METRO PLACE AT DUNN LORING

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA 84-P-129-4 / FDPA 84-P-129-3

FDPA 84-P-129-3
Application No. PCA 84-P-129-4 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/6/97
Date of (BOS) (PC) approval 2/20/97
Sheet 1 of 4

ALTERNATE CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA)/FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 49-2 ((37)) A, B, C, D, E, F1, G1 AND H1.

   NO CHANGES ARE PROPOSED TO PARCELS A AND B. THIS PLAN INCLUDES ONLY PARCELS C, D, E, F1, G1 AND H1.

   THE CDPA/FDPA ACCOMPANIES A PROFFERED CONDITION AMENDMENT (PCA) APPLICATION TO REALLOCATE THE CURRENTLY APPROVED GROSS FLOOR AREA FROM OFFICE, SERVICE RETAIL, RESIDENTIAL AND COMMUNITY CENTER USES TO RESIDENTIAL AND COMMUNITY CENTER USES WITHIN PARCELS C, D AND E.

   THE CDPA/FDPA ALSO ACCOMPANIES AN APPLICATION TO PROPOSE AN ALTERNATE CDPA/FDPA FOR PARCELS F1 AND G1 WHICH REALLOCATES THE CURRENTLY APPROVED GROSS FLOOR AREA FROM RESIDENTIAL, SERVICE RETAIL AND RESTAURANT USES TO RESIDENTIAL USE. THE APPLICANT RESERVES THE RIGHT TO PURSUE DEVELOPMENT OF PARCELS F1 AND G1 UNDER THE CURRENTLY APPROVED CDP/FDP OR THE PROPOSED CDPA/FDPA.

   THERE IS ONE OFFICE BUILDING AND ONE PARKING STRUCTURE LOCATED ON PARCEL A. THEY WERE CONSTRUCTED IN 1990 AND THEY WILL BE RETAINED. THERE IS ONE OFFICE BUILDING AND ONE PARKING STRUCTURE APPROVED FOR PARCEL B. THEY HAVE NOT YET BEEN CONSTRUCTED.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.

3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD RUN SURVEY BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

4. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THE DEVELOPMENT OF THIS SITE WILL BE PROVIDED ONSITE IN PROPOSED UNDERGROUND FACILITIES AS SHOWN ON THE GRAPHIC UNLESS WAIVED TO THE EXISTING OFFSITE REGIONAL SWM LAKE AT FAIRVIEW PARK (RESERVOIR 2A), SUBJECT TO THE UPGRADE OF AN OFFSITE STORM DRAIN OUTFALL AND THE EXECUTION OF A BMP AGREEMENT WITH THE OWNER OF THE REGIONAL SWM LAKE. THE EXACT SIZE AND LOCATIONS OF THE FACILITIES WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING AND DESIGN.

5. THE LANDSCAPED OPEN SPACE AREAS REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13.

6. IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS/TRAILS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

   THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY OR PROVIDE ADDITIONAL PARKING SPACES IN THE AREA(S) OF THE REDUCED BUILDING FOOTPRINT(S).

7. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, TRASH/RECYCLING FACILITIES WHICH WILL BE SCREENED OR WITHIN AN ENCLOSED AREA, SIGNS, PLANTERS, FENCES, GATES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED. IT IS TO BE FURTHER UNDERSTOOD THAT ARCHITECTURAL FEATURES SUCH AS BALCONIES AND STAIRWELLS MAY ALSO BE PROVIDED.

8. PURSUANT TO PAR. 1 OF SECT. 2-803 OF THE ZONING ORDINANCE, ADUs AND BONUS UNITS DO NOT APPLY TO THE PROPOSED DEVELOPMENT AS ALL BUILDINGS ARE AT LEAST FOUR STORIES AND WILL HAVE ELEVATORS.

SHEET INDEX:

1. COVER SHEET
2. 50 SCALE DEVELOPMENT PLAN
3. TYPICAL BUILDING ELEVATIONS
4. PREVIOUSLY APPROVED FDPA 84-P-129-2

9. AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AND MORE THAN THE NUMBER REPRESENTED IN THE TABULATION AS LONG AS THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION AND THE MINIMUM DISTANCES FROM THE SPACES TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.

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

11. PUBLIC IMPROVEMENTS HAVE BEEN/WILL BE PROVIDED IN ACCORDANCE WITH THE PROFFERS FOR METRO PLACE AT DUNN LORING PCA 84-P-129-2 AND PCA 84-P-129-3.

12. LANDSCAPED COURTS AND A COMMUNITY CENTER WILL BE PROVIDED AS SPECIAL AMENITIES FOR THE PROPOSED DEVELOPMENT.

13. THERE ARE NO PUBLIC FACILITIES PROPOSED.

14. THE ENTIRE SITE IS SUBJECT TO CLEARING AND GRADING.

15. TRANSITIONAL SCREENING AND BARRIERS ARE NOT REQUIRED FOR THE PROPOSED DEVELOPMENT.

16. 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.

17. THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SITE.

18. THERE ARE NO UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY THAT HAVE A WIDTH OF TWENTY-FIVE (25) FEET OR MORE.

19. SANITARY SEWER AND WATER ARE CURRENTLY AVAILABLE AND WILL BE EXTENDED TO THE SUBJECT PROPERTY AS SHOWN ON THE GRAPHIC.

