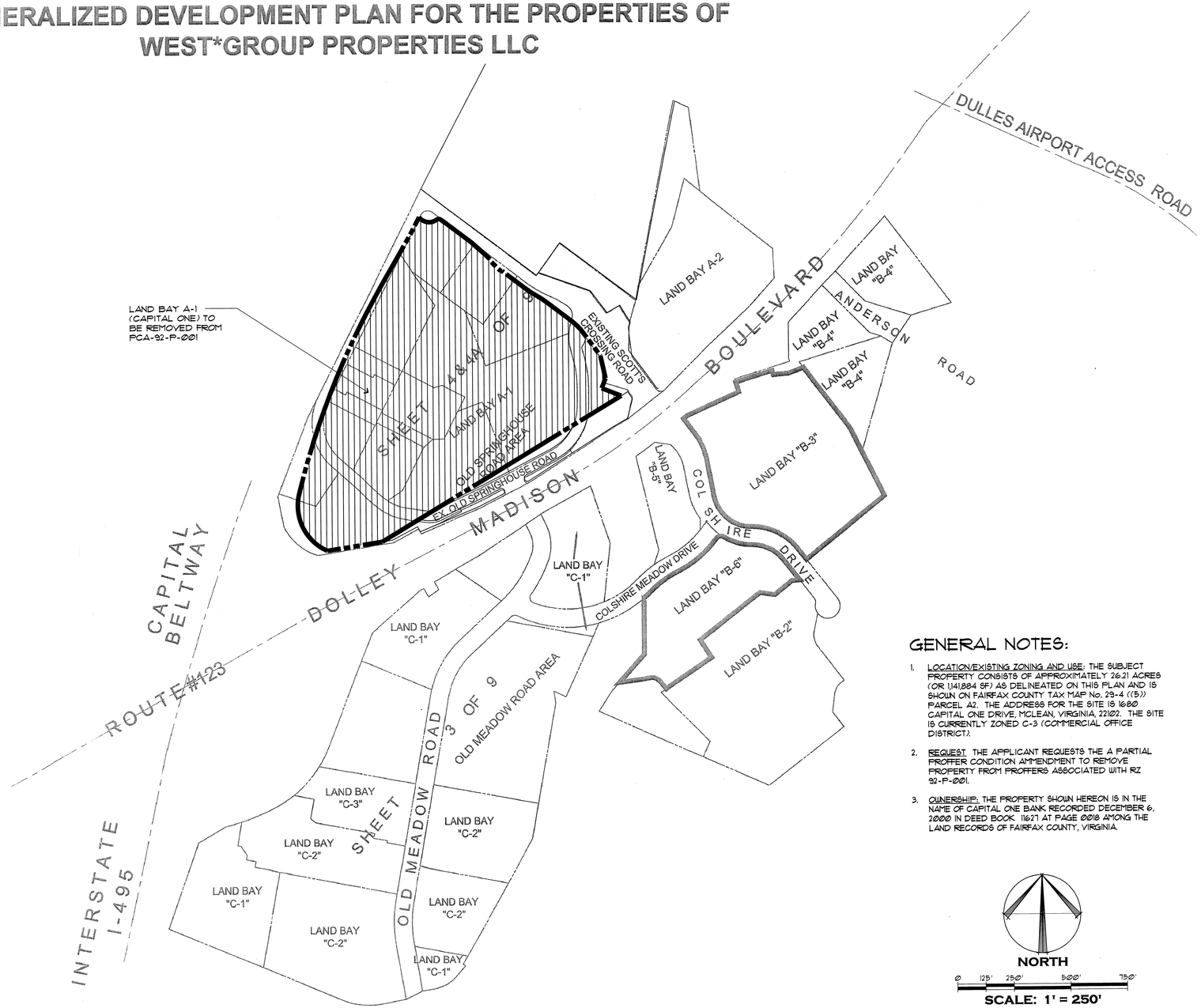
PROFFER CONDITION AMENDMENT PLAN
PCA-92-P-001-X
FOR
CAPITAL ONE BANK
PROVIDENCE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN FOR THE PROPERTIES OF WEST*GROUP PROPERTIES LLC



GENERAL NOTES:

1. LOCATION/EXISTING ZONING AND USE: THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 26.21 ACRES (OR 1,141,884 SF) AS DELINEATED ON THIS PLAN AND IS SHOWN ON FAIRFAX COUNTY TAX MAP No. 29-4 ((5)) PARCEL A2. THE ADDRESS FOR THE SITE IS 1680 CAPITAL ONE DRIVE, MCLEAN, VIRGINIA, 22102. THE SITE IS CURRENTLY ZONED C-3 (COMMERCIAL OFFICE DISTRICT).
2. REQUEST THE APPLICANT REQUESTS THE A PARTIAL PROFFER CONDITION AMMENDMENT TO REMOVE PROPERTY FROM PROFFERS ASSOCIATED WITH RZ 92-P-001.
3. OWNERSHIP: THE PROPERTY SHOWN HEREON IS IN THE NAME OF CAPITAL ONE BANK RECORDED DECEMBER 6, 2000 IN DEED BOOK 11621 AT PAGE 0018 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

NORTH

0 125' 250' 500' 750'

SCALE: 1' = 250'

PROFFER CONDITION AMENDMENT FLOOR AREA RATIO TABULATION

NOTE:
THESE TABULATIONS ARE PRESENTED HEREIN TO DELETE LANDBAY A-2 (CAPITAL ONE) AND OSHR VACATION FROM THE OVERALL WESTGATE PROPERTY SITE AREA. THE TABULATIONS AND MAP PRESENTED HEREIN ARE TAKEN FROM SHEETS 1 AND 8 TITLED 'COVER SHEET' AND 'COMPUTATION, TABULATION, & DATA' FROM PCA-92-001-1 GENERALIZED DEVELOPMENT PLAN FOR THE PROPERTIES OF WEST*GROUP PROPERTIES LLC PREPARED BY BOWMAN CONSULTING AND DATED JUNE 30TH 2010.

LAND BAY A - OLD SPRINGHOUSE ROAD AREA
FLOOR AREA RATIO COMPUTATION

LAND BAY	SITE AREA ACRES	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY A-1 (CapOne) (Includes land to be vacated by VDOT)	26.6898	1,100,000	0.95
DELETED LAND BAY A-1 (Capital One) from RZ-92-P-001 WITH THIS PCA APPLICATION			
LAND BAY A-2 (Cleveland) (Includes land reserved for VDOT and WMATA - density credit pursuant to Section 2-308 ZO at time of dedication)	11.3966	129,226	
Density credit for dedication of Scotts Crossing Road, ROW	2.2205		
OSHR vacated [pursuant to RZ 1996-PR-052	1.4433		
DELETED LAND BAY A-1 (Capital One) WITH THIS PCA APPLICATION			
TOTAL (1)	13.6171	129,226	0.22

LAND BAY B-1 - COLSHIRE DRIVE AREA
FLOOR AREA RATIO COMPUTATION
DELETED FROM RZ-92-P-001 WITH APPLICATION PCA-92-P-001-5

LAND BAY B-2 - B-6 - COLSHIRE DRIVE AREA

LAND BAY	SITE AREA ACRES	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY B-2 (McKinley/Pierce) (Includes 0.0778 acres to be dedicated for Colshire Drive cul-de-sac	11.8709	579,653	
LAND BAY B-3 (Johnson I & II)*	11.3392	440,000	
LAND BAY B-4 (Westgate/VB/Gar)	6.6661	136,928	
LAND BAY B-5 (Transit Station)**	2.3496		
LAND BAY B-6 (Taylor Density credit for land dedicated for public	5.5681		
street purposes pursuant to Proffer III.C.7	0.0796	10,000	
*Includes 0.5086 acres Dartford Drive (Private)			
**Includes 0.3238 acres density credit for land dedicated for public street purposes.			
TOTAL	37.8735	1,166,581	0.71

LAND BAY C - OLD MEADOW ROAD AREA

LAND BAY	SITE AREA ACRES	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY C-1 (Grant, Taft, Lincoln, Arthur)	12.3046	160,598	
LAND BAY C-2 (Polk, Buchannan, Tyler, Roosevelt)	16.072	283,215	
LAND BAY C-3 (Harrison)	2.685	104,275	
TOTAL	31.0616	548,088	0.41

LAND BAY A, B, C, COMBINED

LAND BAY	SITE AREA ACRES	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
SUBTOTAL FOR A,B,C	82.5522	1,843,895	
FAR BANK		48,256	
GRAND TOTAL (2)	110.6853	2,992,151	0.62
GRAND TOTAL (1)	82.5522	1,892,151	0.53

(1) Does not include Land Bay A-1 (Capital One)
(2) Includes Land Bay A-1 (Capital One)

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REVISIONS

PCA EXHIBIT

CAPITAL ONE MASTERPLAN
PCA-92-P-001-X
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	NOVEMBER 9, 2010
DRAWN	OS
CHECKED	RW
JOB #	1798-1101
CAD FILE	1101P-NT.dwg
SHEET #	1 of 1

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