GENERALIZED DEVELOPMENT PLAN AMENDMENT
PROFFER CONDITION AMENDMENT
SPECIAL EXCEPTION PLAT FOR

TYSON'S SUITES HOTEL

PCA-84-P-052-02
SE-00-P-026

PARCELS 39-1 ((6)) 18

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FEBRUARY 22, 2000
REV. MAY 9, 2000
REV. AUG. 3, 2000
REV. SEPT. 18, 2000

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2. GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
3. NOTES/TABULATIONS
4. LANDSCAPE PLAN
5. EXISTING VEGETATION MAP (EVM)
6. ELEVATIONS
7. ELEVATIONS/SECTIONS

VICINITY MAP

SCALE: 1"=500'

APPLICANT

CAPITAL HOSPITALITY GROUP
7713 CARLTON PLACE
MCLEAN, VA 22102
(703) 749-5331

ARCHITECTS

BBGM ARCHITECTS & INTERIORS
1030 15TH STREET NW
SUITE 900
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ENGINEER

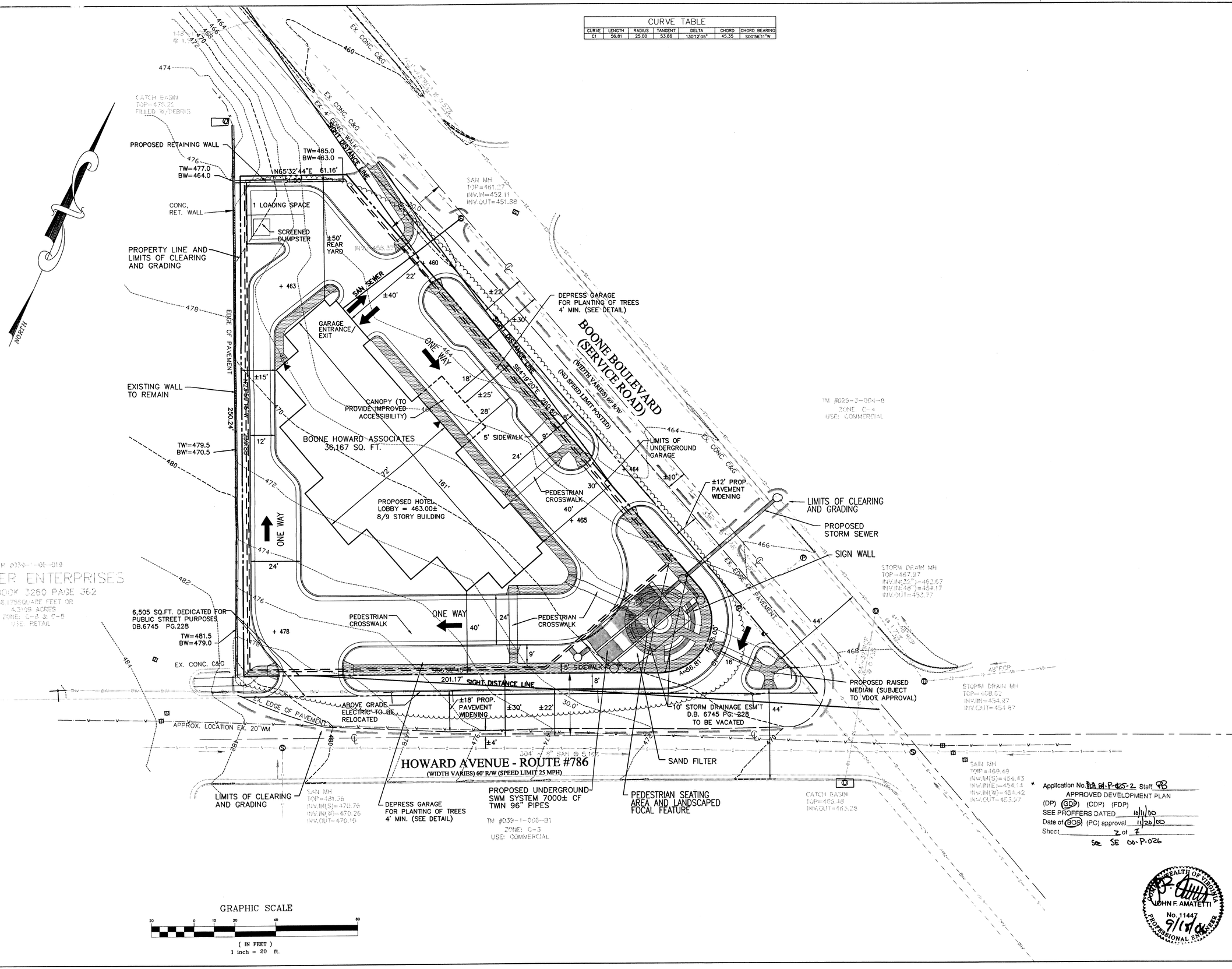
VIKA INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
(703) 442-7800

Application No. PCA 84-P-125-2 Staff BB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/11/00
Date of (BOS) (PC) approval 11/20/00
Sheet 1 of 7
See SE 00-P-026

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 22 2000
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
9/18/00
PROFESSIONAL ENGINEER

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	56.81	25.00	53.86	130°12'05"	45.35	S00°56'11"W



Application No. PCA 84-P-025-2 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/11/00
Date of BOS (PC) approval 11/20/00
Sheet 2 of 7
See SE 00-P-026

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
9/18/00
PROFESSIONAL ENGINEER

VIKA

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TYSON'S SUITES HOTEL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN AMENDMENT / PROFFER CONDITION AMENDMENT

VIKA REVISIONS

REV. 09-18-2000
REV. 08-03-2000
REV. 05-09-2000
DATE: 2-22-2000
DES. STF
DWN. JFA
SCALE: 1"=20'
PROJECT/FILE NO. 6254-C337
SHEET NO. 2 OF 7

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERAL DEVELOPMENT PLAN AMENDMENT /PCA/SPECIAL EXCEPTION CONSISTS OF THE PARCEL IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 39-1 ((6)) PARCEL 18 THE PROPERTY IS CURRENTLY ZONED C-4 AND IS OWNED BY BOONE-HOWARD ASSOCIATES. (D.B. 5465 PG. 60) THE APPLICANT IS THE CONTRACT PURCHASER. THE PROPERTY IS PROPOSED TO REMAIN ZONED C-4 WITH AN AMENDMENDED GDP AND PROFFERS. THE PURPOSE OF THE SPECIAL EXCEPTION IS TO ALLOW FOR A CATEGORY 5 USE PROPOSED HOTEL AS AN ALTERNATIVE USE.

2. THE PROPERTY IN THIS APPLICATION IS LOCATED IN LAND UNIT F-1 OF THE TYSON'S CORNER URBAN CENTER PLANNING DISTRICT.

3. THE HORIZONTAL AND VERTICAL DATUM IS BASED ON FAIRFAX COUNTY DATUM.

4. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC. FEBRUARY 2000 THE CONTOUR INTERVAL IS TWO (2) FEET.

5. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.

6. STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED ON THE SITE IN A UNDERGROUND SYSTEM AND WILL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPW&ES. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED. BMP WILL BE PROVIDED IN ACCORDANCE WITH THE CRITERIA IN THE CBPO.

7. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPIERTY.

8. TO BEST OF OUR KNOWLEDGE NO HAZARDOUS OR TOXIC SUBSTAINCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.

9. THIS SITE CURRENTLY HAS NO STRUCTURES.

10. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTS ON THIS PROPERTY.

11. THERE ARE NO TRAILS REQUIRED ALONG ROAD FRONTAGE.

12. LIMITS OF CLEARING AND GRADING SHOWN ON THE GDPA/SE ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE REVIEW.

13. NO ARCHITECTURAL SKETCHES OF TYPICAL PROPOSED STRUCTURES WERE AVAILABLE AT THE TIME OF SUBMISSION.

14. THE MAXIMUM HEIGHT OF THE BUILDING IS 83 FEET. THE ANGLES OF BULK PLANE ARE INDICATED ON THIS SHEET..

15. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.

16. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.

17. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING, AS LONG AS THE AMOUNT OF LANDSCAPED OPEN SPACE AND THE NUMBER OF PLANTS DOES NOT DIMINISH.

18. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF GFA THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY.

19. ADDITIONAL SITE FEATURES SUCH AS OPEN SPACE DEVELOPMENT, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

20. IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY ON OR ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT AS INDICATED ON THE GDP AND WILL BE CONSTRUCTED OR PLACED IN ESCROW WITH THE DIRECTOR AT THE TIME OF FINAL SITE PLAN.

21. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.

22. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA CONSTRUCTED.

23. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING.

24. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE.

25. ELEVATIONS SHOWN IN THE BULK PLANE ILLUSTRATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE BULK PLANE ANGLE WILL BE A MINIMUM 20 AND 25 DEGREES RESPECTIVELY.

26. LOCATION OF LOADING SPACES WILL BE DETERMINED AT FINAL SITE PLAN.

27. THERE ARE NO UTILITY EASEMENTS WITH WIDTHS GREATER THAN 25 FEET ON THIS PROPERTY.

28. THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES REQUIRING PROTECTION.

MODIFICATIONS REQUESTED

1. *A MODIFICATION OF LOADING REQUIREMENTS FOR RETAIL USES PER SECTION 11-203 IS REQUESTED.

SITE TABULATIONS

EXISTING ZONING:	C-4
OVERLAY DISTRICTS:	SC & HC
PROPOSED ZONING:	C-4
EXISTING SITE AREA :	36,167 SF OR 0.83028 ACRES
AREA PREVIOUSLY DEDICATED:	6,505 SF OR 0.14933 ACRES (PER RZ-84-P-125)
TOTAL SITE AREA FOR DENSITY:	42,672 SF OR 0.97961 ACRES (PER PREVIOUS RZ-84-P-125)
PROPOSED USE:	HOTEL (67,482 SF GFA) WITH 148 ROOMS

DENSITY CALCULATIONS

36,167 SF @1.65 FAR:	59,676 SF OF GROSS FLOOR AREA
6,505 SF @1.2 FAR:	7,806 SF OF GROSS FLOOR AREA
TOTAL GFA ALLOWED:	67,482 SF
PROPOSED GFA:	67,482 SF
FAR FOR TOTAL SITE AREA:	1.58 FAR (NOT INCLUDING 8000 SF CELLAR)

MINIMUM LOT WIDTH:	200 FT
MAXIMUM BUILDING HT. ALLOWED:	120 FT (C-4 DISTRICT) 90 FT BY TYSON'S HEIGHT STUDY
BUILDING HEIGHT PROPOSED:	83 FT FROM GRADE TO ROOF (NOT INCLUDING 16' PENTHOUSE < 25% ROOF AREA)

YARDS REQUIRED:

FRONT:	40' MIN. (20' BULK PLANE)(20' BY COMPREHENSIVE PLAN AND SECTION Z-418 OF Z.O.)
REAR:	25' MIN. (20' BULK PLANE)
SIDE:	NO REQUIREMENT

YARDS PROVIDED:

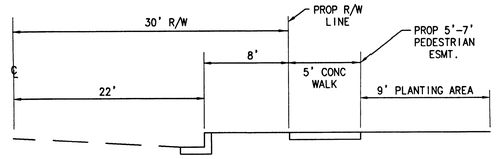
FRONT:	40' / 20'&25' BULK PLANE (SEE SKETCHES)
REAR:	±50' 20' BULK PLANE MIN.
SIDE:	NO REQUIREMENT

TOTAL PARKING REQUIRED:
(USE: HOTEL)(148 ROOMS)

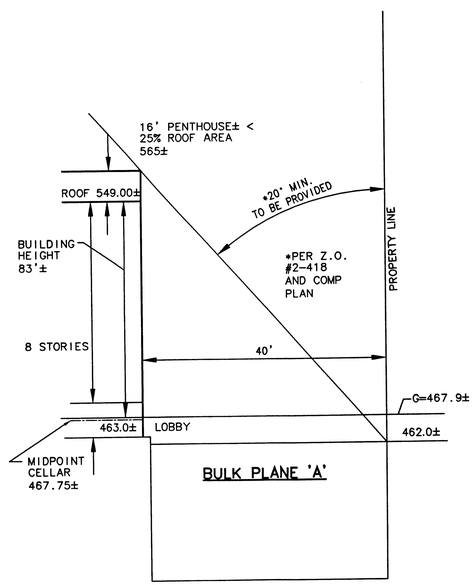
1 SPACE PER ROOM PLUS 4 SPACES PER 50 ROOMS - (148+12) 160 SPACES
(ASSEMBLY ROOMS AND AFFILIATED AREAS ARE FOR USE BY GUESTS AND NO ADDITIONAL PARKING PROVIDED.)

TOTAL REQUIRED SPACES
160 SPACES

TOTAL PARKING PROVIDED:	160 (INCLUDING HANDICAPPED) IN UNDERGROUND GARAGE
LOADING SPACES REQUIRED	=2
LOADING SPACES PROVIDED	=1*
OPEN SPACE REQUIRED:	15%
OPEN SPACE PROVIDED:	25% MIN
TREE COVER REQUIRED:	10%
TREE COVER PROVIDED:	10%
INTERIOR LANDSCAPING IN PARKING LOT REQUIRED:	5%
INTERIOR LANDSCAPING IN PARKING LOT PROVIDED:	5%

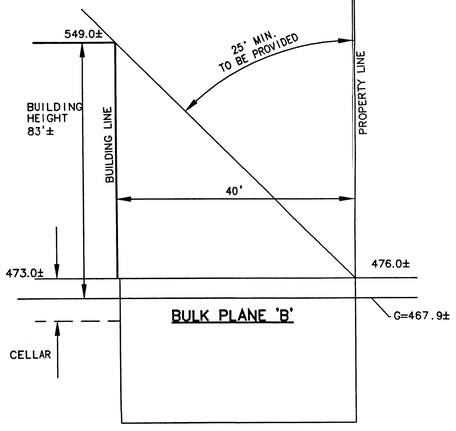


STREET SCAPE SECTION
(HOWARD AVE. AND BOONE BLVD.)



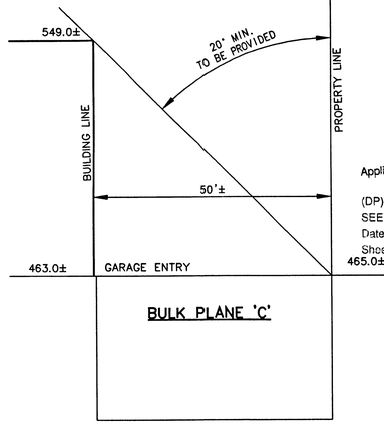
BULK PLANE 'A'

BOONE BLVD. FRONT YARD



BULK PLANE 'B'

HOWARD AVENUE FRONT YARD



BULK PLANE 'C'

REAR YARD

Application No. RZ 84-P-125-2 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/11/00
Date of (BOS) (PC) approval 11/20/00
Sheet 3 of 7
SEE SE 00-P-026

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
PROFESSIONAL ENGINEER
9/15/00

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA INCORPORATED
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McLEAN, VA BETHESDA, MD

TYSON'S SUITES HOTEL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS

REV. 09-18-2000
REV. 08-03-2000
REV. 05-09-2000
DATE: 02-22-2000

DES.	DWN.
JFA	STF

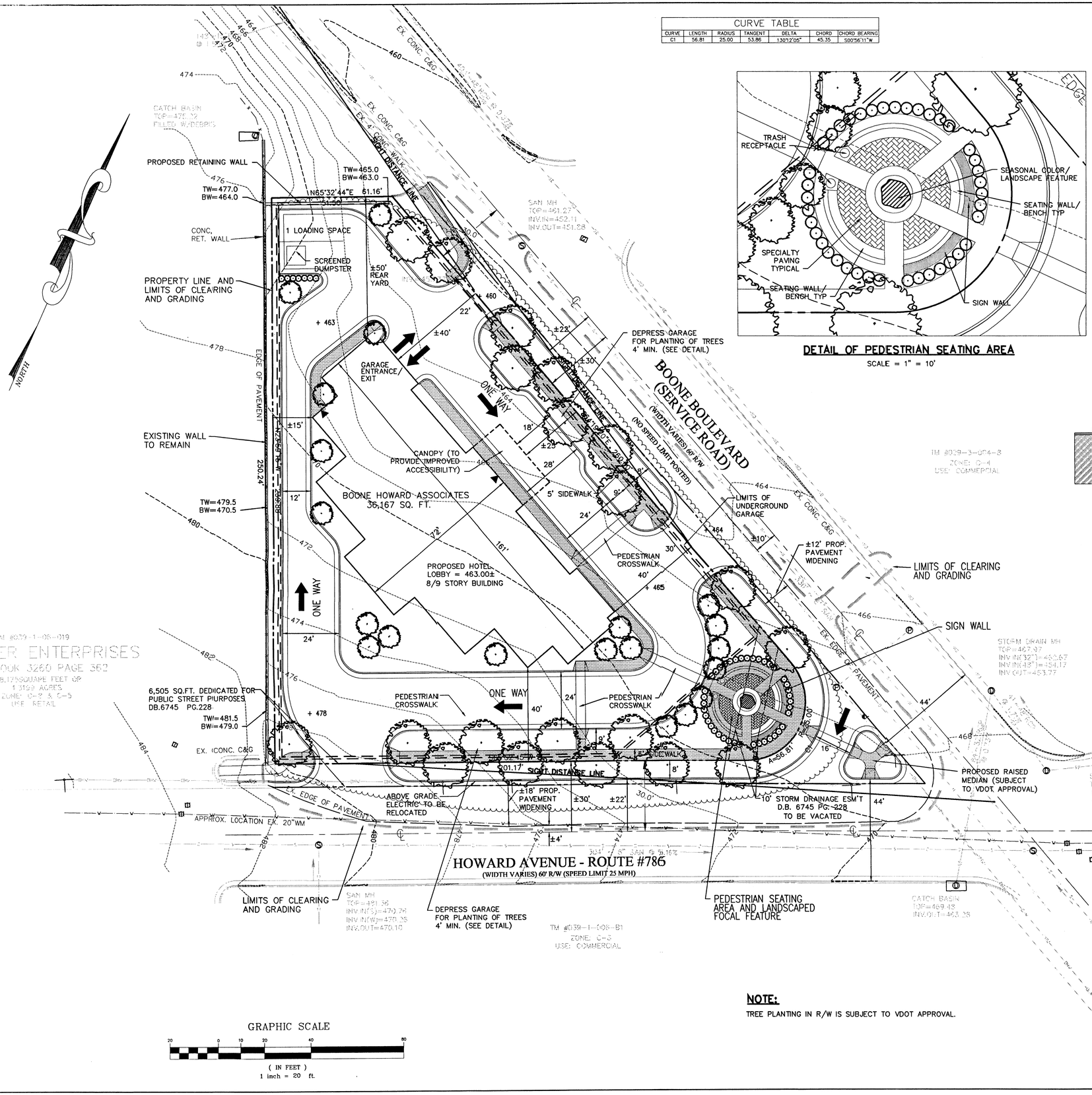
SCALE: N/A

PROJECT/FILE NO. 6302A - 8557

SHEET NO. 3 OF 7

6254900.dwg 02-21-2000 10:12:06 am EST

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	56.81	25.00	53.86	130°12'05"	45.35	S00°56'11"W



DETAIL OF PEDESTRIAN SEATING AREA

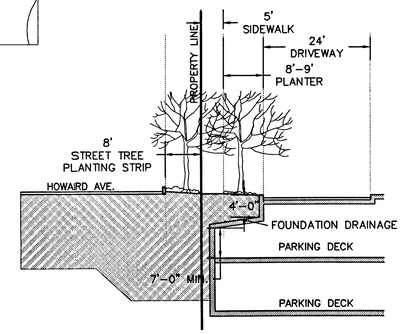
SCALE = 1" = 10'

LEGEND

LARGE DECIDUOUS TREE
3" MIN CAL SPECIES MAY INCLUDE: PIN OAK, WILLOW OAK, RED OAK, HONEY LOCUST, LITTLE LEAF LINDEN OR JAPANESE ZELKOVA.

ORNAMENTAL TREE
(POTENTIALLY IN RAISED PLANTERS)
1.5" MIN CAL SPECIES MAY INCLUDE: DOGWOOD, CRAPEMYRTLE, OR ORNAMENTAL CHERRY.

SHRUB
24" MIN HT SPECIES TO INCLUDE: BLUE HOLLY, MANHATTAN EUONYMUS, OR BURNING BUSH



PLANTER DETAIL (TYPICAL)

NOT TO SCALE

NOTE:

TREE PLANTING IN R/W IS SUBJECT TO VDOT APPROVAL.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Application No. PDA 84-P-125-2 Staff RB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/11/00
Date of BOS (PC) approval 11/20/00
Sheet 4 of 7
SEE SE 00-P-026

JOHN F. AMATETTI No. 11447 9/18/00 PROFESSIONAL ENGINEER

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TYSON'S SUITES HOTEL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN

VIKA REVISIONS

REV. 09-18-2000
REV. 08-03-2000
REV. 05-09-2000
DATE: 2-22-2000

DES. STF | DWN. JFA

SCALE: 1"=20'

PROJECT/FILE NO. 6254-4337

SHEET NO. 4 OF 7

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	56.81	25.00	53.86	130°12'05"	45.35	S00°56'11"W

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES
1	UPLAND FOREST	LONG-TERM SUB-CLIMAX	.55AC	GOOD	TULIP POLAR, OAK UNDERSTORY: ENGLISH IVY
2	UPLAND FOREST	SUB-CLIMAX	.15 AC	FAIR	TULIP POLAR, OAK UNDERSTORY: ENGLISH IVY
3	BOTTOM LAND FOREST	SUB-CLIMAX	.13 AC	FAIR	RED MAPLE, OAK
TOTAL AREA			.83 AC		

EXISTING VEGETATION MAP NARRATIVE

THIS .83 ACRE SITE IS UNDEVELOPED. THE TREE STANDS AS NOTED ON THE PLAN ARE AT VARIOUS STAGES OF CONDITION. NOTED ON THE PLAN IS A LARGE 36" OAK THAT IS IN GOOD CONDITION. A STAND OF TULIP POPLARS IN GOOD CONDITION ARE LOCATED ON THE EAST SIDE OF THE SITE AT THE CORNER OF BOONE BLVD. AND HOWARD AVE. THE UNDERSTORY CONSISTS OF ENGLISH IVY, VINES AND A FEW TULIP AND HICKORY SEEDLINGS. THE IVY IS AN INVASIVE SPECIES ON THIS SITE.

EXISTING TREE LINE

BOONE BOULEVARD (SERVICE ROAD)
(WIDTH VARIES) (40' P/W)
(NO SPEED LIMIT' POSTED)

HOWARD AVENUE - ROUTE #786
(WIDTH VARIES) 60' R/W (SPEED LIMIT 25 MPH)

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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Sheet 5 of 7
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JOHN F. AMATETTI
No. 11447
9/15/00
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

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TYSON'S SUITES HOTEL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

REV. 09-18-2000	
REV. 08-03-2000	
REV. 05-09-2000	
DATE: 2-22-2000	
DES. STF	DWN. JFA
SCALE: 1"=20'	
PROJECT/FILE NO. 6254 - 6337	
SHEET NO. 5 OF 7	

ELEVATION
FROM HECHINGER TOWARD BLDG

SCALE : 1/16"=1'-0"

ELEVATION
FROM BOONE BLVD TOWARD BLDG

SCALE : 1/16"=1'-0"

Application No(s) RZA 84-P-125-2 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Sheet 6 of 7
SEE SE 00-P-026

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PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

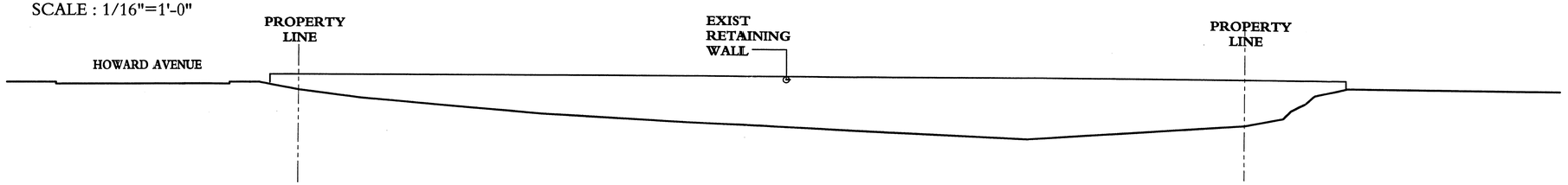
GENERALIZED DEVELOPMENT PLAN AMENDMENT / PROFFER CONDITION AMENDMENT

VIKA REVISIONS

REV. 09-18-2000
REV. 08-09-2000
REV. 05-09-2000
DATE: 2-22-2000
DES. STF / DWN. JFA
PROJECT/FILE NO. 6254 + 6337
SHEET NO. 6 OF 7

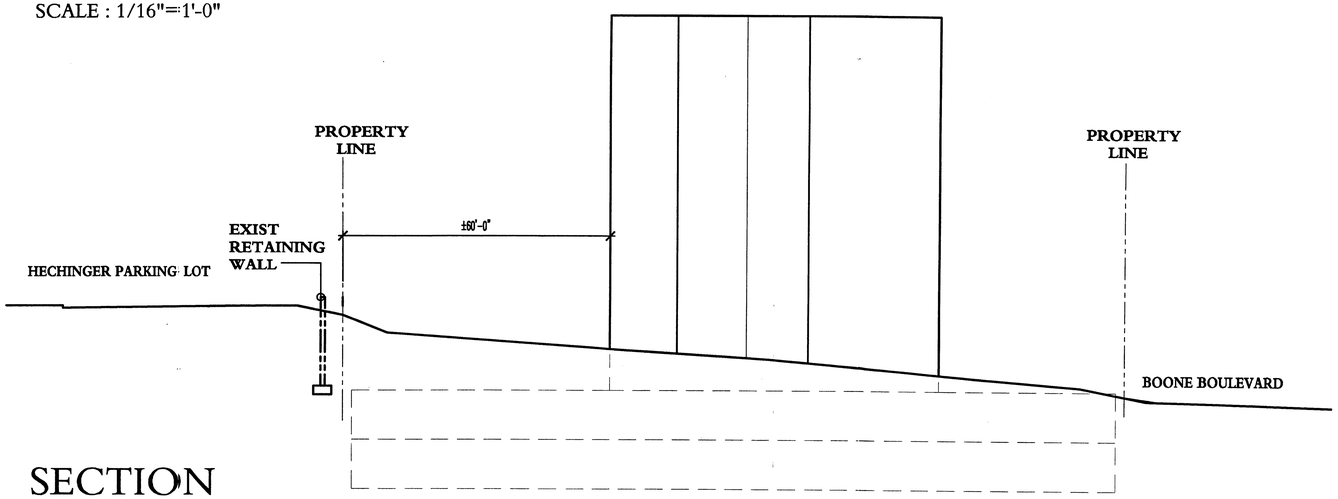
ELEVATION
FROM HOWARD AVENUE TOWARD BLDG

SCALE : 1/16"=1'-0"



SECTION
CROSS SECTION THRU SITE FACING HECHINGER

SCALE : 1/16"=1'-0"



SECTION
CROSS-SECTION THRU BUILDING AND SITE

SCALE : 1/16"= 1'-0"

Application No. Rez 84-P-125-2 Staff RB
APPROVED DEVELOPMENT PLAN
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FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN AMENDMENT / PROFFER CONDITION AMENDMENT

VIKA REVISIONS

REV. 03-18-2000
REV. 08-03-2000
REV. 05-09-2000
DATE: 2-22-2000

DES.	DWN.
STF	JFA

PROJECT/FILE NO.
6254 - 6337

SHEET NO.
7 OF 7