GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
PROPERTY OF
TYSONS HOMESTEAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No. 1997-PR-017 Staff JMA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/6/97
Date of (BOS) (PC) approval 12/5/97
Sheet 1 of 5

Application No. SE97P-017 Staff JMA
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 12/5/97
Date of (BOS) (BZA) approval 12/5/97
Sheet 1 of 5

GENERAL NOTES

1. THE PURPOSE OF THIS G.D.P. IS FOR THE REZONING OF PARCELS 31B1, 31B3 AND 30B1 FROM C-2 TO C-3, WITH A SPECIAL EXCEPTION FOR HOTEL USE IN A C-3 ZONE FOR PARCELS 31B1 AND 31B3 AND APPROVAL FOR LOCATION OF SIGNS ABOVE THE ROOFLINE OF THE BUILDING AS SHOWN ON SHEET #3.
2. THE TOTAL LAND AREA CONSISTS OF 173,821 SF OR 3.9904 AC. FOR G.D.P., AND 87,472 SF OR 2.0081 AC. FOR SPECIAL EXCEPTION.
3. BOUNDARY INFORMATION FOR PARCELS 31B1 AND 31B3 SHOWN HEREON IS BASED ON A BOUNDARY SURVEY BY CHARLES P. JOHNSON AND ASSOCIATES, DATED AUGUST 1996. THE TOPOGRAPHIC DATA SHOWN HEREON WAS FIELD RUN AND PROVIDED BY CHARLES P. JOHNSON AND ASSOCIATES AS PREPARED ON AUGUST 1996 UTILIZING USGS DATUM.
4. BOUNDARY AND EXISTING TOPOGRAPHIC INFORMATION FOR PARCEL 30B1 WERE OBTAINED FROM AS-BUILT DRAWINGS FOR PROJECT "8221/8201 OLD COURTHOSE ROAD", CO. #6101-SP-02-1, BY GREENHORNE & O'MARA, INC.
5. THE PROPERTIES DELINEATED ON THIS PLAN IS LOCATED ON TAX MAP NO. 39-2-((11)) PARCEL 31B1 AND PARCEL 31B3 AND TAX MAP NO. 39-2-((9)) PARCEL 30B1.
6. THIS PLAN HAS BEEN PREPARED WITH BENEFIT OF TITLE REPORT BY CHICAGO TITLE COMPANY, COMMITMENT NO. 9676-50187, DATED JULY 8, 1996. (FOR PARCELS 31B1 AND 31B3)
7. THERE ARE NO BUILDINGS ON THE SITE FOR PARCELS 31B1 AND 31B3. THERE APPEAR TO BE NO AREAS OF SCENIC ASSETS OR SIGNIFICANT NATURAL FEATURES DESERVING OF PRESERVATION. THE EXISTING CURB & GUTTER AND PAVEMENT WILL BE REMOVED, BUT THE EXISTING BRICK SCREEN WALL WILL REMAIN.
8. THE PROPERTY SHOWN FOR PARCELS 31B1 AND 31B3 IS CURRENTLY IN THE NAME OF THE POMEROY COMPANIES (INC.) BY DEEDS RECORDED IN DEED BOOK 6051 AT PAGE 1627, DEED BOOK 6051 AT PAGE 1635 AND DEED BOOK 6272 AT PAGE 1896, ALL RECORDED IN THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
9. THE PARCEL SHOWN FOR PARCEL 30B1 IS CURRENTLY IN THE NAME OF IN THE NAME OF ANTHONY J. OFFUTT AND SYDNEY E. ALBRITTAIN, TRUSTEES, BY DEEDS RECORDED IN DEED BOOK 9029 AT PAGE 745, ALL RECORDED IN THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THERE IS AN EXISTING OFFICE BUILDING LOCATED ON THIS PARCEL.
10. THIS PROPERTY LIES WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP 515525 0100 D, DATED MARCH 5, 1990.
11. THE "SITE DATA" SHOWN HEREON IS SUBJECT TO REVISION BASED UPON FINAL BUILDING FOOTPRINTS, OPEN SPACE, PARKING LAYOUT AND BUILDING AREAS.
