METRO PLACE AT DUNN LORING

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA 84-P-129-5 / FDPA 84-P-129-4

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)) C1, D2, E, AND F1.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS. GREENHORNE & O'MARA, INC. 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 0.5 METERS FROM A FIELD RUN SURVEY BY GREENHORNE & O'MARA, INC.

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, SITE FURNITURE, 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. AFFORDABLE DWELLING UNITS WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2-800 OF THE ZONING ORDINANCE. THE NUMBER OF ADUs TO BE PROVIDED WILL BE ADJUSTED BASED UPON THE ACTUAL NUMBER OF UNITS CONSTRUCTED.

9. AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE I I 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 TABLULATION 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, PCA 84-P-129-3, AND PCA 84-P-129-4.

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

SHEET INDEX:

1. COVER SHEET
2. 50 SCALE DEVELOPMENT PLAN
3. TYPICAL BUILDING ELEVATIONS
4. TYPICAL BUILDING ELEVATIONS

13. THERE ARE NO PUBLIC FACILITIES PROPOSED.

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

15. 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.

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

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

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

19. THERE ARE EXISTING MULTIPLE FAMILY DWELLING UNITS LOCATED TO THE EAST AND SOUTH OF THE DEVELOPMENT. THERE IS A METRO STOP STATION COMPLEX LOCATED TO THE WEST AND AN INTERSTATE HIGHWAY LOCATED T0 THE NORTH OF THE DEVELOPMENT. THE PROPOSED MULTIPLE FAMILY AND SINGLE FAMILY ATTACHED DWELLING UNITS WILL NOT POSE ANY ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

20. 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.

21. SUBJECT T0 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.

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

23. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS AND TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; HAZARDOUS WASTE AS SET FORTH IN THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY HAZARDOUS 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 INCLUDING ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS AND THEIR CONTENTS.

24. 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.

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

26. THE CDPA SHALL CONSTITUTE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE TOTAL GROSS FLOOR AREA, NUMBER OF DWELLING UNITS, 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 OR 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.

27. 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.

28. 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.

29. A WAIVER IS REQUESTED TO ELIMINATE THE REQUIREMENT FOR PROVIDING LOADING SPACES AS REQUIRED PER ARTICLE 11-203.

30. A WAIVER IS REQUESTED TO ELIMINATE THE REAR YARD REQUIREMENT FOR A MINIMUM OF 200 S.F. REAR YARD PER ARTICLE 6-207 AND 6-306. THIS WAIVER IS SOUGHT SO THAT INNOVATIVE ARCHITECTURE (I.E. REAR LOADED GARAGES & ENGLISH BASEMENT ENTRANCES) CAN BE PROVIDED.

31. ELEVATIONS REFER TO METRIC UNITS.

32. DUMPSTERS AND RECYCLE BINS WILL BE PROVIDED WITHIN PARKING GARAGES OF PARCELS C1, F1, AND G1. PARCELS D2 & E WILL UTILIZE INDIVIDUAL TRASH RECYCLE CONTAINERS TO BE COLLECTED BY A TRASH/RECYCLE COLLECTION SERVICE.

33. PARKING FOR TOWNHOUSES IS ACCOMPLISHED IN TWO CAR GARAGES WITH 16 FT WIDE DOORS; BY PROVIDING TWO 8.5 FT BY 18 FT SPACES WITHIN 18 FT WIDE UNIT GARAGES AND 9 FT BY 18 FT SPACES WITHIN 24 FT WIDE UNITS. ADDITIONALLY 17 PARALLEL PARKING SPACES ARE PROVIDED FOR A TOTAL OF 2.3 SPACES PER UNIT.

