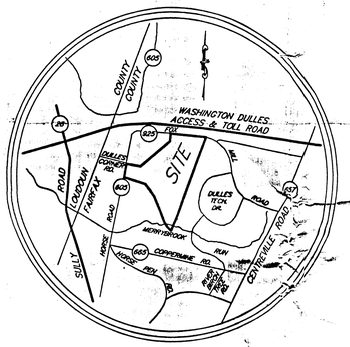
DULLES STATION
FINAL DEVELOPMENT PLAN AMENDMENT

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA-C-696-2



VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX

1. COVER SHEET
2. FDPA PLAN
3. LANDSCAPE PLAN
4. STREET SECTIONS
5. ARCHITECTURAL RENDERINGS
6. NOTES

APPLICANT/TITLE OWNER

DSV DULLES FOX MILL LP
455 Spring Park Place
Suite 100
Herndon, VA 20170

IN CARE OF:
CRIMSON PARTNERS
455 Spring Park Place
Suite 100
Herndon, VA 20170
Telephone (703) 834-9700

PLANNER

RTKL Associates Inc.
1250 Connecticut Avenue, NW
Suite 300
Washington, DC 20036
Telephone (202) 833-4400
Fax (202) 887-5168

Application No. PCA/FDPA C-696-2 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/16/00
Date of (BOS) (PC) approval 10/16/00
Sheet 1 of 6
Development conditions dated 8/23/00

ENGINEER

URBAN ENGINEERING & ASSOC.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
Telephone (703) 642-8080
Fax (703) 642-8251

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
AUG 2 1 2000
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
PROFESSIONAL ENGINEER
8/18/00

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

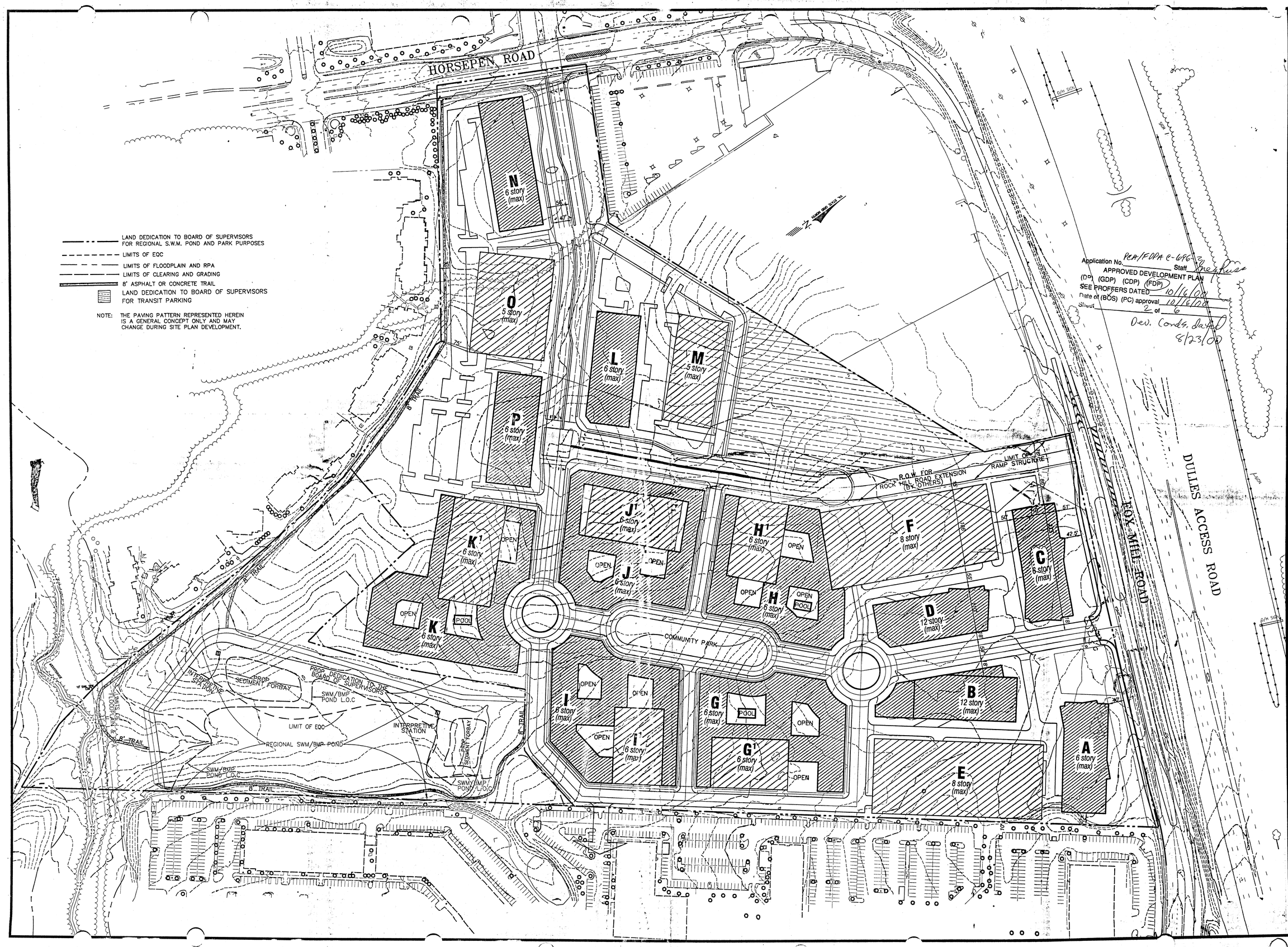
PLAN DATE
07-10-00
07-26-00
08-07-00
08-18-00

COVER SHEET
DULLES STATION AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. N/A DATE: JULY, 2000

SHEET 1 OF 6

FILE No. ZP-1158-FDP



No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
07-10-00
07-26-00
08-07-00
08-18-00

