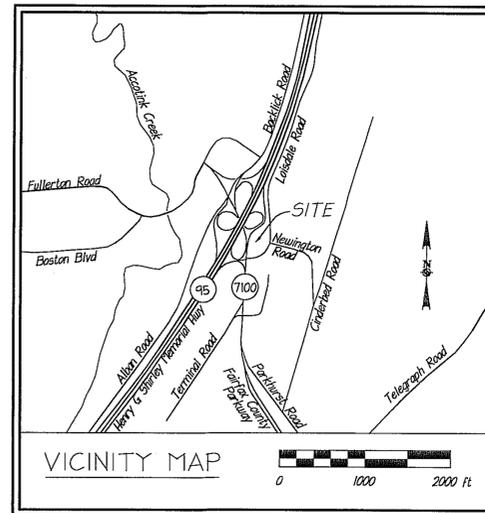


DATE	REVISION

CONCEPTUAL DEVELOPMENT PLAN  
 FINAL DEVELOPMENT PLAN  
 RZ/FDP 2010-LE-020

EMBASSY SUITES – SPRINGFIELD

LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



SHEET INDEX

1. COVER SHEET
2. NOTES & TABULATIONS
3. EXISTING CONDITIONS PLAN
4. EXISTING VEGETATION MAP/TREE PRESERVATION
5. CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN
- 5A. CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN-  
ALTERNATIVE DESIGN OPTION
6. LANDSCAPE PLAN
7. OPEN SPACE PLAN
8. BMP AND SWM COMPUTATIONS
9. OVERALL DRAINAGE DIVIDES MAP AND ADEQUATE OUTFALL ANALYSIS
10. RIGHT OF WAY SKETCH AND DETAILS
11. SITE DISTANCE AND RIGHT TURN LANE PLAN AND PROFILE
12. SITE ILLUSTRATIVE
13. BUILDING ELEVATIONS
14. BUILDING SECTIONS
15. SIGNAGE DETAILS

Application No. RZ/FDP 2010-LE-020 Staff EG  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED 5/23/11  
 Date of (GOS) (PG) approval 6/7/11  
 Sheet 1 of 16  
 Approved by PC 5/5/11

DATE OF FIRST SUBMISSION: October 27, 2010  
 DATE OF SECOND SUBMISSION: December 15, 2010  
 DATE OF THIRD SUBMISSION: February 16, 2011  
 DATE OF FOURTH SUBMISSION: March 17, 2011  
 DATE OF FIFTH SUBMISSION: March 25, 2011  
 DATE OF SIXTH SUBMISSION: May 23, 2011  
 (The purpose of this re-submission  
 is for a revised note on Page 10)

RECEIVED  
 Department of Planning & Zoning  
 MAY 25 2011  
 Zoning Evaluation Division

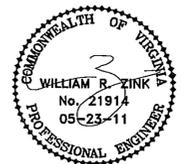
ARCHITECT  
 COOPER CARRY, INC.  
 625 NORTH WASHINGTON STREET, SUITE 200  
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APPLICANT/DEVELOPER  
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 4643 SOUTH ULSTER STREET, SUITE 1500  
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PREPARED BY:  
**christopher consultants**  
 engineering · surveying · land planning

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 703.273.6820 · fax 703.273.7636



**ZONING NOTES**

- THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY ASSESSMENT MAP 99-1 ((1)), PARCELS 5A AND 6.
- THE EXISTING ZONING OF THE SUBJECT PROPERTY IS SPLIT-ZONED, COMPRISED OF PARCEL 5A AS R-1 (RESIDENTIAL 1 DU/AC) AND PARCEL 6 AS C-8 (HIGHWAY COMMERCIAL).
- FOR THE PURPOSES OF THIS APPLICATION, THE TOTAL SITE AREA OF THE PROPERTY IS 197,683 SQUARE FEET OR 4.53818 ACRES. THE REAL ESTATE DIVISION OF THE FAIRFAX COUNTY DEPARTMENT OF TAX ADMINISTRATION LISTS THE AREA OF THIS PROPERTY WITHIN THEIR TAX RECORDS AS 192,992 SQUARE FEET.
- THE OWNER OF THE PROPERTY IS E.V. HUNTER TRUST.
- THE APPLICANT/DEVELOPER OF THE PROPERTY IS FB PROPERTY, LLC.
- THE PROPOSED ZONING OF THE SUBJECT PROPERTY IS PDC (PLANNED DEVELOPMENT COMMERCIAL).
- THE EXISTING PROPERTY USE IS A TWO-STORY MOTEL. THE EXISTING MOTEL WILL BE RAZED, AND THIS SUBMISSION IS A REZONING APPLICATION FOR A PROPOSED 219 ROOM MULTI-STORY HOTEL WITH 1,475 SF OF SUPPORTIVE RETAIL AND RELATED ON-SITE PARKING.
- THE BOUNDARY SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY CHRISTOPHER CONSULTANTS, LTD. IN JULY, 2010.
- TOPOGRAPHIC INFORMATION IS FROM A FIELD RUN TOPOGRAPHIC SURVEY BY CHRISTOPHER CONSULTANTS, LTD. IN JULY, 2010. THE CONTOUR INTERVAL IS TWO (2) FEET.
- THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NUMBER 515525 0125D DATED MARCH 5, 1990, DESIGNATED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER A1000926JLL, EFFECTIVE JUNE 15, 2010 AT 8:00 A.M.
- THE SUBJECT PROPERTY IS LOCATED IN LEE DISTRICT AND THE ACCOTINK CREEK WATERSHED OF FAIRFAX COUNTY, VA. REFER TO SHEETS 8 AND 9 FOR INFORMATION AND NARRATIVES FOR STORM WATER MANAGEMENT (SWM), BEST MANAGEMENT PRACTICES (BMP) AND STORM DRAIN OUTFALL.
- THE SUBJECT PROPERTY IS SERVED BY FAIRFAX COUNTY PUBLIC WATER AND SEWER.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO EXISTING GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
- A PHASE I ENVIRONMENTAL SITE ASSESSMENT STUDY (DATED AUGUST 9, 2010) AND A HAZARDOUS MATERIALS ASSESSMENT STUDY (DATED AUGUST 12, 2010) FOR THE SITE WAS COMPLETED BY ECS MID-ATLANTIC, LLC. IN SUMMARY, THE FOLLOWING MATERIALS WERE FOUND ON SITE TO VARYING DEGREES: ASBESTOS, LEAD-BASED PAINT, PCB'S, MERCURY CONTAINING COMPONENTS, REFRIGERANTS AND LEAD-ACID BATTERIES. REFER TO THE ABOVE STUDIES FOR MORE DETAILS AND RECOMMENDATIONS FOR ABATEMENT.
- THERE IS NO EVIDENCE OF EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
- NO ADVERSE EFFECTS TO ADJACENT NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THE SUBJECT PROPERTY.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THIS CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, INCLUDING THE ADOPTED COMPREHENSIVE PLAN FOR THE COUNTY, UNLESS OTHERWISE SPECIFICALLY NOTED.
- THE COUNTYWIDE TRAILS PLAN CALLS FOR A MAJOR PAVED TRAIL (ASPHALT/CONCRETE- 8 FEET OR MORE IN WIDTH) ALONGSIDE THE EASTERN SIDE OF LOISDALE ROAD THAT CUTS ACROSS ON TO THE SOUTHERN PORTION OF THIS PROPERTY AND HEADS WESTWARD.
- THE PUBLIC IMPROVEMENTS ANTICIPATED WITH THIS PROJECT INCLUDE A LEFT-TURN LANE ON NORTHBOUND LOISDALE ROAD AT THE MAIN PLANNED SITE ENTRANCE, A RIGHT-TURN DECELERATION LANE ON SOUTHBOUND LOISDALE ROAD AT THE MAIN PLANNED SITE ENTRANCE, A TRAIL/SIDEWALK PROPOSED ALONG A PORTION OF THE FRONTAGE OF THE PROPERTY ALONG LOISDALE ROAD, THE PEDESTRIAN CROSSWALK STRIPING (AS SHOWN ON THE PLAN ON SHEET 5) AT THE PROPOSED MAIN ENTRANCE AND INTERSECTION WITH NEKINGTON ROAD, AND THE PROPOSED BUS SHELTER PAD ALONG LOISDALE ROAD.
- NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN.
- THE BUILDING FOOTPRINT AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. FINAL BUILDING FOOTPRINT AND SITE IMPROVEMENTS WILL BE CONFIGURED AT THE TIME OF SITE PLAN APPROVAL, SUBJECT TO MARKET CONDITIONS, BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN.
- THE LIMITS OF CLEARING AND GRADING EXTEND TO AND GENERALLY COINCIDE WITH THE PROPOSED PROPERTY LINES. THE FINAL BUILDING LOCATION AND FOOTPRINT WILL ADHERE TO THESE LIMITS OF CLEARING AND GRADING.
- ARCHITECTURAL ELEVATIONS AND RENDERINGS INCLUDED WITH THIS APPLICATION ARE CONCEPTUAL ILLUSTRATIONS ONLY, INTENDED TO SHOW THE GENERAL INTENT AND CHARACTER OF THE PROPOSED DEVELOPMENT. THE DEVELOPMENT INCLUDES AN OUTDOOR PATIO AREA AND A PROPOSED TRAIL AS AMENITY AREAS. THESE PROPOSED AMENITIES SHOWN MAY VARY WITH FINAL BUILDING DESIGN AND SITE PLAN ENGINEERING.
- CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS NECESSARY APPROVALS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS AND DISCRETION OF THE OWNER.
- PROPOSED SIGNAGE WILL CONFORM TO ARTICLE 12 OF THE ZONING ORDINANCE. REFER TO SHEET 15 FOR SIGNAGE INFORMATION.

**WAIVERS AND MODIFICATIONS**

- A MODIFICATION IS BEING REQUESTED FOR THE TRAIL REQUIREMENTS PER THE FAIRFAX COUNTY COMPREHENSIVE PLAN (ZONING ORDINANCE 17-201.2). IN LIEU OF THIS REQUIREMENT, THE APPLICANT PROPOSES A 10 FOOT WIDE SIDEWALK/TRAIL ALONG THE FRONTAGE OF THE PROPERTY FROM THE NORTHEASTERN PROPERTY CORNER TO THE PROPOSED MAIN ENTRANCE OF THE PROPERTY (NEKINGTON ROAD INTERSECTION), WITH PEDESTRIAN CROSSWALK STRIPING ACROSS THE PROPOSED INTERSECTION TO CONNECT INTO THE EXISTING TRAIL ON THE OPPOSITE SIDE OF LOISDALE ROAD.
- A MODIFICATION IS BEING REQUESTED FOR YARD REGULATIONS FOR LOTS ABUTTING CERTAIN PRINCIPAL ARTERIAL HIGHWAYS (ZONING ORDINANCE 2-414). THE DEVIATION IS FOR THE DISTANCE REQUIREMENT FROM THE RIGHT(S)-OF-WAY OF INTERSTATE 95 TO THE THE PRINCIPAL BUILDING ON SITE (HOTEL/ SUPPORTIVE RETAIL).
- A MODIFICATION IS BEING REQUESTED FOR THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT WHERE THE PROPERTY LINE ABUTS THE RIGHT-OF-WAY OF A STREET (ZONING ORDINANCE 13-203). ALONG THE REAR AND SIDES OF THE PROPERTY, THE LANDSCAPE STRIP WILL VARY IN WIDTH WITH ONLY SOME TREES PLANTED IN THE LANDSCAPE STRIP AS SHOWN ON SHEET 6 OF THIS PLAN SET. THE FULL 10 FOOT LANDSCAPE STRIP ALONG WITH THE REQUIRED TREES (1 TREE PER 40 FEET) WILL BE PROVIDED IN THE LANDSCAPE STRIP ALONG THE FRONT OF THE PROPERTY ADJACENT TO LOISDALE ROAD.
- A MODIFICATION IS BEING REQUESTED FOR THE MINIMUM REQUIRED LOADING SPACES FOR HOTEL/SUPPORTIVE RETAIL USE (ZONING ORDINANCE 11-203). TWO LOADING SPACES WILL BE PROVIDED AS THIS IS SUFFICIENT FOR THESE USES.
- A WAIVER IS BEING REQUESTED FOR THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN THIS PROPOSED USE AND THE PROPERTY TO THE EAST WHICH IS ZONED R-1 (ZONING ORDINANCE 13-300). SINCE THE PROPERTY TO THE EAST IS CURRENTLY UNDER CONTRACT TO BE DEVELOPED FOR PLANNED OFFICE USE, WHICH IS CONSISTENT WITH THE COMPREHENSIVE PLAN, TRANSITIONAL SCREENING AND A BARRIER REQUIREMENT WOULD NOT BE NECESSARY.

ZONING TABULATION REQUIREMENTS PDC (PLANNED DEVELOPMENT COMMERCIAL)		
SUBJECT PROPERTY IDENTIFIED AS:		
PARCEL NUMBER	EXISTING ZONING	ACREAGE
99-1-((1))-0006	C-8	13.01 AC.
99-1-((1))-0005A	R-1	21.53 AC.
ZONING REGULATIONS REQUIREMENTS:		
LOT SIZE REQUIREMENTS:		
MINIMUM DISTRICT SIZE:	DEVELOPMENT MUST YIELD A MINIMUM OF 100,000 SF OF GFA	
MINIMUM LOT AREA:	NO REQUIREMENT FOR EACH USE OR BUILDING	
MINIMUM LOT WIDTH:	NO REQUIREMENT FOR EACH USE OR BUILDING	
BULK REGULATION REQUIREMENTS:		
MAXIMUM BUILDING HEIGHT:	SHALL GENERALLY CONFORM TO THE PROVISIONS OF THE CONVENTIONAL ZONING DISTRICT WHICH MOST CLOSELY CHARACTERIZES THE PARTICULAR TYPE OF DEVELOPMENT PROPOSED	
MINIMUM YARD REQUIREMENTS:		
SHALL GENERALLY CONFORM TO THE PROVISIONS OF THE CONVENTIONAL ZONING DISTRICT WHICH MOST CLOSELY CHARACTERIZES THE PARTICULAR TYPE OF DEVELOPMENT PROPOSED		
MAXIMUM FLOOR AREA RATIO (FAR):	1.5, BUT MAY BE INCREASED TO 2.5 WITH BOARD APPROVAL DEPENDING ON THE PROPOSED PDC PLAN	
NOTE: DUE TO THE CURRENT FAIRFAX COUNTY COMPREHENSIVE PLAN, THE MAXIMUM FAR ALLOWED FOR THIS PROPERTY IS 0.75 FAR		
OPEN SPACE:	15% OF THE GROSS SITE AREA	
TREE COVER:	10% OF THE GROSS SITE AREA	
INTERIOR PARKING LOT LANDSCAPING:	5% OF THE PARKING LOT AREA	