20. THERE ARE EXISTING MULTIPLE FAMILY DWELLING UNITS LOCATED TO THE EAST AND SOUTH OF THE DEVELOPMENT. THERE IS A METRO STATION COMPLEX LOCATED TO THE WEST AND AN INTERSTATE HIGHWAY LOCATED TO THE NORTH OF THE DEVELOPMENT. THE PROPOSED MULTIPLE FAMILY DWELLING UNITS WILL NOT POSE ANY ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

21. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE MERRIFIELD COMMUNITY PLANNING SECTOR (J6) OF THE JEFFERSON PLANNING DISTRICT AND THE DUNN LORING TRANSIT STATION AREA (TRACT B), MERRIFIELD SUBURBAN CENTER OF AREA I OF THE COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDS MIXED-USE WITH A MAXIMUM FLOOR AREA RATIO (FOR ALL USES, INCLUDING RESIDENTIAL) OF 1.4. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN.

22. SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.

23. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

24. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS AND TOXIC SUBSTANCES AS FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355, HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280 WILL BE GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ON THE SUBJECT PROPERTY.

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

26. THERE IS AN EXISTING SIDEWALK ALONG GALLOWS ROAD AS REQUIRED BY THE ADOPTED COMPREHENSIVE PLAN.

27. THE CDPA SHALL CONSTITUTE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE TOTAL GROSS FLOOR AREA, THE USES AND THE GENERAL LOCATION AND AMOUNT OF OPEN SPACE AREAS AND BUILDINGS.

    THE LOCATION AND ARRANGEMENT OF THE STRUCTURES REFLECTED IN THE LAYOUT AND SITE IMPROVEMENTS SHOWN HEREON MAY BE MODIFIED WITH ONLY THE APPROVAL OF A FDPA THAT MAY BE SUBSEQUENTLY FILED AND A CDPA/PCA MAY NOT BE REQUIRED.

    THE DEVELOPER SHALL HAVE THE OPTION TO REQUEST AN FDPA FOR THE ENTIRE PLAN OR PORTIONS THEREOF IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-402 OF THE ZONING ORDINANCE.

28. INFORMATION ON THE SOIL TYPES LOCATED ON THE SUBJECT PROPERTY IS NOT AVAILABLE IN THE FAIRFAX COUNTY SOILS MAPS REVISED TO JANUARY 1, 1990. THE INFORMATION HAS BEEN REQUESTED AND WILL BE PROVIDED AT A LATER DATE.

29. 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.

TABULATIONS:

TABULATION FOR ENTIRE DEVELOPMENT:

EXISTING ZONING	PDH-40 AND PDC
APPROVED LAND AREA	18.27 AC
APPROVED GROSS FLOOR AREA	1,118,000 SF
APPROVED FLOOR AREA RATIO (FAR)	1.4
APPROVED TOTAL NUMBER OF UNITS	512
APPROVED OPEN SPACE	6.28 AC
PROPOSED LAND AREA	17.86 AC[1]
PROPOSED GROSS FLOOR AREA	990,321± SF
PROPOSED FLOOR AREA RATIO (FAR)	1.25
PROPOSED NUMBER OF UNITS	397
PROPOSED OPEN SPACE	4.2± AC
DEVELOPED RECREATIONAL OPEN SPACE	6,500± SF
PARKING SPACES REQUIRED	1,696
PARKING SPACES PROPOSED	1,842±

[1] THE AREA OF THE ENTIRE DEVELOPMENT IS BASED ON THE APPROVED LAND AREA (18.27 AC) LESS THE AREA THAT HAS BEEN DEDICATED FOR THE RIGHT-OF-WAY FOR GALLOWS ROAD.

ALL DENSITY RELATED TO SUCH DEDICATION HAS BEEN RESERVED PURSUANT TO PAR. 4 OF SECT. 2-308 OF THE ZONING ORDINANCE. SUCH DENSITY CREDIT WAS RESERVED IN ACCORDANCE WITH PROFFERS DATED MAY 3, 1989. DEDICATION WAS RECORDED IN DEED BOOK 7279 AT PAGE 1410.

PARCEL	USE	GFA (SF)	NO. OF UNITS	LAND AREA (AC)	FAR/DENSITY
PDC ZONE					
A	OFFICE	144,325	-	2.94	1.23 FAR
	SERVICE RETAIL		13,000	-	
B	OFFICE	233,746	-	2.91	1.85 FAR
C	RESIDENTIAL	135,000±	81	2.60	31.15 DU/AC
D	RESIDENTIAL	45,000±	27	1.39	19.42 DU/AC
	COMMUNITY CENTER	2,000±			
PDH-40 ZONE					
E	RESIDENTIAL	105,000±	65	1.67	38.92 DU/AC
F	RESIDENTIAL	99,250±	62	1.18	52.54 DU/AC
G	RESIDENTIAL	213,000±	162	2.52	64.28 DU/AC
TOTAL		**990,321±**	**397**		

