





VA STATE BOARD OF PROFESSIONAL SURVEYORS  
SCALE: 1"=50'

N/F HUB PROPERTIES TRUST  
TAX MAP 034-4 ((12)) 6  
USE: OFFICE  
ZONE: I-5  
D.B. 11105 PG. 1459

N/F INCOME OPPORTUNITY YEAGER  
TAX MAP: 034-4 ((12)) 7  
USE: OFFICE  
ZONE: I-5  
D.B. 09900 PG. 1361

N/F WRIT, L.P.  
TAX MAP: 034-4 ((12)) 8  
USE: OFFICE  
ZONE: I-5  
D.B. 09883 PG. 0810

N/F HUB PROPERTIES TRUST  
TAX MAP 034-4 ((12)) 5  
USE: OFFICE  
ZONE: I-5  
D.B. 11105 PG. 1463

N/F F.J. DULLES BUSINESS PARK II, LLC.  
TAX MAP: 034-4 ((12)) A-1  
USE: OFFICE  
ZONE: I-5  
D.B. 11064 PG. 1541

N/F HPTMI III PROPERTIES TRUST  
TAX MAP 0344 ((12)) 8B  
USE: HOTEL  
ZONE: C-8  
D.B. 10779 PG. 0195

STORM WATER MANAGEMENT POND  
DEVELOPED WITH 5611-SP-11-3  
APPROVED BY FFX COUNTY 04/09/1998  
POND IS PRIVATELY OWNED AND MAINTAINED  
BY THE DULLES BUSINESS PARK ASSOCIATION

N/F FIDELIO PROPERTIES  
TAX MAP 034-4 ((12)) 12  
USE: STORM WATER MANAGEMENT POND  
ZONE: P IND  
D.B. 10206 PG. 925  
PERM. USEL = 301.00  
10 YR USEL = 304.10  
100 YR USEL = 305.65

N/F AMERICAN HOLDING CORP.  
TAX MAP: 034-4 ((12)) 17A  
USE: OFFICE  
ZONE: P IND  
D.B. 10219 PG. 0216

EXISTING VEGETATION MAP DESCRIPTION  
Prepared by John J. Gattuso, ASLA  
March, 2000

Forest Cover Type	Dominant Species	Co-Dominant Species	Successional Stage	Condition	Acres
1 Developed	White Pine Bradford Pear Kwanzan Cherry	Zelkova	N.A.	Good	1.5
5 Maintained Grasslands	N.A.	N.A.	N.A.	N.A.	8.5

NOTE:  
Notwithstanding the subdivision of the 10.007 acres, the entire area of the subdivision will be considered as a single lot for the purpose of application of the Fairfax County Zoning Ordinance. Any subdivision plat or site plan that may be filed in the future on any portion of the 10.007 acre site shall include this notation and reference this record plat.

Conditions/Descriptions  
Forest Cover Type 1: The evergreen and ornamental flowering trees in this cover type were generally in good condition with no apparent insect or disease problems. Trees in this cover type were located at the perimeter of the property and should be saved wherever possible so as to be included within the peripheral parking lot landscape requirement.  
Forest Cover Type 5: The interior portion of the site is devoid of forested vegetation except for plants along an existing drainage swale. These plants will be removed during construction of the project.

Concurrent with the approval of this site plan, the applicant shall submit to the Board of Supervisors for approval a final landscape site plan for the project. The final landscape site plan shall be prepared by a landscape architect registered in the State of Virginia and shall be submitted to the Board of Supervisors for approval. The final landscape site plan shall be submitted to the Board of Supervisors for approval on or before the date of the final subdivision plat. The final landscape site plan shall be submitted to the Board of Supervisors for approval on or before the date of the final subdivision plat. The final landscape site plan shall be submitted to the Board of Supervisors for approval on or before the date of the final subdivision plat.



No.	REVISION	DATE	BY
1.	REVISE TITLE BLOCK	5/20/02	VJB



PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING  
**Greenhome & O'Mara, Inc.**  
11211 WAPLES MILL ROAD  
FAIRFAX, VIRGINIA 22030  
(703)385-9800  
ANNAPOLIS, MD • ATLANTA, GA • FAIRFAX, VA • FREDERICKSBURG, VA • GREENBELT, MD  
MECHANICSBURG, PA • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL

EXISTING VEGETATION MAP  
SPECIAL EXCEPTION PLAT AMENDMENT  
PROFFER CONDITION AMENDMENT  
GENERALIZED DEVELOPMENT PLAN AMENDMENT  
**HOTELS @ DULLES BUSINESS PARK**  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

JIG DESIGN	APPROVED DEVELOPMENT PLAN	3 OF 3
VJB DRAWN	DATE OF DATE OF SHEET	3 OF 3
JIG/EV CHECKED	SHEET	3 OF 3
11/09/01 DATE	0416HWS PROJ. No.	M-1371 FILE No.