FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290 TTY 711 (Virginia Relay Center) Fax (703) 324-3924

V I R G I N I A

March 11, 2004

Mr. Martin Walsh
Walsh, Colucci, Lubeley, Emrich & Terpak PC
2200 Clarendon Boulevard, Thirteenth Floor
Arlington, Virginia 22201

Re: Interpretation for PCA C-696-4; Dulles Station; Reallocation Square Footage

Dear Mr. Walsh:

This is in response to your letter of February 18, 2004, (attached) requesting an interpretation of the proffers and Conceptual Development Plan Amendment (CDPA) accepted by the Board of Supervisors in conjunction with the approval of PCA C-696-04 and the Final Development Plan Amendment (FDPA) approved by the Planning Commission with the approval of FDPA C-696-2. As I understand it, the question is whether square footage approved for Buildings G and I may be reallocated to Building K.

You request to permit Building G to be reduced by 8,312 square feet and Building I to be reduced by 5,028 square feet. This square footage is proposed to be shifted to Building K for an increase of 13,592 square feet. The shifting of the square footage between the buildings would not increase the square footage within Land Bay II or the entire property. The additional floor area in Building K would not result in any significant modification of the building footprint or an increased building height.

It is my determination that the shift in square footage from Buildings G and I to Building K is in substantial conformance with the proffers and Conceptual/Final Development Plan provided there is no increase in the footprint or increase in height for Building K as depicted on the CDPA/FDPA. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

Attachments: A/S

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
Daryl Varney, Chief, Permit Review Branch, ZAD, DPZ
Michelle Brickner, Director, Office of Site Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
File: PI 0402 020; PCA C-696-04; FDPA C-696-2; Imaging; Reading File

WALSH COLUCCI
LUBELEY EMRICH
& TERPAK PC

Martin D. Walsh
(703) 528-4700 Ext. 22
mwalsh@arl.thelandlawyers.com

RECEIVED
Department of Planning & Zoning

FEB 24 2004

Zoning Evaluation Division

February 18, 2004

Ms. Barbara A. Byron
Director, Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Interpretation for PCA C-696-4; Dulles Station; FAR

Dear Ms. Byron,

In your letter to Elizabeth Baker dated October 22, 2003, you stated, "It may be possible shift the square footage between individual buildings within the Land Bay; however, staff can not make that interpretation without a specific request for the amount of square footage to be transferred and which buildings are involved."

The purpose of this letter is to provide that specific information to your office in the hopes that staff can provide us with an interpretation that will permit a transfer of densities from Buildings I and G, which are located closest to the Dulles Airport Access Road to Building K. The referenced buildings are illustrated in the attached exhibit.

The square footage involved is not substantial. Building G would shift density of 8,312 square feet to Building K and Building I would shift 5,028 square feet to Building K. All of the buildings involved are in Land Bay II of Dulles Station. The reason for the required shift is that, with recent PCAs, first floor retail uses were required in Buildings G and I. By including retail we were unable to utilize all of the residential square footage approved for G and I. However, Building K has not been site planned. The footprint of Building K is large enough to incorporate the 13,592 square foot shift without significant modification or an increase in building height.

In my view, these requests are in accordance with Paragraph 5 of Section 18-204 may be considered minor modifications to proffered conditions. The proposed modifications are in substantial conformance with the approved proffers and FDPA. The proposed modifications do not request the following:

- A more intensive use from that approved pursuant to the proffered conditions. The use and intensity of development are not changed.
- An increased parking requirement. The intensity, use and FAR are not increased and therefore, there is no increase in the parking requirement.

- Uses other than those approved pursuant to the proffered conditions. The property will continue to be developed with a mixture of uses and associated parking structures.
- A reduction in approved transitional screening, buffering, landscaping or open space. No reductions are proposed to transitional screening, open space or landscaping.
- A change to bulk, mass, orientation or location of buildings, which would adversely impact the relationship of development or a part thereof to adjacent property. There are no changes to building bulk, mass, orientation or location.
- Additional buildings or additions to buildings. There are no additional buildings or units proposed.

Based upon the above, we respectfully request your favorable consideration of these density modifications. If you need any additional information, please feel free to give me a call.

As always, I appreciate your attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, P.C.

