may



SPECIAL USE PERMIT # 2011-0010

•	BLEGIME GOE L	- AUII-C	2010	•
PROPERTY LOCATIO	503 King Street	, Alexandria, VA 223	14	Navarana and American and Ameri
TAX MAP REFERENCE:	074.02-04-	02	ZONE:	KR.
APPLICANT: The Velmeir Co	mpanies			
Address: 5757 West M	aple Road, Suite 800	0, West Bloomfield, M	I 48322	
PROPOSED USE: $\frac{\mathrm{CV}}{}$	S/pharmacy Store	: #2149		
Section 4-11-500 of the 199 [JTHÉ UNDERSIGNED City of Alexandria staff and connected with the application [JTHE UNDERSIGNED Section 4-1404(D)(7) of the Section 4-1404(D)(7) of the surveys, drawings, etc., required knowledge and belief. The in support of this application this application will be bindired.	2 Zoning Ordinance of the having obtained permission Members to on. having obtained permission. having obtained permission acard notice on the properties of the properties	ecial Use Permit in accordar e City of Alexandria, Virginia. ession from the property owner o visit, inspect, and photogrates ession from the property owner esty for which this application of the City of Alexandria, Virginia the applicant are true, correct ed that any written materials expresentations made to the esthose materials or represent esty of Alexandria, Virginia	er, hereby gran iph the building er, hereby gran is requested, p inia. ovided and spe ict and accurate, drawings or it Director of Plan stations are clean	nts permission to the premises, land etc., ints permission to the pursuant to Article IV, edifically including all e to the best of their lustrations submitted nning and Zoning on arly stated to be non-
Eugene Harris	•		L	211011
Print Name of Applicant or A	gent			Date
5285 Shawnee Road	- · · · · · · · · · · · · · · · · · · ·	703 346 5293	703	256 5890
Mailing/Street Address Alexandria, VA	22312	Telephone # gharris@velm	eir.com	Fax#
City and State	Zip Code		Email address	
ACTION-PLANNING O	OMMISSION:	j	oate:	
ACTION CITY COUNC	ni i e e e e e e e e e e e e e		ATE.	

SUP# 2011-00 10

PROP	ERTY OWNER'S AUTHORIZATION		
As the	property owner of <u>Bankers Square Associ</u>	ates	. I hereby
	(Property Address)		
orantt	he applicant authorization to apply for the <u>CVS_Ret</u>	ail Store	use as
gionit	(use)		_ 000 00
المحمدة			
descrit	ped in this application.		
Name:_	Lawrence E. Kahan	Phone (703) 299-0	029
	Please Print		
Address	2331 Mill Road, Suite 150	Email _lkahan@simps	ondev.com
	Alexandria, VA 22314		
Signat	ure: Jawrine Koh	Date: February 14	, 2011
C.g	A		the of the body and a proper property and the second of the body and the second of the
4	Floor Dian and Diat Dian. As a part of this application	the applicant is required to a	shmit a floor alan and alat or
1.	Floor Plan and Plot Plan. As a part of this application		·
	site plan with the parking layout of the proposed use. floor and site plans. The Planning Director may waive		•
		requirements for plan submiss	sion 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 requ	est.	
2.	The applicant is the (check one):		
	[] Owner		
	[] Contract Purchaser		
	[] Lessee or		
	[JOther: Devioper of the sub	iect property.	
		,,	
State to	ne name, address and percent of ownership of any pe	rson or entity owning an intere	st in the applicant or owner.
	the entity is a corporation or partnership, in which case	-	
		, , , , , , , , , , , , , , , , , , , ,	