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
PROFESSIONAL ENGINEER

FDPA SITE PLAN
DULLES STATION AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100'
C.I. 2'
DATE: JULY, 2000

SHEET 2 OF 6

FILE No. ZP-1158-FDP

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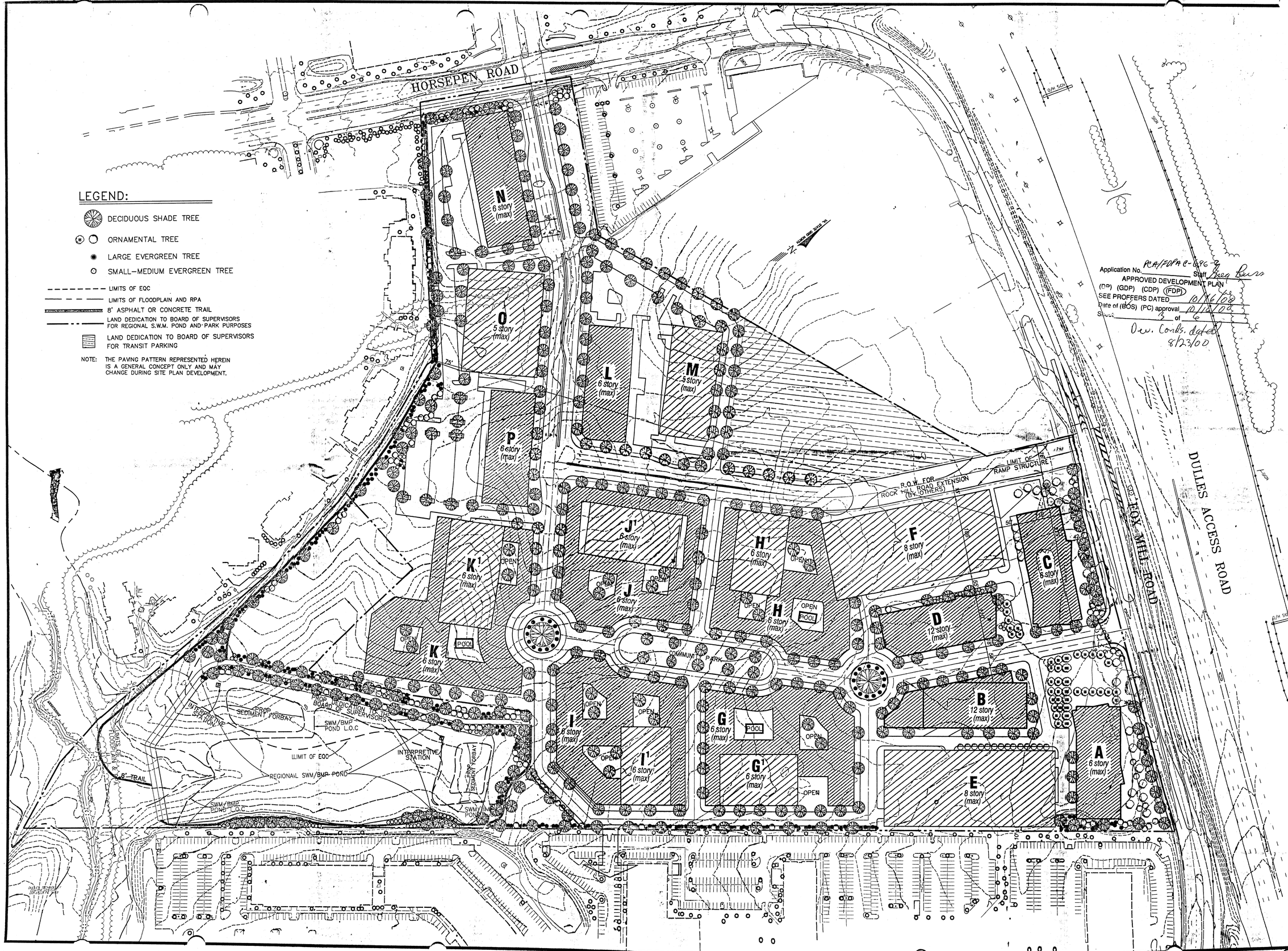

No.	DATE	DESCRIPTION
1	07-10-00	REVISIONS
2	07-27-00	
3	08-07-00	
4	08-16-00	

PLAN DATE

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. HEDBERG
No. 023418
PROFESSIONAL ENGINEER

FDPA LANDSCAPING PLAN
DULLES STATION AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1"=100' CE 2' DATE JULY 2000

SHEET 3 OF 6

FILE No. ZP-1158-FDP

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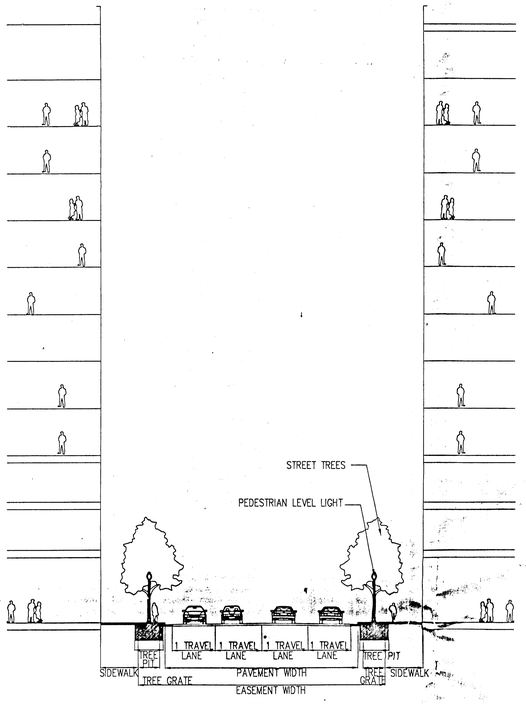

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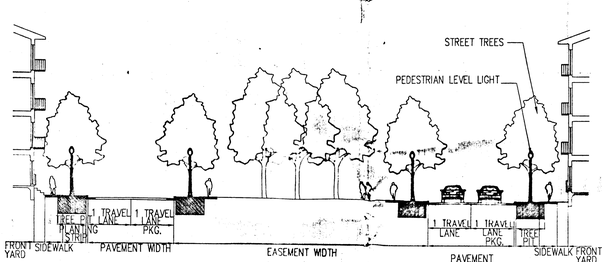

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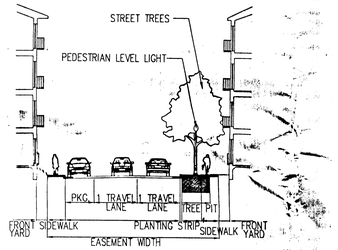

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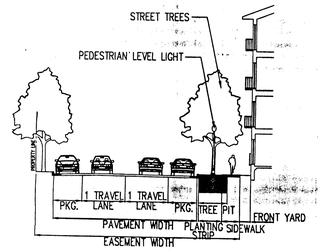

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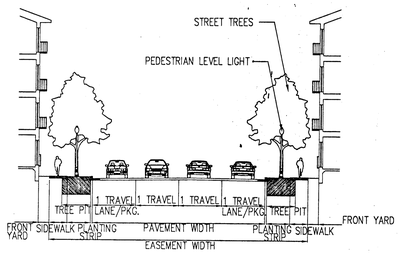

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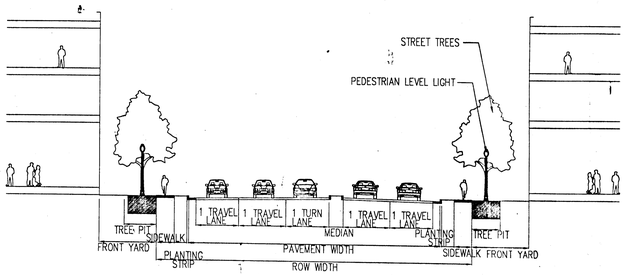

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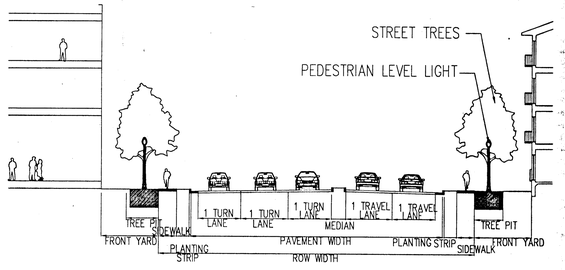

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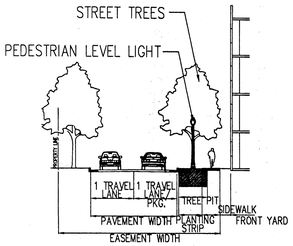

TYPICAL

Application No. RZA/FDPA C-696-3 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/16/00
Date of (BOS) (PC) approval 10/16/00
Sheet 4 of 6
Dev. conds. dated 8/23/00

