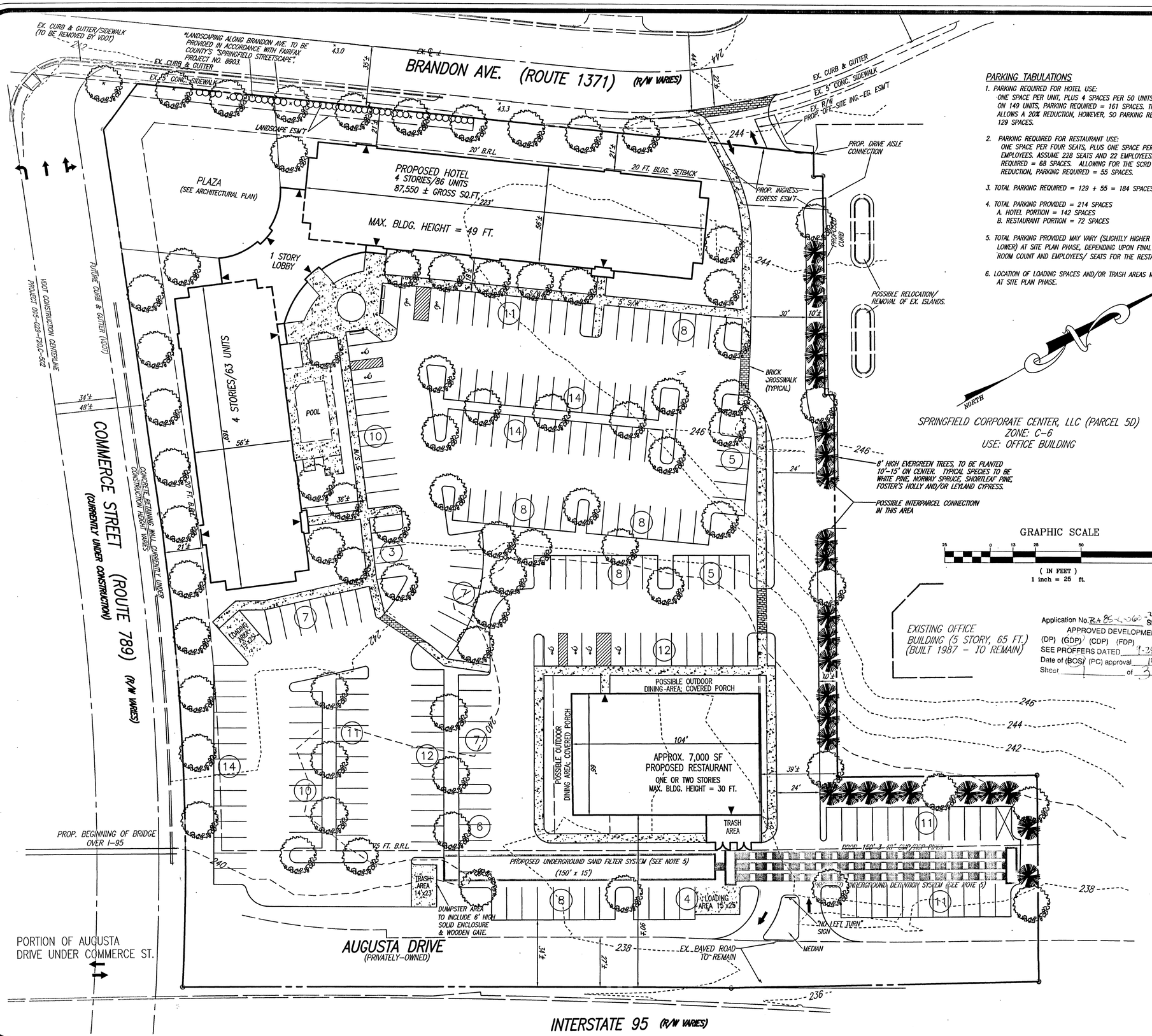
99-018-HA



PARKING TABULATIONS

1. PARKING REQUIRED FOR HOTEL USE:
   ONE SPACE PER UNIT, PLUS 4 SPACES PER 50 UNITS. BASED ON 149 UNITS, PARKING REQUIRED = 161 SPACES. THE SCRD ALLOWS A 20% REDUCTION, HOWEVER, SO PARKING REQUIRED = 129 SPACES.
2. PARKING REQUIRED FOR RESTAURANT USE:
   ONE SPACE PER FOUR SEATS, PLUS ONE SPACE PER TWO EMPLOYEES. ASSUME 228 SEATS AND 22 EMPLOYEES. PARKING REQUIRED = 68 SPACES. ALLOWING FOR THE SCRD 20% REDUCTION, PARKING REQUIRED = 55 SPACES.
3. TOTAL PARKING REQUIRED = 129 + 55 = 184 SPACES
4. TOTAL PARKING PROVIDED = 214 SPACES
   A. HOTEL PORTION = 142 SPACES
   B. RESTAURANT PORTION = 72 SPACES
5. TOTAL PARKING PROVIDED MAY VARY (SLIGHTLY HIGHER OR LOWER) AT SITE PLAN PHASE, DEPENDING UPON FINAL HOTEL ROOM COUNT AND EMPLOYEES/ SEATS FOR THE RESTAURANT.
6. LOCATION OF LOADING SPACES AND/OR TRASH AREAS MAY SHIFT AT SITE PLAN PHASE.

