



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

August 1, 2012

Keith C. Martin
Tramonte, Yeonas, Roberts & Martin
PLLC
8221 Old Courthouse Road #300
Vienna, VA 22182

RE: Rezoning Application RZ 2012-MV-001
(Concurrent with Special Exception Application SE 2012-MV-001)

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 31, 2012, granting Rezoning Application RZ 2012-MV-001 in the name of Woodlawn Hospitality, LLC. The Board's action rezones certain property in the Mount Vernon District from the C-6, CRD and HC Districts to the C-8, CRD and HC Districts to permit commercial development with an overall Floor Area Ratio (FAR) of 0.62 and waivers and modifications in a CRD. The subject property is located in the N.W. quadrant of the intersection of Richmond Highway and Woodlawn Court on approximately 2.0 acres of land. [Tax Map 101-3 ((1)) 96], and is subject to the proffers dated July 31, 2012.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

RZ 2012-MV-001
August 1, 2012

-2-

Cc: Chairman Sharon Bulova
Supervisor Gerry Hyland, Mount Vernon District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 31st day of July, 2012, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2012-MV-001
(Concurrent with Special Exception Application SE 2012-MV-001)**

WHEREAS, Woodlawn Hospitality, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-6, CRD and HC Districts to the C-8, CRD and HC Districts, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

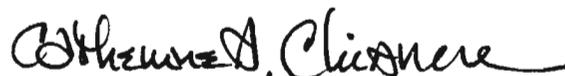
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mount Vernon District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-8, CRD and HC Districts, and said property is subject to the use regulations of said C-8, CRD and HC Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 31st day of July, 2012.



Catherine A. Chianese
Clerk to the Board of Supervisors

PROFFERS

RZ 2012-MV-001

July 31, 2012

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Woodlawn Hospitality, LLC (hereinafter referred to as the “**Applicant**”), for itself, its successors and assigns in RZ 2012-MV-001, filed for property identified as Tax Map reference 101-3 ((1)) 96 (hereinafter referred to as the “**Application Property**”) hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the C-8 District in conjunction with a Generalized Development Plan (GDP) for hotel.

1. GENERALIZED DEVELOPMENT PLAN

a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the “**Zoning Ordinance**”), development of the Application Property for use as an eating establishment shall be in substantial conformance with the GDP, consisting of seven (7) sheets prepared by Bohler Engineering, dated July 28, 2011, and revised through June 15, 2012.

b. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout and building footprint at the time of site plan submission based on final engineering and utility locations, provided that the changes are in substantial conformance with the GDP, and there is not substantial decrease to the amount of open space, setbacks, or distances to peripheral lot lines as dimensioned on the GDP.

c. The architecture and building materials and colors of the building shall be in substantial conformance with Sheet 6 of 6 of the GDP entitled “Exterior Building Elevations”.

d. Maximum building height shall not exceed 57 feet 6 inches to the top of the parapet. Maximum Floor Area Ratio shall be 0.62.

2. CLEARING AND GRADING

a. The Applicant shall generally conform to the limits of clearing and grading as shown on the GDP, subject to minor modifications as may be required for the installation of fences, utilities and/or trails as determined necessary by the Department of Public Works and Environmental Services (DPWES). If it is determined necessary to install fences, utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by DPWES.

b. Applicant shall remove invasive vegetation such as English Ivy from the 35 foot wide transitional screening yard at the rear of the Property.

3. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

The Applicant shall implement stormwater management (SWM) and Best Management Practices (BMP) techniques to control the quantity and quality of stormwater runoff from the Application Property in accordance with the standards of the Fairfax County Public Facilities Manual (PFM) as determined by DPWES and in substantial conformance with the GDP. The Applicant shall provide an underground SWM facility as depicted in the general locations shown on the GDP and in accordance with the requirements of the Chesapeake Bay Preservation Ordinance, as determined by DPWES.