34. A TRANSITIONAL SCREENING WAIVER AND A BARRIER WAIVER ARE REQUESTED FOR THIS SITE WHERE IT ABUTS GALLOW ROAD.

35. THE BUILDING ILLUSTRATIONS HEREON ARE PROVIDED TO ILLUSTRATE THE ARCHITECHTURAL THEME AND DESIGN INTENT OF THE COMMUNITY. THE ARCHITECHTURAL DESIGN OF THE PROPOSED RESIDENCES SHALL *GENERALLY* CONFORM WITH THE CHARACTER AND QUALITY OF THESE ILLUSTRATIVE ELEVATIONS, BUT THE APPLICANT RESERVES THE RIGHT TO MODIFY THESE ELEVATIONS BASED ON FINAL ARCHITECTURAL DESIGN.

TABULATIONS:

TABULATION FOR ENTIRE DEVELOPMENT:

EXISTING ZONING	PDH-40 AND PDC	
APPROVED LAND AREA	17.86	AC
APPROVED GROSS FLOOR AREA	990,321	SF
APPROVED FLOOR AREA RATIO (FAR)	1.25	
APPROVED TOTAL NUMBER OF UNITS	397	
APPROVED OPEN SPACE	±4.2	AC
PROPOSED LAND AREA	17.86	AC*
PROPOSED GROSS FLOOR AREA	1,061,641±	SF
PROPOSED FLOOR AREA RATIO (FAR)	1.36	
PROPOSED NUMBER OF UNITS	395	
PROPOSED OPEN SPACE	4.2±	AC
DEVELOPED RECREATIONAL OPEN SPACE	4,500±	SF
PARKING SPACES REQUIRED	1,728	
PARKING SPACES PROPOSED	1,728±	

*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	
	(PROP)	(PRIOR FDPA)	(PROP)	(PRIOR FDPA)	(PROP)	(PRIOR FDPA)	(PROP)	(PRIOR FDPA)
PDC ZONE								
A OFFICE	144,325	144,325			2.94		1.23 FAR	1.23 FAR
SERVICE RETAIL	13,000	13,000						
B OFFICE	233,746	233,746			2.91		1.85 FAR	1.85 FAR
*C1 RESIDENTIAL (INCLUDE 2 ADUs)	220,000 ±	135,000	116		2.78		1.82 FAR	41.73 DU/AC
D2 RESIDENTIAL COMMUNITY CENTER	41,550±	45,000	16		0.75		1.27 FAR	21.33 DU/AC
SUBTOTAL PDC	652,621±	573,071	132		9.38		1.60 FAR	14.07 DU/AC
PDH-40 ZONE PROPOSED								
D2 RESIDENTIAL	16,920±		7		0.46		0.84 FAR	15.22 DU/AC
E RESIDENTIAL	79,850±	105,000	32		1.67		1.10 FAR	19.16 DU/AC
F1 RESIDENTIAL	99,250±	99,250	62		1.18		1.93 FAR	52.54 DU/AC
G1 RESIDENTIAL	213,000±	213,000	162		2.53		1.93 FAR	64.28 DU/AC
H-1 PRIVATE ROAD					2.64			
SUBTOTAL PDH-40	409,020±	417,250	263		8.48		1.11 FAR	31.01 DU/AC
TOTAL	1,061,641	990321	395		17.86		1.36 FAR	22.12 DU/AC

* INCLUDES ±2000 SF CLUBHOUSE

TABULATION FOR PDH-40 DISTRICT PROPOSED:

EXISTING ZONING	PDH-40	
APPROVED LAND AREA	8.33	AC
APPROVED GROSS FLOOR AREA	459,000	SF
RESIDENTIAL (APPROXIMATELY 403,000± SF)	400	UNITS
PROPOSED LAND AREA	8.48	AC *
PROPOSED GROSS FLOOR AREA	409,020±	SF
RESIDENTIAL	409,020±	SF
PROPOSED NUMBER OF UNITS	263	
PROPOSED DENSITY	1.11	FAR
MAXIMUM HEIGHT OF BUILDINGS (4 STORIES)	60	FT
REQUIRED NUMBER OF PARKING SPACES::		
224 MF @ 1.6 SPS / UNIT =	359	SPACES
39 TH @ 2.3 SPS / UNIT =	90	SPACES
PROPOSED NUMBER OF PARKING SPACES TOTAL =	449±	SPACES
REQUIRED/PROPOSED OPEN SPACE (35%) (5.21 AC X 35%)	1.82	AC**

*2.64 ACRES OF THE 8.64 ACRES IS FOR PARCEL H-1 PRIVATE ROAD PARCEL. PART OF PARCEL H-1 IS IN THE PDC DISTRICT BUT IT'S TOTAL IS INCLUDED HEREIN.