Application No. RA 85-L-060-2 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-28-00
Date of (BOS) (PC) approval 10-23-00
Sheet 1 of 3

GENERAL NOTES

1. THIS REQUEST IS FOR THE FOLLOWING:
   A) A PROFFER CONDITION AMENDMENT TO PCA 78-S-046-2;
   B) A PROFFER CONDITION AMENDMENT TO PCA 85-L-060 (BOTH APPROVED WITH ONE GDP AND ONE SET OF PROFFERS);
   C) A SPECIAL EXCEPTION AMENDMENT TO SE 85-L-016, GRANTED FOR ADDITIONAL HEIGHT TO THE EXISTING OFFICE BUILDING LOCATED ON PARCEL 5D, BUT INCLUDED THE ENTIRE AREA OF BOTH PARCELS 5C AND 5D; AND
   D) A SPECIAL EXCEPTION (SE-00-L-013) TO PROVIDE A HOTEL USE ON PARCEL 5C AS REQUIRED IN THE C-6 COMMUNITY RETAIL COMMERCIAL DISTRICT (CATEGORY 5);
   E) A SPECIAL EXCEPTION (SE-00-L-013) FOR MODIFICATIONS TO THE SETBACK AND PARKING PROVISIONS FOR THE SPRINGFIELD COMMERCIAL REVITALIZATION DISTRICT (CATEGORY 6).
2. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 80-4-((1)), PARCEL 5C.
3. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF SCC REALTY CORP., AS RECORDED IN DB 09269, PG. 1401, AMONG THE LAND RECORDS OF FAIRFAX COUNTY.
4. BOUNDARY AND TOPOGRAPHY INFORMATION IS FROM FIELD-RUN SURVEYS DONE BY THIS FIRM IN 1999.
5. STORMWATER MANAGEMENT AND BMP FACILITIES WILL GENERALLY BE PROVIDED AS SHOWN, UNLESS OTHERWISE WAIVED OR MODIFIED.
6. THERE ARE NO 100 YEAR FLOODPLAINS, ENVIRONMENTAL QUALITY CORRIDORS, OR RESOURCE PROTECTION AREAS ON THIS SITE.
7. ACCORDING TO THE DEEDS OF RECORD FOR THIS PARCEL, THE COUNTY'S PUBLISHED ZONING AND TOPOGRAPHY MAPS, AND FROM AN ON-SITE VISIT, NO DELINEATION OF ANY GRAVE OBJECT OR STRUCTURE MARKING A BURIAL SITE WAS INDICATED ON THIS PROPERTY.
8. THE TRAIL ON THE NORTH SIDE OF COMMERCE STREET, AS SHOWN ON THE COMPREHENSIVE TRAIL MAP, WILL BE PROVIDED BY VDOT, WITHIN THE RIGHT-OF-WAY, AS PART OF THE COMMERCE STREET ROAD IMPROVEMENTS (CURRENTLY UNDER CONSTRUCTION).
9. THE FOOTPRINTS OF THE BUILDINGS SHOWN HEREON ARE PRELIMINARY AND MAY BE MODIFIED AT THE SITE PLAN PHASE, AS LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZE AND SHAPE OF THE BUILDINGS ARE ALSO PRELIMINARY AND MAY VARY, AND THE EXACT LOCATION OF THE BUILDINGS, AND RELATED PEDESTRIAN WALKWAYS, NUMBER OF EMPLOYEES, RESTAURANT SEATS, HOTEL UNITS, PARKING SPACES, ETC. AS SHOWN IN THE TABULATION MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENT.

