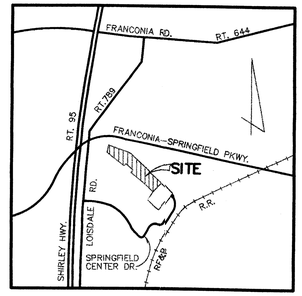
SPRINGFIELD METRO CENTER I

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION PLAT



VICINITY MAP
SCALE : 1"= 2,000'

Application No. SE 99-L-057 Staff PB
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 7/26/99
Date of (BOS) (BZA) approval 7/26/99
Sheet 1 of 13

Application No. RZ/FDP 1999-LE-004 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED 7/23/99
Date of (BOS) (PC) approval 7/26/99
Sheet 1 of 13

APPLICANT:

SPRINGFIELD EAST L.L.C.
8081 WOLF TRAP ROAD, SUITE 300
VIENNA, VIRGINIA 22182

OCTOBER 22, 1998
Revised February 1, 1999
Revised April 8, 1999
Revised May 4, 1999
Revised June 9, 1999

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 9 1999
ZONING EVALUATION DIVISION

SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. COMPOSITE DEVELOPMENT PLAN
4. GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT (LANDBAY A)
5. CONCEPTUAL / FINAL DEVELOPMENT PLAN (LANDBAY B)
6. PHASE I TRANSPORTATION AND PEDESTRIAN CIRCULATION PLAN
7. CROSS SECTION AND DESIGN ELEMENTS
8. ACCESS, UNDERGROUND PARKING, AND CUL-DE-SAC EXHIBITS
9. METES AND BOUNDS / ZONING IDENTIFICATION
10. RESIDENTIAL ILLUSTRATIVE DETAIL - WEST
11. RESIDENTIAL ILLUSTRATIVE DETAIL - EAST
12. RESIDENTIAL ELEVATION
13. RESIDENTIAL PERSPECTIVE

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9565
PROFESSIONAL ENGINEER
4-08-99
6-09-99

SPRINGFIELD METRO CENTER I
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION PLAT

Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
☎(703) 849-0100 FAX(703) 849-0118
Engineers
Planners
Surveyors
Landscape
Architects

M-9670A

NOTES FOR SECTION 1 (LAND BAYS A AND B):

1. THE PROPERTY THAT IS THE SUBJECT OF THE CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 90-2 ((1)) 56 (PART), 58A (PART) AND 59A (PART). THE CDP/FDP ACCOMPANIES AN APPLICATION TO REZONE THE PROPERTY FROM THE I-4 AND I-6 DISTRICTS TO A PDH DISTRICT.

2. THE PROPERTY THAT IS THE SUBJECT OF THE GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION (GDP/SE) TO PERMIT THE ESTABLISHMENT OF A HOTEL IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 90-2 ((1)) 56 (PART) WITH A CURRENT ZONING OF I-6. THIS APPLICATION IS REQUESTING A REZONING TO THE C-4 DISTRICT.

3. THE TOTAL LAND AREA OF THE CDP/FDP/GDP/SE PLAT CONSIST OF 15.28 ACRES. THE AREAS OF THE PROPOSED ZONING DISTRICTS ARE AS FOLLOWS:

   LAND BAY A C-4 = 2.62 ACRES
   LAND BAY B PDH = 12.66 ACRES

4. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPUTED BY DEWBERRY & DAVIS FROM AN EXISTING SURVEY BY OTHERS AND FROM EXISTING RECORDS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION

5. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AIR SURVEY.

6. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY OR ANY ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.

7. STORMWATER DETENTION/BEST MANAGEMENT PRACTICES (SWM/BMPs)) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFER CONDITION AND/OR WAIVER. AT THIS TIME IT IS ANTICIPATED THAT THE SWM/BMP REQUIREMENTS FOR THE PROPERTY WILL BE SATISFIED AT THE REGIONAL FACILITY ON THE METRO SITE CONTIGUOUS TO THE SUBJECT PROPERTY.

8. THE LIMITS OF CLEARING AND GRADING SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING AND DESIGN.

9. ~~THE FOO~~TPRINTS OF THE STRUCTURES SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS OF PAR. 5 OF SECT. 18-204 AND PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZE AND SHAPE OF THE BUILDING ARE PRELIMINARY AND MAY VARY, AND THE EXACT LOCATIONS OF THE BUILDINGS MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENTS. THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES SHOWN ON THE GRAPHIC ARE PRELIMINARY, AND MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

   THE DENSITY, GROSS FLOOR AREA AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE APPLICANT RESERWES THE RIGHT TO DEVELOP A LESSER NUMBER OF UNITS FROM THE TOTAL REPRESENTED IN THE TABULATION, AND THE BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING LOT LAYOUT(S) 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.

10. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, INTERNAL DIRECTIONAIL SIGNS, SITTING AREAS, PATIOS, TRAILS, PLANTERS, FENCES AND/OR WAILLS AND LIGHT STANDARDS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.

11. THE LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSE ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S) THAT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING FEATURES REPRESENTED HEREON.

12. IN ACCORDANCE WITH THE PROVISIONS OF PAR. 1 OF SECT. 13--304 THE ZONING ORDINANCE, A WAIVER OF THE TRANSITION SCREENING AND BARRIER REQUIREMENTS ARE HEREBY REQUESTED FOR THE COMMON BOUNDARIES OF THE PROPOSED PDH AREA.

13. IN ACCORDANCE WITH PAR. 7 OF SECT. 13-304 OF THE ZONING ORDINANCE, A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IS HEREBY REQUESTED FOR THE NORTHERN BOUNDARY OF THE ENTIRE PROPERTY.

14. PURSUANT TO PAR. 4 OF SECT. 13-304 OF THE ZONING ORDINANCE, A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN THE PROPOSED HOTEL AND MULTIPLE FAMILY UNITS IS HEREBY REQUESTED IN FAVOR OF THAT SHOWN HEREON.

15. THE RESIDENTIAL COMPONENT OF THIS PROJECT CONSISTS OF BOTH ELEVATORED AND NON-ELEVATORED UNITS AND, THEREFORE, THE PROVISIONS OF PART 8 OF ARTICLE 2 ARE APPLICABLE.

16. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF MULTIPLE FAMILY DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND TO REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY.

17. PARKING AND LOADING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GRAPHIC. THE NUMBER OF PARKING SPACES MAY BE ADJUSTED IN ACCORDANCE WITH NOTES 10 AND 16 ABOVE AND THE NUMBER MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THE TABULATION SO LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

    A FINAL NUMBER AND LOCATION OF LOADING SPACES AND HANDICAP PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

18. A STATEMENT OF THE PUBLIC IMPROVEMENTS THAT MAY BE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION AND AN ESTIMATE OF THE TIMING FOR PROVIDING SUCH IMPROVEMENTS WILL BE PRESENTED WITH THE PROFFERS.

19. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.

20. ILLUSTRATIVE ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE INCLUDED HEREIN.

21. IT IS CURRENTLY ANTICIPATED THAT THE PHASED CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. THE EXACT PHASING SCHEDULE IS NOT KNOWN AT THIS TIME.

22. THERE ARE SEVEN (7) EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY, THAT WILL BE DEMOLISHED. THE DATE OF CONSTRUCTION OF THE STRUCTURES IS UNKNOWN.

23. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS THAT HAVE A WIDTH OF TWENTY-FIVE FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.

24. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

25. 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 VR 672.10.1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OW ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.

26. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN LAND UNIT D-1 OF THE FRANCONIA-SPRINGFIELD TRANSIT STATION AREA PLAN. THE COMPREHENSIVE PLAN RECOMMENDS INDUSTRIAL USES UP TO .50 FAR WITH AN OPTION OF A MIXED-USE DEVELOPMENT UP TO A .70 FAR SHOULD THE PROPERTY REDEVELOP. THE PROPOSED DEVELOPMENT PROGRAM IS IN ACCORDANCE WITH THE COMPREHENSIVE PLAN.

27. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN THE SAME IS SUBMITTED IN A SEPARATE ASSOCIATED DOCUMENT.

28. AS PROVIDED FOR IN PAR. 3 OF SECT. 2-414 OF THE ZONING ORDINANCE A DEVIATION OF THE 200 FOOT MINIMUM DISTANCE BETWEEN THE RESIDENTIAL DWELLINGS AND THE ADJACENT RAILROAD TRACKS IS HEREBY REQUESTED.

29. EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION FOR SECTION 1 (LAND BAYS A AND B):

EXISTING ZONING	I-4 AND 1-6
PROPOSED ZONING	PDH AND C-4
TOTAL SITE AREA	15.28± AC

TABULATION FOR SECTION 1 (LAND BAY A)

EXISTING ZONING	I-6
PROPOSED ZONING	C-4
LAND AREA	2.62 AC
PROPOSED GROSS FLOOR AREA	115,000± SF
NUMBER OF ROOMS	150
MAXIMUM PERMITTED FLOOR AREA RATIO (FAR)	1.65
PROPOSED FLOOR AREA RATIO (FAR)	1.0**
OPEN SPACE REQUIRED (15%)	0.39 AC
OPEN SPACE PROVIDED (25%)	0.65± AC
PARKING SPACES REQUIRED (ONE SPACE PER UNIT PLUS FOUR (4) SPACES PER 50 UNITS, PLUS SPACES FOR EATING ESTABLISHMENTS AND AFFILIATED FACILITIES, IF APPLICABLE 150 + 12 = 162)	162
PARKING SPACES PROVIDED	146*
MAXIMUM BUILDING HEIGHT PERMITTED	120 FT
MAXIMUM BUILDING HEIGHT PROPOSED	75 FT

* PURSUANT TO PAR. 5 OF SECT. 11-102 OF THE ZONING ORDINANCE, A REDUCTION OF THE REQUIRED NUMBER OF PARKING SPACES IS HEREBY REQUESTED.

** OVERALL INTENSITY WILL NOT EXCEED AN OVERALL FLOOR AREA RATIO OF 0.70. THE HOTEL WILL BE MODIFIED IF NECESSARY TO SATISFY THIS MAXIMUM FLOOR AREA RATIO.

TABULATION FOR SECTION 1 (LAND BAY B)

EXISTING ZONING	I-4 AND 1-6
PROPOSED ZONING	PDH 46
LAND AREA	12.66 AC
PROPOSED NUMBER OF MULTIPLE FAMILY DWELLING UNITS	377
MID-RISE	137
GARDEN	240
PROPOSED NUMBER OF AFFORDABLE DWELLING UNITS (ADUs) (240 UNITS X 0.0625 = 15 UNITS)	15[1]
MAXIMUM DENSITY PERMITTED	44 DU/AC
PROPOSED DENSITY	29.69 DU/AC
PROPOSED FLOOR AREA RATIO (FAR) (377 UNITS @ 940 SF PER UNIT = 354,380± SF ÷ 551,469± SF = 0.64)	0.64±**
PARKING SPACES REQUIRED/PROVIDED	604
GARAGE UNDER MID-RISE BUILDING/DECK	122
SURFACE	482
OPEN SPACE REQUIRED/PROVIDED (31%)	3.92± AC
DEVELOPED RECREATION AREA	15,000± SF
MAXIMUM BUILDING HEIGHT	110 FT

[1] THE AFFORDABLE DWELLING UNITS (ADUs) MAY BE PROVIDED WITHIN THE MID-RISE MULTIPLE FAMILY UNIT BUILDING.

Application No. 82/FDP 1999-LE-002 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/23/99
Date of (BOS) (PC) approval 7/26/99
Sheet 2 of 13

REV. 4/8/99
REV. 5/4/99
REV. 6/9/99

Application No. SE 99-L-057 Staff PB
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 7/26/99
Date of (BOS) (BZA) approval 7/26/99
Sheet 2 of 13

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9769
PROFESSIONAL ENGINEER
9-1-98

6-09-99
5-04-99
10-22-98
2-01-99
2-08-99

Dewberry & Davis
Engineers Planners Surveyors Landscape Architects
8401 Arlington Blvd., Fairfax, Va. 22031
☎(703) 849-0100 FAX(703) 849-0518

NOTES & TABULATIONS

SPRINGFIELD METRO CENTER I

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

Drawn By	JMC
Designed By	
Checked By	LAM
Date	10/22/98 REV. 2/1/99
Scale	N/A
Plan Number	
Zoned	
Sheet	2 of 13
File Number	M-9670A

SPRINGMALL ROAD
RT. 4214

UPTON'S

SPRINGFIELD STATION
(under construction)

FRANCONIA - SPRINGFIELD PARKWAY
ROUTE 7900

SPRINGFIELD
METRO/VRE
STATION

Proposed Trail to Metro
Generally Consistent with
that Approved in Conjunction
with SEA 91-L-054-3

LOISDALE ROAD RT. 789

AUTO
DEALERSHIP

Existing Countywide
Trail to Metro

LANDBAY A

LANDBAY B

Future pedestrian access to the
Franconia/Springfield Metro Station

4 stories

8 stories

Tot Lot

Pool

Clubhouse

Play Area

Basketball Court (1/2 court)

200' Linear Open Space

ACCESS ROAD

ex. guard house w/gate

See Sheet 7 for
Landscape Detail

see sheet 7 for Section A

see sheet 7 for fence detail

see sheet 7 for sign elevation

note: road includes half of the boulevard style street and half of the median.

Temporary cul-de-sac to be removed at such time (Phase II) adjacent property is developed. (See Sheet 8 of 13 for inset.)

For detail of underground parking see Sheet 4 of 13

45' (13.72m)

24.5' (7.5m)

105' ± (32.0m)

30' (9.1m)

60' ± (18.3m)

175' ± (53.3m)

90' ± (27.4m)

55' (17.0m)

55' (17.0m)

30' (9.1m)

124' ± (37.8m)

NOTE: SEE SHEETS 4 AND 5 FOR
DETAIL FOR LAND BAYS A AND B.

