CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN AMENDMENT

DULLES CORNER PROPERTIES, L.L.C.

PCA 86-C-029-8/FDPA-86-C-029-4 (PARCELS 13, 13B); PCA 88-C-066-4/FDP-88-C-066 (PART OF PARCEL 23A AND TO BE VACATED RIGHT-OF-WAY) PCA 1996-HM-044-2/FDP 1996-HM-044

PROJECT TEAM

DEVELOPER / OWNER:

DULLES CORNER PROPERTIES, L.L.C.
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LEGEND

AREA SUBJECT THESE APPLICATIONS
(TAX MAP 15-4-((1)) 13,13B & 23A - 33.95AC.)

PCA 86-C-029-4	31.34± AC.
PCA 88-C-066-4	1.39± AC.
PCA 96-HM-044-2	1.22± AC.
TOTAL	33.95± AC.

31.34± AC SUBJECT TO FDPA 86-C-029-4

1.22± AC. AREA SUBJECT TO PCA 96-HM-044-2

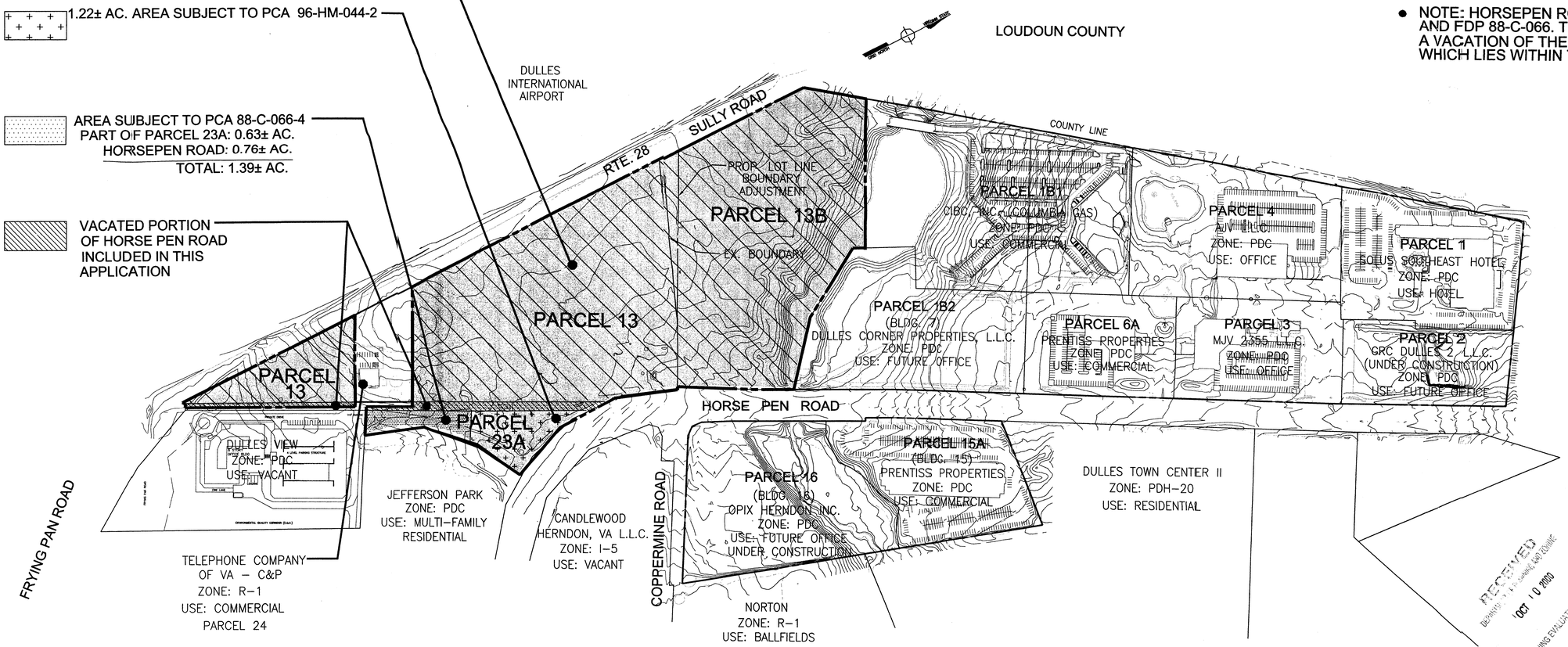
AREA SUBJECT TO PCA 88-C-066-4
PART OF PARCEL 23A: 0.63± AC.
HORSEPEN ROAD: 0.76± AC.
TOTAL: 1.39± AC.

VACATED PORTION
OF HORSE PEN ROAD
INCLUDED IN THIS
APPLICATION

PURPOSE

THE FOLLOWING ACTIONS ARE REQUESTED
AS PART OF THIS APPLICATION:

- FINAL DEVELOPMENT PLAN AMENDMENT OF PARCEL 13,13B & 23A. (BUILDINGS 8,9,10,11,12,& 13).
- CONCEPTUAL DEVELOPMENT PLAN AMENDMENT TO REVISE SITE LAYOUT.
- AMENDMENT TO PCA 86-C-029 AND PCA 88-C-066 TO TRANSFER F.A.R. FROM UNDEVELOPED PARCELS.
- NOTE: HORSEPEN ROAD IS SUBJECT TO PCA/CDPA 88-C-066-4 AND FDP 88-C-066. THE APPLICANT HAS FILED FOR A VACATION OF THE PORTION OF HORSE PEN ROAD WHICH LIES WITHIN THE AREA SUBJECT TO THIS CDPA/FDPA.



PCA-96-HM-044-02
FDP-96-HM-044
Application No. Staff Maylard
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-22-00
Date of (BOS) (PC) approval 11-22-00
Sheet 1 of 4
See development conditions dated 10-4-00
PC Approval 10-18-00

INDEX:

1. COVER SHEET
2. NOTES & TABULATIONS
3. CDPA/FDPA
4. LANDSCAPE PLAN
5. SITE AMENITIES/DETAILS
6. TRAIL/OPEN SPACE EXHIBIT/ SITE AMENITIES

7A-7C. BUILDING AND PARKING ELEVATIONS

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 10 2000
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
JOSEPH A. MCCLELLAN
LICENSE No. 8521
PROFESSIONAL ENGINEER
10/9/00

COMMONWEALTH OF VIRGINIA
JOSEPH A. MCCLELLAN
LICENSE No. 8521
PROFESSIONAL ENGINEER
10/9/00

ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive • Chantilly, Virginia 20151

REVISED: OCTOBER 2, 2000

SHEET 1 OF 7C
DATE: MARCH, 2000
ACAD DWG: 0962COVR.DWG
PROJECT # 0962-0602

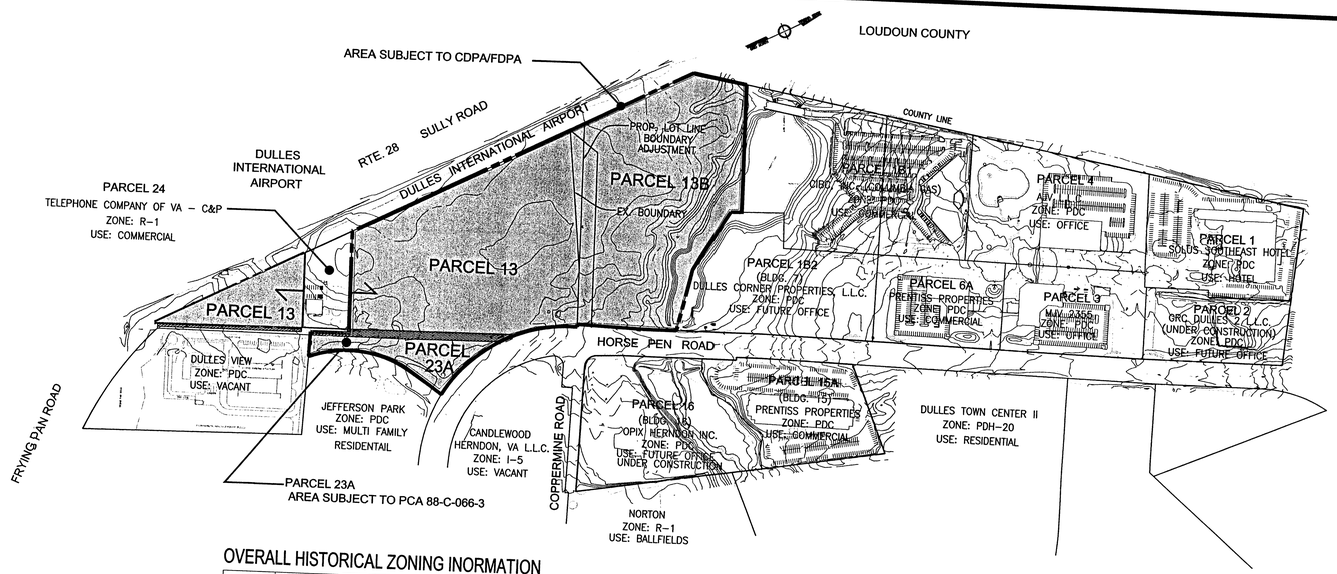
VICINITY MAP

SCALE: 1"=200'
FFX CO. TAX MAPS 15-2, 15-4

200 100 0 200 400 600

GRAPHICAL SCALE: 1" = 200'

G:\PROJECT\PLANN\0962\CDPA-FDP 13 13B\0962covr.dwg Wed Oct 04 13:02:05 2000 HP 1050C MP



300 150 0 300 600 900

GRAPHICAL SCALE: 1" = 300'

GENERAL NOTES:

(NOTES PROVIDING GENERAL INFORMATIONN APPLICABLE TO THE OVERALL SITE ARE PRESENTED BELOW. FOR SPECIFIC INFORMATION APPLICABLE TO THE AFFECTED PARCELS, SEE THE ADDITIONAL NOTES ON THE FOLLOWING SHEETS.)

