1861 INTERNATIONAL DRIVE
PROFFER CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/
FINAL DEVELOPMENT PLAN AMENDMENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA
Application No. 85-P-038-2 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)*
SEE PROFFERS DATED 5-7-99
Date of (BOS) (PC) approval 5-24-99
Sheet 1 of 3
* FDP Development Conditions Due Date: 3/24/99

GENERAL NOTES

1. The property delineated on this Plat is located on Tax Assessment Map No. 39-1 ((1)) parcel 1A and is now in the name of Tysons Corner Property LLC successor to Lehndorff Tysons Property Joint Venture as recorded in Deed Book 9323 page 1146 of the Land Records of Fairfax County.

2. The Owner/Applicant is:
Tysons Corner Property LLC
1961 Chain Bridge Road, Suite 105
McLean, Virginia 22102

3. Boundary information was taken from a plat prepared by Patton Harris Rust & Associates, p.c., dated December 12, 1995, based on existing land records.

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

5. Topographic information is from an aerial survey by Photogrammetric Data Services, Inc.; date of photograph is September 28, 1995 and field run supplemental topo provided by PHR&A during January 1998. Contour interval is one (1) foot.

6. The subject property consists of 2.43969 acres plus 0.276 acres of R/W dedication conveyed as part of the Public Improvement Plan #7771-PI-01 for a total site area of 2.715 acres (118,306 square feet). The subject property is zoned Planned Development Commercial (PDC). The proposed development conforms to the adopted Comprehensive Plan and policies of Fairfax County. The subject property is located in Area II of the Comprehensive Plan, and falls within the limits of the Tysons Corner Urban Center, Land Unit P, Sub-Unit P-2.

7. This application requests a Proffer Condition Amendment/ Conceptual Development Plan Amendment/Final Development Plan Amendment to amend the previously approved FDP to include the option for office use, restaurant use and retail and/or additional uses on the first floor.

   Applicant reserves the right to provide up to 50 additional seats in the eating establishment, which may be located outdoors. The option to include the 50 additional seats either indoor or outdoor is at the Applicant's option.

8. The existing parking lots, sidewalks etc. are proposed to be demolished.

9. The signs provided throughout the site will be in conformance with Article 12 of the Fairfax County Zoning Ordinance. The applicant reserves the right to apply for a Comprehensive Signage Package.

10. A pedestrian circulation system in accordance with the Tysons Corner Urban Center Plan is proposed as generally shown on the plan. Walkways are proposed along Route 7 and International Drive. Also, a pedestrian connection is proposed to the existing Tysons Corner Center.

11. Limits of clearing and grading are proposed as generally shown on the plan. The adjacent properties are all commercial uses; no adverse effects prompted by the proposed development will occur.

12. To the best of our knowledge, no grave object or structure marking a place of burial is known to exist on the property.

13. The site is currently void of vegetation. Landscaping will be provided as generally shown on the plan. No transitional screening yards are required. 10% Tree Cover will be provided as required by Fairfax County.

14. Public sanitary sewer and water are available to the subject property.

15. The site is in the Difficult Run and Scotts Run watersheds. An underground stormwater management facility is proposed as generally shown on the plan. BMP requirements are proposed to be met in accordance with the Public Facilities Manual requirements. Adequate outfall is proposed into the existing storm sewer system within Tysons Corner Center; no adverse effects are expected to occur downstream due to these improvements.

16. Based on available information, there are no existing utility easements having a width of 25-feet or more on the subject property.

17. There is no 100-year floodplain on the subject property based on Fairfax County mapping. No Resource Protection Area (RPA) or Environmental Quality Corridor (EQC) exists on the subject property as per the Fairfax County Chesapeake Bay Preservation Area Maps.

18. Development of the property is proposed to commence subsequent to required Fairfax County plan processing and approvals.

19. The proposed development offers many unique design features and special amenities including a pedestrian circulation network, streetscape improvements along Route 7 and International Drive, and a pedestrian connection to the existing Tysons Corner Center mall.

20. Proposed improvements to International Drive include dedication of 33-feet from the existing right-of-way, construction of 3 northbound lanes and reconstruction of the existing raised median, as generally shown on the plan.

