SUP # 2013-0030

Administrative Special Use Permit Application

Please type or print legibly

PROPERTY LOCATION: 4537 and 4539 Duke St. Alexandria, VA 22304

ZONE: _____ **TAX MAP REFERENCE:** _____

APPLICANT'S INFORMATION:

Applicant: Fox Chase Envy, LLC Business/Trade Name: Massage Envy

Address: 2207 N 19th Court Arlington, VA 22201

Phone: 703 627 6088 Email: henry.kim@massageenvy.com

PROPOSED USE:

[ ]	Day Care Center	[ ]	Restaurant
[ ]	Light Auto Repair	[ ]	Outdoor Dining (exclude King Street Retail Overlay)
[ ]	Overnight Pet Boarding	[ ]	Live Theater
[ ]	Outdoor Garden Center	[ ]	Outdoor Food and Crafts Market Center
[ ]	Catering Business	[ ]	Outdoor Display
[ ]	Valet Parking	[✓]	Massage Establishment

Please read and sign after the statement:
I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.
Signature: _____

Please submit the following with this application form:
Site Plan At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan At a minimum, show and label all interim features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

Worksheet for specific use from Checklist and Worksheet package.

Other materials, as required by specific use (see Guide to Administrative SUPs Checklist & Worksheets).

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PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 4537 and 4539 Duke St (property address), for the purposes of operating a massage establishment (use) business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property. Washington Real Estate Investment Trust

Name: J. Bradley Cederdahl Phone 301-255-0857

Address: 6110 Executive Boulevard Rockville MD 20852 Email: BCederdahl@writ.com

Signature: [signature] Date: 4/5/13

1. **The applicant is the *(check one)*:**
   - [ ] 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

Henry Kim 51% 2207 N 19th Ct. Arlington, VA 22201

Stephen Vereb 49% 11410 Waples Mill Rd. Oakton, VA 22124

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.

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USE CHARACTERISTICS

2. **Please give a brief statement describing the use:**

Provide massage and facial services and retail products.

3. **Please describe the proposed hours of operation:**

Days	Hours
Daily	

Or give hours for each day of the week

Monday	8am - 10pm
Tuesday	8am - 10pm
Wednesday	8am - 10pm
Thursday	8am - 10pm
Friday	8am - 10pm
Saturday	8am - 8pm
Sunday	10am - 10pm

4. **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).

Up to 150 clients per day

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

Up to 25 employees per shift

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

567 Standard and compact spaces

12 Handicapped accessible spaces

_____ Other

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B. Please give the number of:

Parking spaces on-site 579

Parking spaces off-site —

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

_____

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

A. How many loading spaces are available for the use? 1

B. Where are off-street loading spaces located? backside of space

_____

C. During what hours of the day do you expect loading/unloading operations to occur? 8am - 6pm

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? up to 4 times per week

7. **If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:**

_____

_____

_____

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APPLICANT'S SIGNATURE

Please read and initial each statement:

Initial: HK THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Initial: HK 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.

