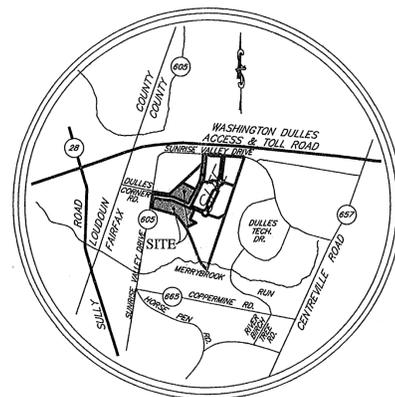


CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA)
 FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) AND
 PROFFER CONDITION AMENDMENT (PCA)
 FOR
 DULLES STATION AT DULLES CORNER
 HOTELS
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
 SCALE: 1" = 2000'

APPLICANT/DEVELOPER
 OTO DEVELOPMENT, LLC
 1717 18TH STREET, NW
 WASHINGTON, DC 20009
 (202) 232-0887
 ATTN: GARY GOODWEATHER

ARCHITECT
 COOPER CARRY ARCHITECTS
 112 SOUTH ALFRED STREET
 SUITE 100
 ALEXANDRIA, VA 22314
 (703) 519-6152
 ATTN: ROB UHRIN

ATTORNEY
 WALSH COLUCCI LUBELEY EMRICH
 COURTHOUSE PLAZA
 2200 CLARENDON BOULEVARD
 13TH FLOOR
 ARLINGTON, VA 22201-3359
 (703) 528-4700
 ATTN: JASON HEINBERG

ENGINEER
 URBAN ENGINEERING & ASSOC.
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VA 22003
 (703) 642-8080
 ATTN: CLAYTON C. TOCK, P.E.

SHEET INDEX

1. COVER SHEET
2. CDPA
3. CDPA NOTES
4. FDPA OPTION A - SITE PLAN
5. FDPA OPTION A - LANDSCAPE PLAN
6. FDPA OPTION A - STREET SECTIONS
7. FDPA OPTION A - ARCHITECTURAL RENDERINGS
8. FDPA OPTION A - FDPA NOTES
9. FDPA OPTION B - NOTES
- 10.-11. CDPA / FDPA OPTION B - SITE PLAN
- 12.-13. FDPA OPTION B - LANDSCAPE PLAN
14. FDPA OPTION B - ARCHITECTURAL ELEVATIONS
- 15.-16. FDPA OPTION B - EXISTING CONDITIONS AND SOILS MAP
- 17.-18. FDPA OPTION B - EXISTING VEGETATION MAP
- 19.-22. FDPA OPTION B - STORMWATER MANAGEMENT PLAN

PCA C-696-6/FDPA C-696-3
 APPLICATION NO. STAFF JDM
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 7/19/06
 DATE OF (BOS) (PC) APPROVAL 7/31/06
 SHEET 1 OF 22
 FDPA approved 7.27.06

RECEIVED
 Department of Planning & Zoning
 JUL 06 2006
 Zoning Evaluation Division

COVER SHEET

DULLES STATION AT DULLES CORNER
 HOTELS
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED

DATE: FEB. 2006

C.L. = N/A

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-8080

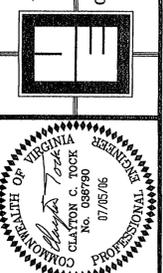
PLAN DATE	No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
02-07-06					
03-27-06					
06-15-06					
07-07-06					

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DATE	DESCRIPTION	REV. BY	APPROVED DATE

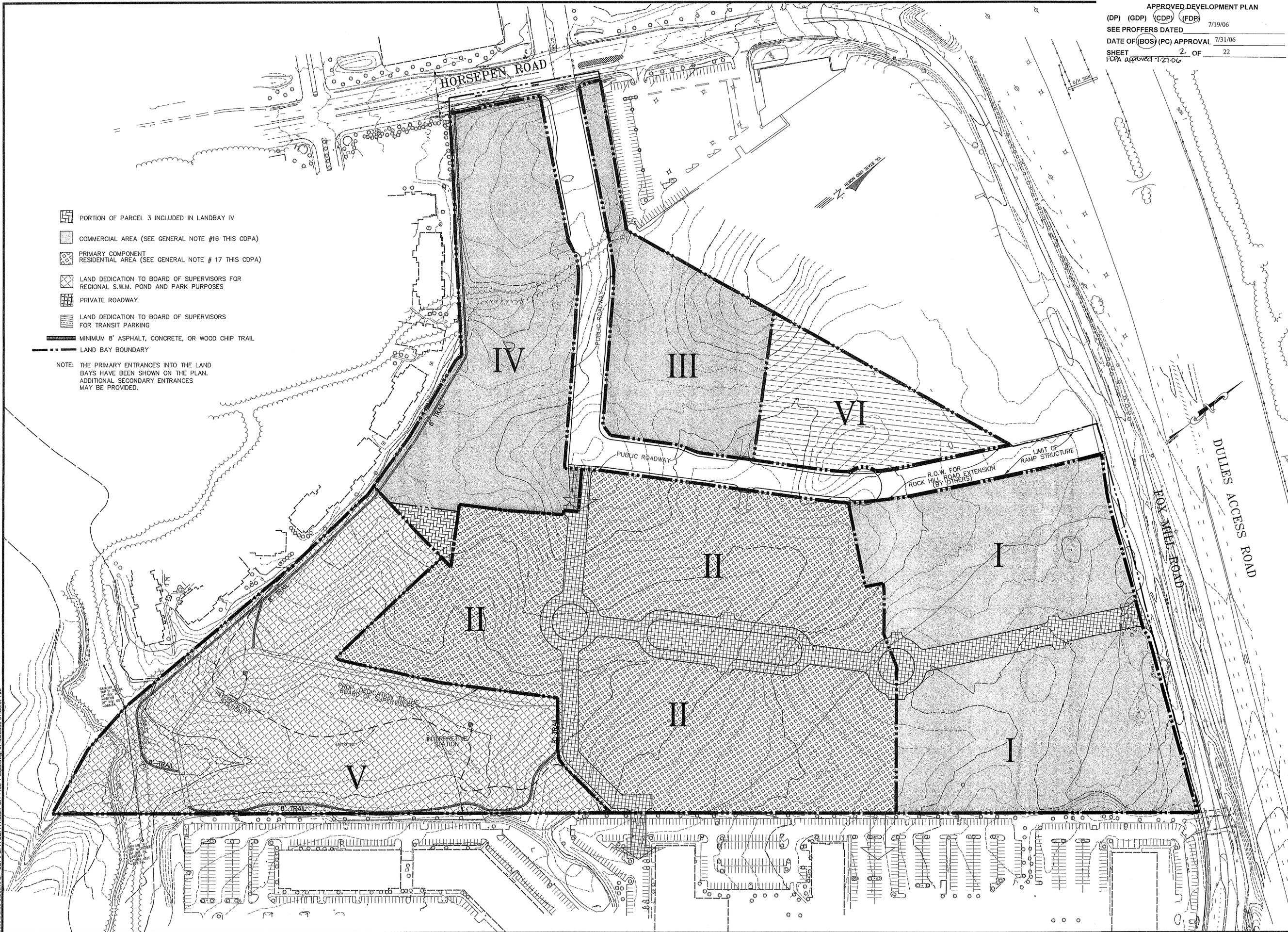
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03-07-06
06-15-06
07-07-06

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-0080



DULLES STATION AT DULLES CORNER HOTELS
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 DATE: FEB., 2006
 SCALE: 1" = 100'

CDPA
 SHEET 2 OF 22
 FILE No. ZP-1158-1



- PORTION OF PARCEL 3 INCLUDED IN LANDBAY IV
- COMMERCIAL AREA (SEE GENERAL NOTE #16 THIS CDPA)
- PRIMARY COMPONENT RESIDENTIAL AREA (SEE GENERAL NOTE # 17 THIS CDPA)
- LAND DEDICATION TO BOARD OF SUPERVISORS FOR REGIONAL S.W.M. POND AND PARK PURPOSES
- PRIVATE ROADWAY
- LAND DEDICATION TO BOARD OF SUPERVISORS FOR TRANSIT PARKING
- MINIMUM 8' ASPHALT, CONCRETE, OR WOOD CHIP TRAIL
- LAND BAY BOUNDARY

NOTE: THE PRIMARY ENTRANCES INTO THE LAND BAYS HAVE BEEN SHOWN ON THE PLAN. ADDITIONAL SECONDARY ENTRANCES MAY BE PROVIDED.

M:\Jobs\Dulles Station\FDP-CDP\FDPA-CDPA-Hotel\PCA-1158-1-cdpa.dwg, 07/06/2006 07:56:07 AM

GENERAL NOTES

- THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP: 015-4--((5))--2A, 2B, 3, 4, 5, 7A1, 7A2 AND 8A; 16-1--((25))--1, AND 6A.
- THE ABOVE REFERENCED PROPERTY IS CURRENTLY ZONED PDC
- THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED FROM DEEDS OF RECORDS AND ADJACENT INFORMATION.
- THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM 301 DATA, MARCH 1998.
- THE PROPERTY SHOWN ON THIS FDPA PLAN IS LOCATED IN THE HUNTER MILL DISTRICT.
- THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
 - A WAIVER OF THE 600' MAXIMUM LENGTH FOR PRIVATE STREETS AS REQUIRED IN SECTION 11-3002-2 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS HEREBY REQUESTED.
 - A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHERN BOUNDARY TO PERMIT INCLUSION OF A TRAIL WITHIN THE TRANSITIONAL SCREEN YARD, AND USE OF EXISTING VEGETATION WHERE FEASIBLE IN LIEU OF STANDARD SCREEN PLANTINGS. A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY IS ALSO REQUESTED.
 - A WAIVER OF THE LOADING SPACE REQUIREMENT FOR MULTI-FAMILY DWELLINGS AND OFFICE BUILDINGS AS REQUIRED IN SECTION 11-200 OF THE ZONING ORDINANCE IS HEREBY REQUESTED.
 - A MODIFICATION OF THE REQUIREMENTS FOR SECONDARY USES PER SECTION 6-206-5 OF THE ZONING ORDINANCE IS REQUESTED SUCH THAT THE GROSS FLOOR AREA DEVOTED TO RESIDENTIAL DWELLINGS SHALL NOT EXCEED 81 PERCENT.
 - A MODIFICATION TO THE REQUIREMENTS FOR SIDEWALKS AND TRAILS PER SECTION 8-0100 AND 8-0200 OF THE P.F.M. TO PERMIT THE OPTION TO PLACE DECORATIVE PAVERS AND/OR PATTERNED CONCRETE IN PLACE OF CONCRETE SIDEWALKS FOR ALL PUBLIC ROADS AND CONCRETE IN PLACE OF ASPHALT FOR THE 8' WIDE BIKE TRAIL ALONG FOX MILL ROAD IS HEREBY REQUESTED.
- THIS SITE WILL BE SERVED BY PUBLIC SEWER AND WATER.
- STORM WATER MANAGEMENT (SWM) AND BEST PRACTICES (BMP) WILL BE PROVIDED BY THE REGIONAL SWM POND LOCATED ON FAIRFAX TAX MAP: 015-4--((05))--0003, WHICH IS A PARCEL LOCATED WITHIN THE DULLES STATION AT DULLES CORNER DEVELOPMENT.
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS OF 25' OR MORE IN WIDTH ON THE SITE.
- INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
- THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
- ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 6 ABOVE. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7 UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 6 ABOVE.
- IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
- THERE ARE NO DESIGNATED FLOOD PLAINS, ENVIRONMENTAL QUALITY CORRIDORS, OR RPAs ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
- THERE ARE EXISTING BUILDINGS ON SITE, HOWEVER, THERE IS AN EXISTING TEMPORARY SALES TRAILER SERVING THE DULLES STATION PROJECT, WHICH IS LOCATED NEAR THE WESTERN PROPERTY LINE.
- THE SPECIAL AMENITIES PROPOSED WITH THIS SITE SHALL INCLUDE:
 - PEDESTRIAN SIDEWALKS
 - THE LOCATION OF THESE AMENITIES WILL BE REFLECTED IN THE FDPA.
- THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
- THE FUTURE PUBLIC ROAD IMPROVEMENTS ILLUSTRATE THE REQUIRED IMPROVEMENTS PER PREVIOUS PROFFERS. THE ROAD IMPROVEMENTS HAVE BEEN DESIGNED AND SUBMITTED UNDER SEPARATE COVER SHEET. THEY HAVE BEEN LABELED AS FUTURE UNTIL THE SITE PLAN THAT DESIGNED THE ROAD HAS BEEN APPROVED.
- NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPTS, INCLUDING SIZES AND LOCATIONS OF IMPROVEMENTS, AT ITS SOLE DISCRETION, TO CONFORM WITH ARCHITECTURAL AND ENGINEERING TOLERANCES AND TO COMPLY WITH NEW CRITERIA AND REGULATIONS THAT MAY BE ADOPTED BY FAIRFAX COUNTY, DOMINION VA POWER AND OTHER AGENCIES WHOSE JURISDICTIONAL APPROVAL MAY BE REQUIRED.
- THE TOTAL AMOUNT OF GROSS FLOOR AREA DEVOTED TO USES SHOWN MAY RANGE NONE TO THE MAXIMUM ALLOWED. THE TOTAL GROSS FLOOR AREA SHALL NOT EXCEED 305,498, WHICH IS THE MAXIMUM GSF ALLOWED ON THE SUBJECT LANDBAY PER THE FAR.
- DIMENSIONS AND SIZES AS SCALED ARE APPROXIMATE AND MAY VARY DEPENDING ON THE FINAL USE AND ARCHITECTURAL/ENGINEERING DESIGN DURING SITE PLANNING. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH FDP.
- CELLAR SPACE MAY BE ADDED TO BUILDINGS SHOWN. THAT PORTION OF OCCUPIED CELLAR WILL BE PARKED AT THE RATIO REQUIRED BY THE USE.
- THE PROPERTY SHOWN ON THIS CDPA/FDPA/PCA IS LOCATED IN THE HUNTER MILL DISTRICT, THE (E) BRANCH SANITARY SEWER DISTRICT AND THE HORSEPEN CREEK WATER SHED.
- THE PRIMARY USES OF OFFICE BUILDINGS AND OFFICE-CAMPUS BUILDINGS SHALL BE OFFICE AND/OR ESTABLISHMENTS FOR SCIENTIFIC RESEARCH AND DEVELOPMENT, TRAINING, AND DATA CENTERS. OTHER USES, INCLUDING BUSINESS SERVICE AND SUPPLY ESTABLISHMENTS, EATING ESTABLISHMENTS, DAY CARE, FINANCIAL INSTITUTIONS, PERSONAL SERVICE ESTABLISHMENTS, RETAIL SALES ESTABLISHMENTS, BANKS, FAST FOOD RESTAURANTS MAY BE PROVIDED IF SAID USES ARE APPROVED ON THE FDPA. NO FREE STANDING RETAIL OR DRIVE-THROUGH RETAIL SHALL BE PERMITTED. THIS LIST OF PERMITTED USES SHALL NOT PROHIBIT THE PROPERTY OWNER FROM SEEKING SPECIAL EXCEPTION OR SPECIAL PERMIT APPROVAL, OR CONCEPTUAL DEVELOPMENT AMENDMENT TO MODIFY THE PERMITTED USES.
- A DETAILED LANDSCAPE PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S) WHICH SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING FEATURES REPRESENTED HEREON SUBJECT TO FINAL ENGINEERING AND DESIGN.
- ADDITIONAL SITE FEATURES SUCH AS ENTRANCE SIGNS, LIGHTS AND/OR WALLS REPRESENTED HEREON MAY BE PROVIDED. STREET AND PEDESTRIAN LIGHT LOCATIONS MAY VARY WITH FINAL ENGINEERING.