21. The building and parking structure footprints represented hereon are approximate. The footprints may be increased or decreased so long as the minimum open space provided in the tabulation and the minimum dimensions to the peripheral lot lines are not diminished, and the design remains in substantial conformance with the CDPA/FDPA. The applicant reserves the right to develop a lesser number of square feet than the number represented on the tabulation and increase or reduce the number of parking spaces accordingly.

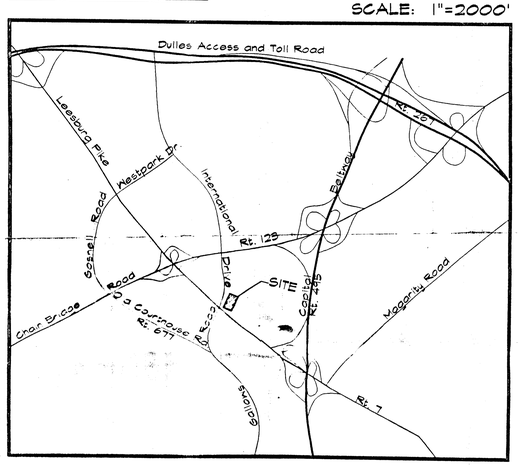
22. Minor deviations permitted by the Zoning Ordinance to the size, dimensions, footprints, and locations of the proposed buildings, parking structure, stairs, elevators, walkways, pedestrian plaza area, and utilities may result from final engineering design.

23. No hazardous or toxic substances are present on site as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in commonwealth of Virginia/Department of Waste Mangement Regulations VR 672-10-1 - Virginia Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; none are generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.

24. To the best of our knowledge, the proposed development will be in conformance with all applicable ordinaces, regulations, and adopted standards except as noted under Waivers.

VICINITY MAP

SCALE: 1"=2000'



SHEET INDEX

SHEET 1 - NOTES AND TABULATIONS
SHEET 2 - PCA/CDPA/FDPA

SITE TABULATIONS

Existing/Proposed Zoning	PDC	
Site Area	2.715 Ac	± 118,306 SF
(includes ± 12,027 SF (0.276 Ac) of R/W dedication conveyed as part of the Public Improvement Plan #7771-PI-01)		
Net Site Area	2.43969 AC	± 106,279 SF
Yards Provided		
-Front		145'
-Side		30'
-Rear		43'
	Permitted	(CDP/FDP 85-P-038)
Building Height	90'	
Maximum FAR	1.50	
Maximum Gross Floor Area 177,500 SF		
Proposed Uses		Proposed
Option A (Site Plan #7771-SP-02)		
Office		177,500 SF
Option B (with modified uses on first floor)		
Office		152,500 SF *
Eating Establishment/Retail/and/or Additional Uses		25,000 SF **
Total		177,500 SF

* Office uses in Option B may increase by up to 25,000 SF (maximum 177,500 SF) with equal reduction in proposed space in Eating Establishment, Retail, and/or Additional Uses SF on the first floor.

** Eating Establishment not to exceed 10,000 GSF
Retail/Additional Uses not to exceed 15,000 GSF
Total Uses on First Floor shall not exceed 25,000 SF

OPEN SPACE TABULATIONS

OPEN SPACE REQUIRED: 37% PER CDP/FDP
OPEN SPACE PROVIDED: 52%

WAIVERS

Applicant requests re-affirmation of formerly approved waivers associated with the previously approved CDP/FDP dated 3/87.

1. A waiver of the service drive along Rt. 7.
2. A waiver of normal County stormwater detention requirements for the subject property to allow for an off-site stormwater detention facility under the condition that a stormwater detention agreement is executed with present and future owners.
3. A waiver of the 8' trail requirements along Rt. 7 and International Drive.
4. A waiver of the right-of-way dedication and construction of the interchange at the intersection of International Drive, Rt. 7, and Gallows Road.

PARKING TABULATIONS

OFFICE
PARKING REQUIRED: 125,000 SF of gross floor area or more:
2.6 spaces per 1000 SF of gross floor area

Proposed Uses:	OPTION A	OPTION B
177,500 GFA @ 2.6 spaces/1000	462 spaces	
152,500 GFA @ 2.6 spaces/1000		397 spaces

FIRST FLOOR ADDITIONAL USES:
EATING ESTABLISHMENT
PARKING REQUIRED: 1 space per 4 seats plus 1 space per 2 employees where seating is at tables and 1 space per 2 seats plus 1 space per two employees where seating is at a counter

RETAIL AND/OR ADDITIONAL USE
PARKING REQUIRED: Parking requirements will be provided in accordance with Article 11 of the zoning ordinance.

