

April 20, 1999

Elizabeth D. Baker, Lead Vice Coordinator... Fairfax County, Virginia 22031-1599

RE: Proffered Condition Amendment Number PCA 84-P-129-5

Dear Mr. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 22, 1999 approving Proffered Condition Amendment PCA 84-P-129-5...

The Board also:

- Waived the 200 square foot private yard requirement for those porches which are rear loaded only... Waived the loading space requirements for the multifamily dwellings on Parcel C1 and C2.

PCA 84-P-129-5

- Waived the transitional screening and barrier requirements in the western periphery adjacent to Gallows Road.

Sincerely,

Nancy Weber, Clerk to the Board of Supervisors

NVS:

- Chairman Katherine K. Herley... Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 22nd day of March, 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE PROFFERED CONDITION AMENDMENT PCA 84-P-129-5

WHEREAS, Jada Dunn Loring Metro, L.L.C. filed in the proper form an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2203(C), and

WHEREAS, a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended.

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (set attached legal description):

BE IT FURTHER ENACTED, that the boundaries of the Parcel 1, hereinafter designated as part of the Zoning Ordinance, and they hereby are amended to the conditions set forth in the attached legal description and that said zoning map shall contain and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 22nd day of March, 1999.

Nancy Weber, Clerk to the Board of Supervisors

PROFFERS METRO PLACE

PCA 84-P-129-5 February 2, 1999

Pursuant to Section 15.2-2203(A), Code of Virginia, 1999 edition as amended, Jada Dunn Loring Metro, L.L.C., the "Applicant" in PCA 84-P-129-5 has for property identified as Tax Map 49-2 (C7) C1, D2, E, and F1 (hereinafter referred to as the "Application Property")...

1. Revise Proffer 1 in Proffers dated February 6, 1997 as follows: Development of Parcel C1, D2, E, and F1 shall be in substantial conformance with the Conceptual Development Plan Amendment (CDPA/CDPA/FA) prepared by Greenstone and O'Mara...

2. Retained. (See Proffers dated May 3, 1989). 3. Retained. (See Proffers dated February 6, 1997). 4. Retained. (See Proffers dated May 3, 1989).

PROFFERS PCA 84-P-129-5 Page 2

5. Revise Proffer 5 of Proffers dated February 6, 1997 as follows: The Applicant shall provide landscaping on Parcel C1, D2, E, F1, G1 and F11 in substantial conformance with the landscaping shown on the respective CDPA/CDPA/FA which includes high quality site and architectural design, streetcans, urban design, and development sensitive. Landscaping shall be reviewed and approved by the Urban Forestry Branch of the Department of Public Works and Environmental Services (DPW&ES).

6. Retained. (See Proffers dated May 3, 1989).

7. Retained. (See Proffers dated May 3, 1989).

8. Replace Proffer 8 of Proffers dated February 6, 1997 as follows: The Developer of Parcel F1 and G1 shall offer two (2) one-bedroom units to the Fairfax County Housing Authority ("Authority") upon commencement of construction of the buildings within which these units are located.

9. Retained. (See Proffer 9 of Proffers dated February 6, 1997). 10. Retained. (See Proffer 9 of Proffers dated February 6, 1997).

PROFFERS PCA 84-P-129-5 Page 3

11. Revise Proffer 11 of Proffers dated February 6, 1997 as follows: Height of the residential buildings for Parcel C1, D2, E, F1, G1 and G11 shall be in accordance with the building heights as shown on the respective CDPA/CDPA/FA. Height of the buildings on Parcel A and B shall be in accordance with the building heights as shown on the CDPA prepared by HOK, architects and planners, dated June 23, 1987, and Final Development Plan prepared by HOK, architects and planners, dated April 10, 1987 and revised through July 12, 1990.

12. Retained. (See Proffers dated May 3, 1989).

13. Retained. (See Proffers dated May 3, 1989).

14. a. Retained. (See Proffers dated May 3, 1989). b. Retained. (See Proffers dated February 6, 1997). c. Retained. (See Proffers dated May 3, 1989).

15. Deleted. (See Proffers dated May 3, 1989).

16. Deleted. (See Proffers dated February 6, 1997).

17. Deleted. (See Proffers dated May 3, 1989).

18. Deleted. (See Proffers dated February 6, 1997).

19. Deleted. (See Proffers dated May 3, 1989).

20. Replace Proffer 20 dated May 3, 1989 as follows: The Applicant agrees to expend at least \$95.00 per unit for each unit on Parcel C1, D2, E and F1, and at least \$100.00 per each unit on Parcel G1, for development recreational amenities on site, including the cost of a swimming pool complex and community center.

21. Retained. (See Proffers dated May 3, 1989). (This improvement has been completed)

22. Retained. (See Proffers dated February 6, 1997).

23. Revise Proffer 23 dated May 3, 1989 as follows: The residential buildings shall be constructed as shown on the elevations provided on sheets 3, 4, and 4A of the CDPA/CDPA/FA. The elevations are illustrative only and are presented to

illustrate the general character and architectural theme of the proposed buildings. The elevations may be revised and are subject to modifications at time of final engineering and design.

The rear elevation of the multi-family residential buildings adjacent to the Municipal Village Apartments shall be consistent in building materials and design with the front elevations of buildings provided, however, that specific design details may vary.

24. Retained. (See Proffers dated May 3, 1989).

25. Retained. (See Proffers dated May 3, 1989).

26. Retained. (See Proffers dated May 3, 1989).

27. Replace Proffer 27 dated February 6, 1997 as follows: As shown on the CDPA/CDPA/FA, the Applicant shall provide on-site pedestrian access from the east between Parcel C1 and D2 and through Parcel D1.

The Applicant shall construct a sidewalk along the western side of the entrance road between Parcel B and F1. The Applicant shall provide a crosswalk linking this sidewalk with the sidewalk south of the rear loaded units on Parcel B1.

28. Replace Proffer 28 dated May 3, 1989 as follows: The Applicant shall enclose any trash enclosures along the southern and eastern property lines with landscaping and six (6) foot high screening fences or walls.

29. Retained. (See Proffers dated May 3, 1989).

30. Retained. (See Proffers dated May 3, 1989).

31. Retained. (See Proffers dated May 3, 1989 and February 6, 1997).

32. Retained. (See Proffers dated February 6, 1997).

33. Retained. (See Proffers dated February 6, 1997).

New Proffers: Proposals submitted to the Board of Supervisors on February 6, 1999 as follows: APPENDIX A TO THE PROFFERS TALKING MAP 49-2 (C7) D2, E AND F1

JADE WFW L.L.C. TITLE OWNER OF TAX MAP 49-2 (C7) F1

JADE WFW L.L.C. By: Joseph L. Luma, Jr. Managing Member

By: Joseph L. Luma, Jr. Managing Member

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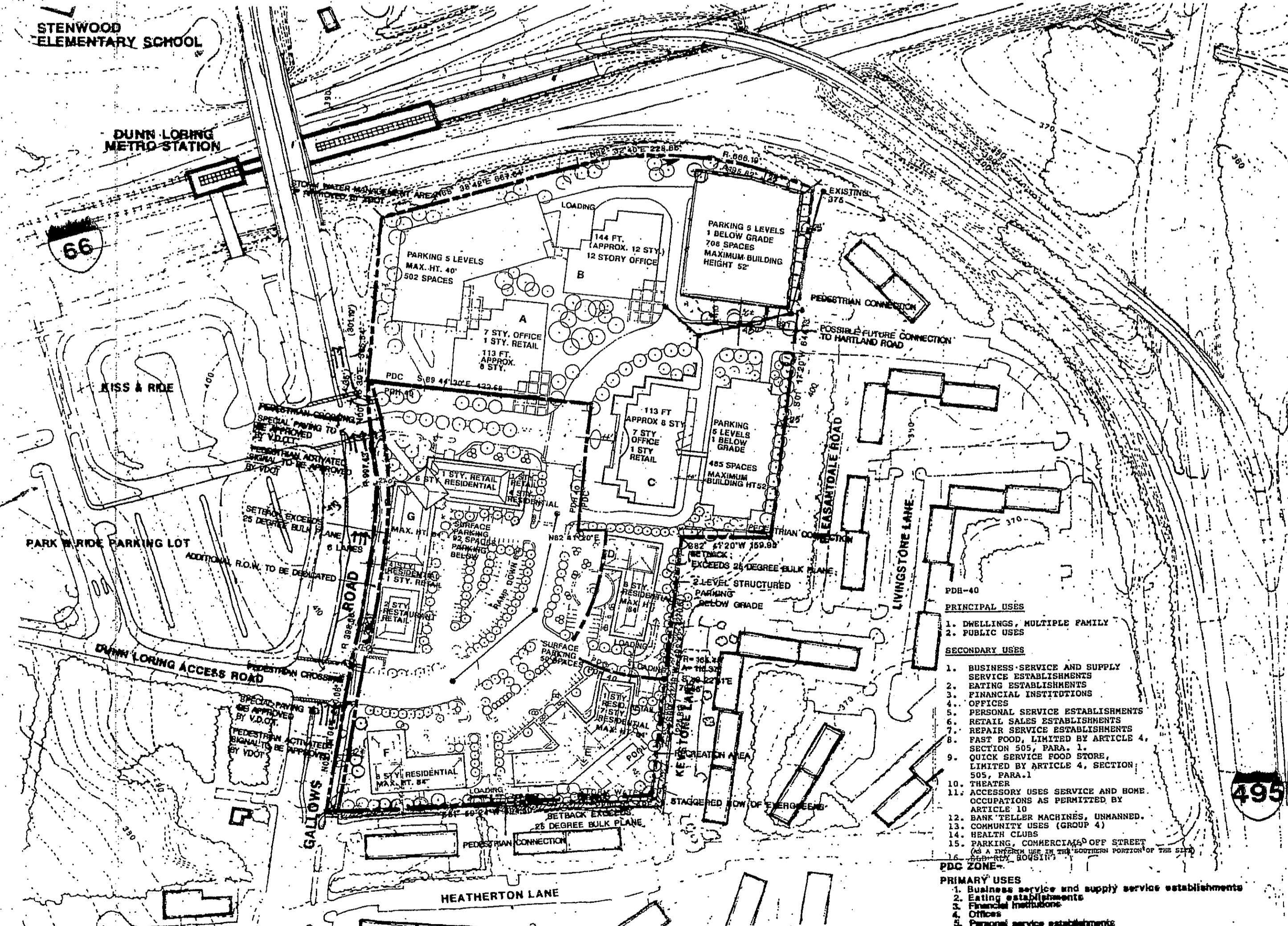
By: Joseph L. Luma, Jr. Managing Member

Table with 4 columns: No., REVISION, DATE, BY. Row 1: 1, 1, 2/2/99, [Signature]



Greenhome & O'Mara, Inc. 1121 WAPLES MILL ROAD FAIRFAX, VIRGINIA 22030 (703)855-9800

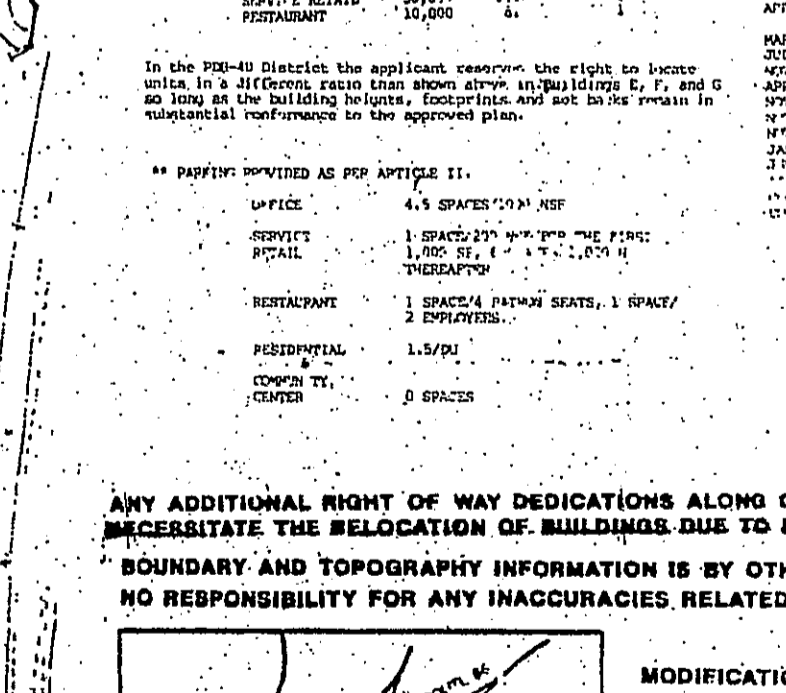
PROFFERS - FEBRUARY 2, 1999 & PROFFER COMPLIANCE NARRATIVE METRO PLACE AT DUNN LORING PARCEL L (PREVIOUSLY PARCEL C-1)



SITE DATA table with columns for USE, PRICE PER SQ. FT., TOTAL AREA, TOTAL PRICE. Rows include OFFICE, RETAIL, COMMUNITY CENTER, TOTAL.

APPROVED DEVELOPMENT PLAN stamp with signature and date: July 28, 1999

Table with 3 columns: PRINCIPAL USES, SECONDARY USES, TERTIARY USES. Lists various business and residential uses.



Sanitary Sewer Invert Elevation table with columns: Station, Invert Elevation, Depth. Shows elevations from 396.5 to 380.0.

PROPERTY DEINEATED ON THIS PLAN IS LOCATED ON ASSESSMENT MAP NO. 49-2 (C7) PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, 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 (C7) PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19)

MetroPlace at DUNN LORING logo and developer information: NV COMMERCIAL, INC. Developer, McLean, Virginia

FINAL DEVELOPMENT PLAN AMENDMENT BARTON-ASCHMAN ASSOCIATES, INC. TRAFFIC ENGINEERING DEWBERRY & DAVIS, INC. CIVIL ENGINEERING

RECEIVED stamp from OFFICE OF COMPREHENSIVE PLANNING dated JUL 13 1999. Includes a scale bar and the title 'MP-3'.

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 THAT IS THE SUBJECT OF THE CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT IS IDENTIFIED ON THE PROPERTY AND CONVEYANCE MAP AS 43-129-5, 43-129-6, AND 43-129-7.
- 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.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF 0.5 METERS FROM A BENCH MARK SUBMITTED BY GREENHORNE & O'MARA, INC.
- STORMWATER MANAGEMENT SWMS AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THE DEVELOPMENT OF THIS SITE WILL BE PROVIDED ON SITE IN PROPOSED UNDERGROUND FACILITIES AS SHOWN ON THE GRAPHIC UNLESS WAIVED TO THE EXISTING OFFSITE REGIONAL SWM LAKE AT FAIRVIEW PARK RESERVOIR, SUBJECT TO THE UPGRADE OF A BMP LOCATED TO THE WEST AND AN INTERSTATE HIGHWAY LOCATED TO 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.
- 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 THE COVER WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 15.
- IN ACCORDANCE WITH PAR 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
- THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSEER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES. ACCORDING TO PROVIDE ADDITIONAL PARKING SPACES IN THE AREA OF THE REDUCED BUILDING FOOTPRINTS.
- IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLIS, SITE FURNITURE, SIGNS, PLANTERS, FENCE, 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.
- AFFORDABLE DWELLING UNITS WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2-8-03 OF THE ZONING ORDINANCE. THE NUMBER OF ADULTS 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, PCA 84-P-129-6, AND PCA 84-P-129-7.
- LANDSCAPED COURTS AND A COMMUNITY CENTER WILL BE PROVIDED AS SPECIAL AMENITIES FOR THE PROPOSED DEVELOPMENT.

SHEET INDEX:

- COVER SHEET
- SCALE DEVELOPMENT PLAN
- TYPICAL BUILDING ELEVATIONS
- TYPICAL BUILDING ELEVATIONS

- AN APPROXIMATE 10% OF THE TOTAL AREA REQUIRED FOR A COMMUNITY CENTER SHALL BE PROVIDED WITHIN THE PROPOSED DEVELOPMENT. THIS COMMUNITY CENTER SHALL BE PROVIDED WITHIN THE PROPOSED DEVELOPMENT. THE COMMUNITY CENTER SHALL BE PROVIDED WITHIN THE PROPOSED DEVELOPMENT. THE COMMUNITY CENTER SHALL BE PROVIDED WITHIN THE PROPOSED DEVELOPMENT.
- DUMPSTERS AND RECYCLE BINS WILL BE PROVIDED WITHIN PARKING SPACES OF PARCELS C-1, F-1, AND G-1. PARCELS D-2, E-2, AND F-2 WILL UTILIZE INDIVIDUAL TRASH BIN CONTAINERS TO BE COLLECTED BY A TRASH/RECYCLE COLLECTION SERVICE.
- ELEVATIONS ARE TO METRIC UNITS.
- PARKING FOR TOWNHOUSES IS ACCOMPLISHED IN TWO CAR GARAGES WITH 16 FT WIDE DOCKS BY PROVIDING TWO 8.5 FT BY 18 FT SPACES WITHIN 16 FT WIDE LINE GARAGES AND 9 FT BY 18 FT SPACES WITHIN 24 FT WIDE LINE GARAGES. ADDITIONALLY 17 PARALLEL PARKING SPACES ARE PROVIDED FOR A TOTAL OF 24 SPACES PER UNIT.
- A TRANSITIONAL SCREENING WALL AND A BARRIER WALL ARE REQUESTED FOR THIS SITE WHERE IT ABUTS CALLOWS ROAD.
- THE BUILDING ILLUSTRATIONS HEREON ARE PROVIDED TO ILLUSTRATE THE ARCHITECTURAL THEME AND DESIGN INTENT OF THE COMMUNITY. THE ARCHITECTURAL 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:

FOR THE ENTIRE DEVELOPMENT:		FDH-40 AND FDC	
EXISTING ZONING		17.86 AC	FDC
APPROVED LAND AREA	990,321 SF	1.25	FDC
APPROVED CROSS FLOOR AREA	397	34.2 AC	FDC
APPROVED TOTAL NUMBER OF UNITS		1,061,041 SF	FDC
APPROVED OPEN SPACE		17.86 AC	FDC
PROPOSED LAND AREA	1,061,041 SF	3.95	FDC
PROPOSED CROSS FLOOR AREA	1,336	4.22 AC	FDC
PROPOSED FLOOR AREA RATIO (FAR)		4,500 SF	FDC
PROPOSED NUMBER OF UNITS		1,720	FDC
PROPOSED OPEN SPACE (25%)		1,728 SF	FDC
DEVELOPED RECREATIONAL OPEN SPACE			FDC
PARKING SPACES REQUIRED			FDC
PARKING SPACES PROVIDED			FDC

PARCEL USE	AREA	NO. OF UNITS	LAND AREA	PROPORTION
A OFFICE	144,335	144,335	2.94	0.28 PAR 1.23 FAR
B RESIDENTIAL	13,000	13,000	0.12	0.12 PAR 0.12 FAR
C RESIDENTIAL	133,276	133,276	2.91	1.81 FAR 1.43 FAR
D RESIDENTIAL	220,000	135,000	2.49	1.82 FAR 0.75 FAR
E RESIDENTIAL	220,000	135,000	2.49	1.82 FAR 0.75 FAR
F RESIDENTIAL	220,000	135,000	2.49	1.82 FAR 0.75 FAR
G RESIDENTIAL	220,000	135,000	2.49	1.82 FAR 0.75 FAR
H PRIVATE ROAD	4,500	4,500	0.01	1.27 FAR 21.33 FAR
I COMMUNITY CENTER	41,500	45,000	0.05	1.27 FAR 21.33 FAR
SUBTOTAL FDC	1,061,041	1,336	3.95	1.40 FAR 14.07 FAR
FDH-40 ZONE PROPOSED				
DZ RESIDENTIAL	15,000	7	0.16	0.16 FAR 0.28 FAR
F1 RESIDENTIAL	75,000	75,000	1.18	1.18 FAR 0.15 FAR
F2 RESIDENTIAL	99,250	62	1.18	1.18 FAR 0.15 FAR
G1 RESIDENTIAL	171,000	132	1.53	1.53 FAR 0.16 FAR
H1 PRIVATE ROAD	4,500	4,500	0.01	1.11 FAR 0.10 FAR
SUBTOTAL FDH-40	1,961,541	135	17.86	1.56 FAR 22.12 FAR

TABULATION FOR PDC DISTRICT PROPOSED:

EXISTING ZONING	AREA	NO. OF UNITS	LAND AREA	PROPORTION
APPROVED LAND AREA	409,000 SF	409,000	0.41	0.41 FAR 0.41 FAR
APPROVED CROSS FLOOR AREA	409,000 SF	409,000	0.41	0.41 FAR 0.41 FAR
APPROVED TOTAL NUMBER OF UNITS	263	263	0.41	0.41 FAR 0.41 FAR
APPROVED OPEN SPACE	1.11 AC	1.11	0.41	0.41 FAR 0.41 FAR
PROPOSED LAND AREA	409,000 SF	409,000	0.41	0.41 FAR 0.41 FAR
PROPOSED CROSS FLOOR AREA	409,000 SF	409,000	0.41	0.41 FAR 0.41 FAR
PROPOSED FLOOR AREA RATIO (FAR)				
PROPOSED NUMBER OF UNITS	1.11 AC	1.11	0.41	0.41 FAR 0.41 FAR
PROPOSED OPEN SPACE (25%)				
DEVELOPED RECREATIONAL OPEN SPACE				
PARKING SPACES REQUIRED				
PARKING SPACES PROVIDED				

TABULATION FOR PDC DISTRICT PROPOSED:

EXISTING ZONING	AREA	NO. OF UNITS	LAND AREA	PROPORTION
APPROVED LAND AREA	273,071 SF	273,071	0.27	0.27 FAR 0.27 FAR
APPROVED CROSS FLOOR AREA	273,071 SF	273,071	0.27	0.27 FAR 0.27 FAR
APPROVED TOTAL NUMBER OF UNITS	132	132	0.27	0.27 FAR 0.27 FAR
APPROVED OPEN SPACE	1.27 AC	1.27	0.27	0.27 FAR 0.27 FAR
PROPOSED LAND AREA	273,071 SF	273,071	0.27	0.27 FAR 0.27 FAR
PROPOSED CROSS FLOOR AREA	273,071 SF	273,071	0.27	0.27 FAR 0.27 FAR
PROPOSED FLOOR AREA RATIO (FAR)				
PROPOSED NUMBER OF UNITS	1.27 AC	1.27	0.27	0.27 FAR 0.27 FAR
PROPOSED OPEN SPACE (25%)				
DEVELOPED RECREATIONAL OPEN SPACE				
PARKING SPACES REQUIRED				
PARKING SPACES PROVIDED				

TABULATION FOR PDC DISTRICT PROPOSED:

EXISTING ZONING	AREA	NO. OF UNITS	LAND AREA	PROPORTION
APPROVED LAND AREA	684 AC	684	684	684 FAR 684 FAR
APPROVED CROSS FLOOR AREA	684 AC	684	684	684 FAR 684 FAR
APPROVED TOTAL NUMBER OF UNITS	213	213	213	213 FAR 213 FAR
APPROVED OPEN SPACE	1.84 AC	1.84	1.84	1.84 FAR 1.84 FAR
PROPOSED LAND AREA	684 AC	684	684	684 FAR 684 FAR
PROPOSED CROSS FLOOR AREA	684 AC	684	684	684 FAR 684 FAR
PROPOSED FLOOR AREA RATIO (FAR)				
PROPOSED NUMBER OF UNITS	1.84 AC	1.84	1.84	1.84 FAR 1.84 FAR
PROPOSED OPEN SPACE (25%)				
DEVELOPED RECREATIONAL OPEN SPACE				
PARKING SPACES REQUIRED				
PARKING SPACES PROVIDED				

TABULATION FOR PDC DISTRICT PROPOSED:

EXISTING ZONING	AREA	NO. OF UNITS	LAND AREA	PROPORTION
APPROVED LAND AREA	684 AC	684	684	684 FAR 684 FAR
APPROVED CROSS FLOOR AREA	684 AC	684	684	684 FAR 684 FAR
APPROVED TOTAL NUMBER OF UNITS	213	213	213	213 FAR 213 FAR
APPROVED OPEN SPACE	1.84 AC	1.84	1.84	1.84 FAR 1.84 FAR
PROPOSED LAND AREA	684 AC	684	684	684 FAR 684 FAR
PROPOSED CROSS FLOOR AREA	684 AC	684	684	684 FAR 684 FAR
PROPOSED FLOOR AREA RATIO (FAR)				
PROPOSED NUMBER OF UNITS	1.84 AC	1.84	1.84	1.84 FAR 1.84 FAR
PROPOSED OPEN SPACE (25%)				
DEVELOPED RECREATIONAL OPEN SPACE				
PARKING SPACES REQUIRED				
PARKING SPACES PROVIDED				

APPLICANT:

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

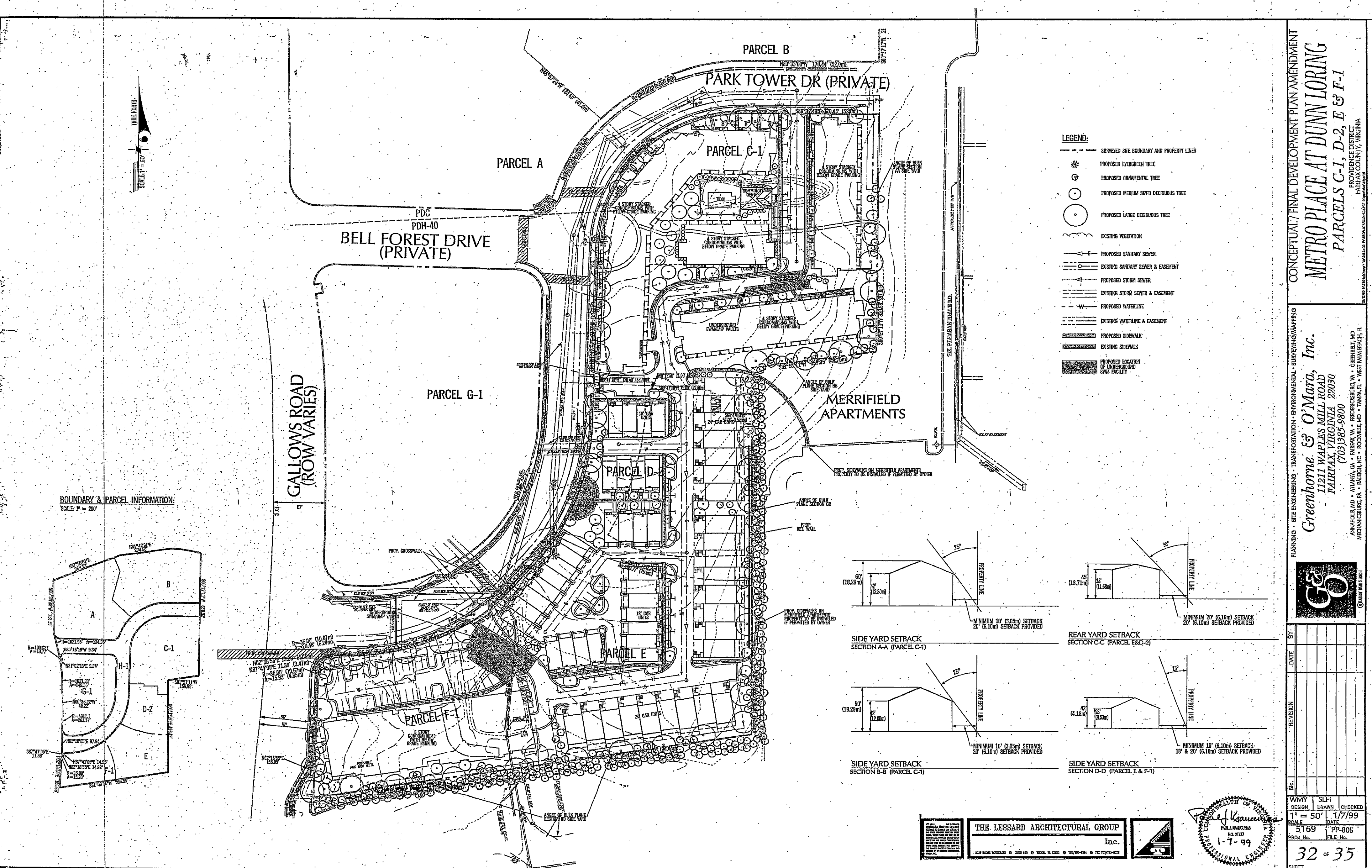
THE LESSARD ARCHITECTURAL GROUP Inc.

1121 WAPLES MILL ROAD, FAIRFAX, VIRGINIA 22030

703-285-9800

1-7-99

31-35



CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
METRO PLACE AT DUNN LORING
PARCELS C-1, D-2, E & F-1

Greenhorne & O'Mara, Inc.
1121 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
(703) 285-9800

THE LESSARD ARCHITECTURAL GROUP Inc.
1121 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
(703) 285-9800

1-7-99

31-35

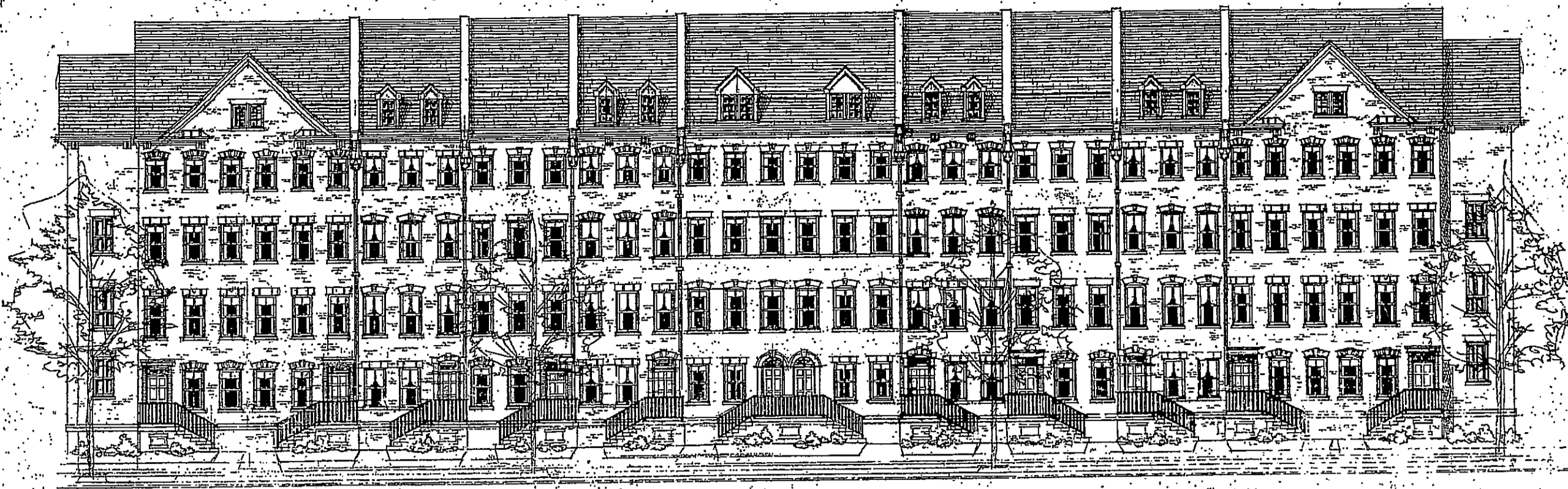
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
METRO PLACE AT DUNN LORING
PARCELS C-1, D-2, E & F-1

Greenhorne & O'Mara, Inc.
1121 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
(703) 285-9800

THE LESSARD ARCHITECTURAL GROUP Inc.
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FAIRFAX, VIRGINIA 22030
(703) 285-9800

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32-35



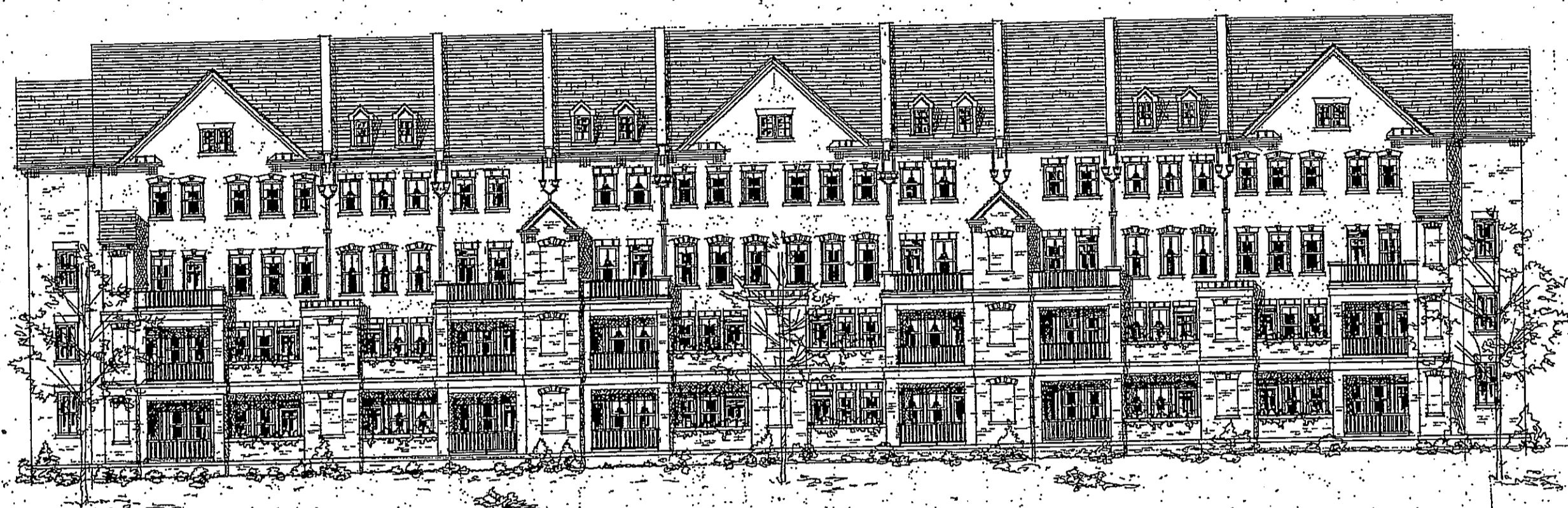
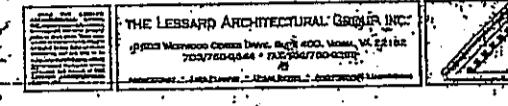
PARCEL C-1
FRONT ELEVATION

DATE: NOVEMBER 6, 1999

SCALE: 1/8" = 1'-0"

JADE DEVELOPMENT

METRO PLACE
AT DUNN LORING METRO
FAIRFAX, VIRGINIA



PARCEL C-1
REAR ELEVATION

DATE: NOVEMBER 6, 1999

SCALE: 1/8" = 1'-0"

JADE DEVELOPMENT

METRO PLACE
AT DUNN LORING METRO
FAIRFAX, VIRGINIA



FOR INFORMATION ONLY

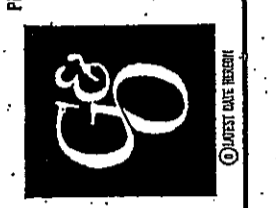


W/M/V	SLP	CHECKED
AS SHOWN	1/7/99	
5169	PP-805	
1-7-99		

33 of 35
SHEET

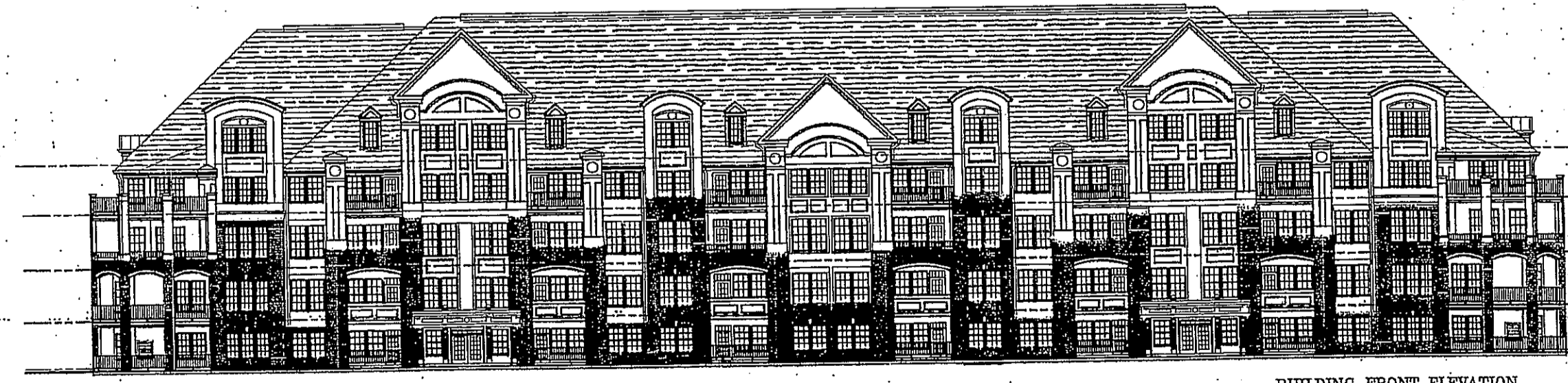
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
METRO PLACE AT DUNN LORING
PARCELS C-1, D-2, E & F-1
REDEVELOPMENT DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

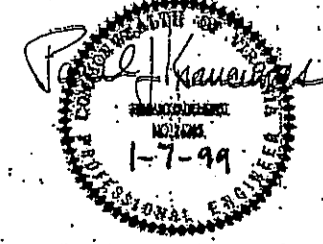
BUILDING REAR ELEVATION



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

BUILDING FRONT ELEVATION

FOR INFORMATION ONLY



W/M/V	SLP	CHECKED
AS SHOWN	1/7/99	
5169	PP-805	
1-7-99		

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SHEET

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
METRO PLACE AT DUNN LORING
PARCELS C-1, D-2, E & F-1
REDEVELOPMENT DISTRICT
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