

# SPECIAL EXCEPTION PLAT PROPOSED HOTELS AT DULLES BUSINESS PARK

MARCH 15, 2000  
 REVISED JUNE 7, 2000  
 REVISED JULY 25, 2000  
 REVISED AUGUST 17, 2000  
 REVISED AUGUST 23, 2000  
 REVISED OCTOBER 2, 2000

**GENERAL NOTES:**

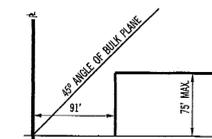
- The application property delineated by this Special Exception Plan contains approximately 10.007 acres and is located on Fairfax County Assessment Map 34-4 ((12)) Parcel C2. Current zoning is I-5. Portions of the site are within an Airport Noise and Highway Corridor Overlay District.
- This property is owned by Fidelio Properties as recorded in Deed Book 7251, Page 1164 among the land records of Fairfax County, Virginia.
- The applicant is requesting a Category 5 Special Exception to permit hotel/motel establishments.
- The plat boundary information shown hereon was established by William H. Gordon Associates, Inc. from existing records. Topographic information has been prepared by Greenhorne & O'Mara and is field run. Contour interval is two (2) feet.
- To the best of our knowledge and belief, the proposed development will be in conformance with all applicable Ordinances, Regulations, and adopted standards with the following exception: A waiver of the on-site stormwater detention requirement is requested in favor of using existing off-site facilities. Stormwater Management/BMPs for the Dulles Business Park Development, including the Application Property, has been approved by Fairfax County and is existing as an off-site wet pond/BMP facility.
- Development of this Project shall commence at such time as appropriate County approvals have been obtained and subject to the discretion of the Owner.
- This site shall be serviced by public water and sewer by extending existing mains. Detailed service to the individual buildings shall be completed during final site plan engineering.
- The proposed use will satisfy Fairfax County parking requirements of Article 11 of the Zoning Ordinance based on number of rental units, gross floor area, or as otherwise defined therein.
- To the best of our knowledge and belief, there is no evidence or records of any grave, object or structure marking a place of burial on the application property.
- The site layout shown on this Special Exception Plan depicts two hotels and associated parking.
- The development shall comply with all Fairfax County tree cover and landscaping provisions at the time of Site Plan.
- Limits of clearing and grading are shown hereon. Wooded vegetation on site will be protected or replaced consistent with the provisions of Article 12 of the Public Facilities Manual and/or Article 13 of the Zoning Ordinance.
- All trash dumpsters and/or compactors will be enclosed with solid wood fencing or masonry walls, 6' in height.
- The size and shape of the buildings are preliminary. Entry locations, number of rental units, etc. shown on the Site Tabulation may change as a result of final engineering and/or architectural design. The total gross floor area, building height and dimensions to the peripheral lot lines shown on the Plan are deemed to be maximums. The gross floor area of each building is subject to final architectural design but will not exceed the total combined maximum gross floor area of 152,547 S.F. The Applicant reserves the right to develop a lesser amount of gross floor area from the total represented in the Site Tabulation with a resultant modification to the building footprint(s) and/or associated parking layout.
- In accordance with the Fairfax County Comprehensive Plan, there are no trails required along Centerville Drive or Thunderbolt Place.
- Based upon current FEMA and Fairfax County maps, the application property does not contain any designated floodplains, Resource Protection Areas (RPA), or Environmental Quality Corridors.
- To the best of our knowledge, there will be no hazardous or toxic substances generated, utilized, stored, treated and/or disposed of on site. Also, to the best of our knowledge, there are no existing storage tanks or containers on site.
- There are no existing structures on this site.
- There are no proposed or required improvements to public rights-of-way with this plan.

**SITE TABULATIONS:**

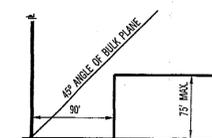
Existing Zoning	I-5	
Site Area	10.007 Ac.	435,904 SF
Max. F.A.R. (0.50)		217,952 SF
Proposed F.A.R. (0.35)		152,566 SF
Open Space Required (15%)		65,345 SF
Open Space Provided (19%)		84,945 SF

