

**GENERAL NOTES:**

1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP #051-3-05-0001, #051-3-01-0004, 0005, 0006, 0007, 0008.
2. THE TOTAL SITE CONTAINS 3.8289 ACRES (166,787 S.F.). ALL FIVE LOTS ARE PROPOSED TO BE CONSOLIDATED. THE PROPOSED F.A.R. IS 0.70 [(99,072 S.F. + 17,680 S.F.) / 166,787 S.F.].
3. THE EXISTING SITE CONDITIONS SHOWN HEREON ARE FROM A MAP PREPARED BY BL COMPANIES ENTITLED ALTA/ACSM LAND TITLE SURVEY, LANDS OF WISSINGER CHEVROLET COMPANY, NOVA LODGE #35 AND DOUGLAS V. SORENSEN, SEVEN CORNERS, FAIRFAX COUNTY, VIRGINIA, DATED 7/28/00, REVISED 11/13/00.
4. THIS SPECIAL EXCEPTION PLAT IS NOT INTENDED TO INDICATE PROPOSED GRADING. LIMITS OF FINAL CLEARING ARE SUBJECT TO MINOR MODIFICATIONS PENDING SITE PLAN APPROVAL.
5. THE SUBJECT PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.
6. THE PROPOSED PARKING AREA WILL BE LIGHTED. THE LIGHTING WILL BE DIRECTED DOWNWARD AND SHIELDED TO REDUCE GLARE.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.
8. THIS SPECIAL EXCEPTION IS TO ALLOW A F.A.R. GREATER THAN 0.50.
9. THE SPECIAL EXCEPTION PLAT IS NOT INTENDED TO BE EITHER A PRELIMINARY OR FINAL SITE PLAN. BUILDING FOOTPRINT AND LOCATION, YARDS, OPEN SPACE, LOCATIONS OF ENTRANCE DRIVES, PARKING LOT LAYOUT, AND ACCESSORY USES AND STRUCTURES, IF ANY, ARE SUBJECT TO MINOR MODIFICATIONS AS THE DETAILED DESIGN IS COMPLETED AND SUBJECT TO FURTHER PERMITTING (PROVIDED THAT MINIMUM BUILDING AND PARKING SETBACKS SHOWN FROM THE PROPERTY LINES ARE MAINTAINED).
10. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT ON THIS SPECIAL EXCEPTION PLAT CONFORMS TO THE OF ALL APPLICABLE ORDINANCES REGULATIONS AND STANDARDS OF FAIRFAX COUNTY, EXCEPT AS REQUESTED HEREIN.
11. IF ANY TREES SHOWN TO BE SAVED ON THE APPROVED PLAN ARE DEAD OR DYING, THEY SHALL BE REMOVED AND REPLACED PER THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, SECTION 12-0805.
12. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF (25) FEET OR MORE ON THE SUBJECT PROPERTY.
13. THE PROPOSED LIMITS OF CLEARING SHALL MAINTAIN THE EXISTING VEGETATION PENDING APPROVAL OF A FINAL GRADING PLAN AND SUBJECT TO FINAL SITE PLAN APPROVAL AND THE CONDITIONS OF SPECIAL EXCEPTION APPROVAL BY THE COUNTY.
14. THE PROPOSED LOCATIONS AND SIZES INDICATED FOR STORMWATER MANAGEMENT ARE APPROXIMATE AND SUBJECT TO MODIFICATION PENDING THE SITE PLAN PREPARATION, SUBMISSION AND APPROVAL BY THE COUNTY.

# SPECIAL EXCEPTION PLAT PUBLIC STORAGE FACILITY

SEVEN CORNERS  
6319 ARLINGTON BOULEVARD (ROUTE 50)  
AT ROUTE 613

SEVEN CORNERS, FAIRFAX, VIRGINIA

PREPARED FOR:  
**PUBLIC STORAGE, INC.**  
701 WESTERN AVENUE  
GLENDALE, CA 91201

**SITE TABULATIONS (SP PLANS)**

1) AREA IN ACRES	3.8289	AREA IN S.F.	166,787
2) AREA OF STREET DEDICATION	N/A		
3) USE	MINI-WAREHOUSE (SELF STORAGE) AND OFFICE		
4) NO. OF LOTS	5	AREA OF LOTS	3.8289 ACRES
5) EXISTING BUILDING GROSS FLOOR AREA	N/A		
6) EXISTING BUILDING NET FLOOR AREA	N/A		
7) PROPOSED BUILDING GROSS FLOOR AREA	149,776 S.F.		
8) PROPOSED BUILDING NET FLOOR AREA	116,752 S.F.		
9) TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE	0.70		
10) PROPOSED BUILDING HEIGHT	39.625 FT		
11) TOTAL HANDICAPPED PARKING REQUIRED	3		
12) TOTAL HANDICAPPED PARKING PROVIDED	5		
13) TOTAL HANDICAPPED VAN SPACES REQUIRED	1		
14) TOTAL HANDICAPPED VAN SPACES PROVIDED	1		
15) LOADING SPACES REQUIRED	6		
16) LOADING SPACES PROVIDED	6		
17) TOTAL PARKING SPACES REQUIRED	77		
18) TOTAL PARKING SPACES PROVIDED	87		
19) OPEN SPACE REQUIRED	15%		
20) OPEN SPACE PROVIDED	36.1%		
21) DENSITY (LOTS PER HECTARE)	N/A		

**ZONING REQUIREMENTS**

1) ZONING	C-8
2) AVG LOT AREA	N/A
3) MIN LOT AREA	40,000 S.F.
4) MIN LOT WIDTH	200 FEET
5) MAX BUILDING HEIGHT	40 FEET
6) MIN YARD REQUIREMENTS	
FRONT	40 FEET
SIDE	0
REAR	20 FEET
7) MAXIMUM FAR	0.50, 0.70 WITH WAIVER
8) MAXIMUM DENSITY	N/A
9) OPEN SPACE REQUIRED	15%
10) ANGLE OF BULK PLANE	45°
(DETAIL ON PAGE SE-1)	
11) OVERLAY DISTRICT	COMMERCIAL REVITALIZATION DISTRICT

**COMPUTATIONS FOR INTERIOR PARKING LOT LANDSCAPING**

(20 OR MORE PARKING SPACES)

AREA OF PARKING LOT	51,112 S.F.
LANDSCAPING REQUIRED (% OF ABOVE)	2,555.63 S.F.
LANDSCAPING PROVIDED	3,654.5 S.F. (7%)

**CONTENTS**

TITLE SHEET	
SE-1	SPECIAL EXCEPTION PLAT
AL-1	ALTA/ACSM LAND TITLE SURVEY
LL-1	SITE LANDSCAPE PLAN
LL-2	EXISTING VEGETATION MAP
A2.01	EXTERIOR ELEVATIONS
A2.02	EXTERIOR ELEVATIONS
A2.03	EXTERIOR ELEVATIONS, BUILDING "B"

PREPARED BY:

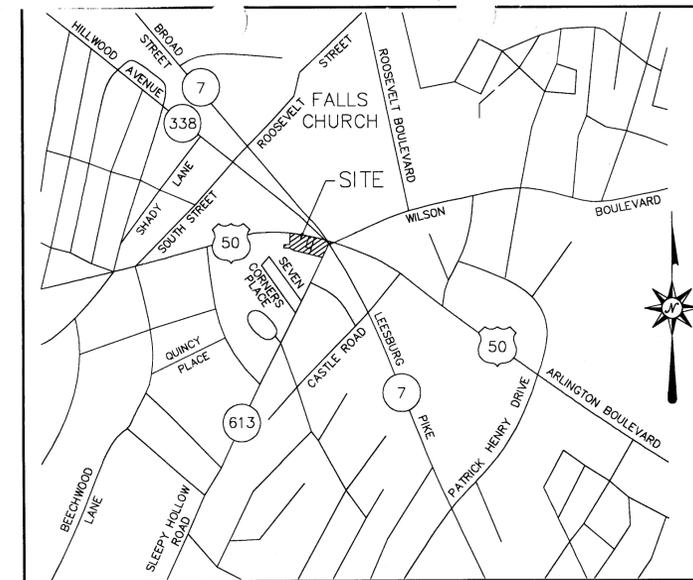


ARCHITECTURE   ENGINEERING   PLANNING   LANDSCAPE ARCHITECTURE  
LAND SURVEYING   ENVIRONMENTAL SCIENCES   ANALYTICAL SERVICES

849 International Drive, Suite 215  
Linthicum, MD 21090  
(410) 859-9100  
(410) 859-9958 Fax

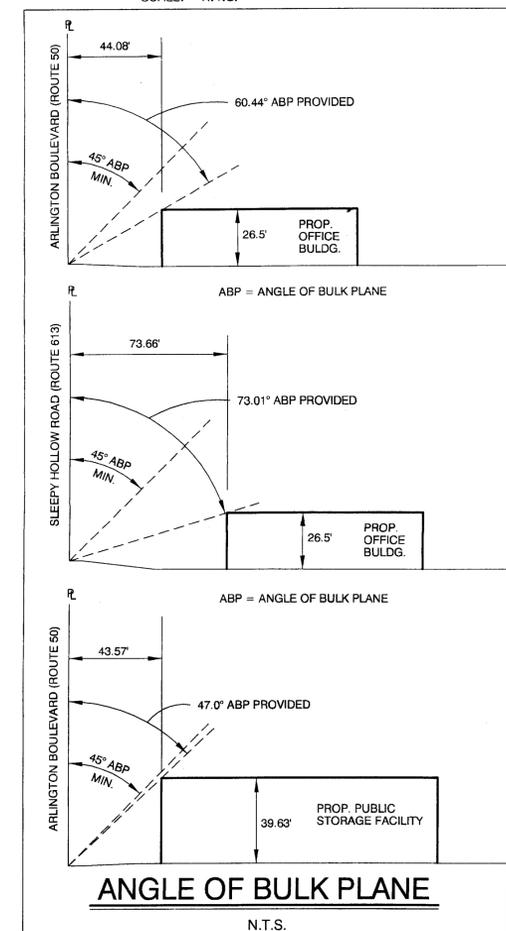
Application No SEA-2001-M-006-02 Staff T.Strunk

APPROVER (SE) SP PLAN  
SEE DEV CONDS DATED Dec-17-2007  
Date of (BOS) (BZA) approval Jan-7-2008  
Sheet 1 of 8  
SEE EXHIBIT IN CONDITIONS



**VICINITY MAP**

SCALE: N.T.S.



