

TYSONS CENTRAL 123 STATION DULLES CORRIDOR METRORAIL PROJECT

Providence District Fairfax County, Virginia

Special Exception Plat and 2232 Plan



VICINITY MAP
SCALE : 1" = 2,000'

Applicant:
Metropolitan Washington Airports Authority
 in coordination with the
Virginia Department of Rail and Public Transportation
 on behalf of the Washington Metropolitan Area Transit Authority
 1595 Spring Hill Road, Suite 600
 Vienna, VA 22182

Sheet Index

1. COVER SHEET
2. SPECIAL EXCEPTION PLAT
3. LANDSCAPE PLAN, SIGN PLAN, AND EXISTING VEGETATION MAP
4. STATION PERSPECTIVE, NOTES, AND TABULATION
5. STATION PLAN VIEW DETAILS
6. PEDESTRIAN BRIDGE DETAILS
7. ELEVATIONS AND SECTIONS
8. ELEVATIONS AND SECTIONS

Tyson's Central 123 Station
 Dulles Corridor Metrorail Project
 Special Exception Plat
 and 2232 Plan



Dewberry & Davis LLC
 8401 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.849.0100
 FAX: 703.849.0519
 www.dewberry.com



Virginia Department of Rail and Public Transportation

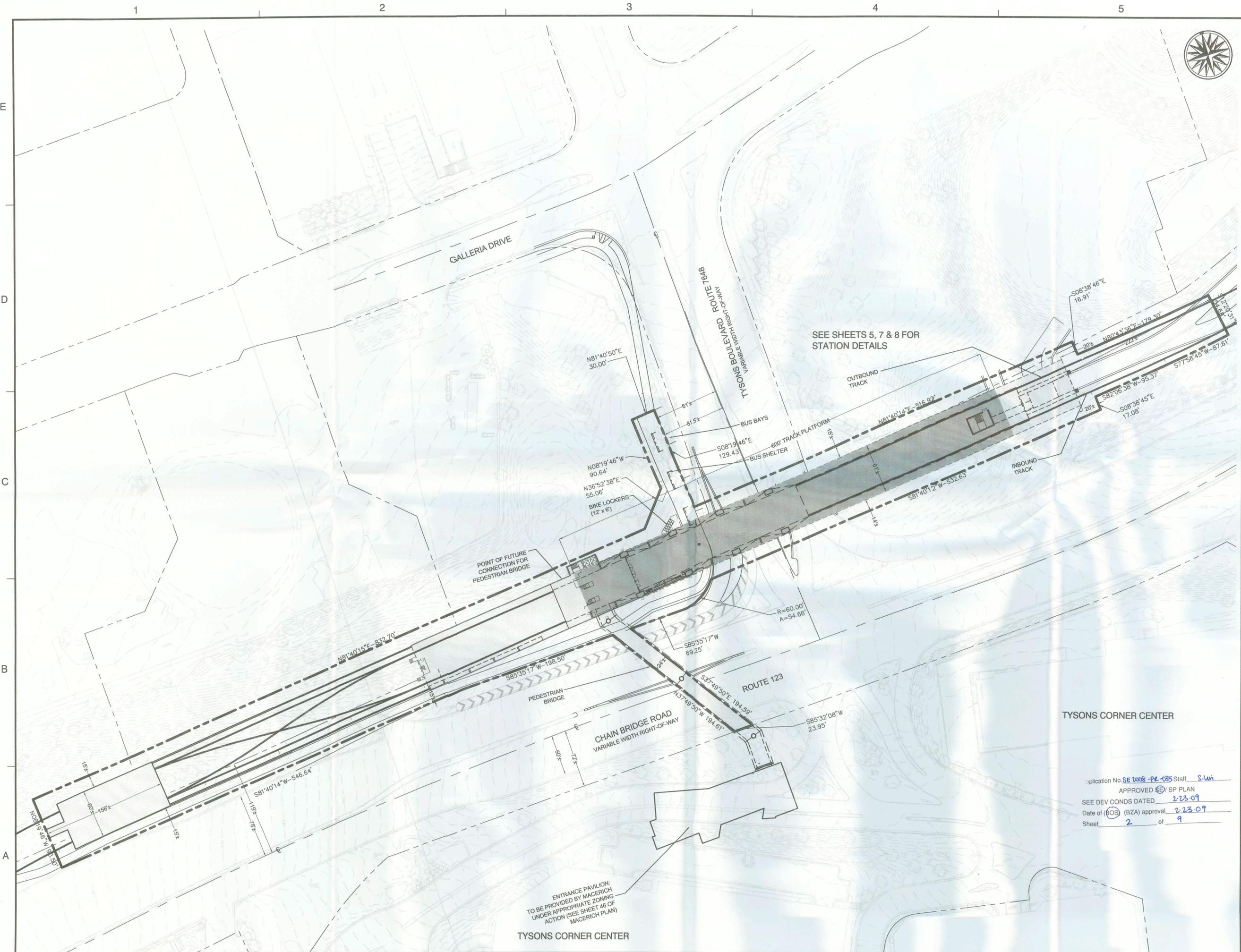


Application No. SE 2008-PR-135 Staff S. Loh
 APPROVED 62 / SP PLAN
 SEE DEV CONDS DATED 2-23-09
 Date of (BOS) (BZA) approval 2-23-09
 Sheet 1 of 8

RECEIVED
 Department of Planning & Zoning
 OCT 03 2008
 Zoning Evaluation Division

Rev. October 1, 2008
 Rev. June 23, 2008
 February 20, 2008

M-10697



Dewberry
 Dewberry & Davis LLC
 8403 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.849.0100
 FAX: 703.849.0519
 www.dewberry.com

DULLES TRANSIT PARTNERS, LLC
 1565 SPRING HILL RD, STE. 600
 VIENNA, VA 22182

TYSONS CENTRAL 123 STATION
 Dulles Corridor Metrorail Project
SPECIAL EXCEPTION PLAT
 2232 PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SEAL

