SPRING HILL STATION
DEMONSTRATION PROJECT

REZONING APPLICATION
CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT CONCEPTUAL RENDERING

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ACCEPTED

Spring Hill Station
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FAIRFAX COUNTY, VIRGINIA

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CDP	06.22.10
CDP (Resubmission)	08.24.10
CDP (Accepted)	10.14.10

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OVERALL COVER SHEET

SPRING HILL STATION DEMONSTRATION PROJECT

REZONING APPLICATION
CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-0000

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SUBMISSION JUNE 22, 2010
REVISED AUGUST 24 2010
ACCEPTED OCTOBER 14, 2010

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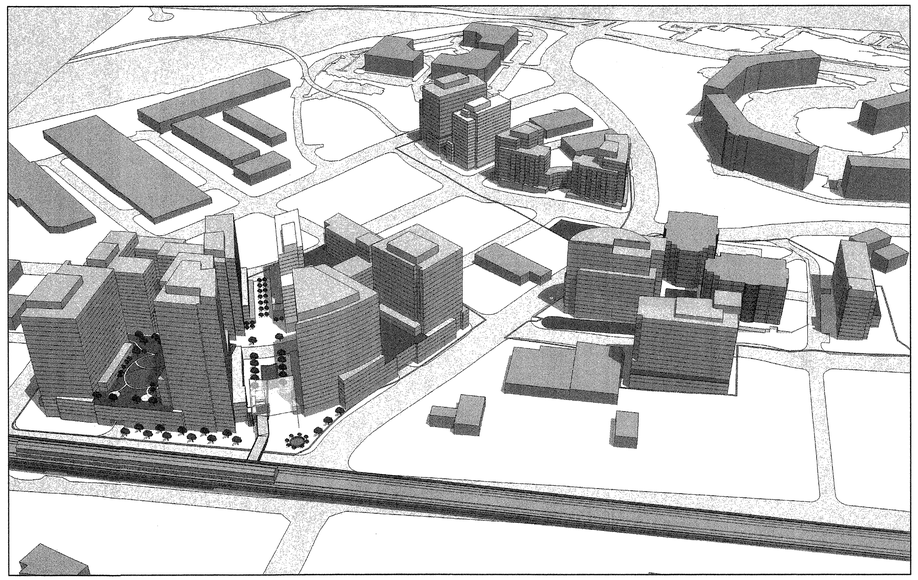

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COVER SHEET

Scale:

C-1

CDP GENERAL NOTES:

1. THE OWNERSHIP, EXISTING AND PROPOSED ZONING DISTRICTS AND THE TAX MAP PARCEL IDENTIFICATION NUMBERS, AS IDENTIFIED IN COUNTY LAND RECORDS, FOR THE PARCELS SUBJECT TO THIS APPLICATION ARE AS SHOWN ON SHEET C-3, EXISTING CONDITIONS PLAN. THE APPLICANT IS THE CONTRACT PURCHASER OF TAX MAP 29-3 ((1)) 54A, 57B AND TO-BE-VACATED/ABANDONED STREET RIGHT-OF-WAY, THE AGENT FOR THE CONTRACT PURCHASERS OF TAX MAP 29-3((1)) 53, 53A, 57, 57A, 57H AND 57J AND THE AGENT FOR THE OWNERS OF TAX MAP 29-3((1)) 48D, 60C AND 63C.

2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.

3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY AND THE CONTOUR INTERVAL IS TWO (2) FEET. THIS INFORMATION HAS NOT BEEN FIELD VERIFIED BY VIKA, INC.

4. THE BOUNDARY INFORMATION WAS PREPARED FROM RECORD INFORMATION.

5. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED--AS NEEDED--TO SERVE THE DEVELOPMENTS.

6. STORM WATER MANAGEMENT FACILITIES WILL BE CONSTRUCTED ON THE SITE IN A PRIVATELY OWNED AND MAINTAINED BELOW GROUND SYSTEM. THE SYSTEM WILL EITHER BE IN A CONCRETE BOX CULVERT OR IN VAULTS WITHIN A PARKING STRUCTURE AS GENERALLY SHOWN ON THESE PLANS. THE SYSTEM SHALL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPW&ES. ADEQUATE STORM DRAINAGE QUALITY SYSTEMS WILL BE IN A COMBINATION OF CONSERVATION AREAS OR UNDERGROUND STORM FILTERS AND SHALL BE IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL DESIGN CRITERIA. STORM WATER COMPUTATIONS WILL BE BASED ON REDEVELOPMENT REQUIREMENTS AS APPROVED BY DPW&ES AT THE TIME OF SITE PLAN SUBMISSION.

7. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.

8. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.

9. THE SITES ARE CURRENTLY IMPROVED WITH AN AUTOMOBILE DEALERSHIP, A FIRE STATION, OFFICE BUILDING, AND INDUSTRIAL BUILDINGS.

10. NO PORTION OF THE SUBJECT PARCELS ARE LOCATED WITHIN A COUNTY DESIGNATED R.P.A. ZONES. THERE IS NO FLOOD PLAIN MAPPED ON ANY OF THE SUBJECT PARCELS.

11. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THESE SITES WORTHY OF DELINEATION.

12. LIMITS OF CLEARING AND GRADING WILL BE SHOWN ON THE FDP.

13. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS AND SUBJECT TO MARKET TIMING.

14. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED HEREON.

15. LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE, UNLESS MODIFIED OR WAIVED. LANDSCAPING MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, BUT THE QUANTITIES, LEVEL OF QUALITY AND GENERAL CHARACTER WILL REMAIN CONSISTENT WITH THAT SHOWN HEREON AND AS SET FORTH IN THE PROFFERED CONDITIONS. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S). THE PROPOSED LANDSCAPING WITHIN THE PUBLIC STREETS IS CONTINGENT UPON VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) APPROVAL.

16. FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE AND MAY BE MODIFIED; THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY AS A RESULT OF FINAL ENGINEERING, DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENTS, PROVIDED EACH SHALL REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES ARE GRAPHICALLY SHOWN AND ARE PRELIMINARY IN NATURE. MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN, SUBJECT TO DPW&ES, VDOT, AND/OR FCDOT APPROVAL. DENSITY AND BUILDING HEIGHTS REPRESENTED IN THE TABULATION AND/OR GRAPHICALLY ON THE SHEETS ARE TO BE CONSIDERED MAXIMUMS AND MINIMUMS, RESPECTIVELY. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS AND/OR GROSS FLOOR AREA FROM THE TOTAL MAXIMUMS REPRESENTED IN THE TABULATION. BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING LOT LAYOUT(S) MAY BE MODIFIED ACCORDINGLY, PROVIDED THAT THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AMOUNT OF LANDSCAPING AND THE MINIMUM DISTANCE TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.

17. RECREATIONAL AMENITIES PROVIDED FOR THE PROPOSED DEVELOPMENT INCLUDE, BUT ARE NOT LIMITED TO: PARKS; PLAZAS; LANDSCAPED DECKS; SWIMMING POOLS; COURTYARD GARDENS; OUTDOOR ENTERTAINMENT; WATER FEATURES; OUTSIDE EATING AREAS; AN EXTENSIVE PEDESTRIAN/BICYCLE CIRCULATION SYSTEM, INCLUDING SPECIALTY PAVING AND PEDESTRIAN CROSSWALKS; AND EXTENSIVE LANDSCAPING THROUGHOUT THE SITE, INCLUDING PERENNIAL BEDS, LAWN, AND SEATING AREAS. ADDITIONAL SITE FEATURES AND SIMILAR FEATURES SUCH AS PLAZA DEVELOPMENT, GAZEBOS, FENCING, BALCONIES, RETAINING WALLS, CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHT AND/OR WALLS, ROOF-TOP PLANTING AREAS NOT REPRESENTED HEREON MAY BE PROVIDED.

18. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.

19. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 6-509 OF THE ZONING ORDINANCE, AS DETERMINED BY THE ZONING ADMINISTRATOR AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE GRADE PARKING STRUCTURES, BELOW GRADE PARKING STRUCTURES, AND SURFACE SPACES TO THE EXTENT AUTHORIZED. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT SITE PLAN BASED ON THE FINAL DEVELOPMENT PROGRAM IN ACCORDANCE WITH PROFFERS. THE APPLICANT RESERVES THE RIGHT TO PROVIDE COMMERCIAL PAID PARKING OR INTERIM PARKING IN SURFACE PARKING LOTS AND/OR ABOVE GRADE PARKING STRUCTURES, ON ANY OF THE PARCELS WHICH ARE ASSOCIATED WITH THIS REZONING APPLICATION.

20. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE OR PURSUANT TO AN APPROVED COMPREHENSIVE SIGN PLAN, AS MAY BE APPROVED BY THE PLANNING COMMISSION.

21. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.

22. PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW&ES.

23. DEVELOPER RESERVES THE RIGHT TO DETERMINE FINAL NUMBER OF UNITS AND GFA OF EACH BUILDING AND SECONDARY USES WITH A FINAL SITE PLAN AND TO BUILD LESS GFA THAN THE MAXIMUM SHOWN HEREON.

24. MINOR MODIFICATIONS MAY BE MADE TO THE SITE PLAN PER SECTION 18-204 OF THE ZONING ORDINANCE.

25. THE SUBJECT PROPERTY MAY BE SUBJECT TO SUBDIVISION FOR THE PURPOSE OF SALE, JOINT VENTURE OR PHASING, AND PROPOSED SUBDIVISION SHOWN ON CDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW&ES WITHOUT REQUIRING MODIFICATION OF THE CDP OR PRELIMINARY PLAN. THE PROJECT MAY BE PHASED AND SUBDIVIDED BETWEEN DIFFERENT OWNERSHIP GROUPS.

26. THE AMOUNT OF OFFICE AND RESIDENTIAL GFA SHOWN MAY BE ADJUSTED TO MEET MARKET DEMAND WITHOUT REQUIRING A MODIFICATION TO THIS CDP.

27. BASED UPON FINAL ENGINEERING AND ARCHITECTURAL DESIGN, THE NUMBER AND/OR LOCATION OF LOADING SPACES MAY VARY FROM THAT SHOWN ON THE CDP/FDP; HOWEVER, THE MINIMUM NUMBER OF LOADING SPACES, AS MAY BE MODIFIED WITH THIS APPROVAL, SHALL BE PROVIDED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING SPACES IN EXCESS OF THAT SHOWN HEREON.

28. APPLICANT RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER(S) ON THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD IN ACCORDANCE WITH SECTION 8-808 OF FAIRFAX COUNTY ORDINANCE.

29. THE SUBJECT PROPERTY MAY BE DEVELOPED WITH PRINCIPAL USES AND SECONDARY USES PERMITTED IN THE PTC ZONING DISTRICTS AS SET FORTH IN THE PROFFERS. SEE PROFFERS FOR SPECIFIC SECONDARY USES THAT MY BE DEVELOPED ON THE SUBJECT PROPERTY. SPECIAL EXCEPTION AND SPECIAL PERMIT USES ALLOWED IN PTC DISTRICT SHALL BE PERMITTED AS APPROVED.

30. IT IS UNDERSTOOD THAT THE DIMENSIONS OF ALL INTERNAL PRIVATE ROADS MAY CHANGE PROVIDED THEY CONFORM TO STANDARDS SPECIFIED IN THE PUBLIC FACILITIES MANUAL (PFM), AS MAY BE MODIFIED AND AS APPROVED BY DPW&ES. ALL PRIVATE ROADS WILL COMPLY WITH THE FIRE MARSHALL REQUIREMENTS.

31. TO THE BEST OF OUR KNOWLEDGE, THE USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116,4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/ DEPARTMENT OF WASTE MANAGEMENT VA. 672.10- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280.

32. IT IS CURRENTLY ANTICIPATED THAT PHASED CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. THE EXACT PHASING SCHEDULE IS NOT KNOWN AT THIS TIME. BUILD-OUT WILL PROCEED IN ACCORDANCE WITH MARKET CONDITIONS SUBJECT TO LIMITATIONS CONTAINED IN THE PROFFERS. WITHIN EACH PHASE OF BUILD-OUT, INFRASTRUCTURE, AMENITIES AND DWELLING UNITS MAY PROCEED BEFORE COMPLETION OF ACTIVITY WITHIN OTHER PHASES, SO LONG AS CONSTRUCTION IS IN ACCORDANCE WITH THE PROFFERS.

33. EXCEPT AS NOTED HEREON OR IN THE PROFFERED CONDITIONS, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS. SEE THIS SHEET FOR REQUESTED WAIVERS AND MODIFICATIONS.

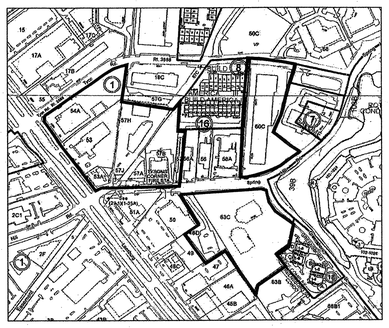
34. THE APPLICANT RESERVES THE RIGHT TO DEVELOP ANY UNUSED GROSS FLOOR AREA ON ANY OTHER PARCEL WHICH IS SUBJECT TO THIS APPLICATION SO LONG AS THE TOTAL DEVELOPMENTS FAR DOES NOT EXCEED THE TOTAL STATEMENT HEREON.

35. THE APPLICANT RESERVES THE RIGHT TO STORE CONSTRUCTION MATERIALS OUTSIDE ON ANY OF THE PROPERTIES WHICH ARE THE SUBJECT OF THIS REZONING SO LONG AS ALL APPLICABLE COUNTY REGULATIONS RELATING TO THE OUTDOOR STORAGE OF BUILDING MATERIALS ARE FOLLOWED. THE APPLICANT FURTHER RESERVES THE RIGHT TO SECURE SUCH STORAGE AREAS WITH TEMPORARY FENCING. THIS TEMPORARY SECURITY FENCING MAY EXCEED THE HEIGHT AND LOCATION YARD LIMITATIONS OF THE ZONING ORDINANCE DURING SITE CONSTRUCTION AND SHALL BE REMOVED ONCE CONSTRUCTION HAS BEEN COMPLETED.

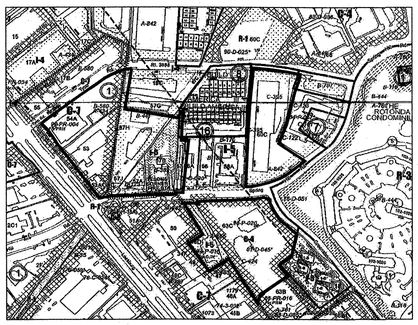
36. THE OWNER RESERVES THE RIGHT TO CONVERT ANY OFFICE OR HOTEL BUILDING TO RESIDENTIAL USE, PROVIDED THAT THE MINIMUM PERCENTAGE OF OFFICE SPACE PROVIDED OVERALL IS NOT LESS THAN 30% OF TOTAL DEVELOPMENT.

37. THE SUBJECT PROPERTY IS WITHIN A TOD DISTRICT. SEE SHEET C-4 FOR DELINEATION'S FROM THE METRO STATION ENTRANCE.

38. THERE ARE NO MAJOR UTILITY EASEMENTS ON THE SITE WHICH WERE CREATED AFTER THE EFFECTIVE DATE OF THE ZONING ORDINANCE PER SECTION 2-308.



SOILS MAP
SCALE 1" = 500'



VICINITY MAP
SCALE 1" = 500'

DENSITY CHART:

SEE SHEET A-0.23 FOR PROPOSED DEVELOPMENT TABULATIONS.

ZONING ORDINANCE MODIFICATIONS REQUESTED

1. Modification of the peripheral landscaping requirements of the Zoning Ordinance pursuant to Section 13-203 Paragraph (3) for above grade parking structures due to the urban nature of the site.

2. Modification of the interior parking lot landscaping requirements of the Zoning Ordinance Section 13-202 Paragraph (6) on all parking structures, above grade, to that shown on with the CDP application.

3. Modification of the Tyson's Corner Urban Center streetscape design in favor of that shown with the CDP application.

4. Waiver and/or modification of all trails and bike trails in favor of the streetscape and on-road bike trail system shown with the CDP application.

5. The applicant requests a modification of the parking geometric standards of Section 11-102.12 of the Zoning Ordinance to allow for 75 degree angled parking.

6. Waiver of the maximum length of private streets as provided in Paragraph (2) of Section 11-302 of the Zoning Ordinance to allow private streets in excess of 600 ft. in length.

7. Waiver of service road along Route 7.

8. A waiver of Section 17-201 Paragraph (3) of the Zoning Ordinance to provide additional inter-parcel connection to adjoining parcels other than those specifically identified on the CDP.

9. The applicant requests a modification of Zoning Ordinance Section 17-201 Paragraph (4) to not require any further dedication, construction or widening of existing roads beyond that which is indicated on the CDP. Dedication and improvements shown on the CDP shall be deemed to meet all Comprehensive Plan Policy Plan requirements.

10. The applicant requests a modification of the Zoning Ordinance, Section 2-506. 1(A) and (C) to allow structures located on the building roof to occupy an area greater than 25% of the total roof and to exclude air conditioning units and cooling towers, located outside the penthouse or screened area, from being included in the maximum building height if, said structure, air conditioner or cooling tower is for the purpose of providing building infrastructure to meet LEED certification.

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PFM WAIVERS REQUESTED

1. In keeping with the urban concept of this development, a modification of PFM standard 12-0702 1B (2) is requested to permit the reduction of the minimum planting area for trees planted to satisfy the tree cover requirement to reduce the width from eight (8) feet to a minimum of five (5) feet as shown with the CDP application and as provided in the proffers. Structural soils will be implemented to enhance survivability of the trees subject to the modification request. Refer to the typical street sections for the graphic planting plan.

2. The applicant requests modification of Section 7-0802.2 of the PFM and Section 11.102.12 of the Zoning Ordinance to allow for the projection, by no more than 4%, of the stall area of structural columns into parking stalls in parking structures. Such parking spaces shall count toward the number of parking spaces required by the Zoning Ordinance.

3. A modification of Public Facilities Manual (PFM) Section 7-0800 and Zoning Ordinance Section 11-102 Paragraph (12) to allow tandem spaces with valet services for non-residential uses. Such stacked parking spaces, in accordance with Section 11-101 Paragraph (1), shall count toward required parking specified in the Zoning Ordinance.

4. A waiver to allow Storm Water Management (SWM) and Best Management Practices (BMPs) to be satisfied by underground systems for the proposed residential development, as referenced in Section 6-0303.8 of the PFM.

5. The applicant requests a waiver of the 10-year Tree Canopy requirements as set out in PFM Section 12-0509 due to the overall urban nature and intensities in this area. The waiver is requested in favor of the Tysons Corner Urban Center Area wide and District Recommendations pertaining to urban design guidelines as it relates to streetscape design. These guidelines layout the intent of trees, landscaping and streetscapes in Tysons Corner and are specified with the CDP application.

6. The applicant requests a modification from the Tree Preservation Target. This modification is permitted based on two (2) allowable deviations in the Fairfax County Public Facilities Manual. The first is § 12-0507.3A(1), which states, "Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance." The second is § 12-0507.3A(3), which states, "construction activities could be reasonably expected to impact existing trees or forested areas used to meet the tree preservation target to the extent they would not likely survive in a healthy and structurally sound manner for a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in § 12-0403." Specific trees to be preserved are identified with the CDP application.

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CDP NOTES & TABULATIONS

Scale:

C-2

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

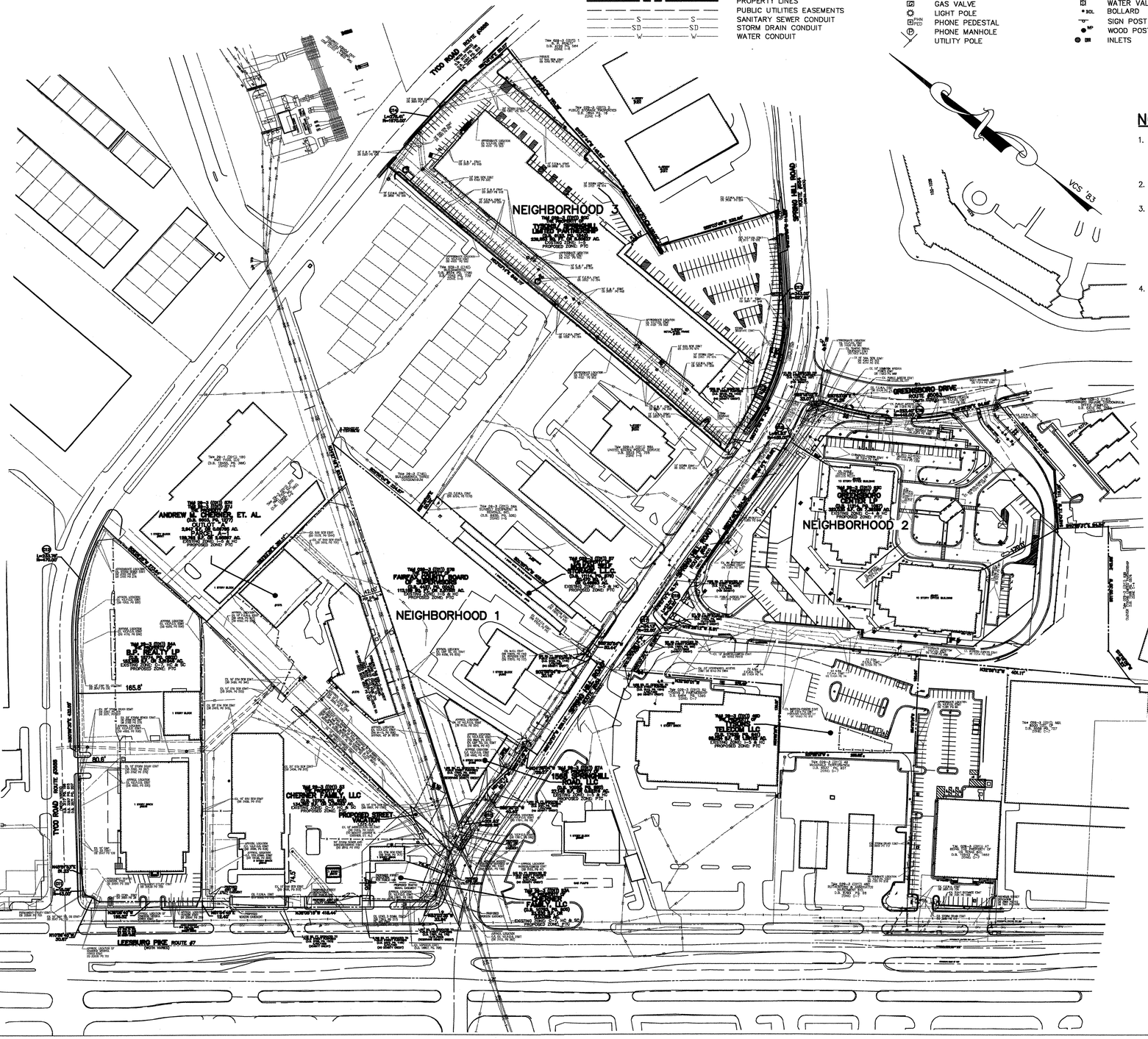
LEGEND

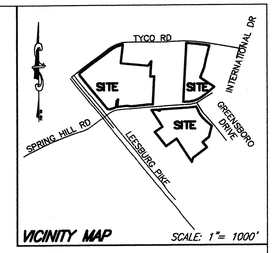
- BUILDING LINE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT

- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE

- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS

CONC. ..... CONCRETE
C&G ..... CURB AND GUTTER
BLDG. ..... BUILDING
STY. ..... STORY
TRV ..... ELECTRICAL TRANSFORMER
ASPH. ..... ASPHALT
ESMT. ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY
(R) ..... RECORD INFORMATION
H.C. ..... HANDICAP RAMP





VICINITY MAP SCALE: 1"= 1000'

NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON TAX MAP 29-3 AS TAX MAP NUMBERS 29-3-01-0048D, 29-3-01-0053, 29-3-01-0053A, 29-3-01-0054A, 29-3-01-0057, 29-3-01-0057A, 29-3-01-0057B, 29-3-01-0057H, 29-3-01-0057J, 29-3-01-0060C AND 29-3-01-0063C AND ARE ZONED C-4 (AS TO 63C), C-7 (AS TO PARCELS 053, 53A AND 54A) AND I-5 (AS TO PARCELS 48D, 57, 57A, 57B, 57H, 57J AND 060C).
2. THE HORIZONTAL DATUM SHOWN HEREON IS TIED TO THE VIRGINIA COORDINATE SYSTEM 1983 (NORTH ZONE) AND IS BASED ON A FIELD RUN SURVEY USING ACCEPTED GPS SURVEYING METHODS AND PRACTICES AND PERFORMED BY VIKA, INC.
3. THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF: TYSONS TELECOM LLC, BY DEED RECORDED IN D.B. 17932 AT PG. 641 (PARCEL 48D); CHERNER FAMILY, LLC, BY DEED RECORDED IN D.B. 10793 AT PG. 905 (PARCELS 53 AND 53A); B.P. REALTY, BY DEED RECORDED IN D.B. 15774 AT PG. 0802 (PARCEL 54A); MCLEAN SELF STORAGE, LLC, BY DEED RECORDED IN D.B. 11114 AT PG. 878 (PARCEL 57); 1568 SPRINGHILL ROAD, LLC, BY DEED RECORDED IN D.B. 10980 AT PG. 860 (PARCEL 57A); FAIRFAX COUNTY BOARD OF SUPERVISORS, BY DEED RECORDED IN D.B. 4437 AT PG. 0043 (PARCEL 57BJ); ANDREW M. CHERNER, ET. AL., BY DEED RECORDED IN D.B. 9602 AT PG. 1277 (PARCELS 57H AND 57J); TYSONS. SPRINGHILL LIMITED PARTNERSHIP, BY DEED RECORDED IN D.B. 6123 AT PG. 1543 (PARCEL 60C) AND GREENSBORO CENTER LP, BY DEED RECORDED IN D.B. 11214 AT PG. 1087 (PARCEL 63C) ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
4. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 515525-0100-D, DATED MARCH 5, 1990.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C10	201.63'	629.96'	18°20'19"	101.69'	N76°09'51"E	200.77'
C11	15.06'	43.00'	20°04'06"	7.61'	N35°50'49"E	14.98'
C12	233.78'	470.00'	28°29'56"	119.36'	S65°14'27"W	231.38'
C13	343.00'	527.96'	37°13'24"	177.80'	S67°02'38"W	337.00'
C14	275.41'	1970.00'	8°00'37"	137.93'	S84°18'34"E	275.19'
C15	81.93'	455.00'	10°19'01"	41.08'	N81°27'10"E	81.82'
C16	223.40'	445.00'	28°45'49"	114.11'	S35°16'04"E	221.06'
C17	24.13'	22.50'	61°26'51"	13.37'	S50°31'29"E	22.99'
C18	13.01'	39.50'	18°52'10"	6.56'	N28°54'24"W	12.95'

AREA TABULATION:

NEIGHBORHOOD 1

- TAX MAP # 29-3 (01) 0053 AREA: 134,362 SQ. FT. OR 3.08453 AC.
  DENSITY CREDIT: 2,432 SQ. FT. OR 0.05583 AC. (D.B. 9709 PG. 1503)
- TAX MAP # 29-3 (01) 0053A AREA: 23,230 SQ. FT. OR 0.53329 AC.
  DENSITY CREDIT: 1,067 SQ. FT. OR 0.02449 AC. (D.B. 17911 PG. 178)
- TAX MAP # 29-3 (01) 0054A AREA: 153,265 SQ. FT. OR 3.51848 AC.
  DENSITY CREDIT: 3,274 SQ. FT. OR 0.07516 AC. (D.B. 20611 PG. 195)
- TAX MAP # 29-3 (01) 0057 AREA: 20,470 SQ. FT. OR 0.46993 AC.
- TAX MAP # 29-3 (01) 0057A AREA: 27,145 SQ. FT. OR 0.62316 AC.
  DENSITY CREDIT: 1,581 SQ. FT. OR 0.03629 AC. (D.B. 17910 PG. 2086)
- TAX MAP # 29-3 (01) 0057B AREA: 112,189 SQ. FT. OR 2.57551 AC.
- TAX MAP # 29-3 (01) 0057H AREA: 128,762 SQ. FT. OR 2.95597 AC.
- TAX MAP # 29-3 (01) 0057J AREA: 2,947 SQ. FT. OR 0.06765 AC.
- PROPOSED STREET VACATION AREA: 1,575 SQ. FT. OR 0.03616 AC.

SUB-TOTAL AREA PARCELS: 603,945 SQ. FT. OR 13.86468 AC.
SUB-TOTAL AREA DENSITY CREDIT: 8,354 SQ. FT. OR 0.19177 AC.
TOTAL NEIGHBORHOOD 1: 612,299 SQ. FT. OR 14.05645 AC.

NEIGHBORHOOD 2

- TAX MAP # 29-3 (01) 0048D AREA: 68,024 SQ. FT. OR 1.56162 AC.
  DENSITY CREDIT: 861 SQ. FT. OR 0.01977 (D.B. 17854 PG. 659)
- TAX MAP # 29-3 (01) 063C AREA: 322,035 SQ. FT. OR 7.39289 AC.
  DENSITY CREDIT: 371 SQ. FT. OR 0.00852 AC. (D.B. 17903 PG. 966)
  142 SQ. FT. OR 0.00326 AC. (D.B. 11375 PG. 237)
  6,255 SQ. FT. OR 0.14360 AC. (D.B. 11214 PG. 1067)

SUB-TOTAL AREA PARCELS: 390,059 SQ. FT. OR 8.95451 AC.
SUB-TOTAL AREA DENSITY CREDIT: 7,629 SQ. FT. OR 0.17514 AC.
TOTAL NEIGHBORHOOD 2: 397,688 SQ. FT. OR 9.12985 AC.

NEIGHBORHOOD 3

- TAX MAP # 29-3 (01) 060C AREA: 239,853 SQ. FT. OR 5.50627 AC.

TOTAL NEIGHBORHOOD 3: 239,853 SQ. FT. OR 5.50627 AC.

GRAND TOTAL AREA OF PROPERTIES & AREAS RESERVED FOR DENSITY CREDIT = 1,249,840 SQ. FT. OR 28.69237 AC.

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Spring Hill Station

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

The Georgelas Group
8405 Greensboro Dr. P130
Mclean, VA 22102

CDP	06.22.10
CDP (Resubmission)	08.24.10

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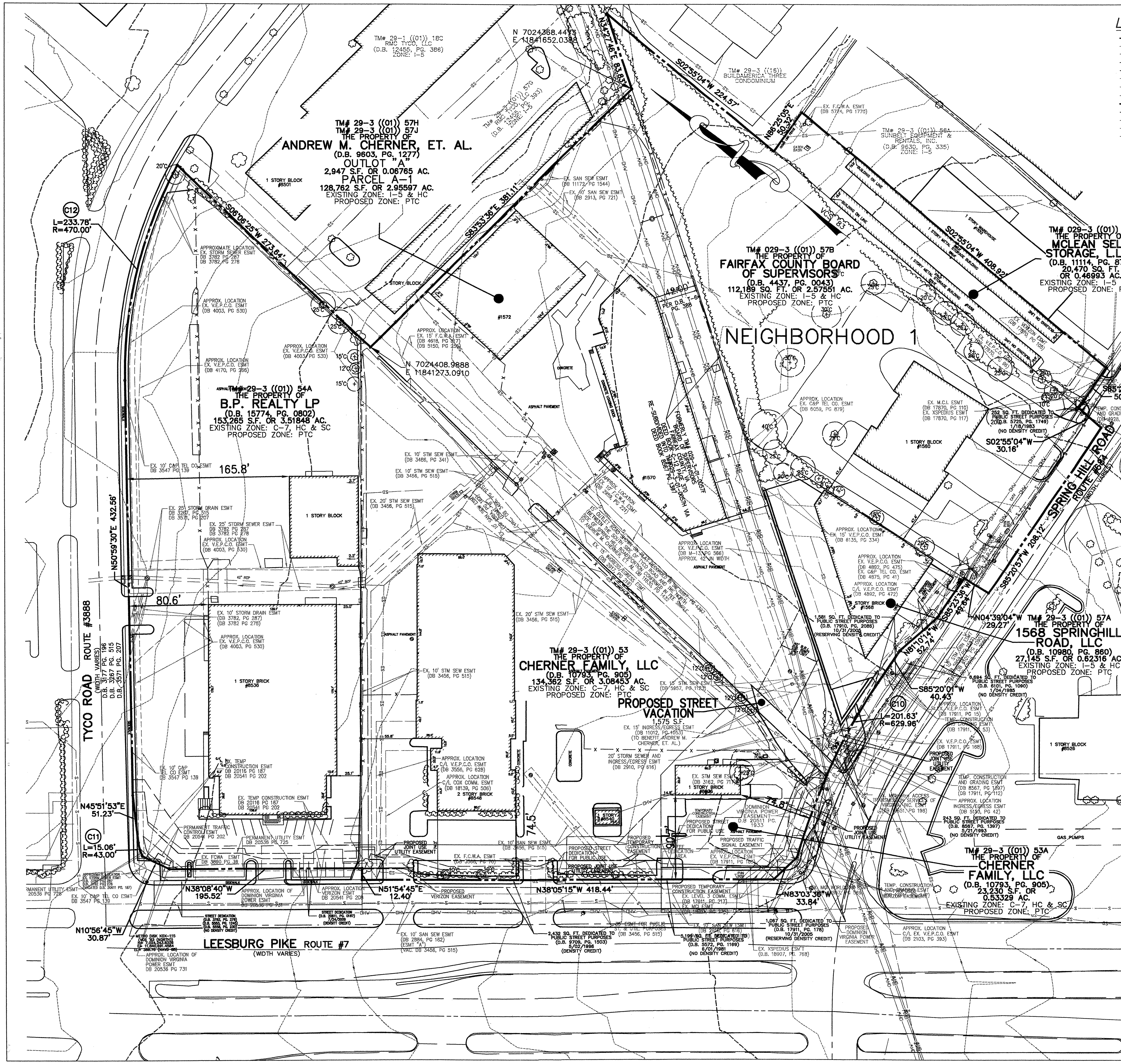
EXISTING CONDITIONS PLAN

Scale: 1"=100'

C-3



LEGEND

BUILDING LINE	SANITARY CLEANOUT
CABLE TELEVISION CONDUIT	STORM DRAIN MANHOLE
ELECTRICAL CONDUIT	ELECTRICAL JUNCTION BOX
EDGE OF PAVEMENT	ELECTRICAL MANHOLE
FENCE LINE	FIRE DEPARTMENT CONNECTION
NATURAL GAS CONDUIT	FIRE HYDRANT
OVERHEAD WIRES	GAS MANHOLE
TELEPHONE/COMMUNICATIONS CONDUIT	GUY POLE
PROPERTY LINES	GAS VALVE
PUBLIC UTILITIES EASEMENTS	LIGHT POLE
SANITARY SEWER CONDUIT	PHONE PEDESTAL
STORM DRAIN CONDUIT	PHONE MANHOLE
WATER CONDUIT	UTILITY POLE

CONC. ..... CONCRETE
C&G .... CURB AND GUTTER
BLDG. ...... BUILDING
STY. ...... STORY
TRV .... ELECTRICAL TRANSFORMER
ASPH. ...... ASPHALT
ESMT. ...... EASEMENT
RCP ...... REINFORCED CONCRETE PIPE
CMP ...... CORRUGATED METAL PIPE
BRL .... BUILDING RESTRICTION LINE
R/W .... RIGHT-OF-WAY
(R) .... RECORD INFORMATION
H. C. .... HANDICAP RAMP

SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
BOLLARD
SIGN POST
WOOD POST
INLETS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH BEARING	CHORD.
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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON TAX MAP 29-3 AS TAX MAP NUMBERS 29-3-01-0048D, 29-3-01-0053, 29-3-01-0053A, 29-3-01-0054A, 29-3-01-0057, 29-3-01-0057A, 29-3-01-0057B, 29-3-01-0057H, 29-3-01-0057J, 29-3-01-0060C AND 29-3-01-0063C AND ARE ZONED C-4 (AS TO 63C), C-7 (AS TO PARCELS 053, 53A AND 54A) AND I-5 (AS TO PARCELS 48D, 57, 57A, 57B, 57H, 57J AND 060C).
2. THE HORIZONTAL DATUM SHOWN HEREON IS TIED TO THE VIRGINIA COORDINATE SYSTEM 1983 (NORTH ZONE) AND IS BASED ON A FIELD RUN SURVEY USING ACCEPTED GPS SURVEYING METHODS AND PRACTICES AND PERFORMED BY VIKA, INC.
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e-mail ckabatt@mjwells.com

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Spring Hill Station

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

The Georgelas Group
8405 Greensboro Dr. P130
Mclean, VA 22102

CDP	06.22.10
CDP (Resubmission)	08.24.10

© 2003 WDG Project No: WA08031

NEIGHBORHOOD 1
EXISTING CONDITIONS PLAN
Scale: 1"=50'

C-3A

LEGEND

BUILDING LINE	SANITARY CLEANOUT
CABLE TELEVISION CONDUIT	STORM DRAIN MANHOLE
ELECTRICAL CONDUIT	ELECTRICAL JUNCTION BOX
EDGE OF PAVEMENT	ELECTRICAL MANHOLE
FENCE LINE	FIRE DEPARTMENT CONNECTION
NATURAL GAS CONDUIT	FIRE HYDRANT
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PUBLIC UTILITIES EASEMENTS	LIGHT POLE
SANITARY SEWER CONDUIT	PHONE PEDESTAL
STORM DRAIN CONDUIT	PHONE MANHOLE
WATER CONDUIT	UTILITY POLE

SANITARY MANHOLE	CONC. ..... CONCRETE
TRAFFIC CONTROL BOX	C&G ..... CURB AND GUTTER
TRAFFIC SIGNAL POLE	BLDG. ..... BUILDING
TREE	STY. ..... STORY
CABLE TELEVISION PEDESTAL	TRV ..... ELECTRICAL TRANSFORMER
UNKNOWN UTILITY MANHOLE	ASPH. ..... ASPHALT
WATER METER	ESMT. ..... EASEMENT
WATER MANHOLE	RCP ..... REINFORCED CONCRETE PIPE
WATER VALVE	CMP ..... CORRUGATED METAL PIPE
BOLLARD	BRL ..... BUILDING RESTRICTION LINE
SIGN POST	R/W ..... RIGHT-OF-WAY
WOOD POST	(R) ..... RECORD INFORMATION
INLETS	H. C. ..... HANDICAP RAMP

LEGAL DESCRIPTION:

TAX MAP 029-3-01-0063C & 029-3-01-0048D

BEING ALL OF LOT 63A, GREENSBORO CORPORATE CENTER AS SHOWN ON A PLAT PREPARED BY VIKA, INC. ENTITLED, 'PLAT OF CONSOLIDATION, DEDICATION AND VARIOUS EASEMENTS, LOT 63A, GREENSBORO CORPORATE CENTER', RECORDED IN DEED BOOK 11214 AT PAGE 1067, LESS AND EXCEPT THEREFROM THAT PORTION OF THE PROPERTY CONTAINING 142 SQUARE FEET OF LAND DEDICATED FOR PUBLIC STREET PURPOSES BY DEED OF DEDICATION, EASEMENT AND RELEASE RECORDED IN DEED BOOK 11375 AT PAGE 237 AND FURTHER LESS AND EXCEPT THEREFROM THAT PORTION OF THE PROPERTY CONTAINING 371 FEET OF LAND DEDICATED FOR PUBLIC STREET PURPOSES BY DEED OF DEDICATION AND CONVEYANCE RECORDED IN DEED BOOK 17903 AT PAGE 962; ALSO BEING ALL OF PARCEL A, TYSONS PROMENADE AS SHOWN ON A PLAT PREPARED BY VIKA. INC. ENTITLED, 'PLAT SHOWING PARCEL A, TYSONS PROMENADE', RECORDED IN DEED BOOK 17854 AT PAGE 659ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT LYING ON THE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPRING HILL ROAD, ROUTE 684, (VARIABLE WIDTH), SAID POINT BEING THE NORTHWESTERN CORNER OF THE PROPERTY OF TYSONS 3 PARTNERSHIP AS RECORDED IN DEED BOOK 8494 AT PAGE 1360 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING SAID NORTHWESTERN CORNER OF TYSONS 3 PARTNERSHIP (DB 8494 PG 1360) AND RUNNING WITH A PORTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF SPRING HILL ROAD, ROUTE 684 THE FOLLOWING TEN (10) COURSES AND DISTANCES

