

Notes:

- THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 29-4 (10) 3A, 3B, 3C, 3D, 4A, 4B, 5A, 5B, 5C, 6 AND B. IT IS TO BE NOTED THAT THE EXISTING/PROPOSED DEVELOPMENT ON LOTS 1A, 1B, 1C, 1C1, 1C2, 2A1, 2A2, 2B, 2C AND 2D (SECTOR I) HAS BEEN/WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED CONCEPTUAL DEVELOPMENT PLAN (CDP), FINAL DEVELOPMENT PLAN (FDP) AND APPROVED SITE PLAN(S). NO CHANGE TO THE DEVELOPMENT IN SECTOR I IS PROPOSED WITH THIS CDPA.
- THE TOTAL AREA OF THIS CDPA CONSISTS OF APPROXIMATELY 41.09 ACRES. IT IS THE LAND AREA OF THE CURRENTLY APPROVED CDP (106.84 ACRES) LESS THE LAND AREA OF SECTOR I (45.78 ACRES) AND LESS THE LAND AREA OF THE STREET RIGHTS-OF-WAY THAT HAS BEEN DEDICATED SINCE THE CDP WAS APPROVED ON OCTOBER 15, 1984 (19.38 ACRES). THE PURPOSE OF THE CDPA IS TO EXPAND THE LIST OF PRINCIPAL AND SECONDARY USES THAT MAY BE PERMITTED IN SECTORS II, III AND IV WHICH IS THE PROPERTY THAT IS THE SUBJECT OF THIS CDPA.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BY DEWBERRY & DAVIS.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF FIVE (5) FEET AS REPRESENTED ON THE CURRENTLY APPROVED CDP. THE TOPOGRAPHY IS BY OTHERS AND IS PRESUMED TO BE FROM AIR SURVEY. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.
- THE CDPA GRAPHIC IS A REPRESENTATION OF THE CDP THAT WAS APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 15, 1984. THAT CDP WAS PREPARED IN ACCORDANCE WITH THE ORDINANCE PROVISIONS THEN IN EFFECT. THEREFORE, THIS GRAPHIC DOES NOT SATISFY ALL SUBMISSION REQUIREMENTS OF THE CURRENT ORDINANCE. A SEPARATE LETTER REQUESTING APPROPRIATE WAIVERS OF SUCH SUBMISSION REQUIREMENTS WILL BE SUBMITTED. THE NOTES AND TABULATION PRESENTED HEREON ARE CURRENT REPRESENTATIONS.
- STORMWATER MANAGEMENT FOR THE SUBJECT PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY PUBLIC FACILITY MANUAL REQUIREMENTS UNLESS OTHERWISE WAIVED OR MODIFIED.