1. THE FOLLOWING ACTIONS ARE REQUESTED AS PART OF THESE APPLICATIONS

   A. AMENDMENT TO PCA 86-C-029 AND PCA 88-C-066 TO REDISTRIBUTE ALLOWABLE FLOOR AREA RATIO (FAR) FOR DULLES CORNER, AS SHOWN HEREON.

   B. CONCEPTUAL DEVELOPMENT PLAN AMENDMENT AND FINAL DEVELOPMENT PLAN AMENDMENT TO REFLECT A NEW LAYOUT.

2. THE SUBJECT PROPERTY IS LOCATED IN LAND BAY "A" OF THE DULLES SUBURBAN CENTER. THE PLAN TEXT CALLS FOR A MIXTURE OF OFFICE, RETAIL, AND RESIDENTIAL USES. THE PROPOSED USES ARE IN COMPLETE CONFORMANCE WITH THE ADOPTED COMPREHENSIVE PLAN.

3. THE PROPERTY IS ZONED PDC. THE PROPERTIES ASSOCIATED WITH THE CDPA AND FDPA APPLICATIONS ARE OWNED BY DULLES CORNER PROPERTIES LLC.

4. THE PROPERTY SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN, DATED MARCH 2000 AND REVISED THROUGH SEPT. 2000(CONSISTING OF SEVEN (1–7C) SHEETS), PREPARED BY WILLIAM H. GORDON ASSOCIATES; INC.,EDAW ASSOC. AND NORITAKE ASSOC. SUBJECT,HOWEVER, TO THE NOTES WITHIN THIS APPLICATION, AND PROVIDED THAT MINOR MODIFICATIONS MAY BE PERMITTED WHEN NECESSITATED BY FINAL SITE DESIGN AND ENGINEERING AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES ("DPWES") AND THE DEPARTMENT OF PLANNING AND ZONING (DPZ).

5. PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE SECTION 11–102. A MIXTURE OF SURFACE AND STRUCTURED PARKING MAY BE PROVIDED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF ZONING ORDINANCE REQUIREMENTS, OR SEEK A REDUCTION FROM THAT SHOWN ON THE PLAN, PROVIDED THAT THE MINIMUM COUNTY REQUIREMENT OPEN SPACE SHOWN IS NOT REDUCED. THE CONSTRUCTION OF THE PARKING GARAGE MAY BE PHASED TO ACCOMMODATE TENANT NEEDS SO LONG AS THE MINIMUM PARKING REQUIREMENTS CAN BE MET.

6. DULLES CORNER OFFERS MANY UNIQUE DESIGN FEATURES AND AMENITIES INCLUDING EXTENSIVELY LANDSCAPED PARKS, DECORATIVE LIGHTING, A FITNESS AND RECREATIONAL FACILITY, A CHILD CARE FACILITY, A TRAIL SYSTEM WHICH PROVIDES A PLEASANT MEANS OF PEDESTRIAN ACCESS THROUGHOUT THE SITE, AND OTHER FEATURES SUCH AS PLAZAS WITH OUTDOOR DINING, TREE COVERED WALKWAYS, AND LAKES WHICH DOUBLE AS REGIONAL STORM WATER RETENTION PONDS, AND APPROPRIATE SCULPTURES.

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OVERALL HISTORICAL ZONING INORMATION

PARCEL	BUILDING	STATUS	PRIMARY USE	SITE AREA	GFA (Excluding Cellar)	FAR	MAXIMUM BUILDING HEIGHT	ESTIMATED PARKING (Final Calculations at time of FDP)
1	1	Existing	HOTEL	6.3790 AC	228,600 SQ.FT.	0.82	13 STORIES/156 FEET	344 SPACES
2	2	Future	OFFICE	3.9400 AC	222,565 SQ.FT.	SEE NOTE A	10 STORIES/120 FEET	579 SPACES
3	3	Existing	OFFICE	5.0000 AC	169,023 SQ.FT.	0.78	7 STORIES/84 FEET	698 SPACES
4	4	Existing	OFFICE	8.1009 AC	243,313 SQ.FT.	0.85	10 STORIES/120 FEET	1,093 SPACES
6A	6	Existing	OFFICE	4.5381 AC	168,093 SQ.FT.	0.88	7 STORIES/84 FEET	571 SPACES
1B1	5	Existing	OFFICE	8.4500 AC	150,000 SQ.FT.	0.41	4 STORIES/65 FEET	390 SPACES
1B1	8	Future	OFFICE	2.5952 AC	200,000 SQ.FT.	SEE NOTE A	8 STORIES/100 FEET	520 SPACES
1B2	7	Future	OFFICE	7.4756 AC	285,000 SQ.FT.	0.88	10 STORIES/150 FEET	934 SPACES
13B	9		HOTEL	15.3293 AC	200,000-367,714 SQ.FT.	SEE NOTE A	13 STORIES/156 FEET	520-1,470 SPACES
	10		OFFICE		150,000-225,000 SQ.FT.	SEE NOTE A	12 STORIES/144 FEET	585 SPACES
13B(ALT.)	9A,9B,9C (ALT)		OFFICE		270,000-605,000 SQ.FT.	SEE NOTE A	4-7 STORIES	702-1340 SPACES
13	12		OFFICE	16.0150 AC	150,000-225,000 SQ.FT.	SEE NOTE A	10 STORIES/120 FEET	585 SPACES
	13		OFFICE		150,000-180,000 SQ.FT.	SEE NOTE A	10 STORIES/120 FEET	468 SPACES
	14		OFFICE		100,000-180,000 SQ.FT.	SEE NOTE A	10 STORIES/120 FEET	260-720 SPACES
13**	17		OFFICE		20,000-31,967 SQ.FT.	SEE NOTE A	3 STORIES/36 FEET	52-128 SPACES
15A	15	Existing	OFFICE	5.5712 AC	104,163 SQ.FT.	0.43	2 STORIES/24 FEET	382 SPACES
16	16	Approved	OFFICE	7.8295 AC	94,000 SQ.FT.	0.28	4 STORY/ 60 FEET	339 SPACES
23A/22C				2.0223 AC	0 SQ.FT.	0.00		
PREVIOUSLY DEDICATED RIGHT OF WAY				6.0300 AC	0 SQ.FT.	0.00		
CURRENT APPROVED TOTAL				99.28 AC	3,027,120 SQ.FT.	0.70		

OVERALL PROPOSED ZONING (Revisions to Historical Zoning Shown In Bold)

PARCEL	BUILDING	STATUS	PRIMARY USE	SITE AREA	GFA (Excluding Cellar)	FAR	MAXIMUM BUILDING HEIGHT	ESTIMATED PARKING (SEE NOTE 5)
1	1	Existing	HOTEL	6.3790 AC	228,600 SQ.FT.	0.82	13 STORIES/156 FEET	344 SPACES
3	3	Existing	OFFICE	5.0000 AC	169,023 SQ.FT.	0.78	7 STORIES/84 FEET	698 SPACES
4	4	Existing	OFFICE	8.1009 AC	243,313 SQ.FT.	0.85	10 STORIES/120 FEET	1,093 SPACES
6A	6	Existing	OFFICE	4.5381 AC	168,093 SQ.FT.	0.88	7 STORIES/84 FEET	571 SPACES
1B1	5	Existing	OFFICE	8.4500 AC	150,000 SQ.FT.	0.41	4 STORIES/65 FEET	390 SPACES
1B1	5A	Future	OFFICE	2.5952 AC	200,000 SQ.FT.	SEE NOTE A	8 STORIES/100 FEET	520 SPACES
1B2	7	Future	OFFICE	7.4756 AC	276,693 SQ.FT.	0.85	10 STORIES/150 FEET	934 SPACES
13B	8		HOTEL/OFFICE	15.3293 AC	*276,693 SQ.FT.	0.91 SEE NOTE A, C	10-13 STORIES/150 FEET	953 SPACES (3.5/1000)
	9		HOTEL/OFFICE		* 178,012 SQ.FT.		6-8 STORIES/125 FEET	619 SPACES (3.5/1000)
	10		HOTEL/OFFICE		* 156,496 SQ.FT.		6-13 STORIES/150 FEET	542 SPACES (3.5/1000)
13	11		OFFICE	16.0150 AC	* 165,339 SQ.FT.	0.80 SEE NOTE A	6-7 STORIES/110 FEET	574 SPACES (3.5/1000)
	12		OFFICE		* 230,017 SQ.FT.		7-8 STORIES/125 FEET	799SPACES (3.5/1000)
	13		OFFICE		* 165,339 SQ.FT.		6-7 STORIES/110 FEET	574 SPACES (3.5/1000)
13 **	NONE		SWM POND		0 SQ.FT.	SEE NOTE A	NO BUILDING	NONE
15A	15	Existing	OFFICE	5.5712 AC	104,163 SQ.FT.	0.43	2 STORIES/24 FEET	382 SPACES
16	16	Approved	OFFICE	7.8295 AC	92,775 SQ.FT.	0.28	4 STORIES/ 60 FT	300-365 SPACES
23A	NONE			1.8434 AC	0 SQ.FT.	0.00		
RIGHT OF WAY DENSITY CREDIT				6.0300 AC	0 SQ.FT.	0.00		
CURRENT SUBTOTAL				99.0972 AC	3,027,120 SQ.FT.	(SEE NOTE D)		

* APPLICANT RESERVES THE RIGHT TO ADJUST GFA WITHIN THE FDP AREA, PROVIDED THAT TOTAL 1,171,896 GSF IS NOT EXCEEDED AND THAT OVERALL APPROVED GSF OF 3,027,120 SF FOR DULLES CORNER IS MAINTAINED.