sup#_201-0010_

OWNERSHIP AND DISCLOSURE STATEMENT Use additional sheets if necessary

	Address	operty which is the subject of the applic Percent of Ownership
E D JENE HAR	SZ855hanoea 1	2312
2.		
3.		
treet(address	nd percent of ownership of any person or en), unless the entity is a corporation or partn erest shall include any legal or equitable inte ation.	ership, in which case identify each own
Vame	Address	Percent of Ownership
1. Brokersspone f 2.	2331 Mill Road, Suite 150, Alexandria, VA 222	100%
••		
3.	Fach person or entity listed above (1 and 2) with an ownership interest in the app
ess or Financial Relationships. ot property is required to disclose e, existing at the time of this app of the Alexandria City Council, P	Each person or entity listed above (1 and 2 any business or financial relationship, as lication, or within the 12-month period prior lanning Commission, Board of Zoning Appel Relationship as defined by Section 11-350 of the Zoning Ordinance	defined by Section 11-350 of the Zonin to the submission of this application wi
ess or Financial Relationships. of property is required to disclose e, existing at the time of this app of the Alexandria City Council, P	e any business or financial relationship, as lication, or within the12-month period prior lanning Commission, Board of Zoning Appu Relationship as defined by Section 11-350 of the Zoning	defined by Section 11-350 of the Zonin to the submission of this application wil eals or either Boards of Architectural Re Member of the Approving Body (i.e. City Council, Planning
ess or Financial Relationships. It property is required to disclose a, existing at the time of this apport the Alexandria City Council, Property of the Person or entity	e any business or financial relationship, as dication, or within the 12-month period prior lanning Commission, Board of Zoning Appearance Relationship as defined by Section 11-350 of the Zoning Ordinance	defined by Section 11-350 of the Zonin to the submission of this application wil eals or either Boards of Architectural Re Member of the Approving Body (i.e. City Council, Planning
ess or Financial Relationships. ct property is required to disclose e, existing at the time of this app	e any business or financial relationship, as dication, or within the 12-month period prior lanning Commission, Board of Zoning Appearance Relationship as defined by Section 11-350 of the Zoning Ordinance	defined by Section 11-350 of the Zonin to the submission of this application wil eals or either Boards of Architectural Re Member of the Approving Body (i.e. City Council, Planning

SUP	#_	20	// (****	00	- Nonezo	0_	

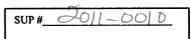
property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for thich there is some form of compensation, does this agent or the business in which the agent is employed have a siness license to operate in the City of Alexandria, Virginia?
Yes.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

NARRATIVE DESCRIPTION	
3. The applicant shall describe below the nature of the request in detail so that the Planning Commission Council can understand the nature of the operation and the use. The description should fully discuss the naturity. (Attach additional sheets if necessary.)	
Construction of a new 11036 SF CVS Retail and Pharmacy Store	

SUP# 2011-0010

USE CHARACTERISTICS

[] a ∈	proposed special use permit request is for <i>(check one);</i> new use requiring a special use permit, n expansion or change to an existing use without a special use permit, n expansion or change to an existing use with a special use permit,
	her. Please describe:
Pleas	se 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).
	Varies by time of day but minimum 10 and maximum of 50
В.	How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift). (12) during time frames noted in #6 below.
	8-12 per eight hour shift
Section of the Sectio	*
, and the second se	
Pleas	e describe any potential noise emanating from the proposed use.
Pleas	e describe any potential noise emanating from the proposed use. Describe the noise levels anticipated from all mechanical equipment and patrons.
	Describe the noise levels anticipated from all mechanical equipment and patrons.



Pleas	se 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)
	1-2 4 CY dumpsters per week - majority is cardboard which will be baled internally
В.	How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day o week)
	1-2 4 CY dumpsters per week - majority is cardboard which will be baled internally
C.	How often will trash be collected?
	1- 2 times per week
D.	How will you prevent littering on the property, streets and nearby properties?
	Trash receptacles at entrances as required employees will police area around store
	any hazardous materials, as defined by the state or federal government, be handled, stored, or gen
[]Y	′es. ✓ No.

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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: $N/A \\$
12.	What methods are proposed to ensure the safety of nearby residents, employees and patrons?
	N/a
ALC	OHOL 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 include on-premises and/or off-premises sales.
	Beer and Wine only for off site consumption

