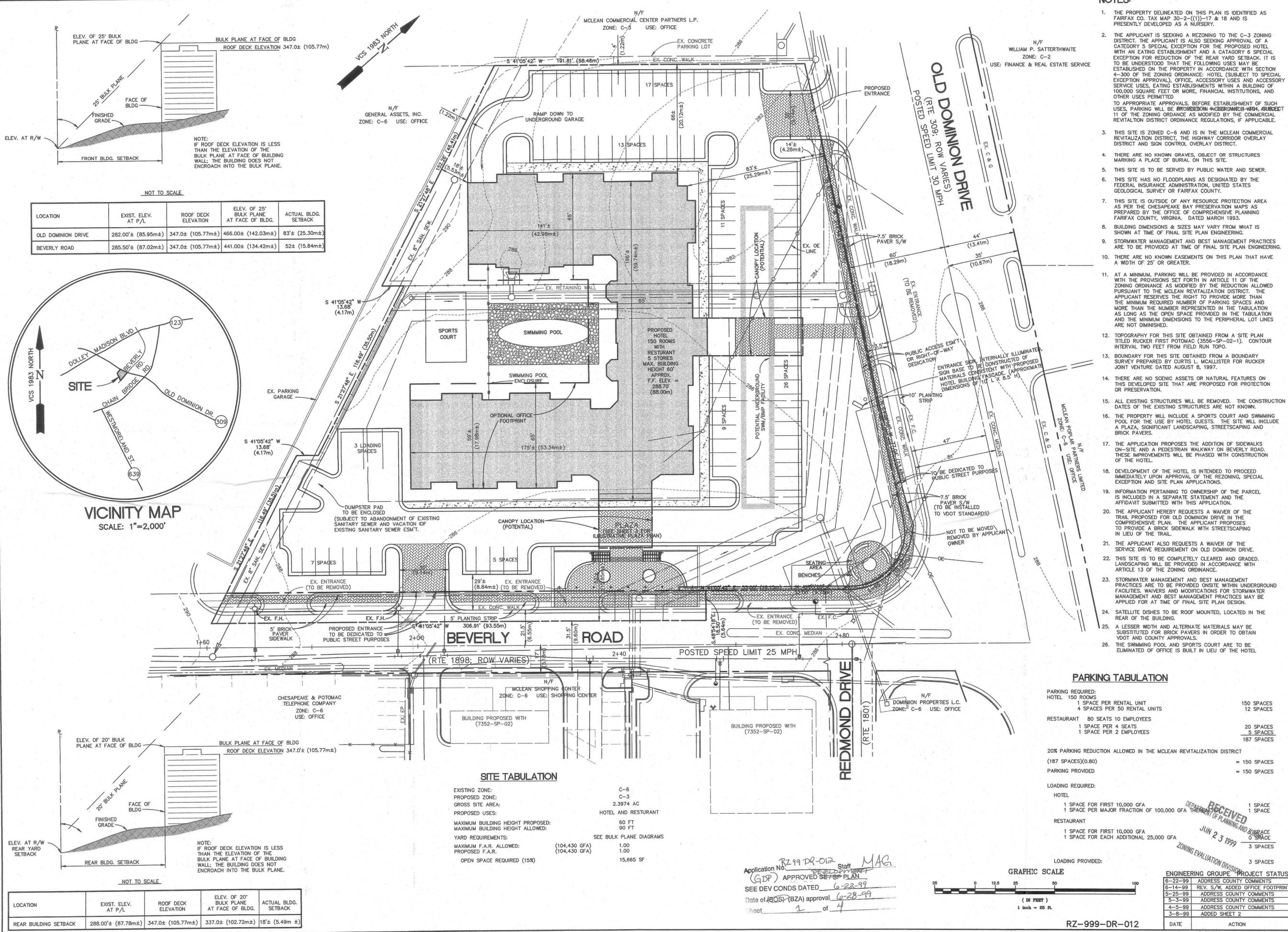
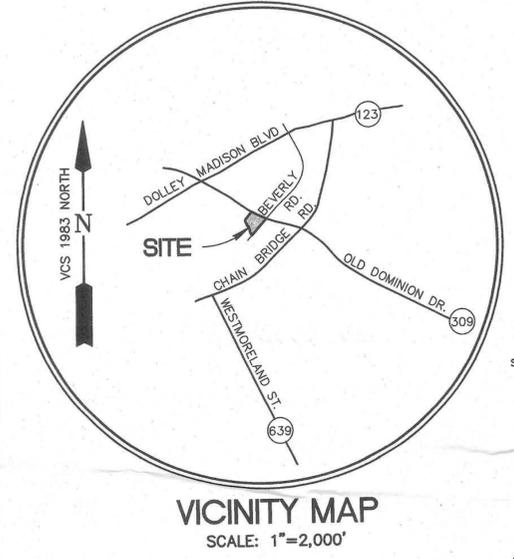


