CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (CDP/FDP)

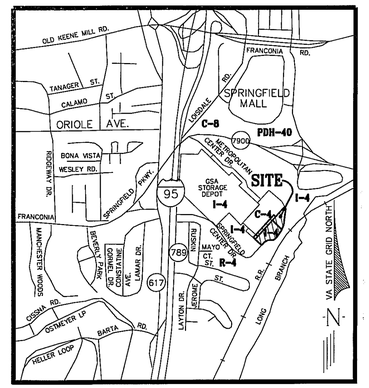
FOR

METRO CENTER II
PHASE II

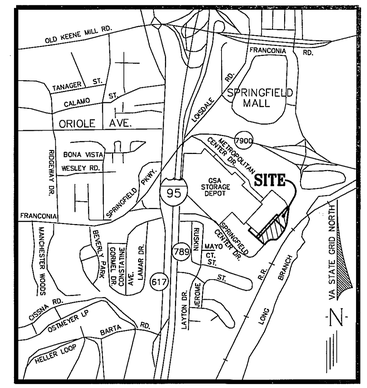
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAPS: 090-4-01-0011B (PART), 090-2-01-0056C (PART) & 090-2-01-0058D.
2. THE PARCEL 11B IS CURRENTLY PARTIALLY ZONED C-4 (HIGH DENSITY OFFICE) AND ZONED I-4 (INDUSTRIAL MEDIUM INTENSITY). THE PARCEL 58D IS CURRENTLY ZONED I-4 (INDUSTRIAL MEDIUM INTENSITY). THE PORTION OF PARCEL 56C THAT IS APPLICABLE TO THIS APPLICATION IS CURRENTLY ZONED C-4. THE PROPOSED ZONING FOR THE APPLICATION IS PDC (PLANNED DEVELOPMENT COMMERCIAL DISTRICT)
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., DATED 2007.
4. THE PROPERTY SHOWN ON THIS CDP/FDP PLAN IS LOCATED IN THE LEE DISTRICT.
5. THIS PROPOSED DEVELOPMENT IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 090-2-01-0058D, 090-2-01-0056C (PART) AND 090-2-01-0011B (PART) IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES AND REGULATIONS AND ADOPTED CONDITIONS WITH THE FOLLOWING EXCEPTIONS:
   - A WAIVER IS REQUESTED TO WAIVE 11-202-15 TO ALLOW A TOTAL OF 4 LOADING SPACES (2 PER PROPOSED OFFICE BUILDING).
6. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
7. STORM WATER MANAGEMENT (SWM) WILL BE PROVIDED OFFSITE BY AN EXISTING POND DESIGNED UNDER SITE PLAN SP-1508. THE SUBJECT SITE WAS INCLUDED WITH THE ORIGINAL DESIGN OF SAID POND. DETAILS OF THE EXISTING POND WILL BE PROVIDED DURING THE SITE PLAN. BEST MANAGEMENT PRACTICES ARE PROVIDED ONSITE BY A STRUCTURAL BMP FILTER. SEE SHEET 12 FOR BMP DETAILS.
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.
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 ON THIS SITE. THE SITE CURRENTLY HAS EXISTING INDUSTRIAL BUILDINGS ON THE SITE. THE EXISTING STRUCTURES WERE BUILT IN 1979 AND 1984. THE EXISTING STRUCTURES WILL BE DEMOLISHED WITH THE PROPOSED DEVELOPMENT.
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. THERE ARE NO FLOODPLAINS 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 DIAGRAM, 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 (MAX 6% GFA SHIFT), AND THE USES OF THE BUILDINGS; HOWEVER, THE TOTAL GROSS SQUARE FOOTAGE OF 517,600 GSF SHALL NOT BE EXCEEDED AND THE SETBACKS SHOWN ON SHEET 7 SHALL NOT BE REDUCED. 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. SPECIAL AMENTITIES PROPOSED WITH THIS APPLICATION INCLUDE:
   - PEDESTRIAN COURTYARD
   - TRAIL NETWORK
   - OUTDOOR SEATING AREAS
23. IN ACCORDANCE WITH SECTION 18-500 OF THE FAIRFAX ZONING ORDINANCE, NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED.



ZONING MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

Sheet List Table	
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4	PROPERTY & ZONING EXHIBIT – PROPOSED REZONING
5	PROPERTY & ZONING EXHIBIT – ULTIMATE CONDITIONS
6	EXISTING CONDITIONS
7	SITE LAYOUT
8	OPEN SPACE EXHIBIT
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23	ARCHITECTURAL RENDERING
24	RIGHT OF WAY RESERVATION EXHIBIT
25	ULTIMATE ROAD CONDITIONS EXHIBIT

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Application No. RZ / FDP 2011-LE-022 Staff W.Mayland
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Mar 28, 2012
Date of (BOS) (PC) Approval Mar 8, 2012
Date of (BOS) (PC) Approval May 1, 2012
Sheet 1 of 25
FDP Conds. Dated Feb 23, 2012

RECEIVED FEB 1 Zoning Evaluation Div.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
02-10-11
03-29-11
10-20-11
12-01-11
02-03-12
02-14-12

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 0387790
2/14/12
PROFESSIONAL ENGINEER

COVER SHEET
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: AS SHOWN
CL.: N/A
DATE: FEB. 2011

SHEET 1 OF 25

REZ-12588

Urban, Ltd. - J:\JOBS\MetroCenter\Rezoning-PH2\12493-3-cover.dwg [COVER] February 14, 2012 - 1:57pm mdoyle

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)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☑ 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 *7*.

☑ 3. Provide:

Facility Name/ Type & No. (e.g. dry pond A, infil. trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
EX. POND	*6.26*	*34.83*	*51.09*	*~16,800*	*90,460 C.F.*	*~11.4*
Totals						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet *7*. Pond inlet and outlet pipe systems are shown on Sheet *7*.

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet *7,##*. Type of maintenance access road surface noted on the plat is *EX. GRAVEL* (asphalt, geoblock, gravel, etc.).

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet *17*.

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet *12*.

☑ 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 *14-16*.

☑ 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 *14-16*.

☑ 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 *6,1*.

☑ 11. A submission waiver is requested for *N/A*.

☑ 12. Stormwater management is not required because SWM IS HANDLEED BY AN OFF SITE EX. POND. WE ARE REDUCING THE IMPERVIOUS AREA OF THE SITE. SEE NARRATIVE ON SHEET 12

Revised 2-21-2006

PHASE 1 SITE DATA (FROM RZ 2008-LE-015)
FOR INFORMATION PURPOSES ONLY!

ORIGINAL SITE DATA

SITE AREA DATA (SEE SHEETS 3-5 FOR PROPERTY EXHIBIT)

SITE AREA — AREA
9.70 ACRES (A PORTION OF PARCEL 56C)
0.69 ACRES (A PORTION OF PARCEL 11B)

GROSS SITE AREA = 10.39 ACRES

AREA OF ROW DEDICATION = 1.10 ACRES
NET SITE AREA = 9.29 ACRES
MAXIMUM FAR PERMITTED = 1.65
MAXIMUM FAR PROPOSED = 474,000 GROSS FLOOR AREA = 474,000/9.29*(43,560)= 1.17

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]

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.

ADJUSTED SITE DATA

SITE AREA DATA (SEE SHEETS 3-5 FOR PROPERTY EXHIBIT)

SITE AREA — AREA
9.70 ACRES (A PORTION OF PARCEL 56C)
0.69 ACRES (A PORTION OF PARCEL 11B)

GROSS SITE AREA = 10.39 ACRES

AREA OF ROW DEDICATION = 1.10 ACRES
AREA DEDUCTED FOR PHASE II= 1.03 ACRES (SEE SHEET 4 FOR PROPERTY EXHIBIT)

NET SITE AREA = 8.26 ACRES
MAXIMUM FAR PERMITTED = 1.65
MAXIMUM FAR PROPOSED = 474,000 GROSS FLOOR AREA = 474,000/9.36*(43,560)= 1.163

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
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 = 0.00' (90.00° BULK PLANE) [PARKING STRUCTURE]

OPEN SPACE

** OPEN SPACE REQUIRED = 15% OF NET SITE AREA = 0.15*(9.36 AC.) = 1.40 AC.
OPEN SPACE PROVIDED = 2.34 AC. (25.00%)

** OPEN SPACE PROVIDED IS BASED ON THE NET SITE AREA.

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

PHASE 2 SITE DATA

SITE AREA DATA (SEE SHEETS 3-5 FOR PROPERTY EXHIBIT)

SITE AREA — AREA
3.93 ACRES (A PORTION OF PARCEL 11B)
1.32 ACRES (PARCEL 58D)

GROSS SITE AREA = 5.25 ACRES

AREA OF ADJ. FROM PHASE I = 1.03 ACRES
NET SITE AREA = 6.28 ACRES
MAXIMUM FAR PERMITTED = 1.50 *
MAXIMUM FAR PROPOSED = 517,600 GROSS FLOOR AREA = 517,600/273,556.80= 1.89

ZONING

EXISTING ZONING = C-4 (HIGH INTENSITY OFFICE DISTRICT) & I-4 (MEDIUM INTENSITY INDUSTRIAL DISTRICT)
PROPOSED ZONING = PDC (PLANNED DEVELOPMENT COMMERCIAL DISTRICT)

PROPOSED USE

OFFICE

BUILDING DATA

PROPOSED BUILDING GROSS SQUARE FOOT = 517,600 GSF
PROPOSED BUILDING HEIGHT = 150'

YARD REQUIREMENTS

PROVIDED FRONT YARD SETBACK = 86.30' (40° BULK PLANE) [OFFICE BUILDING]
PROVIDED SIDE YARD SETBACK = 20.77' (GARAGE)
PROVIDED REAR YARD SETBACK = 0'

PARKING TABULATION

PARKING REQUIRED BY PROPOSED USE: OFFICE (> 125,000 GSF)
2.6 SPACES PER 1000 SQUARE FEET OF GSF =
AREA TO PARK = 517,600 GSF (BUILDING) = 517,600 GSF
2.6/1000 * 517,600 GSF = 1,346 SPACES

TOTAL PARKING REQUIRED = 1,346 SPACES

TOTAL PARKING SPACES PROVIDED:
STRUCTURE PARKING = 1,374 SPACES

TOTAL PARKING PROVIDED = 1,374 SPACES

LOADING SPACES REQUIRED:
1 SPACE FOR FIRST 10,000 GSF = 1 SPACE
1 SPACE FOR EACH ADDITIONAL 20,000 GSF
507,600 S.F. / 20,000 GSF = 26 SPACES

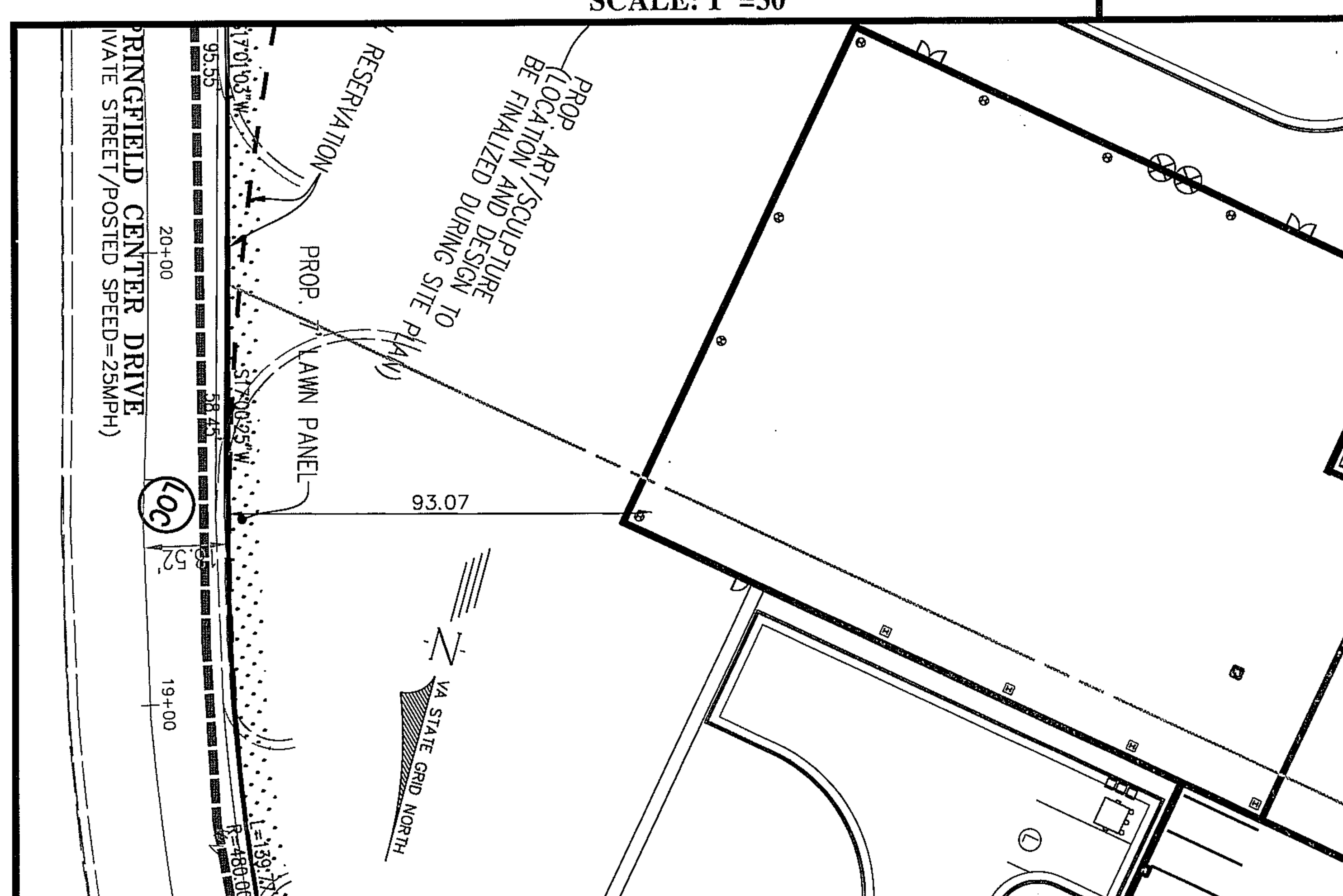
TOTAL LOADING SPACE REQUIRED = 27 SPACES
NO MORE THAN 5 TOTAL LOADING SPACES REQUIRED PER ZONING ORDINANCE
TOTAL LOADING SPACE PROVIDED = 4 SPACES (2 SPACES PER BUILDING)

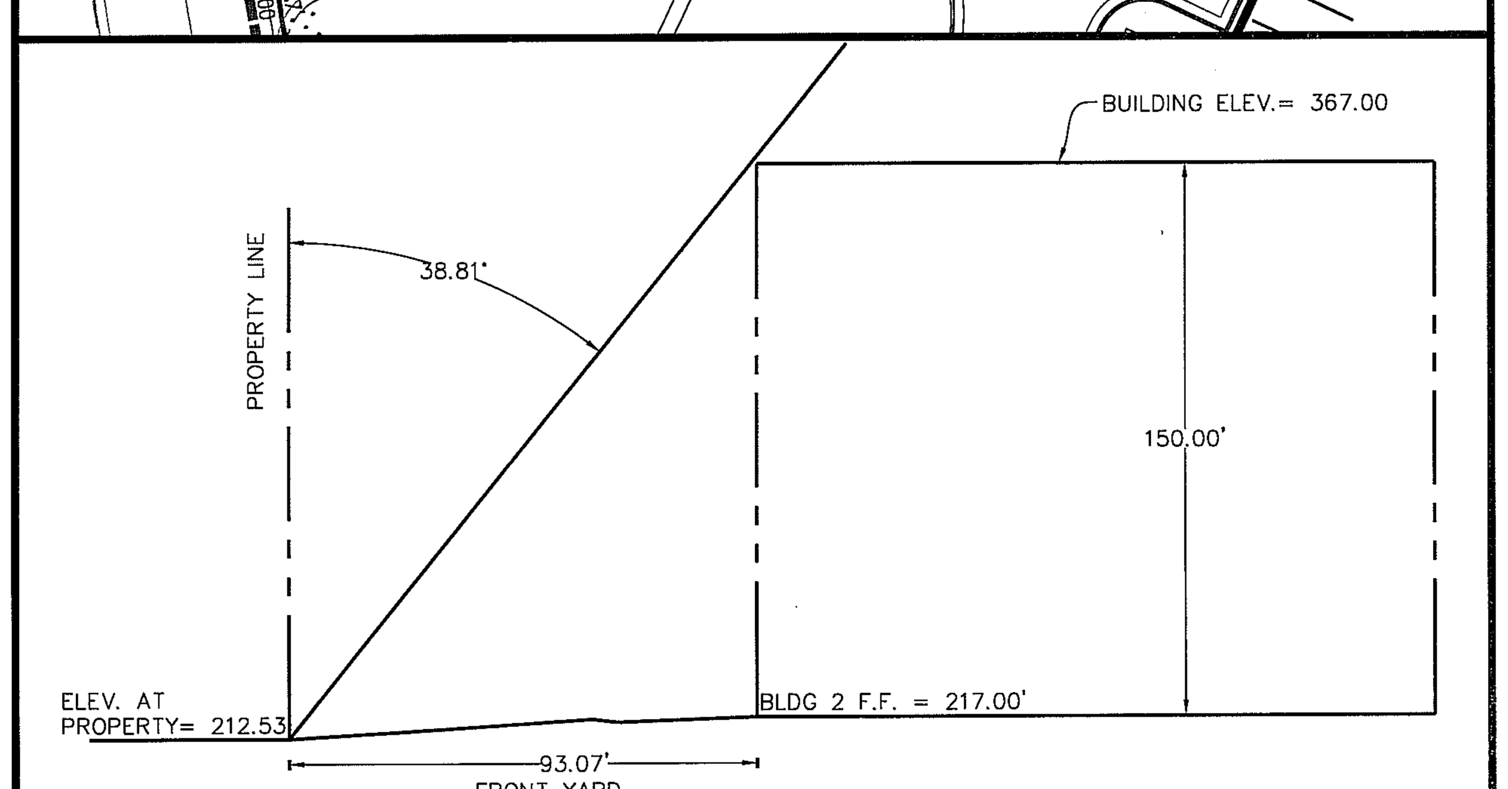
OPEN SPACE

OPEN SPACE REQUIRED = 15% OF NET SITE AREA = 0.15*(6.28 AC.) = 0.94 AC.
OPEN SPACE PROVIDED = 2.38 AC. (37.89%)

