

LOT 4  
@  
**THE ELLIPSE AT WESTFIELDS**

**SPECIAL EXCEPTION**

**SE 2010-SU-013**

SULLY DISTRICT - CHANTILLY, VIRGINIA

**OCTOBER 28, 2010**

**PROJECT TEAM**

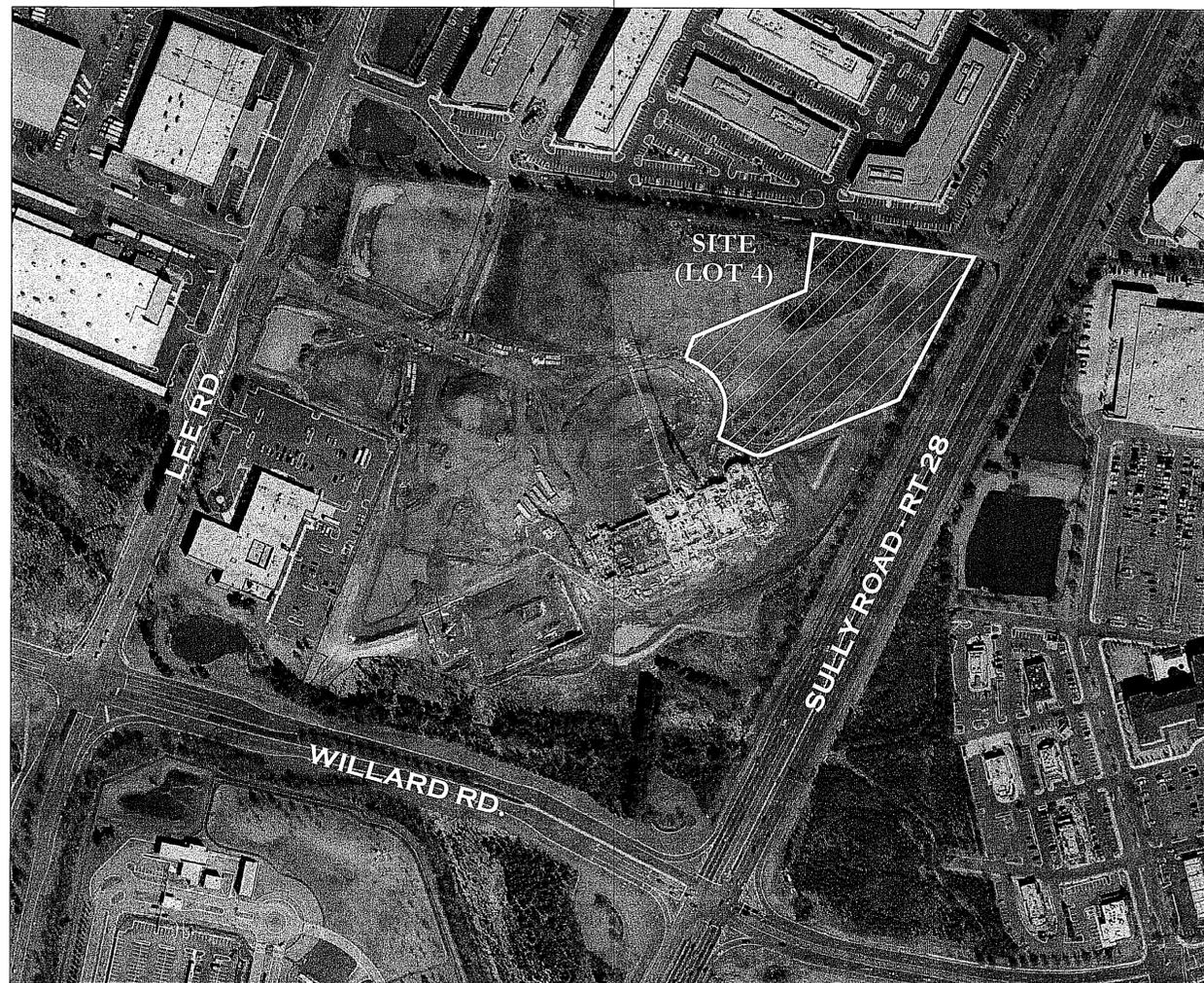
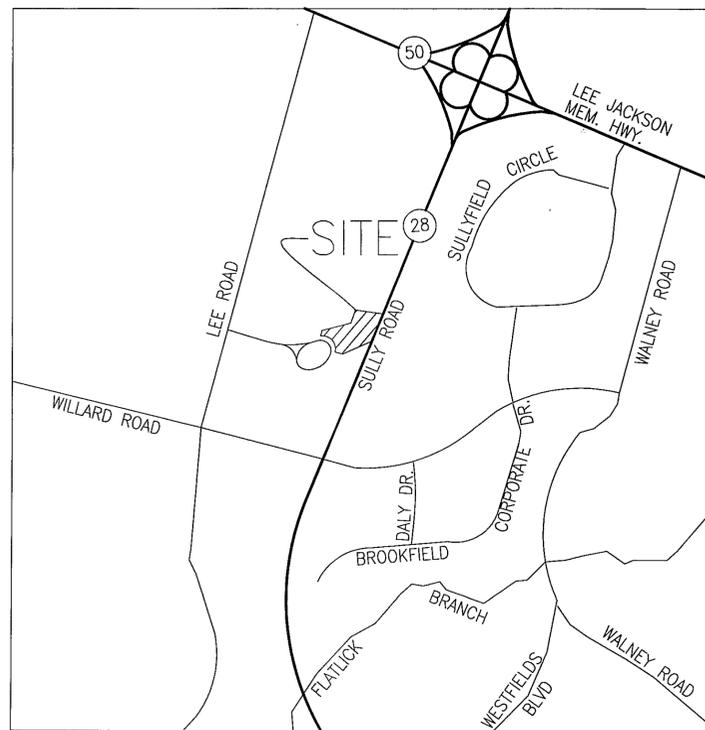
**LAND USE ATTORNEY:**  
WALSH COLUCCI LUBELEY EMRICH & WALSH, P.C.  
2200 CLARENDON BLVD., 13TH FLOOR  
ARLINGTON, VIRGINIA 222012

**ARCHITECT:**  
SOMA ARCHITECTS  
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ALEXANDRIA, VA 22314

**OWNER/APPLICANT:**  
LONG AND FOSTER COMPANIES  
14501 GEORGE CARTER WAY  
CHANTILLY, VA 20151

**CIVIL ENGINEER/ L. ARCHITECT:**  
WILLIAM H. GORDON ASSOCIATES, INC.  
4501 DALY DRIVE  
CHANTILLY, VA 20151

**VICINITY MAP**   
SCALE: 1"=1000'

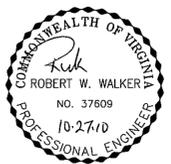


**AERIAL VIEW**   
N.T.S.

**SHEET INDEX**

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- 7 — ADEQUATE OUTFALL ANALYSIS
- 8 — ARCHITECTURAL ELEVATIONS

RECEIVED  
Department of Planning & Zoning  
OCT 27 2010  
Zoning Evaluation Division



Application No. SE 2010-SU-013 Staff WO'D

APPROVED SE SP PLAN  
SEE DEV. CONDS DATED 11/4/2010  
Date of (BOS) (BZA) approval 1/11/2011

Sheet 1 of 8



**GENERAL NOTES**

- LOCATION.** THE AREA SUBJECT TO THIS SPECIAL EXCEPTION (S.E.) APPLICATION CONSISTS OF TAX MAP 34-3 (14) PARCEL 4 (4.44± ACRES OR 193,204± SF).
- OWNERSHIP.** THE SITE IS LOCATED AT 14000 GEORGE CARTER WAY, AND IS OWNED BY HEADQUARTERS 2 LLC. THIS INFORMATION IS CONTAINED ON THE AFFIDAVIT SUBMITTED SEPARATELY.
- SE REQUEST.** THE SITE IS CURRENTLY ZONED I-5, GENERAL INDUSTRIAL DISTRICT. HOTELS AND MOTELS ARE PERMITTED WITHIN THE I-5 DISTRICT AS A CATEGORY 5 SPECIAL EXCEPTION USE.
- FAR.** THE PROPERTY HAS A BY-RIGHT FAR OF 1.0 BASED ON A GRANDFATHERED PROVISION WITH ZONING ORDINANCE AMENDMENT 92-225
- BOUNDARY/TOPOGRAPHY/EXISTING UTILITIES.** BOUNDARY & TOPOGRAPHIC INFORMATION WAS PREPARED BY WILLIAM H. GORDON AND ASSOCIATES (WHGA). THE FEATURES SHOWN ARE BASED ON A NOVEMBER 2008 FIELD SURVEY TO REFLECT EXISTING CONDITIONS. NO TITLE REPORT WAS FURNISHED FOR THE PREPARATION OF THIS PLAN.
- RIGHTS-OF-WAY.** SULLY ROAD - ROUTE 28 ABUTS LOT 4 AND IS A SIX LANE DIVIDED ROAD WITH NO DIRECT ACCESS TO THE SUBJECT PROPERTY. LEE ROAD - ROUTE 8461 IS A VARIABLE 4 LANE ROAD. ACCESS TO LOT 4 ARE FROM GEORGE CARTER WAY (A PRIVATE STREET) WHICH IS ACCESSED FROM LEE ROAD - ROUTE 8461.
- SITE ACCESS.** THERE ARE NO NEW PUBLIC OR PRIVATE STREETS PROPOSED WITH THIS APPLICATION. ACCESS WILL BE OFF GEORGE CARTER WAY VIA PRIVATELY MAINTAINED DRIVEWAYS AS SHOWN ON THE SITE PLAN SHEET.
- PARKING.** THE APPLICANT RESERVES THE RIGHT TO MODIFY THE LAYOUT AND INCREASE OR REDUCE THE PARKING SPACE QUANTITIES SHOWN AT THE TIME OF SITE PLAN SUBMISSION PROVIDED THE MINIMUM SETBACKS TO THE PROPERTY LINE ARE NOT REDUCED AND THE MINIMUM NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE ARE PROVIDED (PURSUANT TO SECTION 9-004 OF THE ZONING ORDINANCE.) ALL PARKING LOT ISLANDS WILL BE A MINIMUM 8' INSIDE WIDTH.
- EASEMENTS.** THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE; ALL KNOWN UNDERGROUND UTILITY EASEMENTS ARE PRESENTED.
- UTILITIES.** THE SITE IS SERVICED BY PUBLIC WATER AND PUBLIC SEWER AS SHOWN.
- STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SUM/BMP).** SEE PRELIMINARY SUM PLAN AND OUTFALL ANALYSIS.
- WETLANDS.** THERE ARE NO KNOWN VEGETATED WETLANDS, TIDAL WETLANDS, OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY.
- E.Q.C./FLOODPLAIN/RFA.** NO E.Q.C., FLOODPLAIN, OR RFA EXISTS ON SITE.
- CLEARING & GRADING.** THE LIMITS OF CLEARING AND GRADING FOR THE SITE COINCIDE WITH THE EXISTING PERIPHERAL PROPERTY LINES EXCEPT WHERE INDICATED TO PROVIDE OFF-SITE STORMWATER MANAGEMENT IMPROVEMENTS.
- SIGNAGE.** ANY SIGNAGE WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12.
- LANDSCAPING/BUFFERING.** THE SUBMISSION WILL MEET OR EXCEED THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE FOR TREE COVERAGE.
- GRAVES.** TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES OR PLACES OF BURIAL ON THE PROPERTY.
- LIGHTING/SOUND.** IT IS THE INTENT OF THE APPLICANT TO ABIDE BY ANY AND ALL APPLICABLE PROVISIONS OF ARTICLE 14 (PERFORMANCE STANDARDS). WHERE REQUIRED AND IF NECESSARY, THE APPLICANT INTENDS TO PROVIDE PEDESTRIAN-SCALE STREET LIGHTS IN LIEU OF STANDARD STREET LIGHTS ALONG ALL PRIVATE STREETS. FURTHER, NO LOUDSPEAKER SYSTEM WILL BE UTILIZED ON THE SUBJECT SITE.
- SITE FEATURES.** ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, INFO KIOSKS, FOUNTAINS, GAZEBOS, ARBORS, PLANTERS, AND WALLS AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED. ARCHITECTURAL FEATURES SUCH AS BALCONIES AND STAIRWELLS MAY ALSO BE PROVIDED.
- E.V.M.** AN EXISTING VEGETATION MAP (E.V.M) 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 NO OTHER NATURAL FEATURES OR SCENIC ASSETS DESERVING OF PROTECTION AND PRESERVATION. THERE ARE NO EXISTING BUILDINGS ON SITE. SEE EXISTING CONDITIONS PLAN.
- 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 116.4, 302.4, AND 305, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS YR 612-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CFR PART 200)) 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.
- ROAD IMPROVEMENTS** SHOWN FOR THE INTERSECTION OF GEORGE CARTER WAY AND LEE ROAD HAVE BEEN CONSTRUCTED. THESE IMPROVEMENTS INCLUDED AN ADDITION OF A CONCRETE MEDIAN ON LEE ROAD AND TRAFFIC SIGNALIZATION.
- FINAL DESIGN.** THE SITE LAYOUT, GRADING AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING THAT MAY WARRANT MINOR ADJUSTMENTS TO THE LAYOUTS ENCLOSED HEREIN (PURSUANT TO SECTION 9-004 OF THE ZONING ORDINANCE.)

**SITE TABULATIONS**

**SITE AREA**  
(MIN LOT AREA 120,000 SF.) 4.44 ACRES OR 193,204 SF

**LANDSCAPED OPEN SPACE**  
15% OF GROSS AREA = 28,981 SF  
PROVIDED = 20% OR 39,000 SF

**TREE COVER**  
10% MINIMUM TREE COVER REQUIRED  
SITE AREA = 193,204 SF  
BLDG FOOTPRINT = -41,020 SF  
NET SITE AREA = 152,184 SF  
PROVIDED = 18,320 SF / 192,104 SF OR 10%

**YARD REQUIREMENTS**  
SEE ANGLE OF BULK PLANE (THIS SHEET)

**BUILDING**  
NUMBER OF STORIES/HEIGHT ALLOWED: 15'  
PROPOSED: 1/ 15'

TOTAL GROSS SF 110,000 SF

FLOOR AREA RATIO (FAR) ALLOWED: 1.0 MAX  
PROPOSED: 0.88

**OVERALL SITE CALCULATIONS\*\*\***

LOT	BLDG FOOTPRINT	LOT AREA
EXISTING LOT 1	287,000 SF	358,506 SF
PROPOSED LOT 2	102,552 SF	111,228 SF
EXISTING LOT 3*	0 SF/ UNDEVELOPED	111,544 SF
PROPOSED LOT 4	110,000 SF	193,204 SF
EXISTING LOT 5	0 SF/ UNDEVELOPED	151,186 SF
EXISTING LOT 6	0 SF/ UNDEVELOPED	87,451 SF
CUT LOTS	N/A	310,563 SF
DEDICATED ROW	N/A	243,195 SF
	559,552 SF	1,633,503 SF
		= 0.33 TOTAL SITE FAR

- \* DUE TO THE NATURE OF THE HOTEL SIZE AND PARKING NEEDS, THE LOT SIZE HAS BEEN REDUCED AS PART OF THIS SE. TABULATIONS HAVE BEEN CALCULATED BASED ON THE ADJUSTED LOT AREA.
- \*\* INCLUDES ADDED AREA FROM BOUNDARY LINE ADJUSTMENT OF LOT 2
- \*\*\* CALCULATIONS SHOWN ARE FOR THE ENTIRE ELLIPSE AT WESTFIELDS DEVELOPMENT AND ARE FOR INFORMATIONAL PURPOSES ONLY.

**PARKING TABULATIONS**

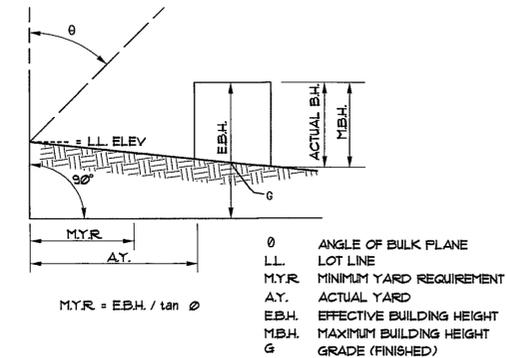
USE: HOTEL W/ A RESTAURANT AND ANCILLARY MEETING SPACE

USE	REQUIRED	
210 ROOMS	1 SPACE / ROOM + 4 SPACES/ 50 ROOMS	221 SPACES
125 SEAT RESTAURANT/ CAFE (10 EMPLOYEES) (5,000 SF)	1 SPACE/ 4 SEATS + 1 SPACES/ 2 EMPLOYEES 25% NONCAPTIVE REDUCTION (2)	31 SPACES -3 SPACES
	NET EATING ESTABLISHMENT SPACES	28 SPACES
553 SEATS/ 12,000 SF MEETING ROOMS	SUCH SPACES AS ARE REQUIRED FOR ASSEMBLY ROOMS AND AFFILIATED FACILITIES AS DETERMINED BY DIRECTOR	240 SPACES(1)
	38% NONCAPTIVE REDUCTION (2)	-60 SPACES
	NET MEETING ROOM SPACES	180 SPACES
TOTAL PARKING REQUIRED:		435 SPACES
30.4% PARKING REDUCTION (3):		-132 SPACES
NET PARKING REQUIRED:		303 SPACES
PARKING PROVIDED:		301 SPACES

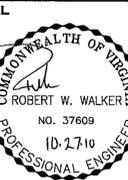
- NOTES:
- (1) PARKING RATES BASED ON ULI'S SHARED PARKING MANUAL, 2ND EDITION.
  - (2) PERCENT NONCAPTIVE REDUCTION IS BASED ON FINDINGS FOR OFFICE PARK HOTELS WITHIN THE ULI'S SHARED PARKING MANUAL, 2ND EDITION.
  - (3) A PORTION OF THE PARKING FOR THE HOTEL'S ROOM OCCUPANTS ARE ANTICIPATED TO BE VACANT DURING DAYLIGHT HOURS WHERE THOSE SPACES WOULD BE AVAILABLE TO MEETING ROOM AND RESTAURANT USERS.

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

**ANGLE OF BULK PLANE** SCALE: N.T.S.



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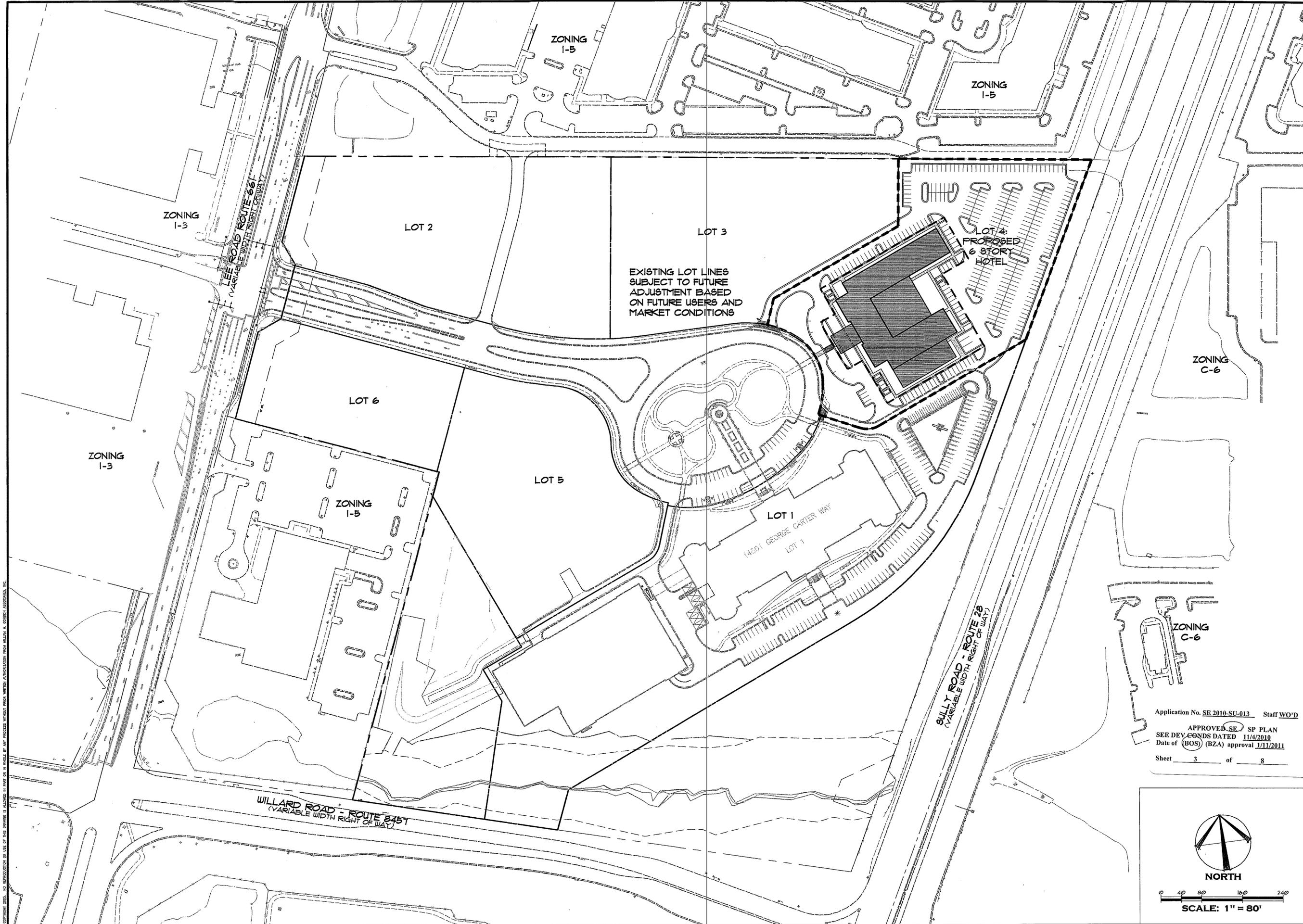
**REVISIONS**

FIRST SUBMISSION	MARCH 2010
REVISED PER STAFF COMMENTS	SEPTEMBER 2010
REVISED PER STAFF COMMENTS	OCTOBER 2010

GENERAL NOTES AND TABULATIONS  
LOT 4  
**THE ELLIPSE AT WESTFIELDS**  
SPECIAL EXCEPTION  
SE 2010-SU-013  
SULLY DISTRICT - CHANTILLY, VIRGINIA

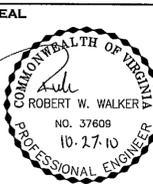
Application No. SE 2010-SU-013 Staff WO'D  
APPROVED SE SF PLAN  
SEE DEV. CONDS DATED 11/4/2010  
Date of (BOS) (BZA) approval 1/11/2011  
Sheet 2 of 8

SCALE	N/A
DATE	OCTOBER 28, 2010
DRAWN	BAC
CHECKED	BAC
JOB #	0612-0308
CAD FILE	0308-NT.dwg
SHEET #	2 of 8



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REVISIONS

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OVERALL SITE PLAN  
**LOT 4**  
**THE ELLIPSE AT WESTFIELDS**  
**SPECIAL EXCEPTION**  
SE 2010-SU-013  
SULLY DISTRICT - CHANTILLY, VIRGINIA

SCALE	1"=80'
DATE	OCTOBER 28, 2010
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CHECKED	BAC
JOB #	0612-0308
CAD FILE	0308-OV.dwg
SHEET #	3 of 8

**STORM SEWER AS-BUILT**

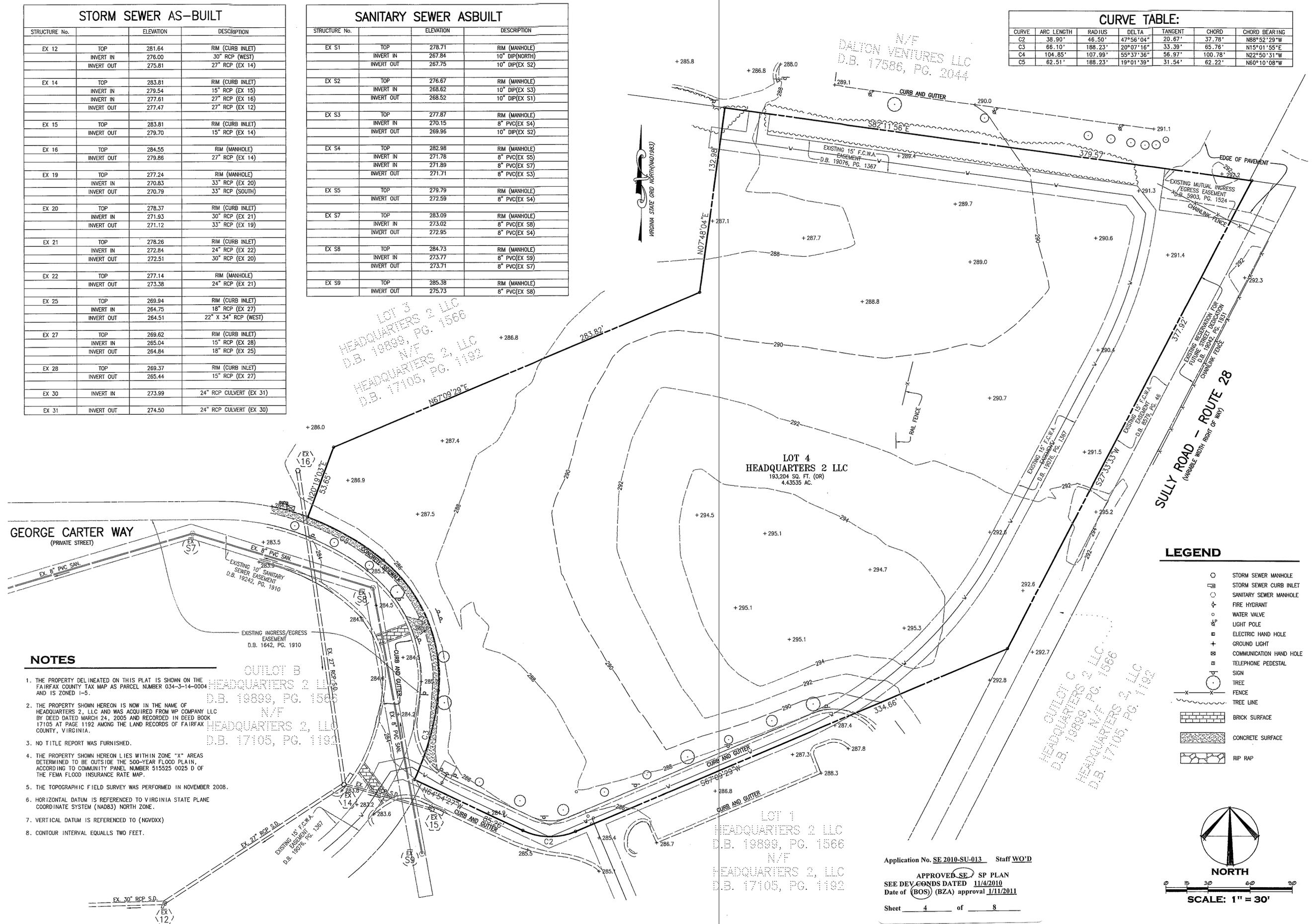
STRUCTURE No.		ELEVATION	DESCRIPTION
EX 12	TOP	281.64	RIM (CURB INLET)
	INVERT IN	276.00	30" RCP (WEST)
	INVERT OUT	275.81	27" RCP (EX 14)
EX 14	TOP	283.81	RIM (CURB INLET)
	INVERT IN	279.54	15" RCP (EX 15)
	INVERT IN	277.61	27" RCP (EX 16)
	INVERT OUT	277.47	27" RCP (EX 12)
EX 15	TOP	283.81	RIM (CURB INLET)
	INVERT OUT	279.70	15" RCP (EX 14)
EX 16	TOP	284.55	RIM (MANHOLE)
	INVERT OUT	279.86	27" RCP (EX 14)
EX 19	TOP	277.24	RIM (MANHOLE)
	INVERT IN	270.83	33" RCP (EX 20)
	INVERT OUT	270.79	33" RCP (SOUTH)
EX 20	TOP	278.37	RIM (CURB INLET)
	INVERT IN	271.93	30" RCP (EX 21)
	INVERT OUT	271.12	33" RCP (EX 19)
EX 21	TOP	278.26	RIM (CURB INLET)
	INVERT IN	272.84	24" RCP (EX 22)
	INVERT OUT	272.51	30" RCP (EX 20)
EX 22	TOP	277.14	RIM (MANHOLE)
	INVERT OUT	273.38	24" RCP (EX 21)
EX 25	TOP	269.94	RIM (CURB INLET)
	INVERT IN	264.75	18" RCP (EX 27)
	INVERT OUT	264.51	22" X 34" RCP (WEST)
EX 27	TOP	269.62	RIM (CURB INLET)
	INVERT IN	265.04	15" RCP (EX 28)
	INVERT OUT	264.84	18" RCP (EX 25)
EX 28	TOP	269.37	RIM (CURB INLET)
	INVERT OUT	265.44	15" RCP (EX 27)
EX 30	INVERT IN	273.99	24" RCP CULVERT (EX 31)
	INVERT OUT	274.50	24" RCP CULVERT (EX 30)

**SANITARY SEWER ASBUILT**

STRUCTURE No.		ELEVATION	DESCRIPTION
EX S1	TOP	278.71	RIM (MANHOLE)
	INVERT IN	267.84	10" DIP(NORTH)
	INVERT OUT	267.75	10" DIP(EX S2)
EX S2	TOP	276.67	RIM (MANHOLE)
	INVERT IN	268.62	10" DIP(EX S3)
	INVERT OUT	268.52	10" DIP(EX S1)
EX S3	TOP	277.87	RIM (MANHOLE)
	INVERT IN	270.15	8" PVC(EX S4)
	INVERT OUT	269.96	10" DIP(EX S2)
EX S4	TOP	282.98	RIM (MANHOLE)
	INVERT IN	271.78	8" PVC(EX S5)
	INVERT IN	271.89	8" PVC(EX S7)
EX S5	TOP	279.79	RIM (MANHOLE)
	INVERT IN	272.59	8" PVC(EX S4)
	INVERT OUT	272.59	8" PVC(EX S4)
EX S7	TOP	283.09	RIM (MANHOLE)
	INVERT IN	273.02	8" PVC(EX S8)
	INVERT OUT	272.95	8" PVC(EX S4)
EX S8	TOP	284.73	RIM (MANHOLE)
	INVERT IN	273.77	8" PVC(EX S9)
	INVERT OUT	273.71	8" PVC(EX S7)
EX S9	TOP	285.38	RIM (MANHOLE)
	INVERT OUT	275.73	8" PVC(EX S8)

**CURVE TABLE:**

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2	38.90'	46.50'	47°56'04"	20.67'	37.78'	N88°52'29"W
C3	66.10'	188.23'	20°07'16"	33.39'	65.76'	N15°01'55"E
C4	104.85'	107.99'	55°37'36"	56.97'	100.78'	N22°50'31"W
C5	62.51'	188.23'	19°01'39"	31.54'	62.22'	N60°10'08"W



**NOTES**

1. THE PROPERTY DELINEATED ON THIS PLAT IS SHOWN ON THE FAIRFAX COUNTY TAX MAP AS PARCEL NUMBER 034-3-14-0004 AND IS ZONED I-5.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF HEADQUARTERS 2, LLC AND WAS ACQUIRED FROM WP COMPANY LLC BY DEED DATED MARCH 24, 2005 AND RECORDED IN DEED BOOK 17105 AT PAGE 1192 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. NO TITLE REPORT WAS FURNISHED.
4. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ACCORDING TO COMMUNITY PANEL NUMBER 515525 0025 D OF THE FEMA FLOOD INSURANCE RATE MAP.
5. THE TOPOGRAPHIC FIELD SURVEY WAS PERFORMED IN NOVEMBER 2008.
6. HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE PLANE COORDINATE SYSTEM (NAD83) NORTH ZONE.
7. VERTICAL DATUM IS REFERENCED TO (NGVDXX)
8. CONTOUR INTERVAL EQUALS TWO FEET.

**LEGEND**

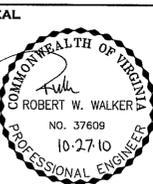
- STORM SEWER MANHOLE
- STORM SEWER CURB INLET
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- ELECTRIC HAND HOLE
- GROUND LIGHT
- COMMUNICATION HAND HOLE
- TELEPHONE PEDESTAL
- SIGN
- TREE
- FENCE
- TREE LINE
- ▨ BRICK SURFACE
- ▨ CONCRETE SURFACE
- ▨ RIP RAP



SCALE: 1" = 30'

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 APPROVED SE SP PLAN  
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 Date of (BOS) (BZA) approval 1/11/2011  
 Sheet 4 of 8

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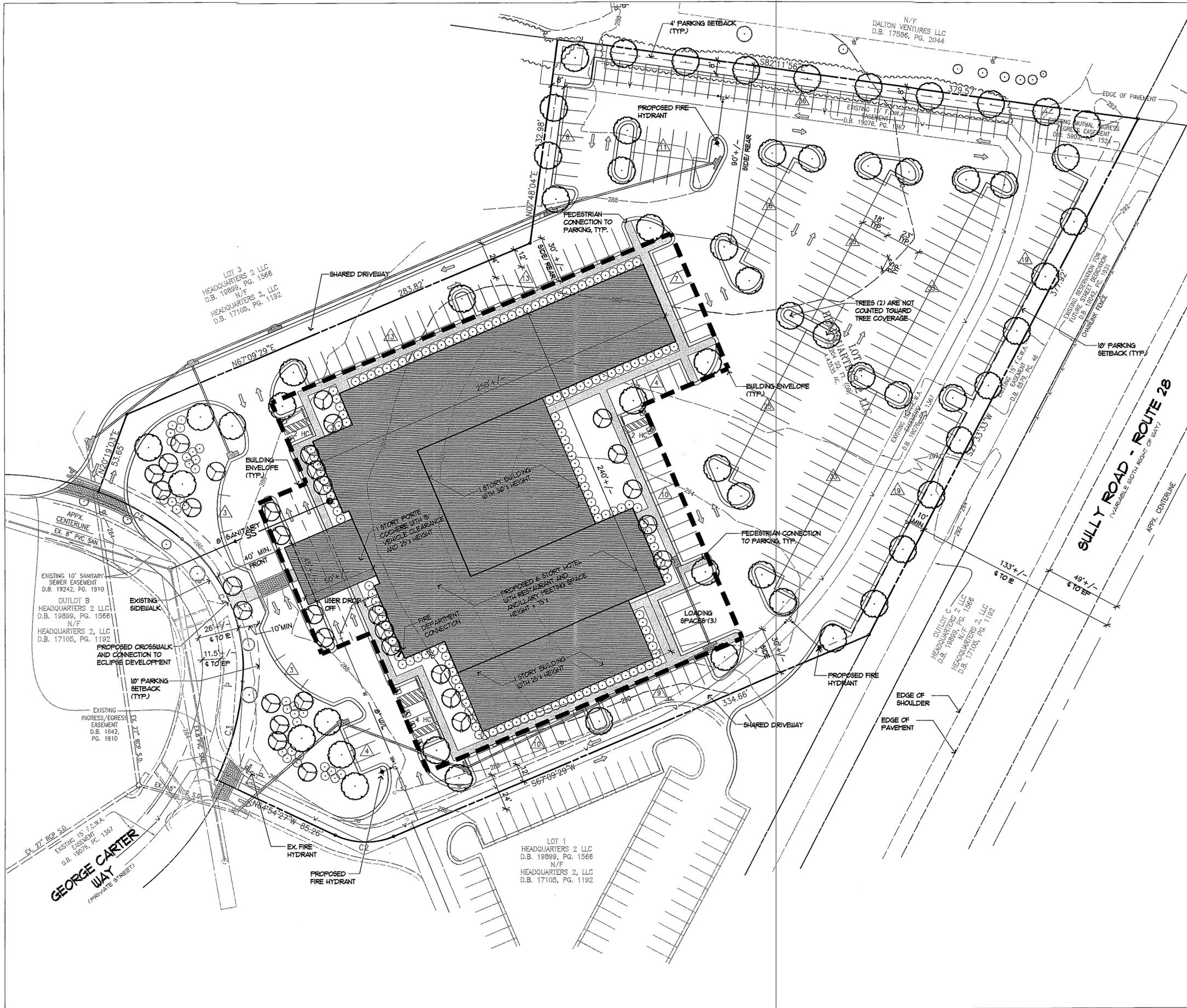


**REVISIONS**

FIRST SUBMISSION	MARCH 2010
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EXISTING CONDITIONS PLAN  
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 SULLY DISTRICT - CHANTILLY, VIRGINIA

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 DATE OCTOBER 28, 2010  
 DRAWN BAC  
 CHECKED BAC  
 JOB # 0612-0308  
 CAD FILE 0308-EC.dwg  
 SHEET # 4 of 8



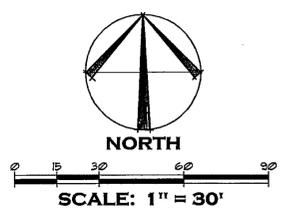
**GENERAL NOTES**

1. DIMENSIONS/ SETBACKS TO PERIPHERAL LOT LINES ARE SHOWN TO THE PROPOSED BUILDING ENVELOPE. THE BUILDING FOOTPRINT AND SHAPE MAY BE ADJUSTED WITHIN THIS ENVELOPE AS LONG AS THE PERIPHERAL DIMENSIONS ARE MET.
2. ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).
3. SEE NOTES SHEET FOR SITE/ PARKING TABULATIONS AND ANGLES OF BULK PLANE.

**LEGEND**

- PROPOSED HANDICAP PARKING SPACE
- VEHICULAR DIRECTIONAL ARROW
- PROPOSED SIDEWALK
- PROPOSED PAVER CROSSWALK
- PROPOSED CURB AND GUTTER
- PROPOSED STORM DRAINAGE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUB

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 APPROVED **SE** SP PLAN  
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 Sheet **5** of **8**



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 COMMONWEALTH OF VIRGINIA  
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 No. 37609  
 10-27-10  
 PROFESSIONAL ENGINEER

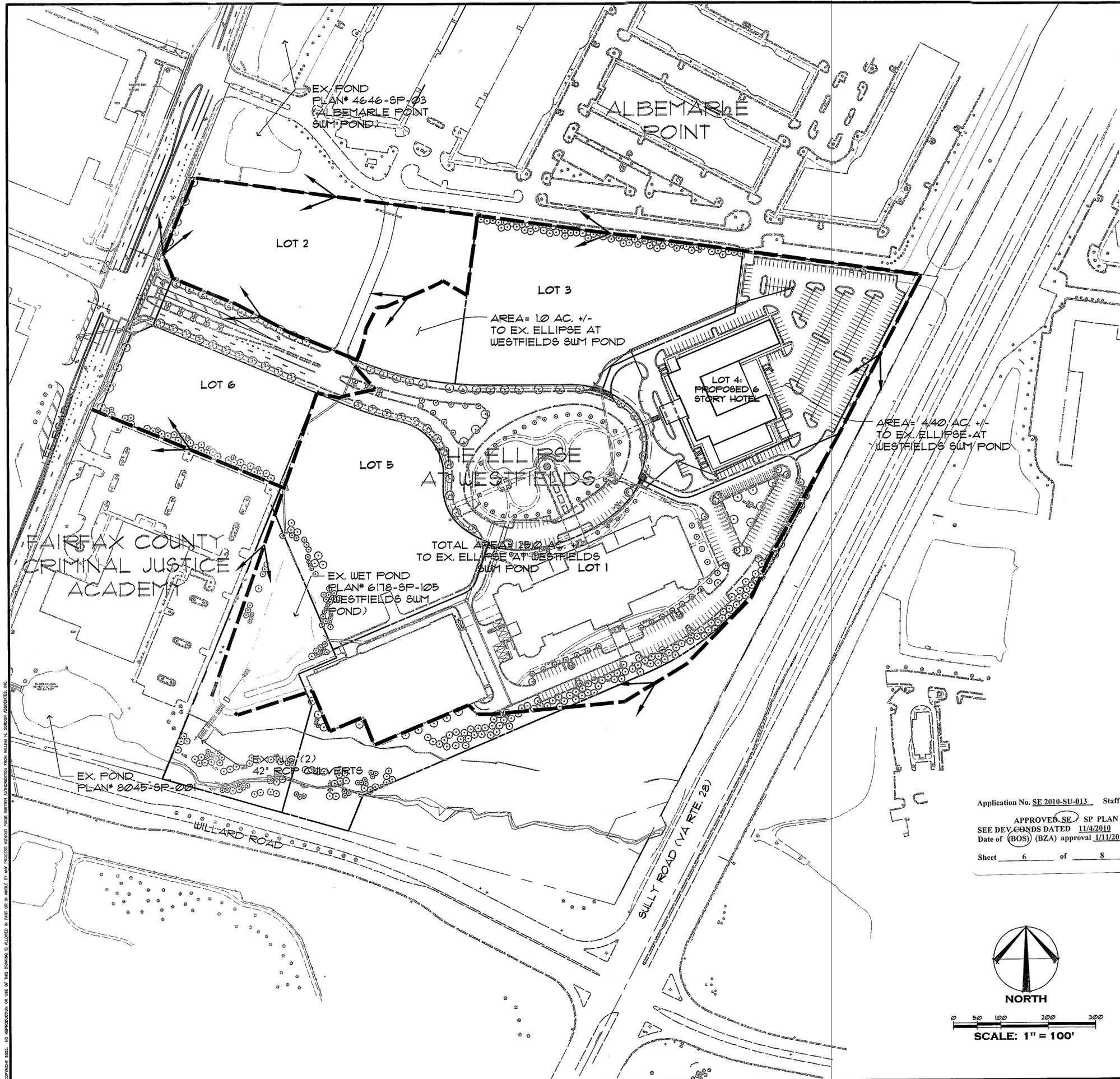
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SPECIAL EXCEPTION PLAT  
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SHEET #	5 of 8

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# STORMWATER MANAGEMENT / BMP NARRATIVE

## EXISTING HYDROLOGY

LOT 4 IS AN UNDEVELOPED PARCEL OF 4.40 AC WITH A HIGH POINT IN THE MIDDLE OF THE SITE. THE NATURAL DRAINAGE DIVIDE DIVERTS APPROXIMATELY 2.50 AC +/- TO A DRAINAGE CHANNEL TO THE NORTH AND ON TO THE EXISTING SUM POND ON THE ALBEMARLE POINT DEVELOPMENT PROPERTY TO THE NORTH. THE REST OF THE SITE DRAINS TO THE SOUTHWEST TO THE EXISTING THE ELLIPSE AT WESTFIELDS SUM POND. THE ALBEMARLE POINT SUM POND (FAIRFAX COUNTY PLAN #4646-SF-03) WAS DESIGNED AND CONSTRUCTED TO HANDLE THE 2.50 AC FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION. THE ELLIPSE AT WESTFIELDS SUM POND (FAIRFAX COUNTY PLAN #6118-SF-105) WAS DESIGNED AND CONSTRUCTED TO PROVIDE FOR THE DRAINAGE FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION.

STORMWATER MANAGEMENT CONTROLS WERE CONSTRUCTED FROM THE FAIRFAX COUNTY PLAN #6118-SF-105, THE ELLIPSE AT WESTFIELDS. THE EXISTING WET POND, WHICH WAS DESIGNED TO TREAT FUTURE DEVELOPMENT OF LOT 4 FOR WATER QUALITY/QUANTITY CONTROLS, WAS DESIGNED TO PROVIDE EXTENDED DETENTION OF THE 1-YEAR STORM EVENT. A WAIVER (6118-WSD-016-1) FOR 2 AND 10 YEAR PEAK FLOW ATTENUATION WAS OBTAINED FOR THE ELLIPSE AT WESTFIELDS SITE PLAN AS A RESULT OF PROVIDING THIS 1-YEAR EXTENDED DETENTION. ALSO AS A RESULT OF THIS EXTENDED DETENTION, THE DRAINAGE AREA FROM THE DIRECTION OF THE DEVELOPMENT SITE OF LOT 4 WOULD NOT ADVERSELY IMPACT LEVELS OF FLOODING AND WOULD IN FACT REDUCE EROSION POTENTIAL ON DOWNSIDE CHANNELS.

ANOTHER CONDITION OF THE ABOVE WAIVER CALLED FOR THE WESTFIELD DEVELOPMENT PLAN TO INCLUDE CULVERT IMPROVEMENTS OF THE DOWNSIDE CROSSING OF LEE ROAD. ACCORDING TO THE PLANS, THIS WAS A BOTTLENECK IN THE EXISTING FLOW CONDITIONS AND COULD THEREFORE HAVE BEEN CAUSING FLOODING TO THE FAIRFAX COUNTY CRIMINAL JUSTICE SITE - IF THEY ARE IN FACT THE PARTY THAT REPORTED THE FLOOD EVENTS. THIS NEW DOWNSIDE CULVERT SYSTEM HAS BEEN INSTALLED, THEREFORE IMPROVING THE PREVIOUS DRAINAGE SITUATION THAT MAY HAVE CAUSED FLOODING EVENTS ON THE FAIRFAX COUNTY CRIMINAL JUSTICE SITE.

## PROPOSED HYDROLOGY

LOT 4 WILL BE A DEVELOPED SITE WITH A 6-STORY HOTEL AND ASSOCIATED PARKING AREA. THE PROPOSED SITE DRAINAGE WILL DISCHARGE FROM THE PROPOSED STORM SEWER SYSTEM TO THE EXISTING STORM SEWER SYSTEM CONSTRUCTED UNDER THE ELLIPSE AT WESTFIELDS PLAN (FAIRFAX COUNTY PLAN #6118-SF-105) AND DISCHARGES INTO THE EXISTING SUM POND. THE EXISTING SUM POND HAS A DESIGNED STORAGE VOLUME OF 161,500 CU. FT. AS IN THE PRE DEVELOPED CONDITION, THIS POND WAS DESIGNED AND CONSTRUCTED TO PROVIDE CAPACITY FOR THIS DRAINAGE AREA.

THE EXISTING POND FOR THE ELLIPSE AT WESTFIELDS DEVELOPMENT OUTLET CONTROL IS A COMBINED PRINCIPAL AND EMERGENCY SPILLWAY DESIGNED TO SAFELY PASS THE 100-YEAR STORM EVENT. OUTLET CONTROL IS PROVIDED WITH A RISER STRUCTURE AND DOUBLE 30" RCP CULVERT. THIS POND WAS DESIGNED TO PROVIDE STORM WATER MANAGEMENT FOR A DRAINAGE AREA OF 25 AC +/- WITH A CURVE NUMBER OF 92. THE PROPOSED IMPROVEMENTS OF THIS PLAN DO NOT INTEND ON INCREASING THE DRAINAGE AREA OR THE CURVE NUMBER. THEREFORE THE SUM REQUIREMENTS OF THIS PLAN ARE MET WITH THE EXISTING FACILITY.

THE PROPOSED DEVELOPMENT WITHIN LOT 4 DOES NOT EXCEED THE HYDROLOGIC CURVE NUMBER (IMPERVIOUS AREA/SOIL RATING) ASSUMPTIONS MADE WITH THE STORMWATER MANAGEMENT COMPUTATIONS THAT ARE APPROVED AS PART OF THE OF THE ELLIPSE AT WESTFIELDS SITE PLAN. LOT 4 FALLS WITHIN THE SOURCE DRAINAGE AREA THAT IS A PART OF THE EXISTING WET POND COMPUTATIONS. A WAIVER OF ON-SITE DETENTION WILL BE PURSUED/OBTAINED BEFORE SITE PLAN APPROVAL.

## BMP (WATER QUALITY)

THE ELLIPSE AT WESTFIELDS IS LOCATED WITHIN THE CUB RUN WATERSHED, WHICH IS A WATER SUPPLY PROTECTION OVERLAY DISTRICT, REQUIRING 50% PHOSPHOROUS REMOVAL EFFICIENCY. THE EXISTING WET POND AND RPA FOR THE ELLIPSE AT WESTFIELDS ARE DESIGNED TO PROVIDE WATER QUALITY FOR 29.5 AC, WHICH INCLUDES THE 4.40 AC OF LOT 4.

## 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 (8-011 2J & 2L) Special Exceptions (8-011 2J & 2L)  
 Cluster Subdivisions (8-015 1G & 1H) Commercial Re-zoning Districts (8-022 2A (12) & (14))  
 Development Plans PRC District (18-302 3 & 4L) PRC Plan (18-303 1E & 1G)  
 PDP P Districts (except PRC) (18-302 1F & 1C) Amendments (18-302 10F & 10G)

1. Plot 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 details, energy dissipation device, and stream stabilization measures as shown on Sheet 6.
3. Provide:
 

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sq ft)	Storage Volume (cu ft)	If pond, diam height (ft)
Ex. Wet Pond	4.40	-	25.0	57,000	187,300	3.20
1/4 SWI structure	3.50	-	3.50	2,320	6,350	-
<b>Total</b>						
4. On-site drainage channels, outfalls and pipe systems are shown on Sheet 6 & 7. Pond inlet and outlet pipe systems are shown on Sheet 6.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 6. Type of maintenance access road surface noted on the plot is GRAVEL. (asphalt, concrete, gravel, etc.)
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 2/A.
7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 6.
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 ft from the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 6.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 6.
10. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2, 6, & 7.
11. A submission waiver is requested for N/A.
12. Stormwater management is not required because N/A.

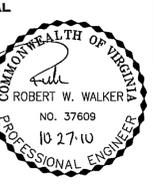
Application No. SE 2010-SU-013 Staff WO'D  
 APPROVED SE / SP PLAN  
 SEE DEV. CONDS DATED 11/4/2010  
 Date of (BOS) (BZA) approval 1/11/2011  
 Sheet 6 of 8



SCALE: 1" = 100'

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PRELIMINARY STORMWATER PLAN AND NARRATIVE  
**LOT 4**  
**THE ELLIPSE AT WESTFIELDS**  
**SPECIAL EXCEPTION**  
 SE 2010-SU-013  
 SULLY DISTRICT - CHANTILLY, VIRGINIA

SCALE	1"=60'
DATE	OCTOBER 28, 2010
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CAD FILE	0308-SWM.dwg
SHEET #	6 of 8



**ADEQUATE OUTFALL NARRATIVE**

**LIMIT OF DOWNSTREAM REVIEW**

ACCORDING TO FAIRFAX COUNTY FPM SECTION 6-2023.2A, THE LIMIT OF DOWNSTREAM REVIEW SHALL BE "TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 50% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE".

LOT 4: THE SUBJECT DRAINAGE AREA IS 4.44 AC, THE POINT OF CONFLUENCE WILL BE AT THE POINT WHERE 4.00 AC. OR MORE JOIN THE SUBJECT DRAINAGE AREA. THE EXISTING ELLIPSE AT WESTFIELDS POND IS THE POINT OF CONFLUENCE WITH THE DOWNSTREAM REVIEW ENDING AT THE OUTFALL OF THE DOUBLE CULVERTS TO THE EXISTING DRAINAGE CHANNEL.

**OUTFALL ANALYSIS**

LOT 4: THE SUBJECT PROPERTY (LOT 4) HAS ONE DRAINAGE AREA (4.44 AC) THAT FLOWS FROM THE SITE THROUGH A PROPOSED STORM SEWER SYSTEM AND OUTFALLS TO AN EXISTING STORM SEWER CONSTRUCTED UNDER THE ELLIPSE AT WESTFIELDS PLAN (FAIRFAX COUNTY PLAN #6118-SP-105). THE EXISTING STORM SEWER THEN OUTFALLS TO THE ELLIPSE AT WESTFIELDS EXISTING POND IN THE SOUTHWEST CORNER OF LOT 1 OF THE OVERALL ELLIPSE DEVELOPMENT. THE EXISTING POND WAS DESIGNED/CONSTRUCTED UNDER FAIRFAX COUNTY PROJECT #6118-SP-105, WHICH CONSIDERED THE DRAINAGE AREA FROM THE SUBJECT PROPERTY. THIS POND OUTFALLS THROUGH DOUBLE 42" RCP CULVERTS TO AN EXISTING DRAINAGE CHANNEL ALONG THE NORTH SIDE OF WILLARD ROAD. THIS CHANNEL OUTFALLS TO THE EXISTING POND ON THE FAIRFAX COUNTY CRIMINAL JUSTICE ACADEMY PARCEL AND OUTFALLS TO A TRIBUTARY OF THE SCHNEIDER BRANCH.

THE 150' OF OUTFALL FROM THE EXISTING POND INCLUDES 100' OF 42" TWIN RCP AND 50' OF MANMADE DRAINAGE CHANNEL. THE 42" TWIN RCP'S WERE DESIGNED TO ADEQUATELY PASS THE 100-YEAR STORM EVENT. THE CHANNEL WAS ALSO DESIGNED AND CONSTRUCTED WITH THE ELLIPSE AT WESTFIELD SITE PLAN TO CONVEY STORM WATER FROM THE WET POND. FROM FIELD INSPECTION, VEGETATION APPEARS TO BE ESTABLISHED AND NO EROSION IS OCCURRING. FROM A PRELIMINARY STANDPOINT, THE OUTFALL CHANNEL APPEARS TO BE ADEQUATE. FINAL ADEQUATE OUTFALL COMPUTATIONS/ANALYSIS, AS REQUIRED BY THE PUBLIC FACILITIES MANUAL, WILL BE PERFORMED WITH THE SITE PLAN SUBMISSION.

**MAP NOTE**

THE MAP SHOWING THE OFF-SITE DRAINAGE SYSTEM AND DRAINAGE DIVIDES WAS OBTAINED FROM SITE PLAN #6118-SP-105 AND FAIRFAX COUNTY MAPPING.

**ONE SQUARE MILE DESCRIPTIVE EXTENT OF REVIEW**

THE ONE SQUARE MILE DESCRIPTIVE EXTENT OF REVIEW FOR THE SUBJECT AREAS MEET AT SCHNEIDER RUN, TO THE WEST IF THE SUBJECT PROPERTIES, SHOWN ON THIS SHEET.

**OVERALL DRAINAGE DIVIDE MAP**

SCALE: 1"=200'

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 Sheet 7 of 8

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 ROBERT W. WALKER  
 NO. 37609  
 10/27/10  
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ADEQUATE OUTFALL ANALYSIS  
**LOT 4**  
**THE ELLIPSE AT WESTFIELDS**  
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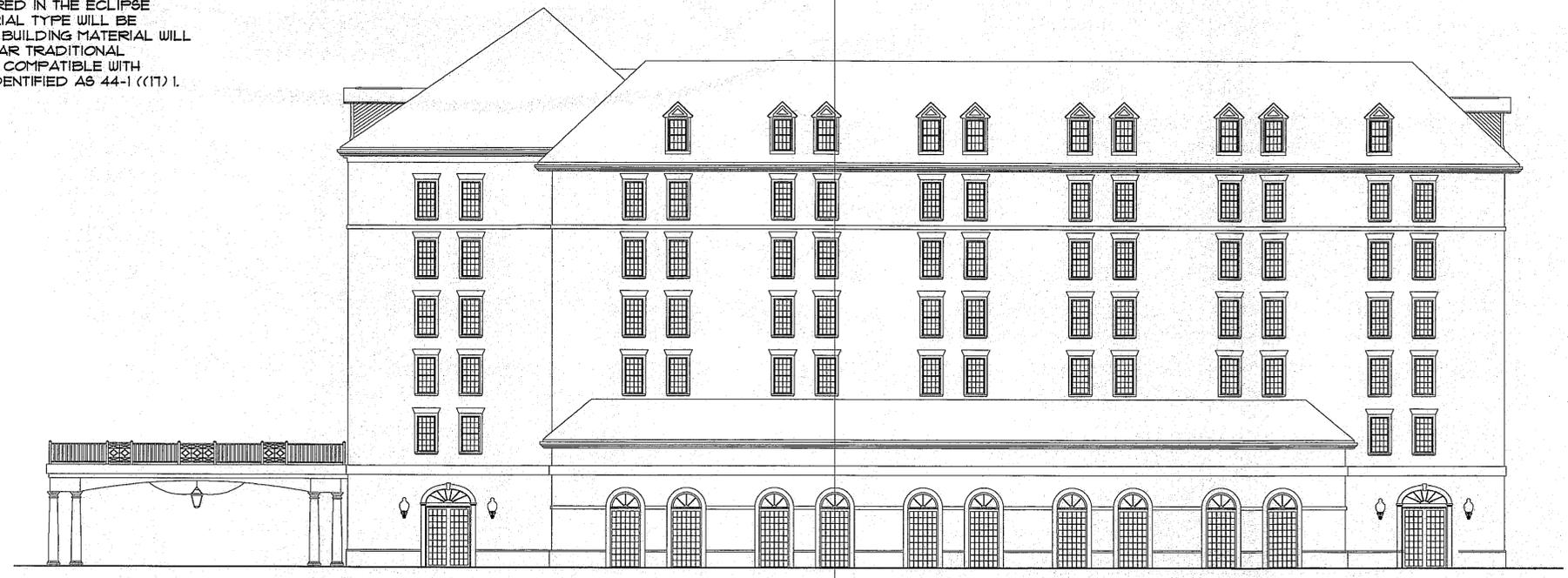
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Front Elevation  
Lot 4  
**HOTEL SUITES**  
CHANTILLY, VIRGINIA

The *Ellipse*  
AT WESTFIELDS

NOTE: ARCHITECTURAL ELEVATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND REPRESENT THE GENERAL CHARACTER THAT EXISTS AND IS DESIRED IN THE ECLIPSE DEVELOPMENT. FINAL EXTERIOR MATERIAL TYPE WILL BE DEPENDENT ON END HOTEL USER. THE BUILDING MATERIAL WILL BE PRIMARILY BRICK, OR OTHER SIMILAR TRADITIONAL MATERIALS, THAT ARE SIMILAR TO AND COMPATIBLE WITH MATERIALS USED ON THE PROPERTY IDENTIFIED AS 44-1 ((17) 1.

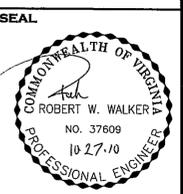


Side Elevation  
Lot 4  
**HOTEL SUITES**  
CHANTILLY, VIRGINIA

The *Ellipse*  
AT WESTFIELDS

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ARCHITECTURAL ELEVATIONS

**LOT 4**  
**THE ELLIPSE AT WESTFIELDS**  
SPECIAL EXCEPTION  
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SULLY DISTRICT - CHANTILLY, VIRGINIA

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