APPLICATIONS ACCEPTED: March 10, 2015
PLANNING COMMISSION: July 15, 2015 @ 8:15 P.M.
BOARD OF SUPERVISORS: July 28, 2015 @ 4:30 P.M.

County of Fairfax, Virginia

July 1, 2015

STAFF REPORT

APPLICATIONS PCA 2008-LE-015-02 and PCA 1998-LE-064-03 (Concurrent with PCA/CDPA/FDPA 2011-LE-022)

LEE DISTRICT

APPLICANTS:	Springfield Parcel C, LLC Springfield Metro Center II, LLC
ZONING:	C-4 (High Intensity Office)
PARCEL:	90-2 ((1)) 56C pt. 90-4 ((1)) 11B pt.
ACREAGE:	8.80 acres [Tax Map 90-2 ((1)) 56C pt.] 0.56 acres [Tax Map 90-4 ((1)) 11B pt.] 9.36 acres [TOTAL]
FAR:	Option 1: 1.16 FAR (474,000 square feet plus 66,900 square feet in cellar space) Option 2: 1.47 FAR (600,800 square feet plus 66,120 square feet in cellar space)
OPEN SPACE:	Option 1: 26% Option 2: 30%
PLAN MAP:	Industrial
PROPOSAL:	The applicants seek approval of a Proffered Condition Amendment (PCA) to permit site and proffer modifications which include the shift of up to 126,800 square feet from PCA/CDPA/FDPA 2011-LE-022 to PCA 2008-LE-015-02 & PCA 1998-LE-064-03 (Option 2). In addition, under the proposed Option 2 site layout, there would be a single building as opposed to two separate buildings.

Kelly M. Atkinson, AICP

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2008-LE-015-02 and PCA 1998-LE-064-03, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of a reaffirmation of a waiver of the rear yard requirement in accordance with Section 2-418 of the Zoning Ordinance in favor of that depicted on the Generalized Development Plan (GDP).

Staff recommends approval of a reaffirmation of a waiver of the barrier requirement and modification of the transitional screening yard requirement to the west in accordance with Paragraphs 3 and 5 of Section 13-305 of the Zoning Ordinance in favor of that depicted on the GDP.

Staff recommends approval of a modification of the maximum height of a fence in a front yard per Paragraph 3B of Sect. 10-104 of the Zoning Ordinance to permit an eight foot high security fence in the front yard as depicted on the GDP.

Staff recommends that the Board of Supervisors direct the Director of DPWES to approve the requested deviation of the tree preservation target requirement in favor of what is shown on the GDP.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

APPLICATIONS ACCEPTED: March 10, 2015
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County of Fairfax, Virginia

July 1, 2015

STAFF REPORT
APPLICATION PCA/CDPA/FDPA 2011-LE-022
(concurrent with PCA 2008-LE-015-02 and PCA 1998-LE-064-03)

LEE DISTRICT

APPLICANTS:	Springfield Metro Center II, LLC and Springfield 6601, LLC
ZONING:	PDC (Planned Development Commercial)
PARCEL:	90-2 ((1)) 56C pt., 58D, 90-4 ((1)) 11B pt.
ACREAGE:	6.28 acres
FAR:	Option 1: 1.89 FAR (517,600 square feet) Option 2: 1.43 FAR (390,800 square feet)
OPEN SPACE:	Option 1: 37% Option 2: 37%
PLAN MAP:	Industrial
PROPOSAL:	The applicants seek approval of a Proffered Condition Amendment (PCA) to permit site and proffer modifications which includes the shift of up to 126,800 square feet from PCA/CDPA/FDPA 2011-LE-022 to PCA 2008-LE-015-02 & PCA 1998-LE-064-03 (Option 2). Except for the reduction in density, no site layout changes are proposed to PCA/CDPA/FDPA 2011-LE-022.

Kelly M. Atkinson, AICP

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2011-LE-022, subject to the execution of proffers consistent with those contained in Appendix 2.

Staff recommends approval of FDPA 2011-LE-022, subject to the proposed development conditions contained in Appendix 3 and the Board of Supervisors approval of PCA 2011-LE-022.

Staff recommends approval of a reaffirmation of a modification of the loading space requirement to allow four spaces instead of the required five spaces by Paragraph 15 of Section 11-202 of the Zoning Ordinance as depicted on the Conceptual/Final Development Plan Amendment (CDPA/FDPA).

Staff recommends approval of a reaffirmation of an increase in the maximum floor area ratio from 1.5 to 1.89 for Option 1, in accordance with Section 6-208 of the Zoning Ordinance as depicted on the CDPA/FDPA.

Staff recommends approval of a reaffirmation of a previously approved waiver of the barrier requirement and modification of the transitional screening yard requirement for the eastern portion of the site in accordance with Paragraph 11 of Section 13-305 of the Zoning Ordinance and in favor of that depicted on the CDPA/FDPA.

Staff recommends that the Board of Supervisors direct the Director of DPWES to approve the requested deviation of the tree preservation target requirement in favor of what is shown on the CDPA/FDPA.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment

PCA 1998-LE-064-03

Applicant: SPRINGFIELD PARCEL C LLC

Accepted: 03/10/2015

Proposed: AMEND PROFFERS/CONDITIONS ASSOCIATED WITH RZ 1998-LE-064

Area: 8.8 AC OF LAND; DISTRICT - LEE

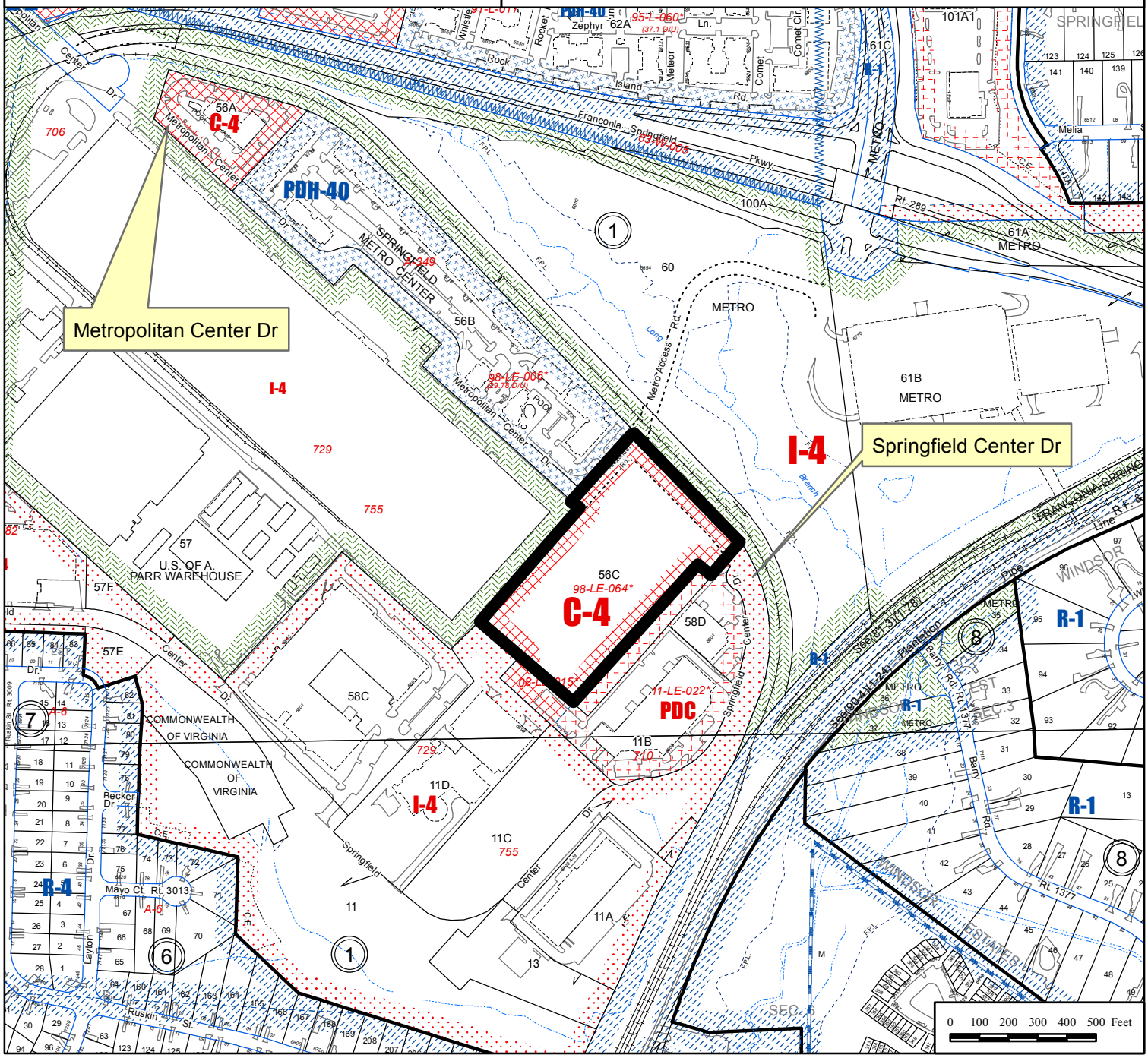
Zoning Dist Sect:

Located: TERMINUS OF METROPOLITAN CENTER DRIVE SOUTHWEST OF SPRINGFIELD METRO CENTER

Zoning: C- 4

Overlay Dist:

Map Ref Num: 090-2- /01/ /0056C (pt.)



Proffered Condition Amendment

PCA 2008-LE-015-02

Applicant: SPRINGFIELD METRO CENTER II, LLC

Accepted: 03/10/2015

Proposed: AMEND PROFFERS/CONDITIONS ASSOCIATED WITH RZ 2008-LE-015

Area: 0.56 AC OF LAND; DISTRICT - LEE

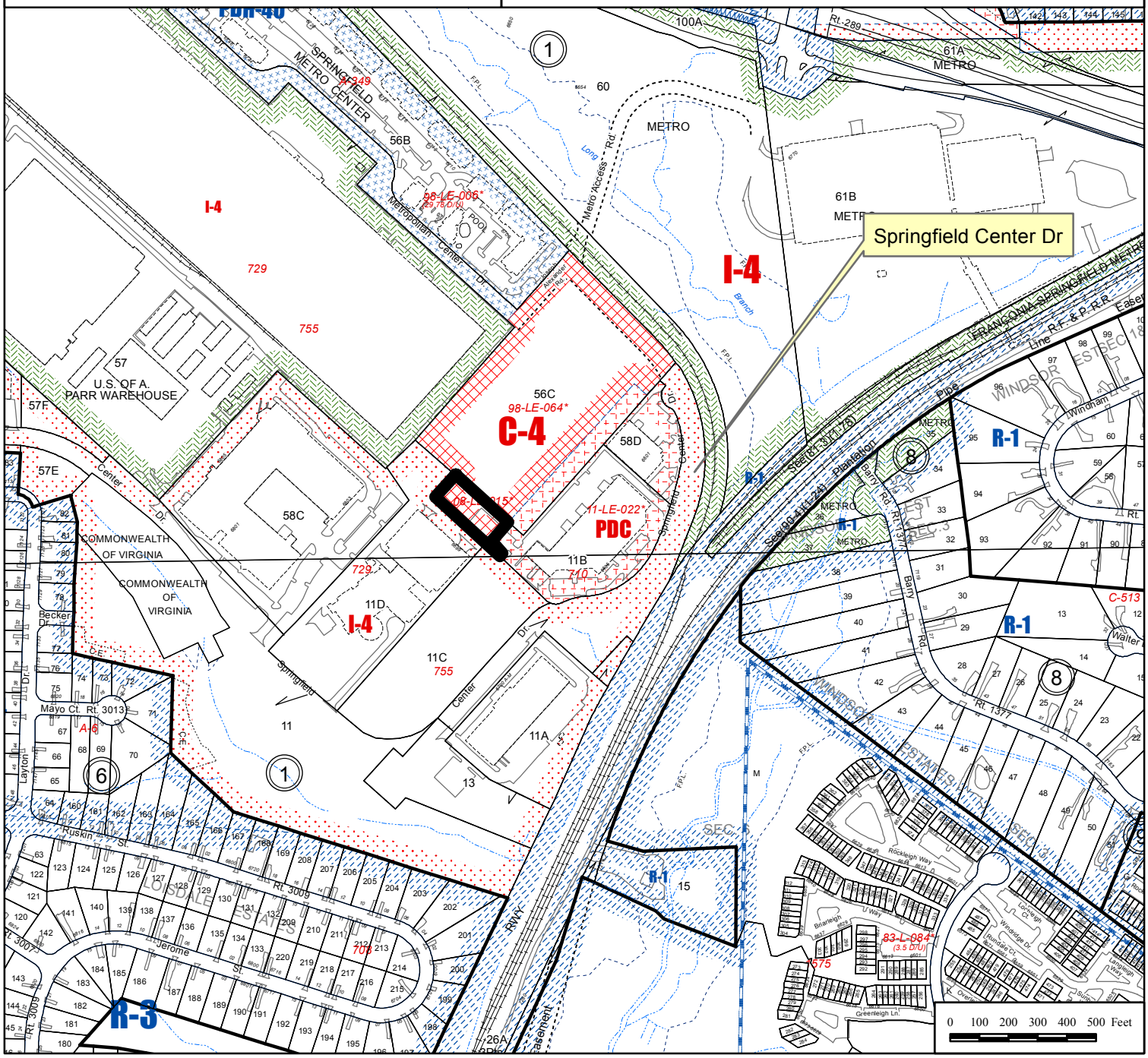
Zoning Dist Sect:

Located: WEST SIDE OF SPRINGFIELD CENTER DRIVE SOUTHWEST OF SPRINGFIELD METRO CENTER

Zoning: C- 4

Overlay Dist:

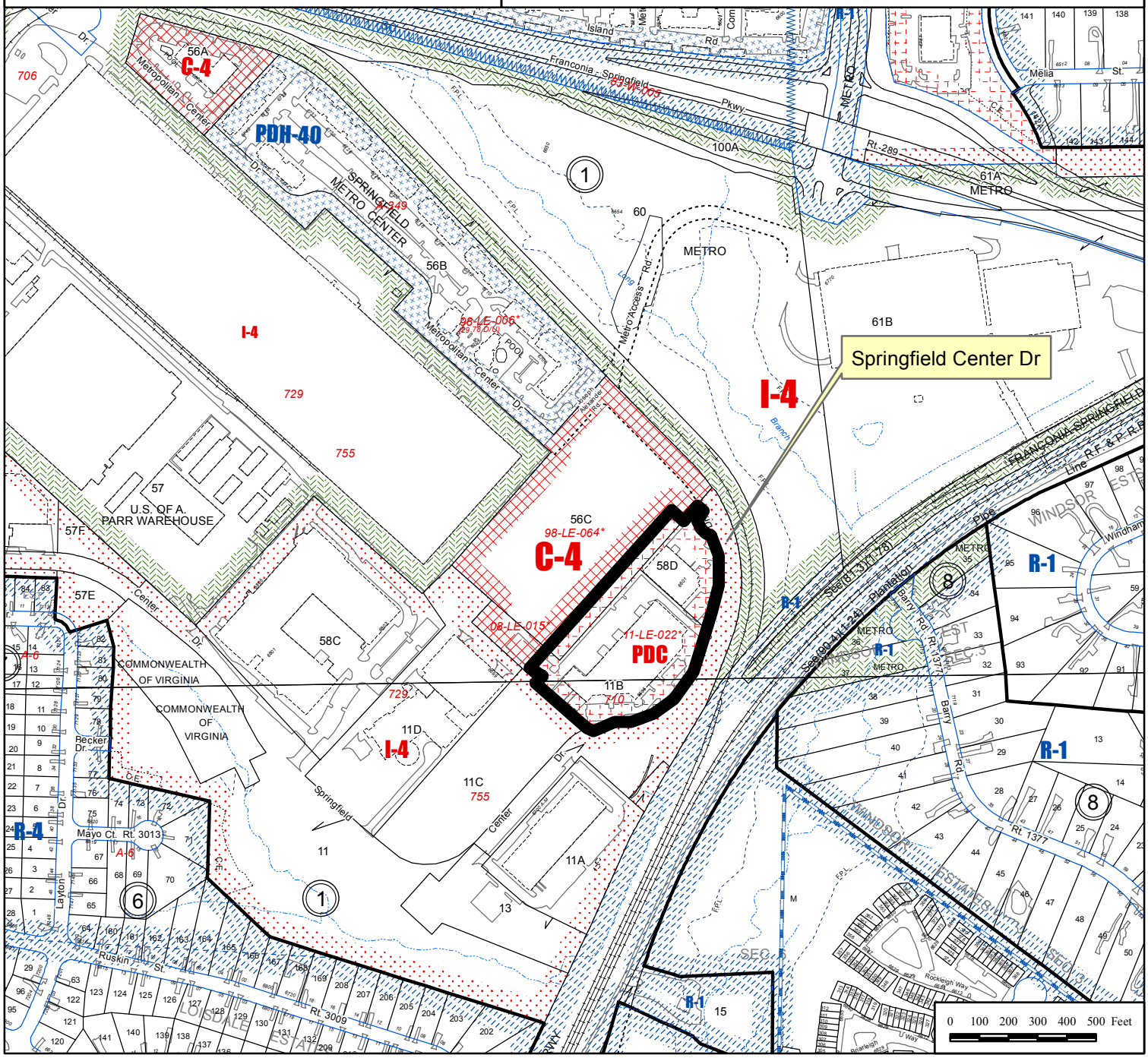
Map Ref Num: 090-4- /01/ /0011B (pt.)



Proffered Condition Amendment

PCA/CDPA/FDPA 2011-LE-022

Applicant:	SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD 6601 LLC
Accepted:	03/10/2015
Proposed:	AMEND PROFFERS/CONDITIONS ASSOCIATED WITH RZ 2011-LE-022
Area:	6.28 AC OF LAND; DISTRICT - LEE
Zoning Dist Sect:	
Located:	WEST SIDE OF SPRINGFIELD CENTER DRIVE SOUTHWEST OF SPRINGFIELD METRO CENTER
Zoning:	PDC
Overlay Dist:	
Map Ref Num:	090-2- /01/ /0056C (pt.) /01/ /0058D 090-2- /01/ /0056C (pt.) /01/ /0058D 090-4- /01/ /0011B (pt.)

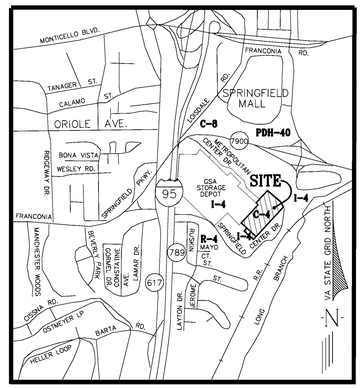


GENERAL DEVELOPMENT PLAN (GDP)
FOR
METRO CENTER II
PHASE 1

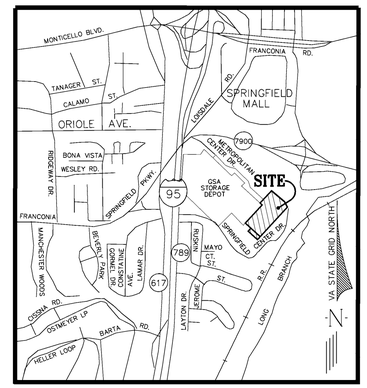
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAPS: 090-2-01-0056C (PART) & 090-4-01-0011B (PART).
2. THE ABOVE REFERENCED PROPERTY IS CURRENTLY ZONED C-4 (HIGH INTENSITY OFFICE DISTRICT).
3. THE BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN HEREON WAS COMPILED FROM "SPRING FIELD METRO CENTER II" SITE PLAN 9990-SP-0041 BY THE ENGINEERING GROUPE AND FROM A FIELD RUN SURVEY BY URBAN ENGINEERING & ASSOCIATES, INC.
4. THE PROPERTY SHOWN ON THIS GDP PLAN IS LOCATED IN THE LEE DISTRICT.
5. THIS PROPOSED DEVELOPMENT IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 90-2-01-0056C IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES AND REGULATIONS AND ADOPTED CONDITIONS. THE PROPOSED DEVELOPMENT IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 90-4-01-0011B IS IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED CONDITIONS. A COMPREHENSIVE PLAN NOMINATION IS PENDING ON THE PROPERTY IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP 90-4-01-0011B WHICH, WHEN APPROVED, WILL RENDER THE APPLICATION IN CONFORMANCE WITH THE COMPREHENSIVE PLAN, WITH THE EXCEPTION OF THOSE LISTED BELOW.
   - A MODIFICATION IS HEREBY REQUESTED FOR 4-407.2(C) OF THE ZONING ORDINANCE TO MODIFY THE REAR YARD REQUIREMENT.
   - PURSUANT TO SECTION 13-303 AND 13-304 OF THE ZONING ORDINANCE, A TRANSITIONAL SCREENING YARD MODIFICATION AND BARRIER WAIVER IS HEREBY REQUESTED.
   - A WAIVER IS HEREBY REQUESTED FOR 10-104.3(H) OF THE ZONING ORDINANCE TO ALLOW FOR THE CONSTRUCTION OF AN 8' SECURITY FENCE WITHIN A FRONT YARD.
   - A TREE PRESERVATION TARGET DEVIATION IS HEREBY REQUESTED BASED ON SECTION 12-0508.3A(2) OF THE FAIRFAX COUNTY PFM. THE EXISTING TREES SHOWN IN LAND COVER "A" ON SHEET 13E ARE LISTED IN PFM TABLES 12.7 AND 12.8 AND AS SUCH DO NOT REPRESENT GOOD CANDIDATES FOR PRESERVATION.
6. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
7. STORM WATER MANAGEMENT (SWM) AND BEST PRACTICES (BMP) WILL BE PROVIDED ONSITE. ALL PROPOSED BMP FACILITIES SHALL BE MAINTAINED PRIVATELY.
8. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. A VEPCO UTILITY EASEMENT OF 50' WIDTH EXISTS ON THE SITE.
9. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
10. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
11. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
12. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7.
13. THERE ARE NO DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC) OR RPA'S ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
14. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
15. THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
16. IN ACCORDANCE WITH ARTICLE 18 OF THE ZONING ORDINANCE, NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPTS, INCLUDING SIZES AND LOCATIONS OF IMPROVEMENTS, TO CONFORM WITH ARCHITECTURAL AND ENGINEERING TOLERANCES AND TO COMPLY WITH NEW CRITERIA AND REGULATIONS THAT MAY BE ADOPTED BY FAIRFAX COUNTY. AND OTHER AGENCIES WHOSE JURISDICTIONAL APPROVAL MAY BE REQUIRED. IN NO EVENT SHALL THE OVERALL GFA BE INCREASED AND SUCH MODIFICATIONS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE GDP AS DETERMINED BY DPZ. DIMENSIONS AND SIZES AS SCALED ARE APPROXIMATE AND MAY VARY DEPENDING ON THE FINAL USE AND ARCHITECTURAL/ENGINEERING DESIGN DURING SITE PLANNING. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH GDP.
17. FOR BULK PLANE DIAGRAMS, SEE SHEET 02.
18. THE APPLICANT RESERVES THE RIGHT TO ADD SECURITY WALLS, BARRIER WALLS, AND SECURITY BOOTHS.
19. SHOULD THE APPLICANT PURSURE THE PROPOSED LAYOUT SHOWN ON SHEET 06A, DENOTED AS THE OPTION 1 ALTERNATIVE, THE APPLICANT RESERVES THE RIGHT TO SHIFT BUILDING GROSS SQUARE FOOTAGE BETWEEN THE BUILDINGS, AND THE USES OF THE BUILDINGS; HOWEVER, THE TOTAL GROSS SQUARE FOOTAGE OF 474,000 GSF SHALL NOT BE EXCEEDED. FURTHER, BUILDING HEIGHTS MAY VARY AS LONG AS THE MAXIMUM BUILDING HEIGHT(S), AS DEPICTED ON THIS GDP, ARE NOT EXCEEDED, AND THE GROSS FLOOR AREA IS NOT EXCEEDED.
20. THE APPLICANT RESERVES THE RIGHT TO SHIFT PROPOSED TREE LOCATIONS AS DICTATED BY F.C.W.A. AN/OR DPWES DURING REVIEW OF THE SITE PLAN; HOWEVER, THE QUANTITY OF TREES WILL NOT BE REDUCED.
21. THE APPLICANT RESERVES DENSITY CREDIT FOR ANY AND ALL FUTURE DEDICATIONS MADE BY THE APPLICANT FOR PUBLIC STREET/TRANSPORTATION PROJECTS. THE APPLICANT, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVE ANY AND ALL DENSITY CREDIT FOR THIS DEDICATION AS PERMITTED UNDER SECTION 2-308 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
22. THE GROSS FLOOR AREA DEPICTED ON THIS PLAT DOES NOT INCLUDE CELLAR SPACE IN ACCORDANCE WITH THE DEFINITIONS OF THE FAIRFAX COUNTY ORDINANCES. THE APPLICANT IS PROPOSING CELLAR SPACE IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE DEFINITION. PARKING WILL BE PROVIDED FOR THE USES IN THE CELLAR SPACE PER THE ZONING ORDINANCE PARKING REQUIREMENTS.
23. THE INTENT OF THIS GDP IS TO ALLOW AN OPTION FOR UP TO 126,800 SQUARE FEET OF GSF TO BE SHIFTED FROM THE SECOND PHASE OF THE METRO CENTER II DEVELOPMENT (PCA 2011-LE-022) THAT IS COMPRISED OF APPROXIMATELY 6.28 ACRES IDENTIFIED AS FAIRFAX COUNTY TAX MAP REFERENCE 90-2 ((1)) 56C (PART), 56D AND 90-4 ((1)) 11B (PART) AND TO THIS FIRST PHASE OF DEVELOPMENT. ANY GSF ABOVE 474,000 GSF SHALL REQUIRE THAT THE GSF PERMITTED ON PHASE II SHALL BE REDUCED BY THE SAME AMOUNT OF GSF BEING ADDED TO PHASE I. THE APPLICANT RETAINS THE OPTION TO DEVELOP 474,000 SQUARE FEET IN TWO (2) OFFICE BUILDINGS ON PHASE I.



ZONING MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	SOILS MAP AND TABULATIONS
03	PROPERTY EXHIBIT
04	EXISTING CONDITIONS
06	GDP – LAYOUT – OPTION 2
06A	GDP – LAYOUT – OPTION 1
07	GDP-GRADING WITH JOSEPH ALEXANDER ROAD-OPTION 2
07A	GDP-GRADING WITH JOSEPH ALEXANDER ROAD-OPTION 1
08	GDP-GRADING WITHOUT JOSEPH ALEXANDER ROAD-OPTION 2
08A	GDP-GRADING WITHOUT JOSEPH ALEXANDER ROAD-OPTION 1
09	BMP PLAN
09A	BMP PLAN – APPROVED GDP
09B	BMP COMPS FOR GRANDFATHERING
09C	BMP COMPS FOR GRANDFATHERING
10	STORMWATER MANAGEMENT PLAN
10A	STORMWATER MANAGEMENT PLAN
11	PRE-DEVELOPMENT DRAINAGE DIVIDES
12	POST-DEVELOPMENT DRAINAGE DIVIDES
13	OUTFALL ANALYSIS
13A	FIRELANE AND PAVEMENT PLAN
13B	EMERGENCY VEHICLE AUTOTURN ANALYSIS
13C	EMERGENCY VEHICLE AUTOTURN ANALYSIS OPT 1
13D	SIGHT DISTANCE PROFILES
13E	EXISTING VEGETATION MAP
14	LANDSCAPE PLAN
15	LANDSCAPE PLAN
16	PEDESTRIAN CIRCULATION
17	SITE PERSPECTIVE
18	SITE PERSPECTIVE

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CONTACT: CLAYTON TOCK
PHONE: 703-642-2306

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WASHINGTON, DC 20006
CONTACT: KEVIN WOLCOTT
PHONE: 202-726-5228

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
04-27-15
05-17-15
-
-
-
-

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
LIC. No. 036706
06/17/15
PROFESSIONAL ENGINEER

COVER SHEET
METRO CENTER II
GENERAL DEVELOPMENT PLAN
LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: AS NOTED | C.I.= N/A | DATE: OCT. 2014

SHEET 01 OF 18

FILE No. PCA-12493

Urban, Ltd. – J:\JOBS\MetroCenter11\PCA-Phase 1\12493-01-cover.dwg [COVER] June 17, 2015 – 11:40am dlambert

SITE DATA PER RZ 2008-LE-015 AND PCA 1998-LE-064 FOR INFORMATION PURPOSES ONLY!

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'

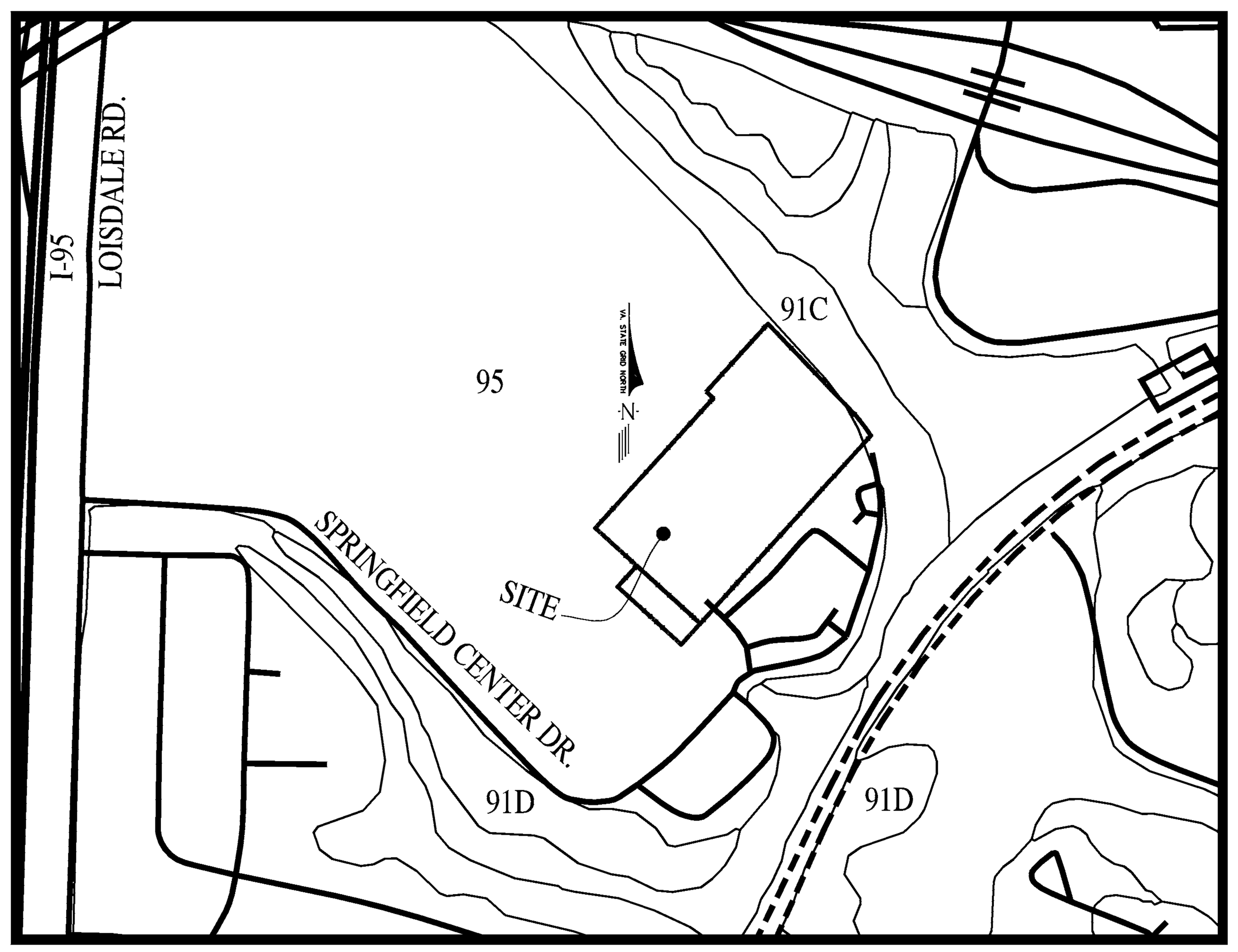
YARD REQUIREMENTS
MIN. FRONT YARD SETBACK = CONTROLLED BY 25° BULK PLANE ANGLE, BUT NOT LESS THAN 40'
PROVIDED FRONT YARD SET BACK = 84.48' (49.36° BULK PLANE) [OFFICE BUILDING]
MIN. SIDE YARD REQUIREMENT = NO REQUIREMENT
MIN. REAR YARD REQUIREMENT = CONTROLLED BY 20° BULK PLANE ANGLE, BUT NOT LESS THAN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

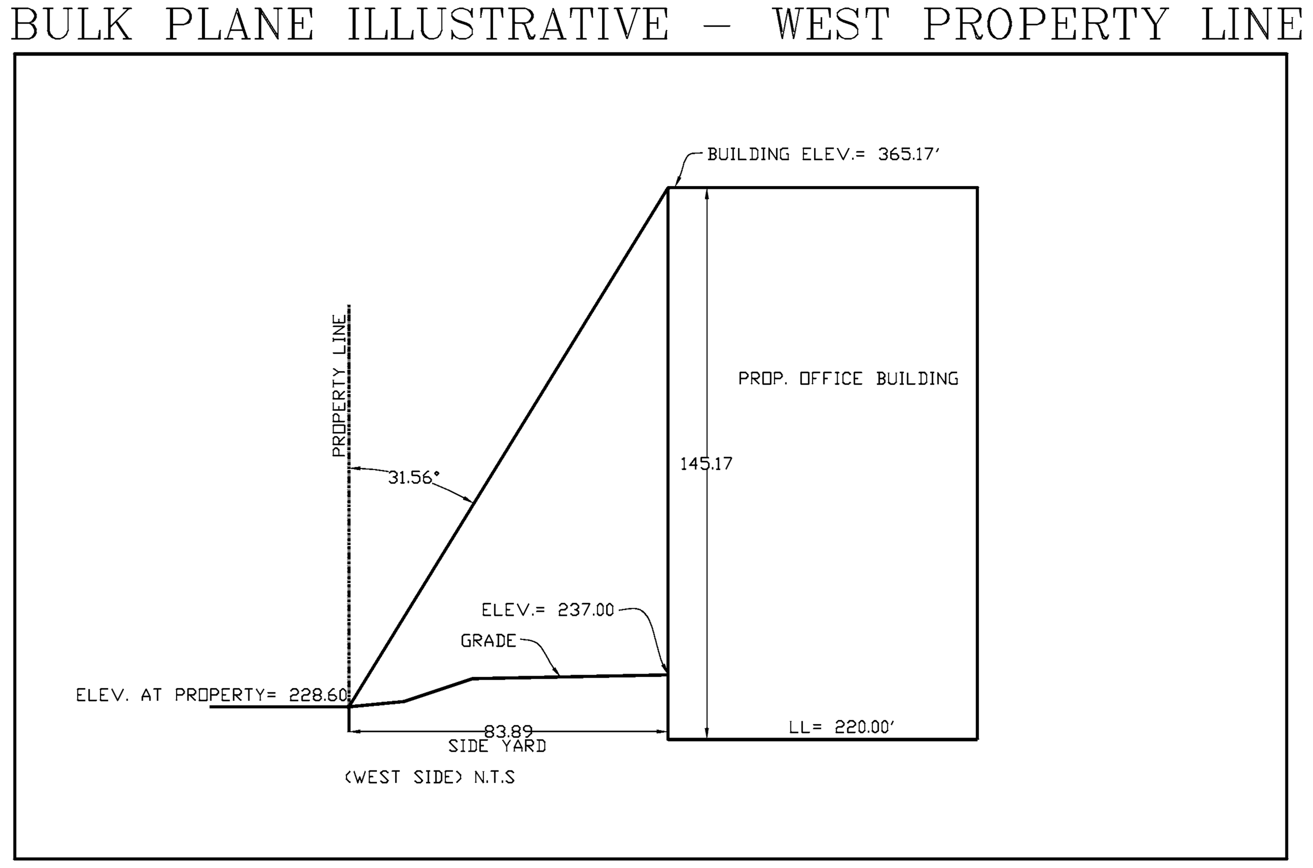
** THE APPLICANT RESERVES THE RIGHT TO PROVIDE CELLAR SPACE IN ACCORDANCE WITH THE ZONING ORDINANCE DEFINITION OF CELLAR SPACE AND WILL PARK ANY CELLAR SPACE AT THE RATE OF 2.6 SPACES PER 1000 SF OF OFFICE SPACE.

SOIL MAP
SCALE: 1"=500'



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
91	SASSAFRAS – MARUMSCO COMPLEX	POOR	POOR	POOR	HIGH	III
95	URBAN LAND	N/A	N/A	N/A	N/A	IVB

BULK PLANE ILLUSTRATIVE – WEST PROPERTY LINE



OPTION 1 – SITE DATA PER PCA 2008-LE-015 & PCA 1998-LE-064-02 CONCURRENT WITH RZ/FDP 2011-LE-022

SITE AREA DATA
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
NET SITE AREA = 8.08 ACRES
AREA OF ROW RESERVATION = 0.24 ACRES
MAXIMUM FAR PERMITTED = 1.65
MAXIMUM FAR PROPOSED = 474,000 GROSS FLOOR AREA = 474,000/9.36*(43,560)= 1.163

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

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' (39.36° 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.

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
LCG — PROPOSED LIMITS OF CLEARING & GRADING
EXISTING CURB & GUTTER
CG-6 — PROPOSED CURB & GUTTER
CG-6R — REVERSE FLOW CURB & GUTTER
EXISTING POWER POLE
PROPOSED MAIN ENTRANCE/EXIT TO BUILDING
PROPOSED ENTRANCE/EXIT TO BUILDING
TP — EXISTING TRAFFIC POLE
TRAFFIC SIGN
STREET SIGN
+25.6 — EXISTING SPOT ELEVATION
+25[60] — PROP. SPOT ELEVATION
EXISTING FENCE
EXISTING LIGHTING
PROPOSED LIGHTING
STREET LIGHTS (DETAIL AND SPEC. BY ARCHITECT)
TEST PIT REQUIRED
PROPOSED CSRP-1
BENCHMARK
EXISTING WETLANDS
STREAM EDGE (WATER CONVEYANCE)
EXISTING TREE
PROPOSED TREE
VPD — PROJECTED TRAFFIC COUNT (BASED ON 6TH ED. OF ITE TRIP GENERATION BOOK)

OPTION 2 – SITE DATA PER PCA 2008-LE-015-02 & PCA 1998-LE-064-03 CONCURRENT WITH PCA FDPA 2011-LE-022

SITE AREA DATA (SEE SHEET 03 FOR PROPERTY EXHIBIT)
SITE AREA — AREA
9.70 ACRES (A PORTION OF PARCEL 56C)
0.69 ACRES (A PORTION OF PARCEL 11B) SEE TABULATIONS ON THIS SHEET.

GROSS SITE AREA = 10.39 ACRES

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 ROW DEDICATION = 1.16 ACRES (SEE SHEET 03 FOR AREA OF DEDICATION)
AREA OF PRIVATE ROAD ROW DEDICATION = 0.09 ACRES
NET SITE AREA = 8.11 ACRES
MAXIMUM FAR PERMITTED = 1.65
MAXIMUM FAR PROPOSED = 600,800 GROSS FLOOR AREA = 600,800/9.36*(43,560)= 1.47

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

PROPOSED USE
OFFICE/RETAIL

BUILDING DATA
PROPOSED OFFICE GROSS SQUARE FOOTAGE = 586,800 GSF
PROPOSED RETAIL GROSS SQUARE FOOTAGE = 14,000 GSF
PROPOSED BUILDING GROSS SQUARE FOOTAGE = 600,800 SF *
CELLAR SPACE = 66,120 SF *
MAXIMUM BUILDING HEIGHT PERMITTED = 120'
PROPOSED OFFICE BUILDING HEIGHT = 120'
PROPOSED GARAGE HEIGHT = 60'

YARD REQUIREMENTS
MIN. FRONT YARD SETBACK = CONTROLLED BY 25° BULK PLANE ANGLE, BUT NOT LESS THAN 40'
PROVIDED FRONT YARD SET BACK = 83.89' (31.56° BULK PLANE) [OFFICE BUILDING]
MIN. SIDE YARD REQUIREMENT = NO REQUIREMENT
MIN. REAR YARD REQUIREMENT = CONTROLLED BY 20° BULK PLANE ANGLE, BUT NOT LESS THAN 25 FEET
PROVIDED REAR YARD SETBACK = 0.00" (90.00° BULK PLANE) [PARKING STRUCTURE]

PARKING TABULATION

PARKING REQUIRED BY PROPOSED USE: OFFICE (> 125,000 GSF)
2.6 SPACES PER 1000 SQUARE FEET OF GSF =
AREA TO PARK = 586,800 GSF (BUILDING) + 66,120 GSF (CELLAR) = 653,000 GSF
2.6/1000 * 653,000 GSF = 1698 SPACES

TOTAL PARKING REQUIRED = 1698 SPACES

PARKING REQUIRED BY RETAIL USE:
1 SPACE /200 SF OF NET FA FOR THE FIRST 1000 SF
PLUS 6 SPACES PER EACH ADDITIONAL 1000 NET SF
AREA TO PARK = 14,000 GSF (RETAIL) = 11,200 NSF
1/200 * 1000 NSF + 6/1000 * 10,200 NSF = 67 SPACES

TOTAL PARKING REQUIRED = 67 SPACES***

GRAND TOTAL PARKING REQUIRED = 1698

TOTAL PARKING SPACES PROVIDED:
STRUCTURE PARKING = 1870 SPACES

TOTAL PARKING PROVIDED = 1870 SPACES

LOADING SPACES REQUIRED OFFICE:
1 SPACE FOR FIRST 10,000 GSF
1 SPACE FOR EACH ADDITIONAL 20,000 GSF OR MAJOR FRACTION THEREOF

LOADING SPACE REQUIRED = 5 SPACES
NO MORE THAN 5 TOTAL LOADING SPACES REQUIRED FOR A GIVEN USE PER ZONING ORDINANCE

TOTAL LOADING SPACE REQUIRED = 6 SPACES
TOTAL LOADING SPACE PROVIDED = 6 SPACES

OPEN SPACE
** OPEN SPACE REQUIRED = 15% OF NET SITE AREA = 0.15*(9.23 AC.) = 1.39 AC.
OPEN SPACE PROVIDED = 2.82 AC. (30.55%)

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

*** RETAIL SPACE IS ANCILLARY TO THE OFFICE SPACE. NO ADDITIONAL PARKING SHALL BE PROVIDED FOR THE PROPOSED RETAIL SPACE.

REVISIONS
No.	DATE	DESCRIPTION

PLAN DATE
01-23-15
02-18-15
04-23-15
05-29-15
06-17-15

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
06/17/15
PROFESSIONAL ENGINEER

SOILS MAP AND TABULATIONS
METRO CENTER II
GENERAL DEVELOPMENT PLAN
LEE DISTRICT
FAIRFAX, VIRGINIA
SCALE: 1"= N/A C.I.= N/A DATE: OCT, 2014

SHEET 02 OF 18

FILE No. PCA-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

E 2377650 N 403100

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

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

HUGH BIRD N.V.S. VI.

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

N42°15'00"E 323.59'

N47°45'00"W 35.64'

N42°15'00"E 520.58'

100.47'

E 2378100 N 403350

E 2377450 N 402600

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

191.13'
N47°45'00"W

70.00'

1.16 ACRES IN
ROW DEDICATION

S43°49'06"E 421.51'

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

N42°15'00"E
97.00'

PORTION OF PARCEL 11B
ZONED C-4

0.56 ACRES OF
PARCEL 11B

8.80 ACRES IN
PARCEL 56C

N47°45'00"W
308.84'

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

89.99'
S42°15'11"W

N42°15'11"E 645.72'

PORTION OF PARCEL 56C ZONED C-4
PORTION OF PARCEL 56C ZONED PDC

0.90 ACRES IN
PARCEL 56C

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

L=414.69'
R=585.71'

N47°44'49"W
60.58'

150.59'
N42°15'00"E

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

0.13 ACRES OF
PARCEL 11B

S 47°45'00" E 60.62'

7.01'
N42°15'00"E

PORTION OF PARCEL 11B ZONED PDC

E 2377850 N 402240

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

LEGEND:

- EXISTING PROPERTY LIMITS
- PROPOSED ADDITIONAL PROPERTY LIMITS
- ROW DEDICATION LIMITS
- ROW RESERVATION LIMITS

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
04-29-15
06-17-15
- -
- -
- -

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Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
LIC. No. 036700
PROFESSIONAL ENGINEER
06/17/15

PROPERTY EXHIBIT
METRO CENTER II
GENERAL DEVELOPMENT PLAN
LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"=40'
CI.= N/A
DATE: OCT. 2014

SHEET
03
OF
18

FILE No.
PCA-12493

Urban, Ltd. - J:\JOBS\MetroCenter\PCA-Phase 1\12493-property exhibit.dwg [PROP EXHIBIT], June 17, 2015 - 11:41am, dlambert

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

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

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

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

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD
(PRIVATE STREET)

EXISTING SPRINGFIELD CENTER DRIVE
(PRIVATE STREET)

EXISTING METRO

LIMIT OF RPA

T.M. #090-2-01-0060
WASHINGTON METROPOLITAN AREA TRANSIT
DB. 3066 PG. 457

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

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

EX. ZONING BOUNDARY

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

ZONE PDH-40
ZONE C-4

N 402,690.2102
E 2,377,470.8467

N 402,943.6245
E 2,378,361.1980

PORTION OF PARCEL 56C ZONED C-4
PORTION OF PARCEL 56C ZONED PDC

N42°15'00"E 520.58'

N42°15'00"E 97.00'

S 47°45'00" W 248.02'

N42°15'11"E 645.72'

S42°15'11"W 89.99'

S47°45'00"E 60.62'

N42°15'00"E 7.01'

N42°15'00"E 150.59'

N47°44'49"W 60.58'

S43°36'06"E 421.55'

N47°45'00"W 19.13'

N47°45'00"W 306.62'

N42°15'00"E 323.59'

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

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

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

EX. 8" SAN.

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

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

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

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

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

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

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

APPROX. LOCATION CL EX. WGL CO. ESMT.
D.B. 11971 PG. 151

APPROX. LOCATION EX. 30' VEPCO ESMT.
D.B. 8383 PG. 1410

EX. STORM DRAIN ESMT.
D.B. 19125 PG. 366

EX. EASEMENT FOR RAILROAD SIDINGS
D.B. 1345 PG. 343

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

PROPOSED 15' STORM DRAIN ESMT.
SHOWN ON PLAT BY THE ENGINEERING GROUP
DATED SEPT. 2014

EX. GRADING & TEMP. CONS.
D.B. 11641 PG. 1097

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

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

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

EX. INGRESS-EGRESS ESMT.
D.B. 12714 PG. 1988

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

EX. 36' INGRESS/EGRESS ESMT.
DB. 10075 PG. 1220

EX. 15' STORM DRAIN ESMT.
DB. 7428 PG. 1995

EX. 24" STORM DRAIN ESMT.
DB. 4574 PG. 211
NOT DB. 4568 PG. 360 ***

EX. 15' VIRGINIA POWER ESMT.
DB. 7452 PG. 853

EX. INGRESS-EGRESS ESMT.
DB. 6398 PG. 1111
DB. 6607 PG. 93

EX. TRANS
U29

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

#6605
2-STORY PRECAST/CONCRETE
WAREHOUSE
GROSS FOOTPRINT AREA = 6

EX. PP
UK19

EX. PP
UK39

EX. PP
TL36

EX. PP
TL59

EX. 12

EX. 11

EX. 9

EX. 8

EX. 7

EX. 6

EX. 5

EX. 4

EX. 3

EX. 2

EX. 1

EX. 14

EX. 13

EX. 15

EX. 16

EX. 17

EX. 18

EX. 19

EX. 20

EX. 21

EX. 22

EX. 23

EX. 24

EX. 25

EX. 26

EX. 27

EX. 28

EX. 29

EX. 30

EX. 31

EX. 32

EX. 33

EX. 34

EX.

OPTION 2 ALTERNATIVE

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

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

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

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

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD

EXISTING METRO ACCESS ROAD

LIMIT OF RPA

T.M. #090-2-01-0060
WASHINGTON METROPOLITAN AREA TRANSIT
DB. 5050 PG. 0167

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

SPRINGFIELD CENTER DRIVE EXTENDED

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

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

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

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

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

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

PROP. BUILDING
6595 SPRINGFIELD CENTER DRIVE
9 STORIES
120'
FF=220.00
OFFICE GSF = 653,000 (INCLUDES CELLAR SPACE)

PROP. GARAGE
6 STORIES
AVERAGE HEIGHT = 60'

PROP. RETAIL SPACE
FF=217.50
RETAIL GSF = 14,000

OPTIONAL SECURITY ENTRANCE SEE THIS SHEET

OPTIONAL SECONDARY ENTRANCE SEE THIS SHEET

OPTIONAL SECURITY ENTRANCE

OPTIONAL SECONDARY ENTRANCE

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
05-15-15
06-17-15

Urban, Ltd.
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Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON COCK
No. 036706
LIC.
06/17/15
PROFESSIONAL ENGINEER

GDP - LAYOUT - OPTION 2
METRO CENTER II
GENERAL DEVELOPMENT PLAN
LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 40'
CLI= N/A
DATE: OCT. 2014

SHEET
06
OF
18

FILE No.
PCA-12493

Urban, Ltd. - J:\JOBS\MetroCenter\PCA-Phase 1\12493-05-concept.dwg [GDP-current] June 17, 2015 - 11:42am dlambert

OPTION 1 GDP

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

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

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

T.M. #090-2-01-0060
WASHINGTON METROPOLITAN AREA TRANSIT
DB. 5000 PG. 1457

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

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

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

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD
PRIVATE STREET

EXISTING METRO

SPRINGFIELD CENTER DRIVE EXTENDED

EXISTING SPRINGFIELD CENTER DRIVE
(PRIVATE STREET)

LIMIT OF RPA

N 402,690.2102
E 2,377,470.8467

N 402,943.5245
E 2,378,376.1980

EX. ZONING BOUNDARY

ZONE PDH-40
ZONE C-4

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

N42°15'00"E 520.58'

GRASSPAVE FIRE TRUCK
ACCESS IN LANDSCAPE ZONE

PROP. BENCH (TYP.)

PROP. R.O.W. RESERVATION
FOR EXISTING JOSEPH
ALEXANDER ROAD
(10,472.23 S.F. OR 0.239 AC.)

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

PAVERS

PROP. FOCAL
POINT

PROP. BUS
SHELTER

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

POSSIBLE H.C. RAMP

EX. TRANS.

EX. EP

URBAN PLAZA

POSSIBLE
OUTDOOR
SEATING

70' ROW

PROP. S/W
PENDING OWNER
PERMISSION

PROP.
CROSSWALK
PENDING OWNER
PERMISSION

PROP. 6'
SCREEN WALL

LOADING DOCK
FF=24.40

PROP.
DUMPSTER
/RECYCLE

N42°15'00"E
97.00'

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

BUILDING LINE BELOW GRADE
EDGE OF BUILDING FLUSH WITH GRADE

EX. W/L TO
BE REMOVED

POSSIBLE URBAN
PLAZA EXTENSION

1-STORY ABOVE GRADE

TRASH
COMPACTOR

COVERED
LOADING DOCK

PROP. ROLL-UP
DOOR

PROP.
BOLLARDS

SIAMESE

PROP. RETAINING WALL

PROP. 5' S/W

PROP.
CROSSWALK

POSSIBLE
GUARD STAND

POSSIBLE
SECURITY GATE

FUTURE GENERATOR
TRANSFORMER PAD

PROP. H20 LOADING MATERIAL

PROP. 12'
SCREEN WALL

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

POSSIBLE
SECURITY GATE

EX. W/L TO
BE REMOVED

POSSIBLE FUTURE
GARAGE EXIT

BEGIN
RAMP
@ 5%

724.00'

PORTION OF PARCEL 56C ZONED C-4
PORTION OF PARCEL 56C ZONED PDC

CONTROLLED ACCESS
TO GARAGE

PROP. 4'
RET. WALL

EX. ZONING
BOUNDARY

6' CHAINLINK FENCE (MEANDERS ALONG PROPERTY LINE)

N42°15'00"E
150.59'

EX. 8" W/L

EX. TRANS
TJ29

N42°15'11"E 645.72'

S42°15'11"W

S47°45'00"W

N47°45'00"W

S43°30'06"E 421.55'

Urban, Ltd. – J:\JOBS\MetroCenter\PCA-Phase 1\12493-05-concept-rezoning GDP.dwg [GDP REZONE] June 17, 2015 – 11:42am dlambert

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
05-15-15
06-17-15
-
-
-

Urban, Ltd.
4200 DRESDEN TECHNOLOGY CT.
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FAX 703.378.7888
www.urban-ltd.com
Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON T. COCK
LIC. No. 038701
PROFESSIONAL ENGINEER
06/17/15

GDP - LAYOUT - OPTION 1

METRO CENTER II
GENERAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 40'

CL= N/A

DATE: OCT. 2014

SHEET
06A
OF
18

FILE No.
PCA-12493

OPTION 2 ALTERNATIVE

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

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

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

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

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

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 SO THAT MANHOLE ACCESS IS WITHIN PAVEMENT AREAS

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD

EXISTING METRO ACCESS ROAD

LIMIT OF RPA

WASHINGTON METROPOLITAN AREA TRANSIT
T.M. #090-2-01-0060
DB. 9050 PG. 0957

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

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

A PORTION OF
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

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

PROP. BUILDING
6595 SPRINGFIELD CENTER DRIVE
9 STORIES
120'
FF=220.00
OFFICE GSF = 653,000 (INCLUDES CELLAR SPACE)

PROP. GARAGE
6 STORIES
AVERAGE HEIGHT = 60'

PROP. RETAIL SPACE
FF=217.50
RETAIL GSF = 14,000

OPTIONAL SECURITY ENTRANCE SEE THIS SHEET

OPTIONAL SECONDARY ENTRANCE SEE THIS SHEET

OPTIONAL SECURITY ENTRANCE

OPTIONAL SECONDARY ENTRANCE

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
05-21-15
06-17-15

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COMMONWEALTH OF VIRGINIA
CLAYTON C. PATRICK
LIC. No. 036706
PROFESSIONAL ENGINEER

GDP-GRADING WITH JOSEPH ALEXANDER ROAD-OPTION 2

METRO CENTER II
GENERAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 40'
C.I.= 2'
DATE: OCT. 2014

SHEET 07 OF 18

FILE No. PCA-12493

Urban, Ltd. - J:\JOBS\MetroCenter11\PCA-Phase 1\12493-09-GRADING.dwg [GRADING WITH ROAD] June 17, 2015 - 11:43am dlambert

OPTION 1 GDP

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

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

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

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. #090-2-01-0056B
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 OF COMMUNITY COLLEGES
DB. 11417 PG. 0055

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

T.M. #090-2-01-0060
UNITED STATES OF AMERICA
DB. 5066 PG. 257

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

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

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

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD
(PRIVATE STREET)

EXISTING METRO ACCESS

EXISTING SPRINGFIELD CENTER DRIVE
(PRIVATE STREET)

SPRINGFIELD CENTER DRIVE EXTENDED

EX. ZONING BOUNDARY

ZONE PDH-40
ZONE C-4

N 402,690.2102
E 2,377,470.8467

N 402,943.6245
E 2,378,316.1980

N42°15'00"E 520.58'

N42°15'00"E 645.72'

N42°15'00"E 323.59'

N42°15'00"E 156.59'

S42°15'00"W

S 47°15'00"

S43°49'06"E 421.55'

S43°44'49"W 156.59'

S 47°15'00"E 97.60'

N42°15'00"E 7.01'

PROP. 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

1-STORY ABOVE GRADE

BUILDING HEIGHT=107.66'

MAX=220.00
BUILDING HEIGHT=50'

PROP. H20 LOADING MATERIAL

FUTURE GENERATOR TRANSFORMER PAD

PROP. 42" SCREEN WALL

PROP. 12' SCREEN WALL

PROP. 4' RET. WALL

PROP. RETAINING WALL

PROP. ROLL-UP DOOR

COVERED LOADING DOCK

TRASH COMPACTOR

POSSIBLE OUTDOOR SEATING

URBAN PLAZA

PROP. FOCAL POINT

PROP. BUS SHELTER

PROP. BENCH (TYP.)

POSSIBLE URBAN PLAZA EXTENSION

BUILDING LINE BELOW GRADE EDGE OF BUILDING FLUSH WITH GRADE

EX. W/L TO BE REMOVED

GRASSPAVE FIRE TRUCK ACCESS IN LANDSCAPE ZONE

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

FUTURE ROWS
PER: D.B. 11633 PG. 1235

70' ROW

POSSIBLE GUARD STAND

POSSIBLE SECURITY GATE

POSSIBLE GUARD STAND

POSSIBLE SECURITY GATE

EX. W/L TO BE REMOVED

CONTROLLED ACCESS TO GARAGE

POSSIBLE FUTURE GARAGE EXIT

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

PORTION OF PARCEL 56C ZONED PDC

PORTION OF PARCEL 56C ZONED C-4

PROP. 6' SCREEN WALL

PROP. DUMPSTER RECYCLE

PROP. UNDERGROUND SWM/BMP VAULT #2

LOADING DOCK
FF=24.40

PROP. 5' SSW

PROP. CROSSWALK

PROP. CROSSWALK PENDING OWNER PERMISSION

PROP. SWM PENDING OWNER PERMISSION

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

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

PAVERS

12" RCP

18" RCP

15" RCP

24" RCP

EX. PP UK19

EX. PP UK39

EX. TRANS TJ29

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

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

LOADING DOCK

ASPHALT

CONC PAD

RIPRAP BANK

ASPH PARKING

CONC

Urban, Ltd. – J:\JOBS\MetroCenter\PCA-Phase 1\12493-09-GRADING-rezoning GDP.dwg [GRADING WITH ROAD – GDP] June 17, 2015 – 11:43am dlambert

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
05-14-15
06-17-15

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COMMONWEALTH OF VIRGINIA
CLAYTON C. CROCK
LIC. No. 038700
06/17/15
PROFESSIONAL ENGINEER

GDP-GRADING WITH JOSEPH ALEXANDER ROAD-OPTION 1

METRO CENTER II
GENERAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 40'
C.I.= 2'
DATE: OCT. 2014

SHEET
07A
OF
18

FILE No.
PCA-12493

OPTION 2 ALTERNATIVE

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

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

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

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

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

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

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

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

N 402,690.2102
E 2,377,470.8467

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD

EXISTING METRO ACCESS ROAD

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

EX. ZONING BOUNDARY

ZONE PDH-40
ZONE C-4

N42°15'00"E 523.59'

N42°15'00"E 520.58'

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

POSSIBLE FUTURE ROAD (BUILT BY OTHERS)

PROP. BUILDING
6595 SPRINGFIELD CENTER DRIVE
9 STORIES
120'
FF=220.00
OFFICE GSF = 653,000 (INCLUDES CELLAR SPACE)

PROP. RETAIL SPACE
FF=217.50
RETAIL GSF = 14,000

PROP. GARAGE
6 STORIES
AVERAGE HEIGHT = 60'

PORTION OF PARCEL 56C ZONED C-4
PORTION OF PARCEL 56C ZONED PDC

OPTIONAL SECURITY ENTRANCE SEE THIS SHEET

OPTIONAL SECONDARY ENTRANCE SEE THIS SHEET

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

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

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

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

T.M. #090-2-01-0060
WASHINGTON METROPOLITAN AREA TRANSIT
DB. 5000 PG. 0967

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

LIMIT OF RPA

EXISTING SPRINGFIELD CENTER DRIVE (PRIVATE STREET)

SPRINGFIELD CENTER DRIVE EXTENDED (PROPOSED PRIVATE STREET)

OPTIONAL SECURITY ENTRANCE

OPTIONAL SECONDARY ENTRANCE

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
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COMMONWEALTH OF VIRGINIA
CLAYTON C. CROCK
LIC. No. 036706
PROFESSIONAL ENGINEER

GDP-GRADING WITHOUT JOSEPH ALEXANDER ROAD-OPTION 2

METRO CENTER II
GENERAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 40'
C.I.= 2'
DATE: OCT. 2014

SHEET 08 OF 18

FILE No. PCA-12493

Urban, Ltd. - J:\JOBS\MetroCenter11\PCA-Phase 1\12493-09-GRADING.dwg [GRADING WITHOUT ROAD] June 17, 2015 - 11:43am dlambert

OPTION 1 GDP

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

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

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

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. #090-2-01-0056B
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

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

T.M. #090-2-01-0060
WASHINGTON METROPOLITAN AREA TRANSIT
DB. 5000 PG. 257

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

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

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

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD
(PRIVATE STREET)

EXISTING SPRINGFIELD CENTER DRIVE
(PRIVATE STREET)

SPRINGFIELD CENTER DRIVE EXTENDED

EXISTING METRO ACCESS

LIMIT OF PRAA

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

N 402,690.2102
E 2,377,470.8467

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

N42°15'00"E 520.58'

EX. ZONING BOUNDARY

ZONE PDH-40
ZONE C-4

FUTURE ROWS
PER: D.B. 11633 PG. 1235

N42°15'00"E 323.59'

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

GRASSPAVE FIRE TRUCK ACCESS IN LANDSCAPE ZONE

PROP. BENCH (TYP.)

PROP. FOCAL POINT

PROP. BUS SHELTER

URBAN PLAZA

POSSIBLE OUTDOOR SEATING

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

EX. W/L TO BE REMOVED

1-STORY ABOVE GRADE

BUILD. HEIGHT=107.66'

LOADING DOCK

COVERED LOADING DOCK

TRASH COMPACTOR

PROP. ROLL-UP DOOR

PROP. DUMPSTER RECYCLE

PROP. UNDERGROUND SWM/BMP VAULT #2

PROP. 6' SCREEN WALL

PROP. CROSSWALK PENDING OWNER PERMISSION

PROP. S/W PENDING OWNER PERMISSION

POSSIBLE GUARD STAND

POSSIBLE SECURITY GATE

FUTURE GENERATOR TRANSFORMER PAD

PROP. H20 LOADING MATERIAL

PROP. 42" SCREEN WALL

PROP. 12' SCREEN WALL

MAW=220.00
BUILDING HEIGHT=50'

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

POSSIBLE FUTURE GARAGE EXIT

CONTROLLED ACCESS TO GARAGE

PROP. 4' RET. WALL

EX. ZONING BOUNDARY

N 402,943.6245
E 2,378,316.1980

PROP. RETAINING WALL

PAVERS

EX. TRANS

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

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
05-14-15
06-17-15

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COMMONWEALTH OF VIRGINIA
CLAYTON C. COOK
LIC. NO. 038700
06/17/15
PROFESSIONAL ENGINEER

GDP-GRADING WITHOUT JOSEPH ALEXANDER ROAD-OPTION 1

METRO CENTER II
GENERAL DEVELOPMENT PLAN

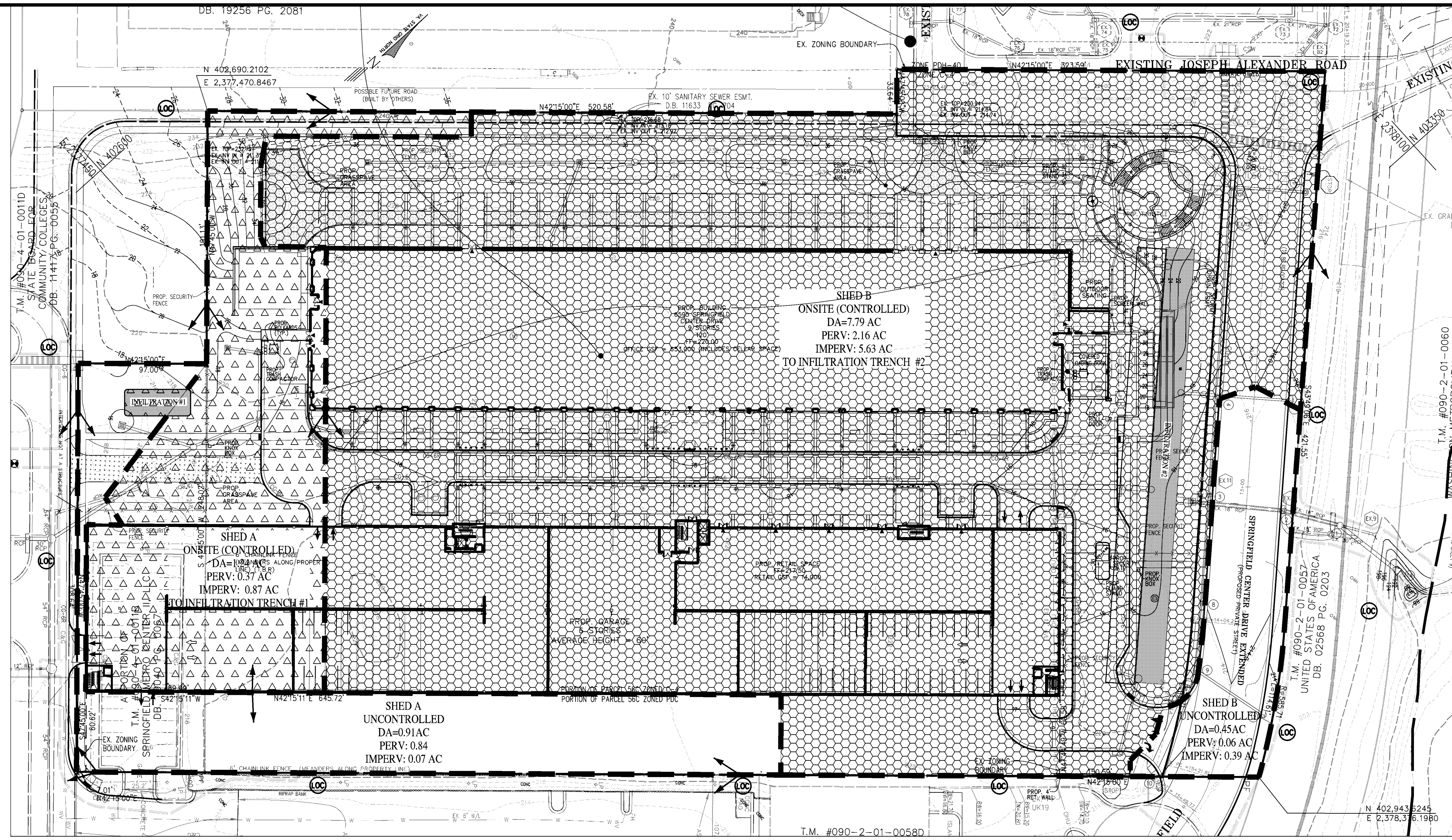
LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 40'
C.I.= 2'
DATE: OCT. 2014

SHEET
08A
OF
18

FILE No.
PCA-12493

Urban, Ltd. - J:\JOBS\MetroCenter\PCA-Phase 1\12493-09-GRADING-rezoning GDP.dwg [GRADING WITHOUT ROAD - GDP] June 17, 2015 - 11:44am dlambert



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

MAR 2 4 2015

Clayton Tock
Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151

Reference: Metro Center II – Phase I; Site Plan 9990-SP-006-2; Tax Map #090-2-01-0056-C, and 0011-B (part); Lee District

Subject: Stormwater Management Ordinance Determination #9990-SWOD-001-1

Dear Mr. Tock:

This is in response to your request dated February 9, 2015, for a determination whether the referenced Site Plan, 9990-SP-006-2, meets the applicable criteria and is considered Grandfathered under §124-1-12.A of the Stormwater Management Ordinance, Chapter 124 of the Code of the County of Fairfax (SWMO). With your request, you provided a copy of the referenced Site Plan, and a plan titled "Impervious Area Exhibit, Metro Center II, General Development Plan", dated January 28, 2015.

We have reviewed your request, and although the referenced Site Plan does not qualify, we have determined that the proffered General Development Plan (GDP) for Metro Center II, dated April 5, 2012, filed in conjunction with PCA 1998-LE-064-2 and PCA 2008-LE-015, approved by the Board of Supervisors (Board) on May 1, 2012, qualifies under the Grandfathering provisions in SWMO §124-1-12.A, and the land-disturbing activities for Metro Center II – Phase I may be conducted in accordance with the technical criteria in Article 5 of the SWMO for one additional state permit cycle, subject to the following:

- The proffered GDP for Metro Center II, dated April 5, 2012, is not modified or amended in a manner resulting in an increase in the amount of phosphorous leaving each point of discharge or the volume or rate of runoff;
- Initial coverage under the 2014 Virginia Pollution Discharge Elimination System (VPDES) General Permit for Discharges of Stormwater from Construction Activities (General Permit) must be obtained prior to commencement of the land-disturbing activities and continuously maintained until final stabilization is achieved; and
- Any portions of the project not under construction at the end of the 2014 VPDES General Permit (i.e., June 30, 2019) shall become subject to any new technical criteria adopted by the State Water Control Board and in effect at that time.

This determination is based on the Grandfathering and related provisions in SWMO §124-1-12.B and 12.C, adopted pursuant to the Virginia Stormwater Management Act (Va. Code Ann.

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5504
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-653-1782
ww.fairfaxcounty.gov/dpwes

Clayton C. Tock
9990-SWOD-001-1, Metro Center II – Phase I
Page **2** of **3**

§ 62.1-44.15:24, et seq.) and Virginia Stormwater Management Program Permit Regulations (9VAC25-870 et seq.); and Department of Environmental Quality Guidance Memo No. 14-2014, dated August 25, 2014.

Please note that the referenced Site Plan, 9990-SP-006-2, does not qualify under the Grandfathering provision in SWMO §124-1-12.A because the Site Plan was not approved prior to July 1, 2012. The January 2011submission of the site plan was reviewed and distributed to bonds and agreements on March 24, 2011, with certain requirements remaining to be satisfied (i.e., pre-approval conditions) including, but not limited to, conformance with proffered conditions, recordation of the related easement plat and a valid Virginia Department of Transportation approval. In addition, subsequent to the submission of the referenced Site Plan, the Board approved PCA 1998-LE-064-2 and concurrent PCA 2008-LE-015 on May 2, 2012, and the site plan cannot be approved without demonstrating substantial conformance with the amended proffered conditions. The referenced Site Plan cannot be considered Grandfathered because the criteria in SWMO §124-1-12.A.1 is not satisfied.

Please ensure that a copy of this letter is made a part of any subsequent plan submissions. This determination in no way relieves you of any SWMO requirement. It does confirm that the project may meet the requirements of the SWMO using the technical criteria in Article 5 in lieu of the technical criteria in Article 4, subject to the conditions listed above. It is the operator's and owner's responsibility to ensure that all necessary approvals and permits are obtained, and VPDES General Permit coverage is obtained and continuously maintained for the duration of the land-disturbing activities. Please note that the SWMO or this determination does not prevent an applicant from designing to a more stringent standard if they choose to do so.

This determination shall automatically expire, without notice, on June 30, 2019, unless all portions of the subject project have been completed or are under construction. In accordance with SWMO § 124-1-12.C, grandfathered land-disturbing activities remain subject to the technical criteria in Article 5 for one additional VPDES General Permit cycle. After that time, any portions of the project not under construction shall become subject to any new technical criteria adopted by the State Water Control Board and in effect at that time.

Finally, with your request, you provided a plan titled "Impervious Area Exhibit, Metro Center II, General Development Plan", dated January 28, 2015, showing a revised configuration for the proposed Metro Center II – Phase I office building, parking garage and site amenities from that shown on the GDP dated April 5, 2012, and stated that since there is a proposed reduction in impervious area, the proposed modifications would result in a reduced phosphorous load as well as a reduction in post-development runoff. However, you did not provide detailed computations of the amount of phosphorous leaving each point of discharge, or the volume or rate of runoff, from the site based on the proposed modified layout. Therefore, a specific determination whether there would be any increases, and that the modified layout would satisfy SWMO §124-1-12.A.3, cannot be made at this time. A thorough review will be conducted in accordance with the applicable provisions when a detailed proposed site plan, that includes sufficient design details and calculations, is submitted.

Clayton C. Tock
9990-SWOD-001-1, Metro Center II – Phase I
Page **3** of **3**

If further assistance is desired, please contact Jeremiah Stonefield, Engineer IV, Site Code Research and Development Branch (SCRD), at 703-324-1780.

Sincerely,

Bijan Sistani
Chief, South Branch
Site Development and Inspections Division (SDID)

cc: Jack Weyant, Director, Site Development and Inspections Division, DPWES
Paul Shirey, Director, Code Development and Compliance Division, LDS, DPWES
Jeremiah Stonefield, Engineer IV, SCRD, CDCD, LDS, DPWES
DPWES File

Preliminary Infiltration Recommendations

We understand that a total of six locations are planned for possible infiltration or bio-retention facilities. Although the exact invert depth of the facilities are not known, we understand that the large infiltration facility on the east side of the site will have an invert depth of approximately 10 feet below existing grades. The smaller bio-retention facilities, which are planned to surround the office building, will have invert depths at approximately 6 feet below existing grades. Within two of the borings, perched ground water was encountered at depths of 5 and 8 feet below the exiting grades.

USDA hydrometer and textural triangle classifications were performed on samples from the borings where potential infiltration facilities are planned. A summary of the findings are provided below:

Table 1: Summary of Infiltration Recommendations

Boring No.	Assumed Invert Depth (ft)	Depth of Sample Tested (ft)	Perched Ground Water Depth (ft)	USDA Classification	USDA Infiltration Rate (in/hr)
S-1	10.0	10.0	NA	Sandy Loam	1.02
S-2	10.0	10.0	NA	Sandy Loam	1.02
S-3	6.0	6.0	8.0	Sandy Clay Loam	0.17
S-4	6.0	6.0	NA	Sandy Clay Loam	0.17
S-5	6.0	6.0	NA	Sandy Loam	1.02
S-6	6.0	6.0	5.0	Sandy Loam	1.02
S-7	6.0	6.0	NA	Sandy Loam	1.02

LEGEND

CONTROLLED BY INFILTRATION #1

CONTROLLED BY INFILTRATION #2

BMP NARRATIVE

THE METRO CENTER II PROJECT CONSISTS OF AN OFFICE BUILDINGS A PARKING GARAGE, ACCESSWAYS, UTILITIES AND ASSOCIATED INFRASTRUCTURE. FOR BEST MANAGEMENT PRACTICES (BMP) THE AREA UNDER CONSIDERATION CONSISTS OF APPROXIMATELY 10.39 ACRES AND HAS A SITE WEIGHTED AVERAGE RUNOFF COEFFICIENT OF 0.70.

THIS PLAN SHALL BE TREATED UNDER SECTION 6-0000 FOR GRANDFATHERED AND TIME LIMITED PROJECTS FOR BMP, SWM AND ADEQUATE OUTFALL REQUIREMENTS. THE GRANDFATHERING DETERMINATION WAS MADE UNDER 9990-SWOD-001-1 WHICH IS SHOWN ON THIS SHEET FOR REFERENCE PURPOSES. THE GRANDFATHERING DETERMINATION WAS BASED ON THE APPROVAL OF PCA 1998-LE-064-2 PRIOR TO JULY 1 2012. AS PART OF THE SWOD THE PROPOSED IMPROVEMENTS SHALL BE HELD TO THE PHOSPHORUS LOAD, PEAK RELEASE RATE, AND RELEASED VOLUME TO EACH DRAINAGE SHED. THE ORIGINAL PCA HAS A WEIGHTED C FACTOR OF 0.65 AS SHOWN ON SHEET 09A. AS PREVIOUSLY MENTIONED THE PROPOSED IMPROVEMENTS WITHIN THIS GDP RESULT IN A SITE WEIGHTED C FACTOR OF 0.70. THIS SHALL CAUSE AN INCREASE IN PHOSPHORUS LOAD, RELEASE RATES, AND RELEASE VOLUMES FOR THE SITE PRIOR TO TREATMENT. THE PROPOSED BMP PLAN SHALL UTILIZE INFILTRATION PRACTICES AND STORMWATER DETENTION TO ADDRESS THESE ISSUES. THE BMP PLAN TO MEET THE GRANDFATHERING AGREEMENT SHALL BE OUTLINED ON THIS SHEET. FOR THE RELEASE RATE AND RELEASE VOLUME STRATEGY, SEE SHEET 10.

BASED ON PRELIMINARY GEOTECHNICAL INVESTIGATION THE SITE IS AN IDEAL CANDIDATE FOR INFILTRATION AS SHOWN IN THE EXCERPT FROM THE GEOTECHNICAL INVESTIGATION SHOWN ON THIS SHEET. S-5 IS AT THE LOCATION OF INFILTRATION #1 AS SHOWN ON THE MAP ON THIS SHEET. S-1 AND S-2 ARE AT EITHER ENDS OF INFILTRATION #2 AS SHOWN ON THE MAP ON THIS SHEET. THIS PRELIMINARY BMP PLAN INCORPORATES TWO INFILTRATION TRENCHES LOCATED AT THE WEST, INFILTRATION #1, AND EAST, INFILTRATION #2, PROPERTY BOUNDARIES. INFILTRATION #1 SHALL HAVE AN UNDERGROUND TRENCH WITH GRAVEL STORAGE WHICH IS FED BY A STORMTECH ISOLATOR ROW FROM A CLOSED CONDUIT SYSTEM. INFILTRATION #2 SHALL BE LOCATED BENEATH A PROPOSED PRECAST VAULT WITH AN EXPOSED BOTTOM. THE ADDITIONAL RUNOFF WILL BE STORED WITHIN THE VAULT AND INFILTRATE THROUGH THE BOTTOM. ANY OVERFLOW SHALL BE CONTROLLED BY A PROPOSED CONTROL STRUCTURE.

IN ORDER TO COMPLY WITH THE PROVISION OF THE GRANDFATHERING AGREEMENT, AN ANALYSIS OF THE APPROVED PCA WAS COMPLETED TO COMPUTE THE POST TREATMENT RUNOFF LEAVING EACH OUTFALL POINT. IN ORDER TO ACCOMPLISH THIS ANALYSIS THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK PERFORMANCE BASED WATER QUALITY CALCULATIONS SPREADSHEET WAS USED TO COMPUTE THE PRE-TREATMENT PHOSPHORUS LOADS TO EACH DRAINAGE SHED, SEE SHEET 09B. THE TOTAL LOADING TO EACH DRAINAGE SHED WAS THEN GENERATED BY COMPUTING THE POST TREATED PHOSPHORUS LOAD FROM THE APPROVED BMP DEVICES AND ADDING THEM TO THE UNTREATED PHOSPHORUS LOAD IN EACH SHED. THE PROPOSED CONDITIONS FOR EACH SHED WERE THEN COMPUTED USING THE PERFORMANCE BASED WATER QUALITY CALCULATIONS AS SHOWN ON SHEET 09C. THE TREATMENT PERCENTAGE REQUIRED TO MEET THE PHOSPHORIS LOAD TO EACH DRAINAGE SHED WAS THEN COMPUTED AS SHOWN ON SHEET 09C. THE INFILTRATION PRACTICES SHALL BE DESIGNED AS SPECIFIED IN THE PFM SECTION 6-0402 TABLE 6.3 INFILTRATION DESIGN 2 WHICH PROVIDES A PHOSPHORUS REMOVAL PERCENTAGE OF 65%.

THE RESULTS OF THIS ANALYSIS SHOW THAT THE PROPOSED IMPROVEMENTS SHALL NOT INCREASE THE AMOUNT OF PHOSPORUS LEAVING EACH DRAINAGE SHED.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
05-29-15
06-17-15

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
06/17/15
PROFESSIONAL ENGINEER

BMP PLAN
METRO CENTER II
GENERAL DEVELOPMENT PLAN
LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"=50' C.I.= 2' DATE: OCT, 2014

SHEET
09
OF
18

FILE No.
PCA-12493

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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	=	4.82
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	=	4.79
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

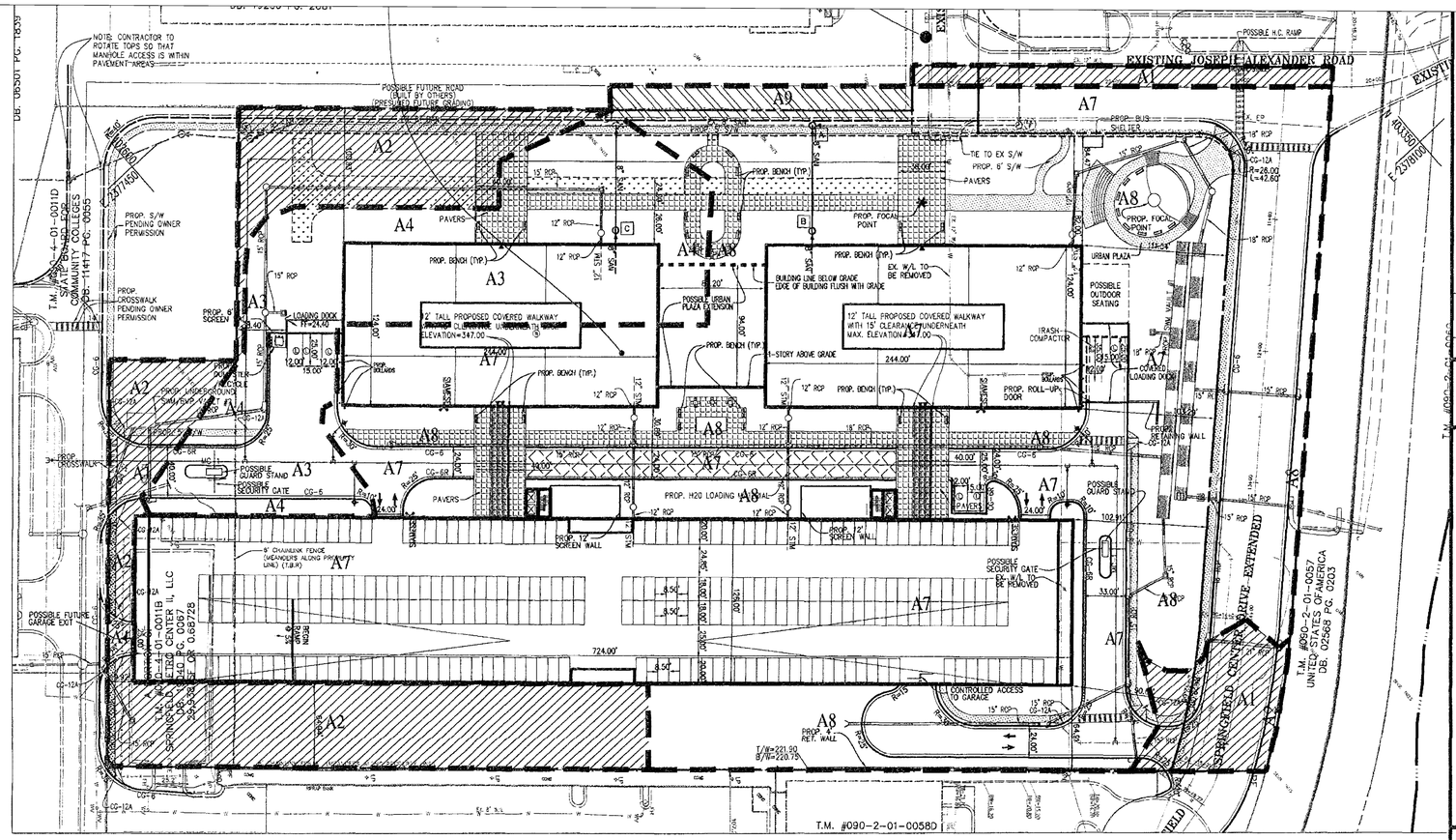
Part 5: Determine Compliance with Site Coverage Requirement

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

LEGEND

OFFSITE (CONTROLLED)

ONSITE (UNCONTROLLED)

Application No. RZ/FDP 1998-LE-064 Staff S. Lim
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP)
SEE PROFFERS DATED 4/28/09
Date of (BOS) (PC) approval 5/12/09
Sheet 9 of 21

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
01-23-15
02-18-15
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05-15-15
06-17-15
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COMMONWEALTH OF VIRGINIA CLAYTON C. TOCK No. 036790 04/23/09 PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA CLAYTON C. TOCK LIC. No. 036790 06/17/15 PROFESSIONAL ENGINEER

OVERALL BMP PLAN

METRO CENTER II
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

SHEET 6 OF 15

FILE No. MISC 12493

BMP PLAN - APPROVED GDP

METRO CENTER II
GENERAL DEVELOPMENT PLAN
LEE DISTRICT
FAIRFAX, VIRGINIA

DATE: OCT, 2014
SCALE: 1"=50' C.I. = 2'

SHEET 09A OF 18

FILE No. PCA-12493

Urban, Ltd. -- J:\JOBS\MetroCenterII\PCA-Phase 1\12493-22-BMP PLAN.dwg [BMP (4)] June 17, 2015 -- 11:44am dionbart

SHED A TREATED FROM APPROVED GDP PCA 1998-LE-064

VIRGINIA STORMWATER MANAGEMENT HANDBOOK
PERFORMANCE BASED WATER QUALITY CALCULATIONS

STEP 1: Determine the applicable area (A) and the post-developed impervious cover (I_{post}).

Applicable area (A)* = 1.29 acres
Post-development impervious cover:
Impervious= 0.70 acres
acres
acres
Pavement = 0.70 acres
Buildings = 0.00 acres
Walkways = 0.00 acres
Total = 0.70 acres
I_{post} = (total post development impervious cover ÷ A) x 100 = 54.26 %

* The area subject to the criteria may vary from locality to locality. Therefore, consult the locality for proper determination of this value.
** Areas includes roadways, sidwalks, driveways and rooftoops

STEP 2: Determine the average land cover condition ($I_{watershed}$) or the existing impervious cover ($I_{existing}$).

Average land cover condition ($I_{watershed}$):
If the locality has determined land cover conditions for individual watersheds within its jurisdiction, use the watershed specific value determined by the locality as $I_{watershed}$

$I_{watershed}$ = 16.00 %

Otherwise, use the Chesapeake Bay default value:

$I_{watershed}$ = 16.00 %

Existing impervious cover ($I_{existing}$):
Determine the existing impervious cover of the development site if present.
Existing impervious cover:
Impervious= 0.15 acres
acres
acres
Other:
= acres
= acres
Total = 0.15 acres
$I_{existing}$ = (total existing impervious cover ÷ A) x 100 = 11.63 %
* The area should be the same as used in STEP 1.

STEP 3: Determine the appropriate development situation.

The site information determined in Step 1 and Step 2 provide enough information to determine the appropriate development situation under which the performance criteria will apply. Put a "Y" in the appropriate development situation as follows:

____ **Situation 1**: This consists of land development where the existing percent impervious cover ($I_{existing}$) is less than or equal to the average land cover condition ($I_{watershed}$) and the proposed improvements will create a total percent impervious cover (I_{post}) which is less than or equal to the average land cover condition ($I_{watershed}$).
I_{post} ____ % ≤ $I_{watershed}$ ____ %

Y Situation 2: This consists of land development where the existing percent impervious cover ($I_{existing}$) is less than or equal to the average land cover condition ($I_{watershed}$) and the proposed improvements will create a total percent impervious cover (I_{post}) which is greater than the average land cover condition($I_{watershed}$).
$I_{existing}$ 11.63 % ≤ $I_{watershed}$ 16.00 %; and
I_{post} 54.26 % > $I_{watershed}$ 16.00 %

____ Situation 3: This consists of land development where the existing percent impervious cover ($I_{existing}$) is greater than the average land cover condition ($I_{watershed}$)
$I_{existing}$ ____ % > $I_{watershed}$ ____ %

____ Situation 4: This consists of land development where the existing percent impervious cover ($I_{existing}$) is served by an existing stormwater management BMP(s) that addresses water quality.

If the proposed development meets the criteria for development Situation 1, then the low density development is considered to be the BMP and no pollutant removal is required. The calculation procedure for Situation 1 stops here. If the proposed development meets the criteria for development Situation 2, 3, or 4, then proceed to STEP 4 on the appropriate worksheet.

SITUATION 2

Summary of Situation 2 criteria: from calculation procedure STEP 1 thru STEP 3, Worksheet 1:

Applicable area (A)* = 1.29 acres

I_{post} = (total post-development impervious cover ÷ A) x 100 = 54.26 %
$I_{watershed}$ = 16.00 % **or** $I_{watershed}$ = 16%
$I_{existing}$ = (total existing impervious cover ÷ A*) x 100 = 11.63 %

$I_{existing}$ 11.63 % ≤ $I_{watershed}$ 16.00 %; and
I_{post} 54.26 % > $I_{watershed}$ 16.00

Step 4 Determine the relative pre-development pollutant load (L_{pre}).

$L_{pre(watershed)} = [0.05 + (0.009 \times I_{watershed})] \times A \times 2.28$ **(Equation 5-16)**

where: $L_{pre(watershed)}$ = relative pre-development total phosphorous load (pounds per year)
$I_{watershed}$ = average land cover condition for specific watershed or locality **or** the Chesapeake Bay default value of 16% (percent expressed in whole numbers)
A = applicable area (acres)

$L_{pre(watershed)}$ = [0.05+(0.009× 16.00)] x 1.29 ×2.28
= 0.57 pounds per year

Step 5 Determine the relative post-development pollutant load (L_{post}).

$L_{post} = [0.05 + (0.009 \times I_{post})] \times A \times 2.28$ **(Equation 5-21)**

where: L_{post} = relative post-development total phosphorous load (pounds per year)
I_{post} = post-development percent impervious cover (percent expressed in whole numbers)
A = applicable area (acres)

L_{post} = [0.05+(0.009× 54.26)] x 1.29 × 2.28
= 1.58 pounds per year

SHED A UNTREATED FROM APPROVED GDP PCA 1998-LE-064

VIRGINIA STORMWATER MANAGEMENT HANDBOOK
PERFORMANCE BASED WATER QUALITY CALCULATIONS

STEP 1: Determine the applicable area (A) and the post-developed impervious cover (I_{post}).

Applicable area (A)* = 1.40 acres
Post-development impervious cover:
Impervious= 0.09 acres
acres
acres
Pavement = 0.09 acres
Buildings = 0.00 acres
Walkways = 0.00 acres
Total = 0.09 acres
I_{post} = (total post development impervious cover ÷ A) x 100 = 6.43 %

* The area subject to the criteria may vary from locality to locality. Therefore, consult the locality for proper determination of this value.
** Areas includes roadways, sidwalks, driveways and rooftoops

STEP 2: Determine the average land cover condition ($I_{watershed}$) or the existing impervious cover ($I_{existing}$).

Average land cover condition ($I_{watershed}$):
If the locality has determined land cover conditions for individual watersheds within its jurisdiction, use the watershed specific value determined by the locality as $I_{watershed}$

$I_{watershed}$ = 16.00 %

Otherwise, use the Chesapeake Bay default value:

$I_{watershed}$ = 16.00 %

Existing impervious cover ($I_{existing}$):
Determine the existing impervious cover of the development site if present.
Existing impervious cover:
Impervious= 0.00 acres
acres
acres
Other:
= acres
= acres
Total = 0.00 acres
$I_{existing}$ = (total existing impervious cover ÷ A) x 100 = 0.00 %
* The area should be the same as used in STEP 1.

STEP 3: Determine the appropriate development situation.

The site information determined in Step 1 and Step 2 provide enough information to determine the appropriate development situation under which the performance criteria will apply. Put a "Y" in the appropriate development situation as follows:

____ **Situation 1**: This consists of land development where the existing percent impervious cover ($I_{existing}$) is less than or equal to the average land cover condition ($I_{watershed}$) and the proposed improvements will create a total percent impervious cover (I_{post}) which is less than or equal to the average land cover condition ($I_{watershed}$).
I_{post} ____ % ≤ $I_{watershed}$ ____ %

Y Situation 2: This consists of land development where the existing percent impervious cover ($I_{existing}$) is less than or equal to the average land cover condition ($I_{watershed}$) and the proposed improvements will create a total percent impervious cover (I_{post}) which is greater than the average land cover condition($I_{watershed}$).
$I_{existing}$ 0.00 % ≤ $I_{watershed}$ 16.00 %; and
I_{post} 6.43 % > $I_{watershed}$ 16.00 %

____ Situation 3: This consists of land development where the existing percent impervious cover ($I_{existing}$) is greater than the average land cover condition ($I_{watershed}$)
$I_{existing}$ ____ % > $I_{watershed}$ ____ %

____ Situation 4: This consists of land development where the existing percent impervious cover ($I_{existing}$) is served by an existing stormwater management BMP(s) that addresses water quality.

If the proposed development meets the criteria for development Situation 1, then the low density development is considered to be the BMP and no pollutant removal is required. The calculation procedure for Situation 1 stops here. If the proposed development meets the criteria for development Situation 2, 3, or 4, then proceed to STEP 4 on the appropriate worksheet.

SITUATION 2

Summary of Situation 2 criteria: from calculation procedure STEP 1 thru STEP 3, Worksheet 1:

Applicable area (A)* = 1.40 acres

I_{post} = (total post-development impervious cover ÷ A) x 100 = 6.43 %
$I_{watershed}$ = 16.00 % **or** $I_{watershed}$ = 16%
$I_{existing}$ = (total existing impervious cover ÷ A*) x 100 = 0.00 %

$I_{existing}$ 0.00 % ≤ $I_{watershed}$ 16.00 %; and
I_{post} 6.43 % > $I_{watershed}$ 16.00

Step 4 Determine the relative pre-development pollutant load (L_{pre}).

$L_{pre(watershed)} = [0.05 + (0.009 \times I_{watershed})] \times A \times 2.28$ **(Equation 5-16)**

where: $L_{pre(watershed)}$ = relative pre-development total phosphorous load (pounds per year)
$I_{watershed}$ = average land cover condition for specific watershed or locality **or** the Chesapeake Bay default value of 16% (percent expressed in whole numbers)
A = applicable area (acres)

$L_{pre(watershed)}$ = [0.05+(0.009× 16.00)] x 1.40 ×2.28
= 0.62 pounds per year

Step 5 Determine the relative post-development pollutant load (L_{post}).

$L_{post} = [0.05 + (0.009 \times I_{post})] \times A \times 2.28$ **(Equation 5-21)**

where: L_{post} = relative post-development total phosphorous load (pounds per year)
I_{post} = post-development percent impervious cover (percent expressed in whole numbers)
A = applicable area (acres)

L_{post} = [0.05+(0.009× 6.43)] x 1.40 × 2.28
= 0.34 pounds per year

SHED B TREATED FROM APPROVED GDP PCA 1998-LE-064

VIRGINIA STORMWATER MANAGEMENT HANDBOOK
PERFORMANCE BASED WATER QUALITY CALCULATIONS

STEP 1: Determine the applicable area (A) and the post-developed impervious cover (I_{post}).

Applicable area (A)* = 7.45 acres
Post-development impervious cover:
Impervious= 5.15 acres
acres
acres
Pavement = 5.15 acres
Buildings = 0.00 acres
Walkways = 0.00 acres
Total = 5.15 acres
I_{post} = (total post development impervious cover ÷ A) x 100 = 69.13 %

* The area subject to the criteria may vary from locality to locality. Therefore, consult the locality for proper determination of this value.
** Areas includes roadways, sidwalks, driveways and rooftoops

STEP 2: Determine the average land cover condition ($I_{watershed}$) or the existing impervious cover ($I_{existing}$).

Average land cover condition ($I_{watershed}$):
If the locality has determined land cover conditions for individual watersheds within its jurisdiction, use the watershed specific value determined by the locality as $I_{watershed}$

$I_{watershed}$ = 16.00 %

Otherwise, use the Chesapeake Bay default value:

$I_{watershed}$ = 16.00 %

Existing impervious cover ($I_{existing}$):
Determine the existing impervious cover of the development site if present.
Existing impervious cover:
Impervious= 0.15 acres
acres
acres
Other:
= acres
= acres
Total = 0.15 acres
$I_{existing}$ = (total existing impervious cover ÷ A) x 100 = 2.01 %
* The area should be the same as used in STEP 1.

STEP 3: Determine the appropriate development situation.

The site information determined in Step 1 and Step 2 provide enough information to determine the appropriate development situation under which the performance criteria will apply. Put a "Y" in the appropriate development situation as follows:

____ **Situation 1**: This consists of land development where the existing percent impervious cover ($I_{existing}$) is less than or equal to the average land cover condition ($I_{watershed}$) and the proposed improvements will create a total percent impervious cover (I_{post}) which is less than or equal to the average land cover condition ($I_{watershed}$).
I_{post} ____ % ? $I_{watershed}$ ____ %

Y Situation 2: This consists of land development where the existing percent impervious cover ($I_{existing}$) is less than or equal to the average land cover condition ($I_{watershed}$) and the proposed improvements will create a total percent impervious cover (I_{post}) which is greater than the average land cover condition($I_{watershed}$).
$I_{existing}$ 2.01 % ? $I_{watershed}$ 16.00 %; and
I_{post} 69.13 % > $I_{watershed}$ 16.00 %

____ Situation 3: This consists of land development where the existing percent impervious cover ($I_{existing}$) is greater than the average land cover condition ($I_{watershed}$)
$I_{existing}$ ____ % > $I_{watershed}$ ____ %

____ Situation 4: This consists of land development where the existing percent impervious cover ($I_{existing}$) is served by an existing stormwater management BMP(s) that addresses water quality.

If the proposed development meets the criteria for development Situation 1, then the low density development is considered to be the BMP and no pollutant removal is required. The calculation procedure for Situation 1 stops here. If the proposed development meets the criteria for development Situation 2, 3, or 4, then proceed to STEP 4 on the appropriate worksheet.

SITUATION 2

Summary of Situation 2 criteria: from calculation procedure STEP 1 thru STEP 3, Worksheet 1:

Applicable area (A)* = 7.45 acres

I_{post} = (total post-development impervious cover ÷ A) x 100 = 69.13 %
$I_{watershed}$ = 16.00 % **or** $I_{watershed}$ = 16%
$I_{existing}$ = (total existing impervious cover ÷ A*) x 100 = 2.01 %

$I_{existing}$ 2.01 % ≤ $I_{watershed}$ 16.00 %; and
I_{post} 69.13 % > $I_{watershed}$ 16.00

Step 4 Determine the relative pre-development pollutant load (L_{pre}).

$L_{pre(watershed)} = [0.05 + (0.009 \times I_{watershed})] \times A \times 2.28$ **(Equation 5-16)**

where: $L_{pre(watershed)}$ = relative pre-development total phosphorous load (pounds per year)
$I_{watershed}$ = average land cover condition for specific watershed or locality **or** the Chesapeake Bay default value of 16% (percent expressed in whole numbers)
A = applicable area (acres)

$L_{pre(watershed)}$ = [0.05+(0.009× 16.00)] x 7.45 ×2.28
= 3.30 pounds per year

Step 5 Determine the relative post-development pollutant load (L_{post}).

$L_{post} = [0.05 + (0.009 \times I_{post})] \times A \times 2.28$ **(Equation 5-21)**

where: L_{post} = relative post-development total phosphorous load (pounds per year)
I_{post} = post-development percent impervious cover (percent expressed in whole numbers)
A = applicable area (acres)

L_{post} = [0.05+(0.009× 69.13)] x 7.45 × 2.28
= 11.42 pounds per year

SHED B UNTREATED FROM APPROVED GDP PCA 1998-LE-064

VIRGINIA STORMWATER MANAGEMENT HANDBOOK
PERFORMANCE BASED WATER QUALITY CALCULATIONS

STEP 1: Determine the applicable area (A) and the post-developed impervious cover (I_{post}).

Applicable area (A)* = 0.27 acres
Post-development impervious cover:
Impervious= 0.22 acres
acres
acres
Pavement = 0.22 acres
Buildings = 0.00 acres
Walkways = 0.00 acres
Total = 0.22 acres
I_{post} = (total post development impervious cover ÷ A) x 100 = 81.48 %

* The area subject to the criteria may vary from locality to locality. Therefore, consult the locality for proper determination of this value.
** Areas includes roadways, sidwalks, driveways and rooftoops

STEP 2: Determine the average land cover condition ($I_{watershed}$) or the existing impervious cover ($I_{existing}$).

Average land cover condition ($I_{watershed}$):
If the locality has determined land cover conditions for individual watersheds within its jurisdiction, use the watershed specific value determined by the locality as $I_{watershed}$

$I_{watershed}$ = 16.00 %

Otherwise, use the Chesapeake Bay default value:

$I_{watershed}$ = 16.00 %

Existing impervious cover ($I_{existing}$):
Determine the existing impervious cover of the development site if present.
Existing impervious cover:
Impervious= 0.00 acres
acres
acres
Other:
= acres
= acres
Total = 0.00 acres
$I_{existing}$ = (total existing impervious cover ÷ A) x 100 = 0.00 %
* The area should be the same as used in STEP 1.

STEP 3: Determine the appropriate development situation.

The site information determined in Step 1 and Step 2 provide enough information to determine the appropriate development situation under which the performance criteria will apply. Put a "Y" in the appropriate development situation as follows:

____ **Situation 1**: This consists of land development where the existing percent impervious cover ($I_{existing}$) is less than or equal to the average land cover condition ($I_{watershed}$) and the proposed improvements will create a total percent impervious cover (I_{post}) which is less than or equal to the average land cover condition ($I_{watershed}$).
I_{post} ____ % ≤ $I_{watershed}$ ____ %

Y Situation 2: This consists of land development where the existing percent impervious cover ($I_{existing}$) is less than or equal to the average land cover condition ($I_{watershed}$) and the proposed improvements will create a total percent impervious cover (I_{post}) which is greater than the average land cover condition($I_{watershed}$).
$I_{existing}$ 0.00 % ≤ $I_{watershed}$ 16.00 %; and
I_{post} 81.48 % > $I_{watershed}$ 16.00 %

____ Situation 3: This consists of land development where the existing percent impervious cover ($I_{existing}$) is greater than the average land cover condition ($I_{watershed}$)
$I_{existing}$ ____ % > $I_{watershed}$ ____ %

____ Situation 4: This consists of land development where the existing percent impervious cover ($I_{existing}$) is served by an existing stormwater management BMP(s) that addresses water quality.

If the proposed development meets the criteria for development Situation 1, then the low density development is considered to be the BMP and no pollutant removal is required. The calculation procedure for Situation 1 stops here. If the proposed development meets the criteria for development Situation 2, 3, or 4, then proceed to STEP 4 on the appropriate worksheet.

SITUATION 2

Summary of Situation 2 criteria: from calculation procedure STEP 1 thru STEP 3, Worksheet 1:

Applicable area (A)* = 0.27 acres

I_{post} = (total post-development impervious cover ÷ A) x 100 = 81.48 %
$I_{watershed}$ = 16.00 % **or** $I_{watershed}$ = 16%
$I_{existing}$ = (total existing impervious cover ÷ A*) x 100 = 0.00 %

$I_{existing}$ 0.00 % ≤ $I_{watershed}$ 16.00 %; and
I_{post} 81.48 % > $I_{watershed}$ 16.00

Step 4 Determine the relative pre-development pollutant load (L_{pre}).

$L_{pre(watershed)} = [0.05 + (0.009 \times I_{watershed})] \times A \times 2.28$ **(Equation 5-16)**

where: $L_{pre(watershed)}$ = relative pre-development total phosphorous load (pounds per year)
$I_{watershed}$ = average land cover condition for specific watershed or locality **or** the Chesapeake Bay default value of 16% (percent expressed in whole numbers)
A = applicable area (acres)

$L_{pre(watershed)}$ = [0.05+(0.009× 16.00)] x 0.27 ×2.28
= 0.12 pounds per year

Step 5 Determine the relative post-development pollutant load (L_{post}).

$L_{post} = [0.05 + (0.009 \times I_{post})] \times A \times 2.28$ **(Equation 5-21)**

where: L_{post} = relative post-development total phosphorous load (pounds per year)
I_{post} = post-development percent impervious cover (percent expressed in whole numbers)
A = applicable area (acres)

L_{post} = [0.05+(0.009× 81.48)] x 0.27 × 2.28
= 0.48 pounds per year

REVISIONS
No. | DATE | DESCRIPTION

PLAN DATE
01-23-15
02-18-15
04-23-15
05-29-15
06-17-15

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PROFESSIONAL ENGINEER

BMP COMPS FOR GRANDFATHERING
METRO CENTER II
GENERAL DEVELOPMENT PLAN
LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"=50' C.I.= 2' DATE: OCT, 2014

SHEET 09B OF 18

FILE No. PCA-12493

Urban, Ltd. - J:\JOBS\MetroCenterII\PCA-Phase 1\12493-22-BMP PLAN.dwg [BMP (2)] June 17, 2015 - 11:44am dlambert

PROPOSED SHED A

VIRGINIA STORMWATER MANAGEMENT HANDBOOK
PERFORMANCE BASED WATER QUALITY CALCULATIONS

STEP 1: Determine the applicable area (A) and the post-developed impervious cover (I_{post}).

Applicable area (A)* = 2.15 acres
Post-development impervious cover:
Impervious = 0.94 acres

Pavement	=	0.94	acres
Buildings	=	0.00	acres
Walkways	=	0.00	acres
Total	=	0.94	acres

I_{post} = (total post development impervious cover ÷ A) x 100 = 43.72 %

* The area subject to the criteria may vary from locality to locality. Therefore, consult the locality for proper determination of this value.
** Areas includes roadways, sidwalks, driveways and rooftoops

STEP 2: Determine the average land cover condition ($I_{watershed}$) or the existing impervious cover ($I_{existing}$).

Average land cover condition ($I_{watershed}$):
If the locality has determined land cover conditions for individual watersheds within its jurisdiction, use the watershed specific value determined by the locality as $I_{watershed}$

$I_{watershed}$ = 16.00 %

Otherwise, use the Chesapeake Bay default value:

$I_{watershed}$ = 16.00 %

Existing impervious cover ($I_{existing}$):
Determine the existing impervious cover of the development site if present.
Existing impervious cover:
Impervious = 0.00 acres
Other:
Total = 0.00 acres

$I_{existing}$ = (total existing impervious cover ÷ A) x 100 = 0.00 %
* The area should be the same as used in STEP 1.

STEP 3: Determine the appropriate development situation.

The site information determined in Step 1 and Step 2 provide enough information to determine the appropriate development situation under which the performance criteria will apply. Put a "Y" in the appropriate development situation as follows:

______ **Situation 1**: This consists of land development where the existing percent impervious cover ($I_{existing}$) is less than or equal to the average land cover condition ($I_{watershed}$) and the proposed improvements will create a total percent impervious cover (I_{post}) which is less than or equal to the average land cover condition ($I_{watershed}$).

I_{post} ______ % ≤ $I_{watershed}$ ______ %

Y Situation 2: This consists of land development where the existing percent impervious cover ($I_{existing}$) is less than or equal to the average land cover condition ($I_{watershed}$) and the proposed improvements will create a total percent impervious cover (I_{post}) which is greater than the average land cover condition($I_{watershed}$).

$I_{existing}$ 0.00 % ≤ $I_{watershed}$ 16.00 %; and
I_{post} 43.72 % > $I_{watershed}$ 16.00 %

______ Situation 3: This consists of land development where the existing percent impervious cover ($I_{existing}$) is greater than the average land cover condition ($I_{watershed}$)

$I_{existing}$ ______ % > $I_{watershed}$ ______ %

______ Situation 4: This consists of land development where the existing percent impervious cover ($I_{existing}$) is served by an existing stormwater management BMP(s) that addresses water quality.

If the proposed development meets the criteria for development Situation 1, then the low density development is considered to be the BMP and no pollutant removal is required. The calculation procedure for Situation 1 stops here. If the proposed development meets the criteria for development Situation 2, 3, or 4, then proceed to STEP 4 on the appropriate worksheet.

SITUATION 2

Summary of Situation 2 criteria: from calculation procedure STEP 1 thru STEP 3. Worksheet 1:

Applicable area (A)* = 2.15 acres

I_{post} = (total post-development impervious cover ÷ A) x 100 = 43.72 %
$I_{watershed}$ = 16.00 % **or** $I_{watershed}$ = 16%
$I_{existing}$ = (total existing impervious cover ÷ A*) x 100 = 0.00 %

$I_{existing}$ 0.00 % ≤ $I_{watershed}$ 16.00 %; and
I_{post} 43.72 % > $I_{watershed}$ 16.00

Step 4 Determine the relative pre-development pollutant load (L_{pre}).

$L_{pre(watershed)} = [0.05 + (0.009 \times I_{watershed})] \times A \times 2.28$ **(Equation 5-16)**

where: $L_{pre(watershed)}$ = relative pre-development total phosphorous load (pounds per year)
$I_{watershed}$ = average land cover condition for specific watershed or locality **or** the Chesapeake Bay default value of 16% (percent expressed in whole numbers)
A = applicable area (acres)

$L_{pre(watershed)}$ = [0.05+(0.009× 16.00)] x 2.15 ×2.28
= 0.95 pounds per year

Step 5 Determine the relative post-development pollutant load (L_{post}).

$L_{post} = [0.05 + (0.009 \times I_{post})] \times A \times 2.28$ **(Equation 5-21)**

where: L_{post} = relative post-development total phosphorous load (pounds per year)
I_{post} = post-development percent impervious cover (percent expressed in whole numbers)
A = applicable area (acres)

L_{post} = [0.05+(0.009× 43.72)] x 2.15 × 2.28
= 2.17 pounds per year

PROPOSED SHED B

VIRGINIA STORMWATER MANAGEMENT HANDBOOK
PERFORMANCE BASED WATER QUALITY CALCULATIONS

STEP 1: Determine the applicable area (A) and the post-developed impervious cover (I_{post}).

Applicable area (A)* = 8.24 acres
Post-development impervious cover:
Impervious = 6.02 acres

Pavement	=	6.02	acres
Buildings	=	0.00	acres
Walkways	=	0.00	acres
Total	=	6.02	acres

I_{post} = (total post development impervious cover ÷ A) x 100 = 73.06 %

* The area subject to the criteria may vary from locality to locality. Therefore, consult the locality for proper determination of this value.
** Areas includes roadways, sidwalks, driveways and rooftoops

STEP 2: Determine the average land cover condition ($I_{watershed}$) or the existing impervious cover ($I_{existing}$).

Average land cover condition ($I_{watershed}$):
If the locality has determined land cover conditions for individual watersheds within its jurisdiction, use the watershed specific value determined by the locality as $I_{watershed}$

$I_{watershed}$ = 16.00 %

Otherwise, use the Chesapeake Bay default value:

$I_{watershed}$ = 16.00 %

Existing impervious cover ($I_{existing}$):
Determine the existing impervious cover of the development site if present.
Existing impervious cover:
Impervious = 0.00 acres
Other:
Total = 0.00 acres

$I_{existing}$ = (total existing impervious cover ÷ A) x 100 = 0.00 %
* The area should be the same as used in STEP 1.

