CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

DULLES CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA 2003-HM-004

Application No FDP-2003-HM-004 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Conditions Dated 9-6-2007
Date of (BOS) (PC) Approval 9-11-2007
Sheet 1 of 11

Application No PCA-2003-HM-004 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated 9-12-2007
Date of (BOS) (PC) Approval 9-24-2007
Sheet 1 of 11

PARKING AND LOADING TABULATIONs

REQUIRED PARKING

HOTEL (170 units/75,000–85,000 GSF) (1 space/rental unit + 4 spaces/50 rental units)	186
RETAIL (21,180 GSF) (5 spaces/1st 1,000ϕ + 6 spaces ea. add'l 1,000ϕ)	127
OFFICE (21,180 GSF) (3.6 spaces/1,000ϕ GFA)	77
BANK (3,683 GSF) (4 spaces/1,000ϕ GFA)	15
RESTAURANT (1 space/4 seats + 1 space/2 employees)	VARIABLE
TOTAL REQUIRED SPACES	405
TOTAL PROVIDED SPACES	425 (108 SURFACE + 317 GARAGE)

TOTAL SQUARE FOOTAGE OF USES AND CORRESPONDING PARKING REQUIREMENT TO BE DETERMINED AT TIME OF TENANT BUILD–OUT. THE CLIENT RESERVES THE RIGHT TO APPLY FOR SHARED PARKING.

LOADING

HOTEL (1 space for 1st 10,000ϕ GFA + 1 space for ea. add'l 100,000ϕ or major fraction thereof)	2
RETAIL (1 space for 1st 10,000ϕ GFA + 1 space for ea. add'l 15,000ϕ or major fraction thereof)	2
OFFICE (1 space for 1st 10,000ϕ GFA + 1 space for ea. add'l 20,000ϕ or major fraction thereof)	1
BANK (1 space for 1st 10,000ϕ GFA + 1 space for ea. add'l 20,000ϕ or major fraction thereof)	1
RESTAURANT (1 space for 1st 10,000ϕ GFA + 1 space for ea. add'l 25,000ϕ or major fraction thereof)	1
TOTAL REQUIRED SPACES	7
TOTAL PROVIDED SPACES	6*

* SEE LOADING SPACE WAIVER REQUEST (NOTE 20)

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

☒ 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 3.

☒ 3. Provide :

Facility Name/ Type & No.	On–site area served (acres)	Off–site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
underground SWM#1	0.79±	0.00	0.79±	800±	2,500±	N/A
underground SWM#2	0.46±	0.00	0.46±	1,000±	3,100±	N/A
underground SWM#3	1.64±	0.33±	1.97±	1,500±	4,600±	N/A
TOTALS	2.89±	0.33±	3.22±	3,300±	10,200±	

☒ 4. Onsite drainage channels, outfalls, and pipe systems are shown on Sheet 3.
Pond inlet and outlet pipe systems are shown on Sheet 3.

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3.
Type of maintenance access road surface noted on the plat is asphalt.

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 4.

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 11.

☒ 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 11.

☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 11.

☒ 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 1 & 2.

☐ 11. A submission waiver is requested for N/A

☐ 12. Stormwater management is not required because N/A

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 16–3 ((1)) PARCELS 6A, 6B & 36, AND INCLUDES A PORTION OF THE OLD CENTREVILLE ROAD RIGHT–OF–WAY TO BE ABANDONED/VACATED. THE SITE IS CURRENTLY ZONED PDC.
2. THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF DULLES CENTER, LLC IN DEED BOOK 11679 AT PAGE 1128 (PARCELS 6A & 6B) AND DEED BOOK 13192 AT PAGE 871 (PARCEL 36) AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. BOUNDARY AND EXISTING TOPOGRAPHICAL INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES. CONTOUR INTERVAL EQUALS TWO FEET USGS NGVD 1929.
4. THERE IS A 100–YEAR FLOODPLAIN AND RESOURCE PROTECTION AREA (RPA) ON–SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT. A WATER QUALITY IMPACT ASSESMENT WILL BE REQUIRED. THERE ARE NO ENVIRONMENTAL QUALITY CORRIDORS (EQC) LOCATED ON THE SITE.
5. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
6. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
9. THERE IS AN EXISTING UTILITY EASEMENT HAVING A WIDTH OF 25 FEET OR GREATER LOCATED ON THE SITE, BUT NO MAJOR UNDERGROUND UTILITY EASEMENTS TO THE BEST OF OUR KNOWLEDGE.
10. ALL EXISTING WELLS ON–SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPART–MENT REGULATIONS.
11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FOIRTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; HAZARDOUS WASTE AS SSET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672–10–1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON–SITE.
12. SEE SHEET 10 FOR DESCRIPTION OF EXISTING VEGETATION.
13. EXISTING STRUCTURES ARE TO BE REMOVED.
14. THE ARE NO ZONING OVERLAY DISTRICTS ON THIS SITE.
15. THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
16. NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2–308.
17. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
18. PROPOSED PUBLIC IMPROVEMENTS:
    A. WATER SERVICE TO BE PROVIDED BY AN EXISTING 16" MAIN LOCATED IN OLD CENTREVILLE ROAD
    B. SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 21" MAIN LOCATED ALONG THE NORTHERN BOUNDARY OF THE SITE AND AN 8" MAIN ALONG THE SOUTHWESTERN BOUNDARY OF THE SITE
19. PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
20. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE COMM–ERCIAL DEVELOPMENT AT 0.63 FLOOR AREA RATIO AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGU–LATIONS, ADOPTED STANDARDS, EXCEPT FOR THE FOLLOWING MODIFICATIONS/WAIVERS HEREBY REQUESTED :
    - A WAIVER OF THE REQUIREMENT FOR RIGHT–OF–WAY DEDICATION ALONG OLD CENTREVILLE ROAD
    - A WAIVER OF THE REQUIREMENT FOR FRONTAGE IMPROVEMENTS ALONG OLD CENTREVILLE ROAD
    - A WAIVER OF THE REQUIREMENT FOR A SIDEWALK ALONG OLD CENTREVILLE ROAD
    - A WAIVER OF THE REQUIREMENT FOR RIGHT–OF–WAY DEDICATION ALONG COPPERMINE ROAD TO CONFORM TO THE COMPREHENSIVE PLAN
    - A WAIVER OF THE BARRIER REQUIREMENT AND A MODIFICATION OF THE SCREENING REQUIREMENT BETWEEN THE PROPOSED HOTEL AND COPPERMINE CROSSING CONDOS, IN FAVOR OF THE EXISTING VEGETATION AND LANDSCAPING SHOWN ON THE PLAN (SEE DETAIL ON SHEET 4)
    - MODIFICATIONS OF THE BARRIER AND SCREENING REQUIREMENTS BETWEEN THE RETAIL/OFFICE BUILDING AND COPPERMINE CROSSING CONDOS, IN FAVOR OF THE FENCE AND LANDSCAPING SHOWN (SEE DETAIL ON SHEET 4)
    - A WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE BANK AND RETAIL/OFFICE BUILDING AND BEACON HILL CHURCH (SEE DETAIL ON SHEET 4)
    - A WAIVER OF THE BARRIER REQUIREMENT AND A MODIFICATION OF THE SCREENING REQUIREMENT BETWEEN THE PROPOSED BANK AND McNAIR FARMS WEST SECTION ONE, IN FAVOR OF THE LANDSCAPING SHOWN ON THE PLAN (SEE DETAIL ON SHEET 4)
    - A WAIVER OF THE LOADING SPACE REQUIREMENT FOR THE BANK
21. THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.
22. SPECIAL AMENITIES ARE NOT PROPOSED WITH THIS PLAN.
23. SEE SHEETS 6, 7 & 8 FOR ARCHITECTURAL SKETCHES.
24. AN EXISTING 6' TRAIL LOCATED ALONG CENTREVILLE ROAD IS TO BE WIDENED TO 10', AND A PORTION OF WHICH IS TO BE RELOCATED WITH THE ADDITION OF A RIGHT–TURN LANE.
25. MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE CDPA/FDPA, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 16–403 OF THE ZONING ORDINANCE.
26. THE DRIVE–THRU IS FOR BANK USE ONLY.
27. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED IN ONE OR MORE UNDERGROUND FACILITIES OR VAULTS AND FILTERRAS. THE UNDERGROUND VAULTS OR FACILITIES WILL BE PRIVATELY MAINTAINED. UNDERGROUND SAND FILTERS, FILTERRAS, OR OTHER INNOVATIVE BMPs MAY BE USED SUBJECT TO THE APPROVAL OF DPW&ES. BMP CREDIT MAY ALSO BE TAKEN FOR OPEN SPACE IN PARCEL "B", WHICH IS BEING CONVEYED TO THE FAIRFAX COUNTY PARK AUTHORITY. TWO STORM DRAINAGE OUTFALLS TO MERRYBROOK RUN WILL BE PROVIDED GENERALLY AS SHOWN ON THE CDPA/FDPA. STORMWATER MANAGEMENT WILL REDUCE THE PEAK RATE OF RUNOFF COMPARED TO THE EXISTING RATE.
28. THERE IS NO REQUIREMENT FOR AN ANGLE OF BULK PLANE IN THE PDC ZONE.
29. FOR THE PROFFER STATUS OF THIS DEVELOPMENT PLAN SEE THE PROFFER STATEMENT.
30. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT CELLAR SPACE IN CONJUNCTION WITH THE PROPOSED IMPROVE–MENTS. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS.
31. THE OVERALL F.A.R. OF THE SITE IS A MAXIMUM OF 0.63. INDIVIDUAL PARCELS MAY BE CREATED IN THE FUTURE. THESE PARCELS MAY EXCEED THE F.A.R. AS LONG AS THE OVERALL MAXIMUM F.A.R. OF THE ENTIRE PROJECT IS NOT EXCEEDED.
32. EXISTING UNDERGROUND UTILITIES IN AND ALONG OLD CENTREVILLE ROAD WILL REMAIN IN PLACE AND WILL BE PLACED IN EASEMENTS.
33. THIS PROJECT MAY BE DEVELOPED IN ONE OR MORE SECTIONS OR PHASES.

