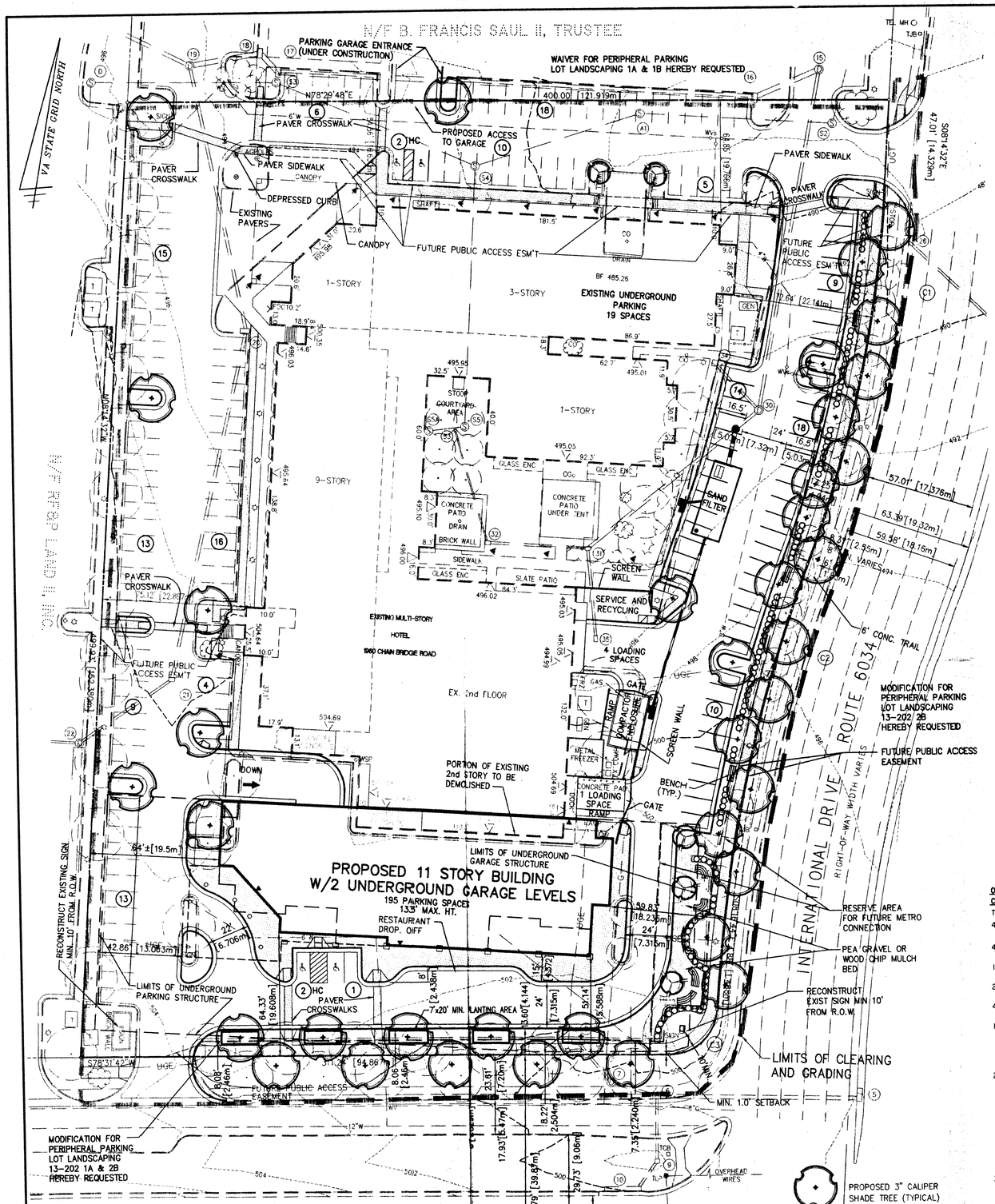



## CURVE TABLE

| CURVE | RADIUS | | ARC | | TANGENT | | CHORD | | BEARING | DELTA |
|---|---|---|---|---|---|---|---|---|---|---|
| C1 | 665.00' | 202.692m | 200.58' | 61.138m | 101.06' | 30.803m | 199.82' | 60.907m | S00°23'56"W | 17°16'56" |
| C2 | 775.00' | 236.220m | 234.26' | 71.402m | 118.03' | 35.975m | 233.37' | 71.131m | S00°22'50"W | 17°19'08" |
| C3 | 25.00' | 7.620m | 37.88' | 11.545m | 23.64' | 7.207m | 34.36' | 10.472m | S35°07'29"W | 86°48'26" |