1. NORTH 85°03'30" EAST, 81.99 FEET TO A POINT; THENCE
2. NORTH 32°56'12" WEST, 7.04 FEET TO A POINT OF CURVATURE; THENCE
3. 24.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 22.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 50°31'29" EAST, 22.99 FEET TO A POINT; THENCE
4. SOUTH 78°57'11" EAST, 19.79 FEET TO A POINT; THENCE
5. NORTH 19°28'12" WEST, 9.91 FEET TO A POINT OF CURVATURE; THENCE
6. 13.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 28°54'24" WEST, 12.95 FEET TO A POINT; THENCE
7. NORTH 85°17'45" EAST, 354.35 FEET TO A POINT; THENCE
8. NORTH 86°36'41" EAST, 65.66 FEET TO A POINT OF CURVATURE; THENCE
9. 81.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 81°27'10" EAST, 81.82 FEET TO A POINT; THENCE
10. SOUTH 62°18'02" EAST, 33.07 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF GREENSBORO DRIVE, ROUTE 5063 (VARIABLE WIDTH); THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF SPRING HILL ROAD, ROUTE 684 AND RUNNING WITH A PORTION OF SAID WESTERLY RIGHT-OF-WAY OF GREENSBORO DRIVE, ROUTE 684 THE FOLLOWING THREE (3) COURSES AND DISTANCES
11. SOUTH 20°53'09" EAST, 21.28 FEET TO A POINT OF CURVATURE; THENCE
12. 223.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 445.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 35°16'04" EAST, 221.06 FEET TO A POINT; THENCE
13. SOUTH 49°38'59" EAST, 94.68 FEET TO A POINT MARKING THE NORTHEASTERN CORNER OF GREENSBORO SQUARE CONDOMINIUM OFFICE COMPLEX AS RECORDED IN DEED BOOK 5410 AT PAGE 580 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID WESTERLY RIGHT-OF-WAY OF GREENSBORO DRIVE, ROUTE 5063 AND RUNNING WITH NORTHERLY PROPERTY LINE OF SAID GREENSBORO SQUARE CONDOMINIUM OFFICE COMPLEX (DB 5410 PG 580), THE FOLLOWING THREE (3) COURSES AND DISTANCES
14. SOUTH 12°19'32" WEST, 167.33 FEET TO A POINT; THENCE
15. SOUTH 48°47'12" WEST, 116.06 FEET TO A POINT; THENCE
16. SOUTH 40°05'37" EAST, 94.54 FEET TO A POINT MARKING THE NORTHEASTERN CORNER OF THE PROPERTY OF CLOVER TYSONS, LP AS RECORDED IN DEED BOOK 7068 AT PAGE 576 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID NORTHERLY PROPERTY LINE OF GREENSBORO SQUARE CONDOMINIUM OFFICE COMPLEX (DB 5410 PG 580) AND RUNNING WITH THE NORTHERLY LINE OF SAID PROPERTY OF CLOVER TYSONS, LP (DB 7068 PG 576) THE FOLLOWING TWO (2) COURSES AND DISTANCES
17. SOUTH 51°55'35" WEST, 245.88 FEET TO A POINT; THENCE
18. SOUTH 15°18'06" WEST, 66.23 FEET TO A POINT LYING ON THE EASTERLY LINE OF THE PROPERTY OF 8500 CDC, LP AS RECORDED IN DEED BOOK 8558 AT PAGE 727 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID NORTHERLY PROPERTY LINE OF CLOVER TYSONS, LP (DEED BOOK 7068 AT PAGE 576), AND RUNNING WITH A PORTION OF SAID EASTERLY PROPERTY LINE OF 8500 CDC, LP (DB 8558 PG 727), AND CONTINUING WITH THE EASTERLY PROPERTY LINE OF THE PROPERTY OF CG TYSONS CORNER, LLC AS RECORDED IN DEED BOOK 19033 AT PAGE 862 AMONG THE AFOREMENTIONED LAND RECORDS AND THE EASTERLY LINE OF THE AFORESAID PROPERTY OF TYSONS PROMENADE, LP (DB 17854 PG 659)
19. NORTH 32°56'12" WEST, 902.50 FEET TO THE POINT OF BEGINNING CONTAINING 390,059 SQUARE FEET OR 8.95451 ACRES OF LAND.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C15	81.93'	455.00'	10°19'01"	41.08'	N81°27'10"E	81.82'
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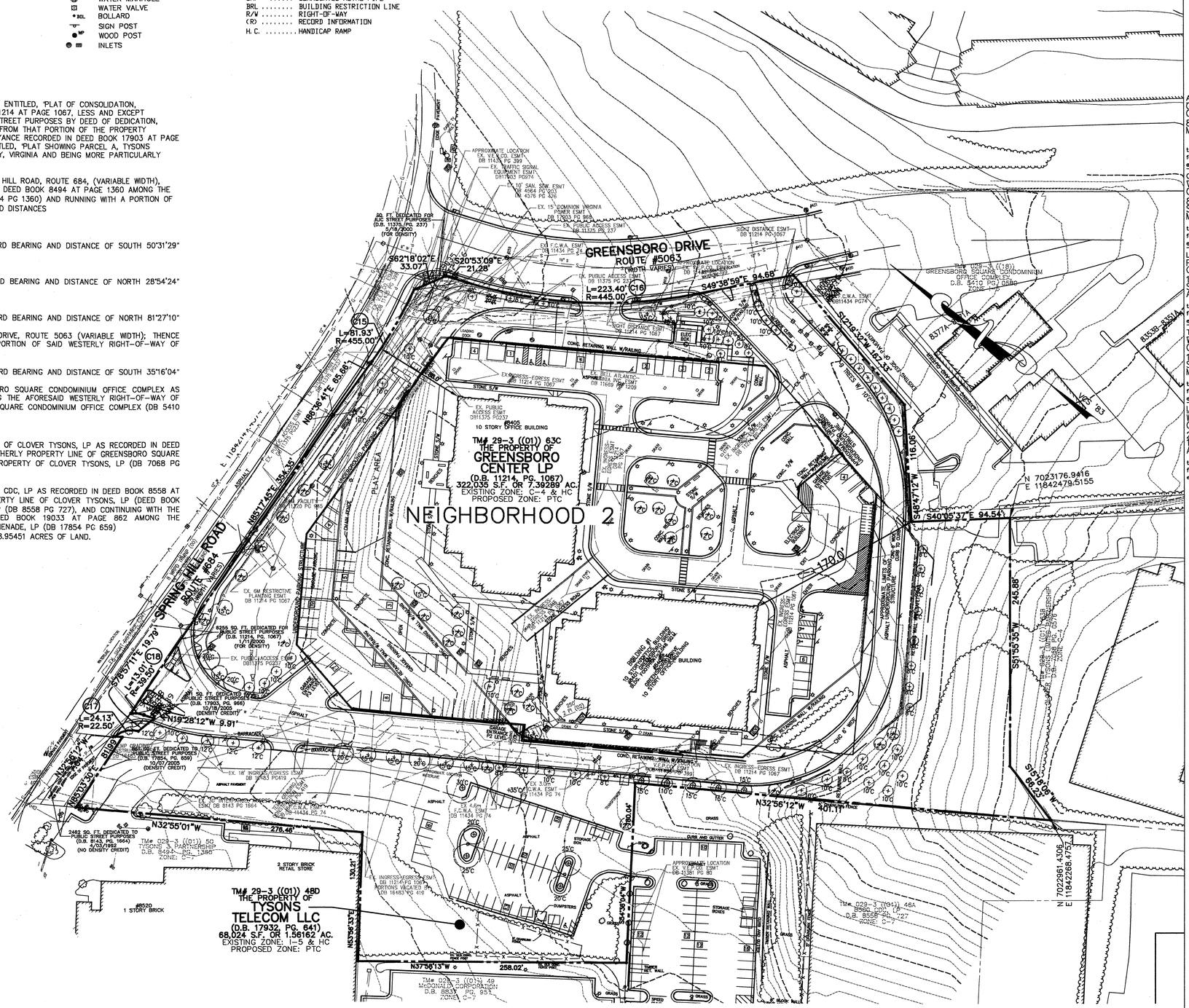
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



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Spring Hill Station

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FAIRFAX COUNTY, VIRGINIA

The Georgelas Group
8405 Greensboro Dr. P130
Mclean, VA 22102

CDP	06.22.10
CDP (Resubmission)	08.24.10

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NEIGHBORHOOD 2
EXISTING CONDITIONS PLAN
Scale: 1"=50'

C-3B

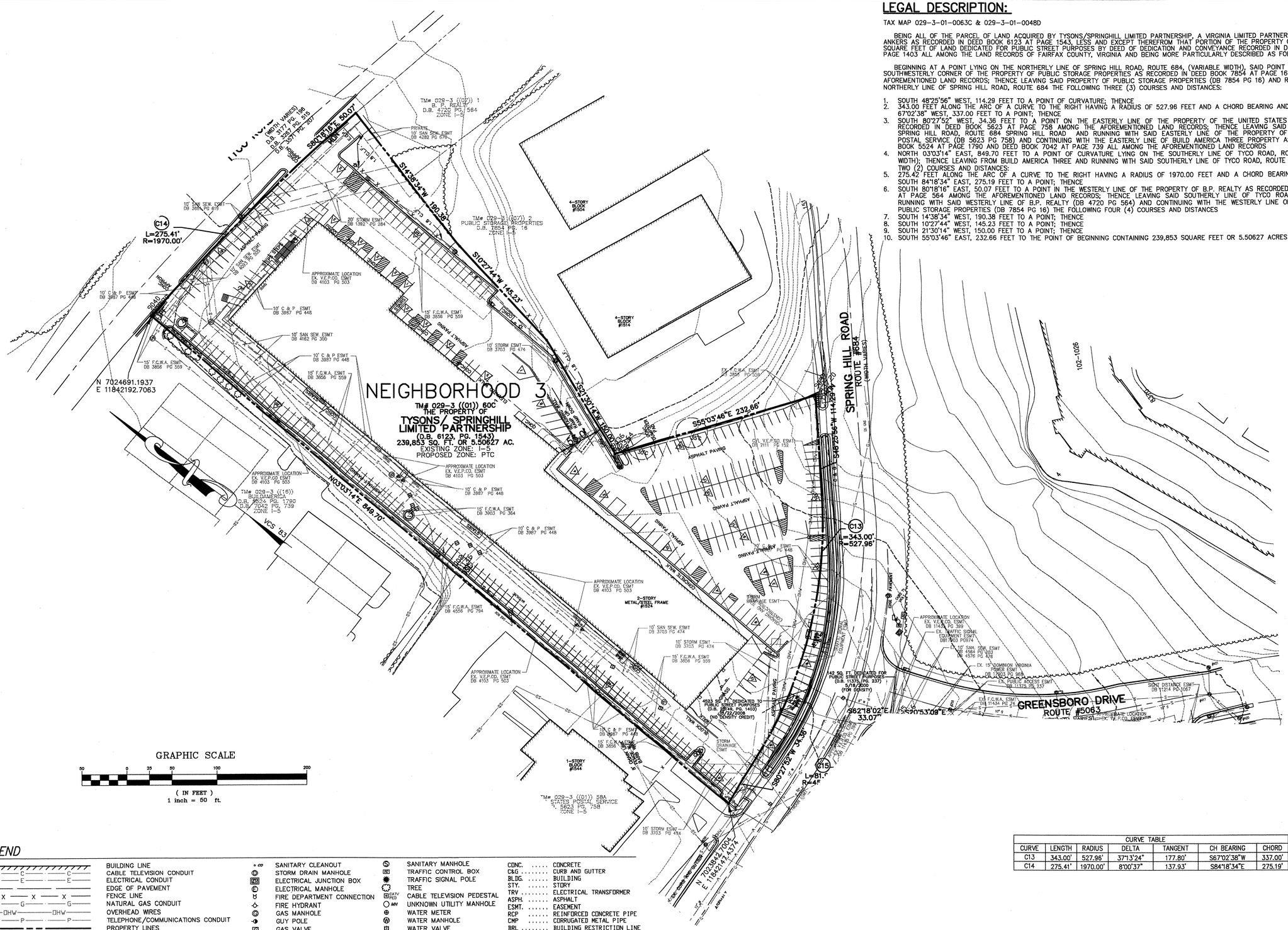
LEGAL DESCRIPTION:

TAX MAP 029-3-01-0063C & 029-3-01-0048D

BEING ALL OF THE PARCEL OF LAND ACQUIRED BY TYSONS/SPRINGHILL LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, FROM DEL ANKERS AS RECORDED IN DEED BOOK 6123 AT PAGE 1543, LESS AND EXCEPT THEREFROM THAT PORTION OF THE PROPERTY CONTAINING 4,523 SQUARE FEET OF LAND DEDICATED FOR PUBLIC STREET PURPOSES BY DEED OF DEDICATION AND CONVEYANCE RECORDED IN DEED BOOK 20149 AT PAGE 1403 ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE NORTHERLY LINE OF SPRING HILL ROAD, ROUTE 684, (VARIABLE WIDTH), SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PROPERTY OF PUBLIC STORAGE PROPERTIES AS RECORDED IN DEED BOOK 7854 AT PAGE 16 AMONG THE AFOREMENTIONED LAND RECORDS; THENCE LEAVING SAID PROPERTY OF PUBLIC STORAGE PROPERTIES (DB 7854 PG 16) AND RUNNING WITH SAID NORTHERLY LINE OF SPRING HILL ROAD, ROUTE 684 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 48°25'56" WEST, 114.29 FEET TO A POINT OF CURVATURE; THENCE
2. 343.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 527.96 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 67°02'38" WEST, 337.00 FEET TO A POINT; THENCE
3. SOUTH 80°27'52" WEST, 34.36 FEET TO A POINT ON THE EASTERLY LINE OF THE PROPERTY OF THE UNITED STATES POSTAL SERVICE AS RECORDED IN DEED BOOK 5623 AT PAGE 758 AMONG THE AFOREMENTIONED LAND RECORDS; THENCE LEAVING SAID NORTHERLY LINE OF SPRING HILL ROAD, ROUTE 684 SPRING HILL ROAD AND RUNNING WITH SAID EASTERLY LINE OF THE PROPERTY OF THE UNITED STATES POSTAL SERVICE (DB 5623 PG 758) AND CONTINUING WITH THE EASTERLY LINE OF BUILD AMERICA THREE PROPERTY AS RECORDED IN DEED BOOK 5524 AT PAGE 1790 AND DEED BOOK 7042 AT PAGE 739 ALL AMONG THE AFOREMENTIONED LAND RECORDS
4. NORTH 03°03'14" EAST, 849.70 FEET TO A POINT OF CURVATURE LYING ON THE SOUTHERLY LINE OF TYCO ROAD, ROUTE 3888 (VARIABLE WIDTH); THENCE LEAVING FROM BUILD AMERICA THREE AND RUNNING WITH SAID SOUTHERLY LINE OF TYCO ROAD, ROUTE 3888 THE FOLLOWING TWO (2) COURSES AND DISTANCES:
5. 275.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1970.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 84°18'34" EAST, 275.19 FEET TO A POINT; THENCE
6. SOUTH 80°18'16" EAST, 50.07 FEET TO A POINT IN THE WESTERLY LINE OF THE PROPERTY OF B.P. REALTY AS RECORDED IN DEED BOOK 4720 AT PAGE 564 AMONG THE AFOREMENTIONED LAND RECORDS; THENCE LEAVING SAID SOUTHERLY LINE OF TYCO ROAD, ROUTE 3888 AND RUNNING WITH SAID WESTERLY LINE OF B.P. REALTY (DB 4720 PG 564) AND CONTINUING WITH THE WESTERLY LINE OF SAID PROPERTY OF PUBLIC STORAGE PROPERTIES (DB 7854 PG 16) THE FOLLOWING FOUR (4) COURSES AND DISTANCES
7. SOUTH 14°38'34" WEST, 190.38 FEET TO A POINT; THENCE
8. SOUTH 10°27'44" WEST, 145.23 FEET TO A POINT; THENCE
9. SOUTH 21°30'14" WEST, 150.00 FEET TO A POINT; THENCE
10. SOUTH 55°03'46" EAST, 232.66 FEET TO THE POINT OF BEGINNING CONTAINING 239,853 SQUARE FEET OR 5.50627 ACRES OF LAND.



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C13	343.00'	527.96'	37°13'24"	177.80'	S67°02'38"W	337.00'
C14	275.41'	1970.00'	8°00'37"	137.93'	S84°18'34"E	275.19'

LEGEND

- BUILDING LINE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS

CONC. ..... CONCRETE
C&G ..... CURB AND GUTTER
BLDG. ..... BUILDING
STY. ..... STORY
TRV ..... ELECTRICAL TRANSFORMER
ASPH. ..... ASPHALT
ESMT. ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY
(R) ..... RECORD INFORMATION
H.C. ..... HANDICAP RAMP

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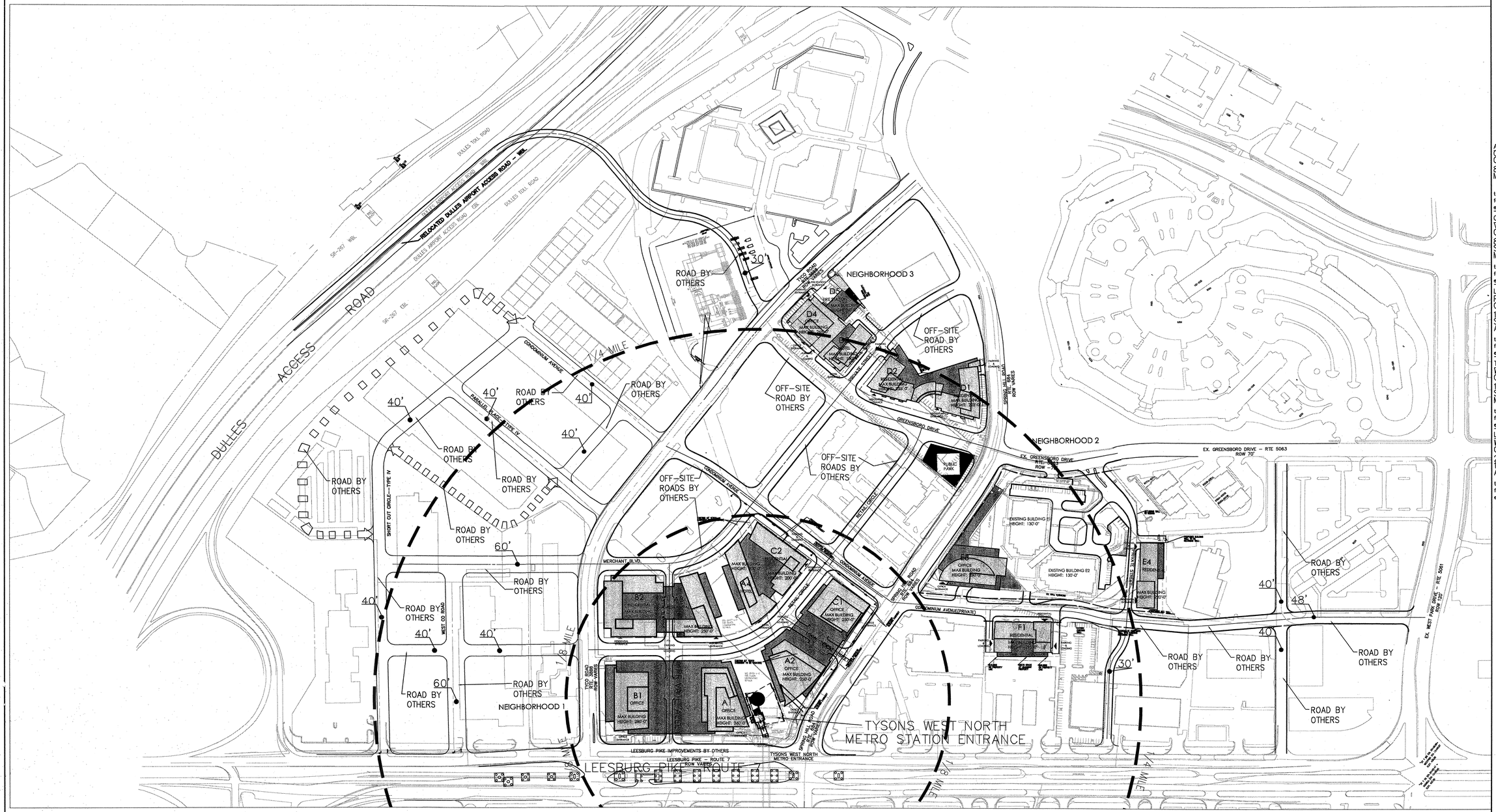
NEIGHBORHOOD 3
EXISTING CONDITIONS PLAN
Scale: 1"=50'

C-3C



TOTAL SITE AREA FOR DENSITY PURPOSES: 1,249,840 SQ. FT. (OR 28.69238 ACRES) SITE AREA WITHIN 1/4 MILE OF METRO: 1,087,837 SQ. FT OR (24.9732 ACRES) SITE AREA BEYOND 1/4 MILE OF METRO: 162,007 SQ. FT. OR (3.7192 ACRES)

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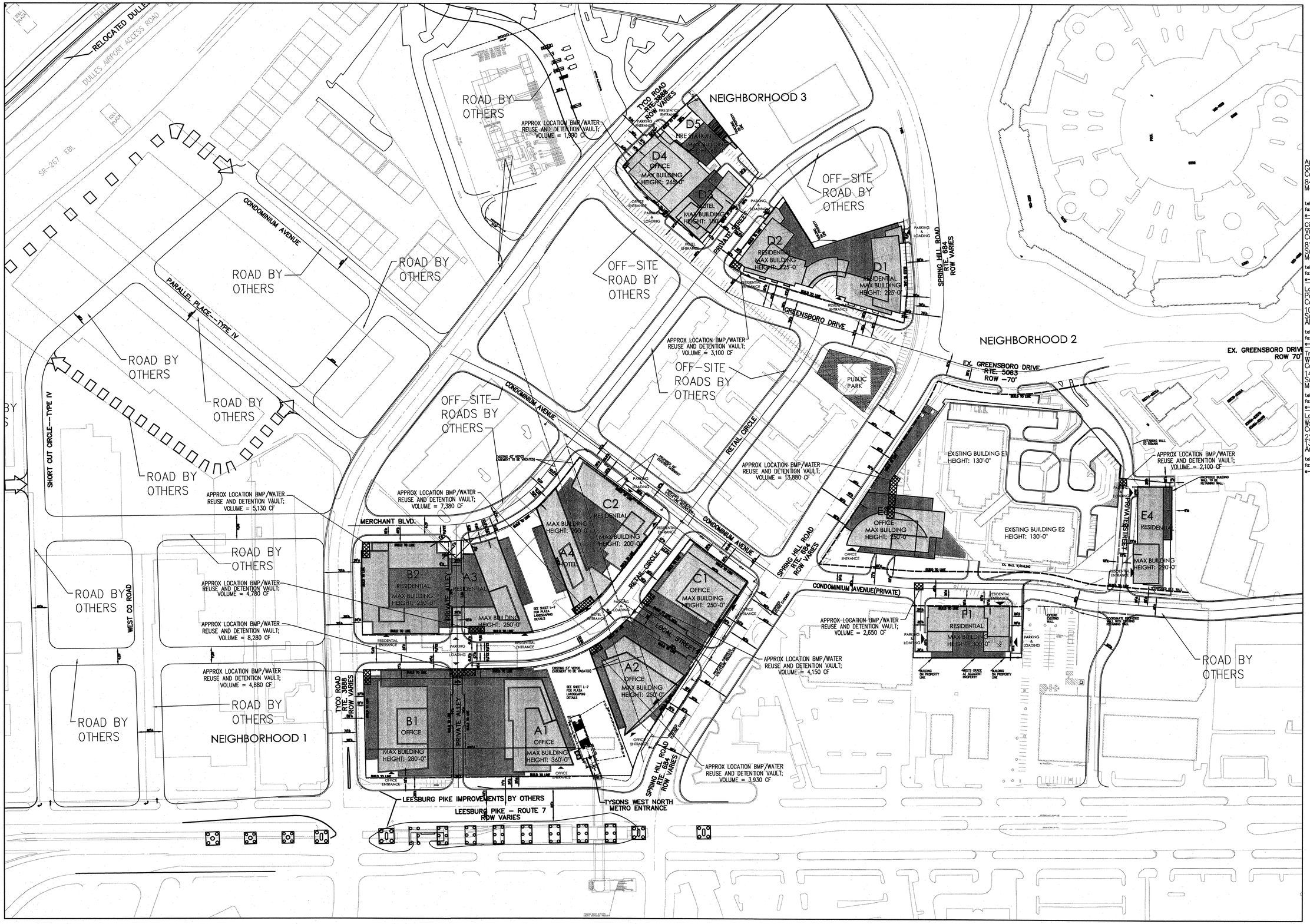
OVERALL CONTEXT PLAN

Scale: 1"=160'

C-4



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CONCEPT DEVELOPEMENT PLAN

Scale: 1" = 100'

C-5

ROAD BY OTHERS

OFF-SITE ROADS BY OTHERS

CONDOMINIUM AVENUE

EXISTING 42' VEPCO EASEMENT TO BE VACATED)

APPROX LOCATION BMP/WATER REUSE AND DETENTION VAULT; VOLUME = 7,380 CF

APPROX LOCATION BMP/WATER REUSE AND DETENTION VAULT; VOLUME = 5,130 CF

APPROX LOCATION BMP/WATER REUSE AND DETENTION VAULT; VOLUME = 4,780 CF

APPROX LOCATION BMP/WATER REUSE AND DETENTION VAULT; VOLUME = 8,280 CF

APPROX LOCATION BMP/WATER REUSE AND DETENTION VAULT; VOLUME = 4,880 CF

MERCHANT BLVD.

PROPOSED 40' ELECTRIC EASEMENT

PROPOSED OVERHEAD UTILITY LINE RELOCATION

RETAIL CIRCLE

APPROX LOCATION BMP/WATER REUSE AND DETENTION VAULT; VOLUME = 13,880 CF

SPRING HILL ROAD RTE. 684 ROW VARIES

CONDOMINIUM

APPROX LOCATION BMP/WATER REUSE AND DETENTION VAULT; VOLUME = 4,150 CF

APPROX LOCATION BMP/WATER REUSE AND DETENTION VAULT; VOLUME = 3,930 CF

TYCO ROAD RTE. 3888 ROW VARIES

PRIVATE ALLEY

LOCAL STREET

B2
RESIDENTIAL
MAX BUILDING HEIGHT: 250'-0"

A3
RESIDENTIAL
MAX BUILDING HEIGHT: 250'-0"

C2
RESIDENTIAL
MAX BUILDING HEIGHT: 200'-0"

A4
HOTEL
MAX BUILDING HEIGHT: 200'-0"

C1
OFFICE
MAX BUILDING HEIGHT: 250'-0"

A2
OFFICE
MAX BUILDING HEIGHT: 250'-0"

B1
OFFICE
MAX BUILDING HEIGHT: 280'-0"

A1
OFFICE
MAX BUILDING HEIGHT: 360'-0"

NEIGHBORHOOD 1

SEE SHEET C-7 FOR NEIGHBORHOOD 2
SEE SHEET C-8 FOR NEIGHBORHOOD 3

SEE SHEET L-7 FOR PLAZA LANDSCAPING DETAILS

LEESBURG PIKE IMPROVEMENTS BY OTHERS

LEESBURG PIKE – ROUTE 7 ROW VARIES

TYSONS WEST NORTH METRO ENTRANCE

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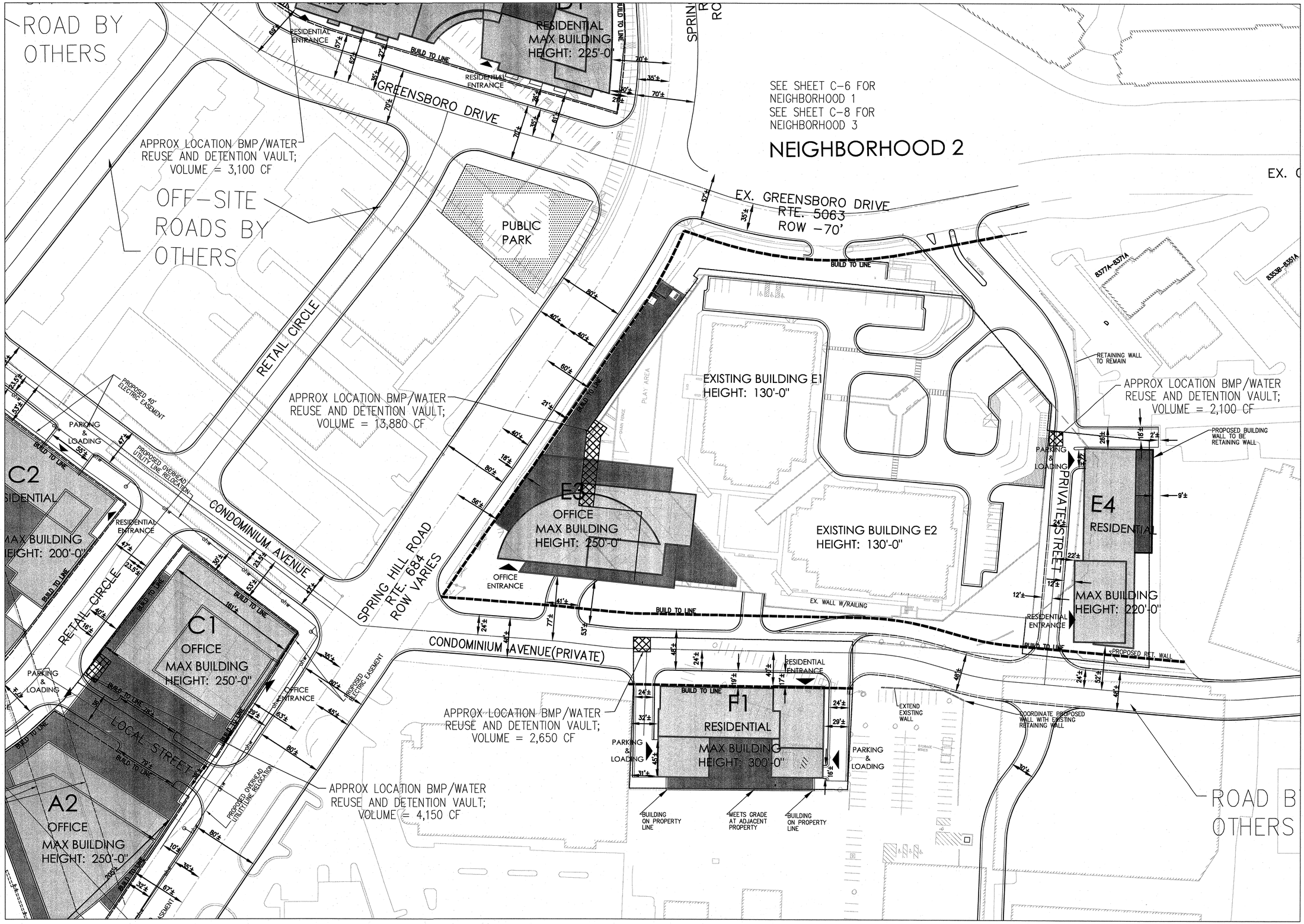
NEIGHBORHOOD 1
DETAILED CDP

SCALE: 1"=50'

C-6



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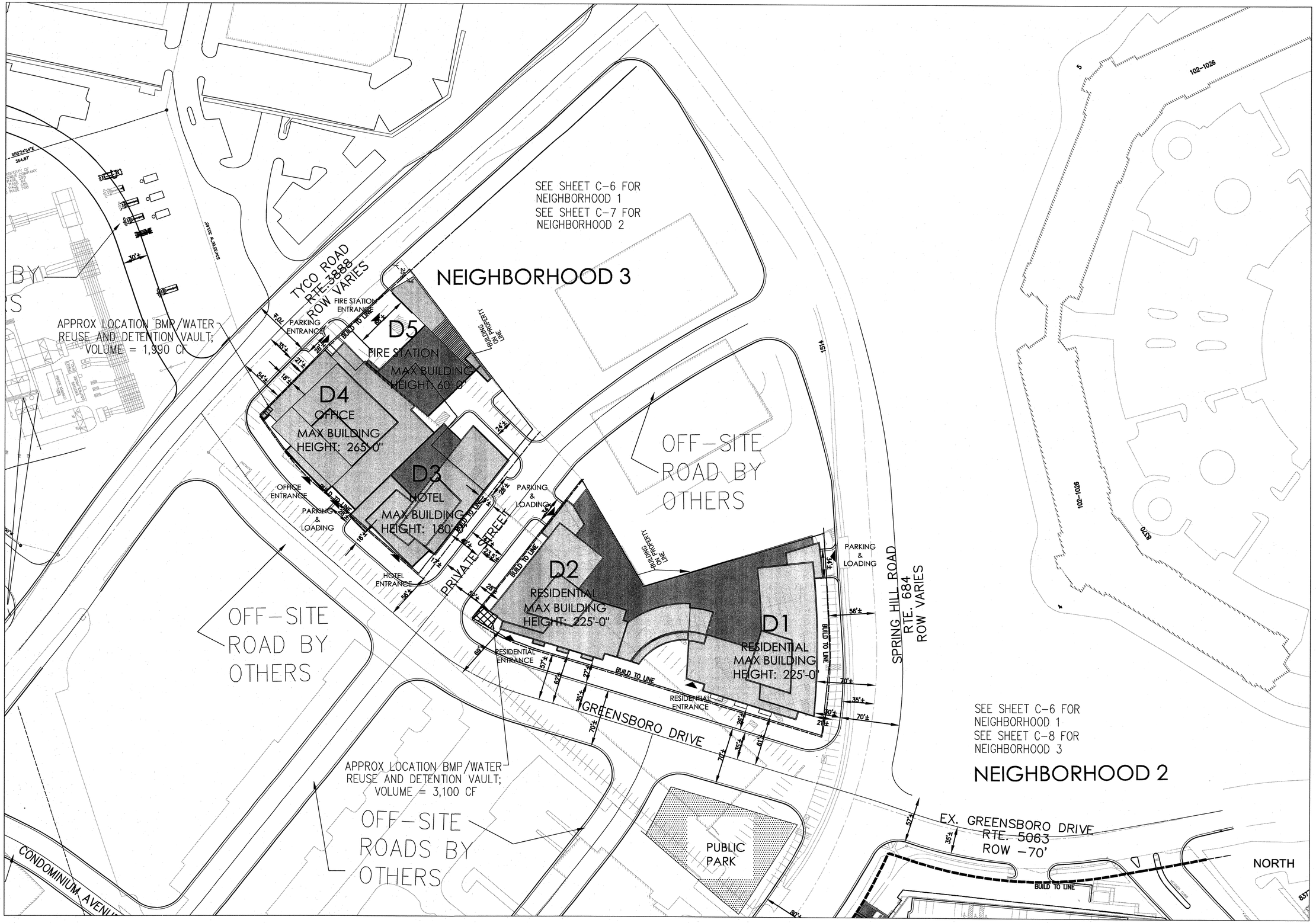
NEIGHBORHOOD 2
DETAILED CDP

SCALE: 1"=50'

C-7



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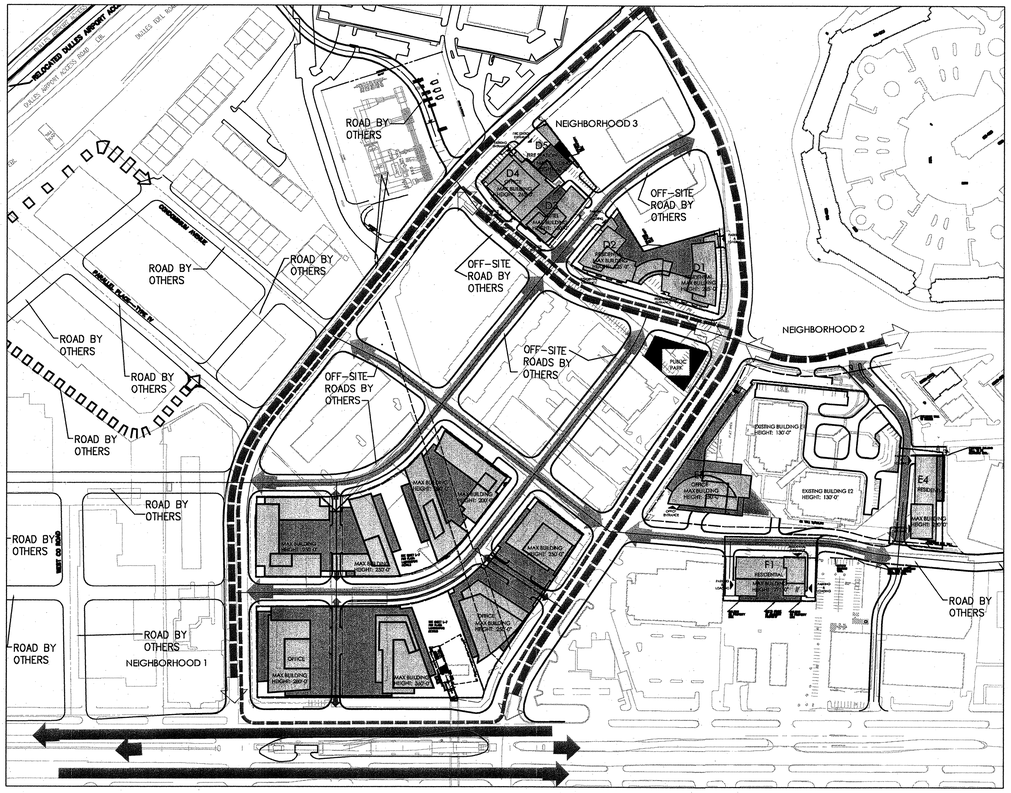
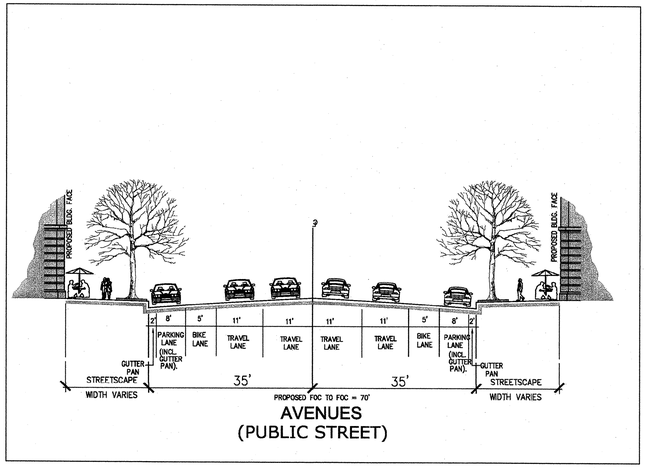
NEIGHBORHOOD 3
DETAILED
CDP

SCALE: 1"=50'

C-8





AVENUES
(PUBLIC STREET)

LEGEND:

PUBLIC BOULEVARD (ROUTE 7- BY OTHERS)

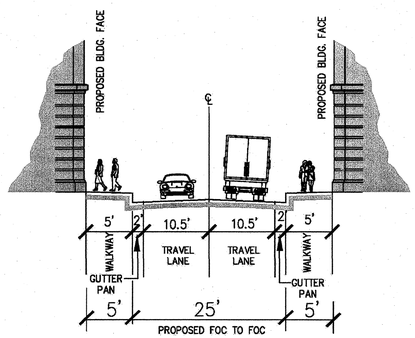
PUBLIC AVENUE

COLLECTOR/LOCAL STREET (PRIVATE STREET)

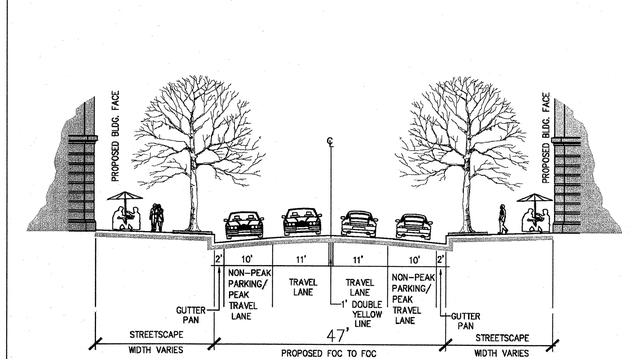
COVERED SERVICE ALLEY

METRO RAIL

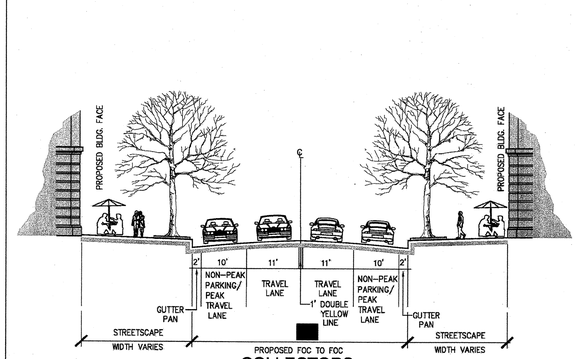
TRANSIT CIRCULATOR



PRIVATE ALLEY



LOCAL STREETS
(PRIVATE STREET)