4. TRANSPORTATION

a. Subject to Virginia Department of Transportation (VSOT) and DPWES approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of eighty-eight (88) feet from the centerline along the Application Property's Richmond Highway frontage as shown on the GDP. Dedication shall be made at time of site plan approval, or upon demand of either Fairfax County or VDOT, whichever should first occur.

b. Subject to VDOT and DPWES approval, the Applicant shall construct 10' wide concrete trail frontage improvements to Richmond Highway and a 5' wide concrete sidewalk along Woodlawn Court as shown on the GDP. Said frontage improvements shall be constructed concurrently with the development of the Application Property.

c. Prior to site plan approval, an interparcel access easement shall be provided along the western property line of the Subject Property as generally shown on the GDP. The final location of the interparcel access shall be determined at time of site plan approval. Said easement shall be in a form as reviewed and approved by the Fairfax County Attorney's Office and recorded among the Fairfax County Land Records. The Applicant shall cooperate, at no cost, with the relocation of said easement, if necessary, upon redevelopment of the adjacent property identified among the Fairfax County tax map records as 109-2 ((1)) 24. The final location of the easement shall not interfere with the Applicant's established traffic circulation pattern.

d. Prior to site plan approval, a public access easement shall be provided from Woodlawn Court through the internal travel aisles to the inter parcel access.

e. Within 90 days of Board of Supervisors approval of this rezoning application the Applicant shall conduct a Warrant Study on the need for a left turn lane on Richmond Highway onto Woodlawn Court. If the Warrant Study determines that a left turn lane is generated by the hotel, the Applicant shall construct the lane to VDOT specifications, as determined by VDOT. If the study determines that the lane is not needed then the Applicant shall be relieved of this obligation.

f. Subject to VDOT and DPWES approval, the Applicant shall construct a travel aisle connector to the Richmond Highway service drive as shown on the GDP. At such time that the ultimate widening of Richmond Highway occurs and the service drive connection is closed, the Applicant shall construct the remaining segment of the 10 foot wide concrete trail to the property line.

5. STREETScape

a. The Applicant shall install a streetscape consisting of landscaping and a 10 foot wide trail along the Application Property's Richmond Highway frontage as shown on the GDP. The Applicant shall coordinate the plant selection and installation of the proposed streetscape with UFM, DPWES and VDOT.

b. Prior to site plan approval, the Applicant shall enter into a license agreement with Fairfax County and/or VDOT, as may be necessary, to permit landscaping to be maintained in the area to be dedicated along the Application Property's Richmond Highway frontage, as specified in Proffer 4.a above and as shown on the GDP.

c. The Applicant shall install a streetscape consisting of landscaping and a 5 foot concrete sidewalk along the Application Property's Woodlawn Court frontage as shown on the GDP. The Applicant shall coordinate the plant selection and installation of the proposed streetscape with UFM, DPWES and VDOT.

6. LANDSCAPING

a. The Applicant shall provide landscaping on the Application Property as generally shown on the GDP/SE Plat, subject to VDOT approval for street trees located within the Richmond Highway right-of-way. All deciduous trees planted on the Application Property shall have a minimum of two (2) to three (3) inch caliper and evergreens shall have a minimum height of six (6) to eight (8) feet at time of planting. In the event that VDOT does not approve street trees located within the Richmond Highway right-of-way, the Applicant shall provide a combination of shrubs and landscaping in the alternative, subject to review of Urban Forest Management and approval by VDOT.

b. All landscaping shall be maintained in good health by the Applicant. Any items that should die shall be promptly replaced by the Applicant.

c. The Applicant shall submit a detailed landscape plan as part of the site plan submission for review and approval by Urban Forest Management (UFM). The Applicant shall utilize native species where possible as coordinated with UFM.

7. GREEN BUILDING PRACTICES

a. Prior to the building plan approval, the applicant will submit, to the Environment and Development Review Branch (EDRB) of DPZ, documentation from the U.S. Green Building Council (USGBC) demonstrating the applicant's enrollment in the Leadership in Energy and Environmental Design (LEED) Portfolio/Volume Program. Prior to the issuance of the building permit, the applicant will provide documentation that the proposed project is pre-registered with the LEED Portfolio/Volume Program. Prior to release of the bond for the project, the applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification or a higher level of certification from the USGBC for the building.

b. As an alternative to the actions outlined in the above paragraph, or if the applicant is unable to provide documentation confirming both the applicant's enrollment in, and the

specific project's pre-registration in the LEED Portfolio/Volume, the applicant will execute a separate agreement and post, a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of (\$2/square foot). This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED certification or higher level of certification, by the USGBC, under the most current version of the USGBC's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system rating system or other LEED rating system determined, by the U.S. Green Building Council. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment.

c. If the applicant provides to the EDRB, within 18 months of issuance of the final RUP/non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the USGBC to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

d. If the applicant fails to provide, within 18 months of issuance of the final RUP/non-RUP for the building, documentation to the EDRB demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

e. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

8. LIGHTING

a. Any outdoor lighting shall be of full cutoff type and otherwise meet the performance standards of Part 9 of Article 14 of the Zoning Ordinance.

b. The maximum height of parking lot lighting shall be 12 feet.

