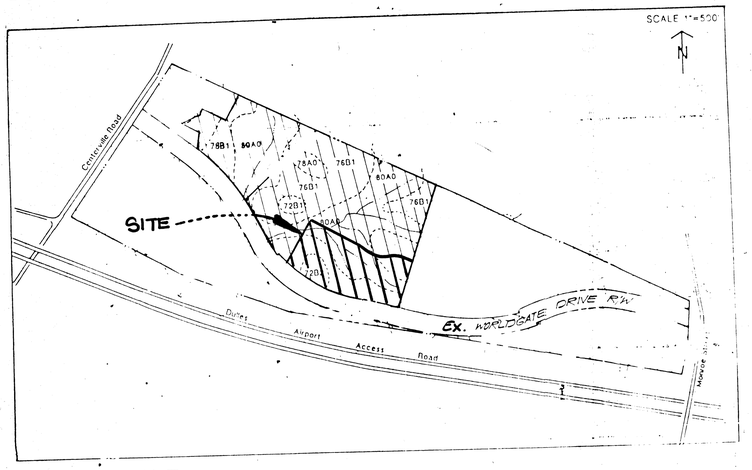
SOILS MAP



VICINITY MAP
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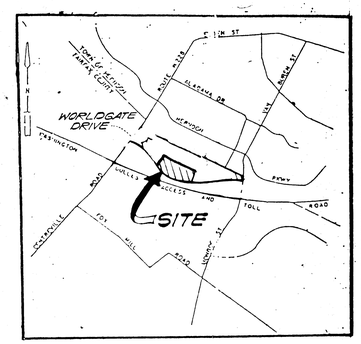


SOILS TABLE

Symbol	Soil Name
14B+	Manassas Silt Loam
67B1	Penn Fine Sandy Loam, Undulating Phase
72B1	Bucks Loam, Undulating Phase
72B2	Bucks Loam, Undulating Phase
73C2	Penn Silt Loam, Rolling Phase
76B1	Calverton Loam, Undulating Phase
78AD	Calverton Silt Loam, Nearly Level Phase
78B1	Calverton Silt Loam, Undulating Phase
79B2	Kelly Silt Loam, Undulating Phase
80A+	Croton Silt Loam, Nearly Level Phase
80A1	Croton Silt Loam, Nearly Level Phase
80A0	Croton Silt Loam, Nearly Level Phase

PCA 86-D-093-13
FDPA 86-D-093-9
WORLDGATE OFFICE PARK

LAND BAYS G & H

Dranesville District

Fairfax County, Virginia

concurrent w/PCA 86-D-093-13
Application No. FDPA 86-D-093-9 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8-3-98
Date of (BOS) (PC) approval 7-30-98
Sheet 1 of 6

SHEET INDEX

1) COVER SHEET
2) MASTER PLAN - LAND BAYS G AND H
3) NOTES, WAIVERS AND TABULATIONS
4) 60' SCALE DETAIL PLAN - LAND BAYS G AND H
5) EXISTING CONDITIONS PLAN
6) LANDSCAPE PLAN - LAND BAYS G AND H

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
AUG 7 1998
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 9347
3/24/98
PROFESSIONAL ENGINEER

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA BETHESDA, MD

JULY 16, 1998
JUNE 25, 1998
JUNE 2, 1998
MAY 29, 1998

NO.	DESCRIPTION	DATE	RVSD BY	REV BY	APPROVED	DATE

REVISION APPROVED BY

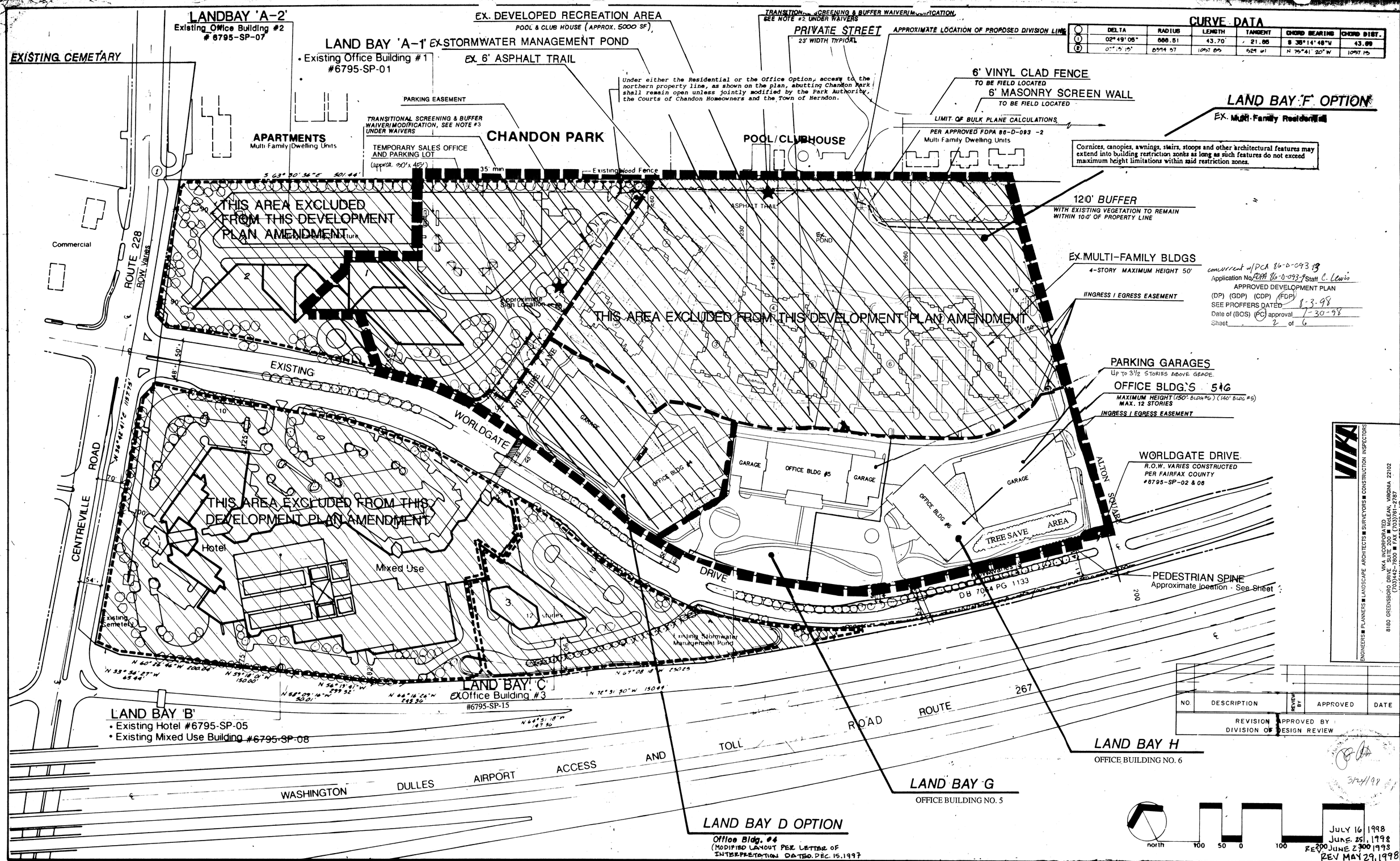
PROFESSIONAL SEAL:

PROJECT:
WORLDGATE OFFICE PARK
Dranesville District
Fairfax, Virginia

TITLE: PCA 86-D-093-13 FDPA 86-D-093-9
PROFFERED CONDITION AMENDMENT
CONCEPTUAL / FINAL
DEVELOPMENT PLAN
COVER SHEET

PHR&A
Patton Harris Rust & Associates, pc.
Engineers, Surveyors, Planners, Landscape Architects
3998 Fair Ridge Drive, P.O. Box 901
Fairfax, Virginia 22030
703-[illegible]
Office:
Fairfax, Va.
Bridgewater, Va.
Leesburg, Va.
Rockville, Md.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.

	March 16, 1998
	DRAWN N/A
CHKD.	SCALE N/A
SHEET 1 of 6	FILE NO 6051



CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	02° 49' 06"	888.51	43.70'	21.86	S 38° 14' 48" W	43.69
2	07° 15' 15"	8599.57	1097.89	549.41	N 75° 41' 20" W	1097.15

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

3/24/98

No.	REVISIONS	DATE	CHKD

PROFESSIONAL SEAL

PROJECT

WORLDGATE OFFICE PARK

Dranesville District
Fairfax, Virginia

PCA 86-D-093-13 FDPA 86-D-093-9

PROFFERED CONDITION AMENDMENT CONCEPTUAL / FINAL DEVELOPMENT PLAN

MASTER PLAN - LAND BAYS G AND H

PHR&A
Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects
3950 Fair Ridge Drive, P.O. Box 901
Fairfax, Virginia 22030
703-273-3300

Offices:
Fairfax, Va.
Bridgewater, Va.
Leesburg, Va.
Rockville, Md.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.

SURVEY	DATE March 16, 1998
DESIGN	DRAWN
TRACED	SCALE 1" = 100'
SHEET 2 of 6	FILE NO. 6051

GENERAL NOTES

1. The property delineated on this plat is located on Assessment Map No. 16-3 ((2)), Parcel 2 and part of Parcel 2C and is now in the names of Worldgate Properties, LLC, a Virginia limited partnership and Monument Four LLC as recorded in Deed Book 10075 at Page 973 and Deed Book 10233 at Page 1463 respectively, all among the land records of Fairfax County, Virginia.

2. The Owners/Developer of the property is:
   Land Bay G – Worldgate Properties, LLC, a Virginia Limited Partnership.
   Land Bay H – Monument Four LLC , a Delaware limited liability company.

2A. No additional Public Improvements dedication for Land Bay G/H is required to complete proffered conditions.

2B. Current zone of Land Bays G/H is PDC.

3. This plat has been prepared without the benefit of a title report and does not, therefore, necessarily indicate all encumbrances on the property.

4. Boundary information has been taken from a field survey by VIKA, Inc.

5. Topographic information shown on the Existing Conditions/Rezoning Plat, sheet 5 of 6, has been taken from field-run topography by VIKA, Inc. The contour interval is 2 feet.

6. This application requests a Proffered Condition Amendment and an amendment to the associated Conceptual/Final Development Plan (PCA 86-D-093-11 and FDPA 86-D-093-6) to allow a modified office layout to the current office park shown on the aforementioned PCA/FDPA.

7. The overall Worldgate development currently exists within the limit of the Town of Herndon. However, Fairfax County controls all land use issues within the subject property. The current zone for Worldgate is PDC.

8. The area of this application is 7.5202 acres. The overall Worldgate development consists of 79.75789 acres. 14.36+ acres has been dedicated for improvements along Centreville Road and Monroe Street, and for the construction of Worldgate Drive. As per Proffer III.2 of the original rezoning application (RZ 86-D-093), "The proffer to dedicate was made pursuant to the provisions of Section 2-308 (5) of the Zoning Ordinance of Fairfax County and the density credit for the areas dedicated was reserved for the overall site.The current proffers allow for a total of 2,869,874 square feet of gross floor area.

