

**DOCKET ITEM #5**  
**Special Use Permit #2019-0040**  
**3540 Wheeler Avenue - ACPS Bus Shelter**

**CONSENT AGENDA ITEM**

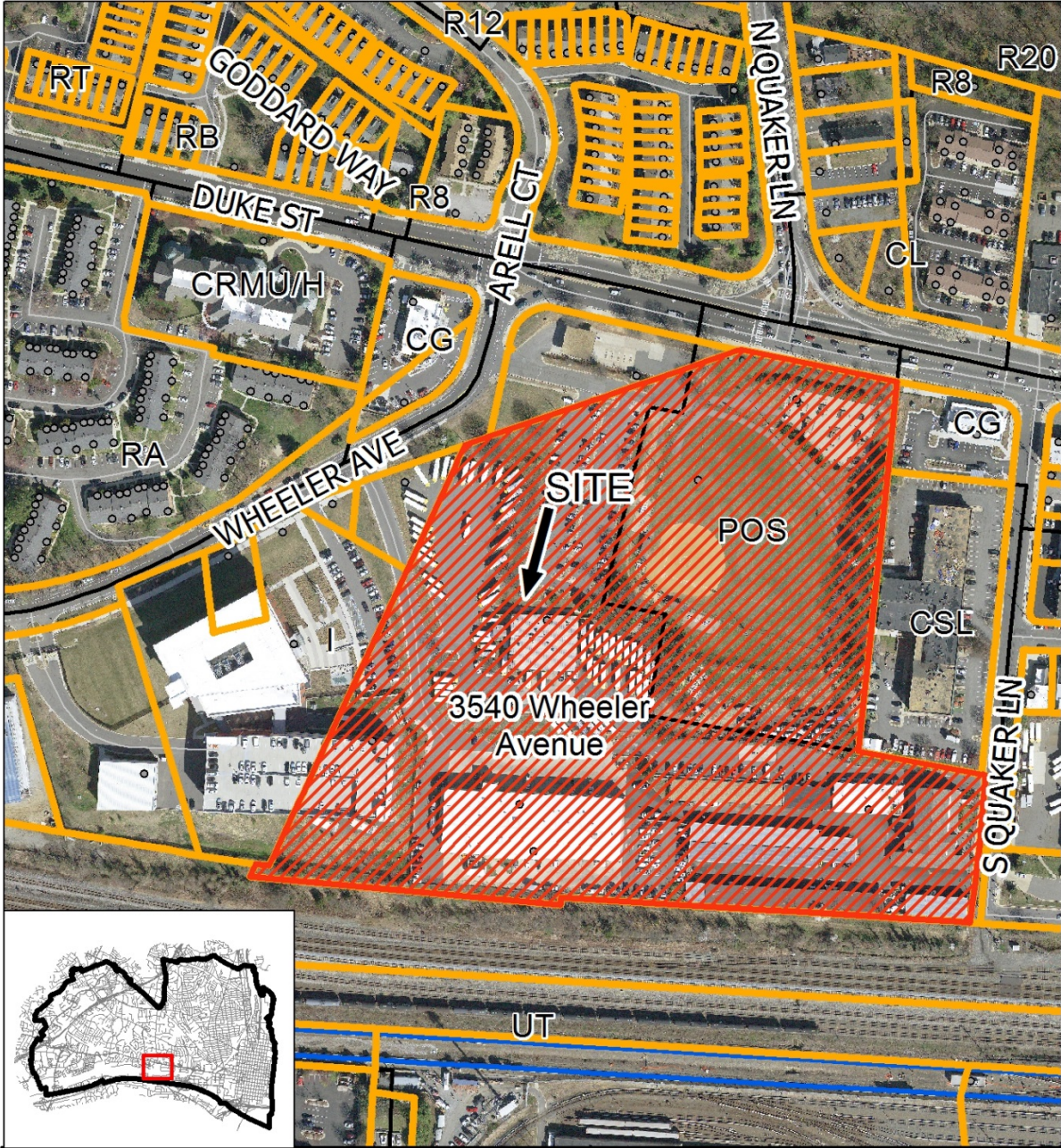
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.


<b>Application</b>	<b>General Data</b>	
Public hearing and consideration of a request for a special use permit to expand a breakroom at the existing noncomplying use for general automotive repair and motor vehicle storage uses.	Planning Commission Hearing:	June 25, 2019
	City Council Hearing:	July 9, 2019
<b>Address:</b> 3540 Wheeler Avenue	Zone:	POS (Public Open Space)
<b>Applicant:</b> Alexandria City Public Schools, Represented by H. "Skip" Maginniss	Small Area Plan:	Seminary Hill / Strawberry Hill

**Purpose of Application:**  
 Public hearing and consideration of a request for a Special Use Permit to expand an existing breakroom at an ACPS Bus Facility.

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:**  
 Carson C. Lucarelli, Urban Planner II [Carson.Lucarelli@alexandriava.gov](mailto:Carson.Lucarelli@alexandriava.gov)  
 Dirk Geratz, AICP, Principal Planner [Dirk.Geratz@alexandriava.gov](mailto:Dirk.Geratz@alexandriava.gov)  
 Robert Kerns, AICP, Division Chief [Robert.Kerns@alexandriava.gov](mailto:Robert.Kerns@alexandriava.gov)



 **Special Use Permit #2019-0040**  
**3540 Wheeler Avenue**

0 105 210 420 Feet

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PROJECT LOCATION MAP



## I. DISCUSSION

The Applicant, Alexandria City Public School (ACPS), represented by H. “Skip” Maginniss, AIA, requests a special use permit (SUP) to expand a breakroom at the existing bus barn [a noncomplying use] for general automotive repair and motor vehicle storage uses.

### SITE DESCRIPTION

The site is located south of Duke Street and west of Quaker Lane, along Wheeler Avenue. The property, which is approximately 16.4-acres, is a large tract owned by the City of Alexandria. The site slopes southwest- with approximately 9’ in grade change within the area of disturbance.