SITE TABULATIONS

EXISTING :

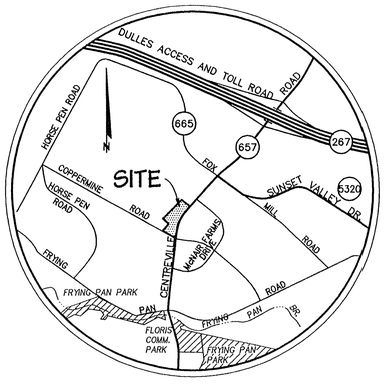
PARCEL 6A	79,121ϕ (1.816 Ac)
PARCEL 6B	74,164ϕ (1.703 Ac)
PARCEL 36	43,943ϕ (1.009 Ac)
OLD CENTREVILLE ROAD RIGHT–OF–WAY TO BE VACATED	16,735ϕ (0.384 Ac)
TOTAL	213,963ϕ (4.912 Ac)

PROPOSED :

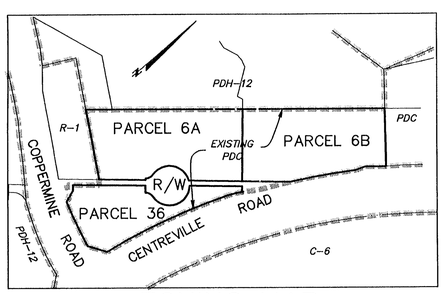
PARCEL "A"	174,617ϕ (4.009 Ac)
PARCEL "B"	30,379ϕ (0.697 Ac)
RIGHT–OF–WAY DEDICATION (CENTREVILLE RD.)	6,619ϕ (0.152 Ac)
RIGHT–OF–WAY DEDICATION (COPPERMINE RD.)	2,348ϕ (0.054 Ac)
TOTAL	213,963ϕ (4.912 Ac)

PDC ZONE

	REQUIRED	PROVIDED
GROSS FLOOR AREA	100,000ϕ MIN.	134,602ϕ
FLOOR AREA RATIO	1.50 MAX.	0.63
MINIMUM LOT AREA	N/R	N/R
MINIMUM LOT WIDTH	N/R	N/R
MAXIMUM BUILDING HEIGHT	N/R	SEE PLAN
SETBACKS	N/R	SEE PLAN
OPEN SPACE	15%	25%±
PARKING / LOADING SPACES	SEE CHART	SEE CHART



VICINITY MAP
SCALE : 1" = 2000'



ZONING MAP
SCALE : 1" = 200'

RECEIVED
Department of Planning & Zoning
JUL 3 0 2007
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
7.30.07
PROFESSIONAL ENGINEER

DEVELOPER

DULLES CENTER, LLC
46590 COMMUNITY PLAZA
SUITE 201
STERLING, VIRGINIA 20164
(703) 406–1800

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5 DETAILS
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10 EXISTING VEGETATION MAP
11 OUTFALL ANALYSIS

CPJ Associates
Charles P. Johnson & Associates, Inc.
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SILVER SPRING, MD FAX(703)273–8595

DATE : MAY 10, 2007
REVISED : JULY 2, 2007
JULY 11, 2007
JULY 30, 2007

DULLES CENTER

FILE # 97–540

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DULLES CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA 2003-HM-004

EXISTING CONDITIONS PLAN

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CPJ Associates

NO.	DATE	REVISION PRIOR TO APPROVAL

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
7-11-07
PROFESSIONAL ENGINEER

NO.	DESCRIPTION REVISIONS	REVIEW BY	APPROVED DATE

DESIGN KJV | DRAFT KJV | APPROVED HMF | DATE APRIL 2007 | SCALE HORIZ: 1" = 40' VERT: ---

SHEET 2 OF 11

PRJ NO: 97-540

TYPE: CDPA/FDPA

Application No FDP-2003-HM-004 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Conditions Dated 9-6-2007
Date of (BOS) (PC) Approval 9-11-2007
Sheet 2 of 11

Application No PCA-2003-HM-004 Staff T. Strunk
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Sheet 2 of 11

GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

LEGEND

- EXISTING TREELINE
- EXISTING UTILITY LINE & POLE
- EX. SAN. SEWER & EASEMENT
- EX. STORM DRAIN & EASEMENT
- EX. WATERMAIN & EASEMENT
- 100-YEAR FLOODPLAIN
- RPA BOUNDARY
- 000 VPD — VEHICLES PER DAY
- AREA OF MAINTENANCE TO BE ABANDONED

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CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/ FINAL DEVELOPMENT PLAN AMENDMENT

DULLES CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA 2003-HM-004

NO.	DATE	REVISION PRIOR TO APPROVAL
1.	7-30-07	REVISED LAYOUT (KJV)
2.	7-2-07	REVISED LAYOUT (KJV)

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COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
7-30-07
PROFESSIONAL ENGINEER

GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

NOTES :

1. THE LOCATIONS AND NUMBER OF THE UNDERGROUND STORMWATER MANAGEMENT FACILITIES AND FILTERRAS MAY BE ADJUSTED WITH THE FINAL ENGINEERING PLANS.
2. SEE SHEET 5 FOR SIGNAGE DETAILS.