NOTES:

1. AREA OF REZONING AND SPECIAL EXCEPTION APPLICATION = 4.2135 ACRES OR 17,052 SQUARE METERS.
2. OWNER: B. FRANCIS SAUL II, TRUSTEE
   B.F. SAUL REAL ESTATE INVESTMENT TRUST
   8401 CONNECTICUT AVENUE
   CHEVY CHASE, MARYLAND 20815
   DEED BOOK 7447, PAGE 1063
3. THE PROPERTY DELINEATED HERE IS LOCATED ON TAX ASSESSMENT MAP 29-4-001, PARCELS 1 AND 1A.
4. THE PROPERTY IS CURRENTLY ZONED C-7, REGIONAL RETAIL COMMERCIAL DISTRICT.
5. BOUNDARY AND TOPOGRAPHY FOR PARCELS 1 AND 1A ONLY IS A RESULT OF FIELD SURVEY BY THIS FIRM. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, CASE NUMBER 9776-50162, JULY 15, 1997.
6. THIS PLAN CONFORMS TO THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
7. THIS PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWER FACILITIES.
8. BUILDING, PARKING LOT AND UTILITY LOCATIONS ARE SUBJECT TO FINAL ENGINEERING CONSIDERATIONS. PROPOSED TREE LOCATIONS, LIMITS OF CLEARING AND GRADING, AND AREA OF EXISTING VEGETATION TO BE PRESERVED ARE SUBJECT TO ADJUSTMENT DUE TO FINAL ENGINEERING. FINAL BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING SITE PLAN REVIEW, BUT SHALL REMAIN IN SUBSTANTIAL ACCORD AS DEPICTED.
9. THIS PLAN GENERALLY CONFORMS WITH THE GUIDELINES FOR THE STREETSCAPE DESIGN CONCEPT FOR MAJOR ROADWAYS FOR THE TYSONS CORNER URBAN AREA AND COUNTYWIDE TRAILS PLAN. SEE PLAN FOR LOCATION OF PROPOSED STREETSCAPE AMENITIES.
10. THIS PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA (COMMUNITY PANEL NUMBER 515525-0100-D), REVISED MARCH 5, 1990.
11. THIS PROPERTY IS LOCATED IN A HIGHWAY CORRIDOR AND SIGN CONTROL OVERLAY DISTRICT.
12. NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THIS PROPERTY.
13. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THIS PROPERTY.
14. NO BURIAL PLACES ARE KNOWN TO BE ON-SITE.
15. PROPOSED APPROXIMATE DEVELOPMENT SCHEDULE:
    SITE PLAN PROCESS - THROUGH FALL, 1998
    BREAK GROUND, ROUGH GRADE AND UTILITY INSTALLATION - WINTER, 1998
    BUILDING CONSTRUCTION - SPRING, 1999
16. STORMWATER MANAGEMENT FACILITIES ARE NOT REQUIRED AS THERE WILL BE A NET DECREASE TO THE ON-SITE IMPERVIOUS AREA. THEREFORE, NO INCREASE IN PEAK RUNOFF IS ANTICIPATED.
17. TREE PLANTING IN R.O.W. SUBJECT TO VDOT APPROVAL.
18. ALL SIGNAGE TO COMPLY WITH ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE

**MODIFICATIONS REQUESTED CONCURRENT WITH REZONING APPROVAL:**

PERIPHERAL PARKING LOT LANDSCAPING MODIFICATIONS FOR PROPOSED 10' LANDSCAPING STRIP ALONG INTERNATIONAL DRIVE AND CHAIN BRIDGE ROAD AS SHOWN.

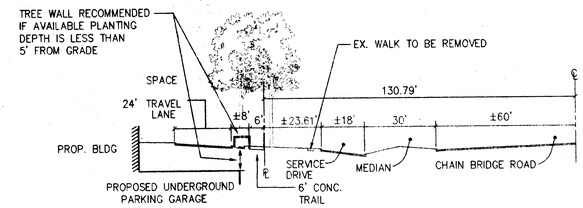
**WAIVER REQUESTED CONCURRENT WITH REZONING APPROVAL:**

PERIPHERAL PARKING LOT LANDSCAPING WAIVER FOR PROPOSED 4' LANDSCAPING STRIP ALONG NORTHERN PROPERTY LINE TO REMAIN AS SHOWN ON PLAN.

