible for compliance with the green building requirements herein. The building shall be evaluated based on the applicable green and/or sustainable standard.(P&Z)

## ***C. LANDSCAPING***

5. The proposed Saucer Magnolias and Austria Pines are to be limbed up a minimum of 6 feet as they mature to enhance natural surveillance. (Police) (DSUP #2002-0050)
6. The applicant shall provide a landscape design along the entire Commonwealth frontage as generally depicted in Attachment #1 and shall be designed and installed and to the satisfaction of the Directors of P&Z and RP&CA. The plan shall include:
  - a. A minimum of 22 trees with a mixture of evergreen and deciduous species. Of which 10 will be a minimum 10' evergreen trees to greatest extent possible.
  - b. The design shall include a 1-2 foot undulating berm ranging as depicted in Attachment #1.
  - c. The design shall include an 8 foot decorative wooden fence; fence design and material subject to review and approval.
  - d. The design shall be installed and approved, except for the trees, prior to the any vehicular parking within the RC zone district. The trees shall be installed prior to release of the final site plan. (P&Z) (DSUP 2007-0034)
7. The submitted landscape plan will be revised to indicate the perimeter landscape as shown in the DSUP 2002-0050 with Final Site Plan #1. (P&Z) (DSUP 2007-0034)
8. All existing plant material that has died shall be replaced prior to the Certificate of Occupancy of the detail building. (P&Z) (DSUP 2007-0034)

9. Develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of Recreation, Parks & Cultural Activities, Planning & Zoning and Transportation & Environmental Services. At a minimum the Landscape Plan shall comply with the City of Alexandria Landscape Guidelines and shall:
  - a. Provide an enhanced level of planting and a greater mix of shade, evergreen and ornamental trees.
  - b. Provide required planting notes on drawings.
  - c. Provide crown area coverage calculations including the field verified condition of all plantings.
  - d. Coordinate above and below grade site utilities, lights, signs, lift structures, and site grading to avoid conflicts. (RP&CA) (DSUP 2007-0034)
10. The following modifications to the landscape plan and supporting drawings are required:
  - a. Deciduous trees adjacent to Commonwealth Avenue shall be 3.5 inches minimum caliper and evergreen shall be minimum 10' in height.
  - b. The applicant shall add additional landscaping to adequately screen the car lifts to the satisfaction of the Directors of P&Z and RP&CA.
  - c. Provide height specification for all trees.
  - d. Provide multi-trunk or single specification for trees.
  - e. Provide planting details for all proposed conditions including tree wells.
  - f. All grass areas including parking islands shall be sodded or fully planted with evergreen groundcover. (RP&CA)(PC) (DSUP 2007-0034)
11. Provide an overall water management/irrigation system for the site. Provide at least one hose every 90 feet along the perimeter of the building. Provide an exhibit that demonstrates that water access and full coverage of the site using 100 feet of hose scope. (RP&CA) (DSUP 2007-0034)

#### ***D. HOUSING***

12. A voluntary contribution of \$1.50 for the proposed additional gross floor area of 12,985 sq.ft., for a contribution of \$19,478 would be consistent with the "Developer Housing Contribution Work Group Report" dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. (Housing) (DSUP 2007-0034)

#### ***E. SITE PLAN***

13. Condition deleted.
14. Condition deleted.

15. Signage prohibiting parking on the private drive shall be installed along the private drive. (P&Z) (DSUP 2007-0034)
16. Condition deleted.
17. All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES) (DSUP 2007-0034)
18. Condition deleted.
19. Condition deleted.
20. Trash Receptacle Condition: Applicant shall provide \$4,600 for the purchase of 4 Iron Site Bethesda Series, Model SD-42 decorative black metal trash receptacles with domed lid by Victor Stanley, at \$1,150 per receptacle, to the Director of T&ES for purchase and installation. Full payment must be made prior to release of the Site Plan. (T&ES)
21. Condition deleted.

#### ***F. STORMWATER***

22. During Final Plan submittal design relocation of existing public storm sewers located under any proposed building footprint which extend from EX 106 and EX 104 storm structures to the satisfaction of the Director of T&ES. (T&ES)
23. 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. 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)
24. Condition deleted.
25. Condition deleted.
26. Condition deleted.
27. Condition deleted.
28. Condition deleted.

