CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN
PCA-FDP 88-C-003
DULLES VIEW

NOTES:

1. THE PURPOSE OF THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN ("CDPA/FDP") TO DELETE THE HOTEL USE OPTION AND TO REVISE THE CONCEPTUAL DEVELOPMENT PLANS ASSOCIATED WITH RZ 88-C-003.

2. THE PROPERTY CONSISTS OF 7.90 ACRES (344,291 SQUARE FEET) AND IS ZONED PDC.. THE PROPERTY IS OWNED BY L.S. INVESTMENTS, L.L.C. AND IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 15-4 ((1)) PARCEL 25A.

3. THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THIS CONCEPTUAL DEVELOPMENT AMENDMENT PLAN/FINAL DEVELOPMENT PLAN AMENDMENT, DATED OCTOBER 29, 1999 (CONSISTING OF FIVE (5) SHEETS), PREPARED BY WILLIAM H. GORDON ASSOCIATES, INC., SUBJECT, HOWEVER, TO THESE NOTES, 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 ENGINEERING SERVICES (DPWES).

4. FAR CREDIT WAS APPROVED FOR 4.03 ACRES OF DEDICATED RIGHT OF WAY IN 1988. SITE AREA FOR FAR CALCULATION IS 11.93 ACRES.

5. THE BUILDINGS SHALL BE EIGHT STORIES WITH A MAXIMUM BUILDING HEIGHT OF 125 FEET (150 FEET INCLUDING A PENTHOUSE).

6. PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE SECTION 11-102. A MIXTURE OF SURFACE AND STRUCTURED PARKING MAY BE PROVIDED. PARKING WILL BE PROVIDED AS SHOWN WITH THE FINAL DEVELOPMENT PLAN. THE APPLICANT RESERVES THE RIGHT TO SEEK A REDUCTION FROM THAT SHOWN PROVIDED THE MINIMUM REQUIREMENTS ARE MET. THE CONSTRUCTION OF ANY PROPOSED PARKING GARAGES 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 A FIELD RUN SURVEY PREPARED BY WILLIAM H. GORDON ASSOCIATES, INC. THE CONTOUR INTERVAL IS 0.5 METERS (1.64 FEET).

9. STORM WATER DETENTION AND BMP FACILITIES SHALL BE PROVIDED ON SITE UNLESS WAIVED OR MODIFIED BY DPWES.

10. WETLANDS WERE DELINEATED AND APPROVED BY THE U.S. ARMY CORP OF ENGINEERS (CORP) A PERMIT HAS BEEN GRANTED BY THE CORP TO PROVIDE OFF-SITE MITIGATION. NO RESOURCE PROTECTION AREAS EXIST ON SITE, AS SHOWN. THE ENTIRETY OF THE SITE IS CLASSIFIED AS A RESOURCE MANAGEMENT AREA.

11. NO ENVIRONMENTAL QUALITY CORRIDORS (EQC) ARE ON THE SITE AS DETERMINED BY THE COUNTY IN 1989. THE APPLICANTS CERTIFIES THAT THEY WILL OBTAIN ALL WETLANDS PERMITS REQUIRED BY LAW PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

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

13. TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.

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

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, EXCEPT AS STATED BELOW:

   A. MODIFICATION OF THE 25' TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN PROPERTY LINES IN FAVOR OF VEGETATION SHOWN ON THE CDPA/FDP.

   B. TRAIL REQUIREMENT ALONG FRYING PAN ROAD.

16. 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.

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

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

19. ENTERPRISE DRIVE WILL BE COMPLETED TO THE SITE AS SHOWN ON THE CDPA/FDP. FINAL ALIGNMENT AND LOCATION OF THE PROPOSED CUL-DE-SAC MAY SHIFT TO THE WEST FROM THAT SHOWN PENDING FINAL DESIGN AND OFF-SITE RIGHT OF WAY AVAILABILITY.