N:\PROJECT\3999\3999.dwg (1/16/99) Tue Jun 22 16:25:54 1999



NOT TO SCALE

LOCATION	EXIST. ELEV. AT P/L	ROOF DECK ELEVATION	ELEV. OF 25' BULK PLANE AT FACE OF BLDG.	ACTUAL BLDG. SETBACK
OLD DOMINION DRIVE	282.00± (85.95m±)	347.0± (105.77m±)	466.00± (142.03m±)	83'± (25.30m±)
BEVERLY ROAD	285.50± (87.02m±)	347.0± (105.77m±)	441.00± (134.42m±)	52'± (15.84m±)



NOT TO SCALE

LOCATION	EXIST. ELEV. AT P/L	ROOF DECK ELEVATION	ELEV. OF 20' BULK PLANE AT FACE OF BLDG.	ACTUAL BLDG. SETBACK
REAR BUILDING SETBACK	288.00± (87.78m±)	347.0± (105.77m±)	337.0± (102.72m±)	18'± (5.49m ±)

SITE TABULATION

EXISTING ZONE:	C-6
PROPOSED ZONE:	C-3
GROSS SITE AREA:	2.3974 AC
PROPOSED USES:	HOTEL AND RESTAURANT
MAXIMUM BUILDING HEIGHT PROPOSED:	60 FT
MAXIMUM BUILDING HEIGHT ALLOWED:	90 FT
YARD REQUIREMENTS:	SEE BULK PLANE DIAGRAMS
MAXIMUM F.A.R. ALLOWED:	1.00
PROPOSED F.A.R.:	1.00
OPEN SPACE REQUIRED (15%):	15,665 SF

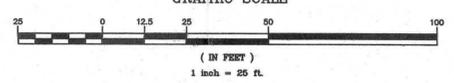
PARKING TABULATION

PARKING REQUIRED:	HOTEL 150 ROOMS	1 SPACE PER RENTAL UNIT	150 SPACES
		4 SPACES PER 50 RENTAL UNITS	12 SPACES
	RESTAURANT 80 SEATS 10 EMPLOYEES	1 SPACE PER 4 SEATS	20 SPACES
		1 SPACE PER 2 EMPLOYEES	5 SPACES
			187 SPACES
20% PARKING REDUCTION ALLOWED IN THE MCLEAN REVITALIZATION DISTRICT (187 SPACES)(0.80) = 150 SPACES			
PARKING PROVIDED = 150 SPACES			

LOADING PROVIDED:

HOTEL	1 SPACE FOR FIRST 10,000 GFA	1 SPACE
	1 SPACE PER MAJOR FRACTION OF 100,000 GFA	1 SPACE
RESTAURANT	1 SPACE FOR FIRST 10,000 GFA	0 SPACE
	1 SPACE FOR EACH ADDITIONAL 25,000 GFA	3 SPACES

Application No. RZ99-DR-012 Staff MAG
 (GIP) APPROVED SET-UP PLAN
 SEE DEV CONDS DATED 6-22-99
 Date of (BOS) (BZA) approval 6-28-99
 Sheet 1 of 4



RZ-999-DR-012

NOTES:

- THE PROPERTY DELINEATED ON THIS PLAN IS IDENTIFIED AS FAIRFAX CO. TAX MAP 30-2-(11)-17 & 18 AND IS PRESENTLY DEVELOPED AS A NURSERY.
- THE APPLICANT IS SEEKING A REZONING TO THE C-3 ZONING DISTRICT. THE APPLICANT IS ALSO SEEKING APPROVAL OF A CATEGORY 3 SPECIAL EXCEPTION FOR THE PROPOSED HOTEL WITH AN EATING ESTABLISHMENT AND A CATEGORY 5 SPECIAL EXCEPTION FOR REDUCTION OF THE REAR YARD SETBACK. IT IS TO BE UNDERSTOOD THAT THE FOLLOWING USES MAY BE ESTABLISHED ON THE PROPERTY IN ACCORDANCE WITH SECTION 4-300 OF THE ZONING ORDINANCE: HOTEL (SUBJECT TO SPECIAL EXCEPTION APPROVAL), OFFICE, ACCESSORY USES AND ACCESSORY SERVICE USES, EATING ESTABLISHMENTS WITHIN A BUILDING OF 100,000 SQUARE FEET OR MORE, FINANCIAL INSTITUTIONS, AND OTHER USES PERMITTED.
- TO APPROPRIATE APPROVALS, BEFORE ESTABLISHMENT OF SUCH USES, PARKING WILL BE BROUGHT INTO CONFORMANCE WITH SECTION 11 OF THE ZONING ORDINANCE AS MODIFIED BY THE COMMERCIAL REVITALIZATION DISTRICT ORDINANCE REGULATIONS, IF APPLICABLE.
- THIS SITE IS ZONED C-6 AND IS IN THE MCLEAN COMMERCIAL REVITALIZATION DISTRICT, THE HIGHWAY CORRIDOR OVERLAY DISTRICT AND SIGN CONTROL OVERLAY DISTRICT.
- THERE ARE NO KNOWN GRAVES, OBJECT OR STRUCTURES MARKING A PLACE OF BURIAL ON THIS SITE.
- THIS SITE IS TO BE SERVED BY PUBLIC WATER AND SEWER.
- THIS SITE HAS NO FLOODPLAINS AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY.
- THIS SITE IS OUTSIDE OF ANY RESOURCE PROTECTION AREA AS PER THE CHESAPEAKE BAY PRESERVATION MAPS AS PREPARED BY THE OFFICE OF COMPREHENSIVE PLANNING FAIRFAX COUNTY, VIRGINIA, DATED MARCH 1993.
- BUILDING DIMENSIONS & SIZES MAY VARY FROM WHAT IS SHOWN AT TIME OF FINAL SITE PLAN ENGINEERING.
- STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ARE TO BE PROVIDED AT TIME OF FINAL SITE PLAN ENGINEERING.
- THERE ARE NO KNOWN EASEMENTS ON THIS PLAN THAT HAVE A WIDTH OF 25' OR GREATER.
- AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AS MODIFIED BY THE REDUCTION ALLOWED PURSUANT TO THE MCLEAN REVITALIZATION DISTRICT. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AND MORE THAN THE NUMBER REPRESENTED IN THE TABULATION AS LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
