

EXHIBIT NO. 1

5  
5-15-04

Docket Item #5  
SPECIAL USE PERMIT #2004-0018

Planning Commission Meeting  
May 4, 2004

**ISSUE:** Consideration of a request for a special use permit to rent automobiles, light trucks and passenger vans.

**APPLICANT:** The Hertz Corporation  
by Ronald L. Moore

**LOCATION:** 501 South Pickett Street

**ZONE:** CG/Commercial General

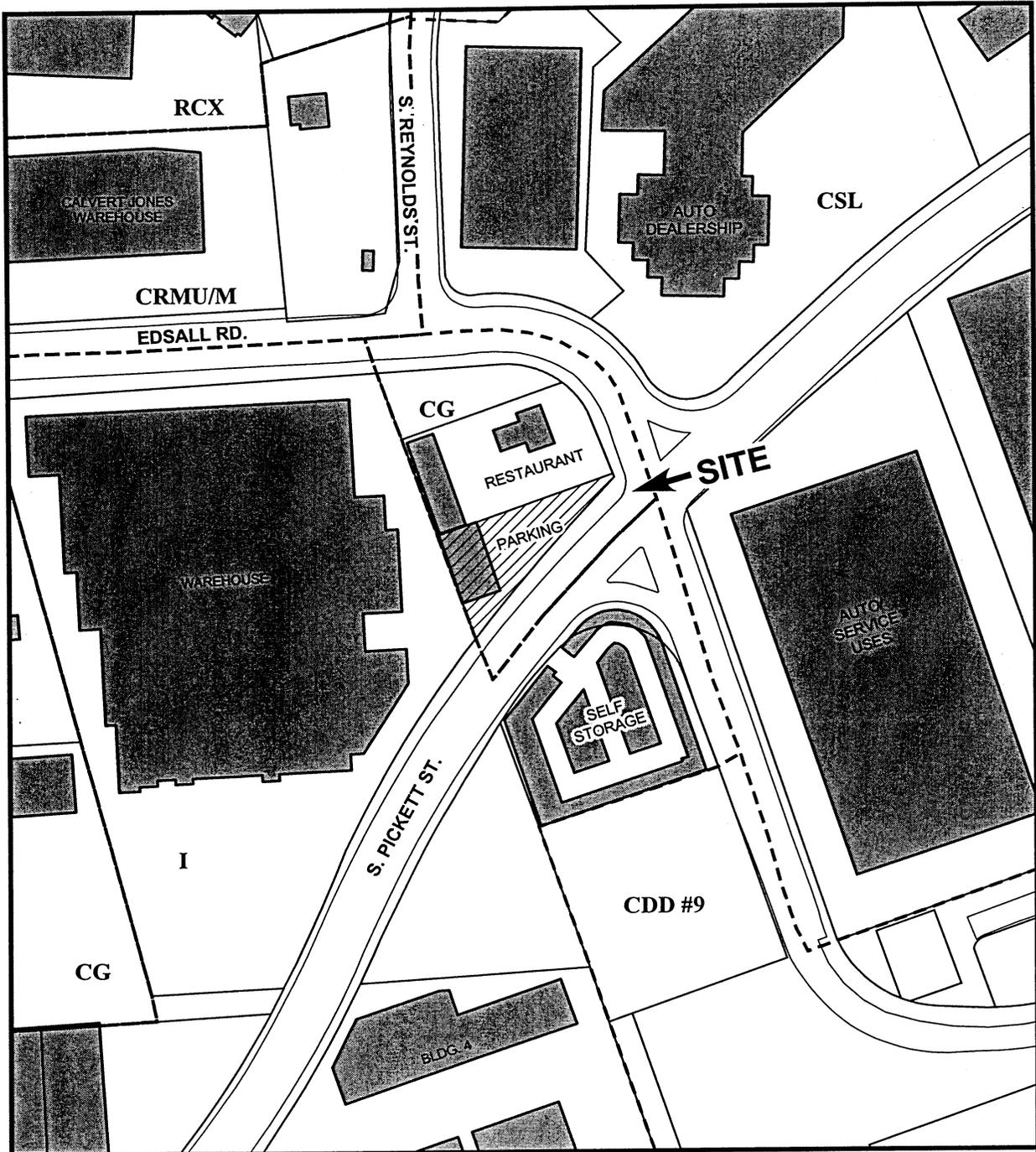
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**PLANNING COMMISSION ACTION, MAY 4, 2004:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with staff's analysis.

Speakers: None

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the permit conditions found in Section III of this report.



**SUP #2004-0018**

**05/04/04**



## I. DISCUSSION

### REQUEST

The applicant, The Hertz Corporation, represented by Ronald L. Moore, requests special use permit approval for the operation of an automobile rental business located at 501 South Pickett Street.

### SITE DESCRIPTION

The subject property is one lot of record located on the northwest corner of Edsall Road and South Pickett Street with 220 feet of frontage along South Pickett Street, and a total lot area of approximately 9,975 square feet. The site is developed with a two story brick building of 3,000 square feet, one parking lot with 17 spaces and a second parking area with an additional three spaces. Each parking area is accessed through one curb cut on South Pickett Street. The applicant proposes to occupy the second floor with an office area of 3,000 square feet.

