



County of Fairfax, Virginia

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

RECEIVED
Department of Planning & Zoning

AUG 05 2015

Zoning Evaluation Division

April 8, 2015

G. Evan Pritchard
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Rezoning Application RZ 2014-PR-025
(Concurrent with Special Exception Application SE 2014-PR-001)

Dear Mr. Pritchard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 7, 2015, granting Rezoning Application RZ 2014-PR-025 in the name of 7799 Leesburg Pike, LLLP. The Board's action rezones certain property in the Providence District from the C-2 and HC Districts to the C-4, and HC Districts to permit a hotel. The subject property is located on the S. side of Leesburg Pike approximately 500 feet E. of its intersection with the Capital Beltway, on approximately 15,482 square feet of land, [Tax Map 39-2 ((1)) 45 D pt.].

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
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April 8, 2015

Cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Tim Shirocky, Acting 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
Michael Davis, 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
Jill Cooper, Executive Director, Planning Commission
Ajay Rawat, Coordinator, Facilities Planning, 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 7th day of April, 2015, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2014-PR-025
(Concurrent with Special Exception Application SE 2014-PR-001)**

WHEREAS, 7799 Leesburg Pike, LLLP, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-2 and HC Districts to the C-4 and HC Districts

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 Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-4 and HC Districts, and said property is subject to the use regulations of said C-4 and HC Districts, 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 7th day of April, 2015.

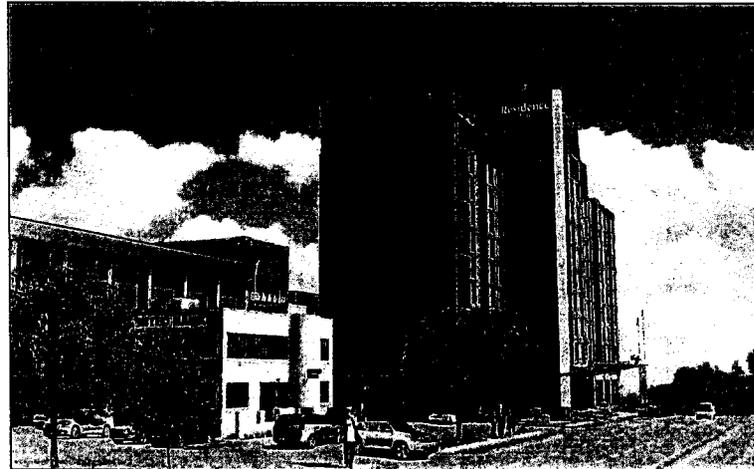


Catherine A. Chianese
Clerk to the Board of Supervisors

RESIDENCE INN AT TYSONS

SPECIAL EXCEPTION PLAT / GENERALIZED DEVELOPMENT PLAN

SE 2014-PR-001



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OWNER / APPLICANT:
Lerner Enterprises
 2000 TOWER OAKS BOULEVARD, EIGHTH FLOOR
 ROCKVILLE, MD 20852
 T 301.862.2264
 F 301.862.2261

ARCHITECTURE:
Gordon & Greenberg Architects
 7819 MACARTHUR BOULEVARD
 CRYSTAL CITY, VA 22031-1878
 T 703.520.1800
 F 703.520.1802

PLANNING / CIVIL ENGINEERING:
Pennoni Associates Inc.
 14532 LEE ROAD
 CHANTLEY, VIRGINIA 20151-1679
 T 703.448.6700
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Walsh Colucci Lubeley Emrich & Walsh PC
 COURTHOUSE PLAZA
 2302 CLARENDON BOULEVARD, 13 FLOOR
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 T 703.528.4700
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REVISION:
 DECEMBER 04, 2011
 OCTOBER 07, 2011
 AUGUST 15, 2014
 APRIL 30, 2014
 APRIL 01, 2014
 August 18, 2013
 SHEET 1 OF 19
 01-LERN1201-CV

GENERAL NOTES

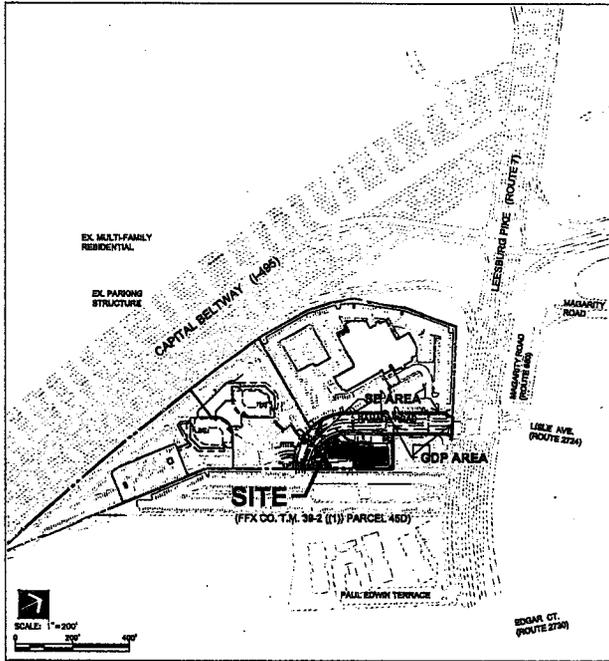
1. THIS APPLICATION IS FOR A REZONING OF A PORTION OF THE SUBJECT PARCEL FROM C-2/H/C TO C-4/H/C, AND A SPECIAL EXCEPTION FOR A PROPOSED HOTEL USE WITHIN THE C-4/H/C ZONING DISTRICT.
2. THE AREA SUBJECT TO THE GENERALIZED DEVELOPMENT PLAN IS 8.35 AC. (LS,482 S.F.) IN SIZE AND IDENTIFIED ON THE PLAT AS "LIMITS OF THE GENERALIZED DEVELOPMENT PLAN". THE AREA SUBJECT TO THIS SPECIAL EXCEPTION IS 1.62 ACRES (70,652 S.F.) IN SIZE AND IDENTIFIED ON THE PLAT AS "LIMITS OF SPECIAL EXCEPTION". THESE AREAS ARE WITHIN THE PROPERTY "LIMITS OF FAIRFAX COUNTY TAX ASSESSMENT MAP 38-2 (11) PARCEL 450 PART, AND IS IN THE NAME OF 7799 LEESBURG PINE LP, AS RECORDED IN DEED BOOK 05902 PAGE 1353. THIS PROPERTY CONSISTS OF 4.272 ACRES (186,108 SF) AND IS CURRENTLY ZONED C-2/H/C AND C-4/H/C.
3. THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING PARKING LOT AND PRIVATE TRAVEL WAY.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE EAST SIDE DISTRICT - BELTWAY/ROUTE 7 SUBDISTRICT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN FOR TYSONS CORNER URBAN CENTER.
5. THE COMPREHENSIVE PLAN DOES NOT INDICATE ANY TRAILS ON THE SITE.
6. A FIELD SURVEY WAS PERFORMED BY PENNONI (PBR-A) UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR IN APRIL 2012 FOR THE HOTEL SITE AND RAMADA DRIVE. TWO (2) FOOT CONTOUR INTERVALS ARE PROVIDED. THE MEETS AND BOUNDS PROVIDED AROUND THE GOP AND SE AREAS WERE PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR.
7. KNOWN UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY ARE SHOWN ON THE PLAN.
8. THE SITE IS IN THE PIMMIT RUN WATERSHED.
9. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITE EXISTS ON THIS SITE.
10. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE PRESENT ON SITE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 118.4, 302.4, AND 305; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS 18.672-10-5; VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND FOR PETROLEUM PRODUCTS STORED UNDERGROUND AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY SUCH SUBSTANCES ON SITE.
11. THE SITE IS CURRENTLY DEVELOPED AND HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
12. NO FLOOD PLAINS, RESOURCE PROTECTION AREAS (RPA) OR ENVIRONMENTAL QUALITY CORRIDORS EXIST ON THE SITE.
13. MECHANICAL EQUIPMENT IS LOCATED IN THE UNDERGROUND GARAGE AND PENTHOUSE, AND IS EXCLUDED FROM GROSS FLOOR AREA (GFA) AND FLOOR AREA RATIO (FAR) COMPUTATIONS. ACCESSORY STRUCTURES MAY BE PLACED ON THE ROOF OF THE PENTHOUSE IN ACCORDANCE WITH SECTION 2-506 OF THE ZONING ORDINANCE.
14. PUBLIC SANITARY SEWER SERVICE WILL BE PROVIDED TO THE PROPOSED DEVELOPMENT BY AN EXTENSION FROM AN EXISTING SANITARY MAINLINE LOCATED RAMADA DRIVE. PUBLIC WASTE WILL BE PROVIDED BY AN EXTENSION FROM THE EXISTING MAIN ON THE SITE (RELOCATION FROM THE HOTEL SITE INTO RAMADA DRIVE WILL OCCUR WITH THIS PROJECT). DETAILED DESIGN SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.
15. INGRESS AND EGRESS TO THE PROPERTY IS VIA RAMADA DRIVE, A PRIVATE TRAVEL WAY WITH EXISTING ACCESS EASEMENTS CURRENTLY IN PLACE.
16. THE BUILDING REPRESENTED ON THE SPECIAL EXCEPTION PLAT (SEP) IS ILLUSTRATIVE AND SUBJECT TO A VARYING FOOTPRINT BASED ON FINAL ARCHITECTURE AND ENGINEERING. THE FOOTPRINT MAY CHANGE AT THE TIME OF FINAL SITE PLAN AS LONG AS THE BUILDING SETBACKS SHOWN ON THE SEP AND MAXIMUM FAR ARE MAINTAINED. MINOR MODIFICATIONS TO ALL FEATURES SHOWN ON THE SEP MAY BE PERMITTED AS DETERMINED BY THE ZONING ADMINISTRATOR IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PARAGRAPHS OF SECTION 18-204 OF THE ZONING ORDINANCE. (ON-SITE LANDSCAPE AND STREETSCAPE DESIGNS AND ELEMENTS SHALL BE CONSISTENT WITH SHEETS 5 AND 6 SUBJECT TO FINAL APPROVAL BY THE URBAN FORESTRY MANAGEMENT DIVISION AT THE TIME OF SITE PLAN.) ADDITIONAL SITE FEATURES SUCH AS SIGNS, FLAGPOLES, FENCES AND WALLS NOT SHOWN ON THE SEP MAY BE PROVIDED.
17. FINAL LOCATION OF BUILDINGS MOUNTED AND PREEXISTING SIGNS TO BE DETERMINED DURING SITE PLAN REVIEW. ALL SIGNAGE WILL COMPLY WITH ARTICLE 12 OF THE ZONING ORDINANCE.
18. THE DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO OWNER DISCRETION. REGARDING PHASING, THE APPLICANT DOES NOT ANTICIPATE PHASING THE CONSTRUCTION OF THE BUILDING SHOWN ON SHEET 4.
19. LIMITS OF CLEARING AND GRADING EXTEND TO AND GENERALLY COINCIDE WITH THE SIDE PROPERTY LINES AND THAT SHOWN ON THE SEP IN RAMADA DRIVE, WITH THE EXCEPTION OF POSSIBLE ROADWAY CONSTRUCTION AND UTILITY EXTENSIONS THAT MAY BE REQUIRED BEYOND THE LIMITS SHOWN AS DETERMINED BY FINAL ENGINEERING AND DESIGN.
20. THE ARCHITECTURAL DESIGN SHOWN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE ELEVATIONS AND RENDERINGS SHOWN HEREIN, AND CONSISTENT WITH EXISTING BUILDINGS ON THE PROPERTY.
21. THE APPLICANT RESERVES THE RIGHT TO CREATE AN INTERNAL DIVISION LINE FOR THE HOTEL, WHICH WILL BE USED FOR OWNERSHIP AND TAX PURPOSES ONLY. THE SUBDIVISION PLAT AND ALL FUTURE SITE PLANS SHALL STATE THAT THE NEW LOT AND THE REMAINING PORTION OF PARCEL 450 SHALL BE CONSIDERED A SINGLE UNIT FOR THE PURPOSES OF APPLICATION OF THE ZONING ORDINANCE. THE NEW DIVISION LINE WILL NOT ESTABLISH A NEW BUILDING SETBACK LINE, NOR WILL THE DIVISION BE CONTRARY TO THE MINIMUM LOT AREA REQUIREMENT OF THE C-4 DISTRICT.
22. PARCELS 450 AND 47A SHALL BE CONSIDERED A SINGLE UNIT FOR PURPOSES OF APPLICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE.