 COMMONWEALTH OF VIRGINIA
 RUSSELL A. WERNER
 Lic. No. 019377
 10/2/03
 PROFESSIONAL ENGINEER

KEY PLAN
 SCALE
 0' 50' 100'

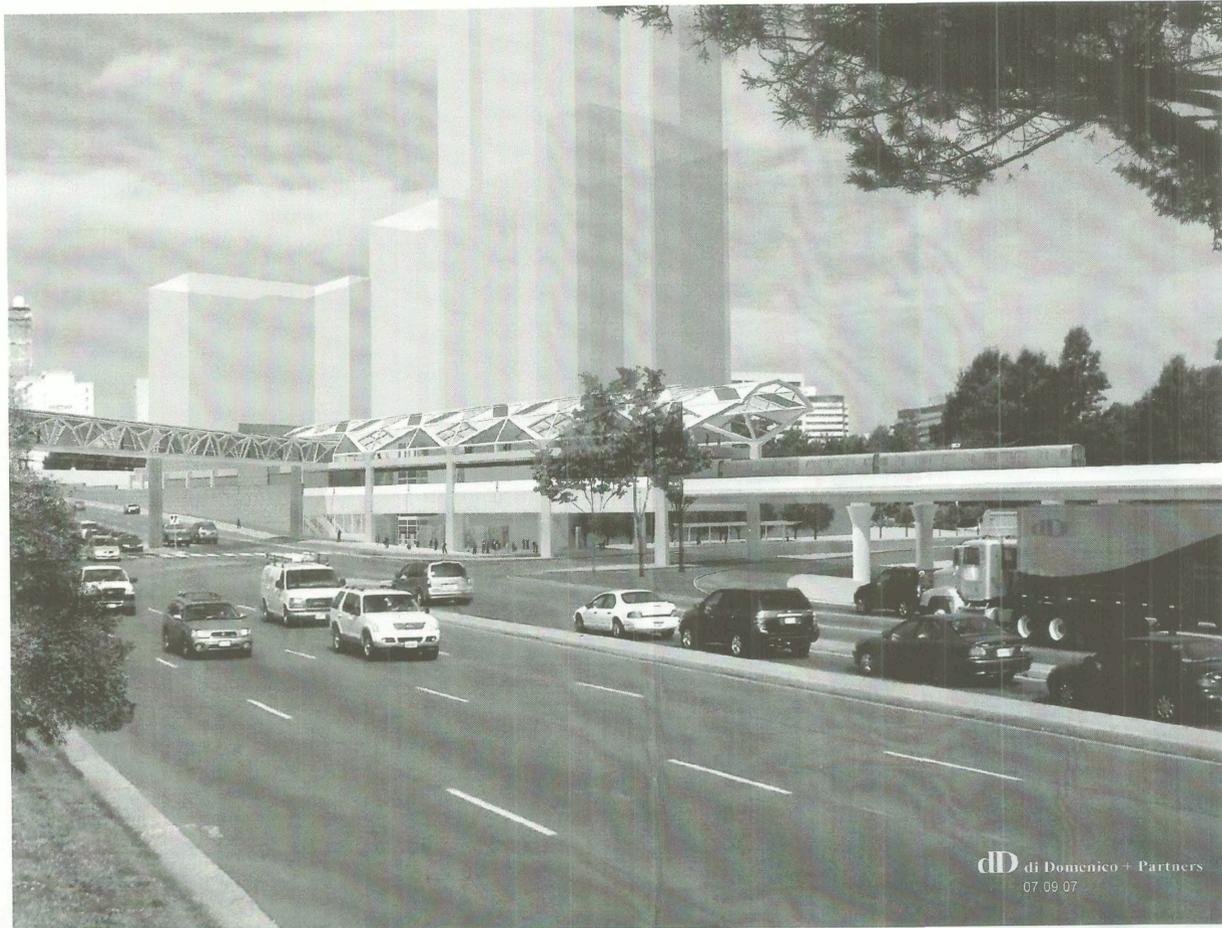
No.	DATE	BY	Description
2	10.01.08	JMC	
1	06.23.08	JMC	

REVISIONS
 DRAWN BY JMC
 APPROVED BY
 CHECKED BY LAM
 DATE February 20, 2008

Application No. SE 2008-PE-085 Staff S. Lin
 APPROVED SP PLAN
 SEE DEV CONDS DATED 2-23-09
 Date of (EOS) (BZA) approval 2-23-09
 Sheet 2 of 9

Tyson's Central 123 Station
 Dulles Corridor Metrorail Project
 Special Exception Plat
 2232 Plan
 PROJECT NO. M-10697

ENTRANCE PAVILION:
 TO BE PROVIDED BY MACERICH
 UNDER APPROPRIATE ZONING
 ACTION (SEE SHEET 48 OF
 MACERICH PLAN)
 TYSONS CORNER CENTER