The property is used for school bus storage and repair and contains several other outbuildings and sheds that amount to a total gross building area of 38,115 square feet. The 2-story bus repair facility, which is situated in the center of the site and built into an embankment, contains a garage on the ground story, with administrative offices and a small breakroom on the 2<sup>nd</sup> floor. The two-story garage is approximately 40 years old and in fair condition.

Towards the rear of the property, adjacent to the CSX rail line, there are several open-air style storage sheds that are also associated with the maintenance and repair of existing City of Alexandria fleet vehicles and equipment. These sheds are operated by the Department of General Services as well as T&ES. To the immediate west is the City’s Police Headquarters.

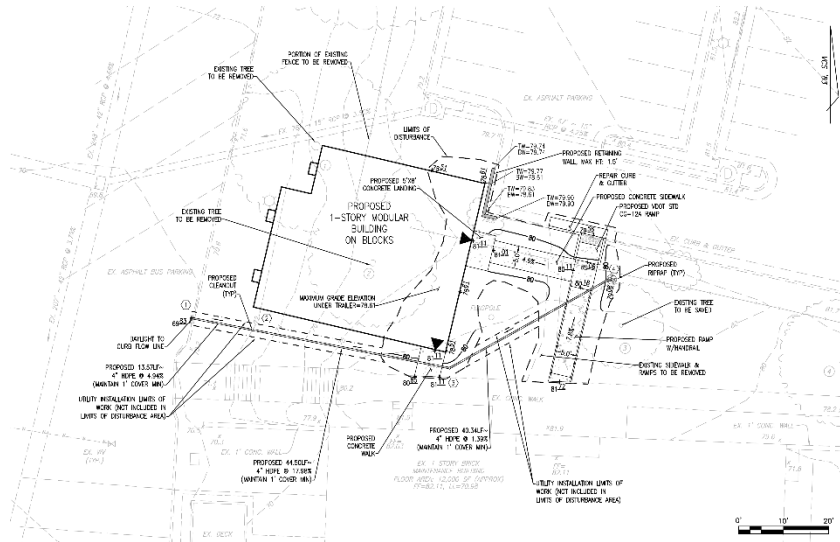
The site is contiguous with several other city owned properties. Altogether, the land area amounts to a total of 53.7 Acres and is colloquially referred to as the Witter / Wheeler Campus- named in part for its relationship to those respective City of Alexandria streets.

### ZONING/PROCEDURAL BACKGROUND

At the time the facility’s site plan was approved, on or around December 1978, the property was zoned I-1 (Industrial Zone), which permits by-right enclosed industrial activities as well as light manufacturing. The property was subsequently rezoned in the following years to POS (Parks and Open Space), thereby rendering the existing industrial uses on the site grandfathered. However, because the applicant seeks to intensify an existing grandfathered (non-complying) use, they’re required to apply for an SUP, as submitted per Sec. 12-302 (A) of the Zoning Ordinance.

## PROPOSAL

ACPS has operated a bus repair and storage facility on the site for approximately 40 years. Since buses are also stored at this location the facility serves as the “workplace” for the drivers. Since most drivers live beyond the limits of the region, many are unable to return home following their morning shifts. As a result, drivers are spending their off time at the facility as they await their next shift. This has led to overcrowding and clutter inside the facility. This applicant seeks to ease the burden by adding additional breakroom and restroom capacity for its employees.



ACPS proposes an approximately 2,300 square foot, prefabricated modular building for the site. Unlike a trailer that is supported upright by wheels, the modular unit will have an engineered foundation. The buildings will be constructed offsite and maneuvered into place with a forklift. Concrete masonry unit piers will act as the foundation, anchoring the frame of the modular building above via wooden shims. Since the site experiences a significant change in grade, the piers will be further tensioned to the ground using steel straps and helical anchors. To give the appearance of a more permanent structure, the building will be wrapped in a skirt to mask the exposed crawlspace beneath. At the southwest corner of the modular, there is an accessible connection to the existing pedestrian fabric on the property. Due to the change in grade, the northeastern doorway will only be accessible by stair. The building will have a larger restroom facility, a small pantry as well as table seating for approximately 100 people.

## SMALL AREA / MASTER PLAN DESIGNATION

The site lies within the Seminary Hill/Strawberry Hill Small Area. One of the goals of this plan is “to reformulate industrial zones to encourage the retention of existing industrial uses and to prohibit high density office development.” The site is also located within an ongoing campus master planning process: otherwise known as the Witter Wheeler Feasibility Study. The plan, which foresees development in the next 5-20 years, is more specifically described as:

*“...A process [is] to ascertain how the spatial needs of the City Services Departments which currently reside on the campus can be more effectively met. Optimal location, reuse, or re-purpose of the existing facilities and/or examination of the potential for new facilities will be examined. Analysis will also include the balancing of departmental needs with*

*available City resources in order provide better services to Alexandria residents.”*

## STAFF ANALYSIS

The proposal is complimentary of the goals of the small area, and as a matter of practicality, a smart investment for ACPS bus operators. The existing building is overcrowded, with inadequate restroom and break facilities- leading to undesirable waits for the toilet and inadequate personal space. Due to the on-going planning process, and the foreseeable redevelopment, staff believes that the use of ephemeral buildings, which can be reused elsewhere in the future, lends itself to the current situation.

## II. RECOMMENDED CONDITIONS

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

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral by the Director to public hearing by the Planning Commission and City Council.