DEVELOPER:  
PUBLIC STORAGE, INC.  
701 WESTERN AVENUE  
GLENDALE, CA 91201

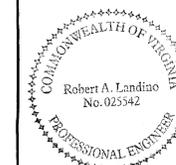
OWNER:  
WISSINGER CHEVROLET COMPANY, NOVA  
LODGE #35 AND DOUGLAS V. SORENSEN

**DATES**

ISSUE DATE: JANUARY 2, 2001  
REVISION: APRIL 12, 2001

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
APR 13 2001

ZONING EVALUATION DIVISION





Companies

ARCHITECTURE  
ENGINEERING  
PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
ENVIRONMENTAL SCIENCES  
ANALYTICAL SERVICES

849 International Drive  
Suite 215  
Linthicum, MD 21090  
(410) 859-9100  
(410) 859-9958 Fax

**SPECIAL EXCEPTION PLAT**  
**PROPOSED PUBLIC STORAGE FACILITY**  
ARLINGTON BOULEVARD  
SEVEN CORNERS, FAIRFAX COUNTY, VIRGINIA

Arlington Boulevard (U.S. Route 50)  
(200'+/- Variable Width R/W)

ONE BUS STOP SHELTER TO  
BE PROVIDED IN THE LOCATION  
OF THE CURRENT BUS STOP OR  
AS DIRECTED BY FAIRFAX COUNTY.

PROPOSED DECORATIVE ACORN  
TYPE LUMINAIR AND DECORATIVE  
LIGHTPOLE (TYP)

RELOCATE OR REPLACE  
VOTV TRAFFIC SIGN AS REQD.

INSTALL 6" WIDE DECORATIVE BRICK PAVEMENT WALK

RELOCATE OR REPLACE  
VOTV TRAFFIC SIGN AS REQD.

PROPOSED CLEARING LIMIT  
(LIMIT IS PROPERTY LINE  
UNLESS OTHERWISE NOTED)

40' FRONT BUILDING SETBACK LINE

**BUILDING A**  
PROPOSED PUBLIC STORAGE  
172' x 192' = 33,024 s.f.  
33,024 s.f. x 4 = 132,096 s.f.

**BUILDING B**  
OFFICE  
2 STORIES  
17,680 S.F.

PROPOSED BENCH

LOADING AREA

RELOCATE OR REPLACE  
VOTV TRAFFIC SIGN AS REQD.

PROPOSED CLEARING LIMIT  
(LIMIT IS PROPERTY LINE  
UNLESS OTHERWISE NOTED)

41.8'±(R.O.W. WIDTH)  
16.7'±(CENTERLINE TO PL.)  
11.6'±(CENTERLINE TO CURB)

RELOCATE OR REPLACE  
VOTV TRAFFIC SIGN AS REQD.

**LEGEND**

EXISTING		PROPOSED	
	CONTOUR		LIMITS OF CLEARING AND GRADING
	SPOT/RIM/INV. ELEVATION		PROPERTY LINE
	CATCH BASIN/CURB INLET		
	UTILITY POLE		
	UTILITY POLE WITH GUY WIRE		
	WATER METER		
	TREES/WOODS		
	LIGHT POLE		
	OVERHEAD ELECTRIC LINES		
	OVERHEAD TELEPHONE LINES		
	GAS LINE		
	WATER LINE		
	SANITARY SEWER LINE		
	STORM SEWER		
	PROPERTY LINE		
	CURB AND GUTTER		

**LOADING SPACE COMPUTATIONS**

REQUIRED LOADING:	
<b>BUILDING "A"</b>	TOTAL BLDG "A" = 5 SPACES
GROSS FLOOR AREA = 132,096 sq. ft.	
1 SPACE PER 1st 5000 sq. ft. = 1 SPACE	
1 SPACE PER ea. 30000 sq. ft. REMAINING	
OR MAJOR FRACTION (127,096 / 30,000 = 4.24) = 4 SPACES	
<b>BUILDING "B"</b>	TOTAL BLDG "B" = 1 SPACES
GROSS FLOOR AREA = 17,680 sq. ft.	
1 SPACE PER 1st 5000 sq. ft. = 1 SPACE	
1 SPACE PER ea. 30000 sq. ft. REMAINING	
OR MAJOR FRACTION (12,680 / 30,000 = 0.42) = 0 SPACES	

**PARKING TABULATION**

REQUIRED SPACES (BUILDING "A"):	
3.6 SPACES PER 1000 sq. ft. OFFICE SPACE	500 sq. ft. OFFICE, 3.6 SPACES
1 SPACE PER EMPLOYEE	4 EMPLOYEES, 4 SPACES
2 SPACES PER RESIDENT MGR.	0 RESIDENT MGR., 0 SPACES
1 SPACE PER 200 sq. ft. RETAIL	1000 sq. ft., 5 SPACES
	TOTAL REQUIRED 12.6 SPACES
PARKING PROVIDED:	
90 DEGREE PARKING SPACES(2,743m x 5.791m) (9 X 19) =	11 SPACES
HANDICAPPED PARKING (2,438m x 5.791m) =	1 SPACE
VAN ACCESSIBLE PARKING =	1 SPACE
	TOTAL PROVIDED = 13 SPACES
REQUIRED SPACES (BUILDING "B"):	
3.6 SPACES PER 1000 sq. ft. OFFICE SPACE	17,680 sq. ft. OFFICE, 63.65 SPACES
PARKING PROVIDED:	
90 DEGREE PARKING SPACES(2,743m x 5.791m) (9 X 19) =	70 SPACES
HANDICAPPED PARKING (2,438m x 5.791m) =	3 SPACE
VAN ACCESSIBLE PARKING =	1 SPACE
	TOTAL PROVIDED = 74 SPACES

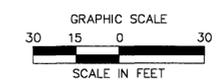
**BUILDING INFORMATION**

BUILDING "A"	
USE:	OFFICE/MINI-WAREHOUSE
HEIGHT:	39.63 FT
GROSS FLOOR AREA:	132,096 S.F.
NET FLOOR AREA:	XXX
NUMBER OF STORIES:	4
TYPE OF CONSTRUCTION:	2C
USE GROUP CLASSIFICATION:	S1
FOOTPRINT AREA OF BUILDING:	33,024 S.F.
FIRE WALLS:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
LOCATION:	XXX
RATING:	XXX
FIRE SPRINKLER SYSTEM:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
FULL:	<input checked="" type="checkbox"/>
PARTIAL:	<input type="checkbox"/>
BUILDING "B"	
USE:	OFFICE, GENERAL
HEIGHT:	26.5 FT
GROSS FLOOR AREA:	17,680 S.F.
NET FLOOR AREA:	XXXX
NUMBER OF STORIES:	2
TYPE OF CONSTRUCTION:	XX
USE GROUP CLASSIFICATION:	XX
FOOTPRINT AREA OF BUILDING:	8,840 S.F.
FIRE WALLS:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
LOCATION:	XX
RATING:	XX
FIRE SPRINKLER SYSTEM:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
FULL:	<input checked="" type="checkbox"/>
PARTIAL:	<input type="checkbox"/>

Application No SEA-2001-M-006-02, Staff T. Strunk

APPROVED SP PLAN  
SEE DEV CONDS DATED Dec-17-2007  
Date of (ROS) (BZA) approval Jan-7-2008  
Sheet 2 of 8  
SEE EXHIBIT IN CONDITIONS

THIS SHEET IS FOR SPECIAL EXCEPTION  
PERMITTING ONLY



REVISIONS	
Date	Desc.
3/19/01	ADDED DECORATIVE WALK/LIGHTS
4/12/01	REVISED WALK AND ACCESS DRIVE
No.	
1	
2	

Designed	E.C.P.
Drawn	E.C.P.
Checked	S.C.N.
Approved	X.X.X.
Scale	1" = 30'
Project No.	99C473
Date	1/2/01
CAD File	SPC47301

Sheet No.