**OPEN SPACE CALCULATIONS ARE BASED ON LAND AREA AFTER DEDICATION

TABULATION FOR PDC DISTRICT PROPOSED:

EXISTING ZONING	PDC	
APPROVED LAND AREA	9.94	AC*
APPROVED GROSS FLOOR AREA	573,071	SF
SERVICE RETAIL	13,000±	SF
OFFICE	378,071±	SF
RESIDENTIAL (APPROXIMATELY 108 DU's)	135,000±	SF
PROPOSED LAND AREA	9.38	AC **
PROPOSED GROSS FLOOR AREA	652,621±	SF
SERVICE RETAIL	13,000±	SF
OFFICE GROSS	378,071±	SF
RESIDENTIAL	259,550±	SF
COMMUNITY CENTER	2,000±	SF
PROPOSED FLOOR AREA RATIO (FAR)	1.55	
PROPOSED NUMBER OF UNITS	132	
MAXIMUM HEIGHT OF BUILDINGS (5 STORIES)	60	FT
REQUIRED NUMBER OF PARKING SPACES	1,279	
SERVICE RETAIL	73	
OFFICE	983	
RESIDENTIAL 16 TH @ 2.3 =	37	
116 MF @ 1.6 =	186	
PROPOSED NUMBER OF PARKING SPACES	1,279±	
RESIDENTIAL	223	
REQUIRED OPEN SPACE (15%)	1.50	AC
PROPOSED OPEN SPACE (22±%)	2.16	AC

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

** DENSITY CALCULATIONS ARE BASED ON THE PROPOSED LAND AREA (9.22 AC) PLUS THE AREA THAT HAS BEEN DEDICATED FOR THE RIGHT-OF-WAY FOR GALLOWS ROAD.

TABULATIONS FOR ENTIRE CDPA/FDPA 84-P-129-4:
(PARCELS C,E, & F1)

APPROVED LAND AREA	6.84	AC
APPROVED GROSS FLOOR AREA	386,250	SF
APPROVED FLOOR AREA RATIO	1.30	
APPROVED TOTAL NUMBER OF UNITS	235	
APPROVED OPEN SPACE	2.74	AC
PROPOSED LAND AREA	6.84	AC
PROPOSED GROSS FLOOR AREA	457,570	SF
PROPOSED FLOOR AREA RATIO	1.54	
PROPOSED TOTAL NUMBER OF UNITS	233 INCLUDING ADUs	
ADUs REQUIRED	2	
ADUs PROVIDED	2	
PROPOSED OPEN SPACE	2.10	AC

VICINITY MAP SCALE: 1"=2000'

APPLICANT:

JADE-DUNN LORING METRO, L.L.C.
8230 OLD COURTHOUSE ROAD, SUITE 422
VIENNA, VIRGINIA 22182

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JAN 1 3 1999
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
PAUL J. KRAUCUNAS
NO. 21767
1-7-99
PROFESSIONAL ENGINEER