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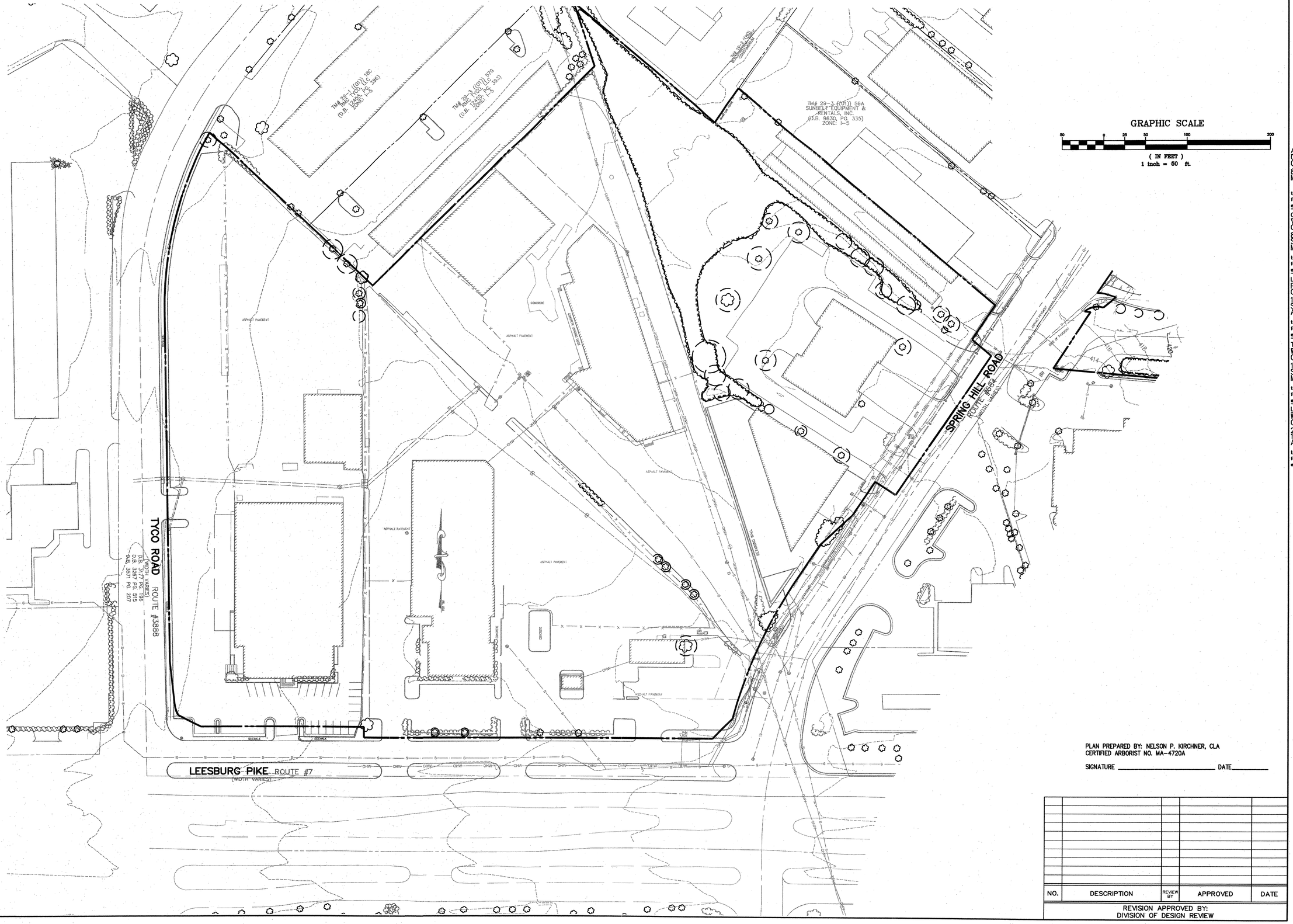
STREET SECTION/ CIRCULATION PLAN

SCALE: 1"=200'

C-9



PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
CERTIFIED ARBORIST NO. MA-4720A

SIGNATURE _____ DATE _____

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

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NEIGHBORHOOD 1
EXISTING VEGETATION MAP

Scale: 1"=50'

C-10

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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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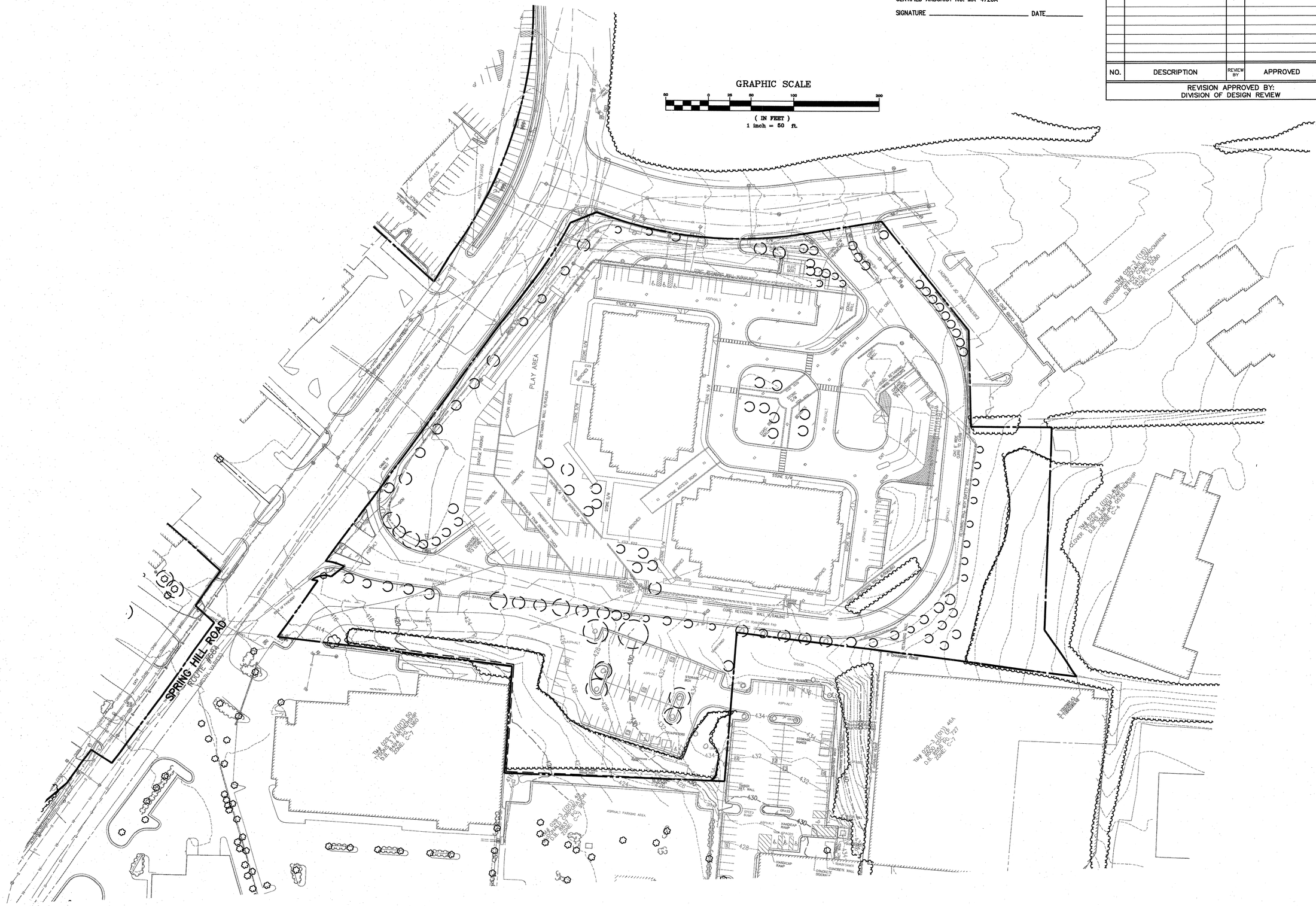

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NEIGHBORHOOD 2
EXISTING VEGETATION MAP

Scale: 1"=50'

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NEIGHBORHOOD 3
EXISTING VEGETATION MAP
Scale: 1"=50'

C—12

EXISTING VEGETATION TABLE – NEIGHBORHOOD No. 1

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	556,704 SF (12.7801 AC)	GOOD	SEE COVER TYPE TABLE	DEVELOPED PARCEL AN PUBLIC USE (FIRESTATION) WITH LAWN, LANDSCAPED & OPEN SPACE AREAS.
"B"	UPLAND FOREST	LONG–TERM SUB–CLIMAX	40,233 SF (0.9236 AC)	GOOD	SEE COVER TYPE TABLE	SEMI–MATURE WOOD STAND BORDERED BY OTHER DEVELOPED PARCELS.
"C"	DEVELOPED/ MAINTAINED	N/A	474,099 SF (10.8838 AC)	N/A	SEE COVER TYPE TABLE	DEVELOPED AS WEARHOUSE & LIGHT INDUSTRY. ALL AREAS ARE DEVELOPED AS PAVED HARDSCAPE.Y.
TOTAL AREA	–	–	1,071,036 SF (24.5876AC)	–	–	–

NH No. 1 VEGETATION COVER TYPES

"B" PRIMARY SPECIES
Acer – Maple
Fraxinus – Ash
Platanus – Landon Plane
Prunus – Cherry
Quercus – Oak
Ulmus – Elm

"C" PRIMARY SPECIES
Acer – Maple
Robinia pseudoacacia – Black Locust
Quercus palustris – Pin Oak
Cornus– Dogwood
Cupressocyparis – L. Cypress
Gleditsia – Locust
Ilex – Holly
Picea – Spruce
Pinus – Pine
Platanus – London Plane
Prunus – Cherry
Quercus – Oak
Tilia – Linden

"D" PRIMARY SPECIES
Tall grass species maintained within a SWM pond and surrounding the existing stormwater management facility.

NH No. 1 EVM NARRATIVE

AREA "B" IS CLASSIFIED AS DEVELOPED MULIT–RESIDENTIAL BUILDINGS WITH IMPERVIOUS PARKING LOT AREA AND MAINTAINED LANDSCAPED AREAS. THE LANDSCAPED AREAS CONSIST OF MAINTAINED LAWN AREA, DECIDUOUS AND CONIFEROUS TREES, ORNIMENTAL TREES, FOUNDATION PLANTINGS. THIS VEGETATION GENERALLY SHOWS GOOD VIGOR AND HEALTH.
AREA "B" IS AN EXISTING UPLAND FOREST. THERE ARE VARIOUS LEVELS OF VEGETATION MATURITY WITH A TRUNK CALIPER FROM 6" TO 34". THIS AREA HAS A MIX OF DECIDUOUS HARDWOOD TO CONIFEROUS PINE.
AREA "D" THIS AREA IS AN EXISTING REGIONAL STORMWATER MANAGEMENT FACILITY AND IS PLANTED WITH LOW MAINTENANCE GRASS PLANT MATERIAL. A PORTION OF THIS AREA WAS PREVIOUSLY WOODED, THEN CLEARED AND SEEDED FOR STABILIZATION.

EXISTING VEGETATION TABLE – NEIGHBORHOOD No. 2

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	PARCEL DEVELOPED AS WAREHOUSE AND LIGHT INDUSTRIAL SERVICE. ALL AREAS ARE IMPERVIOUS.	N/A	239,109 SF (5.4892 AC)	GOOD	SEE COVER TYPE TABLE	DEVELOPED PARKING LOT WITH LANDSCAPING AND MAINTAINED LAWN AREA.
TOTAL AREA	–	–	239,109 SF (5.4892 AC)	–	–	–

NH No. 2 VEGETATION COVER TYPES

"A" PRIMARY SPECIES
Liriodendron tulipfera – Yellow Poplar

NH No. 2 EVM NARRATIVE

APPROXIMATELY 85% OF THE SUBJECT SITE HAS BEEN DEVELOPED WITH AN ASPHALT PARKING LOT WHICH HAS PERIPHERAL AND INTERIOR PARKING LOT LANDSCAPING (AREA–"A"). THE REMAINDER OF THE SUBJECT SITE IS A WOODED STAND THAT WAS LIKELY PRESERVED AT THE TIME THIS AREA WAS DEVELOPED (AREA–"B"). THIS CDP/FDP CALLS FOR REDEVELOPMENT OF THIS SITE WHERE THE PARKING AREA AND ASSOCIATED LANDSCAPING WILL BE REMOVED (AREA–"A"). IT IS THE INTENT TO PRESERVE AREA–"B" WITH THIS REDEVELOPMENT. THE PARKING LOT PLANT MATERIAL THIS IS MAINTAINED PLANT MATERIAL WHICH HAS AN AGE CLASS OF SEMI–MATURE TO MATURE. PORTIONS OF THE PLANT MATERIAL ALONG WAPLES MILL ROAD SHOW "HARD" UTILITY PRUNE WITH TOPPED CANOPIES. THE REGULAR PRUNING ROUTINE HAS KEPT THE CANOPIES CLEAR OF EXISTING OVERHEAD WIRES BUT COMPROMISES THE SYMMETRY AND FORM OF THESE PEARS AND WHITE PINES.
AREA–"B" TREES HAVE SUCCESSIONAL STAGE DYNAMICS OF EARLY SUCCESSIONAL TO SUB–CLIMAX CATEGORY WITH A FEW MATURE TREES.
THE PRIMARY SPECIES IDENTIFIED ARE OUTLINED ABOVE. THE OVERALL GENERAL HEALTH AND CONDITION OF BOTH AREAS IS OF GOOD VIGOOR AND VITALITY.

EXISTING VEGETATION TABLE – NEIGHBORHOOD No. 3

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	126,662 SF (2.9077 AC)	GOOD	SEE COVER TYPE TABLE	DEVELOPED OFFICE BUILDING WITH LAWN, LANDSCAPED AREAS AND SEMI–MATURE WOOD.
"B"	UPLAND FOREST	LONG–TERM SUB–CLIMAX	12,269 SF (0.2816 AC)	FAIR	SEE COVER TYPE TABLE	SEMI–MATURE WOOD STAND BORDERED BY PUBLIC ROW AND LAWN/PARKING AREA.
TOTAL AREA	–	–	138,931 SF (3.1894 AC)	–	–	–

NH No. 3 VEGETATION COVER TYPES

"A" PRIMARY SPECIES
Acer rubrum – Red Maple
Fraxinus americana–White Ash
Picea glauca – White Spruce
Pinus strobus – Eastern White Pine
Pyrus calleryana – Callery Pear
Quercus palustris –Pin Oak
Zelkova serrata – Japanese Zelkova

"B" PRIMARY SPECIES
Acer rubrum – Red Maple
Carya glabra – Pignut Hickory
Liriodendron tulipfera – Yellow Poplar
Pinus virginiana – Virginia Pine
Prunus – Cherry
Quercus palustris – Pin Oak
Robinia pseudoacacia – Black Locust

NH No. 3 EVM NARRATIVE

APPROXIMATELY 85% OF THE SUBJECT SITE HAS BEEN DEVELOPED WITH AN ASPHALT PARKING LOT WHICH HAS PERIPHERAL AND INTERIOR PARKING LOT LANDSCAPING (AREA–"A"). THE REMAINDER OF THE SUBJECT SITE IS A WOODED STAND THAT WAS LIKELY PRESERVED AT THE TIME THIS AREA WAS DEVELOPED (AREA–"B"). THIS CDP/FDP CALLS FOR REDEVELOPMENT OF THIS SITE WHERE THE PARKING AREA AND ASSOCIATED LANDSCAPING WILL BE REMOVED (AREA–"A"). IT IS THE INTENT TO PRESERVE AREA–"B" WITH THIS REDEVELOPMENT. THE PARKING LOT PLANT MATERIAL THIS IS MAINTAINED PLANT MATERIAL WHICH HAS AN AGE CLASS OF SEMI–MATURE TO MATURE. PORTIONS OF THE PLANT MATERIAL ALONG WAPLES MILL ROAD SHOW "HARD" UTILITY PRUNE WITH TOPPED CANOPIES. THE REGULAR PRUNING ROUTINE HAS KEPT THE CANOPIES CLEAR OF EXISTING OVERHEAD WIRES BUT COMPROMISES THE SYMMETRY AND FORM OF THESE PEARS AND WHITE PINES.
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NEIGHBORHOOD No 1

Table 12.12 10-Year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A 1	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	46,601	see § 12-0507.2
A 2	Percentage of gross site area covered by existing tree canopy =	0	
A 3	Percentage of 10-year tree canopy required for site =	60,391	see Table 12.4
A 4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	0	
A 5	Proposed percentage of canopy requirement that will be met through tree preservation =	0	
A 6	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
A 7	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	–	Provide sheet number, see § 12-0507.3
A 8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	–	see § 12-0507.4

NEIGHBORHOOD No 2

Table 12.12 10-Year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A 1	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	53,069	see § 12-0507.2
A 2	Percentage of gross site area covered by existing tree canopy =	0	
A 3	Percentage of 10-year tree canopy required for site =	13,893	see Table 12.4
A 4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	0	
A 5	Proposed percentage of canopy requirement that will be met through tree preservation =	0	
A 6	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
A 7	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the T	–	Provide sheet number, see § 12-0507.3
A 8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	–	see § 12-0507.4

NEIGHBORHOOD No 3

Table 12.12 10-Year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A 1	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	909	see § 12-0507.2
A 2	Percentage of gross site area covered by existing tree canopy =	0	
A 3	Percentage of 10-year tree canopy required for site =	13,893	see Table 12.4
A 4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	0	
A 5	Proposed percentage of canopy requirement that will be met through tree preservation =	0	
A 6	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
A 7	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the T	–	Provide sheet number, see § 12-0507.3
A 8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	–	see § 12-0507.4

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
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EXISTING VEGETATION MAP TABULTIONS
Scale: 1"=50'

C–13

CDP Stormwater Management Statement

The goal of stormwater management measures for the subject rezoning area is to protect the downstream receiving waters in the Tysons Corner area from further degradation while providing sufficient controls to proportionally improve the condition of said receiving waters. Through the use of aggressive and innovative stormwater management planning and techniques, the subject rezoning area will provide both water quantity and water quality controls to achieve the above stated goal.

While historical water quantity controls have been focused on reducing the peak flow rates from post-developed sites to levels equal to or less than the peak flow rates for pre-developed sites this tactic accounts for only part of the impact development has on storm water runoff. That is to say, development will affect not only peak runoff rates, but also total runoff volume. Although this historical peak shaving methodology ensures the downstream receiving channels are capable of conveying the post-developed peak flows, it does not account for the increased volume of runoff that will be generated as a result of development.

Because both the peak flow rate and the overall runoff volume introduced into the downstream receiving waters impact the condition of the streams, it is the intent of this rezoning application to commit to a stormwater management plan which not only attempts to mimic the pre-developed peak release rates, but also the pre-developed runoff volumes. In order to both control the post-developed peak flow rates and reduce the post-developed runoff volumes, it is the intent of the subject rezoning stormwater management plan to make use of certain low impact development (LID) techniques that will aid in water runoff reduction and re-use

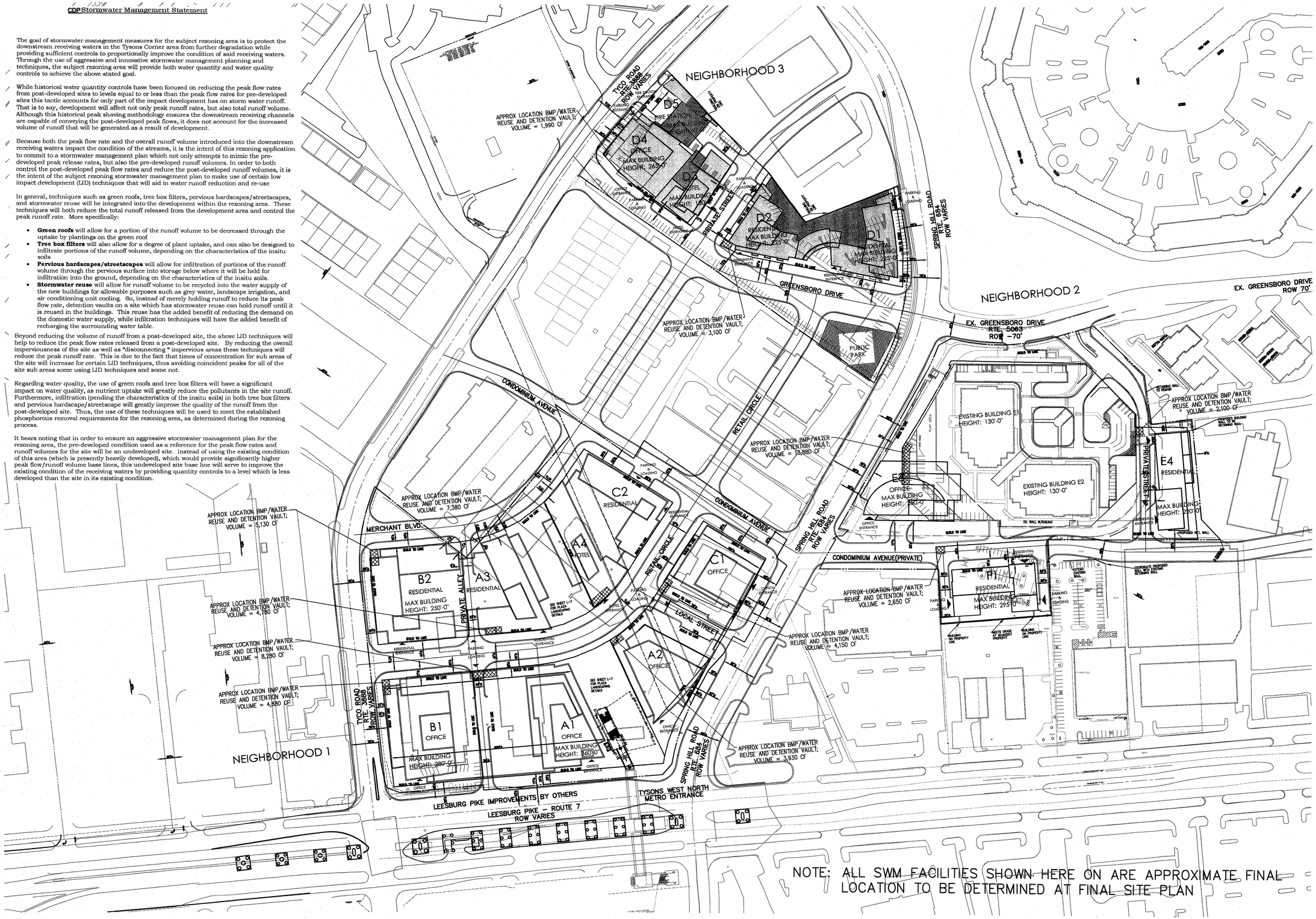
In general, techniques such as green roofs, tree box filters, pervious hardscapes/streetscapes, and stormwater reuse will be integrated into the development within the rezoning area. These techniques will both reduce the total runoff released from the development area and control the peak runoff rate. More specifically:

- **Green roofs** will allow for a portion of the runoff volume to be decreased through the uptake by plantings on the green roof
- **Tree box filters** will also allow for a degree of plant uptake, and can also be designed to infiltrate portions of the runoff volume, depending on the characteristics of the insitu soils
- **Pervious hardscapes/streetscapes** will allow for infiltration of portions of the runoff volume through the pervious surface into storage below where it will be held for infiltration into the ground, depending on the characteristics of the insitu soils.
- **Stormwater reuse** will allow for runoff volume to be recycled into the water supply of the new buildings for allowable purposes such as grey water, landscape irrigation, and air conditioning unit cooling. So, instead of merely holding runoff to reduce its peak flow rate, detention vaults on a site which has stormwater reuse can hold runoff until it is reused in the buildings. This reuse has the added benefit of reducing the demand on the domestic water supply, while infiltration techniques will have the added benefit of recharging the surrounding water table.

Beyond reducing the volume of runoff from a post-developed site, the above LID techniques will help to reduce the peak flow rates released from a post-developed site. By reducing the overall imperviousness of the site as well as "disconnecting" impervious areas these techniques will reduce the peak runoff rate. This is due to the fact that times of concentration for sub areas of the site will increase for certain LID techniques, thus avoiding coincident peaks for all of the site sub areas some using LID techniques and some not.

Regarding water quality, the use of green roofs and tree box filters will have a significant impact on water quality, as nutrient uptake will greatly reduce the pollutants in the site runoff. Furthermore, infiltration (pending the characteristics of the insitu soils) in both tree box filters and pervious hardscape/streetscape will greatly improve the quality of the runoff from the post-developed site. Thus, the use of these techniques will be used to meet the established phosphorous removal requirements for the rezoning area, as determined during the rezoning process.

It bears noting that in order to ensure an aggressive stormwater management plan for the rezoning area, the pre-developed condition used as a reference for the peak flow rates and runoff volumes for the site will be an undeveloped site. Instead of using the existing condition of this area (which is presently heavily developed), which would provide significantly higher peak flow/runoff volume base lines, this undeveloped site base line will serve to improve the existing condition of the receiving waters by providing quantity controls to a level which is less developed than the site in its existing condition.



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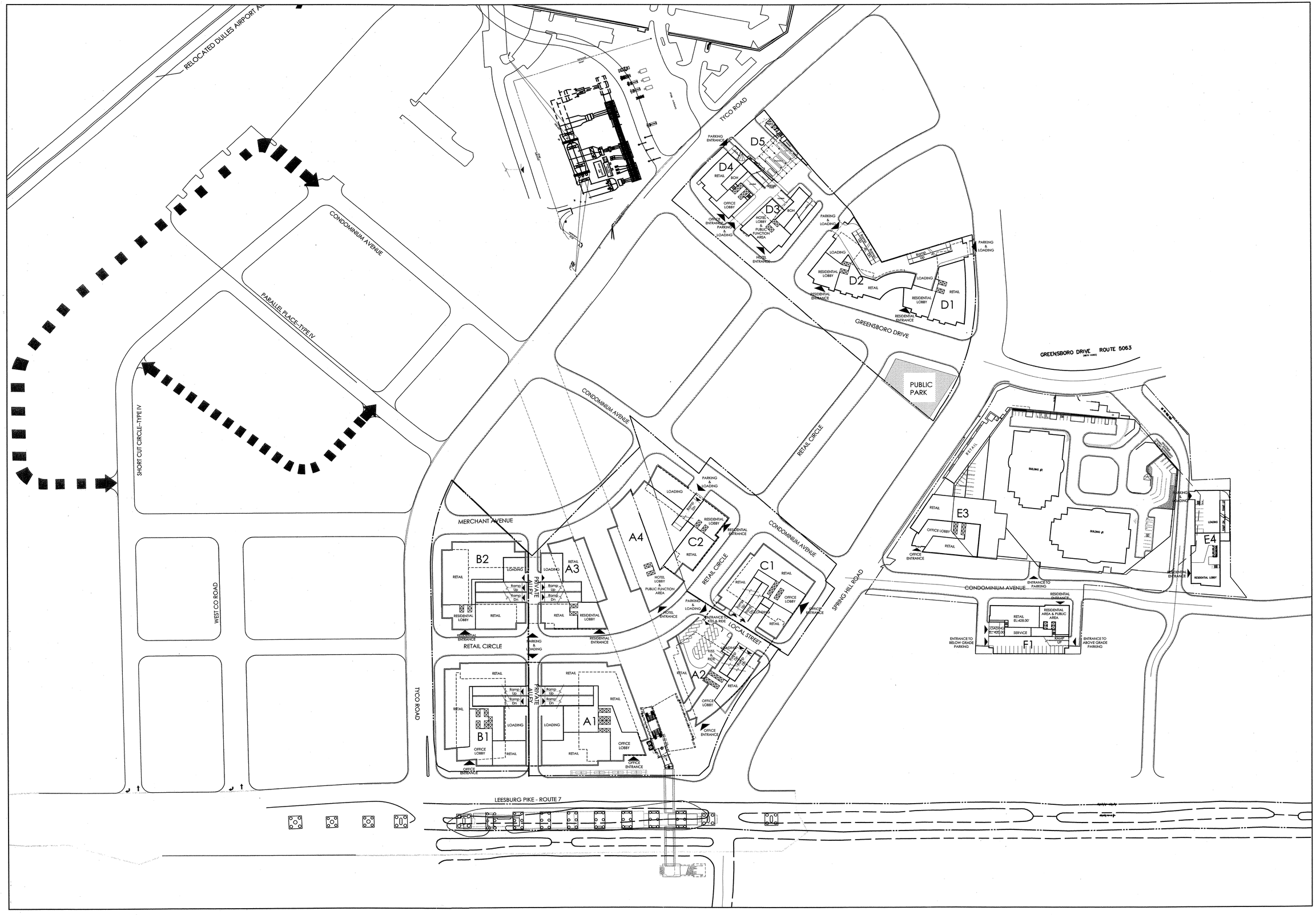
OVERALL
SWM PLAN

SCALE: 1"=100'

C–14



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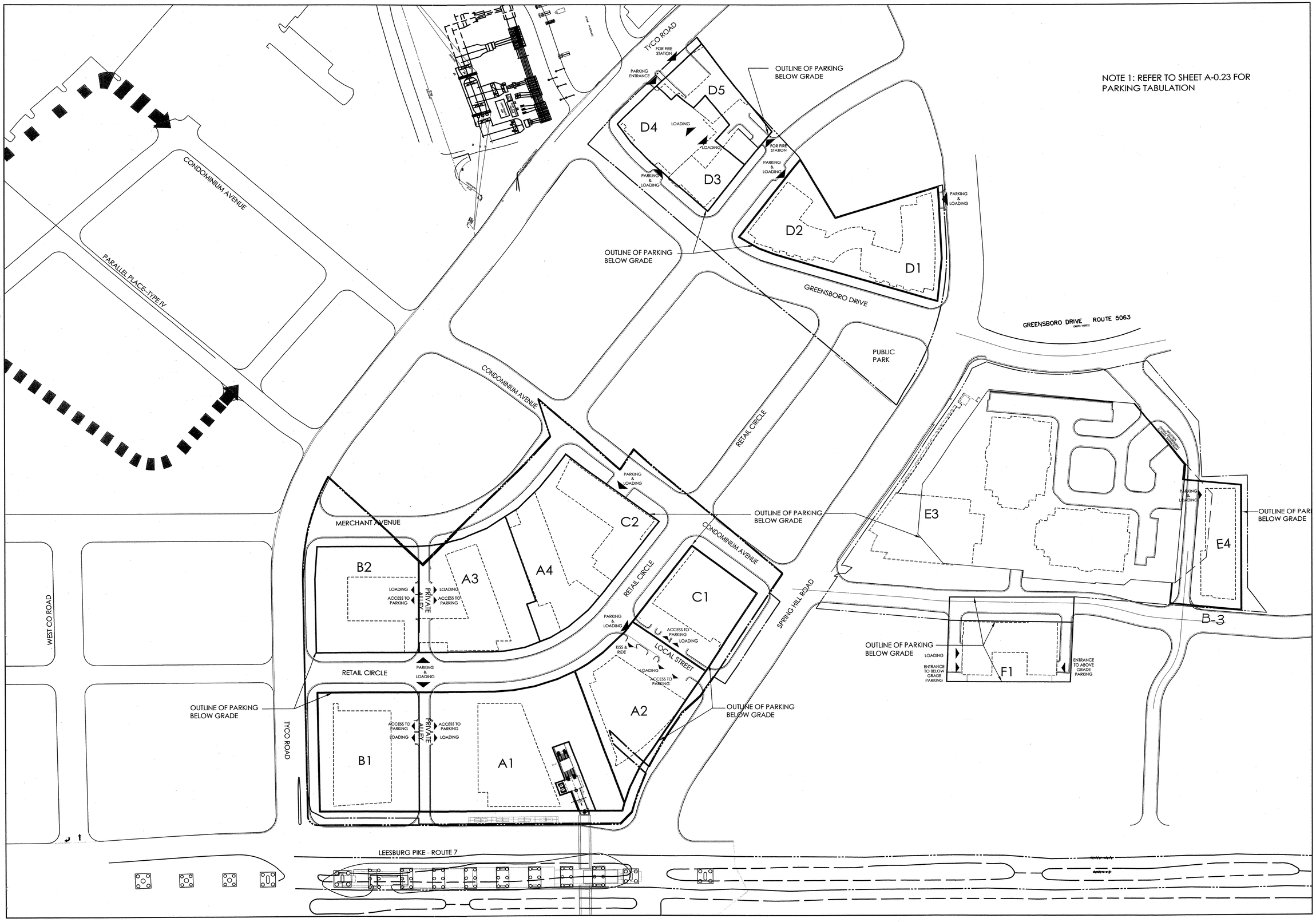
OVERALL GROUND FLOOR PLAN

Scale: 1" = 100'-0"

A0.1



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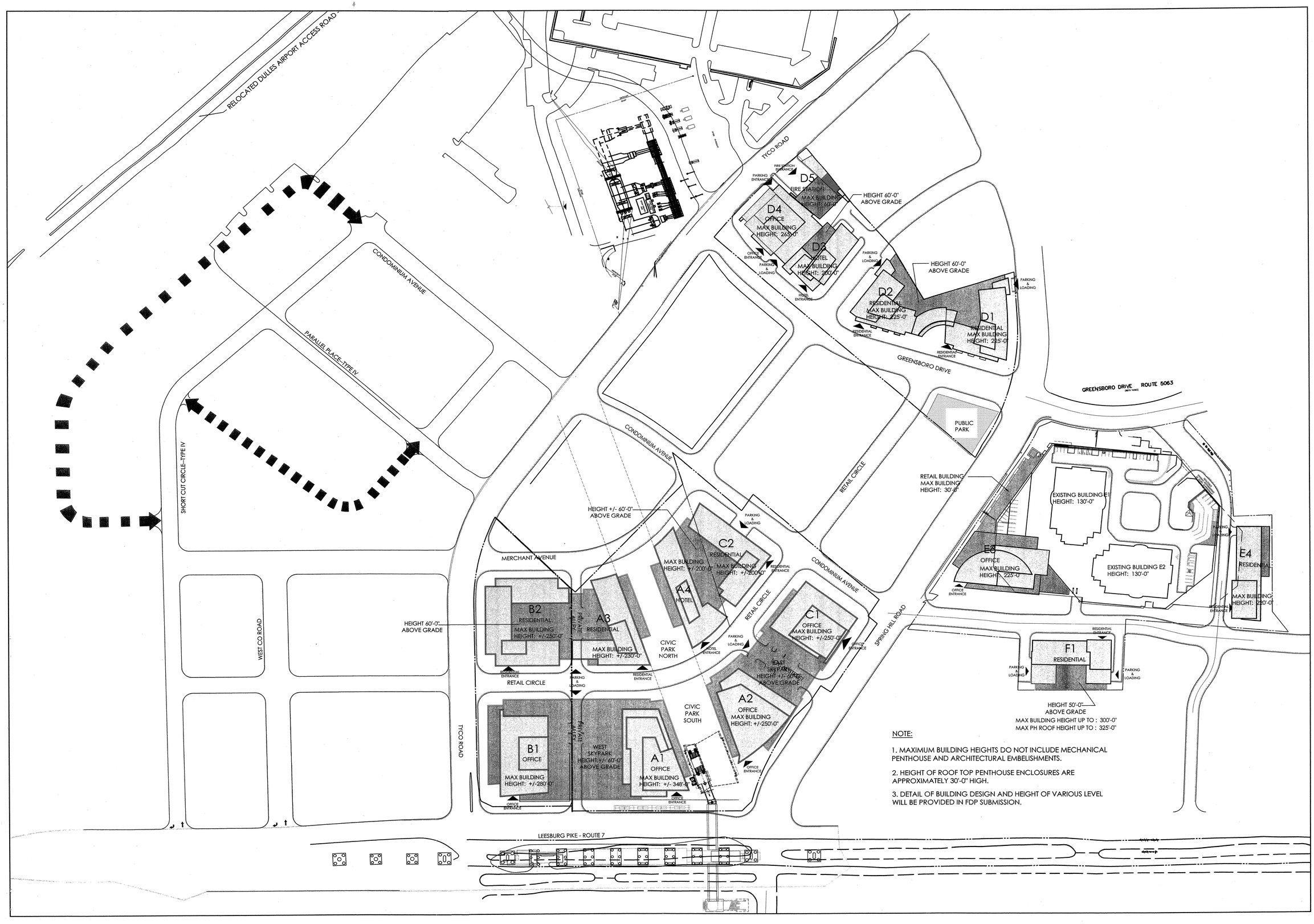
OVERALL PARKING PLAN

Scale: 1" = 100'-0"

A-0.2



NOTE:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL EMBELISHMENTS.

2. HEIGHT OF ROOF TOP PENTHOUSE ENCLOSURES ARE APPROXIMATELY 30'-0" HIGH.

3. DETAIL OF BUILDING DESIGN AND HEIGHT OF VARIOUS LEVEL WILL BE PROVIDED IN FDP SUBMISSION.

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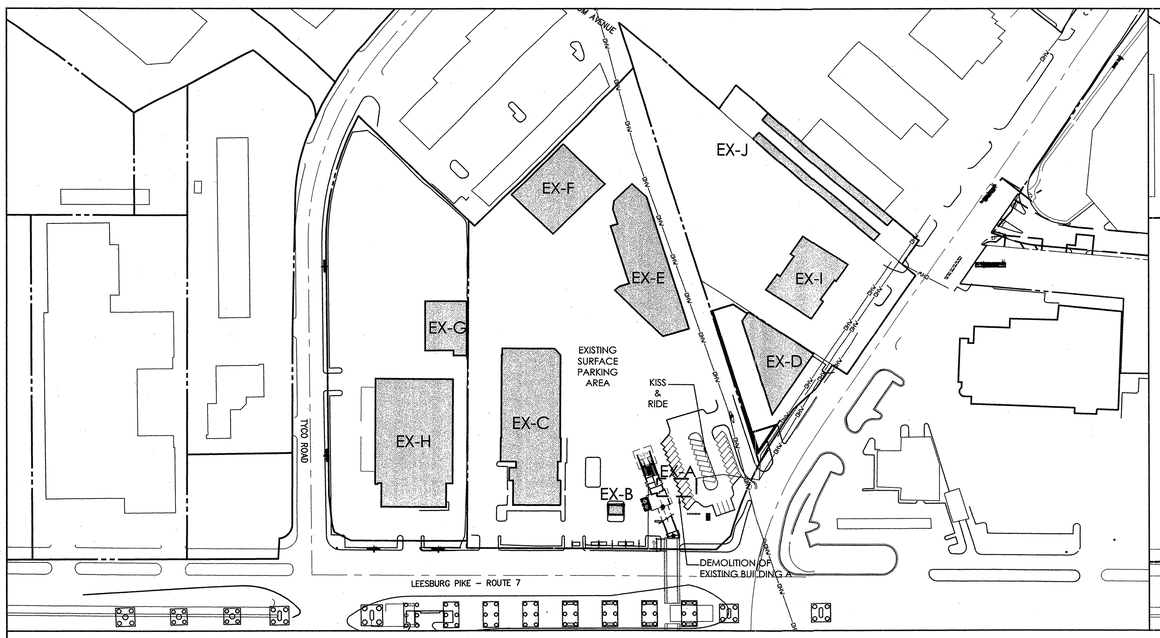
OVERALL ROOF PLAN

Scale: 1" = 100'-0"

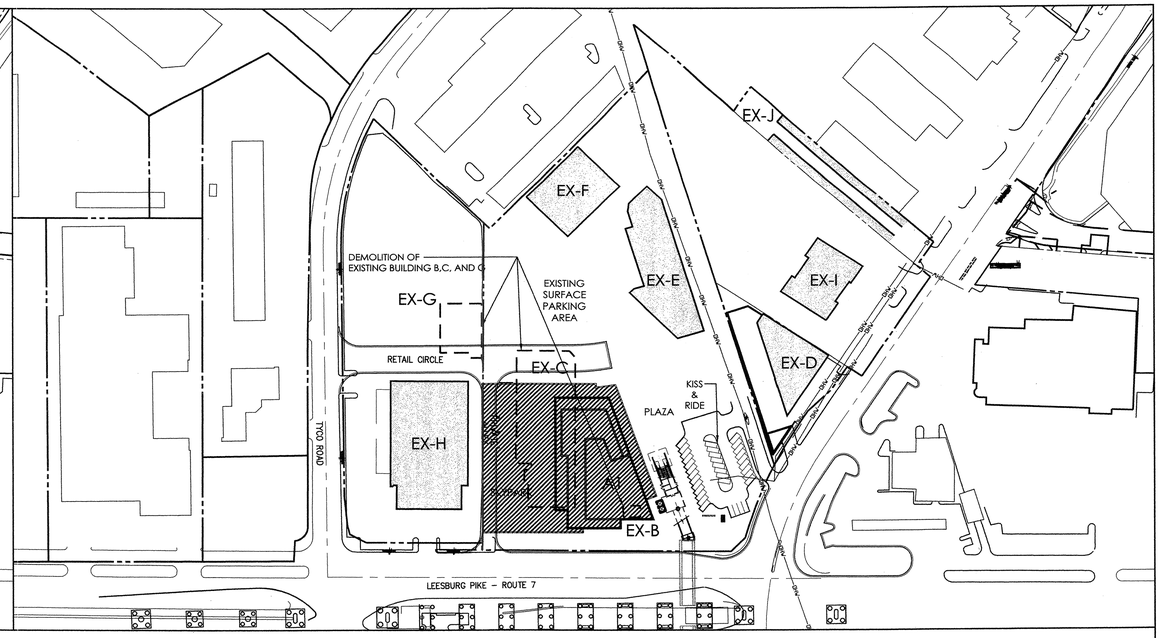
A-0.3



INITIAL PHASE

DEMOLITION:
- EXISTING BUILDING A

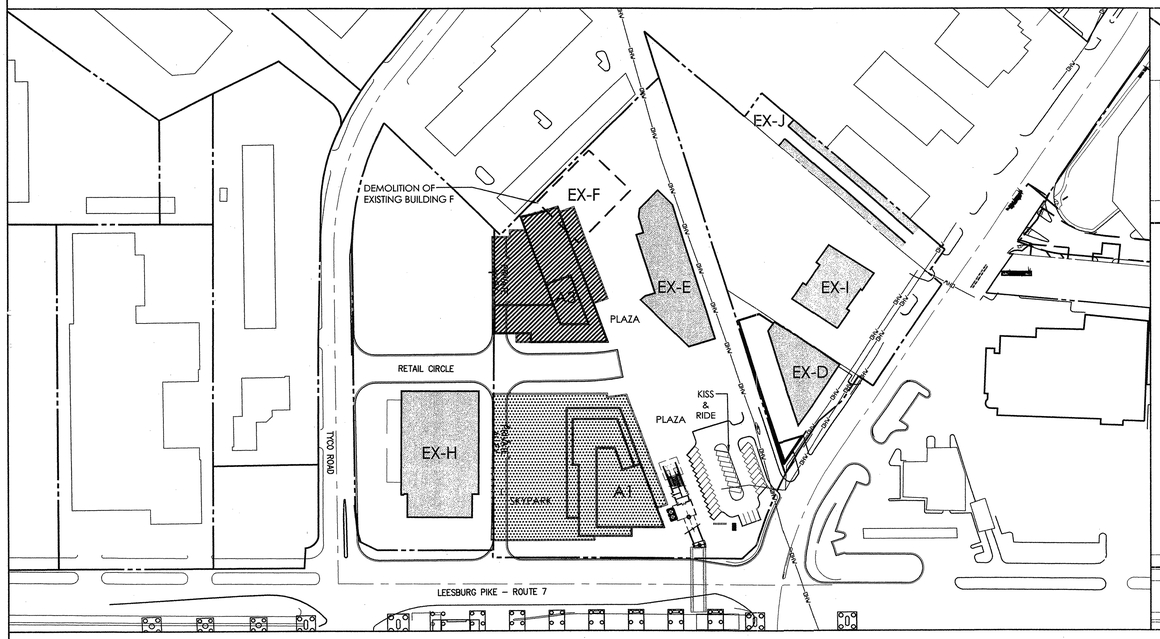
PROPOSALS:
- TYSONS WEST METRO STATION
- KISS AND RIDE
- ACCESS ROAD FOR KISS AND RIDE



PHASE A1

DEMOLITION:
- EXISTING BUILDING B, C AND G

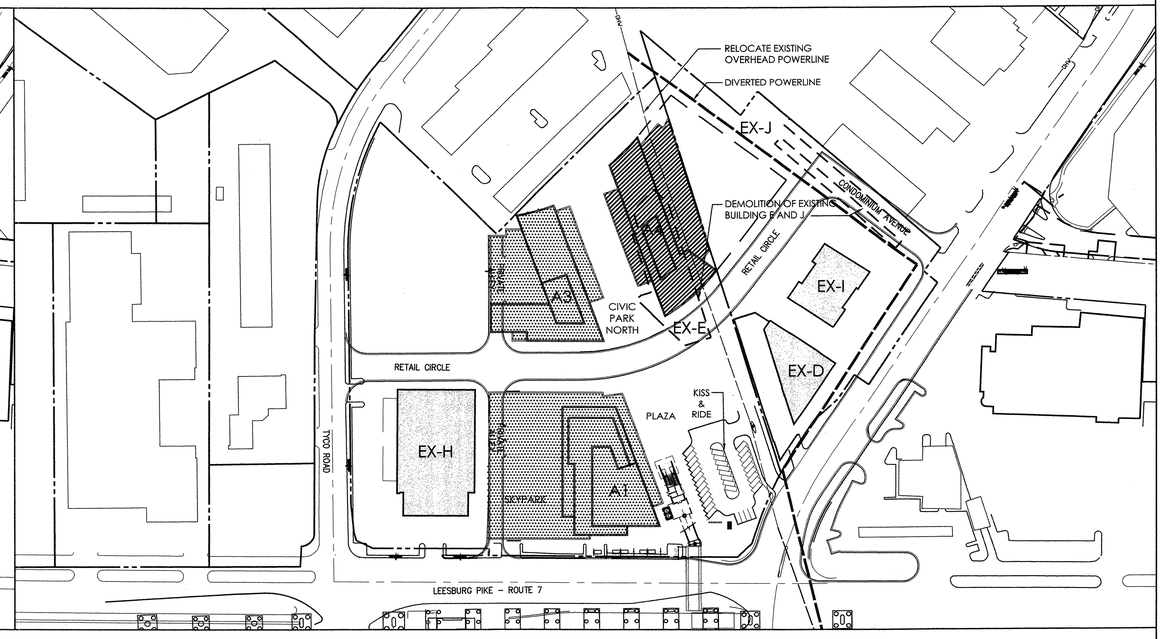
PROPOSALS:
- PARTS OF RETAIL CIRCLE FROM TYCO ROAD
- BUILDING A1, PRIVATE ALLEY TO LEESBURG PIKE AND OUTDOOR PLAZA NEXT BUILDING A1



PHASE A3

DEMOLITION:
- EXISTING BUILDING F

PROPOSALS:
- RETAIL CIRCLE FROM TYCO ROAD
- BUILDING A3 AND PRIVATE ALLEY



PHASE A4

DEMOLITION:
- EXISTING BUILDING E AND J
- RELOCATE OVERHEAD POWERLINE

PROPOSALS:
- COMPLETION OF RETAIL CIRCLE TO CONDOMINIUM AVENUE.
- PART OF CONDOMINIUM AVENUE TO SPRING HILL ROAD
- BUILDING A4 AND COMPLETION OF CIVIC PARK NORTH
- DIVERTED POWERLINE

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PHASING DIAGRAM - NEIGHBORHOOD 1

Scale: NTS

A-0.4

PHASE A2

DEMOLITION:
- EXISTING BUILDING D

PROPOSALS:
- BUILDING A2, COMPLETION OF CIVIC PARK SOUTH AND PAVILION
- LOCAL ROAD BETWEEN BUILDING A2 AND FIRE STATION
-PROVIDE INTERIM KISS & RIDE IN BUILDING A1 WITH DROP OFF AT RETAIL CIRCLE.
-COMPLETION OF KISS & RIDE IN BUILDING A2.