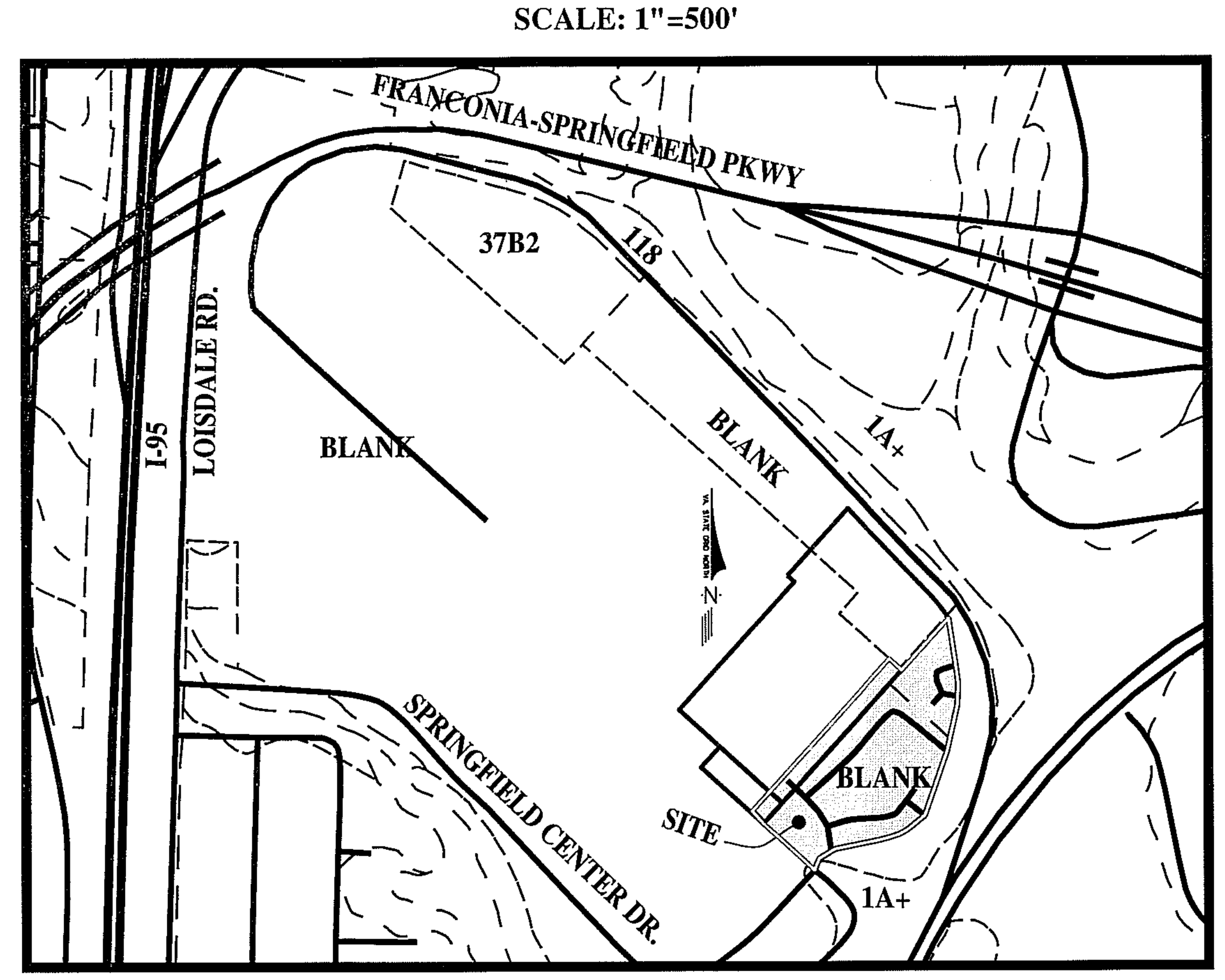
* MAXIMUM FAR PERMITTED MAY BE INCREASED TO 2.5 AT THE DISCRETION OF THE BOARD OF SUPERVISORS.

BULK PLANE ANALYSIS
SCALE: 1"=30'





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

Application No. RZ / FDP 2011-LE-022 Staff W.Mayland
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Mar 28, 2012
Date of (BOS) (PC) Approval Mar 8, 2012
Date of (BOS) (PC) Approval May 1, 2012
Sheet 2 of 25
FDP Conds. Dated Feb 23, 2012

LEGEND:

EXISTING OVERHEAD WIRE
G — EXISTING GAS LINE
G — PROPOSED GAS LINE
GV — EXISTING GAS VALVE
GV — PROPOSED GAS VALVE
WM — EXISTING WATER METER
WM — PROPOSED WATER METER
WV — EXISTING WATER VALVE
WV — 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
00 — EXISTING CONTOUR (1')
00 — PROPOSED CONTOUR (1')
00 — EXISTING CONTOUR (5')
00 — PROPOSED CONTOUR (5')
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
W — EXISTING WATER LINE
W — 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
LCG — 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

TP — EXISTING TRAFFIC POLE
TRAFFIC SIGN
STREET SIGN
+25.6 — 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
02-10-11
03-29-11
10-20-11
12-01-11
02-03-12
02-14-12

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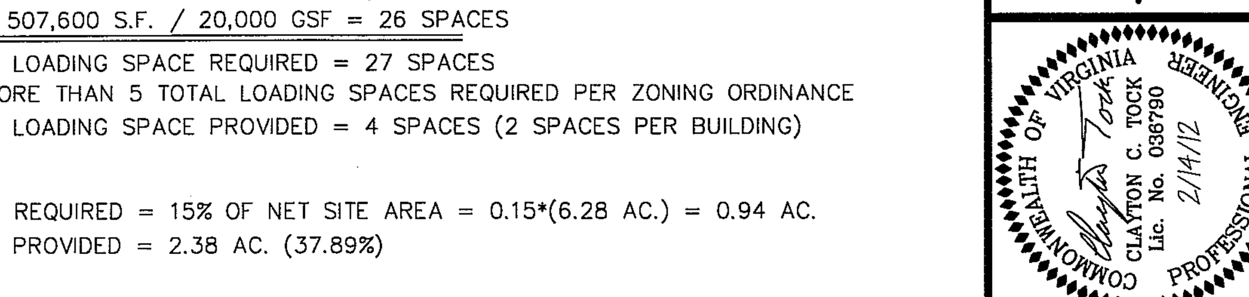


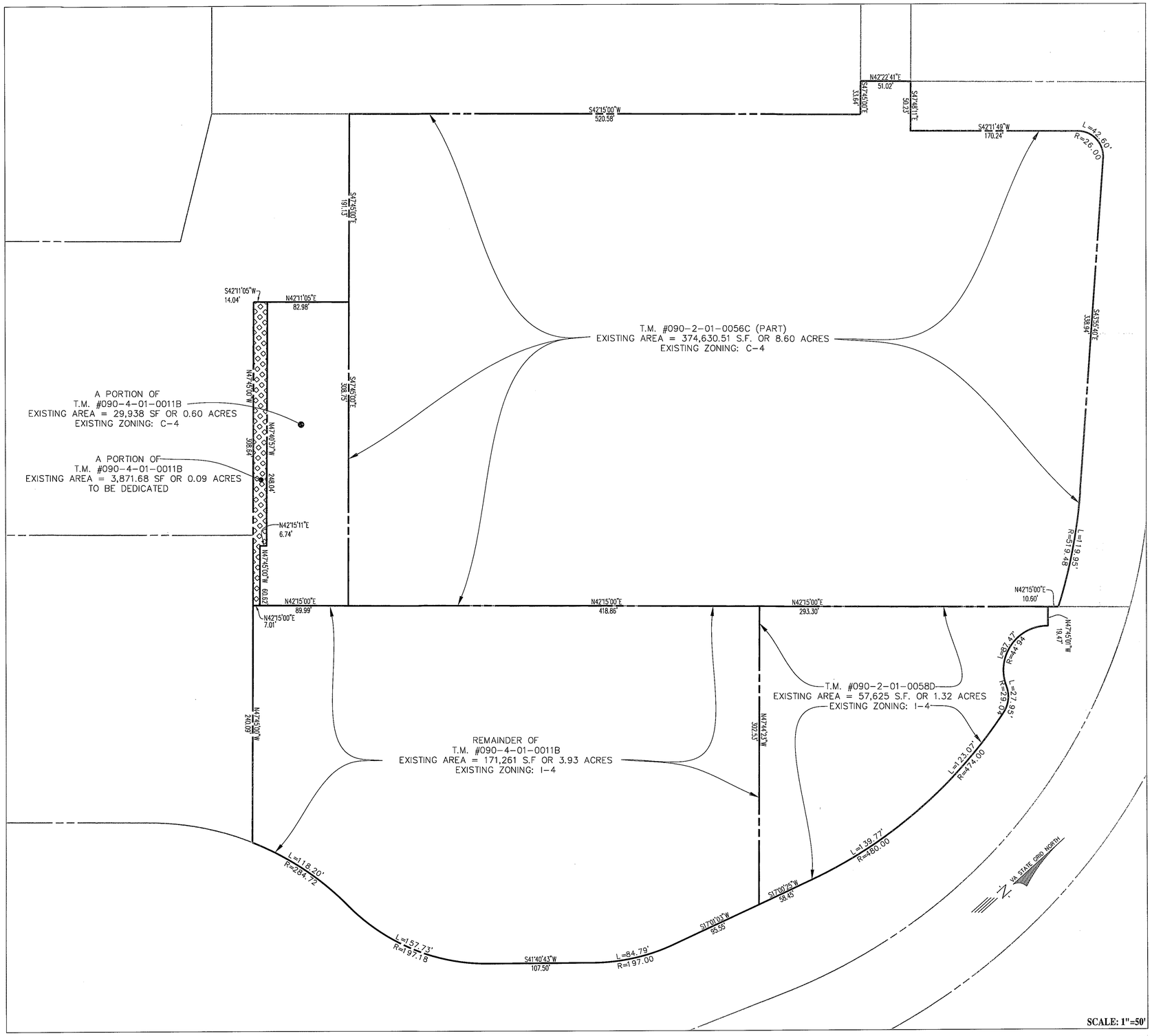
GENERAL NOTES AND SITE DATA

METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: FEB. 2011
C.I.: N/A
SCALE: AS SHOWN

SHEET 2 OF 25

REZ-12588



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2/14/12
PROFESSIONAL ENGINEER

PROPERTY & ZONING EXHIBIT - EXISTING CONDITIONS

METRO CENTER II
PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: AS NOTED C.I.: N/A DATE: FEB. 2011

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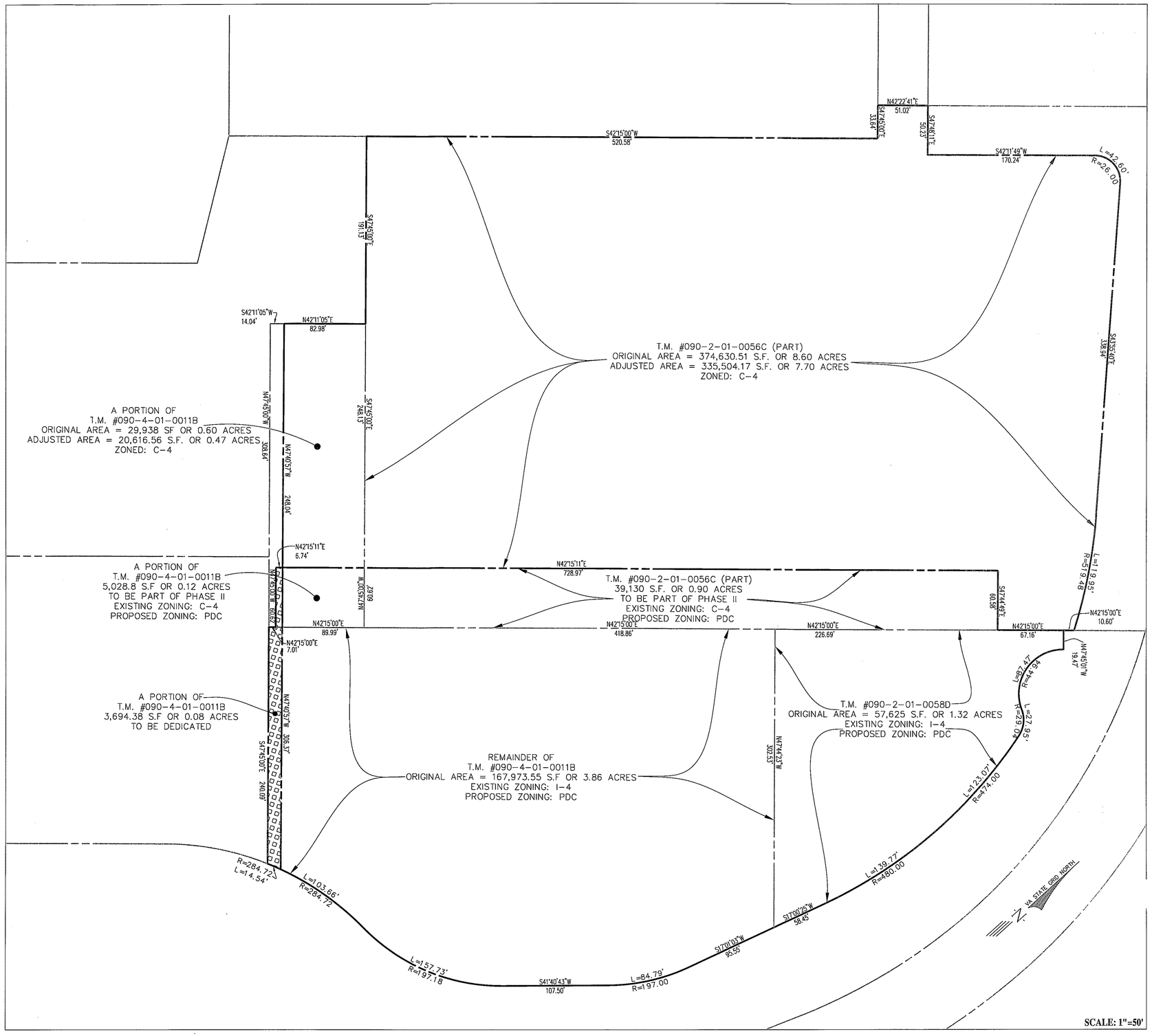
REZ-12588

Urban, Ltd. - J:\JOBS\MetroCenterII\Rezoning-PH2\12493-3-property exhibit existing.dwg [PROP EXHIBIT] February 14, 2012 - 1:57pm mdoyle



Application No. RZ / FDP 2011-LE-022 Staff W.Mayland
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Mar 28, 2012
Date of (BOS) (PC) Approval Mar 8, 2012
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02-14-12
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PROFESSIONAL ENGINEER

PROPERTY & ZONING EXHIBIT - PROPOSED REZONING

METRO CENTER II
PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: AS NOTED
C.I.: N/A
DATE: FEB. 2011

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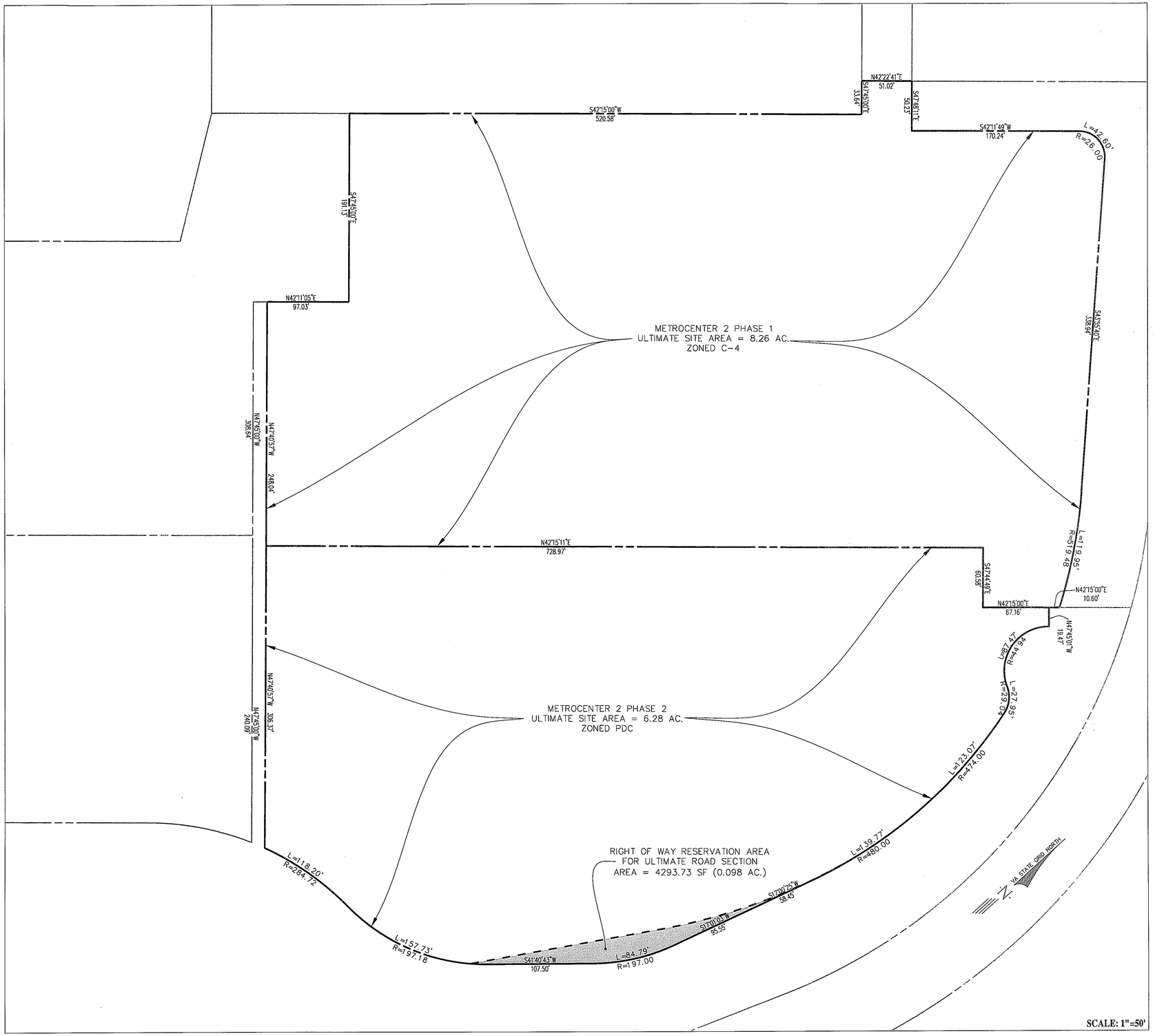
REZ-12588

Urban, Ltd. - J:\JOBS\MetroCenterII\Rezoning-PH2\12493-3-property exhibit proposed.dwg [PROP EXHIBIT] February 14, 2012 - 1:57pm mdoyle



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PROPERTY & ZONING EXHIBIT - ULTIMATE CONDITIONS

METRO CENTER II PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: AS NOTED
C.L.: N/A
DATE: FEB. 2011

