

CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN RZ/CDP/FDP 2008-HM-016

FOR HYATT DULLES

HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning
MAR 02 2009
Zoning Evaluation Division

PROJECT TEAM

APPLICANT/ OWNER:

THI IV DULLES AIRPORT LLC
1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 550
ANNAPOLIS, MD 21401

PROJECT MANAGER:

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WASHINGTON, DC 20006

LAND USE ATTORNEY:

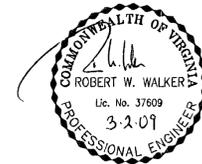
WALSH, COLUCCI, LUBELEY,
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2200 CLARENDON BLVD., 13TH FLR.
ARLINGTON, VA 22201

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:

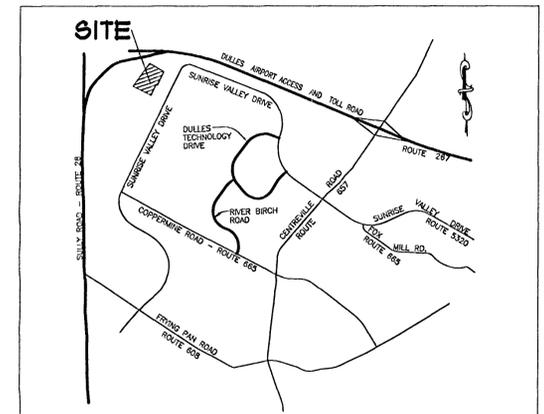
WILLIAM H. GORDON ASSOCIATES, INC.
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CHANTILLY, VA 20151

ARCHITECT:

PETER FILLAT ARCHITECTS
720 ALICEANNA ST STE 200
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AERIAL MAP
NOT TO SCALE



VICINITY MAP
SCALE - 1:2000

SHEET INDEX

- 1 — COVER SHEET
- 2 — NOTES/TABULATION
- 3 — PCA/CDP/FDP PLAN
- 4 — LANDSCAPE AND SITE AMENITIES PLAN
- 5 — SWM/BMP ANALYSIS
- 6 — ADEQUATE OUTFALL ANALYSIS
- 7 — ARCHITECTURAL ELEVATIONS

REVISIONS	
August 7, 2008	Original Submission
September 3, 2008	County Comments
November 14, 2008	County Comments
January 30, 2009	County Comments
February 27, 2009	County Comments

Application No RZ/FDP-2008-HM-016 Staff WOD
(Concurrent with PCA-86-C-029-11)
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated 3-19-2009
FDP Conds Dated 3-4-2009
Date of (BOS) (PC) approval 3-30-2009
Sheet 1 of 7

2717-0101
2717-CS.dwg

GENERAL NOTES:

- LOCATION/EXISTING ZONING AND USE:** THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 6.379 ACRES AS DELINEATED ON THIS PLAN AND IS SHOWN ON FAIRFAX COUNTY TAX MAP NO. 15-2 (21) PARCEL 1. THE ADDRESS FOR THE SITE IS 2300 DULLES CORNER BOULEVARD AND ALSO KNOWN AS THE HYATT DULLES. THE SITE IS ZONED PDC (PLANNED DEVELOPMENT COMMERCIAL).
- REQUEST:** THE APPLICANT REQUESTS THE FOLLOWING:
 - A PROFFER CONDITION AMENDMENT (PCA) TO WITHDRAW THE SUBJECT PROPERTY FROM THE LARGER DULLES CORNER DEVELOPMENT.
 - A REZONING FROM THE PDC DISTRICT TO THE PDC DISTRICT IN ORDER TO ESTABLISH A NEW CDP/FDP FOR THE HYATT DULLES SITE.
- BOUNDARY AND TOPOGRAPHIC INFORMATION:** BOUNDARY INFORMATION FOR THE SUBJECT PROPERTY IS TAKEN FROM AN 'ALTA' SURVEY PREPARED BY PATTON HARRIS RUST & ASSOCIATES IN JUNE 2008 AND TOPOGRAPHIC SURVEY BY WILLIAM H. GORDON ASSOCIATES IN JULY 2008 AT A TWO-FOOT CONTOUR INTERVAL AND IS BASED ON AN FIELD-RUN SURVEY.
- OWNERSHIP:** THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF THE IV DULLES AIRPORT LLC RECORDED JUNE 11, 2008 IN DEED BOOK 19319 AT PAGE 1631 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- COMPREHENSIVE PLAN:** THE SUBJECT PROPERTY IS LOCATED WITHIN THE COMPREHENSIVE PLAN'S LAND UNIT A OF THE DULLES SUBURBAN CENTER WHICH IS PLANNED FOR A COMPLEMENTARY MIX OF LAND USES, INCLUDING OFFICE, HOTEL AND SUPPORT RETAIL AT A 250'-10' FAR. THE SUBJECT PROPERTY IS ALSO LOCATED WITHIN AN AREA THAT THE COMPREHENSIVE PLAN ENVISIONS TO BE A TRANSIT STATION MIXED-USE AREA. PLAN TEXT FOR THIS AREA DESIGNATED AS THE "CORE AREA" STATES THAT HIGHER INTENSITY DEVELOPMENT IS AN APPROPRIATE OPTION IN LAND UNIT A AT SUCH TIME AS EITHER A FULL FUNDING AGREEMENT FOR BRT OCCURS, OR THE CONSTRUCTION OF METRO-RAIL IN THIS TRANSIT STATION AREA HAS BEEN FULLY FUNDED FOR THE RAIL PHASE. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 1/2 MILE RADIUS OF THE PROPOSED METRO-RAIL STATION PLATFORM AND THE PLAN INDICATED THAT AN INTENSITY OF UP TO 125 FAR IS APPROPRIATE FOR MIXED-USE PROJECTS WITHIN THE 1/2 MILE RADIUS. THE PLAN FURTHER STATES THAT HOTEL USES ARE ENCOURAGED. THE PROPOSED ADDITION TO THE HOTEL WILL BE IN HARMONY WITH THE USES AND INTENSITY RANGE RECOMMENDED IN THE COMPREHENSIVE PLAN.
- MODIFICATION/WAIVER REQUESTS:** THE PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, WITH THE FOLLOWING EXCEPTIONS:
 - LOADING SPACES:** A MODIFICATION OF THE LOADING SPACE REQUIREMENT TO PROVIDE 2 LOADING SPACES RATHER THAN THE REQUIRED 3 SPACES.
 - MINIMUM TREE PLANTING WIDTH:** A MODIFICATION OF THE PUBLIC FACILITIES MANUAL STANDARD 12.012(B)(2) TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE MINIMUM WIDTH FROM 8 FEET TO 6 FEET AS SHOWN ON THE CDP/FDP AND AS PROVIDED IN THE PROFFER. STRUCTURAL SOILS OR OTHER INNOVATIVE TECHNIQUES WILL BE IMPLEMENTED TO ENHANCE THE SURVIVABILITY OF THE TREES SUBJECT TO THIS MODIFICATION. WHERE EXISTING TREES ARE LOCATED IN SPACES LESS THAN EIGHT FEET WIDE, SPACES BELOW THE MINIMUM PLANTING AREA, AND LOCATIONS WITHIN FOUR FEET OF RESTRICTIVE BARRIERS, MULCHED AREAS SHALL BE PROVIDED AS INDICATED ON THE LANDSCAPE PLAN TO HELP CREATE AN ENVIRONMENT THAT TREE ROOTS CAN MORE FULLY UTILIZE.
 - PERIPHERAL PARKING LOT LANDSCAPING:** A WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT WHEN THE PROPERTY LINE ADJUTS THE RIGHT-OF-WAY OF A STREET AND WHEN THE PROPERTY LINE ADJUTS THE RIGHT-OF-WAY OF A STREET.
 - ON-SITE STORMWATER MANAGEMENT:** A WAIVER OF SECTION 6-032(3) OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL TO PROVIDE ON-SITE STORMWATER MANAGEMENT. THE SUBJECT PROPERTY IS PART OF THE DULLES CORNER DEVELOPMENT, WHICH HAS TWO EXISTING PONDS, THE EXISTING ATAT AT DULLES CORNER POND, FAIRFAX COUNTY 6318-SP-02, WAS DESIGNED TO ACCOMMODATE THE POST DEVELOPMENT RUN-OFF FROM THE HYATT DULLES PROPERTY.
- PARKING SPACES:** 54 PARKING SPACES ARE PROVIDED WITHIN AN ADJACENT OFFICE BUILDING'S PARKING GARAGE PER AN EXISTING PARKING AGREEMENT/EASEMENT (DB 6191, FG 952). SURFACE PARKING SPACES ARE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE ART. 11 AND ARE SHOWN ON SHEET 3. PARKING TABULATIONS ARE PROVIDED ON THIS SHEET. PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN ON THE CDP/FDP. APPLICANT RESERVES THE RIGHT TO ADJUST NUMBER AND/OR LOCATION OF THE PARKING AND/OR LOADING SPACES AT THE TIME OF FINAL SITE PLAN, SO LONG AS THE MINIMUM NUMBER OF SPACES ARE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