PROPOSED DEVELOPMENT TABULATIONS	
DEVELOPMENT STANDARDS	DEVELOPMENT TABULATIONS
MAXIMUM BUILDING HEIGHT	83 FEET (HOTEL) 23 FEET (SUPPORTIVE RETAIL)
MINIMUM YARD SETBACKS	AS SHOWN ON PLAN ON SHEET 5
TOTAL GROSS FLOOR AREA (GFA)	BUILDING GFA: +/- 183,218 SF (INCLUDES 1,475 SF SUPPORTIVE RETAIL) LESS 44,312 SF FOR AREA DEFINED AS CELLAR SPACE** (REFER TO NOTE BELOW) TOTAL BUILDING GFA: 183,218 SF - 44,312 SF = 138,906 SF
FLOOR AREA RATIO (FAR)	138,906 SF / 197,683 SF = 0.70 FAR
OPEN SPACE	+/- 49,725 SF +/- 25%
TREE COVER	+/- 20,950 SF +/- 11%
INTERIOR PARKING LOT LANDSCAPING	+/- 9,075 SF +/- 9%

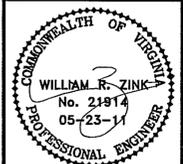
\*\* NOTE: CELLAR SPACE TABULATION:

MEETING ROOMS	4,392 SF
LOBBY	3,733 SF
BAR/LOUNGE	1,011 SF
RESTAURANT	5,022 SF
FITNESS/POOL	3,725 SF
HOTEL SUPPORT	26,429 SF
TOTAL CELLAR SPACE:	44,312 SF

PARKING AND LOADING TABULATION	
PARKING SPACES REQUIRED:	
HOTEL: 1 SPACE PER RENTAL UNIT, PLUS 4 SPACES PER 50 RENTAL UNITS, PLUS SUCH SPACES AS REQUIRED FOR EATING ESTABLISHMENTS, ASSEMBLY ROOMS AND AFFILIATED FACILITIES AS DETERMINED BY THE DIRECTOR. 219 ROOMS = 237 SPACES REQUIRED	
SUPPORTIVE RETAIL: 1 SPACE PER 200 SQUARE FEET OF NET FLOOR AREA FOR THE FIRST 1,000 SQUARE FEET AND PLUS 6 SPACES PER EACH ADDITIONAL 1,000 SQUARE FEET 1,475 SF OF SUPPORTIVE RETAIL = 7 SPACES REQUIRED (BASED ON NET SF: 80% OF 1,475 SF)	
TOTAL SPACES REQUIRED: 244 SPACES REQUIRED	
LOADING SPACES REQUIRED:	
HOTEL: 1 SPACE FOR THE FIRST 10,000 SF OF GROSS FLOOR AREA PLUS 1 SPACE FOR EACH ADDITIONAL 100,000 SF OR MAJOR FRACTION THERE OF. 181,743 SF HOTEL = 3 LOADING SPACES REQUIRED	
SUPPORTIVE RETAIL: 1 SPACE FOR THE FIRST 10,000 SF OF GROSS FLOOR AREA PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 SF OR MAJOR FRACTION THERE OF. 1,475 SF SUPPORTIVE RETAIL = 1 LOADING SPACE REQUIRED	
TOTAL SPACES REQUIRED: 4 LOADING SPACES REQUIRED (** REFER TO WAIVERS AND MODIFICATIONS SECTION ON THIS PAGE, NOTE #4)	
PARKING SPACES PROVIDED:	
TOTAL SPACES: 245 (INCLUDES 8 ACCESSIBLE SPACES AND 3 SHORT-TERM PARKING SPACES)	
LOADING SPACES PROVIDED:	
TOTAL SPACES: 2	

DATE	REVISION

**christopher consultants**  
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9800 main street (fourth floor) Fairfax, Va. 22031-3907  
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**NOTES & TABULATIONS**

CONCEPTUAL DEVELOPMENT PLAN  
FINAL DEVELOPMENT PLAN  
**EMBASSY SUITES - SPRINGFIELD**  
FAIRFAX COUNTY, VIRGINIA

Application No. K2/PFP  
2010-LE-020 Staff EG  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
SEE PROFFERS DATED 5/23/11  
Date of (BOS) (PC) approval 6/7/11  
Sheet 2 of 16  
Approved by PC 5/15/11

PROJECT No:	10-26-03
SCALE:	AS SHOWN
DATE:	05-23-2011
DESIGN:	JL/JR
DRAWN:	JR
CHECKED:	
SHEET No.	





**LEGEN**

- - - - - EXISTING CONTOUR
- ===== EXISTING CURB & GUTTER
- ===== EXISTING STORM DRAIN PIPE
- EXISTING SANITARY PIPE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM SEWER
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- x - - - - - EX. FENCE
- △ PARKING SPACE (9'x18')
- W PROPOSED BUILDING ENTRANCE

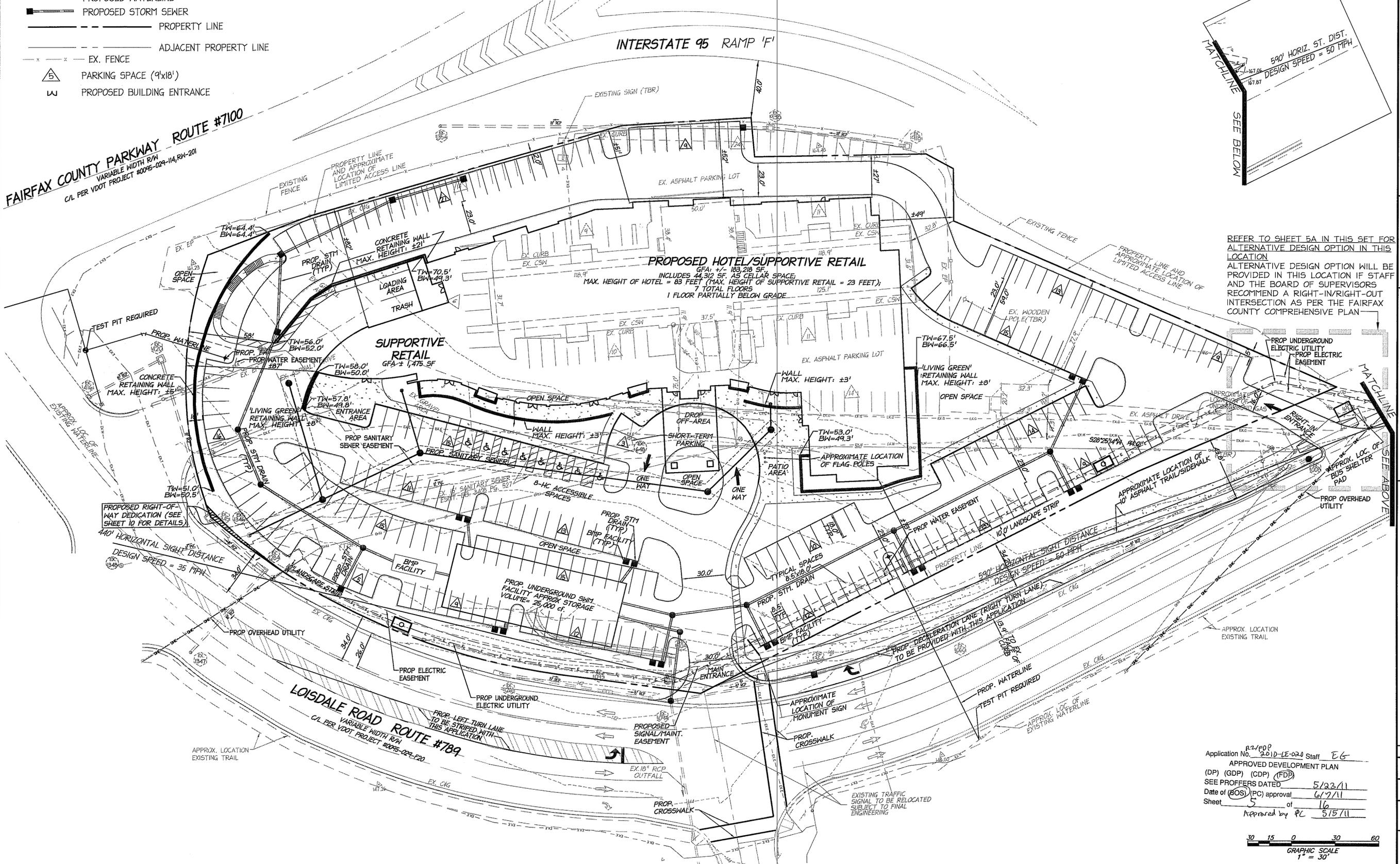
**NOTES:**

1. REFER TO SHEET 6 FOR LANDSCAPE PLAN, SHEET 8 & 9 FOR STORMWATER MANAGEMENT AND ADEQUATE OUTFALL INFORMATION AND DETAILS
2. REFER TO SHEETS 13-15 FOR SIGNAGE LOCATION/DETAILS.
3. BUILDING TIES ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
4. PROPOSED EASEMENTS SHOWN ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.

DATE	REVISION

VIRGINIA COORDINATE SYSTEM  
OF 1983, NORTH ZONE

**FAIRFAX COUNTY PARKWAY ROUTE #7100**  
VARIABLE WIDTH R/W  
C/L PER VDOT PROJECT #0098-029-114, RW-201



REFER TO SHEET 5A IN THIS SET FOR ALTERNATIVE DESIGN OPTION IN THIS LOCATION. ALTERNATIVE DESIGN OPTION WILL BE PROVIDED IN THIS LOCATION IF STAFF AND THE BOARD OF SUPERVISORS RECOMMEND A RIGHT-IN/RIGHT-OUT INTERSECTION AS PER THE FAIRFAX COUNTY COMPREHENSIVE PLAN.

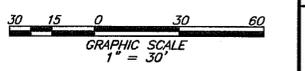
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WILLIAM R. ZINK  
No. 21914  
05-23-11  
PROFESSIONAL ENGINEER

CDP / FDP

CONCEPTUAL DEVELOPMENT PLAN  
FINAL DEVELOPMENT PLAN  
**EMBASSY SUITES - SPRINGFIELD**  
FAIRFAX COUNTY, VIRGINIA

Application No. <sup>R2/FDP</sup> 2010-LE-020 Staff EG  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
SEE PROFFERS DATED 5/23/11  
Date of (BOS) (PC) approval 6/9/11  
Sheet 5 of 16  
Approved by PC 5/15/11



PROJECT NO. 10-26-03
SCALE: 1"=30'
DATE: 05-23-2011
DESIGN: LB
DRAWN: RLH
CHECKED:
SHEET No.

**LEGEN.**

- - - EXISTING CONTOUR
- ===== EXISTING CURB & GUTTER
- ===== EXISTING STORM DRAIN PIPE
- EXISTING SANITARY PIPE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM SEWER
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- x-----x EX. FENCE
- △ PARKING SPACE (9'x18')
- ∩ PROPOSED BUILDING ENTRANCE

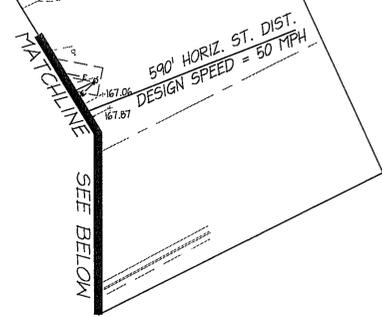
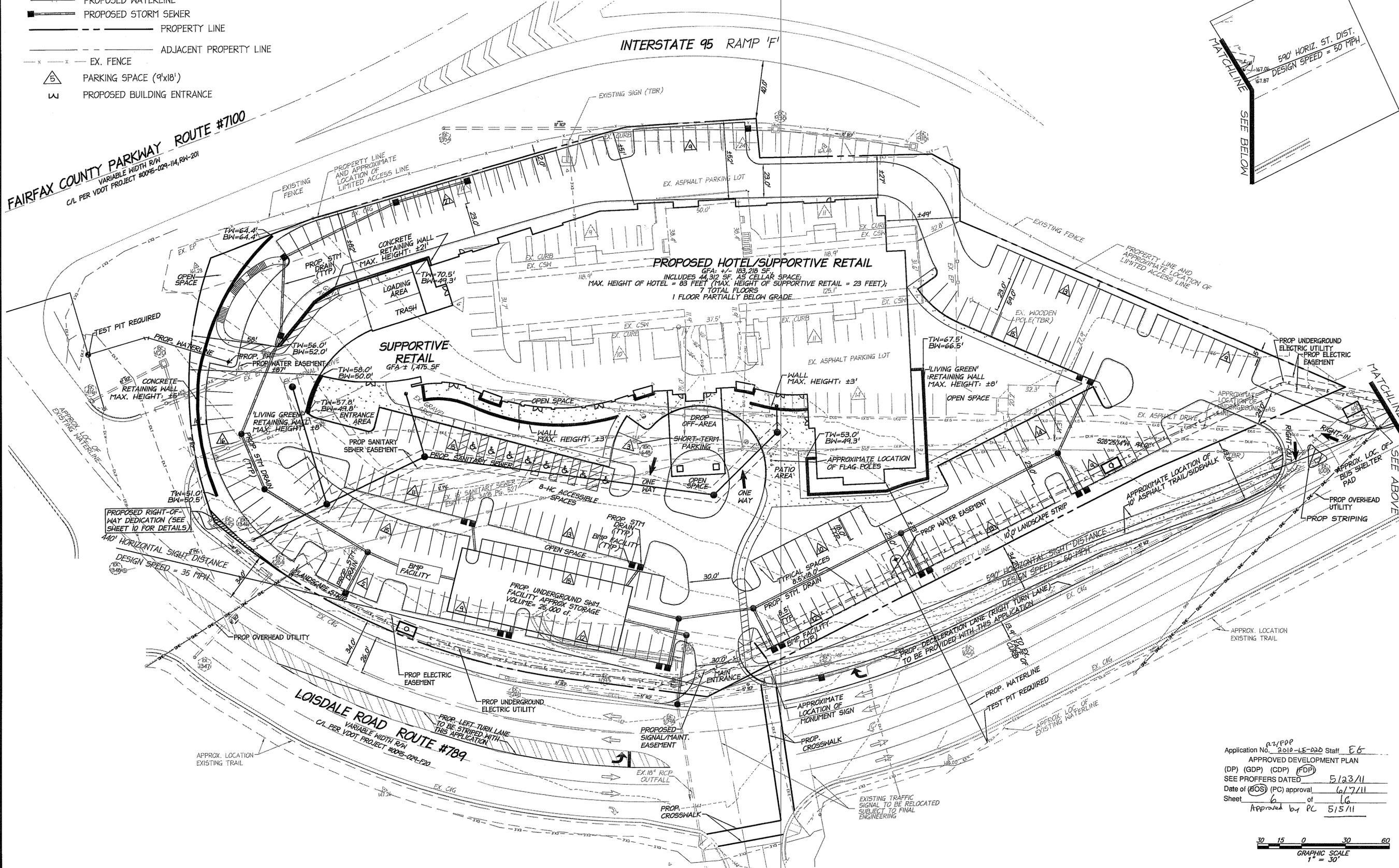
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4. PROPOSED EASEMENTS SHOWN ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.