SE-1

TITLE COMMITMENT INFORMATION - SORESENSEN

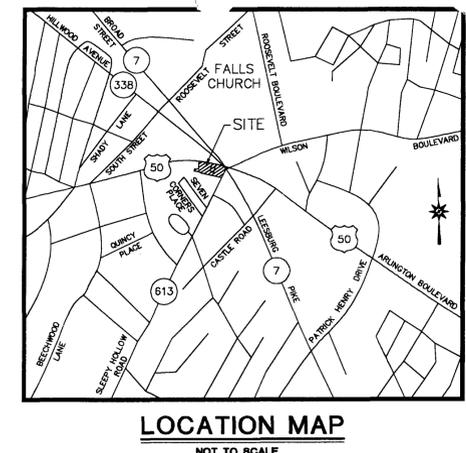
TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
EXCEPTION S2	D.B. 1-14, PG. 279	(9/19/1940) DEED FROM EAKIN PROPERTIES, INC. TO GEORGE COHEN AND SADIE COHEN - PORTION OF SUBJECT PROPERTY SUBJECT TO RESTRICTIONS CONTAINED THEREIN	AFFECTED AREA SHOWN AS DOTTED
EXCEPTION S3	D.B. 1376, PG. 238 D.B. 2807, PG. 586 D.B. 1377, PG. 87 D.B. 2816, PG. 387 D.B. 1326, PG. 309 D.B. 1350, PG. 428 D.B. 1368, PG. 521	(10/5/1955) DEED FROM GEORGE COHEN AND SADIE COHEN TO COMMONWEALTH OF VIRGINIA - RIGHTS AND EASEMENTS OF ACCESS, LIGHT OR AIR - R/W LINE OF ROUTE 50 AS SHOWN HEREON (6/10/1966) DEED FROM GEORGE COHEN AND SADIE COHEN TO COMMONWEALTH OF VIRGINIA - R/W LINE OF ROUTE 613 AS SHOWN HEREON (12/31/1955) DEED FROM GEORGE COHEN AND SADIE COHEN TO COMMONWEALTH OF VIRGINIA - R/W LINE OF ROUTE 613 AS SHOWN HEREON (6/10/1966) DEED FROM JULIUS PRUSS AND ADA PRUSS TO COMMONWEALTH OF VIRGINIA - R/W LINE OF ROUTE 50 AS SHOWN HEREON (5/20/1955) DEED FROM EAKIN PROPERTIES, INC. TO COMMONWEALTH OF VIRGINIA - R/W LINE OF ROUTE 50 AS SHOWN HEREON (6/29/1955) DEED FROM EAKIN PROPERTIES, INC. TO COMMONWEALTH OF VIRGINIA - R/W LINE OF ROUTE 50 AS SHOWN HEREON (6/29/1955) DEED FROM EAKIN PROPERTIES, INC. TO COMMONWEALTH OF VIRGINIA - R/W LINE OF ROUTE 613 AS SHOWN HEREON	R/W PLOTTED R/W PLOTTED R/W PLOTTED R/W PLOTTED R/W PLOTTED R/W PLOTTED R/W PLOTTED
EXCEPTION S6	D.B. L-8, PG. 615	(7/22/1919) RIGHTS GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF VIRGINIA FOR TELEPHONE AND TELEGRAPH POLES, WIRES, ETC. - BLANKET EASEMENT	CANNOT PLOT
EXCEPTION S7	D.B. C-13, PG. 253	(8/4/1938) EASEMENT R/W GRANTED TO VIRGINIA PUBLIC SERVICE COMPANY FOR ELECTRIC AND TELEPHONE SERVICES - DOES NOT AFFECT SUBJECT PROPERTY	NOT PLOTTED
EXCEPTION S8	D.B. 535, PG. 240 D.B. 755, PG. 521	(12/4/1948) DEED OF LEASE BETWEEN EAKIN PROPERTIES, INC. AND EMZY E. & LAURENCE D. RISNER - LANDS NOW OR FORMERLY OF NOVA 35 LODGE AS SHOWN HEREON (12/4/1946) SUPPLEMENTAL PROVISIONS TO LEASE BETWEEN EAKIN PROPERTIES, INC. AND EMZY E. AND LAURENCE D. RISNER - LANDS NOW OR FORMERLY OF NOVA 35 LODGE AS SHOWN HEREON	PLOTTED PLOTTED
EXCEPTION S9	D.B. 600, PG. 54 D.B. 645, PG. 503 D.B. 645, PG. 512 D.B. 647, PG. 221 D.B. 1057, PG. 486 D.B. 1201, PG. 498	(10/27/1947) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE ILLEGIBLE PLAN ATTACHED TO DEED (4/27/1948) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE PLAN SHOWS R/W THROUGH WISSINGER CHEVROLET PARCEL AND IS NOT DIMENSIONED (4/27/1948) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE PLAN SHOWS R/W THROUGH SORESENSEN PARCEL AND IS NOT DIMENSIONED (4/27/1948) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE PLAN SHOWS R/W THROUGH SORESENSEN PARCEL AND IS NOT DIMENSIONED (2/11/1953) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE PLAN SHOWS R/W THROUGH WISSINGER CHEVROLET PARCEL AND IS NOT DIMENSIONED (5/13/1954) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE PLAN SHOWS R/W THROUGH WISSINGER CHEVROLET PARCEL AND IS NOT DIMENSIONED	APPROX. C/L PLOTTED APPROX. C/L PLOTTED APPROX. C/L PLOTTED APPROX. C/L PLOTTED APPROX. C/L PLOTTED APPROX. C/L PLOTTED
EXCEPTION S10	D.B. 3248, PG. 1	(11/17/1959) ACKNOWLEDGEMENT OF OWNERSHIP - DEALS WITH PERSONAL PROPERTY CONTAINED IN MOTEL - NOT APPLICABLE TO SURVEY EFFORT	NOT PLOTTED
EXCEPTION S11	D.B. 432, PG. 438 D.B. 951, PG. 248	(7/27/1944) - PERPETUAL EASEMENT GRANTED TO USA FOR SANITARY SEWER - DOES NOT AFFECT SUBJECT PROPERTY (2/12/1952) - PERPETUAL EASEMENT GRANTED TO USA FOR SANITARY SEWER - DOES NOT AFFECT SUBJECT PROPERTY	NOT PLOTTED NOT PLOTTED

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 2076-50117 DATED: JUNE 12, 2000

TITLE COMMITMENT INFORMATION - WISSINGER

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
EXCEPTION W5	D.B. 776, PG. 298 D.B. 3305, PG. 576 D.B. 3315, PG. 667 D.B. 5319, PG. 407	COVENANTS, RESTRICTIONS, ETC. CONTAINED THEREIN - WISSINGER AND NOVA 35 PARCELS ARE PART OF LOTS REFERRED TO THEREIN AND ARE SUBJECT TO COVENANTS, ETC. AS NOTED THEREIN	PARCELS AS SHOWN HEREON
EXCEPTION W6	D.B. 1326, PG. 309	(5/20/1955) DEED FROM EAKIN PROPERTIES, INC. TO COMMONWEALTH OF VIRGINIA - R/W LINE OF ROUTE 613 AND ROUTE 50 AS SHOWN HEREON	R/W PLOTTED
EXCEPTION W7	D.B. J-8, PG. 575 D.B. L-8, PG. 615 D.B. E-14, PG. 220	(1/17/1919) RIGHTS GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF VIRGINIA FOR TELEPHONE AND TELEGRAPH POLES, WIRES, ETC. - BLANKET EASEMENT (7/24/1919) RIGHTS GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF VIRGINIA FOR TELEPHONE AND TELEGRAPH POLES, WIRES, ETC. - BLANKET EASEMENT (5/1/1940) RIGHTS GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF VIRGINIA FOR TELEPHONE AND TELEGRAPH POLES, WIRES, ETC. - BLANKET EASEMENT	CANNOT PLOT CANNOT PLOT CANNOT PLOT
EXCEPTION W8	D.B. P-9, PG. 143	(7/7/1925) RIGHTS GRANTED TO ALEXANDRIA LIGHT AND POWER COMPANY FOR ELECTRICAL POLES, WIRES, ETC. - BLANKET EASEMENT	CANNOT PLOT
EXCEPTION W9	D.B. 645, PG. 503 D.B. 645, PG. 512 D.B. 647, PG. 221 D.B. 1057, PG. 486 D.B. 1201, PG. 498 D.B. 2001, PG. 294	(4/27/1948) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE PLAN SHOWS R/W THROUGH WISSINGER CHEVROLET PARCEL AND IS NOT DIMENSIONED (4/27/1948) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE PLAN SHOWS R/W THROUGH SORESENSEN PARCEL AND IS NOT DIMENSIONED (4/27/1948) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE PLAN SHOWS R/W THROUGH SORESENSEN PARCEL AND IS NOT DIMENSIONED (2/11/1953) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE PLAN SHOWS R/W THROUGH WISSINGER CHEVROLET PARCEL AND IS NOT DIMENSIONED (5/13/1954) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE PLAN SHOWS R/W THROUGH WISSINGER CHEVROLET PARCEL AND IS NOT DIMENSIONED (4/5/1961) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE PLAN SHOWS R/W THROUGH WISSINGER CHEVROLET PARCEL AND IS NOT DIMENSIONED	APPROX. C/L PLOTTED APPROX. C/L PLOTTED APPROX. C/L PLOTTED APPROX. C/L PLOTTED APPROX. C/L PLOTTED APPROX. C/L PLOTTED