ZONING ORDINANCE WAIVER / MODIFICATION REQUESTS:

TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE FOLLOWING:

1. A WAIVER FROM THE REQUIRED LOADING SPACES FOR THE HOTEL PURSUANT TO ZONING ORDINANCE - 11-203 (B), LOADING FOR THE HOTEL WILL OCCUR IN THE FRONT OF THE BUILDING.

VICINITY MAP



SITE TABULATIONS

TAX MAP:	39-2 ((1)) PARCEL 450 part	
EXISTING ZONE:	C-2/H/C AND C-4/H/C	
PROPOSED ZONE:	C-4/H/C	
USE:	HOTEL WITH 155 ROOMS	
PROPOSED GROSS FLOOR AREA:	116,576 S.F.	
AREA OF SPECIAL EXCEPTION:	70,652 S.F. (1.62 AC.)	
AREA OF GENERALIZED DEVELOPMENT PLAN:	15,482 S.F. (0.35 AC.)	
PROPOSED FAR (FOR SE)	1.65	REQUIRED
OPEN SPACE (FOR SE)	15%	PROVIDED
BUILDING HEIGHT:	120 FEET	120 +/- FEET TO BLDG. ROOF
YARDS (2) :		
FRONT	CONTROLLED BY A 25 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET	235 +/- FEET
SIDE	NO REQUIREMENT	1 +/- FEET
REAR	CONTROLLED BY A 20 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET	N/A (1)
PARKING (5) :	132 SPACES (2)	2 SURFACE SPACES 132 GARAGE SPACES 134 TOTAL SPACES (3)
FOOTNOTES:		

1. THE ZONING ADMINISTRATOR HAS DETERMINED THAT THE MINIMUM YARD REQUIREMENTS FOR THIS SPECIAL EXCEPTION ARE BASED ON THE PROPERTY BOUNDARIES OF PARCEL 450, AND THAT THE PROPERTY LINES ADJACENT TO THE PROPOSED HOTEL ARE DEEMED SIDE YARDS. PARCEL 450 IS A THROUGH LOT WITH NO REAR LOT LINE.
2. PER ZONING ORDINANCE ARTICLE 6 509 1.A, 132 SPACES IS MINIMUM FOR HOTEL USE.
3. APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER OF PARKING SPACES PROVIDED AT THE TIME OF FINAL SITE PLAN UPWARDS BY 7 SPACES (LESS THAN 5%) OR DOWNWARDS (NOT LESS THAN THE MINIMUM REQUIRED SPACES OF 132) DEPENDING ON FINAL ENGINEERING, COLUMN SPACING, SIZE AND CAPACITY OF MECHANICAL EQUIPMENT OR OTHER SIMILAR REASONS.

PUBLIC FACILITIES MANUAL WAIVERS / MODIFICATION REQUESTS:

TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH APPLICABLE PFM STANDARDS AND REGULATIONS WITH THE EXCEPTION OF THE FOLLOWING:

1. MODIFICATION OF PFM SECTION 7-081.2 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARDS THE NUMBER OF REQUIRED PARKING SPACES. *
 2. MODIFICATION OF PFM SECTION 11-081.5.88 TO ALLOW FOR TREE TO BE LOCATED ABOVE UTILITIES ASSOCIATED WITH THE BIO-RETENTION UTILITIES OF WHICH THOSE TREES ARE PART OF, AND TO RECEIVE TREE COVER CREDIT FOR THESE TREES. *
- * PFM MODIFICATION REQUIRES DIRECTOR APPROVAL. APPLICANT REQUESTS THE BOARD SUPPORT THIS WAIVER OR MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THIS WAIVER OR MODIFICATION AT SITE PLAN.



Pennoni Associates Inc.

PROFESSIONAL SEAL



ALL DRAWINGS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED BY ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES AND INSTRUMENTED BY RECORDING OFFICE, IN EXERCISE OF THE PROVISIONS OF THE PUBLIC RECORDS ACT, ARE SUBJECT TO THE PROVISIONS OF THE PUBLIC RECORDS ACT. PENNONI ASSOCIATES DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN WITHOUT WRITTEN VERIFICATION OF ACCURACY BY PENNONI ASSOCIATES. PENNONI ASSOCIATES AND ITS EMPLOYEES SHALL NOT BE LIABLE FOR ANY DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

NOTES AND TABULATIONS

RESIDENCE INN AT TYSONS
PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

Engineers • Surveyors • Planners • Landscape Architects

ISSUED FOR:	REV.	DATE	BY

REV. 2014-1

PROJECT NO. LERN1120

2 OF

SCALE: 1" = 200'

DATE: 2013-09

DRAWN BY: SME

CHECKED BY: DRS

ISSUED BY: S2014-19

CS0002

14555 Lee Blvd
Chantilly, VA 20151 - 703.448.0700

EXISTING VEGETATION COVER TYPE SUMMARY TABLE **TREE PRESERVATION TARGET CALCULATION (1):** **SITE AREA SUMMARY**

COVER TYPE	PRIMARY SPECIES	SUBCORNICAL STAGES	CONDITION	TOTAL AREA	ADDITIONAL COMMENTS & CONDITION DESCRIPTION
A DEVELOPED	LANDSCAPED AREAS, LAWN AREAS, BULBING, PAVED PARKING AREAS, AND INTERIOR PARKING LOT LANDSCAPING. SPACE TREE SPECIES CONSIST OF GUARDRAIL BFF, HOLLERING CHERRY, PALMETTO, PINK OAK, LIGULATED BAY, STYRACIA L. B. I. BERRY, GUM, AND ELDERBERRY. TRANSCADON (QTY) HONEY LOCUST, EVERGREEN SPECIES INCLUDE PINE, SPRUCE, YEW, SPANISH, AND EXOTIC. ALTERNATIVE PORTULACA, BROADLEAF SPECIES INCLUDE THE FOLLOWING: COMMON HEDERA, ACER, GINKGO, LILAC, JAPANESE MAPLE, ACER PALMATA (APT), JAPANESE MAPLE, LANDSCAPE SPICE, L. J. CHINA, HYDRANGEA, AND PALM SPECIES. UNDERSTORY CONSIST OF WALLS, BUSH, CONTAINERS, ORNAMENTAL BULB PLANTINGS AND AREAS OF OVERGROWN.	NA	GOOD	437 AC (PARCEL 400)	THE VEGETATION CONSISTS OF WELL-MAINTAINED LANDSCAPE PLANTINGS INCLUDING LARGE DECIDUOUS TREES. VEGETATION IS GENERALLY IN GOOD HEALTH WITH NO APPARENT PROBLEMS.
TOTAL COVER AREA				437 AC	