TABULATION FOR PDH-40 DISTRICT

EXISTING ZONING		PDH-40
APPROVED LAND AREA		8.33 AC
APPROVED GROSS FLOOR AREA		459,000 SF
SERVICE RETAIL	54,000± SF	
RESIDENTIAL (APPROXIMATELY 403,000+ SF)	400 UNITS	
COMMUNITY CENTER	2,000± SF	
APPROVED OPEN SPACE (40%)		3.3 AC
PROPOSED LAND AREA		7.88 AC
PROPOSED GROSS FLOOR AREA		419,250± SF
RESIDENTIAL	417,250± SF	
COMMUNITY CENTER	2,000± SF	
PROPOSED NUMBER OF UNITS		28[illegible]
PROPOSED DENSITY		35 DU/AC
MAXIMUM HEIGHT OF BUILDINGS (5 STORIES)		60 F[illegible]
REQUIRED NUMBER OF PARKING SPACES (1.6 SPACES/UNIT)		45[illegible]
PROPOSED NUMBER OF PARKING SPACES		441±
SURFACE	160±	
UNDERGROUND GARAGE	281±	
REQUIRED/PROPOSED OPEN SPACE (35%)		2.1 AC

[3] DENSITY CALCULATIONS ARE BASED ON THE PROPOSED LAND AREA (7.88 AC) PLUS THE AREA THAT HAS BEEN DEDICATED FOR THE RIGHT-OF-WAY FOR GALLOWS ROAD.

[4] OPEN SPACE CALCULATIONS ARE BASED ON LAND AREA AFTER DEDICATION.

TABULATION FOR PDC DISTRICT:

EXISTING ZONING		PDC
APPROVED LAND AREA		9.94 AC
APPROVED GROSS FLOOR AREA		659,000 SF
SERVICE RETAIL	26,000± SF	
OFFICE GROSS	518,000± SF	
RESIDENTIAL (APPROXIMATELY 112 DUs)	115,000± SF	
APPROVED OPEN SPACE (30%)		2.98 AC
PROPOSED LAND AREA		9.98 AC
PROPOSED GROSS FLOOR AREA		571,071± SF
SERVICE RETAIL	13,000± SF	
OFFICE GROSS	378,071± SF	
RESIDENTIAL	180,000± SF	
PROPOSED FLOOR AREA RATIO (FAR)		1.3
PROPOSED NUMBER OF UNITS		10[illegible]
MAXIMUM HEIGHT OF BUILDINGS (5 STORIES)		60 F[illegible]
REQUIRED NUMBER OF PARKING SPACES		1,23[illegible]
SERVICE RETAIL	77	
OFFICE	983	
RESIDENTIAL	173	
PROPOSED NUMBER OF PARKING SPACES		1,401±
RESIDENTIAL	182	
REQUIRED OPEN SPACE (15%)		1.39 AC
PROPOSED OPEN SPACE (22±%)		2.1± AC

[2] THE DIFFERENCE BETWEEN THE APPROVED AND PROPOSED LAND AREA IS DUE TO AN INACCURACY IN THE ORIGINAL SURVEY.

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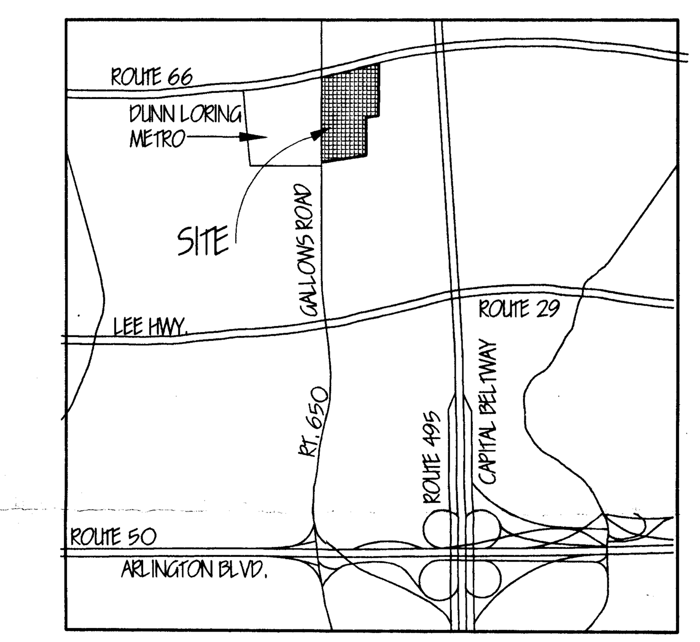
JAN 3 1997
Dewberry & Davis



VICINITY MAP SCALE: 1"=2000'

METRO PLACE AT DUNN LORING
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
PCA 84-P-129-4 / FDPA 84-P-129-3
ALTERNATE CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

APPLICANTS:

JADE DEVELOPMENT
8230 OLD COURTHOUSE ROAD, SUITE 422
VIENNA, VIRGINIA 22182
&
PULTE HOMES INC.
10600 ARROWHEAD DRIVE, SUITE 200
FAIRFAX, VIRGINIA 22030

JUNE 20, 1996
REV. OCTOBER 9, 1996 REV. 1-2-97
REV. NOVEMBER 22, 1996 REV. 12-3-96

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JAN 3 1997
ZONING EVALUATION DIVISION

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

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
1/2/97
PROFESSIONAL ENGINEER