9. The overall Worldgate development is located in Area III, Upper Potomac Planning District, Reston Herndon Suburban Center, Land Unit A.The proposed uses shown on the FDPA conform to the provisions of the adopted Comprehensive Plan.

10. Existing zoning patterns adjacent to the overall Worldgate development are:

    To the west across Centreville Road: C-8 and C-6
    To the north: C-0; PDH-5 – Chandon Park, Courts of Chandon, and Chandon Woods; and I-0;
    To the east across Monroe Street: I-M
    To the south across the Dulles Airport Access Road: I-4.

11. Worldgate Drive was constructed under Fairfax County #6795-SP-02 and 6795-SP-06. Proffered improvements to Centreville Road and Monroe Street and Dulles Airport Access Road have been completed. The pedestrian spine shown on the FDPA is in lieu of the normal public frontage requirement along the north side of Worldgate Drive.

12. No floodplain or environmental quality corridor exists on the subject property, as designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, and the approximate delineation of any environmental quality corridor as defined in the adopted Comprehensive Plan. No Resource Protection Area exists on the subject property.

13. The existing tree line is shown on the Existing Conditions / Rezoning Plat, sheet 5 of 6, of this PCA/CDPA/FDPA.

14. The following stormwater management summary addresses the overall Worldgate development. A series of on-site stormwater management facilities have been designed to provide stormwater management with best Management Practices for the entire on-site area. In addition, the on-site facilities have been designed to provide stormwater management for the entire off-site watershed drainage from the Town of Herndon. The series of stormwater management facilities, some of which are existing, will be constructed in conformance with Fairfax County regulations. Adequate outfall and stormwater management is provided for Land Bays G and H within the existing Worldgate Pond System.

15. The site possesses no significant scenic assets or natural features. A cemetery is located on Land Bay B (existing hotel site) within the overall Worldgate development and has been preserved, and is not part of this application. No known grave sites occur within Land Bays G/H.

16. The proposed development conforms to the adopted comprehensive plan and policies of Fairfax County . No adverse effects are foreseen on the adjacent properties.

17. No existing structures exist within the limits of this PCA/FDPA.

18. The proposed development conforms to the provisions of all applicable ordinances, regulations, and adopted standards except as may be noted on this development plan.

19. The development schedule for the remaining development at Worldgate is dependent upon Fairfax County plan processing and required County approvals

20. No hazardous or toxic substances are to be generated, utilized, stored, treated, and/or disposed of on-site.

21. Public sewer and water are currently available to the subject property.

22. Soil erosion and sedimentation control methods will be provided prior to any clearing, grading, or construction. Such methods may include earth berms, gravel filters and/or silt traps, where necessary. Silt traps will be constructed around all storm sewer structures.

23. The height of the office/mixed-use buildings will not exceed the following: (pursuant to the approved proffers)

    Future Office Building #4 – 150'
    Future Office Building #5 – 140'
    Future Office Building #6 – 150'

    THE FOLLOWING LISTED HEIGHTS ARE FOR INFORMATION ONLY
    Existing Office Building #1 – 68'9" (Site Plan 6795-SP-01)
    Existing Office Building #2 – 68'9" (Site Plan 6795-SP-07)
    Existing Hotel – 116'6" (Site Plan 6795-SP-05)
    Existing Mixed-Use Building – 80'0" (Site Plan 6795-SP-08)
    Existing Office Building #3 – 85' (Site Plan 6795-SP-15-2)
    Future Office Building #7 – 190' (Building 7 deleted under Residential Option)
    Future Office Building #11 – 150' (50' if Restaurant/Retail Option is exercised)
    Future Office Building #12 – 150' (50' if Restaurant/Retail Option is exercised)
    Future Office Buildings #11 A/B, #12 A/B – 150'

24. In accordance with Fairfax County Zoning Ordinance Section, 16-403, minor deviations to the size, dimensions, footprints, and locations of the proposed buildings, walkways, plaza areas, and utilities may result from final engineering design.

25. Additional site features such as gazebos, trellis, entrance signs, and/or walls not represented hereon, may be provided at time of site plan preparation.

26. Transitional screening is not required as this site does not abut the peripheral boundary of this P.D.C. dictrict as set forth in the zoning ordinance section 16-102-1.

BRIEF HISTORY OF RECENT WORLDGATE APPROVALS

1. The entire development was subject to a Proffered Condition Amendment (PCA) and Final Development Plan Amendment (FDPA) which divided the property into individual land bays identified as A through M. The applications, referenced as PCA 86-D-093-5 and FDPA 86-D-093-3, are subject to a plan, dated August 21, 1992, as revised through March 19, 1993, and approved by the Board of Supervisors on April 26, 1993.

2. A PCA/FDPA was filed on Land Bays A through H (inclusive), L and M. This application divided Land Bay A in to A-1 and A-2, and specifically excluded Land Bays I, J, and K. This application was referred to as PCA 86-D-093-7 and FDPA 86-D-093-5, subject to a plan, dated October 13, 1993, as revised through November 18, 1993, and approved by the Board of Supervisors on December 6, 1993.

3. A PCA/FDPA was filed on Land Bays A-1, D, F, G, and H and was referenced as PCA 86-D-093-8 and FDPA 86-D-093-6. This application requested a redesign of Land Bay F and associated modifications to adjacent Land Bays, subject to a plan dated January 27, 1994 and revised through May 5, 1994, and approved by the Board of supervisors on June 27, 1994.

