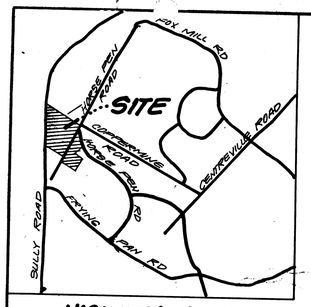


VICINITY MAP
SCALE: 1"=2000'

LAND AREA TABULATION

PCA 88-C-066-2

Original Area of RZ 88-C-066 (Parcel 23)	2.02 AC
Area of PCA 88-C-066-2 (Parcel 22C, 23)	3.23 AC
Area to be Removed from PCA 88-C-066-2 (Pt. Parcel 23)	1.39 AC
Remaining Land Area for PCA 88-C-066-2	1.84 AC

RZ 96-HM-044

Area Subject to RZ 96-HM-044 (Parcel 22C)	1.21 AC

PCA 86-C-029-6

Original Area of PCA 86-C-029 (Includes 2.02 AC for Parcel 23)	99.28 AC
Land Area to be removed	1.39 AC
Land Area to be Added	1.21 AC
Remaining Land Area for PCA 86-C-029-6 (Dulles Corner)	99.10 AC

* The purpose of this CDPA for Dulles Corner is to reflect a land swap between Dulles Corner and Presidents Park. Specifically, a portion of Tax Map 15-4 ((1)) Parcel 23 which consists of 1.39 acres is to be removed from Dulles Corner and incorporated into the residential development proposed inconjuction with RZ 96-HM-043. Tax Map 15-4 ((1)) 22C which consists of 1.21 acres is to be removed from Presidents Park and incorporated into Dulles Corner inconjunction with RZ 96-HM-044 and PCA 886-C-029-6 and PCA 88-C-066-2.