STEP 3: Determine the appropriate development situation.

The site information determined in Step 1 and Step 2 provide enough information to determine the appropriate development situation under which the performance criteria will apply. Put a "Y" in the appropriate development situation as follows:

______ **Situation 1**: This consists of land development where the existing percent impervious cover ($I_{existing}$) is less than or equal to the average land cover condition ($I_{watershed}$) and the proposed improvements will create a total percent impervious cover (I_{post}) which is less than or equal to the average land cover condition ($I_{watershed}$).

I_{post} ______ % ≤ $I_{watershed}$ ______ %

Y Situation 2: This consists of land development where the existing percent impervious cover ($I_{existing}$) is less than or equal to the average land cover condition ($I_{watershed}$) and the proposed improvements will create a total percent impervious cover (I_{post}) which is greater than the average land cover condition($I_{watershed}$).

$I_{existing}$ 0.00 % ≤ $I_{watershed}$ 16.00 %; and
I_{post} 73.06 % > $I_{watershed}$ 16.00 %

______ Situation 3: This consists of land development where the existing percent impervious cover ($I_{existing}$) is greater than the average land cover condition ($I_{watershed}$)

$I_{existing}$ ______ % > $I_{watershed}$ ______ %

______ Situation 4: This consists of land development where the existing percent impervious cover ($I_{existing}$) is served by an existing stormwater management BMP(s) that addresses water quality.

If the proposed development meets the criteria for development Situation 1, then the low density development is considered to be the BMP and no pollutant removal is required. The calculation procedure for Situation 1 stops here. If the proposed development meets the criteria for development Situation 2, 3, or 4, then proceed to STEP 4 on the appropriate worksheet.

SITUATION 2

Summary of Situation 2 criteria: from calculation procedure STEP 1 thru STEP 3. Worksheet 1:

Applicable area (A)* = 8.24 acres

I_{post} = (total post-development impervious cover ÷ A) x 100 = 73.06 %
$I_{watershed}$ = 16.00 % **or** $I_{watershed}$ = 16%
$I_{existing}$ = (total existing impervious cover ÷ A*) x 100 = 0.00 %

$I_{existing}$ 0.00 % ≤ $I_{watershed}$ 16.00 %; and
I_{post} 73.06 % > $I_{watershed}$ 16.00

Step 4 Determine the relative pre-development pollutant load (L_{pre}).

$L_{pre(watershed)} = [0.05 + (0.009 \times I_{watershed})] \times A \times 2.28$ **(Equation 5-16)**

where: $L_{pre(watershed)}$ = relative pre-development total phosphorous load (pounds per year)
$I_{watershed}$ = average land cover condition for specific watershed or locality **or** the Chesapeake Bay default value of 16% (percent expressed in whole numbers)
A = applicable area (acres)

$L_{pre(watershed)}$ = [0.05+(0.009× 16.00)] x 8.24 ×2.28
= 3.64 pounds per year

Step 5 Determine the relative post-development pollutant load (L_{post}).

$L_{post} = [0.05 + (0.009 \times I_{post})] \times A \times 2.28$ **(Equation 5-21)**

where: L_{post} = relative post-development total phosphorous load (pounds per year)
I_{post} = post-development percent impervious cover (percent expressed in whole numbers)
A = applicable area (acres)

L_{post} = [0.05+(0.009× 73.06)] x 8.24 × 2.28
= 13.29 pounds per year

APPROVED ZONING PLAN PHOSPHORUS COMPS

DRAINAGE SHED	POLLUTANT LOAD	REMOVAL RATE	TP TO OUTFALL	
SHED A TREATED	1.58 LBS	50%	0.79 LBS	TOTAL SHED A POLLUTANT
SHED A UNTREATED	0.34 LBS	N/A	0.34 LBS	1.13 LBS
SHED B TREATED	11.42 LBS	50%	5.71 LBS	TOTAL SHED B POLLUTANT
SHED B UNTREATED	0.48 LBS	N/A	0.48 LBS	6.19 LBS

SEE SHEET 09B FOR PHOSPHORUS LOAD CALCULATIONS.

APPROVED ZONING PLAN PHOSPHORUS COMPS

DRAINAGE SHED	LOAD TO OUTFALL	TREATMENT %
SHED A APPROVED	1.13 LBS	
SHED A PROPOSED	2.17 LBS	47.93%
SHED B APPROVED	6.19 LBS	
SHED B PROPOSED	13.29 LBS	53.42%

THE REQUIRED TREATMENT PERCENTAGE WAS CALCULATED BY USING THE EQUATION:
TREATMENT % = 1-(SHED APPROVED/SHED PROPOSED)

BMP FACILITY DESIGN CALCULATIONS

Plan Name: Metro Center 2 Phase 1 - Shed A Date: 4/22/2015
Plan Number: Engineer: Dustin Lambert

I. WATER QUALITY NARRATIVE

SEE THIS SHEET

II. WATERSHED INFORMATION

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

Subarea Designation (1)	"C" (2)	Acres (3)
(1) TOTAL ONSITE UNCONTROLLED	0.42	0.91
(2) TOTAL ONSITE CONTROLLED (INFILTRATION #1)	0.56	2.15
	Total	3.06

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

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

(A) Area of the Site (a) 3.06 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
(1) TOTAL ONSITE UNCONTROLLED	0.42	x	0.91	=	0.38
(2) TOTAL ONSITE CONTROLLED (INFILTRATION #1)	0.56	x	2.15	=	1.20
		x		=	
		x		=	
		x		=	
		x		=	

(b) Total 1.59

(C) Weighted average "C" factor (b)/(a) = (C) 0.52

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
(1) TOTAL ONSITE UNCONTROLLED	0	x	0.30	x	0.81	=	0.00
(2) TOTAL ONSITE CONTROLLED (INFILTRATION #1)	65	x	0.70	x	1.08	=	49.34
		x		x		=	
		x		x		=	
		x		x		=	
		x		x		=	

(a) Total = 49.34

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 47.93 *

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 = 98.20 %

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

Line 3(a) 49.34 >= 47.93

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

BMP FACILITY DESIGN CALCULATIONS

Plan Name: Metro Center 2 Phase 1 - Shed B Date: 4/22/2015
Plan Number: Engineer: Dustin Lambert

I. WATER QUALITY NARRATIVE

SEE THIS SHEET

II. WATERSHED INFORMATION

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

Subarea Designation (1)	"C" (2)	Acres (3)
(1) TOTAL ONSITE UNCONTROLLED	0.78	0.45
(2) TOTAL ONSITE CONTROLLED (INFILTRATION #2)	0.73	7.79
	Total	8.24

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

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

(A) Area of the Site (a) 8.24 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
(1) TOTAL ONSITE UNCONTROLLED	0.78	x	0.45	=	0.35
(2) TOTAL ONSITE CONTROLLED (INFILTRATION #2)	0.73	x	7.79	=	5.69
		x		=	
		x		=	
		x		=	
		x		=	

(b) Total 6.04

(C) Weighted average "C" factor (b)/(a) = (C) 0.73

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
(1) TOTAL ONSITE UNCONTROLLED	0	x	0.05	x	1.06	=	0.00
(2) TOTAL ONSITE CONTROLLED (INFILTRATION #2)	65	x	0.95	x	1.00	=	61.22
		x		x		=	
		x		x		=	
		x		x		=	
		x		x		=	

(a) Total = 61.22

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 53.42 *

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 = 98.20 %

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

Line 3(a) 61.22 >= 53.42

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
01-23-15
02-18-15
04-23-15
05-29-15
06-17-15

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GENERAL DEVELOPMENT PLAN
LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"=50' C.I.= 2' DATE: OCT, 2014

SHEET 09C OF 18

FILE No. PCA-12493

Urban, Ltd. - J:\JOBS\MetroCenterII\PCA-Phase 1\12493-22-BMP PLAN.dwg [BMP (3)] June 17, 2015 - 11:45am dlambert

PRE-DEVELOPMENT RUNOFF
SEE PRE-DEVELOPMENT DRAINAGE DIVIDES SHEET 11

PRE DEVELOPMENT 2-YEAR FLOW FOR SHED A

Summary for Subcatchment 1S: PRE-DEV SUB AREA 2 (SHED A)

Runoff = 12.21 cfs@ 12.04 hrs Volume= 0.722 af Depth=1.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-year Rainfall=3.20"

Area (ac)	CN	Description
0.230	98	Paved parking, HSG D
5.670	80	>75% Grass cover, Good, HSG D
5.900	81	Weighted Average
5.670		96.10% Pervious Area
0.230		3.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	50	0.1734	0.34		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.05"
9.8	566	0.0190	0.96		**Shallow Concentrated Flow, SHALLOW CONCENTRATED** Short Grass Pasture Kv= 7.0 fps
0.0	50	0.1600	24.00	96.01	**Channel Flow,** Area= 4.0 sf Perim= 3.0' r= 1.33' n= 0.030 Short grass
12.2	666	Total			

PRE DEVELOPMENT 2-YEAR FLOW FOR SHED B

Summary for Subcatchment PRE: PRE-DEV SUB AREA 1 (SHED B)

Runoff = 11.18 cfs@ 11.99 hrs Volume= 0.550 af Depth=1.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-year Rainfall=3.20"

Area (ac)	CN	Description
0.310	98	Paved parking, HSG D
4.180	80	>75% Grass cover, Good, HSG D
4.490	81	Weighted Average
4.180		93.10% Pervious Area
0.310		6.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	50	0.1500	0.32		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.05"
4.3	356	0.0390	1.38		**Shallow Concentrated Flow, Shallow Flow** Short Grass Pasture Kv= 7.0 fps
0.1	151	0.1000	18.80	33.22	**Pipe Channel, CMP_Round 18"** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Concrete pipe, bends & connections
7.0	557	Total			

PRE DEVELOPMENT 10-YEAR FLOW FOR SHED A

Summary for Subcatchment 1S: PRE-DEV SUB AREA 2 (SHED A)

Runoff = 26.12 cfs@ 12.04 hrs Volume= 1.555 af Depth=3.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-year Rainfall=5.20"

Area (ac)	CN	Description
0.230	98	Paved parking, HSG D
5.670	80	>75% Grass cover, Good, HSG D
5.900	81	Weighted Average
5.670		96.10% Pervious Area
0.230		3.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	50	0.1734	0.34		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.05"
9.8	566	0.0190	0.96		**Shallow Concentrated Flow, SHALLOW CONCENTRATED** Short Grass Pasture Kv= 7.0 fps
0.0	50	0.1600	24.00	96.01	**Channel Flow,** Area= 4.0 sf Perim= 3.0' r= 1.33' n= 0.030 Short grass
12.2	666	Total			

PRE DEVELOPMENT 10-YEAR FLOW FOR SHED B

Summary for Subcatchment PRE: PRE-DEV SUB AREA 1 (SHED B)

Runoff = 23.63 cfs@ 11.98 hrs Volume= 1.183 af Depth=3.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-year Rainfall=5.20"

Area (ac)	CN	Description
0.310	98	Paved parking, HSG D
4.180	80	>75% Grass cover, Good, HSG D
4.490	81	Weighted Average
4.180		93.10% Pervious Area
0.310		6.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	50	0.1500	0.32		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.05"
4.3	356	0.0390	1.38		**Shallow Concentrated Flow, Shallow Flow** Short Grass Pasture Kv= 7.0 fps
0.1	151	0.1000	18.80	33.22	**Pipe Channel, CMP_Round 18"** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Concrete pipe, bends & connections
7.0	557	Total			

POST-DEVELOPMENT
VOLUMES FROM APPROVED GDP PCA 1998-LE-064

APPROVED GDP 2-YEAR VOLUME FOR SHED A

Summary for Subcatchment 1S: SHED A

Runoff = 9.61 cfs@ 11.96 hrs Volume= 0.416 af Depth>1.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.04 hrs
Type II 24-hr 2-year Rainfall=3.20"

Area (ac)	CN	Description
1.900	84	50-75% Grass cover, Fair, HSG D
0.790	98	Paved parking, HSG D
2.690	88	Weighted Average
1.900		70.63% Pervious Area
0.790		29.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

APPROVED GDP 2-YEAR VOLUME FOR SHED B

Summary for Subcatchment 8S: SHED B

Runoff = 33.11 cfs@ 11.96 hrs Volume= 1.535 af Depth>2.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.04 hrs
Type II 24-hr 2-year Rainfall=3.20"

Area (ac)	CN	Description
2.160	84	50-75% Grass cover, Fair, HSG D
5.010	98	Paved parking, HSG D
0.190	79	50-75% Grass cover, Fair, HSG C
0.360	98	Paved parking, HSG C
7.720	94	Weighted Average
2.350		30.44% Pervious Area
5.370		69.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

APPROVED GDP 10-YEAR VOLUME FOR SHED A

Summary for Subcatchment 1S: SHED A

Runoff = 17.90 cfs@ 11.96 hrs Volume= 0.811 af Depth>3.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.04 hrs
Type II 24-hr 10-year Rainfall=5.20"

Area (ac)	CN	Description
1.900	84	50-75% Grass cover, Fair, HSG D
0.790	98	Paved parking, HSG D
2.690	88	Weighted Average
1.900		70.63% Pervious Area
0.790		29.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

APPROVED GDP 10-YEAR VOLUME FOR SHED B

Summary for Subcatchment 8S: SHED B

Runoff = 56.44 cfs@ 11.95 hrs Volume= 2.709 af Depth>4.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.04 hrs
Type II 24-hr 10-year Rainfall=5.20"

Area (ac)	CN	Description
2.160	84	50-75% Grass cover, Fair, HSG D
5.010	98	Paved parking, HSG D
0.190	79	50-75% Grass cover, Fair, HSG C
0.360	98	Paved parking, HSG C
7.720	94	Weighted Average
2.350		30.44% Pervious Area
5.370		69.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

POST-DEVELOPMENT RUNOFF
SEE POST-DEVELOPMENT DRAINAGE DIVIDES SHEET 12

POST DEVELOPMENT 2-YEAR FLOW FOR SHED A

Summary for Link 3L: OUTFALL A

Inflow Area = 2.15 ac, 43.91%Impervious Inflow Depth =2.21" for 2-year event
Inflow = 8.23 cfs@ 11.96 hrs Volume= 0.397 af
Primary = 8.23 cfs@ 11.96 hrs Volume= 0.397 af Atten= 0% Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-40.00 hrs, dt= 0.04 hrs

POST DEVELOPMENT 2-YEAR FLOW FOR SHED B

Summary for Link 4L: OUTFALL B

Inflow Area = 8.24 ac, 73.05%Impervious Inflow Depth =2.34" for 2-year event
Inflow = 10.89 cfs@ 12.01 hrs Volume= 1.607 af
Primary = 10.89 cfs@ 12.01 hrs Volume= 1.607 af Atten= 0% Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-40.00 hrs, dt= 0.04 hrs

POST DEVELOPMENT 10-YEAR FLOW FOR SHED A

Summary for Link 3L: OUTFALL A

Inflow Area = 2.15 ac, 43.91%Impervious Inflow Depth =4.10" for 10-year event
Inflow = 14.77 cfs@ 11.96 hrs Volume= 0.736 af
Primary = 14.77 cfs@ 11.96 hrs Volume= 0.736 af Atten= 0% Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-40.00 hrs, dt= 0.04 hrs

POST DEVELOPMENT 10-YEAR FLOW FOR SHED B

Summary for Link 4L: OUTFALL B

Inflow Area = 8.24 ac, 73.05%Impervious Inflow Depth =4.28" for 10-year event
Inflow = 23.48 cfs@ 12.04 hrs Volume= 2.939 af
Primary = 23.48 cfs@ 12.04 hrs Volume= 2.939 af Atten= 0% Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-40.00 hrs, dt= 0.04 hrs

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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)

- [x] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- [x] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet *6*.
- [x] 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
BMP/SWM #1 (INFIL) (e.g. dry pond A, infil. trench, underground vault, etc.)	*1.24*	*0.00*	*1.24*	*997*	*3,988*	*NA*
BMP/SWM #2 (INFIL VAULT)	*7.79*	*0.00*	*7.79*	*7,253*	*58,024*	*NA*
Totals						

- [x] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet *6*. Pond inlet and outlet pipe systems are shown on Sheet *NA*.
- [x] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet *6*. Type of maintenance access road surface noted on the plat is *Asphalt* (asphalt, geoblock, gravel, etc.).
- [x] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet *14*.
- [x] 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet *9*.
- [x] 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet *10-13*.
- [x] 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet *10-13*.
- [x] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets *4*.
- [x] 11. A submission waiver is requested for *SITE DRAINAGE DIVERSION*.
- [x] 12. Stormwater management is not required because *(is required and provided)*.

Revised 2-21-2006

SWM & OUTFALL NARRATIVE

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

THE TR-20 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 4.49 ACRES, SHED B 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. SHED A IS 5.90 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 TIME OF CONCENTRATION FOR SHED B IS 7.0 MIN AND THE TIME OF CONCENTRATION FOR SHED A IS 12.20 MINUTES. THE 2YR 24 HR PRE-DEVELOPMENT PEAK DISCHARGE FOR SHED B IS 11.18 CFS. THE 10YR 24 HR PRE-DEVELOPMENT PEAK DISCHARGE FOR SHED B IS 23.63 CFS. THE 2YR 24 HR PRE-DEVELOPMENT PEAK DISCHARGE FOR SHED A IS 12.21 CFS. THE 10YR 24 HR PRE-DEVELOPMENT PEAK DISCHARGE FOR SHED A IS 26.12 CFS.

IN THE POST-DEVELOPMENT CONDITION THE DRAINAGE AREAS ASSOCIATED WITH THE TWO SUBAREAS ARE DIVERTED. A SUBMISSION WAIVER WILL BE REQUESTED FOR THESE MODIFICATIONS. SHED B SIGNIFICANTLY INCREASED IN SIZE FROM 4.49 ACRES IN THE PRE-DEVELOPMENT CONDITION TO A POST-DEVELOPMENT DRAINAGE AREA OF 8.24 ACRES. CONVERSELY SHED A REDUCED FROM 5.90 ACRES OF PRE-DEVELOPMENT DRAINAGE AREA TO 2.15 ACRES OF POST-DEVELOPMENT DRAINAGE AREA.

THE ATTENUATED 10YR POST-DEVELOPMENT PEAK DISCHARGE OF 23.48 CFS THAT LEAVES THE PROJECT SITE FROM SHED B 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 AT POINT D.

THE TOTAL 10YR POST-DEVELOPMENT PEAK DISCHARGE OF 14.77 CFS THAT LEAVES THE PROJECT SITE FROM SHED A 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 THE MAIN CHANNEL OF LONG BRANCH TO POINT D.

THE POINT OF CONFLUENCE (POINT D) HAS BEEN LOCATED ALONG "LONG BRANCH" WHERE THE SITE DRAINAGE DIVERSION RETURNS TO THE NATURAL WATERCOURSE AS SHOWN ON THE OVERALL DRAINAGE MAP ON SHEET 13. THE TOTAL CONTRIBUTING DRAINAGE AREA TOTALS 1120 ACRES OF WHICH THE ONSITE DRAINAGE AREA IS 0.93% OF THE TOTAL AREA. 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. THREE FIELD VERIFIED CROSS SECTIONS (1, 2, AND 3) HAVE BEEN PROVIDED 150 FEET FOLLOWING THE POINT OF CONFLUENCE TO SHOW THE ADEQUACY OF THE OUTFALL INTO THE MAIN CHANNEL OF LONG BRANCH AS SHOWN ON SHEET 13. THE 10 YEAR STORM IS CONTAINED WITHIN THE MAIN CHANNEL AND NO FLOODING OCCURS. ADDITIONALLY THE 2 YEAR STORM WILL NOT CAUSE EROSIVE VELOCITIES .

IT IS THE OPINION OF THE ENGINEER THAT THE STORMWATER MANAGEMENT (SWM) HAVE BEEN MET FOR THE SITE AND THAT ADEQUATE OUTFALLS EXISTS AND NO FURTHER ANALYSIS IS REQUIRED..

GRANDFATHERING COMPLIANCE NARRATIVE

AS THIS PLAN IS SUBJECT TO THE PROVISIONS SET FORTH IN THE GRANDFATHERING AGREEMENT, SHOWN ON SHEET 09, RELEASED PEAK RATES AND RELEASED STORMWATER VOLUMES FOR EACH DRAINAGE SHED SHALL BE LIMITED TO WHAT IS SHOWN GDP PCA 1998-LE-064. THIS SHALL BE ACCOMPLISH BY UTILIZING TWO INFILTRATION TRENCHES WITH UNDERGROUND STORAGE. INFILTRATION TRENCH #1, AS SHOWN ON SHEET 09, SHALL BE A STANDARD SUBSURFACE INFILTRATION TRENCH WITH GRAVEL STORAGE. INFITRATION TRENCH #2 SHALL BE AN INFILTRATION VAULT WHICH IS A PRECAST VAULT WITH AN EXPOSED BOTTOM FOR INFILTRATION PURPOSES. A PRELIMINARY GEOTECHNICAL INVESTIGATION HAS SHOWN THAT THE SOILS IN THESE LOCATIONS INFILTRATE AT A RATE OF 1.02 IN/HR AS SHOWN ON SHEET 09. A DESIGN INFILTRATION RATE OF 0.52 IN/HR WAS USED FOR EXFILTRATION FROM THE BOTTOM OF THE VAULT FOR SHED B. THE VOLUME REQUIREMENTS SHALL BE MET THOUGH PROVIDING AN INFILTRATION VOLUME EQUAL TO THE DIFFERENCE IN POST DEVELOPMENT VOLUMES AND THE VOLUMES APPROVED WITH THE APPROVED GDP OR THE TREATMENT VOLUME OF THE BMP DEVICE, WHICHEVER IS GREATER.

STORMWATER VOLUME COMPLIANCE

STORMWATER VOLUME COMPUTATIONS HAVE BEEN PROVIDED ON THIS SHEET TO SHOW THE VOLUME GENERATED FROM THE CONDITIONS IN APPROVED GDP PCA 1998-LE-064 AND THE CONDITIONS PROPOSED WITH THIS PLAN. THE COMPUTATIONS HAVE BEEN PERFORMED USING THE AREAS PROVIDED FROM THE BMP COMPUTATIONS APPROVED WITH GDP PCA 1998-LE-064 SHOWN ON SHEET 09A. THE POST DEVELOPMENT STORMWATER VOLUMES HAVE BEEN COMPUTED IN COORDINATION WITH THE POST DEVELOPMENT DRAINAGE MAP SHOWN ON SHEET 12. SHED A SHALL NOT REQUIRE SWM OR BMP TREATMENT FOR THE VOLUME OR RUNOFF RATES. AS SHOWN ON THIS SHEET THE PROPOSED CONDITIONS RESULT IN A REDUCTION IN RUNOFF VOLUME FROM THE PREVIOUSLY APPROVED GDP. RELEASE VOLUME COMPLIANCE FOR SHED B SHALL BE MET BY INFILTRATING THE DIFFERENCE IN GENERATED VOLUMES FROM THE APPROVED GDP AND THE PROPOSED CONDITIONS. THE APPROVED GDP VOLUME FOR THE 10 YR 24 STORM IS 2.709 AF. THE PROPOSED VOLUME FOR THE 10 YR 24HR STORM IS 2.939 AF. THIS RESULTS IN AN INCREASE OF 0.23 AF OR 10,018.8 CF. INFILTRATION #2 SHALL PROVIDE THIS VOLUME OR THE REQUIRED TREATMENT VOLUME, WHICHEVER IS GREATER, BENEATH THE 2 YR ORIFICE.

IT SHOULD BE NOTED THAT THE VAULT ROUTING AND EXFILTRATION VOLUME HAS BEEN COMPUTED WITHOUT THE BENEFIT OF THE REQUIRED INFILTRATION TREATMENT VOLUME AS THE BMP SIZING COMPUTATIONS HAVE NOT BEEN COMPLETED AT THIS TIME. THE INCREASED VOLUME SHALL PROVIDE MORE TIME FOR EXFILTRATION THROUGH THE ROUTING AND MAY DECREASE THE STORAGE VOLUME REQUIRED TO MEET THE VOLUME REQUIREMENTS. FULL ROUTING AND DETAILS SHALL BE PROVIDED AT SITE PLAN.

STORMWATER RELEASE RATE COMPLIANCE

THE PREDEVELOPMENT DRAINAGE DIVIDES FOR THE APPROVED GDP NEGLECTED A LARGE PORTION OF THE ONSITE DRAINAGE DIVIDES AS SHOWN ON SHEET 10A. A REVISED PREDEVELOPMENT DRAINAGE DIVIDE SHEET HAS BEEN ADDED ON SHEET 11. THIS SHEET ACCURATELY SHOWS THE EXTENT OF THE EXISTING DRAINAGE DIVIDES AND HAS BEEN USED FOR THIS ANALYSIS. AS SHOWN ON THIS SHEET, THE POST DEVELOPMENT RELEASE RATES ARE BELOW THE PREDEVELOPMENT RELEASE RATES FOR THE 2YR AND 10YR DESIGN STORMS.

THIS ANALYSIS ALONG WITH THE BMP ANALYSIS SHOWN ON SHEET 09 PROVES THAT THE PROPOSED IMPROVEMENTS MEET PROVISIONS OF THE GRANDFATHERING AGREEMENT 9990-SMOD-001-1.

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
01-23-15
02-18-15
04-23-15
05-29-15
06-17-15

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CHANTILLY, VA. 20151
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Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
06/17/15
PROFESSIONAL ENGINEER

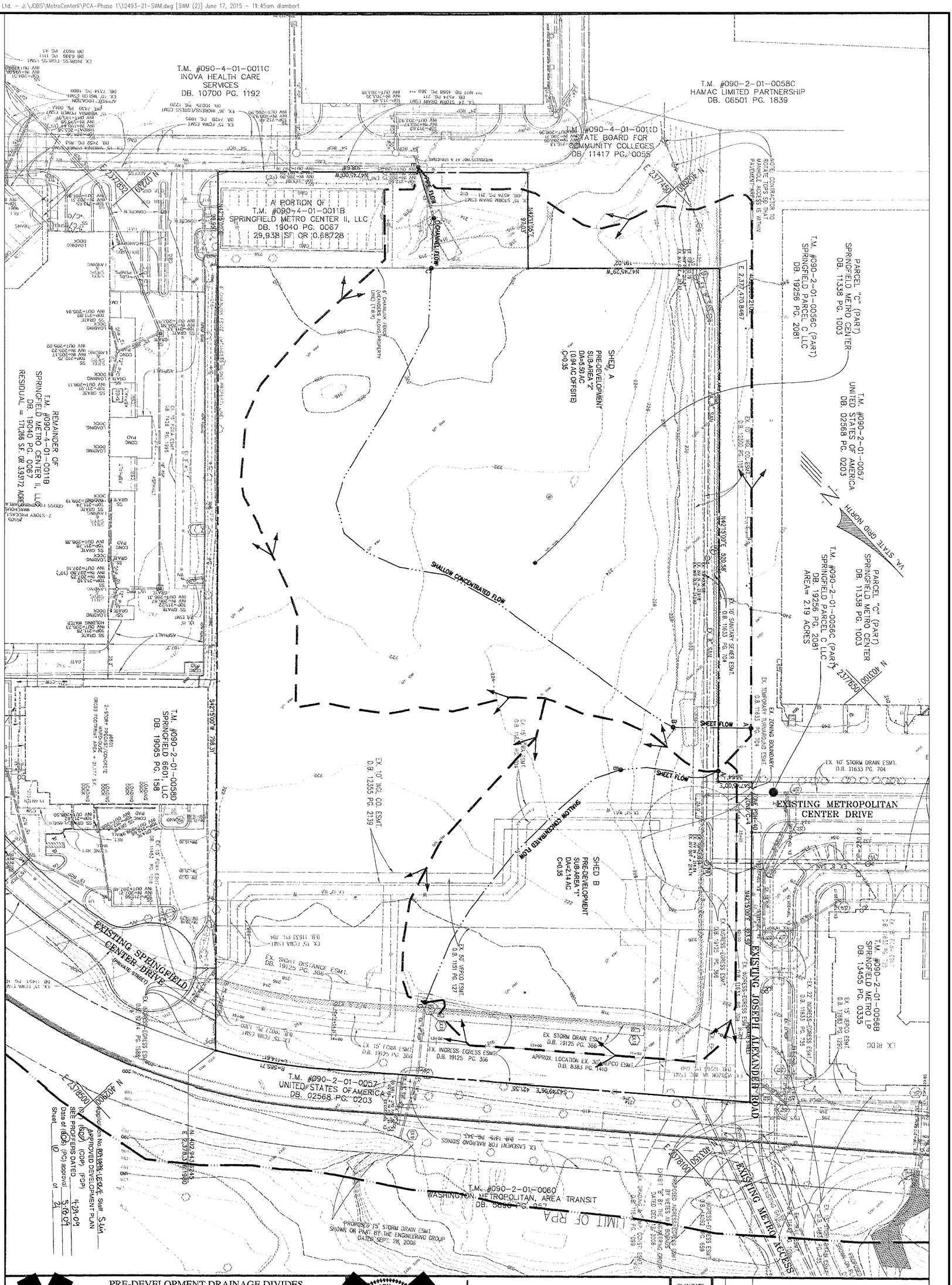
STORMWATER MANAGEMENT PLAN
METRO CENTER II
GENERAL DEVELOPMENT PLAN
LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 40' C.I.= N/A DATE: OCT, 2014

SHEET 10 OF 18

FILE No. PCA-12493

Urban, Ltd. - J:\JOBS\MetroCenterII\PCA-Phase 1\12493-21-SWM.dwg [SWM] June 17, 2015 - 11:45am dlambert



PRE-DEVELOPMENT DRAINAGE DIVIDES

METRO CENTER II

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

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

FILE No. MISC 12493

urban

Planners-Engineers-Landscape Architects-Land Surveyors

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www.urban-ltd.com

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

No.	DATE	DESCRIPTION

REVISIONS

STORMWATER MANAGEMENT PLAN

METRO CENTER II
GENERAL DEVELOPMENT PLAN

LEE DISTRICT

FAIRFAX, VIRGINIA

SCALE: 1"= C.I.= 2' DATE: OCT. 2014

COMMONWEALTH OF VIRGINIA
Clayton Tock
CLAYTON C. TOCK
Lic. No. 036790
06/17/15
PROFESSIONAL ENGINEER

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PLAN DATE
01-23-15
02-18-15
04-23-15
05-29-15
06-17-15

No.	DATE	DESCRIPTION

REVISIONS

FILE No. PCA-12493

SHEET 10A OF 18

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
05-29-15
06-17-15

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06/17/15
PROFESSIONAL ENGINEER

PRE-DEVELOPMENT DRAINAGE DIVIDES

METRO CENTER II
GENERAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 40'
C.I.= N/A
DATE: OCT. 2014

SHEET 11 OF 18

FILE No. PCA-12493

Urban, Ltd. - J:\JOBS\MetroCenterII\PCA-Phase 1\12493-22B-pre development dd.dwg [PRE-DEVELOPMENT DRAINAGE DIVIDES] June 17, 2015 - 11:45am dlombart

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

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

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

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

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

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. ZONING BOUNDARY

FUTURE R.O.W.
PER: D.B. 11633 PG. 1357

EXISTING JOSEPH ALEXANDER ROAD

N 402,690.2102
E 2,377,470.8467

POSSIBLE FUTURE ROAD (BUILT BY OTHERS)

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

N42°15'00"E 520.58'

ZONE PDH-40
ZONE C-4

N42°15'00"E 823.59'

265' SIGHT DIST.

PROP. BUS SHELTER (PROPOSED LOCATION)

PROP. GRASSPAVE AREA

PROP. CONCRETE GENERATOR PAD

PROP. S/W PENDING OWNER PERMISSION

PROP. BUILDING
6595 SPRINGFIELD CENTER DRIVE
9 STORIES
120'
FF=220.00
OFFICE GSF = 653,000 (INCLUDES CELLAR SPACE)

SHED B
ONSITE (CONTROLLED)
DA=7.79 AC
PERV: 2.16 AC
IMPERV: 5.63 AC
TO INFILTRATION TRENCH #2

INFILTRATION #2

PROP. OUTDOOR SEATING

PROP. 22' SCREEN WALL

PROP. 70' INGRESS/EGRESS EASEMENT

COVERED LOADING DOCK

PROP. TRASH COMPACTOR

PROP. BENCH (TYP.)

PROP. 5' S/W

PROP. 10' S/W

PROP. RETAIL SPACE
FF=217.50
RETAIL GSF = 14,000

PROP. GARAGE
6 STORIES
AVERAGE HEIGHT = 60'

SHED A
ONSITE (CONTROLLED)
DA= 1.24 AC
PERV: 0.37 AC
IMPERV: 0.87 AC
TO INFILTRATION TRENCH #1

SHED A
UNCONTROLLED
DA=0.91AC
PERV: 0.84
IMPERV: 0.07 AC

SHED B
UNCONTROLLED
DA=0.45AC
PERV: 0.06 AC
IMPERV: 0.39 AC

PORTION OF PARCEL 56C ZONED C-4
PORTION OF PARCEL 56C ZONED PDC

N42°15'11"E 645.72'

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

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

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

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

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.

LOADING DOCK

CONC PAD

EXISTING SPRINGFIELD CENTER DRIVE (PRIVATE STREET)

SPRINGFIELD CENTER DRIVE EXTENDED (PROPOSED PRIVATE STREET)

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

T.M. #090-2-01-0060
WASHINGTON METROPOLITAN AREA TRANSIT
DB. 3066 PG. 1457

LIMIT OF RPA

N 402,943.5245
E 2,378,316.1980

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

EX. TRANS. TJ29

EX. PP UK39

EX. ZONING BOUNDARY

PROP. 4' RET. WALL

N42°15'00"E 150.59'

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
05-14-15
06-17-15

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Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. CLARK
038790
CAL. No. 038790
06/17/15
PROFESSIONAL ENGINEER

POST-DEVELOPMENT DRAINAGE DIVIDES

METRO CENTER II
GENERAL DEVELOPMENT PLAN

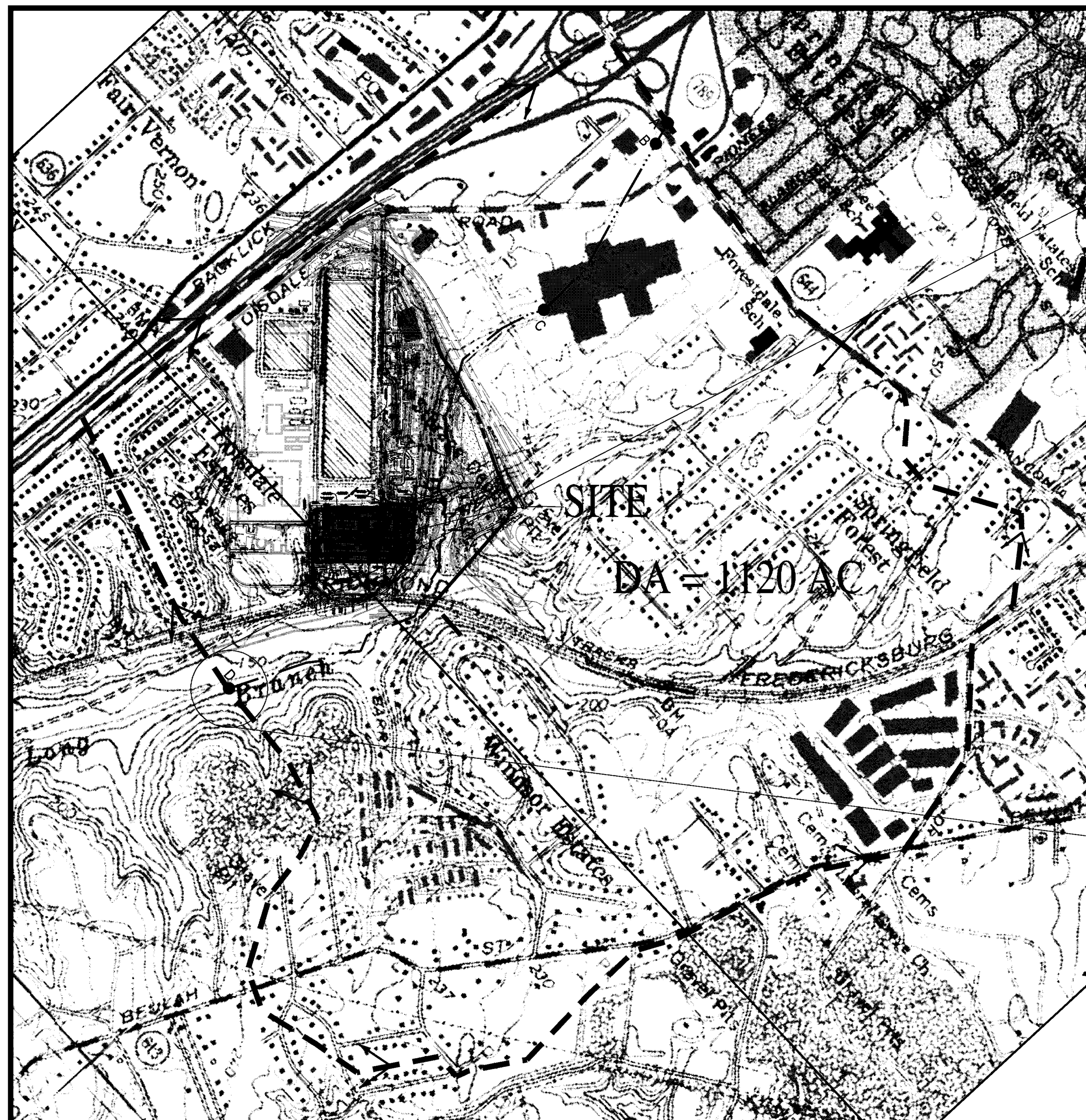
LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 40'
C.I.= N/A
DATE: OCT. 2014

SHEET
12
OF
18

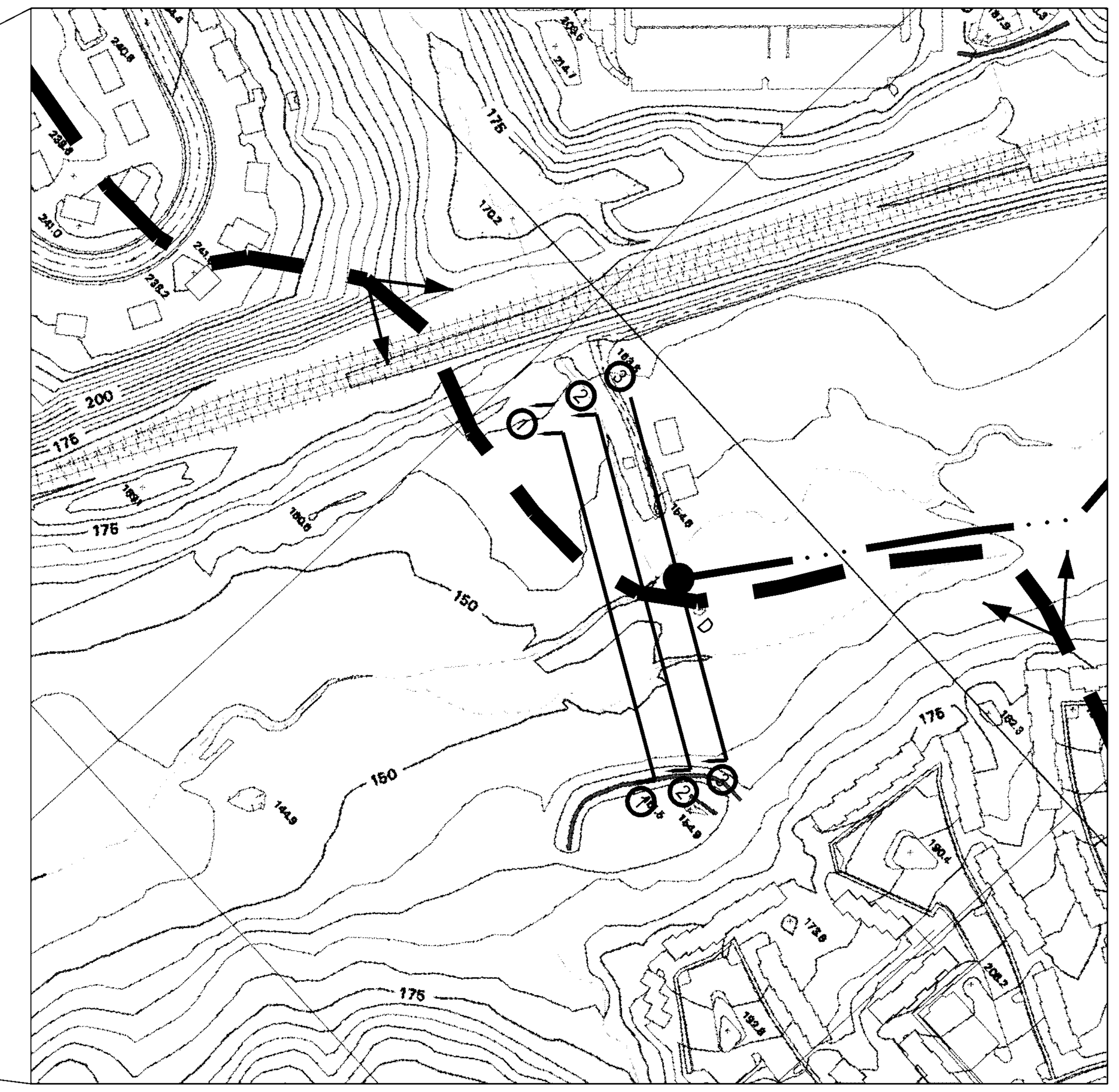
FILE No.
PCA-12493

Urban, Ltd. – z:\JOBS\MetroCenter\PCA-Phase 1\12493-22a-post development dd.dwg [1] ,june 17, 2015 – 11:46pm 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	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 C 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 C COMPUTATION)

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

V2=	3.94	FPS *
D10=	2.29	FT.

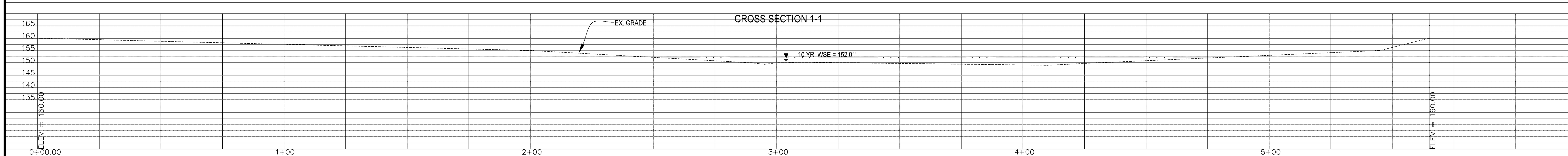
POST DEVELOPMENT CONDITIONS:

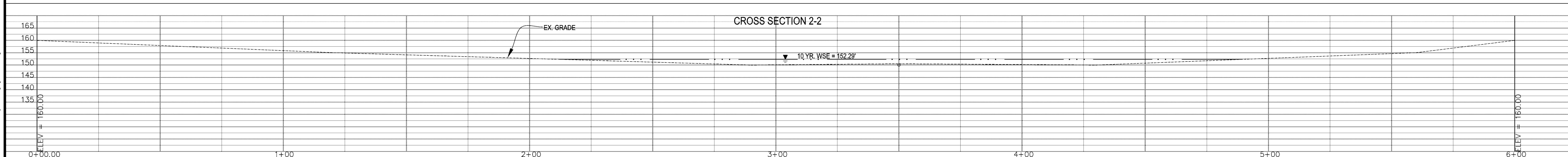
CROSS SECTION 2-2 (SEE THIS SHEET FOR CHANNEL SECTION LOCATION)

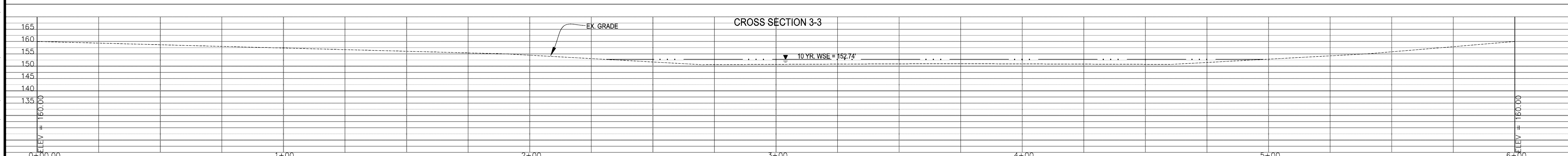
DA = 1120 AC.
C' FACTOR = 0.75
I2 = 1.75 IN/HR
I10 = 2.30 IN/HR
TC= 50 MIN (SEE THIS SHEET) FOR THE T C COMPUTATION)

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

V2=	3.96	FPS *
D10=	2.14	FT.







Urban, Ltd. – J:\JOBS\MetroCenterII\PCA-Phase 1\12493-23-outfall analysis.dwg [OUTFALL] June 17, 2015 – 11:46am dlambert

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
01–23–15
02–18–15
04–23–15
05–29–15
06–17–15

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
06/17/15
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS
METRO CENTER II
GENERAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= AS NOTED C.I.= 2' DATE: OCT, 2014

SHEET 13 OF 18

FILE No. PCA-12493

REQUIREMENTS - FIRE LANE MARKINGS AND SIGNS

I. APPROVED SIGN SPECIFICATIONS
   A. METAL CONSTRUCTION, "12x18".
   B. RED LETTERS ON REFLECTIVE WHITE BACKGROUND WITH 3/8" RED TRIM STRIP AROUND ENTIRE OUTER EDGE OF SIGN.
   C. LETTERING ON SIGN TO BE: "NO PARKING OR STANDING FIRE LANE".
   D. LETTERING SIZE TO BE AS FOLLOWS: "NO PARKING" AND "STANDING" – 2", "OR" – 1", "FIRE LANE" – 2 1/2", ARROWS 1"x6" SOLID SHAFT WITH A SOLID HEAD 1 1/2" WIDE AND 2" DEEP.
   E. SIGNS ARE TO BE MOUNTED 7' FROM THE GROUND TO THE BOTTOM OF THE SIGN UNLESS OTHERWISE DIRECTED BY THE FAIRFAX COUNTY FIRE PREVENTION DIVISION, FIRE LANES SECTION.
   F. POSTS FOR SIGNS, WHEN REQUIRED, SHALL BE METAL AND SECURELY MOUNTED, UNLESS WRITTEN PERMISSION FOR ALTERNATIVES IS OBTAINED PRIOR TO INSTALLATION FROM FAIRFAX COUNTY FIRE PREVENTION DIVISION, FIRE LANES SECTION.
   G. OTHER SPECIAL SIGNS AS APPROVED BY THE FIRE PREVENTION DIVISION.
   H. NORMAL SPACING BETWEEN SIGNS FOR LONG RUNS OF CURB OR PAVEMENT WITH NO BREAK IN CURB OR PAVEMENT IS 70'. THIS DISTANCE MAY VERY AS NEEDED. WRITTEN PERMISSION FROM THE FIRE PREVENTION DIVISION IS REQUIRED PRIOR TO PLACING SIGNS FURTHER THAN 70' APART.
   I. SIGN POST TO BE PAINTED AS PER FAIRFAX COUNTY FIRE & RESCUE.

II. CURB DESIGNATION
   ALL CURBS OR PAVED SPACES DESIGNATED AS FIRE LANES SHALL BE INDICATED BY YELLOW PAINT AS APPROVED BY THE FIRE PREVENTION DIVISION. IN AREAS WITHOUT CURBING, A 6" WIDE YELLOW STRIPE SHOULD BE APPLIED TO THE EDGE OF THE PAVEMENT. PAINT SHALL BE HIGHWAY TRAFFIC GRADE AND OF A SHADE ACCEPTABLE TO THE FIRE PREVENTION DIVISION.

III. INSPECTION NOTICE

   THE FOLLOWING NOTICE MUST APPEAR ON THE SITE PLANS: FIRE MARSHAL FIELD INSPECTION NECESSARY FOR FINAL APPROVAL OF FIRE LANES. FIRE LANES MUST HAVE FINAL APPROVAL PRIOR TO REQUEST FOR OCCUPANCY PERMIT.

   OWNER SHALL NOTIFY THE FIRE PREVENTION DIVISION, FIRE LANES SECTION, 4084 UNIVERSITY DRIVE, SUITE 101, FAIRFAX, VIRGINIA 22003 (703–218–3321) WHEN FIRE LANES HAVE BEEN INSTALLED.

"NO PARKING" SIGN LEGEND

SIGN TYPE "A"

STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE RIGHT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR THE PAVEMENT EDGE AT END OF PAINTED AREA.

SIGN TYPE "D"

STANDARD WORDING WITH NO ARROW. TWO SIGNS, BACK TO BACK, MOUNTED PER-PENDICULAR TO LINE OF CURBING OR PAVEMENT EDGE.

SIGN TYPE "C"

STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE LEFT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR THE PAVEMENT EDGE AT END OF PAINTED AREA.

FIRE LANE MARKING LEGEND

FIRE LANE DESIGNATION SIGN (DETAILS ABOVE)

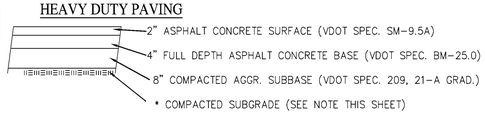
YELLOW PAINTED CURB (FFX. CO. ST'D.)

EX. YELLOW PAINTED CURB (FFX. CO. ST'D.)

PAVEMENT DETAILS

MILL AND OVERLAY AREA

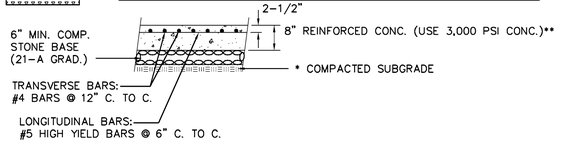
HEAVY DUTY PAVING



GRASSPAVE AREA

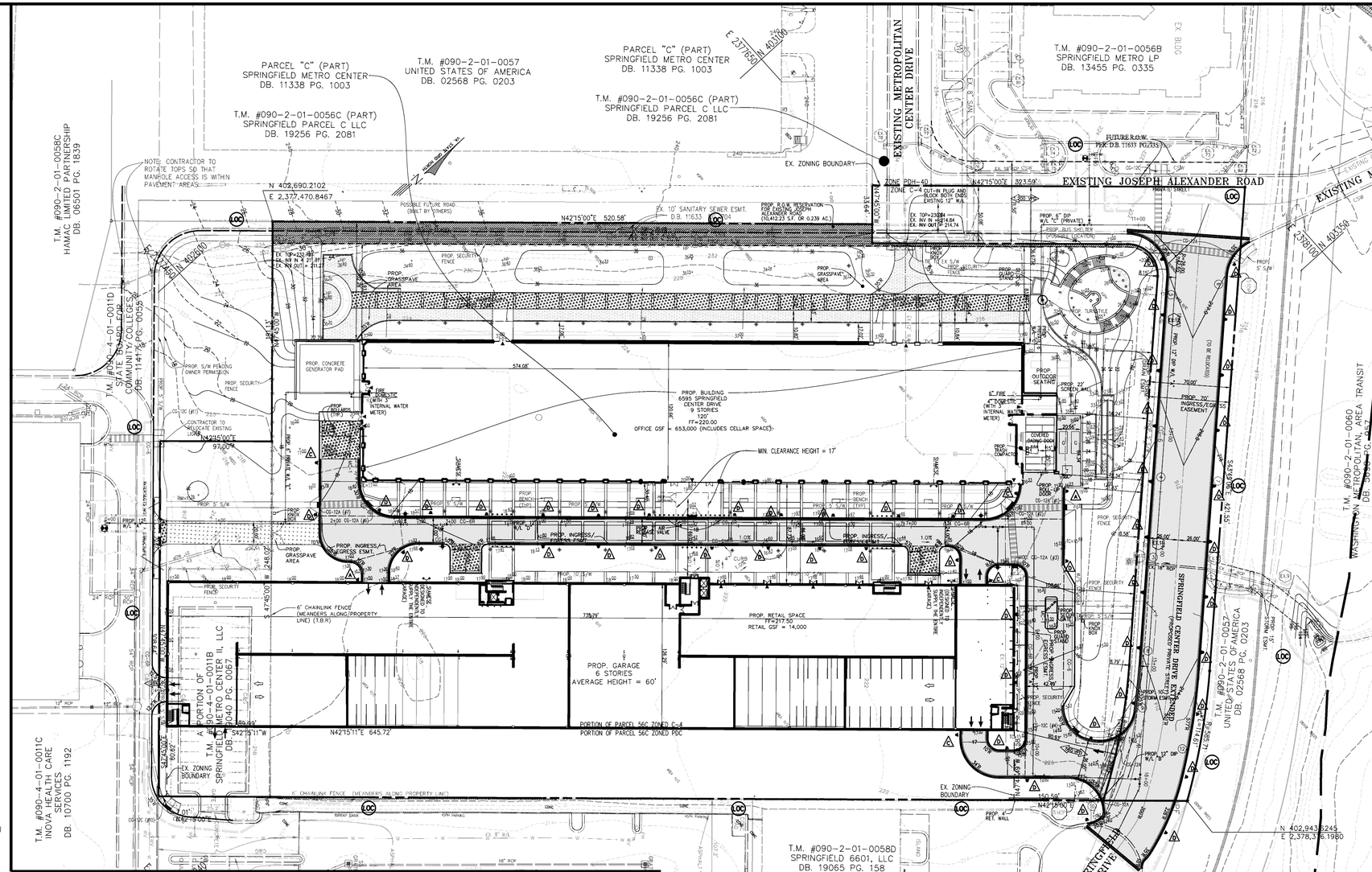
REFER TO DETAIL ON THIS SHEET

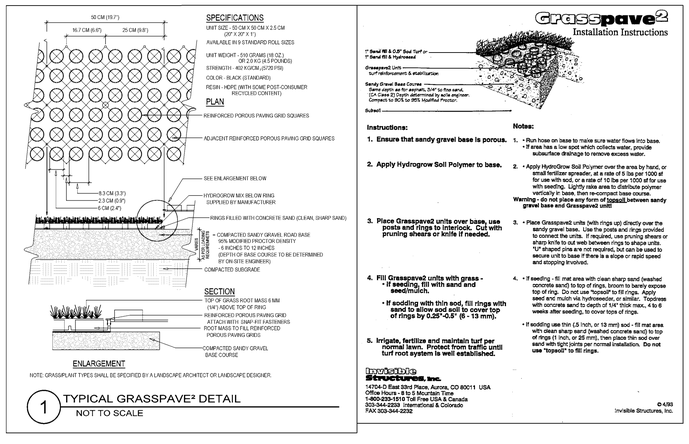
CONCRETE LOADING AREAS, DUMPSTER PADS, AND SIDEWALKS



NOTE:
1. PAVEMENT SECTION IS BASED ON AN ASSUMED CBR VALUE OF 10.0. ACTUAL CBR RESULTS FROM FILED BORINGS SHALL BE FORWARDED TO URBAN ENGINEERING TO VERIFY THE PROPOSED PAVEMENT SECTION AND RECIEVE APPROVAL FROM VDOT PRIOR TO CONSTRUCTION OF PAVEMENT SECTION.
2. FOR ROADWAY WIDENING AND TURNLANES, IF PROPOSED PAVEMENT SECTION IS LESS THAN EXISTING SECTION, EXISTING SECTION WILL BE USED FOR THE NEW PAVEMENT SECTION.
3. MILL AND OVERLAY SECTIONS SHOWN ARE MINIMUM REQUIRED, ADDITIONAL AREAS MAY REQUIRE MILL AND OVERLAY AT REQUEST OF VDOT.
4. ADDITIONAL AREAS MAY REQUIRE MILL AND OVERLAY AT THE CONTRACTORS DISCRETION WITH APPROVAL OF THE OWNER/DEVELOPER TO ENSURE POSITIVE DRAINAGE, SMOOTH TRANSITION AND THAT THE PAVEMENT SLOPES TO NOT EXCEED 2.08% IN NORMAL CROWN SECTION OR 4.0% IN SUPERELEVATED SECTION.

*COMPACTED SUBGRADE:
TOP 12" TO BE COMPACTED TO 95% OF MAX. DRY DENSITY AS PER ST'D. PROCTOR, ±2% OF OPTIMUM MOISTURE OR AS REQUIRED BY APPROVED SOILS REPORT





1 TYPICAL GRASSPAVE² DETAIL
NOT TO SCALE

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
05-15-15
06-17-15

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Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. BROCK
No. 038700
PROFESSIONAL ENGINEER
06/17/15

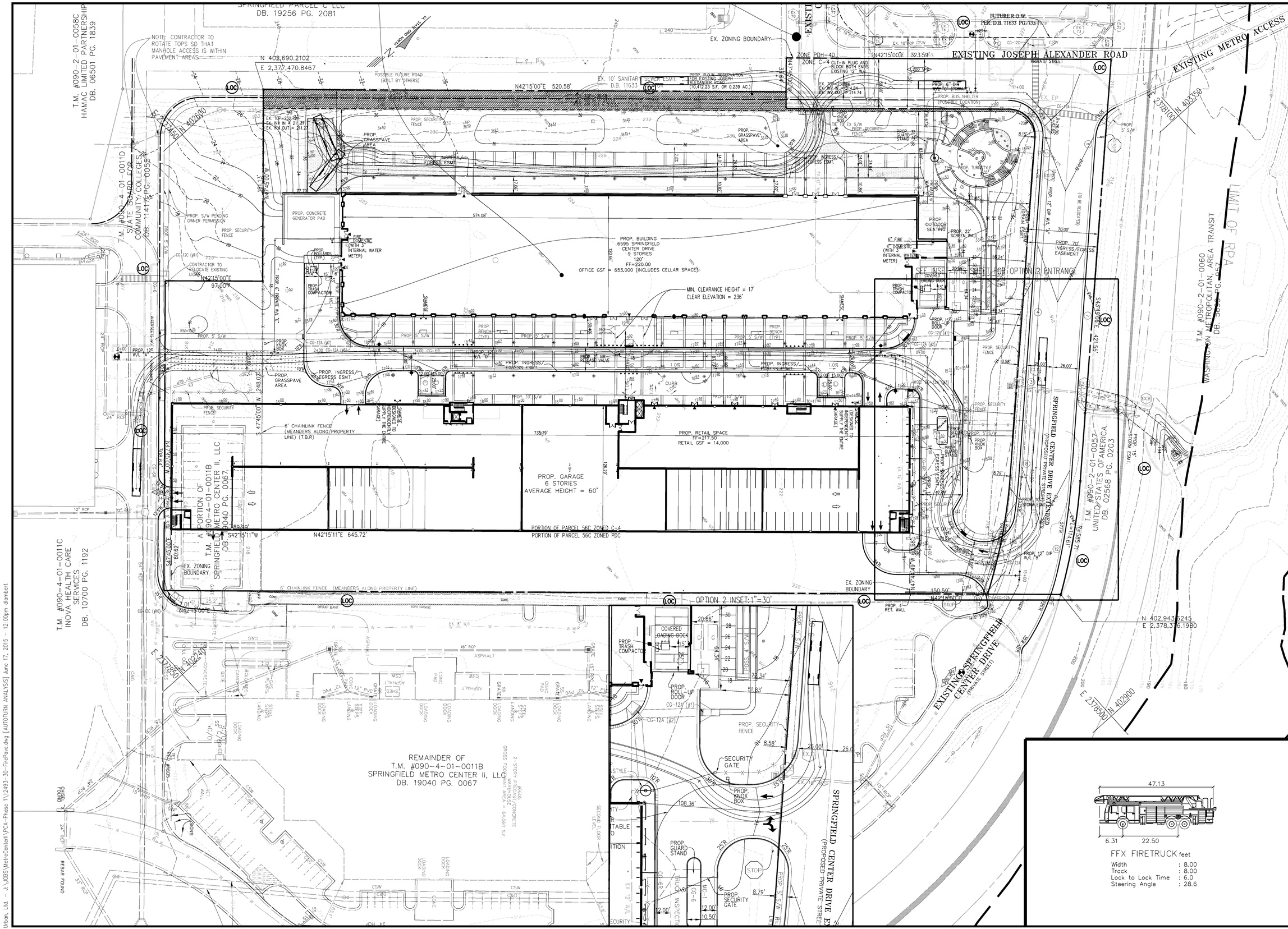
FIRELANE AND PAVEMENT PLAN
METRO CENTER II
GENERAL DEVELOPMENT PLAN
LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 50'
C.I.= N/A
DATE: OCT. 2014

SHEET 13A OF 18

FILE No. PCA-12493

Urban, Ltd. – J:\JOBS\MetroCenter\PCA-Phase 1\12493-30-FirePave.dwg [FIREPAVE] June 17, 2015 – 11:46am dlambert



No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
05-29-15
06-17-15

Urban, Ltd.
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Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TYRK
Lic. No. 038706
06/17/15
PROFESSIONAL ENGINEER

EMERGENCY VEHICLE AUTOTURN ANALYSIS

METRO CENTER II
GENERAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 40'
C.I.= N/A
DATE: OCT. 2014

SHEET
13B
OF
18

FILE No.
PCA-12493

Urban, Ltd. – J:\PCA-PROJECTS\PCA-Phase 1\12493-30-FirePave.dwg [AUTOTURN ANALYSIS] June 17, 2015 – 12:00pm dlambert

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

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

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

T.M. #090-2-01-0060
WASHINGTON METROPOLITAN, AREA TRANSIT
DB. 5000 PG. 1457

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

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

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

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD
PRIVATE STREET

EXISTING METRO

LIMIT OF RPA

SPRINGFIELD CENTER DRIVE EXTENDED

EXISTING SPRINGFIELD CENTER DRIVE
(PRIVATE STREET)

N 402,690.2102
E 2,377,470.8467

N 402,943.6245
E 2,378,376.1980

EX. ZONING BOUNDARY

ZONE PDH-40
ZONE C-4

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

N42°15'00"E 520.58'

GRASSPAVE FIRE TRUCK
ACCESS IN LANDSCAPE ZONE

PROP. R.O.W. RESERVATION
FOR EXISTING JOSEPH
ALEXANDER ROAD
(10,472.23 S.F. OR 0.239 AC.)

PROP. BENCH (TYP.)

PAVERS

PROP. FOCAL
POINT

PROP. S/W
PENDING OWNER
PERMISSION

PROP.
CROSSWALK
PENDING OWNER
PERMISSION

PROP. 6'
SCREEN WALL

LOADING DOCK
FF=24.40

PROP.
DUMPSTER
/RECYCLE

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

BUILDING LINE BELOW GRADE
EDGE OF BUILDING FLUSH WITH GRADE

POSSIBLE URBAN
PLAZA EXTENSION

EX. W/L TO
BE REMOVED

1-STORY ABOVE GRADE

URBAN PLAZA

POSSIBLE
OUTDOOR
SEATING

TRASH
COMPACTOR

COVERED
LOADING DOCK

PROP. ROLL-UP
DOOR

PROP.
RETAINING WALL

PROP. H20 LOADING MATERIAL

FUTURE GENERATOR
TRANSFORMER PAD

PROP. 12'
SCREEN WALL

POSSIBLE
GUARD STAND

POSSIBLE
SECURITY GATE

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

POSSIBLE FUTURE
GARAGE EXIT

CONTROLLED ACCESS
TO GARAGE

PROP. 4'
RET. WALL

PORTION OF PARCEL 56C ZONED C-4
PORTION OF PARCEL 56C ZONED PDC

6' CHAINLINK FENCE (MEANDERS ALONG PROPERTY LINE)

EX. 8" W/L

EX. TRANS.

POSSIBLE H.C. RAMP

PROP. BUS
SHELTER

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

PROP. FOCAL
POINT

70' ROW

PROP. 5' S/W

PROP.
CROSSWALK

POSSIBLE
GUARD STAND

POSSIBLE
SECURITY GATE

EX. W/L TO
BE REMOVED

EX. ZONING
BOUNDARY

EX. TRANS.
TJ29

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

Urban, Ltd.
4200 DRESDEN CIRCLE
CHANTILLY, VA. 20151
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FAX 703.378.7888
www.urban-ltd.com

Planners-Engineers-Landscape Architects-Land Surveyors

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
05-15-15
06-17-15
-
-
-

COMMONWEALTH OF VIRGINIA
CLAYTON CUTLER
LIC. No. 028700
06/17/15
PROFESSIONAL ENGINEER

EMERGENCY VEHICLE AUTOTURN ANALYSIS OPT 1

METRO CENTER II
GENERAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 40'

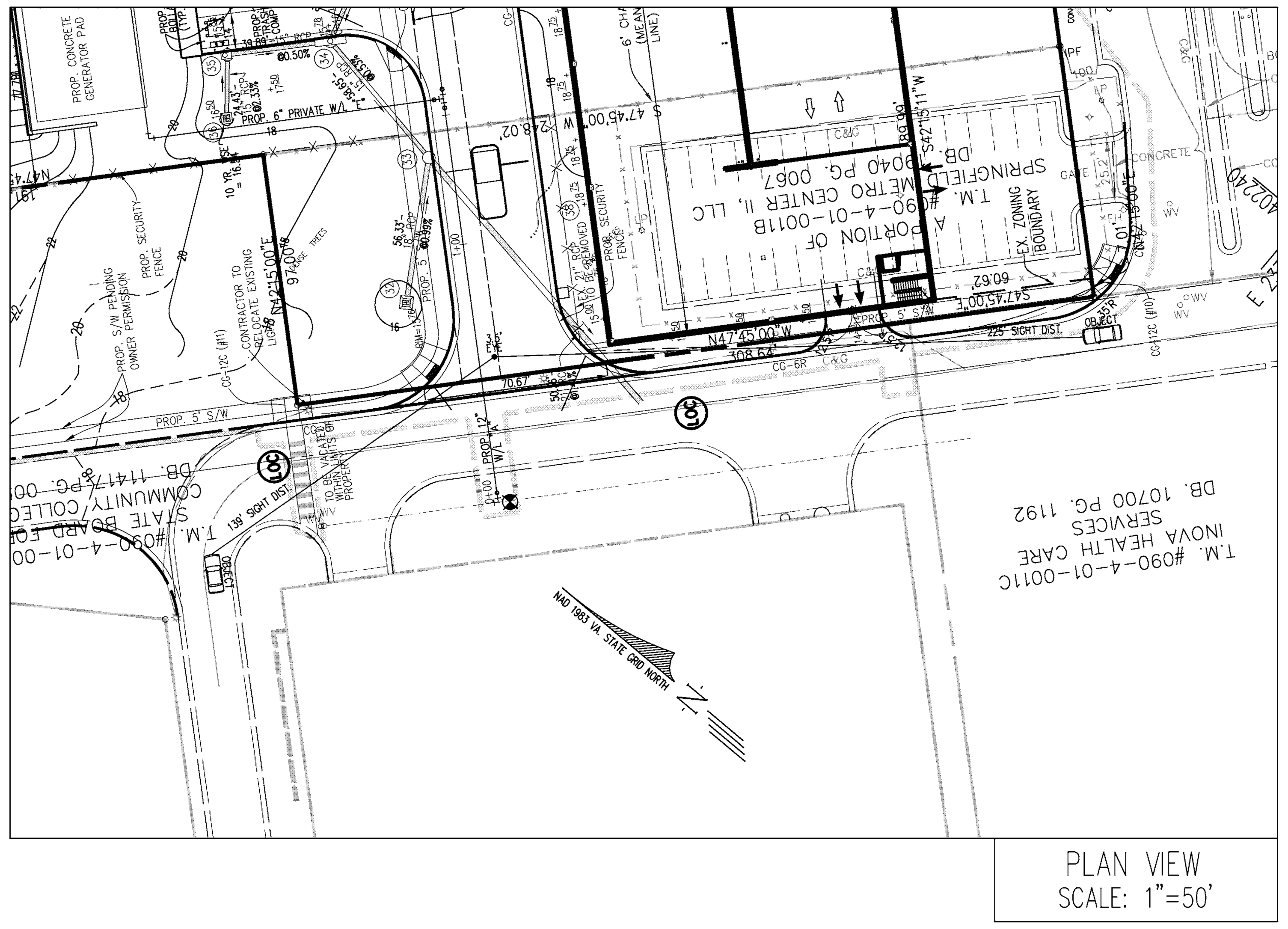
CI.= N/A

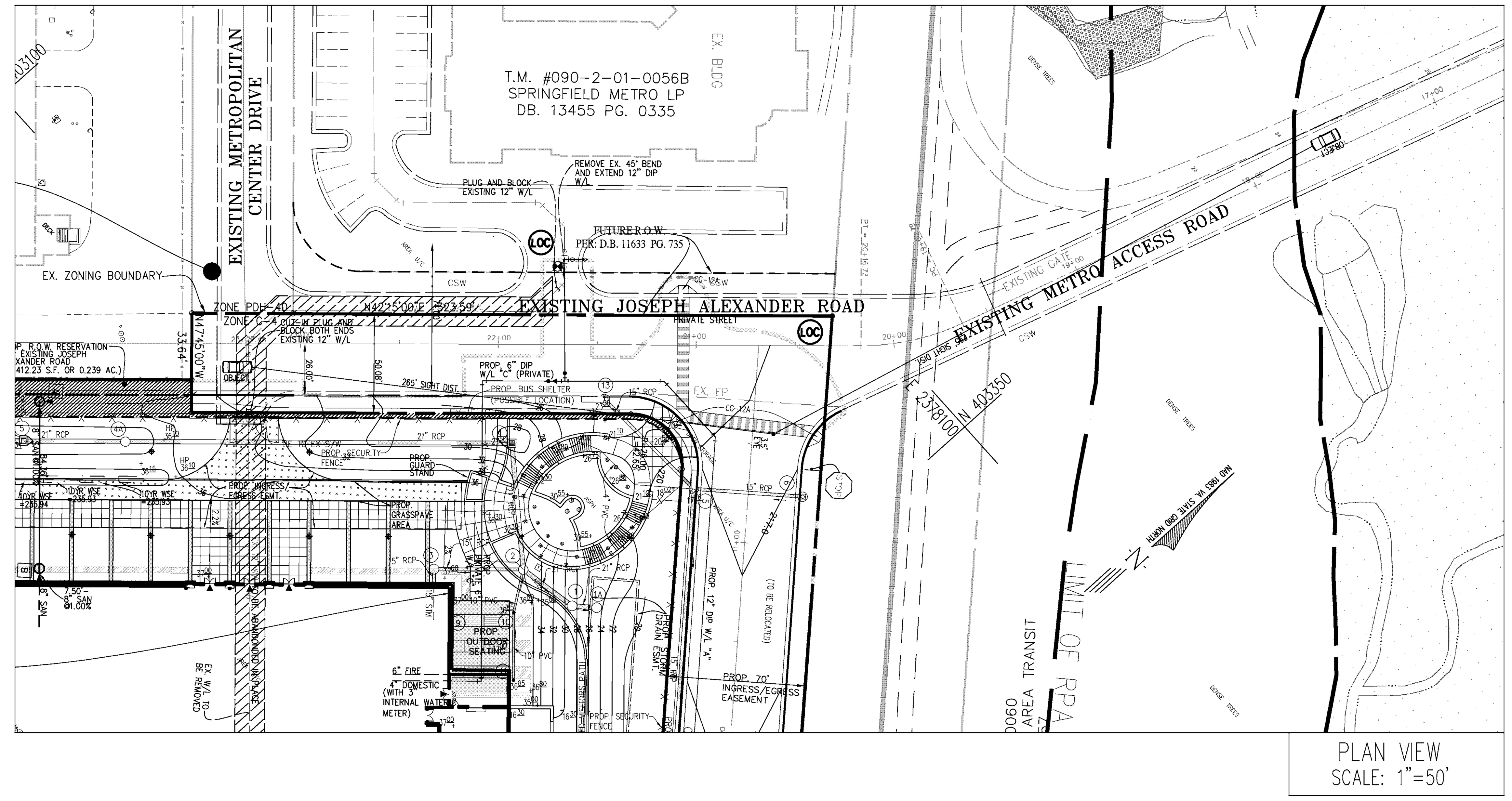
DATE: OCT. 2014

SHEET
13C
OF
18

FILE No.
PCA-12493

Urban, Ltd. - J:\JOBS\MetroCenter\PCA-Phase 1\12493-30-Autoturn\Opt1.dwg [GDP REZONE] June 17, 2015 - 11:47am dlambert





EX. DRIVE

PRIVATE ROADWAY

DESIGN SPEED=20 MPH (SPEED LIMIT NOT POSTED)

PROP./EX. WIDTH VARIES

CATEGORY: LOCAL COLLECTOR

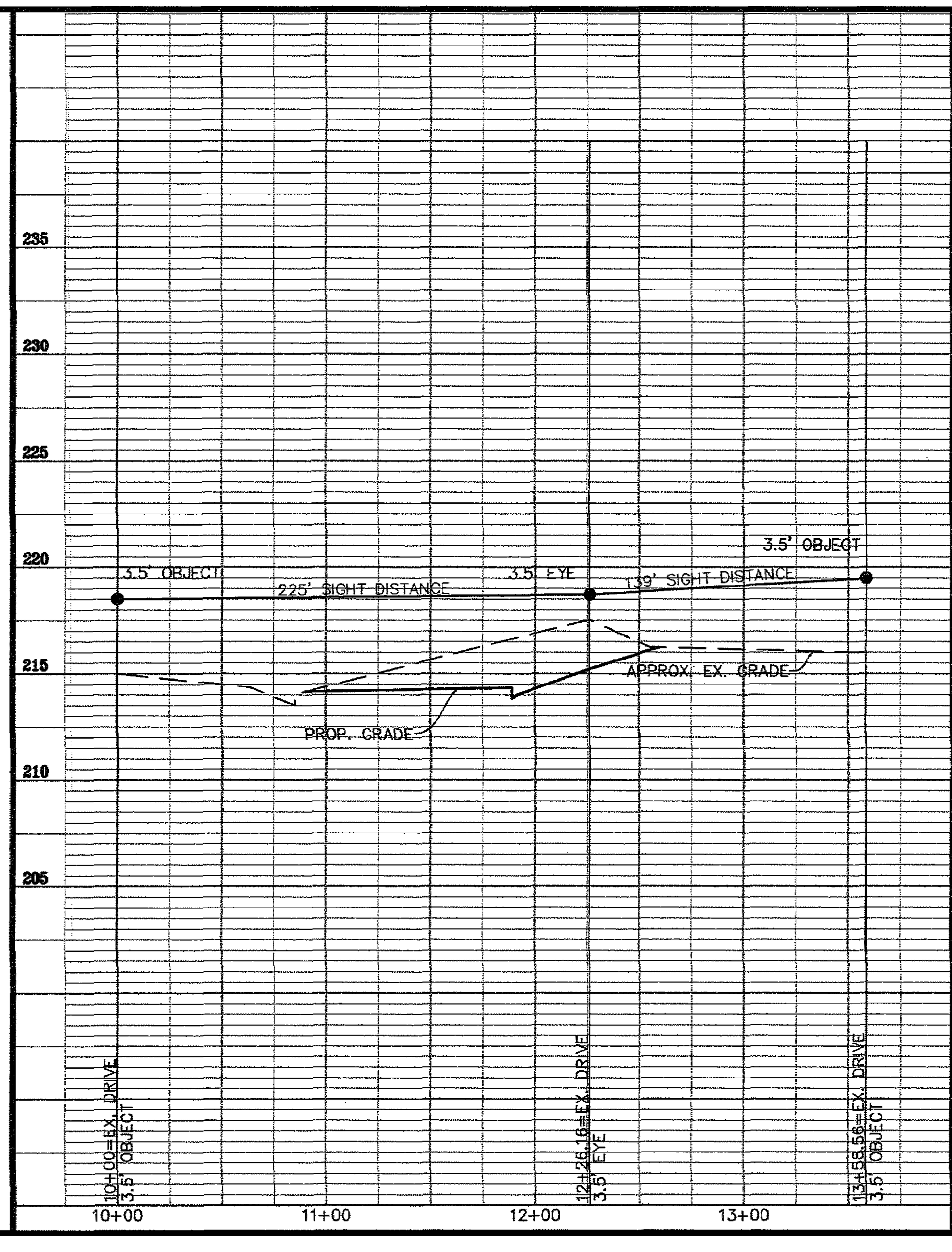
EX. SPRINGFIELD CENTER DRIVE

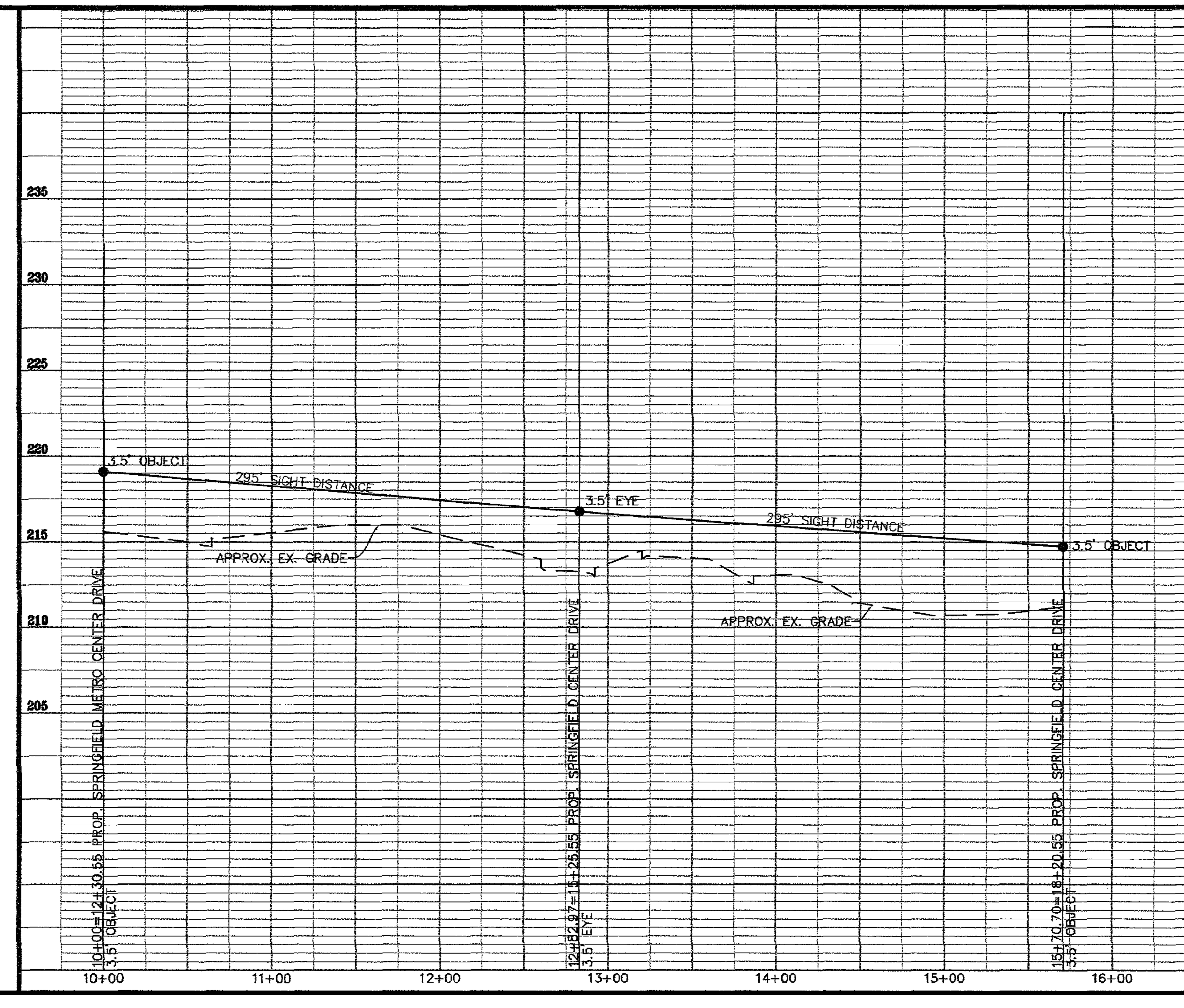
FUTURE PUBLIC/PRIVATE ROADWAY

POSTED SPEED=25 MPH

PROP./EX. WIDTH VARIES

CATEGORY: LOCAL COLLECTOR





No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
05-29-15
06-17-15

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
06/17/15
PROFESSIONAL ENGINEER

SIGHT DISTANCE PROFILES

METRO CENTER II
GENERAL DEVELOPMENT PLAN

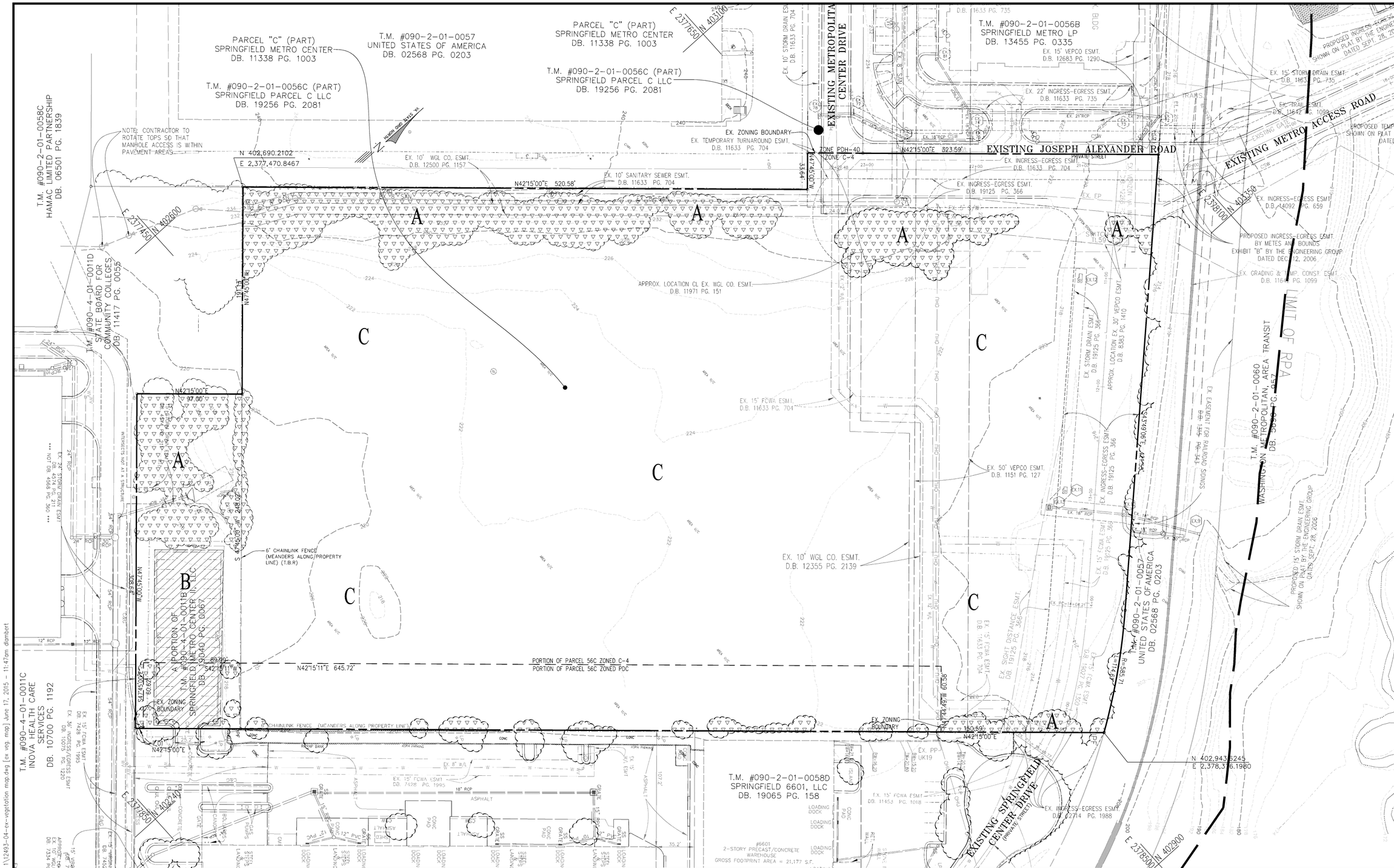
LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"=50' (H); 1"=5' (V) C.I.= N/A DATE: OCT, 2014

SHEET 13D OF 18

FILE No. PCA-12493

Urban, Ltd. - J:\JOBS\MetroCenterII\PCA-Phase 1\12493-31-Sight Distance.dwg [SIGHT D] June 17, 2015 - 11:47am dlambert



EXISTING VEGETATION SUMMARY

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Description
A	Early Successional Forest Community	Callery Pear (*Pyrus calleryana*), Black Locust (*Robinia pseudoacacia*), Red Maple (*Acer rubrum*), Autumn Olive (*Elaeagnus umbellata*) & Black Cherry (*Prunus serotina*)	early	poor	1.06 ac.	This stand consists of unmaintained early successional pioneer species, primarily Callery Pear (1"-6" dbh), Black Locust (3"-10" dbh), and Autumn Olive (up to 10' ht.). Vitis ivy is also rampant within this stand, as it can be found growing on the ground plane as well as over the trees.

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Description
B	Developed Land	n/a	n/a	n/a	0.23 ac.	This cover type is solely impervious asphalt serving as an existing parking lot.

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Description
C	Open Field	n/a	n/a	n/a	9.10 ac.	This cover type is a non-wooded open meadow with scattered patches of gravel and broken asphalt overgrown with various grasses.

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

NOTE: Existing vegetation data provided through field study on May 26, 2015

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-23-15
02-18-15
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06-19-15
08-17-15
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOK
LIC. No. 036706
06/17/15
PROFESSIONAL ENGINEER

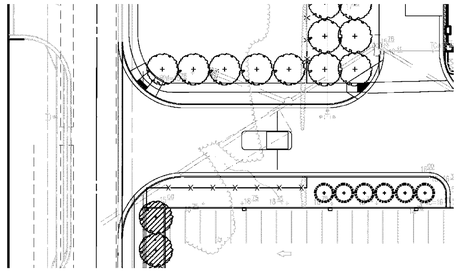
EXISTING VEGETATION MAP
METRO CENTER II
GENERAL DEVELOPMENT PLAN
LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 40' | C.I.= 2' | DATE: OCT. 2014

SHEET 13E OF 18

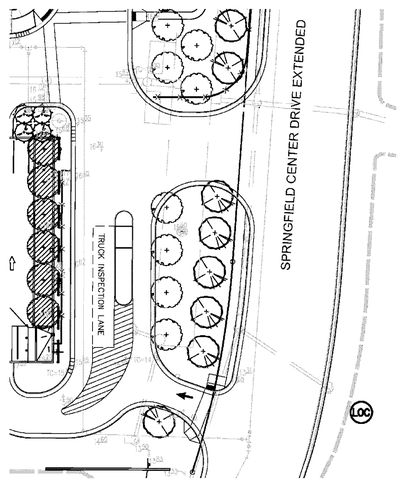
FILE No. PCA-12493

Urban, Ltd. - z:\JOBS\MetroCenterII\PCA-Phase 1\12493-04-ex-vegetation map.dwg [ex veg. map] June 17, 2015 - 11:47am dlombert

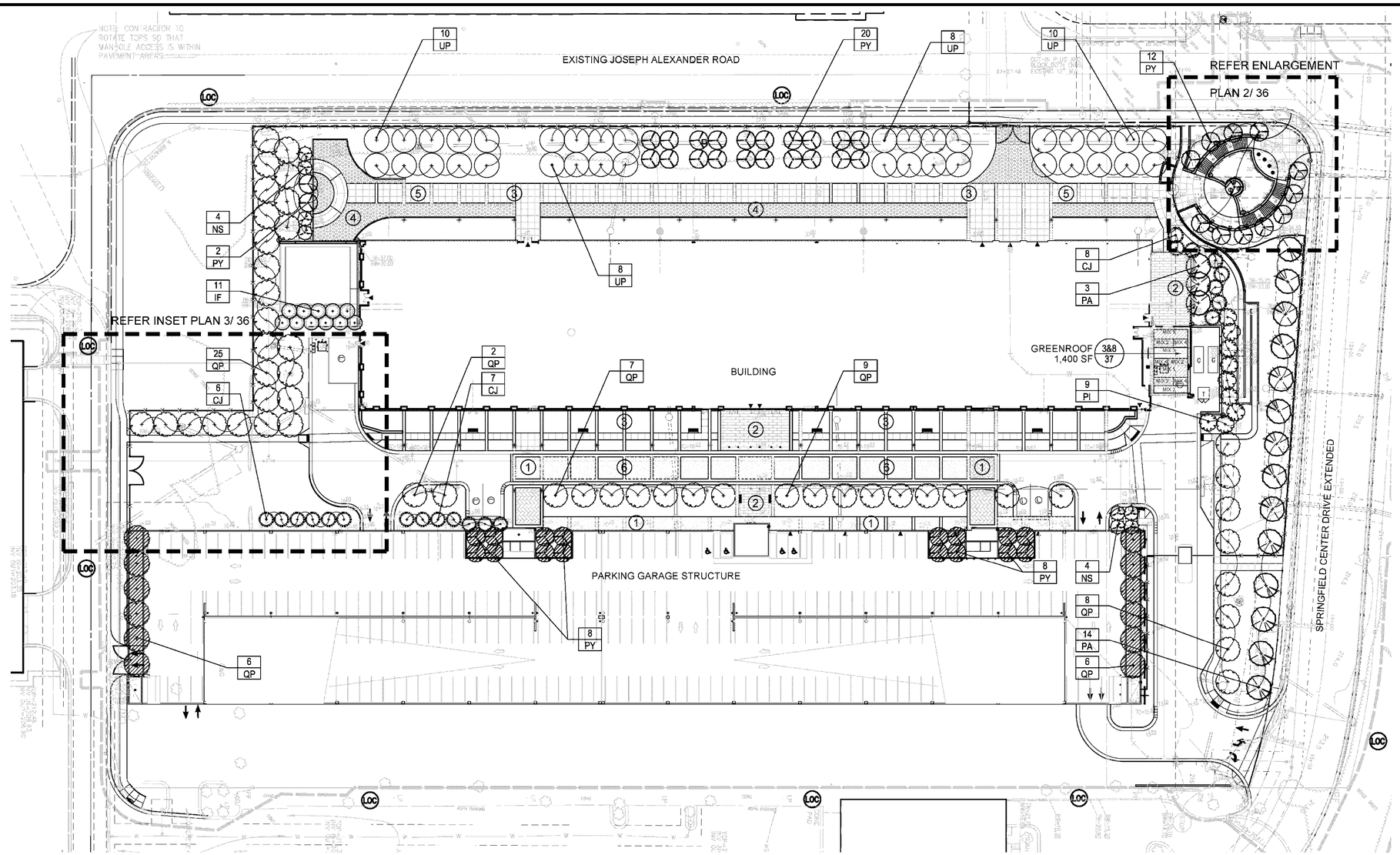


3 INSET PLAN
1"=40'

0 20 40 80 120

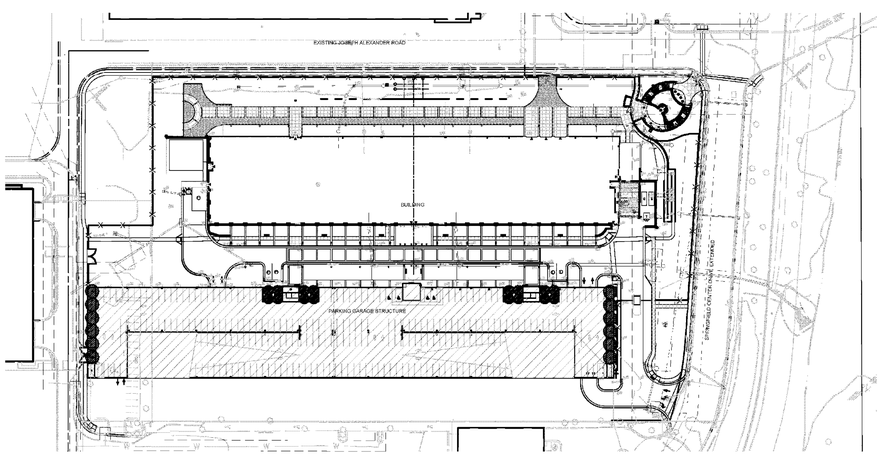


4 OPT: SECURITY ENTRANCE
1"=40'



0 20 40 80 120

1 PLANTING PLAN
1"=40'



0 50 100 200 300

5 INTERIOR PARKING LOT
1"=100'

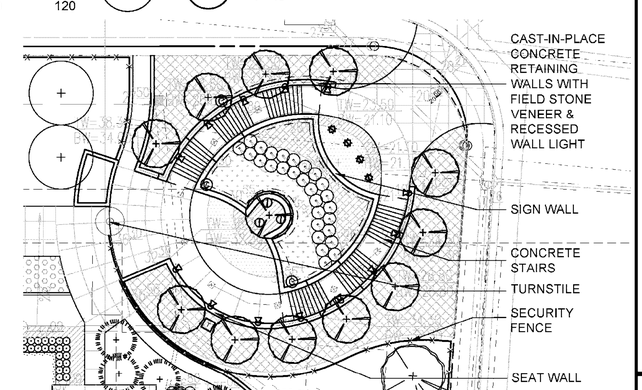
LEGEND

HATCHED AREA INDICATES "AREAS TO BE COUNTED" FOR INTERIOR PARKING LOT LANDSCAPING REQUIREMENT.

TREES TO BE COUNTED FOR INTERIOR PARKING LOT CALCULATION.

1. PAVING TYPE I: DECORATIVE CONCRETE PAVING
2. PAVING TYPE II: CONCRETE UNIT PAVING
3. PAVING TYPE III: DECORATIVE CONCRETE UNIT PAVING
4. PAVING TYPE IV: TURF POROUS PAVING
5. PAVING TYPE V: CONCRETE PAVING
6. PAVING TYPE VI: DECORATIVE CONCRETE PAVING

NOTES:
1. REFER TO SHEET 15 FOR INTERIOR PARKING LOT LANDSCAPING CALCULATIONS AND 10 YR. TREE CANOPY COVER CALCULATIONS.
2. INTERIOR PARKING LOT LANDSCAPING TREES PROVIDED ON PARKING DECK SHALL BE CATEGORY III TREES, 3" CALIPER (CELTIS OCCIDENTALIS). TREES CREDITED TOWARDS MEETING THE INTERIOR PARKING LOT LANDSCAPING COVERAGE REQUIREMENTS ARE SHADED, AS SHOWN IN LEGEND ABOVE.



0 10 20 40 60

2 INSET ENLARGEMENT PLAN
1"=20'

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
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02-18-15
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05-19-15
06-17-15

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COMMONWEALTH OF VIRGINIA
Mark R. Lewis
MARK R. LEWIS
Lic. No. 000355
5/29/15
LANDSCAPE ARCHITECT

LANDSCAPE PLAN
METRO CENTER II
GENERAL DEVELOPMENT PLAN
LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 40'
CI.= N/A
DATE: OCT. 2014

SHEET 14 OF 18

FILE No. PCA-12493

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GREEN ROOF PLANT SCHEDULE

	Qty		Key	Botanical Name	Common Name	Size	Type	Remarks
	360 SF		***MIX 1***					
	540		50%	Sedum reflexum	Blue Stonecrop	4" height	Plug	3 plugs /sf X 0.5
	435		-	Iris reticulata	Dwarf Iris	6" height	Bulb	distribute randomly
	540		50%	Campanula rotundifolia	Bluebell	6" height	Plug	3 plugs /sf X 0.5
	257 SF		***MIX 2***					
	254		33.3%	Sedum acre 'Aureum'	Gold Moss Stonecrop	2" height	plug	3 plugs / sf X 0.33
	254		33.3%	Delosperma 'Kelaidis'	Mesa Verde Ice Plant	4" height	bulb	3 plugs / sf X 0.33
	254		33.3%	Iberis sempervirens	Evergreen Candytuft	6" height	plug	3 plugs / sf X 0.33
	324 SF		***MIX 3***					
	486		50%	Sedum 'Blue Carpet'	Blue Fescue	2" height	plug	3 plugs /sf X 0.5
	486		50%	Sedum hybridum 'Immergrunchen'	Evergreen Sedum	3" height	plug	3 plugs /sf X 0.5
	187 SF		***MIX 4***					
	561		100%	Sedum 'Blue Carpet'	Blue Fescue	2" height	plug	2-3 plugs per sf
	262		-	Allium schoenoprasum	Chives	12" height	Bulb	distribute randomly

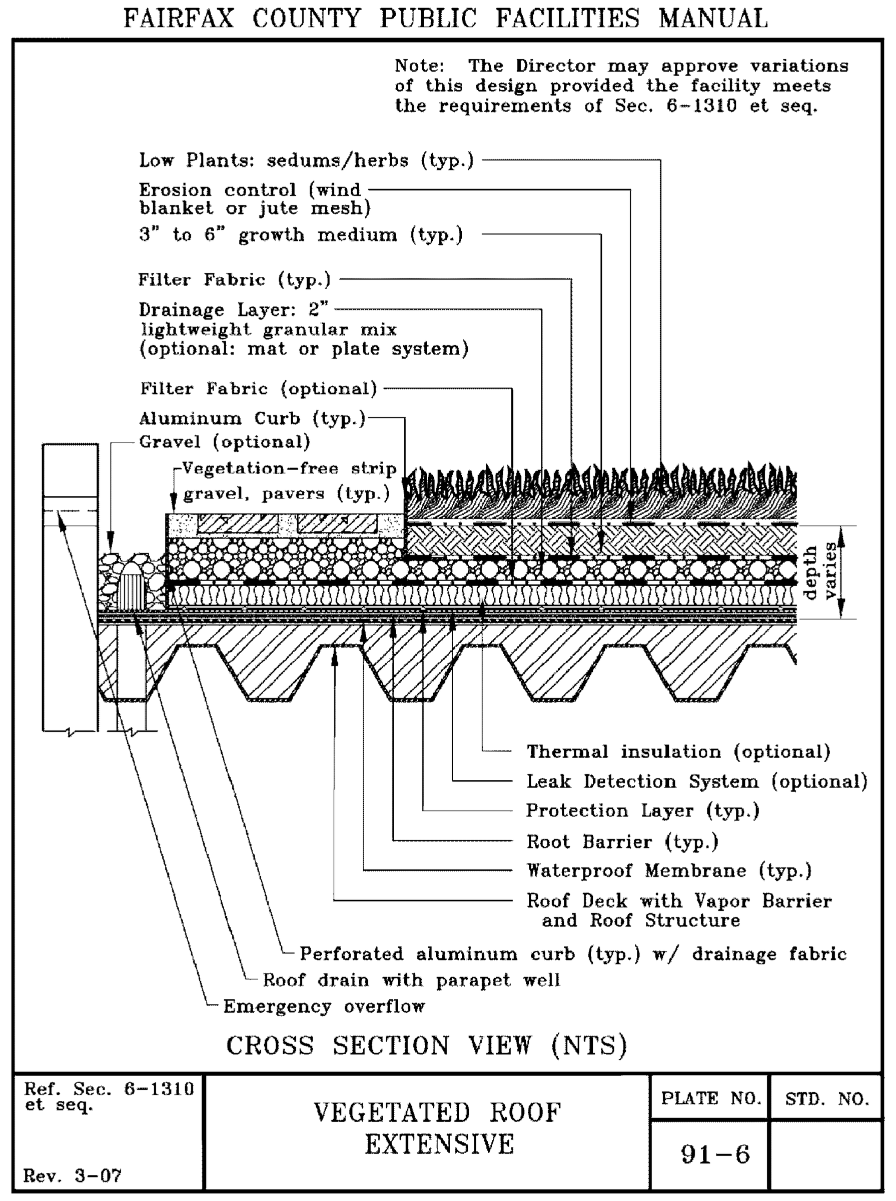
TOTAL GREEN ROOF AREA VEGETATED: AREA 1,128 SF

1 GREEN ROOF PLANT SCHEDULE
NTS

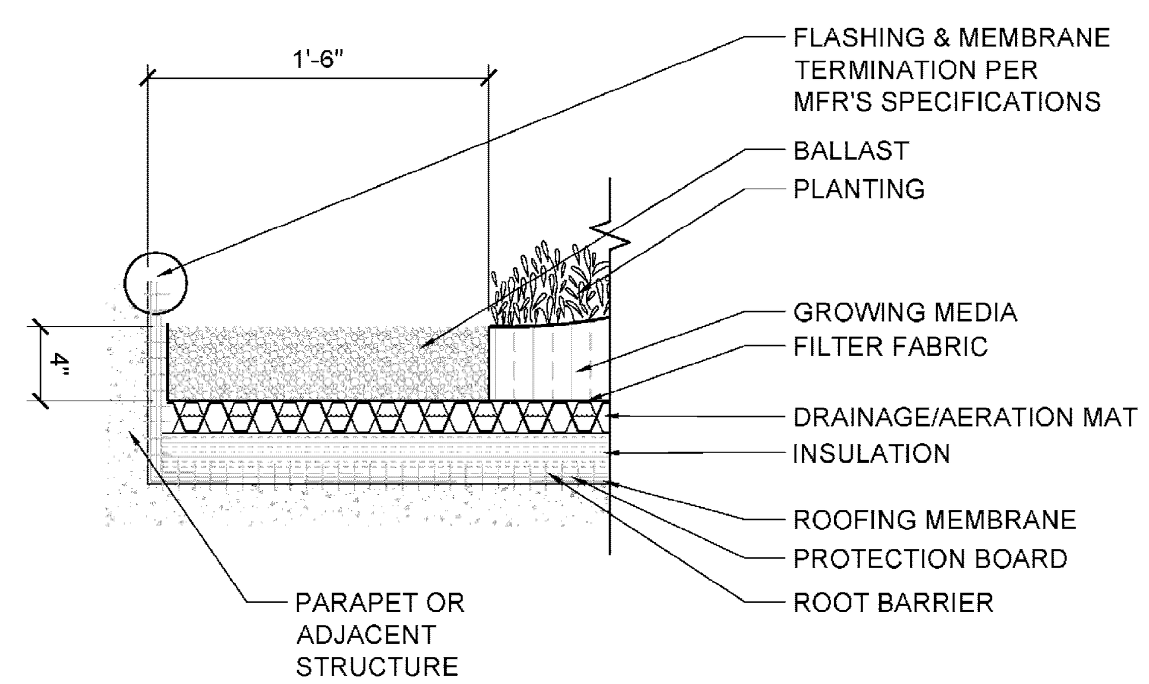
Qty	Key	Botanical Name	Common Name	Size	Type	Spacing	10-Yr Canopy SF	Tree Canopy Sub-Total SF	Remarks
		CANOPY TREE							
17	PA	Platanus x acerifolia 'Columbia'	Columbia London Plane Tree	3" cal.	B & B	As Shown	250	4250	Specimen quality
63	QP	Quercus phellos	Willow Oak	3" cal.	B & B	As Shown	250	15750	Specimen quality
36	UP	Ulmus parvifolia 'UPMTF'	Bosque Elm	3" cal.	B & B	As Shown	250	9000	Specimen quality
		ORNAMENTAL TREES							
50	PY	Prunus x yedoensis	Yoshino Cherry	3" cal.	B & B	As Shown	150	7500	Matched
		EVERGREEN TREES							
21	CJ	Cryptomeria japonica	Japanese Cryptomeria	3" cal.	As Shown	B & B	100	2100	Full and dense
11	IF	Ilex x attenuata 'Fosteri'	Foster's Hybrid Holly	3" cal.	As Shown	B & B	50	550	Full and dense
9	PI	Picea abies	Norway Spruce	3" cal.	As Shown	B & B	125	1125	Full and dense
8	NS	Ilex x Nellie Stevens	Nellie Stevens Holly	8-10' ht.	As Shown	B & B	75	600	
		TOTAL						40,875 SF	

2 PLANT SCHEDULE
NTS

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

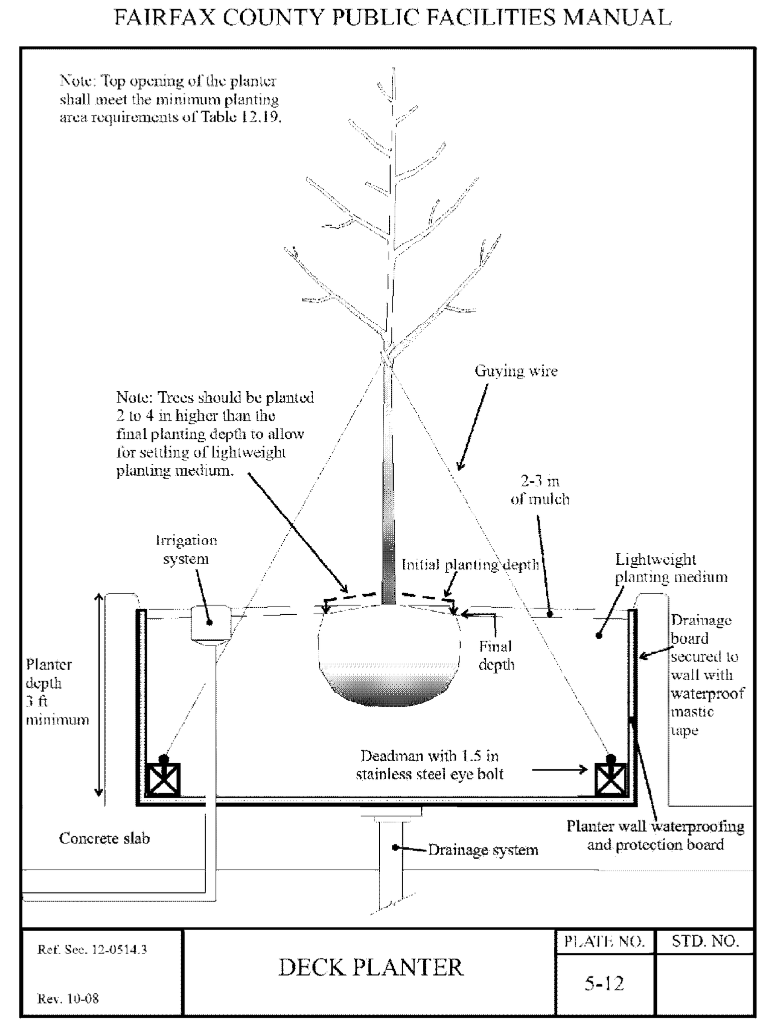


5 FAIRFAX COUNTY DETAIL
NTS

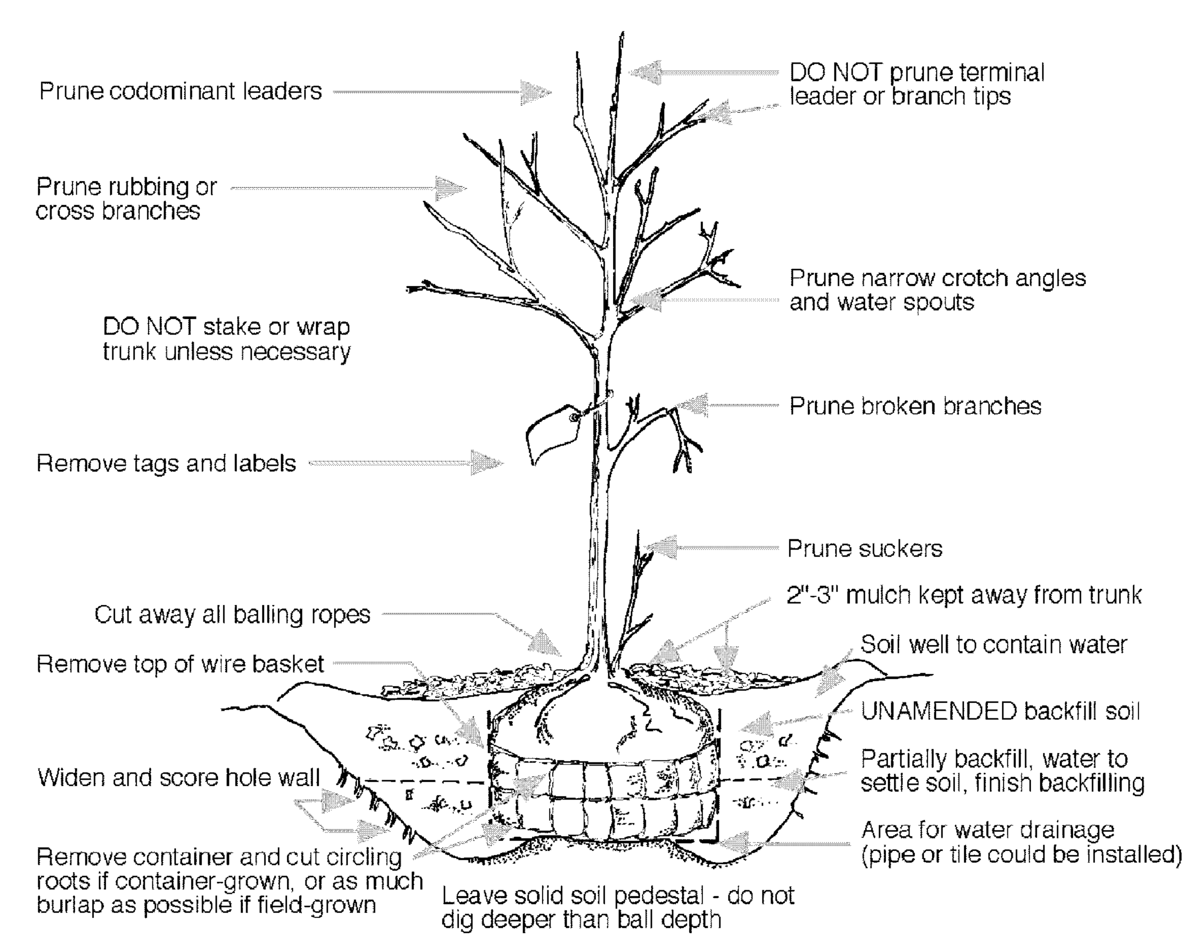


6 EXTENSIVE GREEN ROOF
1 1/2" = 1'-0"

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



4 FAIRFAX COUNTY DETAIL
NTS



3 FAIRFAX COUNTY DETAIL
NTS

Table 12.12 10-year Tree Canopy Calculation Worksheet			
Step		**Totals**	**Reference**
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations		see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	407,656 sf	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and	0 sf	§ 12-0510.1B
B3	Subtract area of exemptions =	40765.6 sf	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 – B2) =	407,656 sf	
B5	Identify site's zoning and/or use		
B6	Percentage of 10-year tree canopy required =	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	40765.6 sf	
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number

C(Table 12.3) Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	46,174 sf
B	Percentage of gross site area covered by existing tree canopy =	10.2%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	45,259 sf
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	45,259 sf
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0
F	Has the Tree Preservation Target minimum been met?	NO
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	SEE SHEET #1 FOR THE REQUEST AND NARRATIVE
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0507.4	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.12.	