SHEET 5 OF 25

REZ-12588

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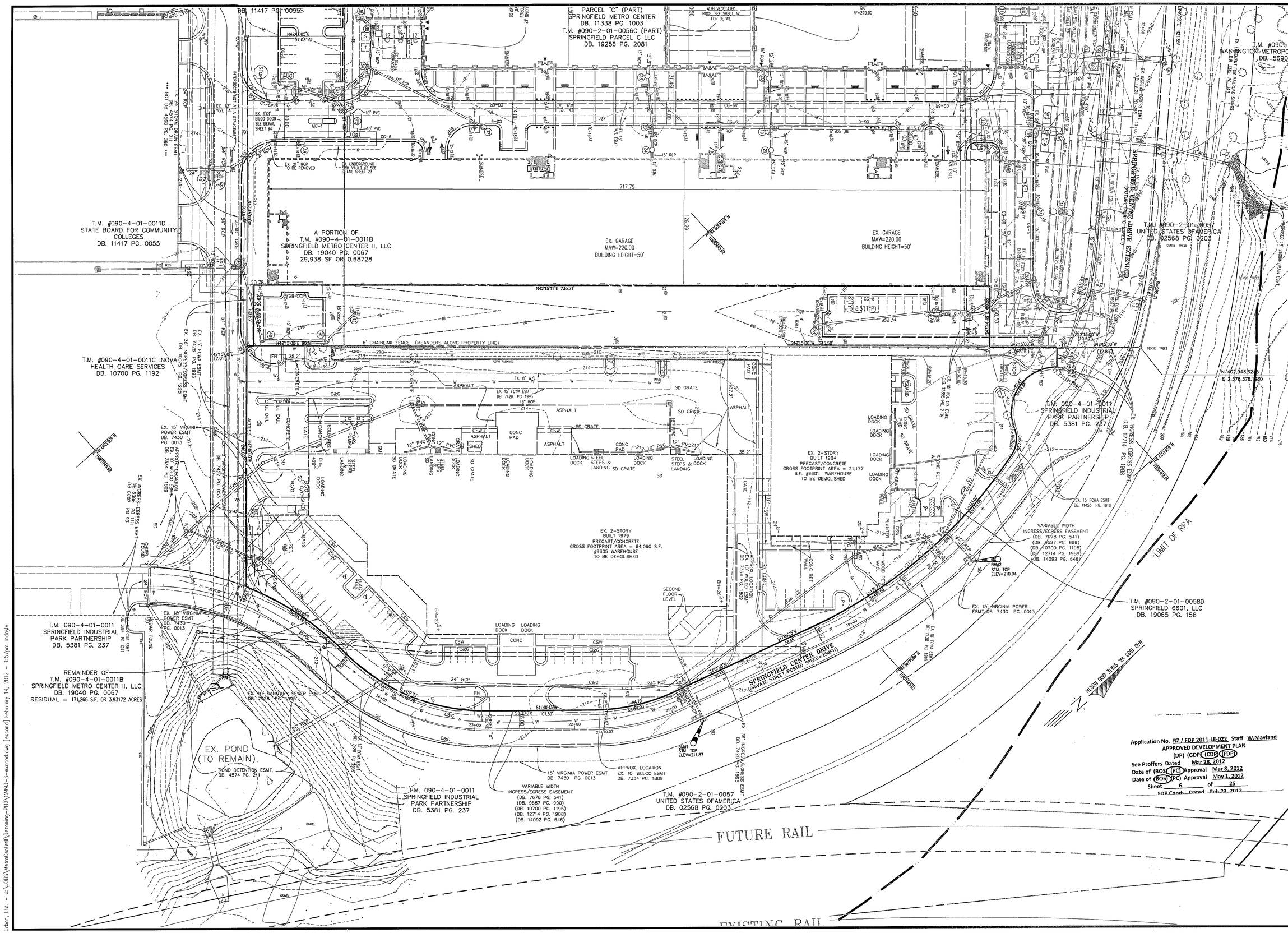

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	10-03-11
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	02-03-12
	02-14-12
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EXISTING CONDITIONS

METRO CENTER II
PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: FEB. 2011

SCALE: 1"=40'

C.I.: 2'

SHEET 6 OF 25

REZ-12588

Urban, Ltd. – J:\JOBS\MetroCenterII\Rezoning-Ph2\12493-3-excond.dwg [excond] February 14, 2012 – 1:57pm mdoyle

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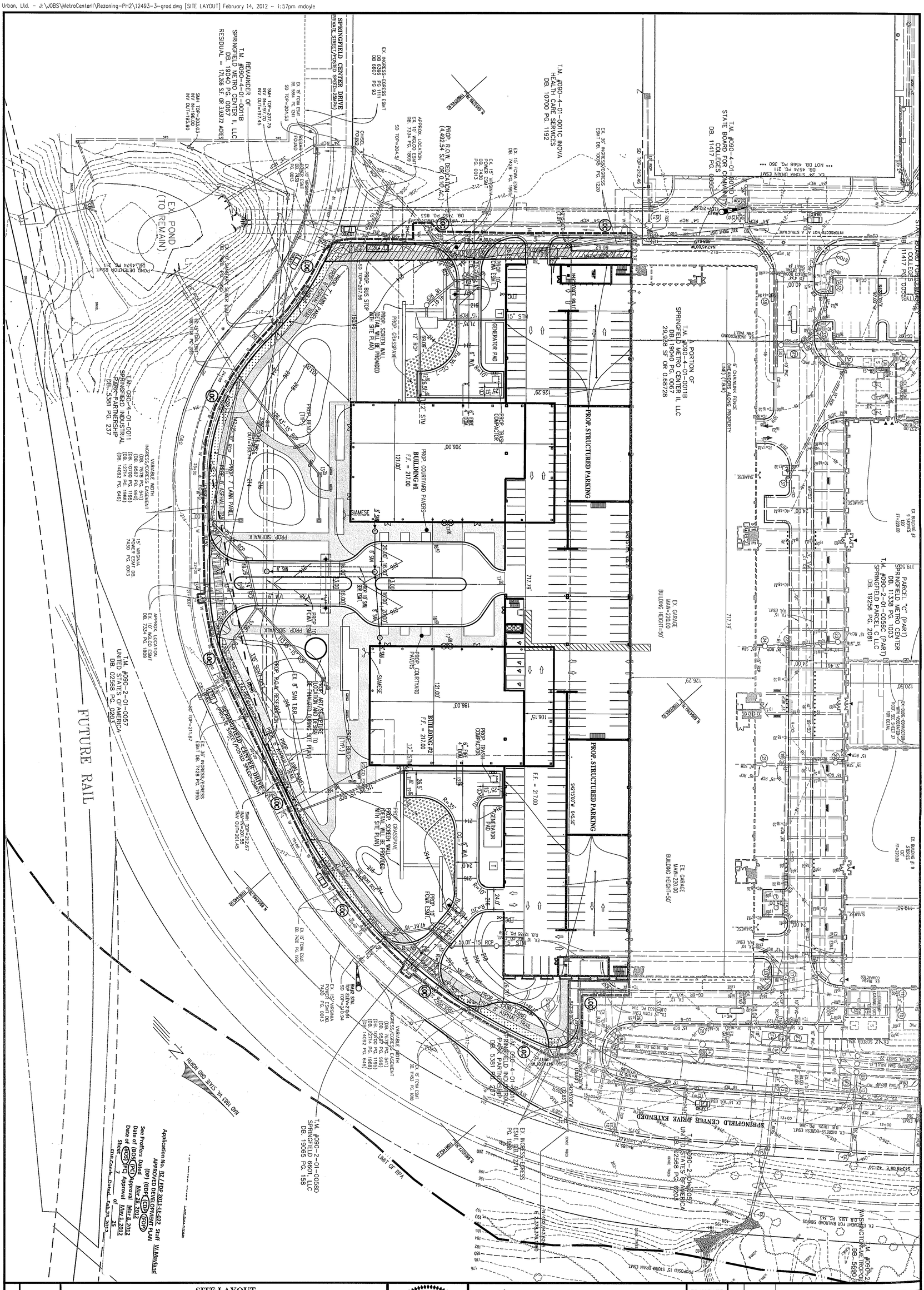

SITE LAYOUT			
METRO CENTER II PHASE II CDP/FDP LEE DISTRICT FAIRFAX COUNTY, VA			
SCALE: 1"=40'	C.I.: 2'	DATE: FEB. 2011	

SHEET 7 OF 25

REZ-12588

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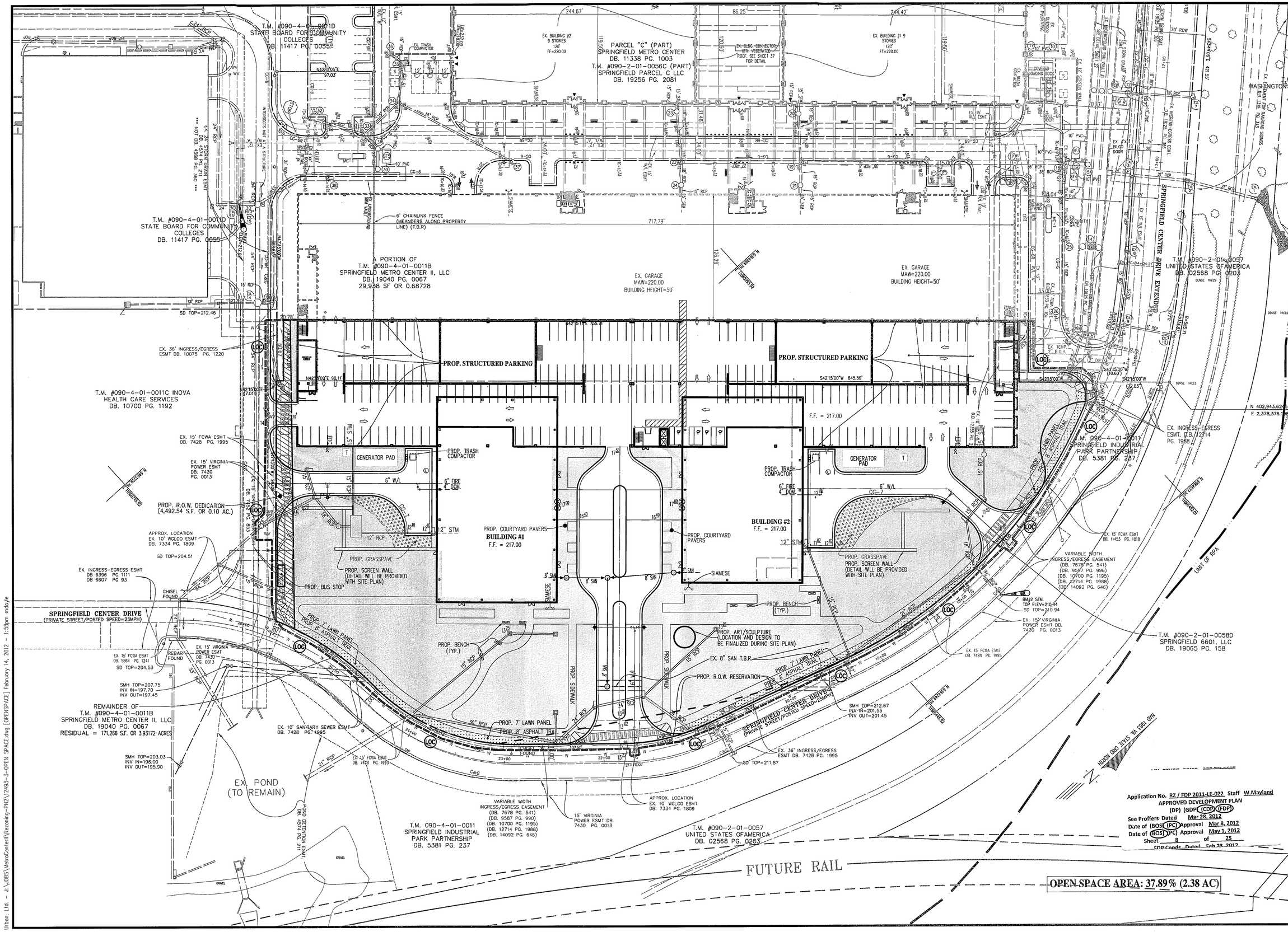

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OPEN SPACE EXHIBIT

METRO CENTER II
PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

C.L.: 2'

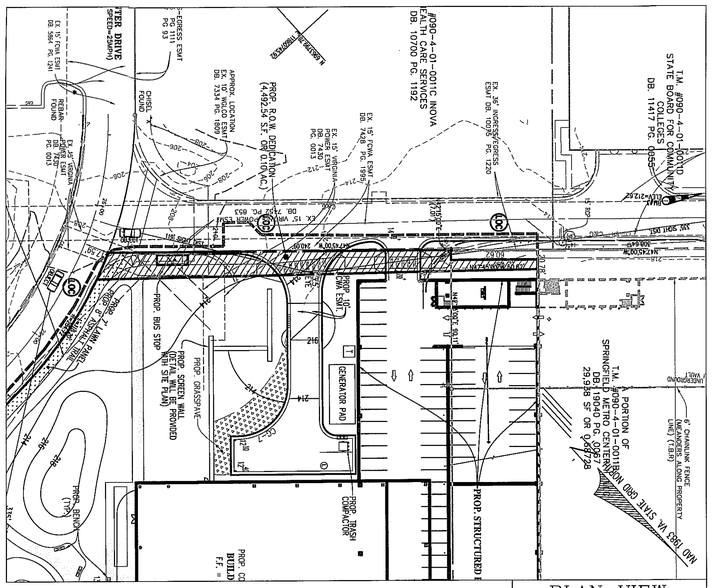
DATE: FEB. 2011

SCALE: 1"=40'

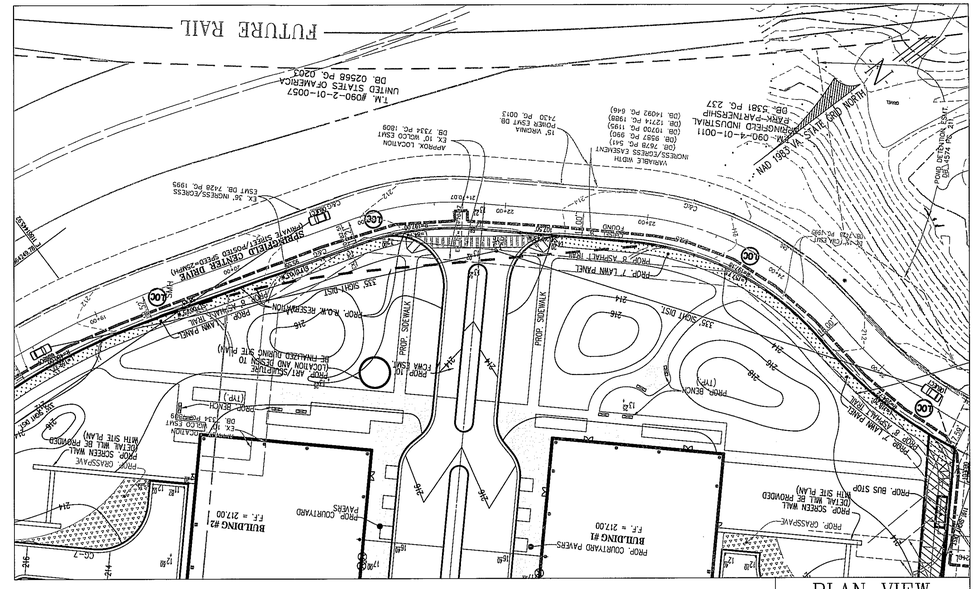
SHEET 8 OF 25

REZ-12588

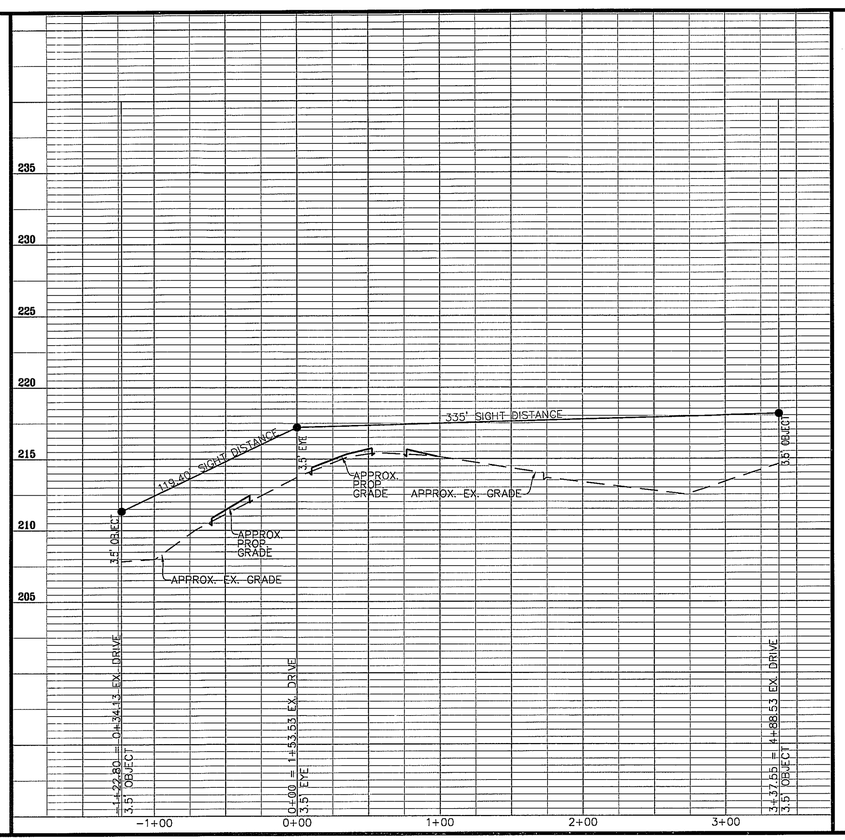
Urban, Ltd. - J:\JOBS\MetroCenter\Rezoning-PH2\12493-3-OPEN SPACE.dwg [OPENSPACE] February 14, 2012 - 1:58pm mdoyle

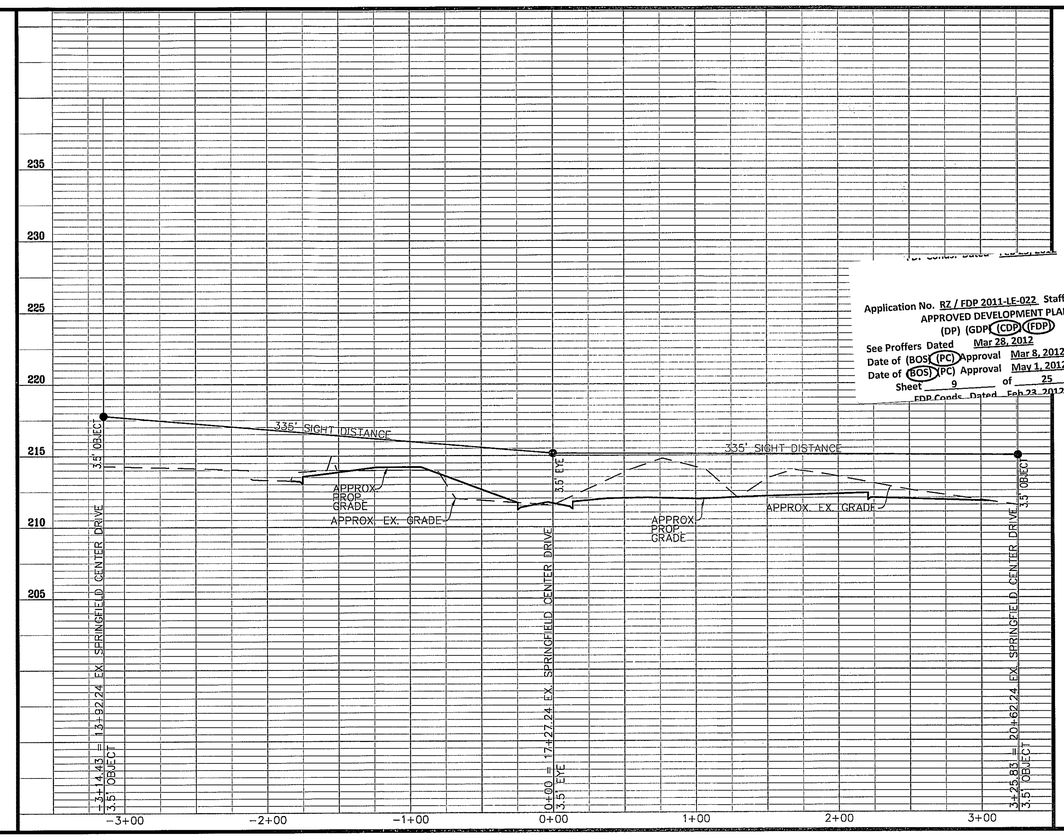


EX. DRIVE
PRIVATE ROADWAY
DESIGN SPEED=20 MPH (SPEED LIMIT NOT POSTED)
PROP./EX. WIDTH VARIES
CATEGORY: LOCAL COLLECTOR



EX. SPRINGFIELD CENTER DRIVE
PRIVATE ROADWAY
POSTED SPEED=25 MPH
PROP./EX. WIDTH VARIES
CATEGORY: LOCAL COLLECTOR





Application No. RZ / FDP 2011-LE-022 Staff W.Mayland
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PROFESSIONAL ENGINEER

