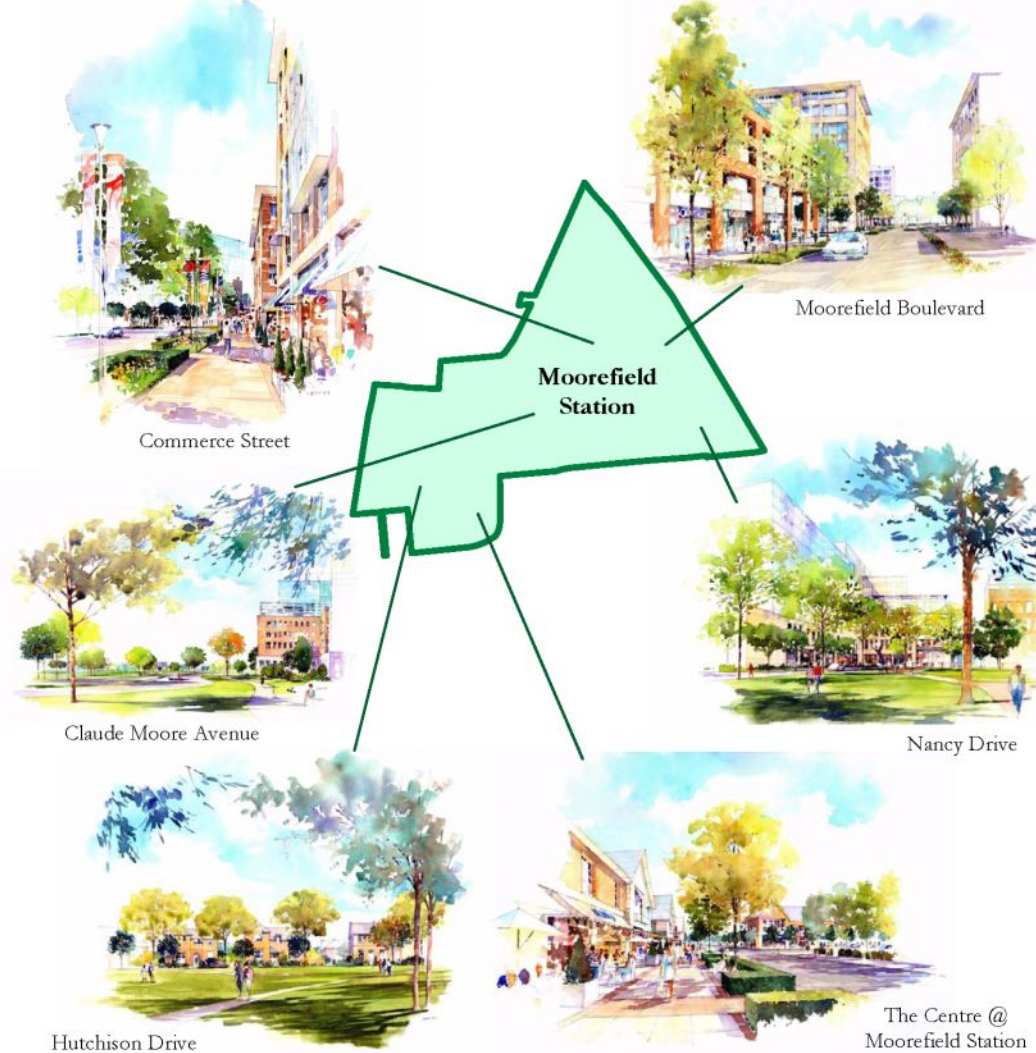


MOOREFIELD STATION

A CLAUDE MOORE CHARITABLE FOUNDATION COMMUNITY

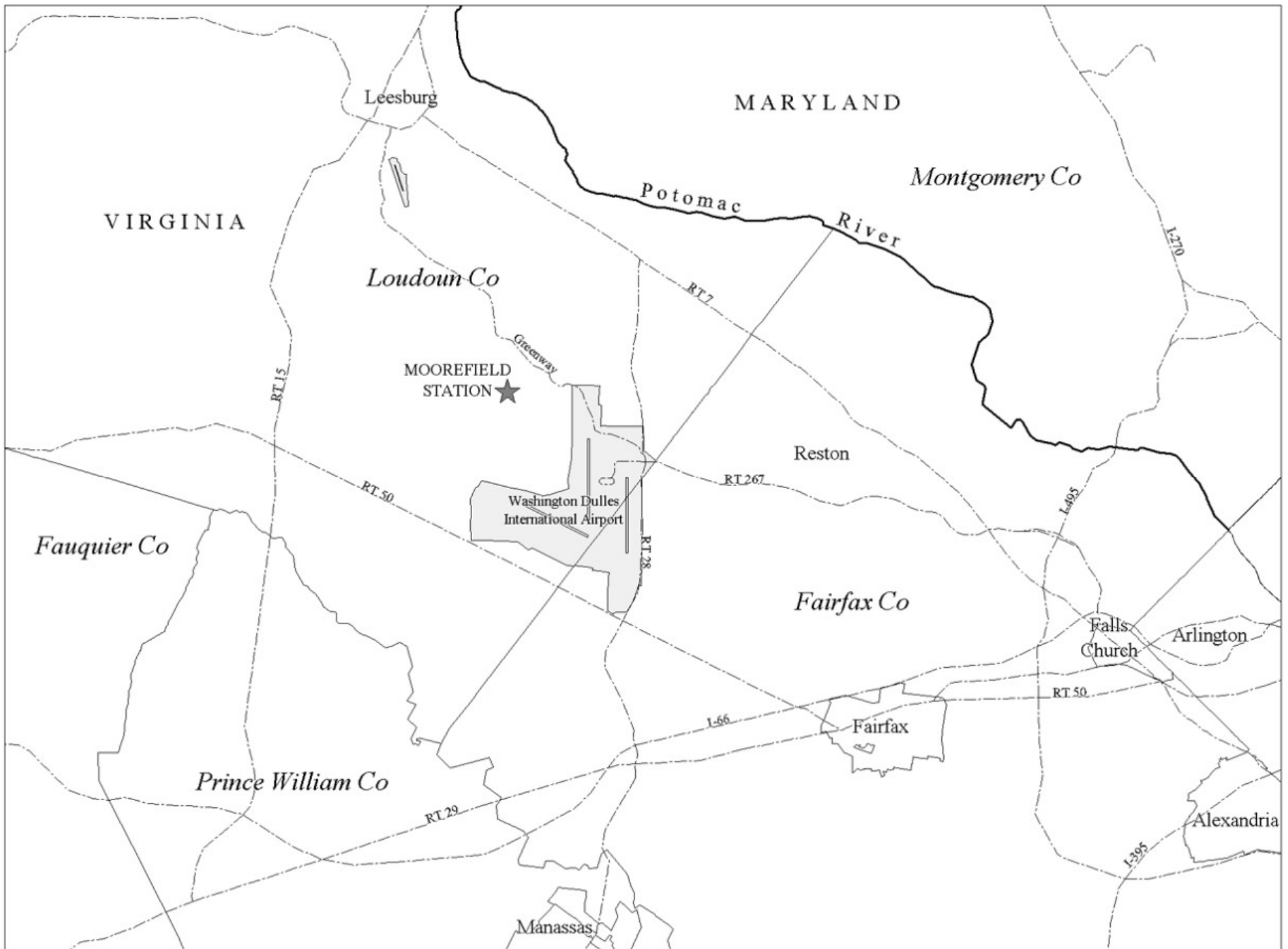


Mission Statement

The Claude Moore Charitable Foundation's primary mission is the enhancement of educational opportunities, including higher education, for young people in the Commonwealth of Virginia and elsewhere.

