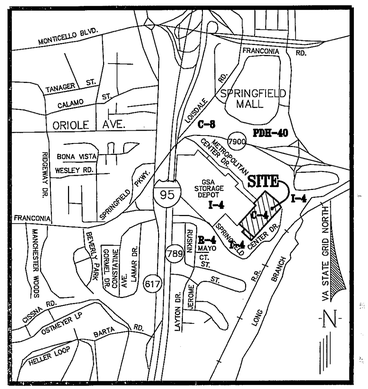
GENERAL DEVELOPMENT PLAN (GDP)
FOR
METRO CENTER II
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

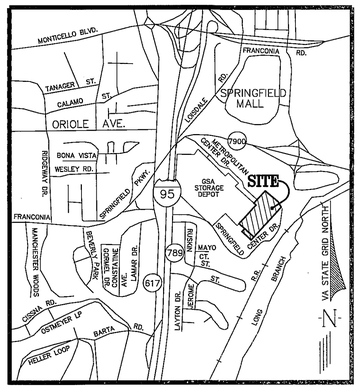
1. THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAPS: 090-2-01-0056C (PART) & 090-4-01-0011B (PART).
2. THE ABOVE REFERENCED PARCELS ARE CURRENTLY ZONED C-4.
3. THE PURPOSE OF THIS PROFFERED CONDITION AMENDMENT APLICATION IS TO DELETE LAND AREA FROM THIS ZONING ACTION AND MODIFY THE REAR SETBACK REQUIREMENT PURSUANT TO SECTION 2-418 OF THE ZONING ORDINANCE.
4. 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.
5. THE PROPERTY SHOWN ON THIS GDP PLAN IS LOCATED IN THE LEE DISTRICT.
6. THIS PROPOSED DEVELOPMENT IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBERS 90-4-01-0011B & 90-2-01-0056C ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES AND REGULATIONS AND ADOPTED CONDITIONS, WITH THE EXCEPTION OF THOSE LISTED BELOW.

   -A MODIFICATION IS HEREBY REQUESTED OR 4-407.2(C) OF THE ZONING ORDINANCE TO MODIFY THE REAR YARD REQUIREMENT.

7. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
8. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
9. STORM WATER MANAGEMENT (SWM) AND BEST PRACTICES (BMP) WILL BE PROVIDED ONSITE BY UTILIZING UNDERGROUND STORMWATER VAULTS SIX (6) FEET IN DEPTH.
10. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE ARE NO EXISTING UTILITY EASEMENTS OF 25' OR MORE IN WIDTH ON THE SITE.
11. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
12. 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.
13. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
14. 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.
15. THERE ARE NO DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC) OR RPA'S ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
16. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
17. THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
18. 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.
19. FOR BULK PLANE DIAGRAMS, SEE SHEET 2.
20. THE APPLICANT RESERVES THE RIGHT TO ADD SECURITY WALLS, BARRIER WALLS, AND SECURITY BOOTHS.
21. 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.
22. 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.
23. 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.
24. 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.
25. THE APPLICANT RESERVES THE RIGHT TO PROVIDE OFF-STREET COMMERCIAL PARKING ON AN INTERIM BASIS.



ZONING MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

1. COVER SHEET
2. SOILS MAP AND BULK PLAN ILLUSTRATIVE
3. EXISTING CONDITIONS
4. EXISTING VEGETATION MAP
5. GDP - LAYOUT
5A. GDP - GRADING AND UTILITIES LAYOUT (WITH THE EXTENSION OF JOSEPH ALEXANDER ROAD)
5B. GDP - GRADING AND UTILITIES LAYOUT (WITHOUT THE EXTENSION OF JOSEPH ALEXANDER ROAD)
5C. CROSS SECTION
6. BMP PLAN
7. PRE-DEVELOPMENT DRAINAGE DIVIDES
8. POST-DEVELOPMENT DRAINAGE DIVIDES
9. STORMWATER MANAGEMENT PLAN
10. OUTFALL ANALYSIS
11. LANDSCAPE PLAN
11A. LANDSCAPE PLAN CALCULATIONS & DETAILS
12. PEDESTRIAN CIRCULATION
13.-13A. SITE SECTIONS
14. SITE ELEVATIONS
15. PROPERTY EXHIBIT
15A.-15B. BUILDING PERSPECTIVE

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

ATTORNEY
WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, PC
2200 CLARENDON BOULEVARD
13TH FLOOR
ARLINGTON, VA. 22201-3349
CONTACT: LYNNE STROBEL
PHONE: 703- 528-4700

APPLICANT
SPRINGFIELD METRO CENTER II, LLC &
SPRINGFIELD 6601, LLC
505 9TH STREET N.W.
SUTE 800
WASHINGTON, D.C. 20004
CONTACT: JACK BURKART
PHONE: 202-585-0841

ARCHITECT
GENSLER ARCHITECTURE DESIGN & PLANNING
2020 K STREET N.W.
WASHINGTON, DC 20006
CONTACT: DAVID EPSTEIN
PHONE: 202-726-5228

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 1 of 22

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
04-13-11
02-03-12
02-14-12
04-05-12

Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2306
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 038790
PROFESSIONAL ENGINEER
4/5/12

COVER SHEET
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: FEB., 2008
SCALE: N/A
CL: N/A

SHEET 1 OF 15

MISC. 12493

Urban, Ltd. s:\jobs\Active\Rezoning\PCA\12493-cover.dwg [COVER] Apr 05, 2012 - 2:28pm dlambert

SITE DATA PER RZ 2008-LE-015 AND PCA 1998-LE-064

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

ZONING
EXISTING ZONING = C-4 (HIGH INTENSITY OFFICE DISTRICT)

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(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 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.

PROPOSED SITE DATA

SITE AREA DATA (SEE SHEET 15 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
	0.90 ACRES (A PORTION OF PARCEL 56C TO BE DELETED FROM THIS APPLICATION)
	0.13 ACRES (A PORTION OF PARCEL 11B TO BE DELETED FROM THIS APPLICATION)
ADJUSTED GROSS SITE AREA =	9.36 ACRES

AREA OF FUTURE SPRINGFIELD CENTER DRIVE ROW DEDICATION = 1.19 ACRES
AREA OF PRIVATE ROAD ROW DEDICATION = 0.09 ACRES
TOTAL AREA OF ROW DEDICATION = 1.28 ACRES (SEE SHEET 15 FOR AREA OF DEDICATION)
NET SITE AREA = 8.08 ACRES
AREA OF ROW RESERVATION = 0.24 ACRES (SEE SHEET 15 FOR AREA OF RESERVATION)
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)
PROPOSED ZONING = C-4 (HIGH INTENSITY OFFICE DISTRICT)

PROPOSED USE
OFFICE
INTERIM OFF-STREET PARKING

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' [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 TOTAL PARKING PROVIDED = 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 SITE AREA = 0.15*(9.36 AC.) = 1.40 AC. *
OPEN SPACE PROVIDED = 2.52 AC. (26.92%)

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

** 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.

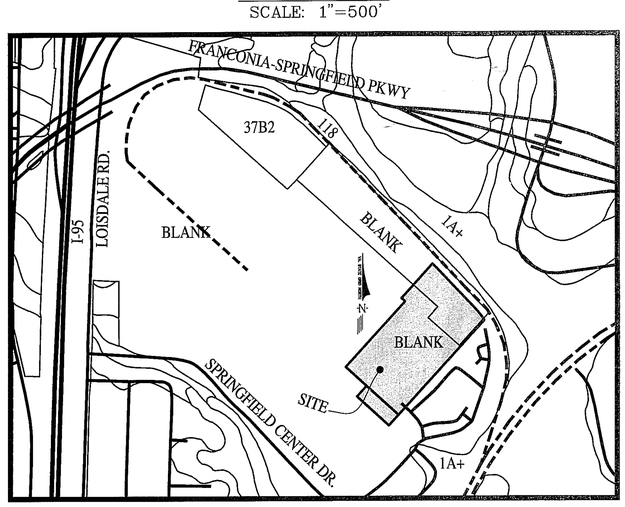
***A MODIFICATION IS HEREBY REQUESTED OF 4-407.2(C) OF THE ZONING ORDINANCE TO MODIFY THE REAR YARD REQUIREMENT.

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

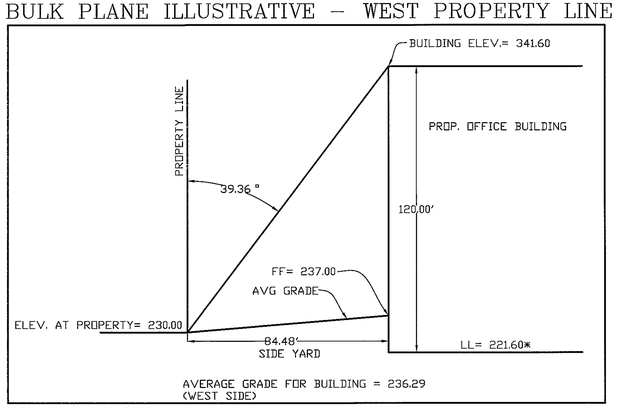
Sheet 2 of 22

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

BULK PLANE ILLUSTRATIVE – WEST PROPERTY LINE



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
- +25.6 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
04-13-11
12-02-11
02-03-12
02-14-12
04-05-12

Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2366
Fax. www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA CLAYTON C. TOCK No. 038790 PROFESSIONAL ENGINEER 4/5/12

SOILS MAP AND BULK PLANE ILLUSTRATIVE

METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.L.: N/A DATE: FEB., 2008

SHEET 2 OF 15

MISC. 12493

Urban, Ltd. - w:\JOBS\MetroCenterII\Planning\PCA\12493 soils.dwg [SOILS MAP] April 02, 2012 - 2:29pm dianhart

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

VA. STATE GRID NORTH

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

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

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

T.M. #090-4-01-0011D
STATE BOARD FOR
COMMUNITY COLLEGES
DB. 11417 PG. 0056

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
29,938 SF OR 0.68728 AC

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

T.M. #090-2-01-0060
WASHINGTON METROPOLITAN AREA TRANSIT
DB. 5956 PG. 0001

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD

EXISTING SPRINGFIELD CENTER DRIVE
(PRIVATE STREET)

EXISTING METRO ACCESS ROAD

PRIVATE DRIVE

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

N 6864389.4429
E 11860466.0160

N 6864642.8582
E 11861371.3672

EX. ZONING BOUNDARY
EX. TEMPORARY TURNAROUND ESMT.
D.B. 11633 PG. 704

ZONE PDH-40
ZONE C-4

EX. 10' WGL CO. ESMT.
D.B. 12500 PG. 1157

EX. 10' SANITARY SEWER ESMT.
D.B. 11633 PG. 704

EX. 10' STORM DRAIN ESMT.
D.B. 11633 PG. 704

EX. 15' FCWA ESMT.
D.B. 11633 PG. 705

EX. 15' VEPCO ESMT.
D.B. 12683 PG. 1290

EX. 15' STORM DRAIN ESMT.
D.B. 1163 PG. 735

EX. 22' INGRESS-EGRESS ESMT.
D.B. 11633 PG. 735

EX. TRAIL ESMT.
D.B. 11642 PG. 1099

EX. INGRESS-EGRESS ESMT.
D.B. 11633 PG. 704

EX. INGRESS-EGRESS ESMT.
D.B. 15425 PG. 366

EX. INGRESS-EGRESS ESMT.
D.B. 14092 PG. 659

PROPOSED INGRESS-EGRESS ESMT.
BY METES AND BOUNDS
EXHIBIT "B" BY THE ENGINEERING GROUP
DATED DEC. 12, 2006

EX. GRADING & TEMP. CONST. ESMT.
D.B. 11642 PG. 1099

EX. 50' VEPCO ESMT.
D.B. 1151 PG. 127

EX. 10' WGL CO. ESMT.
D.B. 12355 PG. 2139

EX. STORM DRAIN ESMT.
LOCATION EX. 30' VEPCO ESMT.
D.B. 6383 PG. 1410
D.B. 19125 PG. 366

EX. EASEMENT FOR RAILROAD SIDINGS
D.B. 1145 PG. 343

EX. 15' FCWA ESMT.
D.B. 7428 PG. 1995

EX. 15' STORM DRAIN ESMT.
D.B. 4574 PG. 211
D.B. 4498 PG. 360

EX. 15' VIRGINIA POWER ESMT.
D.B. 7452 PG. 853

EX. 15' FCWA ESMT.
D.B. 11453 PG. 1018

EX. INGRESS-EGRESS ESMT.
D.B. 12174 PG. 956

EX. 38' INGRESS/EGRESS ESMT.
DB. 10075 PG. 1220

EX. INGRESS-EGRESS ESMT.
DB 6396 PG 111
DB 8607 PG 93

APPROX. LOCATION OF EX. 10' WGL CO. ESMT.
D.B. 7334 PG. 1609

EX. 8" WTR.

EX. 8" SAN.

EX. 12" WTR.

EX. 1" GAS

EX. 6" GAS

EX. 4" GAS

EX. 24" STORM DRAIN

EX. 18" STORM DRAIN

EX. 54" RCP

EX. 42" RCP

EX. 36" RCP

EX. 30" RCP

EX. 27" RCP

EX. 24" RCP

EX. 18" RCP

EX. 15" RCP

EX. 12" RCP

EX. 10" RCP

EX. 8" RCP

EX. 6" CMP

EX. 4" CMP

EX. 2" CMP

EX. 1" CMP

EX. 6" CONC.

EX. 4" CONC.

EX. 2" CONC.

EX. 1" CONC.