The subject property is surrounded by commercial and industrial uses, including a fast food restaurant, Burger Delite, to the north, self storage to the south, and automobile service uses and dealerships to the east.

### PROJECT DESCRIPTION

The applicant requests special use permit approval to operate an automobile rental business on the northwest corner of Edsall Road and South Pickett Street. It will cater primarily to people who need vehicles to use while their cars are being repaired or serviced. The typical rental duration is between ten and 14 days. The applicant will have ten on-site parking spaces available for its exclusive use, three of these ten spaces may be occupied by rental cars. The remaining on-site parking spaces are reserved for the building's first floor, however, the applicant's lease provides for an additional parking area for the storage of up to 12 rental vehicles on the 'Mayflower' property, which adjoins the subject site to the south. On either site, there will be no deliveries, and no loading or unloading of cars. The rental cars are driven to the site one by one. The applicant will not wash, fuel or perform maintenance on any vehicles at this location. These services will be performed at existing commercial facilities, including the Shell Station located 5740 South Van Dorn Street, and Mr. Wash located at 450 Edsall Road.

Hours of operation: The proposed business will be open from 6:00 A.M. to 7:00 P.M. Monday through Friday, and from 7:00 A.M. to 12:00 P.M. on Saturday. The business will be closed on Sunday.

Employees/patrons: The business will be operated by three employees per shift with two shifts each day. The applicant anticipates between 15 and 20 customers per day.

Trash: The trash will be collected weekly and the business' management will monitor littering on a daily basis.

#### PARKING

Pursuant to Section 8-200 A(18) of the Zoning Ordinance, the applicant is required to provide one parking space per each 475 square feet of office floor area. Applied to this case, the applicant is required to provide seven spaces. A total of 20 parking spaces are provided on-site, 10 of which are allocated for the applicant's use. Consequently, the applicant can park up to three Hertz rental cars on-site, leaving seven required parking spaces available to patrons and employees at all times. Staff notes that the applicant is proposing to park additional rental vehicles on an accessory private parking lot within 500 feet, as permitted by the Zoning Ordinance. Up to 12 parking spaces on the 'Mayflower' property directly south of subject site are designated for the applicant's exclusive use. The rental cars will be moved between the sites by Hertz employees.

#### ZONING / MASTER PLAN

The subject property is located in the CG/Commercial General zone. Section 4-400 of the Zoning Ordinance allows an automobile rental business in the CG zone only with a special use permit. The proposed use is consistent with the Landmark/Van Dorn chapter of the Master Plan which designates the property for commercial use.

## **II. STAFF ANALYSIS**

Staff has no objection to the proposed automobile rental business located at 501 South Pickett Street. The proposed use is compatible with the intent of the Master Plan for this area, which is to preserve locations for light industrial and service commercial activities within the area.

As in other special use permit cases throughout the City, staff is recommending landscape and site improvements in order to provide screening of the asphalt and concrete parking areas, and to make the site more attractive and pedestrian friendly. In this case, a fair amount of landscaping is already existing, however, parts of the evergreen hedge are in poor condition and portions of the planting beds are bare. In addition, the driveway apron and adjoining landscape bed on the southwest side of the property are in disrepair. The applicant submitted a landscape and site improvement plan (see attached images) that includes (1) the planting of a Manhattan Euonymus hedge along the main parking lot, (2) the installment of a landscape area on the south side of the property to contain a Manhattan Euonymus hedge, (3) the planting of two Kwanzan Cherry trees, and (4) the repair of the driveway apron and maintenance of the landscape band along South Pickett Street.

Staff has also included all standard conditions relating to automobile rental establishments, and a condition requiring a review of the proposed automobile rental business after it has been operational for one year to ensure that the site improvements are implemented. If there are any problems with its operation, additional conditions may be imposed. In addition, staff recommends that the permit be reviewed five years after approval by the City Council so that any emerging redevelopment opportunities may be considered at that time. With these conditions, staff recommends approval of this special use permit.

### III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. Rental cars on the property and on the accessory parking lot shall be stored in a neat and orderly fashion at all times, with a hanging tag on the rear view mirror or other means of identifying rental vehicles. No stacking of parked rental cars is permitted. (P&Z)
3. A minimum of ten on-site parking spaces shall be provided. The number of rental cars parked on-site shall be limited to three. Up to 12 rental vehicles are permitted to be parked on an accessory parking lot within 500 feet. A site plan of the additional parking lot shall be reviewed by the Department of Planning and Zoning prior to its operation. (P&Z)
4. No junked, abandoned, or stripped vehicles shall be parked or stored outside at any time. (P&Z)
5. No rental cars shall be displayed, parked, or stored on the public rights-of-way. (P&Z)
6. No automobile repair shall be done on the premises or on the accessory parking lot at any time. (P&Z)
7. Car washing shall be performed at an existing commercial facility. (P&Z)
8. No banners, streamers, flags, or similar advertising devices shall be displayed on the premises or on the accessory parking lot, but signs advertising the general business conducted on the premises may be displayed in accordance with Article IX, Section 9-100 of the Zoning Ordinance of the City of Alexandria, Virginia. (P&Z)
9. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)

