GENERAL NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON LOUDOUN COUNTY REAL ESTATE ASSESSMENT MAP /94//10//////1/ (PIN 033-16-5945) ZONED PD-IP, ADMINISTERED UNDER THE 1972 ZONING ORDINANCE, AND CONTAINS 7.86 ACRES OR 342,415 SQUARE FEET OF LAND.

2. NO TITLE REPORT WAS FURNISHED. HOWEVER, THIS PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, COVENANTS AND SERVITUDES OF RECORD.

3. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON THE BOUNDARY LINE ADJUSTMENT PLAT RECORDED IN INSTRUMENT #200705220038532 RECORDED IN THE LAND RECORDS OF LOUDOUN COUNTY.

4. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM INFORMATION OF RECORD AND DOES NOT CONSTITUTE A FIELD RUN SURVEY BY THE ENGINEERING GROUPE, INC.. CONTOUR INTERVAL EQUALS TWO FEET. DATUM: USGS (1927 NGVD).

5. THIS LOT IS LOCATED WITHIN THE A-1 (AIRPORT NOISE IMPACT OVERLAY DISTRICT) AND IS ADMINISTERED UNDER THE 1972 ZONING ORDINANCE

8. ALL UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

9. THERE IS AN EXISTING FUEL STORAGE AREA ON THIS SITE.

10. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

11. THERE ARE NO KNOWN ARCHAEOLOGICAL OR HISTORICAL SITES ON THIS PROPERTY.

12. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR THE PROJECT SIGNS PER SECTION 523 OF THE 1972 ZONING ORDINANCE.

13. WELLS PREVIOUSLY LOCATED ON THIS SITE HAVE BEEN ABANDONED IN ACCORDANCE WITH THE STATE HEALTH DEPARTMENT REGULATIONS UNDER PERMIT NUMBERS T70185580001 AND T70182270002.

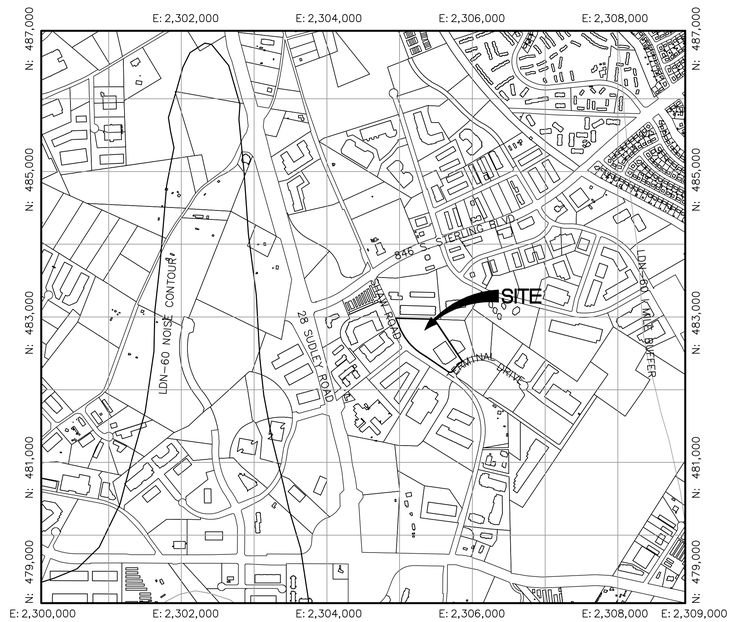
14. THIS SITE DOES NOT CONTAIN ANY 100-YEAR FLOODPLAINS. ACCORDING TO FEMA FIRM MAP 51107C0385D FOR LOUDON COUNTY THIS SITE IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN).

