



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

April 10, 2013

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich &
Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 92-P-001-09
(Concurrent with Rezoning Applications RZ 2011-PR-010, RZ 2011-PR-011, Proffered
Condition Amendment Application PCA 92-P-001-10)

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 9, 2013, approving Proffered Condition Amendment Application PCA 92-P-001-09 in the name of Cityline Partners LLC. The Board's action amends the proffers for Rezoning Application RZ 92-P-001, previously approved for office development to permit a reduction in land area with an overall Floor Area Ratio (FAR) of approximately 0.65. The subject property is located on the S. side of Dolley Madison Blvd. between the Capital Beltway (I-495) and the ramp from the Dulles Airport Access Road, on approximately 29.42 acres of land zoned C-3 and HC [Tax Map 29-4 (((6)) 101A and 102; 30-3 ((1)) 6A, 6B, 6C and 6D; 30-3 ((28)) A, C1, 4B and 4C], in the Providence District.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

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Cc: Chairman Sharon Bulova
Supervisor Lynda Smyth, Providence District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

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 9th day of April, 2013, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 92-P-001-09
(Concurrent with Rezoning Applications RZ 2011-PR-010, RZ 2011-PR-011, Proffered
Condition Amendment Application PCA 92-P-001-10)**

WHEREAS, Cityline Partners LLC, filed in the proper form an application to amend the proffers for RZ 92-P-001 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(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., 15.2-2303(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 9th day of April, 2013.



Catherine A. Chianese
Clerk to the Board of Supervisors



FEBRUARY 14, 2011
 (REVISED MARCH 22, 2011)
 (REVISED MAY 9, 2011)
 (REVISED JUNE 2, 2011)
 (REVISED AUGUST 1, 2012)
 (REVISED SEPTEMBER 13, 2012)
 (REVISED DECEMBER 10, 2012)

RECEIVED
 Department of Planning & Zoning
 DEC 10 2012
 Zoning Evaluation Division

DESCRIPTION OF
 OVERALL PCA - WESTGATE SITES
 PROPERTY OF
 CITYLINE PARTNERS LLC
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PART 1 - LINCOLN

Being all of Lot 101A, Section One – Westgate Research Park as shown on plat recorded in Deed Book 3817 at Page 265 among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point lying on the westerly right of way line of Old Meadow Road – Route 3643 (80' width right of way), said point marking the common southerly corner of the aforesaid Lot 101A, Section One – Westgate Research Park (DB 3817, Pg 265) and Lot 100, Section One – Westgate Research Park (DB 2782, Pg 615); thence leaving said westerly right of way line of Old Meadow Road and running with the common line of said Lot 100, Section One – Westgate Research Park and Lot 101A, Section One – Westgate Research Park (DB 3817, Pg 265)

- 1.) North 67°23'19" West, 336.75 feet to a point lying on the easterly right of way line of the Capitol Beltway – Interstate 495 (variable width right of way); thence leaving the aforesaid common line of Lot 100, Section One – Westgate Research Park (DB 2782, Pg 615) and Lot 101A, Section One – Westgate Research Park (DB 3817, Pg 265) and running with a portion of said right of way line of the Capital Beltway the following three (3) courses and distances:
- 2.) North 22°08'13" East, 132.56 feet to a point; thence
- 3.) North 49°48'11" East, 281.20 feet to a point; thence
- 4.) North 60°17'15" East, 19.99 feet to a point marking the northwesterly corner of the property of the City of Falls Church (DB 2062, Pg 403); thence leaving the aforesaid easterly right of way line of the Capitol Beltway and running with a portion of the common lines of said City of Falls Church and Lot 101A, Section One – Westgate Research Park (DB 3817, Pg 265) the following three (3) courses and distances:
- 5.) South 29°42'45" East, 43.01 feet to a point; thence
- 6.) North 55°05'15" East, 55.23 feet to a point; thence
- 7.) North 29°42'45" West, 38.00 feet to a point lying on the aforesaid easterly right of way line of the Capitol Beltway; thence leaving the aforesaid common line of the property of City of Falls Church (DB 2062, Pg 403) and Lot 101A, Section One – Westgate Research Park (DB 3817, Pg 265) and running with a portion of said easterly right of way line of the Capitol Beltway
- 8.) North 60°17'15" East, 108.78 feet to a point marking the common northerly corner of Lot 101B, Section One – Westgate Research Park (DB 3817, Pg 265) and the aforesaid Lot 101A, Section One – Westgate Research Park (DB 3817, Pg 265); thence leaving the aforesaid easterly right of way line of the Capitol Beltway and running with the common line between said Lot 101B, Section One – Westgate Research Park and Lot 101A, Section One – Westgate Research Park (DB 3817, Pg 265)
- 9.) South 55°29'02" East, 245.84 feet to a point lying on the aforesaid westerly right of way line of Old Meadow Road; thence leaving said common line between said Lot 101B, Section One – Westgate Research Park and Lot 101A, Section One – Westgate Research Park (DB 3817, Pg 265) and running with a portion of said westerly right of way line of Old Meadow Road the following two (2) courses and distances:
- 10.) South 47°50'49" West, 251.91 feet to a point; thence
- 11.) 255.90 feet along the arc of the tangent curve to the left having a radius of 431.33 feet and a chord bearing and distance of South 30°51'02" West, 252.16 feet to the point of beginning containing 156,175 square feet or 3.58528 acres of land.

VIKA, Incorporated

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McLean, VA * Germantown, MD * Washington, DC

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Area of Part 1 - Lincoln (for Density Purposes) is 156,175 square feet or 3.58528 acres of land

PART 2 – GRANT

Being Lot 102, Section Two – Westgate Research Park as shown on plat recorded in Deed Book 3297 at Page 424, less and except that portion dedicated for public street purposes as shown on plat recorded in Deed Book 11772 at Page 1927, further less and except that portion dedicated for public street and utilities purposes (Colshire Meadow Drive) as shown on plat recorded in Deed Book 15815 at Page 1276, all among the Land Records of Fairfax County, Virginia and being more particularly described in two (2) parts as follows:

PART 1

Beginning at a point marking the intersection of the northerly right of way line of the Colshire Meadow Drive (variable width right of way) and the easterly right of way line of Old Meadow Road (80' width right of way) as shown on plat recorded in Deed Book 15815 at Page 1276; thence leaving said intersection and running with a portion of said easterly right of way line of Old Meadow Road the following four (4) courses and distances:

- 1.) 167.10 feet along the arc of the non-tangent curve to the left having a radius of 588.52 feet and a chord bearing and distance of North 29°29'24" East, 166.54 feet to a point; thence
- 2.) North 29°22'10" East, 33.36 feet to a point of curvature; thence
- 3.) 156.21 feet along the arc of the tangent curve to the left having a radius of 211.58 feet and a chord bearing and distance of North 06°52'48" West, 152.69 feet to a point; thence
- 4.) North 28°01'47" West, 13.67 feet to a point marking the intersection of the southerly right of way line of Dolly Madison Boulevard – Route 123 (variable width right of way) and the aforesaid easterly right of way line of Old Meadow Road; thence leaving said easterly right of way line of Old Meadow Road and running with a portion of said southerly right of way line of Dolly Madison Boulevard the following three (3) courses and distance:
- 5.) North 17°15'27" East, 42.20 feet to a point; thence
- 6.) North 62°06'28" East, 97.77 feet to a point of curvature; thence
- 7.) 119.75 feet along the arc of the tangent curve to the left having a radius 2,944.79 feet and a chord bearing and distance of North 61°11'05" East, 119.74 feet to a point marking the common northerly corner of the aforesaid Lot 102, Section Two – Westgate Research Park (DB 3297, Pg 424) and the property of the Fairfax County Park Authority (DB 2685, Pg 35); thence leaving the aforesaid southerly right of way line of Dolly Madison Boulevard and running with a portion of the common lines between said Lot 102, Section Two – Westgate Research Park (DB 3297, Pg 424) and the property of the Fairfax County Park Authority (DB 2685, Pg 35) the following two (2) courses and distances:
- 8.) South 18°52'00" East, 264.61 feet to a point; thence
- 9.) South 06°35'24" West, 234.16 feet to a point lying on the aforesaid northerly right of way line of Colshire Meadow Drive and Lot 102, Section Two – Westgate Research Park (DB 3297, Pg 424); thence leaving the common line between the property of the Fairfax County Park Authority (DB 2685, Pg 35) and running with a portion of said northerly right of way line of Colshire Meadow Drive the following five (5) courses and distances:
- 10.) South 61°35'39" West, 41.92 feet to a point of curvature; thence
- 11.) 66.55 feet along the arc of the tangent curve to the right having a radius of 239.00 feet and a chord bearing and distance of South 69°34'17" West, 66.34 feet to a point; thence
- 12.) 29.23 feet along the arc of the reverse curve to the left having a radius of 261.00 feet and a chord bearing and distance of South 74°20'27" West, 29.21 feet to a point; thence
- 13.) 197.19 feet along the arc of the reverse curve to the right having a radius of 264.00 feet and a chord bearing and distance of North 87°20'42" West, 192.64 feet to a point; thence
- 14.) North 20°47'48" West, 46.66 feet to the point of beginning containing 129,442 square feet or 2.97158 acres of land.