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LEGEND

EXISTING TREELINE	PROPOSED TREELINE
EXISTING UTILITY LINE & POLE	LIMITS OF CLEARING & GRADING
EX. SAN. SEWER & EASEMENT	PROPOSED SANITARY SEWER
EX. STORM DRAIN & EASEMENT	PROPOSED STORM DRAIN
EX. WATERMAIN & EASEMENT	PROPOSED WATERMAIN
100-YEAR FLOODPLAIN	000 VPD — VEHICLES PER DAY
RPA BOUNDARY	PEDESTRIAN CROSSING
LIMIT OF UNDERGROUND GARAGE	FILTERRA
	ENTRY FEATURE/SIGN

NO.	DESCRIPTION REVISIONS	DATE	APPROV.
1.	REVISED LAYOUT (KJV)	7-30-07	
2.	REVISED LAYOUT (KJV)	7-2-07	

DESIGN: KJV | DRAFT: KJV | APPROVED: HMF | DATE: APRIL 2007 | SCALE: HOR:1" = 40' VERT: ---

SHEET 3 OF 11

PRJ NO: 97-540

TYPE: CDPA/FDPA

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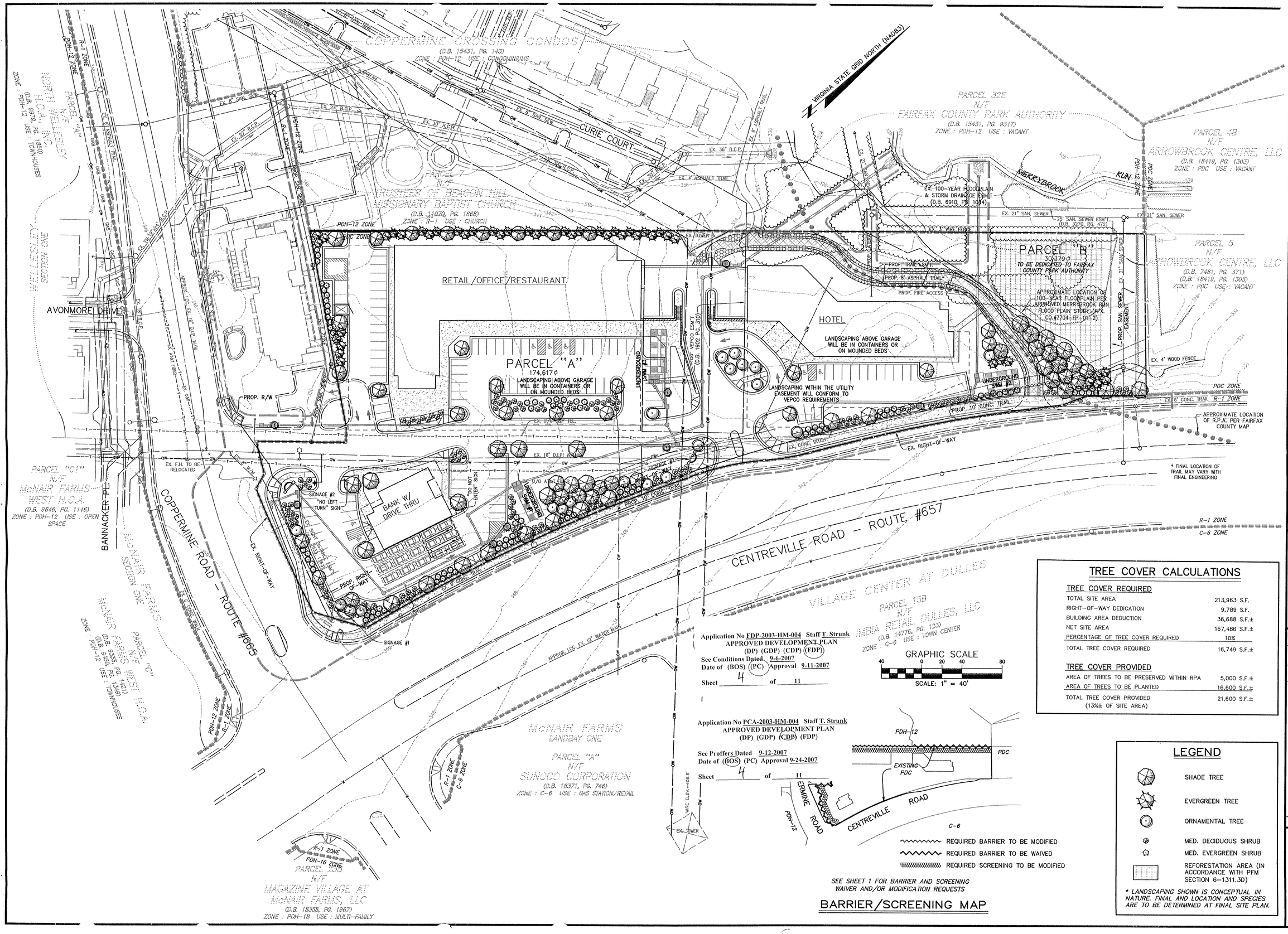

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Sheet 4 of 11

GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

SEE SHEET 1 FOR BARRIER AND SCREENING WAIVER AND/OR MODIFICATION REQUESTS

BARRIER/SCREENING MAP

TREE COVER CALCULATIONS

TREE COVER REQUIRED	
TOTAL SITE AREA	213,963 S.F.
RIGHT-OF-WAY DEDICATION	9,789 S.F.
BUILDING AREA DEDUCTION	36,688 S.F.±
NET SITE AREA	167,486 S.F.±
PERCENTAGE OF TREE COVER REQUIRED	10%
TOTAL TREE COVER REQUIRED	16,749 S.F.±

TREE COVER PROVIDED	
AREA OF TREES TO BE PRESERVED WITHIN RPA	5,000 S.F.±
AREA OF TREES TO BE PLANTED	16,600 S.F.±
TOTAL TREE COVER PROVIDED (13%± OF SITE AREA)	21,600 S.F.

LEGEND

- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- MED. DECIDUOUS SHRUB
- MED. EVERGREEN SHRUB
- REFORESTATION AREA (IN ACCORDANCE WITH PFM SECTION 6-1311.3D)

** LANDSCAPING SHOWN IS CONCEPTUAL IN NATURE. FINAL AND LOCATION AND SPECIES ARE TO BE DETERMINED AT FINAL SITE PLAN.*

NO.	DATE	REVISION
1.	7-30-07	REVISED LAYOUT & LANDSCAPING (KJV)
2.	9-24-07	REVISED LANDSCAPING (KJV) PRIOR TO APPROVAL

CPJ Associates
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CONCEPTUAL LANDSCAPE PLAN

DULLES CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA 2003-HM-004

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
7-30-07
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVD. DATE
	REVISIONS		