EX. 6" PVC

EX. 4" PVC

EX. 2" PVC

EX. 1" PVC

EX. 6" DIP

EX. 4" DIP

EX. 2" DIP

EX. 1" DIP

EX. 6" CSW

EX. 4" CSW

EX. 2" CSW

EX. 1" CSW

EX. 6" SS

EX. 4" SS

EX. 2" SS

EX. 1" SS

EX. 6" FM

EX. 4" FM

EX. 2" FM

EX. 1" FM

EX. 6" GM

EX. 4" GM

EX. 2" GM

EX. 1" GM

EX. 6" OHU

EX. 4" OHU

EX. 2" OHU

EX. 1" OHU

EX. 6" UGU

EX. 4" UGU

EX. 2" UGU

EX. 1" UGU

EX. 6" W

EX. 4" W

EX. 2" W

EX. 1" W

EX. 6" SAN

EX. 4" SAN

EX. 2" SAN

EX. 1" SAN

EX. 6" STM

EX. 4" STM

EX. 2" STM

EX. 1" STM

EX. 6" FCW

EX. 4" FCW

EX. 2" FCW

EX. 1" FCW

EX. 6" GAS

EX. 4" GAS

EX. 2" GAS

EX. 1" GAS

EX. 6" TEL

EX. 4" TEL

EX. 2" TEL

EX. 1" TEL

EX. 6" ELEC

EX. 4" ELEC

EX. 2" ELEC

EX. 1" ELEC

EX. 6" CATV

EX. 4" CATV

EX. 2" CATV

EX. 1" CATV

EX. 6" TRANS

EX. 4" TRANS

EX. 2" TRANS

EX. 1" TRANS

EX. 6" RETAINING WALL

EX. 4" RETAINING WALL

EX. 2" RETAINING WALL

EX. 1" RETAINING WALL

EX. 6" CONCRETE

EX. 4" CONCRETE

EX. 2" CONCRETE

EX. 1" CONCRETE

EX. 6" ASPHALT

EX. 4" ASPHALT

EX. 2" ASPHALT

EX. 1" ASPHALT

EX. 6" GRAVEL

EX. 4" GRAVEL

EX. 2" GRAVEL

EX. 1" GRAVEL

EX. 6" CONC. PAD

EX. 4" CONC. PAD

EX. 2" CONC. PAD

EX. 1" CONC. PAD

EX. 6" LOADING DOCK

EX. 4" LOADING DOCK

EX. 2" LOADING DOCK

EX. 1" LOADING DOCK

EX. 6" STEPS

EX. 4" STEPS

EX. 2" STEPS

EX. 1" STEPS

EX. 6" LANDING

EX. 4" LANDING

EX. 2" LANDING

EX. 1" LANDING

EX. 6" GATE

EX. 4" GATE

EX. 2" GATE

EX. 1" GATE

EX. 6" BOLLARDS

EX. 4" BOLLARDS

EX. 2" BOLLARDS

EX. 1" BOLLARDS

EX. 6" SHED

EX. 4" SHED

EX. 2" SHED

EX. 1" SHED

EX. 6" PUMPS

EX. 4" PUMPS

EX. 2" PUMPS

EX. 1" PUMPS

EX. 6" FLARE END SECTION

EX. 4" FLARE END SECTION

EX. 2" FLARE END SECTION

EX. 1" FLARE END SECTION

EX. 6" INLET

EX. 4" INLET

EX. 2" INLET

EX. 1" INLET

EX. 6" MH

EX. 4" MH

EX. 2" MH

EX. 1" MH

EX. 6" CO

EX. 4" CO

EX. 2" CO

EX. 1" CO

EX. 6" DI

EX. 4" DI

EX. 2" DI

EX. 1" DI

EX. 6" YD

EX. 4" YD

EX. 2" YD

EX. 1" YD

EX. 6" FH

EX. 4" FH

EX. 2" FH

EX. 1" FH

EX. 6" VA

EX. 4" VA

EX. 2" VA

EX. 1" VA

EX. 6" WV

EX. 4" WV

EX. 2" WV

EX. 1" WV

EX. 6" PP

EX. 4" PP

EX. 2" PP

EX. 1" PP

EX. 6" LP

EX. 4" LP

EX. 2" LP

EX. 1" LP

EX. 6" TP

EX. 4" TP

EX. 2" TP

EX. 1" TP

EX. 6" BOLLARD

EX. 4" BOLLARD

EX. 2" BOLLARD

EX. 1" BOLLARD

EX. 6" SIGN

EX. 4" SIGN

EX. 2" SIGN

EX. 1" SIGN

EX. 6" LIGHT

EX. 4" LIGHT

EX. 2" LIGHT

EX. 1" LIGHT

EX. 6" POLE

EX. 4" POLE

EX. 2" POLE

EX. 1" POLE

EX. 6" GUY

EX. 4" GUY

EX. 2" GUY

EX. 1" GUY

EX. 6" ANCHOR

EX. 4" ANCHOR

EX. 2" ANCHOR

EX. 1" ANCHOR

EX. 6" TREE

EX. 4" TREE

EX. 2" TREE

EX. 1" TREE

EX. 6" BUSH

EX. 4" BUSH

EX. 2" BUSH

EX. 1" BUSH

EX. 6" GRASS

EX. 4" GRASS

EX. 2" GRASS

EX. 1" GRASS

EX. 6" FENCE

EX. 4" FENCE

EX. 2" FENCE

EX. 1" FENCE

EX. 6" WALL

EX. 4" WALL

EX. 2" WALL

EX. 1" WALL

EX. 6" BUILDING

EX. 4" BUILDING

EX. 2" BUILDING

EX. 1" BUILDING

EX. 6" PAVEMENT

EX. 4" PAVEMENT

EX. 2" PAVEMENT

EX. 1" PAVEMENT

EX. 6" CURB

EX. 4" CURB

EX. 2" CURB

EX. 1" CURB

EX. 6" GUTTER

EX. 4" GUTTER

EX. 2" GUTTER

EX. 1" GUTTER

EX. 6" SIDEWALK

EX. 4" SIDEWALK

EX. 2" SIDEWALK

EX. 1" SIDEWALK

EX. 6" CROSSWALK

EX. 4" CROSSWALK

EX. 2" CROSSWALK

EX. 1" CROSSWALK

EX. 6" STOP BAR

EX. 4" STOP BAR

EX. 2" STOP BAR

EX. 1" STOP BAR

EX. 6" ARROW

EX. 4" ARROW

EX. 2" ARROW

EX. 1" ARROW

EX. 6" LANE LINE

EX. 4" LANE LINE

EX. 2" LANE LINE

EX. 1" LANE LINE

EX. 6" CENTER LINE

EX. 4" CENTER LINE

EX. 2" CENTER LINE

EX. 1" CENTER LINE

EX. 6" EDGE LINE

EX. 4" EDGE LINE

EX. 2" EDGE LINE

EX. 1" EDGE LINE

EX. 6" PARKING

EX. 4" PARKING

EX. 2" PARKING

EX. 1" PARKING

EX. 6" HANDICAP

EX. 4" HANDICAP

EX. 2" HANDICAP

EX. 1" HANDICAP

EX. 6" SYMBOL

EX. 4" SYMBOL

EX. 2" SYMBOL

EX. 1" SYMBOL

EX. 6" ACCESS

EX. 4" ACCESS

EX. 2" ACCESS

EX. 1" ACCESS

EX. 6" EGRESS

EX. 4" EGRESS

EX. 2" EGRESS

EX. 1" EGRESS

EX. 6" INGRESS

EX. 4" INGRESS

EX. 2" INGRESS

EX. 1" INGRESS

EX. 6" EASEMENT

EX. 4" EASEMENT

EX. 2" EASEMENT

EX. 1" EASEMENT

EX. 6" RIGHT-OF-WAY

EX. 4" RIGHT-OF-WAY

EX. 2" RIGHT-OF-WAY

EX. 1" RIGHT-OF-WAY

EX. 6" PROPERTY LINE

EX. 4" PROPERTY LINE

EX. 2" PROPERTY LINE

EX. 1" PROPERTY LINE

EX. 6" BOUNDARY

EX. 4" BOUNDARY

EX. 2" BOUNDARY

EX. 1" BOUNDARY

EX. 6" TOPOGRAPHY

EX. 4" TOPOGRAPHY

EX. 2" TOPOGRAPHY

EX. 1" TOPOGRAPHY

EX. 6" CONTOUR

EX. 4" CONTOUR

EX. 2" CONTOUR

EX. 1" CONTOUR

EX. 6" SPOT ELEVATION

EX. 4" SPOT ELEVATION

EX. 2" SPOT ELEVATION

EX. 1" SPOT ELEVATION

EX. 6" BENCHMARK

EX. 4" BENCHMARK

EX. 2" BENCHMARK

EX. 1" BENCHMARK

EX. 6" CONTROL POINT

EX. 4" CONTROL POINT

EX. 2" CONTROL POINT

EX. 1" CONTROL POINT

EX. 6" SURVEY CONTROL

EX. 4" SURVEY CONTROL

EX. 2" SURVEY CONTROL

EX. 1" SURVEY CONTROL

EX. 6" MONUMENT

EX. 4" MONUMENT

EX. 2" MONUMENT

EX. 1" MONUMENT

EX. 6" IRON PIN

EX. 4" IRON PIN

EX. 2" IRON PIN

EX. 1" IRON PIN

EX. 6" CONCRETE MONUMENT

EX. 4" CONCRETE MONUMENT

EX. 2" CONCRETE MONUMENT

EX. 1" CONCRETE MONUMENT

EX. 6" BRASS CAP

EX. 4" BRASS CAP

EX. 2" BRASS CAP

EX. 1" BRASS CAP

EX. 6" NAIL

EX. 4" NAIL

EX. 2" NAIL

EX. 1" NAIL

EX. 6" SPIKE

EX. 4" SPIKE

EX. 2" SPIKE

EX. 1" SPIKE

EX. 6" RAILROAD SPIKE

EX. 4" RAILROAD SPIKE

EX. 2" RAILROAD SPIKE

EX. 1" RAILROAD SPIKE

EX. 6" CHISEL

EX. 4" CHISEL

EX. 2" CHISEL

EX. 1" CHISEL

EX. 6" DRILL HOLE

EX. 4" DRILL HOLE

EX. 2" DRILL HOLE

EX. 1" DRILL HOLE

EX. 6" PUNCH

EX. 4" PUNCH

EX. 2" PUNCH

EX. 1" PUNCH

EX. 6" SCRIBE

EX. 4" SCRIBE

EX. 2" SCRIBE

EX. 1" SCRIBE

EX. 6" PAINT

EX. 4" PAINT

EX. 2" PAINT

EX. 1" PAINT

EX. 6" MARKER

EX. 4" MARKER

EX. 2" MARKER

EX. 1" MARKER

EX. 6" FLAG

EX. 4" FLAG

EX. 2" FLAG

EX. 1" FLAG

EX. 6" POST

EX. 4" POST

EX. 2" POST

EX. 1" POST

EX. 6" PIPE

EX. 4" PIPE

EX. 2" PIPE

EX. 1" PIPE

EX. 6" CASING

EX. 4" CASING

EX. 2" CASING

EX. 1" CASING

EX. 6" SLEEVE

EX. 4" SLEEVE

EX. 2" SLEEVE

EX. 1" SLEEVE

EX. 6" CONDUIT

EX. 4" CONDUIT

EX. 2" CONDUIT

EX. 1" CONDUIT

EX. 6" WIRE

EX. 4" WIRE

EX. 2" WIRE

EX. 1" WIRE

EX. 6" CABLE

EX. 4" CABLE

EX. 2" CABLE

EX. 1" CABLE

EX. 6" FIBER OPTIC

EX. 4" FIBER OPTIC

EX. 2" FIBER OPTIC

EX. 1" FIBER OPTIC

EX. 6" TELEPHONE

EX. 4" TELEPHONE

EX. 2" TELEPHONE

EX. 1" TELEPHONE

EX. 6" ELECTRIC

EX. 4" ELECTRIC

EX. 2" ELECTRIC

EX. 1" ELECTRIC

EX. 6" CABLE TV

EX. 4" CABLE TV

EX. 2" CABLE TV

EX. 1" CABLE TV

EX. 6" GAS

EX. 4" GAS

EX. 2" GAS

EX. 1" GAS

EX. 6" WATER

EX. 4" WATER

EX. 2" WATER

EX. 1" WATER

EX. 6" SANITARY

EX. 4" SANITARY

EX. 2" SANITARY

EX. 1" SANITARY

EX. 6" STORM

EX. 4" STORM

EX. 2" STORM

EX. 1" STORM

EX. 6" FIRE

EX. 4" FIRE

EX. 2" FIRE

EX. 1" FIRE

EX. 6" OVERHEAD

EX. 4" OVERHEAD

EX. 2" OVERHEAD

EX. 1" OVERHEAD

EX. 6" UNDERGROUND

EX. 4" UNDERGROUND

EX. 2" UNDERGROUND

EX. 1" UNDERGROUND

EX. 6" TRANSFORMER

EX. 4" TRANSFORMER

EX. 2" TRANSFORMER

EX. 1" TRANSFORMER

EX. 6" VAULT

EX. 4" VAULT

EX. 2" VAULT

EX. 1" VAULT

EX. 6" METER

EX. 4" METER

EX. 2" METER

EX. 1" METER

EX. 6" VALVE

EX. 4" VALVE

EX. 2" VALVE

EX. 1" VALVE

EX. 6" HYDRANT

EX. 4" HYDRANT

EX. 2" HYDRANT

EX. 1" HYDRANT

EX. 6" SPRINKLER

EX. 4" SPRINKLER

EX. 2" SPRINKLER

EX. 1" SPRINKLER

EX. 6" STANDPIPE

EX. 4" STANDPIPE

EX. 2" STANDPIPE

EX. 1" STANDPIPE

EX. 6" CONNECTION

EX. 4" CONNECTION

EX. 2" CONNECTION

EX. 1" CONNECTION

EX. 6" VENT

EX. 4" VENT

EX. 2" VENT

EX. 1" VENT

EX. 6" DRAIN

EX. 4" DRAIN

EX. 2" DRAIN

EX. 1" DRAIN

EX. 6" SUMP

EX. 4" SUMP

EX. 2" SUMP

EX. 1" SUMP

EX. 6" PUMP

EX. 4" PUMP

EX. 2" PUMP

EX. 1" PUMP

EX. 6" TANK

EX. 4" TANK

EX. 2" TANK

EX. 1" TANK

EX. 6" VESSEL

EX. 4" VESSEL

EX. 2" VESSEL

EX. 1" VESSEL

EX. 6" EQUIPMENT

EX. 4" EQUIPMENT

EX. 2" EQUIPMENT

EX. 1" EQUIPMENT

EX. 6" MACHINERY

EX. 4" MACHINERY

EX. 2" MACHINERY

EX. 1" MACHINERY

EX. 6" TOOL

EX. 4" TOOL

EX. 2" TOOL

EX. 1" TOOL

EX. 6" MATERIAL

EX. 4" MATERIAL

EX. 2" MATERIAL

EX. 1" MATERIAL

EX. 6" SUPPLY

EX. 4" SUPPLY

EX. 2" SUPPLY

EX. 1" SUPPLY

EX. 6" WASTE

EX. 4" WASTE

EX. 2" WASTE

EX. 1" WASTE

EX. 6" RECYCLE

EX. 4" RECYCLE

EX. 2" RECYCLE

EX. 1" RECYCLE

EX. 6" HAZARDOUS

EX. 4" HAZARDOUS

EX. 2" HAZARDOUS

EX. 1" HAZARDOUS

EX. 6" NON-HAZARDOUS

EX. 4" NON-HAZARDOUS

EX. 2" NON-HAZARDOUS

EX. 1" NON-HAZARDOUS

EX. 6" TOXIC

EX. 4" TOXIC

EX. 2" TOXIC

EX. 1" TOXIC

EX. 6" CORROSIVE

EX. 4" CORROSIVE

EX. 2" CORROSIVE

EX. 1" CORROSIVE

EX. 6" FLAMMABLE

EX. 4" FLAMMABLE

EX. 2" FLAMMABLE

EX. 1" FLAMMABLE

EX. 6" EXPLOSIVE

EX. 4" EXPLOSIVE

EX. 2" EXPLOSIVE

EX. 1" EXPLOSIVE

EX. 6" RADIOACTIVE

EX. 4" RADIOACTIVE

EX. 2" RADIOACTIVE

EX. 1" RADIOACTIVE

EX. 6" BIOHAZARD

EX. 4" BIOHAZARD