1st Floor Eating Establishment (250 seats/25 employes)	76 spaces
(50 optional outdoor cafe seats)	13 spaces
1st Floor Retail Space and/or Additional Uses (15,000 SF space maximum)	71 spaces
Total 1st Floor Parking Required: (See Office)	160 spaces

	OPTION A	OPTION B
TOTAL PARKING REQUIRED	462 SPACES	557 SPACES
TOTAL PARKING PROVIDED	643 SPACES	643 SPACES

LOADING SPACES REQUIRED:
Office-Standard C-1 space for the first 10,000 SF of gross floor area, plus 1 space for each additional 20,000 SF or major fraction thereof. In no instance shall more than 5 off-street loading spaces be required for a given use or building except as may be determined by the Director.

177,500 SF GFA= 5 spaces (max.)

Eating Establishment-Standard D- 1 space for the first 10,000 SF of gross floor area, plus 1 space for each additional 25,000 SF or major fraction thereof. In no case shall more than 5 off-street loading spaces be required for a given use or building except as may be determined by the Director.

10,000 SF GFA=1 space

Retail and/or Additiona Uses-Standard B-1 space for the first 10,000 SF of gross floor area, plus one space for each additional 15,000 SF or major fraction thereof.

15,000 SF GFA=1 space

TOTAL LOADING REQUIRED	7 SPACES
TOTAL LOADING PROVIDED	5 SPACES (MAX. per Sect 11-202.15)

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAY 7 1999
ZONING EVALUATION DIVISION

NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APPROVED	DATE
1	Revised per County comments	10/12/98				
2	Revised per County comments	3/1/99				
3	Revised per County comments	3/10/99				

REVISION

PROFESSIONAL SEAL

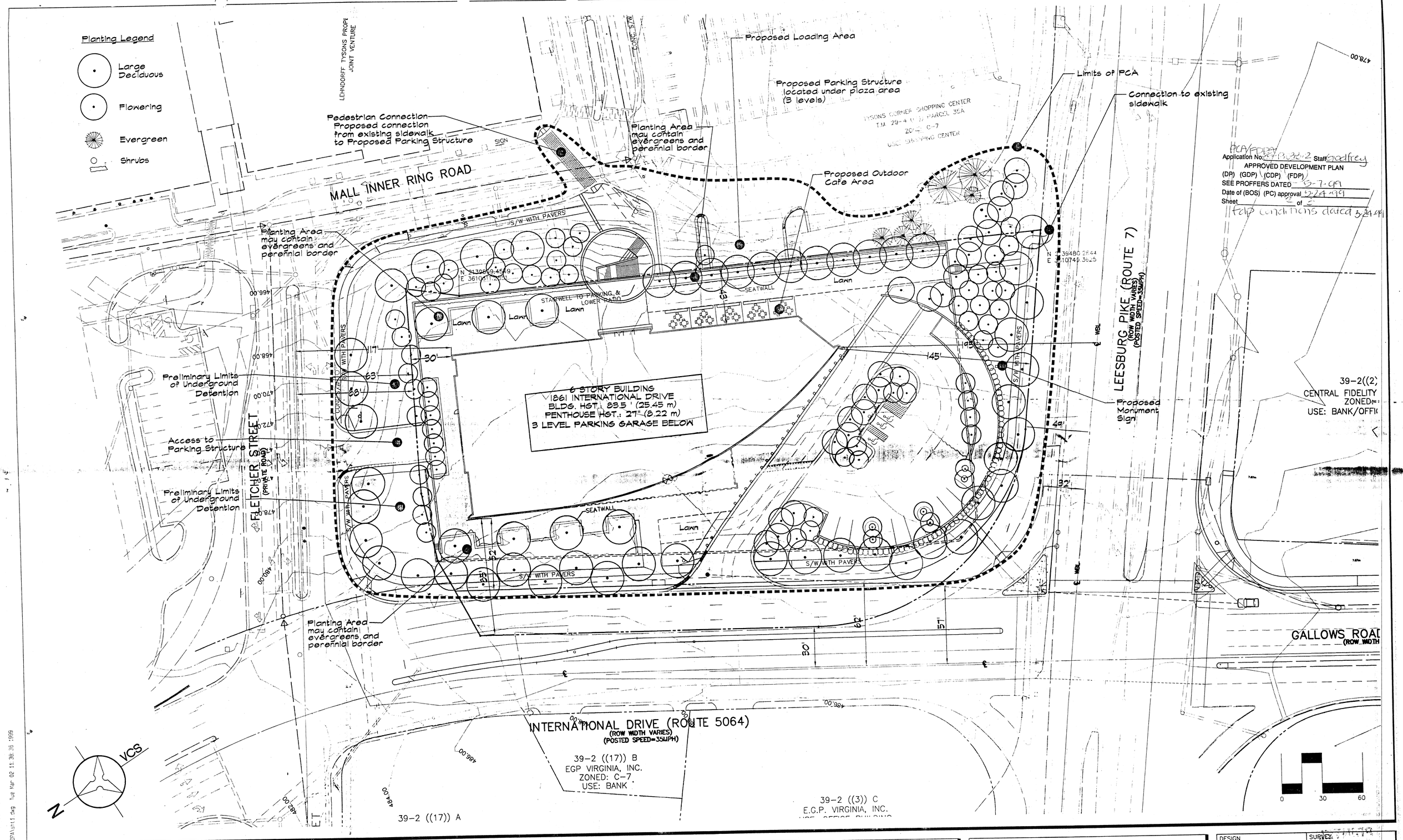
PROJECT
1861
INTERNATIONAL DRIVE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA.