12. THE PROPERTY IS SUBJECT TO THE FOLLOWING:
    A. RESTRICTIONS, CONDITIONS AND COVENANTS RECORDED IN DEED BOOK H-2 AT PAGE 76.
    B. AGREEMENT AND COVENENT RECORDED IN DEED BOOK 6297 AT PAGE 71.
13. THIS SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
14. THE PROPERTY IS CURRENTLY ZONED C-2 AS REZONED WITH APPLICATION 82-P-099 AND IS SUBJECT TO THE GENERALIZED DEVELOPMENT PLAN DATED OCT. 1,1984, PREPARED BY GREENHORNE AND O'MARA, INC.
15. THERE IS AN APPROVED SITE PLAN (#6101-SP-02) AS PREPARED BY GREENHORNE AND O'MARA, INC. FOR THE CONSTRUCTION OF A 38,852 GSF OFFICE BUILDING WITH ASSOCIATED PARKING FOR PARCELS 31B1 AND 31B3 AND ALSO FOR THE CONSTRUCTION OF 44,167 GSF OFFICE BUILDING WITH ASSOCIATED PARKING FOR PARCEL 30B1. CURRENTLY, THERE IS AN EXISTING OFFICE BUILDING WITH ASSOCIATED PARKING ON PARCEL 30B1. HOWEVER FOR PARCELS 31B1 AND 31B3, THE SITE LAND DEVELOPMENT IS SUBSTANTIALLY COMPLETTE AS SHOWN ON THE PROPOSED GENERALIZED DEVELOPMENT PLAN WITH THIS APPLICATION, EXCEPT FOR THE CONSTRUCTION OF THE APPROVED OFFICE BUILDING.
16. STORMWATER MANAGEMENT IS PROVIDED OFFSITE BY AN EXISTING REGIONAL DRY POND OFFSITE DOWNSTREAM (WOLF TRAP POND). THE EXISTING POND IS DESIGNED TO PROVIDE STORM WATER MANAGEMENT FOR THE DEVELOPMENT OF THIS SITE.
17. THE EXISTING DOWNSTREAM REGIONAL POND (WOLF TRAP POND) SATISFIES THE REQUIREMENT FOR BEST MANAGEMENT PRACTICES FOR THE DEVELOPMENT OF THESE PARCELS.
18. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH THE USES AND BUILDING MAINTENANCE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
19. THE LANDSCAPING FOR PARCELS 31B1 AND 31B3 REPRESENTED HEREON WILL BE IN GENERAL CONFORMANCE WITH THE APPROVED GENERALIZED DEVELOPMENT PLAN THE ACTUAL LOCATION, LAYOUT, TYPE AND AMOUNT OF LANDSCAPING WILL BE DETERMINED PURSUANT TO MORE DETAILED LANDSCAPE PLANS TO BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THE SITE PLAN. THE LANDSCAPING FOR PARCEL 30B1 IS ALREADY IN PLACE AND THIS PLAN DOES NOT PROPOSED CHANGING THE EXISTING LANDSCAPING
20. TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR THE MODIFICATION AND WAIVERS REQUESTED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
21. CONSTRUCTION SHALL COMMENCE UPON RECEIPT OF ALL APPROPRIATE FAIRFAX COUNTY AND VDOT PERMITS.
22. THERE ARE NO KNOWN GRAVES ON THE SITE.
23. THERE ARE NO PROPOSED PUBLIC RIGHT-OF-WAY IMPROVEMENTS ON THIS PROJECT.
24. WE HEREBY REQUEST A WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ON THE WEST PROPERTY LINE OF PARCEL 31B1 BECAUSE THERE ARE EXISTING TREES LOCATED IN THIS AREA OFFSITE.
25. THE IMPROVEMENTS SHOWN HEREON TO PARCEL 30B1 AS A RESULT OF THE DEVELOPMENT OF PARCEL 31B1 AND 31B3 WILL BE PREPARED AS OFFSITE IMPROVEMENT WITH THE SITE PLAN FOR PARCELS 31B1 AND 31B3.