   THE FLOOR AREAS AND THE BUILDING HEIGHTS THAT ARE REPRESENTED ARE TO BE CONSIDERED MAXIMUMS, AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES ARE TO BE DEEMED MINIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF FLOOR AREA THAN THAT REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT AND ASSOCIATED PARKING LOT LAYOUT MAY BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED, SO LONG AS THEY DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

   THE LOCATION OF SIDEWALKS, AND UTILITIES SHOWN ARE PRELIMINARY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN.
10. THIS SITE SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
11. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION, LOCATED ON THIS SITE. NO ADVERSE EFFECTS ON THE NEIGHBORING PROPERTIES ARE ANTICIPATED BY THE PROPOSED DEVELOPMENT.
12. IT IS ANTICIPATED THAT DEVELOPMENT WILL BEGIN WITHIN 6 MONTHS AFTER FINAL SITE PLAN APPROVAL.
13. BASED ON PRELIMINARY INVESTIGATION, NO HAZARDOUS WASTES OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, TREATED OR DISPOSED OF ON THIS SITE.
14. THE APPLICANT HAS ALSO REQUESTED A COMPREHENSIVE PLAN AMENDMENT TO RE-PLAN THIS SITE FROM "HIGH DENSITY RESIDENTIAL" TO "MIXED USE".
15. EXCEPT AS NOTED, THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE COUNTY REGULATIONS.

SITE & ZONING TABULATIONS

SITE AREA: 4.3427 AC. = 189,168 SQ.FT

ZONING: C-6 COMMUNITY RETAIL COMMERCIAL DISTRICT
SPRINGFIELD COMMERCIAL REVITALIZATION DISTRICT (SCRD)
SIGN CONTROL OVERLAY DISTRICT
HIGHWAY CORRIDOR OVERLAY DISTRICT (PARTIAL)

HOTEL BUILDING = 87,550 SQ. FT.
RESTAURANT = 7,000 SQ. FT.
TOTAL GFA = 94,550 SQ.FT.

FLOOR AREA RATIO ALLOWED = .40 IN THE C-6 DISTRICT, UP TO 0.50 WITH BOARD OF SUPERVISORS APPROVAL IN CONJUNCTION WITH A SPECIAL EXCEPTION. APPROVED PROFFER (#11 OF PCA 78-S-046-1 AND RZ 85-L-060) ALLOWS AN FAR NOT TO EXCEED 0.70 FOR THIS SITE.

FLOOR AREA RATIO PROVIDED = (87,550 + 7,000) = 0.50
189,168

MAX. BUILDING HEIGHT ALLOWED = 50 FT.
MAX. BUILDING HEIGHT PROPOSED = 49 FT.

BULK REGULATIONS:
FRONT YARD: 20 FT.
SIDE YARD: NO REQUIREMENTS
REAR YARD: 20 FT.
ALL OF THESE REQUIREMENTS WILL BE PROVIDED

OPEN SPACE REQUIRED: 15%
OPEN SPACE PROVIDED: APPROX. 25%

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
SEP 14 2000
ZONING EVALUATION DIVISION

RINKER-DETWILER & ASSOCIATES, P.C.
ENGINEERING SURVEYING LAND PLANNING
9240-B MOSSY STREET, MANASSAS, VIRGINIA 20110
PHONE: (703) 368-7373 METRO: (703) 591-6812 FAX: (703) 968-9027

COMMONWEALTH OF VIRGINIA
JACK E. RINKER
No. 3958
9/13/00
CERTIFIED PROFESSIONAL ENGINEER

GDP/SE PLAT

TOWNEPLACE SUITES
SPRINGFIELD/FRANCONIA
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:
3-13-2000
4-25-2000
7-25-2000
8-15-2000
9-1-2000
9-12-2000

DATE: JAN. 24, 2000
SCALE: 1" = 25'
DESIGN: DSD
DRAFT: JRL
CHECKED BY: JER
ARCH: --------
JOB NUMBER: 99-018-HA
SHEET 1 OF 3

4256 plus

99-018-HA

BRANDON AVENUE

COMMERCE STREET
ROUTE 789

INTERSTATE 95

VDOT CONSTRUCTION CENTERLINE

EX. W/VALVES

EX. FH

EX. CURB INLET TOP=242.21

EX. C&G

EX. CONC WALK (TO REMAIN)

EX. STORM SEW

EX. TEL. MANHOLE

EX. POLE W/LIGHT

EX. GUY WIRE

EX. POLE W/LIGHT

EX. STORM MH TOP=241.32

EX. CURB INLET TOP=241.46

S17°44'02"E 31.13'

N20°42'53"E 374.66'

EX. SAN MH TOP=243.33 INV IN=235.12 INV OUT=235.07

243.24(TC)

REMOVE EX. ENTRANCE

EX. C&G (TO BE REMOVED)

EX. W/VALVE

EX. CONC APRON

EX. 245.8'-10" SAN SEW @ 0.30%

EX. SAN MH TOP=245.14 INV IN=234.34

EX. W/VALVE

EX. GUY WIRES

EX. POLE W/LIGHT

EX. CURB INLET TOP=245.48

EX. SAN MH TOP=245.57

EX. CONC WALK

EX. C&G

EX. SIGN

EX. TEL. MANHOLE

EX. POLE W/LIGHT

EX. GUY WIRES

EX. CURB INLET (TO REMAIN) TOP=242.67

242.90 (TC)

243.49 (TC)

NOTE: AT THIS TIME, ALL POLES AND GUY WIRES ALONG BRANDON AVE. ARE PROPOSED TO REMAIN.

