

INNOVATION STATION MIXED USE DEVELOPMENT

A RECO DEVELOPMENT



ROCKS ENGINEERING COMPANY

1960 Gallows Road, Suite 300
Vienna, VA 22182
Voice (703) 556-4000

RECO
DEVELOPMENT

INNOVATION STATION MIXED USE DEVELOPMENT

PROJECT SCOPE SUMMARY (revised 6/18/2014)

PROPERTY	Acres	Land SF	FAR	Density
Rocks Property	11.65	507,313	3.197	1,621,940
Sunrise Valley Dedication	0.94	40,850	0.59	24,102
Total	12.58	548,163	3.003	1,646,041

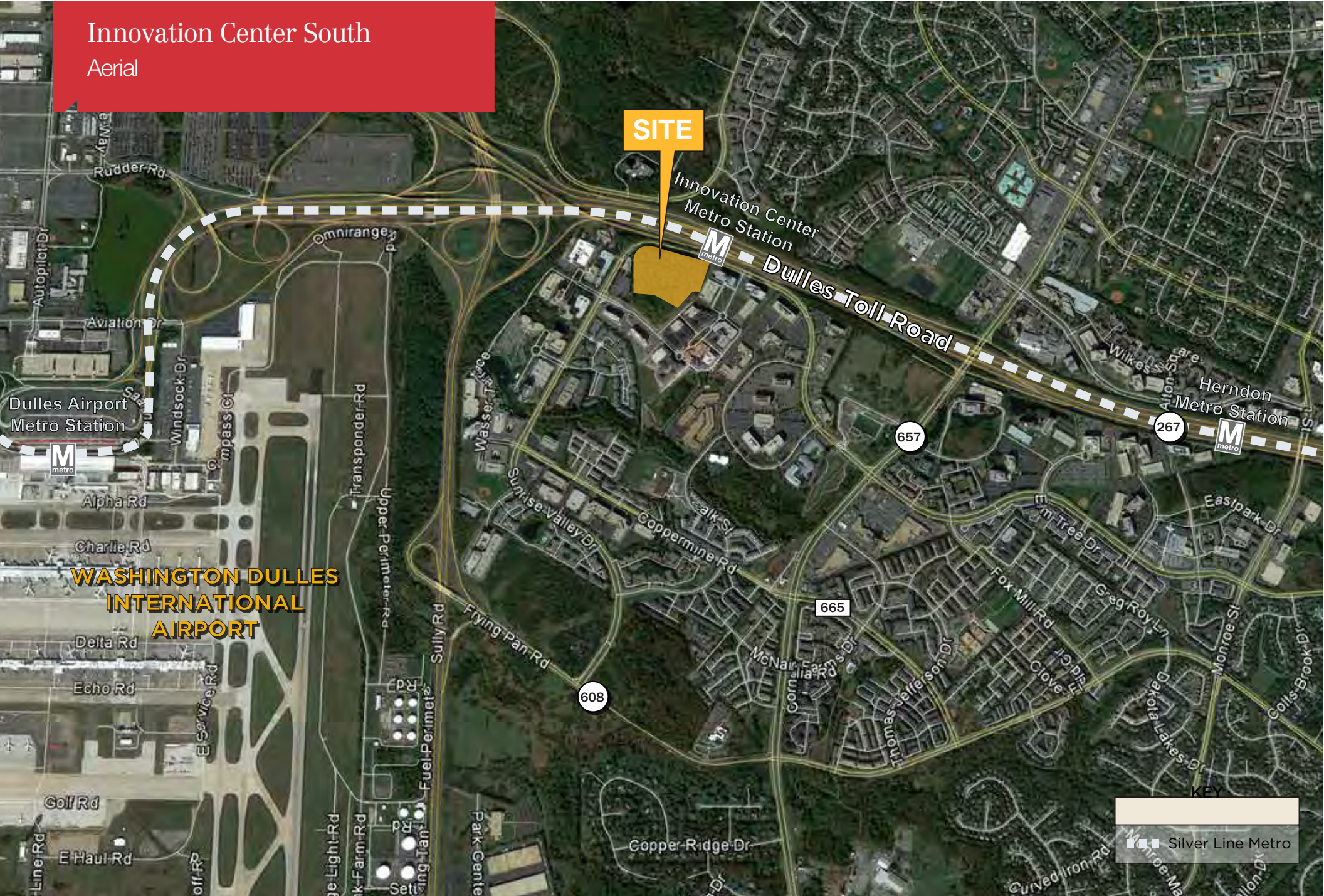
PRODUCT MIX	Square feet	Units	Parking			
			Min		Max	
RESIDENTIAL	871,041	1,005	1,303	1.25 per DU	1,608	1.6 per DU
COMMERCIAL	501,000		1,000	2.0 per 1,000sf	1,050	2.1 per 1,000sf
HOTEL	90,000	190	190	1.0 per room	206	1.08 per room
RETAIL	84,000		444	6.0 per 1,000sf (1)	623	6.0 per 1,000sf (2)
BONUS DENSITY	100,000					
TOTAL	1,646,041	2,937			3,487	

