



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of October 20, 2012**

DATE: October 11, 2012

SUBJECT: Enactment of an Ordinance to Vacate: 1) a Public Water Main Easement located along the southern boundary line of Parcel H2, Foster's Subdivision Being the Resubdivision, Vacation and Rededication of Parcel H, Block 11 Aurora Heights; and 2) a portion of a Public Use and Access Easement located on Parcel H2, Foster's Subdivision Being the Resubdivision, Vacation and Rededication of Parcel H, Block 11 Aurora Heights, a subdivided portion of RPC# 15-058-015, with Conditions.

Applicant/Owner: Otter Wilson Boulevard, LLC

Agent: Tad Lunger, Esquire
Bean Kinney and Korman
2300 Wilson Boulevard, 7th Floor
Arlington, Virginia 22201

C. M. RECOMMENDATION: Defer consideration of the proposed enactment of an ordinance to vacate a public water main easement and a portion of a public use and access easement related to the Clean Technology project, SP #263 to the December 8, 2012 County Board meeting.

ISSUES: The proposed vacations are requested by the Applicant to permit construction of an office building that is the subject of a major amendment to SP #263. Because consideration of the underlying site plan is being deferred, consideration of the requested vacations should be deferred as well.

DISCUSSION: In order to construct the office building that is the subject of a major amendment to SP #263 ("Site Plan" or "Clean Technology Building"), concurrently being considered by the Board, Otter Wilson Boulevard, LLC ("Applicant") has requested that the Board enact an Ordinance of Vacation to vacate a Public Water Main Easement and a portion of a Public Use and Access Easement. As conditions of the Ordinance of Vacation, the Applicant will be required to relocate any public water main facilities located within the areas of the easements to be vacated, and dedicate to the County any new easement(s) required to accommodate such relocated facilities. As an additional condition of the Ordinance of Vacation, the Applicant will be required to dedicate a new surface Public Use and Access Easement that

County Manager:

BMD/GA

County Attorney:

GA

BAK

27. A.

Staff: Linda Eichelbaum Collier, REB, DES

has the same or more total square feet area as the portion of the Use and Access Easement to be vacated.

Staff has recommended deferral of consideration of the major amendment to SP #263. The proposed vacations are necessary to enable construction of the underlying site plan. Because consideration of SP #263 is being deferred, staff is recommending that consideration of the vacations be deferred to the December 8, 2012 County Board meeting.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD. BRG.	CHORD
C1	13.51'	391.14'	1°18'34"	6.76'	S67°28'03"W	13.51'
C2	11.81'	61.00'	11°05'46"	5.93'	N06°48'51"W	11.79'
C3	42.77'	18.00'	136°07'22"	44.69'	N03°21'23"E	33.40'

OF A VACATED PORTION OF 15TH STREET NORTH
 N71°22'09"E 380.36'(TOTAL)
 134.44'