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CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
METRO PLACE AT DUNN LORING
PARCELS C1, D2, E & F1
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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No.	REVISION	DATE	BY
	FDPA 84-P-129-4	INDA STAGS	
		2-2-99	
		12-17-98	
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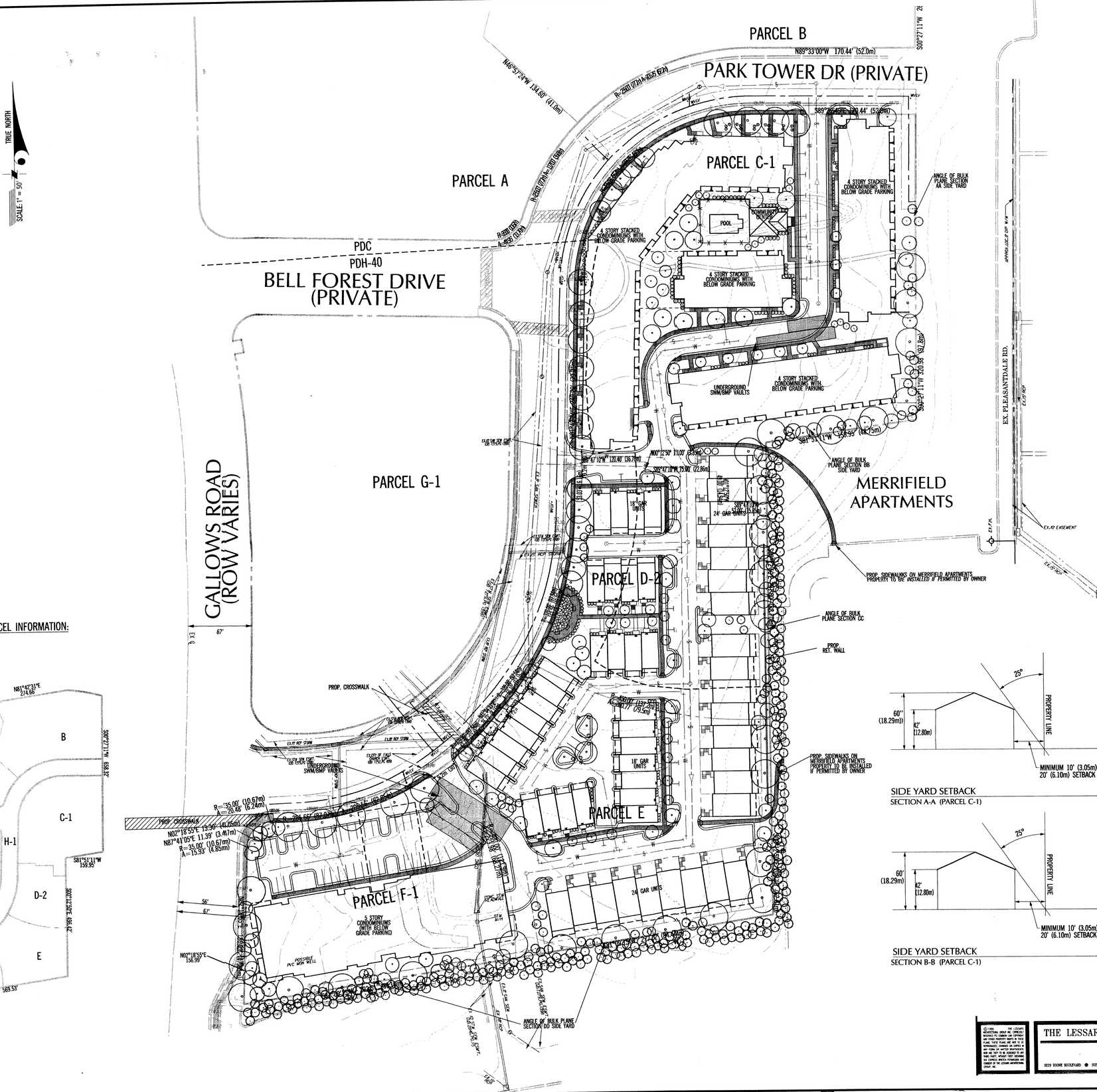
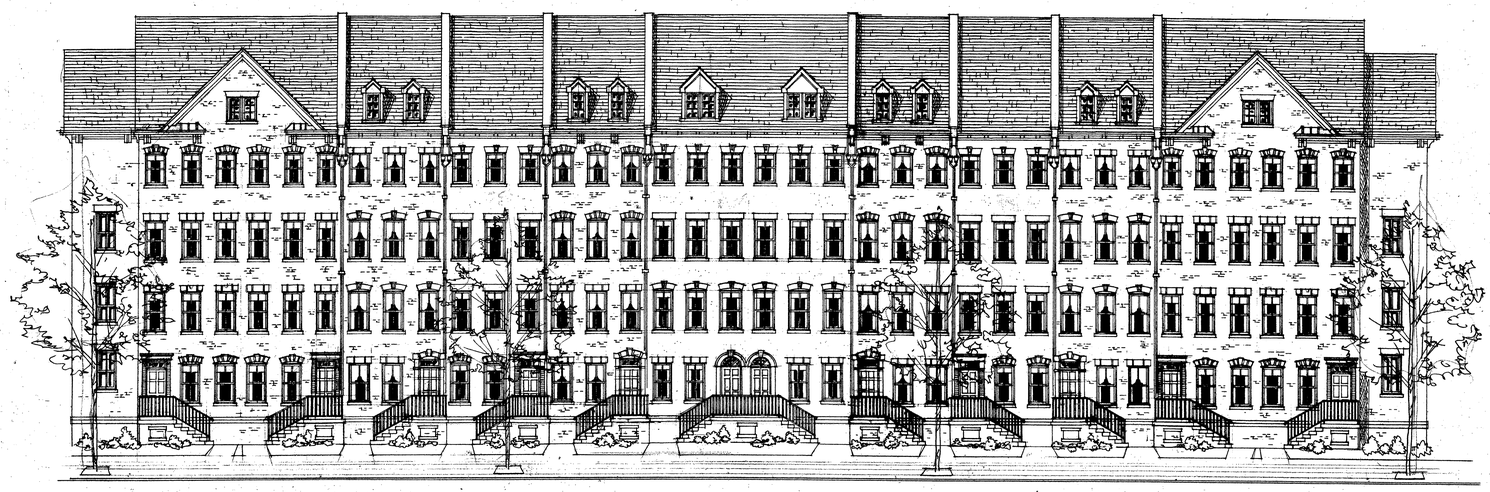
SHEET 1 OF 4