EX. 2" BIOHAZARD

EX. 1" BIOHAZARD

EX. 6" CAUTION

EX. 4" CAUTION

EX. 2" CAUTION

EX. 1" CAUTION

EX. 6" WARNING

EX. 4" WARNING

EX. 2" WARNING

EX. 1" WARNING

EX. 6" DANGER

EX. 4" DANGER

EX. 2" DANGER

EX. 1" DANGER

EX. 6" NOTICE

EX. 4" NOTICE

EX. 2" NOTICE

EX. 1" NOTICE

EX. 6" INFORMATION

EX. 4" INFORMATION

EX. 2" INFORMATION

EX. 1" INFORMATION

EX. 6" DIRECTION

EX. 4" DIRECTION

EX. 2" DIRECTION

EX. 1" DIRECTION

EX. 6" LOCATION

EX. 4" LOCATION

EX. 2" LOCATION

EX. 1" LOCATION

EX. 6" ADDRESS

EX. 4" ADDRESS

EX. 2" ADDRESS

EX. 1" ADDRESS

EX. 6" NAME

EX. 4" NAME

EX. 2" NAME

EX. 1" NAME

EX. 6" NUMBER

EX. 4" NUMBER

EX. 2" NUMBER

EX. 1" NUMBER

EX. 6" DATE

EX. 4" DATE

EX. 2" DATE

EX. 1" DATE

EX. 6" TIME

EX. 4" TIME

EX. 2" TIME

EX. 1" TIME

EX. 6" DAY

EX. 4" DAY

EX. 2" DAY

EX. 1" DAY

EX. 6" MONTH

EX. 4" MONTH

EX. 2" MONTH

EX. 1" MONTH

EX. 6" YEAR

EX. 4" YEAR

EX. 2" YEAR

EX. 1" YEAR

EX. 6" HOLIDAY

EX. 4" HOLIDAY

EX. 2" HOLIDAY

EX. 1" HOLIDAY

EX. 6" WEEKEND

EX. 4" WEEKEND

EX. 2" WEEKEND

EX. 1" WEEKEND

EX. 6" WEEKDAY

EX. 4" WEEKDAY

EX. 2" WEEKDAY

EX. 1" WEEKDAY

EX. 6" MORNING

EX. 4" MORNING

EX. 2" MORNING

EX. 1" MORNING

EX. 6" AFTERNOON

EX. 4" AFTERNOON

EX. 2" AFTERNOON

EX. 1" AFTERNOON

EX. 6" EVENING

EX. 4" EVENING

EX. 2" EVENING

EX. 1" EVENING

EX. 6" NIGHT

EX. 4" NIGHT

EX. 2" NIGHT

EX. 1" NIGHT

EX. 6" DAWN

EX. 4" DAWN

EX. 2" DAWN

EX. 1" DAWN

EX. 6" DUSK

EX. 4" DUSK

EX. 2" DUSK

EX. 1" DUSK

EX. 6" SUNRISE

EX. 4" SUNRISE

EX. 2" SUNRISE

EX. 1" SUNRISE

EX. 6" SUNSET

EX. 4" SUNSET

EX. 2" SUNSET

EX. 1" SUNSET

EX. 6" MOONRISE

EX. 4" MOONRISE

EX. 2" MOONRISE

EX. 1" MOONRISE

EX. 6" MOONSET

EX. 4" MOONSET

EX. 2" MOONSET

EX. 1" MOONSET

EX. 6" PHASE

EX. 4" PHASE

EX. 2" PHASE

EX. 1" PHASE

EX. 6" ECLIPSE

EX. 4" ECLIPSE

EX. 2" ECLIPSE

EX. 1" ECLIPSE

EX. 6" SOLSTICE

EX. 4" SOLSTICE

EX. 2" SOLSTICE

EX. 1" SOLSTICE

EX. 6" EQUINOX

EX. 4" EQUINOX

EX. 2" EQUINOX

EX. 1" EQUINOX

EX. 6" ZODIAC

EX. 4" ZODIAC

EX. 2" ZODIAC

EX. 1" ZODIAC

EX. 6" ARIES

EX. 4" ARIES

EX. 2" ARIES

EX. 1" ARIES

EX. 6" TAURUS

EX. 4" TAURUS

EX. 2" TAURUS

EX. 1" TAURUS

EX. 6" GEMINI

EX. 4" GEMINI

EX. 2" GEMINI

EX. 1" GEMINI

EX. 6" CANCER

EX. 4" CANCER

EX. 2" CANCER

EX. 1" CANCER

EX. 6" LEO

EX. 4" LEO

EX. 2" LEO

EX. 1" LEO

EX. 6" VIRGO

EX. 4" VIRGO

EX. 2" VIRGO

EX. 1" VIRGO

EX. 6" LIBRA

EX. 4" LIBRA

EX. 2" LIBRA

EX. 1" LIBRA

EX. 6" SCORPIO

EX. 4" SCORPIO

EX. 2" SCORPIO

EX. 1" SCORPIO

EX. 6" SAGITTARIUS

EX. 4" SAGITTARIUS

EX. 2" SAGITTARIUS

EX. 1" SAGITTARIUS

EX. 6" CAPRICORN

EX. 4" CAPRICORN

EX. 2" CAPRICORN

EX. 1" CAPRICORN

EX. 6" AQUARIUS

EX. 4" AQUARIUS

EX. 2" AQUARIUS

EX. 1" AQUARIUS

EX. 6" PISCES

EX. 4" PISCES

EX. 2" PISCES

EX. 1" PISCES

EX. 6" ARIES

EX. 4" ARIES

EX. 2" ARIES

EX. 1" ARIES

EX. 6" TAURUS

EX. 4" TAURUS

EX. 2" TAURUS

EX. 1" TAURUS

EX. 6" GEMINI

EX. 4" GEMINI

EX. 2" GEMINI

EX. 1" GEMINI

EX. 6" CANCER

EX. 4" CANCER

EX. 2" CANCER

EX. 1" CANCER

EX. 6" LEO

EX. 4" LEO

EX. 2" LEO

EX. 1" LEO

EX. 6" VIRGO

EX. 4" VIRGO

EX. 2" VIRGO

EX. 1" VIRGO

EX. 6" LIBRA

EX. 4" LIBRA

EX. 2" LIBRA

EX. 1" LIBRA

EX. 6" SCORPIO

EX. 4" SCORPIO

EX. 2" SCORPIO

EX. 1" SCORPIO

EX. 6" SAGITTARIUS

EX. 4" SAGITTARIUS

EX. 2" SAGITTARIUS

EX. 1" SAGITTARIUS

EX. 6" CAPRICORN

EX. 4" CAPRICORN

EX. 2" CAPRICORN

EX. 1" CAPRICORN

EX. 6" AQUARIUS

EX. 4" AQUARIUS

EX. 2" AQUARIUS

EX. 1" AQUARIUS

EX. 6" PISCES

EX. 4" PISCES

EX. 2" PISCES

EX. 1" PISCES

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

#6505
2-STORY PRECAST/CONCRETE
WAREHOUSE
GROSS FOOTPRINT AREA = 64,064 S.F.

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

6' CHAINLINK FENCE (MEANDERS ALONG PROPERTY LINE)

N42°15'00"E 520.58'

N42°15'00"E 323.69'

S42°15'00"W 796.31'

S47°45'00"E 356.67'

N47°45'00"W 300.47'

N47°45'00"W 201.98'

S47°45'00"E 421.55'

N42°11'05"E 97.03'

N43°15'08"E 96.95'

Rad=956.71'

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 3 of 22

No.	DATE	REVISIONS

PLAN DATE
04-13-11
12-02-11
02-03-12
02-14-12
04-05-12
- - -

Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2506
w. www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 038790
4/5/12
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

SHEET 3 OF 15

MISC. 12493

Urban, Ltd. - A:\JOBS\Metro Center II\Rezoning\PCA 12493 - rezoning.dwg, Layout1, Apr 05, 2012 - 2:29pm, dfunkhouser

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
AREA= 2.19 ACRES

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

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

EXISTING METROPOLITAN CENTER DRIVE

EXISTING METRO ACCESS ROAD

EXISTING JOSEPH ALEXANDER ROAD
PRIVATE STREET

EX. ZONING BOUNDARY

ZONE PDH-40
ZONE C-4

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

N 6964389.4429
E 11860466.0160

N42°15'00"E 520.58'

N42°15'00"E 323.59'

S42°15'00"W 336.64'

N42°11'05"E 97.03'

N47°45'00"W 338.64'

S42°15'00"W 796.31'

CT-1

CT-2

CT-3

EX. GRADING & TEMP. CONST. ESMT.
D.B. 1164 PG. 1099

LIMIT OF RPA

T.M. #090-2-01-0060
WASHINGTON METROPOLITAN AREA TRANSIT
DB. 3696 PG. 457

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

T.M. #090-2-01-0011D
STATE BOARD FOR
COMMUNITY COLLEGES
DB. 11417 PG. 0058

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

T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 19040 PG. 0067

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

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

#6605
2-STORY PRECAST/CONCRETE WAREHOUSE
GROSS FOOTPRINT AREA = 64,006 S.F.

EASTERN RED CEDAR 11" DIA. (OFFSITE)
COTONWOOD 13" DIA. (OFFSITE)
COTONWOOD 13" DIA. (OFFSITE)
EASTERN RED CEDAR 10" DIA. (OFFSITE)
EASTERN RED CEDAR 11" DIA. (OFFSITE)
EASTERN RED CEDAR 12" DIA. (OFFSITE)
EASTERN RED CEDAR 12" DIA. (OFFSITE)
AMERICAN SYCAMORE 5" DIA.
LEYLAND CYPRESS 13" DIA. (OFFSITE)
LEYLAND CYPRESS 11" DIA. (OFFSITE)
CALLERY PEAR 8" DIA. (OFFSITE)
LEYLAND CYPRESS 10" DIA. (OFFSITE)
BLACK LOCUST 19" DIA.
BIGTOOTH ASPEN 21" DIA. (OFFSITE)
BIGTOOTH ASPEN 10" DIA. (OFFSITE)

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

6' CHAINLINK FENCE (MEANDERS ALONG PROPERTY LINE)

PRIVATE DRIVE

EXISTING SPRINGFIELD CENTER DRIVE (PRIVATE STREET)

N 6964642.8572
E 11861371.3672

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 4 of 22

METRO CENTER II - EVM SUMMARY TABLE

COVER TYPE ID	PRIMARY TREE SPECIES	COVER TYPE	CONDITION	ACREAGE	COMMENTS
CT-1	BRADFORD PEAR EASTERN RED CEDAR COTTONWOOD BLACK LOCUST AMERICAN SYCAMORE	OPEN FIELD	POOR	8.20 AC. (88% SITE COVERAGE)	VAST MAJORITY OF THE SITE HAS BEEN CLEARED LEAVING LITTLE OR NO VEGETATIVE COVER OTHER THAN SHORT GRASSES AND WEEDS. FEW FREESTANDING TREES EXIST ALONG THE SOUTHERN AND EASTERN BOUNDARIES. SEE PLAN VIEW (THIS SHEET) FOR INDIVIDUAL SPECIES AND SIZES.
CT-2	BLACK LOCUST CATALPA VIRGINIA PINE DOGWOOD SUMMAC	UPLAND FOREST	FAIR - GOOD	0.66 AC. (7% SITE COVERAGE)	PRIMARY OVERSTORY SPECIES ARE VIRGINIA PINE AND BLACK LOCUST 6-12" DIA. UNDERSTORY CONSISTS OF DOGWOOD 1-3" DIA. AND SUMAC. OVERALL HEALTH OF THIS COVER TYPE IS FAIR TO GOOD.
CT-3	N/A	DEVELOPED LAND	N/A	0.50 AC. (6% SITE COVERAGE)	THIS COVER TYPE CONSISTS SOLELY OF PAVED SURFACES. A PARKING LOT IN THE SOUTHWEST CORNER AND A ROADWAY IN THE NORTHEAST CORNER.
			TOTAL	9.36 AC.	

No.	DATE	DESCRIPTION
-	-	REVISIONS

PLAN DATE
04-13-11
12-02-11
02-03-12
02-14-12
04-05-12
- -
- -

Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703-642-8080
www.urbanltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 038790
PROFESSIONAL ENGINEER
4/5/12

EXISTING VEGETATION

METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

SHEET
4
OF
15

MISC. 12493

Urban, Ltd. - K:\DOCS\Metrocenter\Rezoning\PCA\1249-rez-vegetation exhb.dwg [ex. veg. map] April 05, 2012 - 2:25pm, dlambert

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

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

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD
PRIVATE STREET

EXISTING METRO ACCESS ROAD

EX. ZONING BOUNDARY

ZONE PDH-40
ZONE C-4

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

POSSIBLE H.C. RAMP

EXISTING GATE

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

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

N 6964389.4429
E 11860466.0160

POSSIBLE FUTURE ROAD
(BUILT BY OTHERS)
(PRESUMED FUTURE GRADING)

N42°15'00"E 520.58'

S47°45'00"E 33.64'

N42°15'00"E 323.59'

74.00'

50.08'

26.00'

PROP. BUS SHELTER

PROP. R.O.W. RESERVATION
FOR EXISTING JOSEPH
ALEXANDER ROAD
(10,412.23 S.F. OR 0.239 AC.)

