CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN/AMENDMENT

DULLES CORNER PROPERTIES, L.L.C.

PCA 86-C-029-7 (PARCELS 1B2, 13, 13B & 16); PCA 88-C-066-3 (PARCEL 23A);PCA 1996-HM-044(PARCELS 22-C & 23); CDPA 86-C-029-6/FDP 86-C-029-6 (PARCEL 1B2); FDPA 86-C-029-3 (PARCEL 16)

PROJECT TEAM

DEVELOPER / OWNER:

DULLES CORNER PROPERTIES, L.L.C.
444 BRICKEL AVENUE
10TH FLOOR
MIAMI, FL 33131

LAND USE ATTORNEY:

CARLOS M. MONTENEGRO, P.C.
2821 CENTER RIDGE DRIVE
OAKTON, VA 22124
(703) 716-0700

ARCHITECT:

NORITAKE ASSOCIATES
605 PRINCE STREET
ALEXANDRIA, VA 22314
(703) 739-9366
(703) 739-9481 (FAX)

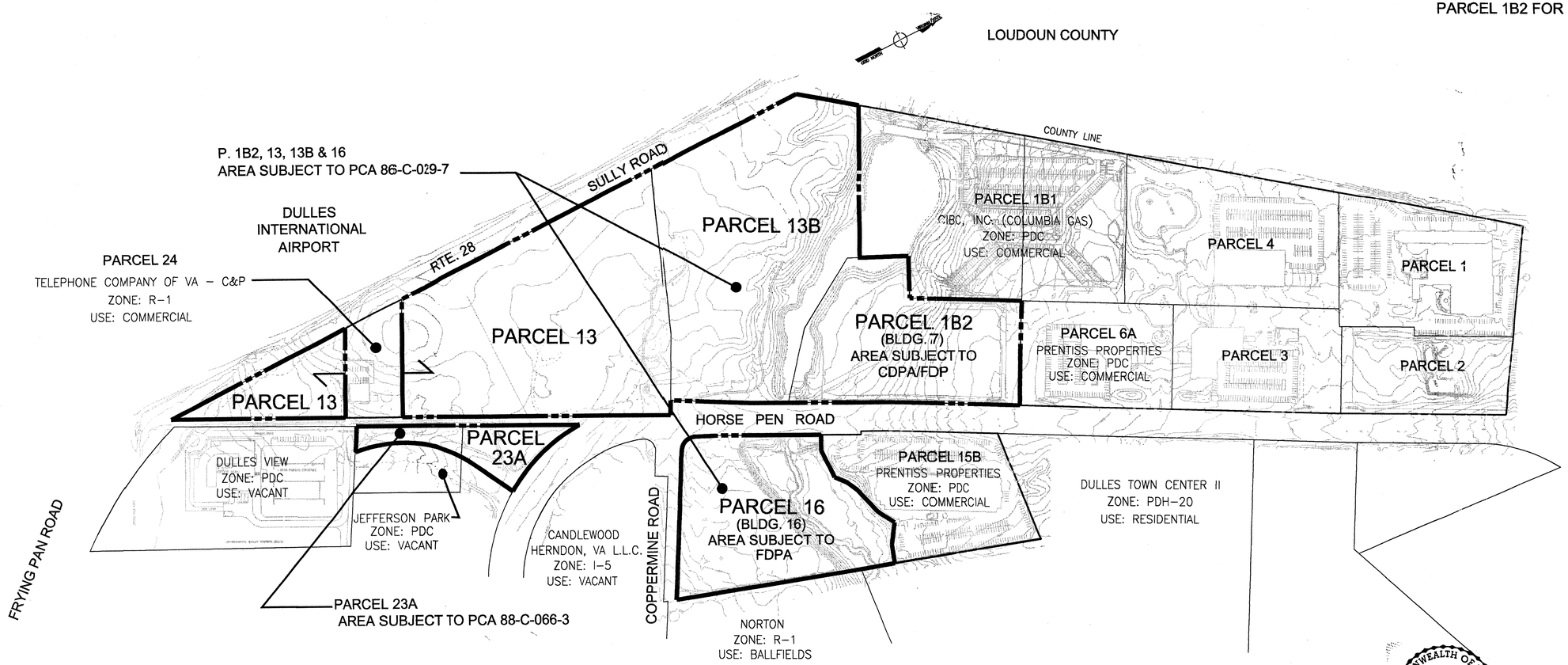
CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE:

WILLIAM H. GORDON ASSOCIATES, INC.
4501 DALY DRIVE
CHANTILLY, VA 20151
(703) 263-1900
(703) 263-0766 (FAX)

PURPOSE

THE FOLLOWING ACTIONS ARE REQUESTED AS PART OF THIS APPLICATION:

- FINAL DEVELOPMENT PLAN AMENDMENT FOR PARCEL 16 (BUILDING 16).
- CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/ FINAL DEVELOPMENT PLAN FOR PARCEL 1B2 (BUILDING 7).
- AMENDMENT TO PCA 86-C-029-5 AND PCA 88-C-066-1 TO TRANSFER F.A.R. FROM UNDEVELOPED PARCELS TO PARCEL 1B2 FOR BUILDING 7.



VICINITY MAP

SCALE: 1"=200'

FFX CO. TAX MAPS 15-2, 15-4

Application No. PCA 86-C-029-7 PCA 88-C-066-3 PCA 1996-HM-044 Staff Greg Russo
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/15/99
Date of (BOS) (PC) approval 4/26/99 PC 4/14/99
Sheet ___ of 8
Development Conditions: 4/12/99
* See pages 2, 2A + 4 for PCA info

INDEX:

1. COVER SHEET
2. NOTES & TABULATIONS
2A. APPROVED CDP
3. BUILDING 7 LANDSCAPE PLAN
4. BUILDING 7 CDPA/FDPA
5. BUILDING 7 ARCHITECTURAL ELEVATIONS
6. BUILDING 16 LANDSCAPE PLAN
7. BUILDING 16 FDPA
8. BUILDING 16 ARCHITECTURAL ELEVATIONS

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
LICENSE No. 8521
3/23/99

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William H. Gordon Associates, Inc.
4501 Daly Drive • Chantilly, Virginia 20151

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
APR 6 1999
ZONING EVALUATION DIVISION

SHEET 1 OF 8
DATE: OCTOBER 1998
ACAD DWG: 0962COVR.DWG
REVISED: DECEMBER 11, 1998
FEBRUARY 16,1999
MARCH 3, 1999
MARCH 17, 1999
APRIL 5, 1999