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
07-26-00
08-07-00
08-18-00

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 022418
PROFESSIONAL ENGINEER
8/18/00

FDPA STREET SECTIONS
DULLES STATION AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20' C.L.: N/A DATE: JULY, 2000

SHEET 4 OF 6

FILE No. ZP-1158-FDP

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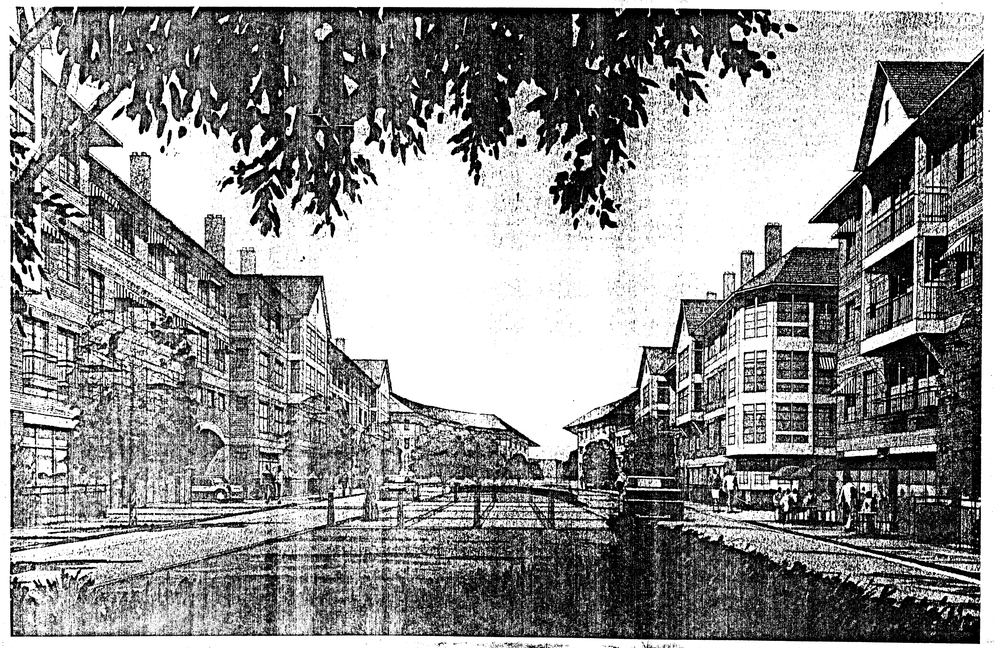
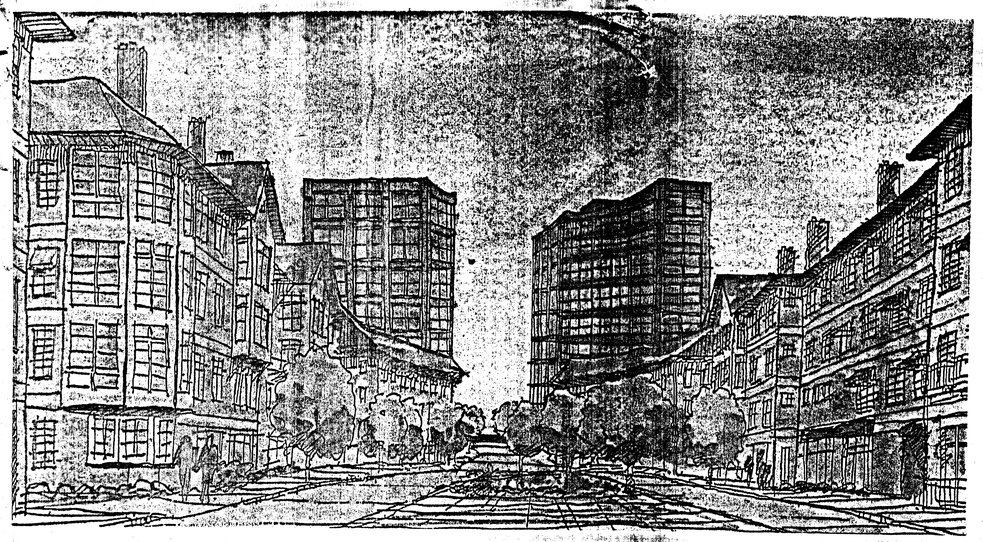


RESIDENTIAL VIEW
(N.T.S.)



RESIDENTIAL VIEW
(N.T.S.)

Application No. PCA/FDPA C-696-2 Staff Ing Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/16/00
Date of (BOS) (PC) approval 10/16/00
Sheet 5 of 6
Dev. Conds. dated 8/23/00

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
08-07-00
08-18-00

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
PROFESSIONAL ENGINEER

FDPA ARCHITECTURAL RENDERINGS
DULLES STATION AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20' C.I. N/A DATE: JULY, 2000