SITE TABULATIONS:

EXISTING SITE AREA (G.S.A.)	63.12169 AC. (2,749,580.816 S.F.)
EXISTING ZONE	PDC
PROPOSED ZONE	PDC
MAXIMUM F.A.R.	1.5
PROPOSED F.A.R.	.99
OPEN SPACE REQUIRED (15% OF G.S.A.)	407,250 S.F.
OPEN SPACE PROVIDED (23.0% OF G.S.A.)	624,450 S.F.

	PROPOSED USE	LAND AREA		GROSS FLOOR AREA PROPOSED	PROPOSED F.A.R.
		ACRES	SQ. FT.		
LAND BAY I	OFFICE	12.64	550,800	1,080,000.00	1.96
LAND BAY II	RESIDENTIAL	18.51	806,220.92	1,210,000.00	1.50
LAND BAY III	OFFICE	4.39	191,310	180,000.00	0.94
LAND BAY IV	HOTEL / OFFICE	7.45	324,431.08	245,000.00	0.76
LAND BAY V	DEDICATION TO BOARD OF SUPERVISORS FOR REGIONAL S.W.M. POND & PARK	12.14	528,820	-----	-----
LAND BAY VI	DEDICATION TO BOARD OF SUPERVISORS FOR TRANSIT PARKING	3.02	131,551	-----	-----
OTHER	R.O.W., ETC.	4.97	216,447.80	-----	-----
	TOTAL	63.12	2,749,580.8	2,715,000.00	0.99

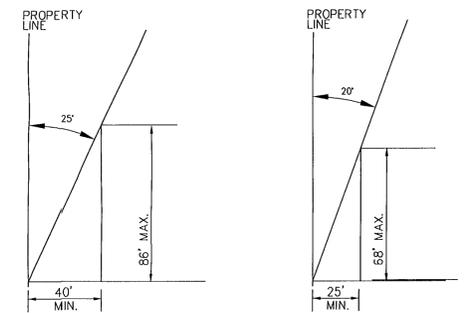
PROPOSED USE:

PROPOSED USE	BUILDING	STORY	GSF	DU / # ROOMS	PARKING SPACES (REQUIRED)	PROVIDED
LAND BAY (I)						
*OFFICE	A	6 (86' max)	182,000.00	-----	-----	-----
*OFFICE	B	12 (200' max)	358,000.00	-----	-----	-----
*OFFICE	C	6 (86' max)	182,000.00	-----	-----	-----
*OFFICE	D	12 (200' max)	358,000.00	-----	-----	-----
**PARKING STRUCTURE	E	8 (75' max)	-----	-----	1,404	1,890
**PARKING STRUCTURE	F	8 (75' max)	-----	-----	1,404	1,890
SUBTOTAL			1,080,000.00	-----	2,808	3,780
LAND BAY (II)						
***RESIDENTIAL	G	6 (80' max)	235,000.00	212	-----	-----
**PARKING STRUCTURE	G1	6 (60' max)	-----	-----	340	360
***RESIDENTIAL	H	6 (80' max)	220,000.00	200	-----	-----
**PARKING STRUCTURE	H1	6 (60' max)	-----	-----	320	340
***RESIDENTIAL	I	6 (80' max)	240,000.00	218	-----	-----
**PARKING STRUCTURE	I1	6 (60' max)	-----	-----	350	370
***RESIDENTIAL	J	6 (80' max)	237,000.00	215	-----	-----
**PARKING STRUCTURE	J1	6 (60' max)	-----	-----	344	360
***RESIDENTIAL	K	6 (80' max)	278,000.00	250	-----	-----
**PARKING STRUCTURE	K1	6 (60' max)	-----	-----	400	420
SUBTOTAL			1,210,000.00	1095	1,754	1,850
LAND BAY (III)						
**OFFICE	L	6 (86' max)	180,000.00	-----	468	-----
**PARKING STRUCTURE	M	6 (60' MAX)	-----	-----	-----	586
SURFACE PARKING	---	-----	-----	-----	-----	124
SUBTOTAL			180,000.00	-----	468	710
LAND BAY (IV)						
** HOTEL / OFFICE	HOTEL #2	6 (86' max)	121,130.00	153	169	-----
** HOTEL / OFFICE	HOTEL #1	6 (86' max)	123,870.00	182	201	-----
SURFACE PARKING	---	-----	-----	-----	-----	447
SUBTOTAL			245,000.00	-----	370	447

PCA C-696-6/FDPA C-696-3 JDM
APPLICATION NO. _____ STAFF _____
APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (IFDP) 7/19/06
SEE PROFFERS DATED _____
DATE OF (BOS) (PC) APPROVAL 7/31/06
SHEET 3 OF 22
 FDPA approved 7/21/06

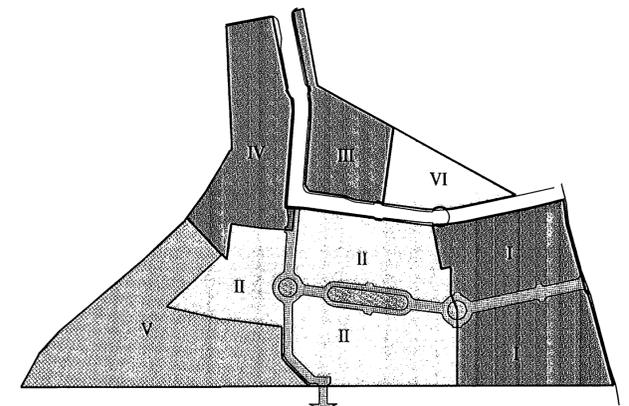
BULK PLANE ILLUSTRATIVE:

ANGLE OF BULK PLANE FRONT YARD (NO SCALE) ANGLE OF BULK PLANE REAR YARD (NO SCALE)



- NOTE: * BULK PLANE REGULATIONS FROM SECTION 4-307 OF THE ZONING ORDINANCE.
- A 40' MINIMUM FRONT YARD REQUIREMENT WILL BE PROVIDED UNLESS OTHERWISE NOTED ON PLAN.
 - A 25' MINIMUM REAR YARD REQUIREMENT WILL BE PROVIDED UNLESS OTHERWISE NOTED ON PLAN.
 - THERE ARE NO SIDE YARD REQUIREMENTS

LAND BAY LEGEND:



FOR ILLUSTRATIVE PURPOSES ONLY!

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE

PLANDATE	02-07-06
	03-07-06
	03-30-06
	04-15-06
	04-07-06

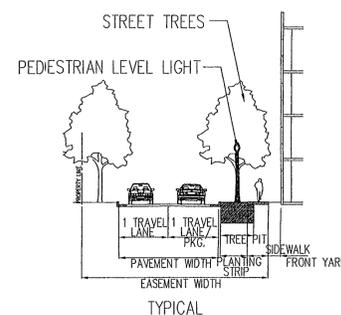
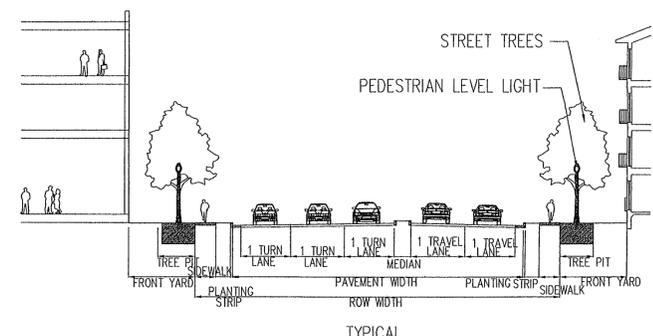
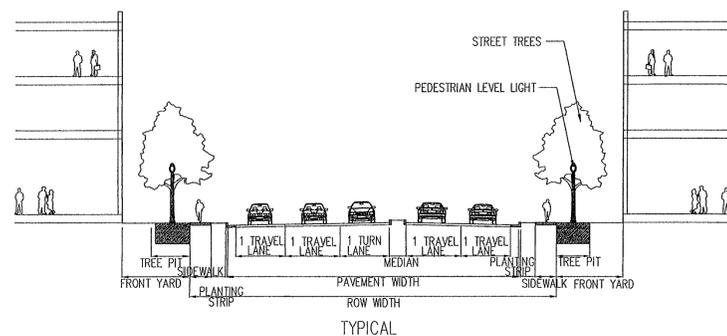
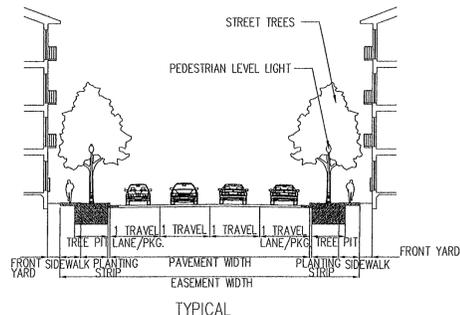
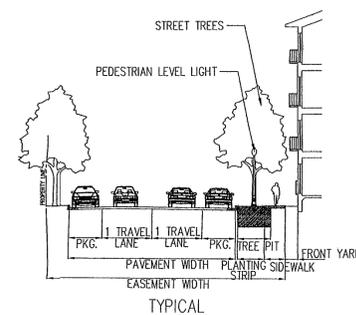
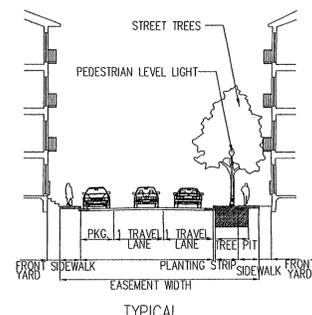
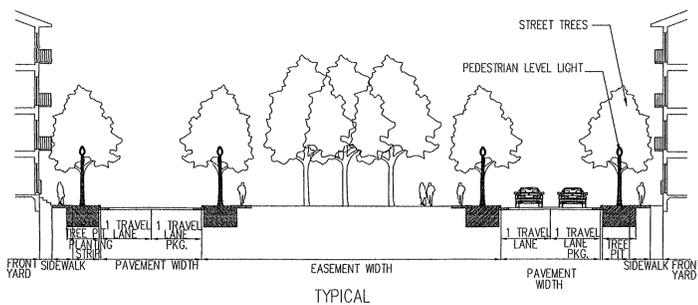
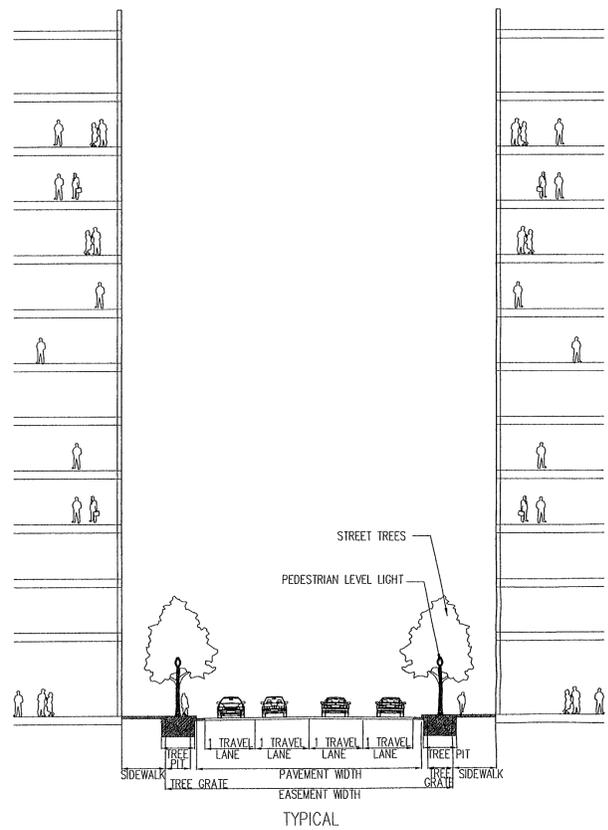
URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-8080



CDPA NOTES
DULLES STATION AT DULLES CORNER HOTELS
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: N/A
 DATE: FEB., 2006

