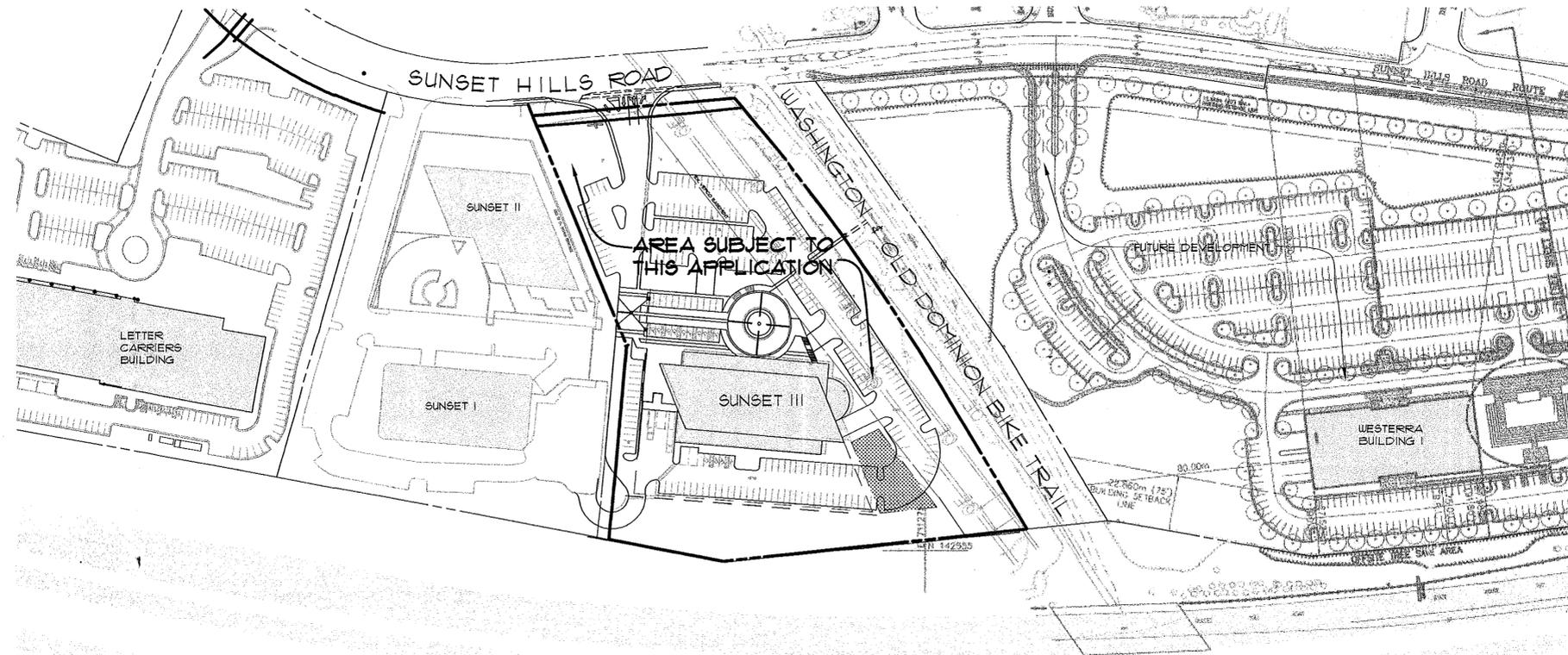


GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

ZONING CASES: GDP 00-H-035/SE-00-H-035

SUNSET III



SE 00-H-035,
concurrent w/
Application No. 02-2000-065 Staff: F. Burns
APPROVED GDP/SP PLAN
SEE DEV CONDS DATED 11/17/01
Date of (BOS) (BZA) approval 2/26/02
Sheet 1 of 4

DULLES TOLL AND ACCESS ROAD

VICINITY MAP
SCALE: 1" = 100'

GENERAL NOTES:

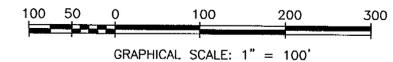
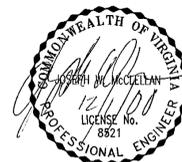
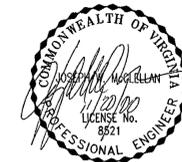
1. THE PROPERTY SUBJECT TO THIS GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION APPLICATION CONSISTS OF 5.6293 ACRES (245,214 SQUARE FEET) AND IS SHOWN ON FAIRFAX COUNTY TAX MAP 18-3 ((6)) PARCEL 10.
2. THE SUBJECT PROPERTY IS LOCATED AT 1091 SUNSET HILLS ROAD AND IS OWNED BY A.C. ASSOCIATES II, LIMITED PARTNERSHIP.
3. THE PROPERTY HAS BEEN PREVIOUSLY DEVELOPED, BUT THERE ARE NO EXISTING BUILDINGS ON THE SITE. THE SITE HAS PREVIOUS DEVELOPMENT APPROVAL, COUNTY NUMBER 4490-9P-03-1, WHICH WAS NOT CONSTRUCTED.
4. THE SITE IS LOCATED IN LAND UNIT G OF THE RESTON HERNDON SUBURBAN CENTER OF THE UPPER POTOMAC PLANNING DISTRICT IN AREA III AND IS PLANNED FOR OFFICE USE UP TO A .70 FAR.
5. THE APPLICANT, A.C. ASSOCIATES II, LIMITED PARTNERSHIP, INC. REQUESTS APPROVAL OF A REZONING FROM I-4 TO I-4 TO ADD PROFFERS AND A CATEGORY 6 SPECIAL EXCEPTION APPROVAL FOR AN INCREASE IN FAR AND AN INCREASE IN BUILDING HEIGHT. THE APPLICANT IS PROPOSING TO CONSTRUCT AN OFFICE BUILDING WITH SURFACE AND STRUCTURED PARKING.
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 THE REQUIRED NUMBER SHOWN IN THE TABULATION BELOW, PROVIDED THAT THE MINIMUM OPEN SPACE AND PERIPHERAL GREEN SPACE AS SHOWN ARE NOT REDUCED. THE APPLICANT FURTHER RESERVES THE RIGHT TO VARY THE AMOUNT OF SURFACE AND STRUCTURED PARKING, PROVIDED THAT NO MORE THAN 111 SURFACE PARKING SPACES ARE CONSTRUCTED.
7. BOUNDARY INFORMATION WAS PREPARED BY WILLIAM H. GORDON ASSOCIATES, INC. (WHGA). BASED ON TITLE INFORMATION PREPARED BY WALKER TITLE AND ESCROW, INC. DATED FEBRUARY 22, 1999.
8. THE EXISTING CONDITIONS PRESENTED HEREON ARE BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY WHGA DATED APRIL, 2000, AND AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY WHGA, DATED MAY, 2000. THE CONTOUR INTERVAL IS 2.0 FEET.