TITLE
NOTES AND TABULATIONS

PHR&A
Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects
14532 Lee Road
Chantilly, Virginia 20151 1679
703-449-6700
Offices:
Fairfax, Va.
Bridgewater, Va.
Leesburg, Va.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.
Woodbridge, Va.

DESIGN	GMH	SURVEY	PHR&A
DRAWN	GMH	DATE	7/98
CHECKED	SSW	SCALE	N/A
SHEET	1 OF 3	FILE NO.	4256-2-4

X:\PROJECT\04256\2-4\Planning\CDPA\cover.dwg Thu Mar 18 09:45:41 1999



PCA/FDPA
Application No. 86-P-032-2 Staff: Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-7-99
Date of (BOS) (PC) approval 5-24-99
Sheet 2 of 2
Field conditions dated 5-24-99

NO.	DESCRIPTION	DATE	REVS'D	RFVW'D	APPROVED	DATE
1	Revised per County comments	10/12/98				
2	Revised per County comments	3/1/99				

REVISION

PROFESSIONAL SEAL

PROJECT

1861
INTERNATIONAL DRIVE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA.

TITLE

PCA/CDPA/FDPA

PHR&A
Patton Harris Rust & Associates, pc.
Engineers, Surveyors, Planners, Landscape Architects
14532 Lee Road
Chantilly, Virginia 20151-1679
703 449-8700