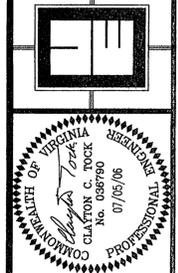
SHEET 3 OF 22
 FILE No. ZP-1158-1

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PLAN DATE	DESCRIPTION	REVISIONS
07-26-00		
08-07-00		
08-18-00		

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080



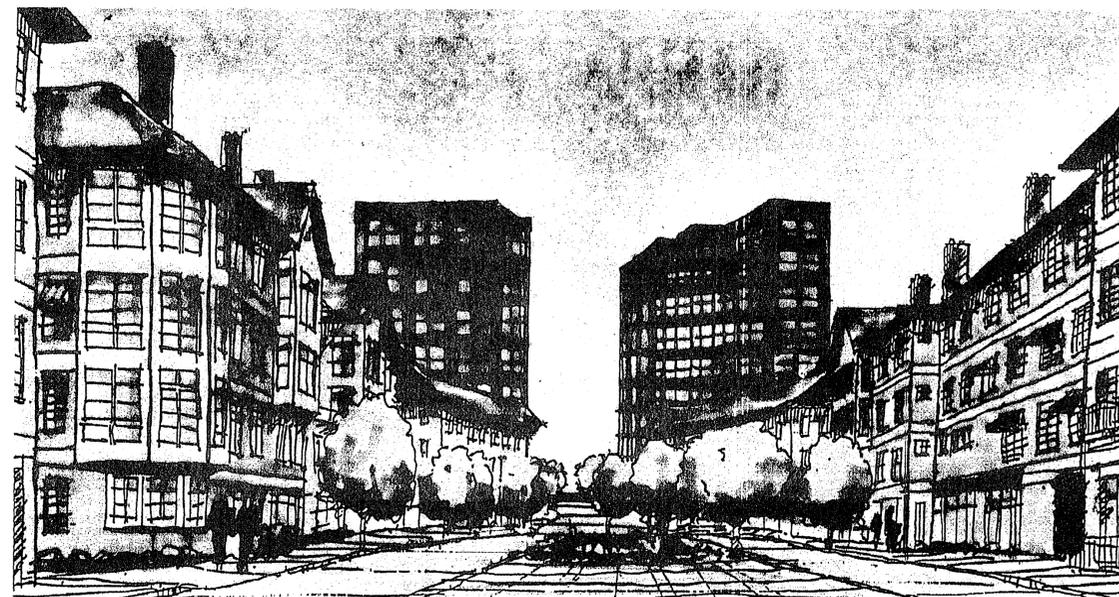
FDPA OPTION A - STREET SECTIONS
DULLES STATION AT DULLES CORNER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: JULY, 2000
SCALE: 1"=20'

PCA C-696-6/FDPA C-696-3 JDM
APPLICATION NO. _____ STAFF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/19/06
SEE PROFFERS DATED _____
DATE OF (BOS) (PC) APPROVAL 7/31/06
SHEET 6 OF 22
FDPA approved 7-27-06

SHEET 6 OF 22
FILE No. ZP-1158-FDP



RESIDENTIAL VIEW
(N.T.S.)



RESIDENTIAL VIEW
(N.T.S.)

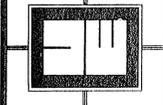
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 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) 7/19/06
 SEE PROFFERS DATED _____
 DATE OF (BOS) (PC) APPROVAL 7/31/06
 SHEET 7 OF 22
 FDPA approved 7-27-06

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE
08-07-00

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. 023446
 2/18/00
 PROFESSIONAL ENGINEER

FDPA ARCHITECTURAL RENDERINGS
DULLES STATION AT DULLES CORNER
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=20'
 DATE: JULY, 2000
 C.I. N/A

SHEET
7
OF
22
 FILE No.
ZP-1158-1

GENERAL NOTES:

- THE PROPERTY DELINEATED ON THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #15-4((1)) PARCELS 2 AND 4. THE PROPERTY IS ZONED PDC.
- THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORDS AND ADJACENT INFORMATION.
- THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM SDI, MARCH 1998.
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 - A MODIFICATION OF THE REQUIREMENTS FOR SECONDARY USES PER SECTION 6-208-5 OF THE ZONING ORDINANCE IS REQUESTED SUCH THAT THE GROSS FLOOR AREA DEVOTED TO RESIDENTIAL DWELLINGS SHALL NOT EXCEED 81 PERCENT.
 - A MODIFICATION TO THE REQUIREMENTS FOR SIDEWALKS AND TRAILS PER SECTION 8-0100 AND 8-0200 OF THE P.F.M. TO PERMIT THE OPTION TO PLACE DECORATIVE PAVERS AND/OR PATTERNED CONCRETE IN PLACE OF CONCRETE SIDEWALKS FOR ALL PUBLIC ROADS AND CONCRETE IN PLACE OF ASPHALT FOR THE 8' WIDE BIKE TRAIL ALONG FOX MILL ROAD IS HEREBY REQUESTED.
- ACCORDING TO THE FAIRFAX COUNTY TRAIL PLAN A TYPE (I) BICYCLE/ASPHALT TRAIL IS REQUIRED AT THE NORTHERN PROPERTY LINE ALONG FOX MILL ROAD. THE TRAIL WILL BE PROVIDED AS MODIFIED IN GENERAL NOTE 5 ABOVE.
- THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) HAVE BEEN COORDINATED WITH ADJACENT PROPERTY OWNERS AND WILL BE ACCOMMODATED VIA A REGIONAL DRY POND EMBANKMENT TO BE DEVELOPED ON SITE. THE POND IS SUBJECT TO FURTHER ENGINEERING AND DESIGN AND MAY BE ALTERED IN SIZE OR SHAPE.
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING [UNDERGROUND] UTILITY EASEMENTS OF 25' OR MORE IN WIDTH ON THE SITE.
- INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
- SIDEWALKS WITHIN RESIDENTIAL DEVELOPMENT PARCELS SHALL BE PROVIDED PER THE FAIRFAX COUNTY PFM, SECTION 8000 REQUIREMENTS UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 5 ABOVE.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
- THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE THE SITE BOUNDARY UNLESS NOTED OTHERWISE ON PLAN AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL DESIGN, ENGINEERING, AND LOCATION OF PROPOSED UTILITIES PER PARAGRAPH 4, SECTION 16-403 OF THE ZONING ORDINANCE.
- ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 5 ABOVE. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7, OR AS OTHERWISE AGREED.
- THE PROPOSED RESIDENTIAL BUILDINGS ARE PLANNED TO BE SERVED BY ELEVATORS AND AS SUCH WILL BE EXEMPT FROM PROVIDING AFFORDABLE DWELLING UNITS. IN THE EVENT THE RESIDENTIAL BUILDINGS ARE CONSTRUCTED WITHOUT ELEVATORS, AFFORDABLE DWELLING UNITS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2-800 OF THE ZONING ORDINANCE. THE NUMBER OF ADUs SHALL BE ESTABLISHED AT THE TIME OF FINAL SITE PLAN.
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED SHALL BE ADJUSTED BASED ON ACTUAL NUMBER OF UNITS AND /OR SQUARE FOOTAGE CONSTRUCTED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING. ON SITE PARKING MAY BE LOCATED ON THE SURFACE, WITHIN THE BUILDING FOOTPRINT, AND/OR IN PARKING GARAGES.
- IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF UNITS IN EACH BUILDING MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION HEREIN AND TO REDUCE THE NUMBER OF PARKING SPACES. ANY STAIRS AND STOOPS SHOWN ON THE FDPA ARE FOR ILLUSTRATIVE PURPOSES ONLY; THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED. MODIFICATION SHALL NOT REDUCE THE PERIMETER BUILDING SETBACKS FROM PROPERTY LINES SHOWN ON THE FDPA.
- ADDITIONAL SITE FEATURES SUCH AS ENTRANCE SIGNS, LIGHTS AND/OR WALLS REPRESENTED HEREON MAY BE PROVIDED. STREET AND PEDESTRIAN LIGHT LOCATIONS MAY VARY WITH FINAL ENGINEERING.

- THE PRIMARY USES OF OFFICE BUILDINGS AND OFFICE-CAMPUS BUILDINGS SHALL BE OFFICE AND/OR ESTABLISHMENTS FOR SCIENTIFIC RESEARCH AND DEVELOPMENT, TRAINING, AND DATA CENTERS. OTHER USES, INCLUDING BUSINESS SERVICE AND SUPPLY ESTABLISHMENTS, EATING ESTABLISHMENTS, DAY CARE, FINANCIAL INSTITUTIONS, PERSONAL SERVICE ESTABLISHMENTS, RETAIL SALES ESTABLISHMENTS, BANKS, FAST FOOD RESTAURANTS MAY BE PROVIDED IF SAID USES ARE APPROVED ON THE FDPA. NO FREE STANDING RETAIL OR DRIVE-THROUGH RETAIL SHALL BE PERMITTED. THIS LIST OF PERMITTED USES SHALL NOT PROHIBIT THE PROPERTY OWNER FROM SEEKING SPECIAL EXCEPTION OR SPECIAL PERMIT APPROVAL, OR CONCEPTUAL DEVELOPMENT AMENDMENT TO MODIFY THE PERMITTED USES.
- A DETAILED LANDSCAPE PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S) WHICH SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING FEATURES REPRESENTED HEREON SUBJECT TO FINAL ENGINEERING AND DESIGN.
- THE PRIMARY USE OF BUILDINGS G-K SHALL BE RESIDENTIAL. A COMMERCIAL COMPONENT (WHICH MAY INCLUDE BUT NOT LIMITED TO EATING ESTABLISHMENTS AND RETAIL SALES OR AS OTHERWISE STATED AS SECONDARY USES IN THE ZONING ORDINANCE) MAY BE PROVIDED AS AN ACCESSORY USE. THIS LIST OF PERMITTED USES SHALL NOT PROHIBIT THE PROPERTY OWNER FROM SEEKING SPECIAL EXCEPTION, OR SPECIAL PERMIT APPROVAL, OR A CONCEPTUAL DEVELOPMENT AMENDMENT TO MODIFY THE PERMITTED USES.
- RECREATIONAL FACILITIES FOR THE RESIDENTIAL USES SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - THREE (3) SWIMMING POOLS.
 - A COMMUNITY CENTER WITH EXERCISE FACILITIES, BUSINESS CENTER AND A MEETING ROOM.
 - PASSIVE RECREATION AREA (S) TO BE UTILIZED FOR RECREATIONAL ACTIVITIES, SUCH AS, SEATING AREAS, FORMAL GARDENS, PICNIC AREAS, ETC.
- THE FINAL LOCATION OF THE INTERPRETIVE STATIONS SHOWN IN THE AREA TO BE DEDICATED TO THE BOARD OF SUPERVISORS WILL BE DETERMINED FOLLOWING FINAL ENGINEERING.

SITE TABULATIONS:

EXISTING SITE AREA (G.S.A.)	63.12169 AC. (2,749,580.816 S.F.)
EXISTING ZONE	PDC
PROPOSED ZONE	PDC
MAXIMUM F.A.R.	1.5
PROPOSED F.A.R.	.99
OPEN SPACE REQUIRED (15% OF G.S.A.)	407,250 S.F.
OPEN SPACE PROVIDED (23.0% OF G.S.A.)	624,450 S.F.

	PROPOSED USE	LAND AREA ACRES	LAND AREA SQ. FT.	GROSS FLOOR AREA PROPOSED	PROPOSED F.A.R.
LAND BAY I	OFFICE	12.64	550,800	1,080,000.00	1.96
LAND BAY II	RESIDENTIAL	18.58	809,185	1,210,000.00	1.50
LAND BAY III	OFFICE	4.43	192,800	180,000.00	0.93
LAND BAY IV	OFFICE	7.45	324,600	245,000.00	0.75
LAND BAY V	DEDICATION TO BOARD OF SUPERVISORS FOR REGIONAL S.W.M. POND & PARK	12.14	528,820	-----	-----
LAND BAY VI	DEDICATION TO BOARD OF SUPERVISORS FOR TRANSIT PARKING	3.02	131,551	-----	-----
OTHER	R.O.W., ETC.	4.86	211,824.80	-----	-----
	TOTAL	63.12	2,749,580.8	2,715,000.00	0.99

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

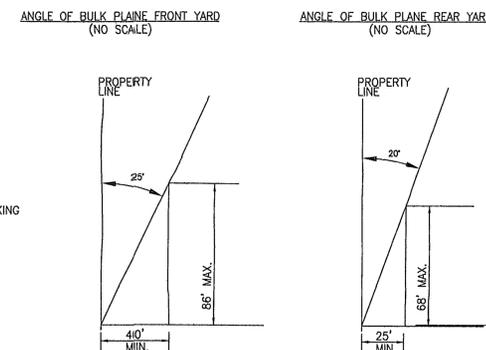
- SHOWN ON PLAN.
 - SHOWN ON PLAN.
 - REFER TO THE SITE TABULATIONS.
 - SHOWN ON PLAN.
 - SHOWN ON PLAN.
 - SHOWN ON PLAN. SEE GENERAL NOTE 3.
 - SHOWN ON PLAN.
 - REFER TO PROPOSED USE TABULATIONS.
 - SHOWN ON PLAN.
 - REFER TO NOTES SHEET
 - SHOWN ON PLAN.
 - SHOWN ON PLAN.
 - SHOWN ON PLAN.
 - SHOWN ON THE LANDSCAPE PLAN. SEE THE EXISTING VEGETATION MAP.
 - THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON THE PROPERTY.
 - SHOWN ON PLAN. SEE GENERAL NOTES 7 AND 9.
 - SHOWN ON PLAN. SEE GENERAL NOTE 8.
 - SEE GENERAL NOTE 9.
 - APPROXIMATE 100 YR. FLOOD PLAIN AND E.Q.C. ARE DELINEATED AS SHOWN ON THE PLAN. THERE ARE NO KNOWN RESOURCE PROTECTION AREAS FOR THIS SITE.
 - DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
- REFER TO THE SITE TABULATIONS.
- TO BE SUBMITTED WITH THIS PLAN.
- ARCHITECTURAL SKETCHES WILL BE SUBMITTED AT A LATER DATE.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
- SEE GENERAL NOTE 5.
- TO BE SUBMITTED WITH THIS PLAN.
- N/A