Martin D. Walsh

MDW/ms
J:\CRIMSON\1076.5\byron 2-9-04.doc

Enclosure

FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290 TTY 711 (Virginia Relay Center) Fax (703) 324-3924

V I R G I N I A

October 22, 2003

Ms. Elizabeth Baker
Walsh, Colucci, Lubeley, Emrich & Terpak PC
2200 Clarendon Boulevard, Thirteenth Floor
Arlington, Virginia 22201

Re: Interpretation for PCA C-696-4; Dulles Station; FAR

Dear Ms. Baker:

This is in response to your letter of September 29, 2003, (attached) requesting an interpretation of the proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors in conjunction with the approval of PCA C-696-04 and the Final Development Plan Amendment (FDPA) approved by the Planning Commission with the approval of FDPA C-696-2. As I understand it, the first question is whether the required non-residential uses to be provided in Buildings G, H, I, J and K by Proffer 10 would count against the permitted 1,210,000 square feet approved Land Bay II as listed on Sheet 3 of the CDP and the square footage for individual buildings listed on Sheet 6 of the FDPA. As I understand it, the second question is whether the square footage for individual buildings as listed on Sheet 6 of the FDPA may be shifted between buildings within the designated Land Bay.

Proffer 10 requires a minimum of 16,000 square feet and 15,000 square feet of retail, restaurant and/or services uses to be provided in residential Buildings G and H, respectively. A minimum of 8,000 square feet of retail, office, service and/or a combination of residential and office, residential and retail, or residential and services uses are required in residential Buildings I and J and best efforts are required to provide retail, office, service and/or a combination of residential and office, residential and retail, or residential and services uses in the ground levels oriented to the spine road in residential Building K.

Sheet 3 of the CDP and Sheet 6 of the FDPA lists of Gross Floor Area of 1,210,000 for Land Bay II in Buildings G-K.

Proposed Use Note 2 on Sheet 3 under of the CDP states:

> "The total gross floor area shall not exceed 2,715,000 square feet within the 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...."

Proposed Use Note 2 on Sheet 6 of the FDPA states:

> "The total gross floor area shall not exceed 2,715,000 square feet within the 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...."

It is my determination that the non-residential uses required by Proffer 10 count against the total square footage listed for Land Bay II, which can not exceed 1,210,000 square feet based on the aforementioned notes. It may be possible shift the square footage between individual buildings within the Land Bay; however, staff can not make that interpretation without a specific request for the amount of square footage to be transferred and which buildings are involved. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

Attachments: A/S

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
Daryl Varney, Chief, Permit Review Branch, ZAD, DPZ
Michelle Brickner, Director, Office of Site Development Services, DPWES Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
File: PI 0309 143; PCA C-696-04; FDPA C-696-2; Imaging; Reading File

WALSH COLUCCI
LUBELEY EMRICH
& TERPAK PC

Elizabeth D. Baker
Land Use Coordinator
(703) 528-4700 Ext. 14
ebaker@arl.thelandlawyers.com

RECEIVED
Department of Planning & Zoning
SEP 29 2003
Zoning Evaluation Division

September 29, 2003

Ms. Barbara A. Byron
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Pkwy, Suite 801
Fairfax, Virginia 22035-5505

Re: Request for Administrative Interpretation
PCA C-696-04 / Dulles Station

Dear Ms. Byron:

Please accept the following as a request for interpretation of proffered conditions in accordance with Section 18-204 of the Fairfax County Zoning Ordinance.

Dulles Station is a proposed mixed-use development located on the south side of Sunrise Valley Drive (Tax Map 15-4 ((5)) 2, 3, 4, 5, 7, 8, and 16-1((25)) 1 and 6). The most recent Board of Supervisors action on the property was the approval of PCA C-696-04 on April 29, 2002. A copy of the Clerk's letter approving PCA C-696-04 and the proffers dated April 26, 2002, and the Final Development Plan Amendment (FDPA) dated August 18, 2000 are enclosed for your convenient reference. The developer, DSV Dulles Limited Partnership, asks for your interpretation/clarifications with regard to two issues.

The zoning history of the site is as follows:

1. On August 25, 1975, the Board of Supervisors approved RZ C-696, which rezoned the property for the RE-1 District to the PDC District to allow for a convention center, commercial office space and research and development at an overall Floor Area Ratio (FAR) of 0.33.