20. BASED ON PRELIMINARY GRADING STUDY, THE ENTIRE PROPERTY MAY BE SUBJECT TO CLEARING AND GRADING. IN ACCORDANCE WITH ARTICLE 13-104 PARA. 4, EXISTING VEGETATION WHERE SUITABLE WILL BE USED TO FULFILL THE TRANSITIONAL SCREEN PLANTING REQUIREMENTS ALONG THE SITE'S NORTHERN BOUNDARY.

21. THE EXISTING 100 YEAR FLOODPLAIN SHOWN IS BASED ON A STUDY PERFORMED BY WILLIAM H. GORDON ASSOCIATES INC. THIS FLOODPLAIN IS CLASSIFIED AS A MINOR FLOODPLAIN BY ARTICLE 2-903 PARA.1 WITH A DRAINAGE SHED OF APPROXIMATELY 110 ACRES. THE PROPOSED DEVELOPMENT WILL MODIFY THIS FLOODPLAIN IN ACCORDANCE WITH ARTICLE 2 AS DETERMINED ON THE FINAL DEVELOPMENT PLAN (I.E. BOX CULVERT, OPEN RELOCATED CHANNEL ETC.).

22. FUTURE INTERPARCEL ACCESS SHOWN IS SUBJECT TO AN AGREEMENT OF A PRIVATE INGRESS/EGRESS EASEMENT BETWEEN THE APPLICANT AND THE RESPECTIVE ADJACENT LAND OWNER.

PROJECT TEAM

DEVELOPER / OWNER:

L.S. INVESTMENTS, L.L.C.
5809 NICHOLSON LANE, SUITE 1108
ROCKVILLE, MD 20852
(301) 770-9844
(301) 770-6834

LAND USE ATTORNEY:

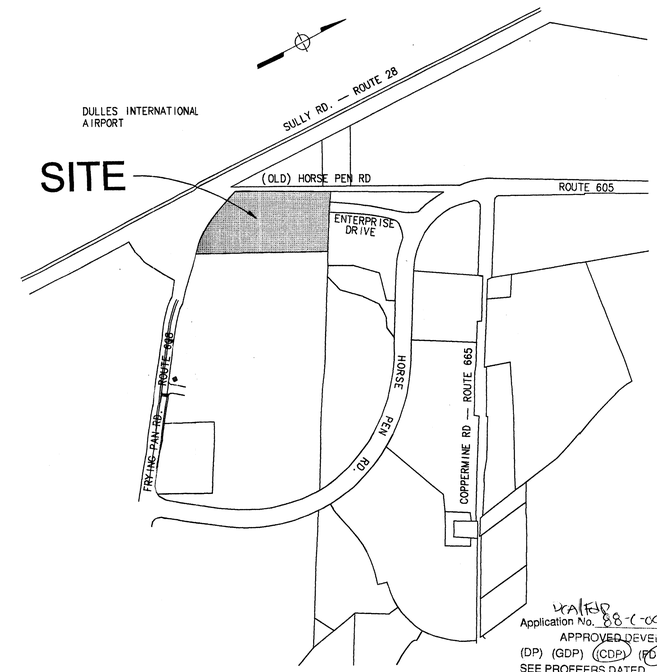
McGUIRE, WOODS, BATTLE & BOOTH, L.L.P.
1750 TYSONS BLVD., SUITE 1800 TYSONS CORNER
McLEAN, VA 22101-3915
(703) 712-5000
(703) 712-5050 (FAX)

ARCHITECT:

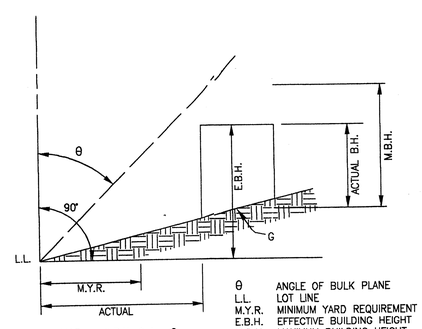
NORITAKE ASSOCIATES
605 PRINCE STREET
ALEXANDRIA, VA 22314
(703) 739-9366
(703) 739-9481 (FAX)

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE:

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



VICINITY MAP
SCALE: 1"=500'



M.Y.R. = E.B.H. * tan θ

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)

PURSUANT TO ARTICLE 16-102, DESIGN STANDARDS, A MIN. 25° ABP WILL BE PROVIDED PER COMPLIMENTARY C-3 DISTRICT WITH THE EXCEPTION OF THE PROPOSED BUILDING ADJACENT TO THE PROPOSED ENTERPRISE DRIVE CUL DE SAC WHERE THE ANGLE OF BULK PLANE MAY BE A MINIMUM OF 17° ((14° FOR THE TEN STORY ALTERNATIVE).