** TRIANGULAR PORTION OF PARCEL 13 SOUTH OF PARCEL 24

PCA-96-HM-044-02
FDP-96-HM-044

Application No._____ Staff Maylard
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-20-00
Date of (BOS) (PC) approval 11-20-00
Sheet 2 of 9
see development conditions dated 10-4-00
PC Approval 10-18-00

Dulles Corner Open Space Tabulation

Parcel	Zone	Lot Area (AC)	Open Space (%)	Open Space (SF)
1	PDC	6.3790	38%	105,850
2	PDC	3.9400	40%	68,650
3	PDC	5.0000	43%	93,654
4	PDC	8.1009	53%	185,289
6A	PDC	4.5381	41%	81,083
1B1	PDC	11.0452	49%	235,856
1B2	PDC	7.4756	27%	87,974
13*	PDC	18.1333	45%	356,216
13B	PDC	15.3293	48%	318,208
15A	PDC	5.5712	28%	67,936
16	PDC	7.8295	56%	191,002
TOTAL		93.30	44.1%	1,791,718

Open Space Summary

Provided 1,791,718 SF OR 41.1 AC
44.1%

Required 40.79 AC (BY PROFFER)

* INCLUDES PARCEL 13, 23A AND HORSEPEN ROAD DEDICATION OUTLOTS A,B AND E (TOTAL 0.75916 AC) AND EXCLUDES ENTERPRISE DRIVE DEDICATION (0.487 AC)

FOOTNOTES:

A. FINAL GROSS FLOOR AREAS AND F.A.R. FOR PARCEL 13B AND A PART OF PARCEL 13 SHALL BE DETERMINED AT TIME OF SITE PLAN. OVERALL SITE SHALL NOT EXCEED THE PREVIOUSLY APPROVED 3,027,120 SF.

B. DENSITY CREDIT FOR PARCEL22C/23A IS SUBJECT TO EXISTING PROFFERS ASSOCIATED WITH PCA 86-C-066.

C. WHERE INDICATED FOR BUILDINGS 8 & 10 HOTEL USES MAY BE PROPOSED IN LIEU OF OFFICE USES.

D. TOTAL ACRES REFLECT A REDUCTION IN AREA RESULTING FROM THE DIVISION OF FORMER PARCEL 22C/23A BETWEEN PRESIDENT'S PARK AND DULLES CORNER. PARCEL 22C/23A CONSISTED OF 2.0223 ACRES AND THE REVISED 23A CONSISTS OF 1.8434 AC. TOTAL GFA IS BASED ON APPROVED SITE AREA OF 99.28 ACRES.

E. INFORMATION PROVIDED IS FROM AVAILABLE RECORDS AND PREVIOUSLY APPROVED ZONING ACTIONS.

F. THE APRIL 26, 1999 APPROVED CDP INCLUDED AN ALTERNATIVE LAYOUT FOR BUILDING 9 CONSISTING OF 3 SMALLER BUILDINGS (9A,9B,9C).

REVISIONS
5/1/00 HORSEPEN ROAD
9/11/00 REVISED PER STAFF COMMENTS
10/2/00 REVISED PER STAFF COMMENTS

SURVEY

DESIGN S. GLEASON

DRAWN K. BURCHARD

CHECKED S. GLEASON

ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
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DATE MARCH, 2000

SCALE HORZ: 1"=300'
VERT: N/A

SEAL

COMMONWEALTH OF VIRGINIA
WILLIAM A. McCLELLAN
LICENSE No. 8521
PROFESSIONAL ENGINEER

NOTES & TABULATIONS

PROJECT DULLES CORNER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 0962-0602

CADD 0962NTSB.DWG

SHEET

NOTES – (SEE ALSO NOTES AND TABS ON SHEET 2 REGARDING BUILDINGS 8, 9, 10, 11, 12& 13)

1. THE PROPERTY CONSISTS OF 33.95± ACRES (1,478,846 SQUARE FEET) AND IS ZONED PDC. THE PROPERTY IS OWNED BY DULLES CORNER PROPERTIES LLC AND IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 15–4((1)) AND IS IDENTIFIED PARCELS 13, 23A & 13B AND TO BE VACATED RIGHT–OF–WAY.
   CDPA 86–C–029 AFFECTS 31.34 ACRES IDENTIFIED AS 15–4–((1)) 13 AND 13B.
   CDPA 88–C–066 AFFECTS 1.39 ACREA IDENTIFIED AS 15–4–((1)) PT. 23A AND TO BE VACATED RIGHT–OF–WAY.
   CDPA 1996–HM–044 AFFECTS 1.22 ACRES IDENTIFIED AS 15–4–((1)) PT. 23A.
2. OFFICE BUILDINGS, HOTELS AND PARKING STRUCTURES ARE PROPOSED. THE REQUESTED FAR IS 0.70 BASED ON THE OVERALL APPROVED AREA FOR DULLES CORNER OF 99.28 ACRES AND THE OVERALL APPROVED GFA OF 3,027,120 SF (SEE SHEET 2).
3. THE PRIMARY USE OF THE BUILDING SHALL BE OFFICE AND HOTEL. OTHER PERMITTED PRINCIPAL USES MAY INCLUDE: BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, EATING ESTABLISHMENTS, ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING; FINANCIAL INSTITUTIONS, PERSONAL SERVICE ESTABLISHMENTS, REPAIR SERVICE ESTABLISHMENTS AND RETAIL SALES ESTABLISHMENTS. SECONDARY USES MAY INCLUDE DRIVE IN BANKS, FAST FOOD RESTAURANTS, HEALTH CLUBS, CHILD CARE CENTERS AND PRIVATE SCHOOLS OF SPECIAL EDUCATION. ACCESSORY USES AS LISTED IN ARTICLE 10 MAY BE PROVIDED. IN ADDITION, SPECIAL EXCEPTION AND SPECIAL PERMIT USES MAY BE PROVIDED WITH APPROPRIATE ZONING APPROVALS.
4. THE MAXIMUM HEIGHT OF THE BUILDINGS SHALL BE 150 FEET (175 FEET INCLUDING THE PENTHOUSE.) THE MAXIMUM HEIGHT OF THE PARKING GARAGE SHALL BE 55 FEET.
5. PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE SECTION 11–102. A MIXTURE OF SURFACE AND STRUCTURED PARKING MAY BE PROVIDED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF ZONING ORDINANCE REQUIREMENTS, OR LESS THAN THAT PROPOSED, PROVIDED THAT THE MINIMUM OPEN SPACE SHOWN AND BUILDING SETBACKS ARE NOT REDUCED. THE CONSTRUCTION OF THE PARKING GARAGE MAY BE PHASED TO ACCOMMODATE TENANT NEEDS SO LONG AS THE MINIMUM PARKING REQUIREMENTS CAN BE MET.
6. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
7. TOPOGRAPHY IS FROM AN AERIAL SURVEY PREPARED BY OTHERS. THE CONTOUR INTERVAL IS 2 FEET. THE BOUNDARY INFORMATION IS TAKEN FROM ALTA SURVEYS PREPARED BY OTHERS DATED MARCH 26, 1998.
8. STORM WATER DETENTION AND WATER QUALITY TREATMENT (BMP) REQUIREMENTS ARE MET FOR A PORTION OF THE SITE BY THE EXISTING WET POND, DULLES CORNER LAKE (FFX CO. #6180–SP–08). SHOWN ON THE PLAN. THE APPLICANT IS PROPOSING ADDITIONAL ON–SITE BMP FACILITIES ON PARCEL 13.
9. A 1998 WETLANDS ANALYSIS DETERMINED THAT NO WETLANDS ARE PRESENT ON THE SITE, OTHER THAN THE EXISTING POND. RESOURCE PROTECTION AREAS (RPA) EXIST ON SITE, AS SHOWN, HOWEVER, THE ENTIRE RPA WAS CLEARED AND GRADED WITH THE CONSTRUCTION OF DULLES CORNER LAKE. IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE, AN RPA EXCEPTION WILL BE PURSUED WITH THE SITE PLAN. THE BALANCE OF THE SITE IS CLASSIFIED AS A RMA.
10. DELINEATION OF THE 100 YEAR FLOODPLAIN IS SHOWN ON THE PLAN. AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) IS NOT APPLICABLE TO THIS SITE SINCE THE AREA ADJACENT TO DULLES CORNER LAKE HAS BEEN ALTERED (CLEARED AND REGRADED) WITH THE CONSTRUCTION OF THE LAKE.
11. THE APPLICANTS CERTIFY THAT THEY WILL OBTAIN ALL WETLANDS PERMITS REQUIRED BY LAW PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
12. ALL EASEMENTS WITH A WIDTH OF 25 FEET OR MORE ARE SHOWN ON THE PLAT. ALL MAJOR UNDERGROUND UTILITY EASEMENTS ARE SHOWN.
13. TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.
14. THERE ARE NO EXISTING BUILDINGS ON SITE. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES, INCLUDING VEGETATION, DESERVING OF PRESERVATION ON SITE. ANY TREE SAVE OR SUPPLEMENTAL LANDSCAPING WITHIN 10' OF THE PROPERTY LINE WILL BE COORDINATED WITH THE COUNTY ARBORIST AND/OR URBAN FORESTER.
15. THE PROPOSED USES ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS WITH EXCEPTION OF:
   - A REQUEST FOR A REAFFIRMATION OF THE PREVIOUS APPROVAL FROM THE BOARD TO USE PEDESTRIAN SCALE STREET LIGHTS IN LIEU OF THE STANDARD STREET LIGHT ALONG HORSE PEN ROAD.
   - AN RPA EXCEPTION TO ALLOW ENCROACHMENT IN THE MAN MADE RPA.
   - A MODIFICATION OF THE TYPE 1 TRANSITIONAL SCREEN YARD AND A WAIVER OF THE TYPE D, E OR F BARRIER IS REQUIRED ALONG ENTERPRISE DRIVE UNDER SECTION13–304.3 TO PROVIDE ALTERNATIVE LANDSCAPING.
16. BASED ON PRELIMINARY GRADING STUDIES, THE ENTIRE SITE IS SUBJECT TO CLEARING AND GRADING EXCEPT WHERE SHOWN HEREON.
17. TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280) ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.
18. THE APPLICANT HAS SUBMITTED AN APPLICATION TO FAA AND WILL COMPLY WITH ALL FEDERAL AVIATION ADMINISTRATION GUIDELINES REGARDING HEIGHT.
19. THE DEVELOPMENT SCHEDULE SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
20. PROPOSED SIGNAGE WILL CONFORM TO PREVIOUSLY APPROVED SIGNAGE PLAN FOR DULLES CORNER.
21. BIKE RACKS WILL BE PROVIDED IN EACH PARKING STRUCTURE. SHOWER FACILITIES TO BE PROVIDED AT TENANTS DISCRETION.