1. The use shall comply with the City’s noise code and no amplified sound shall be audible at the property lines. (T&ES)
2. Each tree identified on the site plan as “to be removed” shall be replaced in kind &/or like caliper at a ratio of 2:1. The trees shall be replanted prior to the issuance of any Certificate of Occupancy in a location that is to the satisfaction of the directors of P&Z and RP&CA.
3. The applicant shall require its employees who drive to use off-street parking. (T&ES)
4. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
5. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
6. The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

7. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
8. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
9. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, 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 which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review, as the result of a complaint that rises to the level of a violation of the permit conditions 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)

STAFF: Robert Kerns, AICP, Division Chief, Department of Planning and Zoning  
Dirk Geratz, AICP, Principal Planner  
Carson C. Lucarelli, Urban Planner II

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

### **III. CITY DEPARTMENT COMMENTS**

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

#### Transportation & Environmental Services:

- F – 1 After review of the information provided, an approved grading plan is not required at this time due to the limited disturbance on-site. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F – 2 The survey information is missing from the SUP Exhibit plan view on the plat included in the application materials (T&ES)

Code Enforcement:

- C – 1 A building permit, plan review and inspections are required prior to the start of construction.
- C – 2 The applicant shall comply with the City of Alexandria’s Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C – 3 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 – 4 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C – 5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C – 6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C – 7 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

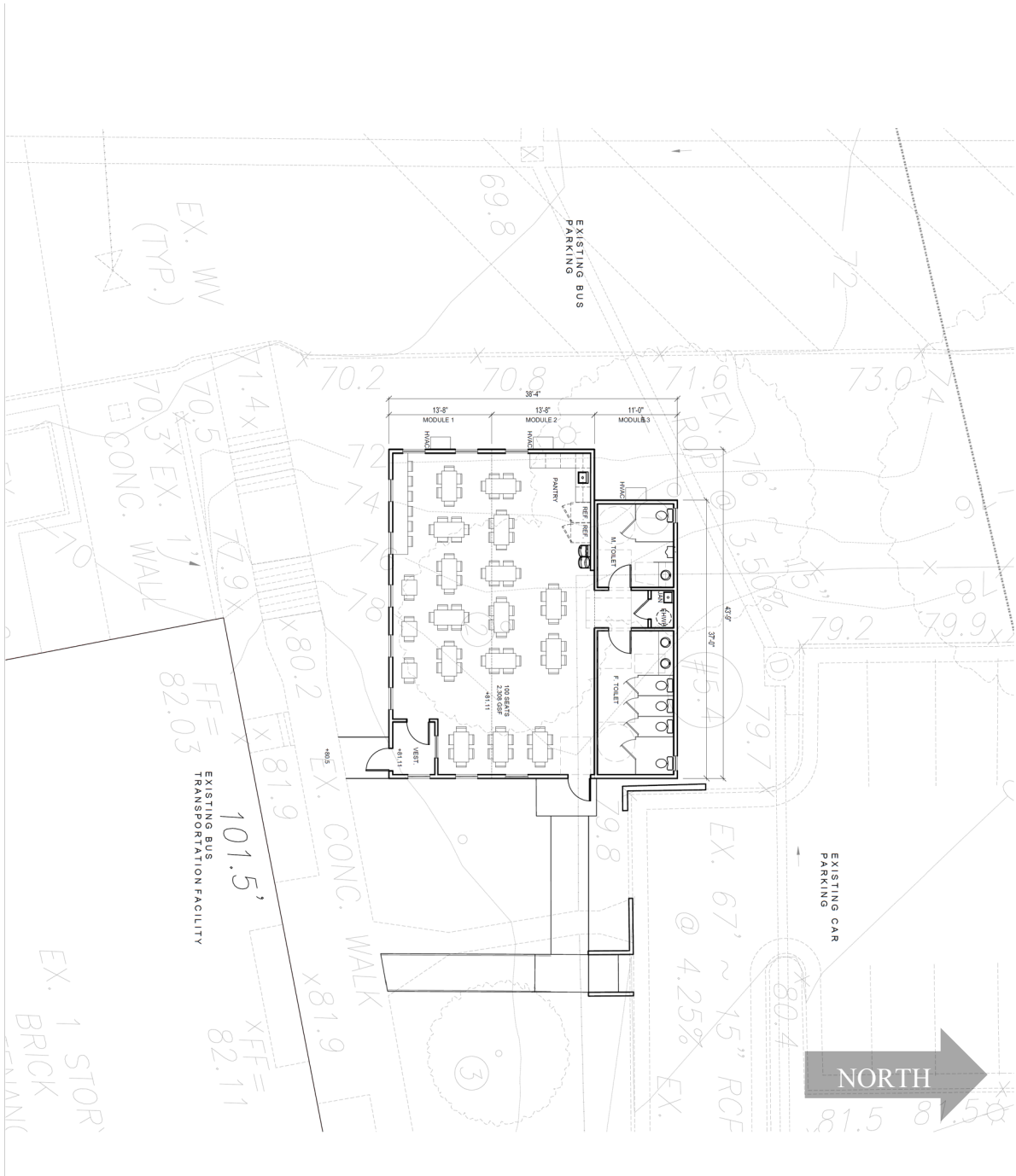
Parks and Recreation

- F – 3 If required, verify proposed landscape is consistent with appropriate Landscape Guidelines. All new plans submitted after March 1, 2019 are subject to the 2019 Landscape Guidelines update.