**ORDINANCE TABULATION FOR PROPOSED C-4 REZONING CATEGORY 5 - SPECIAL EXCEPTION**

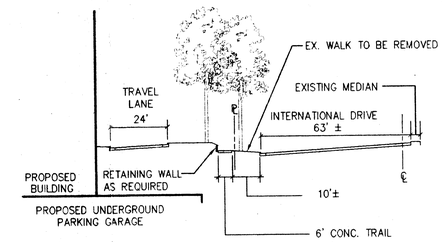
TOTAL AREA INCLUDED IN REZONING/SPECIAL EXCEPTION APPLICATION = 4.2135 ACRES OR 183,540 SQ. FT.

| | REQUIRED/PERMITTED | PROVIDED |
|---|---|---|
| 4-406 LOT SIZE REQUIREMENTS | | |
| 1. MINIMUM LOT AREA | 40,000 SQ. FT. | 183,540 SQ. FT. |
| 2. MINIMUM LOT WIDTH | 200 FEET | 311 FEET |
| 4-407 BULK REGULATIONS | | |
| 1. MAXIMUM BUILDING HEIGHT | 120 FEET, SUBJECT TO INCREASE IN ACCORDANCE WITH SECT 9-607 | 133 FEET MAX. 11 STORIES SPECIAL EXCEPTION PROCESSED CONCURRENTLY |
| 2. MINIMUM YARD REQUIREMENTS | | |
| FRONT YARD | 25 DEG BULK ANGLE, NOT LESS THAN 40' | 53.2' |
| SIDE YARD | NO REQUIREMENT | 69.3 FEET |
| REAR YARD | 20 DEG BULK ANGLE, NOT LESS THAN 25' | N/A |
| UNDERGROUND PARKING MAY BE LOCATED NO CLOSED THAN 1.0' TO ANY LOT LINE | | |
| 3. MAXIMUM FLOOR AREA RATIO | 1.65 302,841 GSF | 1.6495 302,749 GSF |
| 4-408 OPEN SPACE, LANDSCAPED | 15 % 27,531 SQ. FT. | 25.4% 46,693 SQ. FT. |
| 13-202 INTERIOR PARKING LOT LANDSCAPING | | |
| PARKING LOT AREA | 53,300 SQ. FT. | 53,300 SQ. FT. |
| PARKING LOT LANDSCAPING | 2,665 (5%) | 2,700(5.1%) |




## TYPICAL SECTION AT CHAIN BRIDGE ROAD

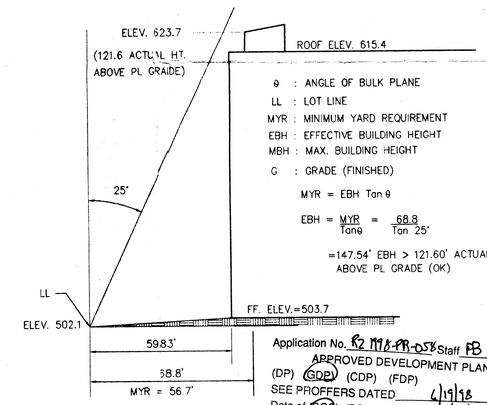
N.T.S.




## TYPICAL SECTION AT INTERNATIONAL DRIVE

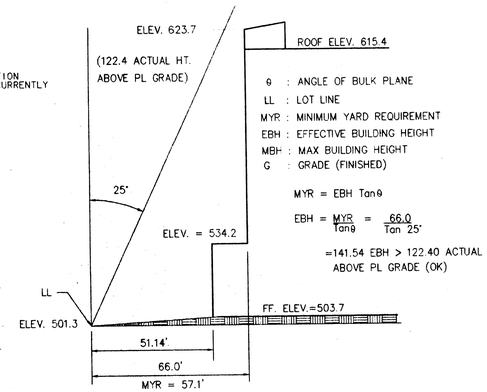
N.T.S.