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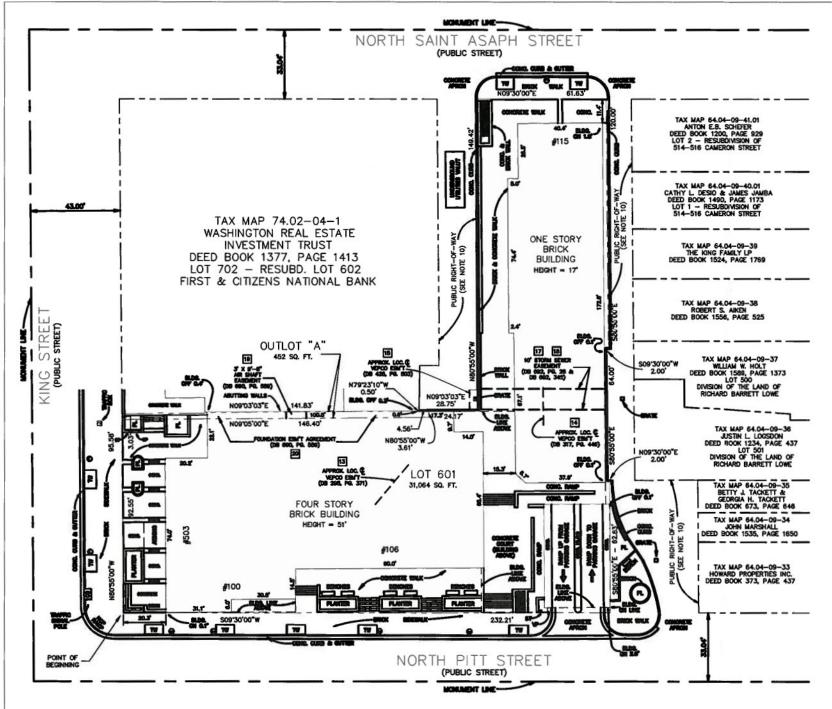
PARKING AND ACCESS REQUIREMENTS

14.	A.	How many parking spaces of each type are provided for the proposed use:
		Standard spaces
		Compact spaces
		Handicapped accessible spaces.
		Other.
		Plänning and Zöning Staff Only
	Requ	ifred number of spaces for use per Zoning Ordinance Section 8-200A
	Does	the application meet the requirement? [] Xes [] No
	В.	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?
	Urban l	ocation - 3 spaces will be leased in building garage for staff - customers will utilize neighborhood street and garage
site pa	arking w ustrial u	FE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off- ithin 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial ses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 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.	Pleas	e provide information regarding loading and unloading facilities for the use:
	Á,	How many loading spaces are available for the use? 1
		Planning and Zoning Staff Only
	Re	quired number of loading spaces for use per Zoning Ordinance Section 8-200
	D	bes the application meet the requirement?
		[] Yes [] No

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lding.		

	В.	Where are off-street loading facilities located? At rear of building.			
	Ċ.	During what hours of the day do you expect loading/unloading operations to occur? Between 7 AM and 4 PM			
	D.	How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?			
		2 to 3 times per week			
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?				
	n/a				
SIT	E CHA	ARACTERISTICS			
17.	Will t	ne proposed uses be located in an existing building? Yes [] No			
	Do yo	ou propose to construct an addition to the building?			
	Howl	arge will the addition be? square feet.			
18.	What will the total area occupied by the proposed use be?				
	11,036 sq. ft. (existing) + 0 sq. ft. (addition if any) = $11,036$ sq. ft. (total)				
19.	[]as []as []as []as	proposed use is located in: (check one) stand alone building house located in a residential zone warehouse shopping center. Please provide name of the center: office building. Please provide name of the building: Bankers Square her. Please describe:			

End of Application



SURVEYOR'S CERTIFICATION

TO: BANKERS SQUARE ASSOCIATES, SECURITY LIFE OF DENVER INSURANCE COMPANY AND/OR ITS SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR AND STEWART TITLE GUARANTY COMPANY:

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "minimum standard detail requirements for alta/acsm land title surveys", jointly established and adopted by alta, acsm and nsps in 1997, and inclides items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11, 13 and 15 of table a thereof, and (ii) pursuant to the accuracy standards (as adopted by alta and acsm and in effect on the date of this certification) of an urban survey.