Paid for by the Claude Moore Charitable Foundation.

WWW.MOOREFIELDSTATION.COM



Dulles Corridor Rapid Transit Project

Legend

-  Proposed Metro Station
-  Existing Metro Station
-  Proposed Metrorail
-  Existing Metrorail
-  Major Road
-  Airport
-  County/City
-  State

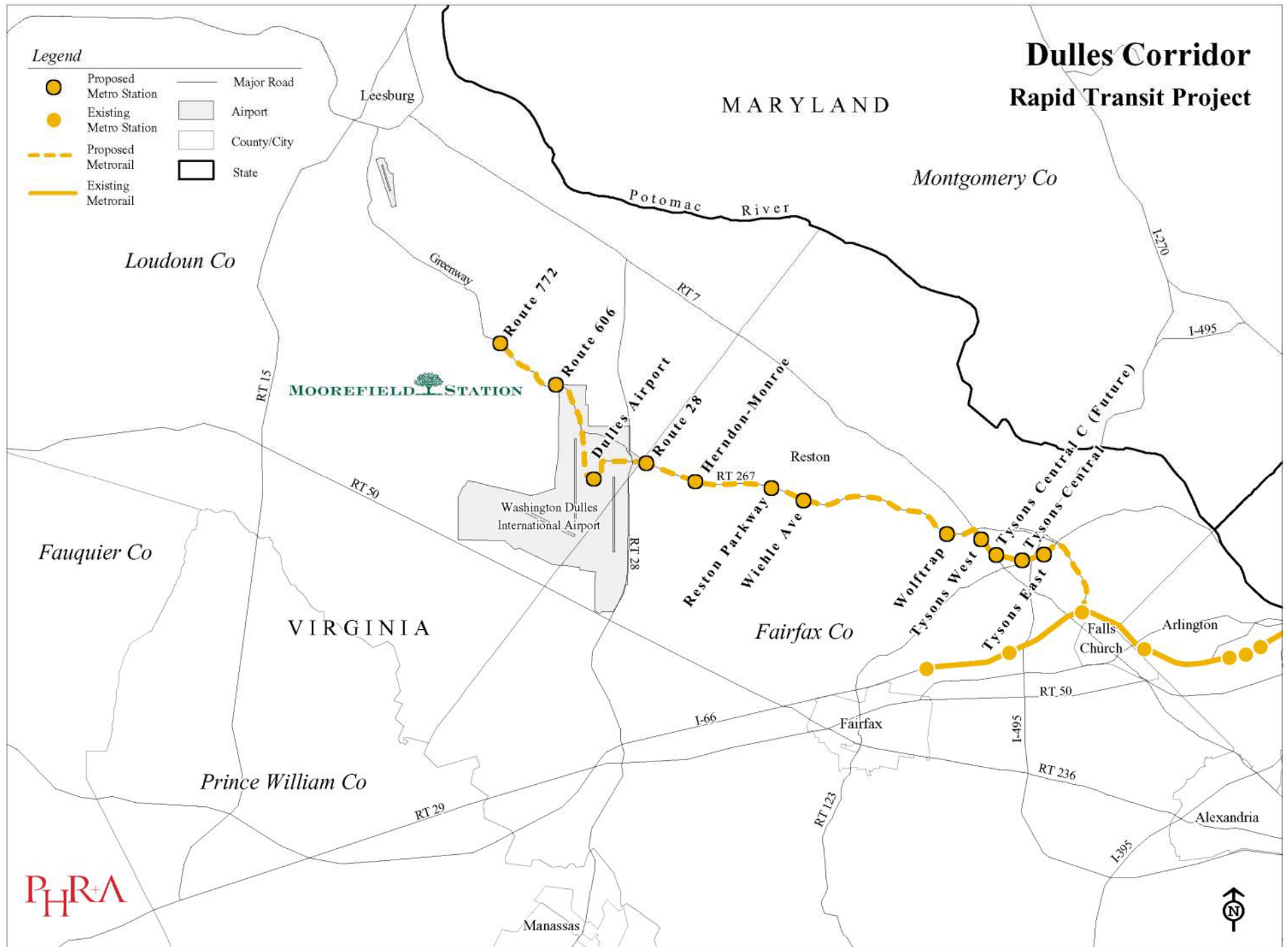
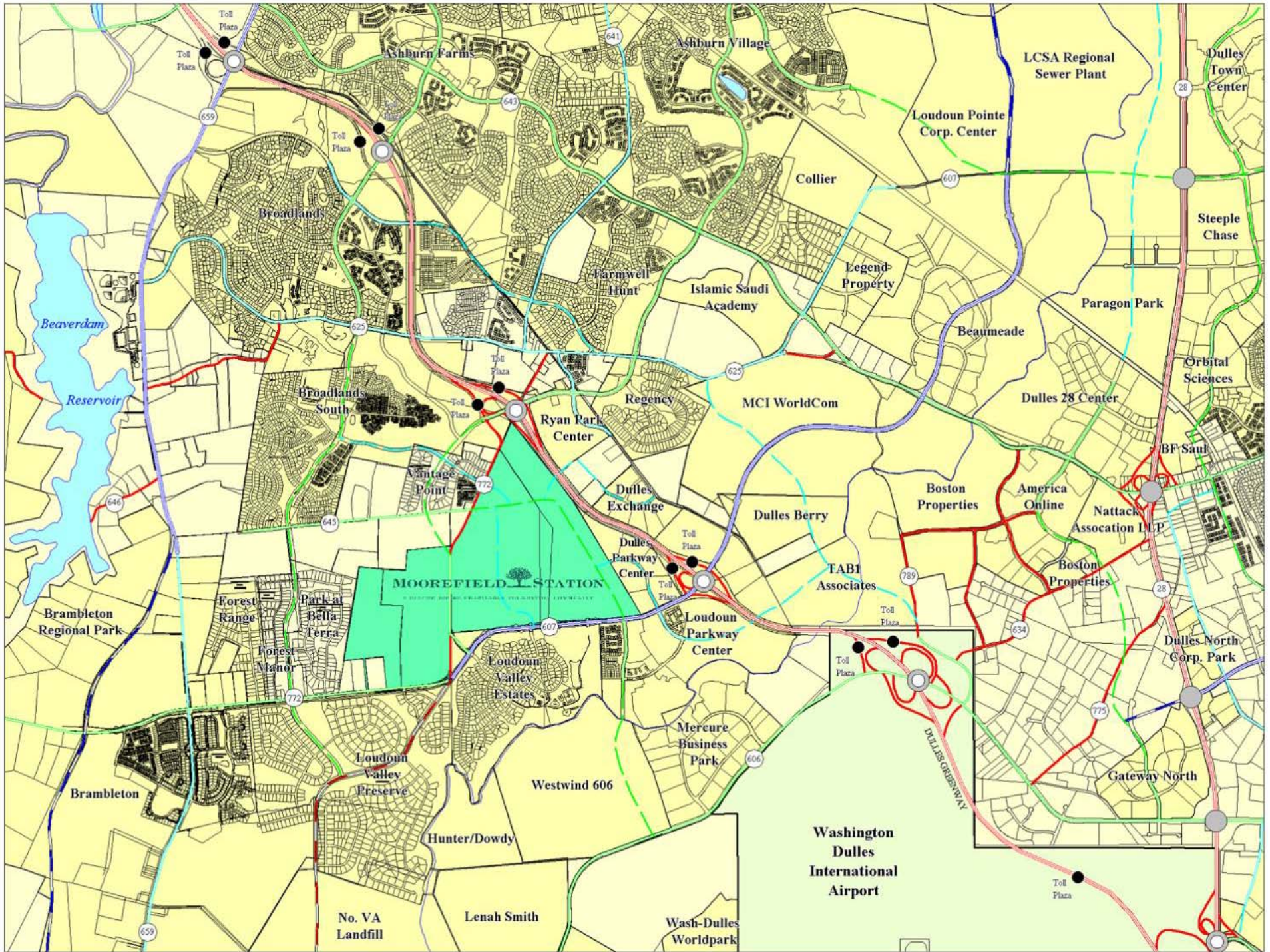