SIGHT DISTANCE PROFILE

METRO CENTER II PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

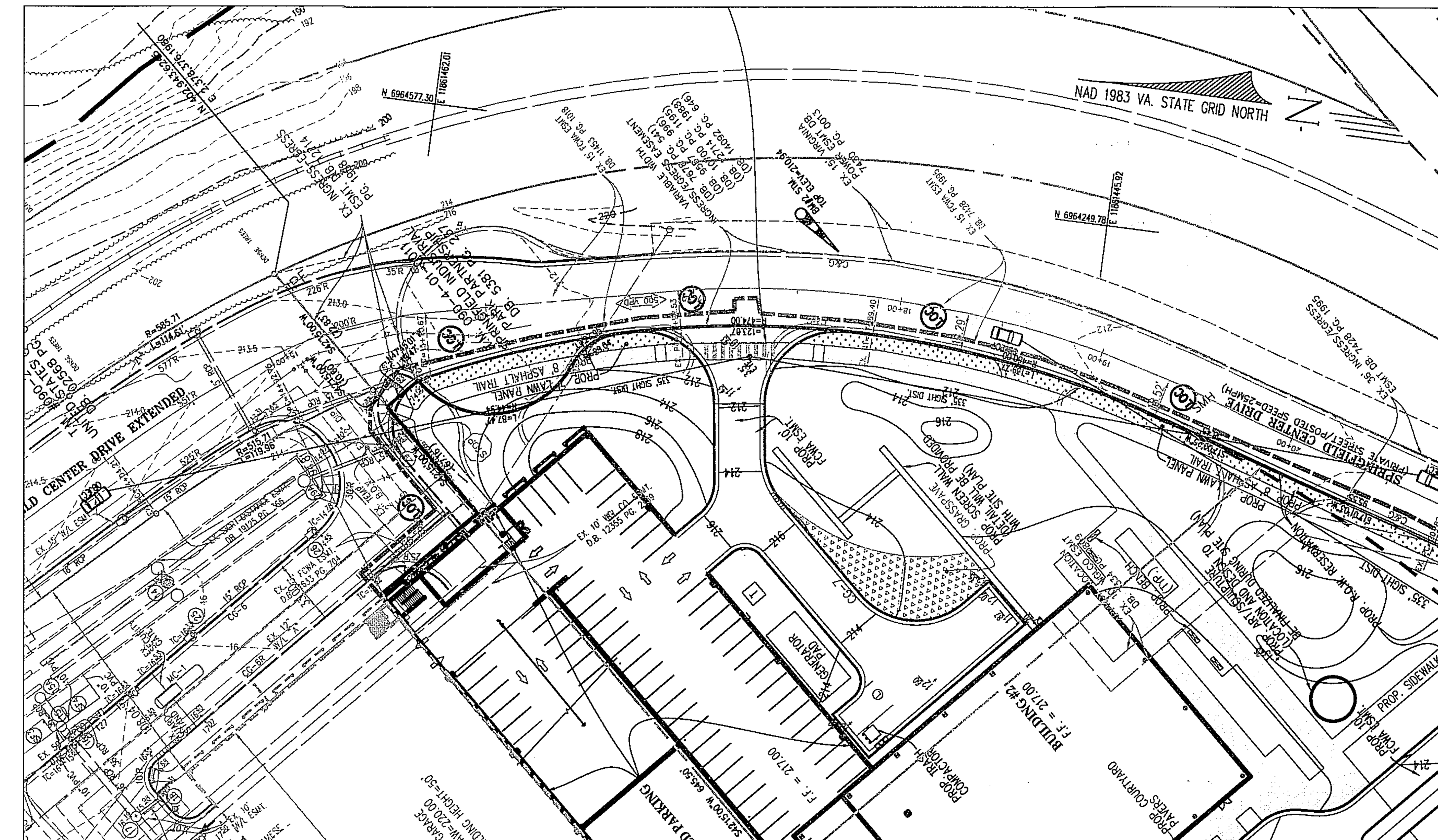
DATE: FEB. 2011

SCALE: (H) 1"=50' ; (V) 1"=5') C.I.: 2'

SHEET 9 OF 25

REZ-12588

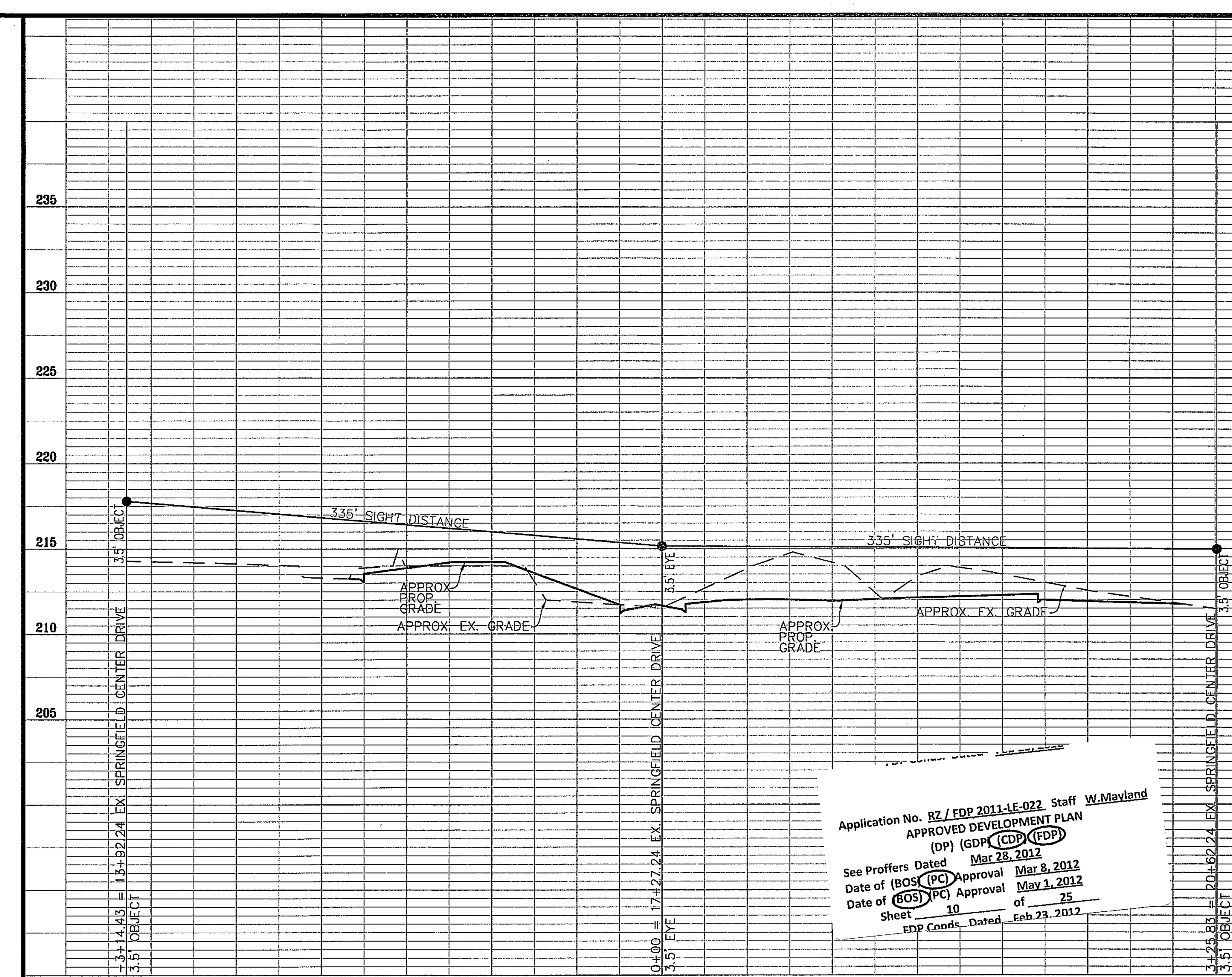
Urban, Ltd. – J:\JOBS\MetroCenter\Rezoning-Ph2\2493-3-sightdist.dwg [SIGHT DISTANCE] February 14, 2012 – 1:58pm mdoyle



PLAN VIEW
SCALE: 1"=50'

EX. SPRINGFIELD CENTER DRIVE

PRIVATE ROADWAY
POSTED SPEED=25 MPH
PROP./EX. WIDTH VARIES
CATEGORY: LOCAL COLLECTOR



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SIGHT DISTANCE PROFILE

METRO CENTER II
PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: FEB. 2011

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SHEET 10 OF 25

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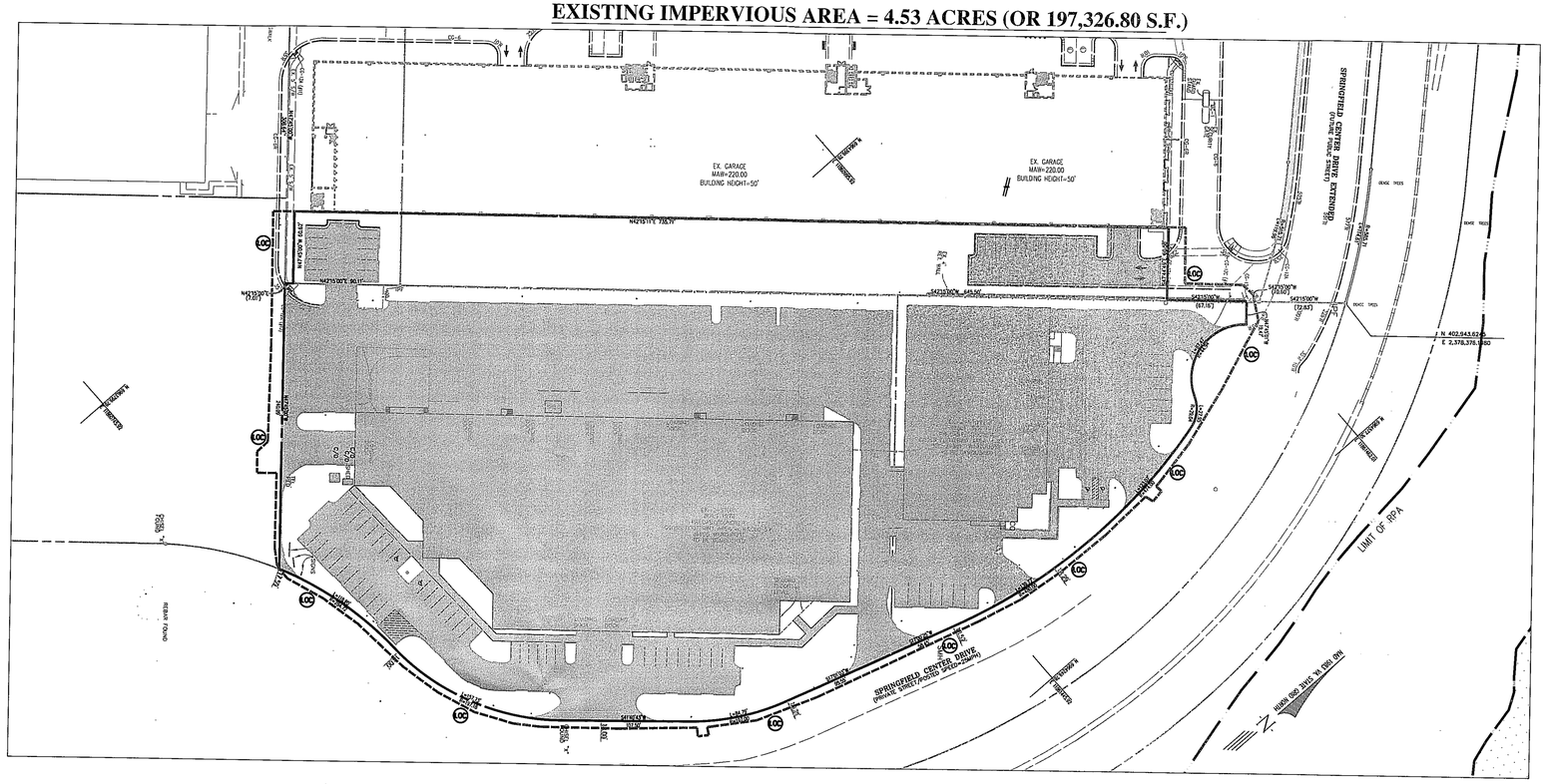
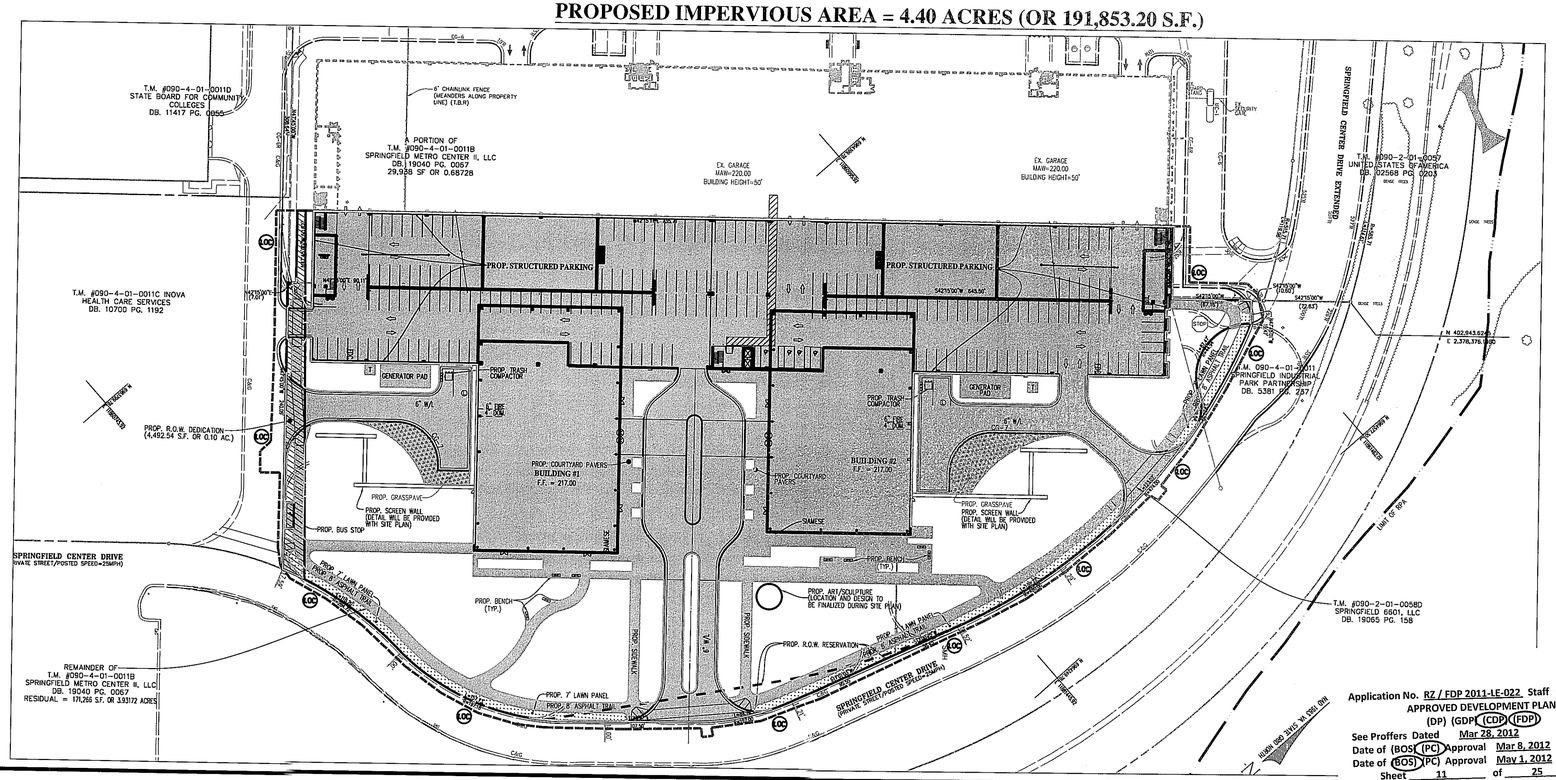
Urban, Ltd. - J:\JOBS\MetroCenterII\Rezoning-PH2\12493-3-sightdist.dwg [SIGHT DISTANCE (2)] February 14, 2012 - 1:58pm mdoyle

EXISTING IMPERVIOUS AREA = 4.53 ACRES (OR 197,326.80 S.F.)



PROPOSED IMPERVIOUS AREA = 4.40 ACRES (OR 191,853.20 S.F.)