TABULATIONS:

	OVERALL CDPA/FDPA	PCA 86-C-029-4	PCA 86-C-066-4	PCA-96- HM-044-2
EXISTING ZONING	PDC			
PROPOSED ZONING	PDC			
SITE AREA	33.95± AC. OR 1,478,846 SF. (INCLUDES 0.76AC± PROPOSED HORSEPEN R.O.W. VACATION)	31.34± AC.	1.39± AC.	1.22± AC. .
PROPOSED USE	OFFICE, HOTEL			
* PROPOSED SQUARE FOOTAGE	1,171,896	1,171,896	0	0
* FLOOR AREA RATIO	0.79 (SEE NOTE 2- THIS SHEET)	0.86	0	0
MAXIMUM BUILDING HEIGHT	150 FEET (175' W/ PENTHOUSE)	N/A	N/A	N/A
NUMBER OF STORIES	THIRTEEN (13)	N/A	N/A	N/A
YARD REQUIREMENTS	SETBACKS AS SHOWN - SEE BULK PLANE DETAIL THIS SHEET	N/A	N/A	N/A
OPEN SPACE				
PROVIDED	46% (15.5± AC)	44% (13.95± AC)	76% (0.88± AC) (1)	66% (0.65± AC) (1)
TREE COVER	10% MIN.			
PARKING SPACES REQUIRED	2.6 SPACES/1,000 SF. OR 3,049 SPACES			
PROVIDED	UP TO 4,500 SPACES (SEE NOTE #5)			
LOADING SPACES PROPOSED	TO BE DETERMINED AT TIME OF SITE PLAN IN CONFORMANCE WITH THE ZONING ORDINANCE			

FOOTNOTE 1. PERCENT OF OPEN SPACE BASED ON AN AREA AFTER DEDICATION OF ENTERPRISE DRIVE.

* SEE TABULATION ON SHEET 2 FOR OVERALL TOTAL GROSS FLOOR AREA.

M.Y.R. = E.B.H. * tan θ

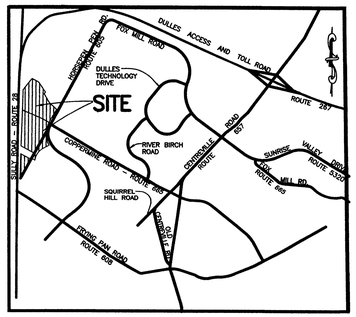
FRONT YARD= 25'
SIDE YARD= NONE
REAR YARD= 20'

θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
A.Y. ACTUAL YARD
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)

NOTE: 25' ANGLE OF BULK PLANE BASED ON ON COMPARABLE C–3 ZONING DISTRICT

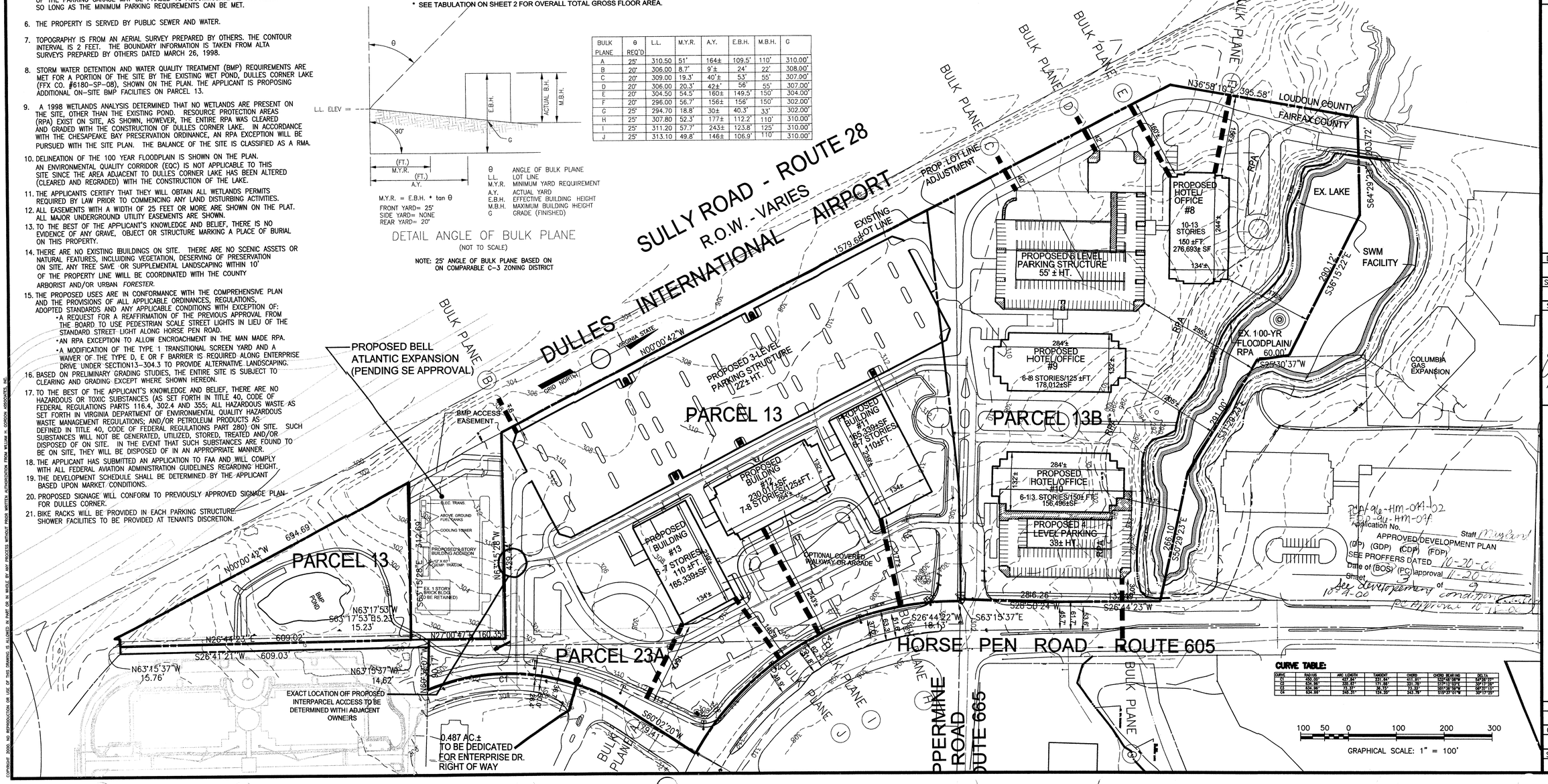
BULK PLANE	θ REQ'D	L.L.	M.Y.R.	A.Y.	E.B.H.	M.B.H.	G
A	25'	310.50	51'	164±	109.5'	110'	310.00'
B	20'	306.00	8.7'	9'±	24'	22'	308.00'
C	20'	309.00	19.3'	40'±	53'	55'	307.00'
D	20'	306.00	20.3'	42±'	56'	55'	307.00'
E	20'	304.50	54.5'	160±	149.5'	150'	304.00'
F	20'	296.00	56.7'	156±	156'	150'	302.00'
G	25'	294.70	18.8'	30±	40.3'	33'	302.00'
H	25'	307.80	52.3'	177±	112.2'	110'	310.00'
I	25'	311.20	57.7'	243±	123.8'	125'	310.00'
J	25'	313.10	49.8'	146±	106.9'	110'	310.00'