PART 2

Beginning at a point marking the intersection of the southerly right of way line of the Colshire Meadow Drive (variable width right of way) and the easterly right of way line of Old Meadow Road (80' width right of way) as shown on plat recorded in Deed Book 15815 at Page 1276; thence leaving said intersection and running with a portion of said southerly right of way line of Colshire Meadow Drive the following three (3) courses and



Distances:

- 1.) North 72°36'20" East, 44.35 feet to a point; thence
- 2.) 334.25 feet along the arc of the non-tangent curve to the left having a radius of 321.00 feet and a chord bearing and distance of South 88°34'31" East, 319.35 feet to a point; thence
- 3.) North 61°35'40" East, 60.85 feet to a point marking the northwesterly corner of the property of the Fairfax County Park Authority (DB 2685, Pg 35); thence leaving the aforesaid southerly right of way line of Colshire Meadow Drive and running with a portion of the common lines between said property of the Fairfax County Park Authority (DB 2685, Pg 35) and Lot 102, Section Two – Westgate Research Park (DB 3297, Pg 424) the following two (2) courses and distances:
- 4.) South 06°35'24" West, 23.48 feet to a point; thence
- 5.) South 25°00'54" West, 107.93 feet to a point marking the common easterly corner of Lot 103, Section Two – Westgate Research Park (DB 3297, Pg 424) and Lot 102, Section Two – Westgate Research Park (DB 3297, Pg 424); thence leaving the aforesaid common line between the property of the Fairfax County Park Authority (DB 2685, Pg 35) and said Lot 102, Section Two – Westgate Research Park (DB 3297, Pg 424) and running with the common line of said Lot 103, Section Two – Westgate Research Park (DB 3297, Pg 424) and Lot 102, Section Two – Westgate Research Park (DB 3297, Pg 424)
- 6.) North 79°28'14" West, 390.47 feet to a point lying on the aforesaid easterly right of way line of Old Meadow Road; thence leaving the aforesaid northerly line of Lot 103, Section Two – Westgate Research Park (DB 3297, Pg 424) and Lot 102, Section Two – Westgate Research Park (DB 3297, Pg 424) and running with a portion of said easterly right of way line of Old Meadow Road
- 7.) North 47°50'49" East, 23.11 feet to the point of beginning containing 16,314 square feet or 0.37452 acres.

Said Part 1 and Part 2 having a gross area of 145,756 square feet or 3.34610 acres of land.

Together with an additional 29,538 square feet or 0.67810 acres of land "Arthur" previously conveyed to the Fairfax County Board of Supervisors (density credit reserved) as recorded in Deed Book 19017 at Page 346 among the aforesaid Land Records of Fairfax County, Virginia.

Further together with an additional 114,335 square feet or 2.62477 acres of land previously dedicated as an ingress/egress easement (Old Springhouse Road) (for density credit) Deed Book 2271 at Page 267 and Deed Book 2368 at Page 132 all among the aforesaid Land Records of Fairfax County, Virginia.

Area of Part 2 - Grant (for Density Purposes) is 289,629 square feet or 6.64897 acres of land.

PART 3 - TAYLOR

Being part of Parcel "B-1-A1" – Westgate Industrial Park as shown on plat recorded in Deed Book 12845 at Page 103, less and except that portion dedicated for public street and utilities purposes (Colshire Meadow Drive) as shown on plat recorded in Deed Book 15815 at Page 1019, further less and except that portion subject to certificate of take recorded in Deed Book 20770 at Page 123 all among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point lying on the southerly right of way line of Colshire Meadow Drive (variable width right of way), said point marking the northwesterly corner of part of Parcel "B-1-A1" – Westgate Industrial Park as shown on the aforesaid plat of Street Dedication (DB 15815, Pg 1019), said point marking the common northerly corner to the Fairfax County Park Authority (DB 2685, Pg 35) and Part of Parcel "B-1-A1" Westgate Industrial Park (DB 15815, Pg 1019, DB 12845, Pg 103); thence leaving said common northerly corner and running with the aforesaid southerly right of way line of Colshire Meadow Drive the following seven (7) courses and distances:

- 1.) North 61°34'37" East, 111.06 feet to a point; thence
- 2.) 49.71 feet along the arc of the tangent curve to the right having a radius of 240.00 feet and a chord bearing and distance of North 67°30'38" East, 49.62 feet to a point; thence



- 3.) 56.54 feet along the arc of the reverse curve to the left having a radius of 160.00 feet and a chord bearing and distance of North 63°19'09" East, 56.25 feet to a point; thence
- 4.) 117.74 feet along the arc of the compound curve to the left having a radius of 484.00 feet and a chord bearing and distance of North 46°13'32" East, 117.45 feet to a point; thence
- 5.) North 39°15'24" East, 14.78 feet to a point; thence
- 6.) South 50°43'07" East, 1.59 feet to a point; thence
- 7.) North 77°22'53" East, 46.86 feet to a point marking the intersection of the westerly right of way line of Colshire Drive – Route 6471 (variable width right of way) and the aforesaid southerly right of way line of Colshire Meadow Drive; thence leaving said southerly right of way line of Colshire Meadow Drive and running with a portion of the said westerly right of way line of Colshire Drive the following Four (4) courses and distances:
- 8.) 43.95 feet along the arc of the non-tangent curve to the left having a radius of 272.00 feet and a chord bearing and distance of South 69°09'45" East, 43.90 feet to a point; thence
- 9.) 91.79 feet along the arc of the compound curve to the left having a radius of 256.00 feet and a chord bearing and distance of South 79°16'24" East, 91.30 feet to a point; thence
- 10.) 156.66 feet along the arc of the reverse curve to the right having a radius of 176.00 feet and a chord bearing and distance of South 64°02'44" East, 151.54 feet to a point; thence
- 11.) South 38°32'45" East, 117.17 feet to a point marking the most easterly corner of the aforesaid Parcel "B-1-A1" – Westgate Industrial Park (DB 12845, Pg 103), said point also being a common easterly corner of Parcel "B-1-A2" – Westgate Industrial Park (DB 12845, Pg 103) and said Parcel "B-1-A1" – Westgate Industrial Park (DB 12845, Pg 103); thence leaving the aforesaid westerly right of line of Colshire Drive and running with the common line between said Parcel "B-1-A2" – Westgate Industrial Park and Parcel "B-1-A1" – Westgate Industrial Park (DB 12845, Pg 103) the following eleven (11) courses and distances:
- 12.) South 77°24'35" West, 100.10 feet to a point; thence
- 13.) South 51°27'15" West, 86.08 feet to a point; thence
- 14.) 93.21 feet along the arc of the non-tangent curve to the left having a radius of 99.50 feet and a chord bearing and distance of South 79°18'37" West, 89.84 feet to a point; thence
- 15.) South 52°28'23" West, 275.90 feet to a point; thence
- 16.) South 25°31'36" East, 3.78 feet to a point; thence
- 17.) 13.09 feet along the arc of the non-tangent curve to the left having a radius of 62.50 feet and a chord bearing and distance of South 31°31'36" East, 13.07 feet to a point; thence
- 18.) South 37°31'37" East, 59.95 feet to a point; thence
- 19.) South 52°28'16" West, 234.57 feet to a point; thence
- 20.) North 37°31'44" West, 39.49 feet to a point; thence
- 21.) 50.32 feet along the arc of the tangent curve to the left having a radius of 50.00 feet and a chord bearing and distance of North 66°21'23" West, 48.22 feet to a point; thence
- 22.) South 84°48'59" West, 112.47 feet to a point lying on the easterly line of the aforesaid property of Fairfax County Park Authority (DB 2685, Pg 35), said point also marking the most westerly corner of the aforesaid Parcel "B-1-A1" – Westgate Industrial Park (DB 12845, Pg 103); thence leaving the aforesaid common line between said Parcel "B-1-A1" – Westgate Industrial Park (DB 12845, Pg 103) and Parcel "B-1-A2" – Westgate Industrial Park (DB 12845, Pg 103) and running with the common lines between said property of the Fairfax County Park Authority and Parcel "B-1-A1" – Westgate Industrial Park (DB 12845, Pg 103) the following three (3) courses and distances:
- 23.) North 42°21'50" East, 144.93 feet to a point; thence
- 24.) North 00°21'25" East, 250.05 feet to a point; thence
- 25.) North 18°03'50" East, 62.15 feet to the point of beginning containing 222,051 square feet or 5.09759 acres of land.

Together with an additional 7,011 square feet or 0.16095 acres of land previously dedicated land for public street purposes (density credit reserved) in Deed Book 11577 at Page 770 among the aforesaid Land Records of Fairfax County, Virginia.

Together with an additional 88,139 square feet or 2.02339 acres of land previously conveyed to the Fairfax County Board of Supervisors (density credit reserved) as recorded in Deed Book 11898 at Page 1841 among the aforesaid Land Records of Fairfax County, Virginia.

Area of Part 3 - Taylor (for Density Purposes) 317,201 square feet or 7.28193 acres of land.