PRECEDENCE RANK OF EXISTING TREE CANOPY	EXISTING TREE CANOPY AREA	PRECEDENCE RANK OF EXISTING TREE CANOPY	EXISTING TREE CANOPY AREA
1	100%	1	100%
2	0%	2	0%
3	0%	3	0%
4	0%	4	0%
5	0%	5	0%
6	0%	6	0%
7	0%	7	0%
8	0%	8	0%
9	0%	9	0%
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99	0%	99	0%
100	0%	100	0%

SITE AREA SUMMARY
 GROSS SITE AREA (PARCELS 400 & 401) 100.00 AC.
 SUBTRACT AREA DEDICATED TO PARKS, ROAD FRONTAGE ADJACENT CROSS STREETS
 100.00 AC.
 100.00 AC.
 100.00 AC.
 100.00 AC.

EXISTING VEGETATION LEGEND
 EXISTING TREES PER FIELD SURVEY PERFORMED BY PERVA 2012 (SEE TREE TABLE AT RIGHT)
 APPROXIMATE LOCATION OF EXISTING TREES TAKEN FROM AVAILABLE RECORDS AND VERIFIED IN THE FIELD
 HATCHED AREAS INDICATE EXISTING TREE COVER AREA TO BE PRESERVED

EX ON-SITE TREES TO BE REMOVED WITH PROPOSED CONDO.
 EX OFF-SITE TREES REQUIRING PRESERVATION FROM OWNER PENDING.

EX. STORM PIPE TABLE

STRUCTURE	PIPE DESCRIPTION
A	100.0" 4" RCP @ 0.35%
B	100.0" 4" RCP @ 0.35%
C	100.0" 4" RCP @ 0.35%
D	100.0" 4" RCP @ 0.35%
E	100.0" 4" RCP @ 0.35%
F	100.0" 4" RCP @ 0.35%
G	100.0" 4" RCP @ 0.35%
H	100.0" 4" RCP @ 0.35%
I	100.0" 4" RCP @ 0.35%

EXISTING STORM TABLE

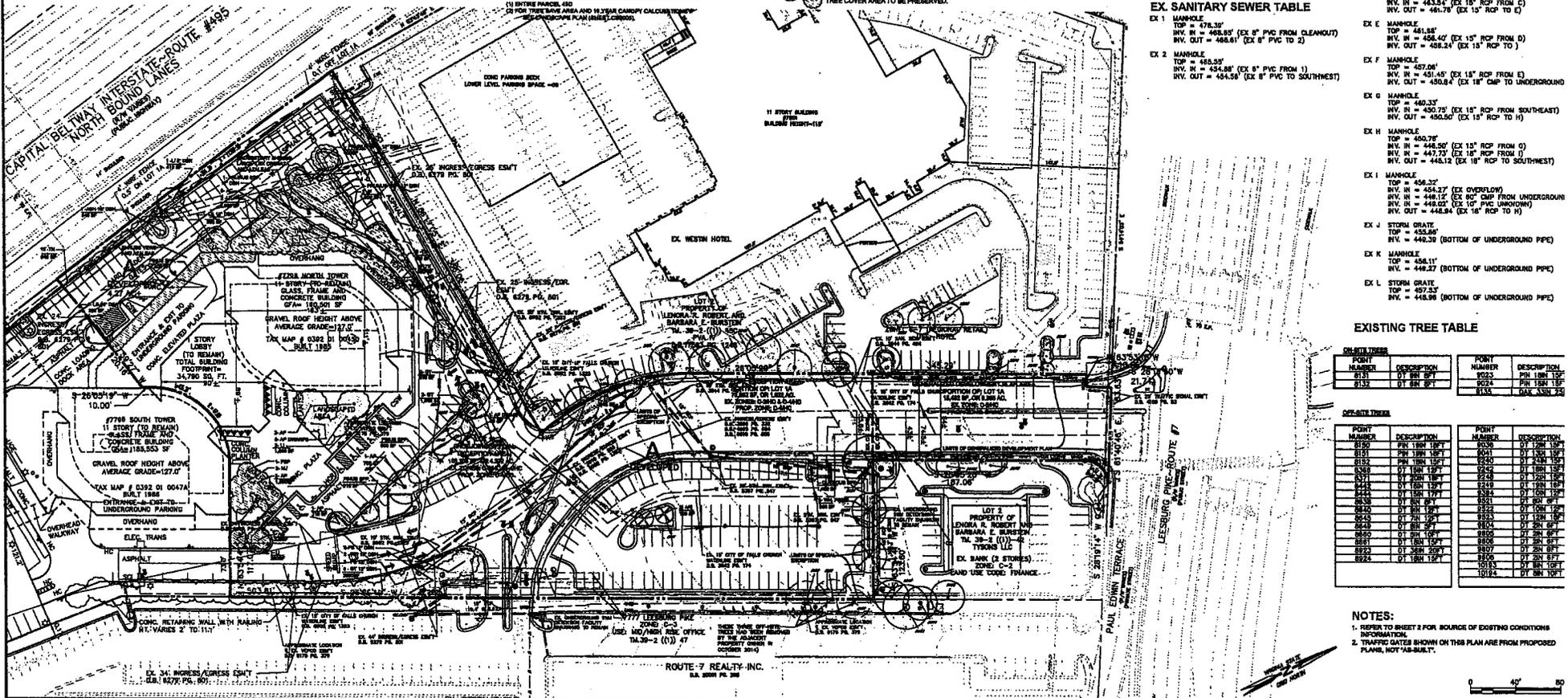
MANHOLE	TOP	INVERT	EX	RCF	TO
EX A	475.87'	468.33'	EX 48"	RCF TO B	
EX B	478.00'	474.70'	EX OVERFLOW		
	467.85'	467.85'	EX 6" @ 50' UNKOWN		
	461.82'	461.82'	EX 48" RCP FROM J		
	467.20'	467.20'	EX 15" RCP TO C		
EX C	472.83'				
EX D	468.01'	465.84'	EX 15" RCP FROM C		
	466.70'	466.70'	EX 15" RCP TO E		
EX E	461.85'	461.85'	EX 15" RCP FROM B		
	468.24'	468.24'	EX 15" RCP TO J		
EX F	467.04'	465.84'	EX 15" RCP FROM E		
	460.84'	460.84'	EX 18" CMP TO UNDERGROUND		
EX G	460.33'	450.75'	EX 15" RCP FROM SOUTHEAST		
	450.75'	450.75'	EX 15" RCP TO H		
EX H	460.78'	448.50'	EX 15" RCP FROM G		
	447.73'	447.73'	EX 15" RCP FROM I		
	446.12'	446.12'	EX 18" RCP TO SOUTHWEST		
EX I	458.23'	454.27'	EX OVERFLOW		
	448.15'	448.15'	EX 8" CMP FROM UNDERGROUND		
	448.02'	448.02'	EX 15" RCP FROM I		
	448.84'	448.84'	EX 18" RCP TO H		
EX J	455.88'	449.20'	BOTTOM OF UNDERGROUND PIPE		
EX K	456.11'	448.27'	BOTTOM OF UNDERGROUND PIPE		
EX L	457.33'	446.98'	BOTTOM OF UNDERGROUND PIPE		

EX. SANITARY PIPE TABLE

STRUCTURE	PIPE DESCRIPTION
1	216.4" 8" PVC @ 0.29%

EX. SANITARY SEWER TABLE

MANHOLE	TOP	INVERT	EX	PVC	FROM	TO
EX 1	478.33'	468.85'	EX 8" PVC FROM CLEANOUT			
	488.61'	488.61'	EX 8" PVC TO 2			
EX 2	485.50'	456.68'	EX 8" PVC FROM 1			
	456.50'	456.50'	EX 8" PVC TO SOUTHWEST			



EXISTING TREE TABLE

ON-SITE TREES	POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION
0150	01	DT BR 8FT	0155	01
0151	01	EX 8FT	0156	01

DEF-SITE TREES

POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION
0157	01	0158	01
0159	01	0160	01
0161	01	0162	01
0163	01	0164	01
0165	01	0166	01
0167	01	0168	01
0169	01	0170	01
0171	01	0172	01
0173	01	0174	01
0175	01	0176	01
0177	01	0178	01
0179	01	0180	01
0181	01	0182	01
0183	01	0184	01
0185	01	0186	01
0187	01	0188	01
0189	01	0190	01
0191	01	0192	01
0193	01	0194	01
0195	01	0196	01
0197	01	0198	01
0199	01	0200	01

NOTES:
 1. REFER TO SHEET 2 FOR SOURCE OF EXISTING CONDITIONS INFORMATION.
 2. TRAFFIC LIGHTS SHOWN ON THIS PLAN ARE FROM PROPOSED PLANS, NOT YET BUILT.