10. The hours of operation shall be limited to between 6:00 A.M. and 7:00 P.M. Monday through Friday, and to between 7:00 A.M. and 1:00 P.M. on Saturday, as requested by the applicant. (P&Z)
11. The applicant shall provide parking lot lighting to City standards. Lighting shall be shielded to prevent glare and excess spillover lighting in accordance with City Code. (P&Z)
12. No loading or unloading of vehicles is permitted either on the site or on the public right-of-way. (P&Z)
13. Loudspeakers shall be prohibited from the exterior of the building and no amplified noise shall be audible at the property line. (T&ES)
14. All waste products, including but not limited to organic compounds (solvents), motor oils, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers, or be discharged onto the ground. (P&Z)
15. 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 703/519-3400, extension 166. (P&Z)
16. Within six months of approval, the applicant shall submit and implement a landscape and site improvement plan generally consistent with the attached plan and to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z)
17. All shrubbery is to have a maximum height of 36 inches when fully mature and trees shall be limbed up a minimum of 6 feet as to allow for the optimum amount of natural surveillance. (Police)
18. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police)
19. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)

20. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
21. The Director of Planning and Zoning shall review the special use permit at two points in the future: (1) after the business has been operational for one year and (2) in five years after approval of the SUP. At either point, the Director 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 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, (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: Eileen Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Bettina Irps, Urban Planner.

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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.

**IV. CITY DEPARTMENT COMMENTS**

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

Transportation & Environmental Services:

- F-1 The application indicates that no car washing, fueling or maintenance operations shall occur at this location. Any modification to operations at this facility may require an amendment to the Special Use Permit..
- R-1 All loudspeakers shall be prohibited from the exterior of the building and no amplified noise shall be audible at the property line.
- C-1 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.

Code Enforcement:

- F-1 The current use group is B-Business. The proposed use without interior vehicle storage is compatible with the existing use. If the applicant intends to store vehicles inside at anytime, the structure shall undergo a change of use from B to S-2, low hazard storage. The parking of vehicles inside the structure shall be prohibited at any time unless a change of use as described above is approved and a new certificate of occupancy is issued under the new use group.
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Vehicle repairs of any type are prohibited within the interior of the structure under the current use.
- C-4 No vehicle repairs or servicing shall be permitted on the exterior of the structure at any time

Health Department:

- F-1 No Comments

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.
- R-3 The lighting level is to be a minimum of 2.0 foot candles minimum maintained for the parking lot.
- R-4 All shrubbery is to have a maximum height of 36 inches when fully mature.
- R-5 Trees are to be limbed up a minimum of 6 feet as to allow for the optimum amount of natural surveillance.

APPLICATION for SPECIAL USE PERMIT # 2004-0018

[must use black ink or type]

PROPERTY LOCATION: 501 SOUTH PICKETT STREET  
ALEXANDRIA, VIRGINIA 22304-4721

TAX MAP REFERENCE: 057.04-05-08 ZONE: CG1

APPLICANT Name: THE HERTZ CORPORATION  
Address: 3800 JEFFERSON DAVIS HWY  
ALEXANDRIA, VA. 22305

PROPERTY OWNER Name: 501 PICKETT, LLC  
Address: 4901 FAIRMONT AVENUE, SUITE 200  
BETHESDA, MARYLAND 20814

PROPOSED USE: THE RENTAL OF AUTOMOBILES, LIGHT  
TRUCKS AND PASSENGER VANS FROM THIS LOCATION.

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.

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 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 Planning Commission or City Council in the course of public hearings 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.

RONALD L. MOORE  
FOR HERTZ CORPORATION  
Print Name of Applicant or Agent

[Signature]  
Signature

3800 JEFFERSON DAVIS HWY 703-683-9156 703-683-9142  
Mailing/Street Address Telephone # Fax #

ALEXANDRIA, VA 22305  
City and State Zip Code

FEBRUARY 20, 2004  
Date

=====DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY=====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

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

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

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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.

Hertz is a wholly owned  
subsidiary of the Ford  
Motor Company

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.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8 1/2" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

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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, 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. (Attach additional sheets if necessary)

HERTZ'S VEHICLE RENTAL OPERATIONS ARE  
BUILT ON THE CONCEPT OF SERVING THE VEHICLE  
RENTAL NEEDS OF LOCAL CUSTOMERS IN A SMALL  
GEOGRAPHIC AREA FROM A RENTAL OFFICE.  
HERTZ CATERS PRIMARILY TO INDIVIDUALS  
WHO NEED REPLACEMENT VEHICLES TO USE  
WHILE THEIR CARS ARE BEING REPAIRED  
OR SERVICED.

THE HOURS OF OPERATION:

MONDAY THRU FRIDAY 7:00AM TO 6:00PM

SATURDAY 9:00AM TO 12:00 Noon

SUNDAY CLOSED

THERE WILL BE FIFTEEN TO TWENTY  
RENTAL CUSTOMERS PER DAY (TO INCLUDE  
VEHICLE DELIVERIES)

THREE EMPLOYEES ASSIGNED TO THIS  
LOCATION. THERE WILL NOT BE ANY  
ADDITIONAL NOISE.

HERTZ WILL NOT WASH, FUEL OR PERFORM  
MAINTENANCE ON ANY VEHICLES AT  
THIS LOCATION.

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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,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- 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).