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

DESIGN	GMH	SURVEY	PHR&A
DRAWN	GMH	DATE	9/98
CHECKED	SSW	SCALE	1"=30'
SHEET	2 OF 3	FILE NO.	4256-2-4

PROJECT:04256\2-2\Planning\CDPA\sh1.1.dwg Tue Mar 02 11:36:36 1999

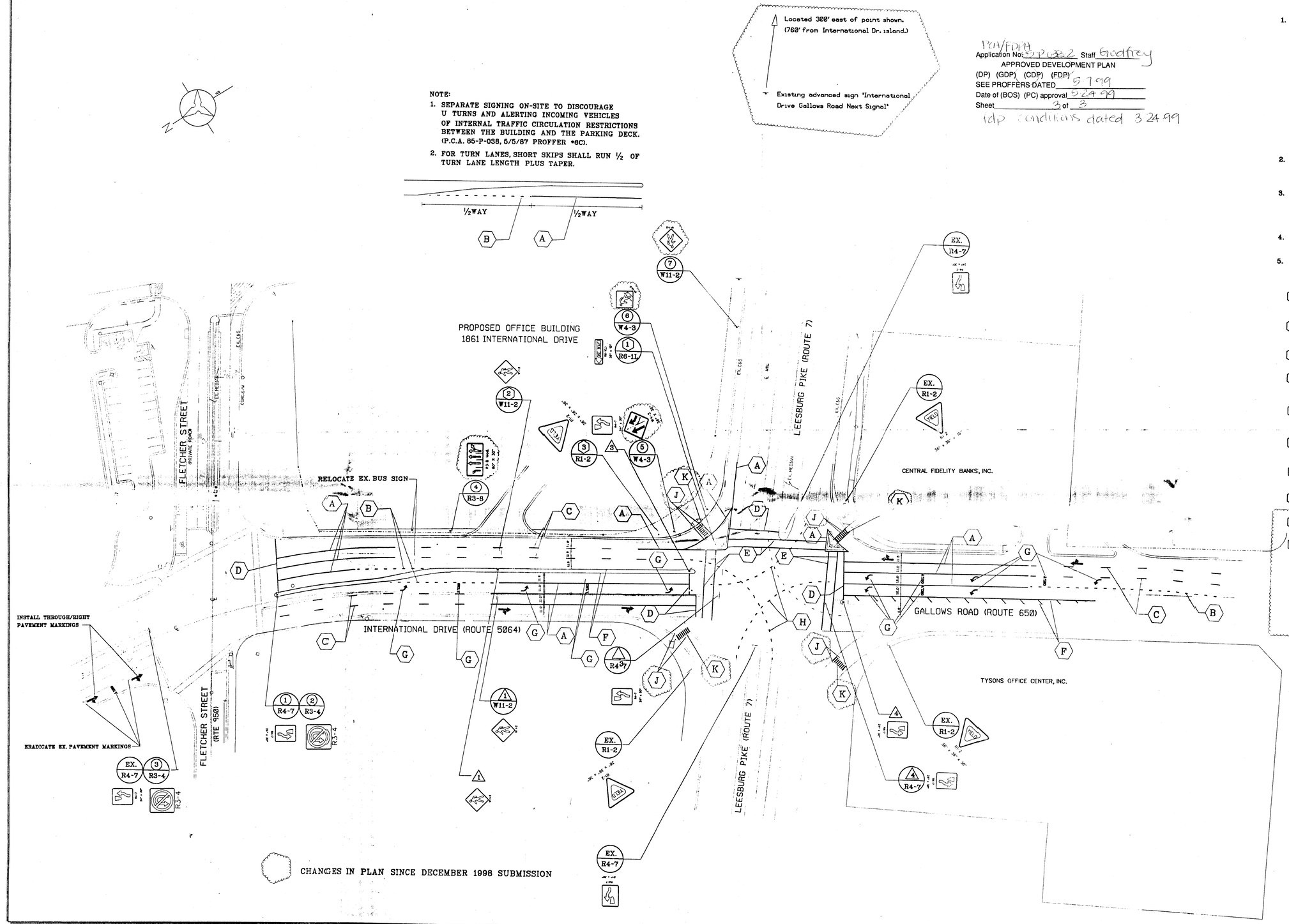
Located 300' east of point shown.
(760' from International Dr. island.)

Existing advanced sign "International Drive Gallows Road Next Signal"

PCA/FDPA
Application No: 97-P-032-2 Staff: Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5 7 99
Date of (BOS) (PC) approval 5 24 99
Sheet 3 of 3
tdp conditions dated 3 24 99

NOTE:

1. SEPARATE SIGNING ON-SITE TO DISCOURAGE U TURNS AND ALERTING INCOMING VEHICLES OF INTERNAL TRAFFIC CIRCULATION RESTRICTIONS BETWEEN THE BUILDING AND THE PARKING DECK. (P.C.A. 85-P-038, 5/5/87 PROFFER #8C).
2. FOR TURN LANES, SHORT SKIPS SHALL RUN ½ OF TURN LANE LENGTH PLUS TAPER.