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 1458 Lee Road
 Chesapeake, VA 23062 - 703.448.9700

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EXISTING CONDITIONS / EXISTING VEGETATION MAP

RESIDENCE INN AT TYSONS CORNER
 PROVIDENCE DISTRICT
 FAIRFAX, VIRGINIA

PROFESSIONAL SEAL

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ISSUED FOR: _____ REV. DATE BY: _____

DATE: 3/13-08-1

SCALE: 1" = 40'

PROJECT NO: CS0003

SHEET NO: 3 OF 1

NOTES:

1. TAKE COVER CALCULATIONS ARE BASED ON EXISTING PRESERVED VEGETATION WITHIN AREAS OF THE SUBJECT PROPERTY THAT ARE UNDISTURBED AND PROPOSED TREES WITHIN THE AREAS OF PROPOSED DISTURBANCE.
2. A MODIFICATION OF PRR SECTION 15-0515.BE TO ALLOW TREES LOCATED IN A BIO-RETENTION AREA TO COUNT TOWARDS 10-YEAR TREE CANOPY REQUIREMENTS THEREFORE THE OWNER WILL REPLACE ANY TREE REMOVED TO FACILITATE MAINTENANCE OR REPAIR OF THE BIO-RETENTION FACILITY.
3. THE LOCATIONS AND LIMITS OF EXISTING VEGETATION TO BE PRESERVED ON THE UNDISTURBED SOUTHERN PORTION OF THE SUBJECT PROPERTY (THE EXISTING OFFICE DEVELOPMENT PORTION OF THE SITE) ARE BASED ON AVAILABLE RECORDS AND FIELD OBSERVATION MAY 2012.
4. THE LOCATIONS AND LIMITS OF EXISTING TREE COVER TO BE OBSERVED ON THE PORTION OF THE SITE THAT IS PROPOSED TO BE REDEVELOPED ARE FIELD OBSERVATIONS SUPPORTED BY PRR-A FROM THE COMPANY, APRIL 2012. REVISIONS AND TABLETS TO THE PRR-A SHALL BE THE BASIS OF CALCULATING EXISTING TREE INFORMATION.

LANDSCAPE LEGEND

- DECIDUOUS TREE (CATEGORY II, III & IV)**
- RED MAPLE, ACER RUBRUM
 - WILLOW OAK, SALICINA PHYLLOID
 - SWAMP WHITE OAK, QUERCUS BICOLOR
 - SPICED OAK, QUERCUS SPICATA
 - WHITE BARK LARCH, LARIX LARicina
 - GLABRA FRAXINUS, FRAXINUS
 - SLEIGHTY FRAXINUS, FRAXINUS
- EVERGREEN TREE (CATEGORY I, II AND IV)**
- AMERICAN HOLM, KETE PAVIA - (CAT. II)
 - AMERICAN JUNIPER, TAXUS OCCIDENTALIS - (CAT. I)
 - NORFOLK ISLAND, TAXUS NORTONII - (CAT. I)
 - NORFOLK ISLAND, TAXUS NORTONII - (CAT. I)
 - NORFOLK ISLAND, TAXUS NORTONII - (CAT. I)
- ORNA MENTAL DECIDUOUS TREE (CATEGORY I, AND II)**
- JONQUIN, ALLIUM FLAVUM
 - DORNY BIRCH, BETA PALLIDUM
 - CRAPPEY WILLOW, SALICINA LUTEA
- SHRUBS**
- GROUP BIRCH, BETA PALLIDUM
 - AMERICAN JUNIPER, TAXUS OCCIDENTALIS
 - NORFOLK ISLAND, TAXUS NORTONII
 - NORFOLK ISLAND, TAXUS NORTONII
 - NORFOLK ISLAND, TAXUS NORTONII
- ORNA MENTAL SHRUBS & PERENNIALS**
- BLACK EYED SUSAN, RUDOLPHIA HETEROPHYLLA
 - CARDINAL FLOWER, LOBELIA SPICATA
 - HARBURY BLUE FLAG, IRIS VERICOLOR
 - ITALY TREE, LIRIODEN DRON

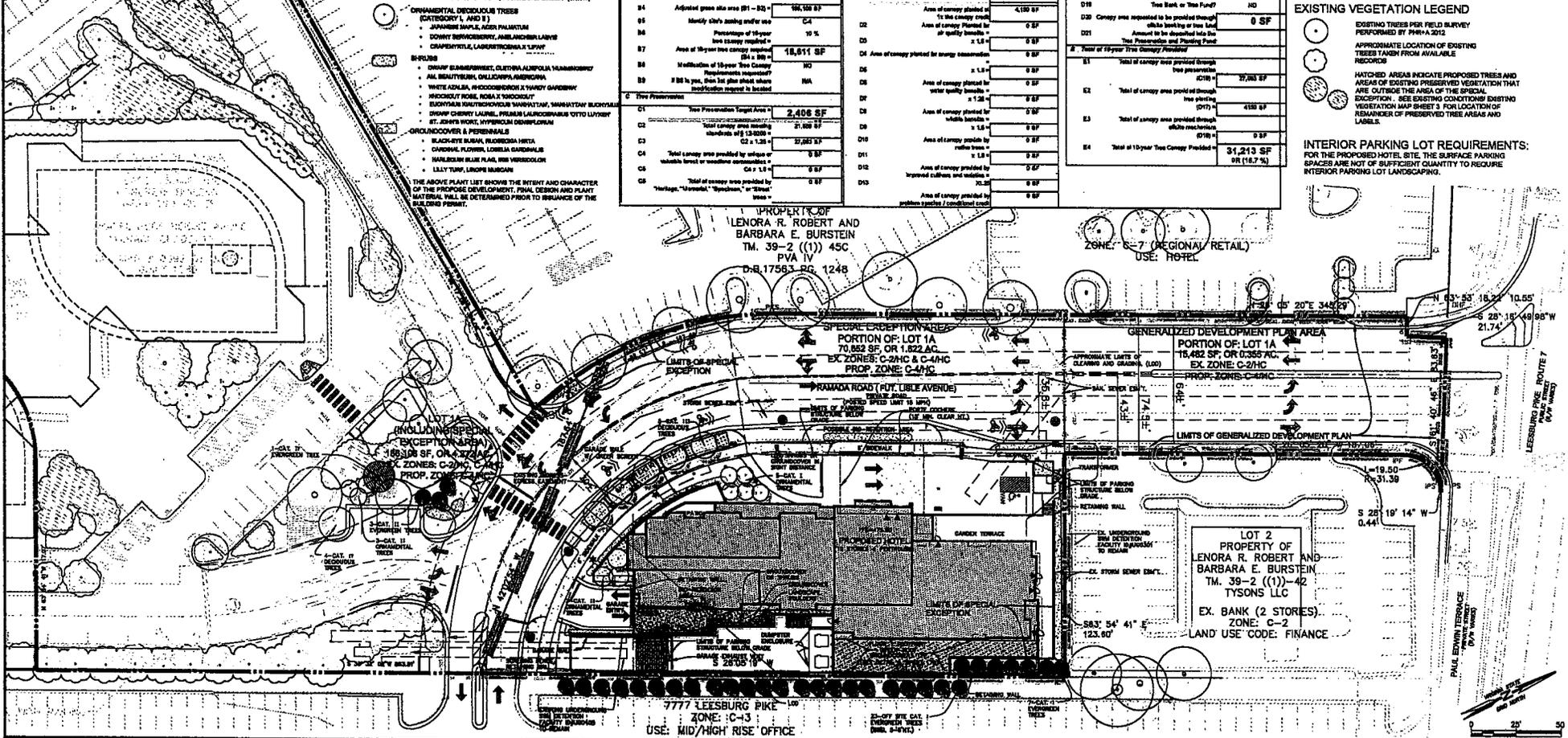
PRELIMINARY 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target and Assessment		C1. C1 x L1 x 2.5 = 0 SF		C2. C2 x L2 x 2.5 = 0 SF		C3. C3 x L3 x 2.5 = 0 SF		C4. C4 x L4 x 2.5 = 0 SF		C5. C5 x L5 x 2.5 = 0 SF		C6. C6 x L6 x 2.5 = 0 SF		C7. C7 x L7 x 2.5 = 0 SF		C8. C8 x L8 x 2.5 = 0 SF		C9. C9 x L9 x 2.5 = 0 SF		C10. C10 x L10 x 2.5 = 0 SF	
A1	Final Tree Preservation Target (calculated and statement here providing the 10-year tree canopy calculation see § 15-0515.B for list of eligible genera and worksheet)	27,063 SF																			
B. Tree Canopy Replacement		D. Tree Planting		E. Tree Preservation		F. Tree Planting		G. Tree Preservation		H. Tree Planting		I. Tree Preservation		J. Tree Planting		K. Tree Preservation		L. Tree Planting		M. Tree Preservation	
B1	Identify trees (size class) = 166,128 SF	B1	Area of canopy to be lost through tree planting = 0 SF	E1	Final Tree Preservation Target Area = 2,406 SF	F1	Area of canopy to be lost through tree planting = 0 SF	G1	Final Tree Preservation Target Area = 2,406 SF	H1	Area of canopy to be lost through tree planting = 0 SF	I1	Final Tree Preservation Target Area = 2,406 SF	J1	Area of canopy to be lost through tree planting = 0 SF	K1	Final Tree Preservation Target Area = 2,406 SF	L1	Area of canopy to be lost through tree planting = 0 SF	M1	Final Tree Preservation Target Area = 2,406 SF
B2	Adjusted gross site area (B1 - B2) = 166,128 SF	B2	Area of canopy to be lost through tree planting = 0 SF	E2	Final Tree Preservation Target Area = 2,406 SF	F2	Area of canopy to be lost through tree planting = 0 SF	G2	Final Tree Preservation Target Area = 2,406 SF	H2	Area of canopy to be lost through tree planting = 0 SF	I2	Final Tree Preservation Target Area = 2,406 SF	J2	Area of canopy to be lost through tree planting = 0 SF	K2	Final Tree Preservation Target Area = 2,406 SF	L2	Area of canopy to be lost through tree planting = 0 SF	M2	Final Tree Preservation Target Area = 2,406 SF
B3	Select area of canopy = 0 SF	B3	Area of canopy to be lost through tree planting = 0 SF	E3	Final Tree Preservation Target Area = 2,406 SF	F3	Area of canopy to be lost through tree planting = 0 SF	G3	Final Tree Preservation Target Area = 2,406 SF	H3	Area of canopy to be lost through tree planting = 0 SF	I3	Final Tree Preservation Target Area = 2,406 SF	J3	Area of canopy to be lost through tree planting = 0 SF	K3	Final Tree Preservation Target Area = 2,406 SF	L3	Area of canopy to be lost through tree planting = 0 SF	M3	Final Tree Preservation Target Area = 2,406 SF
B4	Adjusted gross site area (B1 - B3) = 166,128 SF	B4	Area of canopy to be lost through tree planting = 0 SF	E4	Final Tree Preservation Target Area = 2,406 SF	F4	Area of canopy to be lost through tree planting = 0 SF	G4	Final Tree Preservation Target Area = 2,406 SF	H4	Area of canopy to be lost through tree planting = 0 SF	I4	Final Tree Preservation Target Area = 2,406 SF	J4	Area of canopy to be lost through tree planting = 0 SF	K4	Final Tree Preservation Target Area = 2,406 SF	L4	Area of canopy to be lost through tree planting = 0 SF	M4	Final Tree Preservation Target Area = 2,406 SF
B5	Identify site's zoning and/or use = CA	B5	Area of canopy to be lost through tree planting = 0 SF	E5	Final Tree Preservation Target Area = 2,406 SF	F5	Area of canopy to be lost through tree planting = 0 SF	G5	Final Tree Preservation Target Area = 2,406 SF	H5	Area of canopy to be lost through tree planting = 0 SF	I5	Final Tree Preservation Target Area = 2,406 SF	J5	Area of canopy to be lost through tree planting = 0 SF	K5	Final Tree Preservation Target Area = 2,406 SF	L5	Area of canopy to be lost through tree planting = 0 SF	M5	Final Tree Preservation Target Area = 2,406 SF
B6	Percentage of 10-year tree canopy required = 10 %	B6	Area of canopy to be lost through tree planting = 0 SF	E6	Final Tree Preservation Target Area = 2,406 SF	F6	Area of canopy to be lost through tree planting = 0 SF	G6	Final Tree Preservation Target Area = 2,406 SF	H6	Area of canopy to be lost through tree planting = 0 SF	I6	Final Tree Preservation Target Area = 2,406 SF	J6	Area of canopy to be lost through tree planting = 0 SF	K6	Final Tree Preservation Target Area = 2,406 SF	L6	Area of canopy to be lost through tree planting = 0 SF	M6	Final Tree Preservation Target Area = 2,406 SF
B7	Area of 10-year tree canopy required (B4 x B6) = 16,612 SF	B7	Area of canopy to be lost through tree planting = 0 SF	E7	Final Tree Preservation Target Area = 2,406 SF	F7	Area of canopy to be lost through tree planting = 0 SF	G7	Final Tree Preservation Target Area = 2,406 SF	H7	Area of canopy to be lost through tree planting = 0 SF	I7	Final Tree Preservation Target Area = 2,406 SF	J7	Area of canopy to be lost through tree planting = 0 SF	K7	Final Tree Preservation Target Area = 2,406 SF	L7	Area of canopy to be lost through tree planting = 0 SF	M7	Final Tree Preservation Target Area = 2,406 SF
B8	Modification of 10-year tree canopy (B7 - B8) = 16,612 SF	B8	Area of canopy to be lost through tree planting = 0 SF	E8	Final Tree Preservation Target Area = 2,406 SF	F8	Area of canopy to be lost through tree planting = 0 SF	G8	Final Tree Preservation Target Area = 2,406 SF	H8	Area of canopy to be lost through tree planting = 0 SF	I8	Final Tree Preservation Target Area = 2,406 SF	J8	Area of canopy to be lost through tree planting = 0 SF	K8	Final Tree Preservation Target Area = 2,406 SF	L8	Area of canopy to be lost through tree planting = 0 SF	M8	Final Tree Preservation Target Area = 2,406 SF
B9	If B8 is less than B7, then B7 plus amount above modification required is located	B9	Area of canopy to be lost through tree planting = 0 SF	E9	Final Tree Preservation Target Area = 2,406 SF	F9	Area of canopy to be lost through tree planting = 0 SF	G9	Final Tree Preservation Target Area = 2,406 SF	H9	Area of canopy to be lost through tree planting = 0 SF	I9	Final Tree Preservation Target Area = 2,406 SF	J9	Area of canopy to be lost through tree planting = 0 SF	K9	Final Tree Preservation Target Area = 2,406 SF	L9	Area of canopy to be lost through tree planting = 0 SF	M9	Final Tree Preservation Target Area = 2,406 SF

PROPOSED CREDIT PROVIDED BY PLANTING ON SITE (D 17) 4,150 SF

5 CAT. I	DECIDUOUS TREES @ 75 SF =	375 SF
5 CAT. II	DECIDUOUS TREES @ 125 SF =	750 SF
5 CAT. III	DECIDUOUS TREES @ 175 SF =	1,125 SF
4 CAT. IV	DECIDUOUS TREES @ 250 SF =	1,000 SF
7 CAT. I	EVERGREEN TREES @ 75 SF =	525 SF
3 CAT. II	EVERGREEN TREES @ 125 SF =	375 SF
1 CAT. IV	EVERGREEN TREES @ 250 SF =	250 SF

- EXISTING VEGETATION LEGEND**
- EXISTING TREES PER FIELD SURVEY PERFORMED BY PRR-A 2012
 - APPROXIMATE LOCATION OF EXISTING TREES TAKEN FROM AVAILABLE RECORDS
 - HATCHED AREAS INDICATE PROPOSED TREES AND AREAS OF EXISTING PRESERVED VEGETATION THAT ARE OUTSIDE THE AREA OF THE SPECIAL EXCEPTION. SEE EXISTING CONDITIONS EXISTING VEGETATION MAP SHEET 3 FOR LOCATION OF REMAINDER OF PRESERVED TREES AREAS AND LABELS.
- INTERIOR PARKING LOT REQUIREMENTS:**
FOR THE PROPOSED HOTEL, SITE THE SURFACE PARKING SPACES ARE NOT OF SUFFICIENT QUANTITY TO REQUIRE INTERIOR PARKING LOT LANDSCAPING.



Pennoni Associates Inc.
14522 Lee Blvd
Chantilly, VA 20151 - 703.444.9700

PROFESSIONAL SEAL
MAYN B. HENDERSON
12-04-2014

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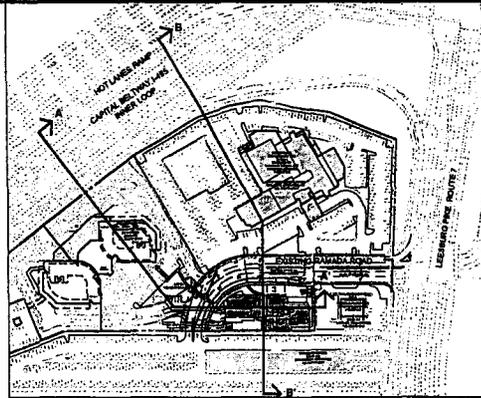
LANDSCAPE PLAN