- TOPOGRAPHY FOR THIS SITE OBTAINED FROM A SITE PLAN TITLED RUCKER FIRST POTOMAC (3556-SP-02-1). CONTOUR INTERVAL TWO FEET FROM FIELD RUN TOPO.
- BOUNDARY FOR THIS SITE OBTAINED FROM A BOUNDARY SURVEY PREPARED BY CURTIS L. MCALLISTER FOR RUCKER JOINT VENTURE DATED AUGUST 8, 1997.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS DEVELOPED SITE THAT ARE PROPOSED FOR PROTECTION OR PRESERVATION.
- ALL EXISTING STRUCTURES WILL BE REMOVED. THE CONSTRUCTION DATES OF THE EXISTING STRUCTURES ARE NOT KNOWN.
- THE PROPERTY WILL INCLUDE A SPORTS COURT AND SWIMMING POOL FOR THE USE BY HOTEL GUESTS. THE SITE WILL INCLUDE A PLAZA, SIGNIFICANT LANDSCAPING, STREETSCAPING AND BRICK PAVERS.
- THE APPLICATION PROPOSES THE ADDITION OF SIDEWALKS ON-SITE AND A PEDESTRIAN WALKWAY ON BEVERLY ROAD. THESE IMPROVEMENTS WILL BE PHASED WITH CONSTRUCTION OF THE HOTEL.
- DEVELOPMENT OF THE HOTEL IS INTENDED TO PROCEED IMMEDIATELY UPON APPROVAL OF THE REZONING, SPECIAL EXCEPTION AND SITE PLAN APPLICATIONS.
- INFORMATION PERTAINING TO OWNERSHIP OF THE PARCEL IS INCLUDED IN A SEPARATE STATEMENT AND THE AFFIDAVIT SUBMITTED WITH THIS APPLICATION.
- THE APPLICANT HEREBY REQUESTS A WAIVER OF THE TRAIL PROPOSED FOR OLD DOMINION DRIVE IN THE COMPREHENSIVE PLAN. THE APPLICANT PROPOSES TO PROVIDE A BRICK SIDEWALK WITH STREETSCAPING IN LIEU OF THE TRAIL.
- THE APPLICANT ALSO REQUESTS A WAIVER OF THE SERVICE DRIVE REQUIREMENT ON OLD DOMINION DRIVE.
- THIS SITE IS TO BE COMPLETELY CLEARED AND GRADED. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF THE ZONING ORDINANCE.
- STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ARE TO BE PROVIDED ON-SITE WITHIN UNDERGROUND FACILITIES. WAIVERS AND MODIFICATIONS FOR STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES MAY BE APPLIED FOR AT TIME OF FINAL SITE PLAN DESIGN.
- SATELLITE DISHES TO BE ROOF MOUNTED, LOCATED IN THE REAR OF THE BUILDING.
- A LESSER WIDTH AND ALTERNATE MATERIALS MAY BE SUBSTITUTED FOR BRICK PAVERS IN ORDER TO OBTAIN VDOT AND COUNTY APPROVALS.
- THE SWIMMING POOL AND SPORTS COURT ARE TO BE ELIMINATED IF OFFICE IS BUILT IN LIEU OF THE HOTEL.