D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	40765.6 sf	
D2	Area of canopy Planted for air quality benefits =	None	
D3	x 1.5 =		§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	None	
D5	x 1.5 =		§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	None	
D7	x 1.25 =		§ 12-0509.4B(3
D8	Area of canopy planted for wildlife benefits =	None	
D9	x 1.5 =		§ 12-0509.4B(4)
D10	Area of canopy provide by native trees =	None	
D11	x 1.5 =		§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	None	
D13	X1.25		§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =	None	§ 12-0509.4D(1)
	x1.0		
D15	Area of canopy provided through native shrubs or woody seed mix =	None	§ 12-0509.4D(1)(a)
	x1.0		§ 12-0509.4D(1)(a)
D16	Percentage of D14 represented by D15=	None	Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	40,875 sf	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree Bank or Tree Fund?		§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund	None	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	None	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	0 sf	
E2	Total of canopy area provided through tree planting (D17) =	40,875 sf	
E3	Total of canopy area provided through offsite mechanism (D19) =	0 sf	
E4	Total of 10-year Tree Canopy Provided =	40,875 sf	Total of E1 through E3. Area should meet or exceed area in B6

NOTE:
1. INTERIOR PARKING LOT LANDSCAPING TREES PROVIDED ON PARKING DECK SHALL BE CATEGORY III TREES, 3" CAL. (GLEDITSIA TRICANTHOS 'SHADEMASTER'). TREES CREDITED TOWARDS MEETING THE INTERIOR PARKING LOT LANDSCAPING COVERAGE REQUIREMENTS ARE SHADED AND SHOWN ON SHEET 36.

INTERIOR PARKING LOT LANDSCAPING

TOTAL PARKING AREA TO BE COUNTED: 90,050 SF
BUILDING GARAGE FOOT PRINT AREA: 90,050 SF
INTERIOR LANDSCAPING REQUIRED (5%): 4,538 SF
TOTAL SHADE TREE COVER PROVIDED: 5,400 SF

12 TREES AT 250 SQ. FT. EACH
16 TREES AT 150 SQ. FT. EACH

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
01-23-15
02-18-15
04-23-15
05-29-15
06-17-15

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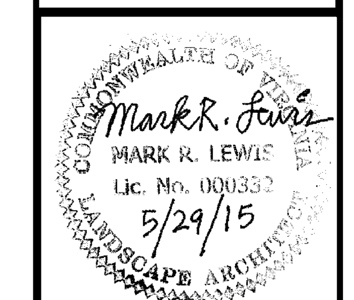

LANDSCAPE PLAN
METRO CENTER II GENERAL DEVELOPMENT PLAN
LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 40' C.I.= N/A DATE: OCT, 2014

SHEET 15 OF 18

FILE No. PCA-12493

Urban, Ltd. – J:\JOBS\MetroCenterII\PCA-Phase 1\12493-33-Landscape.dwg [Landscape Plan (2)] June 17, 2015 – 11:48am dlambert

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

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. 11477 PG. 0055

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

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

EXISTING METROPOLITAN CENTER DRIVE

EXISTING JOSEPH ALEXANDER ROAD

EXISTING SPRINGFIELD CENTER DRIVE (PRIVATE STREET)

SPRINGFIELD CENTER DRIVE EXTENDED (PROPOSED PRIVATE STREET)

PROP. BUILDING
6595 SPRINGFIELD
CENTER DRIVE
9 STORIES
120'
FF=220.00
OFFICE GSF = 653,000 (INCLUDES CELLAR SPACE)

PROP. GARAGE
6 STORIES
AVERAGE HEIGHT = 60'

PROP. RETAIL SPACE
FF=217.50
RETAIL GSF = 14,000

PROP. 70' INGRESS/EGRESS EASEMENT

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

TO METRO

LEGEND

PEDESTRIAN CIRCULATION

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
01-23-15
02-18-15
04-23-15
04-30-15
05-19-15
06-17-15

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COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
CLAYTON C. CORTOK
No. 036706
Lic. 06/17/15

PEDESTRIAN CIRCULATION

METRO CENTER II
GENERAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: 1"= 40'
DATE: OCT. 2014
CI.= N/A

SHEET
16
OF
18

FILE No.
PCA-12493

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North Rendered Perspective 1
SCALE: 12" = 1'-0"

Main Entry Rendered Perspective 2
SCALE: 12" = 1'-0"

Boston Properties

6595 Springfield Center Drive
Springfield, VA 22150

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

△	Date	Description

Seal/Signature

Project Name
Springfield Metro Center II

Project Number
05.7894.000

Description
PERSPECTIVES

Scale
12" = 1'-0"

A00.52

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Lic. No. 028700
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PROFESSIONAL ENGINEER

SITE PERSPECTIVE
METRO CENTER II
GENERAL DEVELOPMENT PLAN
LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: NOT TO SCALE
C.I.= N/A
DATE: OCT. 2014

SHEET 17 OF 18

FILE No.
PCA-12493

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Southwest Rendered Perspective 1
SCALE: 12" = 1'-0"

Mainstreet Rendered Perspective 2
SCALE: 12" = 1'-0"

Boston Properties

6595 Springfield Center Drive
Springfield, VA 22150

Gensler

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

Date	Description

Seal/Signature

Project Name
Springfield Metro Center II

Project Number
06.7894.000

Description
PERSPECTIVES

Scale
12" = 1'-0"

A00.53

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COMMONWEALTH OF VIRGINIA
CLAYTON C. STOCK
Lic. No. 036706
06/17/15
PROFESSIONAL ENGINEER

SITE PERSPECTIVE

METRO CENTER II
GENERAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX, VIRGINIA

SCALE: NOT TO SCALE
C.I.= N/A
DATE: OCT. 2014

SHEET
18
OF
18

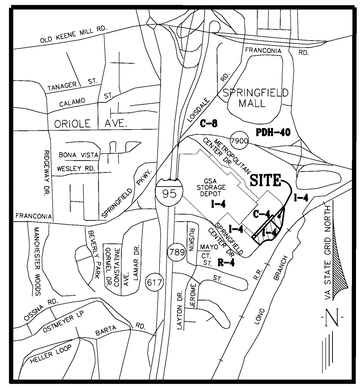
FILE No.
PCA-12493

Urban, Ltd. – J:\JOBS\MetroCenter\PCA-Phase 1\12493-41-site sections.dwg [Site Sections 2], june 17, 2015 – 11:49am dlambert

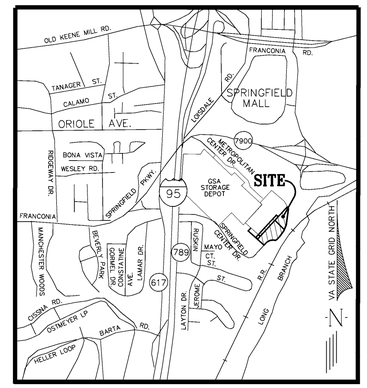
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/
FINAL DEVELOPMENT PLAN AMMENDENT(CDPA/FDPA)
FOR
METRO CENTER II
PHASE II
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAPS: 090-4-01-0011B (PART), 090-2-01-0056C (PART) & 090-2-01-0058D.
2. THE PARCELS REFERENCED ABOVE ARE CURRENTLY ZONED PDC (PLANNED DEVELOPMENT COMMERCIAL DISTRICT)
3. THE BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN HEREON WAS COMPILED FROM "SPRING FIELD METRO CENTER II" SITE PLAN 9990-SP-0041 BY THE ENGINEERING GROUPE AND FROM A FIELD RUN SURVEY BY URBAN ENGINEERING & ASSOCIATES, INC., DATED 2007.
4. THE PROPERTY SHOWN ON THIS CDPA/FDPA PLAN IS LOCATED IN THE LEE DISTRICT.
5. THIS PROPOSED DEVELOPMENT IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 090-2-01-0058D, 090-2-01-0056C (PART) AND 090-2-01-0011B (PART) IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES AND REGULATIONS AND ADOPTED CONDITIONS WITH THE FOLLOWING EXCEPTIONS:
   - A WAIVER IS REQUESTED TO WAIVE 11-202-15 TO ALLOW A TOTAL OF 4 LOADING SPACES (2 PER PROPOSED OFFICE BUILDING).
   - PURSUANT TO SECTION 13-303 AND 13-304 OF THE ZONING ORDINANCE, A TRANSITIONAL SCREENING YARD MODIFICATION AND BARRIER WAIVER IS HEREBY REQUESTED.
   - A TREE PRESERVATION TARGET DEVIATION IS HEREBY REQUESTED BASED ON SECTION 12-0508.3A(1) OF THE FAIRFAX COUNTY PFM AS THE MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE.
6. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
7. STORM WATER MANAGEMENT (SWM) WILL BE PROVIDED OFFSITE BY AN EXISTING POND DESIGNED UNDER SITE PLAN SP-1508. THE SUBJECT SITE WAS INCLUDED WITH THE ORIGINAL DESIGN OF SAID POND. DETAILS OF THE EXISTING POND WILL BE PROVIDED DURING THE SITE PLAN. BEST MANAGEMENT PRACTICES ARE PROVIDED ONSITE BY A STRUCTURAL BMP FILTER. SEE SHEET 11 FOR BMP DETAILS.
8. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE ARE NO EXISTING UTILITY EASEMENTS OF 25' OR MORE IN WIDTH ON THE SITE.
9. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN.
10. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
11. THERE ARE NO KNOWN BURIAL SITES ON THIS SITE. THE SITE CURRENTLY HAS EXISTING INDUSTRIAL BUILDINGS ON THE SITE. THE EXISTING STRUCTURES WERE BUILT IN 1979 AND 1984. THE EXISTING STRUCTURES WILL BE DEMOLISHED WITH THE PROPOSED DEVELOPMENT.
12. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7.
13. THERE ARE NO DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC) OR RPA'S ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS. THERE ARE NO FLOODPLAINS ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
14. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
15. THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
16. IN ACCORDANCE WITH ARTICLE 18 OF THE ZONING ORDINANCE, NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPTS, INCLUDING SIZES AND LOCATIONS OF IMPROVEMENTS, TO CONFORM WITH ARCHITECTURAL AND ENGINEERING TOLERANCES AND TO COMPLY WITH NEW CRITERIA AND REGULATIONS THAT MAY BE ADOPTED BY FAIRFAX COUNTY AND OTHER AGENCIES WHOSE JURISDICTIONAL APPROVAL MAY BE REQUIRED. IN NO EVENT SHALL THE OVERALL GFA BE INCREASED AND SUCH MODIFICATIONS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE FDP AS DETERMINED BY DPZ. DIMENSIONS AND SIZES AS SCALED ARE APPROXIMATE AND MAY VARY DEPENDING ON THE FINAL USE AND ARCHITECTURAL/ENGINEERING DESIGN DURING SITE PLANNING. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH GDP.
17. FOR BULK PLANE DIAGRAM, SEE SHEET 03.
18. THE APPLICANT RESERVES THE RIGHT TO ADD SECURITY WALLS, BARRIER WALLS, AND SECURITY BOOTHS.
19. THE APPLICANT RESERVES THE RIGHT TO SHIFT BUILDING GROSS SQUARE FOOTAGE BETWEEN THE BUILDINGS (MAX 6% GFA SHIFT), AND THE USES OF THE BUILDINGS; HOWEVER, THE TOTAL GROSS SQUARE FOOTAGE OF 390,800 GSF SHALL NOT BE EXCEEDED AND THE SETBACKS SHOWN ON SHEET 06 SHALL NOT BE REDUCED. FURTHER, BUILDING HEIGHTS MAY VARY AS LONG AS THE MAXIMUM BUILDING HEIGHT(S), AS DEPICTED ON THIS CDPA/FDPA, ARE NOT EXCEEDED, AND THE GROSS FLOOR AREA IS NOT EXCEEDED.
20. THE APPLICANT RESERVES THE RIGHT TO SHIFT PROPOSED TREE LOCATIONS AS DICTATED BY F.C.W.A. AN/OR DPWES DURING REVIEW OF THE SITE PLAN; HOWEVER, THE QUANTITY OF TREES WILL NOT BE REDUCED.
21. THE APPLICANT RESERVES DENSITY CREDIT FOR ANY AND ALL FUTURE DEDICATIONS MADE BY THE APPLICANT FOR PUBLIC STREET/TRANSPORTATION PROJECTS. THE APPLICANT, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVE ANY AND ALL DENSITY CREDIT FOR THIS DEDICATION AS PERMITTED UNDER SECTION 2-308 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
22. SPECIAL AMENTITIES PROPOSED WITH THIS APPLICATION INCLUDE:
    - PEDESTRIAN COURTYARD
    - TRAIL NETWORK
    - OUTDOOR SEATING AREAS
23. IN ACCORDANCE WITH SECTION 18-500 OF THE FAIRFAX ZONING ORDINANCE, NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED.
24. THE INTENT OF THIS CDPA/FDPA IS TO ALLOW FOR UP TO 126,800 GSF TO BE SHIFTED BETWEEN THIS SECOND PHASE OF METRO CENTER II DEVELOPMENT TO THE FIRST PHASE COMPRISED OF APPROXIMATELY 9.36 ACRES IDENTIFIED AS FAIRFAX COUNTY TAX MAP REFERENCE 90-2 ((1)) 56C AND 90-4 ((1)) 11B (PART) AND SUBJECT TO PCA 1998-LE-064-3/PCA 2008-LE-015-2. ANY GSF ABOVE 474,000 GSF ON PHASE I SHALL REQUIRE THE GSF SHOWN ON PHASE II TO BE REDUCED BY THE SAME AMOUNT OF GSF THAT IS BEING ADDED TO PHASE I. THE APPLICANT RETAINS THE OPTION TO DEVELOP UP TO 517,600 GSF IN TWO (2) OFFICE BUILDINGS ON PHASE II.



ZONING MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES AND SITE DATA
03	GENERAL NOTES AND SITE DATA
04	PROPERTY & ZONING EXHIBIT – PROPOSED REZONING
05	EXISTING CONDITIONS
06	SITE LAYOUT
07	OPEN SPACE EXHIBIT
08	SIGHT DISTANCE PROFILE
09	SIGHT DISTANCE PROFILE
10	IMPERVIOUS AREA EXHIBIT
11	BMP PLAN
12	DRAINAGE DIVIDES
13	OUTFALL ANALYSIS
14	OUTFALL CROSS SECTIONS
15	OUTFALL CROSS SECTIONS
15A	OUTFALL ANALYSIS REFERENCE SHEET
15B	OUTFALL ANALYSIS REFERENCE SHEET
15C	OUTFALL ANALYSIS REFERENCE SHEET
15D	FIRELANE AND PAVING PLAN
15E	EMERGENCY VEHICLE AUTOTURN ANALYSIS
16	EXISTING VEGETATION MAP
17	ON-SITE PEDESTRIAN CIRCULATION PLAN
18	OVERALL PEDESTRIAN CIRCULATION PLAN
19	LANDSCAPING PLAN
20	LANDSCAPING COMPUTATIONS
21	ARCHITECTURAL RENDERING
22	ARCHITECTURAL RENDERING
23	RIGHT OF WAY RESERVATION EXHIBIT
24	ULTIMATE ROAD CONDITIONS EXHIBIT

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

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SPRINGFIELD 6601, LLC
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SUITE 200W
WASHINGTON, D.C. 20037
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PHONE: 202-585-0841

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ARCHITECT
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WASHINGTON, DC 20006
CONTACT: KEVIN WOLCOTT
PHONE: 202-726-5228

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
05-29-15
06-17-15
–

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 0.5.0780
06/17/15
PROFESSIONAL ENGINEER

COVER SHEET
METRO CENTER II
PHASE II CDPA/FDPA
LEE DISTRICT
FAIRFAX COUNTY, VA

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

SHEET
01
OF
24

REZ-12588

OPTION 1–SITE DATA PER RZ/FDP 2011-LE-022 CONCURRENT WITH PCA 2008-LE-015 & PCA 1998-LE-064-02

FOR INFORMATION PURPOSES ONLY!

SITE AREA DATA

SITE AREA	AREA
	4.06 ACRES (A PORTION OF PARCEL 11B)
	1.32 ACRES (PARCEL 58D)
	0.90 ACRES (PARCEL 58C)
SITE AREA =	6.28 ACRES

MAXIMUM FAR PERMITTED = 1.50 *
MAXIMUM FAR PROPOSED = 517,600 GROSS FLOOR AREA = 517,600/273,556.80= 1.89

ZONING

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

PROPOSED USE

OFFICE

BUILDING DATA

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

YARD REQUIREMENTS

PROVIDED FRONT YARD SETBACK = 93.07' (38.81' BULK PLANE) [OFFICE BUILDING]
PROVIDED SIDE YARD SETBACK = 20.77' (GARAGE)
PROVIDED REAR YARD SETBACK = 0'

PARKING TABULATION

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

TOTAL PARKING REQUIRED = 1,346 SPACES

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

LOADING SPACES REQUIRED:
1 SPACE FOR FIRST 10,000 GSF
= 1 SPACE
1 SPACE FOR EACH ADDITIONAL 20,000 GSF
507,600 S.F. / 20,000 GSF = 26 SPACES
TOTAL LOADING SPACE REQUIRED = 27 SPACES
NO MORE THAN 5 TOTAL LOADING SPACES REQUIRED PER ZONING ORDINANCE
TOTAL LOADING SPACE PROVIDED = 4 SPACES (2 SPACES PER BUILDING)

OPEN SPACE

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

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

OPTION 2–SITE DATA PER PCA 2008-LE-022 CONCURRENT WITH PCA 2008-LE-015-02 & PCA 1998-LE-064-03

SITE AREA DATA

SITE AREA	AREA
	4.06 ACRES (A PORTION OF PARCEL 11B)
	1.32 ACRES (PARCEL 58D)
	0.90 ACRES (PARCEL 58C)
SITE AREA =	6.28 ACRES

MAXIMUM FAR PERMITTED = 1.50 *
MAXIMUM FAR PROPOSED = 390,800** GROSS FLOOR AREA = 390,800/273,556= 1.43

ZONING

EXISTING ZONING = PDC (PLANNED DEVELOPMENT COMMERCIAL DISTRICT)

PROPOSED USE

OFFICE

BUILDING DATA

PROPOSED BUILDING GROSS SQUARE FOOT = 390,800 GSF
PROPOSED BUILDING HEIGHT = 150'

YARD REQUIREMENTS

PROVIDED FRONT YARD SETBACK = 86.59' (29.48' BULK PLANE) [OFFICE BUILDING]
PROVIDED SIDE YARD SETBACK = 20.77' (GARAGE)
PROVIDED REAR YARD SETBACK = 0'

PARKING TABULATION

PARKING REQUIRED BY PROPOSED USE: OFFICE (> 125,000 GSF)
2.6 SPACES PER 1000 SQUARE FEET OF GSF =
AREA TO PARK = 390,800 GSF (BUILDING) = 390,800 GSF
2.6/1000 * 390,800 GSF = 1,016.08 SPACES

TOTAL PARKING REQUIRED = 1,017 SPACES

TOTAL PARKING SPACES PROVIDED:
STRUCTURE PARKING = 1,017 SPACES
TOTAL PARKING PROVIDED = 1,017 SPACES

LOADING SPACES REQUIRED:
1 SPACE FOR FIRST 10,000 GSF = 1 SPACE
1 SPACE FOR EACH ADDITIONAL 20,000 GSF
263,556 S.F. / 20,000 GSF = 14 SPACES
TOTAL LOADING SPACE REQUIRED = 15 SPACES
NO MORE THAN 5 TOTAL LOADING SPACES REQUIRED PER ZONING ORDINANCE
TOTAL LOADING SPACE PROVIDED = 4 SPACES (2 SPACES PER BUILDING)

OPEN SPACE

OPEN SPACE REQUIRED = 15% OF NET SITE AREA = 0.15*(6.28 AC.) = 0.94 AC.
OPEN SPACE PROVIDED = 2.38 AC. (37.90%)

* MAXIMUM FAR PERMITTED MAY BE INCREASED TO 2.5 AT THE DISCRETION OF THE BOARD OF SUPERVISORS.
** 390,800 GSF ON PREVIOUSLY APPROVED GROSS FLOOR AREA FOR PHASE I AND II OF 991,600 GSF (474,000 + 517,600) LESS THE NEWLY PROPOSED GROSS FLOOR AREA FROM PHASE I OF 600,800 GSF FOR A PHASE II PROPOSED GROSS FLOOR AREA = 991,600 – 600,800 OR 390,800 GSF.

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
03-23-15
05-29-15
06-17-15
–

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COMMONWEALTH OF VIRGINIA
CLAYTON C. STOCK
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06/17/15
PROFESSIONAL ENGINEER

GENERAL NOTES AND SITE DATA

METRO CENTER II
PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

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

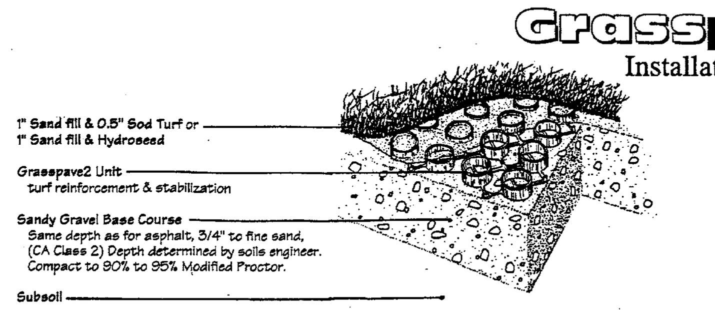
SHEET 02 OF 24

REZ-12588

Urban, Ltd. -- J:\JOBS\MetroCenterII\Rezoning-PH2\12493-3-soils.dwg [SOILS MAP (2)] June 17, 2015 -- 12:03pm dlambert

Grasspave2

Installation Instructions



Instructions:

1. **Ensure that sandy gravel base is porous.**
2. **Apply Hydrogrow Soil Polymer to base.**
3. **Place Grasspave2 units over base, use posts and rings to interlock. Cut with pruning shears or knife if needed.**
4. **Fill Grasspave2 units with grass -**
   - **If seeding, fill with sand and seed/mulch.**
   - **If sodding with thin sod, fill rings with sand to allow sod soil to cover top of rings by 0.25"-0.5" (6 - 13 mm).**
5. **Irrigate, fertilize and maintain turf per normal lawn. Protect from traffic until turf root system is well established.**

Notes:

1. • Run hose on base to make sure water flows into base.
   • If area has a low spot which collects water, provide subsurface drainage to remove excess water.
2. • Apply HydroGrow Soil Polymer over the area by hand, or small fertilizer spreader, at a rate of 5 lbs per 1000 sf for use with sod, or a rate of 10 lbs per 1000 sf for use with seeding. Lightly rake area to distribute polymer vertically in base, then re-compact base course.
   Warning - do not place any form of topsoil between sandy gravel base and Grasspave2 unit!
3. • Place Grasspave2 units (with rings up) directly over the sandy gravel base. Use the posts and rings provided to connect the units. If required, use pruning shears or sharp knife to cut web between rings to shape units. "U" shaped pins are not required, but can be used to secure unit to base if there is a slope or rapid speed and stopping involved.
4. • If seeding - fill mat area with clean sharp sand (washed concrete sand) to top of rings, broom to barely expose top of ring. Do not use "topsoil" to fill rings. Apply seed and mulch via hydroseeder, or similar. Topdress with concrete sand to depth of 1/4" thick max., 4 to 6 weeks after seeding, to cover tops of rings.
   • If sodding use thin (.5 inch, or 13 mm) sod - fill mat area with clean sharp sand (washed concrete sand) to top of rings (1 inch, or 25 mm), then place thin sod over sand with tight joints per normal installation. **Do not use "topsoil" to fill rings.**

Invisible Structures, Inc.
14704-D East 33rd Place, Aurora, CO 80011 USA
Office Hours - 8 to 5 Mountain Time
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303-344-2233 International & Colorado
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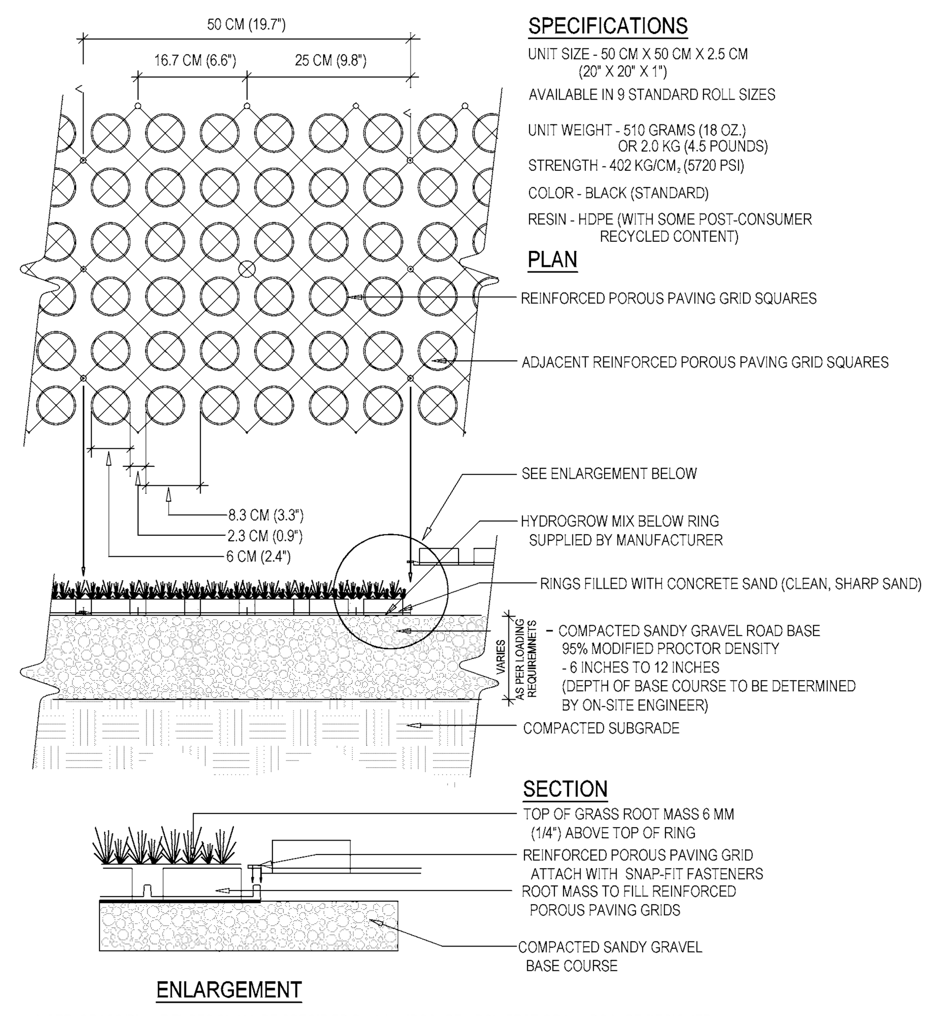
Invisible Structures, Inc.



SPECIFICATIONS

UNIT SIZE - 50 CM X 50 CM X 2.5 CM (20" X 20" X 1")
AVAILABLE IN 9 STANDARD ROLL SIZES
UNIT WEIGHT - 510 GRAMS (18 OZ.) OR 2.0 KG (4.5 POUNDS)
STRENGTH - 402 KG/CM2 (5720 PSI)
COLOR - BLACK (STANDARD)
RESIN - HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

PLAN

SECTION

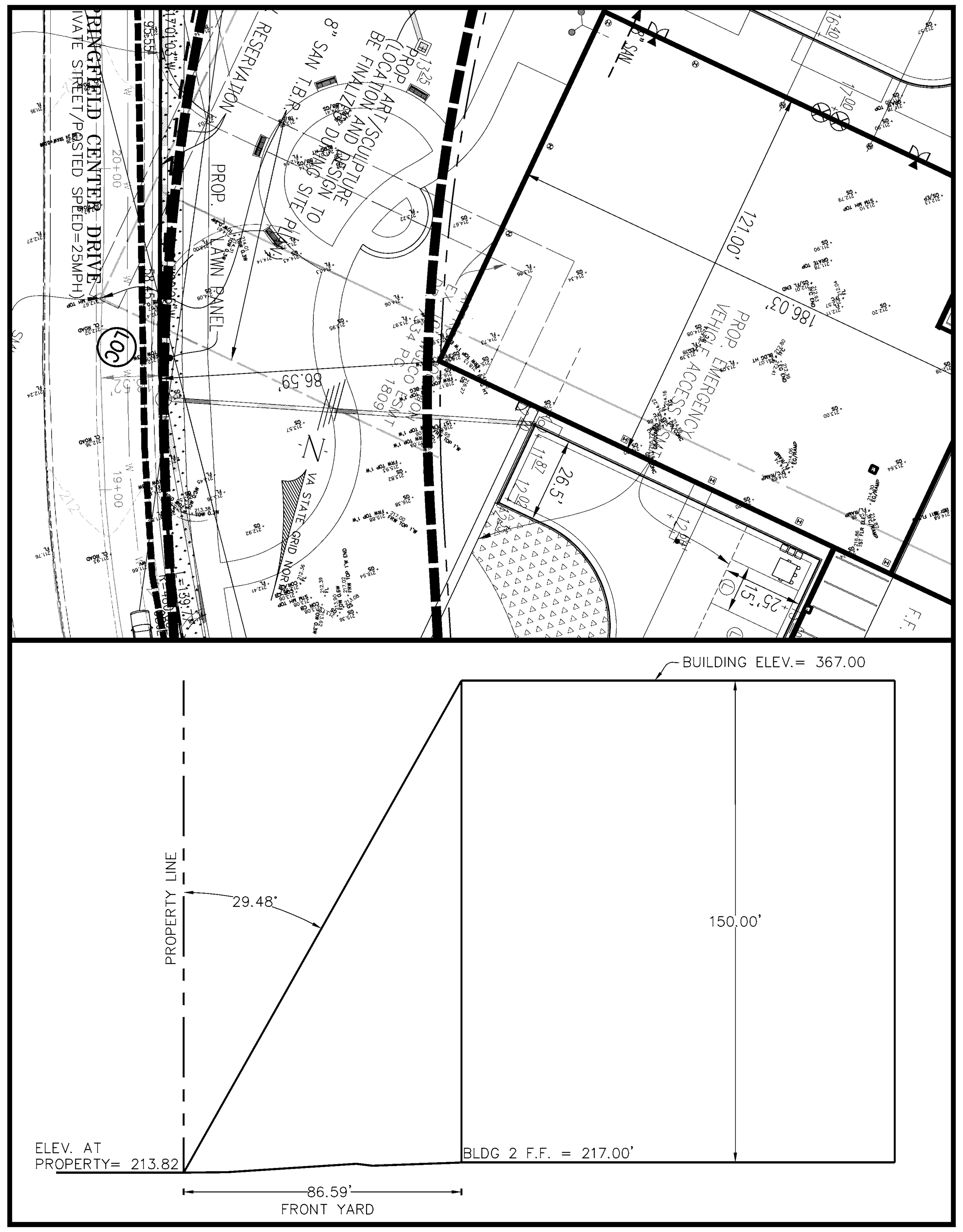
ENLARGEMENT

NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

1 TYPICAL GRASSPAVE² DETAIL
NOT TO SCALE

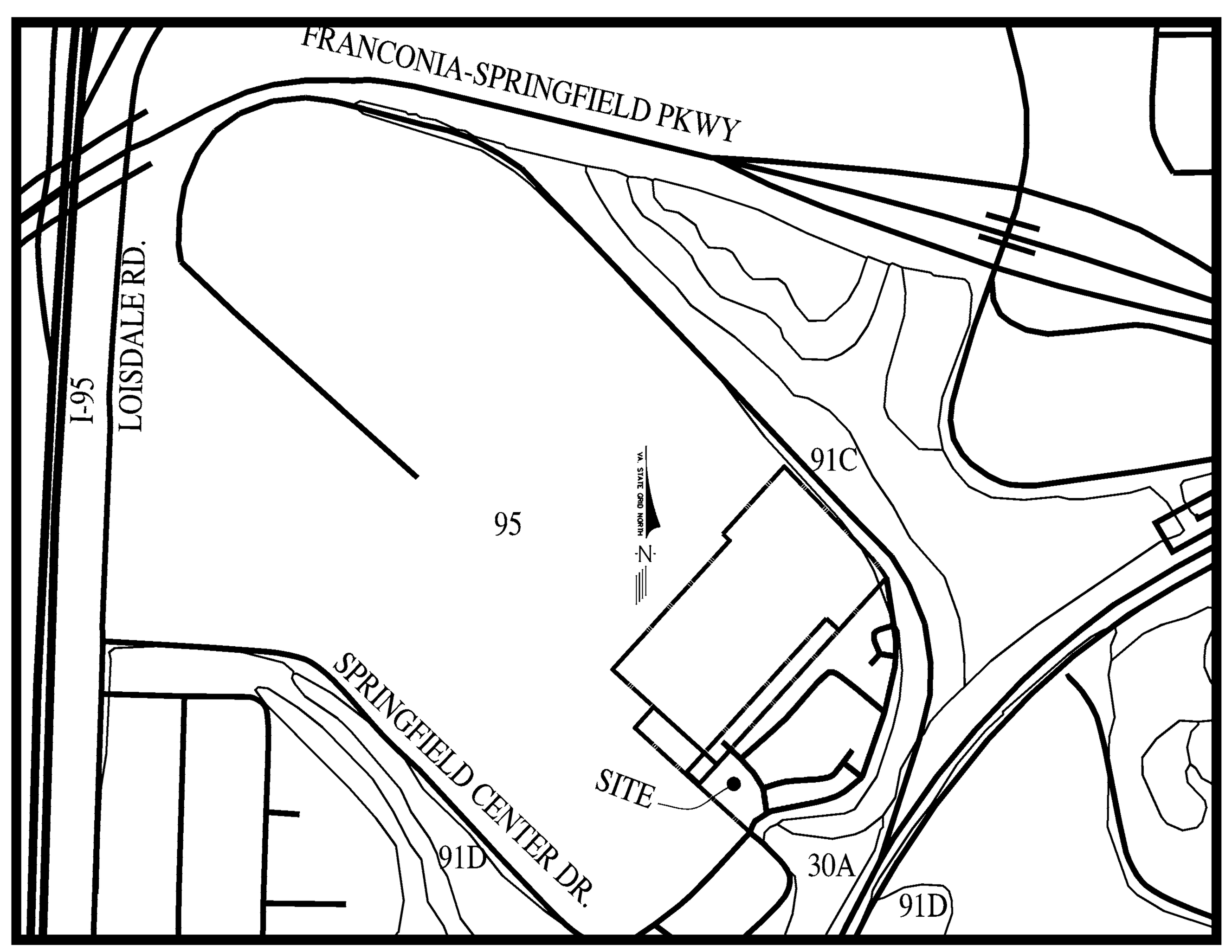
BULK PLANE ANALYSIS

SCALE: 1"=30'



SOIL MAP

SCALE: 1"=500'



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
91	SASSAFRAS – MARUMSCO COMPLEX	POOR	POOR	POOR	HIGH	III
95	URBAN LAND	N/A	N/A	N/A	N/A	IVB

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 *06*.

☑ 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.)						
EX. POND	*6.26*	*34.83*	*51.09*	*~16,800*	*90,460 C.F.*	*~11.4*
Totals						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet *06*. Pond inlet and outlet pipe systems are shown on Sheet *06*.

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet *06,##*. Type of maintenance access road surface noted on the plat is *EX. GRAVEL* (asphalt, geoblock, gravel, etc.).

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet *16*.

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet *11*.

☑ 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 *13-15*.

☑ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet *13-15*.

☑ 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 *05,01*.

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

☑ 12. Stormwater management is not required because SWM IS HANDLED BY AN OFF SITE EX. POND. WE ARE REDUCING THE IMPERVIOUS AREA OF THE SITE. SEE NARRATIVE ON SHEET 11

Revised 2-21-2006

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
- LCG — PROPOSED LIMITS OF CLEARING & GRADING
- EXISTING CURB & GUTTER
- CSCG-1 — PROPOSED CURB & GUTTER
- CSCG-2 — REVERSE FLOW CURB & GUTTER
- EXISTING POWER POLE
- PROPOSED MAIN ENTRANCE/EXIT TO BUILDING
- PROPOSED ENTRANCE/EXIT TO BUILDING
- TP — EXISTING TRAFFIC POLE
- TRAFFIC SIGN
- STREET SIGN
- +25.6 — EXISTING SPOT ELEVATION
- +25 60 — PROP. SPOT ELEVATION
- EXISTING FENCE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- STREET LIGHTS (DETAIL AND SPEC. BY ARCHITECT)
- TEST PIT REQUIRED
- PROPOSED CSRP-1
- BENCHMARK
- EXISTING WETLANDS
- STREAM EDGE (WATER CONVEYANCE)
- EXISTING TREE
- PROPOSED TREE
- VPD — PROJECTED TRAFFIC COUNT (BASED ON 6TH ED. OF ITE TRIP GENERATION BOOK)

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
04-23-15
05-29-15
06-17-15
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CLAYTON C. TOCK
Lic. No. 036790
06/17/15
PROFESSIONAL ENGINEER

GENERAL NOTES AND SITE DATA

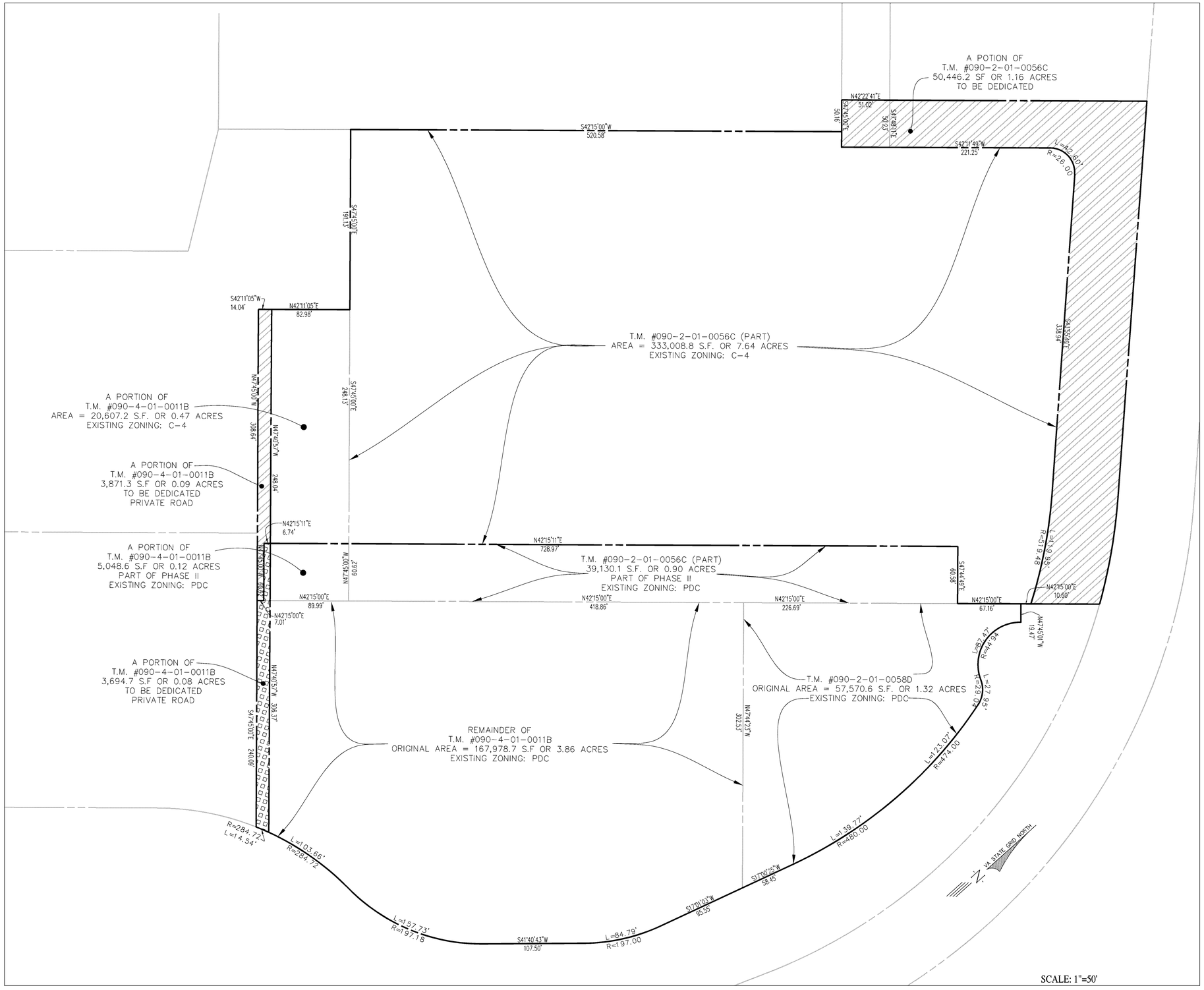
METRO CENTER II PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

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

SHEET 03 OF 24

REZ-12588



No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
03-23-15
05-29-15
06-17-15
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CLAYTON C. TOCK
Lic. No. 038700
06/17/15
PROFESSIONAL ENGINEER

PROPERTY & ZONING EXHIBIT - PROPOSED REZONING

METRO CENTER II
PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

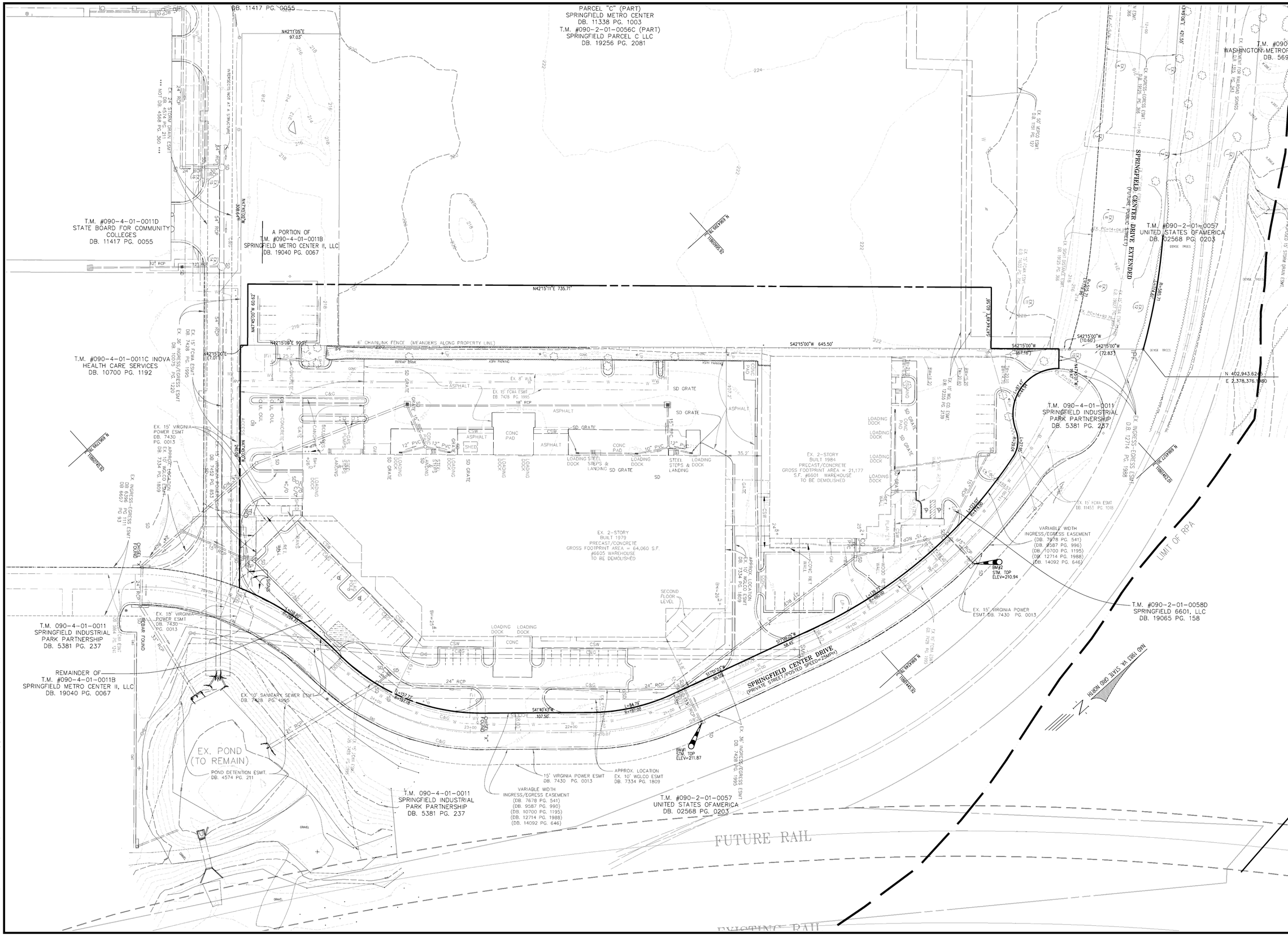
SCALE: AS NOTED

C.I.: N/A

DATE: FEB. 2011

SHEET
04
OF
24

REZ-12588



No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
05-29-15
06-17-15

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Lic. No. 020700
06/17/15
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

METRO CENTER II
PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

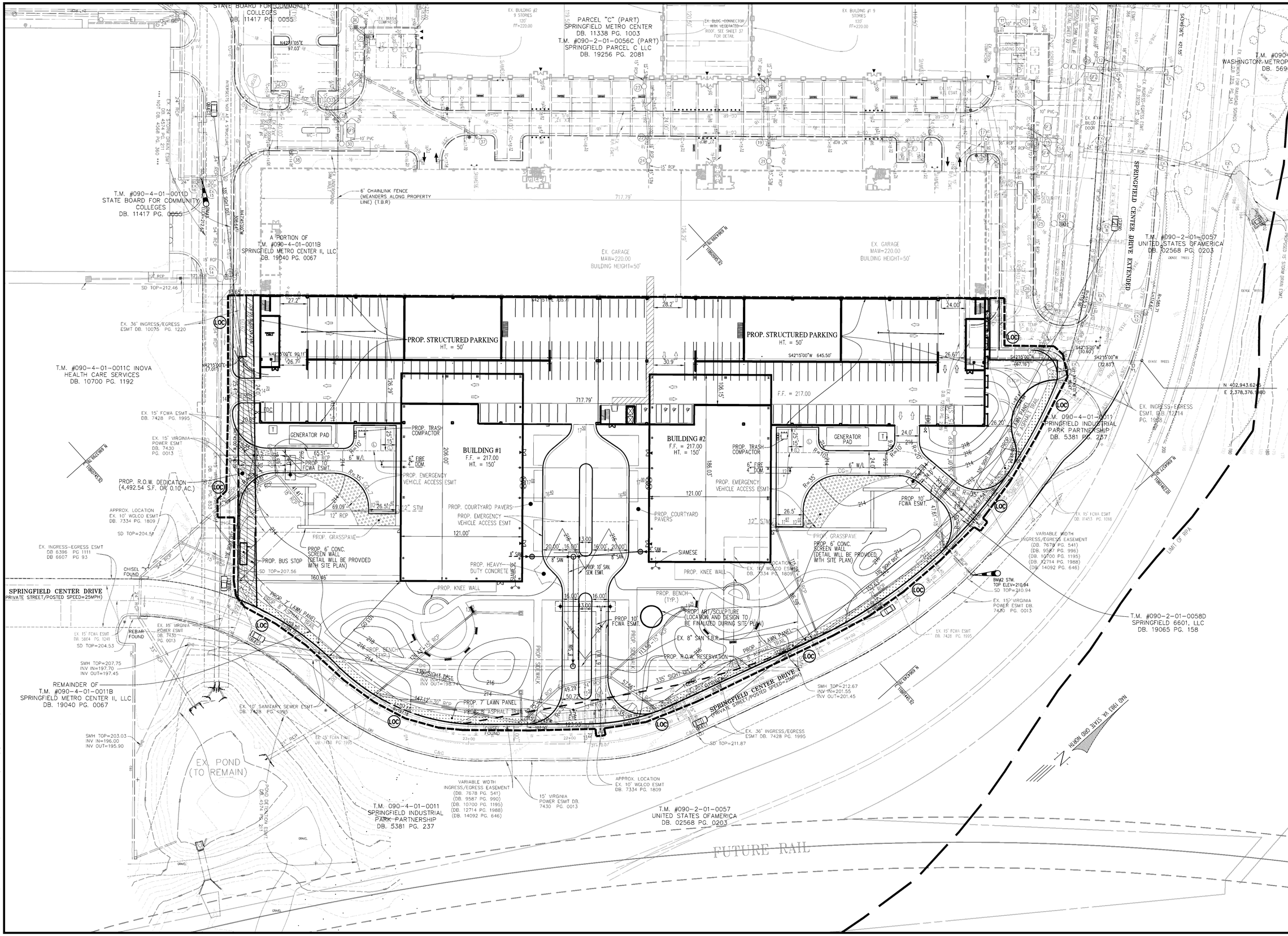
SCALE: 1"=40'

C.I.: 2'

DATE: FEB. 2011

SHEET
05
OF
24

REZ-12588



No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
04-20-15
05-29-15
06-17-15
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CLAYTON C. TUCK
Lic. No. 0402018780
06/17/15
PROFESSIONAL ENGINEER

SITE LAYOUT

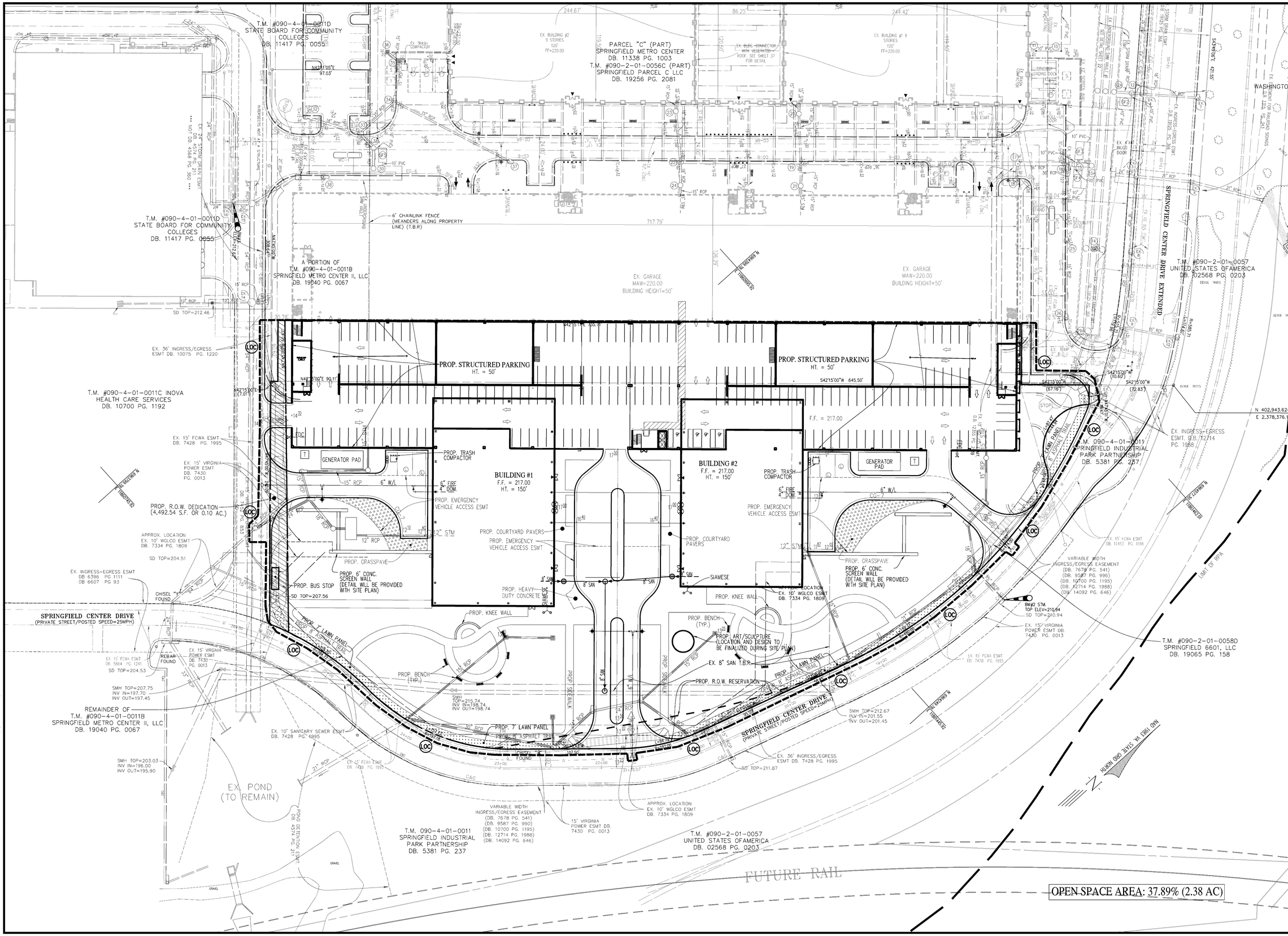
METRO CENTER II
PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: 1"=40'
C.I.: 2'
DATE: FEB. 2011

SHEET
06
OF
24

REZ-12588



No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
04-24-2015
05-29-15
06-17-15

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CLAYTON C. TUCK
Lic. No. 026280
06/17/15
PROFESSIONAL ENGINEER

OPEN SPACE EXHIBIT

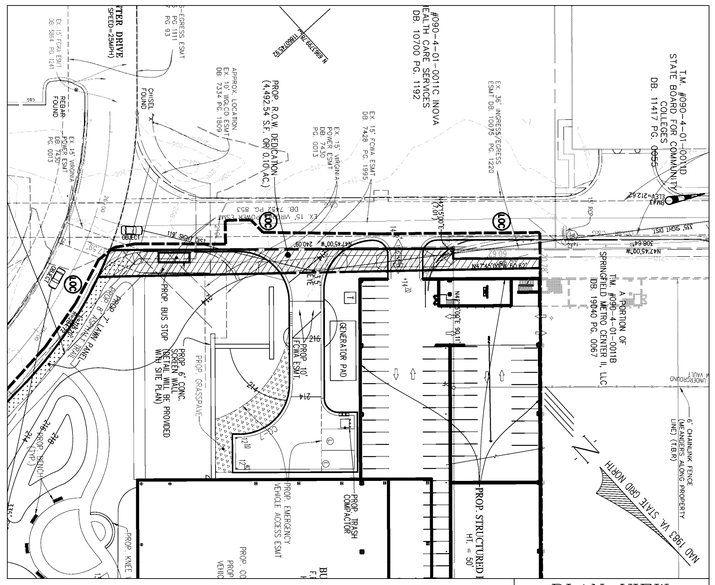
METRO CENTER II
PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: 1"=40'
C.I.: 2'
DATE: FEB. 2011

SHEET 07 OF 24

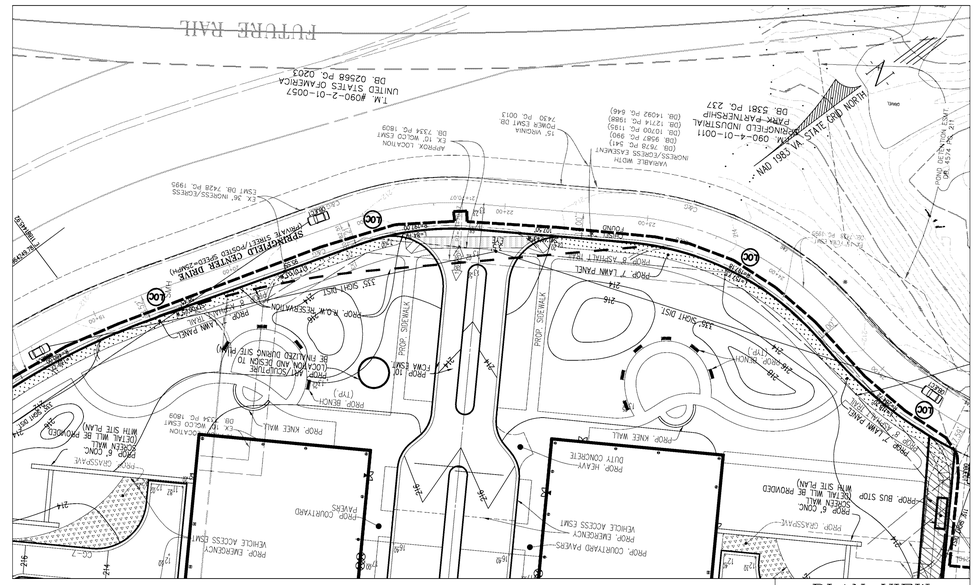
REZ-12588



PLAN VIEW
SCALE: 1"=50'

EX. DRIVE

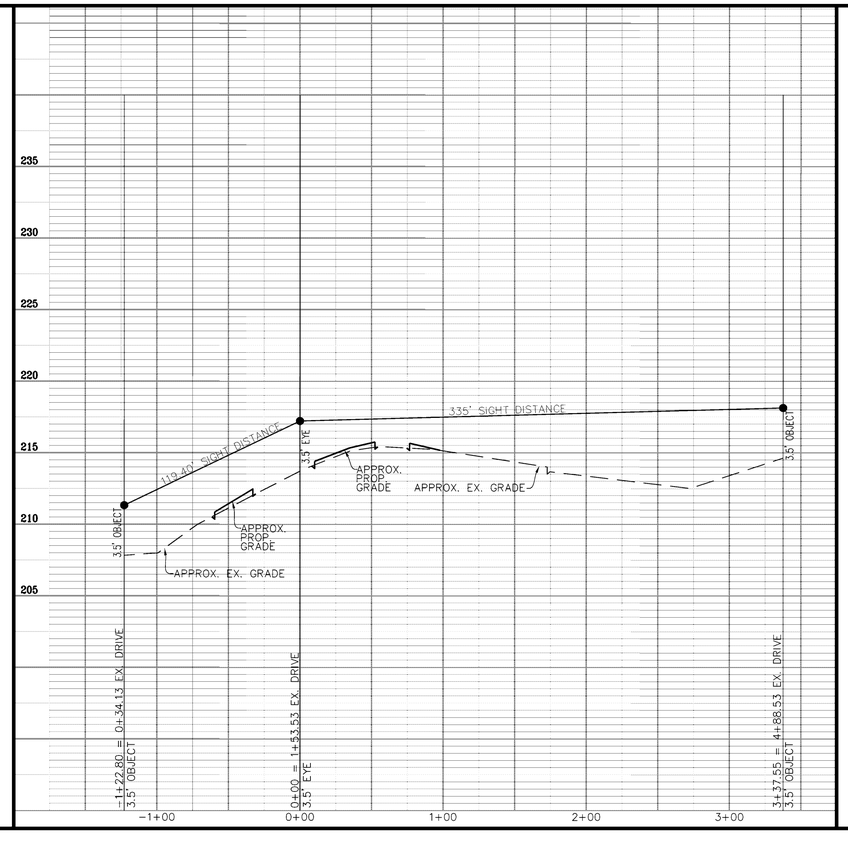
PRIVATE ROADWAY
DESIGN SPEED=20 MPH (SPEED LIMIT NOT POSTED)
PROP./EX. WIDTH VARIES
CATEGORY: LOCAL COLLECTOR

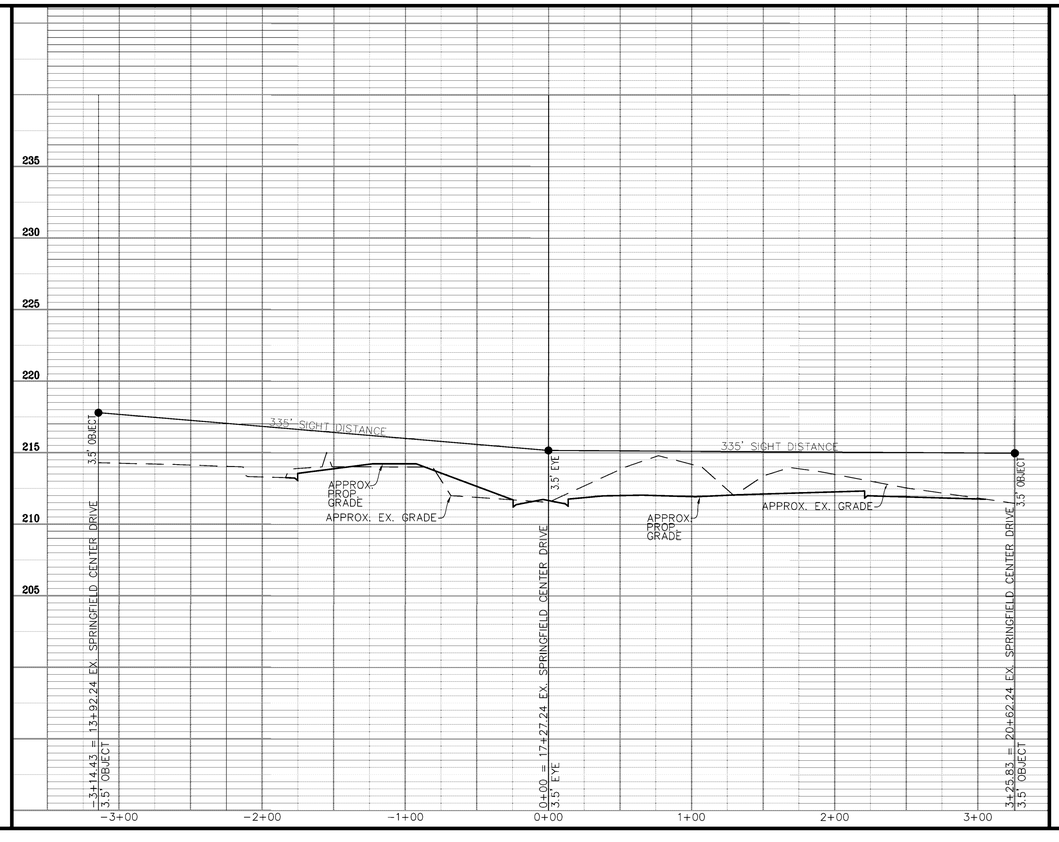


PLAN VIEW
SCALE: 1"=50'

EX. SPRINGFIELD CENTER DRIVE

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





No.	DATE	DESCRIPTION

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PLAN DATE
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01-23-15
02-18-15
03-02-15
03-23-15
05-29-15
06-17-15
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Lic. No. 038706
06/17/15
PROFESSIONAL ENGINEER

SIGHT DISTANCE PROFILE

METRO CENTER II PHASE II CDPA/FDPA

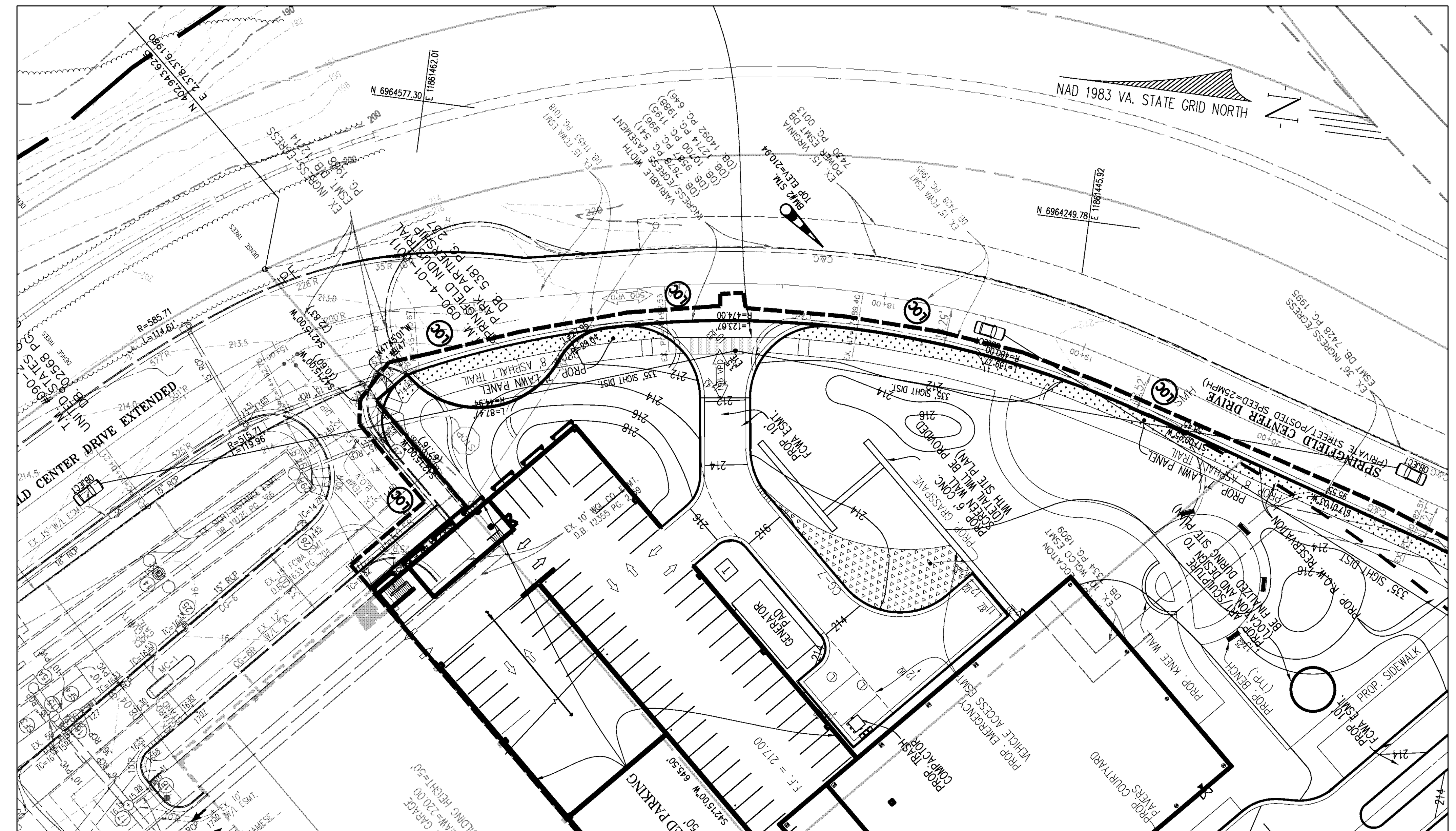
LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: FEB. 2011

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

SHEET 08 OF 24

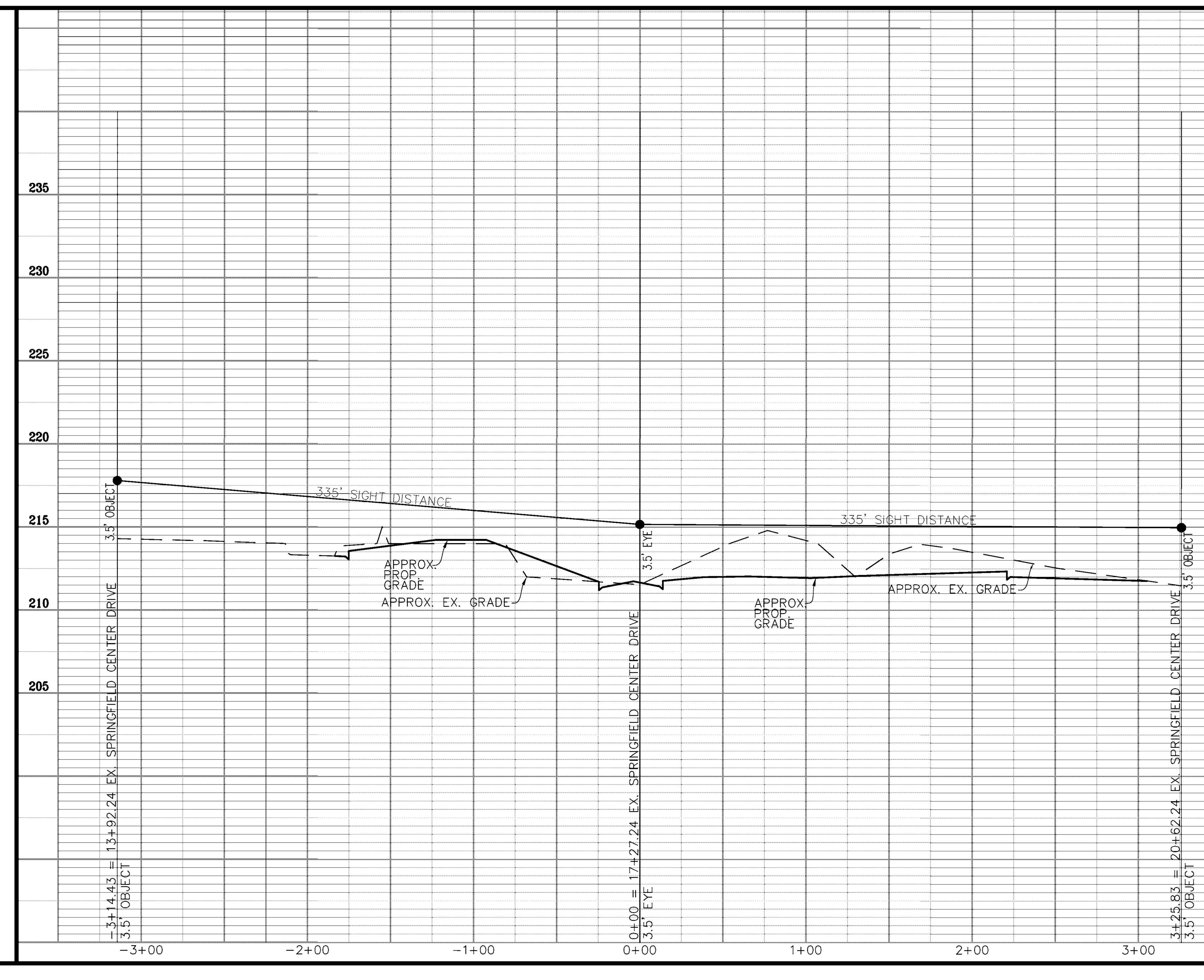
REZ-12588



PLAN VIEW
SCALE: 1"=50'

EX. SPRINGFIELD CENTER DRIVE

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



No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
04-23-15
05-29-15
06-17-15
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CLAYTON C. TOCK
Lic. No. 036790
06/17/15
PROFESSIONAL ENGINEER

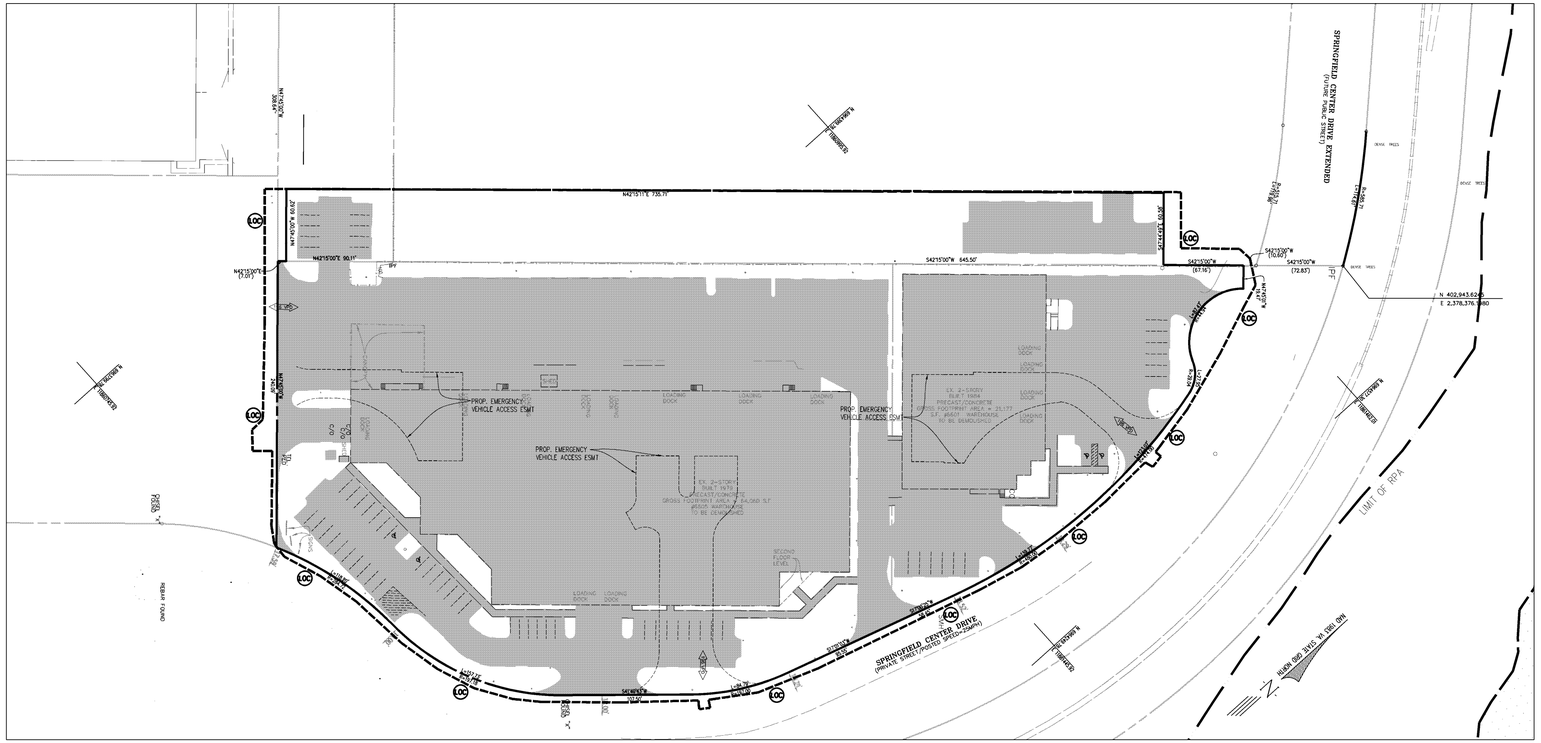
SIGHT DISTANCE PROFILE
METRO CENTER II
PHASE II CDPA/FDPA
LEE DISTRICT
FAIRFAX COUNTY, VA
DATE: FEB. 2011
SCALE: (H) 1"=50'; (V) 1"=5') C.I.: 2'

SHEET
09
OF
24

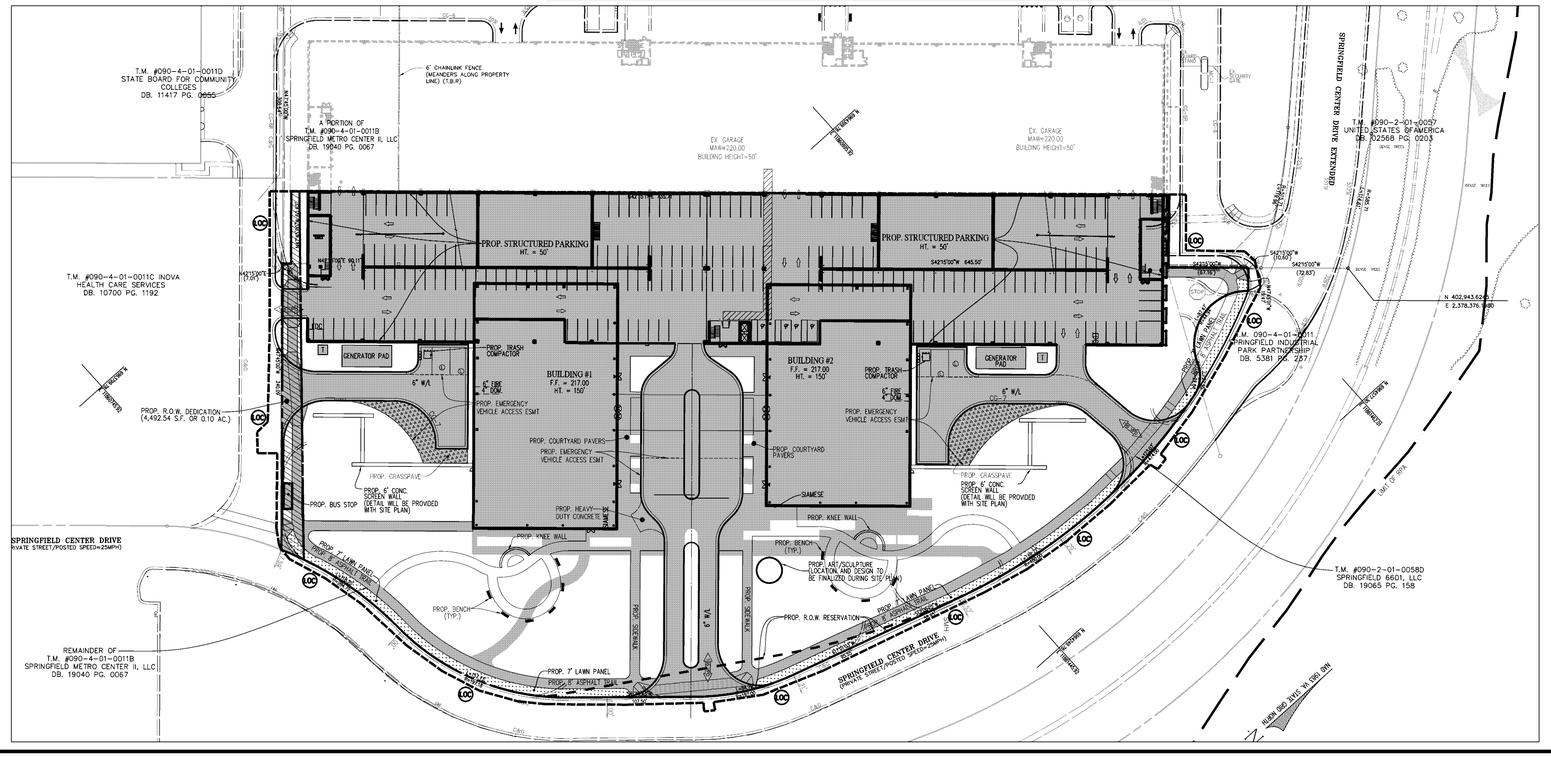
REZ-12588

Urban, Ltd. -- J:\JOBS\MetroCenterII\Rezoning-PH2\12493-3-sightdist.dwg [SIGHT DISTANCE (2)] June 17, 2015 -- 12:04pm dlambert

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



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



No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
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06-17-15
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Lic. No. 020708
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PROFESSIONAL ENGINEER

IMPERVIOUS AREA EXHIBIT

METRO CENTER II PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

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

DATE: FEB. 2011

SHEET 10 OF 24

REZ-12588

BMP FACILITY DESIGN CALCULATIONS

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

Plan Number: _____ Engineer: CMH

I. WATER QUALITY NARRATIVE

II. WATERSHED INFORMATION

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

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

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

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

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

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

(b) Total 4.99

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

Part 3: Compute the Total Phosphorus Removal for the Site

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

(a) Total = 13.15

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 0.32

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

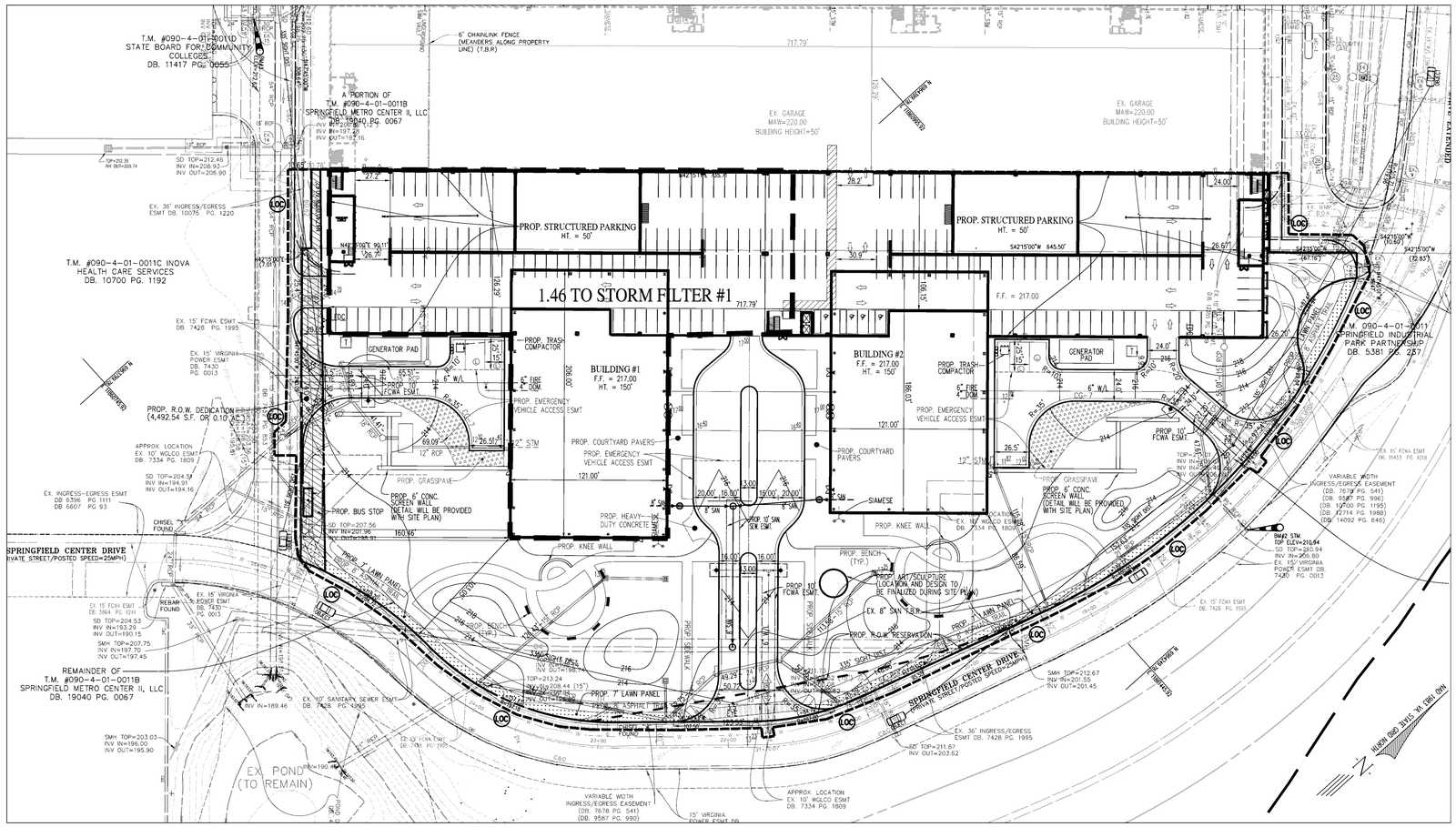
Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)

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

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

Line 3(a) 13.15 >= 0.32

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED



BMP NARRATIVE

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

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

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

SWM NARRATIVE

STORM WATER MANAGEMENT FOR THE SITE IS CONTROLLED BY AN EXISITING OFFSITE POND THAT WAS PROPOSED UNDER SP-1508 AND MODIFIED WITH FAIRFAX COUNTY PLAN #7592-SP-01. THE EXISTING POND WILL REMAIN IN SERVICE WITH NO NECESSARY IMPROVEMENTS. THE EXISTING POND IS SHOWN ON THE OUTFALL MAP PROVIDED ON SHEET 13 AND ALSO ON SHEET 14. THE SUBJECT SITE WAS INCLUDED IN THE ORIGINAL DESIGN OF THE EXISTING POND AS SHOWN IN THE DRAINAGE DIVIDES PROVIDED ON SHEET 12. COMPUTATIONS FOR THE EXISTING POND HAVE BEEN PROVIDED ON SHEET 14. THE PROPOSED IMPROVEMENTS OF THE SUBJECT SITE LOWER THE IMPERVIOUSNESS OF THE SITE AS DEPICTED ON SHEET 10, THEREFORE, THE PROPOSED IMPROVEMENTS OF THIS SITE DO NOT HAVE A NEGETIVE IMPACT ON THE EXISTING POND.

No.	DATE	DESCRIPTION
1	02-14-12	
2	01-23-15	
3	02-18-15	
4	03-02-15	
5	05-23-15	
6	06-17-15	
7	–	

REVISIONS

PLAN DATE

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TUCK
Lic. No. 029080
06/17/15
PROFESSIONAL ENGINEER

BMP PLAN

METRO CENTER II PHASE II CDPA/FDPA

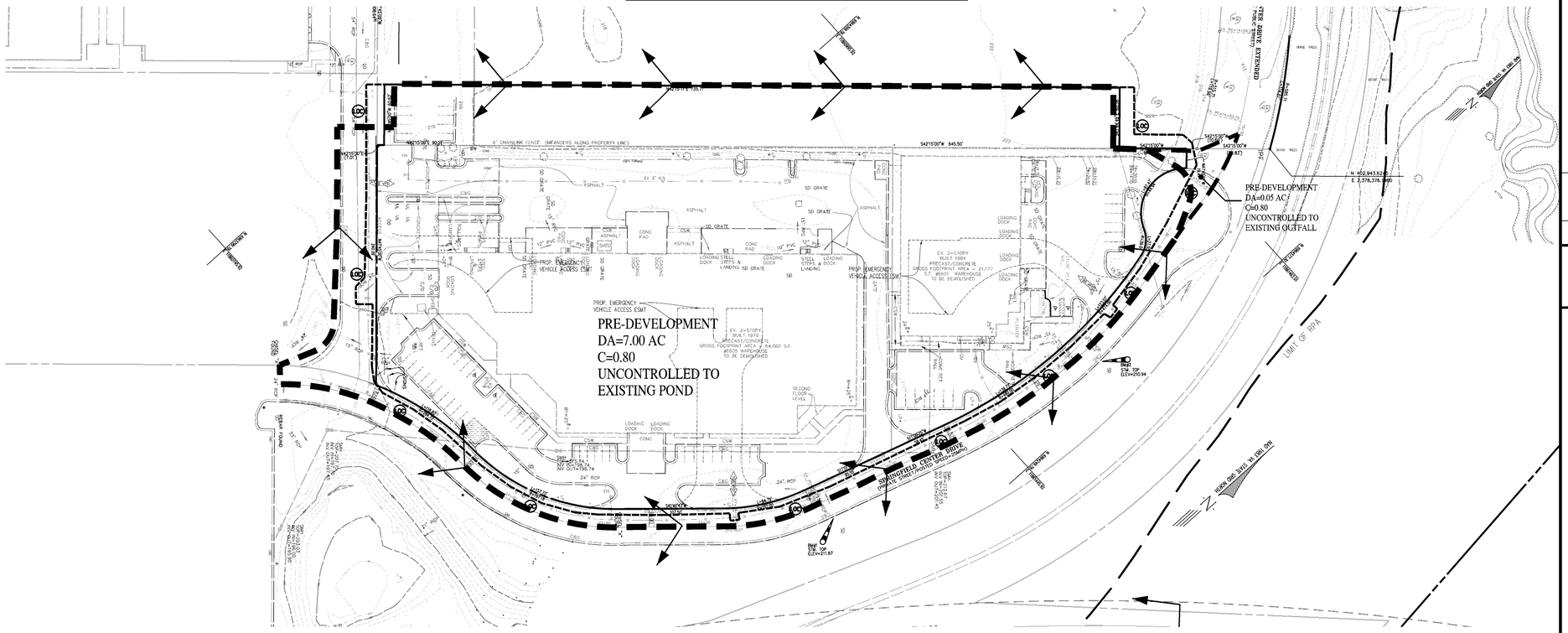
LEE DISTRICT
FAIRFAX COUNTY, VA

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

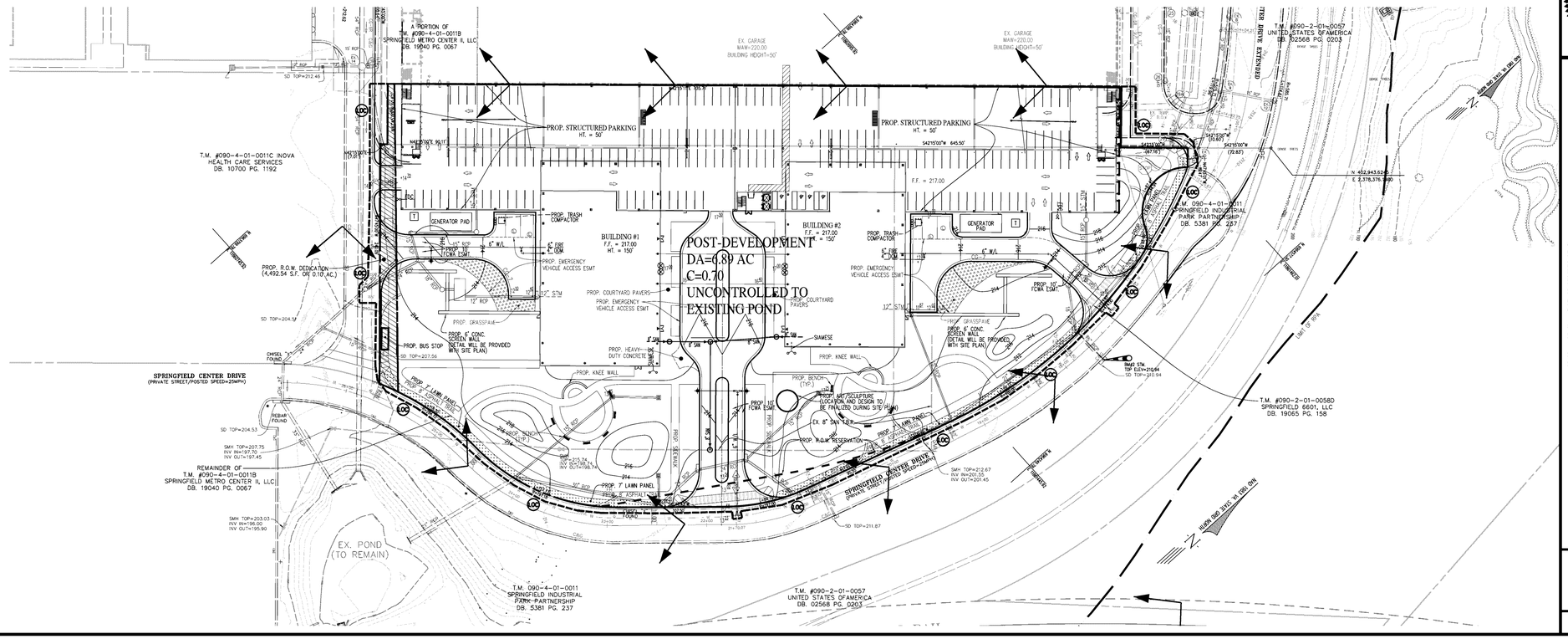
SHEET 11 OF 24

REZ-12588

PRE-DEVELOPMENT DRAINAGE DIVIDES



POST DEVELOPMENT DRAINAGE DIVIDES



No.	DATE	DESCRIPTION

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06-17-15
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COMMONWEALTH OF VIRGINIA
CLAYTON C. COCK
Lic. No. 028706
06/17/15
PROFESSIONAL ENGINEER

DRAINAGE DIVIDES

METRO CENTER II
PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: 1"=60'
C.I.: 2'
DATE: FEB. 2011

SHEET
12
OF
24

REZ-12588

OVERALL DRAINAGE MAP

1"=500'

OUTFALL NARRATIVE

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

THIS SITE FLOWS VIA ADEQUATELY SIZED PROPOSED AND EXISTING CLOSED CONDUIT SYSTEM TO EXISTING POND 'B' AS SHOWN AND LABELED AS 'OUTFALL #1' ON THIS SHEET. POND 'B' WAS PROPOSED UNDER SP-1508 SPRINGFIELD CENTER INDUSTRIAL PARK. IT WAS MOST RECENTLY MODIFIED WITH FAIRFAX COUNTY PLAN #7592-SP-01. SELECT SHEETS HAVE BEEN PROVIDED FROM THIS SITE PLAN FOR REFERENCE PURPOSES ON SHEETS 15A-15C. SHEET 15A SHOWS THE APPROVED AS-BUILT INFORMATION FOR THE POND. SHEET 15B SHOWS THE DRAINAGE AREA FOR THE POND, INCLUDING AREA FROM THE SUBJECT SITE FOR THIS PROPOSED PLAN. SHEET 15C SHOWS THE STORM ROUTINGS FOR POND 'B'. POND 'B' OUTFALLS INTO AN EXISTING STREAM AND THEN INTO EXISTING POND 'A'. THREE FIELD VERIFIED CROSS SECTIONS HAVE BEEN PROVIDED ON SHEET 14. THE POND ROUTING INFORMATION PROVIDED ON SHEET 15 WAS USED TO VERIFY THAT THE 2 YEAR STORM EVENT DOES NOT CREATE EROSIVE VELOCITIES AND THE 10 YEAR STORM EVENT IS ADEQUATELY MAINTAINED WITHIN THE STREAM. A PICTURE OF THE STREAM SHOWS THAT THE TYPICAL GROUND COVER IS COARSE GRAVEL AND THAT THE 2 YEAR STORM EVENT DOES NOT CREATE EROSIVE VELOCITIES.

POND 'A' WAS ORIGINALLY PROPOSED WITH SP-1508. THE POND CONTROLS 148.18 ACRES. THE POND OUTFALLS THROUGH A 24" PIPE THAT RUNS UNDERNEATH EXISTING METRORAIL TRACKS AND THEN FLOWS INTO AN EXISTING STREAM THAT FLOWS INTO LONG BRANCH CREEK. POND 'A' IS DETERMINED TO BE THE POINT OF CONFLUENCE WHERE THE FLOW FROM POND 'B' IS JOINED BY A DRAINAGE AREA THAT IS GREATER THAN 90% THE DRAINAGE AREA FROM POND 'B'. THE END OF ANALYSIS WAS TAKEN AT 150 FEET DOWNSTREAM OF THE POINT WHERE THE 24" OUTFALL PIPE DAYLIGHTS AND DRAINS INTO THE EXISTING STREAM AS SHOWN AND LABELED AS 'OUTFALL #2' ON THIS SHEET. THREE FIELD VERIFIED CROSS SECTIONS HAVE BEEN PROVIDED WITHIN THE 150' BETWEEN THE END OF ANALYSIS AND THE DAYLIGHTED PIPE AS SHOWN ON SHEET 15. THERE IS NO DESIGN INFORMATION AVAILABLE FOR POND 'A', SO COUNTY STAFF AGREED THAT IT WAS APPROPRIATE TO ANALYZE THIS OUTFALL BY TAKING THE DRAINAGE AREA FOR THE POND AND USE A 'C' VALUE OF 0.5 AND A 30 MINUTE TIME OF CONCENTRATION TO VERIFY THAT THE 2 YEAR STORM EVENT DOES NOT CREATE EROSIVE VELOCITIES AND THE 10 YEAR STORM EVENT IS ADEQUATELY MAINTAINED WITHIN THE STREAM. A PICTURE OF THE STREAM SHOWS THAT THE TYPICAL GROUND COVER IS COARSE GRAVEL AND THAT THE 2 YEAR STORM EVENT DOES NOT CREATE EROSIVE VELOCITIES.

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

Clayton Tock 06/17/15

URBAN ENGINEERING & ASSOCIATES, INC. DATE

CLAYTON C. TOCK, P.E., ASSOCIATE

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
04-24-15
05-29-15
06-17-15
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 029780
06/17/15
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS

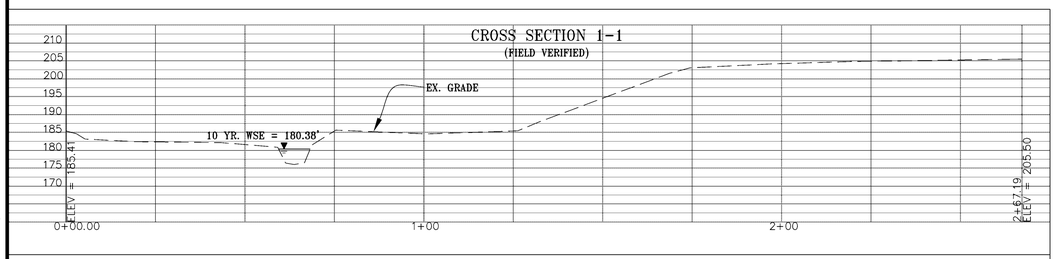
METRO CENTER II PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

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

SHEET 13 OF 24

REZ-12588

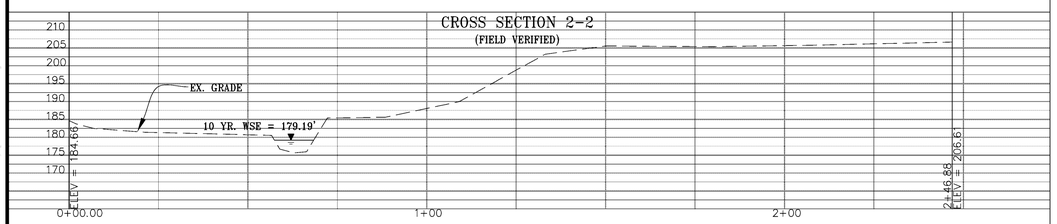


POST DEVELOPMENT CONDITIONS:

CROSS SECTION 1-1

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

V2=	5.68 FPS*
D10=	4.33 FT.

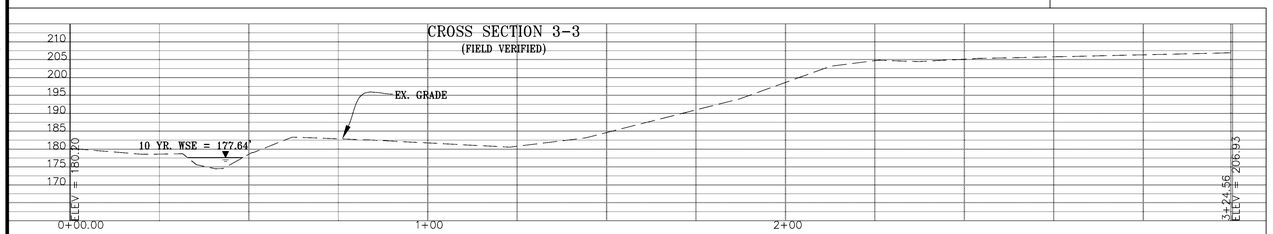


POST DEVELOPMENT CONDITIONS:

CROSS SECTION 2-2

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

V2=	5.56 FPS*
D10=	3.56 FT.



POST DEVELOPMENT CONDITIONS:

CROSS SECTION 3-3

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

V2=	5.19 FPS*
D10=	3.13 FT.

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

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
04-22-15
05-29-15
06-17-15
—

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4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703-449-2306
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Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038704
06/17/15
PROFESSIONAL ENGINEER

OUTFALL CROSS SECTIONS

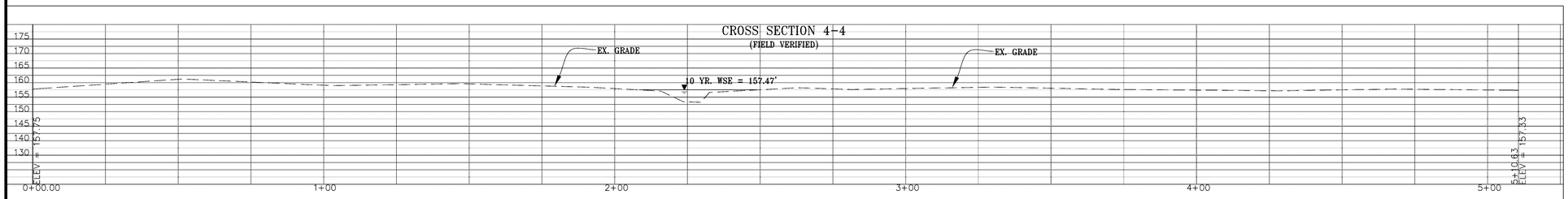
METRO CENTER II PHASE II CDPA/FDPA

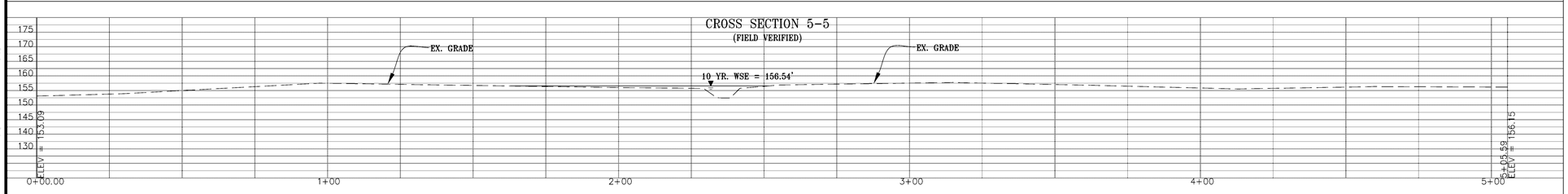
LEE DISTRICT
FAIRFAX COUNTY, VA

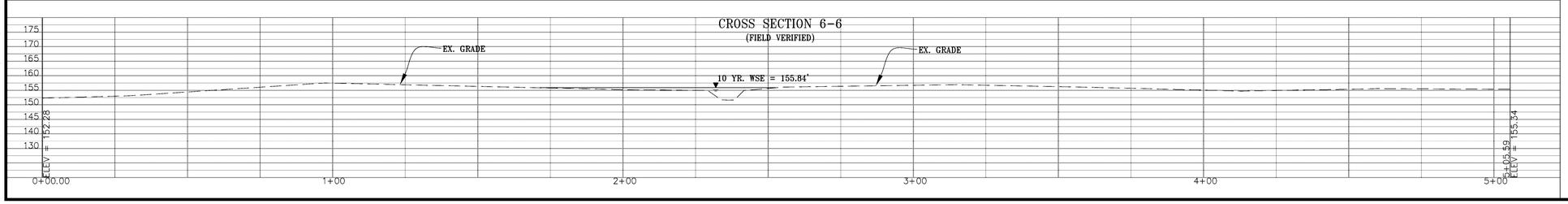
SCALE: AS SHOWN
C.I.: 5'
DATE: FEB. 2011

SHEET 14 OF 24

REZ-12588







POST DEVELOPMENT CONDITIONS:

CROSS SECTION 4-4

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

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

V2= 5.94 FPS*
D10= 4.24 FT.

POST DEVELOPMENT CONDITIONS:

CROSS SECTION 5-5

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

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

V2= 2.49 FPS*
D10= 4.12 FT.

POST DEVELOPMENT CONDITIONS:

CROSS SECTION 4-4

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

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

V2= 3.40 FPS*
D10= 4.23 FT.

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

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
04-27-15
05-29-15
06-17-15
—

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038706
06/17/15
PROFESSIONAL ENGINEER

OUTFALL CROSS SECTIONS

METRO CENTER II PHASE II CDPA/FDPA

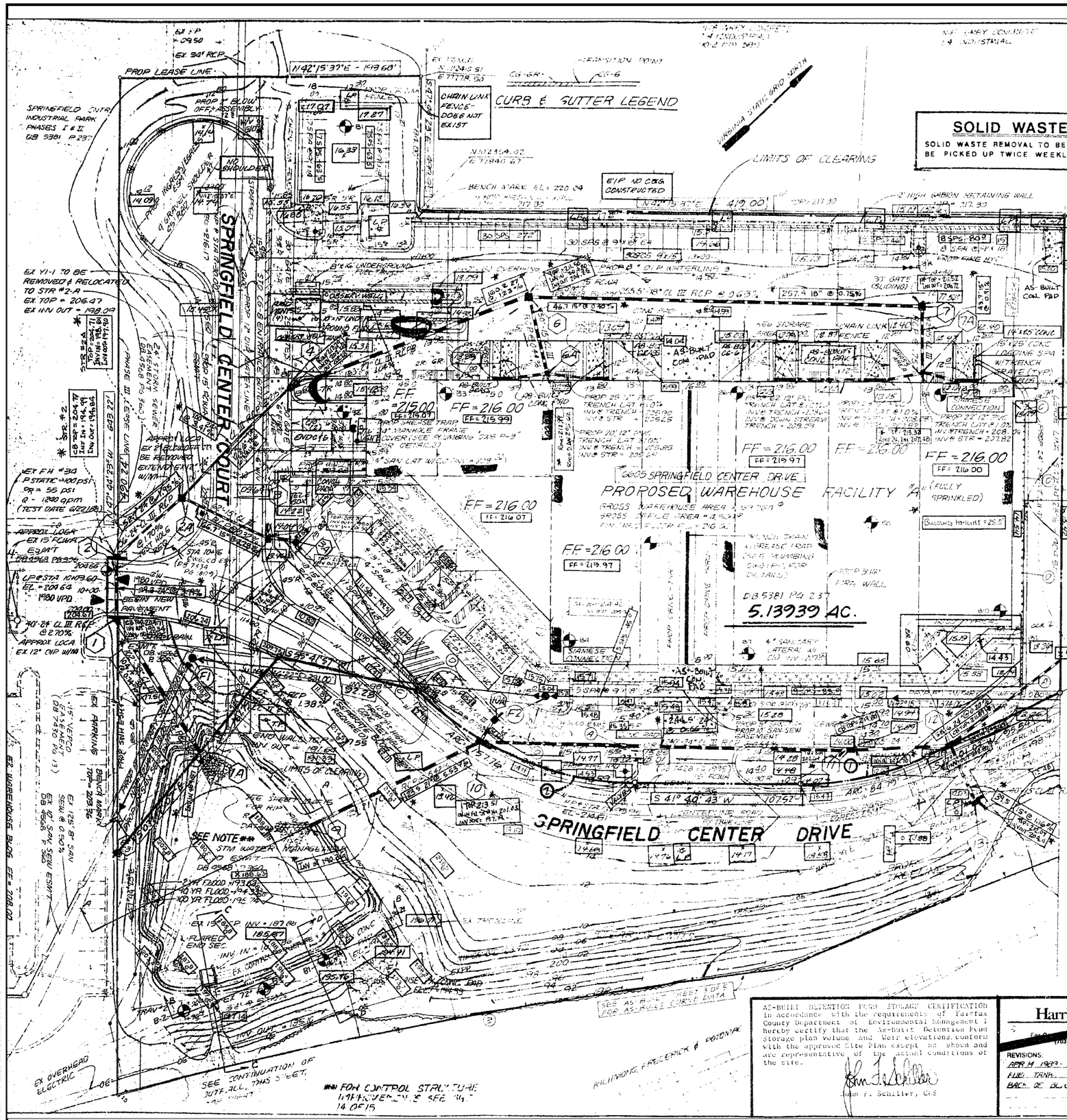
LEE DISTRICT
FAIRFAX COUNTY, VA

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

SHEET 15 OF 24

REZ-12588

Urban, Ltd. – K:\DISS\MetroCenter\Rezoning-Ph2\12463-5-outfall.dwg [CROSS SECTIONS (2)] June 17, 2015 – 12:07pm dtomlinson



No.	CAPIUS	DELTA	ARC	TANG	CH BRG	CHD BEARING
1	197.00	24°30'10"	84.77	42.96	84.14	S 29° 20' 55" W
2	197.00	45°32'59"	157.76	83.39	153.57	S 64° 37' 10" W

SURVEYOR'S CERTIFICATE

I, John F. Schiller, Certified Land Surveyor in the State of Virginia, hereby certify to Lawson Realty, Inc., Sunbrook Title Company, and Springfield Industrial Park Partnership, a Virginia general partnership, that this plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by the ALTA and ACSM in 1986.

I further certify (i) that as to the date shown hereon, the survey was established by transit tape field survey activity made on the ground pertinent to the description contained in the Commitment hereinafter defined, and all information thereon is correct; (ii) that the survey correctly shows the location of all buildings, structures and other improvements situated on said property; (iii) that, except as shown hereon, there are no visible easements or rights-of-way on said property or any other easements or rights-of-way which the undersigned has been advised exist; (iv) that there are no party walls or encroachments on adjoining premises, streets or alleys by any buildings, structures or other improvements situated on adjoining property, except as shown on the survey; (v) that the undersigned has received and examined a copy of the title insurance commitment number [illegible] dated June 16, 1990, issued by the title company and of each instrument noted thereon; (vi) that all of the land described in the commitment is shown and included on this survey; (vii) that except as shown on this survey, the boundary lines of the property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal description of record; (viii) that the location of each easement, right-of-way, servitude and other matters affecting title to the extent that can be located, have been shown hereon with appropriate recording reference; (ix) that all matters that cannot be located have been listed in a note set forth below; and (x) that the land is not located within a Special Flood Hazard as defined by the Federal Insurance Administration of the United States Department of Housing and Urban Development.

NOTE: SUBJECT TO SCHEDULE "B" SEC II
4. VEPCO DB 1432 PG 853
8. FX CO BOARD DB 3574 PG 211

John F. Schiller
Certified Land Surveyor

SITE PLAN LEGEND
12.2 PROP SPOT ELEV
140 EX SPOT ELEV
214 EX CONTOUR
214 PROP CONTOUR

Fx. Co. Tax Ref.: Lee Dist
92-2-00: 57C, 58B, 59
93-4-00: 2 & 13
Zoning: I-4
Total SF: 4.3

As-Built Certification

In accordance with the Fairfax County Zoning Ordinance, Chapter 112, Article XVIII, Part 8, 18-302, and the Code of the County of Fairfax, Chapter 101-2-6, Paragraph (d)(5)(B)(i), I, John F. Schiller, do hereby certify that this as-built conforms to the approved plan as shown, which represents actual conditions on this site as of this date.

All storm/sanitary sewer structures fall within their respective easements and all dedications and all off site easements are recorded in easement as shown on Site Plan.

All surface detention/retention is in place.

AMENDED OCT 4, 1990
June 14, 1990.
Certified correct.

