

GENERAL NOTES

- THE PROPERTIES SHOWN HEREON ARE IDENTIFIED ON THE CITY OF FAIRFAX, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS 57-02-02-017, 57-02-02-018, 57-02-02-019, 57-02-02-020, 57-02-08-011, 57-02-08-012, 57-02-08-013, 57-02-08-014, 57-02-08-010, 57-02-02-005, 57-02-08-005, 57-02-08-006, 57-02-02-007, 57-02-02-008, 57-02-02-003, 57-02-07-015B, 57-02-01-015B AND 57-02-47-000-A AND ARE ALL CURRENTLY ZONED COMMERCIAL RETAIL (CR) AND RESIDENTIAL MEDIUM (RM).
- THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF ARG II, LLC AND ORCHARD RE INVESTMENTS, LLC, DEED BOOK 13408, PAGE 1070 AS CORRECTED IN DEED BOOK 15230, PAGE 1182 (PARCELS A, B, C & D), DEED BOOK 15339, PAGE 102 (PARCEL E & F), DEED BOOK 16739, PAGE 1026 (PARCEL G), DEED BOOK 18823, PAGE 1535 (PARCEL H), DEED BOOK 19218, PAGE 1148 (PARCEL I), DEED BOOK 17602, PAGE 631 (PARCEL J), DEED BOOK 19837, PAGE 1920 (PARCEL K), DEED BOOK 17434, PAGE 444 (PARCEL L), DEED BOOK 18388, PAGE 265 (PARCEL M), DEED BOOK 20080, PAGE 1218 (PARCEL N), DEED BOOK 23812, PAGE 493 (PARCEL O), DEED BOOK 23812, PAGE 479 (PARCEL P) AND NORTHFAX JV LLC DEED BOOK 25751, PAGE 1696 (PARCEL Q), ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE PHYSICAL IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON AN ARIEAL TOPOGRAPHIC SURVEY PERFORMED BY MCKENZIE SNYDER, INC, FLOWN APRIL 6th, 2015 AND COMPILED NOVEMBER 14th, 2017. THIS DATA HAS BEEN SUPPLEMENTED BY CONVENTIONAL METHODS BY THIS FIRM BETWEEN THE DATES OF NOVEMBER 16th AND DECEMBER 5th, 2017 AND JANUARY 2nd AND JANUARY 3rd, 2018 AND FURTHER SUPPLEMENTED BETWEEN THE DATES OF APRIL 9th AND APRIL 17th, 2019 AND BETWEEN THE DATES OF OCTOBER 30th AND OCTOBER 31st, 2019.
- HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A GPS SURVEY.
- NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF WETLANDS, HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
- THE PORTION OF ORCHARD STREET TO BE VACATED WAS ORIGINALLY DEDICATED AT DEED BOOK 407 AT PAGE 115.

FLOOD ZONE NOTE

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 5155240002 D, WITH AN EFFECTIVE DATE OF JUNE 2nd, 2006.

BY GRAPHICAL DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

- FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - SHADED), BASE FLOOD ELEVATIONS DETERMINED.
- FLOOD ZONE "X" (OTHER FLOOD AREAS - SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