9. SIGNS

All signs located on the Application Property shall comply with the requirements of Article 12 of the Zoning Ordinance.

10. NOISE ATTENUATION

a. Prior to final site plan approval, the Applicant shall submit a noise analysis based on final site grades and future traffic volumes on Richmond Highway to DPWES for review and approval in accordance with the established guidelines for noise analysis at time of rezoning approval. In order to reduce interior noise to a level of approximately DNL 45 dBA within a highway noise impact zone of DNL 65-70 dBA, the Applicant shall employ the following acoustical treatment measures:

- i. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
- ii. Doors and windows shall have a laboratory STC rating of at least 28 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows should have a STC rating of at least 39.
- iii. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

Prior to the issuance of building permits, the Applicant reserves the right to pursue other methods of mitigating noise impacts that can be demonstrated through an independent noise study, as reviewed and approved by DPWES after consultation with DPZ, that these methods will be effective in reducing interior noise levels to DNL 45 dBA Ldn or less. Should the highway noise impact zone exceed DNL 70 dBA, the Applicant shall employ additional treatment measures as approved by DPWES to achieve an interior noise level of approximately DNL 45 dBA.

11. SHUTTLE SERVICE

The Applicant shall make available upon hotel guest request shuttle service to and from the hotel to Fort Belvoir, Metro and local points of interest.

12. ARCHAEOLOGICAL STUDY

a. Prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archeological investigation of the Property to identify and evaluate archeological resources that are predicted to be present on the Property. Prior to initiation of such study, the Applicant shall meet with the Cultural Resource Management & Protection Section of the Fairfax County Park Authority ("CRMPS") to determine the methodology to be used in the study. Such approved methodology shall be used by the consultant. A minimum of a month prior to commencement of the field work portion of the study, the Applicant shall notify CRMPS, and CRMPS staff shall be permitted to make field visits to observe work in progress. Upon completion of field work, a field meeting shall be held with CRMPS on-site to review the finds and for CRMPS to make recommendations for future study if necessary. Once submitted,

review of the findings of the Phase I by CRMPS shall in no way inhibit review and processing of any site plan, building permit or otherwise limit development of the Property.

b. If significant archaeological resources are discovered, as determined by CRMPS, CRMPS shall notify the Applicant in writing within thirty (30) days of the on-site meeting. A research design for a Phase II study shall be prepared in consultation with CRMPS, including methodology. Upon completion of such Phase II study, an archeological technical report shall be prepared per Federal and Virginia guidelines. Any artifacts, photographs, field notes or other documentation shall be contributed to CRMPS for curation with intent that such artifacts will be available for exhibit in the Springfield area. Submission of the Phase II study to CRMPS shall not be a pre-condition of site plan approval or of demolition of the existing structures. Once submitted, review of the findings of the Phase II by CRMPS shall in no way inhibit review and processing of any site plan, building permit or otherwise limit development of the Property. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMPS; however, any such Phase III work shall not be a pre-condition of site plan approval. Once submitted, review of the findings of the Phase III by CRMPS shall in no way inhibit review and processing of any site plan, building permit or otherwise limit development of the Property.

WOODLAWN HOSPITALITY, LLC

By:



Amit N. Patel, Manager

DEVELOPMENT CONDITIONS

SE 2012-MV-001

July 6, 2012

The Board of Supervisors to approved SE 2012-MV-001 for a hotel with an increase in building height and increase in FAR, requiring conformance with the following development conditions which supercede all previous conditions.

1. Development of the property shall be in substantial conformance with the GDP/SEA Plat entitled "Baywood Hotels" consisting of six sheets prepared by prepared by Bohler Engineering dated July 28, 2011, as revised through June 15, 2012.
2. A checklist of anticipated green building measures shall be submitted to the Chief of the Environmental and Development Review Branch, DPZ prior to site plan approval to demonstrate that the building will be designed to LEED Silver Standards.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