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SHEET 4 OF 11

PRJ NO: 97-540

TYPE: CDPA/FDPA

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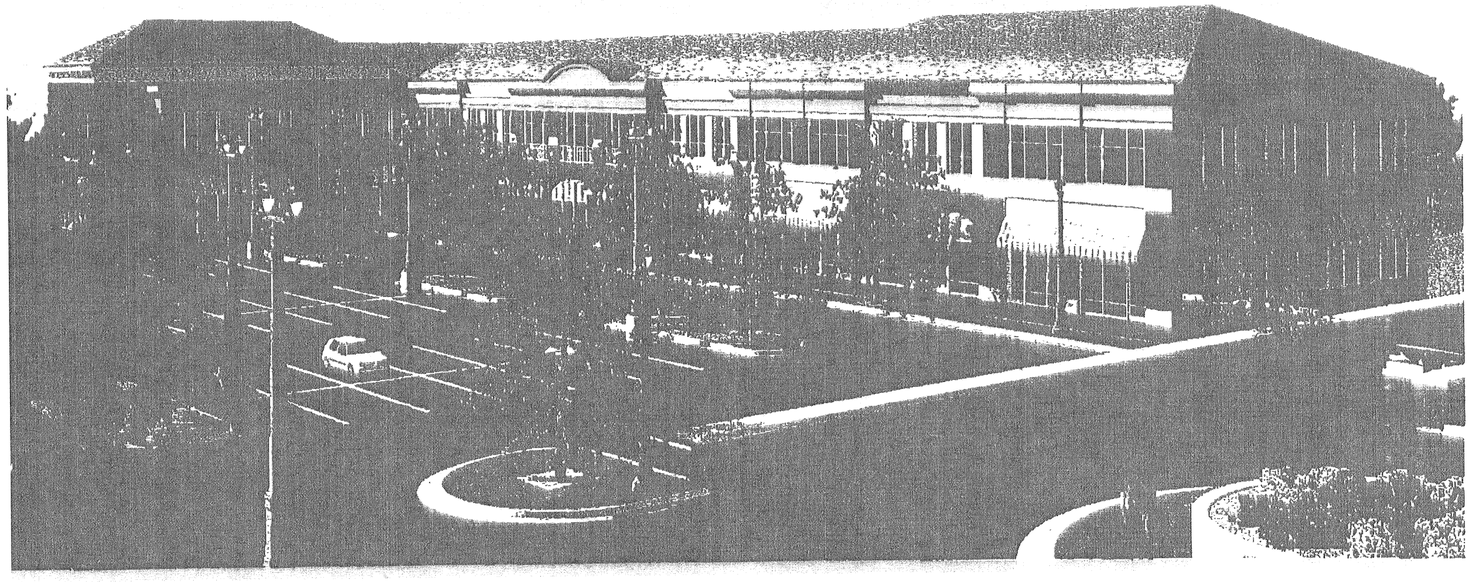

ILLUSTRATIVE ELEVATION

NOTE : PARKING LOT SHOWN IS NOT CURRENT WITH THE PLAN ON SHEET 3

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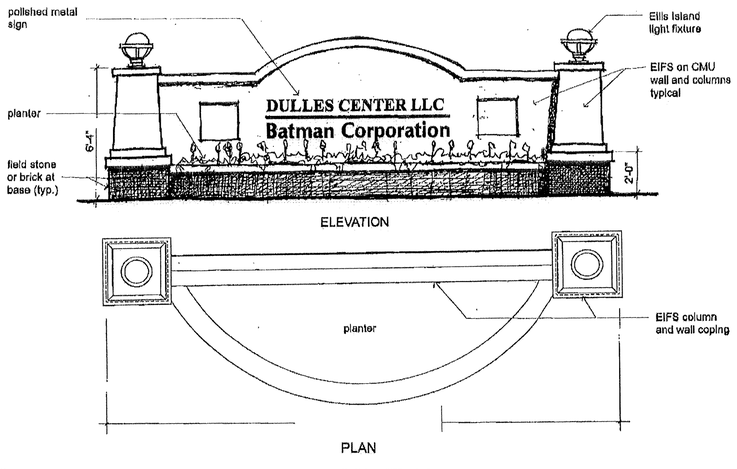
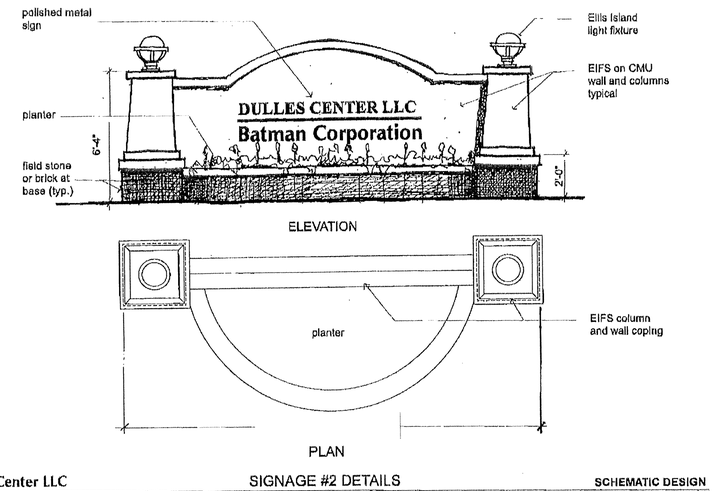
TYPICAL LIGHTING DETAIL



Dulles Center LLC
Batman Corporation

SIGNAGE #1 DETAILS

SCHEMATIC DESIGN
DAVIS-CARTER-SCOTT



Dulles Center LLC
Batman Corporation

SIGNAGE #2 DETAILS

SCHEMATIC DESIGN
DAVIS-CARTER-SCOTT

NO.	DATE	REVISION PRIOR TO APPROVAL
1.	7-30-07	COUNTY COMMENTS (KJV)

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DETAILS

DULLES CENTER

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PCA/FDPA 2003-HM-004

COMMONWEALTH OF VIRGINIA
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Lic. No. 018450
7.30.07
PROFESSIONAL ENGINEER