DATE	REVISION

VIRGINIA COORDINATE SYSTEM  
OF 1983, NORTH ZONE

**FAIRFAX COUNTY PARKWAY ROUTE #7100**  
VARIABLE WIDTH R/W  
C/L PER VDOT PROJECT #0045-024-114, RW-201



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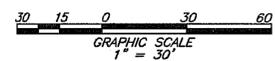
COMMONWEALTH OF VIRGINIA  
WILLIAM R. ZINK  
No. 21917  
05-23-11  
PROFESSIONAL ENGINEER

CDP / FDP  
ALTERNATIVE  
DESIGN OPTION

CONCEPTUAL DEVELOPMENT PLAN  
FINAL DEVELOPMENT PLAN  
**EMBASSY SUITES - SPRINGFIELD**  
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 10-26-03  
SCALE: 1"=30'  
DATE: 05-23-2011  
DESIGN: LB  
DRAWN: RLH  
CHECKED:  
SHEET No.

Application No. 2010-LE-020 Staff: E6  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
SEE OFFERS DATED 5/23/11  
Date of (BOS) (FC) approval 6/7/11  
Sheet 6 of 16  
Approved by PC 5/15/11



**10-YEAR TREE COVER TABULATIONS**

GROSS SITE AREA (GSA) : 197,683 SF  
 TREE COVER REQUIRED (10%): 19,768 SF

TREE PRESERVATION (0%): 0 SF

**PROPOSED TREE PLANTING:**

57 - 3" CALIPER DECIDUOUS CATEGORY IV (250 SF): 14,250 SF  
 19 - 3" CALIPER DECIDUOUS CATEGORY III (175 SF): 3,325 SF  
 17 - 3" CALIPER DECIDUOUS CATEGORY II (125 SF): 2,125 SF  
 3 - 3" CALIPER EVERGREEN CATEGORY IV (250 SF): 750 SF  
 4 - 3" CALIPER EVERGREEN CATEGORY II: (125 SF): 500 SF  
 TOTAL PROPOSED TREE PLANTING: 20,950 SF

TOTAL TREE COVERAGE PROVIDED (±11%): 20,950 SF

\* TREE, SHRUB & GROUNDCOVER PLANTING OFF-SITE & ON-SITE WITHIN SITE DISTANCE (NOT INCLUDED IN ABOVE TREE TABULATIONS) IS SHOWN ON THIS PLAN IN DESIGNATED AREAS. THIS IS SUBJECT TO VDOT APPROVAL DURING THE SITE PLAN PROCESS.

**OPEN SPACE TABULATION**

GROSS SITE AREA (GSA) : 197,683 SF  
 OPEN SPACE REQUIREMENT (15%) : 29,652 SF  
 OPEN SPACE PROVIDED (±25%): 49,725 SF  
 \*REFER TO SHEET 7 FOR OPEN SPACE CALCULATIONS

**NOTES:**

1. REFER TO SHEETS 13-15 FOR SIGNAGE LOCATION/DETAILS.
2. PROPOSED EASEMENTS SHOWN ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.

**PERIPHERAL PARKING LOT TABULATIONS**

PERIPHERAL PARKING LOT AREA FROM POINT A TO POINT B: ±850 LF  
 (MODIFICATION REQUESTED FOR REMAINDER OF PERIPHERAL PARKING LOT OF PROPERTY - REFER TO SHEET 2, 'WAIVERS AND MODIFICATIONS')  
 PERIPHERAL PARKING LOT TREE COVER REQUIREMENTS FOR ±850 LF: 21 TREES  
 - TEN FOOT WIDE LANDSCAPE STRIP (PROP. LINE ABUTS ST. ROW)  
 - ONE TREE PER 40 FEET  
 PERIPHERAL PARKING LOT TREE COVER PROVIDED: 22 TREES

**INTERIOR PARKING LOT TABULATIONS**

PARKING LOT AREA: ±98,200 SF  
 INTERIOR PARKING LOT TREE COVER REQUIRED (5%): 4,910 SF  
 INTERIOR PARKING LOT TREE COVER PROVIDED (±9%): 9,075 SF

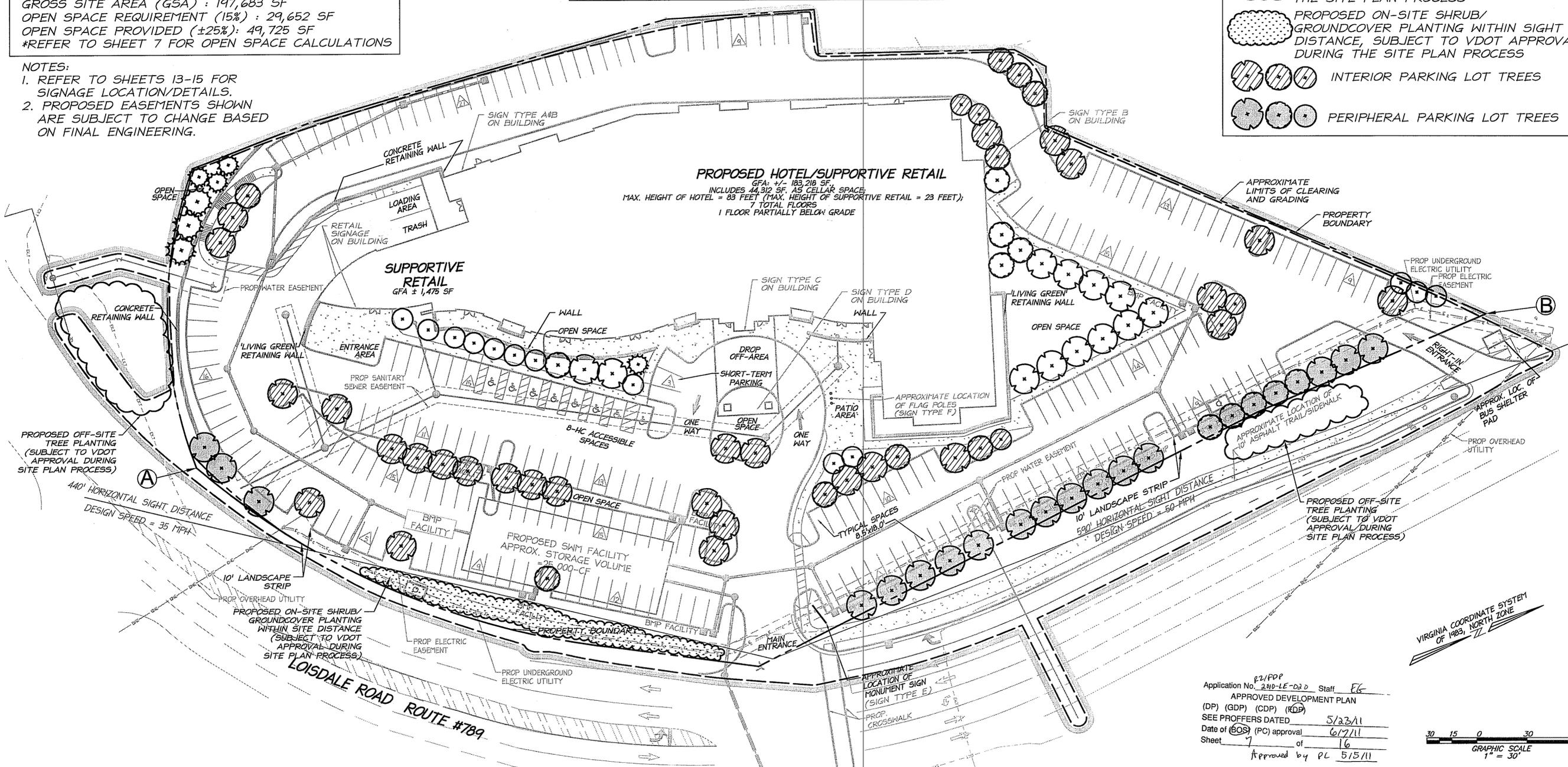
**PROPOSED TREE SPECIES**

PROPOSED TREE SPECIES SHALL INCLUDE BUT NOT BE LIMITED TO: RED MAPLE, RED OAK, AMERICAN HOLLY, AMERICAN BEECH, WILLOW OAK AND EASTERN RED CEDAR. THESE NATIVE SPECIES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING.

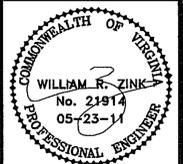
DATE	REVISION

**LEGEND**

- CATEGORY IV DECIDUOUS TREE (250 SF)
- CATEGORY III DECIDUOUS TREE (175 SF)
- CATEGORY II DECIDUOUS TREE (125 SF)
- CATEGORY IV EVERGREEN TREE (250 SF)
- CATEGORY II EVERGREEN TREE (125 SF)
- PROPOSED OFF-SITE TREE PLANTING SUBJECT TO VDOT APPROVAL DURING THE SITE PLAN PROCESS
- PROPOSED ON-SITE SHRUB/GROUNDCOVER PLANTING WITHIN SIGHT DISTANCE, SUBJECT TO VDOT APPROVAL DURING THE SITE PLAN PROCESS
- INTERIOR PARKING LOT TREES
- PERIPHERAL PARKING LOT TREES



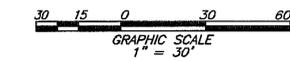
**christopher consultants**  
 engineering · surveying · land planning  
 9600 main street (fourth floor) · Fairfax va. 22031-9907  
 703.273.6620 · fax: 703.273.7656



LANDSCAPE PLAN  
 CONCEPTUAL DEVELOPMENT PLAN  
 FINAL DEVELOPMENT PLAN  
**EMBASSY SUITES - SPRINGFIELD**  
 FAIRFAX COUNTY, VIRGINIA

PROJECT No: 10-26-03  
 SCALE: 1"=30'  
 DATE: 05-23-2011  
 DESIGN: LB  
 DRAWN: RLH  
 CHECKED:  
 SHEET No. **6 of 15**  
 C-5942

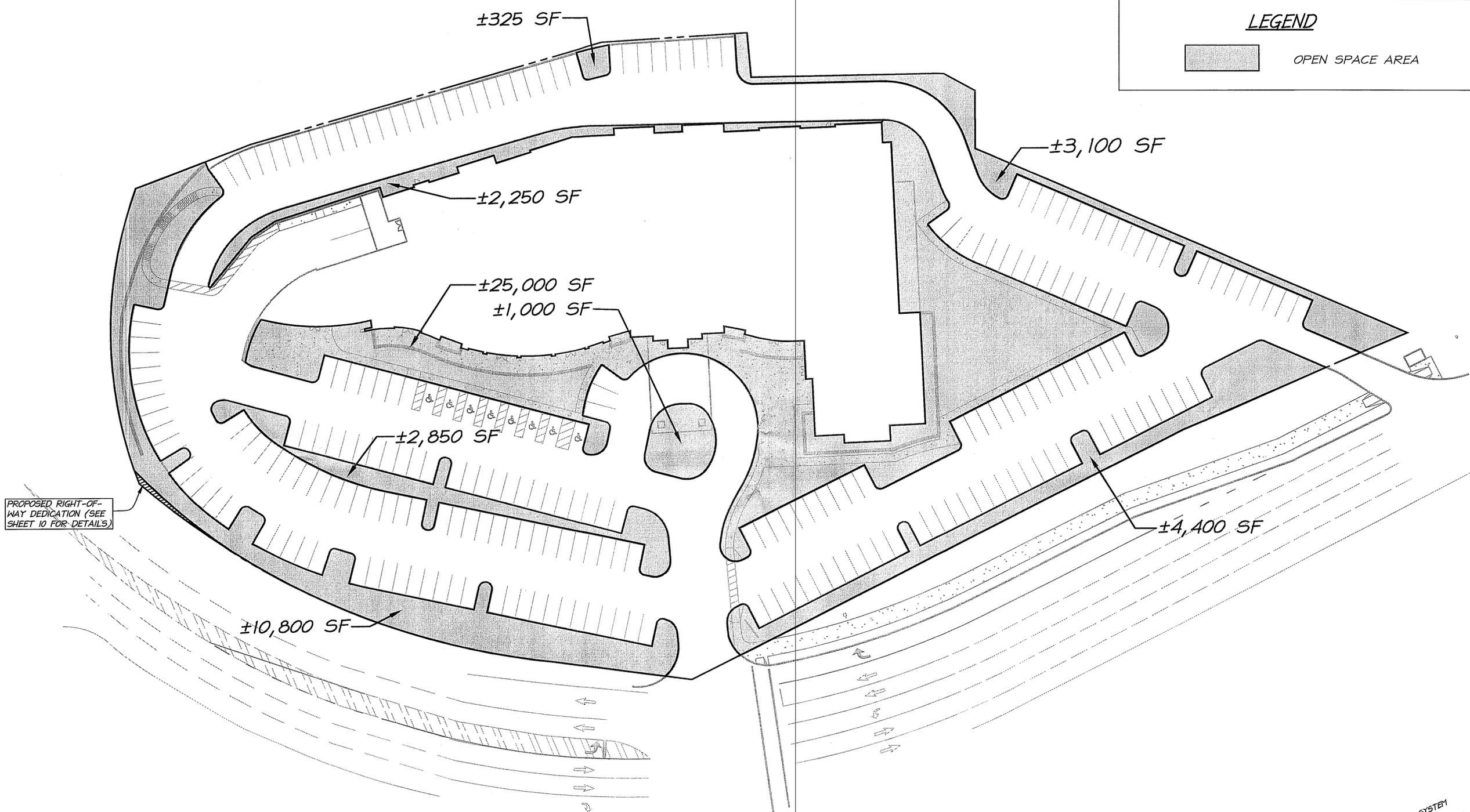
Application No. 221/POP  
 210-LE-02-D Staff EG  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (RDP)  
 SEE PROFFERS DATED 5/23/11  
 Date of (DOS) (PC) approval 6/7/11  
 Sheet 7 of 16  
 Approved by PL 5/15/11



DATE	REVISION

**LEGEND**


OPEN SPACE AREA



**OPEN SPACE TABULATION**

GROSS SITE AREA (GSA) : 197,683 SF  
 OPEN SPACE REQUIREMENT (15%) : 29,652 SF  
 OPEN SPACE PROVIDED (±25%): 49,725 SF

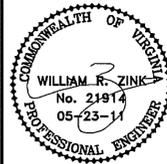
Application No. 2010-LE-620 Staff EG  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (POP)  
 SEE PROFESSIONERS DATED 5/23/11  
 Date of (GOS) (PC) approval 6/7/11  
 Sheet 8 of 16  
 Approved by PC 5/5/11

VIRGINIA COORDINATE SYSTEM  
 OF 1983, NORTH ZONE

  
 GRAPHIC SCALE  
 1" = 30'

**christopher consultants**  
 engineering · surveying · land planning

  
 9800 main street (fourth floor) · Fairfax va. 22031-3907  
 703.273.6850 · fax 703.273.7636

  
 WILLIAM R. ZINK  
 No. 21914  
 05-23-11  
 PROFESSIONAL ENGINEER

OPEN SPACE PLAN

CONCEPTUAL DEVELOPMENT PLAN  
 FINAL DEVELOPMENT PLAN  
**EMBASSY SUITES - SPRINGFIELD**  
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 10-26-03  
 SCALE: 1"=30'  
 DATE: 05-23-2011  
 DESIGN: LEB  
 DRAWN: LEB  
 CHECKED:  
 SHEET No.

