

# 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:

- THE PROPERTY IS SUBJECT TO THE CONCEPTUAL DEVELOPMENT PLAN AMENDMENT FOR METRO PLACE AT DUNN LORING (PCA 84-P-129-5, FDPA 84-P-129-4, AND PD).
- THE BOUNDARY INFORMATION SHOWN HEREIN IS FROM EXISTING RECORDS, GREENHORN & O'MARA, INC. ASSUMES NO RESPONSIBILITY FOR DISCREPANCY OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.
- THE TOPOGRAPHY SHOWN HEREIN IS AT A CONTOUR INTERVAL OF 0.5 METERS FROM A FIELD SURVEY BY GREENHORN & O'MARA, INC.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THE DEVELOPMENT OF THIS SITE WILL BE PROVIDED ON THE PROPOSED UNDERGROUND FACILITIES AS SHOWN ON THE CIVIL PLAN UNLESS WAIVED TO THE EXISTING DISTRICT REGIONAL SWM LAKE AT FAIRVIEW PARK RESERVOIR, SUBJECT TO THE UPGRADE OF AN OFFICE STORM DRAIN OUTFALL AND THE DEDICATION OF A BMP AGREEMENT WITH THE OWNER OF THE REGIONAL SWM LAKE. THE EXACT SIZE AND LOCATION OF THE FACILITIES WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING AND DESIGN.
- THE LANDSCAPED OPEN SPACE AREAS REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13.
- IN ACCORDANCE WITH PAR 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, RESIDUALS, UTILITIES AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
- THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LARGER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES. ACCORDANT OR PROVIDE ADDITIONAL PARKING SPACES IN THE AREAS OF THE REDUCED BUILDING FOOTPRINTS.
- IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, SITE FURNITURE, SIGNS, PLANTERS, FENCES, GATES AND/OR WALLS NOT REPRESENTED HEREIN MAY BE PROVIDED. IT IS TO BE FURTHER UNDERSTOOD THAT ARCHITECTURAL FEATURES SUCH AS BALCONIES AND STAIRWELLS MAY ALSO BE PROVIDED.
- AFFORDABLE DWELLING UNITS WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2-810 OF THE ZONING ORDINANCE. THE NUMBER OF UNITS TO BE PROVIDED WILL BE ADJUSTED BASED UPON THE ACTUAL NUMBER OF UNITS CONSTRUCTED.
- 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.
- 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.
- PUBLIC IMPROVEMENTS HAVE BEEN PROVIDED IN ACCORDANCE WITH THE PROVISIONS FOR METRO PLACE AT DUNN LORING (PCA 84-P-129-5, FDPA 84-P-129-4, AND PCA 84-P-129-4).
- LANDSCAPING COURTS AND A COMMUNITY CENTER WILL BE PROVIDED AS SPECIAL AMENITIES FOR THE PROPOSED DEVELOPMENT.

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- COVER SHEET
  - SCALE DEVELOPMENT PLAN
  - TYPICAL BUILDING ELEVATIONS
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**TABULATION FOR PDC DISTRICT PROPOSED:**

EXISTING ZONING	APPROVED LAND AREA	APPROVED GROSS FLOOR AREA	APPROVED GROSS FLOOR AREA RATIO (GAR)	APPROVED TOTAL NUMBER OF UNITS	APPROVED OPEN SPACE
FDH-40 PDC	12.85 AC	990,321 SF	1.25	397	84.2 AC
PROPOSED LAND AREA	17.86 AC*	1,061,619 SF	1.36	395	4.2 AC
PROPOSED GROSS FLOOR AREA	1,061,619 SF	1,061,619 SF	4.2 AC	4,500 AC	1,728
PROPOSED NUMBER OF UNITS	395	1,728	1,728		
PROPOSED OPEN SPACE	4,500 AC				
DEVELOPED RECREATIONAL OPEN SPACE	1,728				
PARKING SPACES REQUIRED	1,728				
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