PROPOSED USE:

PROPOSED USE	BUILDING	STORY	GSF	DU	PARKING SPACES (REQUIRED)	PROVIDED
LAND BAY (I)						
**OFFICE	A	6 (86' max)	182,000.00	-----	-----	-----
**OFFICE	B	12 (200' max)	358,000.00	-----	-----	-----
**OFFICE	C	6 (86' max)	182,000.00	-----	-----	-----
**OFFICE	D	12 (200' max)	358,000.00	-----	-----	-----
**PARKING STRUCTURE	E	8 (75' max)	-----	-----	1,404	1,890
**PARKING STRUCTURE	F	8 (75' max)	-----	-----	1,404	1,890
SUBTOTAL			1,080,000.00	-----	2,808	3,780
LAND BAY (II)						
***RESIDENTIAL	G	6 (80' max)	235,000.00	212	-----	-----
**PARKING STRUCTURE	G1	6 (80' max)	-----	-----	340	360
***RESIDENTIAL	H	6 (80' max)	220,000.00	200	-----	-----
**PARKING STRUCTURE	H1	6 (80' max)	-----	-----	320	340
***RESIDENTIAL	I	6 (80' max)	240,000.00	218	-----	-----
**PARKING STRUCTURE	I1	6 (80' max)	-----	-----	350	370
***RESIDENTIAL	J	6 (80' max)	237,000.00	215	-----	-----
**PARKING STRUCTURE	J1	6 (80' max)	-----	-----	344	360
***RESIDENTIAL	K	6 (80' max)	278,000.00	250	-----	-----
**PARKING STRUCTURE	K1	6 (80' max)	-----	-----	400	420
SUBTOTAL			1,210,000.00	1095	1,754	1,850
LAND BAY (III)						
**OFFICE	L	6 (86' max)	180,000.00	-----	468	-----
**PARKING STRUCTURE	M	6 (60' MAX)	-----	-----	-----	586
SURFACE PARKING						124
SUBTOTAL			180,000.00	-----	468	710
LAND BAY (IV)						
**OFFICE	N	6 (86' max)	125,000.00	-----	325	-----
**PARKING STRUCTURE	O	5 (50' max)	-----	-----	-----	720
**OFFICE	P	6 (86' max)	120,000.00	-----	312	-----
SURFACE PARKING						228
SUBTOTAL			245,000.00	-----	637	948

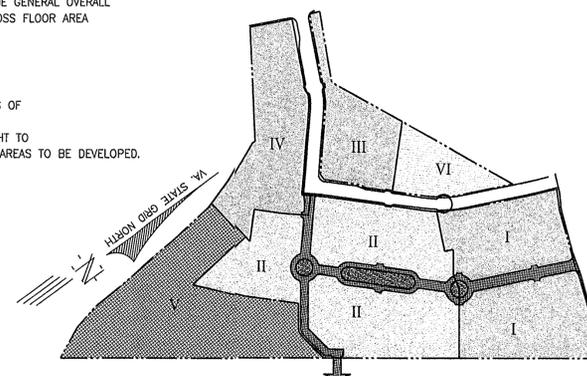
- THE TOTAL AREA OF THIS FINAL DEVELOPMENT PLAN CONSISTS OF APPROXIMATELY 63.12 ACRES AND IS REPRESENTED AS SIX LAND BAYS IN ACCORDANCE WITH THE CONCEPTUAL DEVELOPMENT PLAN AMENDMENT. IF AN AMENDMENT TO ANY PORTION OF THIS FDPA BECOMES NECESSARY AT A LATER DATE THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT SECTION AFFECTED BY SUCH AMENDMENT FOR PLANNING COMMISSION REVIEW AND APPROVAL.
- THE TOTAL GROSS FLOOR AREA SHALL NOT EXCEED 2,715,000.00 SQUARE FEET WITHIN THIS FINAL DEVELOPMENT PLAN. THE FLOOR AREA OF BUILDINGS, NUMBER OF FLOORS, HEIGHTS, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS AND PLAZA AREAS MAY VARY AS A RESULT OF FINAL ARCHITECTURAL DESIGN AND ENGINEERING PROVIDED THAT THE TOTAL FLOOR AREA, NUMBER OF FLOORS AND MAXIMUM HEIGHT, IN FEET, FOR THE LAND BAY WILL NOT BE EXCEEDED. THE LOCATION OF TRAILS, CROSSWALKS, AND UTILITIES ARE ALSO SUBJECT TO CHANGE AT FINAL ENGINEERING AND DESIGN. THE APPLICANT RESERVES THE RIGHT TO BUILD A LESSER AMOUNT OF GROSS FLOOR AREA, NUMBER OF FLOORS AND/OR RELATED ACCESSORY PARKING THAN THAT REPRESENTED HEREON.
- THE APPLICANT RESERVES THE RIGHT TO CONSOLIDATE BUILDING FOOTPRINTS OR ALTERNATIVELY TO SPLIT APART BUILDINGS INTO SEPARATE FOOTPRINTS WITHIN LAND BAYS, PROVIDED THE GROSS SQUARE FOOTAGE AND MAXIMUM HEIGHT FOR EACH LAND BAY ARE NOT EXCEEDED AND OPEN SPACE FOR THE ENTIRE SITE IS NOT DIMINISHED.
- THE HEIGHT AND NUMBER OF FLOORS OF BUILDINGS A-D MAY CHANGE WITH FINAL DESIGN AND ENGINEERING BUT SHALL NOT EXCEED THE NUMBER OF FLOORS OR MAXIMUM HEIGHT (IN FEET) LISTED HEREIN. THE TOTAL SQUARE FOOTAGE OF LAND BAY I SHALL NOT EXCEED 1,080,000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED IN THE ZONING ORDINANCE BUT MAY BE LESS OR PERMITTED/CONSTRUCTED IN A PHASED MANNER.
- PARKING STRUCTURES MAY BE PHASED FOR HORIZONTAL AND/OR VERTICAL EXPANSION PROVIDED THAT THE MAXIMUM HEIGHT (IN FEET) AND NUMBER OF LEVELS LISTED HEREIN IS NOT EXCEED IN ANY PHASE. THE FOOTPRINTS, NUMBER OF SPACES, NUMBER OF LEVELS, AND HEIGHT (IN FEET) MAY BE LESS THAN THAT LISTED HEREIN. ALTERNATIVELY APPLICANT MAY ELECT TO INCREASE THE NUMBER OF SPACES BY CONSTRUCTING ONE OR MORE LEVELS OF BELOW GRADE PARKING. SUCH BELOW GRADE PARKING MAY BE IN ADDITION TO THE MAXIMUM NUMBER OF LEVELS, SPACES OR HEIGHT LISTED HEREIN.
- THE BUILDINGS AND/OR PARKING STRUCTURES MAY BE SPLIT APART INTO SEPARATE FOOTPRINTS, AND/OR THE HEIGHT AND/OR THE NUMBER OF FLOORS OF BUILDINGS L, N, AND P MAY CHANGE FOR LAND BAY III AND IV DEPENDING ON MARKET CONDITIONS, FINAL DESIGN, AND/OR ENGINEERING. HOWEVER, THE SQUARE FOOTAGE SHALL NOT EXCEED 425,000.00 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED IN THE ZONING ORDINANCE AND NUMBER OF FLOORS AND THE HEIGHT, IN FEET, SHALL NOT EXCEED THE MAXIMUM ALLOWED HEREIN BUT MAY BE LESS, OR PERMITTED/CONSTRUCTED IN A PHASED MANNER.
- THE RESIDENTIAL BUILDINGS AND/OR PARKING GARAGES OF LAND BAY II MAY BE DIVIDED INTO SEPARATE SMALLER BUILDINGS, WITH FEWER FLOORS, WITH THE SAME GENERAL OVERALL FOOTPRINTS REPRESENTED HEREIN PROVIDED THAT THE OVERALL RESIDENTIAL GROSS FLOOR AREA DOES NOT EXCEED THE VALUES REPRESENTED HEREIN, BUT MAY BE LESS. THESE BUILDINGS MAY BE PERMITTED/CONSTRUCTED IN A PHASED MANNER.
- THE FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. ADDITIONAL PARKING SPACES IN EXCESS OF THE ZONING ORDINANCE REQUIREMENTS MAY BE PROVIDED BASED ON THE FINAL DESIGN, ENGINEERING AND EXPECTED USERS. THE APPLICANT RESERVES THE RIGHT TO SURFACE PARK LAND BAY I, III, AND IV UNTIL GARAGED PARKING IS REQUIRED IN AREAS TO BE DEVELOPED.

BULK PLANE ILLUSTRATIVE:



- NOTE:
- BULK PLANE REGULATIONS FROM SECTION 4-307 OF THE ZONING ORDINANCE.
 - A 40' MINIMUM FRONT YARD REQUIREMENT WILL BE PROVIDED UNLESS OTHERWISE NOTED ON PLAN.
 - A 25' MINIMUM REAR YARD REQUIREMENT WILL BE PROVIDED UNLESS OTHERWISE NOTED ON PLAN.
 - THERE ARE NO SIDE YARD REQUIREMENTS

LAND BAY LEGEND:



FOR ILLUSTRATIVE PURPOSES ONLY!

PLAN DATE: 07-10-00, 07-28-00, 08-18-00

REVISIONS: No. DATE DESCRIPTION

PCA C-696/FDPA C-696-3

APPLICATION NO. _____ STAFF JDM

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP) 7/19/06

SEE PROFESSORS DATED 7/19/06

DATE OF (BOS) (PC) APPROVAL 7/31/06

SHEET 8 OF 22

FDPA approved 7-27-06

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

7712 LITTLE RIVER TURNPIKE

ANNANDALE, VIRGINIA 22003 (703) 642-0800

STATE OF VIRGINIA

CLAYTON C. TOOK

No. 068990

07/05/06

PROFESSIONAL ENGINEER

FDPA OPTION A - FDPA NOTES

DULLES STATION AT DULLES CORNER

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: N/A

DATE: JULY, 2000

C.I. N/A

SHEET 8 OF 22

FILE No. ZP-1158-FDP

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

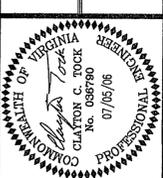
1. A. SHOWN ON PLAN.
B. SHOWN ON PLAN.
C. REFER TO THE SITE TABULATIONS.
D. SHOWN ON PLAN.
E. SHOWN ON PLAN.
F. SHOWN ON PLAN. SEE GENERAL NOTE 3.
G. SHOWN ON PLAN.
H. REFER TO PROPOSED USE TABULATIONS.
I. SHOWN ON PLAN.
J. REFER TO NOTES SHEET
K. SHOWN ON PLAN.
L. SHOWN ON PLAN.
M. SHOWN ON PLAN.
N. SHOWN ON THE LANDSCAPE PLAN. SEE THE EXISTING VEGETATION MAP.
O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON THE PROPERTY.
P. SHOWN ON PLAN. SEE GENERAL NOTES 7 AND 9.
Q. SHOWN ON PLAN. SEE GENERAL NOTE 8.
R. SEE GENERAL NOTE 9.
S. APPROXIMATE 100 YR. FLOOD PLAIN AND E.Q.C. ARE DELINEATED AS SHOWN ON THE PLAN. THERE ARE NO KNOWN RESOURCE PROTECTION AREAS FOR THIS SITE.
T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. REFER TO THE SITE TABULATIONS.
3. TO BE SUBMITTED WITH THIS PLAN.
4. ARCHITECTURAL SKETCHES WILL BE SUBMITTED AT A LATER DATE.
5. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
6. SEE GENERAL NOTE 5.
7. TO BE SUBMITTED WITH THIS PLAN.
8. N/A