Application No. PCA/FDP 88-C-003 Staff: G Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (PDP)
SEE PROFFERS DATED 1-4-00
Date of (BOS) (PC) approval 2-7-00
Sheet 1 of 4
Final development Conditions dated 11-29-99

COMMONWEALTH OF VIRGINIA
LICENSE No. 8521
PROFESSIONAL ENGINEER
11/18/99

COMMONWEALTH OF VIRGINIA
JOSEPH M. MCCLELLAN
LICENSE No. 8521
PROFESSIONAL ENGINEER
11/18/99

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 19 1999
ZONING EVALUATION DIVISION

INDEX:

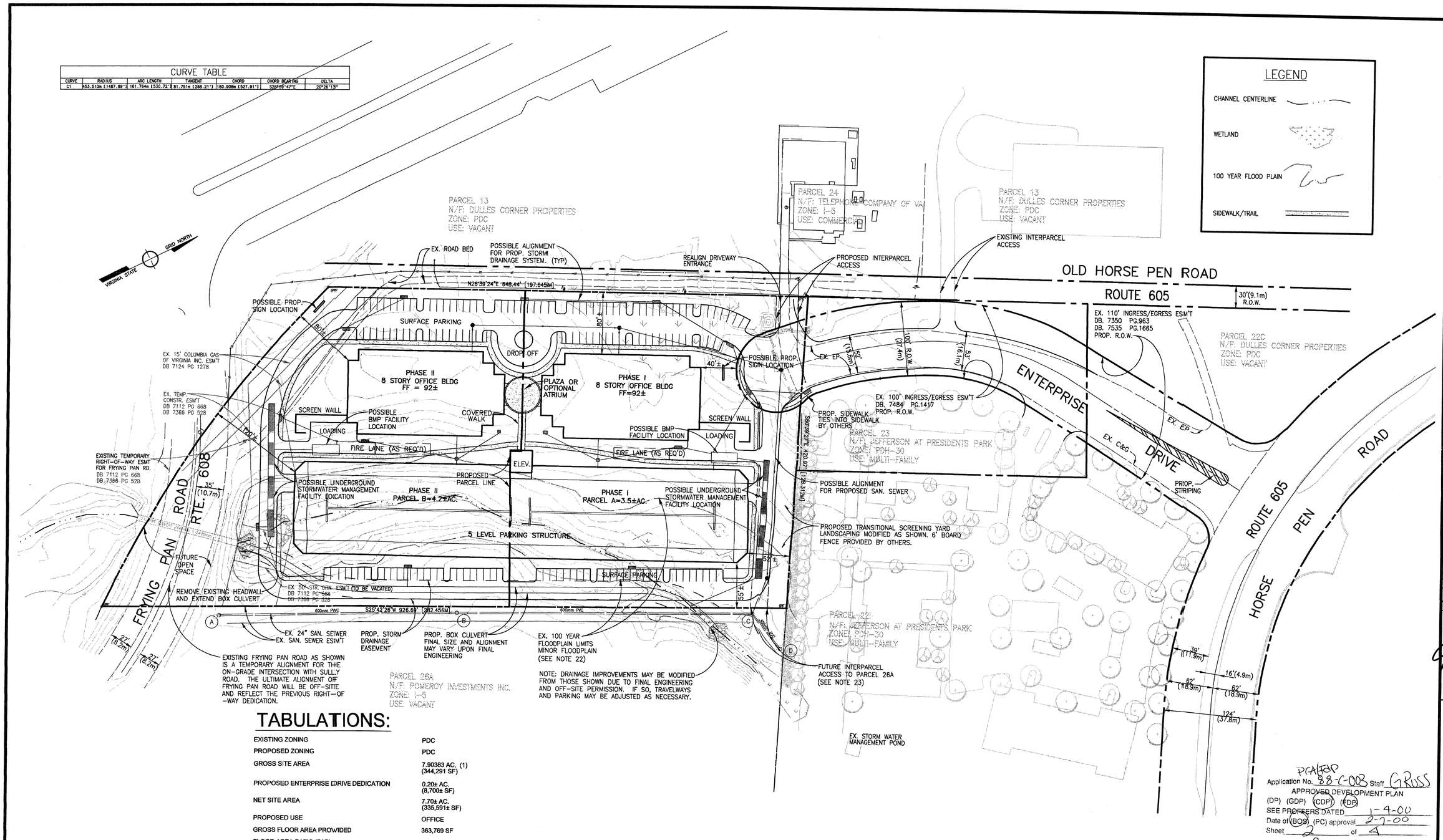
1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. LANDSCAPE PLAN
4. ARCHITECTURAL ELEVATION, DETAILS & MISCELLANEOUS