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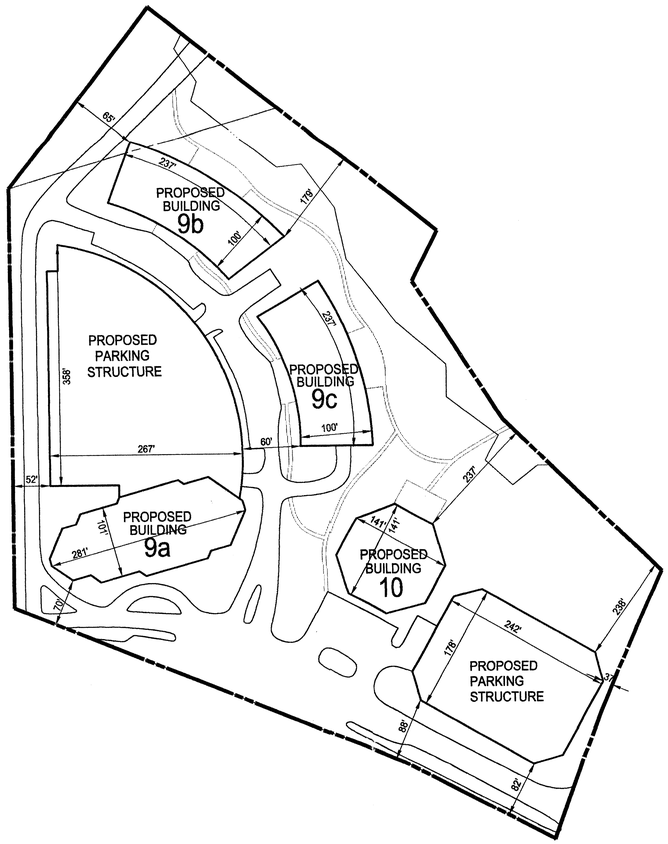
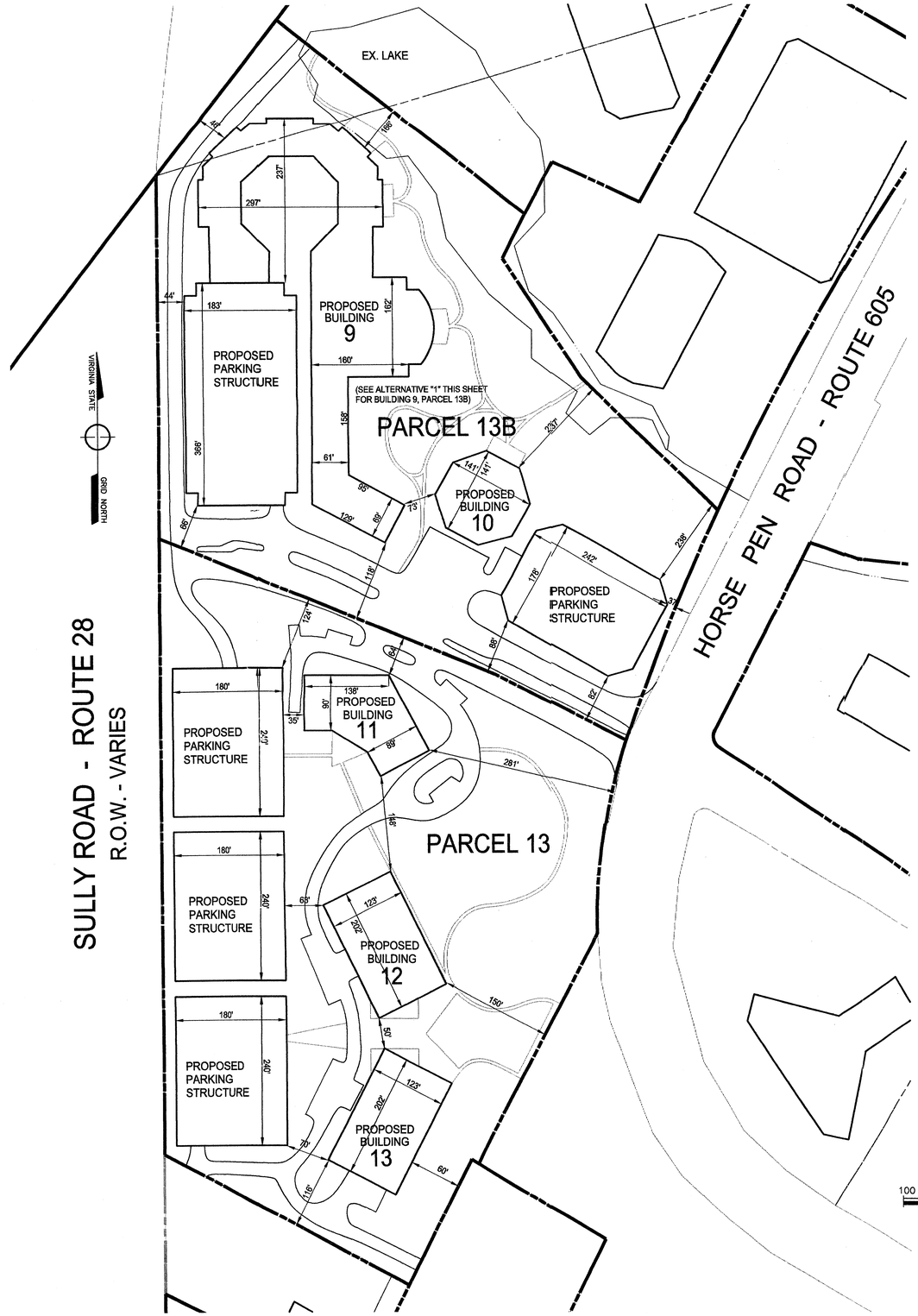


ALTERNATIVE "1" (OFFICE BUILDING 9)



PCA 86-C-029-7
PCA 88-C-066-3
PCA 1996-HM-044

Application No. _____ Staff Greg Russo

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 4/15/99

Date of (BOS) (PC) approval 4/26/99; PC 4/14/99

Sheet 2A of 8

Dev. Conds - 4/12/99

100 50 0 100 200 300

GRAPHICAL SCALE: 1" = 100'

NOTES REGARDING SHEET 2A:

1. THE APPLICANT PROPOSES TO AMEND PCA 86-C-029-5 TO REDISTRIBUTE THE ALLOWABLE FLOOR AREA RATIO AS PRESENTED ON SHEET 2 OF 8.
2. AS DEPICTED HEREON, NO CHANGES TO THE CDP FOR PARCELS 13 AND 13B ARE PROPOSED WITH THIS APPLICATION, THEREFORE OPEN SPACE, BUILDING SETBACKS, PARKING PROVIDED, LANDSCAPING AND OTHER DESIGN FEATURES SHALL REMAIN AS PREVIOUSLY APPROVED.
3. THIS SHEET IS SHOWN FOR INFORMATIONAL PURPOSES AND REFLECTS APPROVED CDP FOR PARCELS 13 AND 13B. (SEE DULLES CORNER CDP/FDP BY HUNTLEY, NYCE & ASSOC. LTD. DATED 9-28-95 AS REVISED THROUGH 6-19-97 FOR FULL DETAILS.

REVISIONS
12/11/98 ADD SHEET 2A
2/16/99
3/3/99
3/17/99
4/5/99

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

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DATE: DECEMBER 1998
SCALE: HORZ: 1"=100' VERT:
SEAL: COMMONWEALTH OF VIRGINIA · 3/23/99 · LICENSE No. 8521 · PROFESSIONAL ENGINEER

PARCELS 13 & 13B APPROVED CDP

PROJECT: DULLES CORNER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0962-0202
CADD: APRVDCDP.DWG
SHEET: 2A OF 8

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V:\PROJECT\P_ANN\0962\Aprvdcdp.dwg Mon Mar 22 11:26:11 1999 PRDT02

GENERAL NOTES:

(NOTES PROVIDING GENERAL INFORMATION 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-029-5 AND PCA 88-C-066-1 TO REDISTRIBUTE ALLOWABLE FLOOR AREA RATIO (FAR) FOR DULLES CORNER, AS SHOWN HEREON.
   - B. CONCEPTUAL DEVELOPMENT PLAN AMENDMENT AND FINAL DEVELOPMENT PLAN FOR BUILDING 7 (PARCEL 1B2) TO REFLECT A NEW LAYOUT
   - C. FINAL DEVELOPMENT PLAN AMENDMENT FOR BUILDING 16 TO REFLECT A NEW LAYOUT IN ACCORDANCE WITH THE APPROVED CONCEPTUAL DEVELOPMENT PLAN AMENDMENT 86-C-029-5.