SHEET 5 OF 6

FILE No. ZP-1158-FDP

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GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #15-4((1)) PARCELS 2 AND 4. THE PROPERTY IS ZONED PDC.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORDS AND ADJACENT INFORMATION.
3. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM 3DI, MARCH 1998.
4. THE PROPERTY SHOWN ON THIS FDPA IS LOCATED IN THE HUNTER MILL DISTRICT, THE (E) BRANCH SANITARY SEWER DISTRICT AND THE HORESPEN CREEK WATER SHED.
5. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
   - A WAIVER OF THE 600' MAXIMUM LENGTH FOR PRIVATE STREETS AS REQUIRED IN SECTION 11-3002-2 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS HEREBY REQUESTED.
   - A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHERN BOUNDARY TO PERMIT INCLUSION OF A TRAIL WITHIN THE TRANSITIONAL SCREEN YARD, AND USE OF EXISTING VEGETATION WHERE FEASIBLE IN LIEU OF STANDARD SCREEN PLANTINGS. A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY IS ALSO REQUESTED.
   - A WAIVER OF THE LOADING SPACE REQUIREMENT FOR MULTI-FAMILY DWELLINGS AND OFFICE BUILDINGS AS REQUIRED IN SECTION 11-200 OF THE ZONING ORDINANCE IS HEREBY REQUESTED.
   - A MODIFICATION OF THE REQUIREMENTS FOR SECONDARY USES PER SECTION 6-206-5 OF THE ZONING ORDINANCE IS REQUESTED SUCH THAT THE GROSS FLOOR AREA DEVOTED TO RESIDENTIAL DWELLINGS SHALL NOT EXCEED 81 PERCENT.
   - A MODIFICATION TO THE REQUIREMENTS FOR SIDEWALKS AND TRAILS PER SECTION 8-0100 AND 8-0200 OF THE P.F.M. TO PERMIT THE OPTION TO PLACE DECORATIVE PAVERS AND/OR PATTERNED CONCRETE IN PLACE OF CONCRETE SIDEWALKS FOR ALL PUBLIC ROADS AND CONCRETE IN PLACE OF ASPHALT FOR THE 8' WIDE BIKE TRAIL ALONG FOX MILL ROAD IS HEREBY REQUESTED.
6. ACCORDING TO THE FAIRFAX COUNTY TRAIL PLAN A TYPE (I) BICYCLE/ASPHALT TRAIL IS REQUIRED AT THE NORTHERN PROPERTY LINE ALONG FOX MILL ROAD. THE TRAIL WILL BE PROVIDED AS MODIFIED IN GENERAL NOTE 5 ABOVE.
7. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
8. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) HAVE BEEN COORDINATED WITH ADJACENT PROPERTY OWNERS AND WILL BE ACCOMMODATED VIA A REGIONAL DRY POND EMBANKMENT TO BE DEVELOPED ON SITE. THE POND IS SUBJECT TO FURTHER ENGINEERING AND DESIGN AND MAY BE ALTERED IN SIZE OR SHAPE.
9. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING [UNDERGROUND] UTILITY EASEMENTS OF 25' OR MORE IN WIDTH ON THE SITE.
10. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
11. SIDEWALKS WITHIN RESIDENTIAL DEVELOPMENT PARCELS SHALL BE PROVIDED PER THE FAIRFAX COUNTY PFM, SECTION 8000 REQUIREMENTS UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 5 ABOVE.
12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
13. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
14. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE THE SITE BOUNDARY UNLESS NOTED OTHERWISE ON PLAN AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL DESIGN, ENGINEERING, AND LOCATION OF PROPOSED UTILITIES PER PARAGRAPH 4, SECTION 16-403 OF THE ZONING ORDINANCE.
15. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 5 ABOVE.
    PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7, OR AS OTHERWISE AGREED.
16. THE PROPOSED RESIDENTIAL BUILDINGS ARE PLANNED TO BE SERVED BY ELEVATORS AND AS SUCH WILL BE EXEMPT FROM PROVIDING AFFORDABLE DWELLING UNITS. IN THE EVENT THE RESIDENTIAL BUILDINGS ARE CONSTRUCTED WITHOUT ELEVATORS, AFFORDABLE DWELLING UNITS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2-800 OF THE ZONING ORDINANCE. THE NUMBER OF ADUs SHALL BE ESTABLISHED AT THE TIME OF FINAL SITE PLAN.
17. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED SHALL BE ADJUSTED BASED ON ACTUAL NUMBER OF UNITS AND /OR SQUARE FOOTAGE CONSTRUCTED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING. ON SITE PARKING MAY BE LOCATED ON THE SURFACE, WITHIN THE BUILDING FOOTPRINT, AND/OR IN PARKING GARAGES.
18. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF UNITS IN EACH BUILDING MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION HEREIN AND TO REDUCE THE NUMBER OF PARKING SPACES. ANY STAIRS AND STOOPS SHOWN ON THE FDPA ARE FOR ILLUSTRATIVE PURPOSES ONLY; THE ACTUAL SIZE AND DESIGN MAY BY MODIFIED. MODIFICATION SHALL NOT REDUCE THE PERIMETER BUILDING SETBACKS FROM PROPERTY LINES SHOWN ON THE FDPA.
19. ADDITIONAL SITE FEATURES SUCH AS ENTRANCE SIGNS, LIGHTS AND/OR WALLS REPRESENTED HEREON MAY BE PROVIDED. STREET AND PEDESTRIAN LIGHT LOCATIONS MAY VARY WITH FINAL ENGINEERING.
20. THE PRIMARY USES OF OFFICE BUILDINGS AND OFFICE-CAMPUS BUILDINGS SHALL BE OFFICE AND/OR ESTABLISHMENTS FOR SCIENTIFIC RESEARCH AND DEVELOPMENT, TRAINING, AND DATA CENTERS. OTHER USES, INCLUDING BUSINESS SERVICE AND SUPPLY ESTABLISHMENTS, EATING ESTABLISHMENTS, DAY CARE, FINANCIAL INSTITUTIONS, PERSONAL SERVICE ESTABLISHMENTS, RETAIL SALES ESTABLISHMENTS, BANKS, FAST FOOD RESTAURANTS MAY BE PROVIDED IF SAID USES ARE APPROVED ON THE FDPA. NO FREE STANDING RETAIL OR DRIVE-THOUGH RETAIL SHALL BE PERMITTED. THIS LIST OF PERMITTED USES SHALL NOT PROHIBIT THE PROPERTY OWNER FROM SEEKING SPECIAL EXCEPTION OR SPECIAL PERMIT APPROVAL, OR CONCEPTUAL DEVELOPMENT AMENDMENT TO MODIFY THE PERMITTED USES.
21. A DETAILED LANDSCAPE PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S) WHICH SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING FEATURES REPRESENTED HEREON SUBJECT TO FINAL ENGINEERING AND DESIGN.
22. THE PRIMARY USE OF BUILDINGS G-K SHALL BE RESIDENTIAL. A COMMERCIAL COMPONENT (WHICH MAY INCLUDE BUT NOT LIMITED TO EATING ESTABLISHMENTS AND RETAIL SALES OR AS OTHERWISE STATED AS SECONDARY USES IN THE ZONING ORDINANCE) MAY BE PROVIDED AS AN ACCESSORY USE. THIS LIST OF PERMITTED USES SHALL NOT PROHIBIT THE PROPERTY OWNER FROM SEEKING SPECIAL EXCEPTION, OR SPECIAL PERMIT APPROVAL, OR A CONCEPTUAL DEVELOPMENT AMENDMENT TO MODIFY THE PERMITTED USES.
23. RECREATIONAL FACILITIES FOR THE RESIDENTIAL USES SHALL INCLUDE, BUT ARE NOT LIMITED TO:
    - THREE (3) SWIMMING POOLS.
    - A COMMUNITY CENTER WITH EXERCISE FACILITIES, BUSINESS CENTER AND A MEETING ROOM.
    - PASSIVE RECREATION AREA (S) TO BE UTILIZED FOR RECREATIONAL ACTIVITIES, SUCH AS, SEATING AREAS, FORMAL GARDENS, PICNIC AREAS, ETC.
24. THE FINAL LOCATION OF THE INTERPRETIVE STATIONS SHOWN IN THE AREA TO BE DEDICATED TO THE BOARD OF SUPERVISORS WILL BE DETERMINED FOLLOWING FINAL ENGINEERING.

SITE TABULATIONS:

EXISTING SITE AREA (G.S.A.)	63.12169 AC. (2,749,580.816 S.F.)
EXISTING ZONE	PDC
PROPOSED ZONE	PDC
MAXIMUM F.A.R.	1.5
PROPOSED F.A.R.	.99
OPEN SPACE REQUIRED (15% OF G.S.A.)	407,250 S.F.
OPEN SPACE PROVIDED (23.0% OF G.S.A.)	624,450 S.F.