LEGEND

EXISTING INTERMEDIATE CONTOUR	32
EXISTING INDEX CONTOUR	320
PROPOSED CONTOUR	220
EXISTING EDGE OF PAVEMENT	EX. E/P
PROPOSED EDGE OF PAVEMENT	E/P
EXISTING CURB AND GUTTER	EX. C&G
PROPOSED CURB AND GUTTER	CG-6
TRANSITION FROM CG-6 CG-6R	CG-6 CG-6R
EXISTING TELEPHONE LINE	T
PROPOSED TELEPHONE LINE	T
EXISTING STORM SEWER	EX. 15" RCP
PROPOSED STORM SEWER	15" RCP
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING ELECTRIC SERVICE	E
PROPOSED ELECTRIC SERVICE	E
EXISTING GAS LINE	G
PROPOSED GAS LINE	G
PROPERTY LINE	
EASEMENT LINE	
CENTERLINE	
LIMITS OF CLEARING AND/OR GRADING	
EXISTING SPOT ELEVATION	12.0
PROPOSED SPOT ELEVATION	12
EXISTING TREE DRIP LINE	
EXISTING TREE	EVERGREEN, CANOPY, SHRUB, UNDERSTORY
PROPOSED TREE	OAK
100-YR FLOOD OVERLAND RELIEF	
FLOW LINE	
FENCE LINE	X
EXISTING UTILITY POLE	
PROPOSED UTILITY POLE	
EXISTING WATERLINE W/ TEE	W
PROPOSED WATERLINE W/ TEE	W
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING WATER VALVE	W
PROPOSED WATER VALVE	W
PROPOSED WATER METER	
EXISTING REDUCER	W
PROPOSED REDUCER	W
SIGN	
HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD. VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	12
TEST PIT LOCATION	
FLOODPLAIN	
EXISTING STREAM	
R.S.C.P.A.	
PROPOSED BUILDING ENTRANCE	
EXISTING STREET LIGHT	
PROPOSED STREET LIGHT	
PROPOSED STREET NAME SIGN	
PROPOSED SANITARY LATERAL CLEANOUT	
SANITARY MANHOLE IDENTIFIER	379 / 10
STORM DRAIN STRUCTURE IDENTIFIER	18

SPECIAL EXCEPTION PLAT FOR DISCOVERY

DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA



The Engineering Groupe

VICINITY MAP

SCALE: 1" = 1000'

NORTH

OWNER/APPLICANT
DISCOVERY PRODUCTIONS GROUP, INC.
ONE DISCOVERY PLACE
SILVER SPRING, MD 20910-3354
(240) 662-2348

SHEET INDEX

1. COVER SHEET
2. OVERALL
3. EXISTING CONDITIONS PLAN
4. SPECIAL EXCEPTION PLAT

ZONING DATA

SITE AREA:	7.86 AC./342,415 S.F.
ZONE:	PD-IP (1972 ZONING ORDINANCE)
PURPOSE:	THE PURPOSE OF THIS PLAN IS TO CONSTRUCT ANTENNAS AND RELATED INFRASTRUCTURE
USE:	COMMERCIAL OFFICE/COMMUNICATIONS AND TRANSMISSION FACILITIES
F.A.R. :	
ALLOWED	(0.40) 136,966 S.F.
EXISTING	(0.16) 55,096 S.F. (EX. BLDG = 54,846 S.F.; EX. SHELTER = 250 S.F.)
PROPOSED	(0.17) 57,096 S.F. (INCLUDES PROP. 2,000 S.F. BLDG)
LOT COVERAGE:	
BUILDABLE AREA:	279,150 S.F.
ALLOWED	(0.45) 125,618 S.F.
PROPOSED	(0.20) 57,096 S.F.
BUILDING HEIGHT:	
ALLOWED	35' FT.
PROPOSED	12' FT.
REQUIRED YARDS:	
FRONT-ADJACENT TO PUBLIC ST.	50 FT.
SIDE (EASTERN BOUNDARY)	10 FT. (FOR PARCELS COVERED UNDER SPEX 1985-0050)
SIDE (NORTHERN BOUNDARY)	N/A
BUFFER YARDS:	
FRONT:	
REQUIRED	20 FT.
PROPOSED	20 FT.
SIDE (EASTERN BOUNDARY):	
REQUIRED	10 FT. (PER LANDSCAPE BUFFER MODIFICATION APPROVED 4/04/98)
EXISTING	10 FT.
SIDE (NORTHERN BOUNDARY):	
REQUIRED	20 FT.
PROPOSED	20 FT. (BUFFER YARD PREVIOUSLY MODIFIED BY ZONING ADMINISTRATOR (ZCOR 2007-0208). APPLICANT RESERVES THE RIGHT TO REQUEST ZONING ADMINISTRATOR GRANTS SAME MODIFICATION FOR PROPOSED SPEX USES.)
LANDSCAPE OPEN SPACE	
REQUIRED	(0.20) 55,830 S.F.
EXISTING	(0.61) 171,624 S.F.
PROPOSED	(0.21) 73,090 S.F.