REFERENCE: CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 9976-50189 DATED: JULY 27, 2000 (REVISED TO 8/8/00)



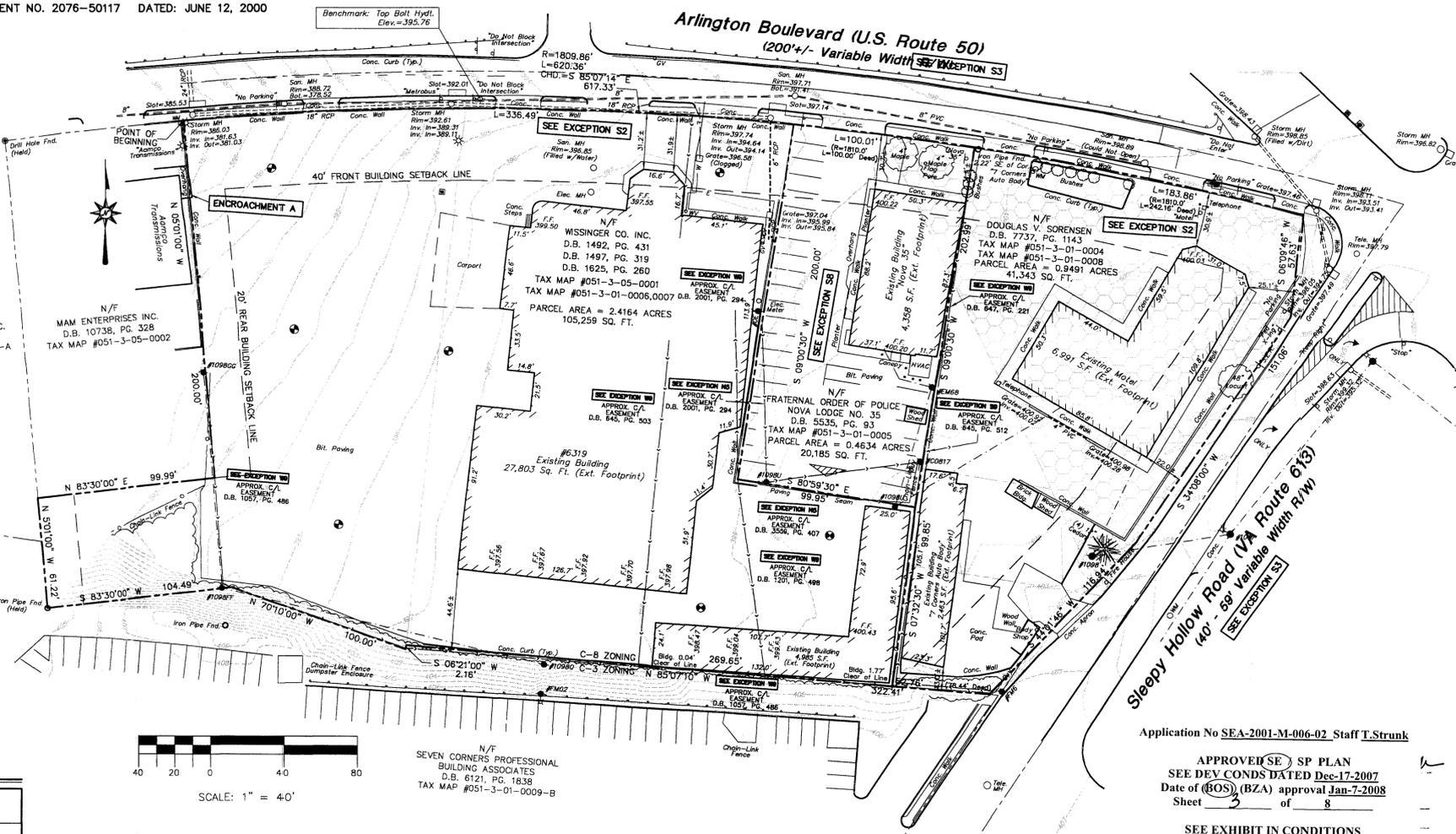
LOCATION MAP NOT TO SCALE

ENCROACHMENTS

A. OVERHANG OF AAMCO BUILDING ENDOACHES ONTO SUBJECT PROPERTY 1.2' AT CORNER.

LEGEND

- Property Line
- Easement Line
- Water Line
- Gas Line
- Telephone Line
- Electric Line
- Overhead Wires
- Chain Link Fence
- Wood Fence
- Utility Pole
- Utility Pole W/ Light
- Light Pole
- Steel Span Pole
- Controller
- Hand Hole
- Pedestal Traffic Signal
- Hydrant
- Water Valve
- Gas Valve
- Monitoring Well
- Boring
- Filler Cap
- Ballard
- Sign
- Deciduous Tree
- Coniferous Tree



CONSOLIDATED LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND WITH THE BUILDINGS SITUATE THEREON, LYING, AND BEING IN SEVEN CORNERS, FAIRFAX COUNTY, VIRGINIA BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ARLINGTON BOULEVARD (U.S. ROUTE 50), A PUBLIC ROADWAY OF VARIABLE WIDTH, SAID POINT BEING A CORNER TO LANDS NOW OR FORMERLY OF MAM ENTERPRISES, INC., AND BEING THE NORTHWESTERLY MOST CORNER OF THE HEREBY DESCRIBED PARCEL;

THENCE RUNNING WITH AND BINDING ON SAID RIGHT-OF-WAY LINE SOUTHEASTERLY BY A CURVE TO THE RIGHT HAVING A RADIUS OF 1809.86 FEET, AN ARC LENGTH OF 620.36 FEET, THE CHORD OF SAID ARC BEARING SOUTH 85 DEGREES 07 MINUTES 14 SECONDS EAST, 617.33 FEET TO A POINT;

THENCE RUNNING WITH AND BINDING ON THE WESTERLY RIGHT-OF-WAY LINE OF HOLLOW ROAD (VA. ROUTE 613), A PUBLIC ROADWAY OF VARIABLE WIDTH, THE FOLLOWING THREE (3) COURSES AND DISTANCES, VIZ:

SOUTH 06 DEGREES 09 MINUTES 46 SECONDS WEST, 57.63 FEET TO A POINT;

SOUTH 34 DEGREES 08 MINUTES 00 SECONDS WEST, 151.06 FEET TO A POINT;

SOUTH 44 DEGREES 01 MINUTES 46 SECONDS WEST, 116.94 FEET TO A POINT BEING A CORNER NOW OR FORMERLY OF SEVEN CORNERS PROFESSIONAL BUILDING ASSOCIATES;

THENCE RUNNING WITH AND BINDING ON SAID LANDS OF SEVEN CORNERS PROFESSIONAL BUILDING ASSOCIATES, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, VIZ:

NORTH 85 DEGREES 07 MINUTES 10 SECONDS WEST, 322.41 FEET TO A POINT;

SOUTH 06 DEGREES 21 MINUTES 00 SECONDS WEST, 2.16 FEET TO A POINT;

NORTH 70 DEGREES 10 MINUTES 00 SECONDS WEST, 100.00 FEET TO A POINT;

SOUTH 83 DEGREES 30 MINUTES 00 SECONDS WEST, 104.49 FEET TO AN IRON PIPE FOUND;

THENCE RUNNING WITH AND BINDING ON A PORTION OF THE AFOREMENTIONED LANDS OF SEVEN CORNERS PROFESSIONAL BUILDING ASSOCIATES AND ON A PORTION OF THE LANDS NOW OR FORMERLY OF CLARENCE ENTERPRISES, INC.:

NORTH 05 DEGREES 01 MINUTES 00 SECONDS WEST, 61.22 FEET TO A POINT, SAID POINT BEING A CORNER TO MAM ENTERPRISES, INC. AFORESAID;

THENCE RUNNING WITH AND BINDING ON SAID LANDS OR MAM ENTERPRISES, INC. AFORESAID, THE FOLLOWING TWO (2) COURSES AND DISTANCES, VIZ:

NORTH 83 DEGREES 30 MINUTES 00 SECONDS EAST, 99.99 FEET TO A POINT;

NORTH 05 DEGREES 01 MINUTES 00 SECONDS WEST, 200.00 FEET TO THE POINT AND BEGINNING AND CONTAINING AN AREA OF 3.8289 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

- NORTH ARROW AND BEARINGS BASED ON DEED BOOK 1492, PAGE 431.
- ELEVATIONS AND CONTOURS ARE BASED ON U.S.C. & G.S. BENCHMARK L231 RESET 1979 - ELEV. 381.059
- LOCATIONS BASED ON FIELD SURVEY BY BARAKOS-LANDINO SURVEY, INC. ON JULY 26, 1999 (ADDITIONAL TOPOGRAPHY OBTAINED JUNE 29-30, 2000).
- PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS OF MINIMAL FLOODING) AS DEPICTED ON F.I.R.M. COMMUNITY-PANEL NO. 515525 0091 D DATED MARCH 5, 1990.
- THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND COMPILED FROM FIELD LOCATION AND MAPPING FROM THE APPROPRIATE UTILITY AGENCIES. THEY ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
  - A. FAIRFAX COUNTY STORM SEWER INVENTORY MAP, SECTION 51-3.
  - B. SEVEN CORNERS SANITARY SEWER AS-BUILT PLANS, DATED OCTOBER, 1955.
  - C. "SANITARY SEWERS OF SEVEN CORNERS" AS-BUILT PLANS, DATED APRIL 14, 1954.
- CONSOLIDATED SITE AREA: 166,788 S.F. OR 3.8289 AC.±