THE ENGINEERING GROUPE, INC.
 13625 OFFICE PLACE, SUITE 101
 WOODBRIDGE, VIRGINIA 22192
 703-690-4540

GENERALIZED DEVELOPMENT PLAN
GRAND DUKE HOTEL, MCLEAN
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

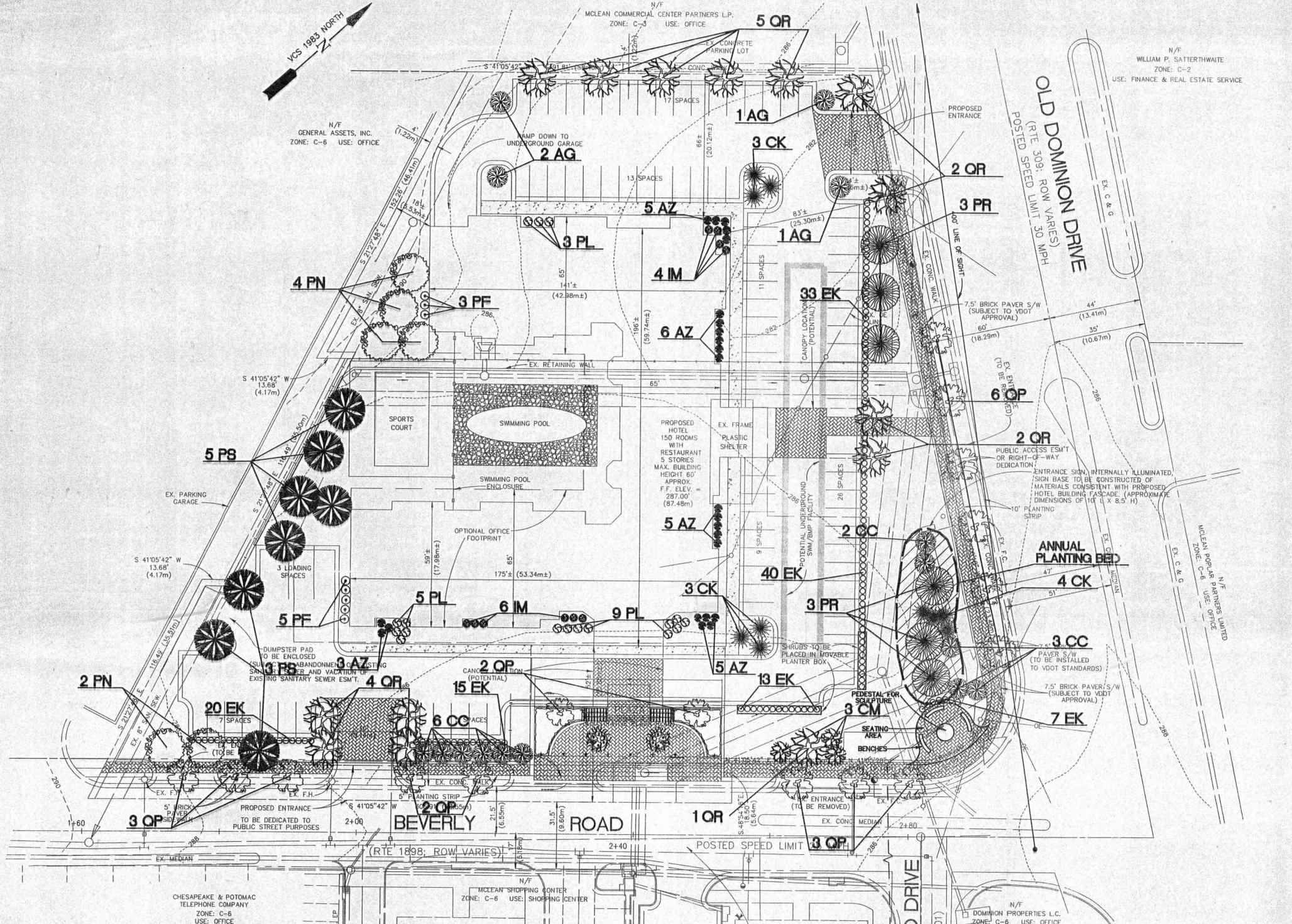
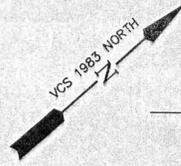
RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
 JUN 23 1999
 ZONING EVALUATION DIVISION PROJECT STATUS

DATE	ACTION
6-22-99	ADDRESS COUNTY COMMENTS
6-14-99	REV. S/W. ADDED OFFICE FOOTPRINT
5-25-99	ADDRESS COUNTY COMMENTS
5-3-99	ADDRESS COUNTY COMMENTS
4-5-99	ADDRESS COUNTY COMMENTS
3-8-99	ADDED SHEET 2