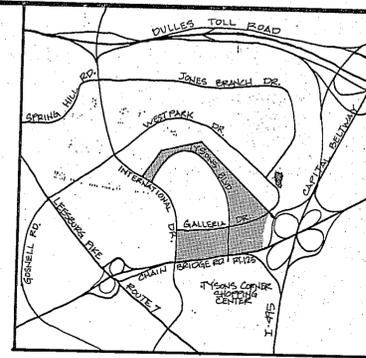
THE LOCATION AND ESTIMATED SIZE OF ALL PROPOSED STORMWATER MANAGEMENT FACILITIES WILL BE IN ACCORDANCE WITH THE OVERALL STORMWATER MANAGEMENT PLAN NO. 6028-DS-01-3 APPROVED SEPTEMBER 20, 1990.
- PARKING SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE IN EFFECT AS OF THE DATE HEREOF AND AS IT MAY BE AMENDED, EXCEPT FOR SHARED PARKING ARRANGEMENTS FOR THE HOTEL/OFFICE USES IN SECTOR II WHICH SHARED PARKING ARRANGEMENTS SHALL BE GOVERNED BY PROFFER #13 AS APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 15, 1984. LOADING SPACES WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE.
- GIVEN THE NATURE OF THE GRAPHIC, A DEPICTION OF THE ANGLE OF BULK PLANE IS NOT APPLICABLE.
- THE PROPOSED MAJOR OPEN SPACE AREAS ARE REPRESENTED ON THE GRAPHIC. THERE ARE NO ADDITIONAL PROPOSED COMMUNITY AND PUBLIC FACILITIES BEYOND THOSE PROFFERED AND APPROVED IN CONJUNCTION WITH THE APPROVAL OF RZ 84-D-049.
- THERE ARE NO ADDITIONAL PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHTS-OF-WAY BEYOND THOSE PROFFERED AND APPROVED IN CONJUNCTION WITH THE APPROVAL OF RZ 84-D-049.
- THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SITE. IN ADDITION, THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR OR RESOURCE PROTECTION AREA ON THE SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION LOCATED ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- GIVEN THE LOCATION AND NATURE OF THE PROPOSED DEVELOPMENT OF THIS PROPERTY, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT AND NEIGHBORING PROPERTIES.
- THE ENTIRE SITE HAS BEEN THE SUBJECT OF CLEARING AND GRADING.
- THE EXISTING STRUCTURES IN SECTOR I WERE CONSTRUCTED BETWEEN 1987 AND 1989. THEY WILL BE RETAINED.
- SPECIAL AMENITIES AND PEDESTRIAN AND BICYCLE TRAILS HAVE BEEN/WILL BE PROVIDED IN ACCORDANCE WITH THE PROFFERS THAT WERE APPROVED IN CONJUNCTION WITH THE APPROVAL OF RZ 84-D-049.
- THE PROPOSED DEVELOPMENT PROGRAM WILL BE IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN OF THE COUNTY.
- THE PRIMARY USE(S) IN SECTOR I ARE/WILL BE A REGIONAL SHOPPING CENTER, A HOTEL AND OFFICES. THE PRIMARY USE(S) IN SECTORS II, III AND IV WILL BE OFFICES, HOWEVER, THE APPLICANT RESERVES THE RIGHT TO CERTAIN PRINCIPAL OR SECONDARY USES AS MAY BE APPROVED ON A FDPA.
- IF AN AMENDMENT TO ANY PORTION OF THIS CDPA BECOMES NECESSARY

- AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION WHICH IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL.
- AN APPROXIMATE DEVELOPMENT SCHEDULE IS NOT KNOWN AT THIS TIME.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