	PROPOSED USE	LAND AREA ACRES	LAND AREA SQ. FT.	GROSS FLOOR AREA PROPOSED	PROPOSED F.A.R.
LAND BAY I	OFFICE	12.64	550,800	1,080,000.00	*1.96*
LAND BAY II	RESIDENTIAL	18.58	809,185	1,210,000.00	*1.50*
LAND BAY III	OFFICE	4.43	192,800	180,000.00	*0.93*
LAND BAY IV	OFFICE	7.45	324,600	245,000.00	*0.75*
LAND BAY V	DEDICATION TO BOARD OF SUPERVISORS FOR REGIONAL S.W.M. POND & PARK	12.14	528,820	--------	
LAND BAY VI	DEDICATION TO BOARD OF SUPERVISORS FOR TRANSIT PARKING	3.02	131,551	--------	
OTHER	R.O.W., ETC.	*4.86*	*211,824.80*	--------	
	TOTAL	*63.12*	*2,749,580.8*	*2,715,000.00*	*0.99*

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

1. A. SHOWN ON PLAN.
   B. SHOWN ON PLAN.
   C. REFER TO THE SITE TABULATIONS.
   D. SHOWN ON PLAN.
   E. SHOWN ON PLAN.
   F. SHOWN ON PLAN. SEE GENERAL NOTE 3.
   G. SHOWN ON PLAN.
   H. REFER TO PROPOSED USE TABULATIONS.
   I. SHOWN ON PLAN.
   J. REFER TO NOTES SHEET
   K. SHOWN ON PLAN.
   L. SHOWN ON PLAN.
   M. SHOWN ON PLAN.
   N. SHOWN ON THE LANDSCAPE PLAN. SEE THE EXISTING VEGETATION MAP.
   O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON THE PROPERTY.
   P. SHOWN ON PLAN. SEE GENERAL NOTES 7 AND 9.
   Q. SHOWN ON PLAN. SEE GENERAL NOTE 8.
   R. SEE GENERAL NOTE 9.
   S. APPROXIMATE 100 YR. FLOOD PLAIN AND E.Q.C. ARE DELINEATED AS SHOWN ON THE PLAN. THERE ARE NO KNOWN RESOURCE PROTECTION AREAS FOR THIS SITE.
   T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. REFER TO THE SITE TABULATIONS.
3. TO BE SUBMITTED WITH THIS PLAN.
4. ARCHITECTURAL SKETCHES WILL BE SUBMITTED AT A LATER DATE.
5. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
6. SEE GENERAL NOTE 5.
7. TO BE SUBMITTED WITH THIS PLAN.
8. N/A

PROPOSED USE:

PROPOSED USE	BUILDING	STORY	GSF	DU	PARKING SPACES (REQUIRED)	PARKING SPACES PROVIDED
LAND BAY (I)						
*OFFICE	A	6 (86' max)	182,000.00	------	-----	-----
*OFFICE	B	12 (200' max)	358,000.00	------	-----	-----
*OFFICE	C	6 (86' max)	182,000.00	------	-----	-----
*OFFICE	D	12 (200' max)	358,000.00	------	-----	-----
**PARKING STRUCTURE	E	8 (75' max)	------	------	1,404	1,890
**PARKING STRUCTURE	F	8 (75' max)	------	------	1,404	1,890
SUBTOTAL			1,080,000.00	-----	2,808	3,780
LAND BAY (II)						
****RESIDENTIAL	G	6 (80' max)	235,000.00	212	-----	-----
**PARKING STRUCTURE	G1	6 (60' max)	------	------	340	360
****RESIDENTIAL	H	6 (80' max)	220,000.00	200	-----	-----
**PARKING STRUCTURE	H1	6 (60' max)	------	------	320	340
****RESIDENTIAL	I	6 (80' max)	240,000.00	218	-----	-----
**PARKING STRUCTURE	I1	6 (60' max)	------	------	350	370
****RESIDENTIAL	J	6 (80' max)	237,000.00	215	-----	-----
**PARKING STRUCTURE	J1	6 (60' max)	------	------	344	360
****RESIDENTIAL	K	6 (80' max)	278,000.00	250	-----	-----
**PARKING STRUCTURE	K1	6 (60' max)	------	------	400	420
SUBTOTAL			1,210,000.00	1095	1,754	1,850
LAND BAY (III)						
***OFFICE	L	6 (86' max)	180,000.00	------	468	-----
**PARKING STRUCTURE	M	6 (60' MAX)	------	------	------	586
SURFACE PARKING	--	----------	------	------	------	124
SUBTOTAL			180,000.00	------	468	710
LAND BAY (IV)						
***OFFICE	N	6 (86' max)	125,000.00	------	325	-----
**PARKING STRUCTURE	O	5 (50' max)	------	------	------	720
***OFFICE	P	6 (86' max)	120,000.00	------	312	-----
SURFACE PARKING	--	------	------	------	------	228
SUBTOTAL			245,000.00		637	948

1. THE TOTAL AREA OF THIS FINAL DEVELOPMENT PLAN CONSISTS OF APPROXIMATELY 63.12 ACRES AND IS REPRESENTED AS SIX LAND BAYS IN ACCORDANCE WITH THE CONCEPTUAL DEVELOPMENT PLAN AMENDMENT. IF AN AMENDMENT TO ANY PORTION OF THIS FDPA BECOMES NECESSARY AT A LATER DATE THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT SECTION AFFECTED BY SUCH AMENDMENT FOR PLANNING COMMISSION REVIEW AND APPROVAL.
2. THE TOTAL GROSS FLOOR AREA SHALL NOT EXCEED 2,715,000.00 SQUARE FEET WITHIN THIS FINAL DEVELOPMENT PLAN. THE FLOOR AREA OF BUILDINGS, NUMBER OF FLOORS, HEIGHTS, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS AND PLAZA AREAS MAY VARY AS A RESULT OF FINAL ARCHITECTURAL DESIGN AND ENGINEERING PROVIDED THAT THE TOTAL FLOOR AREA, NUMBER OF FLOORS AND MAXIMUM HEIGHT, IN FEET, FOR THE LAND BAY WILL NOT BE EXCEEDED. THE LOCATION OF TRAILS, CROSSWALKS, AND UTILITIES ARE ALSO SUBJECT TO CHANGE AT FINAL ENGINEERING AND DESIGN. THE APPLICANT RESERVES THE RIGHT TO BUILD A LESSER AMOUNT OF GROSS FLOOR AREA, NUMBER OF FLOORS AND/OR RELATED ACCESSORY PARKING THAN THAT REPRESENTED HEREON.
3. THE APPLICANT RESERVES THE RIGHT TO CONSOLIDATE BUILDING FOOTPRINTS OR ALTERNATIVELY TO SPLIT APART BUILDINGS INTO SEPARATE FOOTPRINTS WITHIN LAND BAYS, PROVIDED THE GROSS SQUARE FOOTAGE AND MAXIMUM HEIGHT FOR EACH LAND BAY ARE NOT EXCEEDED AND OPEN SPACE FOR THE ENTIRE SITE IS NOT DIMINISHED.

* THE HEIGHT AND NUMBER OF FLOORS OF BUILDINGS A-D MAY CHANGE WITH FINAL DESIGN AND ENGINEERING BUT SHALL NOT EXCEED THE NUMBER OF FLOORS OR MAXIMUM HEIGHT (IN FEET) LISTED HEREIN. THE TOTAL SQUARE FOOTAGE OF LAND BAY I SHALL NOT EXCEED 1,080,000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED IN THE ZONING ORDINANCE BUT MAY BE LESS OR PERMITTED/CONSTRUCTED IN A PHASED MANNER.

** PARKING STRUCTURES MAY BE PHASED FOR HORIZONTAL AND/OR VERTICAL EXPANSION PROVIDED THAT THE MAXIMUM HEIGHT (IN FEET) AND NUMBER OF LEVELS LISTED HEREIN IS NOT EXCEED IN ANY PHASE. THE FOOTPRINTS, NUMBER OF SPACES, NUMBER OF LEVELS, AND HEIGHT (IN FEET) MAY BE LESS THAN THAT LISTED HEREIN. ALTERNATELY, APPLICANT MAY ELECT TO INCREASE THE NUMBER OF SPACES BY CONSTRUCTING ONE OR MORE LEVELS OF BELOW GRADE PARKING. SUCH BELOW GRADE PARKING MAY BE IN ADDITION TO THE MAXIMUM NUMBER OF LEVELS, SPACES OR HEIGHT LISTED HEREIN.

