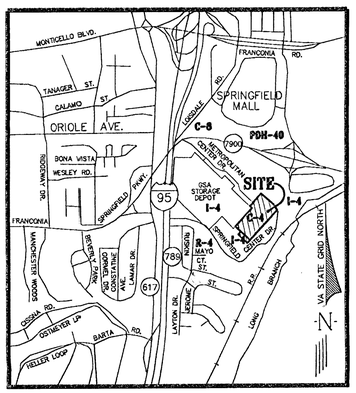
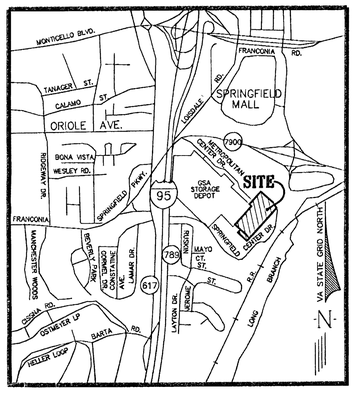
GENERALIZED DEVELOPMENT PLAN (GDP)
FOR
METRO CENTER II
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAPS: 090-2-01-0056C (PART) & 090-4-01-0011B (PART).
2. THE ABOVE REFERENCED PROPERTY IS CURRENTLY ZONED C-4 (HIGH INTENSITY OFFICE DISTRICT) AND I-4 (MEDIUM INTENSITY INDUSTRIAL DISTRICT) [PARCEL 090-4-01-0011B]. THE I-4 PARCEL IS BEING REZONED TO C-4
3. THE BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN HEREON WAS COMPILED FROM "SPRING FIELD METRO CENTER II" SITE PLAN 9990-SP-0041 BY THE ENGINEERING GROUPE AND FROM A FIELD RUN SURVEY BY URBAN ENGINEERING & ASSOCIATES, INC.
4. THE PROPERTY SHOWN ON THIS GDP PLAN IS LOCATED IN THE LEE DISTRICT.
5. THIS PROPOSED DEVELOPMENT IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 90-2-01-0056C IS IN CONFORMANCE WITH THE COMPREHENSICE PLAN AND ALL APPLICABLE ORDINANCES AND REGULATIONS AND ADOPTED CONDITIONS. THE PROPOSED DEVELOPMENT IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 90-4-01-0011B IS IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED CONDITIONS. A COMPREHENSIVE PLAN NOMINATION IS PENDING ON THE PROPERTY IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP 90-4-01-0011B WHICH, WHEN APPROVED, WILL RENDER THE APPLICATION IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.
6. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
7. STORM WATER MANAGEMENT (SWM) AND BEST PRACTICES (BMP) WILL BE PROVIDED ONSITE BY UTILIZING UNDERGROUND STORMWATER VAULTS SIX (6) FEET IN DEPTH.
8. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE ARE NO EXISTING UTILITY EASEMENTS OF 25' OR MORE IN WIDTH ON THE SITE.
9. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
10. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
11. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
12. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7.
13. THERE ARE NO DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC) OR RPA'S ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
14. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
15. THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
16. IN ACCORDANCE WITH ARTICLE 18 OF THE ZONING ORDINANCE, NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPTS, INCLUDING SIZES AND LOCATIONS OF IMPROVEMENTS, TO CONFORM WITH ARCHITECTURAL AND ENGINEERING TOLERANCES AND TO COMPLY WITH NEW CRITERIA AND REGULATIONS THAT MAY BE ADOPTED BY FAIRFAX COUNTY. AND OTHER AGENCIES WHOSE JURISDICTIONAL APPROVAL MAY BE REQUIRED. IN NO EVENT SHALL THE OVERALL GFA BE INCREASED AND SUCH MODIFICATIONS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE FDP AS DETERMINED BY DPZ. DIMENSIONS AND SIZES AS SCALED ARE APPROXIMATE AND MAY VARY DEPENDING ON THE FINAL USE AND ARCHITECTURAL/ENGINEERING DESIGN DURING SITE PLANNING. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH GDP.
17. FOR BULK PLANE DIAGRAMS, SEE SHEET 2.
18. THE APPLICANT RESERVES THE RIGHT TO ADD SECURITY WALLS, BARRIER WALLS, AND SECURITY BOOTHS.
19. THE APPLICANT RESERVES THE RIGHT TO SHIFT BUILDING GROSS SQUARE FOOTAGE BETWEEN THE BUILDINGS, AND THE USES OF THE BUILDINGS; HOWEVER, THE TOTAL GROSS SQUARE FOOTAGE OF 474,000 GSF SHALL NOT BE EXCEEDED. FURTHER, BUILDING HEIGHTS MAY VARY AS LONG AS THE MAXIMUM BUILDING HEIGHT(S), AS DEPICTED ON THIS GDP, ARE NOT EXCEEDED, AND THE GROSS FLOOR AREA IS NOT EXCEEDED.
20. THE APPLICANT RESERVES THE RIGHT TO SHIFT PROPOSED TREE LOCATIONS AS DICTATED BY F.C.W.A. AN/OR DPWES DURING REVIEW OF THE SITE PLAN; HOWEVER, THE QUANTITY OF TREES WILL NOT BE REDUCED.
21. THE APPLICANT RESERVES DENSITY CREDIT FOR ANY AND ALL FUTURE DEDICATIONS MADE BY THE APPLICANT FOR PUBLIC STREET/TRANSPORTATION PROJECTS. THE APPLICANT, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVE ANY AND ALL DENSITY CREDIT FOR THIS DEDICATION AS PERMITTED UNDER SECTION 2-308 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
22. THE GROSS FLOOR AREA DEPICTED ON THIS PLAT DOES NOT INCLUDE CELLAR SPACE IN ACCORDANCE WITH THE DEFINITIONS OF THE FAIRFAX COUNTY ORDINANCES. THE APPLICANT IS PROPOSING CELLAR SPACE IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE DEFINITION. PARKING WILL BE PROVIDED FOR THE USES IN THE CELLAR SPACE PER THE ZONING ORDINANCE PARKING REQUIREMENTS.



ZONING MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

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2.	SOILS MAP AND BULK PLAN ILLUSTRATIVE
3.	EXISTING CONDITIONS
4.	EXISTING VEGETATION MAP
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5B.	GDP – GRADING AND UTILITIES LAYOUT (WITHOUT THE EXTENSION OF JOSEPH ALEXANDER ROAD)
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7.	PRE-DEVELOPMENT DRAINAGE DIVIDES
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9.	STORMWATER MANAGEMENT PLAN
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12.	PEDESTRIAN CIRCULATION
13.-13A.	SITE SECTIONS
14.	SITE ELEVATIONS
15.	PROPERTY EXHIBIT
15A.-15B.	BUILDING PERSPECTIVE

CIVIL ENGINEER
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4200 D TECHNOLOGY DR.
CHANTILLY, VA. 20151
CONTACT: CLAYTON TOCK
PHONE: 703-642-2306

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C/O BOSTON PROPERTIES
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CONTACT: JACK BURKART
PHONE: 202-585-0841

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ARLINGTON, VA. 22201-3349
CONTACT: LYNNE STROBEL
PHONE: 703- 528-4700

ARCHITECT
GENSLER ARCHITECTURE DESIGN & PLANNING
2020 K STREET N.W.
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CONTACT: DAVID EPSTEIN
PHONE: 202-726-5228

RECEIVED
Department of Planning & Zoning
APR 24 2009
Zoning Evaluation Division

Application No. PCA 1998-LE-004 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4.29.09
Date of (BOS) (PC) approval 5.18.09
Sheet 1 of 21

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
06-26-08
09-19-08
11-07-08
12-17-08
02-05-09
04-23-09

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Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 23790
05/27/09
PROFESSIONAL ENGINEER

COVER SHEET
METRO CENTER II
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: JUNE, 2008
C.I. = N/A
SCALE: N/A

SHEET 1 OF 15

FILE No.
MISC 12493

SITE DATA (I-4 ZONING)

SITE AREA DATA FOR I-4 ZONING (SEE SHEET 12 FOR PROPERTY EXHIBIT)

SITE AREA	AREA
	0.69 ACRES (A PORTION OF PARCEL 11B)
GROSS SITE AREA =	0.69 ACRES

AREA OF ROW DEDICATION = 0 ACRES (SEE SHEET 12 FOR AREA OF DEDICATION)
NET SITE AREA = 0.69 ACRES
MAXIMUM FAR PERMITTED = 0.50
MAXIMUM FAR PROPOSED = 0.00 GROSS FLOOR AREA = 0.00/0.69*(43,560)= 0.00

ZONING
EXISTING ZONING = I-4 (MEDIUM INTENSITY INDUSTRIAL DISTRICT)
PROPOSED ZONING = C-4 (HIGH INTENSITY OFFICE DISTRICT)

PROPOSED USE
OFFICE

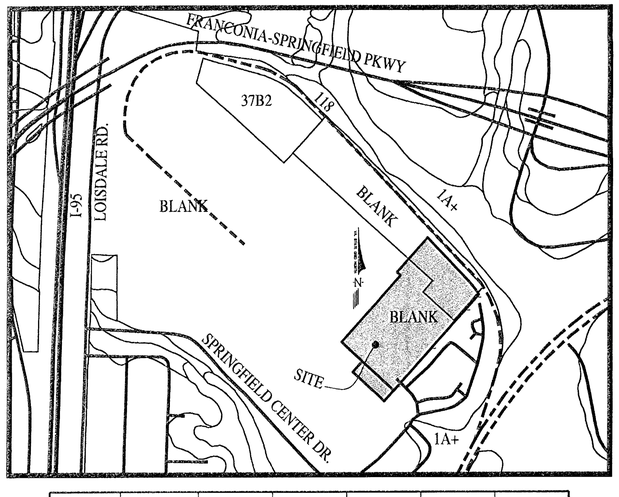
BUILDING DATA
PROPOSED BUILDING GROSS SQUARE FOOT = 0.00 GSF
MAXIMUM BUILDING HEIGHT PERMITTED = 75'
PROPOSED BUILDING HEIGHT = 56' *

* BASED ON THE HEIGHT OF THE GARAGE.

YARD REQUIREMENTS
MIN. FRONT YARD SETBACK = CONTROLLED BY 45° BULK PLANE ANGLE, BUT NOT LESS THAN 40'
MIN. SIDE YARD REQUIREMENT = NO REQUIREMENT
MIN. REAR YARD REQUIREMENT = NO REQUIREMENT

OPEN SPACE
OPEN SPACE REQUIRED = 15% OF GROSS SITE AREA = 0.15*(0.69 AC.) = 0.10 AC.
OPEN SPACE PROVIDED = 0.32 AC. (45.93%)

SOIL MAP
SCALE: 1"=500'



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
1A+	MIXED ALLUVIAL	POOR	POOR	POOR	LOW	A
118	MARINE CLAY	POOR	MARGINAL	POOR	HIGH	A
37B2	BELTSVILLE	FAIR	MARGINAL	POOR	MODERATE	B
BLANK	N/A	N/A	N/A	N/A	N/A	N/A

SITE DATA (C-4 ZONING)

SITE AREA DATA FOR C-4 ZONING (SEE SHEET 12 FOR PROPERTY EXHIBIT)

SITE AREA	AREA
	9.70 ACRES (A PORTION OF PARCEL 56C)
GROSS SITE AREA =	9.70 ACRES

AREA OF ROW DEDICATION = 1.10 ACRES (SEE SHEET 12 FOR AREA OF DEDICATION)
NET SITE AREA = 8.60 ACRES
MAXIMUM FAR PERMITTED = 1.65
MAXIMUM FAR PROPOSED = 474,000 GROSS FLOOR AREA = 474,000/9.70*(43,560)= 1.12

ZONING
EXISTING ZONING = C-4 (HIGH INTENSITY OFFICE DISTRICT FOR PARCEL 56C PART)
PROPOSED ZONING = C-4 (HIGH INTENSITY OFFICE DISTRICT)

PROPOSED USE
OFFICE

BUILDING DATA
PROPOSED BUILDING GROSS SQUARE FOOT = 474,000 GSF**
MAXIMUM BUILDING HEIGHT PERMITTED = 120'
PROPOSED BUILDING HEIGHT = 120'

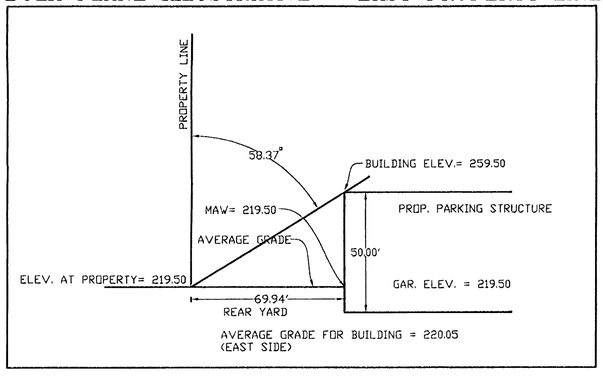
YARD REQUIREMENTS
MIN. FRONT YARD SETBACK = CONTROLLED BY 25° BULK PLANE ANGLE, BUT NOT LESS THAN 40'
PROVIDED FRONT YARD SET BACK = 84.48' (49.36° BULK PLANE) [OFFICE BUILDING]
MIN. SIDE YARD REQUIREMENT = NO REQUIREMENT
MIN. REAR YARD REQUIREMENT = CONTROLLED BY 20° BULK PLANE ANGLE, BUT NOT LESS THAN 25 FEET
PROVIDED REAR YARD SETBACK = 64.94" (58.37° BULK PLANE) [PARKING STRUCTURE]

OPEN SPACE
OPEN SPACE REQUIRED = 15% OF NET SITE AREA = 0.15(8.60 AC.) = 1.29 AC.
OPEN SPACE PROVIDED = 3.10 AC. (36.04%)

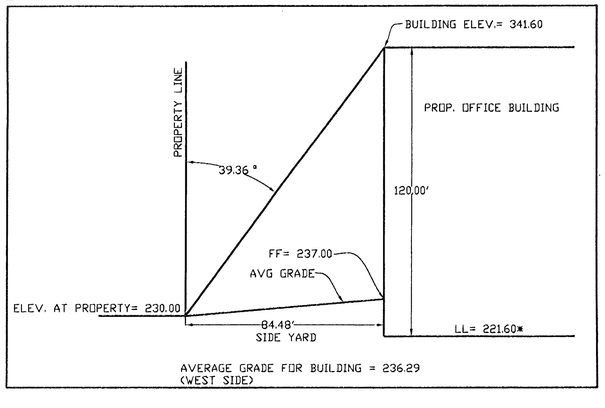
* OPEN SPACE PROVIDED IS BASED ON THE NET SITE AREA, EXCLUDING THE AREA OF ROW DEDICATION OF SPRINGFIELD CENTER DRIVE AND JOSEPH ALEXANDER ROAD.

