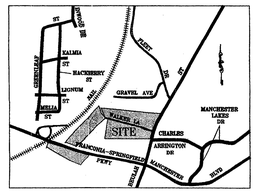
METRO PARK

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT



VICINITY MAP
SCALE : 1"= 2,000'

RCA 98-LE-048
Application No. _____ Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED undated
Date of (BOS) (PC) approval 2/5/01
Sheet 1 of 8

APPLICANT:

FRIED COMPANIES, INC.
6551 Loisdale Court Suite 900
SPRINGFIELD, VIRGINIA 22150

September 25, 2000

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2. NOTES AND TABULATIONS
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COMMONWEALTH OF VIRGINIA
W. THOMAS TANNER JR.
No. 9765
PROFESSIONAL ENGINEER
1-26-2000

METRO PARK
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT

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ZONING EVALUATION DIVISION

Dewberry & Davis LLC
A Dewberry Company
Engineers
Planners
Surveyors
Landscape Architects
8401 Arlington Blvd.
Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118

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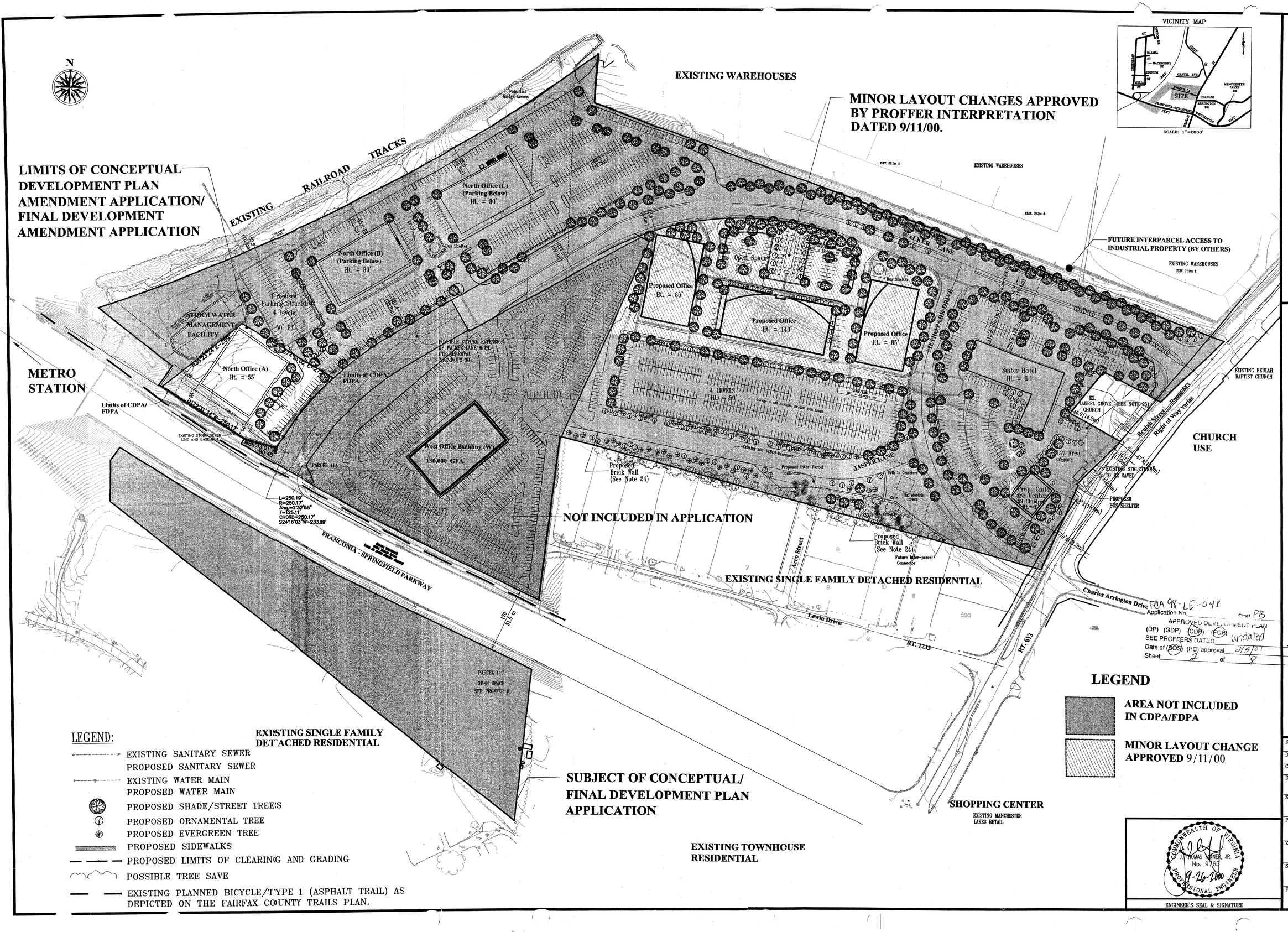

Dewberry & Davis
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8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118

CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT

FRIED/METRO OFFICE PARK

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

PRA 98-LE-048
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APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Sheet 2 of 8

DRAWN BY	JMC
DESIGNED BY	
CHECKED BY	GK
DATE	9/25/00
SCALE	1" = 100'
PLAN NUMBER	
ZONED	
SHEET	1 OF 1
FILE NUMBER	M-9941

COMMONWEALTH OF VIRGINIA
J. THOMAS MANGE, JR.
No. 9765
PROFESSIONAL ENGINEER
9-26-2000

ENGINEER'S SEAL & SIGNATURE

G:\PROJECT\FRIEDCO\Fried\CDP9915.dwg m.budd-landsarch

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THE CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN AMENDMENT (CDPA/FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 91-1 ((1)) 11B.

2. THE TOTAL LAND AREA OF THE CDPA/FDPA CONSISTS OF APPROXIMATELY 1.66 ACRES AND IS ZONED PDC (PLANNED DEVELOPMENT COMMERCIAL) DISTRICT.

3. THE SOLE PURPOSE OF THIS CDPA/FDPA IS TO PERMIT AN INCREASE IN HEIGHT OF PREVIOUSLY APPROVED NORTH OFFICE (A) TO 55 FEET. THERE IS NO PROPOSED INCREASE IN GROSS FLOOR AREA BEING PROPOSED AND, WITH THE EXCEPTION OF MINOR LAYOUT CHANGES APPROVED BY AN ADMINISTRATIVE INTERPRETATION DATED SEPTEMBER 11, 2000, THERE ARE NO OTHER CHANGES TO THE APPROVED CDP/FDP. THIS CDPA/FDPA ACCOMPANIES A PROFFERED CONDITION AMENDMENT (PCA) APPLICATION.

4. THE BOUNDARY INFORMATION FOR THE CDPA/FDPA WAS COMPUTED BY DEWBERRY & DAVIS.

5. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF 0.5 METER FROM A FIELD RUN SURVEY BY THE ENGINEERING GROUPE. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION..

6. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY OR ANY ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.

7. STORMWATER DETENTION/BEST MANAGEMENT PRACTICES (SWM/BMPs) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY WAIVER. AT THIS TIME IT IS ANTICIPATED THAT THE SWM/BMP REQUIREMENTS FOR THE PROPERTY WILL BE SATISFIED BY UNDERGROUND AND SURFACE FACILITIES AS GENERALLY DELINEATED ON THE CDPA/FDPA. SUBJECT TO REVIEW AND APPROVAL BY DPW&ES, THE APPLICANT RESERVES THE RIGHT TO MEET ITS STORMWATER MANAGEMENT OBLIGATIONS THROUGH THE USE OF OFF-SITE WET PONDS LOCATED IN THE GENERAL VICINITY OF THE SITE.