2. On August 7, 1989, the Board of Supervisors approved PCA/FDPA C-696 to allow an increase in FAR from 0.33 to 0.70 and revised the site design.

3. On October 16, 2000, the Board of Supervisors approved PCA C-696-02 to amend the CDP and proffers to permit the development of office, retail and multi-family uses at an overall FAR of 0.99. The Final Development Plan Amendment approved 1,505,000

square feet for office and 1,210,000 square feet for multi-family development. PCA C-696-02 currently governs the property except as amended by PCA C-696-03 and PCA C-696-04.

4. On August 6, 2001, the Board of Supervisors approved PCA C-696-03 to amend the proffers to modify the timing of off-site transportation improvements for Fox Mill and Centreville Roads.

5. On April 29, 2002, the Board of Supervisors approved PCA C-696-04 amending the proffers to modify the phasing of development and to provide for a minimum amount of retail, restaurant services uses and/or a combination of residential, retail, office or service use in specific office and multi-family buildings. There were no changes to the CDPA or FDPA.

With the approval of PCA C-696-04, extensive revisions were made to Proffer #10. Proffer 10 puts forth in considerable detail the minimum amount of retail, restaurant or service square footage to be provided in Buildings B, D, G, H, I, J and K. Buildings B and D, located in Land Bay I, are primarily office buildings. Buildings G through K, located in Land Bay II, are primarily residential buildings. While the proffers were changed to specify the mixture of uses, the tabulations on Sheet 6 of the FDP that specify the use of each building were not revised. For example, Proffer 10(c) states that a minimum of 16,000 square feet of retail, restaurant and/or services uses shall be provided on the ground level of Building G, but the tabulation for Building G in the FDPA states the proposed use of Building G is residential and the gross square footage is 235,000.

Thus our first request is clarification that commercial square footage provided in the residential buildings in Land Bay II not be counted against the residential square footage permitted. Overall, Land Bay II is permitted 1,210,000 square feet of residential use. We would like to ensure that 1,210,000 square feet of residential space can be built, and that the commercial square footage provided in Land Bay II can be counted against the 1,505,000 square footage of commercial space allowed elsewhere on the site.

Secondly, we ask for your interpretation regarding the shifting of approved gross square footage between buildings within Land Bays. Again using Land Bay II as an example; there are five buildings totaling 1,210,000 square feet but each building is identified with differing individual square footages. We ask that building densities be allowed to shift between buildings in Land Bay II as long as the total residential square footage is not exceeded. It is expected that Buildings G and H will not be built with as much square footage as shown in the tabulation. The unbuilt square footage from Building G and H could be redistributed to Buildings I, J and/or K. This concept is supported by an asterisked note on Sheet 6 of the FDPA stating:

> "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

value represented herein, but may be less. These buildings may be permitted/constructed in a phased manner."

These requests are in accordance with Paragraph 5 of Section 18-204 and may be considered minor modifications to proffered conditions. The proposed modifications are in substantial conformance with the approved proffers and FDPA. The proposed modifications do not request the following:

- A more intensive use from that approved pursuant to the proffered conditions. The use and intensity of development are not changed.
- An increased parking requirement. The intensity, use, and FAR are not increased and, therefore, there is no increase in the parking requirement.
- Uses other than those approved pursuant to the proffered conditions. The property will continue to be developed with a mixture of uses and associated parking structures.
- A reduction in approved transitional screening, buffering, landscaping or space. No reductions are proposed to transitional screening, open space or landscaping.
- A change to bulk, mass, orientation or location of buildings which would adversely impact the relationship of development or part thereof to adjacent property. There are no changes to building bulk, mass, orientation or location.
- Additional buildings or additions to buildings. There are no additional buildings or units proposed.

We respectfully request your favorable consideration of these two clarifications. If you need any additional information, please call me.

As always, I appreciate your attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, P.C.

