

# TST WOODLAND L.L.C.

## GENERAL INFORMATION:

- THE FOLLOWING ACTIONS ARE REQUESTED AS PART OF THESE APPLICATIONS
  - AMENDMENT TO PCA 80-C-028-5 TO DELETE LAND AREA
  - SPECIAL EXCEPTION AMENDMENT APPROVAL TO PERMIT FILL IN A PORTION OF THE FLOODPLAIN. THE INCREASE IN FAR AND INCREASE IN HEIGHT APPROVED WITH SE 97-H-070 ARE NO LONGER REQUESTED
  - TO REZONE THE PROPERTY FROM I-4 TO PDC AND I-4.
  - SPECIAL EXCEPTION AMENDMENT TO ALLOW MODIFICATIONS TO THE SIGN ORDINANCE FOR A MAJOR ENTRANCE SIGN.
  - A SPECIAL EXCEPTION ON THE I-4 ZONING DISTRICT TO ALLOW A 0.54 FAR.

## 2. THE PROPERTY SUBJECT TO THESE APPLICATIONS INCLUDES:

- TAX MAP 16-3-((11)) 5A, pt 6A, pt 6B1 - PCA 80-C-028-5
- TAX MAP 16-3-((11)) 29C, 29D AND 16-3-((11)) 7 - SEA 97-H-070-2/CDP/FDP/REZONING PDC
- TAX MAP 16-3-((11)) 5A - REZONING I-4/SE/PCA

## TABLE OF CONTENTS:

- SHEET 1 - COVER SHEET
- SHEET 2 - CONCEPTUAL/FINAL DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT
- SHEET 3 - LANDSCAPE PLAN
- SHEET 4 - FLOODPLAIN EXHIBIT
- SHEET 5 - FAR EXHIBIT (DENSITY CREDIT ALLOCATION)
- SHEET 6 - GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION/PCA PLAT

Zone: R-1  
Launders  
Use - Residential

Zone: R-1  
Meiselman  
Use - Residential

Zoned: C-8  
Embassy Suites

Zoned: PDH-30  
Archstone Apartments

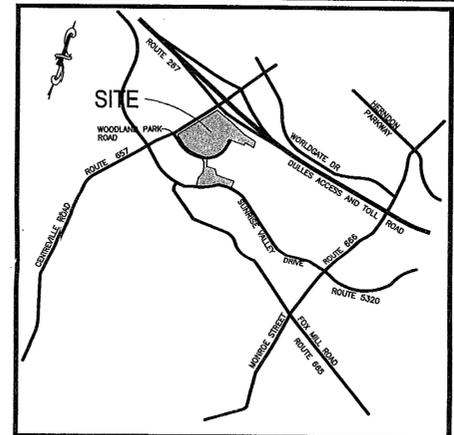
Zoned: I-4

Zone: I-4  
Sprint

Zone: I-4  
National Rural Utility  
Cooperative Finance Corporation

Parcel 16-3 ((11)) 5A  
Zoned: I-4  
Northridge - Phase II  
133,032 GSF  
Existing

Area to be Deleted from PCA 80-C-028-5  
(To be Rezoned from I-4 to I-4)



VICINITY MAP  
SCALE: 1"=2000'

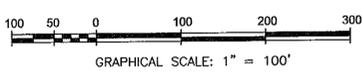
REVISIONS	5/17/00 Add SEA for sign
	Rev. density credits
	6/23/00 Add SE for I-4 ZONE.
SURVEY	WHGA
DESIGN	S. MYHRE
DRAWN	N. ZELENSKY
CHECKED	J. MCCLELLAN

**GA**  
ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS  
William H. Gordon Associates, Inc.  
4501 Doby Drive • Chantilly, Virginia 20151  
(703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0766

DATE: DECEMBER 1999  
SCALE: HORIZ: 1"=100'  
VERT: 1"=100'  
SEAL: [Professional Engineer Seal]

Application No. SE 00-H-042 SUBMITTED 8/23/00  
APPROVED (SE) SP PLAN  
SEE DEV CONDS DATED 8/23/00  
Date of (BOS) (BZA) approval 9/11/00  
Sheet 1 of 4  
(Sheets 1, 2, 5, 6)

RECEIVED  
DEPARTMENT OF PLANNING AND ZONING  
AUG 9 2000  
ZONING EVALUATION DIVISION



Note: This plan is presented for informational purposes only to present existing and approved uses and approved zoning actions.