29. 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) (DSUP 2007-0034)
30. 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) (DSUP 2007-0034)
31. The City of Alexandria's storm water 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. (T&ES) (DSUP 2007-0034)
32. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMP's and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES) (DSUP 2007-0034)
33. The storm water 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 2007-0034)
34. The Applicant shall submit two originals of a storm water quality BMP and Stormwater Detention Facilities 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)
35. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop 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. 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) (DSUP 2007-0034)

36. 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) (DSUP 2007-0034)
37. Meet the new Virginia State Stormwater Regulations or the revised Environmental Management Ordinance, whichever is more stringent at the time of Final Site Plan submission. (T&ES)

#### ***G. UTILITIES***

38. All private utilities without a franchise agreement shall be located outside of the public right-of-way and public utility easements. (T&ES)
39. Show all existing and proposed public and private utilities and easements and provide a descriptive narration of various utilities. (T&ES) (DSUP 2007-0034)

#### ***H. WATERSHED, WETLANDS AND RPAS***

40. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments at the submission of the first final site plan. (T&ES) (DSUP 2007-0034)
41. The lot is located within an existing RPA or mapped wetland area. However, the amendment is outside the RPA and appears not to further impact the RPA. Should it be determined at final engineering that the drainage or other construction impact the RPA the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance and provide mitigation to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (DSUP 2007-0034)

## ***I. CONTAMINATED LANDS***

42. Should any unanticipated contamination, underground storage tanks, drums or containers be 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 2007-0034)
43. The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
  - b. Submit a Risk Assessment indicating any risks associated with the contamination.
  - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with "clean" soil.
  - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
  - e. The applicant shall screen for PCBs as part of the site characterization to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit.
  - f. Applicant shall submit 5 copies (3 electronic and two hard copies) of the above. The remediation plan must be included in the Final Site Plan. (T&ES)
44. In the event of the sale of this property, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of Alexandria Toyota site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (DSUP 2007-0034)
45. Due to the proximity of historic landfill and the potential for contamination, the following condition shall be included:
- a. The Applicant shall design and install a vapor barrier and ventilation system for the buildings and parking areas to prevent the migration or accumulation of methane or other gases under parking areas or into buildings, or conduct a study and provide a report signed by a professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Enforcement. (T&ES) (DSUP 2007-0034)



***J. STREETS / TRAFFIC***

46. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. Install ADA accessible pedestrian crossings serving the site.
  - c. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.\*\*\* (P&Z)(T&ES)
47. 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 #2002-0050)
48. Condition deleted.
49. Condition deleted.
50. Condition deleted.
51. Condition deleted.
52. Condition deleted.
53. Condition deleted.
54. Condition deleted.
55. Condition deleted.
56. The applicant shall be responsible for construction/installation of missing, or upgrading the existing public infrastructure; including but not limited, to streets, alleyways, sewers, street lighting, traffic and pedestrian signals, sidewalks, curb and gutter, and storm water drop inlet structures. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)

57. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)
58. Condition deleted.
59. 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 2007-0034)
60. 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) (DSUP 2007-0034)
61. Show turning movements of standard vehicles in the parking structure and/or parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES) (DSUP 2007-0034)
62. Condition deleted.
63. Applicant shall improve pedestrian facilities at the intersection of Route 1 and Alexandria Toyota Dealership entrance. Improvements shall include accessible pedestrian push buttons (PRISMA DAPS) and ADA ramps. Applicant shall also provide truck turning movements to explore possibility of extending median to provide pedestrian refuge. (Transportation)(PC) (DSUP 2007-0034)

#### ***K. BUS STOPS AND BUS SHELTERS***

64. Make bus stops located on Jefferson Davis Highway adjacent to the site ADA compliant. ADA compliance includes:
  - a. Install an unobstructed seven (7) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The existing width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad in accessible. (T&ES)