Henry Kim
Print Name of Applicant or Representative

Signature

Date 4/18/13

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

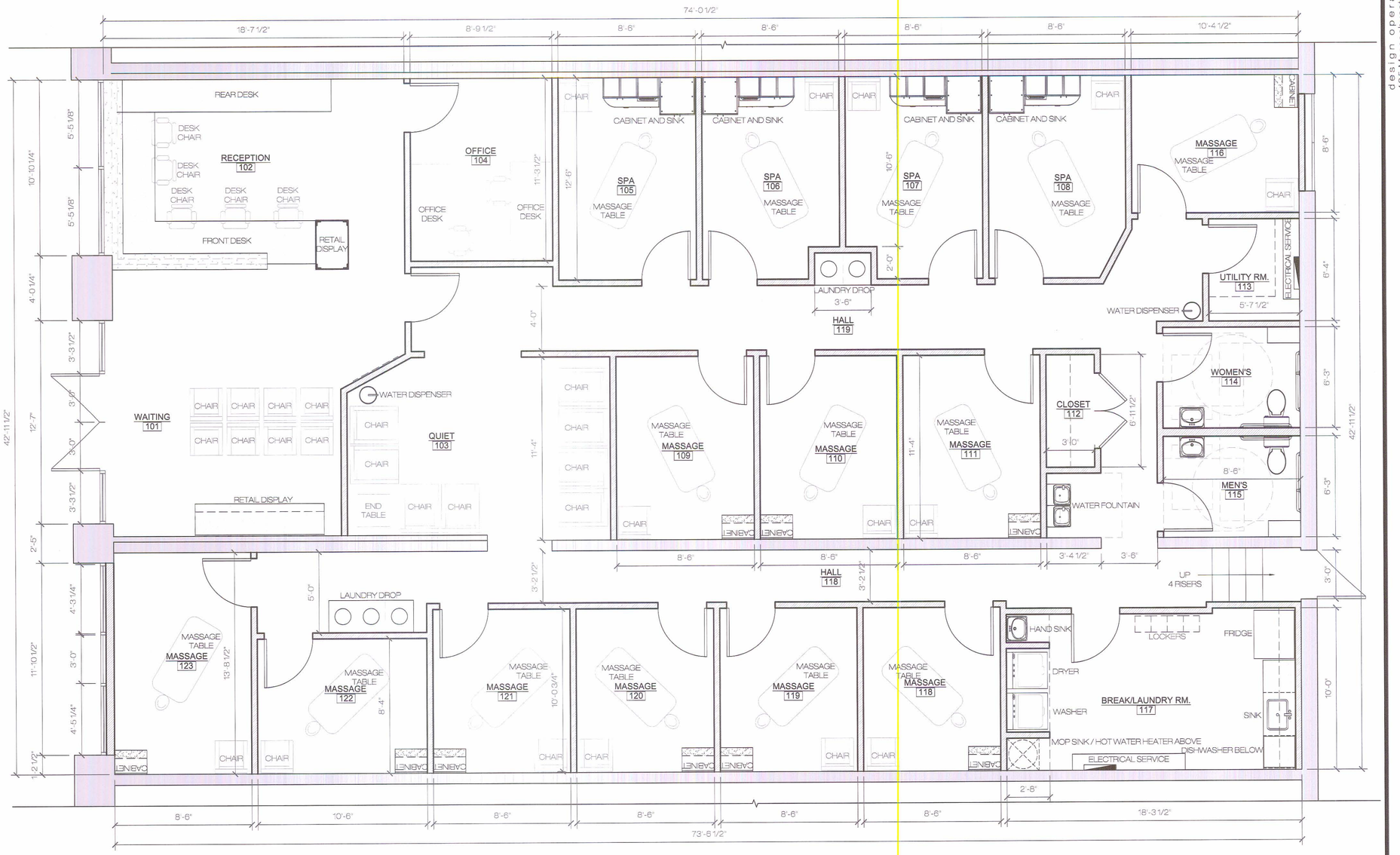
Representative's Address: _____

_____

Phone: _____

Email: _____

Fax: _____



1
SK.1
NEW FLOOR PLAN
1/4" = 1'-0"

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING WALL		NEW DOOR
	NEW WALL	ROOM NAME 101	ROOM NAME AND NUMBER
	NEW HALF WALL		EXISTING DOOR TO REMAIN

design operative
425 Massachusetts Ave.
N W Unit 626
Washington, DC 20001
P: 202.656.1367
info@thedesignoperative.com
www.thedesignoperative.com

@design operative

Massage Envy

4537-4539 Duke Street_Foxchase Shopping Center_ Alexandria, VA

04-19-13

LEGEND		
ITEM	EXISTING	PROPOSED
CURB & GUTTER		
CONC. WALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES		
WATER MAINS	W	W
GAS MAINS	G	G
TELEPHONE LINES	T	T
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES	X	X
POWER LINES		
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	124	124
LIMITS OF DISTURBANCE		

TOTAL DISTURBED AREA = 12.3 AC. OR 535,251 SQ.FT.

