



APPLICATION ACCEPTED: September 10, 2013
PLANNING COMMISSION: February 6, 2014
BOARD OF SUPERVISORS: February 25, 2014 @ 3:30 p.m.

County of Fairfax, Virginia

January 23, 2014

STAFF REPORT

APPLICATION PCA/SEA 2012-MV-001

CRD

MOUNT VERNON DISTRICT

APPLICANT: Woodlawn Hospitality, LLC

ZONING: C-8 (Highway Commercial District)
HC (Highway Corridor Overlay District)
CRD (Commercial Revitalization District)

PARCEL: 101-3 ((1)) 96

SITE AREA: 2.0 acres

PLAN MAP: Retail and Other Commercial Uses

PCA PROPOSAL: The applicant seeks approval of a Proffered Condition Amendment (PCA) application to amend the proffers associated with RZ 2012-MV-001 that allow the construction of a hotel.

SEA PROPOSAL: The applicant seeks approval of a Special Exception Amendment (SEA) application to increase the building height to 57.5 feet and to further increase the maximum Floor Area Ratio (FAR) from 0.62 to 0.63 in the C-8 District.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2012-MV-001, subject to the execution of proffers consistent with those contained in Appendix 1.

Megan Duca

**Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service**

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



Staff recommends approval of SEA 2012-MV-001, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of the reaffirmation of the following waivers and modifications:

- Waiver of the transitional screening and barrier requirements along the southern boundary of the property in favor of that depicted on the Generalized Development Plan (GDP) / Special Exception Amendment (SEA) Plat;
- Waiver of the construction of frontage improvements along the Richmond Highway frontage of the site;
- Waiver of the service drive requirement along Richmond Highway in favor of the interparcel connections shown on the GDP / SEA Plat;
- Modification of the tree planting requirement along the western property line in favor of that shown on the GDP / SEA Plat; and,
- Modification of the minimum travel-aisle width requirement to that shown on the GDP / SEA Plat.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\mbrad9\PCA\PCA-SEA 2012-MV-001 Woodlawn Hospitality\Staff Report\Staff Report Assembly\word versions\00_PCA-SEA_Staff report cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment

PCA 2012-MV-001

Applicant: WOODLAWN HOSPITALITY, LLC
Accepted: 09/10/2013
Proposed: AMEND RZ 2012-MV-001 PREVIOUSLY APPROVED FOR HOTEL TO PERMIT SITE MODIFICATIONS

Area: 2 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect:

Located: NORTHWEST QUADRANT OF THE INTERSECTION OF RICHMOND HIGHWAY AND WOODLAWN COURT

Zoning: C-8

Overlay Dist: HC CRD

Map Ref Num: 101-3- /01/ /0096

Special Exception Amendment

SEA 2012-MV-001

Applicant: WOODLAWN HOSPITALITY, LLC
Accepted: 09/10/2013
Proposed: AMEND SE 2012-MV-001 PREVIOUSLY APPROVED FOR INCREASE IN FAR, INCREASE IN BUILDING HEIGHT AND WAIVER/MODIFICATIONS IN THE CRD TO PERMIT AN ADDITIONAL INCREASE IN FAR

Area: 2 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect: 09-062209-060709-0618

Art 9 Group and Use: 6-19 6-03 6-15

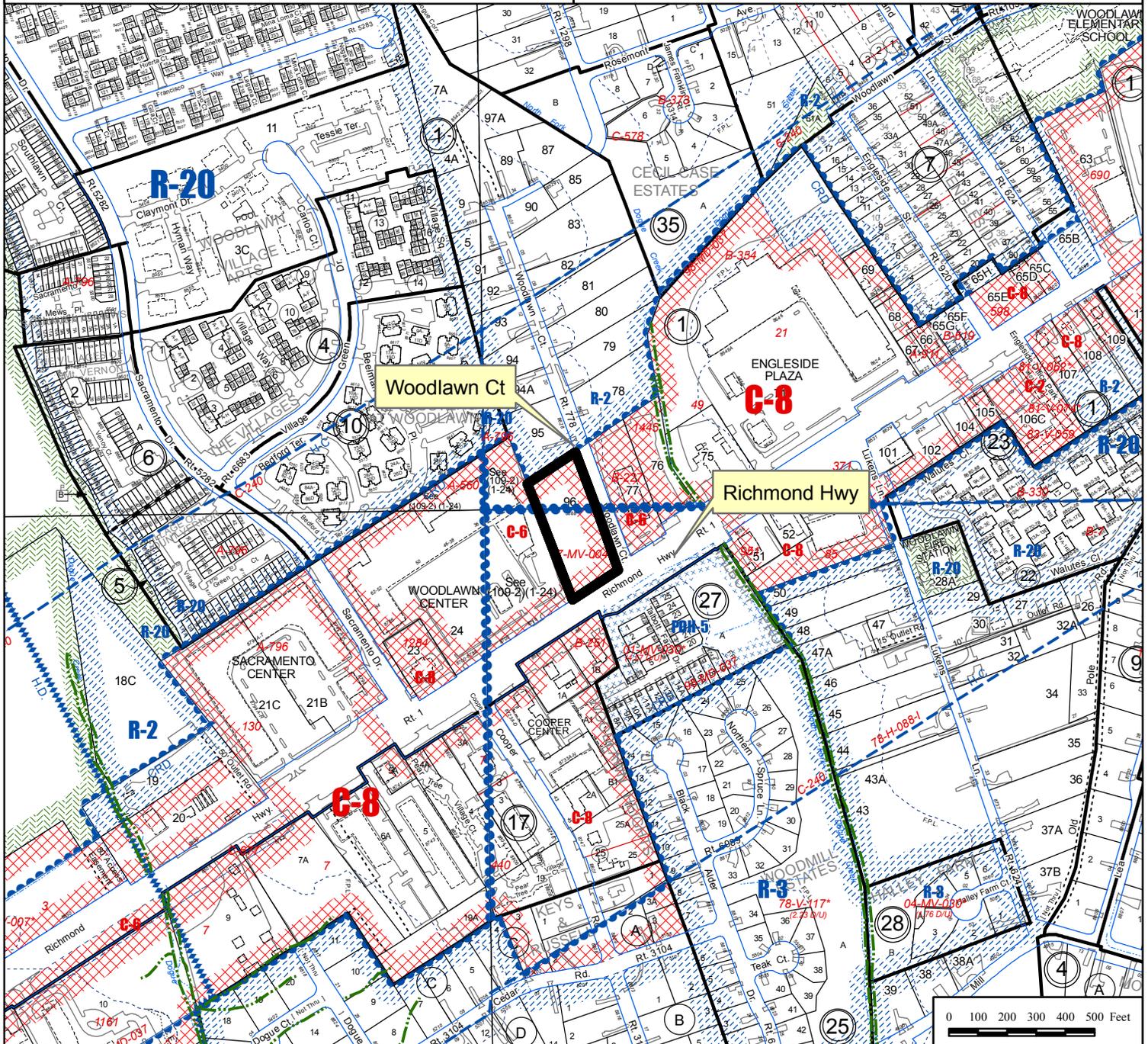
Located: 8668 RICHMOND HIGHWAY, ALEXANDRIA, VA

Zoning: C-8

Plan Area: 4,

Overlay Dist: CRD HC

Map Ref Num: 101-3- /01/ /0096

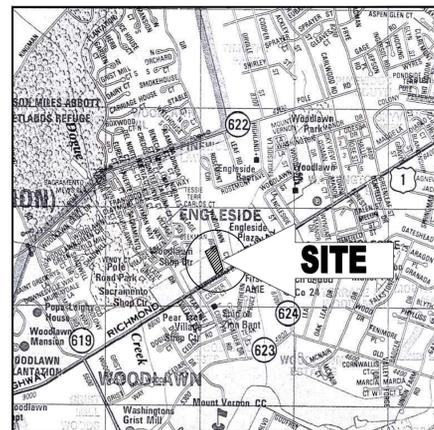


STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
CURB AND GUTTER		
---	CONCRETE CURB & GUTTER	---
---	UTILITY POLE WITH LIGHT	---
---	POLE LIGHT	---
---	TRAFFIC LIGHT	---
---	UTILITY POLE	---
---	TYPICAL LIGHT	---
---	ACORN LIGHT	---
---	TYPICAL SIGN	---
---	PARKING COUNTS	---
---	CONTOUR LINE	---
---	SPOT ELEVATIONS	---
---	SANITARY LABEL	---
---	STORM LABEL	---
---	SANITARY SEWER LATERAL	---
---	UNDERGROUND WATER LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND GAS LINE	---
---	OVERHEAD WIRE	---
---	UNDERGROUND TELEPHONE LINE	---
---	UNDERGROUND CABLE LINE	---
---	STORM SEWER	---
---	SANITARY SEWER MAIN	---
---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	WATER METER	---
---	WATER VALVE	---
---	GAS VALVE	---
---	GAS METER	---
---	TYPICAL END SECTION	---
---	HEADWALL OR ENDWALL	---
---	YARD INLET	---
---	CURB INLET	---
---	CLEAN OUT	---
---	ELECTRIC MANHOLE	---
---	TELEPHONE MANHOLE	---
---	ELECTRIC BOX	---
---	ELECTRIC PEDESTAL	---
---	MONITORING WELL	---
---	TEST PIT	---
---	BENCHMARK	---
---	BORING	---

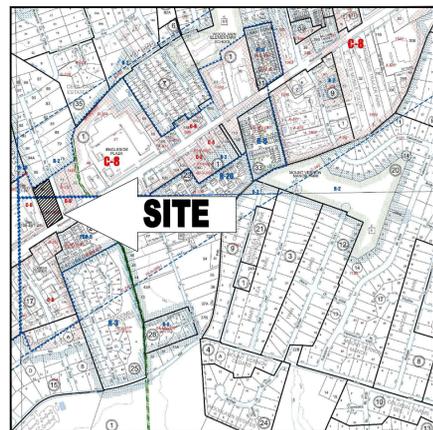
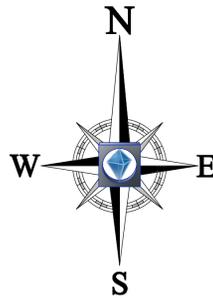
STANDARD ABBREVIATIONS FOR ENTIRE PLAN SET			
AC	ACRES	PVC	POLYVINYL CHLORIDE PIPE
ADA	AMERICANS WITH DISABILITY ACT	PVI	POINT OF VERTICAL INTERSECTION
ARCH	ARCHITECTURAL	PVT	POINT OF VERTICAL TANGENCY
BC	BOTTOM OF CURB	R	RADIUS
BF	BASEMENT FLOOR	RCP	REINFORCED CONCRETE PIPE
BK	BLOCK	R/W	RIGHT OF WAY
BL	BASELINE	S	SLOPE
BLDG	BUILDING	SAN	SANITARY SEWER
BM	BUILDING BENCHMARK	SF	SQUARE FEET
CF	CUBIC FEET	STA	STATION
CL	CENTERLINE	STM	STORM
CMP	CORRUGATED METAL PIPE	TBR	TO BE REMOVED
CONC	CONCRETE	TC	TOP OF CURB
CY	CUBIC YARDS	TPF	TREE PROTECTION FENCE
DEC	DECORATIVE	TW	TOP OF WALL
DEP	DEPRESSED	TYP	TYPICAL
DIP	DUCTILE IRON PIPE	UG	UNDERGROUND
ELEV	ELEVATION	VIF	VERIFY IN FIELD
EP	EDGE OF PAVEMENT	W	WIDE
ES	EDGE OF SHOULDER	W/L	WATER LINE
EW	END WALL	±	PLUS OR MINUS
EX	EXISTING	°	DEGREE
FES	FLARED END SECTION	Ø	DIAMETER
FF	FINISHED FLOOR	#	NUMBER
FH	FIRE HYDRANT		
FG	FINISHED GRADE		
G	GRADE		
GF	GARAGE FLOOR (AT DOOR)		
GH	GRADE HIGHER SIDE OF WALL		
GL	GRADE LOWER SIDE OF WALL		
GR	GRATE		
GV	GATE VALVE		
HDPPE	HIGH DENSITY POLYETHYLENE PIPE		
HP	HIGH POINT		
HOR	HORIZONTAL		
HW	HEADWALL		
INT	INTERSECTION		
INV	INVERT		
LF	LINEAR FOOT		
LOC	LIMITS OF CLEARING		
LOD	LIMITS OF DISTURBANCE		
LP	LOW POINT		
MAX	MAXIMUM		
MIN	MINIMUM		
MH	MANHOLE		
MJ	MECHANICAL JOINT		
OC	ON CENTER		
PA	POINT OF ANALYSIS		
PC	POINT CURVATURE		
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN		
PI	POINT OF INTERSECTION		
POG	POINT OF GRADE		
PROP	PROPOSED		
PT	POINT OF TANGENCY		
PTCR	POINT OF TANGENCY, CURB RETURN		

SPECIAL EXCEPTION AMENDMENT/PROFFER CONDITION AMENDMENT FOR PROPOSED HOTEL

LOCATION OF SITE
8668 RICHMOND HIGHWAY
TAX MAP #1013 01 0096
ALEXANDRIA, FAIRFAX COUNTY, VA



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'



ZONING MAP
SCALE: 1"=500'

DEVELOPER/OWNER

WOODLAWN HOSPITALITY, LLC
CARE OF BAYWOOD HOTELS
7871 BELLE POINT DRIVE
GREENBELT, MD 20770
KURT BLORSTAD
301-346-8700

PREPARED BY



22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501

www.BohlerEngineering.com

CONTACT: DANIEL M. DUKE

CONTACT INFORMATION

REFERENCES

BOUNDARY & TOPOGRAPHIC/ALTA SURVEY:
BOHLER ENGINEERING
ENTITLED: "ALTA/ACSM LAND TITLE SURVEY, 8668 RICHMOND HIGHWAY, MT. VERNON TRANSPORTATION DISTRICT, FAIRFAX COUNTY, VIRGINIA"
PROJECT#: S102086.SR
DATE: 10/26/10

ARCHITECTURAL ELEVATIONS:
ENTITLED: "FT. BELVOIR, VA, FAIRFAX COUNTY" PREPARED BY:
PHILLIPS PARTNERSHIP
PROJECT NUMBER: 411671
DATED: 08/05/2011

UTILITY CONTACTS

COX COMMUNICATION (UTILIQUEST)
PHONE: (703) 754-2116

COX COMMUNICATION (DOUBLE H)
PHONE: (540) 364-2005

DOMINION VIRGINIA POWER (UTILIQUEST)
PHONE: (703) 754-2116

FAIRFAX COUNTY CONTACT: LARRY DUNNUCK
PHONE: (703) 239-8433

FAIRFAX WATER (DOUBLE H)
PHONE: (540) 364-2005

VERIZON (UTILIQUEST)
PHONE: (703) 754-2116

WASHINGTON GAS
CONTACT: DON JONES
PHONE: (703) 750-5510

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
EXISTING CONDITIONS/EXISTING VEGETATION MAP	2
SPECIAL EXCEPTION PLAT/GDP	3
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NOTE:
THE PURPOSE OF THIS SEA/PCA PLAN IS TO APPLY FOR A SPECIAL EXCEPTION AMENDMENT TO INCREASE THE FAR FOR THE PROPOSED HOTEL.

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
SOUTHBRIDGE, MA
ALBANY, NY
CHAMBERS, NY
CHERRYVALE, PA
DORT LAURENDALE, FL

SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CIVIL & CONSULTING ENGINEERS

REVISIONS

REV	DATE	COMMENT	BY
1	11/8/13	REV PER COUNTY COMMENTS	KR
2	12/9/13	REV PER COUNTY COMMENTS	IS
3	12/27/13	REV PER COUNTY COMMENTS	KR

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: S102086
DRAWN BY: NTG
CHECKED BY: KR
DATE: 08/13/13
SCALE: NTS
CAD I.D.: SD3

SPECIAL EXCEPTION AMENDMENT/PROFFER CONDITION AMENDMENT FOR BAYWOOD HOTELS

LOCATION OF SITE
8668 RICHMOND HIGHWAY
ALEXANDRIA, FAIRFAX CO., VA

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034104
12/27/13
PROFESSIONAL ENGINEER

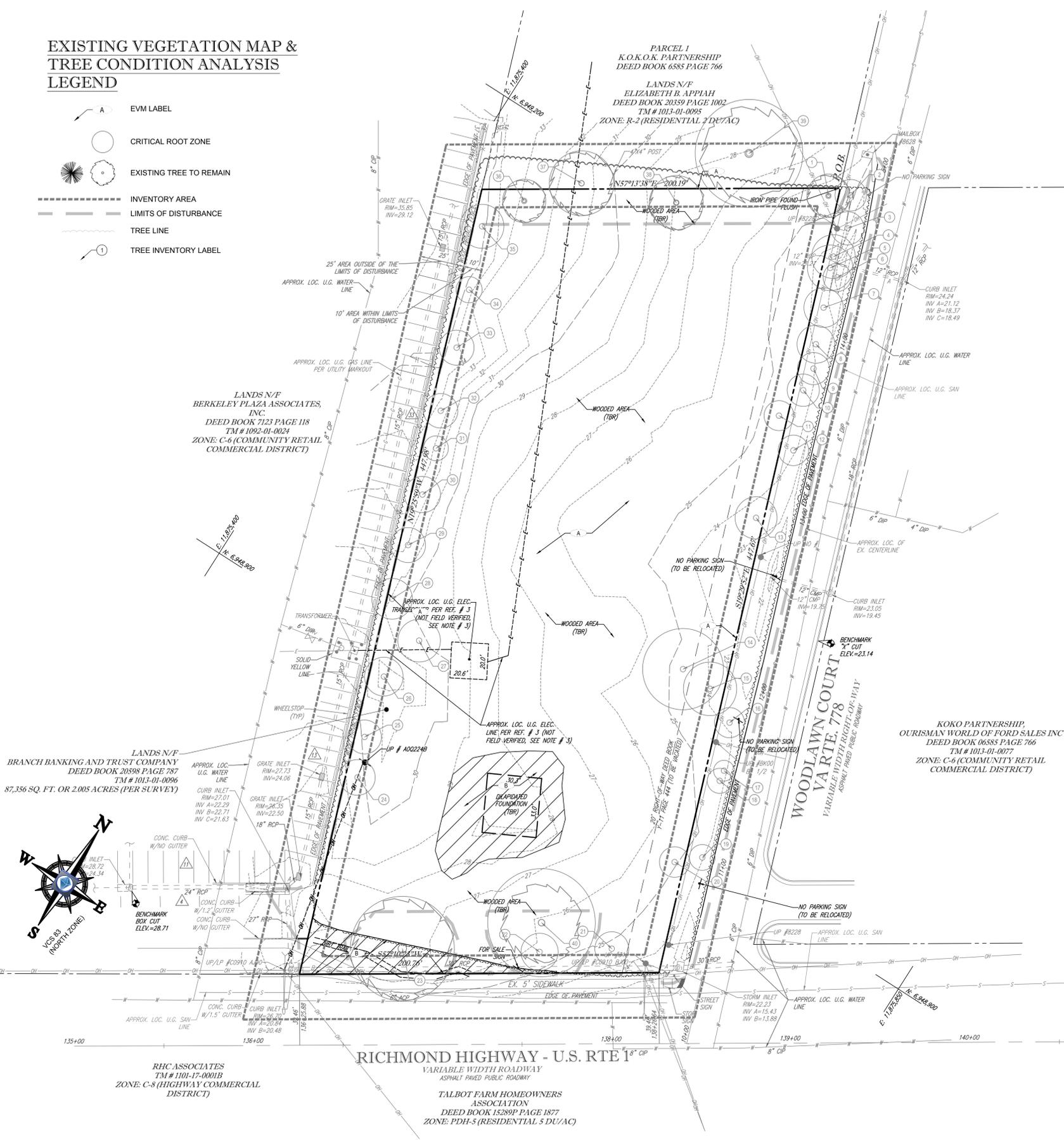
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1
OF 8