ZONING INFORMATION

LOCATION: # 6319 ARLINGTON BOULEVARD SEVEN CORNERS, FAIRFAX COUNTY, VIRGINIA

ZONE: C-8 (HIGHWAY COMMERCIAL DISTRICT)

PROPOSED USE: STORAGE FACILITY

ITEM	REQUIREMENTS
MINIMUM LOT AREA	40,000 S.F.
MINIMUM LOT WIDTH	200'
MINIMUM FRONT SETBACK	45' ANGLE OF BULK PLANE, NOT LESS THAN 40'
MINIMUM SIDE SETBACK	NONE
MINIMUM REAR SETBACK	20'
MAXIMUM BUILDING HEIGHT	40'
FLOOR AREA RATIO	0.50

TITLE COMMITMENT INFORMATION - NOVA 35

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
EXCEPTION N5	D.B. 2001, PG. 246 D.B. 3559, PG. 407 D.B. 600, PG. 54 D.B. 647, PG. 221 D.B. 1201, PG. 498	(4/5/1961) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE PLAN SHOWS R/W THROUGH NOVA 35 PARCEL AND IS NOT DIMENSIONED (10/5/1971) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE PLAN SHOWS R/W THROUGH NOVA 35 PARCEL AND IS NOT DIMENSIONED (10/27/1947) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE ILLEGIBLE PLAN ATTACHED TO DEED (4/27/1948) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE PLAN SHOWS R/W THROUGH SORESENSEN PARCEL AND IS NOT DIMENSIONED (5/13/1954) - AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY FOR ELECTRIC SERVICE PLAN SHOWS R/W THROUGH WISSINGER CHEVROLET PARCEL AND IS NOT DIMENSIONED	APPROX. C/L PLOTTED APPROX. C/L PLOTTED - APPROX. C/L PLOTTED APPROX. C/L PLOTTED

REFERENCE: CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2076-50187 DATED: AUGUST 9, 2000

SURVEY CERTIFICATION

I HEREBY CERTIFY TO PUBLIC STORAGE, INC. AND TO CHICAGO TITLE COMPANY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES ON THE GROUND; THAT THE SAME SHOWS THE LOCATION OF THE BOUNDARIES, AND ALL VISIBLE, ABOVE-GROUND IMPROVEMENTS THEREON; THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE AS SHOWN; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS APPURTENANT TO ADJOINING PREMISES UPON SUBJECT PREMISES, NOR FROM SUBJECT PREMISES UNLESS SHOWN HEREON; AND THAT ANY EASEMENTS APPARENT FROM A VISUAL INSPECTION ARE DELINEATED HEREON.

DATE: \_\_\_\_\_ SIGNED: STEVEN K. JUDD, L# 1685



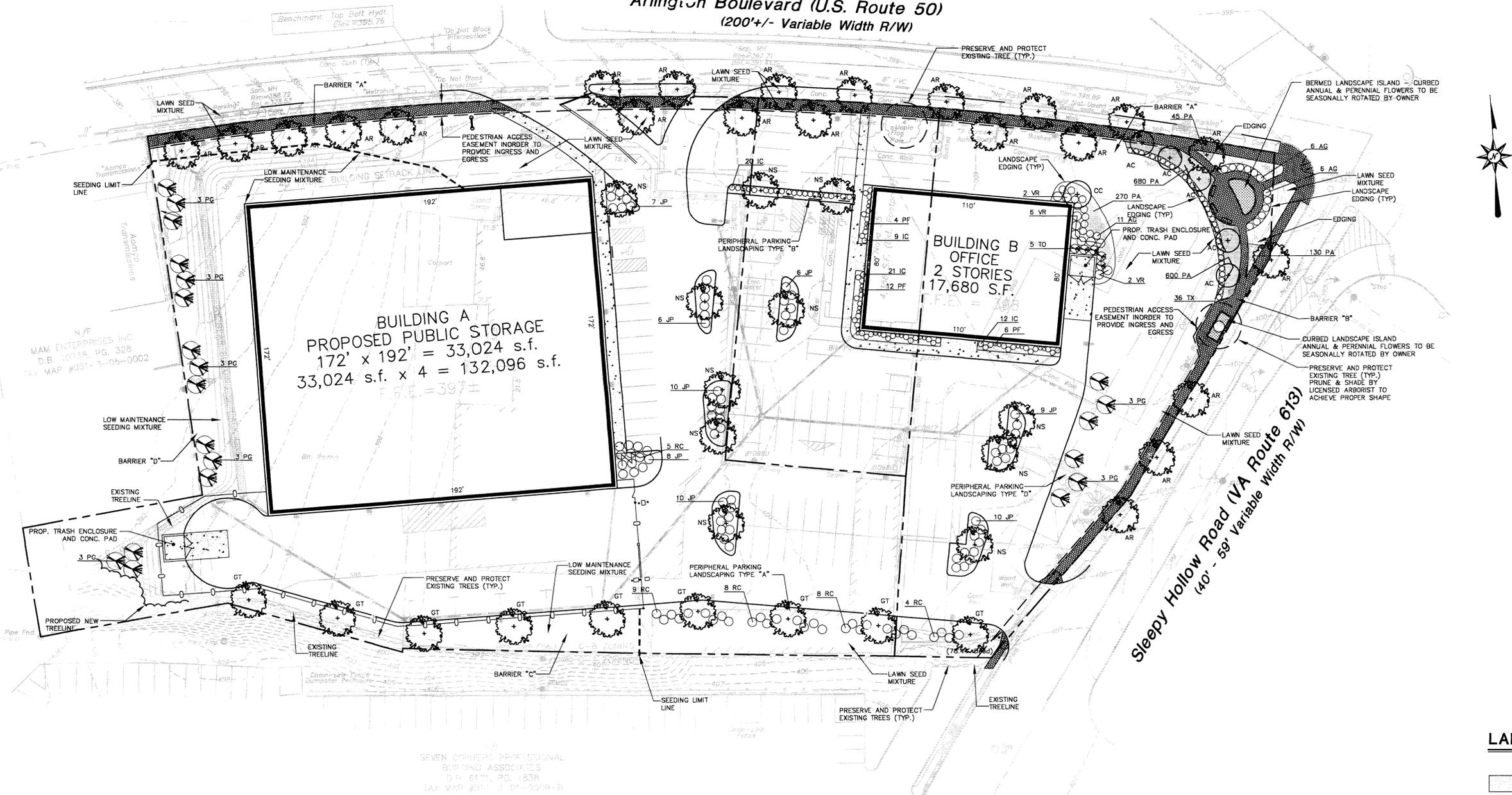
849 International Drive, Suite 215  
Linthicum, MD 21090  
(410) 859-9100  
(410) 859-9959 Fax

ALTA/ACSM LAND TITLE SURVEY  
LANDS OF WISSINGER CHEVROLET COMPANY, NOVA LODGE #35  
AND DOUGLAS V. SORESENSEN  
SEVEN CORNERS, FAIRFAX COUNTY, VIRGINIA

REVISIONS	Date	Description
No. 1	11/13/00	REVISED TITLE COMMITMENT TABLES; ADDED APPROX. EASEMENT LOCATIONS PER ATTORNEY'S COMMENTS

Surveyed: K.C./S.B./S.R.  
Drawn: M.L.R.  
Checked: J.M.  
Approved: S.K.J.  
Scale: 1"=40'  
Project No.: 99C473  
Date: 07/28/00  
CAD File: ALC47303  
Field Book: M-22, M-46  
Sheet No.

**Arlington Boulevard (U.S. Route 50)**  
 (200'+/- Variable Width R/W)



**LANDSCAPE KEY**

□ GROUND COVER AREA

**LANDSCAPE PLANT SCHEDULE**

**TREES**

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS	10 YR. TREE COVER
AR	21	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY	B&B	2 1/2"-3" CAL.	UNIFORM, WELL DEV., 7' MIN. BRANCH HT.	2,841.6 S.F.
GT	9	GLEHNSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B	2 1/2"-3" CAL.	UNIFORM, WELL DEV., 7' MIN. BRANCH HT.	2,841.6 S.F.
NS	11	NYSSA SYLVATICA	BLACK GUM	B&B	2 1/2"-3" CAL.	UNIFORM, WELL DEV., 7' MIN. BRANCH HT.	1,774.3 S.F.
PG	21	PICEA GLAUCA	WHITE SPRUCE	B&B	6' HT.	UNIFORM, WELL DEVELOPED, 10' O.C.	1,937.55 S.F.
<b>TOTAL COVER REQUIRED</b>							10% = 13,376 S.F.
<b>TOTAL COVER PROPOSED</b>							10.32 = 13,802 S.F.

**ORNAMENTAL TREES**

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
AC	5	AMELANCHER CANADENSIS	SHADBLOW SERVICEBERRY	B&B	1 1/2" CAL.	UNIFORM, WELL DEV., SPACE AS SHOWN
CC	1	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	B&B	5'-6" HT.	UNIFORM, WELL DEV.,

**SHRUBS**

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
AG	23	AZALEA 'GIRARD'S CAROLINE'	GIRARD'S CAROLINE AZALEA	B&B	18"-24" HT.	3' O.C.
IC	62	ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTRE HOLLY	B&B	18"-24" HT.	3' O.C.
JP	67	JUNIPERUS PROCUMBENS 'NANA'	DWARF JAPANESE GARDEN JUNIPER	#3 CONT.	18"-24" SPREAD	5' O.C.
PA	1,725	PACHYSANDRA TERMINALIS	PACHYSANDRA	FLAT OF 100 PLANTS	-	10' O.C.
PF	22	POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE POTENTILLA	3 GAL. CONT.	18"-24" HT.	2' O.C.
RC	34	RHODODENDRON 'CATAWBIENSE ALBUM'	CATAWBIENSE ALBUM RHODODENDRON	5 GAL. CONT.	24"-36" HT.	5' O.C.
TO	5	THUJA OCCIDENTALIS 'TECHNY'	MISSION ARBORVITAE	B&B	4' HT.	SPACE AS SHOWN
TX	35	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	B&B	18" HT.	4' O.C.
VR	10	VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY'	ALLEGHANY VIBURNUM	B&B	24"-36" HT.	6' O.C.

ADJUSTED GROSS SITE AREA - 166,787 S.F. - 33,024 S.F. = 133,763 S.F.  
 10% COVERAGE = 13,376.3 S.F.

AR - 236.8 X 12 = 2,841.6 S.F.  
 GT - 236.8 X 12 = 2,841.6 S.F.  
 NS - 161.30 X 11 = 1,774.3 S.F.  
 PG - 129.17 X 115 = 1,937.55 S.F.  
 INDIVIDUAL EXISTING = 1,852.5 S.F.  
 CLUMP EXISTING = 2,555 S.F.  
 TOTAL COVERAGE = 13,802.55 S.F.

**BARRIER REQUIREMENT**

KEY	BARRIER TYPE	REQUIRED	PROPOSED
A	H*	6' TREES 50' O.C.	10 2 1/2" CAL. TREES 50' ON CENTER**
B	H*	6' TREES 50' O.C.	5 2 1/2" CAL. TREES 50' ON CENTER**
C	H*	6' TREES 50' O.C.	UTILIZE AND MAINTAIN EXISTING VEGETATION & SLOPE
D	H*	6' TREES 50' O.C.	15 6' EVERGREEN TREES CLUSTERS 50' O.C.

\* BARRIER H SHALL CONSIST OF ONE ROW OF 6 FOOT TREES AVERAGING 50 FEET ON CENTERS, SUCH TREES BEING A VARIETY OF TYPES.  
 \*\* INCLUDES EXISTING TREES

**PERIPHERAL PARKING LOT LANDSCAPING**

KEY	REQUIRED	PROPOSED
A*	1 TREE FOR EVERY 50 FEET 310 L.F. = 7 TREES	9 TREES
B**	1 TREE FOR EVERY 40 FEET 240 L.F. = 6 TREES	6 TREES

\* WHEN A PROPERTY LINE ABUTS LAND NOT IN THE RIGHT-OF WAY OF A STREET  
 \*\* WHEN A PROPERTY LINE ABUTS LAND IN THE RIGHT-OF WAY OF A STREET

**INTERIOR PARKING LOT LANDSCAPING (PKG. AREA = 51,112 S.F.)**

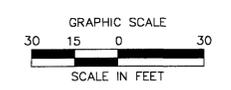
REQUIRED	PROPOSED
5% = 2,555.63 S.F.	7% = 3,577.84 S.F.

Application No SEA-2001-M-006-02 Staff T.Strunk

**APPROVED (SE) SP PLAN**  
 SEE DEV CONDS DATED Dec-17-2007  
 Date of (BOS) (BZA) approval Jan-7-2008  
 Sheet 4 of 8

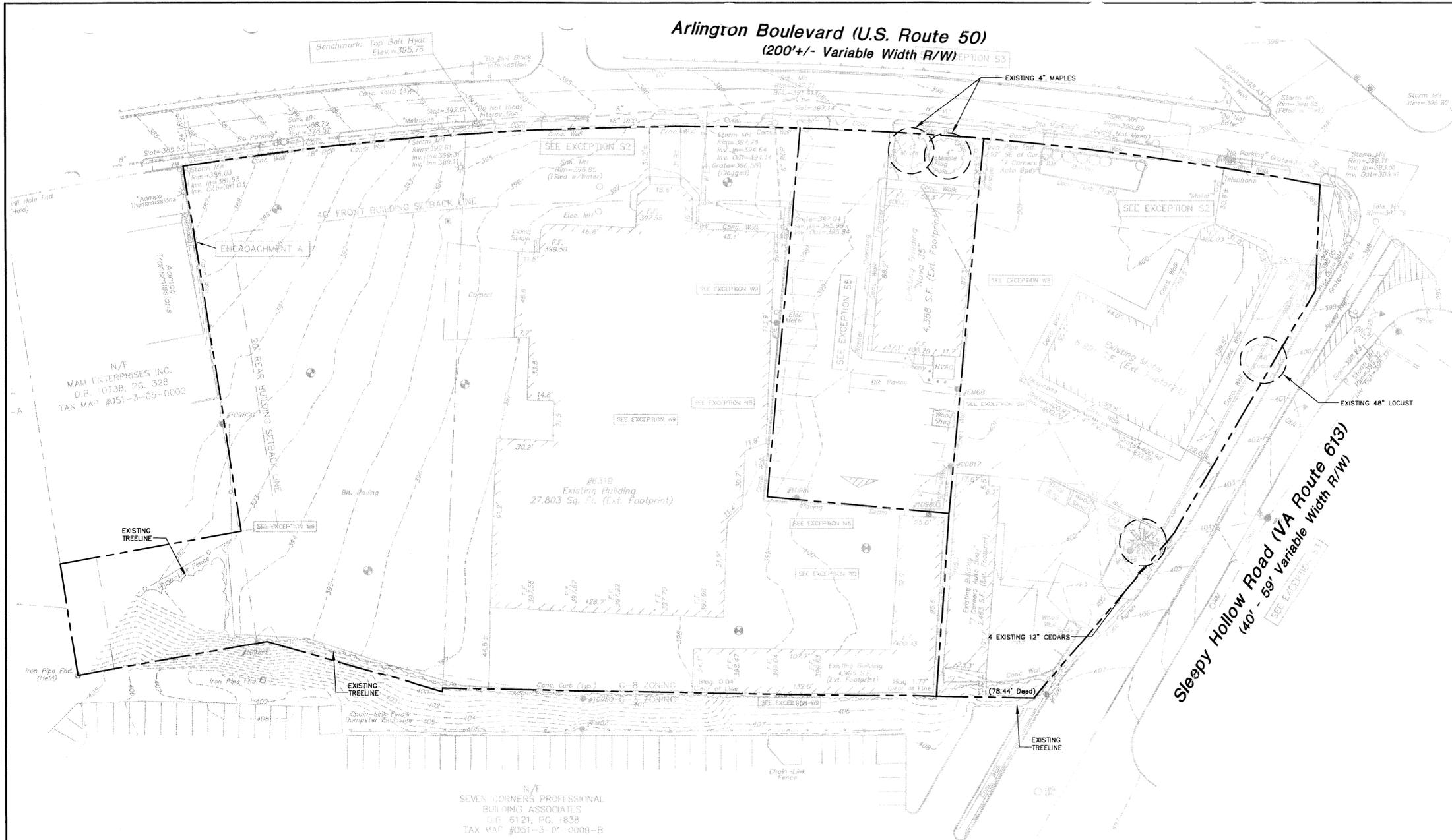
SEE EXHIBIT IN CONDITIONS

THIS SHEET IS FOR SPECIAL EXCEPTION PERMITTING ONLY



REVISIONS  
 No. 1 Date 3/19/01 Added Decorative Walk/Lights  
 2 Date 4/12/01 Revised Walk and Access Drive  
 Designed S.W.  
 Drawn S.W.  
 Checked R.L.B.  
 Approved X.X.X.  
 Scale 1" = 30'  
 Project No. 99C473  
 Date 1/2/01  
 CAD File LL47301  
 Sheet No.

**EXISTING VEGETATION MAP**  
**PROPOSED PUBLIC STORAGE FACILITY**  
 ARLINGTON BOULEVARD  
 SEVEN CORNERS, FAIRFAX COUNTY, VIRGINIA



**Sleepy Hollow Road (VA Route 613)**  
 (40' - 59' Variable Width R/W)

**Arlington Boulevard (U.S. Route 50)**  
 (200'+/- Variable Width R/W)

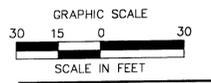
N/F  
 MAM ENTERPRISES INC.  
 D.B. 0738, PG. 328  
 TAX MAP #051-3-05-0002

N/F  
 SEVEN CORNERS PROFESSIONAL  
 BUILDING ASSOCIATES  
 D.B. 6121, PG. 1838  
 TAX MAP #051-3-01-0009-B

Application No SEA-2001-M-006-02 Staff T.Strunk

APPROVED  SP PLAN  
 SEE DEV CONDS DATED Dec-17-2007  
 Date of (BOS) (BZA) approval Jan-7-2008  
 Sheet 5 of 8

SEE EXHIBIT IN CONDITIONS



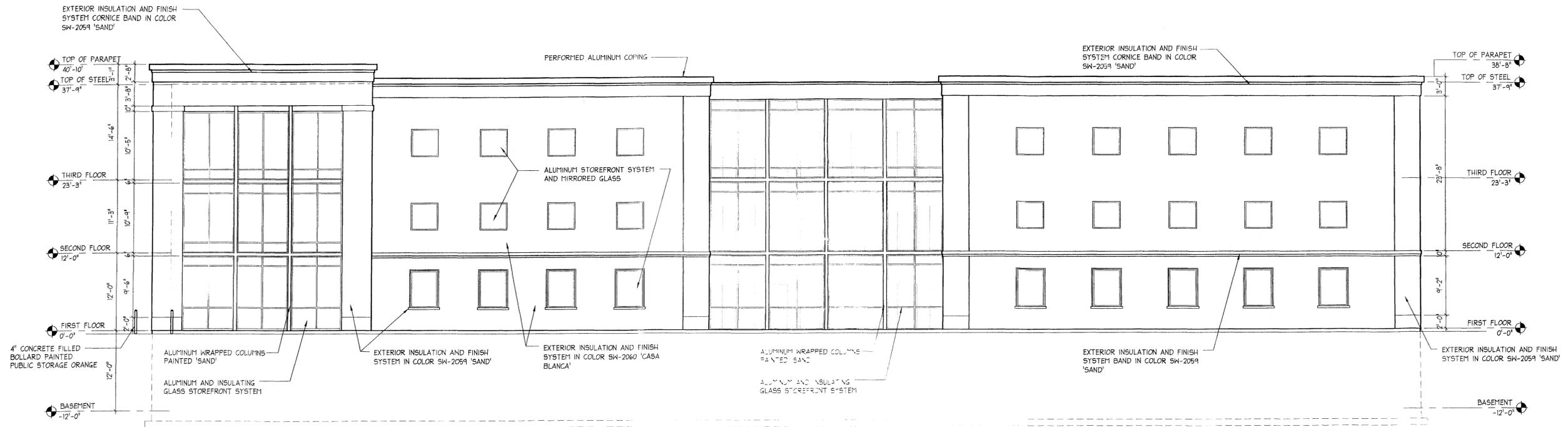
REVISIONS

No.	Date	Desc.
1	3/19/01	ADDED DECORATIVE WALKWAYS
2	4/12/01	REVISED WALK AND ACCESS DRIVE

Designed	S.W.
Drawn	S.W.
Checked	R.L.B.
Approved	X.X.X.
Scale	1"=30'
Project No.	99C473
Date	1/2/01
CAD File	LLC47302

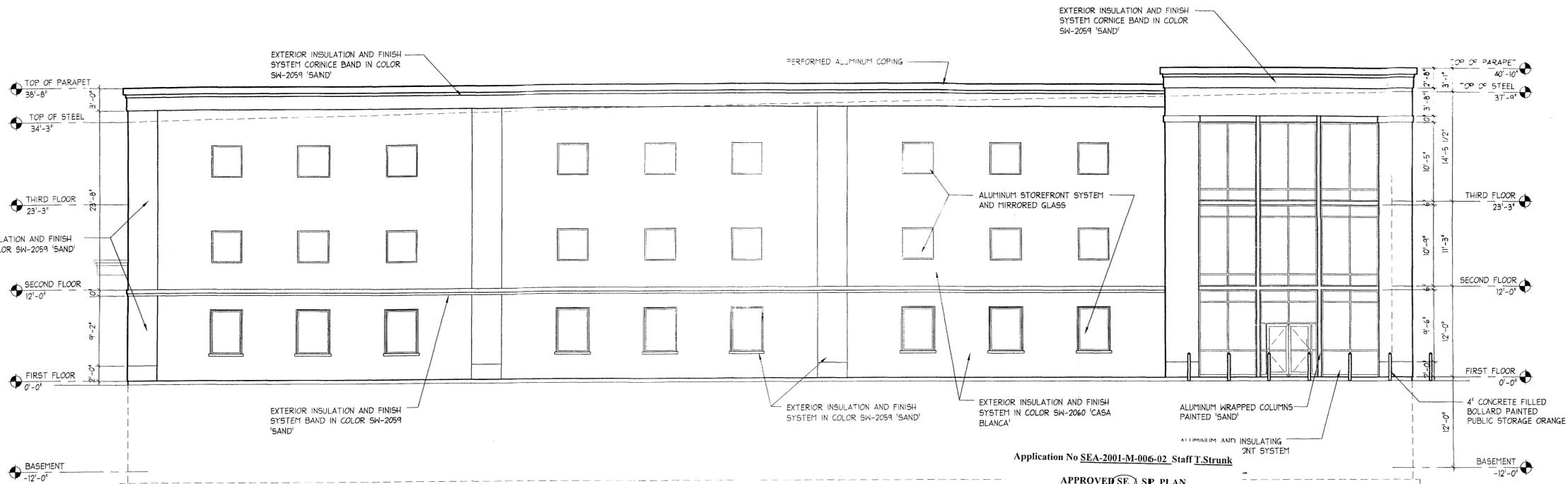
Sheet No.

**LL-2**



**2 NORTH ELEVATION - BUILDING 'A'**  
 A2.01 1/8"=1'-0"

XVC47301



**1 EAST ELEVATION - BUILDING 'A'**  
 A2.01 1/8"=1'-0"

XVC47301

Application No SEA-2001-M-006-02 Staff T.Strunk  
 APPROVED SP PLAN  
 SEE DEV CONDS DATED Dec-17-2007  
 Date of (BOS) (BZA) approval Jan-7-2008  
 Sheet 6 of 8  
 SEE EXHIBIT IN CONDITIONS

REVISIONS	No.	Date	Desc.

Drawing Title  
**EXTERIOR ELEVATION**

Scale AS NOTED  
 Project No. 99C437  
 Date 12/15/00

Sheet No.

**A2.01**

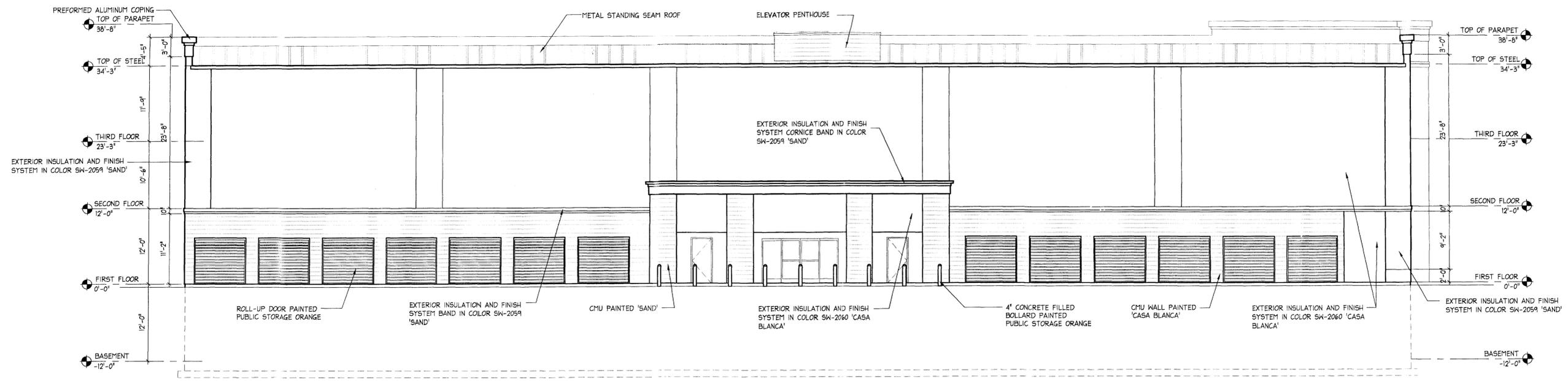
S:\PUBLIC\STORAGE\JOB689\ARCH\73\ARCH\2\AK36\A2\73201.DWG 1/2/01 5:11 PM

REVISIONS	No.	Date	Desc.

