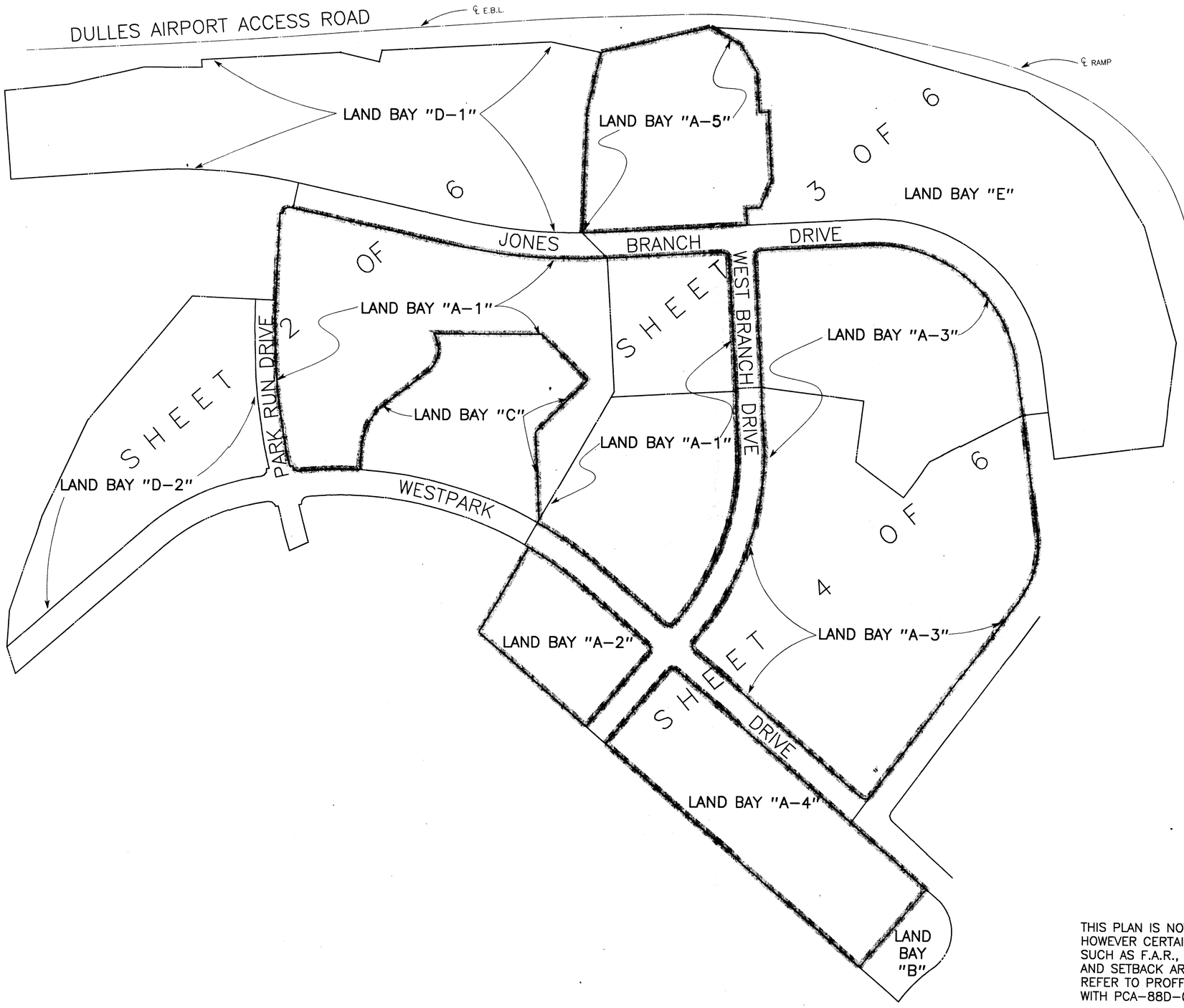
*Generalized Development Plan for the Properties of WEST*GROUP PROPERTIES LLC, West*Mac Associates and the Association for Manufacturing Technology*



Application No. PCA 88-D-005-3 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-26-99
Date of (BOS) (PC) approval 3-22-99
Sheet 1 of 6

RECEIVED
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APR 9 1999
ZONING EVALUATION DIVISION

THIS PLAN IS NOT PROFFERED: HOWEVER CERTAIN ELEMENTS SUCH AS F.A.R., HEIGHT AND SETBACK ARE. PLEASE REFER TO PROFFERS ASSOCIATED WITH PCA-88D-005-3

PCA-88D-005-3

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703-750-1400
45150 RUSSELL BRANCH PARKWAY
SUITE 150
ASHBURN, VIRGINIA 22011
703-729-0145 METRO 478-1051

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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NUMBER
LAND SURVEYOR
2-23-17

GENERALIZED DEVELOPMENT PLAN FOR THE PROPERTIES OF WEST*GROUP PROPERTIES LLC, WEST*MAC ASSOCIATES AND THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