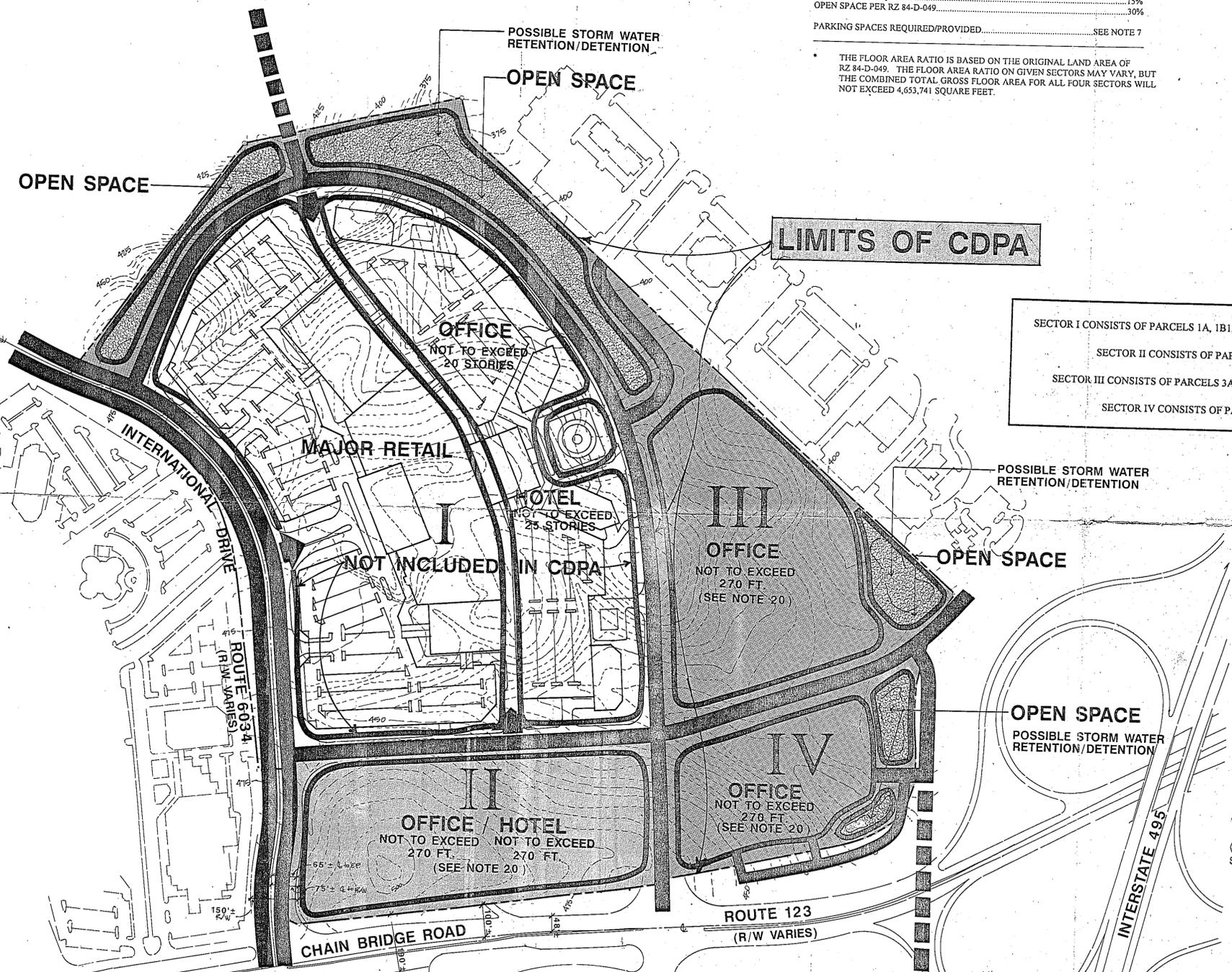
Tabulation

AREA OF RZ 84-D-049	106.84 AC
AREA OF CDPA	41.09 AC
EXISTING/PROPOSED ZONING	FDC, H-C, SC
CURRENTLY APPROVED/PROPOSED GROSS FLOOR AREA	4,653,741 SF
SECTOR I	2,565,741 SF
SECTORS II, III AND IV	2,088,000 SF
CURRENTLY APPROVED/PROPOSED FLOOR AREA RATIO	1.0*
MAXIMUM HEIGHT OF BUILDINGS	AS REPRESENTED ON GRAPHIC
OPEN SPACE REQUIRED	15%
OPEN SPACE PER RZ 84-D-049	30%
PARKING SPACES REQUIRED/PROVIDED	SEE NOTE 7

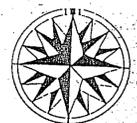
* THE FLOOR AREA RATIO IS BASED ON THE ORIGINAL LAND AREA OF RZ 84-D-049. THE FLOOR AREA RATIO ON GIVEN SECTORS MAY VARY, BUT THE COMBINED TOTAL GROSS FLOOR AREA FOR ALL FOUR SECTORS WILL NOT EXCEED 4,653,741 SQUARE FEET.



Vicinity Map
1" = 2000'



SECTOR I CONSISTS OF PARCELS 1A, 1B1, 1C1, 1C2, 2A1, 2A2, 2B, 2C AND 2D
 SECTOR II CONSISTS OF PARCELS 5A, 5B AND 5C
 SECTOR III CONSISTS OF PARCELS 3A, 3B, 3C, 3D, 6 AND OUTLOT B
 SECTOR IV CONSISTS OF PARCELS 4A AND 4B