DATE: 2-25-99
 SCALE: 1"=25'
 DESIGNER: SO
 DRAFTSMAN: CF
 FILE NO. M-481
 SHEET 1 OF 4

COUNTY REVISIONS

DATE

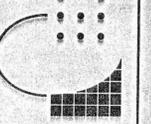


N/F
WILLIAM P. SATTERTHWAITE
ZONE: C-2
USE: FINANCE & REAL ESTATE SERVICE

N/F
GENERAL ASSETS, INC.
ZONE: C-6 USE: OFFICE

N/F
MCLEAN COMMERCIAL CENTER PARTNERS L.P.
ZONE: C-3 USE: OFFICE

THE ENGINEERING GROUPE, INC.
13625 OFFICE PLAZA, SUITE 101
WOODBRIIDGE, VIRGINIA 22192
703-670-0985 703-690-4540



NO.	DATE	REVISIONS

GENERALIZED DEVELOPMENT PLAN, LANDSCAPE PLAN
GRAND DUKE HOTEL, MCLEAN
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS LARGE TREES				
QP	14	QUERCUS PHELLOS	WILLOW OAK	2.5"-3" CAL.
QR	15	QUERCUS RUBRA	RED-OAK	2.5"-3" CAL.
PR	6	PYRUS CALLERYANA "REDSPIRE"	REDSPIRE PEAR	2.5"-3" CAL.
DECIDUOUS COMPACT TREES				
CK	11	CORNUS KOUSA	KOUSA DOGWOOD	6"-8" HT.
CM	3	CORNUS MAS	MAS DOGWOOD	6"-8" HT.
AC	4	ACER GINNALA	AMUR MAPLE	6"-8" HT.
CC	11	CERCIS CANADENSIS	RED BUD	6"-8" HT.
LARGE EVERGREEN TREES				
PN	6	PINUS NIGRA	AUSTRIAN PINE	2.5"-3" CAL.
PS	8	PINUS SYLVESTRIS	SCOTCH PINE	2.5"-3" CAL.
SHRUBS				
EK	128	EUONYMUS KIAUTSCHOVICUS "SIEBOLDIANA"	SIEBOLD EUONYMUS	30"-36"
PF	8	PHOTINA FRASERI	RED TIP PHOTINA	30"-36"
AZ	24	AZALEA GUMPO WHITE	WHITE GUMPO AZALEA	30"-36"
PL	17	PRUNUS LAUR OCEANUS "OTTO LUYKEN"	CHERRY LAUREL	30"-36"
IM	10	ILEX X MESSEYAE "BLUE GIRL"	BLUE GIRL HOLLY	30"-36"

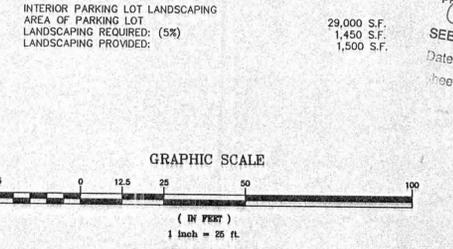
TREE COVER CALCULATIONS:
GROSS SITE AREA: 104,430 SF
BUILDING AREA: 21,400 SF
ADJUSTED SITE AREA: 83,030 SF
TREE COVER REQUIRED (10%): 8,303 SF
TREE COVER PROVIDED: 12,200 SF

- NOTES:
- LANDSCAPE PLAN AT TIME OF SITE PLAN SUBMISSION SUBJECT TO CHANGE DUE TO FINAL ENGINEERING, SITE CONSTRAINTS AND EXISTING EASEMENTS.
 - LANDSCAPING IN LINE OF SIGHT FOR SIGHT DISTANCE IS TO BE PROVIDED IF APPROVAL IS OBTAINED FROM V.D.O.T. & DPWES AT TIME OF SITE PLAN SUBMISSION.
 - LANDSCAPING SHOWN MAY BE RELOCATED FROM WHERE SHOWN DUE TO CONSTRAINTS IMPOSED BY THE HOLDERS OF EXISTING EASEMENTS ON THIS SITE. HOWEVER, THE QUANTITY AND QUALITY OF THE LANDSCAPING IS NOT TO BE DIMINISHED BY THE RELOCATION OF LANDSCAPING MATERIAL AND IS TO BE IN SUBSTANTIAL CONFORMANCE WITH "LANDSCAPING, STREETSCAPING AND PLAZA" PROFFER.
 - IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/APPLICANT TO PRUNE TREES PLANTED WITHIN VDOT RIGHT-OF-WAY OR WITHIN A PUBLIC EASEMENT MAINTAINED BY VDOT TO ENSURE ADEQUATE SIGHT DISTANCE.

PERIPHERAL PARKING LOT LANDSCAPING ABUTTING PROPERTY (150 LINEAR FT.)
LANDSCAPING REQUIRED: (1 TREE PER EACH 50 FT.) 3 TREES
LANDSCAPING PROVIDED: 15 TREES

PERIPHERAL PARKING LOT LANDSCAPING ABUTTING RIGHT-OF-WAY (590 LINEAR FT.)
LANDSCAPING REQUIRED: (1 TREE PER EACH 50 FT.) 19 TREES
LANDSCAPING PROVIDED: 19 TREES

INTERIOR PARKING LOT LANDSCAPING
AREA OF PARKING LOT: 29,000 S.F.
LANDSCAPING REQUIRED: (5%) 1,450 S.F.
LANDSCAPING PROVIDED: 1,500 S.F.