Fire Department, Police Department & Health Department:

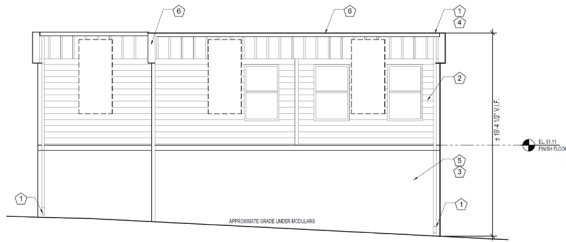
No comments

IV. EXHIBITS

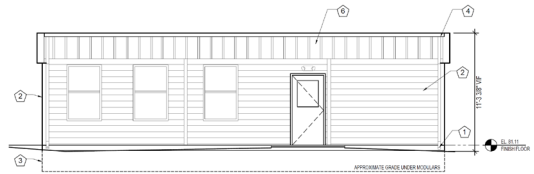




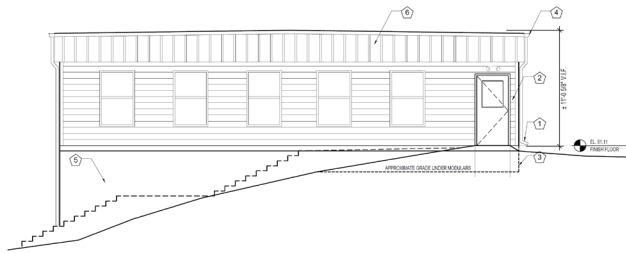
SUP #2019-0040  
 3540 Wheeler Avenue  
 ACPS Bus Shelter



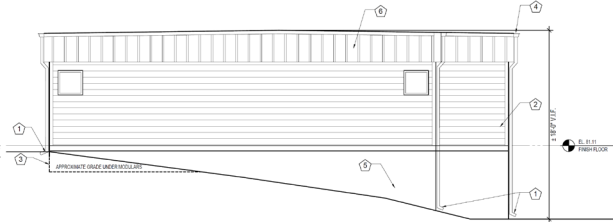
4 WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"





# APPLICATION

## SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 3540 Wheeler Ave., Alexandria, VA 22304

**TAX MAP REFERENCE:** 061.03-01-02 **ZONE:** I / POS

**APPLICANT:**

Name: ~~City of Alexandria~~ ALEXANDRIA PUBLIC SCHOOLS

Address: 1340 BRADDOCK PLACE  
~~1340 King Street~~, Alexandria, VA 22314

**PROPOSED USE:** SUP for the expansion of a non-complying use for General Automotive and Motor Vehicle Storage uses to construct a day room building for ACPS bus drivers.

**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

**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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

H. (Skip) Maginniss, AIA, for Alexandria City Public Schools

Print Name of Applicant or Agent

1340 Braddock Place

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code

*H. Maginniss*

Signature

4/17/2019

Date

703-548-0460

N/A

Telephone #

Fax #

smaginniss@mdnarch.com

Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

SUP # \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 3540 Wheeler Ave., Alexandria, VA, I hereby

(Property Address)

grant the applicant authorization to apply for the Day Room for ACPS Bus Drivers use as  
(use)

described in this application.

Alexandria City Public Schools

Name: ~~City of Alexandria~~

Phone (703) 819-8097

Please Print 1340 Braddock Pl, Alexandria VA

Address: ~~1000 ...~~ 22314

Email: mignon.anthony@acps.k12.va.us

Signature: *[Handwritten Signature]*

Date: 4/24/19

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: Architect of the subject property.

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

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# 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 three 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.		
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 3540 Wheeler Ave., Alexandria, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. CITY OF ALEXANDRIA	301 KING STREET ALEXANDRIA 22314	100%
2.		
3.	<del>2200 Wheeler Ave., Alexandria, VA</del>	

**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 require 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 indicated 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.		
2.		
3.		

**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.

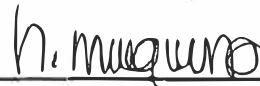
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/17/2019

H. (Skip) Maginniss, AIA

Date

Printed Name



Signature



SUP # _____
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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 (Attached as last page.)

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

### **NARRATIVE DESCRIPTION**

**3.** 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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The population of the Alexandria City Public Schools had been increasing steadily, bringing with it an expansion of school buses and bus drivers. The existing day room in the bus transportation facilities building is used by drivers who choose to remain in Alexandria between the morning delivery and afternoon pickup of students, but this room is severely undersized and does not have adequate toilet facilities. The Owner proposes to provide a free-standing building comprising 3 modular units adjacent to the existing bus transportation facility with accommodations for a day room and toilet facilities.

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**USE CHARACTERISTICS**

4. The proposed special use permit request is for (*check one*):
- a new use requiring a special use permit,
  - an expansion or change to an existing use without a special use permit,
  - an expansion or change to an existing use with a special use permit,
  - other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:
- A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).  
See (B) \_\_\_\_\_  
\_\_\_\_\_

- B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).  
The facility will accommodate a maximum of 100 bus drivers. \_\_\_\_\_  
\_\_\_\_\_

6. Please describe the proposed hours and days of operation of the proposed use:
- |                                      |                                  |
|--------------------------------------|----------------------------------|
| Day:<br><u>Monday through Friday</u> | Hours:<br><u>6:00am - 4:00pm</u> |
| _____                                | _____                            |
| _____                                | _____                            |
| _____                                | _____                            |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
There will be only minimal noise from mechanical units attached to the relocables. \_\_\_\_\_  
\_\_\_\_\_

- B. How will the noise be controlled?  
None will be required. \_\_\_\_\_  
\_\_\_\_\_

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

No odors

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**9.** Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

See (B)

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B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Two to three bags of trash with paper and food wrappers is anticipated.

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C. How often will trash be collected?

The existing facility has a refuse area and regular pickups. There will be no impact on either.

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

The site is maintained by ACPS/Bus Transportation staff.

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**10.** 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:

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**11.** 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:

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**12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
Current provisions will be maintained, that is, no increase in intensity of use on the site.

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**ALCOHOL SALES**

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

Yes       No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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**PARKING AND ACCESS REQUIREMENTS**

**14.** A. How many parking spaces of each type are provided for the proposed use:

- 76 Standard spaces
- 66 Compact spaces
- 7 Handicapped accessible spaces.
- 61 Busses Other.

Planning and Zoning Staff Only  Required number of spaces for use per Zoning Ordinance Section 8-200A _____  Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
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B. 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?

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**PLEASE NOTE:** 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.

C. 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.

Parking reduction requested; see attached supplemental form

**15.** Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? \_\_\_\_\_

Planning and Zoning Staff Only  Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____  Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
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B. Where are off-street loading facilities located? N/A

There are loading spaces located on the South side of the existing building.