## ANGLE OF BULK PLANE FROM INTERNATIONAL DRIVE




Application No. RZ 1998-PR-058 Staff FB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/19/98
Date of BOS (PC) approval 7/22/98
Sheet 1 of 2 See SE 98-P-076

## ANGLE OF BULK PLANE FROM CHAIN BRIDGE ROAD





WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301


REV. 5-28-98 REV. 12-3-97 REV. 4-2-98 REV. 6-9-98
DRAWN: TOM O/S.OU/K.JC
DATE: 11/10/97 2/26/98
SCALE: 1" = 30'

COMMONWEALTH OF VIRGINIA DAVID K. OLIVER NO. 017143 6-9-98 PROFESSIONAL ENGINEER

# GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

| NO. | DESCRIPTION | DATE | REV. BY | APPROVED | DATE |
|---|---|---|---|---|---|
| | | | | | |

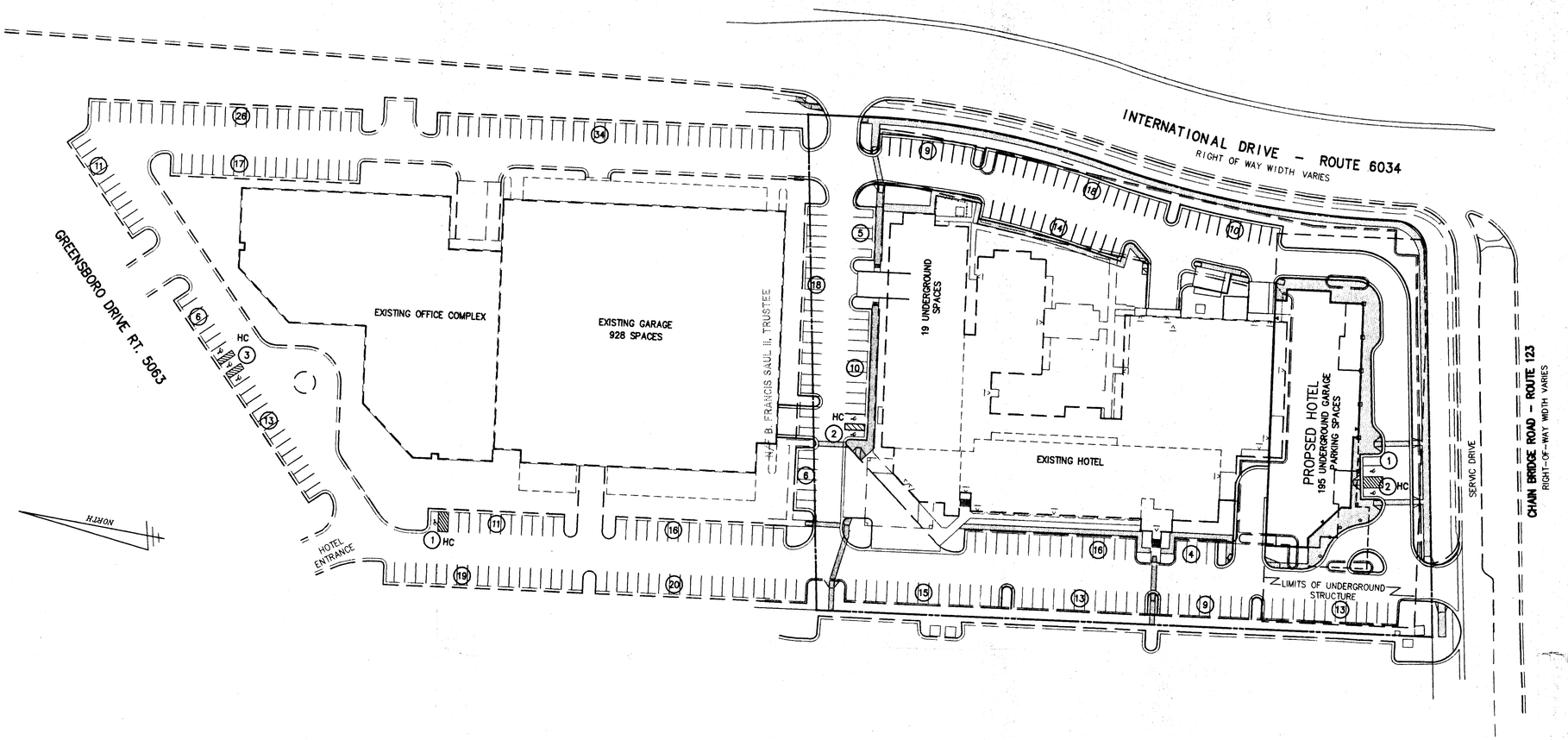
REVISION APPROVED BY

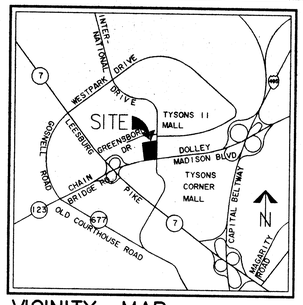
TYSONS CORNER
HOLIDAY INN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUN 10 1998
ZONING EVALUATION DIVISION