8. THE LIMITS OF CLEARING AND GRADING SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING AND DESIGN.

9. THE FOOTPRINTS OF THE BUILDINGS SHOWN HEREON ARE PRELIMINARY AND MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-403 OF THE ZONING ORDINANCE SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZE AND SHAPE OF THE BUILDINGS ARE ALSO PRELIMINARY AND MAY VARY, AND THE EXACT LOCATION OF THE BUILDINGS, AND RELATED PEDESTRIAN WALKWAYS, NUMBER OF EMPLOYEES, PARKING SPACES, ETC. SHOWN IN THE TABULATION MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENT.

   THE FLOOR AREAS AND THE BUILDING HEIGHTS (EXCLUDING PARAPET WALLS AND ALL OTHER STRUCTURES SPECIFIED IN SECT. 2-506 OF THE ZONING ORDINANCE) THAT ARE REPRESENTED ARE TO BE CONSIDERED MAXIMUMS, AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES AIRE TO BE DEEMED MINIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF FLOOR AREA THAN THAT REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING LOT LAYOUT(S) MAY BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THEY DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

   LASTLY, THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES SHOWN ON THE GRAPHIC ARE PRELIMINARY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN.

10. THE PRIMARY USE OF EACH BUILDING WILL BE AS REPRESENTED IN THE TABULATION UNDER PROPOSED DEVELOPMENT PROGRAM. IT IS TO BE UNDERSTOOD THAT THE FOLLOWING PRINCIPAL AND SECONDARY USES MAY ALSO BE ESTABLISHED IN EACH OF THE PROPOSED BUILDINGS. BEFORE ESTABLISHMENT OF SUCH USES, PARKING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE.

    - ACCESSORY USES AND ACCESSORY SERVICE USES.
    - BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS.
    - CHILD CARE CENTERS AND NURSERY SCHOOLS WHICH HAVE AN ENROLLMENT OF 99 OR LESS STUDENTS DAILY.
    - EATING ESTABLISHMENTS.
    - ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING WHERE ASSEMBLY, INTEGRATION AND TESTING OF PRODUCTS IN A COMPLETELY ENCLOSED BUILDING IS INCIDENTAL TO THE PRINCIPAL USE OF SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING.
    - FAST FOOD RESTAURANTS.
    - FINANCIAL INSTITUTIONS.
    - INSTITUTIONAL USES (GROUP 3).
    - MEDICAL CARE FACILITIES, EXCEPT NURSING FACILITIES WHICH HAVE A CAPACITY OF LESS THAN FIFTY (50) BEDS.
    - PERSONAL SERVICE ESTABLISHMENTS.
    - PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS.
    - PUBLIC USES.
    - RETAIL SALES ESTABLISHMENTS (LIMITED TO SPECIALTY RETAIL AS DEFINED IN PROFFER #4).

11. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, SIGNS, PLAZAS, SITTING AREAS, PATIOS, DECKS, TRAILS, PLANTERS, FENCES AND/OR WALLS AND LIGHT STANDARDS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN THE ZONING ORDINANCE.

12. PARKING AND LOADING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GRAPHIC. THE EXACT NUMBER OF PARKING SPACES MAY BE ADJUSTED IN ACCORDANCE WITH NOTES 9 AND 10 ABOVE, AND THE NUMBER MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THE TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES PROVIDED IS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

    SO LONG AS THE TOTAL PARKING FOR THE DEVELOPMENT MEETS THE MINIMUM PARKING REQUIREMENTS OF THE ZONING ORDINANCE, THE APPLICANT MAY USE CROSS PARKING EASEMENTS BETWEEN AND AMONG DIFFERENT BUILDING SITES TO SATISFY THE MINIMUM REQUIREMENTS. IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE TOTAL NUMBER OF PARKING SPACES REQUIRED BY THE STRICT APPLICATION OF ARTICLE 11 IN ACCORDANCE WITH PAR. 4 OF SECT. 11-102 OF THE ZONING ORDINANCE AND TO REQUEST A REDUCTION IN THE TOTAL NUMBER OF LOADING SPACES REQUIRED BY THE STRICT APPLICATION OF ARTICLE 11 IN ACCORDANCE WITH PAR. 1 AND 2 OF SECT. 11-202 OF THE ZONING ORDINANCE.

    A FINAL NUMBER AND LOCATION OF LOADING SPACES AND ACCESSIBLE PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

13. LANDSCAPING WILL BE PROVIDED IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING REPRESENTED ON THE GRAPHIC SUBJECT TO FINAL ENGINEERING AND DESIGN. WITH FINAL ENGINEERING, THE LOCATION OF PROPOSED STREET TREES MAY HAVE TO BE ADJUSTED AT INTERSECTIONS TO ACCOMMODATE SIGHT DISTANCE REQUIREMENTS.

14. THE PROPOSED DEVELOPMENT PROGRAM WILL BE SERVED BY PUBLIC WATER AND SEWER.

15. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE NOT AVAILABLE AT THIS TIME.

16. IT IS CURRENTLY ANTICIPATED THAT THE PHASED CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. THE EXACT PHASING SCHEDULE IS NOT KNOWN AT THIS TIME. WHEREAS THE MAJOR INFRASTRUCTURE FOR THE PROPOSED DEVELOPMENT PROGRAM IS ALREADY IN PLACE, NEW IMPROVEMENTS SUCH AS THE PEDESTRIAN TRAILS AND SIDEWALKS WILL BE CONSTRUCTED IN PHASES IN CONJUNCTION WITH THE SITE DEVELOPMENT FOR EACH PROPOSED BUILDING.

17. EXISTING BUILDINGS LOCATED ON THE SUBJECT PROPERTY HAVE BEEN IDENTIFIED AND ALL EXCEPT ONE (AS NOTED ON THE GRAPHIC) WILL BE REMOVED.

18. THERE IS ONE EXISTING UTILITY EASEMENT THAT HAS A WIDTH OF TWENTY-FIVE FEET OR MORE LOCATED ON THE SUBJECT PROPERTY AND IS DELINEATED ON THE GRAPHIC. ALL PHYSICAL IMPROVEMENTS AND DISTURBANCE WILL BE COORDINATED WITH VIRGINIA POWER.

19. THERE IS A GRAVEYARD (75' X 150') LOCATED ON THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY ADJACENT TO LOT 10, LEWIN PARK, FOR WHICH ACCESS WILL CONTINUE TO BE PROVIDED. THE PROPOSED DEVELOPMENT WILL NOT IMPACT THE GRAVEYARD.

20. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

21. THE SUBJECT PROPERTY IS LOCATED IN LAND UNIT S9, BEULAH COMMUNITY PLANNING SECTOR IN AREA IV OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE AREA IS CURRENTLY PLANNED FOR RESIDENTIAL USE AT THREE TO FOUR DWELLING UNITS PER ACRE, BUT IS THE SUBJECT OF A COMPREHENSIVE PLAN AMENDMENT #S98IV-S1 FOR OFFICE AND RETAIL USES.

22. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN THE SAME IS SUBMITTED IN A SEPARATE ASSOCIATED DOCUMENT.

23. THE APPLICANT RESERVES THE RIGHT TO FILE FOR FUTURE FINAL DEVELOPMENT PLAN AMENDMENTS FROM THE PLANNING COMMISSION FOR THE ENTIRE SITE OR PORTIONS THEREOF IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-402 OF THE ZONING ORDINANCE.