APPROXIMATELY 15 TO 20 PER DAY  
(INCLUDING VEHICLE DELIVERIES)

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

THREE EMPLOYEES PER DAY.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

|                        |                              |
|------------------------|------------------------------|
| <u>MON THRU FRIDAY</u> | <u>7:00 AM TO 6:00 PM</u>    |
| <u>SATURDAY</u>        | <u>9:00 AM TO 12:00 NOON</u> |
| <u>SUNDAY</u>          | <u>CLOSED</u>                |

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

NONE

B. How will the noise from patrons be controlled?

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

NONE  
\_\_\_\_\_  
\_\_\_\_\_

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?

OFFICE PAPER  
\_\_\_\_\_

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

ONE 55 GALLON BAG PER WEEK  
\_\_\_\_\_

C. How often will trash be collected?

WEEKLY  
\_\_\_\_\_

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

WILL POLICE THE AREA AND GATHER DEBRIS ON A DAILY BASIS

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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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

WILL ADHERE TO ALL OSHA  
RULES AND REGULATIONS  
\_\_\_\_\_

**ALCOHOL SALES**

13. 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**PARKING AND ACCESS REQUIREMENTS**

14. Please 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?

10

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

15 Standard spaces

\_\_\_\_\_ Compact spaces

2 Handicapped accessible spaces.

\_\_\_\_\_ Other.

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

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

\_\_\_\_\_

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.

15. Please 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? N/A

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located? N/A

\_\_\_\_\_

\_\_\_\_\_

D. During what hours of the day do you expect loading/unloading operations to occur?

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E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

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?

ACCESS IS ADEQUATE

**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? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?

3000 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ 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: \_\_\_\_\_

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**AUTOMOBILE ORIENTED USES SUPPLEMENTAL APPLICATION**

Supplemental information to be completed by applicants requesting special use permit approval of an automobile oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

- automobile or motor vehicle parking or storage lot.
- automobile or trailer rental or sales.
- automobile service station.
- automobile repair, including car wash.
- other: \_\_\_\_\_

2. What types of repairs do you propose to perform?

NONE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. How many of each of the following will be provided?

- NONE hydraulic lifts or racks
- NONE service pits
- NONE service bays

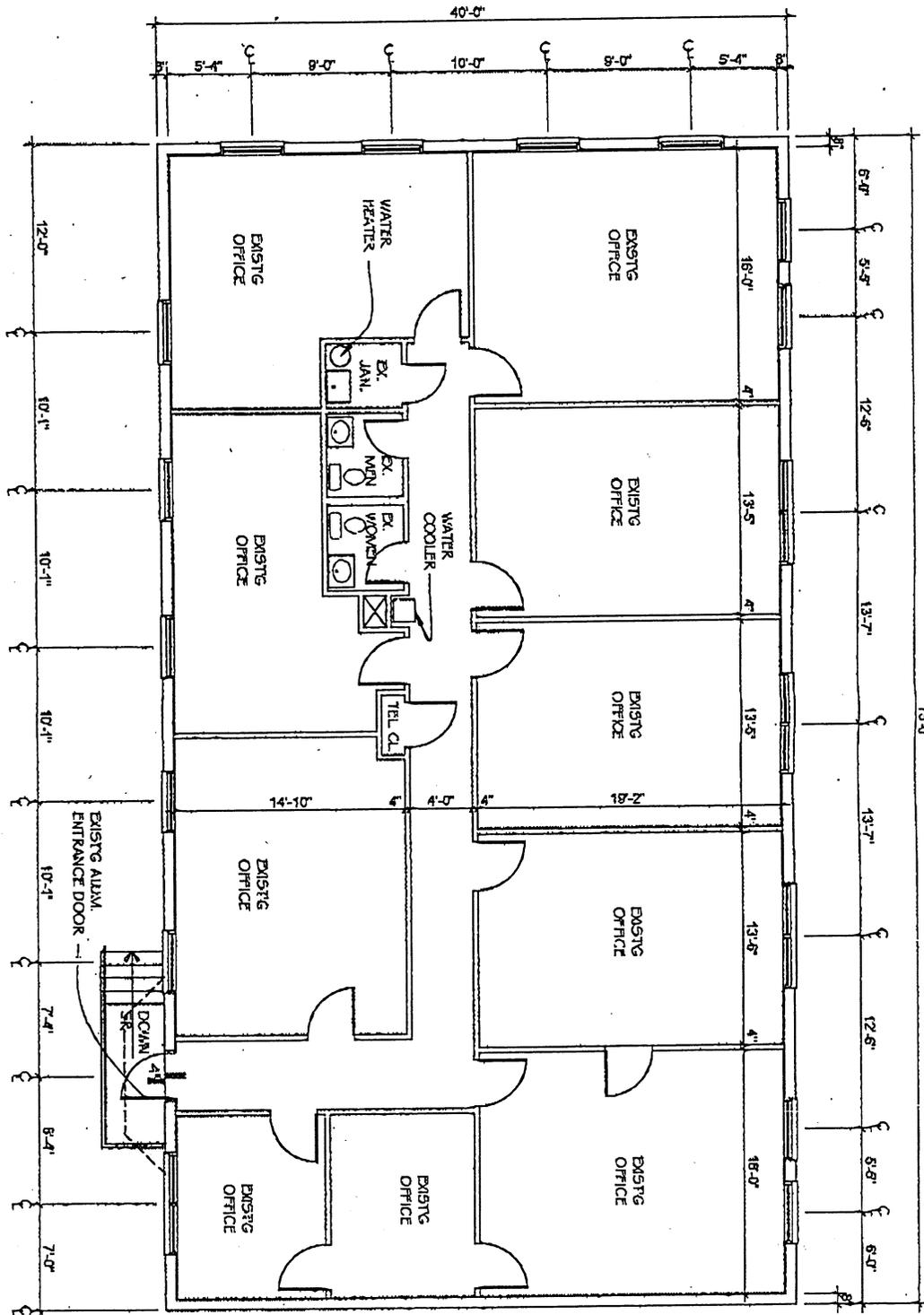
4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