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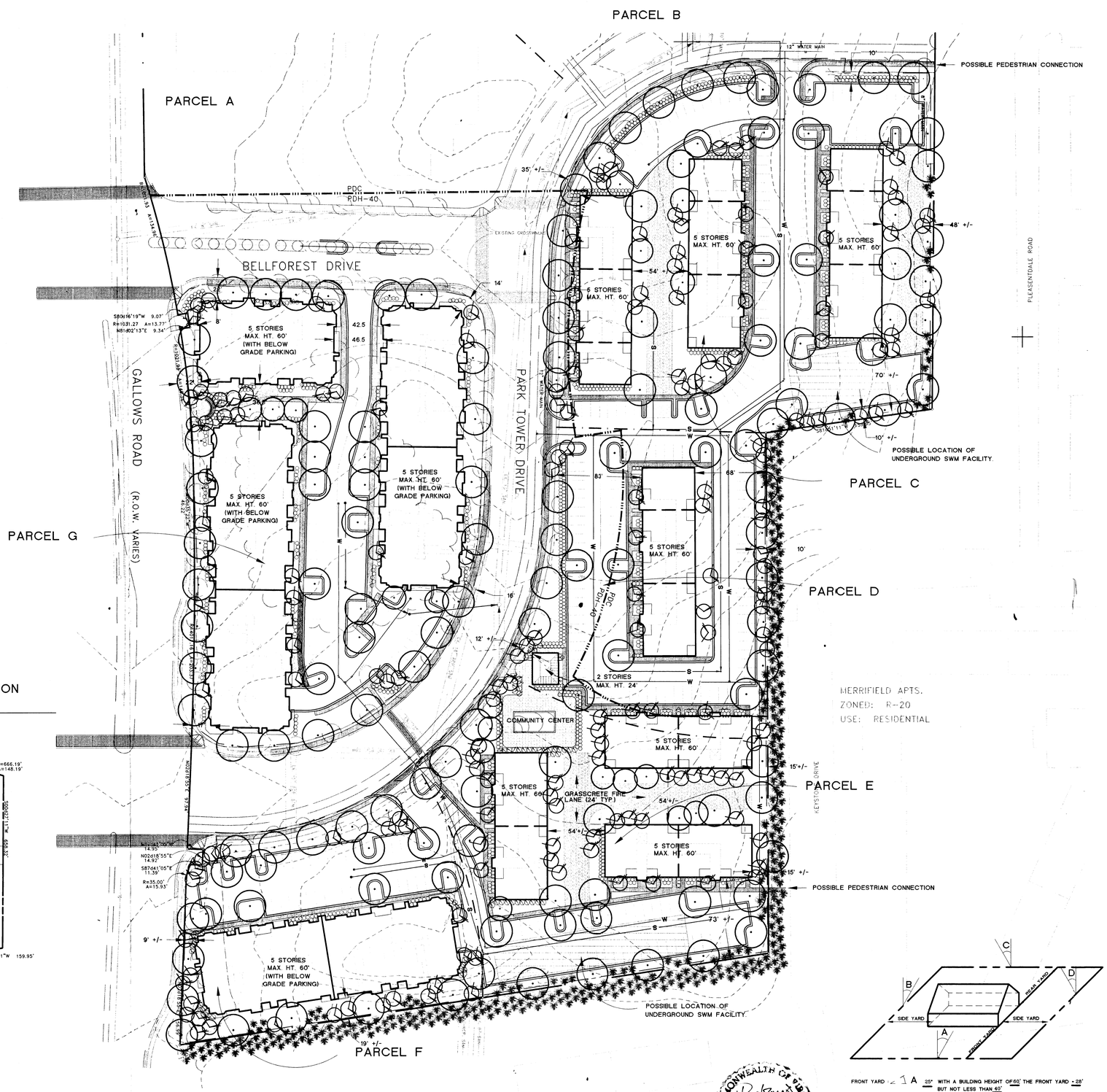
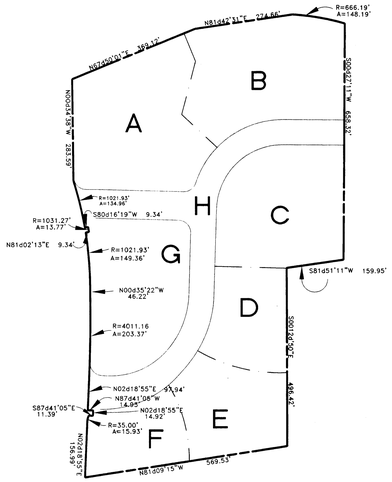
THE LESSARD ARCHITECTURAL GROUP Inc.
8229 BOONE BOULEVARD SUITE 640 VIENNA, VA 22182 703/760-9214 FAX 703/760-9328



BOUNDARY & PARCEL INFORMATION

SCALE: 1"=200'



FDPA 84-P-129-3
Application No. PCA 84-P-129-4 Staff DB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (SDP) (FDP)
SEE PROFFERS DATED 2/6/97
Date of (BOS) (PC) approval 2/11/97
Sheet 2 of 4

LEGEND

- APPROXIMATE LIMITS OF CLEARING AND GRADING
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING PARCEL LINE
- EXISTING ZONING LINE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK/TRAIL
- EXISTING VEGETATION
- PAVED EMERGENCY TURNAROUND
- STRUCTURALLY REINFORCED TURF EMERGENCY ACCESS
- PROPOSED CROSSWALK
- POSSIBLE LOCATION OF UNDERGROUND SWM FACILITY.