PARCEL H2
 D.B. 4557 PG. 445

PARCEL H1
 D.B. 4557 PG. 445

OUTLOT "C"
 OF A VACATED PORTION OF 15TH STREET NORTH

OUTLOT "B"
 OF A VACATED PORTION OF 15TH STREET NORTH

OUTLOT "A"
 OF A VACATED PORTION OF 15TH STREET NORTH

VACATION AND ABANDONMENT OF A PORTION OF NORTH CUSTIS ROAD

BLOCK 1 PRESBYTERIAN HEIGHTS TO ADDITION

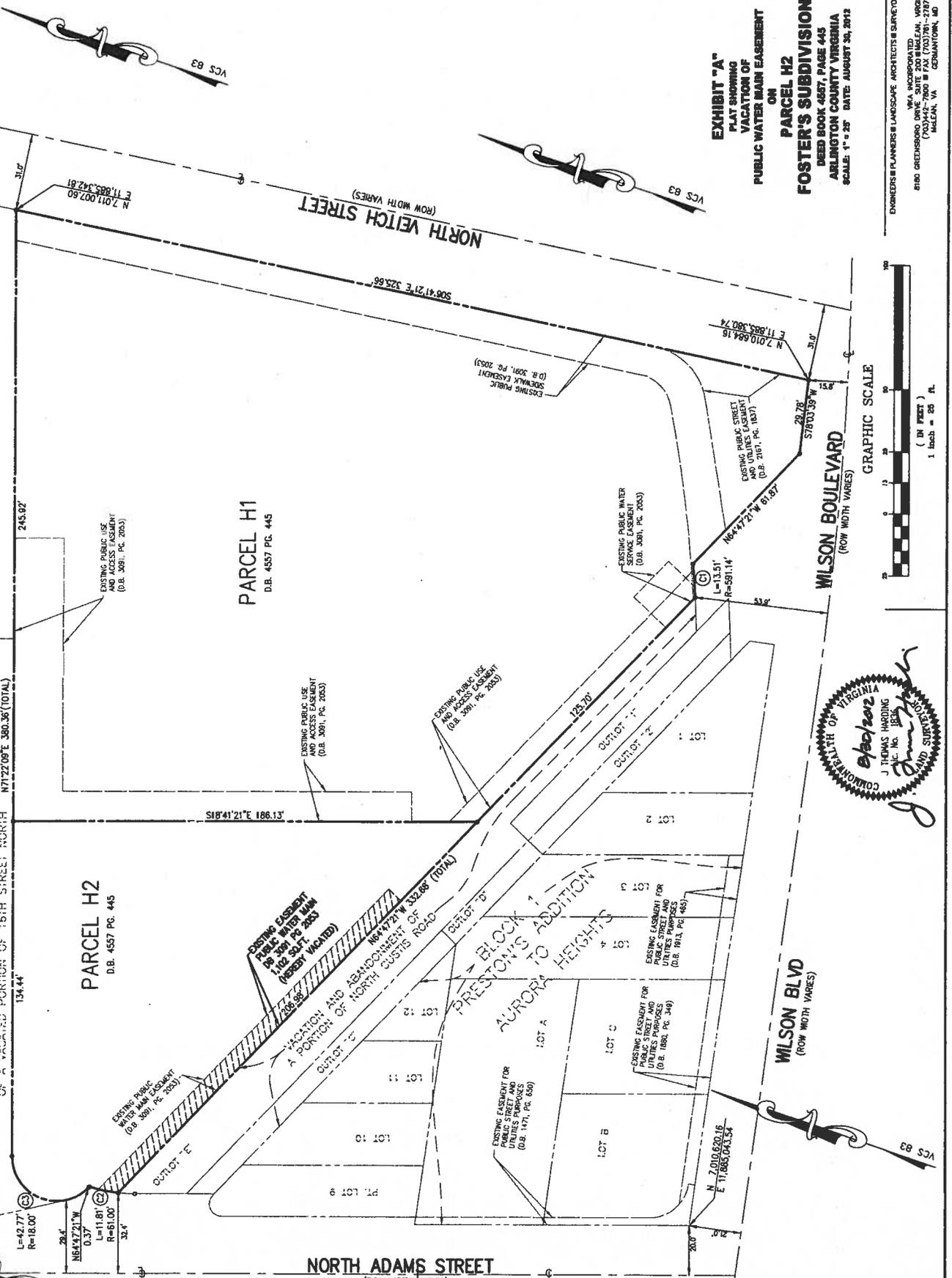
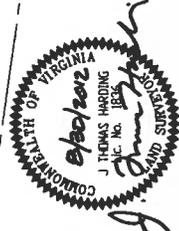
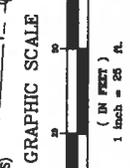
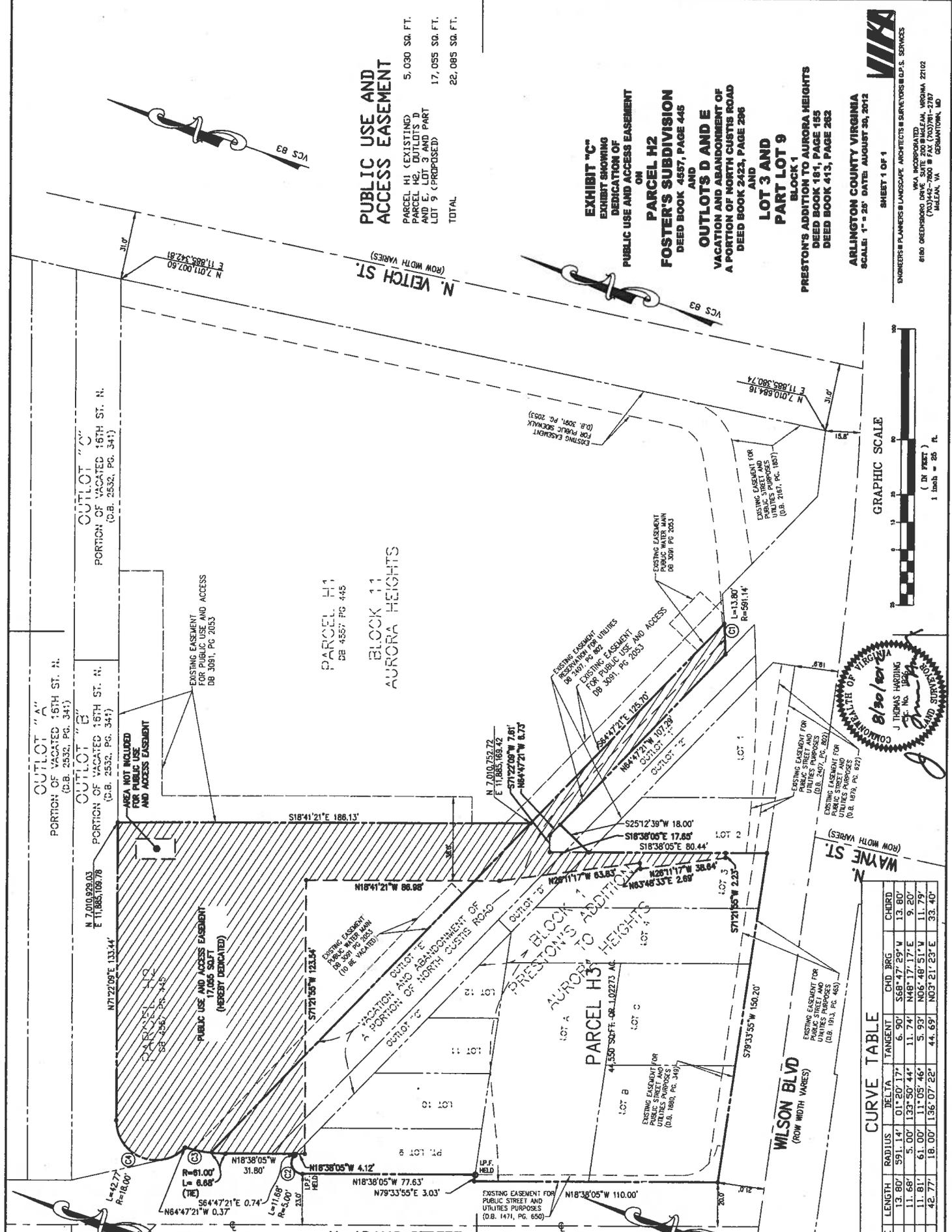