John F. Schiller, C.L.S.
SCHILLER & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYOR
MARYLAND & VIRGINIA

*NOTE SEE DETENTION POND CERTIFICATION THIS SHEET

PARCEL 0003

beginning at an iron pipe, found, at the southerly corner of the lands of the Gray Concrete Pipe Company (GCPC), (D.B. 3566 at pg. 045, D.B 3075 at pg. 216, and D.B. 2063 at pg.260), said point of beginning marking the division line between the lands of GCPC, on the north and the lands of Springfield Industrial Park Partnership (SPIP)(D.B. 5381 at pg. 237), on the south, and running, thence with said division line, S 42° 15' 37" E 419.00 feet to a point, thence leaving said division line and with a new division line of the lands of SPIP, the following nine courses and distances: S 47° 44' 23" E 302.38 feet to a point, thence continuing S 17° 01' 03" W 95.04 feet to a point, thence continuing, following a curve to the right, having a radius of 197.00 feet, a central angle of 24° 30' 40", an arc of 84.77 and a chord bearing S 29° 20' 55" W 84.14 feet to a point, thence continuing S 41° 40' 43" W 197.92 feet to a point, thence continuing, following a curve to the right, having a radius of 197.00 feet, a central angle of 45° 32' 59", an arc of 156.76 feet, and a chord bearing S 64° 37' 10" W 153.57 feet to a point, thence continuing, S 39° 41' 57" W 92.28 feet to a point, thence continuing S 17° 17' 07" E 117.75 feet to a point, thence continuing S 47° 44' 23" W 490.24 feet to a point, thence continuing S 42° 15' 37" E 193.65 feet to a point in the first above mentioned division line, thence with said division line S 47° 44' 23" E 54.00 feet to the place of beginning, containing 5.13939 acres of land, more or less.

AS-BUILT

▭ - DESIGNATES AS-BUILT CONDITIONS

AS-BUILT DETENTION POND STORAGE CERTIFICATION

In accordance with the requirements of Fairfax County Department of Environmental Management I hereby certify that the As-Built Detention Pond Storage plan volume and Weir elevations conform with the approved Site Plan except as shown and are representative of the actual conditions of the site.

John F. Schiller, CLS

Harris, Smariga & Associates, Inc.
Engineers/Planners/Surveyors
[illegible] Mill Road/Suite 1[illegible] Fairfax, VA 22030
(703) 385-3568 Manassas, VA (703) 368-2124

REVISIONS:
APR 14 1992: ADDED UNDERGROUND FUEL TANK. REV. SPRING IN BACK OF BLDG.

NORTHERN VIRGINIA BEVERAGE SITE PLAN

SCALE: 1"=30'
DRAWN BY: WWJ, PJC
CHECKED BY: JSC
DATE: 7-20-88
SHEET 2 OF 5
JOB NO. 12024

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
05-28-15
06-23-15
06-17-15

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COMMONWEALTH OF VIRGINIA
CLAYTON COCK
Lic. No. 028780
PROFESSIONAL ENGINEER
06/17/15

OUTFALL ANALYSIS REFERENCE SHEET

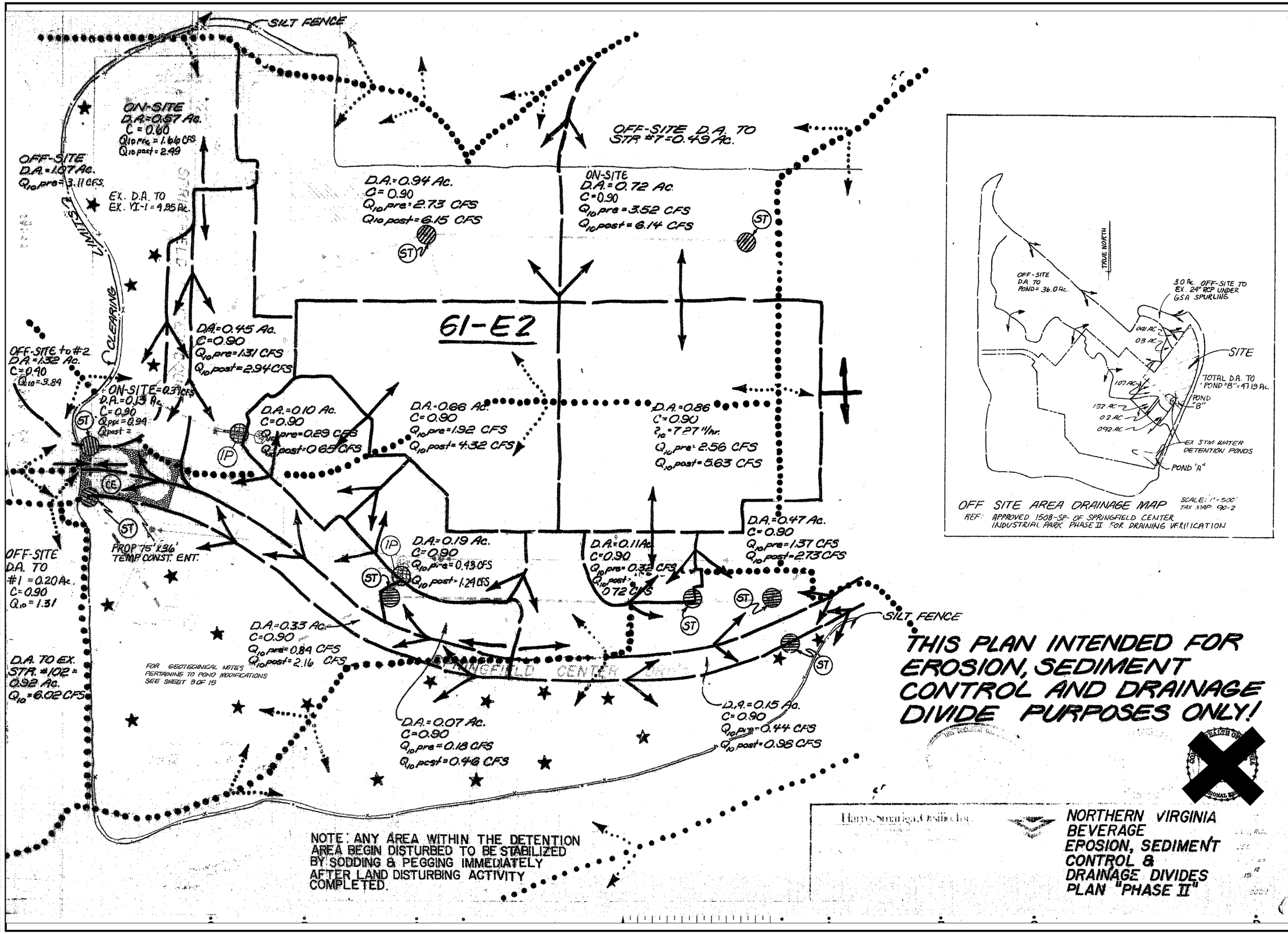
METRO CENTER II
PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: NOT TO SCALE
C.I.: 2'
DATE: FEB. 2011

SHEET 15A OF 24

REZ-12588



No.	DATE	DESCRIPTION

REVISIONS

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01-23-15
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—

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TUCK
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06/17/15
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS REFERENCE SHEET

METRO CENTER II PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: NOT TO SCALE
CL: N/A
DATE: FEB. 2011

SHEET 15B OF 24

REZ-12588

DRAINAGE AREAS BEFORE & AFTER PROPOSED DEVELOPMENT

AREA No.	BEFORE DEVELOPMENT AREA (ACRES)	BEFORE DEVELOPMENT C	AFTER DEVELOPMENT AREA (ACRES)	AFTER DEVELOPMENT C	REMARKS
1	43.97	0.79 (3)	43.97	0.84 (3)	** FROM THE PREVIOUS CALCS OF DEWBERRY AND DAVIS
2	2.30	0.39	2.59	0.68	
3	0.92	0.90	0.92	0.90	
4	—	—	0.29	0.62	
* SEE DRAINAGE AREA MAP SHEET 16 OF 16 FOR AREA NUMBERS					
TOTALS A_t / C_{av}	47.19	0.77	53.77	0.80	

(3) $C_{10} = \frac{1.77*0.69+1.22*0.78+(0.40+4.82)*0.35+7.74*0.72+23.0*0.90}{43.97} = 0.79$

(4) $C_{100} = \frac{1.77*0.69+1.22*0.78+0.40*0.35+4.82*0.81+0.72*1.0+23.0*0.90}{43.97} = 0.84$

t_c (BEFORE & AFTER) (NO SIGNIFICANT CHANGE) = 10 min

$i_2 = 4.60$ in/hr ; $Q_{2b} = 167.10$ cfs ; $Q_{2a} = 197.7$ cfs

$i_{10} = 5.97$ in/hr ; $Q_{10b} = 215.1$ cfs ; $Q_{10a} = 254.6$ cfs

$i_{100} = 8.10$ in/hr ; $Q_{100b} = 294.3$ cfs ; $Q_{100a} = 348.4$ cfs

EMERGENCY SPILLWAY

SPILLWAY ELEVATION = 94.33

Q_{100} = 348.4 cfs

FLOW THROUGH OUTFLOW PIPE = 172.4 cfs

BALANCE THRU SPILLWAY = 176.0 cfs

CHECK ADEQUACY OF THE SPILLWAY

$Q = C * L * H^{1.5}$

$C = 3.0$

$L = 35.0$

$H = \left(\frac{176}{30*35.0}\right)^{1/1.5} = 1.41'$

MAX. ELEVATIONS IN THE POND FOR:

(i) A 2 YEAR STORM = 193.52

(ii) A 10 YEAR STORM = 194.33

(iii) A 100 YEAR STORM = 195.74

POND DEPTH VS VOLUME TABULATION

EL. (FT)	PLANIMETERED AREA (FT²)	AREA (FT²)	INCRE-MENTAL	INCREMENTAL VOLUME (FT³)	ACCUMULATED VOLUME (FT³)
[illegible]	—	—	—	—	—
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

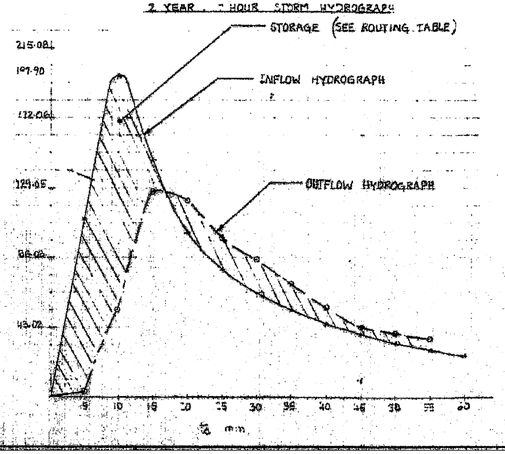
10 YEAR, 2 HR STORM ROUTING

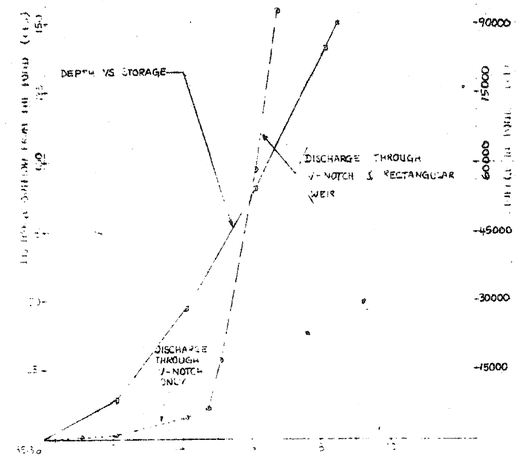
1	2	3	4	5	6	7	8	9	10	11	12	13
TIME (MIN)	INFLOW RATE (CFS)	AVERAGE INFLOW RATE (CFS)	VOLUME (CF)	STORAGE CARRY-OVER (CF)	TOTAL (CF)	TRIAL W.S. ELEV (FT)	OUTFLOW RATE (CFS)	AVERAGE OUTFLOW RATE (CFS)	VOLUME OUT (CF)	BALANCE IN STORAGE (CF)	CORRESP. W.S. ELEV (FT.)	REMARKS
0	—		—	—	—							
		69.9						2.5				
5	39.8		20970	—	20970	3.4	5.0		750	20220	3.33	OK
		197.2						51.6				
10	156.6		59160	20220	79380	6.75	98.2		15480	63990	6.37	OK
		224.8						137.3				
15	194.9		67640	63900	131540	8.4	176.4		190	90150	8.47	OK
		165.0						172.4				
20	135.1		49500	90150	139650	9.5	168.5		51720	87930	8.34	OK
		119.8						151.0				
25	104.5		35940	87930	123870	7.8	133.6		45300	78570	7.74	OK
		95.0						120.6				
30	85.6		28500	78570	107070	7.3	102.7		36180	70890	7.23	OK
		78.7						99.2				
35	71.9		23610	70890	93800	6.8	90.8		29760	64040	6.75	OK
		66.2						83.0				
40	59.6		19860	64040	83900	6.5	75.2		24900	59000	6.45	OK
		56.5						68.0				
45	52.0		6890	59000	75890	6.2	60.8		20400	55490	6.22	OK
		48.4						56.4				
50	44.7		[illegible]	55490	70010	6.0	51.9		16920	53090	6.05	OK
		42.4						49.8				
55	39.[illegible]		[illegible]	53090	65750	5.9	47.6		14940	50810	5.87	OK

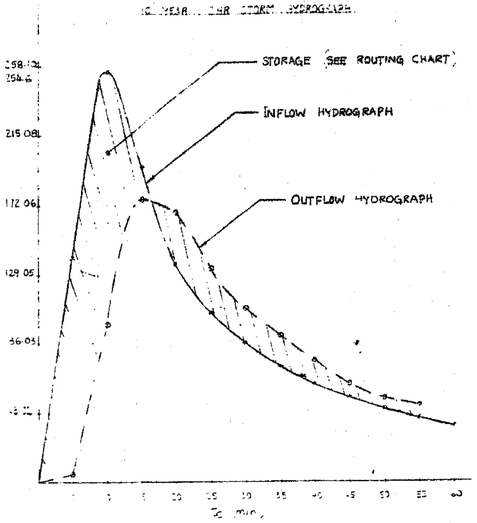
2 YEAR, 2 HR STORM ROUTING

1	2	3	4	5	6	7	8	9	10	11	12	13
TIME (MIN)	INFLOW RATE (CFS)	AVERAGE INFLOW RATE (CFS)	VOLUME (CF)	STORAGE CARRY-OVER (CF)	TOTAL (CF)	TRIAL W.S. (FT.) (FT.)	OUTFLOW RATE (CFS)	AVERAGE OUTFLOW RATE (CFS)	VOLUME OUT (CF)	BALANCE IN STORAGE (CF)	CORRESP. W.S. ELEV (FT.)	REMARKS
0												
		69.9						1.6				
5	110.6		16570	—	16590.	2.9	3.2		480	16110	2.91	OK
		154.2						29.8				
10	197.9		46260	16110	62370	6.1	56.3		2940	[illegible]	6.07	OK
		172.0						92.0				
15	146.2		51600	53430	105030	7.7	127.6		27600	77430	7.66	OK
		[illegible]						124.8				
20	101.5		41040	77430	118470	7.6	122.0		37440	77130	7.64	OK
		111.7						113.0				
25	18.3		26910	77130	104100	7.2	103.9		33900	70200	7.19	OK
		11.7						94.7				
30	6.1		2160	70200	71560	6.7	85.5		28410	43150	6.72	OK
		59.0						77.9				
35	53.8		17100	43150	60850	6.4	70.3		23370	37480	6.39	OK
		49.7						63.3				
40	45.6		14910	37480	52610	6.1	56.3		18990	32680	6.02	OK
		42.4						50.0				
45	39.1		12720	32680	45400	5.8	43.6		15000	30400	5.84	OK
		34.1						41.6				
50	33.6		10920	30400	41320	5.7	39.2		12480	28840	5.72	OK
		31.6						37.8				
55	29.7		9480	28840	38320	5.6	35.9		11340	26980	5.58	OK

2 YEAR, 2 HOUR STORM HYDROGRAPH







ELEVATION VS DISCHARGE TABULATION

ELEVATION	DISCHARGE (CFS)	REMARKS
88.80	—	INV. OF PIPE
96.0	—	TOP OF V-NOTCH WEIR
87.00	0.22	
88.00	1.89	
90.00	8.41	
92.33	15.56	TOP OF EX V-NOTCH WEIR
92.00	35.63	
93.78	97.40	TOP OF RECT WEIR EXT.
94.00	156.49	
94.33	182.02	TOP OF EMERGENCY SPILLWAY

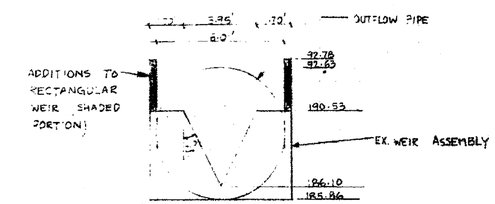
V-NOTCH WEIR FORMULA

$Q = 2.4 * \tan\alpha$ WHERE α = SIDE ANGLE FROM VERT. FACE OF WEIR

RECTANGULAR WEIR FORMULA

$Q = 3.0 * L * H^{1.5}$

MAX ALLOWABLE DISCHARGE FROM THE EXISTING POND



Q_{10} (ALLOWABLE FROM THE EXISTING POND

$= C_1 H_1^{2.5} * \tan\alpha + 3.0 * C_2 * W * H_2^{1.5} * \sqrt{64.4}$

$= 2.5 * (1.4-0.5)^{2.5} * \tan(23.97°)$ ORIGINAL ELE. OF SPILLWAY

$+ 3.0 * 0.60 * \sqrt{64.4} * (92.4-90.53)^{1.5} * W$

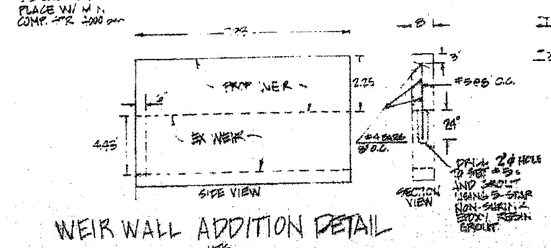
WHERE $W = 6.33 * 2 + 6.0 = 9.67$

$= 5.7 + 167.34 = 173.11$ cfs

FROM THE ROUTING TABLE FOR THE 10 YEAR STORM

MAX. AVE OUTFLOW RATE = 172.4 cfs < 173.1 cfs OK

IT IS PROPOSED TO RAISE THE SPILLWAY ELE. TO 194.33 TO ACCOMODATE INCREASED RUN-OFF STORAGE REQUIREMENTS



WEIR WALL ADDITION DETAIL

THIS DOCUMENT HAS BEEN REVIEWED FOR CONFORMANCE WITH FAIRFAX COUNTY ORDINANCES

Harris, Smariga, Orsillo, Inc.
Planners/Engineers/Surveyors
Fair Center/11240 Waples Mill Road/Suite 320/Fairfax, VA 22030
(703) 385-3556 Manassas, VA (703) 368-8124

REVISIONS:

NORTHERN VIRGINIA BEVERAGE

STORMWATER MANAGEMENT COMPUTATIONS

SCALE: —
DRAWN BY: JJ
CHECKED BY: JGL
DATE: 8/03
SHEET: 14 OF 15
PROJECT NO.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
03-24-15
05-29-15
06-17-15

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Chantilly, Virginia 20151
Phone: 703-449-5566
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TUCK
Lic. No. 038796
06/17/15
PROFESSIONAL ENGINEER

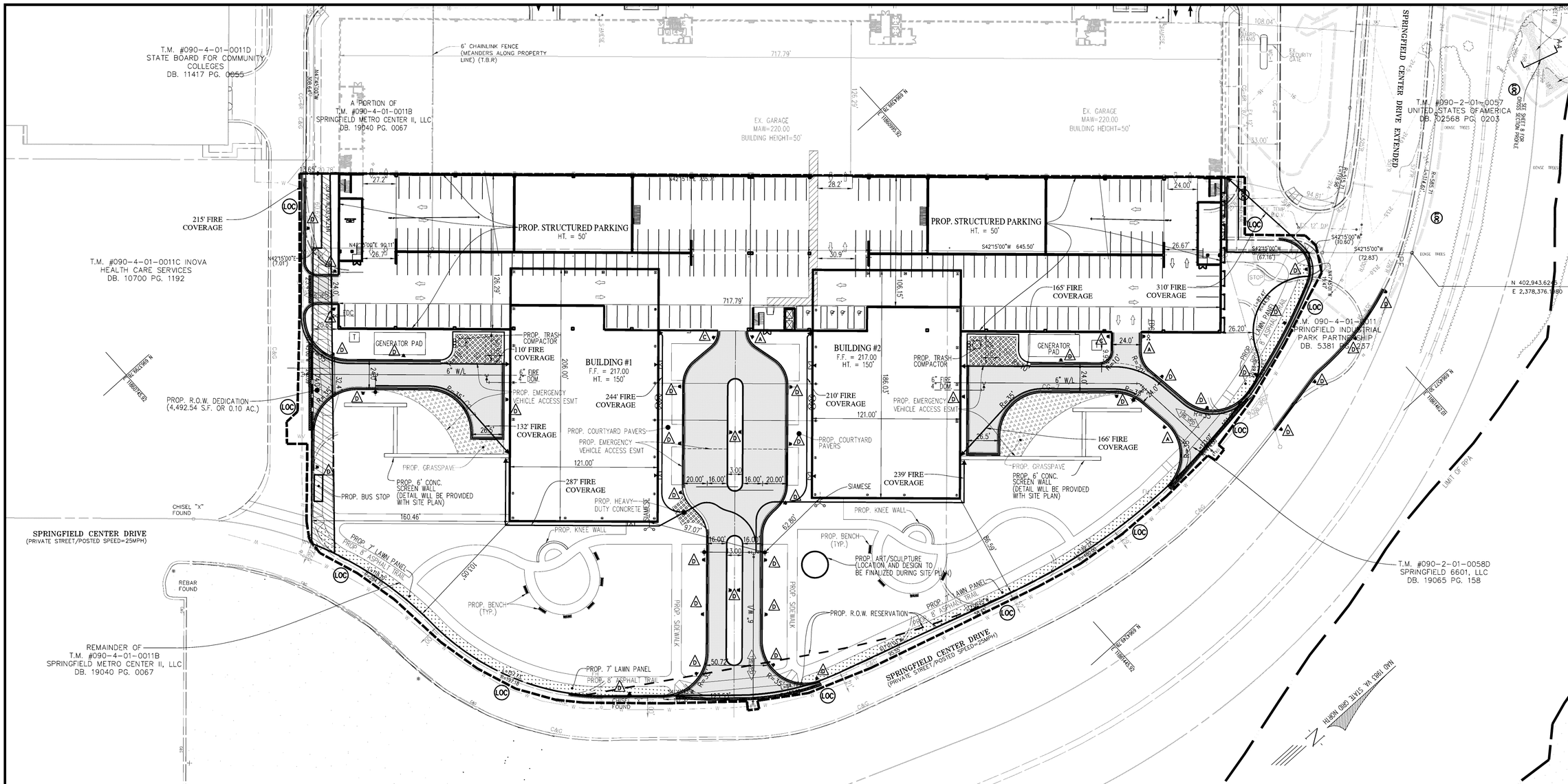
OUTFALL ANALYSIS REFERENCE SHEET

METRO CENTER II
PHASE II CDPA/FDPA
LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: NOT TO SCALE
CL: N/A
DATE: FEB. 2011

SHEET 15C OF 24

REZ-12588



REQUIREMENTS - FIRE LANE MARKINGS AND SIGNS

I. APPROVED SIGN SPECIFICATIONS
- A. METAL CONSTRUCTION, "12x18".
- B. RED LETTERS ON REFLECTIVE WHITE BACKGROUND WITH 3/8" RED TRIM STRIP AROUND ENTIRE OUTER EDGE OF SIGN.
- C. LETTERING ON SIGN TO BE: "NO PARKING OR STANDING FIRE LANE".
- D. LETTERING SIZE TO BE AS FOLLOWS: "NO PARKING" AND "STANDING" – 2", "OR" – 1", "FIRE LANE" – 2 1/2", ARROWS 1"x6" SOLID SHAFT WITH A SOLID HEAD 1 1/2" WIDE AND 2" DEEP.
- E. SIGNS ARE TO BE MOUNTED 7' FROM THE GROUND TO THE BOTTOM OF THE SIGN UNLESS OTHERWISE DIRECTED BY THE FAIRFAX COUNTY FIRE PREVENTION DIVISION, FIRE LANES SECTION.
- F. POSTS FOR SIGNS, WHEN REQUIRED, SHALL BE METAL AND SECURELY MOUNTED, UNLESS WRITTEN PERMISSION FOR ALTERNATIVES IS OBTAINED PRIOR TO INSTALLATION FROM FAIRFAX COUNTY FIRE PREVENTION DIVISION, FIRE LANES SECTION.
- G. OTHER SPECIAL SIGNS AS APPROVED BY THE FIRE PREVENTION DIVISION.
- H. NORMAL SPACING BETWEEN SIGNS FOR LONG RUNS OF CURB OR PAVEMENT WITH NO BREAK IN CURB OR PAVEMENT IS 70'. THIS DISTANCE MAY VERY AS NEEDED. WRITTEN PERMISSION FROM THE FIRE PREVENTION DIVISION IS REQUIRED PRIOR TO PLACING SIGNS FURTHER THAN 70' APART.
- I. SIGN POST TO BE PAINTED AS PER FAIRFAX COUNTY FIRE & RESCUE.

II. CURB DESIGNATION

ALL CURBS OR PAVED SPACES DESIGNATED AS FIRE LANES SHALL BE INDICATED BY YELLOW PAINT AS APPROVED BY THE FIRE PREVENTION DIVISION. IN AREAS WITHOUT CURBING, A 6" WIDE YELLOW STRIPE SHOULD BE APPLIED TO THE EDGE OF THE PAVEMENT. PAINT SHALL BE HIGHWAY TRAFFIC GRADE AND OF A SHADE ACCEPTABLE TO THE FIRE PREVENTION DIVISION.

III. INSPECTION NOTICE

THE FOLLOWING NOTICE MUST APPEAR ON THE SITE PLANS: FIRE MARSHAL FIELD INSPECTION NECESSARY FOR FINAL APPROVAL OF FIRE LANES. FIRE LANES MUST HAVE FINAL APPROVAL PRIOR TO REQUEST FOR OCCUPANCY PERMIT.

OWNER SHALL NOTIFY THE FIRE PREVENTION DIVISION, FIRE LANES SECTION, 4084 UNIVERSITY DRIVE, SUITE 101, FAIRFAX, VIRGINIA 22003 (703-218-3321) WHEN FIRE LANES HAVE BEEN INSTALLED.

"NO PARKING" SIGN LEGEND

SIGN TYPE "A"

STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE RIGHT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR THE PAVEMENT EDGE AT END OF PAINTED AREA.

SIGN TYPE "D"

STANDARD WORDING WITH NO ARROW. TWO SIGNS, BACK TO BACK, MOUNTED PER-PENDICULAR TO LINE OF CURBING OR PAVEMENT EDGE.

SIGN TYPE "C"

STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE LEFT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR THE PAVEMENT EDGE AT END OF PAINTED AREA.

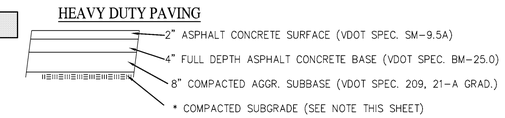
FIRE LANE MARKING LEGEND

- FIRE LANE DESIGNATION SIGN (DETAILS ABOVE)
- YELLOW PAINTED CURB (FFX. CO. ST'D.)
- EX. YELLOW PAINTED CURB (FFX. CO. ST'D.)
- FIRE HYDRANT COVERAGE

PAVEMENT DETAILS

MILL AND OVERLAY AREA

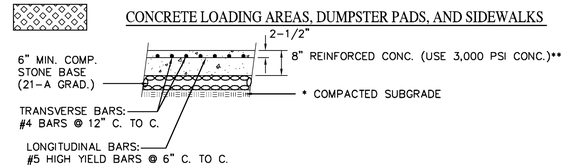
HEAVY DUTY PAVING



GRASSPAVE AREA

SEE DETAIL ON SHEET 03

CONCRETE LOADING AREAS, DUMPSTER PADS, AND SIDEWALKS



NOTE:
1. PAVEMENT SECTION IS BASED ON AN ASSUMED CBR VALUE OF 10.0. ACTUAL CBR RESULTS FROM FILED BORINGS SHALL BE FORWARDED TO URBAN ENGINEERING TO VERIFY THE PROPOSED PAVEMENT SECTION AND RECIEVE APPROVAL FROM VDOT PRIOR TO CONSTRUCTION OF PAVEMENT SECTION.
2. FOR ROADWAY WIDENING AND TURNLANES, IF PROPOSED PAVEMENT SECTION IS LESS THAN EXISTING SECTION, EXISTING SECTION WILL BE USED FOR THE NEW PAVEMENT SECTION.
3. MILL AND OVERLAY SECTIONS SHOWN ARE MINIMUM REQUIRED, ADDITIONAL AREAS MAY REQUIRE MILL AND OVERLAY AT REQUEST OF VDOT.
4. ADDITIONAL AREAS MAY REQUIRE MILL AND OVERLAY AT THE CONTRACTORS DISCRETION WITH APPROVAL OF THE OWNER/DEVELOPER TO ENSURE POSITIVE DRAINAGE, SMOOTH TRANSITION AND THAT THE PAVEMENT SLOPES TO NOT EXCEED 2.08% IN NORMAL CROWN SECTION OR 4.0% IN SUPERELEVATED SECTION.

*COMPACTED SUBGRADE:
TOP 12" TO BE COMPACTED TO 95% OF MAX. DRY DENSITY AS PER ST'D. PROCTOR, ±2% OF OPTIMUM MOISTURE OR AS REQUIRED BY APPROVED SOILS REPORT

No.	DATE	DESCRIPTION
1	02-14-12	
2	01-23-15	
3	02-18-15	
4	03-02-15	
5	04-23-15	
6	05-29-15	
7	06-17-15	

REVISIONS

PLAN DATE

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Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TUCK
Lic. No. 0402 080 780
06/17/15
PROFESSIONAL ENGINEER

FIRELANE AND PAVING PLAN

METRO CENTER II PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: 1"=40'
C.I. : 2'
DATE: FEB. 2011

SHEET 15D OF 24

REZ-12588

T.M. #090-4-01-0011D
STATE BOARD FOR COMMUNITY COLLEGES
DB. 11417 PG. 0655

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

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

EX. GARAGE
MAW=220.00
BUILDING HEIGHT=50'

EX. GARAGE
MAW=220.00
BUILDING HEIGHT=50'

SPRINGFIELD CENTER DRIVE EXTENDED

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

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

PROP. STRUCTURED PARKING
HT. = 50'

PROP. STRUCTURED PARKING
HT. = 50'

S42°15'00"W 645.50'

717.79'

GENERATOR PAD

PROP. TRASH COMPACTOR

6" FIRE
4" DOM.

PROP. EMERGENCY VEHICLE ACCESS ESMT

BUILDING #1
F.F. = 217.00
HT. = 150'

BUILDING #2
F.F. = 217.00
HT. = 150'

PROP. COURTYARD PAVERS

PROP. GRASSPAVE

PROP. 6' CONC. SCREEN WALL (DETAIL WILL BE PROVIDED WITH SITE PLAN)

PROP. BUS STOP

PROP. HEAVY-DUTY CONCRETE

SIAMESE

PROP. KNEE WALL

PROP. BENCH (TYP.)

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

PROP. R.O.W. RESERVATION

PROP. 7' LAWN PANEL
PROP. 8' ASPHALT TRAIL

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

CHISEL "X" FOUND

REBAR FOUND

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

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

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

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

N 402,943.62
E 2,378,376.90

LIMIT OF RPA

FUTURE RAIL

EXISTING RAIL

NAD 1983 VA. STATE GRID NORTH

47.13

6.31 22.50

FFX FIRETRUCK feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 28.6

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
04-24-15
05-29-15
06-17-15

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 0409 PROFESSIONAL ENGINEER
06/17/15

EMERGENCY VEHICLE AUTOTURN ANALYSIS

METRO CENTER II
PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

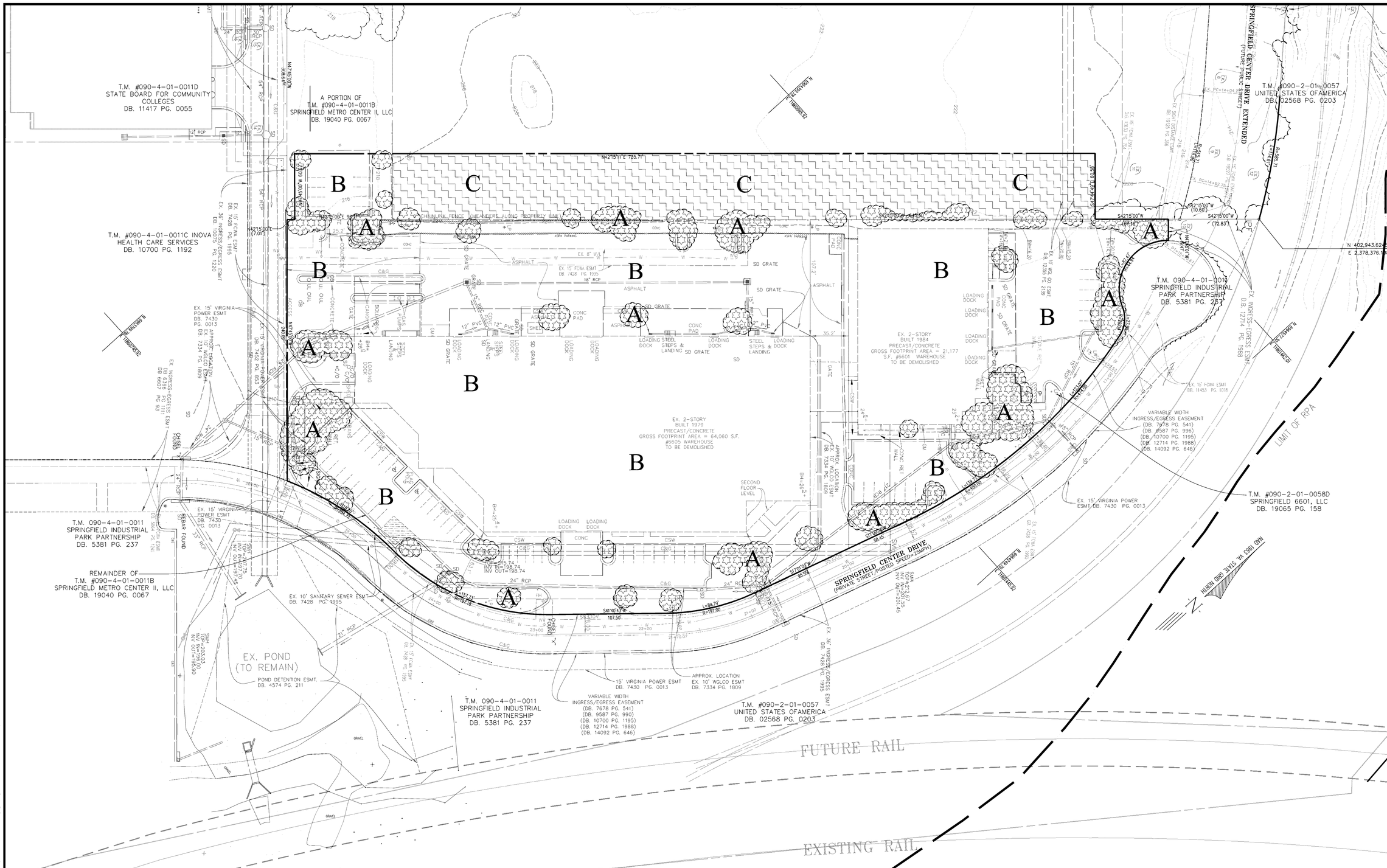
SCALE: 1"=40'

C.I.: 2'

DATE: FEB. 2011

SHEET
15E
OF
24

REZ-12588



EXISTING VEGETATION SUMMARY

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Description
A	Landscaped Tree Canopy	Callery Pear (*Pyrus calleryana*), Leyland Cypress, (x*Cupressocyparis leylandii*), White Pine (*Pinus strobus*) & Eastern Redcedar (*Juniperus virginiana*)	n/a	fair	0.67 ac.	This stand is primarily established trees and shrubs planted within mulch beds. Callery Pear (5"-16"dbh), Leyland Cypress (up to 30' ht.), White Pine (7"-18"dbh), and Eastern Redcedar (up to 25' ht.) are the most dominant species found.

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Description
B	Developed Land	n/a	n/a	n/a	4.77 ac.	This cover type consists of buildings, asphalt parking lots, concrete pads, and other impervious surfaces as well as a mulched tot lot and maintained lawn exclusive of plants (see Cover Type 'A' for those areas).

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Description
C	Open Field	n/a	n/a	n/a	0.84 ac.	This cover type is a non-wooded open meadow with scattered patches of gravel and broken asphalt overgrown with various grasses.

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

NOTE: Existing vegetation data provided through field study on May 26, 2015

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
04-24-15
05-29-15
06-11-15
06-17-15

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CLAYTON C. TOCK
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06/17/15
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP

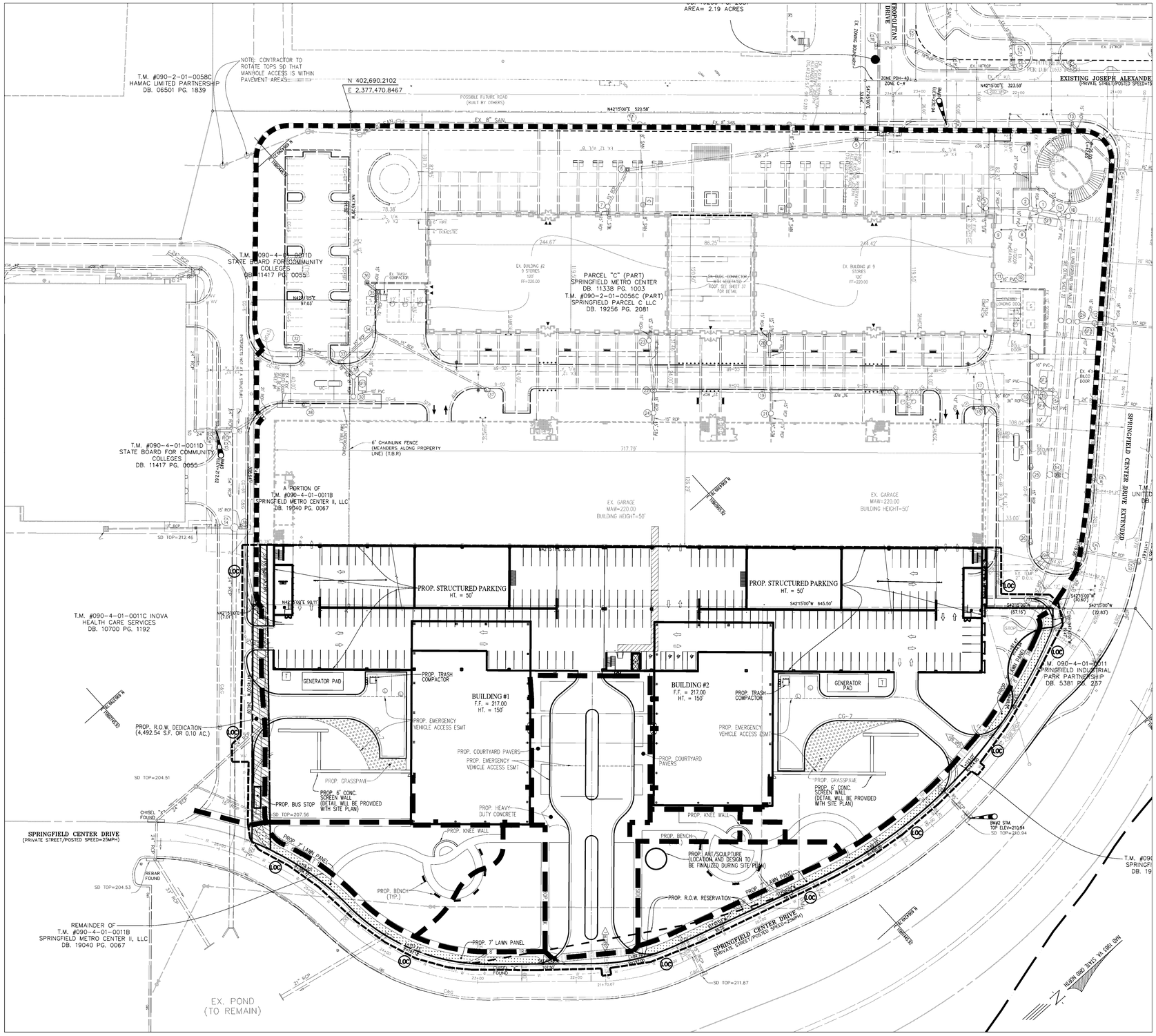
METRO CENTER II
PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

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

SHEET 16 OF 24

REZ-12588



LEGEND:

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

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
04-14-15
05-29-15
06-17-15
–

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TUCK
Lic. No. 0402[illegible]
06/17/15
PROFESSIONAL ENGINEER

ON-SITE PEDESTRIAN CIRCULATION PLAN

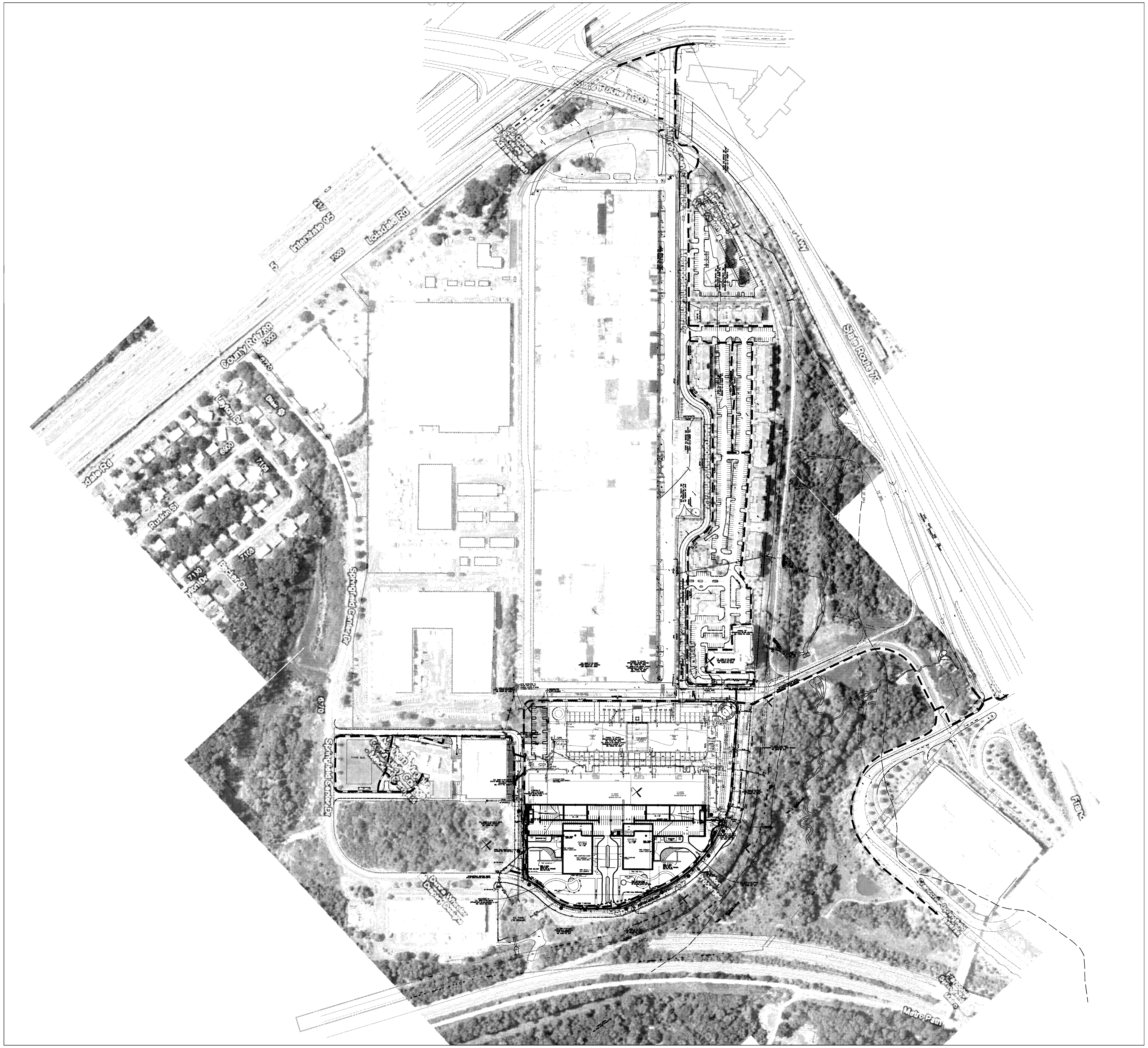
METRO CENTER II
PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

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

SHEET 17 OF 24

REZ-12588



LEGEND:

– – – – – PEDESTRIAN CIRCULATION PATH

OVERALL PEDESTRIAN CIRCULATION PLAN

METRO CENTER II
PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

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

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
04-23-15
05-29-15
06-17-15

No.	DATE	DESCRIPTION

REVISIONS

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PROFESSIONAL ENGINEER

SHEET
18
OF
24

REZ-12588

PARKING GARAGE
(PRELIMINARY PARKING GARAGE
LAYOUT SUBJECT TO CHANGE)

BUILDING 1

BUILDING 2

PAVERS
TYPICAL

FIRE
LANE

POSSIBLE
RETAIL PLAZA

LAWN

BERM

SPRINGFIELD CENTER DRIVE

8 GT
6 IN
3 TC
2 IA
2 QP
8 QP
4 PO
2 UP
8 IN
4 PY
6 PY
4 CC
5 AR
4 IN
4 QP
6 TC
2 QP
6 PA
3 PA
3 QP
12 PA
3 AR
8 MS
4 UP

LEGEND

HATCHED AREA INDICATES "AREAS TO BE COUNTED" FOR INTERIOR PARKING LOT LANDSCAPING REQUIREMENT (SEE KEY PLAN).

TREES TO BE COUNTED FOR INTERIOR PARKING LOT CALCULATION.

NOTES:

1. REFER TO PAGE 20 FOR INTERIOR PARKING LOT LANDSCAPING CALCULATIONS AND 10 YR. TREE CANOPY COVER CALCULATIONS.
2. INTERIOR PARKING LOT LANDSCAPING TREES PROVIDED ON PARKING DECK SHALL BE CATEGORY III TREES, 3" CALIPER (CELTIS OCCIDENTALIS). TREES CREDITED TOWARDS MEETING THE INTERIOR PARKING LOT LANDSCAPING COVERAGE REQUIREMENTS ARE SHADED, AS SHOWN IN LEGEND ABOVE.

0 15 30 60 90

1 KEY PLAN
NTS

2 LANDSCAPE PLAN
1"=30'

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
04-14-15
05-29-15
06-17-15
-

LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703.207.0043

COMMONWEALTH OF VIRGINIA
Mark R. Lewis
MARK R. LEWIS
Lic. No. 001033
6/17/15
LANDSCAPE ARCHITECT

LANDSCAPING PLAN

METRO CENTER II PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: FEB. 2011

SCALE: 1"=30'

CL: N/A

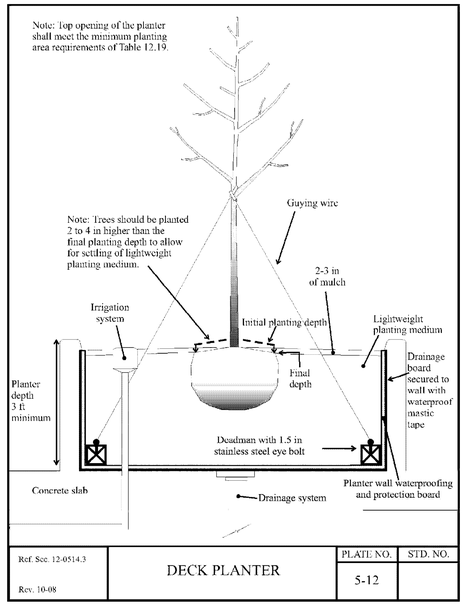
SHEET 19 OF 24

REZ-12588

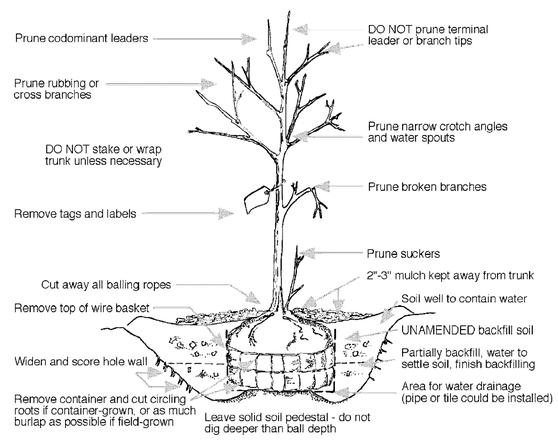
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	10 Year Canopy SF	Tree Canopy Sub-Total SF	Remarks
		TREES							
AR	11	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	As Shown	B & B	250	2750	Full & Dense
GT	24	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	3" cal.	As Shown	B & B	175	4200	Full & Dense
QP	19	Quercus phellos 'High Tower'	High Tower Willow Oak	3" cal.	As Shown	B & B	250	4750	Full & Dense
TC	12	Tilia cordata	Little Leaf Linden	3" cal.	As Shown	B & B	175	2100	Full & Dense
UP	16	Ulmus parvifolia 'Bosque TM'	Bosque Elm	3" cal.	As Shown	B & B	250	4000	Full & Dense
		ORNAMENTAL TREES							
CC	8	Cercis canadensis	Eastern Redbud	3" cal.	As Shown	B & B	125	1000	Matching
MS	16	Magnolia x soulangiana	Saucer Magnolia	3" cal.	As Shown	B & B	125	2000	Specimen, Matching
PO	8	Prunus x incam 'Okame'	Okame Cherry	3" cal.	As Shown	B & B	125	1000	Specimen, Matching
PY	20	Prunus x yedoensis	Yoshino Cherry	3" cal.	As Shown	B & B	175	3500	Single Stem, Matching
		EVERGREEN TREES							
IA	2	Ilex x attenuata 'Fosteri'	Foster Holly	3" cal.	As Shown	B & B	75	150	Full & Dense
IN	26	Ilex 'Nellie R. Stevens'	Nellie Stevens Holly	3" cal.	As Shown	B & B	75	1950	Full & Dense
PA	21	Picea abies	Norway Spruce	3" cal.	As Shown	B & B	175	3675	Full & Dense
		TOTAL						31075	

2 PLANT SCHEDULE
NTS

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



3 TYPICAL TREE PLANTING - ON STRUCTURE
NTS



1 TYPICAL TREE PLANTING
NTS

Table 12.12 10-year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations		see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	273,554 sf	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0510.1B
B3	Subtract area of exemptions =	0 sf	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 – B2) =	273,554 sf	
B5	Identify site's zoning and/or use		
B6	Percentage of 10-year tree canopy required	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	27,355 sf	
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number

C(Table 12.3) Tree Preservation Target Calculations and Statement

A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	29,185 sf
B	Percentage of gross site area covered by existing tree canopy =	10.7%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	27,356
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	27,356
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0
F	Has the Tree Preservation Target minimum been met?	No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	SEE SHEET #1 FOR THE REQUEST AND NARRATIVE
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0507.4	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.12.	

D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	27,355 sf	
D2	Area of canopy Planted for air quality benefits =	None	
D3	x 1.5 =		§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	None	
D5	x 1.5 =		§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	None	
D7	x 1.25 =		§ 12-0509.4B(3
D8	Area of canopy planted for wildlife benefits =	None	
D9	x 1.5 =		§ 12-0509.4B(4)
D10	Area of canopy provide by native trees =	None	
D11	x 1.5		§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	None	
D13	x1.25		§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =	None	§ 12-0509.4(X1)
	x1.0		
D15	Area of canopy provided through native shrubs or woody seed mix =	None	§ 12-0509.4(X1)(a)
	x1.0		§ 12-0509.4(X1)(a)
D16	Percentage of D14 represented by D15=	None	Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	None	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree Bank or Tree Fund?		§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund	None	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	None	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	0 sf	
E2	Total of canopy area provided through tree planting (D17) =	31,075 SF	
E3	Total of canopy area provided through offsite mechanism (D19) =	0 sf	
E4	Total of 10-year Tree Canopy Provided =	31,075 SF	Total of E1 through E3. Area should meet or exceed area in B6

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

INTERIOR PARKING LOT LANDSCAPING (SEE KEY PLAN)
A: BUILDING GARAGE FOOT PRINT AREA: 82,660 SF
B: EAST SIDE PARKING & LOADING AREA: 9,070 SF
C: WEST SIDE PARKING & LOADING AREA: 7,160 SF
(A+B+C) TOTAL PARKING AREA TO BE COUNTED: 98,890 SF
INTERIOR LANDSCAPING REQUIRED (5%): 4,945 SF
TOTAL SHADE TREE COVER PROVIDED: 5,450 SF

24 TREES AT 175 SQ. FT. EACH
05 TREES AT 250 SQ. FT. EACH

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
04-23-15
05-29-15
06-17-15
-

LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-0840

MARK R. LEWIS
Lic. No. 000355
6/17/15

LANDSCAPING COMPUTATIONS

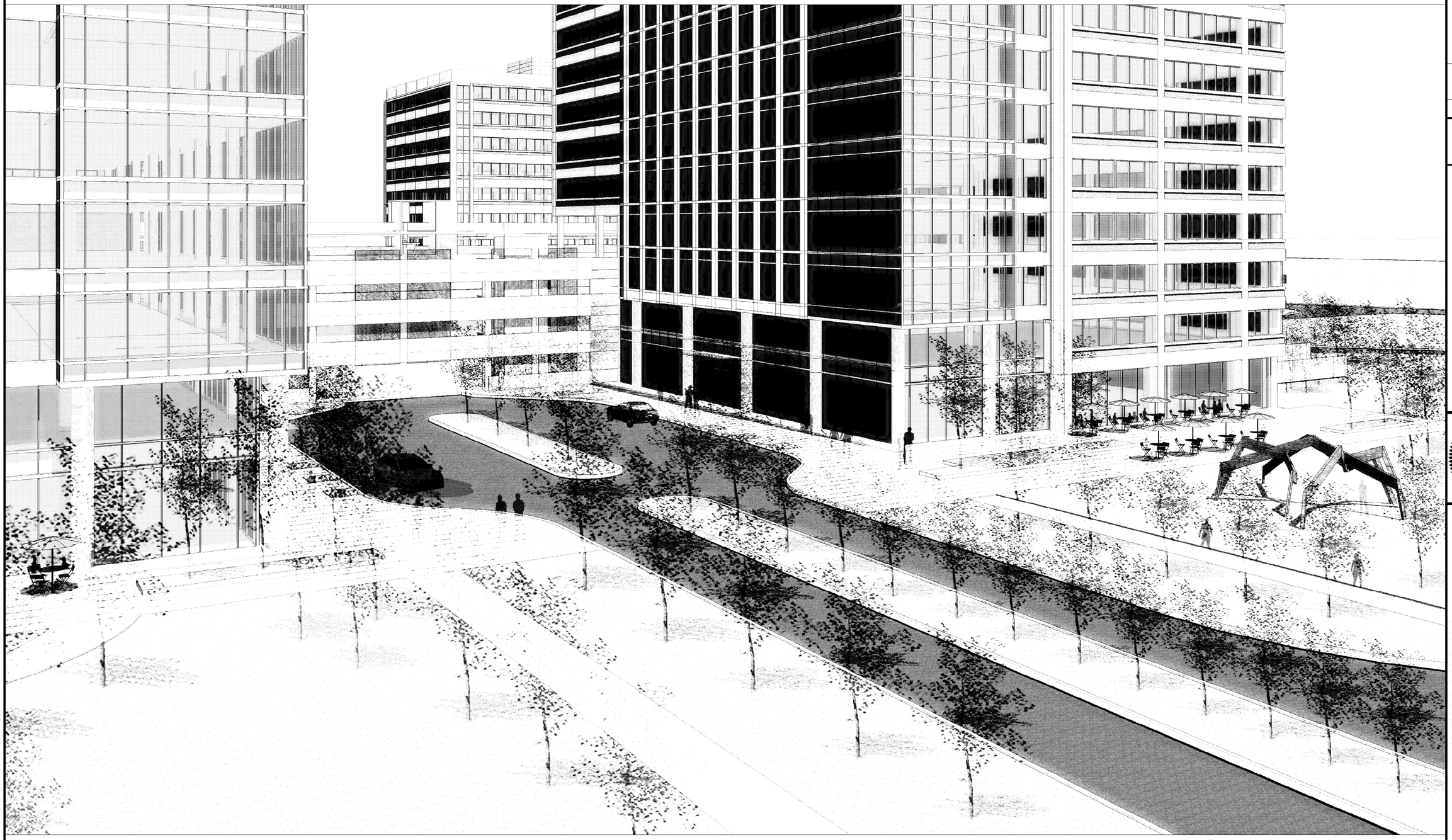
METRO CENTER II PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

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

SHEET 20 OF 24

REZ-12588



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AND IS SUBJECT TO FINAL ENGINEERING DESIGN!

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
03-23-15
05-29-15
06-17-15
–

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Urban, Ltd.
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TUCK
Lic. No. 0708-080
06/11/15
PROFESSIONAL ENGINEER

ARCHITECTURAL RENDERING

METRO CENTER II
PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

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

DATE: FEB. 2011

SHEET 21 OF 24

REZ-12588

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No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
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01-23-15
02-18-15
03-02-15
03-29-15
05-29-15
06-17-15
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COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER

ARCHITECTURAL RENDERING

METRO CENTER II
PHASE II CDPA/FDPA

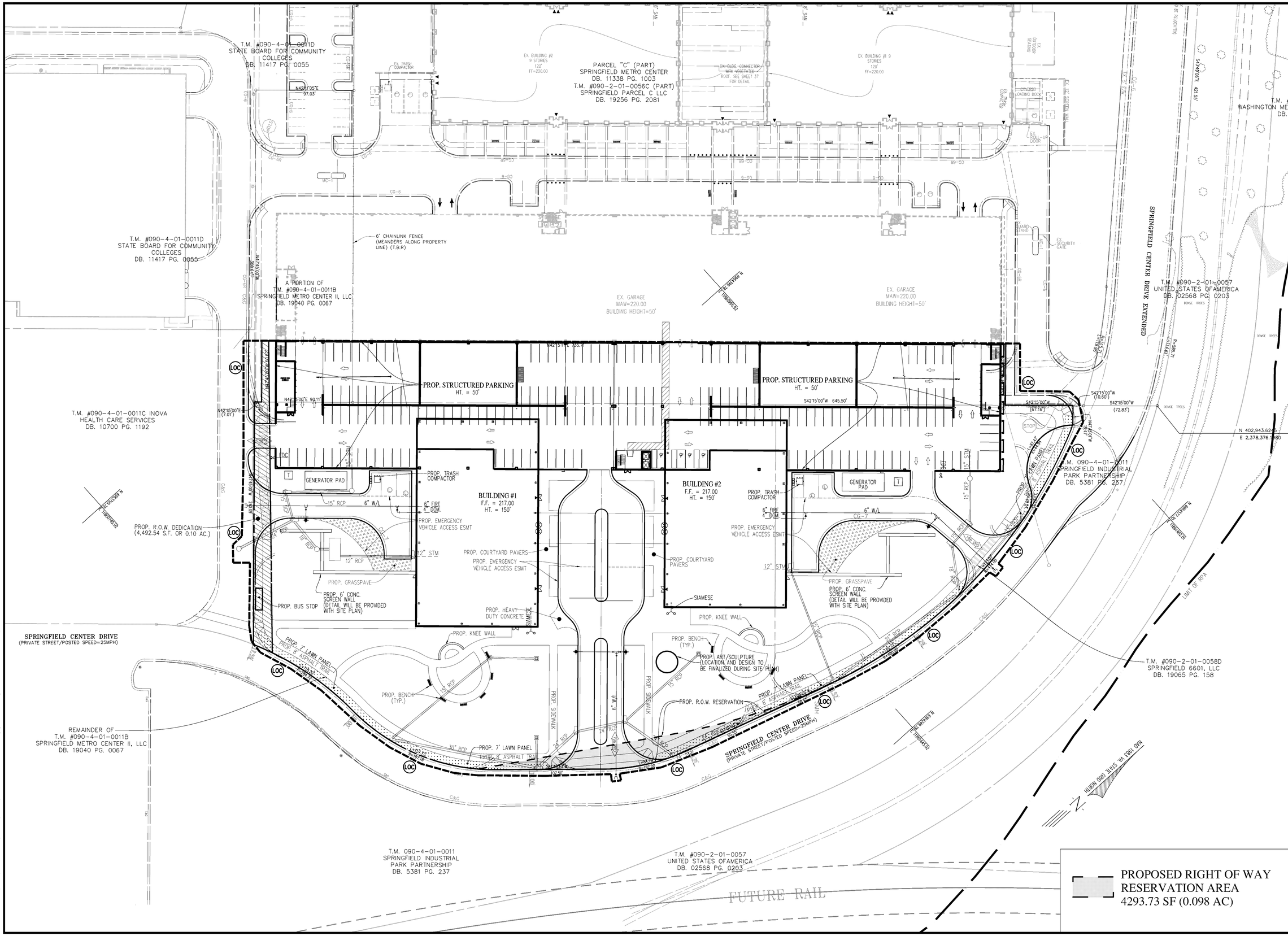
LEE DISTRICT
FAIRFAX COUNTY, VA

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

DATE: FEB. 2011

SHEET 22 OF 24

REZ-12588



No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-14-12
01-23-15
02-18-15
03-02-15
04-14-15
05-29-15
06-17-15
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RIGHT OF WAY RESERVATION EXHIBIT

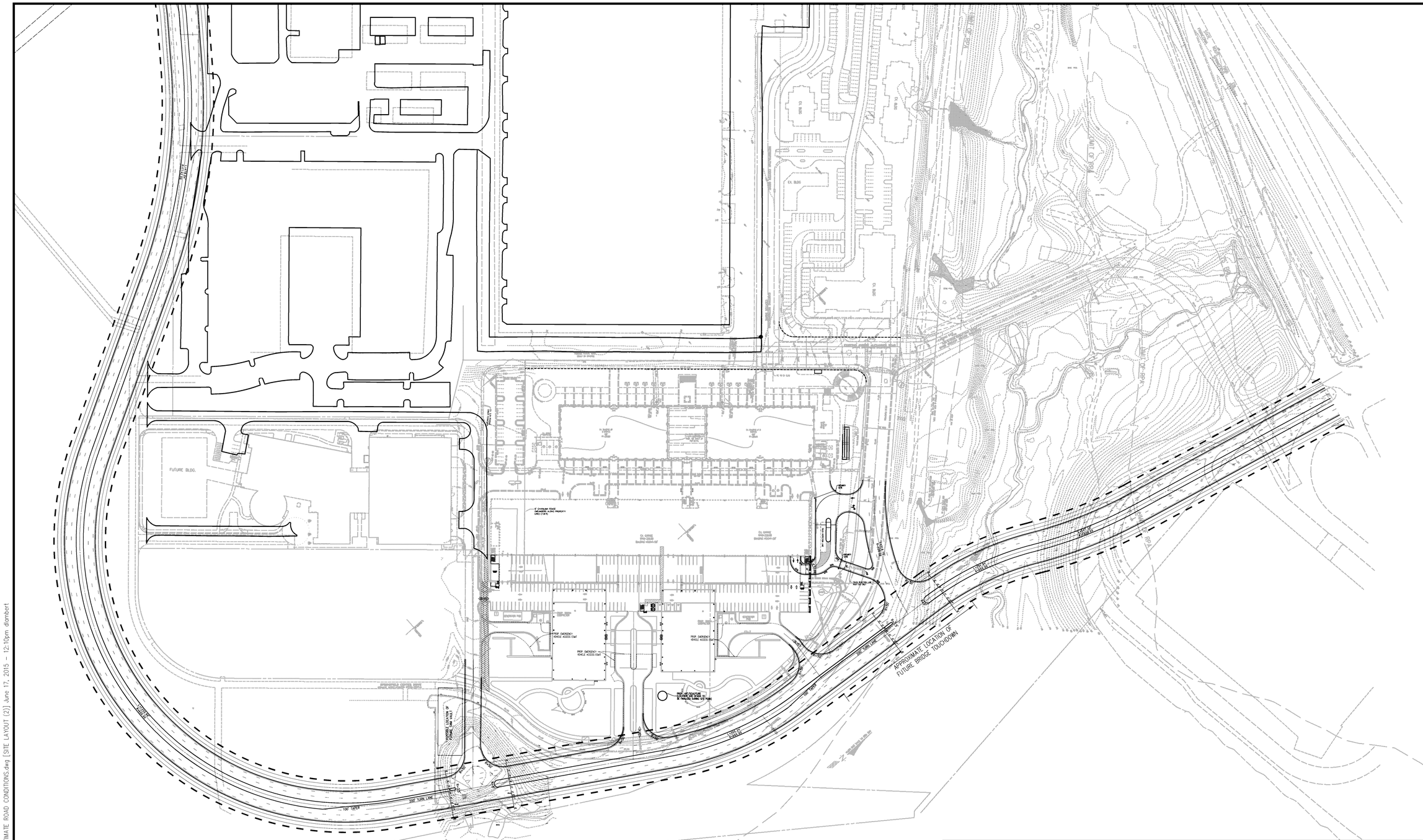
METRO CENTER II
PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

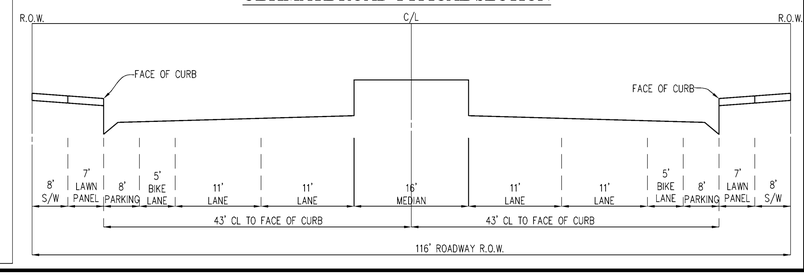
SCALE: 1"=40'
C.I.: 2'
DATE: FEB. 2011

SHEET 23 OF 24

REZ-12588



ULTIMATE ROAD TYPICAL SECTION



No.	DATE	DESCRIPTION
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PLAN DATE
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01-23-15
02-18-15
03-03-15
04-23-15
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06-17-15
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COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER

ULTIMATE ROAD CONDITIONS EXHIBIT

METRO CENTER II
PHASE II CDPA/FDPA

LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: 1"=100'
C.I.= N/A
DATE: FEB. 2011

SHEET 24 OF 24

FILE No.
REZ-12588

Urban, Ltd. – J:\JOBS\MetroCenter1\Rezoning-PH2\12493-3-ULTIMATE ROAD CONDITIONS.dwg [SITE LAYOUT (2)] June 17, 2015 – 12:10pm dlambert

A GLOSSARY OF TERMS FREQUENTLY USED IN STAFF REPORTS WILL BE FOUND AT THE BACK OF THIS REPORT

DESCRIPTION OF THE APPLICATIONS

The concurrent applications have been submitted in order to shift density from the site of PCA/CDPA/FDPA 2011-LE-022 to the site of PCA 1998-LE-064-03 and PCA 2008-LE-015-02. No change in the overall density across these sites is proposed. With that shift in density, the applicant proposes to combine the two previously approved buildings into a single building on the site of PCA 1998-LE-064-03 and PCA 2008-LE-015-02 (known as Phase 1 of Springfield Metro Center II). Additionally, with that shift in density, the applicant proposes to reduce the proposed density on PCA/CDPA/FDPA 2011-LE-022 (known as Phase 2 of Springfield Metro Center II) by the same amount transferred to Phase 1. The applicant is proposing a maximum of 600,800 SF in Phase 1 and 390,800 SF in Phase 2. This shift in density on both Phases 1 and 2 will be known as Development Option 2. The applicant is also seeking to retain the layouts and density previously approved in 2012 (PCA 1998-LE-064-02 and PCA 2008-LE-015 and RZ/FDP 2011-LE-022) in the event that the shift in density between Phase 1 and Phase 2 does not occur. This will be known as Development Option 1 and the applicants will construct either Development Option 1 or 2. The applications are discussed in further detail later in this report.

Springfield Metro Center II Development Option 1
PCA 1998-LE-064-02 and PCA 2008-LE-015 and RZ/FDP 2011-LE-022
(Approved by the Board of Supervisors May 1, 2012)

Phase 1 (PCA 1998-LE-064-02 and PCA 2008-LE-015)	474,000 GFA maximum
Phase 2 (RZ/FDP 2011-LE-022)	517,600 GFA maximum
Total GFA	991,600 GFA maximum

Springfield Metro Center II Development Option 2
PCA 1998-LE-064-03 and PCA 2008-LE-015-02 and PCA/CDPA/FDPA 2011-LE-022
(Subject to approval of these PCAs)

Phase 1 (PCA 1998-LE-064-03 and PCA 2008-LE-015-02)	600,800 GFA maximum
Phase 2 (PCA/CDPA/FDPA 2011-LE-022)	390,800 GFA maximum
Total GFA	991,600 GFA maximum

Waivers and Modifications (PCA 2008-LE-015-02 and PCA 1998-LE-064-03)

The following waivers and modifications have been requested with PCA 2008-LE-015-02 and PCA 1998-LE-064-03:

- Reaffirmation of the previously approved waiver of the rear yard requirement in accordance with Section 2-418 of the Zoning Ordinance in favor of that depicted on the Generalized Development Plan (GDP).

- Reaffirmation of a waiver of the barrier requirement and modification of the transitional screening yard requirement to the west in accordance with Paragraphs 3 and 5 of Section 13-305 of the Zoning Ordinance as depicted on the GDP.

- Approval of a waiver of the maximum height of a fence in a front yard per Paragraph 3B of Sect. 10-104 of the Zoning Ordinance to permit an 8-foot high security fence in the front yard as depicted on the GDP and in the proffers.

- Directive to the Director of DPWES for a deviation from the tree preservation target requirement identified in Section 12-0508 of the Public Facilities Manual in favor of what is shown on the GDP.

Waivers and Modifications (PCA/CDPA/FDPA 2011-LE-022)

The following waivers and modifications have been requested in conjunction with PCA/CDPA/FDPA 2011-LE-022:

- Reaffirmation of the previously approved modification of the loading space requirement to allow four spaces instead of the required five spaces by Paragraph 15 of Section 11-202 of the Zoning Ordinance as depicted on the CDPA/FDPA.

- Reaffirmation of an increase in the maximum floor area ratio from 1.5 to 1.89 for the previously approved Option 1 to be retained, in accordance with Section 6-208 of the Zoning Ordinance as depicted on the CDPA/FDPA.

- Reaffirmation of a previously approved waiver of the barrier requirement and modification of the transitional screening yard requirement for the eastern portion of the site in accordance with Paragraph 11 of Section 13-305 of the Zoning Ordinance as depicted on the CDPA/FDPA.

- Directive to the Director of DPWES for a deviation from the tree preservation target requirement identified in Section 12-0508 of the Public Facilities Manual in favor of what is shown on the CDPA/FDPA.

The applicant's draft proffers, staff's development conditions, affidavit and statements of justification are contained in Appendices 1-5, respectively.

LOCATION AND CHARACTER OF THE AREA

The subject properties are located southeast of the interchange between Franconia-Springfield Parkway and Interstate 95 and are a part of the Springfield Industrial Park. The sites are located on the west side of Springfield Center Drive, east of Metropolitan Center Drive, and south of the Joseph Alexander Transportation Center and Franconia -Springfield Metrorail facility.

Figure 1: Aerial Map, Source: Fairfax County Pictometry with Added Graphics

The western portion of the site is vacant and the eastern portion of the site is developed with two 2-story warehouse buildings and associated parking, which are currently vacant. These buildings are proposed to be demolished with Phase 2. Much of this site is flat; however, the elevation does rise fourteen feet on the adjacent land to the southwest.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Comprehensive Plan**
North	Joseph Alexander Transportation Center (Springfield/ Franconia Metrorail Facility)	I-4	Public Facilities/Government/Institutional (Transportation Center)
South	Northern Virginia Community College and INOVA (Vacant)	I-4	Industrial/Mixed Use

SURROUNDING AREA DESCRIPTION			
East (across rail lines)	Single Family Detached (Windsor Estates)	R-1	Residential, 1-2 du/ac and Private Open Space
West	Parr Warehouse (General Services Administration) Multi-Family (Springfield Crossing Apartments)	I-4 PDH-40	Industrial/Mixed Use

BACKGROUND

On April 28, 2003, the Board of Supervisors approved RZ 1998-LE-064 and SE 01-L-020 [Tax Map 90-1 ((1)) 58A pt., 58B and 59A pt.] to rezone 9.72 acres from the I-4 District to the C-4 District to develop 474,000 square feet of offices in three buildings or an option for 520,000 square feet in two office buildings and a hotel. Copies of the approved proffers and GDP are available on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

On May 18, 2009, the Board of Supervisors approved RZ 2008-LE-015 to rezone 0.69 acres [Tax Map 90-4 ((1)) 11B pt.] from the I-4 District to the C-4 District and PCA 1998-LE-064 [Tax Map 90-2 ((1)) 56C pt.] to permit modifications of the Generalized Development Plan (GDP) to incorporate the additional land and permit two 120-foot tall office buildings for a total of 474,000 square feet (plus an additional 66,900 square feet of cellar space) with a 50-foot tall parking structure and to eliminate the approved hotel/third office building. Copies of the approved proffers and GDP are available on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

On May 1, 2012, the Board of Supervisors approved PCA 1998-LE-064-02 and PCA 2008-LE-015 [Tax Map 90-2 ((1)) 56C pt. and 90-4 ((1)) 11B pt.] to delete 1.03 acres zoned C-4 in order to rezone the land area to the PDC District per RZ 2011-LE-022 (below). The Generalized Development Plan (GDP) continues to propose two office buildings and a parking structure. Copies of the proffers and approved GDP are contained in Appendix 6.

On May 1, 2012, the Board of Supervisors also approved RZ/FDP 2011-LE-022 [Tax Map 90-2 ((1)) 56C pt. and 58D and 90-4 ((1)) 11B pt.] to rezone 6.28 acres from the C-4 and I-4 Districts to the PDC District to permit development of 517,600 square feet in two 120-foot tall office buildings with a 50-foot tall parking structure. Copies of the proffers and approved GDP are contained in Appendix 6.

Between PCA 1998-LE-064-02, PCA 2008-LE-015 and RZ/FDP 2011-LE-022, a total of 991,600 square feet (SF) of gross floor area (GFA) was approved for development, with 474,000 SF in Phase 1 and 517,600 SF in Phase 2.

COMPREHENSIVE PLAN PROVISIONS (Appendix 7)

Plan Area:	IV
Planning District:	Franconia-Springfield Area & Fort Belvoir North
Transit Station Area:	Franconia-Springfield Transit Station Area
Land Unit:	O and P
Plan Map:	Industrial/Mixed Use

The Comprehensive Plan provides the following guidance on the land use and the intensity for the property. Land Unit O is the western portion and Land Unit P is the eastern portion of the site. On pages 53-56 of the Area IV, 2013 edition of the Franconia-Springfield Area Plan, the Plan states:

Land Unit O

Land Unit O is located south of the Franconia-Springfield Parkway, south and west of the Long Branch Stream Valley, and west of the CSX Railroad right-of-way. The land unit is about 93 acres in size, and contains residential and hotel uses as well as the federally owned GSA-Parr Warehouse. A railroad spur and the Long Branch of Accotink Creek separate this land unit from the Joe Alexander Transportation Center (Land Unit N). Land Unit O is planned for industrial use up to .50 FAR to recognize existing uses and to minimize traffic generation in an area with limited transportation capacity. If in the future, the GSA-Parr Warehouse site is declared surplus or otherwise proposed for private redevelopment, redevelopment plans should be supported only if they are consistent with the county's goals and the Comprehensive Plan.

Land Unit O has extreme traffic/transportation constraints. To accommodate development under the current Plan, Loisdale Road should be improved to a 4-lane section between Springfield Center Drive and Metropolitan Center Drive. Any redevelopment of Land Unit O will be constrained by the need to mitigate/minimize both daily and peak hour trips.

The following options address Land Unit O as separate development areas. However, any development or redevelopment in these areas should be planned and designed with reference to a coordinated and integrated plan for all of Land Unit O.

Options for Northern Portion of Land Unit O

The following land uses and intensities are recommended for the northern portion of Land Unit O at the optional level:

- *Parcels 90-2 ((1)) 56 and 59B are planned for up to 377 residential units and a 115,000 square feet hotel to reflect approved development;*
- *Parcels 90-2 ((1)) 58A pt., 58B and 59A pt. constitute an area of approximately 10 acres located southwest of the Metro property. This area is planned for up to 475,000 square feet of office use. As an alternative, a combination of up to 360,000 square feet of office use and up to 160,000 square feet of hotel use may be appropriate. The office/hotel uses may include support retail use to serve residents and workers at the site.*

In addition to the addressing the recommendations provided in the transportation section, development of Land Unit O should provide a pedestrian and vehicular connection to the Joe Alexander Transportation Center. The vehicular connection should, at a minimum, accommodate shuttle bus service to the Transportation Center.

Land Unit P

Land Unit P is located south of the GSA-Parr Warehouse and north of the Loisdale Estates subdivision. It is about 57 acres in size and contains the site of the Northern Virginia Community College and Springfield Center Industrial Park.

Land Unit P is planned for light industrial use up to .35 FAR. As an option, biotech/research and development uses up to .50 FAR may be appropriate to complement the VNCC/INOVA medical center. For parcels 90-2((1))57E, 57F, 57G, and 57H, office use up to .50 FAR may also be considered. Any development under this option must demonstrate that it will generate less peak hour traffic than the planned baseline use to minimize traffic generation in an area with limited transportation capacity. Development should provide a landscaped buffer of at least 75 feet in width along the Loisdale Estates subdivision boundary.

As an option, parcels 90-2((1))58D and 90-4((1))11B are planned for office use up to 2.0 FAR, with support retail use. Redevelopment should include, at a minimum, the following elements:

- *Accommodation of the extension of Frontier Drive to Springfield Center Drive and contributions to offsite improvements to Loisdale Road;*
- *Provision of a grid street system that accommodates walking within the site and to the Joe Alexander Transportation Center;*
- *Implementation of an effective transportation demand management (TDM) program to reduce auto travel to the area;*
- *Provision of shuttle service to the Joe Alexander Transportation Center and/or other destinations in the nearby area until such time that a circulator, described in the Area-wide guidance, is operational. At such time, redevelopment should participate in the circulator's management and operation. Options for development are feasible only if the private sector contributes a proportional share of transportation improvements (road fund) and/or funding to meet the transportation needs of the area;*
- *Provision of structured parking;*

- *Provision of high-quality architecture and pedestrian focused site design, which should include street oriented building forms, a maximum building height of 150 feet, and mitigation of visual impacts of structured parking;*
- *Buildings should be designed to accommodate telecommunications antennas and equipment cabinets in a way that is compatible with the building's architecture and conceals the antennas and equipment from surrounding properties and roadways by flush mounting or screening antennas and concealing related equipment behind screen walls or building features;*
- *Provision of integrated pedestrian and bicycle systems with features such as covered and secure bicycle storage facilities, walkways, trails and sidewalks, amenities such as street trees, benches, bus shelters, and adequate lighting;*
- *Provision of environmental elements into the design, including buildings designed to meet the criteria for LEED Silver green building certification;*
- *Provision of on-site recreational amenities for employees;*
- *Mitigation of the impacts on parks and recreation per policies contained in Objective 6 of the Parks and Recreation section of the Policy Plan; and*
- *Adherence to the adopted Transit Oriented Development Guidelines contained in Appendix 11 of the Land Use section of the Policy Plan.*

Transportation

In order to mitigate transportation issues the following conditions should be addressed for any development proposed for Land Units O and P:

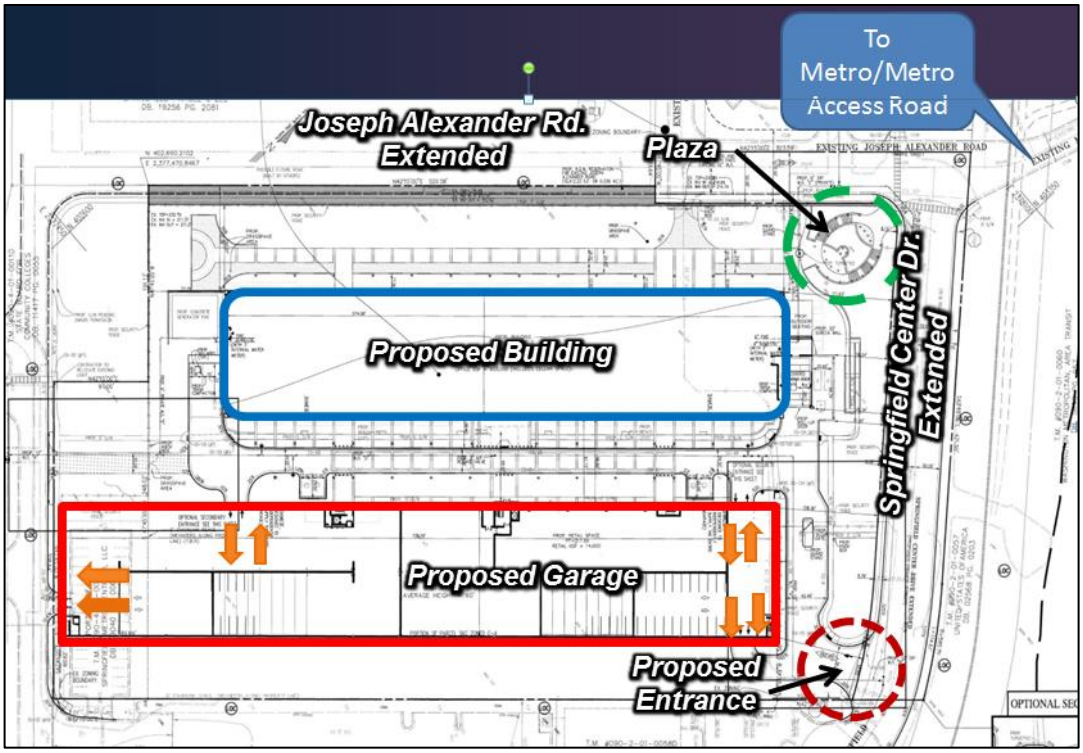
- *Improve Loisdale Road to a 4 lane section between Metropolitan Center Drive and Springfield Center Drive;*
- *Provide two points of access to Loisdale Road and an interconnected 4 lane divided section to serve the site;*
- *Phase build out of the site conditioned on the provision of additional access via a road connection to/from the Joe Alexander Transportation Center or Franconia-Springfield Parkway. Incorporate pedestrian access into the roadway connection;*
- *Coordinate and/ or integrate site access to the extent possible with the facilities provided at the Joe Alexander Transportation Center;*
- *Mitigate through a transportation demand management system emphasizing transit alternatives to vehicular use that achieves at a minimum, 15% usage of public transportation for commuting trips to and from the site; and*
- *Establish a Transportation Management Association (TMA) to implement such measures.*

ANALYSIS

As discussed earlier, with the proposed applications, the applicant seeks approval of a secondary site layout for both Phase 1 and Phase 2 of the site, which is known as Option 2. Because no change is proposed to the approved layout (Option1), staff only describes the proposed new layouts below.

PCA 2008-LE-015-02 and PCA 1998-LE-064-03 (Phase 1, Option 2)
Description of the Generalized Development Plan (copy included at the front of the report)

The Generalized Development Plan (GDP) titled: "Metro Center II" submitted by Urban LTD. and consisting of 29 sheets dated October 2014 as revised through June 17, 2015, is reviewed below.



The applicant, Springfield Metro Center II, LLC and Springfield Parcel C, LLC, requests an amendment to the proffers and Generalized Development Plan (GDP) for the 9.36 acre site zoned C-4 (High Intensity Office).

Figure 2: Proposed Phase 1, Option 2 Site Layout, Source: Applicant with Added Graphics

The applicant has submitted these Proffered Condition Amendments (PCAs) on this vacant property to allow an option to accommodate office and accessory retail uses for a government agency on the subject property. This area is considered Phase 1 of the Springfield Metro Center II Development. Specifically, the applicant proposes to shift 126,800 square feet (SF) of gross floor area (GFA) from Phase 2 (PCA 2011-LE-022, discussed below) to Phase 1. This shift and the resulting layout are referred to as Option 2. The density shift will increase the previously approved GFA in Phase 1 from 474,000 SF to 600,800 SF. In addition, 66,120 SF of cellar is proposed. The applicant will also carry forward the previously approved development option (known as Option 1) that allows for Phase 1 to be constructed with up to

474,000 SF of GFA, with an additional 66,900 SF of cellar in two (rather than one) office buildings. Only one development option will be constructed.

The increase in GFA in Option 2 will cause the floor area ratio (FAR) on the subject property to increase from 1.16 to 1.47 and open space to increase from 26 percent to 30 percent (an increase of 0.3 acres). The area proposed for the additional GFA will be accommodated by building within the area between the previously approved two separate buildings and increasing the building footprint by one foot.

With this PCA, parking will continue to be provided in a parking garage on site, which will increase in height from 42 feet to 60 feet and increase from 1,407 parking spaces to 1,870 parking spaces. The proposed single office building will continue to maintain a height of 120 feet for a total of 586,800 SF of office GFA and approximately 14,000 SF of accessory retail GFA, for a total of 600,800 SF.

Figure 3: Proposed Phase 1, Option 2 Elevation, Source: Applicant

Also, an additional 66,120 SF of cellar space, which may contain offices, will be provided in the office building. The proposed accessory retail will be located in the first floor of the parking garage (it should be noted that provision of retail space is a requirement of the anticipated government agency). Due to secured security requirements, this accessory retail will only be available to employees of this office building. An elevation of the accessory retail within the parking garage is provided above.

Under development option 2 of Phase 1, the office building will continue to be oriented towards the potential extension of Joseph Alexander Road to the west facing the General Services Administration (GSA) warehouses to the west. The rectangular building will have one side along with a covered loading dock, outdoor seating area and a screened area for generators facing Springfield Center Drive Extended. The office building will be located 83 feet from the existing portion of Joseph Alexander Road and 72 feet (as measured from the covered loading dock) from Springfield Center Drive.

Phase 1 proposes a primary entrance from the northeastern portion of Springfield Center Drive and a potential secondary entrance from the southern portion of the access street, which also serves the community college (see Figure 10, below). At this time, this secondary entrance is shown as an option on Sheet 6 of the GDP and its use will be determined by the applicant at a later date. Additionally, the applicant is also showing an optional revised primary entrance on Sheet 6 of the GDP (see Figure 10, below). As will be further discussed below, this optional entrance is being shown in the event the primary entrance cannot be accommodated with the extension of Frontier Drive, which, in turn, will avoid the need for a future PCA.

An internal travelway provides vehicular access between the two entry locations into the parking garage. There are loading spaces located on the western portion of the parking garage that are screened with vegetation. Employees parking in the garage will access the rear of the building from the parking garage.

Figure 4: Proposed Phase 1, Option 2 Rendering, Source: Applicant

Like approved Option 1, Option 2 continues to provide for a network of sidewalks along the boundary of the site and an area for a plaza. The plaza is proposed to be located on the far northern edge of the development and will contain landscaping, benches and hardscape. This plaza area is the closest point to the existing Metro Access Road, which connects pedestrians and shuttles in this area with the Franconia-Springfield Metrorail. The primary building entrance faces Joseph Alexander Drive, closest to the plaza, and will be the primary entrance for those walking from the Metrorail station. Sidewalks with a variety of materials will provide pedestrian access internal to the site. Landscaping is proposed along the periphery of the site and between the parking garage and office building and consistent with that previously approved. Stormwater management and best management practices will continue to be provided as originally anticipated via an infiltration trench and infiltration vault. The applicant has an approved Stormwater Ordinance Determination (9990-SWOD-001-1) and is subject to the grandfathering provisions of Chapter 124-1-12.A of the Fairfax County Code. As such, the applicant is not subject to the new stormwater provisions.

The illustrations below depict the proposed office building. The site will be secured with gates and fences as discussed in greater detail below.

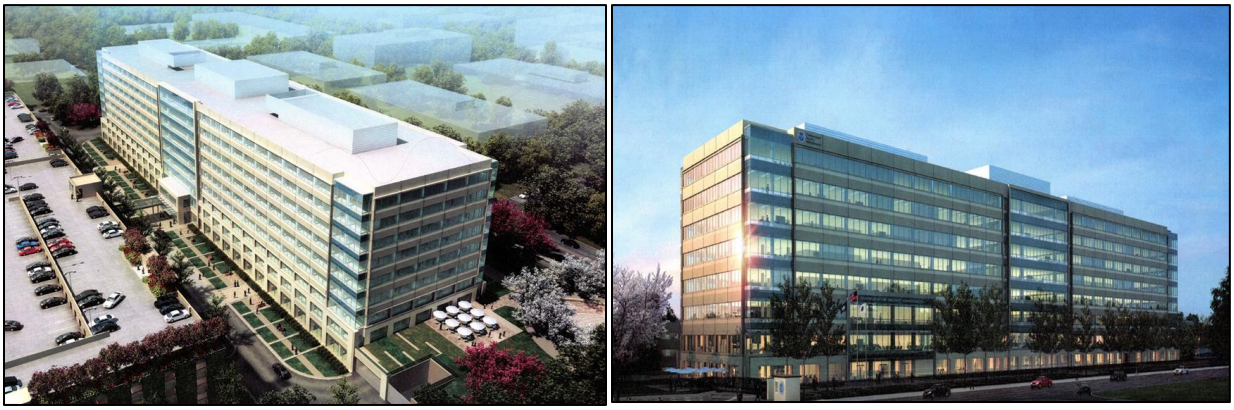


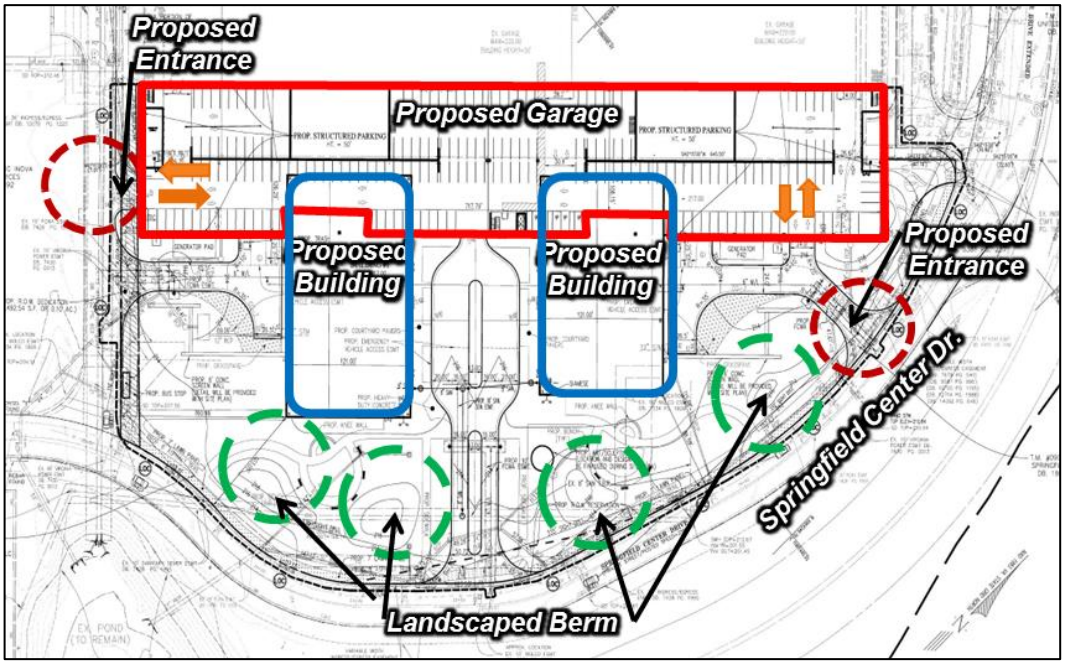
Figure 5: Proposed Phase 1, Option 2 Elevations, Source: Applicant

PCA/FDPA 2011-LE-022 (Phase 2, Option 2)

Description of the Conceptual/Final Development Plan Amendment (CDPA/FDPA) (copy included at the front of the report

The CDP/FDPA titled: "Metro Center II Phase II" submitted by Urban LTD. consisting of 29 sheets dated February 2011 as revised through June 17, 2015, is reviewed below.

The applicant, Springfield Metro Center II, LLC and Springfield 6601 LLC, requests an amendment to the proffers and Conceptual/Final Development Plan (CDP/FDP) for this 6.28 acre site zoned PDC. The applicant has submitted this PCA on the Phase 2 site to shift 126,800 square feet (SF) of previously approved GFA from Phase 2 to the aforementioned Phase 1 to accommodate an anticipated government agency. This density shift will decrease the previously approved GFA from 517,600 SF to 390,800 SF. This density shift and resulting site layout are considered Option 2 of Phase 1. If the shift in density does not occur between Phases 1 and 2, the applicant seeks to retain the originally approved layout and density allocation between the phases (Option 1). Again, only one development option will be constructed.



If implemented, Option 2 will decrease the previously approved floor area ratio (FAR) in Phase 2 from 1.89 FAR to 1.43 FAR. The area proposed for the reduced GFA will be accommodated by reducing the height of the buildings.

Figure 6: Proposed Phase 2, Option 2 Site Layout, Source: Applicant

If Option 2 is implemented, the applicant anticipates removing three floors from Building #1, as originally approved, and two floors from Building #2, as originally approved, for an effective building height of 114 feet and 126 feet, respectively. The applicant will also reduce the height of the parking garage by one level. However, the applicant has not committed to depicting these changes on the Conceptual/Final Development Plan Amendment (CDP/FDPA), noting that the height may fluctuate based on the building materials and final building design. Under Option 2, the applicant proposes no changes to the approved setbacks, footprint or location of the previously approved office buildings and parking garage. As stated, approximately 37 percent of the site will contain open space. Parking will continue to be provided in a parking garage on site, which will decrease from 1,374 parking spaces to 1,017 parking spaces. Landscaping is proposed along Springfield Center Drive and in between the proposed buildings.

Under the Option 2 layout of Phase 2, the front of the proposed office buildings will continue to be located between 86 feet and 103 feet from Springfield Center Drive. The office buildings will continue to be integrated into the parking garage. Employees parking in the garage will access the rear of the building from the parking garage.

The parking garage has an access point from the northern portion of Springfield Center Drive while the southern access for the garage is entered from the access street that also serves the community college. There are loading spaces located on the northern and southern portions of the buildings that are screened with landscaping. The parking garage will be partially screened by a planted wall and will be located 20 feet from Springfield Center Drive until the road is realigned to the north, at which time it will be accepted as a public street. Option 2 continues to provide for a network of sidewalks on the site and a potential area for

public art. The public art is proposed to be located on the far eastern edge of the development.

Stormwater management and best management practices will continue to be provided as originally anticipated via an offsite pond and storm filter. The applicant has an approved Stormwater Ordinance Determination (9990-SWOD-002-1) and is subject to the grandfathering provisions of Chapter 124-1-12.A of the Fairfax County Code.

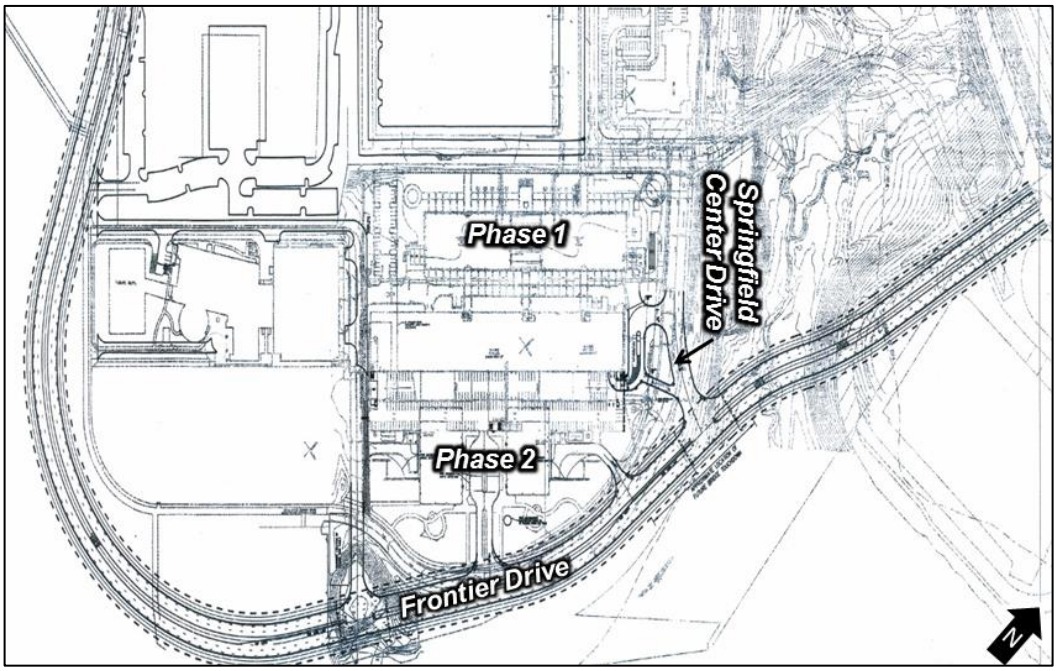


Figure 7: Proposed Frontier Drive Realignment in Phase 2, Source: Applicant

The depiction to the left is the possible extension of Frontier Drive from the Metrorail Station to Springfield Center Drive. This alignment would move the road farther from the proposed buildings. This previously agreed upon alignment assumes a 116 foot cross section per the Comprehensive Plan and will accommodate four lanes of traffic with a median, bike lanes, parking on both sides of the street and an 8-foot wide sidewalk on both sides. The existing two lane Springfield Center Drive will remain until Frontier Drive is extended by others.

The proposed alignment of Frontier Drive will cause the removal of the existing off-site stormwater management pond; however, there appears to be adequate room to re-establish the pond in the general area indicated on Sheet 24 of the CDPA/FDPA at such time as Springfield Center Drive is removed.

The illustration below depicts the previously approved Option 1 in Phases 1 and 2. The applicant has provided revised illustrations of the proposed Option 2 building in Phase 1 (as depicted in Figure 4) but has not provided a revised illustration of Phase 2 with the reduced building heights.

Figure 8: Proposed Elevation, Source: Applicant

In total for Phases 1 and 2 (15.64 acres), this Option 2 will contain a maximum of 991,600 SF in three office buildings and an additional maximum of 66,120 square feet of cellar space in Phase 1. There is no increase in total square feet over that previously approved in 2012.

Land Use Analysis (Appendix 8)

Use and Intensity

The proffered condition amendment (PCA) applications are to permit an option to shift previously approved gross floor area (GFA) from Phase 2 to Phase 1 and subsequent site modifications (known as Option 2). As previously noted, the applicant also seeks to retain the previously approved development options, approved in 2012 and known as Option 1, in the event the anticipated government tenant does not move to the subject site. No increase in overall density is proposed as a result of these PCAs; therefore, there is no increase in use or intensity with either development option

As described above, in order to accommodate the additional GFA in Phase 1, the applicant will be building in between the two previously approved office buildings and increasing the footprint of the building by one foot. The height of the parking garage will also increase to accommodate additional parking spaces necessitated by the additional GFA. The applicant is not proposing significant changes to the site design for the Phase 2 buildings, other than to reduce the proposed height of the buildings and parking garage to accommodate the reduction in GFA.

The proposed applications are intended to accommodate office and accessory retail space for a possible government tenant in Phase 1. The anticipated tenant requires a minimum of 600,000 square feet (SF) of GFA, to include 14,000 SF of accessory retail serving the proposed employees. This accessory retail will be located in the first floor of the parking garage as noted. The applicant is continuing its previous proffer commitment to provide a

minimum of 5,000 SF of accessory uses in either the Phase 1 or Phase 2 buildings, which may include personal service establishments, sundry shops, a banking center, eating establishments and retail space, if there is market demand. It should be noted that if the anticipated government agency moves into the Phase 1 building, the 5,000 SF of accessory uses will be met via the provision of the 14,000 SF of accessory retail. Due to security restrictions which the anticipated government tenant may require in Phase 1, this retail will likely be inaccessible to employees in Phase 2.

Transit Oriented Development (TOD) & Urban Design and Streetscape Criteria

Development within the Franconia-Springfield Transit Station Area is subject to the TOD Criteria in the Comprehensive Plan and is a specific condition of any development proposed in Phase 2 on the eastern side of the sites. The TOD design guidelines encourage creating a vibrant mixed-use center serving the areas in proximity to the transit station, creating a pedestrian-focused sense of place, minimizing impact of parking structures, providing a grid of safe and attractive streets, and high quality open space.

The Option 1 layouts for the Phase 1 and Phase 2 developments were previously approved by the Board of Supervisors. In light of these previous approvals and the fact that the applicant seeks only to reallocate previously approved density with no increase in density or significant re-design of the site, staff did not re-review the application against the TOD criteria or streetscape guidelines. No change is proposed to the previously approved setbacks, building facades, open space or public art. However, there are two minor changes discussed below.

The urban design and streetscape guidelines for the Franconia-Springfield Transit Station Area (TSA) are intended to provide high quality design and an attractive and pedestrian-oriented streetscape. Springfield Center Drive is categorized as a collector street in the TSA plan, which should be designed with a 116-foot wide right of way that includes bicycle lanes and on-street parking on both sides of the street, as well as a center median and two travel lanes in each direction. The previously approved layouts had provided for this cross-section for the portion of Springfield Center Drive which will be the extension of Frontier Drive and will continue with this application. Additionally, under the most recently approved applications (PCA 1998-LE-06402, PCA 2008-LE-015, RZ 2011-LE-022), the applicant proffered a 73-foot cross section of Springfield Center Drive west of the future intersection of Frontier Drive connecting to Joseph Alexander Road. Due to topographical constraints and security requirements for the anticipated government tenant in Phase 1, the applicant is now proposing a 70-foot wide cross-section on Springfield Center Drive. This section will provide for two 11-foot wide lanes of traffic in each direction, sidewalk and buffer but will not accommodate the on-street bicycle lanes or parking. Both VDOT and FCDOT are in acceptance of this 70-foot wide cross section and 11-foot wide travel lanes. In the event that the government agency does not select the site, the applicant will continue to provide a 70-foot wide cross section in lieu of the 73-foot wide cross section previously proffered in 2012.

A second change to the Phase 1 plan from a streetscape guideline perspective is the proposed 8-foot tall security fence surrounding the site. The previously approved Phase 1 plan contemplated security features approximately 3-feet tall. In order to address the security needs to the anticipated government tenant, the applicant now proposes an 8-foot tall security fence with both development options (Option 1 and 2). While the applicant has not committed to including a detail of the proposed security fence in the proffers or on the GDP, an elevation is included in this staff report for reference.

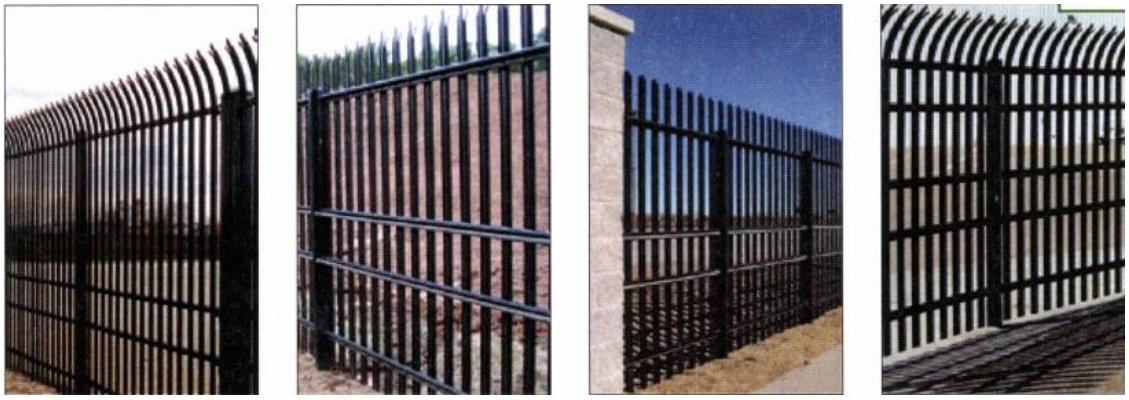


Figure 9: Proposed Security Fence, Source: Applicant

Environmental Analysis

The western portion of the site is vacant and devoid of any significant environmentally important features. The eastern portion of the site is developed with a warehouse facility and also does not contain any environmentally important features. The sites do not contain a significant stand of trees, floodplain, resource protection area or environmental quality corridor.

Green Buildings

The Comprehensive Plan provides specific energy efficiency guidelines for these sites and specifically for Phase 2 where, the Plan states: “Provision of environmental elements into the design, including buildings designed to meet the criteria for LEED Silver green building certification.” The applicant has continued to provide proffers for both Phases 1 and 2 for achieving LEED-Silver certification through the core and shell rating system. Staff notes that the applicant is also continuing to provide for a recharging station within the Phase 2 parking garage for electric vehicles.

Transportation Analysis (Appendix 9)

Phase 1 Density Shift

The proposed shift of 126,800 SF from Phase 2 to Phase 1 would add an additional 139 AM peak, 142 PM peak and 846 daily trips to the Phase 1 development and reduce the number

of trips associated with the Phase 2 development. No increase in the previously anticipated 3,300 total net new trips is anticipated.

Due to the shift in GFA, Fairfax County Department of Transportation (FCDOT) staff requested the applicant commit to shifting the two proffered signal warrant studies to Phase 1. The applicant has shifted the signal warrant study for Loisdale Road and Metropolitan Center Drive to Phase 1.

FCDOT staff also requested the applicant shift the Loisdale Road and Springfield Center Drive signal warrant study to Phase 1. Per the applicant's traffic analysis, the peak hour signal warrant is not met for Phase 1 for the Loisdale Road/Springfield Center Drive intersection and likely would not be met for the eight and four hour warrants. In regard to the intersection delay, the traffic analysis for Phase 1 only showed an acceptable level of service "E" on Springfield Center Drive. As a result, the applicant's traffic operations analysis supports a signal warrant analysis at Springfield Center Drive under Phase 2.

FCDOT expressed concerns with the applicant's traffic operations analysis and as such, strongly recommended that the applicant shift the Loisdale Road and Springfield Center Drive signal warrant study to Phase 1 for the following reasons. First, the applicant is proposing to construct 61 percent of the permitted density in Phase 1. Next, the afternoon peak hour warrant is very close to meeting the threshold for a signal at Loisdale Road and Springfield Center Drive. Finally, though the warrants were done using the standard methodology (future volume forecasts plus trips generated by the proposed site), actual volumes may differ upon completion of the proposed site. Since traffic in the vicinity of this application is very sensitive to the often-changing context, actual traffic volumes may meet the signal warrant threshold at Phase 1. In light of these reasons, FCDOT staff felt the signal warrant commitment for Loisdale Road and Springfield Center Drive should be included in Phase I since such a commitment would provide a mechanism by which to mitigate any unacceptable traffic operations resulting from Phase 1 in anticipation of the changing/increasing traffic that cannot be captured using trip generation at this time.

In response to these concerns, the applicant has now modified their proffers to provide an option for a signal warrant study for this intersection with both Phase 1 and Phase 2. Specifically, the applicant will submit a signal warrant study for VDOT's review and approval within twelve months after the issuance of the first non-residential use permit (non-RUP) for Phase 1. The applicant will install this signal, if warranted. In the event it is not warranted, then the applicant will conduct a second warrant study within six (6) months of eight-five (85%) occupancy of the Phase 1 building to determine whether a signal is warranted at that time. Should a signal not be warranted at that time, under the proffer, the applicant would have no further obligation for this signal for Phase 1 At the time of Phase 2, the applicant would resubmit a signal warrant study for this intersection in the event a signal has not already been installed.

Staff believes this revised timing for the warrant studies provides an improvement to the applicant's transportation commitments as it allows both of the traffic signals to be installed at an earlier time frame, if warranted. In the event the Loisdale Road and Springfield Center

Drive is not warranted with Phase 1, there is still a mechanism in place to determine if it is warranted with Phase 2.

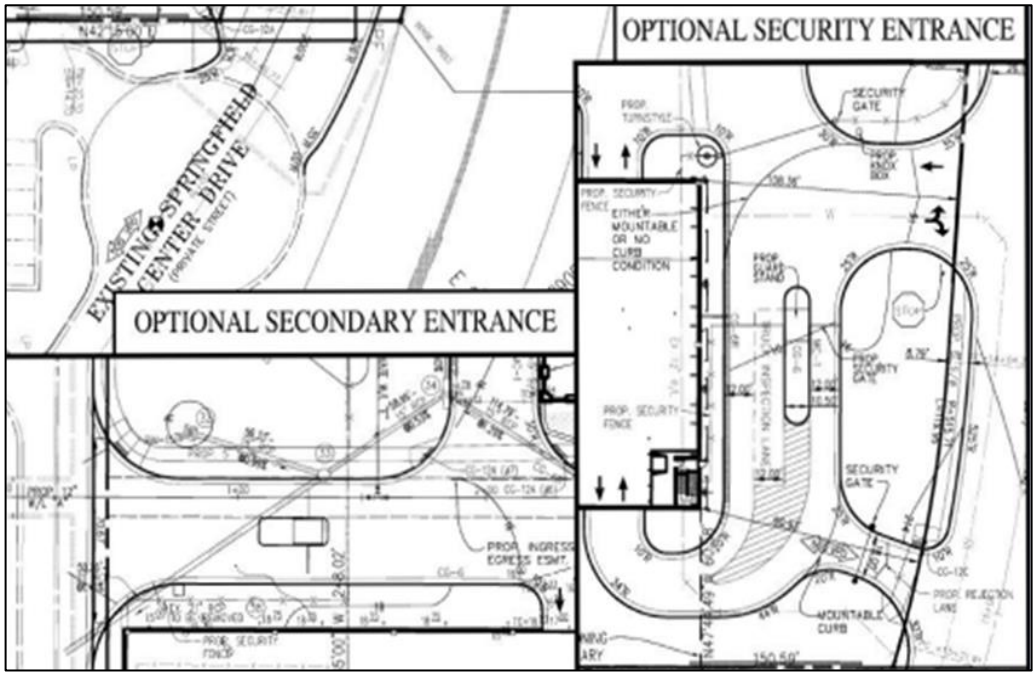
Entrances

In response to standards required by the anticipated government tenant, the applicant has continued to reflect a primary and secondary entrance, as well as a guard stand and security gates at both entrances. At this time, the applicant does not know if both entrances will be required. The secondary entrance has been shown as an option in the event trip generation mandates its operation and to avoid the need for a PCA. County staff initially expressed concern regarding the potential for queuing conflicts onto Springfield Center Drive due to the proposed security features. The applicant has stated that the security gate is not anticipated to create queuing conflicts, as all employees will have pre-clearance to enter the site and will be waved in without being stopped. At the same time, the applicant has also noted that these gates cannot remain permanently open due to potential security threats. While the anticipated government tenant may have the flexibility to leave the gates open during peak operating hours, such flexibility will be subject to the security levels in place. For that reason, the applicant has committed to completing an operational analysis of the access operations on Springfield Center Drive at such time as Frontier Drive is extended and to make any changes determined to be required by the analysis (including constructing the proposed second entrance), if any. As Springfield Center Drive will remain private until such time Frontier Drive is extended and the operational analysis is completed, staff is satisfied that this issue is adequately addressed.