Elizabeth D. Baker

Elizabeth D. Baker
Land Use Coordinator

EDB/kae
Enclosures
cc: Kevin Dougherty
Greg Hamm
Martin D. Walsh
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DULLES STATION

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA-C-696-2

VICINITY MAP
SCALE: 1" = 2,000'

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

ENGINEER

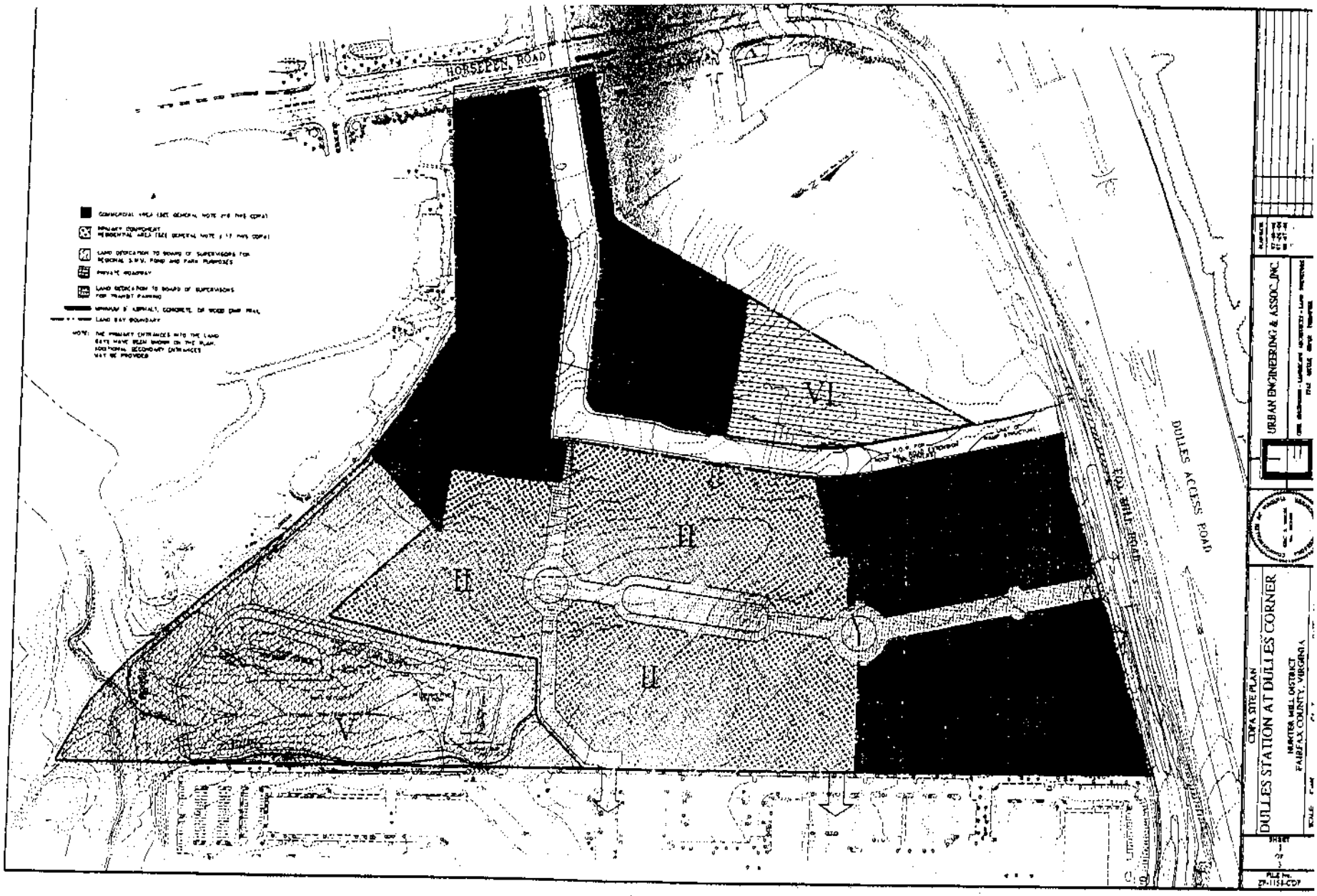
URBAN ENGINEERING & ASSOC.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
Telephone (703) 642-8080
Fax (703) 642-8251

SHEET INDEX

1. COVER SHEET
2. CDPA PLAN
3. NOTES

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

PLAN DATE	COVER SHEET	SHEET
07-10-00 07-14-00	DULLES STATION AT DULLES CORNER HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	1 OF 3
	SCALE: N/A · CS: N/A · DATE: JULY, 2000	FILE No. ZP-/134-CDP