C. During what hours of the day do you expect loading/unloading operations to occur?  
Loading is intermittent. There are no regular loading arrangements except for refuse pickup.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
See (C)

16. 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 and the proposed project does not require any improvements or mitigations.

**SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building?  Yes  No  
Do you propose to construct an addition to the building?  Yes  No  
How large will the addition be? 2,308 square feet.

18. What will the total area occupied by the proposed use be?  
2,308 sq. ft. (existing) + 0 sq. ft. (addition if any) = 2,308 sq. ft. (total)

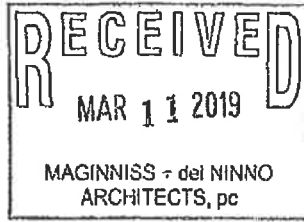
19. The proposed use is located in: (check one)  
 a stand alone building  
 a house located in a residential zone  
 a warehouse  
 a shopping center. Please provide name of the center: \_\_\_\_\_  
 an office building. Please provide name of the building: \_\_\_\_\_  
 other. Please describe: Stand-alone structure comprising modular units.

**End of Application**



# 2019 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria  
301 King Street, Room 1700, Alexandria, VA 22314  
Phone: 703.746.3903 <http://www.alexandriava.gov/>



**License Number:** 110765-2019  
**Account Number:** 110765  
**Tax Period:** 2019  
**Business Name:** Maginniss & Del Ninno Architects, PC  
**Trade Name:** Maginniss & Del Ninno Architects, PC  
**Business Location:** 209 COMMERCE ST  
Alexandria, VA 22314

Maginniss & Del Ninno Architects, PC  
209 COMMERCE ST  
Alexandria, VA 22314

**License Classification(s):**

Professional Occupations/Businesses  
9-071-004  
Architect

March 7, 2019

Dear Taxpayer:

This is your 2019 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.3903.

Finance Department, Revenue Administration Division, City of Alexandria

*Keep this letter for your records.*

## City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314

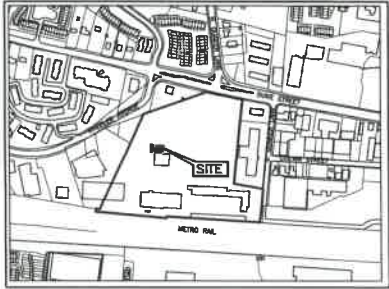


**License Number:** 110765-2019  
**Account Number:** 110765  
**Tax Period:** 2019  
**Business Name:** Maginniss & Del Ninno Architects, PC  
**Trade Name:** Maginniss & Del Ninno Architects, PC  
**Business Location:** 209 COMMERCE ST  
Alexandria, VA 22314

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Maginniss & Del Ninno Architects, PC  
209 COMMERCE ST  
Alexandria, VA 22314

**License Classification(s):** Professional Occupations/Businesses  
9-071-004  
Architect



VICINITY MAP  
SCALE: 1" = 400'

**TEXT LEGEND:**

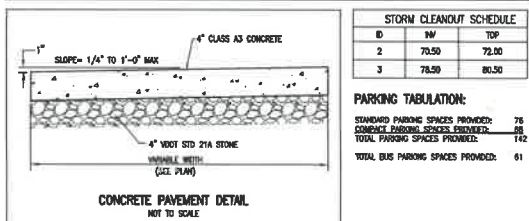
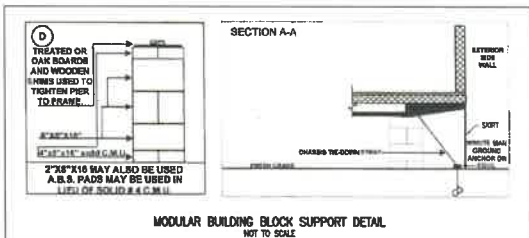
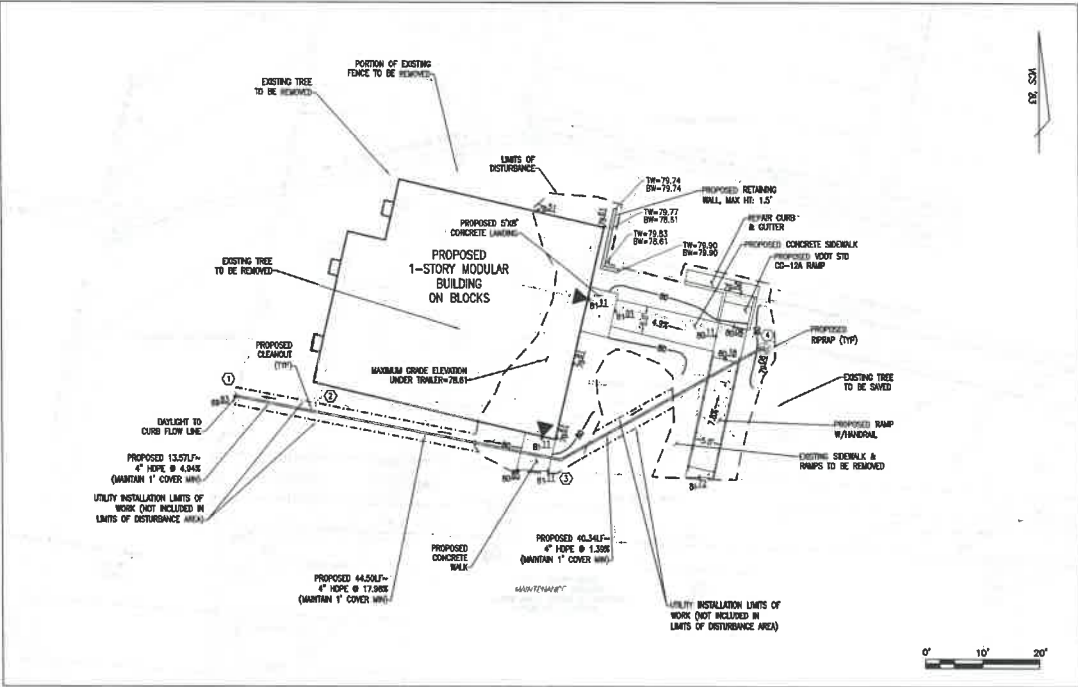
A=ADDRESS	B=NUMBER (OR FEET)	C=SECONDS (OR INCHES)	D=FOOTCUT	E=NUMBER	F=NUMBER	G=HEIGHT	H=AREA	I=AREA	J=AREA	K=AREA	L=AREA	M=AREA	N=AREA	O=AREA	P=AREA	Q=AREA	R=AREA	S=AREA	T=AREA	U=AREA	V=AREA	W=AREA	X=AREA	Y=AREA	Z=AREA
1=CONCRETE	2=CONCRETE	3=CONCRETE	4=CONCRETE	5=CONCRETE	6=CONCRETE	7=CONCRETE	8=CONCRETE	9=CONCRETE	10=CONCRETE	11=CONCRETE	12=CONCRETE	13=CONCRETE	14=CONCRETE	15=CONCRETE	16=CONCRETE	17=CONCRETE	18=CONCRETE	19=CONCRETE	20=CONCRETE	21=CONCRETE	22=CONCRETE	23=CONCRETE	24=CONCRETE	25=CONCRETE	