Accommodation of the Extension of Frontier Drive

During the review of RZ 2011-LE-022, the County and applicant had extensive conversations regarding the ultimate alignment and cross-section for the Frontier Drive extension. The agreed upon cross-section accommodates 116 feet, as called for in the Comprehensive Plan, and minimizes environmental impacts and costs for fill and possible structures across the environmentally sensitive area to the east. No changes to this alignment are required or anticipated.

During review of these concurrent applications, the Virginia Department of Transportation (VDOT) expressed concerns that the section of Springfield Center Drive to the west of the Frontier Drive intersection is not designed to be a public street. The street is currently private and will remain so until: (1) Metropolitan Drive is improved as a public road from Loisdale Road and (2) Frontier Drive is extended as a public road. At that time, the small segment of Springfield Center Drive in front of the applicant's site will become the connector between Metropolitan Drive and Frontier Drive, as well as a public street. As such, VDOT had originally requested this segment of Springfield Center Drive to be increased from a 70 foot to 73 foot right-of-way to accommodate two lanes of traffic and a sidewalk in each direction. However, due to topographical constraints and security requirements for the anticipated agency in Phase 1, the applicant is now proposing a 70-foot cross section on Springfield Center Drive as discussed earlier in the Land Use Analysis. Both VDOT and FCDOT have accepted the reduced cross section.



VDOT staff also expressed concern that when this small segment of Springfield Center Drive becomes a public street, the proposed Phase 1 entrance onto Springfield Center Drive will not meet intersection separation requirements.

Figure 10: Proposed Optional Entrances, Source: Applicant

The applicant and staff met with VDOT and determined that this entrance may remain in the interim condition. However the applicant has proffered that prior to construction of the Frontier Drive extension, to complete an operational analysis (OA) to determine if the Phase 1 entrance can remain as shown or if it needs to be relocated or closed. The applicant has provided an optional security entrance in the event the OA requires relocation of the entrance to avoid the need for a PCA (Figure 10). With this proffer, this issue has been resolved.

Previous Proffered Improvements

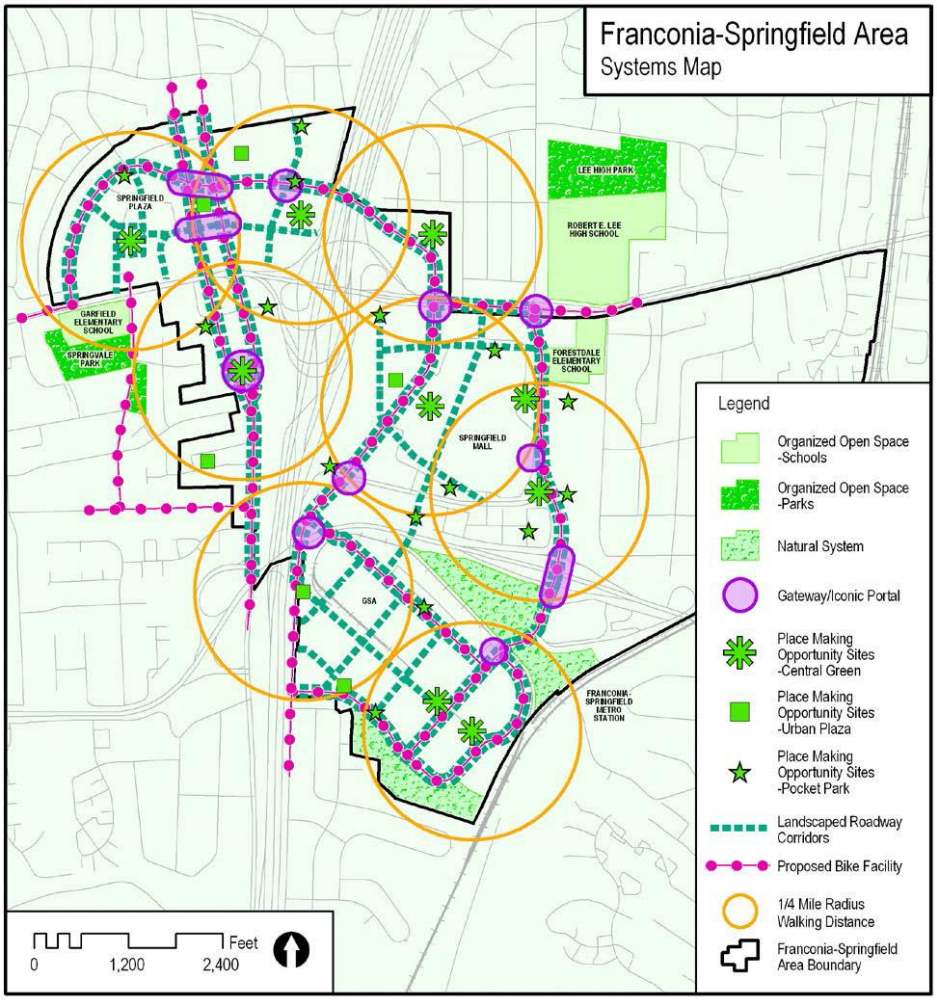
In conjunction with the previous applications, the applicant proffered a number of improvements to the transportation network that remain with these concurrent applications. A list of these commitments is provided below:

- Reserving a half-section for a roadway between the subject property and the Northern Virginia Community College and INOVA parcels to the south;
- Accommodating a roadway between the subject property and the General Services Administration (GSA) site to the west;
- Providing the connection of Springfield Center Drive to the north and pedestrian improvements along the site;
- Proffering to Fairfax County's Transportation Demand Management (TDM) Guidelines goal of 30 percent for both sites;
- Providing for an animated and active streetscape, on-street parking, pedestrian walkways and landscaping along the street;

- Providing for a cross section of Frontier Drive extended that is consistent with the Comprehensive Plan recommendation and provides for on-street parking and pedestrians pathways in the ultimate condition. The interim conditions will provide for the sidewalk connections but not the on-street parking. The applicant will be providing for landscaping along the streets;
- Providing for storefront features on the eastern façade of the Phase 2 buildings to provide visual interest;
- Providing for a shuttle bus;
- Proffering to the construction of the extension of Springfield Center Drive;
- Installing two traffic signals, if warranted;
- Providing right-of-way for Frontier Drive extended;
- Proffering a total monetary contribution of $613,388 towards off-site improvements, including general transportation improvements, the pro-rata impact for a second westbound lane on Loisdale Road onto southbound Fairfax County Parkway and exclusive northbound right turn lane from Fairfax County Parkway onto eastbound Loisdale Road; and
- Proposing a contribution of $517,600 in Phase 2 for several transportation improvements within two miles of the subject property.

Park Authority Analysis: (Appendix 10)

The site proposes two recreation areas of at least 1,000 square feet each within the office buildings proposed in each phase; however, employees will need access to additional active recreation areas. The Fairfax County Park Authority (FCPA) requested a contribution of $162,216 ($0.27 per square foot for the Phase 1 600,800 square foot office building) for the development of recreational facilities at one or more park sites in the area. While there is no increase in total GFA between the two phases, the applicant has increased their proffer contribution to provide $40,000 with the first building permit application for either Phase 1 or Phase 2 and $22,000 with the final building permit application for either Phase 1 or Phase 2 for construction or enhancements at the Lee District Park. While FCPA staff would prefer a higher contribution to park development, the applicant's proffer is an increase of $12,000 over that previously proffered in 2012.



The Comprehensive Plan identifies Phase 2 for a Place Making Central Green, which should include features such as plazas, gathering places, amphitheater, performance spaces, special landscaping, fountains, sculptures and street furniture. FCPA requested that a portion of the site be developed with a Common Green Park that incorporates urban park facilities. The site layout continues to provide for a plaza, a place for public art and walking paths on the site with a public access easement.

Figure 11: Franconia-Springfield Area Systems Map, Source: Comprehensive Plan

Public Facilities

Stormwater Analysis (Appendix 11)

There is no resource protection area (RPA) or floodplain on the subject properties, nor are there downstream drainage complaints on file. The applications simply request a shift in GFA; no increase in the overall GFA is proposed. The applicant has obtained an approved Stormwater Ordinance Determination (9990-SWOD-001-1 and 9990-SWOD-002-1) for both phases and is subject to the grandfathering provisions of Chapter 124-1-12.A of the Fairfax County Code.

Regarding Phase 1, the applicant proposes a slight increase in open space with the new layout. As stated, stormwater management and best management practices (SWM/BMP) will continue to be provided via an infiltration vault and infiltration trench. Regarding Phase 2, the applicant proposes open space in excess of the minimum requirement and a decrease in

impervious area from the current conditions. For SWM/BMP, the site proposes to use an existing off-site stormwater management pond. This off-site pond may be disturbed with the extension of Frontier Drive and as such, the applicant has depicted a potential relocation area for the pond if it is disturbed. For Phase 2, the applicant continues to proffer to provide for at least one cistern on site for landscape irrigation. The applicant will also investigate the feasibility of additional low impact design methods after the existing buildings are removed (at which time the applicant has the ability to further test the soils).

Sanitary Sewer Analysis (Appendix 12)

The property is located in the Long Branch (M-6) watershed and would be sewered into the Noman Cole Pollution Control Plant. The existing 10-inch line located in the street is adequate for the proposed use at this time. The system has adequate capacity for the proposed development.

Fire Marshal's Office Analysis

The Fairfax County Fire Marshal's office provided comments on the current applications. The majority of these comments were related to minimum plan submission requirements, emergency access and movement on site and compliance with current Public Facilities Manual requirements. The applicant has generally addressed the Fire Marshal's comments on Phase 1. However, the Fire Marshal has a number of outstanding concerns regarding the layout and emergency access for Phase 2, which may require redesign of the site or code modifications. While the Fire Marshal's concerns are items that will need to be addressed at time of site plan, staff has made the applicant aware of the Fire Marshal's comments. In the event the applicant cannot resolve these issues at site plan or obtain the required modifications, a redesign of the site may be required, which will require a Proffered Condition Amendment.

Water Service Analysis (Appendix 13)

The property is located in the service area of the Fairfax County Water Authority. Adequate domestic water service is available from an existing 8-inch and 12-inch mains located at the property. Depending on the configuration of the onsite water mains, additional water main extensions may be necessary.

Urban Forest Management Division (Appendix 14)

Staff from the Urban Forest Management Division (UFMD) reviewed the revised plans and the majority of the comments related to compliance with current Public Facilities Manual requirements, reflecting accurate onsite conditions and clarifying tree cover and interior parking lot calculations. The applicant has addressed these comments for Phase 1 and Phase 2.

ZONING ORDINANCE PROVISIONS (Appendix 15)

The applicant is seeking to revise the site layout to accommodate a shift in density from Phase 2 to Phase 1. The applicant is also seeking to retain the option to construct the site layouts previously approved.

Maximum Density/Bulk Regulations (Phase 1, Option 2)

Bulk Standards C-4 (PCA 2008-LE-015-02 and PCA 1998-LE-064-03)		
Standard	**Required**	**Provided**
Lot Size	40,000 SF	9.36 acres
Lot Width	200 feet	>200 feet
Front Yard	25 ABP, not less than 40 feet (a building of 120 feet in height requires a 83.89 foot setback)	No building is closer than 83.89 feet to property boundary. (Building cannot be connected to garage, garage is 0 feet from rear yard line)*
Side Yard	No requirement	No requirement
Rear Yard	20 ABP, not less than 25 feet	0 feet (garage)
Building Height	120 feet	120 feet
FAR	1.65 (672,740 SF)	1.47 (600,800 SF)
Open Space	15%	30.55% (2.82 acres)
Tree Cover	10%	10% (40,875 SF)
Loading Spaces	6	6
Parking Spaces	1,698	1,870
Transitional Screening	TS 1 required adjacent to multi-family development to the west	Modification Requested
Barrier	Barrier required adjacent to multi-family development to the west	Modification Requested

**If the building and parking structure are structurally connected, the garage becomes a part of the office building, i.e. the principal structure, and setback would apply to parking structure as well as office building.*

Standards for all Planned Developments (Sect. 16-100) (Phase 2, Option 2)

Section 16-101 contains six general standards that must be met by a planned development (in this case, PCA/FDPA 2011-LE-022). Section 16-102 contains three design standards to which all Conceptual and Final Development Plans are subject. The standards are summarized below and included in Appendix 15.

Sect. 16-101, General Standards

The general standards require that the planned development conform with the Comprehensive Plan, achieve the purpose and intent of the planned development, address the efficient use of available land and protect environmental features, prevent injury to the use and value of adjacent properties, have adequate public facilities and provide linkages between internal and external facilities.

As discussed under the Land Use Analysis section above, staff has determined that this standard has been satisfied. The PDC District was established to encourage the innovative and creative design of commercial development. The site is developed with a warehouse facility and parking. There are no significant natural features on-site. The adjacent site to the west is part of the coordinated office development. In regards to Phase 2, the maximum density of 517,600 SF and site layout has been previously approved by the Board of Supervisors. With these concurrent applications, the applicant is proposing to shift previously approved GFA from Phase 2 to Phase 1 with no increase in total GFA overall. Though there will be less density on Phase 2 under Option 2, as noted, no redesign of the previously approved site layout is proposed. The proposed development would continue to facilitate redevelopment of the area and does nothing to injure the value of adjacent properties. The public facilities are adequate for the proposed development. The development will provide for road and pedestrian connections for the improvement of the area.

Sect. 16-102, Design Standards

The design standards specify that the peripheral yards should generally conform to the setbacks for the most similar conventional district, provide for adequate parking, and street system.

The C-4 (High Intensity Office) District would be most similar to the PDC District. The C-4 District requires 40 foot front yard and 25 foot rear yard setbacks. The office building is 86 feet from the right-of-way. The parking garage is 20 feet from the right-of-way and there is no setback for the rear yard. The adjacent C-4 site is requesting a waiver to allow the parking garage to be located on the lot line with the PDC parking garage. The parking spaces are provided in accordance with the Zoning Ordinance. The applicant has requested a reaffirmation of a modification of the loading space requirement and staff has no objection. The applicant has previously provided for a pedestrian and shuttle bus connection to the Metrorail via Joseph Alexander Road. In addition, the applicant is committing to the extension of Springfield Centre Drive and pedestrian improvements.

Modifications/Waivers – PCA 1998-LE-064-03 and PCA 2008-LE-015-02

Rear Yard Requirement

The applicant requests a reaffirmation of a waiver of the rear yard requirement of 20° angle bulk plane (ABP), but not less than a minimum of 25 feet in accordance with Section 2-418 of the Zoning Ordinance. No rear yard is proposed under the Option 2 site layout nor was a rear yard proposed under the previously approved site layout (Option1). In accordance with Section 2-418 of the Zoning Ordinance, a waiver of the setback requirements may be appropriate when there are specific Design Guidelines for an area in the Comprehensive Plan and the property is near a transit facility. The property is subject to the Urban Design and Streetscape Guidelines for the Franconia-Springfield Area, which calls for the use of structured parking not visible from vehicular and pedestrian thoroughfares. The property is also within a ¼ to ½ mile of the Joe Alexander Transportation Center, which is a major transit facility in this part of the County. Staff supports the requested waiver.

Transitional Screening and Barrier Requirement

Per Paragraphs 3 and 5 of Section 13-305 of the Zoning Ordinance, the applicant requests a reaffirmation of the waiver of the barrier requirement and modification of the transitional screening yard to the west adjacent to the multi-family dwellings to provide the landscaping as depicted on the GDP. In order to accommodate the additional GFA with Option 2, the applicant proposes to build in between the two previously approved buildings, expand the building footprint by one foot and increase the height of the parking garage from 42 feet to 60 feet. The proposed landscaping is generally consistent with that previously approved and no other changes to the previously approved landscaping are proposed other than to address interior parking lot landscaping requirements. Staff supports the proposed modification and waiver.

Maximum Height of a Fence in a Front Yard

The applicant requests a modification of the maximum height of a fence in a front yard per Paragraph 3B of Section 10-104 of the Zoning Ordinance to permit an 8-foot high security fence in the front yard under both the Option 1 and 2 layout. The applicant has designed the Phase 1 site to accommodate a proposed government agency with specific security requirements, which necessitates the proposed fence height. As such, staff supports the proposed modification request to permit an 8-foot high fence.

Tree Preservation Target Requirements

Pursuant to Section 12-0508 of the Public Facilities Manual (PFM), the applicant has requested a deviation to the tree preservation target requirements noting that meeting the tree preservation target would require the preservation of trees that do not meet standards for health and structural condition. This deviation was previously granted with the associated site plan (9990-SP -006-2). Staff from the Urban Forestry Management Division has reviewed the request and supports the applicant's request for a deviation and plan to meet the tree canopy

requirements with new landscaping shown on the GDP. Therefore, staff supports the requested deviation.

Modifications/Waivers – PCA/CDPA/FDPA 2011-LE-022

Loading Space Requirement

The applicant requests reaffirmation of a modification of the loading space requirement to allow four spaces instead of the required five spaces by Paragraph 15 of Section 11-202 of the Zoning Ordinance. In staff's opinion, the reduction of one loading space would have no adverse impact on the site. Staff supports the proposed modification.

Floor Area Ratio

The applicant requests the Board of Supervisors reaffirm the previous request to increase the maximum floor area ratio (FAR) from 1.5 to 1.89 in accordance with Section 6-208 of the Zoning Ordinance in order to allow the previously approved Option 1 layout to be retained. The Comprehensive Plan does support a 2.0 FAR for the site. The Zoning Ordinance allows the Board to approve a 2% increase in FAR for every additional 1% increase in open space. The previously approved development is a 27% increase of the FAR (107,265 square feet); however, the applicant has provided for a 160% increase in open space (1.44 acres). The proposed intensity is in accordance with the guidance of the Comprehensive Plan. For these reasons, staff supports the continued increased FAR of 1.89 for Option 1.

Transitional Screening and Barrier Requirement

Per Paragraph 11 of Section 13-305 of the Zoning Ordinance, the applicant requests a reaffirmation of the waiver of the barrier requirement and modification of the transitional screening to the east across the Metro lines and railroad tracks to that shown on the CDPA/FDPA. Specifically, the Zoning Ordinance requires transitional screening and barriers along this property line to screen the single-family detached dwellings on the other side of the rail lines. The proposed landscaping remains consistent with that previously approved. As such, staff supports the proposed modification and waiver.

Tree Preservation Target Requirements

Pursuant to Section 12-0508 of the PFM, the applicant has requested a deviation to the tree preservation target requirements noting that meeting the tree preservation target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance. The applicant did not propose any areas of tree preservation on the previously approved application. Staff from the Urban Forestry Management Division has reviewed the request and continues to support the applicant's request for a deviation and plan to meet the tree canopy requirements with new landscaping shown on the CDPA/FDPA. Therefore, staff supports the requested deviation.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The subject properties and layouts have been previously approved by the Board of Supervisors for office development at an intensity proposed by the Comprehensive Plan. With these applications, the applicant proposes to shift previously approved density from Phase 2 to Phase 1 with no increase in the overall intensity. The applicant has also shifted the previously proffered signal warrant studies from Phase 2 to Phase 1 due to the density shift. Overall, staff finds that the proposed applications are in harmony with the Comprehensive Plan and in conformance with the Zoning Ordinance.

Recommendations

Staff recommends approval of PCA 2008-LE-015-02 and PCA 1998-LE-064-03, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends that the Board of Supervisors direct the Director of DPWES to approve the requested deviation of tree preservation target requirements in favor of what is shown on the GDP.

Staff also recommends approval of the following waivers and modifications:

- Reaffirmation of a waiver of the rear yard requirement of 20° angle bulk plane (ABP), but not less than a minimum of 25 feet in accordance with Section 2-418 of the Zoning Ordinance.

- Reaffirmation of a waiver of the barrier requirement and modification of the transitional screening yard requirement to the west to that shown on the GDP.

- Modification of the maximum height of a fence in a front yard per Paragraph 3B of Section 10-104 to permit an eight foot high security fence in the front yard as depicted in the Option 2 site layout of the GDP.

Staff recommends approval of PCA 2011-LE-022, subject to the execution of proffers consistent with those contained in Appendix 2.

Staff recommends approval of FDPA 2011-LE-022, subject to the proposed development conditions contained in Appendix 3 and the Board of Supervisors approval of PCA 2011-LE-015.

Staff recommends that the Board of Supervisors direct the Director of DPWES to approve the requested deviation of tree preservation target requirements in favor of what is shown on the CDPA/FDPA.

Staff also recommends approval of the following waivers and modifications:

- Reaffirmation of the previously approved modification of the loading space requirement to allow four spaces instead of the required five spaces by Paragraph 15 of Section 11-202 of the Zoning Ordinance.

- Reaffirmation of an increase in the maximum floor area ratio from 1.5 to 1.89 for Option 1, in accordance with Section 6-208 of the Zoning Ordinance.

- Reaffirmation of a previously approved waiver of the barrier requirement and modification of the transitional screening yard requirement for the eastern portion of the site to that shown on the CDPA/FDPA.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Draft Proffers for PCA 1998-LE-064-03 and PCA 2008-LE-015-02
2. Draft Proffers for PCA 2011-LE-022
3. Draft Development Conditions FDPA 2011-LE-022
4. Affidavits
5. Statements of Justification
6. PCA 2008-LE-015/PCA 1998-LE-064-02/RZ/FDP 2011-LE-022 Proffers and GDP
7. Comprehensive Plan
8. Land Use Analysis
9. Transportation Analysis
10. Park Authority Analysis
11. Stormwater Review
12. Sanitary Sewer Review
13. Water Service Review
14. Urban Forest Management Division Analysis
15. Applicable Zoning Ordinance Provisions
16. Glossary of Terms

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Department of Planning & Zoning
JUN 24 2015
Zoning Evaluation Division

Approved

DRAFT PROFFERS

Springfield Parcel C LLC and Springfield Metro Center II, LLC

PCA 1998-LE-064-3
PCA 2008-LE-015-2

June 22, 2015

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Springfield Parcel C LLC and Springfield Metro Center II, LLC, (hereinafter referred to as the "Applicants"), for themselves, successors and assigns in PCA 1998-LE-064-3 and PCA 2008-LE-015-2, filed for property identified as Tax Map 90-2 ((1)) 56C (part) and 90-4 ((1)) 11B part (hereinafter referred to as the "Application Property") hereby proffer that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves PCA 1998-LE-064-3 and PCA 2008-LE-015-2. These proffers shall supersede and replace all previously approved proffers applicable to the Application Property.

1. GENERALIZED DEVELOPMENT PLAN

   a. Subject to the provisions of 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the generalized development plan ("GDP") consisting of twenty-nine (29) sheets, prepared by Urban, Ltd., dated October 2014 and revised through June 17, 2015.

   b. Subject to the provisions of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicants reserve the right to modify the layout shown on the GDP at time of site plan based on final engineering and design provided that there is no decrease in the amount or location of open space or landscaping as shown on the GDP. Should tenant requirements not include a minimum setback, or should Department of Defense setback requirements be reduced, the Applicants shall consider a reduction in those setbacks as shown on the GDP. The distances to peripheral lot lines may be decreased, but to no less than minimum Zoning Ordinance requirements, without necessitating approval of a proffered condition amendment. At no time shall a maximum of 600, 800 square feet of gross floor area be exceeded on the Application Property.

2. USES

   a. As shown on the GDP, the Application Property shall be permitted to be developed with office, and accessory uses. In the Applicants' sole discretion, the Application Property may be developed with either one (1) or two (2) office buildings. Option 1 shall include a maximum of 474,000 square feet of gross floor area ("GFA") and Option 2 shall include a maximum of 600,800 square feet

of GFA. With Option 2, the Applicant reserves the right to transfer office square footage between the Application Property and the property subject to PCA 2011-LE-022. Up to 126,800 square feet of GFA may be transferred from the property subject to PCA 2011-LE-022 to the Subject Property provided that the square footage permitted under PCA 2011-LE-022 shall be reduced by the amount of square footage transferred to the Application Property. In no event shall the maximum GFA for Option 2 exceed 600,800 square feet.

Accessory uses are permitted and may include, but not be limited to, a personal service establishment, sundry shop, banking center, and eating establishment to support the tenants in each building. Accessory uses shall be designed for tenant use with the intent to minimize midday vehicle trips to and from the Application Property. Among the building(s) proposed for these applications and the two (2) buildings proposed in conjunction with PCA 2011-LE-022, the Applicants shall provide a minimum of 5,000 square feet of accessory uses. If at time of final site plan submission for the last of the buildings, the Applicants can demonstrate to the satisfaction of the Zoning Administrator that they have made diligent efforts to lease a minimum of 5,000 square feet for accessory uses and those efforts have been unsuccessful in meeting the minimum square footage required under this proffer, this proffer shall be deemed satisfied and the Applicants shall have no further obligation under this proffer.

b. Cellar space, if provided, shall include a mix of uses such as the following:

(i) Unoccupied areas used by the building tenants or owners (such as restrooms, mechanical rooms, electrical rooms, janitor and building maintenance rooms, bulk storage for documents, paper and office supplies, goods and products of the building tenant or janitorial supplies);

(ii) Specialty areas used by the building tenants or owners (such as computer rooms, battery rooms, "clean rooms," security tanks, SCIF rooms, libraries, broadcast studios, mail rooms, etc.);

(iii) Simultaneous or accessory uses used by the building tenants or owners (such as conference rooms, conference centers, fitness center, employee cafeterias or canteens, employee lounges or classrooms, banking center, sundry shop); and

(iv) Offices.

c. Telecommunications facilities (building-mounted only) may be added to the building without necessitating approval of a PCA.

3. TRANSPORTATION

a. Prior to the issuance of the first Non-Residential Use Permit ("Non-RUP") for the Application Property, Joseph Alexander Road, from Metropolitan Center Drive to the Metro Access Road shall be constructed as shown on the GDP.

b. Within three (3) months of the issuance of the first Non-RUP for the Application Property, the Metro Access Road which has been constructed between Springfield Center Drive and the Joseph Alexander Transportation Center, shall be open for use to provide private and/or public shuttle bus, transit, and pedestrian access between the Application Property and the Joe Alexander Transportation Center.

c. The Applicants shall be responsible for the maintenance (repairs/snow plowing/ice removal) of the Metro Access Road. The Applicants may transfer these maintenance responsibilities to an owner/tenants association established for the maintenance of the land area identified as Land Units O and P, within the Franconia Springfield Area of the Fairfax County Comprehensive Plan ("Land Units O and P"). Prior to the issuance of the first tenant Non-RUP for the Application Property, the Applicants shall provide security to the County for the timely performance of maintenance of the Metro Access Road in accordance with a maintenance agreement (the "Agreement") executed by the Applicants and the County. In the event that the Applicants fail to timely perform maintenance on the road in accordance with the terms of the Agreement, the County shall have the right to accomplish the needed maintenance and the Applicants shall reimburse the County for the costs incurred by the County, and this duty to reimburse shall be secured by a performance bond, all in accordance with the terms of the Agreement. The Applicants' obligation for maintenance under this paragraph may be assigned or transferred to an entity comprised of owners/tenants within Land Units O and P.

d. Prior to the issuance of the first Non-RUP for the Application Property, the Applicants shall provide a road extension connecting the current Springfield Center Drive terminus directly to Joseph Alexander Road. Said road extension shall be constructed as shown on the GDP. The Applicants shall dedicate a public access easement over that portion of Springfield Center Drive that is located on the Application Property.

e. The Joseph Alexander Road construction on the Subject Property and the Springfield Center Drive Extension shall be designed and constructed to meet the requirements of the Fairfax County Public Facilities Manual and VDOT street standards to allow for future acceptance into the VDOT system for maintenance and operations, as determined by the Department of Public Works and Environmental Services (DPWES) and VDOT. Joseph Alexander Road shall be constructed within a seventy-four (74) foot right-of-way and Springfield Center

Drive shall be constructed within a seventy (70) foot right-of-way. The Applicants shall provide right-of-way dedication of these street segment areas upon demand by Fairfax County or VDOT, with coordination with the property owner identified as Fairfax County tax map 90-2 ((1)) 56B, so that the street segment areas can become a part of the public roadway network, in which case, dedication shall be made in fee simple to the Board of Supervisors.

f. A shuttle bus system in the vicinity of the Application Property has been established and will continue to operate as follows:

(i) At the time of issuance of the first Non-RUP for the Application Property, and for the benefit of all occupants, visitors, and invitees on the Application Property, and on the property which is known as Springfield Metro Center I (the property which was the subject of RZ 1998-LE-006), the Applicants shall either (a) pay to participate on an equitable basis in an area Transportation Management Association ("TMA"), i.e., TAGS or a bus circulator system, if the TMA provides shuttle bus service between the Application Property and the Joe Alexander Transportation Center or (b) if such TMA participation is not available, the Applicants shall provide, operate, and maintain shuttle bus services (including, but not limited to, mid-day service to Springfield Mall), individually or cooperatively, with the Applicant/successor-in-title of the property known as Springfield Metro Center I. Said shuttle bus service shall be coordinated with the shuttle bus obligations in the proffers governing Springfield Metro Center I, so as to allow occupants, visitors, and invitees of that property to utilize the Applicants' shuttle bus system in coordination with the shuttle bus system established pursuant to the proffers for RZ 1998-LE-006.

(ii) The shuttle buses utilized pursuant to this proffer shall have a "body-on-chassis" or equivalent design. They shall be sized to accommodate peak hour ridership under the schedule proffered herein, as determined by Fairfax County Department of Transportation (FCDOT). If these buses are part of TAGS, they shall have signage indicating that they part of the TAGS systems, through coordination with TAGS.

(iii) At a minimum, the shuttle bus service shall be available at ten (10) minute intervals during the morning peak hour period (6:30 a.m. to 9:00 a.m.) and the evening peak hour period (4:00 p.m. to 7:00 p.m.) (excluding Saturdays, Sundays, and national holidays) unless lesser hours are approved by FCDOT, based upon justification provided by the Applicants. The shuttle bus shall also operate at other off-peak intervals appropriate to occupant, visitor and invitee needs, subject to FCDOT approval. A shuttle bus stop shall be located on Joseph Alexander Road adjacent to the plaza.

(iv) If shuttle bus service is provided by the Applicants as described in i(b) above, it shall continue to be provided by the Applicants for a period of two (2) years from the date on which the first Non-RUP for the Application Property is issued unless a shuttle bus service is provided in lieu of the Applicants' shuttle bus service by an area TMA, before the expiration of two (2) years. If the shuttle bus service is provided by the TMA, the Applicants shall be a member of the TMA, until the management entity is responsible for the service. At the conclusion of this two (2) year period, the Applicants shall establish and transfer all administrative tasks of operating the shuttle service or participating in the TMA, as applicable, to a management entity authorized to coordinate transportation management for the uses on the Application Property. The management entity shall be a joint venture between the land owners of Springfield Metro Center I and II. Written notification of the creation of the management entity and the name and address of the representative of the entity, shall be provided to FCDOT and to the Department of Planning and Zoning. The transfer to the management entity shall be subject to the proviso that the level of existing service is not diminished, as determined by FCDOT. The management entity will thereafter be financially responsible for shuttle service operations and for implementing equitable assessment procedures for the users of the service. In the event that an area TMA is established to provide equivalent service as determined by FCDOT, the management entity for the uses on the Subject Property may, in lieu of providing its own shuttle service, participate on an equitable basis in the TMA for the benefit of the occupants, visitors, and invitees of the Application Property. If necessary, the Applicants shall grant bus access easements on Springfield Center Drive, Joseph Alexander Road, and/or the Metro Access Road, subject the permission of WMATA, to facilitate bus service, and enter into a bus access agreement prior to the issuance of the first tenant Non-RUP on the Application Property.

(v) For so long as the Applicants or the management entity operates the shuttle service, other properties within Land Units O and P shall be permitted to participate in the shuttle service provided by the Applicants/management entity, provided, the owners or tenants of these properties shall make equitable arrangements with the Applicants/management entity with regard to the costs of providing the service. If an interim off-street commercial parking use is established, either the Applicants or the entity that the parking serves shall provide service from the Application Property to the property that the interim parking is serving.

(vi) In the event that public transportation via a connector bus service or some other mode of public transportation is developed which renders provision

of shuttle service unnecessary, as determined by the Zoning Evaluation Division in conjunction with FCDOT and the Lee District Supervisor and the Applicants, then the shuttle bus shall be discontinued. In lieu of the shuttle, the Applicants shall contribute funds on an equitable basis that would otherwise be paid for the shuttle toward operation of a bus circulator system.

g. The Applicants shall reserve right-of-way for future dedication to Fairfax County along the western border of the Application Property extended from the intersection of Joseph Alexander Road with Metropolitan Center Drive to the southern boundary line of the property, as shown on the GDP. Said right-of-way shall be dedicated to the Board of Supervisors at no cost, upon demand by Fairfax County. The actual construction of the extension of Joseph Alexander Road southward from Metropolitan Center Drive shall be by others.

h. At time of site plan approval, or upon demand by Fairfax County and/or VDOT, whichever occurs first, the Applicants shall dedicate thirty-five (35) feet from the centerline of the existing private access road between the Application Property and property identified as Fairfax County Tax Map Reference 90-4 ((1)) 11C and 11D to the Fairfax County Board of Supervisors. The Applicant shall construct frontage improvements along the same with the face of curb set thirty (30) feet from the opposing face of curb located along Parcels 11C and 11D.

i. Within three (3) months of the completion of the construction of Frontier Drive Extended, the Applicants shall either close, relocate, or submit an Access Management Exception to VDOT for approval, and/or restrict the access to right-in/right-out for the site entrance directly northwest of Frontier Drive extended upon consultation with FCDOT and VDOT. Under no circumstances shall the Applicants be required to reconfigure or relocate the stormwater management vault as shown on Sheet 9 of the GDP if it designed to accept vehicle loadings as determined by VDOT and FCDOT.

j. Loisdale Road and Metropolitan Center Drive Traffic Signal. Within twelve (12) months after the issuance of the first Non-RUP for the Application Property, the Applicants shall submit for VDOT's review and approval, a traffic signal warrant study for the installation of a new signal at Loisdale Road and Metropolitan Center Drive. In the event that VDOT determines that a signal is necessary, then the Applicant shall design, equip, and install said signal. The Applicants shall be permitted to utilize such funds as may have been previously proffered to the County at this location by others. In the event that the signal is not deemed warranted within twelve (12) months after the issuance of the first Non-RUP, then the Applicants shall conduct a second warrant study within six (6) months of eighty-five percent (85%) occupancy of the office building if it is a single building development or within six (6) months of eighty-five percent (85%)

occupancy of building or buildings on the Application Property to determine whether a signal is warranted at that time. In the event that the signal is not warranted within six (6) months of eighty-five percent (85%) occupancy of the single or second office building, the Applicants shall contribute to the Board of Supervisors a total of twenty-five thousand dollars ($25,000.00) toward the provision of a future signal by others.

k. Loisdale Road and Springfield Center Drive Traffic Signal. Within twelve (12) months after the issuance of the first Non-RUP for the Application Property, the Applicants shall submit for VDOT's review and approval, a traffic signal warrant study for the installation of a new signal at Loisdale Road and Springfield Center Drive. In the event that VDOT determines that a signal is necessary, then the Applicants shall design, equip, and install said signal. The Applicants shall be permitted to utilize such funds as may have been previously proffered to the County at this location by others. In the event that the signal is not deemed warranted within (12) months after the issuance of the first Non-RUP, then the Applicants shall conduct a second warrant study within six (6) months of eight-five (85%) occupancy of the building or buildings to determine whether a signal is warranted within at that time. Should a signal not be warranted at that time, the Applicants shall have no further obligation under this proffer.

4. TRANSPORTATION DEMAND MANAGEMENT

a. TDM Coordinator. Within 180 days after the issuance of the first building permit for the first office building on the Application Property, the Applicants shall appoint and continuously employ a Transportation Demand Management Coordinator (the "TC"). The TC duties may be assigned to an office property manager who will implement the Transportation Demand Management ("TDM") strategies described herein. Within 120 days of such appointment, the Applicants, through the TC, shall develop and submit to FCDOT for review, a TDM Plan for the Application Property. The TDM Plan shall be implemented upon issuance of the first office tenant Non-RUP for the first office building. The TC shall notify FCDOT in writing within thirty (30) days of the appointment of the TC. Thereafter, the Applicant shall do the same within thirty (30) days of any change in such appointment.

b. TDM Plan. The TDM Plan shall consist of, but not limited to, the following elements, unless FCDOT determines that one or more of these elements are unnecessary (other substitute elements may be included upon mutual agreement between the Applicants and FCDOT):

(i) The TC shall work cooperatively with FCDOT staff to promote opportunities to enhance participation in TDM programs.

(ii) Participation in the shuttle bus program as set forth herein.

(iii) Metro maps, schedules, forms and ride sharing and other relevant transit option information shall be available to tenants and employees through a common web site, common location, or newsletter to be published at least twice a year.

(iv) The Applicants shall provide at least twenty (20) reserved parking spaces for each office building for carpools/vanpools.

(v) Secure, weather protected bicycle storage shall be provided in a location convenient to tenants, employees, and visitors.

(vi) Actively promote the use of carpooling/vanpooling, the Guaranteed Ride Home Program, Metro-Check, telework and other components of the TDM Plan. The TC will work with staff from the Fairfax County RideSources Program to exchange information. The RideSources Program will maintain a database of registered carpoolers and vanpoolers along with origin, designation, and work hours of the registered carpools/vanpools.

(vii) Employers within Springfield Metro Center II will be encouraged to allow flexible work hours for personnel. The exact policy of the implementation of flexible work hours will vary by employer and implementation shall be at their sole discretion.

(viii) The Applicants shall provide 200 SmarTrip cards, per building each with a one-time value of $25.00 to the TC at the time of the issuance of the first tenant Non-RUP for each building. The TC shall distribute the SmarTrip cards to employers to promote the use of mass transit by employees.

(ix) The TC shall administer the on-site sale of fare media with the permission of the relevant transit service providers. Fare media to be sold shall include, but is not limited to VRE, Metrorail, Metrobus, and Fairfax Connector.

(x) Prior to the issuance of the first Non-RUP on the Application Property, the Applicants shall construct a bus stop shelter proximate to the Application Property's entrance along Joseph Alexander Road, subject to review and approval by VDOT, the Fairfax Connector and/or WMATA.

c. Transportation Management Association. The Applicants shall participate in TAGS, the area's Transportation Management Association.

d. Trip Reduction Goals. The goal of the TDM Plan shall be to reduce the number of weekday peak hour vehicle trips generated by the commercial uses located within the Application Property by a minimum of thirty percent (30%) based upon the Institute of Transportation Engineers (ITE), 8th edition, trip generation rates for the applicable uses.

e. Annual Report. Beginning twelve (12) months after the issuance of the first office tenant Non-RUP for the first building on the Application Property, and annually thereafter, the TC shall prepare and submit to FCDOT a report quantifying the use of public transportation, carpooling, vanpooling, and other rideshare programs, created under the TDM Plan (the "Annual Report"). Any changes to the TDM Plan shall be highlighted in this report. The Annual Report shall be submitted to FCDOT no later than May 15 of each calendar year.

f. Monitoring. Beginning with the first year following full occupancy of the second office building or beginning the first year following full occupancy of the office building if only one building is constructed on the Application Property, and concurrent with that year's annual report, the effectiveness of TDM strategies shall be evaluated using surveys and/or traffic counts, prepared by the TC in cooperation with FCDOT. The TC shall submit to FCDOT the results of these surveys and/or traffic counts in order to determine travel characteristics and whether the required reduction in trips has been achieved. If the peak hour trip reduction goal of thirty percent (30%) has not been achieved, as evidenced by the surveys and/or traffic counts, the TC shall meet with FCDOT to review the TDM program for the purpose of identifying additional strategies and programs that may be implemented to assist in achieving the trip reduction goal. The Applicants shall have the benefit of two (2) surveys and/or counts to evaluate the effectiveness of the implemented TDM Strategies. Each of these years shall be considered a "Remedial Cycle." Based on the two (2) Remedial Cycles, the Applicants, in consultation with FCDOT, shall determine additional strategies and programs that could be implemented. These additional strategies shall be implemented by the TC for the remainder of the calendar year. If after two (2) Remedial Cycles, the trip reduction goal has not been met, then the Applicant shall pay penalties as outlined below. The surveys and/or traffic counts shall be conducted annually and submitted to FCDOT in the Annual Report from the year following full occupancy of the second office building or the year following full occupancy of the building if only one is constructed until achievement of the trip reduction goal for two (2) successive years.

g. Remedy Fund. In the event that the goal of a thirty percent (30%) peak hour reduction in trips is not met after two (2) Remedial Cycles, the Applicants shall provide a contribution in the amount of two thousand five hundred dollars and 00/100 ($2,500.00) toward measures which will directly reduce vehicle trips associated with the Application Property. Such incentives shall include, but not

be limited to, the provision of additional SmarTrip cards to employees and additional coordination with employees to promote ridesharing and increased transit use. Said contribution shall be made each year that the goal of a thirty percent (30%) peak hour reduction in trips is not reached, or for a period of five (5) years following two (2) remedial cycles, or until the Applicants and FCDOT agree to readjust the reduction percentage, whichever shall first occur. This TDM Goal may be readjusted as described herein without necessitating approval of a proffered condition amendment.

h. Continuing Implementation. The TC shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this proffer. The TC shall continue to administer the TDM Program in accordance with this proffer including the submission of Annual Reports.

i. Notice to Owners. All owners of the Application Property shall be advised of the TDM Program set forth in this proffer. The current owner shall advise all successor owners of their funding obligations pursuant to this proffer prior to purchase and the requirements of the TDM program shall be included in all initial and subsequent purchase documents.

j. Enforcement. If the TC fails to timely submit a report to FCDOT as required by this proffer, the TC will have sixty (60) days within which to cure the violation. If after such sixty (60) day period the TC has not submitted the delinquent report, then the Applicants shall be subject to a penalty of $50 per day not to exceed $18,250 for one incident. Such penalty shall be payable to Fairfax County.

5. PARKING

a. The Applicants reserve the right to provide surface parking in addition to the garage parking that shown on the GDP, as long as open space is not decreased. Surface parking shall not be provided between the front of the proposed office buildings and Joseph Alexander Road.

b. The height of the parking garage along the eastern border of the site shall not exceed an average height of sixty (60) feet. Prior to the issuance of a building permit for the parking garage, the Applicants shall conduct a noise analysis, subject to DPWES and the Environment and Development Review Branch of DPZ review and approval, to determine whether the garage wall facing the RF&P railroad line will reflect noise into the Windsor Park subdivision in excess of Zoning Ordinance standards. If it does, the Applicants shall include recognized noise attenuating materials and/or design in the design and construction of this wall of the garage.

c. The Applicants shall provide parking to meet minimum Zoning Ordinance requirements, including parking as may be required for those areas defined as cellar space.

d. The Applicants reserve the right to obtain approval of a parking reduction without necessitating approval of a PCA.

6. RECREATION

a. A minimum of 1,000 square feet of floor space shall be allocated in one or more of the office buildings to provide indoor recreational exercise facilities. If all the space is allocated to one building, this facility shall be available to occupants of both buildings, should two buildings be constructed.

b. At time of application for a building permit for the first building on either the Application Property or the property subject to PCA 2011-LE-022, whichever occurs first, the Applicants shall contribute forty thousand dollars ($40,000.00) to the Fairfax County Park Authority (FCPA) for construction or enhancements at the Lee District Park. At time of building permit application for the final building on either the Application Property or the property subject to PCA 2011-LE-022, whichever occurs second, the Applicants shall contribute an additional twenty-two thousand dollars ($22,000.00) to the FCPA for construction or enhancements at the Lee District Park.

7. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

a. The Applicants shall provide Stormwater Management (SWM) and Best Management Practices (BMP) in the locations as generally shown on the GDP. Said facilities shall be designed in accordance with the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance, unless modified by DPWES. All or a portion of the SWM/BMPs may be provided underground, on-site in a location and manner acceptable to DPWES.

b. Subject to receipt of any necessary agreements, letters of permission or easements from the property owner at no cost to the Applicants, the Applicants shall upgrade the existing pipe outfall located on adjacent property identified among the Fairfax County tax map records as 90-2 ((1)) 60. The existing outfall pipe is adequate in accordance with DPWES standards, however, the Applicants will take the following measures as permitted by DPWES and the property owner to improve the outfall:

(i) Removal of two existing trees at the end section;

(ii) Removal of trash and fallen trees from the existing channel for approximately fifty (50) feet downstream of the end section;

(iii) Installation of Class 1 rip rap around end section and fifty (50) feet downstream of end section;

(iv) Lining the existing channel with Class 1 rip rap; and

(v) Installation of an eight (8) inch tall check dam ten (10) feet from the end section to create a stilling basin at the outfall.

The rejection by DPWES and/or the property owner of one or more of the above measures shall not preclude installation of the remaining measures, if approved.

8. PEDESTRIAN CONNECTIVITY

a. Prior to site plan submission, the Applicants shall coordinate pedestrian connections with NVCC to facilitate pedestrian travel from its campus to the Metro Access Road. The Applicants shall extend the sidewalk to the common property line with NVCC based upon coordination of the location of the tie-in with NVCC. The Applicants shall diligently pursue coordination of pedestrian connections with NVCC and provide documentation in support of such efforts to DPWES, including, if applicable, documentation that the coordination was not successful. Pedestrian connections to NVCC may be modified from those shown on the GDP to facilitate pedestrian travel so long as said modifications do not degrade the pedestrian network shown on the GDP, as determined by the Department of Planning & Zoning.

b. Within sixty (60) days from commencement of construction activity on the Application Property, the Applicants shall provide a minimum five (5) foot path between the Application Property and Fairfax County Tax Map Reference 90-4 ((1)) 11D ("Parcel 11D"). A path shall be provided between the Application Property and Parcel 11D throughout the construction process. The path may be constructed of asphalt or concrete and may be relocated based on construction phasing so long as a connection between the Application Property and NVCC is maintained at all times during the construction process.

9. DESIGN

a. The principal façade building materials for the office building(s) shall consist of brick, natural stone, pre-cast concrete, or other masonry finish and glass. In addition, one or two additional accent materials (e.g., stone) may be included.

Features, such as canopies and/or awnings, shall be used to identify building entrances.

b. The building materials used for the parking garage shall be complementary to those used for the office buildings, of comparable quality, and subdued colors. The Applicants shall install a screen on the side of the parking garage adjacent to Springfield Center Drive Extension that will either be an architectural screen or be seasonally covered in vines to enhance the appearance of the garage. Prior to site plan approval, final architectural drawings shall be submitted to the Lee District Supervisor and Planning Commissioner for review for compliance with these proffers.

c. Development and landscaping of the urban plaza area and at the corner of Joseph Alexander Road and Springfield Center Drive shall be in substantial conformance with the details shown on Sheet 14 of the GDP. Prior to the issuance of the first Non-RUP, the Applicants shall construct the urban plaza and shall record a public access easement over the urban plaza area.

d. The light standards shall feature semi-cutoff shielding for street lights. Lighting standards in the plaza area and in the parking lots shall feature full cut-off shielding.

e. In the event that low level security walls, including other possible security features such as bollards, planters and/or boulders, are required by tenants as vehicle barriers, the walls and/or other security features shall be constructed of materials that are complementary to the building materials, such as brick, masonry and/or concrete that is similar to pre-cast as may be utilized on the office buildings, and designed to complement the buildings(s). The walls and other possible security features, if necessary, shall be located on the perimeter of the Application Property and shall not exceed eight (8) feet in height. The security features shall be integrated as part of an overall landscape design that will feature a mix of plantings to enhance their appearance. The design of the security plan shall not rely on the repetitive use of a single element such as continuous rows of bollards or planters. Portions of the barriers may function as hardened street furniture, including benches, lampposts, signposts, planters, etc. Fencing should be avoided and, if fencing is provided, it shall have some degree of transparency in order to mitigate the lack of integration caused by solid fencing. Prior to approval, the final site plan and any revisions shall be submitted to the Lee District Supervisor and Planning Commissioner for review for compliance with these proffers.

f. Low-level lighting, designed to provide for a safe pedestrian pathway to the Metro Access Road, shall be installed along all perimeter sidewalks adjacent to the Application Property and phased with individual building construction.

g. A crosswalk shall be provided across Joseph Alexander Road from the Application Property to the adjacent multi-family residential development as shown on the GDP and as may be approved by VDOT. Subject to any necessary letters of permission or easements at no cost to the Applicants, the Applicants shall install an accessible ramp from the street to the sidewalk.

h. The pavement elevation of the loading dock adjacent to Springfield Center Drive as shown on the GDP shall be lowered four (4) feet to minimize its appearance.

i. The design of the buildings shall not preclude future first floor retail.

j. The grade adjacent to Springfield Center Drive shall be adjusted to screen the loading area as generally shown on the GDP. Prior to the issuance of the first Non-RUP, the Applicants shall provide a plaza/seating area adjacent to Springfield Center Drive as generally shown on the GDP. Mechanical equipment, including HVAC units, shall not be installed on the top of the loading area.

10. GREEN BUILDING PRACTICES

a. The Applicants shall include a U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design ("LEED") accredited professional as a member of the design team. The LEED accredited professional shall work with the team to incorporate the current version, at the time of Applicant's registration, of LEED design elements into the project. At time of site plan submission, the Applicants shall provide documentation to the Environmental and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

b. The Applicants will include, as part of the site plan submission and building plan submission for any building to be constructed, a list of specific credits within the most current version, at the time of Applicants' registration, of the USGBC's Core and Shell LEED rating system or other LEED rating system determined by the USGBC that the Applicants anticipate attaining. The LEED-accredited professional will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver Core and Shell certification of the project. In addition, prior to site plan approval, the Applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) as a team member in the USGBC's LEED online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any

LEED credits and will not be provided with the authority to modify any documentation or paperwork.

c. Prior to building plan approval, the Applicants will execute a separate agreement and post, for each building, a "Green Building Escrow," in the form of cash, bond, or a Letter of Credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of $2.00 per gross square foot for that building. This Green Building Escrow shall be in addition to and separate from other bond or escrow requirements and shall be released upon demonstration of attainment of Silver certification by the USGBC under the most current version at the time of Applicants' registration of LEED Core and Shell rating system or other LEED rating system determined by the USGBC, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that each building has attained LEED Silver Core and Shell certification will be sufficient to satisfy this commitment. If the Applicants fail to provide documentation to the Environmental and Development Review Branch of DPZ demonstrating attainment of LEED Silver Core and Shell certification within two (2) years of issuance of the first Non-RUP for office use for each building, the escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

d. If the Applicants provide documentation to the Environment and Development Review Branch of DPZ, within two (2) years of issuance of the first Non-RUP for office use for each building, that demonstrates that LEED Silver certification has not been obtained but the building has been determined by the USGBC to fall within three (3) points of attainment of LEED Silver certification, fifty percent (50%) of the escrow will be released to the Applicants, the other fifty percent (50%) will be released to Fairfax County and will be posted to a fund within the County budget that supports implementation of County environmental initiatives.

e. If the Applicants provide evidence that LEED Silver Core and Shell certification has been delayed through no fault of the Applicants, this proffered time frame shall be extended by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicants or to the County during this extended time frame.

f. All references to the U.S. Green Building Council shall apply to similar certifying agencies that are created subsequent to approval of this application, provided that the alternative certifying agency is acceptable to Fairfax County and the Applicants.

11. GEOTECHNICAL

Prior to site plan approval, and in accordance with the provisions of the Public Facilities Manual, the Applicants shall submit a geotechnical study of the Application Property to the Geotechnical Review Board through DPWES and shall incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES to alleviate potential structural problems, to the satisfaction of DPWES. The recommendations of the Geotechnical Review Board shall be implemented during construction.

12. ADVANCED DENSITY CREDIT

Advanced density credit is reserved consistent with the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.

13. TIMING OF IMPROVEMENTS

Upon demonstration by the Applicants that, despite diligent efforts or due to factors beyond the Applicants' control, the require improvements have been or will be delayed beyond the time set forth in these proffers, the Zoning Administrator may agree to a later date for completion of such improvements.

14. SUCCESSORS AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicants and their successors or assigns.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

APPLICANT/TITLE OWNER OF TAX MAP
90-4 ((1)) 11B PT.

SPRINGFIELD METRO CENTER II, LLC, a Delaware limited liability company

By: Boston Properties Limited Partnership, a Delaware Limited partnership, its Managing Member

By: Boston Properties Inc., a Delaware Corporation, its General Partner

By: Kenneth F. Simmons
Its: Senior Vice President, Development

[SIGNATURES CONTINUE ON THE NEXT PAGE]

APPLICANT/TITLE OWNER OF TAX MAP 90-2 ((1)) 56C PT.

SPRINGFIELD PARCEL C LLC, a Delaware limited liability company

By: Boston Properties Limited Partnership, a Delaware Limited partnership, its Managing Member

By: Boston Properties Inc., a Delaware Corporation, its General Partner

By: Kenneth F. Simmons
Its: Senior Vice President, Development

[SIGNATURES END]

DRAFT PROFFERS

Springfield Metro Center II, LLC and Springfield 6601 LLC

PCA 2011-LE-022

June 22, 2015

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Springfield Metro Center II, LLC and Springfield 6601 LLC, (hereinafter referred to as the "Applicants"), for themselves, successors and assigns in PCA 2011-LE-022, filed for property identified as Tax Map 90-2 ((1)) 56C (part) and 58D and 90-4 ((1)) 11B (part) (hereinafter referred to as the "Application Property") hereby proffer that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves PCA 2011-LE-022 to rezone the Application Property to the PDC District.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN

   a. Subject to the provisions of 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Conceptual Development Plan Amendment/Final Development Plan Amendment (CDPA/FDPA), consisting of twenty-nine (29) sheets prepared by Urban, Ltd., dated February 10, 2011 and revised through June 17, 2015.

   b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CPDA/FDPA may be permitted as determined by the Zoning Administrator. The Applicants reserve the right to make minor modifications to the building footprints shown on the CDPA/FDPA and make other modifications provided that such modifications are in substantial conformance with the CDPA/FDPA as determined by the Zoning Administrator, and do not increase building height nor decrease the amount and location of open space, limits of clearing and grading, landscaping, or distances to peripheral lot lines as dimensioned on the CDPA/FDPA.

   c. Notwithstanding that the CDPA/FDPA is presented on twenty-nine (29) sheets and said CDPA/FDPA is the subject of Proffer 1.a. above, it shall be understood that the CDPA shall be limited to the building footprint, location and amount of open space, limits of clearing and grading, location and number of entrances, and the maximum square footage of development. The Applicants have the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDPA elements from the Planning Commission for all of, or a portion of, the CDPA/FDPA in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

d. Either of the buildings shown on the CDPA/FDPA may be the subject of a partial and separate Proffered Condition Amendment (PCA) and/or FDPA without joinder and/or consent of the other building owners as determined by the Zoning Administrator pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance. Previously approved proffered conditions applicable to buildings that are not the subject of such a PCA or FDPA shall otherwise remain in full force and effect.

e. In the Applicants' sole discretion, the Application Property may be developed with up to 517,600 square feet of Gross Floor Area in Option 1 or with up to 390,800 square feet of GFA in Option 2. With Option 2, the Applicants reserve the right to transfer office square footage from the Application Property to the property subject to PCA 1998-LE-064-3/PCA 2008-LE-015-2. Up to 126,800 square feet of GFA may be transferred from the Application Property to the property subject to PCA 1998-LE-064-3/PCA 2008-LE-015-2 provided that the square footage permitted on the Application Property shall be reduced by the amount of square footage transferred.

2. USES

a. As shown on the CDPA/FDPA, the Application Property shall be developed with, office and accessory uses. Accessory uses internal to the buildings may include, but not be limited to, a personal service establishment, sundry shop, banking center, establishment, and fast food restaurant, to support the tenants in each building. Accessory uses shall be designed for tenant use with the intent to minimize midday vehicle trips to and from the Application Property. Among the two (2) buildings proposed with this application and the two (2) buildings proposed in conjunction with PCA 1998-LE-064-3/PCA 2008-LE-015-2, the Applicants shall provide a minimum of 5,000 square feet of accessory uses between both sites. If at time of final site plan submission for the last of the buildings the Applicants can demonstrate to the satisfaction of the Zoning Administrator that they have made diligent efforts to lease a minimum of 5,000 square feet for accessory uses, and those efforts have been unsuccessful in meeting the minimum square footage required under this proffer, this proffer shall be deemed satisfied and the Applicants shall have no further obligations under this proffer.

b. Telecommunications facilities (building-mounted only) may be added to the building without necessitating approval of a PCA or FDPA.

c. Cellar space in each building, if provided, shall include a mix of uses such as the following:

(i) Unoccupied areas used by the building tenants or owners (such as restrooms, mechanical rooms, electrical rooms, janitor and building

maintenance rooms, bulk storage for documents, paper and office supplies, goods and products of the building tenant or janitorial supplies);

(ii) Specialty areas used by the building tenants or owners (such as computer rooms, battery rooms, "clean rooms," security tanks, SCIF rooms, libraries, etc.) but not to include office space;

(iii) Simultaneous or accessory uses used by the building tenants or owners (such as conference rooms, conference centers, fitness center, employee cafeterias or canteens, employee lounges or classrooms, banking center, sundry shop).

3. TRANSPORTATION

a. Springfield Center Drive/Frontier Drive Extended

(i) Interim Condition. Prior to the issuance of the first Non-Residential Use Permit (Non-RUP) for the Application Property, the Applicants shall construct those improvements along Springfield Center Drive as generally depicted on Sheet 6 of the CDPA/FDPA in order to provide a continuous connection between Joseph Alexander Drive and the Application Property. This street shall be privately maintained by the Applicants until such time as the ultimate section is constructed as described below.

(ii) Ultimate Condition. The ultimate section for Springfield Center Drive/Frontier Drive Extended is depicted on Sheet 24 of the CDPA/FDPA. This section, as recommended by the Comprehensive Plan, will include four (4) travel lanes, each eleven (11) feet in width, two (2) in each direction, with bicycle lanes five (5) feet in width on both sides of the street, parking lanes eight (8) feet in width on both sides of the street, and eight (8) foot sidewalks on both sides of the street. The section shall transition to be one hundred sixteen (116) feet in width with the alignment as generally shown on Sheet 24 of the CDPA/FDPA. The ultimate section of Springfield Center Drive/Frontier Drive Extended will be constructed by others. The Applicants shall provide the reservation of right-of-way along the Application Property's frontage as shown on Sheet 23 of the CDPA/FDPA and described more fully below.

(iii) Right-of-Way. The Applicants shall reserve right-of-way on the Application Property for the ultimate section of Springfield Center Drive/Frontier Drive Extended at the time of site plan approval as shown on Sheet 23 of the CDPA/FDPA. Springfield Center Drive shall transition to a seventy- (70) foot section that will connect to the Springfield Center Drive Extension to the northwest. The Applicants shall convey the reserved area in fee simple to the Board of Supervisors, without encumbrances, following construction and final street acceptance inspection by Fairfax County and/or Virginia Department of

Transportation (VDOT) of the ultimate street section and streetscape improvements or upon demand, whichever occurs first. All right-of-way dedications shall be subject to advanced density credit.

(iv) Phase I Garage Access. Notwithstanding Subparagraphs i through iii, should the final design of Frontier Drive result in a garage access for the garage associated with PCA 1998-LE-064-2/PCA 2008-LE-015-2 that does not meet VDOT access management requirements, then at such time as VDOT and/or Fairfax County demand the dedication of right-of-way for the Frontier Drive Extension as described more fully in Subparagraphs ii and iii above, then the Applicant shall prepare and submit plans to VDOT and FCDOT a plan for the relocation of the garage access associated with PCA 1998-LE-064-2/PCA 2008-LE-015-2 north to approximately Station 12+66.47 on Springfield Center Drive as more generally shown on Sheet 24 of the CDP/FDP. Coincident with the submission of the design plans, the Applicants shall prepare an operational analysis to assess the impacts of the garage access relocation on the new Springfield Center Drive/Frontier Drive Extended intersection.

If upon review, VDOT and FCDOT determine that the new garage access will not impact Springfield Center Drive operations or the new intersection with Frontier Drive Extended, then the Applicant shall proceed with the closure of the existing access and the construction of the new garage access.

If VDOT and FCDOT determine upon review of the operational analysis that the new garage access will significantly impact Springfield Center Drive operations or the new intersection with Frontier Drive Extended, then the Applicant shall restrict the existing garage access to right-in movements only or close the access as may be determined by VDOT and FCDOT.

Regardless of the above, any modifications or relocation of the Phase I garage access may be accomplished without the need for a PCA, CDPA and/or FDPA. The Applicant further reserves the right to relocate the Phase I garage access north at any time prior to the timing listed above after consultation with both FCDOT and VDOT.

b. Springfield Road Fund Contribution. Prior to the issuance of the first Non-RUP, the Applicants shall contribute $517,600.00 to the Springfield Area Road Fund to be used to construct transportation improvements within two (2) miles of the Application Property.

c. Springfield Center Drive/Loisdale Road. Subject to VDOT approval, the Applicants shall restripe Springfield Center Drive to accommodate a left turn lane from westbound Springfield Center Drive to southbound Loisdale Road within the existing pavement and right-of-way.

d. Future Grid Connection. At time of site plan approval, or upon demand by Fairfax County and/or VDOT, the Applicants shall dedicate thirty-five (35) feet from the centerline of the existing private access road between the Application Property and property identified as Fairfax County Tax Map Reference 90-4 ((1)) 11C ("Parcel 11C"). The Applicants shall construct frontage improvements along the Application Property with the face of curb set thirty (30) feet from the opposing face of curb located along Parcel 11C.

e. Contributions toward Off-Site Road Improvements

(i) Loisdale Road. Prior to the issuance of the first Non-RUP for the Application Property, the Applicants shall contribute to the Board of Supervisors a total of thirty-five thousand seven hundred dollars ($35,700.00) toward the provision of a second westbound left turn lane from Loisdale Road onto southbound Fairfax County Parkway.

(ii) Fairfax County Parkway. Prior to the issuance of the first Non-RUP for the Application Property, the Applicants shall contribute a total of sixty-thousand eighty-eight dollars ($60,088.00) toward the provision of an exclusive northbound right turn lane from the Fairfax County Parkway onto eastbound Loisdale Road.

f. Reallocation of Monetary Contributions

The Board of Supervisors may elect to reallocate/combine the Applicant's transportation contributions, provided such contributions are used by FCDOT or VDOT for transportation improvement(s) within two (2) miles of the Application Property.

g. Traffic Signal. Within twelve (12) months after issuance of the first Non-RUP for the Application Property, the Applicants shall submit for VDOT's review and approval, a traffic signal warrant study for the installation of a new signal at Loisdale Road and Springfield Center Drive if a signal has not already been installed at this location. If a signal has already been installed within twelve (12) months after issuance of the first Non-RUP for the Application Property, the Applicants shall have no further obligation under this proffer.

In the event that VDOT determines that a signal is necessary at this location, then the Applicants shall design, equip, and install said signal. The Applicants shall be permitted to utilize such funds as may have been previously proffered to the County at this location by others. In the event that the signal is not deemed warranted within twelve (12) months after the issuance of the first Non-RUP, then the Applicants shall conduct a second warrant study within six (6) months of eighty-five percent (85%) occupancy of the second office building on the Application Property to determine whether a signal is warranted at that time. In the event that the signal is not warranted within six (6) months of eighty-five

(85%) occupancy of the second office building, the Applicants shall contribute to the Board of Supervisors a total of twenty-five thousand dollars ($25,000.00) toward the provision of a future signal by others.

h. Shuttle Bus. A shuttle bus system in the vicinity of the Application Property will operate as outlined in the proffers associated with PCA 1998-LE-064-2/PCA 2008-LE-015. Prior to the issuance of the first Non-RUP for the Application Property, the Applicants shall pay to participate in the existing shuttle bus system on a pro-rata basis.

In the event that public transportation via a connector bus service or some other mode of public transportation is developed which renders provision of shuttle service unnecessary, as determined by Fairfax County Department of Transportation (FCDOT) in consultation with the Lee District Supervisor and the Applicants, then the shuttle bus shall be discontinued. In lieu of the shuttle, the Applicants shall contribute funds on an equitable basis that would otherwise be paid for the shuttle toward operation of a bus circulator system.

i. Bus Shelter. Prior to issuance of the first Non-RUP for the Application Property, the Applicants shall install a bus shelter along the Application Property's southern frontage as shown on the CDPA/FDPA, subject to review and approval by VDOT, the Fairfax Connector, FCDOT, and/or WMATA.

4. TRANSPORTATION DEMAND MANAGEMENT

a. TDM Coordinator. Within 180 days after the issuance of the first building permit for the first office building on the Application Property, the Applicants shall appoint and continuously employ a Transportation Demand Management ("TDM") Coordinator (the "TC"). The TC duties may be assigned to an office property manager, who will implement the TDM strategies described herein. Within 120 days of such appointment, the Applicants, through the TC, shall develop and submit to FCDOT for review, a Transportation Demand Management ("TDM") Plan for the Application Property. The TDM Plan shall be implemented upon issuance of the first Non-RUP for the first building. The TC shall notify FCDOT in writing within thirty (30) days of the appointment of the TC. Thereafter, the Applicants shall do the same within thirty (30) days of any change in such appointment.

b. TDM Plan. The TDM Plan shall consist of, but not limited to, the following elements, unless FCDOT determines that one or more of these elements are unnecessary (other substitute elements may be included upon mutual agreement between the Applicants and FCDOT):

(i) The TC shall work cooperatively with FCDOT staff to promote opportunities to enhance participation in TDM programs.

(ii) Participation in the shuttle bus program as set forth herein.

(iii) Metro maps, schedules, forms and ride sharing and other relevant transit option information shall be available to tenants and employees through a common web site, common location, or newsletter to be published at least twice a year.

(iv) The Applicants shall provide at least twenty (20) reserved parking spaces for each office building for carpools/vanpools.

(v) Secure, weather protected bicycle storage shall be provided in a location convenient to tenants, employees, and visitors.

(vi) Actively promote the use of carpooling/vanpooling, the Guaranteed Ride Home Program, Metro-Check, telework and other components of the TDM Plan. The TC will work with staff from the Fairfax County RideSources Program to exchange information. The RideSources Program will maintain a database of registered carpoolers and vanpoolers along with origin, designation, and work hours of the registered carpools/vanpools.

(vii) Employers will be encouraged to allow flexible work hours for personnel. The exact policy of the implementation of flexible work hours will vary by employer and implementation shall be at their sole discretion.

(viii) The Applicants shall provide 300 SmarTrip cards, per building each with a one-time value of $50.00 to the TDM Coordinator at the time of the issuance of the first tenant Non-RUP for each building. The TC shall distribute the SmarTrip cards to employers to promote the use of mass transit by their employees.

(ix) The TC shall administer the on-site sale of fare media with the permission of the relevant transit service providers. Fare media to be sold shall include, but is not limited to VRE, Metrorail, Metrobus, and Fairfax Connector.

(x) The TC shall become a member of TAGS.

(xi) Beginning twelve (12) months after the issuance of the first tenant Non-RUP for the first building on the Application Property, and annually thereafter, the TC shall prepare and submit to FCDOT a report quantifying the use of public transportation, carpooling, vanpooling and other rideshare programs, created under the TDM Plan. Upon completion of each annual report, a copy of said report shall be transmitted to FCDOT.

c. Transportation Management Association. The Applicants shall participate in TAGS, the area's Transportation Management Association.

d. Trip Reduction Goal. The goal of the TDM Plan shall be to produce a thirty percent (30%) peak hour reduction in vehicle trips on the entire Application Property based upon the Institute of Transportation Engineers (ITE), 8th Edition, Trip Generation, rates/equations for the applicable uses.

e. Annual Report. Beginning twelve (12) months after the issuance of the first office tenant Non-RUP for the first building on the Application Property, and annually thereafter, the TC shall prepare and submit to FCDOT a report quantifying the use of public transportation, carpooling, vanpooling, and other rideshare programs, created under the TDM Plan (the "Annual Report"). Any changes to the TDM Plan shall be highlighted in this report. The Annual Report shall be submitted to FCDOT no later than May 15 of each calendar year.

f. Monitoring. Beginning with the first year following full occupancy of the second office building on the Application Property and concurrent with that year's annual report, the effectiveness of TDM strategies shall be evaluated using surveys and/or traffic counts, prepared by the TC in cooperation with FCDOT. The TC shall submit to FCDOT the results of these surveys and/or traffic counts in order to determine travel characteristics and whether the required reduction in trips has been achieved. If the peak hour trip reduction goal of thirty percent (30%) has not been achieved as evidenced by the surveys and/or traffic counts, the TC shall meet with FCDOT to review the TDM program for the purpose of identifying additional strategies and programs that may be implemented to assist in achieving the trip reduction goal. The Applicants shall have the benefit of two (2) surveys/counts to evaluate the effectiveness of the implemented TDM strategies. Each of these years shall be considered a "Remedial Cycle." Based on two (2) Remedial Cycles, the Applicants, in consultation with FCDOT, shall determine additional strategies and programs that could be implemented. These additional strategies shall be implemented by the TC for the remainder of the calendar year. If after two (2) Remedial Cycles, the trip reduction goal has not been met, the Applicants shall pay penalties as outlined below. The surveys and/or counts shall be conducted annually and submitted to FCDOT in the Annual Report from the year following occupancy of the second office building until achievement of the trip reduction goal for two (2) successive years following.

g. Remedy Fund. In the event that the goal of a thirty percent (30%) peak hour reduction in vehicle trips is not met after two (2) Remedial Cycles, the Applicants shall provide a contribution in the amount of two thousand five hundred dollars and 00/100 ($2,500.00) toward measures which will directly reduce vehicle trips associated with the Application Property. An additional two thousand five hundred dollars and 00/100 ($2,500.00) shall be paid to Fairfax County for congestion management or other transportation improvements/enhancements in the area surrounding the Application Property. Such incentives may include, but

not be limited to, the provision of additional SmarTrip cards to employees and additional coordination with employees to promote ridesharing and increased transit use. Said contributions shall be made each year that the goal of a thirty percent (30%) peak hour reduction in vehicle trips is not reached, or for a period of five (5) years following two (2) Remedial Cycles, or until the Applicants and FCDOT agree to readjust the reduction percentage, whichever shall first occur. This TDM goal may be readjusted as described herein without necessitating approval of a proffered condition amendment.

h. Continuing Implementation. The TC shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this proffer. The TC shall continue to administer the TDM Program in accordance with this proffer including the submission of Annual Reports.

i. Notice to Owners. All owners of the Application Property shall be advised of the TDM Program set forth in this proffer. The current owner shall advise all successor owners of their funding obligations pursuant to this proffer prior to purchase and the requirements of the TDM program shall be included in all initial and subsequent purchase documents.

j. Enforcement. If the TC fails to timely submit a report to FCDOT as required by this proffer, the TC will have sixty (60) days within which to cure the violation. If after such sixty (60) day period the TC has not submitted the delinquent report, then the Applicants shall be subject to a penalty of $50 per day not to exceed $18,250 for one incident. Such penalty shall be payable to Fairfax County.

5. PARKING

a. The Applicants shall provide parking to meet minimum Zoning Ordinance requirements, including parking as may be required for those areas defined as cellar space.

b. Prior to the issuance of a building permits for the parking garage, the Applicants shall conduct a noise analysis, subject to DPWES and the Environment and Development Review Branch of DPZ review and approval, to determine whether the garage wall facing the RF&P railroad line will reflect noise into the Windsor Park subdivision in excess of Zoning Ordinance standards. If it does, the Applicants shall include recognized noise attenuating materials and/or design in the design and construction of this wall of the garage.

c. The Applicant shall provide a minimum of one (1) recharging station that serves two (2) parking spaces for electric cars.

6. RECREATION

a. A minimum of 1,000 square feet of floor space shall be allocated in one or more of the office buildings to provide indoor recreational exercise facilities. If all the space is allocated to one building, this facility shall be available to occupants of both buildings. Such facilities shall include locker room facilities.

b. At time of building permit application for the first building on either the Application Property or the property subject to PCA 1998-LE-064-3/PCA 2008-LE-015-2, whichever occur first, the Applicants shall contribute forty thousand dollars ($40,000.00) to the Fairfax County Park Authority (FCPA) for construction or enhancements at the Lee District Park. At time of building permit application for the second building on either the Application Property or the property subject to PCA 1998-LE-064-3/PCA 2008-LE-015-2, whichever occurs second, the Applicants shall contribute an additional twenty-two thousand dollars ($22,000.00) to the FCPA for construction or enhancements at the Lee District Park.

c. Prior to the issuance of the first Non-RUP, the Applicants shall record a public access easement over the common areas in front of the two (2) office buildings on the eastern side of the Application Property.

7. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

a. Stormwater management shall be served by an existing off-site pond located on property identified as Fairfax County Tax Map Reference 90-4 ((1)) 11, or as may be approved by DPWES.

b. Prior to the issuance of the first Non-RUP, the Applicants shall install at least one (1) cistern on the Application Property that will be used for landscaping irrigation.

c. The Applicants shall implement low impact development techniques on the Application Property to the extent feasible, based on site constraints and infiltration rates. Such techniques, if implemented, may include, but not be limited to, bio-retention, vegetated swales, filter strips, and tree box filters. Should the Applicants implement any of these features in the northeastern portion of the Application Property, the Applicants shall have the ability to adjust the proposed screen walls in this area by ten (10) feet in any direction without necessitating a PCA/FDPA.

8. PEDESTRIAN CONNECTIVITY

The Applicants shall provide pedestrian connections to facilitate pedestrian travel from the Application Property to the Metro Access Road and to the adjacent office buildings that are subject to PCA 1998-LE-064-3/PCA 2008-LE-015-2, as shown on Sheets 17 and 18 of the CDPA/FDPA. Pedestrian connections as may be modified from those shown

on the CDPA/FDPA to facilitate pedestrian travel so long as said modifications do not degrade the pedestrian network shown on the CDPA/FDPA, as determined by the Department of Planning & Zoning.

9. DESIGN

a. The principal façade building materials for the office buildings shall consist of brick, natural stone, pre-cast concrete, or other masonry finish and glass. In addition, one or two additional accent materials (e.g., stone) may be included. Features, such as canopies and/or awnings, shall be used to identify building entrances. The two (2) buildings shall be designed to include "storefront" type features which may include, but not be limited to, canopies, awnings, and/or other decorative features on the eastern building facades to activate the eastern streetscape. The features shall be installed regardless of whether the eastern facades are used as entrances to the buildings.

b. The building materials used for the parking garage shall be complementary to those used for the office buildings, of comparable quality, and subdued colors. The Applicants shall install a screen on the northern side of the parking garage adjacent to Springfield Center Drive that will either be an architectural screen or a screen that is seasonally covered in vines to enhance the appearance of the garage. Prior to site plan approval, final architectural drawings shall be submitted to the Lee District Supervisor and Planning Commissioner for review for compliance with these proffers.

c. Development and landscaping of the urban plaza areas in front of the buildings shall be in substantial conformance with the details shown on Sheets 19, 21 and 22 of the CDPA/FDPA.

d. The light standards shall feature semi-cutoff shielding for street lights. Lighting standards in the plaza area and in the parking lots shall feature full cut-off shielding.

e. Low-level lighting, designed to provide for a safe pedestrian pathway to the Metro Access Road, shall be installed along all perimeter sidewalks adjacent to the Application Property and phased with individual building construction.

f. The design of the buildings shall not preclude future first floor retail.

g. Prior to site plan approval for the first office building on the Application Property, the Applicants shall submit a coordinated plan for benches, bike racks, and other furniture on the Application Property to the Lee District Supervisor and Planning Commissioner for their review and approval.

h. Public art may be provided within selected common areas of the Application Property as shown on the CDPA/FDPA. The selection of public art shall be coordinated with the Lee District Supervisor and Planning Commissioner.

10. SIGNAGE

The Applicants shall provide coordinated and complementary signs to serve the Application Property in accordance with the Zoning Ordinance. Prior to issuance of the first Non-RUP, the Applicants shall submit proposed sign drawings to the Lee District Supervisor and Planning Commissioner for compliance with these proffers. Alternatively, the Applicants may seek approval of a Comprehensive Sign Plan on the Application Property.

11. GREEN BUILDING PRACTICES

a. The Applicants shall include a U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design ("LEED") accredited professional as a member of the design team. The LEED accredited professional shall work with the team to incorporate the current version, at the time of Applicants' registration, of LEED design elements into the project. At time of site plan submission, the Applicants shall provide documentation to the Environmental and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

b. The Applicants will include, as part of the site plan submission and building plan submission for any building to be constructed, a list of specific credits within the most current version, at the time of Applicants' registration, of the USGBC's Core and Shell LEED rating system or other LEED rating system determined by the USGBC that the Applicants anticipate attaining. The LEED-accredited professional will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver Core and Shell certification of the project. In addition, prior to site plan approval, the Applicants will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) as a team member in the USGBC's LEED online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

c. Prior to the building plan approval, the Applicants will execute a separate agreement and post, for each building, a "Green Building Escrow," in the form of cash, bond, or a Letter of Credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of $2.00 per gross square foot for that building. This Green Building Escrow shall be in addition to and

separate from other bond or escrow requirements and shall be released upon demonstration of attainment of Silver certification by the USGBC under the most current version at the time of Applicants' registration of LEED Core and Shell rating system or other LEED rating system determined by the USGBC, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that each building has attained LEED Silver Core and Shell certification will be sufficient to satisfy this commitment. If the Applicants fail to provide documentation to the Environmental and Development Review Branch of DPZ demonstrating attainment of LEED Silver Core and Shell certification within two (2) years of issuance of the first Non-RUP for each building, the Green Building Escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

d. If the Applicants provide documentation to the Environment and Development Review Branch of DPZ, within two (2) years of issuance of the first Non-RUP for each building, that demonstrates that LEED Silver certification for the particular building in question has not been obtained but the building has been determined by USGBC to fall within three (3) points of attainment of LEED Silver certification, fifty percent (50%) of the Green Building Escrow will be released to the Applicants. The other fifty percent (50%) of the Green Building Escrow will be posted to a fund within the County budget to support implementation of County environmental initiatives.

e. If the Applicants provide evidence that LEED Silver Core and Shell certification has been delayed through no fault of the Applicants, this proffered time frame shall be extended by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicants or to the County during this extended time frame.

f. All references to the U.S. Green Building Council shall apply to similar certifying agencies that are created subsequent to approval of this application, provided that the alternative certifying agency is acceptable to Fairfax County and the Applicants.

12. GEOTECHNICAL

Prior to site plan approval, and in accordance with the provisions of the Public Facilities Manual, the Applicants shall submit a geotechnical study of the Application Property to the Geotechnical Review Board through DPWES and shall incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES to alleviate potential structural problems, to the satisfaction of DPWES. The recommendations of the Geotechnical Review Board shall be implemented during construction.

13. ADVANCED DENSITY CREDIT

Advanced density credit is reserved consistent with the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.

14. TIMING OF IMPROVEMENTS

Upon demonstration by the Applicants that despite diligent efforts, or due to factors beyond the Applicants' control, the required improvements have been or will be delayed beyond the time set forth in these proffers, the Zoning Administrator may agree to a later date for completion of such improvements.

15. SUCCESSORS AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicants and their successors or assigns.

16. COUNTERPARTS

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute one and the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/TITLE OWNER OF TAX MAP
90-2 ((1)) 58D

SPRINGFIELD 6601 LLC, a Delaware limited liability company

By: Boston Properties Limited Partnership, a Delaware Limited partnership, its Managing Member

By: Boston Properties Inc., a Delaware Corporation, its General Partner

By: Kenneth F. Simmons
Its: Senior Vice President, Development

[SIGNATURES CONTINUE ON THE NEXT PAGE]

APPLICANT/TITLE OWNER OF TAX MAP
90-4 ((1)) 11B PT.

SPRINGFIELD METRO CENTER II, LLC, a Delaware limited liability company

By: Boston Properties Limited Partnership, a Delaware Limited partnership, its Managing Member

By: Boston Properties Inc., a Delaware Corporation, its General Partner

By: Kenneth F. Simmons
Its: Senior Vice President, Development

[SIGNATURES CONTINUE ON THE NEXT PAGE]

TITLE OWNER OF TAX MAP 90-2 ((1)) 56C PT.

SPRINGFIELD PARCEL C LLC, a Delaware limited liability company

By: Boston Properties Limited Partnership, a Delaware Limited partnership, its Managing Member

By: Boston Properties Inc., a Delaware Corporation, its General Partner

By: Kenneth F. Simmons
Its: Senior Vice President, Development

[SIGNATURES END]

FINAL DEVELOPMENT PLAN CONDITIONS

PCA/FDPA 2011-LE-022

July 1, 2015

If it is the intent of the Planning Commission to approve FDPA 2011-LE-022 for an office development located at Tax Maps 90-2 ((1)) 15C pt. and 58D, and 90-4 ((1)) 11B pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions:

1. Development of the property shall be in substantial conformance with the CDPA/FDPA entitled “Metro Center II Phase II”, consisting of twenty-nine sheets prepared by Urban Engineering dated February 2011 as revised through June 17, 2015.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

REZONING AFFIDAVIT

DATE: May 21, 2015
(enter date affidavit is notarized)

12896

I, Sara V. Mariska, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): PCA 1998-LE-064-03
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

==========

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Springfield Parcel C LLC Agents: Kenneth F. Simmons Jack W. Burkart	2000 Pennsylvania Avenue, NW Suite 200W Washington, DC 20037	Applicant/Title Owner of Tax Map 90-2 ((1)) 56C pt.
LSG Landscape Architecture Inc. Agent: Mark R. Lewis	1775 Greensboro Station Place, #110 McLean, VA 22102	Landscape Architect/Agent

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

128796

Rezoning Attachment to Par. 1(a)

DATE: May 21, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 1998-LE-064-03
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Urban Engineering & Associates, Inc. t/a Urban Ltd.	7712 Little River Turnpike Annandale, Virginia 22003	Engineer/Agent
Agents: Eric E. Siegel Clayton C. Tock Dustin C. Lambert		
M.J. Wells & Associates, Inc.	1420 Spring Hill Road, Suite 610 Tysons, Virginia 22102	Transportation Consultant/ Agent
Agents: Robin L. Antonucci John F. Cavan Kevin R. Fellin		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson (former) M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent *Admitted in New York and California. Admission to Virginia Bar pending
Gensler Architecture, Design & Planning, P.C.	2020 K Street, NW, Suite 200 Washington, DC 20006	Architect/Agent
Agent: Kevin C. Wolcott		

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: May 21, 2015
(enter date affidavit is notarized)

128796

for Application No. (s): PCA 1998-LE-064-03
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Springfield Parcel C LLC
2000 Pennsylvania Avenue, NW
Suite 200W
Washington, DC 20037

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Boston Properties Limited Partnership, Managing Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: May 21, 2015
(enter date affidavit is notarized)

128796

for Application No. (s): PCA 1998-LE-064-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gensler Architecture, Design & Planning, P.C.
2020 K Street, NW, Suite 200
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Employee owned with no one shareholder owning 10% or more.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

128796

DATE: May 21, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 1998-LE-064-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Boston Properties, Inc.
2000 Pennsylvania Avenue, NW
Suite 200W
Washington, DC 20037

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly Traded on the NYSE.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Kenneth F. Simmons, Senior Vice President, Development
Frank D. Burt, Senior Vice President, General Counsel & Secretary

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Urban Engineering & Associates, Inc. t/a Urban Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
J. Edgar Sears, Jr.
Brian A. Sears

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 21, 2015
(enter date affidavit is notarized)

128796

for Application No. (s): PCA 1998-LE-064-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Wendy A. Alexander, David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael J. Kalish, J. Randall Minchew, Andrew A. Painter, G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LSG Landscape Architecture Inc.
1775 Greensboro Station Place, #110
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Robert K. Esselburn
Mark C. Gionet
Mark R. Lewis
Yunhui Connie Fan

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: May 21, 2015
(enter date affidavit is notarized)

128796

for Application No. (s): PCA 1998-LE-064-03
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
Boston Properties Limited Partnership
800 Boylston Street
at The Prudential Center
Boston, Massachusetts 02199-8103

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner)**

Boston Properties, Inc., General Partner & Limited Partner
Limited Partners (no limited partner owns 10% or more of Springfield Parcel C LLC):
1301 New York Avenue Limited Liability Company
Reservoir Place Limited Partnership
Ralaks Equity Partners
Rockmark Corporation
Louis R. Benzak
John R. H. Blum
James R. Bronkema Trust
Vincent deP. Farrell, Jr.
Leslie H. Larsen
Bruce M. Montgomerie
Bill F. Osborne
William F. Pounds
David Rockefeller
Salomon 1968 Trust
Richard E. Salomon
Salomon 1969 Trust

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: May 21, 2015
(enter date affidavit is notarized)

128796

for Application No. (s): PCA 1998-LE-064-03
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "**NONE**" on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: May 21, 2015 128796
(enter date affidavit is notarized)

for Application No. (s): PCA 1998-LE-064-03
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)
None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature: Sara V. Mariska

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 21 day of May 2015, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015

FORM RZA-1 Updated (7/1/06)

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

REZONING AFFIDAVIT

DATE: May 21, 2015
(enter date affidavit is notarized)

128841

I, Sara V. Mariska, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): PCA 2008-LE-015-2
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Springfield Metro Center II, LLC Agents: Kenneth F. Simmons Jack W. Burkart	2000 Pennsylvania Avenue, NW Suite 200W Washington, DC 20037	Applicant/Title Owner of Tax Map 90-4 ((1)) 11B pt.
LSG Landscape Architecture Inc. Agent: Mark R. Lewis	1775 Greensboro Station Place, #110 McLean, VA 22102	Landscape Architect/Agent

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: May 21, 2015
(enter date affidavit is notarized)

128841

for Application No. (s): PCA 2008-LE-015-2
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Urban Engineering & Associates, Inc. t/a Urban Ltd. Agents: Eric E. Siegel Clayton C. Tock Dustin C. Lambert	7712 Little River Turnpike Annandale, Virginia 22003	Engineer/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci John F. Cavan Kevin R. Fellin	1420 Spring Hill Road, Suite 610 Tysons, Virginia 22102	Transportation Consultant/ Agent
Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson (former) M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent *Admitted in New York and California. Admission to Virginia Bar pending.
Gensler Architecture, Design & Planning, P.C. Agent: Kevin C. Wolcott	2020 K Street, NW, Suite 200 Washington, DC 20006	Architect/Agent

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

128841

DATE: May 21, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 2008-LE-015-2
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(**NOTE**: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Springfield Metro Center II LLC
2000 Pennsylvania Avenue, NW
Suite 200W
Washington, DC 20037

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Boston Properties Limited Partnership, Managing Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

128841

DATE: May 21, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 2008-LE-015-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gensler Architecture, Design & Planning, P.C.
2020 K Street, NW, Suite 200
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Employee owned with no one shareholder owning 10% or more.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

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for Application No. (s): PCA 2008-LE-015-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Boston Properties, Inc.
2000 Pennsylvania Avenue, NW
Suite 200W
Washington, DC 20037

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly Traded on the NYSE.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Kenneth F. Simmons, Senior Vice President, Development
Frank D. Burt, Senior Vice President, General Counsel & Secretary

---

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Urban Engineering & Associates, Inc. t/a Urban Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
J. Edgar Sears, Jr.
Brian A. Sears

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 21, 2015
(enter date affidavit is notarized)

128841

for Application No. (s): PCA 2008-LE-015-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Wendy A. Alexander, David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael J. Kalish, J. Randall Minchew, Andrew A. Painter, G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh

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NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LSG Landscape Architecture Inc.
1775 Greensboro Station Place, #110
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Robert K. Esselburn
Mark C. Gionet
Mark R. Lewis
Yunhui Connie Fan

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: May 21, 2015
(enter date affidavit is notarized)

128841

for Application No. (s): PCA 2008-LE-015-2
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
Boston Properties Limited Partnership
800 Boylston Street
at The Prudential Center
Boston, Massachusetts 02199-8103

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

Boston Properties, Inc., General Partner & Limited Partner
Limited Partners (no limited partner owns 10% or more of Springfield Metro Center II, LLC):
1301 New York Avenue Limited Liability Company
Reservoir Place Limited Partnership
Ralaks Equity Partners
Rockmark Corporation
Louis R. Benzak
John R. H. Blum
James R. Bronkema Trust
Vincent deP. Farrell, Jr.
Leslie H. Larsen
Bruce M. Montgomerie
Bill F. Osborne
William F. Pounds
David Rockefeller
Salomon 1968 Trust
Richard E. Salomon
Salomon 1969 Trust

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: May 21, 2015
(enter date affidavit is notarized)

125841

for Application No. (s): PCA 2008-LE-015-2
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: May 21, 2015
(enter date affidavit is notarized)

128841

for Application No. (s): PCA 2008-LE-015-2
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)
None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature: Sara V. Mariska

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 21 day of May 2015, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K Follin
Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

REZONING AFFIDAVIT

DATE: May 21, 2015
(enter date affidavit is notarized)

128842

I, Sara V. Mariska, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): PCA/FDPA 2011-LE-022
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Springfield 6601 LLC Agents: Kenneth F. Simmons Jack W. Burkart	2000 Pennsylvania Avenue, NW Suite 200W Washington, DC 20037	Applicant/Title Owner of Tax Map 90-2 ((1)) 58D
Springfield Metro Center II, LLC Agents: Kenneth F. Simmons Jack W. Burkart	2000 Pennsylvania Avenue, NW Suite 200W Washington, DC 20037	Applicant/Title Owner of Tax Map 90-4 ((1)) 11B pt.
Springfield Parcel C LLC Agents: Kenneth F. Simmons Jack W. Burkart	2000 Pennsylvania Avenue, NW Suite 200W Washington, DC 20037	Title Owner of Tax Map 90-2 ((1)) 56C pt.

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: May 21, 2015
(enter date affidavit is notarized)

128842

for Application No. (s): PCA/FDPA 2011-LE-022
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Urban Engineering & Associates, Inc. t/a Urban Ltd. Agents: Eric E. Siegel Clayton C. Tock Dustin C. Lambert	7712 Little River Turnpike Annandale, Virginia 22003	Engineer/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci John F. Cavan Kevin R. Fellin	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson (former) M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent *Admitted in New York and California. Admission to Virginia Bar pending.
LSG Landscape Architecture Inc. Agent: Mark R. Lewis	1775 Greensboro Station Place, #110 McLean, VA 22102	Landscape Architect/Agent
Gensler Architecture, Design & Planning, P.C. Agent: Kevin C. Wolcott	2020 K Street, NW, Suite 200 Washington, DC 20006	Architect/Agent

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: May 21, 2015
(enter date affidavit is notarized)

128842

for Application No. (s): PCA/FDPA 2011-LE-022
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Springfield 6601 LLC
2000 Pennsylvania Avenue, NW
Suite 200W
Washington, DC 20037

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Boston Properties Limited Partnership, Managing Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: May 21, 2015
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128842

for Application No. (s): PCA/FDPA 2011-LE-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Springfield Metro Center II LLC
2000 Pennsylvania Avenue, NW
Suite 200W
Washington, DC 20037

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Boston Properties Limited Partnership, Managing Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

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for Application No. (s): PCA/FDPA 2011-LE-022
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Boston Properties, Inc.
2000 Pennsylvania Avenue, NW
Suite 200W
Washington, DC 20037

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
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[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly Traded on the NYSE.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Kenneth F. Simmons, Senior Vice President, Development
Frank D. Burt, Senior Vice President, General Counsel & Secretary

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Urban Engineering & Associates, Inc. t/a Urban Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
J. Edgar Sears, Jr.
Brian A. Sears

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

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for Application No. (s): PCA/FDPA 2011-LE-022
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Wendy A. Alexander, David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael J. Kalish, J. Randall Minchew, Andrew A. Painter, G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh

---

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Springfield Parcel C LLC
2000 Pennsylvania Avenue, NW, Suite 200W
Washington, DC 20037

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Boston Properties Limited Partnership, Managing Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 21, 2015
(enter date affidavit is notarized)

128842

for Application No. (s): PCA/FDPA 2011-LE-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LSG Landscape Architecture Inc.
1775 Greensboro Station Place, #110
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Robert K. Esselburn
Mark C. Gionet
Mark R. Lewis
Yunhui Connie Fan

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer,** etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gensler Architecture, Design & Planning, P.C.
2020 K Street, NW, Suite 200
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Employee owned with no one shareholder owning 10% or more.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: May 21, 2015
(enter date affidavit is notarized)

128842

for Application No. (s): PCA/FDPA 2011-LE-022
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
Boston Properties Limited Partnership
800 Boylston Street
at The Prudential Center
Boston, Massachusetts 02199-8103

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner)**

Boston Properties, Inc., General Partner & Limited Partner
Limited Partners (no limited partner owns 10% or more of Springfield 6601 LLC, Springfield Metro Center II, LLC or Springfield Parcel C LLC):
1301 New York Avenue Limited Liability Company
Reservoir Place Limited Partnership
Ralaks Equity Partners
Rockmark Corporation
Louis R. Benzak
John R. H. Blum
James R. Bronkema Trust
Vincent deP. Farrell, Jr.
Leslie H. Larsen
Bruce M. Montgomerie
Bill F. Osborne
William F. Pounds
David Rockefeller
Salomon 1968 Trust
Richard E. Salomon, Salomon 1969 Trust

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: May 21, 2015
(enter date affidavit is notarized)

128842

for Application No. (s): PCA/FDPA 2011-LE-022
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: May 21, 2015
(enter date affidavit is notarized)

128842

for Application No. (s): PCA/FDPA 2011-LE-022
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature:

Sara V. Mariska

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 21 day of May 2015, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

Sara V. Mariska
(703) 528-4700 Ext. 5419
smariska@thelandlawyers.com

WALSH COLUCCI
LUBELEY & WALSH PC

RECEIVED
Department of Planning & Zoning
JAN 23 2015
Zoning Evaluation Division

January 23, 2015

Via Hand Delivery

Barbara C. Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Proffered Condition Amendment Applications
Springfield Metro Center II – Phase I
Fairfax County Tax Map Reference: 90-2 ((1)) 56C (part) and 90-4 ((1)) 11B (part)
Applicants: Springfield Parcel C LLC and Springfield Metro Center II, LLC

Dear Ms. Berlin:

Please accept the following as a statement of justification for two proffered condition amendment applications. One application is on property identified among the Fairfax County tax map records as 90-2 ((1)) 56C (part) and a second application is on property identified as Fairfax County tax map records as 90-4 ((1)) 11B (part) (collectively referred to as the "Subject Property").

The Subject Property is located directly southwest of the Joe Alexander Transportation Center and east of the GSA Parr Warehouse. The Subject Property has been subject to several prior land use approvals granted by the Fairfax County Board of Supervisors (the "Board"). On April 23, 2003, the Board approved RZ 1998-LE-064 that rezoned a portion of the Subject Property from the I-4 to the C-4 District. On May 18, 2009, the Board approved PCA 1998-LE-064 and RZ 2008-LE-015. The applications rezoned approximately 0.69 acre from the I-4 to the C-4 District and modified the previously approved building layout to permit two (2) office buildings with a total of 474,000 gross square feet of office space. On May 1, 2012, the Board approved PCA 1998-LE-064-2 and PCA 2008-LE-015 to delete land area from the applications and modify the rear yard requirement pursuant to Section 2-418 of the Fairfax County Zoning Ordinance (the "Ordinance"). The Board also approved a waiver of the minimum lot size in the C-4 District for the land area subject to PCA 2008-LE-015.

Metro Center II is intended to be an office development constructed in two phases. Phase I is comprised of the Subject Property and Phase II is comprised of property identified Fairfax County Tax Map Reference 90-2 ((1)) 56C (part), 58D, and 90-4 ((1)) 11B (part) (collectively "Phase II"). Between Phase I and Phase II, the Applicants plan to construct up to 991,600 square feet of gross floor area ("GFA") in either three (3) or four (4) office buildings on a total of

approximately 17 acres. The office park has been designed to accommodate secure, government tenants and will revitalize an underutilized area adjacent to the Joe Alexander Transportation Center. The purpose of these proffered condition amendment applications is to allow an option for GFA that was approved with Phase II to be constructed in Phase I. The Applicants have submitted a concurrent proffered condition amendment application on Phase II to allow for this reallocation.

These applications are intended to allow the Subject Property to accommodate office and accessory retail space for a government agency on the Subject Property (Phase I). In order to meet the needs of the federal government, additional office square footage on the Subject Property beyond the 474,000 square feet that was previously approved is necessary. The Applicant proposes an option to allow up to 600,800 square feet of GFA on the Subject Property in a single building as part of Phase I. The proposed building will be comprised of approximately 586,800 square feet of office GFA and approximately 14,000 square feet of accessory retail GFA that is intended to serve the office tenants. The Applicant proposes to carry forward the previously approved option that allows for up to 474,000 square feet of GFA in two (2) secure office buildings. No changes are proposed to this previously approved plan.

With the new option, the Applicants propose no changes to the approved setbacks, footprint, or location of the previously approved office plan buildings for Phase I. Should the Applicants implement the option for additional square footage in Phase I, the size of the parking garage will be increased; however, it will be in the same location as previously approved. The Applicants propose a design that will allow the parking structures for Phases I and II of the Metro Center II development to connect.

The Applicants propose to carry forward the modification of the rear setback requirement that is in accordance with Section 2-418 of the Ordinance. This section allows for the waiver of setback requirements by the Board in conjunction with a rezoning application when there are specific design guidelines for an area in the Comprehensive Plan and the property is near a transit facility. The Subject Property is subject to the Urban Design and Streetscape Guidelines that were adopted with a recent revision to the Franconia-Springfield Area of the Comprehensive Plan. These guidelines call for the use of structured parking in lieu of surface parking and state that parking should not be visible from major pedestrian, bicycle, or vehicular thoroughfares. Additionally, the guidelines recommend that buildings be oriented toward the street. The Applicants have designed the parking structures to be internal to the site and have located the office buildings on the street frontages in accordance with these guidelines. Additionally, the Subject Property is located within a ¼ to ½ mile to the Joe Alexander Transportation Center, the major transit facility in this part of the County. Accordingly, the Applicants' proposal meets the criteria outlined in the Ordinance to allow a wavier of the rear yard requirement.

As noted above, the Subject Property is located within the Franconia-Springfield Area in Area IV of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the majority of the Subject Property is located within Land Unit O of the Franconia-Springfield Area. Land Unit O is planned for industrial uses up to 0.5 FAR; however, as an option, Parcel 90-2 ((1)) 58A (now identified as Parcel 56C) is planned for up to 475,000 square feet of office use. Parcel

11B, which constitutes only 0.69 acre of the Subject Property, is within Land Unit P of the Plan. Land Unit P is planned for light industrial use up to .35 FAR. As an option, Land Unit P permits development of office use of up to 2.0 FAR with support retail. The proposed PCA application carries forward the option for 474,000 gross square feet of office development, and, therefore, is in harmony with the recommendations of the Plan. The proposed reallocation of GFA between Phase II and Phase I does not impact the overall recommendations of the Plan in Land Units O and P given that the Applicants' proposal does not request an increase in the total amount of GFA or deviate from the previously approved office development. Accordingly, the proposal is in conformance with the recommendations of the Plan.

The Applicants look forward to providing a significant office presence in the Springfield area in proximity to the Springfield Metro Station that will serve and support employees at Ft. Belvoir and the Engineering Proving Ground (EPG), and potentially the GSA Warehouse in the future.

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Sara V. Mariska

Sara V. Mariska

cc: Jack Burkart
Clayton Tock
Robin Antonucci
John Cavan
Lynne J. Strobel
Martin D. Walsh

{A0644214.DOC / 1 Statement of Justification - Phase I 001379 000012}

Sara V. Mariska
(703) 528-4700 Ext. 5419
smariska@thelandlawyers.com

WALSH COLUCCI
LUBELEY & WALSH PC

RECEIVED
Department of Planning & Zoning
JAN 23 2015
Zoning Evaluation Division

January 23, 2015

Via Hand Delivery

Barbara C. Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Proffered Condition Amendment Application
Springfield Metro Center II - Phase II
Fairfax County Tax Map Reference: 90-2 ((1)) 56C (part), 58D and 90-4 ((1)) 11B (part)
Applicants: Springfield Metro Center II, LLC and Springfield 6601 LLC

Dear Ms. Berlin:

Please accept the following as a statement of justification for a proffered condition amendment application on property identified as 90-2 ((1)) 56C (part), 58D, and 90-4 ((1)) 11B (part) (the "Subject Property").

The Subject Property is located directly southwest of the Joe Alexander Transportation Center and east of the GSA Parr Warehouse. The Subject Property has been subject to several prior land use approvals granted by the Fairfax County Board of Supervisors (the "Board"). On April 23, 2003, the Board approved RZ 1998-LE-064 that rezoned property identified as 90-2 ((1)) 56C from the I-4 to the C-4 District. On May 18, 2009, the Board approved PCA 1998-LE-064 and RZ 2008-LE-015. Those applications rezoned approximately 0.69 acre, a portion of Parcel 11B, from the I-4 to the C-4 District and modified the previously approved building layout to permit two (2) office buildings with a total of 474,000 gross square feet of office space on property identified as 90-2 ((1)) 56C (part) and 90-4 ((1)) 11B (part). On May 1, 2012, the Board approved RZ 2011-LE-022 which removed approximately 1.03 acres from the property subject to RZ 2008-LE-015 and PCA 1998-LE-064 and rezoned a total of approximately 6.28 acres to the PDC District.

Metro Center II is a previously approved development that is intended to be an office complex developed in two phases. Phase I is comprised of property identified as Fairfax County Tax Map Reference 90-2 ((1)) 56C (part) and 11B (part) (collectively "Phase I") and Phase II is comprised of the Subject Property. Between Phase I and Phase II, the Applicants plan to construct up to 991,600 square feet of gross floor area ("GFA") in either three (3) or four (4) office buildings on a total of approximately 17 acres. Phase I of the office park has been

designed to accommodate secure, government tenants and Phase II has been designed for standard office buildings to support Phase I government tenants or contractors. The development will revitalize an underutilized area adjacent to the Joe Alexander Transportation Center. The purpose of this proffered condition amendment application is to allow an option for GFA that was approved with Phase II to be constructed in Phase I. The Applicants have submitted two (2) concurrent proffered condition amendment applications on Phase I to allow an option for this reallocation which would allow additional GFA to be incorporated into a single building on Phase I.

This proffered condition amendment application proposes to allow an option for the GFA to be constructed in Phase II to be reduced and shifted to Phase I at the Applicant's discretion. The Applicants propose no changes to the locations of the previously approved two (2) office buildings of up to approximately 517,600 square feet of GFA. This new option allows for the GFA on Phase II to be reduced by up to 126,800 square feet and constructed as part of Phase I. The site design for Springfield Metro Center II locates the buildings along Metropolitan Center Drive and Springfield Center Drive with parking structures internal to the site. This design screens the parking structures and creates an urban, pedestrian-friendly environment.

The Subject Property is within the Franconia-Springfield Area within Area IV of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is within Land Unit P that is planned for light industrial use up to 0.35 FAR. As an option, the Subject Property is planned for office use up to 2.0 FAR with support retail use. The proposed development of up to 517,600 square feet of GFA results in an FAR of 1.89, which is in keeping with the recommendation of the Plan. Redevelopment must also address the following elements:

- Accommodation of the extension of Frontier Drive to Springfield Center Drive and contributions to offsite improvements to Loisdale Road;

  The proposed development will allow for future accommodation of the extension of Frontier Drive to Springfield Center Drive and the Applicants will also make a contribution to offsite improvements to Loisdale Road in the proffers.

- Provision of a grid street system that accommodates walking within the site and to the Joe Alexander Transportation Center;

  The CDPA/FDPA depicts a proposed pedestrian circulation path around the Subject Property to facilitate walking within the Springfield Metro Center area. Additionally, a proposed eight (8) foot wide asphalt trail adjacent to Springfield Center Drive will connect to a trail on Phase I that link the office park to a metro access road. The metro access road provides a direct connection from the development on Phase I to the Joe Alexander Transportation Center.

- Implementation of an effective transportation demand management (TDM) program to reduce auto travel to the area;

The Applicants will implement a TDM program. As part of the TDM program, the Applicants will provide shuttle service to the Joe Alexander Transportation Center.

- Provision of shuttle service to the Joe Alexander Transportation Center and/or other destinations in the nearby area until such time that a circulator, described in the Area-wide guidance, is operational. At such time, redevelopment should participate in the circulator's management and operation. Options for development are feasible only if the private sector contributes a proportional share of transportation improvements (road fund) and/or funding to meet the transportation needs of the area;

  The Applicants will provide shuttle service to the Joe Alexander Transportation Center. The shuttle service will serve both Phases I and II of the development and will be addressed in the proffers.

- Provision of structured parking;

  The Applicants have proposed a single parking structure to serve the proposed office buildings in Phase II.

- Provision of high-quality architecture and pedestrian focused site design, which should include street oriented building forms, a maximum building height of 150 feet, and mitigation of visual impacts of structured parking;

  The proposed office buildings will be a high quality of architectural design, will be compatible with the buildings approved in Phase I, and constructed of similar building materials. The site design includes trails to provide pedestrian links throughout the office park and to the nearby Joe Alexander Transportation Center. The office buildings also create an opportunity for service uses that may be utilized by future tenants, thereby minimizing trips leaving the Subject Property during the day. The Applicants have located the buildings on Springfield Center Drive in order to screen the proposed parking structure and create an urban, pedestrian-friendly development. The buildings will have a maximum height of 150 feet.

- Buildings should be designed to accommodate telecommunications antennas and equipment cabinets in a way that is compatible with the building's architecture and conceals the antennas and equipment from surrounding properties and roadways by flush mounting or screening antennas and concealing related equipment behind screen walls or building features;

  No telecommunications antennas or equipment cabinets are proposed with this application; however, the buildings are designed to accommodate a future proposal for such uses.

- Provision of integrated pedestrian and bicycle systems with features such as covered and secure bicycle storage facilities, walkways, trails and sidewalks, amenities such as street trees, benches, bus shelters, and adequate lighting;

  The Applicants have proposed an eight (8) foot wide asphalt trail on the perimeter of the Subject Property that is linked to on-site sidewalks and a central plaza area. The Applicant proposes two focal points on the eastern and western sides of the Subject Property that will have attractive landscaping and benches to allow for passive recreation as an amenity for office tenants. The Applicant also proposes a significant amount of landscaping along Springfield Center Drive to further enhance the streetscape for pedestrians. The enclosed CDPA/FDPA illustrates the proposed landscaping, screening, and pedestrian amenities on the Subject Property. Secure, weather protected bicycled storage will be provided on-site.

- Provision of environmental elements into the design, including buildings designed to meet the criteria for LEED Silver green building certification;

  The Applicants intend to design the buildings in order to meet the criteria for LEED Silver certification.

- Provision of on-site recreational amenities for employees;

  The Applicants previously proffered to construct 1,000 square feet of indoor recreational facilities as an amenity for future tenants.

- Mitigation of the impacts on parks and recreation per policies contained in Objective 6 of the Parks and Recreation section of the Policy Plan; and

  The Applicants' proposed passive recreation areas and indoor recreational facilities are intended to mitigate the impacts on parks and recreation facilities.

- Adherence to the adopted Transit Oriented Development Guidelines contained in Appendix 11 of the Land Use section of the Policy Plan.

  The proposal is in conformance with the TOD Guidelines by proposing high intensity development in proximity to a transit center, providing pedestrian connections to the transit facility, and locating buildings along the street edge to create a more pedestrian-friendly design while screening the proposed parking structure.

The proposed improvements and the option to reduce GFA on the Subject Property continues to make this development in conformance with the recommendations of the Plan.

The Applicants' proposal will allow for the development of a high-intensity office park adjacent to the Joe Alexander Transportation Center. The development will revitalize an

underutilized area in Fairfax County and will be convenient for employees at the Engineering Proving Ground (EPG) and Fort Belvoir, and potentially the GSA warehouse site.

Should you have any questions, or need any additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Sara V. Mariska

Sara V. Mariska

cc: Jack Burkart
Clayton Tock
Robin Antonucci
John Cavan
Lynne J. Strobel
Martin D. Walsh

{A0644305.DOC / 1 Statement of Justification - PCA Phase II 001379 000012}

PROFFERS

Springfield Parcel C LLC and Springfield Metro Center II, LLC

PCA 1998-LE-064-2
PCA 2008-LE-015

April 6, 2012

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Springfield Parcel C LLC and Springfield Metro Center II, LLC, (hereinafter referred to as the "Applicants"), for themselves, successors and assigns in PCA 1998-LE-064-2 and PCA 2008-LE-015, filed for property identified as Tax Map 90-2 ((1)) 56C (part) and 90-4 ((1)) 11B part (hereinafter referred to as the "Application Property") hereby proffer that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves PCA 1998-LE-064-2 and PCA 2008-LE-015. These proffers shall supersede and replace all previously approved proffers applicable to the Application Property.

1. GENERALIZED DEVELOPMENT PLAN

   a. Subject to the provisions of 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the generalized development plan ("GDP") consisting of twenty-one (21) sheets, prepared by Urban, Ltd., dated April 13, 2011 and revised through April 5, 2012.

   b. Subject to the provisions of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicants reserve the right to modify the layout shown on the GDP at time of site plan based on final engineering and design provided that there is no decrease in the amount or location of open space or landscaping as shown on the GDP. Should tenant requirements not include a minimum setback, or should Department of Defense setback requirements be reduced, the Applicants shall consider a reduction in those setbacks as shown on the GDP. The distances to peripheral lot lines may be decreased, but to no less than minimum Zoning Ordinance requirements, without necessitating approval of a proffered condition amendment.