4. PCA 86-D-093-9/FDPA 86-D-093-7, approved by the Board on October 30, 1995 and by the Planning Commission on October 25, 1995, respectively, approved a restaurant park with related retail uses as an option on Land Bays L and M with retention of the Office Option previously approved. The maximum gross floor area approved in the restaurant park option was 60,000 square feet. The gross floor area approved in the Office Option was 260,000 square feet. The residual 200,000 square feet of gross floor area resulting from the development of the restaurant park option was proffered not to be transferred to other land bays, but to be retained for future development of the Office Option on Land Bays L and M.

5. PCA 86-D-093-10, approved by the Board on February 12, 1996, allocated proffer responsibility between Land Bay A-1 and the other non-residential land bays. The overall gross floor area and FAR for the Worldgate site were unchanged.

6. A PCA referenced as PCA 86-D-093-11, was filed on Land Bays B, C, D, and G. This PCA conformed the Worldgate zoning proffers to the action taken on May 19, 1997, by the Board to approve a shared parking reduction plan for the existing mixed use Worldgate facility and Office Building No. 3.The PCA also allowed the flexibility to have the parking required for Land Bays D and G be determined at site plan.

7. A PCA/FDPA, referenced as PCA-86-D-093-12/FDPA 86-D-093-8, was filed on Land Bay L/M in January 1998 and is currently pending approval. This application requested the inclusion of an additional office layout option on Land Bays L/M to include four separate office buildings (instead of the two buildings shown with the previous application No. 4 above) while maintaining the same GFA.

LAND BAY DENSITY ALLOCATION NOTATION

Note:

1. Applicant reserves the right to redistribute up to 25%; of the final land bay F.A.R. between Land Bays G & H with Final Site Plan.
2. Final GFA for Land Bays G & H will be determined with Final Site Plan, as conceptually shown on sheets 2 and 4 herein.
3. If retail option is exercised, 200,000 GSF shall be reserved for redevelopment of Land Bays L & M.

LAND BAY TABULATIONS

Land bay boundaries and proposed densities are approximate and are subject to modification due to final design.

Densities for individual land bays may exceed 0.7 F.A.R.; however, overall site density shall not exceed 0.7 F.A.R., as calculated in accordance with the site tabulation.

	Land Bay "G" – Office	Land Bay "H" – Office
ZONE:	PDC	PDC
USE	OFFICE BUILDING 5	OFFICE BUILDING 6
AREA:	2.94003 AC (128,068 SF)	4.58017 AC (199,512 SF)
GSF:	183,750 (See Land Bay Density Notation notes #1 & #2	236,250 (See Land Bay Density Notation notes #1 & #2
F.A.R.:	1.44	1.18
HEIGHT:	140' MAXIMUM HEIGHT ALLOWED	150' MAXIMUM HEIGHT ALLOWED
OPEN SPACE	THERE IS NO SPECIFIC OPEN SPACE REQUIRED FOR LAND BAYS G&H. THE OVERALL WORLDGATE DEVEOLPMENT SHALL PROVIDE A MINIMUM OF 33% OPEN SPACE. APPROXIMATELY 36% OPEN SPACE IS PROVIDED FOR LAND BAYS G&H	
PARKING:	SHALL BE PARKED AT COUNTY MINIMUMS OF 2.6 SPACES/1,000 GSF.SEE PARKING NOTE #2	SHALL BE PARKED AT COUNTY MINIMUMS OF 2.6 SPACES/1,000 GSF.SEE PARKING NOTE #2

INTERIOR PARKING LOT LANDSCAPING OF 8,262 S.F. (5.04%) IS PROVIDED FOR OFFICE BUILDINGS 4,5&6 PER REQUIREMENT OF THE URBAN FORESTOR.

OVERALL PARKING TABULATIONS

	Required	Office Option Minimum Provided	Restaurant Option Minimum Provided
EXISTING OFFICE AND OTHER USES			
Existing Office Buildings 1 and 2 (348,545 GFA) As per approved Site Plans 6795-SP-01 and 6795-SP-07	1,257 spaces	1,264 spaces	1,264 spaces
Existing Mixed-use (including Hotel) (461,872 GFA) and Ex. Office Bldg. No. 3 (166,942 GFA) as per Shared Parking Study approved May 19, 1997.	1,632 spaces	1,632 spaces	1,632 spaces
*Future Office Buildings 4, 5, and 6 (Land Bays D/G/H) (630,000 GFA) 2.6 spaces/1,000 GFA	1638 spaces	1,638 spaces	1,638 spaces
Total	4,527 spaces	4,534 spaces	4,534 spaces

	Required	Office Option Minimum Provided	Restaurant Option Minimum Provided
LAND BAYS L & M OFFICE OPTION NO. 1			
*Future Office Buildings 11 and 12 (260,000 GFA) See Land Bay Density Note #2 2.6 spaces/1,000 GFA	676 spaces	676 spaces	
Residual Density (177,164 GFA) See Land Bay Density Note #1 2.6 spaces/1,000 GFA	462 spaces	462 spaces	
Loading Spaces	**	**	
Subtotal	1,138 spaces	1,138 spaces	
Total	5,665 spaces	5,672 spaces	

	Required	Office Option Minimum Provided	Restaurant Option Minimum Provided
LAND BAYS L & M OFFICE OPTION NO. 2			
*Future Office Buidings 11 A/B and 12 A/B (340,000 GFA) See Land Bay Density Note #2 2.6 spaces/1,000 GFA	884 spaces	884 spaces	
Residual Density (97,164 GFA) See Land Bay Density Note #1 2.6 spaces/1,000 GFA	254 spaces	254 spaces	
Loading Spaces	**	**	
Subtotal	1,138 spaces	1,138 spaces	
Total	5,665 spaces	5,672 spaces	

	Required	Office Option Minimum Provided	Restaurant Option Minimum Provided
LAND BAYS L & M RESTAURANT/RETAIL OPTION			
Restaurant/Retail Uses 60,000 GFA 1.0 space/4 seats 1.0 space 2/counter seats 1.0 space/2 employees 4.3 space/1,000 GSF	To be determined at time of final site plan	---	maximum of 475 spaces
Loading Spaces	**	**	**
Subtotal			475 spaces
Total			5,009 spaces

Note: Parking totals exclude residential developments.

