



DEPARTMENT OF PLANNING AND ZONING

January 15, 2016

Ms. M. Catharine Puskar
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard #1300
Arlington, Virginia 22201

RE: DSUP #2015-0030 – Edsall Shell, 5740 Edsall Road – Verification of Completeness #2 Review

Dear Ms. Puskar:

This letter serves to inform you that City staff has completed its review of the Verification of Completeness Plan #2 submitted for the proposed DSUP extension request for the Edsall Shell project. The plan has been deemed complete, pending the submission by January 22, 2016 of the additional items discussed in the attached comments.

If all of the requested information is submitted by the deadline and does not require additional review, staff anticipates a March 2016 public hearings before the Planning Commission and City Council. Please see attached instructions for posting the project.

If you have any questions, or would like a meeting to discuss the comments, please contact me at 703-746-3848 or at nathan.randall@alexandriava.gov.

Sincerely,

Nathan Randall
Urban Planner III, Development Division

cc: Robert M. Kerns, AICP, Division Chief, P&Z
Maya Contreras, Principal Planner, P&Z
Shanna Austin, Development Coordinator, T&ES

TRANSPORTATION AND ENVIRONMENTAL SERVICES
(ADDITIONAL REQUIRED INFORMATION)

1. In continuation of response to previous Comment #7, provide computations or computer output to demonstrate compliance with the requirements of channel protection and flood protection, and justifying the detention provided. The analysis must be completed for 1-Year, 2-Year, (as applicable) and 10-Year 24-Hour storm events for 2.7 in, 3.2 in, and 5.2 in, respectively per NRCS (formerly SCS) TR-55 method. The Channel and Flood Protection tabs can be used to compute various parameters to be used in the Energy Balance Equation in accordance with the requirements of Article XIII Environmental Management Ordinance. (I-ROW)
2. In continuation of Comment #7, demonstrate compliance with the technical criteria for water quality (phosphorus reduction) of the Virginia Stormwater Management Program (VSMP) Regulations incorporated into Article XIII of the Alexandria Zoning Ordinance effective July 1, 2014. The project must use the Virginia Runoff Reduction Method worksheet to demonstrate compliance. This worksheet is also used in calculating water quantity reductions in conjunction with providing engineering calculations. (Storm/I-ROW)
3. Additionally, demonstrate compliance with the Alexandria water quality volume default (WQVD). This is demonstrated by treating ½” of runoff – first flush – over all the site’s impervious areas. (Storm/I-ROW)
4. Provide the Environmental Site Assessment plan note per Article XIII. (Storm)

PLANNING AND ZONING

A. DRAFT NOTICE LANGUAGE

Edsall Shell

Case Type and Number(s):
Development Special Use Permit #2015-0030
Complete Street Address: 5740 Edsall Road
Project Name: Edsall Shell
Tax Map Numbers: 057.04-05-03 and 057.04-05-03.S1

Public hearing and consideration of a request for an extension and update to standard conditions of previously-approved Development Special Use Permit #2011-0032 to construct a full service gas station with a convenience store and a drive-thru carwash facility; and a Special Use Permit request for a parking reduction; zoned CG/Commercial General.

Applicant: NOVA Petroleum Realty, LLC represented by M. Catharine Puskar, attorney.

***B. SPECIFICATIONS FOR APPLICANT SIGN TO BE INSTALLED
(for all Preliminary DSP and DSUPs)***

Notice Content

The sign shall incorporate the following information:

1. Address or Description of project boundaries
2. Name of applicant and contact phone number
3. Name of project
4. Case number assigned to the project
5. Brief description of the proposed development including proposed use and number of units or square feet, and number of parking spaces
6. Planning & Zoning Department phone number to call for information
7. Date the sign was installed

The heading “PUBLIC NOTICE” should be legible and readable from a vehicle passing along the street, but the rest of the information need only be readable by a person standing at the curb or on the sidewalk.

Size and Mounting Height

The sign panel shall be at least 2 feet by 2 feet and shall be attached with screws to one 4" x 4" or two 2" by 2" treated posts. The center point of the sign shall be 5'-6" above the surface of the ground and the post(s) shall be approximately 1'-6" in the ground. Concrete need not be used to anchor the post(s) but they should be set so the post remains vertical for the entire time it is required.

Materials and Finishes

The sign panel must be fabricated of exterior plywood or sheet metal such that it will remain intact for a period of up to 12 months. The lettering may be applied to the surface or to a separate backing that is laminated to the panel.

Lettering and graphics shall be black on a white background. Color and elaborate graphics should not be used.

CODE ADMINISTRATION

- F-1 The following comments are for site plan review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 A building, trade permit and inspections are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s).
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

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.
- F-2 Plans should show location of all fire hydrants in and around site so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.
- C-1 A fire prevention permit is required for this facility.
- C-2 This facility shall comply with the requirements of the Virginia Statewide Fire Prevention Code including chapters 22 and 34.
- C-3 An NFPA 704 placard is required for this facility.