EXHIBIT "A"
 PLAT SHOWING
 VACATION OF
 PUBLIC WATER MAIN EASEMENT
 ON
PARCEL H2
FOSTER'S SUBDIVISION
 DEED BOOK 4657, PAGE 445
 ARLINGTON COUNTY VIRGINIA
 SCALE: 1" = 20' DATE: AUGUST 30, 2012



ENGINEERS & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & D.P.C. SERVICES
 VIVA, INCORPORATED
 6180 GREENSBORO DRIVE • FAY (703) 761-2787
 MCLEAN, VA • GERMANTOWN, MD

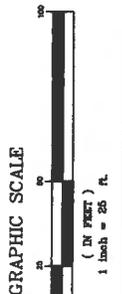


PUBLIC USE AND ACCESS EASEMENT
 PARCEL H1 (EXISTING) 5,030 SQ. FT.
 PARCEL H2, OUTLOTS J AND K AND PART LOT 9 (PROPOSED) 17,055 SQ. FT.
 TOTAL 22,085 SQ. FT.

EXHIBIT "C" EXHIBIT SHOWING DEDICATION OF PUBLIC USE AND ACCESS EASEMENT ON PARCEL H2 FOSTER'S SUBDIVISION DEED BOOK 4357, PAGE 445 AND OUTLOTS D AND E VACATION AND ABANDONMENT OF A PORTION OF NORTH CUSTIS ROAD DEED BOOK 2423, PAGE 298 AND LOT 3 AND PART LOT 9 BLOCK 1 PRESTON'S ADDITION TO AURORA HEIGHTS DEED BOOK 181, PAGE 155 DEED BOOK 413, PAGE 282