## ***L. CONSTRUCTION***

65. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate 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)(T&ES)
66. A temporary construction trailer/structure shall be permitted and the period and location shall be subject to the approval of the Director of P&Z. The trailer shall be removed prior to the issuance of the certificate of occupancy permit for the proposed addition. (P&Z) (DSUP #2002-0050)
67. Show all existing and proposed easements, both public and private. (T&ES) (DSUP #2002-0050)
68. Condition deleted.
69. Condition deleted.
70. 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)
71. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
  - a. Include a plan for temporary pedestrian and vehicular circulation;
  - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
  - c. Include the overall schedule for construction and the hauling route;
  - d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
  - e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a “stop work order” will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)(Code)
72. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, 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 a component of the construction

management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:

- a. Establish 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.
- b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
- c. 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 five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)

73. 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) (DSUP 2007-0034)

74. Submit construction phasing plan to the satisfaction of the Director of T&ES, which will allow review, approval and partial release of the Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Direction of T&ES. (T&ES)

75. No major construction staging will be allowed from Jefferson Davis Highway Route 1. Applicant to meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) (DSUP 2007-0034)

76. The T&ES Department is concerned about the limits of excavation relative to the property lines. Any structural elements that extend into public right of way, including but not limited to footings, foundations, etc., must be approved by the Director of T&ES. (T&ES) (DSUP 2007-0034)

77. The sidewalk serving the site shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)

78. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
79. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owners 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) (DSUP 2007-0034)
80. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

#### ***M. AIR POLLUTION***

81. No material may be disposed of by venting into the atmosphere. (T&ES) (DSUP 2007-0034)
82. No paint or coatings shall be applied outside the paint spray booth. (T&ES) (DSUP 2007-0034)
83. 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 Transportation and Environmental Services. (T&ES) (DSUP 2007-0034)
84. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES) (DSUP 2007-0034)

***N. AUTOMOTIVE***

85. Car wash facilities must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity must drain to the sanitary sewer system with prior approval from Alexandria Renew Enterprises, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES)
86. Provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (T&ES) (DSUP 2007-0034)
87. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (DSUP 2007-0034)
88. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-746-4065. (T&ES)

***O. MISCELLANEOUS***

89. Condition deleted.
90. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)
91. Crime Prevention Unit of the Alexandria Police Department shall be consulted in reference to security hardware of the proposed buildings. (Police) (SUP96-0161) (DSUP 99-0024)
92. Provide restricted access and control of the inventory of vehicles and vehicle keys. (Police) (SUP96-0161) (DSUP 99-0024)
93. Contact the Police Department for a site security survey for the entire business. (Police) (SUP96-0161) (DSUP 99-0024)
94. The premises shall be policed daily for trash and litter. (P&Z) (DSUP 2007-0034)

95. The applicant is encouraged to participate in the City's Adopt-a-Street program. (T&ES) (DSUP 2007-0034)
96. The applicant shall be subject to the provisions of the Route 1 planning study and the approval of the development special use permit shall in no way exempt or preclude the implementation of the upcoming Route 1 planning study. Future pedestrian, streetscape, landscaping and signage shall be consistent with the Route 1 planning study. (P&Z) (DSUP 2007-0034)
97. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be completed to the satisfaction of the Directors of T&ES, P&Z, RP&CA 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 including site, landscape, pedestrian, sign(s), and security lighting.
  - 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 the adjacent streets and/or 20 feet beyond the property line on all adjacent properties, and right-of-way. Show existing and proposed street lights and site lights.
  - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights and minimize light spill into adjacent residential areas.
  - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
  - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
  - j. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night. The fixtures shall not be flushed against the ceiling, but should hang down at least to the crossbeam to provide as much light spread as possible.
  - k. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties.