EIGHT (8) HERTZ RENTAL VEHICLES  
TWO (2) CUSTOMER VEHICLES  
\_\_\_\_\_  
\_\_\_\_\_

5. Will a loudspeaker or intercom system be used outside of the building?  Yes.  No.

Please note all repair work must occur within an enclosed building.

UPPER LEVEL - EXISTING CONDITIONS

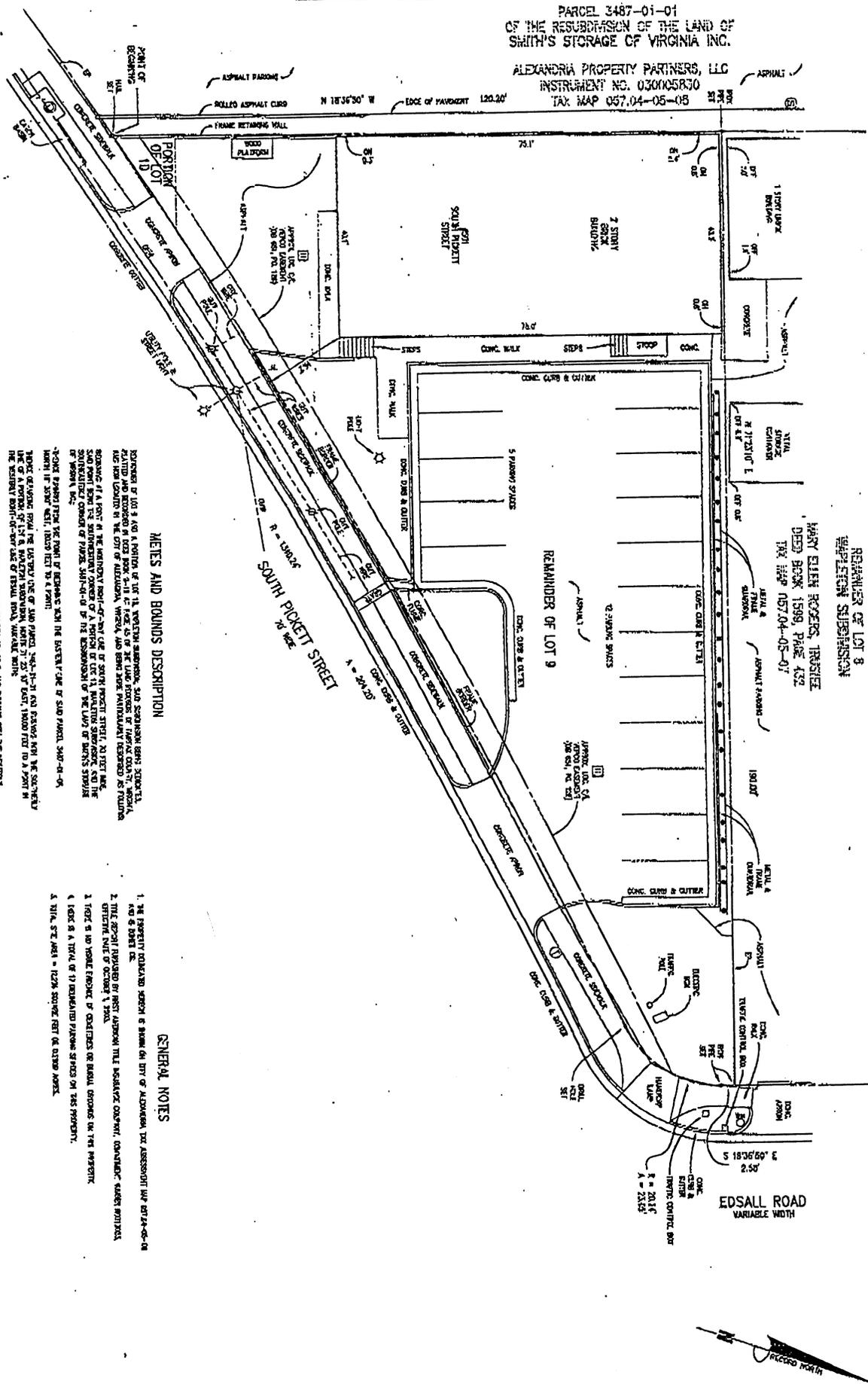


|   |             |                 |   |
|---|-------------|-----------------|---|
| <p>FOR REVIEW ONLY<br/>NOT FOR<br/>CONSTRUCTION</p>   | DATE        | REVISION        | <p>STEVEN J. KARR, AIA INC.<br/>ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT<br/>210 North Adams Street, Rockville, Maryland 20<br/>Tel: 301.610.6210 Fax: 301.610.5211 www.sjkainc.com</p> |
|   | DATE        | REVISION        |   |
| <p><b>A2</b></p>  | <p>DATE</p> | <p>REVISION</p> | <p>PROJECT ARCHITECT</p> <p>DESIGNED BY</p> <p>DRAWN BY</p>   |
| <p>Existing Conditions for<br/><b>LOGAN OFFICE BUILDING</b><br/>South Pickett Street<br/>Alexandria, Virginia</p> |             |                 | <p>STEVEN J. KARR, AIA</p> <p>R. ARMSTRONG</p>  |