PERSPECTIVE VIEW OF STATION

di Domenico + Partners
07.09.07

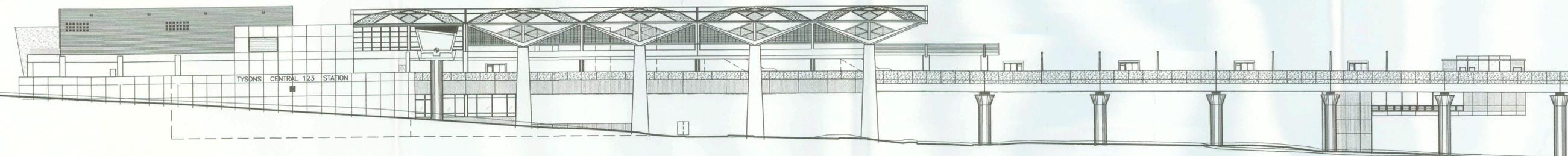
NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION PLAT IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 29-4 ((10)) 4A PART, 5A PART, 5B PART, 5C PART AND VDOT RIGHTS-OF-WAY.
2. THE TOTAL LAND AREA OF THIS SPECIAL EXCEPTION APPLICATION IS APPROXIMATELY 3.46 ACRES AND IS ZONED PDC, HC AND SC.
3. THIS SPECIAL EXCEPTION PLAT ACCOMPANIES AN APPLICATION TO PERMIT THE ESTABLISHMENT OF AN ELECTRICALLY-POWERED REGIONAL RAIL TRANSIT FACILITY; SPECIFICALLY, A RAIL STATION AND ACCESSORY USES THERETO.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS ESTABLISHED TO INCLUDE ALL THE FACILITIES SUBJECT TO THIS SPECIAL EXCEPTION AS DEFINED BY DULLES TRANSIT PARTNERS, LLC. DURING SUPPLEMENTAL ENGINEERING.
5. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF ONE (1) FOOT FROM SURVEY INFORMATION PROVIDED BY DULLES TRANSIT PARTNERS, LLC.
6. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS PRESENTED IN A SEPARATE DOCUMENT.
7. MINIMUM YARD REQUIREMENTS FOR THE PDC DISTRICTS IS AS FOLLOWS:
THE STANDARDS FOR REQUIRED YARDS IN THE PDC DISTRICT ARE AS SET FORTH IN PART 1 OF ARTICLE 16.
8. AS STATED IN SECT. 9-404 AND 9-405 OF THE FAIRFAX COUNTY ZONING ORDINANCE THIS USE NEED NOT COMPLY WITH THE BULK REGULATIONS OR THE MINIMUM DISTRICT SIZE REQUIREMENTS OF THE ZONING DISTRICT IN WHICH THE USE IS LOCATED.
9. SANITARY SEWER AND PUBLIC WATER ARE AVAILABLE AND WILL BE EXTENDED TO THE SITE AS NEEDED.
10. NO PARKING FACILITY REQUIREMENTS WERE DETERMINED AS PART OF THE FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS).
11. THERE IS NO FLOODPLAIN, RESOURCE PROTECTION AREA (RPA) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THE SUBJECT PROPERTY.
12. STORMWATER MANAGEMENT HAS BEEN DESIGNED SYSTEM WIDE, INCLUDING THIS SITE, AND WILL BE REVIEWED BY THE DEPARTMENT OF CONSERVATION AND RECREATION (DCR), BASED ON FAIRFAX COUNTY CRITERIA, PER AGREEMENT BETWEEN THE COUNTY AND DCR. THEREFORE, A WAIVER OF PAR. J OF SECT. 9-011 OF THE ZONING ORDINANCE IS HEREBY REQUESTED.
13. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE OR MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY.
14. THE COMPREHENSIVE PLAN TRAILS MAP SHOWS A SIX (6) FOOT SIDEWALK ON BOTH SIDES OF ROUTE 123, FLANKED BY MINIMUM STRIPS OF SIX FEET OF LANDSCAPING ON EACH SIDE.
15. SEE SHEET 3 FOR THE LOCATIONS, NUMBER AND SIZES OF ALL PROPOSED SIGNS.
16. BASED ON HISTORICAL AND ARCHEOLOGICAL INVESTIGATIONS PERFORMED IN THE FEIS, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
17. THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE USE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
18. EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES AND ADOPTED STANDARDS.

NOTE: THE PERSPECTIVE VIEW SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES TO SHOW THE CHARACTER OF THE PROPOSED RAIL STATION. ARCHITECTURE AND LANDSCAPING ARE SUBJECT TO CHANGE WITH FINAL DESIGN.

TABULATION:

EXISTING/PROPOSED ZONING.....	PDC
TOTAL LAND AREA	3.46 ± AC
PDC.....	1.47± AC.
VDOT R/W	1.99± AC.
MAXIMUM FLOOR AREA RATIO PERMITTED	1.50
PROPOSED FLOOR AREA RATIO	0.52
MAXIMUM GROSS FLOOR AREA PERMITTED.....	226,076 ± SF
PROPOSED GROSS FLOOR AREA	78,413 ± SF
MAXIMUM BUILDING HEIGHT PROPOSED	75 FT
OPEN SPACE REQUIRED / PROVIDED (15%).....	0.52 ± AC



STATION ELEVATION - SOUTH

Application No. SE 2008-PR-035 Staff S.W.
 APPROVED SP / SP PLAN
 SEE DEV CONDS DATED 2-23-09
 Date of (EOS) (BZA) approval 2-23-09
 Sheet 4 of 8

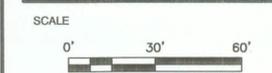
Dewberry & Davis LLC
 8403 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.848.0100
 FAX: 703.848.0519
 www.dewberry.com

DULLES TRANSIT PARTNERS, LLC
 1595 SPRING HILL RD, STE 600
 VIENNA, VA 22182

TYSONS CENTRAL 123 STATION
 Dulles Corridor Metrorail Project
 SPECIAL EXCEPTION PLAT
 2232 PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



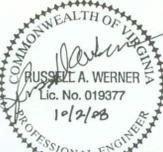
No.	DATE	BY	Description
2	10.01.08	JMC	
1	06.23.08	JMC	

REVISIONS
 DRAWN BY JMC
 APPROVED BY
 CHECKED BY LAM
 DATE February 20, 2008

TITLE
 Tysons Central 123 Station
 Dulles Corridor Metrorail Project
 Station Perspective, Notes,
 and Tabulation