9. THERE ARE NO NEW PUBLIC STREETS PROPOSED WITH THIS APPLICATION. PRESENTLY THE SITE MAINTAINS ONE (1) DRIVEWAY ENTRANCE IN OFF SUNSET HILLS ROAD. THE APPLICANT PROPOSES TO RECONSTRUCT THIS ENTRANCE IN ACCORDANCE WITH VDOT STANDARDS AND TO ALIGN IT WITH THE ENTRANCE OF THE SITE ACROSS SUNSET HILLS ROAD.
10. THE PLAZA AREA SHALL SERVE AS THE PROJECT'S SPECIAL AMENITY (SEE SHEET 2 OF 4).
11. PUBLIC WATER WILL BE PROVIDED BY AN EXISTING 12 INCH WATER LINE ON SUNSET HILLS ROAD.
12. SANITARY SEWER WILL BE PROVIDED BY AN EXISTING 8" PVC SEWER LINE THAT LIES ALONG A PORTION OF THE SOUTH PROPERTY LINE.
13. THE PROPOSED USE WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND PREVIOUSLY APPROVED FILANS AND CONDITIONS WITH THE EXCEPTION OF:
 - A. A CATEGORY 6 SPECIAL EXCEPTION FOR AN INCREASE IN FAR.
 - B. A CATEGORY 6 SPECIAL EXCEPTION FOR AN INCREASE IN BUILDING HEIGHT.
 - C. A WAIVER OF THE SERVICE DRIVE REQUIREMENTS IN ACCORDANCE WITH SECTION 17-2013.
 - D. A WAIVER OF SECTION 2-414 TO ALLOW A PORTION OF THE PARKING GARAGE TO EXTEND INTO THE 15 FOOT BUILDING SETBACK REQUIREMENT ALONG THE DULLES AIRPORT ACCESS 4 TOLL ROAD, AS SHOWN.
14. THE PROPOSED PUBLIC ROAD IMPROVEMENTS SHALL INCLUDE RIGHT OF WAY DEDICATION OF UP TO 60' FROM C/L AS DETERMINED BY VDOT. SUNSET HILLS ROAD IS CATEGORIZED AS A CAT VI, 4-LANE UNDIVIDED ROAD PER COUNTY PUBLIC FACILITY MANUAL CRITERIA. THE COMPREHENSIVE PLAN CALLS FOR FOUR LANES IN THIS AREA.
15. A FOUR (4) FOOT WIDE CONCRETE PEDESTRIAN SIDEWALK EXISTS ALONG SUNSET HILLS ROAD WITHIN THE ROW. THE ADOPTED COUNTYWIDE TRAILS PLAN CALLS FOR A 4'-6" WIDE CONCRETE PEDESTRIAN TRAIL (TYPE IV), THEREFORE THE TRAILS REQUIREMENT IS SATISFIED.

16. STORM WATER MANAGEMENT INCLUDING BMP'S WILL BE PROVIDED BY UG FACILITY, UNLESS WAIVED BY DPWES, AS GENERALLY SHOWN, SUBJECT TO MODIFICATION BASED ON FINAL ENGINEERING DESIGN AND COUNTY APPROVAL.
17. BASED ON AVAILABLE RECORDS, THERE IS NO FLOODPLAIN OR EQC'S ON THE PROPERTY. THE FAIRFAX COUNTY REAL PROPERTY IDENTIFICATION MAPS, CHESAPEAKE BAY PRESERVATION AREAS, REVISED MARCH 21, 1994, SHOW NO RPA ON THE PROPERTY.
18. PORTIONS OF THE SITE ALONG THE SOUTHERN PROPERTY LINE SHALL BE PROTECTED BY LIMITS OF CLEARING AND GRADING AS SHOWN.
19. STREET LIGHTS ALONG SUNSET HILLS ROAD WILL PROVIDED IN ACCORDANCE WITH THE FFM STANDARDS. LAYOUT OF PARKING LOT LIGHTING WILL BE PROVIDED AT THE TIME THE FINAL SITE PLAN IN ACCORDANCE WITH FFM STANDARDS. NO LOUDSPEAKERS ARE PROPOSED.
20. TO THE BEST OF OUR KNOWLEDGE AND BELIEF THERE ARE NO EXISTING GRAVES, STRUCTURES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
21. THE APPLICANT SHALL COMPLY WITH ANY LAWS GOVERNING THE STORAGE OF ANY EXISTING HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS STORED ON THE SUBJECT PROPERTY.
22. A STATEMENT CONFIRMING OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S RELATIONSHIP INTEREST IN THE SAME IS CONTAINED ON THE AFFIDAVIT SUBMITTED SEPARATELY.
23. ALL SIGNS SHALL CONFORM WITH ARTICLE 12 OF THE ZONING CODE.
24. THE DEVELOPMENT SCHEDULE SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET DEMANDS.
25. SEE TABULATION ON SHEET 2 OF 4 REGARDING PROPOSED FAR AND PARKING PROVIDED.

SHEET INDEX:

1. COVER SHEET
2. GDP/SE
3. LANDSCAPE PLAN
4. PLAZA PLAN



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DEPARTMENT OF PLANNING AND ZONING
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DATE: NOVEMBER 2000

SHEET 1 OF 4