2. USES

   a. As shown on the GDP, the Application Property shall be permitted to be developed with office, and accessory uses. Irrespective of what is shown on the GDP, there shall be no off-street interim parking permitted on the Application Property. Development on the Application Property shall include a maximum of 474,000 square feet of gross floor area ("GFA"). Accessory uses may include, but not be limited to, a personal service establishment, sundry shop, banking

center, and eating establishment to support the tenants in each building. Accessory uses shall be designed for tenant use with the intent to minimize midday vehicle trips to and from the Application Property. Among the two (2) buildings proposed for these applications and the two (2) buildings proposed in conjunction with RZ 2011-LE-022, the Applicants shall provide a minimum of 5,000 square feet of accessory uses. If at time of final site plan submission for the last of the four (4) buildings, the Applicants can demonstrate to the satisfaction of the Zoning Administrator that they have made diligent efforts to lease a minimum of 5,000 square feet for accessory uses and those efforts have been unsuccessful in meeting the minimum square footage required under this proffer, this proffer shall be deemed satisfied and the Applicants shall have no further obligation under this proffer.

b. Cellar space in each building, if provided, shall include a mix of uses such as the following:

i. Unoccupied areas used by the building tenants or owners (such as restrooms, mechanical rooms, electrical rooms, janitor and building maintenance rooms, bulk storage for documents, paper and office supplies, goods and products of the building tenant or janitorial supplies);

ii. Specialty areas used by the building tenants or owners (such as computer rooms, battery rooms, "clean rooms," security tanks, SCIF rooms, libraries, etc.);

iii. Simultaneous or accessory uses used by the building tenants or owners (such as conference rooms, conference centers, fitness center, employee cafeterias or canteens, employee lounges or classrooms, banking center, sundry shop); and

iv. Offices.

c. Telecommunications facilities (building-mounted only) may be added to the building without necessitating approval of a PCA.

3. TRANSPORTATION

a. Prior to the issuance of the first Non-Residential Use Permit ("Non-RUP") for the Application Property, Joseph Alexander Road, from Metropolitan Center Drive to the Metro Access Road shall be constructed as shown on the GDP.

b. Prior to the issuance of the first Non-RUP for the Application Property, the Metro Access Road which has been constructed between Springfield Center Drive and the Joseph Alexander Transportation Center, shall be open for use to provide private and/or public shuttle bus, transit, and pedestrian access between the Application Property and the Joe Alexander Transportation Center.

c. The Applicants shall be responsible for the maintenance (repairs/snow plowing/ice removal) of the Metro Access Road. The Applicants may transfer these maintenance responsibilities to an owner/tenants association established for the maintenance of the land area identified as Land Units O and P, within the Franconia Springfield Area of the Fairfax County Comprehensive Plan ("Land Units O and P"). Prior to the issuance of the first tenant Non-RUP for the Application Property, the Applicants shall provide security to the County for the timely performance of maintenance of the Metro Access Road in accordance with a maintenance agreement (the "Agreement") executed by the Applicants and the County. In the event that the Applicants fail to timely perform maintenance on the road in accordance with the terms of the Agreement, the County shall have the right to accomplish the needed maintenance and the Applicants shall reimburse the County for the costs incurred by the County, and this duty to reimburse shall be secured by a performance bond, all in accordance with the terms of the Agreement. The Applicants' obligation for maintenance under this paragraph may be assigned or transferred to an entity comprised of owners/tenants within Land Units O and P.

d. Prior to the issuance of the first Non-RUP for the Application Property, the Applicants shall provide a road extension connecting the current Springfield Center Drive terminus directly to Joseph Alexander Road. Said road extension shall be constructed as shown on the GDP. The Applicants shall dedicate a public access easement over that portion of Springfield Center Drive that is located on the Application Property.

e. The Joseph Alexander Road construction on the Subject Property and the Springfield Center Drive Extension shall be designed and constructed to meet the requirements of the Fairfax County Public Facilities Manual and VDOT street standards to allow for future acceptance into the VDOT system for maintenance and operations, as determined by the Department of Public Works and Environmental Services (DPWES) and VDOT. Joseph Alexander Road shall be constructed within a seventy-four (74) foot right-of-way and Springfield Center Drive shall be constructed within a seventy-three (73) foot right-of-way. The Applicants shall provide right-of-way dedication of these street segment areas upon demand by Fairfax County or VDOT, with coordination with the property owner identified as Fairfax County tax map 90-2 ((1)) 56B, so that the street segment areas can become a part of the public roadway network, in which case, dedication shall be made in fee simple to the Board of Supervisors.

f. A shuttle bus system in the vicinity of the Application Property has been established and will continue to operate as follows:

(i) At the time of issuance of the first Non-RUP for the Application Property, and for the benefit of all occupants, visitors, and invitees on the Application Property, and on the property which is known as Springfield Metro Center I (the property which was the subject of RZ 1998-LE-006),

the Applicants shall either (a) pay to participate on an equitable basis in an area Transportation Management Association ("TMA"), i.e., TAGS or a bus circulator system, if the TMA provides shuttle bus service between the Application Property and the Joe Alexander Transportation Center or (b) if such TMA participation is not available, the Applicants shall provide, operate, and maintain shuttle bus services (including, but not limited to, mid-day service to Springfield Mall), individually or cooperatively, with the Applicant/successor-in-title of the property known as Springfield Metro Center I. Said shuttle bus service shall be coordinated with the shuttle bus obligations in the proffers governing Springfield Metro Center I, so as to allow occupants, visitors, and invitees of that property to utilize the Applicants' shuttle bus system in coordination with the shuttle bus system established pursuant to the proffers for RZ 1998-LE-006.

(ii) The shuttle buses utilized pursuant to this proffer shall have a "body-on-chassis" or equivalent design. They shall be sized to accommodate peak hour ridership under the schedule proffered herein, as determined by Fairfax County Department of Transportation (FCDOT). If these buses are part of TAGS, they shall have signage indicating that they part of the TAGS systems, through coordination with TAGS.

(iii) At a minimum, the shuttle bus service shall be available at ten (10) minute intervals during the morning peak hour period (6:30 a.m. to 9:00 a.m.) and the evening peak hour period (4:00 p.m. to 7:00 p.m.) (excluding Saturdays, Sundays, and national holidays) unless lesser hours are approved by FCDOT, based upon justification provided by the Applicants. The shuttle bus shall also operate at other off-peak intervals appropriate to occupant, visitor and invitee needs, subject to FCDOT approval. A shuttle bus stop shall be located on Joseph Alexander Road adjacent to the plaza.

(iv) If shuttle bus service is provided by the Applicants as described in i(b) above, it shall continue to be provided by the Applicants for a period of two (2) years from the date on which the first Non-RUP for the Application Property is issued unless a shuttle bus service is provided in lieu of the Applicants' shuttle bus service by an area TMA, before the expiration of two (2) years. If the shuttle bus service is provided by the TMA, the Applicants shall be a member of the TMA, until the management entity is responsible for the service. At the conclusion of this two (2) year period, the Applicants shall establish and transfer all administrative tasks of operating the shuttle service or participating in the TMA, as applicable, to a management entity authorized to coordinate transportation management for the uses on the Application Property. The management entity shall be a joint venture between the land owners of Springfield Metro Center I and II. Written notification of the creation of the management entity and the name and address of the representative of the entity, shall be provided to FCDOT and to the Department of Planning

and Zoning. The transfer to the management entity shall be subject to the proviso that the level of existing service is not diminished, as determined by FCDOT. The management entity will thereafter be financially responsible for shuttle service operations and for implementing equitable assessment procedures for the users of the service. In the event that an area TMA is established to provide equivalent service as determined by FCDOT, the management entity for the uses on the Subject Property may, in lieu of providing its own shuttle service, participate on an equitable basis in the TMA for the benefit of the occupants, visitors, and invitees of the Application Property. If necessary, the Applicants shall grant bus access easements on Springfield Center Drive, Joseph Alexander Road, and/or the Metro Access Road, subject the permission of WMATA, to facilitate bus service, and enter into a bus access agreement prior to the issuance of the first tenant Non-RUP on the Application Property.

(v) For so long as the Applicants or the management entity operates the shuttle service, other properties within Land Units O and P shall be permitted to participate in the shuttle service provided by the Applicants/management entity, provided, the owners or tenants of these properties shall make equitable arrangements with the Applicants/management entity with regard to the costs of providing the service. If an interim off-street commercial parking use is established, either the Applicants or the entity that the parking serves shall provide service from the Application Property to the property that the interim parking is serving.

(vi) In the event that public transportation via a connector bus service or some other mode of public transportation is developed which renders provision of shuttle service unnecessary, as determined by FCDOT in consultation with the Lee District Supervisor and the Applicants, then the shuttle bus shall be discontinued. In lieu of the shuttle, the Applicants shall contribute funds on an equitable basis that would otherwise be paid for the shuttle toward operation of a bus circulator system.

g. The Applicants shall reserve an easement for future dedication to Fairfax County along the western border of the Application Property extended from the intersection of Joseph Alexander Road with Metropolitan Center Drive to the southern boundary line of the property, as shown on the GDP. Said easement shall be dedicated to the Board of Supervisors at no cost, upon demand by Fairfax County. The actual construction of the extension of Joseph Alexander Road southward from Metropolitan Center Drive shall be by others.

h. At time of site plan approval, or upon demand by Fairfax County and/or VDOT, whichever occurs first, the Applicants shall dedicate thirty-five (35) feet from the centerline of the existing private access road between the Application Property and property identified as Fairfax County Tax Map Reference 90-4 ((1)) 11C and

11D to the Fairfax County Board of Supervisors. The Applicant shall construct frontage improvements along the same with the face of curb set thirty (30) feet from the opposing face of curb located along Parcels 11C and 11D.

i. At such time as Frontier Drive Extended is funded for construction, the Applicants shall either relocate the site entrance directly northwest of Frontier Drive Extended and/or restrict the access to right-in/right-out upon consultation with FCDOT and VDOT. Under no circumstances shall the Applicants be required to reconfigure or relocate the stormwater management vault as shown on Sheet 6 of the GDP.

4. TRANSPORTATION DEMAND MANAGEMENT

a. Within 180 days after the issuance of the first building permit for the first office building on the Application Property, the Applicants shall appoint a Transportation Demand Management Coordinator (the "TC"). The TC duties may be assigned to an office property manager who will implement the Transportation Demand Management ("TDM") strategies described herein. Within 120 days of such appointment, the Applicants, through the TC, shall develop and submit to FCDOT for review, a TDM Plan for the Application Property. The TDM Plan shall be implemented upon issuance of the first office tenant Non-RUP for the first office building. The goal of the TDM Plan shall be to produce a thirty percent (30%) peak hour trip reduction for the entire Application Property based upon the Institute of Transportation Engineers (ITE), 8th edition, Trip Generation rates for the applicable uses.

b. The TDM Plan shall consist of, but not limited to, the following elements, unless FCDOT determines that one or more of these elements are unnecessary (other substitute elements may be included upon mutual agreement between the Applicants and FCDOT):

(i) The TC shall work cooperatively with FCDOT staff to promote opportunities to enhance participation in TDM programs.

(ii) Participation in the shuttle bus program as set forth herein.

(iii) Metro maps, schedules, forms and ride sharing and other relevant transit option information shall be available to tenants and employees through a common web site, common location, or newsletter to be published at least twice a year.

(iv) The Applicants shall provide at least twenty (20) reserved parking spaces for each office building for carpools/vanpools.

(v) Secure, weather protected bicycle storage shall be provided in a location convenient to tenants, employees, and visitors.

(vi) Actively promote the use of carpooling/vanpooling, the Guaranteed Ride Home Program, Metro-Check, telework and other components of the TDM Plan. The TC will work with staff from the Fairfax County RideSources Program to exchange information. The RideSources Program will maintain a database of registered carpoolers and vanpoolers along with origin, designation, and work hours of the registered carpools/vanpools.

(vii) Employers within Springfield Metro Center II will be encouraged to allow flexible work hours for personnel. The exact policy of the implementation of flexible work hours will vary by employer and implementation shall be at their sole discretion.

(viii) The Applicants shall provide 200 SmarTrip cards, per building each with a one-time value of $25.00 to the TC at the time of the issuance of the first tenant Non-RUP for each building. The TC shall distribute the SmarTrip cards to employers to promote the use of mass transit by employees.

(ix) The TC shall administer the on-site sale of fare media with the permission of the relevant transit service providers. Fare media to be sold shall include, but is not limited to VRE, Metrorail, Metrobus, and Fairfax Connector.

(x) The TC shall become a member of TAGS.

(xi) Prior to the issuance of the first Non-RUP on the Application Property, the Applicants shall construct a bus stop shelter proximate to the Application Property's entrance along Joseph Alexander Road, subject to review and approval by VDOT, the Fairfax Connector and/or WMATA.

(xii) Beginning twelve (12) months after the issuance of the first office tenant Non-RUP for the first building on the Application Property, and annually thereafter, the TC shall prepare and submit to FCDOT a report quantifying the use of public transportation, carpooling, vanpooling and other rideshare programs, created under the TDM Plan. Upon completion of each annual report, a copy of said report shall be transmitted to FCDOT.

c. Beginning with the first year following full occupancy of the second office building on the Application Property and concurrent with that year's annual report, the effectiveness of TDM strategies shall be evaluated using surveys and/or traffic counts, prepared by the TC in cooperation with FCDOT. The TC shall submit to FCDOT the results of these surveys and/or traffic counts in order to determine travel characteristics and whether the required reduction in trips has been achieved. If the peak hour trip reduction goal of thirty percent (30%) has not been achieved, as evidenced by the surveys and/or traffic counts, the TC shall meet with FCDOT to review the TDM program for the purpose of identifying

additional strategies and programs that may be implemented to assist in achieving the trip reduction goal. The Applicants shall have the benefit of two (2) surveys and/or counts to evaluate the effectiveness of the implemented TDM Strategies. Each of these years shall be considered a "Remedial Cycle." Based on the two (2) Remedial Cycles, the Applicants, in consultation with FCDOT, shall determine additional strategies and programs that could be implemented. These additional strategies shall be implemented by the TC for the remainder of the calendar year. If after two (2) Remedial Cycles, the trip reduction goal has not been met, then the Applicant shall pay penalties as outlined below. The surveys and/or traffic counts shall be conducted annually and submitted to FCDOT from the year following full occupancy of the second office building until achievement of the trip reduction goal for two (2) successive years.

d. In the event that the goal of a thirty percent (30%) peak hour reduction in trips is not met after two (2) Remedial Cycles, the Applicants shall provide a contribution in the amount of two thousand five hundred dollars and 00/100 ($2,500.00) toward additional transportation incentives and/or other measures which will directly reduce vehicle trips associated with the Application Property. Such incentives shall include, but not be limited to, the provision of additional SmarTrip cards to employees and additional coordination with employees to promote ridesharing and increased transit use. Said contribution shall be made each year that the goal of a thirty percent (30%) peak hour reduction in trips is not reached, or for a period of five (5) years following two (2) remedial cycles, or until the Applicants and FCDOT agree to readjust the reduction percentage, whichever shall first occur. This TDM Goal may be readjusted as described herein without necessitating approval of a proffered condition amendment.

5. PARKING

a. The Applicants reserve the right to provide surface parking in addition to the garage parking that shown on the GDP, as long as open space is not decreased. Surface parking shall not be provided between the front of the proposed office buildings and Joseph Alexander Road.

b. The height of the parking garage along the eastern border of the site shall not exceed an average height of forty-two (42) feet. Prior to the issuance of a building permit for the parking garage, the Applicants shall conduct a noise analysis, subject to DPWES and the Environment and Development Review Branch of DPZ review and approval, to determine whether the garage wall facing the RF&P railroad line will reflect noise into the Windsor Park subdivision in excess of Zoning Ordinance standards. If it does, the Applicants shall include recognized noise attenuating materials and/or design in the design and construction of this wall of the garage.

c. The Applicants shall provide parking to meet minimum Zoning Ordinance requirements, including parking as may be required for those areas defined as cellar space.

6. RECREATION

a. A minimum of 1,000 square feet of floor space shall be allocated in one or more of the office buildings to provide indoor recreational exercise facilities. If all the space is allocated to one building, this facility shall be available to occupants of both buildings.

b. At time of application for a building permit for the first building on either the Application Property or the property subject to RZ 2011-LE-022, whichever occurs first, the Applicants shall contribute thirty-five thousand dollars ($35,000.00) to the Fairfax County Park Authority (FCPA) for construction or enhancements at the Lee District Park. At time of building permit application for the second building on either the Application Property or the property subject to RZ 2011-LE-022, whichever occurs second, the Applicants shall contribute an additional fifteen thousand dollars ($15,000.00) to the FCPA for construction or enhancements at the Lee District Park.

7. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

a. The Applicants shall provide Stormwater Management (SWM) and Best Management Practices (BMP) in the locations as generally shown on the GDP. Said facilities shall be designed in accordance with the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance, unless modified by DPWES. All or a portion of the SWM/BMPs may be provided underground, on-site in a location and manner acceptable to DPWES.

b. Subject to receipt of any necessary agreements, letters of permission or easements from the property owner at no cost to the Applicants, the Applicants shall upgrade the existing pipe outfall located on adjacent property identified among the Fairfax County tax map records as 90-2 ((1)) 60. The existing outfall pipe is adequate in accordance with DPWES standards, however, the Applicants will take the following measures as permitted by DPWES and the property owner to improve the outfall:

(i) Removal of two existing trees at the end section;

(ii) Removal of trash and fallen trees from the existing channel for approximately fifty (50) feet downstream of the end section;

(iii) Installation of Class 1 rip rap around end section and fifty (50) feet downstream of end section;

(iv) Lining the existing channel with Class 1 rip rap; and

(v) Installation of an eight (8) inch tall check dam ten (10) feet from the end section to create a stilling basin at the outfall.

The rejection by DPWES and/or the property owner of one or more of the above measures shall not preclude installation of the remaining measures, if approved.

8. PEDESTRIAN CONNECTIVITY

a. Prior to site plan submission, the Applicants shall coordinate pedestrian connections with NVCC to facilitate pedestrian travel from its campus to the Metro Access Road. The Applicant shall extend the sidewalk to the common property line with NVCC based upon coordination of the location of the tie-in with NVCC. The Applicants shall diligently pursue coordination of pedestrian connections with NVCC and provide documentation in support of such efforts to DPWES, including, if applicable, documentation that the coordination was not successful. Pedestrian connections to NVCC may be modified from those shown on the GDP to facilitate pedestrian travel so long as said modifications do not degrade the pedestrian network shown on the GDP, as determined by the Department of Planning & Zoning.

b. Within sixty (60) days from commencement of construction activity on the Application Property, the Applicant shall provide a minimum five (5) foot path between the Application Property and Fairfax County Tax Map Reference 90-4 ((1)) 11D ("Parcel 11D"). A path shall be provided between the Application Property and Parcel 11D throughout the construction process. The path may be constructed of asphalt or concrete and may be relocated based on construction phasing so long as a connection between the Application Property and NVCC is maintained at all times during the construction process.

9. DESIGN

a. The principal façade building materials for the office buildings shall consist of brick, natural stone, pre-cast concrete, or other masonry finish and glass. In addition, one or two additional accent materials (e.g., stone) may be included. Features, such as canopies and/or awnings, shall be used to identify building entrances.

b. The building materials used for the parking garage shall be complementary to those used for the office buildings, of comparable quality, and subdued colors. The Applicants shall install a screen on the side of the parking garage adjacent to Springfield Center Drive Extension that will be seasonally covered in vines to enhance the appearance of the garage. Prior to site plan approval, final architectural drawings shall be submitted to the Lee District Supervisor and Planning Commissioner for review for compliance with these proffers.

c. Development and landscaping of the urban plaza area and at the corner of Joseph Alexander Road and Springfield Center Drive shall be in substantial conformance with the details shown on Sheet 11 of the GDP. Prior to the issuance of the first Non-RUP, the Applicants shall construct the urban plaza and shall record a public access easement over the urban plaza area.

d. The light standards shall feature semi-cutoff shielding for street lights. Lighting standards in the plaza area and in the parking lots shall feature full cut-off shielding.

e. In the event that low level security walls, including other possible security features such as bollards, planters and/or boulders, are required by tenants as vehicle barriers, the walls and/or other security features shall be constructed of materials that are complementary to the building materials, such as brick, masonry and/or concrete that is similar to pre-cast as may be utilized on the office buildings, and designed to complement the buildings(s). The walls and other possible security features, if necessary, shall be located on the perimeter of the Application Property and shall not exceed three (3) feet in height. The security features shall be integrated as part of an overall landscape design that will feature a mix of plantings to enhance their appearance. The design of the security plan shall not rely on the repetitive use of a single element such as continuous rows of bollards or planters. Portions of the barriers may function as hardened street furniture, including benches, lampposts, signposts, planters, etc. Fencing should be avoided and, if fencing is provided, it shall have some degree of transparency in order to mitigate the lack of integration caused by solid fencing. Prior to approval, the final site plan shall be submitted to the Lee District Supervisor and Planning Commissioner for review for compliance with these proffers.

f. Low-level lighting, designed to provide for a safe pedestrian pathway to the Metro Access Road, shall be installed along all perimeter sidewalks adjacent to the Application Property and phased with individual building construction.

g. A crosswalk shall be provided across Joseph Alexander Road from the Application Property to the adjacent multi-family residential development as shown on the GDP and as may be approved by VDOT. Subject to any necessary letters of permission or easements at no cost to the Applicants, the Applicants shall install an accessible ramp from the street to the sidewalk.

h. The pavement elevation of the loading dock adjacent to Springfield Center Drive as shown on the GDP shall be lowered four (4) feet to minimize its appearance.

i. The design of the buildings shall not preclude future first floor retail.

j. The grade adjacent to Springfield Center Drive shall be adjusted to screen the loading area as generally shown on the GDP. Prior to the issuance of the first Non-RUP, the Applicants shall provide a plaza/seating area adjacent to Springfield Center Drive as generally shown on the GDP. Mechanical equipment, including HVAC units, shall not be installed on the top of the loading area.

10. GREEN BUILDING PRACTICES

a. The Applicants shall include a U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design ("LEED") accredited professional as a member of the design team. The LEED accredited professional shall work with the team to incorporate the current version, at the time of Applicant's registration, of LEED design elements into the project. At time of site plan submission, the Applicants shall provide documentation to the Environmental and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

b. The Applicants will include, as part of the site plan submission and building plan submission for any building to be constructed, a list of specific credits within the most current version, at the time of Applicants' registration, of the USGBC's Core and Shell LEED rating system or other LEED rating system determined by the USGBC that the Applicants anticipate attaining. The LEED-accredited professional will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver Core and Shell certification of the project. In addition, prior to site plan approval, the Applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) as a team member in the USGBC's LEED online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

c. Prior to building plan approval, the Applicants will execute a separate agreement and post, for each building, a "Green Building Escrow," in the form of cash, bond, or a Letter of Credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of $2.00 per gross square foot for that building. This Green Building Escrow shall be in addition to and separate from other bond or escrow requirements and shall be released upon demonstration of attainment of Silver certification by the USGBC under the most current version at the time of Applicants' registration of LEED Core and Shell rating system or other LEED rating system determined by the USGBC, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that each building has attained LEED Silver Core and Shell certification will be sufficient to satisfy this commitment. If the Applicants fail to provide documentation to the Environmental and Development Review Branch of DPZ demonstrating attainment of LEED Silver Core and Shell certification within one (1) year of issuance of the first Non-RUP for office use for each building, the escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

d. If the Applicants provide documentation to the Environment and Development Review Branch of DPZ, within one (1) year of issuance of the first Non-RUP for office use for each building, that demonstrates that LEED Silver certification has not been obtained but the building has been determined by the USGBC to fall within three (3) points of attainment of LEED Silver certification, fifty percent (50%) of the escrow will be released to the Applicants, the other fifty percent (50%) will be released to Fairfax County and will be posted to a fund within the County budget that supports implementation of County environmental initiatives.

e. If the Applicants provide evidence that LEED Silver Core and Shell certification has been delayed through no fault of the Applicants, this proffered time frame shall be extended by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicants or to the County during this extended time frame.

f. All references to the U.S. Green Building Council shall apply to similar certifying agencies that are created subsequent to approval of this application, provided that the alternative certifying agency is acceptable to Fairfax County and the Applicants.

11. GEOTECHNICAL

Prior to site plan approval, and in accordance with the provisions of the Public Facilities Manual, the Applicants shall submit a geotechnical study of the Application Property to the Geotechnical Review Board through DPWES and shall incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES to alleviate potential structural problems, to the satisfaction of DPWES. The recommendations of the Geotechnical Review Board shall be implemented during construction.

12. ADVANCED DENSITY CREDIT

Advanced density credit is reserved consistent with the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.

13. TIMING OF IMPROVEMENTS

Upon demonstration by the Applicants that, despite diligent efforts or due to factors beyond the Applicants' control, the require improvements have been or will be delayed beyond the time set forth in these proffers, the Zoning Administrator may agree to a later date for completion of such improvements.

14. SUCCESSOR AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicants and their successors or assigns.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

APPLICANT/TITLE OWNER OF TAX MAP
90-4 ((1)) 11B PT.

SPRINGFIELD METRO CENTER II, LLC, a Delaware limited liability company

By: Boston Properties Limited Partnership, a Delaware Limited partnership, its Managing Member

By: Boston Properties Inc., a Delaware Corporation, its General Partner

By: Kenneth F. Simmons
Its: Senior Vice President, Development

[SIGNATURES CONTINUE ON THE NEXT PAGE]

APPLICANT/TITLE OWNER OF TAX MAP 90-2 ((1)) 56C PT.

SPRINGFIELD PARCEL C LLC, a Delaware limited liability company

By: Boston Properties Limited Partnership, a Delaware Limited partnership, its Managing Member

By: Boston Properties Inc., a Delaware Corporation, its General Partner

By: Kenneth F. Simmons
Its: Senior Vice President, Development

[SIGNATURES END]

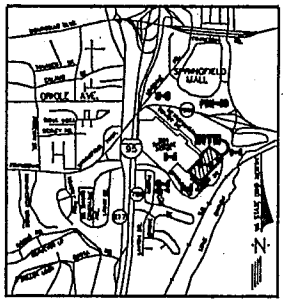
Appendix 6

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

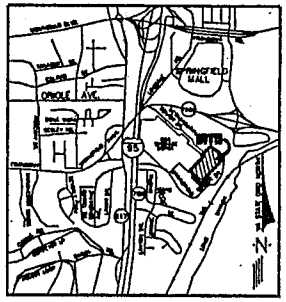
GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAPS: 080-2-01-0056C [PART] & 080-4-01-0011B [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 9980-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 4-407.3(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 F.A.R. 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 BALLS, BARRIER BALLS, 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.R.A. AND/OR SPACES 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

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

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

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

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
04-02-11
12-02-11
02-03-12
03-14-12
04-16-12

urban
Urban Ltd.
4200 D Technology Court
Chantilly, Virginia 20151
Tel: 703-642-2306
Fax: 703-642-2308
Planners Engineers Landscape Architects Land Surveyors

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

SHEET 1 OF 15

MISC. 12493

SITE DATA PER RZ 2006-LE-015 AND PCA 1998-LE-064

SITE AREA	AREA
	8.70 ACRES (A PORTION OF PARCEL 56C)
	0.88 ACRES (A PORTION OF PARCEL 11B)
GROSS SITE AREA = 10.36 ACRES	

AREA OF ROW DEDICATION = 1.16 ACRES
NET SITE AREA = 9.20 ACRES
MAXIMUM FAR PERMITTED = 1.85

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' (48.36' 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' (56.37' BULK PLANE) [PARKING STRUCTURE]

OPEN SPACE
OPEN SPACE REQUIRED = 15% OF NET SITE AREA = 0.15(9.20 AC.) = 1.38 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
	8.70 ACRES (A PORTION OF PARCEL 56C)
	0.88 ACRES (A PORTION OF PARCEL 11B)
GROSS SITE AREA = 10.36 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 = 0.00 ACRES
TOTAL AREA OF ROW DEDICATION = 1.38 ACRES (SEE SHEET 15 FOR AREA OF DEDICATION)
NET SITE AREA = 8.00 ACRES
AREA OF ROW RESERVATION = 0.24 ACRES (SEE SHEET 15 FOR AREA OF RESERVATION)
MAXIMUM FAR PERMITTED = 1.85
MAXIMUM FAR PROPOSED = 474,000 GROSS FLOOR AREA = 474,000/8.00*(43,560)= 1.363

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

PROPOSED USE
OFFICE
ALBEIT OFF-STREET PARKING

BUILDING DATA
PROPOSED BUILDING GROSS SQUARE FOOT = 474,000 GSF
CELLAR SPACE = 65,000 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' (48.36' 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 = 65,000 SF (CELLAR) = 65,000 SF
2.6/1000 * 65,000 SF = 169 SPACES
TOTAL PARKING REQUIRED = 169 SPACES

TOTAL PARKING SPACES PROVIDED:
STRUCTURE PARKING TOTAL PARKING PROVIDED = 1467 SPACES
TOTAL PARKING PROVIDED = 1467 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%)

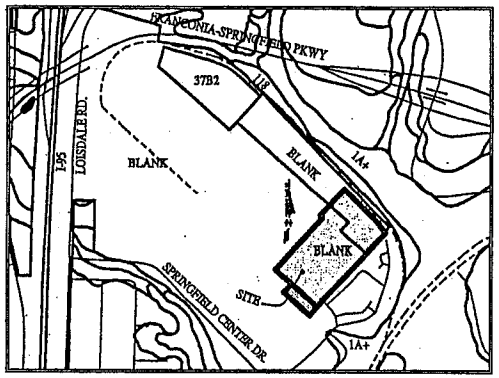
* OPEN SPACE PROVIDED IS BASED ON THE NET SITE AREA, EXCLUDING THE AREA OF ROW DEDICATION OF SPRINGFIELD CENTER DRIVE, JOSEPH ALEXANDER ROAD, AND EX. PRIVATE DRIVE.

** 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 4-407.3(C) OF THE ZONING ORDINANCE TO MODIFY THE REAR YARD REQUIREMENT.

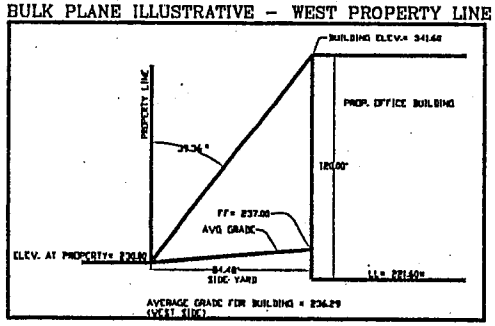
SOIL MAP

SCALE: 1"=500'



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROBLEM CLASS
1A+	MIXED ALLUVIAL	POOR	POOR	POOR	LOW	A
11B	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 DESIGNATION
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
PROPOSED CURB & GUTTER
REVERSE FLOW CURB & GUTTER
EXISTING POWER POLE
PROPOSED MAIN ENTRANCE/EXIT TO BUILDING
PROPOSED ENTRANCE/EXIT TO BUILDING

EXISTING TRAFFIC POLE
TRAFFIC BOX
STREET SIGN
+25.6 EXISTING SPOT ELEVATION
+25.6 PROP. SPOT ELEVATION
EXISTING FENCE
EXISTING LIGHTING
PROPOSED LIGHTING
STREET LIGHTS (BETWEEN AND SPEC. BY ARCHITECT)
TEST PIT REQUIRED
PROPOSED CBP-1
BENCHMARK
EXISTING BUILDINGS
STREAM EDGE (WATER CONVEYANCE)
EXISTING TREE
PROPOSED TREE
PROJECTED TRAFFIC COUNT (BASED ON 6TH ED. OF I.E. TRIP GENERATION BOOK)

REVISIONS			
NO.	DATE	DESCRIPTION	

PLAN DATE: FEB 2006

urban
Urban, Ltd.
Planners/Engineers/Landscape Architects/Land Surveyors
Phone: 703.642.8200
Fax: 703.642.8300
www.urban-ltd.com
Fairfax Reston Alexandria Richmond

SOILS MAP AND BULK PLANE ILLUSTRATIVE

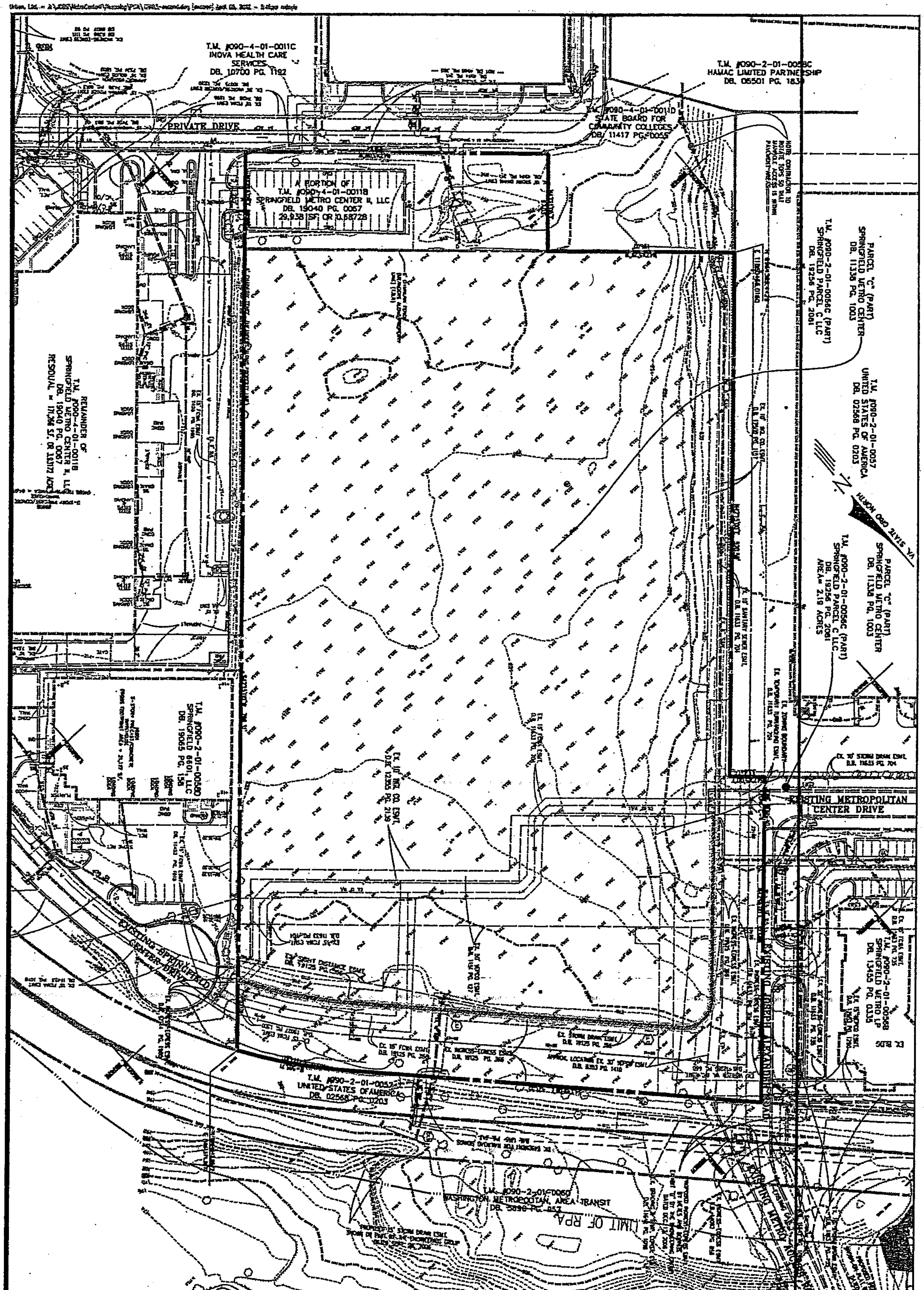
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

FAIRFAX COUNTY, VIRGINIA — LEE DISTRICT

SCALE: AS NOTED — C.I.: N/A — DATE: FEB., 2006

SHEET 2 of 16

MISC. 12493



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

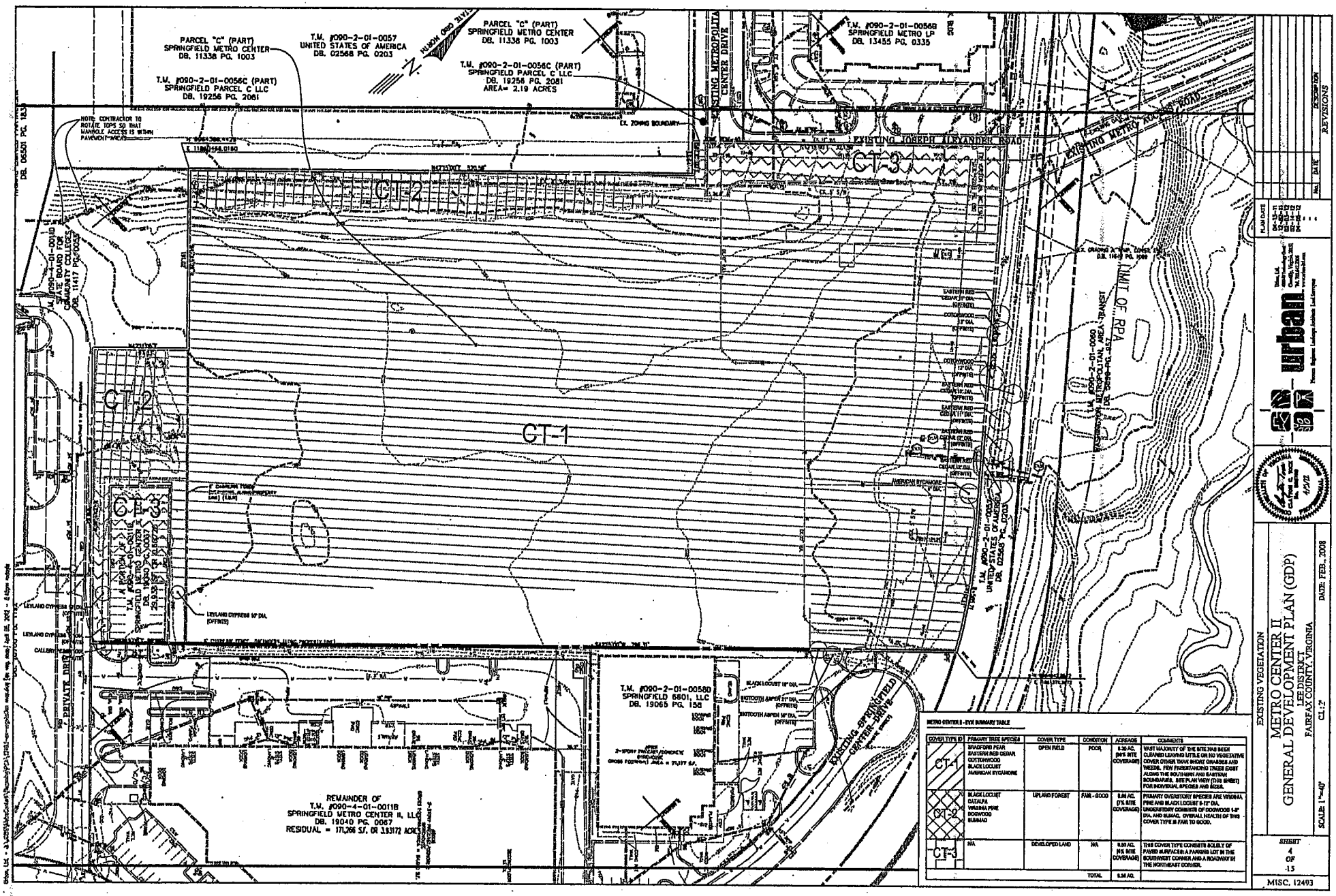
urban

CLAYTON C. TOCK

4/5/12

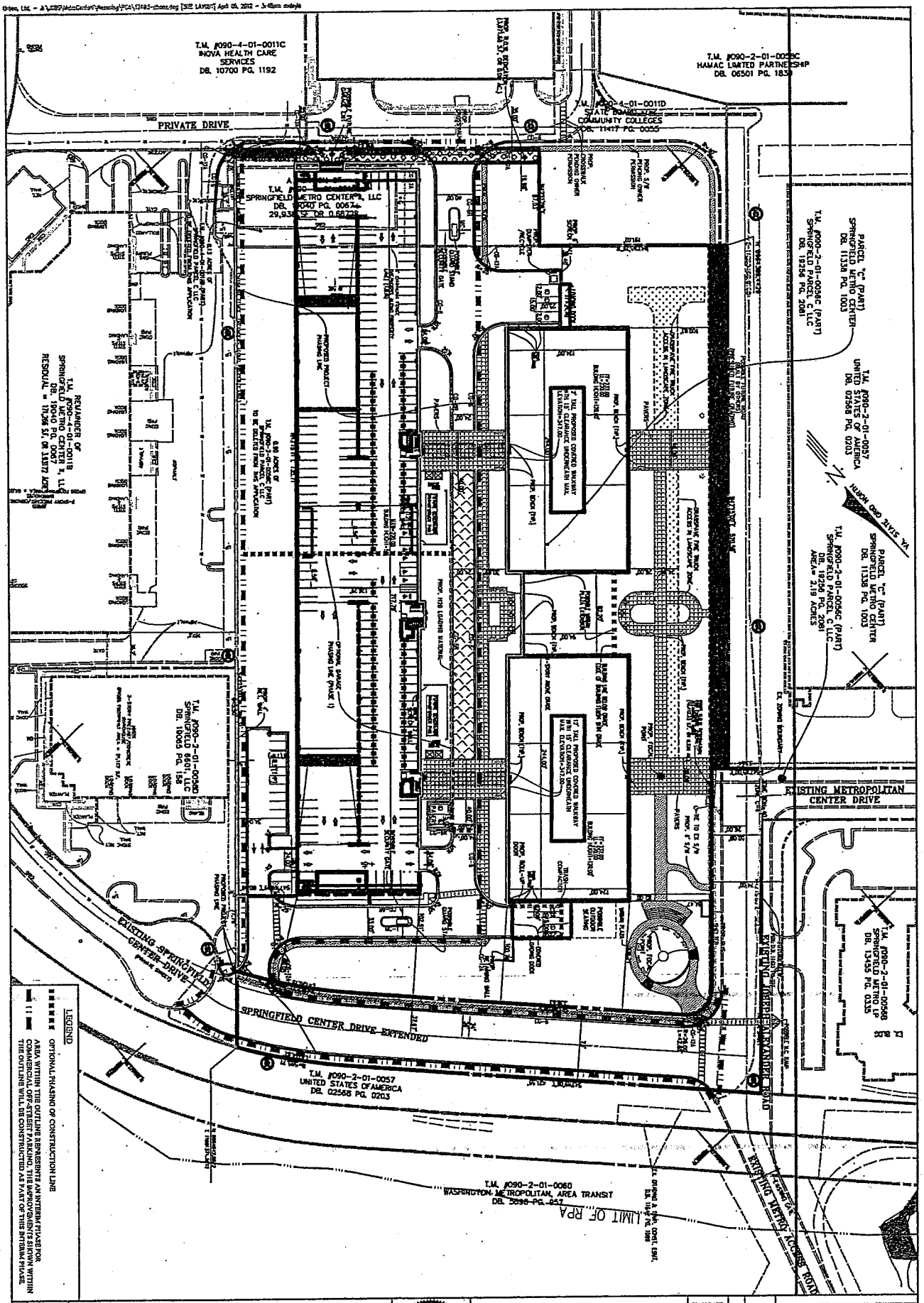
REVISIONS

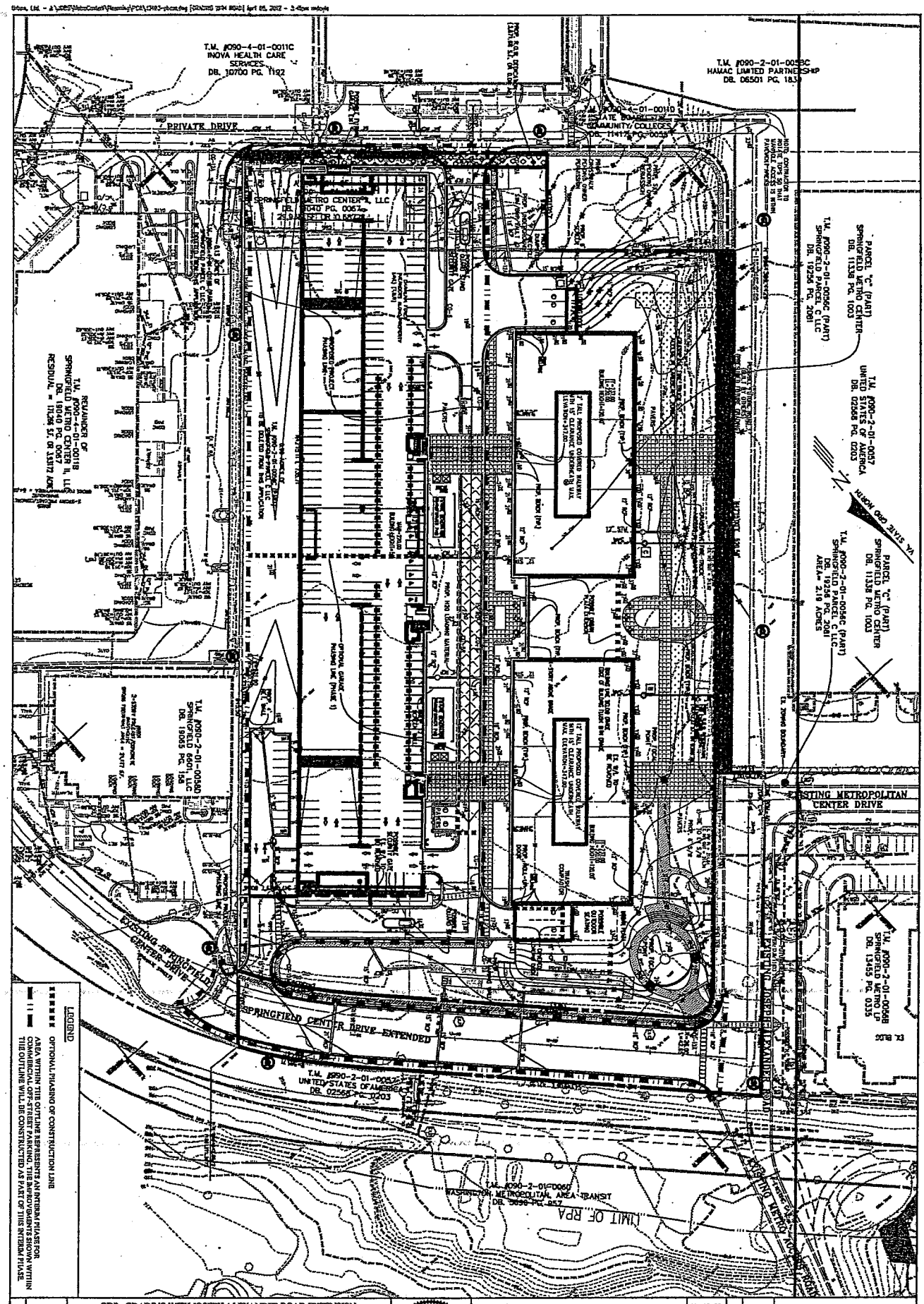
Appendix 6

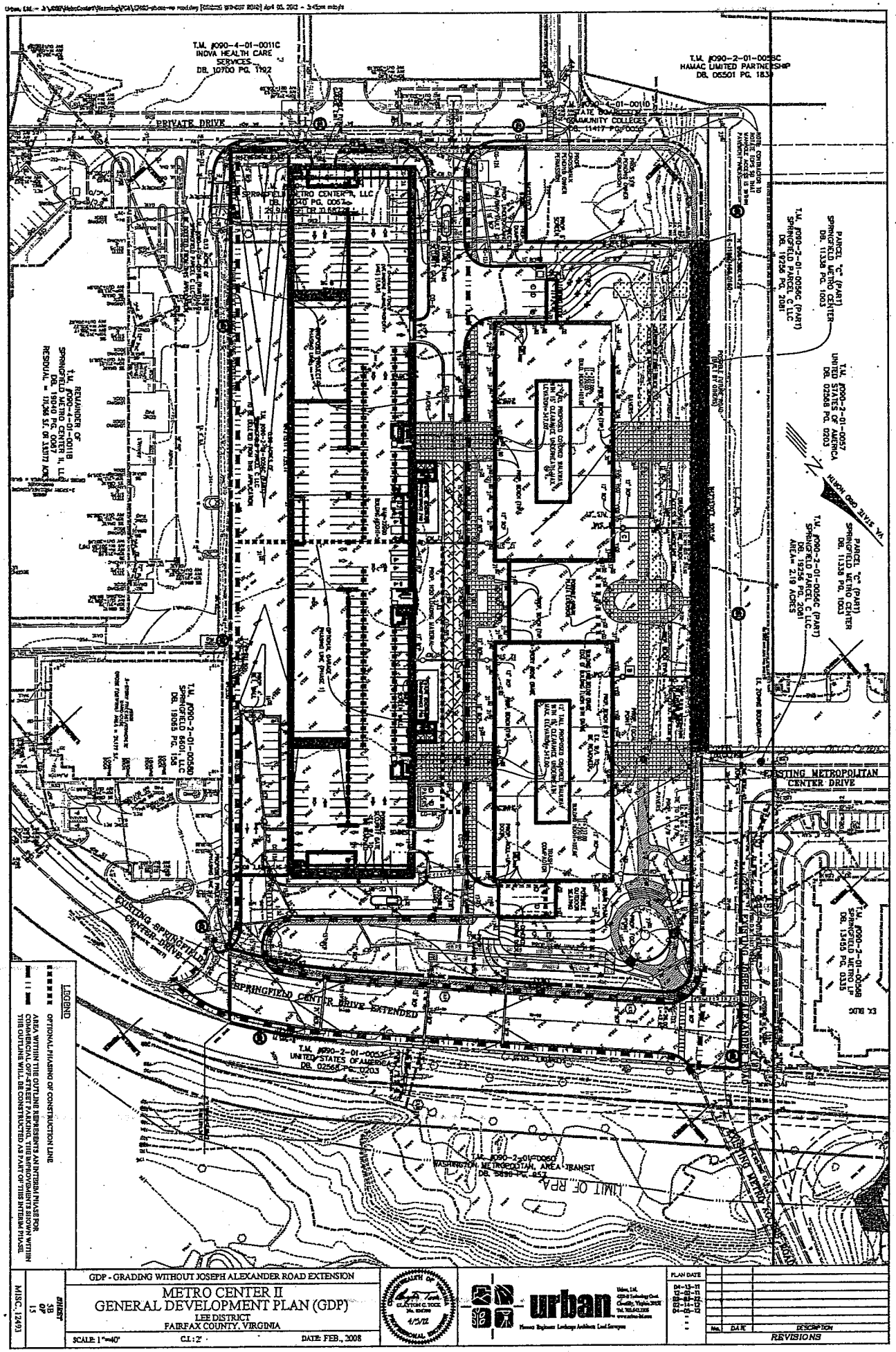


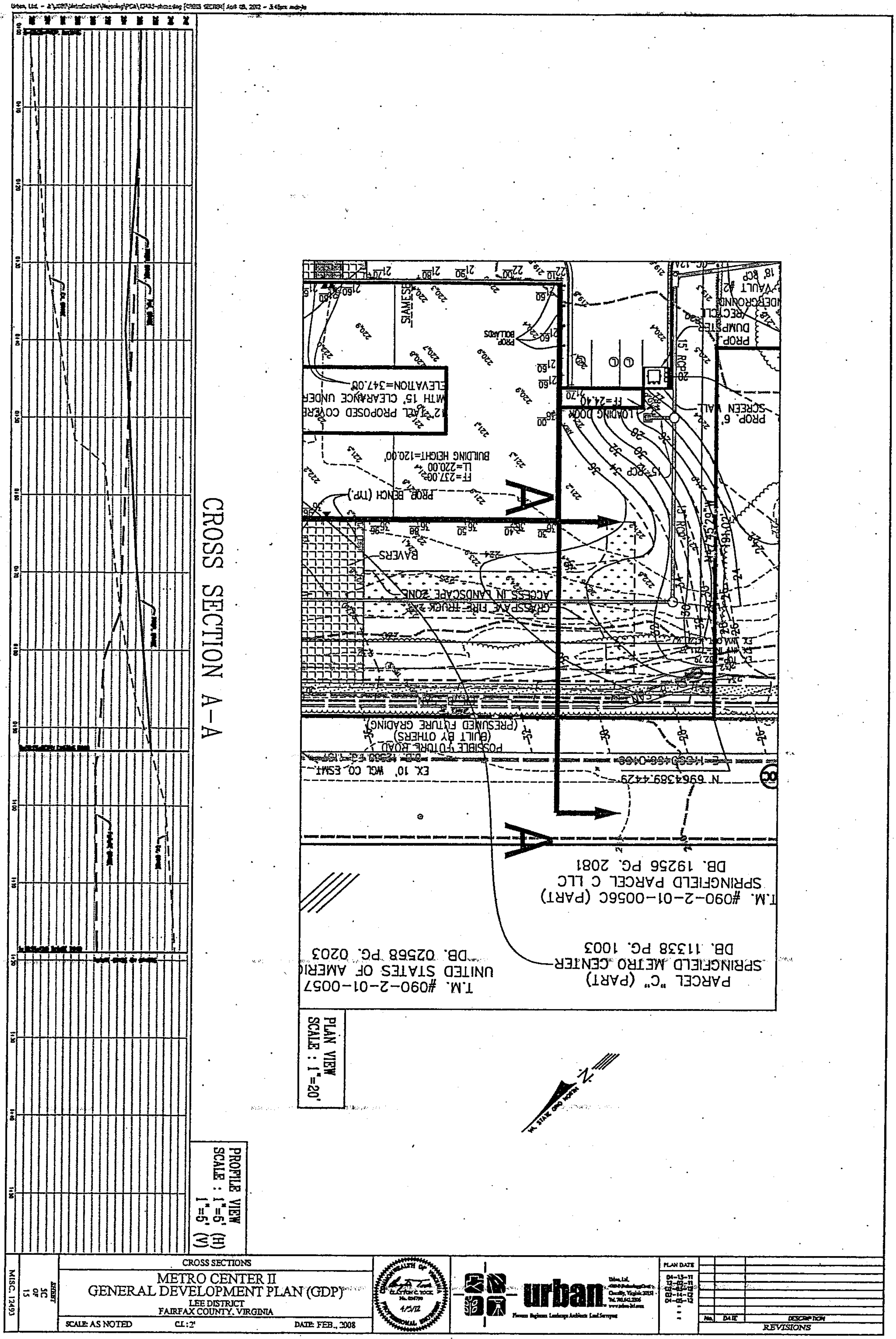
METRO CENTER II - EVE SUMMARY TABLE

COVER TYPE ID	PRIMARY TREE SPECIES	COVER TYPE	CONDITION	ACREAGE	COMMENTS
CT-1	BIGTOOTH ASPEN EASTERN RED CEDAR COTTONWOOD BLACK LOCUST AMERICAN SYCAMORE	OPEN FIELD	POOR	3.35 AC. (49% 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 SUMAC	UPLAND FOREST	FAIR - GOOD	0.94 AC. (17% SITE COVERAGE)	PRIMARY OVERSTORY SPECIES ARE VIRGINIA PINE AND BLACK LOCUST 8-12" 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	1.30 AC. (19% 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	5.59 AC.	


T.M. #090-4-01-0011C
INOVA HEALTH CARE SERVICES
DB. 10700 PG. 1192
T.M. #090-2-01-0056C
HAMAC LIMITED PARTNERSHIP
DB. 06501 PG. 183
T.M. #090-4-01-0011D
STATE BOARD OF COMMUNITY COLLEGES
DB. 11417 PG. 0035
PRIVATE DRIVE
T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203
T.M. #090-2-01-0060
WASHINGTON METROPOLITAN AREA TRANSIT
DB. 5096 PG. 252
SPRINGFIELD CENTER DRIVE EXTENDED
EXISTING SPRINGFIELD CENTER DRIVE
EXISTING METROPOLITAN CENTER DRIVE
EXISTING METRO ACCESS ROAD
LIMIT OF RPA
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.
GDP - LAYOUT
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=40'
C.L.: N/A
DATE: FEB., 2008
urban
PLAN DATE
REVISIONS
SHEET 5 OF 13
MISC. 12493


T.M. #090-4-01-0011C
INOVA HEALTH CARE SERVICES
DB. 10700 PG. 1192
T.M. #090-2-01-0059C
HAMAC LIMITED PARTNERSHIP
DB. 06501 PG. 183
PRIVATE DRIVE
SPRINGFIELD METRO CENTER II, LLC
DB. 10040 PG. 0067
PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11338 PG. 1003
T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
DB. 19256 PG. 2061
T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203
VA STATE GRID NORTH
REMAINDER OF
T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 10040 PG. 0067
RESIDUAL = 171,326 SF OR 3.9372 ACRES
T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
DB. 19256 PG. 2061
AREA = 2.19 ACRES
T.M. #090-2-01-0058
SPRINGFIELD 660 LLC
DB. 18065 PG. 154
EXISTING METROPOLITAN CENTER DRIVE
EXISTING SPRINGFIELD CENTER DRIVE
SPRINGFIELD CENTER DRIVE EXTENDED
T.M. #090-2-01-0056B
SPRINGFIELD METRO LP
DB. 13455 PG. 0335
T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203
T.M. #090-2-01-0060
WASHINGTON METROPOLITAN AREA TRANSIT
DB. 3690 PG. 657
LIMIT OF RPA
LEGEND
OPTIONAL PHASING OF CONSTRUCTION LINE
AREA WITHIN THIS OUTLINE REPRESENTS AN INTERIM PHASE FOR COMMERCIAL OFF-STREET PARKING. THE IMPROVEMENTS SHOWN WITHIN THIS OUTLINE WILL BE CONSTRUCTED AS PART OF THIS INTERIM PHASE.
GDP - GRADING WITH JOSEPH ALEXANDER ROAD EXTENSION
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=40'
CI.: 2'
DATE: FEB., 2008
urban
PLAN DATE
REVISIONS
MISC. 12403


T.M. #090-4-01-0011C
INOVA HEALTH CARE SERVICES
DB. 10700 PG. 1192
T.M. #090-2-01-0056C
HAMAC LIMITED PARTNERSHIP
DB. 06501 PG. 183
T.M. #090-4-01-0011D
COMMUNITY COLLEGES
PRIVATE DRIVE
SPRINGFIELD METRO CENTER II, LLC
PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11338 PG. 1003
T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C, LLC
DB. 10236 PG. 1051
T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203
VA STATE GRID NORTH
REMAINDER OF
T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 10236 PG. 0051
RESIDUAL = 10.08 SF. OR 1.0317 ACRES
T.M. #090-2-01-0056B
SPRINGFIELD 5601, LLC
DB. 10065 PG. 158
EXISTING METROPOLITAN CENTER DRIVE
EXISTING SPRINGFIELD CENTER DRIVE
SPRINGFIELD CENTER DRIVE EXTENDED
T.M. #090-2-01-0056B
SPRINGFIELD METRO LP
DB. 13465 PG. 0335
T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203
T.M. #090-2-01-0060
WASHINGTON METROPOLITAN AREA TRANSIT
DB. 5890 PG. 857
LIMIT OF RPA
LEGEND
OPTIONAL PHASING OF CONSTRUCTION LINE
AREA WITHIN THIS OUTLINE REPRESENTS AN INTERIM PHASE FOR COMMERCIAL OFF-STREET PARKING. THE IMPROVEMENTS SHOWN WITHIN THIS OUTLINE WILL BE CONSTRUCTED AS PART OF THIS INTERIM PHASE.
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
PLAN DATE
REVISIONS
DATE
DESCRIPTION


CROSS SECTION A-A
PROFILE VIEW
SCALE : 1"=5' (H)
1"=5' (V)
PLAN VIEW
SCALE : 1"=20'
T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
DB. 19256 PG. 2081
PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11338 PG. 1003
T.M. #090-2-01-0057
UNITED STATES OF AMERIC
DB. 02568 PG. 0203
BUILDING HEIGHT=120.00'
FF=237.00
LL=220.00
PROP. BENCH (TYP.)
PAVERS
ACCESS IN LANDSCAPE ZONE
GRASSPAVE FIRE TRUCK
POSSIBLE FUTURE ROAD
(BUILT BY OTHERS)
(PRESUMED FUTURE GRADING)
EX. 10' WGL CO. ESMT.
N 6964389.4429
LOADING DOCK
FF=24.40
PROP. 6' SCREEN WALL
PROP. DUMPSTER
15" RCP
SIAMESE
PROP. BOLLARDS
ELEVATION=347.00
WITH 15' CLEARANCE UNDER
CROSS SECTIONS
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: AS NOTED
C.I.: 2'
DATE: FEB., 2008
SHEET 5C OF 15
MISC. 12493
urban
PLAN DATE
REVISIONS
No. DATE DESCRIPTION

Appendix 6

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	0.69
A7 ONSITE CONTROLLED (BMP 1) IMPERVIOUS	0.90	5.16
A6 ONSITE CONTROLLED (BMP 1) OPEN	0.30	2.17
A8 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	0.690	=	0.18
A7 ONSITE CONTROLLED (BMP 1) IMPERV	0.90	x	5.160	=	4.64
A6 ONSITE CONTROLLED (BMP 1) OPEN	0.30	x	2.170	=	0.65
A8 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 (%) (2)		Area Ratio (3)		"C" Ratio (4)		Product (5)
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	60	x	0.07	x	1.38	=	4.62
A4 ONSITE CONTROLLED (BMP 2) OPEN	60	x	0.06	x	0.46	=	1.38
A7 ONSITE CONTROLLED (BMP 1) IMPERV	60	x	0.49	x	1.38	=	34.02
A6 ONSITE CONTROLLED (BMP 1) OPEN	60	x	0.21	x	0.46	=	4.79
A8 OFFSITE CONTROLLED (BMP 1) OPEN	60	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) = 60% (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 [T' pre/T' 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

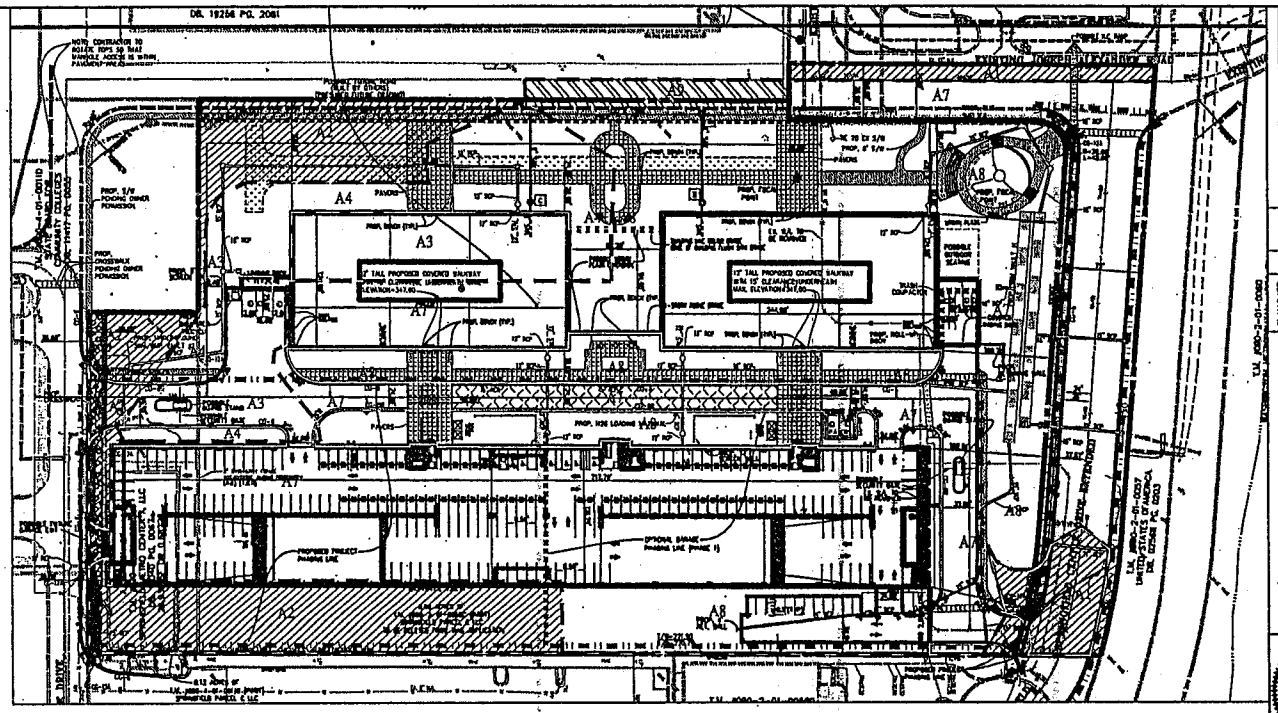
(B) Total uncontrolled area (b)= 1.67

(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 onsite 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 Site Coverage to Required

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

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
A8 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	5.16	=	4.64
A6 ONSITE CONTROLLED (BMP 1) OPEN	0.30	x	2.17	=	0.65
A8 OFFSITE CONTROLLED (BMP 1) OPEN	0.30	x	0.13	=	0.04
		x		=	
		x		=	

(a) Total 7.46 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	0.69	=	0.18
		x		=	

(a) Total 1.39 ac.

(B) (b) Total 0.81

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

BMP NARRATIVE

THE METRO CENTER I PROJECT CONSISTS OF TWO OFFICE BUILDINGS A PARKING GARAGE, ACCESSWAYS, UTILITIES AND ASSOCIATED INFRASTRUCTURE. FOR WATER 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 NORTHWESTERN LIMITS OF THE SITE. THE TOTAL DRAINAGE AREA TO THIS FACILITY IS 7.46 ACRES INCLUDING APPROXIMATELY 0.13 ACRES OF OFFSITE AREA. THE DRAINAGE AREA FOR THE FACILITY HAS AN ASSOCIATED WEIGHTED AVERAGE RUNOFF COEFFICIENT OF 0.71. BASED ON TREATMENT OF 5.3 ACRES PER IMPERVIOUS ACRE THE REQUIRED FACILITY BMP VOLUME IS 1466 CF.

BMP 2 IS LOCATED AT THE SOUTHWESTERN LIMITS OF THE SITE. THE TOTAL DRAINAGE AREA TO THIS FACILITY IS 1.39 ACRES. THE DRAINAGE AREA FOR THE FACILITY HAS AN ASSOCIATED WEIGHTED AVERAGE RUNOFF COEFFICIENT OF 0.63. BASED ON TREATMENT OF 0.6 ACRES PER IMPERVIOUS ACRE THE REQUIRED FACILITY BMP VOLUME IS 1,486 CF.

THE REMAINING AREA OF APPROXIMATELY 1.81 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) 7.46 = 0.665 af

BMP 2 - (0.50 inch per impervious acre)
0.50 x 36.30 x (%imp) 1126 x Line 7(a) 1.39 = 1.486 af

NORTH GRID BEARING

LEGEND

OFFSITE (CONTROLLED)

ONSITE (UNCONTROLLED)

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE

urban

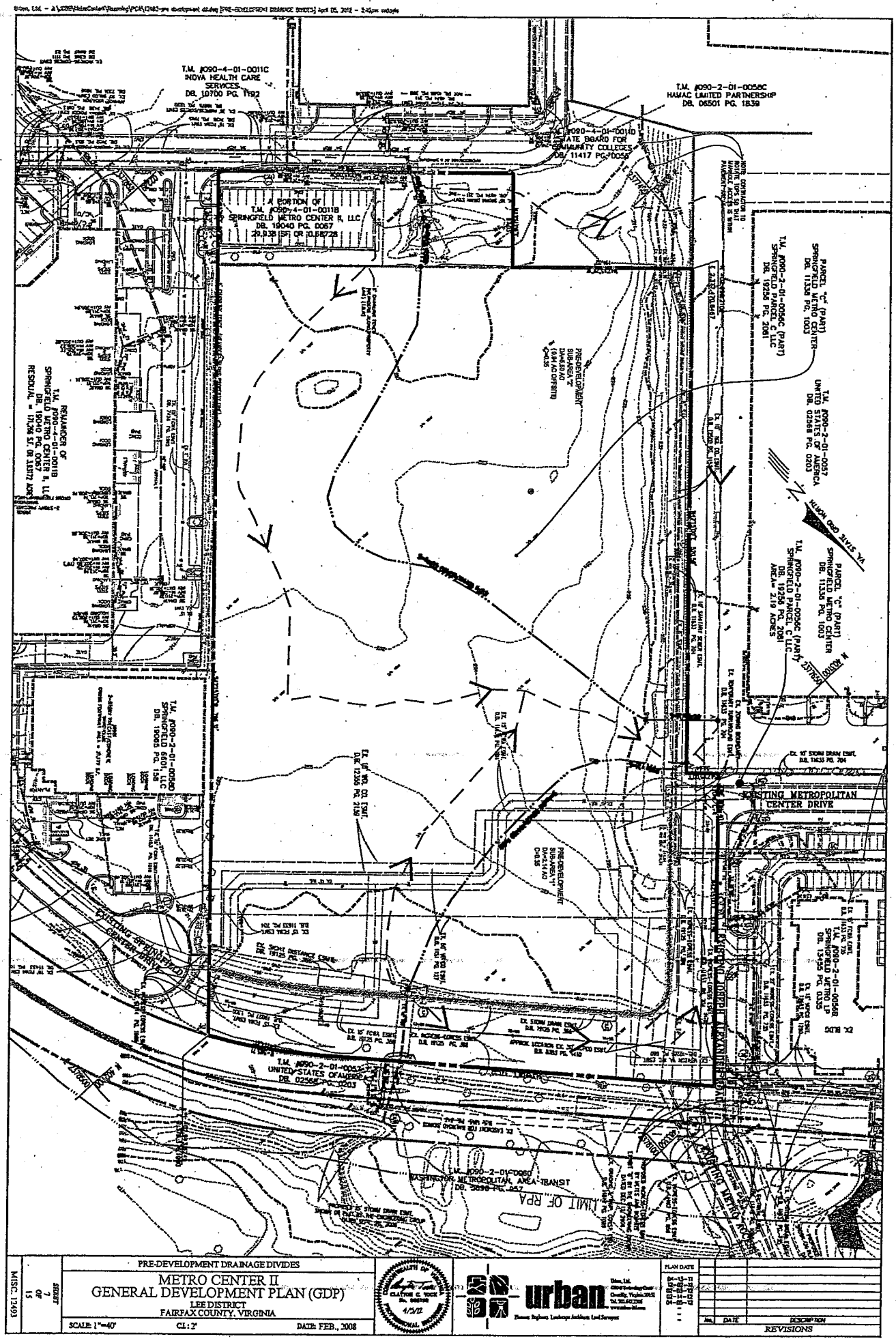
BMP PLAN

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

SCALE: 1"=50' CL: N/A DATE: FEB. 2008

SHEET 6 OF 15

MISC. 12493



PRE-DEVELOPMENT DRAINAGE DIVIDES

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

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

urban

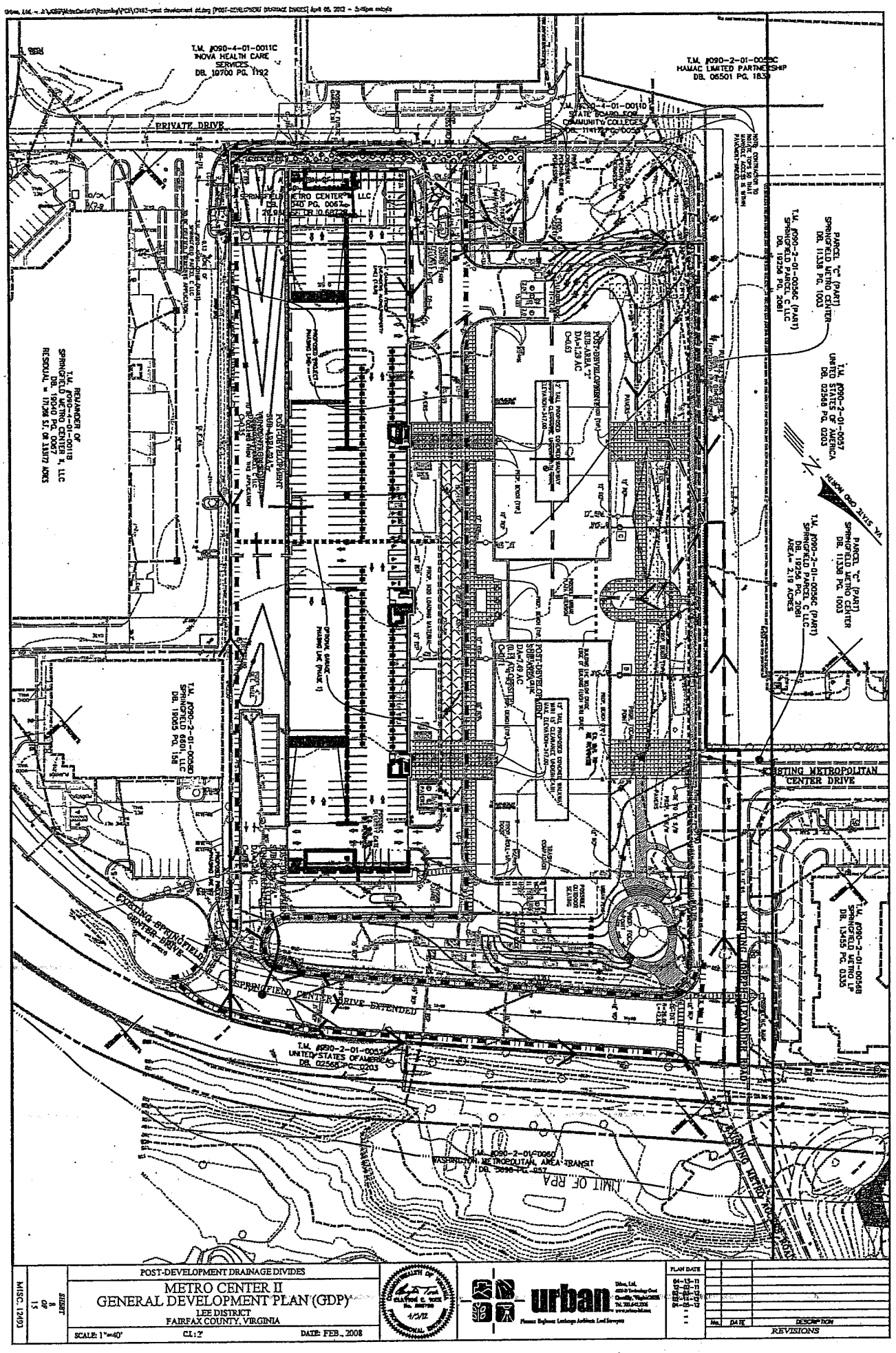
PLAN DATE

No.	DATE	DESCRIPTION

REVISIONS

SHEET 7 OF 15

MISC. 13493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INOVA HEALTH CARE SERVICES
DB. 10700 PG. 1192
T.M. #090-2-01-0056C
HAMAC LIMITED PARTNERSHIP
DB. 06501 PG. 1839
T.M. #090-4-01-0011D
STATE BOARD FOR COMMUNITY COLLEGES
PRIVATE DRIVE
T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
DB. 10256 PG. 2081
PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11338 PG. 1003
T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203
NORTH GEO STATE VA.
T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
DB. 10256 PG. 2081
AREA= 2.19 ACRES
PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11338 PG. 1003
REMAINDER OF
#090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 19040 PG. 0067
RESIDUAL = 17.206 S.F. OR 13.0177 ACRES
T.M. #090-2-01-0058
SPRINGFIELD METRO LLC
DB. 18003 PG. 158
EXISTING METROPOLITAN CENTER DRIVE
EXISTING SPRINGFIELD CENTER DRIVE
SPRINGFIELD CENTER DRIVE EXTENDED
T.M. #090-2-01-0053
UNITED STATES OF AMERICA
DB. 02568 PG. 0203
T.M. #090-2-01-0050
WASHINGTON METROPOLITAN AREA TRANSIT
DB. 5098 PG. 057
LIMIT OF RPA
T.M. #090-2-01-0058B
SPRINGFIELD METRO LP
DB. 13455 PG. 0335
POST-DEVELOPMENT DRAINAGE DIVIDES
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=40'
CI: 2'
DATE: FEB., 2008
4/5/12
urban
PLAN DATE
04-13-11
02-03-12
03-15-12
04-13-12
REVISIONS
MISC. 12493
SHEET 8 OF 15

Urban, Ltd. - Z:\...\MetroCenterII\Planning\PCA\...-stormwater management plan.dwg [...] April 05, 2012 - 3:41pm

Vault #1
Storage Needed 37308 BMP/SWM

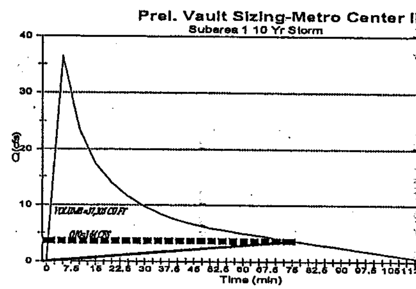
Pipe Diam. (in.) = 114
Total Length (ft) = [illegible]

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	2,249
202.50	1.5	0.16	0.0811	7.319	3,919
203.00	2	0.21	0.1199	10.821	5,789
203.50	2.5	0.26	0.1623	14.648	7,830
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) = [illegible]

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	28
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	1,459



PREDEVELOPMENT

SUBAREA 1		SUBAREA 2	
DA (Acres)	2.14	DA (Acres)	5.5
C	0.36	C	0.36
Tc (Minutes)	5	Tc (Minutes)	5
I10 (in/hr)	7.27	I10 (in/hr)	7.27
I2 (in/hr)	6.45	I2 (in/hr)	6.45
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)	7.46	DA (Acres)	0.30	DA (Acres)	1.29	DA (Acres)	1.24
C	0.71	C	0.63	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)	6.45	I2 (in/hr)	6.45	I2 (in/hr)	6.45	I2 (in/hr)	6.45
Q10PRE (cfs)	34.46	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)	2.84

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)
BMP/SWM 1 (VAULT)	7.17	0.11	7.17	5,100	37,308 CF	NA
BMP 2 (VAULT)	1.29	0.00	1.29	[illegible]	1,465 CF	NA
Totals						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet _5_. Pond inlet and outlet 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 Sheet _9_.

☑ 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 0.36 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 7.46 ACRES. CONVERSELY SUBAREA 2 REDUCED FROM 5.50 ACRES OF PRE-DEVELOPMENT DRAINAGE AREA TO 2.63 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 0.63 AND THE TIME OF CONCENTRATION IS 5 MINUTES. THE RESULTING 2YR AND 10YR POST-DEVELOPMENT PEAK DISCHARGES ARE 1.36 CFS AND 1.81 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 34.46 CFS RESPECTIVELY. AN UNDERGROUND BMP & SWM RETENTION FACILITY 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 FOR BMP PURPOSES IS 40,070 CUBIC FEET. 570 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 2.84 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 7.27 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 8. THIS POINT REPRESENTS A TOTAL DRAINAGE AREA OF 1120 ACRES. SINCE 1120 ACRES IS GREATER THAN 300 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 140 FEET TO THE MAIN CHANNEL OF LONG BRANCH. FROM THIS POINT THE WATER FLOWS APPROXIMATELY 300 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 810 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 800 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 300 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
Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2306
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

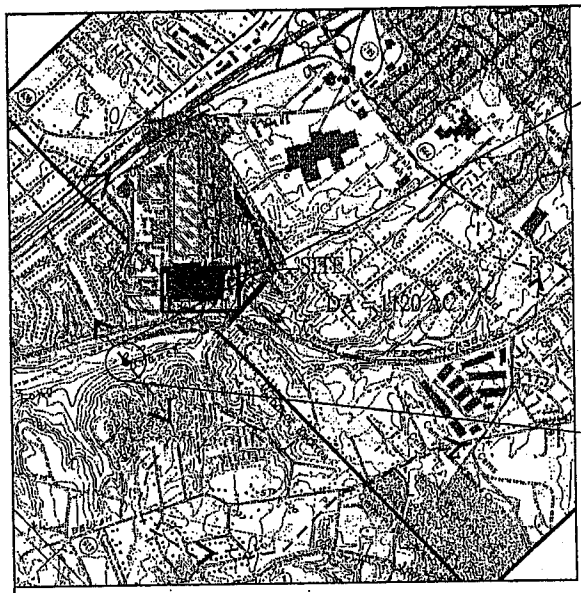
COMMONWEALTH OF VIRGINIA — CLAYTON E. TOCK — No. [illegible] — 4/5/12 — PROFESSIONAL ENGINEER

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

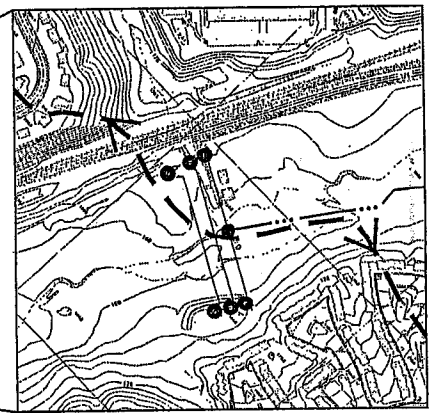
SCALE: N/A — CI: N/A — DATE: FEB., 2008

SHEET 9 OF 15

MISC. 12493



OVERALL DRAINAGE MAP
1"=1000'



CROSS SECTION LOCATIONS
1"=200'

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

SUBAREA FOR EXTENT OF REVIEW

SHEET FLOW (applies to T_t 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	1.18		
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	216.00		
13. Wetted perimeter, p_w	ft	102.00		
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	4.01		
18. Flow length, L	ft	4200		
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 hrs = 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 INHR
I10 = 2.30 INHR
Tc= 50 MIN (SEE THIS SHEET FOR THE T COMPUTATION)

Q2 = 1476 CFS
Q10 = 1932 CFS
CHANNEL SLOPE= 0.0066
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 INHR
I10 = 2.30 INHR
Tc= 50 MIN (SEE THIS SHEET FOR THE T COMPUTATION)

Q2 = 1476 CFS
Q10 = 1932 CFS
CHANNEL SLOPE= 0.0066
n = 0.0045 STREAM CHANNEL

V2= 3.94 FPS*
D10= 2.29 FT.

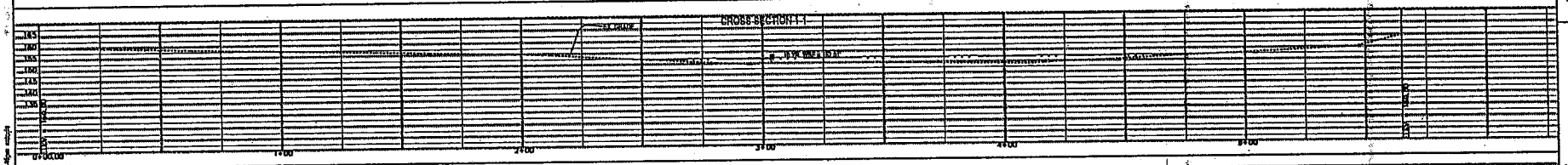
POST DEVELOPMENT CONDITIONS:

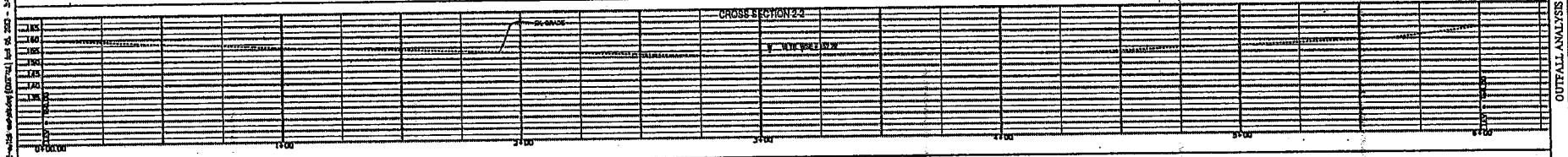
CROSS SECTION 3-3 (SEE THIS SHEET FOR CHANNEL SECTION LOCATION)

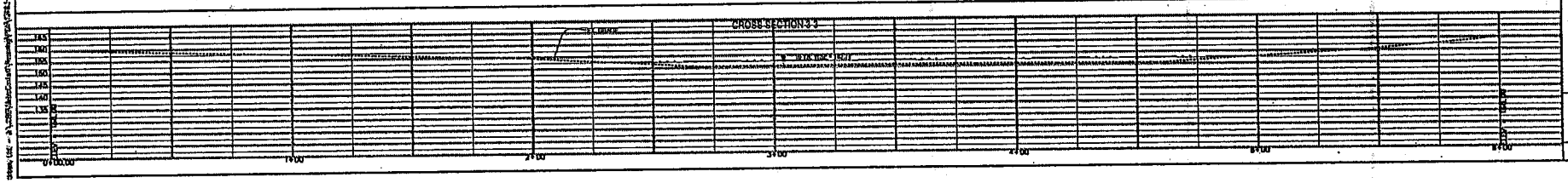
DA = 1120 AC.
C' FACTOR = 0.75
I2 = 1.75 INHR
I10 = 2.30 INHR
Tc= 50 MIN (SEE THIS SHEET FOR THE T COMPUTATION)

Q2 = 1476 CFS
Q10 = 1932 CFS
CHANNEL SLOPE= 0.0066
n = 0.0045 STREAM CHANNEL

V2= 3.94 FPS*
D10= 2.14 FT.







No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-17-07
10-22-07
10-15-07
10-09-07
10-02-07

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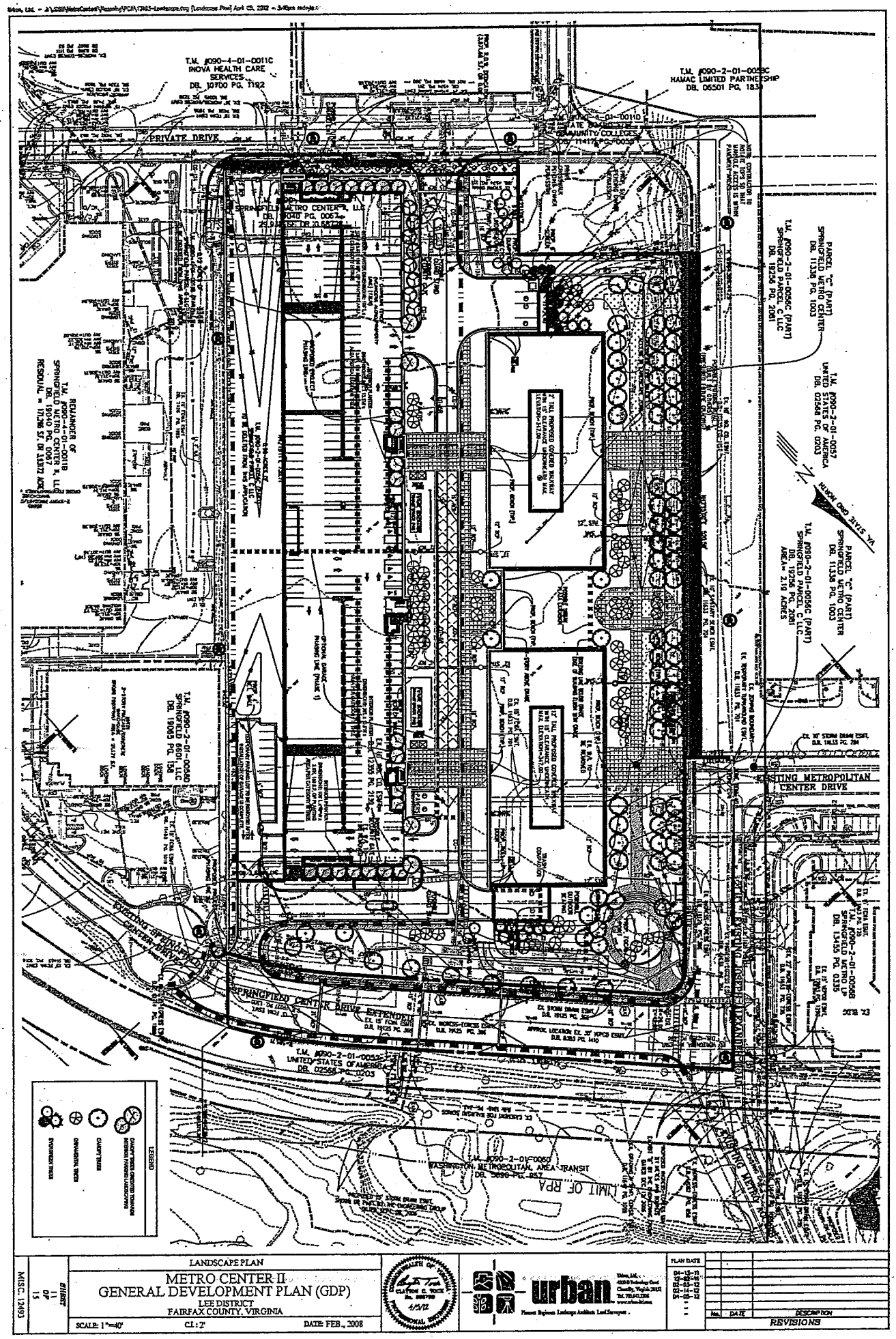
Parks & Recreation
Planning
Urban Systems Ltd.
Planners Engineers Landscape Architects Land Surveyors

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

SCALE: 1"=20'
CL: S'
DATE: FEB., 2008

SHEET 10 OF 15

MISC. 12493



LANDSCAPE PLAN

METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

urban

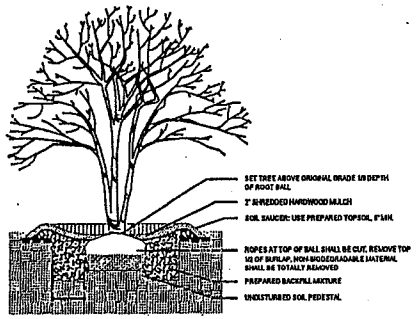
PLAN DATE

No.	DATE	DESCRIPTION

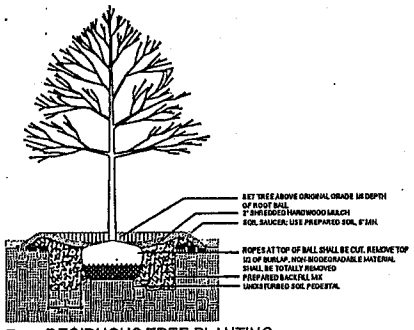
REVISIONS

MISC. 12493

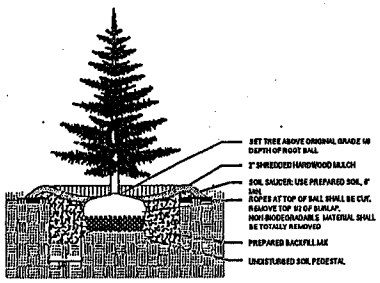
Appendix 6



1 ORNAMENTAL TREE PLANTING
NTS



2 DECIDUOUS TREE PLANTING
NTS



3 EVERGREEN TREE PLANTING
NTS

TREE PRESERVATION TARGET CALCULATIONS

Gross Site Area (s.f.)		407,737
Pre-Development Area of Existing Tree Canopy (s.f.)		18,453
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)		38,941
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

PLANT SCHEDULE

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 'UPLITP'	Bosque Elm	3" Cal.	B & B	Uniform branching pattern
	Ornamental Trees				
	Amelanchier x grandiflora	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 'Foster'	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

SITE PLAN TREE CANOPY COVER REQUIREMENTS

Gross Site Area (s.f.)		407,737
Deductions		
Street Frontage R.O.W. Dedication		-47,918
Adjusted Gross Site Area		359,819
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 Tree Preservation		0
Canopy Provided Through Landscaping		38,875
Total Canopy Provided		38,875

TREE PLANTING CALCULATIONS

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 & Varieties Tree Planting (s.f.)		2,850	
	x 1.75 Multiplier (s.f.)		4,113
Seedling Tree Planting (s.f.)		0	
	x 1.00 Multiplier (s.f.)		0
Native Shrub or Woody Seedlin 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.)			31,868
Total Tree Planting Canopy Provided (s.f.)			35,875
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			20.00

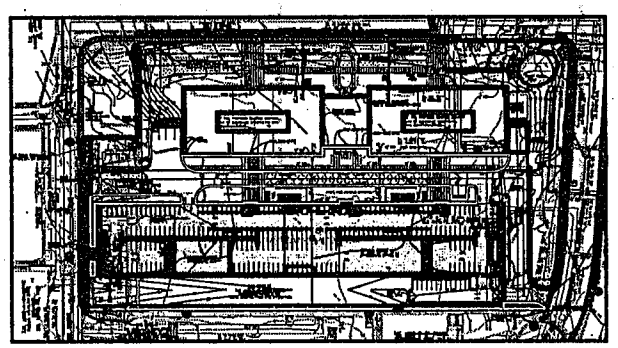
Proposed Use (Group): Office (Group B)

TRANSITIONAL SCREENING AND BARRIER CALCULATION

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

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

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'

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE

urban

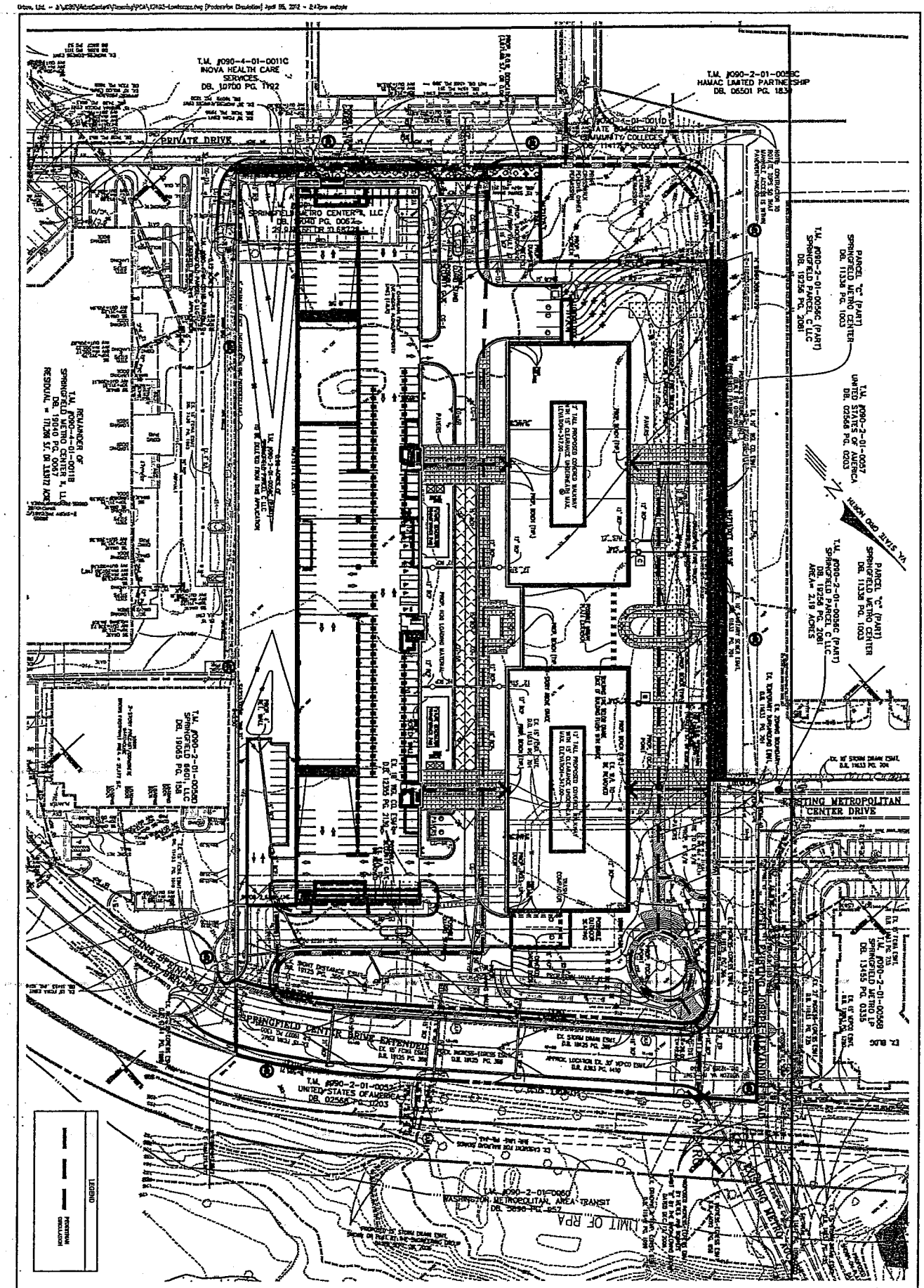
LANDSCAPE PLAN CALCULATIONS AND DETAILS

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

SCALE: AS NOTED | CL:2' | DATE: FEB., 2008

SHEET 11A OF 15

MISC. 12493



PEDESTRIAN CIRCULATION

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

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

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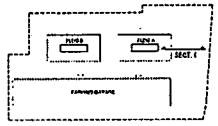
PLAN DATE

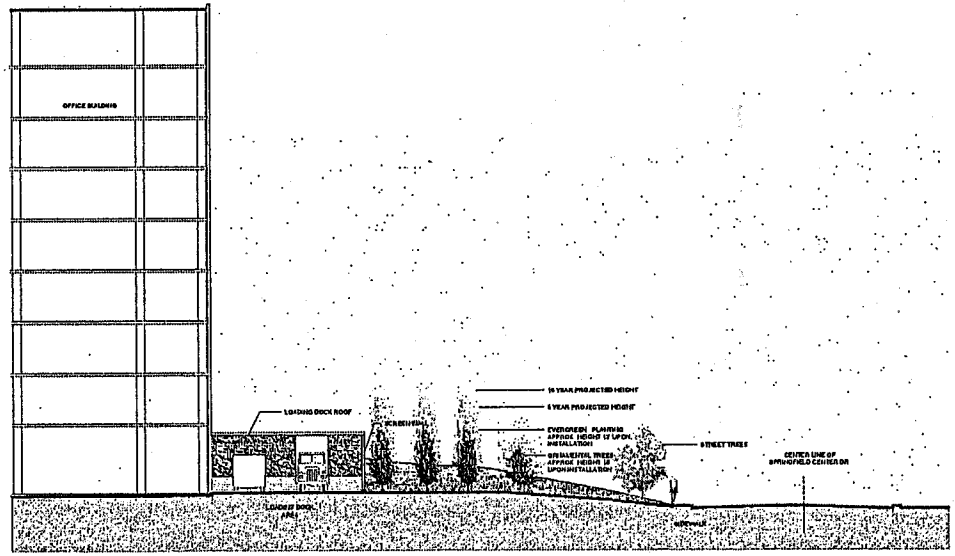
No.	DATE	DESCRIPTION

REVISIONS

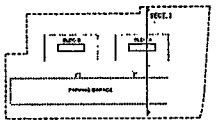
MISC. 12403

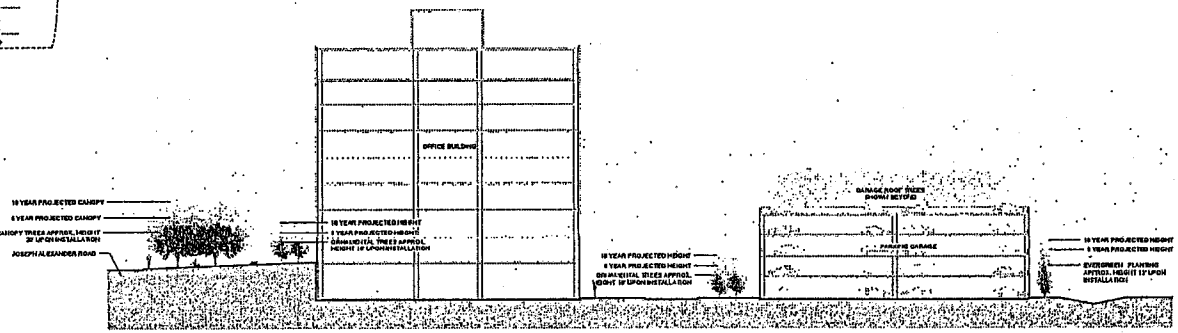
Appendix 6





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





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

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

Metro Center II

Lee District
Fairfax County, Virginia

Gensler

3020 K Street, Northwest
Suite 200
Washington DC 20007
Telephone 202.721.5300
Facsimile 202.872.8357

Issue	Date	Issue Description	By	Check

Staff Signature

Project Name
METRO CENTER II

Project Number
11.155.101

Description
PROJECT SECTIONS

Scale
As Indicated

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No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE

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Planners Engineers Landscape Architects Land Surveyors

SITE SECTIONS

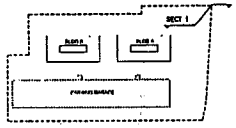
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

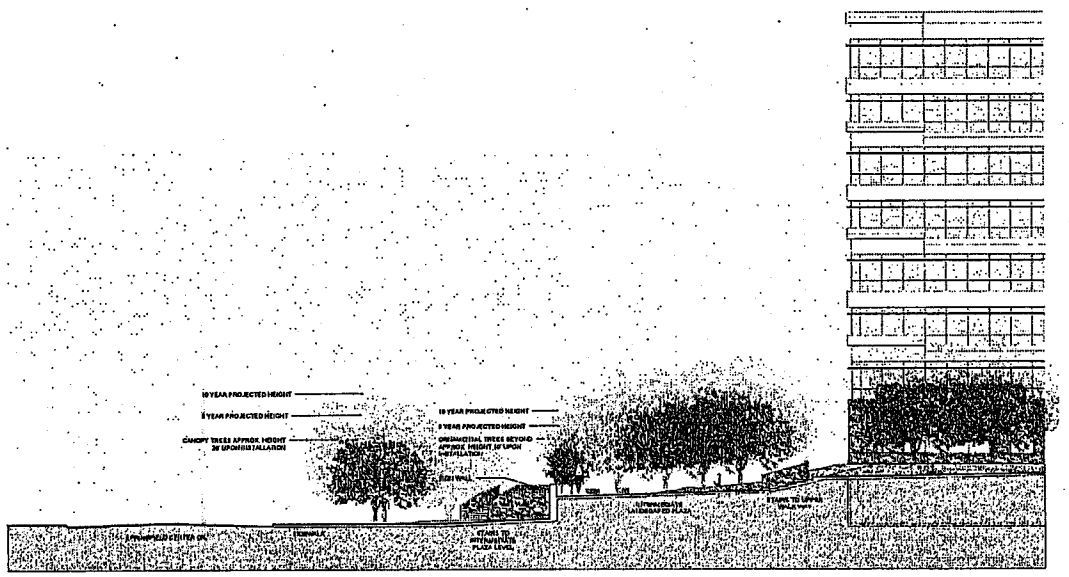
SCALE: N/A
CL: N/A
DATE: FEB., 2008

SHEET 13 OF 15

MISC. 12493

Appendix 6





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

Metro Center II
Lee District
Fairfax County, Virginia

Gensler
2020 K Street, Northwest
Suite 200
Washington DC 20006
Telephone 202.721.7300
Facsimile 202.872.8597

Mark	Date & Issue Description	By	Chk'd

Project Name
METRO CENTER II

Project Number
99 6125 00

Description
PROJECT SECTIONS

Scale
As Indicated

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S:\99.6125.00\BIM\Building Model_Central Model Files\METRO CENTER II.rvt

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
04-15-08

urban
Urban Ltd.
Greenville, South Carolina 29601
Tel. 864.242.5200
www.urban-ltd.com
Planners Engineers Landscape Architects Land Surveyors

SITE SECTIONS

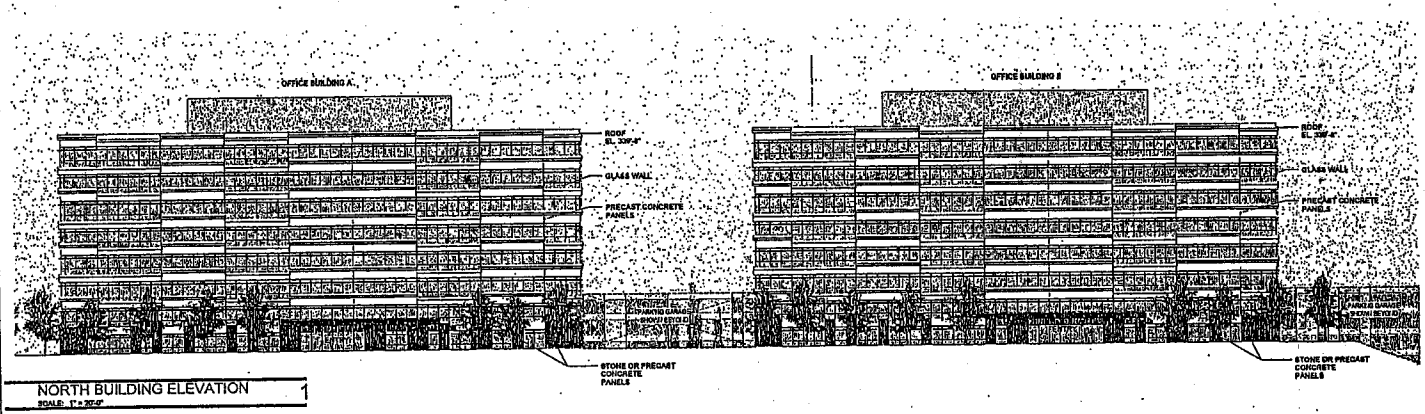
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
CL: N/A
DATE: FEB., 2008

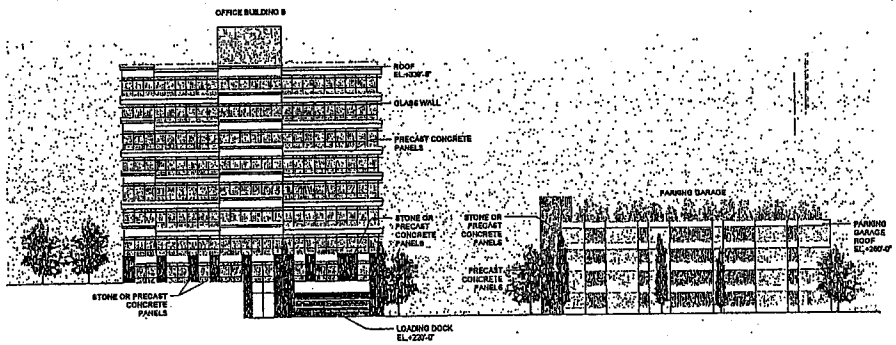
SHEET
13A
OF
15

MISC. 12493

Appendix 6



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

Metro Center II

Lee District
Fairfax County, Virginia

Gensler

2030 K Street, Northwest
Suite 200
Washington DC 20006
Telephone 202.721.1300
Facsimile 202.872.8387

Issue	Date & Issue Description	By	Chk'd
1	11-07-08		

Lead Signature

Project Name
METRO CENTER II

Project Number
10.118.100

Description
PROJECT ELEVATIONS

Scale
As Indicated

SHEET 14 OF 15

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No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
10-11-07
10-22-08
11-7-08
APRS2

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2200 Wilson Blvd.
Arlington, Virginia 22201
703.528.4700
www.urban.com
Planners Engineers Landscape Architects Land Surveyors

LEE E. TODD
No. 4172
4/3/12
LICENSED PROFESSIONAL ENGINEER

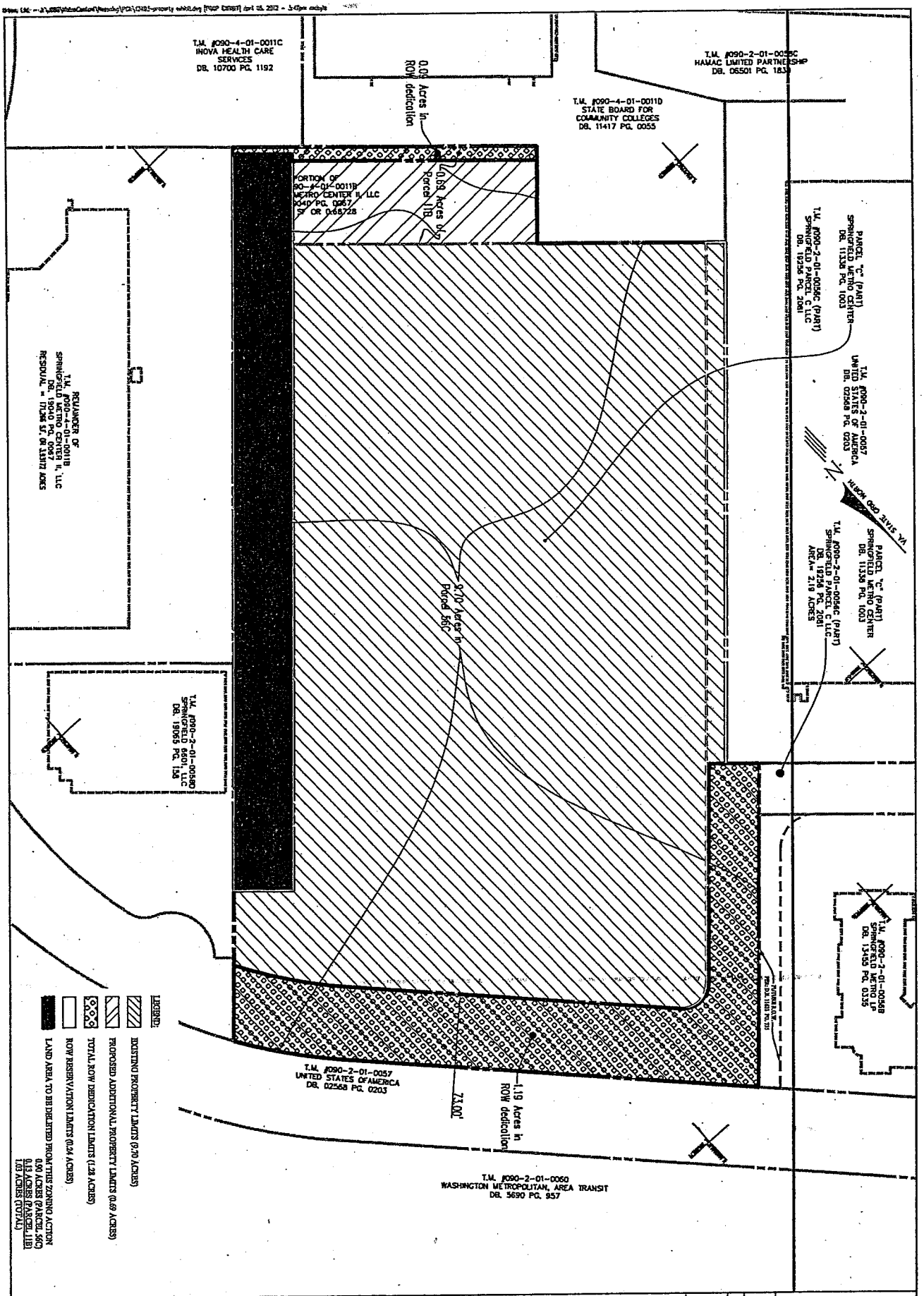
SITE ELEVATIONS

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

DATE: FEB., 2008
CL: N/A
SCALE: N/A

SHEET
14
OF
15

MISC. 12493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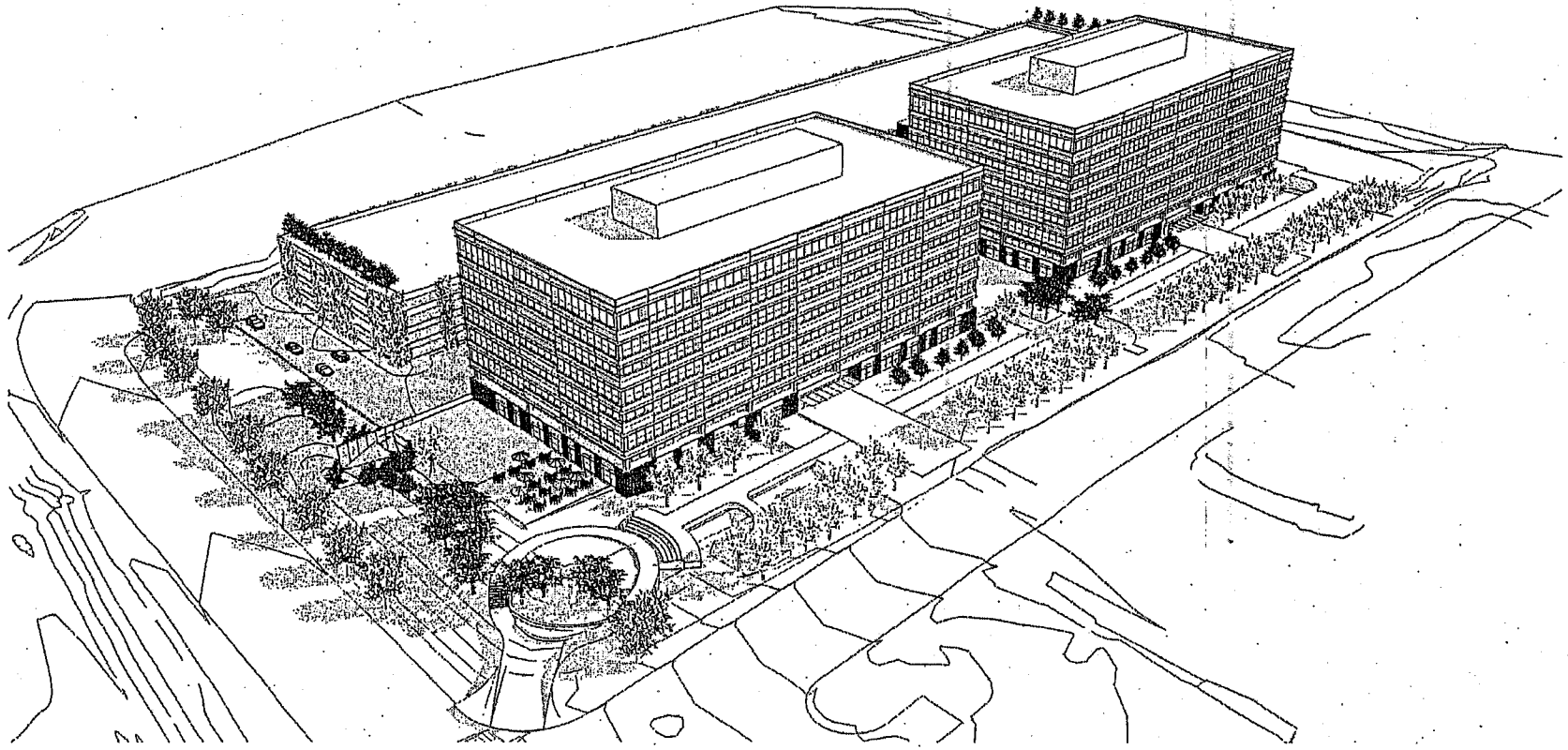
INOVA HEALTH CARE SERVICES
DB. 10700 PG. 1192
0.09 Acres in ROW dedication
T.M. #090-2-01-0059C
HAMAC LIMITED PARTNERSHIP
DB. 06501 PG. 1839
T.M. #090-4-01-0011D
STATE BOARD FOR COMMUNITY COLLEGES
DB. 11417 PG. 0055
PORTION OF
90-4-01-0011B
METRO CENTER II, LLC
DB. 19040 PG. 0067
SF OR 0.68728
0.09 Acres of Parcel 11B
PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11336 PG. 1003
T.M. #090-2-01-0054C (PART)
SPRINGFIELD PARCEL C, LLC
DB. 19256 PG. 2081
T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203
VA. STATE GRID NORTH
REMAINDER OF
T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 19040 PG. 0067
RESIDUAL = 17,536 SF, OR 1.13172 ACRES
PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11336 PG. 1003
T.M. #090-2-01-0054C (PART)
SPRINGFIELD PARCEL C, LLC
DB. 19256 PG. 2081
AREA= 2.19 ACRES
9.70 Acres in Parcel 56C
T.M. #090-2-01-0058D
SPRINGFIELD PARCEL C, LLC
DB. 19065 PG. 153
T.M. #090-2-01-0058
SPRINGFIELD METRO LP
DB. 13435 PG. 0335
PARKWAY DR.
PB. 13, 1101 PG. 791
T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203
73.00'
1.19 Acres in ROW dedication
T.M. #090-2-01-0060
WASHINGTON METROPOLITAN, AREA TRANSIT
DB. 5690 PG. 957
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)
PROPERTY EXHIBIT
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=40'
CL: N/A
DATE: FEB., 2008
SHEET 15 OF 15
MISC. 12493
urban
PLAN DATE
REVISIONS
DESCRIPTION

Appendix 6



Gensler

SPRINGFIELD METRO CENTER

BOSTON PROPERTIES

BUILDING PERSPECTIVE

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

SCALE: N/A

CL: N/A

DATE: FEB., 2008

SHEET
15A
OF
15

MISC. 12493

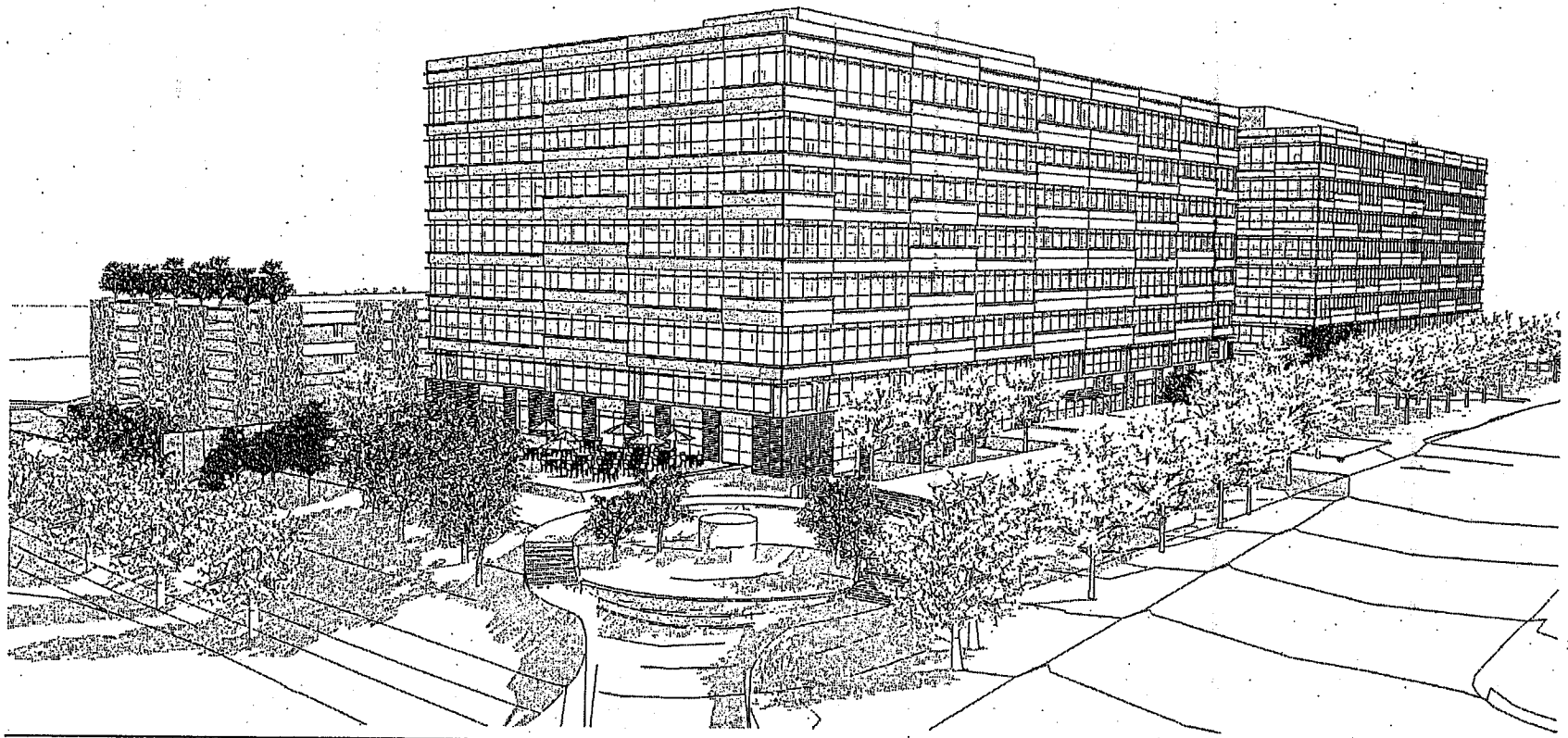
urban

PLAN DATE

No.	DATE	DESCRIPTION

REVISIONS

Appendix 6



Gensler

SPRINGFIELD METRO CENTER

BOSTON PROPERTIES

PLAN DATE

No.	DATE	DESCRIPTION
		REVISIONS

urban

BUILDING PERSPECTIVE

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

SCALE: N/A

CL: N/A

DATE: FEB., 2008

SHEET
15B
OF
15

MISC. 12493

PROFFERS

Springfield Metro Center II, LLC and Springfield 6601 LLC

RZ 2011-LE-022

March 28, 2012

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Springfield Metro Center II, LLC and Springfield 6601 LLC, (hereinafter referred to as the "Applicants"), for themselves, successors and assigns in RZ 2011-LE-022, filed for property identified as Tax Map 90-2 ((1)) 56C (part) and 58D and 90-4 ((1)) 11B (part) (hereinafter referred to as the "Application Property") hereby proffer that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves RZ 2011-LE-022 to rezone the Application Property to the PDC District.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN

   a. Subject to the provisions of 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), consisting of twenty-five (25) sheets prepared by Urban, Ltd., dated February 10, 2011 and revised through February 14, 2012.

   b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CPD/FDP may be permitted as determined by the Zoning Administrator. The Applicants reserve the right to make minor modifications to the building footprints shown on the CDP/FDP and make other modifications provided that such modifications are in substantial conformance with the CDP/FDP as determined by the Zoning Administrator, and do not increase building height nor decrease the amount and location of open space, limits of clearing and grading, landscaping, or distances to peripheral lot lines as dimensioned on the CDP/FDP.

   c. Notwithstanding that the CDP/FDP is presented on twenty-five (25) sheets and said CDP/FDP is the subject of Proffer 1.a. above, it shall be understood that the CDP shall be limited to the building footprint, location and amount of open space, limits of clearing and grading, location and number of entrances, and the maximum square footage of development. The Applicants have the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDP elements from the Planning Commission for all of, or a portion of, the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

d. Either of the buildings shown on the CDP/FDP may be the subject of a partial and separate Proffered Condition Amendment (PCA) and/or FDPA without joinder and/or consent of the other building owners as determined by the Zoning Administrator pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance. Previously approved proffered conditions applicable to buildings that are not the subject of such a PCA or FDPA shall otherwise remain in full force and effect.