HORSEPEN ROAD
DULLES ACCESS ROAD
FOX MILL ROAD
VI
II
II
II
V
COMMERCIAL AREA (SEE GENERAL NOTE #18 THIS COPA)
PRIVATE ROADWAY
LAND BAY BOUNDARY
NOTE: THE PRIMARY ENTRANCES INTO THE LAND BAYS HAVE BEEN SHOWN ON THE PLAN. ADDITIONAL SECONDARY ENTRANCES MAY BE PROVIDED
URBAN ENGINEERING & ASSOC., INC.
COPA SITE PLAN
DULLES STATION AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET
1
OF
3
FILE No.
ZP-1154-COP

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THE CONCEPTUAL DEVELOPMENT PLAN HEREINAFTER (CDP) IS IDENTIFIED BY FAIRFAX COUNTY TAX MAP [illegible] PARCELS [illegible]. THE PROPERTY IS ZONED [illegible].
2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM RECORD OF REFERENCE AND ADJACENT INFORMATION.
3. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM AS DATA, MARCH 1996.
4. THE PROPERTY SHOWN ON THIS CDP IS LOCATED IN THE HUNTER MILL DISTRICT, THE [illegible] WATERSHED [illegible] AND THE HUNTERSON CREEK WATER SHED.
5. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE FOLLOWING:
   - A WAIVER OF THE MAX MAXIMUM LENGTH FOR PRIVATE STREETS AS REQUIRED BY SECTION [illegible] 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 DWELLING AND OFFICE BUILDINGS AS REQUIRED IN SECTION [illegible] OF THE ZONING ORDINANCE IS HEREBY REQUESTED.
   - A MODIFICATION OF THE REQUIREMENTS FOR SECONDARY USES PER SECTION [illegible] OF THE ZONING ORDINANCE IS REQUESTED SUCH THAT THE GROSS FLOOR AREA DEVOTED TO SECONDARY DWELLING SHALL NOT EXCEED [illegible] PERCENT.
   - A MODIFICATION TO THE REQUIREMENTS FOR SIDEWALKS AND TRAILS PER SECTION [illegible] AND [illegible] OF THE P.F.M. TO PERMIT THE OPTION TO PLACE NEGOTIATING PAVERS AND/OR PATTERNED CONCRETE IN PLACE OF CONCRETE SIDEWALKS FOR ALL PUBLIC ROADS AND CONCRETE IN PLACE OF ASPHALT FOR THE [illegible] TRAIL ALONG THE WALL PARK IS HEREBY REQUESTED.
6. ACCORDING TO THE FAIRFAX COUNTY TRAIL PLAN A TYPE III 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) WILL BE DISCHARGED INTO ADJACENT PROPERTY OWNERS AND WILL BE ACCOMMODATED VIA A NEGATIVE BMP POND DISCHARGED TO BE DEVELOPED ON SITE. THE POND IS SUBJECT TO FAIRFAX CHESAPEAKE AND DESIGN AND MAY BE REVISED IN SITE PLAN.
9. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS OF 50' OR WIDE OF WIDTH ON THE SITE.
10. ADDITIONAL 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 OFFICE FOR ASPECIAL SHALL NOTIFY THE COUNTY, STATE OR FEDERAL LAW.
12. THERE ARE NO KNOWN SURVEY SITES OF CULTURAL SIGNIFICANCE FOUND ON THIS SITE.
13. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VDOT DEVELOPMENT OF TRANSPORTATION FACILITY STANDARDS AND SPECIFICATIONS UNLESS NOTED AS NECESSARY 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 EXCEPT 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 [illegible] OF THE ZONING ORDINANCE. THE NUMBER OF UNITS SHALL BE ESTABLISHED AT THE TIME OF FINAL SITE PLAN.
15. IN ACCORDANCE WITH PARAGRAPH [illegible] OF SECTION [illegible] OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, BRACKETING, 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 RESEARCH AND DEVELOPMENT, PLANNING AND DATA CENTERS. SPACE USED INCLUDING BUSINESS SERVICE AND SUPPLY ESTABLISHMENTS, EATING ESTABLISHMENTS, DAY CARE, FINANCIAL INSTITUTIONS, PERSONAL SERVICE ESTABLISHMENTS, RETAIL SALES ESTABLISHMENTS, SHOPS FOR FOOD PREPARATION MAY BE PROVIDED IF SAID USES ARE APPROVED BY THE TOWN AS FREE STANDING RETAIL OR SHOP-THROUGH RETAIL SHALL BE PERMITTED. THIS LIST OF PERMITTED USES SHALL NOT PREVENT THE PROPERTY OWNER FROM OBTAINING SPECIAL EXCEPTION OR SPECIAL PERMIT APPROVAL OF CONCEPTUAL DEVELOPMENT MODIFICATION TO MODIFY THE PERMITTED USES.
17. THE PRIMARY USE OF PERFORMING BUILDINGS SHALL BE DWELLING UNITS. A COMMERCIAL EQUIPMENT FINANCE MAY INCLUDE BUT NOT LIMITED TO EATING ESTABLISHMENTS AND RETAIL SALES MAY BE PROVIDED AS AN ACCESSORY USE. THE LIST OF PERMITTED USES SHALL NOT PREVENT THE PROPERTY OWNER FROM OBTAINING SPECIAL EXCEPTION OR SPECIAL PERMIT APPROVAL OF A CONCEPTUAL DEVELOPMENT MODIFICATION TO MODIFY THE PERMITTED USES.
18. THE FINAL LOCATION OF THE INTERPRETIVE STATIONS SHOWN ON THE PLAN TO BE SCHEDULED TO THE BOARD OF SUPERVISORS FOR DETERMINATION FOLLOWING FINAL ENGINEERING.