THE FOLLOWING APPLICATIONS ARE RELATED TO THIS PROJECT:

ESMT 2000-0023 (APPROVED 12/19/2000)
PRAP 2003-0076 (APPROVED N/A)
SPAM 2000-0067 (APPROVED 6/7/2000)
SPAM 2000-0097 (APPROVED 10/2/2000)
SPAM 2004-0047 (APPROVED 7/15/2004)
SPEX 1985-0050 (APPROVED 3/17/1986)
STPL 1997-0068 (APPROVED 3/7/2000)
ZCOR 2003-0260 (APPROVED 8/20/2003)
ZCOR 2003-0264 (APPROVED 7/18/2003)
PRAP 2001-0056 (APPROVED N/A)
PRAP 2003-0076 (APPROVED N/A)
ZCOR 2003-0366 (APPROVED 12/4/2003)
ZCOR 2007-0208 (APPROVED 7/20/07)
BLAD 2007-0047 (APPROVED 5/18/07)
STPR 2007-0022 (APPROVED 09/06/07)

LAND DEVELOPMENT APPLICATION
NUMBER: SPEX 2009-

OWNER

Date

The Engineering Groupe Inc.
Engineers | Surveyors | Planners
South Office: 4800 Southpoint Parkway, Suite 200, Jacksonville, FL 32216; PH 904.710.5987 FX 904.710.5988
Central Office: 13580 George Davis, Suite 200, Chantilly, VA 20151; PH 703.670.0983 FX 703.670.7769
Piedmont Office: 2148 Bickmore Drive, Charlottesville, VA 22901; PH 434.973.1634 FX 434.973.4584

NO.	DATE	COUNTY REVISIONS

COVER SHEET
DISCOVERY
DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
CHRISTOPHER J. LUPIA
Lic. No. 015683
PROFESSIONAL ENGINEER

