

LANDS N/F
DIONISIO DIAZ & HILDA DIAZ
D.B. 676 PG. 736
ZONED: CLI
LAND USE GROUP: VACANT

LANDS N/F
ARCOLA CENTER LP
INSTR. #200502010012572
ZONED: PD-CC-RC
LAND USE GROUP: VACANT

LANDS N/F
SHIRLEY M. HUNTER &
T. WILLIAM DOWDY TRUSTEES
D.B. 1679 PG. 1892
ZONED: CLI
LAND USE GROUP: VACANT

LANDS N/F
BEATTY LIMITED PARTNERSHIP
D.B. 1194 PG. 32
AREA: 3,479,769 S.F. OR 79.991 AC.
ZONED: PD-CC-RC
LAND USE GROUP: PLANNED DEVELOPMENT -
COMMERCIAL CENTER - REGIONAL CENTER

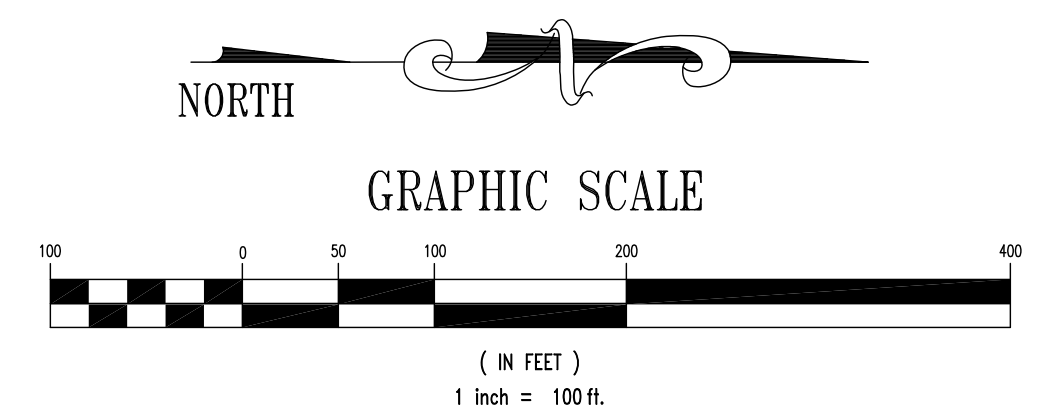
**CONCEPT PLAN STANDARD
GENERAL NOTES**

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
CONTROL POINT ASSOCIATES, INC.
22630 DAVIS DRIVE, SUITE 200
STERLING, VA 20164
DATED: 5/18/04
REVISED: 08/23/07 (REV. 7)
2. THIS CONCEPT WAS PREPARED STRICTLY BASED UPON
INFORMATION IDENTIFIED ABOVE.
3. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN
CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY
OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND
DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH
RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER
APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE
ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME
REQUIREMENTS AND PROCEDURE OF JURISDICTIONAL APPROVALS.
4. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL
PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR
UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE
EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON
INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF
PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON
PERFORMANCE OF ADDITIONAL DUE DILIGENCE.

LEASING EXHIBIT FOR
ILLUSTRATIVE PURPOSES ONLY

DULLES AIRPORT
UNITED STATES OF AMERICA
USE: AIRPORT

LOUDOUN COUNTY PARKWAY - VA RTE. 606
(VARIABLE WIDTH RIGHT-OF-WAY)
(ASPHALT PAVED PUBLIC ROADWAY)
(POSTED SPEED LIMIT = 55 MPH)



BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

OFFICES:
• WARREN, NJ
• SOUTHBRIDGE, MA
• ALBANY, NY
• ROCHESTER, NY
• CHANT, VA
• STERLING, VA
• BOWIE, MD
• TOWSON, MD
• FORT MONROE, VA
• ROYAL OAK, MI
• CENTER VALLEY, PA

REVISIONS

REV.	DATE	COMMENT	BY:
4	10/13/10	REV. PER CLIENT COMMENTS	BUS
5	12/1/10	REV. PER CLIENT COMMENTS	ASF
6	03/07/11	REV. PER CLIENT COMMENTS	BUS
7	03/11/11	REV. PER CLIENT COMMENTS	ASF
8	04/01/11	REV. PER CLIENT COMMENTS	BUS
9	04/22/11	REV. PER CLIENT COMMENTS	BUS
10	06/08/11	REV. PER PETSMA/ SLEEPY'S	ASF
11	07/12/11	REV. PER CLIENT COMMENTS	BUS
11A	09/21/11	REV. TOYSRUS AND PETSMA/ FOOTPRINTS	JLP
11B	11/10/12	REV. PER CLIENT COMMENTS	NTG
11C	02/15/12	REV. PER CLIENT COMMENTS	NTG
Z	05/06/13	REV. PER CLIENT COMMENTS	NTG

PROJECT No.: S022118
DRAWN BY: BUS
CHECKED BY: KGS
DATE: 10/13/10
SCALE: 1" = 100'
CAD I.D.: C20

PROJECT:
DULLES LANDING SHOPPING CENTER
FOR
BEATTY LIMITED PARTNERSHIP

US RTE. 50 & VA RTE. 606
ARCOLA, VA (LOUDOUN COUNTY)

BOHLER ENGINEERING

22630 DAVIS DRIVE SUITE 200
STERLING, VIRGINIA 20164
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www.bohlerengineering.com

D. B. LOGAN

PROFESSIONAL ENGINEER
WEST VIRGINIA LICENSE No. 17390
VIRGINIA LICENSE No. 043816
DISTRICT OF COLUMBIA LICENSE No. PE904672
NORTH CAROLINA LICENSE No. 024106
MARYLAND LICENSE No. 34881

SHEET TITLE:
CONCEPT PLAN Z.1

SHEET NUMBER:
1
OF 1

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.