** THE APPLICANT RESERVES THE RIGHT TO PROVIDE CELLAR SPACE IN ACCORDANCE WITH THE ZONING ORDINANCE DEFINITION OF CELLAR SPACE AND WILL PARK ANY CELLAR SPACE AT THE RATE OF 2.6 SPACES PER 1000 SF OF OFFICE SPACE.

BULK PLANE ILLUSTRATIVE – EAST PROPERTY LINE



BULK PLANE ILLUSTRATIVE – WEST PROPERTY LINE



SITE DATA

SITE AREA DATA (SEE SHEET 12 FOR PROPERTY EXHIBIT)

SITE AREA	AREA
	9.70 ACRES (A PORTION OF PARCEL 56C)
	0.69 ACRES (A PORTION OF PARCEL 11B) SEE TABULATIONS ON THIS SHEET.
GROSS SITE AREA =	10.39 ACRES

AREA OF ROW DEDICATION = 1.10 ACRES (SEE SHEET 12 FOR AREA OF DEDICATION)
NET SITE AREA = 9.29 ACRES
MAXIMUM FAR PERMITTED = 1.65
MAXIMUM FAR PROPOSED = 474,000 GROSS FLOOR AREA = 474,000/10.39*(43,560)= 1.047

ZONING
EXISTING ZONING = C-4 (HIGH INTENSITY OFFICE DISTRICT FOR PARCEL 56C PART) & I-4 (MEDIUM INTENSITY INDUSTRIAL DISTRICT)
PROPOSED ZONING = C-4 (HIGH INTENSITY OFFICE DISTRICT)

PROPOSED USE
OFFICE

BUILDING DATA
PROPOSED BUILDING GROSS SQUARE FOOT = 474,000 GSF
CELLAR SPACE = 66,900 SF *
MAXIMUM BUILDING HEIGHT PERMITTED = 120'
PROPOSED BUILDING HEIGHT = 120'

YARD REQUIREMENTS
MIN. FRONT YARD SETBACK = CONTROLLED BY 25° BULK PLANE ANGLE, BUT NOT LESS THAN 40'
PROVIDED FRONT YARD SET BACK = 84.48' (49.36° BULK PLANE) [OFFICE BUILDING]
MIN. SIDE YARD REQUIREMENT = NO REQUIREMENT
MIN. REAR YARD REQUIREMENT = CONTROLLED BY 20° BULK PLANE ANGLE, BUT NOT LESS THAN 25 FEET
PROVIDED REAR YARD SETBACK = 64.94" (58.37° BULK PLANE) [PARKING STRUCTURE]

PARKING TABULATION

PARKING REQUIRED BY PROPOSED USE: OFFICE (> 125,000 GSF)
2.6 SPACES PER 1000 SQUARE FEET OF GSF =
AREA TO PARK = 474,000 GSF (BUILDING) = 474,000 GSF
2.6/1000 * 474,000 GSF = 1233 SPACES
TOTAL PARKING REQUIRED = 1233 SPACES

PARKING REQUIRED BY CELLAR USE: (CELLAR USE = OFFICE USE)
2.6 SPACES PER 1000 SQUARE FEET =
AREA TO PARK = 66,900 SF (CELLAR) = 66,900 SF
2.6/1000 * 66,900 SF = 174 SPACES
TOTAL PARKING REQUIRED = 174 SPACES

TOTAL PARKING SPACES PROVIDED:
STRUCTURE PARKING = 1407 SPACES
TOTAL PARKING PROVIDED = 1407 SPACES

LOADING SPACES REQUIRED:
1 SPACE FOR FIRST 10,000 GSF
1 SPACE FOR EACH ADDITIONAL 20,000 GSF
TOTAL LOADING SPACE REQUIRED = 5 SPACES
NO MORE THAN 5 TOTAL LOADING SPACES REQUIRED PER ZONING ORDINANCE
TOTAL LOADING SPACE PROVIDED = 6 SPACES

OPEN SPACE
** OPEN SPACE REQUIRED = 15% OF NET SITE AREA = 0.15*(9.29 AC.) = 1.39 AC.
OPEN SPACE PROVIDED = 3.42 AC. (36.78%)

** OPEN SPACE PROVIDED IS BASED ON THE NET SITE AREA, EXCLUDING THE AREA OF ROW DEDICATION OF SPRINGFIELD CENTER DRIVE AND JOSEPH ALEXANDER ROAD.

* THE 66,900 SF CELLAR SPACE IS NOT INCLUDED IN THE PROPOSED BUILDING GSF OF 474,000.

Application No PCA 1998-LE-004 Staff S.Lu
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP)
SEE PROFFERS DATED 4-29-09
Date of (BOS) (PC) approval 5-18-09
Sheet 2 of 21

LEGEND:

- EXISTING OVERHEAD WIRE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING GAS VALVE
- PROPOSED GAS VALVE
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- T.B.R. — TO BE REMOVED
- S, C, HC — STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR
- V — VISITOR PARKING SPACE
- FF — FINISHED FLOOR
- PROP. — PROPOSED
- EX. — EXISTING
- SF — SQUARE FEET
- GSF — GROSS SQUARE FEET
- NSF — NET SQUARE FEET
- EXISTING STORM DRAIN STRUCTURE
- PROPOSED STORM DRAIN STRUCTURE
- EXISTING CONTOUR (1')
- PROPOSED CONTOUR (1')
- EXISTING CONTOUR (5')
- PROPOSED CONTOUR (5')
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE PIPES
- PROPOSED PROPERTY LINE PIPES
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- PROPOSED LIMITS OF CLEARING & GRADING
- EXISTING CURB & GUTTER
- CSCG-1 — PROPOSED CURB & GUTTER
- CSCG-2 — REVERSE FLOW CURB & GUTTER
- EXISTING POWER POLE
- PROPOSED MAIN ENTRANCE/EXIT TO BUILDING
- PROPOSED ENTRANCE/EXIT TO BUILDING
- EXISTING TRAFFIC POLE
- TRAFFIC SIGN
- STREET SIGN
- +25.5 — EXISTING SPOT ELEVATION
- +25.60 — PROP. SPOT ELEVATION
- EXISTING FENCE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- STREET LIGHTS (DETAIL AND SPEC. BY ARCHITECT)
- TEST PIT REQUIRED
- PROPOSED CSRP-1
- BENCHMARK
- EXISTING WETLANDS
- STREAM EDGE (WATER CONVEYANCE)
- EXISTING TREE
- PROPOSED TREE
- VPD — PROJECTED TRAFFIC COUNT (BASED ON 6TH ED. OF ITE TRIP GENERATION BOOK)

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
08-19-08
11-07-08
12-17-08
02-05-09
04-23-09

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COMMONWEALTH OF VIRGINIA — CLAYTON C. TOCK — No. 038790 — 04/23/09 — REGISTERED PROFESSIONAL ENGINEER

SOILS MAP AND BULK PLANE ILLUSTRATIVE

METRO CENTER II
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. = N/A DATE: JUNE, 2008

SHEET 2 OF 15

FILE No. MISC 12493

Application No. PCA 1998-LE-064 Staff S.Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4.29.09
Date of (BOS) (PC) approval 5.18.09
Sheet 3 of 21

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
06-26-08
08-19-08
11-07-08
12-17-08
02-05-09
04-23-09

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
04/23/09
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

METRO CENTER II

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' C.I. = 2' DATE: JUNE, 2008

SHEET 3 OF 15

FILE No.
MISC 12493

PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11338 PG. 1003

T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203

PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11338 PG. 1003

T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
DB. 19256 PG. 2081

T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
DB. 19256 PG. 2081
AREA= 2.19 ACRES

VA. STATE GRID NORTH

N 403100
E 2377650

T.M. #090-2-01-0056B
SPRINGFIELD METRO LP
DB. 13455 PG. 0335

EXISTING METROPOLITAN CENTER DRIVE

EX. ZONING BOUNDARY

ZONE PDH-40
ZONE C-4

EXISTING JOSEPH ALEXANDER ROAD
PRIVATE STREETS

EXISTING METRO ACCESS

N 403350
E 2378100

T.M. #090-2-01-0058C
HAMAC LIMITED PARTNERSHIP
DB. 06501 PG. 1839

NOTE: CONTRACTOR TO ROTATE TOPS SO THAT MANHOLE ACCESS IS WITHIN PAVEMENT AREAS

N 402,690.2102
E 2,377,470.8467

N42°15'00"E 520.58'

S47°45'00"E 33.64'

N42°15'00"E 323.59'

EX. 8" SAN.

N 402600
E 2377450

T.M. #090-4-01-0011D
STATE BOARD FOR
COMMUNITY COLLEGES
DB. 11417 PG. 0055

N42°11'05"E
97.03'

N 402,690.2102
E 2,377,470.8467

N 403050
E 2377650

N 402900
E 2378500

N 402,943.6245
E 2,378,316.1980

EX. GRADING & UTIL. EASMT.
DB. 1164 PG. 1099

LIMIT OF RPA

T.M. #090-2-01-0060
WASHINGTON METROPOLITAN, AREA TRANSIT
DB. 3696 PG. 0457

T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203

R=5085.37'

T.M. #090-4-01-0011C
INOVA HEALTH CARE
SERVICES
DB. 10700 PG. 1192

A PORTION OF
T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 19040 PG. 0067
29,938 SF OR 0.68728

6' CHAINLINK FENCE
(MEANDERS ALONG PROPERTY LINE) (T.B.R)

S42°15'00"W 796.31'

T.M. #090-2-01-0058D
SPRINGFIELD 6601, LLC
DB. 19065 PG. 158

#6601
2-STORY PRECAST/CONCRETE
WAREHOUSE
GROSS FOOTPRINT AREA = 21,177 S.F.

EXISTING SPRINGFIELD CENTER DRIVE
(PRIVATE STREET)

REMAINDER OF
T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 19040 PG. 0067
RESIDUAL = 171,266 S.F. OR 3.93172 ACRES

2-STORY PRECAST/CONCRETE
WAREHOUSE
GROSS FOOTPRINT AREA = 64,050

HABITAT "A"

VEGETATION TABLE

HABITAT AREA	ACREAGE	FOREST COVER TYPE	SUCESSIONAL STAGE
A	0.42	UNDERBRUSH	UNKNOWN

Application No. RZA 1988 LE-004 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DPA) (GDP) (CDP) (FDP)
LEE PROFFERS DATED 4.29.09
Date of (BOS) (PC) approval 5.19.09
Sheet 4 of 21

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
06-26-06
09-19-06
11-07-08
12-05-08
02-05-09
04-23-09

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 038790
04/23/09
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP

METRO CENTER II

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2008

SCALE: 1"=40' C.I. = 2'

SHEET
4
OF
15

FILE No.
MISC 12493

Application No. PCA1998-LE-064 Staff S.Wh

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 4.29.09

Date of (BOS) (PC) approval 5.18.09

Sheet 5 of 21

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
12-17-08
02-05-09
04-23-09

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
04/23/09
PROFESSIONAL ENGINEER

GDP - SITE LAYOUT

METRO CENTER II

LEE TRANSPORTATION DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: MARCH, 2008

C.I. = 2'

SCALE: 1"=40'

SHEET
5
OF
15

FILE No.
MISC 12493

GDP - GRADING AND UTILITY LAYOUT (WITH THE EXTENSION OF JOSEPH ALEXANDER ROAD)

METRO CENTER II

LEE TRANSPORTATION DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' | C.I. = 2' | DATE: MARCH, 2008

SHEET 5A OF 15

FILE No. MISC 12493

PLAN DATE
12-17-08
02-05-09
04-23-09

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PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
No. 036790
CLAYTON C. TOCK
04/23/09

REVISIONS		
NO.	DATE	DESCRIPTION

LIMIT OF RPA
T.M. #090-2-01-0060
WASHINGTON METROPOLITAN AREA TRANSIT
DB. 5090 PG. 957

EXISTING METRO ACCESS

EXISTING JOSEPH ALEXANDER ROAD

EX. BLDG
T.M. #090-2-01-0056B
SPRINGFIELD METRO LP
DB. 13455 PG. 0335

EXISTING METROPOLITAN CENTER DRIVE

SPRINGFIELD CENTER DRIVE EXTENDED

EXISTING SPRINGFIELD CENTER DRIVE (PRIVATE STREET)

T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203

PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11338 PG. 1003

T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
DB. 19256 PG. 2081
AREA= 2.19 ACRES

