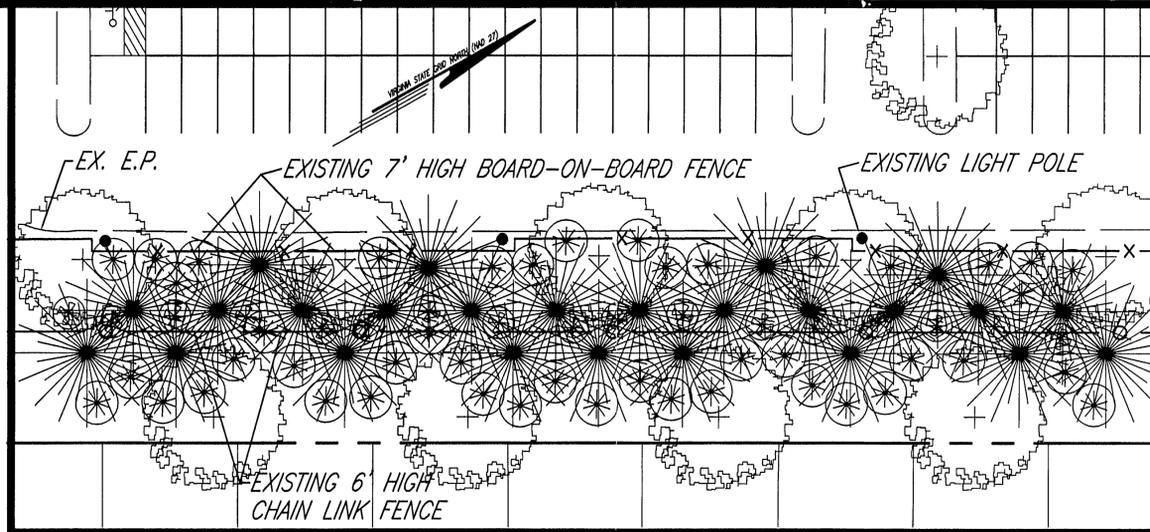


| EXISTING PLANT LIST | | | | | |
|---|-------|-----------------------------|-------------------------|--|---------------|
| TREES (EXCLUDING TRANSITIONAL SCREENING-TYPE 3 ALONG WESTERN RESIDENTIAL BOUNDARY (SEE NOTE)) | | | | | |
| KEY | QUAN. | BOTANICAL NAME | COMMON NAME | PROJECTED 10 YEAR TREE COVER (SQ.FT.) | TOTAL sq.ft. |
| TC | 3 | TSUGA CANADENSIS | CANADIAN HEMLOCK | 125 | 375 |
| QC | 4 | QUERCUS COCCINEA | SCARLET OAK | 250 | 1,000 |
| QP | 15 | QUERCUS PHELLOS | WILLOW OAK | 250 | 3,750 |
| AR | 17 | ACER RUBRUM | "RED SUNSET" MAPLE | 250 | 4,250 |
| FA | 4 | FRAXINUS AMERICANA | AUTUMN PURPLE ASH | 250 | 1,000 |
| PS | 7 | PRUNUS SARGENT (3 OFF-SITE) | SARGENT CHERRY | 125 | 875 |
| AZ | 3 | AZALEA | HIHO CRIMSON/POLAR BEAR | | |
| PSK | 2 | PRUNUS SERRULATA "KWANZAN" | KWANZAN CHERRY | 250 | 500 |
| | | | | SUB TOTAL = | 11,750 sq.ft. |
| | | | | SUB TOTAL TRANSITIONAL SCREENING COVER = | 34,250 sq.ft. |
| | | | | TOTAL = | 46,000 sq.ft. |

NOTE: EXISTING TRANSITIONAL SCREENING-TYPE 3 CONSISTS OF TSUGA CANADENSIS (CANADA HEMLOCK) FRAXINUS AMERICANA (AUTUMN PURPLE ASH) QUERCUS COCCINEA (SCARLET OAK), ILEX OPACA (AMERICAN HOLLY), AND PYRACANTHA.