SHEET: 1 OF 2

File No. FJ-20 Tax Map 39-2 Job No. 94-100 Cadd D File: 94100GD4 Xref:




VICINITY MAP SCALE: 1"=2000'

Application No. RZ 1998-PR-053 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/15/98
Date of (BOS) (PC) approval 7/23/98
Sheet 2 of 2
see also SE 98-P-076

## PARKING TABULATION FOR - OFFICE AND HOTEL COMPLEX

PARKING REQUIRED:

**EXISTING CONDITIONS**

| | | | |
|---|---|---|---|
| EXISTING OFFICE (2.6/1000 GSF) | 329,460 GSF | 857 | SPACES |
| EXISTING RESTAURANT & OFFICE(7,500 GSF) | | | |
| 1 SP/4 SEATS | 120 SEATS/4=30 | 30 | SPACES |
| 1 SP/2 EMPLOYEES | 8/2=4 | 4 | SPACES |
| EXISTING HOTEL ROOMS (1 SP/UNIT) | 317 | 317 | SPACES |
| EXISTING HOTEL MEETING ROOM (1 SP/4 SEATS) | 137 x 4/50 = 25.4 | 25 | SPACES |
| 300 SEATS | | 75 | SPACES |
| EXISTING HOTEL RESTAURANT AND LOUNGE (1 SP/4 SEATS, 1 SP/2 EMPLOYEES | | | |
| 215 SEATS | | 54 | SPACES |
| 26 EMPLOYEES | | 13 | SPACES |
| | SUBTOTAL: | 1375 | SPACES |

TOTAL REQUIRED SPACES FOR EXISTING CONDITIONS **1375 SPACES**

**PROPOSED CONDITIONS**

| | | | |
|---|---|---|---|
| PROPOSED ROOMS | 237 UNITS | | |
| 1 SPACE/UNIT | 237 ( 1 = 237 | 237 | SPACES |
| 4 SPACES/50 UNITS | 237 ( 4/50=18.96 | 19 | SPACES |
| PROPOSED RESTAURANT & ADDITION | | | |
| 1 SP/4 SEATS | 160 SEATS/4=40 | 40 | SPACES |
| 1 SP/2 EMPLOYEES | 12/2=6 | 6 | SPACES |

TOTAL REQUIRED FOR PROPOSED CONDITIONS: **302 SPACES**

**PARKING REQUIRED** **1375 + 302 = 1,677** **1,677 SPACES**

PARKING PROVIDED:

| | | |
|---|---|---|
| EXISTING GARAGE PARKING (LESS SPACES TO ACCOMMODATE NEW GRADE ENTRANCE) | 929 | SPACES |
| EXISTING HOLIDAY INN BASEMENT PARKING | 19 | SPACES |
| EXISTING SURFACE PARKING AT OFFICE SITE | 177 | SPACES |
| PROPOSED SURFACE PARKING (REDEVELOPED) | 165 | SPACES |
| PROPOSED UNDERGROUND GARAGE PARKING | 195 | SPACES |
| **PARKING PROVIDED** | **1,485** | **SPACES** |
| SHORTAGE | 192 | SPACES |

**MODIFICATION OF 16.7% PARKING REDUCTION TO A 11.5% PARKING REDUCTION HEREBY REQUESTED**

# GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT - OVERALL PARKING EXHIBIT

REVISION APPROVED BY

| NO. | DESCRIPTION | DATE | REV. BY | APPROVED | DATE |
|---|---|---|---|---|---|
| | | | | | |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DRAWN: TOM O/S.OU/K.JC
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COMMONWEALTH OF VIRGINIA
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NO. 017143
5-28-98
PROFESSIONAL ENGINEER

TYSONS CORNER
**HOLIDAY INN**
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: 2 OF 2

File No. FJ-20 Tax Map 39-2 Job No. 94-100 Cadd File: 94100GD3 Xref: 94100GD4