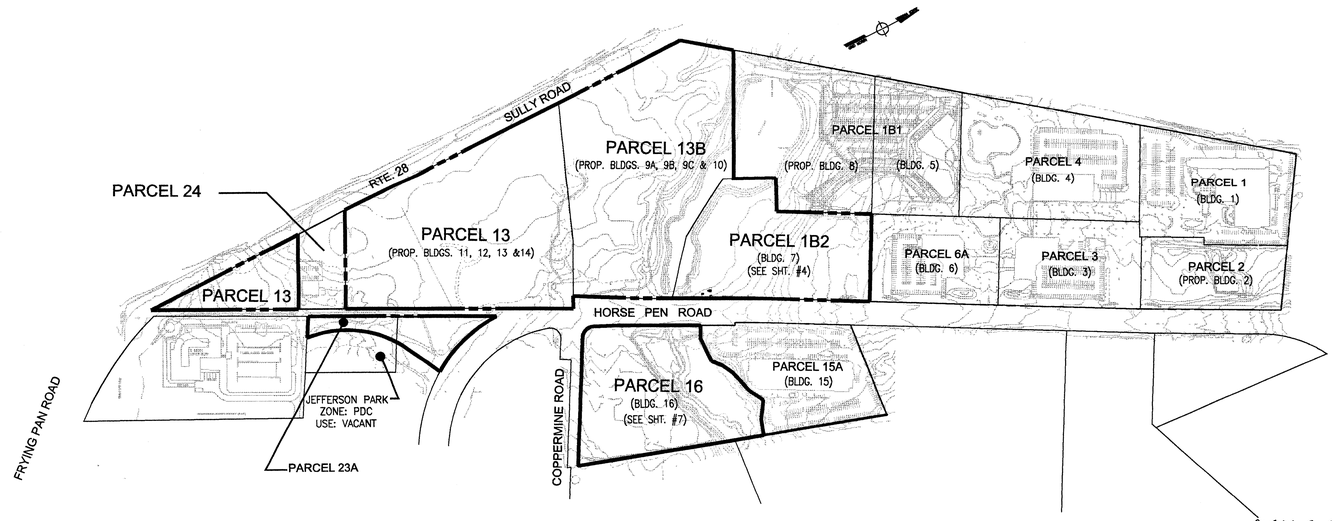
2. THE SUBJECT PROPERTY IS LOCATED IN LAND BAY "A" OF THE DULLES SUBURBAN CENTER. THE PLAN TEXT CALLS FOR A MIXTURE OF OFFICE, RETAIL, AND RESIDENTIAL USES. THE PROPOSED USES ARE IN COMPLETE CONFORMANCE WITH THE ADOPTED COMPREHENSIVE PLAN.

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

4. THE PROPERTY SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN, DATED OCTOBER, 1998 (CONSISTING OF EIGHT (8) SHEETS), PREPARED BY WILLIAM H. GORDON ASSOCIATES; INC., 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.



PCA 86-C-029-7
PCA 88-C-066-3
Application No. PCA 1996-HM-018 Staff Sue Rus
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/5/99
Date of (BOS) (PC) approval 4/26/99 ; PC 4/14/99
Sheet 2 of 8
Dev Conds. - 4/12/99

THE PURPOSE OF THE FOLLOWING INFORMATION IS TO TRANSFER DENSITY FAR FROM PARCELS 13, 13B, 16 AND 23 TO PARCEL 1B2. IN ACCORDANCE WITH PROFFER 4 (PCA 86-C-029-5, PCA 88-C-066) THE PROPOSED APPLICATION DOES NOT MATERIALLY OR PHYSICALLY AFFECT PARCELS OUTSIDE THIS APPLICATION AS DEMONSTRATED IN THE TABLE BELOW. THIS PCA IS IN CONJUNCTION WITH THE PROPOSED CDPA/FDP FOR PARCEL 1B2 (BUILDING 7) AND THE FDPA FOR PARCEL 16.

				CURRENT ZONING							PROPOSED ZONING				
PARCEL	BUILDING	STATUS	PRIMARY USE	SITE AREA		GFA (Excluding Cellar)		FAR	MAXIMUM BUILDING HEIGHT	ESTIMATED PARKING (Final Calculations at time of FDP)	GFA (Excluding Cellar)		FAR	MAXIMUM BUILDING HEIGHT	ESTIMATED PARKING (Final Calculations at time of FDP)
1	1	Existing	HOTEL	6.3790	AC	228,600	GFA	0.82	13 STORIES/156 FEET	344 SPACES	NO CHANGE	GFA	NO CHANGE	NO CHANGE	NO CHANGE
2	2		OFFICE	3.9400	AC	222,565	GFA	SEE NOTE 1	10 STORIES/120 FEET	579 SPACES	222,565	GFA	SEE NOTE 1	10 STORIES/120 FEET	579 SPACES
3	3	Existing	OFFICE	5.0000	AC	189,023	GFA	0.78	7 STORIES/84 FEET	698 SPACES	NO CHANGE	GFA	NO CHANGE	NO CHANGE	NO CHANGE
4	4	Existing	OFFICE	6.1009	AC	243,313	GFA	0.69	10 STORIES/120 FEET	1,093 SPACES	NO CHANGE	GFA	NO CHANGE	NO CHANGE	NO CHANGE
6A	6	Existing	OFFICE	4.5381	AC	168,093	GFA	0.85	7 STORIES/84 FEET	571 SPACES	NO CHANGE	GFA	NO CHANGE	NO CHANGE	NO CHANGE
1B1	5	Existing	OFFICE	8.4500	AC	150,000	GFA	0.41	4 STORIES/65 FEET	390 SPACES	NO CHANGE	GFA	NO CHANGE	NO CHANGE	NO CHANGE
1B1	8		OFFICE	2.5952	AC	200,000	GFA	SEE NOTE 1	8 STORIES/100 FEET	520 SPACES	200,000	GFA	SEE NOTES 1, 4	8 STORIES/100 FEET	520 SPACES
1B2	7a		OFFICE	7.4756	AC	197,860	GFA	SEE NOTE 1	8 STORIES/96 FEET	514 SPACES	285,000	GFA	0.88	10 STORIES/150 FEET	900-1,100 SPACES
1B2	7b		OFFICE	7.4756	AC	59,439	GFA	SEE NOTE 1	3 STORIES/36 FEET	260 SPACES	SEE NOTE 3				
13B	9		HOTEL	15.3293	AC	367,714	GFA	SEE NOTE 1	13 STORIES/156 FEET	956 SPACES	200,000-367,714	GFA	SEE NOTE 1	13 STORIES/156 FEET	520 - 1,470 SPACES
13B	9a (Alt.)		OFFICE	15.3293	AC	175,000	GFA	SEE NOTE 1	7 STORIES	455 SPACES	150,000-175,000	GFA	SEE NOTE 1	7 STORIES	390 - 700 SPACES
13B	9b (Alt.)		OFFICE	15.3293	AC	80,000	GFA	SEE NOTE 1	4 STORIES	208 SPACES	60,000-80,000	GFA	SEE NOTE 1	4 STORIES	156 - 320 SPACES
13B	9c (Alt.)		OFFICE	15.3293	AC	80,000	GFA	SEE NOTE 1	4 STORIES	208 SPACES	60,000-80,000	GFA	SEE NOTE 1	4 STORIES	156 - 320 SPACES
13B	10		OFFICE	15.3293	AC	225,000	GFA	SEE NOTE 1	12 STORIES/144 FEET	585 SPACES	150,000-225,000	GFA	SEE NOTE 1	12 STORIES/144 FEET	390 - 900 SPACES
13	11		OFFICE	16.0150	AC	225,000	GFA	SEE NOTE 1	10 STORIES/120 FEET	585 SPACES	150,000-225,000	GFA	SEE NOTE 1	10 STORIES/120 FEET	390 - 900 SPACES
13	12		OFFICE	16.0150	AC	180,000	GFA	SEE NOTE 1	10 STORIES/120 FEET	468 SPACES	150,000-180,000	GFA	SEE NOTE 1	10 STORIES/120 FEET	390 - 720 SPACES
13	13		OFFICE	16.0150	AC	180,000	GFA	SEE NOTE 1	3 STORIES/36 FEET	468 SPACES	100,000-180,000	GFA	SEE NOTE 1	10 STORIES/120 FEET	260 - 720 SPACES
13	14		OFFICE	16.0150	AC	31,967	GFA	SEE NOTE 1	11 STORIES/120 FEET	139 SPACES	20,000-31,967	GFA	SEE NOTE 1	3 STORIES/36 FEET	52-128 SPACES
15A	15	Existing	OFFICE	5.5712	AC	104,163	GFA	0.43	2 STORIES/24 FEET	382 SPACES	NO CHANGE	GFA	NO CHANGE	NO CHANGE	NO CHANGE
16	16a		RETAIL/REST.	7.8295	AC	24,000	GFA	SEE NOTE 1	1 STORY/16 FEET	126 SPACES	24,000	GFA	SEE NOTE 1	1 STORY/16 FEET	126 SPACES
16	16b		STORAGE/MAINTENANCE	7.8295	AC	3,276	GFA	SEE NOTE 1	1 STORY/16 FEET	9 SPACES	3,276	GFA	SEE NOTE 1	1 STORY/16 FEET	9 SPACES
16	16c		DAYCARE	7.8295	AC	7,350	GFA	SEE NOTE1	1 STORY/16 FEET	26 SPACES	7,350	GFA	SEE NOTE1	1 STORY/16 FEET	26 SPACES
16	16d		GAS STATION/CAR WASH	7.8295	AC	5,524	GFA	SEE NOTE 1	1 STORY/16 FEET	14 SPACES	5,524	GFA	SEE NOTE 1	1 STORY/16 FEET	14 SPACES
16	16e		DRIVE THRU BANK	7.8295	AC	150	GFA	SEE NOTE 1	1 STORY/16 FEET	1 SPACE, 8 STACKING	150	GFA	SEE NOTE 1	1 STORY/16 FEET	1 SPACE, 8 STACKING
16	16 (Alt)		OFFICE	7.8295	AC	102,177	GFA	0.30	4 STORY/ 60 FEET	312 SPACES	94,000	GFA	0.28	4 STORY/ 60 FEET	300-385 SPACES
22C/23A				2.0223	AC										
PREVIOUSLY DEDICATED RIGHT OF WAY				6.0300	AC										
Total	Total			99.2800	AC	2,993,037	GFA	0.69			3,027,120		0.70	SEE NOTE 1	
Total	(Alt.)					3,022,200	GFA	0.70			3,027,120		0.70	SEE NOTE 1	