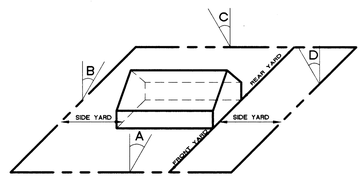
LANDSCAPE LEGEND

- PROPOSED LARGE DECIDUOUS TREES 3"-3.5" CAL. MIN.
- PROPOSED LARGE DECIDUOUS TREES 2" - 2 1/2" CAL. MIN.
- PROPOSED ORNAMENTAL TREES
- PROPOSED EVERGREEN TREES
- PROPOSED EVERGREEN AND / OR DECIDUOUS SHRUBS

NOTE:
THE SUBJECT PROPERTY IS PART OF A PDC & PDH DEVELOPMENT. THE MINIMUM REQUIRED YARD IS A CONSIDERATION ONLY AT THE PERIPHERAL LOT LINES. THE MINIMUM YARDS AIRE BASED ON THE C-4 & PDH DISTRICT REQUIREMENTS WHICH MOST CLOSELY CHARACTERIZE THE PROPOSED DEVELOPMENT.

FRONT YARD : ∠ 1 A 25° WITH A BUILDING HEIGHT OF 60' THE FRONT YARD = 28' BUT NOT LESS THAN 40'
SIDE YARD : ∠ 1 B NO REQUIREMENT
REAR YARD : ∠ 1 C 20° WITH A BUILDING HEIGHT OF 60' THE REAR YARD = 22' BUT NOT LESS THAN 25'

ANGLE OF BULK PLANE FOR PDC DISTRICT
MINIMUM REQUIRED YARD FOR BUILDING WITH 60' HEIGHT



FRONT YARD : ∠ 1 A 25° WITH A BUILDING HEIGHT OF 60' THE FRONT YARD = 28' BUT NOT LESS THAN 20'
SIDE YARD : ∠ 1 B 25° WITH A BUILDING HEIGHT OF 60' THE SIDE YARD = 28' BUT NOT LESS THAN 10'
REAR YARD : ∠ 1 C 25° WITH A BUILDING HEIGHT OF 60' THE REAR YARD = 28' BUT NOT LESS THAN 25'

ANGLE OF BULK PLANE FOR PDH DISTRICT
MINIMUM REQUIRED YARD FOR BUILDING WITH 60' HEIGHT

REV. 1-2-97
REV. 12-3-96
REV. 11-22-96

COMMONWEALTH OF VIRGINIA
R. LIM LEMON JR
No. 023670
12/97
PROFESSIONAL ENGINEER

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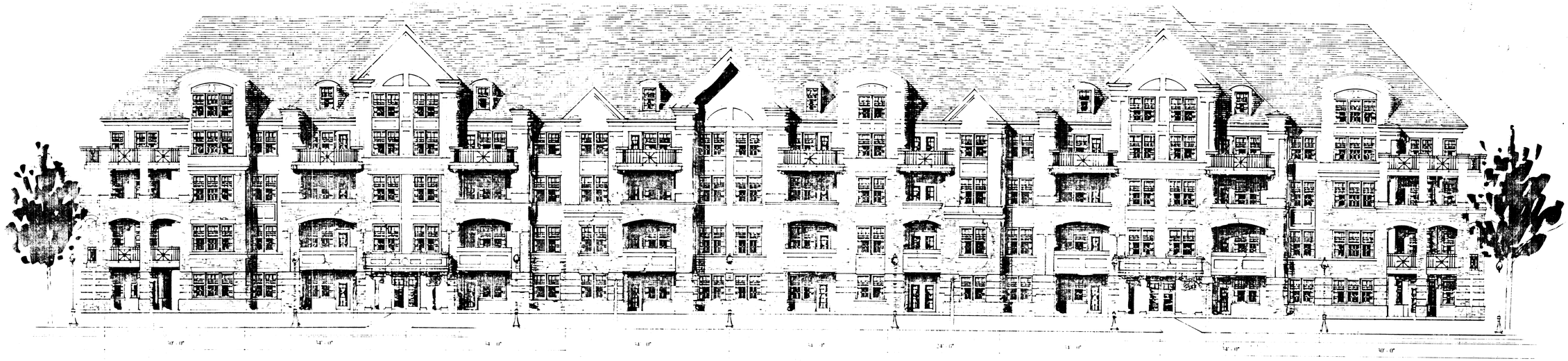
ALTERNATE CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN AMENDMENT
PCA 84-P-129-4/FDPA 84-P-129-3

METRO PLACE AT DUNN LORING

FAIRFAX COUNTY, VIRGINIA
-PROVIDENCE DIST-

Drawn By	MWT
Designed By	DMC
Checked By	LAM
Date	6-20-96
REV.	10-9-96
Scale	1"=50'0"
Plan Number	
Zoned	
Sheet	2 of 4
File Number	M-9443



FRONT ELEVATION

JADE DEVELOPMENT

METROPLACE AT DUNN LORING
(PARCELS F & G)

FRONT ELEVATION

PULTE HOMES

METROPLACE AT DUNN LORING
(PARCELS C, D, & E)

FDPA 84-P-129-3
Application No. RA 84-P-129-4 Staff PB
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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/6/97
Date of (BOS) (PC) approval 2/20/97
Sheet 3 of 4

THE BUILDING ELEVATIONS REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURAL THEME OF THE PROPOSED BUILDINGS. THE ELEVATIONS MAY BE REFINED AND SUBJECT TO MINOR MODIFICATIONS AT THE TIME OF FINAL ENGINEERING AND DESIGN.