PART 4 - JOHNSON

Being all of Lots 4A1-A and 4A1-B – Westgate Industrial Park as shown on plat recorded in Deed Book 21665 at Page 1592 among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point lying on the easterly right of way line of Colshire Drive – Route 6471 (variable width right of way), said point also marking the southwesterly corner of the aforesaid Lot 4A1-B – Westgate Industrial Park (DB 21665, Pg 1592), said point also marking a common westerly corner of Lot 4A3 – Westgate Industrial Park (DB 14774, Pg 1546) and said Lot 4A1-B – Westgate Industrial Park (DB 21665, Pg 1592); thence leaving said common corner and running with a portion of said easterly right of way line of Colshire Drive the following nine (9) courses and distances:

- 1.) North 38°31'43" West, 133.43 feet to a point; thence
- 2.) 227.87 feet along the arc of the tangent curve to the left having a radius of 256.00 feet and a chord bearing and distance of North 64°01'44" West, 220.42 feet to a point; thence
- 3.) 241.90 feet along the arc of the reverse curve to the right having a radius of 176.00 feet and a chord bearing and distance of North 50°09'14" West, 223.31 feet to a point; thence
- 4.) North 10°46'44" West, 70.11 feet to a point; thence
- 5.) North 04°33'14" West, 59.56 feet to a point; thence
- 6.) North 10°50'53" West, 18.47 feet to a point; thence
- 7.) 131.39 feet along the arc of the tangent curve to the left having a radius of 293.01 feet and a chord bearing and distance of North 23°40'10" West, 130.29 feet to a point; thence
- 8.) North 36°32'24" West, 38.42 feet to a point; thence
- 9.) North 07°19'13" East, 36.21 feet to a point marking the intersection of the southerly right of way line of Dolly Madison Drive – Route 123 (variable width right of way) and the aforesaid easterly right of way line of Colshire Drive; thence leaving said easterly right of way line of Colshire Drive – Route 6471 and running with a portion of said southerly right of way line of Dolly Madison Drive the following three (3) courses and distances:
- 10.) 74.52 feet along the arc of the non-tangent curve to the left having a radius of 2,952.50 feet and a chord bearing and distance of North 50°19'03" East, 74.51 feet to a point; thence
- 11.) North 65°54'06" East, 165.14 feet to a point; thence
- 12.) North 17°25'24" West, 45.18 feet to a point lying on the former southerly right of way line of Area B-4, Old Chain Bridge Road – Route 3543 (Vacated and Abandoned – DB 6232 Pg 1921); thence leaving the aforesaid southerly right of way line of Dolley Madison Drive and running with the common line between Area B-4, Old Chain Bridge Road – Route 3543 (Vacated and Abandoned – DB 6232 Pg 1921) and the aforesaid Lot 4A1-A, Westgate Industrial Park (DB 21665 Pg 1592)
- 13.) North 72°52'10" East, 168.95 feet to a point marking the common westerly corner of the aforesaid Lot 4A1-A, Westgate Industrial Park (DB 21665 Pg 1592) and Area B-3, Old Chain Bridge Road – Route 3543 (Vacated and Abandoned – DB 6232 Pg 1921); thence leaving the common line between Area B-4, Old Chain Bridge Road – Route 3543 (Vacated and Abandoned – DB 6232 Pg 1921) and Lot 4A1-A, Westgate Industrial Park (DB 21665 Pg 1592) and running with the common line between Area B-3, Old Chain Bridge Road – Route 3543 (Vacated and Abandoned – DB 6232 Pg 1921) and Lot 4A1-A, Westgate Industrial Park (DB 21665 Pg 1592) the following three (3) courses and distances
- 14.) South 17°07'50" East, 19.19 feet to a point; thence
- 15.) North 84°55'35" East, 67.97 feet to a point; thence
- 16.) North 69°08'52" East, 70.69 feet to a point lying on the westerly line of Parcel "A" – Westgate Park (DB 10045, Pg 1961); thence leaving the aforesaid common line between Area B-4, Old Chain Bridge Road – Route 3543 (Vacated and Abandoned – DB 6232 Pg 1921) and Lot 4A1-A, Westgate Industrial Park (DB 21665 Pg 1592) and running with the common line between said Parcel "A" – Westgate Park (DB 10045, Pg 1961) and said Lot 4A1-A, Westgate Industrial Park (DB 21665 Pg 1592)
- 17.) South 37°28'36" East, 335.96 feet to a point; thence continuing with the common line between Parcel "A" – Westgate Park (DB 10045, Pg 1961) and said Lot 4A1-A, Westgate Industrial Park (DB 21665 Pg 1592) and with a portion of the common line between The Commons – Phase I Apartments (DB 5888, Pg 1335) and Lot 4A1-A, Westgate Industrial Park (DB 21665 Pg 1592) and continuing with the common line between said The Commons – Phase I Apartments (DB 5888, Pg 1335) and said Lot 4A1-B, Westgate Industrial Park (DB 21665 Pg 1592)
- 18.) South 26°44'20" East, 403.43 feet to a point marking the southeasterly corner of the aforesaid Lot 4A1-B – Westgate Industrial Park (DB 21665, Pg 1592); said point being a common easterly corner to the aforesaid Lot 4A3 – Westgate Industrial Park (DB 14774, Pg 1546) and said Lot 4A1-B, Westgate Industrial Park (DB 21665 Pg



1592); thence leaving the aforesaid common line between The Commons – Phase I Apartments (DB 5888, Pg 1335) and Lot 4A1-B, Westgate Industrial Park (DB 21665 Pg 1592) and running with said common line of Lot 4A3 – Westgate Industrial Park and Lot 4A1-B, Westgate Industrial Park (DB 21665 Pg 1592)

- 19.) South 51°14'47" West, 431.81 feet to the point of beginning containing 468,466 square feet or 10.75450 acres of land.

Together with an additional 551 square feet or 0.01265 acres of land previously dedicated for public street purposes (density credit reserved) in Deed Book 21665 at Page 1592 among the aforesaid Land Records of Fairfax County, Virginia.

Area of Part 4 - Johnson (for Density Purposes) 469,017 square feet or 10.76715 acres of land.

PART 5 - VAN BUREN

Being all of Parcel "A" – Westgate Park as described by metes and bounds in deed recorded in Deed Book 10045 at Page 1961 among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point marking the intersection of the former southerly right of way line of Old Chain Bridge Road - Route 3543 (Vacated and Abandoned) and the westerly right of way line of Anderson Road – Route 3946 (variable width right of way), said point also marking the northeasterly corner of the aforesaid Parcel "A" – Westgate Park (DB 10045, Pg 1961); thence leaving said intersection and running with a portion of said westerly right of way line of Anderson Road

- 1.) 59.56 feet along the arc of the non-tangent curve to the left having a radius of 940.01 feet and a chord bearing and distance of South 58°50'42" East, 59.55 feet to a point marking the common corner to The Commons – Phase I Apartments (DB 5888, Pg 1335) and Parcel "A" – Westgate Park (DB 10045, Pg 1961); thence leaving the aforesaid westerly right of way line of Anderson Road and running with said common line of the Commons – Phase I Apartments and Parcel "A" – Westgate Park (DB 10045, Pg 1961)
- 2.) South 16°15'41" West, 496.88 feet to a point lying in the easterly line of Lot 4A1 – Westgate Industrial Park (DB 11993, Pg 157), said point also being a common corner to the aforesaid Commons – Phase I Apartments (DB 5888, Pg 1335) and Parcel "A" – Westgate Park (D.B. 10045, Pg. 1961); thence leaving the aforesaid common line of Commons – Phase I Apartments and Parcel "A" – Westgate Park (DB 10045, Pg 1961) and running with the common lines of Lot 4A1 – Westgate Industrial Park and Parcel "A" – Westgate Park (DB 10045, Pg 1961)
- 3.) North 26°44'20" West, 117.17 feet to a point; thence continuing with the aforesaid common line of Lot 4A1 – Westgate Industrial Park (DB 11993, Pg 157) Parcel "A" – Westgate Park (DB 10045, Pg 1961) and with the common line of Area B-3 of aforesaid vacated and abandoned southerly right of way line of Old Chain Bridge Road (DB 6232; Pg 1921) and Parcel "A" – Westgate Park (DB 10045, Pg 1961)
- 4.) North 37°28'36" West, 366.66 feet to a point lying on the southerly line of Area A-1, vacated and abandoned southerly right of way line of Old Chain Bridge Road (DB 6232, Pg 1921), said point also being the northwest corner of Parcel "A" – Westgate Park (DB 10045, Pg 1961); thence leaving the aforesaid common line of Area B-3 of aforesaid vacated and abandoned southerly right of way line of Old Chain Bridge Road (DB 6232, Pg 1921) and Parcel "A" – Westgate Park (DB 10045, Pg 1961) and running with the common lines of aforesaid Area A-1, vacated and abandoned southerly right of way line of Old Chain Bridge Road (DB 6232, Pg 1921) and Parcel "A" – Westgate Park (DB 10045, Pg 1961)
- 5.) North 72°52'10" East, 380.88 feet to the point of beginning containing 97,747 square feet or 2.24396 acres of land.

Area of Part 5 – Van Buren (for Density Purposes) is 97,747 square feet or 2.24396 acres of land.