ADVANCE COPY

ENGINEERING GROUPE PROJECT STATUS	
DATE	ACTION

DATE:	NOV. 10, 2009
SCALE:	AS SHOWN
DESIGNER:	JML
DRAFTSMAN:	ARC
FILE NO.	SP-048F
SHEET	1 OF 4

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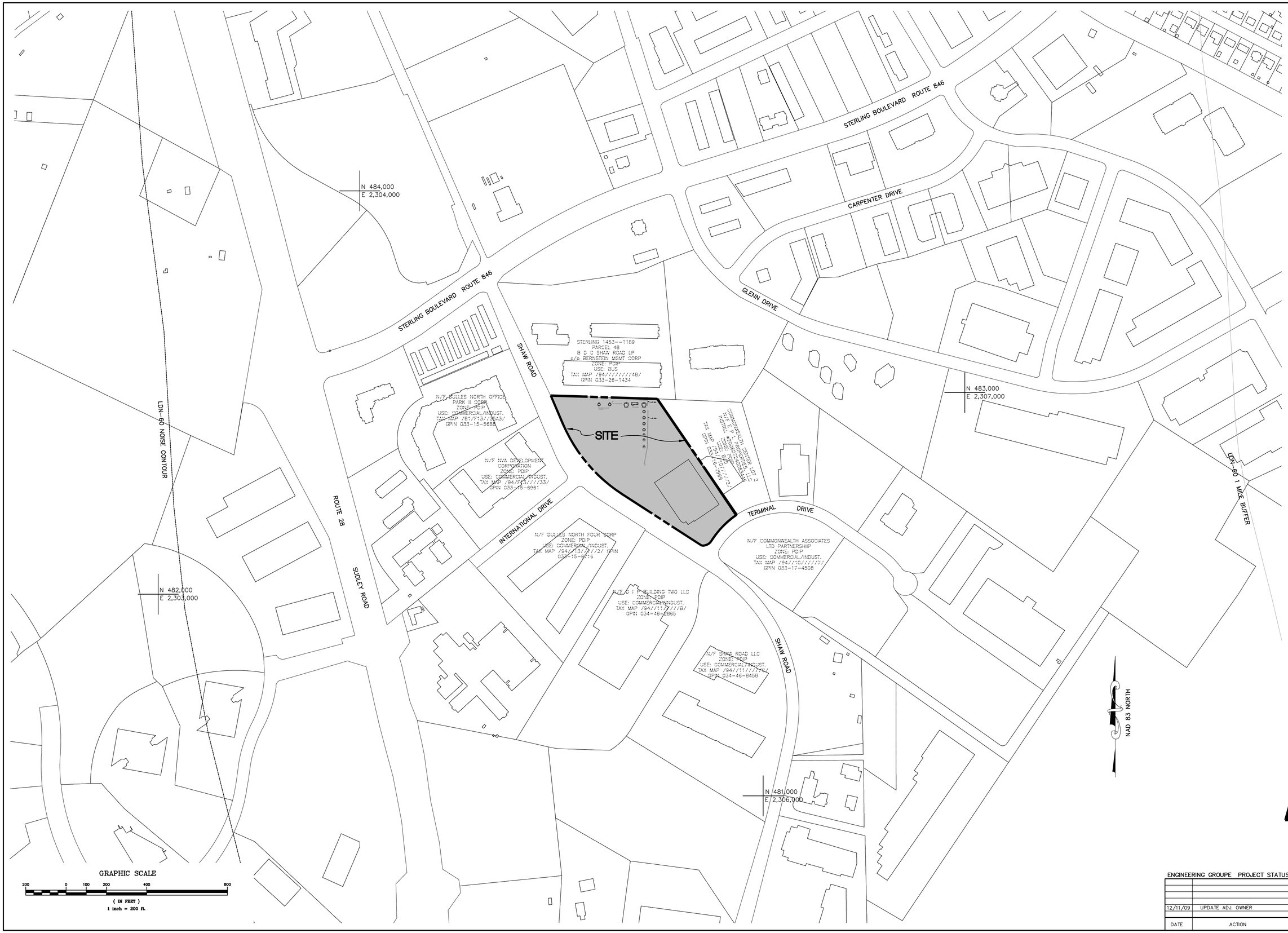

The Engineering Groupe Inc.

Engineers | Surveyors | Planners

South Office: 4800 Southpoint Parkway, Fredericksburg, VA 22407, PH 540.710.5987 FX 540.710.5988

Central Office: 13580 Grange Drive, Suite 200, Woodbridge, VA 22192, PH 703.670.0985 FX 703.670.7169

Richmond Office: 2148 Bickman Drive, Chesterfield, VA 23501, PH 434.573.4394 FX 434.573.4584

NO.	DATE	COUNTY REVISIONS

OVERVIEW

DISCOVERY

DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
CHRISTOPHER J. LUPA
Lic. No. 015683
PROFESSIONAL ENGINEER