1. THE TOTAL AREA OF THIS FINAL DEVELOPMENT PLAN CONSISTS OF APPROXIMATELY 63.12 ACRES AND IS REPRESENTED AS SIX LAND BAYS IN ACCORDANCE WITH THE CONCEPTUAL DEVELOPMENT PLAN AMENDMENT. IF AN AMENDMENT TO ANY PORTION OF THIS FDPA BECOMES NECESSARY AT A LATER DATE THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT SECTION AFFECTED BY SUCH AMENDMENT FOR PLANNING COMMISSION REVIEW AND APPROVAL.
 2. THE TOTAL GROSS FLOOR AREA SHALL NOT EXCEED 2,715,000.00 SQUARE FEET WITHIN THIS FINAL DEVELOPMENT PLAN. THE FLOOR AREA OF BUILDINGS, NUMBER OF FLOORS, HEIGHTS, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS AND PLAZA AREAS MAY VARY AS A RESULT OF FINAL ARCHITECTURAL DESIGN AND ENGINEERING PROVIDED THAT THE TOTAL FLOOR AREA, NUMBER OF FLOORS AND MAXIMUM HEIGHT, IN FEET, FOR THE LAND BAY WILL NOT BE EXCEEDED. THE LOCATION OF TRAILS, CROSSWALKS, AND UTILITIES ARE ALSO SUBJECT TO CHANGE AT FINAL ENGINEERING AND DESIGN. THE APPLICANT RESERVES THE RIGHT TO BUILD A LESSER AMOUNT OF GROSS FLOOR AREA, NUMBER OF FLOORS AND/OR RELATED ACCESSORY PARKING THAN THAT REPRESENTED HEREON.
 3. THE APPLICANT RESERVES THE RIGHT TO CONSOLIDATE BUILDING FOOTPRINTS OR ALTERNATIVELY TO SPLIT APART BUILDINGS INTO SEPARATE FOOTPRINTS WITHIN LAND BAYS, PROVIDED THE GROSS SQUARE FOOTAGE AND MAXIMUM HEIGHT FOR EACH LAND BAY ARE NOT EXCEEDED AND OPEN SPACE FOR THE ENTIRE SITE IS NOT DIMINISHED.
- * THE HEIGHT AND NUMBER OF FLOORS OF BUILDINGS A-D MAY CHANGE WITH FINAL DESIGN AND ENGINEERING BUT SHALL NOT EXCEED THE NUMBER OF FLOORS OR MAXIMUM HEIGHT (IN FEET) LISTED HEREIN. THE TOTAL SQUARE FOOTAGE OF LAND BAY I SHALL NOT EXCEED 1,080,000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED IN THE ZONING ORDINANCE BUT MAY BE LESS OR PERMITTED/CONSTRUCTED IN A PHASED MANNER.
- ** PARKING STRUCTURES MAY BE PHASED FOR HORIZONTAL AND/OR VERTICAL EXPANSION PROVIDED THAT THE MAXIMUM HEIGHT (IN FEET) AND NUMBER OF LEVELS LISTED HEREIN IS NOT EXCEED IN ANY PHASE. THE FOOTPRINTS, NUMBER OF SPACES, NUMBER OF LEVELS, AND HEIGHT (IN FEET) MAY BE LESS THAN THAT LISTED HEREIN. ALTERNATELY, APPLICANT MAY ELECT TO INCREASE THE NUMBER OF SPACES BY CONSTRUCTING ONE OR MORE LEVELS OF BELOW GRADE PARKING. SUCH BELOW GRADE PARKING MAY BE IN ADDITION TO THE MAXIMUM NUMBER OF LEVELS, SPACES OR HEIGHT LISTED HEREIN.
- *** THE BUILDINGS AND/OR PARKING STRUCTURES MAY BE SPLIT APART INTO SEPARATE FOOTPRINTS, AND/OR THE HEIGHT AND/OR THE NUMBER OF FLOORS OF BUILDINGS L, N, AND P MAY CHANGE FOR LAND BAY III AND IV DEPENDING ON MARKET CONDITIONS, FINAL DESIGN, AND/OR ENGINEERING. HOWEVER, THE SQUARE FOOTAGE SHALL NOT EXCEED 425,000.00 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED IN THE ZONING ORDINANCE AND NUMBER OF FLOORS AND THE HEIGHT, IN FEET, SHALL NOT EXCEED THE MAXIMUM ALLOWED HEREIN BUT MAY BE LESS, OR PERMITTED/CONSTRUCTED IN A PHASED MANNER.
- **** THE RESIDENTIAL BUILDINGS AND/OR PARKING GARAGES OF LAND BAY II MAY BE DIVIDED INTO SEPARATE SMALLER BUILDINGS, WITH FEWER FLOORS, WITH THE SAME GENERAL OVERALL FOOTPRINTS REPRESENTED HEREIN PROVIDED THAT THE OVERALL RESIDENTIAL GROSS FLOOR AREA DOES NOT EXCEED THE VALUES REPRESENTED HEREIN, BUT MAY BE LESS. THESE BUILDINGS MAY BE PERMITTED/CONSTRUCTED IN A PHASED MANNER.
- ++ THE FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. ADDITIONAL PARKING SPACES IN EXCESS OF THE ZONING ORDINANCE REQUIREMENTS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN, AND MAY BE PROVIDED BASED ON FINAL DESIGN, ENGINEERING, AND EXPECTED USES. THE APPLICANT RESERVES THE RIGHT TO SURFACE PARK LAND BAY I, III, AND IV UNTIL GARAGED PARKING IS REQUIRED IN AREAS TO BE DEVELOPED.

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE

PLAN DATE
02-07-06
03-07-06
03-30-06
07-05-06

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-8080



FDPA OPTION B - FDPA NOTES

DULLES STATION AT DULLES CORNER HOTELS
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2006
 SCALE: N/A
 C.I. = N/A

PCA C-696-6/FDPA C-696-3 JDM

APPLICATION NO. _____ STAFF _____

APPROVED DEVELOPMENT PLAN

(DP) ((GDP)) (CDP) (FDP) 7/19/06

SEE PROFFERS DATED _____

DATE OF (BOS) (PC) APPROVAL 7/31/06

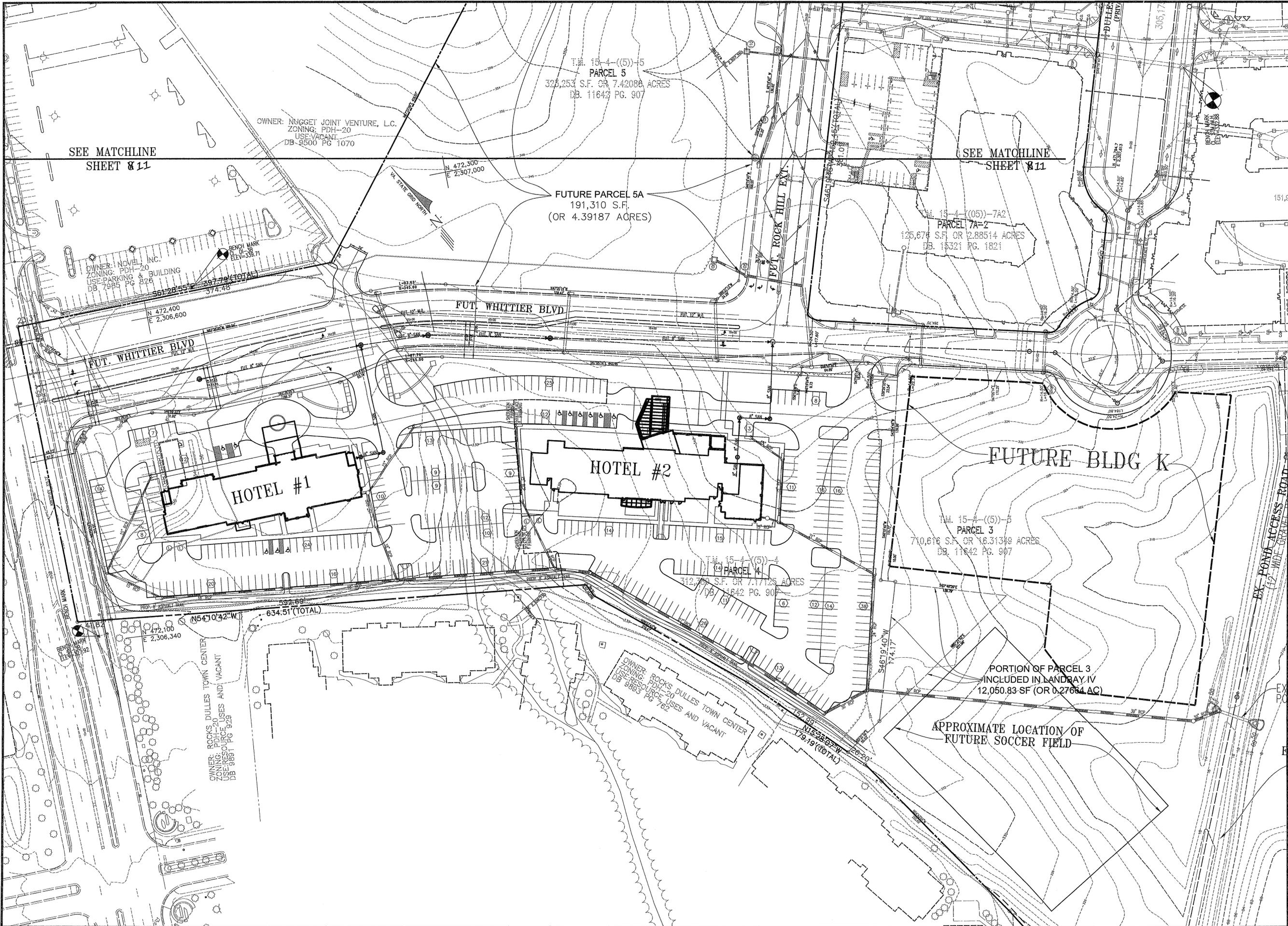
SHEET 9 OF 22

FDPA approved 7/27/06

SHEET
9
OF
22

FILE No.
ZP-1158-1

MA:JasDulles Station\FDP-CDP\FDPA-CDPA-Hotel\PCA-1158-1-base.dwg, 07/06/2006 08:29:33 AM



SEE MATCHLINE
SHEET 811

SEE MATCHLINE
SHEET 811

OWNER: NUGGET JOINT VENTURE, L.C.
ZONING: PDH-20
USE: VACANT
DB: 8500 PG 1070

T.M. 15-4-(5)-5
PARCEL 5
325,253 S.F. OR 7.42088 ACRES
DB: 11642 PG. 907

FUTURE PARCEL 5A
191,310 S.F.
(OR 4.39187 ACRES)

T.M. 15-4-(05)-7A2
PARCEL 7A-2
125,676 S.F. OR 2.88514 ACRES
DB: 16321 PG. 1821

T.M. 15-4-(5)-3
PARCEL 3
710,616 S.F. OR 16.31348 ACRES
DB: 11642 PG. 907

T.M. 15-4-(5)-4
PARCEL 4
112,714 S.F. OR 2.57125 ACRES
DB: 11642 PG. 907

FUTURE BLDG K

PORTION OF PARCEL 3
INCLUDED IN LANDRAY IV
12,050.83 SF (OR 0.27664 AC)

APPROXIMATE LOCATION OF
FUTURE SOCCER FIELD

OWNER: ROCKS DULLES TOWN CENTER
ZONING: PDH-20
USE: RESOURCE USES AND VACANT
DB: 8631 PG 323

OWNER: ROCKS DULLES TOWN CENTER
ZONING: PDH-20
USE: RESOURCE USES AND VACANT
DB: 8631 PG 762

CDPA / FDPA OPTION B - SITE PLAN

DULLES' APPLICATION NO. **FDPA C-696-07** STAFF **JDM**

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (GDP) (FDP) 7/19/06

SEE PROFFERS DATED

DATE OF (BOS) (PC) APPROVAL 7/31/06

SHEET 10 OF 22

FILE No. ZP-1158-1

SCALE: 1"=50'

DATE: 07-05-06

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

PROFESSIONAL ENGINEER No. 07/05/06

CONTRACT NO. 07/05/06

STATE OF VIRGINIA

CLAYTON C. ROCKE No. 036790

7/19/06

M:\Jobs\Dulles Station\FDP-CDP\FDA-CDPA-Hotel\PCA-1158-1-base.dwg, 07/06/2006 08:30:44 AM

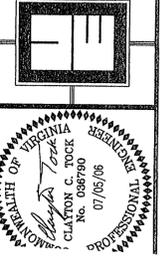


PARCEL 200,000 SF

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE

PLAN DATE
02-07-06
03-07-06
06-15-06
07-07-06

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-8080



CDPA / I
DULLES STA
 APPLICATION NO. JDM
 STAFF
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 DATE OF PROFFERS DATED 7/19/06
 DATE OF (E)S (PC) APPROVAL 7/31/06
 SHEET 11 OF 22
 FDP approved 7-27-06

FILE No.
ZP-1158-1

SEE MATCHLINE
SHEET 13

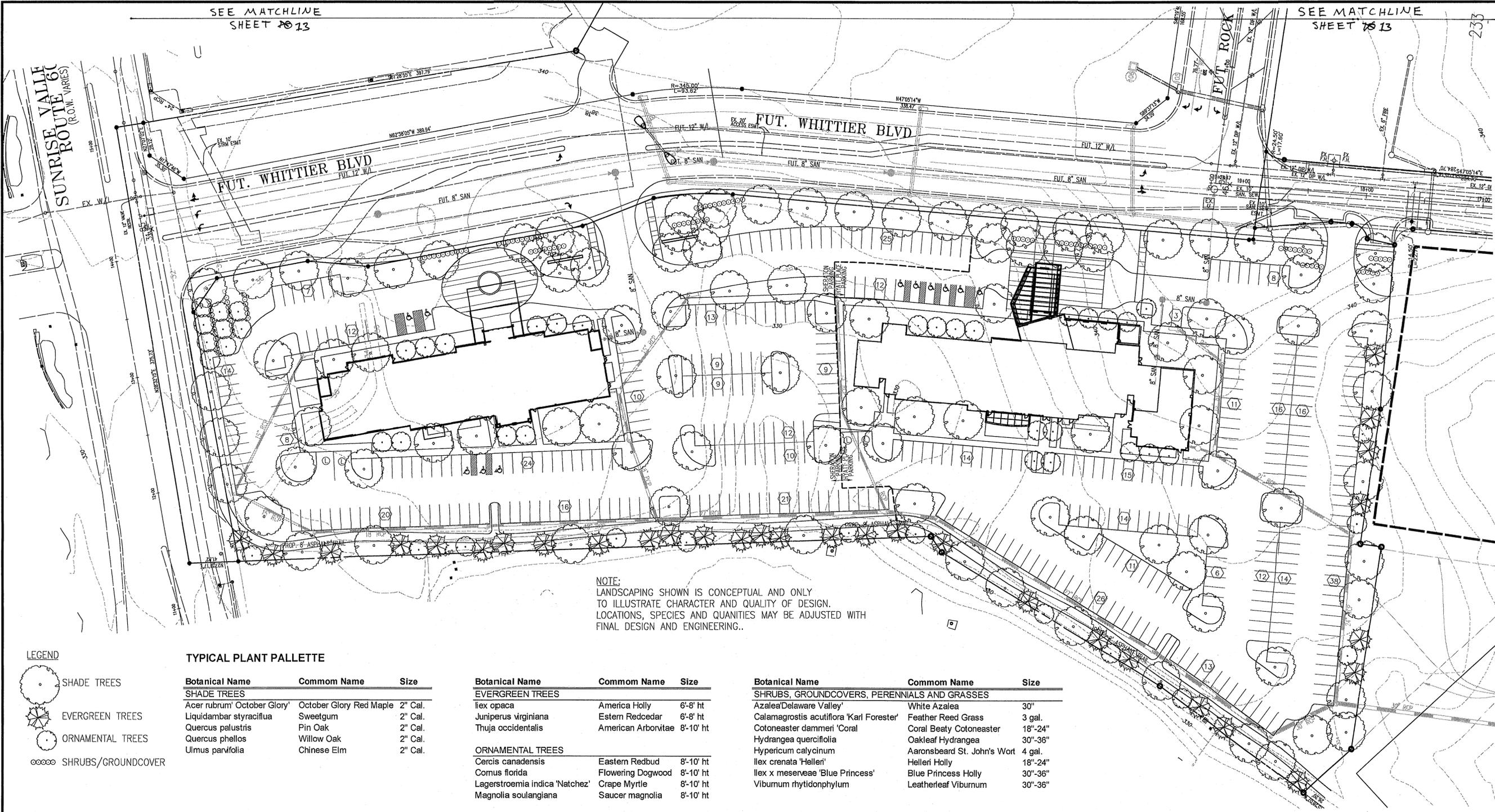
SEE MATCHLINE
SHEET 13

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
02-07-06				
03-30-06				
06-15-06				

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080



CDPA / FDPA / PDA / OPT 1006 - Landscape Plan
DULLES STATION AT DULLES CORNER
HOTELS
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=40'
DATE: FEB., 2006
CI: 2'



NOTE:
LANDSCAPING SHOWN IS CONCEPTUAL AND ONLY TO ILLUSTRATE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING..