VA. STATE GRID NORTH

T.M. #090-2-01-0056D
SPRINGFIELD 6601, LLC
DB. 19065 PG. 158

T.M. #090-2-01-0057B
SPRINGFIELD METRO CENTER II, LLC
DB. 19540 PG. 0067
29,938 SF OR 0.6872 AC

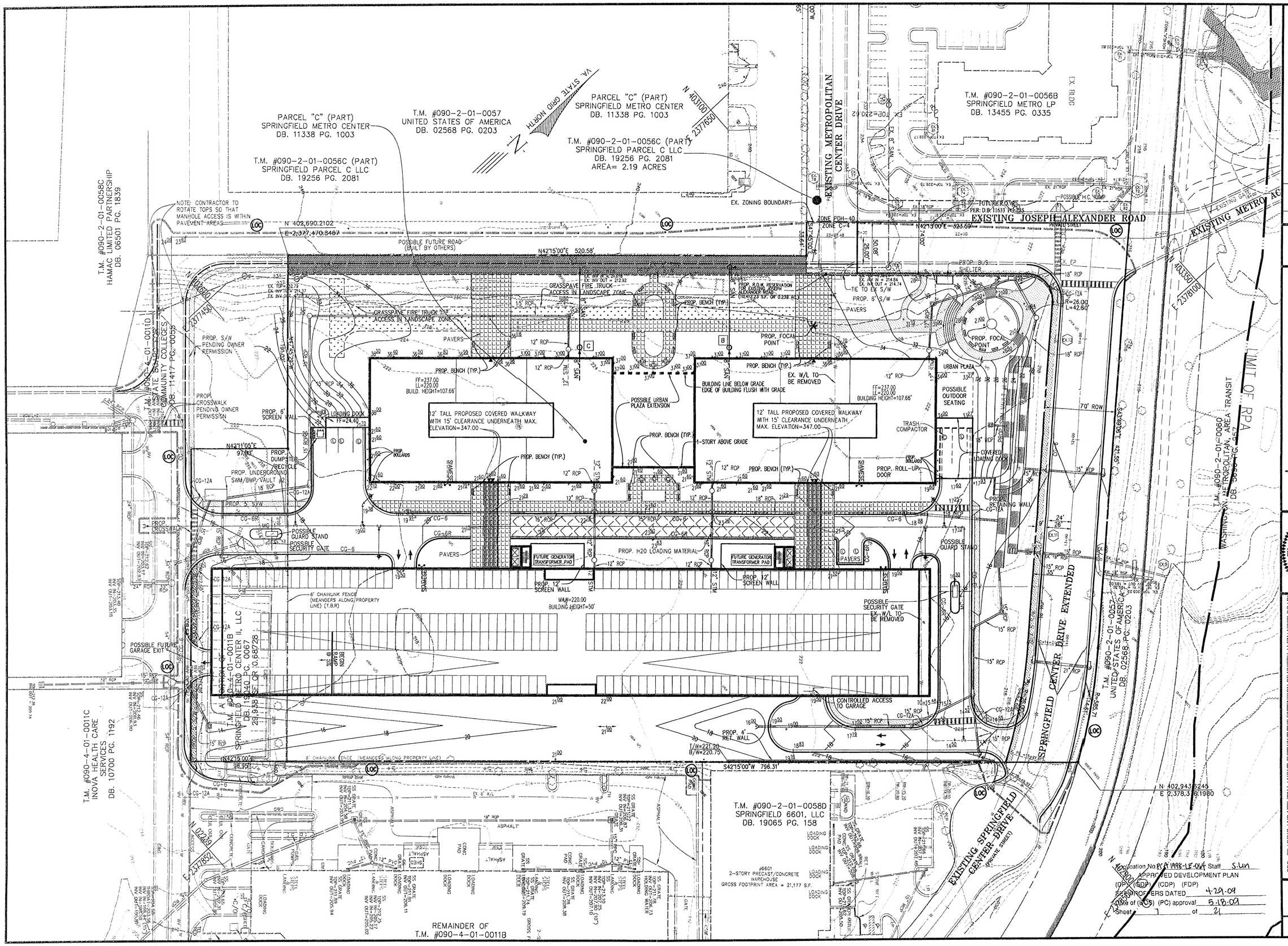
REMAINDER OF
T.M. #090-4-01-0011B

T.M. #090-4-01-0011C
INOVA HEALTH CARE SERVICES
DB. 10700 PG. 1192

T.M. #090-2-01-0058C
HAMAC LIMITED PARTNERSHIP
DB. 06501 PG. 1839

T.M. #090-4-01-0011D
COMMUNITY COLLEGES
DB. 11417 PG. 0053

Application No. (s): Fairfax County Staff - S.U.M.
APPROVED DEVELOPMENT PLAN
(CDP) (FDP)
SE PROFFERS DATED 4-28-09
(PC) approval 5-18-09
Sheet 2 of 2



Application No. PCA 1998-LE-064 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP)
SEE PROFFERS DATED 4-29-09
Date of (BOS) (PC) approval 5-18-09
Sheet 7 of 21

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE:
12-17-08
02-05-09
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
04/23/09
PROFESSIONAL ENGINEER

GDP - GRADING AND UTILITY LAYOUT (WITHOUT THE EXTENSION OF JOSEPH ALEXANDER ROAD)

METRO CENTER II

LEE TRANSPORTATION DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
C.I. = 2'
DATE: MARCH, 2008

SHEET
5B
OF
15

FILE No.
MISC 12493

CROSS SECTION

METRO CENTER II

LEE TRANSPORTATION DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN | C.I. = 2' | DATE: MARCH, 2008

SHEET 5C OF 15

FILE No. MISC 12493

PLAN DATE 02-05-09 04-23-09

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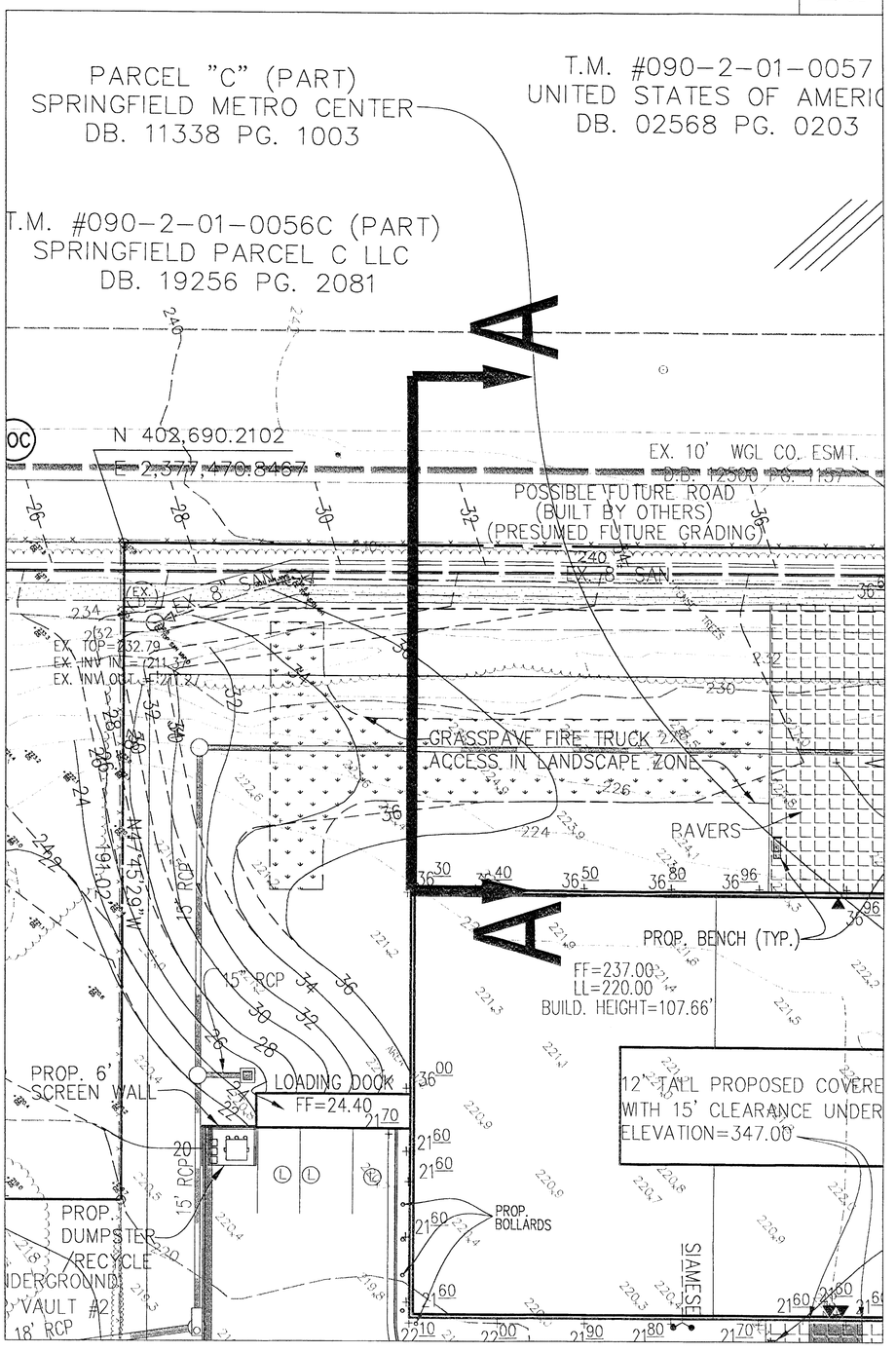
COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
04/23/09
PROFESSIONAL ENGINEER

Application No. P04-1996-18-04 Staff SWM
APPROVED DEVELOPMENT PLAN
(DP) (SDP) (CDP) (FDP)
SEE PROFFERS DATED 4-29-09
Date of (BOS) (PC) approval 5-10-09
Sheet 8 of 21

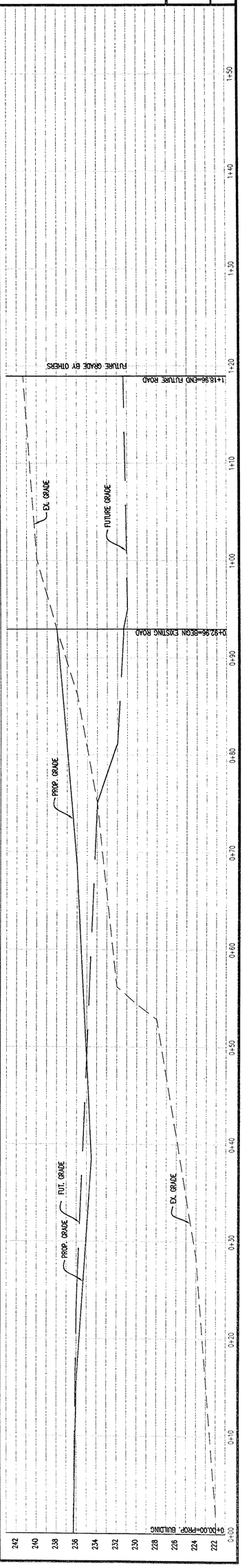
VA. STATE GRID NORTH

PLAN VIEW
SCALE : 1"=20'



PROFILE VIEW
SCALE : 1"=5' (H)
1"=5' (V)

CROSS SECTION A-A



REVISIONS

No.	DATE	DESCRIPTION

BMP FACILITY DESIGN CALCULATIONS

Plan Name: METRO CENTER II Date: 8/7/2008

Plan Number: _____ Engineer: _____

I. WATER QUALITY NARRATIVE

WATER QUALITY FOR THE SITE WILL BE PROVIDED IN THE FORM OF INFILTRATION SYSTEMS

II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation (1)	"C" (2)	Acres (3)
A1 ONSITE UNCONTROLLED IMPERVIOUS	0.90	0.30
A2 ONSITE UNCONTROLLED OPEN	0.30	1.37
A3 ONSITE CONTROLLED (BMP 2) IMPERVIOUS	0.90	0.70
A4 ONSITE CONTROLLED (BMP 2) OPEN	0.30	0.59
A7 ONSITE CONTROLLED (BMP 1) IMPERVIOUS	0.90	5.15
A8 ONSITE CONTROLLED (BMP 1) OPEN	0.30	2.17
A9 OFFSITE CONTROLLED (BMP 1) OPEN	0.30	0.13
	Total	10.41

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (a) 10.410 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
A1 ONSITE UNCONTROLLED IMPERVIOUS	0.90	x	0.300	=	0.27
A2 ONSITE UNCONTROLLED OPEN	0.30	x	1.370	=	0.41
A3 ONSITE CONTROLLED (BMP 2) IMPERV	0.90	x	0.700	=	0.63
A4 ONSITE CONTROLLED (BMP 2) OPEN	0.30	x	0.590	=	0.18
A7 ONSITE CONTROLLED (BMP 1) IMPERV	0.90	x	5.150	=	4.64
A8 ONSITE CONTROLLED (BMP 1) OPEN	0.30	x	2.170	=	0.65
A9 OFFSITE CONTROLLED (BMP 1) OPEN	0.30	x	0.130	=	0.04

(b) Total 6.81

(C) Weighted average "C" factor (b)/(a) = (C) 0.65

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
A1 ONSITE UNCONTROLLED IMPERVIOUS	0	x	0.03	x	1.38	=	0.00
A2 ONSITE UNCONTROLLED OPEN	0	x	0.13	x	0.46	=	0.00
A3 ONSITE CONTROLLED (BMP 2) IMPERV	50	x	0.07	x	1.38	=	4.62
A4 ONSITE CONTROLLED (BMP 2) OPEN	50	x	0.06	x	0.46	=	1.30
A7 ONSITE CONTROLLED (BMP 1) IMPERV	50	x	0.49	x	1.38	=	34.02
A8 ONSITE CONTROLLED (BMP 1) OPEN	50	x	0.21	x	0.46	=	4.78
A9 OFFSITE CONTROLLED (BMP 1) OPEN	50	x	0.01	x	0.46	=	0.29

(a) Total = 45.00

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40.00

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

Chesapeake Bay Presevation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.9 x ("i" pre/"i" post)] x 100 = 10.00 %

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 45.0 >= 40.00

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

IV. SITE COVERAGE

Part 5: Determine Compliance with Site Coverage Requirement

Sum all the uncontrolled onsite areas and compute a weighted average "C" factor. Do not include qualifying open space.

