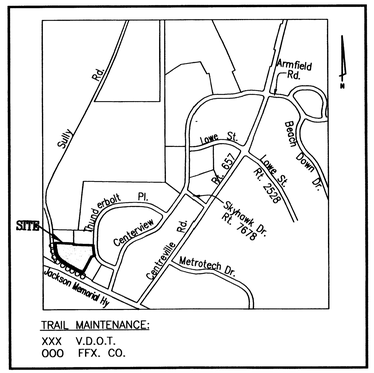
DULLES BUSINESS PARK
HILTON HOTEL
SPECIAL EXCEPTION PLAT
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA



TRAIL MAINTENANCE:
XXX V.D.O.T.
000 FFX. CO.

VICINITY MAP
SCALE: 1"= 1,000'

SHEET INDEX

1. COVER SHEET
2. SITE TABULATIONS & NOTES
3. CERTIFIED PLAT
4. EXISTING CONDITIONS AND E.V.E.
5. SPECIAL EXCEPTION PLAT
6. LANDSCAPE PLAN
7–9. OFFSITE STORMWATER MANAGEMENT DATA
10. FIRST FLOOR PLAN
11. NORTH & EAST ELEVATIONS
12. SOUTH & WEST ELEVATIONS
13. ENLARGED ELEVATION

LEGAL COUNSEL

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1750 TYSONS BOULEVARD
SUITE 1800
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FAX: (703) 712–5050

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FAX: (703) 642–8251

ARCHITECT

OPX
21 DUPONT CIRCLE NW
WASHINGTON, DC 20036
TELEPHONE: (202) 721–0729
FAX: (202) 785–0443

SE 2004-SU-025 KC
APPLICATION NO. _____ STAFF _____
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 1/24/05
DATE OF (BOS) (BZA) APPROVAL 1/24/05
SHEET 1 OF 13

APPLICANT

STANFORD HOTELS CORPORATION
433 CALIFORNIA STREET
7TH FLOOR
SAN FRANCISCO, CA 94104
TELEPHONE: (415) 398–3333
FAX: (415) 982–7781

RECEIVED
Department of Planning & Zoning
JAN 10 2005
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
10/29/04
PROFESSIONAL ENGINEER

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLAN DATE
07-05-04
08-12-04
10-12-04
10-29-04

COVER SHEET
DULLES BUSINESS PARK
HILTON HOTEL
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: AS NOTED C.I. N/A DATE: JUNE 2004

SHEET 1 OF 13
FILE No. ZP-1544

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GENERAL NOTES (ALL OPTIONS)

1. THE PROPERTY DELINEATED ON THIS APPLICATION IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #034-4((12)) PARCELS 3A2, 3A3, 3A4, 3A5. THE PROPERTY IS ZONED C-8 (HIGHWAY COMMERCIAL), PARCELS 3A3, 3A4, AND 3A5 ARE OWNED BY FIDELIO PROPERTIES. PARCEL 3A2 IS OWNED BY DAMONS RESTAURANTS OF AMERICA INC.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM A BOUNDARY SURVEY PREPARED BY URBAN ENGINEERING & ASSOCIATES, INC.
3. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM A SURVEY TAKEN BY URBAN ENGINEERING & ASSOC., INC., WHICH WAS FIELD RUN.
4. THE PROPERTY SHOWN ON THIS APPLICATION IS LOCATED IN THE SULLY DISTRICT, THE UPPER CUB RUN SANITARY SEWER DISTRICT AND THE CUB RUN WATER SHED.
5. THERE IS PUBLIC WATER AND SANITARY SEWER SUPPLY FOR THIS DEVELOPMENT.
6. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED AT TIME OF SITE PLAN APPROVAL.
7. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF SUCH ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, AND/OR FEDERAL LAW.
8. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
9. ALL EXISTING PUBLIC STREETS CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS.
10. THIS SITE IS NOT LOCATED WITHIN A FLOODPLAIN AREA AS DESIGNATED BY THE FEDERAL INSURANCE ADMIN., U.S.G.S., OR FAIRFAX COUNTY.
11. THIS SITE IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA, OR ENVIRONMENTAL QUALITY CORRIDOR.
12. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN ORDINANCES REGULATIONS APPLICABLE TO THIS PROPERTY.
13. NO EXISTING STRUCTURES (I.E.-BUILDINGS) ARE PRESENT ON THE SUBJECT SITE.
14. NO UTILITY EASEMENT(S) GREATER THAT 25' ARE PRESENT ON THE SUBJECT SITE.
15. SWM AND BMP FOR THE SITE IS PROVIDED OFFSITE IN THE EXISTING WET POND (DB. 9646, PG. 802) LOCATED ON LOT 12. ALTHOUGH THE PROPOSED SITE DOES NOT DRAIN TO THE EXISTING POND, THE OUTFLOW STRUCTURE FOR THE POND HAS BEEN SIZED TO ENSURE THE POST DEVELOPMENT FLOW IS LESS THEN PREDEVELOPMENT FLOW.
16. THIS APPLICATION PROPOSES INCREASES IN THE ALLOWABLE BUILDING HEIGHT FROM 40 FT. TO 75 FT.
17. THE SUBJECT SITE IS INCLUDED IN THE OVERLAY DISTRICT. THE HIGHWAY CORRIDOR AND AIRPORT NOISE IMPACT ARE IN THE VICINITY OF THE SUBJECT SITE.

SWM/BMP & OUTFALL NARRATIVE

THIS SITE IS LOCATED ON TAX MAP ASSESSMENT MAP #034-4((12)) PARCELS 3A2, 3A3, 3A4, 3A5. THE PURPOSE OF THIS SITE PLAN IS FOR THE CONSTRUCTION OF A 167 ROOM HOTEL ESTABLISHMENT WITH THE NECESSARY INFRASTRUCTURE AND PARKING TO SUPPORT SUCH DEVELOPMENT. THE TOTAL AREA BEING DISTURBED IS APPROXIMATELY 3.13 ACRES.

THE SITE PROVIDES OVERLAND RELIEF TO ADEQUATELY CONVEY THE RUNOFF FROM THE SITE VIA ENGINEERED SWALLS AND CATCH BASINS. THESE STORMWATER SYSTEMS HAVE BEEN DESIGNED TO INTERCEPT THE FLOWS GENERATED BY THE 10 YEAR STORM EVENT. THE RUNOFF IS CONVEYED VIA TWO DISTINCT CLOSED CONDUIT DRAINAGE SYSTEMS, WHICH OUTFALL TO STRUCTURE #1 (SHEET 5). THESE OUTFALLS DISCHARGE THE RUNOFF INTO AN EXISTING CONCRETE DRAINAGE SWALE. A FLOODPLAIN STUDY WAS APPROVED ON 10/03/02 FOR THE EXISTING FLOODPLAIN LOCATION.

SWM AND BMP FOR THE SITE IS PROVIDED OFFSITE IN THE EXISTING WET POND (DB. 9646, PG. 802) LOCATED ON LOT 12. THE VOLUME OF STORAGE PROVIDED IS APPROXIMATELY 834,110 CUBIC FEET. THE POND OCCUPIES APPROXIMATELY 3 ACRES. ALTHOUGH THE PROPOSED SITE DOES NOT DRAIN TO THE EXISTING POND, THE POND HAS BEEN OVERSIZED TO ENSURE THE SUBJECT SITE IS ACCOUNTED FOR IN THE ALLOWABLE RELEASE RATE OF THE POND. DOCUMENTATION VERIFYING THAT THE SUBJECT SITE WAS INCLUDED IN THE DESIGN OF THE ORIGINAL POND HAS BEEN PROVIDED ON SHEETS 7-9.

THE ULTIMATE WATERCOURSE IS SCHNEIDER BRANCH WHICH IS LOCATED IN CUB RUN. ADEQUATE OUTFALL IS PROVIDED BY THE POST-DEVELOPMENT RUNOFF BEING LESS THAN OR EQUAL TO THE PRE-DEVELOPMENT RUNOFF. THE ONSITE STORM DRAINAGE INFRASTRUCTURE WILL BE DESIGNED TO ADEQUATELY CONVEY THE 10-YEAR FLOW FROM THE SITE.

IT IS THE OPINION OF URBAN ENGINEERING & ASSOC. THAT AN ADEQUATE OUTFALL EXISTS TO DRAIN THE ONSITE RUNOFF TO AN ADEQUATE BED AND BANKS SYSTEM.

Eric S. Siegel 08/12/04

ERIC S. SIEGEL, P.E.
PRINCIPAL

SITE TABULATIONS

EXISTING SITE AREA	5.6143 AC.
EXISTING ZONE	C-8
PROPOSED ZONE	C-8
MAXIMUM F.A.R.	0.50
PROPOSED F.A.R.	110,289 S.F. / 244,558.20 S.F. = 0.45
OPEN SPACE REQUIRED	15% (OR 0.842 AC)
TOTAL OPEN SPACE PROVIDED	24.05% (OR ±1.35 AC)
EXISTING OPEN SPACE*	0.463 AC
PROPOSED OPEN SPACE	±0.887 AC
MAXIMUM BUILDING HEIGHT ALLOWED PER ZONING	40 FT.
EXISTING BUILDING HEIGHT (LOCATED ON PARCEL 3A-2)*	17 FT.
PROPOSED BUILDING HEIGHT (LOCATED ON PARCEL 3A-3)	75 FT. (7 STORIES)
MINIMUM LOT AREA	40,000 SQ. FT.
MINIMUM LOT WIDTH	200 FT.
EXISTING USE	
PARCEL 3A-2*	EATING ESTABLISHMENT
PARCEL 3A-3	VACANT
PROPOSED USE	
PARCEL 3A-2*	EATING ESTABLISHMENT
PARCEL 3A-3	HOTEL (194 ROOMS)
MINIMUM YARD REQUIREMENTS	
FRONT YARD	45° ANGLE OF BULK PLANE, NOT LESS THAN 40 FT.
SIDE YARD	NO REQUIREMENT
REAR YARD	20 FEET

BUILDING DATA

EXISTING GROSS FLOOR AREA	=	7,135 S.F. (LOCATED ON PARCEL 3A-2)*
PROPOSED GROSS FLOOR AREA	=	103,154 S.F. (PROPOSED HOTEL ON PARCEL 3A-3)
TOTAL	=	110,289 S.F.

PARKING TABULATION

PARKING REQUIRED

PARCEL 3A-2*

PARKING REQUIRED-TABLE SEATS	= (1.0 SPACE/4.0 SEATS * 202 SEATS) = 51 SPACES
PARKING REQUIRED-BAR SEATS	= (1.0 SPACE/2.0 SEATS * 28 BAR SEATS) = 14 SPACES
PARKING REQUIRED-EMPLOYEES	= (1.0 SPACE/2.0 EMPLOYEES * 30 EMPLOYEES) = 15 SPACES
HANDICAP PARKING SPACES	= 4 (1 VAN ACCESSIBLE)
SUB-TOTAL PARKING REQUIRED	= 80
SUB-TOTAL HANDICAP PARKING REQUIRED	= 4 (1 VAN ACCESSIBLE)

PARCEL 3A-3

PARKING REQUIRED	= 1SP / RENTAL UNIT + 4 SP / 50 RENTAL UNITS = 1SP / RENTAL UNIT * (194 UNITS) + 4 SP / 50 RENTAL UNITS * 194 UNITS
SUB-TOTAL PARKING REQUIRED	= 210 SPACES
SUBTOTAL HANDICAP PARKING REQUIRED	= 7 (2 VAN ACCESSIBLE)
TOTAL PARKING REQUIRED	= 290 SPACES
TOTAL HANDICAP PARKING REQUIRED	= 11 (3 VAN ACCESSIBLE)

PARKING PROVIDED

PARCEL 3A-2*	= 143 = 5 HANDICAPPED (2 VAN ACCESSBILE)
PARCEL 3A-3	= 150 = 6 HANDICAPPED (2 VAN ACCESSBILE)
TOTAL PARKING PROVIDED	= 293 SPACES
TOTAL HANDICAP PARKING PROVIDED	= 11 (4 VAN ACCESSIBLE) - INCLUDED IN PARKING PROVIDED

LOADING REQUIRED

PARCEL 3A-2*	= (1.0 SPACE/1ST 10,000 S.F. * 7135 S.F.) = 1 SPACE
PARCEL 3A-3	= 1SP / 1ST 10,000 GSF + 1SP/EACH 100,000 GSF OR MAJOR FRACTION THERE OF. = 1SP + (93,154)*(1SP/EACH 100,000 GSF) = 1SP + 1 SP = 2 SPACES
TOTAL LOADING REQUIRED	= 3 SPACES
TOTAL LOADING PROVIDED	= 3 SPACES

NOTE:
THE APPLICANT RESERVES THE RIGHT TO MODIFY THE NUMBER AND LOCATION OF THE PROPOSED PARKING AND LOADING SPACES, IF IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL EXCEPTION PLAT AND PROVIDED THE APPLICANT COMPLIES WITH THE MINIMUM PARKING REQUIREMENTS OF THE ZONING ORDINANCE FOR THE PROPOSED USES.

TREE COVER CALCULATION

SITE AREA	=	244,558.20 S.F. (OR 5.6143 ACRES)
BUILDING FOOTPRINT AREA (PROPOSED AND EXISTING)	=	95,720 S.F. (OR 2.1974 ACRES)
ADJUSTED SITE AREA	=	148,838.2 S.F. (OR 3.4169 ACRES)
TREE COVER REQUIRED	=	(10%) (148,838.2 S.F.) = 14,883.82.9 S.F.
TREE COVER PROVIDED		
EXISTING (PARCEL 3A-2*)	=	7,050 S.F. (OR 0.16 ACRES)
PROPOSED	=	13,000 S.F. (OR 0.30 ACRES)
TOTAL	=	20,050 S.F. (OR 0.46 ACRES) = 13.47%

NOTE:
INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS FOR THE S.E. LIMITS SHALL BE MET AT THE SITE PLAN APPROVAL WITH THE FINAL LANDSCAPING. PROPOSED LOCATIONS OF LANDSCAPE ISLANDS, TRANSITIONAL SCREENING, TREES, AND LIMITS OF CLEARING AND GRADING ARE SUBJECT TO ADJUSTMENT AS PART OF FINAL ENGINEERING.

*SEE SITE PLAN 5611-SP-23-1 (APPROVED 4/07/03) FOR SITE TABULATION INFORMATION

AREA TABULATIONS:

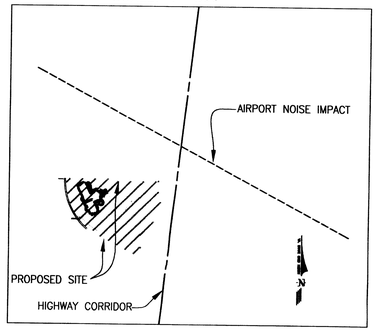
T.M. #034-4-12-3A2	70,650.20 S.F. OR 1.62190 ACRES
T.M. #034-4-12-3A3	91,197 S.F. OR 2.09360 ACRES
T.M. #034-4-12-3A4	30,688 S.F. OR 0.70449 ACRES
T.M. #034-4-12-3A5	52,023 S.F. OR 1.19428 ACRES
TOTAL:	244,558.20 S.F. OR 5.6143 ACRES

PARCEL/LOT EQUIVALENCY LEGEND

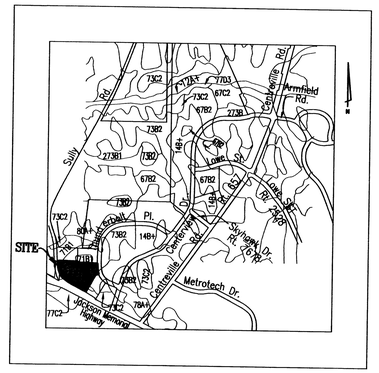
COUNTY TAX MAP NUMBER	LEGAL LOT NUMBER PER CERTIFIED PLAT (SEE SHEET 3)
T.M. #034-4-12-3A2	PARCEL 3A-1A
T.M. #034-4-12-3A3	PARCEL 3A-1B
T.M. #034-4-12-3A4	OUTLOT 3A-1C
T.M. #034-4-12-3A5	PARCEL 3A-1D

OVERLAY DISTRICT

SCALE: 1'=500'



SOILS MAP/DATA SCALE 1"= 1000'

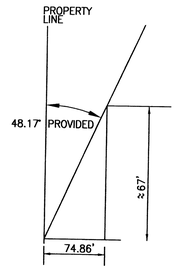


BULK PLANE ILLUSTRATIVE

(NO SCALE)

BULK PLANE REQUIRED = 45° ANGEL OF BULK PLANE, NOT LESS THAN 40' (FRONT YARD)

BULK PLANE PROVIDED = 48.17° (SEE BELOW)



NOTE: *BULK PLANE REGULATIONS PER ARTICLE 4-807 OF THE ZONING ORDINANCE.

SE 2004-SU-025
APPLICATION NO. _____ STAFF KC
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 1/24/05
DATE OF (BOS) (BZA) APPROVAL 1/24/05
SHEET 2 OF 13

LEGEND:

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- CURB & GUTTER TRANSITION (CG-6 CG-6R)
- 300 EXISTING CONTOUR
- 300 PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF DISTURBANCE
- STREET LIGHTS (DETAIL AND SPEC. BY ARCHITECT)
- E EXISTING CONTOUR
- E PROPOSED CONTOUR
- MAIN BUILDING ENTRANCE
- ALTERNATE BUILDING ENTRANCE

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
07-05-04
08-12-04
10-15-04
10-29-04

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 02648
REGISTERED PROFESSIONAL ENGINEER
10/29/04

SITE TABULATIONS AND NOTES

DULLES BUSINESS PARK HILTON HOTEL

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2004
SCALE: AS NOTED
C.I. =N/A

SHEET 2 OF 13

FILE No. ZP-1544

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VA. STATE GRID NORTH

N 450000
E 2302750

T.M. #034-4-12-7-A
LOT 7, PHASE III
DULLES PARK
INNS OF CHANTILLY LLC
DB. 10653 PG. 1303
ZONED: C-8

C/O

T.M. #034-4-12-8-B
LOT 8, PHASE III
DULLES PARK
HPTMI III PROPERTIES
DB. 10779 PG. 195
ZONED: C-8

3 STORY FRAME TOWNHOUSES

N 450000
E 2303250

N 449894.3038
E 2303257.1095

N 449892.9169
E 2302926.0196

ACCESS 15.00'

S00°51'49"W 18.02'

N89°45'36"E 314.75'

299.75'

N89°45'36"E 331.09'

N00°32'22"E 9.57'

S00°51'49"W 236.26'

S63°10'26"E 6.01'

LP NO POLE ON CONCRETE BASE

6' CHAINLINK FENCE

LIMITED ACCESS

ROUTE 50 RAMP TO ROUTE 28
EX. R/W WIDTH VARIES

R=437.47' A=384.20'

APPROX LOCATION C.L. EX VEPCO ESM'T DB. 9086 PG. 1622

EX. STM DRN. ESM'T DB. 10653 PG. 1321

EX. 10' SAN SEW. ESM'T DB. 10653 PG. 1313

EX. 15' SAN SEW. ESM'T DB. 10619 PG. 577

EX. 15' FCWA ESM'T DB. 10233 PG. 1672

EX. VARIABLE WIDTH INGRESS/EGRESS ESM'T DB. 10619 PG. 577

EX. 15' SAN SEW. ESM'T DB. 10206 PG. 925

EX. STM DRN. ESM'T DB. 10619 PG. 577

APPROX LOCATION C.L. WGLCO EASEMENT DB. 10558 PG. 1037

15' BELL ATLANTIC-VA, INC. EASEMENT DB. 10543 PG. 1803

EX. STORM SEWER ESM'T DB. 10286 PG. 1275

15' VEPCO EASEMENT DB. 10286 PG. 1285

15' BELL ATLANTIC-VA, INC. EASEMENT DB. 10543 PG. 1803

15' ELECTRIC LINE EASEMENT DB. 10439 PG. 416

EX. 100 YR FLOOD PLAIN & STORM DRAINAGE ESM'T DB. 9646 PG. 802

EX. 10' STM DRN. ESM'T DB. 10206 PG. 925

EX. 10' STM DRN. ESM'T DB. 10619 PG. 577

EX. 15' FCWA ESM'T DB. 10206 PG. 925

EX. SIGN ESM'T DB. 10653 PG. 1329

EX. 15' FCWA ESM'T DB. 10233 PG. 1672

EX. 15' STM DRN. ESM'T DB. 10619 PG. 577

EX. 15' FCWA ESM'T DB. 14174 PG885

EX. INGRESS/ EGRESS ESM'T DB.14174 PG885

EX. 15' STORM DRAIN ESMT DB.14174 PG885

EX. 25' STM DRN. ESM'T DB. 9646 PG. 802

EX. 20' STM DRN. ESM'T DB. 9646 PG. 802

EX. TRAIL EASEMENT DB.14174 PG885

EX. FLOOD PLAIN & STORM DRAINAGE ESMT DB.14174 PG885

EX. 15' SAN SEW. ESM'T DB. 9646 PG. 802

EX. 15' SAN SEW. ESM'T DB. 5978 PG. 932

CONC HEADWALL W/IRON RAIL

BACB

ELECTRIC LINES

ELEC VAULT

BA VAULT

SMH

ICV

SIGN

FH

PP

VDOT MON

IPF

IPS

LP

SS

WV

C+G

BACB

CONC

BA VAULT

ELEC VAULT

ICV

PARCEL 3A-1B
91,197 S.F. OR
2.09360 AC.

PARCEL 3A-1D
52,023 S.F. OR
1.19428 AC.

PARCEL 3A-1A
71,540 S.F. OR
1.64234 AC.

OUTLOT 3A-1C
30,688 S.F. OR
0.70449 AC.

CORSAIR COURT
(PRIVATE STREET)
208.22'

THUNDERBOLT PLACE
EX. 60' RIGHT-OF-WAY

ROUTE 50 RAMP TO ROUTE 28
EX. R/W WIDTH VARIES

R=367.00' A=16.99'
R=160.50' A=34.54'
R=160.50' A=77.58'
A=206.91'
R=67.00 A=105.24'

N67°44'42"E 40.00'
S06°36'27"E 51.74'
S10°40'41"E 124.41'
S61°21'19"W 50.32'
S26°49'34"W 330.65'
N26°49'34"E 240.11'
N12°53'24"W 29.97'
N63°17'43"W 79.34'
N02°23'28"E 13.35'
N63°10'26"W 93.06'
S71°57'13"W 69.53'
N63°10'26"W 196.52'
103.46'
N63°10'26"W 303.87'
263.81'

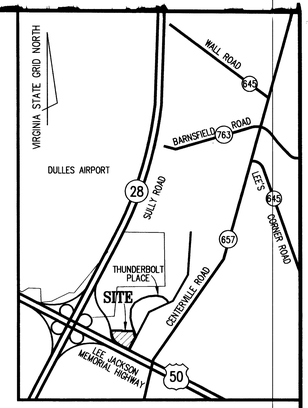
40' BRL

N 449500
E 2302750

N 449500
E 2303250

VICINITY MAP

SCALE: 1" = 2000'



LEGEND

C+G	CURB AND GUTTER
CONC	CONCRETE
BACB	BELL ATLANTIC CONTROL BOX
BA VAULT	BELL ATLANTIC VAULT
WV	WATER VALVE
SS	STORM STRUCTURE
SMH	SANITARY MANHOLE
C/O	SANITARY CLEAN OUT
☼ LP	LIGHT POLE
—WV—	OVERHEAD WIRES
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
VDOT MON	VDOT MONUMENT FOUND
⊡	SIGN
TCB	TRAFFIC CONTROL BOX
—W—	UNDERGROUND WATER UTILITY
—E—	UNDERGROUND ELECTRICAL UTILITY
—G—	UNDERGROUND GAS UTILITY
—T—	UNDERGROUND TELE-COMMUNICATIONS LINE

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
1	437.47'	384.20'	50°19'08"	205.48'	371.97'	S24°37'12"E
2	367.00'	206.91'	32°18'11"	106.29'	204.18'	S12°29'36"E
3	160.50'	112.12'	40°01'36"	58.46'	109.86'	N87°45'30"E
4	367.00'	167.99'	26°13'35"	85.49'	166.53'	S09°27'18"E
5	367.00'	38.92'	6°04'36"	19.48'	38.90'	S25°36'24"E
6	160.50'	77.58'	27°41'41"	39.56'	76.83'	N81°35'32"E
7	160.50'	34.54'	12°19'55"	17.34'	34.48'	S78°23'40"E
8	75.00'	83.82'	64°02'15"	46.90'	79.53'	S31°09'19"E
9	67.00'	105.24'	90°00'00"	67.00'	94.75'	N71°49'34"E

NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP #034-4-12-3A3 AND IS CURRENTLY ZONED C-8.
2. BOUNDARY INFORMATION SHOWN HEREON FOR PARCEL '3A-1A' IS BASED ON PLAT OF RESUBDIVISION OF PARCEL 3A-1, DULLES BUSINESS PARK, PHASE III, AS RECORDED IN DEED BOOK 14045 AT PAGE 1014.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

APPLICATION NO. SE 2004-SU-025 KC STAFF
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 1/24/05
DATE OF (BOS) (BZA) APPROVAL 1/24/05
SHEET 3 OF 13

COMMONWEALTH OF VIRGINIA
S. PHILLIP A. BLEVINS
CERTIFICATE NO. 1364
LAND SURVEYOR
7/12/04

CERTIFIED PLAT

PARCEL 3A-1B
DULLES BUSINESS PARK
PHASE III

DB.14045 PG.1015
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=30' DATE: JULY, 2004

URBAN ENGINEERING & ASSOCIATES, INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

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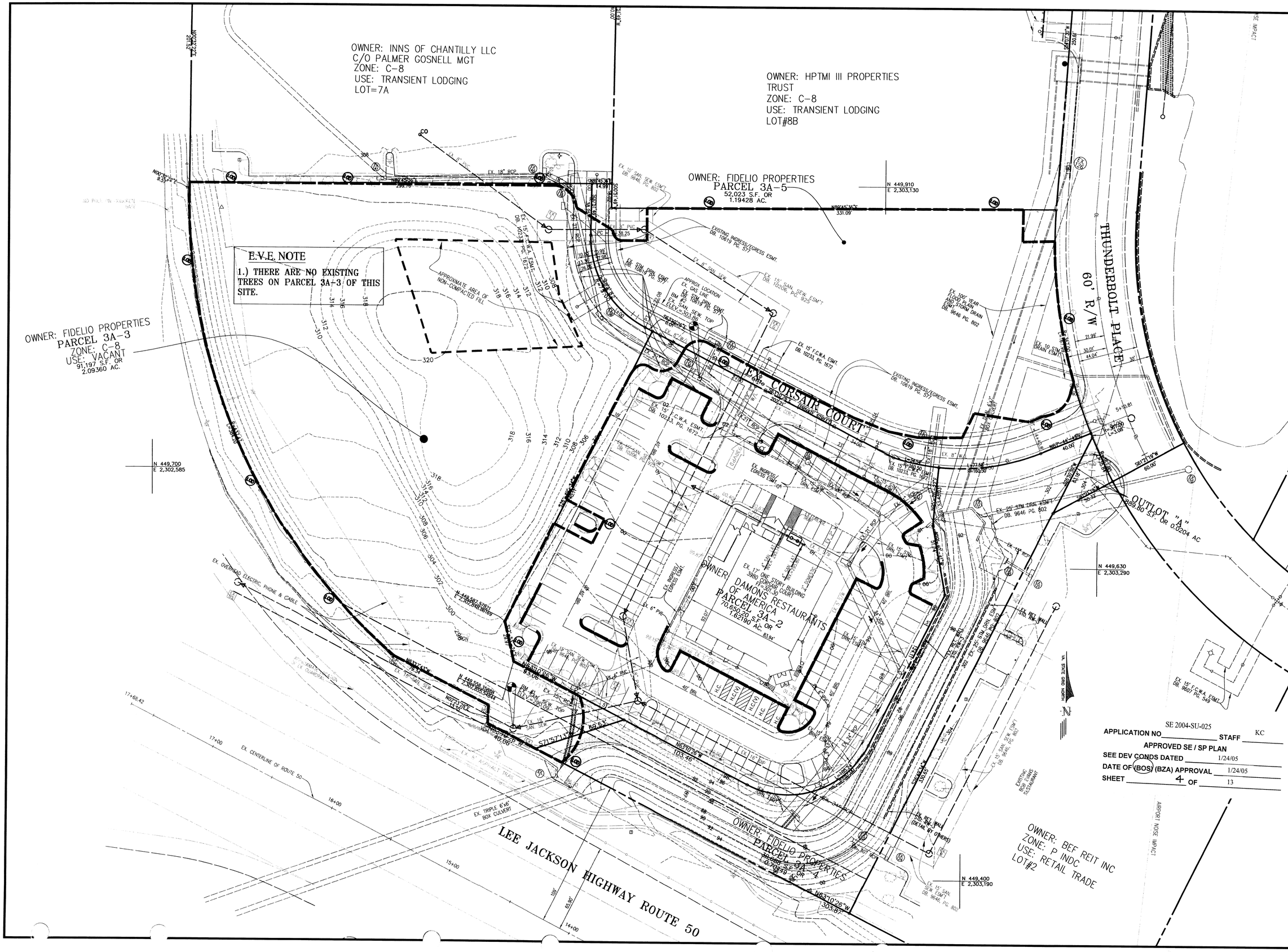

APPLICATION NO SE 2004-SU-025 STAFF KC

APPROVED SE / SP PLAN

SEE DEV CONDS DATED 1/24/05

DATE OF (BOS) (BZA) APPROVAL 1/24/05

SHEET 4 OF 13

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
07-05-04
08-12-04
10-12-04
10-29-04

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-6000

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
10/29/04
PROFESSIONAL ENGINEER

EXISTING CONDITIONS & E.V.E.
DULLES BUSINEES PARK
HILTON HOTEL
SULLLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I.=2' DATE: JUNE, 2004

SHEET 4 OF 13

FILE No. ZP-1544

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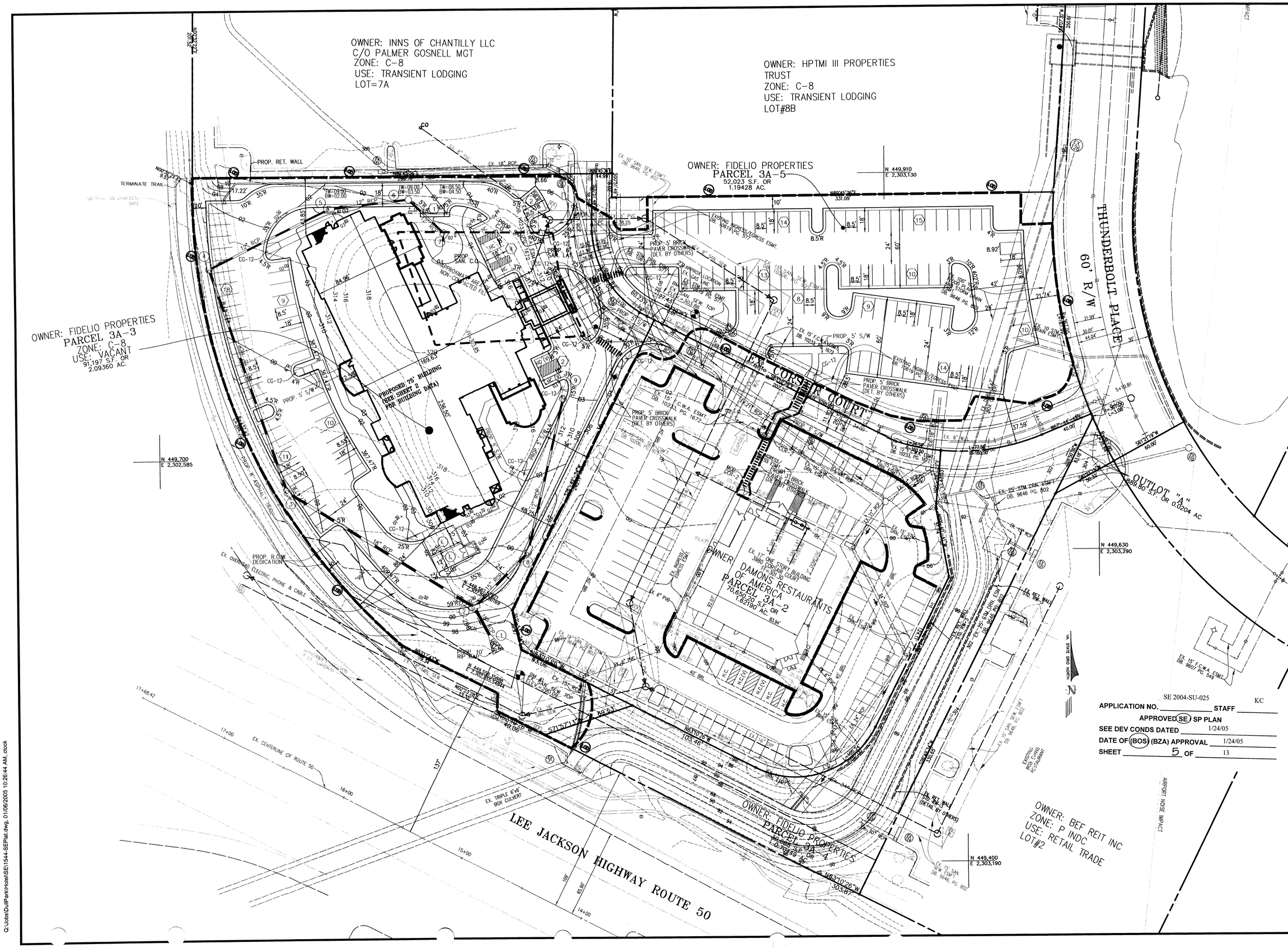

APPLICATION NO. SE 2004-SU-025 STAFF KC

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1/24/05

DATE OF (BOS) (BZA) APPROVAL 1/24/05

SHEET 5 OF 13

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

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URBAN ENGINEERING & ASSOC.,INC.
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ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023418
10/29/04
PROFESSIONAL ENGINEER

SPECIAL EXCEPTIONS PLAT
DULLES BUSINEES PARK
HILTON HOTEL
SULLLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I.=2' DATE: JUNE, 2004

SHEET 5 OF 13

FILE No. ZP-1544

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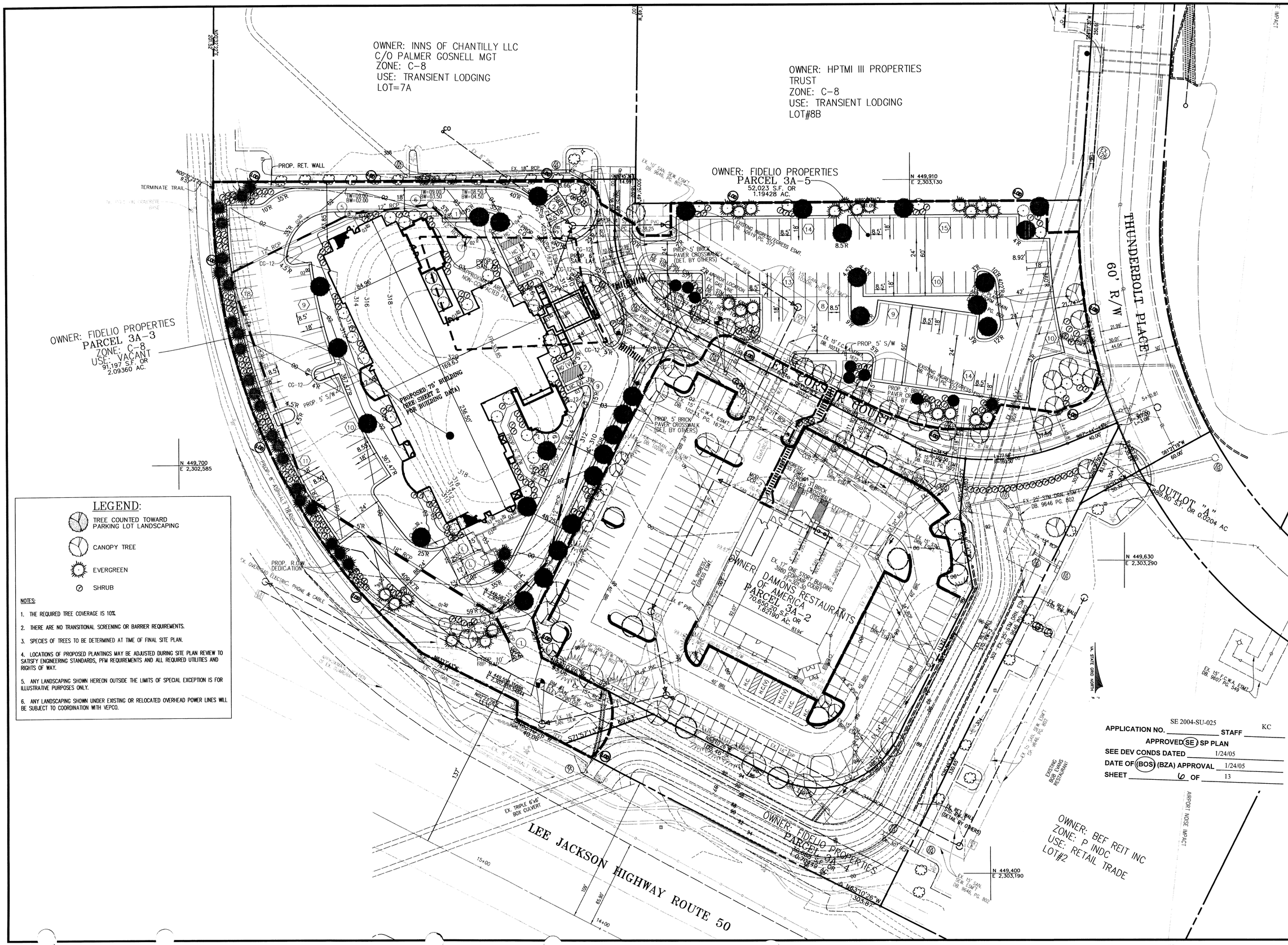

LEGEND:

- TREE COUNTED TOWARD PARKING LOT LANDSCAPING
- CANOPY TREE
- EVERGREEN
- SHRUB

NOTES:

1. THE REQUIRED TREE COVERAGE IS 10%.
2. THERE ARE NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENTS.
3. SPECIES OF TREES TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. LOCATIONS OF PROPOSED PLANTINGS MAY BE ADJUSTED DURING SITE PLAN REVIEW TO SATISFY ENGINEERING STANDARDS, PFM REQUIREMENTS AND ALL REQUIRED UTILITIES AND RIGHTS OF WAY.
5. ANY LANDSCAPING SHOWN HEREON OUTSIDE THE LIMITS OF SPECIAL EXCEPTION IS FOR ILLUSTRATIVE PURPOSES ONLY.
6. ANY LANDSCAPING SHOWN UNDER EXISTING OR RELOCATED OVERHEAD POWER LINES WILL BE SUBJECT TO COORDINATION WITH VEPCO.

APPLICATION NO. SE 2004-SU-025 STAFF KC
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 1/24/05
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SHEET 6 OF 13

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10/29/04
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LANDSCAPE PLAN
DULLES BUSINEES PARK
HILTON HOTEL
SULLLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I.=2' DATE: JUNE, 2004

SHEET 6 OF 13

FILE No. ZP-1544

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STORMWATER MANAGEMENT NARRATIVE

AN EXISTING WET POND WAS CONSTRUCTED WITH THE INITIAL DEVELOPMENT OF THIS SITE IN THE MID-1980'S. THE POND WAS DEVELOPED AND DESIGNED USING THE RATIONAL METHOD. THE PROPOSED DEVELOPMENT OF THE SITE REQUIRES MODIFICATION TO THE EXTERIOR PORTION OF THE POND DUE TO A LOOP ROADWAY BEING PROVIDED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF TRANSPORTATION REQUIREMENTS.

IN ACCORDANCE WITH FAIRFAX COUNTY PUBLIC FACILITIES MANUAL(PFM) SECTIONS 6-0802 AND 6-0803, THE DRAINAGE SHED WAS ANALYZED USING SCS METHODOLOGY. THE TOTAL DRAINAGE AREA INTO THE POND IS 136.6 ACRES (DRAINAGE AREA A), WITH 60.5 ACRES ON-SITE AND 76.1 ACRES OFF-SITE. IN ADDITION, THE POND WILL PROVIDE STORMWATER MANAGEMENT FOR THE DEVELOPMENT OF THE 15 ACRES OF AREA B, WHICH DOES NOT DRAIN TO THE POND.

STORMWATER MANAGEMENT POINT OF STUDY

IN ORDER TO ASSURE THAT PROPER STORMWATER DETENTION IS ACHIEVED IN THE 2 AND 10 YEAR STORM EVENTS AFTER FURTHER DEVELOPMENT OF AREA B, A HEC-1 ANALYSIS WAS PERFORMED AT THE EXISTING TRIPLE BOX CULVERT UNDER ROUTE 50. IN ORDER TO ACCURATELY MODEL THE ON-SITE POND'S DRAINAGE SHED, THE HEC-1 ANALYSIS INCORPORATED THE STAGE-STORAGE AND STAGE-DISCHARGE CHARACTERISTICS OF EXISTING UPSTREAM STORMWATER MANAGEMENT FACILITIES. SEVERAL CHANNEL SEGMENTS WERE ALSO INCLUDED. TRAVEL TIMES THROUGH PIPE SEGMENTS WERE NOT INCLUDED, AS IN EVERY CASE THE TRAVEL TIME THROUGH THE PIPE WAS LESS THAN THE HYDROGRAPH INCREMENT.

THREE DRAINAGE SHEDS WERE CONSIDERED IN THE ANALYSIS (SEE SHEET 14). AREA A IS 136.6 ACRES OF ON-SITE AND OFF-SITE AREA WHICH DRAINS TO THE POND. THERE ARE THREE EXISTING DRY PONDS IN AREA A, AS WELL AS AN EXISTING UNDERGROUND STORAGE FACILITY. THESE DETENTION FACILITIES HAVE BEEN MODELED IN THE HEC-1 ANALYSIS USING STAGE-STORAGE AND STAGE-DISCHARGE CURVES FROM THE ORIGINAL FACILITY DESIGNS. AREA B IS 13.6 ACRES OF ON-SITE AREA WHICH FLOWS UNCONTROLLED TO THE CULVERT UNDER ROUTE 50. AREA C IS 18.0 ACRES OF OFF-SITE CONTROLLED AREA WHICH DISCHARGES TO THE ROUTE 50 CULVERT. THE COMBINED HYDROGRAPH FOR THESE THREE AREAS AT THE ROUTE 50 CULVERT IS THE POINT OF STUDY. THREE SITE CONDITIONS WERE ANALYZED: PRE-EXISTING, EXISTING, AND PROPOSED.

PRE-EXISTING (SEE SHEET 15)

THE PRE-EXISTING HEC-1 ANALYSIS WAS USED TO DETERMINE THE PRE-DEVELOPMENT 2 AND 10 YEAR FLOWS. IN THIS ANALYSIS, IT IS ASSUMED THAT THE EXISTING ON-SITE STORMWATER MANAGEMENT POND HAS NOT YET BEEN CONSTRUCTED, AND AREAS A AND B ARE UNDEVELOPED.

2 YEAR FLOW 220 CFS (2 YEAR ALLOWABLE OUTFLOW)
10 YEAR FLOW 504 CFS (10 YEAR ALLOWABLE OUTFLOW)

EXISTING (SEE SHEET 16)

THE EXISTING HEC-1 ANALYSIS WAS USED TO DETERMINE THE 2 AND 10 YEAR FLOWS FOR THE CONDITION OCCURRING JUST PRIOR TO CONSTRUCTION OF THE THUNDERBOLT PLACE EXTENSION SHOWN WITH THIS SITE PLAN. THE ON-SITE STORMWATER MANAGEMENT POND IS CONSTRUCTED AND FULLY FUNCTIONING. THE DEVELOPMENT IN AREA B INCLUDES THE CONNECTION OF THUNDERBOLT PLACE TO CENTERVIEW DRIVE, AND THE BOB EVANS RESTAURANT SITE.

2 YEAR FLOW 207 CFS
10 YEAR FLOW 371 CFS

PROPOSED (SEE SHEET 17)

THE PROPOSED HEC-1 ANALYSIS WAS USED TO DETERMINE THE 2 AND 10 YEAR FLOWS FOR THE COMPLETE DEVELOPMENT OF DRAINAGE AREA "B". THIS INCLUDES THE THUNDERBOLT PLACE ROAD EXTENSION (THIS SITE PLAN), THE MARRIOTT HOTEL SITE (PLAN # 5611-SP-10), AND THE REMAINDER OF THE AREA "B" SITE BEING DEVELOPED AT A COMPOSITE "C" FACTOR OF 0.85. THE ON-SITE STORMWATER MANAGEMENT POND IS FULLY FUNCTIONING.

2 YEAR FLOW 216 CFS
10 YEAR FLOW 387 CFS

BEST MANAGEMENT PRACTICES NARRATIVE

BEST MANAGEMENT PRACTICES (BMP) ARE PROVIDED BY THE EXISTING WET POND ON-SITE. THE SITE IS LOCATED WITHIN THE OCCOQUAN WATERSHED PROTECTION OVERLAY DISTRICT (WSPOD) WHICH REQUIRES A 50% PHOSPHOROUS REMOVAL. THE BMP POND IS PRIVATELY OWNED AND WILL BE PRIVATELY MAINTAINED. THE SITE (DULLES BUSINESS PARK) CONSISTS OF 79.4 ACRES OF LAND, OF WHICH 65.3 ACRES DRAIN TO THE POND AND THE REMAINING 14.1 ACRES ARE LOCATED DOWNSTREAM OF THE BMP FACILITY. THE WEIGHTED RUNOFF COEFFICIENT ("C" VALUE) FOR THE 79.4 ACRES OF ON-SITE AREA IS 0.77.

THE EXISTING POND QUALIFIES AS A DESIGN 2, WET POND FACILITY SINCE THE VOLUME BELOW THE PERMANENT POOL IS 5.6 TIMES THE VOLUME OF RUNOFF FROM THE MEAN STORM. ACCORDINGLY, IT'S PHOSPHORUS REMOVAL EFFICIENCY RATING IS 50%. THE TOTAL DRAINAGE AREA TO THE EXISTING POND IS 136.6 ACRES WITH A WEIGHTED "C" FACTOR OF 0.75. THIS 136.6 ACRE DRAINAGE SHED IS COMPRISED OF 71.3 ACRES OF OFF-SITE AREA AND 65.3 ACRES OF DULLES BUSINESS PARK PROPERTY (DBP) ON-SITE.

BMP CREDIT INDICES FOR THE OFF-SITE AREAS HAVE BEEN DEVELOPED AND UTILIZED IN THE COMPUTATIONS BASED UPON A REVIEW OF THE COMPREHENSIVE PLAN USES FOR UNDEVELOPED SITES AND APPROVED PLANS FOR PREVIOUSLY CONSTRUCTED SITES. FOR THE ON-SITE ACREAGE (65.3 ACRES), A CREDIT OF 100% IS ALLOCATED. THE OFF-SITE AREA CONSISTS OF THREE DIFFERENT AREAS FROM A BMP STANDPOINT: UNDEVELOPED AREAS; PREVIOUSLY DEVELOPED AREAS WHICH ARE CONTROLLED BY UPSTREAM BMP FACILITIES; AND PREVIOUSLY DEVELOPED AREAS WHICH ARE NOT SUBJECT TO BMP FACILITIES. THE FIRST CATEGORY (UNDEVELOPED AREAS) INCLUDES 43.1 ACRES OF LAND PLANNED FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL USES. A 20% CREDIT FOR BMP PURPOSES HAS BEEN UTILIZED FOR THESE AREAS. THE SECOND AREA (DEVELOPED LAND WHICH IS CONTROLLED BY OFF-SITE BMP FACILITIES) CONSTITUTES 23.1 ACRES AND A CREDIT OF 0% IS TAKEN.

THE FINAL COMPONENT OF THE OFF-SITE AREA IS 5.1 ACRES OF ROADWAY WHICH HAS BEEN CONSTRUCTED AND DRAINS DIRECTLY TO THE DBP POND WITHOUT BMP TREATMENT. 100% CREDIT HAS BEEN CALCULATED FOR THIS AREA.

AS SHOWN IN THE COMPUTATIONS, THE TOTAL BMP PHOSPHORUS REMOVAL EFFICIENCY FOR THE EXISTING POND IS 50% WHICH SATISFIES THE WSPOD REQUIREMENT FOR THE PROJECT SITE. SHEET 13A INCLUDES A BMP DARINAGE AREA MAP AND TABULATION UPON WHICH THE CALCULATIONS ARE BASED.

OUTFALL NARRATIVE

THE ON-SITE STORMWATER MANAGEMENT POND DISCHARGES INTO AN EXISTING RIPRAP LINED CHANNEL, WHICH THEN DISCHARGES TO AN EXISTING TRIPLE BOX CULVERT UNDER ROUTE 50. THE FLOW THROUGH THE RIPRAP CHANNEL HAS BEEN ANALYZED (199 CFS AT SECTION A-A), AND THE 2 YEAR FLOW PRODUCES A VELOCITY OF 4.78 FPS. NO CHANGES ARE PROPOSED TO THIS CHANNEL. THE 10 YEAR FLOW TO THE EXISTING TRIPLE 6'x6' BOX CULVERTS, WHICH HAS A CAPACITY OF 773 CFS, IS 316 CFS. IN THE OPINION OF THE ENGINEER, THIS OUTFALL IS ADEQUATE FOR DEVELOPMENT OF THE SITE.

BMP CALCULATION
WITH AREAS B2, A6.1a and A6.1b

Part 1: List of the Subareas and C Factors Used in the BMP Computations 6/22/98 13:41

Subarea Designation and Description (1)		"C" (2)	Acres (3)	Credit (4)
A1	ON -SITE TO POND	0.73	8.00	100.0%
A2	ON -SITE TO POND	0.85	12.80	100.0%
A3.1	ON -SITE TO POND	0.80	12.10	100.0%
A3.2	OFF -SITE TO POND, RESIDENTIAL, UNDEVELOPED	0.45	4.80	20.0%
A4	ON -SITE TO POND	0.75	18.50	100.0%
A5.1	ON -SITE TO POND	0.76	9.10	100.0%
A5.2	OFF -SITE TO POND, INDUSTRIAL, UNDEVELOPED	0.85	4.00	20.0%
A5.3	OFF -SITE TO POND, INDUSTRIAL, UNDEVELOPED	0.85	1.70	20.0%
A6.1a	OFF -SITE TO POND, RESIDENTIAL, UNDEVELOPED	0.45	18.10	20.0%
A6.1b	OFF -SITE TO POND, COMMERCIAL, UNDEVELOPED	0.85	10.00	20.0%
A6.2	OFF -SITE TO POND, INDUSTRIAL, UNDEVELOPED	0.85	4.50	20.0%
A7.1	OFF -SITE TO POND, COMMERCIAL, UNDEVELOPED	0.85	23.10	0.0%
A7.2	OFF -SITE EX. ROADWAY IN AREA A7.2 TO POND	0.90	1.30	100.0%
A8	ON -SITE TO POND	0.74	4.80	100.0%
B1	ON -SITE, UNCONTROLLED	0.75	3.00	0.0%
B2	ON -SITE, UNCONTROLLED	0.73	10.60	0.0%
C2	ON -SITE, UNCONTROLLED	0.80	0.50	0.0%
RD1	OFF -SITE EX. ROADWAY IN AREA A6.1 TO POND	0.90	3.10	100.0%
RD2	OFF -SITE EX. ROADWAY IN AREA A5.2 TO POND	0.90	0.70	100.0%
			150.70	

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (a) 79.4 Acres

(B)

Subarea Designation (1)		"C" (2)		Acres (3)		Product (4)
A1	ON	0.73	X	8.00	=	5.84
A2	ON	0.85	X	12.80	=	10.88
A3.1	ON	0.80	X	12.10	=	9.68
A3.2	OFF	0.45	X	0.00	=	0.00
A4	ON	0.75	X	18.50	=	13.88
A5.1	ON	0.76	X	9.10	=	6.92
A5.2	OFF	0.85	X	0.00	=	0.00
A5.3	OFF	0.85	X	0.00	=	0.00
A6.1a	OFF	0.45	X	0.00	=	0.00
A6.1b	OFF	0.85	X	0.00	=	0.00
A6.2	OFF	0.85	X	0.00	=	0.00
A7.1	OFF	0.85	X	0.00	=	0.00
A7.2	OFF	0.90	X	0.00	=	0.00
A8	ON	0.74	X	4.80	=	3.55
B1	ON	0.75	X	3.00	=	2.25
B2	ON	0.73	X	10.60	=	7.74
C2	ON	0.80	X	0.50	=	0.40
RD1	OFF	0.90	X	0.00	=	0.00
RD2	OFF	0.90	X	0.00	=	0.00
		(b) Total		79.40	=	61.13

(C) Weighted Average "C" Factor (b)/(a) = (c) = 0.77

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff (%) (3)		Area Ratio (4) [See Below]		"C" Factor Ratio (5) [See Below]		Product (6)
A1	Wet Pond, Design 2	50%	X	0.10	X	0.95	=	5%
A2	Wet Pond, Design 2	50%	X	0.16	X	1.10	=	9%
A3.1	Wet Pond, Design 2	50%	X	0.15	X	1.04	=	8%
A3.2	Wet Pond, Design 2	50%	X	0.01	X	0.58	=	0%
A4	Wet Pond, Design 2	50%	X	0.23	X	0.97	=	11%
A5.1	Wet Pond, Design 2	50%	X	0.11	X	0.99	=	6%
A5.2	Wet Pond, Design 2	50%	X	0.01	X	1.10	=	1%
A5.3	Wet Pond, Design 2	50%	X	0.00	X	1.10	=	0%
A6.1a	Wet Pond, Design 2	50%	X	0.05	X	0.58	=	1%
A6.1b	Wet Pond, Design 2	50%	X	0.03	X	1.10	=	1%
A6.2	Wet Pond, Design 2	50%	X	0.01	X	1.10	=	1%
A7.1	Wet Pond, Design 2	50%	X	0.00	X	1.10	=	0%
A7.2	Wet Pond, Design 2	50%	X	0.02	X	1.17	=	1%
A8	Wet Pond, Design 2	50%	X	0.06	X	0.96	=	3%
B1	Uncontrolled	0%	X	0.00	X	0.97	=	0%
B2	Uncontrolled	0%	X	0.00	X	0.95	=	0%
C2	Uncontrolled	0%	X	0.00	X	1.04	=	0%
RD1	Wet Pond, Design 2	50%	X	0.04	X	1.17	=	2%
RD2	Wet Pond, Design 2	50%	X	0.01	X	1.17	=	1%
						(a) Total =		50%

Area Ratio Calculation

Subarea Designation (1)	Acres (2)		Site Area Acres (3)		Credit (4)		Area Ratio (5)
A1	8.00	/	79.40	X	100%	=	0.10
A2	12.80	/	79.40	X	100%	=	0.16
A3.1	12.10	/	79.40	X	100%	=	0.15
A3.2	4.80	/	79.40	X	20%	=	0.01
A4	18.50	/	79.40	X	100%	=	0.23
A5.1	9.10	/	79.40	X	100%	=	0.11
A5.2	4.00	/	79.40	X	20%	=	0.01
A5.3	1.70	/	79.40	X	20%	=	0.00
A6.1a	18.10	/	79.40	X	20%	=	0.05
A6.1b	10.00	/	79.40	X	20%	=	0.03
A6.2	4.50	/	79.40	X	20%	=	0.01
A7.1	23.10	/	79.40	X	0%	=	0.00
A7.2	1.30	/	79.40	X	100%	=	0.02
A8	4.80	/	79.40	X	100%	=	0.06
B1	3.00	/	79.40	X	0%	=	0.00
B2	10.60	/	79.40	X	0%	=	0.00
C2	0.50	/	79.40	X	0%	=	0.00
RD1	3.10	/	79.40	X	100%	=	0.04
RD2	0.70	/	79.40	X	100%	=	0.01

Subarea Designation (1)	"C" (2)		Weighted "C" (3)		"C" Factor Ratio (4)
A1	0.73	/	0.77	=	0.95
A2	0.85	/	0.77	=	1.10
A3.1	0.80	/	0.77	=	1.04
A3.2	0.45	/	0.77	=	0.58
A4	0.75	/	0.77	=	0.97
A5.1	0.76	/	0.77	=	0.99
A5.2	0.85	/	0.77	=	1.10
A5.3	0.85	/	0.77	=	1.10
A6.1a	0.45	/	0.77	=	0.58
A6.1b	0.85	/	0.77	=	1.10
A6.2	0.85	/	0.77	=	1.10
A7.1	0.85	/	0.77	=	1.10
A7.2	0.90	/	0.77	=	1.17
A8	0.74	/	0.77	=	0.96
B1	0.75	/	0.77	=	0.97
B2	0.73	/	0.77	=	0.95
C2	0.80	/	0.77	=	1.04
RD1	0.90	/	0.77	=	1.17
RD2	0.90	/	0.77	=	1.17

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 50%

Water Supply Overlay District (Occoquan Watershed) = 50%

(B) If Line 3(a) 50% Greater Than or Equal To Line 4(a) 50% then Phosphorus Removal requirement is satisfied.

Part 5: Determine Compliance with Site Coverage Requirements

NOT APPLICABLE TO FAIRFAX COUNTY.

Part 6: Determine the Offsite Areas for which Coverage is Required

NOT APPLICABLE.

Part 7: Compute the Weighted Average "C" Factor for Each Proposed BMP Facility

(A) List the areas to be controlled by the proposed BMP.

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
A1	0.73	X	8.00	=	5.84
A2	0.85	X	12.80	=	10.88
A3.1	0.80	X	12.10	=	9.68
A3.2	0.45	X	4.80	=	2.16
A4	0.75	X	18.50	=	13.88
A5.1	0.76	X	9.10	=	6.92
A5.2	0.85	X	4.00	=	3.40
A5.3	0.85	X	1.70	=	1.45
A6.1a	0.45	X	18.10	=	8.15
A6.1b	0.85	X	10.00	=	8.50
A6.2	0.85	X	4.50	=	3.83
A7.1	0.85	X	23.10	=	19.64
A7.2	0.90	X	1.30	=	1.17
A8	0.74	X	4.80	=	3.55
RD1	0.90	X	3.10	=	2.79
RD2	0.90	X	0.70	=	0.63
			(a) 136.80		(b) 102.44

(B)
(C) Weighted average "C" factor (b)/(a)=(c) 0.75

Part 8: Determine the Storage Required Each Proposed Facility

(A) Extended Detention Dry Pond

NOT APPLICABLE.

(B) Wet Pond

Volume of runoff per acre from mean storm
[1,452 X "C" = 1,452 X Line 7 (c) = (b) 1,089 cf/ac

Design 1
NOT APPLICABLE.

Required Volume: Design 2 (4.0 X Volume of runoff from mean storm)
4.0 X Line 7 (a) 136.6 X Line 8 (b) 1,089 = 594,989 cubic feet

Pond Volume at Permanent Water Surface Elevation of 304.00 = 834,118 cubic feet = 5.6 Times Vr

Which is Greater Than Required Volume, Therefore, BMP Facility Qualifies As a Design 2, Wet Pond Facility.

ON-SITE PRE-EXISTING CURVE NUMBERS

RUNOFF CURVE NUMBER COMPUTATION Version 2.00

Project : DULLES BUSINESS PARK User: DJC Date: 11-06-96
County : FAIRFAX State: VA Checked: ____ Date: ______
Subtitle: AREA A 100 YEAR POST DEVELOPMENT FILE: DBP100A
Subarea : A1

COVER DESCRIPTION		A	B	C	D
		Hydrologic Soil Group Acres (CN)			
OTHER AGRICULTURAL LANDS Woods - grass combination	fair	-	5.7(65)	2.3(76)	-
Total Area (by Hydrologic Soil Group)			5.7	2.3	

SUBAREA: A1 TOTAL DRAINAGE AREA: 8 Acres WEIGHTED CURVE NUMBER: 68

RUNOFF CURVE NUMBER COMPUTATION Version 2.00

Project : DULLES BUSINESS PARK User: DJC Date: 11-06-96
County : FAIRFAX State: VA Checked: ____ Date: ______
Subtitle: AREA A 100 YEAR POST DEVELOPMENT FILE: DBP100A
Subarea : A2

COVER DESCRIPTION		A	B	C	D
		Hydrologic Soil Group Acres (CN)			
OTHER AGRICULTURAL LANDS Woods - grass combination	fair	-	10.6(65)	4.7(76)	2.3(82)
Total Area (by Hydrologic Soil Group)			10.6	4.7	2.3

SUBAREA: A2 TOTAL DRAINAGE AREA: 17.6 Acres WEIGHTED CURVE NUMBER: 70

RUNOFF CURVE NUMBER COMPUTATION Version 2.00

Project : DULLES BUSINESS PARK User: DJC Date: 11-06-96
County : FAIRFAX State: VA Checked: ____ Date: ______
Subtitle: AREA A 100 YEAR POST DEVELOPMENT FILE: DBP100A
Subarea : A3

COVER DESCRIPTION		A	B	C	D
		Hydrologic Soil Group Acres (CN)			
OTHER AGRICULTURAL LANDS Woods - grass combination	fair	-	1.7(65)	14(76)	1.2(82)
Total Area (by Hydrologic Soil Group)			1.7	14	1.2

SUBAREA: A3 TOTAL DRAINAGE AREA: 16.9 Acres WEIGHTED CURVE NUMBER: 75

RUNOFF CURVE NUMBER COMPUTATION Version 2.00

Project : DULLES BUSINESS PARK User: DJC Date: 11-06-96
County : FAIRFAX State: VA Checked: ____ Date: ______
Subtitle: AREA A 100 YEAR POST DEVELOPMENT FILE: DBP100A
Subarea : A4

COVER DESCRIPTION		A	B	C	D
		Hydrologic Soil Group Acres (CN)			
OTHER AGRICULTURAL LANDS Woods - grass combination	fair	-	9.4(65)	9.1(76)	-
Total Area (by Hydrologic Soil Group)			9.4	9.1	

SUBAREA: A4 TOTAL DRAINAGE AREA: 18.5 Acres WEIGHTED CURVE NUMBER: 70

RUNOFF CURVE NUMBER COMPUTATION Version 2.00

Project : DULLES BUSINESS PARK User: DJC Date: 11-06-96
County : FAIRFAX State: VA Checked: ____ Date: ______
Subtitle: AREA A 100 YEAR POST DEVELOPMENT FILE: DBP100A
Subarea : A5

COVER DESCRIPTION		A	B	C	D
		Hydrologic Soil Group Acres (CN)			
OTHER AGRICULTURAL LANDS Woods - grass combination	fair	-	4.2(65)	7.2(76)	4.1(82)
Total Area (by Hydrologic Soil Group)			4.2	7.2	4.1

SUBAREA: A5 TOTAL DRAINAGE AREA: 15.5 Acres WEIGHTED CURVE NUMBER: 75

APPLICATION NO. SE 2004-SU-025 STAFF KC
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 1/24/05
DATE OF (BOS) (BZA) APPROVAL 1/24/05
SHEET 7 OF 13

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
6/7/0[illegible]
PROFESSIONAL ENGINEER

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

THIS SHEET FOR INFORMATION PURPOSES ONLY!

⚠	10/9/97 ADD CORSAIR CT.			
	4/7/98 REV. BMP & SWM			
	NARRATIVE & BMP COMPS.			
NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

08/11/04 05:20:25 PM

REVISIONS
2/5/97 VDOT COMMENTS
2/19/97 REV PER COUNTY COMMENTS
3/7/97 INSERT (ADD ...
⚠ 10/9/97
6/8/98 REV. PER DEM COMM.

SURVEY WHGA
DESIGN D.COLAMARIA
DRAWN D.COLAMARIA
CHECKED G.HISH

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 22021
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

DATE JUNE 1996
SCALE HORZ: N/A VERT: N/A

SEAL Gerald A. [illegible] Sr. Cert. # [illegible]

STORMWATER MANAGEMENT AND BMP NARRATIVES

PROJECT DULLES BUSINESS PARK
THUNDERBOLT PLACE EXTENSION
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 1370-0301
CADD [illegible]
SHEET 13 OF 24

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AREA A FULL DEVELOPMENT (POND INFLOW)

RUNOFF CURVE NUMBER COMPUTATION — Version 2.00

Project : DULLES BUSINESS PARK — User: DJC — Date: 11-06-96
County : FAIRFAX — State: VA — Checked: ____ — Date: ______
Subtitle: AREA A 100 YEAR POST DEVELOPMENT — FILE: DBP100A
Subarea : A1

COVER DESCRIPTION	A	B	C	D
		Hydrologic Soil Group — Acres (CN)		
FULLY DEVELOPED URBAN AREAS (Veg Estab.) Urban Districts — Industrial — Avg % imperv 72	-	5.7(88)	2.3(91)	-
Total Area (by Hydrologic Soil Group)		5.7	2.3	

SUBAREA: A1 — TOTAL DRAINAGE AREA: 8 Acres — WEIGHTED CURVE NUMBER: 89

RUNOFF CURVE NUMBER COMPUTATION — Version 2.00

Project : DULLES BUSINESS PARK — User: DJC — Date: 11-06-96
County : FAIRFAX — State: VA — Checked: ____ — Date: ______
Subtitle: AREA A 100 YEAR POST DEVELOPMENT — FILE: DBP100A
Subarea : A2

COVER DESCRIPTION	A	B	C	D
		Hydrologic Soil Group — Acres (CN)		
FULLY DEVELOPED URBAN AREAS (Veg Estab.) Urban Districts — Industrial — Avg % imperv 72	-	10.6(88)	4.7(91)	2.3(93)
Total Area (by Hydrologic Soil Group)		10.6	4.7	2.3

SUBAREA: A2 — TOTAL DRAINAGE AREA: 17.6 Acres — WEIGHTED CURVE NUMBER: 89

RUNOFF CURVE NUMBER COMPUTATION — Version 2.00

Project : DULLES BUSINESS PARK — User: DJC — Date: 11-06-96
County : FAIRFAX — State: VA — Checked: ____ — Date: ______
Subtitle: AREA A 100 YEAR POST DEVELOPMENT — FILE: DBP100A
Subarea : A3

COVER DESCRIPTION	A	B	C	D
		Hydrologic Soil Group — Acres (CN)		
FULLY DEVELOPED URBAN AREAS (Veg Estab.) Urban Districts — Industrial — Avg % imperv 72	-	0.3(88)	11.0(91)	1.2(93)
OTHER AGRICULTURAL LANDS Woods — good	-	1.4(55)	3.0(70)	-
Total Area (by Hydrologic Soil Group)		1.7	14	1.2

SUBAREA: A3 — TOTAL DRAINAGE AREA: 16.9 Acres — WEIGHTED CURVE NUMBER: 84

RUNOFF CURVE NUMBER COMPUTATION — Version 2.00

Project : CULLES BUSINESS PARK — User: DJC — Date: 11-06-96
County : FAIRFAX — State: VA — Checked: ____ — Date: ______
Subtitle: AREA A 100 YEAR POST DEVELOPMENT — FILE: DBP100A
Subarea : A4

COVER DESCRIPTION	A	B	C	D
		Hydrologic Soil Group — Acres (CN)		
FULLY DEVELOPED URBAN AREAS (Veg Estab.) Impervious Areas — Paved parking lots, roofs, driveways	-	0.8(98)	1.1(98)	-
Urban Districts — Industrial — Avg % imperv 72	-	8.6(88)	8.0(91)	-
Total Area (by Hydrologic Soil Group)		9.40	9.1	

SUBAREA: A4 — TOTAL DRAINAGE AREA: 18.5 Acres — WEIGHTED CURVE NUMBER: 90

RUNOFF CURVE NUMBER COMPUTATION — Version 2.00

Project : DULLES BUSINESS PARK — User: DJC — Date: 11-06-96
County : FAIRFAX — State: VA — Checked: ____ — Date: ______
Subtitle: AREA A 100 YEAR POST DEVELOPMENT — FILE: DBP100A
Subarea : A5

COVER DESCRIPTION	A	B	C	D
		Hydrologic Soil Group — Acres (CN)		
FULLY DEVELOPED URBAN AREAS (Veg Estab.) Urban Districts — Commercial & business — Avg % imperv 85	-	2.3(92)	1.2(94)	-
Industrial — 72	-	1.9(88)	3.7(91)	-
OTHER AGRICULTURAL LANDS Woods -grass combination — fair	-		2.3(76)	4.1(82)
Total Area (by Hydrologic Soil Group)		4.2	7.2	4.1

SUBAREA: A5 — TOTAL DRAINAGE AREA: 15.5 Acres — WEIGHTED CURVE NUMBER: 86

RUNOFF CURVE NUMBER COMPUTATION — Version 2.00

Project : DULLES BUSINESS PARK — User: DJC — Date: 11-06-96
County : FAIRFAX — State: VA — Checked: ____ — Date: ______
Subtitle: AREA A 100 YEAR POST DEVELOPMENT — FILE: DBP100A
Subarea : A6

COVER DESCRIPTION	A	B	C	D
		Hydrologic Soil Group — Acres (CN)		
FULLY DEVELOPED URBAN AREAS (Veg Estab.) Urban Districts — Industrial — Avg % imperv 72	-	0.7(88)	3.1(91)	-
Residential districts (by average lot size) 1/4 acre — Avg % imperv 38	-	6.7(75)	13.1(83)	12.1(87)
Total Area (by Hydrologic Soil Group)		7.4	16.2	12.1

SUBAREA: A6 — TOTAL DRAINAGE AREA: 35.7 Acres — WEIGHTED CURVE NUMBER: 84

RUNOFF CURVE NUMBER COMPUTATION — Version 2.00

Project : DULLES BUSINESS PARK — User: DJC — Date: 11-06-96
County : FAIRFAX — State: VA — Checked: ____ — Date: ______
Subtitle: AREA A 100 YEAR POST DEVELOPMENT — FILE: DBP100A
Subarea : A7

COVER DESCRIPTION	A	B	C	D
		Hydrologic Soil Group — Acres (CN)		
FULLY DEVELOPED URBAN AREAS (Veg Estab.) Urban Districts — Commercial & business — Avg % imperv 85	-	1.0(92)	17.5(94)	5.9(95)
Total Area (by Hydrologic Soil Group)		1	17.5	5.9

SUBAREA: A7 — TOTAL DRAINAGE AREA: 24.4 Acres — WEIGHTED CURVE NUMBER: 94

AREA B FULL DEVELOPMENT

RUNOFF CURVE NUMBER COMPUTATION — Version 2.00

Project : DULLES FLOODPLAIN ALTERATION — User: DJC — Date: 11-04-96
County : FAIRFAX — State: VA — Checked: ____ — Date: ______
Subtitle: AREA B 100 YEAR POST DEVELOPMENT — FILE DBP100B
Subarea : B

COVER DESCRIPTION	A	B	C	D
		Hydrologic Soil Group — Acres (CN)		
FULLY DEVELOPED URBAN AREAS (Veg Estab.) Urban Districts — Commercial & business — Avg % imperv 85	-	0.4(92)	14.6(94)	-
Total Area (by Hydrologic Soil Group)		.4	14.6	

SUBAREA: B — TOTAL DRAINAGE AREA: 13.6 Acres — WEIGHTED CURVE NUMBER: 94

AREA C FULL DEVELOPMENT

RUNOFF CURVE NUMBER COMPUTATION — Version 2.00

Project : DULLES FLOODPLAIN ALTERATION — User: DJC — Date: 11-04-96
County : FAIRFAX — State: VA — Checked: ____ — Date: ______
Subtitle: AREA C 100 YEAR POST DEVELOPMENT — FILE DBP100C
Subarea : C

COVER DESCRIPTION	A	B	C	D
		Hydrologic Soil Group — Acres (CN)		
FULLY DEVELOPED URBAN AREAS (Veg Estab.) Urban Districts — Commercial & business — Avg % imperv 85	-	11.9(92)	4.7(94)	-
Total Area (by Hydrologic Soil Group)		11.9	4.7	

SUBAREA: C — TOTAL DRAINAGE AREA: 16.6 Acres — WEIGHTED CURVE NUMBER: 93

DRAINAGE AREA TABLE FOR BMP PURPOSES ONLY

AREA NUMBER	TOTAL (ACRES)	ON-SITE (ACRES)	OFF-SITE (ACRES)	TO BMP POND	AREA CREDIT	C -VALUE	REMARKS
A1	8.0	8.0	0.0	8.0	100%	0.73	PART OF DBP
A2	12.8	12.8	0.0	12.8	100%	0.85	PART OF DBP
A3.1	12.1	12.1	0.0	12.1	100%	0.80	PART OF DBP
A3.2	4.8	0.0	4.8	4.8	20%	0.45	OFF-SITE TO POND, RESIDENTIAL, UNDEVELOPED
A4	18.5	18.5	0.0	18.5	100%	0.75	ON-SITE TO POND
A5.1	9.1	9.1	0.0	9.1	100%	0.76	ON-SITE TO POND
A5.2	4.0	0.0	4.0	4.0	20%	0.85	OFF-SITE TO POND, INDUSTRIAL, UNDEVELOPED
A5.3	1.7	0.0	1.7	1.7	20%	0.85	OFF-SITE TO POND, INDUSTRIAL, UNDEVELOPED
A6.1a	18.1	0.0	18.1	18.1	20%	0.45	OFF-SITE TO POND, RESIDENTIAL, UNDEVELOPED
A6.1b	10.0	0.0	10.0	10.0	20%	0.85	OFF-SITE TO POND, COMMERCIAL, UNDEVELOPED
A6.2	4.5	0.0	4.5	4.5	20%	0.85	OFF-SITE TO POND, INDUSTRIAL, UNDEVELOPED
A7.1	23.1	0.0	23.1	23.1	0%	0.85	OFF-SITE TO POND, COMMERCIAL, DEVELOPED
A7.2	1.3	0.0	1.3	1.3	100%	0.90	OFF-SITE EX. ROADWAY IN AREA A7.2, TO POND
A8	4.8	4.8	0.0	4.8	100%	0.74	ON SITE TO POND
B1	3.0	3.0	0.0	0.0	0%	0.75	ON-SITE, UNCONTROLLED
B2	10.6	10.6	0.0	0.0	0%	0.73	ON-SITE, UNCONTROLLED
C2	0.5	0.5	0.0	0.0	0%	0.80	ON-SITE, UNCONTROLLED
RD1	3.1	0.0	3.1	3.1	100%	0.90	OFF-SITE EX. ROADWAY IN AREA A6.1 TO POND
RD2	0.7	0.0	0.7	0.7	100%	0.90	OFF-SITE EX. ROADWAY IN AREA A5.2 TO POND
TOTAL	150.7	79.4	71.3	136.6			

APPLICATION NO. SE 2004-SU-025 STAFF KC
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 1/24/05
DATE OF (BOS) (BZA) APPROVAL 1/24/05
SHEET 8 OF 13

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1	10/9/97 ADD CORSAIR CT.			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

1 10/9/97
4/7/98 REV. BMP AREAS TABLE
6/.../98 REV. PER DEM COMM.

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-6080

COMMONWEALTH OF VIRGINIA — ERIC S. SIEGEL No. 023416 — PROFESSIONAL ENGINEER — 6/7/02

SURVEY: WHGA
DESIGN: C. BRITT
DRAWN: C. BRITT
CHECKED: G. HISH

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 22021
(703) 263-1900 · METRO (703) 803-8508 · FAX (703) 263-0766

DATE: OCT. 1997
SCALE: HORZ: AS NOTED VERT: NONE

COMMONWEALTH OF VIRGINIA — Gerald A. Hish, Jr. — Cert. No. 9988 — CERTIFIED PROFESSIONAL ENGINEER — 6-8-98

TR-55 COMPUTATIONS - AREA A, B AND C

DULLES BUSINESS PARK
THUNDERBOLT PLACE EXTENSION
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 1370-0301
CADD: 1370SW3.DWG
SHEET: 13A OF 21

BMP AREA MAP
SCALE: 1" = 250'

THIS SHEET FOR INFORMATION PURPOSES ONLY!

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\PROJECT\ENGIN\1370\PLANS\THUNDER\REV1\1370sw3.dwg Mon Jun 08 15:… 30 1998 PROTO2
Q:\Jobs\DullPark\Hotel\SE\1544-swm.dwg, 08/11/04 05:47:28 PM

N/F
UNITED STATES OF AMERICA
ZONE R-1
USE: AIRPORT

N/F
FIDELIO PROPERTIES
ZONE I-5
USE: VACANT

N/F
FIDELIO PROPERTIES
ZONE I-5
USE: VACANT

PROP. LOT 8
MARRIOTT HOTEL
PLAN# 5611-SP-10

PROP. PARCEL 3A
450,000
330,074 S.F.
OR 7.58 AC

PROP. LOT 12
146,456 S.F.
OR 3.36 AC

EXISTING STORMWATER
MANAGEMENT POND
PERMANENT WSE = 301.00

N/F
FIDELIO PROPERTIES
ZONE I-3 & I-5
USE: VACANT
EX. LOT 11
65,465 S.F.
OR 1.50 AC

N/F
FIDELIO PROPERTIES
ZONE I-3
USE: OFFICE

N/F
HMH COURTYARD PROPERTIES
ZONE I-3, C-8
USE: HOTEL

N/F
FIDELIO PROPERTIES
ZONE I-3 & I-5
USE: VACANT
EX. LOT 10
49,170 S.F.
OR 1.13 AC

N/F
FIDELIO PROPERTIES
ZONE C-8 & I-5
USE: RESTAURANT
EX. LOT 1
71,356 S.F.
OR 1.64 AC

N/F
FIDELIO PROPERTIES
ZONE I-3 & I-5
USE: VACANT
EX. LOT 1A
65,424 S.F.
OR 1.50 AC

N/F
TCW REALTY FUND TWO HOLDING CO.
ZONE I-5
USE: OFFICE/WAREHOUSE

N/F
OAKTON BAPTIST
CHURCH
ZONE I-3 USE: CHURCH

CONTRACTOR SHALL SAWCUT PAVEMENT

CCR-2 (TYP.)

EX. PAVEMENT TO BE REMOVED

WATERLINE "B"

PROP. SPILLWAY APRON (SEE DETAIL ON SHT. 18 AND ENLARGEMENT ON SHT. 20)

END S/W CONSTRUCTION

BEGIN S/W CONSTRUCTION @ CCR-1

THUNDERBOLT PL.

SIDEWALK

PI STA 1+58.72

PC = 18+14.99

STA 2+29.62

EXIST. 100 YR WSE PER PLAN# 5611-FP-02

EX. GRAVEL TO BE REMOVED

WATERLINE "C"

WATERLINE "D"

WATERLINE "E"

WATERLINE "A"

EX. TB-1 TO BE REMOVED

EX. WALL TO BE REMOVED

STA +21.95

CORSAIR CT.

(PRIVATE STREET)

PROP. 185 SF CL I RIPRAP

PROP. 730 SF CL I RIPRAP (CONTRACTOR SHALL SHAPE RIPRAP CHANNEL AROUND WINGWALL)

CONTRACTOR SHALL SAWCUT PAVEMENT

EXISTING ENTRANCE TO BE REMOVED. IT IS UNDERSTOOD THAT ACCESS TO LOT 10 WILL NOT BE BY CENTERVIEW DRIVE.

PROPOSED 100 YR. WSE SEE NOTE #2

SEE SHEET 11 FOR SEC A-A

BM #1

BM #2

EX. TRIPLE 6'x6' BOX CULVERT

N 449,512.89
E 2,302,836.74

N 449,263.29
E 2,303,198.84

LEE JACKSON HIGHWAY — ROUTE 50
(VARIABLE WIDTH R/W)

℄ WESTBOUND LANE

CENTERVIEW DRIVE, RTE 7680
(VARIABLE WIDTH R/W)

CBR TEST PIT LOCATION

2,302,700
2,303,600
2,303,900
449,900
449,500

VIRGINIA STATE GRID NORTH

LEGEND

EXISTING PAVEMENT/GRAVEL TO BE REMOVED

BENCHMARK DATA

BM #1 TOP-EXISTING SAN. SEW. EL=291.62
BM #2 TOP-EXISTING SAN. SEW. EL=310.09

NOTES

1. SECTION A-A IS SHOWN ON SHEETS 11 AND 12.
2. "PROPOSED 100 YEAR WSE" IS THE 100 YEAR WSE THAT IS PROPOSED WITH THE MODIFICATIONS TO THE EXISTING POND AND CONSTRUCTION OF THUNDERBOLT PLACE ACCOMPLISHED WITH THIS SITE PLAN AND APPROVED WITH 5611-FP-03.

THIS SHEET FOR INFORMATION PURPOSES ONLY!

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1	3/13/97 FCWA COMMENTS			
2	2/5/97 VDOT COMMENTS			
3	2/19/97 REV PER COUNTY COMMENTS			
4	3/7/97 INSERT CODD 2 SAN SEW. M.H.'S. REV. LIMITS OF SITE PLAN.)			
5	3/18/97 INSERT REV. LOT 1 NOTE.			
6	10/9/97			
7	11/24/97 FCWA COMM.			
8	4/7/98 ADDED S/W			
9	THUNDERBOLT PL.			
10	6/3/98 CBR REVISION			
11	12/18/98 CBR REVISION			

SURVEY WHGA
DESIGN D.COLAMARIA
DRAWN D.COLAMARIA
CHECKED G.HISH

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE (703) 642-0080
ANNANDALE VIRGINIA 22003

William H. Gordon Associates, Inc.
ENGINEERS · SURVEYORS · LANDSCAPE ARCHITECTS
4501 Daly Drive · Chantilly, VA 22021
(703) 263-3900 · METRO (703) 830-4508 · FAX (703) 263-0766

DATE OCT. 1997
SCALE HORZ: 1"=50'
VERT: N/A
SEAL

COMMONWEALTH OF VIRGINIA
JOSEPH W. GOLEC
LICENSE NO. 8521
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
6/7/02
PROFESSIONAL ENGINEER

THE NUMBER OF LOTS IN THE SUBDIVISION ☐ WILL, ☒ WILL NOT BE INCREASED BY THIS REVISION. THE IMPROVEMENTS COVERED BY THIS REVISION CONSISTING OF 2 SHEETS ARE ESTIMATED TO RESULT IN $ 0.00 ADDITIONAL COSTS FOR THE BONDED IMPROVEMENTS AND THE COST OF THESE IMPROVEMENTS ☐ WILL, ☒ WILL NOT EXCEED BY 10% THE AMOUNT OF THE ORIGINAL ESTIMATE FOR THIS PROJECT DATED May 20, 1998 WHICH WAS IN THE AMOUNT OF $671,000.

THIS REVISION IS BEING SUBMITTED ON BEHALF OF:

DEVELOPER'S NAME: BUVERMO PROPERTIES, INC.

CERTIFIED CORRECT BY SUBMITTING ENGINEER

I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THIS PLAN EXCEPT THOSE PREVIOUSLY APPROVED.

CERTIFYING ENGINEER

SEE SHEET 7 FOR UTILITY INFORMATION

SEE SHEET 8 FOR ALL EASEMENT INFORMATION

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1	CBR REVISION			
2	CBR REVISION			
3	ADD. CORSAIR CT. DELETE CONSERVATION AREAS.			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

APPLICATION NO. SE 2004-SU-025 STAFF KC
APPROVED (SE) SP PLAN 1/24/05
SEE DEV CONDS DATED (BOS) (BZA) APPROVAL 1/24/05
DATE OF (BOS) (BZA) APPROVAL 13
SHEET 9 OF

GRADING PLAN

DULLES BUSINESS PARK
THUNDERBOLT PLACE EXTENSION
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT
JOB 1370-0301
CADD 13
SHEET 6 OF 24

SHEET 9 OF 13 File No. ZP-1544

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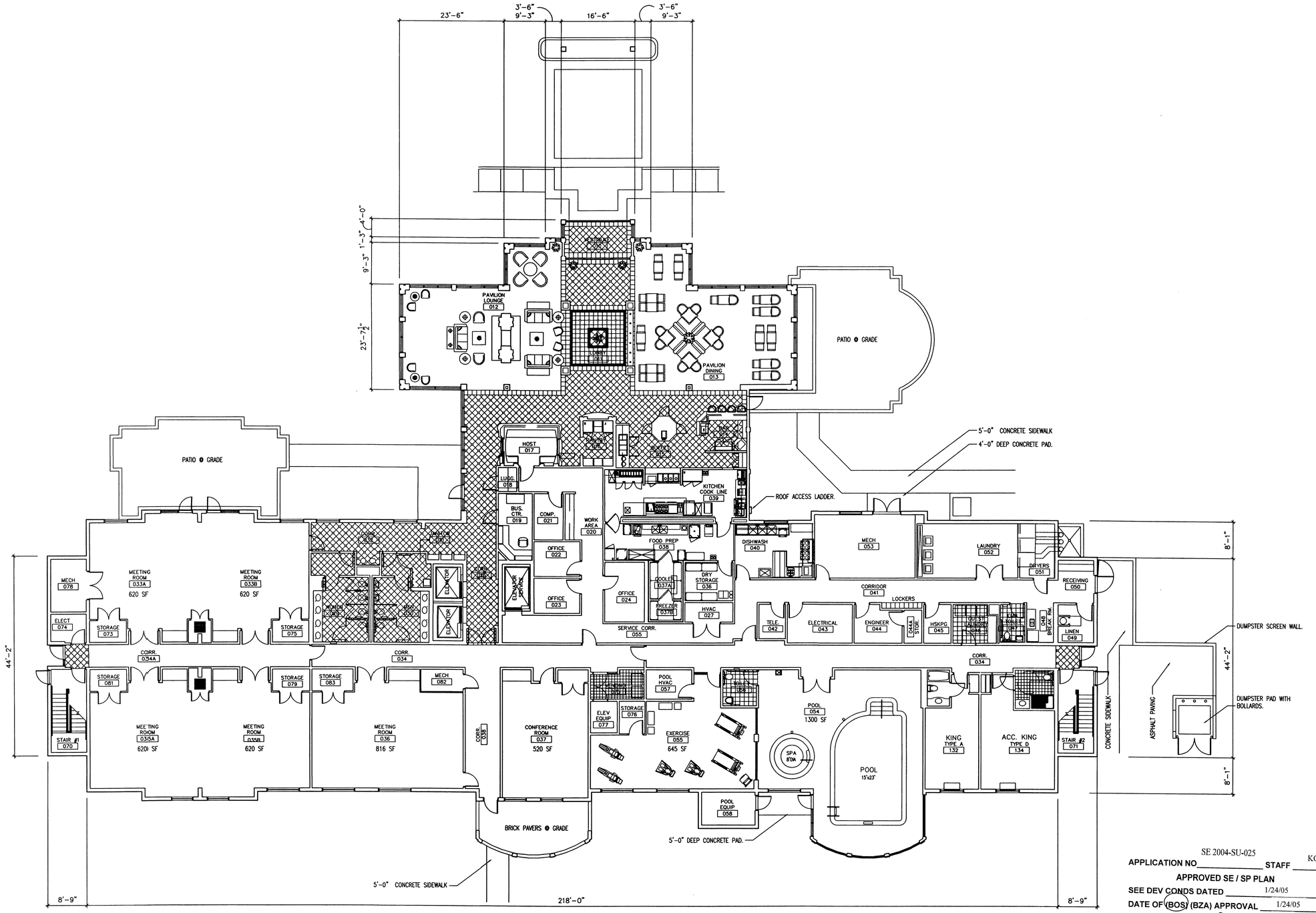
DATE: 21 16 34 1995 JNP



SE 2004-SU-025

APPLICATION NO _____ STAFF KC

APPROVED SE / SP PLAN

SEE DEV CONDS DATED 1/24/05

DATE OF (BOS) (BZA) APPROVAL 1/24/05

SHEET 10 OF 13

N

Hilton Garden Inn

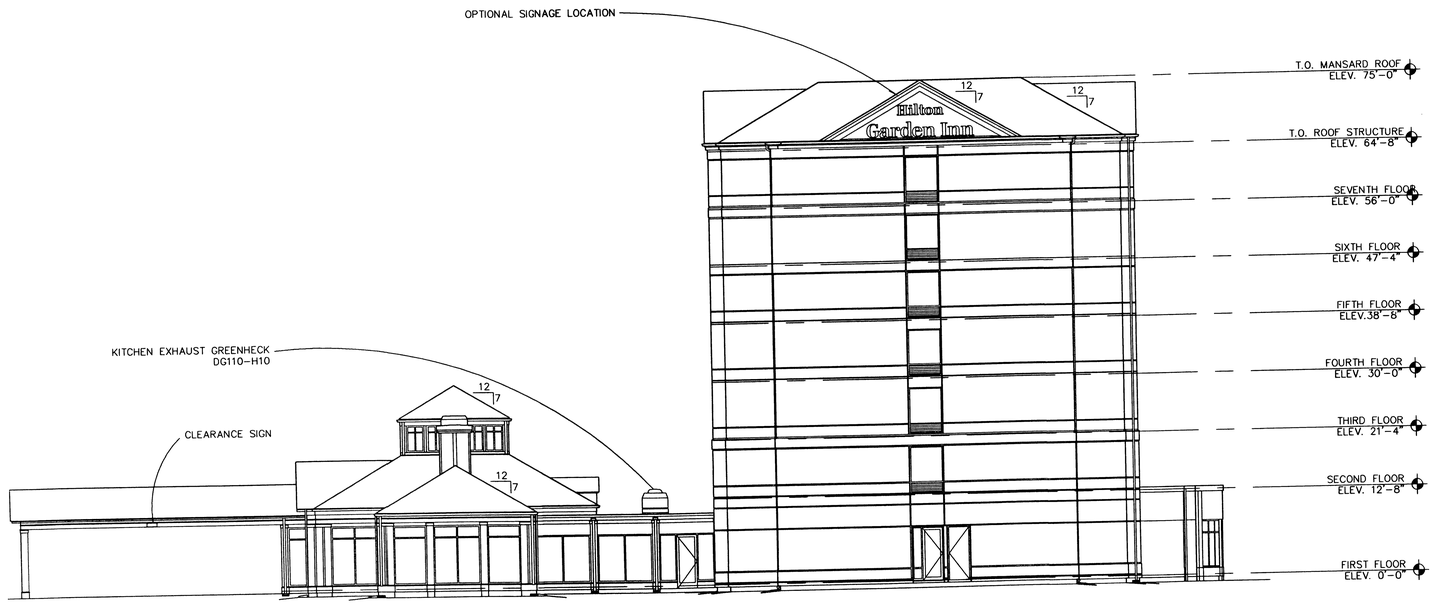
Routes 50 & 28
Chantilly, Virginia

architecture / interiors
21 Dupont Circle Washington DC 20036
tel 202.822.9797 / fax 202.785.0443
http://www.opxglobal.com

FIRST FLOOR PLAN

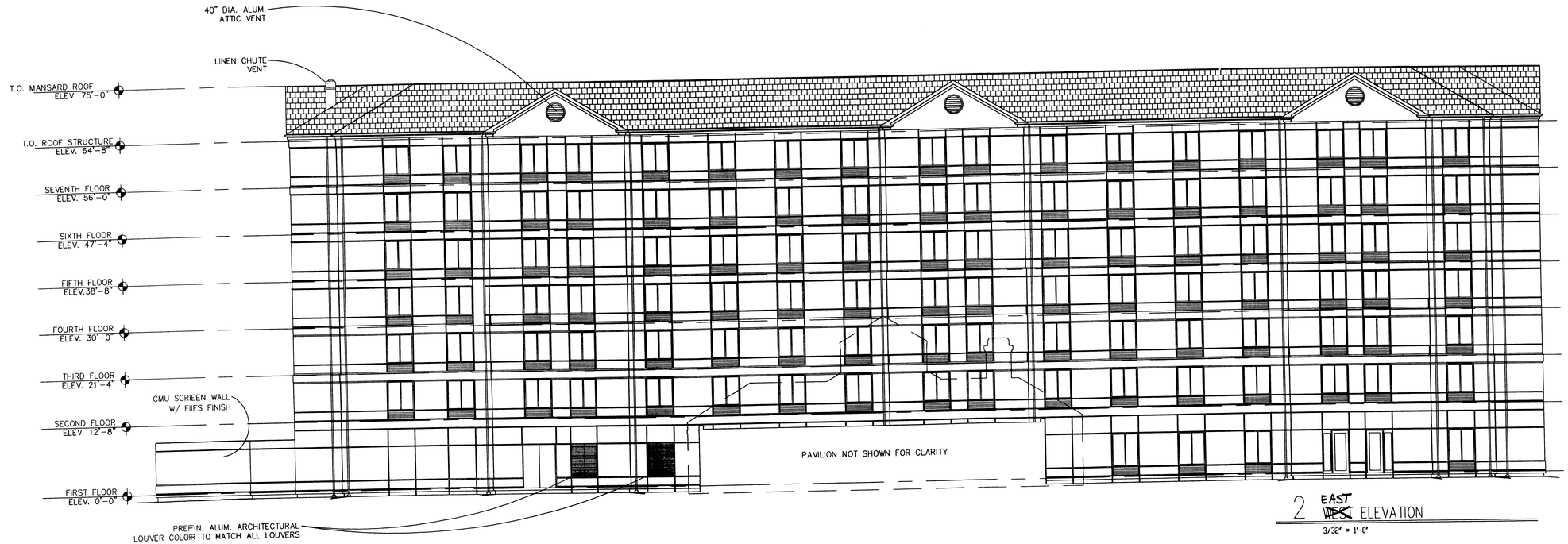
RESPONSE TO STAFFING COMMENTS	11.01.04	Drawn: EJS	Scale: 3/32" = 1'-0"	Drawing No. 2526
		Approved: DAW	Date: 11-01-04	A101

SHEET 10 of 13
ZP-1544



1 NORTH ELEVATION

3/32" = 1'-0"



2 EAST ~~WEST~~ ELEVATION

3/32" = 1'-0"

KC

SE 2004-SU-025

APPLICATION NO. ____ STAFF

APPROVED (SE) SP PLAN 1/24/05

SEE DEV CONDS DATED ____

DATE OF (BOS) (BZA) APPROVAL 1/24/05

SHEET 13 OF ____

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NORTH AND EAST ~~SOUTH AND WEST~~ ELEVATIONS

RESPONSE TO STAFFING COMMENTS	11.01.04	Drawn: EJS	Scale: 3/32" = 1'-0"	Drawing No. 2526
		Approved: DAW	Date: 11-01-04	A201

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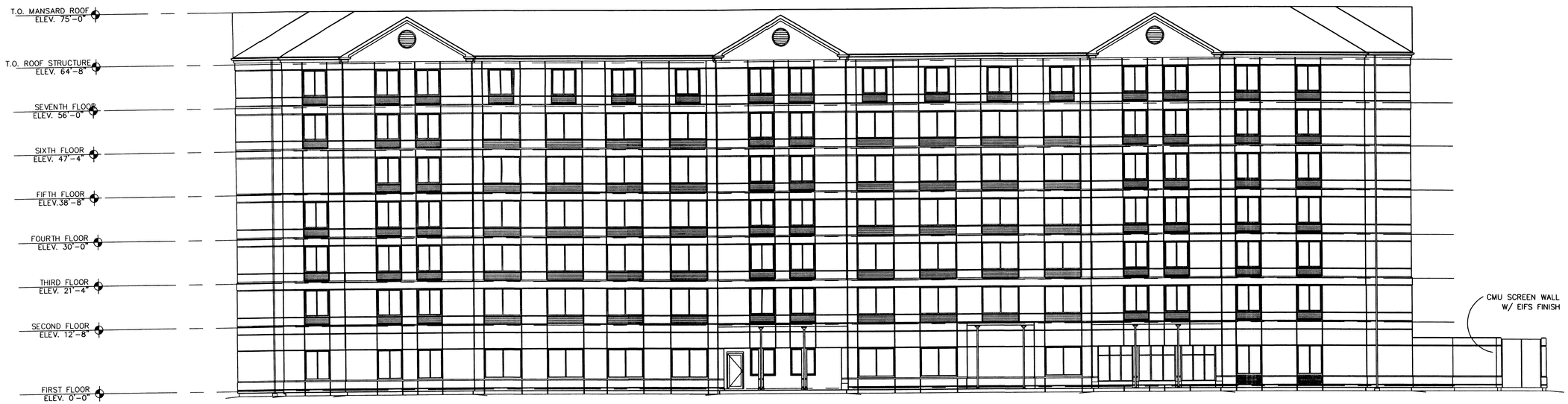
1 SOUTH ELEVATION

3/32" = 1'-0"



2 WEST ELEVATION

3/32" = 1'-0"

APPLICATION NO. SE 2004-SU-025 STAFF KC
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SOUTH AND WEST ELEVATIONS

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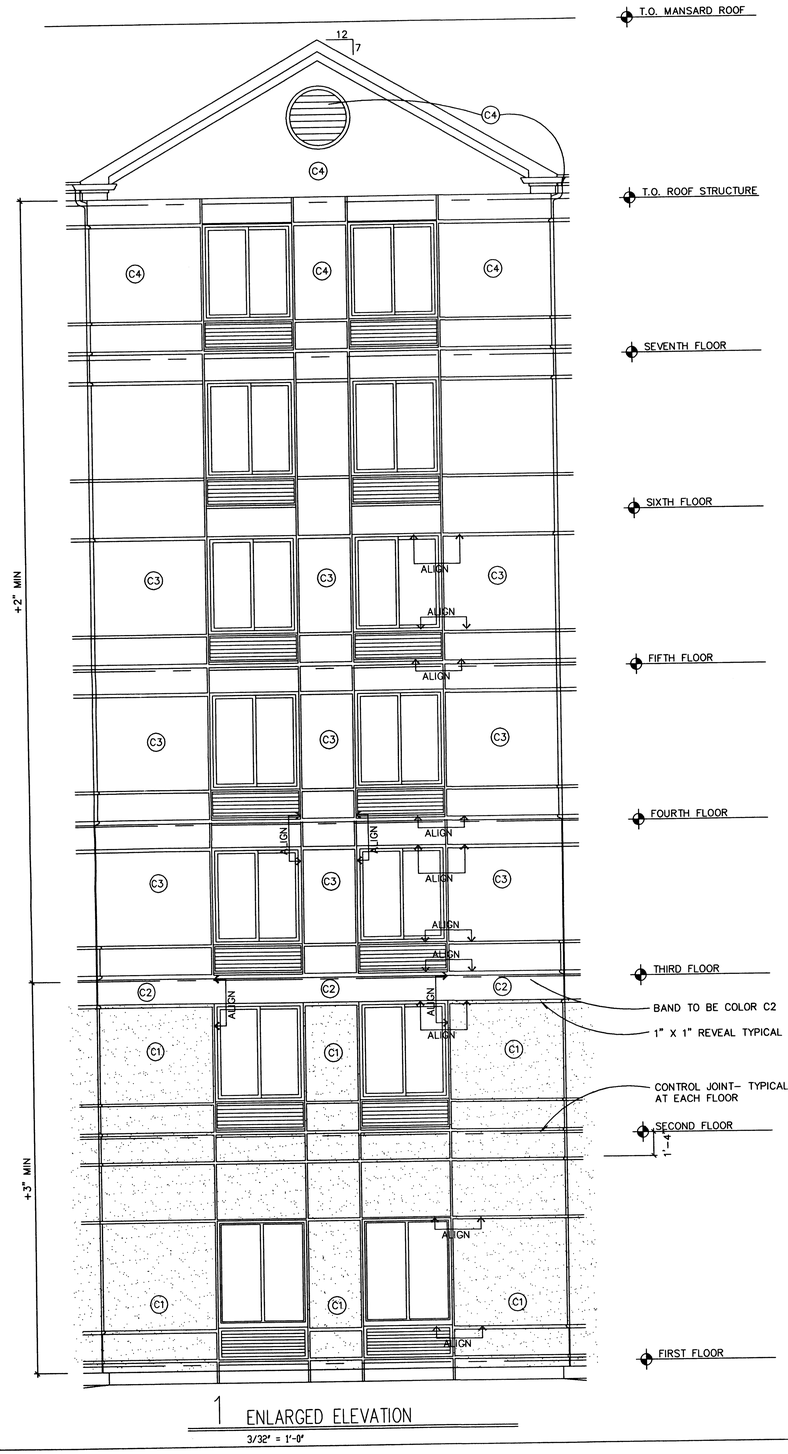
		Approved: DAW	Date: 11-01-04	A202

SHEET 12 of 13
ZP-1544



1 ENLARGED ELEVATION
3/32" = 1'-0"

NOTES

1. GUTTERS, DOWN SPOUTS, WINDOW FRAMES, PTAC LOUVERS, STOREFRONT AND COPINGS TO MATCH C4– CHINA WHITE

2. CHANGE IN COLOR OCCURS ON INSIDE CORNER OF CONTROL JOINTS

3. COLORS ARE REFERENCED FROM "DRYVIT" STANDARD COLORS

4. ALL EXTERIOR FLUSH DOORS AND FRAMES AND LOUVERS AT FIRST FLOOR TO BE PAINTED TO MATCH C1– VAN DYKE #110 UNLESS NOTED OTHERWISE.

5. ALL CHIMNEYS TO BE PAINTED C3– WHISPER #379A

6. DIMENSIONS MAY VARY DEPENDING ON STRUCTURAL SYSTEM AND PARTITION TYPES USED.

COLOR SCHEDULE

- (C1) VAN DYKE #110
- (C2) SPECTRUM BROWN #142
- (C3) WHISPER #379A
- (C4) CHINA WHITE #310

SE 2004-SU-025 KC
APPLICATION NO. _____ STAFF _____
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ENLARGED ELEVATION

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		Approved: DAW	Date: 11-01-04	A203

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