- LEGEND**
- SHADE TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - SHRUBS/GROUNDCOVER

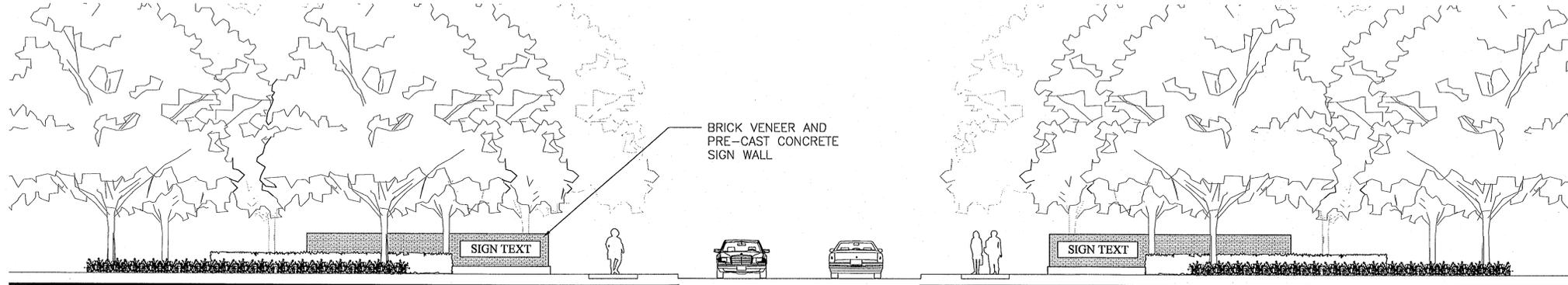
TYPICAL PLANT PALLETTE

Botanical Name	Common Name	Size
SHADE TREES		
Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal.
Liquidambar styraciflua	Sweetgum	2" Cal.
Quercus palustris	Pin Oak	2" Cal.
Quercus phellos	Willow Oak	2" Cal.
Ulmus parvifolia	Chinese Elm	2" Cal.

Botanical Name	Common Name	Size
EVERGREEN TREES		
Ilex opaca	American Holly	6'-8' ht
Juniperus virginiana	Eastern Redcedar	6'-8' ht
Thuja occidentalis	American Arborvitae	8'-10' ht

Botanical Name	Common Name	Size
ORNAMENTAL TREES		
Cercis canadensis	Eastern Redbud	8'-10' ht
Cornus florida	Flowering Dogwood	8'-10' ht
Lagerstroemia indica 'Natchez'	Crape Myrtle	8'-10' ht
Magnolia soulangiana	Saucer magnolia	8'-10' ht

Botanical Name	Common Name	Size
SHRUBS, GROUNDCOVERS, PERENNIALS AND GRASSES		
Azalea 'Delaware Valley'	White Azalea	30"
Calamagrostis acutiflora 'Karl Forester'	Feather Reed Grass	3 gal.
Cotoneaster dammeri 'Coral'	Coral Beauty Cotoneaster	18"-24"
Hydrangea quercifolia	Oakleaf Hydrangea	30"-36"
Hypericum calycinum	Aaronsbeard St. John's Wort	4 gal.
Ilex crenata 'Heller'	Helleri Holly	18"-24"
Ilex x meserveae 'Blue Princess'	Blue Princess Holly	30"-36"
Viburnum rhytidophyllum	Leatherleaf Viburnum	30"-36"



ENTRANCE FEATURE ELEVATION

SCALE: 1/8"=1'-0"

NOTE:
ENTRANCE FEATURE IS FOR GENERAL DEPICTION ONLY, SUBJECT TO FINAL DESIGN

TREE CANOPY COVER REQUIREMENT

GROSS SITE AREA	312,200 SF
BUILDING FOOTPRINT AREA (DEDUCTION)	27,142 SF
ADJUSTED GROSS AREA	285,058 SF
TREE CANOPY COVER REQUIRED (000x10%)	28,506 SF
TREE CANOPY COVER PROVIDED:	
LANDSCAPE PROVIDED	28,700 SF
TREE SAVE AREA (0 SF x 1.25)	0 SF
TOTAL	28,700 SF

PCA C-696-6/FDPA C-696-3
APPLICATION NO. _____ STAFF JDM
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/19/06
SEE PROFFERS DATED 7/19/06 114
DATE OF (BOS) (PC) APPROVAL 7/31/06
SHEET 12 OF 22
FDPA approved 7-27-06

SHEET 12 OF 22
FILE No. ZP-1158-1



SEE MATCHLINE
SHEET 812

SEE MATCHLINE
SHEET 812

OWNER: NUGGET JOINT VENTURE, L.C.
ZONING: PDH-20
USE: VAGANT
DB-9500 PG 1070

T.M. 15-4--(5)-5
PARCEL 5
325,253 S.F. OR 7.42086 ACRES
DB. 11642 PG. 907

FUTURE PARCEL 5A
191,310 S.F.
(OR 4.39187 ACRES)

FUTURE PARCEL 5B
131,942 S.F.
(OR 3.02897 ACRES)

OWNER: NOVEL, INC.
ZONING: PDH-20
USE: PARKING & BUILDING
DB 7985 PG 826

URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8080	
PROFESSIONAL SEAL COMMONWEALTH OF VIRGINIA CLAYTON C. TOCK No. 038790 05/15/06 PROFESSIONAL	REVISION APPROVED BY DIVISION OF DESIGN REVIEW
PLANDATE 02-07-06 03-07-06 03-30-06 06-15-06	No. DATE DESCRIPTION REVBY APPROVED DATE
CRM/ISPA OPTION Δ - LANDSCAPE PLAN APPLICATION NO. JDM STAFF APPROVED DEVELOPMENT PLAN (DP) (GDP) (CDP) (FDP) SEE PROFESSIONAL DATED 7/19/06 DATE OF (BOS) / (PC) APPROVAL 7/31/06 SHEET 13 OF 22 POVA approved: 7/21/06	DULLES ST SCALE: 1"=40' FILE No. ZP-1158-1 SHEET 13 OF 22



08 HYATT PLACE EAST ELEVATION
SCALE: 1" = 20'



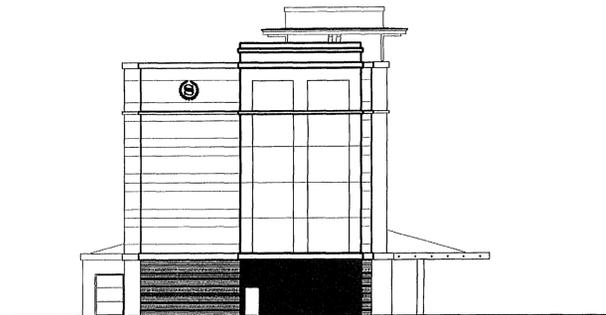
07 HYATT PLACE NORTH ELEVATION
SCALE: 1" = 20'



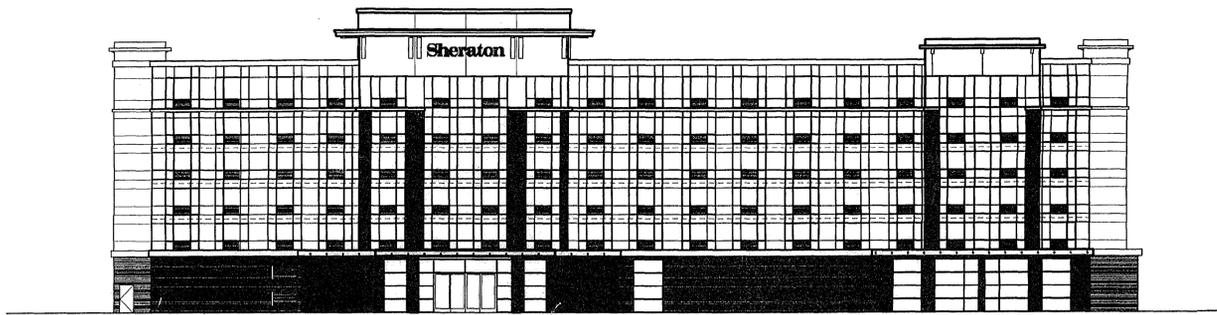
06 HYATT PLACE WEST ELEVATION
SCALE: 1" = 20'



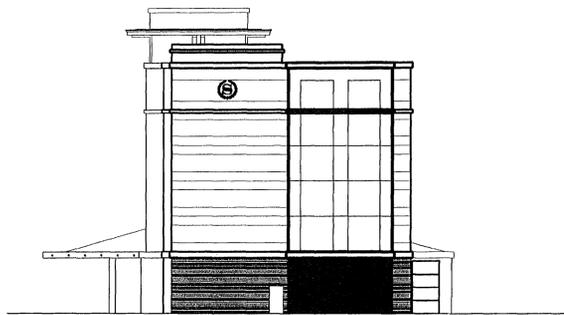
05 HYATT PLACE SOUTH ELEVATION
SCALE: 1" = 20'



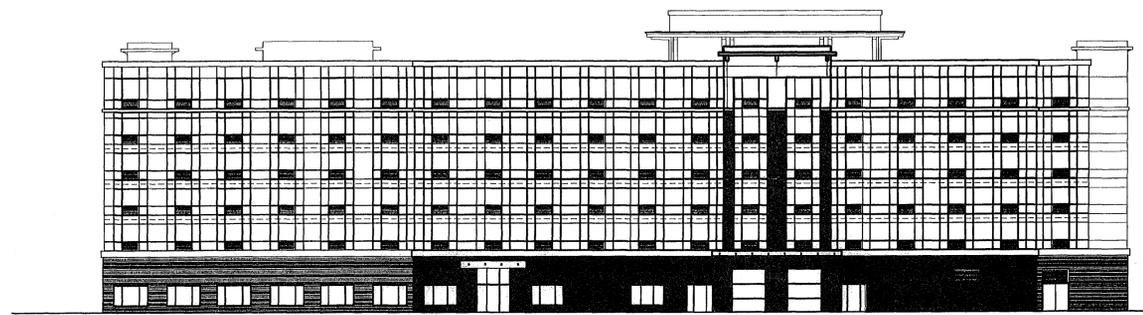
04 SHERATON EAST ELEVATION
SCALE: 1" = 20'



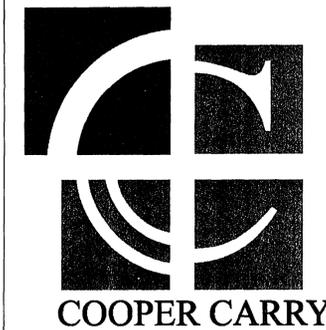
03 SHERATON NORTH ELEVATION
SCALE: 1" = 20'



02 SHERATON WEST ELEVATION
SCALE: 1" = 20'



01 SHERATON SOUTH ELEVATION
SCALE: 1" = 20'



ATLANTA WASHINGTON NEW YORK
112
SOUTH ALFRED STREET
SUITE 200
ALEXANDRIA
VIRGINIA
22314
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www.coopercarry.com

No.	Drawing Issue Description	Date

PCA C-696-6/FDPA C-696-3 JDM
APPLICATION NO. _____ STAFF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/19/06
SEE PROFFERS DATED _____
DATE OF (BOS) (PC) APPROVAL 7/31/06
SHEET 14 OF 22
FDPA approved 7/27/06

KEY PLAN

HYATT PLACE
& SHERATON AT
DULLES STATION

HERNDON, VIRGINIA

OTO DEVELOPMENT

FDPA - OPTIONS
HOTEL ELEVATIONS

Principal-in-Charge _____ Project No. _____
Project Director _____ Scale _____
Project Architect _____ Date _____
Project Designer _____

\$\$\$FILE\$\$\$
File Path _____ SHEET 14 of 22
5/24/2006 _____ ZIP - 1155-1
File Plot Date _____

A1.1

FOR ILLUSTRATIVE PURPOSES ONLY

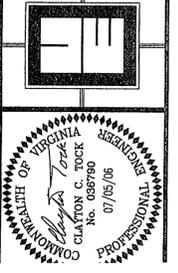
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No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE

PLAN DATE
02-07-06
03-07-06
03-30-06
06-15-06
07-05-06

URBAN ENGINEERING & ASSOC., INC.
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 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-0080



FDPA OPTION B-1
DULLES STATION
 APPLICATION NO. JDM
 STAFF
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (GDP) (FDP) 7/19/06
 SEE PROFESSIONAL DATED
 DATE OF (BOS) (PC) APPROVAL 7/31/06
 SHEET 15 OF 22
 FOR APPROVAL 7-21-06

SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT RECD
14B+	MANASSAS	FAIR	MARGINAL	GOOD	LOW	B
41B1	ROCKY LAND	MARGINAL	MARGINAL	GOOD	LOW	A
62B2	BRECKNOCK	GOOD	FAIR	GOOD	MODERATE	C

SOILS WITH IDENTIFICATION NUMBERS 59, 66, 69, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

SHEET 15 OF 22
 FILE No. ZP-1158-1

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SEE MATCHLINE
SHEET 17

SEE MATCHLINE
SHEET 17

OWNER: NNGOET JOINT VENTURE, L.C.
ZONING: PDH-20
USE: VACANT
DB 8500 PG 1070

OWNER: NNGOET JOINT VENTURE, L.C.
ZONING: PDH-20
USE: PARKING & BUILDING
DB 7985 PG 826

FUTURE PARCEL 5A
191,310 S.F.
(OR 4.3918 ACRES)

FUTURE PARCEL 5B
131,942 S.F.
(OR 3.02897 ACRES)

13-10-4-(5)-5
PARCEL 5
325,253 S.F. OR 7.42086 ACRES
DB 11842 PG. 807

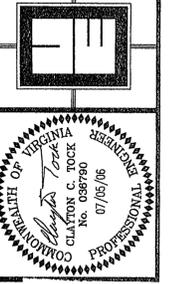
13-10-4-(05)-7A2
PARCEL 7A-2
125,674 S.F. OR 2.88514 ACRES
DB 15321 PG. 1821

13-10-4-(05)-7A1
PARCEL 7A-1
13,680 S.F. OR 2.0074 ACRES
DB 15321 PG. 1821

No.	DATE	DESCRIPTION	REVIEWED	DATE
	02-07-06			
	03-30-06			
	06-15-06			
	07-05-06			

PLAN DATE
02-07-06
03-30-06
06-15-06
07-05-06

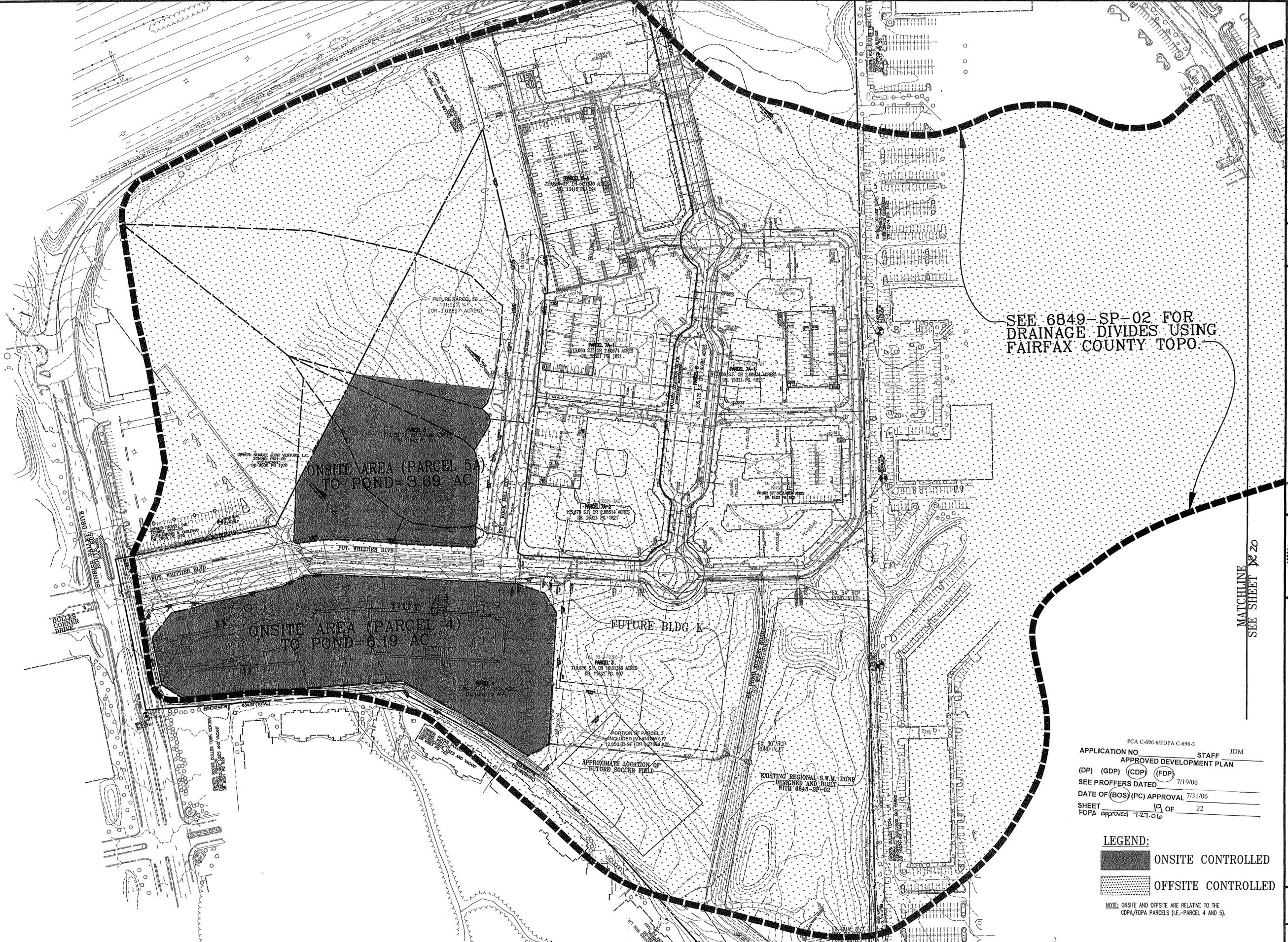
URBAN ENGINEERING & ASSOC., INC.
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7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080



FDDA OPTION B - EXISTING VEGETATION MAP
PCA C-096-6FDPA C-096-3
APPLICATION NO. JDM
STAFF
DULLES ST
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/19/06
SEE PROFESSORS DATED
DATE OF (BOS) (PC) APPROVAL 7/31/06
SHEET 18 OF 22
FDDA approved 7/21/06

SHEET 18 OF 22
FILE No. ZP-1158-1
SCALE: 1"=50'

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SEE 6849-SP-02 FOR DRAINAGE DIVIDES USING FAIRFAX COUNTY TOPO.

MATCHLINE
SEE SHEET 18 & 20

PCA C-696-6/FDPA C-696-3
APPLICATION NO. STAFF JDM
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/19/06
DATE OF (BOS) (PC) APPROVAL 7/31/06
SHEET 19 OF 22
FDPA approved 7-27-06

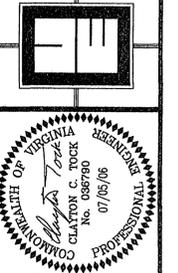
LEGEND:
[Shaded Area] ONSITE CONTROLLED
[Dotted Area] OFFSITE CONTROLLED

NOTE: ONSITE AND OFFSITE ARE RELATIVE TO THE CDPA/FDPA PARCELS (I.E.-PARCEL 4 AND 5).

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
	02-07-06			
	03-07-06			
	06-13-06			
	07-07-06			

PLAN DATE

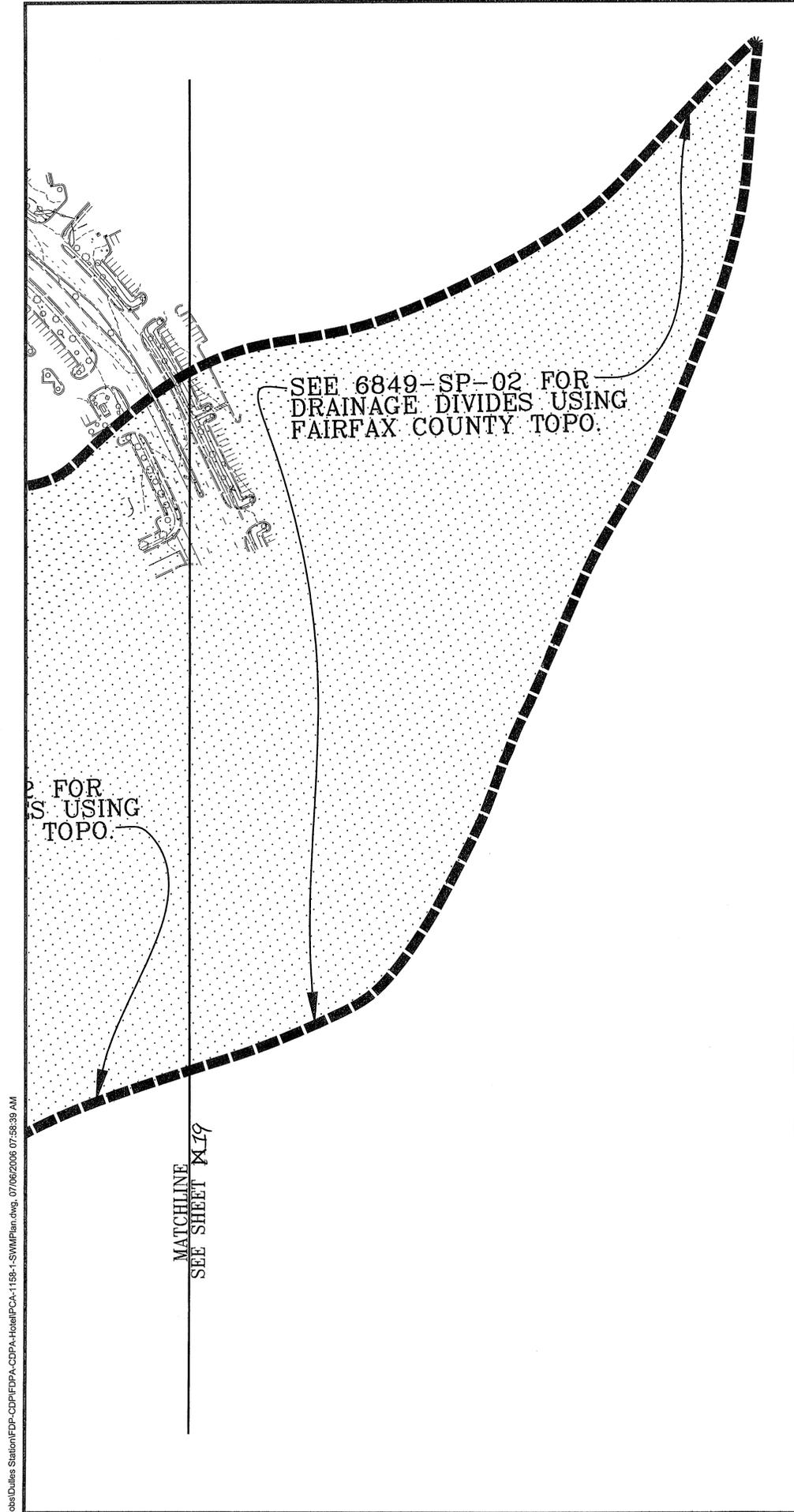
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7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080



STORMWATER MANAGEMENT PLAN
DULLES STATION AT DULLES CORNER HOTELS
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: FEB. 2006
SCALE: 1"=100'
CI-2

SHEET 19 OF 22
FILE No. ZP-1158-1

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



SEE 6849-SP-02 FOR DRAINAGE DIVIDES USING FAIRFAX COUNTY TOPO.

FOR TOPO. USING TOPO.

MATCHLINE SEE SHEET M19

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MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-015 1G & 1H) Commercial Reutilization Districts (9-022 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1C)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (16-202 10F & 10I)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 8 & 9.
- 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (ac)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
REGIONAL POND (H9) <small>(see system & location on regional pond map)</small>	9.88 AC	107.07 AC	116.95 AC	248,722 SF	248,722 CF	18.4'
Totals	9.88 AC	107.07 AC	116.95 AC	248,722 SF	248,722 CF	18.4'
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 8, 9 & 12.
Pond inlet and outlet pipe systems are shown on Sheet 12.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 12.
Type of maintenance access road surface noted on the plat is 12 (asphalt, geotext, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 12.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 12.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 12.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 12.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 8 & 9.
- 11. A submission waiver is requested for OFFSITE SWM WAIVER.
- 12. Stormwater management is not required because SWM PROVIDED IN OFFSITE REGIONAL POND.

* ALL PLANTINGS WITHIN THE RPA LIMITS WERE SAVED DURING CONSTRUCTION.
 ** THE EXISTING POND OUTFALLS INTO THE EXISTING HORSEPEN FLOODPLAIN. AT THE TIME WHEN THE POND WAS DESIGNED, A FLOODPLAIN STUDY WAS PERFORMED TO DEMONSTRATE THAT THE OUTFLOW FROM THE POND WAS ACCEPTABLE TO DOWNSTREAM STRUCTURES. THE DOWNSTREAM ANALYSIS WAS PROVIDED WITH 6848-FP-01.

S.W.M. NARRATIVE

THE SUBJECT SITE IS LOCATED ON FAIRFAX COUNTY TAX MAP 015-4-(9)-PARCELS 4 AND 5. THE SITE WAS PART OF THE ORIGINAL DRAINAGE AREA FOR THE REGIONAL POND WHICH WAS BEING CONSTRUCTED ON PARCEL 3 AS SHOWN IN THE EXHIBIT ON SHEET 12. A TOTAL OF 9.88 ACRES WILL BE COLLECTED IN THE CLOSED CONDUIT SYSTEM THROUGHOUT PARCEL 4 AND 5, AND CONVEYED TO THE EXISTING REGIONAL POND LOCATED ON PARCEL 3. THE CLOSED CONDUIT SYSTEM WITHIN PARCEL 4 WILL BE DESIGNED AND CONSTRUCTED UNDER A SITE PLAN FOR THE PROPOSED BUILDINGS. THE CLOSED CONDUIT SYSTEM WILL BE PIPED FROM PARCEL 4, BEHIND BUILDING K AND CONNECT TO THE EXISTING 30" RCP UNDER THE POND ACCESS ROAD. THE RUNOFF FROM PARCEL 5 DRAINS TO YARD INLETS NORTH OF THE FUTURE WHITTIER BLVD AND WEST OF ROCK HILL EXTENSION. THE RUNOFF INTERCEPTED BY THESE INLETS IS CONVEYED WITH A CLOSED CONDUIT SYSTEM, WHICH ULTIMATELY DISCHARGES INTO THE POND VIA A 54" RCP. THE 54" RCP INLET PIPE WAS PROPOSED WITH 6848-SP-05.

THE EXISTING REGIONAL POND WAS DESIGNED UNDER FAIRFAX COUNTY PLAN NUMBER 6848-SP-02. THE POND WAS DESIGNED TO CONTROL A TOTAL DRAINAGE AREA OF 116.95 ACRES. THE POND WAS DESIGNED TO HANDLE THE INTENSIVE IMPERVIOUS AREA THAT THE SUBJECT PARCELS HAVE PROPOSED ALONG WITH THE OTHER DEVELOPMENT THROUGHOUT DULLES STATION. THIS IS EVIDENT BY THE CURVE NUMBER EVALUATION ON SHEET 5 OF 6848-SP-02. AN CURVE NUMBER OF 57.9 WAS USED FOR EXISTING CONDITIONS, WHEREAS A 91.60 WAS USED FOR POST DEVELOPMENT CONDITIONS. THE PRE DEVELOPMENT 2, 10, AND 25 YEAR RUNOFFS FOR THE DRAINAGE DIVIDE ARE 20.69 CFS, 127.39 CFS, AND 182.34 CFS RESPECTIVELY. THE POST DEVELOPMENT 2, 10, AND 25 YEAR OUTFLOWS FROM THE POND ARE 20.28 CFS, 123.99 CFS, AND 182.22 CFS. THE 100-YEAR WATER SURFACE ELEVATION FOR THE EXISTING POND IS 312.97. THE OUTFLOW FROM THE POND IS CONTROLLED BY A COMBINED OUTFLOW STRUCTURE. THE OUTFLOW FROM THE POND IS CONVEYED TO HORSEPEN CREEK VIA DUAL 8'X7' BOX CULVERTS. THE OUTFLOW FROM THE BOX CULVERT ENTERS AN EXISTING FLOODPLAIN IN HORSEPEN CREEK, FOR WHICH A FLOODPLAIN STUDY WAS PERFORMED FOR THE PROPOSED IMPROVEMENTS (6848-FP-02). WE FEEL THE EXISTING POND SERVES AS AN ADEQUATE OUTFALL FOR THE SUBJECT SITE.

S.W.M. ANALYSIS

PARCEL 4 SITE AREA = 312,380 S.F. (OR 7.1712 AC)
 ORIGINAL FDP APPLICATION:
 PROP. IMPERVIOUS AREA = 211,586 S.F.
 WEIGHTED 'C' FACTOR = 0.72
 ENCLOSED FDPA APPLICATION:
 PROP. IMPERVIOUS AREA = 240,047 S.F.
 WEIGHTED 'C' FACTOR = 0.77

SUMMARY:
 THE ORIGINAL FDP HAD A TOTAL IMPERVIOUS AREA OF 211,586 S.F. ON THE SUBJECT SITE. BASED ON A SITE AREA OF 312,380 S.F., THE SAID IMPERVIOUS AREA RESULTS IN A WEIGHTED 'C' FACTOR OF 0.72. THE PROPOSED APPLICATION INCREASES THE IMPERVIOUS AREA TO 240,047 S.F., WHICH IS A 13.45% INCREASE IN IMPERVIOUS AREA. WITH THE SAME SITE AREA OF 312,380 S.F., THE IMPERVIOUS AREA OF 240,047 S.F. PROPOSED WITH THIS APPLICATION RESULTS IN A WEIGHTED 'C' FACTOR OF 0.77.

THE FIRST PLAN SUBMITTED FOR THE DULLES STATION PROJECT WAS THE REGIONAL STORMWATER MANAGEMENT POND PLAN; 6848-PI-02. THE POST DEVELOPMENT DRAINAGE DIVIDE FOR THE POND ENCOMPASSED THE ENTIRE DULLES STATION DEVELOPMENT, AS SHOWN ON SHEET 12A. SINCE THE DRAINAGE AREA DRAINING TO THE POND REQUIRED THE USE OF TR-20 FOR THE POND ROUTING, THE 'C' FACTOR ANALYSIS OUTLINED ABOVE CAN'T BE DIRECTLY RELATED TO THE ROUTING OF THE POND. HOWEVER, AS SHOWN ON SHEET 12B, THE CURVE NUMBERS USED FOR THE POND ROUTING WERE CONSISTENT WITH COMMERCIAL DEVELOPMENT IN THE TR-55 MANUAL. A LAND-USE CLASSIFICATION OF COMMERCIAL/BUSINESS DEVELOPMENT HAS A 85% IMPERVIOUS AREA ASSOCIATED WITH THE DEVELOPMENT. BASED SOLELY ON THE PARCEL THE HOTEL SITS ON, THE PERCENT IMPERVIOUS AREA IS ONLY 76.8%. FURTHERMORE, THE OVERALL DULLES STATION DEVELOPMENT WILL HAVE FAR LESS THAN AN AVERAGE IMPERVIOUS AREA OF 85%. AS SUCH, THE POND IS OVERDESIGNED FOR THE INTENSITY OF THE DEVELOPMENT AT DULLES STATION, CONSEQUENTLY, THE SAID POND IS ABLE TO HANDLE THE 13% INCREASE IN IMPERVIOUS AREA ASSOCIATED WITH THE HOTEL FDPA.

PCA C-696-6/FDPA C-696-3
 APPLICATION NO. _____ STAFF JDM
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) 7/19/06
 SEE PROFFERS DATED _____
 DATE OF (BOS) (PC) APPROVAL 7/31/06
 SHEET 20 OF 22
 FDPA approved 7-27-06

STORMWATER MANAGEMENT PLAN
DULLES STATION AT DULLES CORNER HOTELS
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-8080

SCALE: 1"=100'
 DATE: FEB., 2006
 C.I. = 2'

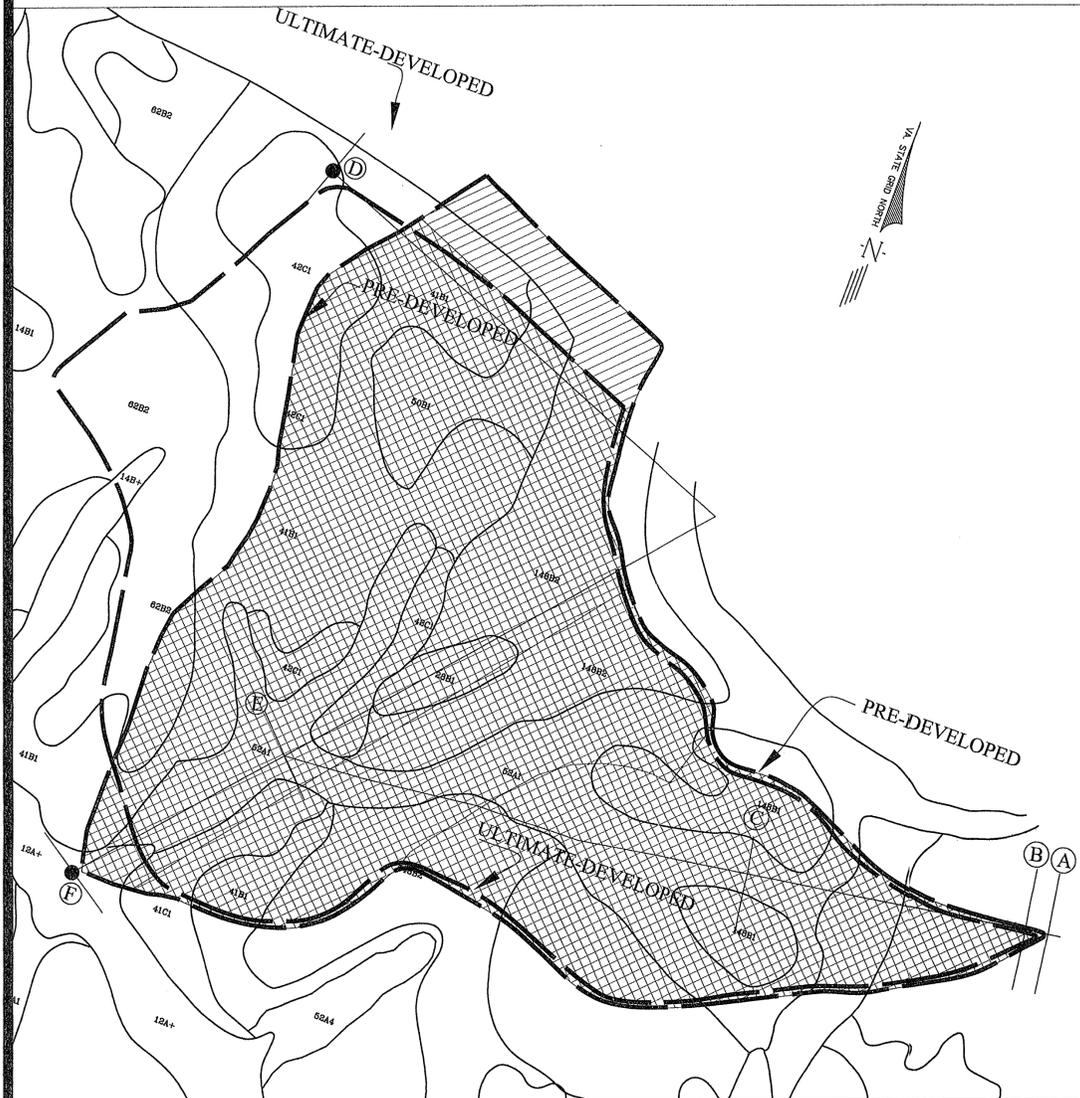
SHEET 20 OF 22
 FILE No. ZP-1158-1

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DATE	DESCRIPTION	REVIEWED	DATE

HYDROLOGIC SOIL GROUPS & LAND USES

SCALE 1"=300'



PRE-DEVELOPMENT LAND USE LEGEND:

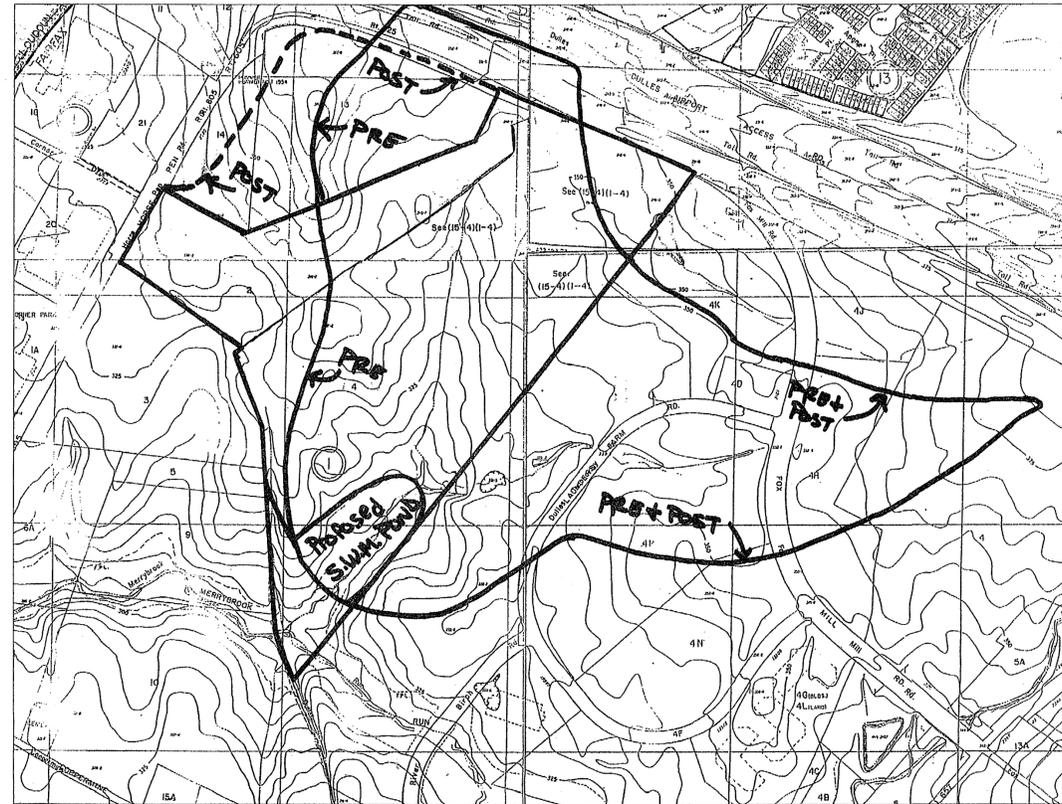
WOODS-FAIR

POST-DEVELOPMENT LAND USE LEGEND:

NOTE: SEE EXPLANATION OF POST DEVELOPMENT LAND USE IN OUTFALL NARRATIVE

DRAINAGE DIVIDE MAP

SCALE 1"=300'



NOTE: THE ABOVE MAP WAS OBTAINED USING FAIRFAX COUNTY TOPOGRAPHY



PCA C-696-6/FDPA C-696-3
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 SEE PROFFERS DATED _____
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 SHEET 21 OF 22
 FDPA approved 727.06

SHEET
21
OF
22

FILE No.
SP-1158-1

DRAINAGE DIVIDE AND LAND & SOIL MAP
DULLES STATION AT DULLES CORNER
REGIONAL S.W.M. POND
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: AS NOTED C.I. NA DATE: MARCH, 2000

URBAN ENGINEERING & ASSOC., INC.
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 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-0880

PLAN DATE	REVISIONS	DESCRIPTION
03-27-00		
09-08-00		