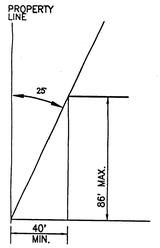
*** THE BUILDINGS AND/OR PARKING STRUCTURES MAY BE SPLIT APART INTO SEPARATE FOOTPRINTS, AND/OR THE HEIGHT AND/OR THE NUMBER OF FLOORS OF BUILDINGS L, N, AND P MAY CHANGE FOR LAND BAY III AND IV DEPENDING ON MARKET CONDITIONS, FINAL DESIGN, AND/OR ENGINEERING. HOWEVER, THE SQUARE FOOTAGE SHALL NOT EXCEED 425,000.00 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED IN THE ZONING ORDINANCE AND NUMBER OF FLOORS AND THE HEIGHT,IN FEET, SHALL NOT EXCEED THE MAXIMUM ALLOWED HEREIN BUT MAY BE LESS, OR PERMITTED/CONSTRUCTED IN A PHASED MANNER.

**** THE RESIDENTIAL BUILDINGS AND/OR PARKING GARAGES OF LAND BAY II MAY BE DIVIDED INTO SEPARATE SMALLER BUILDINGS, WITH FEWER FLOORS, WITH THE SAME GENERAL OVERALL FOOTPRINTS REPRESENTED HEREIN PROVIDED THAT THE OVERALL RESIDENTIAL GROSS FLOOR AREA DOES NOT EXCEED THE VALUES REPRESENTED HEREIN, BUT MAY BE LESS. THESE BUILDINGS MAY BE PERMITTED/CONSTRUCTED IN A PHASED MANNER.

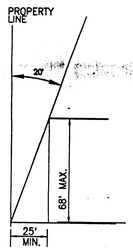
++ THE FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. ADDITIONAL PARKING SPACES IN EXCESS OF THE ZONING ORDINANCE REQUIREMENTS MAY BE PROVIDED BASED ON THE FINAL DESIGN, ENGINEERING AND EXPECTED USERS. THE APPLICANT RESERVES THE RIGHT TO SURFACE PARK LAND BAY I, III, AND IV UNTIL GARAGED PARKING IS REQUIRED IN AREAS TO BE DEVELOPED.

BULK PLANE ILLUSTRATIVE:

ANGLE OF BULK PLANE FRONT YARD (NO SCALE)

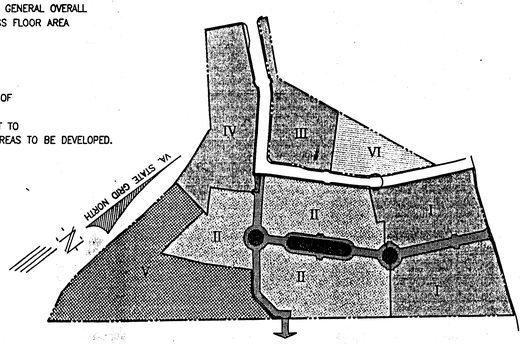


ANGLE OF BULK PLANE REAR YARD (NO SCALE)



NOTE: *BULK PLANE REGULATIONS FROM SECTION 4-307 OF THE ZONING ORDINANCE.
*A 40' MINIMUM FRONT YARD REQUIREMENT WILL BE PROVIDED UNLESS OTHERWISE NOTED ON PLAN.
*A 25' MINIMUM REAR YARD REQUIREMENT WILL BE PROVIDED UNLESS OTHERWISE NOTED ON PLAN.
*THERE ARE NO SIDE YARD REQUIREMENTS

LAND BAY LEGEND:



FOR ILLUSTRATIVE PURPOSES ONLY!

Application No. RZA/FDPA e-696-2
Staff: Meghan
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/16/00
Date of (BOS) (PC) approval 10/16/00
Sheet 6 of 6
Dev. Conds. dated 8/23/00

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE: 07-10-00, 07-26-00, 08-18-00

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA — ERIC S. SIDES — No. 023416 — PROFESSIONAL ENGINEER — 8/16/00

DULLES STATION AT DULLES CORNER
FADP NOTES
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A C.T. N/A DATE: JULY, 2000

SHEET 6 OF 6

FILE No. ZP-1158-FDP

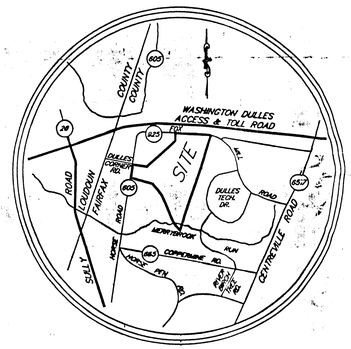
G:\JOBS\Dulles Station\FDP-CDP\NEW\EAFDPCDP\vdg-frnot.dwg Fri Aug 18 14:47:38 2000

DULLES STATION

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA-C-696-2



VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX

1. COVER SHEET
2. CDPA PLAN
3. NOTES

APPLICANT/TITLE OWNER

DSV DULLES FOX MILL LP
455 Spring Park Place
Suite 100
Herndon, VA 20170

IN CARE OF:
CRIMSON PARTNERS
455 Spring Park Place
Suite 100
Herndon, VA 20170
Telephone (703) 834-9700

PLANNER

RTKL Associates Inc.
1250 Connecticut Avenue, NW
Suite 300
Washington, DC 20036
Telephone (202) 833-4400
Fax (202) 887-5168

Application No. PCA-C-696-2 Staff Greg Riegle
APPROVED DEVELOPMENT PLAN /
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/16/00
Date of (BOS) (PC) approval 10/16/00
Sheet 1 of 3

ENGINEER

URBAN ENGINEERING & ASSOC.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
Telephone (703) 642-8080
Fax (703) 642-8251

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
8/23/00
PROFESSIONAL ENGINEER

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLAN DATE
07-10-00
07-26-00
09-19-00

COVER SHEET
DULLES STATION AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A C.I. N/A DATE: JULY, 2000

SHEET 1 OF 3
FILE No. ZP-1158-CDP

Q:\JOBS\Dulles Station\FDP-CDP\NEW\EAFDPCDP\pdg-ccov.dwg Thu Jul 27 10:01:47 2000 C.C.T. 1050 Palette #1

HORSEPEN ROAD

COMMERCIAL AREA (SEE GENERAL NOTE #16 THIS CDPA)

PRIMARY COMPONENT RESIDENTIAL AREA (SEE GENERAL NOTE # 17 THIS CDPA)

LAND DEDICATION TO BOARD OF SUPERVISORS FOR REGIONAL S.W.M. POND AND PARK PURPOSES

PRIVATE ROADWAY

LAND DEDICATION TO BOARD OF SUPERVISORS FOR TRANSIT PARKING

MINIMUM 8' ASPHALT, CONCRETE, OR WOOD CHIP TRAIL

LAND BAY BOUNDARY

NOTE: THE PRIMARY ENTRANCES INTO THE LAND BAYS HAVE BEEN SHOWN ON THE PLAN. ADDITIONAL SECONDARY ENTRANCES MAY BE PROVIDED.