PARCEL 3487-01-01  
OF THE RESUBDIVISION OF THE LAND OF  
SMITH'S STORAGE OF VIRGINIA INC.

ALEXANDRIA PROPERTY PARTNERS, LLC  
INSTRUMENT NO. 030405870  
TAX MAP 057-04-05-08



REMAINDER OF LOT 8  
EXCEPTION SUBDIVISION  
MARY ELLEN ROGERS TRUSTEE  
DEED BOOK 1589 PAGE 432  
EX #29 057-04-05-01

REMAINDER OF LOT 9

MEASUREMENTS AND BOUNDS DESCRIPTION

SECTION 19 OF THE 1ST AND 2ND VICTORIES OF THE 11th WASHINGTON TERRITORY...  
SECTION 19 OF THE 1ST AND 2ND VICTORIES OF THE 11th WASHINGTON TERRITORY...  
SECTION 19 OF THE 1ST AND 2ND VICTORIES OF THE 11th WASHINGTON TERRITORY...

SECTION B - SECTION 2 NOTES

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GENERAL NOTES

- 1. THE PROPERTY BOUNDARY...  
2. THE APPROXIMATE...  
3. THE APPROXIMATE...  
4. THE APPROXIMATE...

SURVEYOR'S CERTIFICATE

TO WHOM IT MAY COME...  
I, the undersigned...  
do hereby certify...

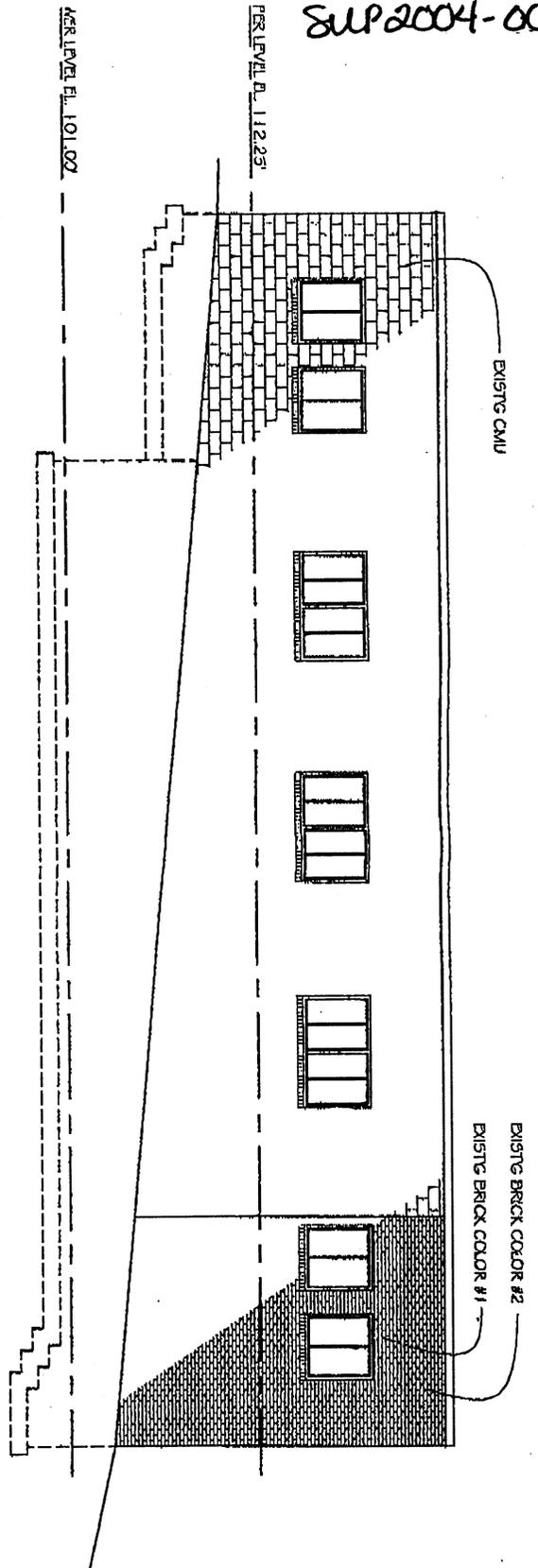


Signature of the surveyor.

Table with columns for 'NO.', 'DATE', 'DESCRIPTION', and 'BY'.