24. A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS FOR A 35-FOOT WIDE PLANTING STRIP IS REQUESTED TO PROVIDE A MINIMUM 25-FOOT WIDE PLANTING STRIP WITH A SEVEN (7) FOOT HIGH BRICK WALL ALONG THE SOUTHERN PROPERTY LINE AS SHOWN HEREON WAS APPROVED IN CONJUNCTION WITH THE ORIGINAL REZONING TO THE PDC DISTRICT. IF THE ADJACENT LEWIN PARK AREA IS REZONED FOR A SIMILAR OFFICE DENSITY, THE REQUIREMENT FOR A TRANSITIONAL SCREENING YARD AND BARRIER WILL BE NULL AND VOID.

25. A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS FOR A 25-FOOT WIDE PLANTING STRIP TO PROVIDE A VARIABLE WIDTH PLANTING STRIP AND EVERGREEN HEDGE RANGING FROM 8 TO 40 FEET WIDE ALONG THE PROPERTY LINES OF THE LAUREL GROVE CHURCH HAS BEEN APPROVED.

26. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THE SUBJECT SITE EXCEPT FOR A NUMBER OF MATURE TREES LOCATED ALONG THE SOUTHERN PROPERTY LINE AS IDENTIFIED ON THE ATTACHED TREE SURVEY.

27. THERE ARE NO TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR THE NORTHERN PROPERTY LINE BECAUSE THE ADJACENT PROPERTY IS ZONED I-4 AND DEVELOPED FOR INDUSTRIAL/WAREHOUSE USES. A FUTURE INTERPARCEL ACCESS TO THE PROPERTY TO THE NORTH TO BE PROVIDED BY OTHERS HAS BEEN IDENTIFIED ON THE CDPA/FDPA.

    VEHICULAR ACCESS TO THE PROPERTY TO THE WEST, NOW OWNED BY INOVA, WILL BE PROVIDED BY A FOUR-LANE DIVIDED ROADWAY WHICH WILL CONNECT FROM BEULAH STREET TO THE WESTERN PROPERTY LINE.

28. THE LOCATION OF THE PROPOSED STREET TREES ALONG THE PROPOSED METRO PARK DRIVE AND WALKER LANE ARE PROVIDED IN RESPONSE TO COUNTY STAFF COMMENTS. THE PROPOSED STREET TREES LOCATED BETWEEN THE SIDEWALK AND CURB SHOULD BE RE-EXAMINED AT TIME OF FINAL DESIGN AND ENGINEERING OF THE PROPOSED METRO PARK DRIVE AND WALKER LANE WITH REGARD TO DESIGN SPEED FOR THE ROAD AND SAFETY/LIABILITY ISSUES. FINAL LOCATION OF THE PROPOSED STREET TREES WILL BE SUBJECT TO COUNTY AND VDOT APPROVAL.

29. EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

30. ACCESS FROM THE PARKWAY FOR EMERGENCY VEHICLES ASSOCIATED WITH AN EMERGENCY FACILITY AND A SHUTTLE BUS LINKING THE METRO STATION AND A RIGHT-IN/RIGHT-OUT VEHICULAR CONNECTION FROM PARCEL 11A TO THE PARKWAY MAY BE APPROPRIATE PROVIDED THAT SUCH ARE APPROVED BY THE COMMONWEALTH TRANSPORTATION BOARD AND REVIEWED BY THE FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION.

31. THE PROPOSED DEVELOPMENT INCLUDES DENSITY CREDIT FOR THE WALKER LANE RIGHT-OF-WAY (3.72± ACRES WHICH WERE PREVIOUSLY DEDICATED) AT A FLOOR AREA RATIO OF 0.55.

32. THERE ARE NO EXISTING OR PROPOSED RESIDENTIAL STRUCTURES LOCATED WITHIN 200 FEET OF THE EXISTING RAILROAD TRACKS.

TABULATION A:

EXISTING ZONING R-1, I-4, I-5
PROPOSED ZONING ..... PDC

LAND AREA ..... 37.17±AC

GROSS FLOOR AREA ..... 1,088,600± SF

FLOOR AREA RATIO PERMITTED 1.50
FLOOR AREA RATIO PROPOSED 0.62
(CALCULATED ON 40.8828 AC WHICH INCLUDES DENSITY CREDIT TAKEN FOR WALKER LANE)

PARKING SPACES REQUIRED 2,811
PARKING SPACES PROVIDED 3,510

OPEN SPACE REQUIRED (15%) ..... 6.1± AC
OPEN SPACE PROVIDED (35%) ..... 14.5± AC

PROPOSED DEVELOPMENT PROGRAM - A

BUILDING	PRIMARY USE*	GSF	HEIGHT	PARKING REQUIRED	PARKING PROVIDED
EASTERN	OFFICE	321,600	164 FT	837	1143
CENTRAL	OFFICE	294,800	152 FT	766	1008
NORTH OFFICE A		78,000	55 FT	203	235
NORTH OFFICE B		133,000	80 FT	346	438
NORTH OFFICE C		133,000	80 FT	346	438
SPECIALITY RETAIL**		18,800		86	94
SUITES ABOVE RETAIL		102,200	61 FT	198	125
CHILD CARE CENTER		7,200	40 FT	29	29
TOTAL		1,088,600		2811	3510

*SEE NOTE 10
**AS DEFINED IN PROFFER #4

TABULATION B (ALTERNATE LAYOUT):

EXISTING ZONING R-1, I-4, I-5
PROPOSED ZONING ..... PDC

LAND AREA ..... 37.17± AC

GROSS FLOOR AREA ..... 1,088,600± SF

FLOOR AREA RATIO PERMITTED 1.50
FLOOR AREA RATIO PROPOSED 0.62
(CALCULATED ON 40.8828 AC WHICH INCLUDES DENSITY CREDIT TAKEN FOR WALKER LANE)

PARKING SPACES REQUIRED 2,812
PARKING SPACES PROVIDED 3,404

OPEN SPACE REQUIRED (15%) ..... 6.1± AC
OPEN SPACE PROVIDED (34%) ..... 14.1± AC

PROPOSED DEVELOPMENT PROGRAM - B

BUILDING	PRIMARY USE*	GSF	HEIGHT	PARKING REQUIRED	PARKING PROVIDED
EASTERN	OFFICE	248,700	130 FT	647	843
CENTRAL	OFFICE	248,700	130 FT	647	843
WESTERN	OFFICE	119,000	70 FT	310	359
NORTH OFFICE A	"	78,000	55 FT	203	235
NORTH OFFICE B	"	133,000	80 FT	346	438
NORTH OFFICE C	"	133,000	80 FT	346	438
SPECIALITY RETAIL**		18,800		86	94
SUITES ABOVE RETAIL		102,200	61 FT	198	125
CHILD CARE CENTER		7,200	40 FT	29	29
TOTAL		1,088,600		2812	3404

*SEE NOTE 10
**AS DEFINED IN PROFFER #4.