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- RPA LIMITS
- E Q C — EQC
- 100 YEAR FLOOD PLAIN — 100 YR FP
- SIDEWALK/TRAIL



CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	600.00'	637.84'	311.44'	411.81'	S37°48'08"E	59°36'27"
C2	634.86'	330.67'	171.86'	331.78'	S37°11'03"E	29°17'38"
C3	634.86'	72.37'	36.23'	72.33'	S61°36'39"E	06°31'15"
C4	634.86'	248.31'	124.20'	243.79'	S19°37'01"W	39°13'23"

RPA-96-HM-044-02
CDP-96-HM-044
Application No.
Staff Maynard
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-20-00
Date of (BOS) (PC) approval 11-20-00
Sheet 3 of 9
See development conditions dated 10-19-00
PC Approval 10-19-00

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G:\PROJECT\PLANN\0962\CDPA-FDP 13 13B\0962CDPA.dwg Wed Oct 04 13:19:41 2000 HP 1050C MP

REVISIONS
5/1/00 HORSEPEN ROAD
5/15/00 NOTES
7/20/00 ADD PARCEL 13B TO FDP
9/11/00 REVISED PER STAFF COMMENTS
10/2/00 REVISED PER STAFF COMMENTS

SURVEY: BY OTHERS
DESIGN: NORITAKE ASSC.
DRAWN: K. BURCHARD
CHECKED: S. GLEASON

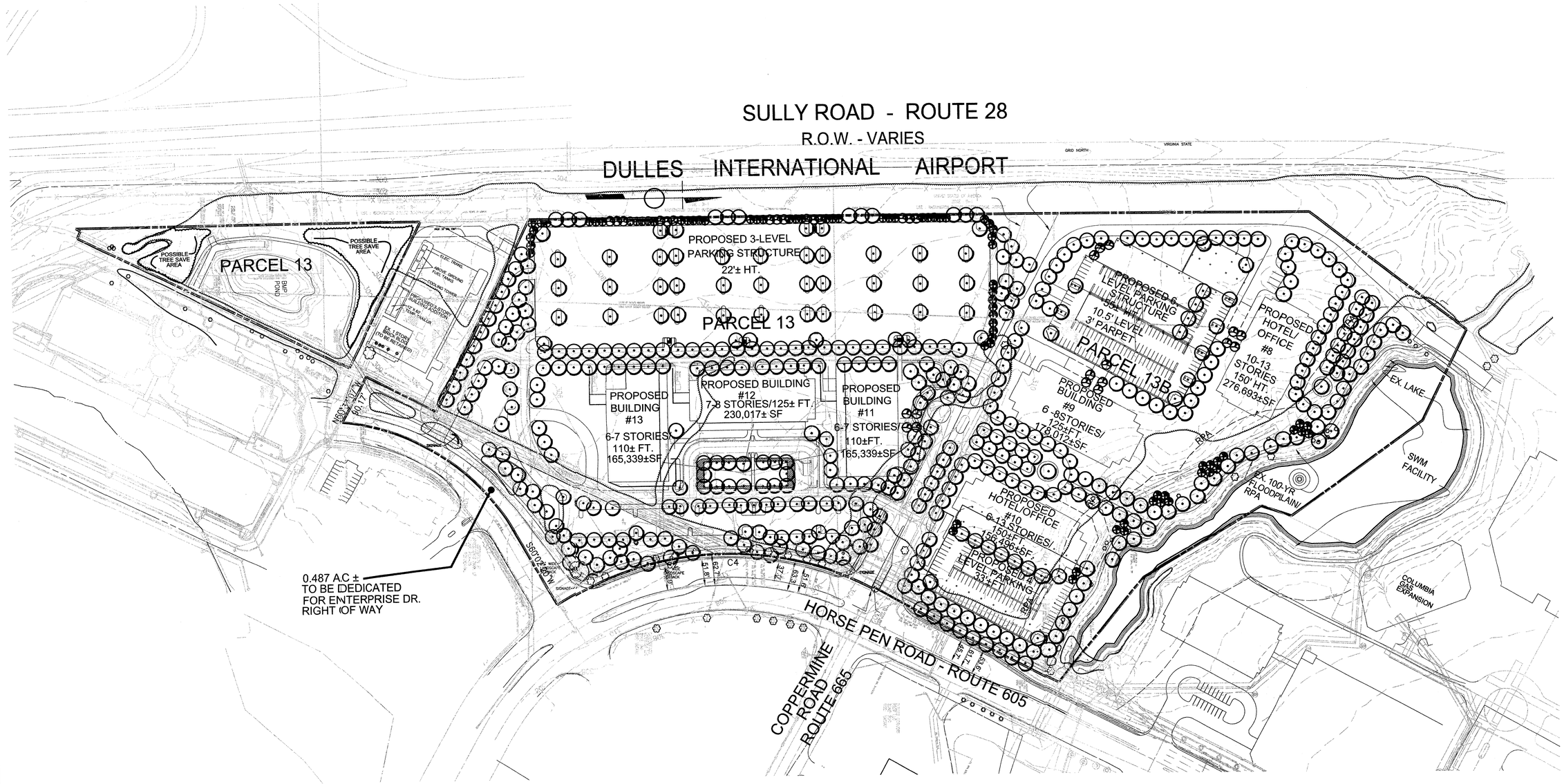
ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

COMMONWEALTH OF VIRGINIA
JOSEPH W. McCLELLAN
LICENSE No. 8521
PROFESSIONAL ENGINEER

DATE: SEPT, 2000
SCALE: HORZ: 1"=100' VERT: N/A
SEAL

CDPA/FDPA
PROJECT: DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0962–0602
CADD: 0962CDPA.DWG
SHEET: 3 OF 7C



LANDSCAPE NOTES:

1. THE LANDSCAPE DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND REPRESENTS MINIMUM QUANTITIES. THE APPLICANT RESERVES THE OPTION TO AUGMENT THIS PLAN. THIS PLAN REPRESENTS THE GENERAL APPEARANCE AND CHARACTER THAT THE FINAL DESIGN SHALL ACHIEVE. MINOR MODIFICATIONS MAY BE REQUIRED AS THE FINAL CONSTRUCTION DOCUMENTS ARE DEVELOPED.
2. PROPOSED TRAILS SHALL MATCH EXISTING TRAILS IN MATERIALS AND DESIGN STANDARDS.
3. PROPOSED DROP OFF AREAS SHALL INCORPORATE AN ENTRY PLAZA WITH SPECIALTY HARDSCAPE MATERIALS SUCH AS SCORED CONCRETE, PAVERS AND OTHER SIMILAR MATERIALS.

TREE COVERAGE:

GROSS SITE AREA	1,478,846 SF.
ADJUSTED SITE AREA	1,366,952 SF.
TREE COVERAGE REQUIRED (10% OF 1,366,952 SF)	136,695 SF.
PROPOSED TREE COVERAGE	
499 SHADE TREES (2" CAL.)	99,800 SF.
72 EVERGREEN TREES (6-7' HT.)	14,400 SF.
35 ORNAMENTAL TREES (2" CAL.)	3,500 SF.
MINIMUM TREE SAVE AREAS	18,995 SF.
TOTAL	136,695 SF (MIN. 10%)

PCA-96-HM-044-02
FDP-96-HM-044
Application No. _____ Staff Maryland
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (PDP)
SEE PROFFERS DATED 10-20-00
Date of (BOS) (PC) approval 11-20-00
Sheet 4 of 4
See development conditions dated 10-9-00
PC Approval 10-18-00

LANDSCAPE LEGEND

TREE TYPE	SPECIES (TYP.)	SIZE (TYP.)
• SHADE TREE	RED MAPLE GREEN ASH WILLOW OAK HONEY LOCUST JAPANESE ZELKOVA	2"-2 1/2" CALIPER
• ORNAMENTAL TREE	FLOWERING CRABAPPLE DOGWOOD CHERRY CRAPEMYRTLE	1 1/2"-2" CALIPER
• EVERGREEN TREE	PITCH PINE LEYLAND CYPRESS SPRUCE WHITE PINE	6'-7' HEIGHT
• GROUNDCOVER	ORNAMENTAL GRASSES PERENNIALS LOW GROWING EVERGREENS	1'-3' HEIGHT

REVISIONS
5/1/00 HORSEPEN ROAD
7/20/00 ADD PARCEL 13B TO FDP
9/11/00 REVISED PER STAFF COMMENTS
10/2/00 REVISED PER STAFF COMMENTS

SURVEY: OTHERS
DESIGN: NORITAKE
DRAWN: S. MYHRE
CHECKED: S. GLEASON

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
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4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

DATE: MARCH, 2000
SCALE: HORZ: 1"=100' VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA — JOSEPH M. MCCLELLAN — LICENSE No. 6521 — PROFESSIONAL ENGINEER

LANDSCAPE PLAN
PROJECT: DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0962-0602
CADD: 0962LS01.DWG
SHEET: 4 OF 7C

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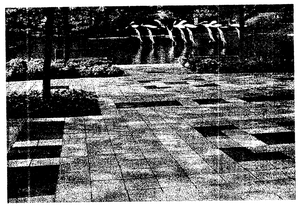