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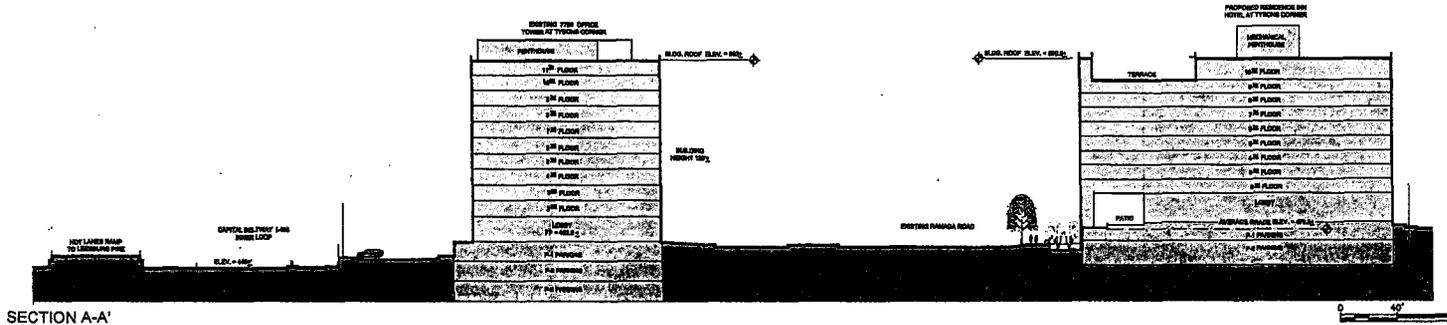
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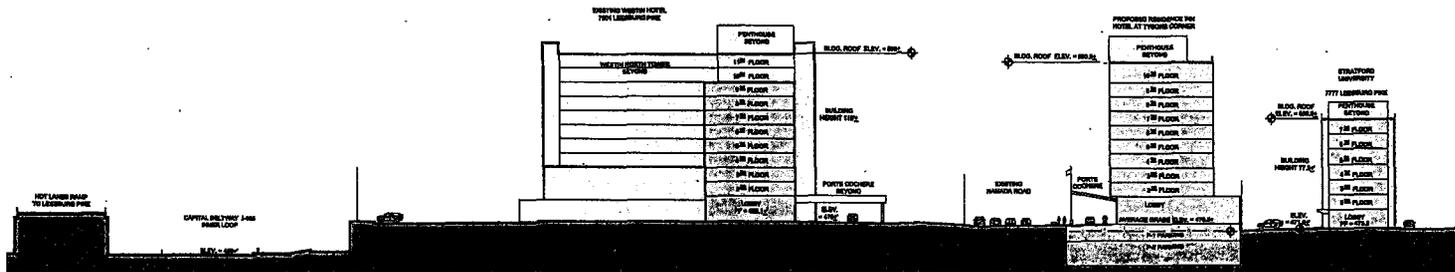
LEFBN1201
5 of 1
DATE: 2013-08-1
DRAWN BY: SME
CHECKED BY: DHS
DESIGN NO.: 252514-PR
CS0005



KEY MAP
SCALE: 1" = 150'



SECTION A-A'
SCALE: 1" = 40'-0"



SECTION B-B'
SCALE: 1" = 40'-0"

NOTE:
1. PENTHOUSE AND ANY ARCHITECTURAL FEAT SHALL NOT EXCEED 30 FEET ABOVE MAIN RO LINE.

REV. 2014-11

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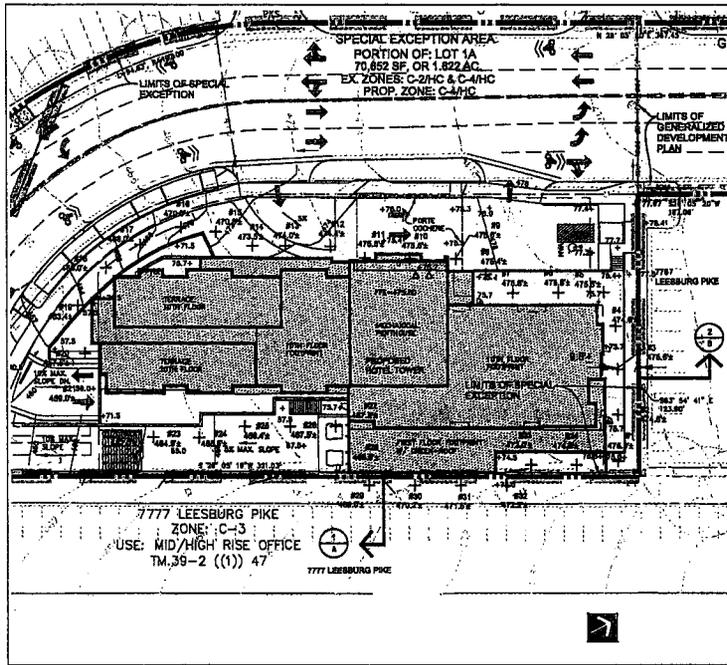
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SITE SECTION

RESIDENCE INN AT TYSONS
PRINCEDENCE DISTRICT
FARFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO.	LEFN120
SHEET NO.	7 of 1
DATE	2013-08
DATE	DHS
PROJECT NO.	SE2014-PR
	CS0007



AVERAGE GRADE PLAN

SCALE: 1" = 25'

NOTES:

1. PROPOSED GRADES MAY VARY WITH FINAL ENGINEERING.
2. SEE BUILDING ELEVATIONS SHEET 9 FOR ADDITIONAL INFORMATION.
3. PENTHOUSE AND ANY ARCHITECTURAL FEATURES SHALL NOT EXCEED 30 FEET ABOVE MAIN ROOF LINE.

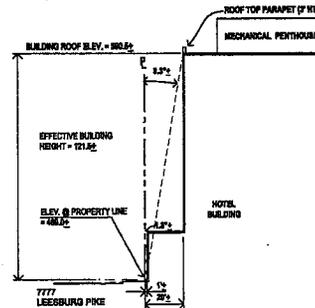
AVERAGE GRADE TABULATIONS

NUMBER	GRADE ELEVATION FT.
1	475.0
2	475.5
3	478.8
4	478.8
5	478.8
6	478.8
7	478.8
8	478.8
9	478.8
10	478.8
11	478.8
12	478.8
13	478.8
14	478.8
15	478.8
16	478.8
17	478.8
18	478.8
19	478.8
20	478.8
21	478.8
22	478.8
23	478.8
24	478.8
25	478.8
26	478.8
27	478.8
28	478.8
29	478.8
30	478.8
31	478.8
32	478.8
AVERAGE	478.8

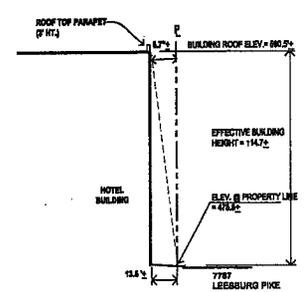
TOTAL 15,888.0
 DIVIDED BY NO. OF POINTS 34
 AVERAGE GRADE PLANE = 478.814

BUILDING HEIGHT TABULATIONS

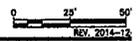
AVERAGE GRADE ELEVATION AROUND BUILDING = 470.5 ±
 BUILDING HEIGHT TO ROOF = 120'
 TOP OF BUILDING ROOF ELEVATION = 690.5' ±



1 ANGLE BULK PLANE SCALE: 1" = 30'-0"



2 ANGLE BULK PLANE SCALE: 1" = 30'-0"



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 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF VIRGINIA
 No. 508
 12-04-2014
 LANDSCAPE ARCHITECT

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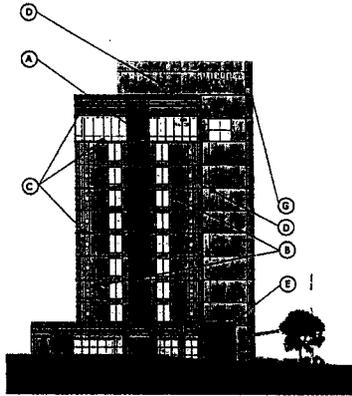
BUILDING HEIGHT

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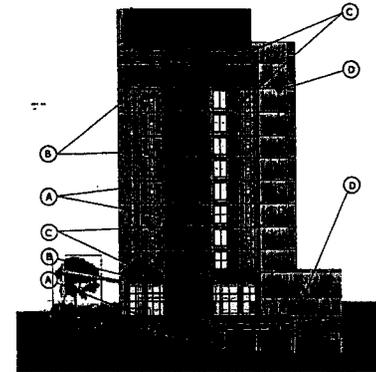
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ISSUED FOR:	REV.	DATE	BY

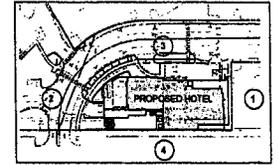
PROJECT NO. **LEARN1201**
 SHEET NO. **8 OF 1**
 DATE AS SHOWN **2013-08-01**
 DRAWN BY **SME**
 CHECKED BY **DHS**
 PENNONI NO. **SR014-PR**
CS008