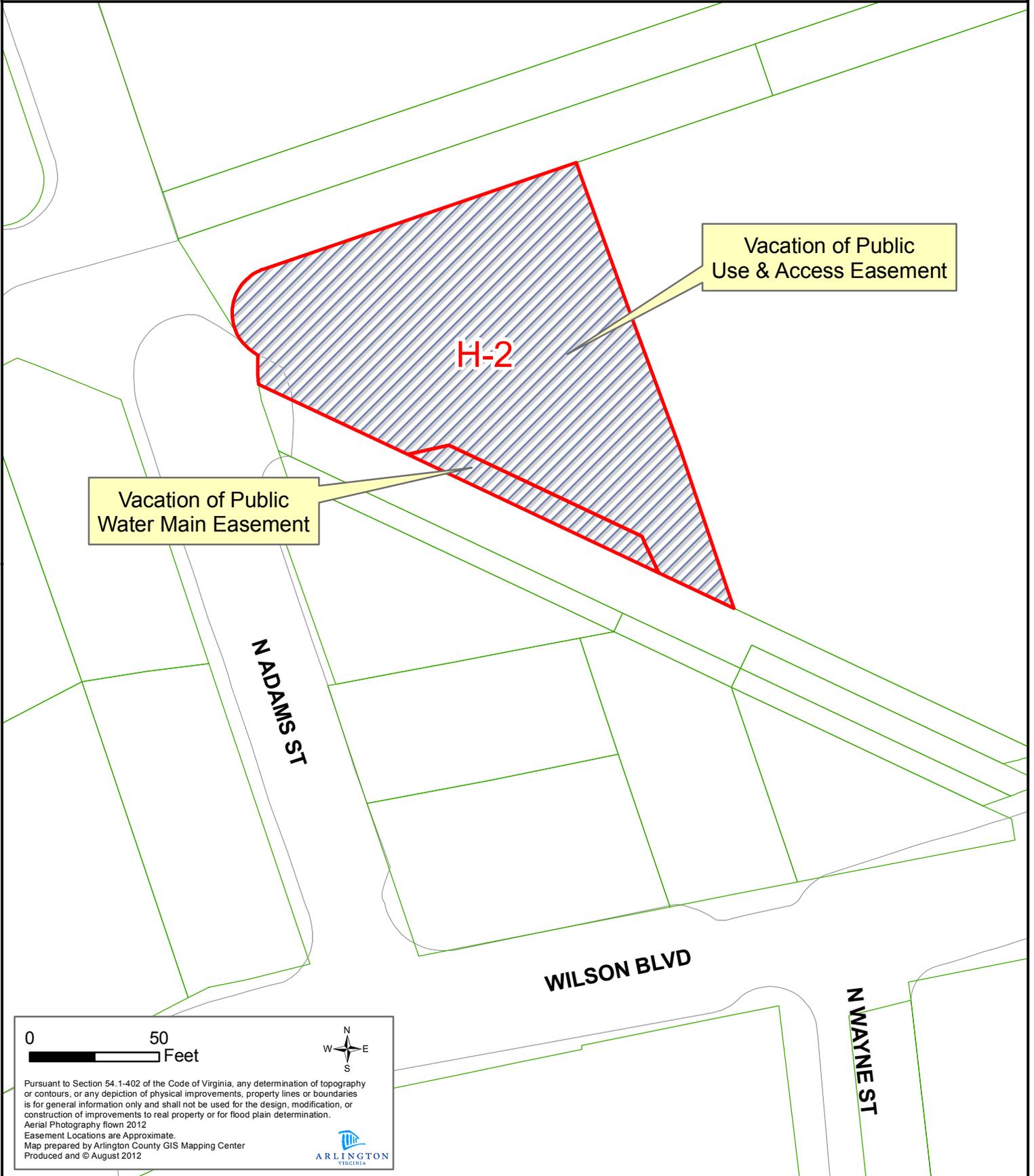
ARLINGTON COUNTY VIRGINIA
 SCALE: 1" = 25' DATE: AUGUST 30, 2012

MIKA
 ENGINEERS & PLANNERS LANDSCAPE ARCHITECTS & SURVEYORS P.C. SERVICES
 V.A. INCORPORATED
 6100 GREENBORO DRIVE, SUITE 200, MEAN, VIRGINIA 22102
 (703)442-2000 FAX (703)781-2787
 MEAN, VA. GERMANTOWN, MD