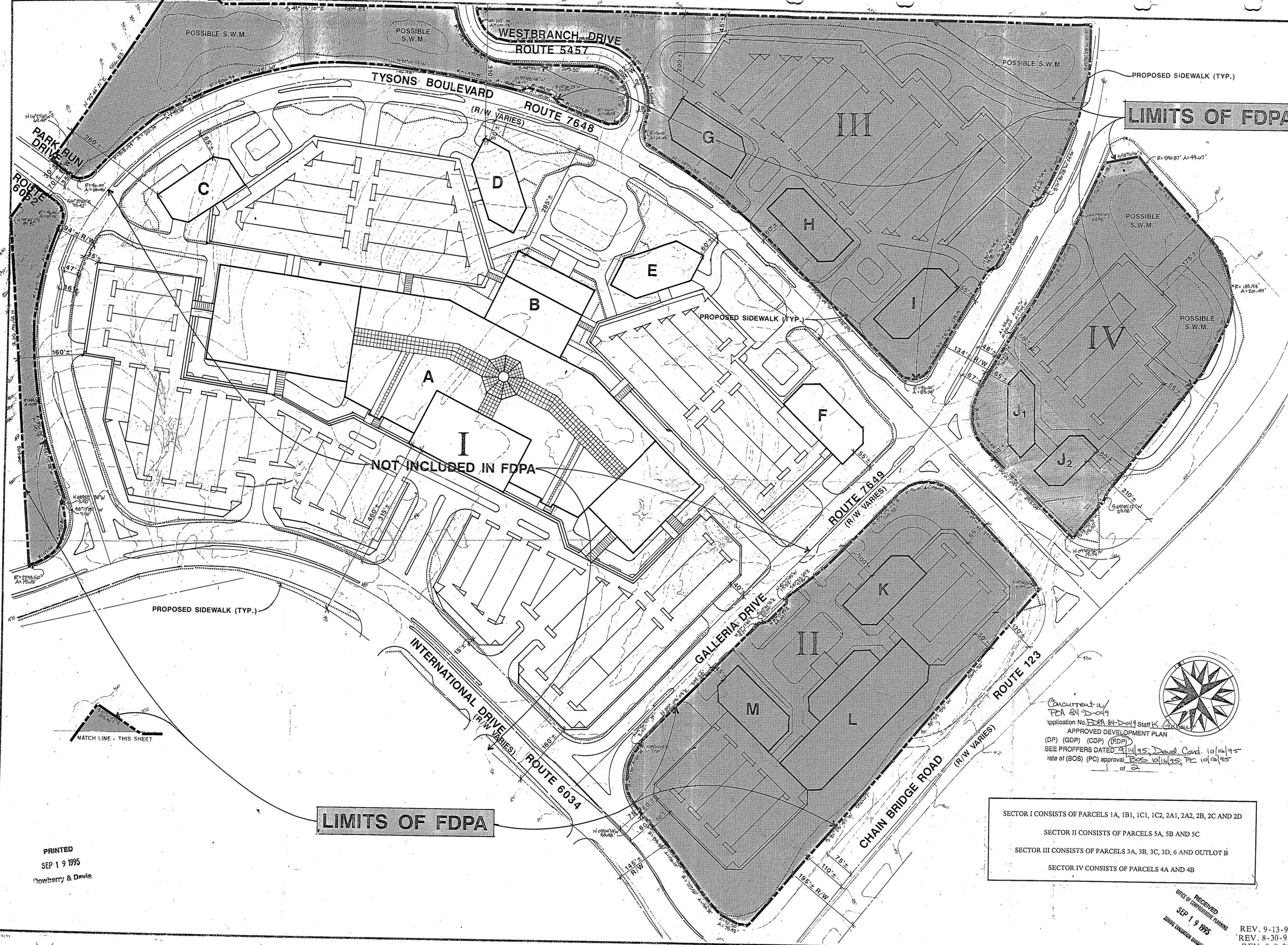
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OFFICE OF COMPREHENSIVE PLANNING
SEP 13 1995
Zoning Administration Section

Application No. FA 84-D-049 Staff K. Guinsaw
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 9/14/95
 Date of (BOS) (PC) approval 10/16/95
 of _____
 Concurrent w/ FDPA 84-D-049