COVER SHEET  
PROJECT: T.S.T. WOODLAND L.L.C.  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
JOB: 0313-1214  
CADD: 0313CS01.DWG  
SHEET: 1 OF 6

G:\PROJECT\PLANNING\0313\0313\PLANS\0313CS01.dwg, Wed Aug 09 12:23:27 2000, HP 1050C MF

**CDP/FDP/SEA/REZONE PDC APPLICATION**  
**TAX MAP 16-3-(11) PARCELS 29C, 29D; ((11)) PARCEL 7**

1A. THE PURPOSE OF THIS SPECIAL EXCEPTION AMENDMENT IS TO AMEND SE 97-H-070-2 TO PERMIT THE FILLING OF A PORTION OF THE FLOODPLAIN ON THE SITE AND TO ALLOW MODIFICATIONS IN THE SIGN REGULATIONS IN ACCORDANCE WITH SECTION 9-620. SEE STATEMENT SUBMITTED SEPARATELY WITH THIS APPLICATION FOR FURTHER INFORMATION REGARDING THE APPLICANT'S CONFORMANCE TO THE SIGN REGULATIONS. THE PROPERTY SUBJECT TO SE 97-H-070-2 CONSISTS OF 23.47 ACRES.

1B. IN ADDITION, THE APPLICANT REQUESTS A MODIFICATION OF SECTION 12-207.12A TO ALLOW AN INCREASE TO THE 40 SQUARE FOOT SIZE LIMITATION FOR THE MAIN ENTRY SIGN LOCATED AT CENTREVILLE ROAD AND THE DULLES ACCESS ROAD—SEE ENTRY SIGN DETAIL ON SHEET 3 OF 6. FINAL SIGN LOCATION WILL BE DETERMINED AT SITE PLAN STAGE AND WILL INSURE ADEQUATE SIGHT DISTANCE AT THE ENTRANCE. THE INCREASE IN THE FAR AND THE INCREASE IN THE BUILDING HEIGHT APPROVED WITH SE 97-H-070-2 ARE NO LONGER REQUESTED AS PART OF THIS SEA.

2. THE PURPOSE OF THE REZONING APPLICATION IS TO REZONE THE PROPERTY FROM I-4 TO PDC. THE PROPERTY SUBJECT TO THIS REZONING APPLICATION CONSISTS OF 23.47 ACRES.

**PDC TABULATIONS (WATERVIEW)**

PERMITTED/REQUIRED	PROPOSED
MINIMUM SITE AREA:	N/A
BUILDING SQUARE FOOTAGE:	100,000 SF (MIN)
PROPOSED GROSS SF	875,725 SF (INCLUDES PENTHOUSES)
FAR ALLOCATION BASIS	
PREVIOUSLY APPROVED	715,644 SF (SEE FOOTNOTE #1)
NORTHBRIDGE II	37,013 SF (SEE FOOTNOTE #2)
PUBLIC STREET DENSITY CREDIT	123,068 SF (SEE FOOTNOTE #3)
TOTAL	875,725 SF (SEE GENERAL NOTE #2)
FLOOR AREA RATIO:	1.50
MAXIMUM BUILDING HEIGHT:	N/A
MINIMUM YARDS:	
FRONT:	SEE SHT. 3 OF 6
SIDE:	31± FEET
REAR:	N/A
OPEN SPACE:	15%
TREE COVER:	10%
PARKING RATIO:	2.6/1000 GSF
PARKING SPACES:	2,392

FOOTNOTES  
 1) INCLUDES 23,469 ACRES OF T.S.T. WOODLAND CONSISTING OF PARCELS 16-3 ((11)) 29C, 29D AND ((11))7.  
 2) 16-3((11))5A-NORTHBRIDGE II (SEE SHEET 6-GENERALIZED DEVELOPMENT PLAN) AREA ALLOWABLE FAR USED FAR REMAINING FAR 242,922 SF 0.70 170,045 SF 133,032 SF 37,013 SF  
 3) SEE SHEET 5 OF 6 FOR PUBLIC STREET DENSITY ALLOCATION.

**GENERAL NOTES (FOR PDC ZONING)**

1. THE PROPERTY IS OWNED BY TST WOODLAND LLC AND TST WOODLAND ONE LLC.  
 2. THE OWNER RESERVES THE RIGHT TO ESTABLISH SECONDARY USES WITHIN THE LOWER TWO FLOORS (PLAZA, GROUND FLOOR, OR SECOND FLOOR) OF ANY OF THE THREE OFFICE BUILDINGS SHOWN PROVIDED THAT THE TOTAL GROSS SQUARE FOOTAGE DEVOTED TO SECONDARY USES DOES NOT EXCEED 25% OR 218,000 SQUARE FEET (25% OF 875,725 SF) OF THE PERMITTED GROSS FLOOR AREA.  
 3. PERMITTED USES: IT SHALL BE UNDERSTOOD THAT THE PRIMARY USE OF THE BUILDING SHALL BE OFFICE AND SCIENTIFIC RESEARCH, DEVELOPMENT, AND TRAINING. HOWEVER, THE FOLLOWING PRINCIPAL AND SECONDARY USES MAY ALSO BE ESTABLISHED:  
 A. PRINCIPAL USES: BUSINESS SERVICE, PERSONAL SERVICE, AND SUPPLY SERVICE ESTABLISHMENTS, EATING ESTABLISHMENTS, EXHIBITION HALLS AND FACILITIES TO HOUSE CULTURAL OR CIVIC EVENTS, FINANCIAL INSTITUTIONS, PUBLIC USES, AND RETAIL SALES ESTABLISHMENTS.  
 B. SECONDARY USES: ACCESSORY USES, ACCESSORY SERVICE USES, BANK TELLER MACHINES, DRIVE-IN BANKS, FAST FOOD RESTAURANTS, QUICK SERVICE FOOD STORES, HEALTH CLUBS, COMMUNITY USES, INSTITUTIONAL USES, CHILD CARE CENTERS AND NURSERY SCHOOLS, PRIVATE SCHOOLS OF GENERAL AND SPECIAL EDUCATION, AND HELIPORTS AND HELISTOPS.