NO.	DESCRIPTION REVISIONS	BY	APPRV'D	DATE

DESIGN KJV	DRAFT KJV		
	APPROVED HMF	HORIZ:	---
	DATE APRIL 2007	VERT:	---

SHEET 5 OF 11

PRJ NO: 97-540

TYPE: CDPA/FDPA

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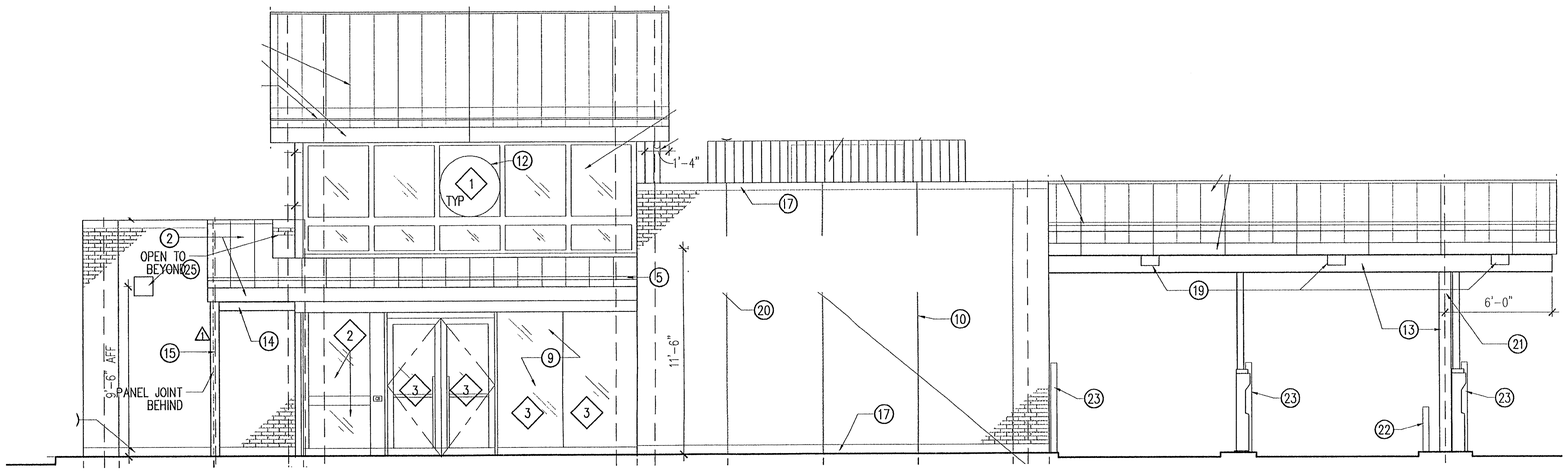
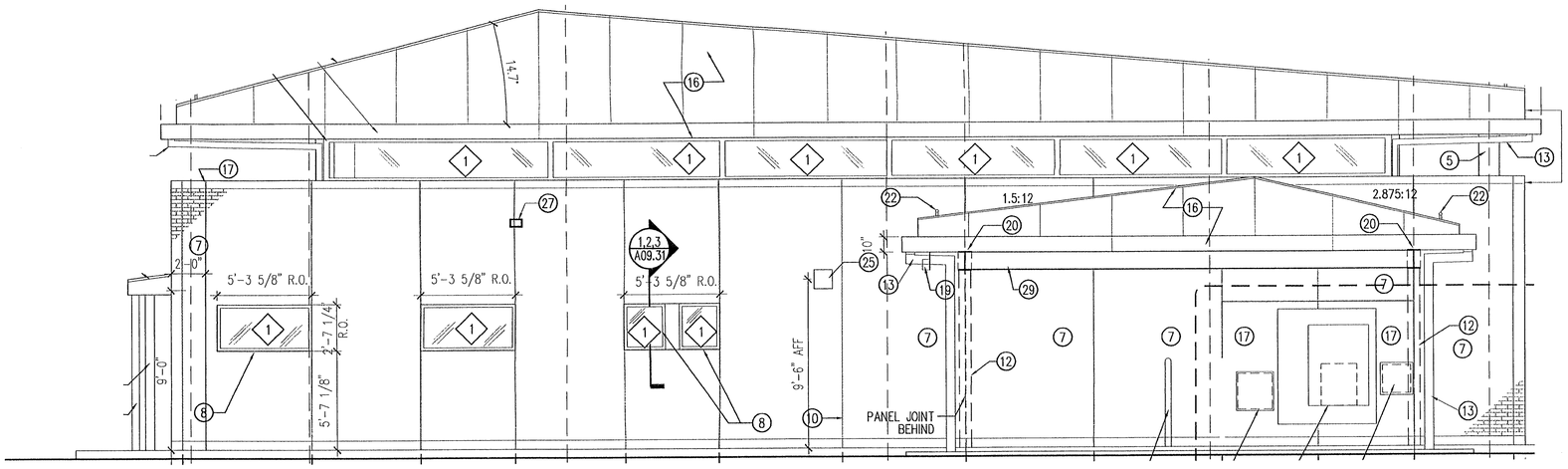


BANK ELEVATION
VIEW FROM CENTREVILLE ROAD
SCALE : 1" = 4'



BANK ELEVATION
VIEW FROM COPPERMINE ROAD
SCALE : 1" = 4'

Application No FDP-2003-HM-004 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Application No PCA-2003-HM-004 Staff T. Strunk
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ARCHITECTURAL ELEVATIONS

DULLES CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZA/FDPA 2003-HM-004

NO.	DATE	REVISION
1.	7-30-07	COUNTY COMMENTS (KJV)

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 · FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
7-30-07
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVD DATE
	REVISIONS		

DESIGN KJV | DRAFT KJV | APPROVED HMF | DATE JULY 2007 | SCALE HORIZ: --- VERT: ---

SHEET 6 OF 11

PRJ NO: 97-540

TYPE: CDPA/FDPA

Plotted: 7/30/07 09:39 Acad Dwg: N:\97540\DWG\00-F0302.DWG

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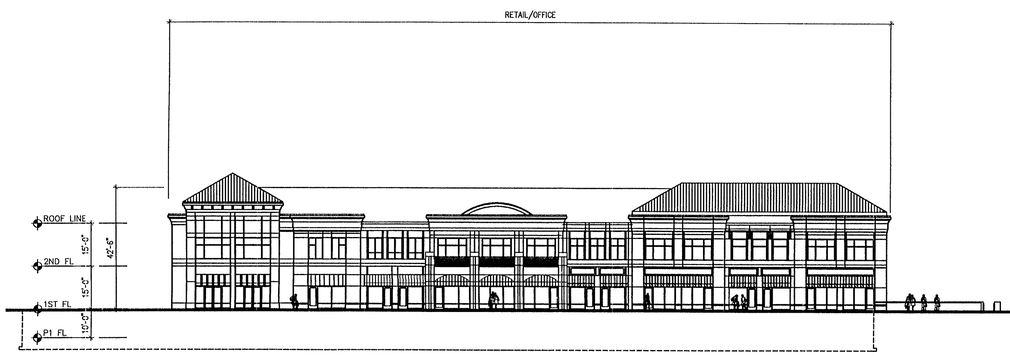
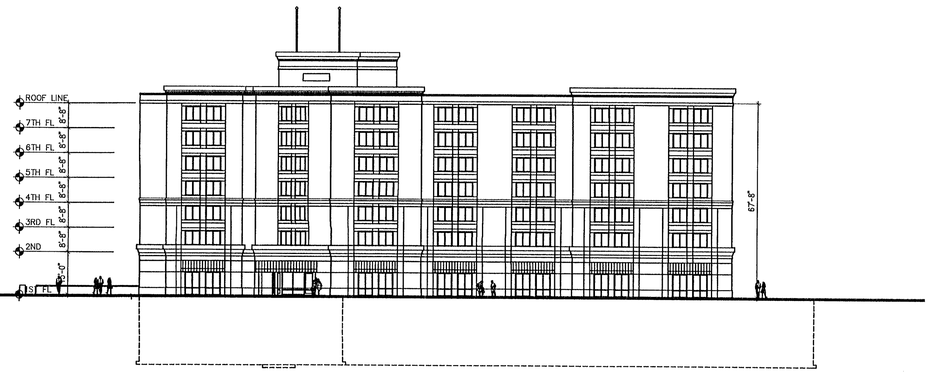
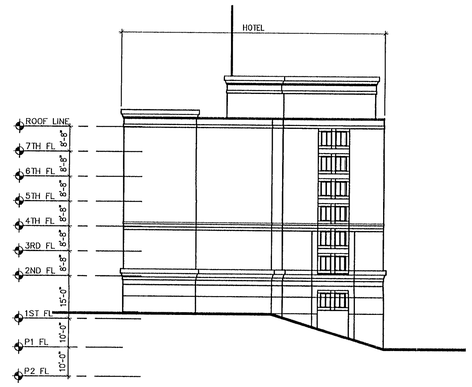
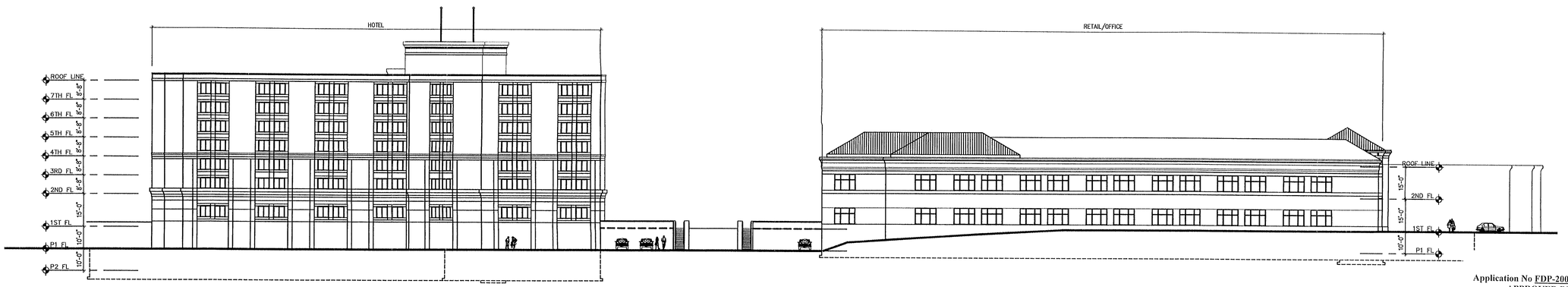