PROJECT NO. M-10697

SEAL



KEY PLAN

SCALE



No.	DATE	BY	Description
2	10.01.08	JMC	
1	06.23.08	JMC	

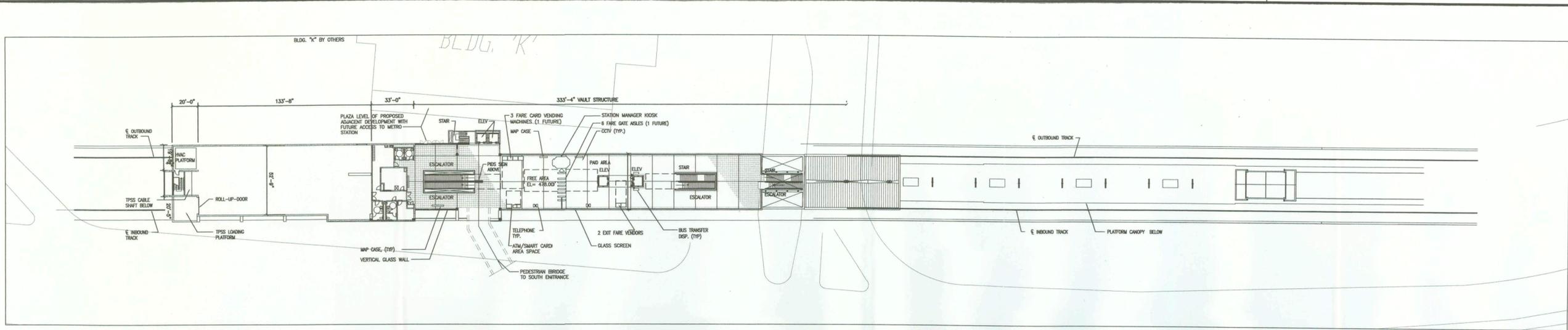
REVISIONS

DRAWN BY: JMC
 APPROVED BY: _____
 CHECKED BY: LAM
 DATE: February 20, 2008

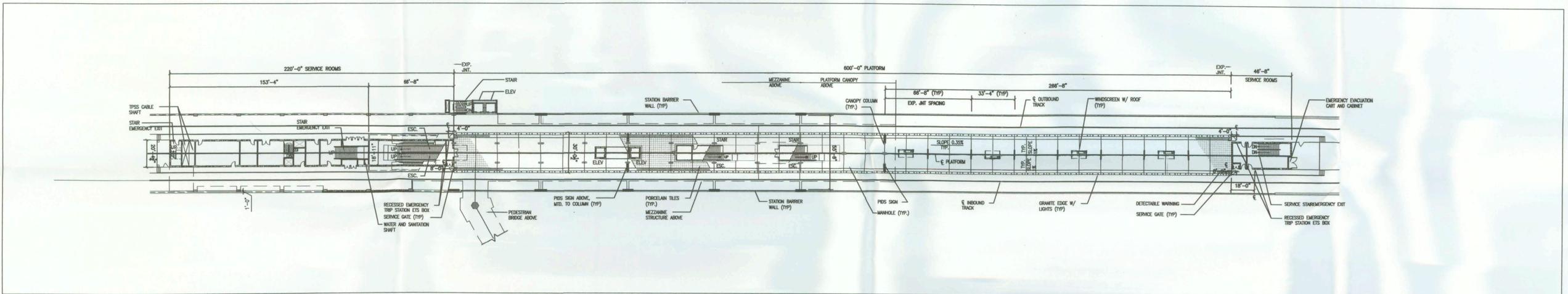
TITLE
Tyson's Central 123 Station
 Dulles Corridor Metrorail Project
 Station Plan View Details

PROJECT NO. M-10697

1 2 3 4 5

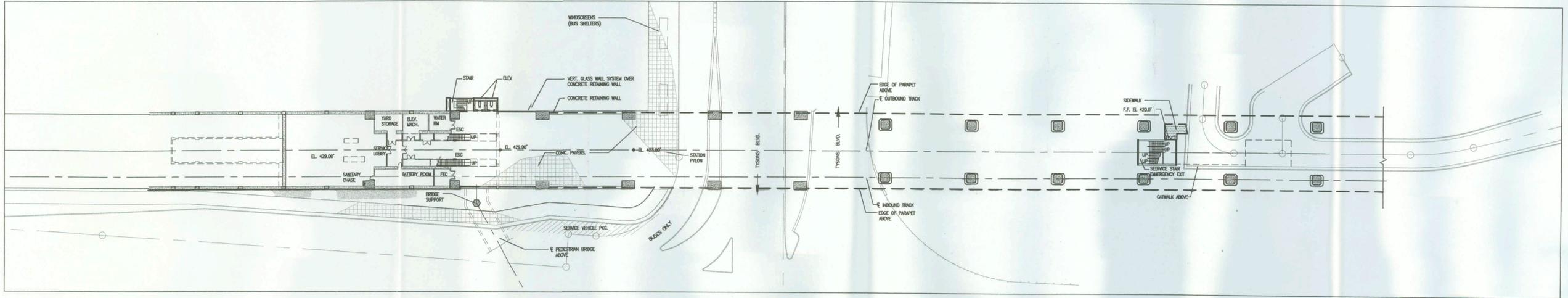


PLAN VIEW - MEZZANINE LEVEL

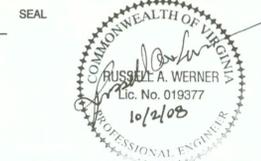


PLAN VIEW - PLATFORM LEVEL

Application No. SE 2008-PE-035 Staff S.L.H.
 APPROVED [Signature] SP PLAN
 SEE DEV CONDS DATED 2-23-09
 Date of (BOS) (BZA) approval 2-23-09
 Sheet 5 of 8