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

1. A. SHOWN ON PLAN.
   B. APPLICANT/TITLE OWNER: [illegible] OF LAND (LF)
   [illegible] BAY BULLS FOR WILL LF — [illegible]
   [illegible] BAY BULLS FOR WILL LF — [illegible]
   OWNERS:
   [illegible] BAY BULLS FOR WILL LF
   [illegible] BAY BULLS FOR WILL LF
2. A. SHOWN ON PLAN. SEE GENERAL NOTE 5.
   B. SHOWN ON PLAN.
   C. REFER TO PROPOSED USE TABULATIONS.
   D. SHOWN ON PLAN.
   E. SHOWN ON PLAN.
   F. REFER TO PROPOSED USE TABULATIONS.
   G. SHOWN ON PLAN.
   H. SHOWN ON PLAN.
   I. SHOWN ON PLAN.
   J. SHOWN ON PLAN. SEE GENERAL NOTE 5.
   K. SEE GENERAL NOTE 5.
   L. [illegible] PLANS AND SPECIFICATIONS OF NATURAL FEATURES SUBJECTING OF PROTECTION AND THE PROPERTY SHALL BE ENGINEERED FOR THIS PRELIMINARY AND PRIMARY RECREATION DEVELOPMENT.
3. THERE ARE NO SHOWN WORKS ON PLACES OF [illegible] ON SITE.
4. THE DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
5. LANDSCAPE SCREENING IS SHOWN ON THE PLAN. PERIMETER BARRIERS ARE SHOWN ON THE PLAN.
6. THERE ARE NO EXISTING STRUCTURES ON SITE.
7. REFER TO THE SITE TABULATIONS.
8. REFER TO THE SITE TABULATIONS.
9. REFER TO THE SITE TABULATIONS.
10. SEE GENERAL NOTE 5.
11. A TENNIS POOL AND SPRING HOUSE.
12. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
13. TO BE SUBMITTED WITH THE PLAN.
14. PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE ARE SHOWN ON THE PLAN. PHASE FOR SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.
15. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE OFFICE FOR ASPECIAL SHALL NOTIFY THE COUNTY, STATE AND/OR FEDERAL LAW.
16. N/A

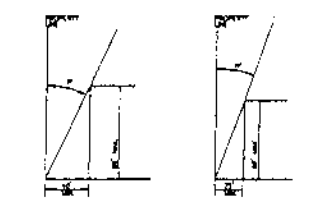
SITE TABULATIONS:

EXISTING SITE AREA (GROSS)	[illegible] AC ([illegible] SF)
EXISTING ZONE	PDC
PROPOSED ZONE	PDC
OVERALL FAR	[illegible]
PROPOSED FAR	[illegible]
OPEN SPACE REQUIRED (15% OF GROSS)	[illegible] S.F.
OPEN SPACE PROVIDED (25.3% OF GROSS)	[illegible] S.F.