APPLICANT / DEVELOPER

HOMESTEAD VILLAGE, INC.
5200 EISENHOWER AVE., SUITE 220
ALEXANDRIA, VA. 22304

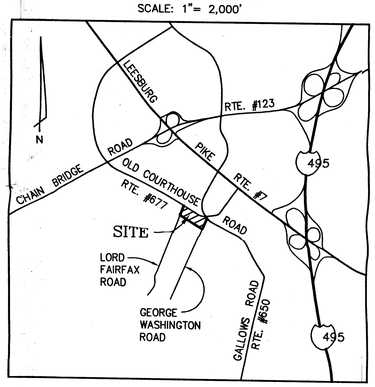
OWNERS

THE POMEROY COMPANIES, INCORPORATED
(FOR PARCELS 31B1 & 31B3)
10300J EATON PLACE
SSUITE 240
FAIRFAX, VIRGINIA 22030
PHONE: (703) 352-1003

ANTHONY J. OFFUTT & SYDNEY E. ALBRITTAIN, TRUSTEES
(FOR PARCEL 30B1))
8321 OLD COUTHOUSE ROAD, SUITE 300
VIENNA, VIRGINIA 22132

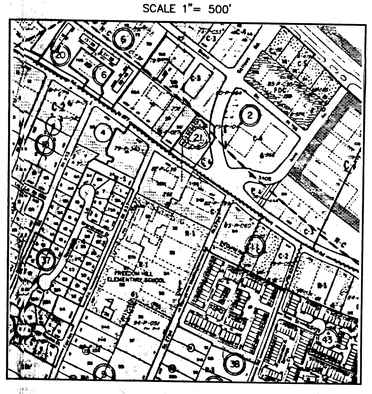
VICINITY MAP

SCALE: 1"= 2,000'



ZONING MAP

SCALE 1"= 500'



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1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT FOR HOMESTEAD PROJECT
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4. MISCELLANEOUS DETAILS
5. STREETSCAPE DETAILS

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
NOV 6 1997
ZONING EVALUATION DIVISION

PLAN DATE
11-6-97

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION

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. 023416
10/17/97
PROFESSIONAL ENGINEER

COVER SHEET
GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
FOR
TYSONS HOMESTEAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. N/A DATE: NOV., 1997

SHEET 1 OF 5

FILE No. PREL-941

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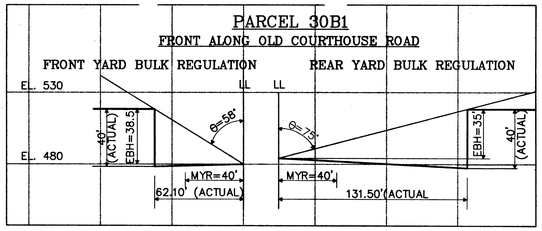
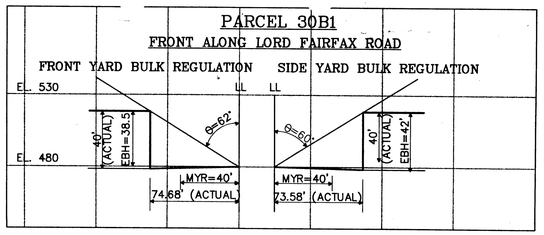
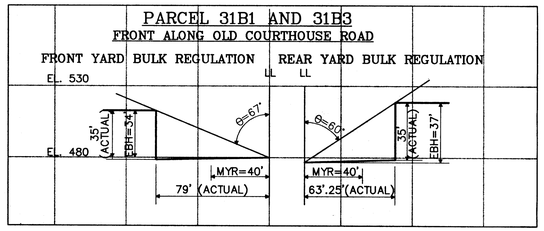
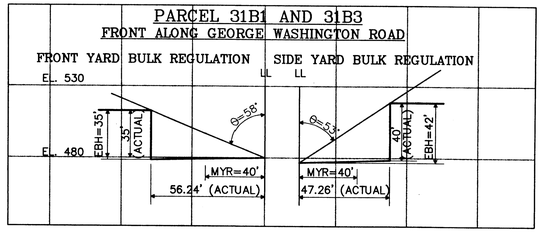