**CIVIL LEGEND:**

ITEM	EXISTING	PROPOSED
CURB & GUTTER	[Symbol]	[Symbol]
SIDEWALK	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
STRUCTURES	[Symbol]	[Symbol]
WATER MAINS	[Symbol]	[Symbol]
GAS MAINS	[Symbol]	[Symbol]
TELEPHONE LINES	[Symbol]	[Symbol]
STORM SEWER	[Symbol]	[Symbol]
SANITARY SEWER	[Symbol]	[Symbol]
PAVING	[Symbol]	[Symbol]
FENCES	[Symbol]	[Symbol]
POWER LINES	[Symbol]	[Symbol]
SPOT ELEVATIONS	[Symbol]	[Symbol]
CONTOURS	[Symbol]	[Symbol]
BUILDING ENTRANCES	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
LIMITS OF DISTURBANCE	[Symbol]	[Symbol]

**GENERAL NOTES:**

- TAX MAP: #01103-01-02
- ZONE: 1 (INDUSTRIAL)
- USE: PUBLIC BUILDING/VEHICLE STORAGE
- FLOOR AREA: 12,000 SF (3350 WHEELER AVENUE (APPROX.))
- OWNER/DEVELOPER: CITY OF ALEXANDRIA, PO BOX 178, ALEXANDRIA, VA 22313, (555) BOOK 431, PAGE 468
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD 83 PER CITY OF ALEXANDRIA MONUMENT (#02561). ELEVATION = 39.80'
- HORIZONTAL AND COORDINATES ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) '83 PER THE FOLLOWING CITY OF ALEXANDRIA MONUMENTS: #02560 NORTH 6376.615.08 EAST 11,897,008.58 CONEL FACTOR 0.99950015 (#02561 NORTH 6,979,325.53 EAST 11,895,922.74 CONEL FACTOR 0.99950007)
- A TITLE REPORT WAS NOT FURNISHED, THIS ALL EASEMENTS MAY NOT BE SHOWN.
- PLAN SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 714,471 S.F. OR 16.402 AC. (RECORD)
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE. ALL CONSTRUCTION SHALL CONFORM TO ALEXANDRIA STANDARDS.
- ALL PROPOSED UTILITIES TO BE PLACED UNDERGROUND.
- THE APPLICANT WILL 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. SEE ENVIRONMENTAL SITE ASSESSMENT ON THIS SHEET FOR DETAILS.
- THE APPLICANT WILL COMPLY WITH ARTICLE 208 OF THE CITY'S ZONING ORDINANCE, WHICH INCLUDES REQUIREMENTS FOR STORMWATER POLLUTANT LOAD REDUCTIONS, TREATMENT OF THE WATER QUALITY VOLUME DETAIL, AND STORMWATER QUALITY MANAGEMENT.
- ADDRESS SHOULD BE CLEARLY MARKED IN THE FRONT AND BACK OF THE BUILDING FOR EMERGENCY RESPONSE PURPOSES.
- CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. PLANS SHALL ACCOMPANY THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LOADS AND SCHEDULES OF THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEM.
- THIS PROJECT IS LOCATED IN THE GARDEN RUN WATERSHED.
- THE APPLICANT IS TO CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-746-1920 REGARDING SECURITY HARDWARE FOR THE NEW BUILDING. THIS IS TO BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- PROPOSED DUST CONTROL MEASURES TO BE HIGH DENSITY POLYETHYLENE (HDPE) WITH CORRUGATED EXTERIOR AND A SMOOTH WALL INTERIOR, AND METAL MESH, TYPE 'S' SCREENS AND SPECIFICATIONS OR PVC 3/8"-24, WALLER DOWNPOUTS TO DRAIN TO SPLASH BUCKETS.