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J. THOMAS TANNER, JR.
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9-26-2000
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NOTES
FRIED/METRO OFFICE PARK
FAIRFAX COUNTY, VIRGINIA
LEE DISTRICT

DRAWN BY JMC
DESIGNED BY DMC
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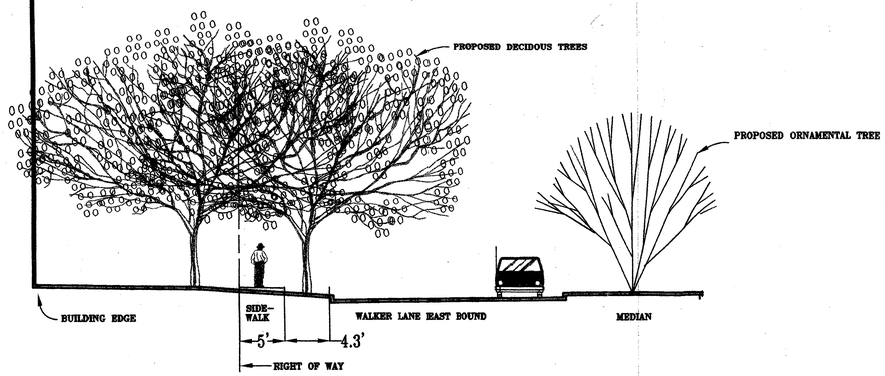
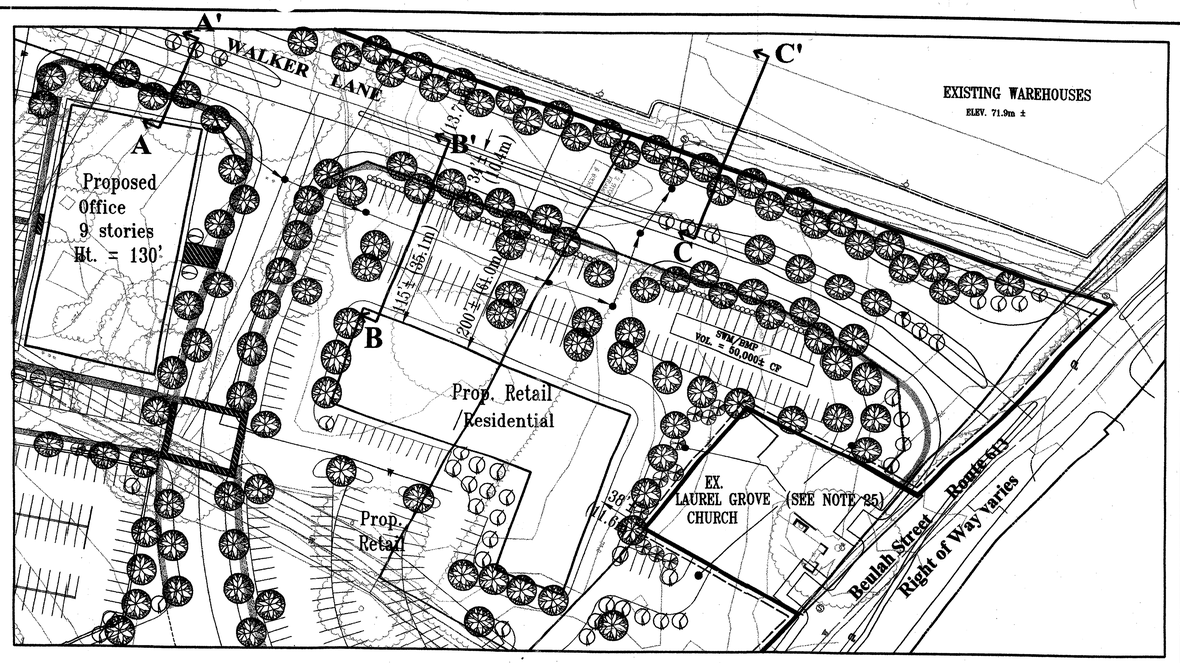
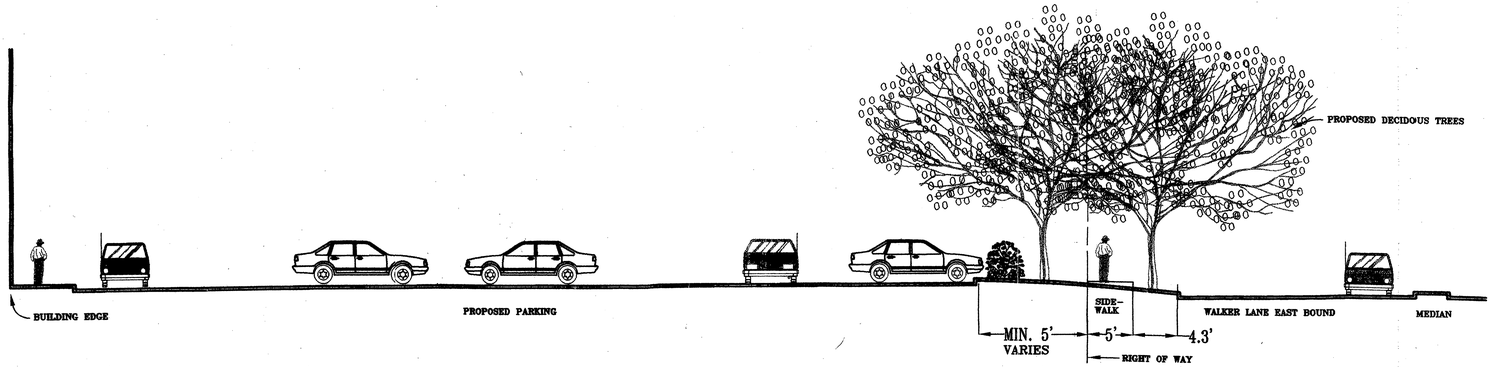
SHEET 2 OF 7
FILE NUMBER M-10195

Designjet 755CM Hewlett-Packard HP-GL/2 devices, ADI 4.3 - for Autodesk by HP

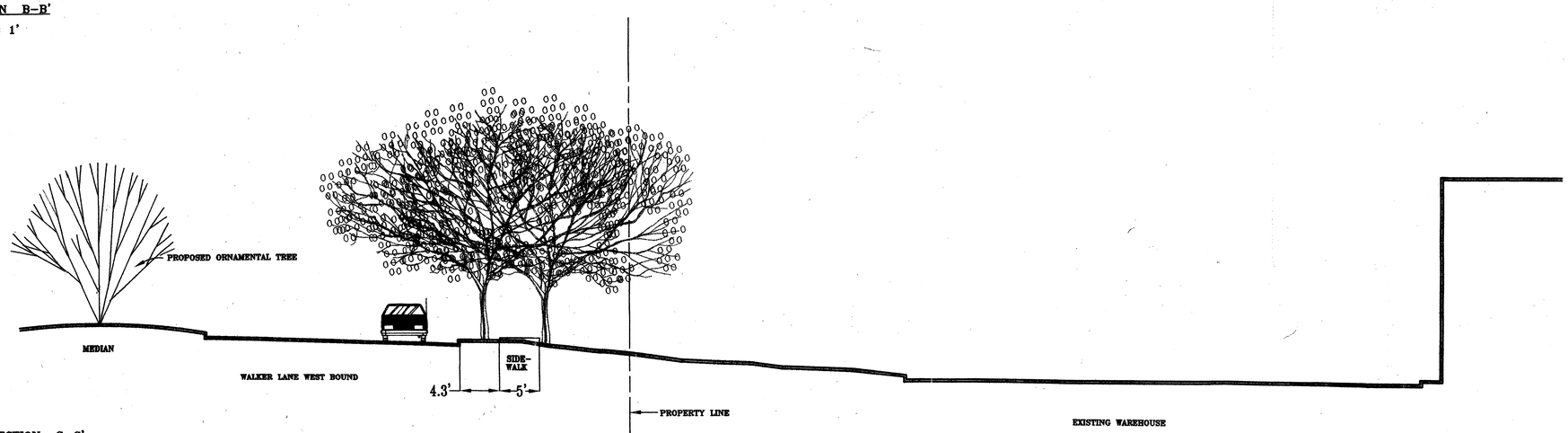


SECTION A-A'
1/8" = 1'





SECTION B-B'
1/8" = 1'



SECTION C-C'
1/8" = 1'

NO CHANGES MADE TO THIS SHEET.