DONALD J. ZDANCEWICZ REGISTRATION NO. 2197

LEGEND

Ð	ELECTRIC MANHOLE	TW	TREE WELL
Φ	TELEPHONE MANHOLE	PL	PLANTER
*	STREET LIGHT	CONC.	CONCRETE
•	PARKING METER	нсе	HANDICAP
4	METER BOX	SP	SPRINKLER
_	STREET SIGN	ST	STANDPIPE
SQ. FT.	SQUARE FEET	VP	VENT PIPES
CB	CATCH BASIN	ę	CENTERLINE
APPROX.	APPROXIMATE	LOC.	LOCATION



SCHEDULE B - SECTION 2 NOTES

THE FOLLOWING EASEMENTS WERE CREATED PRIOR TO THE REDEVELOPMENT OF THIS PROPERTY AND CANNOT PHYSICALLY BE LOCATED:

- 10 EASEMENT TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA RECORDED IN DEED BOOK 116 AT PAGE 192.
- 11 EASEMENT TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, RECORDED IN DEED BOOK 116 AT PAGE 193.
- 12 EASEMENT TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA RECORDED IN DEED BOOK 117 AT PAGE 22.

THE FOLLOWING EASEMENTS WERE CREATED PRIOR TO THE REDEVELOPMENT OF THIS PROPERTY AND ARE SHOWN APPROXIMATELY BY GRAPHIC PLOTTING:

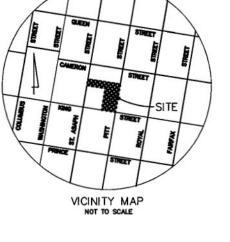
- ES EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY, RECORDED IN DEED BOOK 295 AT PAGE 371.
- EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY, RECORDED IN DEED BOOK 317 AT PAGE 449.
- ES EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY, RECORDED IN DEED BOOK 426 AT PAGE 503.

THE FOLLOWING EASEMENTS AND AGREEMENT APPLY AND AFFECT THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY:

- [18] STORM SEWER EASEMENT RECORDED IN DEED BOOK 692 AT PAGE 342

NOTES

- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AREA OUTSIDE THE 500 YEAR FLOOD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, WIRGINIA, COMMUNITY PANEL NUMBER 515519 0005 D, EFFECTIVE DATE OF MAY 15, 1991.
- 4. TOTAL LAND AREA = 31,516 SQUARE FEET OR 0,7235 ACRES.
- 5. ZONING CODE BULK REGULATIONS NONRESIDENTIAL USES:
- A. YARDS AND OPEN SPACE —
 THERE ARE NO YARD OR OPEN SPACE REQUIREMENTS EXCEPT AS MAY
 BE APPLICABLE PURSUANT TO THE SUPPLEMENTAL YARD AND SETBACK
 REGULATIONS OF SECTION 7-1000 AND THE ZONE TRANSITION REQUIREMENTS
 OF SECTION 7-900.
- B. FLOOR AREA RATIO —
 THE MAXIMUM PERMITTED FLOOR AREA RATIO IS 1.5 EXCEPT THAT THE FLOOR
 AREA RATIO MAY BE INCREASED TO AN AMOUNT NOT TO EXCEED 2.5 WITH A
- C. BUILDING HEIGHT THE MAXIMUM PERMITTED HEIGHT OF A BUILDING IS 50 FEET.
- 6. TOTAL AREA OF EXTERIOR FOOTPRINTS OF BUILDINGS = 19,489 SQUARE FEET.
- THIS PROPERTY IS NOW IN THE NAME OF DONALD F. SIMPSON, SR. (DEED BOOK 1649, PAGE 425) AND ALEXANDRIA TECH CENTER I (DEED BOOK 1654, PAGE 51).
- 8. TWO LEVEL PARKING GARAGE BENEATH BUILDING CONTAINS 139 SPACES.
- THIS PROPERTY IS LOCATED IN CITY OF ALEXANDRIA PARKING DISTRICT 1, WITH A PARKING REQUIREMENT FOR OFFICE BUILDINGS OF ONE SPACE PER 500 SQUARE FEET OF FLOOR AREA.
- DEDICATED TO THE CITY OF ALEXANDRIA FOR STREET AND FOR LANDSCAPE, PUBLIC WAY AND UTILITY PURPOSES IN DEED BOOK 689, PAGE 437.