PHASE B2

PROPOSALS:
- BUILDING B2
- PARTS OF MERCHANT AVENUE WITHIN PROPERTY LINES AND INTERIM ON GRADE PUBLIC PARKING ON MERCHANT AVENUE.

PHASE B1

DEMOLITION:
- EXISTING BUILDING H

PROPOSALS:
- BUILDING B1, AND COMPLETION OF WEST SKYPARK.

PHASE C2

PROPOSALS:
- COMPLETION OF CONDOMINIUM AVENUE WITHIN THE PROPERTY LINE.
-PARTS OF MERCHANT AVENUE WITHIN PROPERTY LINES.
- BUILDING C2.

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PHASING DIAGRAM - NEIGHBORHOOD 1

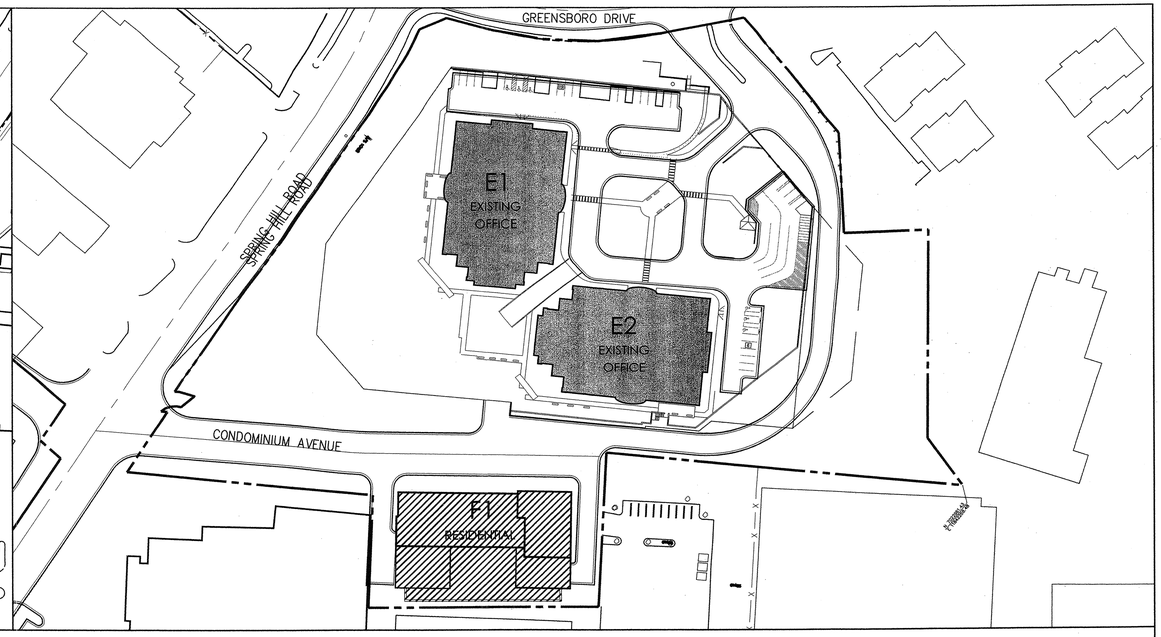
Scale: NTS

A-0.5

PHASE C1

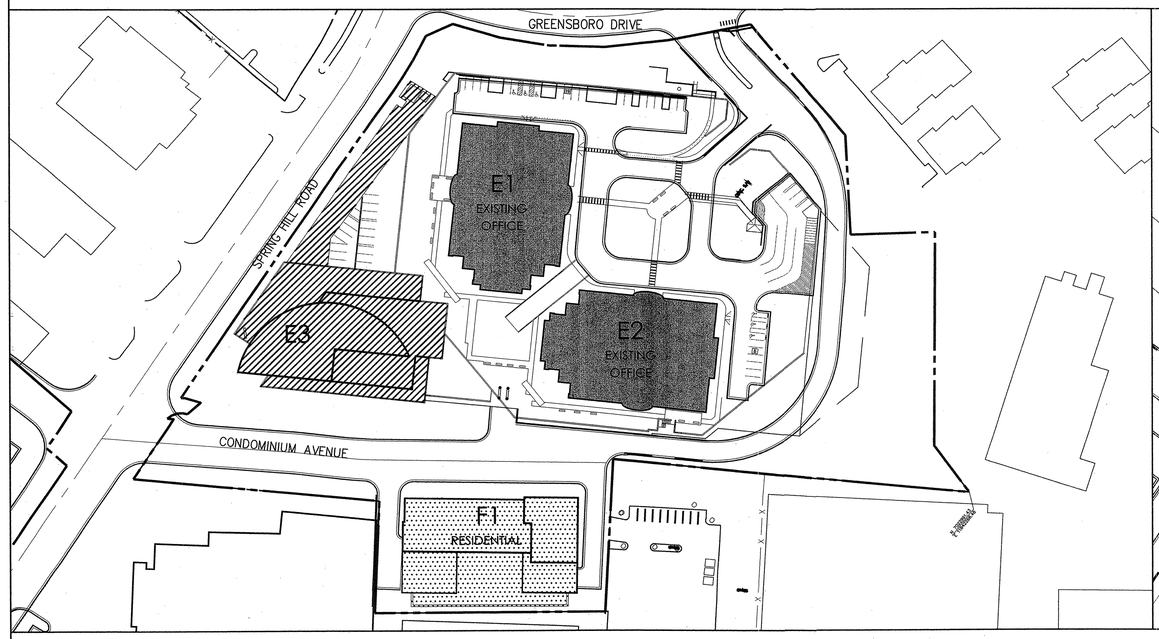
DEMOLITION:
- EXISTING BUILDING G

PROPOSALS:
- BUILDING C1 AND COMPLETION OF EAST SKYPARK.



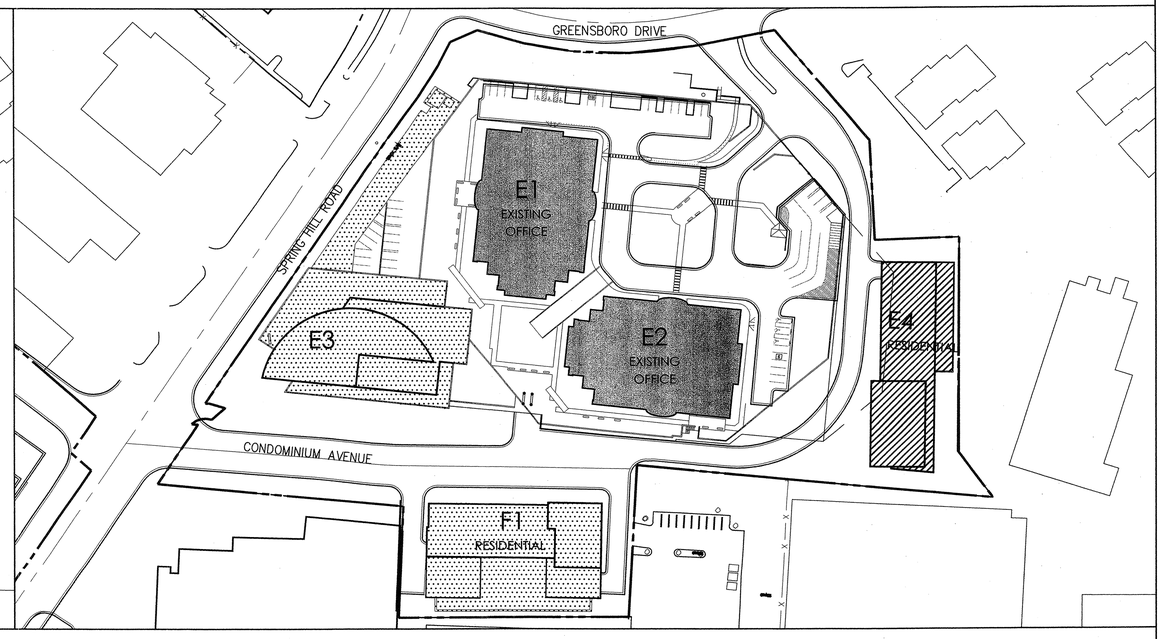
PHASE F1

PROPOSALS:
- CONDOMINIUM AVENUE WITHIN THE PROPERTY LINES, AND CONNECT PRIVATE ROAD AT GREENSBORO CORPORATE CENTER TO CONDOMINIUM AVENUE
- BUILDING F1



PHASE E3

PROPOSALS:
- BUILDING E3 AND RETAIL BUILDING ALONG SPRING HILL ROAD



PHASE E4

PROPOSALS:
- BUILDING E4

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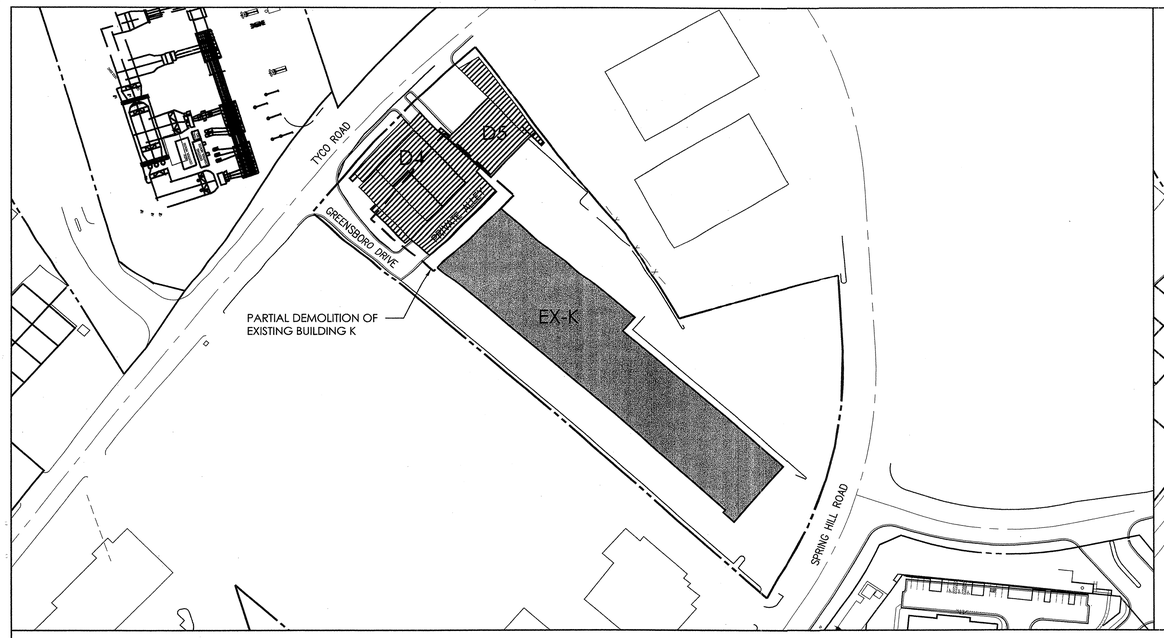
PHASING DIAGRAM - NEIGHBORHOOD 1 & 2

Scale: NTS

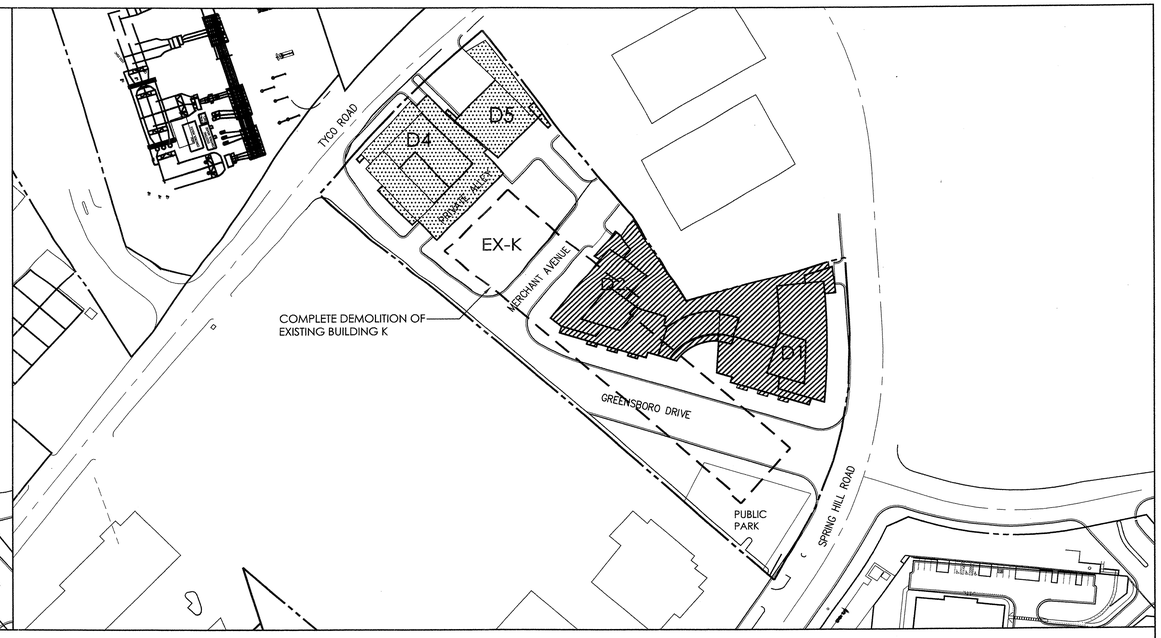
A-0.6



PHASE D4 & D5

DEMOLITION:
- PART OF EXISTING BUILDING K

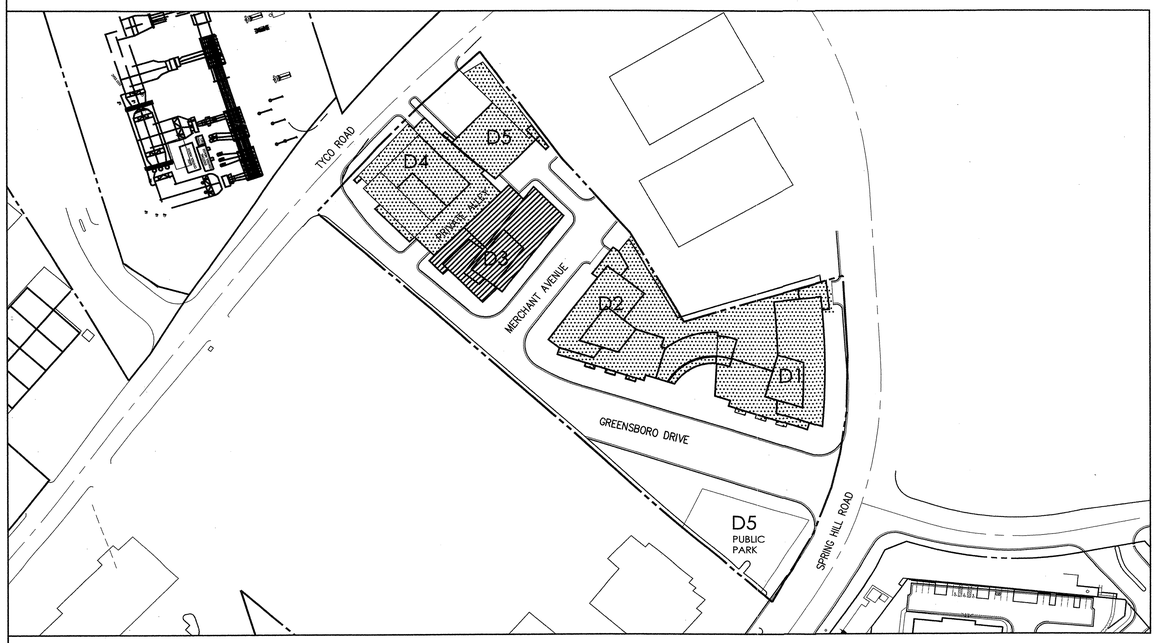
PROPOSALS:
- BUILDING D4, D5 AND PRIVATE ALLEY
-PART OF GREENSBORO DRIVE INFRONT OF BUILDING D4



PHASE D1 & D2

DEMOLITION
- COMPLETE DEMOLITION OF EXISTING BUILDING K

PROPOSALS:
- COMPLETE GREENSBORO DRIVE WITHIN PROPERTY LINES
- PUBLIC PARK ACROSS BUILDING D1
- PARTS OF MERCHANT AVENUE NEXT TO BUILDING D2.
- BUILDING D1 AND D2



PHASE D3

PROPOSALS:
- BUILDING D3

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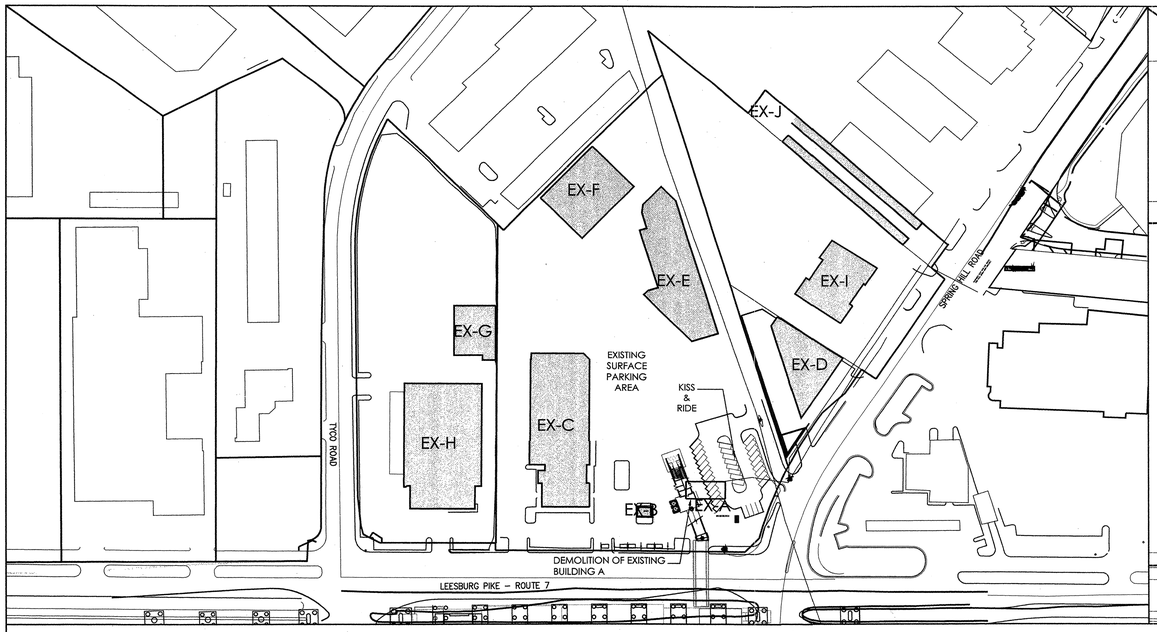
PHASING DIAGRAM -
NEIGHBORHOOD 3

Scale: NTS

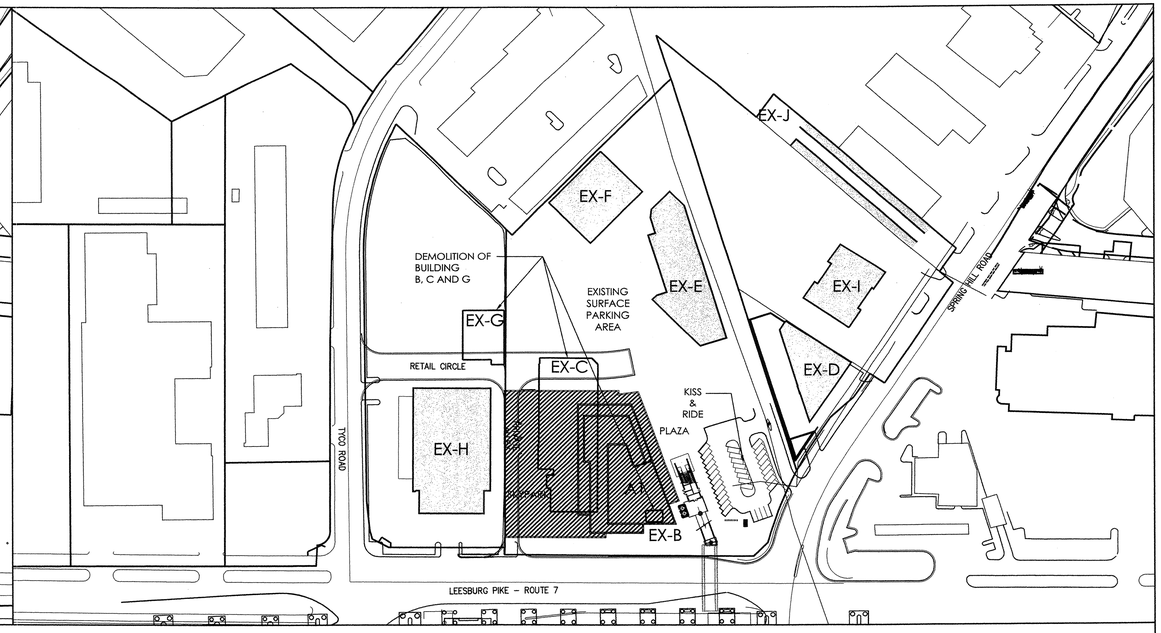
A-0.7



INITIAL PHASE

DEMOLITION:
- EXISTING BUILDING A

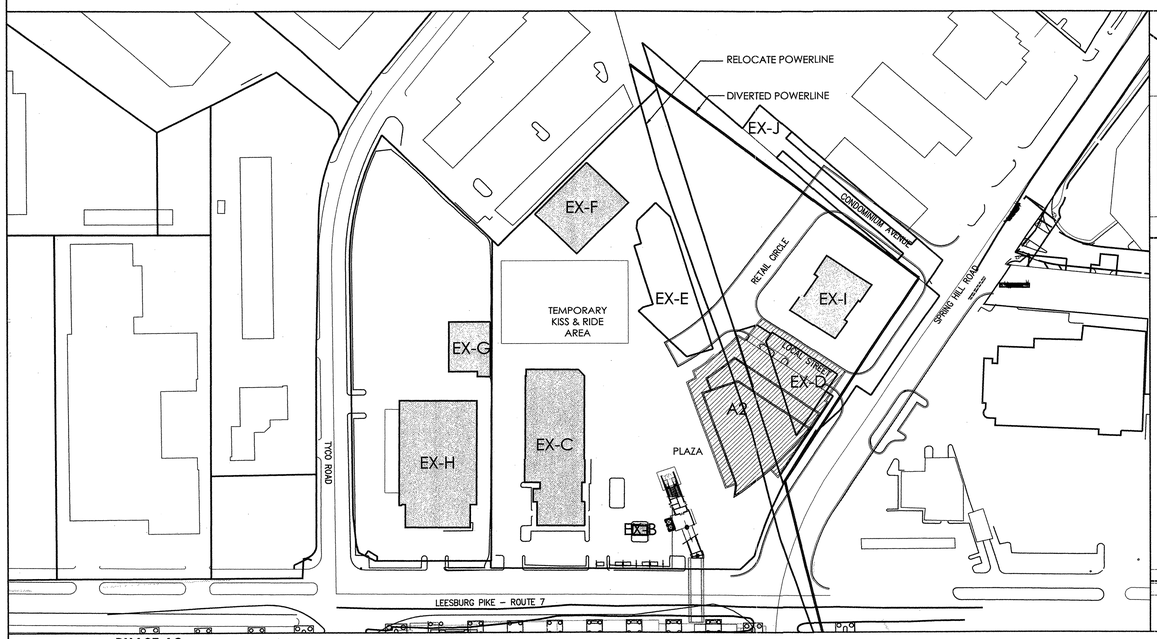
PROPOSALS:
- TYSONS WEST METRO STATION
- KISS AND RIDE
- ACCESS ROAD FOR KISS AND RIDE



PHASE A1

DEMOLITION:
- EXISTING BUILDING B, C AND G

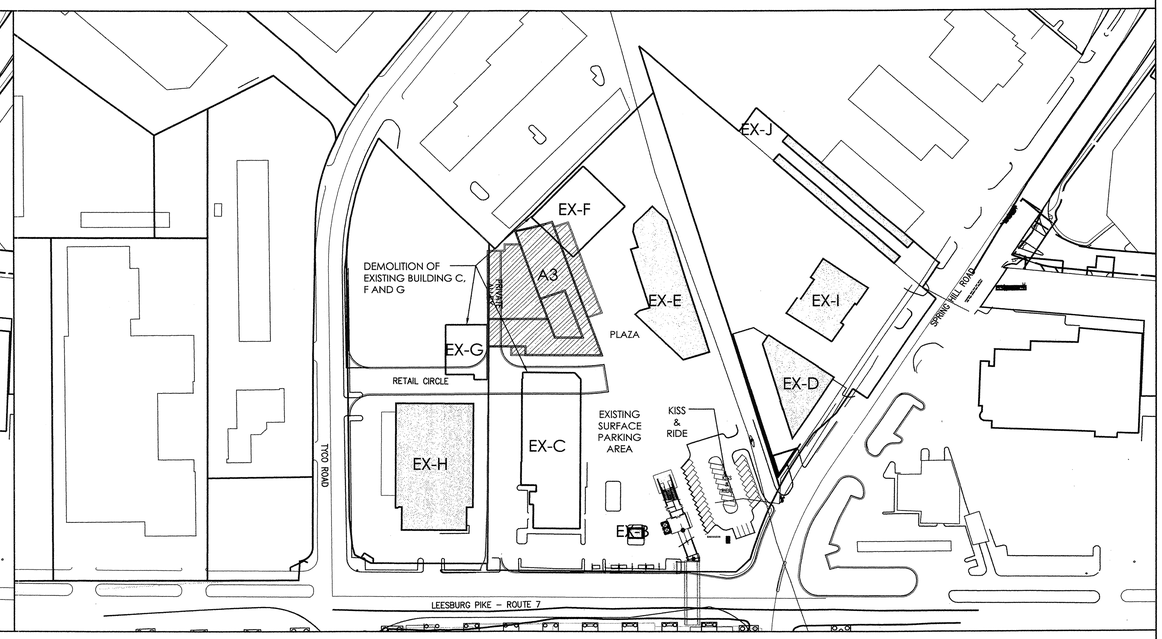
PROPOSALS:
- PARTS OF RETAIL CIRCLE FROM TYCO ROAD
- BUILDING A1, PRIVATE ALLEY TO LEESBURG PIKE AND OUTDOOR PLAZA NEXT TO IT



PHASE A2

DEMOLITION:
- EXISTING BUILDINGS EXISTING BUILDING D, E AND J
-RELOCATE OVERHEAD POWER LINES

PROPOSALS:
- PART OF RETAIL CIRCLE TO CONDOMINIUM AVENUE, PART OF CONDOMINIUM AVENUE TO SPRING HILL ROAD
- BUILDING A2 AND OUTDOOR PLAZA
- LOCAL ROAD BETWEEN BUILDING A2 AND FIRE STATION
- TEMPORARY KISS AND RIDE AREA.
- COMPLETION OF KISS & RIDE AREA AT BUILDING A2.
- DIVERTED POWERLINE.



PHASE A3

DEMOLITION:
- EXISTING BUILDING C, G AND F

PROPOSALS:
- PARTS OF RETAIL CIRCLE FROM TYCO ROAD
- BUILDING A3 AND PRIVATE ALLEY

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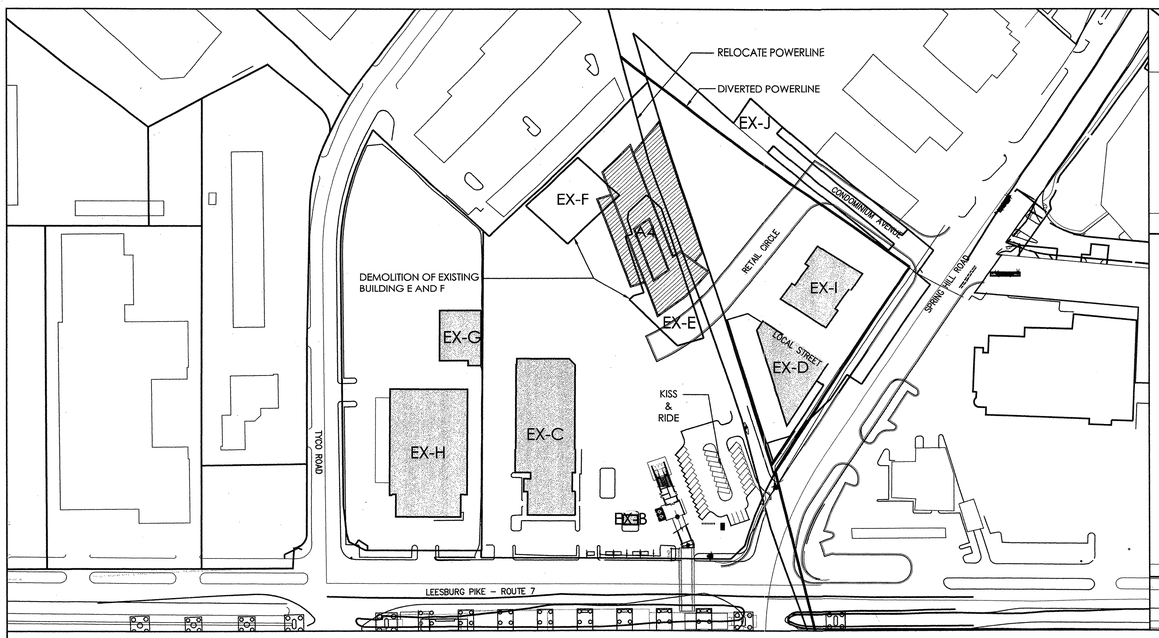
PHASING DIAGRAM
INDIVIDUAL BUILDING

Scale: NTS

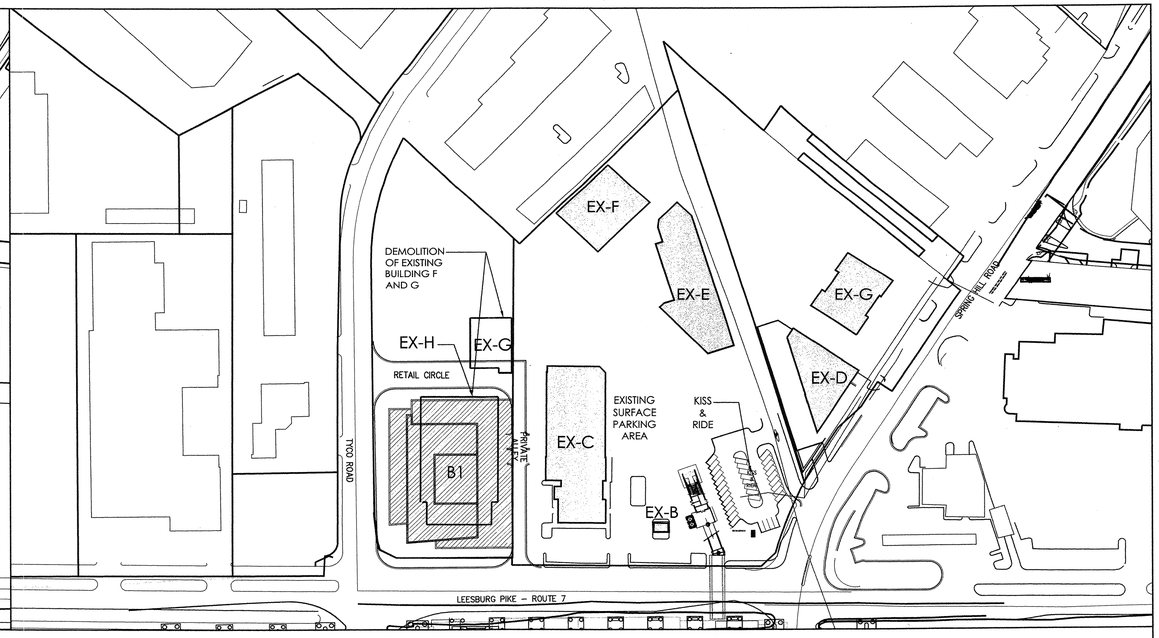
A-0.8



PHASE A4

DEMOLITION:
- EXISTING BUILDINGS E, F AND J
- RELOCATE OVERHEAD POWERLINE

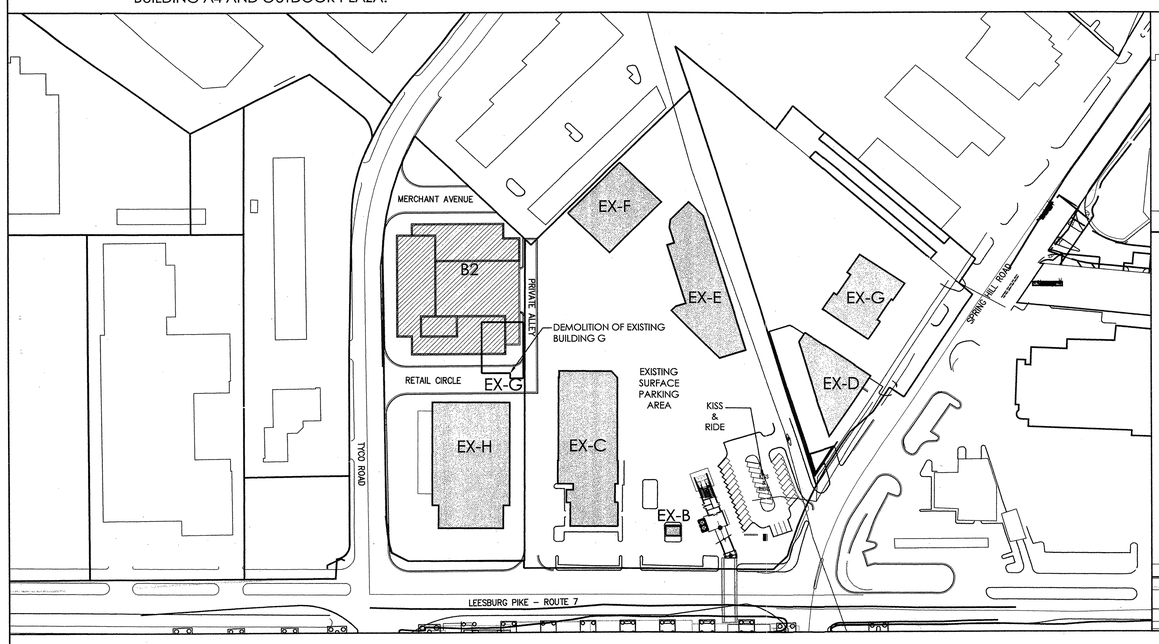
PROPOSALS:
- PARTS OF RETAIL CIRCLE TO CONDOMINIUM AVENUE,
- PARTS OF CONDOMINIUM AVENUE TO SPRING HILL ROAD
- BUILDING A4 AND OUTDOOR PLAZA.
- DIVERTED POWERLINE.