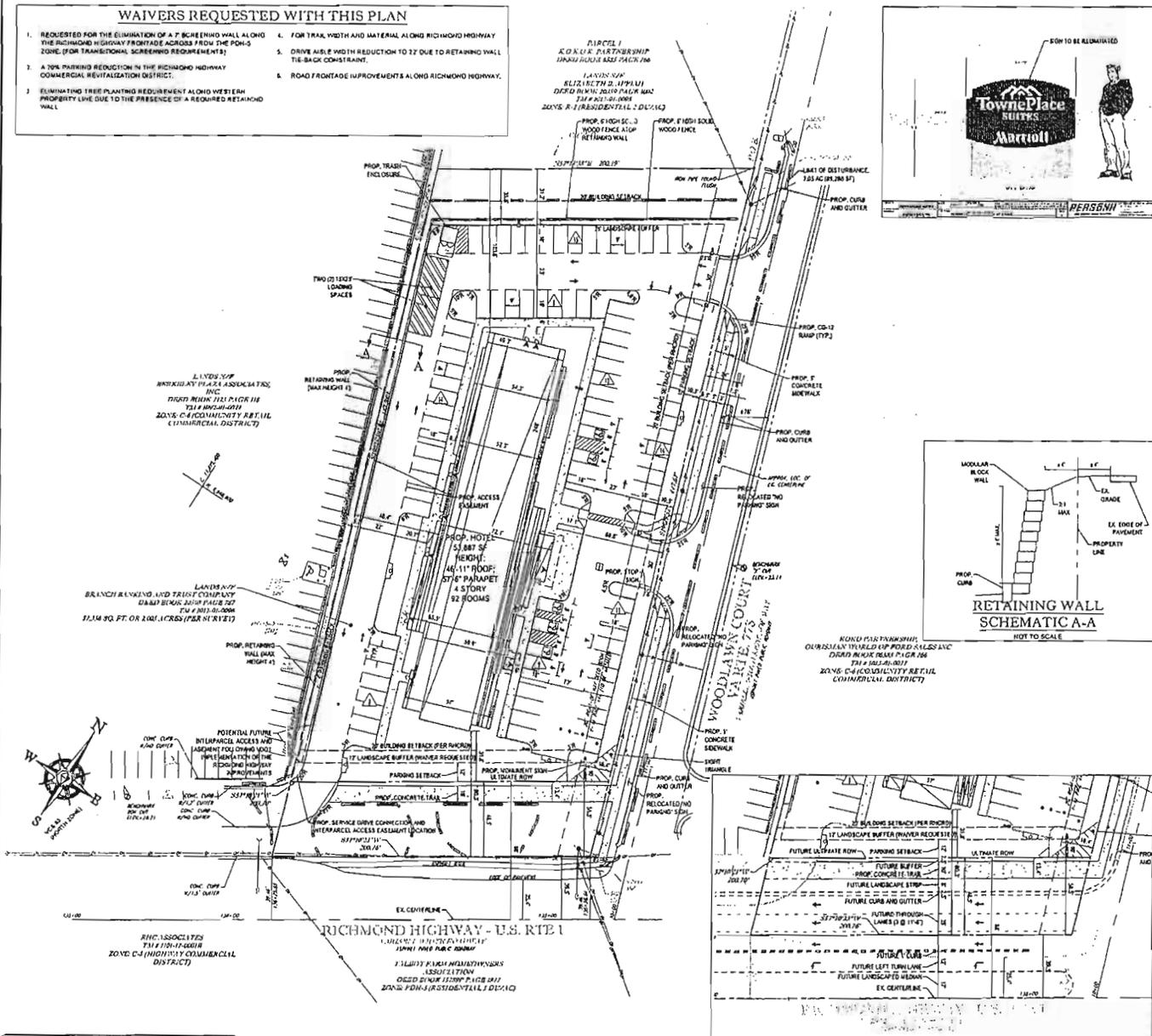
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as evidenced by the issuance of a Non-RUP for the hotel use. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