PROVIDENCE DISTRICT FAIRFAX COUNTY VIRGINIA

SCALE: 1" = 200'
DATE: 9/5/90
REVISIONS:
6/21/94
7/12/94
7/23/98 PCA-88D-005-3
FEB. 05,1999
FEB. 23, 1999

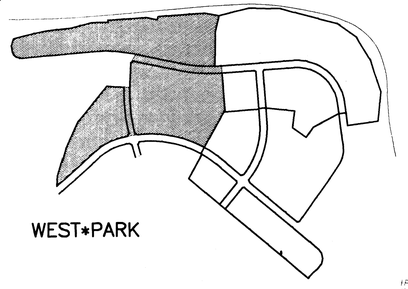
SHEET 1 OF 6
FILE NO. PL - 1800

/disc4/westpark/X1800 19,20 plt sht1

CURVE TABLE

NAME	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C1	13°35'50"	82.00' (24.993m)	19.46' (5.931m)	N 15°47'19" W	19.41' (5.916m)	9.78' (2.980m)
C2	15°01'48"	2520.38' (768.211m)	661.16' (201.521m)	S 04°53'01" E	659.27' (200.945m)	332.49' (101.342m)
C3	15°14'59"	2440.38' (743.827m)	649.52' (197.973m)	N 04°59'36" W	647.61' (197.391m)	326.69' (99.575m)
C4	31°48'20"	850.00' (259.080m)	471.84' (143.816m)	S 65°32'09" W	465.81' (141.978m)	242.17' (73.813m)
C5	46°51'26"	1546.21' (471.284m)	1264.51' (385.422m)	S 72°36'47" E	1229.56' (374.769m)	670.02' (204.222m)
C6	99°41'26"	25.00' (7.620m)	43.50' (13.258m)	N 52°28'37" E	38.22' (11.649m)	29.63' (9.031m)
C7	00°18'34"	1988.40' (606.064m)	10.74' (3.273m)	S 77°31'24" E	10.74' (3.273m)	5.37' (1.636m)
C8	15°48'58"	2209.75' (676.579m)	609.99' (185.924m)	S 85°16'35" E	608.05' (185.333m)	306.95' (93.558m)
C9	15°48'58"	2109.75' (643.051m)	582.30' (186.022m)	N 85°16'35" W	580.54' (176.948m)	293.06' (89.324m)
C10	16°44'40"	2088.36' (636.532m)	610.31' (177.485m)	N 85°44'53" W	608.14' (185.367m)	307.36' (93.683m)
C11	93°48'48"	25.00' (7.620m)	40.93' (12.475m)	S 34°32'06" W	36.51' (11.128m)	26.72' (8.144m)
C12	83°23'44"	25.00' (7.620m)	36.39' (11.095m)	N 54°20'38" W	33.26' (10.137m)	22.27' (6.787m)
C28	31°10'40"	56.00' (17.068m)	30.47' (9.287m)	N 78°31'27" W	30.10' (9.174m)	15.62' (4.760m)
C29	21°21'31"	44.00' (13.411m)	16.40' (4.998m)	N 83°26'02" W	16.31' (4.971m)	8.30' (2.529m)
C30	33°26'53"	94.00' (28.651m)	54.88' (16.727m)	N 56°01'50" W	54.10' (16.489m)	28.24' (8.607m)

KEY



LEGEND:

- EXISTING TREE LINE
- PRELIMINARY CLEARING & GRADING LIMITS (ACTUAL LIMITS TO BE DETERMINED AT TIME OF SITE PLAN)
- BOUNDARY LINES
- PARCEL LINES
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPOSED PARKING LAYOUT
- 10' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- STORM WATER MANAGEMENT POND
- 100 YEAR FLOOD PLAIN AND PRIVATE OPEN SPACE
- 25' AND WIDER EASEMENTS
- EXISTING PARKING AND ROADS
- * LOADING AREA
- PROPOSED SIDEWALK
- EXISTING SIDEWALKS

LINE TABLE

NAME	BEARING	DISTANCE
L1	N 04°04'17" W	11.56' (3.523m)
L2	N 52°14'30" W	8.74' (2.663m)
L3	N 08°51'54" W	89.95' (27.416m)
L4	N 20°16'40" E	98.16' (19.919m)
L5	N 23°50'08" E	7.00' (2.133m)
L6	N 76°12'20" E	171.49' (52.270m)
L7	S 89°44'26" E	225.50' (68.754m)
L8	N 03°33'17" W	30.47' (9.287m)
L9	N 62°56'07" W	16.25' (4.953m)
L10	N 72°45'16" W	40.31' (12.286m)
L11	N 04°14'59" E	139.95' (42.656m)
L12	S 84°15'54" W	10.07' (3.069m)
L13	S 81°26'30" W	18.80' (5.730m)
L14	S 84°15'54" W	10.07' (3.069m)
L15	S 76°13'24" E	10.19' (3.105m)

THIS PLAN IS NOT PROFFERED: HOWEVER CERTAIN ELEMENTS SUCH AS F.A.R., HEIGHT AND SETBACK ARE. PLEASE REFER TO PROFFERS ASSOCIATED WITH PCA-88D-005-3.

* NOTE: 10' LANDSCAPE / BUFFER ALLOWED ALONG PREVIOUSLY DEDICATED AREAS OF DULLES ACCESS ROAD BY LETTER FROM J. LAMBERT, COUNTY EXECUTIVE, DATED DEC. 1, 1982

* * NOTE: 75' BUILDING SETBACK REQUIREMENT ALONG DULLES AIRPORT ACCESS ROAD HAS BEEN WAIVED BY LETTER FROM J. LAMBERT, COUNTY EXECUTIVE, DATED DEC. 1, 1982

* * * NOTE: EXISTING WOODED AREAS TO REMAIN UNDISTURBED OR ADJUSTED AND REVEGETATED.

NOTE: TRANSITIONAL YARD MODIFICATION 9055 DATED NOVEMBER 23, 1987 PREVIOUSLY APPROVED FOR WEST*MAC PHASES I & II.

NOTE: TRANSITIONAL YARD MODIFICATION 9055 DATED NOVEMBER 23, 1987

NOTE: BEYOND THIS POINT THE 100 YEAR FLOOD SPILLS INTO THE PARKING LOT OF THE STAFFORD BUILDING SITE.