**STORM CLEANOUT SCHEDULE**

ID	HW	TOP
2	70.50	72.00
3	78.50	80.50

**PARKING TABULATION:**

STANDARD PARKING SPACES PROVIDED:	75
COMPACT PARKING SPACES PROVIDED:	58
TOTAL PARKING SPACES PROVIDED:	133
TOTAL BUS PARKING SPACES PROVIDED:	61

TOTAL DISTURBED AREA: 1,445 SF (0.0332 AC)

**DISTURBED AREA CERTIFICATION:**

I HEREBY CERTIFY THAT THE LIMITS OF DISTURBANCE ASSOCIATED WITH THIS PROJECT REPRESENT A TOTAL LAND DISTURBANCE OF LESS THAN 2,500 SQUARE FEET. I FURTHER CERTIFY THAT NO CONSTRUCTION WORK, MATERIAL STORAGE, EXCESSIVE PILING, CONSTRUCTION ACCESS OR DISTURBANCE OF ANY OTHER KIND WILL TAKE PLACE BEYOND THE LIMITS OF DISTURBANCE AS DEPICTED. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN 2,500 SQUARE FEET, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL THE REVISION IS SUBMITTED AND APPROVED BY THE CITY OF ALEXANDRIA, DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

**DRAINAGE CERTIFICATION:**

I HEREBY CERTIFY THAT THE EXISTING AND PROPOSED DRAINAGE PATTERNS ASSOCIATED WITH THIS PROJECT ARE AS DEPICTED HEREIN. THE CONSTRUCTION OF THIS PROJECT WILL NOT CREATE A MESSAGE TO ADJACENT OR CONTIGUOUS PROPERTIES OTHER THAN OF FRONTAGE AND THAT ANY EXISTING DRAINAGE PROBLEMS ON ADJACENT OR CONTIGUOUS PROPERTIES OTHER THAN OF FRONTAGE WILL NOT BE EXAGGERATED BY CONSTRUCTION OF THIS PROJECT. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN THE CREATION OF ANY MESSAGE OR EXAGGERATION OF ANY EXISTING DRAINAGE PROBLEMS, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THIS PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL THE REVISION IS SUBMITTED AND APPROVED BY THE CITY OF ALEXANDRIA, DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

**TOPOGRAPHY NOTE:**

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECTION AND RESPONSIBLE CHARGE OF R.L. KELLER, L.S. FROM AN ACTUAL GROUND ARBORIC SURVEY MADE UNDER MY SUPERVISION. THE BENCHMARK AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 23, 2016; AND THIS PLAN, MAP OF DEPICTED, COGNITIVE, DATA INCLUDING KENYON'S HEIGHTS, MEANS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

**TREE TABLE:**

1) 22" OAK	
2) 12" MAPLE	
3) 10" CEDAR	
4) 15" CEDAR	

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-262-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

**APPROVED**

SPECIAL USE PERMIT NO. \_\_\_\_\_

REVISION BY PLANNER & ENGINEER

DATE RECORDED: \_\_\_\_\_

DATE: \_\_\_\_\_

**R. C. FIELDS & ASSOCIATES, INC.**

ENGINEERING - LAND SURVEYING - PLANNING  
100 S. S. STANLEY STREET  
ALEXANDRIA, VIRGINIA 22314  
WWW.RCFIELDS.COM  
(703) 549-6429

**QUALITY ASSURANCE**

SEAL OF PROFESSIONAL ENGINEER

**SPECIAL USE PERMIT**

**CITY OF ALEXANDRIA PUBLIC SCHOOL BUS MAINTENANCE FACILITY**

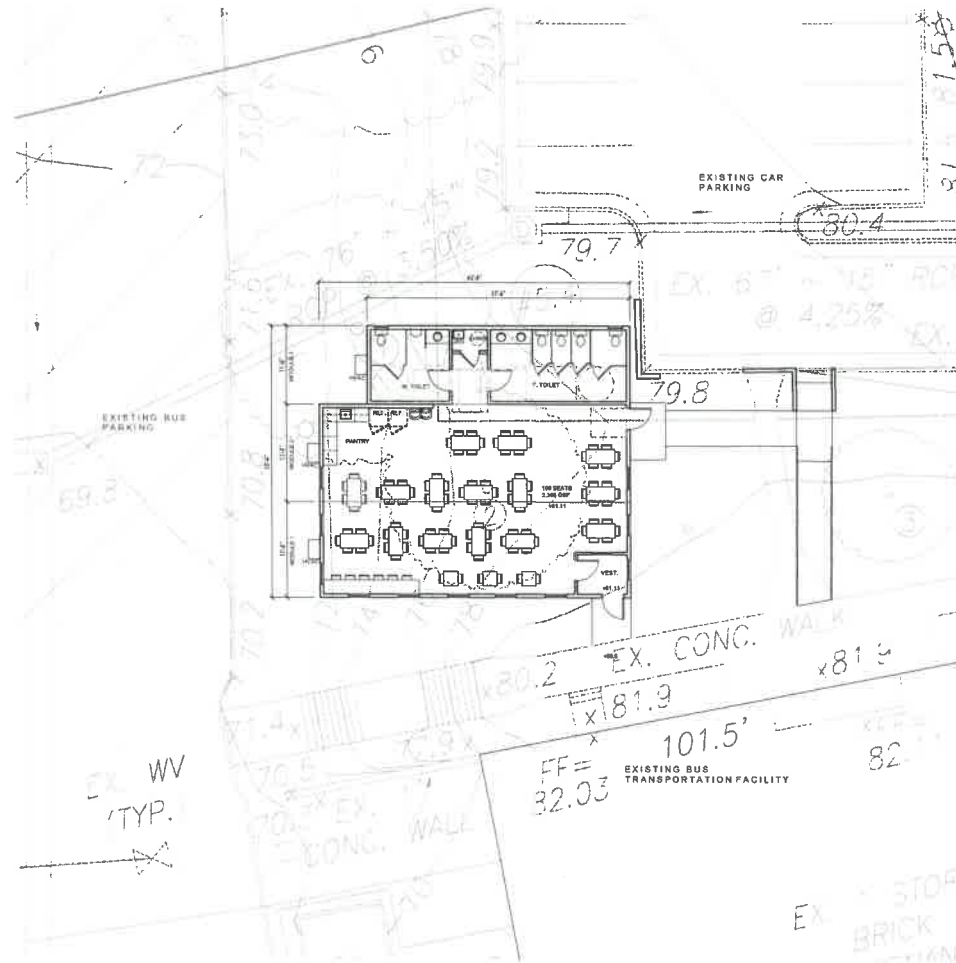
3540 WHEELER AVENUE  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS  
DRAWN: ACS  
SCALE: 1" = 10'  
DATE: APRIL 2019