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
A1 ONSITE UNCONTROLLED IMPERVIOUS	0.90	x	0.300	=	0.27
A2 ONSITE UNCONTROLLED OPEN	0.30	x	1.370	=	0.41
		x		=	
		x		=	
		x		=	
		x		=	

(A) Total equivalent uncontrolled area (a) Total = 0.68

(B) Total uncontrolled area (b)= 1.67

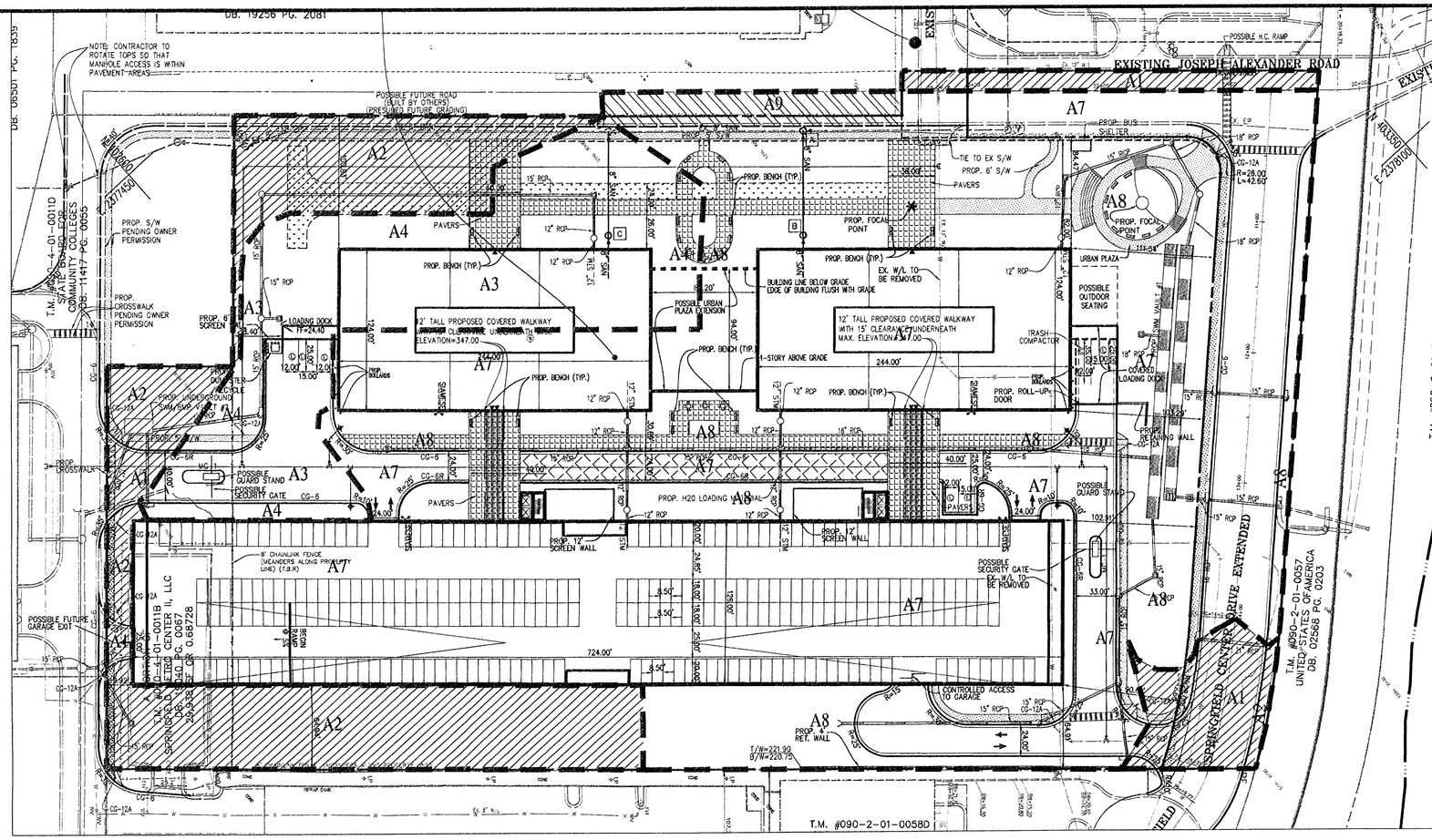
(C) Weighted average "C" factor (a)/(b) = (C) 0.41

(D) If line 5(b) < 20% of Line 2(a), then the site coverage requirement is satisfied.

Line 5(a) is the equivalent offsite area for which coverage may be required.

100 x Line 5(b) 1.67 / Line 2(a) 10.41 = (d) 16.04%

SITE COVERAGE REQUIREMENT IS SATISFIED



Part 6: Determine the Offsite Areas for this Coverage is Required

(A) For the offsite areas listed in Part 1 which flow to proposed onsite BMPs, compute the equivalent area

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
A9 OFFSITE CONTROLLED (BMP 1) OPEN	0.30	x	0.13	=	0.04
		x		=	0.00
		x		=	0.00
		x		=	0.00

(a) Total 0.04 ac.

V. STORAGE

Part 7: Compute the Weighted Average of "C" Factor for Each Proposed BMP Facility

(A) List the areas to be controlled by the proposed BMP

BMP 1

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
A7 ONSITE CONTROLLED (BMP 1) IMPERV	0.90	x	5.15	=	4.64
A8 ONSITE CONTROLLED (BMP 1) OPEN	0.30	x	2.17	=	0.65
A9 OFFSITE CONTROLLED (BMP 1) OPEN	0.30	x	0.13	=	0.04
		x		=	
		x		=	

(a) Total 7.45 ac.

(B) (b) Total 5.33

(C) Weighted average "C" factor (b)/(a) = (C) 0.71

BMP 2

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
A3 ONSITE CONTROLLED (BMP 2) IMPERV	0.90	x	0.70	=	0.63
A4 ONSITE CONTROLLED (BMP 2) OPEN	0.30	x	0.59	=	0.18
		x		=	

(a) Total 1.29 ac.

(B) (b) Total 0.81

(C) Weighted average "C" factor (b)/(a) = (C) 0.63

BMP NARRATIVE

THE METRO CENTER II PROJECT CONSISTS OF TWO OFFICE BUILDINGS A PARKING GARAGE, ACCESSWAYS, UTILITIES AND ASSOCIATED INFRASTRUCTURE. FOR BEST MANAGEMENT PRACTICES (BMP) THE AREA UNDER CONSIDERATION CONSISTS OF APPROXIMATELY 10.41 ACRES AND HAS A SITE WEIGHTED AVERAGE RUNOFF COEFFICIENT OF 0.65. THE PROJECT WILL UTILIZE TWO INFILTRATION SYSTEMS TO COMPLY WITH THE FAIRFAX COUNTY BMP REQUIREMENTS OF 40% POLLUTANT REMOVAL EFFICIENCY.

BMP 1 IS LOCATED AT THE NORTHEASTERN LIMITS OF THE SITE. THE TOTAL DRAINAGE AREA TO THIS FACILITY IS 7.45 ACRES INCLUDING APPROXIMATELY 0.13 ACRES OF OFFSITE AREA. THE DRAINGE AREA FOR THE FACILITY HAS AN ASSOCIATED WEIGHTED AVERAGE RUNOFF COEFFICIENT OF 0.71. BASED ON TREATMENT OF 0.5 INCHES PER IMPERVIOUS ACRE THE REQUIRED FACILITY BMP VOLUME IS 9665 CF.

BMP 2 IS LOCATED AT THE SOUTHWESTERN LIMITS OF THE SITE. THE TOTAL DRAINAGE AREA TO THIS FACILITY IS 1.29 ACRES. THE DRAINGE AREA FOR THE FACILITY HAS AN ASSOCIATED WEIGHTED AVERAGE RUNOFF COEFFICIENT OF 0.63. BASED ON TREATMENT OF 0.5 INCHES PER IMPERVIOUS ACRE THE REQUIRED FACILITY BMP VOLUME IS 1,465 CF.

THE REMAINING AREA OF APPROXIMATELY 1.65 ACRES LEAVES THE SITE AS UNCONTROLLED RUNOFF.

Part 8: Determine the Storage Required for Each Proposed Facility

(C) Infiltration Trench

BMP 1 - (0.50 inch per impervious acre)

0.50 x 36.30 x (%imp) 1297 x Line 7(a) 7.45 = 9,665 cf

BMP 2 - (0.50 inch per impervious acre)

0.50 x 36.30 x (%imp) 1135 x Line 7(a) 1.29 = 1,465 cf

LEGEND

OFFSITE (CONTROLLED)

ONSITE (UNCONTROLLED)

Application No. 08-1098-LE-064 Staff S. Lim

APPROVED DEVELOPMENT PLAN

(DP) (CDP) (CDP) (FDP)

SEE PROFFERS DATED 4-28-09

Date of (BOS) (PC) approval 5-19-09

Sheet 9 of 21

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
6-26-06
08-19-08
11-07-08
01-23-09
02-05-09
04-23-09

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COMMONWEALTH OF VIRGINIA CLAYTON C. TOCK No. 038790 04/23/09 ENGINEER PROFESSIONAL

OVERALL BMP PLAN

METRO CENTER II
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2008
SCALE: 1"=50'
C.L. = 2'

SHEET 6 OF 15

FILE No. MISC 12493

Application No. PCA 1998-LE-014 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-29-09
Date of (BOS) (PC) approval 5-18-09
Sheet 10 of 21

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
06-26-08
08-19-08
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
04/23/09
PROFESSIONAL ENGINEER

PRE-DEVELOPMENT DRAINAGE DIVIDES

METRO CENTER II

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' C.I. = 2' DATE: JUNE, 2008

SHEET 7 OF 15

FILE No. MISC 12493

PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11338 PG. 1003

T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
DB. 19256 PG. 2081

T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203

PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11338 PG. 1003

T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
DB. 19256 PG. 2081
AREA= 2.19 ACRES

VA. STATE GRID NORTH

N 403100
E 2377650

N 403350
E 2378100

T.M. #090-2-01-0056B
SPRINGFIELD METRO LP
DB. 13455 PG. 0335

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD

T.M. #090-2-01-0058C
HAMAC LIMITED PARTNERSHIP
DB. 06501 PG. 1839

NOTE: CONTRACTOR TO ROTATE TOPS SO THAT MANHOLE ACCESS IS WITHIN PAVEMENT AREAS

N 402600
E 2377450

T.M. #090-4-01-0011D
STATE BOARD FOR COMMUNITY COLLEGES
DB. 11417 PG. 0055

PROP. SAW PENDING OWNER PERMISSION

PROP. CROSSWALK PENDING OWNER PERMISSION

POST-DEVELOPMENT
SUB-AREA "2"
DA=1.29 AC
C=0.63

12' TALL PROPOSED COVERED WALKWAY WITH 15' CLEARANCE UNDERNEATH MAX. ELEVATION=347.00

POST-DEVELOPMENT
SUB-AREA "1"
DA=7.49 AC
(0.13 AC OFFSITE)
C=0.71

12' TALL PROPOSED COVERED WALKWAY WITH 15' CLEARANCE UNDERNEATH MAX. ELEVATION=347.00

EX. W/L TO BE REMOVED

BUILDING LINE BELOW GRADE EDGE OF BUILDING FLUSH WITH GRADE

POSSIBLE URBAN PLAZA EXTENSION

URBAN PLAZA

POSSIBLE OUTDOOR SEATING

TRASH COMPACTOR

PROP. FOCAL POINT

PROP. BUS SHELTER

TIE TO EX. S/W

PROP. 6' S/W

PAVERS

PROP. BENCH (TYP.)

PROP. ROLL-UP DOOR

LOADING DOCK FF=24.40

PROP. UNDERGROUND SWM/BMP

PROP. H20 LOADING MATERIAL

PROP. SCREEN WALL

6' CHAINLINK FENCE (MEANDERS ALONG PROPERTY LINE) (T.B.R.)

EX. W/L TO BE REMOVED

POSSIBLE FUTURE GARAGE ENT.

CONTROLLED ACCESS TO GARAGE

POST-DEVELOPMENT
SUB-AREA "2A"
(UNCONTROLLED)
DA=1.24 AC
C=0.35

POST-DEVELOPMENT
SUB-AREA "1A"
(UNCONTROLLED)
DA=0.26 AC
C=0.83

T.M. #090-4-01-0011C
INOVA HEALTH CARE SERVICES
DB. 10700 PG. 1192

T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER II LLC
DB. 19040 PG. 0067
A PORTION OF
29,938 S.F. OR 0.68728

REMAINDER OF
T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 19040 PG. 0067
RESIDUAL = 171,266 S.F. OR 3.93172 ACRES

T.M. #090-2-01-0058D
SPRINGFIELD 6601, LLC
DB. 19065 PG. 158

EXISTING SPRINGFIELD CENTER DRIVE (PRIVATE STREET)

SPRINGFIELD CENTER DRIVE EXTENDED

T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203

T.M. #090-2-01-0060
WASHINGTON METROPOLITAN AREA TRANSIT
DB. 05067 PG. 0567

N 402239
E 2377852

Application No. (s): FDP 2004-LEE-004 Staff: S.Lin
APPROVED DEVELOPMENT PLAN
(DP) (FDPA 2004-LEE-004) (CDP) (FDP)
SEE PROFFERS DATED 4.29.09
Date of BOS (PC) approval 5.18.09
Sheet 11 of 21

No.	DATE	DESCRIPTION
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COMMONWEALTH OF VIRGINIA
CHRISTOPHER C. TOOK
No. 038798
04/23/09
PROFESSIONAL ENGINEER

POST-DEVELOPMENT DRAINAGE DIVIDES

METRO CENTER II
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' C.I. = 2' DATE: JUNE, 2008

SHEET
8
OF
15

FILE No.
MISC 12493

Vault #1
Storage Needed 37305 BMP/SWM

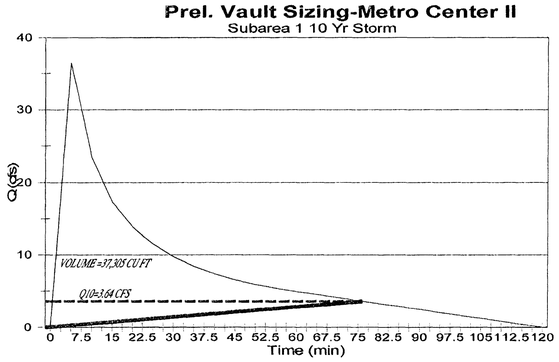
Pipe Diam. (in.) = 114
Total Length (ft) = 535