PCA-88D-005-3

Scale 1" = 100'

/disc4/westpark/X1800 46,22 plt.sht2

Huntley, Nyce & Associates, Ltd.
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703-729-0145 METRO 478-1051

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COMMONWEALTH OF VIRGINIA — CHARLES J. HUNTLEY — LICENSED LAND SURVEYOR — CERTIFICATE NO. 1200 — 2-23-99 — 4th SURVEY

GENERALIZED DEVELOPMENT PLAN FOR THE PROPERTIES OF WEST*GROUP PROPERTIES LLC, WEST * MAC ASSOCIATES AND THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

PROVIDENCE DISTRICT — FAIRFAX COUNTY — VIRGINIA

SCALE: 1" = 100'

DATE: 9/5/90

REVISIONS:

6/21/94 PCA
7/12/94
10/4/94
8/15/95
7/23/98-PCA-88D-005-3
FEB. 05,1999
FEB. 23, 1999

Application No PCA 88-D-005-3 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-26-99
Date of (BOS) (PC) approval 3-22-99
Sheet 2 of 6

SHEET 2 OF 6

FILE NO. PL - 1800

*** NOTE:
EXISTING WOODED AREAS TO REMAIN UNDISTURBED OR ADJUSTED AND REVEGETATED.

LEGEND:

- PRELIMINARY CLEARING & GRADING LIMITS (ACTUAL LIMITS TO BE DETERMINED AT TIME OF SITE PLAN)
- EXISTING TREE LINE
- BOUNDARY LINES
- PARCEL LINES
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPOSED PARKING LAYOUT
- 10' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- STORM WATER MANAGEMENT POND
- 100 YEAR FLOOD PLAIN AND PRIVATE OPEN SPACE
- 25' AND WIDER EASEMENTS
- EXISTING PARKING AND ROADS
- LOADING AREA
- PROPOSED SIDEWALK
- EXISTING SIDEWALKS

TRUE NORTH

DULLES AIRPORT ACCESS ROAD (WIDTH VARIES)

TRANSITIONAL SCREENING AND BARRIER MODIFICATION #8266

℄ DULLES AIRPORT ACCESS ROAD EAST BOUND LANE

DULLES AIRPORT ACCESS ROAD

WEST*PARK ASSOCIATES L.P.
30.0097 ACRES
#7980

EX. FAIRFAX BUILDING
ROOF ELEV = 369.75
PARAPET = 370.75
ATRIUM = 388.54

2 LEVEL EXISTING PARKING STRUCTURE – PHASE 1
TOP ELEV = 349.00
HEIGHT = 20'

STORMWATER FACILITY TO BE CONVEYED TO FAIRFAX COUNTY

FLOOD PLAIN AND PRIVATE OPEN SPACE

POND C

WATER SURFACE

℄ RAMP TO CAPITAL BELTWAY FROM DULLES AIRPORT ACCESS RD.

MATCH LINE SHEET 2

JONES BRANCH ROAD ROUTE #5062 (100' WIDE) (30.480m)

WEST BRANCH DRIVE ROUTE #5457 (100' WIDE) (30.480m)

EXISTING WOODED AREA TO REMAIN UNDISTURBED ***

EXISTING STAFFORD BUILDING

EXISTING LANCASTER BUILDING

EXISTING NORTHAMPTON BUILDING 190'(57.912m)

STORM DRAINAGE EASEMENT

FLOOD PLAIN EASEMENT AND PRIVATE OPEN SPACE

EXISTING STORM DETENTION POND "B" (WET POND)

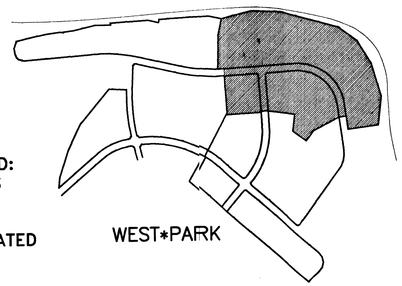
MATCH LINE SHEET 4

MATCH LINE SHEET 4

CAPITAL BELTWAY INTERSTATE 495 (WIDTH VARIES)

EXISTING VEGETATION

KEY:



WEST*PARK

THIS PLAN IS NOT PROFFERED: HOWEVER CERTAIN ELEMENTS SUCH AS F.A.R., HEIGHT AND SETBACK ARE. PLEASE REFER TO PROFFERS ASSOCIATED WITH PCA-88D-005-3.

CURVE TABLE

NAME	DELTA	RADIUS		LENGTH		BEARING	CHORD		TANGENT	
C9	11°48'58"	2109.75	[643.051m]	92.46	[28.181m]	S 88°04'16" W	92.45	[28.178m]	46.24	[14.093m]
C13	86°00'00"	653.42	[199.162m]	980.77	[298.938m]	N 50°11'04" W	891.26	[271.656m]	609.32	[185.720m]
C14	86°00'00"	553.42	[168.682m]	769.54	[234.555m]	S 47°01'16" E	709.02	[216.109m]	481.65	[140.710m]
C15	90°00'00"	25.00	[7.620m]	39.27	[11.969m]	N 41°48'56" E	35.36	[10.777m]	25.00	[7.620m]
C16	90°00'00"	25.00	[7.620m]	39.27	[11.969m]	S 48°11'04" E	35.36	[10.777m]	25.00	[7.620m]

PCA-88D-005-3

Scale 1" = 100'

-100 -50 0 100 200 300

/disc4/westpark/X1800 24,25 plt.sht3

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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NUMBER 2-23-99
LAND SURVEYOR

GENERALIZED DEVELOPMENT PLAN FOR THE PROPERTIES OF
WEST*GROUP PROPERTIES LLC, WEST * MAC ASSOCIATES
AND THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

PROVIDENCE DISTRICT FAIRFAX COUNTY VIRGINIA

SCALE: 1" = 100'

DATE: 9/5/90

REVISIONS:

6/21/94 PCA
7/12/94
10/4/94
8/15/95
7/23/98 PCA-88D-005-3
FEB. 05, 1999
FEB. 23, 1999

Application No PCA 88-D-005-3 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-26-99
Date of (BOS) (PC) approval 3-22-99
Sheet 3 of 6

SHEET 3 OF 6

FILE NO. RP-1800

LEGEND:

- PRELIMINARY CLEARING & GRADING LIMITS (ACTUAL LIMITS TO BE DETERMINED AT TIME OF SITE PLAN)
- EXISTING TREE LINE
- EXISTING SIDEWALKS
- BOUNDARY LINES
- PARCEL LINES
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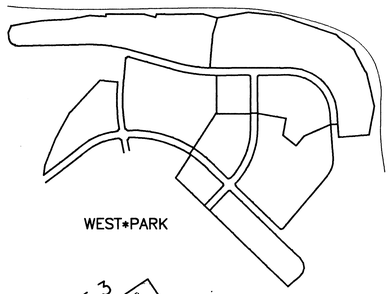
- 25' AND WIDER EASEMENTS
- EXISTING PARKING AND ROADS
- * LOADING AREA
- * * * * * * * * * * * PROPOSED SIDEWALK

KEY:



*** NOTE:
EXISTING WOODED AREAS TO REMAIN UNDISTURBED OR ADJUSTED AND REVEGETATED.

CURVE TABLE:

NAME	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
C17	360.00 [109.728m]	276.46 [84.265m]	44°00'00"	145.45 [44.333m]	269.72 [82.210m]	S 14°48'56" W
C18	25.00 [7.620m]	41.02 [12.502m]	94°00'00"	26.81 [8.171m]	36.57 [11.146m]	S 83°48'56" W
C19	25.00 [7.620m]	39.27 [11.969m]	90°00'00"	25.00 [7.620m]	35.36 [10.777m]	N 04°11'04" W
C20	25.00 [7.620m]	39.27 [11.969m]	90°00'00"	25.00 [7.620m]	35.36 [10.777m]	S 85°48'56" E
C21	25.00 [7.620m]	39.27 [11.969m]	90°00'00"	25.00 [7.620m]	35.36 [10.777m]	S 04°11'04" E
C22	25.00 [7.620m]	39.27 [11.969m]	90°00'00"	25.00 [7.620m]	35.36 [10.777m]	N 85°48'56" E
C23	1446.21 [440.804m]	261.00 [79.552m]	10°20'25"	130.85 [39.883m]	260.65 [79.446m]	S 54°21'11" E
C24	176.00 [53.644m]	318.49 [97.075m]	103°41'00"	223.99 [68.272m]	276.78 [84.362m]	S 02°39'26" W
C25	590.87 [180.097m]	183.74 [56.003m]	17°49'01"	92.62 [28.230m]	183.00 [55.778m]	S 45°35'25" W
C26	1106.11 [337.142m]	849.43 [258.906m]	44°00'00"	446.90 [136.215m]	828.71 [252.590m]	N 18°48'56" E
C27	1006.11 [306.662m]	772.64 [235.500m]	44°00'00"	406.49 [123.898m]	753.79 [229.755m]	S 18°48'56" W

THIS PLAN IS NOT PROFFERED: HOWEVER CERTAIN ELEMENTS SUCH AS F.A.R., HEIGHT AND SETBACK ARE. PLEASE REFER TO PROFFERS ASSOCIATED WITH PCA-88D-005-3.

NOTE:
THE 100 YEAR FLOOD IS CONTAINED IN THE EXISTING UNDERGROUND STORM SEWER SYSTEM UNDER JONES BRANCH DRIVE

WESTPARK SUBDIVISION PARCEL B

TYSONS II PARCEL 3

Application No PCA 88-D-005-3 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-26-99
Date of (BOS) (PC) approval 3-22-99
Sheet 4 of 6

PCA-88D-005-3

Scale 1" = 100'

Huntley, Nyce & Associates, Ltd.
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COMMONWEALTH OF VIRGINIA
CHARLES L. HUNTLEY
CERTIFICATE
9889
2-23-99
LAND SURVEYOR

GENERALIZED DEVELOPMENT PLAN FOR THE PROPERTIES OF WEST*GROUP PROPERTIES LLC, WEST*MAC ASSOCIATES AND THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

PROVIDENCE DISTRICT FAIRFAX COUNTY VIRGINIA

SCALE:	1" = 100'
DATE:	09/05/90
REVISIONS:	
6/4/90 ADD PARKING STR DATA	
6/21/94 PCA	
7/12/94	
10/4/94	
8/15/95	
7/23/98 PCA -88D-005-3	
FEB. 05, 1999	
FEB. 23, 1999	

