



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

December 21, 2011

Ms. Inda E. Stagg
Walsh, Colucci, Lubeley, Emrich & Walsh
2200 Clarendon Blvd., Thirteenth Floor
Arlington, VA 22201-3359

Re: Interpretation for PCA 98-LE-048-3 and FDPA 1998-LE-048-1-3, Metro Park: Building 6
Outdoor Seating and Parking

Dear Ms. Stagg:

This is a response to your letters of October 7, 2011, and November 22, 2011, requesting an interpretation of the proffers and the Conceptual Development Plan Amendment (CDPA) accepted by the Board of Supervisors and the Final Development Plan Amendment (FDPA) approved by the Planning Commission in conjunction with the approval of the above-referenced applications. As I understand it, two questions are being asked. The first question is whether the provision of outdoor seating associated with an eating establishment that is located within Building 6 of the Metro Park development would be in substantial conformance with the proffers and the CDPA/FDPA. The second question is whether the addition of six oversized parking spaces along the southern side of the garage, which is located south of Building 6 and adjacent to the internal drive aisle, as depicted on Interpretation Exhibit #1, would be in substantial conformance with the proffers and the CDPA/FDPA. This determination is based on your letters, "Interpretation Exhibits #1 through #4," prepared by VIKA, and Exhibit #5 entitled "Restaurant Outdoor Seating", prepared by Kling Stubbins, dated October 4, 2011. Copies of your letters and relevant exhibits are attached.

On August 2, 1999, the Board of Supervisors approved Rezoning RZ 1998-LE-048, which rezoned 37.17 acres of land to the PDC (Planned Development Commercial) District, subject to proffers, to allow a mixed use development with office, retail, hotel/retail and a freestanding child care center. Subsequently, on September 15, 2003, the Board of Supervisors approved Proffered Condition Amendment PCA 1998-LE-048-2, subject to proffers, on 29.23 acres of land amending the easternmost portion of the site where a hotel/retail building and freestanding child care center had been originally approved, to allow the consolidation of the child care center and office into a single building (Building 8). The related Final Development Plan Amendment, FDPA 1998-LE-048-1-2, was approved by the Planning Commission on July 24, 2003, subject to the Board of Supervisors approval of PCA 1998-LE-048-2. The approved CDPA/FDPA showed Building 8 to be developed with a child care center with an adjacent outdoor play area located in a triangular area of open space at the southeast corner of the building. The PCA proffers included commitments to the following: development in substantial conformance with the CDPA/FDPA; permitted uses (#3); a limitation on the gross floor area (GFA) to 10,000 square

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/



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feet and the maximum daily enrollment of the child care center to 150 (#2); the provision of a six foot tall acoustically solid fence as shown on the CDPA/FDPA around all sides of the outdoor play area for the child care center (#37); reservation of a minimum of ten parking spaces closest to the entrance of the child care center to facilitate the drop-off and pick-up of children (#38); and a limitation on the number of children allowed in the play area at any one time to 50 (#39).

On February 23, 2010, the Board of Supervisors approved PCA 1998-LE-048-3 to permit an increase in the proffered building height of Building 6, and added a new Proffer 40 to permit public art and/or sculptures in certain areas. The Planning Commission had previously approved FDPA 1998-LE-048-1-3 on January 28, 2010. On June 20, 2011, in response to your request, a determination was issued by Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ, that the establishment of a child care center use in Building 6 would be in substantial conformance with the proffers and the CDPA/FDPA, provided all proffered limitations and requirements are met. On July 26, 2011, the Board of Supervisors approved an interpretation to permit an outdoor play area for a child care center located on the southwestern side of the central parking garage (parking garage for Buildings 4, 5 and 6) approximately 400 feet from the location of the proposed child care center in Building 6. This area is currently developed with parking spaces and plantings as shown on the approved FDPA.

You state in your letter that eating establishments within Metro Park are approved uses that are anticipated with its approval. Furthermore, Proffer #4, defines eating establishments as a specialty retail use. It should be noted that the entire Metro Park site is limited to 18,800 square feet of gross floor area (GFA) for specialty retail uses. You also contend that outdoor seating for eating establishments is a logical accessory use and accessory uses are permitted by Par. 4A (7) of Sect. 16-403 of the Fairfax County Zoning Ordinance. Your exhibits show that an outdoor seating area is proposed to be located adjacent to the north side of Building 6, between Building 6 and a wide pedestrian walkway. This area does not show landscaping, buffering or transitional screening on the approved FDPA; the area is shown to incorporate a pedestrian walkway constructed of permeable pavers. Therefore, the accessory use does not reduce landscaping, screening or buffers. As I understand it, the paver walkway will continue to be provided and the landscape area within the vicinity of the outdoor seating area will increase. You acknowledge that there is a parking requirement for eating establishments, including any seating provided on the exterior of these establishments. You do not specify, however, the number of seats being proposed for the associated eating establishment.

It is my determination that the addition of an outdoor seating area as described above and shown in the submitted exhibits, is in substantial conformance with the proffer and the CDPA/FDPA, provided that adequate parking is demonstrated to the Department of Public Works and Environmental Services (DPWES) to be available to meet Zoning Ordinance requirements and all proffered limitations and requirements are met.

According to your letters, you are also proposing to construct six oversized surface parking spaces along the southern face of the parking garage for the purpose of providing legal on-site parking for those vehicles that are too large to access the garage. The proposed location, the south side of the central parking garage, is a landscaped area planted with 21 ornamental trees in accordance with the FDPA. You propose to relocate some of the trees in condensed areas within this landscaped area. You maintain in your letter that the ornamental trees can be replanted in a

Inda E. Stagg

Page 3

denser formation, as shown in Exhibit #2, and survive being replanted. You state that you have been assured that the reconfigured ornamental tree plantings will not obstruct sight distances. Your letter also states that the proposed location of these six oversized parking spaces is not easily visible from off-site properties due to the provision of full transitional screening and a seven foot high brick wall barrier that was installed between Metro Park and the adjacent properties.

As discussed during several telephone conversations with staff, staff is reluctant to reduce open space areas on this site. However, you verbally indicated that additional open space in excess of that displaced by the proposed parking will be established with the child care center play area on the western side of the parking garage.

As such, it is my determination that the proposed six oversized surface parking spaces along the southern side of the central parking garage (garage for Buildings 4, 5 and 6) would be in substantial conformance with the proffers and the CDPA/FDPA, provided that these parking spaces will not be constructed until the outdoor play area southwest of Building 6 is established. Any plant materials which fail to survive the transplantation/relocation, or construction activities required to install pavement for the oversized parking, must be replaced, subject to Urban Forest Management (UFM) approval.

These determinations have been made in my capacity as the duly authorized agent of the Zoning Administrator and address only those issues discussed herein. If you have any questions regarding this interpretation, please feel free to contact Shelby Johnson at (703) 324-1290.

Sincerely,



Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

O:\SMCKN\INTERPRETATIONS\MetroPark_Outdoor Seating & Prkng\Metro Park_Outdoor Seating and Oversized Parking (PCA & FDPA 1998-LE-048).doc

Attachments: A/S

cc: Jeffrey C. McKay, Supervisor, Lee District
James T. Migliaccio, Planning Commissioner, Lee District
Diane Johnson-Quinn, Deputy Zoning Administrator, ZPRB, DPZ
Kenneth Williams, Plan Control, Land Development Services, DPWES
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: RZ 1998-LE-048, PCA 1998-LE-048-3, FDPA 1998-LE-048-1-3, PI 11 02 022,
Imaging, Reading File



WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

Inda E. Stagg
Senior Land Use Planner
(703) 528-4700 Ext. 5423
istagg@arl.thelandlawyers.com

RECEIVED
Department of Planning & Zoning

NOV 28 2011

Zoning Evaluation Division

November 22, 2011

Via Hand Delivery

Barbara C. Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Additional Information Regarding the October 7, 2011 Interpretation Request for the Addition of Outdoor Eating Establishment Seating at Building 6 and Oversized Parking Spaces South of Building 6's Parking Garage
Tax Map 91-1 ((1)) 11B2 and 23E; 91-1 ((28)) 1 and 2A; 91-1 ((31)) 1-4C
PCA 98-LE-048-3 and FDPA 1998-LE-048-1-3 (the "Approvals")

Dear Ms. Berlin:

In an interpretation letter addressed to you dated October 7, 2011, two questions were asked: (1) Is the provision of outdoor seating associated with an eating establishment that is located within Building 6 as depicted on the attached graphics in substantial conformance with the Approvals?; and (2) Are the addition of six oversized parking spaces on the southern side of Building 6's parking garage and adjacent to the internal drive aisle as depicted on the attached graphics in substantial conformance with the Approvals? It is my understanding from speaking to Shelby Johnson that the first question regarding outdoor seating may be determined to be in substantial conformance with the Approvals, but that the response to the second question regarding the establishment of oversized parking may not be answered until another interpretation that was submitted on behalf of the developer of Liberty View (previously the Lewin Park Subdivision) by others (attached for reference), regarding the provision of a vehicular access to/from the adjoining property to the south, and which is being considered by Mary Ann Godfrey, is resolved. This letter is being provided in response to that delay and provides information that expectantly will be considered when resolving that request.

I submit that the proffers approved pursuant to the Approvals do not require the developers of Metro Park to agree to all road connection locations that are proposed by the developer of Liberty View. The developer of Metro Park fully intends to comply with the proffers which state that "a road connection to Lewin Park will be allowed at two

PHONE 703 528 4700 | FAX 703 525 3197 | WWW.THELANDLAWYERS.COM
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locations", but do not agree that the location of the second road connection must be in the location proposed by the representatives of Liberty Park. Proffer 31 states,

"A road connection to Lewin Park will be allowed at two locations. The Jasper Lane/Arco Street connection is described in Proffer 30 above, and the cost of its construction will be at the expense of the Applicant, its successors and assigns. A second connection from Metro Park Drive has not been determined, and the cost of its construction, including removal of any portion of the wall constructed pursuant to proffer Number 9 shall be at the expense of the developer of Lewin Park."

In regard to the first sentence in Proffer 31, which states, that a "road connection to Lewin Park will be allowed at two locations", I submit that the Zoning Ordinance defines "road" as: "See STREET". The Zoning Ordinance defines "street" as many things, including: "STREET, TRAVEL LANE: A right-of-way, commonly but not always located on the front of a lot, providing access from one lot to another, and serving the same function as a service drive, although not necessarily a public street." This is an important distinction because the interpretation argument from the representatives of Liberty View stating that "this [proposed] access is the only way to fulfill the proffer requirement to provide a second connection while complying with VDOT and FCDOT regulations" is misleading. The proffer language does not obligate the developer of Metro Park to provide a second access point that is a public street. According to the definitions in the Ordinance, the second entrance may be a travel lane between Lewin Park (Liberty View) and Metro Park Drive. A road connection could simply be a road cut onto Metro Park Drive, similar to the cut onto Metro Park Drive for Metro Park's Building 8. Nowhere in the Metro Park proffers does it imply or assume that off-site vehicles from or to the Liberty View development may travel through or over Metro Park's private driveways.

In response to the Liberty View's representative's statement that the proffered road connection is "to" Metro Park Drive, I submit that Proffer 31 states that the road connection is "from Metro Park Drive". The only possible vehicular connection location from Metro Park Drive would be east of Jasper Lane. The development plan for Metro Park has been constructed consistent with the development plan that was originally approved in 1999 and this is the only location that could provide a second connection from Metro Park Drive. Please also note that Liberty View has a proffer that requires the addition of a dedicated right turn lane on Metro Park Drive east of Jasper Lane; however, this is a requirement based on their increased development intensity, which did not exist at the time Proffer 31 was written.

The representative of Liberty View stated that "such a potential second access was relied on by Monument and incorporated into the approval of Liberty View. The second access is shown on the western side of the project connecting to the surface street

behind the primary parking garage for MetroPark". I submit that, at no time was there any discussion with the owners of Metro Park regarding this proposed access location and there is no requirement to provide access at this specific location. Had the owners of Metro Park been requested to look at this as a possible "road connection" location, they would not have agreed to it as it negatively impacts their use of a private road and implies that Liberty View's off-site traffic may use Metro Park's private roads with no compensation for the use or maintenance of those private roads.

The developer of Metro Park respectfully requests that you consider the information contained in this letter. Please do not hesitate to contact me if you should have any questions about this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Linda E. Stagg
Senior Land Use Planner

cc: Shelby Johnson
Mary Ann Godfrey
James Evans
Martin D. Walsh



Inda E. Stagg
Senior Land Use Planner
(703) 528-4700 Ext. 5423
istagg@arl.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

October 7, 2011

RECEIVED
Department of Planning & Zoning
OCT 07 2011
Zoning Evaluation Division

Via Hand Delivery

Barbara C. Berlin
Director, Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Interpretation Request – Addition of Outdoor Eating Establishment Seating at Building 6 and Oversized Parking Spaces South of Building 6's Parking Garage
Tax Map 91-1 ((1)) 11B2 and 23E; 91-1 ((28)) 1 and 2A; 91-1 ((31)) 1-4C
PCA 98-LE-048-3 and FDPA 1998-LE-048-1-3 (the "Approvals")

Dear Ms. Berlin:

Please accept this letter as a request for an interpretation of the applicable proffers and final development plan associated with the approvals for Metro Park. Specifically, the questions are: (1) Is the provision of outdoor seating associated with an eating establishment that is located within Building 6 as depicted on the attached graphics in substantial conformance with the Approvals?; and (2) Are the addition of six oversized parking spaces on the southern side of Building 6's parking garage and adjacent to the internal drive aisle as depicted on the attached graphics in substantial conformance with the Approvals? Information has been provided within this letter for your use in answering these questions.

On February 23, 2010, the Board of Supervisors approved Proffered Condition Amendment Application PCA 1998-LE-048-03 in the name of CSHV Metro Park LLC subject to proffers dated January 28, 2010, which made revisions and or additions to those proffers approved pursuant to RZ 1998-LE-048, PCA 1998-LE-048 and PCA 1998-LE-038-2 (the "Proffers"). On January 28, 2010, the Planning Commission approved Final Development Plan Amendment FDPA 1998-LE-048-1-3. The FDPA was prepared by VIKA and is dated December 11, 2009 (the "FDPA"). On July 26, 2011, the board of Supervisors approved an interpretation to permit an outdoor play area for a day care center on the western side of Building 6's parking garage. A copy of all applicable proffers and a reduction of the applicable FDPA have been attached for your consideration. Additional graphics are attached for your consideration which are:

- (1) Exhibit #1 – Interpretation Exhibit, dated 10/04/2011, depicting Sheet 3A of 8 of the approved FDPA which has been modified to show the location of the

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previously approved day care play area and generator enclosure depicted in blue and the locations of the currently proposed oversize parking spaces and eating establishment's outdoor seating area depicted in red. Tabulations for parking and open space are also included on this exhibit.

- (2) Exhibit #2 – Interpretation Exhibit, dated 10/04/2011, depicting Sheet 4 of 8 of the approved FDPA which has been modified to show the location of the six oversized parking spaces and the relocated ornamental trees on the south side of the parking structure. (Note that the same numbers of ornamental trees as depicted on the approved FDPA are proposed in this interpretation.)
- (3) Exhibit #3 – Interpretation Exhibit, dated 10/04/2011, which is Sheet 3A of 8 of the approved FDPA.
- (4) Exhibit #4 – Interpretation Exhibit, dated 10/04/2011, which is Sheet 4 of 8 of the approved FDPA.
- (5) Exhibit #5 – Interpretation Exhibit, dated 10/04/2011, which depicts the layout of the outdoor seating area, walkways and planting areas.

In accordance with Par. 4 of Sect. 16-403, the following information is offered in support of the requests:

"Minor modifications to an approved final development plan may be permitted when it is determined by the Zoning Administrator that such are in substantial conformance with the approved final development plan and that such: are in response to issues of topography, drainage, underground utilities, structural safety, layout, design, vehicular circulation, or requirements of the Virginia Department of Transportation or Fairfax County; or are accessory uses; or are accessory structures or minor building additions as permitted by Par. 4A(7) or 4(B)7 below."

- A. "For approved final development plans for all uses, other than churches, chapels, temples, synagogues and other such places of worship (hereinafter places of worship) and places of worship with a child care center, nursery school or private school of general or special education, the modifications shall, in no event."
 - (1) "Permit a more intensive use than that approved pursuant to the approved conceptual development plan, final development plan or any applicable proffers or development conditions; or"

Answer: Neither the outdoor seating area nor the addition of oversized parking spaces provide a more intensive use of Metro Park than already approved.

- (2) "Result in an increased parking requirement, except for any additional parking which may be required for any building additions or modifications permitted under Par. 4A(7) below; or"

Answer: The establishment of eating establishments within Metro Park was anticipated in the Approvals. Although there is a parking requirement for eating establishments, including for any seating offered outdoors, the request does not result in an increased parking requirement above and beyond what may have been anticipated. Also, the provision of six oversized parking spaces does not in itself result in an increased parking requirement.

The parking garage for Buildings 4, 5, and 6 currently houses 2,333 parking spaces. These 2,333 parking spaces substantially exceed the required 1,645 parking spaces for the current uses by 688 parking spaces, not including the eating establishment use. The addition of six oversized parking spaces would increase the number of parking spaces to 2,339 and would exceed the required 1,645 parking spaces by 694 parking spaces, not including the eating establishment's parking requirement. If approved, parking tabulations will be required prior to the issuance of a NonRUP for the eating establishment, which will ensure that the use will be adequately parked. It is extremely unlikely that the eating establishment use will require 694 parking spaces.

- (3) "Permit additional uses other than those approved pursuant to the approved conceptual development plan, final development plan, or any applicable proffers or development conditions, except that accessory uses in accordance with this paragraph may be permitted; or"

Answer: Eating establishments are approved uses within Metro Park. Outdoor seating for eating establishments is a logical accessory use to the permitted eating establishment.

~~Parking is an accessory use to the primary use of the Metro Park development. Under a previously approved FDPA there was a substantial amount of surface parking located in front of Building 6. These parking spaces were removed in the currently approved version which now provides a significant landscaped area instead of the surface parking. The unanticipated effect of the removal of these surface parking spaces was the loss of oversized parking spaces for those vehicles that are too large to access the parking garage. Six oversized parking spaces are proposed on the south side of the parking structure so that these vehicles have a legal place to park on site.~~

- (4) "Reduce the effectiveness of approved transitional screening, buffering, landscaping or open space; or"

Answer: The outdoor seating is located in an area that, on the approved FDPA, does not include any landscaping, buffering or transitional screening. It is open space only in the sense that this area is shown as part of a wide walkway around the building. A walkway will continue to be provided around the building, adequate open space will continue to be provided and the amount of landscaping actually increases in this area; therefore, the provision of outdoor seating in this area will not reduce the effectiveness of approved transitional screening, buffering, landscaping or open space.

The oversized parking spaces are located in an area that, on the approved FDPA, is shown as a strip of green space planted with 21 generally evenly spaced ornamental trees. This interpretation requests that the 21 ornamental trees continue to be provided, but in a denser formation.

Although this location is on the periphery of the Property and abutting an internal driveway, it is well buffered by a seven foot high brick wall and significant plantings that were installed as transitional screening and buffering between Metro Park and what was previously a single family residential neighborhood. This neighborhood has since been rezoned to permit a similar use to Metro Park; however, the transitional screening and 7 foot high wall will remain. The engineer has assured that the 21 ornamental trees can be planted as shown and survive. The engineer has also assured that the reconfigured ornamental tree plantings will not create a site distance problem.

It is submitted that; although the provision of oversized parking spaces will relocate some of the landscaping along the southern face of the garage, these oversized parking spaces are necessary in order to provide legal parking spaces for those vehicles too large to enter the parking garage. It is also submitted that this location is not easily visible from off-site (if at all) due to the provision of full transitional screening and seven foot high barrier. Given these it is submitted that the provision of six oversized parking spaces in this area will not reduce the effectiveness of approved transitional screening, buffering, landscaping or open space.

- (5) "Permit changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to adjacent property; or"

Answer: The provision of outdoor seating and the oversized parking spaces are generally internal to the Property and do not change the bulk, mass orientation or location of anything on the Property in a way that would adversely impact the relationship of the development to adjacent property.

- (6) "Result in an increase in the amount of clearing and/or grading for a stormwater management facility, including any clearing and/or grading associated with spillways, inlets, outfall pipes or maintenance roads, that reduces non-stormwater management open space, tree save and/or landscaping area on the lot; or"

Answer: The location of outdoor seating and oversized parking spaces as shown on the exhibits will not result in an increase in the amount of clearing and/or grading for a stormwater management facility in any way. They do not reduce the non-storm-water management open space, which will continue to be 35% of the overall site area, and do not negatively impact any tree save areas as shown on the FDPA. The landscape areas in the vicinity of the outdoor seating area will increase and the landscape area in the vicinity of the oversized parking will continue to be landscaped, although in a denser formation. This being said, there is a significant amount of landscaping on the Property as well as in immediate proximity to the oversized parking spaces.

- (7) "Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use and minor additions to buildings may be permitted, provided that the sum total of all such structures or additions shall not exceed the following..."

Answer: No building additions are proposed; therefore, this paragraph does not apply.

I appreciate your attention to these questions. Please do not hesitate to contact me if you should have any questions or require further information in order to make your determination.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Inda E. Stagg
Senior Land Use Planner

Enclosures

cc: Jim Evans
Martin D. Walsh

SUBJECT OF CONCEPTUAL/
FINAL DEVELOPMENT PLAN
AMENDMENT

SUBJECT OF CONCEPTUAL/
FINAL DEVELOPMENT PLAN
AMENDMENT

EXISTING WAREHOUSES

EXISTING RAILROAD TRACKS

- 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 S'VE

EXISTING TOWNHOUSE
RESIDENTIAL

NOTE:
1. THE STREETSCAPE ALONG WALKER LANE WILL BE
CONSISTENT WITH PROPER #11.

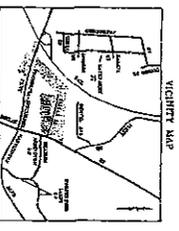
SHOPPING CENTER
EXISTING SIDEWALKS
AND DRIVE

NOT INCLUDED IN APPLICATION

EXISTING SINGLE FAMILY DETACHED RESIDENTIAL

CHURCH
USE

EXISTING SIDEWALK ACCESS TO
EXISTING SIDEWALKS /
DRIVE



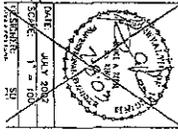
WPA
WORKERS' PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & CIVIL SERVICES
VIA INCORPORATED
4900 GREENSBORO DRIVE SUITE 200 F. FALLS CHURCH, VIRGINIA 22042
(703) 443-8200 FAX (703) 443-8202
FALLS CHURCH, VA GREENSBORO, NC

PROFFERED CONDITION AMENDMENT CDPA/FPDA
METRO PARK
(INTERPRETATION EXHIBIT)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	COUNTY REVISIONS

THE ENGINEERING GROUP, INC.
1225 OFFICE PLACE, SUITE 101
WOODBRIE, VIRGINIA 22192
703-670-0965 703-670-7760 (FAX)

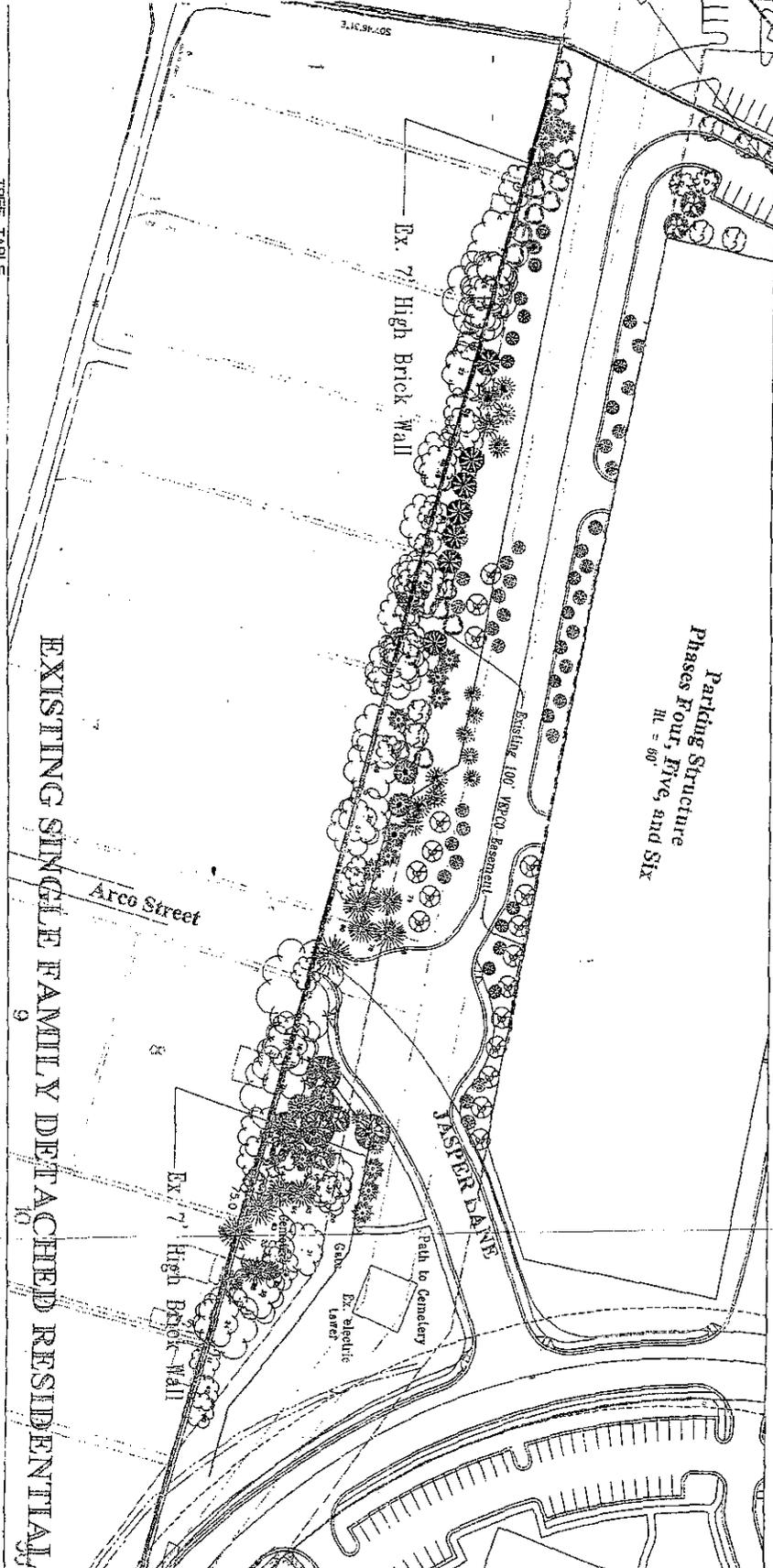
PC4 1994.2.840
APPROVED BY PLAN ADMINISTRATOR
07/11/09 (CD) (P) (P)
SEE PROFFERED CONDITION AMENDMENT
FORM CDPA/FPDA FOR FURTHER INFORMATION



THESE TABLE

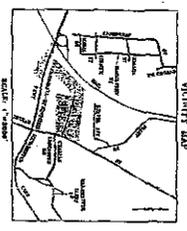
15" OAK	23	18" CHERRY	49	18" MAPLE	65	6" LOCUST	81	6" PINE
24" OAK	24	18" CHERRY	58	15" MAPLE	66	18" LOCUST	82	15" CEDAR
8" OAK	25	8" CHERRY	51	15" MAPLE	67	18" SCAI	83	15" CEDAR
6" OAK	26	18" CHERRY	52	6" MAPLE	68	12" SCAI	84	15" CEDAR
18" OAK	27	6" CHERRY	53	6" MAPLE	69	15" HOLLY	85	12" CEDAR
8" OAK	28	12" CHERRY	54	15" MAPLE	70	6" FORSYTH	86	8" CEDAR
15" OAK	29	24" CHERRY	55	8" MAPLE	71	24" FORSYTH	87	15" CEDAR
30" OAK	40	24" CHERRY	56	6" HOLLY	72	6" OLM	88	15" CEDAR
24" CHERRY	41	18" CHERRY	57	6" HOLLY	73	6" OLM	89	15" CEDAR
20" CHERRY	42	18" CHERRY	58	6" HOLLY	74	8" OLM	90	15" CEDAR
23" CHERRY	43	12" APPLE	59	8" HOLLY	75	18" OLM	91	0" ASH
15" CHERRY	44	8" MAPLE	60	6" HOLLY	76	8" PINE		
6" CHERRY	45	8" MAPLE	61	15" HOLLY	77	6" PINE		
18" CHERRY	46	18" MAPLE	62	6" HOLLY	78	6" PINE		
28" CHERRY	47	18" MAPLE	63	6" LOCUST	79	6" PINE		
12" CHERRY	48	15" MAPLE	64	8" LOCUST	80	6" PINE		

Trees with the exception of #78, #79, & #81 will be saved.



LEGEND:

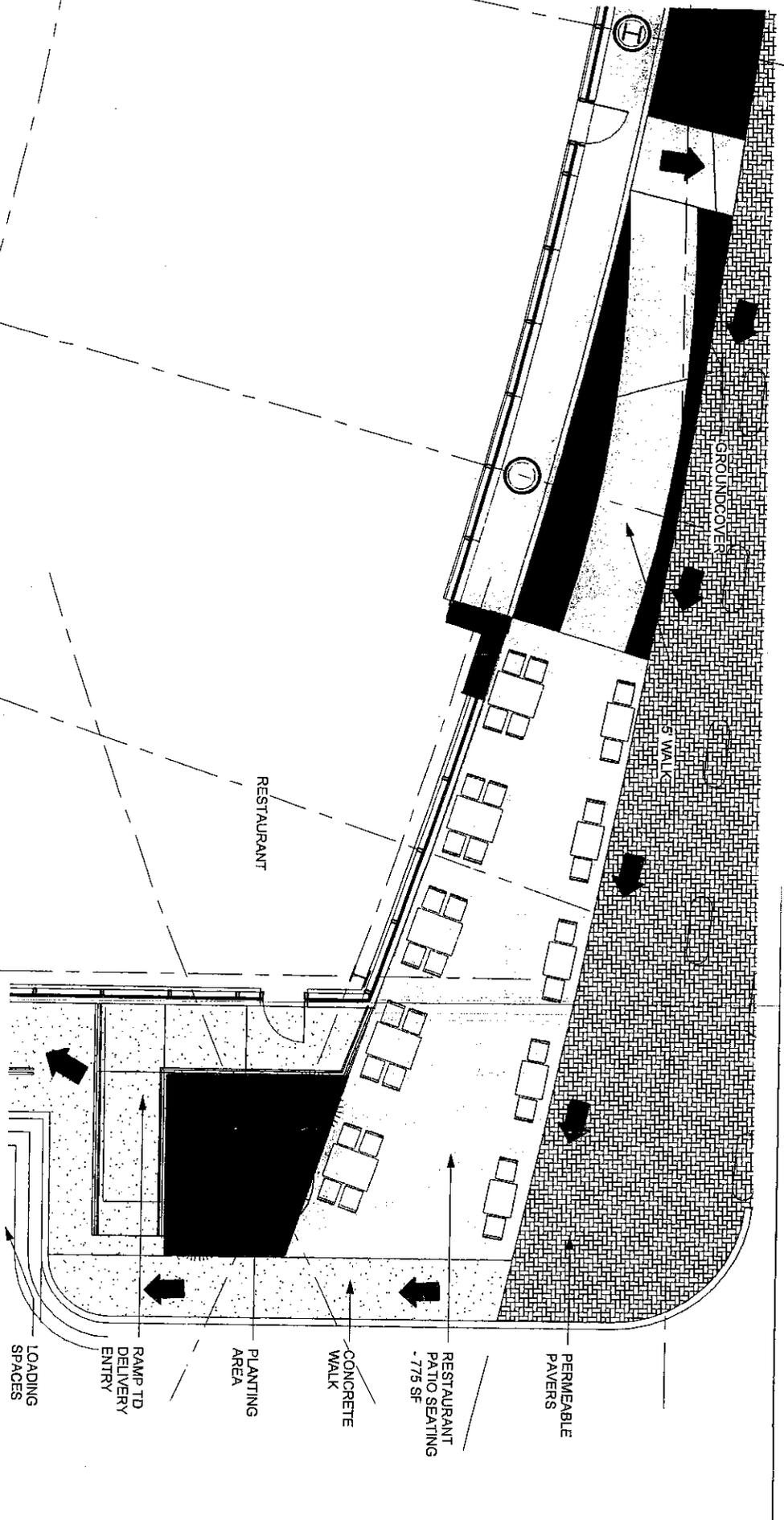
	EXISTING SHADE/STREET TREES
	EXISTING ORNAMENTAL TREES
	EXISTING EVERGREEN TREES



FOR YOURS EASE
 APPROVED BY PLANNING DEPARTMENT
 DATE 11/11/04
 SEE DISTRICTS WATER LAYOUT
 SHEET 4 (100) (10) APPROVED ZONABLE

ENGINEERS & ARCHITECTS & SURVEYORS & GPS SERVICES
 6180 GREENSBORO DRIVE, SUITE 200 # MOLESFORD, VIRGINIA 22102
 (703) 477-7000 # FAX (703) 774-2707
 WELLS, VA 22191

THE ENGINEERING GROUP, INC.
 3025 OFFICE BLVD, SUITE 101
 WOODBRIDGE, VIRGINIA 22182
 703-670-0985 703-670-7766 (FAX)

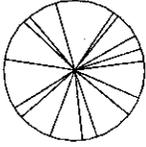


STRIAN PATH

ON OF THE PATIO AND PLANTINGS TO BE DETERMINED PRIOR TO THE SITE PLAN REVISION

RESTAURANT OUTDOOR SEATING AREA
 (INTERPRETATION EXHIBIT)
 Metro Park 6

11

PLANTING LEGEND	
	SMALL EVERGREEN
	DECIDUOUS TREE

Project No.: 52-5963-00
 CAD File:
 Drawn By: Author
 Reference: Date: 03/02/11
 Scale:
 Z-15

EXHIBIT #5