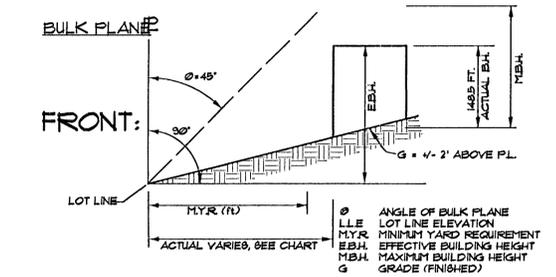
(GENERAL NOTES CONTINUED)

- LANDSCAPING/BUFFERING:** SHADE TREES WILL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN. IN KEEPING WITH THE COMPREHENSIVE PLAN RECOMMENDATION THE SUBMISSION WILL MEET OR EXCEED THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE FOR TREE COVERAGE SUBJECT TO THE APPROVAL OF TRANSITIONAL AND BARRIER MODIFICATION REQUESTED IN NOTE 6. SEE SHEET 4 FOR PROPOSED LANDSCAPING.
- SIGNAGE:** PROPOSED ENTRANCE SIGNS SHOWN HEREON WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12 AND SHALL BE GENERALLY LOCATED IN ACCORDANCE WITH THE APPROVED CDP/FDP AS SHOWN ON SHEET 3.
- STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP):** SWM/BMP IS ADDRESSED, SEE ADEQUATE OUTFALL ANALYSIS ON SHEET 5 AND SWM/BMP ANALYSIS ON SHEET 6.
- CLEARING AND GRADING:** IT IS NOTED THAT THE LIMITS OF CLEARING AND GRADING ARE TO THE PROPERTY LINES.
- WATER AND SEWER:** PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVICE THE SUBJECT PROPERTY.
- GRAVES:** TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES OR PLACES OF BURIAL ON THE PROPERTY.
- WETLANDS:** THERE ARE NO KNOWN VEGETATED WETLANDS, TIDAL WETLANDS, OR WATERS OF THE US ON THE SUBJECT PROPERTY.
- FLOODPLAIN:** THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED IN FLOOD ZONE 'X' AN AREA OUTSIDE THE 500 YEAR FLOODPLAIN AS DETERMINED BY REFERENCE TO FIRM COMMUNITY PANEL NO. 51553 0282 D, REVISED MARCH 3, 1992, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- UTILITY EASEMENTS:** TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO UTILITY EASEMENTS ON THE PROPERTY HAVING A WIDTH OF 25 FEET OR MORE AND ALL OTHER KNOWN UTILITIES ARE SHOWN ON SHEET 3.
- UNDERGROUND UTILITIES:** THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY WILLIAM H. GORDON ASSOCIATES IN JULY 2008.
- DEVELOPMENT SCHEDULE:** THE PROPOSED DEVELOPMENT AND IMPROVEMENTS ARE PROPOSED TO BE COMPLETED WITHIN APPROXIMATELY 3 YEARS OF SITE PLAN APPROVAL.
- SITE FEATURES:** ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, BICYCLE RACKS, FOUNTAINS, ARBORS, PLANTERS, WALLS, AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED.
- EVM:** AN EXISTING VEGETATION MAP (EVM) HAS BEEN PROVIDED UNDER SEPARATE COVER SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.
- SCENIC ASSETS/EXISTING STRUCTURES:** THE SITE CONTAINS AN EXISTING LANDSCAPED COURTYARD ADJACENT TO THE HOTEL ENTRANCE AND AN EXISTING LANDSCAPED OPEN SPACE SOUTHEAST OF DULLES CORNER BOULEVARD THAT SHALL BE PROTECTED DURING DEVELOPMENT.
- HAZMAT:** TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (CFR) PARTS 16.4, 302.4, AND 358, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 612-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CFR PART 280) OR STORAGE TANKS OR CONTAINERS ON-SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.
- SITE ACCESS:** THE SITE HAS FRONTAGE ON ROUTE 28/ ROUTE 261 INTERCHANGE BUT DOES NOT PROVIDE DIRECT SITE ACCESS. ACCESS TO THE SUBJECT PROPERTY IS FROM SUNRISE VALLEY DRIVE THROUGH INGRESS/EGRESS EASEMENTS ON DULLES CORNER DRIVE AND DULLES CORNER BOULEVARD.
- MINOR MODIFICATIONS:** THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE BUILDING FOOTPRINT SIZE, PARKING LOT LAYOUT, AND GROSS FLOOR AREA SHOWN ON THIS FINAL DEVELOPMENT PLAN (CDP/FDP) BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN PROVIDED THE OVERALL FLOOR AREA RATIO (FAR) IS NOT EXCEEDED, OPEN SPACE PROVIDED IS NOT REDUCED, THE MINIMUM BUILDING SETBACKS AND BULK PLANE ANGLES TO THE PERIPHERAL LOT LINES ARE NOT REDUCED, AND THAT THE CHANGES ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. THE DIMENSIONS SHOWN FOR BLDG. SETBACK ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS OVERHANGS, EAVES, ETC.
- FINAL DESIGN:** THE SITE LAYOUT, GRADING AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING THAT MAY WARRANT MINOR ADJUSTMENTS TO THE LAYOUTS ENCLOSED HEREIN.

DEVELOPMENT TABULATIONS:

	PROPOSED
TAX MAP / PARCEL	TAX MAP 15-2 (21) PARCEL 1
SITE AREA	6.379 ACRES OR 271,269 SF
OPEN SPACE	(BASED ON PROVISIONS OF SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE) 10% OF GROSS AREA (PDC DISTRICT) = 27,127 SF PROVIDED = 19,250 SF OR 53,520 SF
TOTAL GROSS SF	228,320 + 19,200 SF = 247,520 SF
TOTAL FLOOR AREA RATIO	0.29 FAR
NUMBER OF STORIES/HEIGHT	AS SHOWN ON PLAN (SHEET 3)
YARD REQUIREMENTS	SEE ANGLE OF BULK PLANE (THIS SHEET)
FRONT SIDE REAR	± 10 FEET ± 25 FEET AND ± 40 FEET ± 10 FEET

ANGLE OF BULK PLANE (NOT TO SCALE)



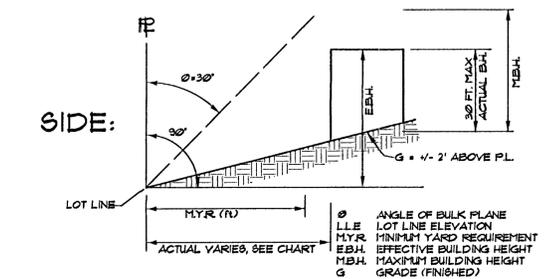
MYR PROVIDED IS ± 10'
EBH = MYR / tan θ
= 10' / tan 30°
= 18' ±

PROVIDED HEIGHT: 148.5 FEET
MAXIMUM HEIGHT: PREVIOUSLY APPROVED SPECIAL EXCEPTION INCREASES MAX. HEIGHT TO 150 FEET, REFERENCE SPECIAL EXCEPTION 03-C-019.

PARKING TABULATIONS:

USE: HOTEL W/ EATING ESTABLISHMENT AND ANCILLARY MEETING SPACE

USE	REQUIRED	
317 ROOMS	1 SPACE / ROOM + 4 SPACES/ 50 ROOMS	343 SPACES
EATING ESTABLISHMENT 205 TABLE SEATS 12 COUNTER SEATS 28 EMPLOYEES	1 SPACE/ 4 SEATS 1 SPACE/ 2 SEATS 1 SPACE/ 2 EMPLOYEES	52 SPACES 6 SPACES 14 SPACES
MEETING ROOM (1) 461 SEATS	0.3 SPACES/ SEAT	141 SPACES
SUBTOTAL PARKING SPACES REQUIRED:		536 SPACES
PARKING REDUCTION (PER SHARED PARKING STUDY (2))		-156 SPACES
TOTAL PARKING SPACES REQUIRED:		400 SPACES
TOTAL PARKING ON-SITE (EXISTING AND PROPOSED)		346 SPACES
TOTAL PARKING OFF-SITE (PER PARKING AGREEMENT, DEED BOOK 6191 PAGE 952) (3)		54 SPACES
TOTAL PARKING SPACES PROVIDED:		400 SPACES



MYR PROVIDED IS ± 25' AND ± 40'
EBH = MYR / tan θ
= 25' / tan 30°
= 43' ±

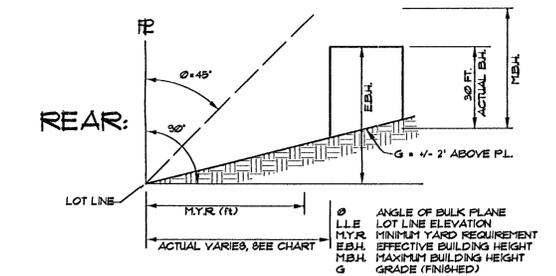
PROVIDED HEIGHT: ± 30 FEET

LOADING SPACES

1/10,000 SF + 1/ EVERY 100,000 SF OR MAJOR FRACTION THEREOF = 3 LOADING SPACES
PROVIDED = 2

FOOTNOTES:

- INCLUDED 19,200 SF PROPOSED AND 6,190 EXISTING BALLROOM AND MEETING SPACES.
- PARKING TABULATIONS SHOWN ON THIS PCA/CDP/FDP ARE SUBJECT TO MODIFICATION BASED UPON CODE ANALYSIS DIVISION REVIEW AND BOARD OF SUPERVISORS' APPROVAL OF THE 'HYATT DULLES HOTEL EXPANSION SHARED PARKING STUDY' PREPARED BY WELLS + ASSOCIATES, INC.
- THE OFF-SITE PARKING PER PREVIOUSLY RECORDED AGREEMENT IS NOT BEING CHANGED WITH THIS APPLICATION.



MYR PROVIDED IS ± 10'
EBH = MYR / tan θ
= 10' / tan 30°
= 10' ±

PROVIDED HEIGHT: ± 30 FEET

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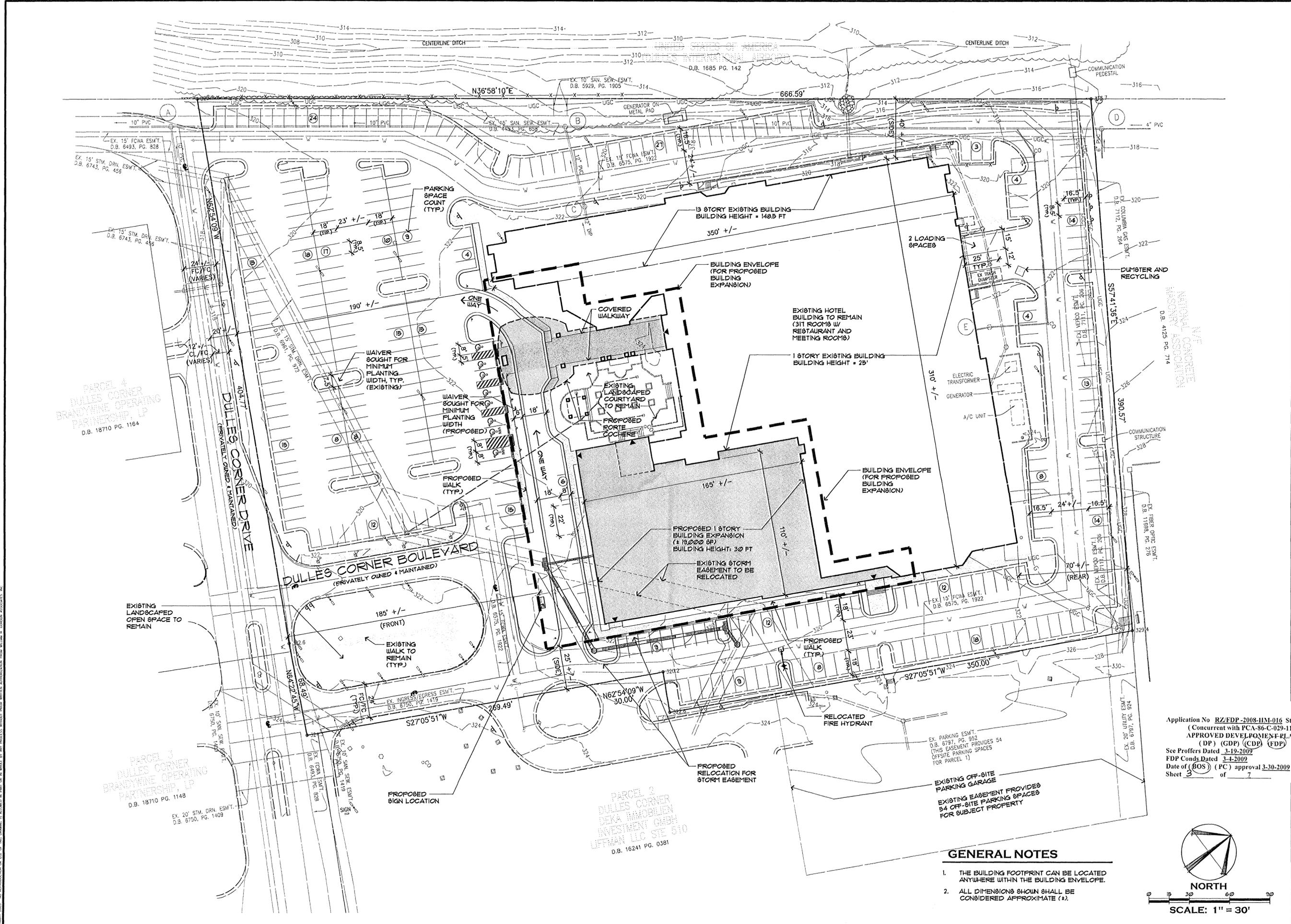
REVISIONS

9-3-08	County Comments
11-14-08	County Comments
1-30-09	County Comments
2-27-09	County Comments

NOTES AND TABULATIONS
HYATT DULLES
RZ/CDP/FDP 2008-HM-016
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE	N/A
DATE	AUGUST 7, 2008
DRAWN	OFS
CHECKED	OFS/RW
JOB #	2717-0101
CAD FILE	2717-NI.dwg
SHEET #	2 OF 7

Application No **RZ/FDP-2008-HM-016** Staff WOD
(Concurrent with PCA-86-C-029-11)
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated 3-19-2009
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Date of (BOS) (PC) approval 3-30-2009
Sheet 2 of 7



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SEAL
 COMMONWEALTH OF VIRGINIA
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 3-2-09
 PROFESSIONAL ENGINEER

REVISIONS

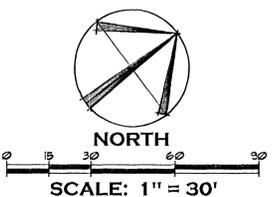
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PCA/CDP/FDP PLAN
HYATT DULLES
 RZ/CDP/FDP 2008-HM-016
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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 Sheet 3 of 7

GENERAL NOTES

1. THE BUILDING FOOTPRINT CAN BE LOCATED ANYWHERE WITHIN THE BUILDING ENVELOPE.
2. ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).



SCALE	1"=30'
DATE	AUGUST 7, 2008
DRAWN	OFS
CHECKED	OFS/RW
JOB #	2717-0101
CAD FILE	2717-CDP-FDP.dwg
SHEET #	3 OF 7

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SCALE 1" = 30'

DATE AUGUST 7, 2008

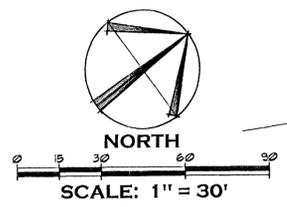
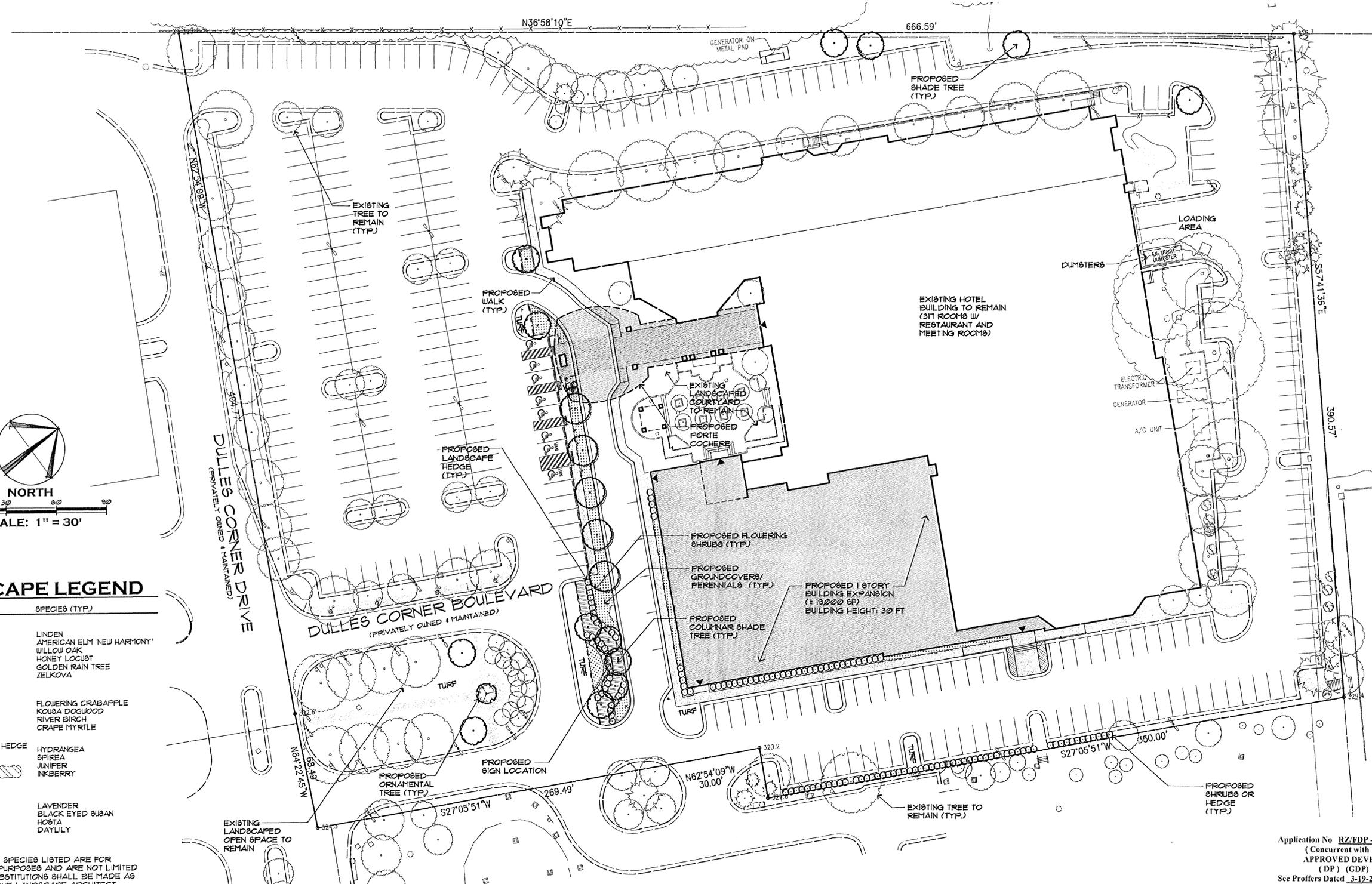
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CHECKED OFS/RW

JOB # 2717-0101

CAD FILE 2717-LS.dwg

SHEET # 4 OF 7



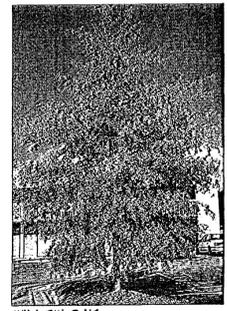
LANDSCAPE LEGEND

TREE TYPE	SPECIES (TYP)
SHADE TREE (3-3 1/2" CALIPER)	LINDEN AMERICAN ELM NEW HARMONY WILLOW OAK HONEY LOCUST GOLDEN RAIN TREE ZELKOVA
ORNAMENTAL TREE (1 1/2-2" CALIPER)	FLOWERING CRABAPPLE KOUSSA DOGWOOD RIVER BIRCH CRAPE MYRTLE
FLOWERING SHRUBS/ HEDGE	HYDRANGEA SPIREA JUNIPER INKBERRY
GROUNDCOVERS	LAVENDER BLACK EYED SUSAN HOSTA DAYLILY

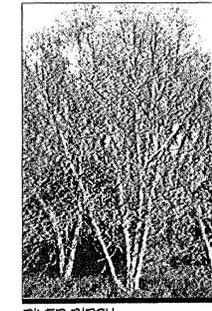
NOTES:
 1. TREE AND PLANT SPECIES LISTED ARE FOR INFORMATIONAL PURPOSES AND ARE NOT LIMITED TO THIS LIST. SUBSTITUTIONS SHALL BE MADE AS APPROVED BY THE LANDSCAPE ARCHITECT.



HONEYLOCUST
 SHADE TREES



WILLOW OAK
 ORNAMENTAL TREES



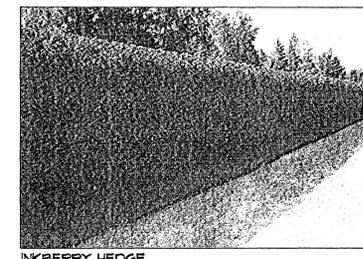
RIVER BIRCH
 ORNAMENTAL TREES



CRAPE MYRTLE
 ORNAMENTAL TREES



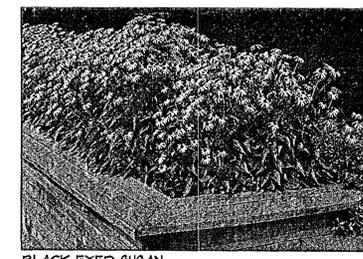
HYDRANGEA
 LANDSCAPE HEDGE AND FLOWERING SHRUBS



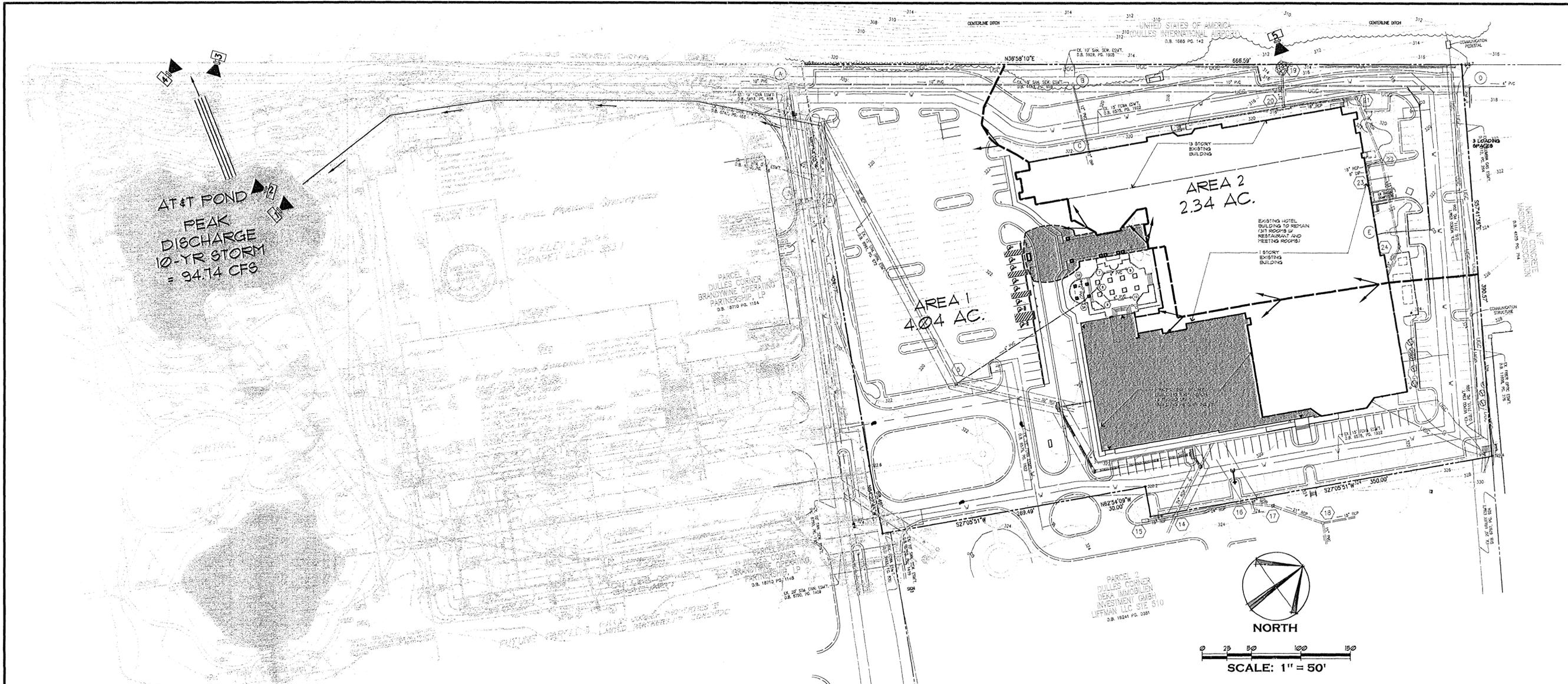
INKBERRY HEDGE
 LANDSCAPE HEDGE AND FLOWERING SHRUBS



LAVENDER
 GROUND COVERS/ PERENNIALS



BLACK EYED SUSAN
 GROUND COVERS/ PERENNIALS



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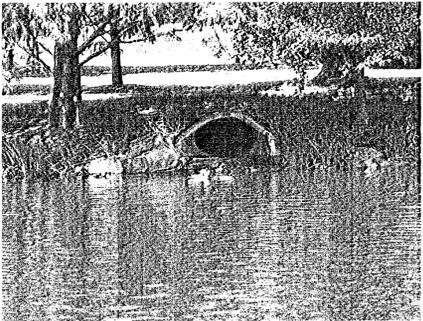
SWM/BMP ANALYSIS
HYATT DULLES
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 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT / BMP NARRATIVE

STORMWATER MANAGEMENT (WATER QUANTITY)
 STORMWATER MANAGEMENT IS PROVIDED FOR THE ENTIRE DULLES CORNER DEVELOPMENT BY TWO EXISTING WET PONDS LOCATED TO THE SOUTH OF THIS SITE. THE FIRST POND WAS CONSTRUCTED PER PLAN # 6318-8P-08 AND THE SECOND POND WAS CONSTRUCTED PER PLAN # 6318-8P-02. APPROXIMATELY 63% OF THE PROPERTY DRAINS TO THIS SECOND WET POND. THE POND'S OUTLET CONTROL IS A 4-WAY 21" ROUND RCP CULVERT. THE POND HAS BEEN DESIGN TO CONVEY THE 2-YEAR AND 10-YEAR STORM AS SHOWN ON SITE PLAN SHEET 15 OF 16 FROM THE AT&T AT DULLES CORNER SITE PLAN (6318-8P-02-2). THE EXISTING SECOND POND WAS DESIGNED TO PROVIDE SUM FOR A DRAINAGE SHED OF APPROXIMATELY 36.73 ACRES WITH AN ESTIMATED RUNOFF COEFFICIENT OF 0.80. THE PROPOSED IMPROVEMENTS WITH THIS PLAN DO NOT INTEND TO INCREASE THE DRAINAGE AREA OR RUNOFF COEFFICIENT WITHIN THE DRAINAGE AREA, THEREFORE, THE SUM REQUIREMENTS OF THIS PLAN ARE MET WITH THE EXISTING FACILITY. THE ELEVATIONS AT THE DIFFERENT STORM EVENTS IN THE SECOND POND ARE AS FOLLOWS: TWO YEAR ELEVATION IS 308.79 AND THE TEN YEAR IS 309.41.

THE PONDS AT DULLES CORNER ARE MAINTAINED BY THE DULLES CORNER PROPERTY OWNERS ASSOCIATION AND THIS PROPERTY IS A MEMBER OF THAT ASSOCIATION. ACCESS TO THE SECOND POND IS PROVIDED BY THE AT&T (NORTHROP GRUMMAN) ENTRANCE DRIVE.

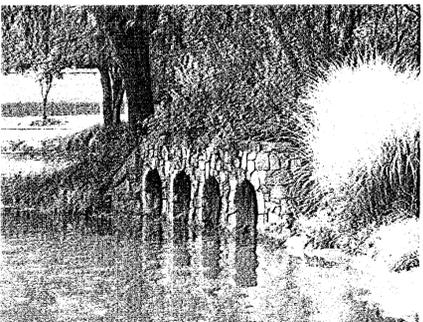
BMP (WATER QUALITY)
 THIS SITE IS A PART OF THE ORIGINAL PROFFERED DEVELOPMENT PLAN FOR DULLES CORNER THAT WAS APPROVED PRIOR TO THE ADOPTION OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. THEREFORE, A CHESAPEAKE BAY ORDINANCE EXCEPTION WILL BE REQUESTED BASED ON THE PROFFERED PLAN OF IMPROVEMENT. ADDITIONAL JUSTIFICATION FOR THE EXCEPTION WILL BE THAT WATER QUALITY IS ALREADY BEING PROVIDED TO SOME DEGREE WITHIN THE DULLES CORNER DEVELOPMENT BY TWO WET PONDS THAT ALSO PROVIDE THE REQUIRED STORMWATER MANAGEMENT (QUANTITY CONTROL). THE FIRST POND IS A REGIONAL POND LOCATED FURTHER SOUTH WITHIN THE DULLES CORNER DEVELOPMENT THAT WAS CONSTRUCTED WITH PLAN # 6318-8P-08. A SECOND WET POND IS LOCATED TO THE SOUTH WEST OF THIS SITE THAT WAS CONSTRUCTED WITH PLAN # 6318-8P-02. APPROXIMATELY 63% OF THE PROPERTY DRAINS TO THIS SECOND WET POND, THEREBY PROVIDING SUPPLEMENTAL BMP (WATER QUALITY). THE POND'S OUTLET CONTROL IS A 4-WAY 21" ROUND RCP CULVERT. THE POND HAS BEEN DESIGN TO CONVEY THE 2-YEAR AND 10-YEAR STORM AS SHOWN ON SITE PLAN SHEET 15 OF 16 FROM THE AT&T AT DULLES CORNER SITE PLAN (6318-8P-02-2). THE SECOND POND RECEIVES 4.04 ACRES OF ON-SITE LAND. THE BMP WET VOLUME STORAGE AT ELEVATION 306.5 IS ESTIMATED AT 46,000 M3. THE APPLICANT RESERVES THE RIGHT TO PROVIDE SUPPLEMENTAL BMP MEASURES IN ACCORDANCE WITH THE FPM IF WARRANTED.



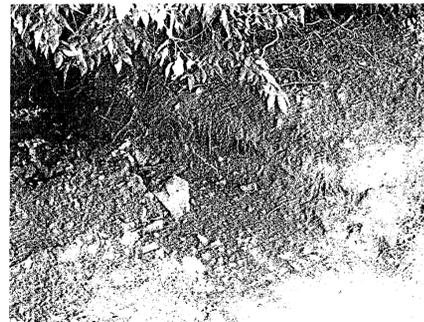
1/4 OUTFALL AT AT&T AT DULLES CORNER POND



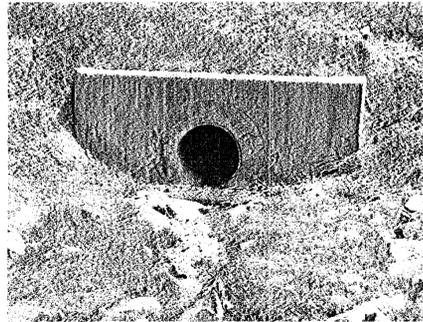
3/4 DOWNSTREAM DISCHARGE CULVERTS AT&T AT DULLES CORNER POND (OUTFALL #1)



2/4 UPSTREAM DISCHARGE CULVERTS AT&T AT DULLES CORNER POND



4/4 DOWNSTREAM CHANNEL AT&T AT DULLES CORNER POND



5/4 DOWNSTREAM DISCHARGE CULVERT ON-SITE (OUTFALL #2)

LEGEND

← → DIRECTION OF SHOT

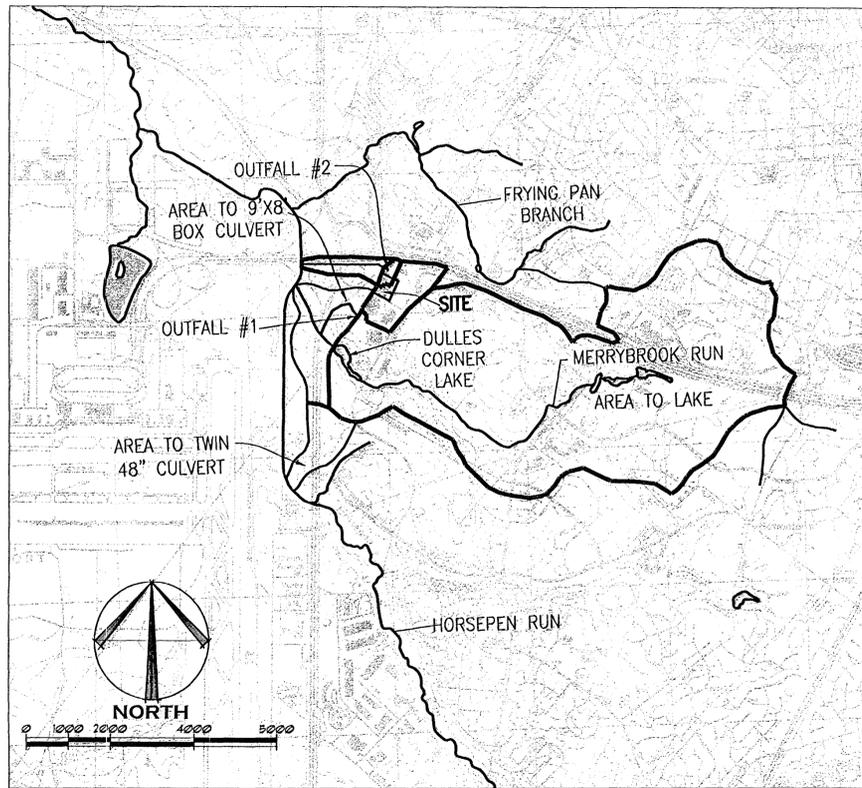
▲ ▲ ▲ NUMBER(S) INDICATES PICTURE(S) ASSOCIATED WITH CAMERA'S ANGLE AS SHOWN.

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 (DP) (GDP) (CDP) (EDP)
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 FDP Conds Dated 3-4-2009
 Date of (BOS) (PC) approval 3-30-2009
 Sheet 5 of 7

SCALE 1"=50'

DATE	AUGUST 7, 2008
DRAWN	OFS
CHECKED	OFS/RW
JOB #	2717-0101
CAD FILE	2717-BMP-SWM.dwg
SHEET #	5 OF 7

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OVERALL DRAINAGE DIVIDE MAP

SCALE: 1"=2000'

ADEQUATE OUTFALL NARRATIVE

LIMIT OF DOWSTREAM REVIEW

THE SUBJECT PROPERTY HAS TWO DRAINAGE AREAS, EACH DRAINAGE AREA FOR THE SITE IS AT THE TOP OF THE WATERSHED OF THE DOWSTREAM DRAINAGE SYSTEM. ACCORDING TO FPM SECTION 6-02032A, THE FIRST OPTION FOR THE LIMIT OF DOWSTREAM REVIEW IS TO A POINT THAT IS AT LEAST 150 FT DOWSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 30% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. IN THIS CASE, THE TOTAL DRAINAGE AREA GOING TO POND 1 (AT&T) POND, IS 4.24 AC. THE EXTENT OF REVIEW ACCORDING TO THE 90% OF THE FIRST SYSTEM NEEDS TO BE A CONFLUENCE WITH AN AREA OF AT LEAST 3.84 AC. THE EXTENT OF REVIEW ACCORDING TO THE 90% OF THE FIRST SYSTEM NEEDS TO BE A CONFLUENCE WITH AN AREA OF AT LEAST 2.11 AC.

OUTFALL ANALYSIS

THE STORM DRAINAGE OUTFALL FOR THE HYATT DULLES HOTEL IS DIVIDED INTO TWO OUTFALLS, AREA 1, WHICH DISCHARGES IN MERRYBROOK RUN AND AREA 2 WHICH DISCHARGES IN HORSEPEN RUN.

DRAINAGE FROM AREA 1, DISCHARGES INTO AN EXISTING 33" PIPE, WHICH THEN DISCHARGES INTO A 24"X48" ELLIPTICAL PIPE, WHICH THEN CONNECTS TO POND 1. THE POINT OF CONFLUENCE WHERE THE RECEIVING PIPE SYSTEM IS JOINED BY AN AREA OF 32.62 AC, WHICH IS MORE THAN 90% OF THE INITIAL DRAINAGE AREA OCCURS AT POND 1. THE EXTENT OF DOWSTREAM REVIEW IS 150' PAST THIS STRUCTURE. THE DETENTION SYSTEM DISCHARGES INTO A 4-WAY 21" CULVERT THAT DISCHARGES INTO A DITCH ON THE NORTH SIDE OF THE FORMER AT&T SITE. AT THIS POINT THE WATERSHED CROSSES INTO LOUDOUN COUNTY.

POND 1 WAS DESIGNED TO PROVIDE DETENTION FOR THE ON-SITE 20.95 AC. WITH A 'C' FACTOR OF 0.80, AND 13.45 AC OFF-SITE WITH A 'C' FACTOR OF 0.85.

DRAINAGE FROM AREA 2, DISCHARGES INTO AN EXISTING 21" PIPE AT 22% SLOPE, WHICH DRAINS THE SUBJECT SITE INTO AN EXISTING DITCH. THE POINT OF CONFLUENCE, WHERE THE RECEIVING PIPE SYSTEM IS JOINED BY AN AREA OF ABOUT 800 AC, WHICH IS MORE THAN 90% OF THE INITIAL DRAINAGE AREA OCCURS AT HORSEPEN RUN.

THE TOTAL RUNOFF GOING TO THE EXISTING 21" PIPE WILL NOT BE ALTERED AS ALL OF THE PROPOSED DEVELOPMENT TAKES PLACE WITHIN AREA 1. ADDITIONALLY, THIS AREA OUTFALLS INTO AN EXISTING ESTABLISHED CHANNEL THAT SHOWS NO SIGN OF EROSION, THEREFORE IT IS OUR OPINION THE OUTFALL IS ADEQUATE.

MAP NOTE

THE MAP SHOWING THE OFF-SITE DRAINAGE SYSTEM WAS OBTAINED FROM FDPA-86-C-023-01 (DULLES CORNER).

ONE SQUARE MILE DESCRIPTIVE EXTENT OF REVIEW

THE ONE SQUARE MILE DESCRIPTIVE EXTENT OF REVIEW FOR AREA 1 MEETS AT MERRYBROOK RUN, PAST THE DULLES CORNER LAKE OUTFALL WITHIN LOUDOUN COUNTY BOUNDARIES. THE ONE SQUARE MILE DESCRIPTIVE EXTENT OF REVIEW FOR AREA 2 MEETS AT HORSEPEN RUN IN THE LOUDOUN COUNTY AS SEEN IN THE USGS HERNDON QUADRANGLE MAP (1934) SHOWN ON THIS SHEET.

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.

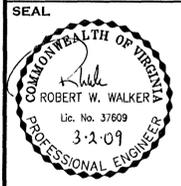
This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-013 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
 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 3. AT&T AT DULLES CORNER POND IS EXISTING.
- 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)
WET POND	4.04	32.69	36.73	25,000	76,155	6'±
Totals						
- 4. On-site 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 (asphalt, geotext, gravel, etc).
- 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 5.
- 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 3.
- 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 5.
- 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 3.
- 11. A submission waiver is requested for N/A.
- 12. Stormwater management is not required because N/A.

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 Sheet 6 of 7

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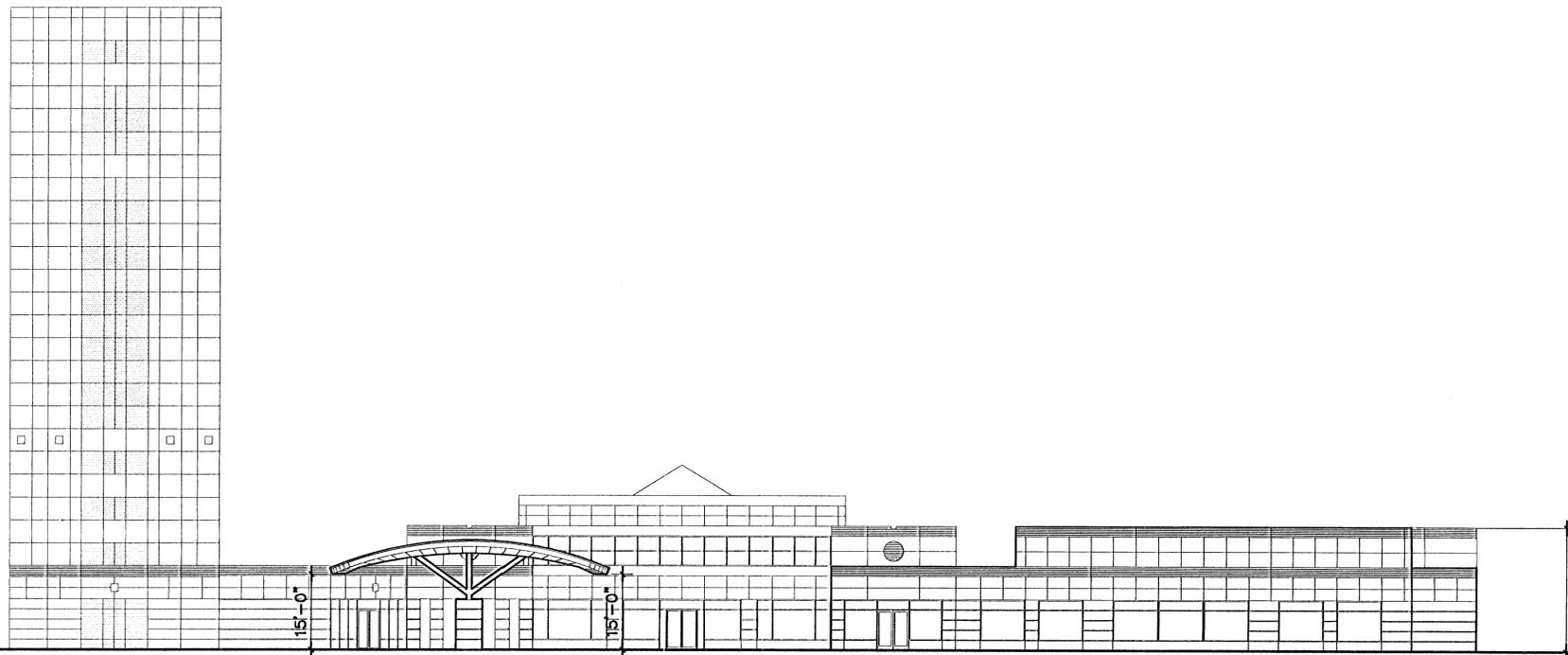
REVISIONS

9-3-08	County Comments
11-14-08	County Comments
1-30-09	County Comments
2-27-09	County Comments

ADEQUATE OUTFALL ANALYSIS

HYATT DULLES
 RZ/CDP/FDP 2008-HM-016
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

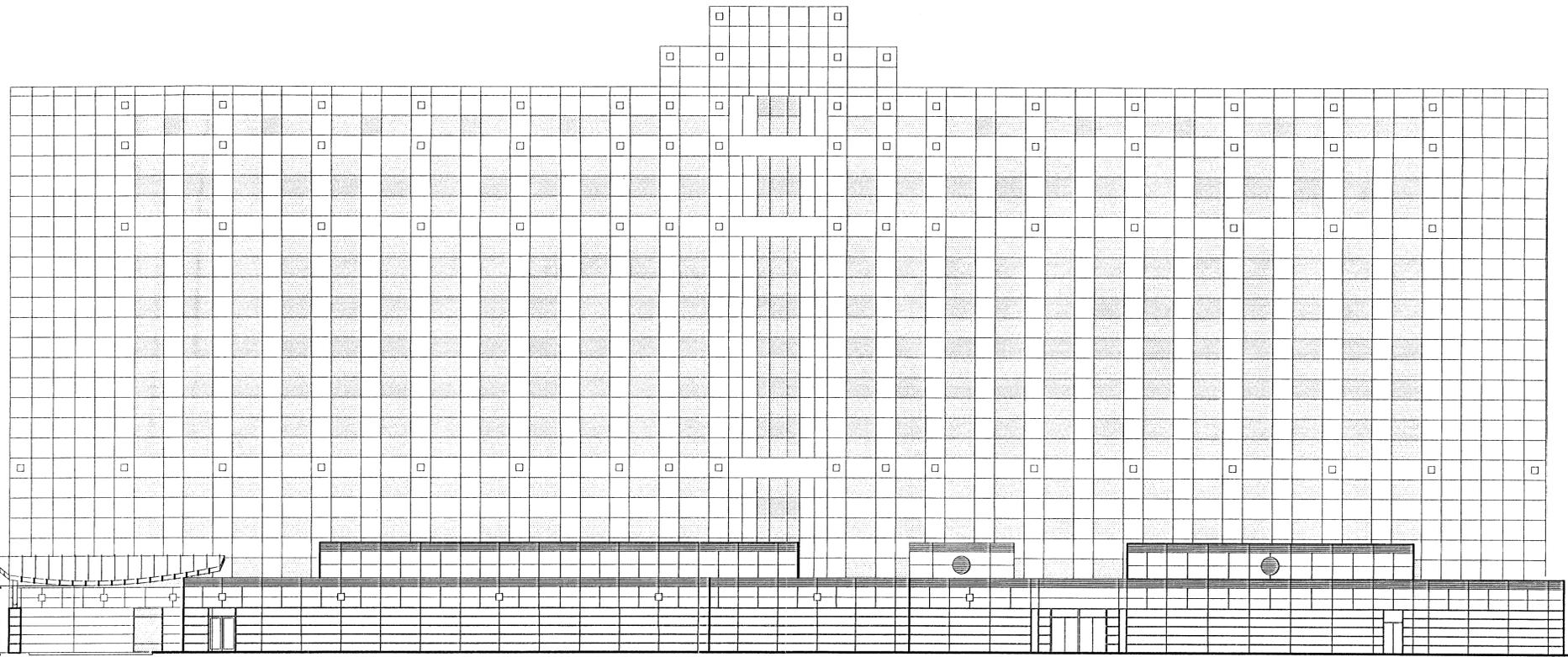
SCALE AS NOTED
 DATE AUGUST 7, 2008
 DRAWN OFS
 CHECKED OFS/RW
 JOB # 2717-0101
 CAD FILE 2717-BMP-SWM.dwg
 SHEET # 6 OF 7



SOUTH ELEVATION
 1/16" = 1'-0" 08008-A-ELE01.DWG REF:

MATCH EXISTING
 PARAPET HEIGHT
 © BALLROOM

NOTE:
 ELEVATIONS ARE SHOWN FOR
 INFORMATIONAL PURPOSES ONLY, TO
 DEPICT THE QUALITY AND CHARACTER
 OF THE DESIGN. FINAL DESIGN AND
 ELEVATIONS ARE SUBJECT TO CHANGE.

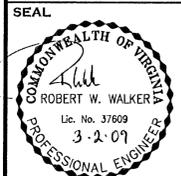


EAST ELEVATION
 1/16" = 1'-0" 08008-A-ELE01.DWG REF:

Application No **RZ/FDP-2008-HM-016** Staff WOD
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 Sheet **7** of **7**

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ARCHITECTURAL ELEVATIONS
HYATT DULLES
 RZ/CDP/FDP 2008-HM-016
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE	AS NOTED
DATE	AUGUST 7, 2008
DRAWN	OFS
CHECKED	OFS/RW
JOB #	2717-0101
CAD FILE	2717-ARCH.dwg
SHEET #	7 OF 7

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