SHEET 4 OF 6

FILE NO. PL -- 1800

/disc4/westpark/pl1800 26,27 plt.sht4

SITE/BUILDING DATA TABULATION

LAND BAY A **

NO	BUILDING SITE	TAX MAP	ADDRESS	OWNERSHIP	DEED BK/PG.	GFA (EXCLUDING CELLAR)	DATE CONSTR	BUILDING HEIGHT
2	7903 WESTPARK DR.	29-4-007-1	7903 WESTPARK DR.	WEST GROUP PROPERTIES LLC	10045/1931	14,333* (1331.535 SQ.M.)	1971	25'(2 STORY)
3	7913 WESTPARK DR.	29-4-007-2	7913 WESTPARK DR.	WEST GROUP PROPERTIES LLC	10045/1931	12,000* (1114.800 SQ.M.)	1971	20'(1 STORY)
4	7915 WESTPARK DR.	29-4-007-3	7915 WESTPARK DR.	WEST GROUP PROPERTIES LLC	10045/1931	33,750* (3135.375 SQ.M.)	1974	35'(3 STORY)
5	7925 WESTPARK DR.	29-4-007-3	7925 WESTPARK DR.	WEST GROUP PROPERTIES LLC	10045/1931	33,750* (3135.375 SQ.M.)	1974	35'(3 STORY)
6	ESSEX	29-4-007-9	7929 WESTPARK DR.	WEST GROUP PROPERTIES LLC	10045/1931	77,000* (7153.300 SQ.M.)	1976	75'(6 STORY)
7	FREDERICK	29-4-007-10	8003 WESTPARK DR.	WEST GROUP PROPERTIES LLC	10045/1931	65,860* (6036.097 SQ.M.)	1977	75'(6 STORY)
8	SHENANDOAH	29-4-007-4	7901 JONES BRANCH DR.	WEST GROUP PROPERTIES LLC	10045/1931	204,321*** (18982.042 SQ.M.)		150'(9 STORY)
9	AMHERST	29-4-007-6	7915 JONES BRANCH DR.	WEST GROUP PROPERTIES LLC	10045/1931	76,800* (7134.720 SQ.M.)	1977	75'(6 STORY)
10	BRUNSWICK	29-4-007-7B	7921 JONES BRANCH DR.	WEST GROUP PROPERTIES LLC	10045/1931	63,620* (5854.558 SQ.M.)	1977	75'(6 STORY)
11	CULPEPER	29-4-007-7A1	7923 JONES BRANCH DR.	WEST GROUP PROPERTIES LLC	10045/1931	65,960* (6122.110 SQ.M.)	1978	75'(6 STORY)
12	NORTHAMPTON	29-4-007-C2	7952 JONES BRANCH DR.	WEST GROUP PROPERTIES LLC	10045/1931	157,900* (14669.620 SQ.M.)	1981	75'(6 STORY)
13	DICKENSON	29-4-007-8	1621 WESTBRANCH DR.	WEST GROUP PROPERTIES LLC	10045/1931	46,562* (4325.609 SQ. M.)	1983	75'(6 STORY)
14	GLOUCESTER	29-4-007-11A	1517 WESTBRANCH DR.	WEST GROUP PROPERTIES LLC	10045/1931	111,430* (10351.847 SQ.M.)	1979	75'(6 STORY)
15	LANCASTER	29-4-007-C1	7927 JONES BRANCH DR.	WEST GROUP PROPERTIES LLC	10045/1931	111,430* (10351.847 SQ.M.)	1979	75'(6 STORY)
16	STAFFORD	29-4-007-A5	1500 WESTBRANCH DR.	WEST GROUP PROPERTIES LLC	10045/1931	123,492* (11471.477 SQ. M.)	1982	75'(6 STORY)
17	WARREN SO (PH 1)	29-4-007-1A2	8000 WESTPARK DR.	WEST GROUP PROPERTIES LLC	10045/1931	138,694* (12884.672 SQ.M.)	1986	75'(6 STORY)
18	RAPPAHANNOCK	29-4-007-1A1	1150 WESTBRANCH DR.	WEST GROUP PROPERTIES LLC	10045/1931	PROPOSED (FUTURE)		90'
19	BEDFORD	29-4-007-PART OF A2	1525 PARK RUN DRIVE	WEST GROUP PROPERTIES LLC	10045/1931	PROPOSED (FUTURE)		
20	HANOVER	29-4-007-PART OF A2	8075 WESTPARK DR.	WEST GROUP PROPERTIES LLC	10045/1931	PROPOSED (FUTURE)		
22	FAIRFAX PHASE 1	29-2-0015-A6	8000 JONES BRANCH DRIVE	WEST PARK ASSOCIATES LP	9806/1658	216,780* (20139.862 SQ.M.)	1989	40'(3 STORY)

LAND BAY B

NO	BUILDING SITE	TAX MAP	ADDRESS	OWNERSHIP	DEED BK/PG	GFA (EXCLUDING CELLAR)	DATE CONSTR	BUILDING HEIGHT
1	AMT	29-4-007-6A	7901 WESTPARK DR.	THE ASSOCIATION FOR MANUFACTURING TECH.	3362/672	21,908* (2035.253Sqm)	1971	35'(3 STORY)

LAND BAY C

NO	BUILDING SITE	TAX MAP	ADDRESS	OWNERSHIP	DEED BK/PG	GFA (EXCLUDING CELLAR)	DATE CONSTR	BUILDING HEIGHT
21	UNISYS	29-4-007-A4	8008 WESTPARK DR.	WEST GROUP PROPERTIES LLC	10280/1983	175,940* (16344.826Sqm)	1981	74'(6 STORY)

LAND BAY D

NO	BUILDING SITE	TAX MAP	ADDRESS	OWNERSHIP	DEED BK/PG	GFA (EXCLUDING CELLAR)	DATE CONSTR	BUILDING HEIGHT
26	WEST MAC PHASE 1	29-2-0015-PART 4B2	8200 JONES BRANCH DR.	WEST*MAC ASSOCIATES LTD. PARTNERSHIP	[illegible]	[illegible]* (37650.883Sqm)	[illegible]	75'(6 STORY)
27	WEST MAC PHASE 2	29-2-0015-PART 4B2	8250 JONES BRANCH DR.	WEST*MAC ASSOCIATES LTD. PARTNERSHIP	[illegible]	246,130* (22865.477Sqm)	[illegible]	74'(6 STORY)
28	WEST MAC PHASE 3	29-2-0015-PART 4B2	8100 JONES BRANCH DR.	WEST*MAC ASSOCIATES LTD. PARTNERSHIP	[illegible]	188,516* (17513.322Sqm)	1994	56'(4 STORY)
29	WEST MAC PHASE 4	29-2-0015-PART 4B2	JONES BRANCH DR.	WEST*MAC ASSOCIATES LTD. PARTNERSHIP	[illegible]	PROPOSED (FUTURE)		75'
30	WEST MAC PHASE 5	29-4-007-A3	NO ADDRESS	WEST*MAC ASSOCIATES LTD. PARTNERSHIP	[illegible]	PROPOSED (FUTURE)		90'

LAND BAY E

NO	BUILDING SITE	TAX MAP	ADDRESS	OWNERSHIP	DEED BK/PG	GFA (EXCLUDING CELLAR)	DATE CONSTR	BUILDING HEIGHT
	LAND BAY E	29-2-0015-A7	7950 JONES BRANCH DR.	GANNETT CO.,INC.	9806/1082	PROPOSED (FUTURE)		75' OR AS MAY BE APPROVED BY THE BOARD OF SUPERVISORS
		29-2-0015-A8	7930 JONES BRANCH DR.	WEST*PARK ASSOCIATES LTD. PARTNERSHIP	9806/1658			

* This square footage is for existing building.
PCA 88-D-005-2

** PCA-88D-005-3
*** NET INCREASE 96,987 GFA (9010.093 SQ.M.)
(WESTERN UNION → SHENANDOAH)

FLOOR AREA RATIO COMPUTATION TABULATION

LAND BAY A

FLOOR AREA RATIO COMPUTATION

LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY A (1)	110.4235 [44.688 ha]	1,699,439 [157,877.880 sq m]	0.3449
FAR TRANSFERRED PURSUANT TO RZ 96-P-011 FROM LAND UNIT L-4 TYSONS CORNER URBAN CENTER PLAN		503,223 [46,749.416 sq m]	
DENSITY CREDIT FOR LAND DEDICATED TO PUBLIC USE PURSUANT TO PCA 92-P-001-1		102,349 [9,508.222 sq m]	
TOTAL	110.4235 [44.688 ha]	2,305,011 [214,134.520 sq m]	0.4676

(1) 1.9788 ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED.