U.S. of A.
PARR
WAREHOUSE

HENRY G. SHIRLEY
MEMORIAL HIGHWAY
US ROUTE 95

LOISDALE ROAD RT. 789

Application No. SE 99-L-057 Staff PB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 7/26/99
Date of (BOS) (BZA) approval 7/26/99
Sheet 3 of 13

Application No. RZ/FDP 1999-LE-006 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/23/99
Date of (BOS) (PC) approval 7/21/99
Sheet 3 of 13

REV. 5/4/99
REV. 6/9/99

LEGEND:

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED SCREENING TREE
- PROPOSED SIDEWALKS
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED ZONING LINE
- 200' LINE FROM RAILROAD TRACK
- POSSIBLE FUTURE RESERVATION FOR ROAD ALIGNMENT

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
PROFESSIONAL ENGINEER
6-09-99

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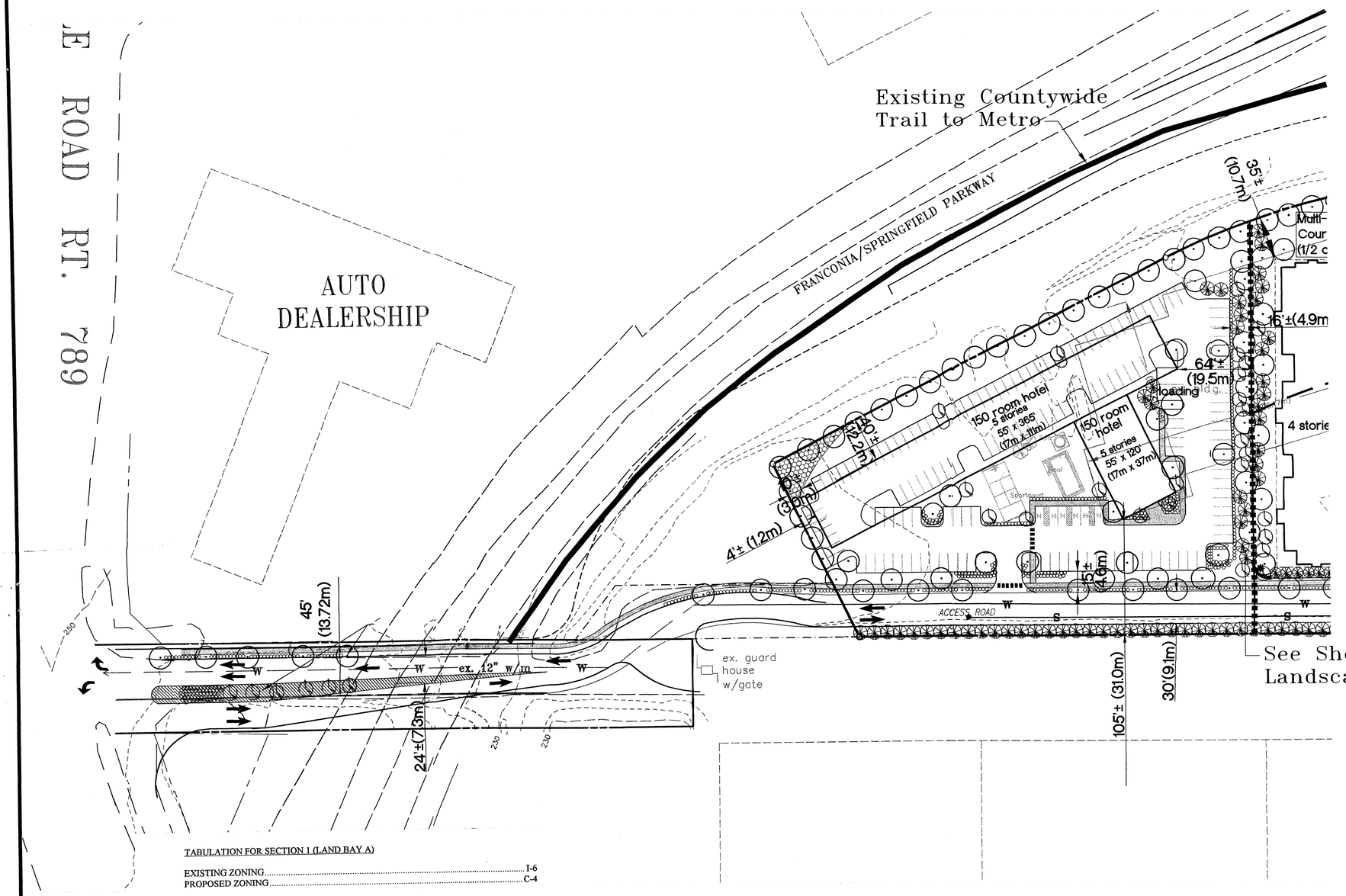
COMPOSITE DEVELOPMENT PLAN

SPRINGFIELD METRO CENTER I

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

Drawn By	JMC/KLH
Designed By	Others
Checked By	LAM
Date	10/22/98 REV. 2/1/99 REV. 4/8/99
Scale	1"=100'
Plan Number	
Zoned I-6, I-4	
Prop. Zoning	PDH & C-4
Sheet	3 of 13
File Number	M-9670A



LEGEND:

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED SCREENING TREE
- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
- PROPOSED SIDEWALKS
- PROPOSED CROSSWALK
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED ZONING LINE
- POSSIBLE FUTURE RESERVATION FOR ROAD ALIGNMENT

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GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

SPRINGFIELD METRO CENTER I

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

TABULATION FOR SECTION 1 (LAND BAY A)

EXISTING ZONING	I-6
PROPOSED ZONING	C-4
LAND AREA	2.62 AC
PROPOSED GROSS FLOOR AREA	115,000± SF
NUMBER OF ROOMS	150
MAXIMUM PERMITTED FLOOR AREA RATIO (FAR)	1.65
PROPOSED FLOOR AREA RATIO (FAR)	1.0**
OPEN SPACE REQUIRED (15%)	0.39 AC
OPEN SPACE PROVIDED (25%)	0.65± AC
PARKING SPACES REQUIRED (ONE SPACE PER UNIT PLUS FOUR (4) SPACES PER 50 UNITS, PLUS SPACES FOR EATING ESTABLISHMENTS AND AFFIILIATED FACILITIES, IF APPLICABLE 150 + 12 = 162)	162
PARKING SPACES PROVIDED	146*
MAXIMUM BUILDING HEIGHT PERMITTED	120 FT
MAXIMUM BUILDING HEIGHT PROPOSED	75 FT

* PURSUANT TO PAR. 5 OF SECT. 11-102 OF THE ZONING ORDINANCE, A REDUCTION OF THE REQUIRED NUMBER OF PARIKING SPACES IS HEREBY REQUESTED.

** OVERALL INTENSITY WILL NOT EXCEED AN OVERALL FLOOR AREA RATIO OF 0.70. THE HOTEL WILL BE MODIFIED IF NECESSARY TO SATISFY THIS MAXIMUM FLOOR AREA RATIO.

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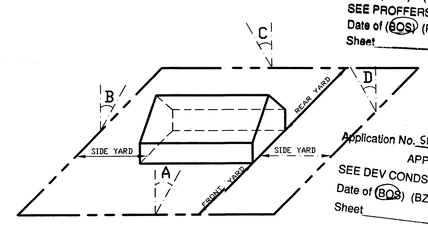
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/23/99
Date of (BOS) (PC) approval 7/26/99
Sheet 4 of 13



Application No. SE 99-L-057 Staff PB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 7/26/99
Date of (BOS) (BZA) approval 7/26/99
Sheet 4 of 13

REV. 5/4/99
REV. 6/9/99

FRONT YARD : ∠1 A 25' WITH A BUILDING HEIGHT OF 75' THE FRONT YARD = 35' BUT NOT LESS THAN 40'

SIDE YARD : ∠1 B NO REQUIREMENT

REAR YARD : ∠1 C 20' WITH A BUILDING HEIGHT OF 75' THE REAR YARD = 27' BUT NOT LESS THAN 25'