PARKING NOTES

1. All handicap spaces required as per Section 11-100 of the Fairfax County Zoning Ordinance shall be provided.
2. Applicant reserves the right to exceed the minimum parking requirement based upon market conditions and parking requirements of approved secondary uses without necessity of a Proffered Condition Amendment as long as there is no decrease in open space below 33% or increase in building gross square footage beyond 0.70 FAR for the Worldgate development.
3. The residential parking spaces provided include parking for the swimming pools and club houses/bath houses.
4. **Adequate loading spaces shall be provided in accordance with Section 11-203 of the Fairfax County Zoning Ordinance except for Office Buildings 4, 11, 12 and 11 A/B, 12 A/B (3 loading spaces each). Office buildings 5 & 6 shall provide shared loading facilities, for a total number of 5 loading spaces for office buildings 5 & 6.

OVERALL SITE TABULATIONS

	OFFICE OPTION NO. 1 Bldgs. 11 & 12	OFFICE OPTION NO. 2 Bldgs. 11 A/B & 12 A/B	RESTAURANT/ RETAIL OPTION	
Gross Site Area	94.12 Acres 4,099,821 SF	94.12 Acres 4,099,821 SF	94.12 Acres 4,099,821 SF	
R.O.W. Dedication	14.36 Acres 625,522 SF	14.36 Acres 625,522 SF	14.36 Acres 625,522 SF	
Net Site Area	79.76 Acres	79.76 Acres	79.76 Acres	
Zoning Category	PDC	PDC	PDC	
FAR Calculations:				
Office:				
Ex. Office Bldg. 1	173,837 GFA	173,837 GFA	173,837 GFA	
Ex. Office Bldg. 2	174,708 GFA	174,708 GFA	174,708 GFA	
Ex. Office Bldg. 3	167,507 GFA	167,507 GFA	167,507 GFA	
Future Office Bldgs. (4, 5, 6)	630,000 GFA	630,000 GFA	630,000 GFA	
Future Office Bldgs. (Land Bay L/M)	260,000 GFA	340,000 GFA	60,000 GFA	Retail– See Land Bay Density Note #3
Future Residual Density	177,164 GFA	97,164 GFA	177,164 GFA	
Total Office	1,583,216 GFA 0.39 FAR	1,583,216 GFA 0.39 FAR	1,383, 216 GFA 0.34 FAR	
Other Uses:				
Ex. Hotel 1	198,945 GFA	198,945 GFA	198,945 GFA	
Ex. Mixed-Use Bldg.	262,927 GFA	262,927 GFA	262, 927 GFA	
Future Restaurant/Retail	---	---	60,000 GFA	
Total Other Ues	461,872 GFA 0.11 FAR	461,872 GFA 0.11 FAR	521,872 GFA 0.13 FAR	
Residential Buildings*				
Ex. Phase 1 and 2 (508 du.)	558,764 GFA	558,764 GFA	558,764 GFA	
Ex. Phase 3 (320 du.)	266,022 GFA	266,022 GFA	266,022 GFA	
Total Residential	824,786 GFA 0.20 FAR	824,786 GFA 0.20 FAR	824,786 GFA 0.20 FAR	
Density	8.9 d.u./ac	8.9 d.u./ac	8.9 d.u./ac	
FAR Summary				
Office	1,583,216 GFA	1,583,216 GFA	1,323,216 GFA	
Other Uses	461,872 GFA	461,872 GFA	521,872 GFA	
Residential	824,786 GFA	824,786 GFA	824,786 GFA	
Total GFA	2,869,874 GFA	2,869,874 GFA	2,699,874 GFA	
Total FAR	0.70 FAR	0.70 FAR	0.65 FAR	
Developed Recreational Space for Residential Uses	19,600 SF	19,600 SF	19,600 SF	
Open Space				
Required	15%	15%	15%	
Proposed	33%	33%	33%	

Square foot calculations do not include ADU density bonus. See PCA 86-D-093-8 and FDPA 86-D-093-6.

All open breezeways/stairwells are not calculated in the FAR calculations as per previous Fairfax County ruling.