LAND BAY B

FLOOR AREA RATIO COMPUTATION

LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY B	1.8366 [0.743 ha]	39,201 [3,641.772 sq m]	0.4900

LAND BAY C

FLOOR AREA RATIO COMPUTATION

LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY C	8.7000 [3.520 ha]	185,696 [17,251.158 sq m]	0.4900

LAND BAY D

FLOOR AREA RATIO COMPUTATION

LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY D (2)(3)(4)	48.5115 [19.632 ha]	1,460,194 [135,652.020 sq m]	0.6910

(2) 0.6216 ACRES FOR PRIOR DEDICATION OF JONES BRANCH DRIVE.
(3) 3.1957 ACRES FOR PRIOR DEDICATION OF INTERNATIONAL DRIVE AND DULLES ACCESS ROAD.
(4) 4.2 ACRES FOR PRIOR DEDICATION OF FUTURE DESTINATION STATION.

LAND BAY E

FLOOR AREA RATIO COMPUTATION

LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY E	30.0097 [12.144 ha]	1,307,223 [121,441.010 sq m]	1.0000

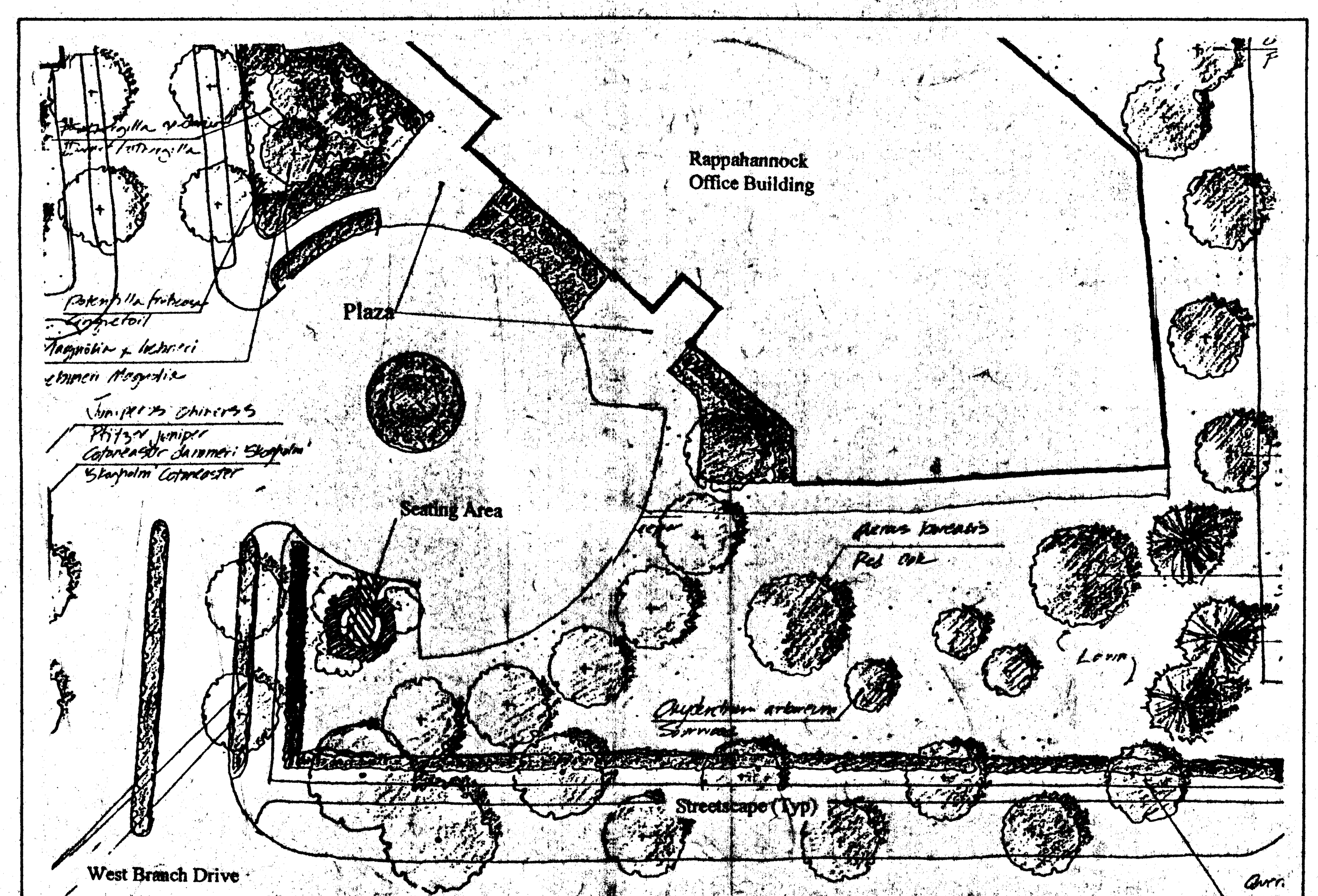
NOTE: IT IS UNDERSTOOD THAT THE 30.0097 ACRES THAT COMPRISE LAND BAY E MAY BE SUBDIVIDED INTO TWO (2) OR MORE LOTS OF RECORD, WITH ONE (1) LOT CONSISTING OF APPROXIMATELY 5.0 ACRES CONTAINING ONLY A STORMWATER MANAGEMENT FACILITY. IT IS FURTHER UNDERSTOOD THAT THE ENTIRE AMOUNT OF GROSS FLOOR AREA (1,307,223 SQUARE FEET ATTRIBUTED TO THIS LAND BAY) MAY BE LOCATED ON THE REMAINING +/- 25 ACRES OF THE SITE, NOTWITHSTANDING THE FACT THAT THIS MAY RESULT IN AN FAR THAT EXCEEDS 1.0 WHEN CALCULATED ONLY ON THE +/- 25 ACRES.