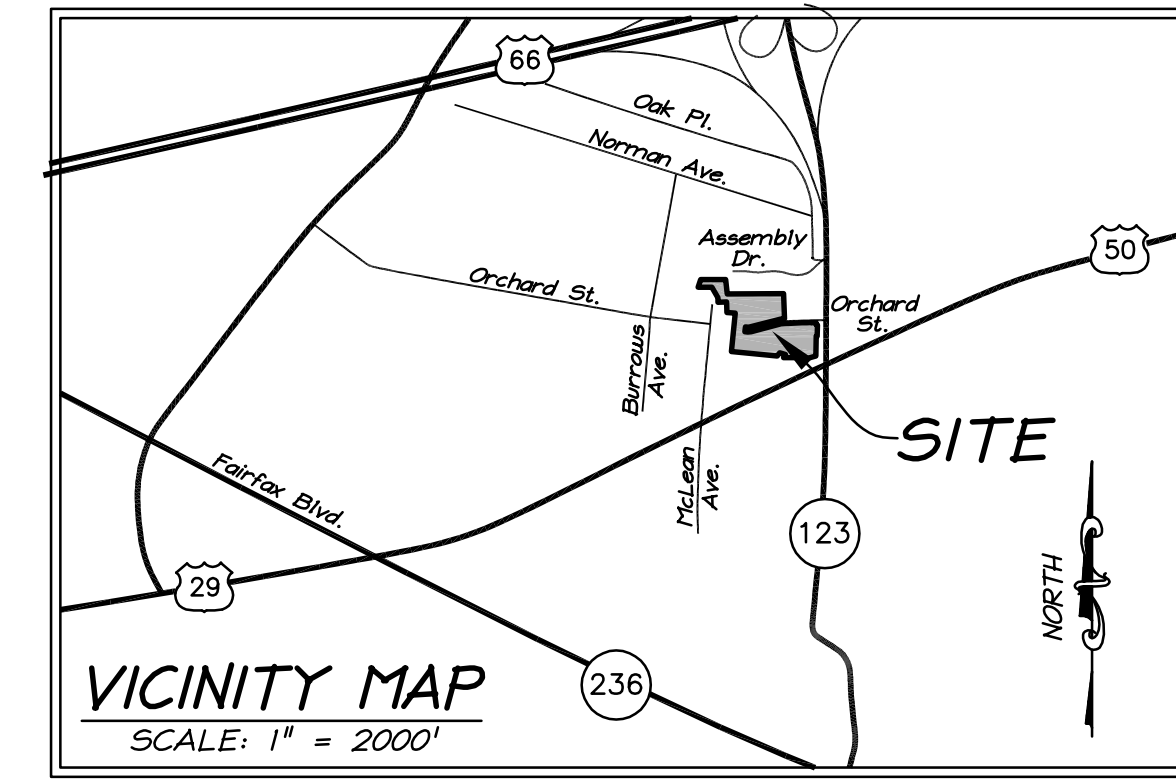
A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REZONING AREA

| | |
|---|-----------------------------------|
| EXISTING ZONE: RESIDENTIAL MEDIUM | 386,183 SQ. FT. OR 0.86554 ACRES |
| EXISTING ZONE: COMMERCIAL RETAIL | 99,629 SQ. FT. OR 2.28717 ACRES |
| PORTION OF ORCHARD STREET TO BE VACATED | 13,433 SQ. FT. OR 0.30838 ACRES |
| TOTAL AREA TO BE REZONED TO PD-1 | 499,245 SQ. FT. OR 11.46109 ACRES |

