

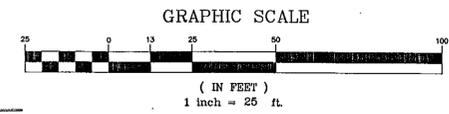
PARKING TABULATIONS

- 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.
- 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.
- TOTAL PARKING REQUIRED = 129 + 55 = 184 SPACES
- TOTAL PARKING PROVIDED = 214 SPACES
A. HOTEL PORTION = 142 SPACES
B. RESTAURANT PORTION = 72 SPACES
- 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.
- LOCATION OF LOADING SPACES AND/OR TRASH AREAS MAY SHIFT AT SITE PLAN PHASE.

GENERAL NOTES

- THIS REQUEST IS FOR THE FOLLOWING:
A) A PROFFER CONDITION AMENDMENT TO PCA 78-5-046-2;
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 INCLUDING 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-015) FOR MODIFICATIONS TO THE SETBACK AND PARKING PROVISIONS FOR THE SPRINGFIELD COMMERCIAL REVITALIZATION DISTRICT (CATEGORY 6).
- THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 80-4-((11)), PARCEL 5C.
- 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.
- BOUNDARY AND TOPOGRAPHY INFORMATION IS FROM FIELD-RUN SURVEYS DONE BY THIS FIRM IN 1999.
- STORMWATER MANAGEMENT AND BMP FACILITIES WILL GENERALLY BE PROVIDED AS SHOWN, UNLESS OTHERWISE WAIVED OR MODIFIED.
- THERE ARE NO 100 YEAR FLOODPLAINS, ENVIRONMENTAL QUALITY CORRIDORS, OR RESOURCE PROTECTION AREAS ON THIS SITE.
- 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.
- 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).
- 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.

SPRINGFIELD CORPORATE CENTER, LLC (PARCEL 5D)
ZONE: C-6
USE: OFFICE BUILDING



EXISTING OFFICE BUILDING (5 STORY, 65 FT.) (BUILT 1987 - TO REMAIN)
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 10-13-00
Date of (BOS) (BZA) approval 10-20-00
Sheet 1 of 3

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.

- THIS SITE SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- 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.
- IT IS ANTICIPATED THAT DEVELOPMENT WILL BEGIN WITHIN 6 MONTHS AFTER FINAL SITE PLAN APPROVAL.
- BASED ON PRELIMINARY INVESTIGATION, NO HAZARDOUS WASTES OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, TREATED OR DISPOSED OF ON THIS SITE.
- THE APPLICANT HAS ALSO REQUESTED A COMPREHENSIVE PLAN AMENDMENT TO RE-PLAN THIS SITE FROM "HIGH DENSITY RESIDENTIAL" TO "MIXED USE."
- 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 78-5-046-1 AND RZ 85-L-060) ALLOWS AN FAR NOT TO EXCEED 0.70 FOR THIS SITE.

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

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 UNDER THE ZONING REGULATIONS DIVISION