Application No. R299-DR-012 Staff MAB
(GDP) APPROVED SET/SP PLAN
SEE DEV CONDS DATED 6-22-99
Date of (60%) (BZA) approval 6-28-99
Sheet 2 of 4

ENGINEERING GROUPE	PROJECT STATUS
6-22-99	ADDRESS COUNTY COMMENTS
6-17-99	REV. S/W. ADDED OFFICE FOOTPRINT
5-25-99	ADDRESS COUNTY COMMENTS
5-3-99	ADDRESS COUNTY COMMENTS
4-5-99	ADDED SHEETS 2,3 AND 4



DATE	ACTION	SHEET
3-4-99		2 OF 4

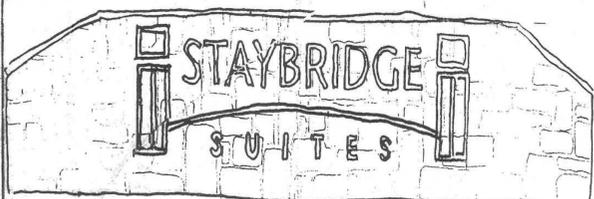
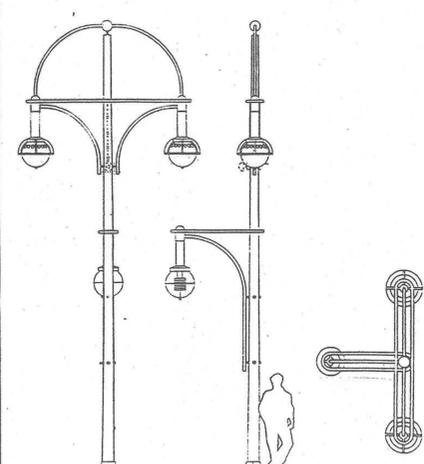
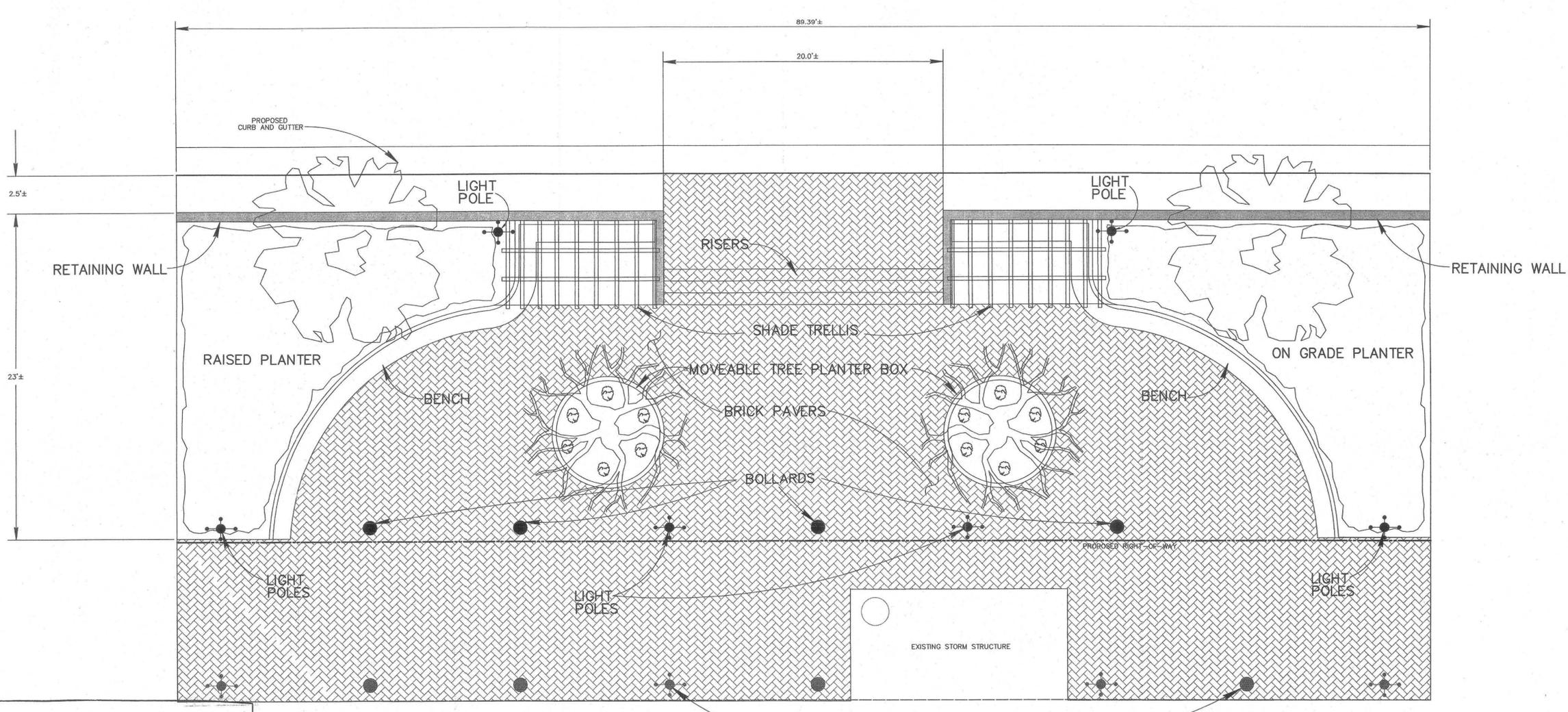
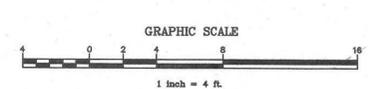
NO.	DATE	REVISIONS