EXISTING VEGETATION MAP & TREE CONDITION ANALYSIS

LEGEND

- EVM LABEL
- CRITICAL ROOT ZONE
- EXISTING TREE TO REMAIN
- INVENTORY AREA
- LIMITS OF DISTURBANCE
- TREE LINE
- TREE INVENTORY LABEL



EXISTING VEGETATION MAP (EVM)

COVER TYPE SUMMARY TABLE
 PARCEL ID: 1013-01-0096
 AREA : 2.005 ACRES (87,356 SQ. FT.)
 EVM PREPARED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5061A ON 8/1/11

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	EARLY SUCCESSIONAL FOREST COMMUNITY	RED MAPLE, WALNUT, AILANTHUS, BLACK WILLOW	YOUNG	1.867 AC	FAIR	SEE DESCRIPTION BELOW
B	MAINTAINED GRASSLAND	OPEN FIELD	N/A	0.138 AC	POOR	SEE DESCRIPTION BELOW

TOTAL ACREAGE: 2.005 AC

DESCRIPTION:
AREA A: EXISTING WOODED AREA CONSISTING OF PIONEERING PLANT SPECIES SUCH AS BLACK LOCUST, AILANTHUS, EASTERN RED CEDAR, AND VIRGINIA PINE. AREA ALSO CONTAINS A FEW HARDWOODS. THE GROUND IN THE AREA IS HEAVILY LITTERED WITH TRASH AND REMAINS OF A BURNED DOWN STRUCTURE.
AREA B: EXISTING LAWN AREA ADJACENT TO ROUTE 1 AND SURROUNDING THE DILAPIDATED FOUNDATION.

Tree Condition Analysis for Hotel Special Exception (Fairfax County Parcel ID: 1013-01-0096)
 Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 8/1/11

#	Species	Size (DBH in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
1	Sweetgum	12	65%	70%	Preserve		12
2	Dead Tree - Hazard	6	55%	75%	Remove		6
3	Walnut	13	65%	65%	Remove		13
4	Hackberry	12	60%	50%	Remove		12
5	Red Maple	12	65%	40%	Remove		12
6	Walnut	13	55%	65%	Remove		13
7	Virginia Pine	14	60%	55%	Remove		14
8	Sweetgum	20	65%	70%	Remove		20
9	Sweetgum	14	60%	70%	Remove		14
10	Dead Tree - Hazard	11	60%	30%	Remove		11
11	Sweetgum	12	65%	70%	Remove		12
12	Juniper	13	65%	30%	Remove		13
13	Virginia Pine	12	60%	55%	Remove		12
14	Red Maple	18	70%	70%	Remove		18
15	Juniper	13	70%	70%	Remove		13
16	Walnut	15	65%	65%	Remove		15
17	Sweetgum	18	60%	70%	Remove		18
18	Sweetgum	20	70%	70%	Remove		20
19	Siberian Elm	12	65%	70%	Remove		12
20	Dead Tree - Hazard	6	50%	60%	Remove		6
21	Sweetgum	19	60%	70%	Remove		19
22	Siberian Elm	18	60%	30%	Remove		18
23	Pin Oak	29	60%	70%	Preserve		29
24	Dead Tree - Hazard	10	60%	70%	Remove		10
25	Siberian Elm	12	40%	30%	Remove		12
26	Walnut	15	40%	65%	Remove		15
27	Silver Maple	15	50%	60%	Remove		15
28	Linder	20	10%	60%	Remove	Dead/Dying	20
29	Siberian Elm	22	15%	30%	Remove		22
30	Dead Tree - Hazard	10	50%	30%	Remove		10
31	Dead Tree - Hazard	8	40%	55%	Remove		8
32	Sweetgum	18	55%	70%	Remove		18
33	Mimosa	12	10%	25%	Remove		12
34	Sweetgum	30	65%	70%	Remove		30
35	Siberian Elm	20	65%	30%	Remove		20
36	Red Maple	12	50%	70%	Preserve		12
37	Walnut	18	55%	65%	Preserve	Partial Offsite	18
38	Walnut	15	50%	65%	Preserve		15
39	Walnut	30	50%	70%	Preserve	Offsite	30
40	Willow Oak	30	75%	70%	Preserve		30

TREE PRESERVATION NARRATIVE

THIS NARRATIVE IS PROVIDED TO SERVE AS THE REQUIRED TREE PRESERVATION NARRATIVE PER SECTION 12-0508 OF THE COUNTY OF FAIRFAX PUBLIC FACILITIES MANUAL FOR THE REDEVELOPMENT OF PARCEL 1013-01-0096, ALEXANDRIA, FAIRFAX COUNTY, VA

- PLEASE REFER TO THE TREE CONDITION ANALYSIS FOR A LISTING OF HAZARDOUS TREES. ALL HAZARDOUS TREES ARE TO BE REMOVED. HAZARDOUS TREES IN THE NORTHERN TREE SAVE AREA ARE TO BE REMOVED BY HAND UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. TREES SHALL BE REMOVED IN A MANNER THAT DOES NOT IMPACT THE CANOPY OR TRUNKS OF SURROUNDING HEALTHY TREES.
- THERE IS INVASIVE ENGLISH IVY LOCATED ON SITE. WITHIN THE NORTHERN TREE PRESERVATION AREA ENGLISH IVY WILL BE REMOVED BY HAND. ANY TRASH AND OR DEBRIS FOUND IN THE NORTHERN TREE PRESERVATION AREA WILL BE REMOVED BY HAND AT TIME OF SITE CONSTRUCTION. ANY DEAD PLANT MATERIAL WILL BE REMOVED BY HAND DURING SITE CONSTRUCTION.
- CURRENTLY THERE ARE NO KNOWN "HERITAGE", "SPECIMEN", "MEMORIAL", OR "STREET" TREES LOCATED ON SITE OR LOCATED OFF SITE ADJACENT TO THE DEVELOPMENT SITE THAT WILL NEED TO BE PROTECTED.
- 10-YEAR TREE CANOPY WILL BE MET THROUGH TREE PRESERVATION AND PROPOSED PLANTINGS. ONLY THE AREA OF TREE CANOPY TO REMAIN ON SITE HAS BEEN COUNTED TOWARDS THE TREE PRESERVATION TARGET VALUE.
- ROOT PRUNING WILL BE PERFORMED ALONG THE NORTHERN LIMITS OF DEVELOPMENT ALONG THE RETAINING WALL. ROOT PRUNING IN ACCORDANCE WITH FAIRFAX COUNTY PFM PLATE 7-12 WILL OCCUR BEFORE ROUGH GRADING OF THE SITE. ROOT PRUNING ACTIVITIES WILL BE SPECIFIED WITH THE SITE PLAN.
- TREE PROTECTION FENCING WILL BE INSTALLED IN ACCORDANCE WITH FAIRFAX COUNTY PFM REGULATIONS. TREE PROTECTION MEASURES WILL BE SPECIFIED WITH THE SITE PLAN.
- NO TREES ARE TO BE TRANSPLANTED ON SITE.

BOHLER ENGINEERING
 CORPORATE OFFICE: WARREN, NJ
 OFFICES: SOUTHBRIDGE, MA; ALBANY, NY; CHAMBERS, NY; CHANTON, VA; FORT LAUDERDALE, FL; GREENSBORO, NC; HARRISBURG, PA; RICHMOND, VA; WASHINGTON, DC
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS
 CIVIL & CONSULTING ENGINEERS

REVISIONS

REV	DATE	COMMENT	BY
1	11/8/13	REV PER COUNTY COMMENTS	KR
2	12/9/13	REV PER COUNTY COMMENTS	IS
3	12/27/13	REV PER COUNTY COMMENTS	KR

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811
 (VA 1-800-345-4545) (PA 1-800-242-1777) (DC 1-800-287-7777) (MD 1-800-552-7911) (ND 1-800-251-7777) (DE 1-800-282-8929)

PROJECT No.: S102068
 DRAWN BY: NTG
 CHECKED BY: KR
 DATE: 08/13/13
 SCALE: 1"=30'
 CAD I.D.: SS3

SPECIAL EXCEPTION AMENDMENT/PROFFER CONDITION AMENDMENT FOR
BAYWOOD HOTELS
 LOCATION OF SITE
 8668 RICHMOND HIGHWAY
 ALEXANDRIA, FAIRFAX CO., VA

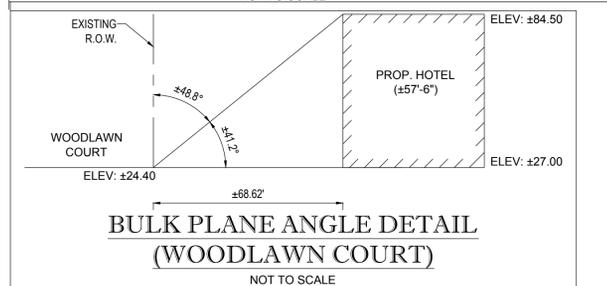
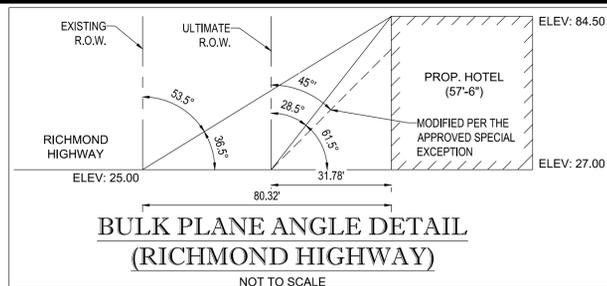
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COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
 Lic. No. 034104
 12/27/13
 PROFESSIONAL ENGINEER

SHEET TITLE:
EXISTING CONDITIONS/ EXISTING VEGETATION MAP
 SHEET NUMBER:
2
 OF 8

GENERAL NOTE
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL FULL COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.





WAIVERS REQUESTED UNDER SE-2012-MV-001

- THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY BOUNDARY IN FAVOR OF THAT DEPICED ON THE GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION (GDP/SE) PLAT.
- THE CONSTRUCTION ROAD FRONTAGE IMPROVEMENTS ALONG THE RICHMOND HIGHWAY FRONTAGE OF THE SITE.
- THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY IN FAVOR OF THE INTERPARCEL CONNECTIONS SHOWN ON THE GDP/SE PLAT.
- THE TREE PLANTING REQUIREMENT ALONG THE WESTERN PROPERTY LINE IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT.
- THE MINIMUM TRAVEL-ISLE WIDTH REQUIREMENT.

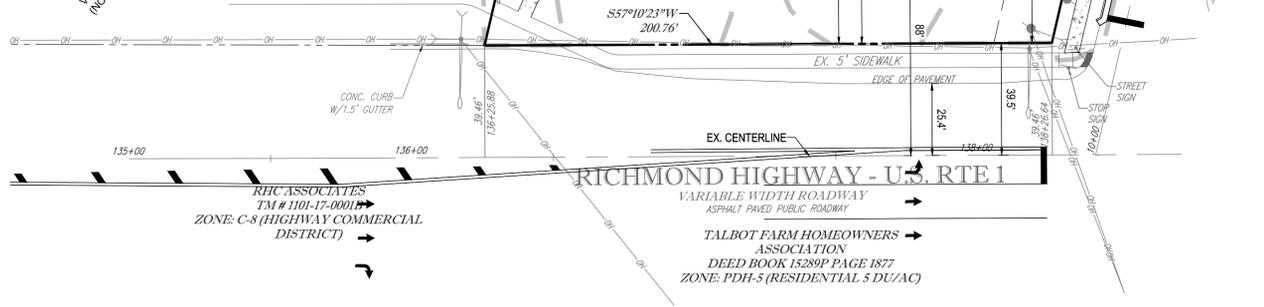
WAIVERS REQUESTED WITH THIS PLAN

- A 20% PARKING REDUCTION IN THE RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT.
- FOR TRAIL WIDTH AND MATERIAL ALONG RICHMOND HIGHWAY.

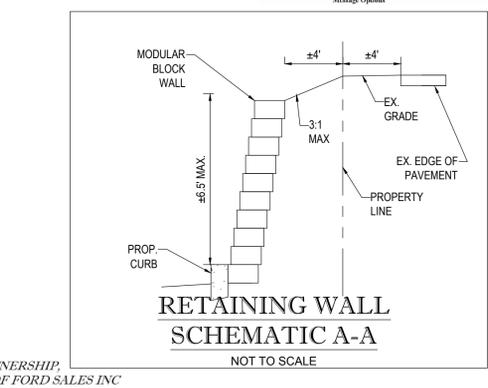
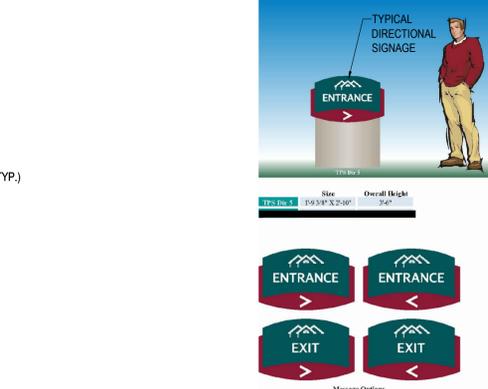
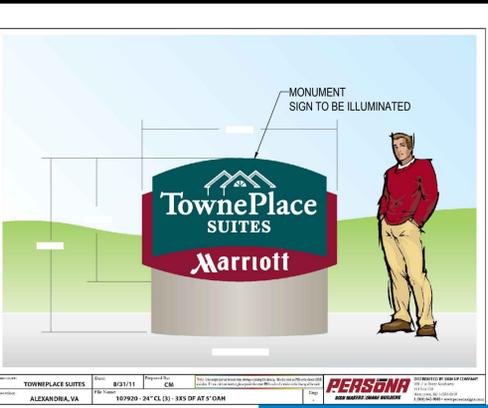
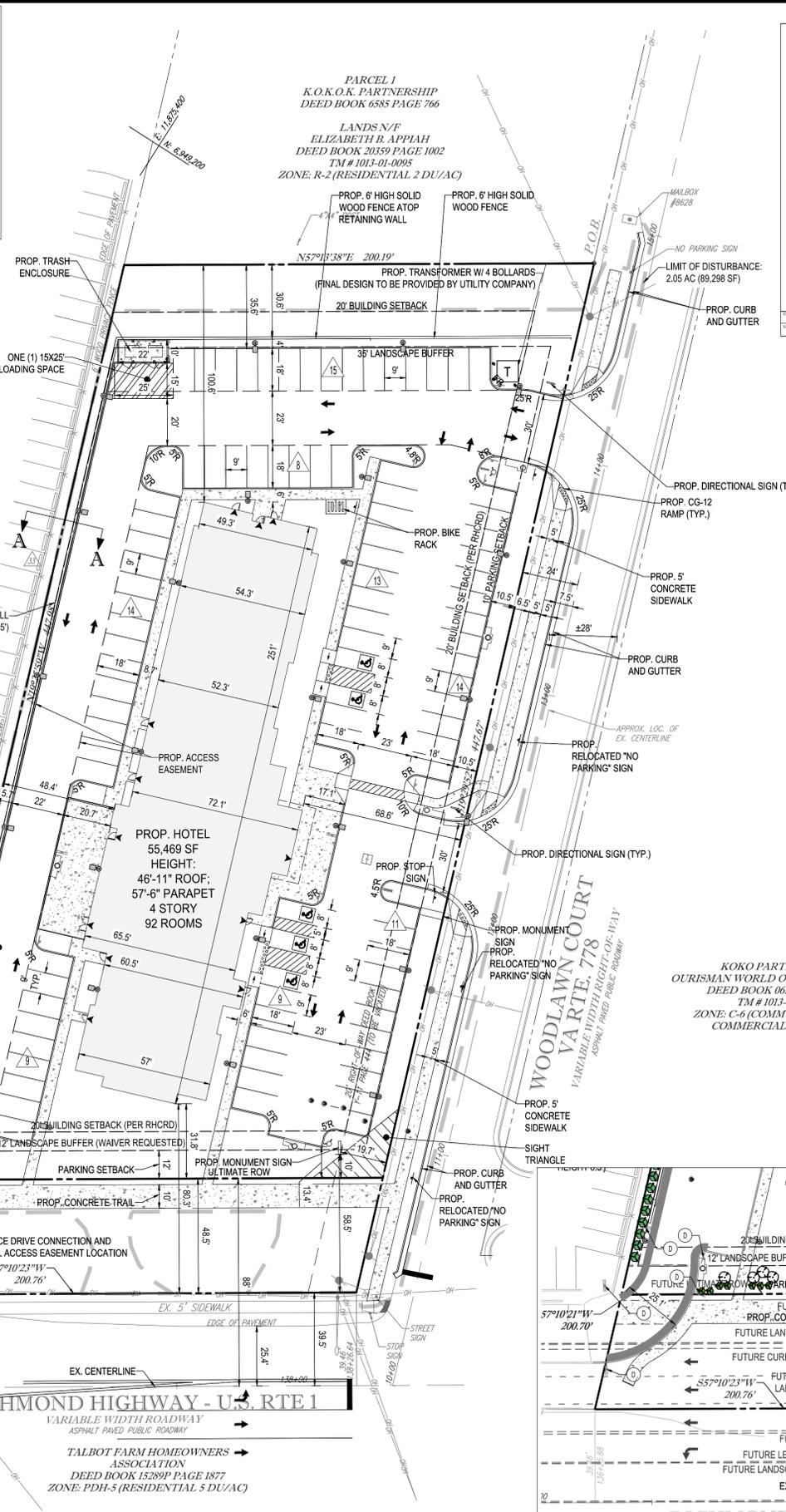
LANDS N/F
BERKELEY PLAZA ASSOCIATES, INC.
DEED BOOK 7123 PAGE 118
TM # 1092-01-0024
ZONE: C-6 (COMMUNITY RETAIL COMMERCIAL DISTRICT)

LANDS N/F
BRANCH BANKING AND TRUST COMPANY
DEED BOOK 20598 PAGE 787
TM # 1013-01-0096
87,356 SQ. FT. OR 2.005 ACRES (PER SURVEY)

LANDS N/F
TALBOT FARM HOMEOWNERS ASSOCIATION
DEED BOOK 15289P PAGE 1877
ZONE: PDH-5 (RESIDENTIAL 5 DU/AC)



GENERAL NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL FULL COMPLIANCE WITH ALL REGULATORY AGENCIES.