PART 6 - WESTGATE

Being all of Westgate as shown on plat recorded in Deed Book 5888 at Page 1335 and all of Areas A-1, B-1, B-3 and B-4 (Vacated and Abandoned Chain Bridge Road) as shown on plat recorded in Deed Book 6232 at page 1921, Less and Except that portion of Parcel 6B – Westgate Industrial Park dedicated for public street purposes by deed recorded in Deed Book 11772 at Page 1986 all among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point marking the intersection of the southerly right of way line of Dolly Madison Boulevard – Route 123 (variable width right of way) and the westerly right of way line of Anderson Road – Route 3946 (variable width right of way); thence leaving said intersection and running with a portion of said westerly right of way line of Anderson Road the following two (2) courses and distances:

- 1.) South 45°05'32" East, 267.17 feet to a point; thence
- 2.) South 73°04'06" East, 52.92 feet to a point marking the southeasterly corner of the aforesaid Parcel A-1 (DB 6232, Pg 1921), said point also marking a common corner of Parcel "A" – Westgate Park as described by metes and bounds description in Deed Book 10045 at Page 1961 among the aforesaid Land Records and said Area A-1 (DB 6232, Pg 1921), said point also lying on the former southerly right of way line of Old Chain Bridge Road – Route 3543 (vacated and abandoned); thence leaving the aforesaid westerly right of way line of Anderson Road and running with a portion of the common line between said Area A-1 (DB 6232, Pg 1921) and Parcel A – Westgate (DB 10045, Pg 1961) the following two (2) courses and distances
- 3.) South 72°52'10" West, 380.88 feet to a point; thence
- 4.) South 37°28'36" East, 30.71 feet to a point marking the northeasterly corner of Parcel 4A1 – Westgate Industrial Park (DB 11993, Pg 157); thence leaving the aforesaid common line between said Area A-1 (DB 6232, Pg 1921) and Parcel A – Westgate (DB 10045, Pg 1961) and running with the common lines of said Parcel 4A1 – Westgate Industrial Park and the aforesaid Area B-3 (DB 6232, Pg 1921) the following four (4) courses and distances:
- 5.) South 69°08'52" West, 70.69 feet to a point; thence
- 6.) South 84°55'35" West, 67.97 feet to a point; thence
- 7.) North 17°07'50" West, 19.19 feet to a point lying on the southerly line of the aforesaid Area B-4 (DB 6232, Pg 1921), said point also being a northerly corner of the aforesaid Parcel 4A1 – Westgate Industrial Park (DB 11993, Pg 157); thence leaving the aforesaid common line between Parcel 4A1 – Westgate Industrial Park and Area B-3 (DB 6232, Pg 1921) and running with the common line between said Parcel 4A1 – Westgate Industrial Park (DB 11993, Pg 157) and Area B-4 (DB 6232, Pg 1921)
- 8.) South 72°52'10" West, 168.95 feet to a point marking the southwesterly corner of the aforesaid Parcel B-4 (DB 6232, Pg 1921), said point also lying on the southerly right of way line of the aforesaid Dolly Madison Boulevard; thence leaving the aforesaid common line of Parcel 4A1 – Westgate Industrial Park and the aforesaid Area B-3 (DB 6232, Pg 1921) and running with a portion of said right of way line of Dolly Madison Boulevard the following seven (7) courses and distances::
- 9.) North 17°07'50" West, 14.66 feet to a point; thence
- 10.) North 72°52'10" East, 255.96 feet to a point; thence
- 11.) North 17°07'50" West, 14.66 feet to a point; thence
- 12.) North 00°05'06" West, 150.94 feet to a point; thence
- 13.) North 41°11'47" East, 140.67 feet to a point; thence
- 14.) North 42°54'58" East, 54.79 feet to a point; thence
- 15.) North 85°57'54" East, 40.71 feet to the point of beginning containing 79,498 square feet or 1.82502 acres of land.

Together with an additional 714 square feet or 0.01639 acres of land previously dedicated land for public street purposes (density credit reserved) in Deed Book 11772 at Page 1986 among the aforesaid Land Records of Fairfax County, Virginia.

Area of Part 6 – Westgate (for Density Purposes) is 80,212 square feet or 1.84141 acres of land.



PART 7 - GARFIELD

Being all of Parcel 6A – Westgate as described by metes and bounds by deed recorded in Deed Book 10045 at Page 1961 and identified as "Garfield" on plat recorded in Deed Book 5888 at Page 1335, less and except that portion dedicated for public street purposes as shown on plat recorded in Deed Book 11772 at Page 1978, all among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point marking the intersection of the southerly right of way line of Dolly Madison Boulevard – Route 123 (variable width right of way) and the easterly right of way line of Anderson Road – Route 3946 (variable width right of way), said point also marking the northwesterly corner of the aforesaid Parcel 6A – Westgate (DB 10045, Pg 1961); thence leaving said intersection and running with a portion of said southerly right of way line of Dolly Madison Boulevard the following three (3) courses and distances

- 1.) North 04°31'55" East, 20.79 feet to a point; thence
- 2.) North 42°23'04" East, 263.74 feet to a point; thence
- 3.) North 72°03'33" East, 48.15 feet to a point marking the intersection of the westerly right of way line of the Dulles Airport Access Road – Route 241 (variable width right of way) and the aforesaid southerly right of way line of Dolly Madison Boulevard, said point also marking the northeasterly corner of the aforesaid Parcel 6A – Westgate (DB 10045, Pg 1961); thence leaving said southerly right of way line of Dolly Madison Boulevard and running with a portion of said right of way line of the Dulles Airport Access Road
- 4.) South 37°40'39" East 455.13 feet to a point marking the intersection of the northerly right of way line Old Chain Bridge Road – Route 3547 (variable width right of way) and the aforesaid westerly right of way line of the Dulles Airport Access Road, said point also marking the southeasterly corner of the aforesaid Parcel 6A – Westgate (DB 10045, Pg 1961); thence leaving said westerly right of way line of Dulles Airport Access Road and running with a portion of said northerly right of way line of Old Chain Bridge Road
- 5.) South 72°50'04" West, 186.86 feet to a point marking the intersection of the aforesaid easterly right of way line of Anderson Road and the aforesaid northerly right of way line of Old Chain Bridge Road; thence leaving said northerly right of way line of Old Chain Bridge Road and running with a portion of said easterly right of way line of Anderson Road the following two (2) courses and distances:
- 6.) North 72°28'36" West, 213.74 feet to a point; thence
- 7.) North 45°05'46" West, 170.91 feet to the point of beginning containing 111,772 square feet or 2.56593 acres of land.

Together with an additional 647 square feet or 0.01485 acres of land previously dedicated land for public street purposes (density credit reserved) in Deed Book 11772 at Page 1978 among the aforesaid Land Records of Fairfax County, Virginia.

Area of Part 7 – Garfield (for Density Purposes) is 112,419 square feet or 2.58078 acres of land.

TOGETHER WITH ALL OF THE FOLLOWING:

ROUTE 123 VACATION AREA 1

Being a portion of Dolly Madison Boulevard – Route 123 (variable width right of way) previously dedicated for Public Street Purposes by Deed recorded in Deed Book 1878 at Page 1 among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point on the common line of the southerly right of way line of said Dolly Madison Boulevard – Route 123 (variable width right of way) and Lot 4A1-A, Westgate Industrial Park as recorded in Deed Book 21665 at Page 1592 among the aforesaid Land Records, said point being North 65°54'06" East, 24.70 feet from a northwesterly corner of said Lot 4A1-A; thence leaving said common line and running so as to cross and include a portion of said Dolly Madison Boulevard – Route 123 (variable width right of way) (DB 1878 Pg 1) the following three (3) courses and distances:

- 1.) North 60°19'04" East, 25.24 feet to a point; thence
- 2.) North 47°27'43" East, 84.67 feet to a point; thence



- 3.) North 44°29'14" East, 43.25 feet to a point lying on the southwesterly line of Area B-4, Abandoned Chain Bridge Road as shown on a plat recorded in Deed Book 6232 at Page 1921 among the aforesaid Land Records; thence running with said Area B-4
- 4.) South 17°07'50" East, 0.15 feet to a point marking a northwesterly corner of the aforesaid Lot 4A1-A, Westgate Industrial Park (DB 21665 Pg 1592); thence leaving the aforesaid Area B-4, Abandoned Chain Bridge Road (DB 6232 Pg 1921) and running with said Lot 4A1-A the following two (2) courses and distances
- 5.) South 17°25'24" East, 45.18 feet to a point; thence
- 6.) South 65°53'52" West, 140.44 feet to the point of beginning containing 2,680 square feet or 0.06152 acres of land.

Area of Route 123 Vacation Area 1 (for Density Purposes) is 2,680 square feet or 0.06152 acres of land.

ROUTE 123 VACATION AREA 2

Being a portion of Dolley Madison Boulevard – Route 123 (variable width right of way) subject to a certificate of take recorded in Deed Book 1838 at Page 512, revised in Deed Book 1873 at Page 89, all among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point on the common line of the southerly right of way line of said Dolley Madison Boulevard – Route 123 (variable width right of way) and Area B-4, Abandoned Chain Bridge Road as shown on a plat recorded in Deed Book 6232 at Page 1921 among the aforesaid Land Records, said point being North 72°52'10" East, 26.86 feet from a northwesterly corner of said Area B-4; thence leaving said common line and running so as to cross and include a portion of said Dolley Madison Boulevard – Route 123 (variable width right of way) (DB 1838 Pg 512, DB 1873 Pg 89) the following four (4) courses and distances:

- 1.) North 44°29'21" East, 37.05 feet to a point; thence
- 2.) North 43°20'09" East, 139.67 feet to a point of curvature; thence
- 3.) 15.81 feet along the arc of a curve to the right having a radius of 10.00 feet and a chord bearing and distance of North 88°36'54" East, 14.21 feet to a point of compound curvature; thence
- 4.) 91.47 feet along the arc of a curve to the right having a radius of 724.50 feet and a chord bearing and distance of South 42°29'20" East, 91.41 feet to a point lying on the aforesaid common line of the southerly right of way line of Dolley Madison Boulevard – Route 123 (variable width right of way) and Area B-4, Abandoned Chain Bridge Road (DB 6232 Pg 1921); thence running with said common line
- 5.) South 72°52'10" West, 206.95 feet to the point of beginning containing 9,501 square feet or 0.21811 acres of land.

Area of Route 123 Vacation Area 2 (for Density Purposes) is 9,501 square feet or 0.21811 acres of land.

ROUTE 123 VACATION AREA 3

Being a portion of Dolley Madison Boulevard – Route 123 (variable width right of way) subject to a certificate of take recorded in Deed Book 1838 at Page 512, revised in Deed Book 1873 at Page 89, all among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point on the common line of the southerly right of way line of said Dolley Madison Boulevard – Route 123 (variable width right of way) and Parcel 6B, Westgate Industrial Park as recorded in Deed Book 5888 at Page 1335 among the aforesaid Land Records, said point being North 00°05'06" West, 38.60 feet from a southwesterly corner of said Parcel 6B; thence leaving said common line and running so as to cross and include a portion of said Dolley Madison Boulevard – Route 123 (variable width right of way) (DB 1838 Pg 512, DB 1873 Pg 89) the following four (4) courses and distances:

- 1.) 63.43 feet along the arc of a curve to the left having a radius of 775.50 feet and a chord bearing and distance of North 43°50'23" West, 63.41 feet to a point of reverse curvature; thence
- 2.) 15.57 feet along the arc of a curve to the right having a radius of 10.00 feet and a chord bearing and distance of North 01°34'23" West, 14.05 feet to a point; thence
- 3.) North 43°02'12" East, 3.04 feet to a point; thence



- 4.) North 42°50'54" East, 61.87 feet to a point lying on the aforesaid common line of the southerly right of way line of Dolley Madison Boulevard – Route 123 (variable width right of way) and Parcel 6B, Westgate Industrial Park (DB 5888 Pg 1335); thence running with said common line
- 5.) South 00°05'06" East, 107.36 feet to the point of beginning containing 2,673 square feet or 0.06136 acres of land.

Area of Route 123 Vacation Area 3 (for Density Purposes) is 2,673 square feet or 0.06136 acres of land.

COLSHIRE DRIVE VACATION AREA 1

Being a portion of Colshire Drive (variable width right of way) previously dedicated for Public Street Purposes by Deeds recorded in Deed Book 3446 at Page 181, Deed Book 11577 at Page 770, and Deed Book 11772 at Page 983 all among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point lying on the westerly right of way line of said Colshire Drive (variable width right of way), said point marking the southeasterly corner of Parcel B-1-B, Westgate Industrial Park as recorded in Deed Book 11577 at Page 770 among the aforesaid Land Records; thence running with said Parcel B-1-B the following four (4) courses and distances:

- 1.) North 01°10'45" East, 46.91 feet to a point of curvature; thence
- 2.) 123.86 feet along the arc of a curve to the right having a radius of 272.00 feet and a chord bearing and distance of North 23°52'56" West, 122.79 feet to a point; thence
- 3.) North 10°50'11" West, 120.12 feet to a point of curvature; thence
- 4.) 58.65 feet along the arc of a curve to the left having a radius of 163.00 feet and a chord bearing and distance of North 21°08'19" West, 58.34 feet to a point; thence leaving the aforesaid Parcel B-1-B, Westgate Industrial Park (DB 11577 Pg 770) and running so as to cross and include a portion of the aforesaid Colshire Drive (variable width right of way) the following twenty (20) courses and distances
- 5.) South 39°34'09" East, 7.42 feet to a point; thence
- 6.) South 32°59'14" East, 54.97 feet to a point; thence
- 7.) South 58°00'15" East, 18.97 feet to a point; thence
- 8.) South 32°59'14" East, 16.47 feet to a point; thence
- 9.) South 50°25'51" West, 0.32 feet to a point; thence
- 10.) South 39°34'09" East, 2.78 feet to a point; thence
- 11.) South 32°59'14" East, 33.08 feet to a point; thence
- 12.) South 58°00'15" East, 18.97 feet to a point; thence
- 13.) South 32°59'14" East, 16.47 feet to a point; thence
- 14.) South 50°25'51" West, 0.32 feet to a point; thence
- 15.) South 39°34'09" East, 2.78 feet to a point; thence
- 16.) South 32°59'14" East, 34.58 feet to a point; thence
- 17.) South 68°00'15" East, 30.55 feet to a point; thence
- 18.) South 10°46'44" East, 2.84 feet to a point of curvature; thence
- 19.) 5.19 feet along the arc of a curve to the left having a radius of 1.50 feet and a chord bearing and radius of South 10°55'59" East, 2.96 feet to a point of compound curvature; thence
- 20.) 152.04 feet along the arc of a curve to the left having a radius of 176.00 feet and a chord bearing and distance of South 36°04'18" East, 147.35 feet to a point; thence
- 21.) South 58°47'12" West, 54.98 feet to a point of curvature; thence
- 22.) 22.76 feet along the arc of a curve to the right having a radius of 455.50 feet and a chord bearing and distance of South 60°13'04" West, 22.75 feet to a point thence
- 23.) South 61°38'57" West, 51.35 feet to a point; thence
- 24.) North 50°43'07" West, 47.16 feet to the point of beginning containing 27,128 square feet or 0.62277 acres of land.

Area of Colshire Drive Vacation Area 1 (for Density Purposes) is 27,128 square feet or 0.62277 acres of land.



COLSHIRE DRIVE VACATION AREA 2

Being a portion of Colshire Drive (variable width right of way) previously dedicated for Public Street Purposes by Deed recorded in Deed Book 3446 at Page 181 among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point lying on the common line of the westerly right of way line of said Colshire Drive (variable width right of way) and Parcel B-1-A1, Westgate Industrial Park as recorded in Deed Book 12845 at Page 103 and in Deed Book 15815 at Page 1019 all among the aforesaid Land Records, said point also lying distant North 38°32'45" West, 117.17 and 56.38 feet along the arc of a curve to the left having a radius of 176.00 feet and a chord bearing and distance of North 47°43'25" West, 56.14 feet from the southeasterly corner of said Parcel B-1-A1; thence running with said common line the following two (2) courses and distances:

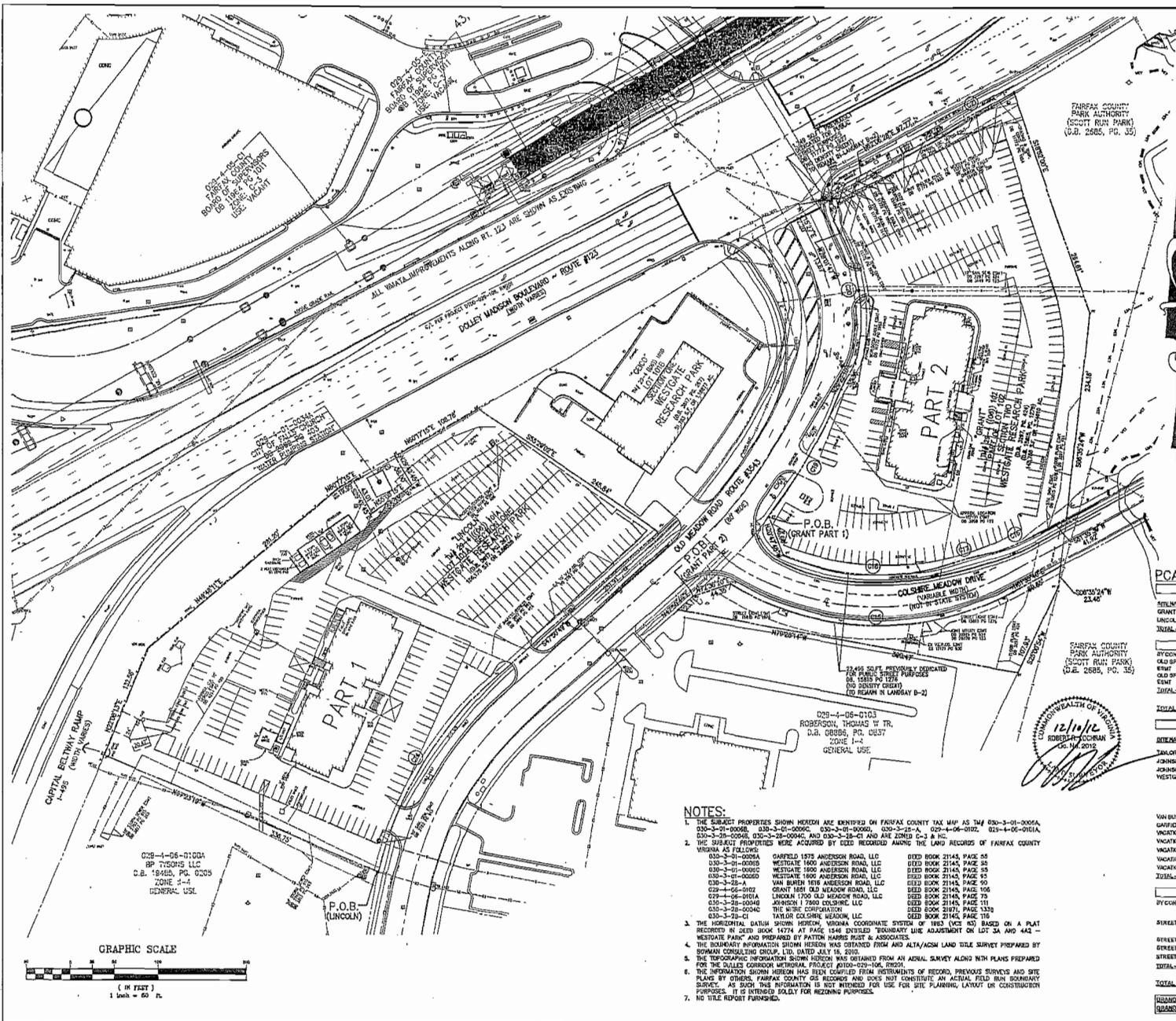
- 1.) 100.28 feet along the arc of a curve to the left having a radius of 176.00 feet and a chord bearing and distance of North 73°13'25" West, 98.93 feet to a point of reverse curvature; thence
- 2.) 43.95 feet along the arc of a curve to the right having a radius of 256.00 feet and a chord bearing and distance of North 84°37'35" West, 43.90 feet to a point; thence leaving the aforesaid common line of the westerly right of way line of Colshire Drive (variable width right of way) and Parcel B-1-A1, Westgate Industrial Park (DB 12845 Pg 103, DB 15815 Pg 1019) and running so as to cross and include a portion of the aforesaid Colshire Drive (variable width right of way) the following six (6) courses and distances
- 3.) North 61°38'57" East, 4.18 feet to a point of curvature; thence
- 4.) 25.52 feet along the arc of a curve to the left having a radius of 31.00 feet and a chord bearing and distance of North 38°04'02" East, 24.80 feet to a point; thence
- 5.) North 14°29'08" East, 10.09 feet to a point; thence
- 6.) North 58°47'12" East, 32.68 feet to a point of curvature; thence
- 7.) 12.06 feet along the arc of a curve to the right having a radius of 9.00 feet and a chord bearing and distance of South 82°48'58" East, 11.18 feet to a point; thence
- 8.) South 44°25'09" East, 111.28 feet to the point of beginning containing 3,800 square feet or 0.08723 acres of land.

Area of Colshire Drive Vacation Area 2 (for Density Purposes) is 3,800 square feet or 0.08723 acres of land.

TOTAL APPLICATION AREA (LAND AREA) IS 1,327,247 SQUARE FEET OR 30.46939 ACRES OF LAND.

TOTAL AREA (FOR DENSITY PURPOSES) IS 1,568,182 SQUARE FEET OR 36.00050 ACRES OF LAND.





LINE	LENGTH	BEARING	AREA	PERIMETER	CHG	CHG
C14	205.00'	S33°31'31" W	539.84	539.84	205.00'	205.00'
C15	334.33'	S24°33' W	829.27	184.00'	829.27	334.33'
C16	68.55'	S73°00' W	137.10	34.62'	68.55'	68.55'
C17	29.33'	S61.00' W	67.56	14.87'	29.33'	29.33'
C18	187.19'	S64.00' W	424.40	102.45'	187.19'	187.19'
C19	161.07'	S68.50' W	381.20	91.17'	161.07'	161.07'
C20	161.24'	S71.30' W	421.10	91.90'	161.24'	161.24'
C21	118.72'	S244.72'	27.42'	56.80'	118.72'	118.72'

FAIRFAX COUNTY
PARK AUTHORITY
(SCOTT RUN PARK)
(D.B. 2585, PG. 35)

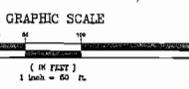
FAIRFAX COUNTY
PARK AUTHORITY
(SCOTT RUN PARK)
(D.B. 2585, PG. 35)



- NOTES:**
1. THE SUBJECT PROPERTIES SHOWN HEREON ARE ENTERED ON FAIRFAX COUNTY TAX MAP AS 144 030-3-01-0005A, 030-3-01-0005B, 030-3-01-0005C, 030-3-01-0005D, 030-3-25-A, 029-4-06-0002, 029-4-06-0003, 030-3-25-0006A, 030-3-25-0006B, 030-3-25-0006C AND 030-3-25-0006D ARE ZONED C-1 & R-1.
 2. THE SUBJECT PROPERTIES WERE ACQUIRED BY DEED RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY VIRGINIA AS FOLLOWS:
 030-3-01-0005A GARFIELD 1875 ANDERSON ROAD, LLC DEED BOOK 2143, PAGE 55
 030-3-01-0005B WESTGATE 1800 ANDERSON ROAD, LLC DEED BOOK 2143, PAGE 55
 030-3-01-0005C WESTGATE 1800 ANDERSON ROAD, LLC DEED BOOK 2143, PAGE 55
 030-3-25-A VAN BUREN 1818 ANDERSON ROAD, LLC DEED BOOK 2143, PAGE 50
 030-3-25-0006A GRANT 1881 OLD MEADOW ROAD, LLC DEED BOOK 2143, PAGE 108
 030-3-25-0006B LINCOLN 1700 OLD MEADOW ROAD, LLC DEED BOOK 2143, PAGE 75
 030-3-25-0006C JONHON 1780 COLSHIRE, LLC DEED BOOK 2143, PAGE 75
 030-3-25-0006D THE WIRE COMPANY DEED BOOK 2143, PAGE 1330
 030-3-25-C1 TAYLOR COLSHIRE MEADOW, LLC DEED BOOK 2143, PAGE 114
 3. THE HORIZONTAL DATUM SHOWN HEREON, VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) BASED ON A PLAT RECORDED IN DEED BOOK 14774 AT PAGE 1548 ENTITLED "BOUNDARY LINE ADJUSTMENT ON LOTS 3A AND 4A2 - WESTGATE PARK" AND PREPARED BY PATTON HARRIS, P.E. & ASSOCIATES.
 4. THE BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY ROMAN CONSULTING GROUP, LTD. DATED JUL 18, 2010.
 5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY ALONG WITH PLANS PREPARED FOR THE CALLES COMMON WEALTH PROJECT 0310-031-01-0001-01R, 01R2.
 6. THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM INSTRUMENTS OF RECORD, PREVIOUS SURVEYS AND SITE PLANS BY OTHERS. FAIRFAX COUNTY DOES NOT CONSTITUTE AN ACTUAL FIELD BOUNDARY SURVEY. AS SUCH THIS INFORMATION IS NOT INTENDED FOR USE FOR SITE PLANNING, LAYOUT OR CONSTRUCTION PURPOSES. IT IS INTENDED SOLELY FOR RECORDING PURPOSES.
 7. NO TITLE REPORT FURNISHED.

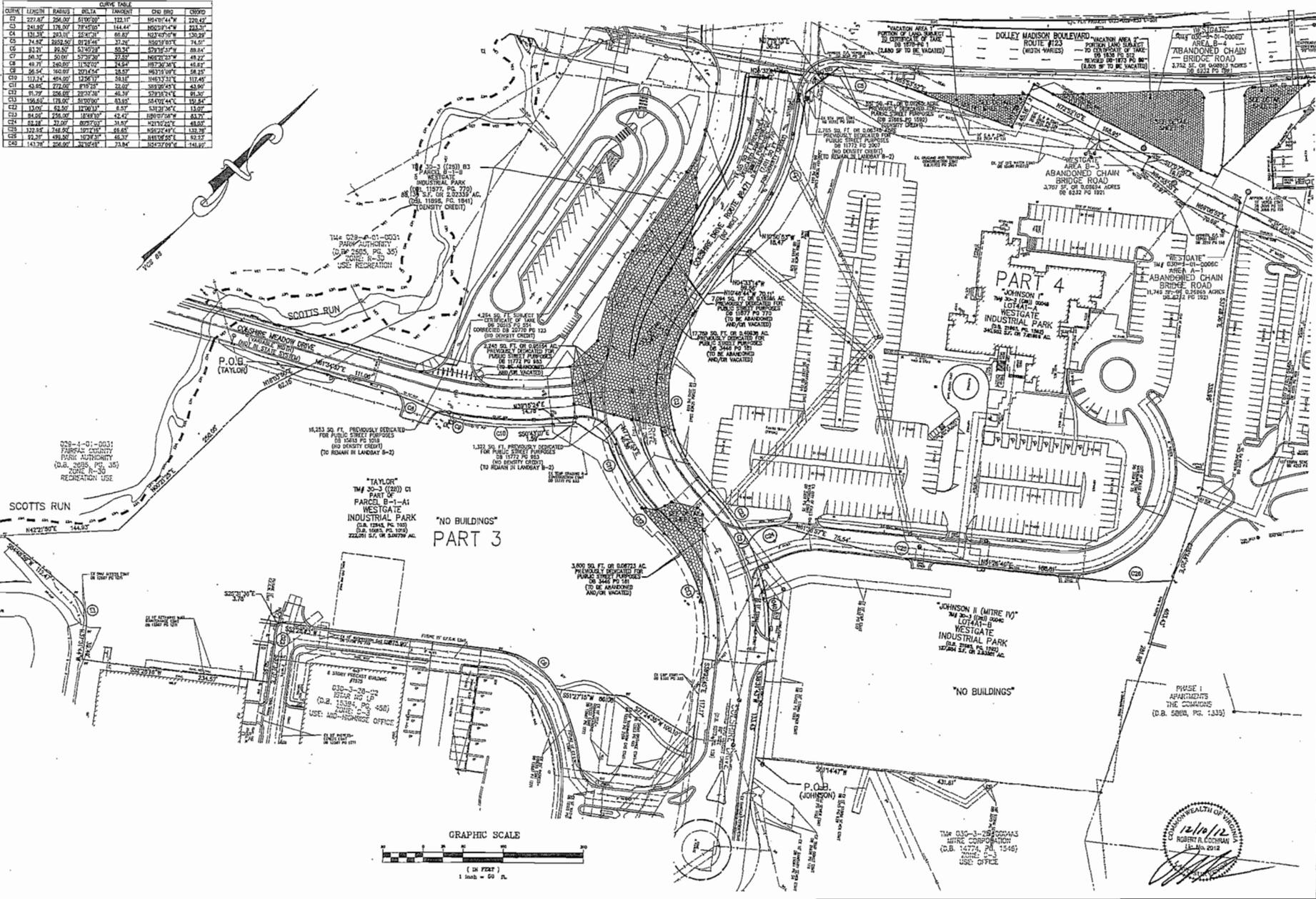
PCA PROPERTY TABULATION (APPLICATION AREA)