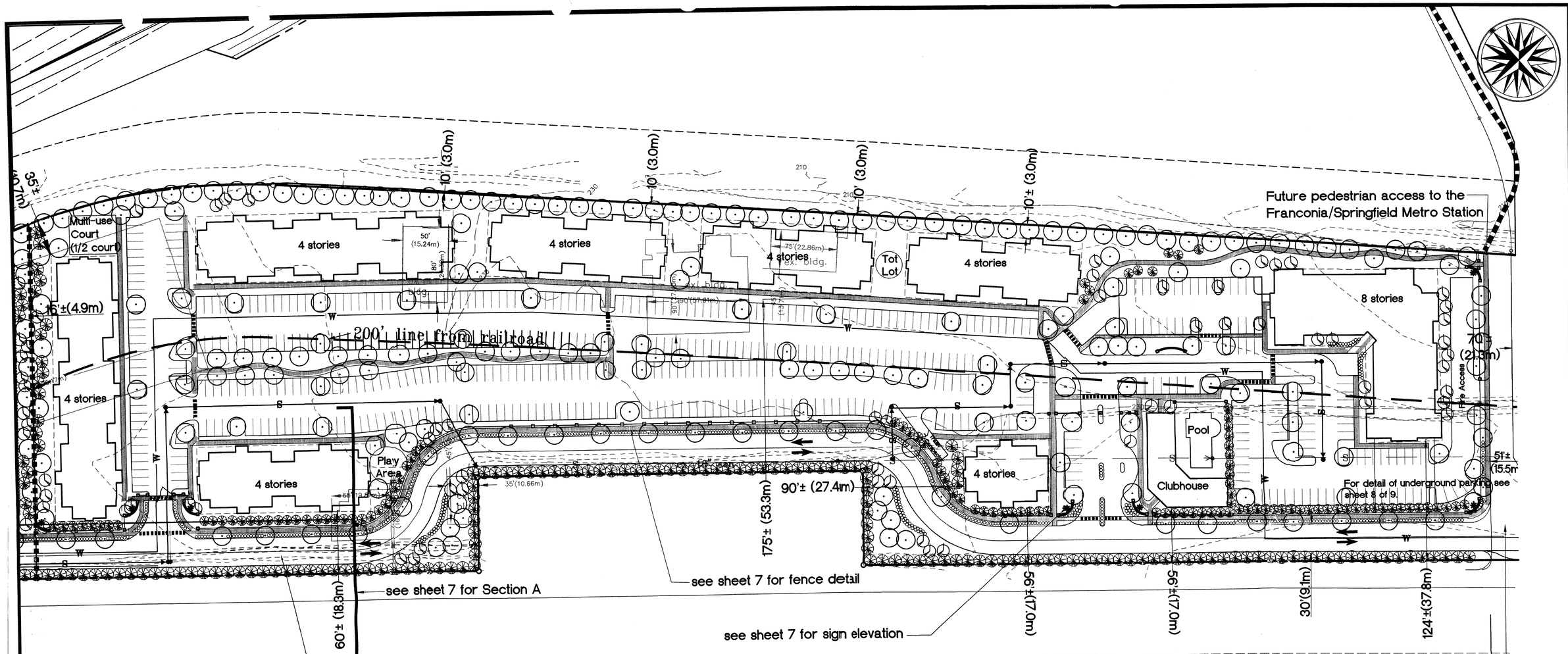
ANGLE OF BULK PLANE-C-4

MINIMUM REQUIRED YARD FOR BUILDING WITH 75' HEIGHT

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
5-04-99
PROFESSIONAL ENGINEER

Drawn By	JMC/KLH
Designed By	Others
Checked By	LAM
Date	9/11/98 REV. 2/1/99 REV. 4/8/99
Scale	1"=50'
Plan Number	
Zoned I-4, I-6 Prop. Zoning C-4	
Sheet	4 of 13
File Number	M-9670A

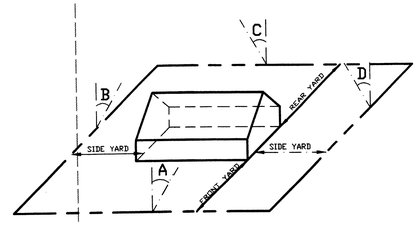
PROJECT\KSI-HYDR\DELIVERS\METCTR1\LDaya1.dwg Tue May 04 09:42:46 1999 J. CENA



note: road includes half of the boulevard style street and half of the median.

See Sheet 3 for proposed frontage improvements.
Temporary cul-de-sac to be removed at such time (Phase II) adjacent property is developed. (See Sheet 8 of 13 for inset.)

U.S. of A.
PARR
WAREHOUSE



FRONT YARD : 1A 20' WITH A BUILDING HEIGHT OF 110', THE FRONT YARD = 40' BUT NOT LESS THAN 15'

SIDE YARD : 1B 15' WITH A BUILDING HEIGHT OF 110', THE SIDE YARD = 29' BUT NOT LESS THAN 10'

REAR YARD : 1C 15' WITH A BUILDING HEIGHT OF 110', THE REAR YARD = 29' BUT NOT LESS THAN 15'

ANGLE OF BULK PLANE-PDH

MINIMUM REQUIRED YARD FOR BUILDING WITH 110' HEIGHT

NOTE:
THE SUBJECT PROPERTY IS PART OF A PDC AND PDH DEVELOPMENT. THE MINIMUM REQUIRED YARD IS A CONSIDERATION ONLY AT THE PERIPHERAL LOT LINES. THE MINIMUM YARDS ARE BASED ON THE C-4 AND THE R-30 DISTRICT REQUIREMENTS WHICH MOST CLOSELY CHARACTERIZE THE PROPOSED DEVELOPMENT.

LEGEND:

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED SCREENING TREE
- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
- PROPOSED SIDEWALKS
- PROPOSED CROSSWALK
- PROPOSED LIMITS OF BUILDING ENVELOPE
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED ZONING LINE
- 200' LINE FROM RAILROAD TRACK
- APPROXIMATE SIGN LOCATION (MAXIMUM 20 SF EACH)

Application No. RZ/FDP 1999-LE-002 Staff PB
APPROVED DEVELOPMENT PLAN
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REV. 5/4/99
REV. 6/9/99

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
6/09/99
PROFESSIONAL ENGINEER

Dewberry & Davis
Engineers Planners Surveyors Landscape Architects
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☎(703) 849-0100 FAX(703) 849-0518

