

Exhibit A - Concept Sketch County Preferred Option

NEW DEVELOPMENT SITE
AREA = 242,545 S.F. OR
5.56807 AC.

ORIGINAL SP#177 BOUNDARY
AREA = 698,593 S.F. or 16,03749 AC.

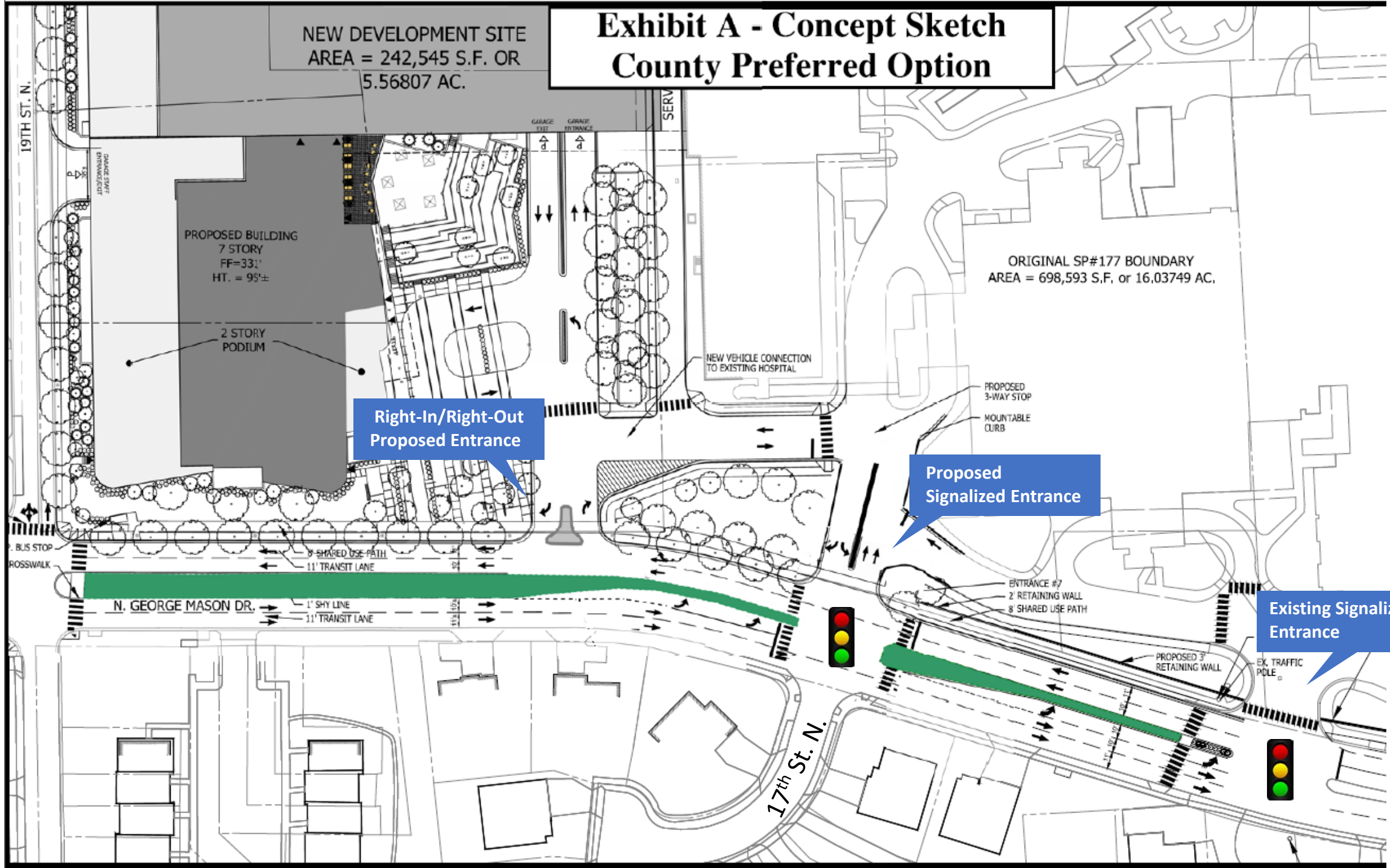
PROPOSED BUILDING
7 STORY
FF=331'
HT. = 95'±

2 STORY
PODIUM

Right-In/Right-Out
Proposed Entrance

Proposed
Signalized Entrance

Existing Signalized
Entrance



County preferred option is strongly recommended:

- Geometrically preferred: it does not include driveways within the intersection functional area.
- Queuing can be mitigated with internal signage and striping.
- Changes to outbound lane configuration could reduce queue lengths.
- Signal spacing: County will ensure signal progression along George Mason Drive.
- Additional entry and exit points will distribute site traffic more evenly.
- Heavy vehicle turning movements may be improved.