LAND BAYS A,B,C,D, AND E (COMBINED)

GRAND TOTAL FOR A,B,C,D,E	199.4813 [80.727 ha]	5,297,325 [492,121.490 sq m]	0.6096

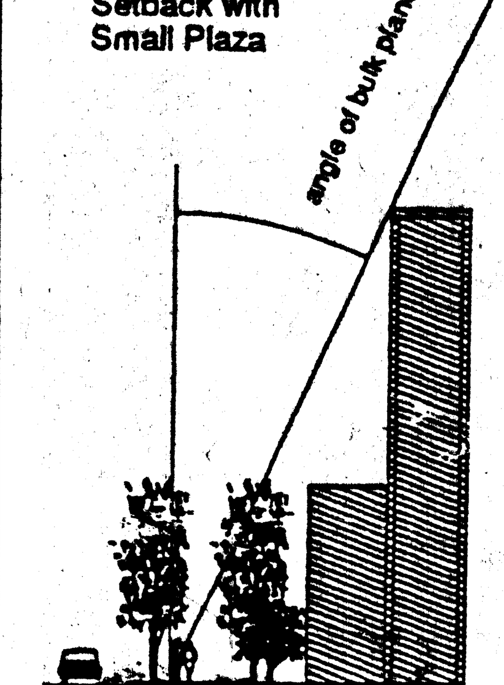
TOTAL LAND AREA LAND BAYS A,B,C,D,E 189.4852AC [76.682 ha]
\+ TOTAL LAND AREA DESTINATION STATION 4.0542AC [1.641 ha]
TOTAL LAND AREA 193.5394AC [78.323 ha]
\+ TOTAL PRIOR ROW DEDICATION 5.9419AC [2.405 ha] = 199.4813 AC [80.727 ha]
TOTAL ACREAGE FOR FAR COMPUTATION OF GRAND TOTAL =199.4813 AC OR 8,689,405 SF
(PCA 88-D-005-3/ February 23, 1999)

A. See Generalized Development Plan
B. See Generalized Development Plan. Existing and proposed use: As may be allowed by the Zoning Ordinance as of date of approval of PCA.
C. A traffic study for WEST*PARK by Street Traffic Studies, Ltd., dated 9/29/89, has been submitted, reviewed and approved by the Office of Transportation.
Applicant was granted a waiver of all county wide trails as shown in the 1986 (as amended through October 26, 1987) Comprehensive plan with the original RZ 88-D-005 dated October 3, 1990. Four (4) foot wide Virginia Department of Transportation standard sidewalks parallel to all streets are existing or will be provided in the Virginia Department of Transportation rights of way as a means of accommodating pedestrian traffic.
D. A minimum of 15% open space shall be provided, or as may be approved by site plan or as waived the the BOS.
E. All major sanitary sewer improvements and trunk lines to serve these sites are in place and existing. Stormwater management facilities required for Land Bays D-1, D-2 and Part of A-1 are in place and existing (for locations see the attached Generalized Development Plan). See Paragraph I. G of Proffers for all other Land Bays.
F. All utility easements greater than 25' in width are shown on the attached Generalized Development Plan.
G. The minimum number of parking and loading spaces required by Article 11 of the Zoning Ordinance shall be provided, or as may be approved by site plan or as modified by the BOS. A final number of parking and loading spaces shall be determined at the time of site plan submission. The final number of parking and loading spaces may be increased over the minimum ZO requirement as long as any additional spaces do not decrease the minimum open space requirement.
H. See attached Generalized Development Plan for five (5) foot contours which were established by controlled aerial topography.
I. The existing conservation easement area to the east of WEST*MAC Phase I is to remain undisturbed, no clearing or grading is anticipated within this area.
J. See Generalized Development Plan which indicates a 25' wide buffer of existing trees to remain along the Dulles Airport Access Road and a 25' buffer of existing trees to remain along Jones Branch Drive at the southerly side of WEST*MAC Phase 2 and the proposed Destination Station. Except where right of way dedications occur, this buffer shall be reduced to ten feet. The ten foot landscape buffer allowed along previously dedicated areas of Dulles Airport Access Road by letter from J. Lambert, County Executive, dated December 1, 1982. All proposed clearing limits are indicated on the Generalized Development Plan.
K. See Site/Building Data Tabulation. Buildings labeled as "existing" may be redeveloped as long as the FARs proffered by Land Bay are maintained.
L. See Floor Area Ratio Computation Tabulation for gross floor areas and floor area ratios.
M. Does not apply to this application.
N. The location of the proposed Destination Station (to be constructed by others) is at the intersection of International Drive and Jones Branch Drive and shown on the Generalized Development Plan.
O. A traffic study for WEST*PARK by Street Traffic Studies, Ltd., dated 9/29/89, has been submitted, reviewed and approved by the Office of Transportation.
Applicant was granted a waiver of all county wide trails as shown in the 1986 (as amended through October 26, 1987) Comprehensive plan with the original RZ 88-D-005 dated October 3, 1990. Four (4) foot wide Virginia Department of Transportation standard sidewalks parallel to all streets are existing or will be provided in the Virginia Department of Transportation rights of way as a means of accommodating pedestrian traffic.
P. Development of the WEST*PARK project has been ongoing since 1973. The anticipated build-out will occur in a phased, orderly fashion over the next 15 to 20 years depending on market and economic conditions.
Q. All existing flood plain limits are delineated on the Generalized Development Plan. There are no environmental quality corridors. Chesapeake Bay Preservation Exception No. 014039 dated December 16, 1993 allows proffered Storm Water Management/Best Management Practices (BMP) Facilities to satisfy the requirements of Section 118-3-2-F.
R. Improvements shall be provided as specified in Item "O" above. See Generalized Development Plan for specific data.
S. See Generalized Development Plan for location of existing vegetation, wooded areas to be retained, screening areas and proposed clearing limits. Sheet 6 of 6 provides a typical landscape layout, unless modified by the BOS. A final landscape plan shall be submitted at the time of site plan submission.
T. There are no grave sites within the limits of the property.
U. The properties contained in this application are owned by WEST*GROUP PROPERTIES LLC., WEST*MAC ASSOCIATES LIMITED PARTNERSHIP and the ASSOCIATION FOR MANUFACTURING TECHNOLOGY. For ownership of specific parcels, see site data tabulation attached herewith.