Photo Date: Spring 2001
Scale: 1"=1,500'







Existing Conditions General Notes:

- The topographic information was taken from a current aerial survey by FDS, Inc. and has a contour interval of 2 feet (USGS Datum NAD 83).
- The subject site does not have any Slope Slopes, per available USGS data from the Loudoun County Office of Mapping and Geographic Information.
- The 100 year floodplain as delineated on this plat reflects approximate limits as defined by the Floodplain Map of Loudoun County (PCT 4088,989,990,110,120,121). Any use or activity within this floodplain requires that a zoning permit be obtained, as procedure set forth in Section 4-1500 of the 1993 Zoning Ordinance. Any development which impacts the Floodplain shall conform with Section 4-1500 of the 1993 Loudoun County Zoning Ordinance.
- The soils delineation is taken available GIS data from the Loudoun County Office of Mapping and Geographic Information (PCT 4088,989,990,110,120,121), with descriptions as identified by the Interpretive Guide to Soils Maps, Loudoun County, Virginia.
- The wetland areas shown on the plat are field surveyed from a delineation performed by WSSIL, Chertsey Virginia.
- Any development within the AI (Airport Impact Overlay District) overlay district shall conform to Section 4-1400.
- A inventory of overgrown trees with culprits greater than 4 inches, and an inventory of deciduous trees with culprits greater than 22 inches has been performed. These are shown on this Existing Conditions Plat.
- Permanent existing structures, if any, on the subject property will be removed.
- A Phase I Archaeological Report has been submitted and accepted by Loudoun County.
- A Phase I Environmental report has been submitted and accepted by Loudoun County.

MOOREFIELD STATION SOIL KEY

Key	Name	Hydrologic Group	Slope	Class
80C	Synthetic Cement concrete	C2	7% - 15%	I, II
80B	Synthetic Cement concrete	C2	2% - 8%	III, IV
80A	Household and industrial soils	D	2% - 8%	IV
80C	Household and industrial soils	D	8% - 15%	IV
71B	Forest floor soils	B	2% - 8%	I
71C	Forest floor soils	C	2% - 8%	I
71D	Forest floor soils	C	8% - 15%	I, II
71E	Forest floor soils	C	15% - 25%	IV
71F	Forest floor soils	C	25% - 35%	IV
71G	Forest floor soils	C	35% - 45%	IV
71H	Forest floor soils	C	45% - 55%	IV
71I	Forest floor soils	C	55% - 65%	IV
71J	Forest floor soils	C	65% - 75%	IV
71K	Forest floor soils	C	75% - 85%	IV
71L	Forest floor soils	C	85% - 95%	IV
71M	Forest floor soils	C	95% - 100%	IV

Existing Conditions Legend:

- Existing Tree Line
- 22' WHITE OAK
- Existing Field Located Trees-With Description
- Existing Field Located Wetland Area-Per Wetland Studies and Solutions Field Delineation
- 73B
- Existing Soil Information Description, Per Loudoun County Soil Survey
- Existing Minor Floodplain
- Existing Floodplain Limits
- RSCOD Policy Areas
- RSCOD Areas I, II, III, IV

Overall Existing Conditions

Sheet 3 OF 26

November 27, 2002

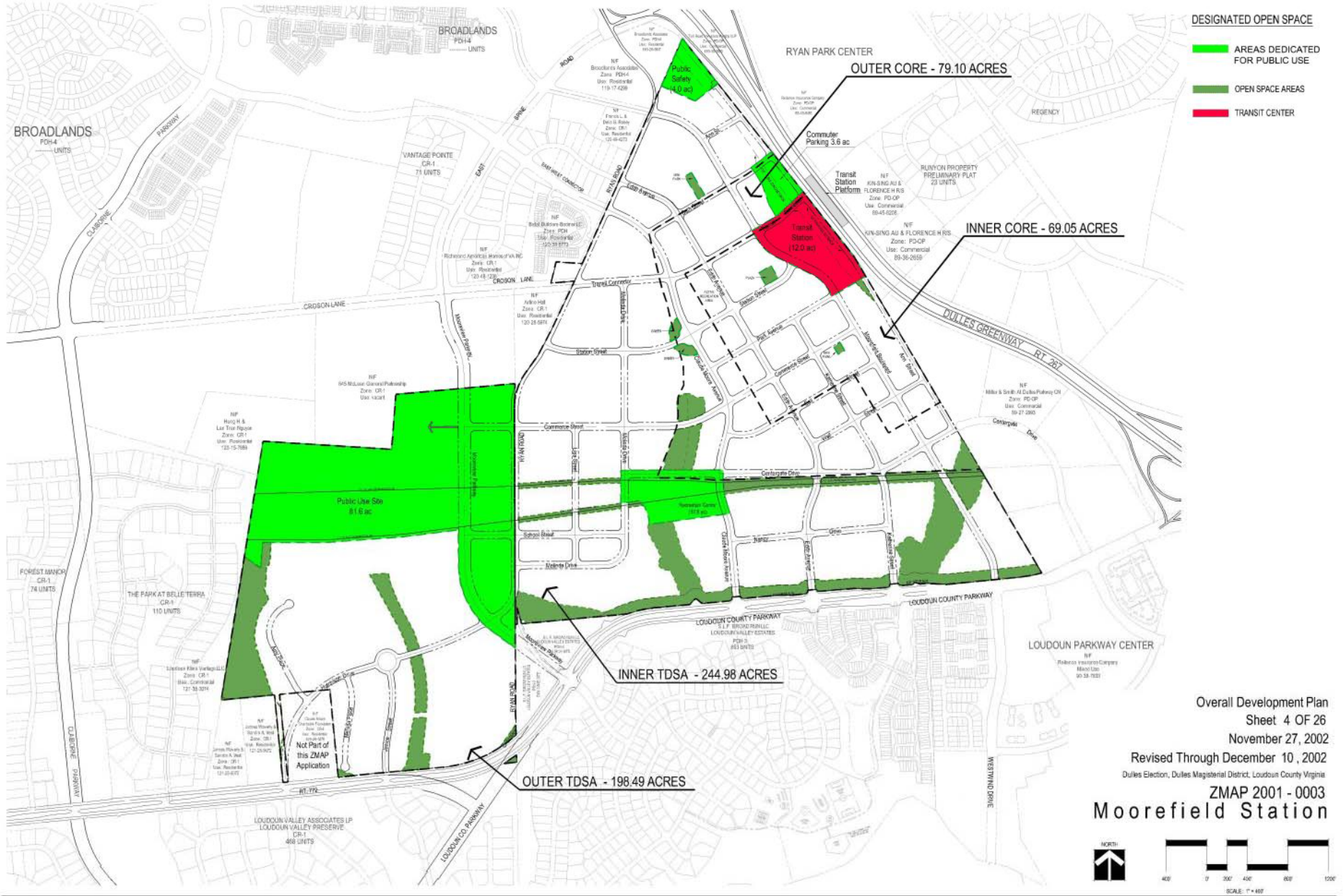
Revised Through December 10, 2002

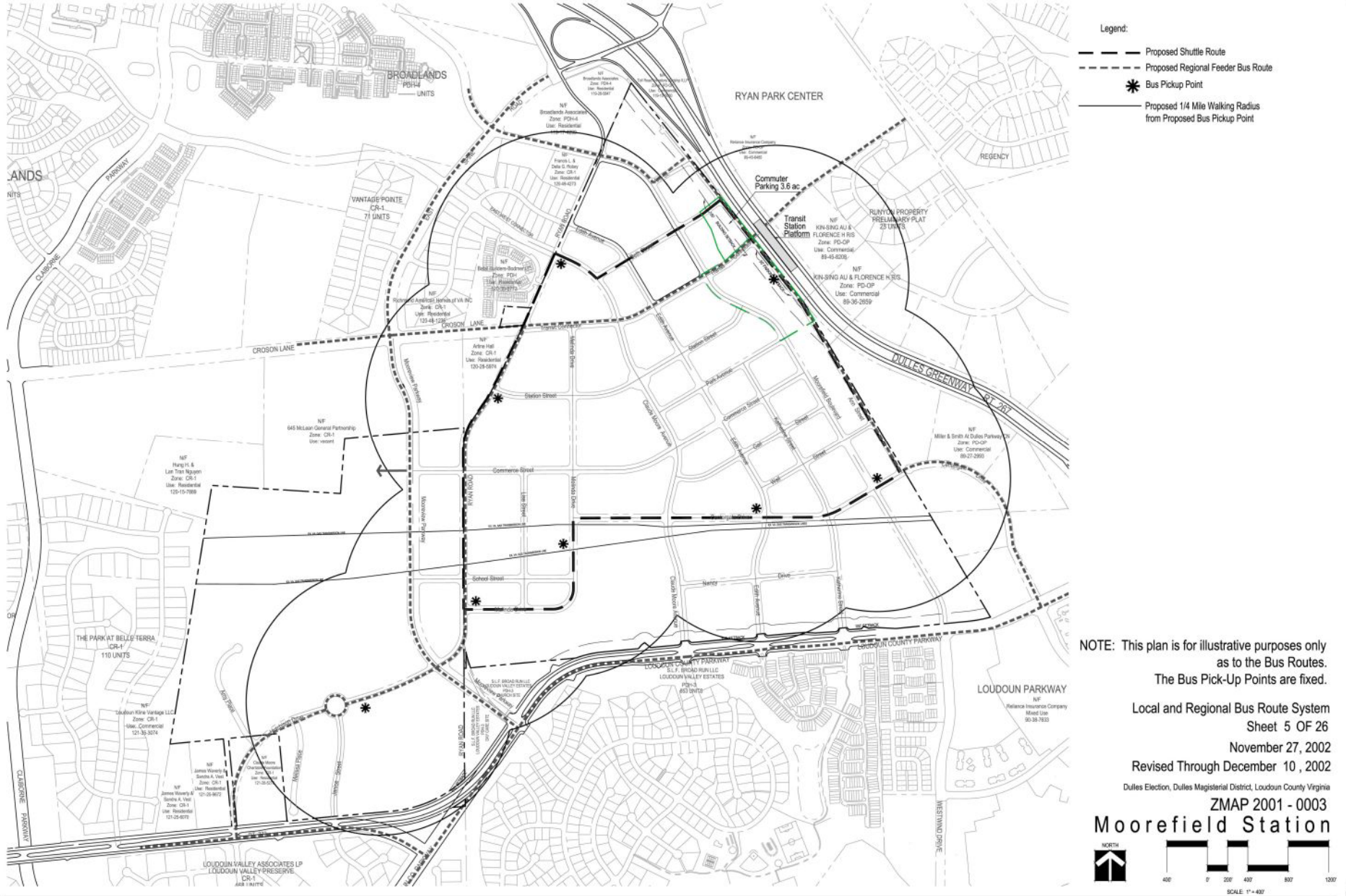
Dulles Election, Dulles Magisterial District, Loudoun County Virginia

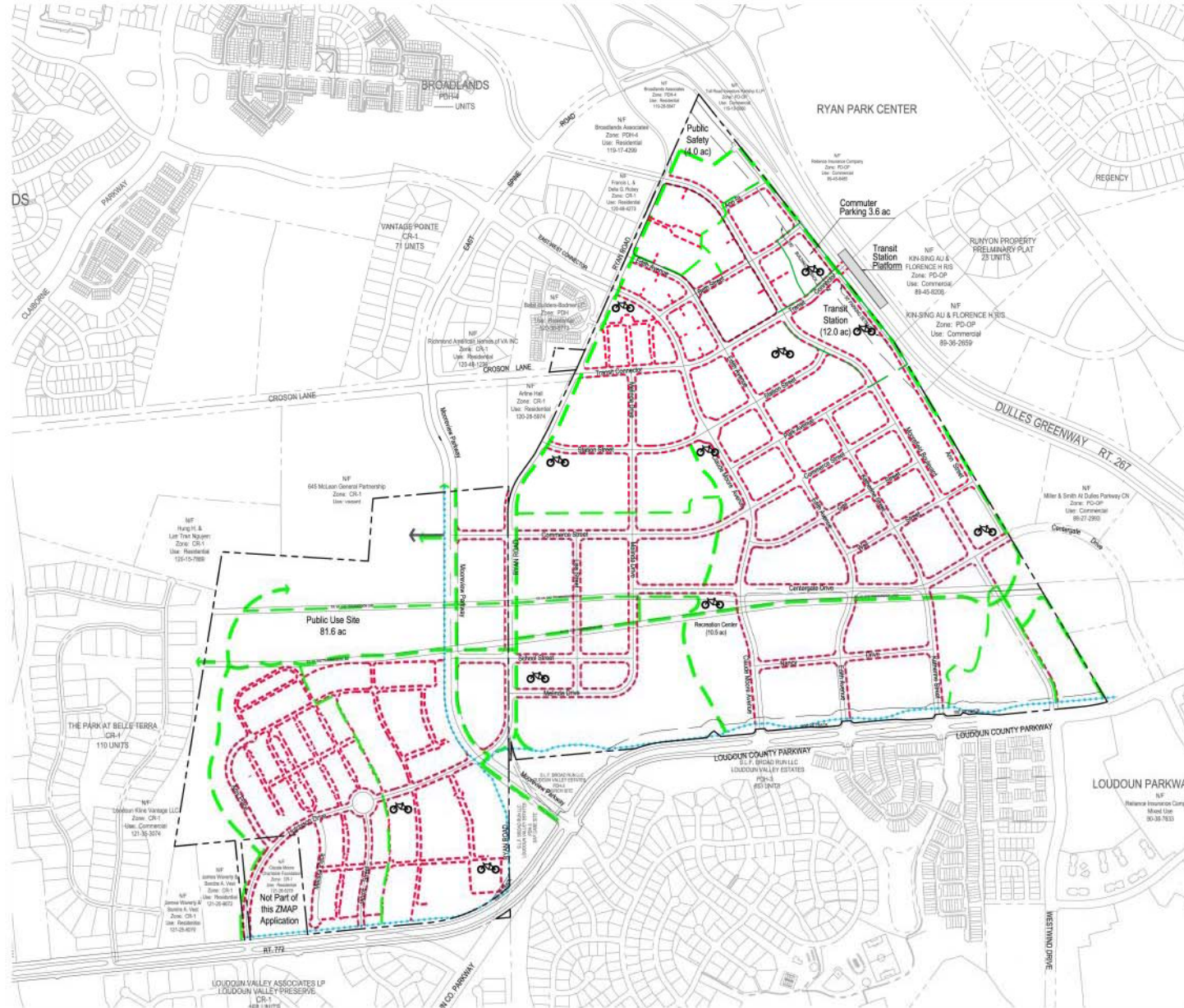
ZMAP 2001 - 0003

Moorefield Station









Pedestrian and Non-Motorized Vehicular Network
Sheet 6 OF 26

November 27, 2002

Revised Through December 10, 2002

Dulles Election, Dulles Magisterial District, Loudoun County Virginia

ZMAP 2001 - 0003

Moorefield Station











Building Typologies

TYPOLOGY: COMMERCIAL



Total Building Area:
60,000 of (15 floors @ 20,000)
Total Land Area:
3.4 acres / 146,500 of
Building Height:
approximately 40'
Building Use:
Mixed Use Office, Commercial, Retail
Building Placement:
Lot dimensions shown 300'x420'
Front Setback:
2' minimum from ROW
Parking Location:
Parking will be in the rear or side

This building type can be utilized when a lower (3-5) is desired or required. It should be located in a less urban area that allows for larger areas for surface parking. In general, it will be a mid-rise building with retail occupying the street level with office space above.