**PARKING TABULATIONS**

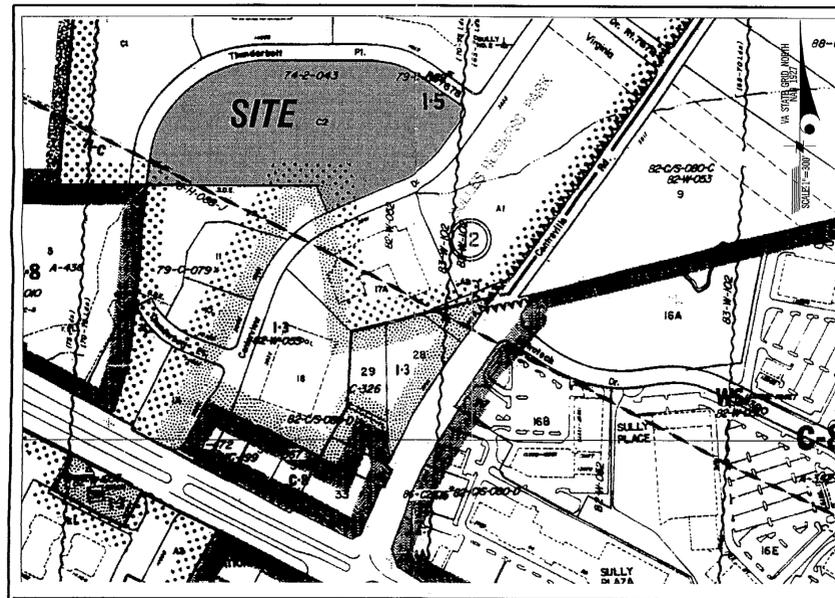
<b>Hotel Parking</b>		
Parking Required: (1 Space per Rental Unit + 4 Spaces per 50 Rental Units)		
Combined Number of Rental Units	286	286 Spaces
(286 / 50 x 4 = 22.8)		23 Spaces
<b>Meeting Room Parking</b>		
Parking Required: (1 Space / 4 Seats)		
Combined Area of Meeting Rooms	1425 SF	18 Spaces
(1425 / 20 / 4 = 17.81)		
<b>Total Parking Spaces Required (Excluding Loading)</b>		
Total Parking Spaces Provided (Excluding Loading)		464 Spaces
<b>Loading Area Parking</b>		
Parking Required: (1 Space / First 10,000 SF + 1 Space for each additional 100,000 SF or major fraction thereof)		
Hotel A:	(11 + 55,000 / 100,000 = 1.55)	2 Spaces
Hotel B:	(11 + 81,000 / 100,000 = 1.81)	2 Spaces
Number of Loading Spaces Required	(11.55 + 1.81 = 3.36)	3 Spaces
Number of Loading Spaces Provided		4 Spaces



SECTION 'A'  
HOTEL 'A'  
N.T.S.



SECTION 'B'  
HOTEL 'B'  
N.T.S.



VICINITY MAP

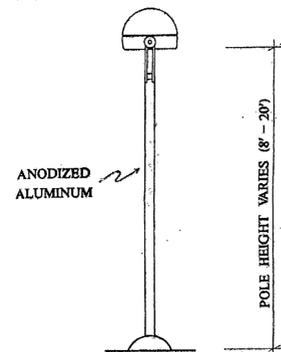
SCALE: 1"=300'

**SHEET INDEX**

SHEET 1	COVER SHEET
SHEET 2	SPECIAL EXCEPTION PLAT
SHEET 3	EXISTING VEGETATION MAP

Application No. SE-00-1-017 Staff: MATHANAND  
 APPROVED BY SP PLAN  
 SEE DEV CONDS DATED 8/12/00  
 Date of (BOST) (BZA) approval 10/16/00  
 Sheet 1 of 5

RECEIVED  
 DEPARTMENT OF PLANNING AND ZONING  
 10/2/00  
 ZONING EVALUATION DIVISION



LIGHTING BY HUBBELL OR EQUIVALENT

Distributor: Chesapeake Lighting Associates, Inc.  
 9135 Ouilford Road  
 Suite 200  
 Columbia, MD 21046  
 Phone: 301-953-0124  
 Fixture: Magnaflex II, DS Series  
 Model: DS-S-D-100HPS-L-T-5-1-1-F1  
 Pole: RAC-4121-A2-DS

**PLANNER/ENGINEER:**

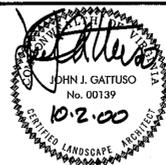
GREENHORNE & O'MARA, INC.  
 11211 WAPLES MILL ROAD  
 FAIRFAX, VIRGINIA 22030  
 PH. (703) 385-9800 FAX (703) 385-5721

**ATTORNEY:**

McGUIRE, WOODS, BATTLE & BOOTH, L.L.C.  
 1750 TYSONS BOULEVARD  
 SUITE 1800  
 McCLEAN, VIRGINIA 22102  
 PH. (703) 712-5362