NOTES:

1. FINAL GROSS FLOOR AREAS FOR BUILDINGS AND FLOOR AREA RATIOS (FAR) SHALL BE DETERMINED AT TIME OF FDP. OVERALL SITE SHALL NOT EXCEED THE PREVIOUSLY APPROVED FAR OF 0.70.

2. DENSITY CREDIT FOR PARCEL22C/23A IS SUBJECT TO EXISTNG PROFFERS ASSOCIATED WITH PCA 86-C066.

3. ONE BUILDING IS PROPOSED IN PARCEL 1B2 WITH THIS APPLICATION.

4. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP BUILDING 8 AT A LESSER GFA (150,000-200,000). IF BUILDING 8 IS DEVELOPED WITH A GFA LESS THAN 200,000 OF GFA, THE UNUSED GFA MAY BE REALLOCATED TO THE UNDEVELOPED PORTIONS OF DULLES CORNER.

REVISIONS
12/11/98 ADD SHEET 2A
2/16/99
3/3/99
3/17/99
4/5/99

SURVEY
DESIGN D. STEIGLER
DRAWN R. RUST
CHECKED S. GLEASON

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4501 Daly Drive • Chantilly, Virginia 20151
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DATE OCTOBER 1998
SCALE HORZ: N/A
VERT:
SEAL COMMONWEALTH OF VIRGINIA 32333 LICENSE NO. 8521 PROFESSIONAL ENGINEER

NOTES & TABULATIONS

PROJECT
DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 0962-0202
CADD 0962NTBS.DWG
SHEET 2 OF 8

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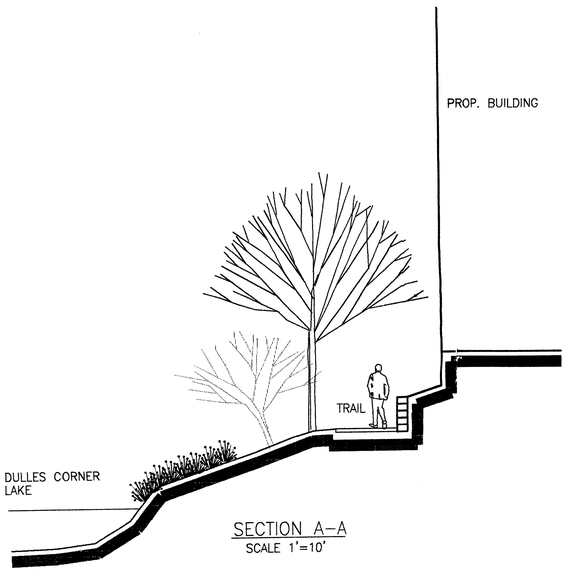
LANDSCAPE NOTES:

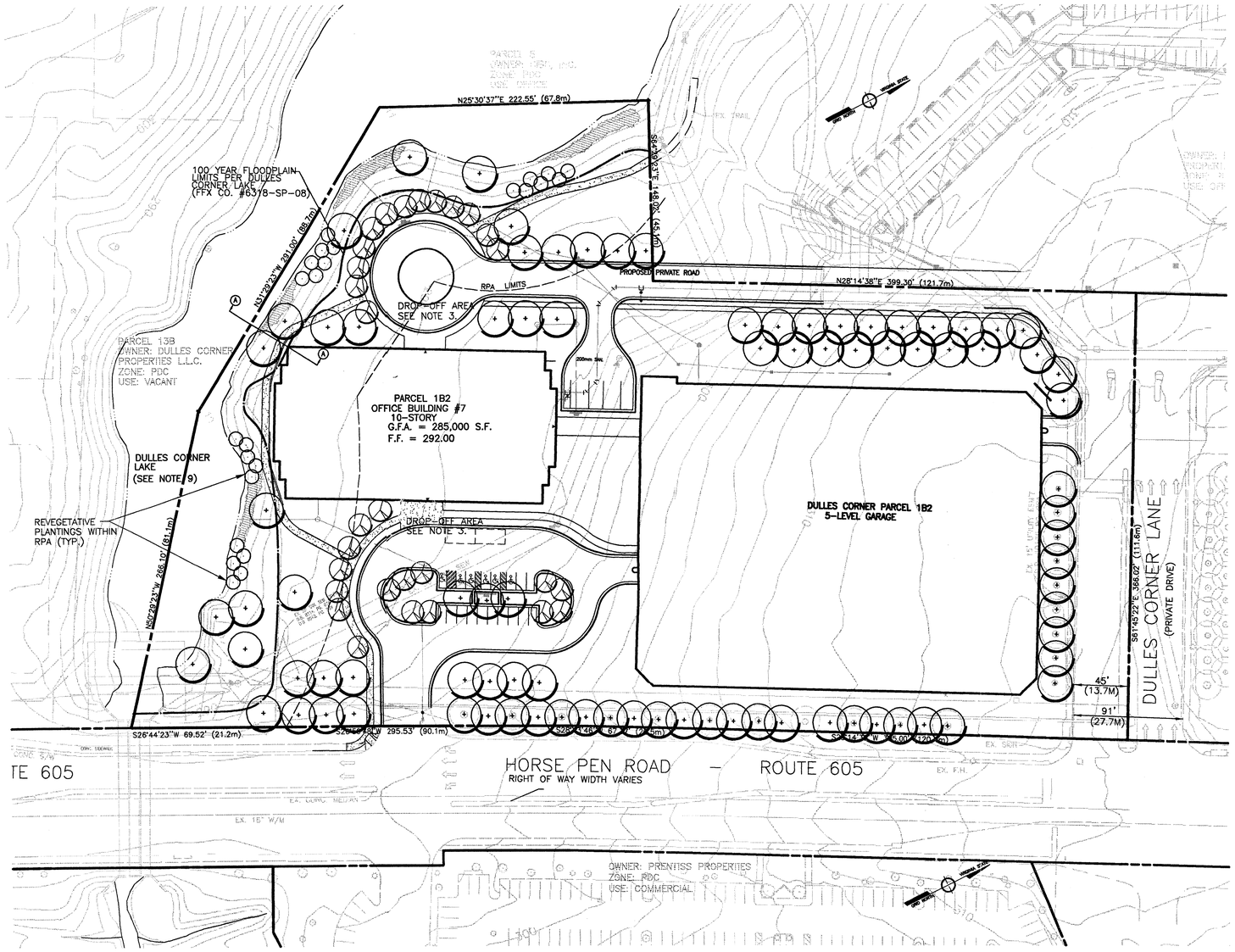
1. THE LANDSCAPE DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND REPRESENTS MINIMUM QUANTITIES. THE APPLICANT RESERVES THE OPTION TO REFINE THIS PLAN BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN. THIS PLAN REPRESENTS THE GENERAL APPEARANCE AND CHARACTER THAT THE FINAL DESIGN SHALL ACHIEVE. 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 THE LIKE.



