

ZONING MAP AMENDMENT COORDINATED DEVELOPMENT DISTRICT (CDD) CONCEPT PLAN

BEAUREGARD CORRIDOR SMALL AREA PLAN

CITY OF ALEXANDRIA, VIRGINIA

JUNE 15, 2012

OWNERS/APPLICANTS

ALEXANDRIA DEVELOPMENT ASSOCIATES, LLC
C/O HEKEMIAN AND CO INC.
505 MAIN STREET
HACKENSACK, NJ 07601

HOME PROPERTIES SEMINARY TOWERS, LLC
C/O HOME PROPERTIES OF NEW YORK
850 CLINTON SQUARE
ROCHESTER, NY 14604

HOME PROPERTIES SEMINARY HILLS, LLC
C/O HOME PROPERTIES OF NEW YORK
850 CLINTON SQUARE
ROCHESTER, NY 14604

JBG/MARK CENTER DEVELOPER, LLC
C/O THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MD 20815

LAFAYETTE BUILDINGS, LLC
C/O DUKE REALTY
4900 SEMINARY RD, SUITE 900
ALEXANDRIA, VA 22311

SOUTHERN TOWERS, LLC
4600 N. FAIRFAX DRIVE, SUITE 1000
ARLINGTON, VA 22203

PLANNERS AND URBAN DESIGNERS

COOPER CARRY
625 NORTH WASHINGTON STREET
ALEXANDRIA, VA 22314

DOVER KOHL AND PARTNERS
1571 SUNSET DRIVE
CORAL GABLES, FL 33143

DUANY PLATER-ZYBERK AND COMPANY
320 FIREHOUSE LANE
GAITHERSBURG, MD 20878

HICKOK COLE ARCHITECTS
1023 31ST STREET NW
WASHINGTON, DC 20007

HORD COPLAN MACHT
750 EAST PRATT STREET
BALTIMORE, MD 21202

ATTORNEYS

MCGUIRE WOODS LLP
1750 TYSONS BLVD.
SUITE 1800
MCLEAN, VA 22102

REED SMITH
3110 FAIRVIEW PARK DRIVE
FALLS CHURCH, VA 22042

WALSH, COLUCCI, LUBELEY, EMRICH AND WALSH
COURTHOUSE PLAZA
2200 CLARENDON BOULEVARD
ARLINGTON, VA 22201

ENGINEERS

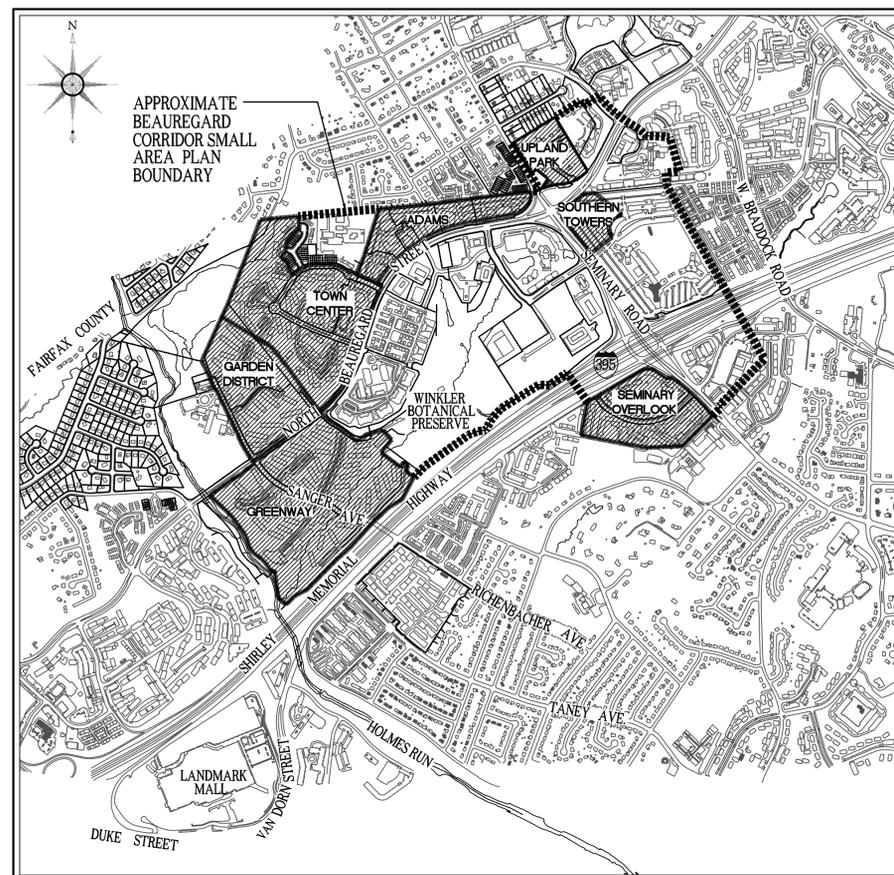
WALTER L. PHILLIPS, INC.
207 PARK AVENUE
FALLS CHURCH, VA 22046

WETLAND STUDIES AND SOLUTIONS
5300 WELLINGTON BRANCH DRIVE
GAINESVILLE, VA 20155

TRANSPORTATION

AECOM
3131 WILSON BOULEVARD
ARLINGTON, VA 22201

WELLS AND ASSOCIATES
5 WIRST STREET
LEESBURG, VA 20175



SCALE: 1"=1000'



LIMITS OF BEAUREGARD CORRIDOR SMALL AREA PLAN (PROVIDED FOR REFERENCE ONLY)

WALTER L. PHILLIPS
INCORPORATED ESTABLISHED 1945

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com



PROJECT DESCRIPTION

THE APPLICANTS REQUEST A REZONING AND APPROVAL OF A COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN CONSISTENT WITH THE BEAUREGARD CORRIDOR SMALL AREA PLAN.

SHEET INDEX

P-0101	COVER
P-0201	OVERALL REZONING PLAN
P-0202	REZONING PLAT - UPLAND PARK
P-0203	REZONING PLAT - SOUTHERN TOWERS
P-0204	REZONING PLAT - SEMINARY OVERLOOK 1
P-0205	REZONING PLAT - SEMINARY OVERLOOK 2
P-0206	REZONING PLAT - ADAMS
P-0207	REZONING PLAT - TOWN CENTER 1 AND GARDEN DISTRICT
P-0208	REZONING PLAT - TOWN CENTER 2
P-0209	REZONING PLAT - GREENWAY
P-0301	COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN
P-0401	PRELIMINARY OPEN SPACE PLAN
P-0501	PRELIMINARY DEDICATION PLAN - FIRE STATION, BRT AND ELLIPSE

NOTES

1. THIS PLAN IS TO BE USED FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL ASPECTS OF THIS PLAN ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO ADJUSTMENT IN THE FUTURE.
2. PROPOSED TRANSPORTATION IMPROVEMENTS ARE SHOWN ON THIS PLAN FOR SEMINARY ROAD, NORTH BEAUREGARD STREET AND THE ELLIPSE. THESE IMPROVEMENTS ARE SHOWN FOR PLANNING PURPOSES ONLY AND WILL BE DESIGNED AND CONSTRUCTED BY THE CITY OF ALEXANDRIA.

UPLAND PARK	NO.	PARCEL #	EXISTING ZONE	PROPOSED ZONE	ADDRESS	PROPERTY CLASS	OWNER'S NAME	MAILING ADDRESS
	1	010.02-03-11	R12	CDK21	5105 FAIRBANKS AV. ALEXANDRIA, VA	DETACHED HOUSE	BROWN, ELIAS W. ESTATE OF	5105 FAIRBANKS AVE. ALEXANDRIA, VA 22314
	2	010.02-03-12	R12	CDK21	5115 FAIRBANKS AV. ALEXANDRIA, VA	DETACHED HOUSE	BROWN, CHRISTINE S. ET AL	5105 FAIRBANKS AVE. ALEXANDRIA, VA 22314
	3	010.04-03-13	R12	CDK21	5121 FAIRBANKS AV. ALEXANDRIA, VA	DETACHED HOUSE	DB FOSTER LLC	6900 KENFID DR. ARLINGTON, VA 22205
	4	010.04-03-14	R12	CDK21	5129 FAIRBANKS AV. ALEXANDRIA, VA	DETACHED HOUSE	BUCHANAN, BRADLEY	7111 LEE HIGHWAY ARLINGTON, VA 22205
	5	010.04-03-24	R12	CDK21	5173 SEMINARY RD. ALEXANDRIA, VA	DETACHED HOUSE	GUFFRE, JOSEPH M OR ANN	15 JANIS DR. DOVER, DE 19001
	6	010.04-03-25	R12	CDK21	5183 SEMINARY RD. ALEXANDRIA, VA	DETACHED HOUSE	HARRISON FLOYD W JR	1508 FAIRBANKS AVE. ALEXANDRIA, VA 22311
	18	01.03-01-01	R12	CDK21	5188 FAIRBANKS AV. ALEXANDRIA, VA	DETACHED HOUSE	CORLISS MAE TR MARSHALL, FRANK JR. & RUTH H.	15 JANIS DR. DOVER, DE 19001
	19	010.04-03-16	R12	CDK21	5188 FAIRBANKS AV. ALEXANDRIA, VA	DETACHED HOUSE	CORLISS MAE TR MARSHALL, FRANK JR. & RUTH H.	15 JANIS DR. DOVER, DE 19001
	20	010.04-03-15	R12	CDK21	5118 FAIRBANKS AV. ALEXANDRIA, VA	DETACHED HOUSE	D B FOSTER LLC	6711 LEE HIGHWAY 43 ARLINGTON, VA 22205
	21	010.04-03-22	R12	CDK21	2608 FOSTER AVE. ALEXANDRIA, VA	DETACHED HOUSE	KENNY, HELEN M	2608 FOSTER AVE. ALEXANDRIA, VA 22311-1220
	22	010.04-03-23	R12	CDK21	5165 SEMINARY RD. ALEXANDRIA, VA	DETACHED HOUSE	KENNY, HELEN M	2608 FOSTER AVE. ALEXANDRIA, VA 22311-1220
	23	010.04-03-20	R12	TO REMAIN R12	5143 SEMINARY RD. ALEXANDRIA, VA	CITY VACANT LAND	CITY OF ALEXANDRIA	P.O. BOX 178 ALEXANDRIA, VA 22311-1500
	200	010.04-03-19	CG	CDK21	5170 SEMINARY RD. ALEXANDRIA, VA	GENERAL COMMERCIAL	TAHLIANI JANAK OR MEERA RAMAREZ BLANCA OR SERVELLON HERBERTA	6132 GARDNER DR SPRINGFIELD VA 22152
	221	01.03-01-04	R12	CDK21	2618 FOSTER AVE. ALEXANDRIA, VA	DETACHED HOUSE	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC	2618 FOSTER AVE ALEXANDRIA VA 22311
	222	010.04-03-18	R12	CDK21	2638 FOSTER AVE. ALEXANDRIA, VA	VACANT LAND - RESID.	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC	HEKEMAN AND CO INC 505 MAIN ST HACKENSACK NJ 07901
	223	010.04-03-21	R12	CDK21	2648 FOSTER AVE. ALEXANDRIA, VA	VACANT LAND - RESID.	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC	HEKEMAN AND CO INC 505 MAIN ST HACKENSACK NJ 07901
	224	010.04-03-17	R12	CDK21	2641 FOSTER AVE. ALEXANDRIA, VA	DETACHED HOUSE	SPICER BEN M AND NANCY C	2641 FOSTER AVE ALEXANDRIA VA 22311
	225	01.03-01-03	R12	CDK21	2623 FOSTER AVE. ALEXANDRIA, VA	VACANT LAND - RESID.	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC	HEKEMAN AND CO INC 505 MAIN ST HACKENSACK NJ 07901
	226	01.03-01-02	R12	CDK21	2627 FOSTER AVE. ALEXANDRIA, VA	DETACHED HOUSE	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC	HEKEMAN AND CO INC 505 MAIN ST HACKENSACK NJ 07901
SOUTHERN TOWERS								
	192	020.01-01-01	RC	CDK21	5055 SEMINARY RD. ALEXANDRIA, VA	H-RISE (7 ST AND UP)	SOUTHERN TOWERS LLC	ATTN: SNEEL CONSTRUCTION CO, 4600 N FAIRFAX DR., #100 ARLINGTON, VA 22203-1553
SEMINARY OVERLOOK								
	137	030.01-01-01	RC	CDK21	4801 KEMORE AVE. ALEXANDRIA, VA	H-RISE (7 ST AND UP)	HOME PROPERTIES SEMINARY TOWERS, LLC	ATTN HOME PROPERTIES 800 CLINTON SQUARE ROCHESTER NY 14604
	138	030.01-01-02	RA	CDK21	4800 KEMORE AVE. ALEXANDRIA, VA	GARD APT 3 ST OR <	HOME PROPERTIES SEMINARY TOWERS, LLC	ATTN HOME PROPERTIES 800 CLINTON SQUARE ROCHESTER NY 14604
ADAMS								
	81	019.02-01-03.51	CDK44	CDK21	1500 N. BEAUREGARD ST. ALEXANDRIA, VA	OFFICE BUILDINGS	LAFAYETTE BUILDINGS LLC	4900 SEMINARY RD, SUITE 900 ALEXANDRIA, VA 22311
	82	019.02-01-03.52	CDK44	CDK21	1500 N. BEAUREGARD ST. ALEXANDRIA, VA	OFFICE BUILDINGS	LAFAYETTE BUILDINGS LLC	4900 SEMINARY RD, SUITE 900 ALEXANDRIA, VA 22311
	83	019.02-01-03.54	CDK44	CDK21	1500 N. BEAUREGARD ST. ALEXANDRIA, VA	OFFICE BUILDINGS	LAFAYETTE BUILDINGS LLC	4900 SEMINARY RD, SUITE 900 ALEXANDRIA, VA 22311
	84	019.02-01-03.53	CDK44	CDK21	1500 N. BEAUREGARD ST. ALEXANDRIA, VA	RESTAURANT/FST FOOD	LAFAYETTE BUILDINGS LLC	4900 SEMINARY RD, SUITE 900 ALEXANDRIA, VA 22311
	85	019.02-01-03.57	CDK44	CDK21	1500 N. BEAUREGARD ST. ALEXANDRIA, VA	OFFICE BUILDINGS	LAFAYETTE BUILDINGS LLC	4900 SEMINARY RD, SUITE 900 ALEXANDRIA, VA 22311
	86	019.02-01-03.58	CDK44	CDK21	1500 N. BEAUREGARD ST. ALEXANDRIA, VA	OFFICE BUILDINGS	LAFAYETTE BUILDINGS LLC	4900 SEMINARY RD, SUITE 900 ALEXANDRIA, VA 22311
TOWN CENTER								
	204	019.01-01-00	CDK44	CDK21	5650 RAYBURN AVE. ALEXANDRIA, VA	GARDEN APT 3 ST OR <	JBG MARK CENTER LLC	4445 WILLARD AVE SUITE 400 CHEVY CHASE MD 20815
	207	019.03-01-05	CDK44	CDK21	1350 N BEAUREGARD ST. ALEXANDRIA, VA	GARDEN APT 3 ST OR <	JBG MARK CENTER LLC	4445 WILLARD AVE SUITE 400 CHEVY CHASE MD 20815
	208	019.03-01-03	CDK44	CDK21	1460 N BEAUREGARD ST. ALEXANDRIA, VA	SHOPPING CENTERS	JBG MARK CENTER LLC	4445 WILLARD AVE SUITE 400 CHEVY CHASE MD 20815
GARDEN DISTRICT								
	205	029.01-01-01	CDK44	CDK21	1250 N BEAUREGARD ST. ALEXANDRIA, VA	GARDEN APT 3 ST OR <	BROOKDALE RESIDENTIAL LLC	4445 WILLARD AVE SUITE 400 CHEVY CHASE MD 20815
	206	018.04-01-27	CDK44	CDK21	5600 SANGER AVE. ALEXANDRIA, VA	GARDEN APT 3 ST OR <	BROOKDALE RESIDENTIAL LLC	4445 WILLARD AVE SUITE 400 CHEVY CHASE MD 20815
	210	018.04-01-26	CDK44	CDK21	5711 SANGER AVE. ALEXANDRIA, VA	GARDEN APT 3 ST OR <	BROOKDALE RESIDENTIAL LLC	4445 WILLARD AVE SUITE 400 CHEVY CHASE MD 20815
	211	018.04-01-08	CDK44	CDK21	5900 SANGER AVE. ALEXANDRIA, VA	OUTLOT	BROOKDALE RESIDENTIAL LLC	4447 WILLARD AVE SUITE 400 CHEVY CHASE MD 20815
GREENWAY								
	209	029.03-01-06	CDK44	CDK21	5501 SANGER AVE. ALEXANDRIA, VA	GARDEN APT 3 ST OR <	MEADOWCREEK LYNBROOK RESIDENTIAL LLC	4445 WILLARD AVE SUITE 400 CHEVY CHASE MD 20815