EXISTING VEGETATION MAP NOTE:
 AS REFLECTED ON THIS PLAN, THE VEGETATION COVER IS PREDOMINATELY "DEVELOPED". (AREA X, NOT DESIGNATED). THE TYPE AND QUANTITY OF EACH SPECIE IS GIVEN IN THE EXISTING PLANT LIST, ABOVE. ONLY THE 50' BUFFER STRIP ALONG THE EASTERN PROPERTY LINE AND AT THE NORTHEAST CORNER OF PARCEL 53B, WAS PRESERVED WITH EXISTING VEGETATION (AREA Y). THIS AREA COVER TYPE IS CLASSIFIED AS "BOTTOMLAND FOREST" NO LAND DISTURBING ACTIVITY IS ANTICIPATED WITH THIS SEA.

| AREA | COVER TYP. | PRIMARY SPECIE | SUCCESSIONAL STAGE | CONDITION | ACREAGE |
|------|-------------------|--------------------------|--------------------|----------------|---------|
| X | DEVELOPED | WILLOW OAK & RED MAPLE | EARLY SUCCESSIONAL | GENERALLY GOOD | 6.2 AC |
| Y | BOTTOMLAND FOREST | SCARLET OAK & PURPLE ASH | SUB-CLIMAX | GENERALLY GOOD | 0.78 AC |



EXISTING DETAILED TRANSITIONAL SCREENING 3
 SCALE: 1" = 20'

SITE TABULATIONS

PARCEL 53A 149,297 sq.ft. or 3.4274 Acres
 PARCEL 53B 158,106 sq.ft. or 3.6296 Acres
 TOTAL 307,403 sq.ft. or 7.057 Acres

PARKING TABULATION

PARCEL 53A 282 STANDARD SPACES 6 HANDICAP SPACES = 288
 PARCEL 53B 246 STANDARD SPACES 5 HANDICAP SPACES = 251
 TOTALS 528 STANDARD SPACES 11 HANDICAP SPACES = 539

OPEN SPACE CALCULATION

| | REQUIRED | PROVIDED | |
|---------------------------|---------------|----------------|--------|
| PARCEL 53A: 149,297 x 15% | 22,395 sq.ft. | 35,000 sq.ft. | |
| PARCEL 53B: 158,106 x 15% | 23,716 sq.ft. | 65,500 sq.ft. | |
| TOTAL | 46,111 sq.ft. | 100,500 sq.ft. | or 30% |

INTERIOR LANDSCAPING REQUIREMENTS

| | REQUIRED | PROVIDED |
|--|----------|---------------|
| PARCEL 53A: PARKING LOT AREA = 99,408 sq.ft. | | |
| INTERIOR PARKING LOT LANDSCAPING | NONE | 10,489 sq.ft. |
| (see section 9-520 paragraph 9c.) | | |
| PARCEL 53B: PARKING LOT AREA = 91,205 sq.ft. | | |
| INTERIOR PARKING LOT LANDSCAPING | NONE | 4,198 sq.ft. |
| (see section 9-520 paragraph 9c.) | | |