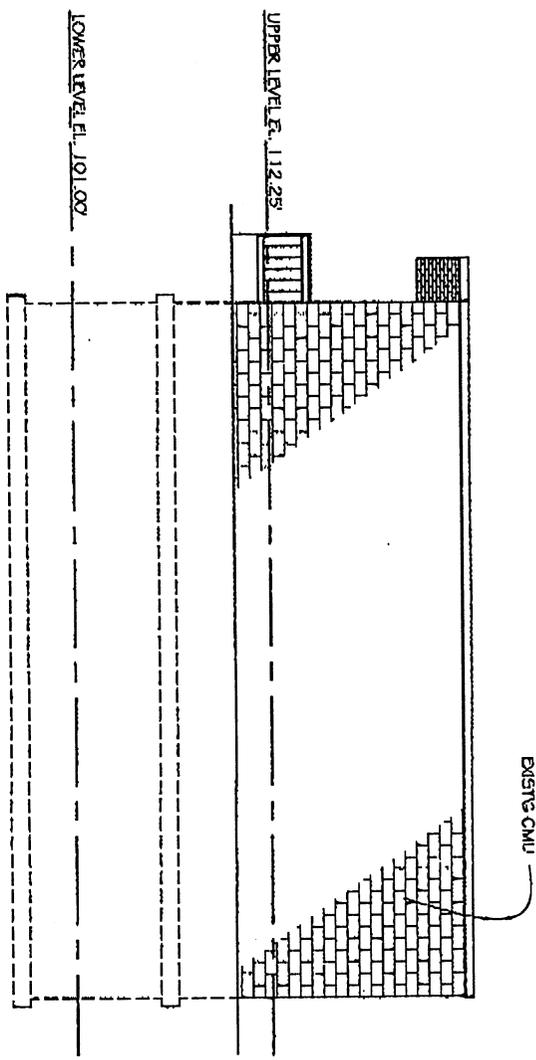
ALTA/A  
WAPLE  
CITY OF  
SCALE: 1" = 100'





**WEST ELEVATION - EXISTING CONDITIONS**

1/8" = 1'-0"

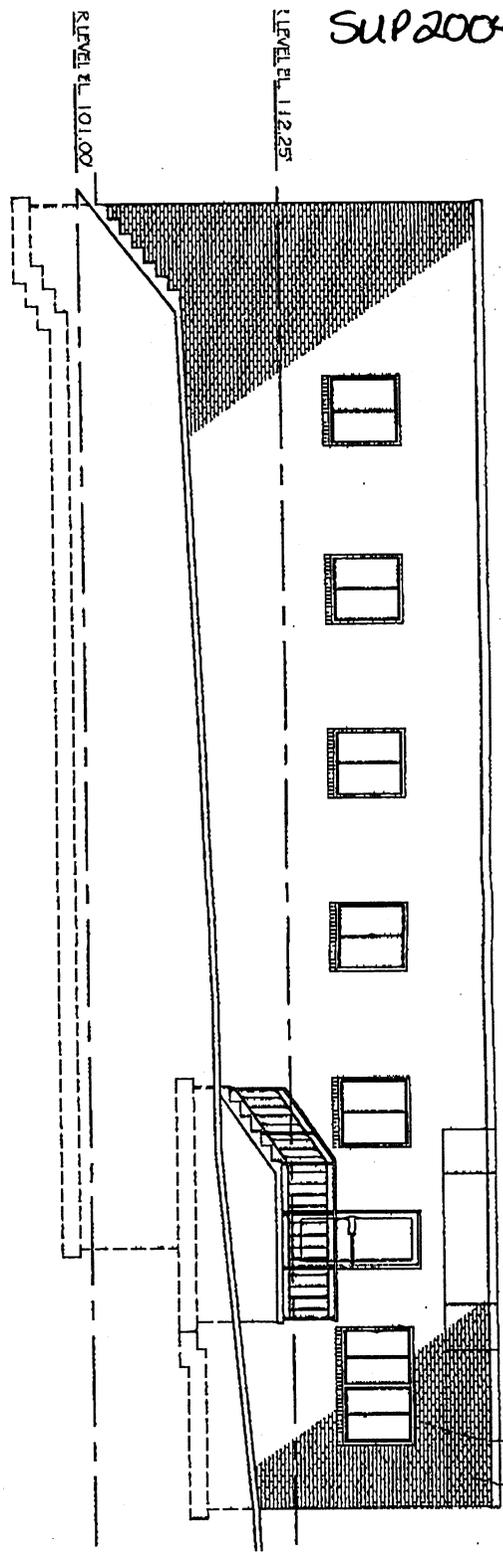


**NORTH ELEVATION - EXISTING CONDITIONS**

1/8" = 1'-0"