PLAN VIEW - GROUND LEVEL



KEY PLAN

SCALE

No.	DATE	BY	Description
2	10.01.08	JMC	
1	06.23.08	JMC	

REVISIONS

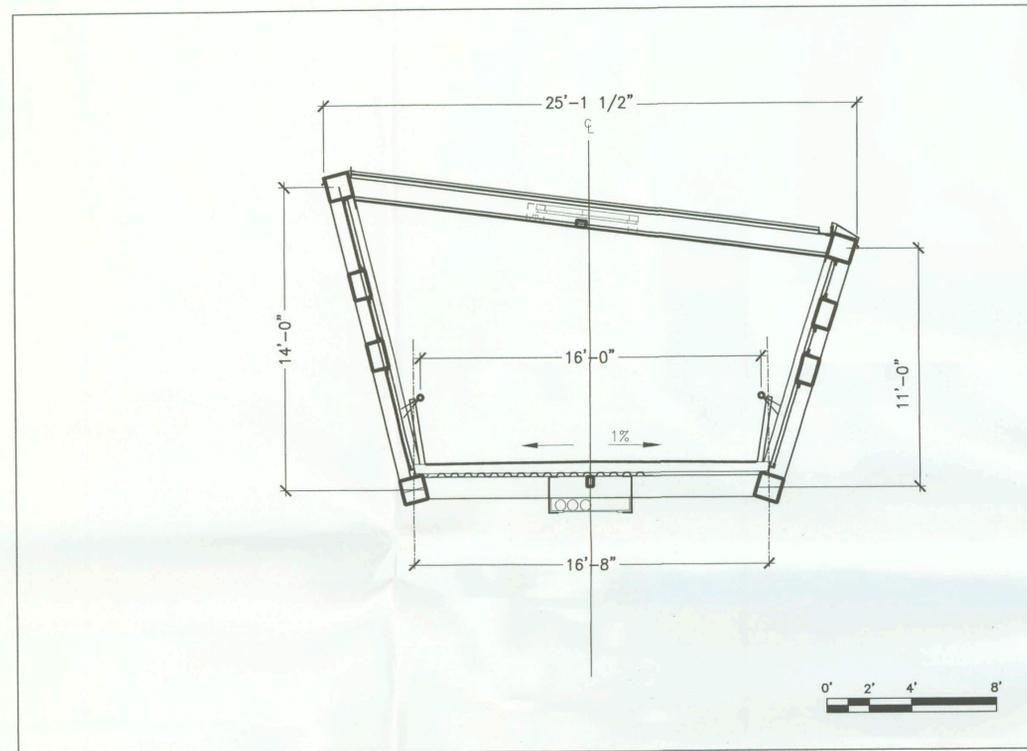
DRAWN BY JMC
 APPROVED BY _____
 CHECKED BY LAM
 DATE February 20, 2008

TITLE

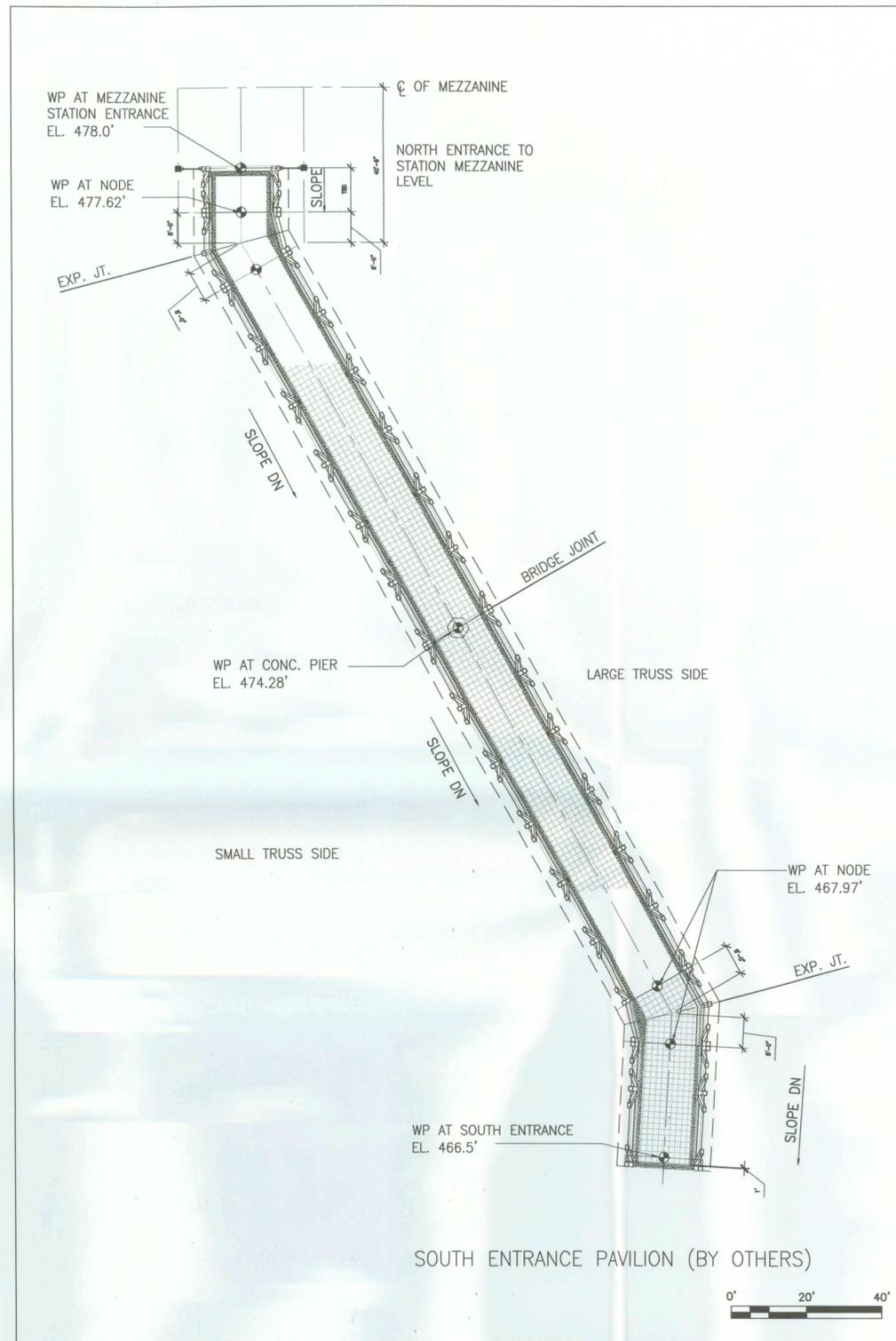
Tyson's Central 123 Station
Dulles Corridor Metrorail Project