	PROPOSED USE	LAND AREA ACRES	LAND AREA SQ. FT.	GROSS FLOOR AREA (GROSS)	PROPOSED F.A.R.	REQUIRED PARKING	PROVIDED	DU
LAND BAY I	OFFICE	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	----
LAND BAY II	RESIDENTIAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
LAND BAY III	OFFICE	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	----
LAND BAY IV	OFFICE	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	----
LAND BAY V	DEDICATION TO BOARD OF SUPERVISORS FOR PUBLIC USE PARK FACILITY	[illegible]	[illegible]	----------		----	----	----
LAND BAY VI	DEDICATION TO BOARD OF SUPERVISORS FOR PUBLIC FACILITY	[illegible]	[illegible]	----------		----	----	----
OTHER	ROAD, ETC.	[illegible]	[illegible]	----------		----	----	----
	TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

1. THE TOTAL AREA OF THIS CONCEPTUAL DEVELOPMENT PLAN CONSISTS OF APPROXIMATELY [illegible] ACRES AND IS REPRESENTED AS BE DEDICATED. IF AN INDICATION TO ANY PORTION OF THE LAND BECOMES NECESSARY AT A LATER DATE THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT SECTION APPROVED BY SUCH INDICATION FOR PLANNING COMMISSION REVIEW AND APPROVAL, PROVIDED THAT NO OTHER SECTIONS ARE AFFECTED BY THE INDICATION.
2. THE TOTAL GROSS FLOOR AREA SHALL NOT EXCEED [illegible] SQUARE FOOT WITHIN THIS CONCEPTUAL DEVELOPMENT PLAN. THE FLOOR AREA OF BUILDINGS, NUMBER OF FLOORS, HEIGHTS, BUILDINGS, PROPERTIES 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 LOCATIONS OF TRAILS, CROSSWALKS AND UTILITIES ARE ALSO SUBJECT TO CHANGE IN 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 CONCRETE USERS. THE APPLICANT RESERVES THE RIGHT TO SURFACE PARK LAND BAY I, II, AND IV WITH PARKING PROVIDED IS REQUIRED ONLY WITHIN AREAS DESIGNATED FOR DEVELOPMENT.

BULK PLANE ILLUSTRATIVE:



NOTE: [illegible] BULK PLANE REGULATIONS FROM SECTION [illegible] OF THE ZONING ORDINANCE.

[illegible] MINIMUM FRONT YARD REQUIREMENT WILL BE PROVIDED UNLESS OTHERWISE NOTED ON PLAN.

[illegible] MINIMUM REAR YARD REQUIREMENT WILL BE PROVIDED UNLESS OTHERWISE NOTED ON PLAN.

THERE ARE NO SIDE YARD REQUIREMENTS.

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERING • LANDSCAPE ARCHITECTS • LAND DEVELOPMENT CONSULTANTS

7942 MORAN STREET, FAIRFAX, VA

CDPA NOTES

DULLES STATION AT DULLES CORNER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 1 OF 1

FILE No. 2261130-CDP

DULLES STATION

FINAL DEVELOPMENT PLAN AMENDMENT

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA-C-096-2

VICINITY MAP
SCALE: 1" = 2,000'

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

ENGINEER

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

SHEET INDEX

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

FDPA SITE PLAN

DULLES STATION AT DULLES CORNER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

URBAN ENGINEERING & ASSOC. INC.