TRUE NORTH
SCALE: 1" = 50'
PARCEL B
N89°33'00"W 170.44' (52.0m)
PARK TOWER DR (PRIVATE)
PARCEL A
PARCEL C-1
PDC
PDH-40
BELL FOREST DRIVE (PRIVATE)
4 STORY STACKED CONDOMINIUMS WITH BELOW GRADE PARKING
COMMUNITY CENTER
POOL
UNDERGROUND SWM/BMP VAULTS
ANGLE OF BULK PLANE SECTION AA SIDE YARD
ANGLE OF BULK PLANE SECTION BB SIDE YARD
EX. PLEASANTDALE RD.
MERRIFIELD APARTMENTS
PROP. SIDEWALKS ON MERRIFIELD APARTMENTS PROPERTY TO BE INSTALLED IF PERMITTED BY OWNER
ANGLE OF BULK PLANE SECTION CC
PROP. RET. WALL
PROP. SIDEWALKS ON MERRIFIELD APARTMENTS PROPERTY TO BE INSTALLED IF PERMITTED BY OWNER
GALLOWS ROAD (ROW VARIES)
PARCEL G-1
PARCEL D-2
PARCEL E
PARCEL F-1
18' GAR UNITS
24' GAR UNITS
5 STORY CONDOMINIUMS (WITH BELOW GRADE PARKING)
PROP. CROSSWALK
ANGLE OF BULK PLANE SECTION DD SIDE YARD
POSSIBLE PVC MON WELL
N81°42'31"E 274.66
N67°58'01"E 369.12
S00°27'11"W 658.92
N00°38'49"W 283.59
B
A
C-1
H-1
G-1
D-2
E
F-1
R=1031.27' A=13.77
R=1021.93' A=134.96'
S80°16'19"W 9.34'
N81°02'13"E 9.34'
R=1021.93' A=149.36'
S81°51'11"W 159.95'
N00°35'22"W 46.22'
R=4011.1 A=203.37'
N02°18'55"E 97.94'
S87°41'05"E 11.39'
N87°41'05"E 14.95'
N02°18'55"E 14.92'
R=35.00' A=15.93'
S81°09'15"W 569.53'
N02°18'55"E 11.39' (3.47m)
N87°41'05"E 11.39' (3.47m)
R=35.00' (10.67m) A=15.93' (4.85m)
R=35.00' (10.67m) A=20.48' (6.24m)
R=286.56' (87.37m)
N02°18'55"E 156.99'
S87°41'05"W 14.95'
S02°18'55"W 14.92'
S87°41'05"W 11.39'
S81°51'11"W 159.95'
S00°27'11"W 658.92'
S89°33'00"E 170.44' (52.0m)
N89°33'00"W 170.44' (52.0m)
S00°27'11"W 21
N46°57'24"W 134.60' (41.0m)
R=300' (TAN) A=106.45' (CH)
R=300' (TAN) A=100' (CH)
R=300' (CH) A=49.8' (CH)
S89°27'47"W 263.50'
S89°27'47"W 263.50'
S81°51'11"W 159.95'
S00°27'11"W 658.92'
S87°41'05"E 11.39'
N87°41'05"E 14.95'
N02°18'55"E 14.92'
R=35.00' A=15.93'
S81°09'15"W 569.53'
N00°38'49"W 283.59'
S00°27'11"W 3,405.81'
N02°18'55"E 97.94'
N00°12'50" 11.00' (3.35m)
S89°41'10"W 120.46' (36.7m)
S89°41'10"W 75.00' (22.86m)
S81°51'11"W 159.95' (48.75m)
S89°27'47"W 263.50'
S00°27'11"W 658.92'
S00°27'11"W 3,405.81