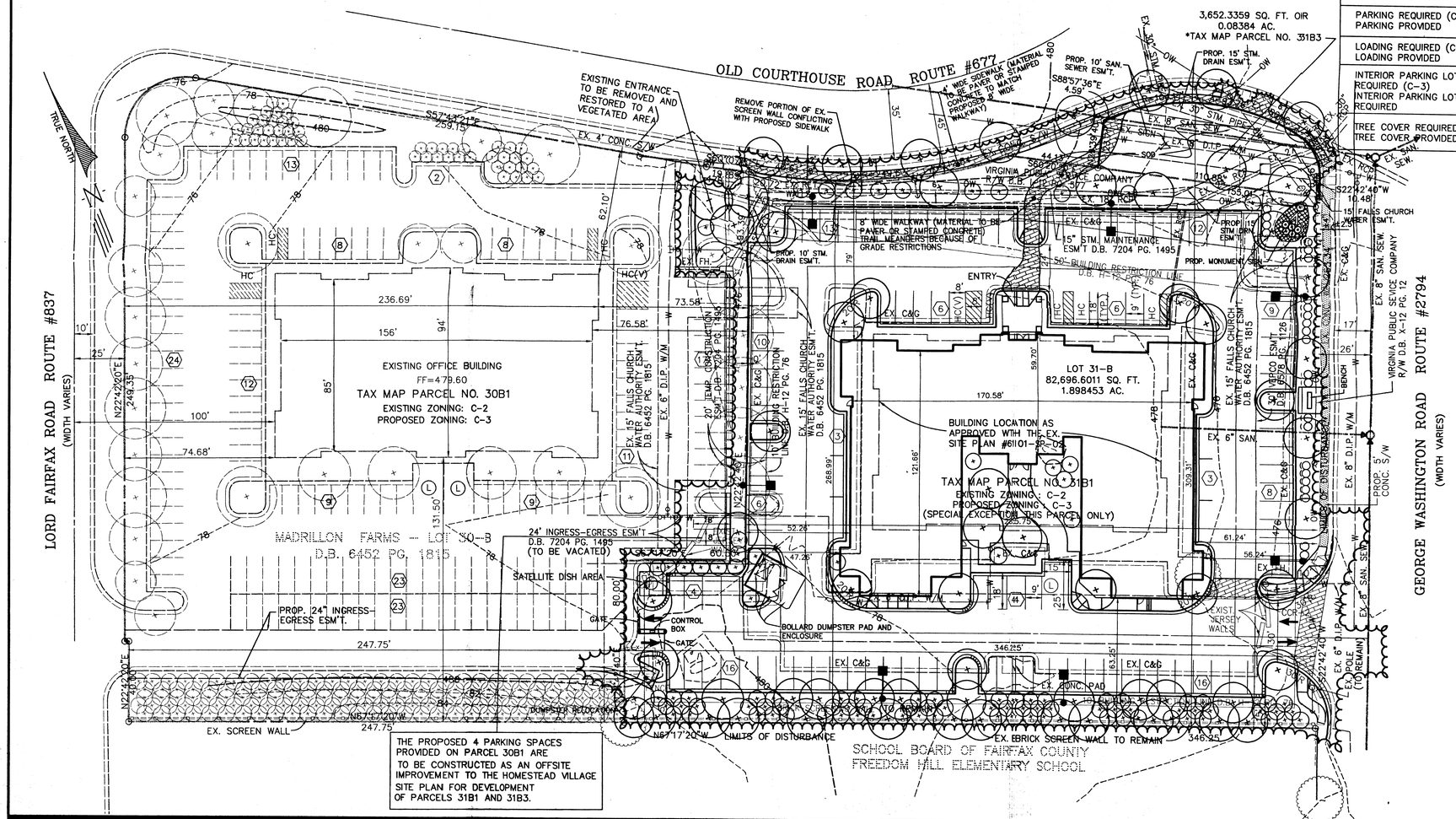




*TAX MAP PARCEL 31B3 WAS CREATED PURSUANT TO ORDER OF ABANDONMENT AS RECORDED IN DEED BOOK 6914 AT PAGE 559. THE ONGOING REZONING APPLICATION REFERS TO PARCEL 31B2 WHICH WAS INCORRECTLY IDENTIFIED ON THE TAX MAPS AS THE ABANDONMENT PARCEL. PARCEL 31B3 HAS SINCE BEEN IDENTIFIED AS THE CORRECT ABANDONMENT PARCEL AND IS PART OF THE SITE PLAN AREA AS SHOWN HEREON. THE ZONING OF PARCEL 31B3 IS ASSUMED TO BE C-2 WHICH WAS THE ZONING OF THE ADJACENT PARENT PARCEL 31B1 AT THE TIME OF ABANDONMENT RECORDED IN DEED BOOK 6914 AT PAGE 559, DATED NOVEMBER 23, 1987. THIS PARCEL AS EXPLAINED ABOVE IS NOT CURRENTLY DEPICTED IN THE ONGOING REZONING FOR THIS PROJECT. THE INFORMATION THAT CREATES THIS PARCEL WAS RESOLVED AFTER THE SUBMISSION OF THE REZONING APPLICATION.

TABULATIONS

	PARCEL 30B1		PARCEL 31B1 AND 31B3	
ZONING	C-2 (EXISTING), C-3 (PROPOSED)		C-2 (EXISTING), C-3 (PROPOSED)	
PAREL AREA	87,472 SQ. FT. OR 2.0081 AC.		86,349 SQ. FT. OR 1.9823 AC.	
MINIMUM YARD REQUIREMENTS (C-3) FRONT YARD SIDE YARD REAR YARD	25' ANGLE OF BULK PLANE (NOT LESS THAN 40') NO REQUIREMENT 20' ANGLE OF BULK PLANE (NOT LESS THAT 25')		25' ANGLE OF BULK PLANE (NOT LESS THAN 40') NO REQUIREMENT 20' ANGLE OF BULK PLANE (NOT LESS THAT 25')	
