NOTES

1. LEGAL DESCRIPTION WAS DERIVED FROM BOUNDARY SURVEY DONE BY DEWBERRY- LEESBURG OFFICE DATED 07/04.
2. PROPOSED TURN LANE DESIGN CRITERIA BASED ON 40 MPH DESIGN SPEED PER ULTIMATE CONDITION OF RE-ALIGNED INNOVATION AVE.
3. DULLES WORLD CENTER LAYOUT AND ASSOCIATED DESIGN OF RE-ALIGNED INNOVATION AVE FROM ZMAP 2008-0018, PREPARED BY GORDON & ASSOC. REVISED THROUGH 9/16/10.
4. THE WILLIAMS PROPERTY CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

PROPOSED ADDITIONAL PAVEMENT IMPROVEMENTS

LYNCH, PINCKNEY A. TRUSTEE
035-27-9879

PINCKNEY A. LYNCH, JR.
D.B. 1464, PG. 1779
PIN #035-27-5767
ZONE R-1

SANDRA HOROWITZ
W.B. 122, PG. 338
PIN #035-27-7554
ZONE R-1

350

CHANTILLY CRUSHED STONE, INC.
D.B. 468, PG. 399
PIN #035-36-7950-001
ZONE I-1

IPF

30' BLDG SETBACK (PD-TC, CAN BE MODIFIED)
NON-RES. USE ABUTTING RES. USE

25' TYPE 4 SIDE YARD BUFFER

20 STORIES
320 DU's
16 DU's / FLOOR

RETAIL
14,000 SF

16

DROP OFF

OFFICE
4 STORIES
90,000 SF
22,500 / FLOOR

POTENTIAL RESOURCE PROTECTION AREA PER CHESAPEAKE BAY REGS.
(1.1 AC ON-SITE)

50' MANAGEMENT BUFFER
PER REVISED GENERAL PLAN
CHAPTER 5: RIVER & STREAM
CORRIDOR RESOURCE POLICIES

25' SETBACK (MODIFICATION REQUIRED)

RIGHT IN/
RIGHT OUT

R45'

30'

PROP. RIGHT TURN LANE

200' PROP. RIGHT TURN LANE

200' PROP. LEFT TURN LANE

REALIGNED INNOVATION AVE.

DULLES WORLD CENTER
ZMAP 2008-0018

ROAD E

ROAD F

ROAD G

ROAD H

ROAD B

LANDBAY 1
3.53 ACRES

LANDBAY 2
2.93 ACRES

LANDBAY 3
2.93 ACRES

LANDBAY 4
2.93 ACRES

LANDBAY 5
2.33 ACRES

LANDBAY 7
4.81 ACRES

LANDBAY 8
1.94 ACRES

LANDBAY 13
8.61 ACRES

PD-TC FRINGE
PD-TC CORE

PARCEL B-1-A
BOUNDARY LINE ADJUSTMENT
ON THE PROPERTIES OF
DAVID B. NOURSI, TRUSTEE
AND
THE INNOVATIVE
TECHNOLOGY AUTHORITY
DB 1848 PG 1839
PIN# 035-17-3774
PIN# 035-17-3774
ZONE PDRDP

THE INNOVATIVE
TECHNOLOGY AUTHORITY
035-26-7139

LOUDOUN COUNTY
FAIRFAX COUNTY

THE WILLIAMS PROPERTY
INNOVATION AVENUE IMPROVEMENTS

OCTOBER 8, 2010

Dewberry
Dewberry & Davis LLC
1503 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
Phone 703.771.8004 Metro 703.478.1335 Fax 703.771.4091
www.dewberry.com

NORTH

SCALE: 1":50'

50' 25' 0' 50' 100'