PARCEL C-1
FRONT ELEVATION

DATE:NOVEMBER 6,1998

SCALE:3/16"=1'0"

JADE DEVELOPMENT

METRO PLACE AT DUNN LORING METRO

FAIRFAX , VIRGINIA

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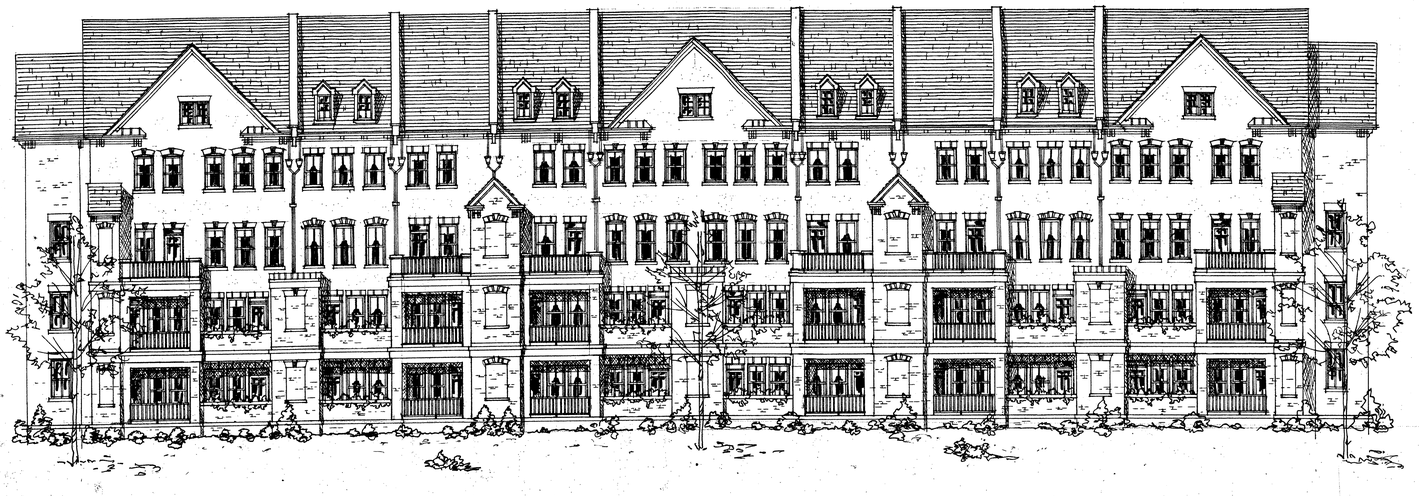