TIE TO EX S/W

PROP. 6' S/W

PAVERS

GRASSPAVE FIRE TRUCK
ACCESS IN LANDSCAPE ZONE

PROP. BENCH (TYP.)

PROP. FOCAL POINT

URBAN PLAZA

CG-12A
R=26.00'
L=42.65'

EX. GRADING & TEMP. CONST. ESMT.
D.B. 11648 PG. 1099

LIMIT OF RPA

T.M. #090-2-01-0060
WASHINGTON METROPOLITAN, AREA TRANSIT
DB. 5084 PG. 1675

PROP. S/W
PENDING OWNER
PERMISSION

PROP.
CROSSWALK
PENDING OWNER
PERMISSION

PROP. 6'
SCREEN WALL

LOADING DOCK
FF=24.40

PROP.
DUMPSTER
/RECYCLE

PROP. BOLLARDS

FF=237.00
LL=220.00
BUILDING HEIGHT=120.00'

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

244.00'

POSSIBLE URBAN
PLAZA EXTENSION

BUILDING LINE BELOW GRADE
EDGE OF BUILDING FLUSH WITH GRADE

FF=237.00
LL=220.00
BUILDING HEIGHT=120.00'

1-STORY ABOVE GRADE

TRASH
COMPACTOR

POSSIBLE
OUTDOOR
SEATING

COVERED
LOADING DOCK

PROP. ROLL-UP
DOOR

PROP. RETAINING WALL
CG-12A

PROP. R.O.W. DEDICATION
(3,871.68 S.F. OR 0.09 AC.)

PROP. 5' S/W

PROP.
CROSSWALK

POSSIBLE
GUARD STAND

POSSIBLE
SECURITY GATE

MC-1

PAVERS

PROP. H20 LOADING MATERIAL

FUTURE GENERATOR
TRANSFORMER PAD

POSSIBLE
GUARD STAND

POSSIBLE
SECURITY GATE

PROP. 12'
SCREEN WALL

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

MAW=220.00
BUILDING HEIGHT=95'

717.79'

POSSIBLE FUTURE
GARAGE EXIT

PROPOSED PROJECT
PHASING LINE

OPTIONAL GARAGE
PHASING LINE (PHASE 1)

T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 19040 PG. 0067
29,936 SF OR 0.68728

N42°15'11"E 735.71'

0.90 ACRES OF
T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
TO BE DELETED FROM THIS APPLICATION

PROP. 4'
RET. WALL

S42°15'11"W 735.71'

645.50

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

PRIVATE DRIVE

0.13 ACRES OF
T.M. #090-4-01-0011B (PART)
SPRINGFIELD PARCEL C LLC
TO BE DEDICATED FROM THIS APPLICATION

ASPHALT

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

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

EXISTING SPRINGFIELD
CENTER DRIVE
(PRIVATE STREET)

SPRINGFIELD CENTER DRIVE EXTENDED

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

PROPOSED PROJECT
PHASING LINE

N 6964642.8572
E 11861371.3672

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012
Sheet 5 of 22

LEGEND

OPTIONAL PHASING OF CONSTRUCTION LINE

AREA WITHIN THE OUTLINE REPRESENTS AN INTERIM PHASE FOR COMMERCIAL OFF-STREET PARKING. THE IMPROVEMENTS SHOWN WITHIN THE OUTLINE WILL BE CONSTRUCTED AS PART OF THIS INTERIM PHASE.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
04-13-11
12-02-11
02-03-12
04-04-12
04-05-12
- - -

Urban, Ltd.
4200 Pike Lane, Chantilly Court
Chantilly, Virginia 20151
Tel. 703.642.8306
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
PROFESSIONAL ENGINEER
4/5/12

GDP - LAYOUT

METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2008
SCALE: 1"=40'
C.I.: N/A

SHEET 5 OF 15

MISC. 12493

Urban, Ltd. - N:\PDBS\Metrocenter\Rezoning\PCA\12493-plotset.dwg [SITE LAYOUT] April 05, 2012 - 2:26pm dlambert

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
AREA= 2.19 ACRES

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

VA. STATE GRID NORTH

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

EXISTING METROPOLITAN CENTER DRIVE

EX. ZONING BOUNDARY

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 6964389.4429
E 1486866.0160

POSSIBLE FUTURE ROAD (BUILT BY OTHERS) (PRESUMED FUTURE GRADING)

N42°15'00"E 520.58'

ZONE PDH-40
ZONE C-4

FUTURE R.O.W.
PER: D.B. 11633 PG. 0285

POSSIBLE H.C. RAMP

EXISTING JOSEPH ALEXANDER ROAD
PRIVATE STREET

N42°15'00"E 323.59'

EXISTING METRO ACCESS ROAD

PROP. BUS SHELTER

PROP. R.O.W. RESERVATION FOR EXISTING JOSEPH ALEXANDER ROAD 1,170,412.23 S.F. OR 0.230 AC.

EX. INV IN = 214.64
EX. INV OUT = 214.74
TIE TO EX S/W

PAVERS

PROP. FOCAL POINT

URBAN PLAZA

POSSIBLE OUTDOOR SEATING

PROP. BENCH (TYP.)

GRASSPAVE FIRE TRUCK ACCESS IN LANDSCAPE ZONE

PROP. S.W.M. PENDING OWNER PERMISSION

PROP. CROSSWALK PENDING OWNER PERMISSION

PROP. 6' SCREEN WALL

LOADING DOCK
FF=24.40

FF=237.00
LL=220.00
BUILDING HEIGHT=120.00'

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

POSSIBLE URBAN PLAZA EXTENSION

EX. W/L TO BE REMOVED

BUILDING LINE BELOW GRADE
EDGE OF BUILDING FLUSH WITH GRADE

1-STORY ABOVE GRADE

TRASH COMPACTOR

PROP. ROLL-UP DOOR

COVERED LOADING DOCK

PROP. RETAINING WALL

PROP. DUMPSTER
RECYCLE

PROP. UNDERGROUND SWM/BMP VAULT #2

PROP. R.O.W. DEDICATION (3,871.68 S.F. OR 0.09 AC.)

N42°11'05"E 97.83'

PROP. S.W.M.

POSSIBLE GUARD STAND
POSSIBLE SECURITY GATE

PROP. H20 LOADING MATERIAL

FUTURE GENERATOR TRANSFORMER PAD

PROP. 12' SCREEN WALL

MAX=220.00
BUILDING HEIGHT=5

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

POSSIBLE SECURITY GATE
EX. W/L TO BE REMOVED

POSSIBLE FUTURE GARAGE EXIT

PROPOSED PROJECT PHASING LINE

OPTIONAL GARAGE PHASING LINE (PHASE 1)

N42°15'11"E 735.71'

0.90 ACRES OF
T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
TO BE DELETED FROM THIS APPLICATION

PROP. 4' RET. WALL

N42°15'11"E 645.50'

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

T.M. #090-4-01-0011D
COMMONWEALTH OF VIRGINIA
STATE BOARD FOR COMMUNITY COLLEGES
DB. 11417 PG. 0052

PRIVATE DRIVE

0.13 ACRES OF
T.M. #090-4-01-0011B (PART)
SPRINGFIELD PARCEL C LLC
TO BE DELETED FROM THIS APPLICATION

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

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

#6605
2-STORY PRECAST/CONCRETE WAREHOUSE
GROSS FOOTPRINT AREA = 64,0

EXISTING SPRINGFIELD CENTER DRIVE
(PRIVATE STREET)

SPRINGFIELD CENTER DRIVE EXTENDED

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

N 6984642.8572
E 1861371.3472

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
T.M. #090-2-01-0060
DB. 3990 PG. 057

LIMIT OF RPA

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 6 of 22

LEGEND

OPTIONAL PHASING OF CONSTRUCTION LINE

AREA WITHIN THE OUTLINE REPRESENTS AN INTERIM PHASE FOR COMMERCIAL OFF-STREET PARKING. THE IMPROVEMENTS SHOWN WITHIN THE OUTLINE WILL BE CONSTRUCTED AS PART OF THIS INTERIM PHASE.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
04-13-11
12-02-11
02-03-12
02-14-12
04-05-12
- -
- -

Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel: 703.642.2306
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
PROFESSIONAL ENGINEER
4/5/12

GDP - GRADING WITH JOSEPH ALEXANDER ROAD EXTENSION

METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

SHEET 5A OF 15

MISC. 12493

Urban, Ltd. - d:\JOBS\MetroCenterII\Rezone\SP#1\2493-rphase.dwg, [GRADING WITH ROAD], April 06, 2012 - 2:29pm dlaubert

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

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

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD
PRIVATE STREET

EXISTING METRO ACCESS ROAD

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

T.M. #090-2-01-0011D
COMMONWEALTH OF VIRGINIA
COMMUNITY COLLEGES
DB. 11417 PG. 0059

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
AREA= 7.33 AC. OR 319,263 SF.

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

T.M. #090-2-01-0060
UNITED STATES OF AMERICA
DB. 02568 PG. 0203

PRIVATE DRIVE

SPRINGFIELD CENTER DRIVE EXTENDED

EXISTING SPRINGFIELD CENTER DRIVE (PRIVATE STREET)

WASHINGTON AIRPORTS AUTHORITY
T.M. #090-2-01-0060
DB. 3060 PG. 0957

LIMIT OF RPA

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

N 6984389.4429
E 11860466.0160

POSSIBLE FUTURE ROAD (BUILT BY OTHERS)

N42°15'00"E 520.58'

EX. ZONING BOUNDARY

ZONE PDH-40
ZONE C-4

N42°15'00"E 323.69'

FUTURE R.O.W.
PER: D.B. 11633 PG. 1205

POSSIBLE H.C. RAMP

PROP. BUS SHELTER

PROP. R.O.W. RESERVATION FOR EXISTING JOSEPH ALEXANDER ROAD (10,412.23 SF. OR 0.239 AC.)

TIE TO EX. S/W

PROP. 6' S/W

PAVERS

PROP. FOCAL POINT

URBAN PLAZA

POSSIBLE OUTDOOR SEATING

GRASSPAVE FIRE TRUCK ACCESS IN LANDSCAPE ZONE

PROP. BENCH (TYP.)

PROP. S/W PENDING OWNER PERMISSION

PROP. CROSSWALK PENDING OWNER PERMISSION

PROP. 6' SCREEN WALL

LOADING DOCK
FF=24.40

PROP. DUMPSTER & RECYCLE

PROP. UNDERGROUND SWM/BMP VAULT #2

PROP. S/W

PROP. CROSSWALK

POSSIBLE GUARD STAND
POSSIBLE SECURITY GATE

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

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

POSSIBLE URBAN PLAZA EXTENSION

BUILDING LINE BELOW GRADE EDGE OF BUILDING FLUSH WITH GRADE

EX. W/L TO BE REMOVED

FF=237.00
LL=220.00
BULDING HEIGHT=107.66'

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

1-STORY ABOVE GRADE

TRASH COMPACTOR

PROP. BOLLARDS

PROP. ROLL-UP DOOR

COVERED LOADING DOCK

PROP. RETAINING WALL

PROP. H20 LOADING MATERIAL

FUTURE GENERATOR TRANSFORMER PAD

PROP. 12' SCREEN WALL

MAX=220.00
BUILDING HEIGHT=5

POSSIBLE SECURITY GATE
EX. W/L TO BE REMOVED

POSSIBLE GUARD STA.

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

OPTIONAL GARAGE PHASING LINE (PHASE 1)

PROPOSED PROJECT PHASING LINE

POSSIBLE FUTURE GARAGE EXIT

N42°15'11"E 735.71'

0.99 ACRES OF
T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
TO BE DELETED FROM THIS APPLICATION

PROP. 4' RET. WALL

T/W=221.90
B/W=217.90

N42°15'11"E 645.50'

PROPOSED PROJECT PHASING LINE

N 6984642.8572
E 11861371.3072

0.13 ACRES OF
T.M. #090-4-01-0011B (PART)
SPRINGFIELD PARCEL C LLC
TO BE DELETED FROM THIS APPLICATION

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

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

#6605
2-STORY PRECAST/CONCRETE WAREHOUSE
GROSS FOOTPRINT AREA = 64,000 S.F.