PAVEMENT MARKING NOTES

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERETO:
   - A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, USDOT AND STANDARD HIGHWAY SIGNS, USDOT
   - B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   - C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS
   - D. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE STANDARDS PM-1, PM-3, PM-4, PM-5.
2. ANY EXISTING PAVEMENT MARKINGS WHICH WILL CONFLICT WITH PROPOSED PAVEMENT MARKINGS SHALL BE COMPLETELY ERADICATED.
3. NEW SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED ABOVE.
4. LIMITS SHOWN OF NEW MARKINGS ARE APPROXIMATE AND MAY BE MODIFIED IN THE FIELD.
5. EXISTING SIGNS ARE SHOWN FOR INFORMATION ONLY.

PAVEMENT MARKING LEGEND

- (A) TYPE B, CLASS I, WHITE PAVEMENT MARKING REQ'D, 4" WIDTH, LENGTH AS SHOWN ON PLAN.
- (B) TYPE B, CLASS I WHITE PAVEMENT MARKING REQ'D, 4" WIDTH , 2' STRIPE, 10' GAP.
- (C) TYPE B, CLASS I WHITE PAVEMENT MARKING REQ'D, 4" WIDTH, 10' STRIPE, 30' GAP.
- (D) TYPE B, CLASS I, WHITE PAVEMENT MARKING REQ'D, 24" WIDTH, LENGTH AS SHOWN ON PLAN.
- (E) TYPE B, CLASS I, WHITE PAVEMENT MARKING REQ'D, 6" WIDTH, LENGTH AS SHOWN ON PLAN.
- (F) TYPE B, CLASS I, YELLOW PAVEMENT MARKING REQ'D, 4" WIDTH, LENGTH AS SHOWN ON PLAN.
- (G) PAVEMENT MESSAGE MARK
- (H) TYPE B, CLASS I WHITE PAVEMENT MARKING REQ'D, 4" WIDTH , 2' STRIPE, 4' GAP.
- (J) REMOVE EXISTING CROSSWALK MARKING.
- (K) TYPE B, CLASS I, WHITE PAVEMENT MARKING REQ'D, 6' LENGTH @ CROSSWALK, 90 DEG. ANGLE. MUTCD 3-14C CROSSWALK MARKING WITH LONGITUDINAL LINES FOR ADDED VISIBILITY. WIDTH OFFSET PER MUTCD & VDOT REQUIREMENTS.

SCALE 1"=10'

SIGNING LEGEND

- (1) R1-1 PROP. SIGN NUMBER / TEXT NUMBER
- (EX.) R1-1 EXISTING SIGN TO REMAIN.
- (1) R1-1 EXISTING SIGN TO BE RELOCATED.
- (1) R1-1 EXISTING SIGN TO BE REMOVED.
- PROPOSED SIGN
- EXIST. SIGN
- RELOCATED SIGN

NOTE: FOR STOP BAR PLACEMENT SEE TRAFFIC SIGNAL PLAN.

NO.	DESCRIPTION	DATE	RVSD BY	REV BY	APPROVED	DATE
1	SB APPROACH TO FLETCHER ST..	12/3/98	RTE	DRK		
	VDOT SHORT SKIPS NOTE & NB NO	U-TURN SIGNS				
2	ADDITIONAL SIGNAGE FOR WB	4/27/99	RTE	DRK		
	RIGHT TURN					
3	PEDESTRIAN CROSSWALK STRIPING	4/29/99	JES	DRK		
4	PEDESTRIAN CROSSWALKS	4/30/99	JES	DRK		

REVISION APPROVED BY

PROFESSIONAL SEAL:

PROJECT:
1861 INTERNATIONAL DRIVE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
CDPA / FDPA

TITLE:
SIGNING AND PAVEMENT MARKING PLAN
LEESBURG PIKE (ROUTE 7)/
INTERNATIONAL DRIVE

PHR&A
PATTON HARRIS RUST & ASSOCIATES, PC.
ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
14531 LEE ROAD
CHANTILLY, VIRGINIA 20151-1679
703 449 6700

OFFICES:
CHANTILLY, VA.
BRIDGEWATER, VA.
LEESBURG, VA.
VIRGINIA BEACH, VA.
WINCHESTER, VA.

SURVEY: OTHERS	DATE: JULY 1998
DESIGN: DP	DRAWN: DP
CHKD.: DRK	SCALE: 1"=50'
SHEET 3 OF 3	FILE NO. 4256-2-4