EX. W/VALVES (TO BE REMOVED)

EX. W/VALVES (TO BE REMOVED)

EX. C&G (TO BE REMOVED)

S53°39'58"E 12.44'

N14°22'22"E 5.00'

EX. 5" OAKS

EX. LIGHT POLE (TO BE REMOVED)

EX. LIGHT POLE (TO BE REMOVED)

REMOVE EX. 8" WATERLINE

REMOVE EX. LANDSCAPE ISLANDS

EX. SHRUBS (TO BE REMOVED)

EX. BROKEN ASPHALT (TO BE REMOVED)

REMOVE EX. ASPHALT PARKING AREA

S53°39'58"E 120.00'

EX. 5" OAKS

REMOVE EX. LANDSCAPE ISLANDS

EX. W/VALVE (TO BE REMOVED)

EX. FH (TO BE REMOVED)

PROPERTY LINE IS LIMIT OF CLEARING & GRADING

N14°22'22"E 5.00'

EX. 5" OAKS

EX. LIGHT POLE (TO BE REMOVED)

EX. CONCRETE SLAB (TO BE REMOVED)

EX. 12" GUM (TO BE REMOVED)

REMOVE ALL EX. SHRUBBERY ADJACENT TO EX. E.P.

EX. 14" GUM (TO BE REMOVED)

EX. STEEL POSTS (TO BE REMOVED)

APPROX. DIR. EX. 8" RCP (TO BE REMOVED)

APPROX. DIR. EX. 10" RCP (TO BE REMOVED)

EX. STORM GRATE (TO BE REMOVED) TOP=242.79 INV IN=238.21(10") INV IN=238.58(8") INV OUT=237.93

EX. STORM GRATE (TO BE REMOVED) TOP=242.25 INV OUT=240.24

EX. 30'-15" RCP (TO BE REMOVED)

EX. CONC. AREA (TO BE REMOVED)

EX. STORM GRATE (TO BE REMOVED) TOP=242.08 INV IN=239.57 INV OUT=239.28

EX. OLD HEADER CURB (TO BE REMOVED)

EX. 142.2'-10" RCP @ 0.73% (TO BE REMOVED)

EX. STORM GRATE (TO BE REMOVED) TOP=242.31 INV OUT=240.61

EX. 62.7'-10" RCP @ 1.26% (TO BE REMOVED)

EX. BROKEN ASPHALT (TO BE REMOVED)

EX. STORM GRATE(TO BE REMOVED) TOP=242.91 INV IN=237.57(15" RCP) INV IN=238.24(10" RCP) INV IN=238.37(8" RCP) INV OUT=237.24

EX. 63.1'-15" RCP @ 1.16% (TO BE REMOVED)

EX. STORM MH(TO BE REMOVED) TOP=242.22 INV IN=236.27 INV OUT=236.26

EX. C&G (TO BE REMOVED)

EX. LANDSCAPING SHRUBBERY (TYP) (TO BE REMOVED)

EX. BRICK WALK

S45°44'34"E 208.00'

EX. 4" HOLLY

EX. BUILDING

EX. CAS METER

EX. 12" PINES

N14°22'22"E 110.00'

S53°37'38"E 112.67'

(TO REMAIN) EX. STORM MH TOP=242.88 INV IN=236.10 INV OUT=236.04

EX. 53.0'-24" RCP @ 0.70% (TO BE REMOVED)

R=269.00' A=253.27'

EX. 55.4'-24" RCP @ 0.88% (TO REMAIN)

(TO REMAIN) EX. STORM MH TOP=241.38 INV IN=235.55 INV OUT=235.47

UNDER CONSTRUCTION

EX. WHITE 14" PINE (TO BE REMOVED)

EX. BRICK RETAINING WALL HEIGHT=2' (TO BE REMOVED)

6' C.L. FENCE (TO BE REMOVED)

PORTION OF EX. STORM (TO BE REMOVED)

EX. 6" TRIPLE MIMOSA (TO BE REMOVED)

EX. YARD INLET TOP=237.31 INV OUT=232.91

INV=236.61 EX. 4" PVC (TO BE REMOVED) INV=236.89

EX. 139.7'-24" RCP @ 2.31%

EX. YARD INLET TOP=236.26 INV IN=229.68

EX. RIP-RAP

6' C.L. FENCE

EX. EP

EX. 261.0'-10" SAN SEW @ 0.51%

EX. SAN MH TOP=236.17 INV IN=229.76

EX. STORM MH TOP=239.48 INV IN=234.70

EX. 89.3'-24" RCP @ 0.86% (TO REMAIN)