Pedestrian Bridge Details

PROJECT NO. M-10697



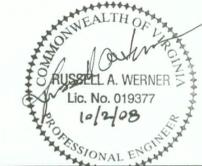
PEDESTRIAN BRIDGE - CROSS SECTION



BRIDGE LEVEL FLOOR PLAN

Application No. SE 2008-PR-035 Staff S.Wi
 APPROVED (Signature) SP PLAN
 SEE DEV CONDS DATED 2.23.09
 Date of (BZA) approval 2.23.09
 Sheet 6 of 9

SEAL



KEY PLAN



No.	DATE	BY	Description
2	10.01.08	JMC	
1	06.23.08	JMC	

REVISIONS

DRAWN BY JMC

APPROVED BY LAM

CHECKED BY LAM

DATE February 20, 2008

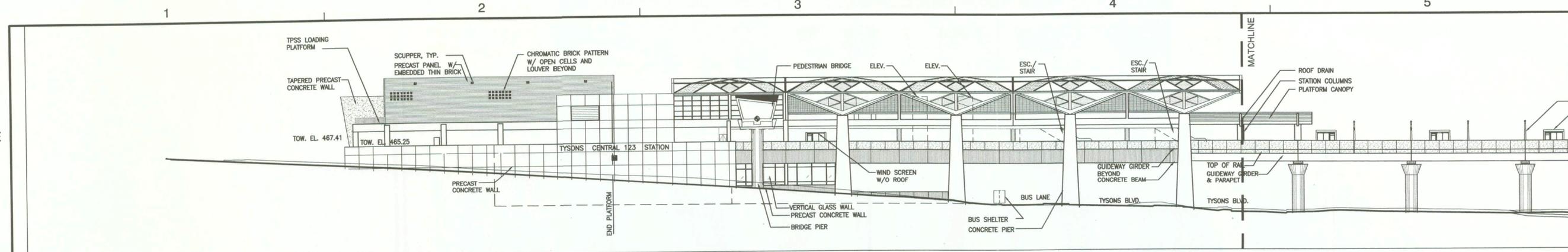
TITLE
Tyson's Central 123 Station
 Dulles Corridor Metrorail Project

Elevations and Sections

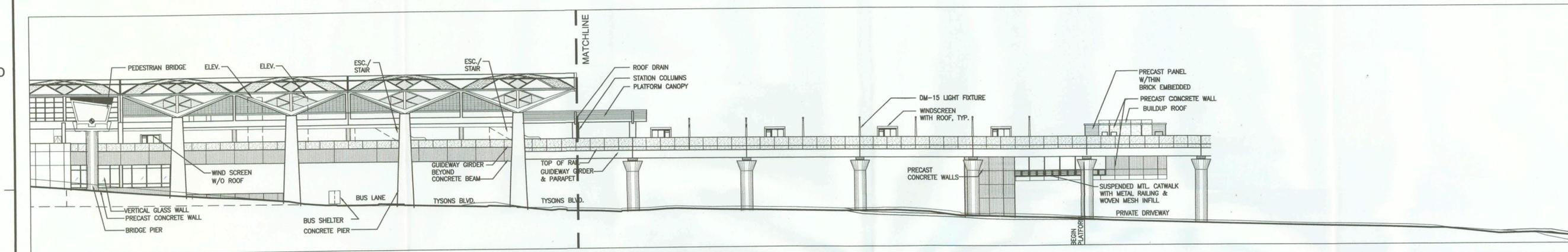
PROJECT NO. M-10697

SHEET NO. 7 OF 8

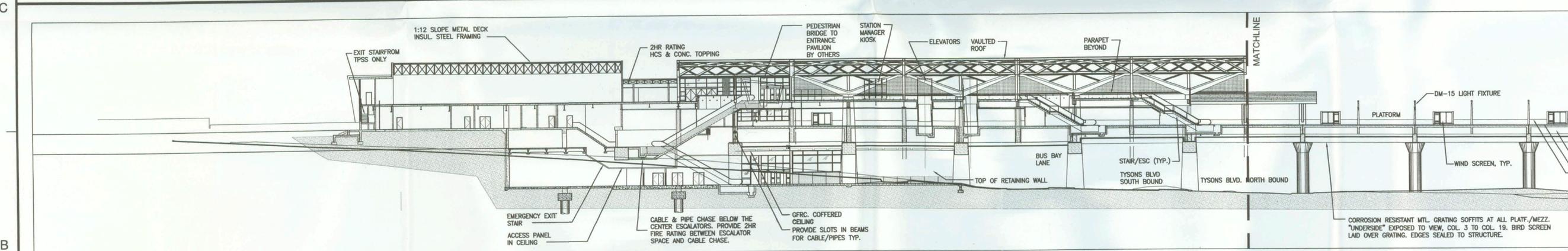
M-10697



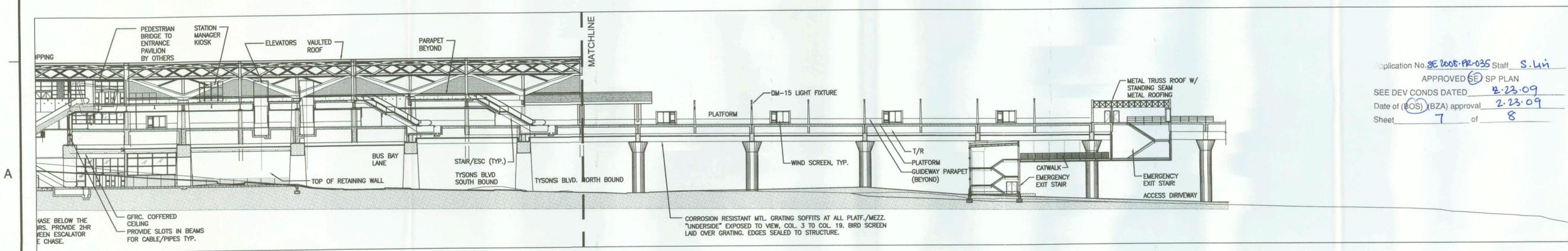
STATION ELEVATION - SOUTH



STATION ELEVATION - SOUTH (CONT)