The building and lot configuration is shown to illustrate typical market driven building massing, parking requirements and general efficient site configuration.

MOOREFIELD STATION

5 March 2002

development standards

TYPOLOGY: COMMERCIAL



Total Building Area:
144,000 of (15 floors @ 20,000)
Total Land Area:
3.4 acres / 146,500 of
Building Height:
approximately 55'
Building Use:
Mixed Use Office, Commercial, Retail
Building Placement:
Lot dimensions shown 300'x420'
Front Setback:
2' minimum from ROW
Parking Location:
Parking will be in the rear or side

This building type is flexible. Parking may be accommodated in a garage, and in such circumstances, an urban setting is recommended. Again, retail can activate the ground floor, activating the adjacent public realm and street.



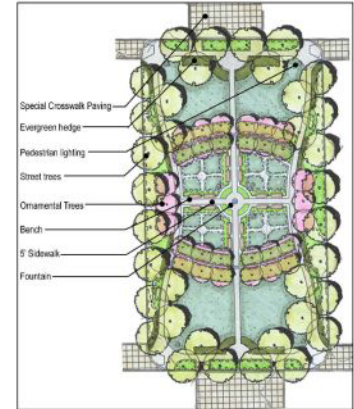
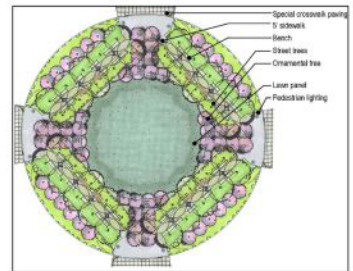
The building and lot configuration is shown to illustrate typical market driven building massing, parking requirements and general efficient site configuration.

MOOREFIELD STATION

5 March 2002

development standards

Typical Design of Mini-Parks, Plazas, & Greens



TYPOLOGY: COMMERCIAL



Total Building Area:
250,000 of (15 floors @ 20,000 all)
Total Land Area:
3.4 acres / 146,500 of
Building Height:
approximately 55'
Building Use:
Mixed Use Office, Commercial, Retail
Building Placement:
Lot dimensions shown 300'x420'
Front Setback:
2' minimum from ROW
Parking Location:
Parking will be in the rear of lot

This building type should be located in areas designated with higher density. Uses within the building should be mixed.

The building and lot configuration is shown to illustrate typical market driven building massing, parking requirements and general efficient site configuration.



meets and general efficient site configuration.

MOOREFIELD STATION

5 March 2002

development standards

TYPOLOGY: COMMERCIAL



Total Building Area:
250,000 of (15 floors @ 20,000 all)
Total Land Area:
3.4 acres / 146,500 of
Building Height:
approximately 120'
Building Use:
Mixed Use Office, Commercial, Retail
Building Placement:
Lot dimensions shown 300'x420'
Front Setback:
2' minimum from ROW
Parking Location:
Parking will be in the rear of lot

This building type should be located in areas designated with higher density. Uses within the building should be mixed.

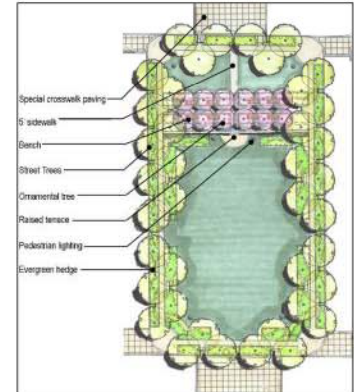
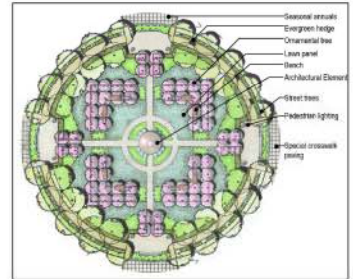


meets and general efficient site configuration.

MOOREFIELD STATION

5 March 2002

development standards



Typologies
Sheet 11 OF 26
November 27, 2002
Revised Through December 10, 2002
Dulles Election, Dulles Magisterial District, Loudoun County Virginia
ZMAP 2001 - 0003
Moorefield Station

This plan is for illustrative purposes only.



BLOCK AREAS, MOOREFIELD STATION EAST		
BLOCK	GROSS AREA [AC]	NET AREA [AC]
T-1	8.43	8.02
T-2	2.80	1.96
T-3	8.76	3.26
T-4	13.92	1.20
T-5	9.39	4.76
T-6	9.85	7.78
T-7	9.29	6.71
T-8	8.29	6.97
T-9	5.81	6.96
T-10	11.33	5.45
T-11	1.88	2.15
T-12	6.75	3.71
T-13	2.61	2.81
T-14	2.81	2.81
T-15	12.78	10.32
T-16	10.09	8.10
T-17	5.89	3.97
T-18	9.10	6.01
T-19	16.86	14.86
T-20	8.29	6.29
T-21	6.75	4.65
T-22	6.89	6.62
T-23	3.39	3.39
T-24	12.04	12.15
T-25	4.22	4.22
T-26	4.67	4.67
TOTAL		146.16
O-1	1.81	1.81
O-2	3.93	3.93
O-3	1.49	1.48
O-4	3.71	3.71
O-5	3.61	3.61
O-6	5.87	5.97
O-7	2.25	2.25
O-8	1.62	3.69
O-9	3.45	1.81
O-10	1.84	1.84
O-11	1.89	1.89
O-12	2.12	2.12
O-13	2.86	2.86
O-14	5.79	5.79
O-15	9.10	8.41
TOTAL		47.48
TOTAL		193.64