Elev	d	d/D	area/D^2	Area	Vol
201.00	0	0.00	0.0000	0.000	0
201.50	0.5	0.05	0.0147	1.327	710
202.00	1	0.11	0.0470	4.242	2,269
202.50	1.5	0.16	0.0811	7.319	3,916
203.00	2	0.21	0.1199	10.821	5,789
203.50	2.5	0.26	0.1623	14.648	7,836
204.00	3	0.32	0.2167	19.557	10,463
204.50	3.5	0.37	0.2842	23.844	12,757
205.00	4	0.42	0.3130	28.248	15,113
205.50	4.5	0.47	0.3627	32.734	17,513
206.00	5	0.53	0.4227	38.149	20,410
206.50	5.5	0.58	0.4723	42.625	22,804
207.00	6	0.63	0.5212	47.038	25,165
207.50	6.5	0.68	0.5687	51.325	27,459
208.00	7	0.74	0.6231	56.235	30,086
208.50	7.5	0.79	0.6655	60.061	32,133
209.00	8	0.84	0.7043	63.563	34,006
209.50	8.5	0.89	0.7384	66.641	35,653
210.00	9	0.95	0.7707	69.556	37,212
210.50	9.5	1.00	0.7854	70.882	37,922

Vault #2
Storage Needed 1,465 BMP

Pipe Diam. (in.) = 114
Total Length (ft) = 22

Elev	d	d/D	area/D^2	Area	Vol
201.00	0	0.00	0.0000	0.000	0
201.50	0.5	0.05	0.0147	1.327	29
202.00	1	0.11	0.0470	4.242	93
202.50	1.5	0.16	0.0811	7.319	161
203.00	2	0.21	0.1199	10.821	238
203.50	2.5	0.26	0.1623	14.648	322
204.00	3	0.32	0.2167	19.557	430
204.50	3.5	0.37	0.2842	23.844	525
205.00	4	0.42	0.3130	28.248	621
205.50	4.5	0.47	0.3627	32.734	720
206.00	5	0.53	0.4227	38.149	839
206.50	5.5	0.58	0.4723	42.625	938
207.00	6	0.63	0.5212	47.038	1,035
207.50	6.5	0.68	0.5687	51.325	1,129
208.00	7	0.74	0.6231	56.235	1,237
208.50	7.5	0.79	0.6655	60.061	1,321
209.00	8	0.84	0.7043	63.563	1,398
209.50	8.5	0.89	0.7384	66.641	1,466
210.00	9	0.95	0.7707	69.556	1,530
210.50	9.5	1.00	0.7854	70.882	1,559



Application No. RZA 1998-LE-004 Staff Sun
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (FDP)
SEE PROFFERS DATED 4-29-09
Date of (DP) (PC) approval 5-19-09
Sheet 12 of 21

PREDEVELOPMENT

SUBAREA 1		SUBAREA 2	
DA (Acres)	2.14	DA (Acres)	5.5
C	0.35	C	0.35
Tc (Minutes)	5	Tc (Minutes)	5
I10 (in/hr)	7.27	I10 (in/hr)	7.27
I2 (in/hr)	5.45	I2 (in/hr)	5.45
Q10PRE (cfs)	5.45	Q10PRE (cfs)	13.99
Q2PRE (cfs)	4.08	Q2PRE (cfs)	10.49

POSTDEVELOPMENT

SUBAREA 1		SUBAREA 1A		SUBAREA 2		SUBAREA 2A	
DA (Acres)	7.45	DA (Acres)	0.30	DA (Acres)	1.29	DA (Acres)	1.24
C	0.71	C	0.83	C	0.63	C	0.39
Tc (Minutes)	5	Tc (Minutes)	5	Tc (Minutes)	5	Tc (Minutes)	5
I10 (in/hr)	7.27	I10 (in/hr)	7.27	I10 (in/hr)	7.27	I10 (in/hr)	7.27
I2 (in/hr)	5.45	I2 (in/hr)	5.45	I2 (in/hr)	5.45	I2 (in/hr)	5.45
Q10PRE (cfs)	38.45	Q10POST (cfs)	1.81	Q10POST (cfs)	5.91	Q10POST (cfs)	3.52
Q2PRE (cfs)	28.83	Q2POST (cfs)	1.36	Q2POST (cfs)	4.43	Q2POST (cfs)	2.64

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)
Development Plans PRC District (18-302 3 & 4L)
FDP D Districts (except PRC) (18-502 1F & 1Q)
Special Exceptions (9-011 2J & 2L)
Commercial Revitalization Districts (9-622 2A (12) & (14))
PRC Plans (16-503 1E & 1O)
Amendments (18-202 10F & 10I)

- [x] 1. Plat is at a minimum scale of 1"=60' (unless it is depicted on one sheet with a minimum scale of 1"=100')
- [x] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 5.
- [x] 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
BMP/SWM 1 (INFLT)	7.32	0.13	7.45	5105	37305 CF	NA
BMP 2 (INFLT)	1.29	0.00	1.29	216	1,559 CF	NA
Totals						

- [x] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 5. Pond inlet and outlet pipe systems are shown on Sheet NA.
- [x] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 5. Type of maintenance access road surface noted on the plat is Asphalt (asphalt, geoblock, gravel, etc.).
- [x] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 10.
- [x] 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 9.
- [x] 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 7-10.
- [x] 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 7-10.
- [x] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 3.
- [x] 11. A submission waiver is requested for SITE DRAINAGE DIVERSION.
- [x] 12. Stormwater management is not required because (is required and provided).

Revised 2-21-2006

SWM & OUTFALL NARRATIVE

THE METRO CENTER II PROJECT CONSISTS OF DEVELOPMENT OF TWO OFFICE BUILDINGS A PARKING GARAGE, ACCESSWAYS, UTILITIES AND ASSOCIATED INFRASTRUCTURE.

THE RATIONAL METHOD WAS USED TO DEVELOP THE PRE-DEVELOPMENT AND POST-DEVELOPMENT WATERSHED HYDROLOGY.

THE PRE-DEVELOPMENT CONDITIONS OF THE SITE IS MOSTLY BARE SOIL OR GRASS WITH A SMALL HEDGEROW OF TREES ALONG THE NORTHWESTERN BOUNDARY. A DRAINAGE DIVIDE BISECTS THE SITE NORTHWEST TO SOUTHEAST, THUS THE SITE HAS TWO PRIMARY EXISTING DRAINAGE SUBAREAS. AT 2.14 ACRES, SUBAREA 1 DRAINS THE NORTHERN LIMITS OF THE SITE. THIS SUBAREA DRAINS FROM THE NORTHWEST TO THE SOUTHEAST TO AN EXISTING STORM SEWER SYSTEM AT THE LIMITS OF THE PROJECT BOUNDARY. SUBAREA 2 IS 5.50 ACRES AND DRAINS THE SOUTHERN AND WESTERN LIMITS OF THE SITE. THIS SUBAREA DRAINS FROM NORTH TO SOUTH ALSO TO AN EXISTING STORM SEWER SYSTEM AT THE LIMITS OF THE SITE. THE PRE-DEVELOPMENT RUNOFF COEFFICIENT AND TIME OF CONCENTRATION FOR EACH SUBAREA IS 0.35 AND 5 MINUTES RESPECTIVELY. THE 2YR AND 10YR PRE-DEVELOPMENT PEAK DISCHARGES FOR SUBAREA 1 ARE 4.08 CFS AND 5.45 CFS RESPECTIVELY. THE 2YR AND 10YR PRE-DEVELOPMENT PEAK DISCHARGE FOR SUBAREA 2 IS 10.49 CFS AND 13.99 CFS RESPECTIVELY.

IN THE POST-DEVELOPMENT CONDITION THE DRAINAGE AREAS ASSOCIATED WITH THE TWO SUBAREAS ARE DIVERTED. A SUBMISSION WAIVER WILL BE REQUESTED FOR THESE MODIFICATIONS. SUBAREA 1 SIGNIFICANTLY INCREASED IN SIZE FROM 2.14 ACRES IN THE PRE-DEVELOPMENT CONDITION TO A POST-DEVELOPMENT DRAINAGE AREA OF 7.45 ACRES. CONVERSELY SUBAREA 2 REDUCED FROM 5.50 ACRES OF PRE-DEVELOPMENT DRAINAGE AREA TO 2.53 ACRES OF POST-DEVELOPMENT DRAINAGE AREA. IN ADDITION THE DRAINAGE AREAS IDENTIFIED AS SUBAREA 1A AND 2A REPRESENT THE UNCONTROLLED PORTION OF THE POST-DEVELOPMENT DRAINAGE AREA FOR SUBAREAS 1 AND 2 RESPECTIVELY. SUBAREA 1A HAS A DRAINAGE AREA OF 0.30 ACRES. SUBAREA 2A HAS A DRAINAGE AREA OF 1.24 ACRES.

FOR SUBAREA 1A THE POST-DEVELOPMENT RUNOFF COEFFICIENT IS 0.83 AND THE TIME OF CONCENTRATION IS 5 MINUTES. THE RESULTING 2YR AND 10YR POST-DEVELOPMENT PEAK DISCHARGES ARE 1.28 CFS AND 1.70 CFS RESPECTIVELY. THIS DRAINAGE AREA DISCHARGES INTO THE SAME OUTFALL AS SUBAREA 1

FOR SUBAREA 1 THE POST-DEVELOPMENT RUNOFF COEFFICIENT IS 0.71 AND THE TIME OF CONCENTRATION OF 5 MINUTES. THE RESULTING 2YR AND 10YR POST-DEVELOPMENT PEAK DISCHARGES FOR SUBAREA 1 ARE 28.83 CFS AND 38.45 CFS RESPECTIVELY. AN UNDERGROUND BMP & SWM RETENTION FACIL ITY IS PROPOSED TO ATTENUATE THE TOTAL POST-DEVELOPMENT PEAK DISCHARGES AT THE OUTFALL (INCLUDING THE UNCONTROLLED RUNOFF) BACK TO PRE DEVELOPMENT LEVELS (4.08 CFS AND 5.45 CFS FOR THE 2 YR AND 10 YR DISCHARGES RESPECTIVELY). THE ESTIMATED STORAGE VOLUME REQUIRED FOR THIS ATTENUATION AND THE STORAGE NEEDED FORM BMP PURPOSES IS 46,970 CUBIC FEET. 670 FEET OF 114 INCH DIAMETER UNDERGROUND STORAGE VAULTS ARE PROPOSED TO ACHIEVE THIS REQUIRED VOLUME.

FOR SUBAREA 2A THE POST-DEVELOPMENT RUNOFF COEFFICIENT IS 0.39 AND THE TIME OF CONCENTRATION IS 5 MINUTES. THE RESULTING 2YR AND 10YR POST-DEVELOPMENT PEAK DISCHARGES ARE 2.64 CFS AND 3.52 CFS RESPECTIVELY. THIS DRAINAGE AREA DISCHARGES INTO THE SAME EXISTING STORM SEWER SYSTEM AS SUBAREA 2 EXCEPT THAT THE DISCHARGE POINT FROM THE SITE IS ONE STRUCTURE DOWNSTREAM FROM THE POINT OF DISCHARGE FOR SUBAREA 2.

FOR SUBAREA 2 THE POST-DEVELOPMENT RUNOFF COEFFICIENT IS 0.63 AND THE TIME OF CONCENTRATION IS 5 MINUTES. THE RESULTING 2YR AND 10YR POST-DEVELOPMENT PEAK DISCHARGES ARE 4.43 CFS AND 5.91 CFS RESPECTIVELY.

THEREFORE THE TOTAL DISCHARGE INTO THE EXISTING STORM SEWER ON THE SOUTH SIDE OF THE SITE IS THE COMBINED DISCHARGES OF SUBAREAS 2A AND 2. THESE TOTAL 2YR AND 10YR POST-DEVELOPMENT DISCHARGES ARE 7.07 CFS AND 9.43 CFS RESPECTIVELY. (THESE POST-DEVELOPMENT PEAK DISCHARGE TOTALS ARE LESS THAN THE PRE-DEVELOPMENT PEAK DISCHARGE OF SUBAREA 2)

THE ONSITE DIVERSION REQUIRES THAT THE EXTENT OF ADEQUATE OUTFALL REVIEW BE EXTENDED, AT A MINIMUM, TO 150 FEET BEYOND THE POINT AT WHICH THE DIVERTED FLOW RETURNS TO THE NATURAL WATERCOURSE. THIS POINT HAS BEEN LOCATED ALONG 'LONG BRANCH' AS SHOWN ON THE OVERALL DRAINAGE MAP ON SHEET 9. THIS POINT REPRESENTS A TOTAL DRAINAGE AREA OF 1120 ACRES. SINCE 1120 ACRES IS GREATER THAN 360 ACRES THIS POINT REPRESENTS THE END OF THE EXTENT OF REVIEW FOR OUTFALL ANALYSIS.

THE ATTENUATED 10YR POST-DEVELOPMENT PEAK DISCHARGE OF 5.45 CFS THAT LEAVES THE PROJECT SITE FROM SUBAREA 1 FLOWS INTO AN EXISTING 18" STORM SEWER SYSTEM THAT DISCHARGES INTO A NATURAL CHANNEL JUST EAST OF THE PROJECT SITE. THIS CHANNEL CONVEYS THE DISCHARGE APPROXIMATELY 240 FEET TO THE MAIN CHANNEL OF LONG BRANCH. FROM THIS POINT THE WATER FLOWS APPROXIMATELY 200 FEET DOWNSTREAM TO THE LIMIT OF THE EXTENT OF REVIEW WITHIN LONG BRANCH.