**7 OF 15**

C-5942

STORMWATER MANAGEMENT SUMMARY

Site Area = 4.54-AC

C 2-pre = 0.20

C 10-pre = 0.30

C post = 0.82

Tc = 5 Minutes

I 2 = 5.45-IN/HR

I 10 = 7.27-IN/HR

Pre-Development Flow Rates

2-Year = 0.20(5.45)4.54 = 4.95-CFS

10-Year = 0.30(7.27)4.54 = 9.90-CFS

Post-Development Flow Rates

2-Year = 0.82(5.45)4.54 = 20.29-CFS

10-Year = 0.82(7.27)4.54 = 27.06-CFS

On-Site Controlled

2-Year = 0.82(5.45)4.22 = 18.86-CFS

10-Year = 0.82(7.27)4.22 = 25.16-CFS

On-Site Uncontrolled

2-Year = 0.60(5.45)0.32 = 1.05-CFS

10-Year = 0.60(7.27)0.32 = 1.39-CFS

Allowable Release Flow Rates

Pre-Development + Off-Site - Uncontrolled

2-Year = 4.95-CFS - 1.05-CFS = 3.90-CFS

10-Year = 9.90-CFS - 1.39-CFS = 8.51-CFS

STORM WATER MANAGEMENT NARRATIVE

THE SUBJECT PROPERTY IS SITUATED IN THE LEE DISTRICT OF FAIRFAX COUNTY ON THE WESTERN SIDE OF LOISDALE ROAD (ROUTE 789) AT THE INTERSECTION WITH NEWINGTON ROAD (ROUTE 877). THE SITE CONSIST OF 4.55-ACRES AND IS CURRENTLY COMPRISED OF TWO SEPARATE PARCELS. THE TWO PARCELS ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS 99-1 ((1)) PARCELS 5A AND 6. PARCEL 5A IS COMPRISED OF 1.53-ACRES AND ZONED R-1. PARCEL 6 IS COMPRISED OF 3.02-ACRES AND ZONED C-B. THE DEVELOPER IS PROPOSING TO CONSOLIDATE THE TWO PARCELS AND FILE A REZONING APPLICATION THAT WILL CHANGE THE PROPERTY'S ZONING TO PDC.

THE EXISTING SITE CONDITIONS CONSIST OF AN 11,460-SF MOTEL, 655-SF GARAGE, PARKING AND ASSOCIATED INFRASTRUCTURE. THE SITE DRAINS TO THE EAST INTO AN EXISTING STORM DRAIN SYSTEM LOCATED WITHIN THE LOISDALE ROAD RIGHT-OF-WAY. THE STORM WATER IS THEN CONVEYED APPROXIMATELY 1,000-LF AND DISCHARGED INTO LONG BRANCH FLOODPLAIN.

THIS DEVELOPMENT PROPOSES TO DEMOLISH THE EXISTING MOTEL AND CONSTRUCT A NEW HOTEL FACILITY. THE STORM-WATER MANAGEMENT REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED BY UTILIZING AN UNDERGROUND STORM-WATER DETENTION FACILITY. THE FACILITY WILL BE SIZED TO PROVIDE DETENTION FOR THE 2-YEAR AND 10-YEAR STORM EVENTS (SEE STORM WATER MANAGEMENT SUMMARY THIS SHEET). A CONSERVATIVE APPROACH HAS BEEN ADOPTED TO ENSURE THERE WILL BE NO INCREASE IN POST DEVELOPMENT FLOW RATES AND CAUSE NO ADVERSE IMPACT ON THE DOWNSTREAM PROPERTIES. SINCE THE SITE IS ALREADY DEVELOPED IT WAS DETERMINED THAT THE EXISTING CONDITIONS PRODUCED A WEIGHTED 'C' VALUE OF 0.57 FOR COEFFICIENT OF RUNOFF. HOWEVER, THE SITE DESIGN'S CONSERVATIVE APPROACH WILL USE A 2-YEAR VALUE OF 0.20 AND A 10-YEAR VALUE OF 0.30. THE NET RESULTS WILL BE THE POST-DEVELOPMENT FLOW RATES FOR THE DESIGN STORM EVENTS WILL BE LESS THAN THE CURRENT CONDITIONS (BECAUSE THE SITE DESIGN ASSUMES THE EXISTING CONDITIONS TO BE IN A VEGETATED STATE)

THE SWM FACILITY WILL BE PRIVATELY MAINTAINED.

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

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

This information is required under the following Zoning Ordinance paragraphs:  
 Special Permits (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)  
 Cluster Subdivision (9-015 1G & 1N) Commercial Revitalization Districts (9-022 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 (18-202 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 6.
- 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 FACILITY	4.0	0.0	4.54	NA	25,000	NA
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 6.  
 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 plat is NA (asphalt, geoblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 5.
- 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 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 7.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 7.
- 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 NA.
- 12. Stormwater management is not required because NA.

BMP Facility Design Calculations

Plan Name: EMBASSY SUITES - SPRINGFIELD  
 Date: 10.22.2010 (Rev. 11.24.2010)  
 Plan Number: 102603.00  
 Engineer: CAW/RLH

II. Watershed Information  
 Part 1: List all of the Subareas and "C" Factors used in the BMP Computations

Subarea Designation & Description	"C"	Acres
A1 ONSITE, CONTROLLED	0.85	3.41
A2 ONSITE, CONTROLLED	0.85	0.81
A3 OFFSITE, CONTROLLED	0.00	0.00
A4 ONSITE, UNCONTROLLED	0.45	0.32

Phosphorus Removal - "Occoquan Method"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (a) acres: 4.54

Subarea Designation	"C"	Acres	Product
A1 ONSITE, CONTROLLED	0.85	3.41	2.90
A2 ONSITE, CONTROLLED	0.85	0.81	0.68
A4 ONSITE, UNCONTROLLED	0.45	0.32	0.14
(C) Weighted average "C" factor		(b) Total	3.73
			0.82

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation	BMP Type	Removal Eff %	Offsite Reduction	Area Ratio	C* Factor Ratio	Product
A1 ONSITE, CONTROLLED	**BMP FACILITY	50	x 1.00	x 3.41 / 4.54 = 0.75	x 0.85 / 0.82 = 1.03	38.8
A2 ONSITE, CONTROLLED	**BMP FACILITY	50	x 1.00	x 0.81 / 4.54 = 0.18	x 0.85 / 0.82 = 1.03	9.2
A3 OFFSITE, CONTROLLED	NONE	0	x 0.20	x 0.00 / 4.54 = 0.00	x 0.00 / 0.82 = 0.00	0.0
A4 ONSITE, UNCONTROLLED	NONE	0	x 1.00	x 0.32 / 4.54 = 0.07	x 0.45 / 0.82 = 0.55	0.0
(a) Total =						48.1%

Therefore, OK

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) = [1-0.0 x (T<sup>pre</sup>/T<sup>post</sup>)] x 100 = %

(B) If Line 3(a) 48.1 > Line 4(a) 40 the phosphorus removal requirement is satisfied

\* STORMFILTER TYPE OR SIMILAR.  
 \*\* FILTERRA TYPE OR SIMILAR.

BEST MANAGEMENT PRACTICE NARRATIVE

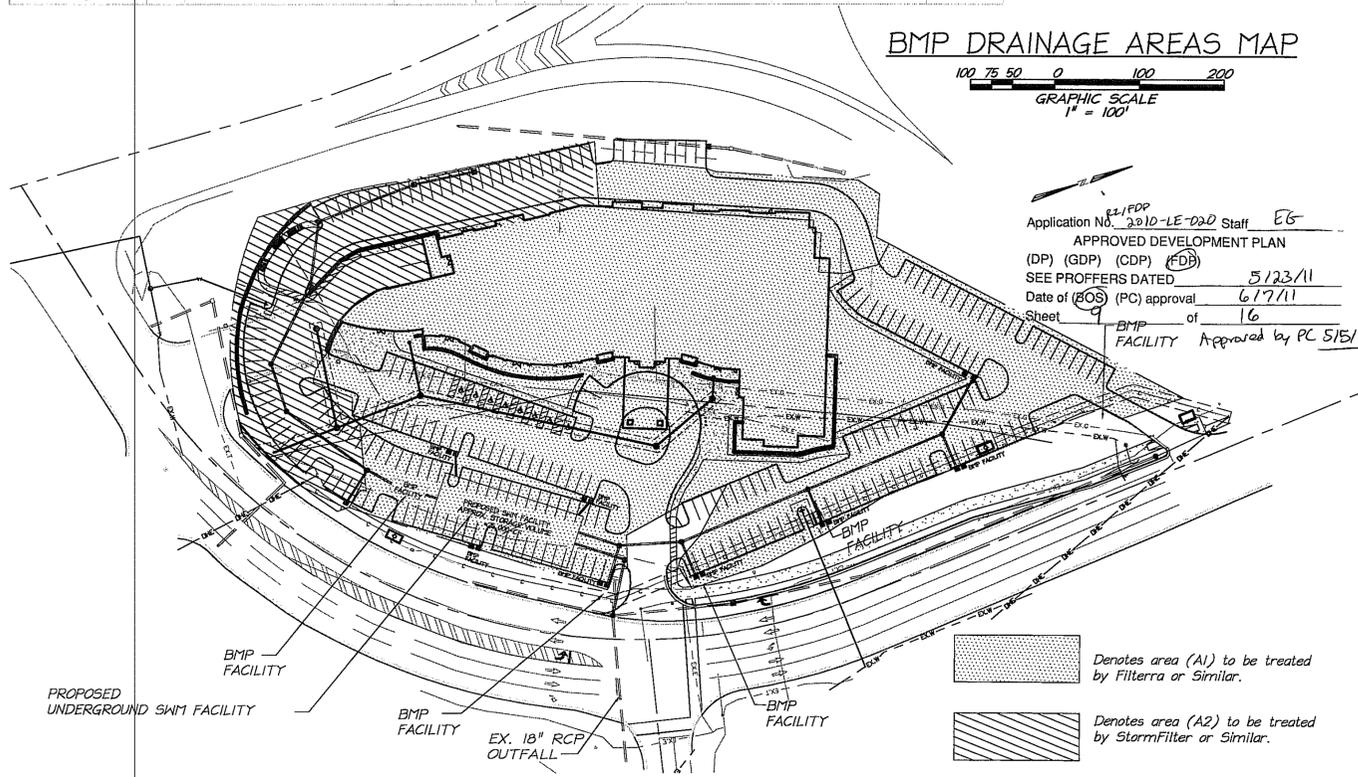
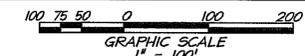
THE BMP REQUIREMENTS FOR THE EMBASSY SUITES-SPRINGFIELD DEVELOPMENT WILL BE SATISFIED BY UTILIZING A STORM WATER BIOTENTION/FILTRATION SYSTEM TO PROVIDE WATER QUALITY CONTROL MEASURES. THE PROPOSED SITE DESIGN WILL USE A LOW IMPACT DEVELOPMENT DESIGN CURRENTLY ALLOWED FOR IN THE PFM TO INCLUDE ANY COMBINATION OF APPROVED SYSTEMS. CURRENT THINKING IS THAT WE WILL USE A SERIES OF FILTERRAS AND A STORMFILTER SYSTEM OR EQUIVALENT SUBJECT TO FINAL ENGINEERING. THE BMP FACILITIES WILL BE SIZED TO PROVIDE WATER QUALITY ENHANCEMENT FOR THE FIRST 0.5-INCH OF STORM WATER RUNOFF FROM THE DEVELOPMENT'S IMPERVIOUS SURFACE. THE NUMBER AND LOCATION OF THE FACILITIES IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.

THE TOTAL PHOSPHORUS REMOVAL (A MINIMUM OF 40%) WILL BE IN ACCORDANCE WITH THE CRITERIA ESTABLISHED IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.

THE BMP FACILITIES WILL BE PRIVATELY MAINTAINED.

DATE	REVISION

BMP DRAINAGE AREAS MAP



Application No. 2010-LE-020 Staff EG  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED 5/23/11  
 Date of (BOS) (PC) approval 6/7/11  
 Sheet 9 of 16  
 BMP FACILITY Approved by PC 5/15/11

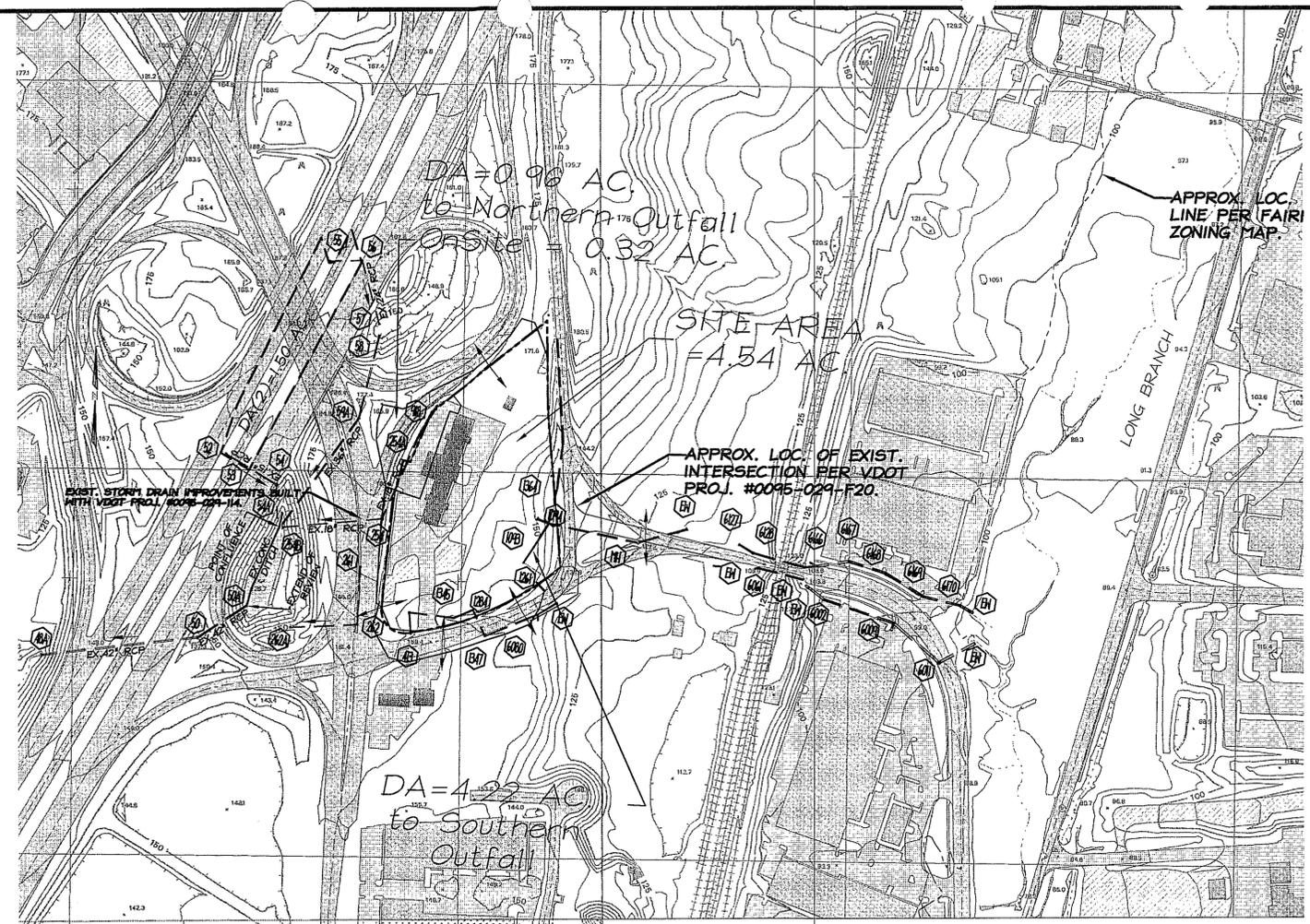
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



BMP AND SWM COMPUTATIONS

CONCEPTUAL DEVELOPMENT PLAN  
 FINAL DEVELOPMENT PLAN  
 EMBASSY SUITES - SPRINGFIELD  
 FAIRFAX COUNTY, VIRGINIA

PROJECT No: 10-26-03  
 SCALE: NONE  
 DATE: 05-23-2011  
 DESIGN: CW  
 DRAWN: RLH  
 CHECKED:  
 SHEET No.