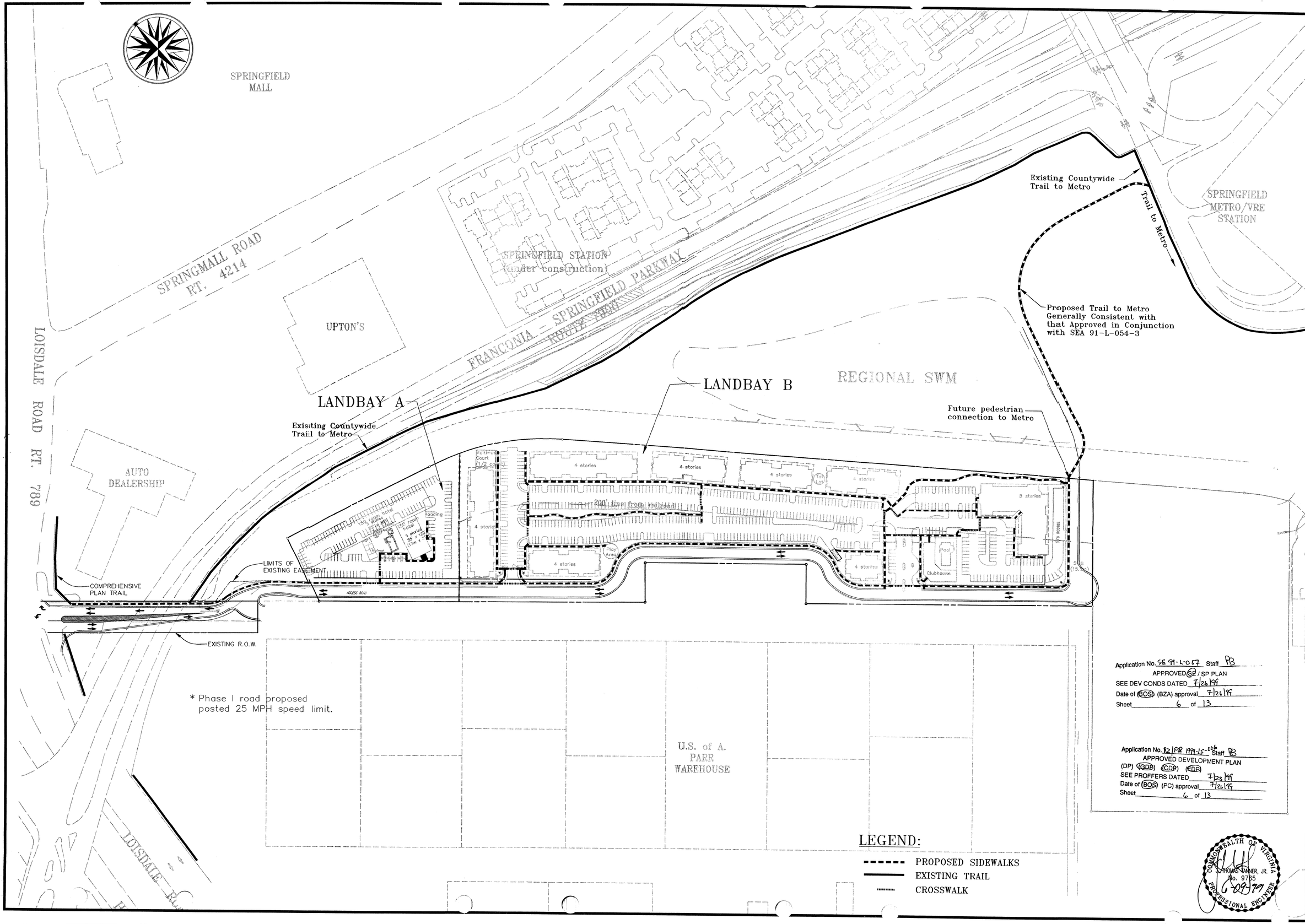
CONCEPTUAL / FINAL DEVELOPMENT PLAN

SPRINGFIELD METRO CENTER I

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

Drawn By	JMC/KLH
Designed By	Others
Checked By	LAM
Date	9/11/98 REV. 2/1/99 REV. 4/8/99
Scale	1"=50'
Plan Number	
Zoned I-4, I-6 Prop. Zoning PDH	
Sheet	5 of 13
File Number	M-9670A



Application No. SE 99-L-057 Staff PB
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 7/26/99
Date of BOS (BZA) approval 7/26/99
Sheet 6 of 13

Application No. RZ/FDP 1999-LE-006 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/23/99
Date of BOS (PC) approval 7/26/99
Sheet 6 of 13

COMMONWEALTH OF VIRGINIA
THOMAS TANNER, JR.
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6-09-99
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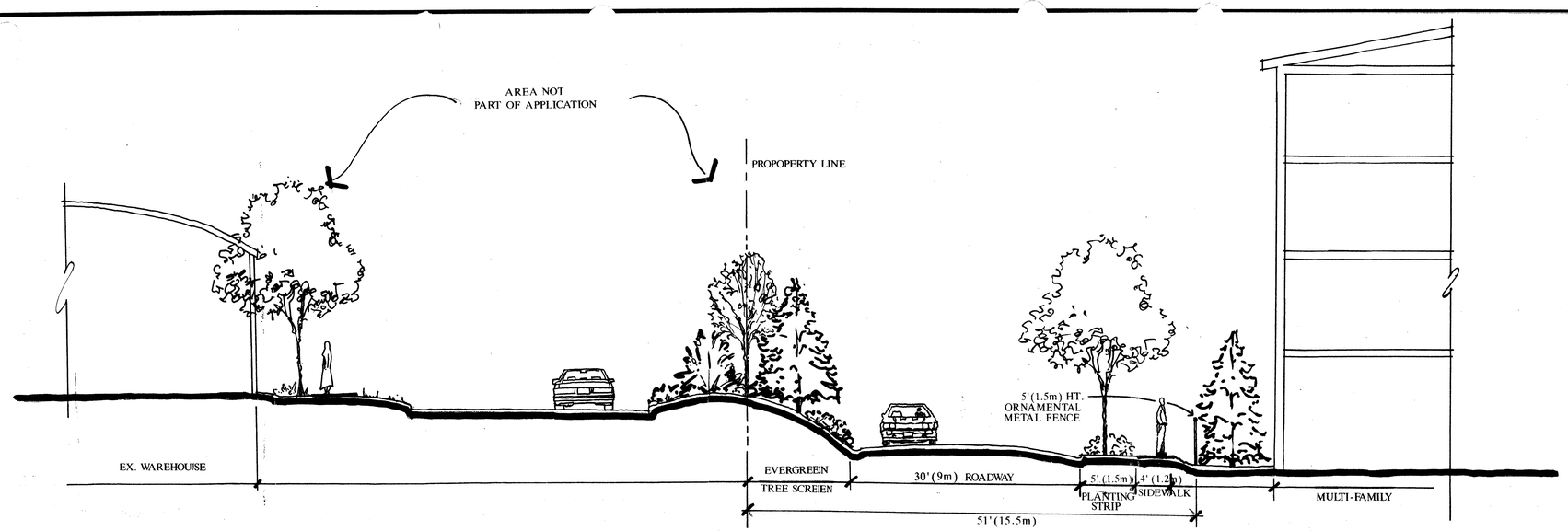
PHASE I TRANSPORTATION AND PEDESTRIAN CIRCULATION PLAN

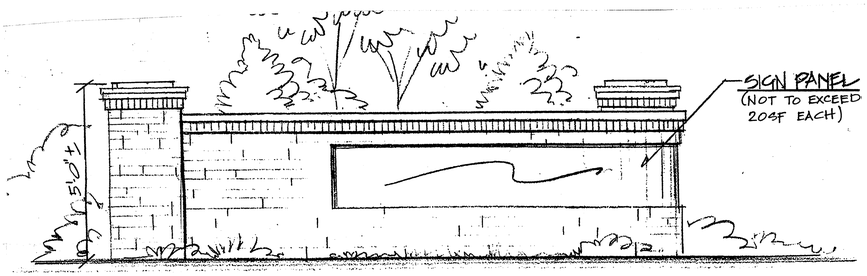
SPRINGFIELD METRO CENTER I

LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

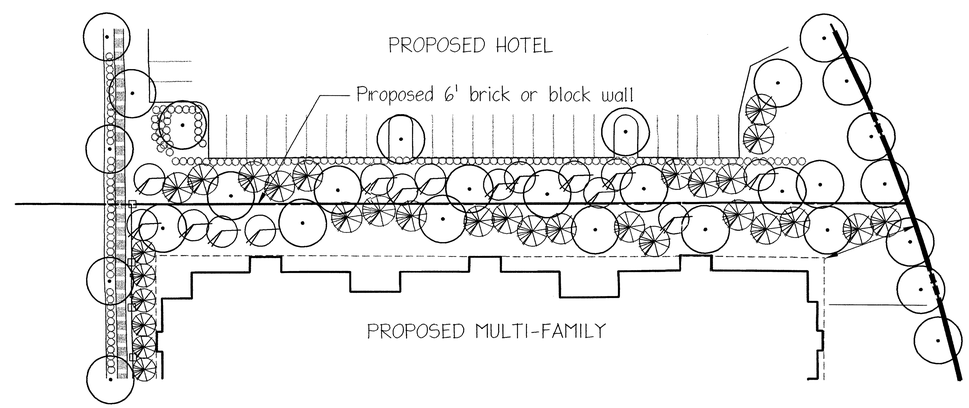
Drawn By	JMC/KLH
Designed By	Others
Checked By	LAM
Date	4/8/99 REV. 5/3/99 REV. 5/4/99 REV. 6/4/99
Scale	1"=100'
Plan Number	
Zoned	I-6, I-4
Prop. Zoning	PDH & C-4
Sheet	6 of 13
File Number	M-9670C