EX. SAN MH (TO REMAIN) TOP=237.34 INV IN=PLUGGED INV OUT=231.08

EX. AUGUSTA DRIVE (TO REMAIN)

GUARDRAIL

R=26936.00' A=303.47'

S13°46'45"W 169.92'

EX. CONC. RETAINING WALL

EX. CONC. DITCH

EX. LIGHT POLE

EX. LIGHT POLE

EX. LIGHT POLE

EX. FH

EX. W/VALVE

NORTH

EXISTING VEGETATION MAP NOTE:

AS REFLECTED ON THIS PLAN, THIS SITE IS ALMOST TOTALLY DEVOID OF EXISTING VEGETATION. THE SITE CAN BE CHARACTERIZED AS "OPEN FIELD". NONE OF THE EXISTING TREES (TWO GUMS, ONE MIMOSA, ONE WHITE PINE, & SIX OAKS) ARE UNIQUE IN TERMS OF SIZE OR CONDITION, AND WILL ALL BE REMOVED AS PART OF THE DEVELOPMENT OF THIS SITE.

LEGEND

E.P.= EDGE OF PAVEMENT
C&G= CURB AND GUTTER

GRAPHIC SCALE

25 0 13 25 50 100

(IN FEET)
1 inch = 25 ft.

NOTE: THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE CONTINUANCE OF SERVICE.

Application No. PCA 85-L-060-2 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-28-00
Date of (BOS) (PC) approval 10-30-00
Sheet 2 of 3

VDOT CONSTRUCTION CENTERLINE PROJECT 095-029-720,C-502

FUTURE C & G (VDOT)

CONCRETE RETAINING WALL UNDER CONSTRUCTION HEIGHT VARIES

34'±

48'±

S83°15'26"E 212.72'

RINKER-DETWILER & ASSOCIATES, P.C.
ENGINEERING SURVEYING LAND PLANNING
9240-B MOSBY STREET, MANASSAS, VIRGINIA 20110
PHONE : (703) 368-7373 METRO : (703) 591-6812 FAX : (703) 968-9027

COMMONWEALTH OF VIRGINIA JACK E. RINKER No. 3958 9/13/00 LICENSED PROFESSIONAL ENGINEER

EX. VEGETATION & FEATURES/ DEMOLITION PLAN

TOWNEPLACE SUITES SPRINGFIELD/FRANCONIA

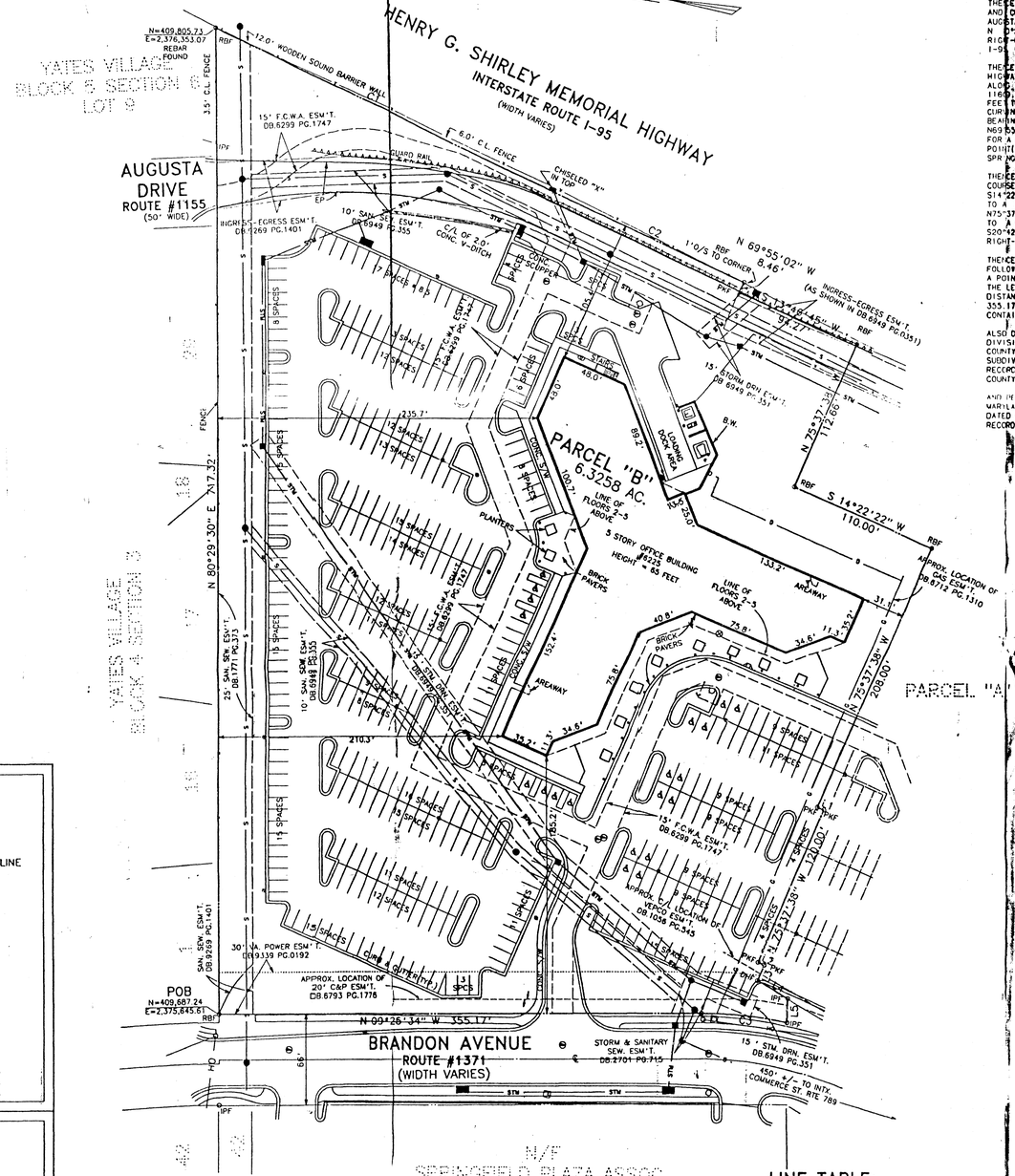
LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISIONS:
7-25-00
8-15-00
9-1-00
9-12-00