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SHEET	4 OF 7
FILE NUMBER	M-10195

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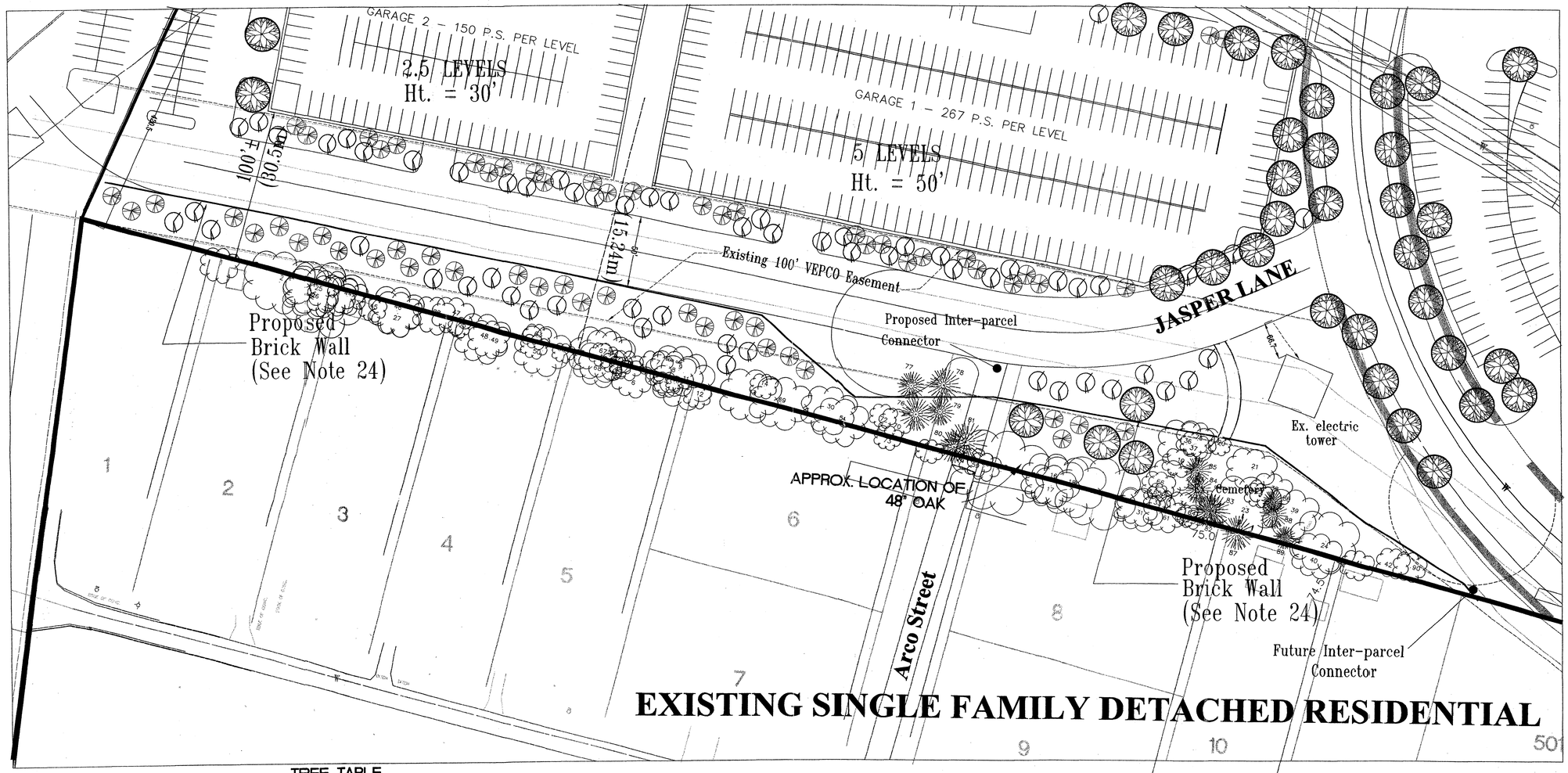
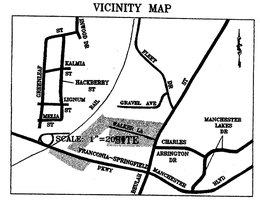


VICINITY MAP



TREE TABLE

1	8" OAK	17	15" OAK	33	10" CHERRY	49	18" MAPLE	65	6" LOCUST	81	8" PINE
2	30" OAK	18	24" OAK	34	10" CHERRY	50	15" MAPLE	66	10" LOCUST	82	15" CEDAR
3	30" OAK	19	8" OAK	35	8" CHERRY	51	15" MAPLE	67	18" ELM	83	15" CEDAR
4	12" OAK	20	6" OAK	36	10" CHERRY	52	6" MAPLE	68	12" ELM	84	12" CEDAR
5	15" OAK	21	18" OAK	37	6" CHERRY	53	6" MAPLE	69	15" POLAR	85	12" CEDAR
6	10" OAK	22	8" OAK	38	12" CHERRY	54	18" MAPLE	70	6" POPLAR	86	8" CEDAR
7	8" OAK	23	15" OAK	39	24" CHERRY	55	8" HOLLY	71	24" POPLAR	87	15" CEDAR
8	12" OAK	24	30" OAK	40	24" CHERRY	56	6" HOLLY	72	6" GUM	88	15" CEDAR
9	15" OAK	25	24" CHERRY	41	10" CHERRY	57	6" HOLLY	73	6" GUM	89	15" CEDAR
10	8" OAK	26	20" CHERRY	42	10" CHERRY	58	6" HOLLY	74	8" GUM	90	8" ASH
11	18" OAK	27	27" CHERRY	43	12" APPLE	59	8" HOLLY	75	10" GUM		
12	8" OAK	28	15" CHERRY	44	8" MAPLE	60	6" HOLLY	76	8" PINE		
13	18" OAK	29	6" CHERRY	45	8" MAPLE	61	15" HOLLY	77	6" PINE		
14	6" OAK	30	18" CHERRY	46	18" MAPLE	62	8" HOLLY	78	8" PINE		
15	48" OAK	31	20" CHERRY	47	18" MAPLE	63	6" LOCUST	79	6" PINE		
16	20" OAK	32	12" CHERRY	48	15" MAPLE	64	8" LOCUST	80	6" PINE		

Note: All trees with the exception of #77 & #78 will be saved.

Proposed Plant Material (Dewberry and Davis)

	Size
Shade Trees	
Tilia cordata – Little Leaf Linden	3"–31/2"cal.
Quercus rubara – Scarlet Oak	3"–31/2"cal.
Zelkova serrata – Zelkova	3"–31/2"cal.
Ornamental Trees	
Crataegus phoenopyrum 'Presidential'–Hawthorn	7'–8' ht.
Koelreuteria paniculata – Golden Raintree	2 1/2"–3"cal.
Prunus yedoensis – Yoshino Cherry	3"–31/2"cal.
Evergreen Trees	
Pinus Strobus – White Pine	7'–8' ht.
Ilex x attemuata 'Fosterii' – Fosters Holly	5'–6' ht.
Juniperus chinensis 'Hooks' – Hook's Juniper	6'–7' ht.