OWNER

DONALD F. SIMPSON, SR. ALEXANDRIA TECH CENTER : P.O. BOX 430 ALEXANDRIA, VA 22313

LEGAL DESCRIPTION

LOT 601, OF THE RESUBDIVISION OF BLOCK ONE, PHASE TWO, GADSBY'S COMMERCIAL URBAN RENEWAL PROJECT, AS RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINA, IN DEED BOOK 689 AT PAGE 437, AND OUTLOT "A" OF THE RESUBDIVISION OF LOT 602, FIRST AND CITIZENS NATIONAL BANK, AS RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINAL IN DEED BOOK 690 AT PAGE 559, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY SIDE OF KING STREET WITH THE WESTERLY SIDE OF NORTH PITT STREET AND THENCE RUNNING WITH THE NORTHERLY SIDE OF KING STREET INBO'SS'00"W 95.58 FEET TO A CORNER COMMON TO LOT 702, FIRST AND CITZENS NATIONAL BANK: THENCE DEPARTING THE MORTHERLY SIDE OF KING STREET AND TRUNNING WITH THE LINE COMMON TO LOT 702, NO9'03'03"E 141.83 FEET TO A CORNER COMMON TO LOT 702, NO9'03'03"E 141.83 FEET TO A CORNER COMMON TO LOT 702, NO9'03'03"E COMMON TO LOT 702, NO9'03'03"E 161.83 FEET TO A CORNER COMMON TO LOT 702, NO9'03'03"E 161.85 FEET TO A POINT; THENCE DEPARTING THE LINE OF LOT 702 AND RUNNING WITH THE EASTERLY TERMINUS OF A LANDSCAPE, PUBLIC WAY & UTILITY DEDICATION AREA, NO9'03'03"E 28.75 FEET TO A POINT; THENCE RUNNING WITH THE NORTHERLY SIDE OF THE LANDSCAPE, PUBLIC WAY & UTILITY DEDICATION AREA, NO9'03'00"E 18.15 FEET TO A POINT TO THE EASTERLY SIDE OF NORTH SAINT ASAPH STREET; NOS'00"E 18.15 FEET TO A POINT TO THE CASTERLY SIDE OF NORTH SAINT ASAPH STREET, NOS'00"E 18.15 FEET TO A POINT; THENCE USING THE EASTERLY SIDE OF NORTH SAINT ASAPH STREET, NOS'00"E 18.15 FEET TO A POINT; THE SOUTHERLY SIDE OF A LANDSCAPE, PUBLIC WAY & UTILITY DEDICATION AREA THE FOLLOWING FIVE COURSES AND DISTANCES; SOO'S'00"E 12.00 FEET TO A POINT; NO9'30'00"W 2.00 FEET TO A POINT; THENCE RUNNING WITH THE WESTERLY SIDE OF NORTH PITT STREET; THENCE RUNNING WITH THE WESTERLY SIDE OF NORTH PITT STREET; THENCE RUNNING WITH THE WESTERLY SIDE OF NORTH PITT STREET; THENCE RUNNING WITH THE WESTERLY SIDE OF NORTH PITT STREET; THENCE RUNNING WITH THE WESTERLY SIDE OF NORTH PITT STREET; THENCE RUNNING WITH THE WESTERLY SIDE OF NORTH PITT STREET; THENCE RUNNING WITH THE WESTERLY SIDE OF NORTH PITT STREET; THENCE RUNNING WITH THE WEST

ALTA/ACSM LAND TITLE SURVEY LOT 601, BLOCK ONE, PHASE TWO

GADSBY'S COMMERC AL URBAN RENEWAL PROJECT

(DEED BOOK 689, PAGE 437)

OUTLOT "A"