DATE: JAN. 24, 2000
SCALE: 1" = 25'
DESIGN: DSD
DRAFT: MES
CHECKED BY: JER
ARCH: --------
JOB NUMBER: 99-018-HA
SHEET 2 OF 3

DRAWING NAME: VEG-DEM.dwg 81600 14255



LEGEND

-X-	FENCE
-S-	SANITARY SEWER
-STM-	STORM SEWER
-OH-	OVERHEAD WIRES
-G-	GAS LINE
-UGP-	UNDERGROUND PIPELINE

RBF = REBAR FOUND
IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
DHF = DRILL HOLE FOUND
EP = EDGE OF PAVEMENT
BW = BRICK WALL
GEN = GENERATOR

- UTILITY MANHOLE
- HANDICAP
- WATER VALVE
- SIAMESE CONNECTION
- END WALL
- YARD INLET
- SIDEWALK LIGHT
- DUMPSTER
- SIGN
- FIRE HYDRANT
- STORM MANHOLE
- SANITARY MANHOLE
- CLEAN OUT
- STORM (CURB INLET)
- BOLLARD
- PHONE BOOTH
- TRANSFORMER
- TELECOMMUNICATIONS ACCESS
- GAS VALVE
- WATER METER
- LIGHT POLE
- UTILITY POLE

Scale 1" = 50'

-50 -25 0 50 100 150

DESCRIPTION OF
PARCEL "B"
SPRINGFIELD CORPORATE CENTER
DB.9269 PG.1401
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BEGINNING AT A POINT(IRON PIPE) ON THE EASTERLY RIGHT-OF WAY LINE OF BRADON AVENUE, WIDTH VARIES, SAID POINT ALSO BEING IN THE SOUTHERLY LINE OF LOT 1- BLOCK 4, SECTION THREE -YATES VILLAGE;

THENCE DEPARTING SAID RIGHT-OF-WAY AND RUNNING WITH THE LINE OF LOT 1 AND CONTINUING WITH LOTS 18-18, 29, THROUGH THE RIGHT-OF-WAY OF AUGUSTA DRIVE, 50' WIDE, AND LOT 9 -BLOCK 5, SECTION 6 - YATES VILLAGE N 0°29'30" E 717.32 FEET TO A POINT(REBAR) ON THE WESTERLY RIGHT-OF-WAY OF HENRY G. SHIRLEY MEMORIAL HIGHWAY, INTERSTATE ROUTE I-95, (WIDTH VARIES);