OVERALL DRAINAGE DIVIDES MAP



**STORM SEWER DESIGN COMPUTATIONS - Northern Outfall**

STRUCTURE	DRAINAGE AREA (ACRES)	RUN-OFF COEF.	"CA" INCREMENT	"CA" ACCUMULATED	INLET TIME	RAIN FALL	RUNOFF INCREM. "Q"	RUNOFF ACCUM. "Q"	INVERT ELEVATIONS	LENGTH	SLOPE	MANNING'S "n" VALUE	DIAMETER	CAPACITY	VELOCITY	FLOW TIME	REMARKS		
From	To	"A"	"C"	Increment	Accumulated	Min.	In./Hr.	C.F.S.	C.F.S.	Upper End	Lower End	Feet	ft/ft	IN	C.F.S.	F.P.S.	Seconds		
918	254A	0.23	0.90	0.207	0.207	5	7.27	1.50	1.50	160.55	160.02	91.95	0.0058	0.013	18	7.97	3.47	26.50	
254A	254	0.63	0.90	0.567	0.774	5	7.27	4.12	5.63	159.97	158.46	225.89	0.0067	0.013	18	8.59	5.19	43.49	
254	254B	0.00	0.90	0.000	0.774	5	7.27	0.00	5.63	157.71	123.53	240.00	0.1420	0.013	24	85.28	15.36	15.63	TO SWM

**STORM SEWER DESIGN COMPUTATIONS - Southwestern Outfall**

STRUCTURE	DRAINAGE AREA (ACRES)	RUN-OFF COEF.	"CA" INCREMENT	"CA" ACCUMULATED	INLET TIME	RAIN FALL	RUNOFF INCREM. "Q"	RUNOFF ACCUM. "Q"	INVERT ELEVATIONS	LENGTH	SLOPE	MANNING'S "n" VALUE	DIAMETER	CAPACITY	VELOCITY	FLOW TIME	REMARKS		
From	To	"A"	"C"	Increment	Accumulated	Min.	In./Hr.	C.F.S.	C.F.S.	Upper End	Lower End	Feet	ft/ft	IN	C.F.S.	F.P.S.	Seconds		
413	420	0.10	0.90	0.090	0.090	5	7.27	0.65	0.65	154.43	150.85	54.21	0.0660	0.013	15	16.58	6.55	8.28	
420	1345	0.10	0.60	0.060	0.150	5	7.27	1.09	1.09	150.75	148.02	111.63	0.0245	0.013	15	10.09	5.39	20.71	
1345	1284	0.10	0.90	0.090	0.240	5	7.27	1.74	1.74	147.91	145.64	51.71	0.0439	0.013	15	13.52	7.59	6.81	
1284	1347	0.29	0.90	0.261	0.501	5	7.27	3.64	3.64	143.84	143.39	75.79	0.0059	0.013	15	4.97	4.42	17.15	
1347	6080	0.00	0.00	0.000	0.501	5	7.27	3.64	3.64	143.39	138.05	147.01	0.0363	0.013	18	20.01	8.61	17.07	
EX STM. STR.	6080	4.55	0.55	2.503	2.503	5	7.27	18.19	18.19	142.05	138.05	100.00	0.0400	0.013	18	21.00	13.38	7.47	
6080	EX EW	0.00	0.00	0.000	3.004	5	7.27	21.84	21.84	137.86	134.61	57.81	0.0562	0.013	18	24.89	15.89	3.64	

**STORM SEWER DESIGN COMPUTATIONS - Southeastern Outfall**

STRUCTURE	DRAINAGE AREA (ACRES)	RUN-OFF COEF.	"CA" INCREMENT	"CA" ACCUMULATED	INLET TIME	RAIN FALL	RUNOFF INCREM. "Q"	RUNOFF ACCUM. "Q"	INVERT ELEVATIONS	LENGTH	SLOPE	MANNING'S "n" VALUE	DIAMETER	CAPACITY	VELOCITY	FLOW TIME	REMARKS		
From	To	"A"	"C"	Increment	Accumulated	Min.	In./Hr.	C.F.S.	C.F.S.	Upper End	Lower End	Feet	ft/ft	IN	C.F.S.	F.P.S.	Seconds		
SITE	1261	4.22	0.80	0.000	0.000	5	7.27	1.15	1.15	137.80	137.50	30.00	0.0100	0.013	15	6.45	3.97	7.56	FROM SWM
1261	1093	0.31	0.90	0.279	0.279	5	7.27	2.03	3.18	137.25	136.38	74.47	0.0117	0.013	15	6.97	5.56	13.39	FACILITY
1093	1094	0.20	0.90	0.180	0.459	5	7.27	1.31	4.49	136.27	136.00	44.04	0.0061	0.013	18	8.22	4.75	9.27	
1094	EX STM. MH	1.22	0.90	1.098	1.557	5	7.27	7.98	12.47	132.75	121.00	233.92	0.0502	0.013	18	23.53	10.26	22.80	
EX STM. MH	EX STM. EW	0.00	0.00	0.000	1.557	5	7.27	0.00	12.47	120.75	114.41	130.74	0.0485	0.013	24	49.84	13.34	9.80	

DATE	REVISION

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

**ADEQUATE OUTFALL ANALYSIS**

THE PURPOSE OF THIS PROJECT IS TO REDEVELOP THIS EXISTING MOTEL SITE. THE PROPERTY ASSOCIATED WITH THIS PROJECT IS IDENTIFIED AS PARCELS 5A AND 6 ON FAIRFAX COUNTY TAX MAP 099-1 (11). THE SITE CONTAINS APPROXIMATELY 4.54-ACRES (PARCEL 5A CONTAINS 1.54-ACRES AND PARCEL 6 CONTAINS 3.0-ACRES) AND IS ZONED R-1 AND C-8, RESPECTIVELY. CURRENTLY THERE EXIST TWO STRUCTURES (AN APPROXIMATE 11,460-SF MOTEL AND A 655-SF GARAGE), A PARKING LOT AND ASSOCIATED INFRASTRUCTURE.

**PRESENT CONDITIONS:**  
CURRENTLY THREE SEPARATE STORM DRAIN OUTFALL SYSTEMS EXIST. THE FIRST SYSTEM IS LOCATED IN THE NORTHERN PORTION OF THE SITE, APPROXIMATELY 1.0-ACRES OF ONSITE AREA (DA=4.73-CFS) DRAINS TO THE NORTH (N) INTO THE INTERSTATE-95 RIGHT-OF-WAY WHERE IT'S DETAINED IN A STORM WATER MANAGEMENT POND AND THEN RELEASED INTO AN ADEQUATE MAN-MADE STORM DRAIN SYSTEM BUILT WITH VDOT PROJECT #0095-029-11A. THE SECOND SYSTEM, LOCATED IN THE SOUTHWESTERN (SW) PORTION OF THE SITE, COLLECTS APPROXIMATELY 0.86-ACRES OF ONSITE AREA (DA=4.19-CFS) AND DISCHARGES THE STORM WATER INTO A SYSTEM LOCATED IN THE LOISDALE ROAD RIGHT-OF-WAY. AND THE THIRD SYSTEM, LOCATED IN THE SOUTHEASTERN (SE) PORTION OF THE SITE, COLLECTS APPROXIMATELY 2.69-ACRES OF ONSITE AREA (DA=4.0-CFS) AND ALSO DISCHARGES THE STORM WATER INTO A SYSTEM LOCATED IN THE LOISDALE ROAD RIGHT-OF-WAY. BOTH THE SW AND SE OUTFALLS ARE CONVEYED EAST INTO THE NEWINGTON ROAD RIGHT-OF-WAY. ONE SYSTEM (SW) IS LOCATED ALONG THE NORTHERN SIDE OF NEWINGTON ROAD AND THE OTHER (SE) IS LOCATED ALONG THE SOUTHERN SIDE. THE FLOW CONTINUES DOWNSTREAM PASSING UNDER THE RICHMOND, FREDERICKSBURG AND PENNSYLVANIA RAILROADS AND THROUGH THE STORM SYSTEMS BUILT WITH THE GUNSTON INDUSTRIAL PARK SITE PLAN. BOTH SYSTEMS THEN ARE DISCHARGED INTO A MAJOR FLOOD PLAIN NAMED LONG BRANCH AT APPROXIMATELY THE SAME LOCATION.

**DEVELOPED CONDITIONS:**  
IN ORDER TO COMPENSATE FOR THE INCREASE IN RUNOFF GENERATED BY THIS PROPOSED DEVELOPMENT, IN THE SOUTHEASTERN PORTION OF THE SITE, AN UNDERGROUND SWM FACILITY IS PROPOSED TO COLLECT STORM WATER FROM APPROXIMATELY 4.22-ACRES OF THE SITE AREA. THE CONTRIBUTING AREAS WILL CONSIST OF 0.67-ACRES FROM THE NORTH, 0.86-ACRES FROM THE SW AND 2.69-ACRES FROM THE SE, THEREBY REDUCING THE PEAK FLOW RATES TO THE N AND SW OUTFALL BY 2.57-CFS AND 4.19-CFS, RESPECTIVELY. THIS COMBINED DRAINAGE SYSTEM WILL OUTFALL AT A SINGLE POINT INTO EXISTING STORM STRUCTURE #1261, CURRENTLY THE OUTFALL POINT FOR THE SE PORTION OF THE SITE. PURSUANT TO PFM SECTION 6-0203.4, THE COMBINED 2-YEAR AND 10-YEAR POST DEVELOPMENT PEAK FLOW RATES FROM THE DEVELOPED SITE WILL BE REDUCED BELOW THE RESPECTIVE PEAK FLOW RATES FOR THE SUBJECT SITE IN GOOD FORESTED CONDITION. AS A RESULT OF THE SITE DESIGN, THE SINGLE SOUTHERN OUTFALL BY INCORPORATING THE UNDERGROUND STORM WATER MANAGEMENT FACILITY WILL RELEASE THE FLOWS AS CALCULATED BELOW. THE RESULTING RELEASE RATES WILL BE APPROXIMATELY 1.2-CFS DURING THE 2-YEAR STORM EVENT AND 2.0-CFS DURING THE 10-YEAR STORM EVENT. THE STORM WATER WILL THEN BE DISCHARGED INTO AN ADEQUATE MAN-MADE STORM DRAIN SYSTEM AND FOLLOW THE SAME DRAINAGE PATTERN AS OUTLINED ABOVE. STORM DRAIN COMPUTATIONS ARE PROVIDED (SEE THIS SHEET) TO DEMONSTRATE ADEQUACY OF THE RECEIVING DRAINAGE SYSTEM.

THE PEAK FLOW REDUCTION IS COMPUTED AS FOLLOWS:

$R_i = (1 - VF)V_d \times 100$   
 2-YEAR  
 $R_i = (1 - 4.6/18.4) \times 100 = 75\%$   
 THEREFORE THE ALLOWABLE RELEASE =  $4.6 - (4.6)(0.75) = 1.2$ -CFS  
 10-year  
 $R_i = (1 - 9.2/24.5) \times 100 = 62.4\%$   
 THEREFORE THE ALLOWABLE RELEASE =  $9.2 - (9.2)(0.624) = 3.5$ -CFS

WHERE VF IS: Application No. 2010-LE-020 Staff E/S  
 Q2 (pre) = CIA = 0.20(5.45)4.22-AC = 4.6-CFS APPROVED DEVELOPMENT PLAN  
 Q2 (post) = CIA = 0.30(7.27)4.22-AC = 9.2-CFS (DP) (GDP) (CDP) (FD)  
 AND Vd IS: CIA = 0.80(5.45)4.22-AC = 18.4-CFS SEE PROFFERS DATED 5/23/11  
 Q10 (post) = CIA = 0.80(7.27)4.22-AC = 24.5-CFS Date of (BOS) (PC) approval 6/7/11  
 Sheet 10 of 16

THE NORTHERN PORTION OF THE SITE WILL CONTINUE TO DRAIN APPROXIMATELY 0.32-ACRES INTO THE STORM WATER MANAGEMENT FACILITY LOCATED IN THE INTERSTATE-95 RIGHT-OF-WAY (AS MENTIONED ABOVE). AS A RESULT OF THE PROPOSED SWM FACILITY, THE DISCHARGE AT THIS OUTFALL WILL BE REDUCED FROM A PRE-DEVELOP FLOW RATE OF 4.75-CFS TO A POST DEVELOP FLOW RATE OF 2.09-CFS DURING THE 10-YEAR STORM EVENT.

**EXTENT OF REVIEW:**

**NORTHERN OUTFALL:**  
ACCORDING TO PFM 6-0203.2A, THE EXTENT OF REVIEW OF THE DOWNSTREAM DRAINAGE SYSTEM SHALL BE TO A POINT THAT IS AT LEAST 150 FT DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 10% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. THE NORTHERN DRAINAGE AREA OF 0.96-ACRES IS JOINED BY A SECOND DRAINAGE AREA OF 1.50-ACRES, AT STORM STRUCTURES 54A AND 254B WHERE THEY BOTH OUTFALL INTO THE SWM FACILITY (BUILT WITH VDOT PLAN 0095-029-11A) AND A CONCRETE DITCH CONVEYS THE FLOW DOWNSTREAM APPROXIMATELY 200-FT (EXTENT OF REVIEW) WHICH MEETS THE CRITERIA OF SECTION 6-0203.2A FOR AN ADEQUATE OUTFALL. NO STRUCTURES OR ROADS ARE ENCUMBERED BY THE 10-YEAR FLOWS AT THIS OUTFALL.