LONGITUDINAL ELEVATION

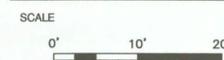


LONGITUDINAL ELEVATION (CONT)



Application No. SE1008-PR-035 Staff S.un
 APPROVED SP PLAN
 SEE DEV CONDS DATED 2.23.09
 Date of (BCG) (BZA) approval 2.23.09
 Sheet 8 of 8

KEY PLAN



No.	DATE	BY	Description
2	10.01.08	JMC	
1	06.23.08	JMC	

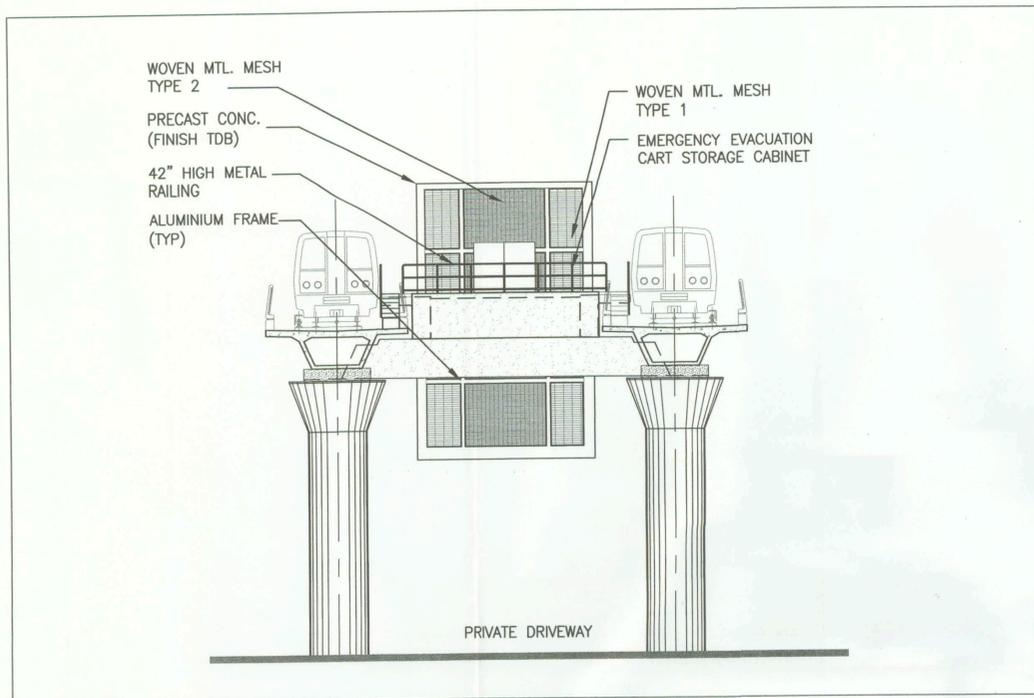
REVISIONS
 DRAWN BY JMC
 APPROVED BY _____
 CHECKED BY LAM
 DATE February 20, 2008

TITLE

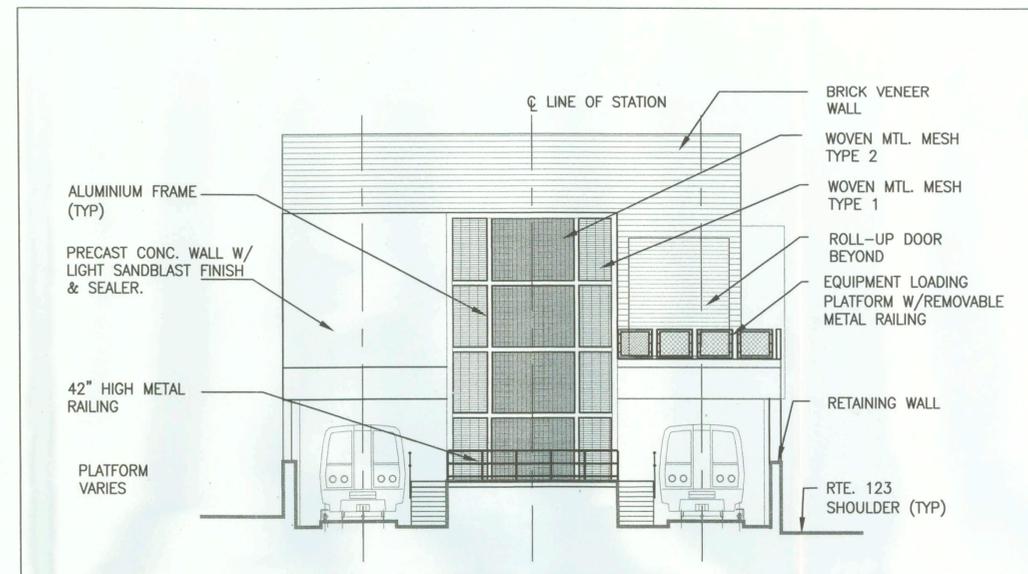
Tysons Central 123 Station
 Dulles Corridor Metrorail Project