TEMPORARY CONSTRUCTION ESMT. NOTE:
A 5' TEMPORARY CONSTRUCTION EASEMENT IS PROPOSED ALONG PART OF THE WESTERN PROPERTY LINE TO ALLOW FOR THE INSTALLATION OF THE PROPOSED STORM SEWER. THE ADJACENT PROPERTY IS PARKLAND OWNED BY THE CITY OF ALEXANDRIA. SUPER SILT FENCE WILL BE INSTALLED ALONG LIMITS OF DISTURBANCE TO PROTECT PARKLAND DURING THE CONSTRUCTION PROCESS. EASEMENT WILL BE COORDINATED WITH T&E'S AND RECORDED PRIOR TO BEGINNING OF CONSTRUCTION.

SITE DETAIL NOTE:
SEE SHEETS 6,7 & 7A FOR DETAIL INFORMATION OF THE SITE, INCLUDING THE SITE ENTRANCE, THE REAR PARKING AREA AND THE PROPOSED BUILDING GRADES.

CROSSWALK NOTE:
CROSSWALKS CROSSING THE DRIVEWAYS ON DUKE STREET AND JORDAN STREET ARE TO BE IMPRINTED THERMO PLASTIC BRICK PAVERS USING JARVIS IMPRINT MATERIAL.

SHOWER ROOM NOTE:
SHOWER ROOMS WILL BE ACCESSED BY A KEY/KEYCARD THAT EACH RETAIL TENANT WILL CONTROL. SHOWERS WILL BE FOR EMPLOYEES ONLY. DOORS TO REMAINED LOCKED AT ALL TIMES.

SYMBOL LEGEND:
- HANDICAP PARKING
- WHEEL STOP
- SIGN
- LIGHT POLE
- MANHOLE
- FIRE HYDRANT
- POWER POLE
- OVERHEAD WIRE
- FENCE
- PROPOSED LIGHT

TEXT LEGEND:

W/V= WATER VALVE	RET.= RETAINING
W/M= WATER METER	BOL.= BOLLARD
FH= FIREHYDRANT	MW= MONITORING WELL
FDC= FIRE DEPT. CONNECTION	W.W.= WINDOW WELL
G/V= GAS VALVE	PP= POWERPOLE
G/M= GAS METER	OHW= OVERHEAD WIRE
IPF= IRON PIPE FOUND	CATV= CABLE UTILITY
R/W= RIGHT-OF-WAY	LP= LIGHT POLE
S= SOUTH	TRAF.SIG.= TRAFFIC SIGNAL
N= NORTH	MH= MANHOLE
E= EAST	STM.= STORM SEWER
W= WEST	C.I.= CURB INLET
C&G= CURB & GUTTER	G.I.= GRATE INLET
H.C.= HEADER CURB	SAN.= SANITARY SEWER
TYP= TYPICAL	CONV=CONVERTED
	RELOC.=RELOCATED

GATE NOTE:
PROPOSED GATE AT THE REAR OF THE SITE IS DEPICTED ON THE PLAN. GATE WILL BE INSTALLED UPON AGREEMENT FROM NEIGHBORING PROPERTY OWNER. OWNER HAS BEEN CONTACTED AND PROCESS IS IN MOTION.

RODENT ABATEMENT NOTE:
A RODENT ABATEMENT PLAN WILL BE PROVIDED TO THE SATISFACTION OF THE CITY OF ALEXANDRIA. AN EXTERMINATOR MUST BE CONTRACTED AT THE OWNERS/ DEVELOPERS EXPENSE TO PROVIDE ABOVE GROUND "BAIT BOXES" AT THE EXTERMINATORS DISCRETION ALONG THE PERIMETER OF THE PROPERTY ONE WEEK PRIOR TO THE BEGINNING OF EXCAVATION. PROOF OF WORK PERFORMED BY EXTERMINATOR MUST BE REPORTED TO MR. ED TURNER, CITY OF ALEXANDRIA CODE ENFORCEMENT. A COPY MUST BE FAXED TO (FAX) 838-3880.