SECTION A-A
SCALE 1'=10'



LANDSCAPE LEGEND

TREE TYPE	SPECIES (TYP.)	SIZE (TYP.)
• SHADE TREE	RED MAPLE GREEN ASH WILLOW OAK TULIP TREE WILLOW OAK HONEY LOCUST JAPANESE ZELKOVA	2"-2 1/2" CALIPER (MIN. 4 FT. BRANCHING HT.)
• ORNAMENTAL TREE	FLOWERING CRABAPPLE DOGWOOD CHERRY CRAPE MYRTLE	1 1/2"-2" CALIPER
• EVERGREEN TREE	JAPANESE BLACK PINE LEYLAND CYPRESS SPRUCE WHITE PINE	6'-7' HEIGHT
• REVEGETATIVE PLANTINGS	SHADBLOW REDTWIG DOGWOOD VIBURNUMS	6'-7' HEIGHT 3'-4' HEIGHT 3'-4' HEIGHT
• GROUNDCOVER	ORNAMENTAL GRASSES PERENNIALS LOW GROWING EVERGREENS	1'-3' HEIGHT 1'-3' HEIGHT 1'-3' HEIGHT

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REVISIONS
12/11/98 ADD SHEET 2A
2/16/99
3/3/99
3/17/99
4/5/99

SURVEY: BY OTHERS
DESIGN: NORITAKE
DRAWN: K.DAVIS
CHECKED: D.STEIGLER

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4501 Daly Drive • Chantilly, Virginia 20151
(703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0766

DATE: OCTOBER 1998
SCALE: HORZ: 1"=50' VERT:
SEAL: COMMONWEALTH OF VIRGINIA — JOHN W. McCLELLAN — LICENSE No. 8521 — PROFESSIONAL ENGINEER — 3/23/99

LANDSCAPE PLAN
PROJECT: DULLES CORNER BUILDING 7
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0962-0202
CADD: 0962LS1.DWG
SHEET: 3 OF 8

G:\PROJECT\PLAN\0962\parcel7\0962LS1.DWG Mon Mar 22 10:37:58 1999 PROT02

NOTES - (SEE ALSO NOTES ON SHEET 2)
BUILDINGS 7-1 AND 7-2

1. THE PURPOSE OF THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN IS TO REVISE THE CONCEPTUAL DEVELOPMENT PLAN ASSOCIATED WITH CDPA 86-C-029-5.

2. THE PROPERTY CONSISTS OF 7.4756 ACRES (325,637 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)) PARCEL 1B2.

3. ONE OFFICE BUILDING AND ONE ATTACHED PARKING STRUCTURE ARE PROPOSED. THE REQUESTED FAR IS 0.88. REFER TO THE CONCEPTUAL SITE SUMMARY ON SHEET 2 FOR FURTHER INFORMATION ON FAR.

4. THE PRIMARY USE OF THE BUILDING SHALL BE OFFICE. 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.

5. THE MAXIMUM HEIGHT OF THE BUILDING SHALL BE 150 FEET (175 FEET INCLUDING THE PENTHOUSE.) THE MAXIMUM HEIGHT OF THE PARKING GARAGE SHALL BE 60 FEET.

6. 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 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.

7. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.

8. 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.

9. STORM WATER DETENTION AND WATER QUALITY TREATMENT (BMP) REQUIREMENTS ARE MET BY THE EXISTING WET POND, DULLES CORNER LAKE (FFX CO. #6180-SP-08), SHOWN ON THE PLAN.

10. 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 EXCEPTION WILL BE PURSUED WITH THE SITE PLAN. THE BALLANCE OF THE SITE IS CLASSIFIED AS A RMA.

11. 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.

12. THE APPLICANTS CERTIFY THAT THEY WILL OBTAIN ALL WETLANDS PERMITS REQUIRED BY LAW PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

13. ALL EASEMENTS WITH A WIDTH OF 25 FEET OR MORE ARE SHOWN ON THE PLAT. ALL MAJOR UNDERGROUND UTILITY EASEMENTS ARE SHOWN.

14. 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.

15. THERE ARE NO EXISTING BUILDINGS ON SITE. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES, INCLUDING VEGETATION, DESERVING OF PRESERVATION ON SITE.

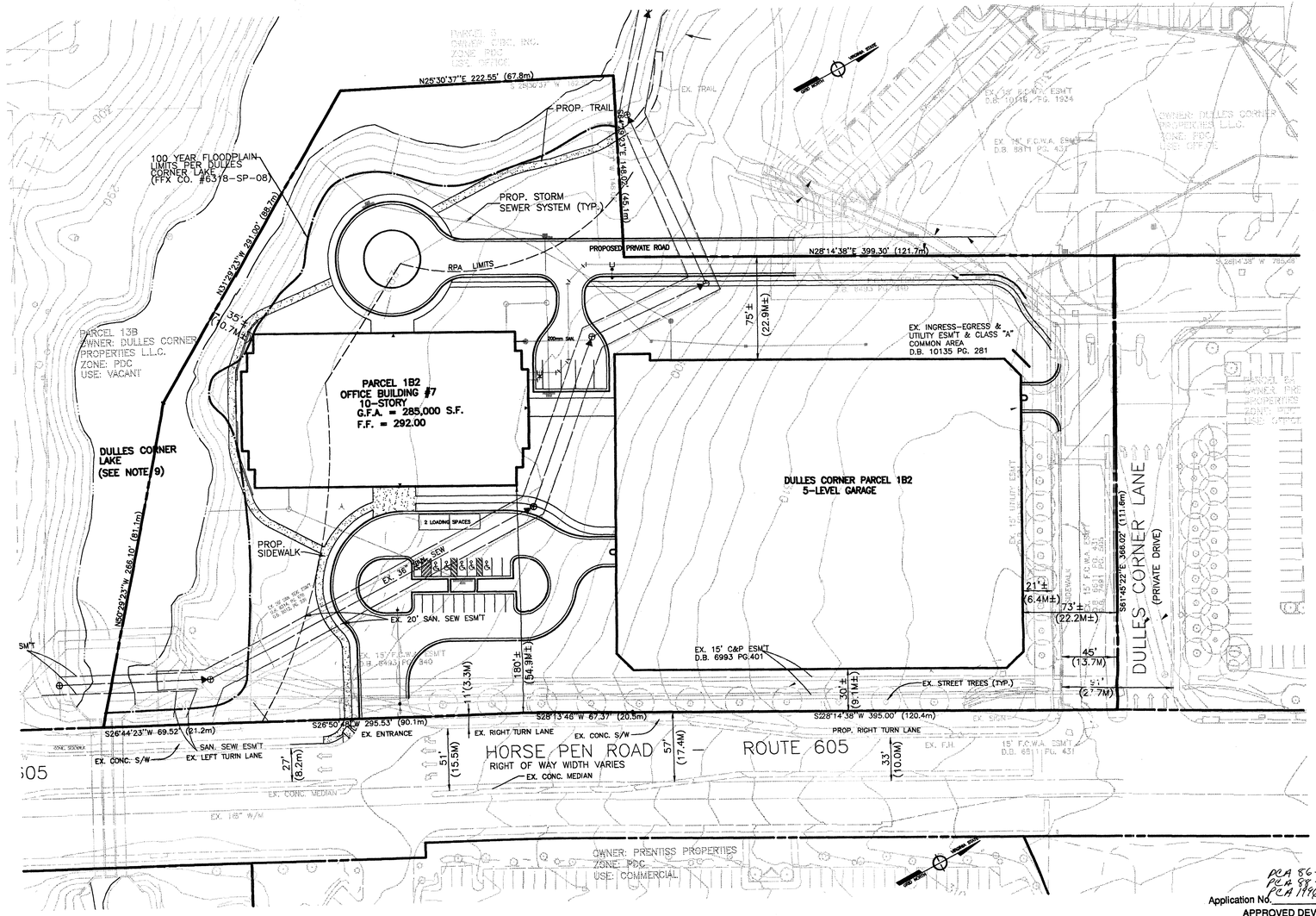
16. THE PROPOSED USES ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS WITH EXCEPTION OF A REQUEST FOR A REAFFIRMATION OF THE PREVIOUS APPROVAL FROM THE BOARD TO USE PEDESTRIAN SCALE STREET LIGHTS IN LIEU OF THE STANDARD STREET LIGHT ALONG HORSE PEN ROAD.