CROSS SECTION A

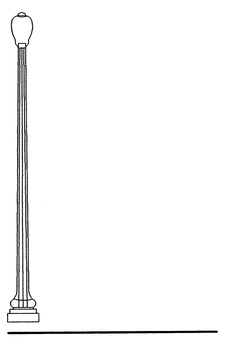


ILLUSTRATIVE SIGN ELEVATION



BUFFER BETWEEN PROPOSED HOTEL AND PROPOSED MULTI-FAMILY

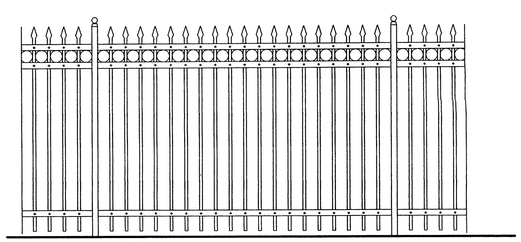
Scale: 1" = 30'



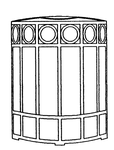
TYPICAL LIGHT STANDARD

Courtesy of Victor Stanley, Inc.

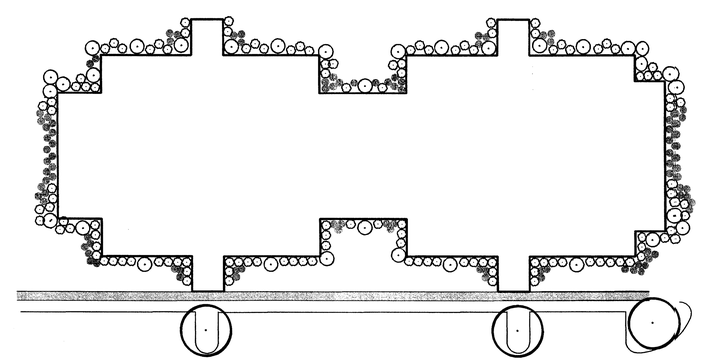
TYPICAL BENCH



TYPICAL ORNAMENTAL METAL FENCE



TYPICAL TRASH RECEPTACLE



TYPICAL FOUNDATION PLANTING - Landbay B

Application No. SE 99-L-057 Staff PB
APPROVED (SE)/ SP PLAN
SEE DEV CONDS DATED 7/26/99
Date of (BOS) (BZA) approval 7/26/99
Sheet 7 of 13

Application No. RZ/FDP 1999-LE-006 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/23/99
Date of (BOS) (PC) approval 7/26/99
Sheet 7 of 13

- ○ Medium evegreen/deciduous shrub
- ⊙ Large accent shrub
- • Small evergreen/deciduous shrub

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6-09-99

REV. 6/9/99
Rev. May 4, 1999
Rev. April 8, 1999
Rev. Feb. 1, 1999

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CROSS SECTION & DESIGN ELEMENTS

SPRINGFIELD METRO CENTER

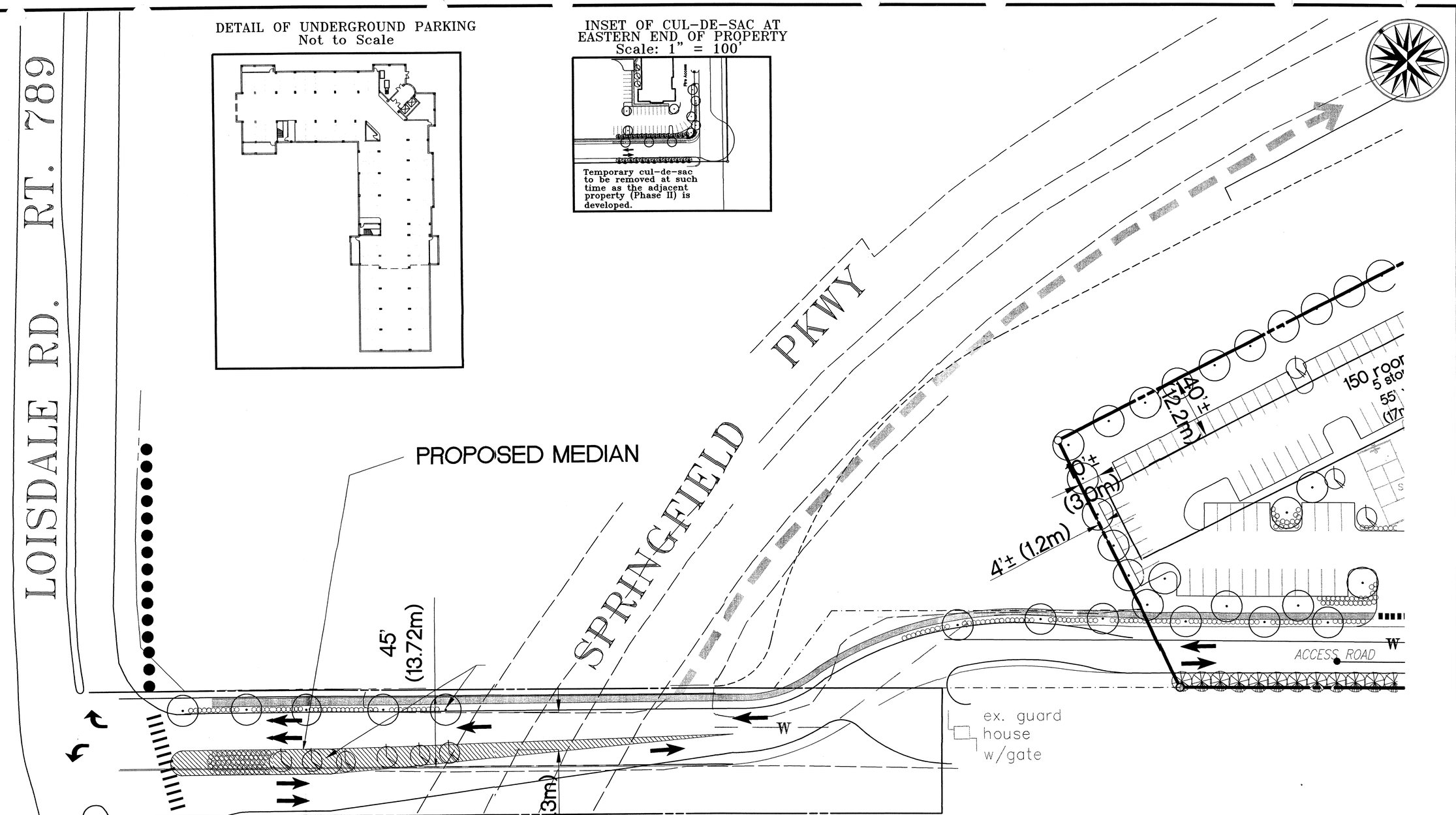
FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