MINIMUM YARD PROVIDED: FRONT YARD SIDE YARD REAR YARD	FRONT ALONG OLD COURTHOUSE ROAD 62.10' 73.58' 131.50'	FRONT ALONG LORD FAIRFAX ROAD 74.68' 62.10' 73.58'	FRONT ALONG OLD COURTHOUSE ROAD 79' 47.26' 63.25'	FRONT ALONG GEORGE WASHINGTON ROAD 56.24' 63.25' 47.26'
USE	OFFICE (EXISTING & PROPOSED)		VACANT (EXISTING), HOTEL (PROPOSED)	
MINIMUM LOT AREA REQUIRED (C-3) MINIMUM LOT AREA PROVIDED	20,000 SQ. FT. 87,475 SQ. FT.		20,000 SQ. FT. 86,349 SQ. FT.	
MINIMUM LOT WIDTH REQUIRED (C-3) MINIMUM LOT WIDTH PROVIDED	100 FT. 247.75 FT.		100 FT. 285.75 FT.	
MAXIMUM BUILDING HEIGHT (C-3) BUILDING HEIGHT PROVIDED	90' 40'		90' 35'	
BUILDING GROSS FLOOR AREA	44,167 SQ. FT.		50,150 SQ. FT.	
PERMISSIBLE F.A.R. (C-3) F.A.R. PROVIDED	1.00 0.505		1.00 0.58	
F.A.R. FOR PARCELS 30B1, 31B1, AND 31B3 = 0.514				
OPEN SPACE REQUIRED (C-3) OPEN SAPCE PROVIDED	15% (13,1121 SQ. FT.) 24.4% (21,329 SQ. FT.)		15% (12,952 SQ. FT.) 32.9% (28,400 SQ. FT.)	
PARKING REQUIRED (C-3) PARKING PROVIDED	3.6 SP/1,000=159 SPACES 159 SPACES		1 SP/UNIT+4 SP/50 UNITS=116 =116 (NO. OF UNITS=107)	
LOADING REQUIRED (C-3) LOADING PROVIDED	3 2		1 1	
INTERIOR PARKING LOT LANDSCAPING REQUIRED (C-3) INTERIOR PARKING LOT LANDSCAPING REQUIRED	5% (2,5515 SQ. FT.) 2,844 SQ. FT.		5% (2,233 SQ. FT.) 2,835 SQ. FT.	
TREE COVER REQUIRED (C-3) TREE COVER PROVIDED	N/A N/A		10% (8,635 SQ. FT.) (31.50%) 27,200 SQ. FT.	