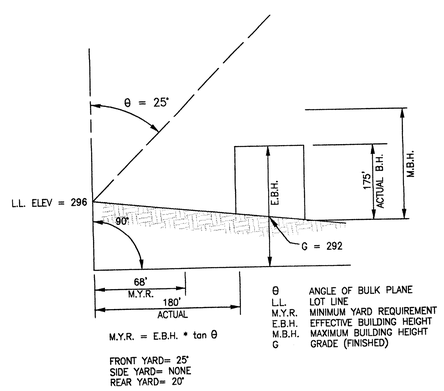
17. BASED ON PRELIMINARY GRADING STUDIES, THE ENTIRE SITE IS SUBJECT TO CLEARING AND GRADING.

18. 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.

19. THE APPLICANT WILL COMPLY WITH ALL FEDERAL AVIATION ADMINISTRATION GUIDELINES REGARDING HEIGHT.

20. THE DEVELOPMENT SCHEDULE SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.





DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)

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

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED 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
- LIMITS OF CLEARING & GRADING (LOG)
- E Q C — EQC
- 100 YEAR FLOOD PLAIN — 100 YR FP
- SIDEWALK/TRAIL

TABULATIONS:

EXISTING ZONING	PDC
PROPOSED ZONING	PDC
SITE AREA (NO RIGHT OF WAY DEDICATION IS PROPOSED)	7.4756 AC. (325,637 SF)
OPEN SPACE PROVIDED	3.73±AC. (134,300± SF) OR 50%
PROPOSED USE	OFFICE
PROPOSED SQUARE FOOTAGE	285,000 SF (SEE NOTE #3)
FLOOR AREA RATIO	.88 (SEE NOTE #3)
MAXIMUM BUILDING HEIGHT	150 FEET (175' W/ PENTHOUSE)
NUMBER OF STORIES	TEN (10)
YARD REQUIREMENTS	SETBACKS AS SHOWN ON THE FDP (SEE BULK PLANE DETAIL THIS SHEET)
TREE COVER	10% MIN.
PARKING SPACES REQUIRED	848 SPACES
PROVIDED	940 SPACES (SEE NOTE #6)
LOADING SPACES REQUIRED	5 SPACES

PCA 86-C-029-7
PCA 88-C-066-3
PCA 1996-HM-044
Application No. Staff Meghuss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/15/99
Date of (BOS) (PC) approval 4/26/99; PC 4/14/99
Sheet 4 of 8
Dev Conds. 4/12/99

REVISIONS
12/11/98 ADD SHEET 2A
2/16/99
3/3/99
3/17/99
4/5/99

SURVEY: BY OTHERS
DESIGN: R.NORITAKE
DRAWN: K.DAVIS
CHECKED: D.STEIGLER

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DATE: OCTOBER 1998
SCALE: HORZ: 1"=50' VERT:
SEAL: COMMONWEALTH OF VIRGINIA — LICENSE No. 8521 — PROFESSIONAL ENGINEER — 3/23/99

CDPA/FDPA
PROJECT: DULLES CORNER BUILDING 7
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0962-0202
CADD: 0962CDP2.DWG
SHEET: 4 OF 8

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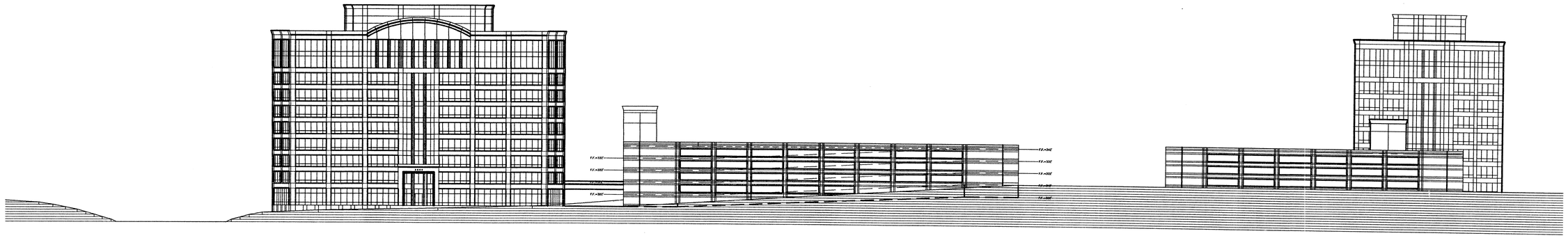
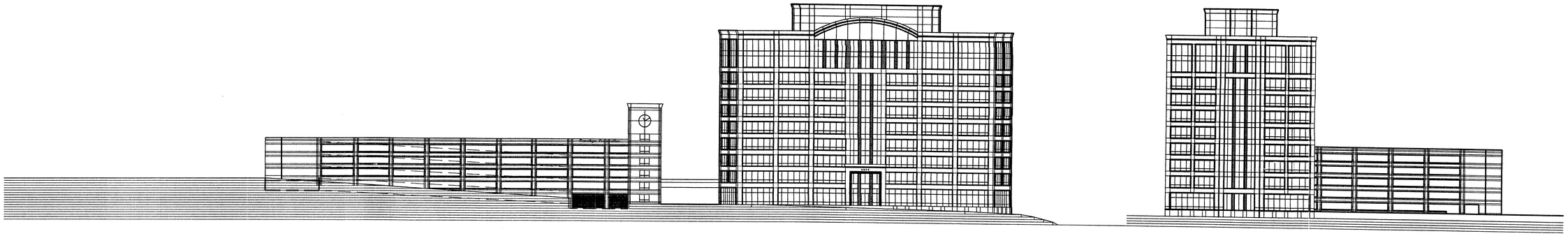


EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

PARCEL 7

DULLES CORNER

NORITAKE ASSOCIATES
ALEXANDRIA, VIRGINIA

NOT TO SCALE

AUGUST 31, 1998

NOTE: THIS CONCEPTUAL DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. IT REPRESENTS THE GENERAL APPEARANCE AND CHARACTER THAT THE FINAL ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL ACHIEVE. MINOR MODIFICATIONS TO THE DETAILS AND THE FINAL DESIGN MAY BE REQUIRED AS THE FINAL CONSTRUCTION DOCUMENTS ARE DEVELOPED.

REVISIONS

12/11/98 ADD SHEET 2A
2/16/99
3/3/99
3/17/99
4/5/99

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SCALE: HORZ: NOT TO SCALE
VERT:

SEAL

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

ARCHITECTURAL ELEVATIONS

PROJECT: DULLES CORNER BUILDING 7
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0962-0202