VIEW FROM CENTREVILLE ROAD



SOUTH ELEVATION



REAR VIEW OF HOTEL AND RETAIL/OFFICE

Application No FDP-2003-HM-004 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Conditions Dated 9-6-2007
Date of (BOS) (PC) Approval 9-11-2007
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Application No PCA-2003-HM-004 Staff T. Strunk
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See Proffers Dated 9-12-2007
Date of (BOS) (PC) Approval 9-24-2007
Sheet 7 of 11

DULLES CENTER LLC

DAVIS ▫ CARTER ▫ SCOTT

ELEVATIONS

SCALE: 1" = 25'-0"

NOTE: LANDSCAPING HAS BEEN REMOVED FOR CLARITY

FOR CONCEPTUAL PURPOSES ONLY

APRIL 30, 2003

A300

SHEET 7 OF 11

FILE # 97-540

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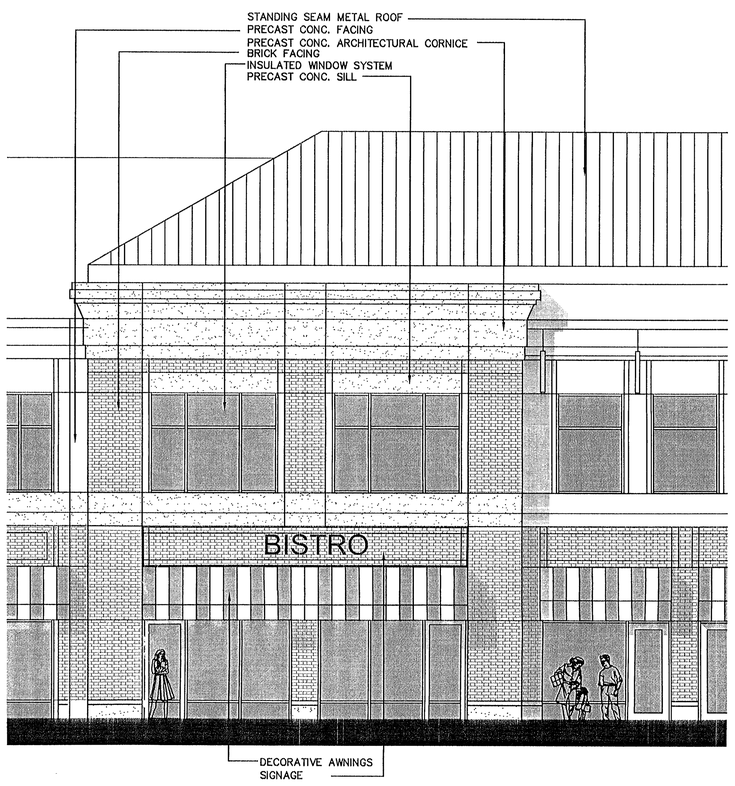
OPTION 1.

OPTION 2.



OPTION 3.

Application No FDP-2003-HM-004 Staff T. Strunk
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(DP) (GDP) (CDP) ((FDP))
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Application No PCA-2003-HM-004 Staff T. Strunk
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DULLES CENTER LLC

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ENLARGED ELEVATIONS

SCALE: 3/16" = 1'-0"

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APRIL 30, 2003

A310

SHEET 8 OF 11

FILE # 97-540

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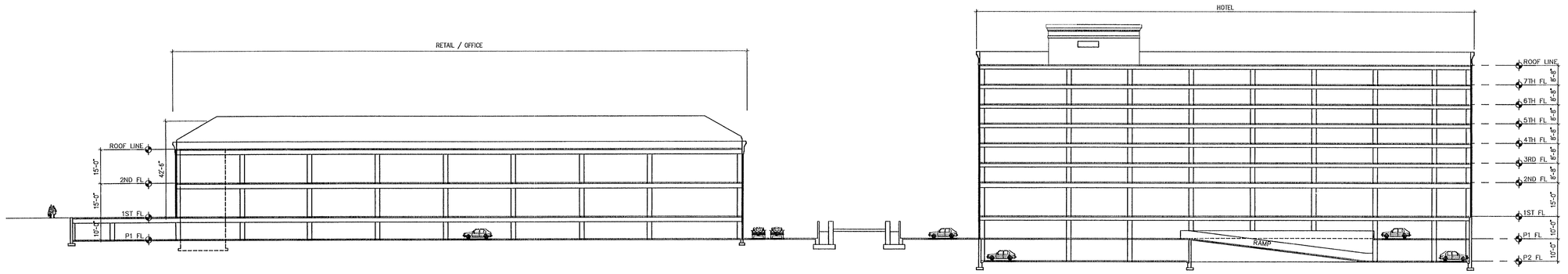

Application No FDP-2003-HM-004 Staff T. Strunk
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(DP) (GDP) (CDP) (FDP)
See Conditions Dated 9-6-2007
Date of (BOS) (PC) Approval 9-11-2007
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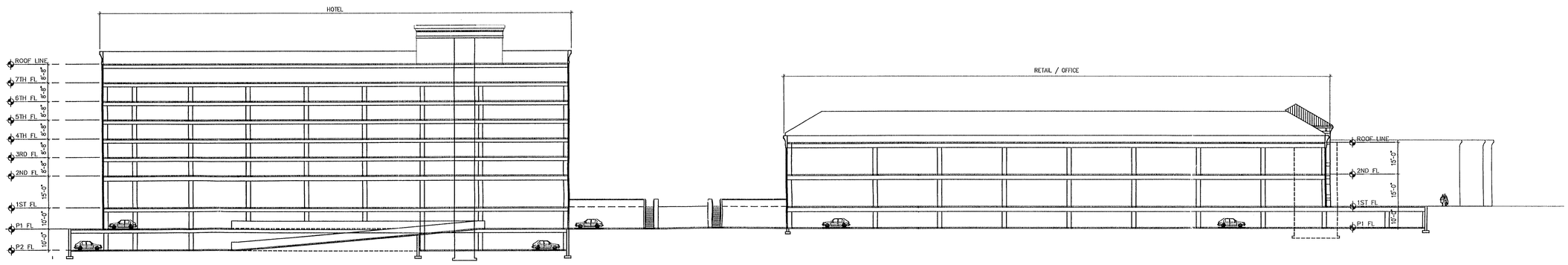
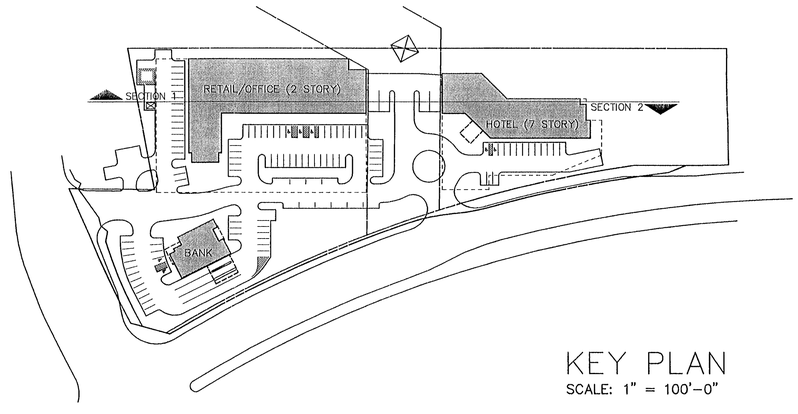
SECTION 1