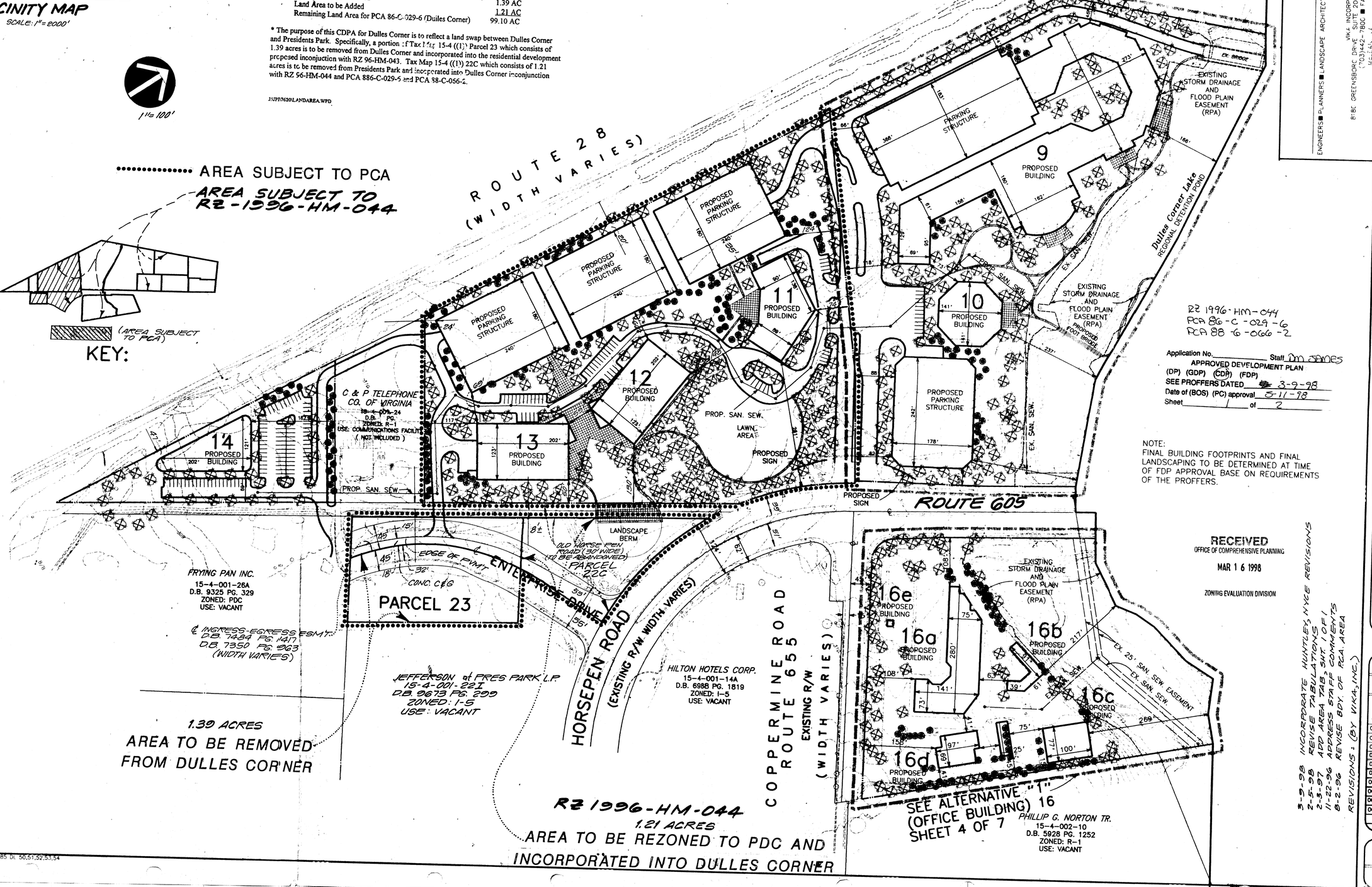
JUP07620\LANDAREA.WPD

1"=100'

AREA SUBJECT TO PCA

AREA SUBJECT TO RZ-1996-HM-044

KEY:
(AREA SUBJECT TO PCA)



RZ 1996-HM-044
PCA 86-C-029-6
PCA 88-C-066-2

Application No._____ Staff JIM JAMES
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 3-11-98
Sheet 1 of 2

NOTE:
FINAL BUILDING FOOTPRINTS AND FINAL LANDSCAPING TO BE DETERMINED AT TIME OF FDP APPROVAL BASE ON REQUIREMENTS OF THE PROFFERS.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 1 6 1998
ZONING EVALUATION DIVISION

REVISIONS: (BY VIKA, INC.)
3-9-98 INCORPORATE HUNTLEY, NYCE REVISIONS
2-5-98 REVISE TABULATIONS
2-3-97 ADD AREA TAB. SHT. 1 OF 1
11-22-96 ADDRESS STAFF COMMENTS
8-2-96 REVISE BDY. OF RCA AREA

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703-750-0480
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 22011
703-729-0145 METRO 478-1051
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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 9688
LAND SURVEYOR

DULLES CORNER

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN
DULLES CORNER
PCA-88-C-066-2 / PCA-86-C-029-6 / RZ 1996-HM-044
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
CDPA/CDP

SCALE:	1" = 100'
DATE:	09-28-95

REVISIONS:

12-28-95 STAFF COMMENTS
03-22-96 STAFF COMMENTS
06-06-96 STAFF COMMENTS
07-12-96 REM. RESID. SHT.
07-18-96 STAFF COMMENTS
09-03-96 STAFF COMMENTS
02-20-97 REV. BLDGS. 5&8
05-23-97 STAFF COMMENTS
06-05-97 STAFF COMMENTS
06-11-97 STAFF COMMENTS
06-19-97 STAFF COMMENTS

SHEET 1 OF 2
FILE NO.

VIKA # 5914C

/disc2/data/2485/x2485 DL 50,51,52,53,54

NOTES

1. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON FAIRFAX COUNTY ASSESSMENT MAPS 15-4-001-13 PT., 23 PT. & 22C AND IS ZONED PDC & I-5.

2. ~~THE PROPOSED CDP GOVERNS THE PROPERTY KNOWN AS TAX MAPS 15-4-001-18,13,13A, 23,15 & 002-6A,15A,16, 1 & 2-002-1,2,3,4 AND IS TO SUPERSEDE THE CDP APPROVED UNDER RZ 86-C-029 AND SUBSEQUENT AMENDMENTS.~~

3. AERIAL TOPOGRAPHIC INFORMATION PROVIDED BY P.D.S.
   NO FIELD RUN TOPOGRAPHY PERFORMED BY VIKA, INC.
4. BOUNDARY INFORMATION PROVIDED BY HUNTLEY, NYCE AND ASSOCIATES LTD. AND IS THE RESULT OF A ACTUAL FIELD SURVEY.

5. 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.

6. PARKING AND BUILDING SQUARE FOOTAGE DATA ARE DESCRIBED IN THE ACCOMPANYING TABLE.

7. PUBLIC WATER AND SEWER IS PROVIDED.

8. THE PROPOSED DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY UNLESS OTHERWISE INDICATED, WITH THE EXCEPTION OF:

   A. TRANSITIONAL YARDS - REQUEST REAFFIRMATION OF PREVIOUSLY APPROVED MODIFICATIONS OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE PROPERTY LINES WHICH ARE ADJACENT TO RESIDENTIALLY ZONED LAND. ALL OF THE EXISTING RESIDENTIALLY ZONED LAND ADJACENT TO DULLES CORNER IS PLANNED FOR COMMERCIAL USES.