2. USES

a. As shown on the CDP/FDP, the Application Property shall be developed with, office and accessory uses. Development on the Application Property shall include a maximum of 517,600 square feet of gross floor area ("GFA") in total. Accessory uses internal to the buildings may include, but not be limited to, a personal service establishment, sundry shop, banking center, establishment, and fast food restaurant, to support the tenants in each building. Accessory uses shall be designed for tenant use with the intent to minimize midday vehicle trips to and from the Application Property. Among the two (2) buildings proposed with this application and the two (2) buildings proposed in conjunction with PCA 1998-LE-064-2/PCA 2008-LE-015, the Applicants shall provide a minimum of 5,000 square feet of accessory uses. If at time of final site plan submission for the last of the four (4) buildings the Applicants can demonstrate to the satisfaction of the Zoning Administrator that they have made diligent efforts to lease a minimum of 5,000 square feet for accessory uses, and those efforts have been unsuccessful in meeting the minimum square footage required under this proffer, this proffer shall be deemed satisfied and the Applicants shall have no further obligations under this proffer.

b. Telecommunications facilities (building-mounted only) may be added to the building without necessitating approval of a PCA or FDPA.

c. Cellar space in each building, if provided, shall include a mix of uses such as the following:

i. Unoccupied areas used by the building tenants or owners (such as restrooms, mechanical rooms, electrical rooms, janitor and building maintenance rooms, bulk storage for documents, paper and office supplies, goods and products of the building tenant or janitorial supplies);

ii. Specialty areas used by the building tenants or owners (such as computer rooms, battery rooms, "clean rooms," security tanks, SCIF rooms, libraries, etc.) but not to include office space;

iii. Simultaneous or accessory uses used by the building tenants or owners (such as conference rooms, conference centers, fitness center, employee

cafeterias or canteens, employee lounges or classrooms, banking center, sundry shop).

3. TRANSPORTATION

a. Springfield Center Drive/Frontier Drive Extended

i. Interim Condition. Prior to the issuance of the first Non-Residential Use Permit (Non-RUP) for the Application Property, the Applicants shall construct those improvements along Springfield Center Drive as generally depicted on Sheet 7 of the CDP/FDP in order to provide a continuous connection between Joseph Alexander Drive and the Application Property. This street shall be privately maintained by the Applicants until such time as the ultimate section is constructed as described below.

ii. Ultimate Condition. The ultimate section for Springfield Center Drive/Frontier Drive Extended is depicted on Sheet 25 of the CDP/FDP. This section, as recommended by the Comprehensive Plan, will include four (4) travel lanes, each eleven (11) feet in width, two (2) in each direction, with bicycle lanes five (5) feet in width on both sides of the street, parking lanes eight (8) feet in width on both sides of the street, and eight (8) foot sidewalks on both sides of the street. The section shall transition to be one hundred sixteen (116) feet in width with the alignment as generally shown on Sheet 25 of the CDP/FDP. The ultimate section of Springfield Center Drive/Frontier Drive Extended will be constructed by others. The Applicants shall provide the reservation of right-of-way along the Application Property's frontage as shown on Sheet 24 of the CDP/FDP and described more fully below.

iii. Right-of-Way. The Applicants shall reserve right-of-way on the Application Property for the ultimate section of Springfield Center Drive/Frontier Drive Extended at the time of site plan approval as shown on Sheet 24 of the CDP/FDP. Springfield Center Drive shall transition to a seventy-three (73) foot section that will connect to the Springfield Center Drive Extension to the northwest. The Applicants shall convey the reserved area in fee simple to the Board of Supervisors, without encumbrances, following construction and final street acceptance inspection by Fairfax County and/or Virginia Department of Transportation (VDOT) of the ultimate street section and streetscape improvements or upon demand, whichever occurs first. All right-of-way dedications shall be subject to advanced density credit.

b. Springfield Road Fund Contribution. Prior to the issuance of the first Non-RUP, the Applicants shall contribute $517,600.00 to the Springfield Area Road Fund to be used to construct transportation improvements within two (2) miles of the Application Property.

c. Springfield Center Drive/Loisdale Road. Subject to VDOT approval, the Applicants shall restripe Springfield Center Drive to accommodate a left turn lane from westbound Springfield Center Drive to southbound Loisdale Road within the existing pavement and right-of-way.

d. Future Grid Connection. At time of site plan approval, or upon demand by Fairfax County and/or VDOT, the Applicants shall dedicate thirty-five (35) feet from the centerline of the existing private access road between the Application Property and property identified as Fairfax County Tax Map Reference 90-4 ((1)) 11C ("Parcel 11C"). The Applicants shall construct frontage improvements along the Application Property with the face of curb set thirty (30) feet from the opposing face of curb located along Parcel 11C.

e. Contributions toward Off-Site Road Improvements

i. Loisdale Road. Prior to the issuance of the first Non-RUP for the Application Property, the Applicants shall contribute to the Board of Supervisors a total of thirty-five thousand seven hundred dollars ($35,700.00) toward the provision of a second westbound left turn lane from Loisdale Road onto southbound Fairfax County Parkway.

ii. Fairfax County Parkway. Prior to the issuance of the first Non-RUP for the Application Property, the Applicants shall contribute a total of sixty-thousand eighty-eight dollars ($60,088.00) toward the provision of an exclusive northbound right turn lane from the Fairfax County Parkway onto eastbound Loisdale Road.

f. Reallocation of Monetary Contributions

The Board of Supervisors may elect to reallocate/combine the Applicant's transportation contributions, provided such contributions are used by FCDOT or VDOT for transportation improvement(s) within two (2) miles of the Application Property.

g. Traffic Signals. Within twelve (12) months after issuance of the first Non-RUP for the Application Property, the Applicants shall submit for VDOT's review and approval, traffic signal warrant studies for the installation of a new signal at the following intersections:

(i) Loisdale Road and Springfield Center Drive, and
(ii) Loisdale Road and Metropolitan Center Drive

In the event that VDOT determines that a signal is necessary at either or both of these locations, then the Applicants shall design, equip, and install said signals. The Applicants shall be permitted to utilize such funds as may have been previously proffered to the County at either location by others. In the event that

either signal is not deemed warranted within twelve (12) months after the issuance of the first Non-RUP, then the Applicants shall conduct a second warrant study within six (6) months of eighty-five percent (85%) occupancy of the second office building on the Application Property to determine whether a signal or signals are warranted at that time. In the event that neither signal is warranted within six (6) months of eighty-five (85%) occupancy of the second office building, the Applicants shall contribute to the Board of Supervisors a total of fifty thousand dollars ($50,000.00) toward the provision of a future signal by others at either Loisdale Road and the Springfield Center Drive or Loisdale Road and Metropolitan Center Drive intersections.

h. Shuttle Bus. A shuttle bus system in the vicinity of the Application Property will operate as outlined in the proffers associated with PCA 1998-LE-064-2/PCA 2008-LE-015. Prior to the issuance of the first Non-RUP for the Application Property, the Applicants shall pay to participate in the existing shuttle bus system on a pro-rata basis.

In the event that public transportation via a connector bus service or some other mode of public transportation is developed which renders provision of shuttle service unnecessary, as determined by Fairfax County Department of Transportation (FCDOT) in consultation with the Lee District Supervisor and the Applicants, then the shuttle bus shall be discontinued. In lieu of the shuttle, the Applicants shall contribute funds on an equitable basis that would otherwise be paid for the shuttle toward operation of a bus circulator system.

i. Bus Shelter. Prior to issuance of the first Non-RUP for the Application Property, the Applicants shall install a bus shelter along the Application Property's southern frontage as shown on the CDP/FDP, subject to review and approval by VDOT, the Fairfax Connector, FCDOT, and/or WMATA.

4. TRANSPORTATION DEMAND MANAGEMENT

a. Within 180 days after the issuance of the first building permit for the first office building on the Application Property, the Applicants shall appoint a Transportation Demand Management ("TDM") Coordinator (the "TC"). The TC duties may be assigned to an office property manager, who will implement the TDM strategies described herein. Within 120 days of such appointment, the Applicants, through the TC, shall develop and submit to FCDOT for review, a Transportation Demand Management ("TDM") Plan for the Application Property. The TDM Plan shall be implemented upon issuance of the first Non-RUP for the first building. The goal of the TDM Plan shall be to produce a thirty percent (30%) peak hour reduction in vehicle trips on the entire Application Property based upon the Institute of Transportation Engineers (ITE), 8th Edition, Trip Generation, rates/equations for the applicable uses.

b. The TDM Plan shall consist of, but not limited to, the following elements, unless FCDOT determines that one or more of these elements are unnecessary (other substitute elements may be included upon mutual agreement between the Applicants and FCDOT):

(i) The TC shall work cooperatively with FCDOT staff to promote opportunities to enhance participation in TDM programs.

(ii) Participation in the shuttle bus program as set forth herein.

(iii) Metro maps, schedules, forms and ride sharing and other relevant transit option information shall be available to tenants and employees through a common web site, common location, or newsletter to be published at least twice a year.

(iv) The Applicants shall provide at least twenty (20) reserved parking spaces for each office building for carpools/vanpools.

(v) Secure, weather protected bicycle storage shall be provided in a location convenient to tenants, employees, and visitors.

(vi) Actively promote the use of carpooling/vanpooling, the Guaranteed Ride Home Program, Metro-Check, telework and other components of the TDM Plan. The TC will work with staff from the Fairfax County RideSources Program to exchange information. The RideSources Program will maintain a database of registered carpoolers and vanpoolers along with origin, designation, and work hours of the registered carpools/vanpools.

(vii) Employers will be encouraged to allow flexible work hours for personnel. The exact policy of the implementation of flexible work hours will vary by employer and implementation shall be at their sole discretion.

(viii) The Applicants shall provide 300 SmarTrip cards, per building each with a one-time value of $50.00 to the TDM Coordinator at the time of the issuance of the first tenant Non-RUP for each building. The TC shall distribute the SmarTrip cards to employers to promote the use of mass transit by their employees.

(ix) The TC shall administer the on-site sale of fare media with the permission of the relevant transit service providers. Fare media to be sold shall include, but is not limited to VRE, Metrorail, Metrobus, and Fairfax Connector.

(x) The TC shall become a member of TAGS.

(xi) Beginning twelve (12) months after the issuance of the first tenant Non-RUP for the first building on the Application Property, and annually thereafter, the TC shall prepare and submit to FCDOT a report quantifying the use of public transportation, carpooling, vanpooling and other rideshare programs, created under the TDM Plan. Upon completion of each annual report, a copy of said report shall be transmitted to FCDOT.

c. Beginning with the first year following full occupancy of the second office building on the Application Property and concurrent with that year's annual report, the effectiveness of TDM strategies shall be evaluated using surveys and/or traffic counts, prepared by the TC in cooperation with FCDOT. The TC shall submit to FCDOT the results of these surveys and/or traffic counts in order to determine travel characteristics and whether the required reduction in trips has been achieved. If the peak hour trip reduction goal of thirty percent (30%) has not been achieved as evidenced by the surveys and/or traffic counts, the TC shall meet with FCDOT to review the TDM program for the purpose of identifying additional strategies and programs that may be implemented to assist in achieving the trip reduction goal. The Applicants shall have the benefit of two (2) surveys/counts to evaluate the effectiveness of the implemented TDM strategies. Each of these years shall be considered a "Remedial Cycle." Based on two (2) Remedial Cycles, the Applicants, in consultation with FCDOT, shall determine additional strategies and programs that could be implemented. These additional strategies shall be implemented by the TC for the remainder of the calendar year. If after two (2) Remedial Cycles, the trip reduction goal has not been met, the Applicants shall pay penalties as outlined below. The surveys and/or counts shall be conducted annually and submitted to FCDOT from the year following occupancy of the second office building until achievement of the trip reduction goal for two (2) successive years following.

d. In the event that the goal of a thirty percent (30%) peak hour reduction in vehicle trips is not met after two (2) Remedial Cycles, the Applicants shall provide a contribution in the amount of two thousand five hundred dollars and 00/100 ($2,500.00) toward transportation incentives and/or other such measures which will directly reduce vehicle trips associated with the Application Property. An additional two thousand five hundred dollars and 00/100 ($2,500.00) shall be paid to Fairfax County for congestion management or other transportation improvements/enhancements in the area surrounding the Application Property. Such incentives may include, but not be limited to, the provision of additional SmarTrip cards to employees and additional coordination with employees to promote ridesharing and increased transit use. Said contributions shall be made each year that the goal of a thirty percent (30%) peak hour reduction in vehicle trips is not reached, or for a period of five (5) years following two (2) Remedial Cycles, or until the Applicants and FCDOT agree to readjust the reduction percentage, whichever shall first occur. This TDM goal may be readjusted as described herein without necessitating approval of a proffered condition amendment.

5. PARKING

a. The Applicants shall provide parking to meet minimum Zoning Ordinance requirements, including parking as may be required for those areas defined as cellar space.

b. Prior to the issuance of a building permits for the parking garage, the Applicants shall conduct a noise analysis, subject to DPWES and the Environment and Development Review Branch of DPZ review and approval, to determine whether the garage wall facing the RF&P railroad line will reflect noise into the Windsor Park subdivision in excess of Zoning Ordinance standards. If it does, the Applicants shall include recognized noise attenuating materials and/or design in the design and construction of this wall of the garage.

c. The Applicant shall provide a minimum of one (1) recharging station that serves two (2) parking spaces for electric cars.

6. RECREATION

a. A minimum of 1,000 square feet of floor space shall be allocated in one or more of the office buildings to provide indoor recreational exercise facilities. If all the space is allocated to one building, this facility shall be available to occupants of both buildings. Such facilities shall include locker room facilities.

b. At time of building permit application for the first building on either the Application Property or the property subject to PCA 1998-LE-064-2/PCA 2008-LE-015, whichever occur first, the Applicants shall contribute thirty-five thousand dollars ($35,000.00) to the Fairfax County Park Authority (FCPA) for construction or enhancements at the Lee District Park. At time of building permit application for the second building on either the Application Property or the property subject to PCA 1998-LE-064-2/PCA 2008-LE-015, whichever occurs second, the Applicants shall contribute an additional fifteen thousand dollars ($15,000.00) to the FCPA for construction or enhancements at the Lee District Park.

c. Prior to the issuance of the first Non-RUP, the Applicants shall record a public access easement over the common areas in front of the two (2) office buildings on the eastern side of the Application Property.

7. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

a. Stormwater management shall be served by an existing off-site pond located on property identified as Fairfax County Tax Map Reference 90-4 ((1)) 11, or as may be approved by DPWES.

b. Prior to the issuance of the first Non-RUP, the Applicants shall install at least one (1) cistern on the Application Property that will be used for landscaping irrigation.

c. The Applicants shall implement low impact development techniques on the Application Property to the extent feasible, based on site constraints and infiltration rates. Such techniques, if implemented, may include, but not be limited to, bio-retention, vegetated swales, filter strips, and tree box filters. Should the Applicants implement any of these features in the northeastern portion of the Application Property, the Applicants shall have the ability to adjust the proposed screen walls in this area by ten (10) feet in any direction without necessitating a PCA/FDPA.

8. PEDESTRIAN CONNECTIVITY

The Applicants shall provide pedestrian connections to facilitate pedestrian travel from the Application Property to the Metro Access Road and to the adjacent office buildings that are subject to PCA 1998-LE-064-2/PCA 2008-LE-015, as shown on Sheets 18 and 19 of the CDP/FDP. Pedestrian connections as may be modified from those shown on the CDP/FDP to facilitate pedestrian travel so long as said modifications do not degrade the pedestrian network shown on the CDP/FDP, as determined by the Department of Planning & Zoning.

9. DESIGN

a. The principal façade building materials for the office buildings shall consist of brick, natural stone, pre-cast concrete, or other masonry finish and glass. In addition, one or two additional accent materials (e.g., stone) may be included. Features, such as canopies and/or awnings, shall be used to identify building entrances. The two (2) buildings shall be designed to include "storefront" type features which may include, but not be limited to, canopies, awnings, and/or other decorative features on the eastern building facades to activate the eastern streetscape. The features shall be installed regardless of whether the eastern facades are used as entrances to the buildings.

b. The building materials used for the parking garage shall be complementary to those used for the office buildings, of comparable quality, and subdued colors. The Applicants shall install a screen on the northern side of the parking garage adjacent to Springfield Center Drive that will be seasonally covered in vines to enhance the appearance of the garage. Prior to site plan approval, final architectural drawings shall be submitted to the Lee District Supervisor and Planning Commissioner for review for compliance with these proffers.

c. Development and landscaping of the urban plaza areas in front of the buildings shall be in substantial conformance with the details shown on Sheets 20, 22 and 23 of the CDP/FDP.

d. The light standards shall feature semi-cutoff shielding for street lights. Lighting standards in the plaza area and in the parking lots shall feature full cut-off shielding.

e. Low-level lighting, designed to provide for a safe pedestrian pathway to the Metro Access Road, shall be installed along all perimeter sidewalks adjacent to the Application Property and phased with individual building construction.

f. The design of the buildings shall not preclude future first floor retail.

g. Prior to site plan approval for the first office building on the Application Property, the Applicants shall submit a coordinated plan for benches, bike racks, and other furniture on the Application Property to the Lee District Supervisor and Planning Commissioner for their review and approval.

h. Public art may be provided within selected common areas of the Application Property as shown on the CDP/FDP. The selection of public art shall be coordinated with the Lee District Supervisor and Planning Commissioner.

10. SIGNAGE

The Applicants shall provide coordinated and complementary signs to serve the Application Property in accordance with the Zoning Ordinance. Prior to issuance of the first Non-RUP, the Applicants shall submit proposed sign drawings to the Lee District Supervisor and Planning Commissioner for compliance with these proffers. Alternatively, the Applicants may seek approval of a Comprehensive Sign Plan on the Application Property.

11. GREEN BUILDING PRACTICES

a. The Applicants shall include a U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design ("LEED") accredited professional as a member of the design team. The LEED accredited professional shall work with the team to incorporate the current version, at the time of Applicants' registration, of LEED design elements into the project. At time of site plan submission, the Applicants shall provide documentation to the Environmental and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

b. The Applicants will include, as part of the site plan submission and building plan submission for any building to be constructed, a list of specific credits within the most current version, at the time of Applicants' registration, of the USGBC's Core and Shell LEED rating system or other LEED rating system determined by the USGBC that the Applicants anticipate attaining. The LEED-accredited professional will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver

Core and Shell certification of the project. In addition, prior to site plan approval, the Applicants will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) as a team member in the USGBC's LEED online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

c. Prior to the building plan approval, the Applicants will execute a separate agreement and post, for each building, a "Green Building Escrow," in the form of cash, bond, or a Letter of Credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of $2.00 per gross square foot for that building. This Green Building Escrow shall be in addition to and separate from other bond or escrow requirements and shall be released upon demonstration of attainment of Silver certification by the USGBC under the most current version at the time of Applicants' registration of LEED Core and Shell rating system or other LEED rating system determined by the USGBC, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that each building has attained LEED Silver Core and Shell certification will be sufficient to satisfy this commitment. If the Applicants fail to provide documentation to the Environmental and Development Review Branch of DPZ demonstrating attainment of LEED Silver Core and Shell certification within one (1) year of issuance of the first Non-RUP for each building, the Green Building Escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

d. If the Applicants provide documentation to the Environment and Development Review Branch of DPZ, within one (1) year of issuance of the first Non-RUP for each building, that demonstrates that LEED Silver certification for the particular building in question has not been obtained but the building has been determined by USGBC to fall within three (3) points of attainment of LEED Silver certification, fifty percent (50%) of the Green Building Escrow will be released to the Applicants. The other fifty percent (50%) of the Green Building Escrow will be posted to a fund within the County budget to support implementation of County environmental initiatives.

e. If the Applicants provide evidence that LEED Silver Core and Shell certification has been delayed through no fault of the Applicants, this proffered time frame shall be extended by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicants or to the County during this extended time frame.

f. All references to the U.S. Green Building Council shall apply to similar certifying agencies that are created subsequent to approval of this application, provided that

the alternative certifying agency is acceptable to Fairfax County and the Applicants.

12. GEOTECHNICAL

Prior to site plan approval, and in accordance with the provisions of the Public Facilities Manual, the Applicants shall submit a geotechnical study of the Application Property to the Geotechnical Review Board through DPWES and shall incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES to alleviate potential structural problems, to the satisfaction of DPWES. The recommendations of the Geotechnical Review Board shall be implemented during construction.

13. ADVANCED DENSITY CREDIT

Advanced density credit is reserved consistent with the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.

14. TIMING OF IMPROVEMENTS

Upon demonstration by the Applicants that despite diligent efforts, or due to factors beyond the Applicants' control, the required improvements have been or will be delayed beyond the time set forth in these proffers, the Zoning Administrator may agree to a later date for completion of such improvements.

15. SUCCESSORS AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicants and their successors or assigns.

16. COUNTERPARTS

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute one and the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/TITLE OWNER OF TAX MAP
90-2 ((1)) 58D

SPRINGFIELD 6601 LLC, a Delaware limited liability company

By: Boston Properties Limited Partnership, a Delaware Limited partnership, its Managing Member

By: Boston Properties Inc., a Delaware Corporation, its General Partner

By: Kenneth F. Simmons
Its: Senior Vice President, Development

[SIGNATURES CONTINUE ON THE NEXT PAGE]

APPLICANT/TITLE OWNER OF TAX MAP
90-4 ((1)) 11B PT.

SPRINGFIELD METRO CENTER II, LLC, a Delaware limited liability company

By: Boston Properties Limited Partnership, a Delaware Limited partnership, its Managing Member

By: Boston Properties Inc., a Delaware Corporation, its General Partner

By: Kenneth F. Simmons
Its: Senior Vice President, Development

[SIGNATURES CONTINUE ON THE NEXT PAGE]

TITLE OWNER OF TAX MAP 90-2 ((1)) 56C PT.

SPRINGFIELD PARCEL C LLC, a Delaware limited liability company

By: Boston Properties Limited Partnership, a Delaware Limited partnership, its Managing Member

By: Boston Properties Inc., a Delaware Corporation, its General Partner

By: Kenneth F. Simmons
Its: Senior Vice President, Development

[SIGNATURES END]

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2011-LE-022

February 23, 2012

The Planning Commission approval of FDP 2011-LE-022 for office development at Tax Maps 90-2 ((1)) 15C pt. and 58D, and 90-4 ((1)) 11B pt., was conditioned by requiring conformance with the following development condition.

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Metro Center II Phase II", prepared by Urban Engineering consisting of twenty-five pages dated February 2011 as revised thru February 14, 2012.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

Appendix 6

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

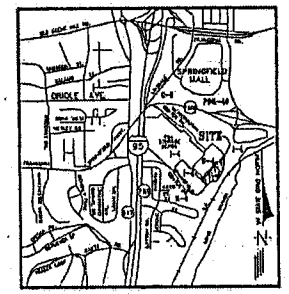
FOR

METRO CENTER II
PHASE II

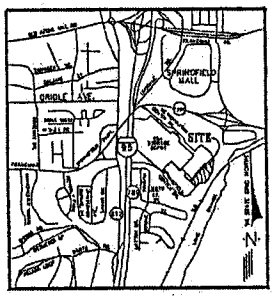
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAPS: 080-1-01-0010 (PART), 080-2-01-0030C (PART) & 080-2-01-0031C.
2. THE PARCEL 11E IS CURRENTLY PARTIALLY ZONED C-1 (HIGH DENSITY OFFICE) AND ZONED I-4 (INDUSTRIAL MEDIUM INTENSITY). THE PARCEL 5B2 IS CURRENTLY ZONED I-4 (INDUSTRIAL MEDIUM INTENSITY). THE PORTION OF PARCEL 5B2 THAT IS APPLICABLE TO THIS APPLICATION IS CURRENTLY ZONED C-4. THE PROPOSED ZONING FOR THE APPLICATION IS PDC (PLANNED DEVELOPMENT COMMERCIAL DISTRICT)
3. THE BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN HEREON WAS COMPILED FROM "SPRING FIELD METRO CENTER II" SITE PLAN 9980-SP-0041 BY THE ENGINEERING GROUPE AND FROM A FIELD RUN SURVEY BY URBAN ENGINEERING & ASSOCIATES, INC., DATED 5/2/11.
4. THE PROPERTY SHOWN ON THIS CDP/FDP PLAN IS LOCATED IN THE LEE DISTRICT.
5. THIS PROPOSED DEVELOPMENT IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 080-1-01-0030B, 080-2-01-0030C (PART) AND 080-2-01-0031B (PART) IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES AND REGULATIONS AND ADOPTED CONDITIONS WITH THE FOLLOWING EXCEPTIONS:
   - A WAIVER IS REQUESTED TO WAIVE 11-202-16 TO ALLOW A TOTAL OF 4 LOADING SPACES (2 PER PROPOSED OFFICE BUILDING).
6. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
7. STORM WATER MANAGEMENT (SWM) WILL BE PROVIDED OFFSITE BY AN EXISTING POND DESIGNED UNDER SITE PLAN SP-1506. THE SUBJECT SITE WAS INCLUDED WITH THE ORIGINAL DESIGN OF SAID POND. DETAILS OF THE EXISTING POND WILL BE PROVIDED DURING THE SITE PLAN. BEST MANAGEMENT PRACTICES ARE PROVIDED UNDER BY A STRUCTURAL SWM FILTER. SEE SHEET 12 FOR SWM DETAILS.
8. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE ARE NO EXISTING UTILITY EASEMENTS OF 25' OR MORE IN WIDTH ON THE SITE.
9. HORIZONTAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN.
10. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
11. THERE ARE NO KNOWN BURIAL SITES ON THE SITE. THE SITE CURRENTLY HAS EXISTING INDUSTRIAL BUILDINGS ON THE SITE. THE EXISTING STRUCTURES WERE BUILT IN 1970 AND 1984. THE EXISTING STRUCTURES WILL BE DEMOLISHED WITH THE PROPOSED DEVELOPMENT.
12. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7.
13. THERE ARE NO DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC) OR RPA'S ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS. THERE ARE NO FLOODPLAINS ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
14. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
15. THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
16. IN ACCORDANCE WITH ARTICLE 16 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 CDP.
17. FOR BULK PLANE DIAGRAM, SEE SHEET 3.
18. THE APPLICANT RESERVES THE RIGHT TO ADD SECURITY WALLS, BARRIER WALLS, AND SECURITY BUOYS.
19. THE APPLICANT RESERVES THE RIGHT TO SHIFT BUILDING CROSS SQUARE FOOTAGE BETWEEN THE BUILDINGS (MAX 5% GFA SHIFT), AND THE USES OF THE BUILDINGS; HOWEVER, THE TOTAL CROSS SQUARE FOOTAGE OF 511,800 GSF SHALL NOT BE EXCEEDED AND THE SETBACKS SHOWN ON SHEET 7 SHALL NOT BE REDUCED. FURTHER, BUILDING HEIGHTS MAY VARY AS LONG AS THE MAXIMUM BUILDING HEIGHT(S), AS DEPICTED ON THIS CDP, ARE NOT EXCEEDED, AND THE GROSS FLOOR AREA IS NOT EXCEEDED.
20. THE APPLICANT RESERVES THE RIGHT TO SHIFT PROPOSED TREE LOCATIONS AS DESIGNED BY F.E.M.A. AND/OR OTHER AGENCIES DURING REVIEW OF THE SITE PLAN; HOWEVER, THE QUANTITY OF TREES WILL NOT BE REDUCED.
21. THE APPLICANT RESERVES DENSITY CREDIT FOR ANY AND ALL FUTURE DEDICATIONS MADE BY THE APPLICANT FOR PUBLIC STREET/TRANSPORTATION PROJECTS. THE APPLICANT, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVE ANY AND ALL DENSITY CREDIT FOR THIS DEDICATION AS PERMITTED UNDER SECTION 2-308 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
22. SPECIAL AMENITIES PROPOSED WITH THIS APPLICATION INCLUDE:
   - PEDESTRIAN COURTYARD
   - TRAIL NETWORK
   - OUTDOOR SEATING AREAS
23. IN ACCORDANCE WITH SECTION 18-202 OF THE FAIRFAX ZONING ORDINANCE, NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED.



ZONING MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES AND SITE DATA
3	PROPERTY & ZONING EXHIBIT – EXISTING CONDITIONS
4	PROPERTY & ZONING EXHIBIT – PROPOSED REZONING
5	PROPERTY & ZONING EXHIBIT – ULTIMATE CONDITIONS
6	EXISTING CONDITIONS
7	SITE LAYOUT
8	OPEN SPACE EXHIBIT
9	SIGHT DISTANCE PROFILE
10	SIGHT DISTANCE PROFILE
11	IMPERVIOUS AREA EXHIBIT
12	SWM PLAN
13	DRAINAGE DIVIDES
14	OUTFALL ANALYSIS
15	OUTFALL CROSS SECTIONS
16	OUTFALL CROSS SECTIONS
17	EXISTING VEGETATION MAP
18	ON-SITE PEDESTRIAN CIRCULATION PLAN
19	OVERALL PEDESTRIAN CIRCULATION PLAN
20	LANDSCAPING PLAN
21	LANDSCAPING COMPUTATIONS
22	ARCHITECTURAL RENDERING
23	ARCHITECTURAL RENDERING
24	RIGHT OF WAY RESERVATION EXHIBIT
25	ULTIMATE ROAD CONDITIONS EXHIBIT

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

APPLICANTS/OWNERS
SPRINGFIELD METRO CENTER II, LLC &
SPRINGFIELD 6601, LLC
2200 PENNSYLVANIA AVE, N.W.
SUITE 200W
WASHINGTON, D.C. 20037
CONTACT: JACK BURKART
PHONE: 202-585-0841

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

ARCHITECT
GENSLER ARCHITECTURE DESIGN & PLANNING
2020 K STREET N.W.
WASHINGTON, DC 20006
CONTACT: DAVID EPSTEIN
PHONE: 202-726-5218

No.	DATE	REVISIONS	DESIGN FIRM

PLAN DATE

urban

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

DATE: FEB. 2011
SCALE: AS SHOWN
CLINIA

SHEET 1 OF 25

REZ-12588

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

[illegible]

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 accommodating the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 7.

3. Provide: [illegible]

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

5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet [illegible].

6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet [illegible].

7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet [illegible].

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 [illegible].

9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet [illegible].

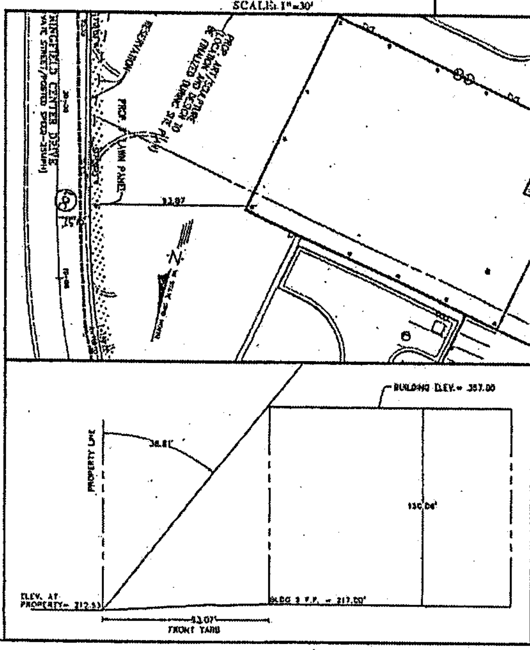
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet [illegible].

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

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

BULK PLANE ANALYSIS

SCALE: 1"=30'



PHASE 1 SITE DATA (FROM RZ 2000-LE-015)

FOR INFORMATION PURPOSES ONLY!

ORIGINAL SITE DATA

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

SITE AREA — AREA
9.70 ACRES (A PORTION OF PARCEL 86C)
0.69 ACRES (A PORTION OF PARCEL 110)

GROSS SITE AREA = 10.39 ACRES

AREA OF ROW DEDICATION = 1.10 ACRES
NET SITE AREA = 9.29 ACRES
MAXIMUM FAR PERMITTED = 1.15
MAXIMUM FAR PROPOSED = 474,000 GROSS FLOOR AREA = 474,000/9.29*(43,560)= 1.17

ZONING
EXISTING ZONING = C-4 (HIGH INTENSITY OFFICE DISTRICT FOR PARCEL 86C PART) & I-4 (MEDIUM INTENSITY INDUSTRIAL DISTRICT)
PROPOSED ZONING = C-4 (HIGH INTENSITY OFFICE DISTRICT)

PROPOSED USE
OFFICE

BUILDING DATA
PROPOSED BUILDING GROSS SQUARE FOOT = 474,000 GSF
CELLAR SPACE = 88,900 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' (48.38' BULK PLANE) (OFFICE BUILDING)
MIN. SIDE YARD REQUIREMENT = NO REQUIREMENT
MIN. REAR YARD REQUIREMENT = CONTROLLED BY 25' BULK PLANE ANGLE, BUT NOT LESS THAN 25 FEET
PROVIDED REAR YARD SETBACK = 64.94' (38.37' 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 88,900 SF CELLAR SPACE IS NOT INCLUDED IN THE PROPOSED BUILDING GSF OF 474,000.

ADJUSTED SITE DATA

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

SITE AREA — AREA
9.70 ACRES (A PORTION OF PARCEL 86C)
0.69 ACRES (A PORTION OF PARCEL 110)

GROSS SITE AREA = 10.39 ACRES

AREA OF ROW DEDICATION = 1.10 ACRES
AREA DEDICATED FOR PHASE 2= 1.83 ACRES (SEE SHEET 4 FOR PROPERTY EXHIBIT)

NET SITE AREA = 6.76 ACRES
MAXIMUM FAR PERMITTED = 1.15
MAXIMUM FAR PROPOSED = 474,000 GROSS FLOOR AREA = 474,000/6.26*(43,560)= 1.163

ZONING
EXISTING ZONING = C-4 (HIGH INTENSITY OFFICE DISTRICT FOR PARCEL 86C PART) &
PROPOSED ZONING = C-4 (HIGH INTENSITY OFFICE DISTRICT)

PROPOSED USE
OFFICE

BUILDING DATA
PROPOSED BUILDING GROSS SQUARE FOOT = 474,000 GSF
CELLAR SPACE = 88,900 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' (48.38' BULK PLANE) (OFFICE BUILDING)
MIN. SIDE YARD REQUIREMENT = NO REQUIREMENT
MIN. REAR YARD REQUIREMENT = CONTROLLED BY 25' BULK PLANE ANGLE, BUT NOT LESS THAN 25 FEET
PROVIDED REAR YARD SETBACK = 8.28' (90.00' BULK PLANE) (PARKING STRUCTURE)

OPEN SPACE
** OPEN SPACE REQUIRED = 15% OF NET SITE AREA = 0.15*(9.26 AC.) = 1.40 AC.
OPEN SPACE PROVIDED = 2.34 AC. (25.80%)

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

* THE 88,900 SF CELLAR SPACE IS NOT INCLUDED IN THE PROPOSED BUILDING GSF OF 474,000.

PHASE 2 SITE DATA

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

SITE AREA — AREA
3.33 ACRES (A PORTION OF PARCEL 110)
1.32 ACRES (PARCEL 86D)

GROSS SITE AREA = 5.25 ACRES

AREA OF ADJ. FROM PHASE 1 = 1.83 ACRES
NET SITE AREA = 6.26 ACRES
MAXIMUM FAR PERMITTED = 1.50 *
MAXIMUM FAR PROPOSED = 517,800 GROSS FLOOR AREA = 517,800/272,925.60= 1.88

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

PROPOSED USE
OFFICE

BUILDING DATA
PROPOSED BUILDING GROSS SQUARE FOOT = 517,800 GSF
PROPOSED BUILDING HEIGHT = 150'

YARD REQUIREMENTS
PROVIDED FRONT YARD SETBACK = 88.30' (40' BULK PLANE) (OFFICE BUILDING)
PROVIDED SIDE YARD SETBACK = 28.77' (GARAGE)
PROVIDED REAR YARD SETBACK = 8'

PARKING TABULATION

PARKING REQUIRED BY PROPOSED USE: OFFICE (> 125,000 GSF)
2.6 SPACES PER 1000 SQUARE FEET OF GSF =
AREA TO PARK = 517,800 GSF (BUILDING) = 517,800 GSF
2.6/1000 = 517,800 GSF = 1,346 SPACES
TOTAL PARKING REQUIRED = 1,346 SPACES

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

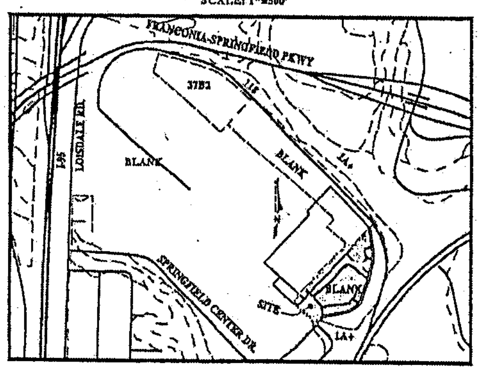
LOADING SPACES REQUIRED:
1 SPACE FOR FIRST 10,000 GSF = 1 SPACE
1 SPACE FOR EACH ADDITIONAL 20,000 GSF
507,800 S.F. / 20,000 GSF = 26 SPACES
TOTAL LOADING SPACE REQUIRED = 27 SPACES
NO MORE THAN 5 TOTAL LOADING SPACES REQUIRED PER ZONING ORDINANCE
TOTAL LOADING SPACE PROVIDED = 4 SPACES (2 SPACES PER BUILDING)

OPEN SPACE
OPEN SPACE REQUIRED = 15% OF NET SITE AREA = 0.15*(6.26 AC.) = 0.94 AC.
OPEN SPACE PROVIDED = 2.38 AC. (37.86%)

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

SOIL MAP

SCALE: 1"=500'



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROBLEM CLASS
1A+	MIXED ALLUVIAL	POOR	POOR	POOR	LOW	A
118	MARINE CLAY	POOR	MARGINAL	POOR	HIGH	A
3782	BELTSVILLE	FAIR	MARGINAL	POOR	MODERATE	B
BLANK	N/A	N/A	N/A	N/A	N/A	N/A

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 DESIGNATION
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 PROPOSED LINE PIPES
PROPOSED PROPOSED LINE PIPES
EX. FIRE HYDRANT
PROP. FIRE HYDRANT
PROPOSED LIMITS OF CLEARING & GRADING
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
REVERSE FLOW CURB & GUTTER
EXISTING POWER POLE
PROPOSED SWALE/DRAINAGE DIRECTION
PROPOSED ENTRANCE/EXIT TO BUILDING

EXISTING TRAFFIC POLE
TRAFFIC SIGN
STREET SIGN
EXISTING SPOT ELEVATION
PROP. SPOT ELEVATION
EXISTING LIGHT
EXISTING LIGHTING
PROPOSED LIGHTING
STREET LIGHTS (DETAIL AND SPEC. BY ARCHITECT)
TEST PIT REQUIRED
PROPOSED CPW-1
BENCHMARK
EXISTING DECIDUOUS
STREAM EDGE (WATER CONVEYANCE)
EXISTING TREE
PROPOSED TREE
PROJECTED TRAFFIC COUNT (BASED ON 8TH ED. OF ITE TRIP GENERATION BOOK)

PLAN DATE	NO.	DATE	DESCRIPTION
02-10-11			
03-29-11			
10-20-11			
12-01-11			
02-03-12			
02-14-12			

REVISIONS

urban
Urban, Ltd.
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 026708
2/14/12
PROFESSIONAL ENGINEER

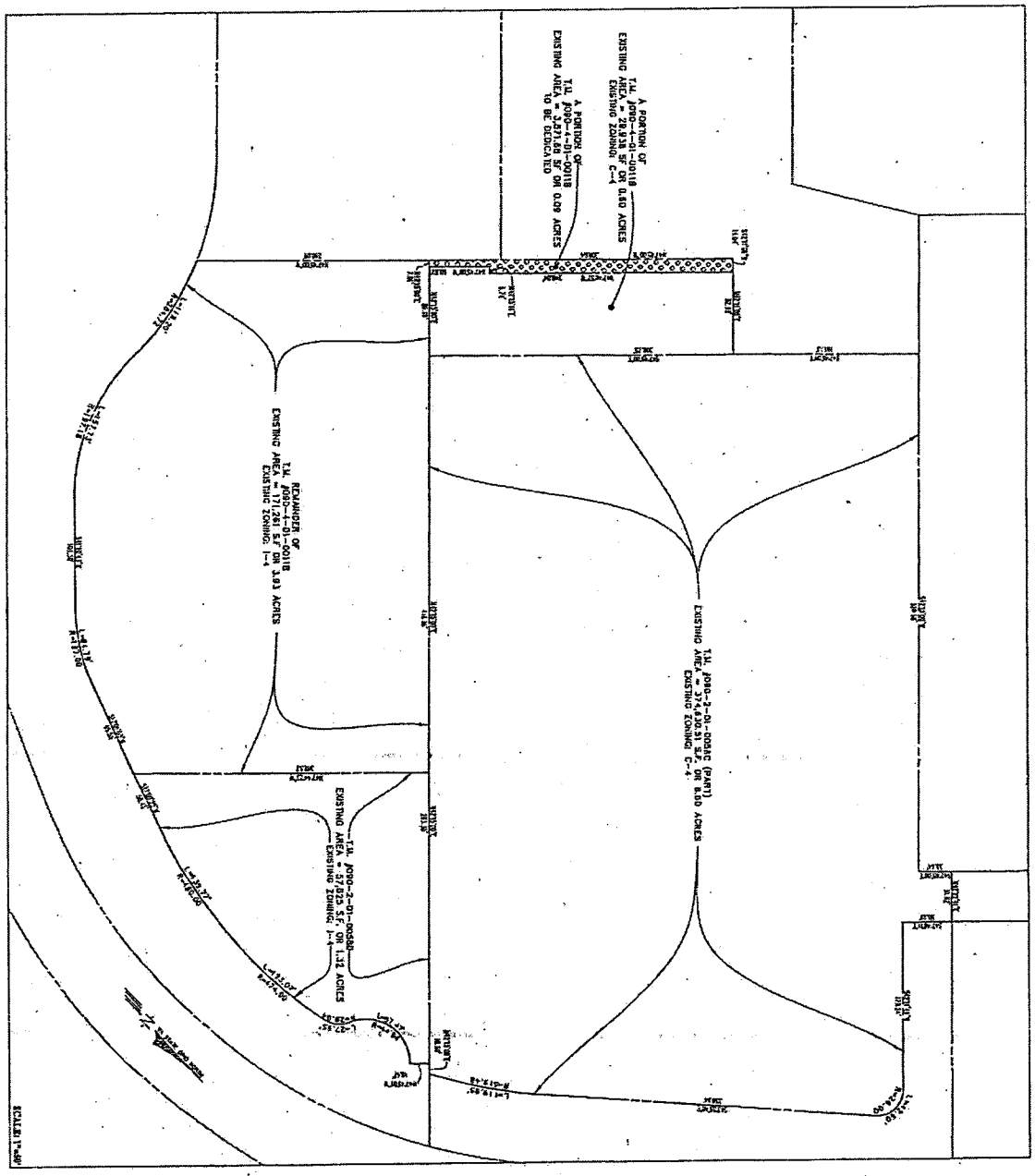
GENERAL NOTES AND SITE DATA

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

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

SHEET 2 OF 25

REZ-12583



PROPERTY & ZONING EXHIBIT - EXISTING CONDITIONS

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

SCALE: AS NOTED | CL: N/A | DATE: FEB. 2011

SHEET 9 OF 15

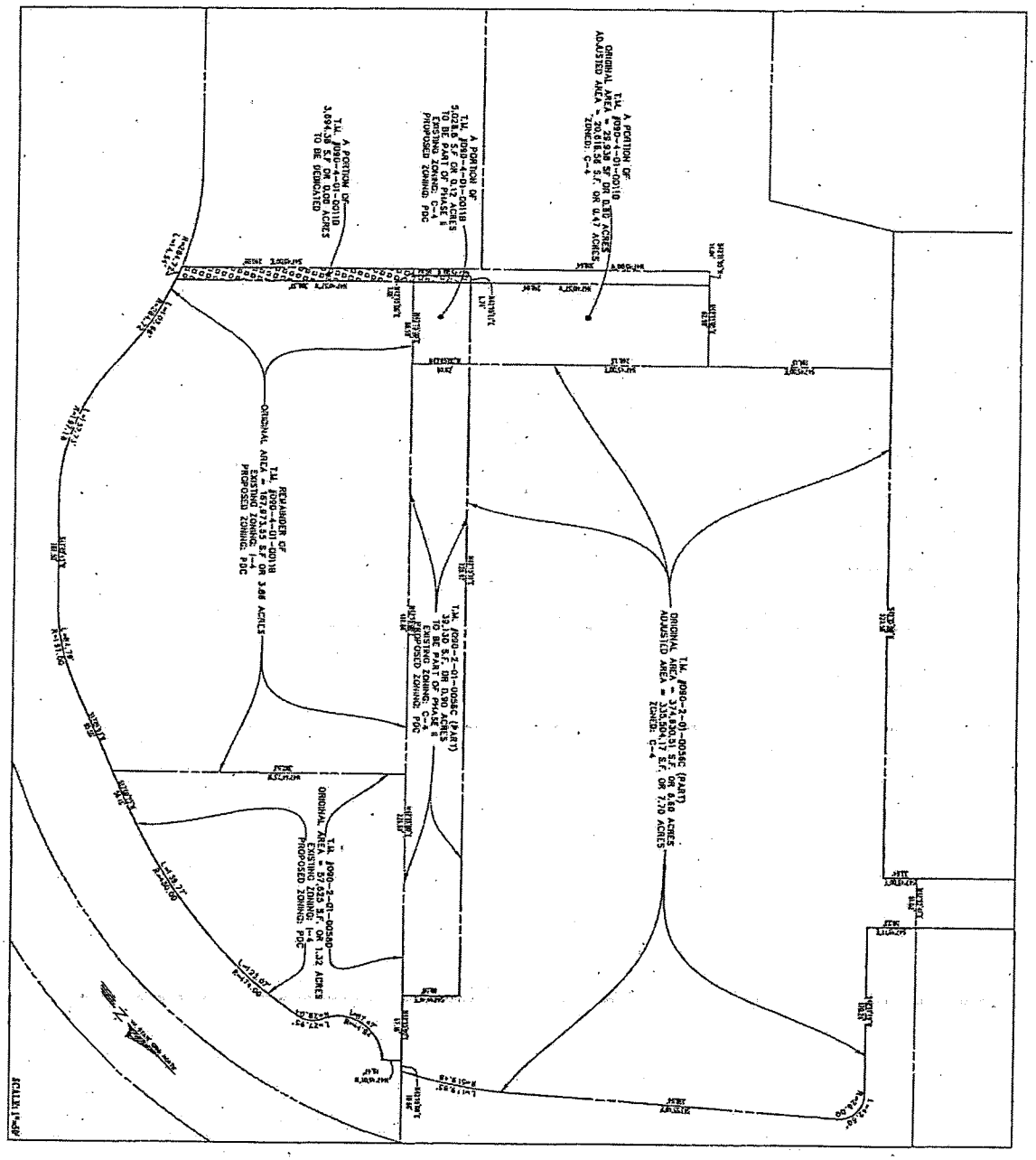
REF: 72548

urban

PLAN DATE	
02-15-2011	
03-24-2011	
05-16-2011	
06-13-2011	
07-22-2011	
11-17-2011	
12-12-2011	

No.	DATE	DESCRIPTION

REVISIONS



PROPERTY & ZONING EXHIBIT - PROPOSED REZONING

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

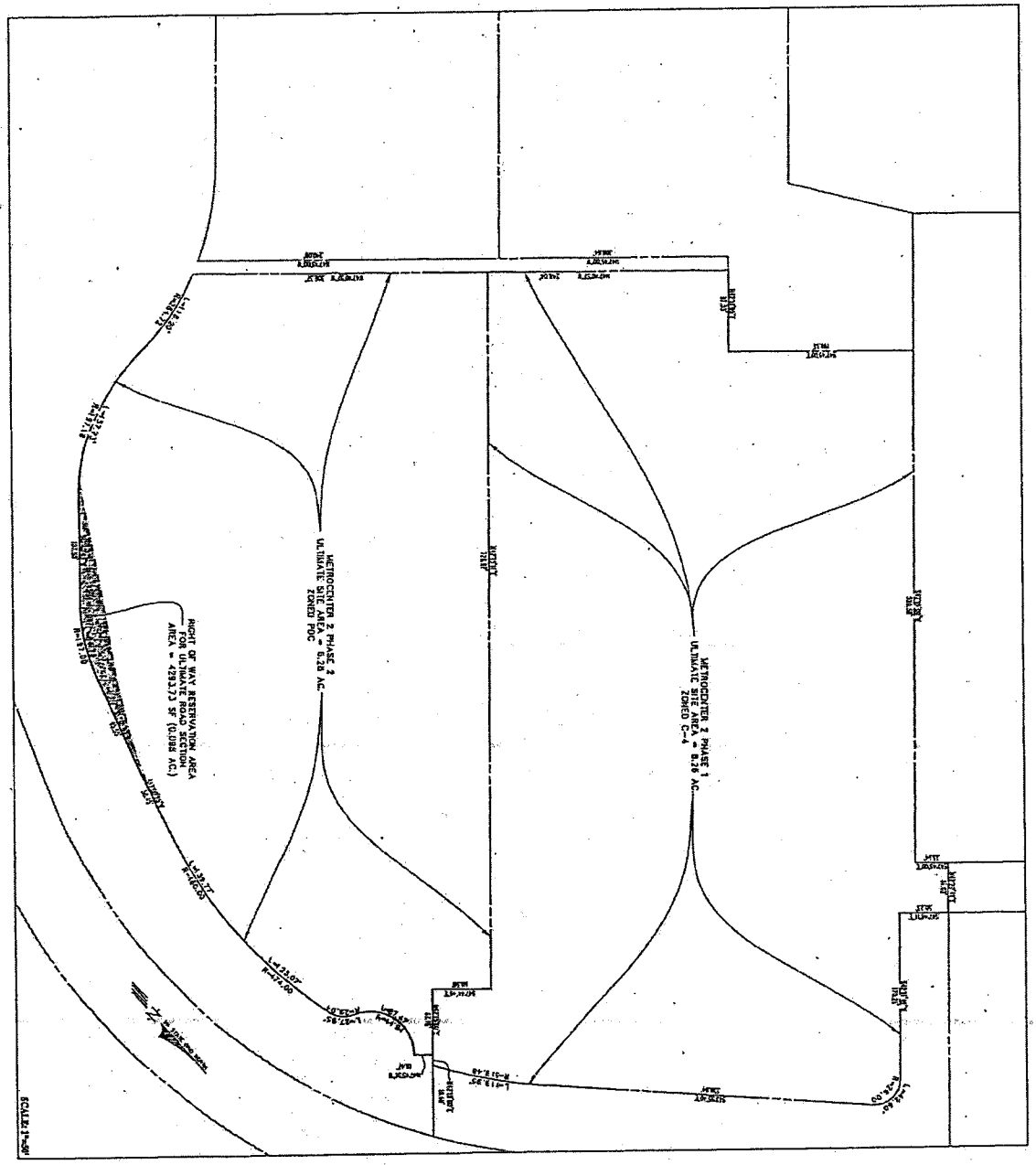
SCALE: AS NOTED | C.I.: N/A | DATE: FEB. 2011

urban

PLAN DATE
02-19-11
12-02-11
12-09-11
12-09-11
02-03-12
03-1-12
1-1-12

No.	DATE	DESCRIPTION

REVISIONS



PROPERTY & ZONING EXHIBIT - ULTIMATE CONDITIONS

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

SCALE: AS NOTED | CL: N/A | DATE: FEB. 2011

CLAYTON C. YOCK
2/14/12

urban

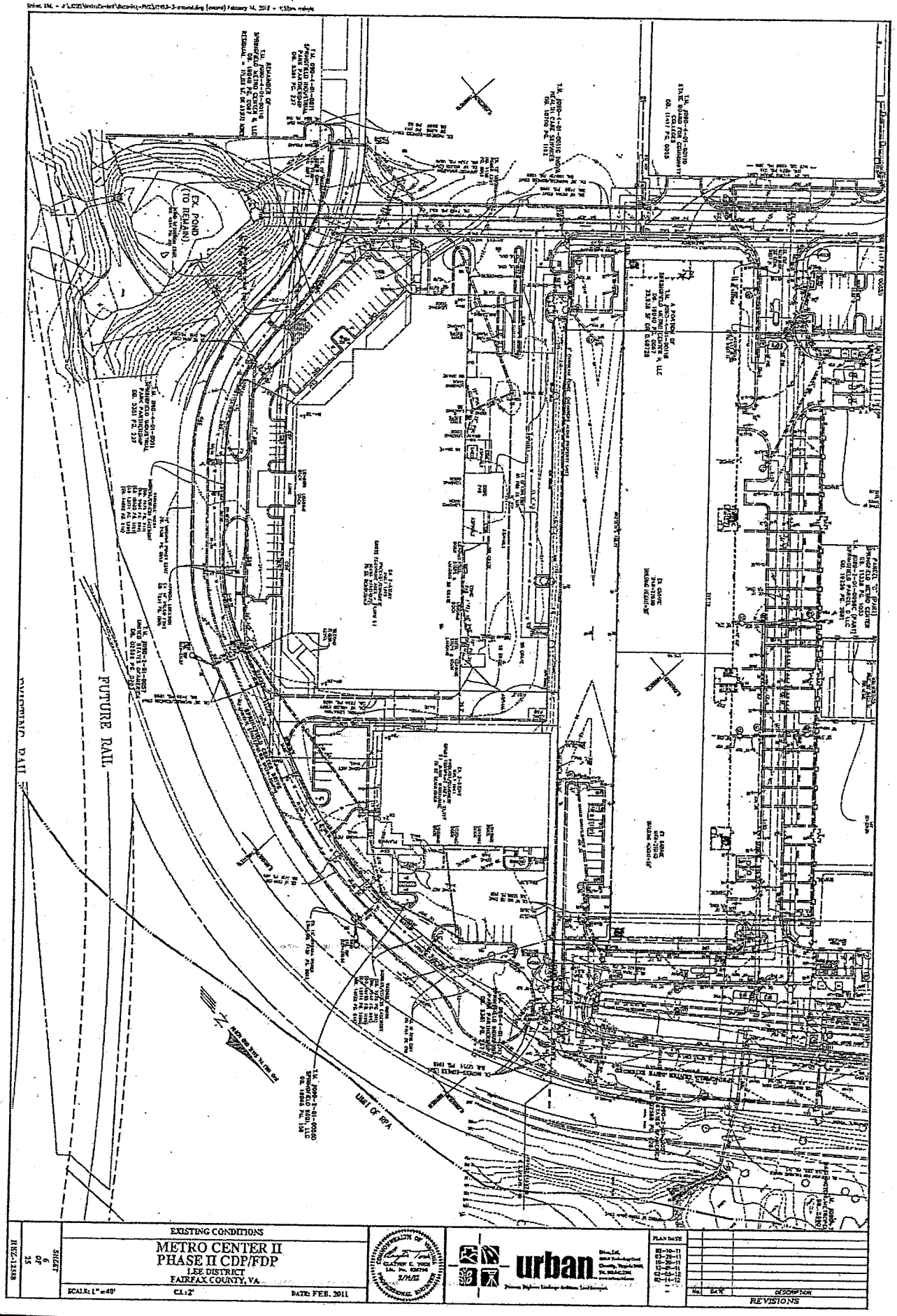
PLAN DATE

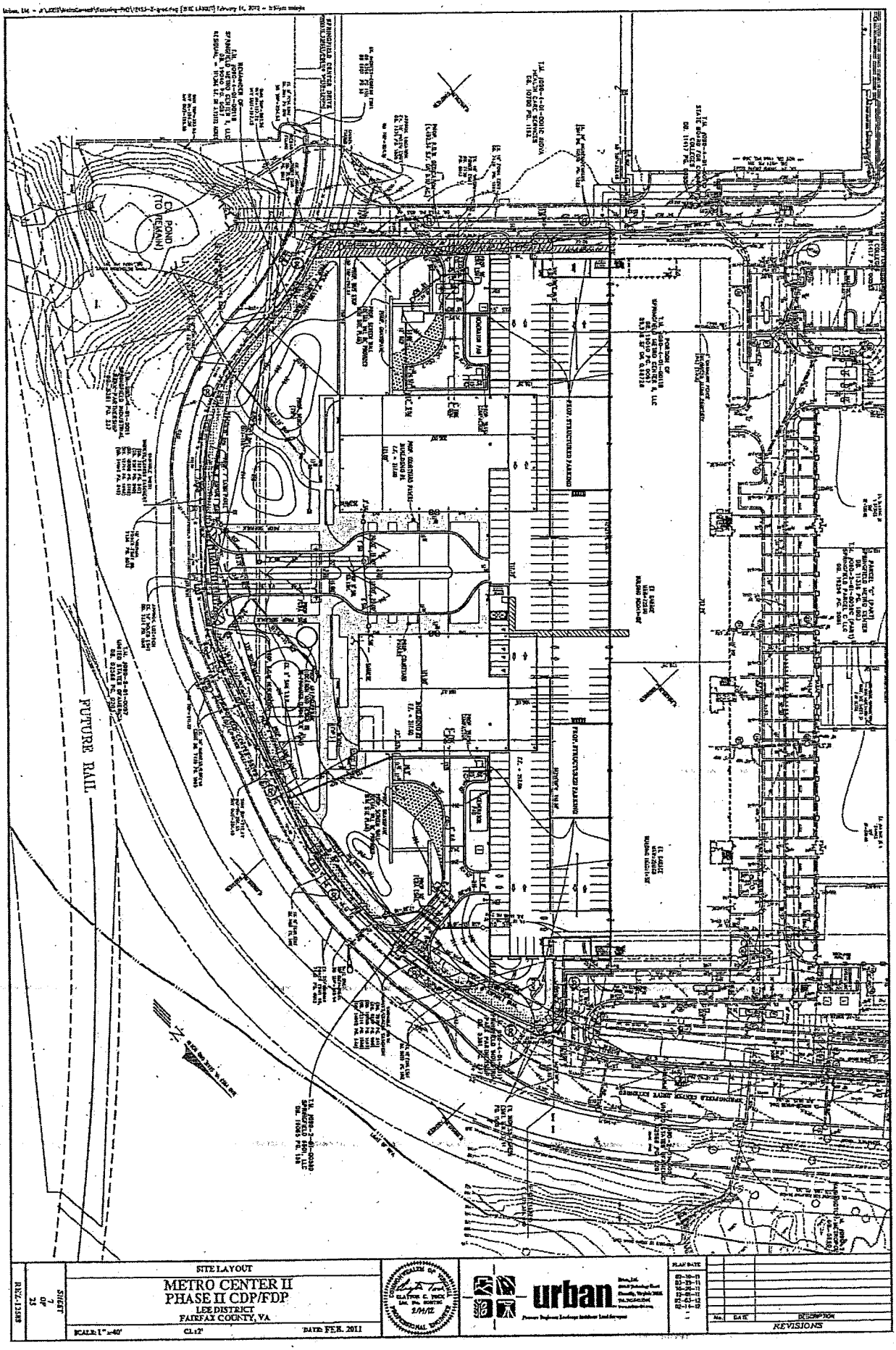
No.	DATE	DESCRIPTION

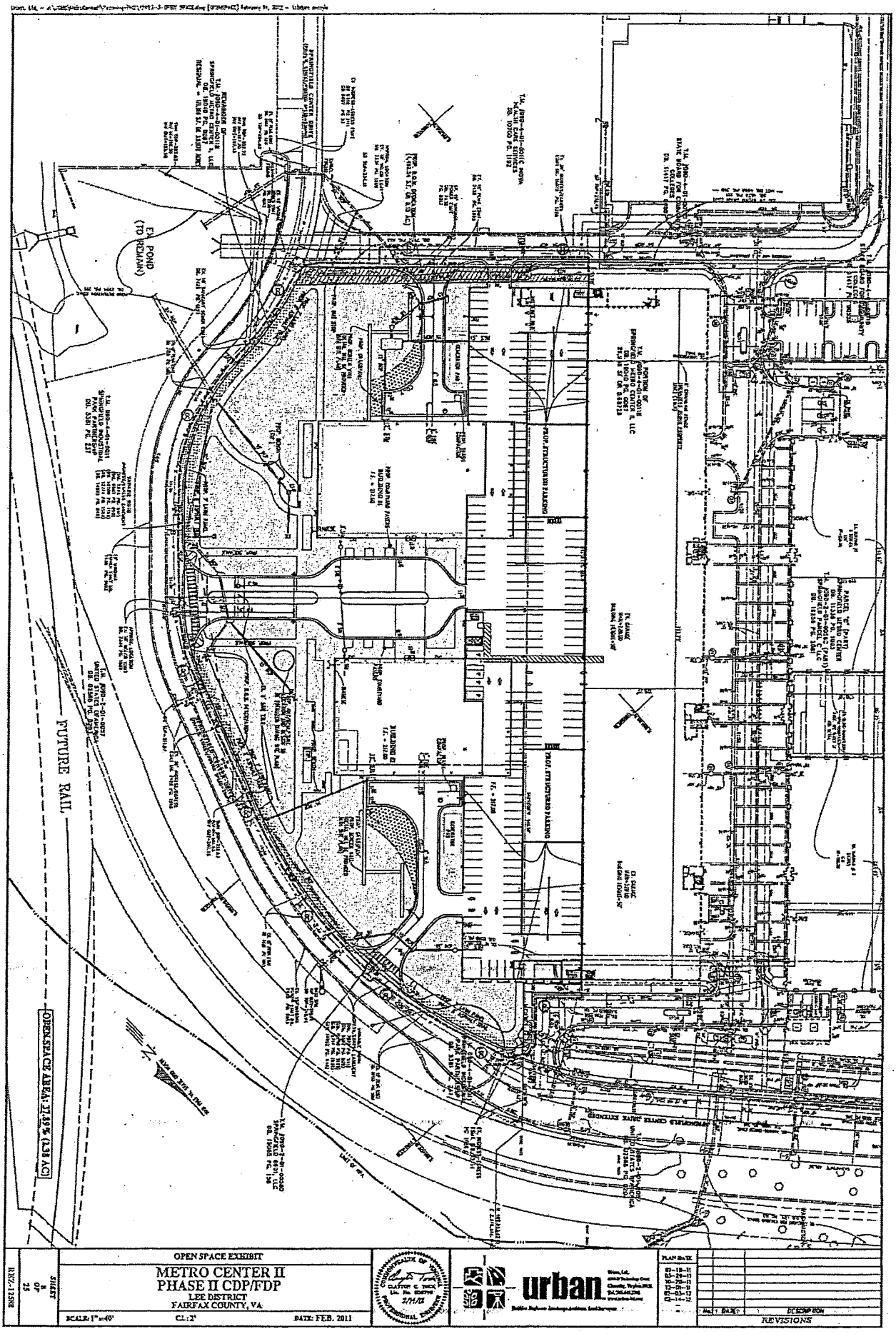
REVISIONS

SHEET 5 OF 12

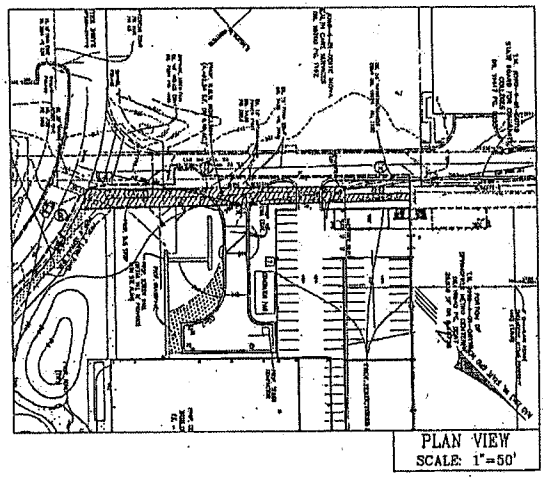
NUM. ISSUE


EX. POND (TO REMAIN)
FUTURE TRAIL
EXISTING TRAIL
LIMIT OF RPA
EXISTING CONDITIONS
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA
SCALE: 1" = 40'
C.I.: 2'
DATE: FEB. 2011
urban
REVISIONS

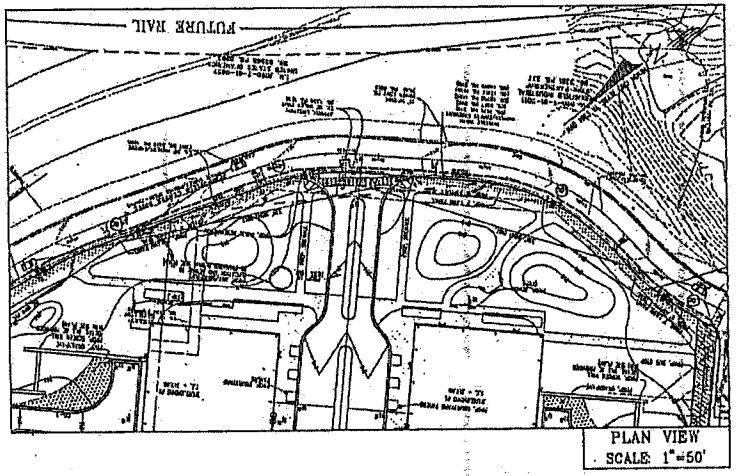

FUTURE RAIL
POND
(TO REMAIN)
SITE LAYOUT
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA
SCALE: 1" = 40'
C1.17
DATE: FEB. 2011
urban
PLAN DATE
No.
DATE
DESCRIPTION
REVISIONS
SHEET 2 OF 21


FUTURE RAIL
EX POND (TO REMAIN)
OPEN SPACE AREA 71.69 % (3.8 AC)
OPEN SPACE EXHIBIT
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA
SCALE: 1"=40'
C.I.: 2'
DATE: FEB. 2011
urban
PLAN DATE
REVISIONS
SHEET 9 OF 25
RZ/FDP-125SR

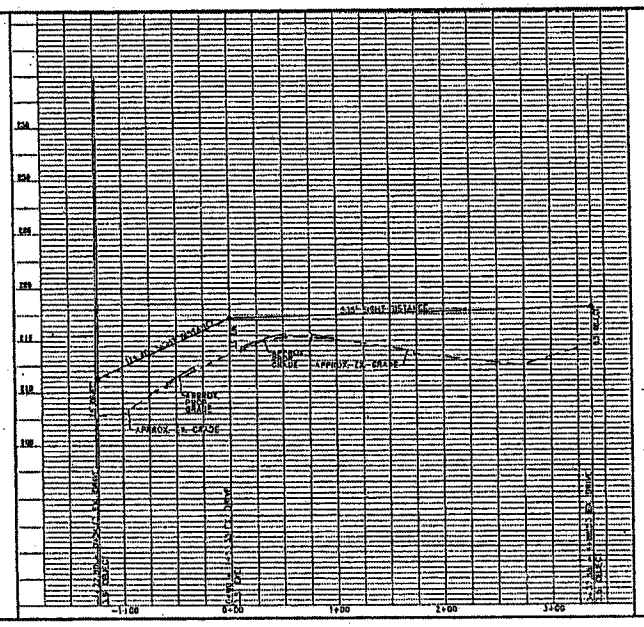
Appendix 6

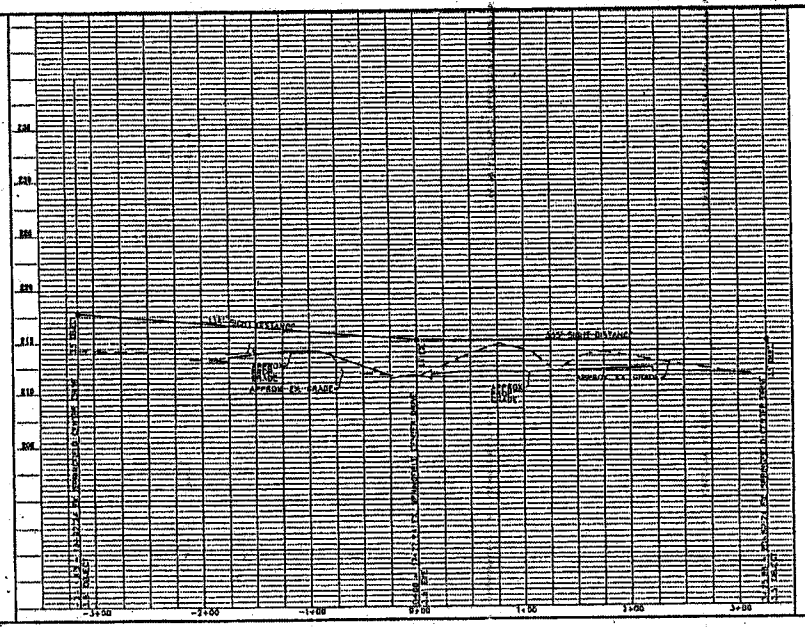


EX. DRIVE
PRIVATE ROADWAY
DESIGN SPEED=20 MPH (SPEED LIMIT NOT POSTED)
PROP./EX. WIDTH VARIES
CATEGORY: LOCAL COLLECTOR



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





REVISIONS

urban

SIGHT DISTANCE PROFILE

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

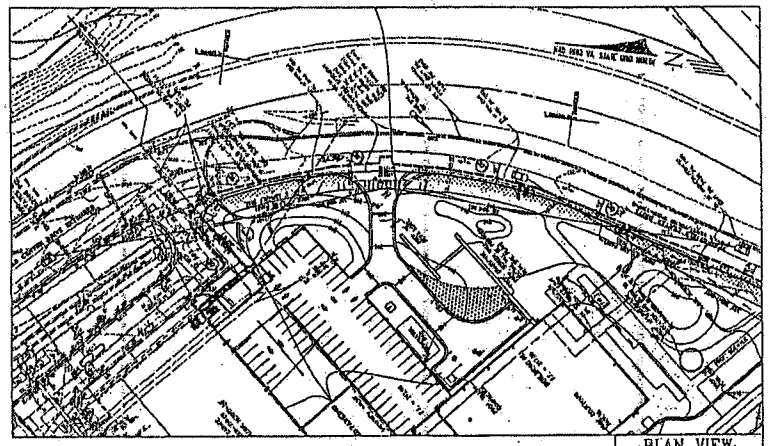
DATE: FEB. 2011

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

SHEET 9 OF 25

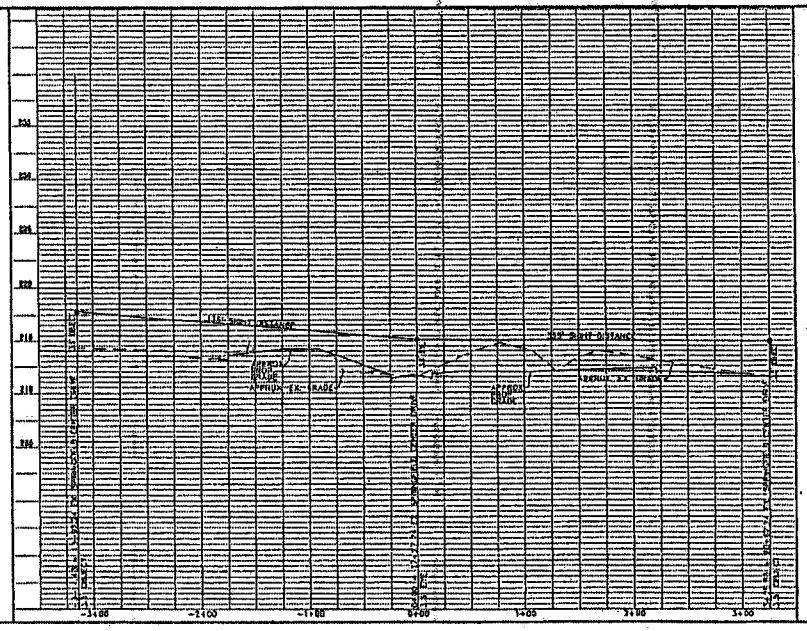
REZ-12588.

Appendix 6



PLAN VIEW
SCALE: 1"=50'

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



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REVISIONS

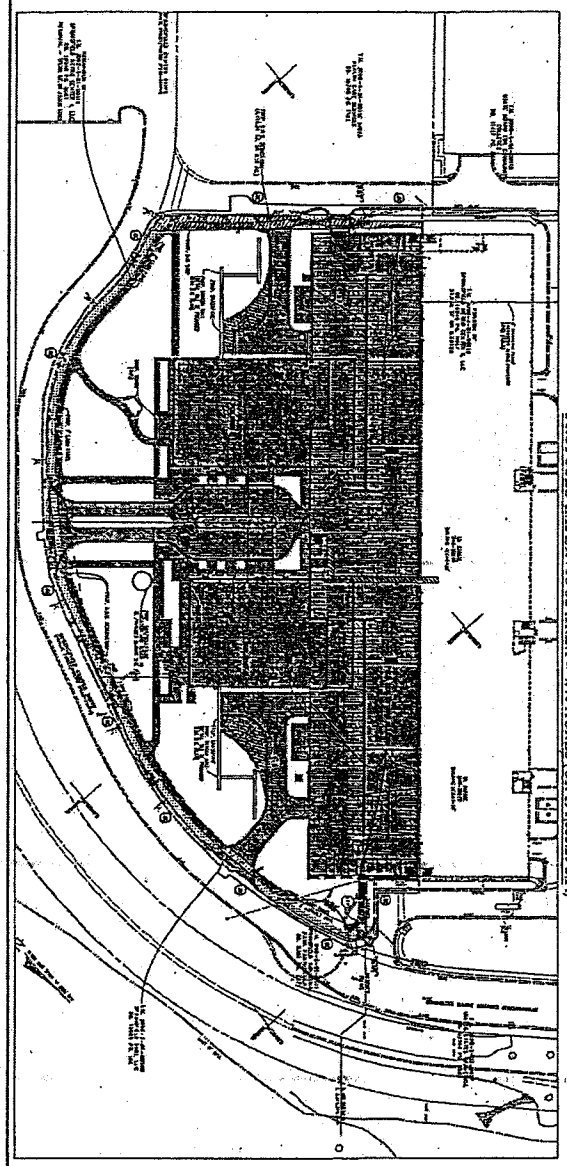
SIGHT DISTANCE PROFILE

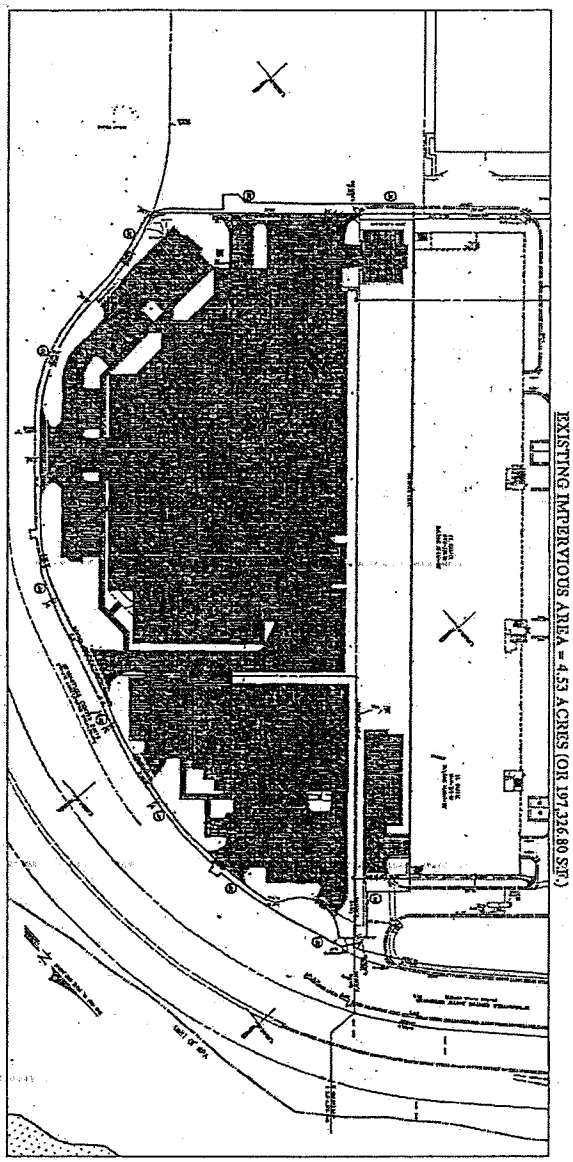
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA.

DATE: FEB. 2011

SHEET 18 OF 23

REZ-12568





IMPERVIOUS AREA EXHIBIT

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

SCALE: (H) 1"=50' ; (V) 1"=5') CI.=2' DATE: FEB. 2011

urban

PLAN DATE

No.	DATE	DESCRIPTION

REVISIONS

SHEET 11 OF 15

11-124-1158

Appendix 6

BMP FACILITY DESIGN CALCULATIONS

Plan Name: Metro Center II Ph 2 Date: 3/22/2011

Plan Number: _____ Engineer: EAM

I. WATER QUALITY NARRATIVE

II. WATERSHED INFORMATION

Part 1: List of Area Subareas and "C" Factors used in the BMP Computations

Subarea Designation (1)	"C" (2)	Area (3)
(a) TOTAL ONSITE CONTROLLED BY PROP. STORM FILTER	0.90	1.46
(b) TOTAL ONSITE UNCONTROLLED NON OPEN SPACE	0.90	3.45
(c) TOTAL ONSITE UNCONTROLLED OPEN SPACE	0.45	2.19
	Total	6.90

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

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

(A) Area of the Site (a) 6.90 acres

Subarea Designation (1)	"C" (2)		Area (3)		Product (4)
(a) TOTAL ONSITE CONTROLLED BY PROP. STORM FILTER	0.90	x	1.46	=	1.31
(b) TOTAL ONSITE UNCONTROLLED NON OPEN SPACE	0.90	x	3.45	=	3.11
(c) TOTAL ONSITE UNCONTROLLED OPEN SPACE	0.45	x	2.19	=	1.31

(b) Total 5.90

(C) Weighted Average "C" Factor (b)/(a) = (c) 0.85

Part 3: Compute the Total Phosphorus Summer for the Site

Subarea Designation (1)	Annual Efficiency (%) (2)		Area Ratio (3)		"C" Ratio (4)		Product (5)
(a) TOTAL ONSITE CONTROLLED BY PROP. STORM FILTER	84	x	0.21	x	1.06	=	18.15
(b) TOTAL ONSITE UNCONTROLLED NON OPEN SPACE	0	x	0.50	x	1.06	=	0.00
(c) TOTAL ONSITE UNCONTROLLED OPEN SPACE	0	x	0.32		0.76		0.00

(d) Total = 18.15

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 0.27

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

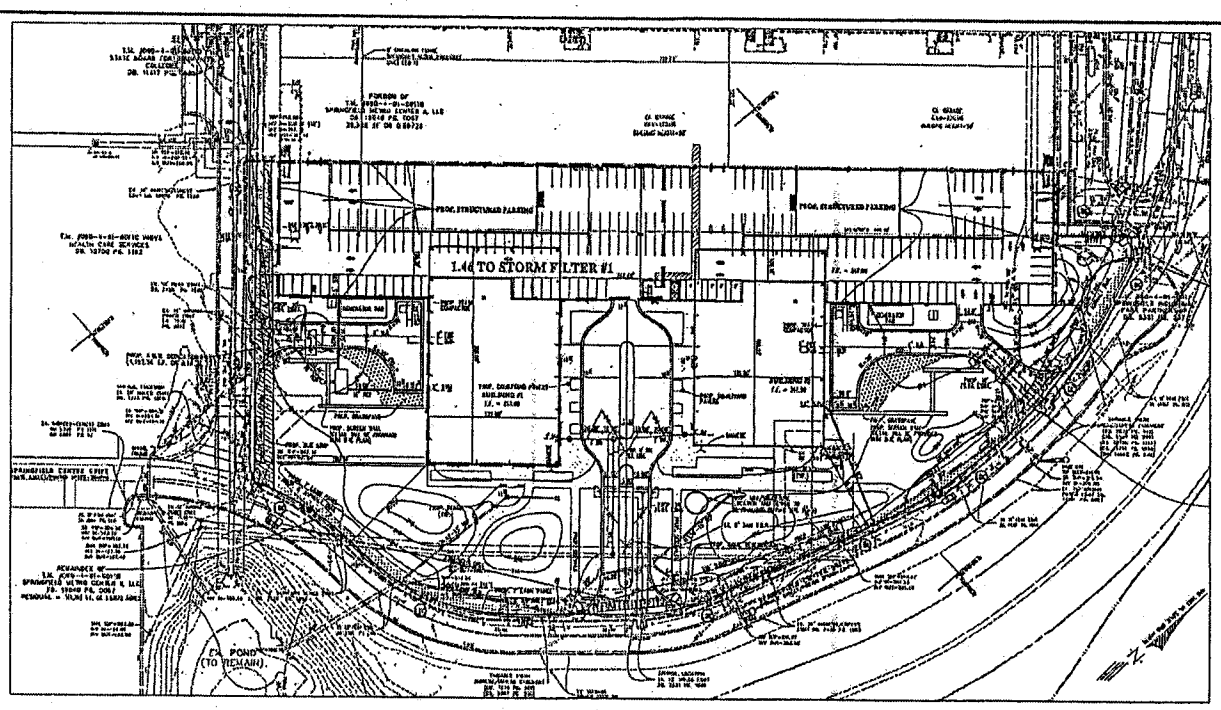
Chesapeake Bay Preservation Area (non Development) = 40% (Fairfax County) 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.8 x (1/ (non P peak)) x 100] = 0.32 %

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

(line 3(d)) 18.15 >= 0.27

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED



BMP NARRATIVE

THE METRO CENTER II - PHASE 2 PROJECT CONSISTS OF TWO OFFICE BUILDINGS A PARKING GARAGE, ACCESS WAYS, UTILITIES AND ASSOCIATED INFRASTRUCTURE. FOR BEST MANAGEMENT PRACTICES (BMP) THE AREA UNDER CONSIDERATION CONSISTS OF APPROXIMATELY 6.9 ACRES. THE SITE HAS A WEIGHTED AVERAGE RUNOFF COEFFICIENT OF 0.85. THE PROJECT WILL UTILIZE A SINGLE STORM FILTER SYSTEM TO COMPLY WITH THE FAIRFAX COUNTY BMP REQUIREMENTS OF 0.27% POLLUTANT REMOVAL EFFICIENCY UNDER THE REDEVELOPMENT REQUIREMENTS OF FAIRFAX COUNTY. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE EFFICIENCY REMOVAL SHOWN ON THESE COMPUTATIONS DURING THE FINAL SITE PLAN PHASE AS LONG AS THE EFFICIENCY IS MORE THAN 0.32%.

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

THE REMAINING AREA OF APPROXIMATELY 4.93 ACRES LEAVES THE SITE AS UNCONTROLLED RUNOFF.

SWM NARRATIVE

STORM WATER MANAGEMENT FOR THE SITE IS CONTROLLED BY AN EXISTING OFFSITE POND THAT WAS PROPOSED UNDER SP-1-88 AND MODIFIED WITH FAIRFAX COUNTY PLAN #7802-SP-01. THE EXISTING POND WILL REMAIN IN SERVICE WITH NO NECESSARY IMPROVEMENTS. THE EXISTING POND IS SHOWN ON THE OUTFALL MAP PROVIDED ON SHEET 14 AND ALSO ON SHEET 15. THE SUBJECT SITE WAS INCLUDED IN THE ORIGINAL DESIGN OF THE EXISTING POND AS SHOWN IN THE DRAINAGE DIVIDES PROVIDED ON SHEET 13. COMPUTATIONS FOR THE EXISTING POND HAVE BEEN PROVIDED ON SHEET 15. THE PROPOSED IMPROVEMENTS OF THE SUBJECT SITE LOWER THE IMPERVIOUSNESS OF THE SITE AS DEPICTED ON SHEET 11. THEREFORE, THE PROPOSED IMPROVEMENTS OF THIS SITE DO NOT HAVE A NEGATIVE IMPACT ON THE EXISTING POND.

PLAN STATE

NO.	DATE	DESCRIPTION
		REVISIONS

urban

BMP PLAN

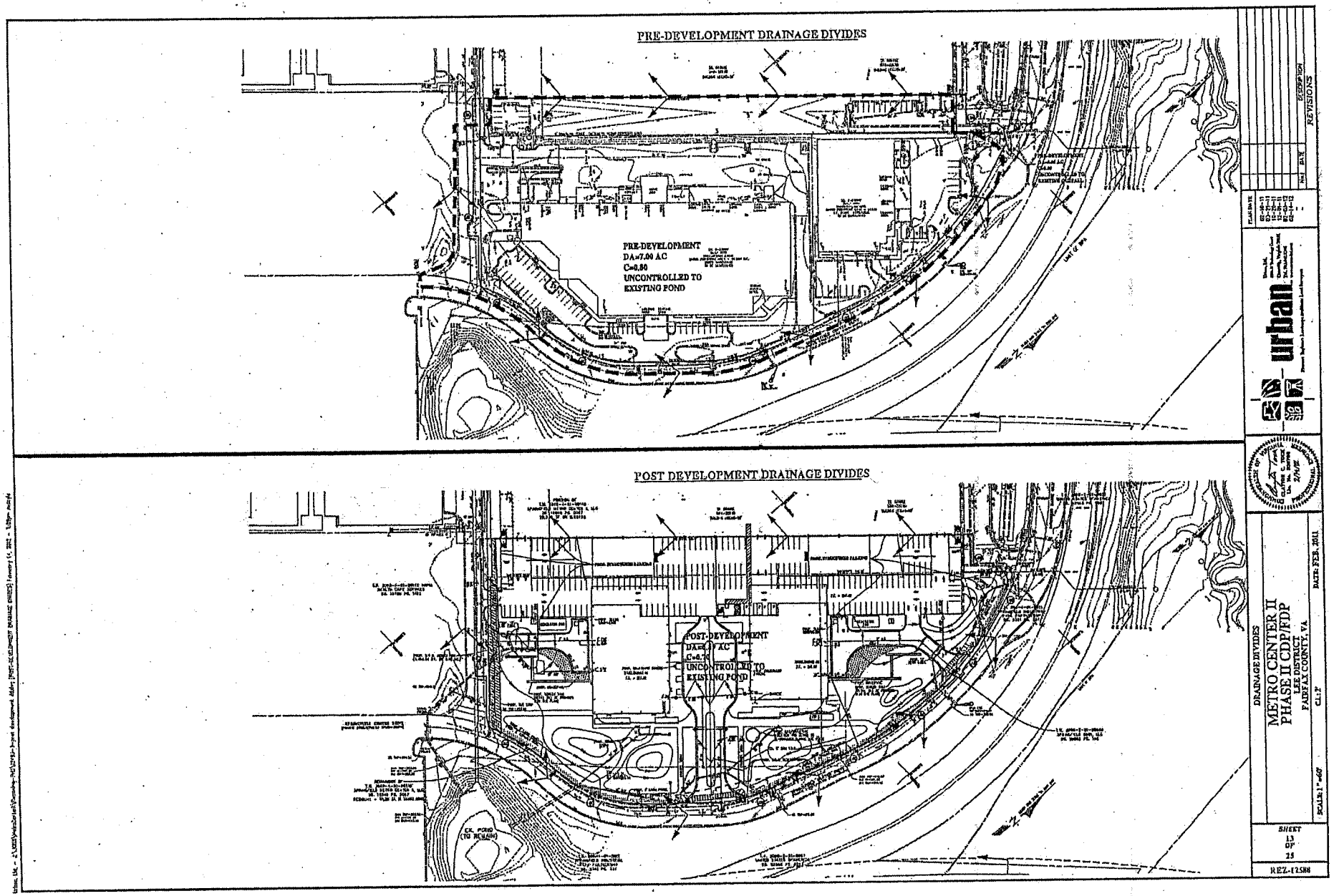
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: 1" = 50' CL-2 DATE: FEB. 2011

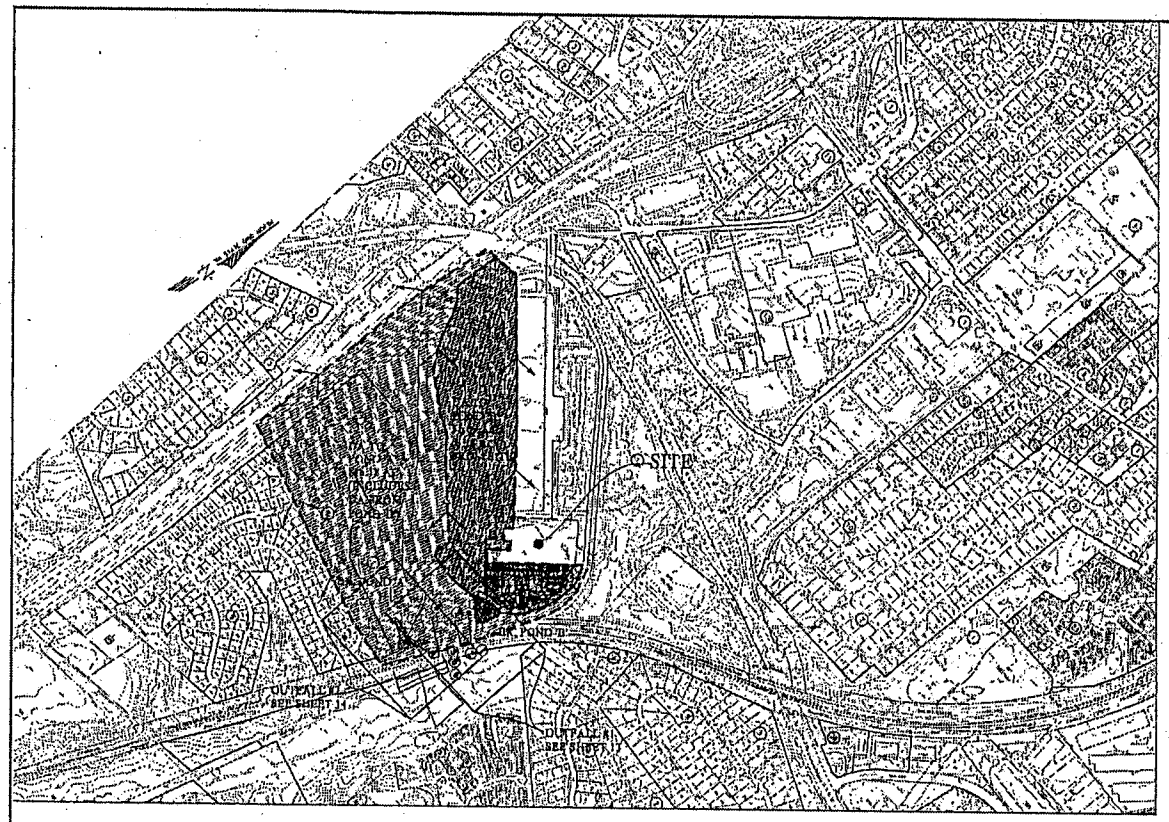
SHEET 12 OF 25

REZ-12558

Appendix 6


PRE-DEVELOPMENT DRAINAGE DIVIDES
PRE-DEVELOPMENT
DA=7.00 AC
C=0.80
UNCONTROLLED TO
EXISTING POND
POST DEVELOPMENT DRAINAGE DIVIDES
POST-DEVELOPMENT
UNCONTROLLED TO
EXISTING POND
EX. POND
(TO REMAIN)
REVISIONS
DESCRIPTION
urban
DRAINAGE DIVIDES
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA.
DATE: FEB. 2011
SCALE: 1"=60'
SHEET
13
OF
25
REZ-12588

Appendix 6



OVERALL DRAINAGE MAP
1"=500'

OUTFALL NARRATIVE

THE METRO CENTER II – PHASE 3 PROJECT CONSISTS OF TWO OFFICE BUILDINGS A PARKING GARAGE, ROADS, UTILITIES AND ASSOCIATED INFRASTRUCTURE. THE PROPOSED IMPROVEMENTS ARE LOCATED ON A SITE THAT IS APPROXIMATELY 8.28 ACRES. THE SUBJECT SITE IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED. THE SITE DRAINS NORTH TO SOUTH THROUGH EXISTING CLOSED CONDUIT SYSTEMS AND EXISTING PONDS BEFORE ENTERING LONG BRANCH CREEK. WITH THIS PROPOSED DEVELOPMENT, STORMWATER FROM THE SITE WILL BE CAPTURED VIA ADEQUATELY ENGINEERED DROP INLETS LOCATED THROUGHOUT THE SITE.

THE SITE FLOWS VIA ADEQUATELY SIZED PROPOSED AND EXISTING CLOSED CONDUIT SYSTEM TO EXISTING POND 'B' AS SHOWN AND LABELED AS 'OUTFALL B' ON THIS SHEET. POND 'B' WAS PROPOSED UNDER SP-1505 SPRINGFIELD CENTER INDUSTRIAL PARK. IT WAS MOST RECENTLY MODIFIED WITH FAIRFAX COUNTY PLAN 27592-SP-01. SELECT SHEETS HAVE BEEN PROVIDED FROM THIS SITE PLAN FOR REFERENCE PURPOSES ON SHEETS 22-23. SHEET 22 SHOWS THE APPROVED AS-BUILT INFORMATION FOR THE POND. SHEET 23 SHOWS THE DRAINAGE AREA FOR THE POND, INCLUDING AREA FROM THE SUBJECT SITE FOR THIS PROPOSED PLAN. SHEET 7 SHOWS THE STORM ROUTINGS FOR POND 'B'. POND 'B' OUTFALLS INTO AN EXISTING STREAM AND THEN INTO EXISTING POND 'A'. THREE FIELD VERIFIED CROSS SECTIONS HAVE BEEN PROVIDED ON SHEET 18. THE POND ROUTING INFORMATION PROVIDED ON SHEET 22 WAS USED TO VERIFY THAT THE 2 YEAR STORM EVENT DOES NOT CREATE EROSIVE VELOCITIES AND THE 10 YEAR STORM EVENT IS ADEQUATELY MAINTAINED WITHIN THE STREAM. A PICTURE OF THE STREAM SHOWS THAT THE TYPICAL GROUND COVER IS COARSE GRAVEL AND THAT THE 2 YEAR STORM EVENT DOES NOT CREATE EROSIVE VELOCITIES.

POND 'A' WAS ORIGINALLY PROPOSED WITH SP-1508. THE POND CONTROLS 148.18 ACRES. THE POND OUTFALLS THROUGH A 54" PIPE THAT RUNS UNDERNEATH EXISTING METRORAIL TRACKS AND THEN FLOWS INTO AN EXISTING STREAM THAT FLOWS INTO LONG BRANCH CREEK. POND 'A' IS DETERMINED TO BE THE POINT OF CONFLUENCE WHERE THE FLOW FROM POND 'B' IS JOINED BY A DRAINAGE AREA THAT IS GREATER THAN 90% THE DRAINAGE AREA FROM POND 'B'. THE END OF ANALYSIS WAS TAKEN AT 150 FEET DOWNSTREAM OF THE POINT WHERE THE 24" OUTFALL PIPE DAYLIGHTS AND DRAINS INTO THE EXISTING STREAM AS SHOWN AND LABELED AS 'OUTFALL A' ON THIS SHEET. THREE FIELD VERIFIED CROSS SECTIONS HAVE BEEN PROVIDED WITHIN THE 150' BETWEEN THE END OF ANALYSIS AND THE DAYLIGHTED PIPE AS SHOWN ON SHEET 18. THERE IS NO DESIGN INFORMATION AVAILABLE FOR POND 'A', SO COUNTY STAFF AGREED THAT IT WAS APPROPRIATE TO ANALYZE THIS OUTFALL BY TAKING THE DRAINAGE AREA FOR THE POND AND USE A 'C' VALUE OF 0.5 AND A 30 MINUTE TIME OF CONCENTRATION TO VERIFY THAT THE 2 YEAR STORM EVENT DOES NOT CREATE EROSIVE VELOCITIES AND THE 10 YEAR STORM EVENT IS ADEQUATELY MAINTAINED WITHIN THE STREAM. A PICTURE OF THE STREAM SHOWS THAT THE TYPICAL GROUND COVER IS COARSE GRAVEL AND THAT THE 2 YEAR STORM EVENT DOES NOT CREATE EROSIVE VELOCITIES.

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

2/14/12
URBAN ENGINEERING & ASSOCIATES, INC. DATE
CLAYTON G. TUCK, P.E., ASSOCIATE

REV.	DATE	DESCRIPTION

REVISIONS

PLAN DATE

urban

OUTFALL ANALYSIS

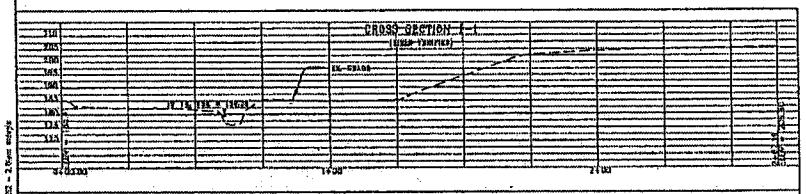
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA.

SCALE: 1"=500' C1.15' DATE: FEB. 2011

SHEET 14 OF 25

U.F.Z.-12588

SCALE: 1"=100'

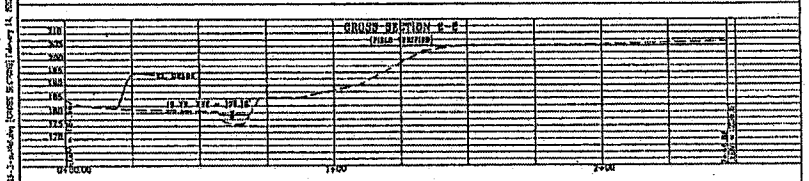


POST DEVELOPMENT CONDITIONS:

CROSS SECTION 1-1

DA = 81.00 AC.
Q5 = 127.60 CFS (TAKEN FROM 7692-SF-01 SEE SHEET 26E)
Q10 = 174.10 CFS (TAKEN FROM 7692-SF-01 SEE SHEET 26E)
CHANNEL SLOPE= 0.0134
n' = 0.0050 STONEY STREAM CHANNEL

V2=	6.00 FPS*
D10=	4.53 FT.