THENCE RUNNING WITH THE AFOREMENTIONED RIGHT-OF-WAY LINE OF SHIRLEY HIGHWAY THE FOLLOWING (4) FOUR COURSES AND DISTANCES: 278.01 FEET ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 11609.18 FEET AND A CHORD BEARING AND DISTANCE OF S16°33'35"W 276.00 FEET TO A POINT(CHISELED "X"); 154.20 FEET ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 26931.37 FEET AND A CHORD BEARING AND DISTANCE OF S 15°42'53" W 154.20 FEET TO A POINT; N69°55'02"W PASSING THROUGH AN IRON PIN(REBAR) AT 1.00' AND CONTINUING FOR A TOTAL OF 8.46' TO A POINT(PK NAIL); S13°48'45"W 94.27 FEET TO A POINT(IRON PIPE) BEING THE NORTHEASTERLY CORNER OF PARCEL "A"- SPRINGFIELD CORPORATE CENTER;

THENCE RUNNING WITH THE NORTHERLY LINE OF PARCEL "A" THE FOLLOWING (8) COURSES AND DISTANCES: N75°37'38"W 112.66 FEET TO A POINT(REBAR); S14°22'22"W 110.00 FEET TO A POINT(REBAR); N75°37'38"W 208.00 FEET TO A POINT(PK NAIL); S14°22'22"W 5.00 FEET TO A POINT(PK NAIL); N75°37'38"W 120.00 FEET TO A POINT(PK NAIL); S14°22'22"W 5.00 FEET TO A POINT(PK NAIL); N75°37'38"W 12.44 FEET TO A POINT(PK NAIL); S20°42'53"W 25.87 FEET TO A POINT(IRON PIPE) IN THE EASTERLY RIGHT-OF-WAY OF AFOREMENTIONED BRANDON AVENUE, WIDTH VARIES;

THENCE RUNNING WITH THE EASTERLY RIGHT-OF-WAY OF BRANDON AVENUE THE FOLLOWING (3) THREE COURSES AND DISTANCES: S81°46'08"W 17.03 FEET TO A POINT(IRON PIPE); 83.41 FEET ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 301.47 FEET AND A CHORD BEARING AND DISTANCE OF N03°24'05"W 83.29 FEET TO A POINT(IRON PIPE); N09°25'34"W 355.17 FEET TO THE POINT(IRON PIPE) AND PLACE OF BEGINNING AND CONTAINING 6.3258 ACRES OF LAND.

ALSO DESCRIBED AS PARCEL B AS SHOWN ON PLAT ENTITLED "PLAT SHOWING DIVISION OF THE PROPERTY OF SCC REALTY CORPORATION, LEE DISTRICT, FAIRFAX COUNTY, VIRGINIA" DATED FEBRUARY 21, 1994 AND ATTACHED TO THE DEED OF SUBDIVISION, EASEMENT AGREEMENT, DEED OF DEDICATION AND DEED OF VACATION RECORDED IN DEED BOOK 9269, AT PAGE 1401, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

AND BEING THE SAME PROPERTY CONVEYED TO SPRINGFIELD OFFICE L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED FROM SCC REALTY CORPORATION, DATED APRIL 12, 1995, IN DEED BOOK 9388 AT PAGE 1022, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

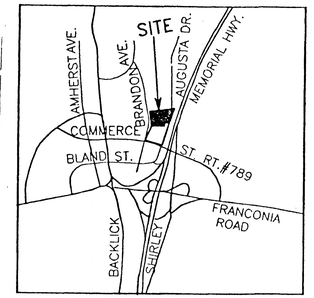
SURVEYORS' CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES TO BANK UNITED, SPRINGFIELD OFFICE L.L.C. A MARYLAND LIMITED LIABILITY COMPANY (OWNER), AND COMMONWEALTH LAND TITLE INSURANCE COMPANY (TITLE COMPANY) THAT THIS SURVEY: (i) WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN THEREON AND CORRECTLY SHOWS THE BOUNDARY LINES AND DIMENSIONS AND THE AREA OF THE LAND INDICATED THEREON AND EACH INDIVIDUAL PARCEL THEREOF INDICATED THEREON; (ii) CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS AND VISIBLE ITEMS ON THE SUBJECT PROPERTY; (iii) CORRECTLY SHOWS THE LOCATION AND DIMENSION OF ALL ALLEYS, STREETS, ROADS, RIGHT-OF-WAYS, EASEMENTS, AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OF THE TITLE COMMITMENT ISSUED BY TITLE COMPANY, COMMITMENT NO. 96-1524 AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION IN SUCH RECORDED EASEMENTS AND OTHER RECORDED MATTERS; AND (iv) CORRECTLY SHOWS THE LOCATION OF ALL STREETS AND ROADS PROVIDING ACCESS TO THE SUBJECT PROPERTY, AND THAT SUCH STREETS AND ROADS THAT PROVIDE SUCH ACCESS HAVE BEEN DEDICATED FOR PUBLIC USE, BUILT AND ARE BEING PUBLICLY MAINTAINED; THERE ARE NO ENCROACHMENTS OR OVERHANGS ON ADJOINING PREMISES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, RIGHT-OF-WAYS, PARTY WALLS, OR BOUNDARY CONFLICTS AND THERE ARE NO VISIBLE ENCROACHMENTS OR OVERHANGS BY THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; THE DISTANCE TO THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN HEREON; THERE IS PHYSICAL INGRESS AND EGRESS TO THE SUBJECT PROPERTY BY PAVED DEDICATED PUBLIC STREETS MAINTAINED BY THE CITY OR COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