   B. PUBLIC STREET LIGHTING - REQUEST WAIVER OF ALL THE PUBLIC STREET LIGHTING REQUIREMENTS FOR THE ONLY PUBLIC STREET (HORSEPEN ROAD) IN FAVOR OF THE EXISTING DECORATIVE LIGHTING PROVIDED BY THE PROJECTS BUILDING LIGHTING, PARKING DECK LIGHTING AND ENTRANCE SIGN LIGHTING ALL OF WHICH PROVIDE SAFE AND ADEQUATE LIGHTING ON HORSEPEN ROAD.

9. IN ACCORDANCE WITH PREVIOUS APPROVALS, THE APPLICANT RESERVES THE RIGHT TO MODIFY FLOODPLAIN LIMITS FOR APPROPRIATE CONVERSION INTO A REGIONAL DETENTION FACILITY. STORM WATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHEASAPEAKE BAY PRESERVATION ACT.

10. 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, A COMPREHENSIVE SYSTEM OF OPEN SPACE WHICH FORMS A MAJOR AXIS THROUGH THE SITE, AND OTHER FEATURES SUCH AS PLAZAS WITH OUTDOOR DINING, TREE COVERED WALKWAYS, AND LAKES WHICH DOUBLE AS REGIONAL STORM WATER DETENTION POND; AND APPROPRIATE SCULPTURES.

11. A PORTION OF THE PROPERTY WHICH ABUTS ROUTE 28 LIES IN THE AIRPORT NOISE IMPACT OVERLAY DISTRICT (ANIOD) IN THE 65-70 Ldn NOISE IMPACT AREA. THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS GOVERNING THE ANIOD.

12. ALL INTERIOR STREETS ARE PRIVATE STREETS BUT WILL BE CONSTRUCTED USING PUBLIC FACILITY MANUAL STANDARDS AS A GUIDE (DEPTH OF BASE AND SURFACE) ALONG THE ALIGNMENTS SHOWN.

13. THE DEVELOPER RESERVES THE OPTION TO NOT CONSTRUCT THE FREESTANDING SIGNS.

14. OPEN SPACE TABULATION:
    OPEN SPACE REQUIRED (15%) 14.01 AC.
    OPEN SPACE PROVIDED (44%) 40.79 AC.

15. THERE IS NO PHYSICAL EVIDENCE OF HAZARDOUS OR TOXIN SUBSTANCES ON THIS SITE.

16. THERE IS NO PHYSICAL EVIDENCE OF A GRAVE OR BURIAL SITE ON THIS SITE.

17. THE APPLICANT RESERVES THE RIGHT TO INSTALL SATELLITE DISHES, ANTENNAS AND SIMILAR TELECOMMUNICATIONS FACILITIES ON THE ROOFTOP OF THE APPROVED BUILDINGS.