WAIVERS REQUESTED WITH THIS PLAN

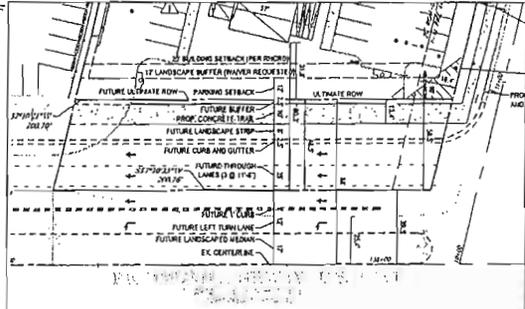
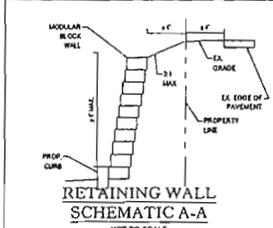
1. REQUESTED FOR THE ELIMINATION OF A 7' BENCHING WALL ALONG THE RICHMOND HIGHWAY FRONTAGE ACROSS FROM THE POHS ZONE (FOR TRANSITIONAL SCREENING REQUIREMENTS)
2. A 70% PARKING REDUCTION IN THE RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT.
3. ELIMINATING TREE PLANTING REQUIREMENT ALONG WESTERN PROPERTY LINE DUE TO THE PRESENCE OF A REQUIRED RETAINING WALL.
4. FOR TRAIL WIDTH AND MATERIAL ALONG RICHMOND HIGHWAY
5. DRIVE AISLE WIDTH REDUCTION TO 12 FEET TO RETAINING WALL THE BACK CONSTRAINT.
6. ROAD FRONTAGE IMPROVEMENTS ALONG RICHMOND HIGHWAY.

PARCEL K O K U K PARTSHIP
10000 HIGGS RD FARM 106
LAVIN VSA
KELLY LECTIN S, HYPALU
DEED 10/11/10 2010 PAGE 842
2010-01-30-1001
ZONING: C-4 (RESIDENTIAL D-1)(1)(1)



GENERAL NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY BY: BOHLER ENGINEERING
TITLED "ALTAIRCAM LAND TITLE SURVEY, BAYWOOD HOTELS, 8668 RICHMOND HIGHWAY, MT VERNON TRANSPORTATION DISTRICT, FAIRFAX COUNTY, VIRGINIA"
PROJECT: S19004.SR
DATE: 10/6/10; REVISED: 1/11/11
2. ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYORS BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDWORK.
3. DEVELOPER: BAYWOOD HOTELS
7871 BELLE POINT DRIVE
GREENBELT, MD 20770
KURT BLOMSTAD
301-265-6100
OWNER: WOODLAWN HOSPITALITY, LLC
- PARCEL DATA: 87,336 SF (OR 700 AC. (EXISTING) C-4)
TAX MAP/PGIC: 1013-01-0068
EXISTING ZONE: C-4 COMMUNITY RETAIL COMMERCIAL DISTRICT; 87,336 SF
PROPOSED ZONE: C-4 (HIGHWAY COMMERCIAL DISTRICT); 87,336 SF
PROPOSED USE: HOTEL WITH 92 ROOMS
OVERLAY DISTRICTS: HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOOD), RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT (RHICAD)
6. RULK REQUIREMENTS:
PER C-4 ZONE UNLESS OTHERWISE NOTED) ALLOWED PROVIDED
A. MIN. LOT AREA 40,000 SF 87,336 SF
B. MIN. BUILDING SETBACK:
FRONT SETBACK (RICHMOND HIGHWAY) 20' (PER RHICRO) 21.4'
FRONT SETBACK (WOODLAWN COURT) 20' (PER RHICRO) 48.4'
SIDE SETBACK (WEST LEASE LINE) N/A 48.4'
REAR SETBACK (NORTH LEASE LINE) 20' 103.4'
C. MIN. PARKING SETBACK:
FRONT SETBACK (RICHMOND HIGHWAY TRANSITIONAL SCENE FRONT) 17' 12.5'
FRONT SETBACK (WOODLAWN COURT) 17' 10.0'
SIDE SETBACK (WEST LEASE LINE) 4' 3.7'
REAR SETBACK (NORTH LEASE LINE) 20' 13.7'
D. PARKING REQUIREMENTS:
1 SPACE PER RENTAL UNIT PLUS 4 SPACES PER 50 RENTAL UNITS (50% REDUCTION WITH VARIATOR APPROVAL IN RHICAD)
(50 X 1) + 92 = 99.36 X 0.4 = 79.89 80 92
E. FLOOR AREA RATIO (F.A.R.) 0.5 BY RIGHT (UP TO 0.7 REQUESTED WITH SPECIAL EXCEPTION) (BASED ON 87,336 SF) 0.51
G.A. = 53,847 SF 53,847 SF / 87,336 SF = 0.62
F. MIN. DRIVE AISLE 30' 32'
G. MAX. BUILDING HEIGHT 30' 40.17' (ROOF)
H. MAX. LOT COVERAGE 27% NO MAXIMUM PER EDWING ORDINANCE 37.8' (PARAPET)
I. OPEN SPACE (MIN) 27% 27%
J. LOADING ONE FOR THE FIRST 10,000 GPM, PLUS ONE FOR EACH ADDITIONAL 100,000 GPM. NO ON-SITE BURNING. CRANES ARE WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AREA. 2 2
7. THE PROPERTY IS LOCATED IN ZONE C-4 (AREA DETERMINED TO BE OUTSIDE THE 800-FOOT FLOOD PLAIN). PER MAP ENTITLED "FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREA, PANEL 73 OF 100" COMMUNITY PANEL NO. 81533 0073 D, MAP REVISED 3/3/00.
8. HO UTILITY EASEMENTS HAVING A WIDTH OF 35 FEET OR MORE ARE KNOWN TO EXIST ON THE SITE.
9. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE.
10. THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 2 ARE THE RESULT OF A FIELD SURVEY, AS REFERENCED ABOVE.
11. A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE AVAILABLE FACILITIES IS REQUIRED FOR SANITARY SEWER AND WILL BE PROVIDED AT SITE PLAN REVIEW. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
12. PROPOSED BUILDING UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. SITE LIGHT FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.
13. THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION, PARKING AND ADDRESS ARE PROVIDED AS SHOWN.
14. SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
15. SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
16. PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
17. TRASH WILL BE STORED OUTSIDE AND WILL BE REMOVED ON A SCHEDULED BASIS.
18. RETAINING WALL OR EQUIVALENT AND SCREENING WALL DETAIL WILL BE FINALIZED DURING FINAL SITE PLAN DESIGN.
19. COORDINATION WITH THE ELECTRIC PROVIDER WILL BE REQUIRED FOR RELOCATION OF THE EXISTING UNDERGROUND TRANSFORMER VAULT ON-SITE AS WELL AS UNDERGROUND ELECTRIC SERVING THE ADJACENT PROPERTIES. FINAL ELECTRIC DESIGN AND ANY APPLICABLE EASEMENTS WILL BE PROVIDED WITH THE FINAL SITE PLAN PRIOR TO APPROVAL.
20. THE PROPOSED DEVELOPMENT WILL PROVIDE ON-SITE PARKING, LANDSCAPING, AND STORMWATER QUANTIFICATION. CONTROL TO BE FINALIZED DURING FINAL SITE PLAN DESIGN.
21. THERE ARE NO SCENIC OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
22. THERE ARE NO SPECIAL ADVERTISEMENTS PROVIDED WITH THIS DEVELOPMENT.
23. RULK PLAIN ANALYSIS NOT REQUIRED SINCE THE SITE IS LOCATED WITHIN THE RICHMOND HIGHWAY CORRIDOR OVERLAY DISTRICT (RHICOD).