PHASE B1

DEMOLITION:
- EXISTING BUILDINGS H AND G

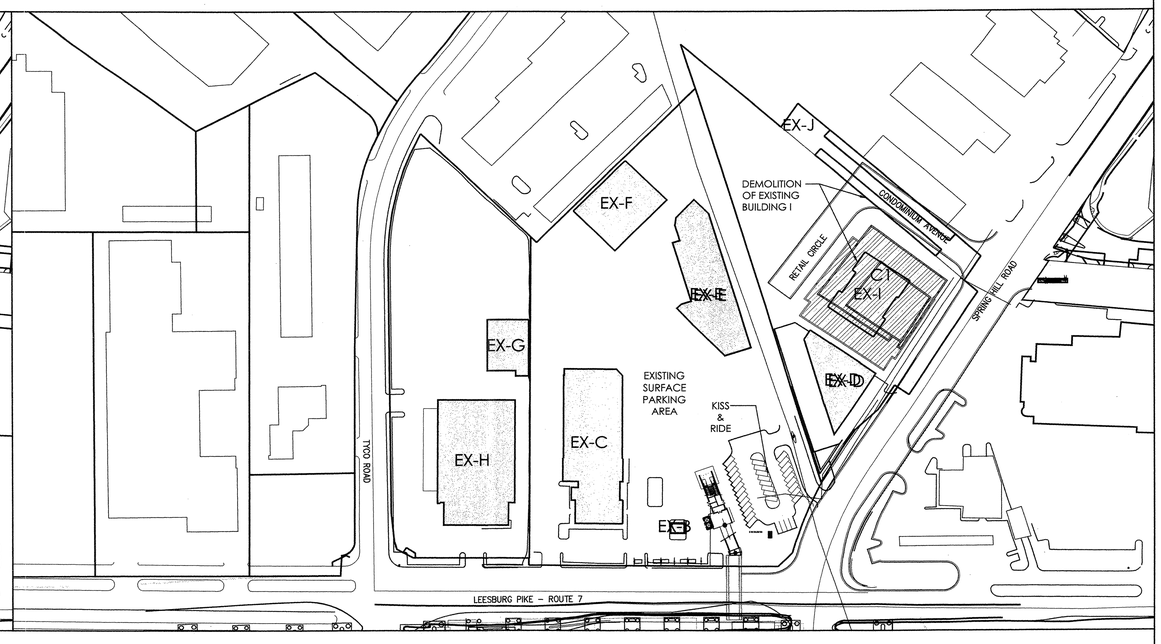
PROPOSALS:
- PARTS OF RETAIL CIRCLE FROM TYCO ROAD
- BUILDING B1 AND PRIVATE ALLEY



PHASE B2

DEMOLITION:
- EXISTING BUILDING G

PROPOSALS:
- PARTS OF RETAIL CIRCLE FROM TYCO ROAD
- BUILDING B2 AND PRIVATE ALLEY



PHASE C1

DEMOLITION:
- EXISTING BUILDINGS I AND J

PROPOSALS:
- PARTS OF RETAIL CIRCLE FROM CONDOMINIUM AVENUE, AND CONDOMINIUM AVENUE TO SPRING HILL ROAD
- BUILDING C1

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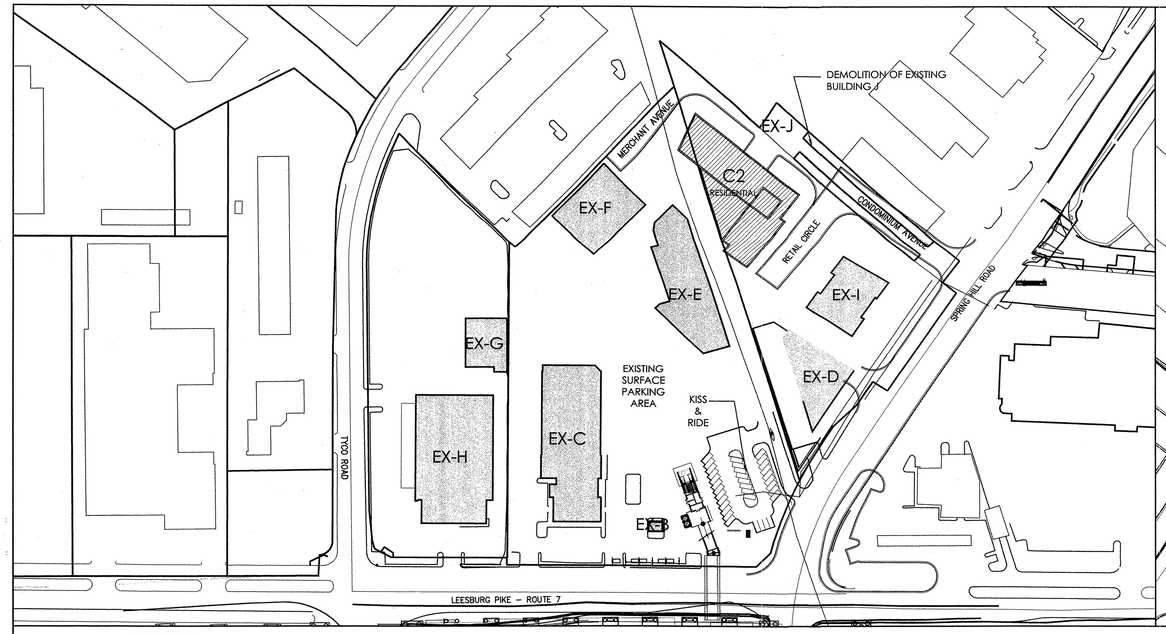
PHASING DIAGRAM
INDIVIDUAL BUILDING

Scale: NTS

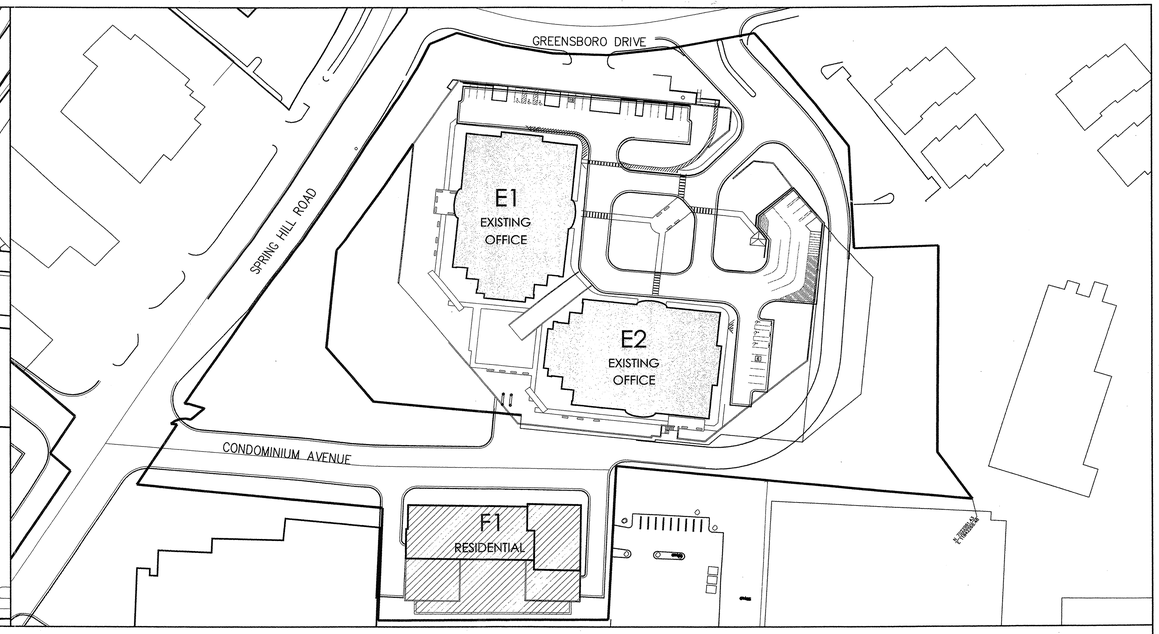
A-0.9



PHASE C2

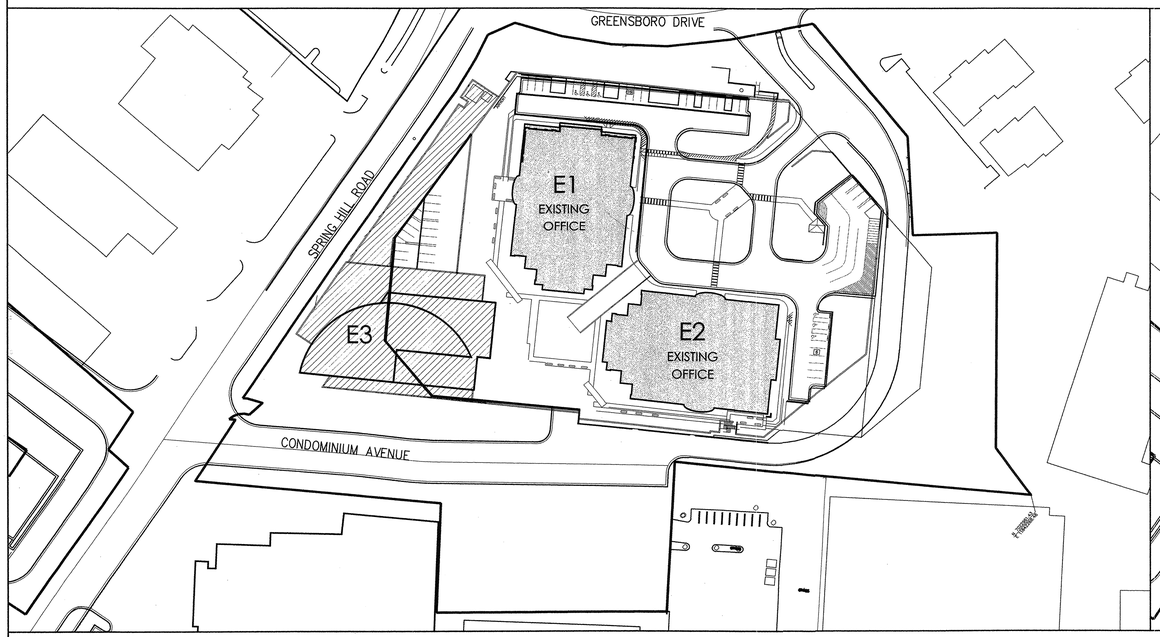
DEMOLITION:
- EXISTING BUILDING J

PROPOSALS:
- PARTS OF RETAIL CIRCLE TO CONDOMINIUM AVENUE,
- PARTS OF CONDOMINIUM AVENUE TO SPRING HILL ROAD
- PARTS OF MERCHANT AVENUE WITHIN PROPERTY LINES.
- BUILDING C2



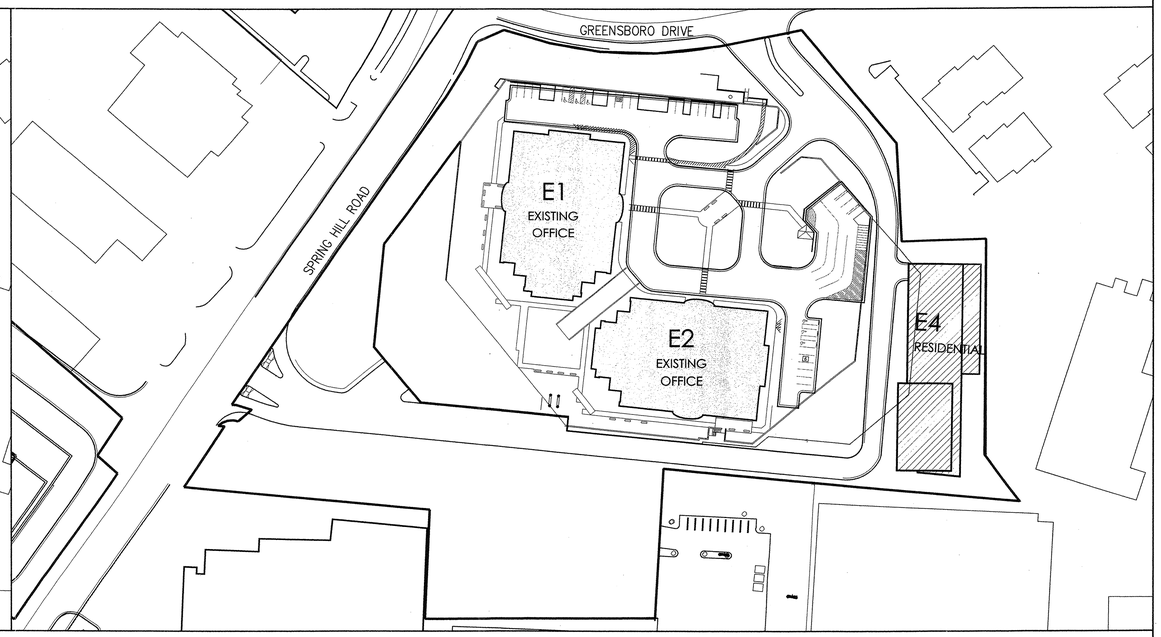
PHASE F1

PROPOSALS:
- PARTS OF CONDOMINIUM AVENUE TO SPRING HILL ROAD, CONNECT PRIVATE ROAD ON GREENSBORO CORPORATE CENTER TO CONDOMINIUM AVENUE.
- BUILDING F1



PHASE E3

PROPOSALS:
- PARTS OF CONDOMINIUM AVENUE TO SPRING HILL ROAD, AND CONNECT PRIVATE ROAD ON GREENSBORO CORPORATE CENTER TO CONDOMINIUM AVENUE.
- BUILDING E3, RETAIL BUILDING ALONG SPRING HILL ROAD, ABOVE GRADE PLAZA AND ON GRADE PLAZA.



PHASE E4

PROPOSALS:
- BUILDING E4 .

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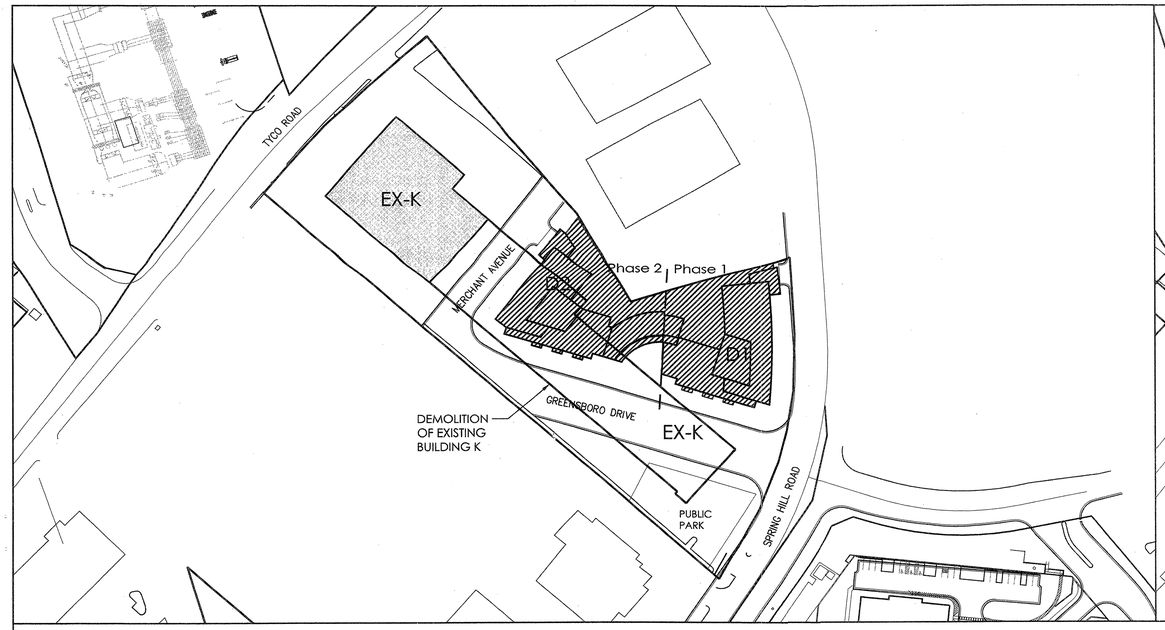
PHASING DIAGRAM
INDIVIDUAL BUILDING

Scale: NTS

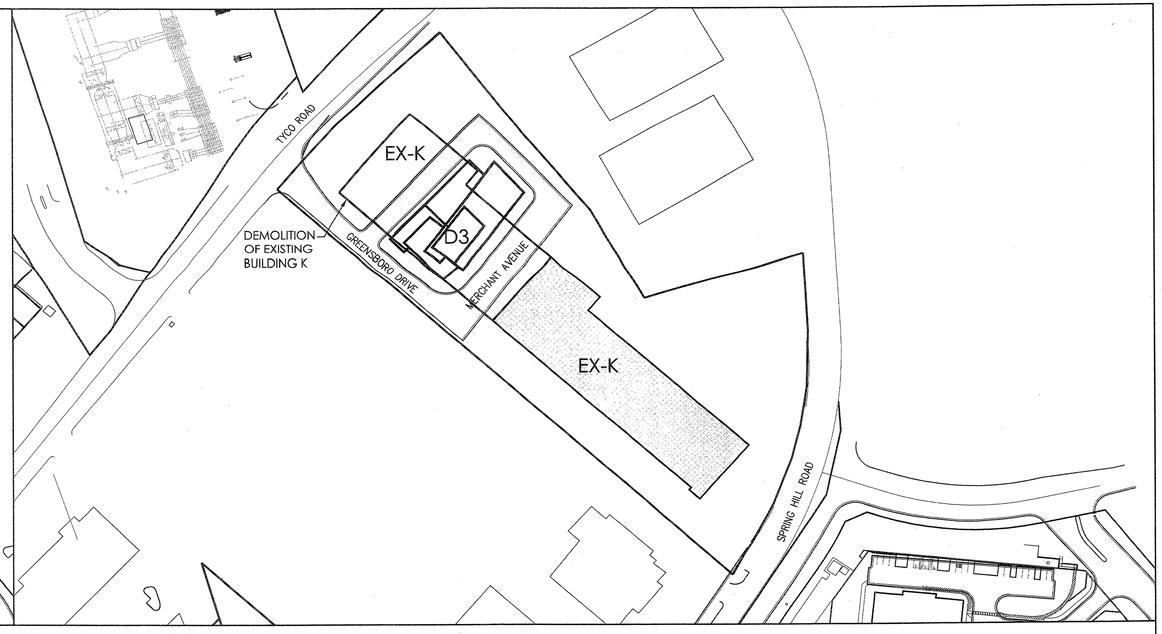
A-0.10



PHASE D1 & D2

DEMOLITION:
- PART OF EXISTING BUILDING K

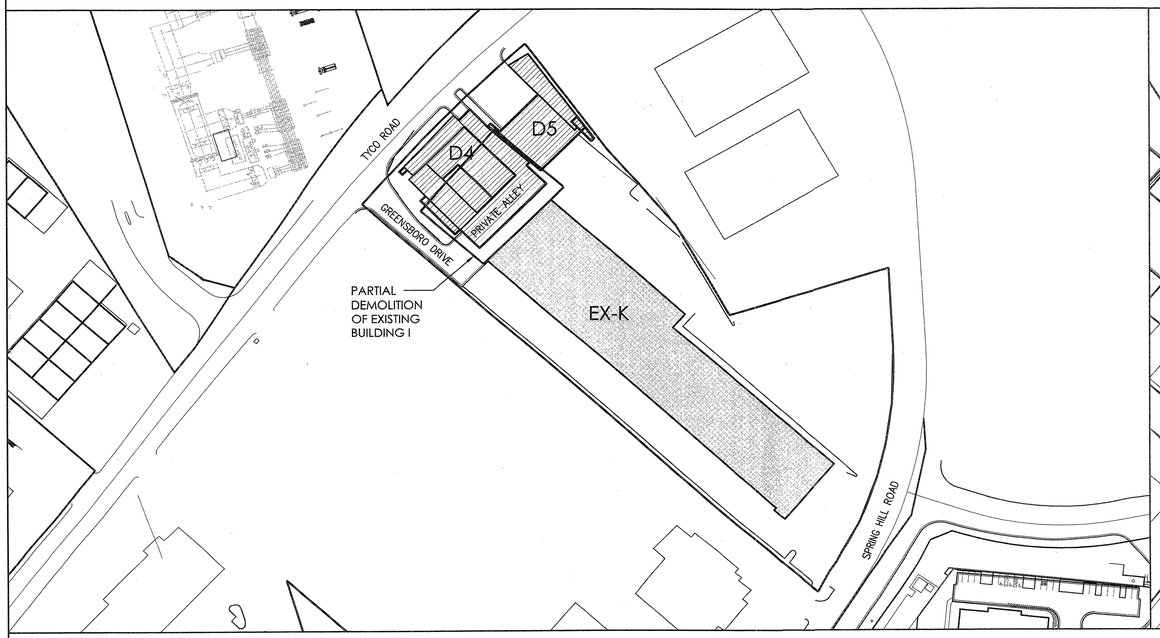
PROPOSALS:
- PARTS OF GREENSBORO DRIVE AMD MOTORIST BOULEVARD WITHIN PROPERTY LINE
- BUILDING D1, D2 AND OUTDOOR PUBLIC PARK



PHASE D3

DEMOLITION:
- EXISTING BUILDING K

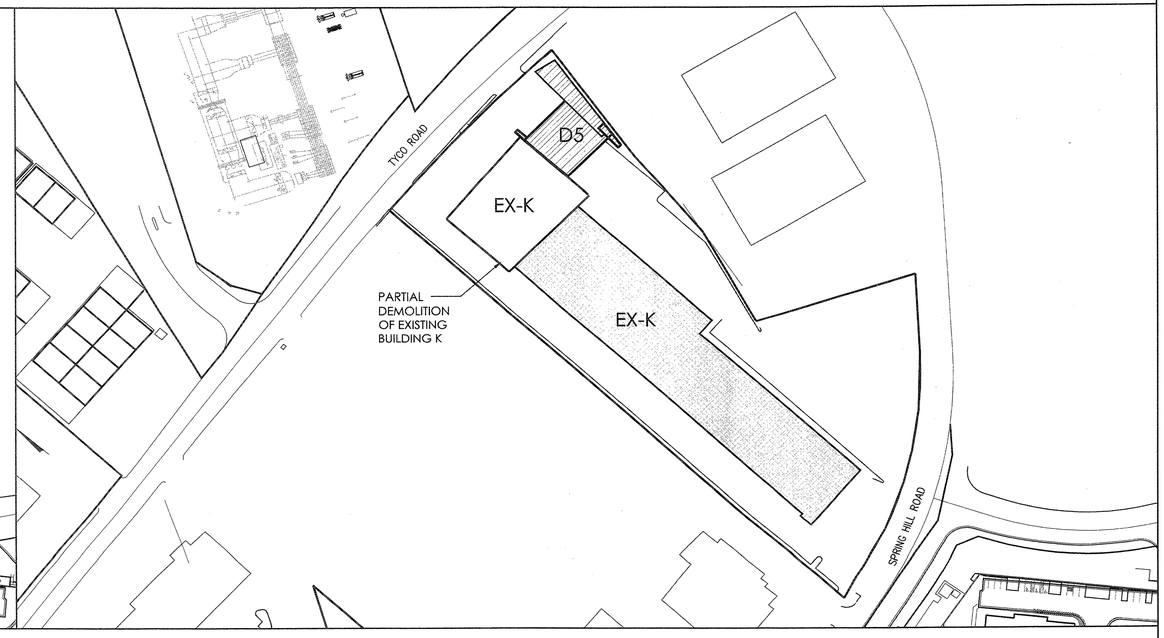
PROPOSALS:
- PARTS OF GREENSBORO DRIVE AND MERCHANT AVENUE WITHIN PROPERTY LINE
- BUILDING D3 AND PRIVATE ALLEY



PHASE D4 AND D5

DEMOLITION:
PARTS OF EXISTING BUILDING K

PROPOSALS:
- PARTS OF GREENSBORO DRIVE INFRONT OF BUILDING D4.
- BUILDING D4. D5 AND PRIVATE ALLEY BESIDES BUILDING D4.



PHASE D5

PROPOSALS:
- BUILDING D5.

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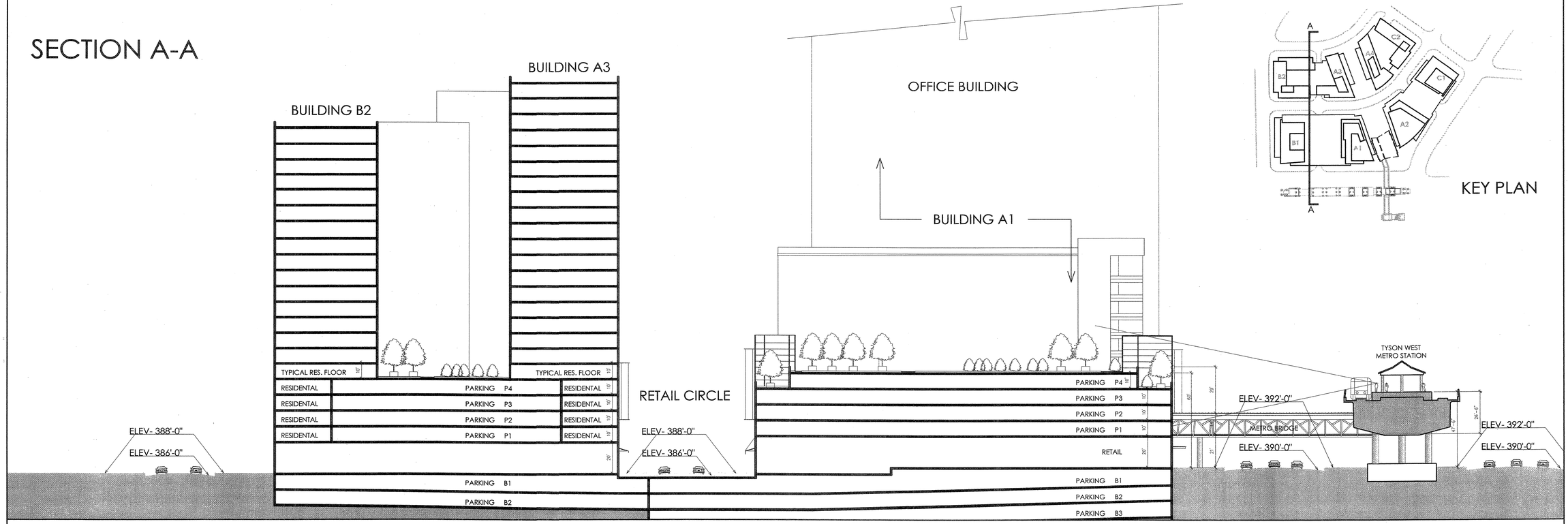
PHASING DIAGRAM
INDIVIDUAL BUILDING

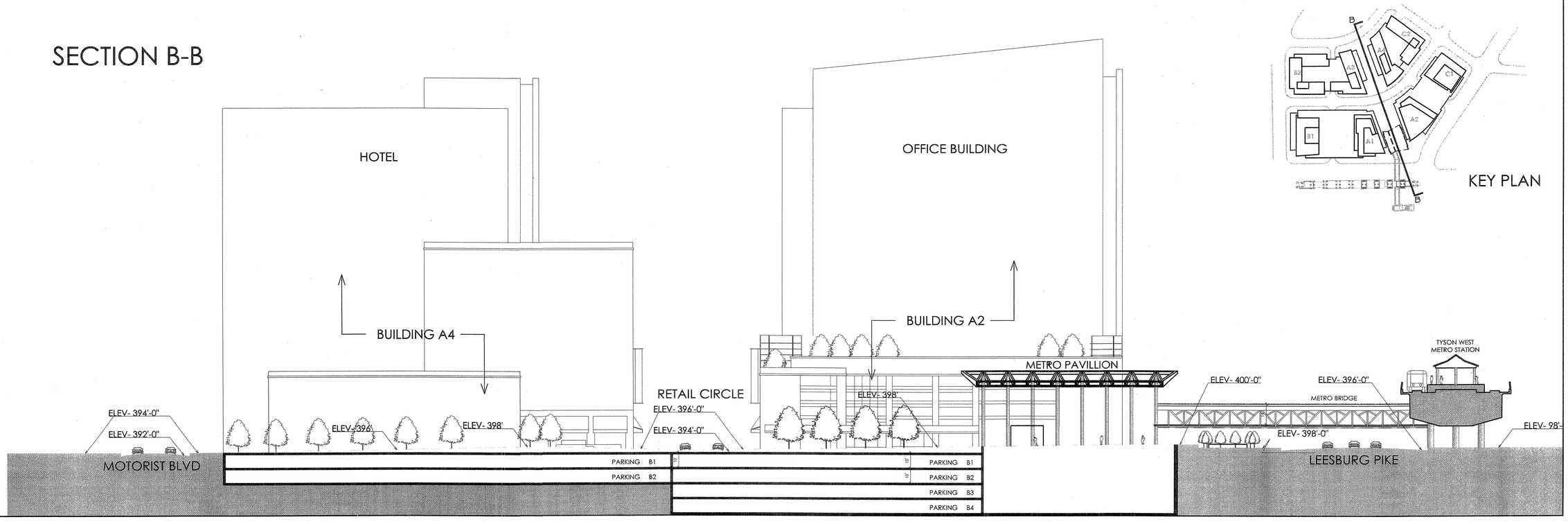
Scale: NTS

A-0.11

SECTION A-A



SECTION B-B



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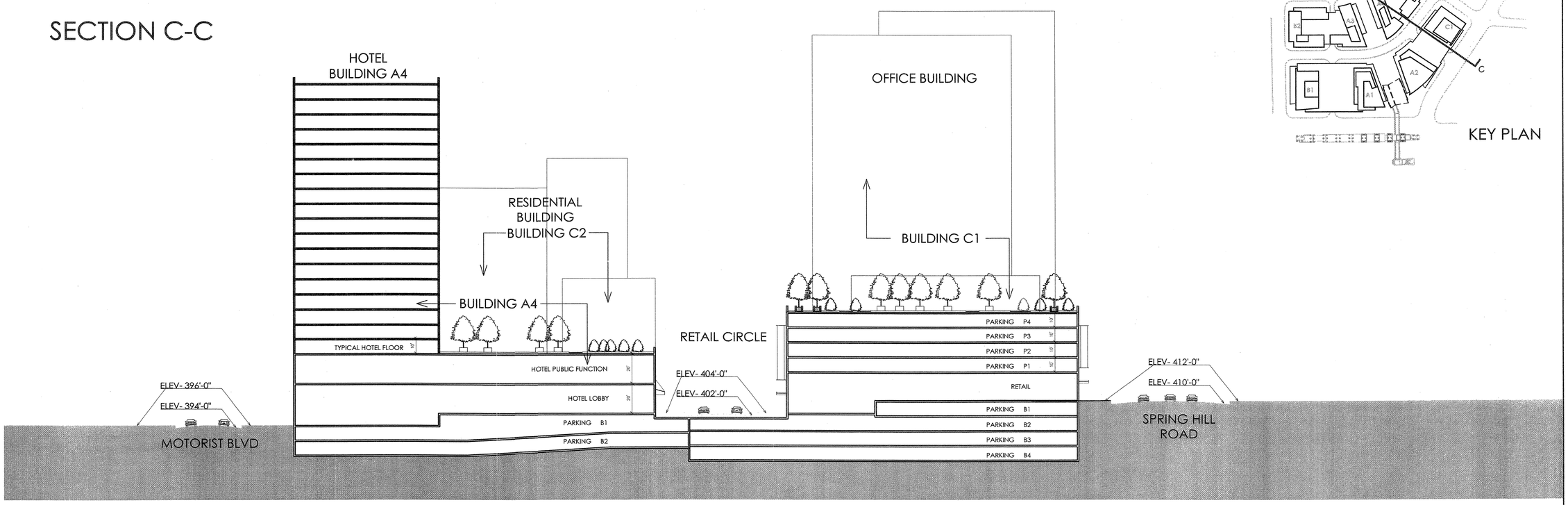
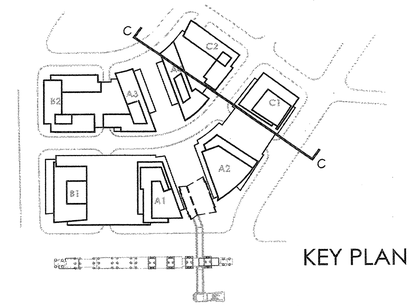
SECTIONS A-A & B-B
Scale: 1/32"=1'-0"

A-0.12

SECTION C-C





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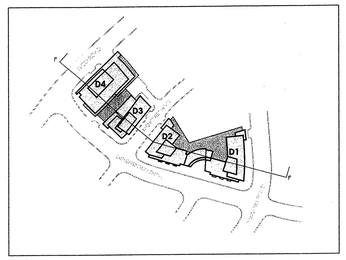
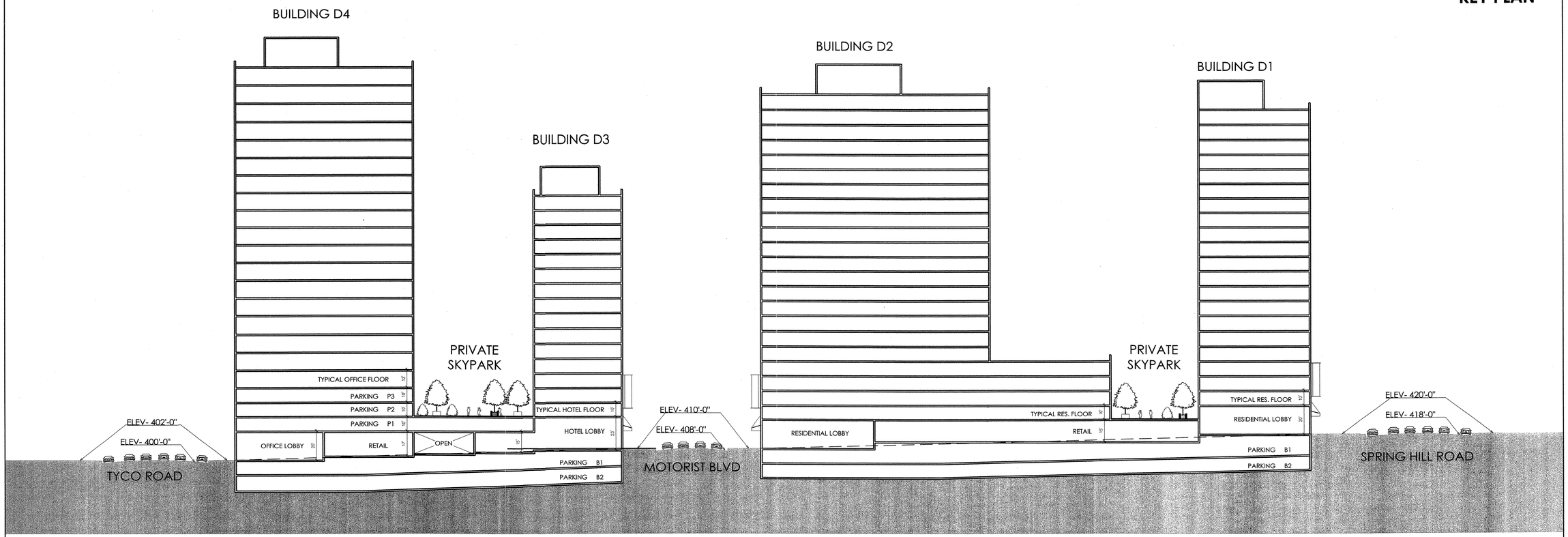
SECTIONS C-C
Scale: 1/32"=1'-0"

A-0.13

SECTION F-F



KEY PLAN



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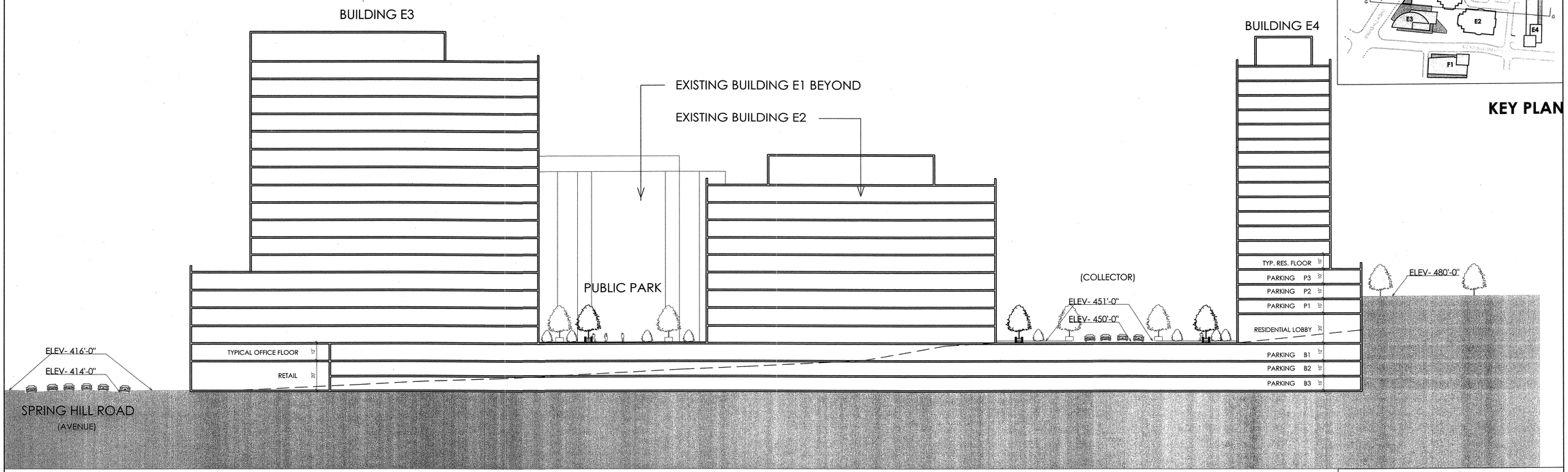
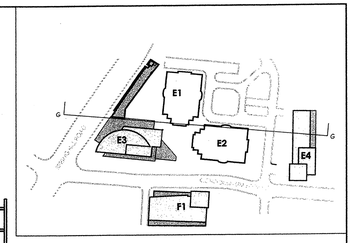
SECTION F-F
Scale: 1/32" = 1'-0"

A-0.14

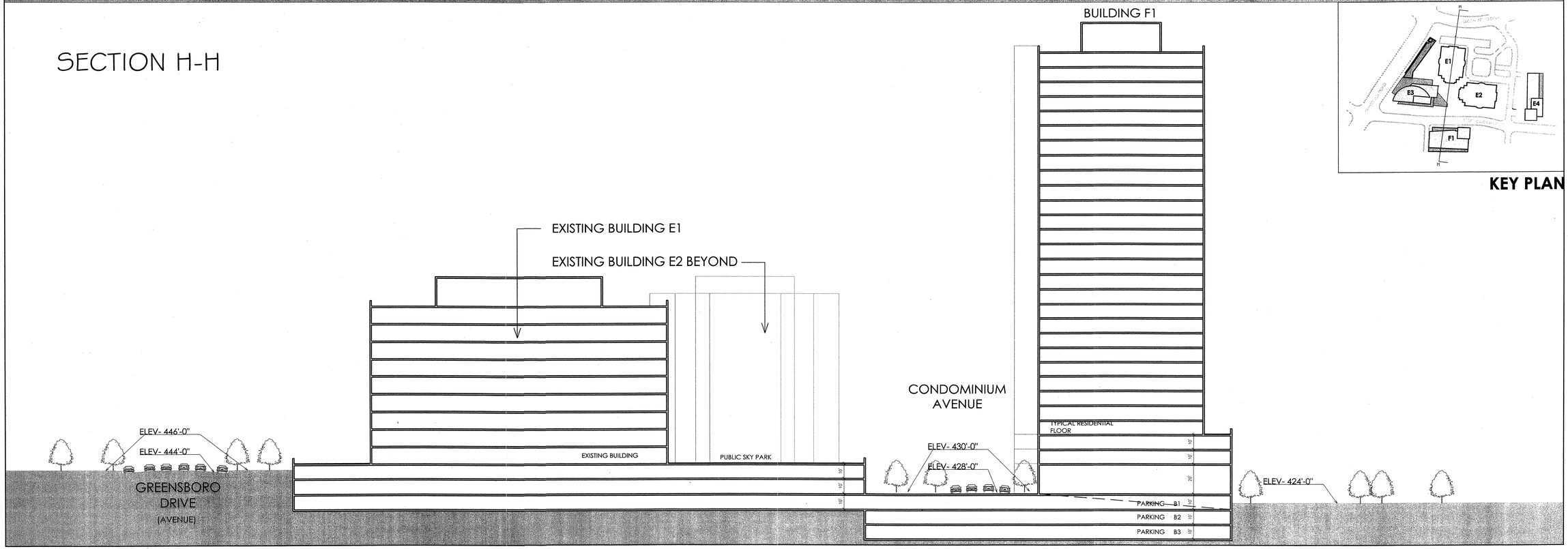
SECTION G-G





KEY PLAN

SECTION H-H



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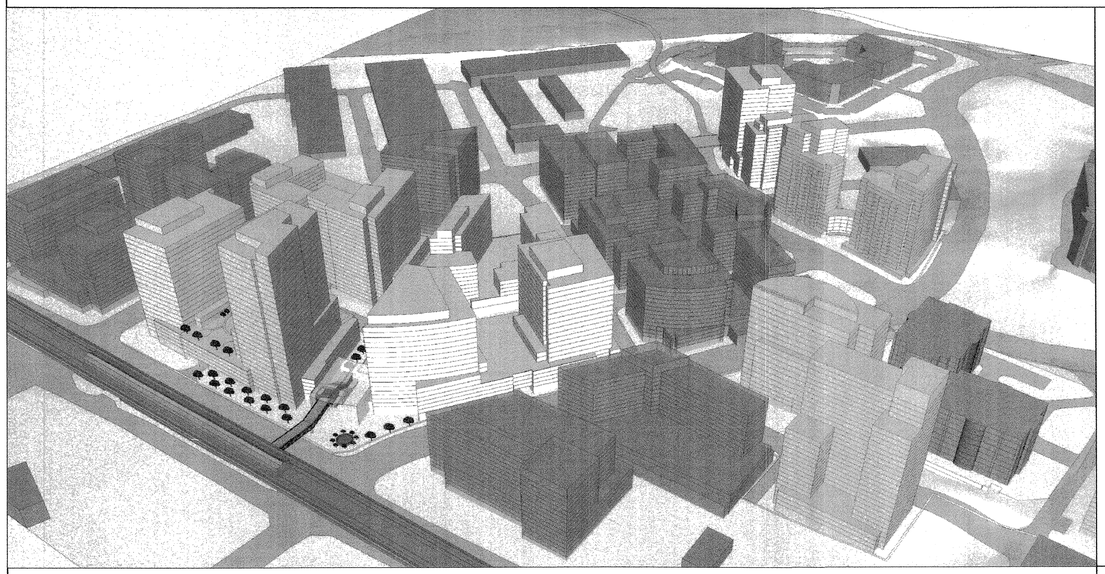
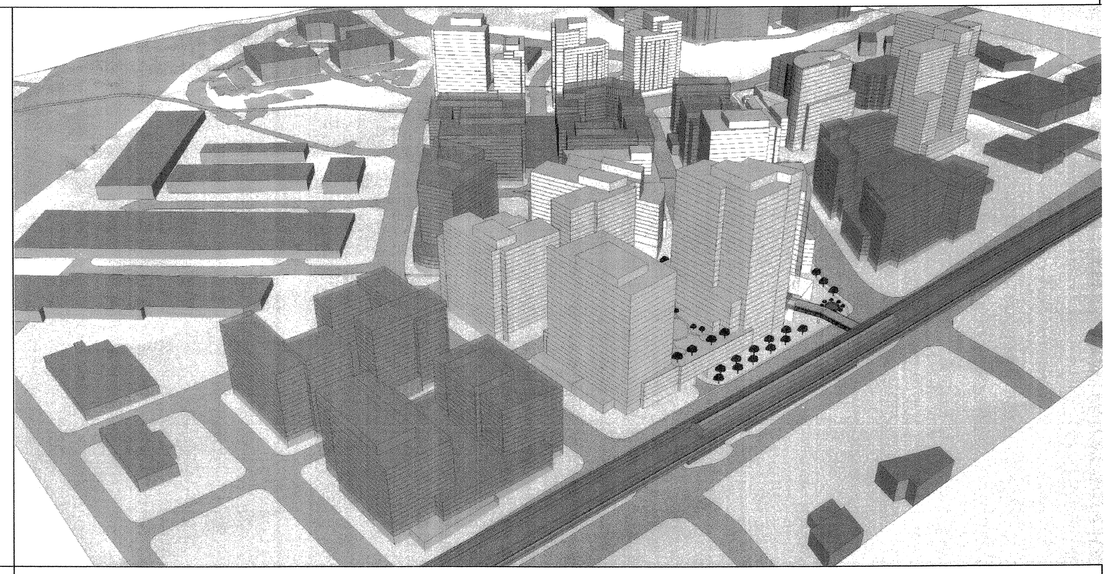
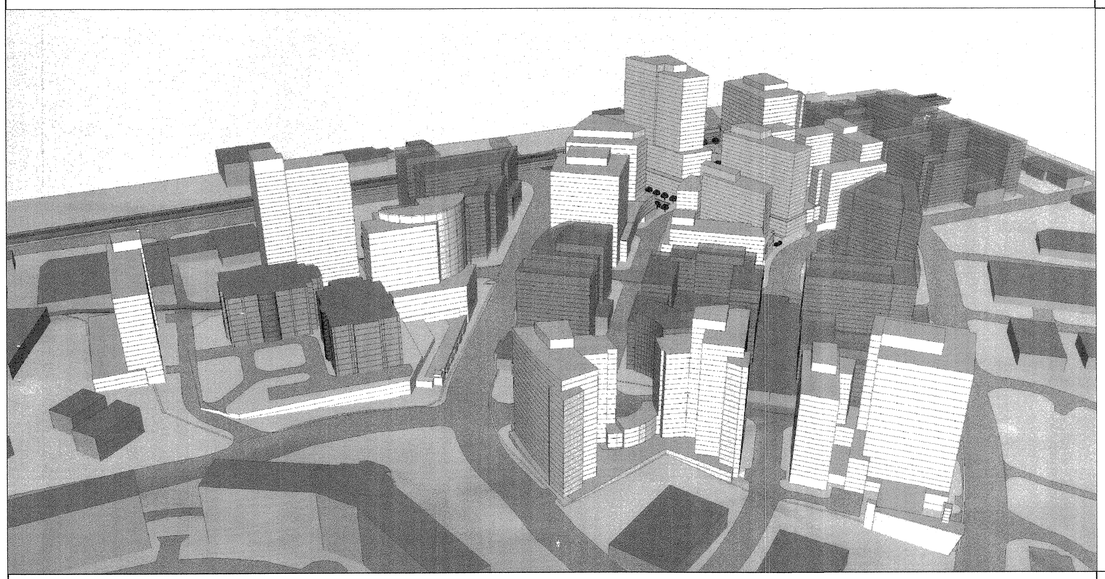
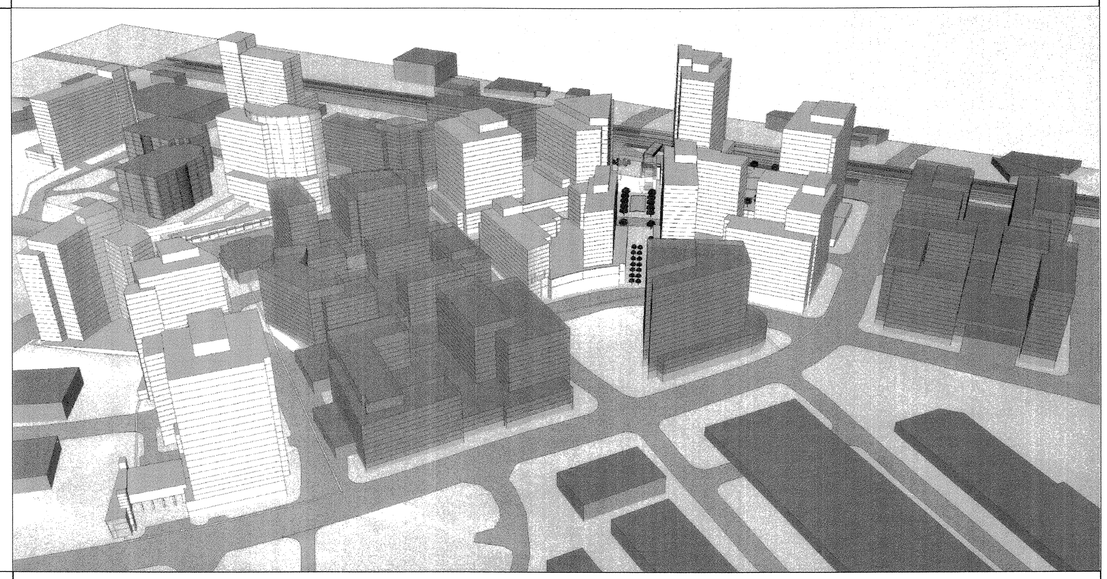
SECTIONS G-G & H-H
Scale: 1/32" = 1'-0"

A-0.15









LEGEND

BUILDINGS IN THE PROPOSED DEVELOPMENT

BUILDINGS ON THE ADJACENT PROPERTIES

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PROPOSED DEVELOPMENT WITH NEIGHBORING PROPERTIES

Scale: NTS

A-0.16

MARCH 21 & SEPTEMBER 21 - 9:00 AM

MARCH 21 & SEPTEMBER 21 -12:00PM

MARCH 21 & SEPTEMBER 21 - 3:00PM

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SHADOW STUDY
MONTH - MARCH & SEPTEMBER

Scale: NTS

A-0.17

JUNE 21 - 9:00 AM

JUNE 21 -12:00PM

JUNE 21 - 3:00PM

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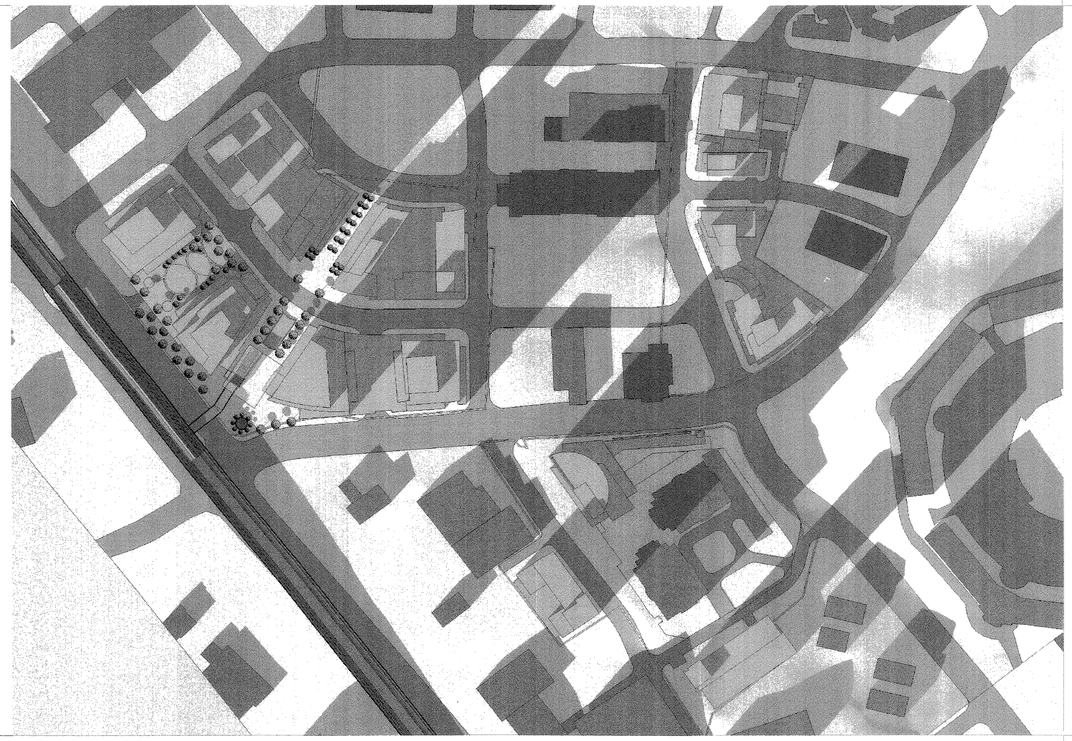
SHADOW STUDY
MONTH - JUNE

Scale: NTS

A-0.18

DECEMBER 21 - 9:00 AM

DECEMBER 21 -12:00PM



DECEMBER 21 - 3:00PM

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SHADOW STUDY
MONTH - DECEMBER

Scale: NTS

A-0.19

VIEW FROM LEESBURG PIKE

VIEW FROM SPRING HILL ROAD

VIEW FROM LEESBURG PIKE

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STREET VIEWS -
NEIGHBORHOOD 1

Scale: NTS

A-0.20

VIEW FROM SPRING HILL ROAD

VIEW FROM GREENSBORO DRIVE

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STREET VIEWS -
NEIGHBORHOOD 2

Scale: NTS

A-0.21

VIEW FROM GREENSBORO DRIVE

VIEW FROM TYCO ROAD

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STREET VIEWS -
NEIGHBORHOOD 3

Scale: NTS

A-0.22

PARKING TABULATION

GRAND TOTAL PARKING PROVIDED FOR NEIGHBORHOOD 1 (IN 1/8 MILE RADIUS)

LANDBAY	OFFICE GSF	PARKING PROVIDED	RATIO	RETAIL GSF	PARKING PROVIDED	RATIO	RESIDENTIAL GSF	PARKING PROVIDED	RATIO	HOTEL GSF	PARKING PROVIDED	RATIO	GRAND TOTAL
A	921,200	1,808	2.0	78,000	390	5.0	420,000	438	1.3	250,000	300	1.0	2,936
B	431,890	561	1.3	28,023	140	5.0	420,000	469	1.3				1,171
C	368,000	442	1.2	22,750	114	5.0	186,400	194	1.3				750
TOTAL	1,721,090	2,811	1.6	128,773	644	5.0	1,026,400	1,101	1.3	250,000	300	1.0	
GRAND TOTAL PRKG PROVIDED		2,811			644			1,101			300		4,856

GRAND TOTAL PARKING PROVIDED FOR NEIGHBORHOOD II (IN 1/4 MILE RADIUS)

	OFFICE GSF	PARKING PROVIDED	RATIO	RETAIL GSF	PARKING PROVIDED	RATIO	RESIDENTIAL GSF	PARKING PROVIDED	RATIO	HOTEL GSF	PARKING PROVIDED	RATIO	GRAND TOTAL
E	850,000	1,700	2.0	12,800	64	5.0	200,000	208	1.3				1,972
F. (OPTION 1 - OFFICE) F. (OPTION 2 - RESIDENTIAL)	223,388	447	2.0	6,000 6,000	30 30	5.0 5.0	420,000	438	1.3				477 468
TOTAL	1,073,388	2,147	2.0	24,800	124	5.0	620,000	646	1.3				
GRAND TOTAL PRKG PROVIDED		2,147			124			646					2,917

GRAND TOTAL PARKING PROVIDED FOR NEIGHBORHOOD III (IN 1/4 MILE RADIUS)

	OFFICE GSF	PARKING PROVIDED	RATIO	RETAIL GSF	PARKING PROVIDED	RATIO	RESIDENTIAL GSF	PARKING PROVIDED	RATIO	HOTEL GSF	PARKING PROVIDED	RATIO	GRAND TOTAL
D	350,000	700	2.0	15,600	78	5.0	840,000	875	1.3	200,000	250	1.0	1,653
TOTAL	350,000	700	2.0	15,600	78	5.0	840,000	875	1.3	200,000	250	1.0	
GRAND TOTAL PRKG PROVIDED		700			78			875			250		1,903

BUILDING TABULATION

LANDBAY/ BUILDING	MAXIMUM BUILDING HEIGHT (feet)	NUMBER OF FLOORS (Above Grade)	NUMBER OF FLOORS (Below Grade)	LAND USE	GSF BY LAND USE	TOTAL GSF	RESIDENTIAL DWELLING UNIT	REQUIRED PARKING <1/8 MILE Min.	REQUIRED PARKING <1/8 MILE METRO Max.	REQUIRED PARKING 1/8-1/4 MILE Min.	REQUIRED PARKING 1/8-1/4 MILE METRO Max.	PARKING PROVIDED	LOADING SPACES PROVIDED
LANDBAY A													
A1	+/-348	29	3.5	Office	557,000	592,000		0	891			1,400	3
				Retail	35,000			175	0				
A2	+/-250	22	4	Office	364,200	381,200		0	583			668	2
				Retail	17,000			85	0				
A3	+/-230	21	4	Residential	420,000	440,000	399	399	639			538	3
				Retail	20,000			100	0				
A4	+/-200	16	4	Hotel	250,000	256,000		0	300			330	2
				Retail	6,000			30	0				
LANDBAY B													
B1	+/-280	22	4	Office	431,890	446,890		0	561			636	2
				Retail	15,000			75	0				
B2	+/-250	21	4	Residential	420,000	433,023	420	420	672			534	2
				Retail	13,023			65	0				
LANDBAY C													
C1	+/-250	20	4	Office	368,000	379,750		0	442			500	2
				Retail	11,750			59	0				
C2	+/-200	13	4	Residential	186,400	197,400	186	186	298			249	2
				Retail	11,000			55	0				
LANDBAY D													
D1	225	22	4	Residential	420,000	424,100	420			420	672	458	2
				Retail	4,100					21	0		
D2	225	22	4	Residential	420,000	425,700	420			420	672	466	2
				Retail	5,700					29	0		
D3	+/-200	17	4	Hotel	200,000	200,000				0	250	250	2
D4	265	22	4	Office	350,000	355,800				0	700	729	2
				Retail	5,800					29	0		
LANDBAY E													
E3	225	18	-	Office	420,000	432,800				0	840	904	2
				Retail	12,800					64	0		
E4	220	18	3	Residential	200,000	200,000	200			200	320	208	1
LANDBAY F													
F1 (Option 1- Office)	+/-175	13	3	Office	223,388	229,388				0	459	489	2
				Retail	6,000					30	0		
F1 (Option 2-Residential)	+/-300	26	4	Residential	420,000	426,000	399			399	639	529	2
				Retail	6,000					30	0		
Subtotal GSF Buildings (with Option 1 at Promenade)						5,394,051	2046	1649	4386	1213	3913	8,359	31
Subtotal GSF Buildings (with Option 2 at Promenade)						5,590,663	2466	1649	4386	1612	4093	8,399	31
Existing Building at LANDBAY E													
E1	130			Office	215,585	215,585		0	430				2
E2	130			Office	215,585	215,585		0	430				

TOTAL GSF BUILDING (WITH OPTION 1 - OFFICE AT PROMENADE)	5,825,221
TOTAL GSF BUILDING (WITH OPTION 2 - RESIDENTIAL AT PROMENADE)	6,021,833
Total Site Area	1,249,795
Floor Area Ratio (with Option 1 - Office at Promenade)	4.66
Floor Area Ratio (with Option 2 - Residential at Promenade)	4.82

Minimum Parking Required (with Option 1 at Promenade)	2862
Minimum Parking Required (with Option 2 at Promenade)	3261
Maximum Parking Required (with Option 1 at Promenade)	8299
Maximum Parking Required (with Option 2 at Promenade)	8479
Total Loading Provided:	33

LAND USE ALLOCATION

LAND USE	GSF (Option 1-Office)	GSF (Option 2-Res.)	PERCENTAGE OF LAND USE (Option 1-Office)	PERCENTAGE OF LAND USE (Option 2-Res.)	LAND USE FAR (Option 1-Office)	LAND USE FAR (Option 2-Res.)
Office	3,145,648	2,922,260	54.0%	48.5%	2.52	2.34
Residential	2,066,400	2,486,400	35.5%	41.3%	1.65	1.99
Hotel	450,000	450,000	7.7%	7.5%	0.36	0.36
Retail	163,173	163,173	2.8%	2.7%	0.13	0.13
TOTAL	5,825,221	6,021,833	100%	100%	4.66	4.82
2.5 FAR MAXIMUM FOR OFFICE		3,124,488				

Note:
1. All site area (612,289 GSF) of Landbays A, B, and C are in 1/4 mile radius.
2. 175,346 GSF of Landbay D are in 1/4 mile radius and 64,507 are outside of 1/4 mile radius.
3. 300,153 GSF of Landbay E and F are in 1/4 mile radius and 93,500 GSF are outside of 1/4 mile radius.
4. The number of loading spaces provided hereon will adequately serve the proposed development. The number of spaces may be modified with FDP submission.

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TABULATIONS

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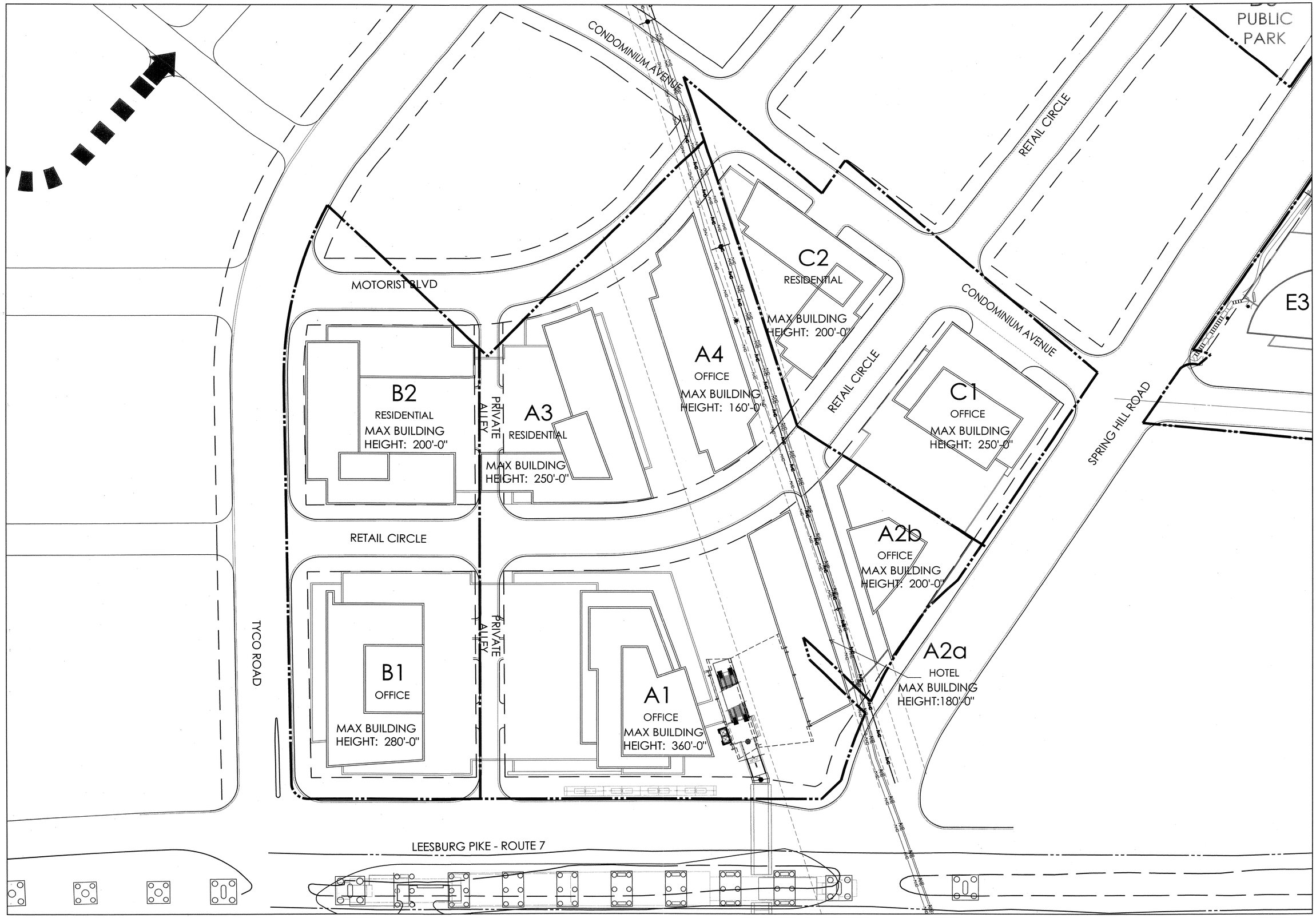

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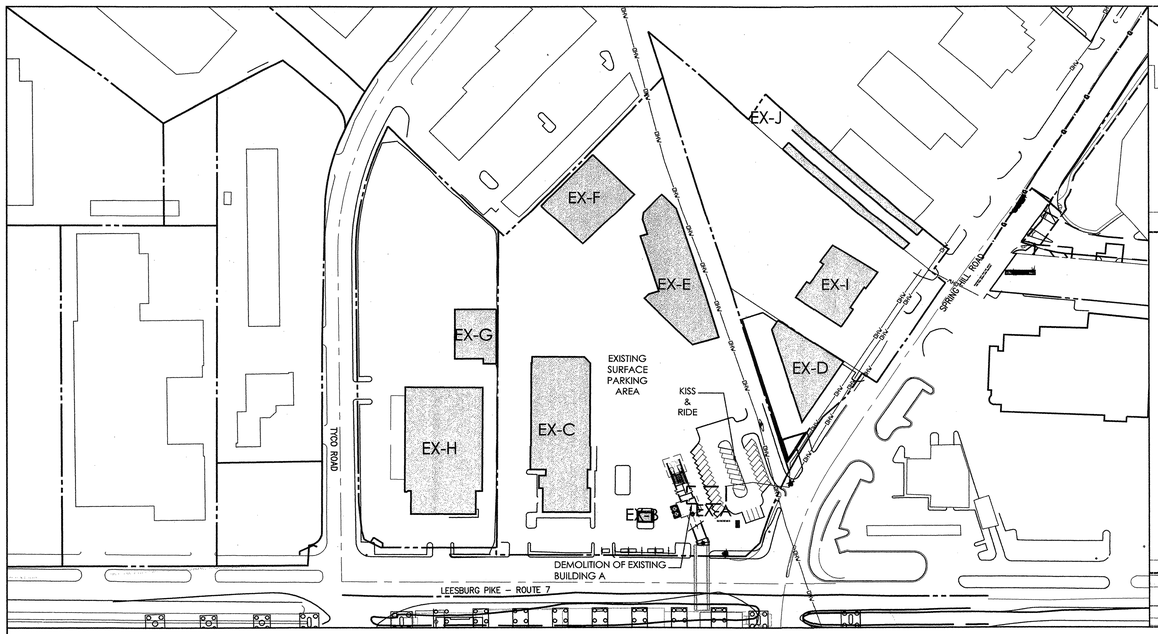
ALTERNATE PLAN
-NEIGHBORHOOD 1

Scale: 1" = 50'-0"

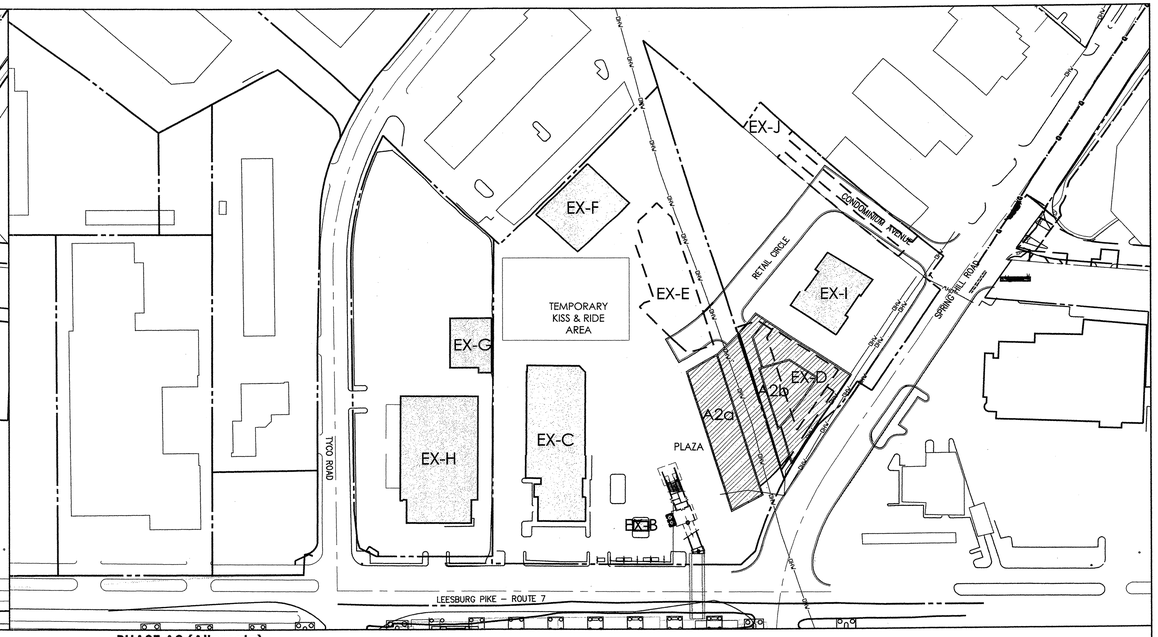
A-0.24



INITIAL PHASE

DEMOLITION:
- EXISTING BUILDING A

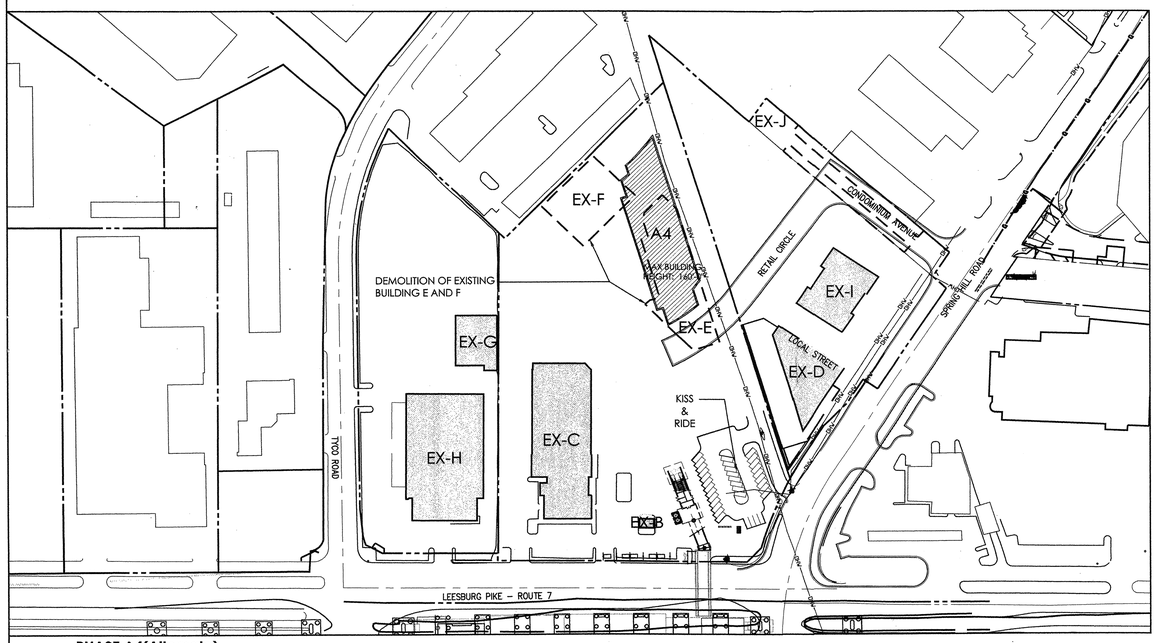
PROPOSALS:
- TYSONS WEST METRO STATION
- KISS AND RIDE
- ACCESS ROAD FOR KISS AND RIDE



PHASE A2 (Alternate)

DEMOLITION:
- EXISTING BUILDINGS EXISTING BUILDING D, E AND J

PROPOSALS:
- PART OF RETAIL CIRCLE TO CONDOMINIUM AVENUE, PART OF CONDOMINIUM AVENUE TO SPRING HILL ROAD
- BUILDING A2 AND OUTDOOR PLAZA
- TEMPORARY KISS AND RIDE AREA.
- COMPLETION OF KISS & RIDE AREA AT BUILDING A2.



PHASE A4(Alternate)

DEMOLITION:
- EXISTING BUILDINGS E, F AND J

PROPOSALS:
- PARTS OF RETAIL CIRCLE TO CONDOMINIUM AVENUE,
- PARTS OF CONDOMINIUM AVENUE TO SPRING HILL ROAD
- BUILDING A4 AND OUTDOOR PLAZA.

NEIBORHOOD - ALTERNATE PHASING
PLANS IF POWER LINE IS NOT RELOCATED.

NOTE: OTHER THAN BUILDING A2 AND A4, OTHER BUILDINGS PHASING DIAGRAMS REMAIN AS SHOWN PREVIOUSLY.

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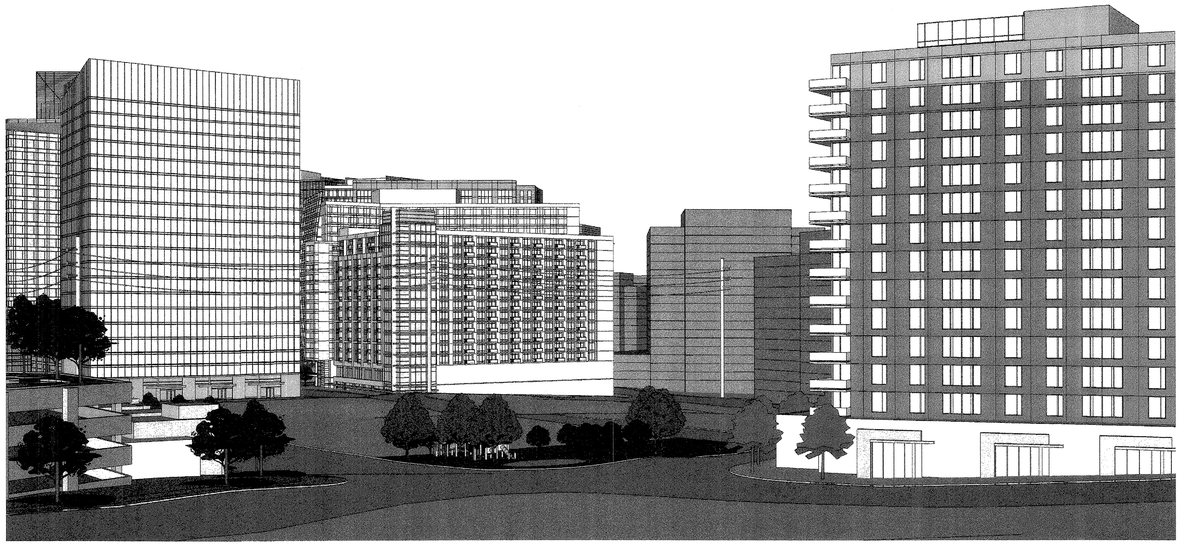
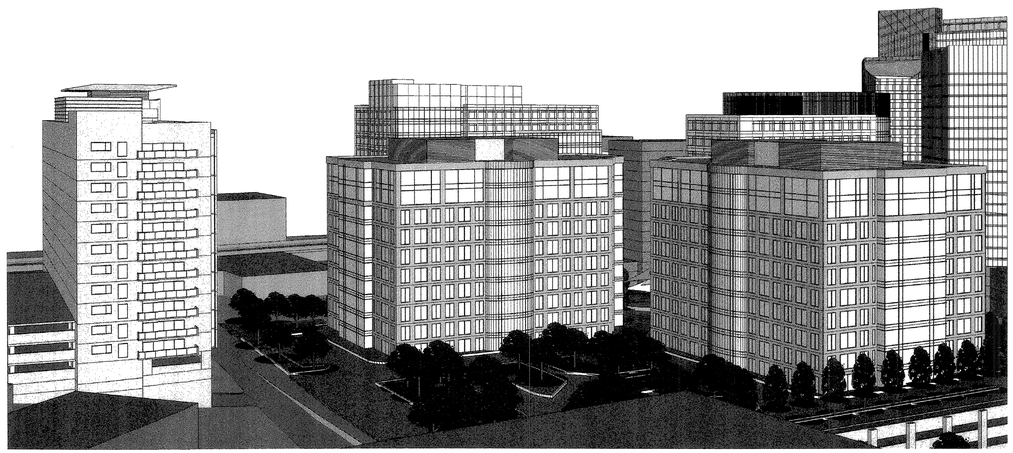
PHASING DIAGRAM
INDIVIDUAL BUILDING
(Alternate)

Scale: NTS

A-0.25



VIEW FROM THE ROTUNDA TO NEIGHBORHOOD 1 AND NEIGHBORHOOD 3



VIEW FROM THE ROTUNDA TO NEIGHBORHOOD 2

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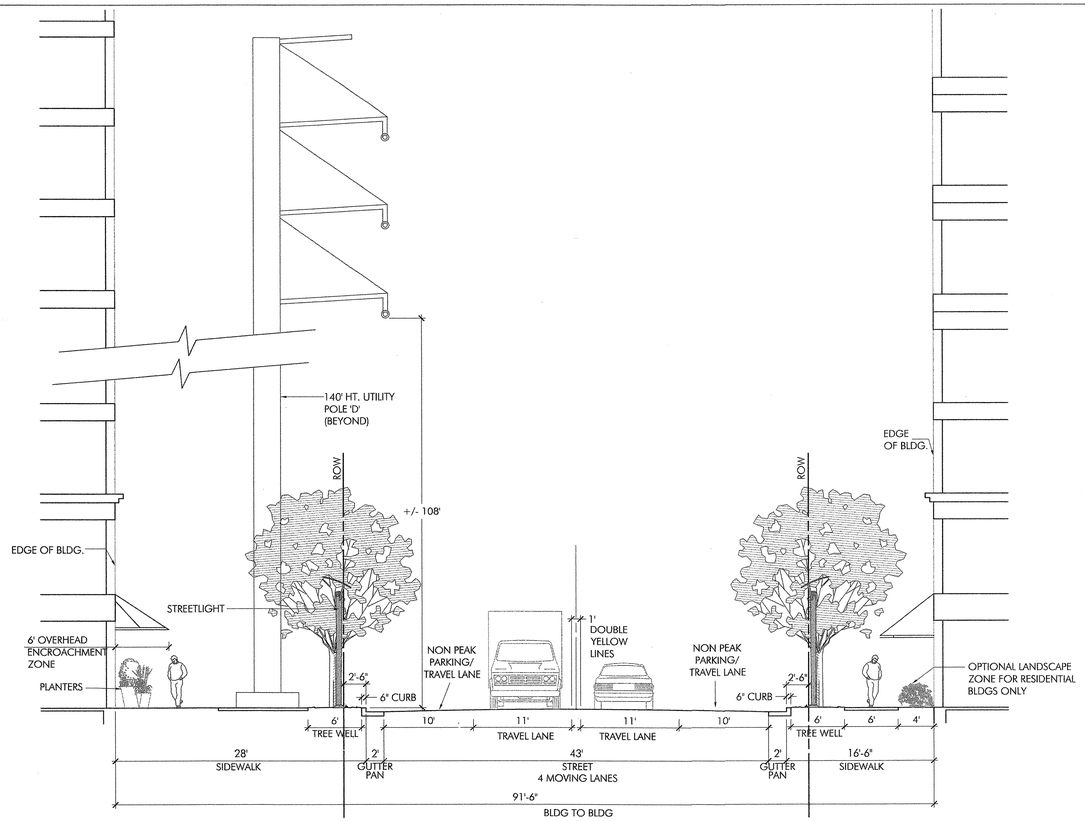
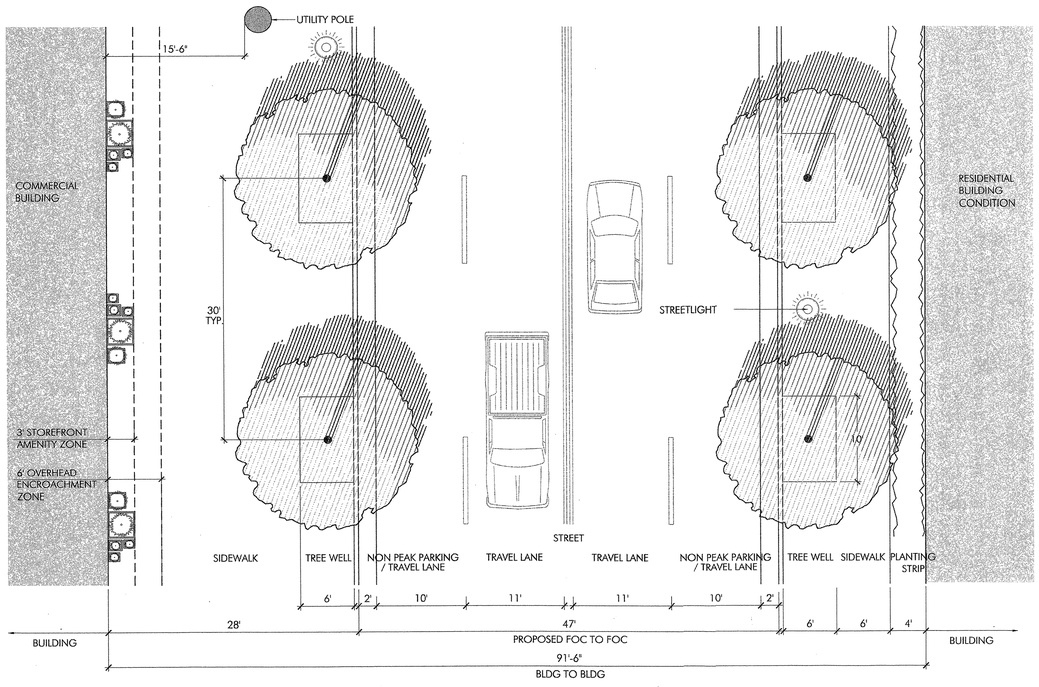
VIEW OF SITE FROM ROTUNDA

Scale: NTS

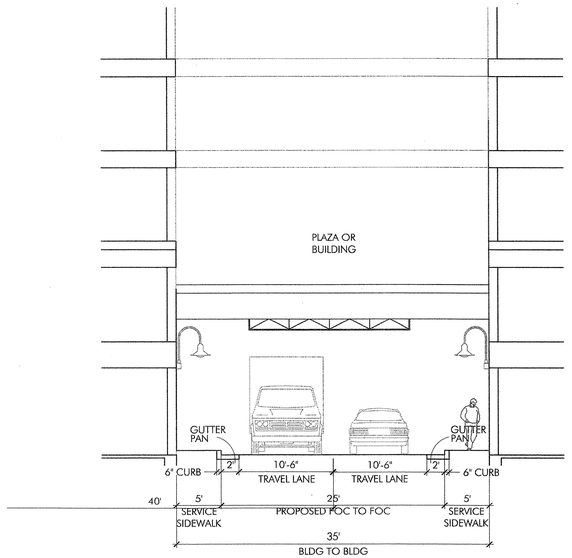
A-0.26





01 CONDOMINIUM AVENUE (COLLECTOR)

SCALE: 1/8"=1'-0"



02 PRIVATE ALLEY

SCALE: 1/8"=1'-0"