CADD: 0962ELV7

SHEET: 5 OF 8

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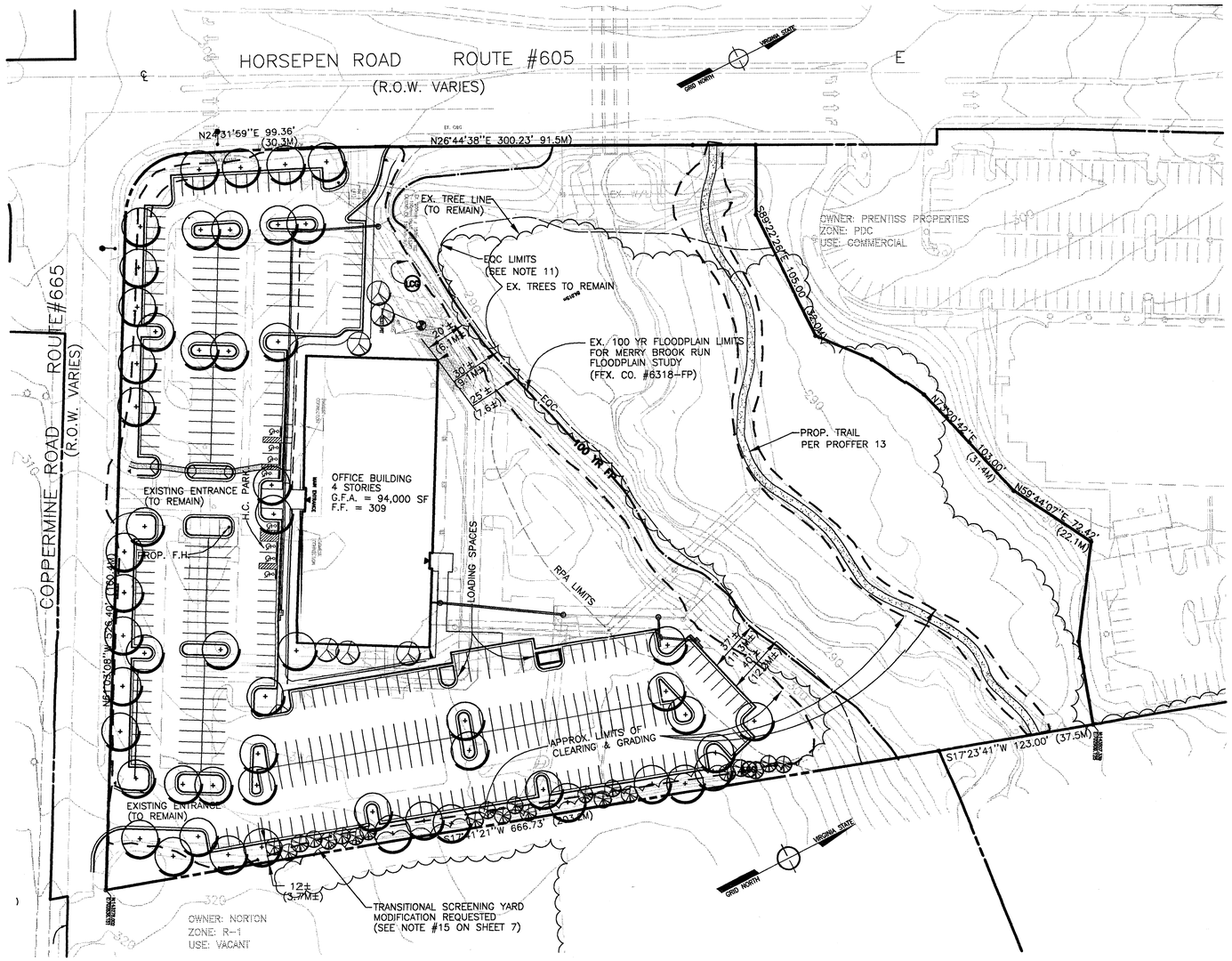

LANDSCAPE NOTES:

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 THE LIKE.

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	JAPANESE BLACK PINE LEYLAND CYPRESS SPRUCE WHITE PINE	6'-7' HEIGHT

REVISIONS
12/11/98 ADD SHEET 2A
2/16/99
3/3/99
3/17/99
4/5/99

SURVEY: BY OTHERS
DESIGN: NORITAKE
DRAWN: S. MYHRE
CHECKED: D.STEIGLER

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DATE: OCTOBER 1998
SCALE: HORZ: 1"=50' VERT:
SEAL: COMMONWEALTH OF VIRGINIA — 3/23/99 — LICENSE NO. 8521 — PROFESSIONAL ENGINEER

LANDSCAPE PLAN

PROJECT: DULLES CORNER BUILDING 16
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0962-0202
CADD: 0962LS1.DWG
SHEET: 6 OF 8

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NOTES - (SEE ALSO NOTES ON SHEET 2)
BUILDING 16

1. THE PURPOSE OF THIS FINAL DEVELOPMENT PLAN AMENDMENTS TO PROVIDE FURTHER DETAIL FOR THE DEVELOPMENT SHOWN ON THE CONCEPTUAL DEVELOPMENT PLAN AMENDMENT - OFFICE ALTERNATIVE ASSOCIATED WITH CDPA 86-C-029-5.

2. THE PROPERTY CONSISTS OF 7.8295 ACRES (341,053 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)) PARCEL 16.

3. ONE OFFICE BUILDING IS PROPOSED. THE REQUESTED FAR IS 0.28. REFER TO THE CONCEPTUAL SITE SUMMARY ON SHEET 2 FOR FURTHER INFORMATION ON FAR.

4. THE PRIMARY USE OF THE BUILDING SHALL BE OFFICE. 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.

5. THE MAXIMUM HEIGHT OF THE BUILDING SHALL BE 60 FEET (85 FEET INCLUDING THE PENTHOUSE.)

6. PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE SECTION 11-102. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF ZONING ORDINANCE REQUIREMENTS, OR LESS THAN PROPOSED, PROVIDED THAT THE MINIMUM OPEN SPACE SHOWN IS NOT REDUCED.

7. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.

8. 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.

9. STORM WATER DETENTION AND WATER QUALITY TREATMENT (BMP) REQUIREMENTS ARE MET BY THE EXISTING, WET POND, DULLES CORNER LAKE (FFX CO. #6180-SP-08), LOCATED WITHIN DULLES CORNER ON THE WEST SIDE OF HORSE PEN ROAD. THE EXISTING STORM SEWER SYSTEM WILL BE MODIFIED TO CONVEY THE STORM WATER TO MERRY BROOK RUN.

10. A 1998 WETLANDS ANALYSIS DETERMINED THAT NO WETLANDS ARE PRESENT ON THE SITE. THE APPLICANTS CERTIFY THAT THEY WILL OBTAIN ALL WETLANDS PERMITS REQUIRED BY LAW PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES. RESOURCE PROTECTION AREAS (RPA) EXIST ON SITE, AS SHOWN. PROPOSED IMPROVEMENTS SHOWN WITHIN THE RPA HAVE BEEN PREVIOUSLY ALTERED AND DISTURBED (CLEARED, GRADED, AND PARKING LOT CONSTRUCTED) IN 1990. NO NEW RPA ENCROACHMENT IS PROPOSED. THE BALANCE OF THE SITE IS CLASSIFIED AS A RESOURCE MANAGEMENT AREA.

11. THE ENVIRONMENTAL QUALITY CORRIDOR (EQC) SHOWN REFLECTS THE PREVIOUSLY DISTURBED AREAS MENTIONED IN NOTE #10.

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 APPLICANTS' 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, HOWEVER, THE SITE WAS DEVELOPED IN 1990 RESULTING IN EXISTING PARKING, BUILDING PADS AND UTILITIES. THE EXISTING VEGETATION AND MERRYBROOK RUN STREAM VALLEY AND THE EXISTING VEGETATION WITHIN THE FLOOD PLAIN WILL BE PRESERVED.