PARCEL C-1
REAR ELEVATION

DATE:NOVEMBER 6,1998

SCALE:3/16"=1'0"

JADE DEVELOPMENT

METRO PLACE AT DUNN LORING METRO

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FDPA 84-P-129-4 DDDA STAGG
APPROVED DATE 2-2-99
12-17-98
5
03

FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
PAUL J. KRAUCUNAS
NO. 21787
PROFESSIONAL ENGINEER
1-7-99

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

METRO PLACE AT DUNN LORING
PARCELS C-1, D-2, E & F-1

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE:OCTOBER 30,1998 S98043-XS03.pwp/A-1/03-1.dgn PRF-0174 LAY-1151.PRF FB_PF-\jobs\98xxx\98043\DGN\S98043-XS03-1.dgn

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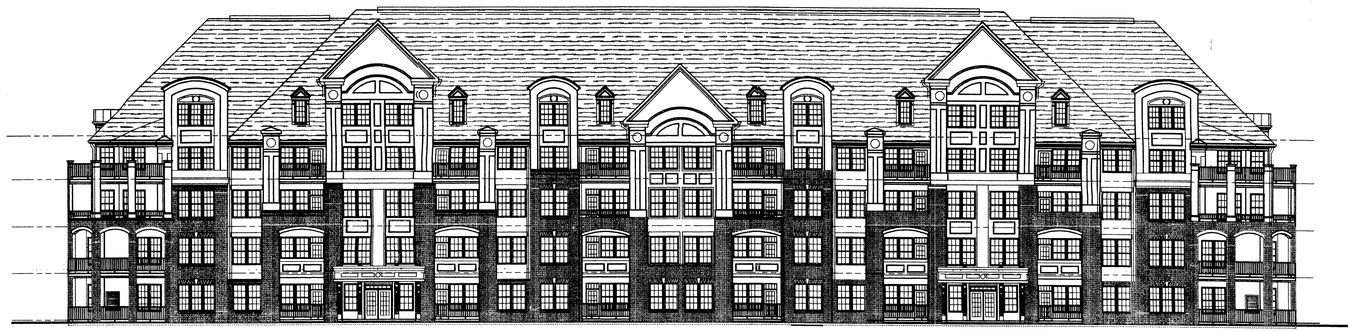
SCALE	DATE	
5169	M-1302	
PROJ. No.	FILE No.	
3 OF 4		
SHEET		

THE WESTBRIAR PARCEL **F-1**
AT DUNN LORING METRO
FAIRFAX, VIRGINIA

BUILDING REAR ELEVATION



THE WESTBRIAR PARCEL **F-1**
AT DUNN LORING METRO
FAIRFAX, VIRGINIA

BUILDING FRONT ELEVATION

FDPA 84-P-129-4
Application No.
Staff INDA 87AGG
APPROVED DEVELOPMENT PLAN
(DD) (CDP) (DDP) 2-2-99
SEE PLAN SHEET NO. 4
12-17-98
5

FOR INFORMATION ONLY

THE LESSARD ARCHITECTURAL GROUP
Inc.