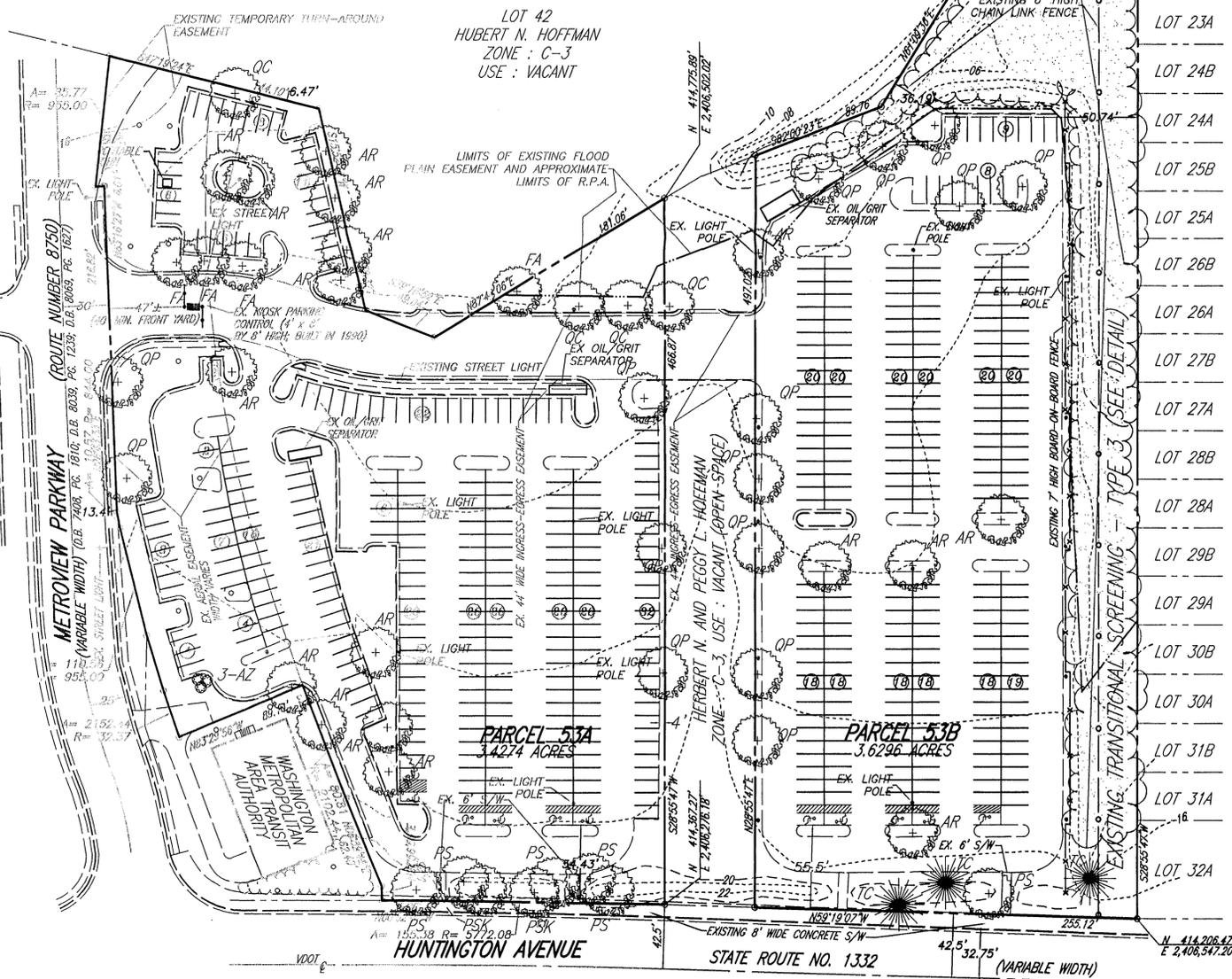
TREE COVER CALCULATIONS

| | REQUIRED | PROVIDED |
|-----------------------------------|----------|---------------|
| PARCEL SITE AREA: 7.06 Acres | NONE | 46,000 sq.ft. |
| (see section 9-520 paragraph 9c.) | | |