**SITE PLAN**

SHEET 1 OF 1  
FILE: 14-126



**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



NO	DATE	DESCRIPTION
3	04/17/2019	SUP SUBMISSION
2	04/10/2019	SUP COMPLETENESS REV
1	04/09/2019	SUP COMPLETENESS
ISSUE		

**Day Room for  
Bus Drivers**

Alexandria City Public Schools  
Bus Transportation Facility  
3540 Wheeler Ave.  
Alexandria, VA 22313

DRAWING TITLE:  
ARCHITECTURAL FLOOR PLAN

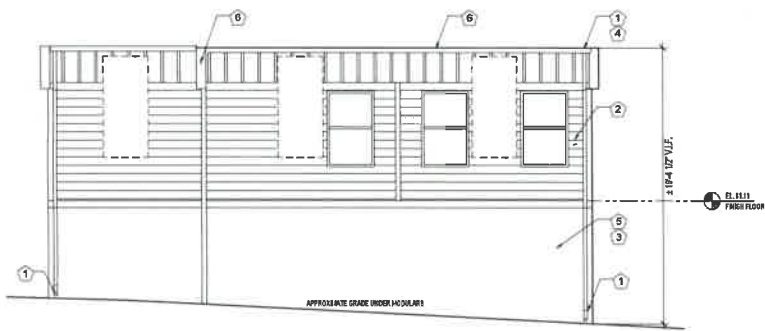
COMM. NO.	DRAWING NUMBER:
10009	<b>A1.0</b>
DRAWN:	
CHECKED:	
SCALE: AS NOTED	
DATE: 08/20/18	

**GENERAL NOTES :**

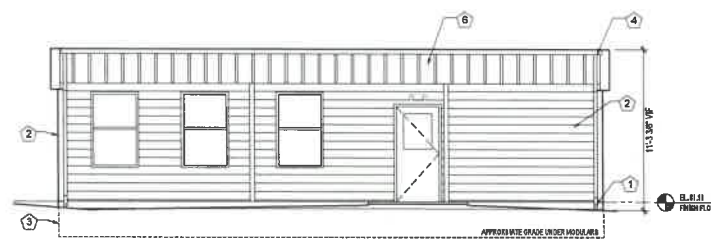
- BUILDING PLANS AND ELEVATIONS ARE DESIGN SCOPE DRAWINGS. FINAL CONSTRUCTION DRAWINGS FOR BUILDING PERMIT TO BE SUBMITTED SEPARATELY.

**KEY NOTES :**

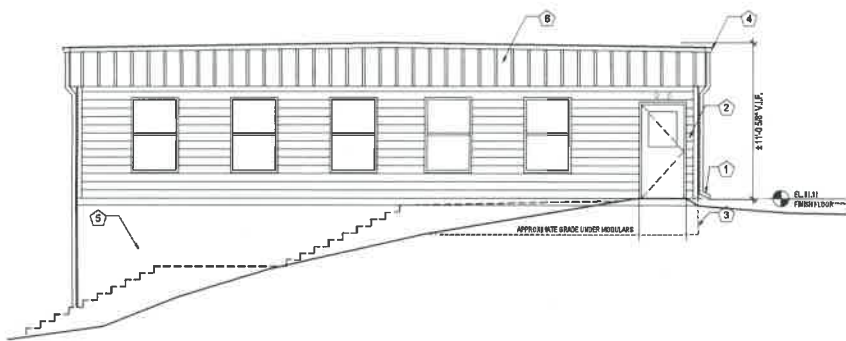
- PROVIDE 4" ALUMINUM OUTTERS AND DOWNSPOUTS WITH BRASS-BLOCKS AT GRADE. SEE CIVIL DRAWINGS.
- PRE-ENGINEERED MODULARS, FOUNDATION, AND SKITS.
- MINIMUM 2" FROM FIN FLOOR TO GRADE. GRADE WILL VARY. REFER TO CIVIL DRAWINGS.
- PROVIDE STAINLESS STEEL FLASHING AND ROOFING MEMBRANE AT GUTTER LAP. ROOFING MEMBRANE OVER TRAILER ROOF AND EXTEND INTO GUTTER.
- PERFORATED FOUNDATION SKIRT BY MANUFACTURER.
- PRE-FINISHED METAL FASCIA.



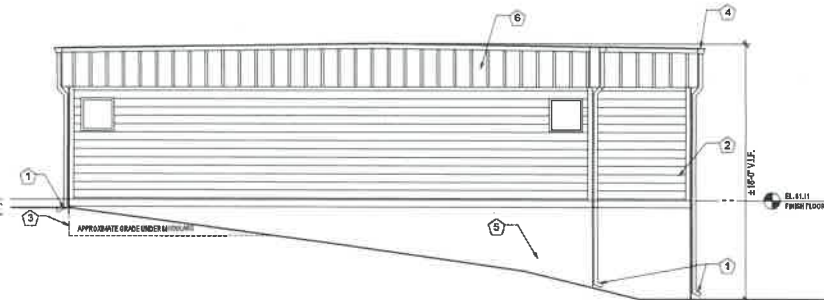
**4 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

3	04/17/2019	SUP SUBMISSION
2	04/10/2019	SUP COMPLETENESS REV
1	04/08/2019	SUP COMPLETENESS
NO	DATE	DESCRIPTION
ISSUE		

**Day Room for  
Bus Drivers**  
Alexandria City Public Schools  
Bus Transportation Facility  
3540 Wheeler Ave.  
Alexandria, VA 22313

DRAWING TITLE:  
**ELEVATIONS**

COMM. NO: 100079	DRAWING NUMBER: <b>A1.1</b>
DRAWN:	
CHECKED:	
SCALE: AS NOTED	
DATE: 03/11/2019	

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