PRESSED CONCRETE UNIT PAVERS

MODEL: "LONDON WALK PAVERS"
SIZE: 12" X 12" X 2" THICK, NOMINAL
EDGES: SQUARE
FINISH: SANDBLASTED
COLOR: 4A, 9

MANUFACTURED BY:
HASTINGS PAVEMENT COMPANY
FREEPORT, NY

1 / L-103 UNIT PAVERS
PICTORIAL

GARDEN STRUCTURES

CUSTOM DESIGNED AND BUILT. INCLUDING, BUT NOT LIMITED TO, PAVILIONS, PERGOLAS, COLUMNS, AND GLASS-BLOCK LATHHOUSE
SIZE: VARIES
COLOR: GREEN (PMS 357) STEEL ONLY, OR WHITE, AS INDICATED

2 / L-103 GARDEN STRUCTUIRE
PICTORIAL

OUTDOOR DINING TABLE

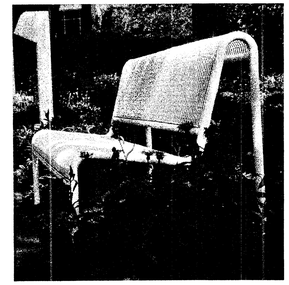
MODEL: HARVEST I TABLE
SIZE: 27-1/2"W X 27-1/2"D X 27-1/2"H
FINISH: FUSED SINTERED SYNTHETIC COATING
MOUNTING: SECURED W/ 4 BASE CLAMPS
COLOR: WHITE

OUTDOOR DINING CHAIRS

MODEL: AALEN ARM CHAIR
SIZE: 23-1/4"W X 23-1/2"D X 31-1/2"H
FINISH: SINTERED SYNTHETIC COATING
COLOR: WHITE

MANUFACTURED BY:
KROIN, INC.
CAMBRIDGE, MA

3 / L-103 TABLE AND CHAIRS
PICTORIAL



TYPE D 6' METAL BENCH

MODEL NO: AE 4001
STANDARD ALUMINUM CONSTRUCTION
LENGTH: 6'
GRID: 5/8" X 5/8"
COLOR: WHITE ON GARDEN WALK, PMS 357 (GREEN) ELSEWHERE
MOUNTING: CAST-IN-PLACE BASE ON GARDEN WALK, FREESTANDING ELSEWHERE
HARDWARE: CONCEALED MOUNTING HARDWARE

MANUFACTURED BY:
FORMS AND SURFACES
SANTA BARBARA, CA

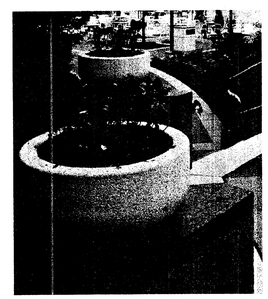
4 / L-103 BENCH
PICTORIAL

TRASH RECEPTACLE

MODEL: AE 2070
SIZE: 16" DIAMETER
COLOR: PMS 357 (GREEN)

MANUFACTURED BY:
FORMS AND SURFACES
SANTA BARBARA, CA

5 / L-103 TRASH RECEPTACLE
PICTORIAL



PLANTER

MANUFACTURED BY:
DURA ART STONE
MORROW, GA
www.duraartstone.com

OR EQUAL

6 / L-103 PLANTER
PICTORIAL

PEDESTRIAN LIGHT

HEIGHT: 12'-14'
COLOR: GREEN
FIXTURE: GLOBE

MANUFACTURED BY:
STERNER LIGHTING SYSTEMS INC.
EDEN PRAIRIE, MN

OR

GARDCO EMCO MCPHILBEN
OUTDOOR LIGHTING
SAN LEANDRO, CA

OR EQUAL

7 / L-103 PEDESTRIAN LIGHT
PICTORIAL

BOLLARD LIGHT

MATERIAL: ALUMINUM
COLOR: WHITE
FINISH: STANDARD
MOUNTING: CAST-IN-PLACE BASE

MANUFACTURED BY:
BEGA
CARPINTERIA, CA

8 / L-103 BOLLARD LIGHT
PICTORIAL

CDPA-96-HM-044-02
FDP-96-HM-044
Application No. Staff Maylard
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-20-00
Date of (BOS) (PC) approval 11-21-00
Sheet 5 of 9
See development conditions dated 10-4-00
PC approval 11-18-00

INFORMATION ON THIS SHEET PROVIDED BY LANDSCAPE ARCHITECT

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601 Prince Street
Alexandria, VA 22314
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www.edaw.com
DESIGN, PLANNING AND ENVIRONMENTS WORLDWIDE

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ARCHITECTS
Noritake Associates
605 Prince Street
Alexandria, VA 22314
tel (703) 739-9366 fax (703) 739-9481

Dulles Corner Parcel 13

Herndon, Virginia

Revisions:

Rev.	Date	Description
	10/2/00	REVISED PER
		STAFF COMMENTS

Seal:

COMMONWEALTH OF VIRGINIA
DONALD CLARK
10/4/00
LICENSE No. 8521
PROFESSIONAL ENGINEER

Scale:	As Shown	Design Phase:	CDPA-FDPA Submission
Date:	September 11, 2000		
Proj. No.:	0w017.01		
Drawn by:	KF		
Checked by:	DC		
Drawing Title:	Details	Sheet No.:	5 of 7C

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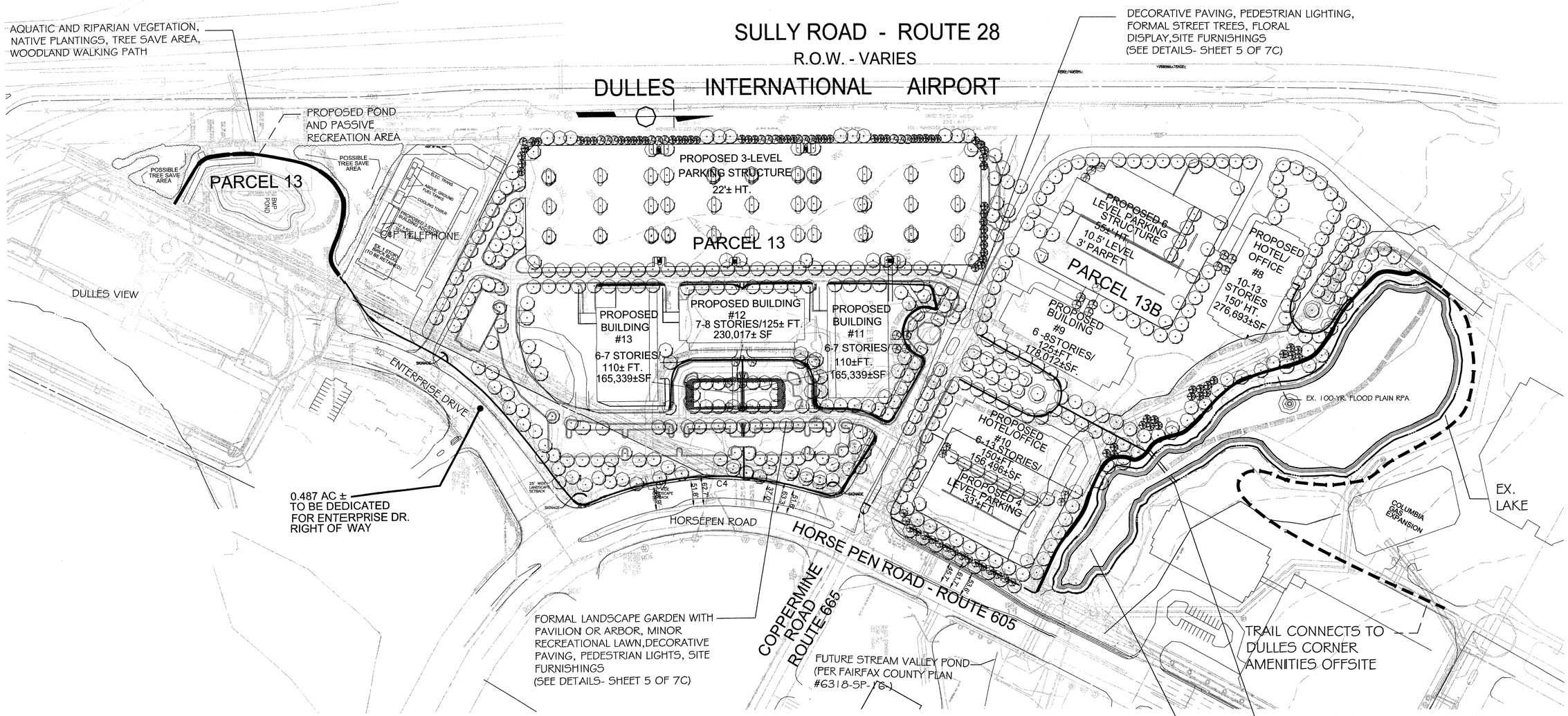

NOTE:

LOCATIONS AND TYPES OF OUTDOOR AMENITIES (SEE SHEET 5 OF 7C) ARE INTENDED TO REFLECT THE LANDSCAPE CHARACTER OF DULLES CORNER PARK, AND MAY CHANGE WITH FINAL ENGINEERING AND ARCHITECTURE DESIGN.