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

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

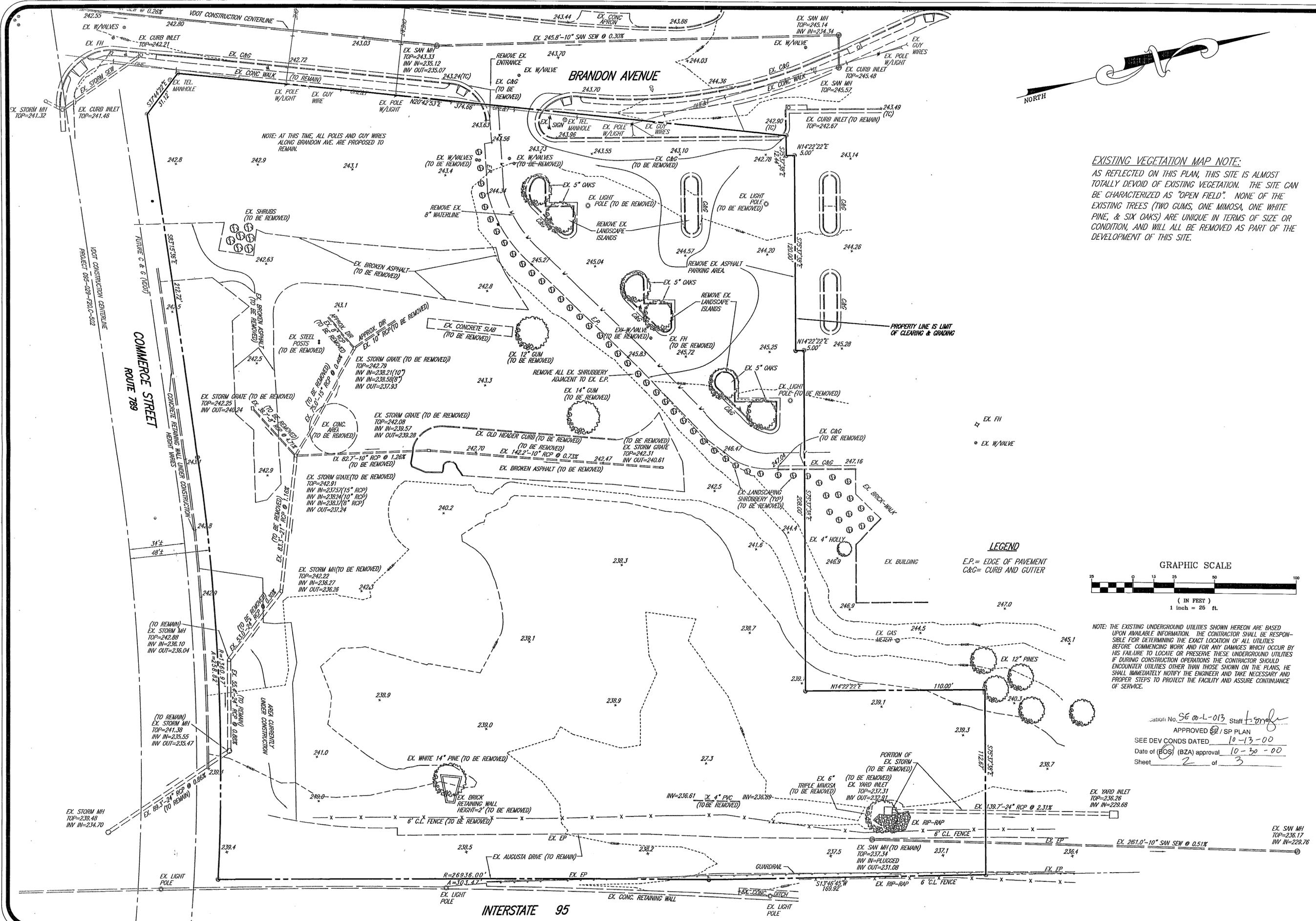
TOWNEPLACE SUITES
SPRINGFIELD/FRANCONIA
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:

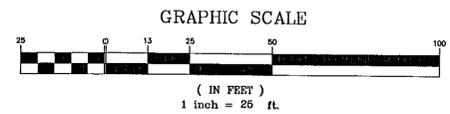
3-13-2000
4-25-2000
7-25-2000
8-15-2000
9-1-2000
9-12-2000

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

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
SEP 14 2000



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

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.

Station No. SE 00-L-013 Staff T. Smith
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED 10-13-00
 Date of (BOS) (BZA) approval 10-30-00
 Sheet 2 of 3