LEGEND:

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SIDEWALKS
- PROPOSED LIMITS OF CLEARING AND GRADING
- POSSIBLE TREE SAVE
- EXISTING PLANNED BICYCLE/TYPE 1 (ASPHALT TRAIL) AS DEPICTED ON THE FAIRFAX COUNTY TRAILS PLAN.

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9766
9-20-2000
PROFESSIONAL ENGINEER
ENGINEER'S SEAL & SIGNATURE

PCA 98-LE-048
Application No. _____ Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED undated
Date of BOS (PC) approval 2/5/01
Sheet 5 of 9

NO CHANGES MADE TO THIS SHEET.

BUFFER AREA DETAILS

FRIED/METRO OFFICE PARK

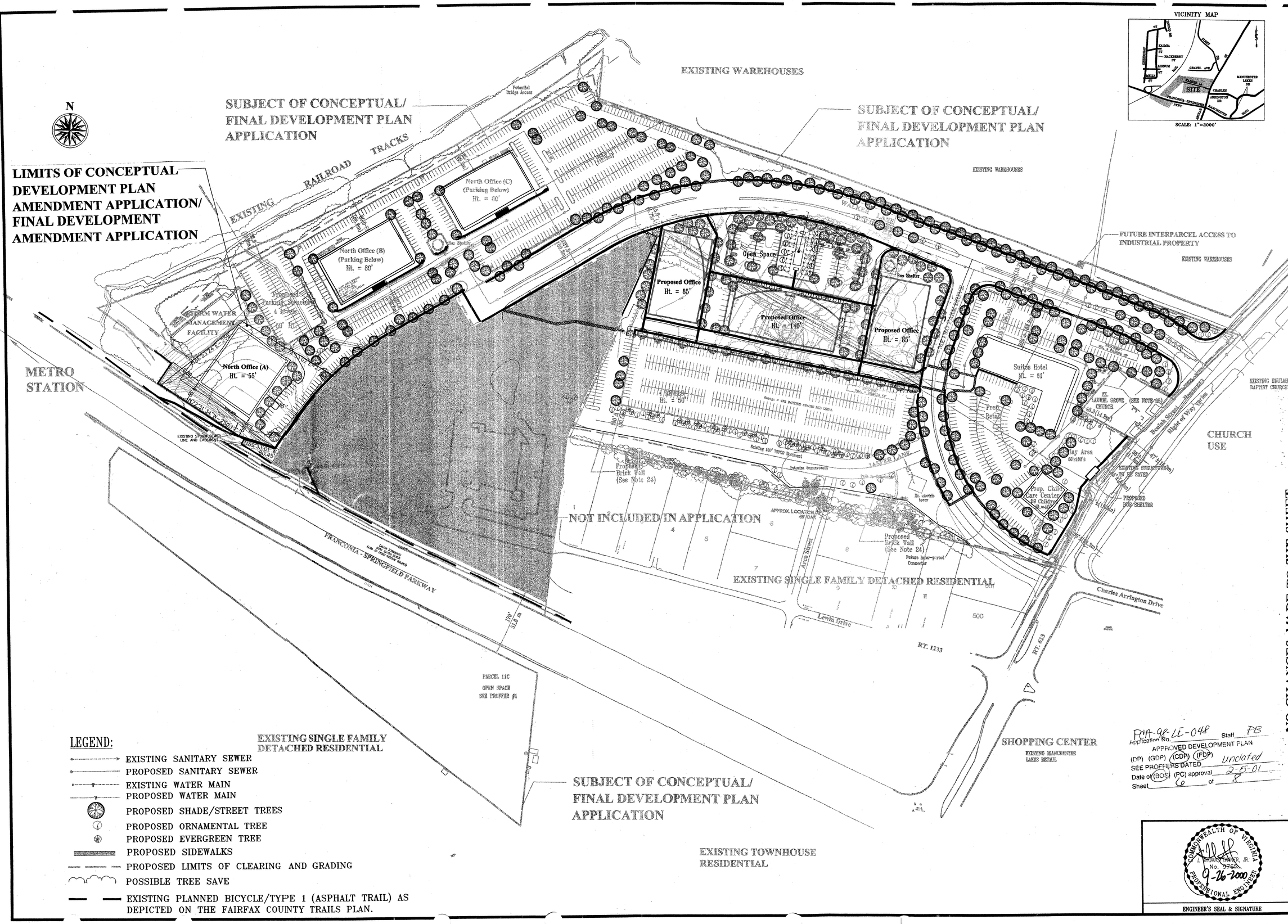
FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

Dewberry & Davis
Engineers
Planners
Surveyors
Landscape
Architects
8401 Arlington Blvd., Fairfax, Va. 22031
☎(703) 849-0100 FAX (703) 849-0118

DRAWN BY	JMC
DESIGNED BY	
CHECKED BY	GK
DATE	Sept. 25, 2000
SCALE	1" = 40'
PLAN NUMBER	
ZONED	
SHEET	4a OF 7
FILE NUMBER	M-10195

\PROJECT\FRIEDCO\friedfld\Tresavex.dwg Mon Jun 28 10:17:09 1999 m.cossaboon-landscape architecture
Designjet 755CM Hewlett-Packard HP-GL/2 devices, ADI 4.3 - 10" Autodesk by HP



PCA-98-LE-048 Application No. Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED unclated
Date of (BOS) (PC) approval 2-5-01
Sheet 6 of 8

COMMONWEALTH OF VIRGINIA
J. THOMAS DANIER, JR.
No. 9765
9-26-2000
PROFESSIONAL ENGINEER
ENGINEER'S SEAL & SIGNATURE

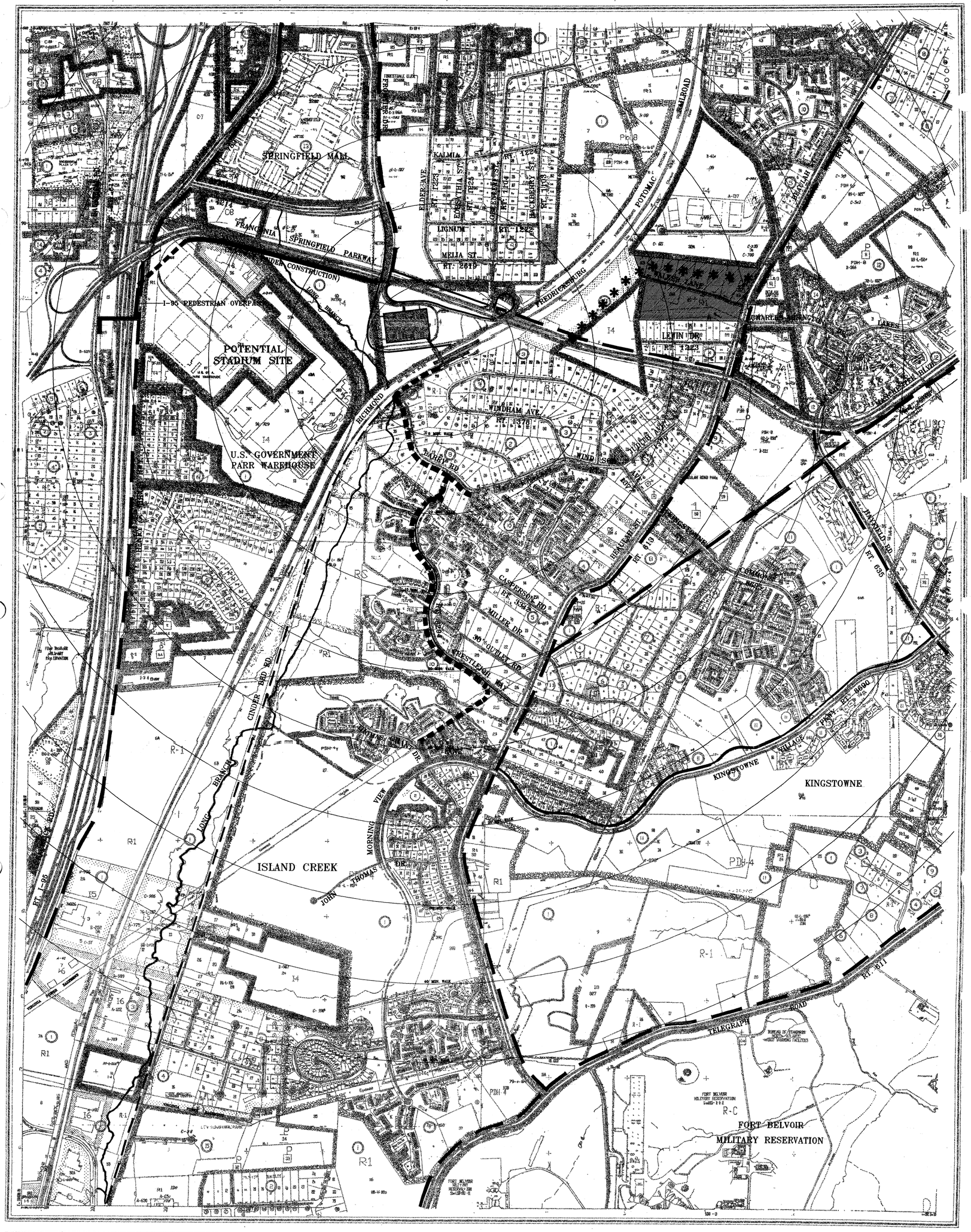
NO CHANGES MADE TO THIS SHEET.