Drawn By	JMC
Designed By	JMC
Checked By	LAM
Date	August 29, 1997 Rev. Mar. 9, 1998 Rev. Apr. 23, 1998 Rev. May 29, 1998
Scale	N/A
Plan Number	
Zoned	
Sheet	7 of 13
File Number	M-9670A

DETAIL OF UNDERGROUND PARKING
Not to Scale

INSET OF CUL-DE-SAC AT
EASTERN END OF PROPERTY
Scale: 1" = 100'



Application No. 82 1999-LE-006 Staff PR
APPROVED DEVELOPMENT PLAN
(DP) (SDP) (CDP) (FDP)
SEE PROFFERS DATED 7/23/99
Date of (BOS) (PC) approval 7/26/99
Sheet 8 of 13

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
5-04-99
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LEGEND

- EXISTING TRAIL TO METRO
- EXISTING COMPREHENSIVE PLAN TRAIL
- PROPOSED SIDEWALK

6-09-99 REV. 6/9/99

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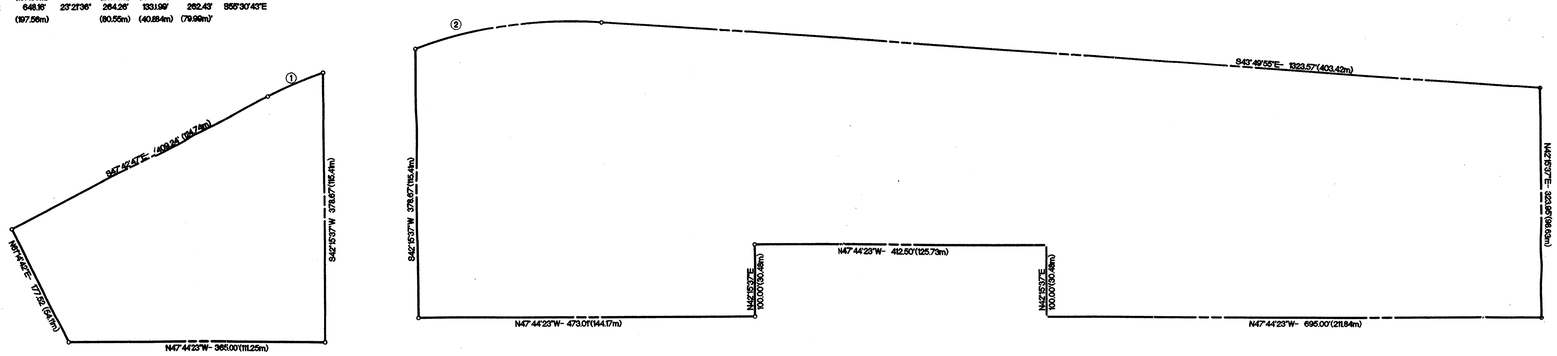
ACCESS, UNDERGROUND PARKING, AND CUL-DE-SAC EXHIBITS
SPRINGFIELD METRO CENTER I
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn By	JMC/KLH
Designed By	Others
Checked By	LAM
Date	2/1/99 REV. 4/8/99 REV. 5/4/99
Scale	1"=30'
Plan Number	
Zoned I-4, I-6 Prop. Zoning PDH	
Sheet	8 of 13
File Number	M-9670A

Proposed Zoning

CURVE TABLE

no.	radius	delta	arc	tangent	cord	bearing
1	648.16'	07°31'16"	85.06'	42.60'	85.02'	S70°57'09"E
	(197.56m)		(25.93m)	(12.98m)	(25.91m)	
2	648.16'	23°21'36"	264.26'	133.99'	262.43'	S55°30'43"E
	(197.56m)		(80.55m)	(40.84m)	(79.99m)	



C-4
2.62 AC.(1.06ha)

PDH
12.66 AC. (5.12ha)

Application No. SE99-L-057 Staff PB
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 7/26/99
Date of (BOS) (BZA) approval 7/26/99
Sheet 9 of 13

Application No. RZ/FDP 1999-LE-006 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/23/99
Date of (BOS) (PC) approval 7/26/99
Sheet 9 of 13

REV. 4/8/99
REV. 5/4/99
REV. 6/9/99

6-09-99
5-04-99
4-08-99
2-01-99
10-22-98

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9705
8-06-98
PROFESSIONAL ENGINEER
9-11-98

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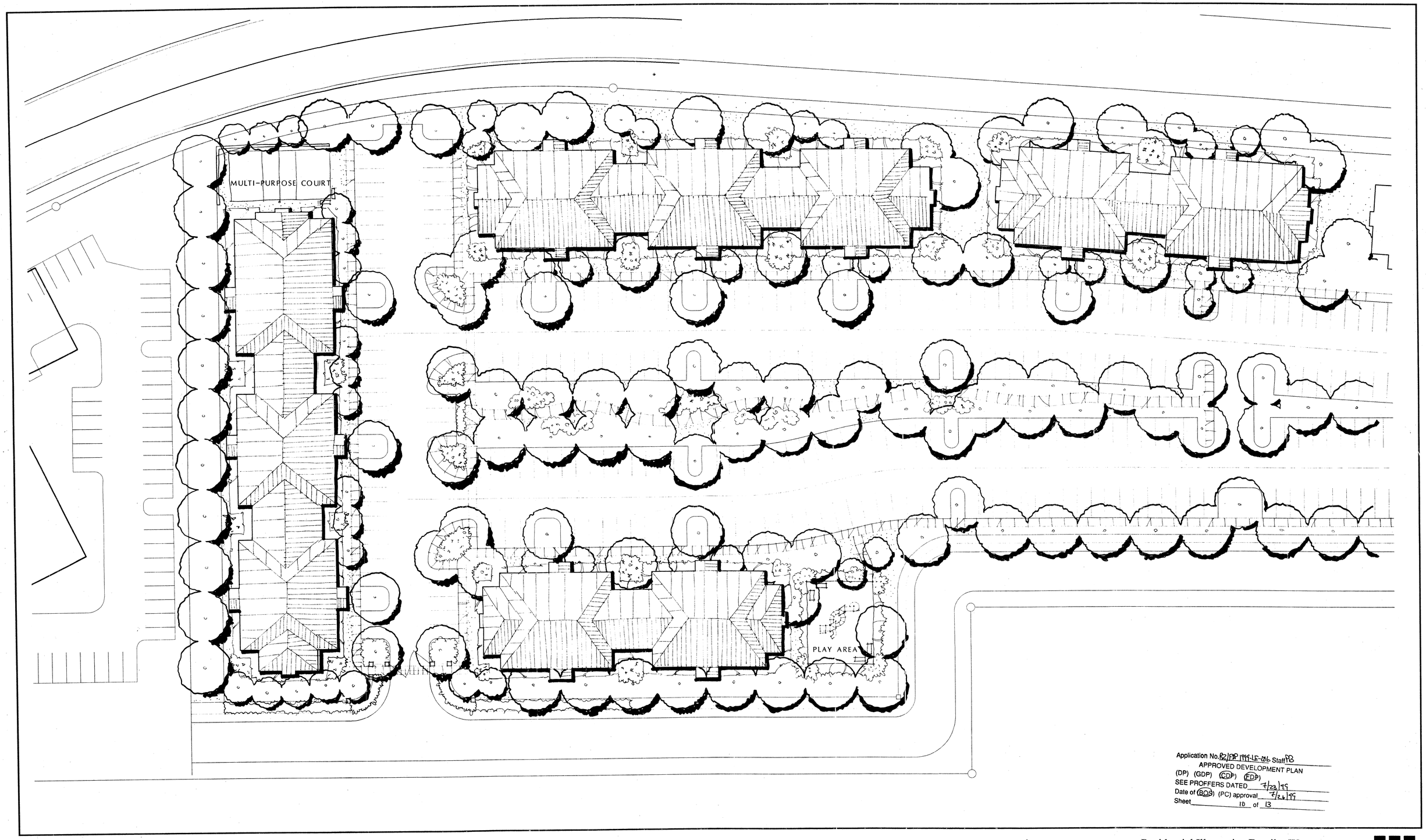
METES & BOUNDS/ZONING BREAKDOWN