CONCEPTUAL SITE SUMMARY

BUILDING NO.	PARCEL	PRIMARY USE	TAX MAP NO.	SITE AREA	GFA/FAR (EXCLUDING CELLAR)	BUILDING HEIGHT	PARKING (APPROXIMATE) (FINAL CALCULATIONS AT TIME OF FDP)
1 (EX.)	1	HOTEL	15-2-002-1	6.37900 AC.	228,600/0.82	13 STORIES/156 FEET	344 SPACES
2	2	OFFICE	15-2-002-2	3.93998 AC.	222,565/*	10 STORIES/120 FEET	579 SPACES
3 (EX.)	3	OFFICE	15-2-002-3	5.00000 AC.	169,023/0.78	7 STORIES/84 FEET	698 SPACES
4 (EX.)	4	OFFICE	15-2-002-4	8.10085 AC.	243,313/0.69	10 STORIES/120 FEET	1,093 SPACES
6 (EX.)	6A	OFFICE	15-4-001-6A	4.53806 AC.	168,093/0.85	7 STORIES/84 FEET	571 SPACES
5	5	OFFICE	- -	(8.45 FDP) 11.0452 AC.	150,000/*	4 STORY/65 ± FEET	390 SPACES
8	5	OFFICE	- -	INCLUDED	**200,000/*	8 STORY/100 FEET	520 SPACES
7a	7	OFFICE	- -	7.4756 AC.	197,860/*	8 STORIES/96 FEET	514 SPACES
7b	7	OFFICE	- -	INCLUDED	59,439/*	3 STORIES/36 FEET	260 SPACES
9	13B	HOTEL	- -	15.3293 AC.	367,714/*	13 STORIES/156 FEET	956 SPACES
10	13B	OFFICE	- -	INCLUDED	225,000/*	12 STORIES/144 FEET	585 SPACES
11	13	OFFICE	15-4-001-13	15.8384 AC. ~~16.01501 AC.~~	225,000/*	10 STORIES/120 FEET	585 SPACES
12	13	OFFICE	15-4-001-13		180,000/*	10 STORIES/120 FEET	468 SPACES
13	13	OFFICE	15-4-001-13		180,000/*	10 STORIES/120 FEET	468 SPACES
14	13	OFFICE	15-4-001-13	INCLUDED	51,967/*	3 STORIES/36 FEET	139 SPACES
15 (EX.)	15A	OFFICE	15-4-002-15A	5.57122 AC.	104,163/0.43	2 STORIES/24 FEET	382 SPACES
16a	16	RETAIL/RESTURANT	15-4-002-16	7.82950 AC.	24,000/*	1 STORY/16 FEET	126 SPACES
16b	16	STORAGE/MAINT.	15-4-002-16		3,276/*	1 STORY/16 FEET	9 SPACES
16c	16	DAYCARE	15-4-002-16		7,350/*	1 STORY/16 FEET	26 SPACES
16d	16	GAS STATION/ CAR WASH	15-4-002-16		5,524/*	1 STORY/16 FEET	14 SPACES
16e	16	DRIVE THRU BANK	15-4-002-16	INCLUDED	150/*	1 STORY/16 FEET	1 SPACE & STACKING
TOTAL SITE AREA				99.1034 AC. ~~99.28000 AC.~~			

* - TO BE DETERMINED AT TIME OF FDP AND ENTIRE SITE NOT TO EXCEED 0.70 FAR PREV. APPROVED.

** - THE DEVELOPER RESERVES THE RIGHT TO DEVELOP BUILDING 8 AT A LESSER GFA (150,000 - 200,000). IF BUILDING 8 IS DEVELOP WITH A GFA OF LESS THAN 200,000 OF GFA, THE UNUSED GFA MAYBE RE-ALLOCATED TO THE UNDEVELOPED PORTIONS OF DULLES CORNER.

RZ 1996-HM-044
RCA 86-C-029-6
RCA 88-C-066-2
Application No. _____ Staff DM JAMES

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 5-11-98
Sheet 2 of 2

CONCEPTUAL SITE SUMMARY (ALTERNATIVES)

	NO	PARCEL	PRIMARY USE	TAX MAP NO.	SITE AREA	GFA/FAR	BUILDING HEIGHT	PARKING
SEE ALT. "1" (OFFICE BUILDINGS) 9 SHT. 4 OF 8	9a	13A	OFFICE	- -	15.3293 AC.	175,000/*	7 STORIES	455 SPACES
	9b	13A	OFFICE	- -		80,000/*	4 STORIES	208 SPACES
	9c	13A	OFFICE	- -	INCLUDED	80,000/*	4 STORIES	208 SPACES
SEE ALT. "1" (OFFICE BUILDING) 16 SHT. 4 OF 8	16	16	OFFICE	15-4-002-16	7.82950 AC.	102,177/*	4 STORIES	325 SPACES

3-9-98 INCORPORATE HUNTLEY, NYCE REVISIONS
2-5-98 REVISE TABULATIONS
2-3-97 ADD AREA TAB, SHT. 1 OF 1
11-22-96 ADDRESS STAFF COMMENTS
8-2-96 REVISE BDY. OF RCA AREA
REVISIONS: (BY VIKA, INC.)

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SUITE 100
ASHBURN, VIRGINIA 22011
703-729-0145 METRO 478-1051

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 0808
LAND SURVEYOR
6-28-77

DULLES CORNER

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN
DULLES CORNER
RZ 1996-HM-044
RCA 86-C-029-2 / RCA 86-C-029 / RZ
RCA 88-C-066-2 / PCA

NOTES AND SUMMARY TABLE

SCALE: NONE
DATE: 09-28-95
REVISIONS: (BY HUNTLEY, NYCE)
12-28-95 STAFF COMMENTS
3-22-96 STAFF COMMENTS
06-06-96 STAFF COMMENTS
07-12-96 REM. RESID. SHT.
07-18-96 STAFF COMMENTS
09-03-96 STAFF COMMENTS
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06-05-97 STAFF COMMENTS
06-11-97 STAFF COMMENTS
06-19-97 STAFF COMMENTS

SHEET 2 OF 2
FILE NO. PL - 2485

VIKA # 5914C

/disc2/data/2485/X2485 DL 46