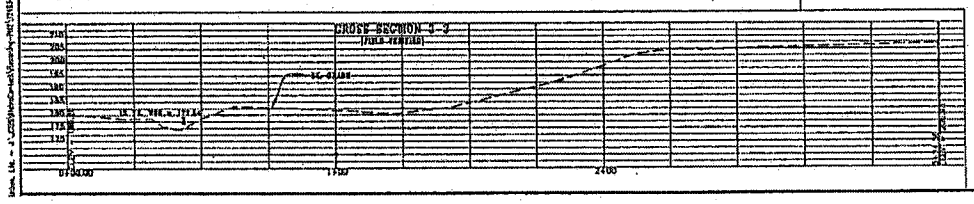


POST DEVELOPMENT CONDITIONS:

CROSS SECTION 2-2

DA = 81.00 AC.
Q5 = 127.60 CFS (TAKEN FROM 7692-SF-01 SEE SHEET 26E)
Q10 = 174.10 CFS (TAKEN FROM 7692-SF-01 SEE SHEET 26E)
CHANNEL SLOPE= 0.0134
n' = 0.0050 STONEY STREAM CHANNEL

V2=	5.54 FPS*
D10=	3.88 FT.



POST DEVELOPMENT CONDITIONS:

CROSS SECTION 3-3

DA = 81.00 AC.
Q5 = 127.60 CFS (TAKEN FROM 7692-SF-01 SEE SHEET 26E)
Q10 = 174.10 CFS (TAKEN FROM 7692-SF-01 SEE SHEET 26E)
CHANNEL SLOPE= 0.0134
n' = 0.0050 STONEY STREAM CHANNEL

V2=	4.18 FPS*
D10=	3.13 FT.

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

NO.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE

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OUTFALL CROSS SECTIONS

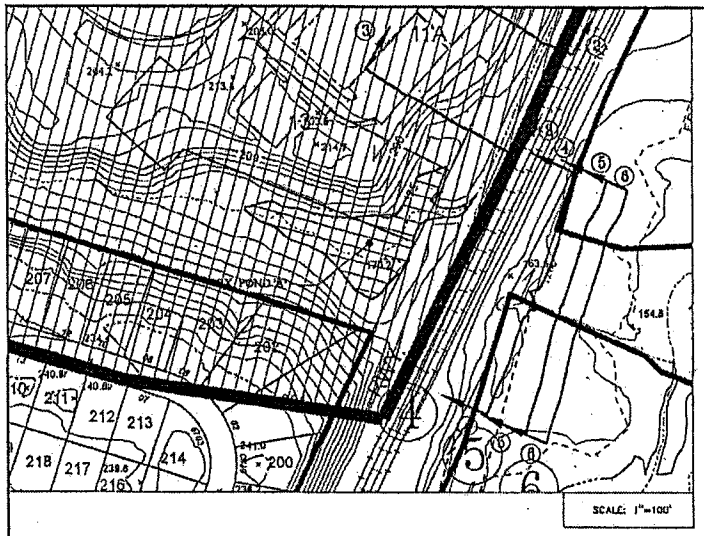
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA.

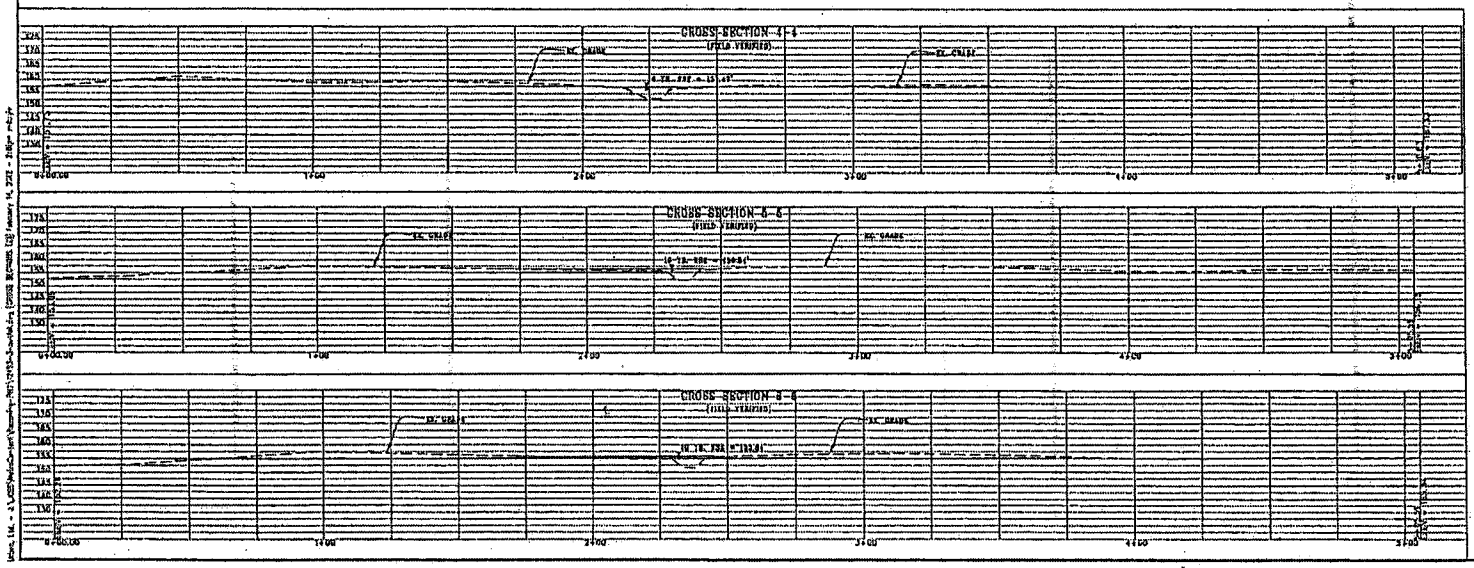
SCALE: AS SHOWN

DATE: FEB. 2011

SHEET 15 OF 25

RZ-12586





POST DEVELOPMENT CONDITIONS:

CROSS SECTION 4-4

DA = 148.15 AC.
C' FACTOR = 0.60
I2 = 2.76 IN/HR
I10 = 3.72 IN/HR
TC = 30 MIN

Q2 = 264 CFS
Q10 = 274 CFS
CHANNEL SLOPE= 0.0164
n' = 0.054 STONY STREAM CHANNEL

V2= 5.14 FPS*
D10= 1.14 FT.

POST DEVELOPMENT CONDITIONS:

CROSS SECTION 5-5

DA = 148.15 AC.
C' FACTOR = 0.60
I2 = 2.76 IN/HR
I10 = 3.72 IN/HR
TC = 30 MIN

Q2 = 264 CFS
Q10 = 274 CFS
CHANNEL SLOPE= 0.0164
n' = 0.060 STONY STREAM CHANNEL

V2= 5.40 FPS*
D10= 1.12 FT.

POST DEVELOPMENT CONDITIONS:

CROSS SECTION 6-6

DA = 148.15 AC.
C' FACTOR = 0.60
I2 = 2.76 IN/HR
I10 = 3.72 IN/HR
TC = 30 MIN

Q2 = 264 CFS
Q10 = 274 CFS
CHANNEL SLOPE= 0.0164
n' = 0.060 STONY STREAM CHANNEL

V2= 5.40 FPS*
D10= 1.12 FT.

*PERMISSIBLE VELOCITY IS 4.0 FPS PER TABLE 5-22 OF VESCH, THIRD EDITION FOR COARSE GRAVEL. SEE PICTURE THIS SHEET.

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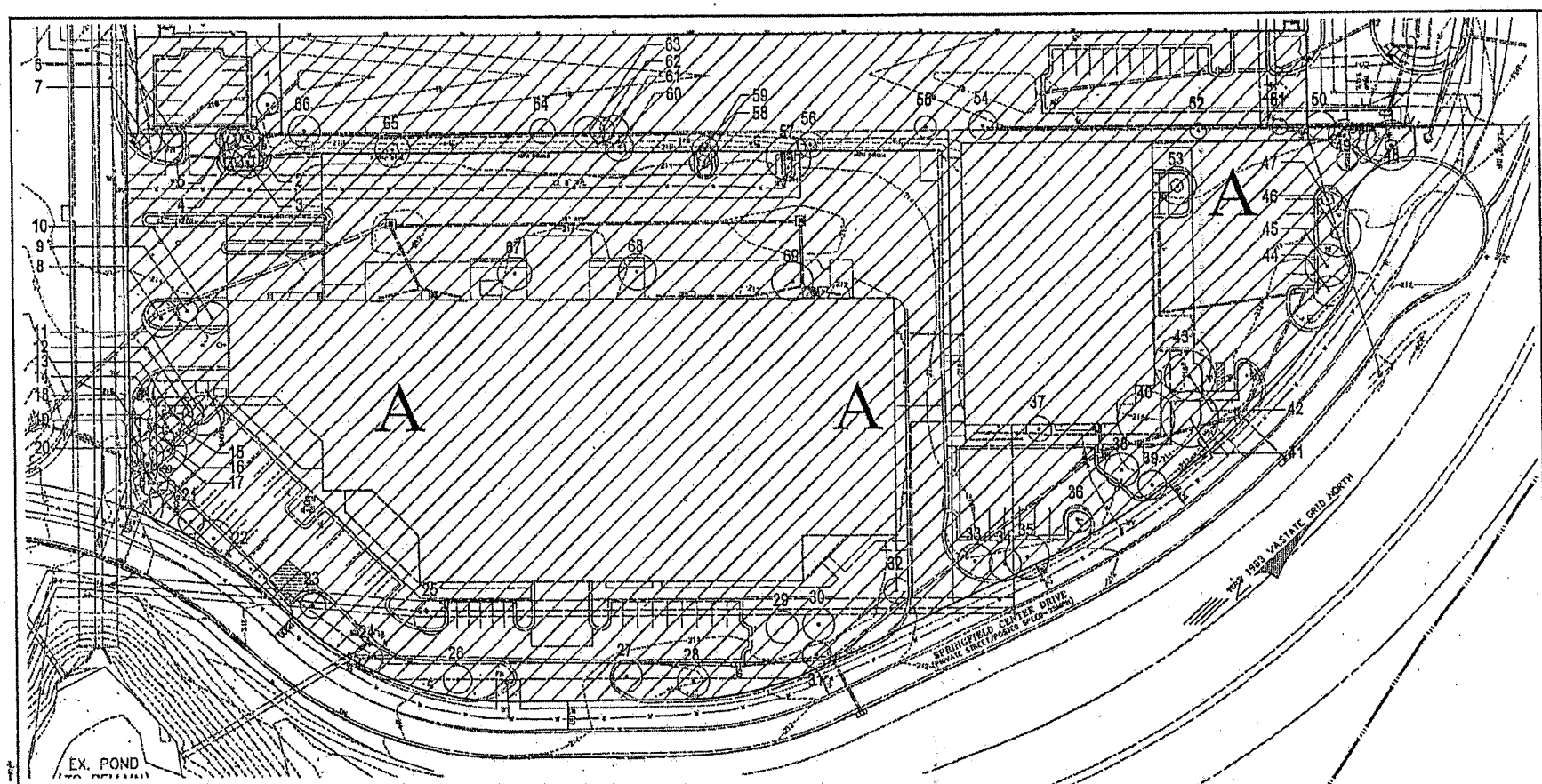
OUTFALL CROSS SECTIONS
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA.

SCALE AS SHOWN
CL-5
DATE FEB. 2011

SHEET 16 OF 25

REZ-125HH

Appendix 6



EXISTING VEGETATION - TREE INVENTORY

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

EXISTING VEGETATION

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (in)	DBH (in)	AVERAGE CROWN RADIUS (ft)	CANOPY COVER (sq ft)
26	x Cupressocyparis leylandii	Leyland Cypress	12	12	8	254
27	x Cupressocyparis leylandii	Leyland Cypress	13	13	10	314
28	x Cupressocyparis leylandii	Leyland Cypress	16	16	10	314
29	x Cupressocyparis leylandii	Leyland Cypress	13	13	10	314
30	Pyrus calleryana	Callery Pear	9	9	10	314
31	x Cupressocyparis leylandii	Leyland Cypress	13	13	8	201
32	x Cupressocyparis leylandii	Leyland Cypress	13	13	8	201
33	Pyrus calleryana	Callery Pear	12	12	11	380
34	x Cupressocyparis leylandii	Leyland Cypress	14	14	10	314
35	Pyrus calleryana	Callery Pear	14	14	11	380
36	Pyrus calleryana	Callery Pear	12	12	8	254
37	Juniperus virginiana	Eastern Red Cedar	10	10	8	201
38	x Cupressocyparis leylandii	Leyland Cypress	12	12	11	380
39	x Cupressocyparis leylandii	Leyland Cypress	13	13	8	254
40	Pyrus calleryana	Callery Pear	22	22	16	1,018
41	Pyrus calleryana	Callery Pear	22	22	16	1,018
42	Pyrus calleryana	Callery Pear	11	11	16	804
43	Pyrus calleryana	Callery Pear	21	21	16	1,018
44	x Cupressocyparis leylandii	Leyland Cypress	21	21	10	314
45	Pinus strobus	White Pine	17	17	11	380
46	x Cupressocyparis leylandii	Leyland Cypress	24	24	13	531
47	Pinus strobus	White Pine	12	12	8	201
48	Populus grandidentata	Bigtooth Aspen	19	19	16	804
49	Populus grandidentata	Bigtooth Aspen	21	21	16	804
50	Populus grandidentata	Bigtooth Aspen	16	16	8	254

EXISTING VEGETATION

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (in)	DBH (in)	AVERAGE CROWN RADIUS (ft)	CANOPY COVER (sq ft)
51	Juniperus virginiana	Eastern Red Cedar	8	8	6	113
52	Juniperus virginiana	Eastern Red Cedar	8	8	6	113
53	Pyrus calleryana	Callery Pear	18	18	12	452
54	Pinus strobus	White Pine	10	10	9	254
55	Juniperus virginiana	Eastern Red Cedar	8	8	6	113
56	x Cupressocyparis leylandii	Leyland Cypress	14	14	8	201
57	Pyrus calleryana	Callery Pear	22	22	14	616
58	x Cupressocyparis leylandii	Leyland Cypress	16	16	9	254
59	Pyrus calleryana	Callery Pear	11	11	8	201
60	x Cupressocyparis leylandii	Leyland Cypress	20	20	9	254
61	Populus grandidentata	Bigtooth Aspen	9	9	8	254
62	Populus grandidentata	Bigtooth Aspen	8	8	8	201
63	Populus grandidentata	Bigtooth Aspen	18	18	10	314
64	Juniperus virginiana	Eastern Red Cedar	18	18	8	201
65	x Cupressocyparis leylandii	Leyland Cypress	20	20	11	380
66	Pinus strobus	White Pine	14	14	10	314
67	Pyrus calleryana	Callery Pear	16	16	11	380
68	Pyrus calleryana	Callery Pear	14	14	12	452
69	Pyrus calleryana	Callery Pear	20	20	13	531

Total Existing Canopy Equivalent 8,873

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Developed Land	Callery Pear (Pyrus calleryana), Leyland Cypresses, [illegible] (x Cupressocyparis leylandii), White Pine (Pinus strobus), Eastern Redcedar (Juniperus virginiana)	n.a.	not good	5.26 ac.	This cover type exists on developed land, the majority of the area consists of the site's buildings, parking lots, drive aisles and hill home lots; manicured landscaping areas that are found primarily around the lots of the buildings. The majority of landscaped areas have grass cover or mulch, while the remaining areas are wooded. The trees on site are a mixture of native and non-native trees primarily located close to the property line.

Total Acreage: 5.26 ac.

EXISTING VEGETATION MAP

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

CLENA:

DATE: FEB. 2011

SCALE: 1"=20'

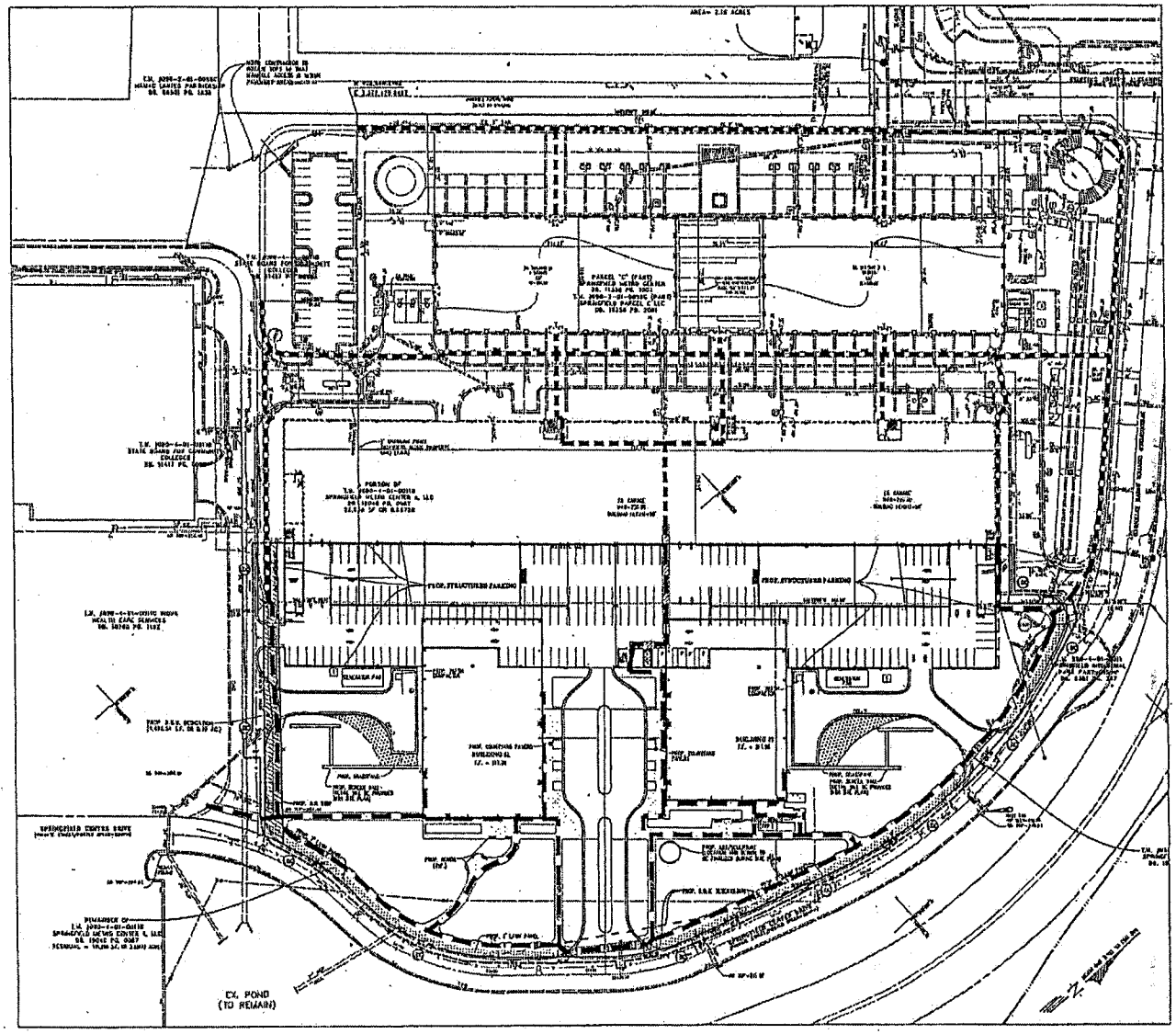
urban

REVISIONS

SHEET 17 OF 25

RZ-12586

Appendix 6



LEGEND:

ON-SITE PEDESTRIAN CIRCULATION PATH

INTRA-PARCEL PEDESTRIAN CIRCULATION

REVISIONS

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ON-SITE PEDESTRIAN CIRCULATION PLAN

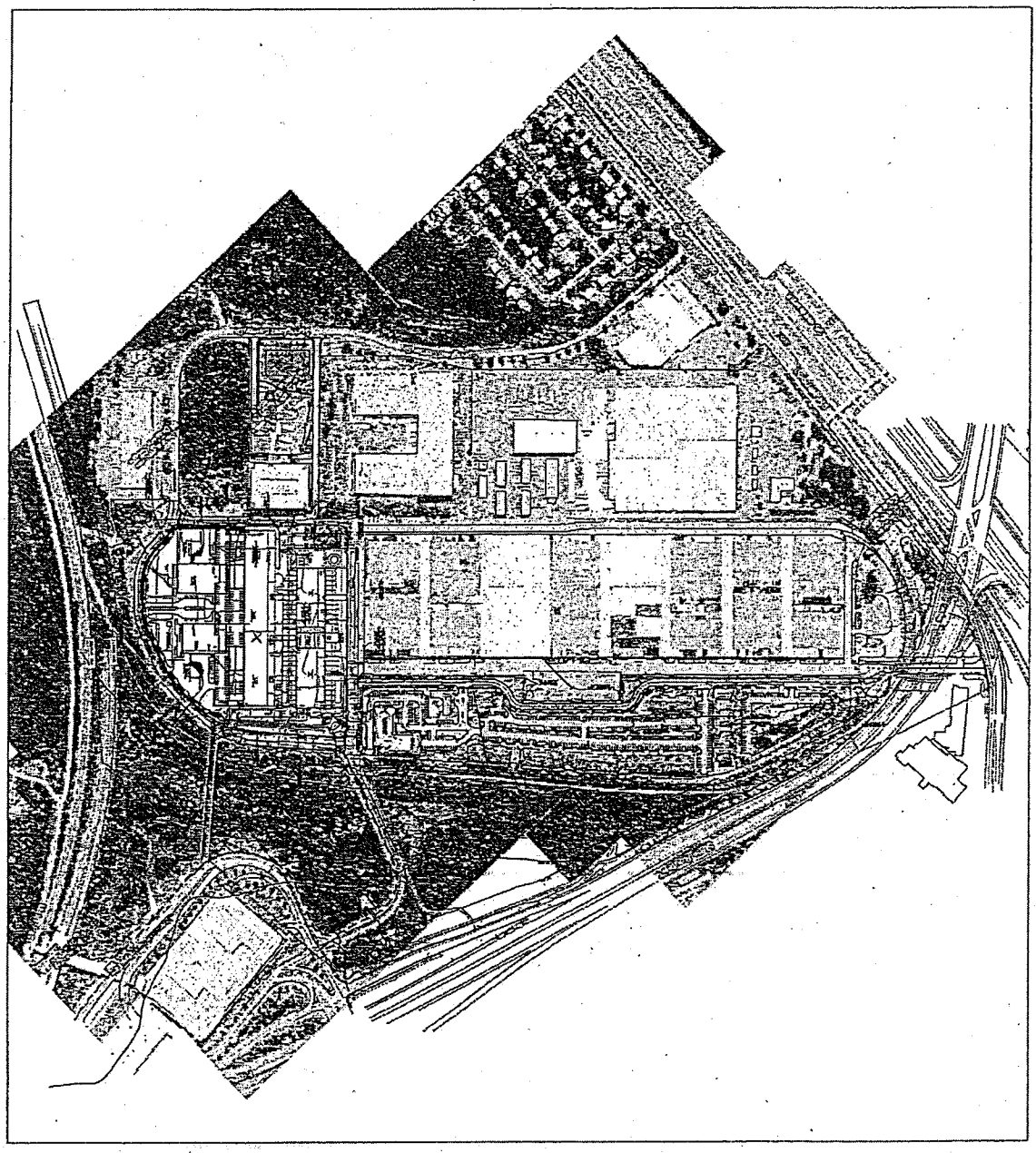
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE 1"=50'

DATE: FEB. 2011

SHEET 19 OF 25

REZ-12588



LEGEND:

PEDESTRIAN CIRCULATION PATH

OVERALL PEDESTRIAN CIRCULATION PLAN

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

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

urban

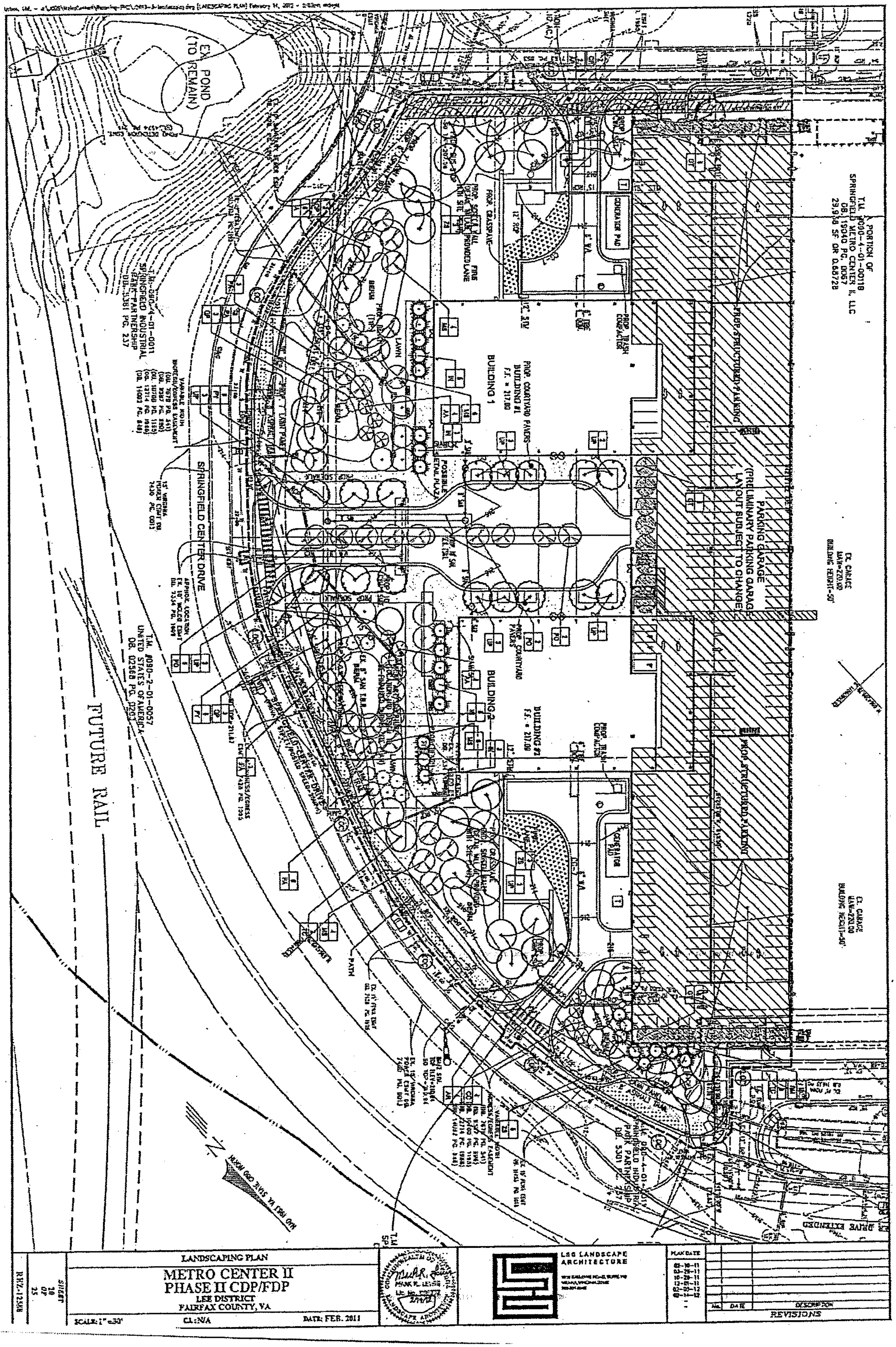
PLAN DATE
02-10-11
03-28-11
10-20-11
12-01-11
02-03-12
03-14-12

No.	DATE	DESCRIPTION

REVISIONS

SHEET 25 OF 19

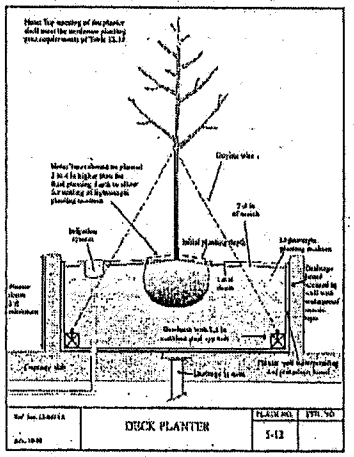
11/2-1298


EX. POND (TO REMAIN)
FUTURE RAIL
SPRINGFIELD CENTER DRIVE
BUILDING 1
PROP. COURTYARD PAVERS
BUILDING #1
F.F. = 217.00
BUILDING 2
BUILDING #2
F.F. = 217.00
PARKING GARAGE
(PRELIMINARY PARKING GARAGE
LAYOUT SUBJECT TO CHANGE)
PROP. STRUCTURED PARKING
GENERATOR PAD
PROP. TRASH COMPACTOR
LAWN
BERM
PATH
T.M. #090-2-01-0057
UNITED STATES OF AMERICA
T.M. PORTION OF
SPRINGFIELD METRO CENTER II, LLC
LANDSCAPING PLAN
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA
SCALE: 1" =30'
CI.:N/A
DATE: FEB. 2011
SHEET
10
OF
25
LSG LANDSCAPE
ARCHITECTURE
REVISIONS

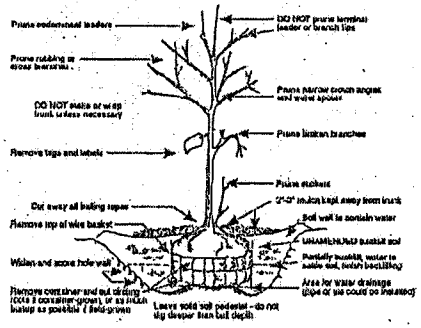
Key	Qty		Botanical Name	Common Name	Size	Spacing	Type	10 Year Canopy SF	Tree Canopy Sub-Total SF	Remarks
			TREES							
AR	12		Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.	As Shown	B & B	750	9000	
GT	81		Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	3" cal.	As Shown	B & B	175	14200	Full & Dense
QP	11		Quercus phellos 'High Tower'	High Tower Willow Oak	3" cal.	As Shown	B & B	250	2750	Full & Dense
TC	5		Tilia cordata	Little Leaf Linden	3" cal.	As Shown	B & B	175	875	Full & Dense
UP	18		Ulmus parvifolia 'Bosque 'Hi'	Bosque Elm	3" cal.	As Shown	B & B	250	4750	Full & Dense
ZS	11		Zelkova serrata	Zelkova	3" cal.	As Shown	B & B	250	2750	Full & Dense
			ORNAMENTAL TREES							
AA	8		Amelanchier arborea	Serviceberry	2" cal.	As Shown	B & B	125	1000	Multi-Stem, Full
CC	4		Cercis canadensis	Eastern Redbud	2" cal.	As Shown	B & B	125	500	Matching
MS	20		Magnolia x soulangiana	Saucer Magnolia	3" cal.	As Shown	B & B	125	2500	Specimen, Matching
PO	9		Prunus x 'Incam Okame'	Okame Cherry	3" cal.	As Shown	B & B	125	1125	Specimen, Matching
PY	16		Prunus x yedoensis	Yoshino Cherry	3" cal.	As Shown	B & B	175	2800	Single Stem, Matching
			EVERGREEN TREES							
IX	4		Ilex x attenuata 'Fosteri'	Foster Holly	3" cal.	As Shown	B & B	75	300	Full & Dense
IN	16		Ilex 'Nellie R. Stevens'	Nellie Stevens Holly	3" cal.	As Shown	B & B	75	1200	Full & Dense
PA	17		Picea abies	Norway Spruce	3" cal.	As Shown	B & B	175	2975	Full & Dense
PM	10		Pseudotsuga menziesii	Douglas Fir	3" cal.	As Shown	B & B	125	1250	Full & Dense
			TOTAL						31876	

4 PLANT SCHEDULE
NTS

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



5 TYPICAL TREE PLANTING - ON STRUCTURE
NTS



3 TYPICAL TREE PLANTING
NTS

Table 13.11 10-year Tree Canopy Calculation Worksheet			
Site		Total	Reference
A. Tree Preservation Tracts and Statement			
A.1	Does the Tree Preservation Tract (if any) meet the minimum tree number for the tree canopy calculation		see CPA/FDP 11 & the approved development plan
B. Tree Canopy Requirements			
B1	Site area	274,455 SF	
B2	Exclusions (as defined in Table 13.10)		
B3	Site area minus exclusions	0 SF	
B4	Adjusted area (B1 - B3)	274,455 SF	
B5	Required tree canopy coverage		
B6	Percentage of site area tree canopy required	10%	
B7	Area of tree canopy required (B4 x B6)	27,455 SF	
B8	Number of trees that can be accommodated on site	Yes/No	
B9	If B8 is yes, then list the above-ground utilities, easements, and buffers		Not applicable
C. Tree Preservation			
C1	Tree Preservation Target Area	0 SF	
C2	Total Canopy area within Area (A.1 x 1.5 times C1)		
C3	Total canopy area provided by trees in the tree preservation target area (Table 13.12)	0 SF	
C4	Total of canopy area provided by "Significant" Trees (Table 13.12)	0 SF	
C5	Total of canopy area provided by "Specimen" Trees (Table 13.12)		
C6	Canopy area of trees within Specific Protection Areas and Protected Woodlands (Table 13.12)	0 SF	
C7		0 SF	
C8	Total of C3 + C4 + C5 + C6 + C7	0 SF	
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7 - C8)	27,455 SF	
D2	Average canopy planted for an under-story tree (Table 13.11)	700sq	
D3			
D4	Area of canopy provided by under-story trees (D2 x D3)	None	
D5			
D6	Area of canopy provided by medium-sized trees (D2 x D5)	None	
D7			
D8	Area of canopy provided by large-sized trees (D2 x D7)	None	
D9			
D10	Area of canopy provided by improved subsoil and mulch	None	
D11			
D12	Area of canopy provided by improved soil	None	
D13			
D14	Area of canopy provided by improved soil and mulch	None	
D15			
D16	Area of canopy provided through other methods (not including tree preservation)	None	
D17			
D18	Percentage of site area covered by tree canopy	None	
D19	Total of canopy area provided through tree planting	None	
D20	Is canopy planting adequate? (compare D18 to B6)	No	Yes/No
D21	Does site meet the requirements for the Tree Canopy Planting Area	None	
D22	Does site meet the requirements for the Tree Planting Area	None	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C8)	0 SF	
E2	Total of canopy area provided through tree planting (D19)	31,875 SF	
E3	Total of canopy area provided through other means (D16)	0 SF	
E4	Total of 10-year Tree Canopy Provided (E1 + E2 + E3)	31,875 SF	Total of E1 through E3 must be equal to or greater than B7

NOTE:
1. INTERIOR PARKING LOT LANDSCAPING TREES PROVIDED ON PARKING DECK SHALL BE CATEGORY III TREES, 2" CAL. (GLEDITSIA TRICANTHOS 'SHADEMASTER'). TREES CREDITED TOWARDS MEETING THE INTERIOR PARKING LOT LANDSCAPING COVERAGE REQUIREMENTS ARE SHADED AND SHOWN ON SHEET 20.

1 10- YR CANOPY CALCULATION
NTS

INTERIOR PARKING LOT LANDSCAPING

TOTAL PARKING AREA TO BE COUNTED: 73,030 SF
BUILDING GARAGE FOOT PRINT AREA: 90,591 SF
INTERIOR LANDSCAPING REQUIRED (6%): 3,067 SF
TOTAL SHADE TREE COVER PROVIDED: 4,200 SF

24 TREES AT 175 SQ. FT. EACH

TOTAL AREA OF COVERAGE REQUIRED: 3,867 SF
TOTAL AREA OF COVERAGE PROVIDED: 4,200 SF

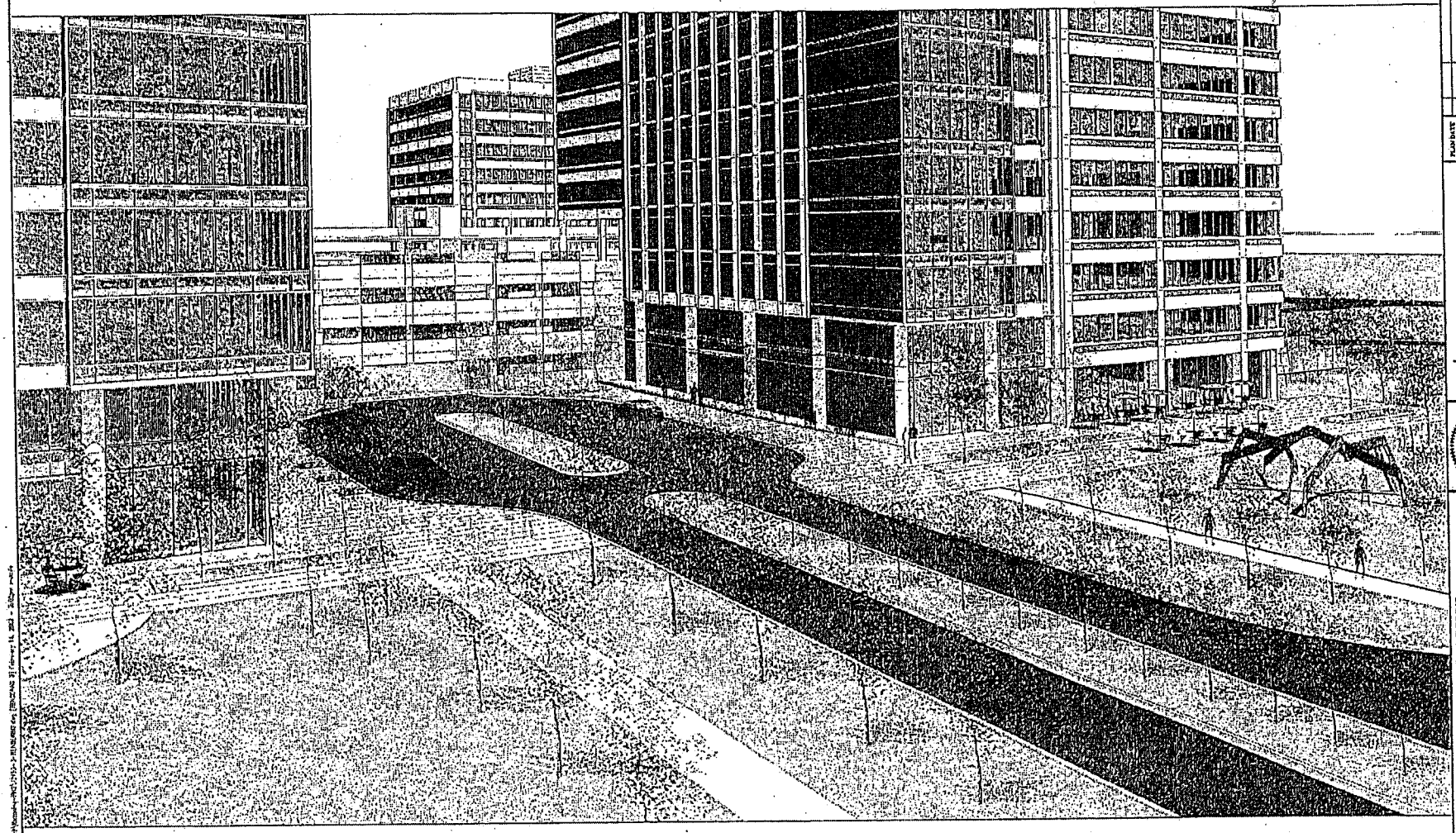
2 INTERIOR PARKING CALCULATION
NTS

LANDSCAPING COMPUTATIONS
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA.
SCALE: AS NOTED
DATE: FEB. 2011
SHEET 21 OF 25
REZ-125HR

REVISIONS

LGD LANDSCAPE ARCHITECTURE

Appendix 6



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AND IS SUBJECT TO FINAL ENGINEERING DESIGN

PLAN DATE
02/14/2011
02/14/2011
02/14/2011
02/14/2011
02/14/2011

No.	DATE	DESCRIPTION
		REVISIONS

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ARCHITECTURAL RENDERING

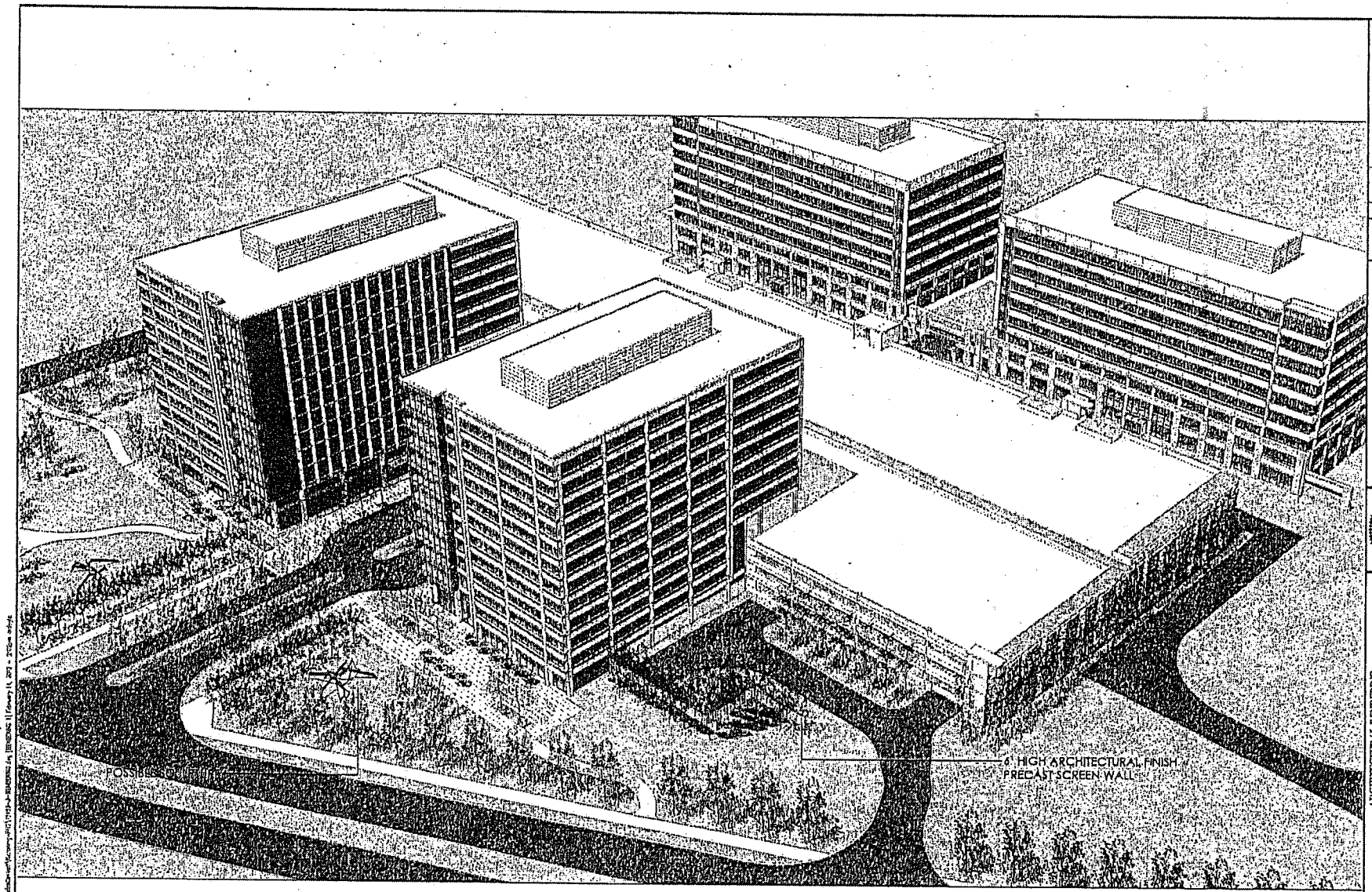
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

DATE FEB. 2011

SHEET
22
OF
25

REZ-12588

Appendix 6



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AND IS SUBJECT TO FINAL ENGINEERING DESIGN

ARCHITECTURAL RENDERING

METRO CENTER II
PHASE II CDP/FDP
DEVELOPMENT
FAIRFAX COUNTY, VA.

DATE: FEB. 2011

SHEET
23
OF
28

REVISIONS

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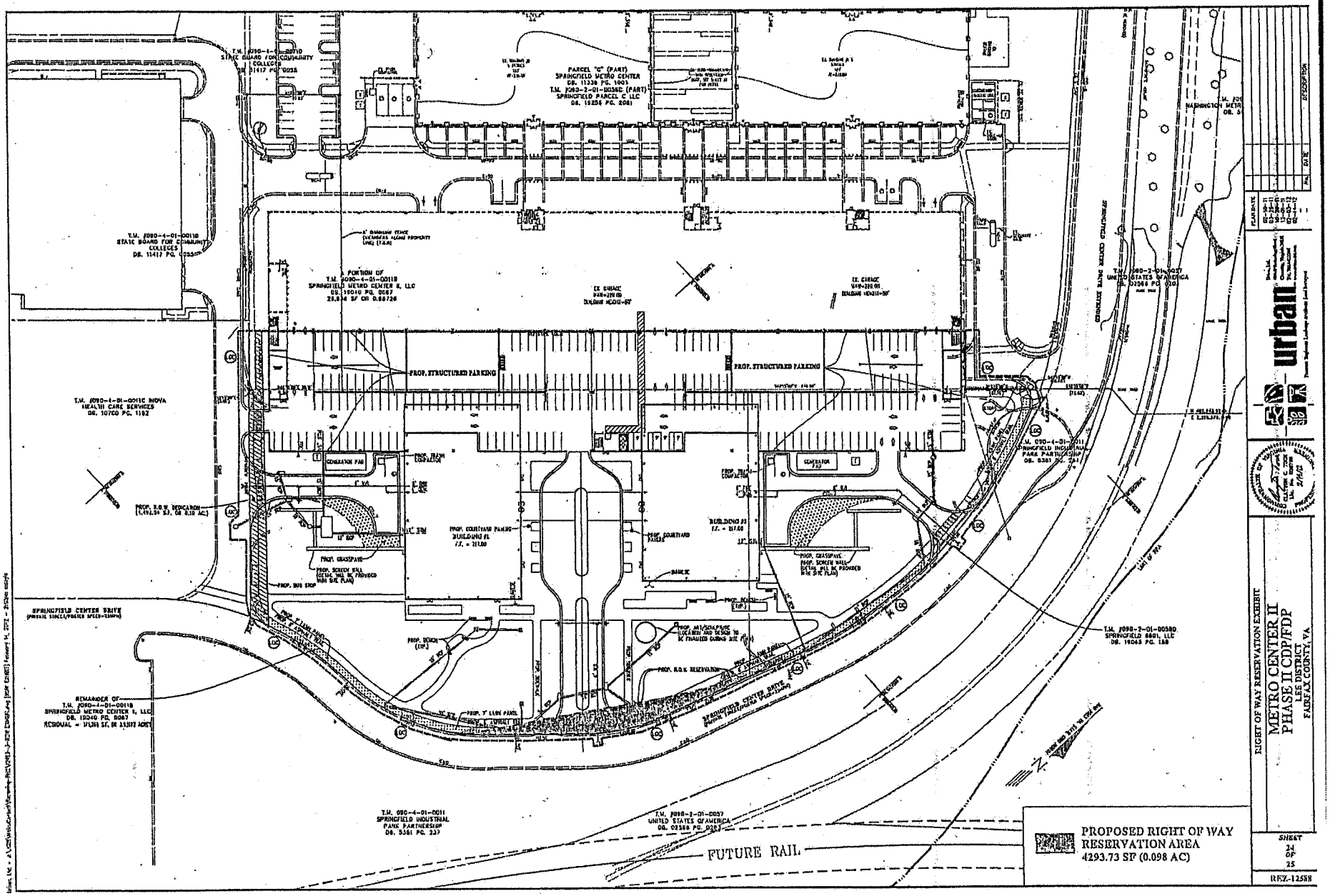
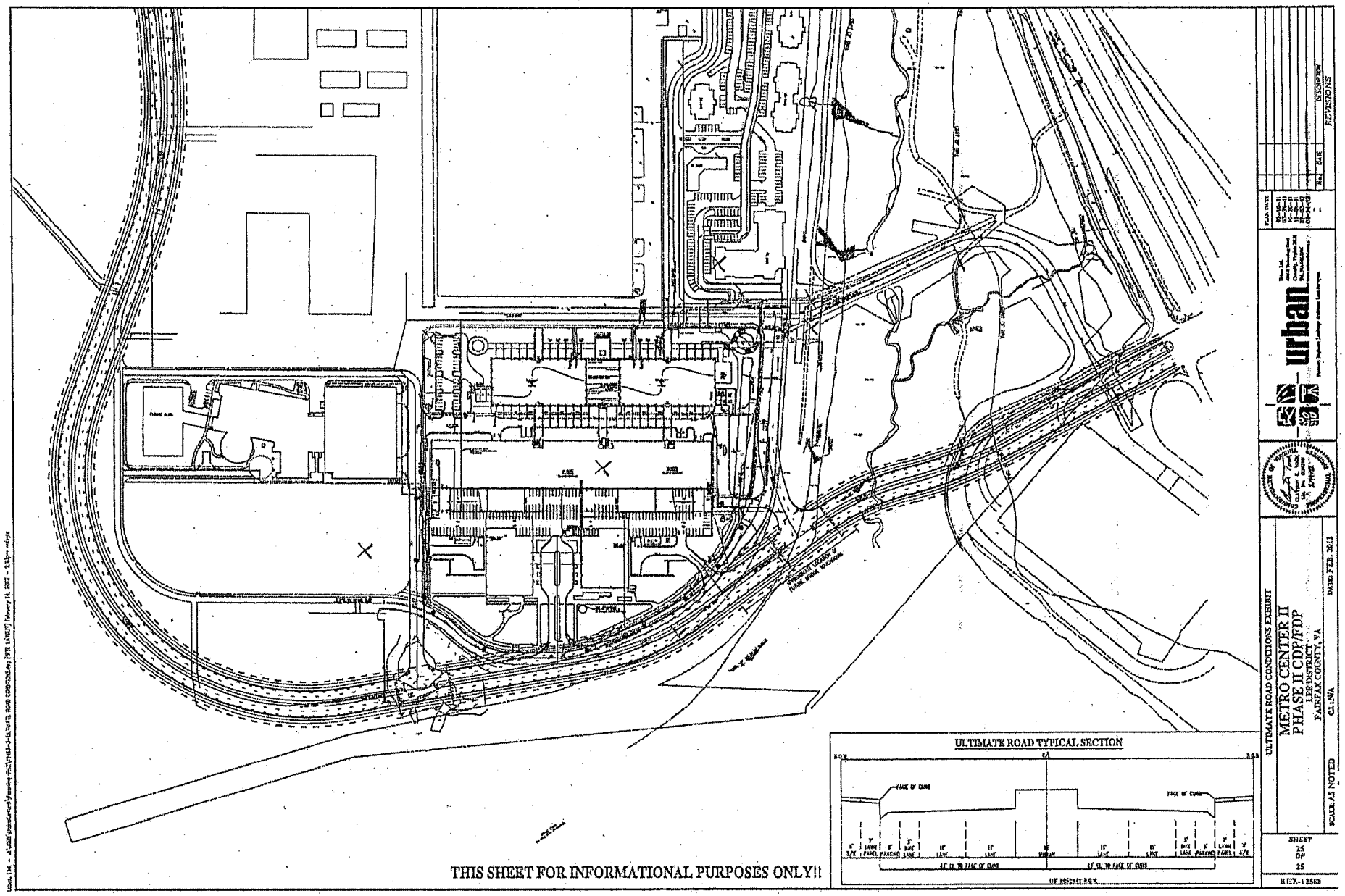

PROPOSED RIGHT OF WAY RESERVATION AREA
4293.73 SF (0.098 AC)
FUTURE RAIL
PROP. STRUCTURED PARKING
PROP. STRUCTURED PARKING
SPRINGFIELD CENTER DRIVE
T.M. 090-4-01-0011
SPRINGFIELD INDUSTRIAL PARK PARTNERSHIP
DB. 5381 PG. 237
T.M. 090-2-01-0057
UNITED STATES OF AMERICA
DB. 02588 PG. 0287
T.M. 090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 10040 PG. 0087
T.M. 090-4-01-0011C NOVA
HEALTH CARE SERVICES
DB. 10700 PG. 1192
T.M. 090-4-01-0011B
STATE BOARD FOR COMMUNITY COLLEGES
DB. 11417 PG. 0235
PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11338 PG. 1903
T.M. 090-2-01-0058C (PART)
SPRINGFIELD PARCEL C LLC
DB. 10256 PG. 2081
T.M. 090-2-01-0058D
SPRINGFIELD 6601, LLC
DB. 10045 PG. 188
BUILDING #3
F.F. = 317.00
PROP. COURTYARD PARKING
BUILDING #2
F.F. = 317.00
GENERATOR PAD
GENERATOR PAD
PROP. GRASSPAVE
PROP. SCREEN WALL
PROP. BUS STOP
PROP. BENCH (TYP.)
PROP. R.O.W. RESERVATION
PROP. 7' LUM PANEL
REMAINDER OF
T.M. 090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 10040 PG. 0087
RESIDUAL = 191,189 SF OR 4.3872 ACRE
urban
RIGHT OF WAY RESERVATION EXHIBIT
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA
SHEET 24 OF 25
REZ-12588

Appendix 6


ULTIMATE ROAD TYPICAL SECTION
FACE OF CURB
FACE OF CURB
THIS SHEET FOR INFORMATIONAL PURPOSES ONLY!!
ULTIMATE ROAD CONDITIONS EXHIBIT
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA
SCALE: AS NOTED
DATE: FEB. 2011
SHEET
25
OF
25
urban
REVISIONS

use and intensity should be determined through a concurrent Comprehensive Plan amendment and zoning application. The concurrent process should address issues related to transportation capacity and connectivity, vehicular and pedestrian access and circulation, high quality site design, the timing of redevelopment, and building height transitions, setback, and buffering to the Springfield Forest neighborhood. This approach will help provide an understanding of the timing of redevelopment that is anticipated, as well as how this area will complement the redevelopment of the town center.

Land Unit N

Land Unit N consists of property owned by the Washington Metropolitan Area Transit Authority (WMATA) and is planned for public facilities. A Transportation Center containing approximately 5,000 parking spaces and bus transfer facilities have been constructed in this land unit along with the Franconia-Springfield Metrorail Station. This entire land unit contains significant wetlands, marine clays, and Environmental Quality Corridor (EQC) land, which pose development constraints and stormwater management and wetlands mitigation issues. Pedestrian access has been provided to connect the Transportation Center to surrounding development.

Should the redevelopment of Land Unit O be appropriate for a cultural facility, a shared parking arrangement utilizing the parking garage at the Joe Alexander Transportation Center should be considered.

South of the Parkway immediately west of the proposed Joe Alexander Transportation Center, Parcel 90-2 ((1)) 60 is planned for public facilities. A fifty-foot buffer with earth berms with planting and fencing is recommended for the northern edge of the property to buffer planned residential uses for the property immediately to the north.

The Joe Alexander Transportation Center facilities have been designed so that pedestrian and bicycle access from the Springfield Forest subdivision to the Metrorail station platform is provided over a safe corridor.

Land Unit O

Land Unit O is located south of the Franconia-Springfield Parkway, south and west of the Long Branch Stream Valley, and west of the CSX Railroad right-of-way. The land unit is about 93 acres in size, and contains residential and hotel uses as well as the federally owned GSA-Parr Warehouse. A railroad spur and the Long Branch of Accotink Creek separate this land unit from the Joe Alexander Transportation Center (Land Unit N). Land Unit O is planned for industrial use up to .50 FAR to recognize existing uses and to minimize traffic generation in an area with limited transportation capacity. If in the future, the GSA-Parr Warehouse site is declared surplus or otherwise proposed for private redevelopment, redevelopment plans should be supported only if they are consistent with the county's goals and the Comprehensive Plan.

Land Unit O has extreme traffic/transportation constraints. To accommodate development under the current Plan, Loisdale Road should be improved to a 4-lane section between Springfield Center Drive and Metropolitan Center Drive. Any redevelopment of Land Unit O will be constrained by the need to mitigate/minimize both daily and peak hour trips.

The following options address Land Unit O as separate development areas. However, any development or redevelopment in these areas should be planned and designed with reference to a coordinated and integrated plan for all of Land Unit O.

Options for Northern Portion of Land Unit O

The following land uses and intensities are recommended for the northern portion of Land Unit O at the optional level:

- Parcels 90-2 ((1)) 56 and 59B are planned for up to 377 residential units and a 115,000 square feet hotel to reflect approved development;

- Parcels 90-2 ((1)) 58A pt., 58B and 59A pt. constitute an area of approximately 10 acres located southwest of the Metro property. This area is planned for up to 475,000 square feet of office use. As an alternative, a combination of up to 360,000 square feet of office use and up to 160,000 square feet of hotel use may be appropriate. The office/hotel uses may include support retail use to serve residents and workers at the site.

In addition to the addressing the recommendations provided in the transportation section, development of Land Unit O should provide a pedestrian and vehicular connection to the Joe Alexander Transportation Center. The vehicular connection should, at a minimum, accommodate shuttle bus service to the Transportation Center.

Options for GSA-Parr Warehouse Area

The GSA-Parr Warehouse is a federally owned facility that encompasses approximately 1.34 million square feet of warehouse space on approximately 70 acres. Like all of Land Unit D, the site is constrained by poor access and roadway capacity. Because the GSA-Parr Warehouse is a publicly owned property, there is an opportunity for the federal government and the county to work together to facilitate the implementation of the county's Comprehensive Plan.

The Plan envisions a mix of uses that may include biotech, office and/or an entertainment/ conference center/hotel complex. These uses would complement the Northern Virginia Community College/INOVA medical center located in Land Unit P, and the approved residential and hotel uses to the north. A major benefit is the reduction in transportation impact that is expected by these types of uses.

As a first option, the GSA-Parr Warehouse area is planned for mixed-use development as follows:

- Up to 1,090,000 square feet of light industrial/research and development use;

- Up to 160,000 square feet for a conference center;

- Up to 40,000 square feet of office and support retail use. Support retail is defined as those goods and services that serve residents and workers at the site.

Additional office use may be substituted for light industrial/research and development use at a ratio of 1 square foot of office use per 1.35 square feet industrial use, to a maximum of 100,000 square of additional office use.

As a second option, an entertainment/conference center/hotel complex may be appropriate as follows:

- An entertainment center (such as performing arts facility and/or cultural center) with a capacity of up to 6500 patrons;
- Up to 160,000 square feet for a conference center;
- Up to 40,000 square feet of office and support retail uses. Support retail is defined as those goods and services that serve residents and workers at the site;
- Up to 565,000 square feet of hotel use;
- A detailed design plan is provided that demonstrates architectural excellence; and,
- Open space and pedestrian amenities are provided for visitors and employees and designed as an integral part of each type of development.

Land Unit P

Land Unit P is located south of the GSA-Parr Warehouse and north of the Loisdale Estates subdivision. It is about 57 acres in size and contains the site of the Northern Virginia Community College and Springfield Center Industrial Park.

Land Unit P is planned for light industrial use up to .35 FAR. As an option, biotech/research and development uses up to .50 FAR may be appropriate to complement the VNCC/INOVA medical center. For parcels 90-2((1))57E, 57F, 57G, and 57H, office use up to .50 FAR may also be considered. Any development under this option must demonstrate that it will generate less peak hour traffic than the planned baseline use to minimize traffic generation in an area with limited transportation capacity. Development should provide a landscaped buffer of at least 75 feet in width along the Loisdale Estates subdivision boundary.

As an option, parcels 90-2((1))58D and 90-4((1))11B are planned for office use up to 2.0 FAR, with support retail use. Redevelopment should include, at a minimum, the following elements:

- Accommodation of the extension of Frontier Drive to Springfield Center Drive and contributions to offsite improvements to Loisdale Road;
- Provision of a grid street system that accommodates walking within the site and to the Joe Alexander Transportation Center;
- Implementation of an effective transportation demand management (TDM) program to reduce auto travel to the area;
- Provision of shuttle service to the Joe Alexander Transportation Center and/or other destinations in the nearby area until such time that a circulator, described in the Area-wide guidance, is operational. At such time, redevelopment should participate in the circulator's management and operation. Options for development are feasible only if the private sector contributes a proportional share of transportation improvements (road fund) and/or funding to meet the transportation needs of the area;
- Provision of structured parking;

- Provision of high-quality architecture and pedestrian focused site design, which should include street oriented building forms, a maximum building height of 150 feet, and mitigation of visual impacts of structured parking;

- Buildings should be designed to accommodate telecommunications antennas and equipment cabinets in a way that is compatible with the building's architecture and conceals the antennas and equipment from surrounding properties and roadways by flush mounting or screening antennas and concealing related equipment behind screen walls or building features;

- Provision of integrated pedestrian and bicycle systems with features such as covered and secure bicycle storage facilities, walkways, trails and sidewalks, amenities such as street trees, benches, bus shelters, and adequate lighting;

- Provision of environmental elements into the design, including buildings designed to meet the criteria for LEED Silver green building certification;

- Provision of on-site recreational amenities for employees;

- Mitigation of the impacts on parks and recreation per policies contained in Objective 6 of the Parks and Recreation section of the Policy Plan; and

- Adherence to the adopted Transit Oriented Development Guidelines contained in Appendix 11 of the Land Use section of the Policy Plan.

Transportation

In order to mitigate transportation issues the following conditions should be addressed for any development proposed for Land Units O and P:

- Improve Loisdale Road to a 4 lane section between Metropolitan Center Drive and Springfield Center Drive;

- Provide two points of access to Loisdale Road and an interconnected 4 lane divided section to serve the site;

- Phase buildout of the site conditioned on the provision of additional access via a road connection to/from the Joe Alexander Transportation Center or Franconia-Springfield Parkway. Incorporate pedestrian access into the roadway connection;

- Coordinate and/ or integrate site access to the extent possible with the facilities provided at the Joe Alexander Transportation Center;

- Mitigate through an aggressive transportation demand management system emphasizing transit alternatives to vehicular use that achieves at a minimum, 15% usage of public transportation for commuting trips to and from the site; and

- Establish a Transportation Management Association (TMA) to implement such measures.

County of Fairfax, Virginia

MEMORANDUM

DATE: June 16, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief
Environment and Development Review Branch, DPZ

SUBJECT: **Land Use Analysis:**
PCA 1998-LE-064-3/PCA 2008-LE-015-2/PCA 2011-LE-022
Springfield Metro Center II, LLC and Springfield Parcel C LLC

This memorandum, prepared by Jennifer R. Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of two sets of development plans for Metro Center II, Phase I and Phase II. Phase I is dated January 23, 2015 and revised through May 29, 2015 with proffers dates May 29, 2015. Phase II is dated February 14, 2012 and revised through May 29, 2015 with proffers dated May 29, 2015. The extent to which the applications conform to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicants, Springfield Metro Center II, LLC and Springfield Parcel C LLC, are requesting three proffered condition amendments (PCAs) on three parcels, known collectively as Metro Center II, which are approved for up to 991,600 square feet in four office buildings on a total of approximately 17 acres. Phase I of the office park has been designed to accommodate secure, government tenants. Phase II is designed for standard office buildings to support Phase I government tenants or contractors. The PCAs would provide an option to shift up to 126,800 square feet from Phase II to Phase I of the project in order to allow for the construction of a single 600,800 square foot, 9 story (120 foot tall) office building, a separate above-grade six story, 60 foot tall parking garage and up to 14,000 square feet of accessory retail. The floor area ratio (FAR) would be 1.16.

Phase I is currently approved for two office buildings totaling 474,000 square feet. No changes are proposed to the approved setbacks, footprint or location of the previously approved office buildings in Phase I. The additional building intensity for the new option is accommodated on

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the outdoor plaza area located between the two previously approved office buildings. The parking garage footprint would expand and the height would increase from five to six levels. No changes are proposed to the locations of the two previously approved Phase II office buildings. The approved building heights would be lowered to accommodate the 390,800 square feet (1.47 FAR) of development in this phase.

The site design for Metro Center II locates the buildings along the planned extension of Joseph Alexander Road and Springfield Center Drive with the parking structures mostly internal to the site.

LOCATION AND CHARACTER OF THE AREA

The subject development is located in the Franconia-Springfield Transit Station Area southeast of the Franconia-Springfield Parkway and Interstate 95 interchange in the Springfield Center Industrial Park. Situated at the far east portion of the park, the property lies along the inside curve at the end of Springfield Center Drive, which extends southeast from Loisdale Drive. The northwestern portion of the site is cleared vacant land and the southeastern portion is occupied by 1 and 2 story office/warehouses and surface parking. To the northwest is the General Services Administration's (GSA) Parr Warehouse. To the north and northeast are wooded areas surrounding Long Branch Creek and its floodway, and beyond that is the Franconia-Springfield Metro Station. To east and southeast is the rail corridor. Across Springfield Center Drive to the south is a one story office building. Adjacent uses to the southwest and west include a vacant lot and North Virginia Community College's (NVCC) Medical Campus.

Residential areas are located outside of the industrial park area. The Loisdale community is located to the south. There are several newer multi-family buildings located along Metropolitan Center Drive, located between the GSA warehouses and Franconia-Springfield Parkway.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2013 Edition, Area IV Volume, Franconia-Springfield Area and Fort Belvoir North Area, Franconia-Springfield Area Land Unit Recommendations, Land Units O and P, as amended through October 28, 2014, pages 53 – 56:

"Land Unit O

Land Unit O is located south of the Franconia-Springfield Parkway, south and west of the Long Branch Stream Valley, and west of the CSX Railroad right-of-way. The land unit is about 93 acres in size, and contains residential and hotel uses as well as the federally owned GSA-Parr Warehouse. A railroad spur and the Long Branch of Accotink Creek separate this land unit from the Joe Alexander Transportation Center (Land Unit N). Land Unit O is planned for industrial use up to .50 FAR to recognize existing uses and to minimize traffic generation in an area with limited transportation capacity. If in the future, the GSA-Parr Warehouse site is declared surplus

or otherwise proposed for private redevelopment, redevelopment plans should be supported only if they are consistent with the county's goals and the Comprehensive Plan.

Land Unit O has extreme traffic/transportation constraints. To accommodate development under the current Plan, Loisdale Road should be improved to a 4-lane section between Springfield Center Drive and Metropolitan Center Drive. Any redevelopment of Land Unit O will be constrained by the need to mitigate/minimize both daily and peak hour trips.

The following options address Land Unit O as separate development areas. However, any development or redevelopment in these areas should be planned and designed with reference to a coordinated and integrated plan for all of Land Unit O.

Options for Northern Portion of Land Unit O

The following land uses and intensities are recommended for the northern portion of Land Unit O at the optional level:

• Parcels 90-2 ((1)) 56 and 59B are planned for up to 377 residential units and a 115,000 square feet hotel to reflect approved development;

• Parcels 90-2 ((1)) 58A pt., 58B and 59A pt. constitute an area of approximately 10 acres located southwest of the Metro property. This area is planned for up to 475,000 square feet of office use. As an alternative, a combination of up to 360,000 square feet of office use and up to 160,000 square feet of hotel use may be appropriate. The office/hotel uses may include support retail use to serve residents and workers at the site.

In addition to the addressing the recommendations provided in the transportation section, development of Land Unit O should provide a pedestrian and vehicular connection to the Joe Alexander Transportation Center. The vehicular connection should, at a minimum, accommodate shuttle bus service to the Transportation Center. . . .

Land Unit P

Land Unit P is located south of the GSA-Parr Warehouse and north of the Loisdale Estates subdivision. It is about 57 acres in size and contains the site of the Northern Virginia Community College and Springfield Center Industrial Park.

Land Unit P is planned for light industrial use up to .35 FAR. As an option, biotech/research and development uses up to .50 FAR may be appropriate to complement the VNCC/INOVA medical center. For parcels 90-2((1))57E, 57F, 57G, and 57H, office use up to .50 FAR may also be considered. Any development under this option must demonstrate that it will generate less peak hour traffic than the planned baseline use to minimize traffic generation in an area with limited transportation capacity. Development should provide a landscaped buffer of at least 75 feet in width along the Loisdale Estates subdivision boundary.

As an option, parcels 90-2((1))58D and 90-4((1))11B are planned for office use up to 2.0 FAR, with support retail use. Redevelopment should include, at a minimum, the following elements:

• Accommodation of the extension of Frontier Drive to Springfield Center Drive and contributions to offsite improvements to Loisdale Road;

• Provision of a grid street system that accommodates walking within the site and to the Joe Alexander Transportation Center;

• Implementation of an effective transportation demand management (TDM) program to reduce auto travel to the area;

• Provision of shuttle service to the Joe Alexander Transportation Center and/or other destinations in the nearby area until such time that a circulator, described in the Area-wide guidance, is operational. At such time, redevelopment should participate in the circulator's management and operation. Options for development are feasible only if the private sector contributes a proportional share of transportation improvements (road fund) and/or funding to meet the transportation needs of the area;

• Provision of structured parking;

• Provision of high-quality architecture and pedestrian focused site design, which should include street oriented building forms, a maximum building height of 150 feet, and mitigation of visual impacts of structured parking;

• Buildings should be designed to accommodate telecommunications antennas and equipment cabinets in a way that is compatible with the building's architecture and conceals the antennas and equipment from surrounding properties and roadways by flush mounting or screening antennas and concealing related equipment behind screen walls or building features;

• Provision of integrated pedestrian and bicycle systems with features such as covered and secure bicycle storage facilities, walkways, trails and sidewalks, amenities such as street trees, benches, bus shelters, and adequate lighting;

• Provision of environmental elements into the design, including buildings designed to meet the criteria for LEED Silver green building certification;

• Provision of on-site recreational amenities for employees;

• Mitigation of the impacts on parks and recreation per policies contained in Objective 6 of the Parks and Recreation section of the Policy Plan; and

• Adherence to the adopted Transit Oriented Development Guidelines contained in Appendix 11 of the Land Use section of the Policy Plan.

Transportation

In order to mitigate transportation issues the following conditions should be addressed for any development proposed for Land Units O and P:

Improve Loisdale Road to a 4 lane section between Metropolitan Center Drive and Springfield Center Drive;

• Provide two points of access to Loisdale Road and an interconnected 4 lane divided section to serve the site;

• Phase buildout of the site conditioned on the provision of additional access via a road connection to/from the Joe Alexander Transportation Center or Franconia-Springfield Parkway. Incorporate pedestrian access into the roadway connection;
• Coordinate and/ or integrate site access to the extent possible with the facilities provided at the Joe Alexander Transportation Center;

• Mitigate through an aggressive transportation demand management system emphasizing transit alternatives to vehicular use that achieves at a minimum, 15% usage of public transportation for commuting trips to and from the site; and

• Establish a Transportation Management Association (TMA) to implement such measures."

COMPREHENSIVE PLAN MAP: Industrial

LAND USE ANALYSIS

The new one building option has resulted in a Phase I and II site design that has changed nominally from what was approved by the Board of Supervisors previously in 2009 and 2012. The building footprint, setbacks and streetscaping are reflective of what was approved. Staff had recommended changes to both Phases I and II to better conform with the Comprehensive Plan guidance that were not incorporated. This memorandum addresses only the proposed changes contained in the three PCAs.

Use and Intensity
The subject property is located in both Land Units O and P of the Comprehensive Plan. In the portion located in Land Unit O, a Plan option recommends up to 475,000 square feet of office use with support retail use. This land area is currently approved for office use at up to 474,000 square feet and a single structured parking garage. In Land Unit P, a Plan option recommends

office use up to 2.0 floor area ratio (FAR), with support retail use. This land area is approved for up to 517,600 square feet of office use in two office buildings and a single structured parking garage at a 1.89 FAR.

The applicant proposes an option to allow up to 600,800 square feet of office use in Phase I in order to compete for the relocation of the Transportation Security Administration headquarters. Correspondingly, Phase II would reduce in intensity by up to 126,600 square feet. The building entrance for Phase I is located approximately ¼ mile from the Franconia-Springfield Metro Station and can be accessed via Joseph Alexander Road by either shuttle buses or walking. Phase II is located further away from the metro station.

The approved Phase II office development is intended to provide space for government tenants or contractors who support the secure, government tenants in Phase I. The site is designed to allow the two proposed parking garages in Phases I and II to connect. A trail/sidewalk along the perimeter of Phases I and II will connect the two phases of development. The buildings in both phases will be architecturally compatible with one another and constructed of similar building materials.

The Metro Center II office park, Phase I and II are designed and planned to complement one another and provide pedestrian connectivity. The new option the applicant proposes would shift up to 126,600 feet of the overall approved intensity from the land area located in Land Unit P to Land Unit O of the Comprehensive Plan. While the increase in intensity in Land Unit O would exceed the Plan recommendation, the overall intensity of the project is not increasing. This option would result in more intensity closer to the metro station. This option is found to be in general conformance with the Comprehensive Plan.

The development plan shows that for the new option, up to 14,000 square feet of retail use will be located in the first level of the Phase I parking garage, in order to satisfy the TSA requirements. The applicant has committed to providing a minimum of 5,000 square feet of accessory uses in one of the three to four office buildings. If the new Phase I option is pursued, the retail use provided in Phase I likely will not be accessible to the Phase II tenants. As such, the applicant should commit to providing a minimum of 5,000 square feet of accessory uses in Phase II.

Site Design and Access

The new Phase I option would permit an eight foot tall security fence on the perimeter of the property. A maximum three foot tall fence was shown in the previous approval. Staff's concern is for the provision of a safe and attractive experience for pedestrians walking to and from the metro station. The applicant has provided details of the proposed security fence to staff, but has not included them in the GDP or proffers. However, the proffers do commit the applicant to providing fencing that has some degree of transparency.

The applicant is showing one vehicular entrance to the parking garage with a security gate and guard stand along Springfield Center Drive Extended and an optional entrance adjacent to the NVCC campus. Staff is concerned about potential queuing problems onto Springfield Center

Drive. The applicant should commit to monitoring this access point and addressing any queuing problems once the building is occupied.

CONCLUSION

The development plans are found to be in general conformance with the Comprehensive Plan. Several issues have been identified and should be addressed.

PGN/JRB

County of Fairfax, Virginia

MEMORANDUM

DATE: May 19, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, Department of Planning & Zoning

FROM: Michael A. Davis, Acting Chief
Site Analysis Section, Department of Transportation

FILE: RZ 1998-LE-064
RZ 2008-LE-015
RZ 2011-LE-022

SUBJECT: PCA 1998-LE-064-03;
Springfield Metro Center II, LLC and Springfield Parcel C, LLC
Tax Map: 090-2 ((1)) 0056C (part)

PCA/CDPA/FDPA 2011-LE-022;
Springfield Metro Center II, LLC and Springfield 6601, LLC
Tax Maps: 090-4 ((1)) 0011B (part), 090-2 ((1)) 0056C (part), 0058D

PCA 2008-LE-015-02;
Springfield Metro Center II, LLC and Springfield Parcel C, LLC
Tax Maps: 090-4 ((1)) 0011B (part)

This department has reviewed the subject application and plans, dated March 2, 2015, and revised through April 23, 2015. The application requests permission to reallocate 126,800 previously approved square footage from Phase II to Phase I, to accommodate the building footprint and layout requirements of a potential GSA secure government tenant.

The applicant and staff have collaborated to resolve the concerns regarding the subject application. The applicant has proposed (see attached Wells + Associates memo, dated 5/14/2015) to address the primary concern, access to the Phase I garage from Springfield Center Drive, as follows:

- The applicant intends to proffer that, should the final design of Frontier Drive Extended result in access for the Phase I garage that does not meet VDOT access management requirements, the applicant will prepare plans and an operational analysis for a new garage access point further north of the intersection of Springfield Center Drive and Frontier Drive Extended.

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- The operational analysis will include an analysis of queueing at the relocated site entrance, as well as queuing impacts at the intersection of Springfield Center Drive and the Frontier Drive Extension, as well as all other site entrances, and other intersections as directed by FCDOT/VDOT at the time of the study.
- If the analysis continues to show a traffic operational problem for the relocated entrance, the applicant shall either restrict access to the new entrance or not construct it.
- Staff further recommends that the garage be designed and constructed to allow the relocation of access to the new location.

The following items still need to be addressed, and staff will continue to coordinate with the applicant to do so:

- Per the results of the revised traffic analysis (dated 3/27/2015), the proposed shift in square footage from Phase II to Phase I also results in increased trip generation for Phase I. As such, the revised proffers should shift the following proffers from Phase II to Phase I:
    - Signalize the intersection of Loisdale/Metropolitan Center.
    - Signalize the intersection of Loisdale/Springfield Center.
    - Construct an exclusive left turn lane on Springfield Center at Loisdale.
- Applicant should include information to specify that site entrance gates will be open during peak hour operations, at least during interim conditions, until such time that the Frontier Drive Extension is constructed, and further operational analysis is conducted.
- The revised plans should show an option inset, depicting an alternate entrance location for the Phase I garage.

Detailed proffer proffers will be provided under separate cover, upon receipt and review of revised proffers. Staff will continue to work with the applicant on any necessary revisions.

MAD/vlh
Attachment: a/s
cc: Kelly Atkinson/DPZ

WELLS + ASSOCIATES

MEMORANDUM

11441 Robertson Drive
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Manassas, VA 20109
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703-365-9265 FAX
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To: Distribution

From: Robin L. Antonucci

Re: PCA 1998-LE-064-2, PCA 2008-LE-015-2 and PCA 2011-LE-022; Springfield Metro Center II

Subject: Access to Phase I Garage from Springfield Center Drive

Date: May 14, 2015

The purpose of this memorandum is to follow up the discussion held with VDOT (Virginia Department of Transportation), FCDOT (Fairfax County Department of Transportation) and the Fairfax County Department of Planning and Zoning (DPZ) on Tuesday, May 12, 2015 regarding the referenced zoning applications. Specifically, the meeting/discussion focused on the access to the Phase I garage from Springfield Center Drive.

Springfield Center Drive is currently constructed as an approximately 36 foot wide roadway (measured from face of curb to face of curb), which extends east from Loisdale Road (Route 789) and then continues north to terminate in a temporary cul-de-sac. Springfield Center Drive is currently privately maintained. In the future, a portion of Springfield Center Drive is planned to be incorporated into the extension of Frontier Drive.

Frontier Drive Extended is considered a major transportation network enhancement in the Franconia-Springfield area. According to the Comprehensive Plan, the extension is intended to be designed and function as a publically maintained, four-lane, median-divided, minor arterial, roadway with curbside parking and on-road bicycle lanes in both directions. Based on information provided by FCDOT, the Frontier Drive Extension is anticipated to be completed and open for use by 2022 at the earliest coincident with the potential redevelopment of the GSA site.

In recognition of the County's long term plans for Frontier Drive Extended, the Applicant proffered, in conjunction with the approval of RZ 2011-LE-022, both an interim and ultimate configuration of Springfield Center Drive. Specifically, Proffer 3.a.i states the following:

"Interim Condition. Prior to the issuance of the first Non-Residential Use

Permit (Non-RUP) for the Application Property, the Applicants shall construct those improvements along Springfield Center Drive as generally depicted on Sheet 7 of the CDP/FDP in order to provide a continuous connection between Joseph Alexander Drive and the Application Property."

Proffer 3.a.ii provides for the reservation of right-of-way for the ultimate improvement of Springfield Center Drive as described therein and reflected on Sheet 25 of the CDP/FDP. A copy of the relevant transportation proffer and the referenced CDP/FDP sheets (Sheets 7 and 25) is provided as Attachment I.

As also discussed, the General Services Administration (GSA) is considering the Springfield Metro Center II property as a location for a secure government user. Based on the timeline provided by GSA to the Applicant, the facility would need to be open by the third quarter of 2017. To that end, a site plan for Phase I was filed on behalf of the Applicant by Urban Ltd. The primary area of concern associated with the Phase I site plan was the location of the Phase I garage access (approximately Station 15+00) on Springfield Center Drive once the Frontier Drive Extension is complete as reflected on Sheet 25 of the CDP/FDP. Specifically, both VDOT and FCDOT voiced concerns regarding the spacing between the garage access and the new intersection of Springfield Center Drive and Frontier Drive Extended.

Based on the CDP/FDP and with the current alignment of Frontier Drive Extension, the spacing between the Phase I garage access and the Frontier Drive Extension would be approximately 50 feet (measured centerline to centerline). Given the available corner clearance is less than the minimum 225 feet recommended by VDOT, the potential for vehicle queues to impede mainline operations is possible. Therefore, after much discussion and given the TSA timeline, the Applicant agreed to shift the Phase I garage access to the north along Springfield Center Drive coincident with the construction of the Frontier Drive Extension and at such time to complete an operational analysis in support of the same. This agreement is to be incorporated into the proffers for PCA 2011-LE-022 as follows:

3. TRANSPORTATION

a. Springfield Center Drive/Frontier Drive Extended

i. Interim Condition. (No change)
ii. Ultimate Condition. (No change)
iii. Right-of-Way. (No change)

Insert: iv. Phase 1 Garage Access. Notwithstanding Subparagraphs i through iii, should the final design of Frontier Drive Extended result in access for the garage associated with PCA 1998-LE-064-

WELLS + ASSOCIATES

MEMORANDUM

2/PCA 2008-LE-015-2 that does not meet VDOT access management requirements, then at such time as VDOT and/or Fairfax County demand the dedication of right-of-way for the Frontier Drive Extension as described more fully in Subparagraphs ii and iii above, the Applicant shall prepare and submit plans to VDOT and FCDOT a plan for the relocation of the garage access north to approximately Station 12+66.47 as more generally shown on Sheet 24 of the CDP/FDP. Coincident with the submission of the design plans, the Applicant, shall prepare an operational analysis to assess the impacts of the garage access relocation on the new Springfield Center Drive/Frontier Drive Extended intersection.

If upon review, VDOT determines that the new garage access will not impact Springfield Center Drive operations or the new intersection with Frontier Drive Extended, then the Applicant shall proceed with the closure of the existing access and the construction of the new garage access.

If VDOT determines upon review of the operational analysis that the new garage access will significantly impact Springfield Center Drive operations or the new intersection with Frontier Drive Extended, then the Applicant shall restrict the existing garage access to right-in movements only or close the access as may be determined by VDOT.

Regardless of the above, any modifications or relocation of the Phase 1 garage access may be accomplished without the need for a PCA, CDPA and/or FDPA. The Applicant further reserves the right to relocate the Phase 1 garage access north at any time prior to the timing listed above after consultation with both FCDOT and VDOT.

I trust the information provided is sufficient to address the discussions and agreement among the parties on Tuesday, May 12th. Please do not hesitate to email me at RLAntonucci@mjwells.com if you have any questions or concerns.

Attachment: a/s

Distribution:

Sara Mariska, WCL&W
Jack Burkart, Boston Properties
Michael Davis, FCDOT
Thomas Burke, FCDOT
Vanessa Holt, FCDOT
Noreen Malone, VDOT
Clayton Tock, Urban
Cathy Lewis, DPZ
Kelly Atkinson, DPZ
Paul Kraucunas, VDOT

cafeterias or canteens, employee lounges or classrooms, banking center, sundry shop).

3. TRANSPORTATION

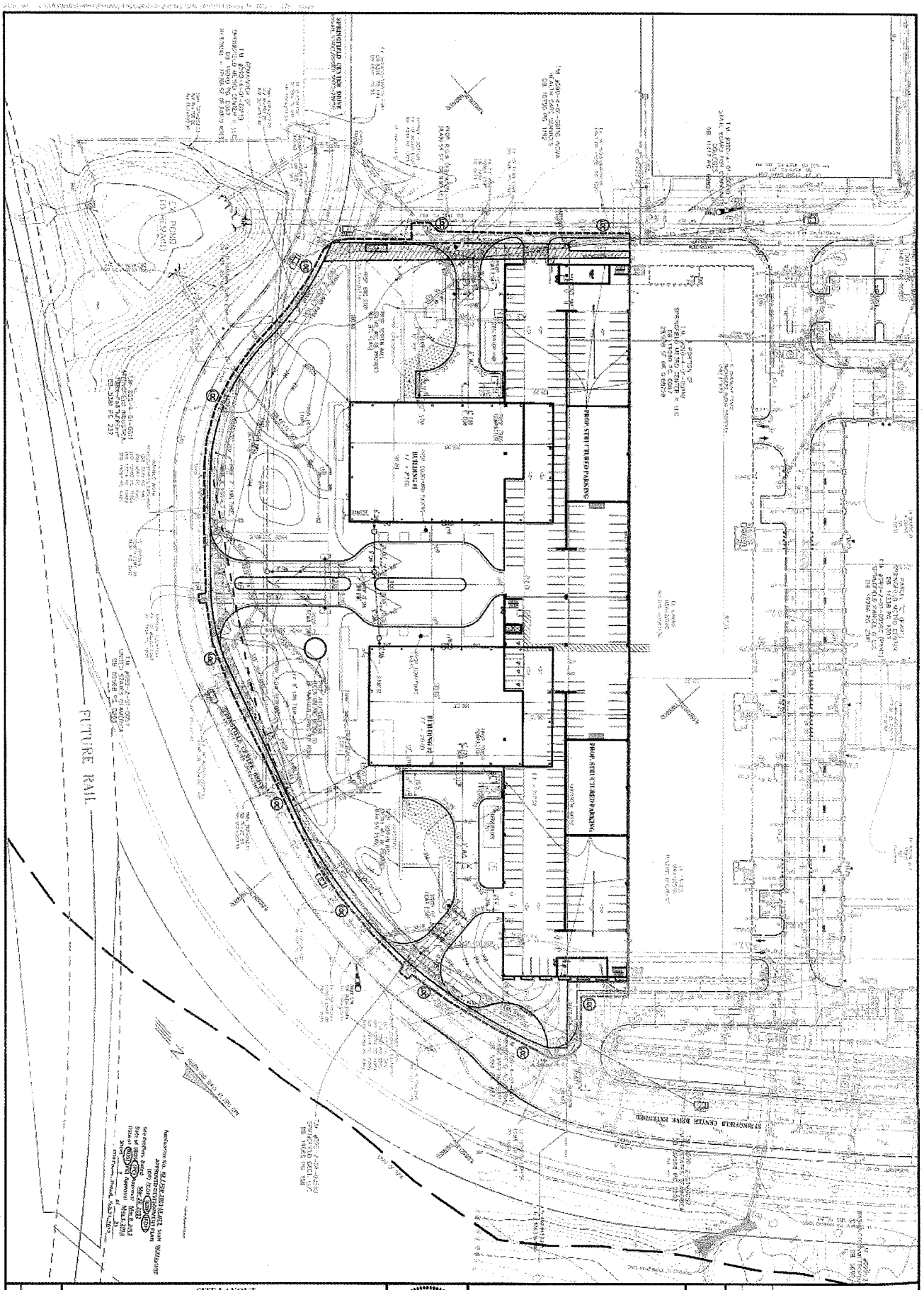
a. Springfield Center Drive/Frontier Drive Extended

i. Interim Condition. Prior to the issuance of the first Non-Residential Use Permit (Non-RUP) for the Application Property, the Applicants shall construct those improvements along Springfield Center Drive as generally depicted on Sheet 7 of the CDP/FDP in order to provide a continuous connection between Joseph Alexander Drive and the Application Property. This street shall be privately maintained by the Applicants until such time as the ultimate section is constructed as described below.

ii. Ultimate Condition. The ultimate section for Springfield Center Drive/Frontier Drive Extended is depicted on Sheet 25 of the CDP/FDP. This section, as recommended by the Comprehensive Plan, will include four (4) travel lanes, each eleven (11) feet in width, two (2) in each direction, with bicycle lanes five (5) feet in width on both sides of the street, parking lanes eight (8) feet in width on both sides of the street, and eight (8) foot sidewalks on both sides of the street. The section shall transition to be one hundred sixteen (116) feet in width with the alignment as generally shown on Sheet 25 of the CDP/FDP. The ultimate section of Springfield Center Drive/Frontier Drive Extended will be constructed by others. The Applicants shall provide the reservation of right-of-way along the Application Property's frontage as shown on Sheet 24 of the CDP/FDP and described more fully below.

iii. Right-of-Way. The Applicants shall reserve right-of-way on the Application Property for the ultimate section of Springfield Center Drive/Frontier Drive Extended at the time of site plan approval as shown on Sheet 24 of the CDP/FDP. Springfield Center Drive shall transition to a seventy-three (73) foot section that will connect to the Springfield Center Drive Extension to the northwest. The Applicants shall convey the reserved area in fee simple to the Board of Supervisors, without encumbrances, following construction and final street acceptance inspection by Fairfax County and/or Virginia Department of Transportation (VDOT) of the ultimate street section and streetscape improvements or upon demand, whichever occurs first. All right-of-way dedications shall be subject to advanced density credit.

b. Springfield Road Fund Contribution. Prior to the issuance of the first Non-RUP, the Applicants shall contribute $517,600.00 to the Springfield Area Road Fund to be used to construct transportation improvements within two (2) miles of the Application Property.



SITE LAYOUT

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

SCALE: 1" = 40' | C.I.: 2' | DATE: FEB. 2011

urban

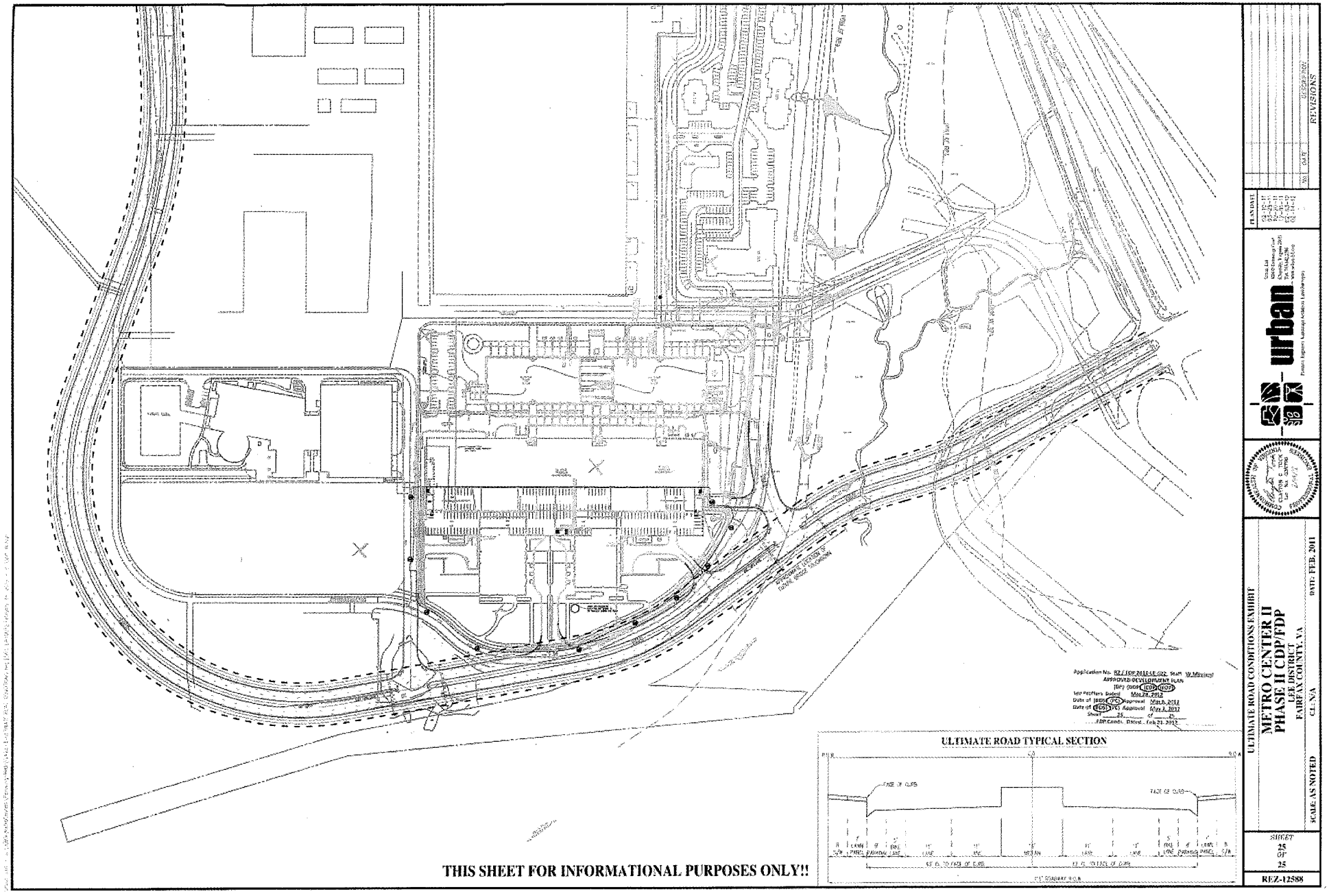
PLAN DATE

NO.	DATE	DESCRIPTION

REVISIONS

SHEET 7 OF 35

RZ/FDP-12388


ULTIMATE ROAD TYPICAL SECTION
THIS SHEET FOR INFORMATIONAL PURPOSES ONLY!!
ULTIMATE ROAD CONDITIONS EXHIBIT
METRO CENTER II
PHASE II CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA
SCALE: AS NOTED
CL: N/A
DATE: FEB. 2011
REVISIONS
urban
SHEET 25 OF 25
REZ-12588

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

Charlie Kilpatrick
COMMISSIONER

June 2, 2015

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: PCA 1998-LE-064-2, PCA 2008-LE-015-2 and PCA 2011-LE-022; Metro Center II

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application and offers the following comments.

- Please revise the (attached) Draft Proffers.
- A Plan Sheet illustrating the Conceptual Frontier Drive Extended should be provided with both Metro Center II and Metro Center II Phase II.
- The right of way width for Springfield Center Drive Extended should be increased to 72' for future sidewalk (both sides).
- Springfield Center Drive and Frontier Drive Extended should be constructed prior to VDOT acceptance.

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: April 21, 2015

SUBJECT: PCA 2008-LE-015-02, w/PCA, CDPA, FDPA 2011-LE-022, & PCA 1998-LE-064, Metro Center II
Tax Map Number: 90-4((1))11B, 90-2((1))56C, & 58D

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated February 18, 2015, for the above referenced application. The Proffer Condition Amendment shows 600,800 square feet of commercial space representing a 126,800 square foot increase of over the previously approved plan (PCA 2008-LE-015) in two buildings on a 0.56 acre parcel zoned C4, located within the Franconia-Springfield Suburban Center and Franconia-Springfield Transit Station Area.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). The Policy Plan also cites differing needs for more urban development and presents Urban Park Development guidance (Parks and Recreation, Park Classification System, p.10-11). The Park Authority's Urban Parks Framework provides an urban parkland standard and more detailed guidance. Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The Franconia-Springfield Area Systems Map, in the Area IV Plan indicates that there are to be two Placemaking "Central Greens" located on the subject parcels (Area IV, Franconia-Springfield Area, Area-Wide Recommendations, Franconia-Springfield Area Systems Map, Figure 2, pp. 7).

The Franconia-Springfield Area recommendations in the Area IV Plan (page 30) describe the importance of urban parks amenities in this area as follows:

"Use of the urban parkland standard (1.5 acre per 1,000 residents plus 1 acre per 10,000 employees) and the Fairfax County Park Authority Urban Park Framework document that describes urban park design and park types should be used as guidance to integrating future urban parks within any development that occurs. The addition of urban parks would also support connectivity and placemaking goals. Urban parks sites should be publicly accessible, within walkable distances of most residential and mixed-use areas, and reasonably distributed throughout the Franconia-Springfield Area.

In addition, recommendations for the sub-unit containing this application site specifically cite:

- "Provision of integrated pedestrian and bicycle systems"
- "Provision of environmental elements into design"
- "Provision of on-site recreational amenities for employees."
- "Mitigation of the impacts on parks and recreation per policies contained in Objective 6 of the Parks and Recreation section of the Policy Plan" (Area IV, Franconia-Springfield Area, Land Unit Recommendations, pp. 55).

ANALYSIS AND RECOMMENDATIONS

Park Needs:
Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks (Amberleigh, Island Creek, Loisdale, Hooes Road, Springvale, Leehigh, Springfield Forest, Beulah, and Kingstowne) meet only a portion of the demand for parkland generated by residential development in the Franconia Springfield area. In addition to parkland, the recreational facilities in greatest need in this area include basketball courts, playgrounds, athletic fields, picnic shelters w/amenities, a neighborhood skate park, and trails.

Recreational Impact of Commercial Development:
Recreation uses such as tennis courts, multi-use courts, volleyball courts, or bocce courts, and outdoor game tables may be incorporated into a mixed-use setting to provide residents and employees on-site recreation opportunities. While, as previously proffered, the applicant is providing 1000 feet of indoor fitness room space as required under their previously approved proffers for Phase I of the Springfield Metro Center, there will be additional impacts from the proposed commercial development on recreational services and facilities. Employees have a need to access recreational amenities at lunchtime or after work. Recent monetary contributions to offset the impacts of commercial development in Suburban Centers have averaged $0.27 per square foot. Applying this rate to the proposed 600,800 square feet of new non-residential uses proposed, the Park Authority requests a contribution of $162,216 for recreational facility development at one or more park sites located within the service area of the subject property.

Onsite Facilities:
The Park and Recreation element of the Policy Plan support the concept of integrating urban-scale public open spaces into proposed mixed-use developments. As specified on the Land Unit map in the Comprehensive Plan, this site is to be developed with a Placemaking Common Green, which should have features such as plazas, gathering places, amphitheater/performance spaces, special landscaping, fountains, sculpture and street furniture. The Park Authority recommends

that the applicant develop an integrated urban park that includes active recreation and public plaza space onsite. The Park Authority recommends that this park be privately owned and maintained but should allow for public access during daylight hours. Park Authority staff is available to consult with the applicant regarding appropriate design for this common green park area.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Provide an onsite Common Green Park, incorporate urban park facilities.
- Provide $162,216 to the Park Authority for offsite recreation facility development.

Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Andy Galusha
DPZ Coordinator: Kelly Atkinson

Copy: Kelly Atkinson, DPZ Coordinator
Andrea L. Dorlester, Planner IV, Park Planning Branch
Chron File
File Copy

County of Fairfax, Virginia

MEMORANDUM

DATE: April 29, 2015

TO: Kelly Atkinson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Application # PCA 1998-LE-064-03 (Springfield Metro center II, LLC and Springfield Parcel C LLC Phase I) concurrent with PCA/CDPA/FDPA 2011-LE-022 and PCA 2008-LE-015-02; LDS Project #9990-ZONA-003-1, Tax Map #090-2-01-0056C, Lee District

We have reviewed the subject application and offer the following stormwater management comments:

SWOD was made and the proffered General Development Plan (GDP) for Metro Center II, dated April 5, 2012, filed in conjunction with PCA 1998-LE-064-2 and PCA 2008-LE-015, approved by the Board of Supervisors (Board) on May 1, 2012, qualifies under the Grandfathering provisions in SWMO §124-1-12.A, and the land-disturbing activities for Metro Center II – Phase I may be conducted in accordance with the technical criteria in Article 5 of the SWMO for one additional state permit cycle, subject to the following:

- *The proffered GDP for Metro Center II, dated April 5, 2012, is not modified or amended in a manner resulting in an increase in the amount of phosphorous leaving each point of discharge or the volume or rate of runoff;*
- *Initial coverage under the 2014 Virginia Pollution Discharge Elimination System (VPDES) General Permit for Discharges of Stormwater from Construction Activities (General Permit) must be obtained prior to commencement of the land-disturbing activities and continuously maintained until final stabilization is achieved; and*
- *Any portions of the project not under construction at the end of the 2014 VPDES General Permit (i.e., June 30, 2019) shall become subject to any new technical criteria adopted by the State Water Control Board and in effect at that time.*

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area present on this site.

Floodplain
There is no regulated floodplain on this site.

Downstream Drainage Complaints
There is no storm water complaint on file within the property.

Drainage Diversion
During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Water Quality Control
Water quality controls must be satisfied for this development (PFM 6-0401.2). The plan indicates that infiltration trenches will be used to meet water quality requirements. The applicant has used Occoquan method to demonstrate that the water quality requirements have been met. BMP sizing computations, setbacks and construction specifications shall be provided/reviewed during site plan review.

Stormwater Detention
The postdevelopment release rates from the site due to the 2-yr and 10-yr storm event are less than that at predevelopment condition. The applicant has met the stormwater detention requirement of PFM. The details of the hydrological and hydraulic computations will be reviewed during site plan review.

Downstream Drainage System
An outfall narrative has been provided, however, the description of the adequacy and stability of the outfall is not a part of the statement. The minimum Stormwater information for rezoning, special exception, special permit, and development plan applications require a description of the existing conditions of each 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), whichever comes first. (ZO 9-011.J (2) (C)).

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File

County of Fairfax, Virginia

MEMORANDUM

DATE: May 7, 2015

TO: Kelly Atkinson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Application # Metro Center II, Phase II; RZ/CDP/FDP 2011-LE-022; Tax Map #090-2-01-0056-C, 0058-D, and 090-4-01-0011-B (part); Lee District

We have reviewed the subject application and offer the following stormwater management comments:

SWOD was made and determined that the CDP/FDP for Metro Center II, Phase II, dated February 10, 2011, and revised through February 14, 2012, proffered with Rezoning Application RZ 2011-LE-022, approved by the Board of Supervisors (Board) on May 1, 2012, qualifies under the Grandfathering provisions in SWMO §124-1-12.A, and the land-disturbing activities for the construction of Metro Center II, Phase II remain subject to the technical criteria in Article 5 of the SWMO for one additional state permit cycle, subject to the following:

- *The approved CDP/FDP 2011-LE-022 for Metro Center II, Phase II is not modified or amended in a manner resulting in an increase in the amount of phosphorous leaving each point of discharge or the volume or rate of runoff;*
- *Initial coverage under the 2014 Virginia Pollution Discharge Elimination System (VPDES) General Permit for Discharges of Stormwater from Construction Activities (General Permit) is obtained prior to commencement of the land-disturbing activities;*
- *Coverage under the VPDES General Permit is continuously maintained throughout the life of the construction activity, until all land-disturbing activities are completed, final stabilization is achieved, and General Permit coverage is terminated; and*
- *Any portions of the project not under construction at the end of the 2014 VPDES General Permit (i.e., June 30, 2019) shall become subject to any new technical criteria adopted by the State Water Control Board and in effect at that time.*

During site plan review the applicant will have to demonstrate with all necessary computations that the above technical criteria's have been met.

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area present on this site.

Floodplain
There is no regulated floodplain on this site.

Downstream Drainage Complaints
There is no storm water complaint on file within the property.

Drainage Diversion
During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Water Quality Control
Water quality controls must be satisfied for this development (PFM 6-0401.2). The plan indicates that storm filter system will be used to meet water quality requirements. The applicant has used Occoquan method to demonstrate that the water quality requirements have been met. BMP sizing computations, setbacks and construction specifications shall be provided/reviewed during site plan review.

Stormwater Detention
The postdevelopment impervious area is less than predevelopment impervious area. The applicant has met the stormwater detention requirement of PFM.

Downstream Drainage System
According to the applicant, Runoff from this site will be conveyed to an existing pond through closed storm sewer system. The pond will be the point of confluence and the extent of review will be below 150 feet below the existing pond. All the hydrologic and hydraulic computations will be reviewed in detail during site plan review.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File

County of Fairfax, Virginia

MEMORANDUM

DATE: April 13, 2015

TO: Kelly Atkinson
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. PCA/CDPA/FDPA 2011-LE-022 conc. with PCA 1998-064-03 and PCA 2008-LE-015-02**

Tax Map No. 090-4-((01))-0011-B, 090-2-((01))-0056-C & 0058-D

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in Long Branch (M-6) watershed. It would be sewered into the Noman M. Cole Pollution Control Plant (NMCPCP).

2. Based upon current and committed flow, there is excess capacity in the NMCPCP. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 10" inch line on the property is adequate for the use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

	Existing Use +Application		Existing Use + Application +Previous Applications		Existing Use + Application + Comp Plan	
Sewer Network	Adeq.	Inadeq	Adeq.	Inadeq	Adeq.	Inadeq
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	

5. **Other pertinent comments**:

FAIRFAX COUNTY WASTEWATER MANAGEMENT
Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, **Fax**: 703-803-3297
www.fairfaxcounty.gov/dpwes

Appendix 13

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

RECEIVED
Department of Planning & Zoning
MAR 19 2015
Zoning Evaluation Division

March 17, 2015

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PCA 1998-LE-064-03
Metro Center II
Tax Map: 90-2

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.

2. Adequate domestic water service is available at the site from an existing 12-inch water main located onsite. See the enclosed water system map.

3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Ross Stilling, Chief, Site Plan Review at (703) 289-6385.

Sincerely,

Gregory J. Prelewicz, P.E.
Manager, Planning Department

Enclosure

Appendix 13

Fairfax Water
FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

RECEIVED
Department of Planning & Zoning
MAR 20 2015
Zoning Evaluation Division

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

March 18, 2015

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PCA 2008-LE-015-02
Metro Center II
Tax Map: 90-2

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.

2. Adequate domestic water service is available at the site from an existing 8-inch and 12-inch water mains located onsite. See the enclosed water system map.

3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Ross Stilling, Chief, Site Plan Review at (703) 289-6385.

Sincerely,

Gregory J. Prelewicz, P.E.
Manager, Planning Department

Enclosure

Appendix 13

Fairfax Water
FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

RECEIVED
Department of Planning & Zoning
MAR 20 2015
Zoning Evaluation Division

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

March 18, 2015

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PCA/CDPA/FDPA
2011-LE-022
Metro Center II
Tax Map: 90-2

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.

2. Adequate domestic water service is available at the site from existing 12-inch and 8-inch water mains located onsite. See the enclosed water system map.

3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Ross Stilling, Chief, Site Plan Review at (703) 289-6385.

Sincerely,

Gregory J. Prelewicz, P.E.
Manager, Planning Department

Enclosure

County of Fairfax, Virginia

MEMORANDUM

DATE: June 9, 2015

TO: Kelly Atkinson, Staff Coordinator
Department of Planning and Zoning

FROM: Samantha Wangsgard, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Metro Center II, LLC, Phase I; PCA 2008-LE-015-02

The following comments are based on a review of the resubmission of PCA 2008-LE-015-02 date stamped as received by the county on May 29, 2015.

All comments from the May 1st, 2015 memo and all previous UFMD memos have been addressed, and no new comments were generated from this review.

Based on all tree and landscaping issues having been addressed the Urban Forest Management Division recommends approval of this application.

SW/

UFMDID #: 199821

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

DATE: June 16, 2015

TO: Kelly Atkinson, Staff Coordinator
Department of Planning and Zoning

FROM: Samantha Wangsgard, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Metro Center II, Phase II; 2011-LE-022

The following comments are based on a review of the resubmission of 2011-LE-022, date stamped as received by the county on May 29, 2015 and follow up correspondences with via email on June 16, 2015.

Based on the plans received by email on June 16, 2015 at 3:18pm, all tree and landscape comments have been adequately addressed.

Therefore, Urban Forest Management Division does not have any additional comments and recommends approval of this application.

SW/

UFMDID #: 199822

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes

PART 4 4-400 C-4 HIGH INTENSITY OFFICE DISTRICT

4-401 Purpose and Intent

The C-4 District is established to provide areas of high intensity development where predominantly non-retail commercial uses may be located such as office and financial institutions; and otherwise to implement the stated purpose and intent of this Ordinance.

4-402 Permitted Uses

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Churches, chapels, temples, synagogues and other such places of worship.
3. Colleges, universities.
4. Commercial swimming pools, tennis courts and similar courts, indoor.
5. Cultural centers, museums.
6. Eating establishments, limited by the provisions of Sect. 405 below.
7. Financial institutions.
8. Funeral homes.
9. Health clubs.
10. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
11. New vehicle storage, limited by the provisions of Sect. 405.
12. Nursery schools and child care centers.
13. Offices, to include the display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public.
14. Parking, commercial off-street, as a principal use.
15. Private schools of general education, private schools of special education.
16. Public uses.
17. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 405 below.
18. Telecommunication facilities.

4-403 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 4 - Community Uses, limited to:
    A. Swimming clubs and tennis clubs/courts
2. Group 5 - Commercial Recreation Uses, limited to:
    A. Bowling alleys
    B. Commercial swimming pools, tennis courts and similar courts, outdoor
    C. Indoor archery ranges, fencing and other similar indoor recreational uses
    D. Miniature golf courses, indoor
    E. Skating facilities, indoor

3. Group 7 - Older Structures, limited to:
    A. Restaurants
    B. Rooming houses
4. Group 8 - Temporary Uses.

4-404 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
    A. Conference centers and retreat houses, operated by a religious or nonprofit organization
    B. Congregate living facilities
    C. Independent living facilities
    D. Medical care facilities
    E. Private clubs and public benefit associations
    F. Quasi-public parks, playgrounds, athletic fields and related facilities
    G. Alternate uses of public facilities
    H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
3. Category 4 - Transportation Facilities, limited to:
    A. Electrically-powered regional rail transit facilities
    B. Helistops
    C. Regional non-rail transit facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
    A. Commercial off-street parking in Metro Station areas as a temporary use
    B. Drive-in financial institutions
    C. Eating establishments
    D. Establishments for scientific research and development to include assembly, integration and testing of experimental prototype products as an incidental use
    E. Golf courses, country clubs
    F. Hotels, motels
    G. Service stations
    H. Theaters
    I. Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518

4-405 Use Limitations

1. All business, service, storage, and display of goods shall be conducted within a completely enclosed building, except outdoor seating provided in association with an eating establishment, those permitted uses, accessory uses set forth in Part 1 of Article 10, and special permit and special exception uses which by their nature must be conducted outside a building.

2. Nursery schools and child care centers shall be subject to the standards set forth in Sect. 9-309.
3. All refuse shall be contained in completely enclosed facilities.
4. All uses shall comply with the performance standards set forth in Article 14.
5. Eating establishments shall be permitted by right only when such use is located in a building which has a gross floor area of at least 90,000 square feet and is designed to contain at least one or more other uses permitted by right. Eating establishments which do not meet these limitations may be allowed by special exception in accordance with the provisions of Article 9.
6. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:

A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.

7. New vehicle storage shall be permitted by right in accordance with the following:

A. When located within a parking structure that is accessory to another use, and provided that the spaces devoted to a new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.
B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.
C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.
D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.

4-406 Lot Size Requirements

1. Minimum lot area: 40,000 sq. ft.
2. Minimum lot width: 200 feet
3. The minimum lot size requirements presented in Par. 1 and 2 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-407 Bulk Regulations

1. Maximum building height: 120 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
    A. Front yard: Controlled by a 25 degree angle of bulk plane, but not less than 40 feet
    B. Side yard: No Requirement
    C. Rear yard: Controlled by a 20 degree angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio: 1.65
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-408 Open Space

15% of the gross area shall be landscaped open space

4-409 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
4-24
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

PART 2 6-200 PDC PLANNED DEVELOPMENT COMMERCIAL DISTRICT

6-201 Purpose and Intent

The PDC District is established to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure high standards in the lay-out, design and construction of commercial developments; and otherwise to implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch