



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS

12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

October 30, 1995

Benjamin F. Tompkins, Esquire
Hazel and Thomas, P.C.
3110 Fairview Park Drive - Suite 1400
Post Office Box 12001
Falls Church, Virginia 22042-4505

RE: Proffered Condition Amendment
Number PCA 84-D-049

Dear Mr. Tompkins:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 16, 1995, approving Proffered Condition Amendment PCA 84-D-049 in the name of Tysons II Land Company, L.L.C. subject to the proffers dated September 14, 1995, on subject parcels 29-4 ((10)) 3A, 3B, 3C, 3D, 4A, 4B, 5A, 5B, 5C, 6 and B consisting of approximately 41.09 acres in Providence District.

The Planning Commission approved Final Development Plan Amendment FDPA 84-D-049 on October 12, 1995, subject to the Board of Supervisors' approval of PCA 84-D-049, and subject to the revised development conditions dated October 12, 1995.

Sincerely,

Nancy Velts
Clerk to the Board of Supervisors

NV/ns

PCA 84-D-049
October 30, 1995

2.

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Dvs., OCP
Robert Moore, Trnsprtn.Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Dvs., Park Authority
Barbara J. Lipka, Deputy Executive Director, Planning Commission

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 16th day of October, 1995, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 84-D-049**

WHEREAS, Tysons II Land Company, L.L.C. filed in proper form, an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.1.491(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

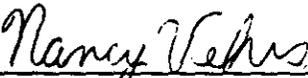
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended.

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., §15.1491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 16th day of October, 1995.



Nancy Vehrs
Clerk to the Board of Supervisors

The Planning Commission approved Final Development Plan Amendment FDPA 84-D-049 on October 12, 1995, subject to the Board of Supervisors' approval of PCA 84-D-049, and subject to the revised development conditions dated October 12, 1995.

February 14, 1995

**DESCRIPTION OF
PARCELS 3-A, 3-B, 3-C, 3-D,
4-A, 4-B, 5-A, 5-B, 5-C, 6
and OUTLOT "B"
TYSONS II
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FR 15 1995
ZONING EVALUATION DIVISION

Parcels 3-A, 3-B, 3-C and 3-D

Beginning at a point on the northerly line of Galleria Drive (Route 7649) marking the southernmost corner of the National Machine Tool Builders Association; thence running with the northerly line of Galleria Drive the following courses: S 45° 41' 28" W, 121.97 feet; with a curve to the right whose radius is 665.20 feet and whose chord is S 58° 08' 58" W, 287.01 feet, an arc distance of 289.28 feet; S 70° 36' 28" W, 24.50 feet; N 80° 40' 54" W, 24.98 feet; S 70° 36' 28" W, 190.95 feet; N 80° 40' 54" W, 24.98 feet; S 70° 36' 28" W, 279.13 feet and with a curve to the right whose radius is 46.00 feet and whose chord is N 57° 14' 20" W, 72.65 feet, an arc distance of 83.74 feet to a point on the easterly line of Tysons Boulevard (Route 7648); thence running with the easterly line of Tysons Boulevard the following courses: N 05° 05' 09" W, 432.25 feet; with a curve to the left whose radius is 1475.39 feet and whose chord is N 13° 04' 25" W, 410.04 feet, an arc distance of 411.37 feet and with a curve to the right whose radius is 46.00 feet and whose chord is N 19° 11' 29" E, 59.45 feet, an arc distance of 64.63 feet to a point on the easterly line of Westbranch Drive (Route 5457); thence running with the easterly line of Westbranch Drive the following courses: with a curve to the left whose radius is 148.00 feet and whose chord is N 07° 16' 44" E, 233.78 feet, an arc distance of 269.49 feet; N 44° 53' 11" W, 205.32 feet and with a curve to the right whose radius is 102.00 feet and whose chord is N 16° 35' 38" W, 96.69 feet, an arc distance of 173.00 feet to a point; thence continuing with the easterly line of Westbranch Drive and Lots 9, 3, 2 and 1, Westpark Subdivision and the southwesterly line of the aforementioned National Machine