LOADING DOCK

CONC. PAD

ASPHALT

18" RCP

12" RCP

15" RCP

21" RCP

24" RCP

32" RCP

CG-6

CG-6R

CG-12A

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 7 of 22

LEGEND

OPTIONAL PHASING OF CONSTRUCTION LINE

AREA WITHIN THE OUTLINE REPRESENTS AN INTERIM PHASE FOR COMMERCIAL OFF-STREET PARKING. THE IMPROVEMENTS SHOWN WITHIN THE OUTLINE WILL BE CONSTRUCTED AS PART OF THIS INTERIM PHASE.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
04-13-11
12-02-12
02-03-12
02-14-12
04-05-12
- - -

Urban, Ltd.
4200 D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2306
www.urbanltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
PROFESSIONAL ENGINEER
4/5/12

GDP - GRADING WITHOUT JOSEPH ALEXANDER ROAD EXTENSION

METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

SHEET 5B OF 15

MISC. 12493

Urban, Ltd. W:\JOBS\Lee\Center\11\zoning\PCA\12493 please no roadway [GRADING WITHOUT ROAD] April 05, 2012 - 2:39pm dlambert

CROSS SECTION A-A

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 8 of 22

No.	DATE	REVISIONS
-	-	-
-	-	-
1	04-13-11	DESCRIPTION
2	12-02-11	
3	02-03-12	
4	02-14-12	
5	04-05-12	

PLAN DATE

urban
Urban, Ltd.
4260-D Technology Court
Chantilly, Virginia 20151
Tel: 703.449.0306
Fax: 703.449.0296
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAY C. TOCK
LIC. NO. 036709
PROFESSIONAL ENGINEER
4/5/12

CROSS SECTIONS

METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2008
SCALE: AS NOTED
C.I.: 2'

SHEET
5C
OF
15

MISC. 12493

Urban, Ltd. - J:\JOBS\Metrocenter8\Rezoning\PCA\12493-plots.dwg [CROSS SECTION] April 05, 2012 2:30pm dmiller

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 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 = 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

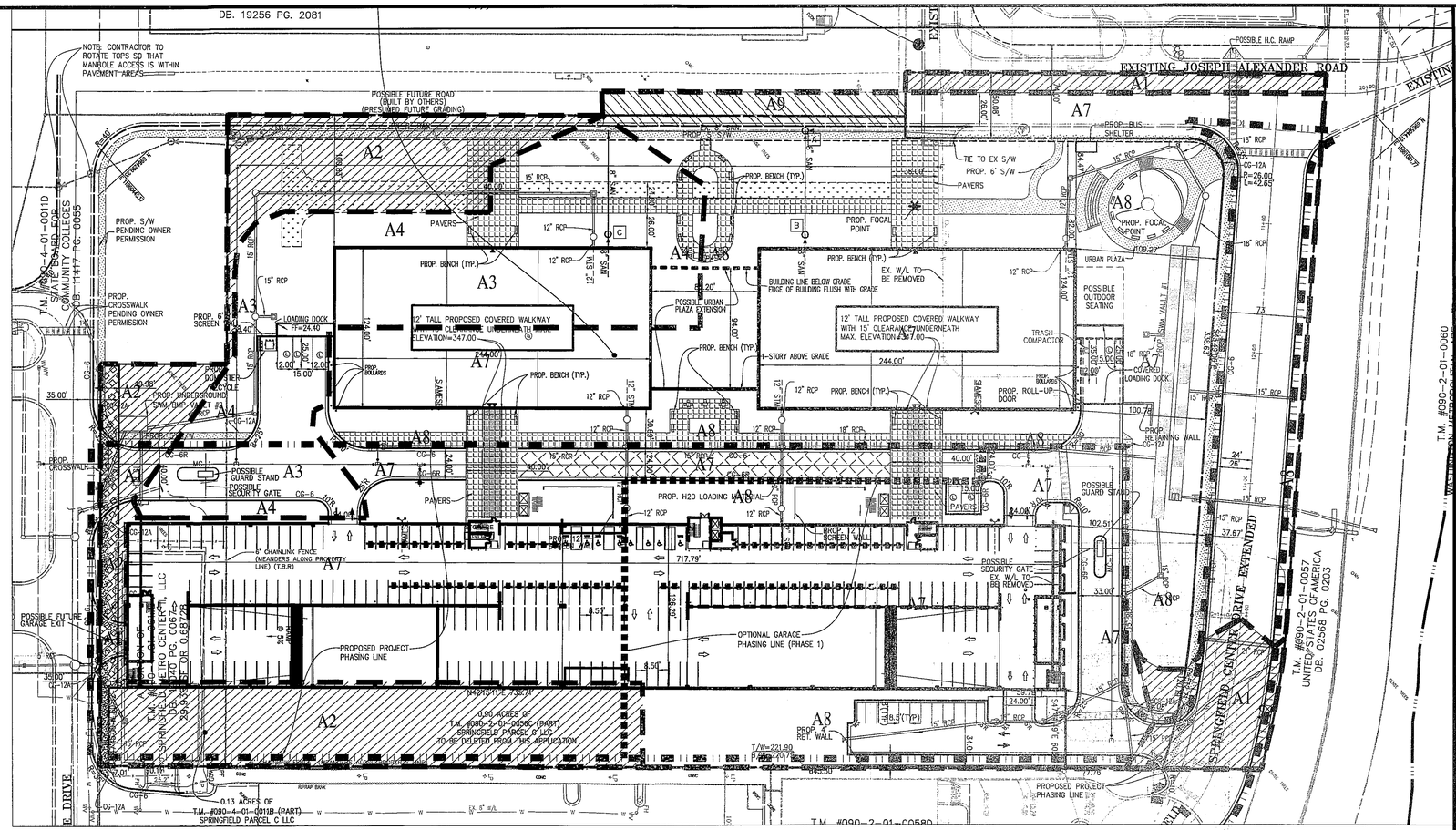
(B) Total uncontrolled area (b)= 1.67

(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

VA. STATE GRID NORTH

LEGEND

OFFSITE (CONTROLLED)

ONSITE (UNCONTROLLED)

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 9 of 22

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
04-13-11
12-02-11
02-03-12
04-05-12
- - -
- - -

Urban, Ltd.
4080 D Lafayette Center Court
Chantilly, Virginia 20151
Tel. 703.642.2305
w. www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 038790
4/5/12
PROFESSIONAL ENGINEER

BMP PLAN

METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2008
C.I. : N/A
SCALE: 1"=50'

SHEET 6 OF 15

MISC. 12493

Urban, Ltd. - K:\DES\Metro Center\Zoning\PCA\12493-BMP PLAN.dwg [BMP] - April 05, 2012 - 2:38pm dsmykal

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 10 of 22

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
04-13-11
12-02-11
02-03-12
02-14-12
04-05-12
-
-

urban™
Planners Engineers Landscape Architects Land Surveyors
Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2306
www.urban-ltd.com

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
4/5/12
PROFESSIONAL ENGINEER

PRE-DEVELOPMENT DRAINAGE DIVIDES
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

SHEET 7 OF 15

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
AREA= 2.19 ACRES

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

VA. STATE GRID NORTH

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

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD

EXISTING METRO ACCESS ROAD

T.M. #090-2-01-0056C
HAMAC LIMITED PARTNERSHIP
DB. 06501 PG. 1839

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

POSSIBLE FUTURE ROAD (BUILT BY OTHERS) (PRESERVE FUTURE GRADING)

T.M. #090-4-01-0011D
STATE BOARD FOR COMMUNITY COLLEGES
DB. 11417 PG. 0058

PROP. SWM PENDING OWNER PERMISSION

PROP. CROSSWALK PENDING OWNER PERMISSION

PROP. SCREEN

LOADING DOCK FF=24.40

PROP. BOLLARDS

PROP. DUMPSTER

PROP. UNDERGROUND SWM/BMP VAULT

PROP. SWM

PROP. CROSSWALK

POSSIBLE GUARD STAND

POSSIBLE SECURITY GATE

PAVERS

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

POSSIBLE FUTURE GARAGE EXIT

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

PRIVATE DRIVE

PROPOSED PROJECT PHASING LINE

OPTIONAL GARAGE PHASING LINE (PHASE 1)

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

BUILDING LINE BELOW GRADE
EDGE OF BUILDING FLUSH WITH GRADE

EX. W/L TO BE REMOVED

POSSIBLE URBAN PLAZA EXTENSION

PROP. FOCAL POINT

URBAN PLAZA

POSSIBLE OUTDOOR SEATING

TRASH COMPACTOR

COVERED LOADING DOCK

TIE TO EX S/W
PROP. 6' S/W
PAVERS

PROP. BENCH (TYP.)

PROP. H20 LOADING MATERIAL

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

SPRINGFIELD METRO CENTER II, LLC
DB. 19040 PG. 0067
DB. 19065 PG. 0158
DB. 19256 PG. 2081
DB. 19700 PG. 1192
DB. 10.68728

0.13 ACRES OF T.M. #090-4-01-0011B (PART) SPRINGFIELD PARCEL C LLC TO BE DELETED FROM THIS APPLICATION

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

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

PROPOSED PROJECT PHASING LINE

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. #090-2-01-0056D
WASHINGTON METROPOLITAN, AREA TRANSIT
DB. 3050 PG. 457

LIMIT OF RPA

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 11 of 22

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
04-13-11
12-02-12
02-03-12
03-14-12
04-05-12
- - -
- - -

Urban, Ltd.
4200 D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2305
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 038790
PROFESSIONAL ENGINEER
4/5/12

POST-DEVELOPMENT DRAINAGE DIVIDES

METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2008

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

SHEET 8 OF 15

MISC. 12493

Urban, Ltd. - J:\PROJ\Metro Center II\Drawing\PCA\13462-post development drawing\13462-POST DEVELOPMENT DRAINAGE DIVIDES.dwg [POST DEVELOPMENT DRAINAGE DIVIDES] Apr 05, 2012 - 2:36pm dkinkel

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	0.2642	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	0.2642	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. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 12 of 22

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)	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 _5_.

☑ 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)
(e.g. dry pond A, infil. trench, underground vault, etc.)						
BMP/SWM 1 (INFLT)	7.32	0.13	7.45	5,035	37,305 C.F.	NA
BMP 2 (INFLT)	1.29	0.00	1.29	246	1,559 C.F.	NA
Totals						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet _5_.
Pond inlet and oulet pipe systems are shown on Sheet _NA_.

☑ 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.).

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet _10_.

☑ 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_.

☑ 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_.

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet _7-10_.

☑ 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_.

☑ 11. A submission waiver is requested for _SITE DRAINAGE DIVERSION_.

☑ 12. Stormwater management is not required because _(is required and provided)_.

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 600 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
04-13-11
12-02-11
02-03-12
02-14-12
04-05-12

Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2306
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
4/5/12
PROFESSIONAL ENGINEER

STORM WATER MANAGEMENT PLAN
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I.: N/A DATE: FEB., 2008

SHEET 9 OF 15

MISC. 12493

Urban, Ltd. - J:\JOBS\MetroCenterII\Rezoning\PCA\12493-stormwater management plan.dwg [SWM] April 05, 2012 - 2:31pm dlambert

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_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 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 13 of 22

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
04-13-11
12-02-11
02-03-12
02-14-12
04-05-12

urban™
Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2306
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
4/5/12
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS

METRO CENTER II GENERAL DEVELOPMENT PLAN (GDP)

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2008
C.I.: 5'
SCALE: 1"=20'

SHEET 10 OF 15

MISC. 12493

Urban, Ltd. - J:\JOBS\MetroCenterII\Rezoning\PCA\12493-outfall analysis.dwg [OUTFALL] April 05, 2012 - 2:31pm dkimbell

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

EXISTING METROPOLITAN CENTER DRIVE

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

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

NOTE: CONTRACTOR TO ROTATE TOPS 5D THAT MANHOLE ACCESS IS WITHIN PAVEMENT AREAS

N 6964389.4429
E 11860466.0160

EX. ZONING BOUNDARY
EX. TEMPORARY TURNAROUND ESMT.
D.B. 11633 PG. 704

ZONE PDH-40
ZONE C-4

EXISTING JOSEPH ALEXANDER ROAD
PRIVATE STREET

EXISTING METRO ACCESS

EX. 10' WGL CO. ESMT.
D.B. 12500 PG. 157

POSSIBLE FUTURE ROAD
(BUILT BY OTHERS)
(PRESUMED FUTURE GRADING)

EX. 10' SANITARY SEWER ESMT.
D.B. 11633 PG. 704

N42°15'00"E 520.58'

N42°15'00"E 323.59'

EX. INGRESS-EGRESS ESMT.
D.B. 11633 PG. 704

EX. INGRESS-EGRESS ESMT.
D.B. 19125 PG. 366

PROP. BUS SHELTER

EX. INGRESS-EGRESS ESMT
D.B. 14092 PG. 659

PROPOSED INGRESS-EGRESS ESMT.
BY METES AND BOUNDS
EXHIBIT "B" BY THE ENGINEERING GROUP
DATED DEC. 12, 2006

EX. GRADING & TEMP. CONST. ESMT.
D.B. 11642 PG. 1099

LIMIT OF RPA

T.M. #090-2-01-0060
COMMONWEALTH OF VIRGINIA
DB. 3569 PG. 0

EX. 15' STORM DRAIN ESMT.
D.B. 11633 PG. 735

EX. RAIL ESMT.
D.B. 11642 PG. 1098

EX. 22' INGRESS-EGRESS ESMT.
D.B. 11633 PG. 735

EX. 15' VEPCO ESMT.
D.B. 12683 PG. 1744

EX. 16' FCWA ESMT.
D.B. 7428 PG. 735

PROPOSED 7' SHOWN ON PLAT

DAT

EX. 10' STORM DRAIN ESMT.
D.B. 11633 PG. 704

EX. 24' STORM DRAIN ESMT.
D.B. 4574 PG. 211
D.B. 4586 PG. 360

EX. 15' FCWA ESMT.
D.B. 7428 PG. 1995

EX. 36' INGRESS-EGRESS ESMT
D.B. 10075 PG. 1220

EX. 15' VEPCO & VERIZON ESMT.
D.B. 7430 PG. 0013

EX. INGRESS-EGRESS ESMT
D.B. 6607 PG. 931

EX. 30' VEPCO ESMT.
D.B. 0383 PG. 1410

EX. 15' FCWA ESMT.
D.B. 11453 PG. 1018

EX. INGRESS-EGRESS ESMT.
D.B. 2714 PG. 1958

EX. EASEMENT 30' RAILROAD SIDING
PG. 1-146

EX. 15' FCWA ESMT.
D.B. 11633 PG. 704

PROP. 6' SCREEN WALL

PROP. 12' SCREEN WALL

PROP. 5' SCREEN WALL

PROP. 4' RET. WALL

PROP. 4' RET. WALL W/ 6' FENCE

PROP. 5' SWM

PROP. CROSSWALK PENDING OWNER PERMISSION

PROP. SWM PENDING OWNER PERMISSION

GRASSPAVE FIRE TRUCK ACCESS IN LANDSCAPE ZONE

PROP. BENCH (TYP.)

PROP. FOCAL POINT

PROP. BOLLARDS

PROP. DUMPSTER
RECYCLE
UNDERGROUND
SWM/BMP VAULT #2

PROP. R.O.W. DEDICATION
(3,871.68 S.F. OR 0.09 AC.)

