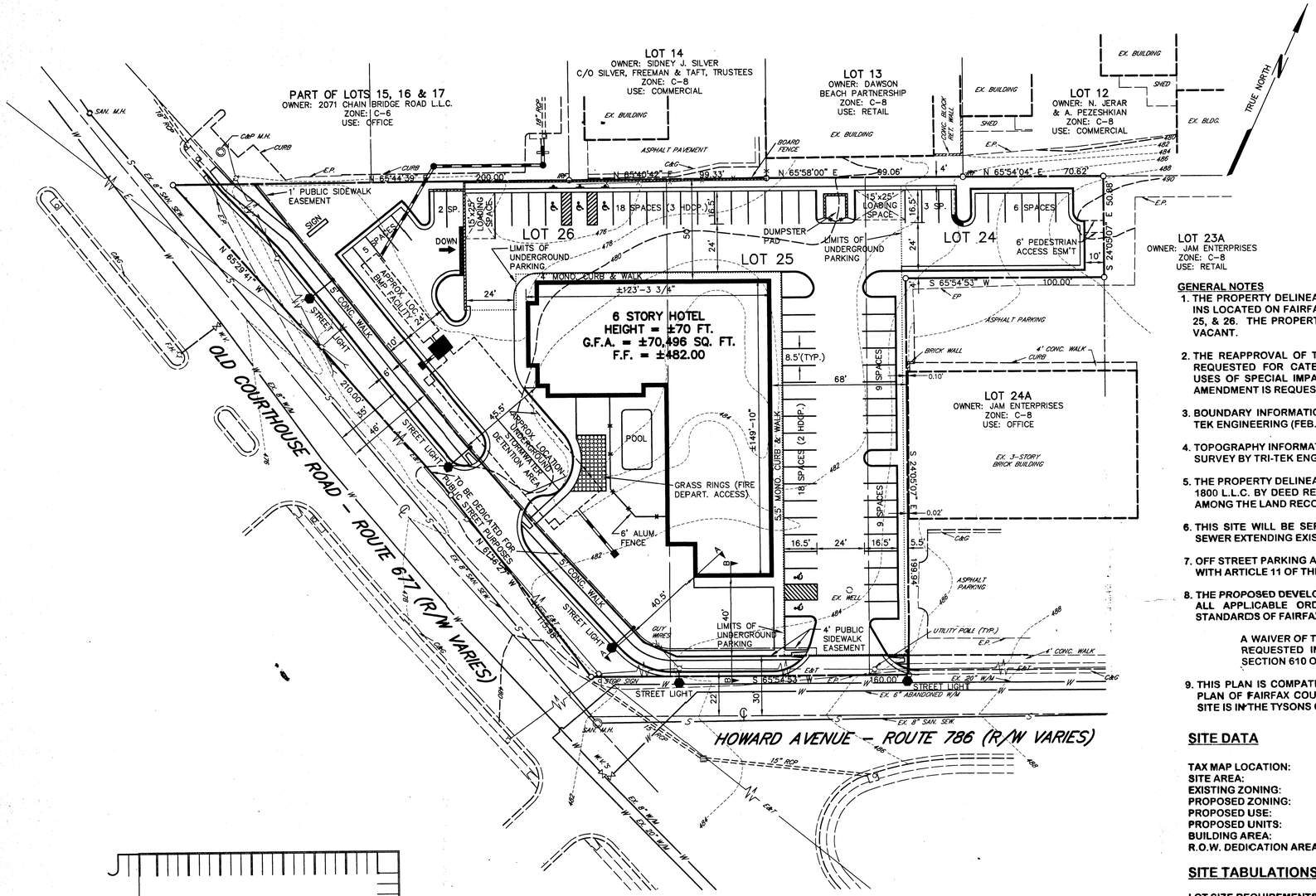
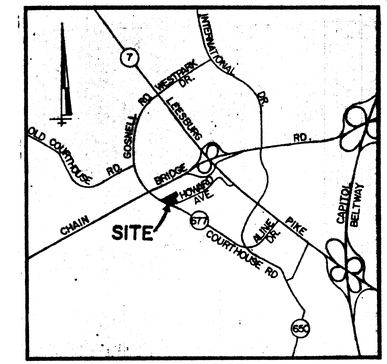




VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT CONTAINS 1.62 ACRES INS LOCATED ON FAIRFAX COUNTY TAX MAP 39-1-((6)) PARCELS 24, 25, & 26. THE PROPERTY IS ZONED C-4, WITH PROFFERS, AND IS VACANT.
2. THE REAPPROVAL OF THIS SPECIAL EXCEPTION APPLICATION IS REQUESTED FOR CATEGORY 5, COMMERCIAL AND INDUSTRIAL USES OF SPECIAL IMPACT, HOTEL. THE PROFFERED CONDITION AMENDMENT IS REQUESTED TO AMEND EXISTING PROFFERS.
3. BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY TRI-TEK ENGINEERING (FEB., 1996)
4. TOPOGRAPHY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY BY TRI-TEK ENGINEERING AND EXISTING INFORMATION.
5. THE PROPERTY DELINEATED ON THIS PLAT IS NOW IN THE NAME OF 1800 L.L.C. BY DEED RECORDED IN DEED BOOK 9646 AT PAGE 958 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
6. THIS SITE WILL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER EXTENDING EXISTING MAINS.
7. OFF STREET PARKING AND LOADING IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
8. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY, EXCEPT THE FOLLOWING:

   A WAIVER OF THE MINIMUM LOT WIDTH IS HEREBY REQUESTED IN ACCORDANCE WITH ARTICLE 9 SECTION 610 OF THE ZONING ORDINANCE.
9. THIS PLAN IS COMPATIBLE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY AND ADJACENT DEVELOPMENT. THIS SITE IS IN THE TYSONS CORNER URBAN CENTER-LAND UNIT F.
10. THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
11. IT IS OUR BELIEF THAT THERE ARE NO GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION. THIS SITE WILL BE CLEARED AND GRADED.
12. THIS SITE DOES NOT HAVE AREA SUBJECT TO 100 YEAR FLOODING OR EQC CRITERIA.
13. STORMWATER MANAGEMENT WILL BE PROVIDED UNDERGROUND IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES. THE EXACT LOCATION, SIZE AND, AND CONFIGURATION OF STORMWATER MANAGEMENT FACILITIES MAY VARY DUE TO FINAL ENGINEERING.
14. THE SITE ENTRANCE FOR ROUTE 677 IS SUBJECT TO VDOT COMMERCIAL ENTRANCE STANDARDS AND IS SHOWN AS THE PREFERRED LOCATION. THE FINAL LOCATION SHALL BE SUBJECT TO DEM AND VDOT APPROVAL.
15. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER.
16. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL.
17. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ARE NOT TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE. THERE ARE NO EXISTING STORAGE TANKS OR CONTAINERS EXISTING ON THIS SITE.

SITE DATA

TAX MAP LOCATION:	39-1-((6)) PARCELS 24,25,26
SITE AREA:	70,496 SF
EXISTING ZONING:	C-4
PROPOSED ZONING:	C-4
PROPOSED USE:	HOTEL
PROPOSED UNITS:	128 UNITS
BUILDING AREA:	70,496 SF GFA
R.O.W. DEDICATION AREA	9,630 SF±

SITE TABULATIONS

	REQUIRED	PROPOSED
LOT SIZE REQUIREMENTS		
LOT AREA	40,000 SF	70,496 SF
LOT WIDTH:	200 SF	165 FT ± *
BULK REGULATIONS		
BUILDING HEIGHT:	120 FT	70 FT
YARD REQUIREMENTS:		
FRONT:	25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FT	40 FT
SIDE:	NO REQUIREMENT	68 FT
REAR:	20° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FT	50 FT
FAR:	1.65	1.00

OTHER REGULATIONS

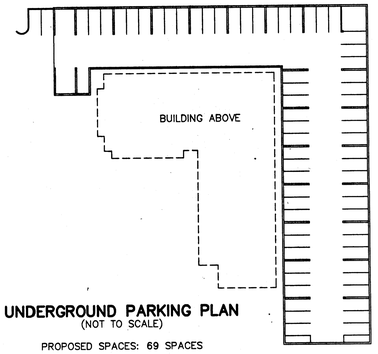
OPEN SPACE:	10,575 SF (15%)	±20%
PARKING SCHEDULE:	1 SP/UNIT + 4 SP/50 UNITS = 139 SP (5 HCP)	SURFACE 70 SP (5 HCP) UNDERGROUND : 67 SP TOTAL: 139 SP (5 HCP)
LOADING	2 BAYS	2 BAYS

* PLEASE SEE NOTE #8

Application No. SE 96-P-042 Staff MAG.
APPROVED SE/ SP PLAN
SEE DEV CONDS DATED 2/7/97
Date of (BOS) (BZA) approval 3·10·97
Sheet 1 of 2

Application No. PCA 83-P-036-3 Staff MAG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1·28·97
Date of (BOS) (PC) approval 3·10·97
Sheet 1 of 2

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 20 1996
ZONING EVALUATION DIVISION



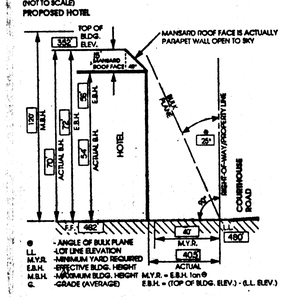
UNDERGROUND PARKING PLAN
(NOT TO SCALE)

PROPOSED SPACES: 69 SPACES

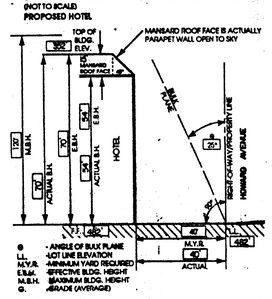
BULK PLANE INFORMATION

(NOT TO SCALE)

DETAIL ANGLE OF BULK PLANE A - A'
(NOT TO SCALE)
PROPOSED HOTEL



DETAIL ANGLE OF BULK PLANE B - B'
(NOT TO SCALE)
PROPOSED HOTEL



DATE	REVISION
11/26/96	PER COUNTY COMMENTS.
12/13/96	PER COUNTY COMMENTS.

COMMONWEALTH OF VIRGINIA
THEODORE J. BOVITT
NO. 023803
PROFESSIONAL ENGINEER
12·13·96

TRI-TEK ENGINEERING

CIVIL & ENVIRONMENTAL & LAND PLANNING & SURVEYING
a professional corporation
690 Center Street, Suite 300
Herndon, Virginia 22070-5019 (703) 481-5900

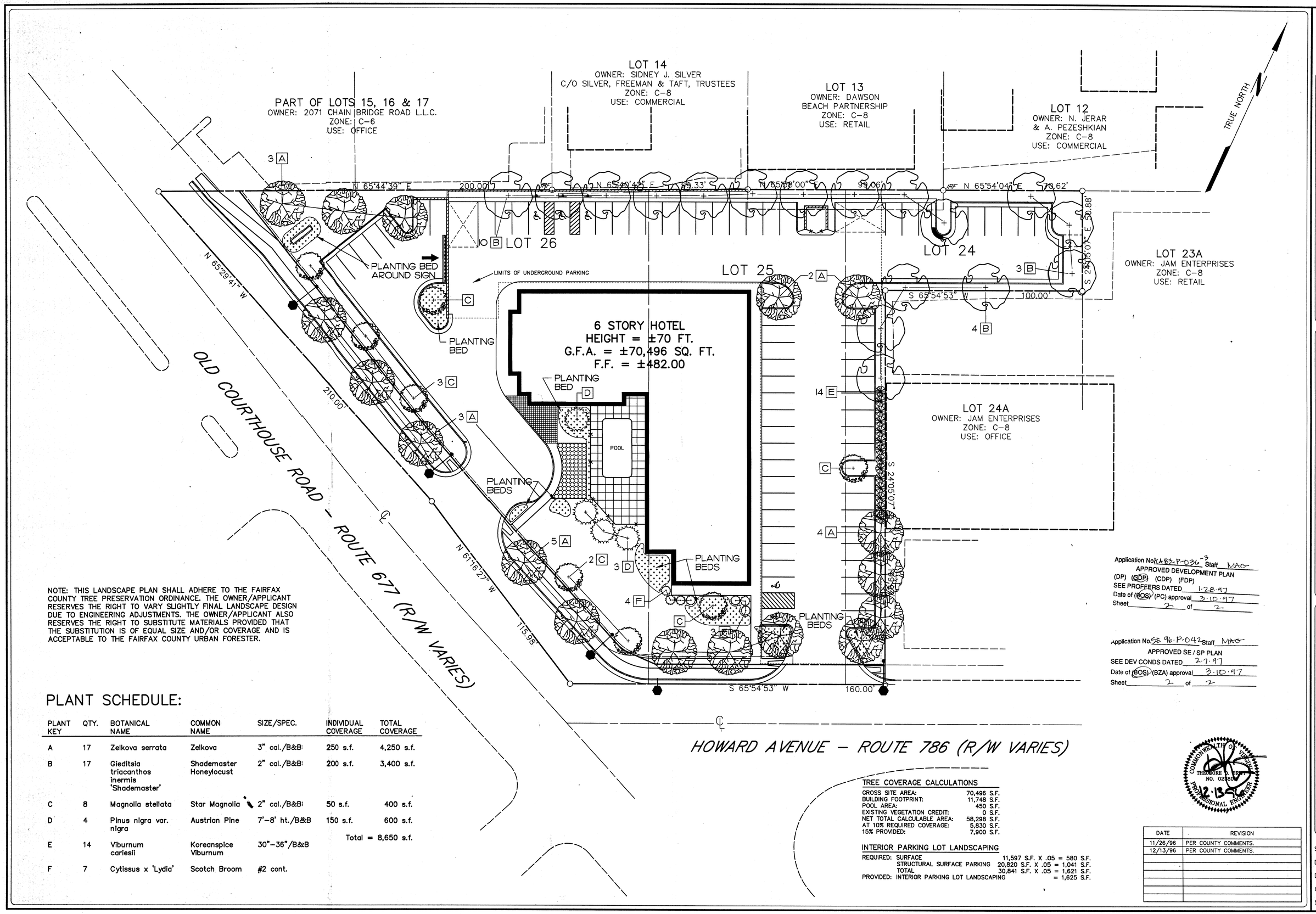
TOWNE PLACE SUITES

FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT

PROFFERED CONDITION AMENDMENT AND SPECIAL EXCEPTION PLAT

SCALE: 1"=30'
DATE: 7/17/96
DRN: M.S.D.
CKD: T.D.B.
SHEET 1 OF 2

F-1143



NOTE: THIS LANDSCAPE PLAN SHALL ADHERE TO THE FAIRFAX COUNTY TREE PRESERVATION ORDINANCE. THE OWNER/APPLICANT RESERVES THE RIGHT TO VARY SLIGHTLY FINAL LANDSCAPE DESIGN DUE TO ENGINEERING ADJUSTMENTS. THE OWNER/APPLICANT ALSO RESERVES THE RIGHT TO SUBSTITUTE MATERIALS PROVIDED THAT THE SUBSTITUTION IS OF EQUAL SIZE AND/OR COVERAGE AND IS ACCEPTABLE TO THE FAIRFAX COUNTY URBAN FORESTER.

PLANT SCHEDULE:

PLANT KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPEC.	INDIVIDUAL COVERAGE	TOTAL COVERAGE
A	17	Zelkova serrata	Zelkova	3" cal./B&B	250 s.f.	4,250 s.f.
B	17	Gieditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2" cal./B&B	200 s.f.	3,400 s.f.
C	8	Magnolia stellata	Star Magnolia	2" cal./B&B	50 s.f.	400 s.f.
D	4	Pinus nigra var. nigra	Austrian Pine	7'-8' ht./B&B	150 s.f.	600 s.f.
					Total =	8,650 s.f.
E	14	Viburnum cariesii	Koreanspice Viburnum	30"-36"/B&B		
F	7	Cytissus x 'Lydia'	Scotch Broom	#2 cont.		

TREE COVERAGE CALCULATIONS

GROSS SITE AREA:	70,496 S.F.
BUILDING FOOTPRINT:	11,748 S.F.
POOL AREA:	450 S.F.
EXISTING VEGETATION CREDIT:	0 S.F.
NET TOTAL CALCULABLE AREA:	58,298 S.F.
AT 10% REQUIRED COVERAGE:	5,830 S.F.
15% PROVIDED:	7,900 S.F.

INTERIOR PARKING LOT LANDSCAPING

REQUIRED:	SURFACE	11,597 S.F. X .05 = 580 S.F.
	STRUCTURAL SURFACE PARKING	20,820 S.F. X .05 = 1,041 S.F.
	TOTAL	30,841 S.F. X .05 = 1,621 S.F.
PROVIDED:	INTERIOR PARKING LOT LANDSCAPING	= 1,625 S.F.

Application No. PCA83-P-036-3 Staff MAG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-28-97
Date of (BOS) (PC) approval 3-10-97
Sheet 2 of 2

Application No. SE 96-P-042 Staff MAG
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 2-7-97
Date of (BOS) (BZA) approval 3-10-97
Sheet 2 of 2

COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
NO. 02180
PROFESSIONAL ENGINEER
12-13-96

DATE	REVISION
11/26/96	PER COUNTY COMMENTS.
12/13/96	PER COUNTY COMMENTS.

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Herndon, Virginia 22070-5019 (703) 481-5900

TOWNE PLACE SUITES

PROVIDENCE DISTRICT FAIRFAX, COUNTY, VIRGINIA

LANDSCAPE PLAN

SCALE: 1"=20'
DATE: 7/17/96
DRN: M.S.O.
CKD: T.D.B.
SHEET 2 OF 2

F-1143