PEDESTRIAN CIRCULATION

EXISTING SIDEWALK (6' CONCRETE)

PROPOSED SIDEWALK (6' CONCRETE)

EXISTING TRAIL (6' STONE DUST)

PROPOSED TRAIL (6' STONE DUST OR ASPHALT)

PROPOSED SITE AMENITY AREA

PCA-96-HM-044-02
FDP-96-HM-044
Application No. Staff Maryland
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-26-00
Date of (BOS) (PC) approval 11-26-00
Sheet 6 of 9
see developement conditions dated 10-1-00
PC Approval 10-18-00

REVISIONS
9/11/00 REVISED PER STAFF COMMENTS
10/2/00 REVISED PER STAFF COMMENTS

SURVEY: OTHERS
DESIGN: NORITAKE
DRAWN: S. MYHRE
CHECKED: S. GLEASON

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

DATE: MARCH, 2000
SCALE: HORZ: 1"=50' VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA · JOSEPH M. McCLELLAN · LICENSE No. 8521 · PROFESSIONAL ENGINEER · 10/6/00

TRAIL/OPEN SPACE EXHIBIT/SITE AMENITIES
PROJECT: DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0962-0602
CADD: 0962TR-EXH.DWG
SHEET: 6 OF 7C

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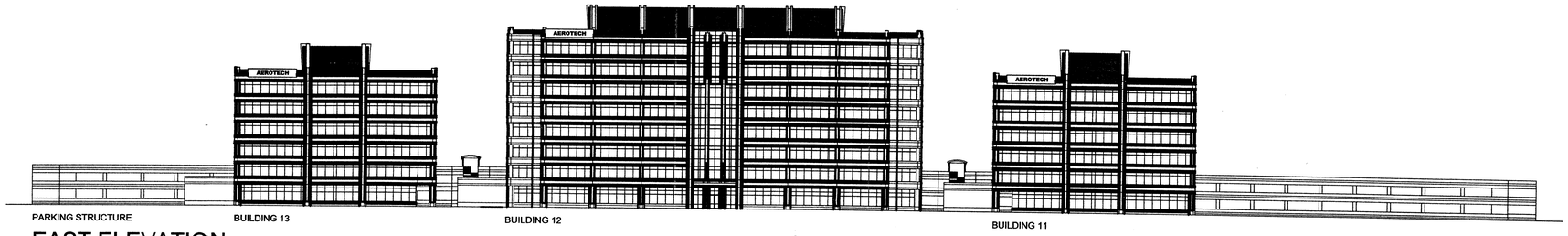
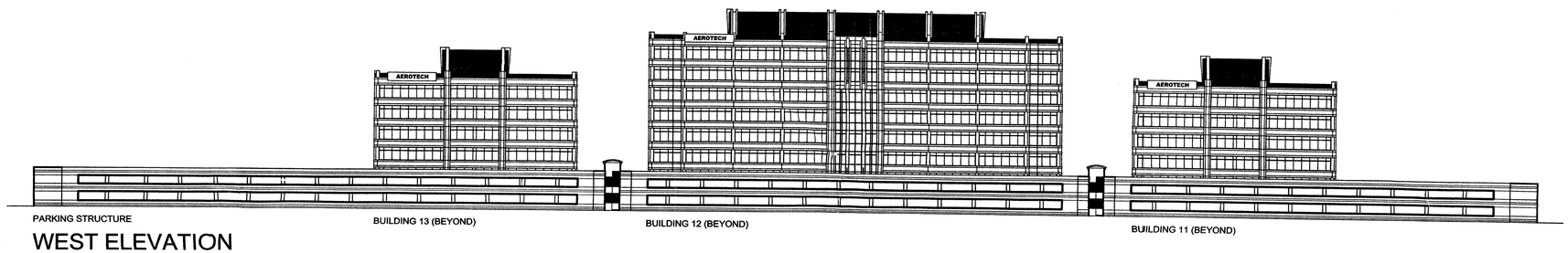
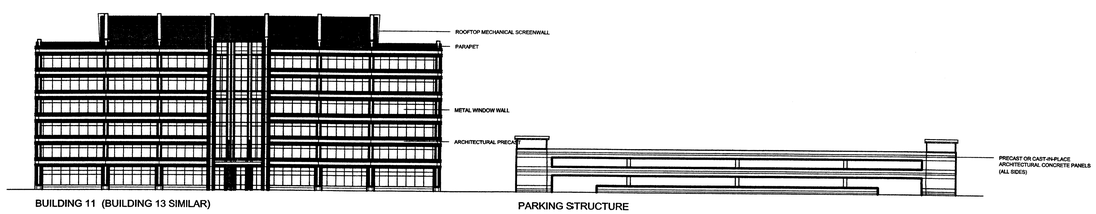


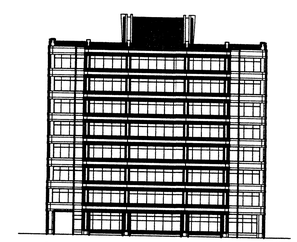
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION
(SOUTH ELEVATION SIMILAR)



NORTH ELEVATION
(SOUTH ELEVATION SIMILAR)

INFORMATION ON THIS SHEET PROVIDED BY ARCHITECT

PARCEL 13 - BUILDING ELEVATIONS

NORITAKE ASSOCIATES

ALEXANDRIA, VIRGINIA

SCALE: 0 50' 100'

PCA-96-HM-044-02
FDP-96-HM-044
Application No._____ Staff Maynard
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-20-00
Date of (BOS) (PC) approval 11-20-00
Sheet 7 of 9
See development conditions dated 10-4-00
PC Approval 10-18-00

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REVISIONS
10/2/00 REVISED PER STAFF COMMENTS

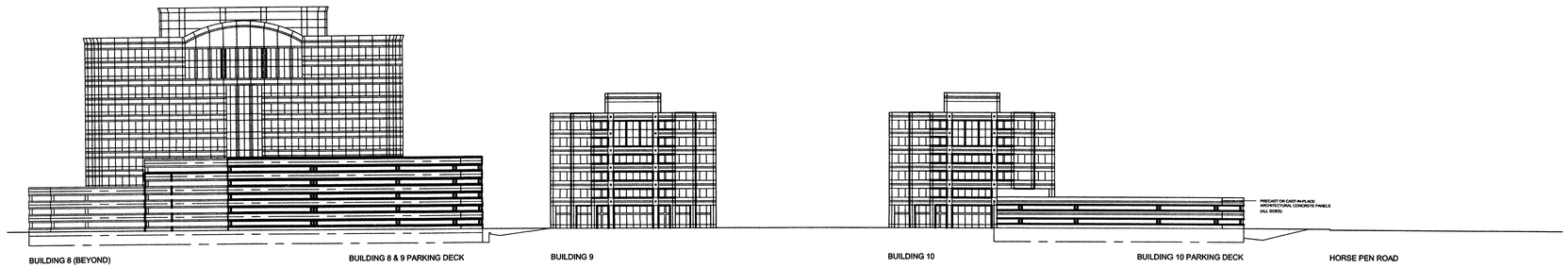
SURVEY: BY OTHERS
DESIGN: NORITAKE ASSOC.
DRAWN: K. BURCHARD
CHECKED: S. GLEASON

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

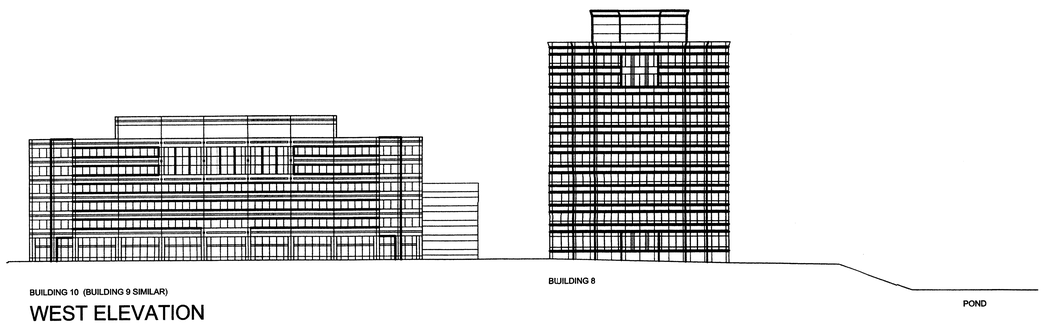
DATE: MARCH 2000
SCALE: HORZ: 1"=100' VERT: 1"=100'
SEAL: COMMONWEALTH OF VIRGINIA · STEPHEN W. McCLELLAN · 10/1/00 · LICENSE No. 8521 · PROFESSIONAL ENGINEER

BUILDING ELEVATIONS
PROJECT: DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

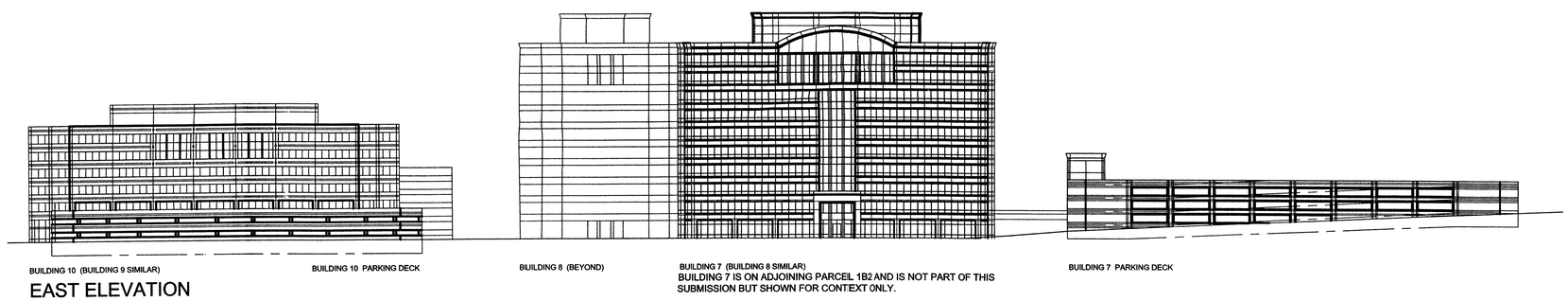
JOB: 0962-0602
CADD: P13 ELEV.DWG
SHEET: 7A OF 7C