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

DATE: SEPTEMBER 1998
REVISED: JANUARY 11, 1999
FEBRUARY 4, 1999
MARCH 5, 1999
MARCH 23, 1999
JULY 20, 1999
OCTOBER 29, 1999
NOVEMBER 18, 1999
ACAD DWG: 17251CVR.DWG

PROJECT\PLANN\1725\010A\17251cvr.dwg Wed Nov 17 16:07:52 1999 PROT02

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	453.510m [1487.89']	161.764m [530.72']	81.751m [268.21']	160.908m [527.91']	S28°05'47"E	20°26'13"



TABULATIONS:

EXISTING ZONING	PDC
PROPOSED ZONING	PDC
GROSS SITE AREA	7.90383 AC. (1) (344,291 SF)
PROPOSED ENTERPRISE DRIVE DEDICATION	0.20± AC. (8,700± SF)
NET SITE AREA	7.70± AC. (335,591± SF)
PROPOSED USE	OFFICE
GROSS FLOOR AREA PROWIDED	363,769 SF
FLOOR AREA RATIO (FAR)	
ALLOWED	1.50
PROVIDED	0.70 (1)
OPEN SPACE PROVIDED	3.08±AC. (2) (134,300± SF) OR 40%
MAXIMUM BUILDING HEIGHIT	125 FEET (150 FEET INCLUDING PENTHOUSE) SEE NOTE #6
YARD REQUIREMENTS	SETBACKS AS SHOWN ON THE CDPA/FDP (SEE BULK PLANE DETAIL SHEET #5)
TREE COVER	10%
PARKING SPACES	
REQUIRED	981 SPACES (2.6 SPACES/1,000 SF)
PROVIDED	1,300 - 1,500 SPACES (3.4-4.0 SPACES/1,000 SF)
LOADING SPACES	
REQUIRED	5 SPACES
PROVIDED	5 SPACES

(1) CALCULATION OF FAR IS BASED ON 11.93 ACRES, WHICH INCLUDES 4.03 ACRES FROM PREVIOUS R.O.W. DEDICATIONS, SEE NOTE #5 ON SHEET 1.

(2) INCLUDES 'FUTURE OPEIN SPACE AREA' OF EXISTING FRYING PAN ROAD.

PCA/FDP
Application No. 88-C-003 Staff GRUSS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-4-00
Date of (BOS) (PC) approval 2-7-00
Sheet 2 of 4
final dev. Cond. 11-24-99

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REVISIONS
REV.1-11-99
REV.2-04-99
REV.3-05-99
REV.3-23-99
REV.7-20-99
REV.10-29-99
ADD LANDSCAPING
REV.11-18-99
STAFF COMMENTS