IV

III

VI

V

II

I

II

I

II

I

R.O.W. FOR FOX MILL ROAD EXTENSION (BY OTHERS)

LIMIT OF RAMP STRUCTURE

DULLES ACCESS ROAD

FOX MILL ROAD

8' TRAIL

INTERPRETIVE STATION

PROP. SEDIMENT FOREBAY

PROP. DEDICATION TO THE BOARD OF SUPERVISORS

SWM/BMP POND C-0-C

LIMIT OF CDPA

REGIONAL SWM/BMP POND

Application No. RZ/FDP 96-2 Staff [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/16/00
Date of (BOS) (PC) approval 10/16/00
Sheet 2 of 3

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
07-10-00
07-26-00
08-07-00
08-18-00

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. STRIKE
No. 023418
PROFESSIONAL ENGINEER

CDPA SITE PLAN

DULLES STATION AT DULLES CORNER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' C.I. 2 DATE: JULY, 2000

SHEET 2 OF 3

FILE No. ZP-1158-CDP

\JOBS\Dulles Station\FDP-CDP\NEW\MFDPCDP\vdg-cdpa.dwg Mon Aug 07 13:54:17 2000 C.C.T. 1050 Palette #1

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #15-4((1)) PARCELS 2 AND 4. THE PROPERTY IS ZONED PDC.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORDS AND ADJACENT INFORMATION.
3. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM 3DI DATA, MARCH 1998.
4. THE PROPERTY SHOWN ON THIS CDPA IS LOCATED IN THE HUNTER MILL DISTRICT, THE (E) BRANCH SANITARY SEWER DISTRICT AND THE HORESPEN CREEK WATER SHED.
5. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
   - A WAIVER OF THE 600' MAXIMUM LENGTH FOR PRIVATE STREETS AS REQUIRED IN SECTION 11-3002-2 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS HEREBY REQUESTED.
   - A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHERN BOUNDARY TO PERMIT INCLUSION OF A TRAIL WITHIN THE TRANSITIONAL SCREEN YARD, AND USE OF EXISTING VEGETATION WHERE FEASIBLE IN LIEU OF STANDARD SCREEN PLANTINGS. A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY IS ALSO REQUESTED.
   - A WAIVER OF THE LOADING SPACE REQUIREMENT FOR MULTI-FAMILY DWELLINGS AND OFFICE BUILDINGS AS REQUIRED IN SECTION 11-200 OF THE ZONING ORDINANCE IS HEREBY REQUESTED.
   - A MODIFICATION OF THE REQUIREMENTS FOR SECONDARY USES PER SECTION 6-206-5 OF THE ZONING ORDINANCE IS REQUESTED SUCH THAT THE GROSS FLOOR AREA DEVOTED TO RESIDENTIAL DWELLINGS SHALL NOT EXCEED 81 PERCENT.
   - A MODIFICATION TO THE REQUIREMENTS FOR SIDEWALKS AND TRAILS PER SECTION 8-0100 AND 8-0200 OF THE P.F.M. TO PERMIT THE OPTION TO PLACE DECORATIVE PAVERS AND/OR PATTERNED CONCRETE IN PLACE OF CONCRETE SIDEWALKS FOR ALL PUBLIC ROADS AND CONCRETE IN PLACE OF ASPHALT FOR THE 8' WIDE BIKE TRAIL ALONG FOX MILL ROAD IS HEREBY REQUESTED.
6. ACCORDING TO THE FAIRFAX COUNTY TRAIL PLAN A TYPE (I) BICYCLE/ASPHALT TRAIL IS REQUIRED AT THE NORTHERN PROPERTY LINE ALONG FOX MILL ROAD. THE TRAIL IS TO BE PROVIDED AS MODIFIED IN GENERAL NOTE 5 ABOVE.
7. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
8. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) HAVE BEEN COORDINATED WITH ADJACENT PROPERTY OWNERS AND WILL BE ACCOMMODATED VIA A REGIONAL DRY POND EMBANKMENT TO BE DEVELOPED ON SITE. THE POND IS SUBJECT TO FURTHER ENGINEERING AND DESIGN AND MAY BE ALTERED IN SIZE OR SHAPE.
9. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS OF 25' OR MORE IN WIDTH ON THE SITE.
10. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
12. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
13. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 5 ABOVE. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7.
14. THE PROPOSED RESIDENTIAL BUILDINGS ARE PLANNED TO BE SERVED BY ELEVATORS AND AS SUCH WILL BE EXEMPT FROM PROVIDING AFFORDABLE DWELLING UNITS. IN THE EVENT THE RESIDENTIAL BUILDINGS ARE CONSTRUCTED WITHOUT ELEVATORS, AFFORDABLE DWELLING UNITS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2-800 OF THE ZONING ORDINANCE. THE NUMBER OF ADUs SHALL BE ESTABLISHED AT THE TIME OF FINAL SITE PLAN.
15. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
16. THE PRIMARY USES OF OFFICE BUILDINGS AND OFFICE-CAMPUS BUILDINGS SHALL BE OFFICE AND/OR ESTABLISHMENTS FOR SCIENTIFIC RESEARCH AND DEVELOPMENT, TRAINING, AND DATA CENTERS. OTHER USES, INCLUDING BUSINESS SERVICE AND SUPPLY ESTABLISHMENTS, EATING ESTABLISHMENTS, DAY CARE, FINANCIAL INSTITUTIONS, PERSONAL SERVICE ESTABLISHMENTS, RETAIL SALES ESTABLISHMENTS, BANKS, FAST FOOD RESTAURANTS MAY BE PROVIDED IF SAID USES ARE APPROVED ON THE FDPA. NO FREE STANDING RETAIL OR DRIVE-THOUGH RETAIL SHALL BE PERMITTED. THIS LIST OF PERMITTED USES SHALL NOT PROHIBIT THE PROPERTY OWNER FROM SEEKING SPECIAL EXCEPTION OR SPECIAL PERMIT APPROVAL, OR CONCEPTUAL DEVELOPMENT AMENDMENT TO MODIFY THE PERMITTED USES.
17. THE PRIMARY USE OF RESIDENTIAL BUILDINGS SHALL BE DWELLING UNITS. A COMMERCIAL COMPONENT (WHICH MAY INCLUDE BUT NOT LIMITED TO EATING ESTABLISHMENTS AND RETAIL SALES) MAY BE PROVIDED AS AN ACCESSORY USE. THIS LIST OF PERMITTED USES SHALL NOT PROHIBIT THE PROPERTY OWNER FROM SEEKING SPECIAL EXCEPTION, OR SPECIAL PERMIT APPROVAL, OR A CONCEPTUAL DEVELOPMENT AMENDMENT TO MODIFY THE PERMITTED USES.
18. THE FINAL LOCATION OF THE INTERPRETIVE STATIONS SHOWN IN THE AREA TO BE DEDICATTED TO THE BOARD OF SUPERVISORS WILL BE DETERMINED FOLLOWING FINAL ENGINEERING.