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) 966-9027



JACK E. RINKER
 No. 3958
 State of Virginia
 Commission Expires 9/13/00

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

SHEET 13 OF 14 140422 PM EST

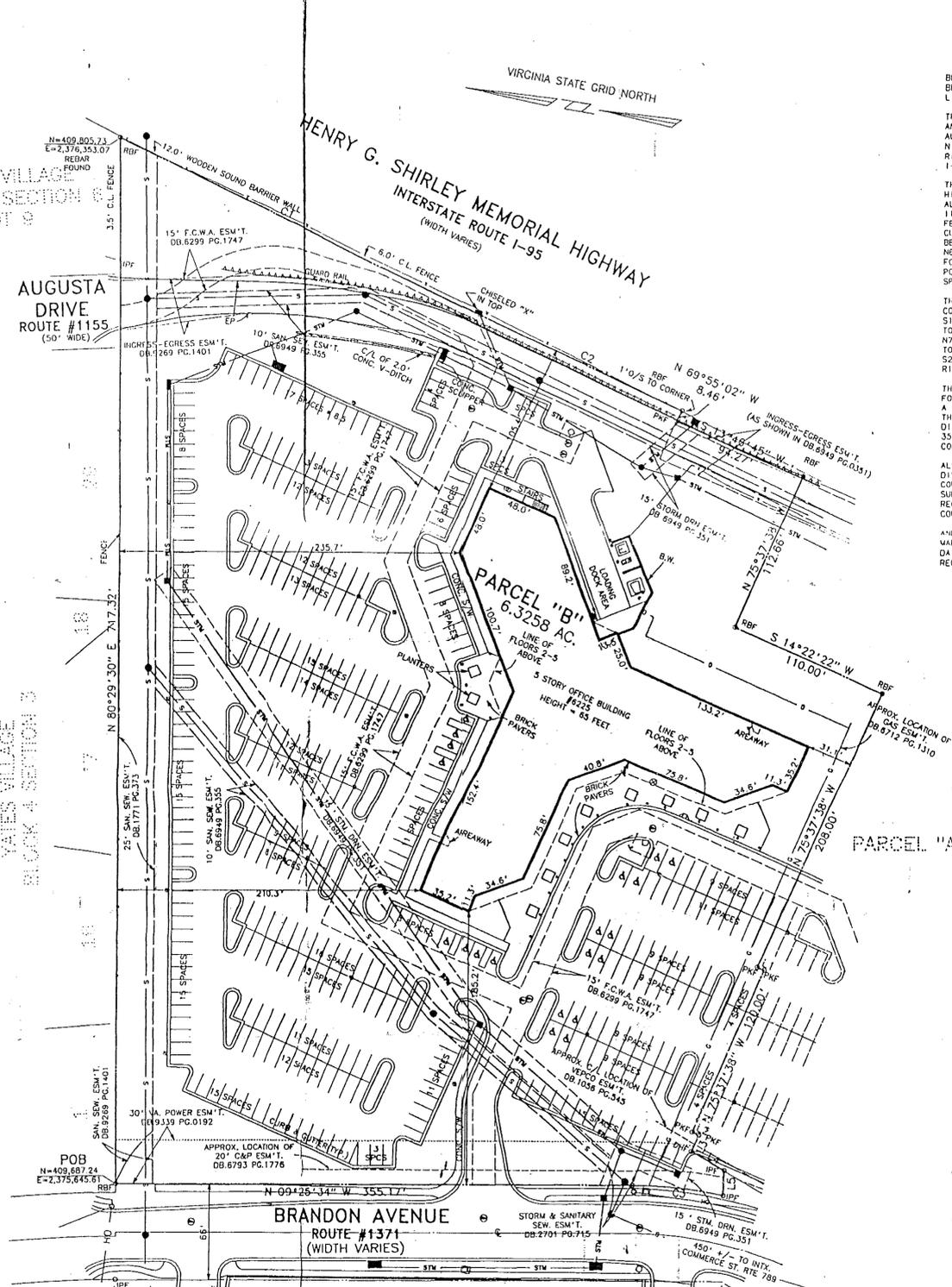
YATES VILLAGE
BLOCK 5 SECTION 9
LOT 9

AUGUSTA DRIVE
ROUTE #1155
(50' WIDE)

YATES VILLAGE
BLOCK 4 SECTION 3

HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE ROUTE I-95
(WIDTH VARIES)

VIRGINIA STATE GRID NORTH



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 BRANDON AVENUE, WIDTH VARIES, SAID POINT ALSO BEING IN THE SOUTHERLY LINE OF LOT 1 - BLOCK 4, SECTION THREE - YATES VILLAGE;
THESE DEPARTING SAID RIGHT-OF-WAY AND RUNNING WITH THE LINE OF LOT 1 AND CONTINUING WITH LOTS 16-18, 29, THROUGH THE RIGHT-OF-WAY OF AUGUSTA DRIVE, 50' WIDE, AND LOT 9 - BLOCK 5, SECTION 9 - 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 1-95 (WIDTH VARIES);