KOKO PARTNERSHIP,
OURISMAN WORLD OF FORD SALES INC
DEED BOOK 06585 PAGE 766
TM # 1013-01-0077
ZONE: C-6 (COMMUNITY RETAIL COMMERCIAL DISTRICT)

GENERAL NOTES

- THIS PLAN IS BASED ON A FIELD SURVEY BY:
BOHLER ENGINEERING
TITLED: "ALTA/ACSM LAND TITLE SURVEY, BAYWOOD HOTELS, 8668 RICHMOND HIGHWAY, MT. VERNON TRANSPORTATION DISTRICT, FAIRFAX COUNTY, VIRGINIA"
PROJECT#: S102086.SR
DATE: 10/26/10; REVISED: 11/18/11
- ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
- DEVELOPER: BAYWOOD HOTELS
7871 BELLE POINT DRIVE
GREENBELT, MD 20770
KURT BJORSTAD
301-345-6700
OWNER: WOODLAWN HOSPITALITY, LLC
- PARCEL DATA: 87,356 SF (OR 2.00 AC. (EXISTING C-6))
TAX MAP/GPIN: 1013-01-0096
EXISTING ZONE: C-6 (COMMUNITY RETAIL COMMERCIAL DISTRICT); 87,356 SF
PROPOSED C-8 (HIGHWAY COMMERCIAL DISTRICT); 87,356 SF
PROPOSED USE: HOTEL WITH 92 ROOMS
OVERLAY DISTRICTS: HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD), RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT (RHCRD)
- BULK REQUIREMENTS:
(PER C-8 ZONE UNLESS OTHERWISE NOTED)

A. MIN. LOT AREA	ALLOWED/REQUIRED	PROVIDED
	40,000 SF	87,356 SF
		77,612 SF AFTER DEDICATION

B. MIN. BUILDING SETBACK	ALLOWED/REQUIRED	PROVIDED
FRONT SETBACK (RICHMOND HIGHWAY)	20' (PER RHCRD)	31.8'±
FRONT SETBACK (WOODLAWN COURT)	20' (PER RHCRD)	68.6'±
SIDE SETBACK (WEST LEASE LINE)	N/A	48.4'±
REAR SETBACK (NORTH LEASE LINE)	20'	103.6'±

C. MIN. PARKING SETBACK	ALLOWED/REQUIRED	PROVIDED
FRONT SETBACK (RICHMOND HIGHWAY TRANSITIONAL SCREENING)	12'	12.9'±
FRONT SETBACK (WOODLAWN COURT)	10'	10.0'±
SIDE SETBACK (WEST LEASE LINE)	4'	5.2'±
REAR SETBACK (NORTH LEASE LINE)	26'	35.1'±

D. PARKING REQUIREMENTS	ALLOWED/REQUIRED	PROVIDED
1 SPACE PER RENTAL UNIT PLUS 4 SPACES PER 50 RENTAL UNITS (20% REDUCTION WITH WAIVER APPROVAL IN RHCRD) (92/50 X 4) + 92 = 99.36 X 0.8 = 79.49	80	93
MIN. PARKING SPACE DIMENSIONS 90" SPACES	8.5' X 18'	9' X 18'

E. FLOOR AREA RATIO (F.A.R.)	ALLOWED/REQUIRED	PROVIDED
GFA = 55,469 SF	0.5 BY RIGHT (UP TO 0.7 REQUESTED WITH SPECIAL EXCEPTION)	0.63 (BASED ON 87,356 SF)
		55,469 SF / 87,356 SF = 0.63

F. MIN. DRIVE AISLE	ALLOWED/REQUIRED	PROVIDED
23'	23'	22'± (SEE NOTE 24)

G. MAX. BUILDING HEIGHT	ALLOWED/REQUIRED	PROVIDED
50' (PER RHCRD)	NO MAXIMUM PER ZONING ORDINANCE	48'-11" (ROOF) 57'-6" (PARAPET)

H. MAX. LOT COVERAGE	ALLOWED/REQUIRED	PROVIDED
22%±	15%	22%±

I. OPEN SPACE (MIN)	ALLOWED/REQUIRED	PROVIDED
1	1	1

J. LOADING (ONE FOR THE FIRST 10,000 GSF, PLUS ONE FOR EACH ADDITIONAL 100,000 GSF)	ALLOWED/REQUIRED	PROVIDED
1	1	1

 - NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AREA.
 - THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREA, PANEL 75 OF 150" COMMUNITY PANEL NO. 515525 0075 D, MAP REVISED 3/5/90.
 - NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THE SITE.
 - NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE.
 - THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 2 ARE THE RESULT OF A FIELD RUN SURVEY, AS REFERENCED ABOVE.
 - 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.
 - PROPOSED BUILDING UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION IS TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.
 - THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION. PARKING AND INGRESS/EGRESS ARE PROVIDED AS SHOWN.
 - SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
 - SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
 - PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
 - TRASH WILL BE STORED OUTSIDE AND WILL BE REMOVED ON A SCHEDULED BASIS.
 - RETAINING WALL OR EQUIVALENT AND SCREENING WALL DETAIL WILL BE FINALIZED DURING FINAL SITE PLAN DESIGN.
 - 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.
 - THE PROPOSED DEVELOPMENT WILL PROVIDE ON-SITE PARKING, LANDSCAPING, AND STORMWATER QUANTITY/QUALITY CONTROL TO BE FINALIZED DURING FINAL SITE PLAN DESIGN.
 - THERE ARE NO SCENIC OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
 - THERE ARE NO "SPECIAL AMENITIES" PROVIDED WITH THIS DEVELOPMENT.
 - BULK PLANE ANALYSIS NOT REQUIRED SINCE THE SITE IS LOCATED WITHIN THE RICHMOND HIGHWAY CORRIDOR OVERLAY DISTRICT (RHCRD).
 - MINIMUM 22' DRIVE AISLE ADJACENT TO PARKING.

BOHLER ENGINEERING
CORPORATE OFFICE:
WARREN, NJ
OFFICES:
SOUTHBRIDGE, MA
ALBANY, NY
CHAMBERS, NY
CHATEAUGUE, NY
FORT LAUDERDALE, FL
HARTFORD, CT
HUNTSVILLE, AL
INDIANAPOLIS, IN
JACKSONVILLE, FL
MEMPHIS, TN
NEW YORK, NY
PHILADELPHIA, PA
RICHMOND, VA
WASHINGTON, DC
WEST PALM BEACH, FL
WILMINGTON, DE

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	11/8/13	REV PER COUNTY COMMENTS	KR
2	12/9/13	REV PER COUNTY COMMENTS	IS
3	12/27/13	REV PER COUNTY COMMENTS	KR

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (MV: 1-800-345-4545) (PA: 1-800-242-1777) (DC: 1-800-257-7777) (VA: 1-800-552-7911) (MD: 1-800-251-7777) (DE: 1-800-282-6929)

PROJECT No.: S102086
DRAWN BY: NTG
CHECKED BY: KR
DATE: 08/13/13
SCALE: 1"=30'
CAD I.D.: SS3

SPECIAL EXCEPTION AMENDMENT/PROFFER CONDITION AMENDMENT FOR BAYWOOD HOTELS

LOCATION OF SITE
8668 RICHMOND HIGHWAY
ALEXANDRIA, FAIRFAX CO., VA

BOHLER ENGINEERING
22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034104
12/27/13
PROFESSIONAL ENGINEER

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

LANDSCAPE LEGEND

SYMBOL	QTY	TYPE/USE	10 YEAR CANOPY COVERAGE	10 YEAR CANOPY COVERAGE TOTAL
	16	3-3 1/2" CATEGORY IV DECIDUOUS TREE	250	4,000
	12	2 1/2-3" CATEGORY IV DECIDUOUS TREE	200	1,200
(ONLY 6 ARE COUNTED ONSITE)				
	8	6-8" CATEGORY II EVERGREEN TREE	100	800
	26	1 1/2-2" CATEGORY II DECIDUOUS TREE	100	1,400
(ONLY 14 ARE COUNTED ONSITE)				
	276	EVERGREEN SHRUB	-	-
	45	DECIDUOUS SHRUB	-	-

*NOTE: CATEGORY I DECIDUOUS TREES ARE PROPOSED FOR THE AREA UNDERNEATH AND ADJACENT TO THE OVERHEAD UTILITY LINES ALONG WOODLAWN COURT.

PER DOMINION POWER AND THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, CATEGORY II DECIDUOUS TREE SPECIES SUCH AS AMUR MAPLE (ACER GINNALA), SAUCER MAGNOLIA (MAGNOLIA X SOULANGIANA), AND FRINGETREE (CHIOANTHUS VIRGINICUS) ARE APPROPRIATE FOR PLANTING. COLUMNAR TREES (CATEGORY I) DECIDUOUS TREES IN THE FAIRFAX COUNTY PFM) ARE NOT APPROVED FOR PLANTING UNDERNEATH OR NEAR UTILITY LINES BY DOMINION POWER. SPECIES SIMILAR TO THOSE LISTED ABOVE WILL BE SPECIFIED WITH THE SITE PLAN.

CROSSHATCHED AREA REPRESENTS AREA OF EXISTING VEGETATION TO REMAIN THAT COUNTS TOWARDS REQUIRED TREE CANOPY AREA. ONLY CANOPY WITHIN THE LIMITS OF DEVELOPMENT HAS BEEN INCLUDED.

ALL INVASIVE IVY WITHIN TREE SAVE AREA TO BE REMOVED BY HAND.

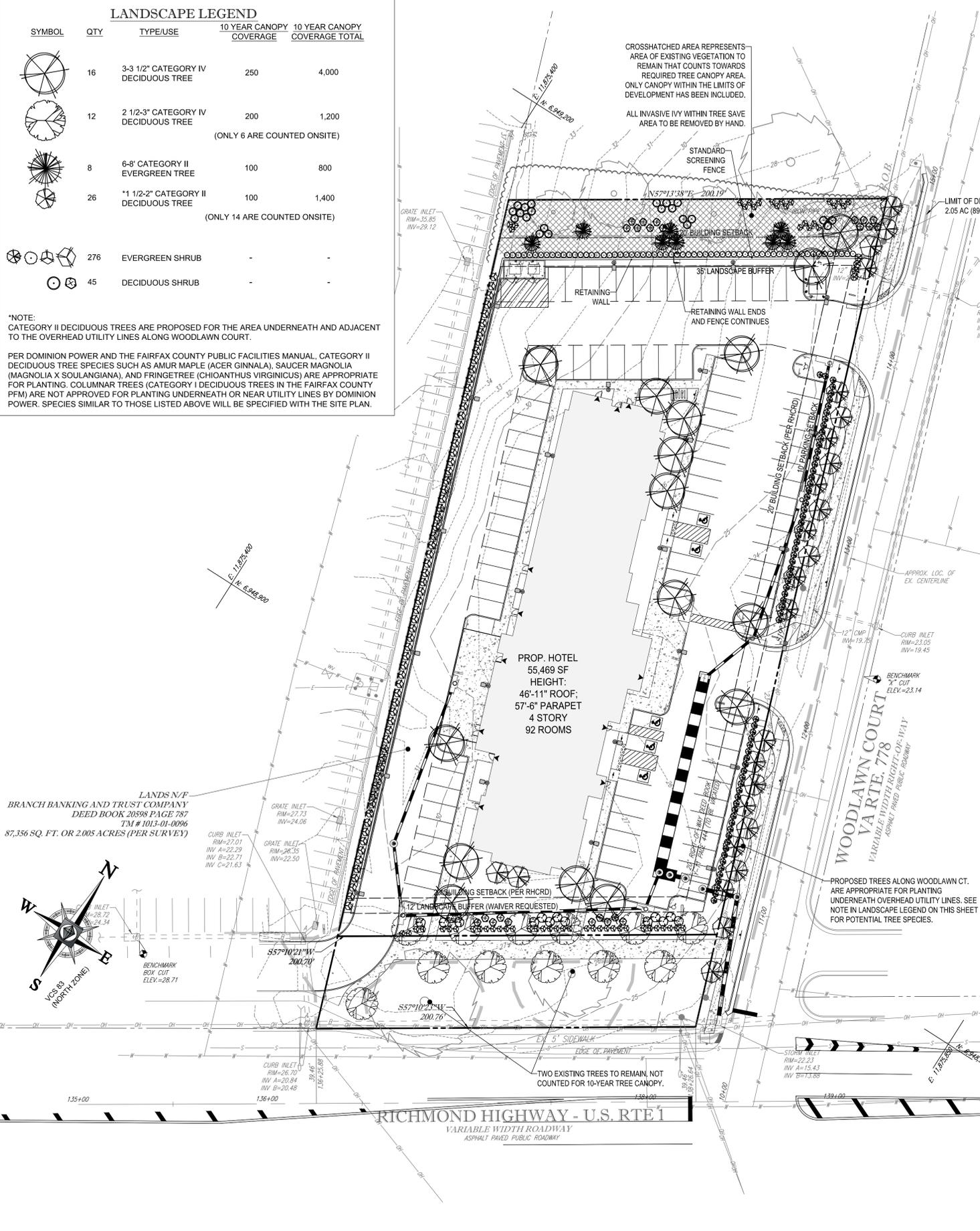


TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

ITEM	DESCRIPTION	VALUE
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	73,774
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	95.1%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	95.1%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	75.8%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	NO
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN 12-0507.3	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-0507.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

REQUEST TO DEVIATE FROM TARGET TREE PRESERVATION VALUE

THIS FOLLOWING STATEMENT IS PROVIDED TO SERVE AS A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET VALUE PROPOSED IN TABLE 12.3

THE DEVIATION FROM THE TARGET VALUE IS A RESULT DUE TO THE FACT THAT "MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE" (12-0507.3A(1)) FROM THE PFM) AND "CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THEY WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN 12-0403" (12-0507.3A(9)). THE PROPOSED DEVELOPMENT REQUIRES THE REMOVAL OF SOME OF THE EXISTING TREES ONSITE. A TREE SAVE AREA OF 45,882 SF IS LOCATED ALONG THE NORTH PROPERTY LINE. THE REMAINDER OF THE REQUIRED 10-YEAR TREE CANOPY REQUIREMENT VALUE HAS BEEN MET THROUGH PROPOSED PLANTINGS.

TABLE 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET

STEP	DESCRIPTION	TOTALS
A. TREE PRESERVATION TARGET AND STATEMENT		
A1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS	
B. TREE CANOPY REQUIREMENT		
B1	IDENTIFY GROSS SITE AREA =	87,356
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE =	9,744
B3	SUBTRACT AREA OF EXEMPTIONS =	-
B4	ADJUSTED GROSS SITE AREA (B1-B2) =	77,612
B5	IDENTIFY SITES ZONING AND OR USE =	COMMERCIAL
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED =	10%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 x B5) =	7,761
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?	NO
B9	IF B8 YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED	N/A
C. TREE PRESERVATION		
C1	TREE PRESERVATION TARGET AREA =	7,377
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0200 =	5,882
C3	C2 X 1.25 =	7,353
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES =	0
C5	C4 X 1.5 =	0
C6	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES =	0
C7	C5 X 1.5 TO 3.0 =	0
C8	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS =	0
C9	C8 X 1.0 =	0
C10	TOTAL OF C3, C5, C7, AND C9 =	7,353
D. TREE PLANTING		
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10) =	409
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS =	0
D3	X 1.5 =	0
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION =	0
D5	X 1.5 =	0
D6	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS =	1,200
D7	X 1.5 =	1,800
D8	AREA OF CANOPY PROVIDED BY NATIVE TREES =	0
D9	X 1.5 =	0
D10	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES =	0
D11	X 1.25 =	0
D12	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS =	0
D13	X 1.0 =	0
D14	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX =	0
D15	X 1.0 =	0
D16	PERCENTAGE OF D14 REPRESENTED BY D15 =	0
D17	AREA OF CANOPY NOT MEETING MULTIPLIER CRITERIA	5,100
D18	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING =	6,900
D19	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
D20	TREE BANK OR TREE FUND =	N/A
D21	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND =	0
D22	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND =	\$0
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10) =	7,353
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) =	6,900
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19) =	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED =	14,253
	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED =	18.36%