- l. Lighting levels shall not exceed 15 foot candles in the front parking lot area adjacent to Jefferson Davis Highway. There shall be no increases to lighting levels on the remainder of the site that were approved on the final development plan. (P&Z)
  - m. Minimum maintained site lighting shall be 2 foot candles, to the satisfaction of the Police Chief and the Director of Transportation and Environmental Services. (Police)(P&Z)
98. The applicant shall provide five bicycle parking racks to provide ten bicycle parking space(s) for employees and visitors on the surface to the satisfaction of the Director of T&ES. Bicycle rack locations shall preferably be covered, grouped, and located within 50 feet of the main entrance. Bicycle parking racks shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards and details for acceptable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking). (T&ES)
99. The applicant shall provide one shower per gender to the satisfaction of the Director of T&ES. A minimum of five clothes storage lockers per gender shall be installed for every required employee bicycle parking space. The lockers shall be accessible to all employees of the building to the satisfaction of the director of T&ES. (T&ES) (DSUP 2007-0034)
100. 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) (DSUP 2007-0034)
101. Applicant proposes a Detention/Infiltration Vault with a 40% pollutant removal efficiency. No further details are provided. There is presently no detention/infiltration vault with this efficiency on the approved BMP list for the city. Applicant shall provide sufficient detail or other method of appropriate treatment with Final 1 to satisfy Article XIII requirements. (T&ES) (DSUP 2007-0034)
102. Applicant cannot take credit for off-site drainage area flowing to the BMP as is the case with the proposed detention/infiltration vault. (T&ES) (DSUP 2007-0034)
103. Sheet C8.10: SWM BMP Drainage Areas block. The total drainage area portrayed as the Prop. Detention/Infiltration Vault states 4.47 acres. However, if one sums the drainage areas contributing to that BMP they add up to 4.43 acres. This 4.43 acres figure also appears to include off-site drainage which is not allowed. This is inconsistent and incorrect. (T&ES) (DSUP 2007-0034)
104. Sheet C9.0: Project Description Block (BMP Treatment Area block) is the incorrect block to use. See <http://www.alexandriava.gov/uploadedFiles/tes/info/projectblock.pdf>



for the correct block. The way the applicant is filling out the block does not account for the total acreage on-site (This shows treatment of 8.27 acres, the miscellaneous block states that all water quality volume is treated yet there are 8.94 acres on-site. What is happening with the remaining 0.67 acres?) Numbers do not match. (T&ES) (DSUP 2007-0034)

105. Condition deleted.

106. Condition deleted.

107. Condition deleted.

108. Condition deleted.

109. Condition deleted.

110. Condition deleted.

111. Condition deleted.

112. Condition deleted.

113. Condition deleted.

114. Condition deleted.

115. Condition deleted.

116. Condition deleted.

**CITY DEPARTMENT CODE COMMENTS**

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

Transportation & Environmental Services:

F - 1. Finding deleted.

F - 2. Finding deleted.

F - 3. Finding deleted.

Code Administration:

C - 1. Code requirement deleted by staff.

C - 2. Code requirement deleted by staff.

C - 3. Code requirement deleted by staff.

C - 4. Code requirement deleted by staff.

C - 5. Code requirement deleted by staff.

C - 6. Code requirement deleted by staff.

C - 7. Code requirement deleted by staff.

C - 8. Code requirement deleted by staff.

C - 9. Code requirement deleted by staff.

C - 10. Code requirement deleted by staff.

C - 11. Code requirement deleted by staff.

Planning & Zoning

F - 1. Revise Existing Conditions Sheet to accurately show the existing configuration and where the approved lifts are located. (P&Z) (DSUP 2007-0034)

F - 2. Include a sheet demonstrating tracker trailer turning movements and show where the trucks unload on the site. (P&Z) (DSUP 2007-0034)

- F - 3. Revise sheets to accurately indicate adjacent property owners and uses. (DSUP 2007-0034)
- F - 4. Correct General Note on SH C2.00 to indicate there is an RPA on the site. (P&Z) (DSUP 2007-0034)
- F - 5. Correct the scale of architectural drawings to indicate correct scale. (1/16 not 1/8) (P&Z) (DSUP 2007-0034)
- F - 6. Correct typos on SH L3.10 (P&Z) (DSUP 2007-0034)
- F - 7. Correct / coordinate scales on SH C9.00 (P&Z) (DSUP 2007-0034)
- F - 8. Correct parking and building sq. ft. calculations, coordinate sheets. (DSUP 2007-0034)
- C - 1. Public improvements shall include the landscaping on Commonwealth Avenue. Landscaping shall comply with the requirements of Zoning Ordinance, Section 11-413(A)(6). The applicant shall maintain the landscaping on Commonwealth Avenue during the three year survival period. Please include a note on the final site plan which references this Code Requirement.