NOTES

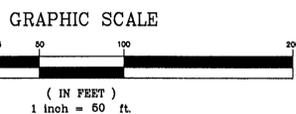
- THIS SPECIAL EXCEPTION AMENDMENT REQUEST IS TO EXTEND THE USE FOR COMMERCIAL OFF-STREET PARKING IN A METRO STATION AREA AS A TEMPORARY USE IN THE C-3 OFFICE DISTRICT WHICH WAS ESTABLISHED IN ACCORDANCE WITH SE 96-V-045.
- THE PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 83-1-((1)) PARCELS 53A AND 53B AND ZONED IN C-3. THE OWNER AND APPLICANT IS STARR MANAGEMENT CORPORATION.
- BOUNDARY IS TAKEN FROM A FIELD RUN SURVEY BY HOLLAND ENGINEERING. RECORDED IN DEED BOOK 8039/PAGE 1239. TOPOGRAPHIC INFORMATION WITH 2' CONTOURS IS TAKEN FROM A FIELD RUN SURVEY BY RINKER-DETWILER AND ASSOCIATES, DATED JULY 1990. NO TITLE REPORT HAS BEEN FURNISHED.
- THE STORMWATER FACILITY FOR BMP WAS PROVIDED UNDER SITE PLAN #7878-SP-01.
- PUBLIC WATER AND SANITARY SEWER IS AVAILABLE TO THIS SITE.
- ACCORDING TO THE DEEDS OF THIS PROPERTY, THE COUNTY'S PUBLISHED ZONING AND TOPOGRAPHY MAPS, AND FROM AN ONSITE VISIT, NO DELINEATION OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A BURIAL WAS INDICATED ON THIS SITE.
- BASED ON PRELIMINARY RECORDS AND VISUAL INVESTIGATION, NO HAZARDOUS WASTES, TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, TREATED OR DISPOSED OF ON THIS SITE. STORAGE TANKS AND/OR CONTAINERS ARE NOT PROPOSED FOR THIS SITE.
- THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND STANDARDS, EXCEPT AS NOTED. THE PROPOSED DEVELOPMENT IS ALSO IN CONFORMANCE WITH THE COUNTY'S ADOPTED COMPREHENSIVE PLAN.
- THE MAXIMUM GROSS FLOOR FOR THE TEMPORARY PARKING LOT IS 32 sf.(4'x 8' EX. KIOSK) THE MAXIMUM PERMITTED FAR PER THE ZONING ORDINANCE IS 1.0. THE FAR FOR THIS TEMPORARY PARKING LOT IS 0.0001.

HUNTINGTON AVENUE ASSOC. CARE USE CORP.
 ZONE : I-5
 USE : INDUSTRIAL/OFFICE



HUNTINGTON SUBDIVISION
 SECTION NINE
 ZONE : R-8
 USE : RESIDENTIAL (DUPEX)

Approval No. SEA 96-V-045 Staff: J. Smiley
 APPROVED (SE) / SP PLAN 10-4-2000
 SEE DEV CONDS DATED 11-20-2000
 Date of (BOS) (BZA) approval of /



WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
 ZONE : R-4
 USE : METRO STATION

RINKER-DETWILER & ASSOCIATES, P.C.
 ENGINEERING SURVEYING LAND PLANNING
 9240-B MOSBY STREET, MANASSAS, VIRGINIA 22110
 PHONE : (703) 368-7373 METRO : (703) 591-6812 TOLL FREE: 1-800-296-4444

CONFIDENTIAL
 JACK E. RINKER
 No. 39568
 11/15/00
 REGISTERED PROFESSIONAL ENGINEER
 COMMONWEALTH OF VIRGINIA

SPECIAL EXCEPTION & PROFFER
 CONDITION AMENDMENT PLAN
PARCELS 53A & 53B
HUNTINGTON
METRO PLAZA
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISIONS:
 SEPT. 27 1996
 MAY 25, 2000

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
 JUN 5 2000

ZONING EVALUATION DIVISION

DATE: AUGUST 22, 1996
 SCALE: 1" = 50'
 DESIGN: JER
 DRAFT: CAD
 CHECKED BY: ETC
 ARCH: ---
 JOB NUMBER: 90-004-HB
 SHEET 1 OF 1