LEGEND

APPROXIMATE LIMITS OF BEAUREGARD CORRIDOR SMALL AREA PLAN (PROVIDED FOR REFERENCE ONLY)

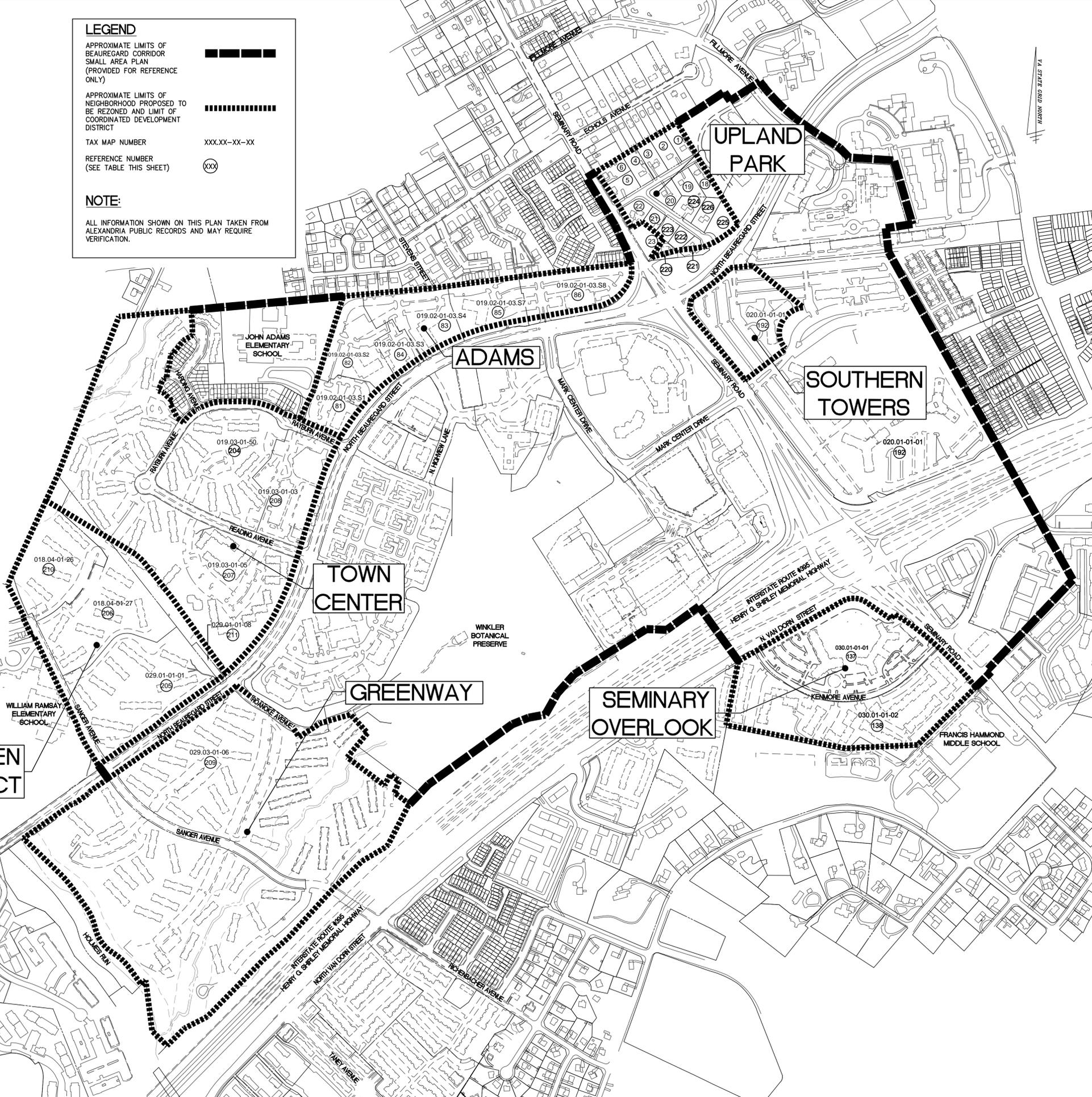
APPROXIMATE LIMITS OF NEIGHBORHOOD PROPOSED TO BE REZONED AND LIMIT OF COORDINATED DEVELOPMENT DISTRICT

TAX MAP NUMBER XXX.XX-XX-XX

REFERENCE NUMBER (SEE TABLE THIS SHEET) (XXX)

NOTE:

ALL INFORMATION SHOWN ON THIS PLAN TAKEN FROM ALEXANDRIA PUBLIC RECORDS AND MAY REQUIRE VERIFICATION.



OVERALL REZONING PLAN

BEAUREGARD CORRIDOR SMALL AREA PLAN

CDD/REZONING

CITY OF ALEXANDRIA, VIRGINIA

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

WALTER L. PHILLIPS

L I N C O R P O R A T E D
ESTABLISHED 1945
SCALE: 1" = 300' DATE: 07/5/12
DRAWN: SMG
CHECKED: JBF

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE

REVISION APPROVED BY

DATE

REV. BY

APPROVED BY

DATE

NO.

DESCRIPTION

DATE

REV. BY

APPROVED BY

DATE

BLOCK I, SECTION I
WASHINGTON FORREST

LOT 1 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12

NS8°36'48"E, 600.51'

POB

010.04-03-25
010.04-03-24
010.04-03-14
010.04-03-13
010.02-03-12
010.02-03-11

CURRENTLY ZONED R12
403,017 SQ.FT.

010.04-03-23
010.04-03-15
010.04-03-16
011.03-01-01

S58°24'48"W 94.00'

010.04-03-22

CITY OF ALEXANDRIA

010.04-03-21

010.04-03-17

010.04-03-19
CURRENTLY ZONED CG
13,980 SQ.FT.

010.04-03-18

011.03-01-02

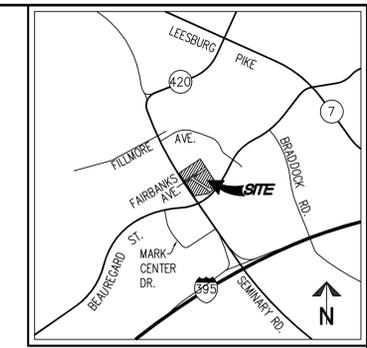
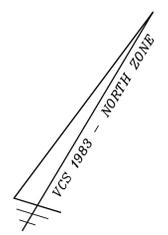
011.03-01-03

011.03-01-04

NORTH BEAUREGARD STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

N/F VIRGINIA METHODIST HOME
FOR THE AGED, INC.

N/F VIRGINIA METHODIST HOME
FOR THE AGED, INC.



NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS IDENTIFIED BY MAP NUMBERS:
010.02-03-11, 010.02-03-12, 010.04-03-13, 010.04-03-14, 010.04-03-24,
010.04-03-25, 010.04-03-16, 010.04-03-15, 010.04-03-22, 010.04-03-23,
010.04-03-20, 010.04-03-18, 010.04-03-21, 010.04-03-17, 010.04-03-19,
011.03-01-03, 011.03-01-02, CURRENTLY ZONED CG, AND 010.04-03-19,
CURRENTLY ZONED CG.
2. THIS PLAT DOES NOT SHOW EXISTING EASEMENTS, COVENANTS OR RESTRICTIONS.
3. THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED BY THIS FIRM.

DESCRIPTION

DESCRIPTION OF SHIRLEY GARDEN AS RECORDED IN DEED BOOK 622 AT PAGE 263, INCLUDING THE AREAS OF FAIRBANKS AVENUE AND FOSTER AVENUE, INCLUDING THE PROPERTY OF THE CITY OF ALEXANDRIA, VIRGINIA, AS RECORDED IN DEED BOOK 1144 AT PAGE 22, LESS AND EXCEPT A PORTION OF THE PROPERTY OF THE CITY OF ALEXANDRIA (CURRENTLY KNOWN AS NORTH BEAUREGARD STREET) AS RECORDED IN DEED BOOK 469 AT PAGE 261:

"BEGINNING AT A POINT IN THE EAST LINE OF SEMINARY ROAD - ROUTE 716, SAID POINT BEING THE SOUTHWEST CORNER OF WASHINGTON FORREST, BLOCK I, SECTION I, LOT 1; THENCE WITH BLOCK I, N 58° 36' 48" E, 600.51 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF NOW-OR-FORMERLY VIRGINIA METHODIST HOME FOR THE AGED, INC.; THENCE WITH NOW-OR-FORMERLY VIRGINIA METHODIST HOME FOR THE AGED, INC., S 31° 09' 52" E, 737.62 FEET TO A POINT IN THE NORTH LINE OF NORTH BEAUREGARD STREET AS WIDENED; THENCE WITH THE NORTH LINE OF NORTH BEAUREGARD STREET AS WIDENED, 291.06 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 1,200.00 FEET (TANGENT LENGTH 146.25 FEET, CHORD LENGTH 290.35 FEET, CHORD BEARING S 49° 21' 20" W) TO A POINT; THENCE S 63° 22' 38" W, 340.13 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE PROPERTY OF THE CITY OF ALEXANDRIA, THENCE WITH THE CITY OF ALEXANDRIA, N 34° 53' 38" E, 164.01 FEET TO A POINT; THENCE N 50° 42' 52" W, 172.05 FEET TO A POINT; THENCE S 58° 24' 48" W, 94.00 FEET TO A POINT IN THE EAST LINE OF SEMINARY ROAD - ROUTE 716; THENCE WITH THE EAST LINE OF SEMINARY ROAD - ROUTE 716, N 31° 35' 12" W, 413.84 TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 403,017 SQUARE FEET, OR 9.5729 ACRES, MORE OR LESS."

AREA TABULATION

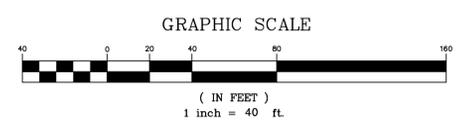
CURRENTLY ZONED R12 403,017 SQ.FT. OR 9.2520 ACRES
CURRENTLY ZONED CG 13,980 SQ.FT. OR 0.3209 ACRES
TOTAL 416,997 SQ.FT. OR 9.5729 ACRES

AREA TABULATION

PROPOSED CDD#21 ZONING 416,997 SQ.FT. OR 9.5729 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	1,200.00'	291.06'	13°53'50"	146.25'	290.35'	S49°21'20"W



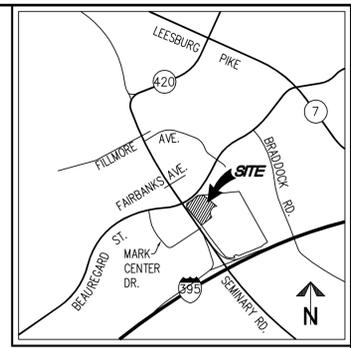
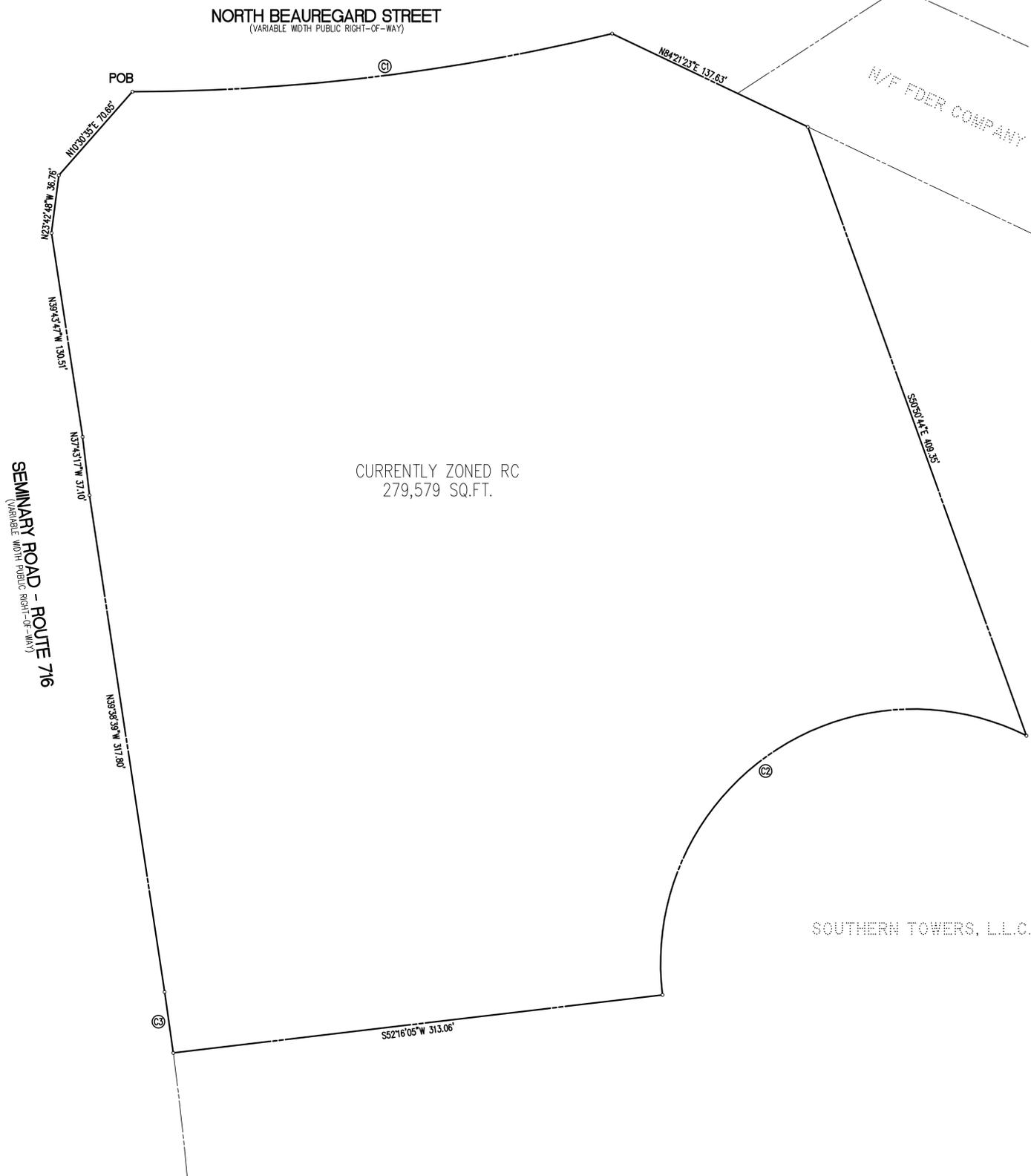
Engineers • Surveyors • Planners
Landscape Architects • Arborists
WALTER L. PHILLIPS
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

INCORPORATED
ESTABLISHED 1945
DATE: 6/15/2012
DRAWN: DSH
CHECKED: JAM



NO.	DESCRIPTION	REVISION APPROVED BY		DATE	APPROVED	DATE
		BY	BY			

REZONING PLAT - UPLAND PARK
BEAUREGARD CORRIDOR
SMALL AREA PLAN
CDD/REZONING
CITY OF ALEXANDRIA, VIRGINIA



NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS A PORTION OF THE PROPERTY IDENTIFIED BY MAP NUMBER 020.01-01-01 AND IS CURRENTLY ZONED RC.
2. THIS PLAT DOES NOT SHOW EXISTING EASEMENTS, COVENANTS OR RESTRICTIONS.
3. THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED BY THIS FIRM.

DESCRIPTION

DESCRIPTION OF A PORTION OF THE PROPERTY OF SOUTHERN TOWERS, L.L.C., AS RECORDED IN INSTRUMENT NUMBERS 000024475 AND 010003289:

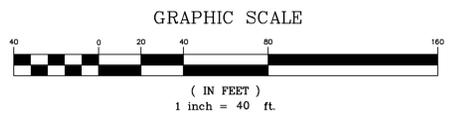
"BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH LINE OF NORTH BEAUREGARD STREET WITH THE EAST LINE OF SEMINARY ROAD, THENCE WITH THE SOUTH LINE OF NORTH BEAUREGARD STREET, 307.72 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 1,305.20 FEET (TANGENT LENGTH 154.58 FEET, CHORD LENGTH 307.01 FEET, CHORD BEARING N 52° 08' 09" E) TO A POINT; THENCE WITH THE SOUTH LINE OF NORTH BEAUREGARD STREET AND CONTINUING WITH THE SOUTH LINE OF NOW-OR-FORMERLY FDR, COMPANY, N 84° 21' 23" E, 137.63 FEET TO THE POINT; THENCE THROUGH THE PROPERTY OF SOUTHERN TOWERS, L.L.C., S 50° 50' 44" E, 409.35 FEET TO A POINT; THENCE 346.92 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 160.88 FEET (TANGENT LENGTH 299.74 FEET, CHORD LENGTH 283.50 FEET, CHORD BEARING S 23° 40' 15" W) TO A POINT; THENCE S 52° 16' 05" W, 313.06 FEET TO A POINT IN THE EAST LINE OF SEMINARY ROAD; THENCE WITH THE EAST LINE OF SEMINARY ROAD, 38.92 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 1,965.00 FEET (TANGENT LENGTH 19.46 FEET, CHORD LENGTH 38.92 FEET, CHORD BEARING N 39° 09' 24" W) TO A POINT; THENCE N 39° 38' 39" W, 317.80 FEET TO A POINT; THENCE N 37° 43' 17" W, 37.10 FEET TO A POINT; THENCE N 39° 43' 47" W, 130.51 FEET TO A POINT; THENCE N 23° 42' 48" W, 36.76 FEET TO A POINT; THENCE N 10° 30' 35" E, 70.65 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 279,579 SQUARE FEET, OR 6.4183 ACRES, MORE OR LESS."

AREA TABULATION

CURRENTLY ZONED RC 279,579 SQ.FT. OR 6.4183 ACRES
 PROPOSED CDD#21 ZONING 279,579 SQ.FT. OR 6.4183 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	1,305.20'	307.72'	13°30'30"	154.58'	307.01'	N52°08'09"E
C2	160.88'	346.92'	123°33'10"	299.74'	283.50'	S23°40'15"W
C3	1,965.00'	38.92'	1°08'05"	19.46'	38.92'	N39°09'24"W

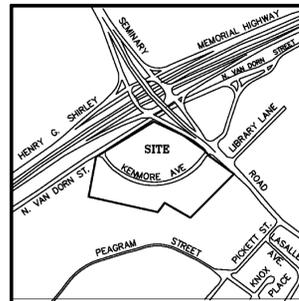


Engineers • Surveyors • Planners
 Landscape Architects • Arborists
WALTER L. PHILLIPS
 INCORPORATED
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com



NO.	DESCRIPTION	REVISION APPROVED BY		DATE	APPROVED	DATE
		BY	REV.			

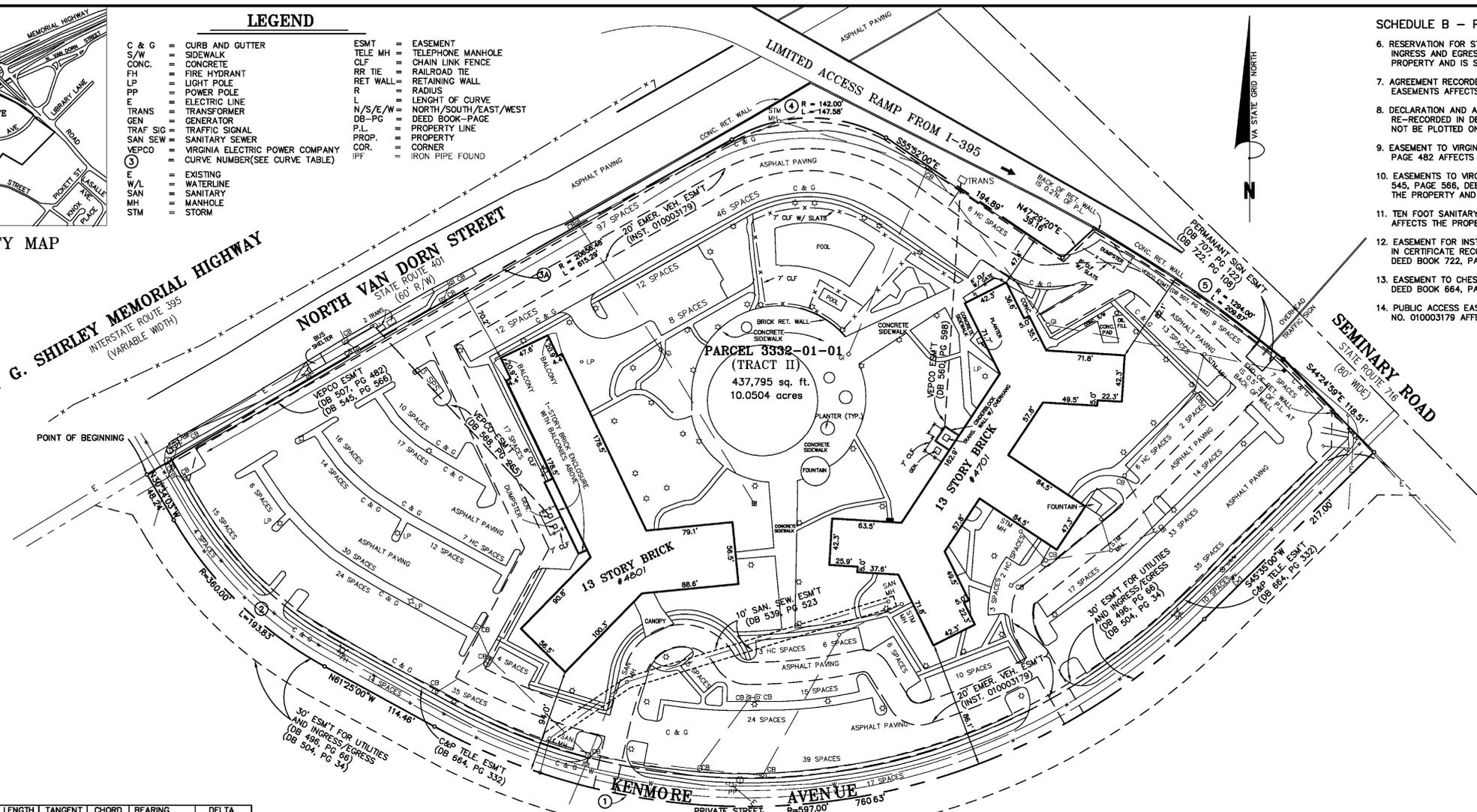
REZONING PLAT - SOUTHERN TOWERS
BEAUREGARD CORRIDOR
SMALL AREA PLAN
CDD/REZONING
 CITY OF ALEXANDRIA, VIRGINIA



VICINITY MAP

LEGEND

C & G	= CURB AND GUTTER	ESMT	= EASEMENT
S/W	= SIDEWALK	TEL. MH	= TELEPHONE MANHOLE
CONC.	= CONCRETE	CLF	= CHAIN LINK FENCE
FH	= FIRE HYDRANT	RR TIE	= RAILROAD TIE
LP	= LIGHT POLE	RET WALL	= RETAINING WALL
PP	= POWER POLE	R	= RADIUS
E	= ELECTRIC LINE	L	= LENGTH OF CURVE
TRANS	= TRANSFORMER	N/S/E/W	= NORTH/SOUTH/EAST/WEST
GEN	= GENERATOR	DB-PG	= DEED BOOK-PAGE
TRAF. SIG	= TRAFFIC SIGNAL	P.L.	= PROPERTY LINE
SAN SEW	= SANITARY SEWER	PROP.	= PROPERTY
VEPCO	= VIRGINIA ELECTRIC POWER COMPANY	COR.	= CORNER
(3)	= CURVE NUMBER(SEE CURVE TABLE)	IPF	= IRON PIPE FOUND
E	= EXISTING		
W/L	= WATERLINE		
SAN	= SANITARY		
MH	= MANHOLE		
STM	= STORM		



- SCHEDULE B - PART II NOTES**
- RESERVATION FOR STRIP OF LAND THIRTY FEET IN WIDTH FOR A RIGHT OF WAY FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 496, PAGE 66 AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.
 - AGREEMENT RECORDED IN DEED BOOK 504, PAGE 34 TO CREATE ADDITIONAL EASEMENTS AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.
 - DECLARATION AND AGREEMENT RECORDED IN DEED BOOK 527, PAGE 480 AS RE-RECORDED IN DEED BOOK 528, PAGE 584 AFFECTS THE PROPERTY BUT COULD NOT BE PLOTTED ON THE SURVEY.
 - EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 507, PAGE 482 AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.
 - EASEMENTS TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 545, PAGE 568, DEED BOOK 560, PAGE 598 AND DEED BOOK 568, PAGE 285 AFFECT THE PROPERTY AND ARE SHOWN ON THE SURVEY.
 - TEN FOOT SANITARY SEWER EASEMENT RECORDED IN DEED BOOK 539, PAGE 523 AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.
 - EASEMENT FOR INSTALLATION AND MAINTENANCE OF A TRAFFIC SIGN AS SET FORTH IN CERTIFICATE RECORDED IN DEED BOOK 707, PAGE 122 AND ORDER RECORDED IN DEED BOOK 722, PAGE 108 AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.
 - EASEMENT TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY RECORDED IN DEED BOOK 664, PAGE 332 AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.
 - PUBLIC ACCESS EASEMENT TO THE CITY OF ALEXANDRIA RECORDED IN INSTRUMENT NO. 010003179 AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	597.00'	760.63'	441.76'	710.22'	S82°05'00"W	73°00'00"
2	360.00'	193.83'	99.33'	191.50'	N45°59'31"W	30°50'57"
3A	20656.48'	615.29'	307.67'	615.27'	N60°17'08"E	01°42'24"
4	142.00'	147.58'	81.24'	141.02'	N89°17'12"E	59°32'48"
5	1294.00'	209.87'	105.17'	209.84'	S55°28'15"E	09°17'34"

METES & BOUNDS DESCRIPTION

Beginning at a point in the southeasterly line of North Van Dorn Street (60 feet wide), said point lying North 59°15'18" East 128.00 feet from the northwest corner of Parcel 3332-01-02;

thence with said line of North Van Dorn Street with the arc of a curve to the right whose radius is 20,656.48 feet and whose chord bearing and chord are North 60°17'08" East and 615.27 feet, respectively, for a distance of 615.29 feet to a point;

thence with the arc of a curve to the right whose radius is 142.00 feet and whose chord bearing and chord are North 89°17'12" East and 141.02 feet, respectively, for a distance of 147.58 feet to a point in the southerly line of Limited Access Ramp From I-395;

thence South 55°52'00" East 194.89 feet and North 47°29'20" East 39.16 feet to a point in the southeasterly line of Seminary Road (80 feet wide);

thence with the said line of Seminary Road with the arc of a curve to the right whose radius is 1,294.00 feet and whose chord bearing and chord are South 55°28'15" East 209.84 feet respectively for a distance of 209.87 feet to a point;

thence following the southerly line of Seminary Road South 44°24'59" East 118.51 feet to a point being the northerly corner of Parcel 3332-01-02;

thence with the northerly line of Parcel 3332-01-02, South 45°35'00" West 217.00 feet to a point;

thence with the arc of a curve to the right whose radius is 597.00 feet and whose chord bearing and chord are South 82°05'00" West and 710.22 feet respectively, for a distance of 760.63 feet to a point;

thence North 61°25'00" West and 114.46 feet to a point;

thence with the arc of a curve to the right whose radius is 360.00 feet and whose chord bearing and chord are North 45°59'31" West and 191.50 feet, respectively, for a distance of 193.83 feet to a point; and thence North 30°34'03" West 48.24 feet to the point of beginning.

Containing 437,795 square feet or 10.0504 acres.

Together with the rights and privileges appurtenant to said parcel of land in the 30 foot strip of land adjoining the above described property on its southerly boundary, and subject to the rights and privileges appurtenant to other properties, in the 30 foot strip of land included within the above described property on its southerly boundary, all as set forth in a deed from Walter T. Oliver, Jr. and William Whitney Clark, Trustees, to Grantor herein, recorded among the land records of said City on July 23, 1959 in Deed Book 496, page 66 in an agreement between Walter T. Oliver, Jr. and William Whitney Clark, Trustees, and the Grantor herein, dated November 4, 1958 and recorded among the land records of said City on December 3, 1959 in Deed Book 504, page 34, and in a certain declaration and agreement with respect to maintenance and repair of easement areas, dated January 27, 1961 and recorded among the land records of said City in Deed Book 527, page 480 and subsequently re-recorded in Deed Book 528, page 584.

SURVEYOR'S CERTIFICATE

TO HOME PROPERTIES SEMINARY TOWERS, LLC, FIRST UNION NATIONAL BANK, COMMONWEALTH LAND TITLE INSURANCE COMPANY AND FREDDIE MAC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 10 AND 11(c) OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

- NOTES**
- TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 01-0791, EFFECTIVE DATE OF DECEMBER 13, 2001.
 - THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX ASSESSMENT MAPS AS PARCEL 30.00-01-01 AND IS ZONED RC.
 - THE PROPERTY DELINEATED HEREON IS LOCATED IN FLOOD ZONE "X" (OUTSIDE THE 500 YEAR FLOOD PLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP OF ALEXANDRIA AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 515519-0005 D, DATED MAY 15, 1991.
 - THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 687, OF WHICH 26 ARE MARKED AS HANDICAP SPACES.

ALTA/ACSM LAND TITLE SURVEY
 PARCEL 3332-01-01
 DIVISION OF PARCEL "A" OF THE LAND OF
RUTH BARKLEY MAJOR
 (DEED BOOK 496, PAGE 66)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 50' DATE: DECEMBER 26, 2001
 GRAPHIC SCALE

REVISION	BOWMAN CONSULTING GROUP, LTD. 2121 LESSEMOWER AVENUE, SUITE 302 ALEXANDRIA, VIRGINIA 22304 PHONE: (703) 546-2188 FAX: (703) 546-5591	<p>BOWMAN CONSULTING GROUP ENGINEERS PLANNERS SURVEYORS</p>
DWG:	BCG PROJECT NO: 1670-01 PHASE:-- COUNTY REF NO:--	
BY: DZ	CHK:--	SHEET 1 OF 1

REZONING PLAT - SEMINARY OVERLOOK 1
BEAUREGARD CORRIDOR
SMALL AREA PLAN
CDD/REZONING
 CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 FAX (703) 533-1301
 WWW.WLPHINC.COM
 ESTABLISHED 1945
 IN CORP. ORATED
 DATE: 04/15/12
 SCALE:

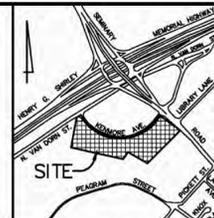
NO.	DESCRIPTION	DATE	REV.	APPROVED BY	DATE

CHECKED: JAM
 DRAWN: DSH

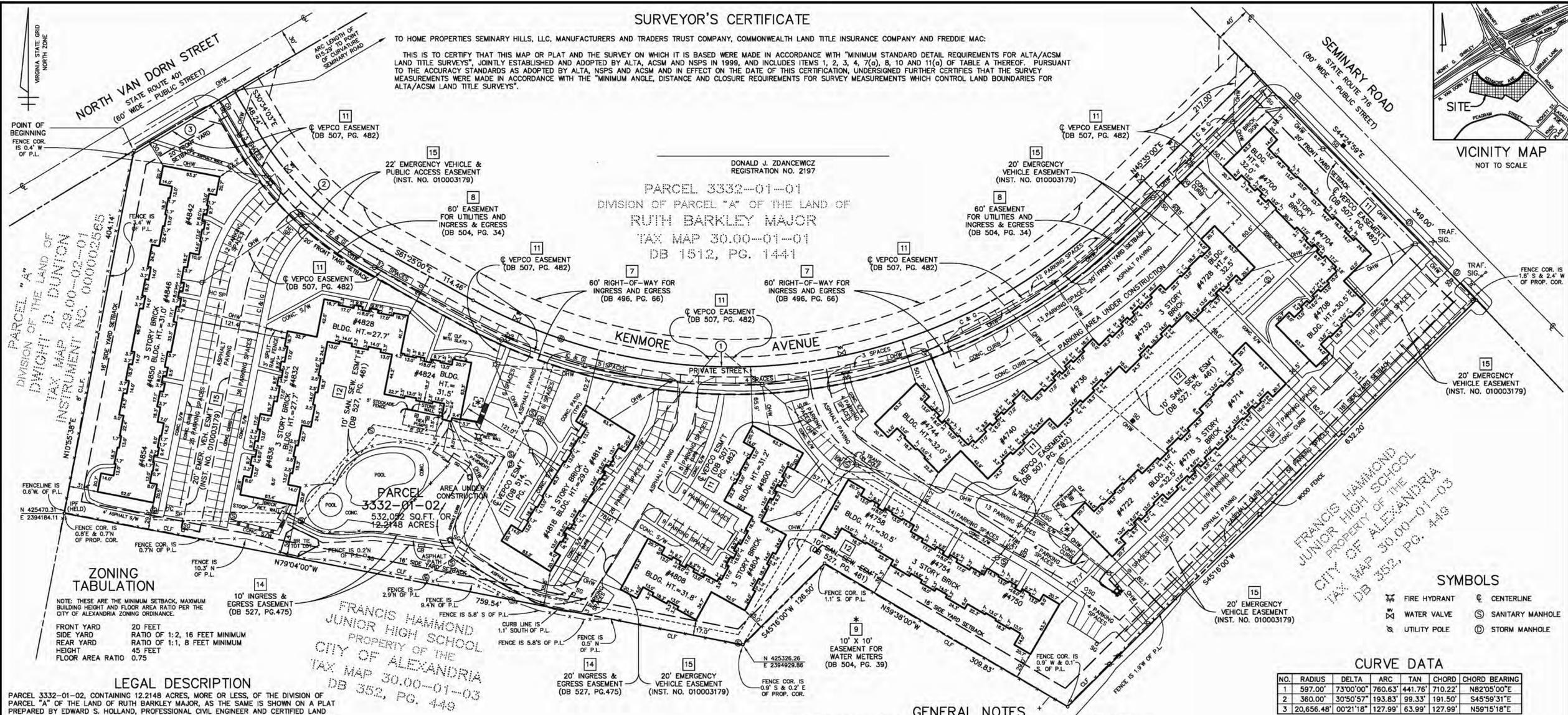
INFORMATION PROVIDED BY OTHERS

SURVEYOR'S CERTIFICATE

TO HOME PROPERTIES SEMINARY HILLS, LLC, MANUFACTURERS AND TRADERS TRUST COMPANY, COMMONWEALTH LAND TITLE INSURANCE COMPANY AND FREDDIE MAC:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 10 AND 11(a) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".



VICINITY MAP
NOT TO SCALE



PARCEL 3332-01-01
 DIVISION OF PARCEL "A" OF THE LAND OF
 RUTH BARKLEY MAJOR
 TAX MAP 30.00-01-01
 DB 1512, PG. 1441

FRANCIS HAMMOND
 JUNIOR HIGH SCHOOL
 PROPERTY OF THE
 CITY OF ALEXANDRIA
 TAX MAP 30.00-01-03
 DB 352, PG. 449

FRANCIS HAMMOND
 JUNIOR HIGH SCHOOL
 PROPERTY OF THE
 CITY OF ALEXANDRIA
 TAX MAP 30.00-01-03
 DB 352, PG. 449

SYMBOLS

⊗	FIRE HYDRANT	⊙	CENTERLINE
⊕	WATER VALVE	⊕	SANITARY MANHOLE
⊖	UTILITY POLE	⊖	STORM MANHOLE

CURVE DATA

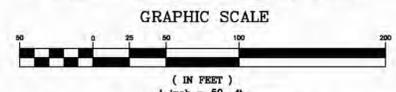
NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING
1	597.00'	73°00'00"	760.63'	441.76'	710.22'	N82°05'00"E
2	360.00'	30°50'57"	193.83'	99.33'	191.50'	S45°59'31"E
3	20,656.48'	00°21'18"	127.99'	63.99'	127.99'	N59°15'18"E

GENERAL NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON CITY OF ALEXANDRIA TAX ASSESSMENT MAP 30.00-01-02 AND IS ZONED RA.
2. TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. AX015150C, DATED JUNE 14, 2001. THE LEGAL DESCRIPTION ON THIS SURVEY DESCRIBES THE SAME PROPERTY AS THE ONE IN THE TITLE COMMITMENT.
3. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY PANEL NUMBER 515519 0005D, REVISED MAY 15, 1991.
4. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
5. THERE ARE A TOTAL OF 295 PARKING SPACES ON THIS PROPERTY, INCLUDING 6 HANDICAP SPACES.
6. THERE ARE SEVERAL AREAS ON THE SITE THAT HAVE CONSTRUCTION CURRENTLY TAKING PLACE. THIS CONSTRUCTION APPEARS TO BE FOR ADDING OR RECONFIGURING THE PARKING AREAS AND SIDEWALKS.
7. THIS SURVEY WAS PERFORMED ON THE GROUND.
8. THERE ARE NO BUILDING SETBACK LINES OF PLATTED RECORD. THE SETBACK LINES SHOWN HEREON ARE TAKEN FROM THE CITY OF ALEXANDRIA ZONING ORDINANCE AND ARE FOR A MULTI-FAMILY RESIDENTIAL USE. THE SIDE YARD SETBACK LINE SHOWN IS FOR THE MINIMUM ALLOWED. SEE ZONING TABULATION FOR BULK SETBACK REQUIREMENT.

LEGEND

HC SP	HANDICAP SPACE	SG	STORM GRATE	CB	CATCH BASIN
C & G	CURB AND GUTTER	RR TIE	RAILROAD TIE	INST.	INSTRUMENT
S/W	SIDEWALK	RET	RETAINING	NO.	NUMBER
CONC.	CONCRETE	N-S-E-W	NORTH-SOUTH-EAST-WEST	TYP.	TYPICAL
TRANS	TRANSFORMER	DB - PG.	DEED BOOK - PAGE	SQ. FT.	SQUARE FEET
GEN	GENERATOR	P.L.	PROPERTY LINE	EMER.	EMERGENCY
TRAF SIG	TRAFFIC SIGNAL	PROP.	PROPERTY	VEH.	VEHICLE
SAN. SEW.	SANITARY SEWER	COR.	CORNER	IPF	IRON PIPE FOUND
ESM'T	EASEMENT	OHW	OVERHEAD WIRE	BLDG. HT.	BUILDING HEIGHT
	VEPCO		VIRGINIA ELECTRIC AND POWER COMPANY		



ALTA/ACSM LAND TITLE SURVEY
 PARCEL 3332-01-02
 DIVISION OF PARCEL "A" OF THE LAND OF
RUTH BARKLEY MAJOR
 (DEED BOOK 496, PAGE 66)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 50' DATE: JULY 23, 2001

GRAPHIC SCALE
 1 inch = 50 ft.

NO.	DESCRIPTION	DATE	APPROVED BY

REVISION APPROVED BY

LEGAL DESCRIPTION
 PARCEL 3332-01-02, CONTAINING 12.2148 ACRES, MORE OR LESS, OF THE DIVISION OF PARCEL "A" OF THE LAND OF RUTH BARKLEY MAJOR, AS THE SAME IS SHOWN ON A PLAT PREPARED BY EDWARD S. HOLLAND, PROFESSIONAL CIVIL ENGINEER AND CERTIFIED LAND SURVEYOR, DATED JULY 16, 1959 AND ATTACHED TO A DEED RECORDED AMONG THE LAND RECORDS OF SAID CITY IN DEED BOOK 496, PAGE 66 AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHEASTERN LINE OF NORTH VAN DORN STREET (60 FEET WIDE), SAID POINT ALSO BEING THE NORTHERLY CORNER OF PARCEL "A", DIVISION OF THE LAND OF DWIGHT D. DUNTON, AND SAID POINT BEING LOCATED 743.28 FEET ALONG THE SOUTHERLY LINE OF NORTH VAN DORN STREET FROM A POINT OF CURVATURE OF SEMINARY ROAD; AND RUNNING THENCE WITH THE SAID LINE OF NORTH VAN DORN STREET WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 20,656.48 FEET AND WHOSE CHORD BEARING AND CHORD ARE NORTH 59°15'18" EAST AND 127.99 FEET, RESPECTIVELY, FOR A DISTANCE OF 127.99 FEET TO A POINT, SAID POINT BEING A CORNER COMMON TO PARCEL 3332-01-01 OF THE DIVISION OF PARCEL "A" OF THE LAND OF RUTH BARKLEY MAJOR; THENCE LEAVING THE SAID LINE OF NORTH VAN DORN STREET AND RUNNING WITH THE LINES OF SAID PARCEL 3332-01-01 THE FOLLOWING COURSES AND DISTANCES: SOUTH 30°34'03" EAST 48.24 FEET; THENCE WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 360.00 FEET AND WHOSE CHORD BEARING AND CHORD ARE SOUTH 45°59'31" EAST AND 191.50 FEET, RESPECTIVELY, A DISTANCE OF 193.83 FEET; SOUTH 61°25'00" EAST 114.46 FEET; WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 597.00 FEET AND WHOSE CHORD BEARING AND CHORD ARE NORTH 82°05'00" EAST AND 710.22 FEET, RESPECTIVELY, A DISTANCE OF 760.63 FEET; AND NORTH 45°35'00" EAST 217.00 FEET TO A CORNER COMMON TO SAID PARCEL 3332-01-01 IN THE SOUTHWESTERLY LINE OF SEMINARY ROAD (80 FEET WIDE); THENCE WITH THE SAID LINE OF SEMINARY ROAD SOUTH 44°24'59" EAST 349.00 FEET TO A POINT IN THE NORTHERLY LINE OF THE LAND OF THE CITY OF ALEXANDRIA; THENCE WITH THE NORTHERLY LINES OF THE SAID LAND OF THE CITY OF ALEXANDRIA THE FOLLOWING COURSES AND DISTANCES: SOUTH 45°16'00" WEST 632.20 FEET, NORTH 59°38'00" WEST 309.83 FEET, SOUTH 45°16'00" WEST 126.50 FEET AND NORTH 79°04'00" WEST 759.54 FEET TO A POINT IN THE AFORESAID LINE OF PARCEL "A", DIVISION OF THE LAND OF DWIGHT D. DUNTON; AND THENCE WITH SAID LINE NORTH 10°55'38" EAST 404.14 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHTS AND PRIVILEGES APPURTENANT TO SAID PARCEL OF LAND, IN THE 30 FOOT STRIP OF LAND ADJOINING THE ABOVE DESCRIBED PROPERTY ON ITS NORTHERLY BOUNDARY, AND SUBJECT TO THE RIGHTS AND PRIVILEGES APPURTENANT TO OTHER PROPERTIES, IN THE 30 FOOT STRIP OF LAND INCLUDED WITH THE ABOVE DESCRIBED PROPERTY ON ITS NORTHERLY BOUNDARY; ALL AS SET FORTH IN A DEED FROM WALTER T. OLIVER, JR., AND WILLIAM WHITNEY CLARK, TRUSTEES, TO HERMEN GREENBERG AND EARL M. MACKINTOSH, JR., TRUSTEES, RECORDED AMONG THE LAND RECORDS OF SAID CITY ON JULY 23, 1959 IN DEED BOOK 496, PAGE 66, IN AN AGREEMENT BETWEEN WALTER T. OLIVER, JR. AND WILLIAM WHITNEY CLARK, TRUSTEES, AND HERMEN GREENBERG AND EARL M. MACKINTOSH, JR., TRUSTEES, DATED NOVEMBER 4, 1959 AND RECORDED AMONG THE LAND RECORDS OF SAID CITY ON DECEMBER 3, 1959 IN DEED BOOK 504, PAGE 34, AND IN A CERTAIN DECLARATION AND AGREEMENT WITH RESPECT TO MAINTENANCE AND REPAIR OF EASEMENT AREAS, DATED JANUARY 27, 1961 AND RECORDED AMONG THE LAND RECORDS OF SAID CITY IN DEED BOOK 527, PAGE 480, AND SUBSEQUENTLY RE-RECORDED IN DEED BOOK 528, PAGE 584.

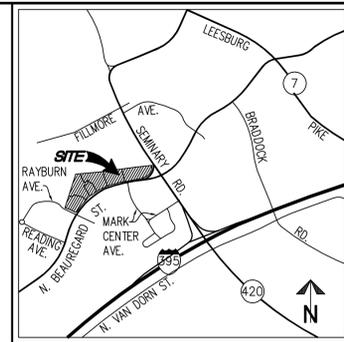
SCHEDULE B - SECTION 2 NOTES

7. TERMS, PROVISIONS, CONDITIONS, EASEMENTS, RESERVATIONS AND ALL MATTERS AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 496 AT PAGE 66, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, AFFECT THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY.
8. TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND ALL MATTERS AS THE SAME ARE SET FORTH IN AGREEMENT RECORDED IN DEED BOOK 504 AT PAGE 34, AMONG THE AFORESAID LAND RECORDS, AFFECT THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY.
9. TERMS, PROVISIONS, CONDITIONS AND ALL MATTERS AS SET FORTH IN DEED OF EASEMENT FOR WATER METERS RECORDED IN DEED BOOK 504 AT PAGE 39, AMONG THE AFORESAID LAND RECORDS, AFFECT THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY.
10. TERMS, PROVISIONS, CONDITIONS AND ALL MATTERS AS THE SAME ARE SET FORTH IN THE DECLARATION AND AGREEMENT RECORDED IN DEED BOOK 527 AT PAGE 480 AS RE-RECORDED IN DEED BOOK 528 AT PAGE 584, AMONG THE AFORESAID LAND RECORDS, AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE PLOTTED ON THIS SURVEY.
11. EASEMENT(S) GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 507 AT PAGE 482; AND IN DEED BOOK 514 AT PAGE 1, AMONG THE AFORESAID LAND RECORDS, AFFECT THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY.
12. DEED OF EASEMENT FOR SANITARY SEWER EASEMENTS RECORDED IN DEED BOOK 527 AT PAGE 461, AMONG THE AFORESAID LAND RECORDS, AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY.
13. DECLARATION AND AGREEMENT FOR COMMON MAINTENANCE OF SWIMMING POOL, RECORDED IN DEED BOOK 527 AT PAGE 471 AMONG THE AFORESAID LAND RECORDS, AFFECTS THE SUBJECT PROPERTY BUT CAN NOT BE PLOTTED ON THIS SURVEY.
14. DECLARATION AND AGREEMENT FOR INGRESS AND EGRESS EASEMENT, RECORDED IN DEED BOOK 527 AT PAGE 475 AMONG THE AFORESAID LAND RECORDS, AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY.
15. DEED OF EASEMENT GRANTED TO THE CITY OF ALEXANDRIA, VIRGINIA, RECORDED ON FEBRUARY 20, 2001 AS INSTRUMENT NO. 010003179 AMONG THE AFORESAID LAND RECORDS, AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY.

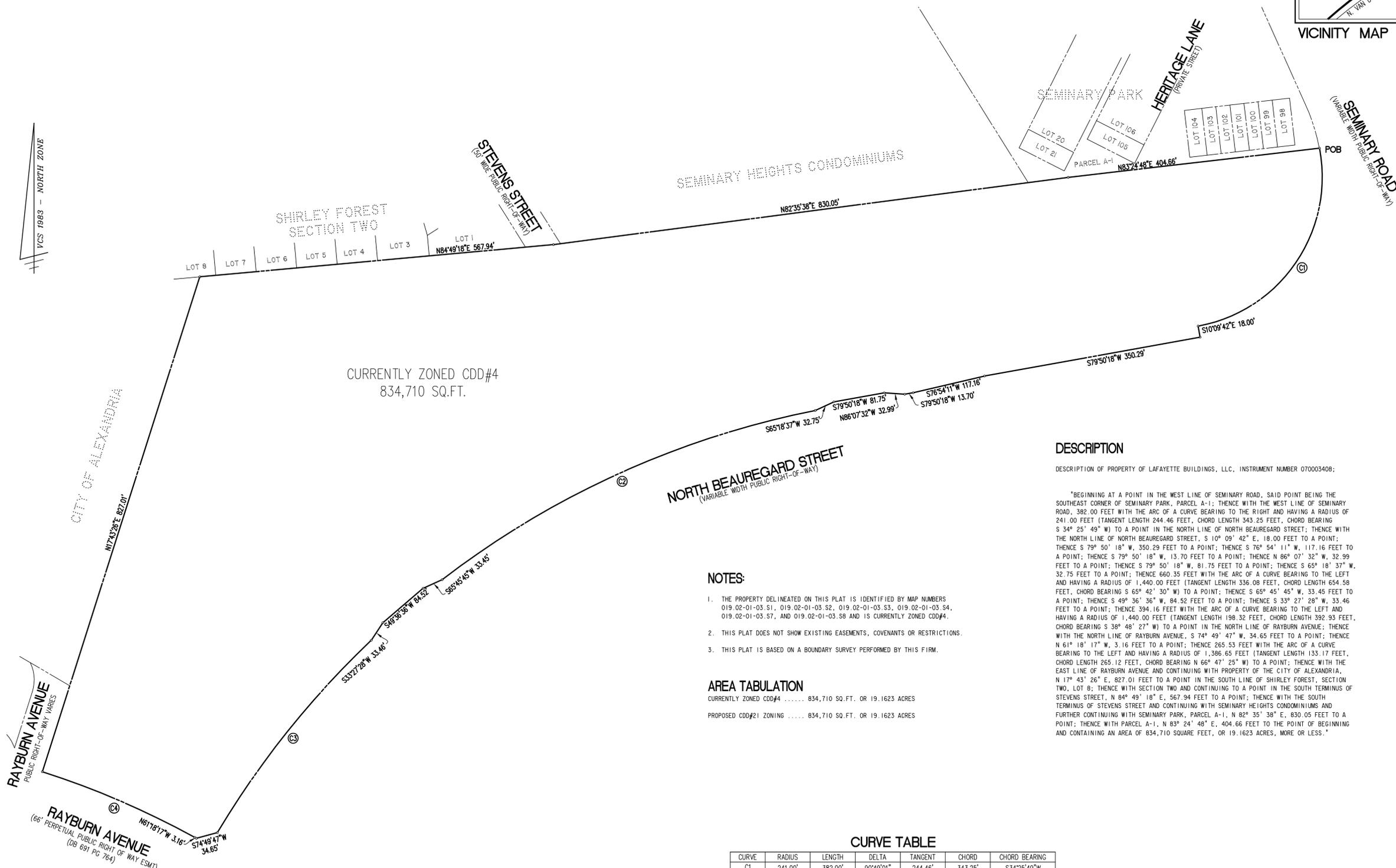
REZONING PLAT - SEMINARY OVERLOOK 2
BEAUREGARD CORRIDOR
SMALL AREA PLAN
CDD/REZONING
 CITY OF ALEXANDRIA, VIRGINIA

Engineers • Surveyors • Planners
 Landscape Architects • Arborists
WALTER L. PHILLIPS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 WWW.WLPHILLIPS.COM
 ESTABLISHED 1945
 IN CORP. ORATED DATE: 01/15/2001
 SCALE: DATE: 06/15/02
 DRAWN: DSH
 CHECKED: JAM

INFORMATION PROVIDED BY OTHERS



VICINITY MAP SCALE: 1"=2000'



CURRENTLY ZONED CDD#4
834,710 SQ.FT.

DESCRIPTION

DESCRIPTION OF PROPERTY OF LAFAYETTE BUILDINGS, LLC, INSTRUMENT NUMBER 070003408;

BEGINNING AT A POINT IN THE WEST LINE OF SEMINARY ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF SEMINARY PARK, PARCEL A-1; THENCE WITH THE WEST LINE OF SEMINARY ROAD, 382.00 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 241.00 FEET (TANGENT LENGTH 244.46 FEET, CHORD LENGTH 343.25 FEET, CHORD BEARING S 34° 25' 49" W) TO A POINT IN THE NORTH LINE OF NORTH BEAUREGARD STREET; THENCE WITH THE NORTH LINE OF NORTH BEAUREGARD STREET, S 10° 09' 42" E, 18.00 FEET TO A POINT; THENCE S 79° 50' 18" W, 350.29 FEET TO A POINT; THENCE S 76° 54' 11" W, 117.16 FEET TO A POINT; THENCE S 79° 50' 18" W, 13.70 FEET TO A POINT; THENCE N 86° 07' 32" W, 32.99 FEET TO A POINT; THENCE S 79° 50' 18" W, 81.75 FEET TO A POINT; THENCE S 65° 18' 37" W, 32.75 FEET TO A POINT; THENCE 660.35 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 1,440.00 FEET (TANGENT LENGTH 336.08 FEET, CHORD LENGTH 654.58 FEET, CHORD BEARING S 65° 42' 30" W) TO A POINT; THENCE S 65° 45' 45" W, 33.45 FEET TO A POINT; THENCE S 49° 36' 36" W, 84.52 FEET TO A POINT; THENCE S 33° 27' 28" W, 33.46 FEET TO A POINT; THENCE 394.16 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 1,440.00 FEET (TANGENT LENGTH 199.32 FEET, CHORD LENGTH 392.93 FEET, CHORD BEARING S 38° 48' 27" W) TO A POINT IN THE NORTH LINE OF RAYBURN AVENUE; THENCE WITH THE NORTH LINE OF RAYBURN AVENUE, S 74° 49' 47" W, 34.65 FEET TO A POINT; THENCE N 61° 18' 17" W, 3.16 FEET TO A POINT; THENCE 265.53 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 1,366.65 FEET (TANGENT LENGTH 133.17 FEET, CHORD LENGTH 265.12 FEET, CHORD BEARING N 66° 47' 25" W) TO A POINT; THENCE WITH THE EAST LINE OF RAYBURN AVENUE AND CONTINUING WITH PROPERTY OF THE CITY OF ALEXANDRIA, N 17° 43' 26" E, 827.01 FEET TO A POINT IN THE SOUTH LINE OF SHIRLEY FOREST, SECTION TWO, LOT 8; THENCE WITH SECTION TWO AND CONTINUING TO A POINT IN THE SOUTH TERMINUS OF STEVENS STREET, N 84° 49' 18" E, 567.94 FEET TO A POINT; THENCE WITH THE SOUTH TERMINUS OF STEVENS STREET AND CONTINUING WITH SEMINARY HEIGHTS CONDOMINIUMS AND FURTHER CONTINUING WITH SEMINARY PARK, PARCEL A-1, N 82° 35' 38" E, 830.05 FEET TO A POINT; THENCE WITH PARCEL A-1, N 83° 24' 48" E, 404.66 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 834,710 SQUARE FEET, OR 19.1623 ACRES, MORE OR LESS.

NOTES:

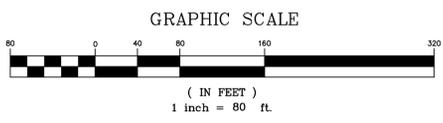
1. THE PROPERTY DELINEATED ON THIS PLAT IS IDENTIFIED BY MAP NUMBERS 019.02-01-03.S1, 019.02-01-03.S2, 019.02-01-03.S3, 019.02-01-03.S4, 019.02-01-03.S7, AND 019.02-01-03.S8 AND IS CURRENTLY ZONED CDD#4.
2. THIS PLAT DOES NOT SHOW EXISTING EASEMENTS, COVENANTS OR RESTRICTIONS.
3. THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED BY THIS FIRM.

AREA TABULATION

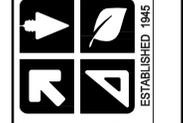
CURRENTLY ZONED CDD#4 834,710 SQ.FT. OR 19.1623 ACRES
 PROPOSED CDD#21 ZONING 834,710 SQ.FT. OR 19.1623 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	241.00'	382.00'	90°49'01"	244.46'	343.25'	S34°25'49"W
C2	1,440.00'	660.35'	26°16'28"	336.08'	654.58'	S65°42'30"W
C3	1,440.00'	394.16'	15°40'59"	198.32'	392.93'	S38°48'27"W
C4	1,386.65'	265.53'	10°58'17"	133.17'	265.12'	N66°47'25"W



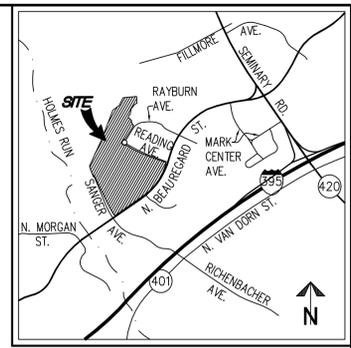
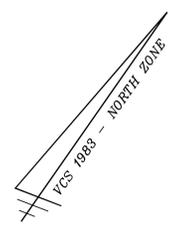
Engineers • Surveyors • Planners
 Landscape Architects • Arborists
WALTER L. PHILLIPS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com



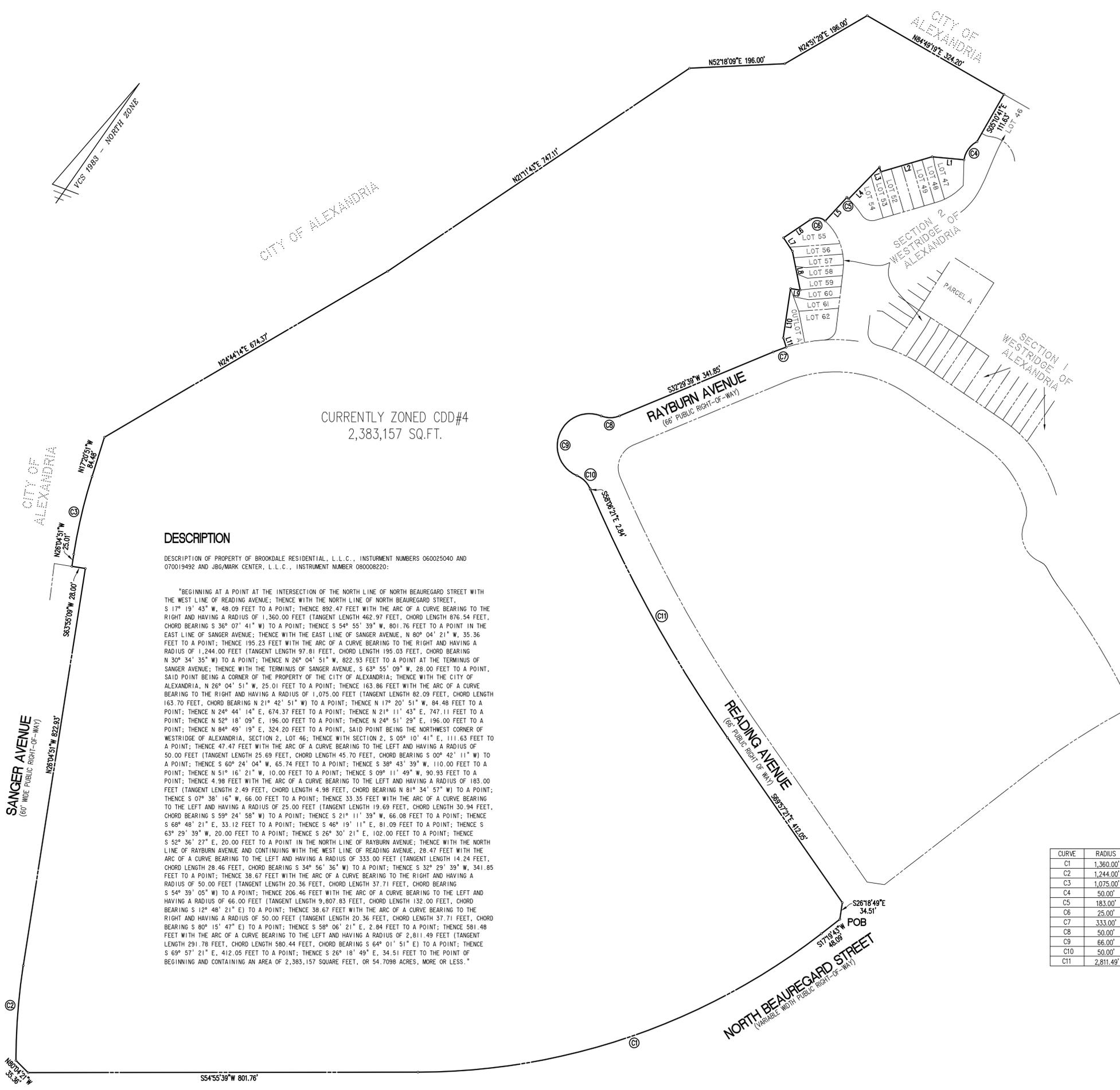
INCORPORATED
 DATE: 6/15/12
 SCALE: 1"=2000'
 DRAWN: DSH
 CHECKED: JAM

NO.	DESCRIPTION	DATE	APPROVED BY	DATE

**REZONING PLAT - ADAMS
 BEAUREGARD CORRIDOR
 SMALL AREA PLAN
 CDD/REZONING
 CITY OF ALEXANDRIA, VIRGINIA**



VICINITY MAP SCALE: 1"=2000'



CURRENTLY ZONED CDD#4
2,383,157 SQ.FT.

DESCRIPTION

DESCRIPTION OF PROPERTY OF BROOKDALE RESIDENTIAL, L.L.C., INSTRUMENT NUMBERS 060025040 AND 070019492 AND JBG/MARK CENTER, L.L.C., INSTRUMENT NUMBER 080008220:

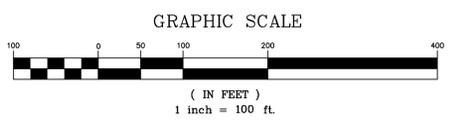
"BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTH LINE OF NORTH BEAUREGARD STREET WITH THE WEST LINE OF READING AVENUE; THENCE WITH THE NORTH LINE OF NORTH BEAUREGARD STREET, S 17° 19' 43" W, 48.09 FEET TO A POINT; THENCE 892.47 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 1,360.00 FEET (TANGENT LENGTH 462.97 FEET, CHORD LENGTH 676.54 FEET, CHORD BEARING S 36° 07' 41" W) TO A POINT; THENCE S 54° 55' 39" W, 801.76 FEET TO A POINT IN THE EAST LINE OF SANGER AVENUE; THENCE WITH THE EAST LINE OF SANGER AVENUE, N 80° 04' 21" W, 35.36 FEET TO A POINT; THENCE 195.23 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 1,244.00 FEET (TANGENT LENGTH 97.81 FEET, CHORD LENGTH 195.03 FEET, CHORD BEARING N 30° 34' 35" W) TO A POINT; THENCE N 26° 04' 51" W, 822.93 FEET TO A POINT AT THE TERMINUS OF SANGER AVENUE; THENCE WITH THE TERMINUS OF SANGER AVENUE, S 63° 55' 09" W, 28.00 FEET TO A POINT, SAID POINT BEING A CORNER OF THE PROPERTY OF THE CITY OF ALEXANDRIA; THENCE WITH THE CITY OF ALEXANDRIA, N 26° 04' 51" W, 25.01 FEET TO A POINT; THENCE 163.86 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 1,075.00 FEET (TANGENT LENGTH 82.09 FEET, CHORD LENGTH 163.70 FEET, CHORD BEARING N 21° 42' 51" W) TO A POINT; THENCE N 17° 20' 51" W, 84.48 FEET TO A POINT; THENCE N 24° 44' 14" E, 674.37 FEET TO A POINT; THENCE N 21° 11' 43" E, 747.11 FEET TO A POINT; THENCE N 52° 18' 09" E, 196.00 FEET TO A POINT; THENCE N 24° 51' 29" E, 196.00 FEET TO A POINT; THENCE N 84° 49' 19" E, 324.20 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF WESTRIDGE OF ALEXANDRIA, SECTION 2, LOT 46; THENCE WITH SECTION 2, S 05° 10' 41" E, 111.63 FEET TO A POINT; THENCE 47.47 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 50.00 FEET (TANGENT LENGTH 25.69 FEET, CHORD LENGTH 45.70 FEET, CHORD BEARING S 00° 42' 11" W) TO A POINT; THENCE S 60° 24' 04" W, 65.74 FEET TO A POINT; THENCE S 38° 43' 39" W, 110.00 FEET TO A POINT; THENCE N 51° 16' 21" W, 10.00 FEET TO A POINT; THENCE S 09° 11' 49" W, 90.93 FEET TO A POINT; THENCE 4.98 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 183.00 FEET (TANGENT LENGTH 2.49 FEET, CHORD LENGTH 4.98 FEET, CHORD BEARING N 81° 34' 57" W) TO A POINT; THENCE S 07° 38' 16" W, 66.00 FEET TO A POINT; THENCE 33.35 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 25.00 FEET (TANGENT LENGTH 19.69 FEET, CHORD LENGTH 30.94 FEET, CHORD BEARING S 59° 24' 58" W) TO A POINT; THENCE S 21° 11' 39" W, 66.08 FEET TO A POINT; THENCE S 68° 48' 21" E, 33.12 FEET TO A POINT; THENCE S 46° 19' 11" E, 81.09 FEET TO A POINT; THENCE S 63° 29' 39" W, 20.00 FEET TO A POINT; THENCE S 26° 30' 21" E, 102.00 FEET TO A POINT; THENCE S 52° 36' 27" E, 20.00 FEET TO A POINT IN THE NORTH LINE OF RAYBURN AVENUE; THENCE WITH THE NORTH LINE OF RAYBURN AVENUE AND CONTINUING WITH THE WEST LINE OF READING AVENUE, 28.47 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 333.00 FEET (TANGENT LENGTH 14.24 FEET, CHORD LENGTH 28.46 FEET, CHORD BEARING S 34° 56' 36" W) TO A POINT; THENCE S 32° 29' 39" W, 341.85 FEET TO A POINT; THENCE 38.67 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 50.00 FEET (TANGENT LENGTH 20.36 FEET, CHORD LENGTH 37.71 FEET, CHORD BEARING S 54° 39' 05" W) TO A POINT; THENCE 206.46 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 66.00 FEET (TANGENT LENGTH 9,807.83 FEET, CHORD LENGTH 132.00 FEET, CHORD BEARING S 12° 48' 21" E) TO A POINT; THENCE 38.67 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 50.00 FEET (TANGENT LENGTH 20.36 FEET, CHORD LENGTH 37.71 FEET, CHORD BEARING S 80° 15' 47" E) TO A POINT; THENCE S 58° 06' 21" E, 2.84 FEET TO A POINT; THENCE 581.48 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 2,811.49 FEET (TANGENT LENGTH 291.78 FEET, CHORD LENGTH 580.44 FEET, CHORD BEARING S 64° 01' 51" E) TO A POINT; THENCE S 69° 57' 21" E, 412.05 FEET TO A POINT; THENCE S 26° 18' 49" E, 34.51 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 2,383,157 SQUARE FEET, OR 54.7098 ACRES, MORE OR LESS."

LINE TABLE

LINE	BEARING	LENGTH
L1	S60°24'04"W	65.74'
L2	S38°43'39"W	110.00'
L3	N51°16'21"W	10.00'
L4	S09°11'49"W	90.93'
L5	S07°38'16"W	66.00'
L6	S21°11'39"W	66.08'
L7	S68°48'21"E	33.12'
L8	S46°19'11"E	81.09'
L9	S63°29'39"W	20.00'
L10	S26°30'21"E	102.00'
L11	S52°36'27"E	20.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	1,360.00'	892.47'	37°35'56"	462.97'	876.54'	S36°07'41"W
C2	1,244.00'	195.23'	8°59'30"	97.81'	195.03'	N30°34'35"W
C3	1,075.00'	163.86'	8°44'00"	82.09'	163.70'	N21°42'51"W
C4	50.00'	47.47'	54°23'35"	25.69'	45.70'	S00°42'11"W
C5	183.00'	4.98'	1°33'33"	2.49'	4.98'	N81°34'57"W
C6	25.00'	33.35'	76°26'37"	19.69'	30.94'	S59°24'58"W
C7	333.00'	28.47'	4°53'54"	14.24'	28.46'	S34°56'36"W
C8	50.00'	38.67'	44°18'52"	20.36'	37.71'	S54°39'05"W
C9	66.00'	206.46'	179°13'44"	9,807.83'	132.00'	S12°48'21"E
C10	50.00'	38.67'	44°18'52"	20.36'	37.71'	S80°15'47"E
C11	2,811.49'	581.48'	11°51'00"	291.78'	580.44'	S64°01'51"E



NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS IDENTIFIED BY MAP NUMBERS 018.04-01-26, 018.04-01-27, 019.03-01-05, 029.01-01-01, AND 029.01-01-08 AND IS CURRENTLY ZONED CDD#4.
2. THIS PLAT DOES NOT SHOW EXISTING EASEMENTS, COVENANTS OR RESTRICTIONS.
3. THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED BY THIS FIRM.

AREA TABULATION

CURRENTLY ZONED CDD#4 2,383,157 SQ.FT. OR 54.7098 ACRES
 PROPOSED CDD#21 ZONING 2,383,157 SQ.FT. OR 54.7098 ACRES

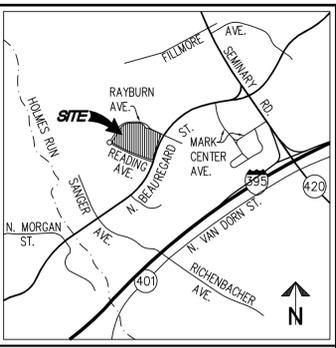
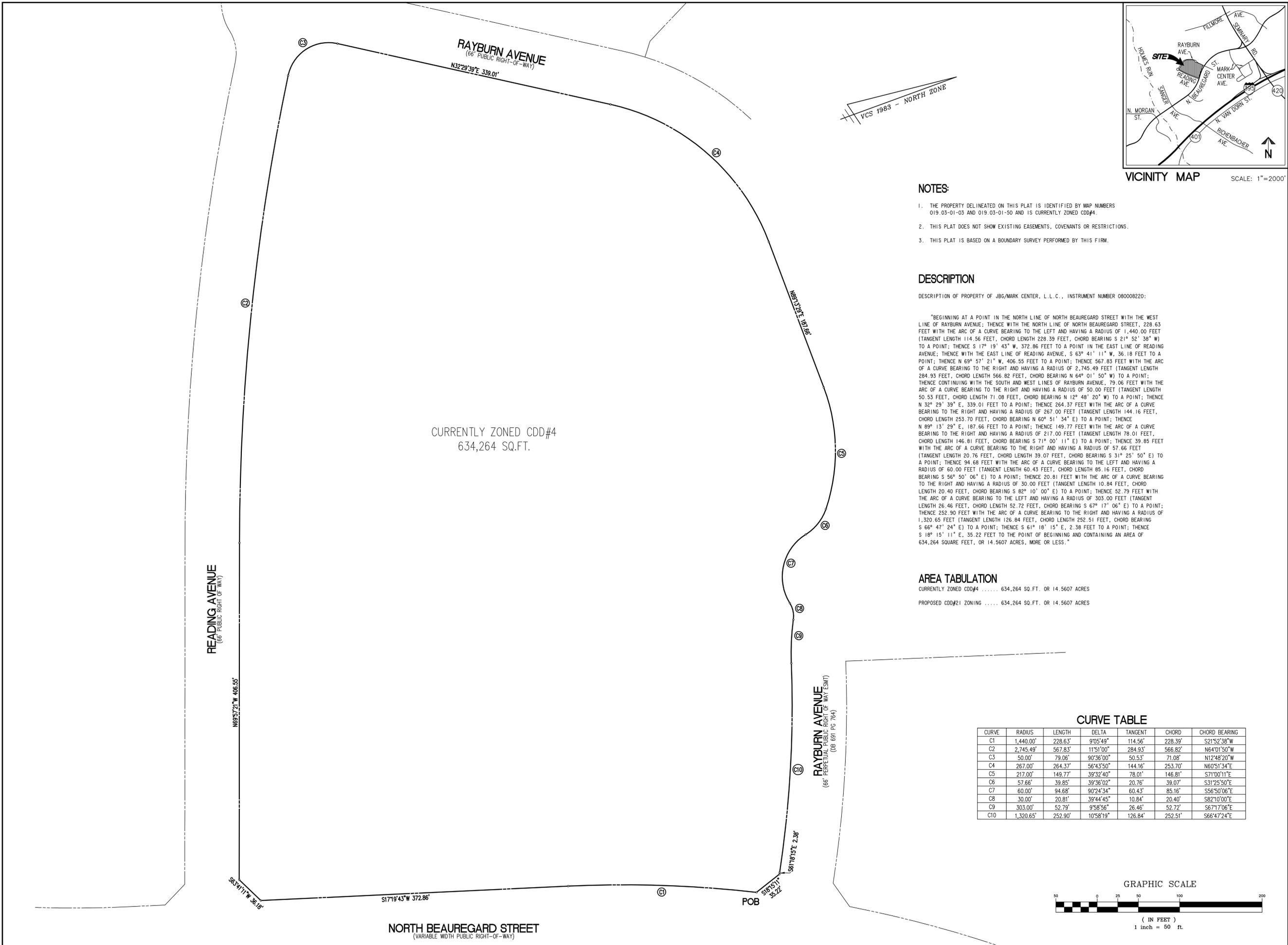
Engineers • Surveyors • Planners
 Landscape Architects • Arborists
WALTER L. PHILLIPS
 LANDSCAPE ARCHITECTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.wlplp.com



NO.	DESCRIPTION	DATE	REV.	APPROVED BY	DATE

REZONING PLAT - TOWN CENTER 1 AND GARDEN DISTRICT

**BEAUREGARD CORRIDOR
 SMALL AREA PLAN
 CDD/REZONING**
 CITY OF ALEXANDRIA, VIRGINIA



VICINITY MAP SCALE: 1"=2000'

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS IDENTIFIED BY MAP NUMBERS 019.03-01-03 AND 019.03-01-50 AND IS CURRENTLY ZONED CDD#4.
2. THIS PLAT DOES NOT SHOW EXISTING EASEMENTS, COVENANTS OR RESTRICTIONS.
3. THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED BY THIS FIRM.

DESCRIPTION

DESCRIPTION OF PROPERTY OF JBG/MARK CENTER, L.L.C., INSTRUMENT NUMBER 080008220:

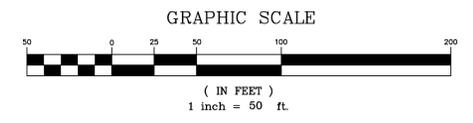
"BEGINNING AT A POINT IN THE NORTH LINE OF NORTH BEAUREGARD STREET WITH THE WEST LINE OF RAYBURN AVENUE; THENCE WITH THE NORTH LINE OF NORTH BEAUREGARD STREET, 228.63 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 1,440.00 FEET (TANGENT LENGTH 114.56 FEET, CHORD LENGTH 228.39 FEET, CHORD BEARING S 21° 52' 38" W) TO A POINT; THENCE S 17° 19' 43" W, 372.86 FEET TO A POINT IN THE EAST LINE OF READING AVENUE; THENCE WITH THE EAST LINE OF READING AVENUE, S 63° 41' 11" W, 36.18 FEET TO A POINT; THENCE N 69° 57' 21" W, 406.55 FEET TO A POINT; THENCE 567.83 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 2,745.49 FEET (TANGENT LENGTH 284.93 FEET, CHORD LENGTH 566.82 FEET, CHORD BEARING N 64° 01' 50" W) TO A POINT; THENCE CONTINUING WITH THE SOUTH AND WEST LINES OF RAYBURN AVENUE, 79.06 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 50.00 FEET (TANGENT LENGTH 50.53 FEET, CHORD LENGTH 71.08 FEET, CHORD BEARING N 12° 48' 20" W) TO A POINT; THENCE N 32° 29' 39" E, 339.01 FEET TO A POINT; THENCE 264.37 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 267.00 FEET (TANGENT LENGTH 144.16 FEET, CHORD LENGTH 253.70 FEET, CHORD BEARING N 60° 51' 34" E) TO A POINT; THENCE N 89° 13' 29" E, 187.66 FEET TO A POINT; THENCE 149.77 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 217.00 FEET (TANGENT LENGTH 78.01 FEET, CHORD LENGTH 146.81 FEET, CHORD BEARING S 71° 00' 11" E) TO A POINT; THENCE 39.85 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 57.66 FEET (TANGENT LENGTH 20.76 FEET, CHORD LENGTH 39.07 FEET, CHORD BEARING S 31° 25' 50" E) TO A POINT; THENCE 94.68 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 60.00 FEET (TANGENT LENGTH 60.43 FEET, CHORD LENGTH 85.16 FEET, CHORD BEARING S 56° 50' 06" E) TO A POINT; THENCE 20.81 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 30.00 FEET (TANGENT LENGTH 10.84 FEET, CHORD LENGTH 20.40 FEET, CHORD BEARING S 82° 10' 00" E) TO A POINT; THENCE 52.79 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 303.00 FEET (TANGENT LENGTH 26.46 FEET, CHORD LENGTH 52.72 FEET, CHORD BEARING S 67° 17' 06" E) TO A POINT; THENCE 252.90 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 1,320.65 FEET (TANGENT LENGTH 126.84 FEET, CHORD LENGTH 252.51 FEET, CHORD BEARING S 66° 47' 24" E) TO A POINT; THENCE S 61° 16' 15" E, 2.38 FEET TO A POINT; THENCE S 18° 15' 11" E, 35.22 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 634,264 SQUARE FEET, OR 14.5607 ACRES, MORE OR LESS."

AREA TABULATION

CURRENTLY ZONED CDD#4 634,264 SQ.FT. OR 14.5607 ACRES
 PROPOSED CDD#21 ZONING 634,264 SQ.FT. OR 14.5607 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	1,440.00'	228.63'	9°05'49"	114.56'	228.39'	S21°52'38"W
C2	2,745.49'	567.83'	11°51'00"	284.93'	566.82'	N64°01'50"W
C3	50.00'	79.06'	90°36'00"	50.53'	71.08'	N12°48'20"W
C4	267.00'	264.37'	56°43'50"	144.16'	253.70'	N60°51'34"E
C5	217.00'	149.77'	39°32'40"	78.01'	146.81'	S71°00'11"E
C6	57.66'	39.85'	39°36'02"	20.76'	39.07'	S31°25'50"E
C7	60.00'	94.68'	90°24'34"	60.43'	85.16'	S56°50'06"E
C8	30.00'	20.81'	39°44'45"	10.84'	20.40'	S82°10'00"E
C9	303.00'	52.79'	9°58'56"	26.46'	52.72'	S67°17'06"E
C10	1,320.65'	252.90'	10°58'19"	126.84'	252.51'	S66°47'24"E



Engineers • Surveyors • Planners
 Landscape Architects • Arborists
WALTER L. PHILLIPS
 LANDSCAPE ARCHITECTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.wlplpinc.com



NO.	DESCRIPTION	REVISION APPROVED BY		DATE	APPROVED	DATE
		REV.	BY			

REZONING PLAT - TOWN CENTER 2
BEAUREGARD CORRIDOR
SMALL AREA PLAN
CDD/REZONING
 CITY OF ALEXANDRIA, VIRGINIA

LEGEND

APPROXIMATE LIMITS OF BEAUREGARD CORRIDOR SMALL AREA PLAN AND COORDINATED DEVELOPMENT DISTRICT

APPROXIMATE LIMITS OF NEIGHBORHOOD PROPOSED TO BE REZONED

EXISTING BUILDING

CONCEPTUAL LAYOUT

PROPOSED FIRE STATION

LIMITS OF RESOURCE PROTECTION AREA

LIMITS OF 100 YEAR FLOODPLAIN

BLOCK LABEL **A**

UPLANDS PARK DEVELOPMENT SUMMARY

MIX OF USE:

OFFICE: ±78,469 SF
 RESIDENTIAL: ±590,000 SF
 REQUIRED RETAIL: ±0 SF
 OPTIONAL RETAIL: ±16,000 SF
 HOTEL: ±75,000 SF

SOUTHERN TOWERS DEVELOPMENT SUMMARY

MIX OF USE:

OFFICE: ±195,000 SF
 RESIDENTIAL: ±0 SF
 REQUIRED RETAIL: ±25,000 SF
 OPTIONAL RETAIL: ±80,000 SF
 HOTEL: ±100,000 SF

SEMINARY OVERLOOK DEVELOPMENT SUMMARY

MIX OF USE:

OFFICE: ±0 SF
 RESIDENTIAL: ±979,744 SF
 REQUIRED RETAIL: ±0 SF
 OPTIONAL RETAIL: ±0 SF
 HOTEL: ±0 SF

ADAMS DEVELOPMENT SUMMARY

MIX OF USE:

OFFICE: ±1,020,765 SF
 RESIDENTIAL: ±0 SF
 REQUIRED RETAIL: ±0 SF
 OPTIONAL RETAIL: ±15,000 SF
 HOTEL: ±100,000 SF

TOWN CENTER DEVELOPMENT SUMMARY

MIX OF USE:

OFFICE: ±405,165 SF
 RESIDENTIAL: ±2,342,863 SF
 REQUIRED RETAIL: ±200,000 SF
 OPTIONAL RETAIL: ±109,245 SF
 HOTEL: ±126,845 SF

GARDEN DISTRICT DEVELOPMENT SUMMARY

MIX OF USE:

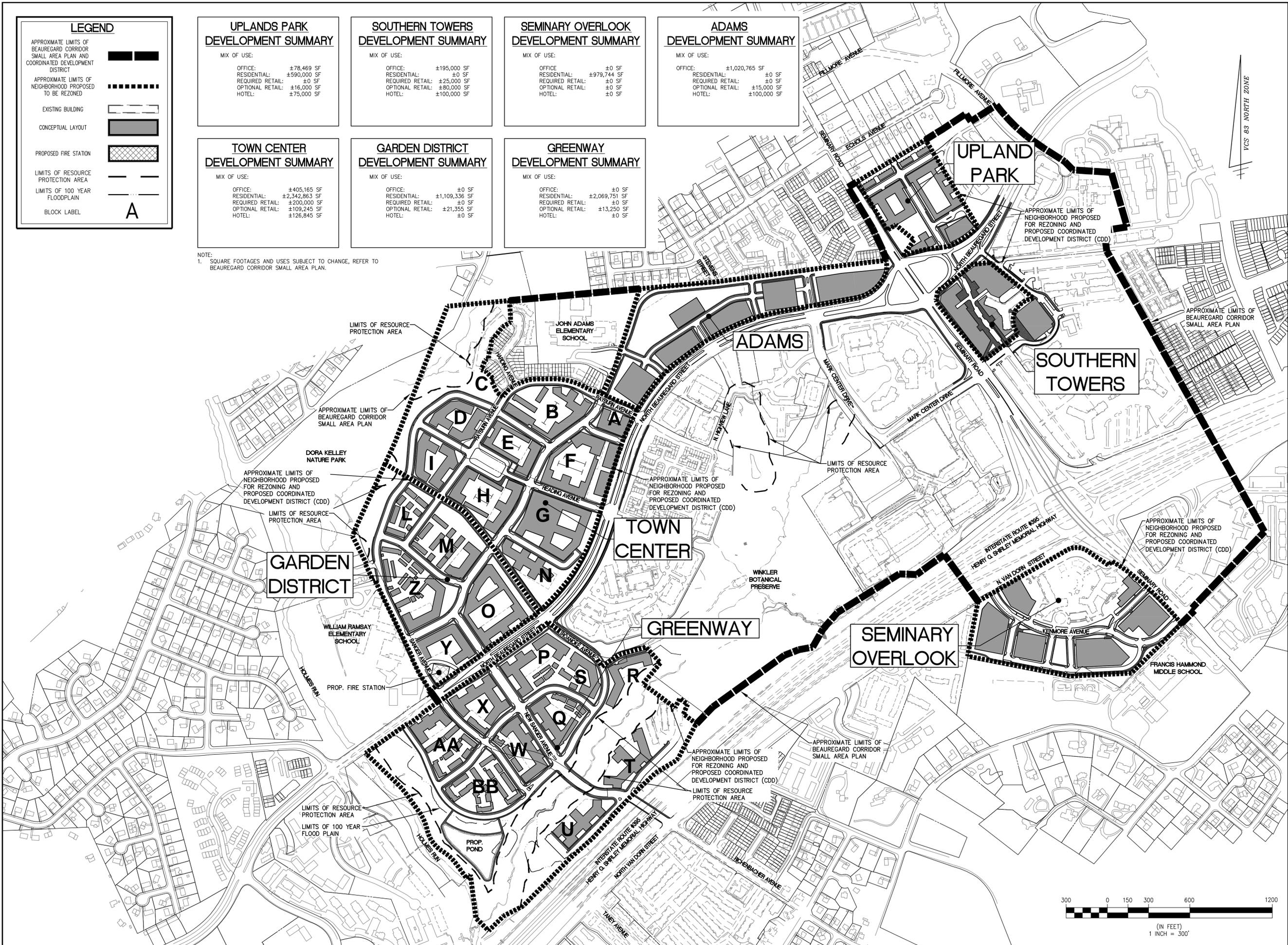
OFFICE: ±0 SF
 RESIDENTIAL: ±1,109,336 SF
 REQUIRED RETAIL: ±0 SF
 OPTIONAL RETAIL: ±21,355 SF
 HOTEL: ±0 SF

GREENWAY DEVELOPMENT SUMMARY

MIX OF USE:

OFFICE: ±0 SF
 RESIDENTIAL: ±2,069,751 SF
 REQUIRED RETAIL: ±0 SF
 OPTIONAL RETAIL: ±13,250 SF
 HOTEL: ±0 SF

NOTE:
 1. SQUARE FOOTAGES AND USES SUBJECT TO CHANGE, REFER TO BEAUREGARD CORRIDOR SMALL AREA PLAN.

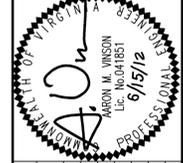


Engineers • Surveyors • Planners
 Landscape Architects • Arborists

WALTER L. PHILLIPS

207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.wlphinc.com

INCORPORATED ESTABLISHED 1945

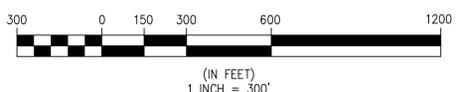


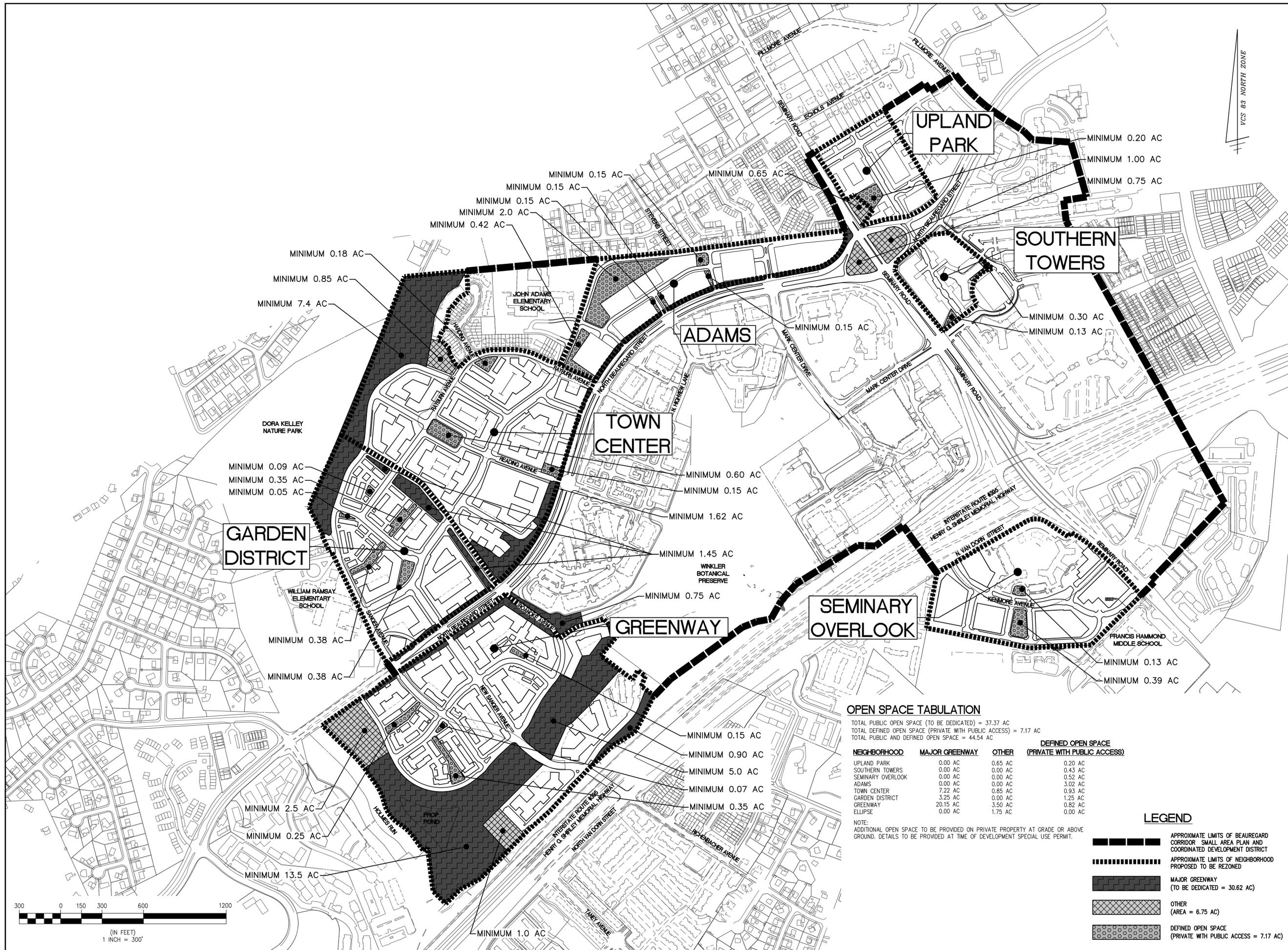
NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE

COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN

BEAUREGARD CORRIDOR SMALL AREA PLAN CDD/REZONING

CITY OF ALEXANDRIA, VIRGINIA





OPEN SPACE TABULATION

TOTAL PUBLIC OPEN SPACE (TO BE DEDICATED) = 37.37 AC
 TOTAL DEFINED OPEN SPACE (PRIVATE WITH PUBLIC ACCESS) = 7.17 AC
 TOTAL PUBLIC AND DEFINED OPEN SPACE = 44.54 AC

NEIGHBORHOOD	MAJOR GREENWAY	OTHER	DEFINED OPEN SPACE (PRIVATE WITH PUBLIC ACCESS)
UPLAND PARK	0.00 AC	0.65 AC	0.20 AC
SOUTHERN TOWERS	0.00 AC	0.00 AC	0.43 AC
SEMINARY OVERLOOK	0.00 AC	0.00 AC	0.52 AC
ADAMS	0.00 AC	0.00 AC	3.02 AC
TOWN CENTER	7.22 AC	0.85 AC	0.93 AC
GARDEN DISTRICT	3.25 AC	0.00 AC	1.25 AC
GREENWAY	20.15 AC	3.50 AC	0.82 AC
ELLIPSE	0.00 AC	1.75 AC	0.00 AC

NOTE: ADDITIONAL OPEN SPACE TO BE PROVIDED ON PRIVATE PROPERTY AT GRADE OR ABOVE GROUND. DETAILS TO BE PROVIDED AT TIME OF DEVELOPMENT SPECIAL USE PERMIT.

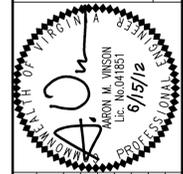
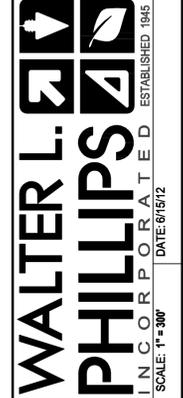
LEGEND

- APPROXIMATE LIMITS OF BEAUREGARD CORRIDOR SMALL AREA PLAN AND COORDINATED DEVELOPMENT DISTRICT
- APPROXIMATE LIMITS OF NEIGHBORHOOD PROPOSED TO BE REZONED
- MAJOR GREENWAY (TO BE DEDICATED = 30.62 AC)
- OTHER (AREA = 6.75 AC)
- DEFINED OPEN SPACE (PRIVATE WITH PUBLIC ACCESS = 7.17 AC)

**PRELIMINARY OPEN SPACE PLAN
 BEAUREGARD CORRIDOR
 SMALL AREA PLAN
 CDD/REZONING**

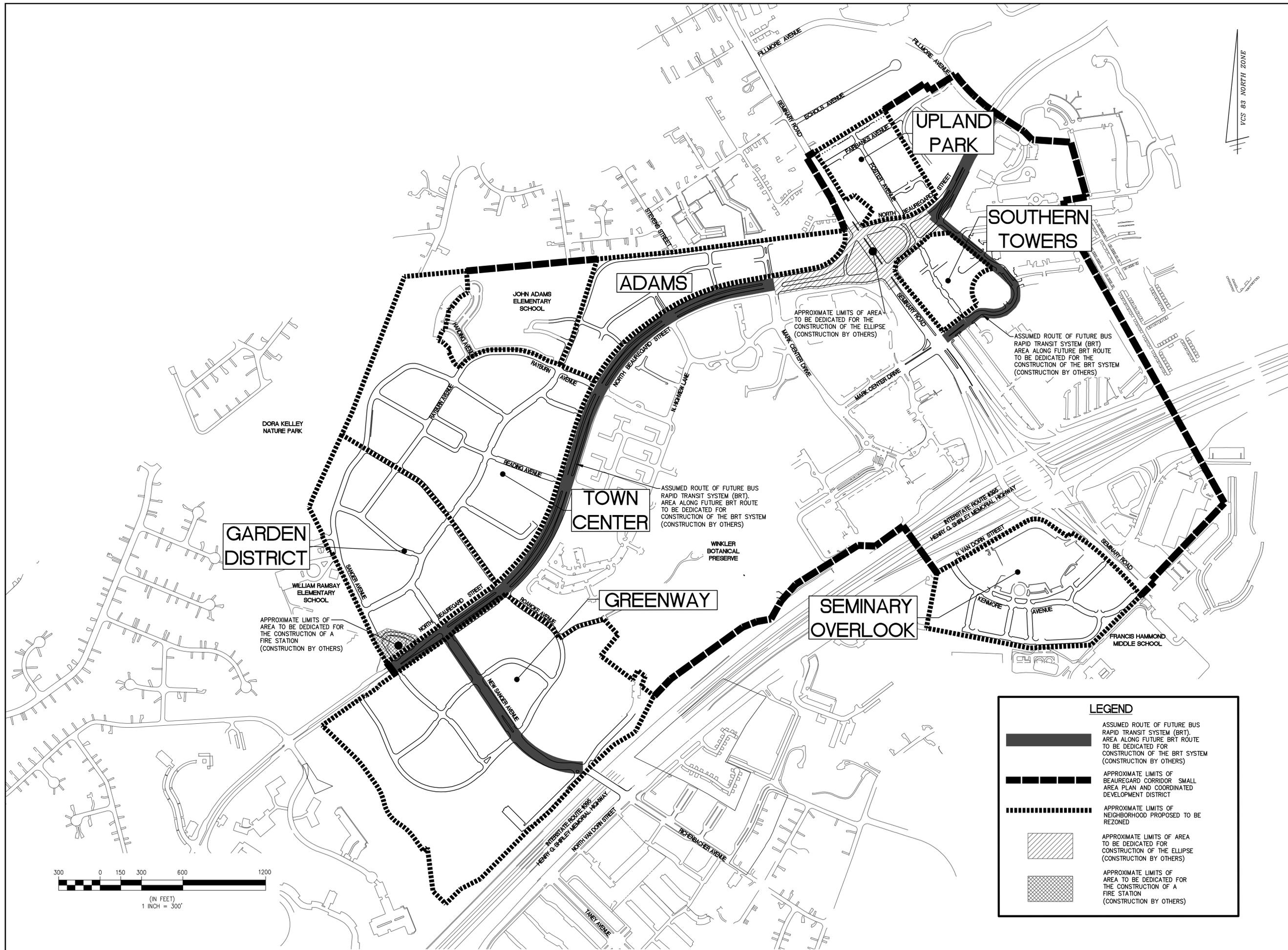
CITY OF ALEXANDRIA, VIRGINIA

Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com



NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY: _____
 DATE: _____
 DATE: 6/15/12
 SCALE: 1" = 300'
 DRAWN: SNG
 CHECKED: BF



Engineers • Surveyors • Planners
 Landscape Architects • Arborists
WALTER L. PHILLIPS
 INCORPORATED
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPHINC.com
 ESTABLISHED 1945
 DATE: 6/15/12
 SCALE: 1" = 300'

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

PRELIMINARY DEDICATION PLAN-FIRE STATION, BRT AND ELLIPSE
BEAUREGARD CORRIDOR
SMALL AREA PLAN
CDD/REZONING
 CITY OF ALEXANDRIA, VIRGINIA

LEGEND

- ASSUMED ROUTE OF FUTURE BUS RAPID TRANSIT SYSTEM (BRT). AREA ALONG FUTURE BRT ROUTE TO BE DEDICATED FOR CONSTRUCTION OF THE BRT SYSTEM (CONSTRUCTION BY OTHERS)
- APPROXIMATE LIMITS OF BEAUREGARD CORRIDOR SMALL AREA PLAN AND COORDINATED DEVELOPMENT DISTRICT
- APPROXIMATE LIMITS OF NEIGHBORHOOD PROPOSED TO BE REZONED
- APPROXIMATE LIMITS OF AREA TO BE DEDICATED FOR CONSTRUCTION OF THE ELLIPSE (CONSTRUCTION BY OTHERS)
- APPROXIMATE LIMITS OF AREA TO BE DEDICATED FOR THE CONSTRUCTION OF A FIRE STATION (CONSTRUCTION BY OTHERS)