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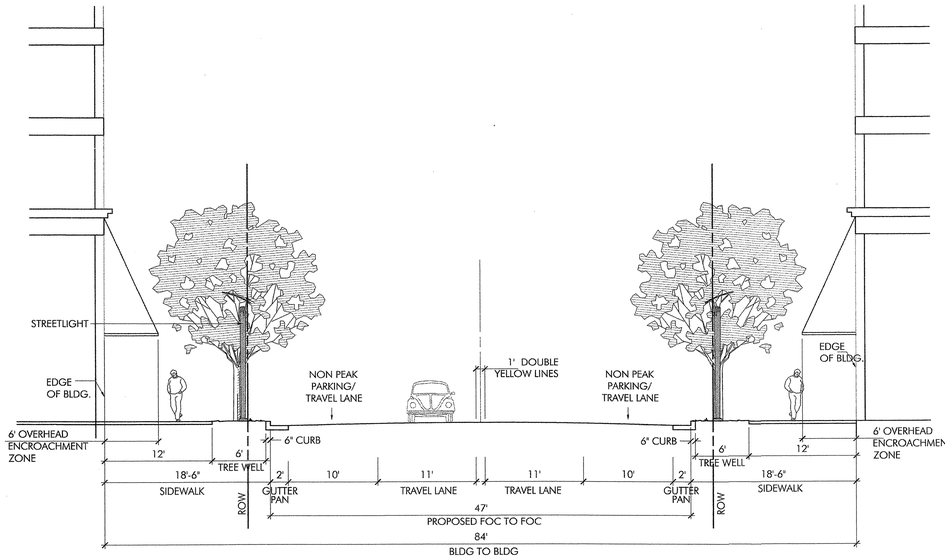
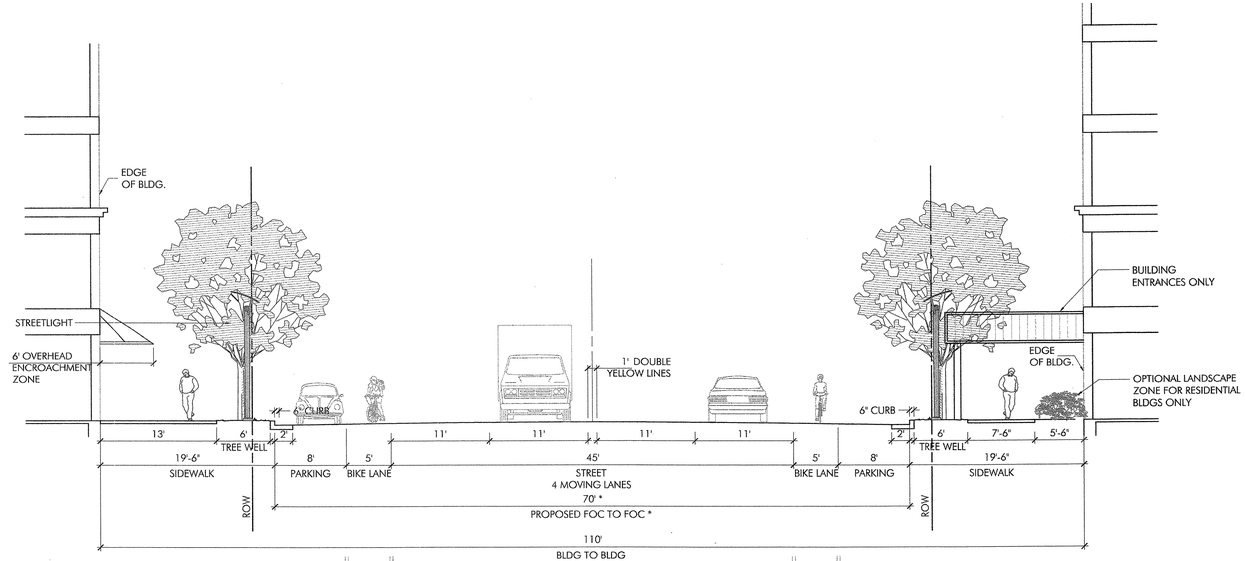
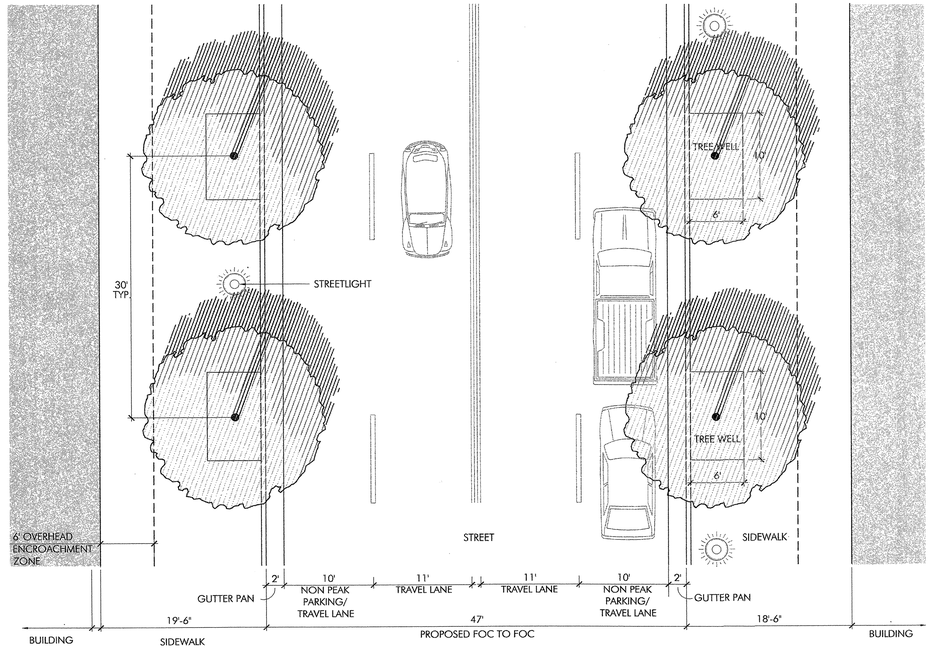
STREET SECTIONS

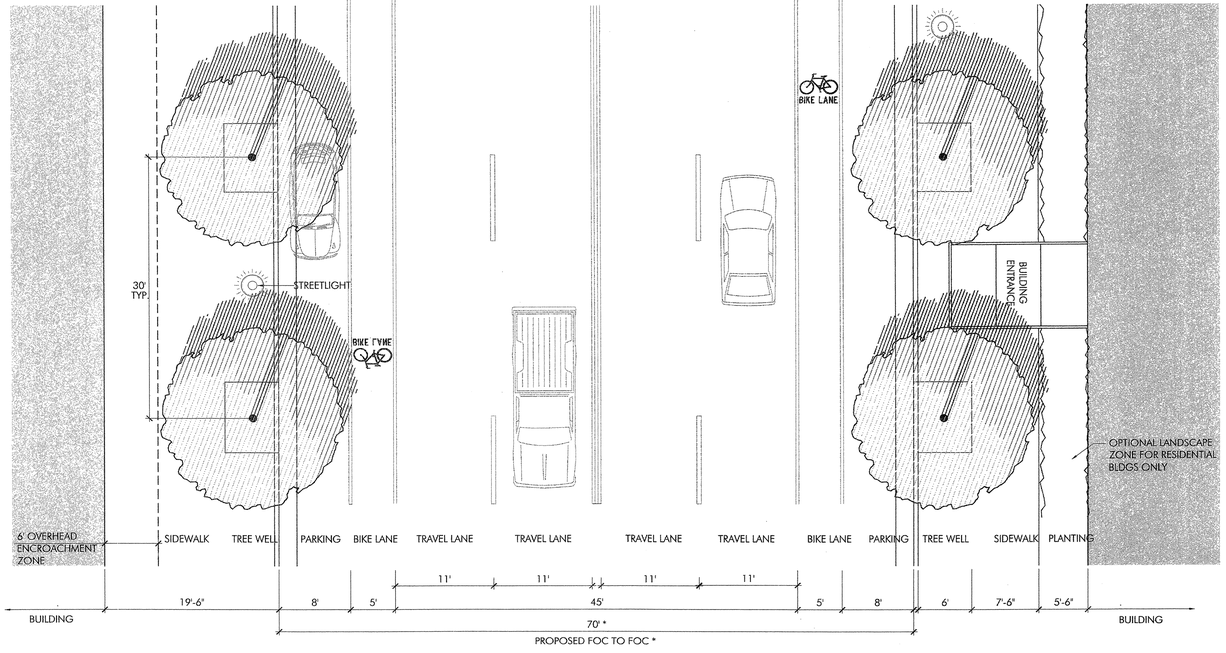
Scale: **AS NOTED**

L-1









* GREENSBORO DRIVE MAY BE LESS THAN 70' WIDE EAST OF SPRING HILL ROAD

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01 RETAIL AND MERCHANT STREET (COLLECTOR)

SCALE: 1/8"=1'-0"

02 GREENSBORO DRIVE & TYCO ROAD (AVENUE)

(BETWEEN SPRING HILL ROAD & TYCO ROAD)
SCALE: 1/8"=1'-0"

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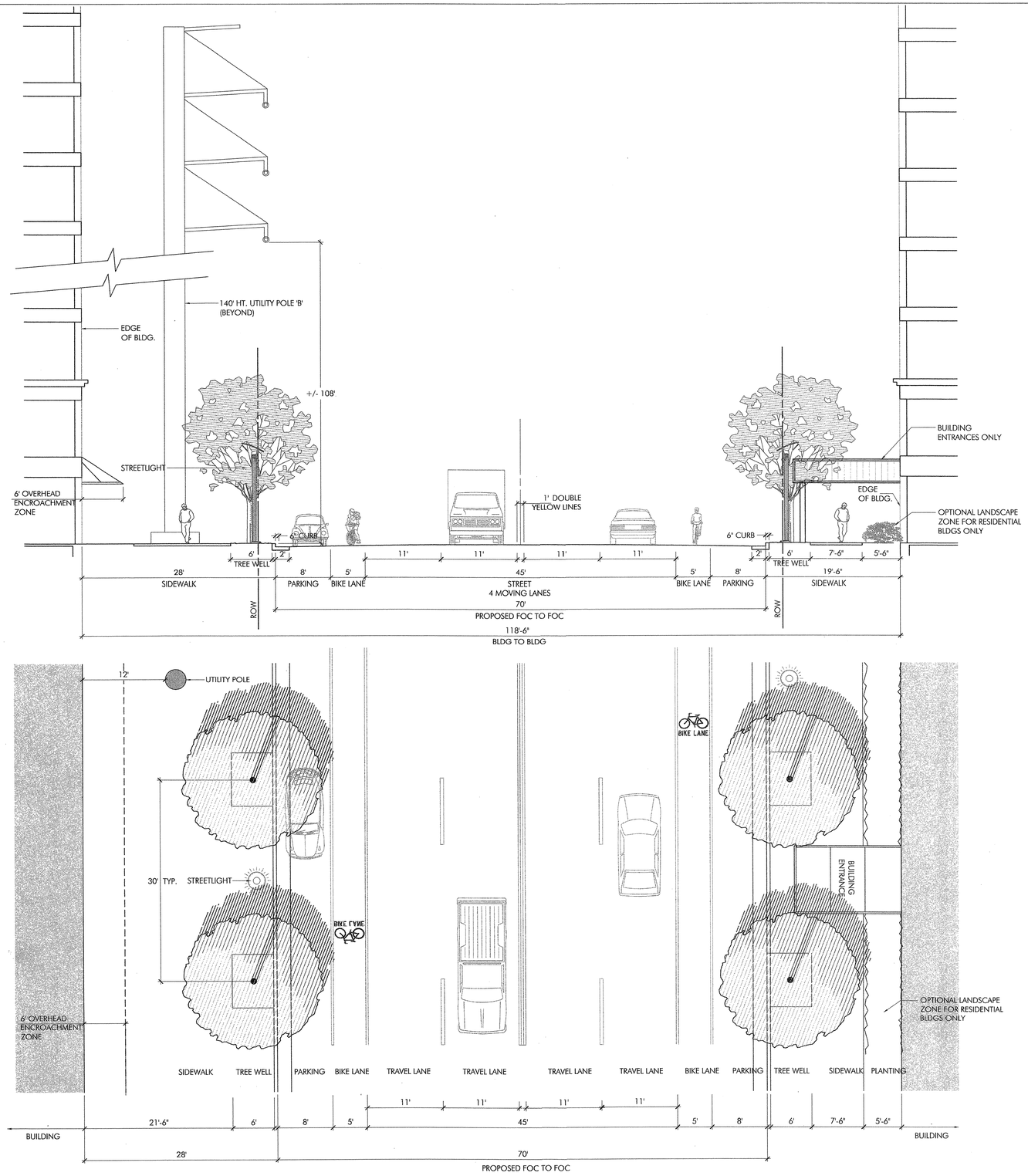
STREET SECTIONS

Scale: AS NOTED

L-2



01 SPRING HILL ROAD (AVENUE)

SCALE: 1/8"=1'-0"

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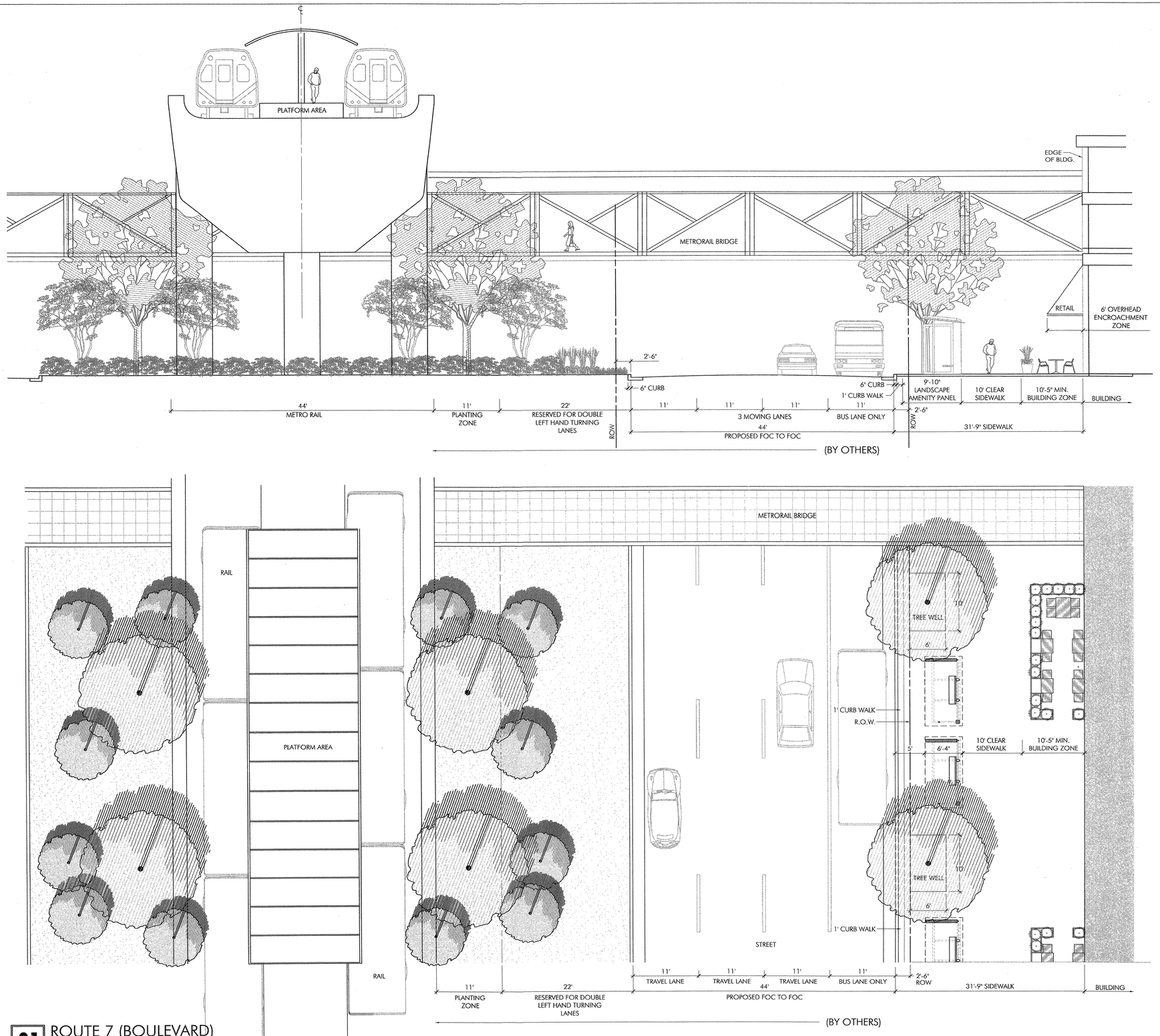
STREET SECTIONS

Scale: **AS NOTED**

L-3



01 ROUTE 7 (BOULEVARD)

SCALE: 1/8"=1'-0"

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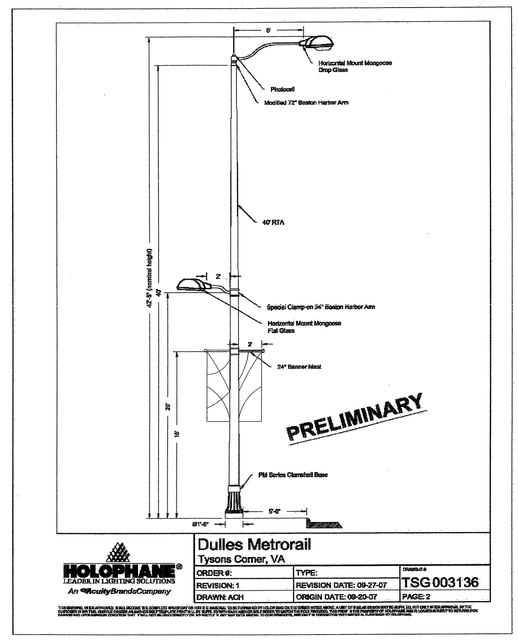

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02 DTP MWAA STREETLIGHT STANDARD

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STREET SECTIONS

Scale: AS NOTED

L-4

OVERALL PLAN

Spring Hill Station – Park Space Provided

Neighborhood 1

Public Civic Park		74,390 s.f.
Public Sky Parks		77,751 s.f.
	Total	3.49 AC

Neighborhood 2

Public Parks		58,550 s.f.
	Total	1.34 AC

Neighborhood 3

Public Parks		22,133 s.f.
	Total	0.51 AC

Total Public Parks 5.34 AC

In Addition, Spring Hill Station is providing Private Sky Parks.

Neighborhood 1	*1.10 acres*
Neighborhood 2	*.58 acres*
Neighborhood 3	*.64 acres*
Total Private Parks	*2.32 acres**

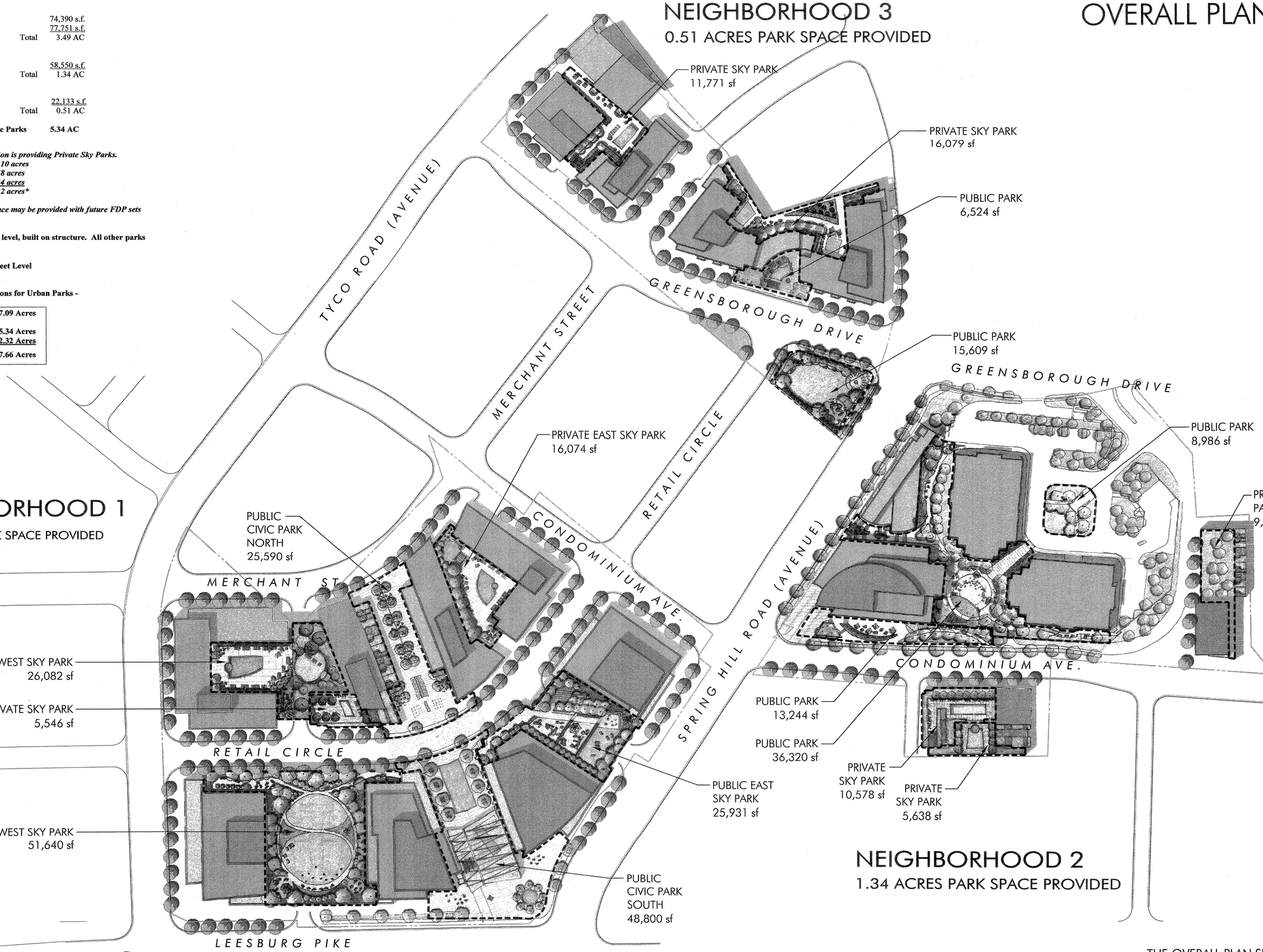
** Additional Private Park space may be provided with future FDP sets*

Note:
Sky Parks denote parks above street level, built on structure. All other parks are at-grade.

65% of Public Parks provided at Street Level

Comprehensive Plan Recommendations for Urban Parks -

Recommended:	**7.09 Acres**
Public Park Provided:	**5.34 Acres**
Private Park Provided:	**2.32 Acres**
Total Park Provided:	**7.66 Acres**



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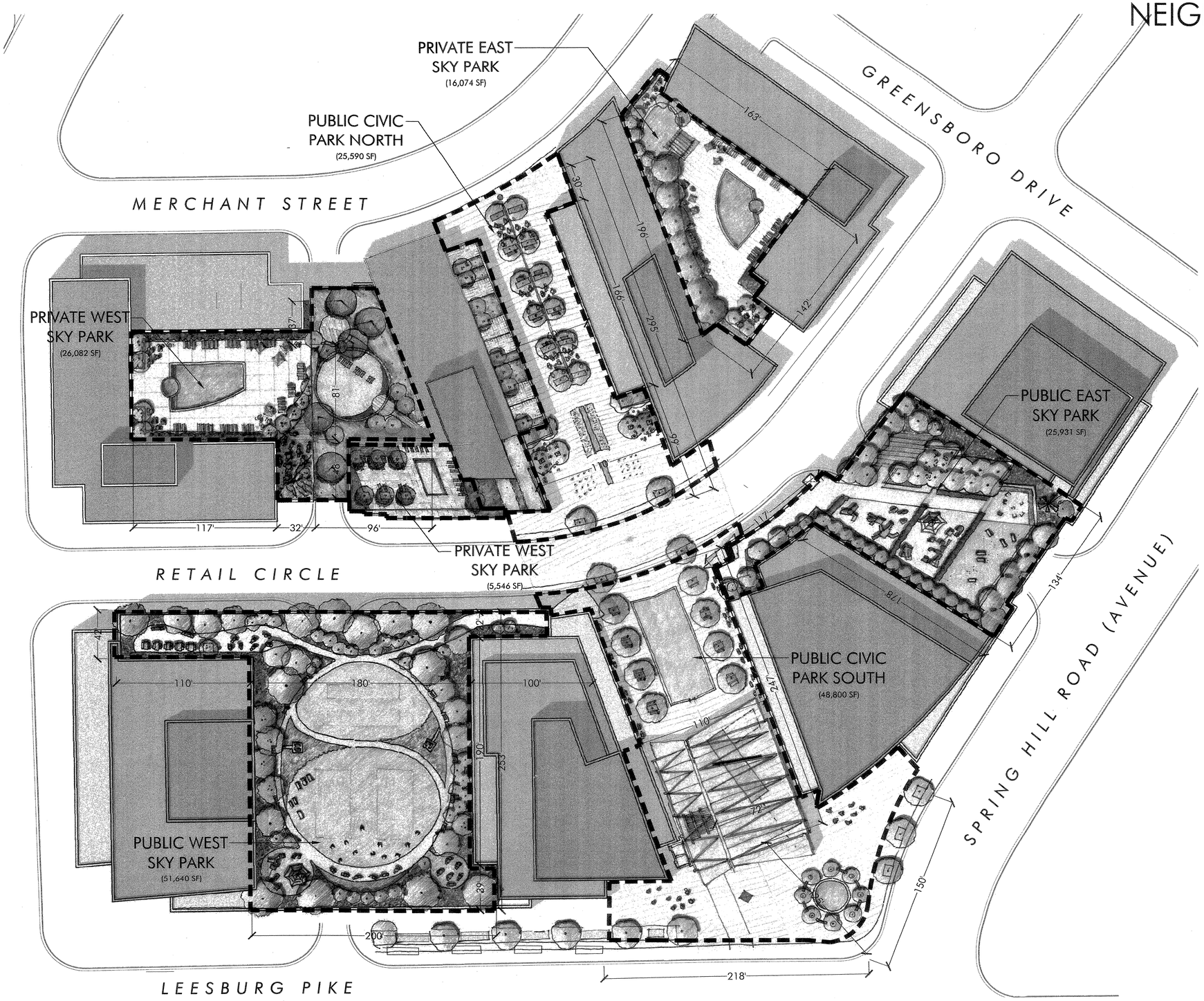
OVERALL PARKS PLAN

Scale: 1:100

L-5

NEIGHBORHOOD ONE



SCALE: 1"=40'-0" 40'-0" 80'-0" 160'-0"

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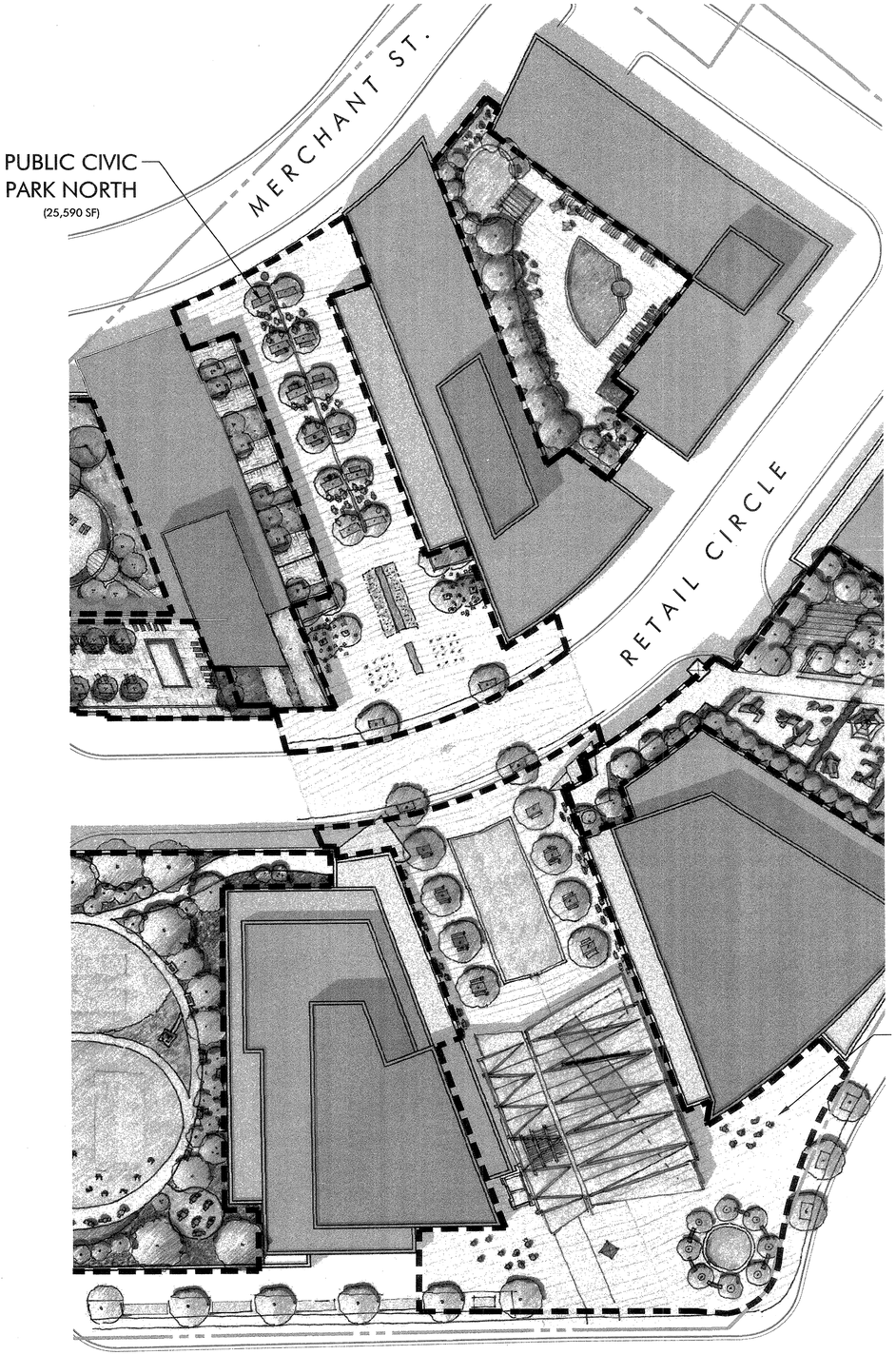
PARK PLAN
NEIGHBORHOOD 1

Scale: 1:40

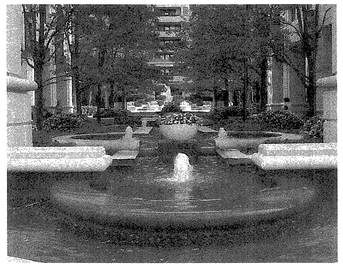
L-6



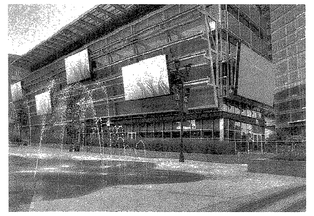
PUBLIC CIVIC PARK ELEMENTS

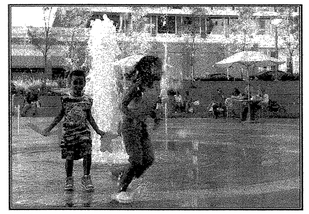
NEIGHBORHOOD ONE

PROMENADE SCALE



VIDEO MEGA SCREENS



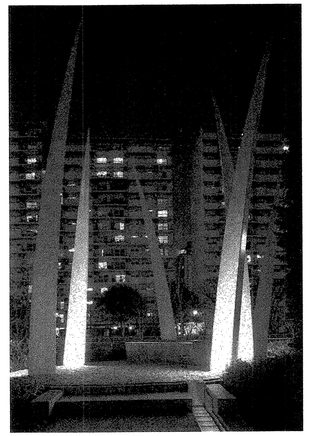


INTERACTIVE FOUNDATIONS

SIDEWALK CAFES

MOVABLE STAGE

RAISED FOUNDATION



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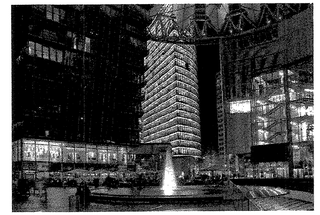
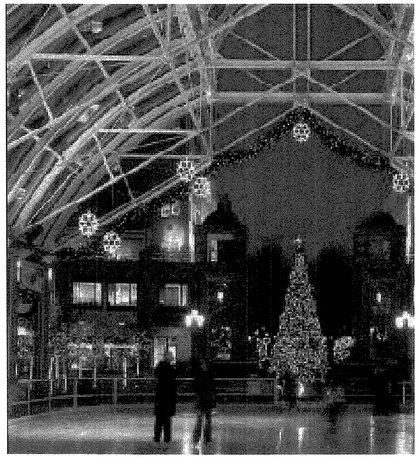
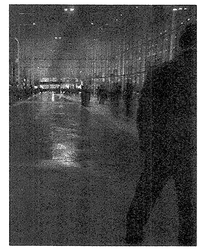
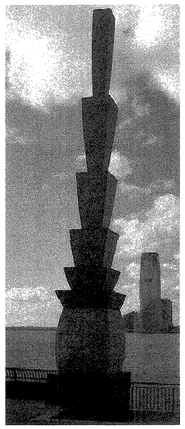


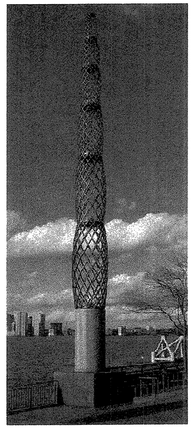


SEASONAL ICE SKATING



WATER SCRIM





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PARK PLAN

Scale: 1:40

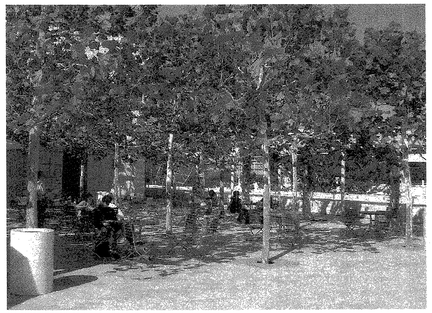
L-7

PUBLIC EAST SKY PARK ELEMENTS

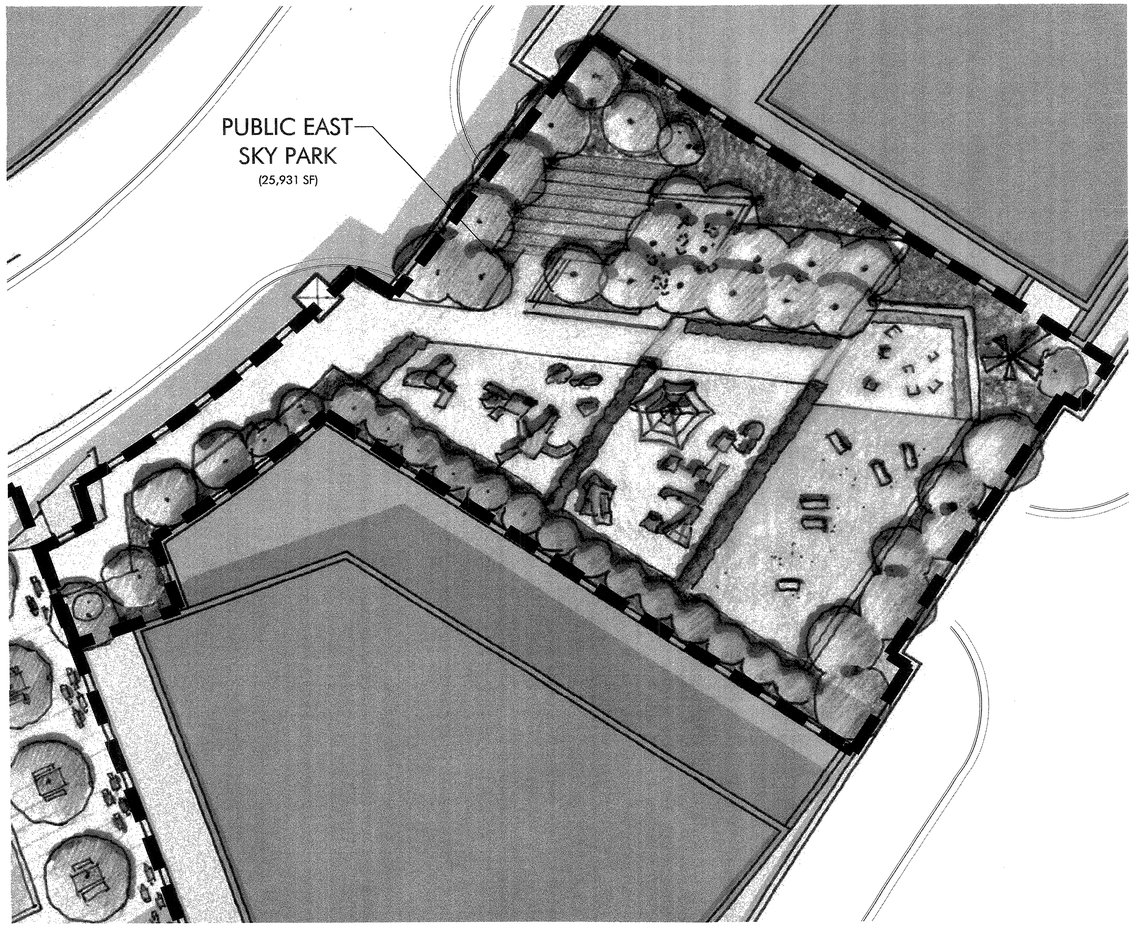
NEIGHBORHOOD ONE

PLAY AREAS

OUTDOOR CAFE ON RAISED TERRACE



LOOSE CHAIRS THROUGHOUT SKY PARKS



SCALE:
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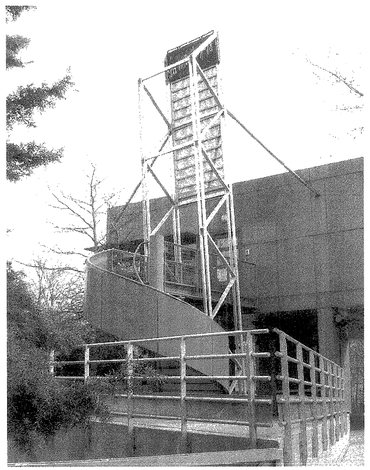
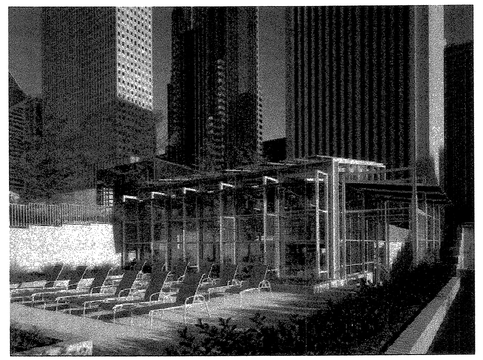
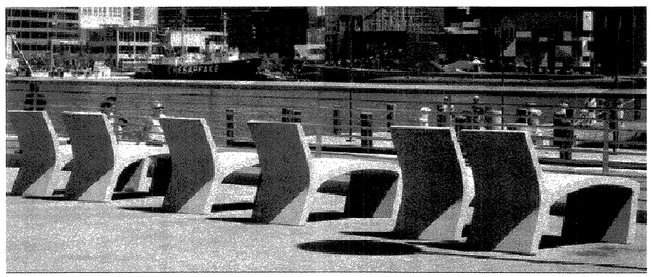
20'-0" 40'-0" 80'-0"



POSSIBLE BIKE STATION CAFE KIOSK OR VENDING



BIKE STATION AT MILLENNIUM PARK



LOUNGE CHAIRS ON LAWN

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PARK PLAN

Scale: 1:20

L-8

PUBLIC WEST SKY PARK ELEMENTS

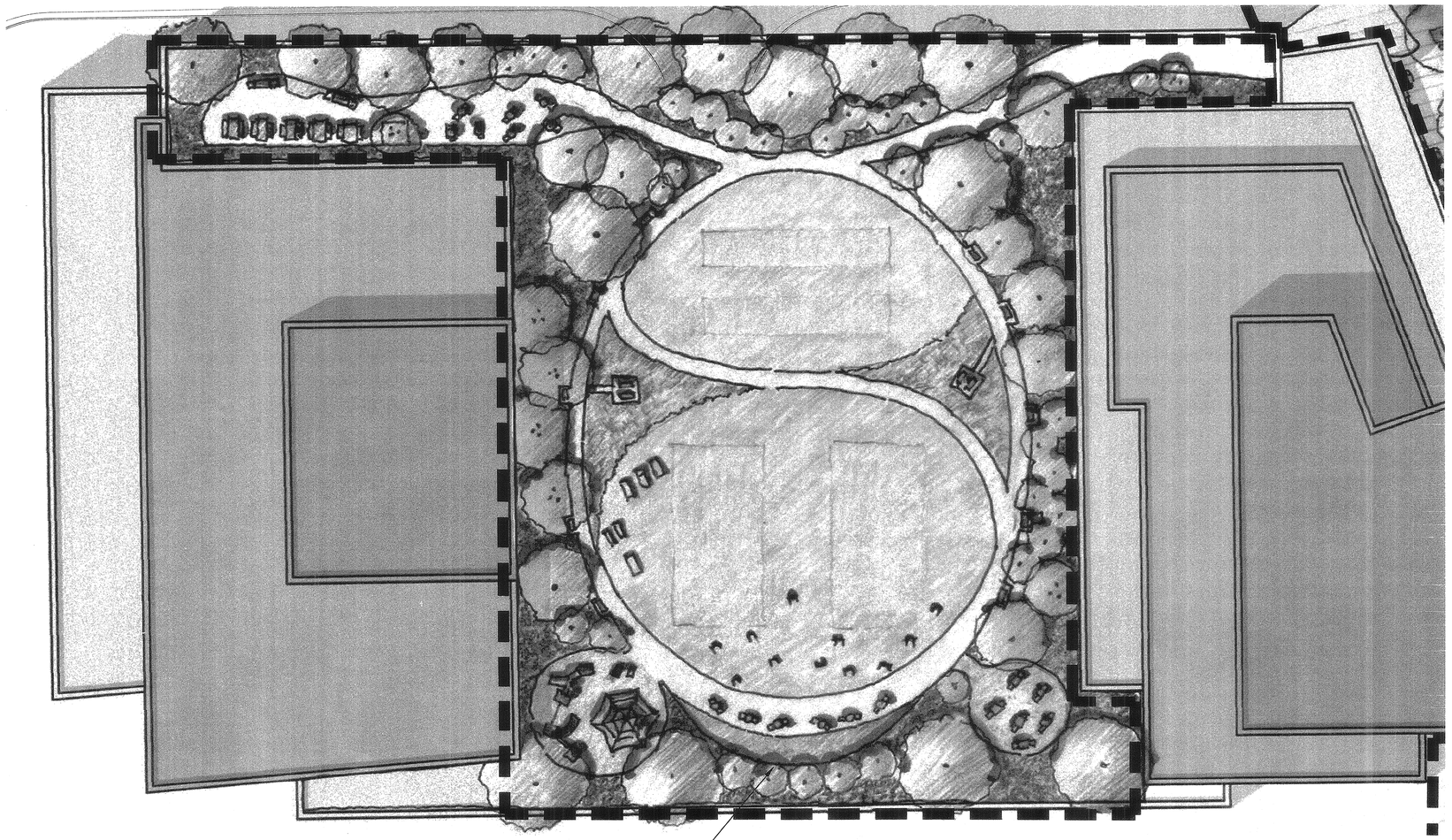
NEIGHBORHOOD ONE

OUTDOOR MOVIES IN THE PARK

OUTDOOR TABLE TENNIS (OPTIONAL)