OF THE RESUBDIVISION OF LOT 602

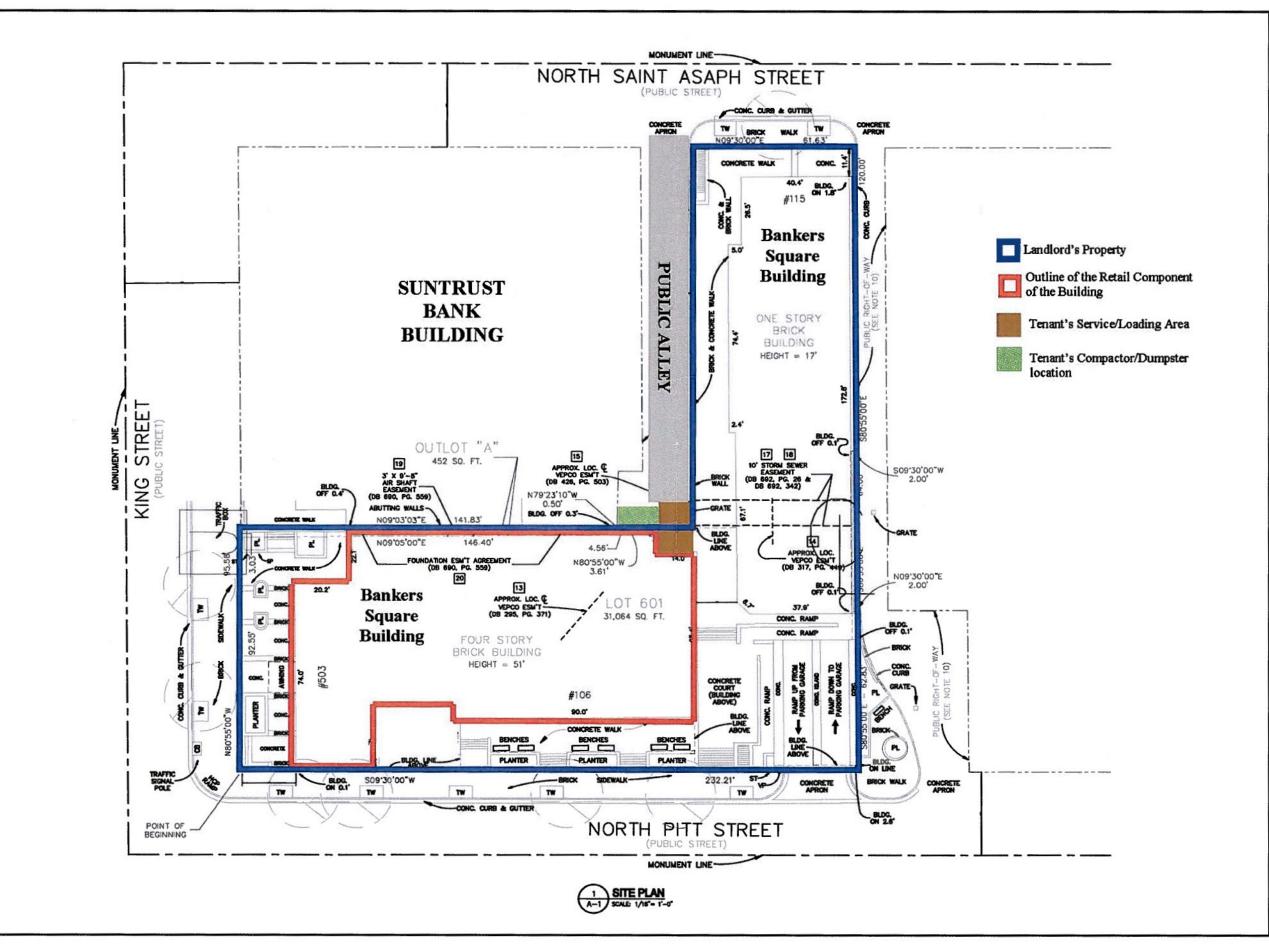
FIRST & CITIZENS NATIONAL BANK (DEED BOOK 690, PAGE 559)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' DATE: FEBRUARY 8, 2000









Larson Design Group

1000 Commerce Park Drive Suite 201 Williamsport, PA 17701

Phone: 570.323.6603 Fox: 570.323.9902

ARCHITECTS ENGINEERS SURVEYORS

CONSULTANT:



PROJECT TYPERELO A-TYPICAL

STORE NUMBER KING ST. & PITT ST. ALEXANDRIA, VA

DEVELOPER:

THE VELMEIR COMPANIES 5757 WEST MAPLE RD. WEST BLOOMFIELD, MI TEL: (248) 539-7997 FAX: (248) 539-9449

REVISIONS:

LAYOUT COORDINATOR:

CONSTRUCTION MCR. J. BARTKO DRAWING BY BOC 02 FEB 2010

SITE PLAN

SHEET NUMBER

A-1

6556-018

COMMENTS:

