# Generalized Development Plan for the Properties of West*Park Associates, West*Mac Associates, Washington Hall Corporation and the Association for Manufacturing Technology

Application No. PCA 88-D-005
APPROVED DEVELOPMENT PLAN
(GDP) (CDP) (FDP)
PROFFERED CONDITIONS
Date of (BOS) (PC) approval 10/31/94
Staff CC
Sheet 1 of 6

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
OCT 5 1994
ZONING EVALUATION DIVISION

OCT 05 1994

PCA-88D-005

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7200 POPLAR ST.
ANNANDALE, VIRGINIA 22003
703-750-3490
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 22011
703-729-0145 METRO 478-1051
COPYRIGHT © HUNTLEY NYCE AND ASSOCIATES, Ltd.

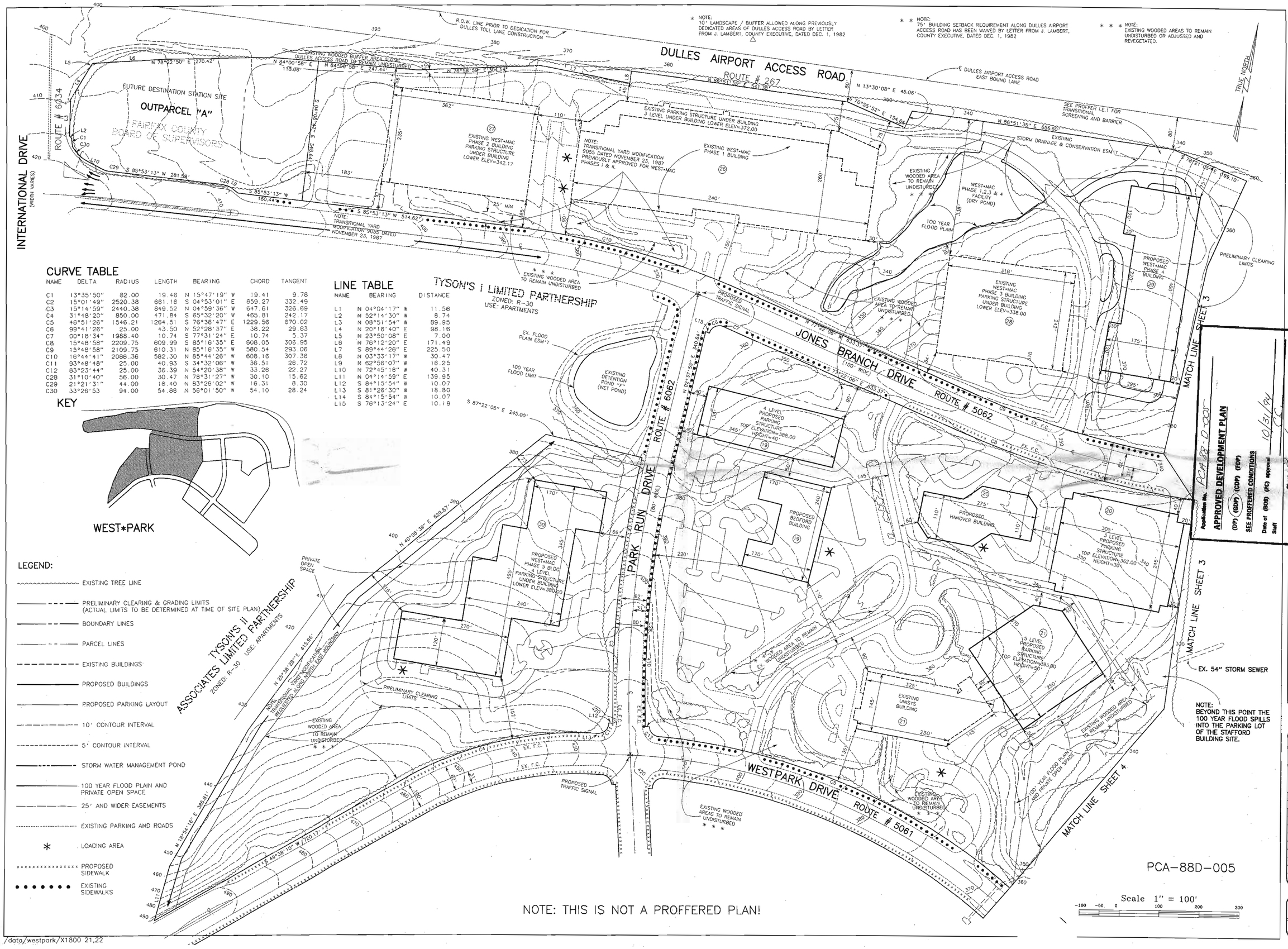
COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 9888
9-8-94
LAND SURVEYOR

GENERALIZED DEVELOPMENT PLAN FOR THE PROPERTIES OF WEST * PARK ASSOCIATES, WEST * MAC ASSOCIATES, HALL CORPORATION AND THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
PROVIDENCE DISTRICT FAIRFAX COUNTY VIRGINIA

SCALE: 1" = 200'
DATE: 9/5/90
REVISIONS:
6/21/94
7/12/94
9/08/94
10/4/94

SHEET 1 OF 6
FILE NO. PL - 1800

/data/westpark/21800 50.51




## CURVE TABLE

| NAME | DELTA | RADIUS | LENGTH | BEARING | CHORD | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 13°35'50" | 82.00 | 19.46 | N 15°47'19" W | 19.41 | 9.78 |
| C2 | 15°01'49" | 2520.38 | 661.16 | S 04°53'01" E | 659.27 | 332.49 |
| C3 | 15°14'59" | 2440.38 | 649.52 | N 04°59'36" W | 647.61 | 326.69 |
| C4 | 31°48'20" | 850.00 | 471.84 | S 65°32'20" W | 465.81 | 242.17 |
| C5 | 46°51'26" | 1546.21 | 1264.51 | S 76°36'47" E | 1229.56 | 670.02 |
| C6 | 99°41'26" | 25.00 | 43.50 | N 52°28'37" E | 38.22 | 29.63 |
| C7 | 00°18'34" | 1988.40 | 10.74 | S 77°31'24" E | 10.74 | 5.37 |
| C8 | 15°48'58" | 2209.75 | 609.99 | S 85°16'35" E | 608.05 | 306.95 |
| C9 | 15°48'58" | 2109.75 | 610.31 | N 85°16'35" W | 580.54 | 293.06 |
| C10 | 16°44'41" | 2088.36 | 582.30 | N 85°44'26" W | 608.16 | 307.36 |
| C11 | 93°48'48" | 25.00 | 40.93 | S 34°32'06" W | 36.51 | 26.72 |
| C12 | 83°23'44" | 25.00 | 36.39 | N 54°20'38" W | 33.26 | 22.27 |
| C28 | 31°10'40" | 56.00 | 30.47 | N 78°31'27" W | 30.10 | 15.62 |
| C29 | 21°21'31" | 44.00 | 16.40 | N 83°26'02" W | 16.31 | 8.30 |
| C30 | 33°26'53 | 94.00 | 54.88 | N 56°01'50" W | 54.10 | 28.24 |

## LINE TABLE

| NAME | BEARING | DISTANCE |
|---|---|---|
| L1 | N 04°04'17" W | 11.56 |
| L2 | N 52°14'30" W | 8.74 |
| L3 | N 08°51'54" W | 89.95 |
| L4 | N 20°16'40" E | 98.16 |
| L5 | N 23°50'08" E | 7.00 |
| L6 | N 76°12'20" E | 171.49 |
| L7 | S 89°44'26" E | 225.50 |
| L8 | N 03°33'17" W | 30.47 |
| L9 | N 62°56'07" W | 16.25 |
| L10 | N 72°45'16" W | 40.31 |
| L11 | N 04°14'59" E | 139.95 |
| L12 | S 84°15'54" W | 10.07 |
| L13 | S 81°26'30" W | 18.80 |
| L14 | S 84°15'54" W | 10.07 |
| L15 | S 76°13'24" E | 10.19 |

KEY


Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7202 POPLAR ST.
ANNANDALE, VIRGINIA 22003
703-750-3460
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 22011
703-729-0145 METRO 478-1051

COPYRIGHT © HUNTLEY NYCE AND ASSOCIATES, Ltd.

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 9688
9-5-94
LAND SURVEYOR

APPROVED DEVELOPMENT PLAN
Application No. PCA 88-D-005
(DP) (GDP) (CDP) (FDP)
SEE PROFFERED CONDITIONS
Date of (BOS) (PC) approval 10/31/94
Staff

# GENERALIZED DEVELOPMENT PLAN FOR THE PROPERTIES OF WEST * PARK ASSOCIATES, WEST * MAC ASSOCIATES, WASHINGTON HALL CORPORATION AND THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

PROVIDENCE DISTRICT FAIRFAX COUNTY VIRGINIA

SCALE: 1" = 100'

DATE: 9/5/90

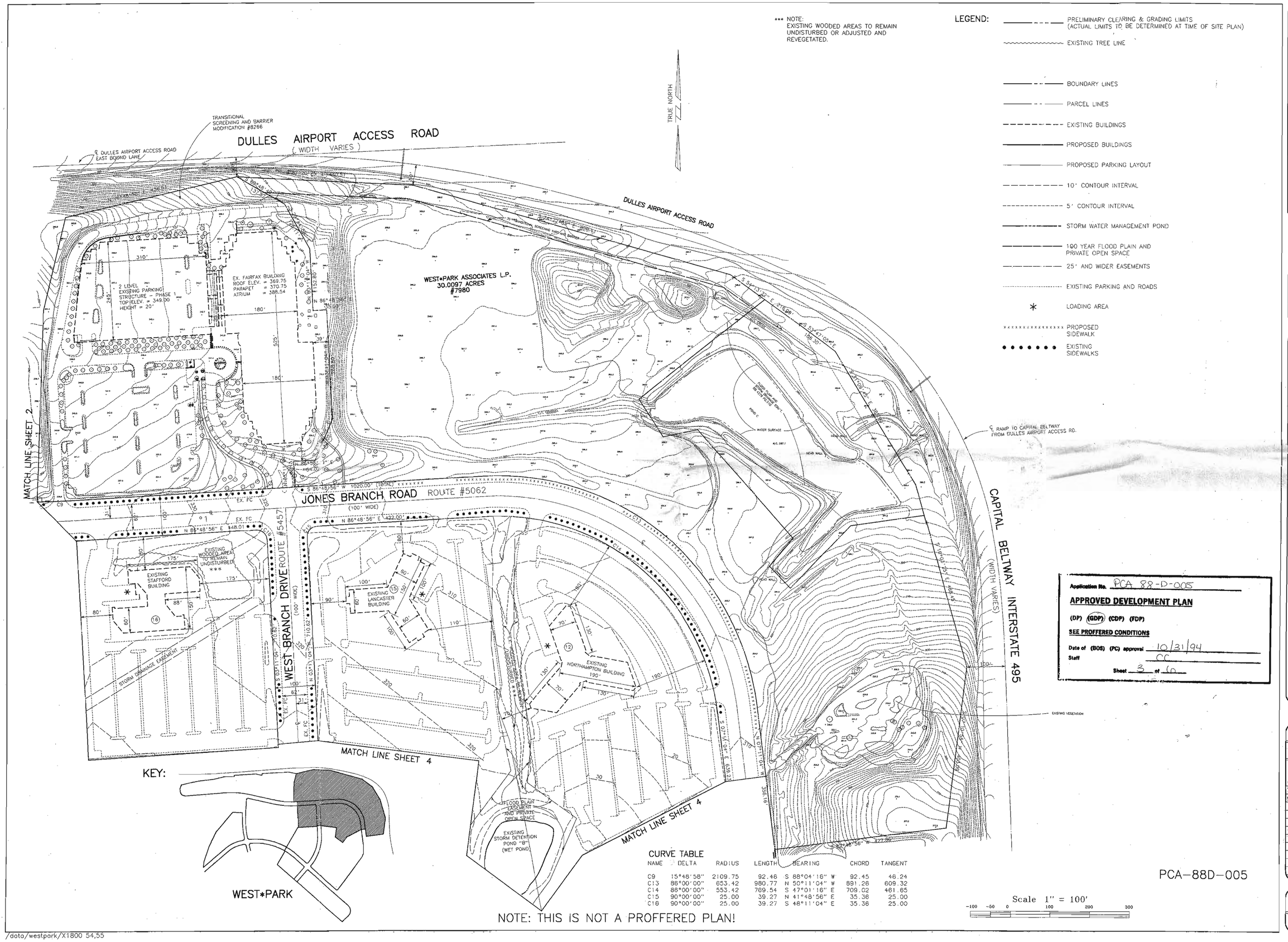
REVISIONS:

6/21/94 PCA
7/12/94
10/4/94

SHEET 2 OF 6

FILE NO. PL - 1800

/data/westpark/X1800 21,22




CURVE TABLE

| NAME | DELTA | RADIUS | LENGTH | BEARING | CHORD | TANGENT |
|---|---|---|---|---|---|---|
| C9 | 15°48'58" | 2109.75 | 92.46 | S 88°04'16" W | 92.45 | 46.24 |
| C13 | 86°00'00" | 653.42 | 980.77 | N 50°11'04" W | 891.26 | 609.32 |
| C14 | 86°00'00" | 553.42 | 769.54 | S 47°01'16" E | 709.02 | 461.65 |
| C15 | 90°00'00" | 25.00 | 39.27 | N 41°48'56" E | 35.36 | 25.00 |
| C16 | 90°00'00" | 25.00 | 39.27 | S 48°11'04" E | 35.36 | 25.00 |

NOTE: THIS IS NOT A PROFFERED PLAN!

PCA-88D-005

Application No. PCA 88-D-005

**APPROVED DEVELOPMENT PLAN**

(DP) (GDP) (CDP) (FDP)

**SEE PROFFERED CONDITIONS**

Date of (BOS) (PC) approval 10/31/94

Staff CC

Sheet 3 of 6


Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7202 POPLAR ST
ANNANDALE, VIRGINIA 22003
703-750-3490
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 22011
703-729-0145 METRO 478-1051


COPYRIGHT © HUNTLEY NYCE AND ASSOCIATES, Ltd.

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 9688
9-8-94
LAND SURVEYOR

GENERALIZED DEVELOPMENT PLAN FOR THE PROPERTIES OF WEST * PARK ASSOCIATES, WEST * MAC ASSOCIATES, WASHINGTON HALL CORPORATION AND THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

PROVIDENCE DISTRICT FAIRFAX COUNTY VIRGINIA

SCALE: 1" = 100'

DATE: 9/5/90

REVISIONS:

6/21/94 PCA
7/12/94
9/08/94
10/4/94

SHEET 3 OF 6

FILE NO. RP-1800

/data/westpark/X1800 54,55

**LEGEND:**

- PRELIMINARY CLEARING & GRADING LIMITS (ACTUAL LIMITS TO BE DETERMINED AT TIME OF SITE PLAN)
- EXISTING TREE LINE
- EXISTING SIDEWALKS
- BOUNDARY LINES
- PARCEL LINES
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPOSED PARKING LAYOUT
- 10' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- STORM WATER MANAGEMENT POND
- 100 YEAR FLOOD PLAIN AND PRIVATE OPEN SPACE
- 25' AND WIDER EASEMENTS
- EXISTING PARKING AND ROADS
- * LOADING AREA
- xxxxxxxxxxxxxxx PROPOSED SIDEWALK