**Transportation & Environmental Services:**

- C - 1. In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)  
[http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connecti  
on%20and%20Adequate%20Outfall%20Analysis%20 \(02-07\).pdf](http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf)
- C - 2. The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Waste to Energy Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. 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) (DSUP 2007-0034)

- C - 3. Applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. (T&ES) (DSUP 2007-0034)
- C - 4. Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES) (DSUP 2007-0034)
- C - 5. In order to meet the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall prepare a Stormwater Management Plan and request the Director of Transportation and Environmental Services (T&ES) to grant a waiver for the storm water detention. The applicant shall demonstrate the availability of an adequate storm water outfall and meet the requirements of Memorandum to Industry No. 2002-0001 on Stormwater Waiver Request. (T&ES) (DSUP 2007-0034)
- C - 6. Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to Industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES) (DSUP 2007-0034)
- C - 7. All private streets and alleys must comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES) (DSUP 2007-0034)
- C - 8. No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by Code. (T&ES) (DSUP 2007-0034)
- C - 9. All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES) (DSUP 2007-0034)
- C - 10. 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) (DSUP 2007-0034)

- C - 11. Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 12. Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 13. The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 14. Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 15. (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed

below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

C - 16. Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES, Code Administration and the Fire Chief and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)

C - 17. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)

C - 18. Bond for the public improvements must be posted prior to release of the site plan.\* (T&ES)

C - 19. The sewer tap fee must be paid prior to release of the site plan.\* (T&ES)

C - 20. All easements and/or dedications must be recorded prior to release of the site plan.\* (T&ES)

C - 21. 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.\* (T&ES)

C - 22. Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

C - 23. The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the

satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)

- C - 24. All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 25. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 26. The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)
- C - 27. The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 28. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall 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. \* (T&ES)
- F - 1. All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps computations must be provided for approval. (T&ES) (DSUP 2007-0034)
- F - 2. Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES) (DSUP 2007-0034)
- F - 3. Per the Memorandum To Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES) (DSUP 2007-0034)

- F - 4. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
- F - 5. Finding deleted.
- F - 6. 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. (DSUP 2007-0034)
- F - 7. The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- F - 8. 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. (DSUP 2007-0034)
- F - 9. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSUP 2007-0034)
- F - 10. Applicant proposes a Detention / Infiltration Vault with a 40% pollutant removal efficiency. No further details are provided. There is presently no detention / infiltration vault with this efficiency on the approved BMP list for the City. Applicant shall provide sufficient detail or other method of appropriate treatment with Final #1 to satisfy the Article XIII requirements.
- F - 11. Applicant cannot take credit for off-site drainage area flowing to the BMP as is the case with the proposed detention / infiltration vault.
- F - 12. Sheet C8.10: SWM BMP Drainage Areas Block. The total drainage area portrayed as the Prop. Detention / Infiltration Vault states that 4.47 acres. However, if one sums the drainage areas contributing to that BMP they add up to 4.43 acres. This 4.43 acres figure also appears to include off-site drainage which is not allowed. This is inconsistent and incorrect.



- F - 13. Sheet C9.0: Project Description Block (BMP Treatment Area block) is the incorrect block to use. See <http://www.alexandriava.gov/uploadedFiles/tes/info/projectblock.pdf> for the correct block. The way the applicant is filling out the block does not account for the total acreage on-site. (This shows treatment of 8.27 acres, the miscellaneous block states that all water quality volume is treated yet there are 8.94 acres on-site. What is happening with the remaining 0.67 acres?) Numbers do not match.
- F - 14. The Memorandum to Industry 02-09 dated December 3, 2009 can be used as a resource to prepare the final site plan. This memorandum is available at the City's following web address:  
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 15. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 16. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:  
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 17. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 18. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

- F - 19. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 20. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 21. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)
- F - 22. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 23. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and

the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)

F - 24. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)

F - 25. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)

F - 26. The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)

F - 27. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)

F - 28. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)

F - 29. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)

F - 30. The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)

**Code Enforcement Comments:**

Updated comments are in BOLD.

F - 1. Finding deleted.

F - 2. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.