THIS LIST OF PERMITTED USES SHALL NOT PROHIBIT THE PROPERTY OWNER FROM SEEKING SPECIAL EXCEPTION OR SPECIAL PERMIT APPROVAL, OR A CONCEPT PLAN AMENDMENT TO MODIFY PERMITTED USES.

4. THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THIS PLAT, CONSISTING OF SIX (6) SHEETS, PREPARED BY WILLIAM H. GORDON ASSOCIATES, SUBJECT, HOWEVER, TO THESE NOTES, AND PROVIDED THAT MINOR MODIFICATIONS MAY BE PERMITTED AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES ("DPWES").  
 5. THREE OFFICE BUILDINGS AND TWO DETACHED PARKING GARAGES ARE PROPOSED TO BE CONSTRUCTED. ONE OFFICE BUILDING EXISTS ON PARCEL 16-3-((11)) PARCEL 5A (CONSTRUCTED UNDER SITE PLAN 5518-17-02).  
 6. THE HEIGHT OF THE PARKING GARAGES SHALL NOT EXCEED 65 FEET (ADJACENT TO WOODLAND PARK ROAD) AND 50 FEET (ADJACENT TO THE DULLES AIRPORT ACCESS ROAD).  
 7. PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE SECTION 11-102. A MIXTURE OF SURFACE AND STRUCTURED PARKING MAY BE PROVIDED. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE PARKING QUANTITIES PROVIDED ON PLAN, PROVIDED THAT THE MINIMUM OPEN SPACE SHOWN AND PERIPHERAL DIMENSIONS ARE NOT REDUCED. THE CONSTRUCTION OF THE PARKING GARAGES MAY BE PHASED TO ACCOMMODATE TENANT NEEDS SO LONG AS THE MINIMUM PARKING REQUIREMENTS CAN BE MET.  
 8. ALL TRAILS REQUIRED IN THE COMPREHENSIVE PLAN HAVE BEEN PROVIDED OR WILL BE PROVIDED WITH THIS PLAN. A PROFFERED EIGHT-FOOT ASPHALT TRAIL AND SIDEWALK WILL BE PROVIDED AS SHOWN WITH THIS DEVELOPMENT.  
 9. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.  
 10. TOPOGRAPHY IS FROM AN AIR SURVEY PREPARED BY OTHERS. THE CONTOUR INTERVAL IS 2 FEET.  
 11. APPLICANT MAY INFRINGE ON THE 100-YEAR FLOODPLAIN AS SHOWN AND FOR THE INSTALLATION OF STRUCTURAL COLUMNS FOR THE BUILDINGS, PEDESTRIAN BRIDGES, AND/OR OTHER SIMILAR ARCHITECTURAL FEATURES TO COMPLEMENT THE EXISTING LAKE, SUBJECT TO THE REVIEW AND APPROVAL OF DPWES, PURSUANT TO THE SPECIAL EXCEPTION AMENDMENT REQUEST.  
 12. STORM WATER MANAGEMENT FOR THE ENTIRE WOODLAND PARK DEVELOPMENT IS PROVIDED BY MEANS OF A SERIES OF EXISTING WET PONDS ON THE SITE (CONSTRUCTED UNDER FAIRFAX COUNTY PLAN NO. 5518-SP-06). THESE FACILITIES ALSO PROVIDE WATER QUALITY MANAGEMENT ("BMPs") FOR THE DEVELOPMENT. SOILS REPORTS WERE SUBMITTED WITH A PREVIOUS APPLICATION FOR THE SITE.  
 13. WETLANDS WERE DELINEATED IN THE FIELD BY OTHERS, AND LOCATED BY WILLIAM H. GORDON ASSOCIATES, INC. RESOURCE PROTECTION AREAS EXIST ON SITE, AS SHOWN. THE BALANCE OF THE SITE IS LOCATED WITHIN A RESOURCE MANAGEMENT AREA (SEE SHEET 4)

**GDP/SE/REZONE I-4/PCA APPLICATION**  
**TAX MAP 16-3-(11) PARCEL 5A**

1. THE PURPOSE OF THIS SPECIAL EXCEPTION/REZONING APPLICATION IS TO INCREASE THE FAR TO 0.54. THE PROPERTY SUBJECT TO THIS APPLICATION CONSISTS OF 5.57 ACRES (242,922 SQUARE FEET).