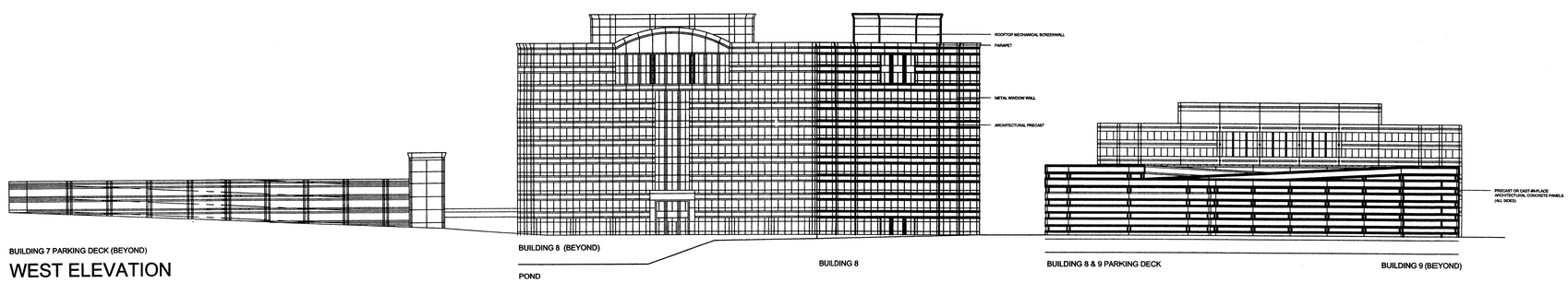
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



WEST ELEVATION

INFORMATION ON THIS SHEET PROVIDED BY ARCHITECT

PARCEL 13 B- BUILDING ELEVATIONS

NORITAKE ASSOCIATES

ALEXANDRIA, VIRGINIA

SCALE: 0 50' 100'

PCA-96-HM-044-02
FDP-96-HM-044
Application No._____ Staff Moreland
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-30-00
Date of (BOS) (PC) approval 11-20-00
Sheet 8 of 9
See development conditions dated 11-1-00
PC approval 10-18-00

REVISIONS
10/2/00 REVISED PER STAFF COMMENTS

SURVEY: BY OTHERS
DESIGN: NORITAKE ASSOC.
DRAWN: K. BURCHARD
CHECKED: S. GLEASON

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William H. Gordon Associates, Inc.
4501 Daly Drive, Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

DATE: MARCH 2000
SCALE: HORZ: AS SHOWN VERT: AS SHOWN
SEAL: COMMONWEALTH OF VIRGINIA — JOSEPH W. McCLELLAN — LICENSE No. 8521 — PROFESSIONAL ENGINEER — 10/4/00

BUILDING ELEVATIONS

PROJECT: **DULLES CORNER PARCEL 13B**
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0962-0602
CADD: P13B ELEV.DWG
SHEET: 7B OF 7C

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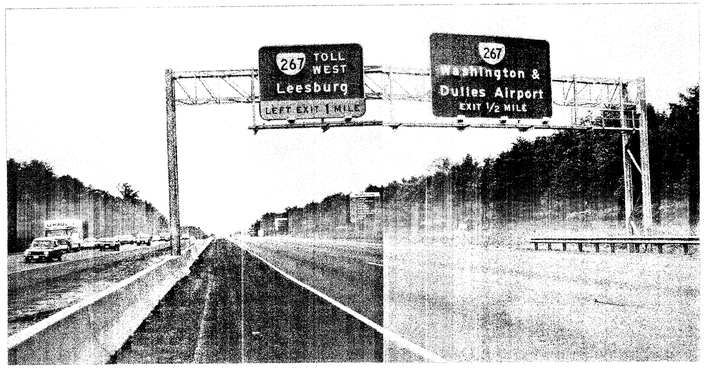
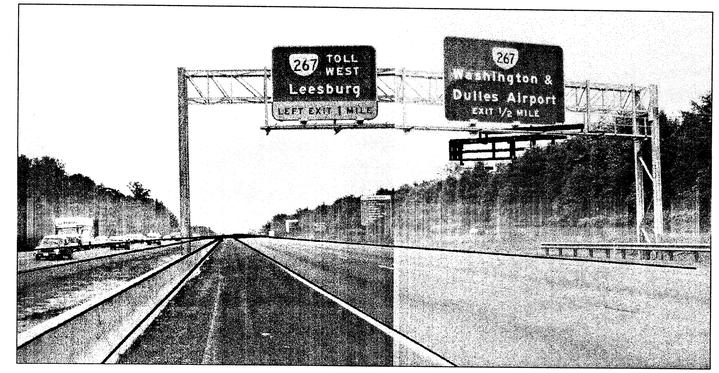


CURRENT VIEW LOOKING NORTH ON ROUTE 28

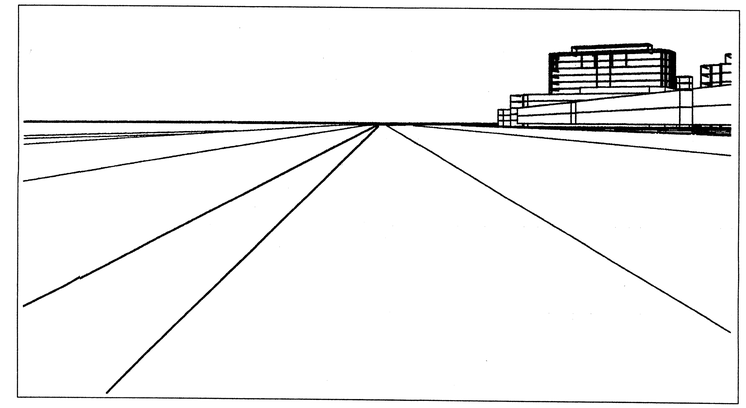
WORKING COMPOSITE OVERLAY OF CAD DRAWING OVER EXISTING SITE PHOTO



DEPICTION OF PROJECT'S VISUAL IMPACT ALONG ROUTE 28

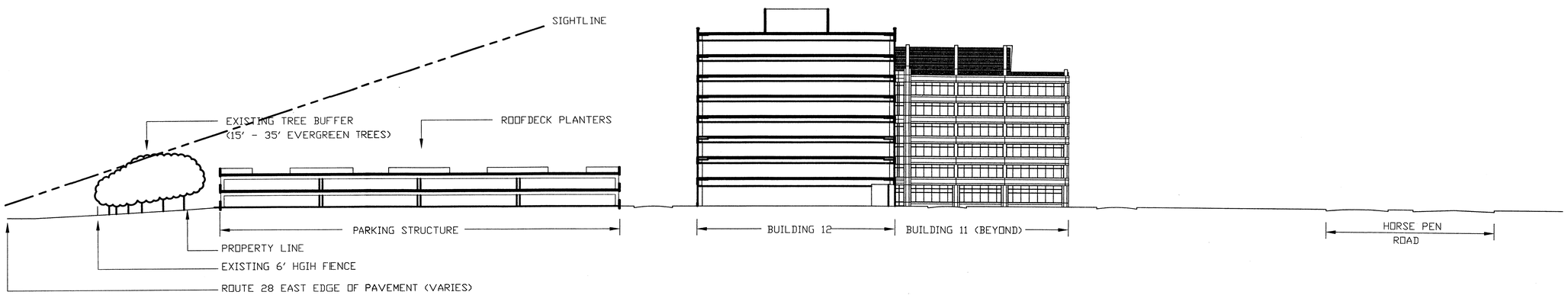
SCALE PHOTO EXHIBIT

SCALE PHOTO EXHIBIT - EXISTING TREELINE BUFFER APPROX. 32' HIGH



3D CAD DRAWING LOOKING NORTH ON ROUTE 28

INFORMATION ON THIS SHEET PROVIDED BY ARCHITECT



PARCEL 13 - SITE SECTION

EAST/ WEST SITE SECTION (LOOKING NORTH)

SCALE: 0 50' 100'

NORITAKE ASSOCIATES

ALEXANDRIA, VIRGINIA

PCA-96-HM-044-02
FDP-96-HM-044-02
Application No. _____ Staff Maxland
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (GDP) (FDP)
SEE PROFFERS DATED 10-20-00
Date of (BOS) (PC) approval 11-20-00
Sheet 9 of 9
see developement conditions dated 10-4-00
PC approval 10-18-00

REVISIONS
10/2/00 REVISED PER STAFF COMMENTS

SURVEY
DESIGN S. GLEASON
DRAWN K. BURCHARD
CHECKED S. GLEASON

ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive • Chantilly, Virginia 20151
(703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0766

DATE MARCH, 2000
SCALE HORZ: AS SHOWN
VERT: N/A
SEAL COMMONWEALTH OF VIRGINIA JOSEPH W. McCLLAN LICENSE No. 8521 PROFESSIONAL ENGINEER

SITE ELEVATION AND SITE PHOTOS

PROJECT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 0962-0602
CADD RT 28.DWG
SHEET 7C OF 7C

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G:\PROJECT\PLANN\0962\CDPA-FDP 13 138\RT28.dwg Wed Oct 04 13:26:33 2000 HP 1050C MP