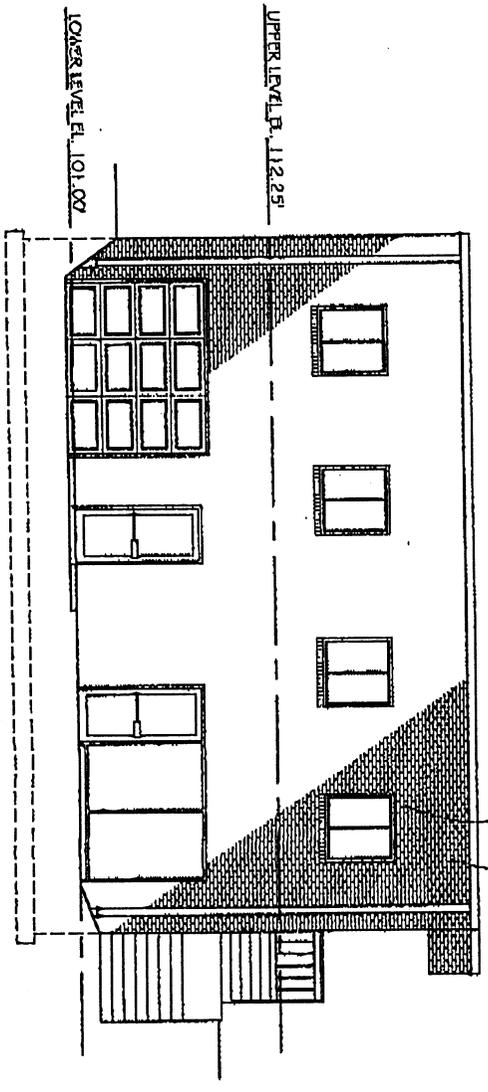
|   |  |
|---|--|
| <b>STEVEN J. KARR, AIA INC.</b><br>ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT<br>210 North Adams Street, Rockville, Maryland 20850<br>Tel: 301.810.5210 Fax: 301.810.5211 www.sjkai.com |  |
| PROJECT ARCHITECT<br>DESIGNED BY<br>DRAWN BY  | STEVEN J. KARR, AIA<br>R. ARMSTRONG                                    |
| Existing Conditions for:<br><b>LOGAN OFFICE BUILDING</b><br>South Pickett Street<br>Alexandria, Virginia  |  |
| DATE: 10/22/03<br>DRAWN BY: ESTER D. COZZI<br>CHECKED BY: R. ARMSTRONG  | DATE: 10/22/03<br>DRAWN BY: ESTER D. COZZI<br>CHECKED BY: R. ARMSTRONG |
| FOR REVIEW ONLY<br>NOT FOR CONSTRUCTION<br>14574  |  |
| A4  |  |

SUP 2004-0018



EAST ELEVATION - EXISTING CONDITIONS

1/8" = 1'-0"



SOUTH ELEVATION - EXISTING CONDITIONS

1/8" = 1'-0"

24

Existing Conditions for:  
**LOGAN OFFICE BUILDING**  
 South Pickett Street  
 Alexandria, Virginia

|  |                     |
|--|---------------------|
| <b>STEVEN J. KARR, AIA INC.</b>                        |                     |
| ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT |                     |
| 210 North Adams Street, Rockville, Maryland 20850      |                     |
| Tel: 301.610.5210 Fax: 301.610.5211 www.sjkala.com     |                     |
| PROJECT ARCHITECT                                      | STEVEN J. KARR, AIA |
| DESIGNED BY  |                     |

FEB-19-2004 11:09

GREENBERG CD

|      |           |
|------|-----------|
| CAD  | ALBU/SB/C |
| DATE | REVISION  |

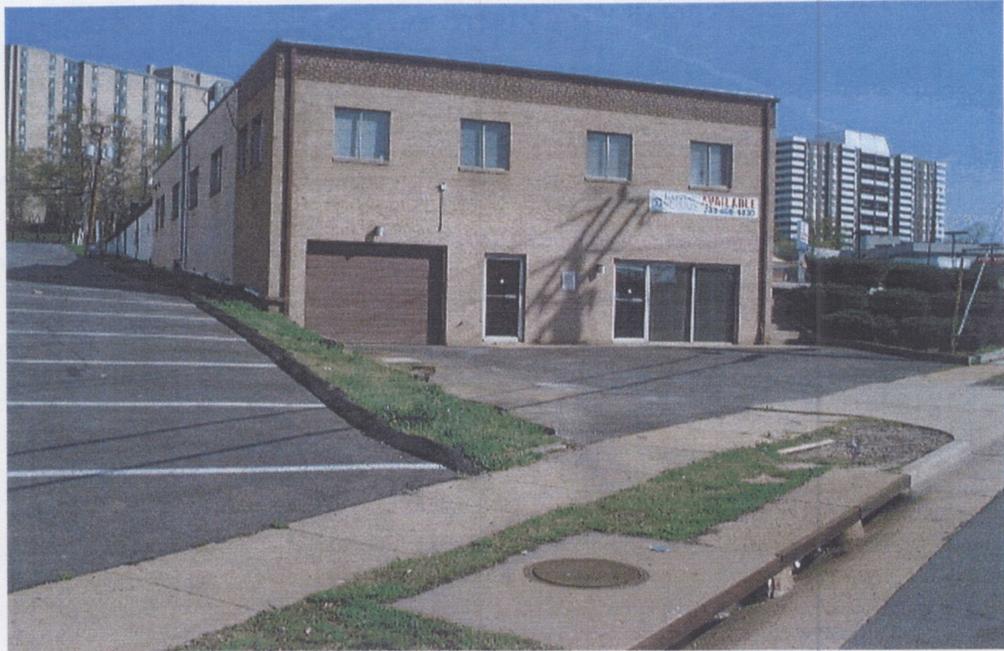
301 657 2555

A3

FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION

P. 04/04

**EXISTING:**



**PROPOSED:**



Shown with 14 Manhattan Euonymus



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**EXISTING:**



**PROPOSED:**



Shown with 2 Kwanzan Cherries



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