2. THE PROFFERED CONDITION AMENDMENT APPLICATION IS REQUIRED TO DELETE LAND AREA FROM PCA 80-C-028-5 AND INCORPORATE IT INTO THE NEW ZONING.

**I-4 TABULATIONS (NORTHBRIDGE II)**

PERMITTED/REQUIRED	PROPOSED
MINIMUM LOT AREA :	20,000 SF
BUILDING SQUARE FOOTAGE:	170,045 SF*
FLOOR AREA RATIO:	0.70*
MAXIMUM BUILDING HEIGHT:	75 FEET
MINIMUM YARDS:	
FRONT:	45'
SIDE:	N/A
REAR:	N/A
OPEN SPACE:	15%
TREE COVER:	10%
PARKING SPACES:	346

\* BY SPECIAL EXCEPTION - NOTE PRESENT I-4 ZONING FOR SITE ALLOWS 0.7 FAR

**SUMMARY TABULATION (PDC & I-4 ZONING)**

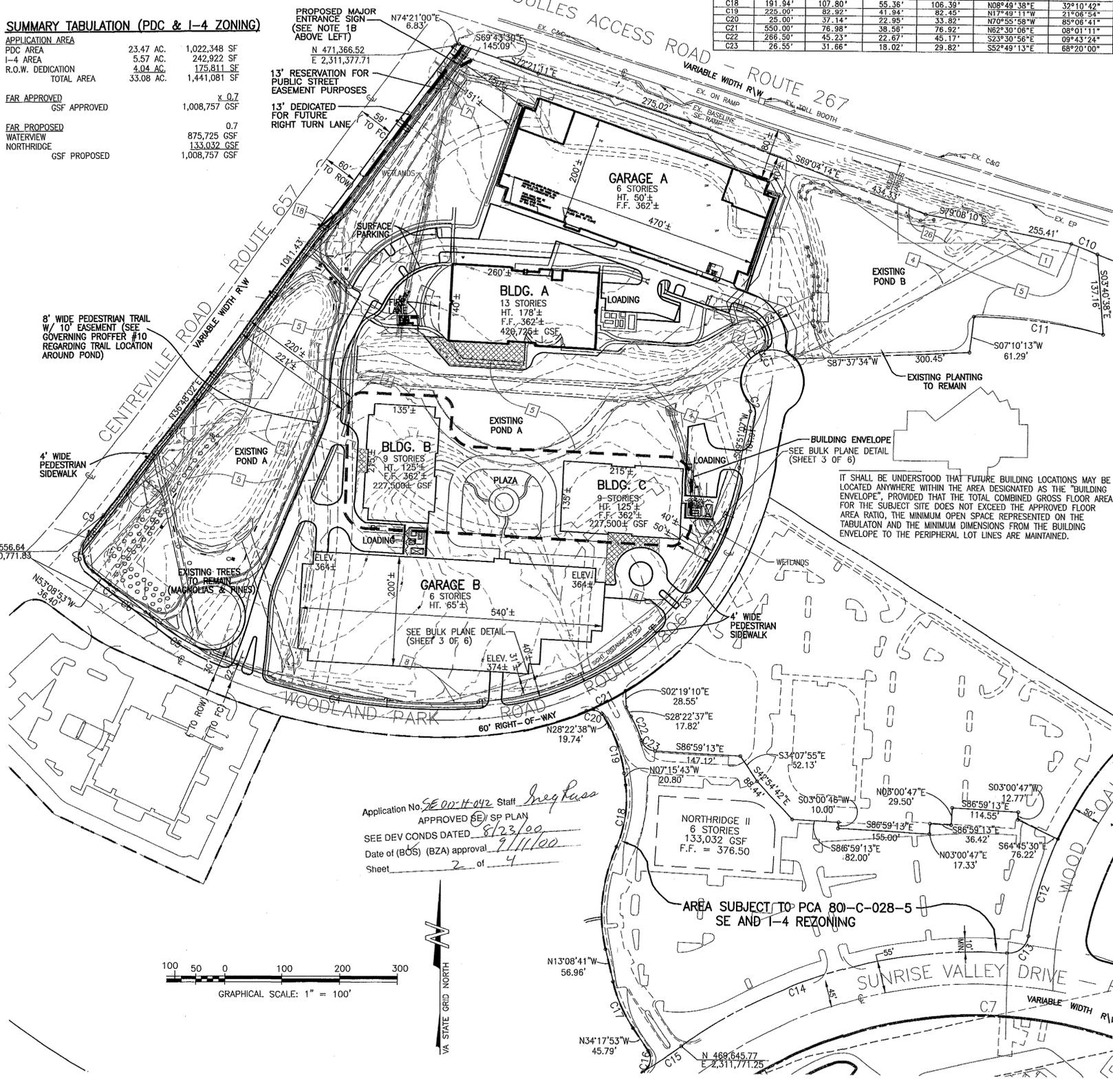
APPLICATION AREA	23.47 AC.	1,022,348 SF
PDC AREA	23.47 AC.	1,022,348 SF
I-4 AREA	5.57 AC.	242,922 SF
R.O.W. DEDICATION	4.04 AC.	173,811 SF
TOTAL AREA	33.08 AC.	1,441,081 SF
FAR APPROVED		x 0.7
GSF APPROVED		1,008,757 GSF
FAR PROPOSED		0.7
WATERVIEW		875,725 GSF
NORTHBRIDGE		133,032 GSF
GSF PROPOSED		1,008,757 GSF