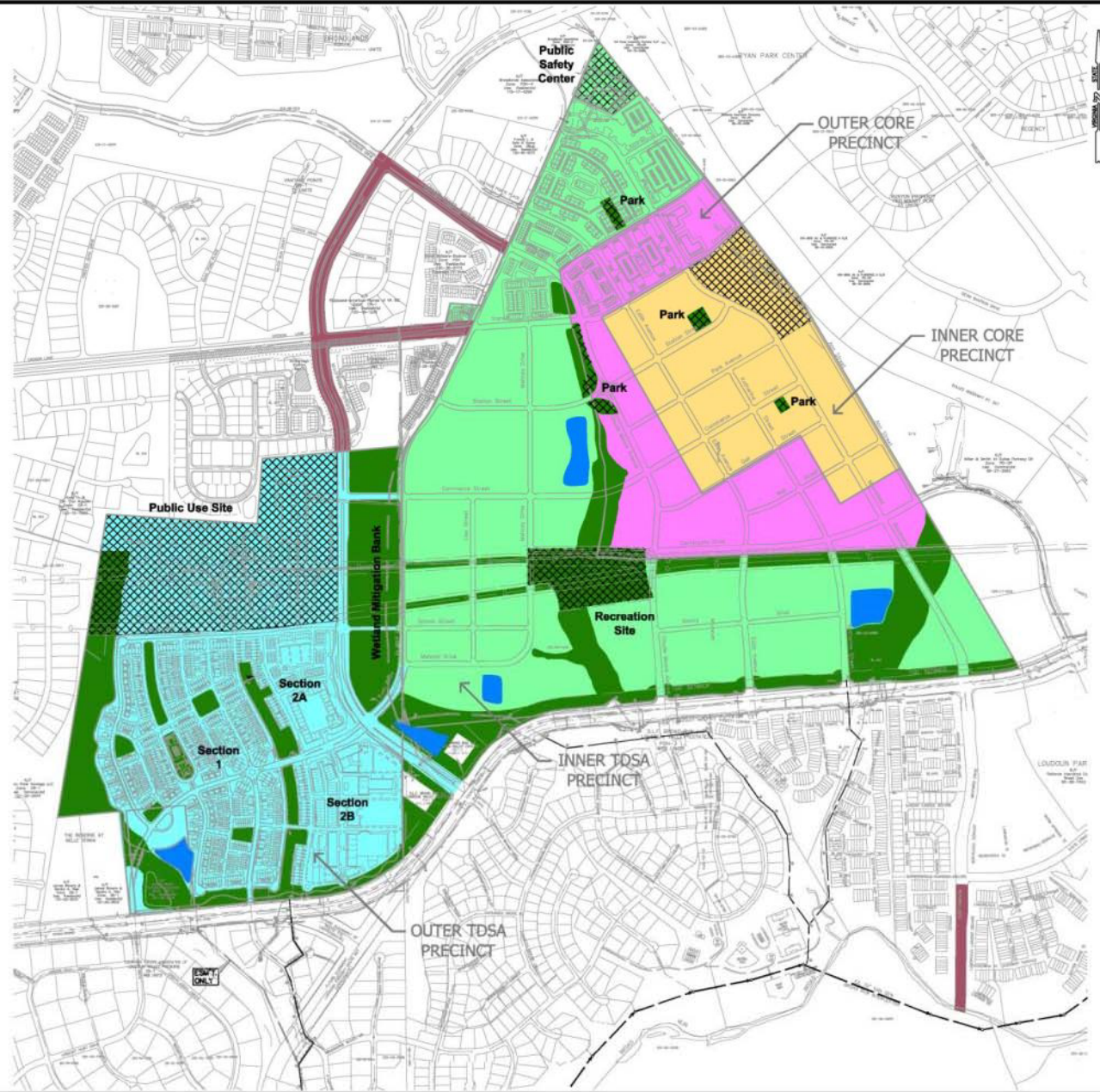


DESIGN		PHR+A	SURVEY	PHR+A	PROJECT	TITLE	Patton Harris Rust & Associates, p.c. Engineers, Surveyors, Planners, Landscape Architects. 14332 Lee Road Chantilly, VA 20151-1679 T 703-448-6700 F 703-448-6714		PROFESSIONAL SEAL
DRAWN	TMR	DATE	OCT., 2004	Moorefield Station Dulles Election, Dulles Magisterial District Loudoun County Virginia		EXHIBIT 1 2004 Advisory Meeting			
CHECKED	CTN	SCALE	Not to Scale						
FILE NO.	03052-1-8	CAT NO.	SHEET 1						



Legend

-  Public Site
-  Outer TDSA
-  Inner TDSA
-  Outer Core
-  Inner Core
-  Open Space
-  Water Feature
-  Offsite Required Road Improvements