At applicant's sole discretion, under the residential option, an office building may be developed as a "Hotel use" with the maximum FAR for mixed use not to exceed .16 on the subject property. Under the office option, the hotel may be developed as office with the maximum office FAR not to exceed .46 on the subject property.

concurrent w/ PCA 86-D-093-13
Application No FDPA 86-D-093-9 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8-3-98
Date of (BOS) (PC) approval 7-30-98
Sheet 3 of 6

COMMONWEALTH OF VIRGINIA
JOHN F AMATETTI
No. 11447
7/16/98
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

PCA 86-D-093-13 FDPA 86-D-093-9

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA FREDERICK, MD

WORLDGATE OFFICE PARK
LANDBAYS 'G' & 'H'
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROFFERED CONDITION AMENDMENT
CONCEPTUAL / FINAL DEVELOPMENT PLAN
PLAN AMENDMENT

NOTES, WAIVERS AND TABULATIONS

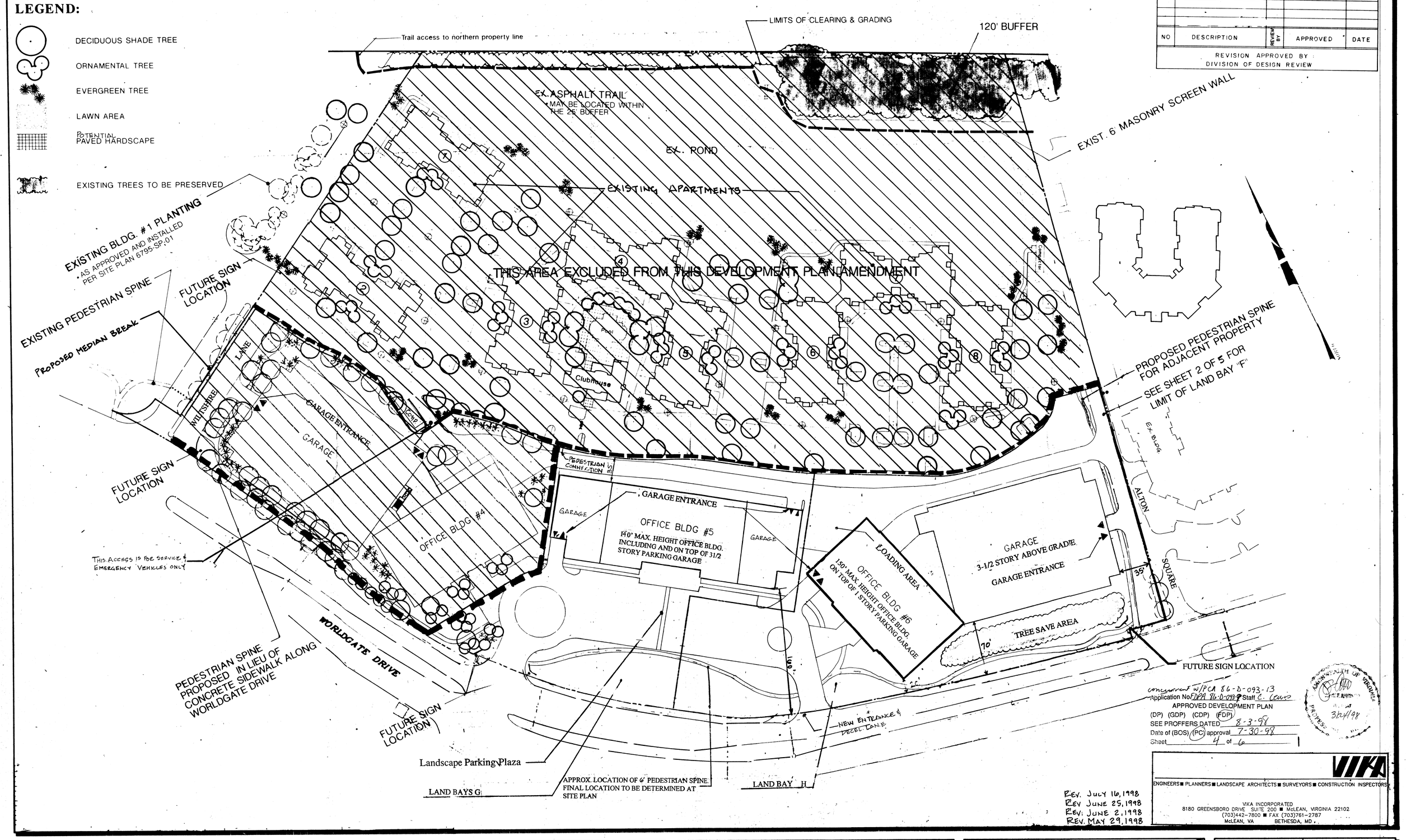
VIKA REVISIONS

REV JULY 16, 1998
REV JUNE 25, 1998
REV JUNE 2, 1998
REV MAY 29, 1998
DATE: MARCH 16, 1998

DES. JFA
DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 6051

DWG: 5540910
DATE: 7-16-98
TIME: 10:30 AM
INFO:

NO	DESCRIPTION	REVIEW BY	APPROVED	DATE
	REVISION APPROVED BY DIVISION OF DESIGN REVIEW			



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Application No FDPA 86-D-093-9 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8-3-98
Date of (BOS) (PC) approval 7-30-98
Sheet 4 of 6

COMMONWEALTH OF VIRGINIA
3/24/98

REV. JULY 16, 1998
REV JUNE 29, 1998
REV: JUNE 2, 1998
REV. MAY 29, 1998

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA BETHESDA, MD

NO.	DESCRIPTION	DATE	RVSD BY	REV BY	APPROVED	DATE
	REVISION APPROVED BY					

PROFESSIONAL SEAL:

PROJECT:
WORLDGATE OFFICE PARK
Dranesville District
Fairfax, Virginia

TITLE: PCA 86-D-093-13 FDPA 86-D-093-9
PROFFERED CONDITION AMENDMENT
CONCEPTUAL / FINAL
DEVELOPMENT PLAN
60' SCALE DETAIL PLAN - LAND BAYS G AND H