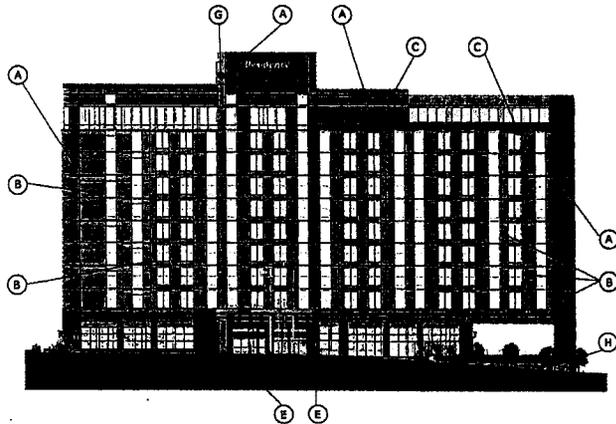
① NORTH ELEVATION



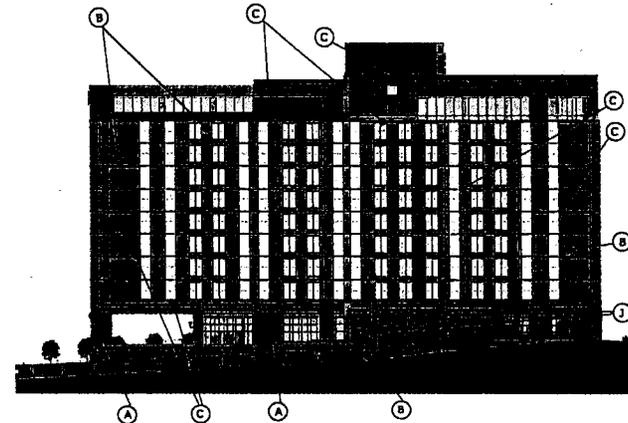
② SOUTH ELEVATION



KEY MAP



③ WEST ELEVATION



④ EAST ELEVATION

MATERIALS LEGEND

- A - BRICK "A" SALMON
- B - BRICK "B" WARM LIGHT GRAY
- C - BRICK "C" WARM DARK GRAY
- D - METAL PANEL - DARK GRAY
- E - GRANITE
- F - METAL & GLASS CANOPY
- G - LIGHT FEATURE (LED)
- H - GREEN PLANT SCREEN WALL
- J - DECORATIVE BRICK PATTERN
- K - ALUMINUM STOREFRONT & WINDOW

NOTE: THESE ELEVATIONS SHOW THE INTENT, CHARACTER AND QUALITY OF THE PROPOSED DEVELOPMENT. FINAL DESIGN AND MATERIALS WILL BE DETERMINED PRIOR TO ISSUANCE OF BUILDING PERMIT.

0 25'
SCALE: 1" = 25'-0"
REV. 2014-12



GORDON & GREENBERG
ARCHITECTS

Pennoni Associates Inc.

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BUILDING ELEVATIONS

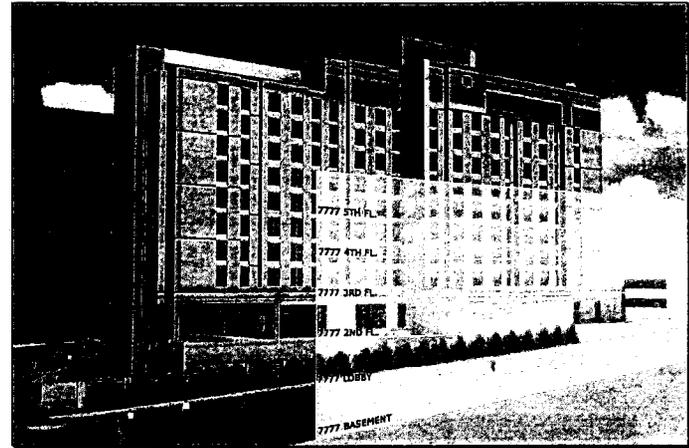
RESIDENCE INN AT TYSONS
PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

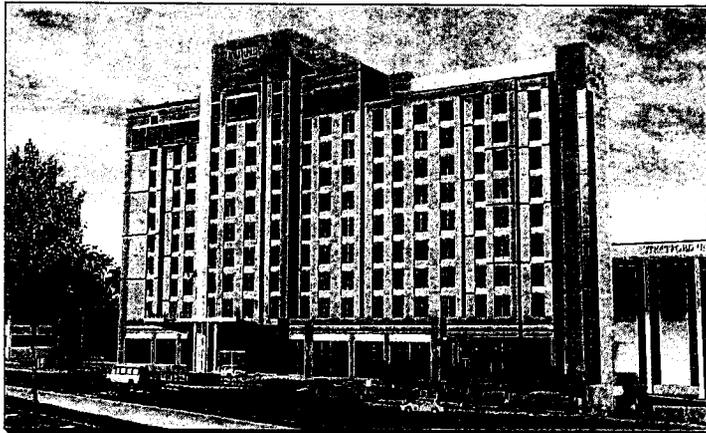
PROJECT NO.	LEFN1201
SHEET	9 OF 11
DATE	2013-08-11
SCALE	DWS
DESIGNER	CS009



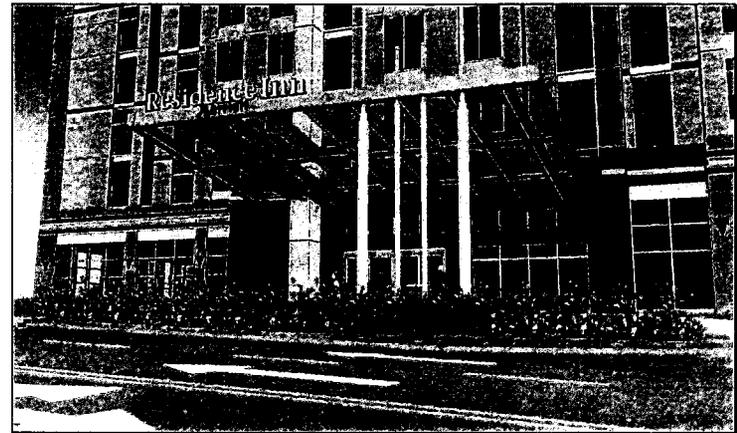
SOUTHWEST ILLUSTRATIVE SITE PERSPECTIVE



SOUTH VIEW ILLUSTRATIVE PERSPECTIVE



WEST ILLUSTRATIVE SITE PERSPECTIVE



ENTRANCE ILLUSTRATIVE PERSPECTIVE



GORDON & GREENBERG
ARCHITECTS

NOTE: THESE ILLUSTRATIONS SHOW THE INTENT, CHARACTER AND QUALITY OF THE PROPOSED DEVELOPMENT.
FINAL DESIGN AND MATERIALS WILL BE DETERMINED PRIOR TO ISSUANCE OF BUILDING PERMIT.

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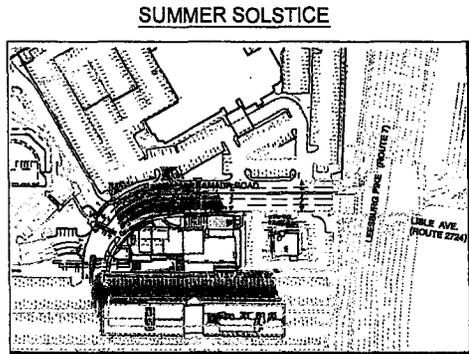
ILLUSTRATIVE SITE PERSPECTIVES

RESIDENCE INN AT TYSONS
PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

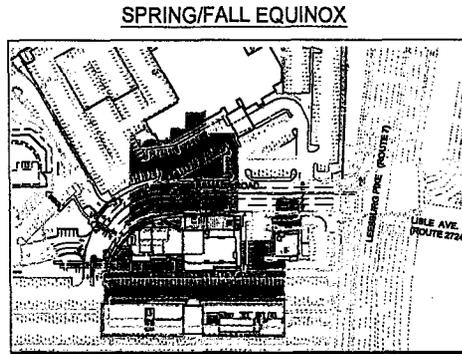
ISSUED FOR:	REV.	DATE	BY

PROJECT NO.	LERN1201
SHEET NO.	10 OF 1
DATE	2013-08-1
BY	DAK
CHECKED BY	DWS
SCALE	AS SHOWN
PROJECT NO.	522014-PR
PROJECT NAME	CS0010

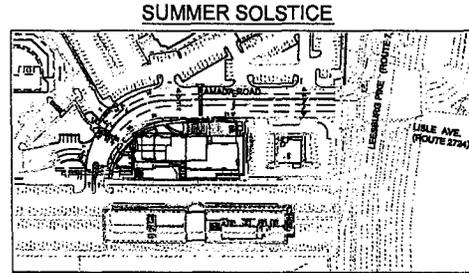
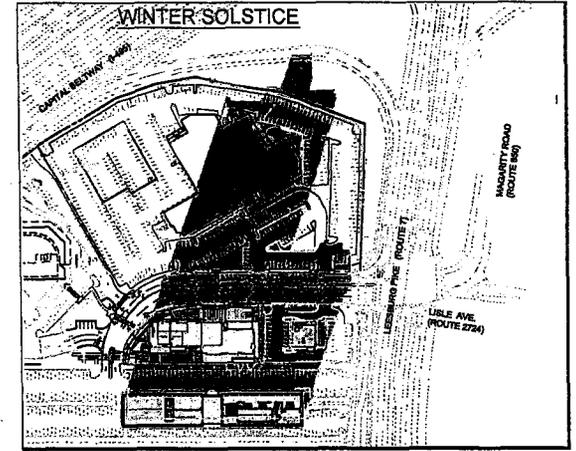
REV. 2014-12