THE TOTAL 10YR POST-DEVELOPMENT PEAK DISCHARGE OF 9.43 CFS THAT LEAVES THE PROJECT SITE FROM SUBAREAS 2 AND 2A FLOW ABOUT 510 FEET DOWNSTREAM VIA AN EXISTING 54" STORM SEWER SYSTEM TO AN EXISTING POND. THE POND OUTLET DISCHARGES IN AN EXISTING CHANNEL LOCATED ADJACENT TO THE RAILROAD TRACKS. THIS CHANNEL CONVEYS THE FLOW 500 FEET TO A SECOND EXISTING POND. THE SECOND POND DISCHARGES INTO A NATURAL CHANNEL LOCATED JUST TO THE EAST OF THE RAILROAD TRACKS. THIS CHANNEL THEN CONVEYS FLOW ANOTHER 350 FEET TO MAIN CHANNEL OF LONG BRANCH. THIS POINT REPRESENTS THE LOCATION WHERE THE SITE DRAINAGE DIVERSION RETURNS TO THE NATURAL WATERCOURSE AND IS THEREFORE THE LIMIT OF THE EXTENT REVIEW.

IT IS THE OPINION OF THE ENGINEER THAT THE STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) HAVE BEEN MET FOR THE SITE AND THAT ADEQUATE OUTFALLS EXISTS.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
06-26-08
09-19-08
11-07-08
12-17-08
02-05-09
04-23-09

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
ENGINEER
04/23/09
PROFESSIONAL

STORMWATER MANAGEMENT PLAN

METRO CENTER II
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2008
C.I. = N/A
SCALE: N/A

SHEET
9
OF
15

FILE No.
MISC 12493

OVERALL DRAINAGE MAP

1"=1000'

CROSS SECTION LOCATIONS

1"=200'

Time of Concentration (T_c) or travel time (T_t)

SUBAREA FOR EXTENT OF REVIEW

SHEET FLOW (Applicable to T_c only)

	Segment ID		AB			
1.	Surface description		ASPHALT			
2.	Manning's roughness coefficient, n		0.01			
3.	Flow length, L (total L + 300 ft)	ft	50			
4.	Two-year 24-hour rainfall, P_2	in	3.2			
5.	Land slope, s	ft/ft	0.0200			
6.	$T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t	hr	0.01	+	=	0.01

SHALLOW CONCENTRATED FLOW

	Segment ID		BC			
7.	Surface description (paved or unpaved)		UNPAVED			
8.	Flow length, L	ft	2200			
9.	Watercourse slope, s	ft/ft	0.0052			
10.	Average velocity, V	ft/s	1.16			
11.	$T_t = \frac{L}{3600 V}$ Compute V	hr	0.53	+	=	0.53

CHANNEL FLOW

	Segment ID		CD			
12.	Cross sectional flow area, a	ft^2	215.00			
13.	Wetted perimeter, p_w	ft	182.00			
14.	Hydraulic radius, $r = a/p_w$ Compute r	ft	1.18			
15.	Channel slope, s	ft/ft	0.0176			
16.	Manning's roughness coefficient, n		0.045			
17.	$V = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V	ft/s	4.91			
18.	Flow length, L	ft	5200			
19.	$T_t = \frac{L}{3600 V}$ Compute T	hr	0.29	+	=	0.29
20.	Watershed or subarea T_c of T_t (add T_t in steps 6, 11, and 19)	Hr	0.83			

0.83 HR = 50 MIN

POST DEVELOPMENT CONDITIONS:

CROSS SECTION 1-1 (SEE THIS SHEET FOR CHANNEL SECTION LOCATION)

DA = 1120 AC.
C' FACTOR = 0.75
I2 = 1.75 IN/HR
I10 = 2.30 IN/HR
TC= 50 MIN (SEE THIS SHEET) FOR THE T COMPUTATION)

Q2 = 1470 CFS
Q10 = 1932 CFS
CHANNEL SLOPE= 0.0088
n' = 0.0045 STREAM CHANNEL

V2=	4.30	FPS *
D10=	3.01	FT.

POST DEVELOPMENT CONDITIONS:

CROSS SECTION 2-2 (SEE THIS SHEET FOR CHANNEL SECTION LOCATION)

DA = 1120 AC.
C' FACTOR = 0.75
I2 = 1.75 IN/HR
I10 = 2.30 IN/HR
TC= 50 MIN (SEE THIS SHEET) FOR THE T COMPUTATION)

Q2 = 1470 CFS
Q10 = 1932 CFS
CHANNEL SLOPE= 0.0088
n' = 0.0045 STREAM CHANNEL

V2=	3.94	FPS *
D10=	2.29	FT.

POST DEVELOPMENT CONDITIONS:

CROSS SECTION 2-2 (SEE THIS SHEET FOR CHANNEL SECTION LOCATION)

DA = 1120 AC.
C' FACTOR = 0.75
I2 = 1.75 IN/HR
I10 = 2.30 IN/HR
TC= 50 MIN (SEE THIS SHEET) FOR THE T COMPUTATION)

Q2 = 1470 CFS
Q10 = 1932 CFS
CHANNEL SLOPE= 0.0088
n' = 0.0045 STREAM CHANNEL

V2=	3.96	FPS *
D10=	2.14	FT.

Application No. PCA 1998-LE-064 Staff S.Wn
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4.29.09
Date of (BOS) (PC) approval 5.18.09
Sheet 13 of 21

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
06-26-08
08-19-08
11-07-08
12-17-08
02-05-09
04-23-09

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
04/23/09
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS

METRO CENTER II

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2008

SCALE: H:1"=20'; V:1"=20' C.I. = 2'

SHEET 10 OF 15

FILE No. MISC 12493

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD
PRIVATE STREET

FUTURE R.O.W.
PER: D.B. 11633 PG. 735

POSSIBLE H.C. RAMP

PROP. BUS SHELTER

74.00'

50.08'

36.00'

PROP. S/W PENDING OWNER PERMISSION

PROP. CROSSWALK PENDING OWNER PERMISSION

GRASSPAVE FIRE TRUCK ACCESS IN LANDSCAPE ZONE

PROPERTY OW RESERVATION AS EXISTING MONUMENT (DEDICATED 30A OR 0.069 AC.)

PAVERS

12' TALL PROPOSED COVERED WALKWAY WITH 15' CLEARANCE UNDERNEATH MAX. ELEVATION=347.00

POSSIBLE URBAN PLAZA CONNECTION

12' TALL PROPOSED COVERED WALKWAY WITH 15' CLEARANCE UNDERNEATH MAX. ELEVATION=347.00

EX. W/L TO BE REMOVED

TRASH COMPACTOR

PROP. DUMPSTER/ RECYCLING UNDERGROUND

SWM/BMP VAULT #2

PROP. 5' S/W

POSSIBLE GUARD STAND

POSSIBLE SECURITY GATE

FUTURE GENERATOR TRANSFORMER PAD

INTERIOR PLANTER DIMENSIONS: 124' L x 10' W x 3.51H, 155 S.F. OF PLANTING AREA PER CATEGORY III TREE

INTERIOR PLANTER DIMENSIONS: 48'L x 10'W x 3.51H, 160 S.F. OF PLANTING AREA PER CATEGORY III TREE

INTERIOR PLANTER DIMENSIONS: 124' L x 10' W x 3.51H, 155 S.F. OF PLANTING AREA PER CATEGORY III TREE

POSSIBLE SECURITY GATE

EX. W/L TO BE REMOVED

SPRINGFIELD CENTER DRIVE EXTENDED

EXISTING SPRINGFIELD CENTER DRIVE (PRIVATE STREET)

SCALE: 1"=40'

TYPICAL PLANT PALETTE

Botanical Name	Common Name	Size
CANOPY TREES		
Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.
Carpinus fastigiata	European Hornbeam	3" cal.
Gleditsia triacanthos var. Inermis	Honeylocust	3" cal.
Quercus phellos	Willow Oak	3" cal.
Quercus rubra	Red Oak	3" cal.
Tilia chordata	Littleleaf Linden	3" cal.
Zelkova serrata	Zelkova	3" cal.
ORNAMENTAL TREES		
Amelanchier arborea	Downy Serviceberry	8'-10' ht.
Cercis canadensis	Eastern Redbud	8'-10' ht.
Chionanthus virginicus	Fringe Tree	8'-10' ht.
Cornus florida	Flowering Dogwood	8'-10' ht.
Cornus kousa	Kousa Dogwood	8'-10' ht.
Magnolia soulangiana	Saucer Magnolia	8'-10' ht.
Magnolia stellata	Star Magnolia	8'-10' ht.
Prunus x 'Okame'	Okame Cherry	8'-10' ht.
Prunus subhirtella 'Autumnalis'	Higam Cherry	8'-10' ht.
Prunus x yedoensis	Yoshino Cherry	8'-10' ht.
EVERGREEN TREES		
x Cupressocyparis leylandii	Leyland Cypress	8'-10' ht.
Ilex opaca	American Holly	8'-10' ht.
Picea pungens	Blue Spruce	8'-10' ht.
Pseudotsuga menziesii	Douglas Fir	8'-10' ht.
Thuja occidentalis 'Nigra'	Dark American Arborvitae	8'-10' ht.

NOTES:
1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.

2. SITE CANOPY COVERAGE PROVIDED (FOR NET SITE AREA) AT TIME OF SITE PLAN WILL MEET MINIMUM REQUIREMENTS IN PFM.

3. INTERIOR PARKING LOT LANDSCAPING TREES PROVIDED ON THE PARKING DECK SHALL BE CATEGORY III TREES, 3" CAL. (Gleditsia triacanthos 's' Shademaster'). TREES CREDITED TOWARDS MEETING THE INTERIOR PARKING LOT LANDSCAPING COVERAGE REQUIREMENTS ARE SHADED.

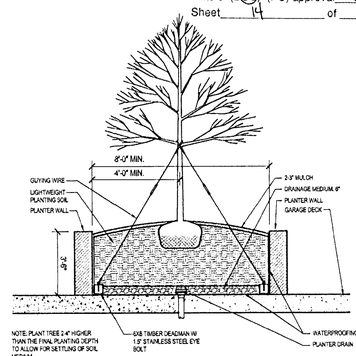
TREE CANOPY COVER REQUIREMENTS

REQUIRED TREE COVER = 10%	
TOTAL SITE AREA = 452,523 SF	
LESS BUILDING FOOTPRINTS = 59,780 SF	
LESS ROW DEDICATION = 47,916 SF	
NET SITE AREA = 344,827 SF	
TREE COVER REQUIRED = 0.10(344,827 SF) =	34,483 SF
TREE CANOPY COVER PROVIDED:	
LANDSCAPE PROVIDED	35,400 SF
TREE SAVE AREA	0 SF
TOTAL	35,450 SF

INTERIOR PARKING LOT LANDSCAPING

TOTAL PARKING AREA TO BE COUNTED:	96,185 S.F.
BLDG GARAGE FOOTPRINT AREA:	91,224 S.F.
INTERIOR LANDSCAPING REQUIRED (5%):	4,810 S.F.
TOTAL SHADE TREE COVER PROVIDED:	
4 TREES AT 250 SQ. FT. EACH	1,000 S.F.
22 TREES AT 175 SQ. FT. EACH	3,850 S.F.
TOTAL AREA OF COVERAGE REQUIRED:	4,810 S.F.
TOTAL AREA OF COVERAGE PROVIDED:	4,850 S.F.

Application No. PCA 1998-LE-014 Staff S-Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4.29.09
Date of (BOS) (PC) approval 5.18.09
Sheet 14 of 21



GARAGE DECK PLANTER
Scale: 3/8"=1'-0"

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE:
12-17-08
02-05-09
04-23-09

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COMMONWEALTH OF VIRGINIA
CLAYTON C. DOCK
No. 038790
04/23/09
PROFESSIONAL ENGINEER

LANDSCAPE PLAN

METRO CENTER II
LEE TRANSPORTATION DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' C.L. = 2' DATE: MARCH, 2008

SHEET 11 OF 15

FILE No. MISC 12493

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD
PRIVATE STREET

TO METRO

GRASSPAVE FIRE TRUCK ACCESS IN LANDSCAPE ZONE

GRASSPAVE FIRE TRUCK ACCESS IN LANDSCAPE ZONE

FF=237.00
LL=220.00
BUILD. HEIGHT=107.66'

FF=237.00
LL=220.00
BUILDING HEIGHT=107.66'

PROP. 6' SCREEN WALL

PROP. DUMPSTER /RECYCLE

TRASH COMPACTOR

PROP. ROLL-UP DOOR

PROP. RETAINING WALL

POSSIBLE GUARD STAND
POSSIBLE SECURITY GATE

FUTURE GENERATOR TRANSFORMER PAD

FUTURE GENERATOR TRANSFORMER PAD

PAVERS

PROP. 12' SCREEN WALL

PROP. 12' SCREEN WALL

MAW=220.00
BUILDING HEIGHT=50'

POSSIBLE SECURITY GATE

POSSIBLE GUARD STAND

CONTROLLED ACCESS TO GARAGE

PROP. 4' RET. WALL

SPRINGFIELD CENTER DRIVE EXTENDED

EXISTING SPRINGFIELD CENTER DRIVE
(PRIVATE STREET)

Application No. PA 1998-LE-064 Staff Sum
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4.29.09
Date of (BOS) (PC) approval 5.18.09
Sheet 15 of 21

LEGEND

PEDESTRIAN CIRCULATION

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-17-08
02-05-09
04-23-09

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CLAYTON C. TOCK
No. 038790
04/23/09
PROFESSIONAL ENGINEER

PEDESTRIAN CIRCULATION PLAN

METRO CENTER II

LEE TRANSPORTATION DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
C.I. = 2'
DATE: MARCH, 2008