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IMPERVIOUS AREA EXHIBIT

METRO CENTER II PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: (H) 1"=50' ; (V) 1"=5') C.I.: 2'

DATE: FEB. 2011

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Urban, Ltd. - J:\JOBS\MetroCenterII\Rezoning-PH2\12493-3-IMPERVIOUS AREA.dwg [IMPERVIOUS AREA EXHIBIT] February 14, 2012 - 1:58pm mdoyle

BMP FACILITY DESIGN CALCULATIONS

Plan Name: Metro Center II-Ph2 Date: 2/2/2011

Plan Number: Engineer: CMH

I. WATER QUALITY NARRATIVE

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)
(1) TOTAL ONSITE CONTROLLED BY PROP. STORM FILTER	0.90	1.46
(2) TOTAL ONSITE UNCONTROLLED NON-OPEN SPACE	0.90	2.63
(3) TOTAL ONSITE UNCONTROLLED OPEN SPACE	0.60	2.19
	Total	6.28

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

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

(A) Area of the Site (a) 6.28 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
(1) TOTAL ONSITE CONTROLLED BY PROP. STORM FILTER	0.90	x	1.46	=	1.31
(2) TOTAL ONSITE UNCONTROLLED NON-OPEN SPACE	0.90		2.63		2.37
(3) TOTAL ONSITE UNCONTROLLED OPEN SPACE	0.60		2.19		1.31

(b) Total 4.99

(C) Weighted average "C" factor (b)/(a) = (C) 0.80

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
(1) TOTAL ONSITE CONTROLLED BY PROP. STORM FILTER	50	x	0.23	x	1.13	=	13.15
(2) TOTAL ONSITE UNCONTROLLED NON-OPEN SPACE	0	x	0.42	x	1.13	=	0.00
(3) TOTAL ONSITE UNCONTROLLED OPEN SPACE	0		0.35		0.75		0.00

(a) Total = 13.15

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 0.32

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

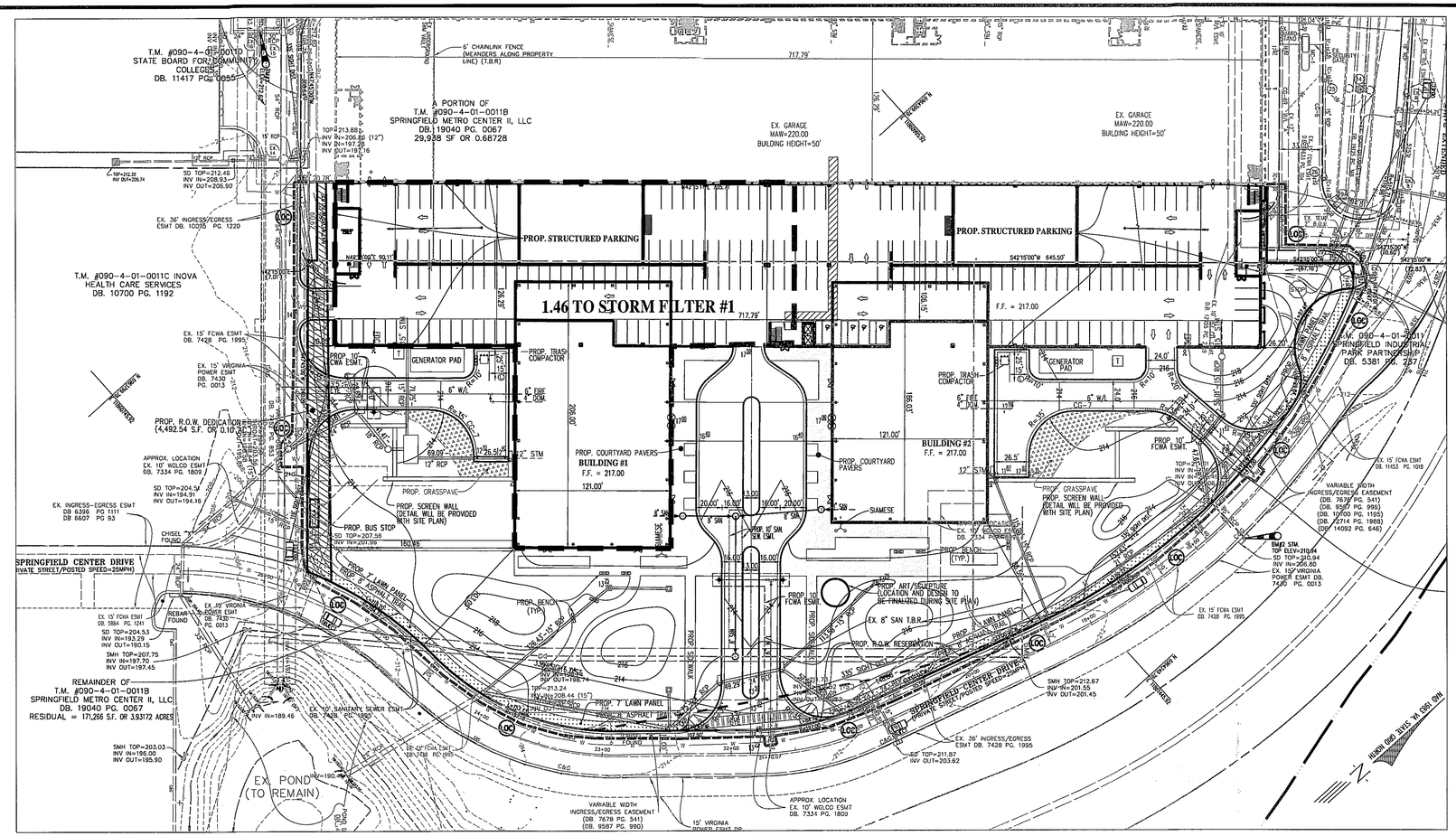
Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.9 x ("I" pre/"I" post)] x 100 = 0.32 %

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

Line 3(a) 13.15 >= 0.32

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED



BMP NARRATIVE

THE METRO CENTER II - PHASE 2 PROJECT CONSISTS OF TWO OFFICE BUILDINGS A PARKING GARAGE, ACCESS WAYS, UTILITIES AND ASSOCIATED INFRASTRUCTURE. FOR BEST MANAGEMENT PRACTICES (BMP) THE AREA UNDER CONSIDERATION CONSISTS OF APPROXIMATELY 6.28 ACRES. THE SITE HAS A WEIGHTED AVERAGE RUNOFF COEFFICIENT OF 0.80. THE PROJECT WILL UTILIZE A SINGLE STORM FILTER SYSTEM TO COMPLY WITH THE FAIRFAX COUNTY BMP REQUIREMENTS OF 0.32% POLLUTANT REMOVAL EFFICIENCY UNDER THE REDEVELOPMENT REQUIREMENTS OF FAIRFAX COUNTY. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE EFFICIENCY REMOVAL SHOWN ON THESE COMPUTATIONS DURING THE FINAL SITE PLAN PHASE AS LONG AS THE EFFICIENCY IS MORE THAN 0.32%.

THE BMP IS LOCATED AT THE NORTHEASTERN LIMITS OF THE SITE. THE TOTAL DRAINAGE AREA TO THIS FACILITY IS 1.46 ACRES. THE DRAINAGE AREA FOR THE FACILITY HAS AN ASSOCIATED WEIGHTED AVERAGE RUNOFF COEFFICIENT OF 0.90.

THE REMAINING AREA OF APPROXIMATELY 4.82 ACRES LEAVES THE SITE AS UNCONTROLLED RUNOFF.

SWM NARRATIVE

STORM WATER MANAGEMENT FOR THE SITE IS CONTROLLED BY AN EXISITING OFFSITE POND THAT WAS PROPOSED UNDER SP-1508 AND MODIFIED WITH FAIRFAX COUNTY PLAN #7592-SP-01. THE EXISTING POND WILL REMAIN IN SERVICE WITH NO NECESSARY IMPROVEMENTS. THE EXISTING POND IS SHOWN ON THE OUTFALL MAP PROVIDED ON SHEET 14 AND ALSO ON SHEET 15. THE SUBJECT SITE WAS INCLUDED IN THE ORIGINAL DESIGN OF THE EXISTING POND AS SHOWN IN THE DRAINAGE DIVIDES PROVIDED ON SHEET 13. COMPUTATIONS FOR THE EXISTING POND HAVE BEEN PROVIDED ON SHEET 15. THE PROPOSED IMPROVEMENTS OF THE SUBJECT SITE LOWER THE IMPERVIOUSNESS OF THE SITE AS DEPICTED ON SHEET 11, THEREFORE, THE PROPOSED IMPROVEMENTS OF THIS SITE DO NOT HAVE A NEGETIVE IMPACT ON THE EXISTING POND.

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PROFESSIONAL ENGINEER

BMP PLAN

METRO CENTER II PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: 1" =50' C.I.: 2' DATE: FEB. 2011

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REZ-12588

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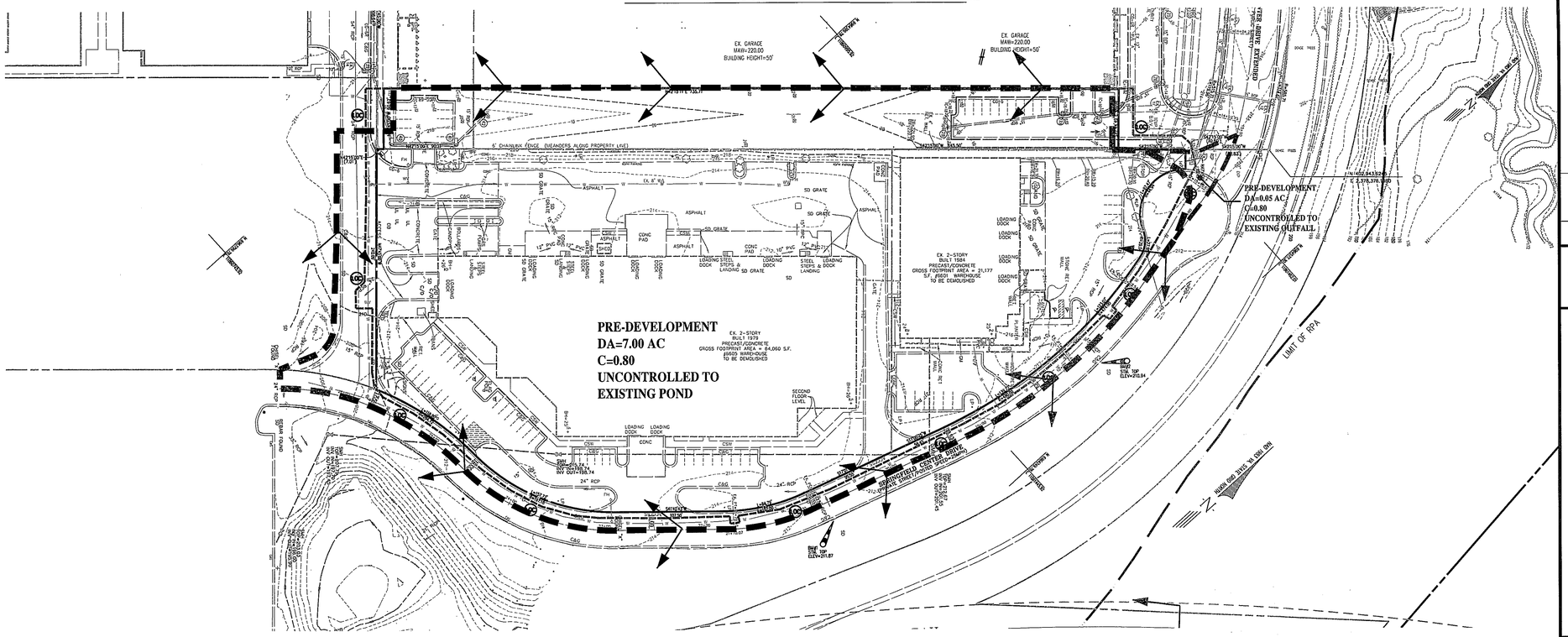
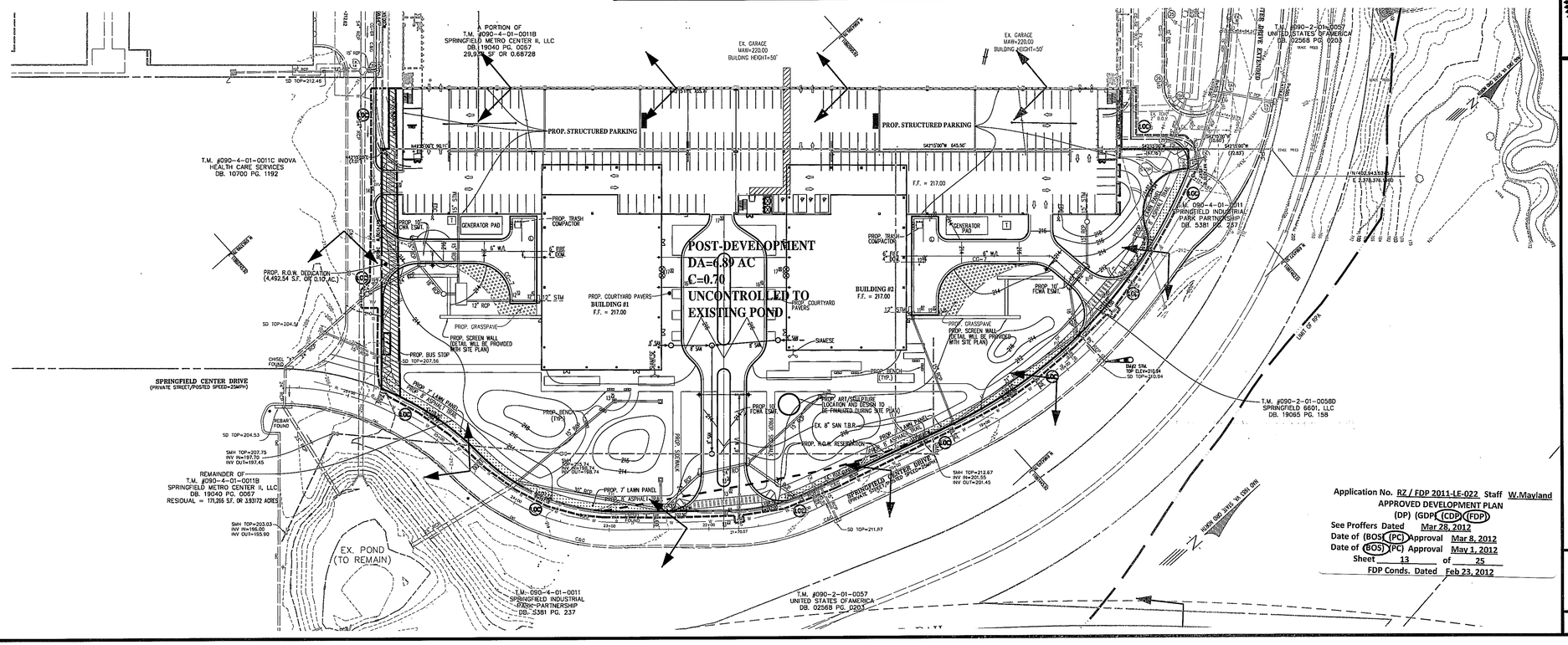
PRE-DEVELOPMENT DRAINAGE DIVIDES



POST DEVELOPMENT DRAINAGE DIVIDES



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2/14/12
PROFESSIONAL ENGINEER

DRAINAGE DIVIDES

METRO CENTER II
PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: FEB. 2011

C.I.: 2'

SCALE: 1"=60'

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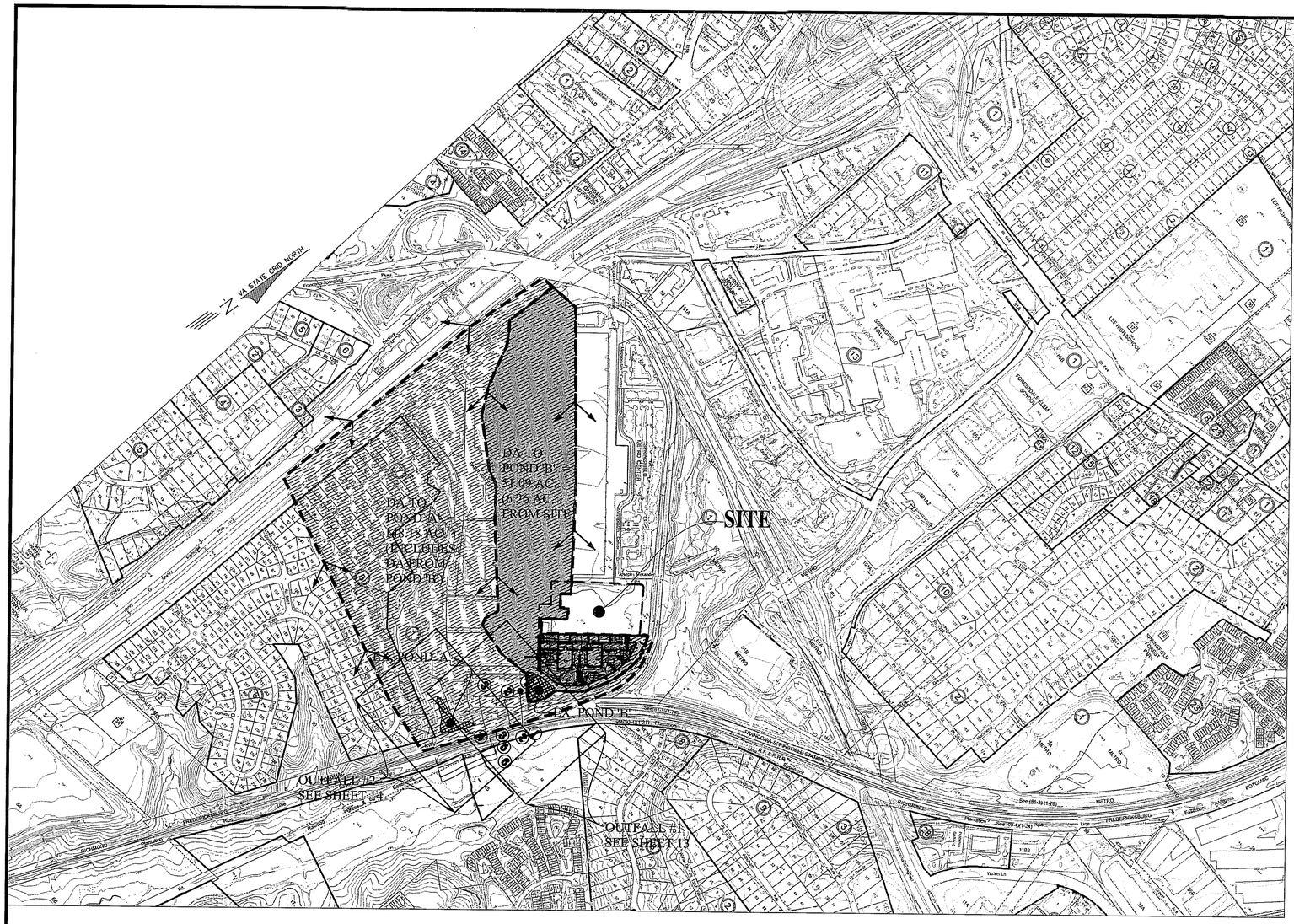
OF
25

REZ-12588

Urban, Ltd. - J:\JOBS\MetroCenter\Rezoning-Ph2\12493-3-post development dd.dwg [POST-DEVELOPMENT DRAINAGE DIVIDES] February 14, 2012 - 1:59pm mdoyle



OVERALL DRAINAGE MAP

1"=500'

OUTFALL NARRATIVE

THE METRO CENTER II – PHASE 2 PROJECT CONSISTS OF TWO OFFICE BUILDINGS A PARKING GARAGE, ROADS, UTILITIES AND ASSOCIATED INFRASTRUCTURE. THE PROPOSED IMPROVEMENTS ARE LOCATED ON A SITE THAT IS APPROXIMATELY 6.28 ACRES. THE SUBJECT SITE IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED. THE SITE DRAINS NORTH TO SOUTH THROUGH EXISTING CLOSED CONDUIT SYSTEMS AND EXISTING PONDS BEFORE ENTERING LONG BRANCH CREEK. WITH THIS PROPOSED DEVELOPMENT, STORMWATER FROM THE SITE WILL BE CAPTURED VIA ADEQUATELY ENGINEERED DROP INLETS LOCATED THROUGHOUT THE SITE.

THIS SITE FLOWS VIA ADEQUATELY SIZED PROPOSED AND EXISTING CLOSED CONDUIT SYSTEM TO EXISTING POND 'B' AS SHOWN AND LABELED AS 'OUTFALL #1' ON THIS SHEET. POND 'B' WAS PROPOSED UNDER SP-1508 SPRINGFIELD CENTER INDUSTRIAL PARK. IT WAS MOST RECENTLY MODIFIED WITH FAIRFAX COUNTY PLAN #7592-SP-01. SELECT SHEETS HAVE BEEN PROVIDED FROM THIS SITE PLAN FOR REFERENCE PURPOSES ON SHEETS ##-##. SHEET ## SHOWS THE APPROVED AS-BUILT INFORMATION FOR THE POND. SHEET ## SHOWS THE DRAINAGE AREA FOR THE POND, INCLUDING AREA FROM THE SUBJECT SITE FOR THIS PROPOSED PLAN. SHEET 7 SHOWS THE STORM ROUTINGS FOR POND 'B'. POND 'B' OUTFALLS INTO AN EXISTING STREAM AND THEN INTO EXISTING POND 'A'. THREE FIELD VERIFIED CROSS SECTIONS HAVE BEEN PROVIDED ON SHEET 15. THE POND ROUTING INFORMATION PROVIDED ON SHEET ## WAS USED TO VERIFY THAT THE 2 YEAR STORM EVENT DOES NOT CREATE EROSIVE VELOCITIES AND THE 10 YEAR STORM EVENT IS ADEQUATELY MAINTAINED WITHIN THE STREAM. A PICTURE OF THE STREAM SHOWS THAT THE TYPICAL GROUND COVER IS COARSE GRAVEL AND THAT THE 2 YEAR STORM EVENT DOES NOT CREATE EROSIVE VELOCITIES.