COMPLIANCE CHART FOR THE FAIRFAX COUNTY COMPREHENSIVE PLAN

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
ROUTE 1 COMPREHENSIVE PLAN/POLICY PLAN	A. STREETScape TREATMENTS FOR RICHMOND HIGHWAY: 1. OFF-SITE IMPROVEMENTS: a. 8' WIDE CURB EDGE LANDSCAPE STRIP b. ONE LARGE DECIDUOUS TREE SHALL BE PLANTED EVERY 30' O.C. WITHIN THE LANDSCAPE STRIP c. 10' WIDE ASPHALT TRAIL	1. RICHMOND HIGHWAY OFF-SITE IMPROVEMENTS: 169 LF (EXCLUSIVE OF ENTRANCES AND SIGHT DISTANCE REQUIREMENTS) 169 LF / 30 = 6 TREES REQ. a. 8' WIDE CURB EDGE LANDSCAPE STRIP b. 6 TREES ARE PROVIDED OFF-SITE (THESE TREES DO NOT COUNT TOWARDS THE REQUIRED 10 YEAR TREE CANOPY) c. 10' WIDE ASPHALT TRAIL	a & b COMPLIES WAIVER REQUESTED FOR c - FOR TRAIL WIDTH AND MATERIAL
ROUTE 1 COMPREHENSIVE PLAN/POLICY PLAN	2. ON-SITE IMPROVEMENTS: a. 7' WIDE LANDSCAPE STRIP b. ONE LARGE DECIDUOUS TREE SHALL BE PLANTED AT 30' O.C. c. A HEDGEROW UNDERPLANTING IS REQUIRED WHERE PARKING LOT ABUTS THE ROW	2. RICHMOND HIGHWAY ON-SITE IMPROVEMENTS: 169 LF (EXCLUSIVE OF ENTRANCES) 169 LF / 30 = 6 TREES REQ a. 7' WIDE LANDSCAPE STRIP b. 6 LARGE TREES ARE PROVIDED c. CONTINUOUS HEDGE PROVIDED WHERE PARKING LOT ABUTS RICHMOND HIGHWAY	COMPLIES
ROUTE 1 COMPREHENSIVE PLAN/POLICY PLAN	A. STREETScape TREATMENTS FOR WOODLAWN CT LANE: 1. OFF-SITE IMPROVEMENTS: a. 5' WIDE CURB EDGE LANDSCAPE STRIP b. ONE SMALL DECIDUOUS TREE SHALL BE PLANTED AT 25' O.C. c. 5' MASONRY SIDEWALK	1. WOODLAWN COURT OFF-SITE IMPROVEMENTS: 295 LF (EXCLUSIVE OF ENTRANCES) 295 LF / 25 = 12 TREES REQ. a. 5' WIDE CURB EDGE LANDSCAPE STRIP b. 12 TREES ARE PROVIDED OFF-SITE (THESE TREES DO NOT COUNT TOWARDS THE REQUIRED 10 YEAR TREE CANOPY) c. 5' MASONRY SIDEWALK	COMPLIES
ROUTE 1 COMPREHENSIVE PLAN/POLICY PLAN	2. ON-SITE IMPROVEMENTS: a. 5' WIDE LANDSCAPE STRIP b. ONE SMALL DECIDUOUS TREE AT 25' O.C. c. A HEDGEROW UNDERPLANTING WHERE PARKING LOT ABUTS THE ROW	2. WOODLAWN COURT ON-SITE IMPROVEMENTS: 295 LF (EXCLUSIVE OF ENTRANCES) 295 LF / 30 = 10 TREES REQ a. 5' WIDE LANDSCAPE STRIP b. 10 DECIDUOUS TREES ARE PROVIDED c. CONTINUOUS HEDGE PROVIDED WHERE PARKING LOT ABUTS WOODLAWN CT.	COMPLIES
ROUTE 1 COMPREHENSIVE PLAN/POLICY PLAN	A. PERIPHERAL PARKING LOT LANDSCAPING: 1. WHEN A PARKING LOT ABUTS LAND NOT IN A RIGHT OF WAY, PROVIDE PERIPHERAL PARKING LOT LANDSCAPING AS FOLLOWS: a. 4' WIDE LANDSCAPE STRIP b. 1 TREE PER 50 LF	WEST PROPERTY LINE REQUIRED: 398 LF OF PARKING ABUTTING PROPERTY LINE 398/50 = 8 TREES PROVIDED: 0 TREES 58 LARGE EVERGREEN SHRUBS A WAIVER IS REQUESTED FOR THE PROPERTY LINE PLANTING REQUIREMENT DUE TO THE PRESENCE A RETAINING WALL WITHIN THE 4' LANDSCAPE STRIP.	DOES NOT COMPLY WAIVER REQUESTED
13-302 TRANSITIONAL SCREENING REQUIREMENTS	B. TRANSITIONAL SCREENING 2 SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 35 FEET WIDE PLANTED WITH: 1.) A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES THAT ACHIEVES A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE (75) PERCENT OR GREATER; 2.) A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN TREE; AND 3.) A MIXTURE OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA.	NORTH PROPERTY LINE REQUIRED: SCREENING 2 WITH E, F, OR G SCREENING BARRIER 35' WIDE PLANTING AREA A 35' WIDE PLANTING AREA WILL BE PROVIDED SCREENING AREA = 7,000 SF 7,000 X .75 (REQ. CANOPY) = 5,250 SF OF TREE CANOPY REQUIRED 60 REQUIRED EVERGREEN SHRUBS PROVIDED: 6' HIGH SOLID WOOD FENCE 35' WIDE PLANTING AREA 5,852 SF EXISTING TREE CANOPY 60 EVERGREEN SHRUBS 5,852 SF TOTAL TREE CANOPY	COMPLIES
TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS		AREA TO BE COUNTED: 32,782 S.F.	
INTERIOR CANOPY REQUIRED (5%): (PER ZONING ORDINANCE)		1,639 S.F.	
PER THE ROUTE 1 COMPREHENSIVE PLAN, PARKING LOT LANDSCAPING MUST EXCEED THE ZONING ORDINANCE REQUIREMENT BY 5%			
INTERIOR CANOPY REQUIRED (10%): (PER ROUTE 1 COMPREHENSIVE PLAN)		3,278 S.F.	
TOTAL SHADE TREE CANOPY PROVIDED:			
15 TREES @ 250 S.F. EACH:		3,750 S.F.	
TOTAL AREA REQUIRED =		3,278 S.F.	
TOTAL AREA PROVIDED =		3,750 S.F.	
		INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT (SPECIFIC 3-1/2" CALIPER TREE)	
		AREA OF PARKING LOT	

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
BETHLEHEM, PA
CHICAGO, IL
COLUMBIA, MD
DALLAS, TX
DENVER, CO
FORT LAUDERDALE, FL
HARTFORD, CT
HOUSTON, TX
INDIANAPOLIS, IN
LOS ANGELES, CA
MEMPHIS, TN
NEW YORK, NY
PHILADELPHIA, PA
RICHMOND, VA
SAN ANTONIO, TX
WASHINGTON, DC

SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	11/8/13	REV PER COUNTY COMMENTS	KR
2	12/9/13	REV PER COUNTY COMMENTS	IS
3	12/27/13	REV PER COUNTY COMMENTS	KR

NOT APPROVED FOR CONSTRUCTION

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(NV 1-800-245-4545) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7911) (MD 1-800-257-7777) (DE 1-800-282-8529)

PROJECT No.: S102068
DRAWN BY: NTG
CHECKED BY: KR
DATE: 08/13/13
SCALE: 1"=30'
CAD I.D.: S53

SPECIAL EXCEPTION AMENDMENT/PROFFER CONDITION AMENDMENT FOR BAYWOOD HOTELS

LOCATION OF SITE
8668 RICHMOND HIGHWAY
ALEXANDRIA, FAIRFAX CO., VA

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

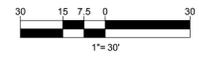
COMMONWEALTH OF VIRGINIA

DANIEL M. DUKE
Lic. No. 034104
12/27/13
PROFESSIONAL ENGINEER

LANDSCAPE AND LIGHTING PLAN

SHEET NUMBER: 4 OF 8

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE PROFESSIONAL ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL FULLY COMPLIANT WITH ALL REGULATORY AGENCIES.



STORMWATER MANAGEMENT

SITE AREA = 77,612 SF OR 1.78 AC
 PRE-DEVELOPED:
 TC = 5 MIN
 10-YEAR C-VALUE = 0.30
 I10 = 7.27 IN/HR Q10 = 0.30 X 1.78 AC X 7.27 IN/HR = 3.88 CFS

POST-DEVELOPED:
 TC = 5 MIN
 CONTROLLED:
 A = 1.55 AC
 C = 0.85
 I10 = 7.27 IN/HR Q10 = 9.58 CFS

UNCONTROLLED:
 A = 0.23 AC
 C = 0.42
 I10 = 7.27 IN/HR Q10 = 0.70 CFS

ALLOWABLE PROPOSED RELEASE RATE:
 Q10 = 3.88 CFS - 0.70 CFS = 3.18 CFS
 3.18 CFS < 3.88 CFS

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

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN OR PROVIDED IN ALL ZONING APPLICATIONS, OR A WAIVER REQUEST OF THE SUBMISSION REQUIREMENT WITH JUSTIFICATION SHALL BE ATTACHED. NOTE: WAIVERS WILL BE ACTED UPON SEPARATELY. FAILURE TO ADEQUATELY ADDRESS THE REQUIRED SUBMISSION INFORMATION MAY RESULT IN A DELAY IN PROCESSING THIS APPLICATION.

THIS INFORMATION IS REQUIRED UNDER THE FOLLOWING ZONING ORDINANCE PARAGRAPHS:
 SPECIAL PERMITS (8-011 2J & 2L) SPECIAL EXCEPTIONS (9-011 2J & 2L)
 CLUSTER SUBDIVISION (9-615 1G & 1N) COMMERCIAL REVITALIZATION DISTRICTS (9-622 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 SHEETS 5.
3. PROVIDE: NO ON SITE STORMWATER MANAGEMENT FACILITY REQUIRED BECAUSE THE POST-DEVELOPED RELEASE RATE IS LESS THAN THE PRE-DEVELOPED RELEASE RATE AND THE OUTFALL IS CURRENTLY ADEQUATE.

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 BASIN	1.55 AC.	0.00 AC.	0 AC		6,000	N/A
STORMFILTER	1.55 AC.	0.00 AC.	0 AC		N/A	N/A
TOTAL	1.55 AC.	0.00 AC.	0 AC		6,000	N/A

4. ONSITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON THIS SHEET. POND INLET AND OUTLET PIPE SYSTEMS ARE NOT APPLICABLE.
5. MAINTENANCE ACCESS (ROAD) TO STORMWATER MANAGEMENT FACILITY(IES) ARE NOT APPLICABLE. TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS NOT APPLICABLE (ASPHALT, GEOLOCK, GRAVEL, ETC.)
6. LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON N/A*. * SITE LANDSCAPING IS SHOWN ON SHEET 4.
7. A 'STORMWATER MANAGEMENT NARRATIVE' WHICH CONTAINS A DESCRIPTION OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET IS PROVIDED ON THIS SHEET.
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 THIS SHEET.
9. A DESCRIPTION OF HOW THE OUTFALL REQUIREMENTS, INCLUDING CONTRIBUTING DRAINAGE AREAS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED IS PROVIDED ON THIS SHEET.
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 SHEET 2.
11. A SUBMISSION WAIVER IS REQUESTED FOR : N/A
12. STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE : POST-DEVELOPMENT PEAK RUNOFF RATE IS LESS THAN PRE-DEVELOPMENT PEAK RUNOFF RATE (SEE SWM NARRATIVE ON THIS SHEET)

STORM WATER MANAGEMENT & BMP NARRATIVE

THE SUBJECT SITE CONSISTS OF A WOODED LOT WITH MODERATE SLOPES. THE PROPOSED SITE SHALL CONSIST OF A HOTEL, ONE (1) STORMFILTER BMP STRUCTURE, UNDERGROUND DETENTION FACILITY, AND ASSOCIATED PARKING.

BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED FOR THE SUBJECT SITE THROUGH A STORMFILTER UNIT. THE BMP STRUCTURE WILL PROVIDE A MINIMUM PHOSPHOROUS REMOVAL EFFICIENCY OF 40%. THE SUBJECT SITE IS A NEW DEVELOPMENT, THEREFORE THE SITE'S PHOSPHOROUS REMOVAL EFFICIENCY IS REQUIRED TO CONFORM WITH SECTION 6-401.2A OF THE PUBLIC FACILITIES MANUAL. THE REQUIRED PHOSPHOROUS REMOVAL EFFICIENCY FOR THE REDEVELOPMENT IS A MINIMUM OF 40%. THE PROJECT PROPOSES ONE (1) STORMFILTER UNIT WHICH EXCEEDS THE MINIMUM REQUIRED PHOSPHOROUS REMOVAL RATE. THE BMP TREATMENT FACILITY WILL BE DESIGNED WITH THE FINAL SITE PLAN. IF, DUE TO DESIGN CONSTRAINTS, MODIFICATIONS NEED TO BE MADE TO THE BMP FACILITY, THE APPLICANT RESERVES THE RIGHT TO REPLACE THE STORMFILTER UNIT WITH A SIMILAR BMP TREATMENT WHICH WILL STILL PROVIDE THE 40% MINIMUM PHOSPHOROUS REMOVAL REQUIREMENT.

STORMWATER MANAGEMENT (SWM) FOR THE SUBJECT SITE WILL BE MET BY PROVIDING APPROXIMATELY 220 LF OF 6-FOOT DIAMETER UNDERGROUND PIPES WITH A CONTROL STRUCTURE THAT WILL HAVE AN ORIFICE AND WEIR TO REDUCE POST-DEVELOPED FLOW TO LESS THAN OR EQUAL TO PRE-DEVELOPED FLOW (PER THE FAIRFAX COUNTY PUBLIC FACILITY MANUAL 6-0202.6A).

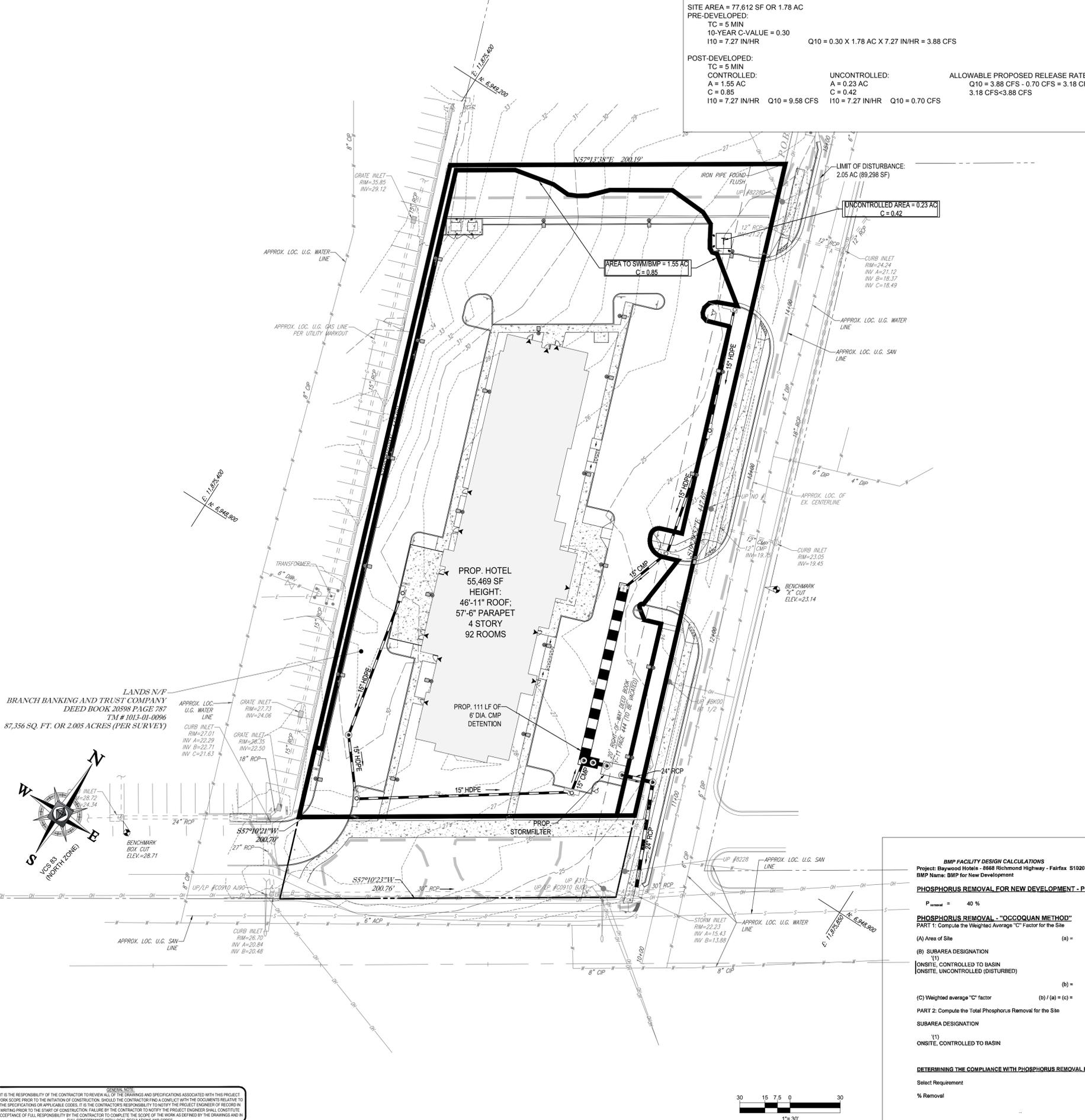
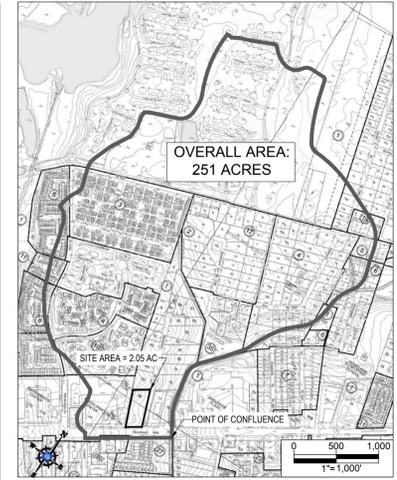
ADEQUATE OUTFALL NARRATIVE

THE PROPOSED DEVELOPMENT OUTFALLS TO THE SOUTH INTO A CLOSED STORM SEWER SYSTEM ON THE NORTHERN SIDE OF RICHMOND HIGHWAY. THIS CLOSED STORM SEWER SYSTEM THEN RUNS SOUTHEAST APPROXIMATELY 350 FEET BEFORE DISCHARGING INTO DOGUE CREEK THAT ULTIMATELY FLOWS INTO THE POTOMAC RIVER.

BASED ON A COVER MATERIAL AND SLOPE ANALYSIS OF THE SITE'S DISCHARGE POINT INTO DOGUE CREEK, ADEQUATE OUTFALL EXISTS INTO THE BED AND BANKS OF DOGUE CREEK. SINCE THIS PROPOSED DEVELOPMENT WILL NOT INCREASE THE PEAK RUNOFF RATE, IT IS OUR OPINION THAT ADEQUATE OUTFALL WILL STILL EXIST.

THIS OUTFALL CURRENTLY SERVICES AN AREA OF ±251 AC. WHICH MEETS THE REQUIREMENT OF SECTION 6-02032B OF THE PFM. THIS AREA IS DELINEATED BELOW.