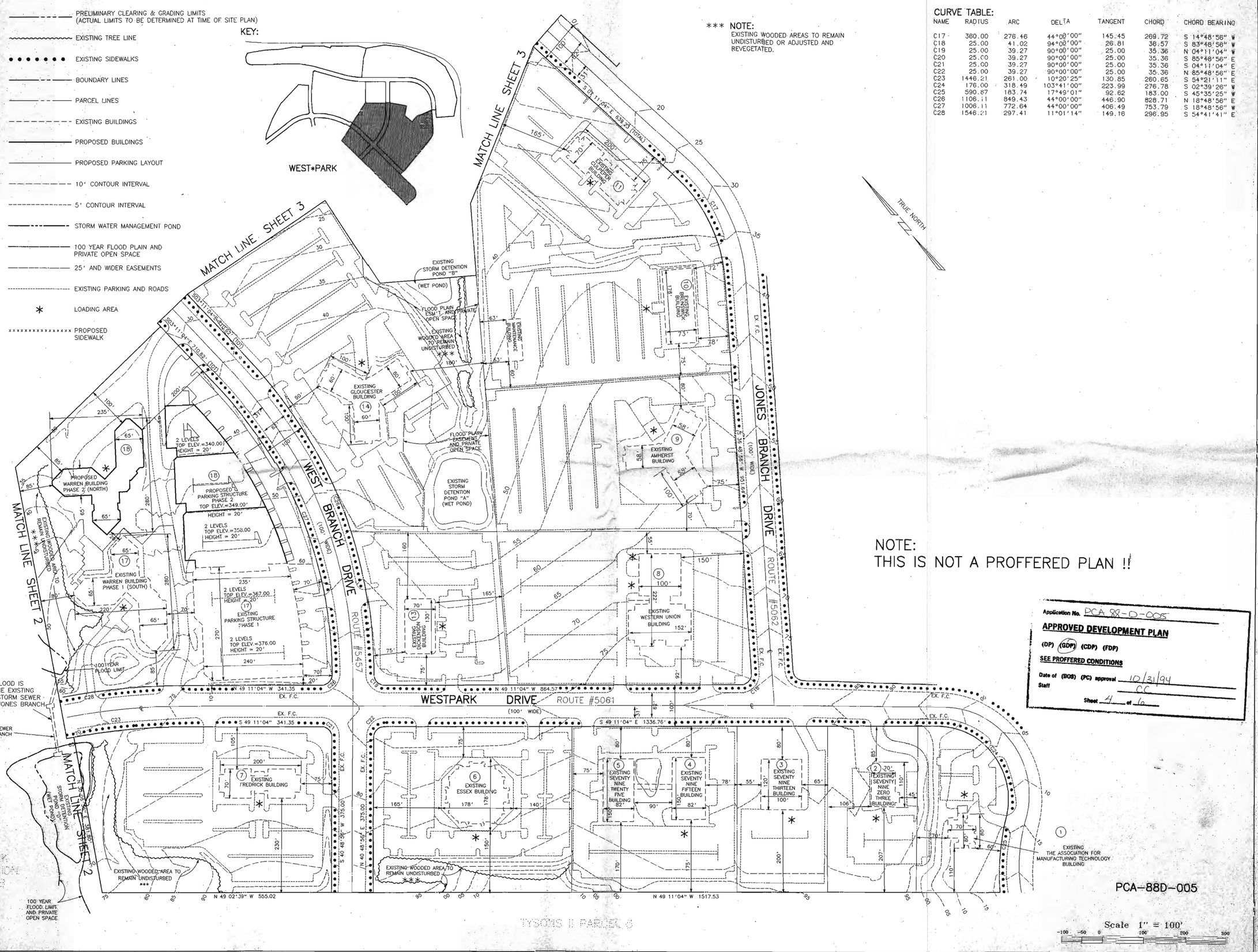
KEY:




*** NOTE:
EXISTING WOODED AREAS TO REMAIN UNDISTURBED OR ADJUSTED AND REVEGETATED.

CURVE TABLE:

| NAME | RADIUS | ARC | DELTA | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| C17 | 360.00 | 276.46 | 44°00'00" | 145.45 | 269.72 | S 14°48'56" W |
| C18 | 25.00 | 41.02 | 94°00'00" | 26.81 | 36.57 | S 83°48'56" W |
| C19 | 25.00 | 39.27 | 90°00'00" | 25.00 | 35.36 | N 04°11'04" W |
| C20 | 25.00 | 39.27 | 90°00'00" | 25.00 | 35.36 | S 85°48'56" E |
| C21 | 25.00 | 39.27 | 90°00'00" | 25.00 | 35.36 | S 04°11'04" E |
| C22 | 25.00 | 39.27 | 90°00'00" | 25.00 | 35.36 | N 85°48'56" E |
| C23 | 1446.21 | 261.00 | 10°20'25" | 130.85 | 260.65 | S 54°21'11" E |
| C24 | 176.00 | 318.49 | 103°41'00" | 223.99 | 276.78 | S 02°39'26" W |
| C25 | 590.87 | 183.74 | 17°49'01" | 92.62 | 183.00 | S 45°35'25" W |
| C26 | 1106.11 | 849.43 | 44°00'00" | 446.90 | 828.71 | N 18°48'56" E |
| C27 | 1006.11 | 772.64 | 44°00'00" | 406.49 | 753.79 | S 18°48'56" W |
| C28 | 1546.21 | 297.41 | 11°01'14" | 149.16 | 296.95 | S 54°41'41" E |




NOTE:
THE 100 YEAR FLOOD IS CONTAINED IN THE EXISTING UNDERGROUND STORM SEWER SYSTEM UNDER JONES BRANCH DRIVE

NOTE:
THIS IS NOT A PROFFERED PLAN !!

Application No. PCA 88-D-005
**APPROVED DEVELOPMENT PLAN**
(DP) (GDP) (CDP) (FDP)
SEE PROFFERED CONDITIONS
Date of (BOS) (PC) approval 10/31/94
Staff CC
Sheet 4 of 6

PCA-88D-005

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7202 POPLAR ST
ANNANDALE, VIRGINIA 22003
703-734-3480
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 22011
703-750-0191 METRO 478-1051
COPYRIGHT © 1990 HUNTLEY, NYCE AND ASSOCIATES, LTD.

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE
LAND SURVEYOR

GENERALIZED DEVELOPMENT PLAN FOR THE PROPERTIES OF WEST*PARK ASSOCIATES, WEST*MAC ASSOCIATES, WASHINGTON HALL CORPORATION AND THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