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

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

BUILDING LINE BELOW GRADE
EDGE OF BUILDING FLUSH WITH GRADE

1-STORY ABOVE GRADE

EX. W/L TO BE REMOVED

POSSIBLE URBAN PLAZA EXTENSION

POSSIBLE OUTDOOR SEATING

TRASH COMPACTOR

PROP. ROLL-UP DOOR

PROP. RETAINING WALL

POSSIBLE GUARD STAND

POSSIBLE GUARD STAND
POSSIBLE SECURITY GATE

FUTURE GENERATOR TRANSFORMER PAD

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

INTERIOR PLANTER DIMENSIONS: 10ft L x 10W x 3.5H, 180 SF. OF PLANTING AREA PER CATEGORY III TREE

INTERIOR PLANTER DIMENSIONS: 26'L x 13.5W x 3.5H, 175 SF. OF PLANTING AREA PER CATEGORY III TREE

INTERIOR PLANTER—D.B. 12355 PG. 2139
DIMENSIONS: 26'L x 13.5W x
AREA PER CATEGORY III TREE

INTERIOR PLANTER
DIMENSIONS: 105' L x 9W x
3.5H, 150 S.F. OF PLANTING
AREA PER CATEGORY III TREE

POSSIBLE SECURITY GATE
EX. W/L TO BE REMOVED

OPTIONAL GARAGE PHASING LINE (PHASE 1)

PROPOSED PROJECT PHASING LINE

POSSIBLE FUTURE GARAGE EXIT

PROPOSED 15' STORM DRAIN ESMT.
SHOWN ON PLAT BY THE ENGINEERING GROUP
DATED SEPT. 28, 2006

SPRINGFIELD CENTER DRIVE EXTENDED

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

N42°15'11"E 735.71'

0.99 ACRES OF
T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
TO BE DELETED FROM THIS APPLICATION

TEMPORARY PARKING LOT TO BE REMOVED AFTER INSTALLATION OF GARAGE IS COMPLETE.

N42°15'11"E 645.50'

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

T.M. #090-4-01-0011D
COMMONWEALTH OF VIRGINIA
DB. 11417 PG. 0065

T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 19040 PG. 0067
SET OF 10.667/28
29.93

0.13 ACRES OF
T.M. #090-4-01-0011B (PART)
SPRINGFIELD PARCEL C LLC
TO BE DELETED FROM THIS APPLICATION

PRIVATE DRIVE

EXISTING SPRINGFIELD CENTER DRIVE
(PRIVATE STREET)

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.

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

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 14 of 22

N 6964642.85'27
E 11861371.3672

LEGEND

- CANOPY TREES CREDITED TOWARDS INTERIOR PARKING LANDSCAPING
- CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
04-13-11
12-02-11
02-03-12
02-14-12
04-05-12
- -
- -

Urban, Ltd.
Clifton Building, Manager Clem
Clifton, Virginia 20151
Tel. 703.642.8506
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
PROFESSIONAL ENGINEER
4/5/12

LANDSCAPE PLAN

METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

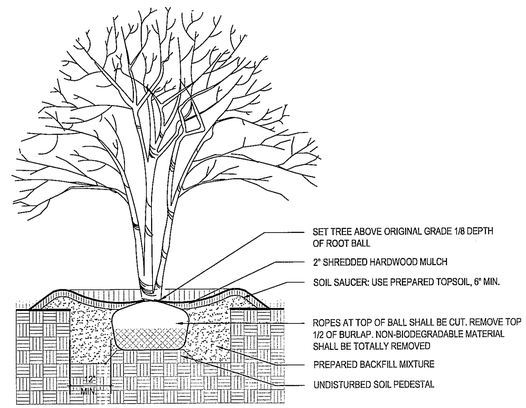
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

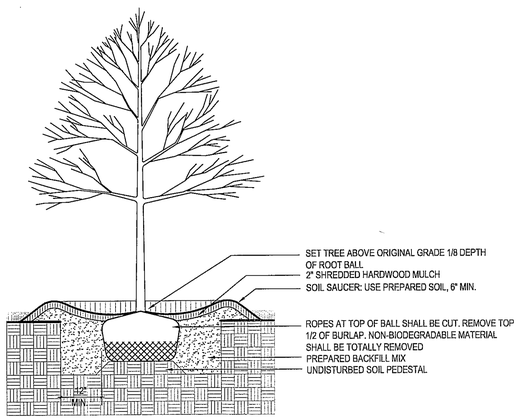
SHEET 11 OF 15

MISC. 12493

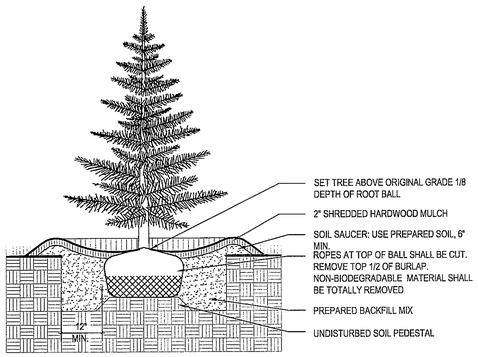
Urban, Ltd. – N:\JOBS\Metrocenter II\Rezoning\PCA 12453-Landscape.dwg [Landscape Plan] April 05, 2012 - 2:37pm rhamber



1 ORNAMENTAL TREE PLANTING
NTS



2 DECIDUOUS TREE PLANTING
NTS



3 EVERGREEN TREE PLANTING
NTS

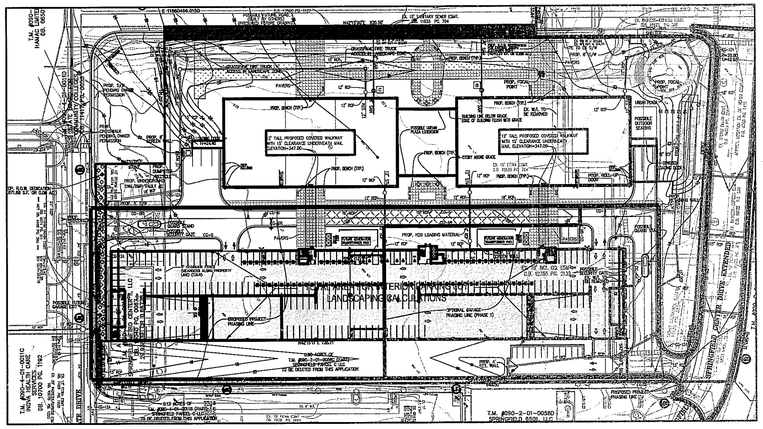
Gross Site Area (s.f.)	**407,722**
Pre-Development Area of Existing Tree Canopy (s.f.)	19,453
Percentage of Gross Site Area Covered by Existing Tree Canopy	5%
Tree Preservation Target	
10-Year Tree Canopy Requirement Percentage	10%
10-Year Tree Canopy Required (s.f.) (See "10-Year Tree Canopy Calculations" Table)	35,981
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (This is the "Tree Preservation Target")	5%
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (s.f.)	1,799
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation (s.f.) (See "Tree Preservation Calculations" Table)	0
Proposed Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation	0%
Tree Preservation Target not met (%)... 0% is not greater than...	5%
Tree Preservation Target not met (s.f.)... 0 is not greater than...	1,799

Gross Site Area (s.f.)	**407,722**
Deductions	
Street Frontage R.O.W. Dedication	-47,916
Adjusted Gross Site Area	**359,806**
10 Year Tree Canopy Requirement Calculations	
10-Year Tree Canopy Requirement Percentage	10%
10-Year Tree Canopy Required (s.f.)	**35,981**
10 Year Tree Canopy Provided	
Canopy Provided Through Treesave	0
Canopy Provided Through Landscaping	38,875
Total Canopy Provided	**38,875**

Proposed Use (Group): Office (Group 8)

Adjacent Use (Group)	Required Transitional Screening
South: Future Office (Group 8)	None Required
West: Office (Group 8)	None Required
North: Office (Group 8)	None Required
East: Vacant Land (RPA)	None Required

Area to be Counted (s.f.)	93,180
Interior Landscaping Required (5%) (s.f.)	4,659
Interior Landscaping Provided:	
22 Shade Trees at 175 s.f. each	3,850
4 Shade Trees at 250 s.f. each	1,000
Requirement is met... 4,850 s.f. is greater than...	4,659



4 INTERIOR PARKING LANDSCAPING
SCALE: 1"=100'

Symbol	Botanical Name	Common Name	Size	Type	Remarks
	Canopy Trees				
	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3" Cal.	B & B	Uniform branching pattern
	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	3" Cal.	B & B	Uniform branching pattern
	Platanus x acerifolia 'Columbia'	Columbia London Planetree	3" Cal.	B & B	Uniform branching pattern
	Quercus palustris	Pin Oak	3" Cal.	B & B	Uniform branching pattern
	Quercus phellos	Willow Oak	3" Cal.	B & B	Uniform branching pattern
	Ulmus parvifolia 'UPMTF'	Bosque Elm	3" Cal.	B & B	Uniform branching pattern
	Ornamental Trees				
	Amelanchier arborea	Serviceberry	3" Cal.	B & B	Min. 3 strong central leaders
	Cornus x kousa	Kousa Dogwood	3" Cal.	B & B	Min. 3 strong central leaders
	Magnolia x soulangiana	Saucer Magnolia	3" Cal.	B & B	Min. 3 strong central leaders
	Prunus x yedoensis	Yoshino Cherry	3" Cal.	B & B	Min. 3 strong central leaders
	Evergreen Trees				
	Cryptomeria japonica	Japanese Cryptomeria	6'-8' Ht.	B & B	Full to ground, Dense
	Ilex x attenuata 'Fosteri'	Foster's Hybrid Holly	6'-8' Ht.	B & B	Full to ground, Dense
	Picea abies	Norway Spruce	6'-8' Ht.	B & B	Full to ground, Dense
	Pseudotsuga menziesii	Douglas Fir	6'-8' Ht.	B & B	Full to ground, Dense

Canopy to be Met Through Tree Planting (s.f.)			**35,981**
Air Quality Tree Planting (s.f.)	0		
	x 1.50 Multiplier (s.f.)		0
Energy Conservation Tree Planting (s.f.)	0		
	x 1.50 Multiplier (s.f.)		0
Water Quality Tree Planting (s.f.)	0		
	x 1.25 Multiplier (s.f.)		0
Wildlife Benefits Tree Planting (s.f.)	0		
	x 1.50 Multiplier (s.f.)		0
Native Tree Planting (s.f.)	0		
	x 1.50 Multiplier (s.f.)		0
Improved Cultivars & Varities Tree Planting (s.f.)	3,850		
	x 1.25 Multiplier (s.f.)		4,813
Seedling Tree Planting (s.f.)	0		
	x 1.00 Multiplier (s.f.)		0
Native Shrub or Woody Seed Mix Planting (s.f.)	0		
	x 1.00 Multiplier (s.f.)		0
Percentage of Seedling Tree Planting Total (%)	0%		
Remaining Tree Planting Area (that does not qualify for higher multipliers) (s.f.)			34,062
Total Tree Planting Canopy Provided (s.f.)			**38,875**
Offsite Planting Relief Requested?			No
Tree Bank or Tree Fund?			No
Canopy Area Requested to be Provided Through Offsite Tree Banking or Tree Fund (s.f.)			0
Amount to be Deposited into the Tree Preservation and Planting Fund			$0.00

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 15 of 22

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
04-13-11
12-03-12
02-03-12
02-14-12
04-05-12

Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2306
Fax
www.urbanltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
Charles Tock
CLAYTON C. TOCK
No. 038790
PROFESSIONAL ENGINEER
4/5/12

LANDSCAPE PLAN CALCULATIONS AND DETAILS

METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I.: 2' DATE: FEB., 2008

SHEET 11A OF 15

MISC. 12493

Urban, Ltd. - n:\WBS Metrocenter II\Rezoning\PCA\12451 - Landscape\Landscape.dwg [Landscape Plan Details] Apr 05, 2012 - 2:32pm dlamacraft

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

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

VA STATE GRID NORTH

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

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

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

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

EXISTING METROPOLITAN CENTER DRIVE

EX. 10' STORM DRAIN ESMT.
D.B. 11633 PG. 704

EX. 15' FCWA ESMT.
D.B. 11633 PG. 735

EX. 15' STORM DRAIN ESMT.
D.B. 11633 PG. 735

EX. 22' INGRESS-EGRESS ESMT.
D.B. 11633 PG. 704

EX. TRAIL ESMT.
D.B. 11633 PG. 1099

EXISTING METRO ACCESS

EXISTING JOSEPH ALEXANDER ROAD
(PRIVATE STREET)

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

N 6964389.4429
E 11860466.0160

EX. 10' WGL CO. ESMT.
D.B. 12508 PG. 157

POSSIBLE FUTURE ROAD \
(BUILT BY OTHERS)
(PRESUMED FUTURE GRADING)

EX. 10' SANITARY SEWER ESMT.
D.B. 11633 PG. 704

N42°15'00"E 520.58'

EX. ZONING BOUNDARY

EX. TEMPORARY TURNAROUND ESMT.
D.B. 11633 PG. 704

ZONE: PDH-40
ZONE: C-4

S47°45'00"E 644.47'

N42°15'00"E 323.59'

FUTURE H.C. W.G.
PER: D.B. 11633 PG. 735

POSSIBLE H.C. RAMP

EX. INGRESS-EGRESS ESMT.
D.B. 19125 PG. 366

PROP. BUS SHELTER

EX. INGRESS-EGRESS ESMT.
D.B. 14092 PG. 659

TO METRO

PROPOSED INGRESS-EGRESS ESMT.
BY METES AND BOUNDS
EXHIBIT "B" BY THE ENGINEERING GROUP
DATED DEC. 12th 2006

EX. GRADING & TEMP. CONST. ESMT.
D.B. 11633 PG. 1099

GRASSPAVE FIRE TRUCK ACCESS IN LANDSCAPE ZONE

PROP. R.O.W. RESERVATION FOR EXISTING JOSEPH ALEXANDER ROAD
(10,417.22 S.F. OR 0.239 AC.)

PROP. BENCH (TYP.)