- Legend
- MAJOR ACCESS POINT
 - MAJOR ON SITE ROAD
 - R.O.W. BY OTHERS
 - INTERNAL SERVICE ROAD
 - OPEN SPACE (INCLUDED IN CDPA)
 - AREA INCLUDED IN CDPA

PRINTED
SEP 13 1995
Dewberry & Davis

Architects
Engineers
Planners
Surveyors
Dewberry & Davis
 APPLICATION NO. CDPA 84-D-049-1
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
TYSONS II
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 Drawn By JMC
 Designed By
 Checked By PGY
 Date 4/12/95
 Scale 1" = 200'
 Plan Number TZ843 PLAN F5538 CDPR
 Zoned
 Sheet 1 of 1
 File Number M-9100
 REV. 9-13-95
 REV. 8-30-95
 REV. 8-2-95

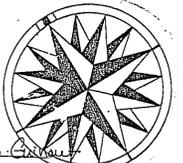


LIMITS OF FDPA

NOT INCLUDED IN FDPA

LIMITS OF FDPA

Concurrent w/
 PIA 84-D-049
 Application No. BDA 84-D-049 Staff K. G. G. G.
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 9/14/95, Davel Card. 10/2/95
 Date of (BOS) (PC) approval BOS 10/16/95, PC 10/2/95
 1 of 2



SECTOR I CONSISTS OF PARCELS 1A, 1B1, 1C1, 1C2, 2A1, 2A2, 2B, 2C AND 2D
 SECTOR II CONSISTS OF PARCELS 5A, 5B AND 5C
 SECTOR III CONSISTS OF PARCELS 3A, 3B, 3C, 3D, 6 AND OUTLOT B
 SECTOR IV CONSISTS OF PARCELS 4A AND 4B

RECEIVED
 OFFICE OF COMPREHENSIVE PLANNING
 SEP 19 1995
 ZONING EVALUATION DIVISION

Architects
 Engineers
 Planners
 Surveyors

Dewberry & Davis

APPLICATION NO.
 FDPA 84-D-049-1

FINAL DEVELOPMENT PLAN AMENDMENT
TYSONS II
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

Drawn By JMC
 Designed By
 Checked By PGY
 Date 4/12/95
 Scale 1"=100'
 Plan Number TZ843 PLAN F5538 CDP
 Zoned
 Sheet 1 of 2
 File Number M-9101