**EASEMENT TABLE:**

1 - EX. SANITARY SEWER EASEMENT D.B. 3035, PG. 367 & D.B. 3235, PG. 198	8 - EX. SIGHT DISTANCE EASEMENT
2 - EX. SANITARY SEWER EASEMENT D.B. 3035, PG. 367	18 - EX. 11' TRAIL EASEMENT D.B. 7389, PG. 51
4 - EX. SANITARY SEWER EASEMENT D.B. 7105, PG. 1884	26 - EX. PERMANENT DRAINAGE EASEMENT D.B. 7010, PG. 1744
5 - EX. FLOOD PLAIN AND STORM DRAINAGE EASEMENT D.B. 7105, PG. 1894	
7 - EX. FLOOD PLAIN AND STORM DRAINAGE EASEMENT D.B. 7376, PG. 1414	

**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	55.00'	119.93'	105.50'	97.54'	S71°22'28"W	124°55'57"
C2	25.00'	20.32'	10.76'	19.76'	S13°25'55"E	46°34'04"
C3	490.00'	851.94'	394.43'	604.91'	S47°58'04"W	76°13'55"
C4	963.95'	477.14'	243.56'	472.28'	N79°44'10"W	28°21'37"
C5	450.00'	131.09'	66.01'	130.63'	N57°12'37"W	16°41'28"
C6	891.62'	62.31'	31.18'	62.29'	N51°26'45"W	05°09'44"
C7	948.95'	14.56'	7.28'	14.56'	N53°35'15"W	00°52'44"
C8	45.00'	72.62'	46.38'	64.33'	N06°58'40"W	92°20'28"
C9	1000.64'	41.77'	20.89'	41.77'	N57°58'47"E	02°23'31"
C10	8794.40'	48.14'	24.07'	48.14'	S68°28'07"E	00°18'49"
C11	862.05'	224.74'	113.01'	224.10'	N82°39'10"W	14°56'13"
C12	610.00'	175.30'	88.26'	174.89'	S16°38'00"W	16°27'55"
C13	35.00'	51.63'	31.81'	47.08'	S50°39'49"W	84°31'32"
C14	885.00'	594.43'	308.91'	583.31'	S73°41'04"W	38°29'01"
C15	941.26'	80.31'	40.18'	80.29'	S56°53'13"W	04°53'20"
C16	25.00'	40.85'	26.64'	36.46'	N12°31'00"E	93°37'45"
C17	234.73'	86.68'	43.83'	86.17'	N23°43'17"W	21°09'13"
C18	191.34'	107.80'	55.38'	106.39'	N08°49'38"E	32°10'42"
C19	225.00'	85.92'	41.84'	82.45'	N17°49'11"W	21°08'58"
C20	25.00'	37.14'	22.95'	33.82'	N70°55'58"W	05°06'41"
C21	550.00'	78.98'	38.56'	76.92'	N62°30'06"E	08°01'11"
C22	265.50'	45.23'	22.67'	45.17'	S23°30'56"E	09°43'24"
C23	26.55'	31.66'	18.02'	29.82'	S52°49'13"E	68°20'00"



REVISIONS  
 5/18/00 Add entrance sign.  
 trail at pond  
 6/23/00 Add SE for  
 I-4 ZONE.

SURVEY: WHGA  
 DESIGN: S. MYHRE  
 DRAWN: N. ZELENSKY  
 CHECKED: J. MCCLELLAN

ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS  
**William H. Gordon Associates, Inc.**  
 4501 Daily Drive • Chantilly, Virginia 20151  
 (703) 263-1900 • METRO (703) 803-9608 • FAX (703) 263-0766

DATE: DECEMBER, 1999  
 SCALE: HORZ: 1"=100'  
 VERT:  
 SEAL: [Professional Engineer Seal]

PROJECT: CDP/FDP/SEA PLAT  
**T.S.T. WOODLAND L.L.C.**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

JOB: 0313-1214  
 CADD: 0313SE01.DWG  
 SHEET: 2 OF 6





PUBLIC STREET DEDICATIONS AT WOODLAND PARK  
August 13, 1998 (Updated June 23, 2000)