**SOUTHWESTERN OUTFALL:**  
THE SE OUTFALL WILL CONTINUE TO COLLECT STORM WATER RUNOFF FROM THE LOISDALE ROAD RIGHT-OF-WAY AS IT DOES TODAY. AS A RESULT OF THE PROPOSED ONSITE SWM FACILITY, RUNOFF FROM THE DEVELOPMENT SITE WILL BE REDUCED FROM 4.19-CFS DURING THE 10-YEAR STORM EVENT. STORM WATER DRAINAGE COMPUTATIONS ARE PROVIDED (SEE THIS SHEET) TO DEMONSTRATE ADEQUACY.

**SOUTHERN OUTFALL:**  
ACCORDING TO PFM 6-0203.4C, THE DETENTION METHOD, IT SHALL BE PRESUMED THAT NO ADVERSE IMPACT AND A PROPORTIONAL IMPROVEMENT WILL OCCUR IF ON-SITE DETENTION IS PROVIDED BY REDUCING THE PEAK FLOW RATES BELOW THE RESPECTIVE PEAK RATES OF RUNOFF FOR THE SITE IN GOOD FORESTED CONDITION. THE UNDERGROUND STORM WATER MANAGEMENT FACILITY SHALL BE DESIGN TO REDUCE THE FLOW RATES AS OUTLINED ABOVE AND OUTFALL INTO AN ADEQUATELY MAN-MADE DRAINAGE FACILITY. IF THIS METHOD IS USED, THE DOWNSTREAM REVIEW ANALYSIS SHALL BE LIMITED TO PROVIDING A MAN-MADE DRAINAGE FACILITY. SEE THIS SHEET FOR STORM SEWER DESIGN COMPUTATIONS, SOUTHERN OUTFALL, WHICH DEMONSTRATES AN ADEQUATE RECEIVING DRAINAGE SYSTEM.

**CONCLUSION:**

SINCE THERE WILL NOT BE ANY ADVERSE IMPACTS OR FLOODING ON ANY OF THE DOWNSTREAM PORTIONS OF THE DEVELOPMENT, IMPROVEMENT WILL OCCUR BY PROVIDING ONSITE DETENTION, THIS DEVELOPMENT MEETS THE CRITERIA ESTABLISHED BY FAIRFAX COUNTY'S GUIDELINES FOR AN ADEQUATE OUTFALL.

IT IS THE OPINION OF THE SUBMITTING ENGINEERING THAT AN ADEQUATE OUTFALL WILL EXIST FOR THIS DEVELOPMENT.

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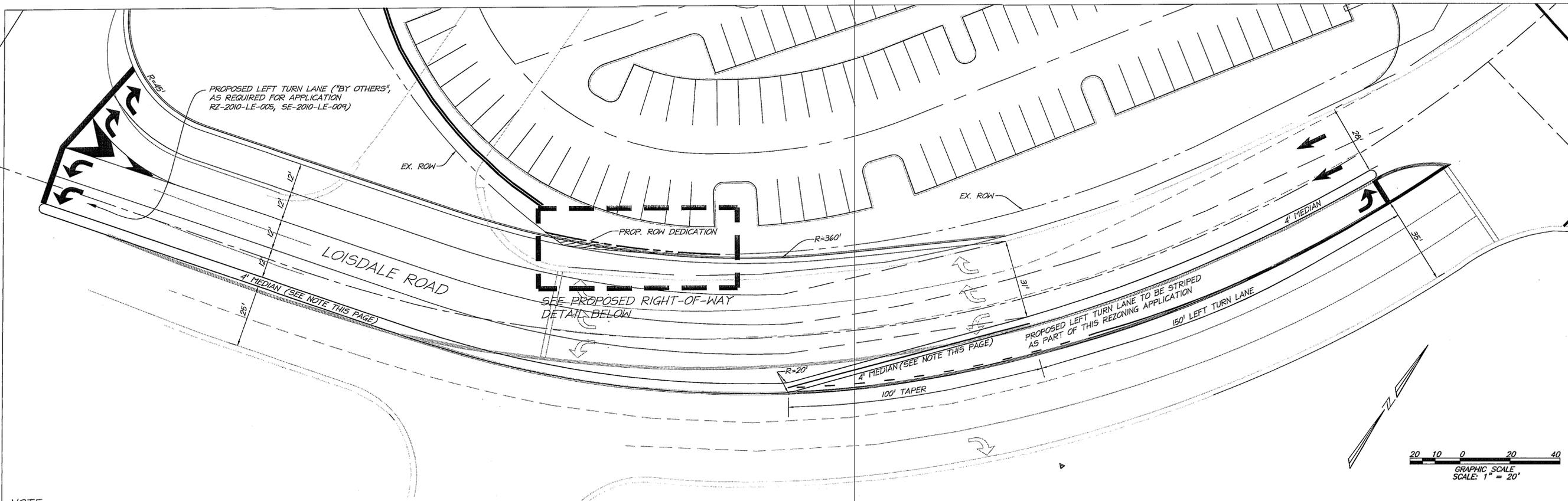


OVERALL DRAINAGE DIVIDES MAP AND ADEQUATE OUTFALL ANALYSIS

CONCEPTUAL DEVELOPMENT PLAN  
 FINAL DEVELOPMENT PLAN  
**EMBASSY SUITES - SPRINGFIELD**  
 FAIRFAX COUNTY, VIRGINIA

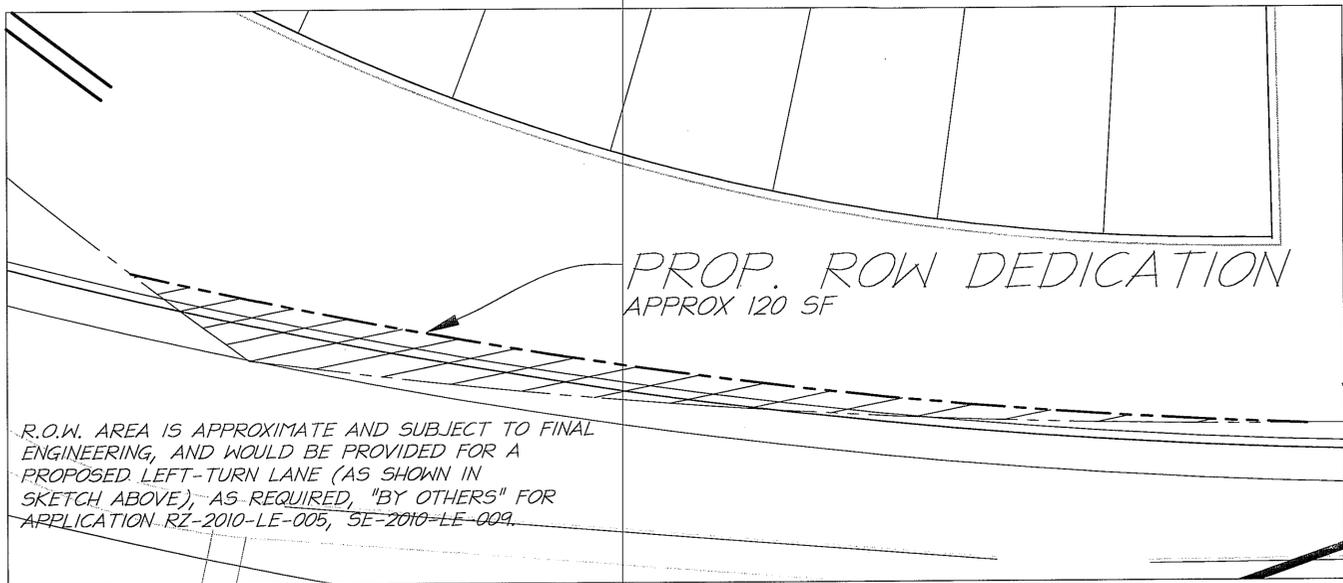
PROJECT No. 10-26-03  
 SCALE: NONE  
 DATE: 05-23-2011  
 DESIGN: CL  
 DRAWN: RLH  
 CHECKED:  
 SHEET No.

DATE	REVISION
05/23/2011	Revised 'Note' regarding median on Proposed Right-of-Way Sketch



**NOTE:**  
 PROPOSED STREET SECTION WITH 4' MEDIAN AND 12' LANES (INCLUDING A PROPOSED 12' LEFT-TURN LANE), AS REQUIRED "BY OTHERS" FOR APPLICATION RZ-2010-LE-005 AND SE-2010-LE-009. THIS SKETCH IS TO DEMONSTRATE WHAT WOULD BE CONSTRUCTED "BY OTHERS" ALONG LOISDALE ROAD IN THIS AREA.  
 THE CONFIGURATION OF THE FOUR FOOT (4') MEDIAN DEPICTED, INCLUDING ANY OPENING TO ALLOW ACCESS TO THE BUSINESS ON THE EAST SIDE OF LOISDALE AS MAY BE APPROVED BY VDOT, MAY BE RAISED CONCRETE OR STRIPED ASPHALT. SUCH MEDIAN, ITS CONFIGURATION AND MATERIALS ARE SUBJECT TO APPROVAL OF VDOT.

PROPOSED RIGHT-OF-WAY SKETCH



R.O.W. AREA IS APPROXIMATE AND SUBJECT TO FINAL ENGINEERING, AND WOULD BE PROVIDED FOR A PROPOSED LEFT-TURN LANE (AS SHOWN IN SKETCH ABOVE), AS REQUIRED, "BY OTHERS" FOR APPLICATION RZ-2010-LE-005, SE-2010-LE-009.

PROPOSED RIGHT-OF-WAY DETAIL



**NOTE:** THE DRAWINGS ON THIS PAGE ARE CONCEPTUAL DESIGN ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL SURVEYING AND FINAL ENGINEERING

Application No. 22/PDP 2010-LE-002 Staff EG  
 APPROVED DEVELOPMENT PLAN  
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 Date of (DOB) (PC) approval 6/7/11  
 Sheet 11 of 16  
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COMMONWEALTH OF VIRGINIA  
 WILLIAM R. ZINK  
 No. 21914  
 05-23-11  
 PROFESSIONAL ENGINEER

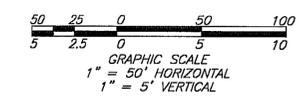
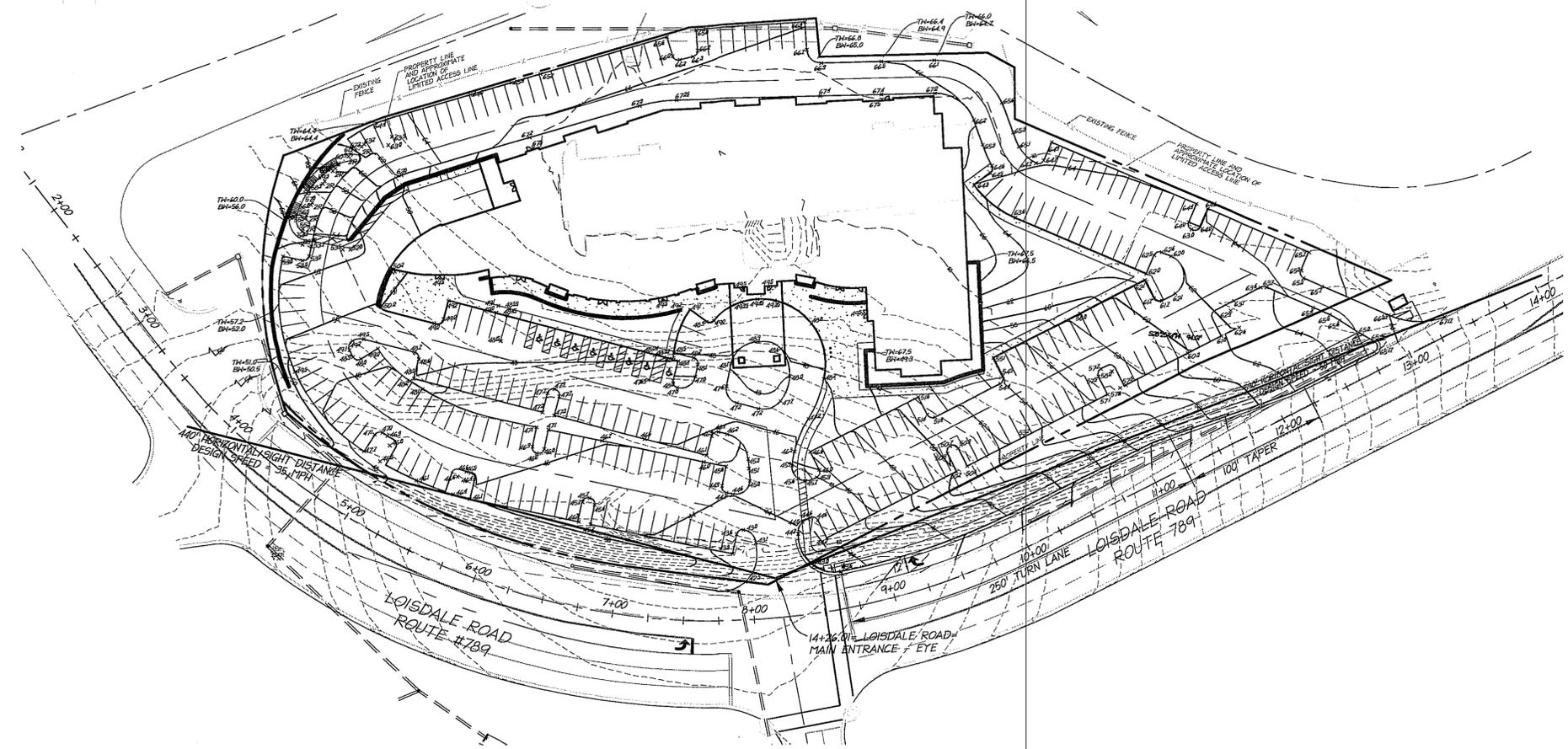
RIGHT-OF-WAY  
 SKETCH AND DETAILS