COMMONWEALTH OF VIRGINIA
NO. 26385
1-7-99
PROFESSIONAL ENGINEER

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

METRO PLACE AT DUNN LORING

PARCELS C-1, D-2, E & F-1

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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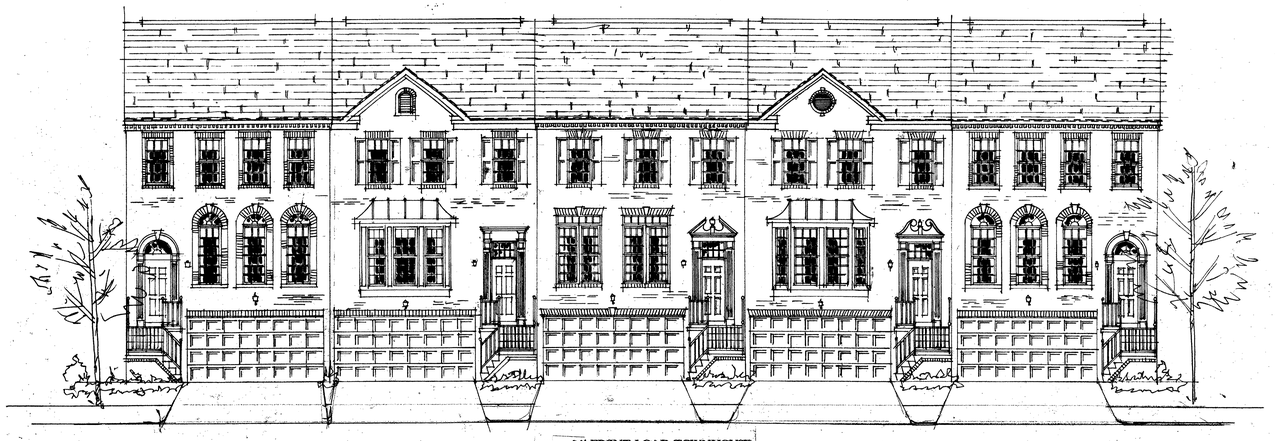
WMY	SLH	
DESIGN	DRAWN	CHECKED

AS SHOWN	1/7/99
SCALE	DATE
5169	M-1302
PROJ No.	FILE No.

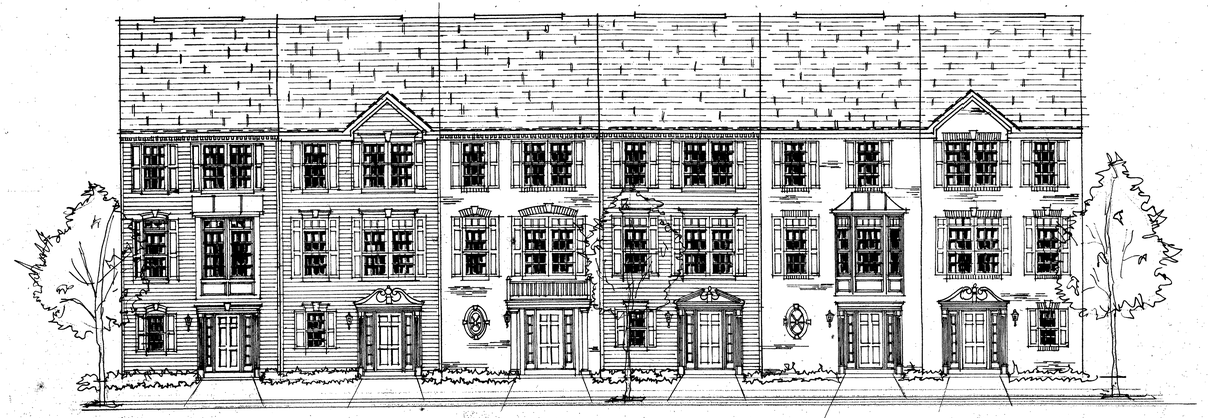
SHEET 4 OF 4



24' FRONT LOAD TOWNHOUSE

METRO PLACE AT DUNN LORING METRO

FAIRFAX , VIRGINIA



18' REAR LOAD TOWNHOUSE

METRO PLACE PARCEL D-2 & E AT DUNN LORING METRO

FAIRFAX , VIRGINIA

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CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

METRO PLACE AT DUNN LORING

PARCELS C-1, D-2, E & F-1

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5169	M-1302	
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4A OF 4
SHEET