THE PROPOSED 4 PARKING SPACES PROVIDED ON PARCEL 30B1 ARE TO BE CONSTRUCTED AS AN OFFSITE IMPROVEMENT TO THE HOMESTEAD VILLAGE SITE PLAN FOR DEVELOPMENT OF PARCELS 31B1 AND 31B3.

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING
- CG-6R CG-6 CURB TRANSITION
- STAMPED CONCRETE OR PAVER
- LARGE DECIDIOUS TREE
- MEDIUM EVERGREEN TREE
- EVERGREEN SHRUB
- θ ANGLE OF BULK PLANE
- LL LOT LINE
- MYR MINIMUM YARD REQUIREMENT
- EBH EFFECTIVE BUILDING HEIGHT
- MULCH AREA
- EX. CONC. SIDEWALK TO REMAIN

R3
Application No. 1997-PR-007 Staff MAH
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REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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. 023416
10/17/97
PROFESSIONAL ENGINEER

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT FOR HOMESTEAD PROJECT

TYSONS HOMESTEAD

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I. 2' DATE: NOV., 1997

PLAN DATE
11-6-97

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FILE No. PREL.-941

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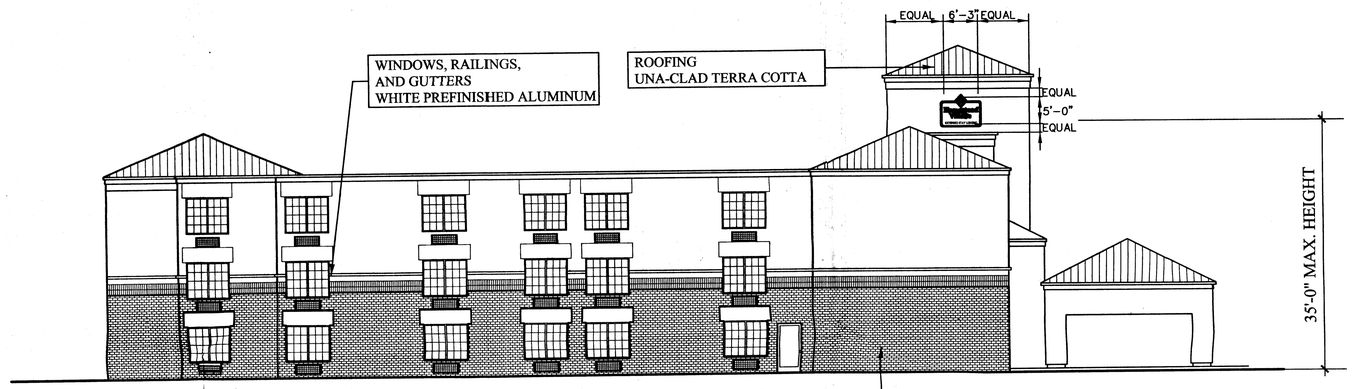
FRONT ELEVATION



SIDE ELEVATION

BRICK VENEER
GLENN-GERY CANYON BLEND
BRICK COLOR TO MATCH EXISTING
BRICK ON EXISTING PERIMETER
SCREEN WALL

LINTELS
DUNN EDWARDS SWISS COFFEE

REAR ELEVATION

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COMMONWEALTH OF VIRGINIA
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No. 023416
10/17/97
PROFESSIONAL ENGINEER