PRINTED
 SEP 19 1995
 Dewberry & Davis

REV. 9-13-95
 REV. 8-30-95
 REV. 8-8-95

Notes

- THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 29-4 ((10)) 3A, 3B, 3C, 3D, 4A, 4B, 5A, 5B, 5C, 6 AND B. IT IS TO BE NOTED THAT THE EXISTING/PROPOSED DEVELOPMENT ON LOTS 1A, 1B1, 1C1, 1C2, 2A1, 2A2, 2B, 2C AND 2D (SECTOR I) HAS BEEN/WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED CONCEPTUAL DEVELOPMENT PLAN (CDP), FINAL DEVELOPMENT PLAN (FDP) AND APPROVED SITE PLAN(S). NO CHANGE TO THE DEVELOPMENT IN SECTOR I IS PROPOSED WITH THIS FDPA.
- THE TOTAL AREA OF THIS FDPA CONSISTS OF APPROXIMATELY 41.09 ACRES. IT IS THE LAND AREA OF THE CURRENTLY APPROVED FDP (106.84 ACRES) LESS THE LAND AREA OF SECTOR I (45.78 ACRES) AND LESS THE LAND AREA OF THE STREET RIGHTS-OF-WAY THAT HAS BEEN DEDICATED SINCE THE FDP WAS APPROVED ON OCTOBER 15, 1984 (19.98 ACRES). THE PURPOSE OF THE FDPA IS TO PROVIDE FOR FLEXIBILITY IN THE PROPOSED DEVELOPMENT PROGRAM.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BY DEWBERRY & DAVIS.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET AS REPRESENTED ON THE CURRENTLY APPROVED FDP. THE TOPOGRAPHY IS BY OTHERS AND IS PRESUMED TO BE FROM AIR SURVEY. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.
- THE FDPA IS A REPRESENTATION OF THE FDP THAT WAS APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 15, 1984. THAT FDP WAS PREPARED IN ACCORDANCE WITH THE ORDINANCE PROVISIONS THEN IN EFFECT. THEREFORE, THIS GRAPHIC DOES NOT SATISFY ALL SUBMISSION REQUIREMENTS OF THE CURRENT ORDINANCE. A SEPARATE LETTER REQUESTING APPROPRIATE WAIVERS OF SUCH SUBMISSION REQUIREMENTS WILL BE SUBMITTED. THE NOTES AND TABULATION PRESENTED HEREON ARE CURRENT REPRESENTATIONS.
- STORMWATER MANAGEMENT FOR THE SUBJECT PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY PUBLIC FACILITY MANUAL REQUIREMENTS UNLESS OTHERWISE WAIVED OR MODIFIED. THE LOCATION AND SIZE OF ALL PROPOSED STORMWATER MANAGEMENT FACILITIES WILL BE IN ACCORDANCE WITH THE OVERALL STORMWATER MANAGEMENT PLAN NO. 6028-DS-01-3 APPROVED SEPTEMBER 20, 1990.
- PARKING SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE IN EFFECT AS OF THE DATES HEREOF AND AS IT MAY BE AMENDED, EXCEPT FOR SHARED PARKING ARRANGEMENTS FOR THE HOTEL/OFFICE USES IN SECTOR II WHICH SHARED PARKING ARRANGEMENT SHALL BE GOVERNED BY PROFFER #13 AS APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 15, 1984.
- LOADING SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. LOADING DOCKS AND DUMPSTERS WILL BE SCREENED FROM THE VIEW OF ADJACENT DEVELOPMENTS AND FROM THE PUBLIC STREETS BY BERMS, FENCING, WALLS, LANDSCAPING OR A COMBINATION THEREOF. A FINAL NUMBER OF LOADING SPACES WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION.
- THERE ARE NO ADDITIONAL PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHTS-OF-WAY BEYOND THOSE PROFFERED AND APPROVED IN CONJUNCTION WITH THE APPROVAL OF RZ 84-D-049.
- SANITARY SEWER AND PUBLIC WATER ARE CURRENTLY AVAILABLE ON THE SITE.
- THE ENTIRE SITE HAS BEEN THE SUBJECT OF CLEARING AND GRADING.
- ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE NOT AVAILABLE AT THIS TIME.
- THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SITE. IN ADDITION, THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR OR RESOURCE PROTECTION AREA ON THE SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- A DETAILED LANDSCAPE PLAN SHOWING ALL OF THE OPEN SPACE AREAS SHALL BE SUBMITTED WITH EACH SITE PLAN IN ACCORDANCE WITH PROFFER #8 APPROVED IN CONJUNCTION WITH THE APPROVAL OF RZ 84-D-049.
- THE SHAPES AND SIZES OF THE FOOTPRINTS OF THE BUILDINGS AND PARKING STRUCTURES SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SCHEMATIC AND ARE NOT TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND DESIGN. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES AS REPRESENTED ON THE GRAPHIC ARE TO BE CONSIDERED MINIMUMS. NOTWITHSTANDING THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES REPRESENTED ON THE GRAPHIC, ALL BUILDINGS AND PARKING STRUCTURES WILL BE DESIGNED TO SATISFY A MINIMUM 25° ANGLE OF BULK PLANE AS THEY RELATE TO THE PERIPHERAL LOT LINES.

- THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL REPRESENTED IN THE TABULATION, AND THE BUILDING FOOTPRINTS AND ASSOCIATED PARKING LOT LAYOUTS WILL BE REDUCED/MODIFIED ACCORDINGLY. THE APPLICANT RESERVES THE FURTHER RIGHT TO PROVIDE ADDITIONAL PARKING SPACES WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THE PARKING SPACES DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.
- THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. NO BONUS FLOOR AREA IS PROPOSED. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDINGS MAY HAVE CELLAR SPACES WHICH SPACES WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 25 OF SECT. 11-103 OF THE ZONING ORDINANCE. THE USE OF THE CELLAR SPACES WILL BE LIMITED TO ACCESSORY SERVICE USES; BUILDING MECHANICAL AND ELECTRICAL AREAS; BUILDING MAINTENANCE AREAS; BUILDING AND OFFICE STORAGE AREAS; COMPUTER ROOMS; AND A MAXIMUM OF 50% OF THE CELLAR SPACE(S) FLOOR AREA MAY BE OCCUPIED BY OFFICE USE.
 - THE BUILDINGS WILL LIKELY HAVE PENTHOUSES DESIGNED IN PART TO SHIELD THE MECHANICAL EQUIPMENT LOCATED ON THE ROOFS. THE HEIGHT AND ROOF AREA COVERAGE OF THE PENTHOUSES WILL BE COMPATIBLE WITH THE HEIGHT AND SCALE OF THE BUILDINGS AND WILL BE CONSTRUCTED OF MATERIALS THAT ARE AN EXTENSION OF OR HARMONIOUS WITH THE ARCHITECTURAL MATERIALS OF THE MAIN BUILDINGS.
 - THE PRIMARY USE(S) ON PARCELS A, B, C, D, E AND F ARE/WILL BE A REGIONAL SHOPPING CENTER, A HOTEL AND OFFICES. THE PRIMARY USE(S) ON PARCELS G, H, I, J1, J2, K, L AND M WILL BE OFFICES, HOWEVER, THE APPLICANT RESERVES THE RIGHT TO ESTABLISH ALL PRINCIPAL AND SECONDARY USES AS SET FORTH IN SECTS. 6-202 AND 6-203 OF THE ZONING ORDINANCE EXCEPT THE FOLLOWING:
 - A. AFFORDABLE DWELLING UNIT DEVELOPMENTS.
 - B. AMUSEMENT ARCADES.
 - C. AUTOMOBILE-ORIENTED USES.
 - D. CAR WASHES.
 - E. DORMITORIES, FRATERNITY/SORORITY HOUSES, ROOMING/BOARDING HOUSES OR OTHER RESIDENCE HALLS.
 - F. DWELLINGS.
 - G. EXPOSITION HALLS AND FACILITIES.
 - H. GOLF COURSES, COMMERCIAL.
 - I. GOLF DRIVING RANGES.
 - J. HOUSING FOR THE ELDERLY.
 - K. INDOOR FIRING RANGES, ARCHERY RANGES, FENCING AND OTHER SIMILAR INDOOR RECREATIONAL USES.
 - L. INSTITUTIONS PROVIDING HOUSING AND GENERAL CARE FOR THE INDIGENT, ORPHANS AND THE LIKE.
 - M. MARINAS, DOCKS AND BOATING FACILITIES, COMMERCIAL.
 - N. MEDICAL CARE FACILITIES, EXCEPT NURSING FACILITIES WHICH HAVE A CAPACITY OF LESS THAN FIFTY (50) BEDS.
 - O. MINIATURE GOLF COURSES.
 - P. REPAIR SERVICE ESTABLISHMENTS.
 - Q. SERVICE STATIONS.
 - R. VEHICLE LIGHT SERVICE ESTABLISHMENTS.
 - S. VETERINARY HOSPITALS.
 - T. TRANSPORTATION FACILITIES (EXCEPT WMATA FACILITIES AND RAIL STATIONS)
 - SKATING FACILITIES, CULTURAL CENTERS, MUSEUMS AND SIMILAR FACILITIES AND WMATA FACILITIES AND RAIL STATIONS SHALL BE PERMITTED USES SUBJECT TO THE SUBMISSION AND APPROVAL OF A FDPA AS TO THE LOCATION OF SAID FACILITIES ONLY.
 - A FINAL SEQUENCE OF DEVELOPMENT SCHEDULE IS NOT KNOWN AT THIS TIME.
 - IF AN AMENDMENT TO ANY PORTION OF THIS FDPA BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION WHICH IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL BY THE PLANNING COMMISSION.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.
 - TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