POND 'A' WAS ORIGINALLY PROPOSED WITH SP-1508. THE POND CONTROLS 148.18 ACRES. THE POND OUTFALLS THROUGH A 24" PIPE THAT RUNS UNDERNEATH EXISTING METRORAIL TRACKS AND THEN FLOWS INTO AN EXISTING STREAM THAT FLOWS INTO LONG BRANCH CREEK. POND 'A' IS DETERMINED TO BE THE POINT OF CONFLUENCE WHERE THE FLOW FROM POND 'B' IS JOINED BY A DRAINAGE AREA THAT IS GREATER THAN 90% THE DRAINAGE AREA FROM POND 'B'. THE END OF ANALYSIS WAS TAKEN AT 150 FEET DOWNSTREAM OF THE POINT WHERE THE 24" OUTFALL PIPE DAYLIGHTS AND DRAINS INTO THE EXISTING STREAM AS SHOWN AND LABELED AS 'OUTFALL #2' ON THIS SHEET. THREE FIELD VERIFIED CROSS SECTIONS HAVE BEEN PROVIDED WITHIN THE 150' BETWEEN THE END OF ANALYSIS AND THE DAYLIGHTED PIPE AS SHOWN ON SHEET 16. THERE IS NO DESIGN INFORMATION AVAILABLE FOR POND 'A', SO COUNTY STAFF AGREED THAT IT WAS APPROPRIATE TO ANALYZE THIS OUTFALL BY TAKING THE DRAINAGE AREA FOR THE POND AND USE A 'C' VALUE OF 0.5 AND A 30 MINUTE TIME OF CONCENTRATION TO VERIFY THAT THE 2 YEAR STORM EVENT DOES NOT CREATE EROSIVE VELOCITIES AND THE 10 YEAR STORM EVENT IS ADEQUATELY MAINTAINED WITHIN THE STREAM. A PICTURE OF THE STREAM SHOWS THAT THE TYPICAL GROUND COVER IS COARSE GRAVEL AND THAT THE 2 YEAR STORM EVENT DOES NOT CREATE EROSIVE VELOCITIES.

AS A PROFESSIONAL ENGINEER, IT IS THE OPINION OF URBAN ENGINEERING & ASSOCIATES, INC THAT AN ADEQUATE OUTFALL EXISTS AND THERE WILL BE NO ADVERSE IMPACT TO THE DOWNSTREAM PROPERTIES, WATERCOURSES OR FACILITIES INTO WHICH SUCH OUTFALLS ARE DISCHARGED.

Clayton Tock 2/14/12

URBAN ENGINEERING & ASSOCIATES, INC. DATE

CLAYTON C. TOCK, P.E., ASSOCIATE

Application No. RZ / FDP 2011-LE-022 Staff W.Mayland
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Mar 28, 2012
Date of (BOS) (PC) Approval Mar 8, 2012
Date of (BOS) (PC) Approval May 1, 2012
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FDP Conds. Dated Feb 23, 2012

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
2/14/12
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS

METRO CENTER II PHASE II CDP/FDP

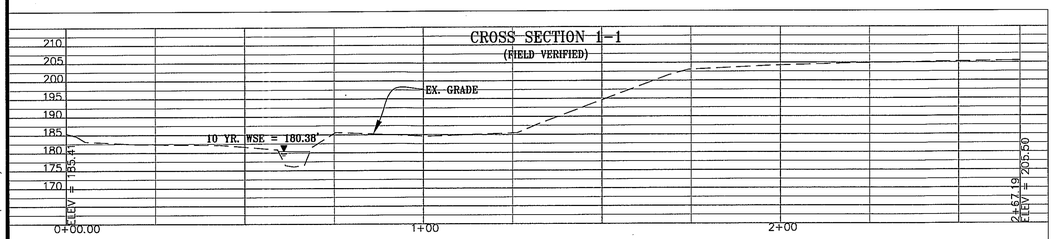
LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: 1"=500' C.I.: 5' DATE: FEB. 2011

SHEET 14 OF 25

REZ-12588

Urban, Ltd. - J:\JOBS\MetroCenterII\Rezoning-PH2\12493-3-outfall.dwg [OUTFALL] February 14, 2012 - 2:01pm mdoyle

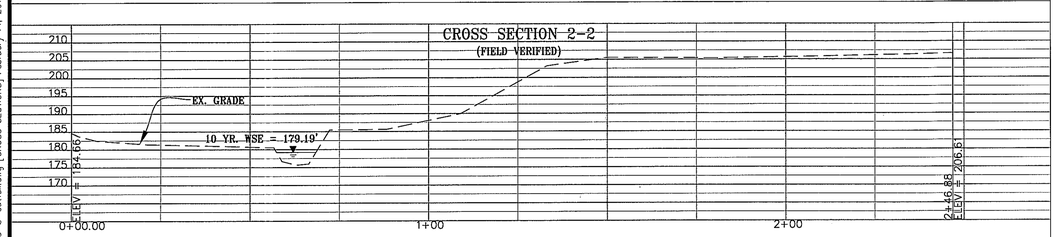


POST DEVELOPMENT CONDITIONS:

CROSS SECTION 1-1

DA = 51.09 AC.
Q2 = 127.60 CFS (TAKEN FROM 7592-SP-01 SEE SHEET 28E)
Q10 = 176.40 CFS (TAKEN FROM 7592-SP-01 SEE SHEET 28E)
CHANNEL SLOPE= 0.0164
n' = 0.0500 STONEY STREAM CHANNEL

V2= 5.68 FPS*
D10= 4.33 FT.

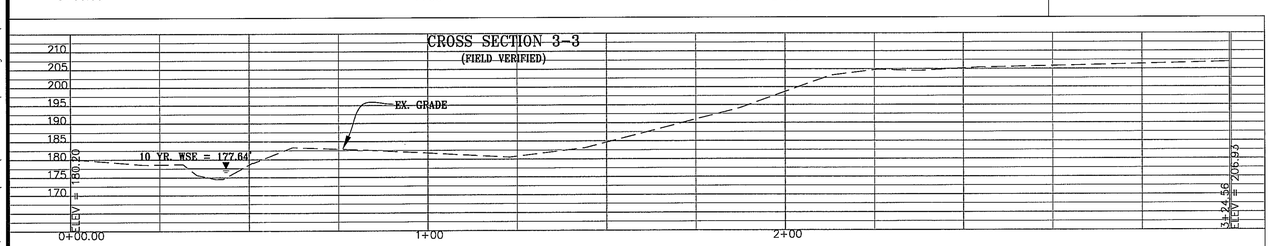


POST DEVELOPMENT CONDITIONS:

CROSS SECTION 2-2

DA = 51.09 AC.
Q2 = 127.60 CFS (TAKEN FROM 7592-SP-01 SEE SHEET 28E)
Q10 = 176.40 CFS (TAKEN FROM 7592-SP-01 SEE SHEET 28E)
CHANNEL SLOPE= 0.0164
n' = 0.0500 STONEY STREAM CHANNEL

V2= 5.56 FPS*
D10= 3.56 FT.



POST DEVELOPMENT CONDITIONS:

CROSS SECTION 3-3

DA = 51.09 AC.
Q2 = 127.60 CFS (TAKEN FROM 7592-SP-01 SEE SHEET 28E)
Q10 = 176.40 CFS (TAKEN FROM 7592-SP-01 SEE SHEET 28E)
CHANNEL SLOPE= 0.0164
n' = 0.0500 STONEY STREAM CHANNEL

V2= 5.19 FPS*
D10= 3.13 FT.

*PERMISSIBLE VELOCITY IS 6.0 FPS PER TABLE 5-22 OF VESCH, THIRD EDITION FOR COARSE GRAVEL. SEE PICTURE THIS SHEET.

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OUTFALL CROSS SECTIONS

METRO CENTER II PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: FEB. 2011

SCALE: AS SHOWN

C.I.: 5'

SHEET 15 OF 25

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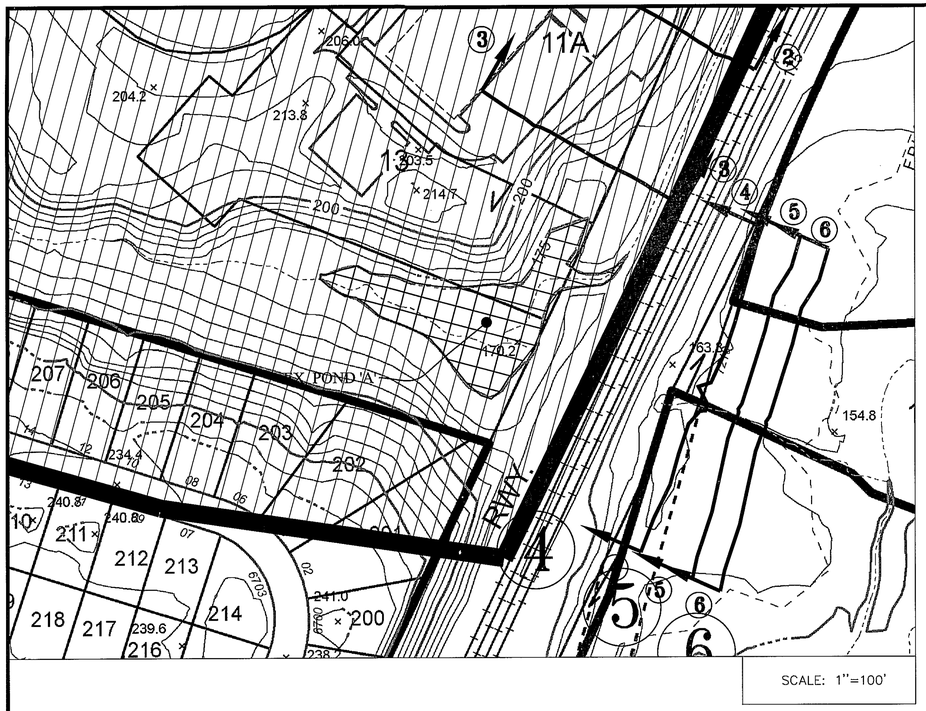
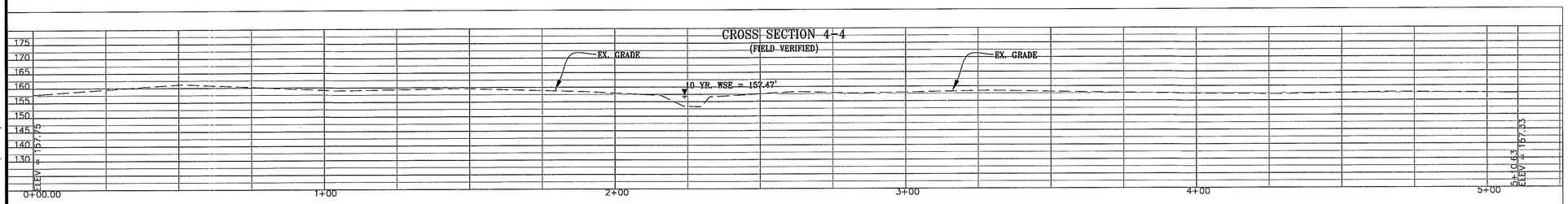
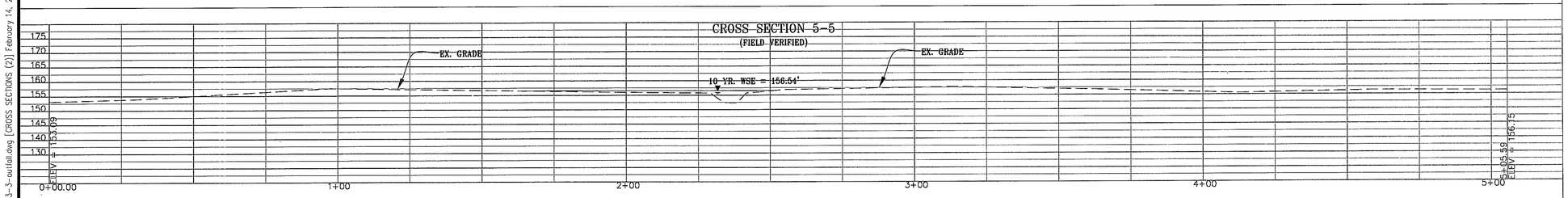
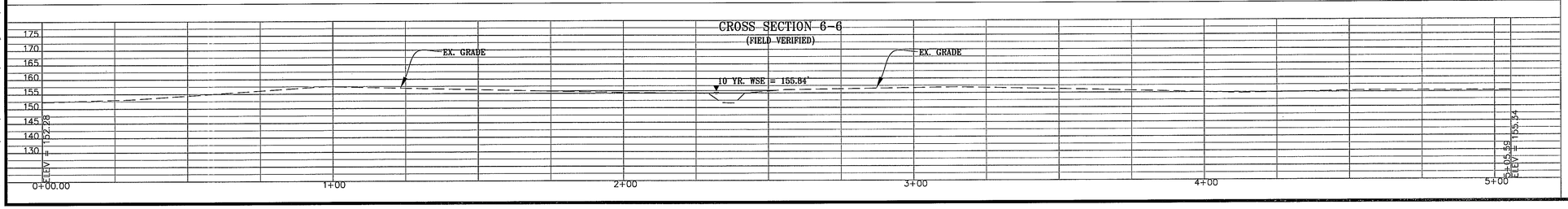


SCALE: 1"=100'







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POST DEVELOPMENT CONDITIONS:

CROSS SECTION 4-4

DA = 148.18 AC.
C' FACTOR = 0.50
I2 = 2.76 IN/HR
I10 = 3.71 IN/HR
TC = 30 MIN

Q2 = 204 CFS
Q10 = 274 CFS
CHANNEL SLOPE= 0.0164
n' = 0.050 STONY STREAM CHANNEL

V2= 5.94 FPS*
D10= 4.24 FT.

POST DEVELOPMENT CONDITIONS:

CROSS SECTION 5-5

DA = 148.18 AC.
C' FACTOR = 0.50
I2 = 2.76 IN/HR
I10 = 3.71 IN/HR
TC = 30 MIN

Q2 = 204 CFS
Q10 = 274 CFS
CHANNEL SLOPE= 0.0164
n' = 0.050 STONY STREAM CHANNEL

V2= 2.49 FPS*
D10= 4.12 FT.

POST DEVELOPMENT CONDITIONS:

CROSS SECTION 4-4

DA = 148.18 AC.
C' FACTOR = 0.50
I2 = 2.76 IN/HR
I10 = 3.71 IN/HR
TC = 30 MIN

Q2 = 204 CFS
Q10 = 274 CFS
CHANNEL SLOPE= 0.0164
n' = 0.050 STONY STREAM CHANNEL

V2= 3.40 FPS*
D10= 4.23 FT.

*PERMISSIBLE VELOCITY IS 6.0 FPS PER TABLE 5-22 OF VESCH, THIRD EDITION FOR COARSE GRAVEL. SEE PICTURE THIS SHEET.

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OUTFALL CROSS SECTIONS

METRO CENTER II
PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: AS SHOWN
C.I.: 5'
DATE: FEB. 2011

SHEET 16 OF 25

REZ-12588

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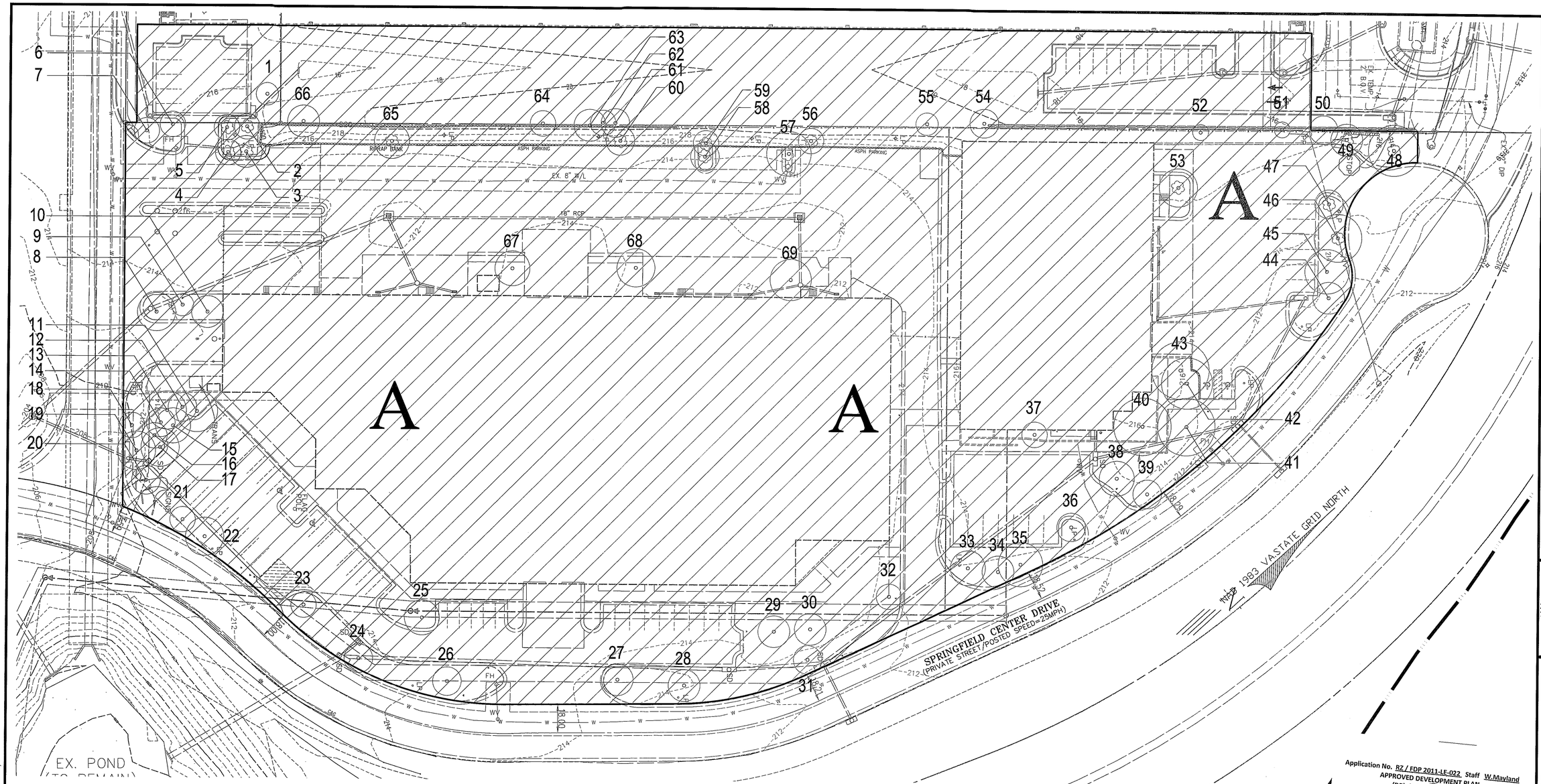

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EXISTING VEGETATION - TREE INVENTORY

TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE	CRZ	AVERAGE CROWN RADIUS	CANOPY COVER
			DBH (in)	R (ft.)	R (ft.)	Area (sf)
1	x Cupressocyparis leylandii	Leyland Cypress	11	11	7	154
2	Pyrus calleryana	Callery Pear	8	8	8	201
3	Pyrus calleryana	Callery Pear	10	10	10	314
4	Pyrus calleryana	Callery Pear	8	8	8	201
5	Pyrus calleryana	Callery Pear	8	8	8	201
6	Pyrus calleryana	Callery Pear	10	10	8	201
7	Pyrus calleryana	Callery Pear	9	9	8	201
8	Pyrus calleryana	Callery Pear	8	8	12	452
9	x Cupressocyparis leylandii	Leyland Cypress	13	13	7	154
10	Pyrus calleryana	Callery Pear	14	14	10	314
11	Pyrus calleryana	Callery Pear	24	24	13	531
12	Pinus strobus	White Pine	9	9	9	254
13	Pinus strobus	White Pine	12	12	12	452
14	Pinus strobus	White Pine	9	9	9	254
15	Pyrus calleryana	Callery Pear	9	9	11	380
16	Pinus strobus	White Pine	8	8	8	201
17	Pyrus calleryana	Callery Pear	10	10	12	452
18	x Cupressocyparis leylandii	Leyland Cypress	13	13	8	201
19	Pyrus calleryana	Callery Pear	14	14	12	452
20	x Cupressocyparis leylandii	Leyland Cypress	18	18	9	254
21	x Cupressocyparis leylandii	Leyland Cypress	15	15	8	201
22	Pyrus calleryana	Callery Pear	8	8	12	452
23	x Cupressocyparis leylandii	Leyland Cypress	14	14	8	201
24	x Cupressocyparis leylandii	Leyland Cypress	14	14	9	254
25	Pyrus calleryana	Callery Pear	13	13	11	380

EXISTING VEGETATION

TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE	CRZ	AVERAGE CROWN RADIUS	CANOPY COVER
			DBH (in)	R (ft.)	R (ft.)	Area (sf)
26	x Cupressocyparis leylandii	Leyland Cypress	12	12	9	254
27	x Cupressocyparis leylandii	Leyland Cypress	13	13	10	314
28	x Cupressocyparis leylandii	Leyland Cypress	18	18	10	314
29	x Cupressocyparis leylandii	Leyland Cypress	13	13	10	314
30	Pyrus calleryana	Callery Pear	9	9	10	314
31	x Cupressocyparis leylandii	Leyland Cypress	15	15	9	254
32	x Cupressocyparis leylandii	Leyland Cypress	18	18	8	201
33	Pyrus calleryana	Callery Pear	17	17	11	380
34	x Cupressocyparis leylandii	Leyland Cypress	18	18	10	314
35	Pyrus calleryana	Callery Pear	18	18	14	616
36	Pyrus calleryana	Callery Pear	12	12	9	254
37	Juniperus virginiana	Eastern Red Cedar	10	10	8	201
38	x Cupressocyparis leylandii	Leyland Cypress	12	12	11	380
39	x Cupressocyparis leylandii	Leyland Cypress	13	13	9	254
40	Pyrus calleryana	Callery Pear	22	22	18	1,018
41	Pyrus calleryana	Callery Pear	22	22	18	1,018
42	Pyrus calleryana	Callery Pear	11	11	16	804
43	Pyrus calleryana	Callery Pear	21	21	18	1,018
44	x Cupressocyparis leylandii	Leyland Cypress	24	24	10	314
45	Pinus strobus	White Pine	17	17	14	616
46	x Cupressocyparis leylandii	Leyland Cypress	34	34	15	707
47	Pinus strobus	White Pine	12	12	9	254
48	Robinia pseudoacacia	Black Locust	19	19	16	804
49	Populus grandidentata	Bigtooth Aspen	21	21	10	314
50	Populus grandidentata	Bigtooth Aspen	10	10	9	254

EXISTING VEGETATION

TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE	CRZ	AVERAGE CROWN RADIUS	CANOPY COVER
			DBH (in)	R (ft.)	R (ft.)	Area (sf)
51	Juniperus virginiana	Eastern Red Cedar	8	8	5	79
52	Juniperus virginiana	Eastern Red Cedar	8	8	5	79
53	Pyrus calleryana	Callery Pear	10	10	12	452
54	Prunus serotina	Black Cherry	10	10	9	254
55	Juniperus virginiana	Eastern Red Cedar	8	8	7	154
56	x Cupressocyparis leylandii	Leyland Cypress	14	14	8	201
57	Pyrus calleryana	Callery Pear	23	23	14	616
58	x Cupressocyparis leylandii	Leyland Cypress	16	16	9	254
59	Pyrus calleryana	Callery Pear	11	11	8	201
60	x Cupressocyparis leylandii	Leyland Cypress	20	20	9	254
61	Populus grandidentata	Bigtooth Aspen	9	9	9	254
62	Populus grandidentata	Bigtooth Aspen	8	8	8	201
63	Populus grandidentata	Bigtooth Aspen	10	10	10	314
64	Juniperus virginiana	Eastern Red Cedar	10	10	8	201
65	x Cupressocyparis leylandii	Leyland Cypress	20	20	11	380
66	Prunus serotina	Black Cherry	14	14	10	314
67	Pyrus calleryana	Callery Pear	16	16	11	380
68	Pyrus calleryana	Callery Pear	14	14	12	452
69	Pyrus calleryana	Callery Pear	20	20	13	531
					Total Existing Canopy Cover (sf)	5,573

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Developed Land	Callery Pear (Pyrus calleryana), Leyland Cypress, (xCupressocyparis leylandii), White Pine (Pinus strobus), Eastern Redcedar (Juniperus virginiana)	n.a.	fair-good	6.28 ac.	This cover type exists as developed land, the majority of this area consists of the site's buildings, parking lots, drive aisles and turf lawns with maintained landscaping areas that are found primarily around the face of the buildings. The majority of landscaped areas have groundcover or mulch, while the remaining areas are sodded. The trees on site are a mixture of native and non-native trees primarily located close to the property line.
Total Acreage: 6.28 ac.						

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PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP

METRO CENTER II
PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: 1"=30'
C.I.: N/A
DATE: FEB. 2011

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REZ-12588

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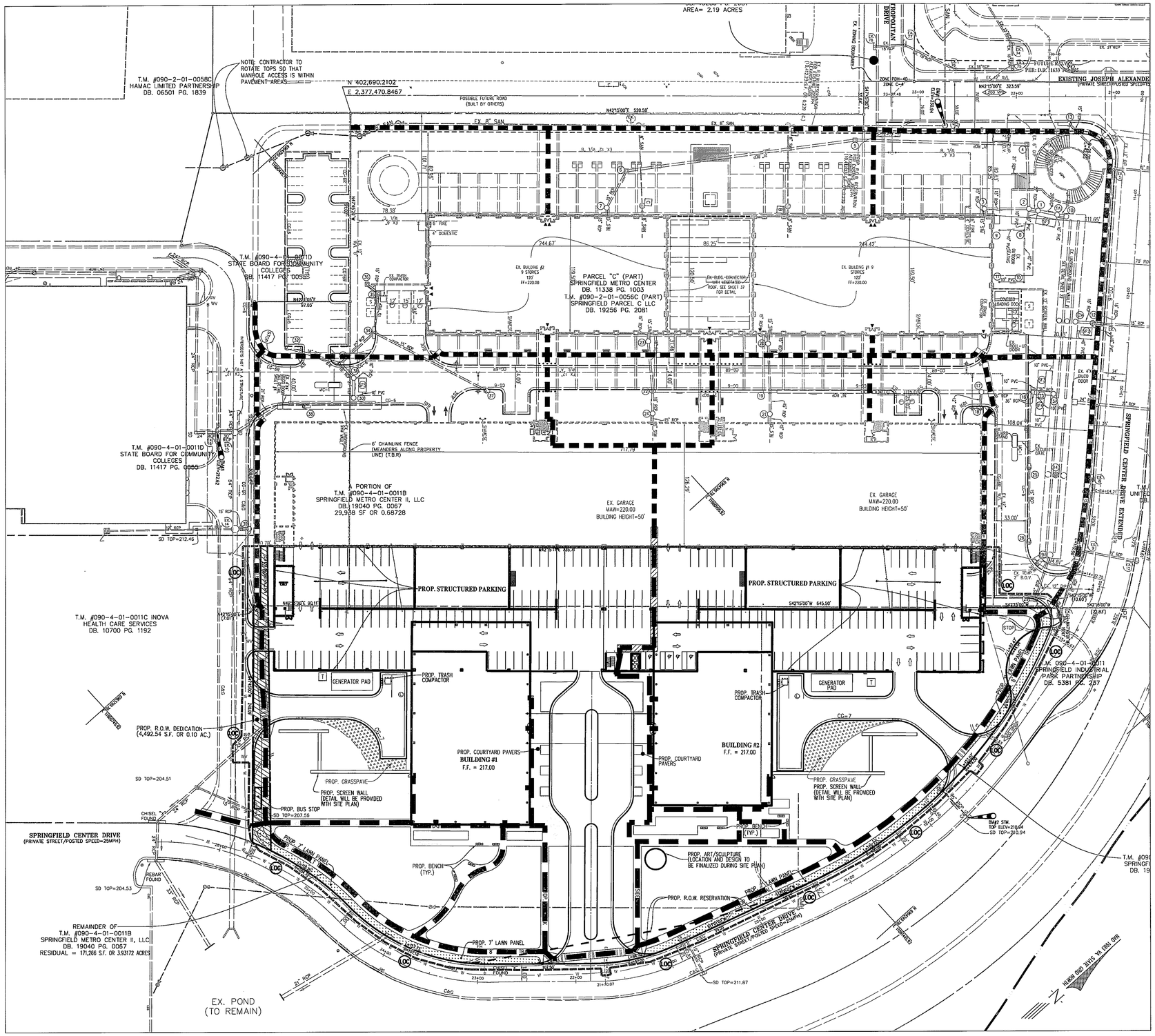

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LEGEND:

- ON-SITE PEDESTRIAN CIRCULATION PATH
- INTRA-PARCEL PEDESTRIAN CIRCULATION

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PROFESSIONAL ENGINEER

ON-SITE PEDESTRIAN CIRCULATION PLAN

METRO CENTER II
PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

C.I.: N/A

DATE: FEB. 2011

SCALE: 1"=50'

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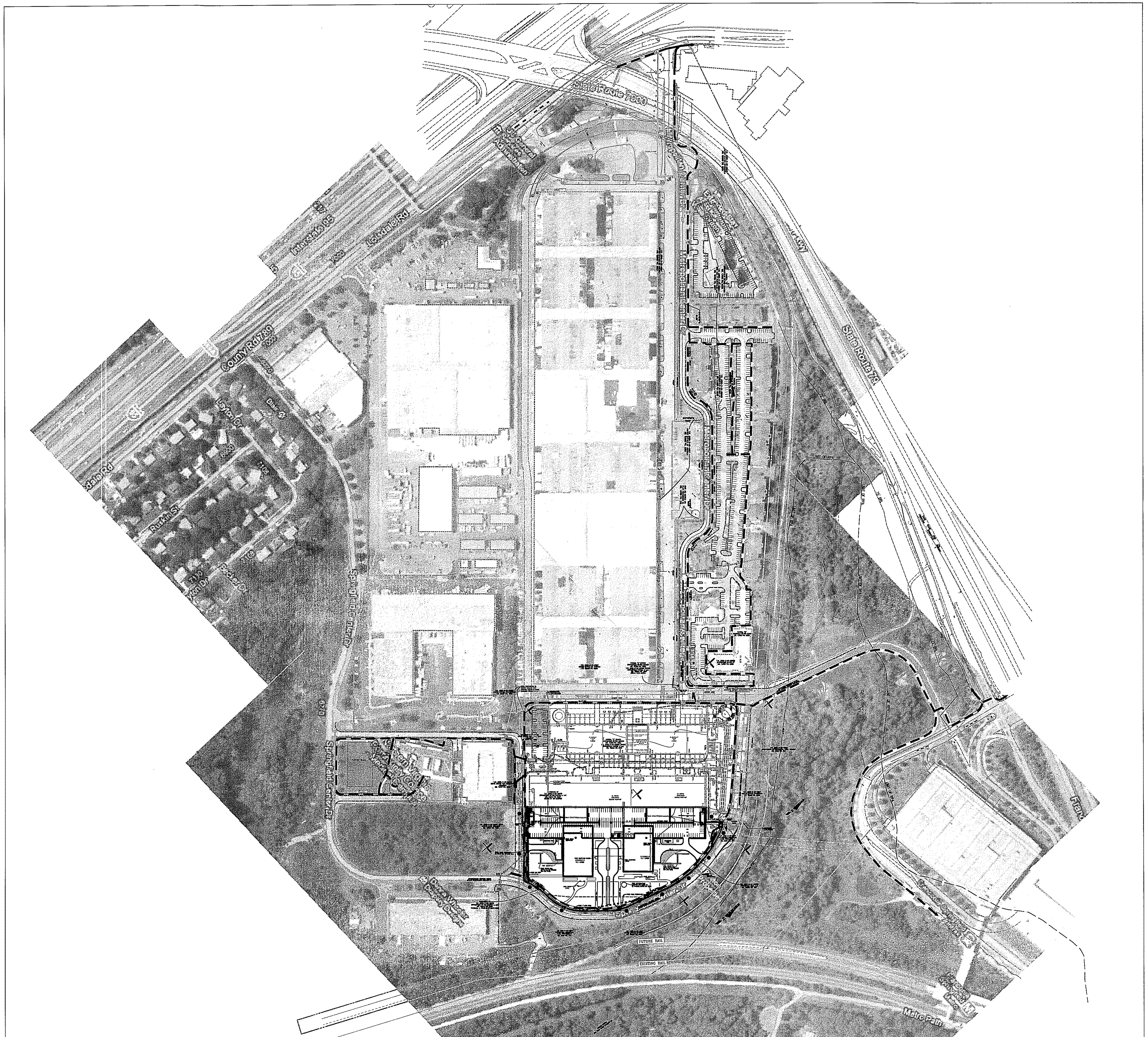

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LEGEND:

— — — — — PEDESTRIAN CIRCULATION PATH

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OVERALL PEDESTRIAN CIRCULATION PLAN

METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: 1"=50' C.I.: N/A DATE: FEB. 2011

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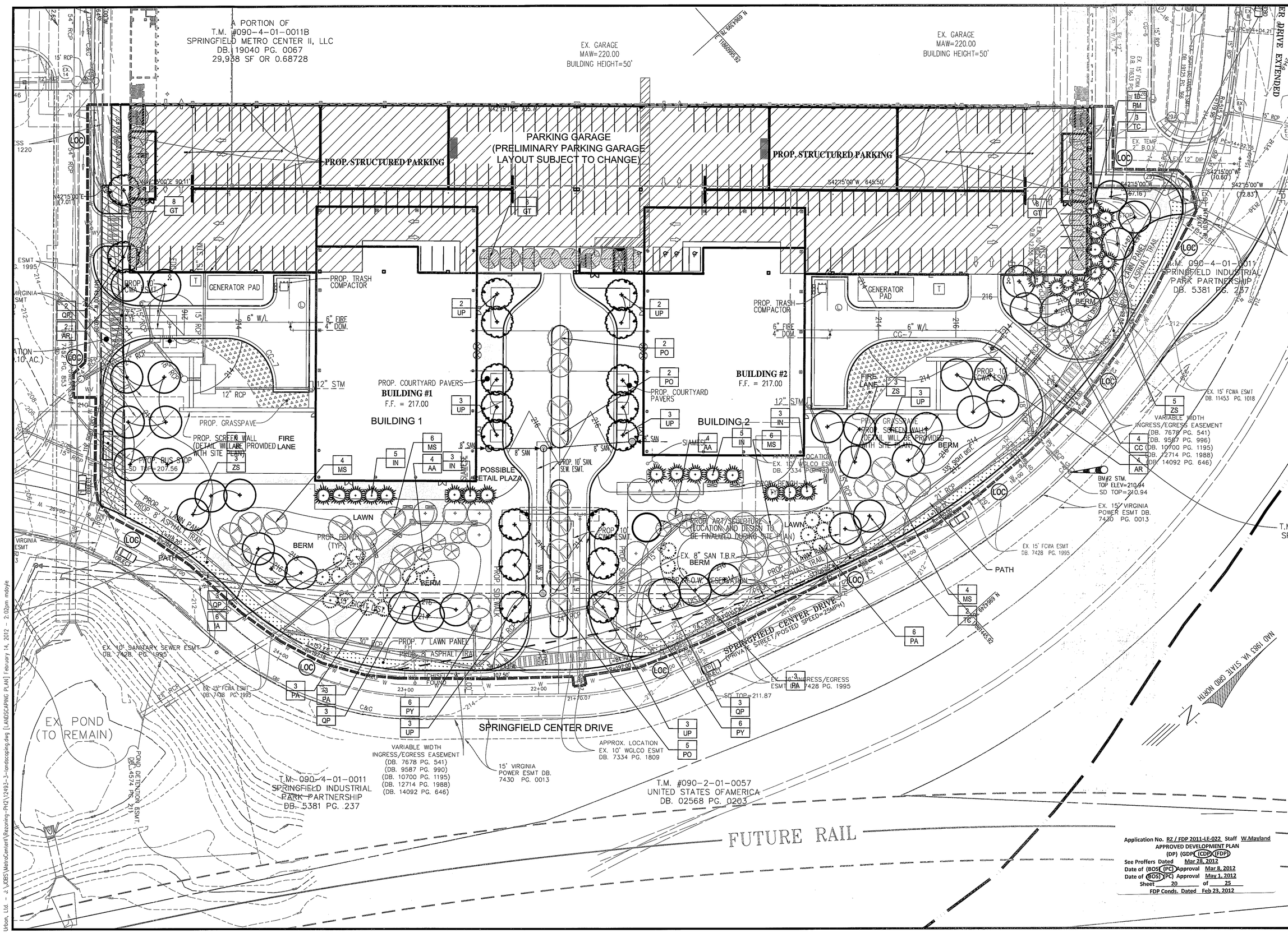

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12-01-11
02-03-12
02-14-12
-
-

LSG LANDSCAPE ARCHITECTURE
1916 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-0045

COMMONWEALTH OF VIRGINIA
MARK P. LEWIS
Lic. No. 000332
2/14/12
LANDSCAPE ARCHITECT

LANDSCAPING PLAN

METRO CENTER II PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: 1"=30'

CL.: N/A

DATE: FEB. 2011

SHEET 20 OF 25

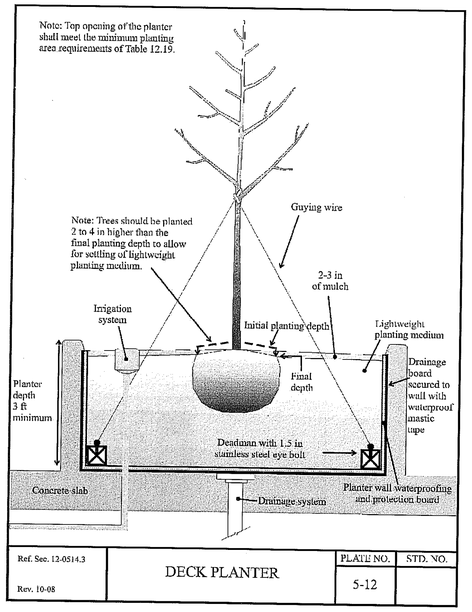
REZ-12588

Urban, Ltd. - J:\JOBS\MetroCenter\(Rezoning-PH2)\12493-3-landscaping.dwg [LANDSCAPING PLAN] February 14, 2012 - 2:02pm mdoyle