Area Designation	Area (sf)	Date	Credit Density @ 0.70	Notes	DB	PG
A	48,731	04/28/83	34,112	Per Jack Herrity Motion - Toll Road Ramp	7010	1744
B	143,593	10/21/85	0	Prior to BOS Motion for Advanced Density Credit (5/86)	6248	1231
***NOTE*** - Centreville Rd. & Woodland Park Rd.						
Running Total	192,324		34,112			
C-1	20,286	01/04/89	14,200	Pursuant to BOS Motion for Advanced Density Credit (5/86)	7238	1145
- Centroville Rd. & Woodland Park Rd.						
Running Total	213,448		48,899			
D	88,841	09/16/88	62,189	Pursuant to BOS Motion for Advanced Density Credit (5/86)	7146	908
- Centreville Rd., Sunrise Valley Dr. & Fox Mill Rd.						
Running Total	302,289		111,088			
E	297,069	01/29/90	207,948	Pursuant to BOS Motion for Advanced Density Credit (5/86)	7519	560
- Sunrise Valley Dr. & Wood Oak Drive						
Vacation of a Portion of Wood Oak Drive						
Running Total	574,349		301,530		7946	1579
F	358,598	12/05/91	251,019	Pursuant to BOS Motion for Advanced Density Credit (5/86)	7964	972
- Sunrise Valley Dr. & Monroe Street						
Running Total	932,947		552,549			
G	14,934	Nov. 1996	0	Pursuant to BOS Motion for Advanced Density Credit (5/86)	9854	1011
- Fox Mill Rd. & Monroe Street - Part of Southside, L.L.C. Development						
Running Total	947,881		* 552,549			
H	74,422	Feb. 2000	52,095	Monroe Street Widening (See Fairfax County Plan #5518-SP-242)	10163	1278
Running Total	1,022,303		* 604,644	Total GSF allowed for density credit		
Deduct	175,811		123,068	Assigned to Waterview		
Remaining	846,392		481,576	R/W Density credit remaining		

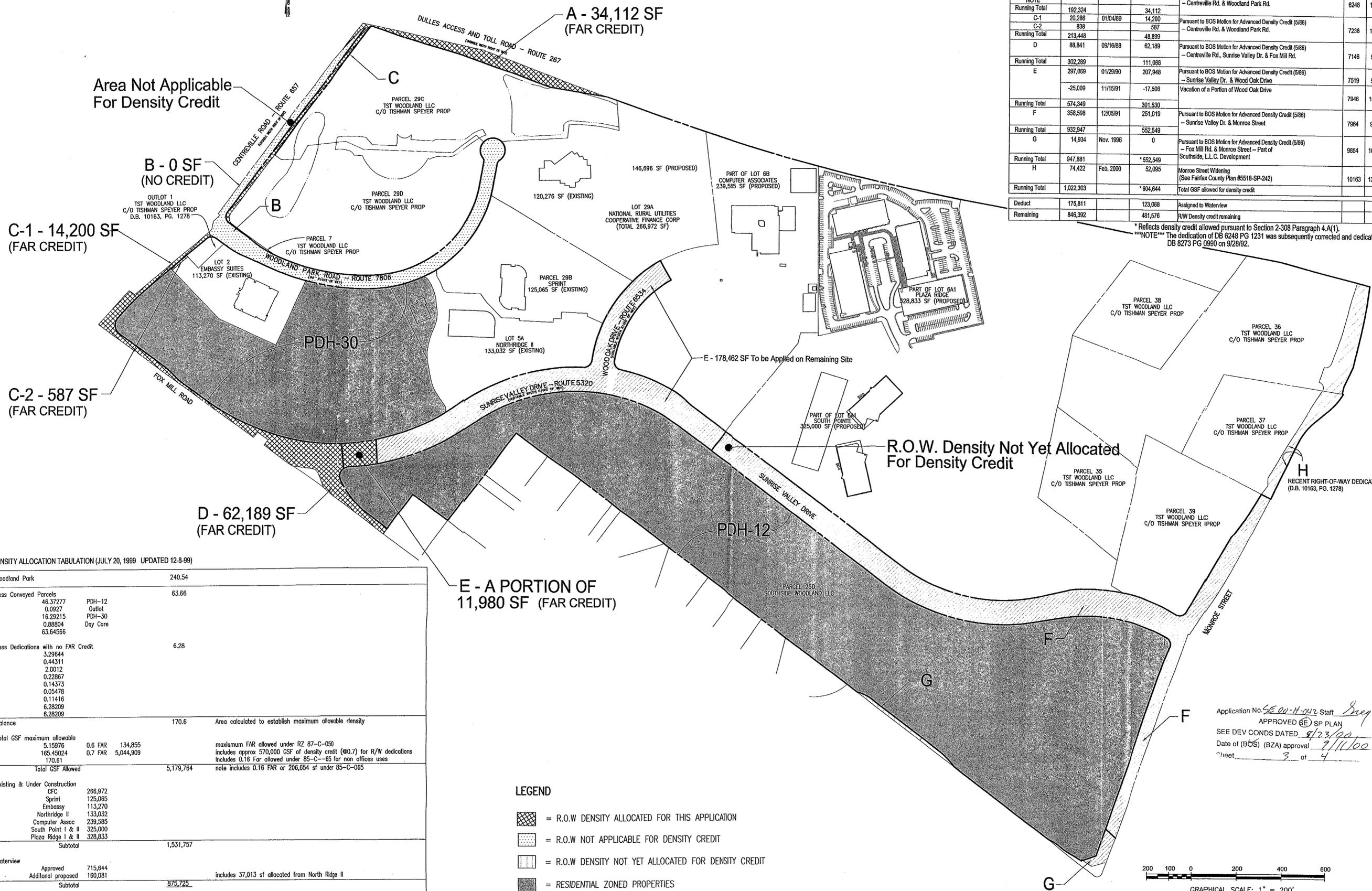
\* Reflects density credit allowed pursuant to Section 2-308 Paragraph 4.A(1).  
\*\*\*NOTE\*\*\* The dedication of DB 8248 PG 1231 was subsequently corrected and dedicated at DB 8273 PG 0990 on 9/28/92.