SECTION 2



KEY PLAN
SCALE: 1" = 100'-0"

NOTE: LANDSCAPING HAS BEEN REMOVED FOR CLARITY
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SITE SECTIONS

SCALE: 1' = 30'

APRIL 30, 2003

A401

SHEET 9 OF 11

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DULLES CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA 2003-HM-004

EXISTING VEGETATION MAP

NO.	DATE	REVISION PRIOR TO APPROVAL

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555 FAX(703)273-8595

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
7/11/07
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW APPROV BY	DATE
	REVISIONS		

DESIGN	DRAFT
KJV	KJV
APPROVED	DATE
HMF	APRIL 2007
HORIZ: 1" = 40'	VERT: —

SHEET	OF
10	11

PRJ NO: 97-540
TYPE: CDPA/FDPA

Application No FDP-2003-HM-004 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'

LEGEND

- EXISTING TREELINE
- EXISTING BRUSHLINE
- EXISTING UTILITY LINE & POLE
- EX. SAN. SEWER & EASEMENT
- EX. STORM DRAIN & EASEMENT
- EX. WATERMAIN & EASEMENT
- 100-YEAR FLOODPLAIN
- RPA BOUNDARY

COVER TYPE SUMMARY

	COVER TYPE	PRIMARY SPECIES	CONDITION	ACREAGE
	Upland Forest	Northern Red Oak, Mockernut Hickory	fair to good	0.488
	Old Field	Smooth Sumac	fair to good	0.071
	Old Field	Eastern Redcedar	fair to good	0.103
	Open Field	various grasses	fair to good	2.643
	Maintained Grassland	----	good	0.938
	Developed Area	----	----	0.669
TOTAL ACREAGE				4.912

COMMENTS :

UPLAND FOREST : The trees in this cover type were in fair to good condition with no apparent insect or disease problems, although there is an infestation of invasives like Rugosa Rose, Cross Vine, and Poison Ivy. The tree stands throughout the site have a mostly open canopy.

OLD FIELD : The trees in this cover type were in fair to good condition with no apparent insect or disease problems. This type is comprised of saplings and invasives, except toward the northern boundary, where stands of young Redcedars have emerged.

OPEN FIELD : The vegetation in this cover type is comprised of various grasses, weeds, and a few small saplings.

TREE LOCATIONS ARE APPROXIMATE AND HAVE NOT BEEN FIELD-VERIFIED

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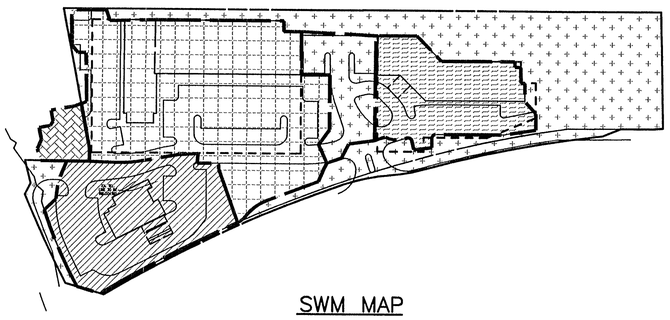


SWM MAP

SCALE : 1" = 100'

LEGEND

- A1 – ONSITE TO UNDERGROUND STORAGE #1
- A2 – ONSITE TO UNDERGROUND STORAGE #2
- A3 – ONSITE TO UNDERGROUND STORAGE #3
- A4 – ONSITE UNCONTROLLED
- A5 – OFFSITE TO UNDERGROUND STORAGE #3

BMP MAP

SCALE : 1" = 100'

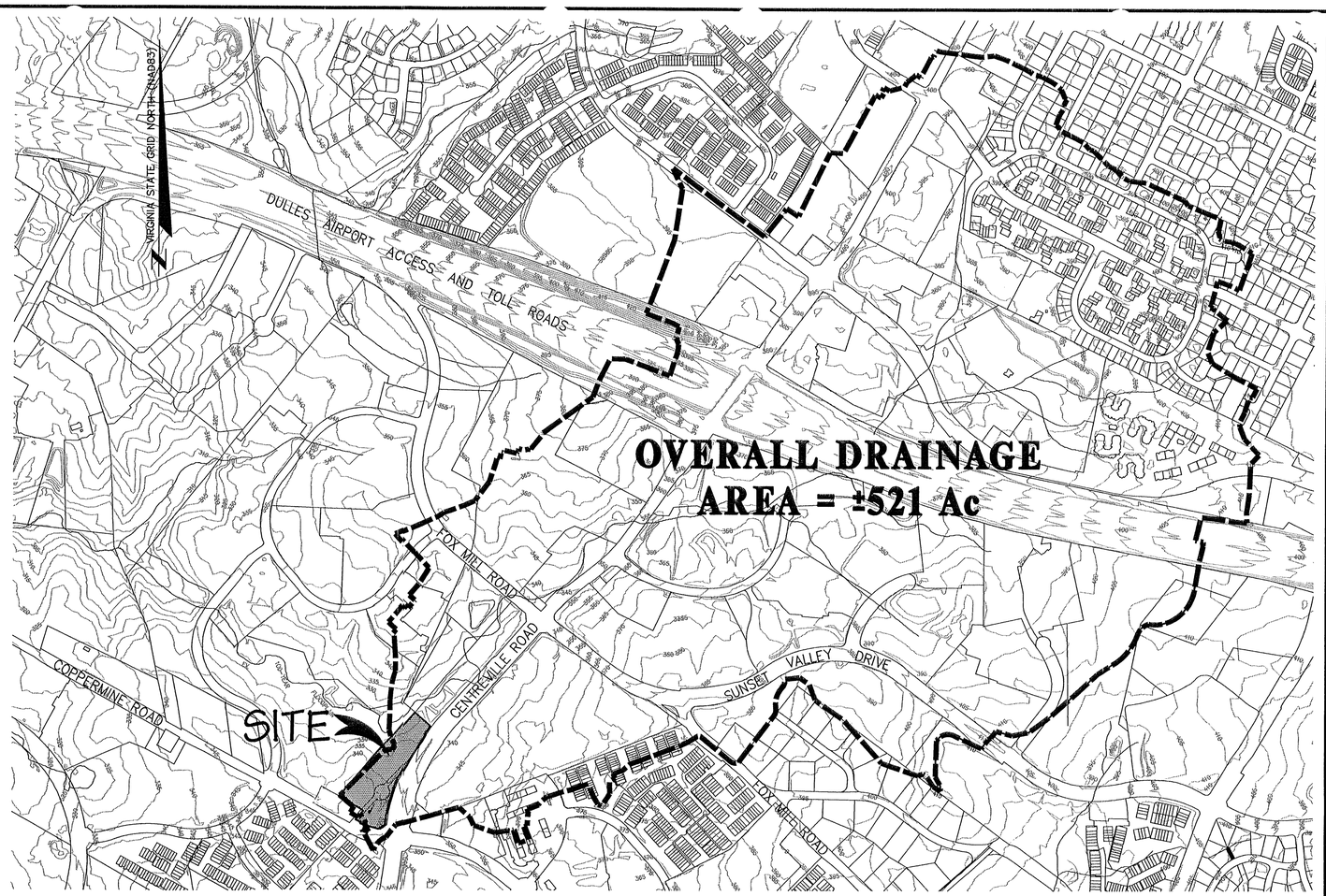
LEGEND

- A3 – ONSITE UNCONTROLLED
- A5 – ONSITE TO FILTERRA
- A6 – OFFSITE TO FILTERRA
- A7 – ONSITE UNCONTROLLED REFORESTATION

NOTE : THE AREAS TO THE UNDERGROUND STORMWATER MANAGEMENT FACILITIES AND FILTERRAS MAY BE ADJUSTED WITH THE FINAL ENGINEERING PLANS.