ITEMS	TAX MAP	LANDWAY WEST				PAGE	NOTES
		AREA	ADJACENT	ZONE	PERMITS		
GRANT	030-4-06-0102	145.75	2,211.13	C-3	2207	424	
UNCCN	030-4-06-0119A	196.75	2,518.25	C-3	3517	267	
TOTAL LANDWAY WEST APPLICATION AREA		342.50	4,729.38				
LANDWAY WEST - DENSITY CREDITS							
BYCONVEYANCE	DENSITY (WITHIN)	26.53	9,878.01	-	15017	543	
OLD SPRINGHOUSE	DENSITY	43.87	1,009.86	-	2220	213	2771207 & 2360132
OLD SPRINGHOUSE	DENSITY	76.01	1,819.87	-	2220	213	2771207 & 2360132
TOTAL LANDWAY WEST DENSITY CREDITS		146.41	2,807.74				
TOTAL AREA FOR DENSITY PURPOSES		488.91	7,537.12				
LANDWAY EAST							
ITEMS	TAX MAP	AREA	ADJACENT	ZONE	PERMITS	PAGE	NOTES
JACKSON	030-3-01-0114	222.851	9,237.89	C-3	12648	150	2071554 & 2071603
JONHON	030-3-01-0008	449.852	7,819.68	C-3	21065	182	
JONHON (LIMITED)	030-3-01-0040	127.354	2,835.61	C-3	21065	182	
WESTGATE	030-3-01-0006	842.15	1,322.23	C-3	5885	1335	1820204 & 02321021
VAN BUREN	030-3-01-0002	11,248	0,261.05	C-3	8332	1921	
GARFIELD	030-3-01-0003	3,732	0,059.13	C-3	6232	1621	
VACATION AREA 1	030-3-01-0004	3,787	0,069.94	C-3	6232	1621	
VACATION AREA 2	030-3-01-0005	8,717	2,249.90	C-3	3846	1335	02321021
VACATION AREA 3	ROUTE 123	11,172	2,855.52	C-3	5554	1335	1820202
VACATION AREA 4	ROUTE 123	2,480	0,061.61				
VACATION AREA 5	ROUTE 123	8,201	0,241.81				
VACATION AREA 6	ROUTE 123	2,873	0,081.20				
VACATION AREA 7	COLSHIRE DRIVE	27,428	0,227.77				
VACATION AREA 8	COLSHIRE DRIVE	2,400	0,079.23				
TOTAL LANDWAY EAST APPLICATION AREA		5,832.21	23,202.11				
LANDWAY EAST - DENSITY CREDITS							
BYCONVEYANCE	DENSITY (TRANSFERRED)	81,130	2,923.20	-	11589	1041	
STREET DEDICATION	DENSITY	7,611	6,440.95	-	11877	770	14,008 SF less 1284 SF to be retained
STREET DEDICATION	DENSITY	714	0,161.68	-	11772	1070	
STREET DEDICATION	DENSITY	647	0,148.45	-	11772	1070	
STREET DEDICATION	DENSITY	511	0,101.25	-	21069	1952	
TOTAL LANDWAY EAST DENSITY CREDITS		167,613	2,485.23				
TOTAL AREA FOR DENSITY PURPOSES		6,516.12	25,712.35				
GRAND TOTAL LANDWAY EAST & WEST		1,237.42	26,949.47				
GRAND TOTAL AREA FOR DENSITY PURPOSES		1,236.16	26,000.50				



VIKKA REVISIONS
 REVISION 6/2/2011
 REVISION 6/7/2012
 REVISION 12/10/2012
 DATE: 5/10/2012
 DES: JBS
 DRAWN: RJS
 SCALE: 1" = 50'
 PROJECT/FILE NO.: 6927-SV1
 SHEET NO.: 2 OF 5
 PROPERTY OF: CITYLINE PARTNERS LLC
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 GRANT AND LINCOLN
 OVERALL PCA EXHIBIT
 WESTGATE SITES
 VIKKA ARCHITECTS & LANDSCAPE ARCHITECTS IN SPAVE FOR THE BUILDING & DESIGN
 1000 WASHINGTON BLVD
 SUITE 200 W WILMINGTON, VIRGINIA 23007
 (703) 771-1111
 WWW.VIKKA.COM
 REVISIONS: 12/10/2012
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 PROJECT/FILE NO.: 6927-SV1
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CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	222.87	266.07	51.00	122.17	194.70	44° 12' 42"
C2	241.87	178.87	78.45	144.44	180.79	34° 31'
C3	136.35	293.16	55.94	69.87	102.97	33° 00'
C4	74.82	359.02	31.48	37.26	53.17	33° 00'
C5	83.71	362.57	31.70	38.26	53.77	33° 00'
C6	98.37	309.81	37.29	44.87	60.33	33° 00'
C7	49.71	340.02	15.90	19.25	28.26	33° 00'
C8	56.54	302.01	17.14	20.87	30.73	33° 00'
C9	112.24	151.00	34.28	41.74	61.46	33° 00'
C10	43.84	377.02	11.97	14.37	20.97	33° 00'
C11	71.77	228.02	20.74	25.33	37.33	33° 00'
C12	59.62	178.00	18.00	21.60	31.41	33° 00'
C13	120.00	62.82	11.30	8.97	13.13	30° 00'
C14	84.00	128.00	18.00	14.40	21.60	33° 00'
C15	53.88	32.00	8.00	6.40	9.60	33° 00'
C16	122.58	748.82	10.71	12.85	18.52	33° 00'
C17	92.37	189.26	10.71	12.85	18.52	33° 00'
C18	143.78	226.02	10.71	12.85	18.52	33° 00'



VKA
 VICKI K. ANDERSON, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 1000 WEST 10TH STREET, SUITE 100
 FAYETTEVILLE, NORTH CAROLINA 28404
 PHONE: 704.336.1111
 FAX: 704.336.1112
 EMAIL: VKA@VKAENGINEERS.COM

PROPERTY OF:
CITYLINE PARTNERS LLC
 1000 WEST 10TH STREET, SUITE 100
 FAYETTEVILLE, NORTH CAROLINA 28404

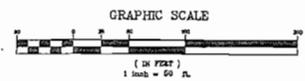
TAYLOR AND JOHNSON
 OVERALL PCA EXHIBIT
 WESTGATE SITES

VKA REVISIONS
 REVISED 6/2/2011
 REVISED 8/1/2012
 REVISED 12/10/2012

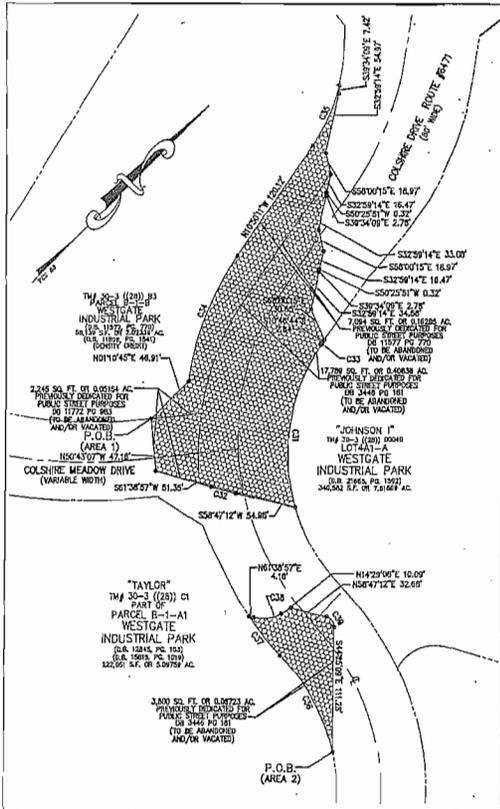
DATE: 5/10/2011
 DES: JBN
 DWG: RJS
 SCALE: 1" = 50'
 PROJECT/FILE NO.: 6527-5V1
 SHEET NO.: 3 OF 5