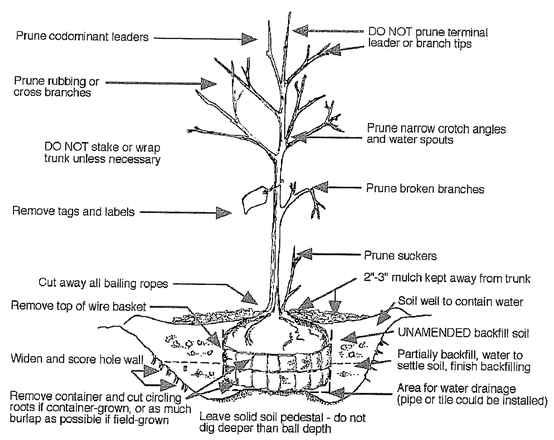
Key	Qty		Botanical Name	Common Name	Size	Spacing	Type	10 Year Canopy SF	Tree Canopy Sub-Total SF	Remarks
			TREES							
AR	12		Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	As Shown	B & B	250	3000	Full & Dense
GT	24		Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	3" cal.	As Shown	B & B	175	4200	Full & Dense
QP	11		Quercus phellos 'High Tower'	High Tower Willow Oak	3" cal.	As Shown	B & B	250	2750	Full & Dense
TC	5		Tilia cordata	Little Leaf Linden	3" cal.	As Shown	B & B	175	875	Full & Dense
UP	19		Ulmus parvifolia 'Bosque TM'	Bosque Elm	3" cal.	As Shown	B & B	250	4750	Full & Dense
ZS	11		Zelkova serrata	Zelkova	3" cal.	As Shown	B & B	250	2750	Full & Dense
			ORNAMENTAL TREES							
AA	8		Amelanchier arborea	Serviceberry	3" cal.	As Shown	B & B	125	1000	Muti-stem, Full
CC	4		Cercis canadensis	Eastern Redbud	3" cal.	As Shown	B & B	125	500	Matching
MS	20		Magnolia x soulangiana	Saucer Magnolia	3" cal.	As Shown	B & B	125	2500	Specimen, Matching
PO	9		Prunus x incam 'Okame'	Okame Cherry	3" cal.	As Shown	B & B	125	1125	Specimen, Matching
PY	16		Prunus x yedoensis	Yoshino Cherry	3" cal.	As Shown	B & B	175	2800	Single Stem, Matching
			EVERGREEN TREES							
IA	4		Ilex x attenuata 'Fosteri'	Foster Holly	3" cal.	As Shown	B & B	75	300	Full & Dense
IN	16		Ilex 'Nellie R. Stevens'	Nellie Stevens Holly	3" cal.	As Shown	B & B	75	1200	Full & Dense
PA	17		Picea abies	Norway Spruce	3" cal.	As Shown	B & B	175	2975	Full & Dense
PM	10		Pseudotsuga menziesii	Douglas Fir	3" cal.	As Shown	B & B	125	1250	Full & Dense
			TOTAL							
									31975	

4 PLANT SCHEDULE
NTS

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



5 TYPICAL TREE PLANTING - ON STRUCTURE
NTS



3 TYPICAL TREE PLANTING
NTS

Table 12.12 10-year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations		see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	274,496 sf	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0510.1B
B3	Subtract area of exemptions =	0 sf	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 – B2) =	274,496 sf	
B5	Identify site's zoning and/or use		
B6	Percentage of 10-year tree canopy required =	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	27,450 sf	
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	0 sf	
C2	Total canopy area meeting standards of § 12-0200 =		
C3	C2 x 1.25 =	0 sf	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =		
C5	C4 x 1.5 =	0 sf	§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =		
C7	C6 x 1.5 to 3.0 =	0 sf	§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =		
C9	C8 x 1.0 =	0 sf	§ 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	0 sf	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	27,450 sf	
D2	Area of canopy Planted for air quality benefits =	None	
D3	x 1.5 =		§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	None	
D5	x 1.5 =		§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	None	
D7	x 1.25 =		§ 12-0509.4B(3
D8	Area of canopy planted for wildlife benefits =	None	
D9	x 1.5 =		§ 12-0509.4B(4)
D10	Area of canopy provide by native trees =	None	
D11	x 1.5 =		§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	None	
D13	X1.25		§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =	None	§ 12-0509.4D(1)
	x1.0		
D15	Area of canopy provided through native shrubs or woody seed mix =	None	§ 12-0509.4D(1)(a)
	x1.0		§ 12-0509.4D(1)(a)
D16	Percentage of D14 represented by D15=	None	Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	None	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree Bank or Tree Fund?		§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund	None	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	None	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	0 sf	
E2	Total of canopy area provided through tree planting (D17) =	31,975 SF	
E3	Total of canopy area provided through offsite mechanism (D19) =	0 sf	
E4	Total of 10-year Tree Canopy Provided =	31,975 SF	Total of E1 through E3. Area should meet or exceed area in B6

NOTE:
1. INTERIOR PARKING LOT LANDSCAPING TREES PROVIDED ON PARKING DECK SHALL BE CATEGORY III TREES, 3" CAL. (GLEDITSIA TRICANTHOS 'SHADEMASTER'). TREES CREDITED TOWARDS MEETING THE INTERIOR PARKING LOT LANDSCAPING COVERAGE REQUIREMENTS ARE SHADED AND SHOWN ON SHEET 20.

1 10- YR CANOPY CALCULATION
NTS

Application No. RZ / FDP 2011-LE-022 Staff W.Mayland
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Mar 28, 2012
Date of (BOS) (PC) Approval Mar 8, 2012
Date of (BOS) (PC) Approval May 1, 2012
Sheet 21 of 25
FDP Conds. Dated Feb 23, 2012

INTERIOR PARKING LOT LANDSCAPING

TOTAL PARKING AREA TO BE COUNTED: 73,939 SF
BUILDING GARAGE FOOT PRINT AREA: 90,591 SF
INTERIOR LANDSCAPING REQUIRED (5%): 3,697 SF
TOTAL SHADE TREE COVER PROVIDED: 4,200 SF

24 TREES AT 175 SQ. FT. EACH

TOTAL AREA OF COVERAGE REQUIRED: 3,967 SF
TOTAL AREA OF COVERAGE PROVIDED: 4,200 SF

2 INTERIOR PARKING CALCULATION
NTS

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-10-11
03-29-11
10-20-11
12-01-11
02-03-12
02-14-12
-

LSG LANDSCAPE ARCHITECTURE
1916-B ALLIONS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-0045

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
Lic. No. 000332
LANDSCAPE ARCHITECT
2/14/12

LANDSCAPING COMPUTATIONS

METRO CENTER II PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: FEB. 2011
SCALE: AS NOTED
C.I.: N/A

SHEET 21 OF 25

REZ-12588

Urban, Llc – z:\JOBS\MetroCenterII\Rezoning-Ph2\12493-3-landscaping.dwg [LANDSCAPING PLAN (2)] February 14, 2012 – 2:02pm mdoyle

Application No. RZ / FDP 2011-LE-022 Staff W.Mayland
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Mar 28, 2012
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Sheet 22 of 25
FDP Conds. Dated Feb 23, 2012

THIS SHEET FOR INFORMATION PURPOSES ONLY AND IS SUBJECT TO FINAL ENGINEERING DESIGN!

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-10-11
03-29-11
10-20-11
12-01-11
02-03-12
02-14-12
-
-

urban
Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
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Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
2/14/12
PROFESSIONAL ENGINEER

ARCHITECTURAL RENDERING

METRO CENTER II PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

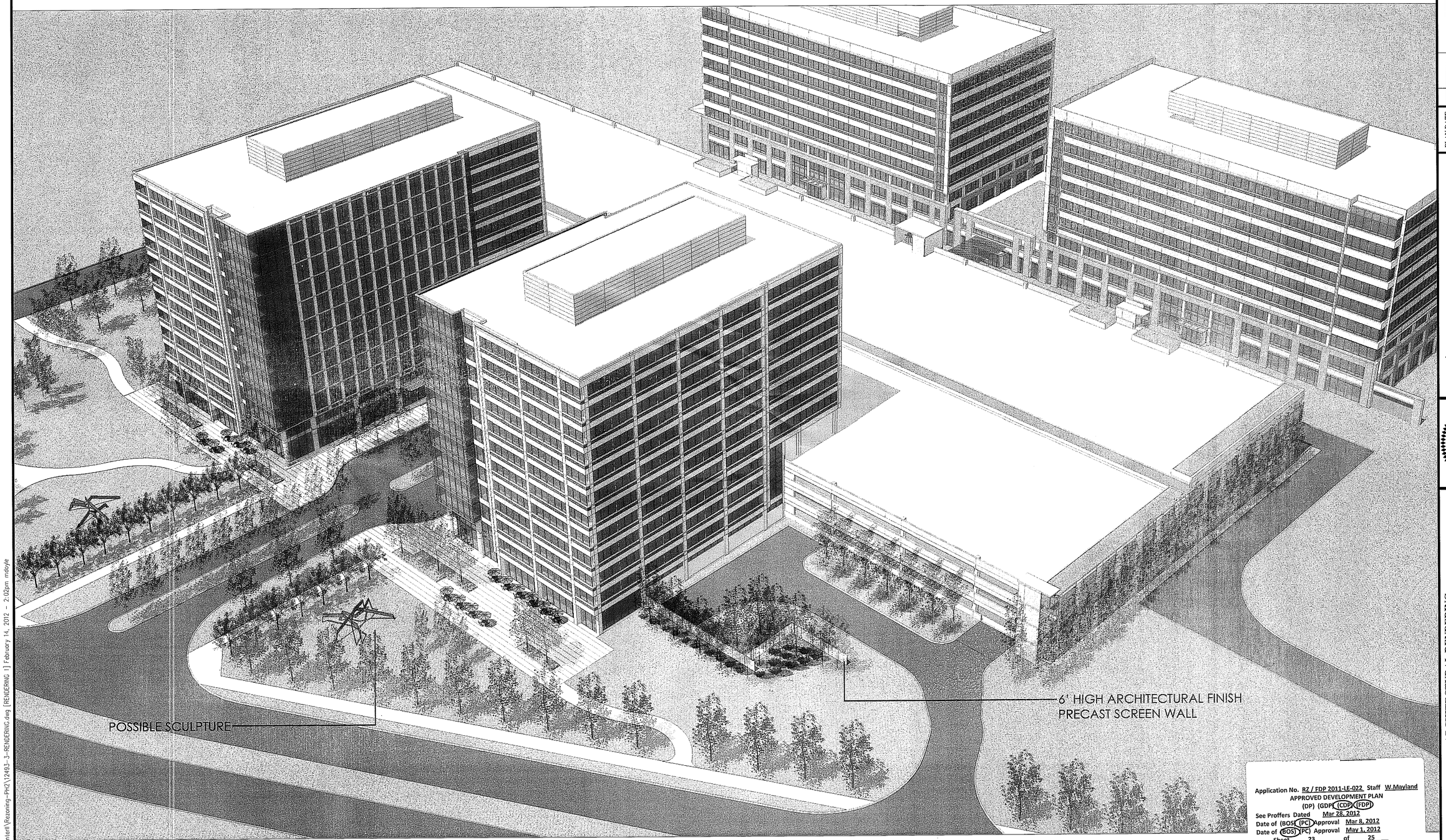
SCALE: (H) 1"=50' ; (V) 1"=5') C.I.: 2'

DATE: FEB. 2011

SHEET 22 OF 25

REZ-12588

Urban, Ltd. - J:\JOBS\MetroCenterII\Rezoning-PH2\12493-3-RENDERING.dwg [RENDERING 2] February 14, 2012 - 2:02pm mdoyle



Application No. RZ / FDP 2011-LE-022 Staff W.Mayland
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Sheet 23 of 25
FDP Conds. Dated Feb 23, 2012

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No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
02-10-11
03-29-11
10-20-11
12-09-11
02-03-12
02-14-12
-
-

Urban, Ltd.
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Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
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ARCHITECTURAL RENDERING

METRO CENTER II
PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: FEB. 2011

SCALE: (H) 1"=50' ; (V) 1"=5') C.I.: 2'

SHEET 23 OF 25

REZ-12588

Urban, Ltd. - J:\JOBS\MetroCenter\Rezoning-PH2\12493-3-RENDERING.dwg [RENDERING 1] February 14, 2012 - 2:02pm mdoyle

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

EX. BUILDING #2
9 STORIES
120'
FF=220.00

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

EX. BUILDING #1
9 STORIES
120'
FF=220.00

EX. TRASH COMPACTOR

EX. BLDG. CONNECTOR WITH VEGETATED ROOF, SEE SHEET 37 FOR DETAIL

COVERED LOADING DOCK

EX. 17' SCREEN WALL

EX. ROLL-UP DOOR

GUARD STAND

EX. SECURITY GATE

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

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

EX. GARAGE
MAW=220.00
BUILDING HEIGHT=50'

EX. GARAGE
MAW=220.00
BUILDING HEIGHT=50'

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

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

PROP. STRUCTURED PARKING

PROP. STRUCTURED PARKING

GENERATOR PAD

PROP. TRASH COMPACTOR

PROP. R.O.W. DEDICATION (4,492.54 S.F. OR 0.10 AC.)

PROP. COURTYARD PAVERS

BUILDING #1
F.F. = 217.00

BUILDING #2
F.F. = 217.00

PROP. GRASSPAVE

PROP. SCREEN WALL (DETAIL WILL BE PROVIDED WITH SITE PLAN)

PROP. BUS STOP

SIAMESE

PROP. BENCH (TYP.)

PROP. ART/SCULPTURE (LOCATION AND DESIGN TO BE FINALIZED DURING SITE PLAN)

PROP. R.O.W. RESERVATION

PROP. 7' LAWN PANEL

PROP. 8' ASPHALT TRAIL

PROP. SIDEWALK

SPRINGFIELD CENTER DRIVE
(PRIVATE STREET/POSTED SPEED=25MPH)

SPRINGFIELD CENTER DRIVE EXTENDED

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

T.M. 090-4-01-0011
SPRINGFIELD INDUSTRIAL PARK PARTNERSHIP
DB. 5381 PG. 237

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

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. 090-4-01-0011
SPRINGFIELD INDUSTRIAL PARK PARTNERSHIP
DB. 5381 PG. 237

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

FUTURE RAIL

LIMIT OF RPA

N 402,943.6245
E 2,378,376.1980

NAD 1983 VA STATE COORD NORTH

Application No. RZ / FDP 2011-LE-022 Staff W.Mayland
APPROVED DEVELOPMENT PLAN
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Sheet 24 of 25
FDP Conds. Dated Feb 23, 2012

PROPOSED RIGHT OF WAY RESERVATION AREA
4293.73 SF (0.098 AC)

No.	DATE	DESCRIPTION

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02-10-11
03-29-11
10-20-11
12-01-11
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-
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PROFESSIONAL ENGINEER

RIGHT OF WAY RESERVATION EXHIBIT

METRO CENTER II
PHASE II CDP/FDP

LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: FEB. 2011

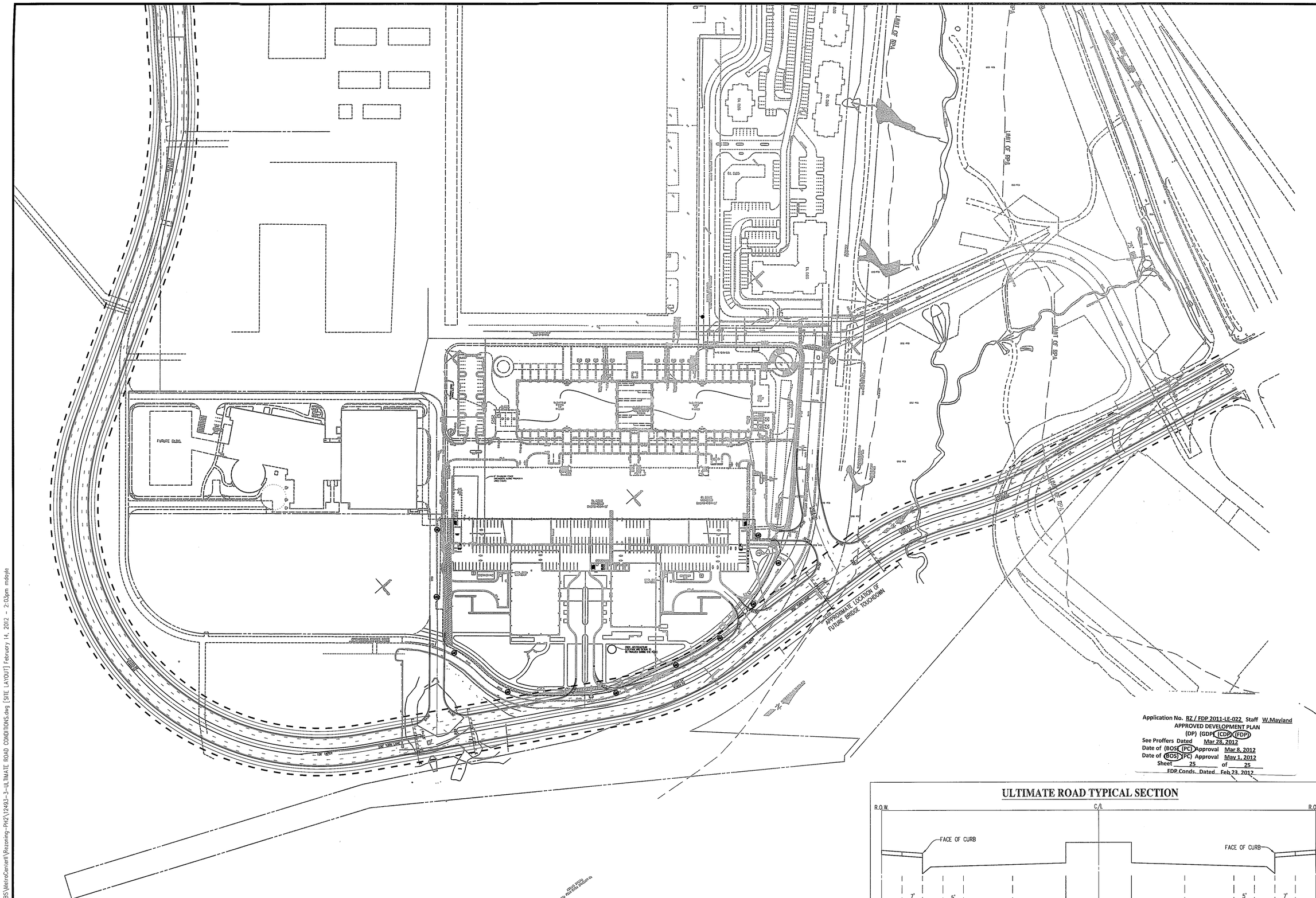
SCALE: 1"=40'

C.I.: 2'

SHEET 24 OF 25

REZ-12588

Urban, Ltd. - J:\JOBS\MetroCenter\Rezoning-PH2\12493-3-ROW EXHIBIT.dwg, [ROW EXHIBIT] February 14, 2012 - 2:03pm mdoyle


FUTURE BLDG.
APPROXIMATE LOCATION OF FUTURE BRIDGE TOUCHDOWN
LIMIT OF ROW
LIMIT OF ROW
LIMIT OF ROW