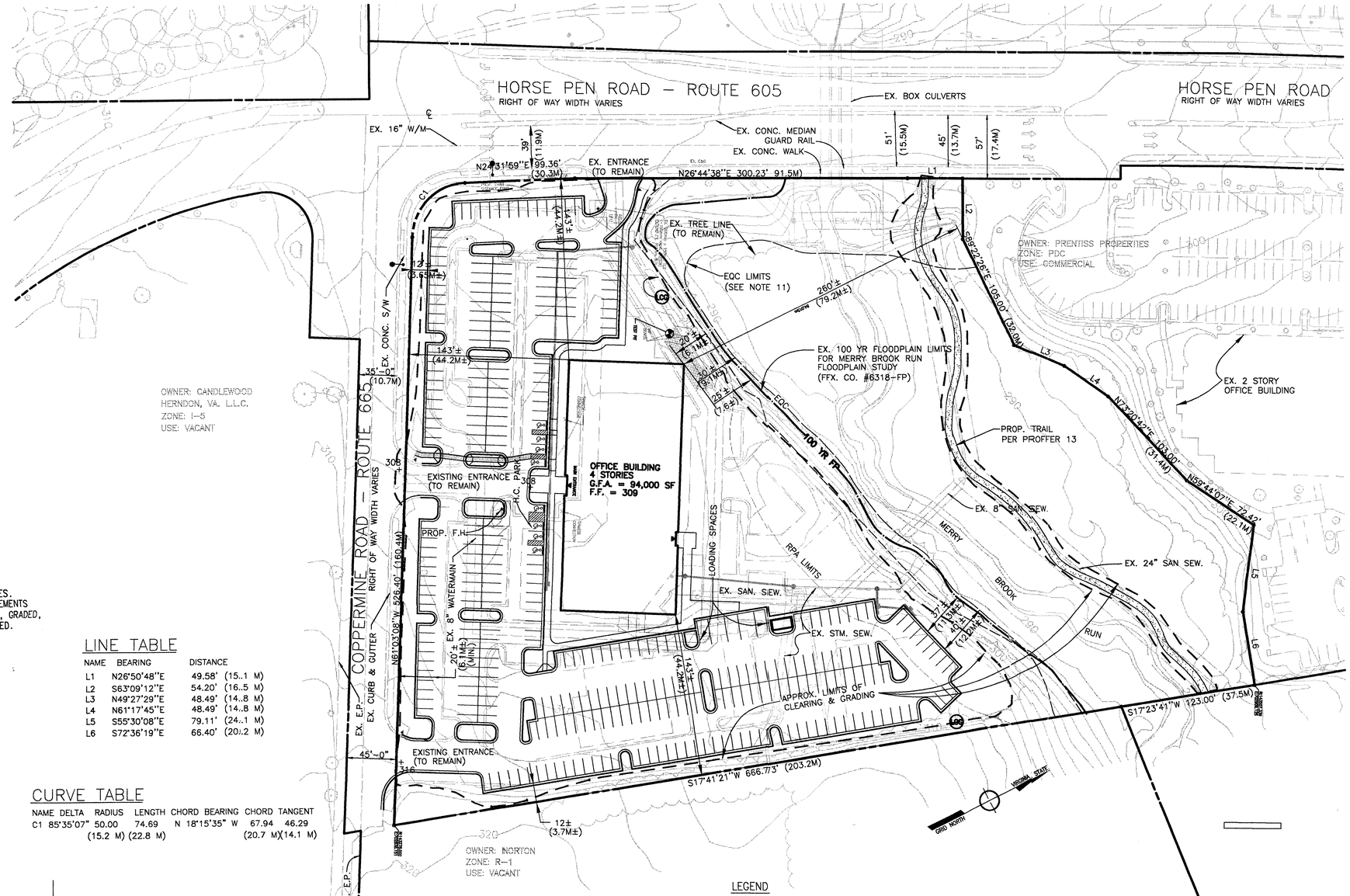
15. THE PROPOSED USES ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS, WITH THE EXCEPTION OF A TRANSITIONAL SCREENING YARD REQUIREMENT ALONG THE EASTERN BOUNDARY. THE APPLICANT REQUESTS REAFFIRMATION OF THE PREVIOUSLY APPROVED MODIFICATION TO THE TRANSITIONAL SCREENING AND YARD REQUIREMENT WHERE ADJACENT TO RESIDENTIALLY ZONED LAND.

16. BASED ON PRELIMINARY GRADING STUDIES, THE ENTIRE SITE IS SUBJECT TO CLEARING AND GRADING.

17. TO THE BEST OF THE APPLICANTS' 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 WILL COMPLY WITH ALL FEDERAL AVIATION ADMINISTRATION GUIDELINES REGARDING HEIGHT.

19. THE DEVELOPMENT SCHEDULE SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.

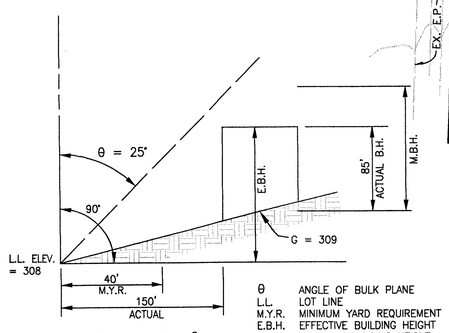


LINE TABLE

NAME	BEARING	DISTANCE
L1	N26°50'48"E	49.58' (15..1 M)
L2	S63°09'12"E	54.20' (16..5 M)
L3	N49°27'29"E	48.49' (14..8 M)
L4	N61°17'45"E	48.49' (14..8 M)
L5	S55°30'08"E	79.11' (24..1 M)
L6	S72°36'19"E	66.40' (20..2 M)

CURVE TABLE

NAME	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	85°35'07"	50.00 (15.2 M)	74.69 (22.8 M)	N 18°15'35" W	67.94 (20.7 M)	46.29 (14.1 M)



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
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

LEGEND

EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
EXISTING SIDEWALK
PROPOSED 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
LIMITS OF CLEARING & GRADING
E Q C — EQC
100 YEAR FLOOD PLAIN — 100 YR FP
SIDEWALK/TRAIL

TABULATIONS:

EXISTING ZONING	PDC
PROPOSED ZONING	PDC
SITE AREA (NO RIGHT OF WAY DEDICATION IS PROPOSED)	7.830 AC. (341,092 SF)
OPEN SPACE PROVIDED	4.1±AC. 180,000± SF) OR 53±%
PROPOSED USE	OFFICE
PROPOSED SQUARE FOOTAGE	94,000 SF
FLOOR AREA RATIO	0.28 (SEE NOTE #5)
MAXIMUM BUILDING HEIGHT	60 FEET (85 FEET INCLUDING PENTHOUSE)
NUMBER OF STORIES	FOUR (4) PLUS PENTHOUSE
YARD REQUIREMENTS	SETBACKS AS SHOWN ON THE FDP (SEE BULK PLANE DETAIL SHEET #2)
TREE COVER	10% MIN.
PARKING SPACES REQUIRED	282 SPACES
PROVIDED	341 SPACES (SEE NOTE #6)
LOADING SPACES REQUIRED	5 SPACES
PROVIDED	5 SPACES

REVISIONS
12/11/98 ADD SHEET 2A
2/16/99
3/3/99
3/17/99
4/5/99

SURVEY: BY OTHERS
DESIGN: NORITAKE ASSOC
DRAWN: R. RUST
CHECKED: D.STEIGLER

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SEAL: COMMONWEALTH OF VIRGINIA — DAVID W. STEIGLER — 3/23/99 — LICENSE NO. 8521 — PROFESSIONAL ENGINEER

FINAL DEVELOPMENT PLAN
PROJECT: DULLES CORNER BUILDING 16
DISTRICT, FAIRFAX COUNTY, VIRGINIA

JOB: 0962-0202
CADD: 0962FDP1.DWG
SHEET: 7 OF 8

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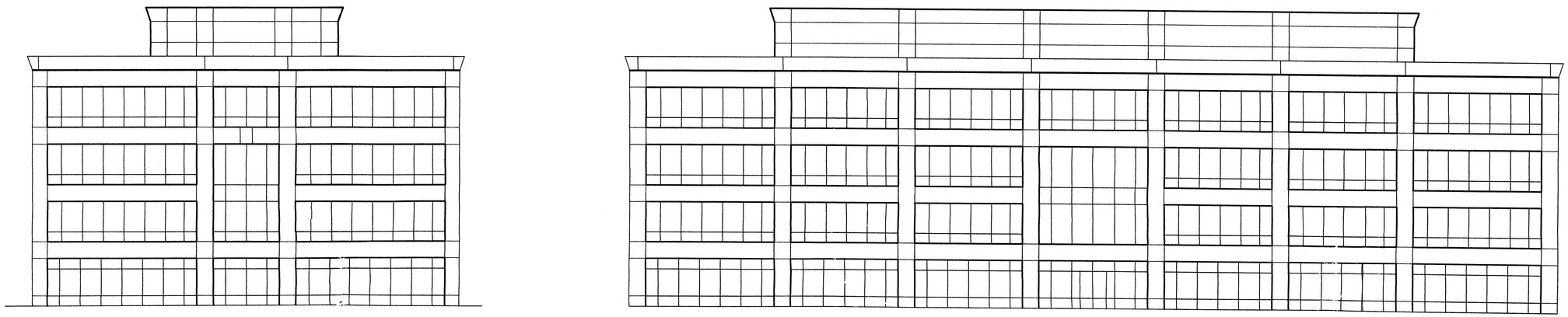

PARCEL 16

DULLES CORNER

NORITAKE ASSOCIATES
ALEXANDRIA, VIRGINIA

NOT TO SCALE

AUGUST 31, 1998

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DATE: OCTOBER 1998

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VERT:

SEAL: COMMONWEALTH OF VIRGINIA — JOHN W. LEBLANC — 3/23/99 — LICENSE NO. 8521 — PROFESSIONAL ENGINEER

ARCHITECTURAL ELEVATIONS

PROJECT: DULLES CORNER BUILDING 16
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0962-0202

CADD: 0962EL16.DWG

SHEET: 8 OF 8

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