ADEQUATE OUTFALL MAP



BMP FACILITY DESIGN CALCULATIONS
 Project: Baywood Hotels - 8668 Richmond Highway - Fairfax S102098
 BMP Name: BMP for New Development

Date: 6/18/2012
 By: KJT

PHOSPHOROUS REMOVAL FOR NEW DEVELOPMENT - POHICK CREEK

$P_{\text{removed}} = 40\%$

PHOSPHOROUS REMOVAL - "OCOCOQUAN METHOD"
 PART 1: Compute the Weighted Average "C" Factor for the Site

(A) Area of Site	(a) =	1.78	Ac.
(B) SUBAREA DESIGNATION	(b)	ACRES	PRODUCT
ON-SITE, CONTROLLED TO BASIN	0.85	1.55	1.32
ON-SITE, UNCONTROLLED (DISTURBED)	0.42	0.23	0.10
		Total	1.41
(C) Weighted average "C" factor	(b) / (a) = (c) =		0.79

PART 2: Compute the Total Phosphorus Removal for the Site

SUBAREA DESIGNATION	(1)	(2)	(3)	(4)	(5)	(6)
	ON-SITE, CONTROLLED TO BASIN	BMP TYPE	REMOVAL EFF. (%)	AREA RATIO	"C" FACTOR RATIO	PRODUCT
		STORMFILTER	50	0.87	1.08	49.85
				(a) Total		46.85 %

DETERMINING THE COMPLIANCE WITH PHOSPHOROUS REMOVAL REQ.

Select Requirement	% Removal
	40.00 %
	46.85 %

GENERAL NOTE:
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BOHLER ENGINEERING

CORPORATE OFFICE:
 WARREN, NJ

OFFICES:
 SOUTHBRIDGE, MA
 ALBANY, NY
 CHAMBERS, NY
 CHESTER, PA
 FORT LAUDERDALE, FL
 HARTFORD, CT
 WASHINGTON, VA

SERVICES:
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	11/8/13	REV PER COUNTY COMMENTS	KR
2	12/9/13	REV PER COUNTY COMMENTS	IS
3	12/27/13	REV PER COUNTY COMMENTS	KR

NOT APPROVED FOR CONSTRUCTION

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PROJECT No.: S102098
 DRAWN BY: NTG
 CHECKED BY: KR
 DATE: 08/13/13
 SCALE: 1"=30'
 CAD I.D.: SSS

SPECIAL EXCEPTION AMENDMENT/PROFFER CONDITION AMENDMENT FOR BAYWOOD HOTELS

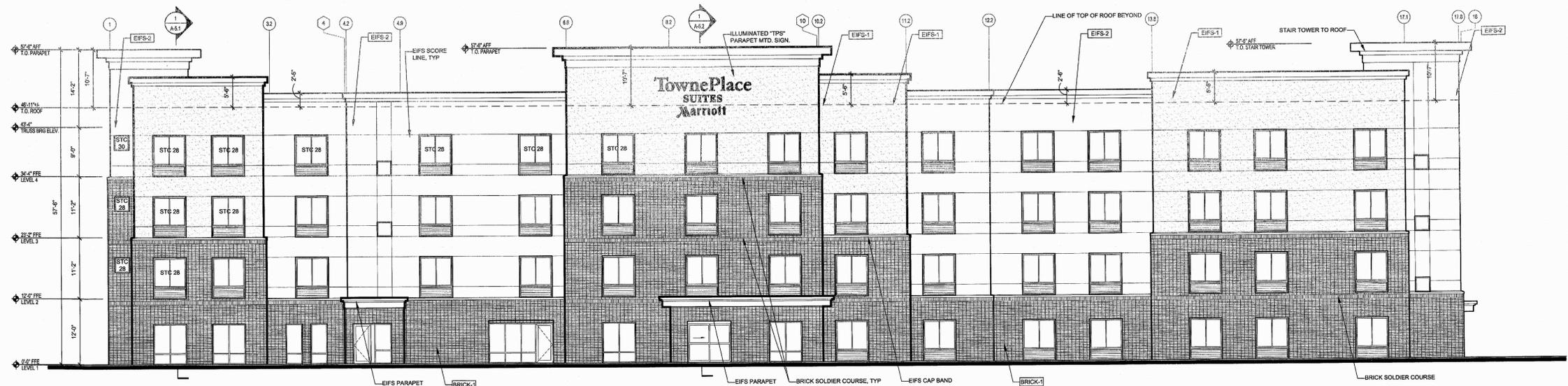
LOCATION OF SITE
 8668 RICHMOND HIGHWAY
 ALEXANDRIA, FAIRFAX CO., VA

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 Phone: (703) 709-9500
 Fax: (703) 709-9501
 www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
 DANIEL M. DUKE
 Lic. No. 034104
 12/27/13
 PROFESSIONAL ENGINEER

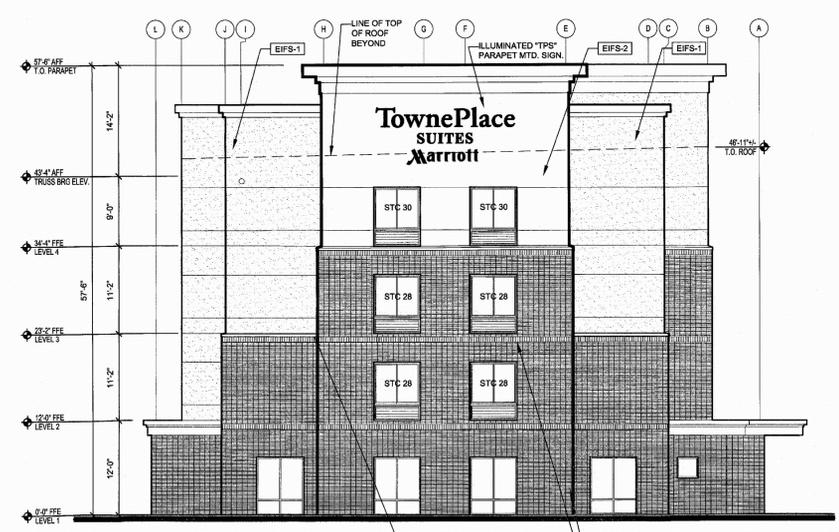
SHEET TITLE:
PRELIMINARY STORMWATER MANAGEMENT PLAN
 SHEET NUMBER:
5
 OF 8



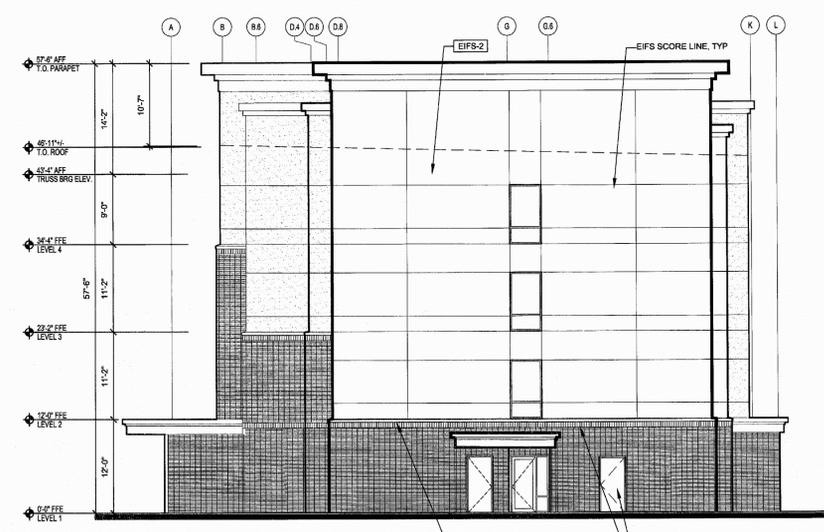
1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 REAR ELEVATION
SCALE: 1/8"=1'-0"



3 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

- NOTES:
1. REFER TO SHEETS A4.7 AND A4.8 FOR SPECIFIC PROFFER NOISE MITIGATION REQUIREMENTS AND DETAILS.
2. REFER TO SHEET A4.2 FOR WINDOW DETAILS.

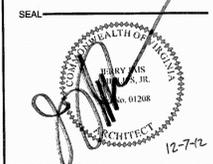
GRAPHIC	KEY	LOCATION	FINISH
[Pattern]	EIFS-1	LEVELS 2-4	DORSET GOLD #HC-8
[Pattern]	EIFS-2	LEVELS 2-4	WESTON FLAX #HC-5
[Pattern]	EIFS-3	CORNICE, TRIM	WHITE
[Pattern]	BRICK-1	LEVEL 1 - LEVEL 3	RED BRICK, STACKED BOND
[Pattern]	MTL-3	WALL LOUVERS	WHITE
[Pattern]	ST-1	LEVEL 1	DARK BRONZE
[Pattern]	GLASS	ALL LEVELS	CLEAR
[Pattern]	HM DOORS & FRAMES	LEVEL 1	PTD DARK BRONZE



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT _____



ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
050212		FRANCHISE PRELIMINARY REVIEW
101712		FRANCHISE 65% REVIEW
120712		PERMIT SET

PROJECT: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____
SCALE: _____
CAD I.D.: _____

PROJECT: BAYWOOD HOTELS



GENERATION: 3.5
MARRIOTT VOLUME LEED
DECOR: UPTOWNE

LOCATION: FT. BELVOIR, VA
FAIRFAX COUNTY

CLIENT: BAYWOOD HOTELS

BELLE POINT OFFICE PARK
7874 BELLE POINT DRIVE
GREENBELT, MD. 20770

PHILLIPS JOB NUMBER: 1003407
ISSUE DATE: 07 DECEMBER 2012
DRAWN BY/CHECKED BY: _____
DRAWING TITLE: _____

EXTERIOR ELEVATIONS

SHEET NUMBER: **A-4.1**

NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 650
ATLANTA, GEORGIA 30346

BOHLER ENGINEERING
CORPORATE OFFICE:
WARREN, NJ
OFFICES:
SOUTHBRIDGE, MA
ALBANY, NY
TOWSON, MD
WASHINGTON, VA
CHATEAUX, PA
DORTCH, VA
FORT LAUDERDALE, FL
TOWSON, MD
WASHINGTON, VA
CHATEAUX, PA
DORTCH, VA
FORT LAUDERDALE, FL

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	11/8/13	REV PER COUNTY COMMENTS	KR
2	12/9/13	REV PER COUNTY COMMENTS	IS
3	12/27/13	REV PER COUNTY COMMENTS	KR



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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: S102066
DRAWN BY: NTG
CHECKED BY: KR
DATE: 08/13/13
SCALE: NTS
CAD I.D.: SD3

SPECIAL EXCEPTION AMENDMENT/PROFFER CONDITION AMENDMENT

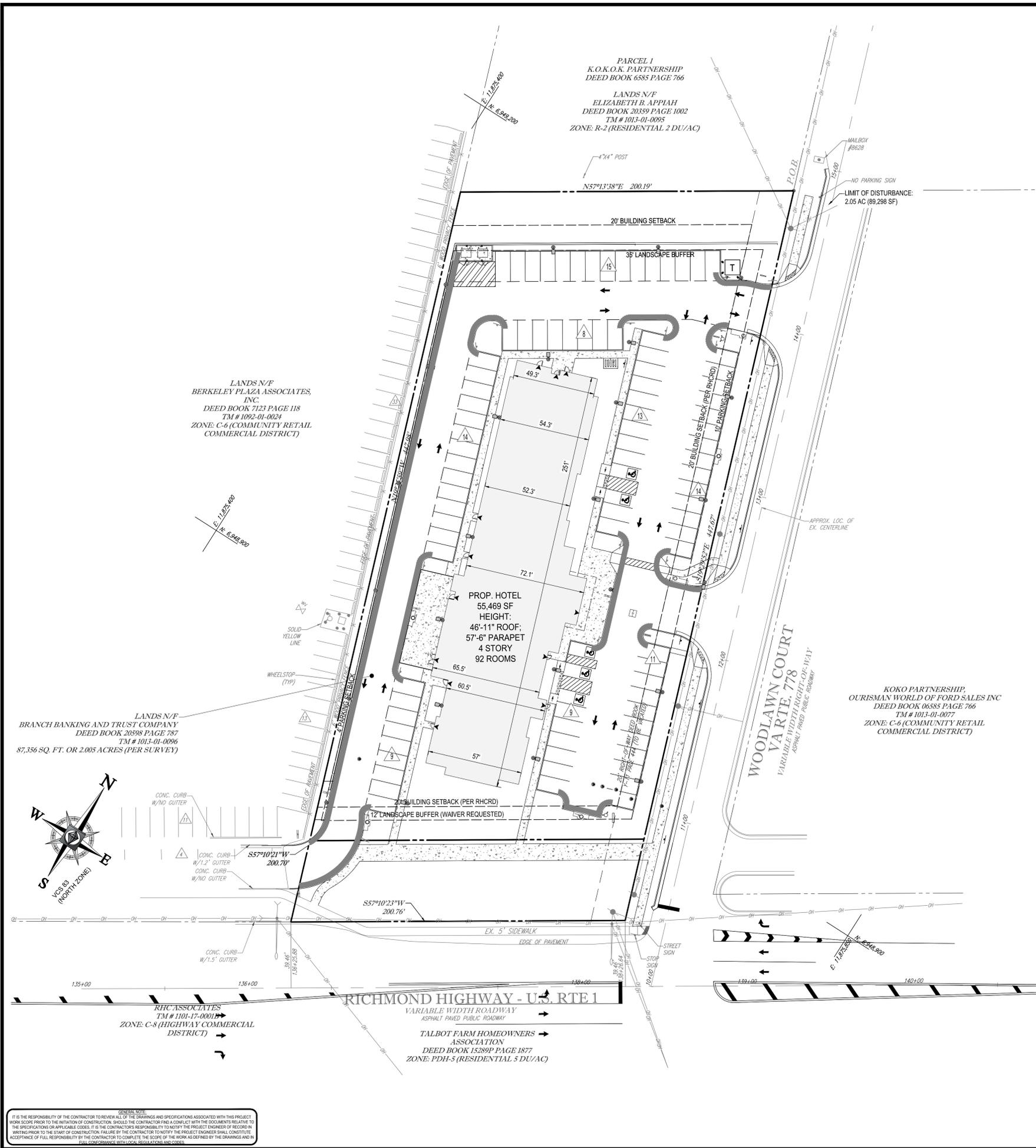
BAYWOOD HOTELS

LOCATION OF SITE
8668 RICHMOND HIGHWAY
ALEXANDRIA, FAIRFAX CO., VA

BOHLER ENGINEERING
22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

DANIEL M. DUKE
Lic. No. 034104
12/27/13
PROFESSIONAL ENGINEER

EXTERIOR BUILDING ELEVATIONS
SHEET NUMBER: **6**
OF 8



PROPOSED EASEMENT LEGEND	
	PUBLIC ACCESS
	INTER-PARCEL ACCESS
	FAIRFAX WATER

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
SOUTHBRIDGE, MA
ALBANY, NY
CHAMBERS, NY
CHERRYVALE, PA
DORT LAUDERDALE, FL
DORT WASHINGTON, VA
DORT WASHINGTON, VA
DORT WASHINGTON, VA

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS				
REV	DATE	COMMENT	BY	
1	11/8/13	REV PER COUNTY COMMENTS	KR	
2	12/9/13	REV PER COUNTY COMMENTS	IS	
3	12/27/13	REV PER COUNTY COMMENTS	KR	

NOT APPROVED FOR CONSTRUCTION

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(VA: 1-800-345-4545) (PA: 1-800-242-1776) (DC: 1-800-257-7777) (VA: 1-800-552-7011) (MD: 1-800-257-7777) (DE: 1-800-282-8629)

PROJECT No.:	S102066
DRAWN BY:	NTG
CHECKED BY:	KR
DATE:	08/13/13
SCALE:	1"=30'
CAD I.D.:	SS3

SPECIAL EXCEPTION AMENDMENT/PROFFER CONDITION AMENDMENT

FOR

BAYWOOD HOTELS

LOCATION OF SITE
8668 RICHMOND HIGHWAY
ALEXANDRIA, FAIRFAX CO., VA

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
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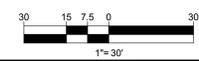
COMMONWEALTH OF VIRGINIA

DANIEL M. DUKE
Lic. No. 034104
12/27/13
PROFESSIONAL ENGINEER

SHEET TITLE:
FIRE ACCESS/FIRE MARSHAL PLAN

SHEET NUMBER:
7
OF 8

NOTES:
1. FIRE LANE CURB PAINTING AND SIGNAGE SHALL BE INSTALLED AS REQUIRED BY FAIRFAX COUNTY PRIOR TO THE OCCUPANCY OF THE STRUCTURE.



DESCRIPTION OF THE APPLICATION

The applicant, Woodlawn Hospitality, LLC, seeks approval of Proffered Condition Amendment (PCA) and Special Exception Amendment (SEA) applications to amend the proffers approved with RZ 2012-MV-001 and to further increase the previously approved Floor Area Ratio (FAR) from 0.62 to 0.63. On July 31, 2012, the Board of Supervisors approved RZ 2012-MV-001 and SE 2012-MV-001 to rezone the property from the C-6 District to the C-8 District to permit a 53,887 square foot hotel at a 0.62 FAR. The Special Exception (SE) request allowed for an increase to the maximum 0.5 FAR and 50-foot building height permitted. During the preparation of the site plan subsequent to the approval of the 2012 rezoning and SE, the applicant determined that the building would be 1,582 square feet larger than what was previously calculated during the rezoning stage. This additional square footage increases the FAR from 0.62 to 0.63, which exceeds the maximum FAR requested with the previously approved SE and proffered with the rezoning. This increase in square footage and FAR exceeds what can be approved by the Zoning Administrator as a minor modification to the previous approval. As a result, the applicant now seeks to amend the previously approved proffers and special exception to permit a further increase in FAR to allow for the additional 1,582 square feet. The applicant is not requesting any additional increase in building height or rooms from that of the previously approved 57.5-foot maximum height and 92 rooms.

The proffers, proposed development conditions, statement of justification, rezoning affidavit, and special exception affidavit are contained in Appendices 1 – 5, respectively.

Waivers and Modifications Requested:

The applicant requests reaffirmation of the waivers and modifications that were previously approved with the 2012 rezoning and SE, which include the following:

- Waiver of the transitional screening and barrier requirements along the southern boundary of the property in favor of that depicted on the Generalized Development Plan (GDP) / SEA Plat;
- Waiver of the construction of frontage improvements along the Richmond Highway frontage of the site;
- Waiver of the service drive requirement along Richmond Highway in favor of the interparcel connections shown on the GDP / SEA Plat;
- Modification of the tree planting requirement along the western property line in favor of that shown on the GDP / SEA Plat; and,
- Modification of the minimum travel-aisle width requirement to that shown on the GDP / SEA Plat.