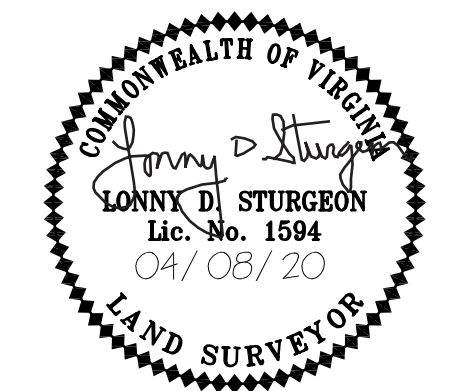
OWNERSHIP TABLE

| | | | | | |
|----------|---|----------|--|-----------|---|
| A | MAP #57-2-02-017 #3540 CHAIN BRIDGE ROAD ARG II, LLC D.B. 13408 PG. 1070 D.B. 15230 PG. 1182 ZONED: COMMERCIAL RETAIL | J | MAP #57-2-08-005 #10508 ORCHARD STREET ORCHARD RE INVESTMENTS D.B. 17602 PG. 631 ZONED: RESIDENTIAL MEDIUM | 1 | MAP #57-2-18-001A THE ASSEMBLY TILE ASSEMBLY D.B. 3161 PG. 508 D.B. 3319 PG. 738 ZONED: RESIDENTIAL TOWNHOUSE |
| B | MAP #57-2-02-018 #3580 CHAIN BRIDGE ROAD ARG II, LLC D.B. 13408 PG. 1070 D.B. 15230 PG. 1182 ZONED: COMMERCIAL RETAIL | K | MAP #57-2-08-006 #10510 ORCHARD STREET ORCHARD RE INVESTMENTS D.B. 19837 PG. 1921 ZONED: RESIDENTIAL MEDIUM | 2 | MAP #57-2-08-004A ELE N.A., LLC D.B. 24268 PG. 1935 ZONED: COMMERCIAL OFFICE |
| C | MAP #57-2-02-019 #10505 ORCHARD STREET ARG II, LLC D.B. 13408 PG. 1070 D.B. 15230 PG. 1182 ZONED: COMMERCIAL RETAIL | L | MAP #57-2-08-007 #10512 ORCHARD STREET ORCHARD RE INVESTMENTS D.B. 17434 PG. 444 ZONED: RESIDENTIAL MEDIUM | 3 | MAP #57-2-02-016 CITY OF FAIRFAX D.B. 18684 PG. 857 ZONED: COMMERCIAL RETAIL |
| D | MAP #57-2-08-011 #10507 ORCHARD STREET ARG II, LLC D.B. 13408 PG. 1070 D.B. 15230 PG. 1182 ZONED: RESIDENTIAL MEDIUM | M | MAP #57-2-08-008 #10514 ORCHARD STREET ORCHARD RE INVESTMENTS D.B. 18388 PG. 265 ZONED: RESIDENTIAL MEDIUM | 4 | MAP #57-2-02-015 GLASCOCK & SONS, LP D.B. 9172 PG. 571 ZONED: COMMERCIAL RETAIL |
| E | MAP #57-2-08-012 #10509 ORCHARD STREET ARG II, LLC D.B. 15339 PG. 102 ZONED: RESIDENTIAL MEDIUM | N | MAP #57-2-02-003 #10516 ORCHARD STREET ORCHARD RE INVESTMENTS D.B. 20080 PG. 1218 ZONED: RESIDENTIAL MEDIUM | 5 | MAP #57-2-02-010 SCHULING T. ALDINE, INC. D.B. 8871 PG. 1815 ZONED: COMMERCIAL RETAIL |
| F | MAP #57-2-08-013 #10511 ORCHARD STREET ARG II, LLC D.B. 15339 PG. 102 ZONED: RESIDENTIAL MEDIUM | O | MAP #57-2-07-015B NO ADDRESS ORCHARD RE INVESTMENTS D.B. 23812 PG. 493 ZONED: RESIDENTIAL MEDIUM | 6 | MAP #57-2-02-006 BRANCH AVENUE ASSOCIATES, LLC D.B. 14796 PG. 1326 ZONED: COMMERCIAL RETAIL |
| G | MAP #57-2-08-014 #10513 ORCHARD STREET ARG II, LLC D.B. 16739 PG. 1026 ZONED: RESIDENTIAL MEDIUM | P | MAP #57-2-47-000A NO ADDRESS ORCHARD RE INVESTMENTS D.B. 23812 PG. 479 ZONED: RESIDENTIAL MEDIUM | 7 | MAP #57-2-07-015A LOT 15R FAIRFAX ACRES D.B. 23803 PG. 185 ZONED: RESIDENTIAL MEDIUM |
| H | MAP #57-2-08-010 #10515 ORCHARD STREET ORCHARD RE INVESTMENTS D.B. 18823 PG. 1535 ZONED: RESIDENTIAL MEDIUM | Q | MAP #57-2-02-020 #3570 CHAIN BRIDGE ROAD NORTHFAX JV, LLC D.B. 25751 PG. 1696 ZONED: COMMERCIAL RETAIL | 8 | MAP #57-2-47-001 SANJAY BAJAJ D.B. 23803 PG. 185 ZONED: RESIDENTIAL MEDIUM |
| I | MAP #57-2-02-005 #10517 ORCHARD STREET ORCHARD RE INVESTMENTS D.B. 19218 PG. 1148 ZONED: RESIDENTIAL MEDIUM | R | PORTION OF ORCHARD STREET TO BE VACATED CITY OF FAIRFAX D.B. 407 AT PAGE 115 | 9 | MAP #57-1-05-22 PETER & KATHLEEN TYSON D.B. 25960 PG. 1210 ZONED: RESIDENTIAL LOW |
| | | | | 10 | MAP #57-2-02-001A RONALD & BARBARA FOWLER D.B. 5923 PG. 1416 ZONED: RESIDENTIAL MEDIUM |



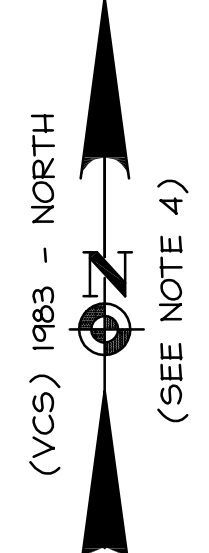
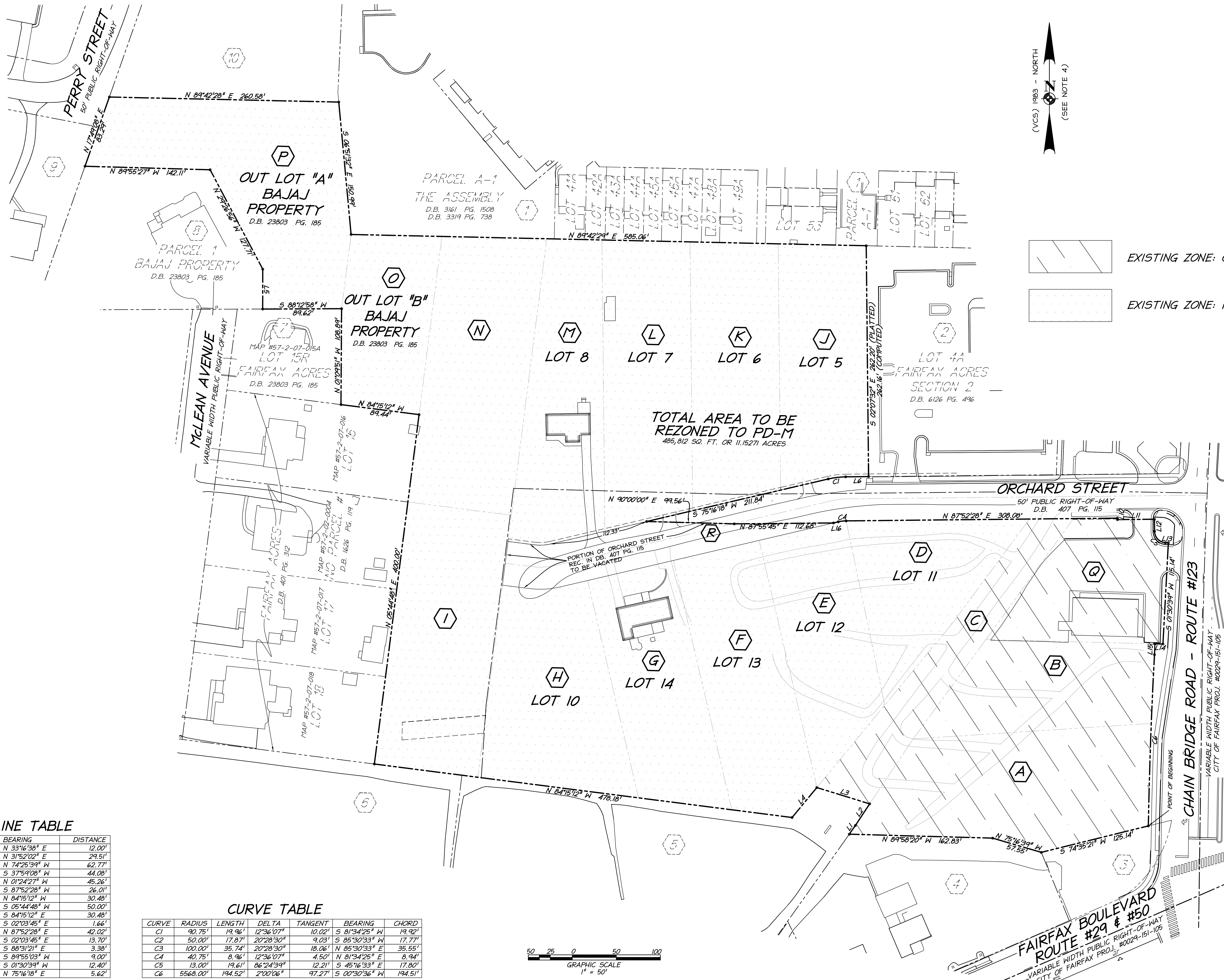
"NORTHFAX ASSEMBLAGE"
 CERTIFIED PLAT
 ON THE PROPERTIES KNOWN AS
 CITY OF FAIRFAX, VIRGINIA

RECEIVED
04 / 13 / 2020
Community Dev & Planning



| Rev# | DATE | REVISION |
|------|----------|-----------------|
| 1 | 04/08/20 | ORCHARD ST VAC. |

| |
|----------------------------|
| PROJECT: 13139.005.00 |
| SCALE: N/A |
| DATE: 01/02/2020 |
| DRAWN: FGS CHECKED: WEB |
| SHEET No. |



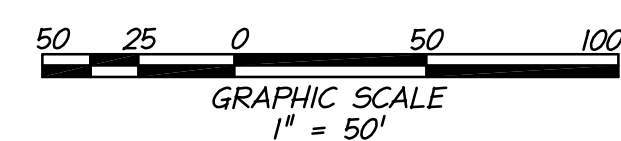
EXISTING ZONE: COMMERCIAL RETAIL
 EXISTING ZONE: RESIDENTIAL MEDIUM

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 33°16'38" E | 12.00' |
| L2 | N 31°52'02" E | 29.51' |
| L3 | N 74°26'39" W | 62.77' |
| L4 | S 37°59'08" W | 44.08' |
| L5 | N 01°24'27" W | 45.26' |
| L6 | S 87°52'28" W | 26.01' |
| L7 | N 84°15'12" W | 30.48' |
| L8 | S 05°44'48" W | 50.00' |
| L9 | S 84°15'12" E | 30.48' |
| L10 | S 02°03'45" E | 1.66' |
| L11 | N 87°52'28" E | 42.02' |
| L12 | S 02°03'45" E | 13.70' |
| L13 | S 88°31'21" E | 3.38' |
| L14 | S 89°55'03" W | 9.00' |
| L15 | S 01°30'39" W | 12.40' |
| L16 | N 75°16'18" E | 5.62' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | TANGENT | BEARING | CHORD |
|-------|----------|---------|-----------|---------|---------------|---------|
| C1 | 40.75' | 19.96' | 12°36'07" | 10.02' | S 81°34'25" W | 19.92' |
| C2 | 50.00' | 17.87' | 20°28'30" | 9.03' | S 85°30'33" W | 17.77' |
| C3 | 100.00' | 35.74' | 20°28'30" | 18.06' | N 85°30'33" E | 35.55' |
| C4 | 40.75' | 8.96' | 12°36'07" | 4.50' | N 81°34'25" E | 8.94' |
| C5 | 13.00' | 19.61' | 86°24'39" | 12.21' | S 45°16'33" E | 17.80' |
| C6 | 5568.00' | 194.52' | 2°00'06" | 97.27' | S 00°30'36" W | 194.51' |



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CERTIFIED PLAT
 ON THE PROPERTIES KNOWN AS
"NORTHFAX ASSEMBLAGE"
 CITY OF FAIRFAX, VIRGINIA

PROJECT: 13139.005.00
 SCALE: 1" = 50'
 DATE: 01/02/2020
 DRAWN: PGS
 CHECKED: WEB
 SHEET No.