BOHLER ENGINEERING
COUNTY OFFICE
10000 HIGGS ROAD, SUITE 106
MOUNTAIN VIEW, VA 22111
TEL: 703-998-9081
FAX: 703-998-9081
WWW.BOHLERENGINEERING.COM

CITY & COUNTY ENGINEERS
LAND SURVEYORS
REGISTERED PROFESSIONAL ENGINEERS
ENVIRONMENTAL CONSULTANTS
REGISTERED PROFESSIONAL CONTRACTORS

REVISIONS			
REV. DATE	COMMENT	BY	DATE
1	1/10/11 REV. PER COUNTY COMMENTS	HTB	
2	1/20/11 REV. PER COUNTY COMMENTS	AJL	
3	1/31/11 REV. PER COUNTY COMMENTS	HTB	
4	2/09/11 REV. PER COUNTY COMMENTS	HTB	
5	2/09/11 REV. PER COUNTY COMMENTS	HTB	
6	2/09/11 REV. PER COUNTY COMMENTS	HTB	
7	2/09/11 REV. PER COUNTY COMMENTS	HTB	

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 10000 HIGGS RD
CHECKED BY: [Signature]
DATE: 1/20/11
SCALE: 1"=30'
SHEET: 13/17

SPECIAL EXCEPTION PLAT/GENERAL DEVELOPMENT PLAN
FOR
BAYWOOD HOTELS
LOCATION OF SITE:
8668 RICHMOND HIGHWAY
ALEXANDRIA, FAIRFAX CO., VA

BOHLER ENGINEERING
2350 DAVIS DRIVE, SUITE 300
STERLING, VIRGINIA 20164
PHONE: 703-998-9081
FAX: 703-998-9081
WWW.BOHLERENGINEERING.COM

DANIEL M. DUKE
Lic. No. 024104
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
SPECIAL EXCEPTION PLAT/GDP
SHEET NUMBER:
3
OF 8