PROVIDENCE DISTRICT FAIRFAX COUNTY VIRGINIA

SCALE: 1" = 100'
DATE: 09/05/90
REVISIONS:
6/4/90 ADD PARKING STR DATA
6/21/94 PCA
7/12/94
9/08/94
10/4/94

SHEET 4 OF 6
FILE NO.
PL 1800

/data/westpark/X1800 56.57

## SITE/BUILDING DATA TABULATION

### LAND BAY A

| NO | BUILDING SITE | TAX MAP | ADDRESS | OWNERSHIP | DEED BK/PG | GFA (EXCLUDING CELLAR) | DATE CONSTR | BUILDING HEIGHT |
|---|---|---|---|---|---|---|---|---|
| 2 | 7903 WESTPARK DR. | 29-4-007-1 | 7903 WESTPARK DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3282/672 | 14,333* | 1971 | 25'(2 STORY) |
| 3 | 7913 WESTPARK DR. | 29-4-007-2 | 7913 WESTPARK DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3282/672 | 12,000* | 1971 | 20'(1 STORY) |
| 4 | 7915 WESTPARK DR. | 29-4-007-3 | 7915 WESTPARK DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3282/672 | 33,750* | 1974 | 35'(3 STORY) |
| 5 | 7925 WESTPARK DR. | 29-4-007-3 | 7925 WESTPARK DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3282/672 | 33,750* | 1974 | 35'(3 STORY) |
| 6 | ESSEX | 29-4-007-9 | 9003 WESTPARK DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3282/672 | 77,000* | 1975 | 70'(6 STORY) |
| 7 | FREDERICK | 29-4-007-10 | 7916 JONES BRANCH DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3282/672 | 63,930* | 1977 | 75'(6 STORY) |
| 8 | WESTERN UNION | 29-4-007-4 | 7918 WESTPARK DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3282/672 | 109,563* | 1971 | 75'(6 STORY) |
| 9 | AMHERST | 29-4-007-6 | 7921 JONES BRANCH DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3282/672 | 76,800* | 1977 | 75'(6 STORY) |
| 10 | BRUNSWICK | 29-4-007-7B | 7923 JONES BRANCH DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3282/672 | 63,020* | 1977 | 75'(6 STORY) |
| 11 | CULPEPER | 29-4-007-7A1 | 7925 JONES BRANCH DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3282/672 | 65,900* | 1978 | 75'(6 STORY) |
| 12 | NORTHAMPTON | 29-4-007-C2 | 1521 WEST BRANCH DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3282/672 | 167,800* | 1981 | 75'(6 STORY) |
| 13 | DICKENSON | 29-4-007-8 | 1517 WEST BRANCH DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3282/672 | 46,562* | 1983 | 75'(6 STORY) |
| 14 | GLOUCESTER | 29-4-007-11A | 7927 WEST BRANCH DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3282/672 | 111,430* | 1979 | 75'(6 STORY) |
| 16 | LANCASTER | 29-4-007-C1 | 7927 JONES BRANCH DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3282/672 | 111,430* | 1979 | 75'(6 STORY) |
| 18 | STAFFORD | 29-4-007-A6 | 1500 WEST BRANCH DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 5282/631 | 123,492* | 1982 | 75'(6 STORY) |
| 17 | WARREN SQ (PH 1) | 29-4-007-1A2 | 8000 WESTPARK DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 5282/631 | 138,694* | 1985 | 75'(6 STORY) |
| 18 | WARREN SQ (PH 2) | 29-4-007-1A1 | 8002 WESTPARK DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 5282/631 | PROPOSED (FUTURE) | * | 90' |
| 19 | BEDFORD | 29-4-007-PART A2 | 1625 PARK RUN DRIVE | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 7369/1485 | PROPOSED (FUTURE) | | 90' |
| 20 | HANOVER | 29-4-007-PART A2 | 8075 WESTPARK DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 7369/1485 | PROPOSED (FUTURE) | | 90' |
| 22 | FAIRFAX PHASE 1 | 28-2-0016-PART A4, PART A5 | 1501 BOM WAY | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 5520/1094 | 216,790* | 1989 | 40'(3 STORY) |

### LAND BAY B

| NO | BUILDING SITE | TAX MAP | ADDRESS | OWNERSHIP | DEED BK/PG | GFA (EXCLUDING CELLAR) | DATE CONSTR | BUILDING HEIGHT |
|---|---|---|---|---|---|---|---|---|
| 1 | AMT | 29-4-007-5A | 7901 WESTPARK DR. | THE ASSOCIATION FOR MANUFACTURING TECH. | 3282/672 | 21,908* | 1971 | 35'(3 STORY) |

### LAND BAY C

| NO | BUILDING SITE | TAX MAP | ADDRESS | OWNERSHIP | DEED BK/PG | GFA (EXCLUDING CELLAR) | DATE CONSTR | BUILDING HEIGHT |
|---|---|---|---|---|---|---|---|---|
| 21 | UNISYS | 29-4-007-A4 | 8008 WESTPARK DR. | WASHINGTON HALL CORPORATION | 7369/1485 | 175,940* | 1981 | 74'(6 STORY) |

### LAND BAY D

| NO | BUILDING SITE | TAX MAP | ADDRESS | OWNERSHIP | DEED BK/PG | GFA (EXCLUDING CELLAR) | DATE CONSTR | BUILDING HEIGHT |
|---|---|---|---|---|---|---|---|---|
| 26 | WEST MAC PHASE 1 | 29-2-0016-PART 4B2 | 8200 JONES BRANCH DR. | WEST*MAC ASSOCIATES LTD. PARTNERSHIP | 6927/0263 | 405,284* | 1991 | 73'(4 STORY) |
| 27 | WEST MAC PHASE 2 | 29-2-0016-PART 4B2 | 8250 JONES BRANCH DR. | WEST*MAC ASSOCIATES LTD. PARTNERSHIP | 6927/0263 | 246,130* | 1994 | 74'(6 STORY) |
| 28 | WEST MAC PHASE 3 | 29-2-0016-PART 4B2 | 8100 JONES BRANCH DR. | WEST*MAC ASSOCIATES LTD. PARTNERSHIP | 6927/0263 | 188,618* | 1994 | 56'(4 STORY) |
| 29 | WEST MAC PHASE 4 | 29-2-0016-PART 4B2 | JONES BRANCH DR. | WEST*MAC ASSOCIATES LTD. PARTNERSHIP | 6927/0263 | PROPOSED (FUTURE) | | 75' |
| 30 | WEST MAC PHASE 5 | 29-4-007-A3 | NO ADDRESS | WEST*MAC ASSOCIATES LTD. PARTNERSHIP | 6583/323 | PROPOSED (FUTURE) | | 90' |