ADVANCE COPY

ENGINEERING GROUPE PROJECT STATUS	
12/11/09	UPDATE ADJ. OWNER
DATE	ACTION

DATE:	NOV. 10, 2009
SCALE:	1" = 200'
DESIGNER:	JML
DRAFTSMAN:	ARC
FILE NO.	SP-048F
SHEET	2 OF 4

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STERLING 1453--1189
PARCEL 48
B D C SHAW ROAD LP
c/o BERNSTEIN MGMT CORP
ZONE: PDIP
USE: BUS
TAX MAP /94/////////48/
GPIN 033-26-1434

N/F DULLES NORTH
OFFICE PARK II CORP.
ZONE: PDIP
USE: COMMERCIAL/INDUST.
TAX MAP /81/F13//35A3/
GPIN 033-15-5688

N/F NVA DEVELOPMENT CORPORATION
ZONE: PDIP
USE: COMMERCIAL/INDUST.
TAX MAP /94/F13////33/
GPIN 033-15-6961

COMMONWEALTH CENTER LOT 2
N/F E P L PROPERTIES, LLC
INSTRU. #200607240063446
ZONE: PDIP
USE: BUS
TAX MAP /94//10//////2/
GPIN 033-16-7969

COMMONWEALTH CENTER
LOT 1
EX. 54,846 S.F.

N/F DULLES NORTH FOUR CORP
ZONE: PDIP
USE: COMMERCIAL/INDUST.
TAX MAP /94//13//////2/
GPIN 033-15-9716

N/F D I P BUILDING TWO LLC
ZONE: PDIP
USE: COMMERCIAL/INDUST.
TAX MAP /94//11//////8/
GPIN 034-46-2865

N/F COMMONWEALTH ASSOCIATES
LTD PARTNERSHIP
ZONE: PDIP
USE: COMMERCIAL/INDUST.
TAX MAP /94//10//////7/
GPIN 033-17-4508

SIDE LANDSCAPING APPROVED WITH STPR 2007-0022 (BUFFER YARD MODIFICATION APPROVED BY ZONING ADMINISTRATOR, ZCOR 2007-0208)

FRONT LANDSCAPING APPROVED WITH STPR 2007-0022

EX. 8' STOCKADE FENCE ALONG NORTHERN BOUNDARY

S 88°13'58" E 480.22'

S 88°13'54" E 48.16'

N 25°11'00" W 152.01'

S 34°20'24" E 698.26'

N 5°07'41" W 468.15'

L=464.19' R=783.51'

L=76.68' R=440.00'

L=56.00' R=50.00'

SHAW ROAD VA RTE 636
D.B. 992 PG. 1010
D.B. 1027 PG. 1542
(VARIABLE WIDTH)

INTERNATIONAL DR.

TERMINAL ROAD
D.B. 839 PG. 653
(60' R/W)
ROUTE 1005

RECORD-NORTH

GRAPHIC SCALE
80 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

ENGINEERING GROUPE PROJECT STATUS	
12/11/09	UPDATE ADJ. OWNER
DATE	ACTION

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Richmond Office: 2148 Bickman Drive, Charlottesville, VA 22901, PH 434.973.4594 FX 434.973.4584

NO.	DATE	COUNTY REVISIONS

EXISTING CONDITIONS
DISCOVERY
DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
CHRISTOPHER J. LUPIA
Lic. No. 015683
PROFESSIONAL ENGINEER
ADVANCE COPY