Dewberry & Davis
Engineers
Planners
Surveyors
Landscape Architects
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118

PEDESTRIAN CIRCULATION PLAN
FRIED/METRO OFFICE PARK
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JMC
DESIGNED BY	
CHECKED BY	GK
DATE	Sept. 25, 2000
SCALE	1" = 100'
PLAN NUMBER	
ZONED	
SHEET	5 OF 7
FILE NUMBER	M-10195

\PROJECT\FRIEDCO\friedfld\SH2.DWG Mon Jun 28 10:30:19 1999 m.cossaboon-landscape architecture
DesignJet 755CM Hewlett-Packard HP-GL/2 devices, ADI 4.3 - for Autodesk by HP



PCA 98-LE-048 Application No. Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED undated
Date of (BOS) (PC) approval 2/5/01
Sheet 7 of 8

NOTE: BASE DATA COMPILED FROM FAIRFAX COUNTY TAX & ZONING MAPS, DATED 1994.

REGIONAL PEDESTRIAN TRAIL ACCESS TO FRANCONIA-SPRINGFIELD TRANSPORTATION CENTER AND SURROUNDING COMMUNITIES

LEGEND

- FRANCONIA-SPRINGFIELD ROUTE TRANSPORTATION CENTER (METRO,VRE,BUS)
- EXISTING VEHICULAR ROUTE
- EXISTING MASS TRANSIT ROUTE (RAIL)
- PLANNED BICYCLE/TYPE 1 (ASPHALT TRAIL) AS DIPICTED ON THE FAIRFAX COUNTY TRAILS PLAN DATED 1993-1994.
- CONSTRUCTED BICYCLE/TYPE 1 (ASPHALT TRAIL) PER THE FAIRFAX COUNTY TRAILS PLAN DATED 1993-1994.
- BICYCLE/TYPE 1 (ASPHALT TRAIL) UNDER CONSTRUCTION (VDOT)
- PLANNED PEDESTRIAN TRAIL AS DEPICTED ON THE FAIRFAX COUNTY TRAILS PLAN DATED 1993-1994.
- EXISTING CEMENT / CONCRETE SIDEWALK (GOOD CONDITION)
- PROPOSED CEMENT / CONCRETE SIDEWALK
- PROPOSED PEDESTRIAN TRAIL ALIGNMENT LINKING THE ISLAND CREEK COMMUNITY AND OTHER NEIGHBORHOODS WITH THE FRANCONIA-SPRINGFIELD TRANSPORTATION CENTER (APPROX. 1.25 MILES)
- PROFFERED MAJOR TRAIL IMPROVEMENTS TO BE CONSTRUCTED AT ISLAND CREEK.
- PROFFERED MAJOR TRAIL IMPROVEMENTS COMPLETED AT THE ISLAND CREEK COMMUNITY
- ADDITIONAL PLANNED PEDESTRIAN TRAILS

NO CHANGES MADE TO THIS SHEET.

0 200' 400' 800' 1200' 1 MILE
SCALE 1" = 400'

REDUCTION COPIES NOT TO SCALE

DATE: SEPTEMBER 27, 1995

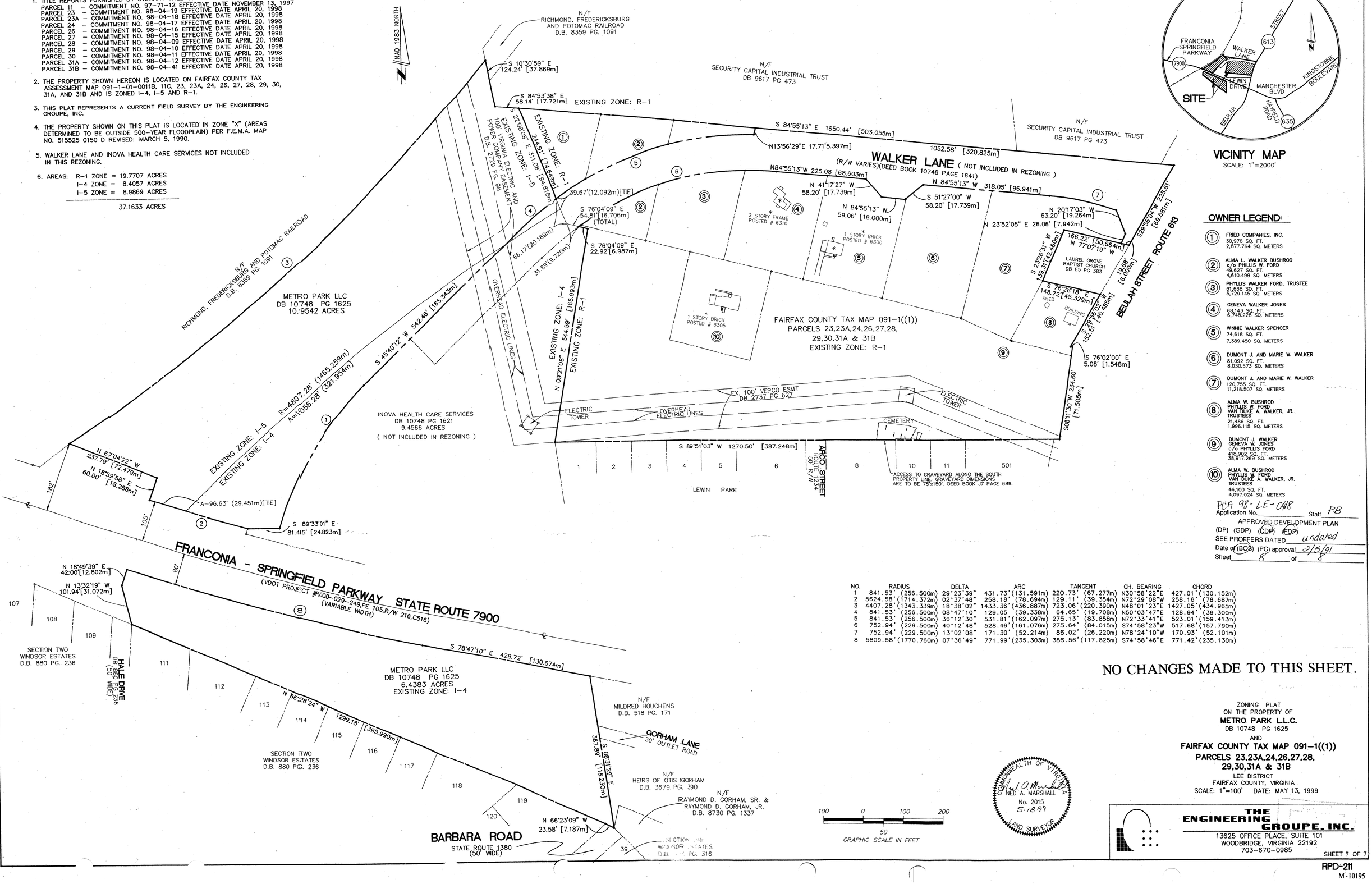
Dewberry & Davis
5401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX(703) 849-0118