CONCEPTUAL DEVELOPMENT PLAN  
 FINAL DEVELOPMENT PLAN  
**EMBASSY SUITES - SPRINGFIELD**  
 FAIRFAX COUNTY, VIRGINIA

PROJECT No: 10-26-03  
 SCALE: NONE  
 DATE: 05-23-2011  
 DESIGN: CL  
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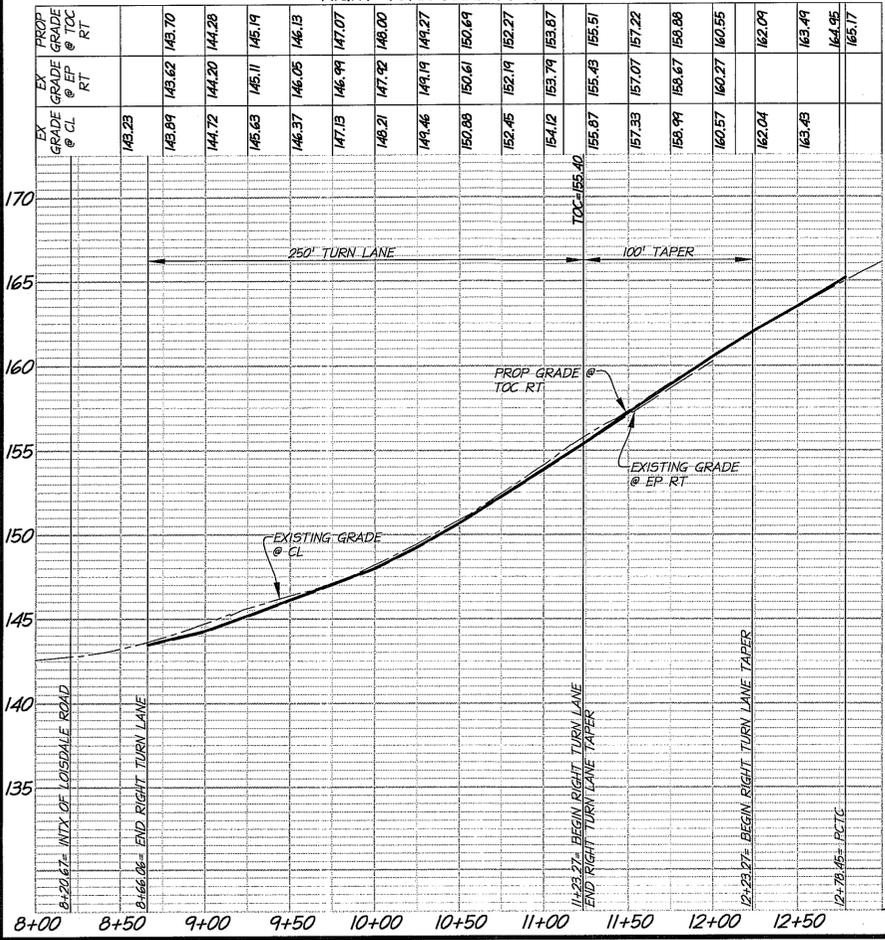
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DATE	REVISION

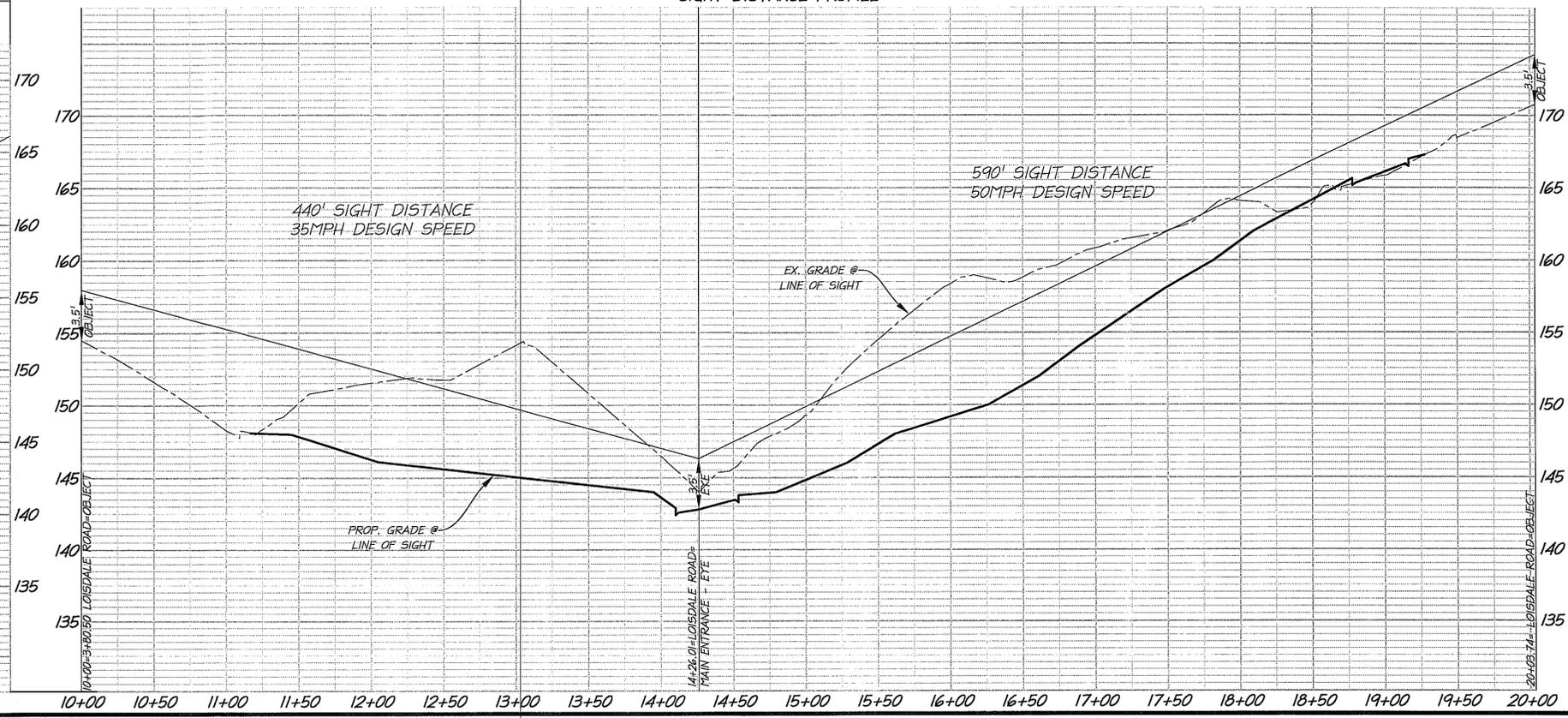


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 Sheet 12 of 16  
 Approved by PC 5/5/11

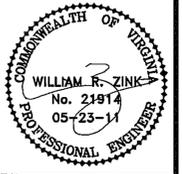
RIGHT TURN LANE PROFILE



SIGHT DISTANCE PROFILE



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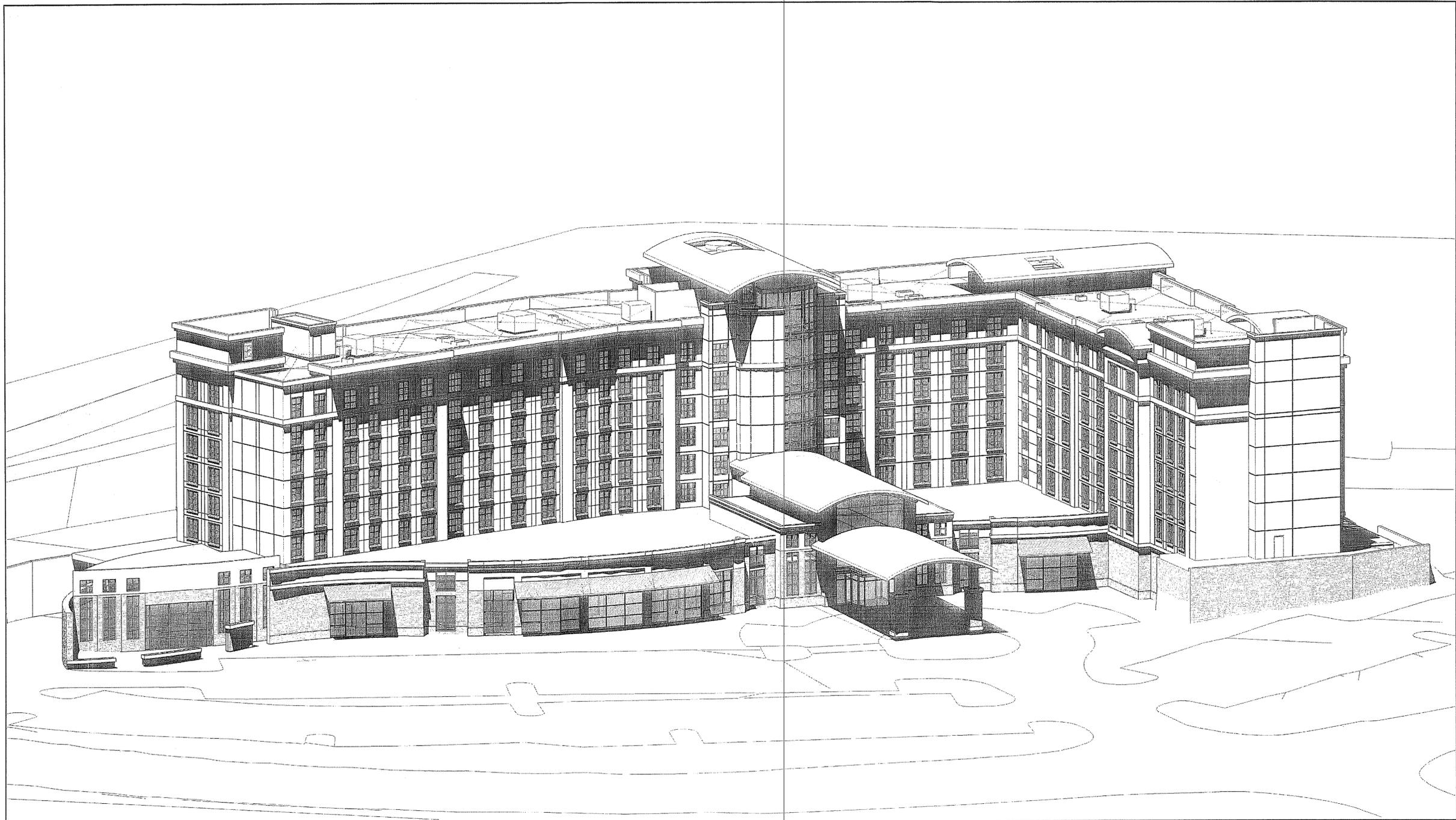


SIGHT DISTANCE AND  
 RIGHT TURN LANE  
 PLAN AND PROFILE

CONCEPTUAL DEVELOPMENT PLAN  
 FINAL DEVELOPMENT PLAN  
**EMBASSY SUITES - SPRINGFIELD**  
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 10-26-03  
 SCALE: 1"=5' VERT.  
 1"=50' HORZ.  
 DATE: 05-23-2011  
 DESIGN: MAC  
 DRAWN: MAC  
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PROJECT N° 20100111 | DATE 03.17.2011 | SCALE NTS

PERSPECTIVE VIEW FROM LOISDALE ROAD

**FB PROPERTY, LLC**

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**EMBASSY SUITES - SPRINGFIELD**  
FAIRFAX COUNTY, VA



License N° AA26000496

Application No. 2011-PDP-1-E-022 Staff EG  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
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 Date of (BOS) (PC) approval 6/7/11  
 SHEET 13 of 16  
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SITE ILLUSTRATIVE

CONCEPTUAL DEVELOPMENT PLAN  
FINAL DEVELOPMENT PLAN  
**EMBASSY SUITES - SPRINGFIELD**  
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 10-26-03  
SCALE:

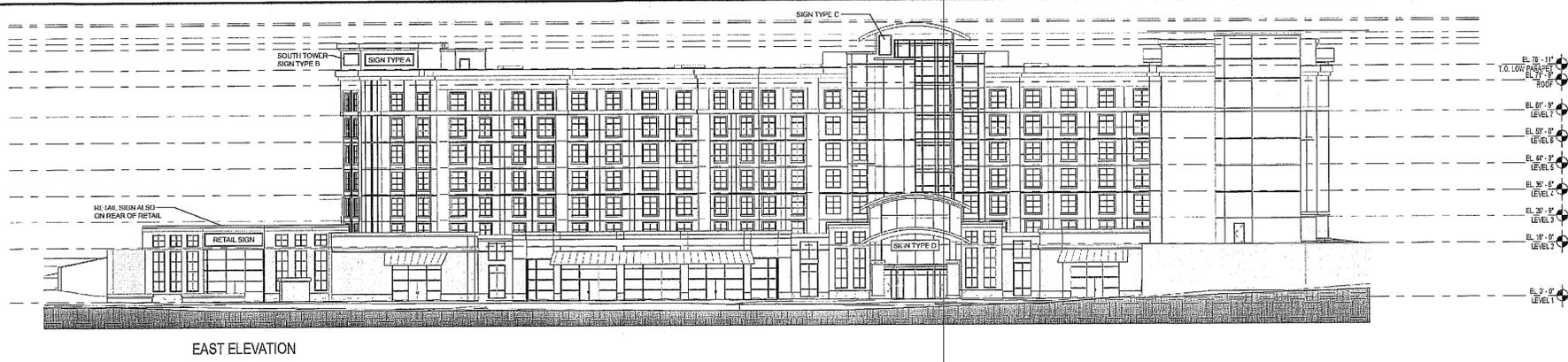
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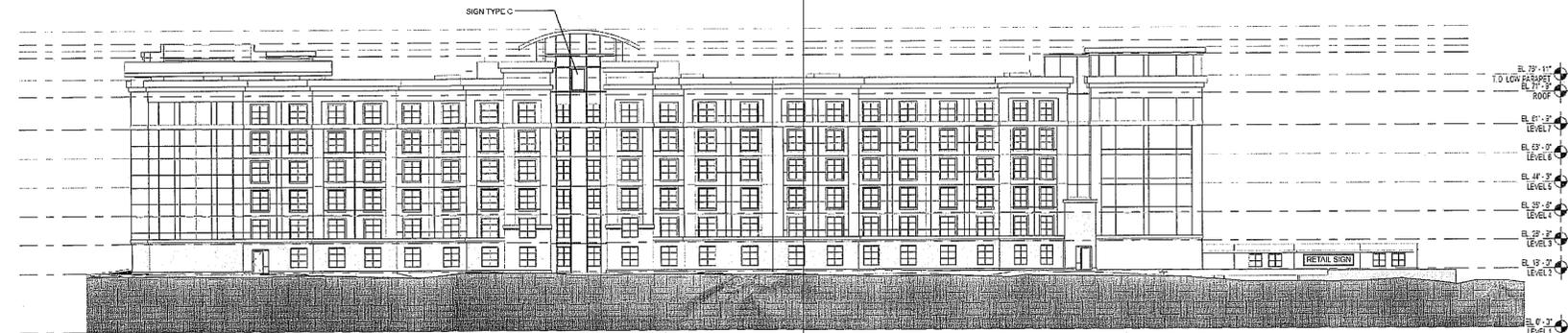
**12** of **15**

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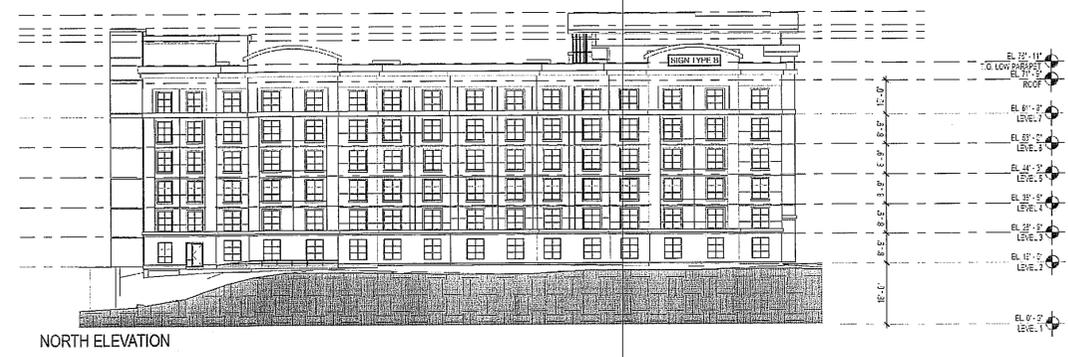
DATE	REVISION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