LOCATION AND CHARACTER

The subject property is located in the northwest quadrant of the intersection of Richmond Highway and Woodlawn Court within the Highway Corridor Overlay District and the

Richmond Highway Commercial Revitalization District. The 2.0 acre property is zoned C-8 and is heavily vegetated. The image to the right illustrates the adjacent uses and zoning districts. The properties to the east and west are planned for Retail and Other, while the parcel to the north is planned for residential use at 2-3 dwelling units per acre (du/ac). The parcels to the south across Richmond Highway are planned for mixed use.



Source: Fairfax County Pictometry with Added Graphics

BACKGROUND

The subject property is included within the Richmond Highway Commercial Revitalization Overlay District (CRD), which was rezoned by the Board of Supervisors on October 29, 1998.

On June 4, 2007, the Board of Supervisors approved RZ 2007-MV-004, which rezoned the site from the R-2 District to the C-6 District to permit the development of an eating establishment. The development approved with this rezoning was never implemented.

On July 31, 2012, the Board of Supervisors approved RZ 2012-MV-001 and SE 2012-MV-001 for a 53,887 square foot hotel (92 rooms) at a 0.62 FAR. This application rezoned the property from the C-6 to the C-8 District. The SE was for an increase in FAR over the maximum of 0.5 in the C-8 pursuant to Sect. 9-618 and 9-622 of the Zoning Ordinance and an increase in building height above the 40 foot maximum height (57.5 foot height) pursuant to Sect. 9-607 and 9-622 of the Zoning Ordinance. This approval resulted in the previous proffers being null and void. Appendix 6 of this report contains the proffers, development conditions, waivers, and modifications approved with this case.

On February 1, 2013, the Department of Public Works and Environmental Services (DPWES) disapproved a site plan on the subject property for the proposed hotel because the FAR of 0.63 exceeded the proffered maximum FAR of 0.62.

COMPREHENSIVE PLAN PROVISIONS

The subject property is located in Area IV within the Richmond Highway Corridor Area, Woodlawn Community Business Center, Sub-unit A-2. The Comprehensive Plan depicts

the property as planned for Retail and Other Commercial Uses. The subject property is located within the Richmond Highway Corridor. The Comprehensive Plan for the Richmond Highway Corridor provides land use recommendations designed to encourage revitalization and provide urban design recommendations for this area. The complete Comprehensive Plan text and Urban Design Guidelines for the Richmond Highway Corridor area can be found at the following link: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/mtvernon1.pdf>.

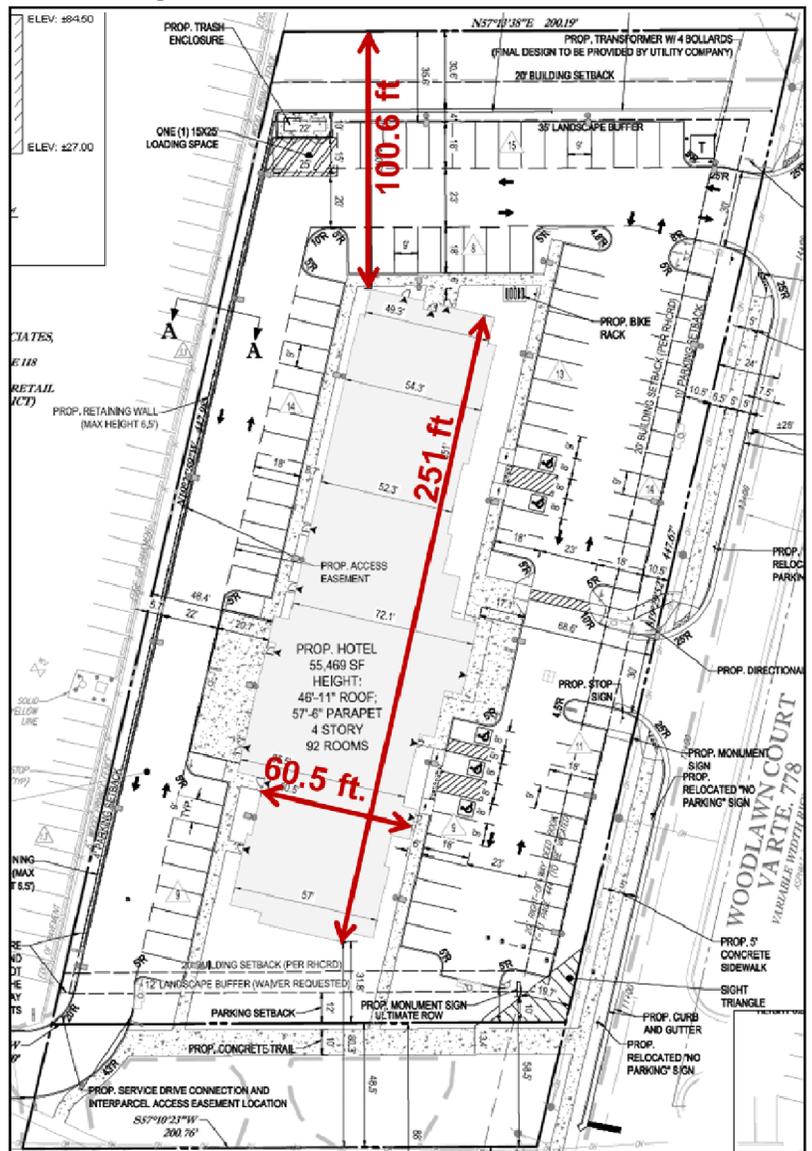
DESCRIPTION OF THE GENERALIZED DEVELOPMENT PLAN (GDP) AND SPECIAL EXCEPTION AMENDMENT (SEA) PLAT

The GDP / SEA Plat titled “Special Exception Amendment / Proffer Condition Amendment for Proposed Hotel,” prepared by Bohler Engineering and consisting of eight sheets dated August 13, 2013, as revised through December 27, 2013, is reviewed below.

Site Layout

The GDP / SEA Plat depicts the proposed four-story extended stay hotel building that contains approximately 55,469 square feet at a 0.63 FAR. The maximum height of the 92-room hotel is shown as 57.5 feet. The building is set back approximately 68.6 feet from the property line along the Woodlawn Court frontage of the site and 31.8 feet from the property line along Richmond Highway. The building setbacks to the west and north are shown as 48.4 feet and 100.6 feet, respectively. An underground stormwater facility is shown on the GDP / SEA Plat to meet stormwater management and Best Management Practices (BMP) requirements for the site.

The gross floor area of the building is approximately 1,582 square feet larger than the gross floor area approved with the previous rezoning and Special Exception



Source: GDP/SEA Plat with Added Graphics

applications in 2012. The image on the previous page is an excerpt from the current GDP/SEA Plat. The highlighted dimensions illustrate dimensions that are different from those that were shown on the previously approved GDP/SE Plat. The applicant has expanded the building to the north by three feet. As a result, the minimum rear setback will be three feet less than that of the previous approval. In addition, one of the building dimensions shown to the south of the hotel's entrance is approximately 0.6 feet greater than that of the previous approval. The minimum setbacks to the east, west, and south remain unchanged from those of the previous approval.

Vehicular Access and Parking

The proposed development contains two vehicular access points from Woodlawn Court. In addition, a connection to an existing service drive will provide access to the adjacent shopping center to the west of the subject property. The Plat shows a future interparcel connection north of this existing service drive, which would provide a vehicular connection to the shopping center to the west, following the implementation of future Richmond Highway improvements when the service drive is no longer operational. Ninety-three parking spaces located on the western, northern, and eastern sides of the building would serve the hotel. This includes one additional parking space at the southwest corner of the building that was not included with the previously approved GDP/SE Plat. One loading space is shown in the northwest corner of the site.

Pedestrian Access

A proposed 5-foot wide sidewalk along the eastern frontage of the property will provide pedestrian access onto the site from Woodlawn Court. This sidewalk would connect to an existing 5-foot wide sidewalk along Richmond Highway, as well as a proposed 10-foot wide concrete trail that the applicant intends to construct. Internal pedestrian access on the site will be provided via a walkway and crosswalk from Woodlawn Court to the hotel entrance and sidewalks around the hotel. Since the approval of the RZ/SE in 2012, the applicant has added two additional pedestrian connections to the plans: a completed sidewalk connection from the southeastern corner of the hotel to the proposed concrete trail and a connection from the western end of the proposed concrete trail to the existing 5-foot wide sidewalk that has been installed along the Richmond Highway frontage.

Landscaping

Sheet 4 of the GDP / SEA Plat contains the landscape plan for the proposed development. Although the building's rear setback is three feet less than the setback shown in the previous approval, the current GDP/SEA Plat still depicts a 35-foot landscape buffer along the northern property boundary to buffer the proposed hotel from the adjacent residential properties to the north. The applicant also intends to plant trees along the eastern and southern boundaries of the site, as well as around the proposed hotel building. In addition, the landscape plan depicts a single row of evergreen shrubs

along the western property line to the west of a proposed retaining wall. A total of 22% open space will be provided, which is consistent with the 2012 approval.

ANALYSIS

Land Use Analysis

During the review of the application in 2012, staff, the Planning Commission, and the Board of Supervisors analyzed the proposal for conformance with the site specific Comprehensive Plan guidance and determined that the application was in conformance with the Comprehensive Plan. In staff's opinion, the 1,582 increase in square footage proposed with the current application does not affect this previous analysis. Therefore, staff concludes that the current application is in conformance with the Comprehensive Plan.

Urban Forestry Analysis

Staff from the Urban Forest Management Division (UFMD) raised a concern regarding how the proposed retaining wall along the western property boundary will accommodate the proposed shrubs adjacent to the wall. Staff noted that some construction techniques for the retaining wall, such as the use of a geo-grid fabric for stability, may restrict planting in the proposed location. Although these plantings were also shown on the previously approved plans, staff believes it is important at this stage in the process to ensure that the shrubs can realistically be planted in the proposed location. The applicant responded to this comment by proffering to provide for the shrub plantings on top of the proposed retaining wall. This will ensure that the applicant selects construction methods that will accommodate these plantings. As a result, there are no outstanding urban forestry issues.

Transportation Analysis (Appendix 7)

The applicant is proposing to reaffirm the majority of the proffers approved with the initial rezoning in 2012 and is still providing for the previously requested transportation improvements, such as the sidewalk along Woodlawn Court and the trail along Richmond Highway. Staff from the Fairfax County Department of Transportation (FCDOT) requested that the applicant consider several modifications to the proffers and plans with the current application. First, the applicant previously proffered to conduct a left turn lane warrant study and, if warranted, to construct a left turn lane from Richmond Highway onto Woodlawn Court to Virginia Department of Transportation (VDOT) standards. Subsequent to the approval of the previous applications, the applicant completed the left turn lane study and determined that a left turn lane was necessary to accommodate the proposed hotel. As a result, staff requested that the applicant revise the proffer to state that the applicant will construct the left turn lane. The applicant's revised proffers commit to this request. In addition, staff requested that the applicant construct a sidewalk

connection from the southeastern corner of the hotel to the proposed concrete trail and an additional 5-foot wide sidewalk segment to connect the proposed 10-foot wide concrete trail to the existing 5-foot wide concrete sidewalk along Richmond Highway. Although these were not included with the previous approval, the applicant's revised plans now depict the requested sidewalk connections. There are no outstanding transportation issues.

ZONING ORDINANCE PROVISIONS (Appendix 8)

The proposed application meets the Zoning Ordinance requirements of the C-8 District, except for those for which the applicant has requested waivers or modifications as described below. The application's conformance with the applicable Zoning Ordinance provisions, including the Special Exception General Standards, was reviewed with the previous application. At that time, staff, the Planning Commission, and the Board of Supervisors determined that the application met these standards. Given the extent of the changes proposed with this application, staff believes that the application continues to meet these standards. In addition, the application continues to meet the Zoning Ordinance standards for a Special Exception for increase in FAR (Sect. 9-618), given that the proposed FAR of 0.63 remains below the 0.70 maximum FAR allowed by Special Exception in the C-8 District.

Waivers and Modifications

The applicant requests reaffirmation of the waivers and modifications that were previously approved with the 2012 rezoning and SE, including the following:

- Waiver of the transitional screening and barrier requirements along the southern boundary of the property in favor of that depicted on the Generalized Development Plan (GDP) / SEA Plat;
- Waiver of the construction of frontage improvements along the Richmond Highway frontage of the site. Although the applicant is now providing for the construction of the left turn lane along Richmond Highway in addition to providing the same right-of-way dedication of 88-feet from the centerline as the previous approval, the requested waiver of frontage improvements along Richmond Highway remains applicable. The applicant is not proposing construction of other transportation improvements specified in the Transportation section of the Comprehensive Plan's Policy Plan, which include improvements such as a third through-lane along Richmond Highway, associated curb and gutter, and the landscape strip between the curb and the concrete trail;
- Waiver of the service drive requirement along Richmond Highway in favor of the interparcel connections shown on the GDP / SEA Plat;

- Modification of the tree planting requirement along the western property line in favor of that shown on the GDP / SEA Plat; and,
- Modification of the minimum travel-aisle width requirement to that shown on the GDP / SEA Plat.

Given the minimal changes from the previous approval that the applicant is proposing, staff supports the applicant's request to reaffirm the previously approved waivers and modifications.

Additionally, the GDP / SEA Plat depicts a waiver request for the trail width and material requirements along Richmond Highway. This waiver request was also shown on the previously approved GDP / SE Plat but was not previously acted on by the Board. Staff does not believe this waiver is necessary since the applicant's proposed 10-foot wide concrete trail meets the recommendations specified in the Comprehensive Plan. The Countywide Trails Plan Map depicts a major paved trail (defined as asphalt or concrete and eight feet or more in width) and the Policy Plan's Transportation section recommends a minimum 9-foot wide trail along Richmond Highway. Staff believes that the proposed 10-foot wide concrete trail along Richmond Highway meets these recommendations for trail width and alternate construction material and, therefore, a waiver is not necessary.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant seeks to amend the previously approved proffers and special exception to allow for an additional 1,582 square feet of gross floor area for the proposed hotel. The applicant is not requesting any additional increase in building height or rooms from that of the previously approved 57.5-foot maximum height and 92 rooms. Staff finds that the application is in harmony with the Comprehensive Plan and conforms to all applicable Zoning Ordinance Provisions.

Recommendation

Staff recommends approval of PCA 2012-MV-001, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SEA 2012-MV-001, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of the reaffirmation of the following waivers and modifications:

- Waiver of the transitional screening and barrier requirements along the southern

boundary of the property in favor of that depicted on the Generalized Development Plan (GDP) / SEA Plat;

- Waiver of the construction of frontage improvements along the Richmond Highway frontage of the site;
- Waiver of the service drive requirement along Richmond Highway in favor of the interparcel connections shown on the GDP / SEA Plat;
- Modification of the tree planting requirement along the western property line in favor of that shown on the GDP / SEA Plat; and,
- Modification of the minimum travel-aisle width requirement to that shown on the GDP / SEA Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proffers
2. Proposed Development Conditions
3. Statement of Justification
4. Rezoning Affidavit
5. Special Exception Affidavit
6. RZ/SE 2012-MV-001 Approved Proffers and Development Conditions
7. FCDOT Analysis
8. Applicable Zoning Ordinance Provisions
9. Glossary

PROFFERS**PCA 2012-MV-001****January 6, 2013**

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 PCA 2012-MV-001-01, filed for property identified as Tax Map reference 101-3 ((1)) 96 (hereinafter referred to as the “**Application Property**”) hereby reaffirms the proffers dated July 31, 2012 approved with RZ 2012-MV-001 with the following amendments:

AMEND:**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 shall be in substantial conformance with the GDP, consisting of eight (8) sheets prepared by Bohler Engineering, dated August 13, 2013, as revised through December 27, 2013.

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 8 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 0.63.

AMEND:**4. TRANSPORTATION**

a. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (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 a 10-foot wide concrete trail frontage improvements to Richmond Highway, a 5-foot wide concrete sidewalk along Woodlawn Court, and a 5-foot wide concrete sidewalk from the proposed 10-foot wide concrete trail to the existing 5-foot wide sidewalk adjacent to Richmond Highway, as shown on the GDP/SEA Plat. 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. The Applicant shall construct a left turn lane on Richmond Highway onto Woodlawn Court as shown on the GDP to VDOT specifications, as determined by VDOT.

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.

AMEND:

6. LANDSCAPING

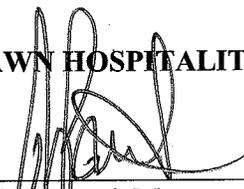
a. The Applicant shall provide landscaping on the Application Property as generally shown on the GDP/SEA Plat, subject to VDOT approval for street trees located within the Richmond Highway right-of-way. All deciduous trees planted on the Application Property shall have a minimum of two (2) to three (3) 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 Division (UFMD) and approval by VDOT. The Applicant shall provide shrub plantings on top of the proposed retaining wall along the western boundary of the property as depicted on sheet 4 of the GDP/SEA Plat and subject to approval by UFMD.

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 UFMD. The Applicant shall utilize native species where possible as coordinated with UFMD.

WOODLAWN HOSPITALITY, LLC

By:


Amit N. Patel, Manager

PROPOSED DEVELOPMENT CONDITIONS**SEA 2012-MV-001****January 23, 2014**

If it is the intent of the Board of Supervisors to approve SEA 2012-MV-001 located at 8668 Richmond Highway, Tax Map 101-3 ((1)) 96 to permit an increase in maximum Floor Area Ratio (FAR) and increase in height for a hotel pursuant to Sections 9-618 and 9-622 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. An asterisk identifies those conditions carried forward from SE 2012-MV-001 with minor modifications to update page references, labels, and dates.

1. Development of the property shall be in substantial conformance with the GDP/SEA Plat entitled "Special Exception Amendment / Proffer Condition Amendment for Proposed Hotel," consisting of eight sheets prepared by Bohler Engineering dated August 13, 2013, as revised through December 27, 2013.*
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 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.