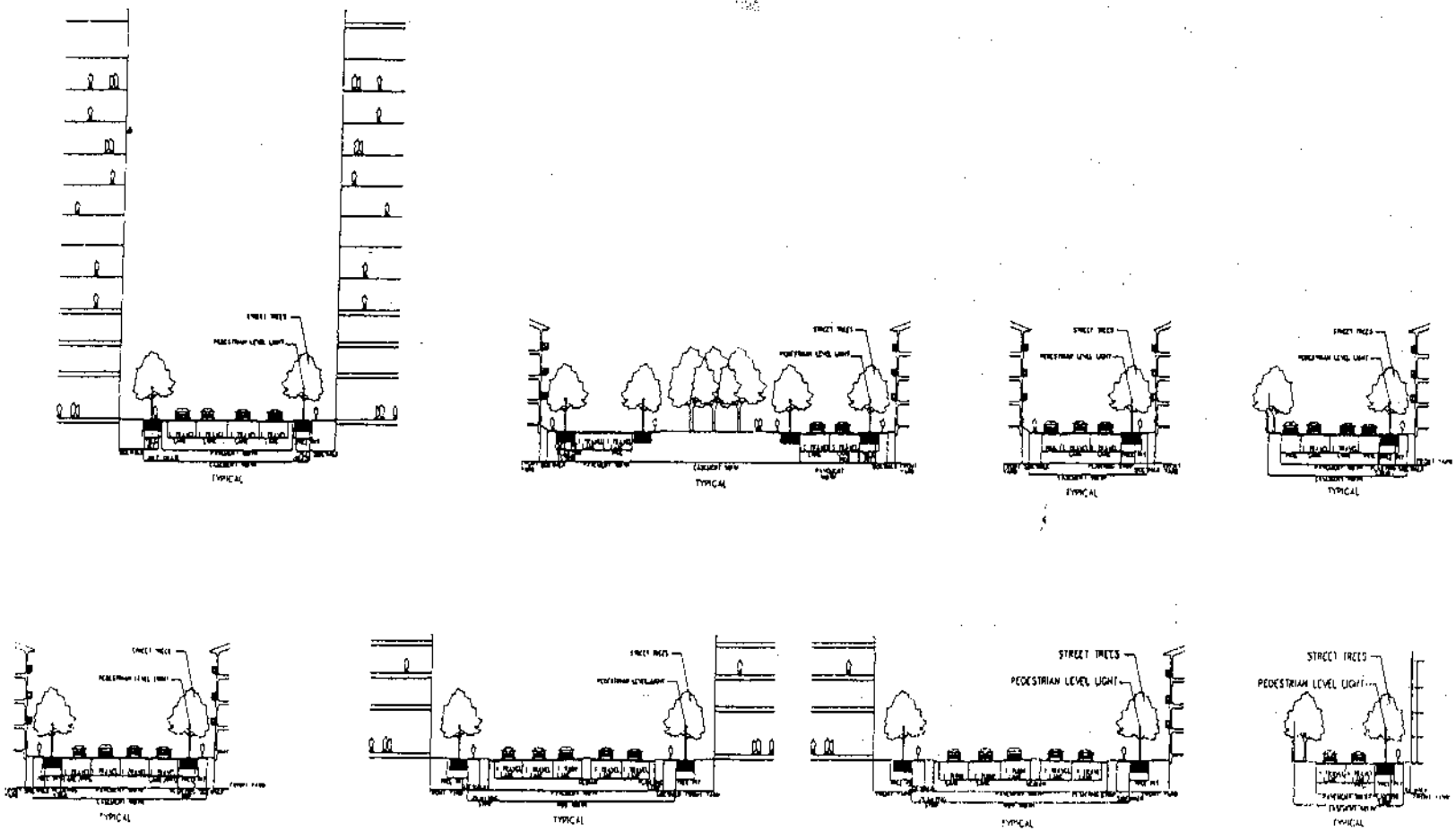
DULLES STATION AT DULLES CORNER

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

FDPA LANDSCAPING PLAN

URBAN ENGINEERING & ASSOC. INC.



URBAN ENGINEERING & ASSOC., INC.

FDPA STREET SECTIONS

DULLES STATION AT DULLES CORNER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET
OF

RESIDENTIAL VIEW
(N.T.S.)

RESIDENTIAL VIEW
(N.T.S.)

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!

URBAN ENGINEERING & ASSOC. INC.

FDPA ARCHITECTURAL RENDERINGS

DULLES STATION AT DULLES CORNER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES:

[illegible]

SITE TABULATIONS:

[illegible]

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

[illegible]

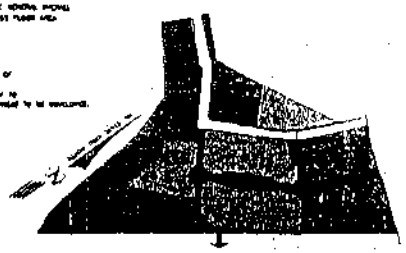
PROPOSED USE:

[illegible]

BULK PLANE (ILLUSTRATIVE):

[illegible]

LAND BAY LEGEND:



FOR ILLUSTRATIVE PURPOSES ONLY!

URBAN ENGINEERING & ASSOC., INC.

DULLES STATION AT DULLES CORNER

FADP NOTES

MINTER NO. 1 DISTRICT