Application No. 22/FDP 2010-LE-022 Staff EG  
 APPROVED DEVELOPMENT PLAN  
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ELEVATIONS

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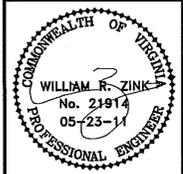
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BUILDING  
 ELEVATIONS

CONCEPTUAL DEVELOPMENT PLAN  
 FINAL DEVELOPMENT PLAN  
**EMBASSY SUITES - SPRINGFIELD**  
 FAIRFAX COUNTY, VIRGINIA

PROJECT No: 10-26-03  
 SCALE:

DATE: 05-23-2011

DESIGN:  
 DRAWN:  
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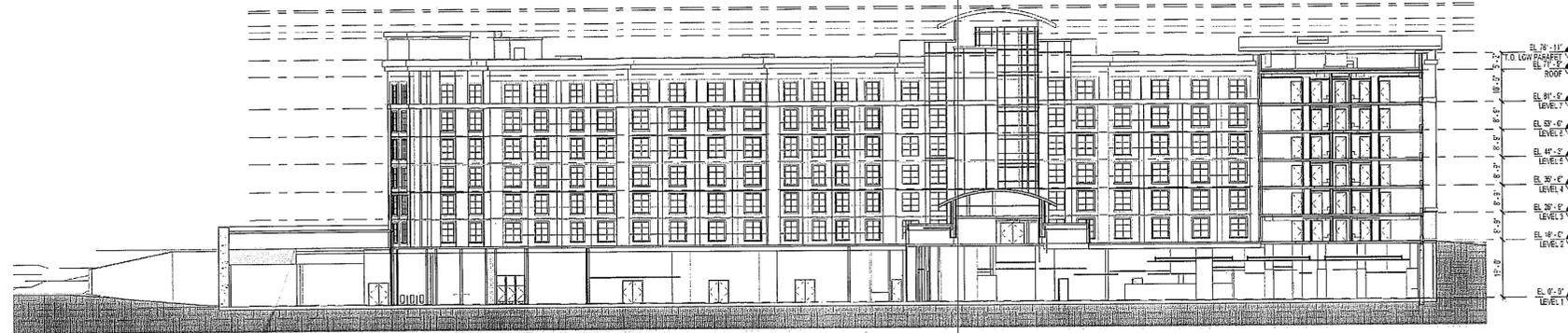
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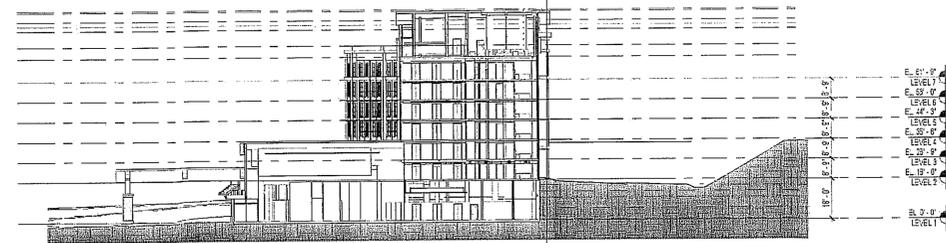
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NORTH-SOUTH SECTION



EAST-WEST SECTION

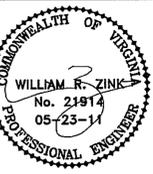
Application No. <sup>R2/FDP</sup> 2010-LE-020 Staff *EG*  
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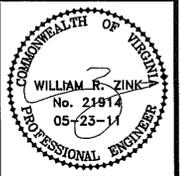
BUILDING SECTIONS

CONCEPTUAL DEVELOPMENT PLAN  
 FINAL DEVELOPMENT PLAN  
**EMBASSY SUITES - SPRINGFIELD**  
 FAIRFAX COUNTY, VIRGINIA

PROJECT No: 10-26-03
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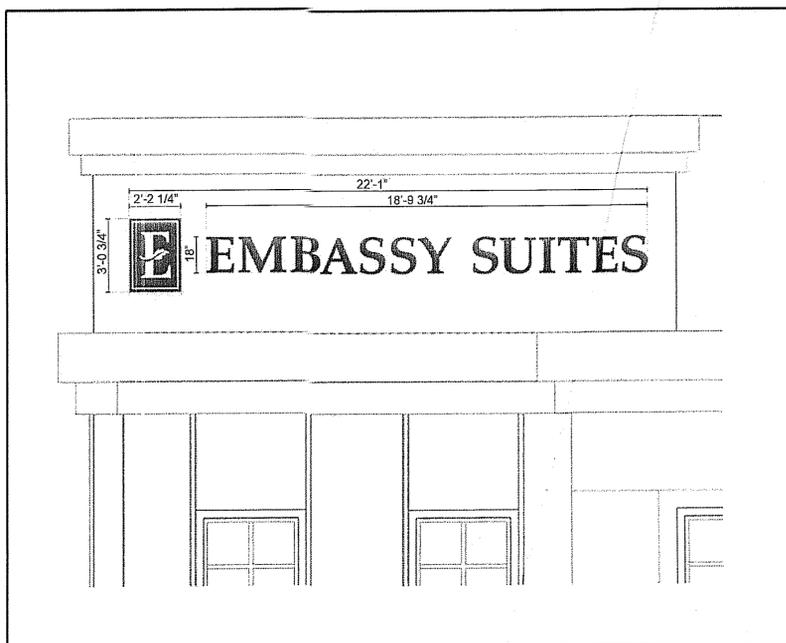


**SIGNAGE DETAILS**

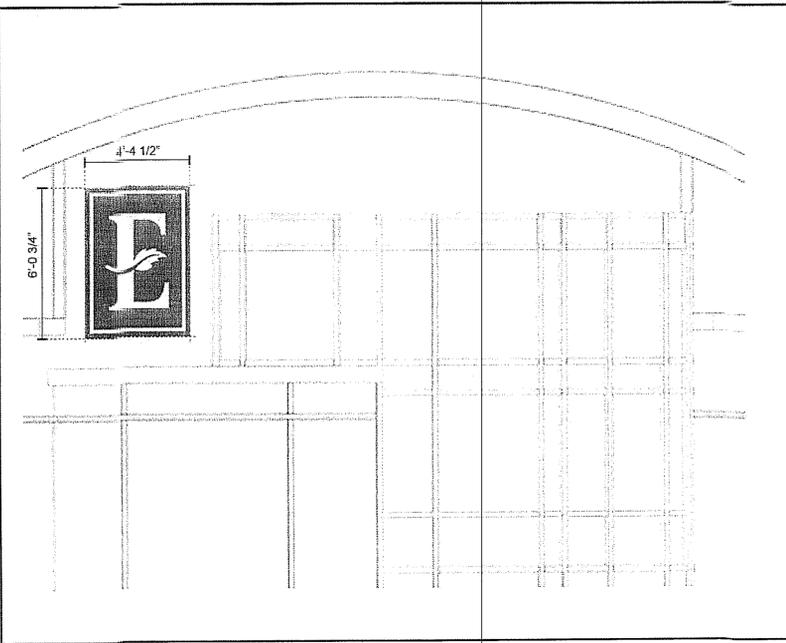
CONCEPTUAL DEVELOPMENT PLAN  
 FINAL DEVELOPMENT PLAN  
**EMBASSY SUITES - SPRINGFIELD**  
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 10-26-03  
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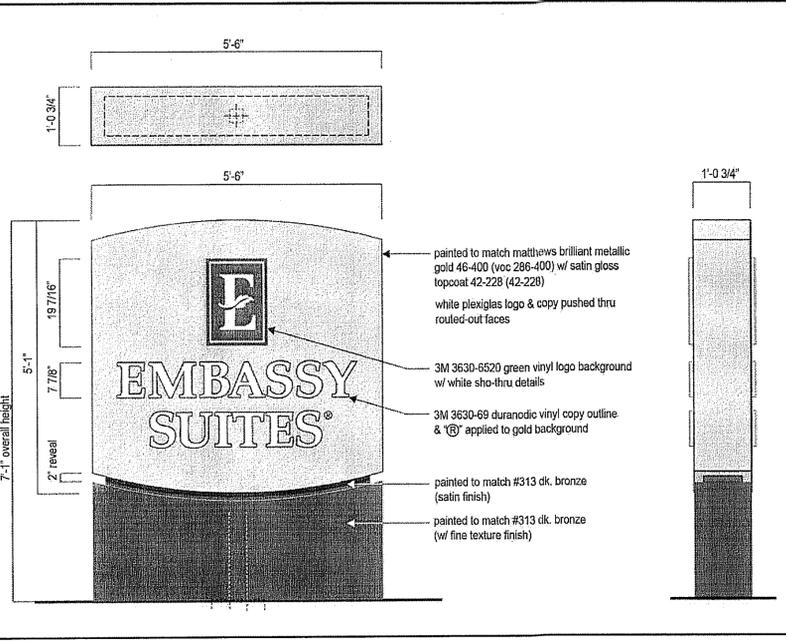
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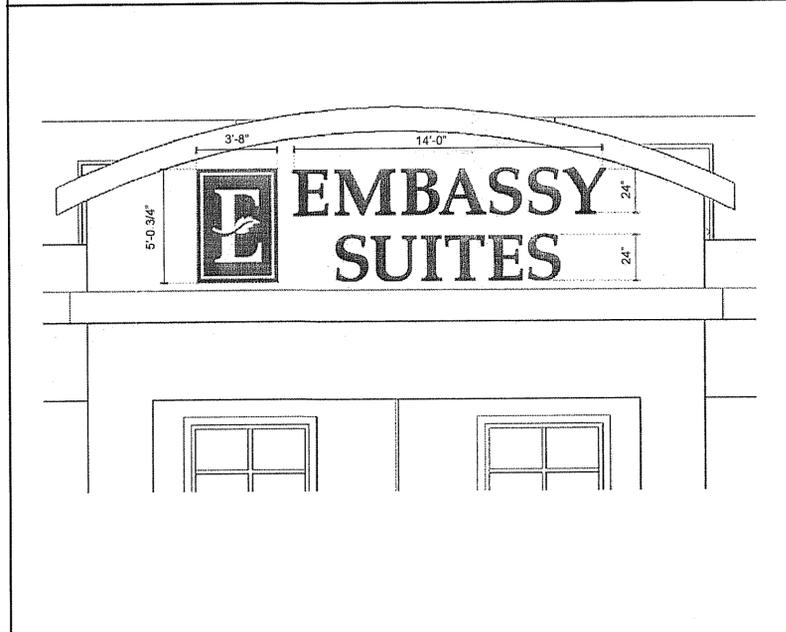
SIGN TYPE A - LOGO / LETTER DISPLAY 34.75 SF



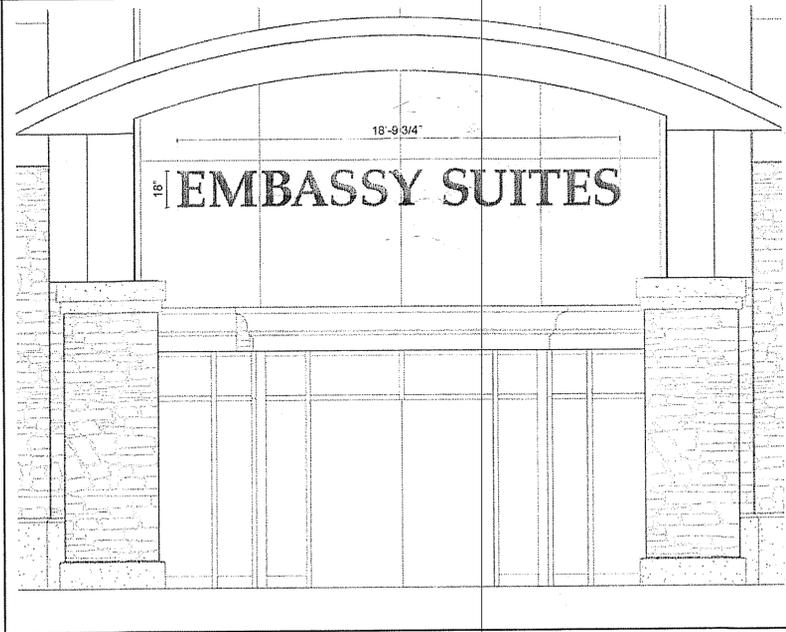
SIGN TYPE C - LOGO SIGN (x2 LOCATIONS) 26.52 SF



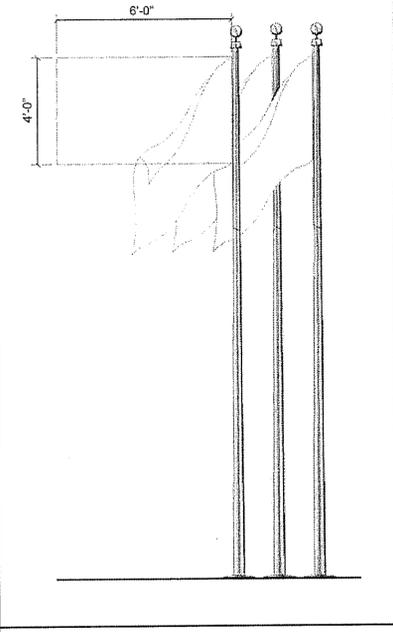
SIGN TYPE E - MONUMENT SIGN 38.96 SF



SIGN TYPE B - LOGO / LETTER DISPLAY (x2 LOCATIONS) 86.56 SF



SIGN TYPE D - LETTER SIGN 28.22 SF



SIGN TYPE F - FLAG 24.00 SF

**GENERAL NOTES**

- 64 SF of allowable building signage has been reserved for retail use
- LOGO CABINET: 8" deep - painted to match #313 dark bronze (semi-gloss) - retainer faces painted to match pms 3278 green (semi-gloss) - white faces w/ 3M 3630-6520 green vinyl background & white sho-thru graphics - fluorescent illumination
- CHANNEL LETTERS ON LIGHT COLORED WALL: 8" deep (self-contained) or 5" deep (remote) - returns painted to match #310 china white - clear faces w/ 3M dn 000215 dark bronze dual color vinyl & 3635-70 diffuser - dark bronze retainers - white L.E.D. illumination
- CHANNEL LETTERS ON DARK COLORED WALL: 8" deep (self-contained) or 5" deep (remote) - returns painted to match #313 dark bronze - white faces - white retainers - white L.E.D. illumination
- CHANNEL LETTERS FOR SIGN TYPE D: externally illuminated, pin mounted, die-cut metal lettering

PROJECT N° 20100111 | DATE 03.17.2011 | SCALE NTS

EXTERIOR SIGNAGE EXHIBIT - 420 SF ALLOWED (BASED ON LINEAR FRONTAGE)

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EMBASSY SUITES - SPRINGFIELD  
 FAIRFAX COUNTY, VA

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 Sheet 16 of 16  
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