SHEET
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OF
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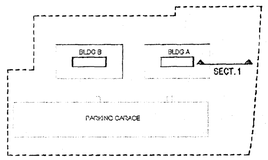
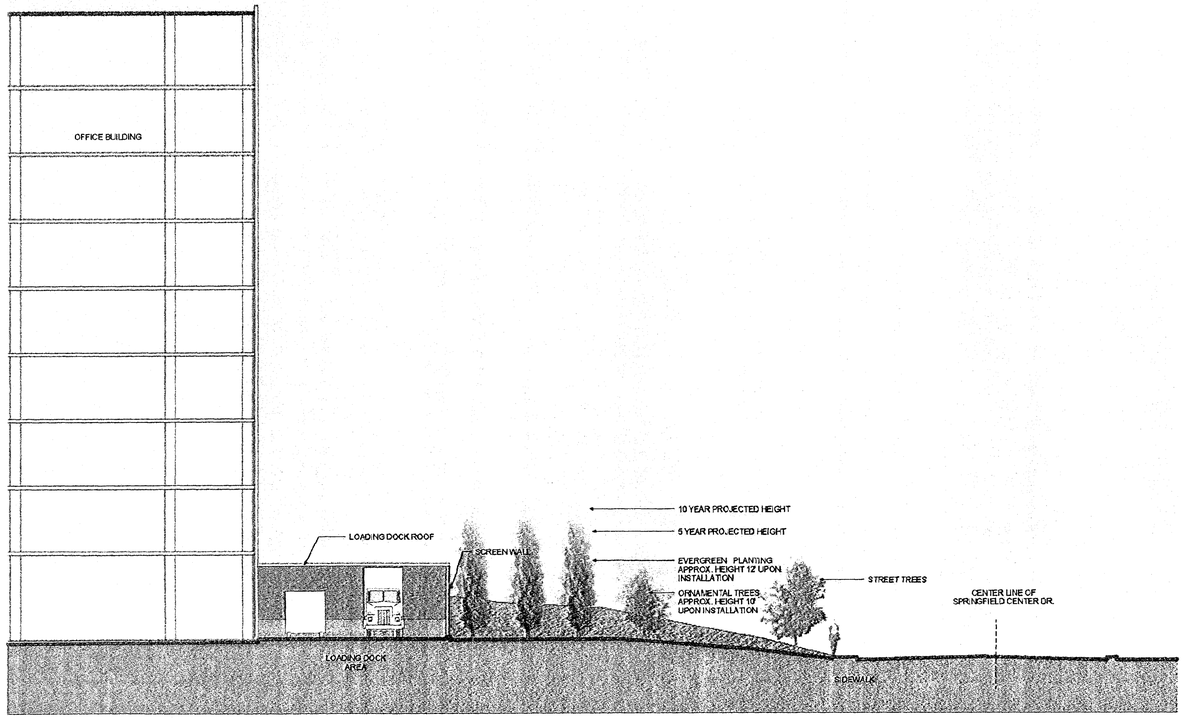
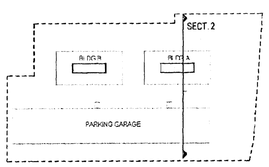
FILE No.
MISC 12493



KEY PLAN



SITE SECTION - AT LOADING DOCK 1
SCALE: 1" = 10'-0"



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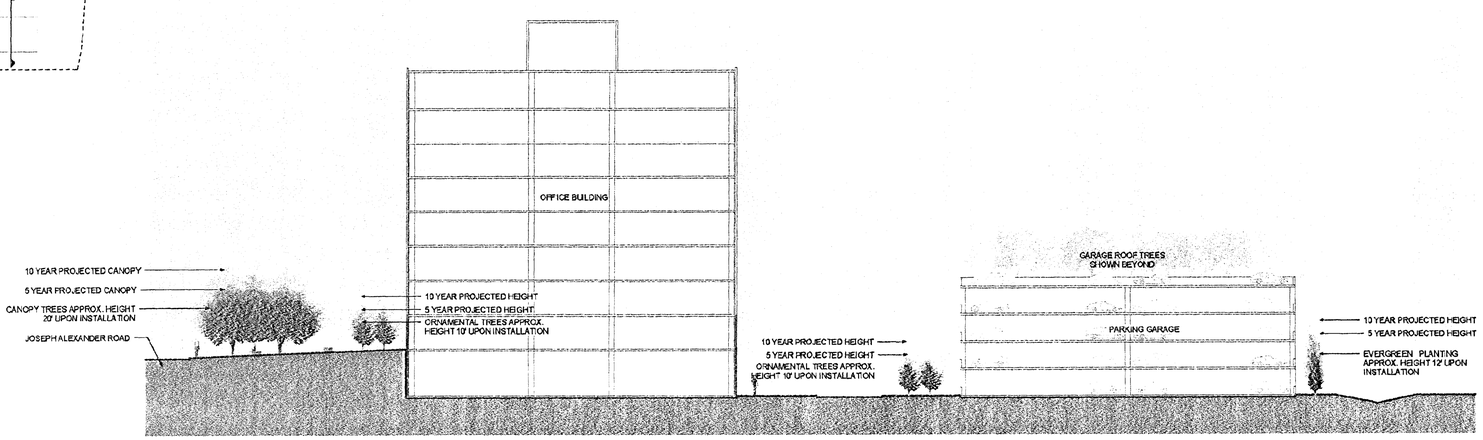

SITE SECTION - NORTH / SOUTH 2
SCALE: 1" = 20'-0"

NOTE: THESE SECTIONS ARE ILLUSTRATIVE AND SUBJECT TO MODIFICATION AT TIME OF FINAL BUILDING DESIGN

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Metro Center II

Lee District
Fairfax County, Virginia

Gensler
2020 K Street, Northwest
Suite 200
Washington DC 20006
Telephone 202.721.5200
Facsimile 202.872.8587

Application No. PCA1998-LE-064 Staff S. Un
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-29-09
Date of (BOS) (PC) approval 5-18-09
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Issue	Date & Issue Description	By	Check

Seal/Signature

Project Name
METRO CENTER II

Project Number
09.6159.100

Description
PROJECT SECTIONS

Scale
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CLAYTON C. TOCK
No. 036790
04/23/09
PROFESSIONAL ENGINEER

SITE SECTIONS

METRO CENTER II
LEE TRANSPORTATION DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NOT TO SCALE
C.I. N/A
DATE: MARCH, 2008

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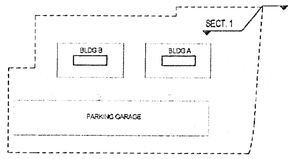
FILE No.
MISC 12493



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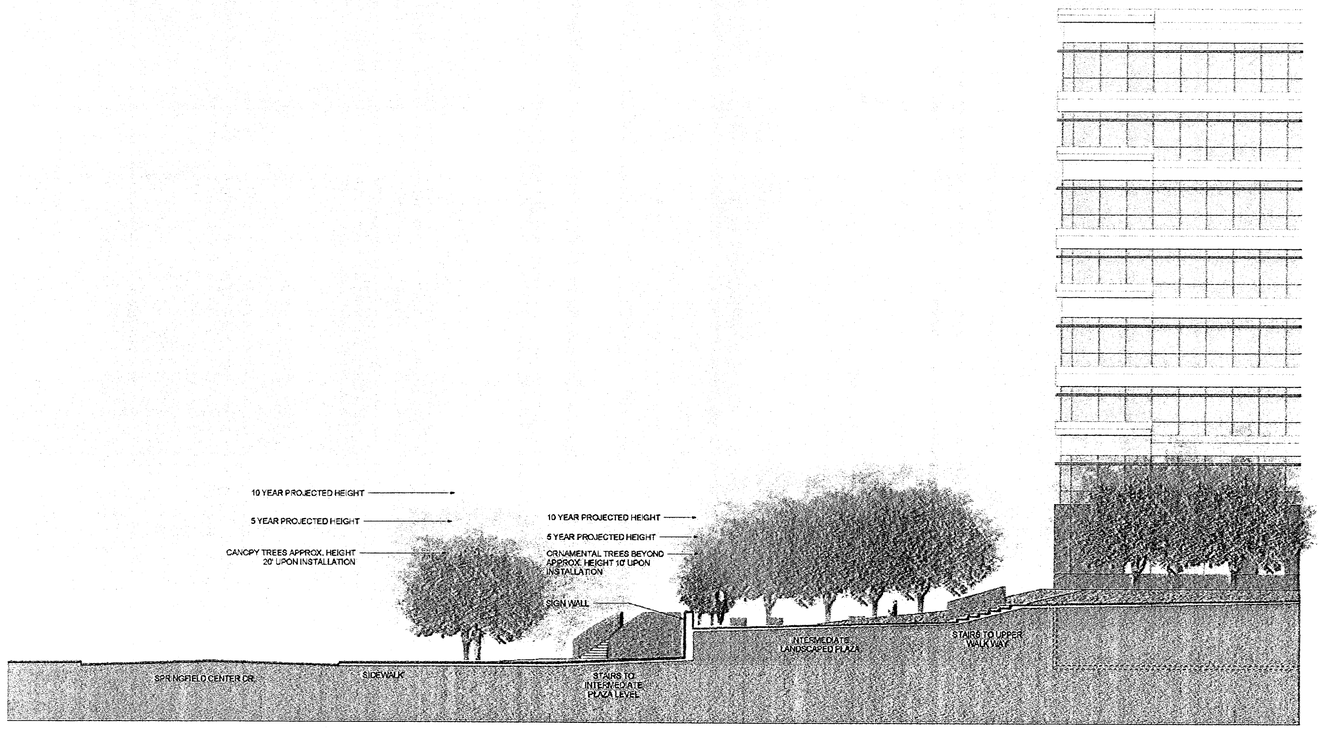

SITE SECTION - AT NORTH CORNER 1

SCALE: 1" = 10'-0"

NOTE: THESE SECTIONS ARE ILLUSTRATIVE AND SUBJECT TO MODIFICATION AT TIME OF FINAL BUILDING DESIGN

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Application No. PCA 1998-LE-064 Staff SUM
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP)
SEE PROFFERS DATED 4.29.09
Date of (DP) (PC) approval 5.8.09
Sheet 17 of 21

Issue	Date & Issue Description	By	Check

Seal/Signature

Project Name
METRO CENTER II

Project Number
09.6159.100

Description
PROJECT SECTIONS

Scale
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PLAN DATE
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CLAYTON C. TOCK
No. 036790
04/23/09
REGISTERED PROFESSIONAL ENGINEER

SITE SECTIONS

METRO CENTER II
LEE TRANSPORTATION DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: MARCH, 2008
SCALE: NOT TO SCALE C.I. N/A

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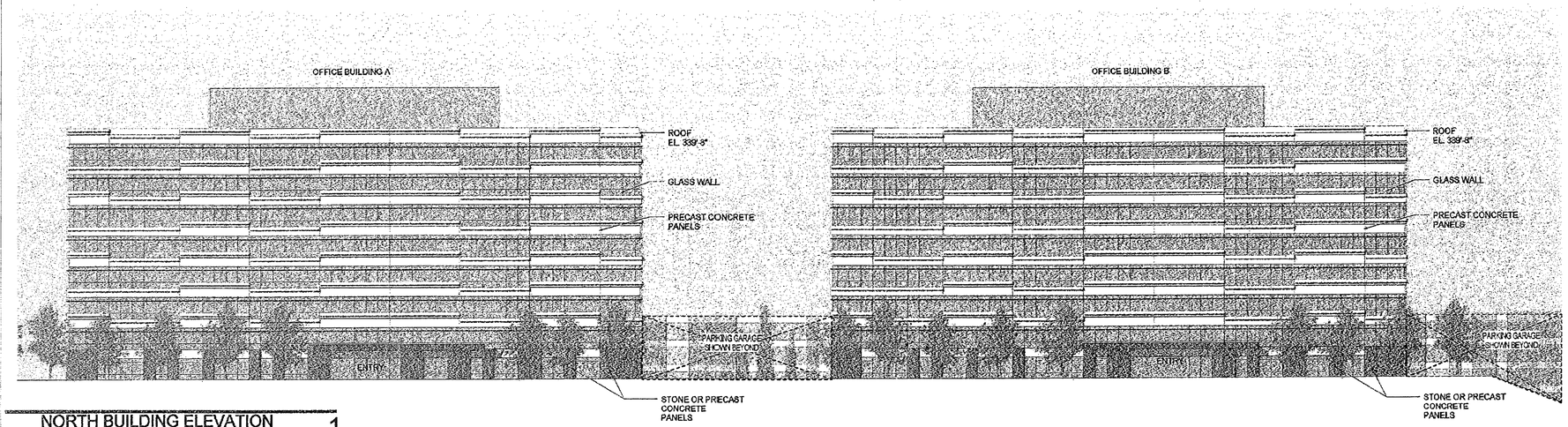
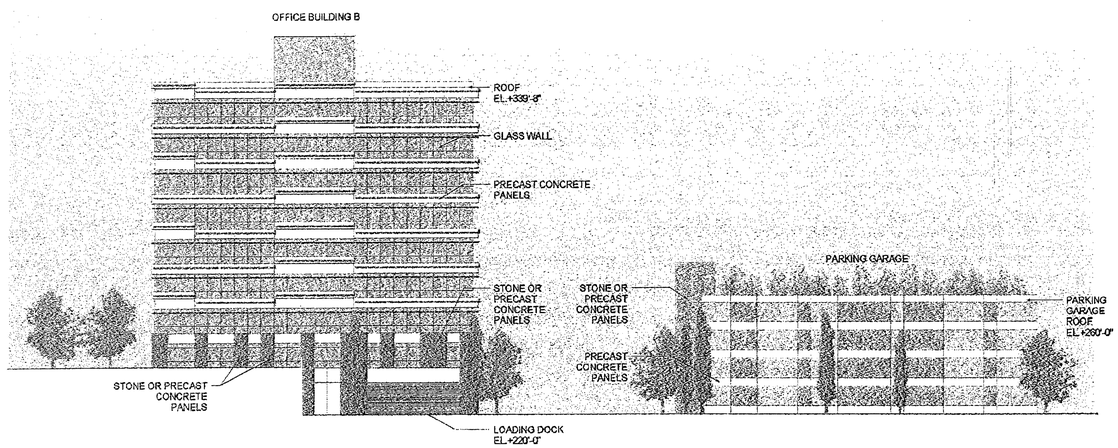