F - 3. As of July 1, 2011, the Department of Code Administration became independent of the Fire Department and is now a standalone City agency. Therefore, the code requirements and findings approved with DSUP2007-0034 shall be reviewed with each subsequent amendment and/or extension to ensure that the current code requirements and standards are cited and applied. As the requirements of Code Administration and the Fire Department have changed since the approval of DSUP2007-0034, these agencies reserve the authority to review and revise the code requirements and findings with subsequent amendments and / or extensions and will discuss any necessary language with the applicant.

C - 1. Code requirement deleted.

C - 2. Code requirement deleted.

C - 3. The public parking garage floor must comply with USBC and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code. Floors of public garages must be graded to drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers (USBC). (DSUP 2007-0034)

C - 4. The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. (DSUP 2007-0034)

C - 5. Code requirement deleted.

C - 6. A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. (DSUP 2007-0034)

- C - 7. 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. (DSUP 2007-0034)
- C - 8. 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. (DSUP 2007-0034)
- C - 9. Code requirement deleted.
- C - 10. New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant. (DSUP 2007-0034)
- C - 11. Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Acknowledged by applicant. (DSUP 2007-0034)
- C - 12. Roof drainage must not run toward adjacent property. If the footprint area of the addition: (1) exceeds the footprint area of the existing structure, or (2) the roof drainage of the existing structure is hard piped, or (3) the roof drainage from the addition will cause erosion or damage to an adjacent property, then run-off water must be hard piped (schedule 40 PVC pipe; (> 3" in diameter) to the storm, sewer, inlet box, building sub drain, street flume or curb. (DSUP 2007-0034)
- C - 13. Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process. (DSUP 2007-0034)
- C - 14. Code requirement deleted.
- C - 15. Code requirement deleted.
- C - 16. This structure contains mixed use groups [B, Business; S-2, Storage] and is subject to the mixed use and occupancy requirements of USBC 302.3. (DSUP 2007-0034)
- C - 17. The required mechanical ventilation rate shall meet the requirements of the USBC. In areas where motor vehicles operate for a period of time exceeding 10 seconds, the ventilation return air must be exhausted. An exhaust system must be provided to connect directly to the motor vehicle exhaust
- C - 18. Electrical wiring methods and other electrical requirements must comply with ICC Electric Code 2000 for commercial repair garages of automobiles. (DSUP 2007-0034)

C - 19. Code requirement deleted.

C - 20. Code requirement deleted.

C - 21. The parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 903.2.9). (DSUP 2007-0034)

C - 22. Enclosed parking garages must be ventilated in accordance with USBC 406.4.2. (DSUP 2007-0034)

C - 23. Toilet Rooms for Persons with Disabilities:

- a. Water closet heights must comply with USBC 1109.2.2
- b. Door hardware must comply with USBC 1109.13 (DSUP 2007-0034)

C - 24. Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2). (DSUP 2007-0034)

C - 25. A soils report must be submitted with the building permit application. Acknowledged by applicant. (DSUP 2007-0034)

C - 26. Code requirement deleted.

C - 27. Required exits, parking, and facilities shall be accessible for persons with disabilities. (DSUP 2007-0034)

C - 28. Handrails must comply with USBC 1009.11. (DSUP 2007-0034)

C - 29. A separate tap is required for the building fire service connection. (DSUP 2007-0034)

C - 30. 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. (DSUP 2007-0034)

**Fire Department:**

F - 1. The following comments are for preliminary review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or [maurice.jones@alexandriava.gov](mailto:maurice.jones@alexandriava.gov).

- C - 1. The applicant shall provide a separate Fire Service Plan which illustrates where applicable: a) emergency ingress/egress routes to the site; b) fire department connections (FDC) to the building if fire sprinkler system is required; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one 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 width of eighteen (18) feet (one way) and twenty-two (22) feet for two-way traffic; f) the location and size of the separate fire line for the building fire service connection and fire hydrants g) all Fire Service Plan elements are subject to the approval of the Fire Official.
- C - 2. The applicant shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. This information will determine if item C-3 requirements apply.
- C - 3. The applicant shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314, not to the Site Plan Coordinator of Code Administration.
- C - 4. A fire prevention code permit may be required for the proposed use and occupancy condition.
- C - 5. A Knox Box building key access system shall be installed to facilitate building entry by fire department personnel during an emergency.
- C - 6. The site plan shall show placement of emergency vehicle easement signs. See sign detail and placement requirements below.
- a. Emergency Vehicle Easements. Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.
  - b. Sign Specifications. Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a  $\frac{3}{8}$ -inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2½ inches. EM. VEH. EAS. - 1

inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

- c. Fire Dept. Access Lanes/Mountable Curbs. Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement.