**ARCHITECT:**

D.R. BRASHER ARCHITECTS  
 5560 STERRETT PLACE  
 SUITE 300  
 COLUMBIA, MARYLAND 21044  
 PH. (301) 621-6020



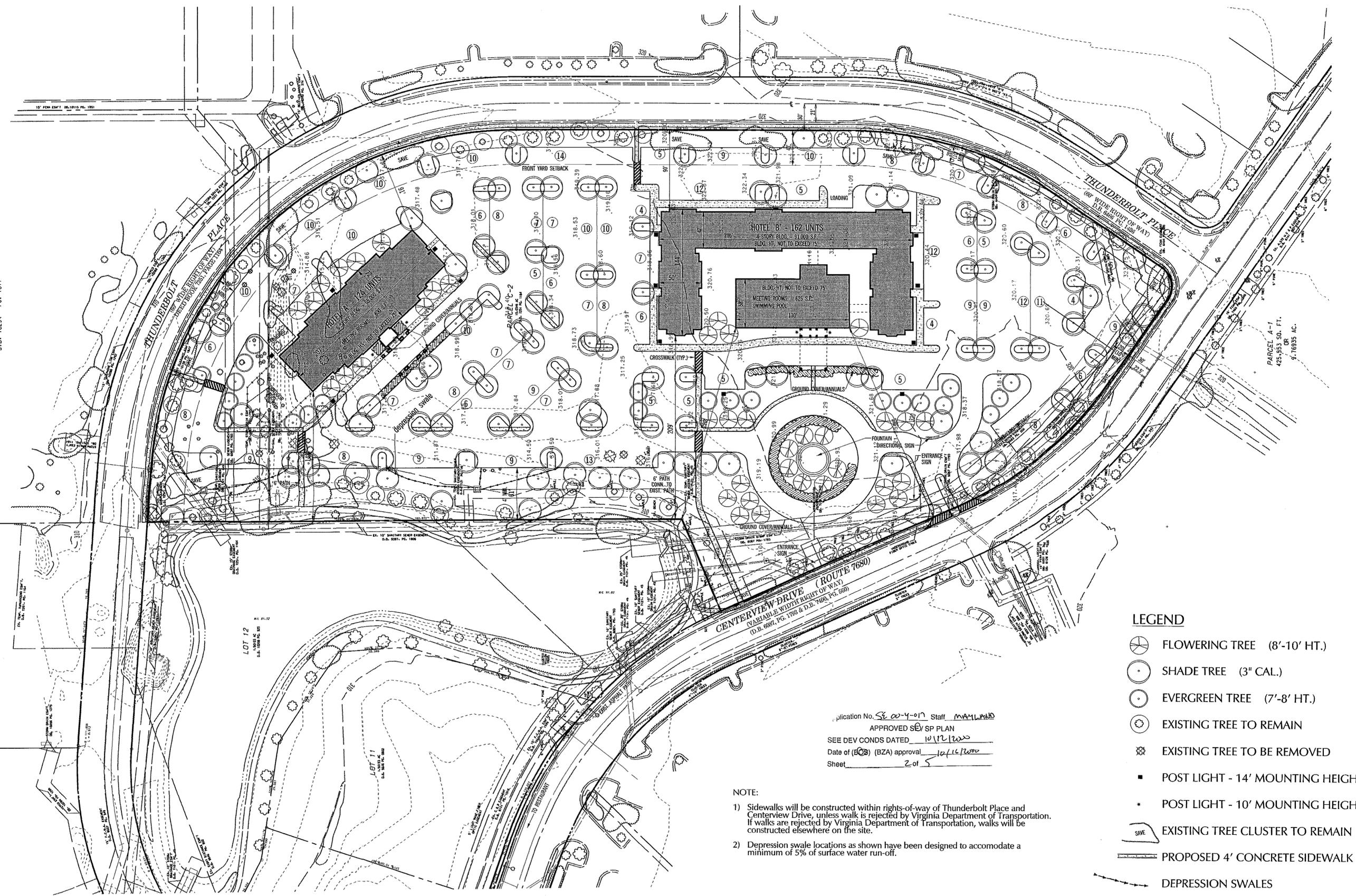
No.	REVISION	DATE	BY
1.	REVISE PARKING TABS	7/25/00	JJG
2.	REVISE SHEET TITLE	7/25/00	CW
3.	REVISE SITE TABULATIONS	8/17/00	JJG
4.	REVISE PARKING TABS AND UNIT COUNT	8/23/00	JJG
5.	REVISE COVER SHEET	10/02/00	VJB



PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING  
**Greenhorne & O'Mara, Inc.**  
 11211 WAPLES MILL ROAD  
 FAIRFAX, VIRGINIA 22030  
 (703) 385-9800  
 ANNAPOLIS, MD • ATLANTA, GA • FAIRFAX, VA • FREDERICKSBURG, VA • GREENBELT, MD  
 MECHANICSBURG, PA • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL

SPECIAL EXCEPTION PLAT  
**PROPOSED HOTELS @ DULLES BUSINESS PARK**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

JJG DESIGN	SCALE AS SHOWN
CEH/GW DRAWN	1 OF 3
CHECKED	SHEET
3/00 DATE	0416HWS PROJ No. M-1328 FILE No.



LOT 5  
3.24820 AC.  
D.B. 10234 PG. 1677

PROPOSED LOT 8  
PARCEL 3, DULLES  
BUSINESS PARK, PHASE 111

PROPOSED LOT 9  
PARCEL 3, DULLES  
BUSINESS PARK, PHASE 111

PARCEL A-1  
425,953 SQ. FT.  
OR  
9.76935 AC.

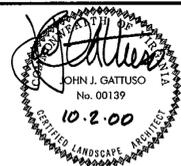
**LEGEND**

- FLOWERING TREE (8'-10' HT.)
- SHADE TREE (3" CAL.)
- EVERGREEN TREE (7'-8' HT.)
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- POST LIGHT - 14' MOUNTING HEIGHT
- POST LIGHT - 10' MOUNTING HEIGHT
- EXISTING TREE CLUSTER TO REMAIN
- PROPOSED 4' CONCRETE SIDEWALK
- DEPRESSION SWALES

Application No. SE 00-4-017 Staff: MAM/LMD  
 APPROVED SE/SP PLAN  
 SEE DEV CONDS DATED 10/12/00  
 Date of (ECS) (BZA) approval 10/16/00  
 Sheet 2 of 5

**NOTE:**

- 1) Sidewalks will be constructed within rights-of-way of Thunderbolt Place and Centerview Drive, unless walk is rejected by Virginia Department of Transportation. If walks are rejected by Virginia Department of Transportation, walks will be constructed elsewhere on the site.
- 2) Depression swale locations as shown have been designed to accommodate a minimum of 5% of surface water run-off.



No.	REVISION	DATE	BY
1	RE-ALIGN ENTRANCE DRIVEWAY; PROVIDE PEDESTRIAN LINK TO EXISTING PATHS TO RESTAURANT	6/7/00	CW
2	ADD ADDITIONAL TREES WITHIN PARKING LOTS	7/25/00	JIG
3	ADD PERIMETER SIDEWALKS	7/25/00	CW
4	REVISE UNIT COUNTS	8/23/00	JIG
5	REALIGN SIDEWALKS; REVISE SIDEWALK NOTE; ADD DEPRESSION SWALES	9/26/00	VJB
6	REVISE LEGEND AND NOTES	10/02/00	VJB



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SPECIAL EXCEPTION PLAT  
**PROPOSED HOTELS @ DULLES BUSINESS PARK**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

JIG DESIGN	SCALE 1"=50'
CEH/GW DRAWN	2 OF 3
JIG CHECKED	
3/00 DATE	0416hws PROJ No.
	M-1328 FILE No.





FOR ILLUSTRATIVE PURPOSES ONLY

FRONT ELEVATION

**HAWTHORN SUITES HOTEL**  
**DULLES BUSINESS PARK - CHANTILLY, VIRGINIA**

**DEVELOPED BY: AXAR MANAGEMENT**

25 JULY, 2000  
 SCALE: 1/8" = 1'-0"

Application No. SEA-4-017 Staff MAYLARD  
 APPROVED [Signature] SP PLAN  
 SEE DEV CONDS DATED 10/12/2000  
 Date of (FOS) (BZA) approval 10/16/2000  
 Sheet 4 of 5





FOR ILLUSTRATIVE PURPOSES ONLY

**FRONT ELEVATION**

**STAYBRIDGE SUITES HOTEL**  
**DULLES BUSINESS PARK - CHANTILLY, VIRGINIA**

**DEVELOPED BY: AXAR MANAGEMENT**

25 JULY, 2000  
 SCALE: 3/32" = 1'-0"

Application No. SC-04-07 Staff MAYLAND  
 APPROVED SE SP PLAN  
 SEE DEV CONDS DATED 10/12/2000  
 Date of (BOS) (BZA) approval 10/16/2000  
 Sheet 5 of 5