REVISIONS	DATE	DESCRIPTION
5/17/00	Revise 'E' FAR Credit	
6/23/00	Update Tab	
6/23/00	Add SE for I-4 ZONE.	

SURVEY: WHGA  
DESIGN: WHGA  
DRAWN: N. ZELENSKY  
CHECKED: J. McCLELLAN

DATE: DECEMBER 1999  
SCALE: HORZ: 1"=100'  
VERT: 1"=100'  
SEAL: PROFESSIONAL ENGINEER

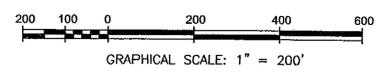
PROJECT: T.S.T. WOODLAND L.L.C.  
JOB: 0313-1214  
CADD: DENSITY.DWG  
SHEET: 5 OF 6



DENSITY ALLOCATION TABULATION (JULY 20, 1999 UPDATED 12-8-99)

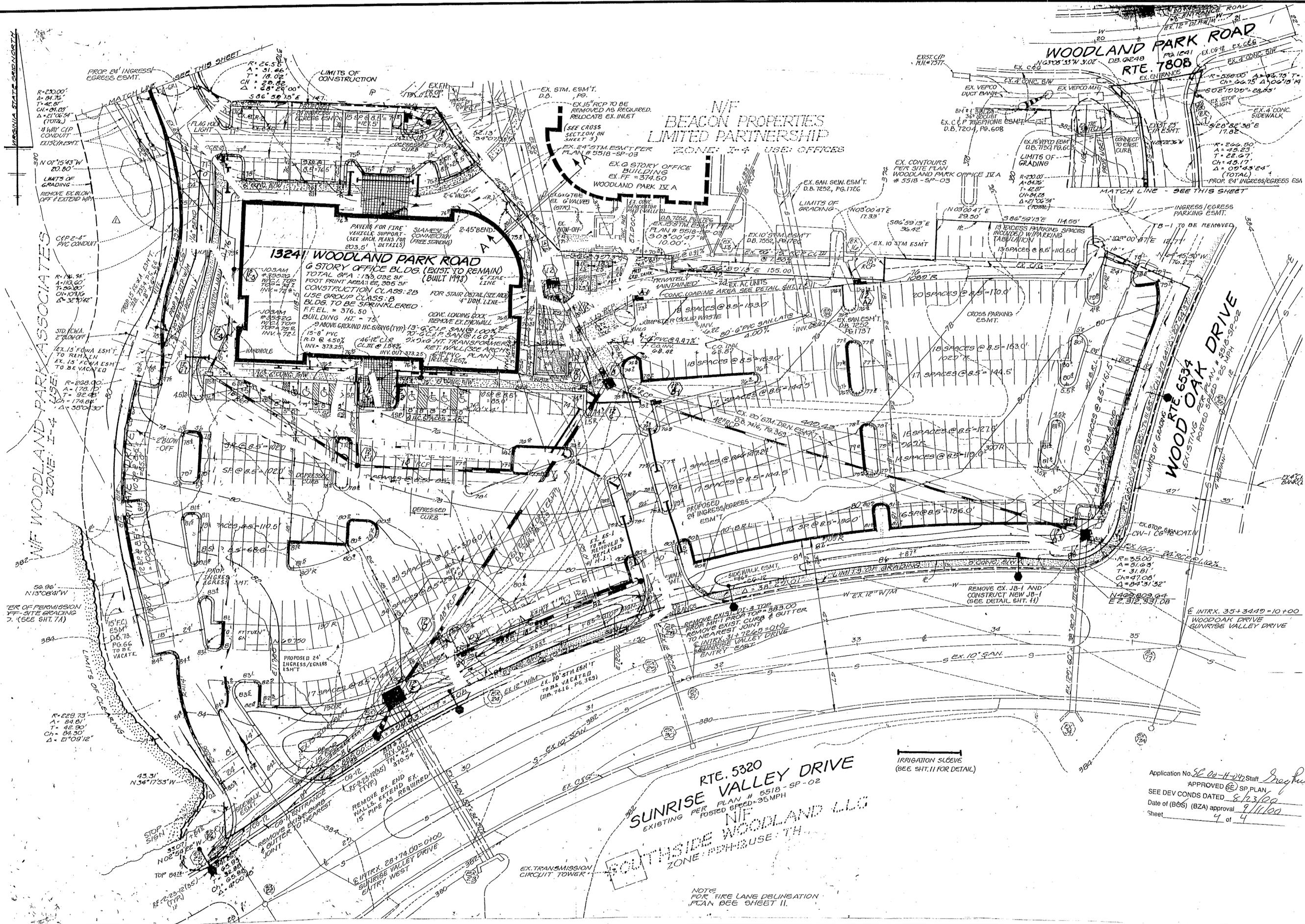
Woodland Park	240.54	
Less Conveyed Parcels	63.66	
46,37277 PDH-12		
0.0927 Outlot		
16.29215 PDH-30		
0.88804 Day Care		
63.64566		
Less Dedications with no FAR Credit	6.28	
3.29644		
0.44311		
2.0012		
0.22867		
0.14373		
0.05478		
0.11416		
6.28209		
6.28209		
Balance	170.6	Area calculated to establish maximum allowable density
Total GSF maximum allowable		
5.15976 0.6 FAR 134,855		maximum FAR allowed under RZ 87-C-050
165.45024 0.7 FAR 5,044,909		includes approx 570,000 GSF of density credit (#0.7) for R/W dedications
170.61		includes 0.16 Far allowed under 85-C--65 for non office uses
Total GSF Allowed	5,179,764	note includes 0.16 FAR or 206,654 sf under 85-C-065
Existing & Under Construction		
1 OFC 266,972		
2 Sprint 125,065		
3 Embassy 113,270		
4 Northridge II 133,032		
5 Computer Assoc 239,585		
6 South Point I & II 325,000		
7 Plaza Ridge I & II 328,833		
Subtotal	1,531,757	
Waterview		
1 Approved 715,644		
2 Additional proposed 160,081		includes 37,013 sf allocated from North Ridge II
Subtotal	875,725	
Remaining Allowable GSF	2,772,282	