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METRO PLACE AT DUNN LORING

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Revision Date	REV. 12-3-96 REV. 1-2-97
Drawn By	MWT
Designed By	OTHERS
Checked By	LAM
Engineer	
Date	11-22-96
Scale	NOT TO SCALE
Plan Number	
Zoned	
Sheet	3 of 4
File Number	M-9443

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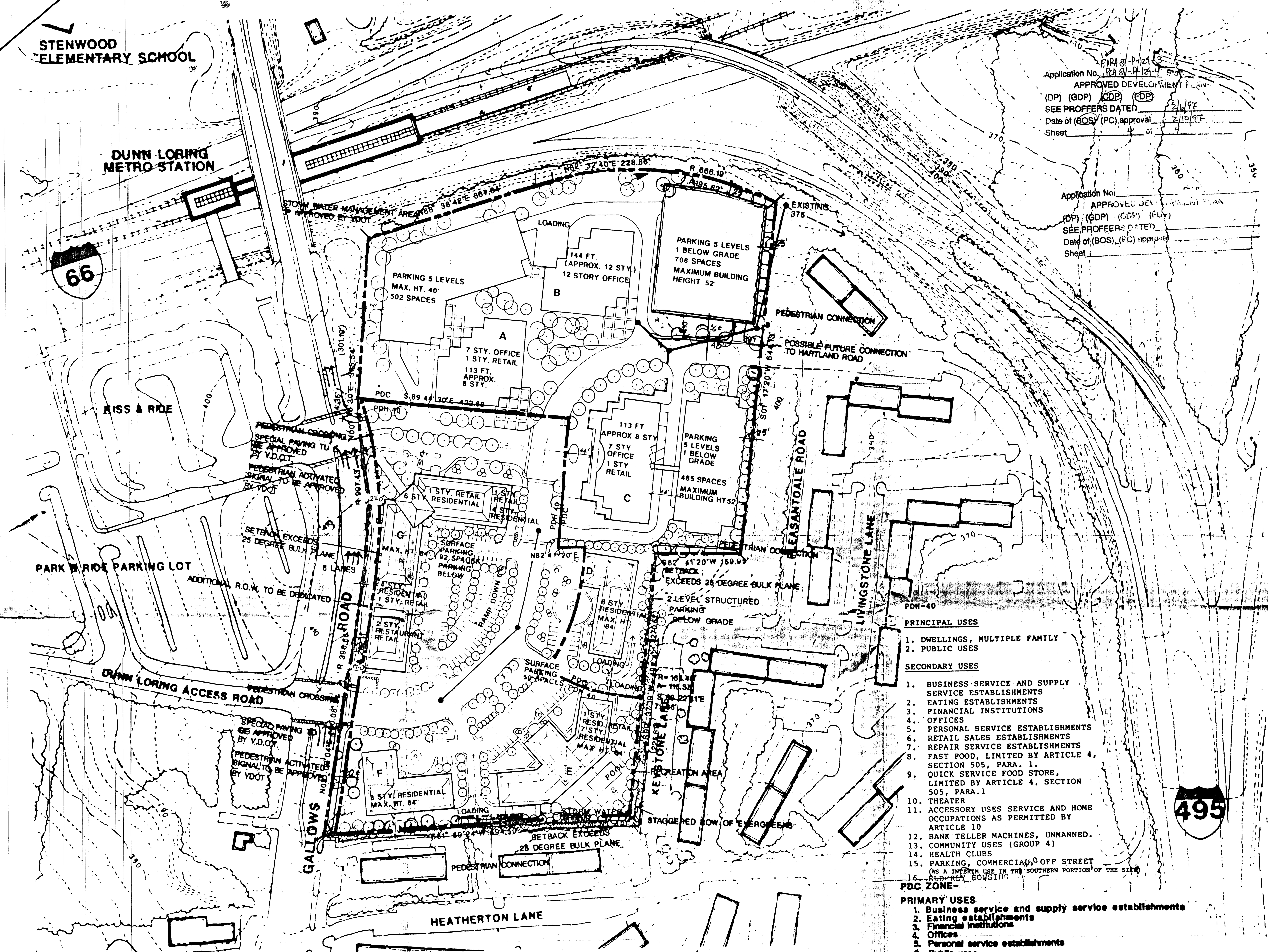

Application No. FDPA 84-P-129-3 / PCA 84-P-129-4
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/6/97
Date of (BOS) (PC) approval 2/10/97
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Application No. ___
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED ___
Date of (BOS) (PC) approval ___
Sheet ___

PDH-40

PRINCIPAL USES

1. DWELLINGS, MULTIPLE FAMILY
2. PUBLIC USES

SECONDARY USES

1. BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS
2. EATING ESTABLISHMENTS
3. FINANCIAL INSTITUTIONS
4. OFFICES
5. PERSONAL SERVICE ESTABLISHMENTS
6. RETAIL SALES ESTABLISHMENTS
7. REPAIR SERVICE ESTABLISHMENTS
8. FAST FOOD, LIMITED BY ARTICLE 4, SECTION 505, PARA. 1.
9. QUICK SERVICE FOOD STORE, LIMITED BY ARTICLE 4, SECTION 505, PARA.1
10. THEATER
11. ACCESSORY USES SERVICE AND HOME OCCUPATIONS AS PERMITTED BY ARTICLE 10
12. BANK TELLER MACHINES, UNMANNED.
13. COMMUNITY USES (GROUP 4)
14. HEALTH CLUBS
15. PARKING, COMMERCIAL, OFF STREET (AS A INTERIM USE IN THE SOUTHERN PORTION OF THE SITE)
16. ELDERLY HOUSING