EROSION AND SEDIMENT CONTROL NOTES:
A DETAILED EROSION AND SEDIMENT CONTROL PLAN WILL BE PREPARED AND SUBMITTED WITH THE FINAL PLANS FOR THIS DEVELOPMENT. ALL VEGETATIVE AND STRUCTURAL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA REGULATIONS VR 625-02-00 (EROSION AND SEDIMENT CONTROL REGULATIONS.) LAND DISTURBANCE WILL BE KEPT TO A MINIMUM.

ROOF DRAINAGE NOTE:
ROOF DRAINAGE SYSTEMS WILL BE INSTALLED SO AS NEITHER IMPACT UPON, NOR CAUSE EROSION/DAMAGE TO ADJACENT PROPERTY.

TRAFFIC CONTROL IMPROVEMENTS NOTE:
INTERNALLY ILLUMINATED STREET SIGNS SHALL BE INSTALLED AT THE INTERSECTION OF DUKE STREET AND THE WEST ENTRANCE. A PEDESTRIAN COUNTDOWN SIGNAL SHALL BE INSTALLED AT THE NORTHWEST CORNER OF THE JORDAN STREET INTERSECTION. THE CAPITOL COST FOR THE INSTALLATION OF "PRISMA DAPS" ACCESSIBLE PEDESTRIAN SIGNALS FOR ALL CROSSWALKS AT THE INTERSECTION OF DUKE STREET AND THE WEST ENTRANCE SHALL BE PROVIDED BY THE APPLICANT.

EASEMENT NOTES:
1. EXISTING 30' E.V.E. ALONG FRONT OF BUILDINGS TO BE RELOCATED AND RESIZED TO ALIGN AND MATCH THE PROPOSED 22' TRAVEL AISLE. ALL EMERGENCY VEHICLE EASEMENT TRAVEL AISLES SHALL BE CSAP-1A PAVEMENT TYPE.
2. PUBLIC UTILITY EASEMENT INCLUDES STORM SEWER, SANITARY SEWER, OVERHEAD AND UNDERGROUND UTILITIES.

DUMPSTER/RECYCLING NOTE:
DUMPSTER AND RECYCLING CONTAINERS WILL BE PROVIDED WITHIN THE PROPOSED RETAIL AND EXTERIOR DUMPSTER AREAS/ENCLOSURES. DUMPSTER AREA NEXT TO EXXON WILL BE SCREENED WITH FENCING.