APPENDIX 3

TRAMONTE, YEONAS, ROBERTS & MARTIN PLLC
ATTORNEYS AND COUNSELLORS AT LAW

8245 BOONE BOULEVARD, SUITE 400
VIENNA, VIRGINIA 22182
TELEPHONE: 703-734-4800
FACSIMILE: 703-442-9532

November 25, 2013

Ms. Barbara Berlin
Dept. of Planning & Zoning
12055 Govt. Center Pky., Suite-801
Fairfax, VA 22035

Re: Proffer Condition Amendment Application PCA 2012-MV-001 and
Special Exception Amendment Application SEA 2012-MV-001 for Increase in
FAR on Property Identified as Tax Map 101-3((1)) 96 ("Subject Property")
Applicant: Woodlawn Hospitality, LLC

Dear Ms. Berlin:

The following is a revised statement of justification for the above referenced Proffer Condition and Special Exception Amendment Applications. The Subject Property consists of 2.0 acres and is located in the Northwest quadrant of the intersection of Richmond Highway and Woodlawn Court. On July 31, 2012, The Board of Supervisors approved RZ 2012-MV-001 and SE 2012-MV-001 for a 53,887 square foot hotel (92 rooms) which equates to a 0.62 FAR along with a Special Exception to increase the FAR over the C-8 District 0.5 maximum.

The Architect made a mathematical error on building dimensions during the original rezoning submission. During site plan preparation the Applicant's architect correctly designed a building that is 1,582 square feet larger (55,469 S.F.) than shown on the approved GDP/SE Plat resulting in an FAR of 0.63. The approved proffers limited the maximum Floor Area Ratio to 0.62. Therefore, these applications simply request approvals of modifications to the GDP/SE Plat tabulations to reflect a building that is 1,582 square feet larger, a revision to the Proffers to reflect a 0.63 FAR, and an elimination of one unnecessary loading space.

It is submitted that the applications are in substantial conformance with the recommendations of the Comprehensive Plan. The Subject Property is discussed in Sub-Unit A-2 of the Richmond Highway Corridor of the Area IV Plan. The Plan recommends development up to a 0.7 FAR. The proposal meets the outlined conditions for development:

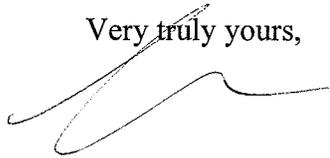
- Building will be designed to meet LEED Certification.
- Dedication of Right-of-Way for Planned Richmond Highway improvements.
- Access points are consolidated along Woodlawn Court.
- Removal of large parking expanses along Richmond Highway.

- Orientation of the building toward Richmond Highway.
- Van/Shuttle to Metro and Fort Belvoir on as needed basis.

The following is a description of the proposed use:

- A. Type of Operation – 92 room hotel.
- B. Hours of Operation – 24 hours a day.
- C. Estimated number of patrons at 100% occupancy – an average of 135 patrons.
- D. Proposed number of employees – maximum of 8 on site.
- E. Estimate of traffic impact, FCDOT has determined that the traffic generation does not meet the threshold to require a 527 Study. 48 a.m. peak hour; 57 p.m. peak hour; 760 ADT.
- F. Vicinity to be served – Fort Belvoir area, tourists.
- G. Description of building facade - predominately brick.
- H. No hazardous substances stored on site.
- I. Proposed use conforms to all applicable standards.

Very truly yours,



Keith C. Martin

cc: Kurt Blorstad

REZONING AFFIDAVIT

DATE: September 23, 2013
 (enter date affidavit is notarized)

I, Keith C. Martin, Agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

122510

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): PCA 2012-MV-001
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Woodlawn Hospitality, LLC	7871 Belle Point Dr. Greenbelt, MD 20770	Applicant/Title Owner
Jayesh B. Patel, Amit N. Patel, Kurt Blorstad		Agents
Tramonte, Yeonas, Roberts & Martin PLLC Keith C. Martin	8245 Boone Blvd #400 Vienna, VA 22182	Attorneys/Agents Attorney/Agent
Bohler Engineering VA, LLC Daniel M. Duke	22630 Davis Dr. Suite 200 Sterling, VA 20164	Engineers/Agents Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

REZONING AFFIDAVIT

DATE: September 23, 2013
(enter date affidavit is notarized)

122510

for Application No. (s): PCA 2012-MV-001
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Woodlawn Hospitality, LLC
7871 Belle Point Dr.
Greenbelt, MD 20770

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Amit N. Patel- Managing Member
Jayesh B. Patel- Member
Vikash K. Patel- Member
Vinodbhai B. Patel- Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: September 23, 2013
(enter date affidavit is notarized)

122510

for Application No. (s): PCA 2012-MV-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Tramonte Yeonas Roberts & Martin PLLC
8245 Boone Blvd #400
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Vincent A. Tramonte II
George P. Yeonas
Jill J. Roberts
Keith C. Martin

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bohler Engineering VA LLC
22630 Davis Dr. Suite 200
Sterling, VA 20164

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Adam J. Volanth
Daniel M. Duke
Mark R. Joyce

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: September 23, 2013
(enter date affidavit is notarized)

122510

for Application No. (s): PCA 2012-MV-001
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: September 23, 2013
(enter date affidavit is notarized)

122510

for Application No. (s): PCA 2012-MV-001
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)
None.

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: September 23, 2013
(enter date affidavit is notarized)

122510

for Application No. (s): PCA 2012-MV-001
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [] Applicant [x] Applicant's Authorized Agent

Keith C. Martin, Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 23rd day of September, 2013, in the State/Comm. of Virginia, County/City of Fairfax

Teresa E. Rankin
Notary Public



My commission expires: 1.31.2014

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 8, 2013
 (enter date affidavit is notarized)

I, Keith C. Martin, Agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant 122512
 applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SEA 2012-MV-001
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Woodlawn Hospitality, LLC /	7871 Belle Point Dr. Greenbelt, MD 20770	Applicant/Title Owner
Jayesh B. Patel, Amit N. Patel, Kurt Blorstad		Agents
Tramonte, Yeonas, Roberts & Martin PLLC Keith C. Martin	8245 Boone Blvd #400 Vienna, VA 22182	Attorneys/Agents Attorney/Agent
Bohler Engineering VA, LLC / Daniel M. Duke	22630 Davis Dr. Suite 200 Sterling, VA 20164	Engineers/Agents Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 8, 2013
(enter date affidavit is notarized)

122512

for Application No. (s): SEA 2012-MV-001
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Woodlawn Hospitality, LLC
7871 Belle Point Dr.
Greenbelt, MD 20770

DESCRIPTION OF CORPORATION: (check one statement)

- [x] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Amit N. Patel- Managing Member /
Jayesh B. Patel- Member
Vikash K. Patel- Member
Vinodbhai B.Patel- Member

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: May 8, 2013
(enter date affidavit is notarized)

122512

for Application No. (s): SEA 2012-MV-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Tramonte, Yeonas, Roberts & Martin PLLC ✓
8245 Boone Blvd #400
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Vincent A. Tramonte II ✓
George P. Yeonas
Jill J. Roberts
Keith C. Martin

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Bohler Engineering VA, LLC ✓
22630 Davis Dr. Suite 200
Sterling, VA 20164

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Adam J. Volanth ✓
Daniel M. Duke
Mark R. Joyce

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 8, 2013
(enter date affidavit is notarized)

122512

for Application No. (s): SEA 2012-MV-001
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 8, 2013
(enter date affidavit is notarized)

for Application No. (s): SEA 2012-MV-001
(enter County-assigned application number(s))

122512

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)
None.

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 8, 2013
(enter date affidavit is notarized)

122512

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

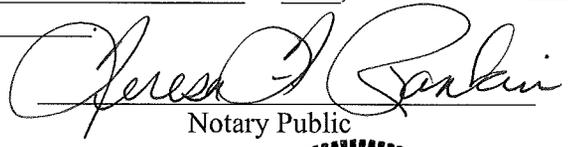
WITNESS the following signature:



(check one) [] Applicant [x] Applicant's Authorized Agent

Keith C. Martin, Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 8th day of May, 2013, in the State/Comm. of Virginia, County/City of Fairfax


Notary Public

My commission expires: 1.31.2014





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

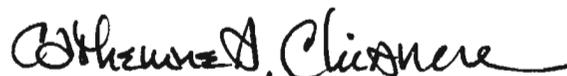
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

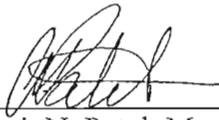
a. Prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archeological investigation of the Property to identify and evaluate archeological resources that are predicted to be present on the Property. Prior to initiation of such study, the Applicant shall meet 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.

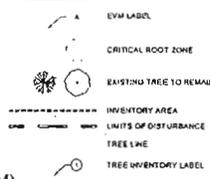
WOODLAWN HOSPITALITY, LLC

By:



Amit N. Patel, Manager

EXISTING VEGETATION MAP & TREE CONDITION ANALYSIS
LEGEND



EXISTING VEGETATION MAP (EVM)

COVER TYPE SUMMARY TABLE
PARCEL ID: 1013010096
AREA: 2.000 ACRES (87,358 SQ. FT.)
EVM PREPARED BY: NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-80814 ON 8/11/11

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	EARLY SUCCESSIONAL FOREST COMMUNITY	RED MAPLE, WALNUT, ALHAMBRA, BLACK WILLOW	YOUNG	1.855 AC	FAIR	SEE DESCRIPTION BELOW
B	MAINTAINED GRASSLAND	OPEN FIELD	NA	0.950 AC	POOR	SEE DESCRIPTION BELOW
				TOTAL ACREAGE: 2.805 AC		

DESCRIPTION: EXISTING WOODS AREA CONSISTS OF PINE (RED) PINE PLANT SPECIES SUCH AS BLACK LOCUST, ALHAMBRA, EASTERN RED CEDAR, AND VIRGINIA PINE. AREA ALSO CONTAINS A FEW HARDWOODS. THE GROUND IN THE AREA IS HEAVILY LITTERED WITH TRASH AND REMAINS OF A BURIED DOWN STRUCTURE.

REMARKS: EXISTING LAWN AREA ADJACENT TO ROUTE 1, AREA IS IN POOR CONDITION.

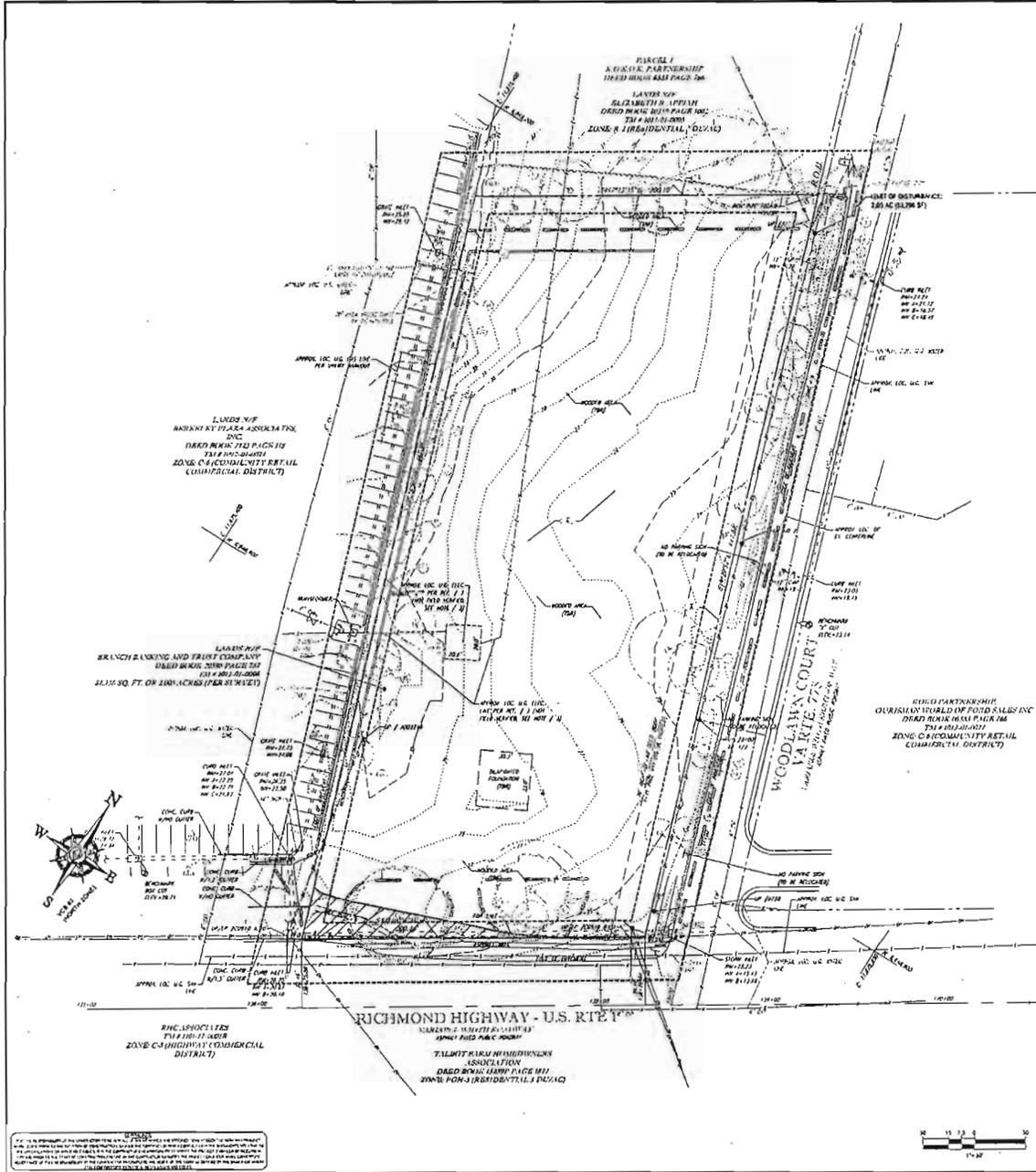
Tree Condition Analysis for Hotel Special Exception (Fairfax County Parcel ID: 101301-0096)

#	Species	Size (DBH in inches)	Canopy Rating (%)	Species Rating (%)	Presence of Removal Tree	Remarks	CRZ (feet)
1	Bovington	13	85%	70%	Preserve		12
2	Dead Tree - Hazard	8	55%	75%	Remove		8
3	Walnut	13	85%	65%	Remove		12
4	Hickory	12	80%	50%	Remove		12
5	Red Maple	12	65%	40%	Remove		12
6	Walnut	13	85%	65%	Remove		12
7	Virginia Pine	11	80%	35%	Remove		11
8	Bovington	20	85%	70%	Remove		20
9	Bovington	14	80%	70%	Remove		14
10	Dead Tree - Hazard	11	60%	30%	Remove		11
11	Bovington	13	85%	70%	Remove		12
12	Jump	13	85%	30%	Remove		13
13	Virginia Pine	12	60%	35%	Remove		12
14	Red Maple	18	70%	70%	Remove		18
15	Jump	13	70%	70%	Remove		12
16	Walnut	15	85%	65%	Remove		15
17	Bovington	16	60%	70%	Remove		16
18	Bovington	20	70%	70%	Remove		20
19	Bovington Elm	12	85%	70%	Remove		12
20	Dead Tree - Hazard	8	50%	40%	Remove		8
21	Bovington	18	60%	70%	Remove		18
22	Bovington Elm	18	80%	30%	Remove		18
23	Pine Oak	29	60%	70%	Preserve		28
24	Dead Tree - Hazard	10	60%	70%	Remove		10
25	Bovington Elm	17	60%	30%	Remove		17
26	Walnut	13	10%	65%	Remove		13
27	Shaw Maple	18	30%	60%	Remove		15
28	Linden	20	10%	60%	Remove	Dead/Dying	20
29	Bovington Elm	27	15%	30%	Remove		27
30	Dead Tree - Hazard	10	50%	30%	Remove		10
31	Dead Tree - Hazard	8	40%	55%	Remove		8
32	Bovington	18	55%	70%	Remove		18
33	Hickory	12	10%	25%	Remove		12
34	Bovington	30	65%	70%	Remove		30
35	Bovington Elm	20	85%	30%	Remove		20
36	Red Maple	12	50%	70%	Preserve		12
37	Walnut	18	55%	85%	Preserve		15
38	Walnut	15	50%	65%	Preserve		15
39	Walnut	20	30%	70%	Preserve	Offsite	20
40	Walnut Oak	20	75%	70%	Preserve		20

TREE PRESERVATION NARRATIVE

THIS NARRATIVE IS PROVIDED TO SERVE AS THE REQUIRED TREE PRESERVATION NARRATIVE PER SECTION 12-0506 OF THE COUNTY OF FAIRFAX PUBLIC FACILITIES MANUAL FOR THE REDEVELOPMENT OF PARCEL 101301-0096, ALEXANDRIA, FAIRFAX COUNTY, VA.

- THERE ARE NO HAZARDOUS TREES ON SITE.
- THERE IS INVASIVE ENGLISH SPY LOCATED ON SITE, WITHIN THE NORTHWEST PRESERVATION AREA. ENGLISH SPY WILL BE REMOVED BY HAND.
- CONSEQUENTLY THERE ARE NO KNOWN "TIGHT-ACT", "SPECIFIC", "MEMORIAL", OR "STREET" TREES LOCATED ON SITE OR LOCATED OFF SITE ADJACENT TO THE DEVELOPMENT SITE THAT WILL NEED TO BE PROTECTED.
- NO TREE TREE CANOPY WILL BE MET THROUGH TREE PRESERVATION AND PROPOSED PLANTINGS. ONLY THE AREA OF TREE CANOPY TO REMAIN ON SITE HAS BEEN COUNTED TOWARDS THE TREE PRESERVATION TARGET VALUE.
- ROOT PRUNING WILL BE PERFORMED ALONG THE NORTHERN LINES OF DEVELOPMENT ALONG THE RETAINING WALL. ROOT PRUNING IN ACCORDANCE WITH FAIRFAX COUNTY PFM PLATE 1-12 WILL OCCUR BEFORE ROUGH GRADING OF THE SITE. ROOT PRUNING ACTIVITIES WILL BE SPECIFIED WITH THE SITE PLAN.
- TREE PROTECTION FENCING WILL BE INSTALLED IN ACCORDANCE WITH FAIRFAX COUNTY PFM REGULATIONS. TREE PROTECTION MEASURES WILL BE SPECIFIED WITH THE SITE PLAN.
- NO TREES ARE TO BE TRANSPLANTED ON SITE.



BOHLER ENGINEERING
CONSULTANTS OFFICE
1710 DAVIS DRIVE, SUITE 206
STERLING, VIRGINIA 20166
PHONE: (703) 708-5000
FAX: (703) 708-5001
WWW.BOHLERENGINEERING.COM

REVISIONS

REV	DATE	COMMENTS	BY
1	10/11/11	REVISED TREE DATA	AKG
2	10/11/11	REVISED TREE DATA	AKG
3	10/11/11	REVISED TREE DATA	AKG
4	10/11/11	REVISED TREE DATA	AKG
5	10/11/11	REVISED TREE DATA	AKG
6	10/11/11	REVISED TREE DATA	AKG
7	10/11/11	REVISED TREE DATA	AKG
8	10/11/11	REVISED TREE DATA	AKG
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49	10/11/11	REVISED TREE DATA	AKG
50	10/11/11	REVISED TREE DATA	AKG

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 101301-0096
DRAWN BY: AKG
CHECKED BY: AKG
DATE: 10/11/11
SCALE: AS SHOWN
CAD. ID: 101301-0096

SPECIAL EXCEPTION PLAT/GENERAL DEVELOPMENT PLAN

BAYWOOD HOTELS

LOCATION OF PLOTS:
8858 RICHMOND HIGHWAY
ALEXANDRIA, FAIRFAX CO., VA

BOHLER ENGINEERING
7710 DAVIS DRIVE, SUITE 206
STERLING, VIRGINIA 20166
PHONE: (703) 708-5000
FAX: (703) 708-5001
WWW.BOHLERENGINEERING.COM

DANIEL M. OLKE
P.E. No. 04316
1511 N. GARDEN
SUITE 100
FAIRFAX, VA 22031
PROFESSIONAL ENGINEER

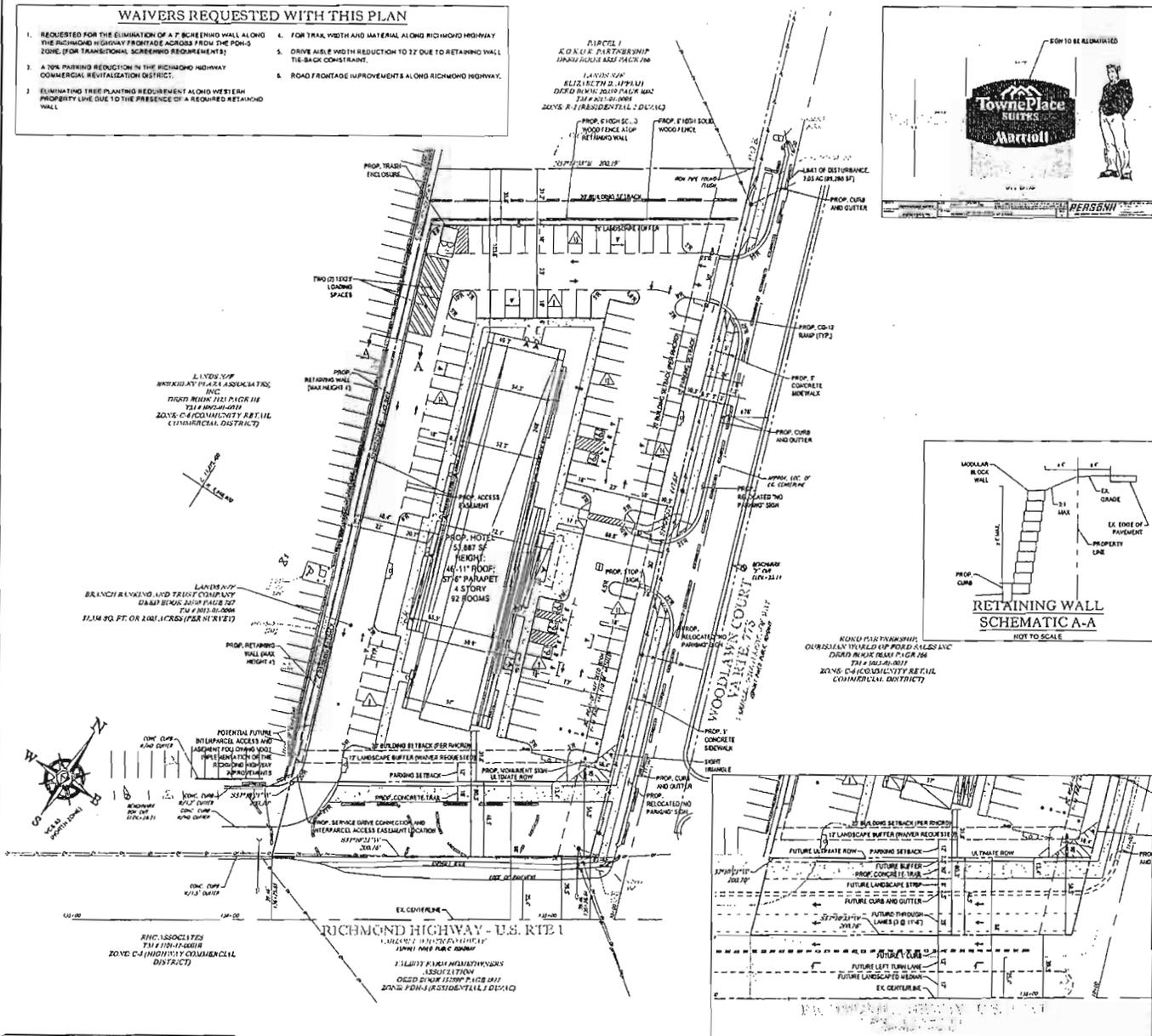
EXISTING CONDITIONS/ EXISTING VEGETATION MAP

SHEET NUMBER: 2 OF 6

WAIVERS REQUESTED WITH THIS PLAN

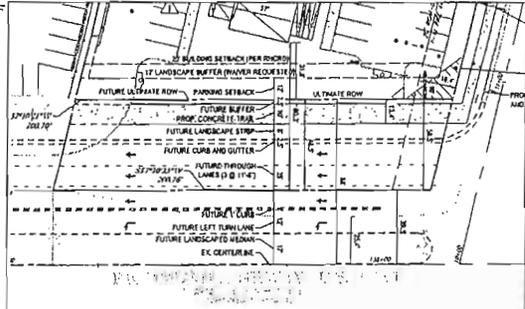
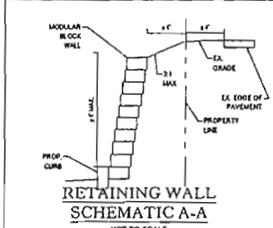
1. REQUESTED FOR THE ELIMINATION OF A 7' BENCHING WALL ALONG THE RICHMOND HIGHWAY FRONTAGE ACROSS FROM THE POHS ZONE (FOR TRANSITIONAL SCREENING REQUIREMENTS)
2. A 70% PARKING REDUCTION IN THE RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT.
3. ELIMINATING TREE PLANTING REQUIREMENT ALONG WESTERN PROPERTY LINE DUE TO THE PRESENCE OF A REQUIRED RETAINING WALL.
4. FOR TRAIL WIDTH AND MATERIAL ALONG RICHMOND HIGHWAY
5. DRIVE ASBLR 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 VVA
KELZ LECTN S. HPAJAI
DEED B/LM/L 2010 PAGE 842
2010-03-30-1001
ZONING: C-4 (RESIDENTIAL D/1514)



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: 10/6/19; REVISED: 1/11/21
2. ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S 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 BLOMBAD
301-265-6100
OWNER: WOOLLAW HOSPITALITY, LLC
- PARCEL DATA: 87,336 SF (DE 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 (HCO), RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT (RHCD)
6. RULK REQUIREMENTS:
A. MIN. LOT AREA: 40,000 SF (PROVIDED) 77,336 SF (AFTER DEDICATION)
B. MIN. BUILDING SETBACK:
FRONT SETBACK (RICHMOND HIGHWAY) (PER RHCD) 20' 21.4'
FRONT SETBACK (WOOLLAW COURT) (PER RHCD) 20' 48.4'
SIDE SETBACK (WEST LEASE LINE) (N/A) 18.4'
REAR SETBACK (NORTH LEASE LINE) 20' 102.4'
C. MIN. PARKING SETBACK:
FRONT SETBACK (RICHMOND HIGHWAY TRANSITIONAL SCENE FRONT) 17' 12.5'
FRONT SETBACK (WOOLLAW COURT) 17' 10.0'
SIDE SETBACK (WEST LEASE LINE) 4' 3.7'
REAR SETBACK (NORTH LEASE LINE) 20' 33.7'
D. PARKING REQUIREMENTS:
1 SPACE PER RENTAL UNIT PLUS 4 SPACES PER 50 RENTAL UNITS (50% REDUCTION WITH VARIATOR APPROVAL IN RHCD) (30.0 X 1) + 92 + 99.36 X 0.4 = 78.19 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) 53,847 SF / 87,336 SF = 0.61
F. MIN. DRIVE ASBLR: 30' 32'
G. MAX. BUILDING HEIGHT: 30' 46.17' (ROOF) 37'-8" (PARAPET)
H. MAX. LOT COVERAGE: 27% NO MAXIMUM PER EDWING ORDINANCE
I. OPEN SPACE (MIN): 27% 27%
J. LOADING (ONE FOR THE FIRST 10,000 GPM, PLUS ONE FOR EACH ADDITIONAL 100,000 GPM) 2 2
K. NO CONCRETE FOUNDATION SHALL BE WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AREA.
L. THE PROPERTY IS LOCATED IN ZONE C-4 (AREA DETERMINED TO BE OUTSIDE THE 800-YEAR FLOOD PLAIN) PER MAP ENTITLED "FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREA, PANEL 73 OF 100" COMMUNITY PANEL NO. 81533 0075 D, MAP REVISED 3/30/00.
M. HO UTILITY EASEMENTS HAVING A WIDTH OF 35 FEET OR MORE ARE KNOWN TO EXIST ON THE SITE.
N. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE.
O. THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 2 ARE THE RESULT OF A FIELD SURVEY, AS REFERENCED ABOVE.
P. 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.
Q. PROPOSED BUILDING UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. SITE/ING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.
R. THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION, PARKING AND ADDRESS ARE PROVIDED AS SHOWN.
S. SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
T. SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
U. PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
V. TRASH WILL BE STORED OUTSIDE AND WILL BE REMOVED ON A SCHEDULED BASIS.
W. RETAINING WALL OR EQUIVALENT AND SCREENING WALL DETAIL WILL BE FINALIZED DURING FINAL SITE PLAN DESIGN.
X. 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.
Y. THE PROPOSED DEVELOPMENT WILL PROVIDE ON-SITE PARKING, LANDSCAPING, AND STORMWATER QUANTIFICATION CONTROL TO BE FINALIZED DURING FINAL SITE PLAN DESIGN.
Z. THERE ARE NO SCENIC OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
AA. THERE ARE NO SPECIAL ADVERTISEMENTS PROVIDED WITH THIS DEVELOPMENT.
BB. RULK PLANS ANALYSIS NOT REQUIRED SINCE THE SITE IS LOCATED WITHIN THE RICHMOND HIGHWAY CORRIDOR OVERLAY DISTRICT (RHCD).



BOHLER ENGINEERING
COUNTY OFFICE
10000 HIGGS RD FARM 106
LAVIN VVA
KELZ LECTN S. HPAJAI
DEED B/LM/L 2010 PAGE 842
2010-03-30-1001
ZONING: C-4 (RESIDENTIAL D/1514)

REVISIONS

REV. DATE	COMMENT	BY
1 1/19/21	REV. PER COUNTY COMMENTS	HTG
2 1/20/21	REV. PER COUNTY COMMENTS	AJL
3 1/21/21	REV. PER COUNTY COMMENTS	HTG
4 2/09/21	REV. PER COUNTY COMMENTS	HTG
5 2/09/21	REV. PER COUNTY COMMENTS	HTG
6 2/09/21	REV. PER COUNTY COMMENTS	HTG
7 2/09/21	REV. PER COUNTY COMMENTS	HTG

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 19004
CHECKED BY: [Signature]
DATE: 1/11/21
SCALE: 1"=30'
SHEET: 1/31

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: 703-396-8061
FAX: 703-396-1951
www.bohler-engineering.com

DANIEL M. DUKE
REGISTERED PROFESSIONAL ENGINEER
No. 160,03104
EXPIRES 12/31/2024

SPECIAL EXCEPTION PLAT/GDP
SHEET NUMBER: 3 OF 3



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: Special Exception Application SE 2012-MV-001
(Concurrent with Rezoning Application RZ 2011-MV-001)

Dear Mr. Martin:

At a regular meeting of the Board of Supervisors held on July 31, 2012, the Board approved Special Exception Application SE 2012-MV-001 in the name of Woodlawn Hospitality, LLC. The subject property is located at 8668 Richmond Highway on approximately 2 acres of land, zoned C-8, CRD and HC in the Mount Vernon District [Tax Map 101-3 ((1)) 96]. The Board's action permits an increase in maximum Floor Area Ratio (FAR) from 0.50 to 0.62, increase in maximum building height from 50 ft. up to a maximum of 57 feet 6 inches and waivers and modifications in a CRD, pursuant to Sections 4-604, 9-607, 9-618 and 9-622 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development 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.

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.

The Board also:

- Approved an increase in the maximum building height from 50 feet to 57-feet, 6 inches, pursuant to Section 9-607 of the Zoning Ordinance.
- Approved an increase in the maximum floor area ratio (FAR) from 0.50 to 0.62, pursuant to Section 9-618 of the Zoning Ordinance.
- Waived the transitional screening and barrier requirements along the southern property boundary in favor of that depicted on the Generalized Development Plan/Special Exception (GDP/SE) Plat.
- Waived the construction road frontage improvements along the Richmond Highway frontage of the site.
- Waived the service drive requirement along Richmond Highway in favor of the interparcel connections shown on the GDP/SE Plat.
- Modified the tree planting requirement along the western property line in favor of that shown on the GDP/SE Plat.
- Modified the minimum travel-isle width requirement.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

SE 2012-MV-001
August 1, 2012

-3-

Cc: Chairman Sharon Bulova
Supervisor Gerry Hyland, Mount Vernon District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



County of Fairfax, Virginia

MEMORANDUM

DATE: December 20, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, Department of Planning & Zoning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, Department of Transportation

FILE: RZ 2012-MV-001, SE 2012-MV-001

SUBJECT: PCA/SEA 2012-MV-001 Woodlawn Hospitality, LLC – Baywood Hotels
8668 Richmond Hwy, Alexandria VA 22309
Tax Map: 101-3 ((1)) 96 Traffic Zone: 1552

This department has reviewed the subject applications and the Special Exception Amendment Plat dated August 13, 2013, and revised through December 9, 2013. The Applicant wishes to amend the Proffer Conditions and the Special Exception for an Increase in FAR for a 92-room hotel.

- The previously approved proffers with RZ/SE 2012-MV-001 on July 31, 2012, are applicable and remain valid:
 - Transportation Proffers 4.a., 4.c., 4.d., and 4.f.
 - Streetscape Proffers 5.a., 5.b., and 5.c.
 - Shuttle Service Proffer 11.
- The Applicant is requesting an amendment to Transportation Proffer 4.e. to construct a left turn lane on Richmond Highway as shown on the Special Exception Amendment Plat, as opposed to conducting a Left Turn Lane Warrant Study. The study was completed on November 12, 2013, and it was deemed the left turn lane is required along Route 1 turning onto Woodlawn Court.
- The Applicant should amend Transportation Proffer 4.b. to include a 5-foot wide sidewalk connection from the proposed 10-foot wide concrete trail to the existing 5-foot wide sidewalk adjacent to Route 1 (Richmond Highway), as shown on the Special Exception Amendment Plat. This sidewalk connection would eliminate a pedestrian pathway gap at this location.

AKR/RP

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot



PART 8 4-800 C-8 HIGHWAY COMMERCIAL DISTRICT**4-801 Purpose and Intent**

The C-8 District is established to provide locations on heavily traveled collector and arterial highways for those commercial and service uses which (a) are oriented to the automobile, or (b) are uses which may require large land areas and good access, and (c) do not depend upon adjoining uses for reasons of comparison shopping or pedestrian trade.

The regulations of this district are designed to accommodate such uses in a manner that will minimize interference with through traffic movements and insure a high standard in site layout, design and landscaping. Uses should be encouraged to group in preplanned concentrations, and where possible, a minimum distance of three (3) miles should be encouraged between such concentrations.

4-806 Lot Size Requirements

1. Minimum lot area: 40,000 sq. ft.
2. Minimum lot width: 200 feet
3. The minimum lot size requirements presented in Par. 1 and 2 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-807 Bulk Regulations

1. Maximum building height: 40 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: 20 feet
3. Maximum floor area ratio: 0.50, provided however an increase to 0.70 may be permitted by the Board in accordance with the provisions of Sect. 9-618
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-808 Open Space

15% of the gross area shall be landscaped open space

APPENDIX 7
COMMERCIAL REVITALIZATION DISTRICTS

PART 4 A7-400 RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT

A7-401 Purpose and Intent

The Richmond Highway Commercial Revitalization District is established to encourage economic development activities in this older commercial area of the County in order to provide desirable employment and enlarge the tax base consistent with the provisions of Sections 15.2-2200, 2283 and 2284 of the Code of Virginia, as amended. Commercial revitalization districts are intended to enhance the older commercial areas of the County by providing for specific regulations which are designed to facilitate the continued viability and redevelopment of these areas. To that end, the district is intended to provide for additional flexibilities for development and redevelopment in these areas while also providing for urban design measures such as streetscape and landscaping.

A7-407 Bulk Regulations

1. Maximum building height: As specified in the underlying zoning district regulations, except that for land zoned C-6 or C-8, a maximum height of fifty (50) feet shall be allowed by right, except as may be qualified by the provisions of the Woodlawn Historic Overlay District. In addition, where an increase in the maximum building height is allowed in the underlying zoning district regulations by special exception, such may be approved by the Board in accordance with the provisions of Sect. 9-622.
2. Minimum yard requirements: As specified in the underlying zoning district regulations, except that the minimum front yard in commercial districts shall be 20 feet, unless the adopted comprehensive plan specifies a front yard requirement that is equal to or less than the minimum front yard requirement of the underlying zoning district, in which case, the minimum front yard shall be in accordance with the comprehensive plan, provided that any plantings, streetscape treatments or other amenities set forth in the adopted comprehensive plan are also provided in general accordance with the comprehensive plan. In addition, modifications or waivers of the minimum yard requirements as specified in this district, the adopted comprehensive plan or the underlying zoning district regulations may be approved by the Board in accordance with the provisions of Sect. 9-622.
3. Maximum floor area ratio: As specified in the underlying zoning district regulations, except that where an increase in the floor area ratio is allowed in the underlying zoning district regulations by special exception, such may be approved by the Board in accordance with the provisions of Sect. 9-622.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		