PDC ZONE-

PRIMARY USES
1. Business service and supply service establishments
2. Eating establishments
3. Financial institutions
4. Offices
5. Personal service establishments
6. Public uses
7. Retail sales establishments
8. Repair service establishments
9. Theatres
10. Fast food, limited by Article 4, sect.505, para. 1
11. Quick service food store, limited by Article 4 , sect. 505, para .1

SECONDARY USES
1. Accessory service uses and home occupations as permitted by Article 10
2. Bank teller machines unmanned
3. Community uses(Group 4)
4. Commercial parking (as an interim use in the southern portion of the site)
5. Dwellings
6. Health Clubs
7. Elderly Housing

SITE DATA

SITE AREA: 18.27 ACRES.
PDC ZONE: 9.94 ACRES
PDH-40 ZONE: 8.33 ACRES

PROPOSED F.A.R. OVERALL: 1.4

MINIMUM OPEN SPACE* PDC: 30% (=2.98 ACRES)
PDH-40: 40% (=3.3 ACRES)

USE	PDC	PDH-40
OFFICE	518,000 ±GSF	
SERVICE RETAIL	26,000 ±GSF	54,000 ±GSF
RESIDENTIAL	115,000 ±GSF (approx. 112 DU)	400 DU* (approx. 401,000 GSF)
COMMUNITY CENTER		2,000 ±GSF

TOTAL GSF = 1,116,000±

*total number of dwelling units will not exceed 400 DU. (48 DU/ACRE)

Application No. PCA 84-P-129-3
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERED CONDITIONS
Date of (BOS) (PC) approval July 23, 1990
Staff Theresa [illegible]
Sheet 1 of 1
TOTAL GSF/USE
OFFICE 518,000 ± GSF
SERVICE RETAIL 80,000 ± GSF
RESIDENTIAL 518,000 ± GSF
COMMUNITY CENTER 2,000 ± GSF

BUILDING	USE	GSF	PARKING PROVIDED	LOADING
* PDC ZONE				
A	OFFICE	144,325	441	3
	SERVICE RETAIL	13,000	61	2
B	OFFICE	233,746	708	[illegible]
C	OFFICE	139,929	424	3
	SERVICE RETAIL	13,000	61	2
D	RESIDENTIAL (APPROXIMATELY 112 DU)	115,000	180	2
* PDH-40 ZONE				
E	RESIDENTIAL (149 DU)	158,000	211	2
	SERVICE RETAIL	14,000	68	2
	COMMUNITY CENTER	2,000		
F	RESIDENTIAL (112 DU)	115,000	180	1
G	RESIDENTIAL (139 DU)	130,000	209	1
	SERVICE RETAIL	30,000	143	3
	RESTAURANT	10,000	81	1

In the PDH-40 District the applicant reserves the right to locate units in a different ratio than shown above in Buildings E, F, and G so long as the building heights, footprints and set backs remain in substantial conformance to the approved plan.

** PARKING PROVIDED AS PER ARTICLE II.

OFFICE	4.5 SPACES/1000 NSF
SERVICE RETAIL	1 SPACE/200 NSF FOR THE FIRST 1,000 SF, 6 SPACES/1,000 NSF THEREAFTER
RESTAURANT	1 SPACE/4 PATRON SEATS, 1 SPACE/2 EMPLOYEES.
RESIDENTIAL	1.5/DU
COMMUNITY CENTER	0 SPACES

* PARKING PROVIDED IS BASED ON BOARD OF SUPERVISOR'S APPROVAL ON OCTOBER 31, 1988 OF REDUCED PARKING. FOR OFFICE AND RESTAURANT USES, PARKING MAY BE REDUCED BY 15.8%.

**IN THE EVENT THAT ARTICLE II IS AMENDED TO REQUIRE FEWER SPACES, THE APPLICANT MAY, IN ITS SOLE DISCRETION, PROVIDE PARKING IN COMPLIANCE WITH THE AMENDED REQUIREMENT WITH NO NECESSITY OF APPROVAL OF A FINAL DEVELOPMENT PLAN AMENDMENT OR A PROFFERED CONDITION AMENDMENT. APPLICANT FURTHER RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING WITHIN THE APPROVED GARAGE FOOTPRINTS, BASED UPON TENANT NEEDS AND MARKET CONDITIONS. THE FLOOR AREAS REPRESENTED HEREON ARE GROSS FLOOR AREAS AS CURRENTLY DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE. IT IS UNDERSTOOD THAT THE BUILDINGS MAY HAVE CELLAR SPACE AND THAT PARKING SPACES WILL BE PROVIDED FOR THOSE USES THAT OCCUPY THE CELLAR SPACE IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE.

20% OF PARKING PROVIDED MAY BE FOR COMPACT CARS CONSISTENT WITH FAIRFAX COUNTY REGULATIONS. THE PERCENTAGE OF OPEN SPACE PROVIDED INCLUDED THE ADDITIONAL 25 SF REQUIRED FOR EACH COMPACT CAR.