FOOTNOTES

- (1) Excludes first 5,000 sf
 (2) 5.0 spaces for the first 1,000 sf

Innovation Center South

Aerial



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

8027 Leesburg Pike, Suite 300
Vienna, VA. 22182
+1571 382 2100
naiklnb.com

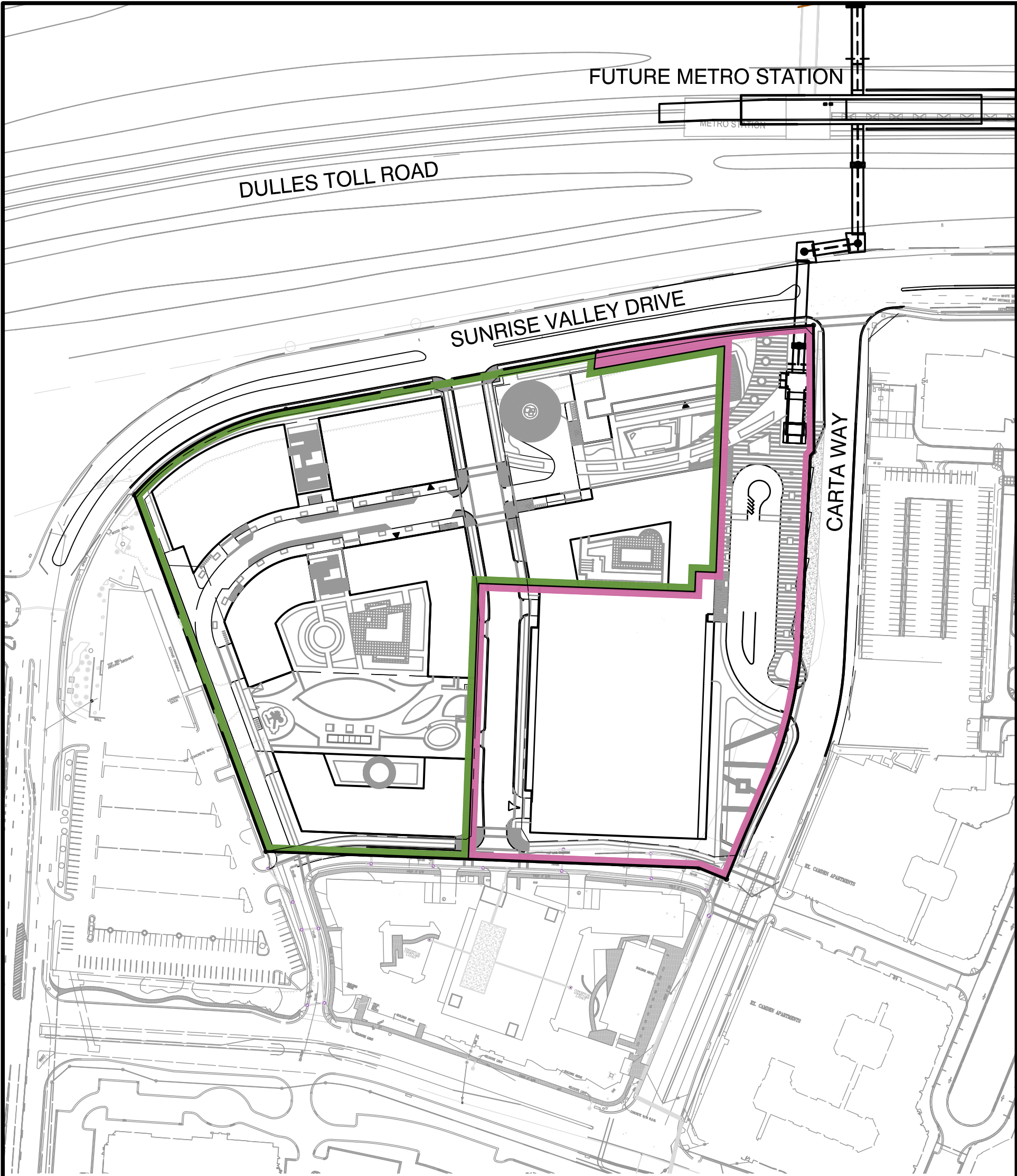






Exhibit B-3
Depiction of Final Parcels

-  New Rocks Parcel (9.116 AC)
-  New County Parcel (5.560 AC)