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation	BMP Type	Removal Eff. (%)		Area Ratio		"C" Factor Ratio		Product
A5	Filterra Onsite	65	X	0.50	X	1.17	=	37.97
A6	Filterra Offsite	65	X	0.02	X	0.47	=	0.46
A7	Reforestation	70	X	0.05	X	1.00	=	3.55
						(a) Total =		41.98



OVERALL DRAINAGE AREA MAP

SCALE : 1" = 500'

SWM Summary

	Area (AC)	Pre-C	Post-C
A1 - Onsite to Underground Storage #1	0.790	0.33	0.87
A2 - Onsite to Underground Storage #2	0.456	0.33	0.90
A3 - Onsite to Underground Storage #3	1.643	0.33	0.89
A4 - Onsite Uncontrolled	1.828	0.33	0.50
A5 - Offsite to Underground Storage #1	0.330	0.81	0.81
A6 - Onsite to Filterra	2.477	0.33	0.75
A7 - Offsite to Filterra	0.075	0.30	0.30
A8 - Onsite uncontrolled Reforestation	0.252	0.20	0.20

Existing Condition

Q2 =	4.969	AC x	5.45	IN/HR x	0.33	=	8.94 CFS
Q10 =	4.969	AC x	7.27	IN/HR x	0.33	=	11.92 CFS

Offsite to Pond

Q2 =	0.405	AC x	5.45	IN/HR x	0.72	=	1.58 CFS
Q10 =	0.405	AC x	7.27	IN/HR x	0.72	=	2.11 CFS

Uncontrolled Development

Q2 =	2.080	AC x	5.45	IN/HR x	0.46	=	5.26 CFS
Q10 =	2.080	AC x	7.27	IN/HR x	0.46	=	7.01 CFS

Allowable Pond Release

Q2 =	8.94	+	1.58	-	5.26	=	5.26 CFS
Q10 =	11.92	+	2.11	-			

Total Actual Release

2-year release = 4.13 cfs < 5.26 cfs

10-year release = 5.95 cfs < 7.0

Application No FDP-2003-HM-004 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Date of (BOS) (PC) Approval 9-11-2007
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Application No PCA-2003-HM-004 Staff T. Strunk
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OUTFALL NARRATIVE

THE PROPERTY CONSISTS OF APPROXIMATELY 4.97 ACRES ON WHICH A BANK, A RETAIL/OFFICE/RESTAURANT, AND A HOTEL ARE PROPOSED. THERE WILL BE ALSO TWO UNDERGROUND PARKING STRUCTURES.

THE EXISTING SITE IS MOSTLY OPEN WITH SCATTERED TREES AND SHRUBS. THE SITE'S TOPOGRAPHY IS FAIRLY FLAT AND HAS SLOPES AVERAGING ABOUT 3%.
THE EXISTING SITE'S STORMWATER RUNOFF SHEET FLOWS TO THE NORTH THROUGH A VACANT PARCEL INTO AN EXISTING FLOODPLAIN. THERE IS ALSO AN RPA LOCATED ON THE SITE.

AFTER THE DEVELOPMENT, THE SITE'S RUNOFF WILL BE COLLECTED IN A CLOSED STORM SEWER SYSTEM WHICH WILL THEN DISCHARGE THE SITES STORM RUNOFF INTO THREE UNDERGROUND SWM FACILITIES. THESE FACILITIES WILL CONTROL STORMWATER AND REDUCE THE POST DEVELOPMENT PEAK FLOW BELOW THE PRE DEVELOPMENT PEAK FLOWS (SEE THIS SHEET FOR COMPUTATIONS). ALL THREE FACILITIES WILL THEN DISCHARGE TO THE NORTH INTO THE EXISTING RPA AND FLOODPLAIN FOR MERRYBROOK RUN (7704-FP-01).

THE OFF-SITE DRAINAGE AREA MAP SHOWN ON THIS SHEET DEPICTS THE DRAINAGE AREA WHERE BOTH SITE OUTFALLS INTERSECTS WITH THE EXISTING FLOODPLAIN FOR MERRYBROOK RUN. THE TOTAL SITE AREA (4.91 ACRES) AT THIS POINT IS LESS THAN 1% OF THE OVERALL DRAINAGE AREA (APPROXIMATELY 521 ACRES). THEREFORE, PER PFM 6-0202-2B THE EXTENT OF THE REVIEW OF THE DOWNSTREAM DRAINAGE IS SATISFIED.

IT IS THEREFORE THE ENGINEER'S OPINION THAT ADEQUATE OUTFALL EXISTS FOR THE PROJECT AND THE DEVELOPMENT WILL NOT HAVE AN ADVERSE IMPACT ON DOWNSTREAM PROPERTIES.

STORMWATER MANAGEMENT AND BMP SUMMARY

STORMWATER MANAGEMENT WILL BE PROVIDED BY MEANS OF THREE UNDERGROUND FACILITIES. ONE OF THESE FACILITIES IS LOCATED UNDER THE PARKING LOT TO THE EAST OF THE BANK AND WILL PROVIDE STORMWATER MANAGEMENT FOR THE BANK, THE SECOND ONE IS LOCATED ALMOST IN THE MIDDLE OF THE SITE AND WILL PROVIDE STORMWATER MANAGEMENT FOR THE RETAIL/OFFICE/RESTAURANT BUILDING. THE THIRD ONE IS LOCATED TO THE EAST OF THE HOTEL ADJOINING THE FLOODPLAIN AND WILL PROVIDE STORMWATER MANAGEMENT FOR THE HOTEL. THESE FACILITIES WILL REDUCE THE POST DEVELOPMENT PEAK FLOWS FROM THE SITE TO THE PREDEVELOPMENT PEAK FLOWS.

BMPs FOR THIS SITE WILL BE PROVIDED VIA APPROXIMATELY 8 OR 9 FILTERRAS. ALSO, A QUALIFIED REFORESTATION AREA WHICH WILL BE LOCATED AT THE NORTHERN END OF THE SITE WITHIN THE RPA AND FLOODPLAIN WILL PROVIDE BMPS FOR THE SUBJECT SITE. BOTH FILTERRAS AND REFORESTATION AREA WILL PROVIDE APPROXIMATELY 42% BMPs WHICH IS MORE THAN THE REQUIRED 40% BMPs.

NO.	DATE	REVISION PRIOR TO APPROVAL
1.	7-2-07	REVISED AREAS AND SWM NARRATIVE (1A)
2.	7-30-07	REVISED LAYOUT (KJV)

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555 FAX(703)273-8595

OUTFALL ANALYSIS

DULLES CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
7/30/07
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
	REVISIONS			

DESIGN IA | DRAFT KJV | APPROVED RLG | DATE APRIL 2007 | SCALE HORIZ: 1" = 500' VERT: --

SHEET 11 OF 11

PRJ NO: 97-540

TYPE: CDPA/FDPA

PCA/FDPA 2003-HM-004

Plotted: 7/30/07 09:45 Acad Dwg: N:\97540\DWG\00-F2401.DWG/00-K0550/00-R0301/GSTOPO/00-F0601