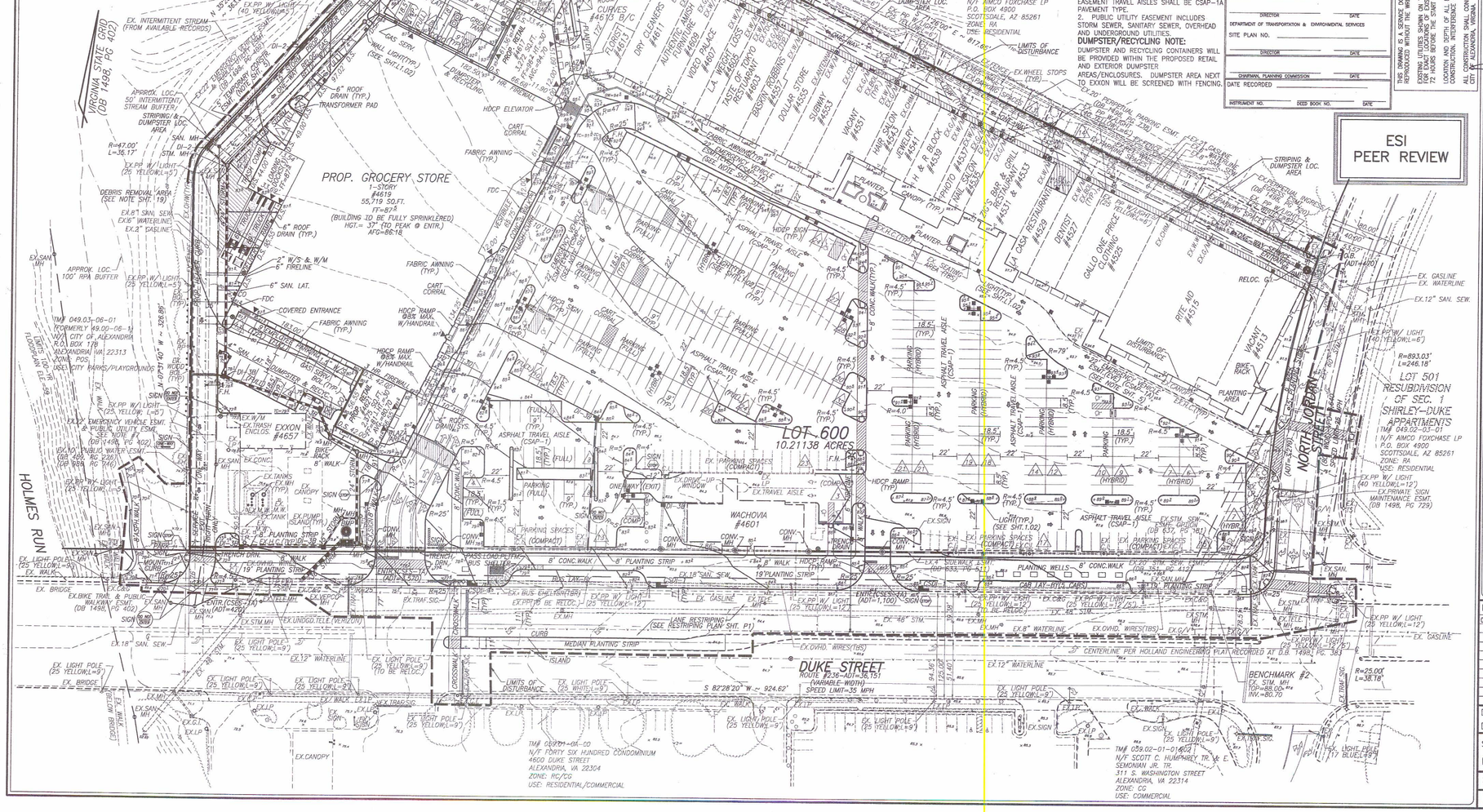
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — DATE

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS, JR. & ASSOC., P.C. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND /OR AND AUTHOR.

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 1-800-257-7777, 72 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.

LOCATION AND SIZE(S) OF ALL EXISTING UNDERGROUND UTILITIES MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE PERMITTED UNLESS APPROVED BY THE APPROP. CITY OF ALEXANDRIA, VIRGINIA.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ©2005 R.C. FIELDS JR. & ASSOC.



ESI
PEER REVIEW

RCF FIELDS, JR. & ASSOCIATES
A PROFESSIONAL CORPORATION
LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN
730 S. Washington Street
Alexandria, Virginia 22314 (703) 549-6422

COMMONWEALTH OF VIRGINIA
RONALD J. KELLER
NO. 1457-B
14 APRIL 2005
LAND SURVEYOR

DEVELOPMENT SPECIAL USE PERMIT
ON THE PROPERTY AT
FOXCHASE SHOPPING CENTER
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
02/24/05	1ST SUBMISSION

DESIGN: P.A.W.
DRAWN: A.I.J.
SCALE: 1" = 40'
DATE: FEB. 24, 2005
SHEET 05 OF 30
FILE: 03-71

DEVELOPMENT SPECIAL USE PERMIT