Charles J. Huntley Jr. 1-17-97
CHARLES J. HUNTLEY JR. L.S. 006133 DATE:

OWNER:

SPRINGFIELD OFFICE L.L.C.
A MARYLAND LIMITED
LIABILITY COMPANY
DB.9388 PG.997



VICINITY MAP
SCALE: 1" = 2,000'

NOTES:

1) THIS PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 80-4-001-50 AND IS ZONED C-8.
2) TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE CO. COMMITMENT NO.96-1524, EFFECTIVE NOVEMBER 11, 1996 AT 8:00A.M.
3) THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
4) THERE IS NO VISIBLE EVIDENCE OF GRAVESITES ON THIS THIS SITE.
5) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6) THE FOLLOWING ITEMS DO NOT AFFECT SUBJECT PROPERTY SHOWN HEREON: DB.1775 PG.114, DB.2637 PG.0018; DB.5549 PG.1592; DB.6497 PG.0803.
7) THIS PROPERTY IS SUBJECT TO THE FOLLOWING TERMS, CHARGES, RESTRICTIONS, COVENANTS, CONDITIONS, OBLIGATIONS, LIENS AND AGREEMENTS LISTED IN THE FOLLOWING. a) DB.6521 PG.0897 b) DB.9269 PG.1401
8) THE FOLLOWING EASEMENT MAY OR MAY NOT AFFECT THE PROPERTY, BUT IS UNCLATTABLE: DB.1037 PG.403 (SAN. SEW. ESMT.)
9) THE TRACT IS NOT WITHIN AN IDENTIFIED (SHADED) SPECIAL FLOOD HAZARD AREA (INCLUDING THE 100-YEAR FLOOD), BUT IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA UNINCORPORATED AREAS COMMUNITY-PANEL NUMBER 515525 0150 D DATED MARCH 5, 1990. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAPS. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
10) THIS COPY OF THIS PLAT IS NOT VALID UNLESS AN ORIGINAL SIGNATURE THROUGH AN ORIGINAL SEAL APPEARS ON ITS FACE.

"FOR ILLUSTRATIVE PURPOSES ONLY"

TO BE USED FOR
PCA/ SEA PLAT

REVISED 7/25/00
8/15/00
9/1/00
9/12/00

LINE TABLE:

NAME	ANGLE	DISTANCE
L1	S 14°22'22" W	5.00
L2	S 14°22'22" W	5.00
L3	N 75°37'38" W	12.44
L4	S 20°42'53" W	25.87
L5	S 81°46'08" W	17.03

CURVE TABLE:

NAME	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C1	01°21'44"	11609.18	276.01	S 16°33'35" W	276.00	138.01
C2	00°19'41"	26931.37	154.20	S 15°42'53" W	154.20	77.10
C3	12°03'02"	301.47	63.41	N 03°24'05" W	63.29	31.82

PARKING TABULATION:

REGULAR SPACES	393
HANDICAP SPACES	20
TOTAL SPACES	413

Application No. PCA 85-L-064-2 Staff [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-28-2000
Date of (BOS) (PC) approval 10-30-2000
Sheet 3 of 3

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7202 POPLAR ST. SPRINGFIELD, VIRGINIA 22003 703-750-3490
45150 RUSSELL BRANCH PARKWAY SUITE 100 ASHBURN, VIRGINIA 22011 703-729-0145 METRO 478-1051

COMMONWEALTH OF VIRGINIA — CHARLES J. HUNTLEY JR. — No. 006133 — LAND SURVEYOR — 1-17-97

PLAT SHOWING
PARCEL "B"
SPRINGFIELD CORPORATE CENTER DB.9269 PG.1401
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
ALTA/ACSM LAND TITLE SURVEY

SCALE: 1" = 50'
DATE: 02-14-95
REVISIONS:
03-30-95 - rev. cert. and add requirements
03-31-95 REV. NOTES
04-10-95- REV. SURCERT
11-07-96 UPDATED
12-05-96 UPDATED
01-13-97 updated

SHEET 3 OF 3
FILE NO. RP-1344

SHEET3.dwg 2-14-00 14:04:2 pm EST