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

1. A. SHOWN ON PLAN.
   B. APPLICANT/TITLE OWNER: DSV DULLES FOX MILL LP, 455 SPRING PARK PLACE, SUITE 100, HERNDON, VA 20170 — IN CARE OF: CRIMSON PARTNERS, 455 SPRING PARK PLACE, SUITE 100, HERNDON, VA 20170

   OWNERS:

TAX MAP I.D. NO.	PARCEL #	OWNER
15-4 ((1))	02	DSV DULLES FOX MILL LP
15-4 ((1))	04	DSV DULLES FOX MILL LP

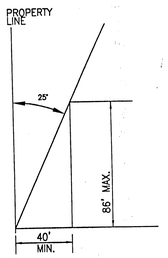
   C. SHOWN ON PLAN. SEE GENERAL NOTE 3.
   D. SHOWN ON PLAN.
   E. REFER TO PROPOSED USE TABULATIONS.
   F. SHOWN ON PLAN.
   G. SHOWN ON PLAN.
   H. REFER TO PROPOSED USE TABULATIONS.
   I. SHOWN ON PLAN.
   J. SHOWN ON PLAN.
   K. SHOWN ON PLAN.
   L. SHOWN ON PLAN. SEE GENERAL NOTE 8.
   M. SEE GENERAL NOTE 9.
   N. AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE PROPERTY SHALL BE CONSIDERED FOR TREE PRESERVATION AND PASSIVE RECREATION DEVELOPMENT.
   O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
   P. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
   Q. LANDSCAPE SCREENING IS SHOWN ON THE PLAN. PERIPHERAL DIMENSIONS ARE SHOWN ON THE PLAN.
   R. THERE ARE NO EXISTING STRUCTURES ON SITE.
   S. REFER TO THE SITE TABULATIONS.
   T. REFER TO THE SITE TABULATIONS.
   U. REFER TO THE SITE TABULATIONS.
   V. SEE GENERAL NOTE 5.
   W. A SWIMMING POOL AND SITTING AREAS.
   X. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. TO BE SUBMITTED WITH THIS PLAN.
3. PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE ARE SHOWN ON THE PLAN. TIMING FOR SUCH IMPROVEMENTS WILL DEPEND ON MIARKET CONDITIONS.
4. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
5. N/A

SITE TABULATIONS:

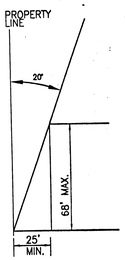
EXISTING SITE AREA (G.S.A.)	63.12169 AC. (2,749,580.816 S.F.)
EXISTING ZONE	PDC
PROPOSED ZONE	PDC
MAXIMUM F.A.R.	1.5
PROPOSED F.A.R.	.99
OPEN SPACE REQUIRED (15% OF G.S.A.)	407,250 S.F.
OPEN SPACE PROVIDED (23.0% OF G.S.A.)	624,450 S.F.

BULK PLANE ILLUSTRATIVE:

ANGLE OF BULK PLANE FRONT YARD (NO SCALE)



ANGLE OF BULK PLANE REAR YARD (NO SCALE)



NOTE:
- BULK PLANE REGULATIONS FROM SECTION 4-307 OF THE ZONING ORDINANCE.
- A 40' MINIMUM FRONT YARD REQUIREMENT WILL BE PROVIDED UNLESS OTHERWISE NOTED ON PLAN.
- A 25' MINIMUM REAR YARD REQUIREMENT WILL BE PROVIDED UNLESS OTHERWISE NOTED ON PLAN.
- THERE ARE NO SIDE YARD REQUIREMENTS

	PROPOSED USE	LAND AREA ACRES	LAND AREA SQ. FT.	GROSS FLOOR AREA PROPOSED	PROPOSED F.A.R.	REQUIRED PARKING	STORY	DU
LAND BAY I	OFFICE	12.64	550,800	1,080,000.00	*1.96*	*2,808*	*12 (200' max.)*	----
LAND BAY II	RESIDENTIAL	18.58	809,185	1,210,000.00	*1.50*	*1,754*	*6 (80' max.)*	*1,095*
LAND BAY III	OFFICE	4.43	192,800	180,000.00	*0.93*	*468*	*6 (86' max.)*	----
LAND BAY IV	OFFICE	7.45	324,600	245,000.00	*0.75*	637	6 (86' max.)	----
LAND BAY V	DEDICATION TO BOARD OF SUPERVISORS FOR REGIONAL S.W.M. POND & PARK	12.14	528,820	--------		----	----	----
LAND BAY VI	DEDICATION TO BOARD OF SUPERVISORS FOR TRANSIT PARKING	3.02	131,551	--------		----	----	----
OTHER	R.OW., ETC.	*4.86*	*211,824.80*	--------		----	----	----
	TOTAL	*63.12*	*2,749,580.8*	*2,715,000.00*	*0.99*	*5,559*		*1,095*

1. THE TOTAL AREA OF THIS CONCEPTUAL DEVELOPMENT PLAN CONSISTS OF APPROXIMATELY 63.12 ACRES AND IS REPRESENTED AS SIX SECTIONS. IF AN AMENDMENT TO ANY PORTION OF THIS CDPA BECOMES NECESSARY AT A LATER DATE THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT SECTION AFFECTED BY SUCH AMENDMENT FOR PLANNING COMMISSION REVIEW AND APPROVAL, PROVIDED THAT NO OTHER SECTIONS ARE AFFECTED BY THE AMENDMENT.
2. THE TOTAL GROSS FLOOR AREA SHALL NOT EXCEED 2,715,000.00 SQUARE FEET WITHIN THIS CONCEPTUAL DEVELOPMENT PLAN. THE FLOOR AREA OF BUILDINGS, NUMBER OF FLOORS, HEIGHTS, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS AND PLAZA AREAS MAY VARY AS A RESULT OF FINAL ARCHITECTURAL DESIGN AND ENGINEERING PROVIDED THAT THE TOTAL FLOOR AREA, NUMBER OF FLOORS AND MAXIMUM HEIGHT, IN FEET, FOR THE LAND BAY WILL NOT BE EXCEEDED. THE LOCATION OF TRAILS, CROSSWALKS, AND UTILITIES ARE ALSO SUBJECT TO CHANGE AT FINAL ENGINEERING AND DESIGN.. THE APPLICANT RESERVES THE RIGHT TO BUILD A LESSER AMOUNT OF GROSS FLOOR AREA, NUMBER OF FLOORS, ETC AND RELATED ACCESSORY PARKING THAN THAT REPRESENTED HEREON.
3. THE FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. ADDITIONAL PARKING SPACES IN EXCESS OF THE ZONING ORDINANCE REQUIREMENTS MAY BE PROVIDED BASED ON THE FINAL DESIGN, ENGINEERING AND EXPECTED USERS. THE APPLICANT RESERVES THE RIGHT TO SURFACE PARK LAND BAY I, III, AND IV UNTIL GARAGED PARKING IS REQUIRED, ONLY WITHIN AREAS DEDICATED FOR DEVELOPMENT.

Application No. CDPA-1996-2 Staff Greg Riegle
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/16/00
Date of (BOS) (PC) approval 12/16/00
Sheet 3 of 3

No.	DATE	REVISIONS
		DESCRIPTION

PLAN DATE
07-10-00
07-26-00
08-18-00

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA — ERIC S. SIEGEL No. 022418 — PROFESSIONAL ENGINEER — 8/18/00

CDPA NOTES

DULLES STATION AT DULLES CORNER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JULY, 2000
SCALE: N/A
C.I. N/A

SHEET 3 OF 3

FILE No. ZP-1158-CDP

J:\JOBS\Dulles Station\FDP-CDP\NEWDEAFDPCDP\ddg-cnot.dwg