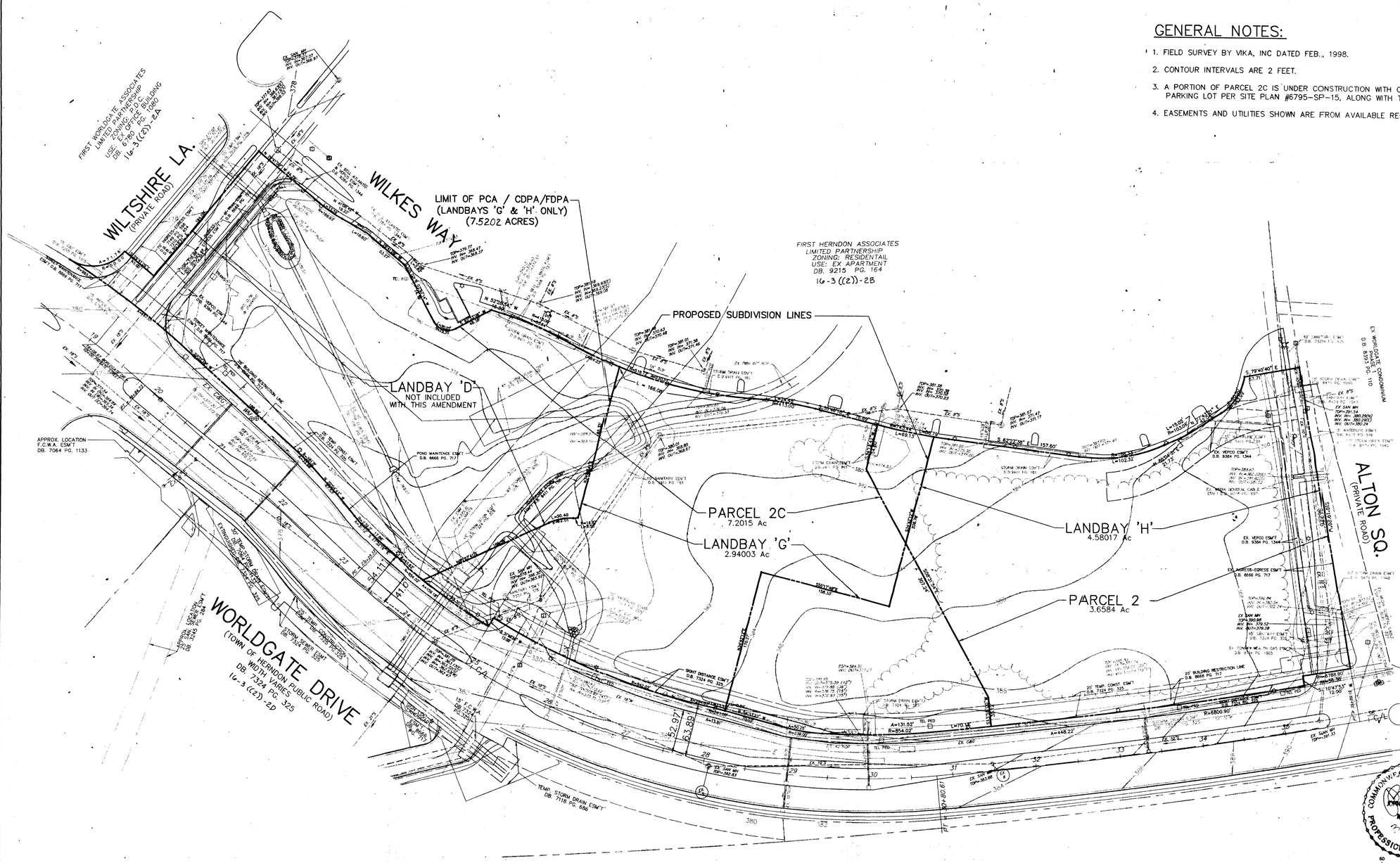
PHR&A
Patton Harris Rust & Associates, pc.
Engineers Surveyors Planners Landscape Architects
3990 Fair Ridge Drive P.O. Box 901
Fairfax, Virginia 22030
703 [illegible] 8706
Offices: Fairfax, Va. Bridgewater, Va. Leesburg, Va. Rockville, Md. Virginia Beach, Va. Chantilly, Va. Winchester, Va.

SURVEY		DATE	March 16, 1998
DESIGN		DRAWN	OTHERS
CHKD.		SCALE	1"=60'
SHEET	4 of 6	FILE NO.	6051

CAD I INC 301-865-3340

GENERAL NOTES:

1. FIELD SURVEY BY VIKA, INC DATED FEB., 1998.
2. CONTOUR INTERVALS ARE 2 FEET.
3. A PORTION OF PARCEL 2C IS UNDER CONSTRUCTION WITH OFFICE BLDG #3 PARKING LOT PER SITE PLAN #6795-SP-15, ALONG WITH TEMPORARY STOCKPILES.
4. EASEMENTS AND UTILITIES SHOWN ARE FROM AVAILABLE RECORDS.



concurrent w/ PCA 86-D-093-13
Application No. FDPA 86-D-093-9 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8-3-98
Date of (BOS) (PC) approval 7-30-98
Sheet 5 of 6

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
7/24/98
PROFESSIONAL ENGINEER

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA. ■ FREDERICK, MD

WORLDGATE OFFICE PARK LANDBAYS 'G' & 'H'