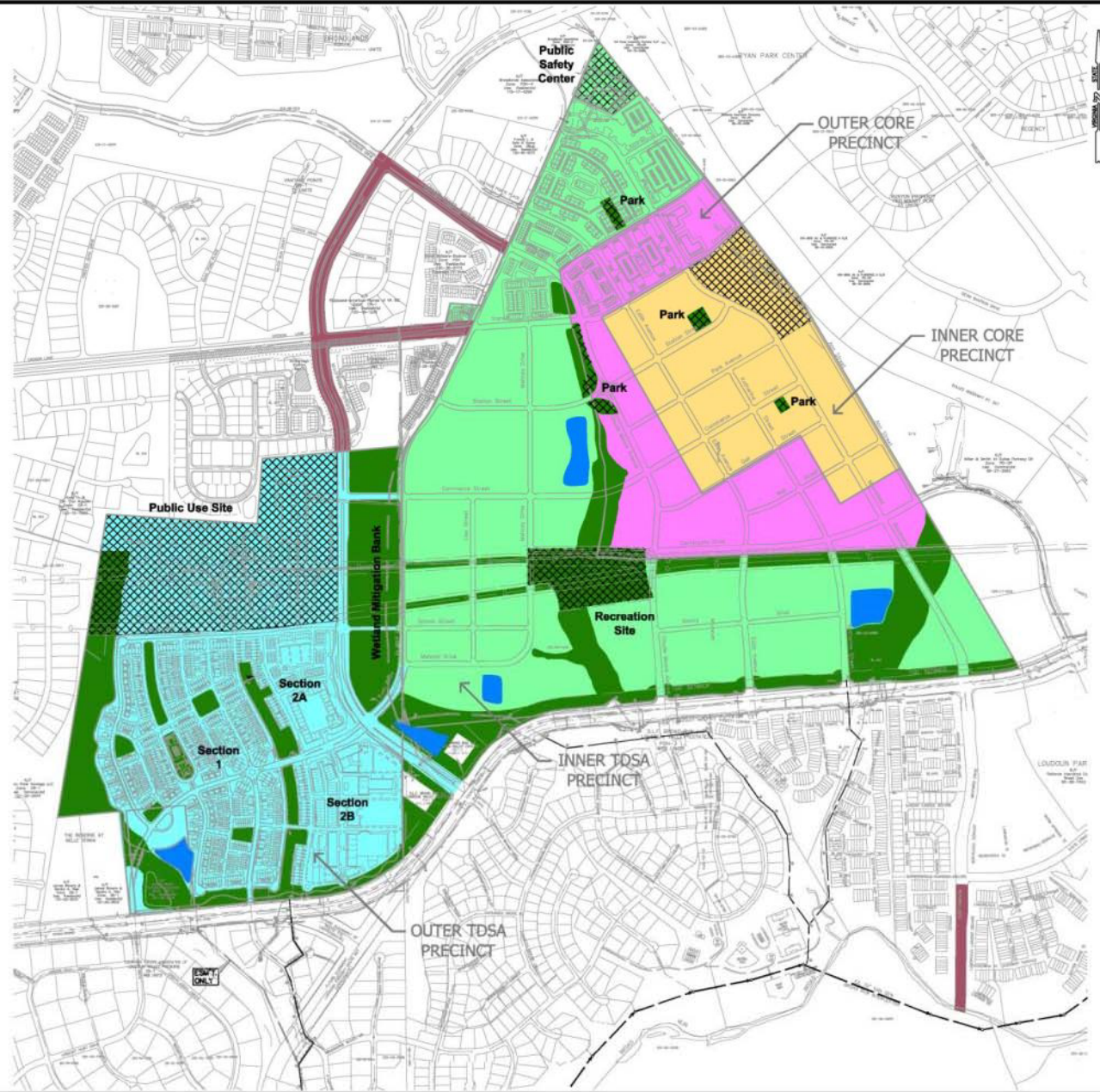


DESIGN				PHR+A	PHR+A	PROJECT		TITLE		PATTON HARRIS RUST & ASSOCIATES, PC ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS. 14532 LEE ROAD CHANTILLY, VA 20151-1879 T 703.448.6700 F 703.449.6714	
DRAWN				TMR	DATE	MOOREFIELD STATION		EXHIBIT 1		2004 ADVISORY MEETING	
CHECKED				CTN	SCALE	DULLES ELECTION, DULLES MAGISTERIAL DISTRICT LOUDOUN COUNTY VIRGINIA		2004 ADVISORY MEETING		2004 ADVISORY MEETING	
FILE NO.				08052-1-8	DATE	DULLES ELECTION, DULLES MAGISTERIAL DISTRICT LOUDOUN COUNTY VIRGINIA		2004 ADVISORY MEETING		2004 ADVISORY MEETING	
SHEET				1	SCALE	DULLES ELECTION, DULLES MAGISTERIAL DISTRICT LOUDOUN COUNTY VIRGINIA		2004 ADVISORY MEETING		2004 ADVISORY MEETING	



Legend

-  Public Site
-  Outer TDSA
-  Inner TDSA
-  Outer Core
-  Inner Core
-  Open Space
-  Water Feature
-  Offsite Required Road Improvements



DESIGN		PHR+A	PHR+A	PROJECT		Moorefield Station		TITLE		EXHIBIT 1		2004 Advisory Meeting		Patton Harris Rust & Associates, PC Engineers, Surveyors, Planners, Landscape Architects. 14532 Lee Road Chantilly, VA 20151-1879 T 703.448.6700 F 703.449.6714		PROFESSIONAL SEAL	
DRAWN	TMR	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
CHECKED	CTN	SCALE	SCALE	SCALE	SCALE	SCALE	SCALE	SCALE	SCALE	SCALE	SCALE	SCALE	SCALE	SCALE	SCALE	SCALE	SCALE
FILE NO.		08052-1-8		DATE		NOV 11 2004		NOV 11 2004		NOV 11 2004		NOV 11 2004		NOV 11 2004		NOV 11 2004	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8		1-8	
08052-1-8		1-8		1-8		1-8		1-8		1-8							





DESIGN				PHR+A	SURVEY	PROJECT Moorefield Station Dulles Election, Dulles Magisterial District Loudoun County Virginia	TITLE EXHIBIT 1 2004 Advisory Meeting	Patton Harris Rust & Associates, p.c. Engineers, Surveyors, Planners, Landscape Architects. 14332 Lee Road Chantilly, VA 20151-1679 T 703-448-6700 F 703-448-6714		PROFESSIONAL SEAL
DRAWN		TMR	DATE	OCT., 2004						
CHECKED				CYN	SCALE	Not to Scale				
FILE NO.				03052-1-8	CAT NO.	EXHIBIT				



Legend

-  Public Site
-  Outer TDSA
-  Inner TDSA
-  Outer Core
-  Inner Core
-  Open Space
-  Water Feature
-  Offsite Required Road Improvements



DESIGN		PHR+A	PHR+A	PROJECT		TITLE		PROFESSIONAL SEAL	
DRAWN	TMR	DATE	OCT. 2004	Moorefield Station		EXHIBIT 1		Patton Harris Rust & Associates, PC	
CHECKED	CTN	SCALE	Not to Scale	Dulles Election, Dulles Magisterial District		2004 Advisory Meeting		Engineers, Surveyors, Planners, Landscape Architects.	
FILE NO.	08052-1-8	DATE	NOV 11 2004	Loudoun County Virginia		1		14532 Lee Road	
08052-1-8		1-8						Chantilly, VA 20151-1879	
08052-1-8		1-8						T 703.448.6700	
08052-1-8		1-8						F 703.449.6714	
08052-1-8		1-8						PHR+A	