ARCHITECTURAL PERSPECTIVES

TYSONS HOMESTEAD

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=10' C.I. N/A DATE: NOV., 1997

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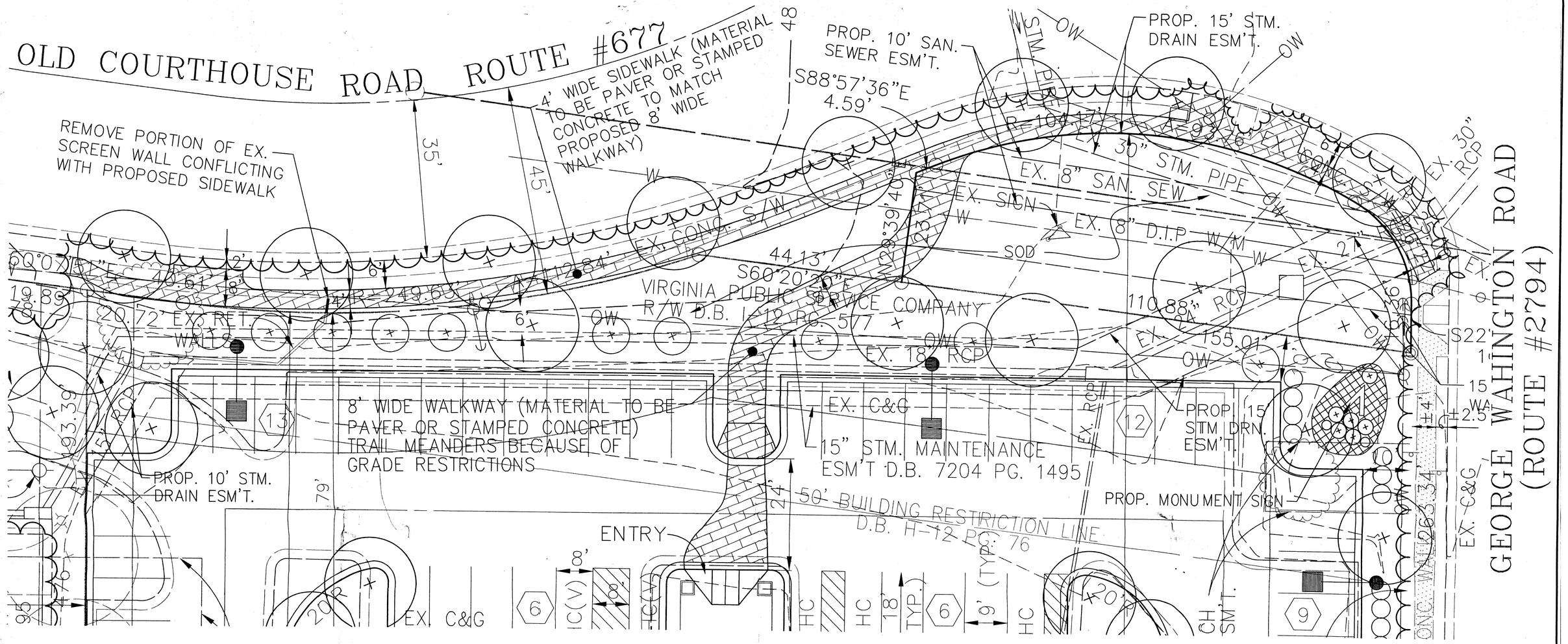

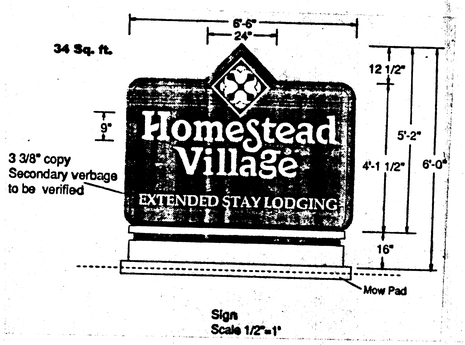

Application No. R2 1997-PR-007 Staff MAG
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LEGEND:

- STAMPED CONCRETE OR PAVER
- EX. SIDEWAK TO REMAIN
- LARGE DECIDIOUS TREE
- MEDIUM EVERGREEN TREE
- MEDIUM SHRUB
- SMALL SHRUB
- MULCH BED W/ GROUND COVER

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COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
10/18/97
PROFESSIONAL ENGINEER

STREETSCAPE DETAILS
TYSONS HOMESTEAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=10' C.I. 2' DATE: NOV., 1997

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FILE No. PREL-941

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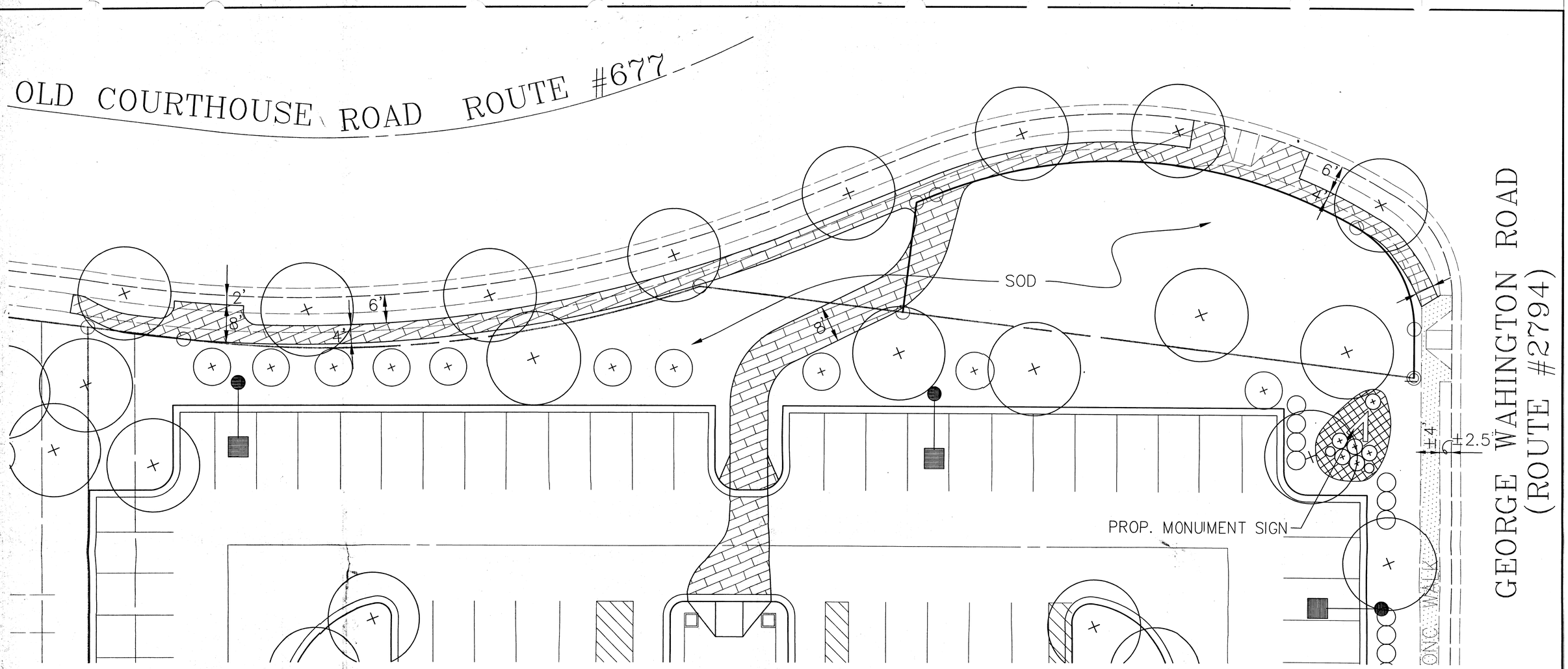

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STREETSCAPE DETAILS

TYSONS HOMESTEAD

PROVIDENCE DISTRICT
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SHEET 5 OF 5

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