SPRINGFIELD METRO CENTER I

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

Drawn By	TWD/KLH
Designed By	MWT
Checked By	LAM
Date	10/22/98 REV. 2/1/99
Scale	1"=100'
Plan Number	
Zoning: AS SHOWN	
Sheet	9 of 13
File Number	M-9670A



KSI-Springfield

NORTH

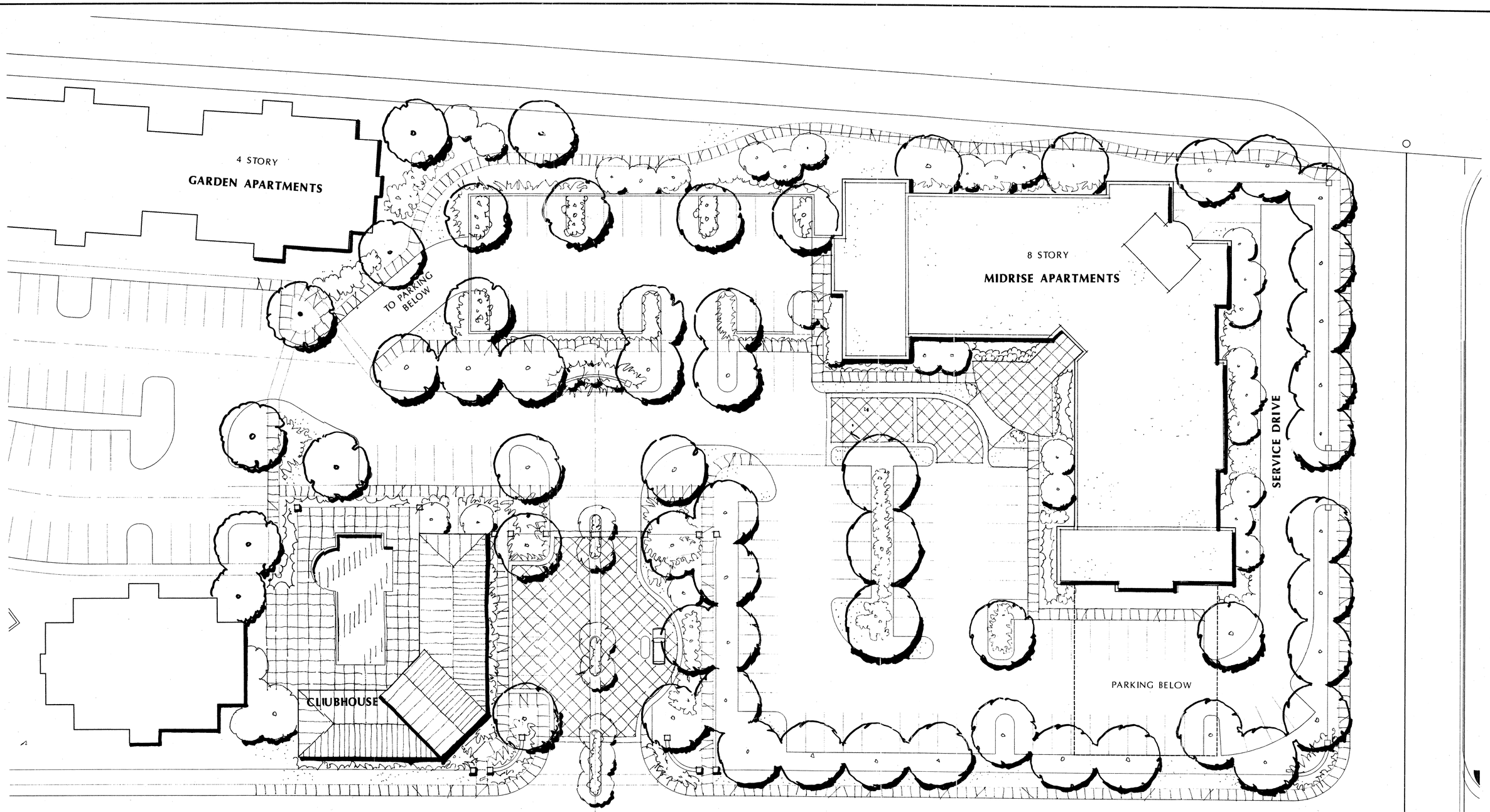
Residential Illustrative Detail – West

Scale: 1" = 25' April 5, 1999

Niles Bolton Associates

Sheet 10 of 13

M-9670A



Application No. 82 FDP 1999-LE-006 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/23/99
Date of (BOS) (PC) approval 7/26/99
Sheet 11 of 13

KSI-Springfield

NORTH

Residential Illustrative Detail – East

Scale: 1" = 20' March 24, 1999

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Sheet 11 of 13

M-9670A

Garden Apartment - Typical North Elevation

Midrise - East Elevation

Application No. 82/FDP 1999-LE-026 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/23/99
Date of (BOS) (PC) approval 7/26/99
Sheet 12 of 13

KSI-Springfield

Residential Elevations

Scale: 3/32" =1'-0" April 5, 1999

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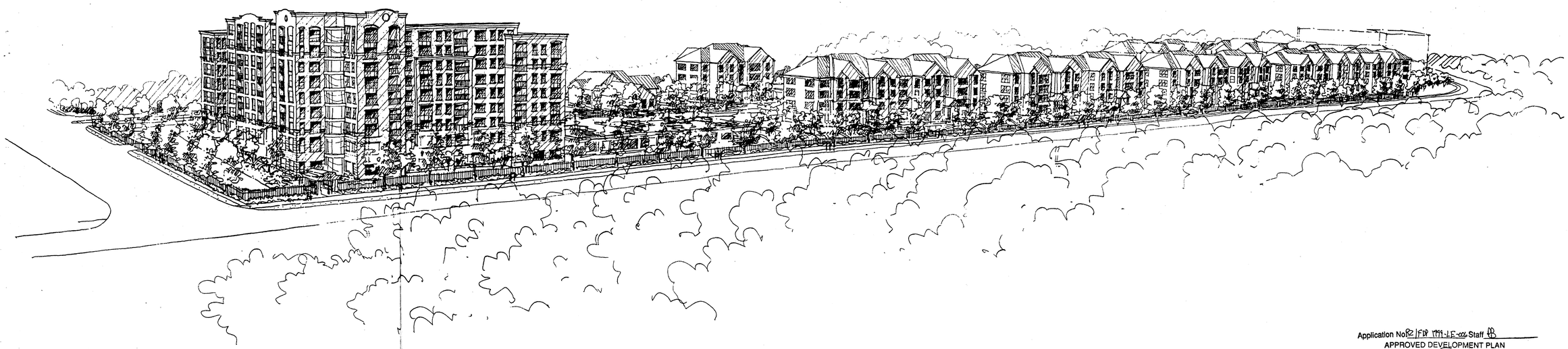
Sheet 12 of 13 M-9670A



Application No. 82/FDP 1999-LE-002 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/23/99
Date of (BOS) (PC) approval 7/28/99
Sheet 13 of 13

KSI-Springfield

Perspective View

April 6, 1999

Niles Bolton Associates

M-9670A