THESE 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 S18°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 28931.37 FEET AND A CHORD BEARING AND DISTANCE OF S15°42'53" W 154.20 FEET TO A POINT (PK NAIL) 63.41 FEET 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;

THESE RUNNING WITH THE NORTHERLY LINE OF PARCEL "A" THE FOLLOWING (8) COURSES AND DISTANCES: N75°37'38" W 112.68 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;

THESE 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); S41°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); N08°25'34" W 355.17 FEET TO THE POINT (IRON PIPE) AND PLACE OF BEGINNING AND CONTAINING 6.3258 ACRES OF LAND.

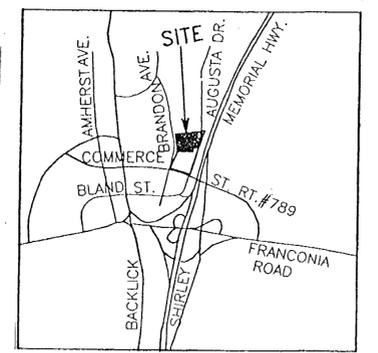
ALSO DESCRIBED AS PARCEL B AS SHOWN ON PLAT ENTITLED "PLAT SHOWING DIVISION OF THE PROPERTY OF SCC REALTY CORPORATION, LEE DISTRICT, FAIRFAX COUNTY, VIRGINIA", DATED FEBRUARY 21, 1994 AND ATTACHED TO THE DEED OF SUBDIVISION, EASEMENT AGREEMENT, DEED OF DEDICATION AND DEED OF VACATION RECORDED IN DEED 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: (1) 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; (2) CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS AND VISIBLE ITEMS ON THE SUBJECT PROPERTY; (3) CORRECTLY SHOWS THE LOCATION AND DIMENSION OF ALL ALLEYS, STREETS, ROADS, RIGHT-OF-WAYS, EASEMENTS, AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED WAS ADVISED BY THE TITLE COMPANY ISSUED BY TITLE COMPANY, COMMITMENT NO. 99-1524 AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION IN SUCH RECORDED EASEMENTS AND OTHER RECORDED MATTERS; AND (4) 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 HOUSING CONFLICTS AND THERE ARE NO VISIBLE ENCROACHMENTS OR OVERHANGS ON 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-6.
- 2) TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE CO. COMMITMENT NO.99-1524, 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 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.621 PG.0897 b) DB.9269 PG.1401
- 8) THE FOLLOWING EASEMENT WAY OR WAY NOT AFFECT THE PROPERTY, BUT IS UNLATAINABLE: DB.1037 PG.403 (SAN. SEW. ESM.)
- 9) THE TRACT IS NOT WITHIN AN IDENTIFIED (SHADED) SPECIAL FLOOD HAZARD AREA (INCLUDING THE 100-YEAR FLOOD), BUT IS WITHIN ZONE X, AREA DETERMINED TO BE OUTSIDE 300 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

Location No. SE 00-L-013 Staff: *[Signature]*
APPROVED *[Signature]* / SP PLAN
SEE DEV CONDS DATED 10-13-00
Date of (BOS) (BZA) approval 10-30-00
Sheet 3 of 3

PARKING TABULATION:

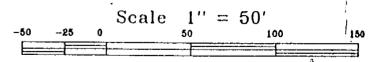
REGULAR SPACES393
HANDICAP SPACES 20
TOTAL SPACES413

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	278.01	S 16°33'35" W	276.00	138.01
C2	00°19'41"	28931.37	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



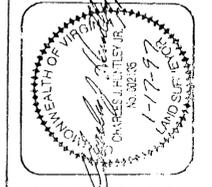
LEGEND

- 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
- SIAMASE 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

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7000 POPP AS ST
ANNANDALE, VIRGINIA 22003
703-750-3490
45150 RUSSELL BRANCH PARKWAY
ASHBURN, VIRGINIA 22011
703-728-3145 METRO 478-1051



PLAT SHOWING
PARCEL "B"
SPRINGFIELD CORPORATE CENTER DB.9269 PG.1401
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
ALTA/ACSM L.L.C. D 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