GENERALIZED DEVELOPMENT PLAN, ILLUSTRATIVE PLAZA PLAN
GRAND DUKE HOTEL, McLEAN
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



Application No. R299-0200 Staff MAG
 (GDF) APPROVED SE PLAN
 SEE DEV CONDS DATED 10-22-99
 Date of (BOS) (BZA) approval 10-28-99
 Sheet 3 of 4

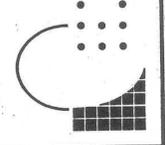
DATE	ACTION	ENGINEERING GROUP	PROJECT STATUS
6-14-99	ADDED ALT. BOLLARD STREETLIGHT LOCATION		
5-21-99	REVISED PLAZA PLAN		
5-3-99	REVISED PLAZA PLAN		



STAYBRIDGE & SUITES LETTERS - WHITE PLASTIC FACES WITH RETURNS PAINTED TO MATCH PANTONE 315 DARK GREEN, ILLUMINATED WITH WHITE NEON.
 LOGO - WHITE PLASTIC FACES WITH TRANSLUCENT 3M FILM - GOLD NUGGET #3630-141 APPLIED TO FIRST SURFACE, RETURNS PAINTED TO MATCH 315 DARK GREEN. ILLUMINATED WITH WHITE NEON.
 BAR SIGN - WHITE PLASTIC FACE WITH 3M FILM - DARK GREEN, APPLIED TO FIRST SURFACE, WITH COPY CUT OUT OF GREEN BACKGROUND, RETURNS PAINTED TO MATCH DARK GREEN FILM. STANDARD ILLUMINATION.

BEVERLY ROAD

EX. CURB AND GUTTER
 ALTERNATE BOLLARD AND STREET LIGHT LOCATION SUBJECT TO VDOT APPROVAL



DATE	COUNTY REVISIONS

GENERALIZED DEVELOPMENT PLAN, BUILDING ELEVATIONS
GRAND DUKE HOTEL, MCLEAN
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



BEVERLY ROAD - SIDE ELEVATION



OLD DOMINION DRIVE - FRONT ELEVATION

Application No. RZ-99-DR-02 Staff MAG
 (CDP) APPROVED SE-SP PLAN
 SEE DEV CONDS DATED 6-22-99
 Date of (GOS) (BZA) approval 6-28-99
 Sheet 4 of 4

ENGINEERING GROUPE	PROJECT STATUS	DATE:
		7-8-99
		SCALE: NTD
		DESIGNER: SO
		DRAFTSMAN: M-481
		FILE NO. M-481
		SHEET 4 OF 4