### LAND BAY E

| NO | BUILDING SITE | TAX MAP | ADDRESS | OWNERSHIP | DEED BK/PG | GFA (EXCLUDING CELLAR) | DATE CONSTR | BUILDING HEIGHT |
|---|---|---|---|---|---|---|---|---|
| | LAND BAY E | 29-2-0016-PART A4 | 7980 JONES BRANCH DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3336/515 | PROPOSED (FUTURE) | | 75' OR AS MAY BE APPROVED BY THE BOARD OF SUPERVISORS |
| | | 29-4-007-12A | 7930 JONES BRANCH DR. | WEST*PARK ASSOCIATES LTD. PARTNERSHIP | 3336/515 | | | |

* This square footage is for existing building.

PCA 88-D-005

## FLOOR AREA RATIO COMPUTATION TABULATION

### LAND BAY A

FLOOR AREA RATIO COMPUTATION

| LAND BAY | SITE AREA (ACRES)(1) | GROSS FLOOR AREA (EXCLUDING CELLARS) | FLOOR AREA RATIO (FAR) |
|---|---|---|---|
| LAND BAY A (1) | 110.4235 | 1,699,439 | 0.3533 |

(1) 1.9788 ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED.

### LAND BAY B

FLOOR AREA RATIO COMPUTATION

| LAND BAY | SITE AREA (ACRES) | GROSS FLOOR AREA (EXCLUDING CELLARS) | FLOOR AREA RATIO (FAR) |
|---|---|---|---|
| LAND BAY B | 1.8366 | 39,201 | 0.4900 |

### LAND BAY C

FLOOR AREA RATIO COMPUTATION

| LAND BAY | SITE AREA (ACRES) | GROSS FLOOR AREA (EXCLUDING CELLARS) | FLOOR AREA RATIO (FAR) |
|---|---|---|---|
| LAND BAY C | 8.7000 | 185,696 | 0.4900 |

### LAND BAY D

FLOOR AREA RATIO COMPUTATION

| LAND BAY | SITE AREA (ACRES) | GROSS FLOOR AREA (EXCLUDING CELLARS) | FLOOR AREA RATIO (FAR) |
|---|---|---|---|
| LAND BAY D (2) (3) (4) | 48.5115 | 1,460,194 | 0.6910 |

(2) 0.6216 ACRES FOR PRIOR DEDICATION OF JONES BRANCH DRIVE INCLUDED.
(3) 3.1957 ACRES FOR PRIOR DEDICATION OF INTERNATIONAL DRIVE AND DULLES ACCESS ROAD INCLUDED.
(4) 4.2 ACRES FOR PRIOR DEDICATION OF FUTURE DESTINATION STATION INCLUDED.

### LAND BAY E

FLOOR AREA RATIO COMPUTATION

| LAND BAY | SITE AREA (ACRES) | GROSS FLOOR AREA (EXCLUDING CELLARS) | FLOOR AREA RATIO (FAR) |
|---|---|---|---|
| LAND BAY E | 30.0097 | 1,307,223 | 1.0000 |

NOTE: IT IS UNDERSTOOD THAT THE 30.0097 ACRES THAT COMPRISE LAND BAY E MAY BE SUBDIVIDED INTO TWO (2) OR MORE LOTS OF RECORD, WITH ONE (1) LOT CONSISTING OF APPROXIMATELY 5.0 ACRES CONTAINING ONLY A STORMWATER MANAGEMENT FACILITY. IT IS FURTHER UNDERSTOOD THAT THE ENTIRE AMOUNT OF GROSS FLOOR AREA (1,307,223 SQUARE FEET ATTRIBUTED TO THIS LAND BAY) MAY BE LOCATED ON THE REMAINING +/- 25 ACRES OF THE SITE, NOTWITHSTANDING THE FACT THAT THIS MAY RESULT IN AN FAR THAT EXCEEDS 1.0 WHEN CALCULATED ONLY ON THE +/- 25 ACRES.

### LAND BAYS A,B,C,D, AND E (COMBINED)

| | | | |
|---|---|---|---|
| GRAND TOTAL FOR A,B,C,D,E | 199.4813 | 4,691,753 | 0.5400 |

TOTAL ACREAGE FOR FAR COMPUTATION OF GRAND TOTAL = 199.4813 AC OR 8,689,405 SF
189.4852 AC (SITE) + 9.9961 AC (PRIOR DEDICATION)

PCA 88-D-005

A. See Generalized Development Plan.
B. See Generalized Development Plan. Existing and proposed use: As may be allowed by the Zoning Ordinance as of date of approval of PCA.
C. A traffic study for WEST*PARK by Street Traffic Studies, Ltd., dated 9/29/89, has been submitted, reviewed and approved by the Office of Transportation.
Applicant was granted a waiver of all county wide trails as shown in the 1986 (as amended through October 26, 1987) Comprehensive plan with the original RZ 88-D-005 dated October 3, 1990. Four (4) foot wide Virginia Department of Transportation standard sidewalks parallel to all streets are existing or will be provided in the Virginia Department of Transportation rights of way as a means of accommodating pedestrian traffic.
D. A minimum of 15% open space shall be provided, or as may be approved by site plan or as waived the the BOS.
E. All major sanitary sewer improvements and trunk lines to serve these sites are in place and existing. Stormwater management facilities required for Land Bays D-1, D-2 and Part of A-1 are in place and existing (for locations see the attached Generalized Development Plan). See Paragraph I.G of Proffers for all other Land Bays.
F. All utility easements greater than 25' in width are shown on the attached Generalized Development Plan.
G. The minimum number of parking and loading spaces required by Article 11 of the Zoning Ordinance shall be provided, or as may be approved by site plan or as modified by the BOS. A final number of parking and loading spaces shall be determined at the time of site plan submission. The final number of parking and loading spaces may be increased over the minimum ZO requirement as long as any additional spaces do not decrease the minimum open space requirement. Treatment of cellar space for parking per Proffer II.A.
H. See attached Generalized Development Plan for five (5) foot contours which were established by controlled aerial topography.
I. The existing conservation easement area to the east of WEST*MAC Phase I is to remain undisturbed, no clearing or grading is anticipated within this area.
J. See Generalized Development Plan which indicates a 25' wide buffer of existing trees to remain along the Dulles Airport Access Road and a 25' buffer of existing trees to remain along Jones Branch Drive at the southerly side of WEST*MAC Phase 2 and the proposed Destination Station. Except where right of way dedications occur, this buffer shall be reduced to ten feet. The ten foot landscape buffer allowed along previously dedicated areas of Dulles Airport Access Road by letter from J. Lambert, County Executive, dated December 1, 1982. All proposed clearing limits are indicated on the Generalized Development Plan.
K. See Site/Building Data Tabulation. Buildings labeled as "existing" may be redeveloped as long as the FARs proffered by Land Bay are maintained.
L. See Floor Area Ratio Computation Tabulation for gross floor areas and floor area ratios.
M. Does not apply to this application.
N. The location of the proposed Destination Station (to be constructed by others) is at the intersection of International Drive and Jones Branch Drive and shown on the Generalized Development Plan.
O. A traffic study for WEST*PARK by Street Traffic Studies, Ltd., dated 9/29/89, has been submitted, reviewed and approved by the Office of Transportation.
Applicant was granted a waiver of all county wide trails as shown in the 1986 (as amended through October 26, 1987) Comprehensive plan with the original RZ 88-D-005 dated October 3, 1990. Four (4) foot wide Virginia Department of Transportation standard sidewalks parallel to all streets are existing or will be provided in the Virginia Department of Transportation rights of way as a means of accommodating pedestrian traffic.
P. Development of the WEST*PARK project has been ongoing since 1973. The anticipated build-out will occur in a phased, orderly fashion over the next 15 to 20 years depending on market and economic conditions.
Q. All existing flood plain limits are delineated on the Generalized Development Plan. There are no environmental quality corridors. Chesapeake Bay Preservation Exception No. 014039 dated December 16, 1993 allows proffered Storm Water Management/Best Management Practices (BMP) Facilities to satisfy the requirements of Section 118-3-2-F.
R. Improvements shall be provided as specified in Item "Q" above. See Generalized Development Plan for specific data.
S. See Generalized Development Plan for location of existing vegetation, wooded areas to be retained, screening areas, proposed clearing limits and private open space. Sheet 6 of 6 provides a typical landscape layout, unless modified by the BOS. A final landscape plan shall be submitted at the time of site plan submission.
T. There are no grave sites within the limits of the property.
U. The properties contained in this application are owned by WEST*PARK ASSOCIATES LIMITED PARTNERSHIP, WEST*MAC ASSOCIATES LIMITED PARTNERSHIP, WASHINGTON HALL CORPORATION, AND THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY. For ownership of specific parcels, see Site/Building Data Tabulation.

PCA 88-D-005

Application No. PCA 88-D-005
**APPROVED DEVELOPMENT PLAN**
(DP) (GDP) (CDP) (FDP)
SEE PROFFERED CONDITIONS
Date of (BOS) (PC) approval 10/31/94
Staff CC
Sheet 5 of 10

PCA-88D-005
NOTE:
THIS IS NOT A PROFFERED PLAN!

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7202 POPLAR ST
ANNANDALE, VIRGINIA 22003
703-750-3490
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 22011
703-729-0145 METRO 478-1051
COPYRIGHT © HUNTLEY NYCE AND ASSOCIATES, LTD.

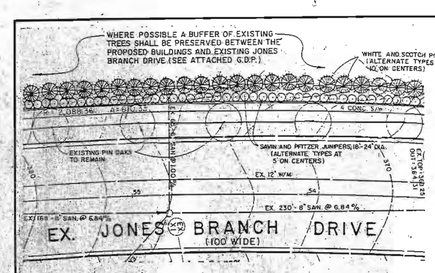
COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NO. 0402
9-8-94
LAND SURVEYOR

GENERALIZED DEVELOPMENT PLAN FOR THE PROPERTIES OF WEST * PARK ASSOCIATES, WEST * MAC ASSOCIATES, WASHINGTON HALL CORPORATION AND THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
PROVIDENCE DISTRICT FAIRFAX COUNTY VIRGINIA
TABULATIONS, COMPUTATIONS AND DATA