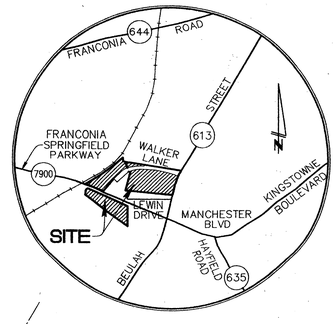
M-1019S

G:\PROJECT\484BEUL\SURV\DWG\00-04901.DWG

NOTES:

1. TITLE REPORTS FURNISHED BY STEWART TITLE GUARANTY COMPANY,
   PARCEL 11 – COMMITMENT NO. 97-71-12 EFFECTIVE DATE NOVEMBER 13, 1997
   PARCEL 23 – COMMITMENT NO. 98-04-19 EFFECTIVE DATE APRIL 20, 1998
   PARCEL 23A – COMMITMENT NO. 98-04-18 EFFECTIVE DATE APRIL 20, 1998
   PARCEL 24 – COMMITMENT NO. 98-04-17 EFFECTIVE DATE APRIL 20, 1998
   PARCEL 26 – COMMITMENT NO. 98-04-16 EFFECTIVE DATE APRIL 20, 1998
   PARCEL 27 – COMMITMENT NO. 98-04-15 EFFECTIVE DATE APRIL 20, 1998
   PARCEL 28 – COMMITMENT NO. 98-04-09 EFFECTIVE DATE APRIL 20, 1998
   PARCEL 29 – COMMITMENT NO. 98-04-10 EFFECTIVE DATE APRIL 20, 1998
   PARCEL 30 – COMMITMENT NO. 98-04-11 EFFECTIVE DATE APRIL 20, 1998
   PARCEL 31A – COMMITMENT NO. 98-04-12 EFFECTIVE DATE APRIL 20, 1998
   PARCEL 31B – COMMITMENT NO. 98-04-41 EFFECTIVE DATE APRIL 20, 1998
2. THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 091-1-01-0011B, 11C, 23, 23A, 24, 26, 27, 28, 29, 30, 31A, AND 31B AND IS ZONED I-4, I-5 AND R-1.
3. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY BY THE ENGINEERING GROUPE, INC.
4. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER F.E.M.A. MAP NO. 515525 0150 D REVISED: MARCH 5, 1990.
5. WALKER LANE AND INOVA HEALTH CARE SERVICES NOT INCLUDED IN THIS REZONING.
6. AREAS: R-1 ZONE = 19.7707 ACRES
   I-4 ZONE = 8.4057 ACRES
   I-5 ZONE = 8.9869 ACRES
   37.1633 ACRES





VICINITY MAP

SCALE: 1"=2000'

OWNER LEGEND:

1. FRIED COMPANIES, INC. 30,976 SQ. FT. 2,877.764 SQ. METERS
2. ALMA L. WALKER BUSHROD c/o PHILLIS W. FORD 49,627 SQ. FT. 4,610.499 SQ. METERS
3. PHYLLIS WALKER FORD, TRUSTEE 61,668 SQ. FT. 5,729.145 SQ. METERS
4. GENEVA WALKER JONES 68,143 SQ. FT. 6,748.228 SQ. METERS
5. WINNIE WALKER SPENCER 74,618 SQ. FT. 7,389.450 SQ. METERS
6. DUMONT J. AND MARIE W. WALKER 81,092 SQ. FT. 8,030.573 SQ. METERS
7. DUMONT J. AND MARIE W. WALKER 120,755 SQ. FT. 11,218.507 SQ. METERS
8. ALMA W. BUSHROD PHYLLIS W. FORD VAN DUKE A. WALKER, JR. TRUSTEES 21,486 SQ. FT. 1,996.115 SQ. METERS
9. DUMONT J. WALKER GENEVA W. JONES c/o PHYLLIS FORD 418,902 SQ. FT. 38,917.269 SQ. METERS
10. ALMA W. BUSHROD PHYLLIS W. FORD VAN DUKE A. WALKER, JR. TRUSTEES 44,100 SQ. FT. 4,097.024 SQ. METERS

NO.	RADIUS	DELTA	ARC	TANGENT	CH. BEARING	CHORD
1	841.53' (256.500m)	29°23'39"	431.73'(131.591m)	220.73' (67.277m)	N30°58'22"E	427.01'(130.152m)
2	5624.58'(1714.372m)	02°37'48"	258.18' (78.694m)	129.11' (39.354m)	N72°29'08"W	258.16' (78.687m)
3	4407.28'(1343.339m)	18°38'02"	1433.36'(436.887m)	723.06'(220.390m)	N48°01'23"E	1427.05'(434.965m)
4	841.53' (256.500m)	08°47'10"	129.05 (39.338m)	64.65' (19.708m)	N50°03'47"E	128.94' (39.300m)
5	841.53' (256.500m)	36°12'30"	531.81'(162.097m)	275.13' (83.858m)	N72°33'41"E	523.01'(159.413m)
6	752.94' (229.500m)	40°12'48"	528.46'(161.076m)	275.64' (84.015m)	S74°58'23"W	517.68'(157.790m)
7	752.94' (229.500m)	13°02'08"	171.30' (52.214m)	86.02' (26.220m)	N78°24'10"W	170.93' (52.101m)
8	5809.58'(1770.760m)	07°36'49"	771.99'(235.303m)	386.56'(117.825m)	S74°58'46"E	771.42'(235.130m)

PCA 98-LE-048
Application No. _____ Staff PB

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED undated
Date of (BOS) (PC) approval 2/5/01
Sheet 8 of 8

NO CHANGES MADE TO THIS SHEET.

ZONING PLAT
ON THE PROPERTY OF
METRO PARK L.L.C.
DB 10748 PG 1625
AND
FAIRFAX COUNTY TAX MAP 091-1((1))
PARCELS 23,23A,24,26,27,28, 29,30,31A & 31B
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100' DATE: MAY 13, 1999

COMMONWEALTH OF VIRGINIA
NED A. MARSHALL
No. 2015
5.18.99
LAND SURVEYOR

THE ENGINEERING GROUPE, INC.
13625 OFFICE PLACE, SUITE 101
WOODBRIDGE, VIRGINIA 22192
703-670-0985

SHEET 7 OF 7

RPD-211
M-10195