Tabulation

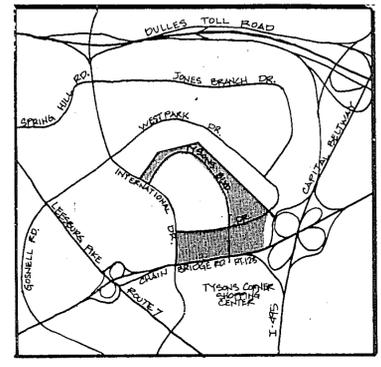
AREA OF FDPA.....41.09 AC
 EXISTING/PROPOSED ZONING.....PDC, H-C, SC
 CURRENTLY APPROVED/PROPOSED GROSS FLOOR AREA.....4,653,741 SF
 SECTOR I.....2,565,741 SF
 SECTOR II.....880,000 SF
 SECTOR III.....840,000 SF
 SECTOR IV.....368,000 SF
 SECTORS II, III, IV TOTAL.....2,088,000 SF

CURRENTLY APPROVED/PROPOSED FLOOR AREA RATIO.....1.0**
 OPEN SPACE PER RZ 84-D-049.....30%
 PARKING SPACES REQUIRED/PROVIDED.....SEE NOTE 7

BUILDING SCHEDULE

SECTOR	BUILDING	PRIMARY USE	NUMBER OF STORIES	MAXIMUM HEIGHT
I***	A	Retail Center	3	63 FT.
	B	450 Room Hotel	25	277 FT
	C	Office	16	214 FT
	D	Office	20	267 FT
	E	Office	20	267 FT
	F	Office	16	214 FT
III	G	Office	20	270 FT
	H	Office	20	270 FT
	I	Office	20	270 FT
IV	J1	Office	20	270 FT
	J2	Office	20	270 FT
II	K	Office or 300 Room Hotel	20	270 FT
	L	Office or	20	270 FT
		450 Room Hotel	22	270 FT
	M	Office	20	270 FT

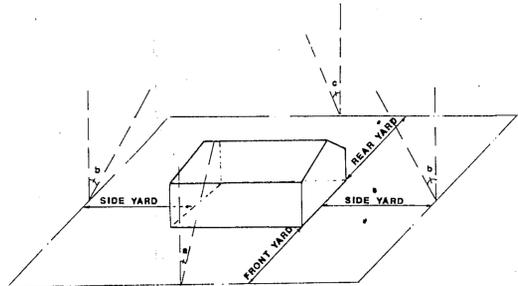
INTENTIONALLY DELETED.
 ** THE FLOOR AREA RATIO IS BASED ON THE ORIGINAL LAND AREA OF RZ 84-D-049.
 FURNISHED FOR INFORMATIONAL PURPOSES ONLY. NO CHANGE IS PROPOSED. THE CURRENTLY APPROVED FDP REPRESENTS THE RETAIL CENTER AS HAVING A HEIGHT OF 63 FEET WITH A SKYLIGHT HEIGHT OF 83 FEET.



Vicinity Map
1" = 2000'

Angle of Bulk Plane

MINIMUM REQUIRED YARD FOR BUILDING WITH 270' HEIGHT



FRONT YARD : $\geq 25^\circ$ WITH A BUILDING HEIGHT OF 270' THE FRONT YARD = 126'± BUT NOT LESS THAN 40'
 SIDE YARD : ≥ 0 NO REQUIREMENT
 REAR YARD : $\geq 20^\circ$ WITH A BUILDING HEIGHT OF 270' THE REAR YARD = 90'± BUT NOT LESS THAN 25'

Concurrent w/ PCA 84-D-049
 Application No. FDPA 84-D-049 Staff K. Guinard
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 9/14/95; Deed Card 10/19/95
 Date of (BOS) (PC) approval: BOS 10/10/95; PC 10/10/95
 2 of 2