TYSONS CORNER NON-CORE URBAN DESIGN DETAILS FOR RAPPAHANNOCK BUILDING
(NO SCALE)

Setback with Small Plaza



Application No. PCA88-D-005-3 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-26-99
Date of (BOS) (PC) approval 3-22-99
Sheet 5 of 6

THIS PLAN IS NOT PROFFERED; HOWEVER CERTAIN ELEMENTS SUCH AS F.A.R., HEIGHT AND SETBACK ARE. PLEASE REFER TO PROFFERS ASSOCIATED WITH PCA-88D-005-3.

/data/westpark/X1800 23

Huntley, Nyce & Associates, Ltd.
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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 968B
7-15-98
LAND SURVEYOR

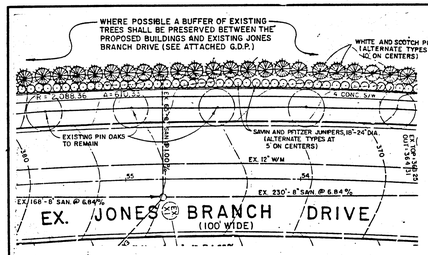
GENERALIZED DEVELOPMENT PLAN FOR THE PROPERTIES OF WEST*GROUP PROPERTIES LLC, WEST*MAC ASSOCIATES AND THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

PROVIDENCE DISTRICT FAIRFAX COUNTY VIRGINIA

TABULATIONS, COMPUTATIONS AND DATA

SCALE: N/A
DATE: 9/5/90
REVISIONS:
6/21/94 PCA
6/23/94 SITE TAB
7/12/94
10/4/94
8/15/95
7/23/98 PCA-88D-005-
FEB. 05, 1999
FEB. 23, 1999

SHEET 5 OF 6
FILE NO. PL – 1800



NOTE:
THIS MODIFICATION IS REQUESTED UNDER SECTION 13-111, PARAGRAPH 2 AND 3 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

DETAIL OF PROPOSED LANDSCAPING AND PLANTINGS WHERE A MODIFICATION OF THE REQUIRED TRANSITIONAL YARD IS BEING REQUESTED ALONG EXISTING JONES BRANCH DRIVE AND ALONG THE NORTHWEST R. OF WEST *MAC, PHASE 5. (SEE ATTACHED G.D.P)

PLANT LIST	
PLANT CATEGORY 1 – DECIDUOUS SHADE TREES	
o	PIN OAK
o	WILLOW OAK
o	HONEY LOCUST
o	ASH
PLANT CATEGORY 2 – FLOWERING TREES	
o	DOGWOOD
o	CHERRY (KWANZAN)
o	REDBUD
o	CRAB
PLANT CATEGORY 3 – EVERGREEN TREES	
o	AMERICAN HOLLY
o	WHITE PINE
o	CANADIAN HEMLOCK
o	SPRUCE
PLANT CATEGOR 4 - FOUNDATION PLANTING	
°	YEWS & SHRUBS
°	HOLLY
°	AZALEA
°	JUNIPERS
°	EUONYMUS

DULLES AIRPORT ACCESS ROAD
(WIDTH VARIES)

S 87 20'25" E 440.50

N 76 48'55" E 436.60

S 74 22'55" E 820.10

EXISTING PARKING STRUCTURE – PHASE I

EXISTING FAIRFAX BUILDING – PHASE I

PROPOSED FAIRFAX BUILDING – PHASE 2 AND PARKING STRUCTURE UNDER

EXISTING STORM DETENTION POND (FAIRFAX BUILDING)

ATRIUM

PROPOSED ATRIUM

EXISTING FAIRFAX BUILDING – PHASE I

PROPOSED FAIRFAX BUILDING – PHASE 2 AND PARKING STRUCTURE UNDER

S 86 48'56" W 1020.01' (TOTAL)

EX. FC

JONES BRANCH DRIVE
ROUTE #5062

EX. FC

N 86 48'56" E 448.01

N 86 48'56" E 422.00'

WEST BRANCH DRIVE

Application No. PCA 88-D-005-3 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-26-99
Date of (BOS) (PC) approval 3-22-99
Sheet 6 of 6

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LEESBURG, VIRGINIA 703-777-8914 METRO 478-1051
ROCKVILLE, MARYLAND 301-251-8730

GENERALIZED DEVELOPMENT PLAN FOR THE PROPERTIES OF WEST*GROUP PROPERTIES LLC, WEST*MAC ASSOCIATES AND THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

PROVIDENCE DISTRICT FAIRFAX COUNTY VIRGINIA

TYPICAL LANDSCAPE LAYOUT (FAIRFAX BUILDING SITE)

SCALE: 1" = 50'
DATE: 9/5/90
REVISIONS:
06/21/94
07/12/94
10/4/94
7/23/98 PCA-88D-005-3
~~FEB. 05, 1999~~
FEB. 23, 1999

SHEET 6 OF 6
FILE NO. PL - 1800

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