- LEGEND
- [Cross-hatched] = R.O.W DENSITY ALLOCATED FOR THIS APPLICATION
  - [Dotted] = R.O.W NOT APPLICABLE FOR DENSITY CREDIT
  - [Horizontal lines] = R.O.W DENSITY NOT YET ALLOCATED FOR DENSITY CREDIT
  - [Solid grey] = RESIDENTIAL ZONED PROPERTIES



Application No. SE 00-H-042 Staff Greg R...  
APPROVED (E) SP PLAN  
SEE DEV CONDS DATED 9/23/00  
Date of (BOS) (BZA) approval 9/16/00  
Sheet 3 of 4

PROJECT: T.S.T. WOODLAND L.L.C.  
JOB: 0313-1214  
CADD: DENSITY.DWG  
SHEET: 5 OF 6



REVISIONS	
6/23/00	Add SE for I-4 ZONE.
SURVEY: WHGA	
DESIGN: WHGA	
DRAWN: WHGA	
CHECKED: J. McCLELLAN	
DATE: DECEMBER 1999	
SCALE: HORIZ: 1"=100'	
VERT: 1"=100'	
SEAL: [Professional Engineer Seal]	
PROJECT: GDP/SE/PCA PLAT	
JOB: 0313-1214	
CADD: 0313DP01.DWG	
SHEET: 6 of 6	

**GCA**  
 ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS  
 William H. Gordon Associates, Inc.  
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COMMONWEALTH OF VIRGINIA  
 PROFESSIONAL ENGINEER  
 J. McCLELLAN  
 LICENSE NO. 8921

T.S.T. WOODLAND L.L.C.  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

Application No. SL 00-4-012 Staff Ingraham  
 APPROVED (66) SP PLAN  
 SEE DEV CONDS DATED 8/12/00  
 Date of (BOS) (BZA) approval 9/1/00  
 Sheet 4 of 4

RTE. 5320  
 SUNRISE VALLEY DRIVE  
 EXISTING PER PLAN # 5518-SP-02  
 POSTED SPEED: 35 MPH  
 N/F  
 SOUTHSIDE WOODLAND L.L.C.  
 ZONE: PER-HOUSE TH

NOTES  
 FOR FIRE LANE DELINEATION  
 PCAN SEE SHEET II.