PROP. 6' S/W

PAVERS

PROP. FOCAL POINT

TIE TO EX S/W

EX. INV IN = 214.84
EX. INV OUT = 214.74

EX. INV IN = 213.78
EX. INV OUT = 210.82

EX. INV IN = 211.32
EX. INV OUT = 210.32

EX. INV IN = 211.32
EX. INV OUT = 210.32

PROP. S/W PENDING OWNER PERMISSION

PROP. CROSSWALK PENDING OWNER PERMISSION

PROP. 6' SCREEN WALL

LOADING DOCK
FF=24.40

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

POSSIBLE URBAN PLAZA EXTENSION

BUILDING LINE BELOW GRADE
EDGE OF BUILDING FLUSH WITH GRADE

EX. W/L TO BE REMOVED

URBAN PLAZA

POSSIBLE OUTDOOR SEATING

TRASH COMPACTOR

1-STORY ABOVE GRADE

EX. 15' FCWA ESMT.
D.B. 11633 PG. 704

PROP. ROLL-UP DOOR

COVERED LOADING DOCK

PROP. RETAINING WALL

PROP. DUMPSTER RECYCLE

PROP. UNDERGROUND SWM/BMP VAULT #2
18' RCP

PROP. R.O.W. DEDICATION
(3,871.68 S.F. OR 0.09 AC)

N42°11'05"E
97.63'

EX. 24" STORM DRAIN ESMT
D.B. 4574 PG. 271
INV IN=203.40
INV OUT=203.18

EX. 24" STORM DRAIN ESMT
D.B. 4574 PG. 360
INV IN=203.51
INV OUT=203.18

PROP. CROSSWALK

POSSIBLE GUARD STAND

POSSIBLE SECURITY GATE

PAVERS

PROP. H20 LOADING MATERIAL

FUTURE GENERATOR TRANSFORMER PAD

FUTURE GENERATOR TRANSFORMER PAD

PROP. 12' SCREEN WALL

POSSIBLE GUARD STAND

POSSIBLE SECURITY GATE

EX. W/L TO BE REMOVED

EX. 10' WGL CO. ESMT
D.B. 12355 PG. 2139

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

POSSIBLE FUTURE GARAGE EXIT

T.M. #090-4-01-0011C
SPRINGFIELD PARCEL C LLC
DB. 19040 PG. 0067
29,938 SF OR 0.68728 AC

N42°15'11"E 735.71

0.98 ACRES OF
T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
TO BE DELETED FROM THIS APPLICATION

PROP. 4' RET. WALL

S42°15'05"W 796.31'

645.50

N42°15'08"E 96.55'

90.11'

6' CHAINLINK FENCE (MEANDERS ALONG PROPERTY LINE)

0.13 ACRES OF
T.M. #090-4-01-0011B (PART)
SPRINGFIELD PARCEL C LLC
TO BE DELETED FROM THIS APPLICATION

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

T.M. #090-4-01-0011D
COMMUNITY COLLEGES
DB. 11417 PG. 0059

EX. 15' FCWA ESMT
DB. 7428 PG. 1995

EX. INGRESS-EGRESS ESMT
DB. 10700 PG. 1220

PRIVATE DRIVE

EX. 8" W/L

EX. 15' FCWA ESMT
DB. 7428 PG. 1995

18" RCP

ASPHALT

CONC PAD

LOADING DOCK

SS GRATE INV IN=212.87 INV OUT=207.87

SS GRATE INV IN=212.87 INV OUT=207.87

12" PVC

SHED

GAS REGS.

STEPS

LANDING

SS GRATE INV IN=211.89 INV OUT=205.94

SS GRATE INV IN=212.75 INV OUT=206.11

SS GRATE INV IN=212.77 INV OUT=206.02

SS GRATE INV IN=212.73 INV OUT=206.38

SS GRATE INV IN=212.73 INV OUT=206.50

TOP=211.38 INV IN=205.88 INV OUT=205.78

TOP=211.55 INV IN=206.19 INV OUT=206.09

TOP=211.58 INV IN=206.25 INV OUT=206.15

TOP=211.73 INV IN=206.40 INV OUT=206.30

TOP=211.73 INV IN=206.50 INV OUT=206.40

TOP=211.73 INV IN=206.60 INV OUT=206.50

TOP=211.73 INV IN=206.70 INV OUT=206.60

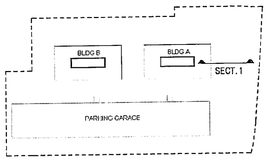
TOP=211.73 INV IN=206.80 INV OUT=206.70

TOP=211.73 INV IN=206.90 INV OUT=206.80

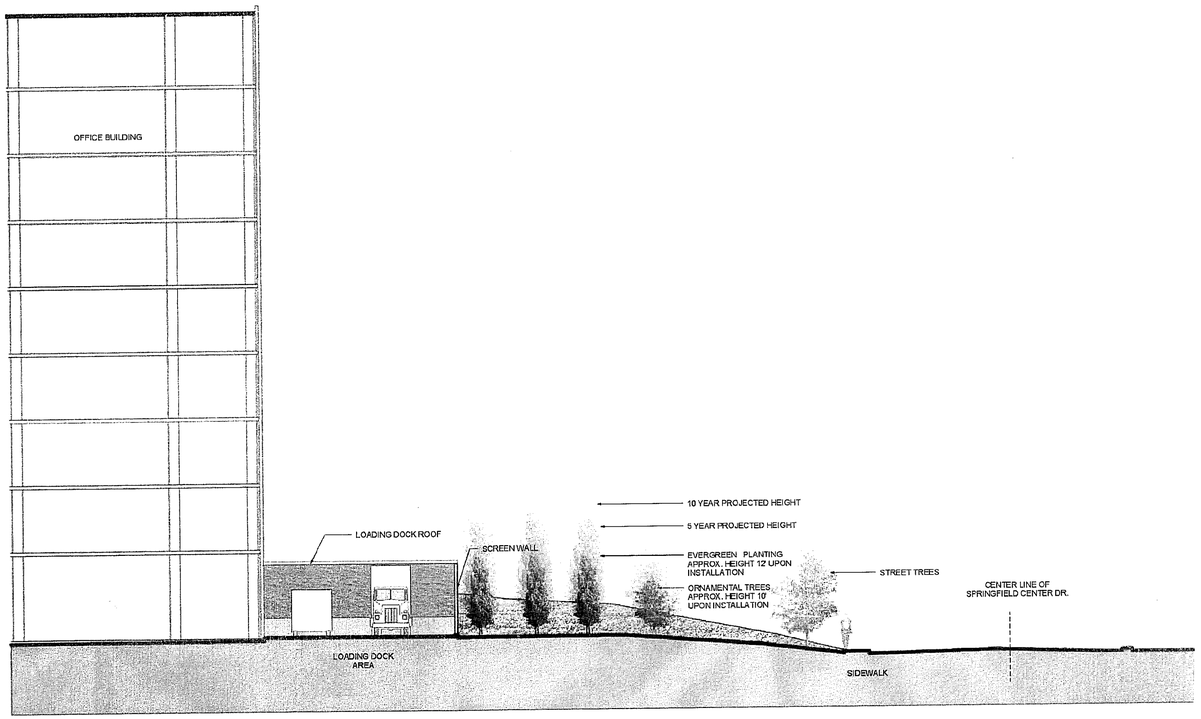
TOP=211.73 INV IN=207.00 INV OUT=206.90

TOP=211.73 INV IN=207.10 INV OUT=207.00

TOP=211.73 INV

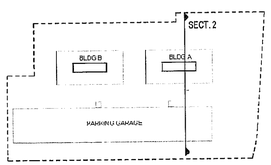


KEY PLAN

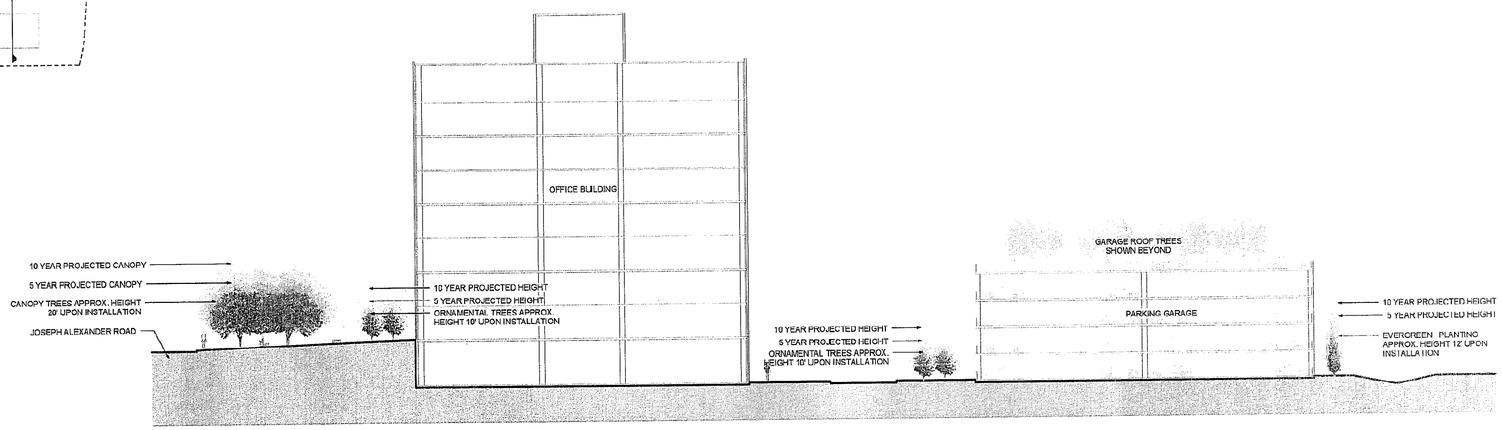


SITE SECTION - AT LOADING DOCK 1

SCALE: 1" = 10'-0"



KEY PLAN



SITE SECTION - NORTH / SOUTH 2

SCALE: 1" = 20'-0"

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

S:\09.6159.000\BIM\Building Model_Central Model File\METRO CENTER II.rvt

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

Issue	Date & Issue Description	By	Check

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 17 of 22

Project Name
METRO CENTER II

Project Number
09.6159.100

Description
PROJECT SECTIONS

Scale
As indicated

© 2008 Gensler

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
04-13-11
12-02-11
02-03-12
02-14-12
04-05-12

urban
Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2306
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
4/5/12
PROFESSIONAL ENGINEER

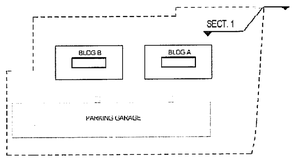
SITE SECTIONS

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

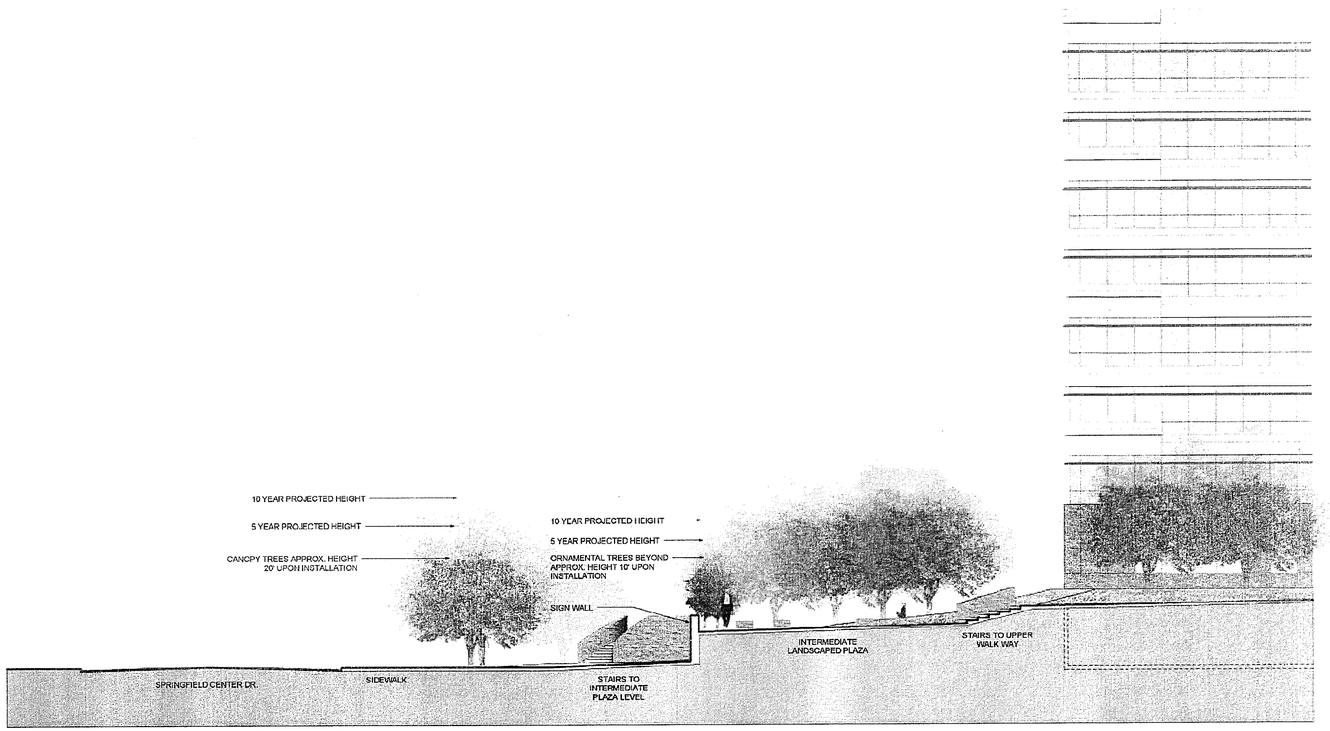
SCALE: N/A
C.I.: N/A
DATE: FEB., 2008

SHEET
13
OF
15

MISC. 12493



KEY PLAN



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

S:\09.6159.000\BIM\Building Model_Central Model File\METRO CENTER II.rvt

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

Issue	Date & Issue Description	By	Check

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) X (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 18 of 22

Project Name
METRO CENTER II

Project Number
09.6159.100

Description
PROJECT SECTIONS

Scale
As indicated

© 2008 Gensler

No.	DATE	REVISIONS

PLAN DATE
04-13-11
02-03-12
02-14-12
04-05-12

Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2306
www.urban-ltd.com
urban
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 038790
PROFESSIONAL ENGINEER
4/5/12