Fire Lane Sign Left Arrow



Fire Lane Sign Right Arrow

- C - 7. Show fire apparatus vehicle turning radius based on the following specifications:  
Tower 203 Turning Specifications:  
a. Turning Radius:



- i. Wall to Wall = 54.98 feet + / - 2 feet
- ii. Curb to Curb = 51.33 feet + / - 2 feet
- iii. Inside turning radius = 37.73 feet + / - 2 feet
- b. Overall Length – 47' – 4 ½"
- c. Overall Width – 98"
- d. Wheel Bases from front axle to both rear axles – 240"
- e. Tandem axle spacing – 56" CL of axle to CL of axle
- f. Gross Weight – As built with no equipment or water gross weight = 66,000#
- g. Angle of Approach – 13 Degrees
- h. Angle of Departure – 11 degrees
- i. Ramp Break Over – Break over angle is 9°

PREVIOUSLY  
APPROVED  
STAFF REPORT

Alexandria Fire Department  
Fire Apparatus Specification Information

1. **Tractor Drawn Aerial Ladder Truck w/100' Ladder**  
Apparatus I.D.# - Truck 208  
Overall Length - 678" (56' 6")  
Overall Width - 108" (9') w/mirrors and 96" (8') w/o mirrors.  
Wheel Bases:  
Tractor - 150" (12' 5") from front steer axle to drive axle.  
Trailer - 306" (25' 5") from drive axle to rear steer axle.  
GVW: 64,500#  
Angle of Approach<sup>1</sup>: Tractor - 11 degrees and Trailer - 11 degrees  
Angle of Departure<sup>2</sup>: Tractor - 11 degrees and Trailer - 15 degrees  
Ramp Breakover<sup>3</sup>: Tractor - 6 degrees and Trailer - 12 degrees  
Turning Radius<sup>4</sup>: Within 45' wall to wall.
2. **Rear Mount Aerial Ladder Truck**  
Apparatus I.D.# - Truck 204  
Overall Length - 496" (41' 4")  
Overall Width - 108" (9') w/mirrors  
Wheel Bases:  
Front Axle to No. 1 Rear Axle (First Axle of Tandem) - 215" (17' 11")  
Front Axle to No. 2 Rear Axle (Second Axle of Tandem) - 269" (22' 4")  
Tandem Axle Spacing - 54" (4' 5")  
GVW: 69,500#  
Angle of Approach<sup>1</sup>: 11 degrees  
Angle of Departure<sup>2</sup>: 10 degrees  
Ramp Breakover<sup>3</sup>: 8 degrees  
Turning radius<sup>4</sup>: Within 43' wall to wall.
3. **Dash 2000 Heavy Duty Rescue Pumper (Engine)**  
Apparatus I.D.# - Rescue Engine 205  
Overall Length - 390" (32' 6")  
Overall Width - 108" (9') w/mirrors and 96" (8') w/o mirrors.  
Wheelbase - 212.5" (18' rounded to the nearest foot).  
GVW: 51,800#  
Angle of Approach<sup>1</sup>: 11 degrees  
Ramp Breakover<sup>3</sup>: 8 degrees  
Turning Radius<sup>4</sup>: Within 42' wall to wall
4. **City of Alexandria Advance Life Support Ambulance**  
Apparatus I.D.# - Medic 202 (Specifications applicable to Medic 205, 206, 207, and M208)  
Overall Length: 297" (24 ft. 9 in.)  
Overall Width: 110" (9 ft. 2 in.) w/mirrors and 99" (8 ft 3 in.) w/o mirrors.  
Overall Height: 114" (9 ft. 6 in.)  
Wheel Base: 167" (13 ft 11 in.)

**VII. ATTACHMENT**