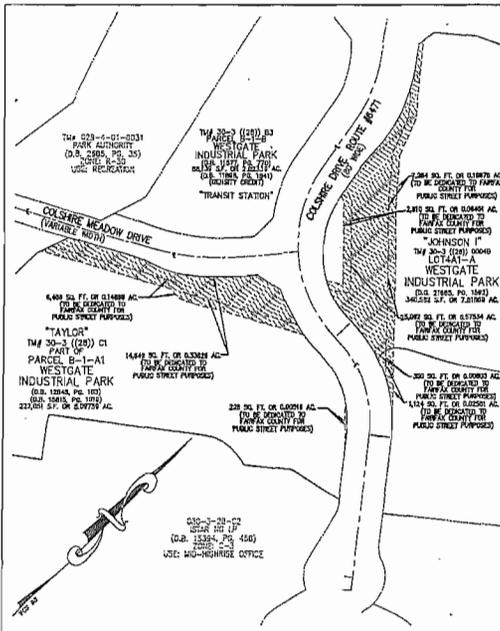
The 035-3-25000-03
 MIRE CORPORATION
 (C.B. 14774, PG. 1546)
 20000 3-25000-03
 USE: OFFICE



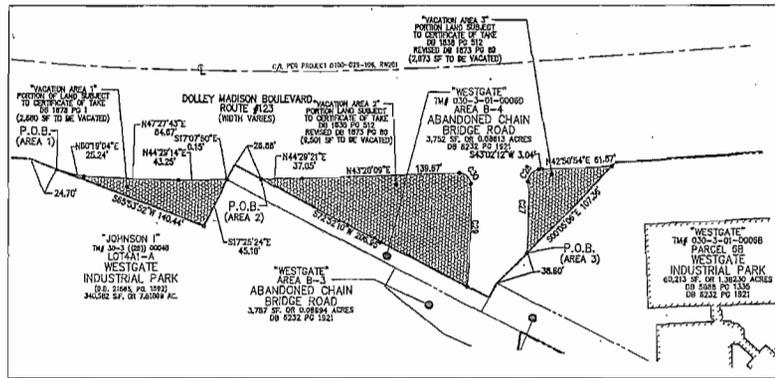
DETAIL
COLSHIRE DRIVE RIGHT OF WAY
VACATION AREAS
SCALE: 1"=50'



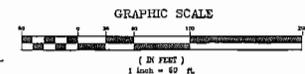
DETAIL
COLSHIRE DRIVE
AND COLSHIRE MEADOW DRIVE
RIGHT OF WAY
DEDICATION AREAS
SCALE: 1"=100'



DETAIL
ROUTE 123 RIGHT OF WAY
VACATION AREAS
SCALE: 1"=50'



CHORD	CURVE TABLE				CHORD BEARING	CHORD
	CHORD LENGTH	RADIUS	DELTA	TANGENT		
C07	63.41'	775.60'	4°11'11"	31.72'	N43°30'23"W	63.41'
C08	15.67'	30.00'	8°12'11"	8.80'	N01°24'23"W	14.00'
C09	10.41'	324.50'	7°14'07"	45.80'	S11°26'26"E	91.47'
C10	18.41'	10.00'	80°33'30"	10.10'	N80°54'24"E	14.21'
C11	152.04'	178.00'	49°28'42"	81.13'	S50°04'18"E	147.30'
C12	22.70'	455.00'	2°57'42"	11.30'	S80°13'04"W	22.70'
C13	5.18'	1.85'	108°13'24"	2.30'	S100°50'27"E	2.49'
C14	122.80'	272.00'	26°09'24"	63.07'	N42°52'55"W	122.79'
C15	58.65'	163.00'	20°37'07"	28.65'	N21°08'19"W	58.34'
C16	100.28'	178.00'	32°09'39"	20.54'	N73°13'25"E	98.83'
C17	43.83'	258.00'	8°07'14"	22.03'	N84°12'28"W	43.80'
C18	25.52'	31.00'	47°08'49"	13.53'	N43°04'02"E	24.60'
C19	17.06'	3.62'	76°47'39"	7.15'	S82°46'38"E	11.10'



PROFESSIONAL LAND SURVEYOR
STATE OF MICHIGAN
1810 CEDARWOOD DRIVE, SUITE 300 W. BIRCHMOUNT, MI 48304
TEL: 248-859-1100 FAX: 248-859-1101
WWW.CITYLINEPARTNERS.COM

PROPERTY OF:
CITYLINE PARTNERS LLC
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COLSHIRE DRIVE/ROUTE 123
ABANDONMENT/VACATION
AND DEDICATION DETAILS
OVERALL PCA EXHIBIT
WESTGATE SITES

VIKA REVISIONS
REVISED 02/2011
REVISED 8/1/2012
REVISED 12/10/2012

DATE: 5/10/2011
DES. JB DWL. PWS
SCALE: 1" = 50'
PROJECT/FILE NO. 6927-SV1
SHEET NO. 5 OF 5



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: PCA 92-P-001-09
 (Assigned by staff)
 Concurrent with RZ 2011-PR-010 and RZ 2011-PR-011

**AMENDED
 RECEIVED**
 Department of Planning & Zoning

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

AUG 01 2012

PETITION

Zoning Evaluation Division

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Cityline Partners LLC, the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the n/a District to the n/a District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA	<input checked="" type="checkbox"/>	CDP	<input type="checkbox"/>	FDP	<input type="checkbox"/>	CDPA	<input type="checkbox"/>	FDPA	<input type="checkbox"/>
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LEGAL DESCRIPTION:

Metes and Bounds - See Attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

29-4	((6))		101A and 102	Approx. 29.42
30-3	((1))		6A, 6B, 6C and 6D	
30-3	((28))		A, C1, 4B and 4C	
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

1651 and 1700 Old Meadow Rd., 1575, 1600 and 1616 Anderson Rd., 7598 Colshire Dr., N/A

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Located on the south side of Dolley Madison Blvd (Rt 123) between the Capital Beltway (I-495) & the ramp from the Dulles Airport Access Rd (Rt 267) to Rt. 123.

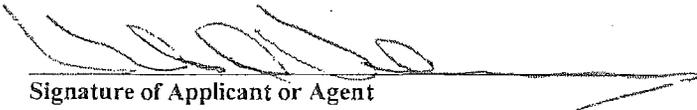
PRESENT USE: Office/vacant	PROPOSED USE: Office/Residential/Hotel/Retail
MAGISTERIAL DISTRICT: Providence	OVERLAY DISTRICT (S): H-C

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Thomas D. Fleury, agent

 Type or Print Name
 1651 Old Meadow Road, Suite 650, McLean, VA 22102

 Address



 Signature of Applicant or Agent
 (Work) (703) 556-3772 (Mobile)

 Telephone Number

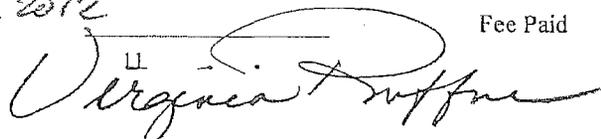
Please provide name and telephone number of contact if different from above:

Lynne J. Strobel, attorney/agent, (703) 528-4700

DO NOT WRITE BELOW THIS SPACE

Date application accepted: October 12, 2012

Fee Paid \$ 4,545.00



PCA 2012-0100 mpc
10/12/12

PCA 92-P -001-09

Zoning Application Closeout Summary Report

Printed: 4/23/2013

General Information

APPLICANT: CITYLINE PARTNERS LLC
DECISION DATE: 04/09/2013
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: SUZANNE LIN
SUPERVISOR DISTRICT: PROVIDENCE

DECISION SUMMARY:

ON APRIL 9, 2013, THE BOARD UNANIMOUSLY APPROVED PCA 92-P-001-09 ON A MOTION BY SUPERVISOR SMYTH.

APPLICATION IS TO REMOVE LAND AREA. THERE ARE NO ASSOCIATED PROFFERS.

APPLICATION DESCRIPTION:

AMEND RZ 92-P-001 PREVIOUSLY APPROVED FOR OFFICE TO PERMIT REDUCTION IN LAND AREA

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				C-3	29.42 ACRES

Tax Map Numbers

0303 ((01)) ()0006 B	0303 ((01)) ()0006 C	0303 ((28)) ()0004 C	0303 ((01)) ()0006 A	0303 ((28)) () C1
0303 ((28)) ()0004 B	0294 ((06)) ()0102	0303 ((01)) ()0006 D	0294 ((06)) ()0101 A	0303 ((28)) () A

Approved Land Uses

Zoning District:

<u>LAND USE</u>	<u>DU'S</u>	<u>RES LAND AREA</u>	<u>ADU'S</u>	<u>WDU'S</u>	<u>GFA</u>	<u>FAR</u>	<u>NRES LAND AREA</u>
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TOTALS

4/23/2013