SCALE: N/A
DATE: 9/5/90
REVISIONS:
6/21/94 PCA
6/23/94 SITE TAB
7/12/94
9/8/94
10/4/94

SHEET 5 OF 6
FILE NO. PL - 1800

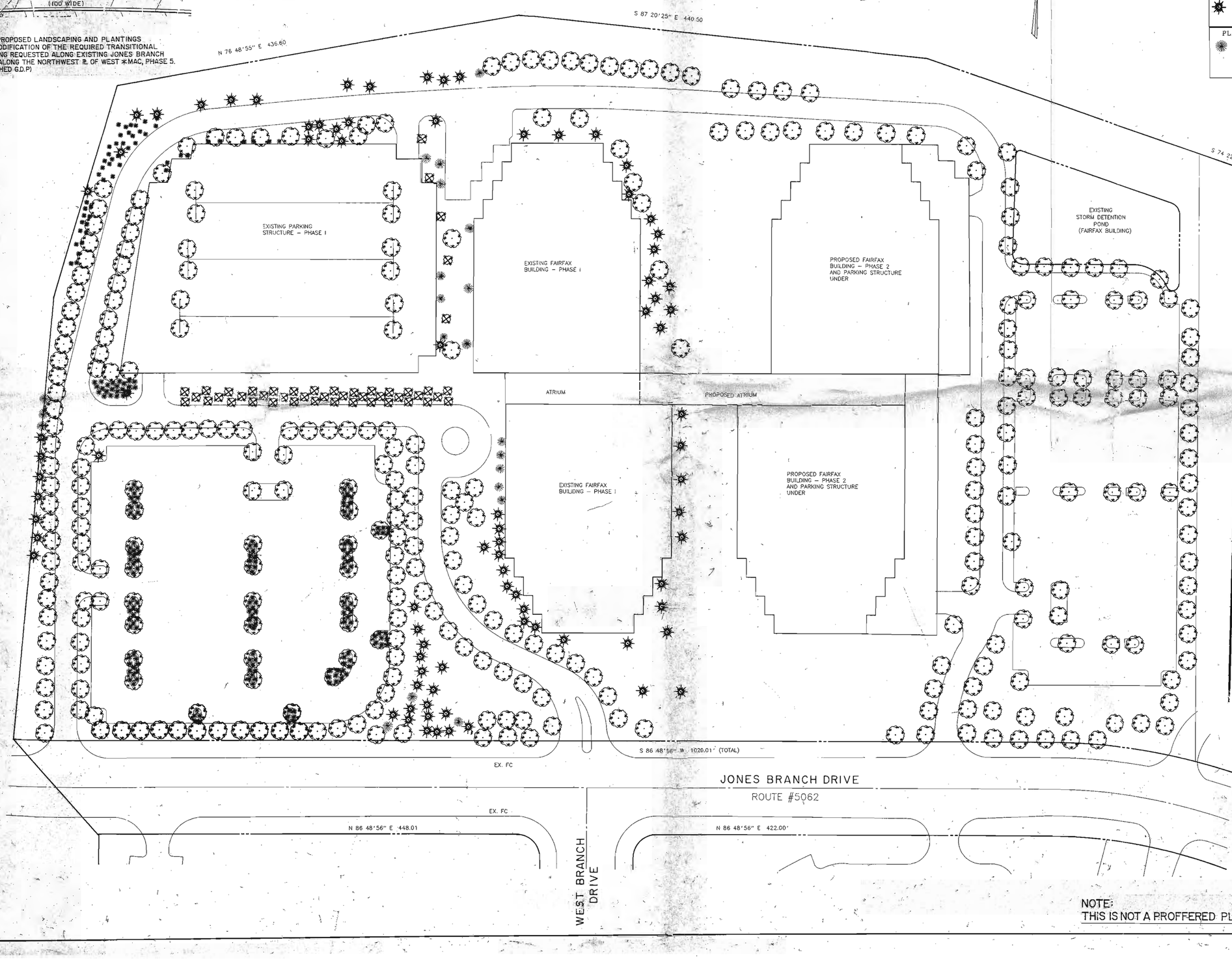
/data/westpark/X1800 2.1




NOTE:
THIS MODIFICATION IS REQUESTED UNDER SECTION 13-111, PARAGRAPH 2 AND 3 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

DETAIL OF PROPOSED LANDSCAPING AND PLANTINGS WHERE A MODIFICATION OF THE REQUIRED TRANSITIONAL YARD IS BEING REQUESTED ALONG EXISTING JONES BRANCH DRIVE AND ALONG THE NORTHWEST ℄ OF WEST *MAC, PHASE 5. (SEE ATTACHED G.D.P)

| PLANT LIST |
|---|
| PLANT CATEGORY 1 - DECIDUOUS SHADE TREES<br>o PIN OAK<br>o WILLOW OAK<br>o HONEY LOCUST<br>o ASH |
| PLANT CATEGORY 2 - FLOWERING TREES<br>o DOGWOOD<br>o CHERRY (KWANZAN)<br>o REDBUD<br>o CRAB |
| PLANT CATEGOR 3 - EVERGREEN TREES<br>o AMERICAN HOLLY<br>o WHITE PINE<br>o CANADIAN HEMLOCK<br>o SPRUCE |
| PLANT CATEGOR 4 - FOUNDATION PLANTING & SHRUBS<br>° YEWS<br>° HOLLY<br>° AZALEA<br>° JUNIPERS<br>° EUONYMUS |




Application No. PCA 88-D-005
PROVED DEVELOPMENT PLAN
(GDP) (CDP) (FDP)
SEE PROFFERED CONDITIONS
Date of (BOS) (PC) approval 10/31/94
Staff PCI
Sheet 6 of 6

NOTE:
THIS IS NOT A PROFFERED PLAN!

PCA-88D-005

Huntley, Nyce & Associates, P.C.
SURVEYING · CIVIL ENGINEERING · LAND PLANNING
ANNANDALE, VIRGINIA 703-750-3490
MANASSAS, VIRGINIA 703-361-5150
LEESBURG, VIRGINIA 703-777-8914
METRO 478-1054
ROCKVILLE, MARYLAND 301-251-6730

GENERALIZED DEVELOPMENT PLAN FOR THE PROPERTIES OF WEST * PARK ASSOCIATES, WEST * MAC HALL CORPORATION AND THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
PROVIDENCE DISTRICT FAIRFAX COUNTY VIRGINIA

TYPICAL LANDSCAPE LAYOUT (FAIRFAX BUILDING SITE)

SCALE: 1" = 50'
DATE: 9/5/90
REVISIONS:
06/21/94
07/12/94
10/4/94

SHEET 6 OF 6
FILE NO. PL-1800