Elevations and Sections

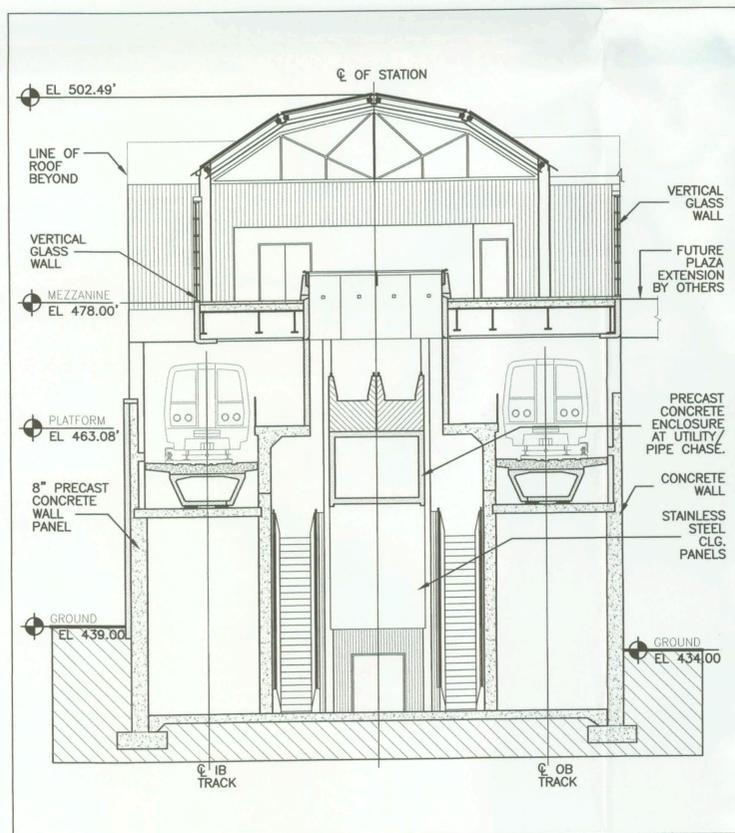
PROJECT NO. M-10697



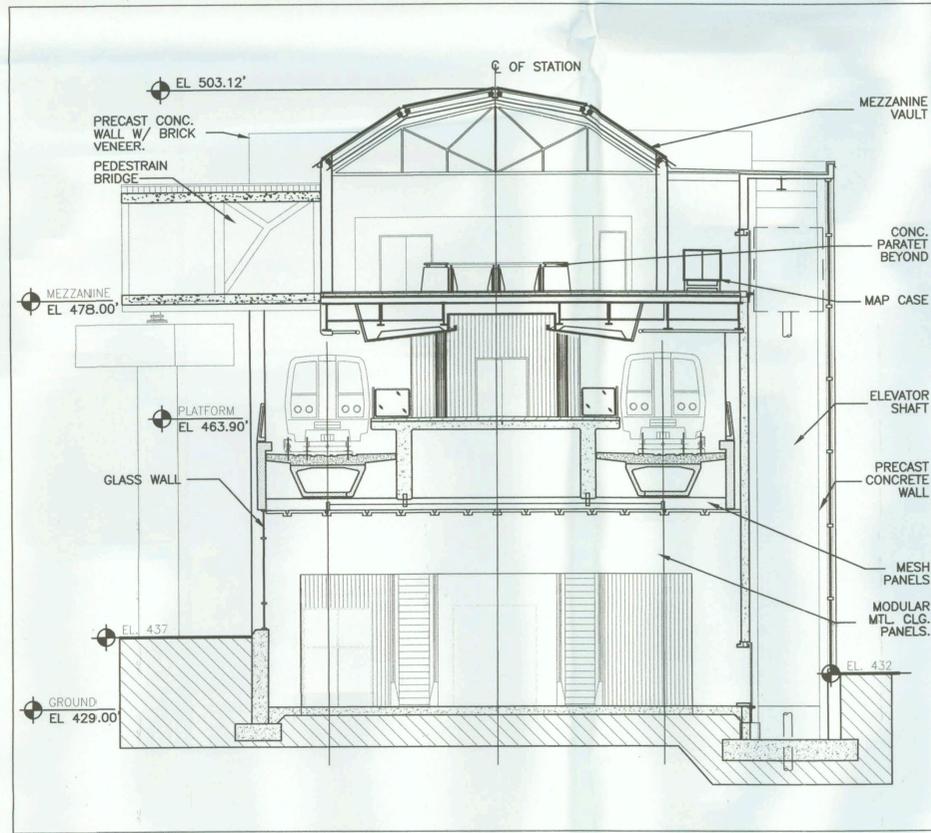
ELEVATION A
EAST END



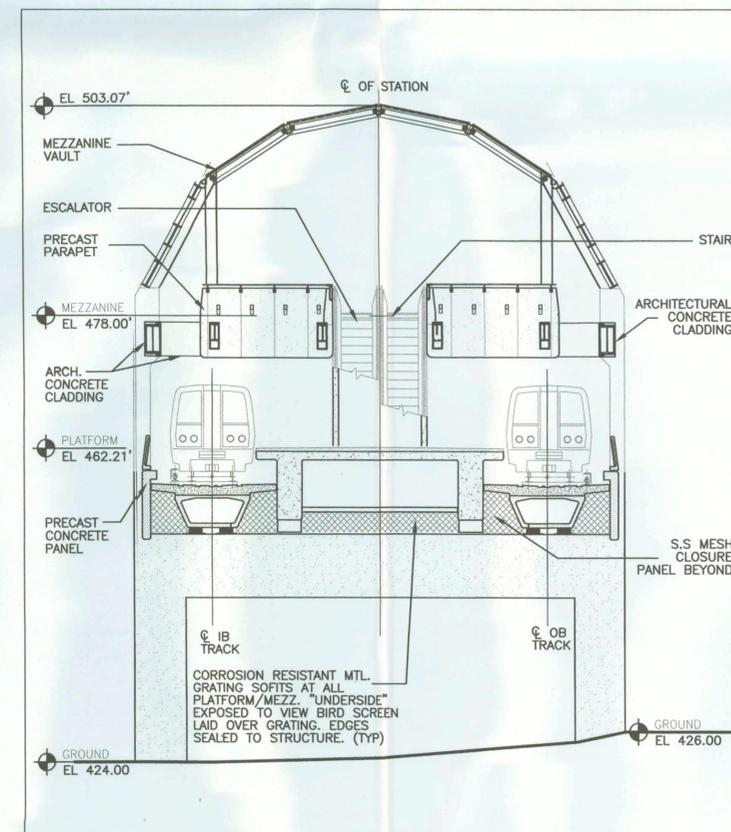
ELEVATION B
WEST END



SECTION C
BETWEEN COLUMNS 01 & 1



SECTION D
BETWEEN COLUMNS 1 & 2



SECTION E
BETWEEN COLUMNS 8 & 9