Drawing Title  
**EXTERIOR ELEVATION**

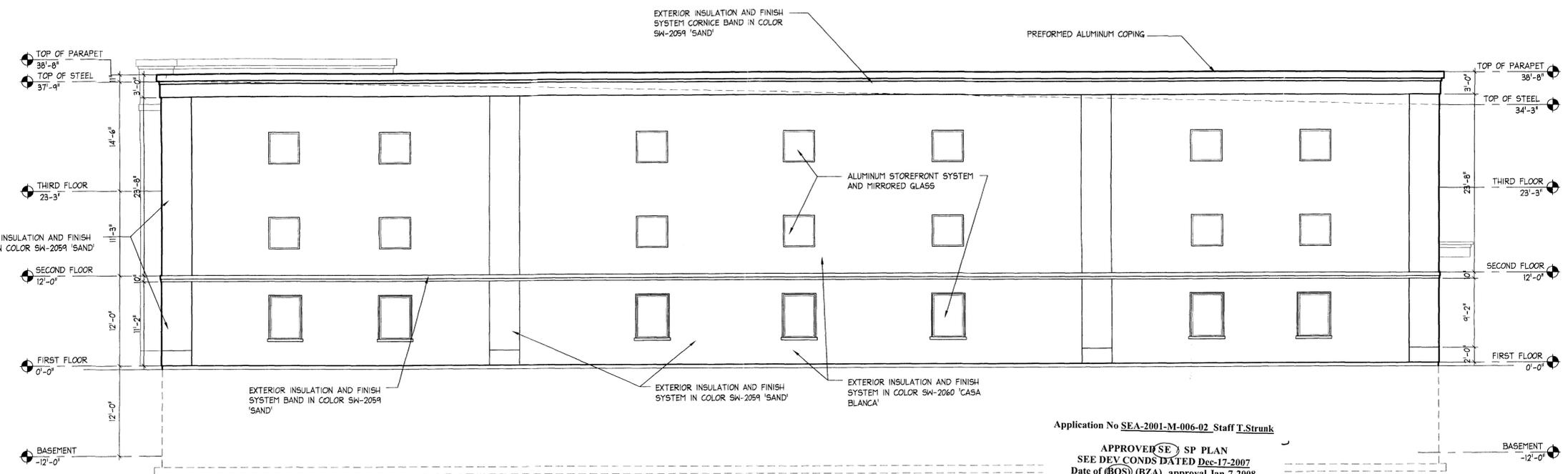
Scale AS NOTED  
 Project No. 99C437  
 Date 12/15/00

Sheet No.  
**A2.02**



**2 SOUTH ELEVATION - BUILDING 'A'**  
 1/8"=1'-0"

XVC47302



**1 WEST ELEVATION - BUILDING 'A'**  
 1/8"=1'-0"

XVC47302

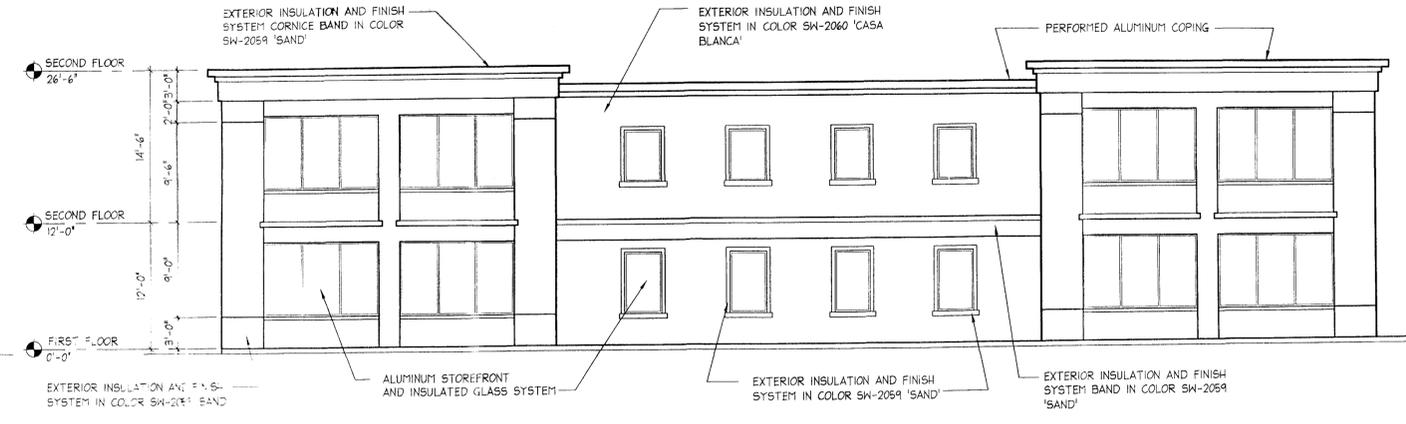
Application No SEA-2001-M-006-02 Staff T.Strunk

APPROVED SE SP PLAN  
 SEE DEV CONDS DATED Dec-17-2007  
 Date of (BOS) (BZA) approval Jan-7-2008  
 Sheet 7 of 8  
 SEE EXHIBIT IN CONDITIONS



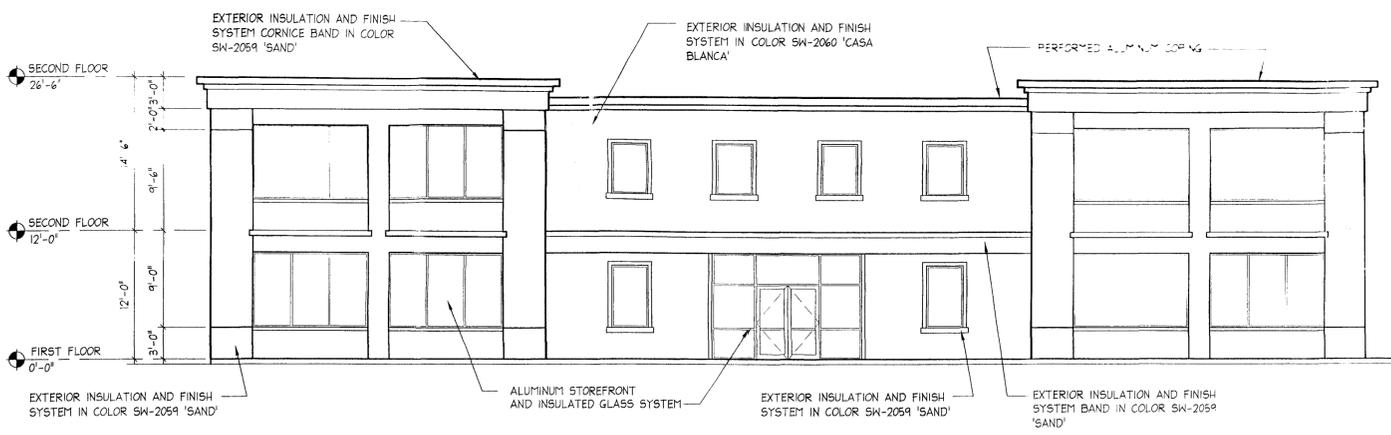
4 WEST ELEVATION - BUILDING 'B'  
A2.03 1/8"=1'-0"

XVC47303



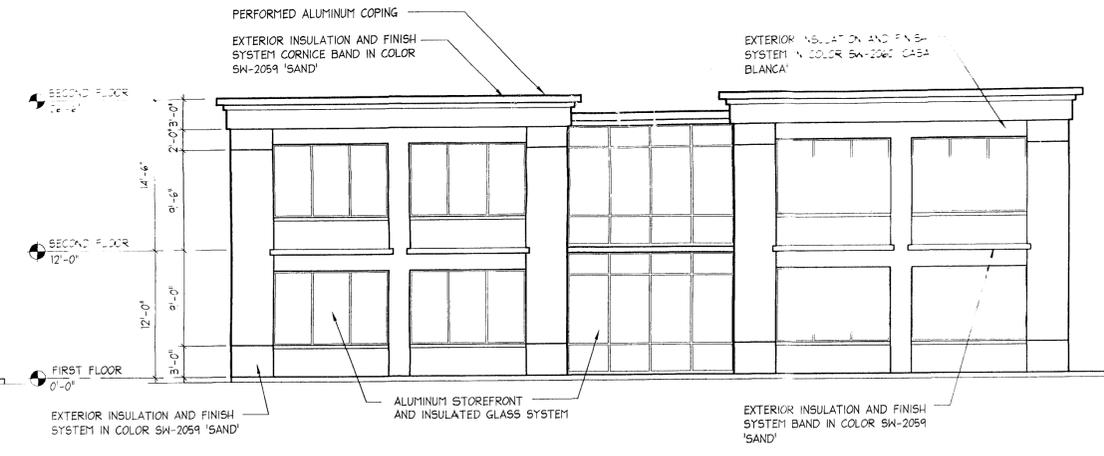
2 NORTH ELEVATION - BUILDING 'B'  
A2.03 1/8"=1'-0"

XVC47303



1 SOUTH ELEVATION - BUILDING 'B'  
A2.03 1/8"=1'-0"

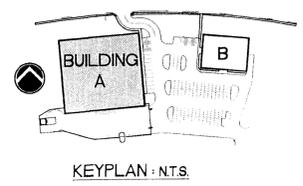
XC47303



1 EAST ELEVATION - BUILDING 'B'  
A2.03 1/8"=1'-0"

XC47303

Application No SEA-2001-M-006-02 Staff T.Strunk  
APPROVED SE SP PLAN  
SEE DEV CONDS DATED Dec-17-2007  
Date of (BOS) (BZA) approval Jan-7-2008  
Sheet 8 of 8  
SEE EXHIBIT IN CONDITIONS



REVISIONS	No.	Date

Drawing Title  
**EXTERIOR ELEVATION BUILDING 'B'**  
Scale AS NOTED  
Project No. 99C437  
Date 12/15/00  
Sheet No.

**A2.03**

S:\PUBLIC\STORAGE\JOB5591\9473\ARCH\24536\AC47303.DWG 1/2/01 5:16 PM