SURVEY WHGA
DESIGN D. STEIGLER
DRAWN S. MYHRE
CHECKED S. GLEASON

ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
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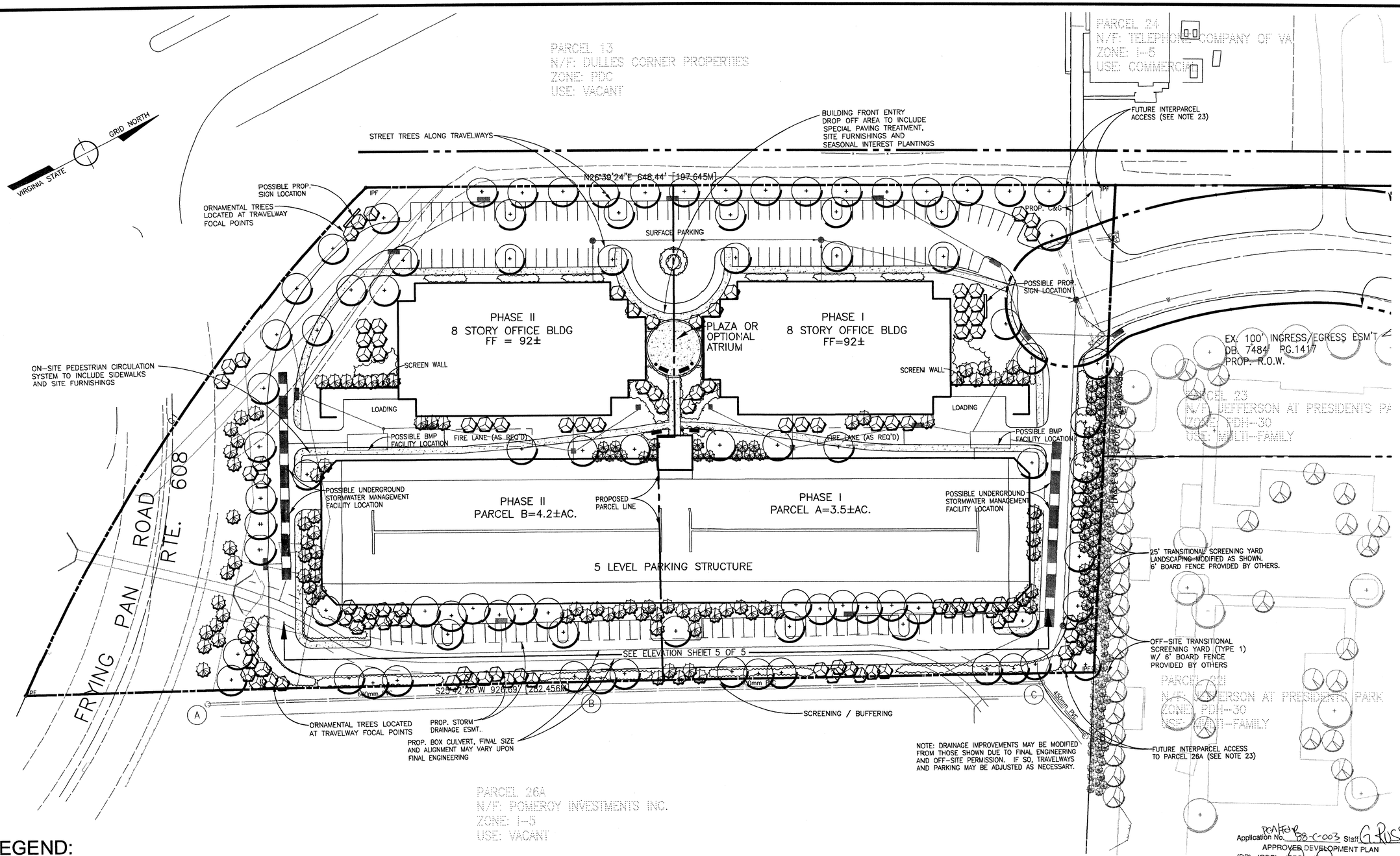
(703) 263-1900 • METRO (703) 803-9608 • FAX (703) 263-0766

DATE AUGUST 1998
SCALE HORZ: 1"=60' VERT:
SEAL COMMONWEALTH OF VIRGINIA STEVEN M. MILLER LICENSE No. 8521 PROFESSIONAL ENGINEER 11/18/99

CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT
PROJECT
DULLES VIEW
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 1725-0101
CADD 17253G01.DWG
SHEET 2 OF 4



LEGEND:

PLANT SYMBOL	PLANT TYPE	POSSIBLE PLANTINGS:	
	SHADE TREE 2-1/2" - 3" MIN. CALIPER	ACER PLATANOIDES 'OLMISTED'	OLMSTED NORWAY MAPLE
		FRAXINUS PENNSYLVANICA	GREEN ASH
		LIRIODENDRON TULIPIFERA	TULIP TREE
		QUERCUS PHELLOS	WILLOW OAK
		QUERCUS PALUSTRIS	PIN OAK
	ORNAMENTAL TREE 2" - 2-1/2" MIN. CALIPER	CERCIS CANADENSIS	EASTERN REDBUD
		CORNUS FLORIDA	FLOWERING DOGWOOD
		LAGERSTROEMIA INDICA	CRAPEMYRTLE
		AMELANCHIER ALNIFOLIA	SERVICEBERRY
	SMALL/MEDIUM/LARGE EVERGREEN TREE 2" CALPER - 6' HEIGHT TO 8' HEIGHT	CUPRESSOCYPARIS LEYILANDII	LEYLAND CYPRESS
		PICEA PUNGENS V. GLAUIGA	GLAUCA COLORADO SPRUCE
		CHAMAECYPARIS NOOTKATENSIS	NOOTKA FALSECYPRESS
		JUNIPERUS VIRGINIANA 'FILLIFERA'	FILLIFERA EASTERN REDCEDAR
		JUNIPERUS VIRGINIANA 'BURKII'	BURKII EASTERN REDCEDAR
		JUNIPERUS VIRGINIANA 'CUPRESSIFOLIA'	CUPRESSIFOLLIA EASTERN REDCEDAR

LEGEND CONT.

SHRUB MASSING 24"-36" HEIGHT	EUONYMUS ALATUS CORNUS SERICEA DOUBLEFILE VIBURNUM PRUNUS ILAUROCERASUS	BURNING BUSH REDOSIER DOGWOOD DOUBLEFILE VIBURNUM COMMON CHERRRYLAUREL	
BENCHES		(SEE DETAIL) 1/4	
TRASH RECEPTACLES		(SEE DETAIL) 2/4	

Application No. PCA 78-B-003 Staff G. Ross
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-4-00
Date of (BOS) (PC) approval 2-7-00
Sheet 3 of 4
dev. cond. dated 11-24-99

REVISIONS
REV.1-11-99
REV.2-04-99
REV.3-05-99
REV.3-23-99
REV.7-20-99
REV.10-29-99
ADD LANDSCAPING
REV.11-18-99
COUNTY COMMENTS

SURVEY: WHGA
DESIGN: D. STEIGLER
DRAWN: S. MYHRE
CHECKED: S. GLEASON

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

DATE: SEPTEMBER 1998
SCALE: HORZ: 1"=40' VERT:
SEAL: COMMONWEALTH OF VIRGINIA LICENSE No. 8521 PROFESSIONAL ENGINEER 11/18/99

LANDSCAPE PLAN

DULLES VIEW
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT
JOB: 1725-0101
CADD: 17254LS.DWG
SHEET: 3 OF 4

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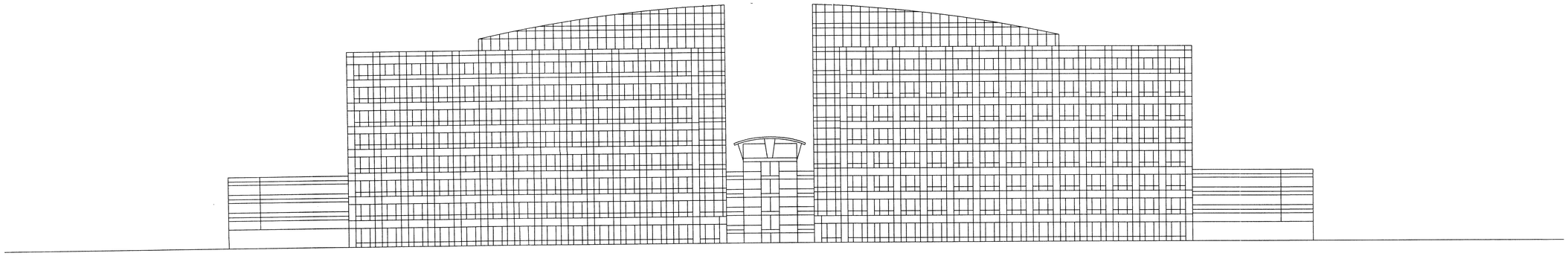
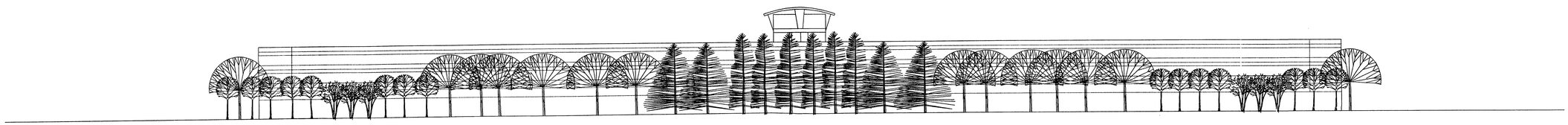


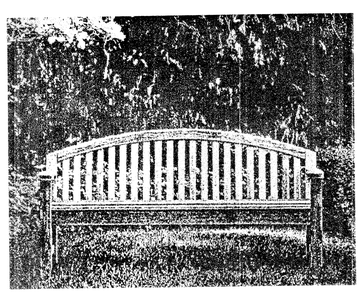
WEST ELEVATION OF BUILDING

SCALE: 1"=30'



EAST ELEVATION OF BUILDING

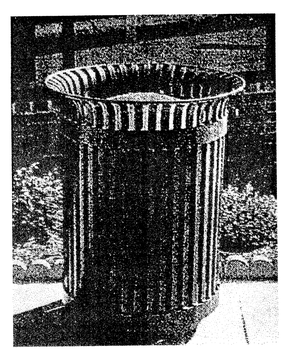
SCALE: 1"=30'



AVAILABLE FROM:
SMITH & HAWKEN
PHONE: (415) 389-8300
FAX: (415) 383-7243

6' SOLID WOOD SEATING BENCH;
GIVERNY MODEL # X5547
OR SIMILAR

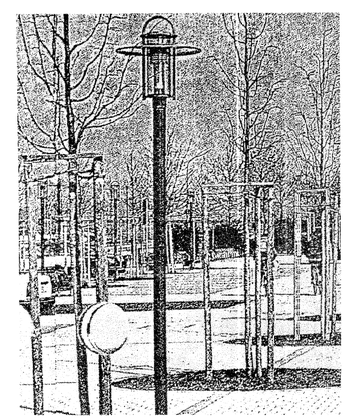
1/4 6' SEATING BENCH



AVAILABLE FROM:
VICTOR STANLEY, INC.
PHONE: 1-800-368-2573

RECEPTACLE MODEL S-424
OR SIMILAR

2/4 TRASH RECEPTACLE



AVAILABLE FROM:
SE'LUX
PHONE: 1-800-735-8927

12' SITE LIGHT; SATURN 1 MODEL
OR SIMILAR

3/4 PEDESTRIAN SITE LIGHT

Application No. PCA/FDP 88-C-003 Staff GRUSS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-4-00
Date of (BOS) (PC) approval 2-7-00
Sheet 3 of 4
dev. cond. dated 11-29-99

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
REV.1-11-99
REV.2-04-99
REV.3-05-99
REV.3-23-99
REV.7-20-99
REV.10-29-99
ADD LANDSCAPING
REV.11-18-99
COUNTY COMMENTS

SURVEY N/A
DESIGN D. STEIGLER
DRAWN S.MYHRE
CHECKED S. GLEASON

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DATE SEPTEMBER 1998
SCALE HORZ: N/A VERT: N/A
SEAL
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
LICENSE No. 8521
11/18/99

ARCHITECTURAL ELEVATIONS, DETAILS & MISCELLANEOUS

PROJECT
DULLES VIEW
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 1725-0101
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SHEET 4 OF 4

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