	# SPACES X 25 SF/SPACE =	SF FOR COMPACT CARS +	SF OPEN SPACE	SF TOTAL OPEN SPACE
PDC	362	9050	120,945	129,995 (2.98 AC)
PDH-40	146	3650	141,491	145,141 (3.3 AC)

THIS FINAL DEVELOPMENT PLAN AMENDMENT INCORPORATES ADMINISTRATIVE APPROVALS FROM THE ZONING EVALUATION BRANCH DATED:

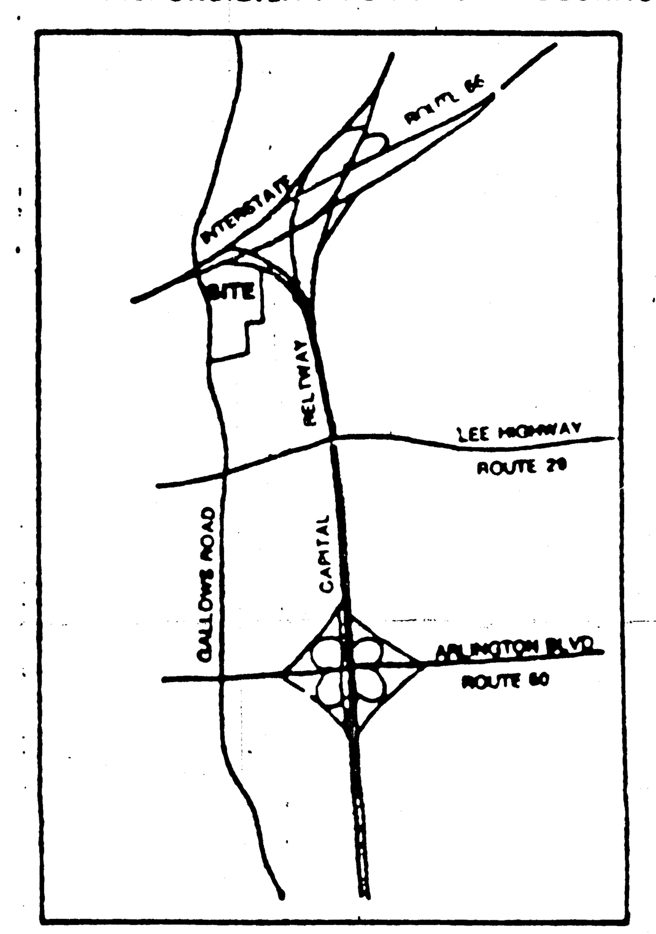
MARCH 18, 1988
JULY 25, 1988
NOVEMBER 22, 1988
APRIL 17, 1989
NOVEMBER 9, 1989 (CHANGES TO BUILDINGS D, E, & F)
NOVEMBER 9, 1989 (CHANGES TO BUILDING G)
NOVEMBER 10, 1989
JANUARY 16, 1990
JUNE 18, 1990 [illegible]
IT IS UNDERSTOOD THAT THE GARAGES FOR BUILDINGS D AND E ARE CONNECTED [illegible] CONFORM TO THE ZONE LINES.

FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
1/2/97
PROFESSIONAL ENGINEER

ANY ADDITIONAL RIGHT OF WAY DEDICATIONS ALONG GALLOWS ROAD WILL NOT NECESSITATE THE RELOCATION OF BUILDINGS DUE TO INSUFFICIENT SETBACKS.

BOUNDARY AND TOPOGRAPHY INFORMATION IS BY OTHERS. H.O.K. ASSUMES NO RESPONSIBILITY FOR ANY INACCURACIES RELATED THERETO



VICINITY MAP

MODIFICATION OF THE BARRIER STANDARD IS REQUESTED IN ACCORDANCE WITH ARTICLE 13-111, PARAGRAPH 2,3,5,6 AND 12

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 49-2 1 42,43, 44, 45, 46A, 46B,46C, 46D, AND 49-2 ④ 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 [NEW MAP NO. 49-2 ((37)) PARCELS A,B,C,D,E,F,G AND H

INFORMATION SHOWN HEREON WAS TAKEN FROM EXISTING RECORDS

SANITARY SEWER

	INVERT ELEVATION	DEPTH
1	396.5	7
2	395	12
3	394.5	15.5
4	392.5	17
5	391	17
6	405	7
7	410	7
8	380	21

MOST CURRENT PLAN [redacted]

WAIVER OF MAXIMUM LENGTH OF PRIVATE STREET IS REQUESTED PURSUANT TO ARTICLE 11-302, PARAGRAPH 2

MetroPlace at DUNN LORING

Fairfax County, Virginia

NV COMMERCIAL, INC. McLean, Virginia
DEVELOPER

HELLMUTH, OBATA & KASSABAUM, P.C. Washington D.C.
ARCHITECTURE, PLANNING

FINAL DEVELOPMENT PLAN AMENDMENT

BARTON-ASCHMAN ASSOCIATES, INC. Washington D.C.
TRAFFIC ENGINEERING

DEWBERRY & DAVIS, INC. Fairfax, Virginia
CIVIL ENGINEERING

REVISED 12 JULY 1990
FDPA 84-P-129-2

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUL 13 1990
ZONING EVALUATION DIVISION

REVISED 25 MAY 1990
REVISED 23 AUGUST 1988
REVISED 21 MARCH 1988
REVISED 20 JULY 1987
10 APRIL 1987

0 50 100 200 300 500

MP-3

M-944
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