SITE SECTIONS

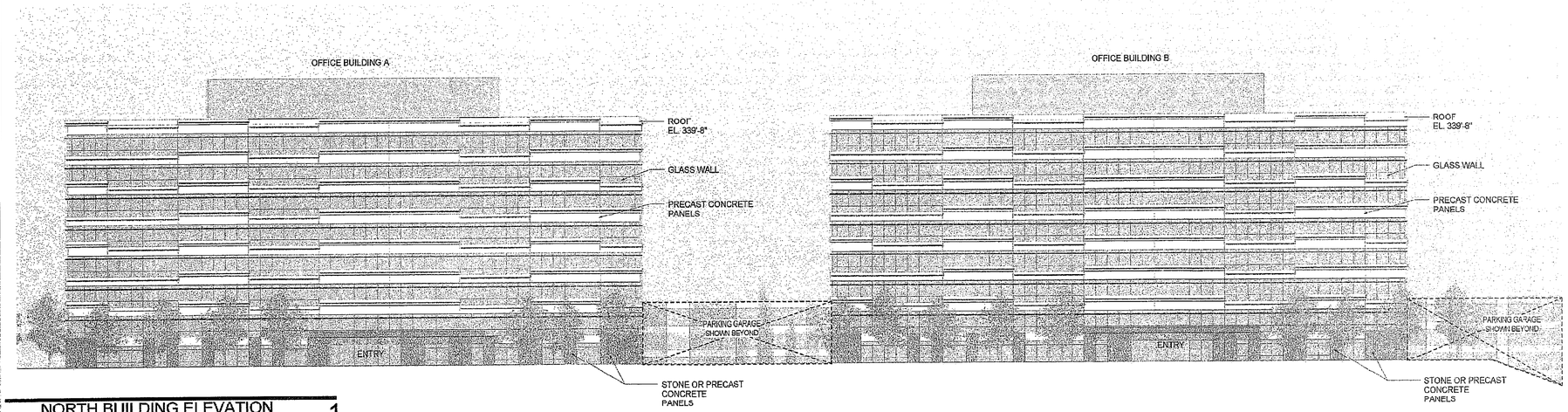
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2008
C.L.: N/A
SCALE: N/A

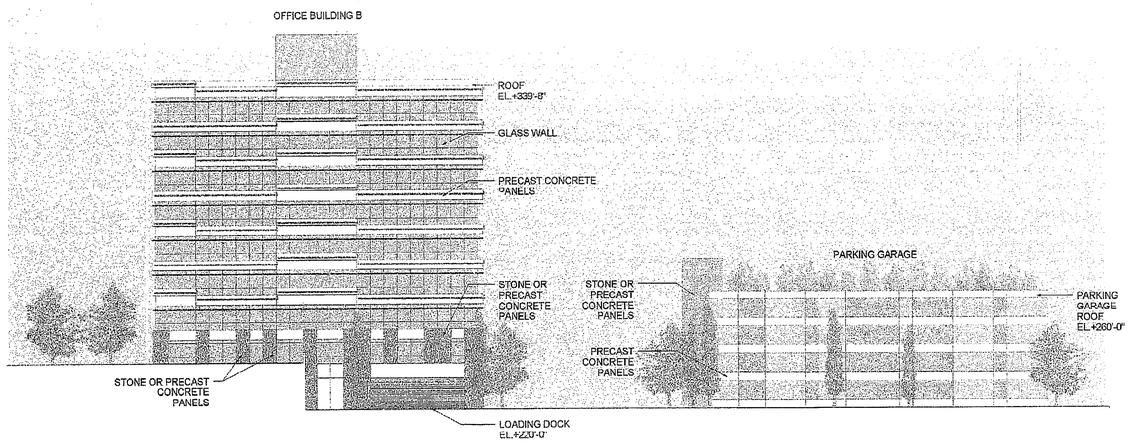
SHEET
13A
OF
15

MISC. 12493

Urban, Ltd. ... x:\VDC\MetroCenterII\Drawings\PCA\Vizzes\ site sections\Site Sections 2] April 05, 2012 - 2:52pm rbernhart



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



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

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

G:\09.6159.000\BIM\Building Model_Central Model File\METRO CENTER II.rvt

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

Issue	Date & Issue Description	By	Check
1	11-07-08		

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 19 of 22

Project Name
METRO CENTER II

Project Number
09.6159.100

Description
PROJECT ELEVATIONS

Scale
As indicated

SHEET 14 OF 15

© 2008 Gensler

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
04-13-11
12-02-11
02-03-12
02-14-12
04-05-12
-
-

urban
Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2306
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
4/5/12
PROFESSIONAL ENGINEER

SITE ELEVATIONS

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

SCALE: N/A
C.I.: N/A
DATE: FEB., 2008

SHEET
14
OF
15

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

VA STATE GRID NORTH

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

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

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

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

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

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

1.19 Acres in
ROW dedication

9.70 Acres in
Parcel 56C

0.69 Acres of
Parcel 11B

0.09 Acres in
ROW dedication

73.00'

T.M. #090-2-01-0060
WASHINGTON METROPOLITAN, AREA TRANSIT
DB. 5690 PG. 957

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

PORTION OF
T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 19040 PG. 0067
AREA= 0.69 AC
SF OR 0.68728

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

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

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 20 of 22

LEGEND:

- EXISTING PROPERTY LIMITS (9.70 ACRES)
- PROPOSED ADDITIONAL PROPERTY LIMITS (0.69 ACRES)
- TOTAL ROW DEDICATION LIMITS (1.28 ACRES)
- ROW RESERVATION LIMITS (0.24 ACRES)
- LAND AREA TO BE DELETED FROM THIS ZONING ACTION
  0.90 ACRES (PARCEL 56C)
  0.13 ACRES (PARCEL 11B)
  1.03 ACRES (TOTAL)

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
04-13-11
12-02-11
01-13-12
02-14-12
04-05-12
- -
- -

Urban Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2306
FAX www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 038790
4/5/12
PROFESSIONAL ENGINEER

PROPERTY EXHIBIT

METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

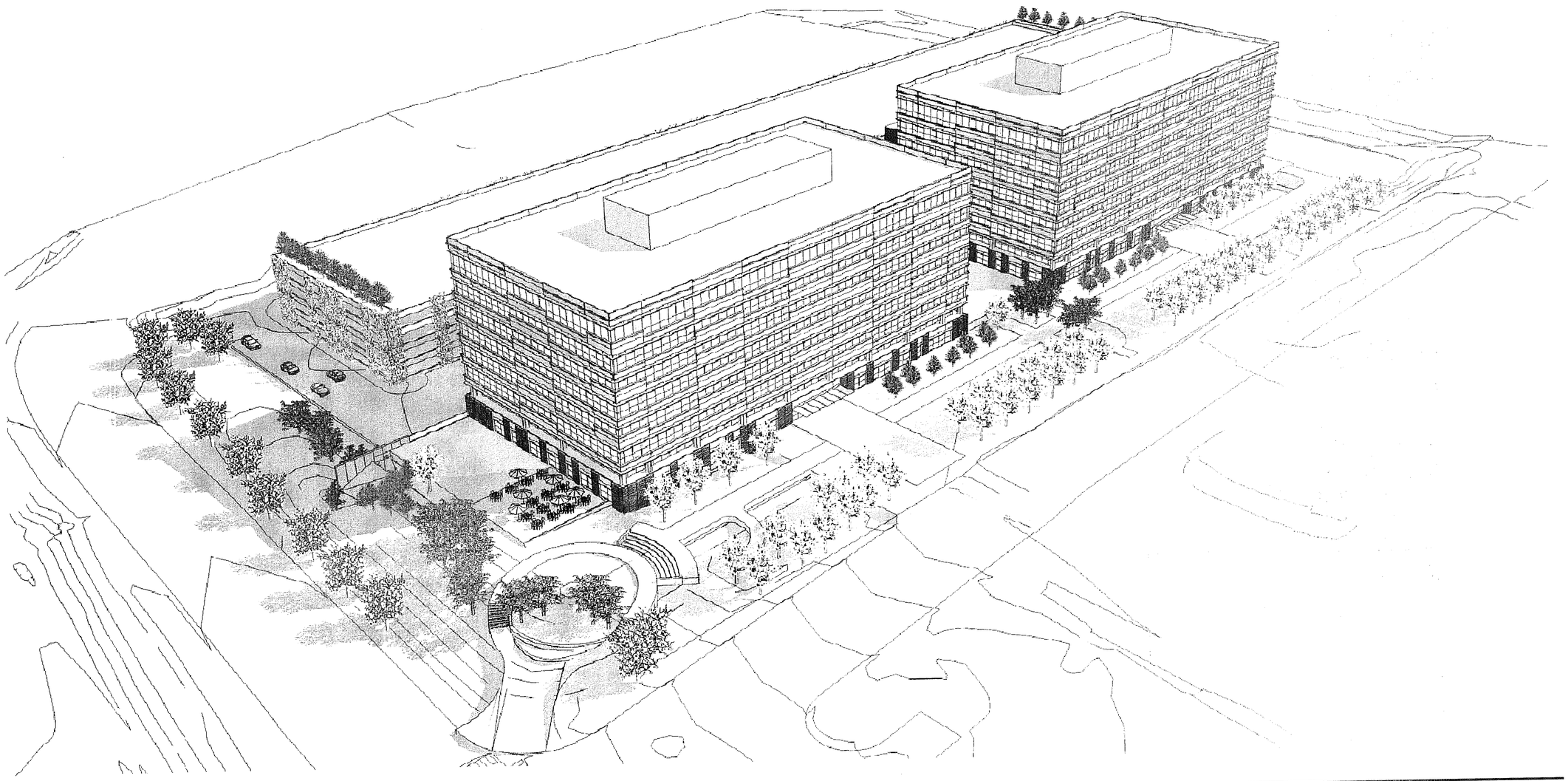
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2008
C.I.: N/A
SCALE: 1"=40'

SHEET
15
OF
15

MISC. 12493

Urban, Ltd. - d:\PROJ\Miscellaneous\Zoning\PCA\1562 - property exhibit.dwg [PROP EXHIBIT] April 05, 2012 - 2:53pm, dlambert



Gensler

SPRINGFIELD METRO CENTER

BOSTON PROPERTIES

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 21 of 22

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
04-13-11
12-02-11
02-03-12
02-14-12
04-05-12
-
-

urban
Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2306
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
4/5/12
PROFESSIONAL ENGINEER

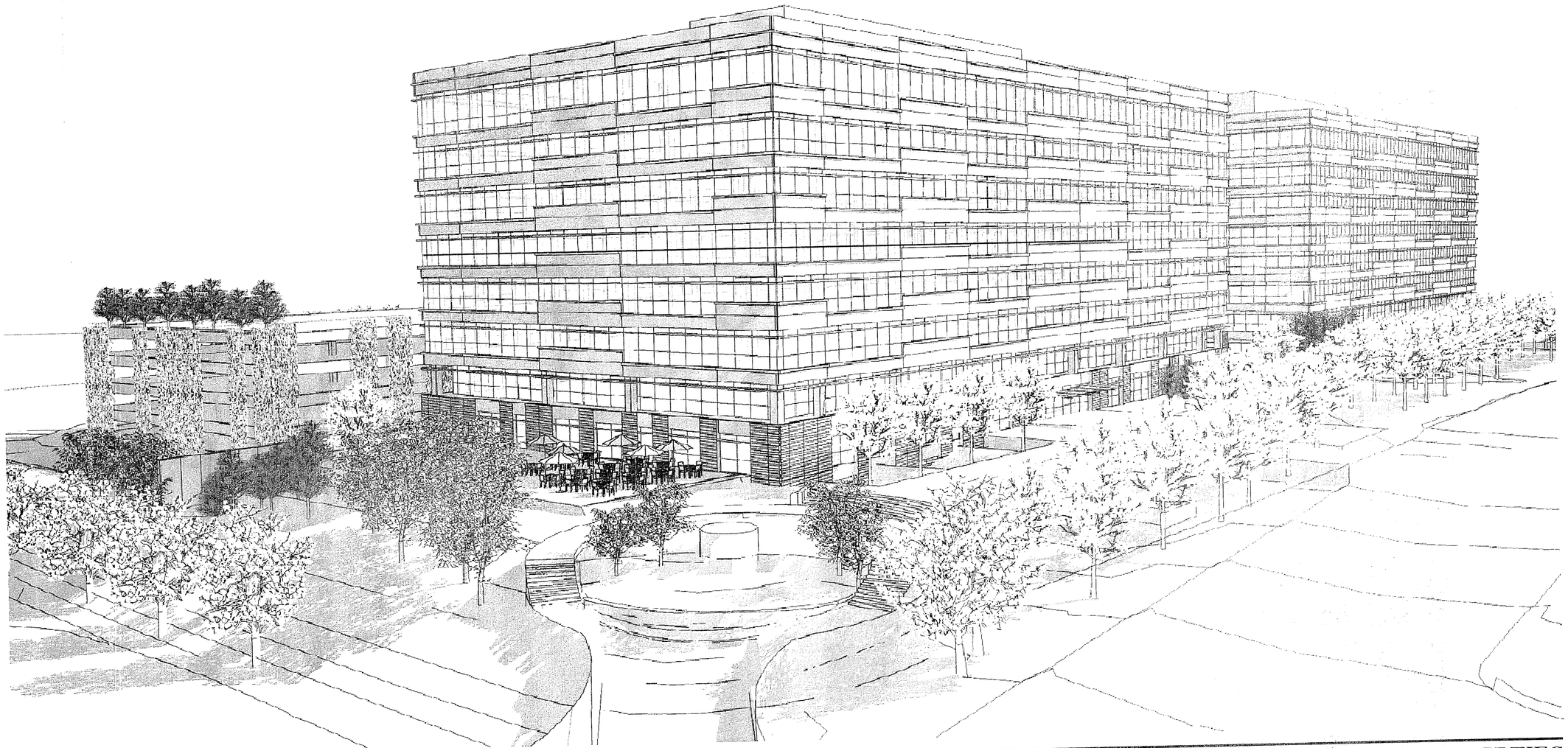
BUILDING PERSPECTIVE

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

SCALE: N/A C.I.: N/A DATE: FEB., 2008

SHEET
15A
OF
15

MISC. 12493



Gensler

SPRINGFIELD METRO CENTER

BOSTON PROPERTIES

Application No. PCA 2008-LE-015 Staff W.Mayland
Concur w/ PCA 1998-LE-064-02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)

See Proffers Dated April 6, 2012
Date of (BOS) (PC) Approval May 1, 2012

Sheet 22 of 22

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
04-13-11
12-02-11
02-03-12
02-14-12
04-05-12
-
-

urban
Planners Engineers Landscape Architects Land Surveyors
Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2306
www.urban-ltd.com

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036790
4/5/12
PROFESSIONAL ENGINEER

BUILDING PERSPECTIVE

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

SCALE: N/A C.I.: N/A DATE: FEB., 2008

SHEET
15B
OF
15

MISC. 12493