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINNA

PROFFERED CONDITION AMENDMENT
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
ZONING PLAT
&
EXISTING CONDITIONS

PCA 86-D-093-13 FDPA 86-D-093-9

VIKA REVISIONS

JULY 16, 1998
JUNE 25, 1998
JUNE 2, 1998
MAY 29, 1998

DATE: MARCH 16, 1998

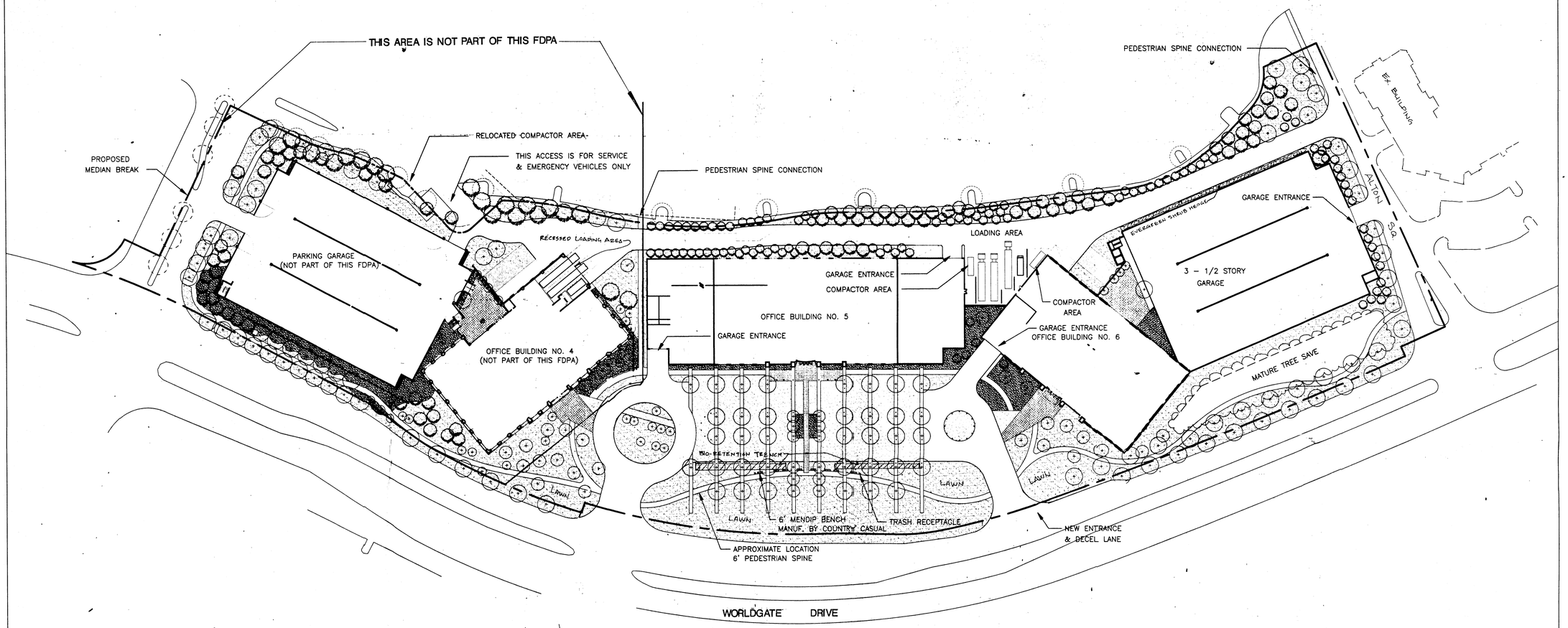
DES.	DWN.
JFA	CADD

SCALE: 1"=60'

PROJECT/FILE NO. 6051

SHEET NO. 5 OF 6

DWG. 5540909



LEGEND

- Small Deciduous Tree
- Medium Deciduous Tree
- Large Deciduous Tree
- Small Evergreen Tree
- Medium Evergreen Tree
- Large Evergreen Tree
- Existing Tree
- Groundcover
- Special Paving
- Special Paving

PLANTING BUFFERS HAVE BEEN DESIGNED TO MAXIMUM DENSITIES IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS.

POSSIBLE PLANT SELECTIONS

Small Deciduous Tree:	River Birch (Betula nigra) Serviceberry (Amelanchier canadensis)
Medium Deciduous Tree:	Black Gum (Nyssa sylvatica) Hornbeam (Carpinus betulus)
Large Deciduous Tree:	Willow Oak (Quercus phellos) Red Maple (Acer rubrum)
Small Evergreen Tree:	Leyland Cypress (Cupressocyparis leylandii) Cryptomeria (Cryptomeria japonica)
Medium Evergreen Tree:	Norway Spruce (Picea abies) Austrian Pine (Pinus nigra)
Large Evergreen Tree:	White Pine (Pinus strobus)

concurrent w/ PCA 86-D-093-13
Application No. FDPA 86-D-093-9 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 8-3-98
SEE PROFFERS DATED
Date of (BOS) (PC) approval 7-30-98
Sheet 6 of 6

COMMONWEALTH OF VIRGINIA
No. 11417
7/16/98
PROFESSIONAL ENGINEER

OCULUS
landscape architecture
historic preservation
urban design
planning

1754 T Street NW Washington, DC 20009
P: 202.588.5454 F: 202.588.5449
email: oculusw@mindspring.com

WORLDGATE OFFICE PARK

LAND BAYS G, H

Dranesville District
Fairfax County, Virginia

Revisions:

REV July 16, 1998
REV JUNE 25, 1998

Date: June 2, 1998

Project No.: 9714

Scale: 1" = 60' - 0"

Drawing Title:
Concept Landscape Plan
Proffered Condition Amendment

Conceptual/Final Development Plan Amendment

PCA 86-D-093-13 FDPA 86-D-093-9