DATE:	NOV. 10, 2009
SCALE:	1"=40'
DESIGNER:	JML
DRAFTSMAN:	ARC
FILE NO.	SP-048F
SHEET	3 OF 4

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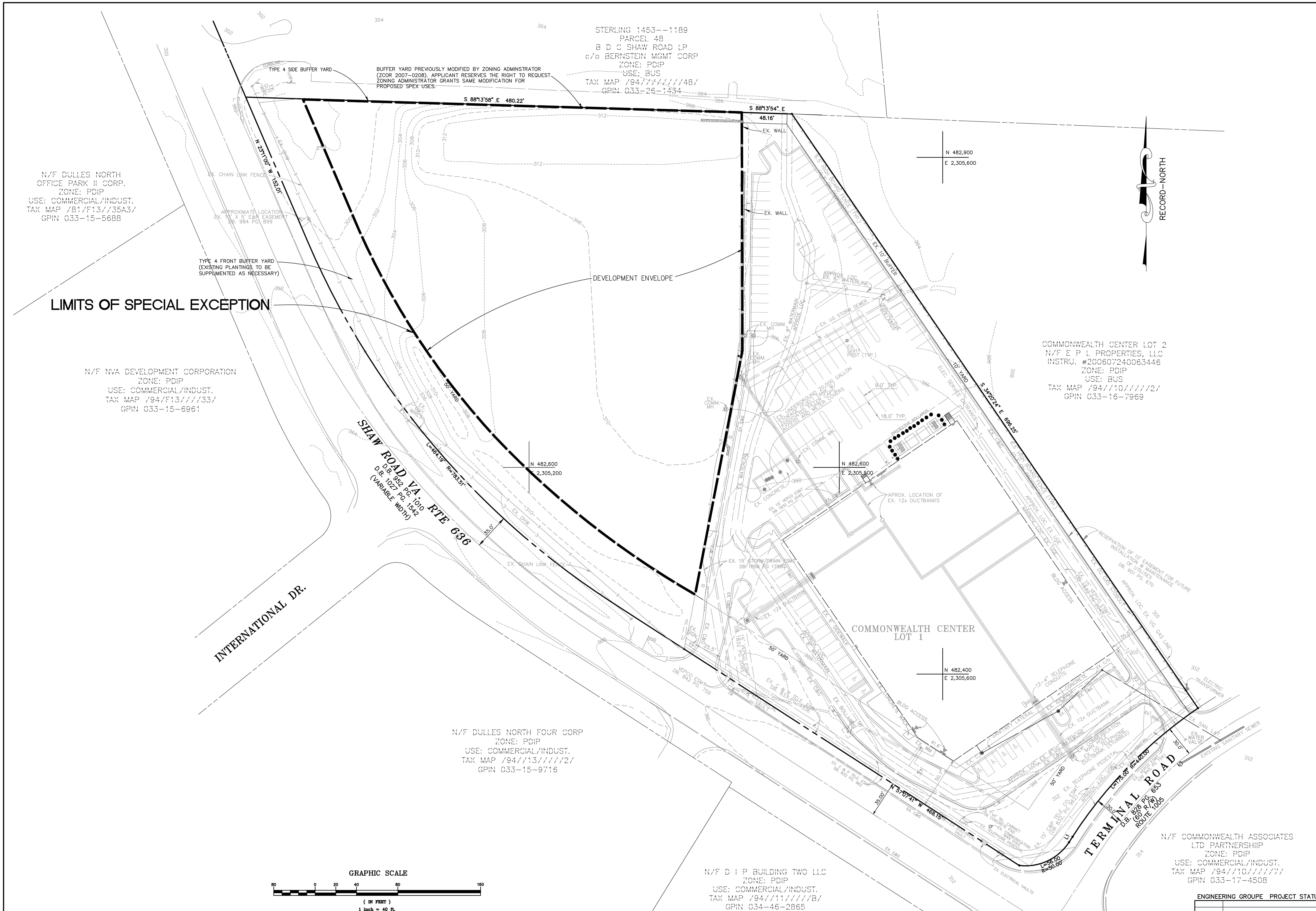

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NO.	DATE	COUNTY REVISIONS

SPECIAL EXCEPTION PLAT
DISCOVERY
DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
CHRISTOPHER J. LUPIA
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PROFESSIONAL ENGINEER

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ENGINEERING GROUPE PROJECT STATUS

DATE	ACTION
12/11/09	UPDATE ADJ. OWNER

DATE: NOV. 10, 2009
SCALE: 1" = 40'
DESIGNER: JML
DRAFTSMAN: ARC
FILE NO. SP-048F
SHEET 4 OF 4

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