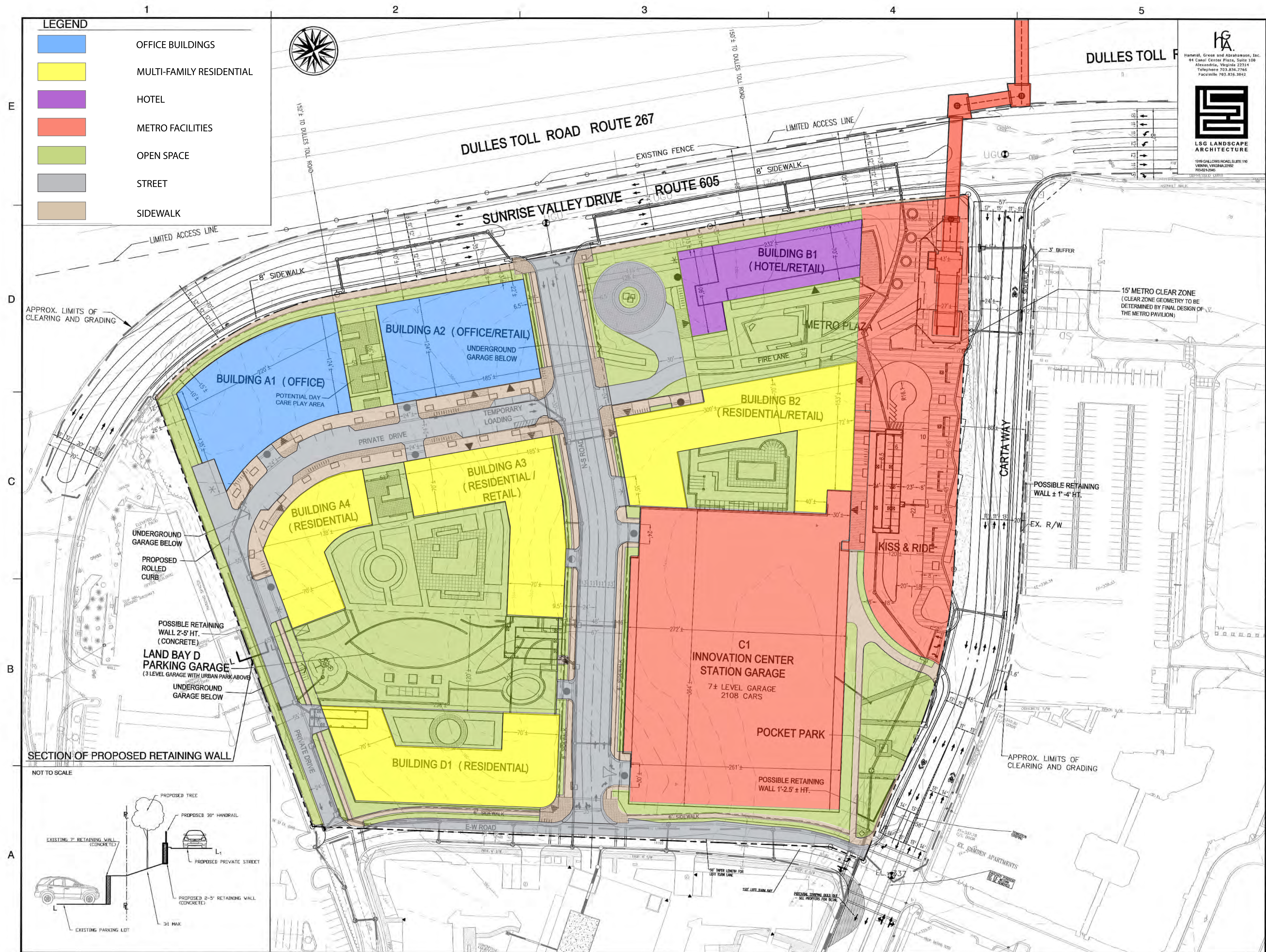
SCALE IN FEET
1" = 150

1 INCH


VCS-83

Note: This graphic is for exhibit purposes only.

Q:\PROJECT\Rocks Property Submissions\CDPA-FDPA_2013\CAD\Exhibits\Depiction of Final Parcels Exhibit (2014-05-02).dwg, Layout1, 5/2/2014 8:36:33 AM, cpennetti, Tabloid, 1:1

C:\PROJECT\Rocke Property\Submissions\CDPA-FDPA-2013\CDPA Deliverables\C4 CPDP.dwg, 3/31/2014 8:41:47 AM, 1210-HP-Design\utb5CMA4.pcd



No.	DATE	BY	Description
5	3/27/14		
4	2/21/14		
3	1/3/14		
2	11/22/13	LNM	
1	9/9/13		

REVISIONS
DRAWN BY JMC
APPROVED BY JWE
CHECKED BY
DATE AUG 1, 2013