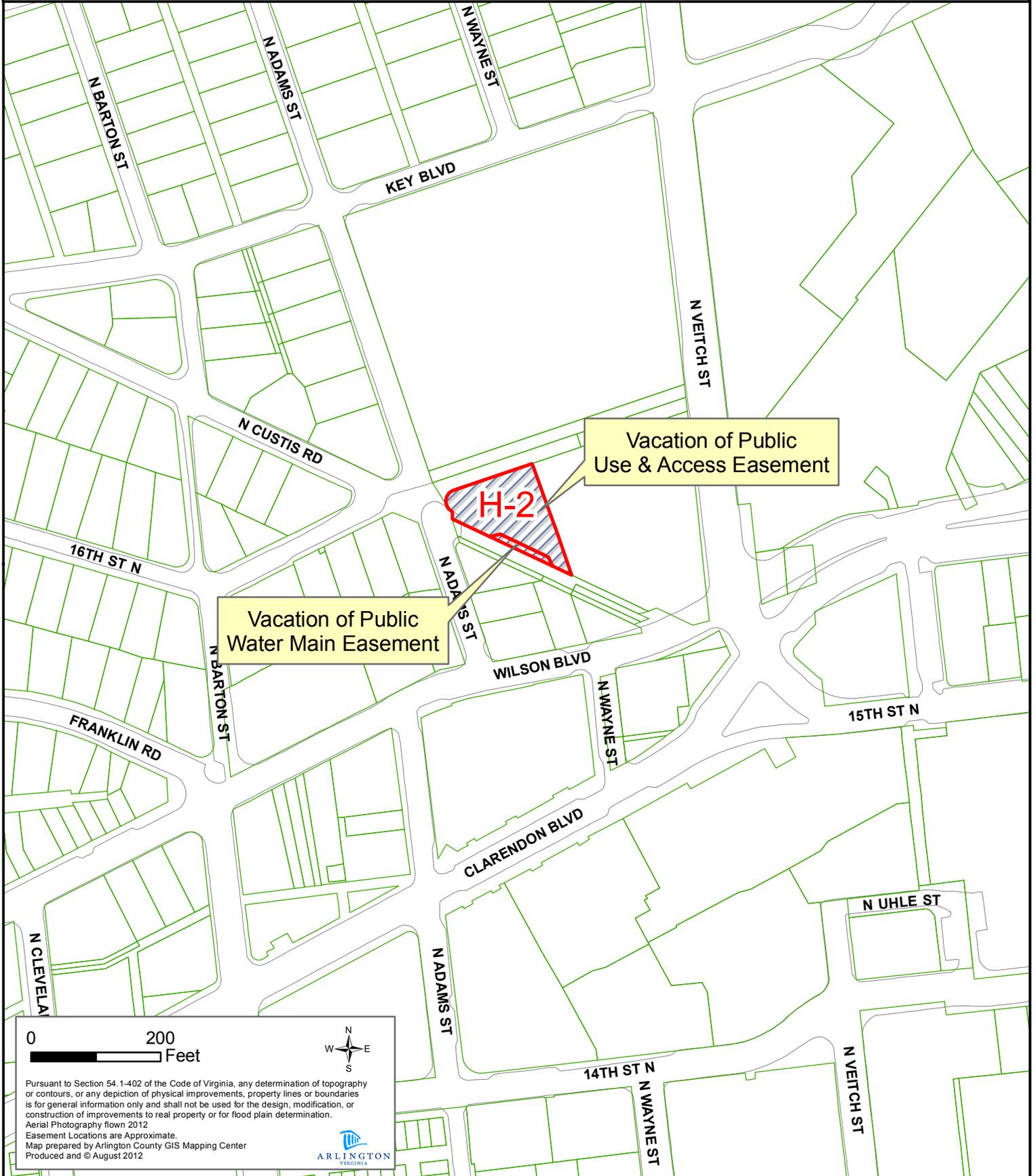


CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHD	BRG
C1	13.80'	591.14'	01°20'17"	6.90'	S68°47'29"W	13.80'	
C2	11.68'	5.00'	133°50'44"	11.74'	N48°17'17"E	9.20'	
C3	11.81'	61.00'	11°05'46"	5.93'	N06°48'51"W	11.79'	
C4	42.77'	18.00'	136°07'22"	44.69'	N03°21'23"E	33.40'	

Vicinity Map Clean Technology Building 2311 Wilson Boulevard



Vicinity Map Clean Technology Building 2311 Wilson Boulevard



Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Aerial Photography flown 2012
Easement Locations are Approximate.
Map prepared by Arlington County GIS Mapping Center
Produced and © August 2012