NORTH BUILDING ELEVATION 1
SCALE: 1" = 20'-0"



WEST BUILDING ELEVATION 2
SCALE: 1" = 20'-0"

Application No. PCA-1998-LE-064 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-29-09
Date of (BOS) (PC) approval 5-18-09
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Issue	Date & Issue Description	By	Check
1	11-07-08		

Seal/Signature

Project Name
METRO CENTER II

Project Number
09.6159.100

Description
PROJECT ELEVATIONS

Scale
As indicated

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No.	DATE	DESCRIPTION

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PLAN DATE
12-17-08
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SITE SECTIONS

METRO CENTER II
LEE TRANSPORTATION DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NOT TO SCALE C.I. N/A DATE: MARCH, 2008

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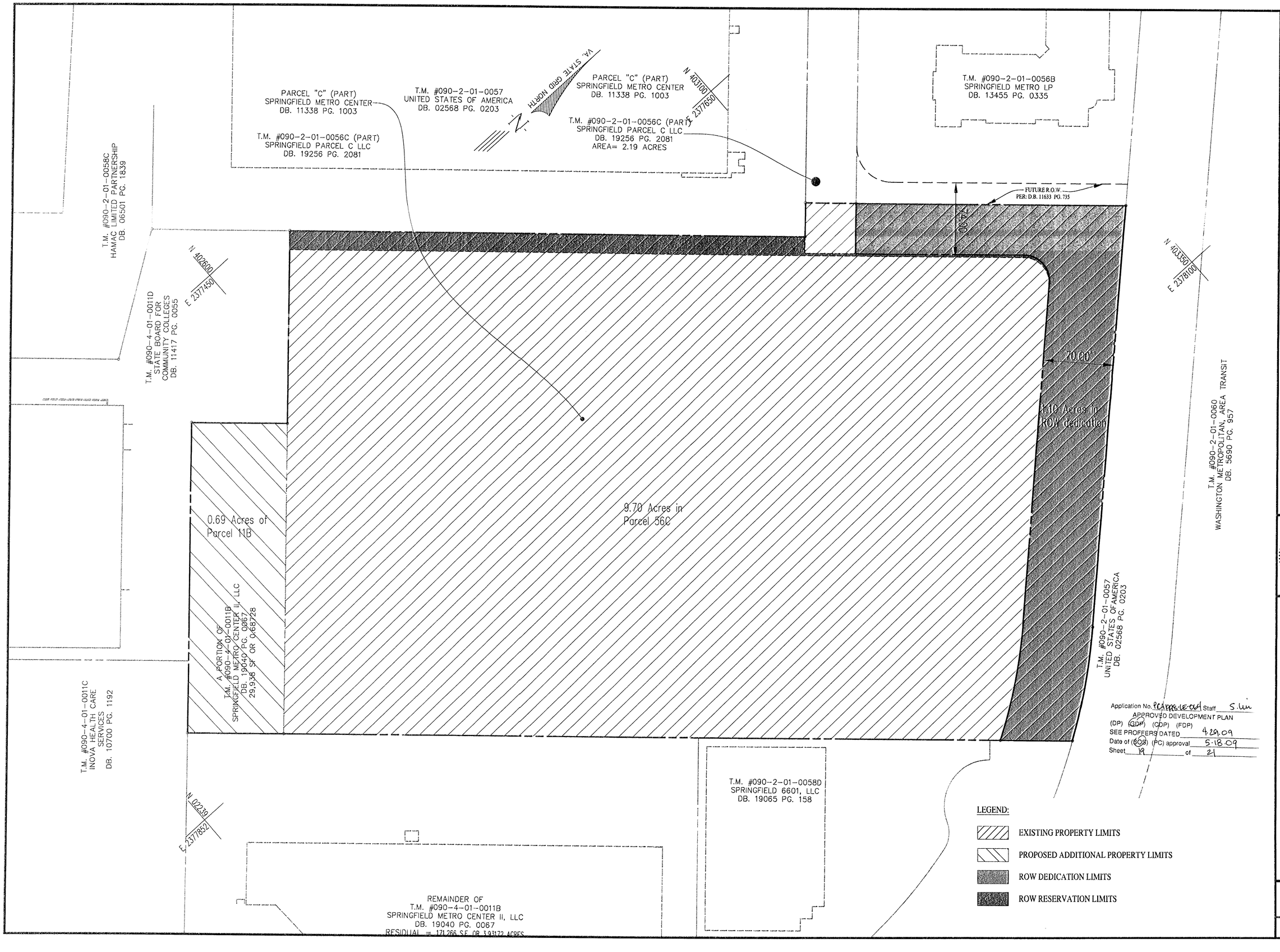
FILE No.
MISC 12493



Application No. PCA 88-S-LE-04 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4.29.09
Date of (BOS) (PC) approval 5.18.09
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No.	DATE	DESCRIPTION

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PLAN DATE
06-26-08
08-19-08
11-07-08
12-17-08
02-05-09
04-23-09

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 038790
04/23/09
PROFESSIONAL ENGINEER

PROPERTY EXHIBIT

METRO CENTER II

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
C.I. = 2'
DATE: JUNE, 2008

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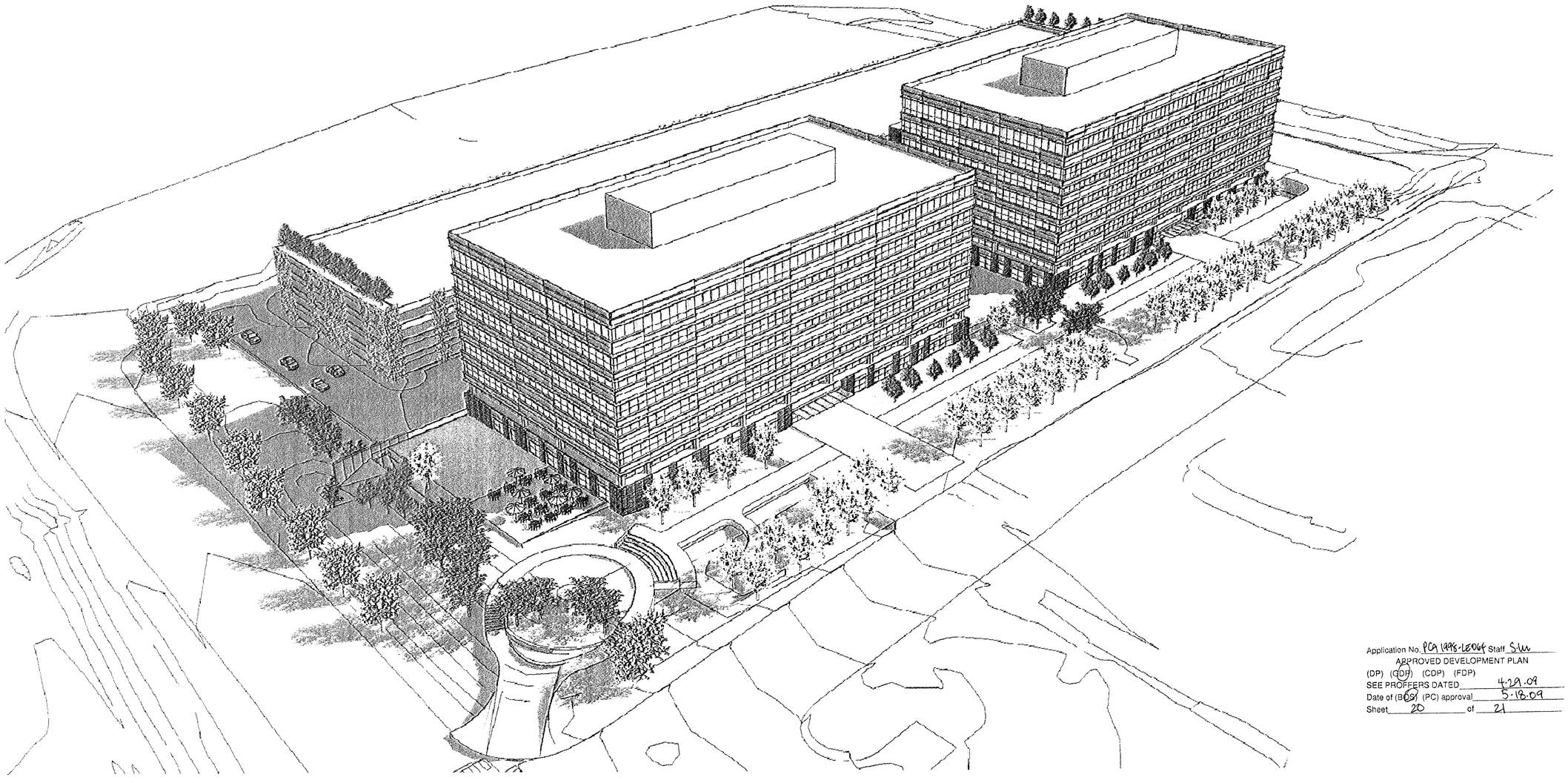
FILE No.
MISC 12493



Application No. PCA 1998-LE-064 Staff SLW
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4.29.09
Date of (BOS) (PC) approval 5.18.09
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SPRINGFIELD METRO CENTER

BOSTON PROPERTIES

REVISIONS

NO.	DATE	DESCRIPTION

PLAN DATE
04-23-09

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PROFESSIONAL ENGINEER

BUILDING PERSPECTIVE

METRO CENTER II
LEE TRANSPORTATION DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NOT TO SCALE
C.I. N/A
DATE: MARCH, 2008

SHEET
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OF
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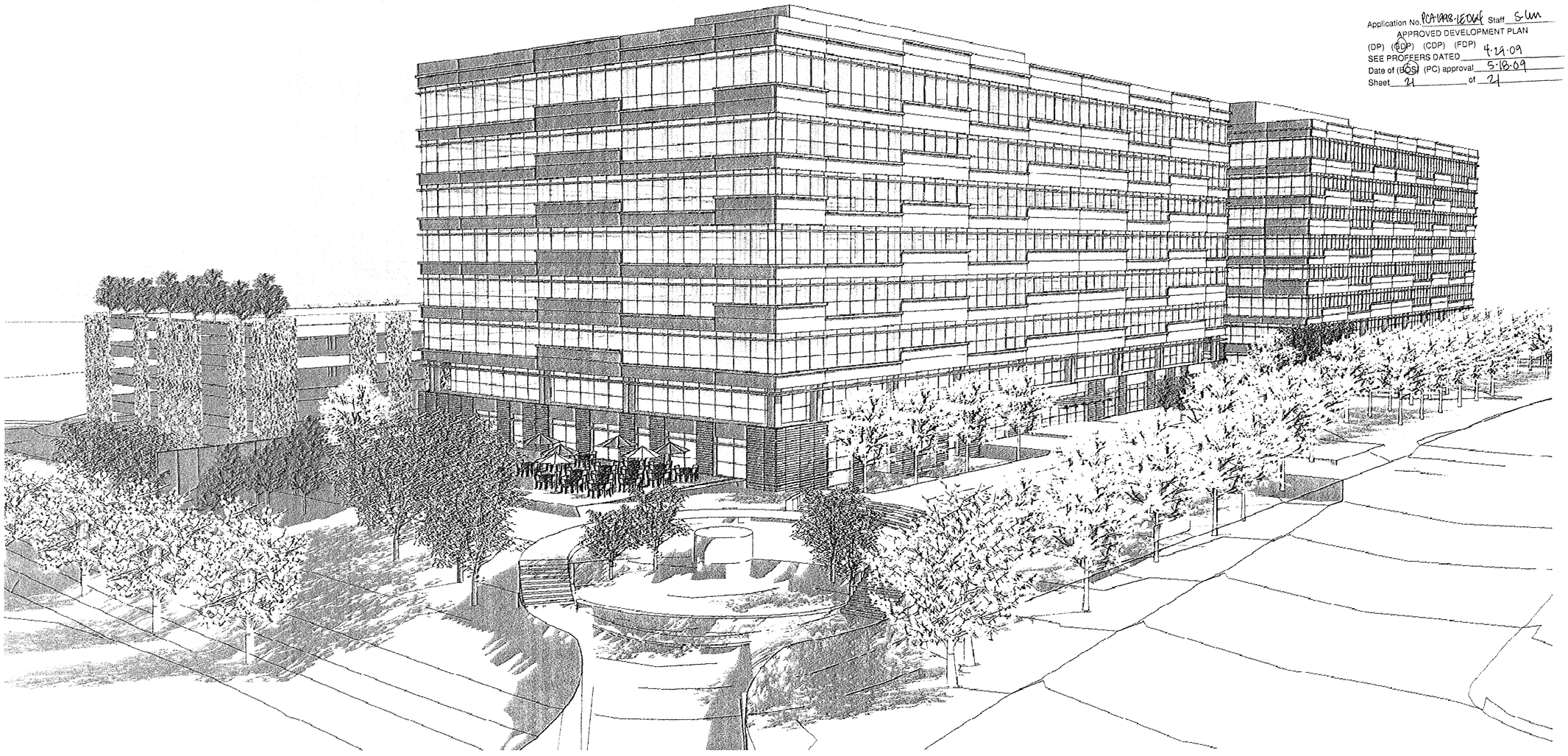
FILE No.
MISC 12493



Application No. PCA-1998-LE-064 Staff S-Lm
APPROVED DEVELOPMENT PLAN
(DP) (SDP) (CDP) (FDP)
SEE PROFFERS DATED 4-29-09
Date of (BOS) (PC) approval 5-18-09
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SPRINGFIELD METRO CENTER

BOSTON PROPERTIES

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE 04-23-09

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BUILDING PERSPECTIVE

METRO CENTER II
LEE TRANSPORTATION DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NOT TO SCALE C.I. N/A DATE: MARCH, 2008

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FILE No. MISC 12493