OUTDOOR PICNIC

GARDEN EDGE TREATMENT



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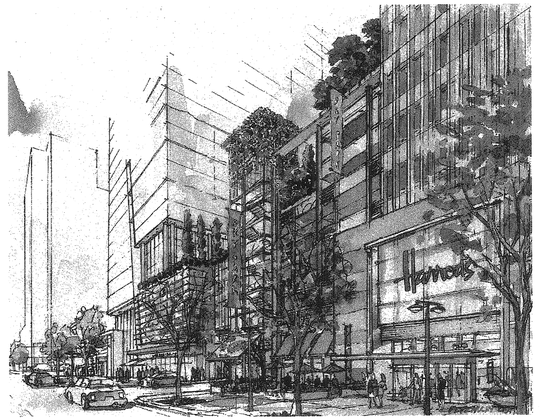
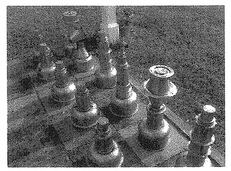
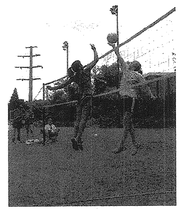
PUBLIC WEST SKY PARK
(51,640 SF)



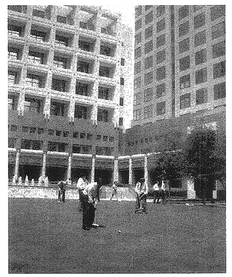
STREET VIEW OF SKY PARK ACCESS



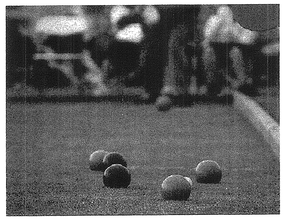
BOARD GAMES IN THE 'BOARD' ROOM



LAWN VOLLEYBALL



CROQUET LAWN



BOCCE LAWN

LOOSE CHAIR SEATING THROUGHOUT PARK

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PARK PLAN

Scale: 1:40

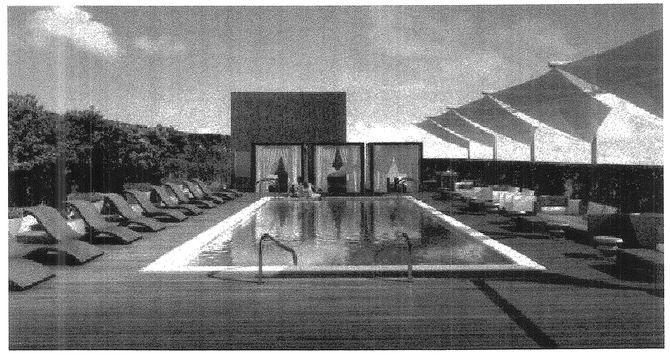
L-9

PRIVATE EAST SKY PARK ELEMENTS

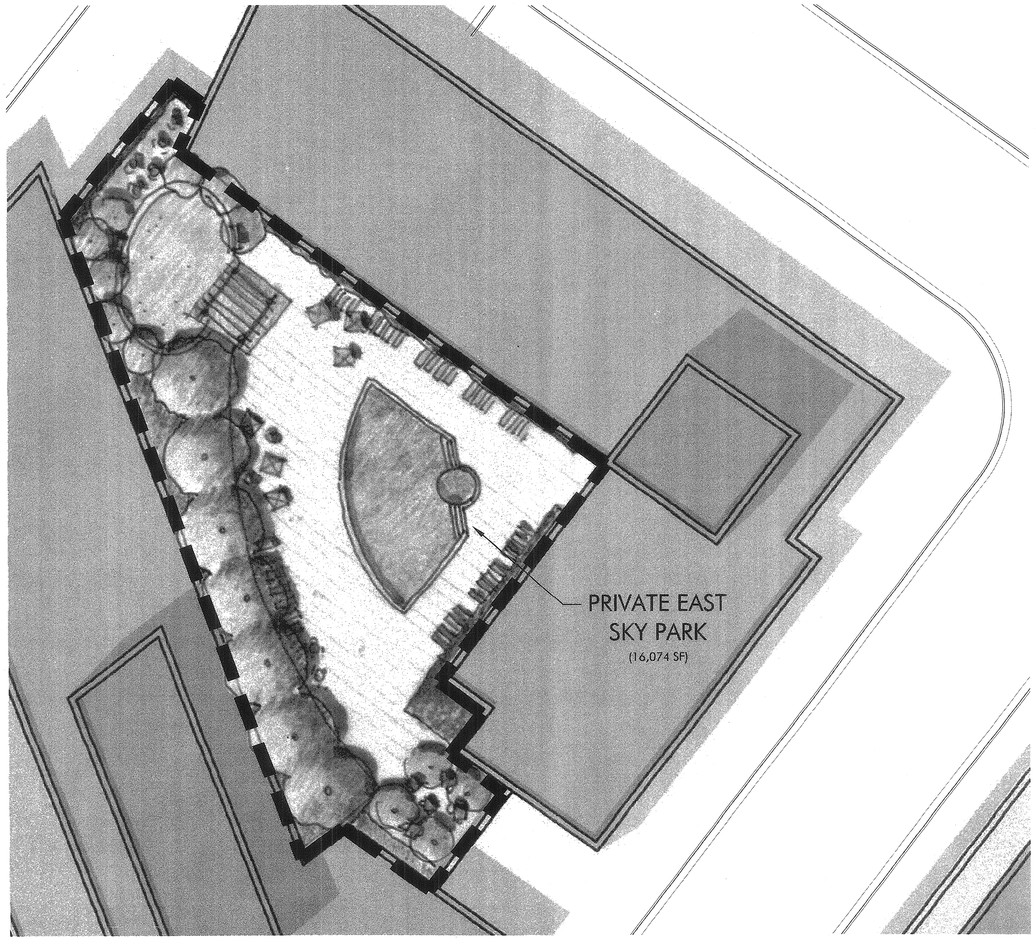
NEIGHBORHOOD ONE

GARDEN EDGE TREATMENT

POOL



POOL



SCALE:
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GARDEN EDGE TREATMENT

SEATING

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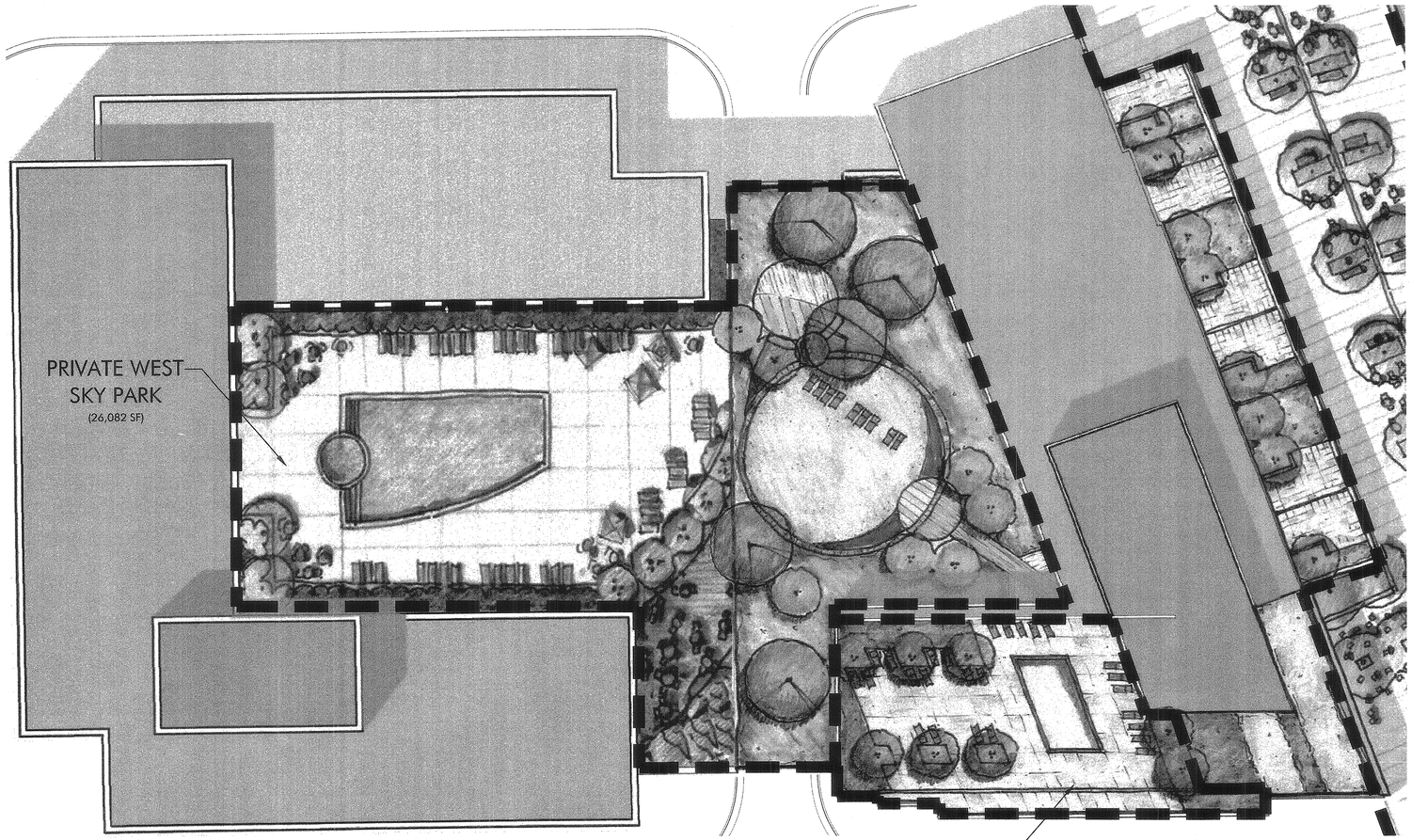
PARK PLAN

Scale:
1:20

L-10

PRIVATE WEST SKY PARK ELEMENTS

NEIGHBORHOOD ONE



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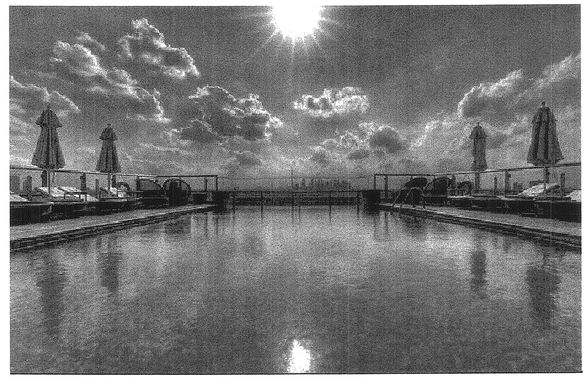
GARDEN EDGE TREATMENT



POOL

LOOSE TABLES AND CHAIRS IN GARDEN

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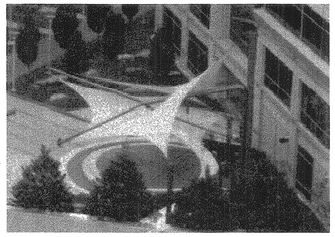
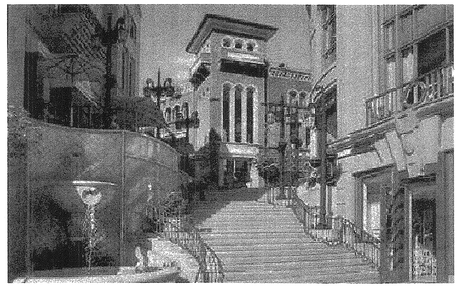
PARK PLAN

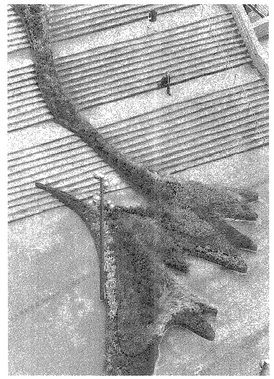
Scale: 1:20

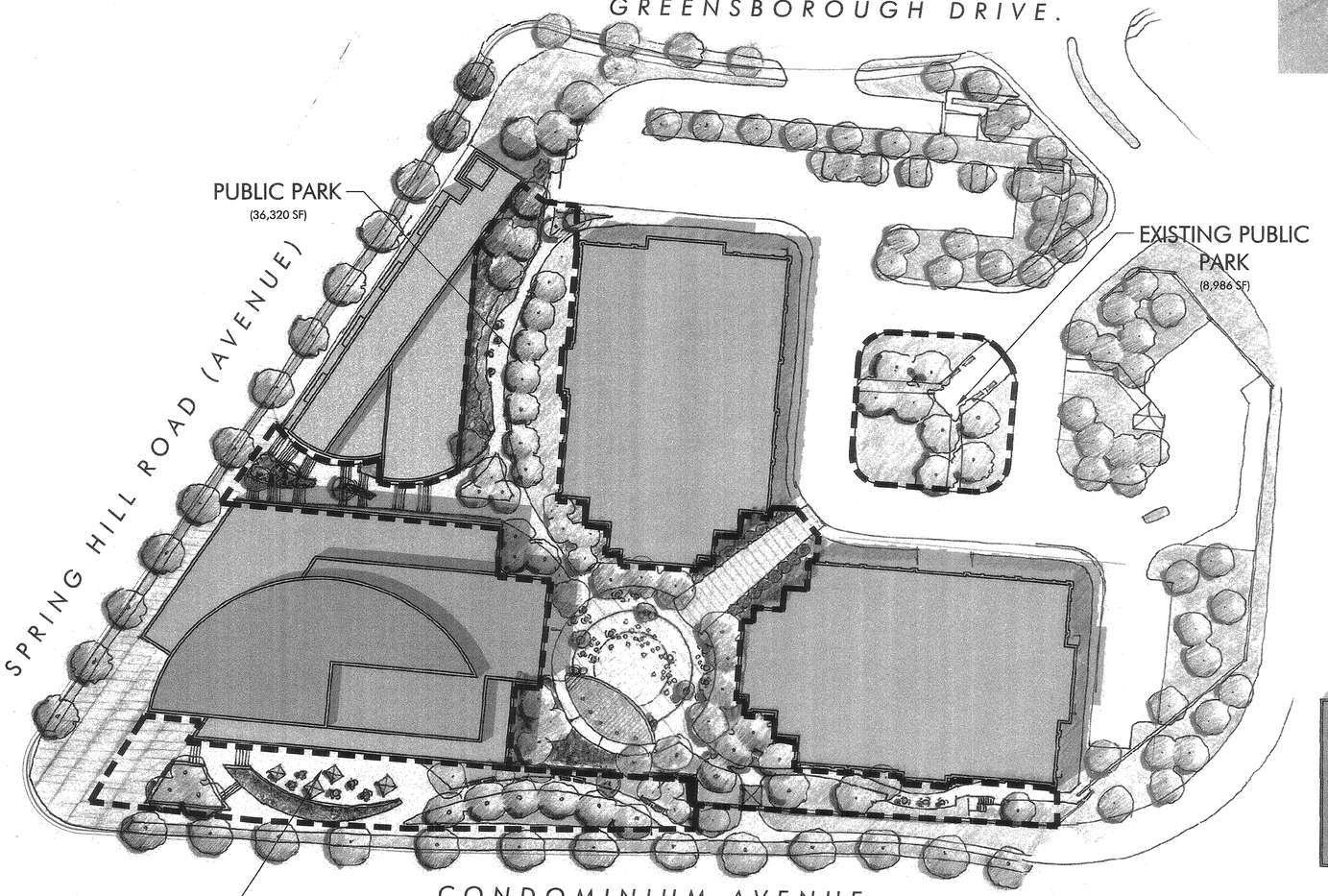
L-11

NEIGHBORHOOD TWO









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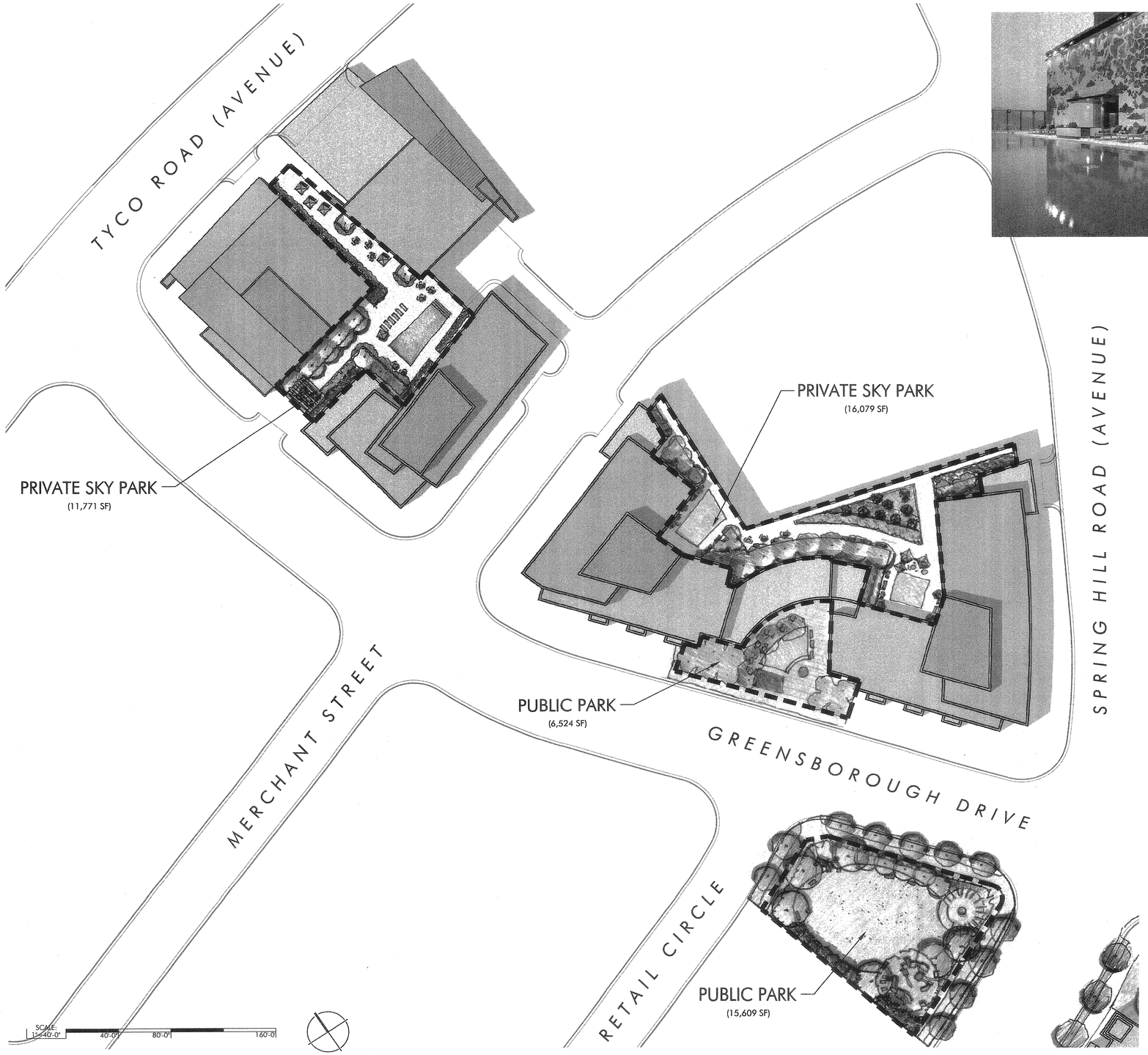
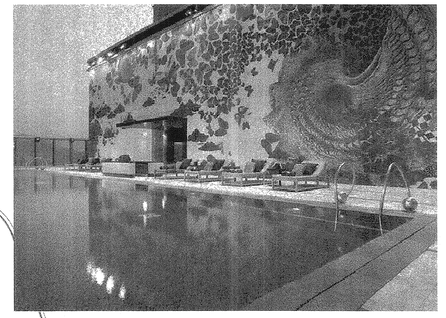
PARK PLANS

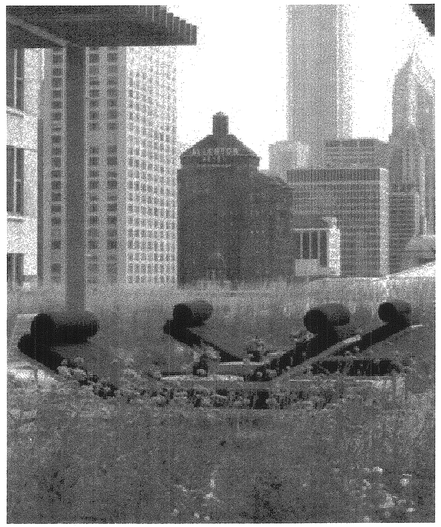
Scale: 1:20

L-12

NEIGHBORHOOD THREE







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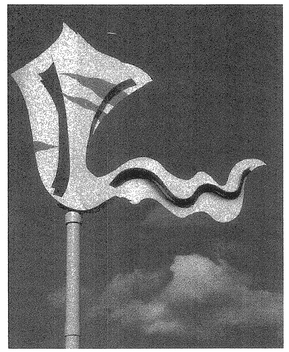
PARK PLANS

Scale: 1:20

L-13

GREENSBORO PARK ELEMENTS

NEIGHBORHOOD TWO

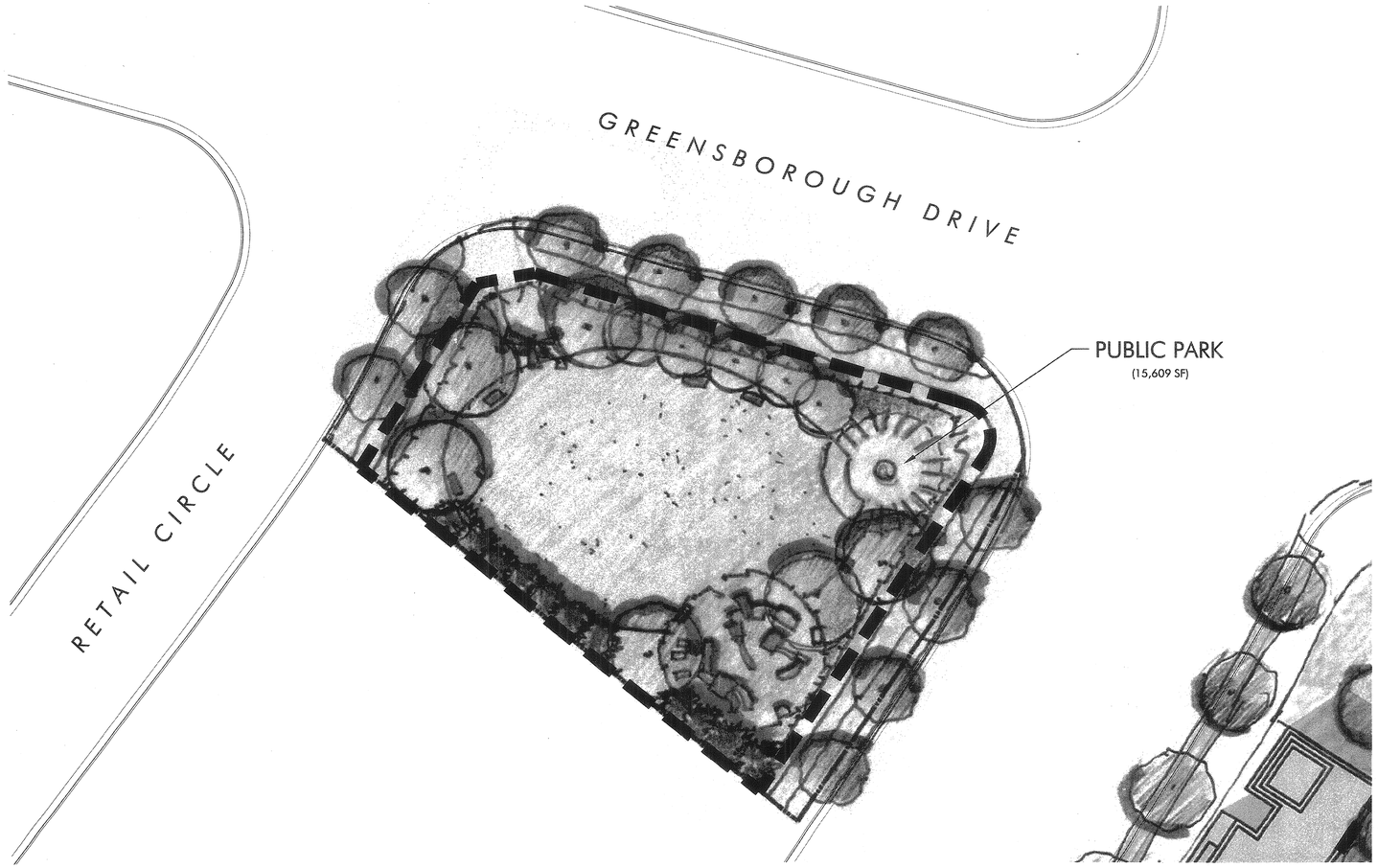


SCULPTURAL FLAG

PERGOLA STRUCTURE

CLIMBING STRUCTURE

PLAY AREA



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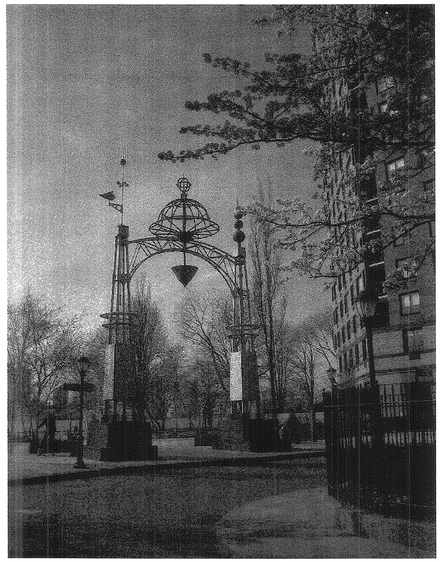

ART OPPORTUNITY AT ENTRY

PERGOLA STRUCTURE

SCULPTURAL ENTRY

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PARK PLAN

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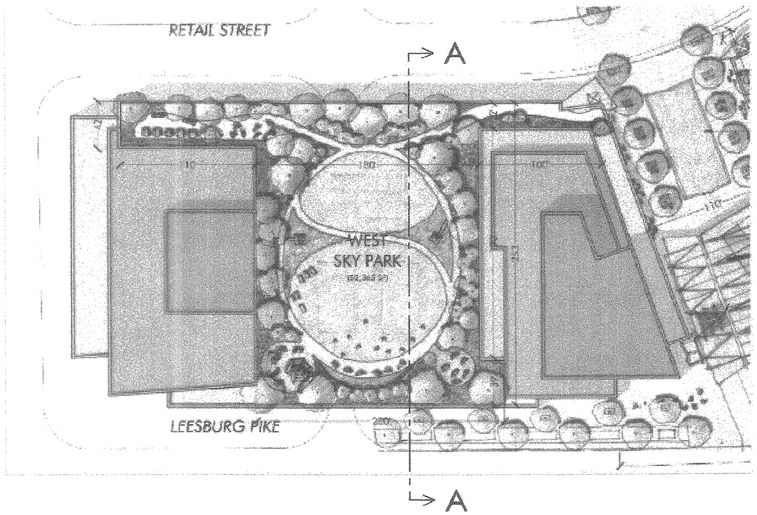
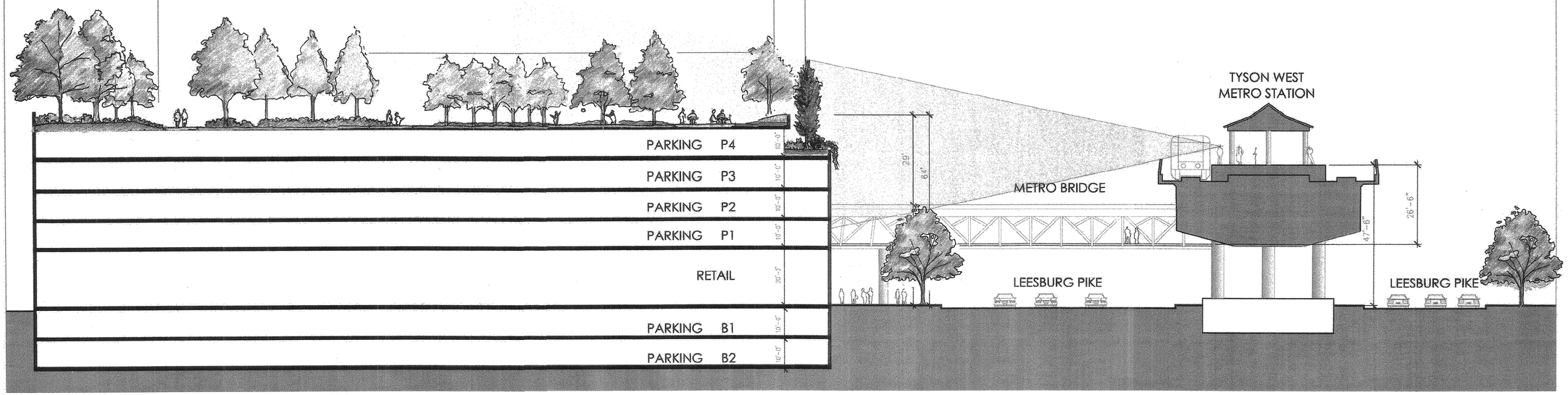
L-14

STREET VIEW OF SKY PARK ACCESS FROM LEESBURG PIKE

PARTIAL PLAN OF NEIGHBORHOOD I





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ROOF SECTION

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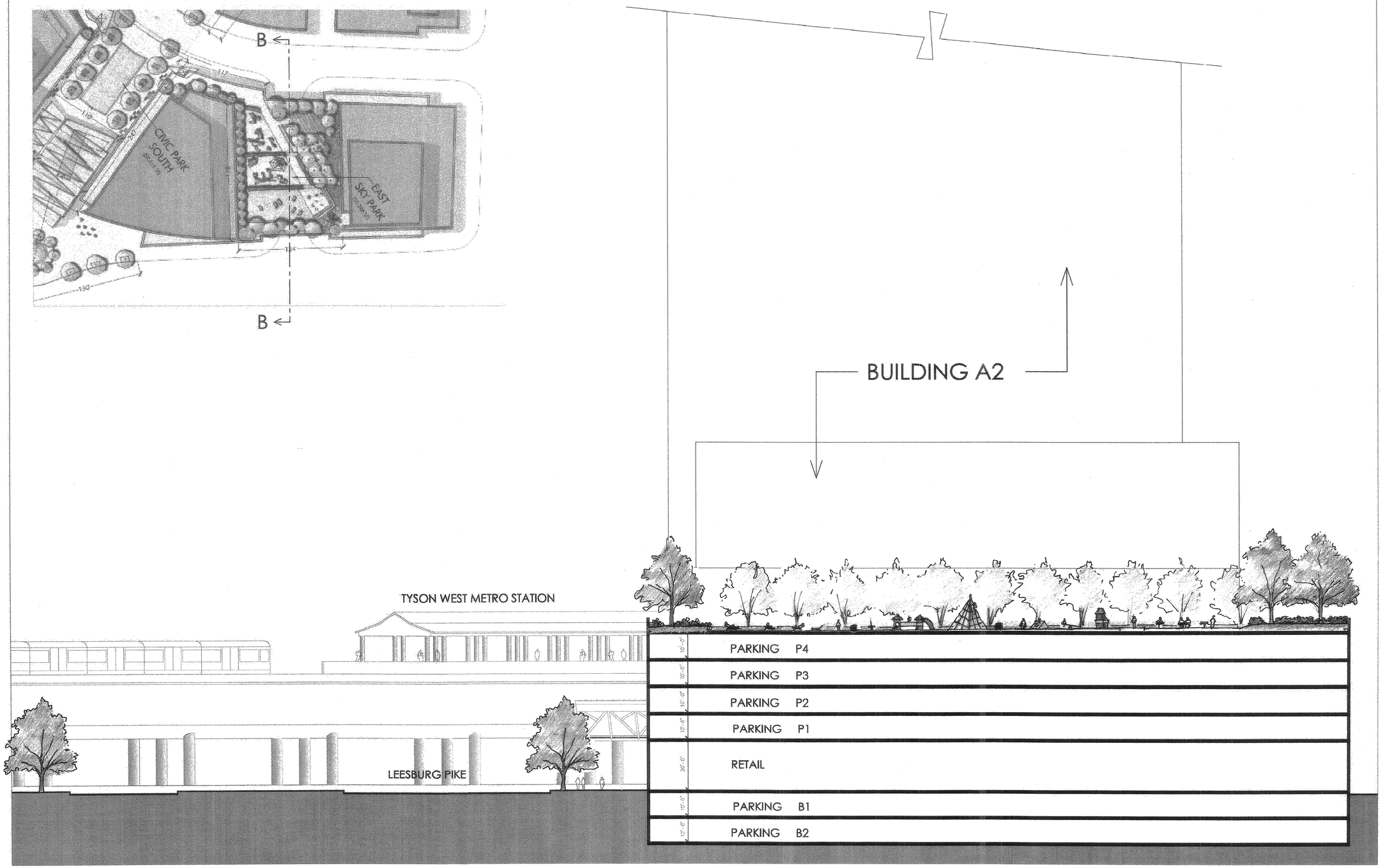
L-15

PARTIAL PLAN OF NEIGHBORHOOD I



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ROOF SECTION

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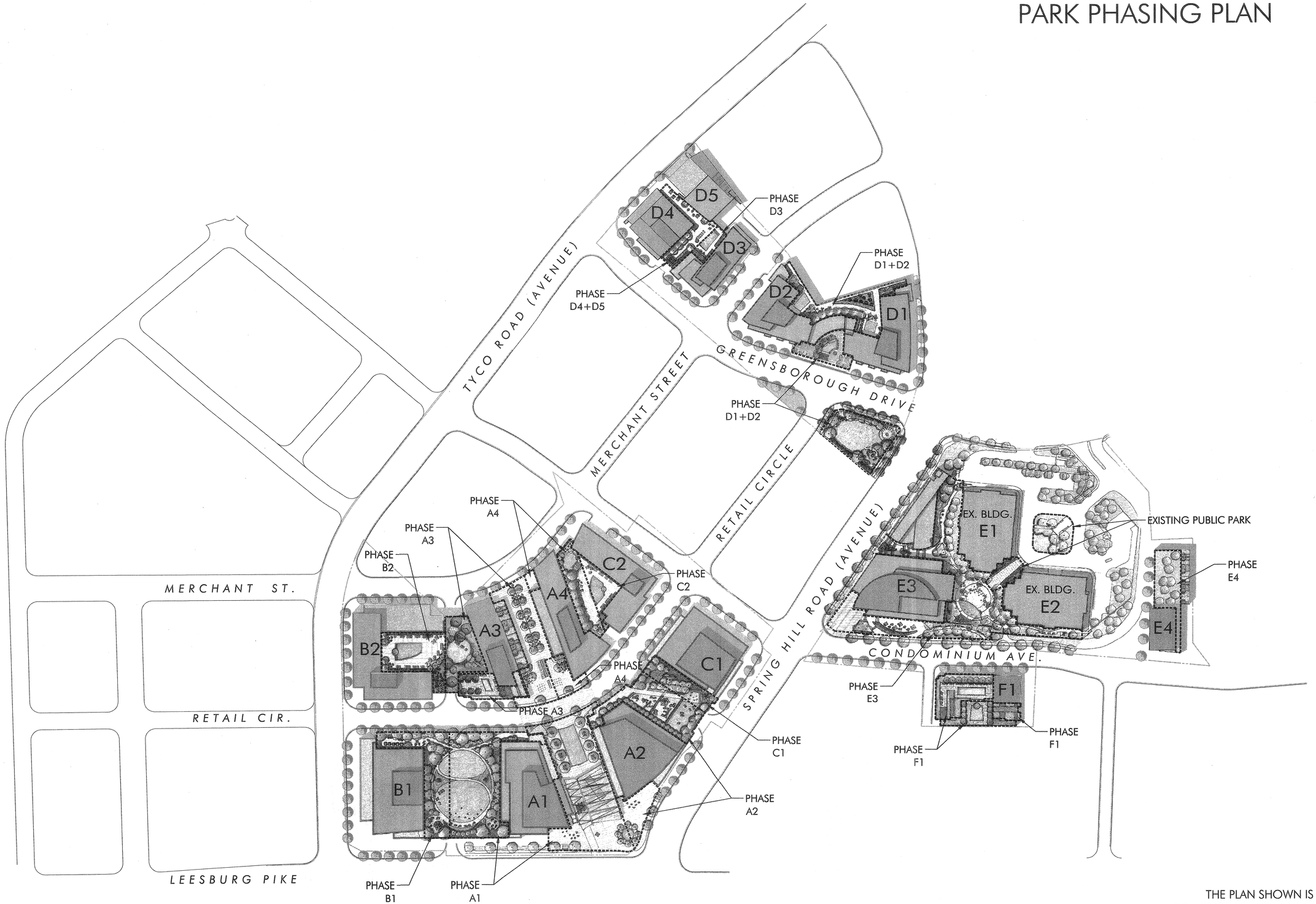
L-16

PARK PHASING PLAN



SCALE: 1"=100'-0"
100'-0" 200'-0" 400'-0"

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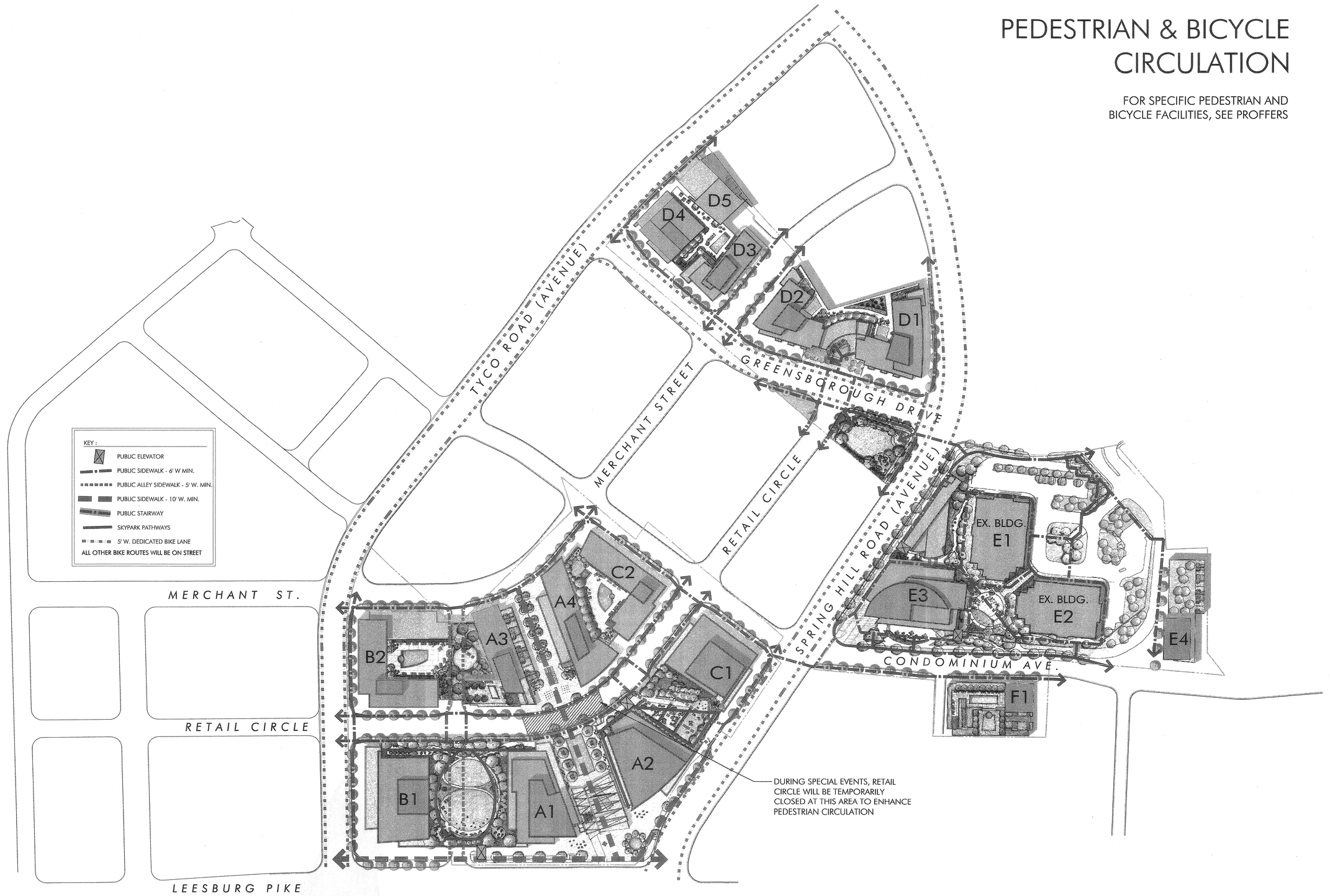
PARK PHASING PLAN

Scale: 1:100

L-17

PEDESTRIAN & BICYCLE CIRCULATION

FOR SPECIFIC PEDESTRIAN AND BICYCLE FACILITIES, SEE PROFFERS



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PEDESTRIAN CIRCULATION

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