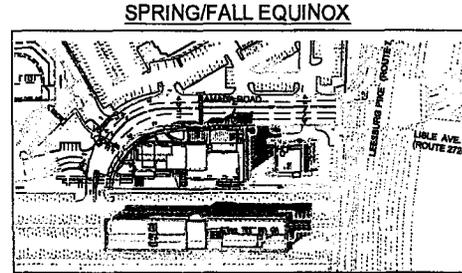
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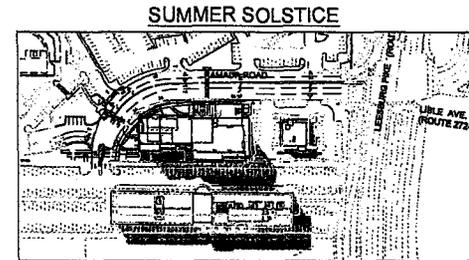
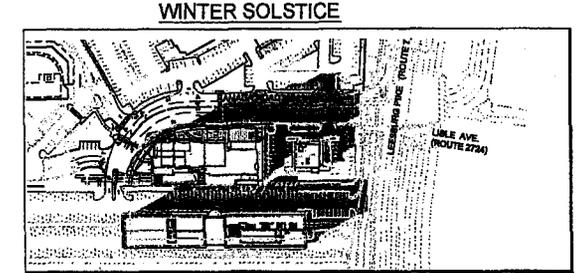
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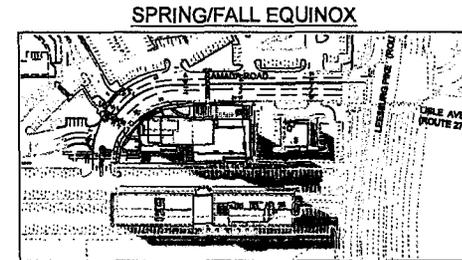
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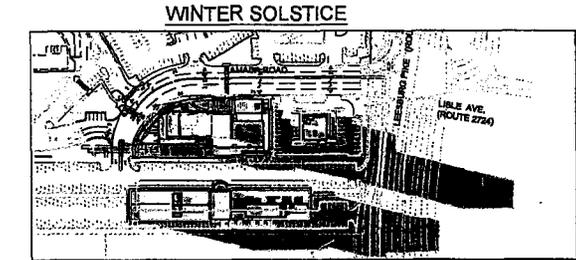
12:00 PM



3:00 PM



3:00 PM



SCALE: 1" = 100' REV. 2014-12



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ISSUED FOR	REV.	DATE	BY

PROJECT NO. **LEPN1201**

11 OF 1

SCALE: 1" = 120'

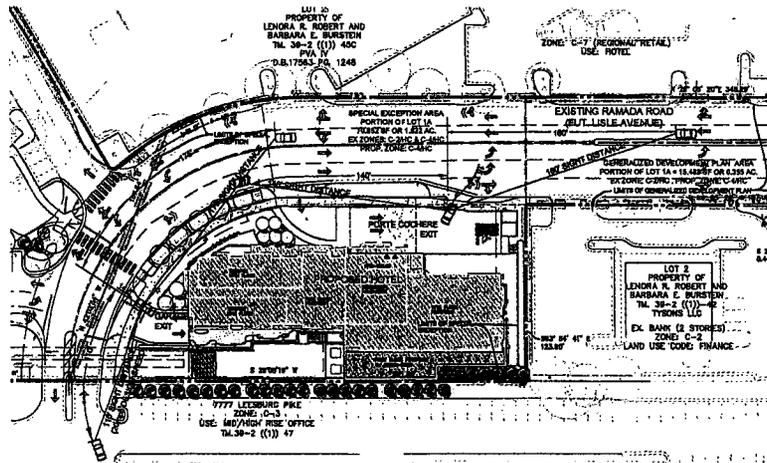
DATE: 2013-05-

DRAWN BY: **DHS**

CHECKED BY: **DHS**

ISSUED BY: **RE2514-PG**

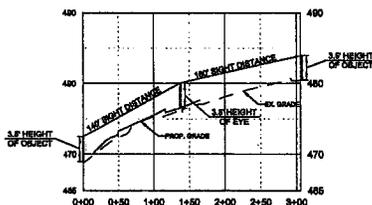
CS0011



SIGHT DISTANCE PLAN

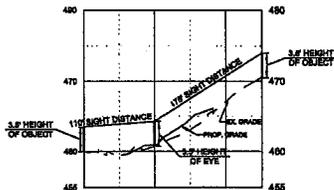
SCALE: 1" = 40'-0"

NOTE: ALL STREET TREES SHALL BE LIMBED UP TO 7' TO ALLOW FOR SIGHT DISTANCE.



INTERSECTION SIGHT DISTANCE AT PORTE CDCHERE EXIT

DESIGN SPEED= 25 MPH
POSTED SPEED: 15 MPH



INTERSECTION SITE DISTANCE AT GARAGE EXIT

DESIGN SPEED= 25 MPH
POSTED SPEED: 15 MPH

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**FIRE ACCESS PLAN
SIGHT DISTANCE PLAN AND PROFILE**

RESIDENCE INN AT TYSONS
PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

FIRE PROTECTION NARRATIVE

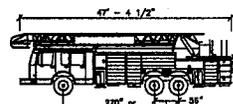
THE PROPOSED HOTEL SHALL BE EQUIPPED WITH REDS AND YELLOW HAZARD CLASSES AS REQUIRED. FINAL DETERMINATION OF THE EXTENT AND PLACEMENT SHALL BE AT SITE PLAN REVIEW.

EMERGENCY ACCESS EASEMENT NOTES:

1. THE FIRE LANE MARKINGS SHALL BE OBSERVED WITH REDS AND YELLOW HAZARD CLASSES AS REQUIRED. FINAL DETERMINATION OF THE EXTENT AND PLACEMENT SHALL BE AT SITE PLAN REVIEW.
2. WITHIN THE FIRE LANE, THE UNDERGROUND WARDING STRUCTURES WILL BE DESIGNED TO SUPPORT THE FIRE DEPARTMENT VEHICLES.
3. LOCATION OF THE FIRE DEPARTMENT CONNECTION TO BE PROVIDED AT FINAL SITE PLAN REVIEW.

BUILDING CODE INFORMATION

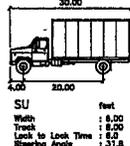
PROPOSED HOTEL
USE GROUP: R-1 HOTEL
CONSTRUCTION TYPE: S-1
NUMBER OF STORES: 11 + PENTHOUSE



- TURNING RADIUS:
 - WALL TO WALL = 42.35 FEET ± 0 FEET
 - CURB TO CURB = 30.17 FEET ± 2 FEET
 - BRIDGE TURNING RADIUS = 31.33 FEET ± 0
- GROSS WEIGHT - AS BUILT WITH NO EQUIPMENT OR WATER GROSS WEIGHT: 84,000 LBS
- ANGLE OF APPROACH - 13 DEGREES
- ANGLE OF DEPARTURE - 11 DEGREES
- BUMP BREAK OVER - BUMP OVER ANGLE IS 9 DEGREES
- OVERALL WIDTH - 111"
- TANDEN AXLE SPACING - 86" CL OF AXLE TO CL OF AXLE

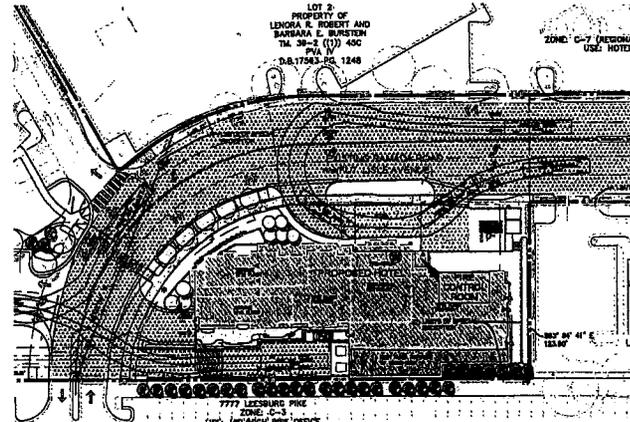
AERIAL FIRE APPARATUS - TRUCK 440

FIRE TRUCK TURNING DATA - PROVIDED BY FAIRFAX FIRE MARSHAL



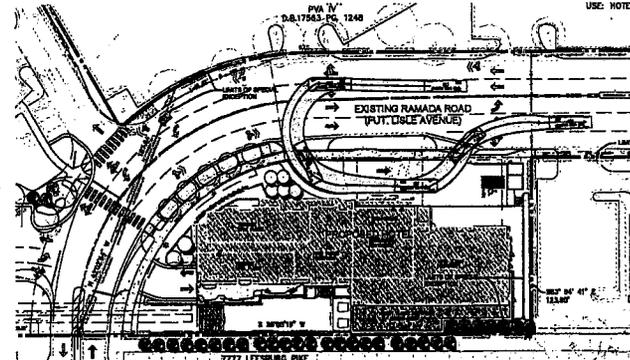
SINGLE UNIT VEHICLE (SU)

SU TRUCK TURNING DATA - AASHTO 2004



FIRE TRUCK ACCESS PLAN

SCALE: 1" = 40'-0"



LOADING ACCESS PLAN

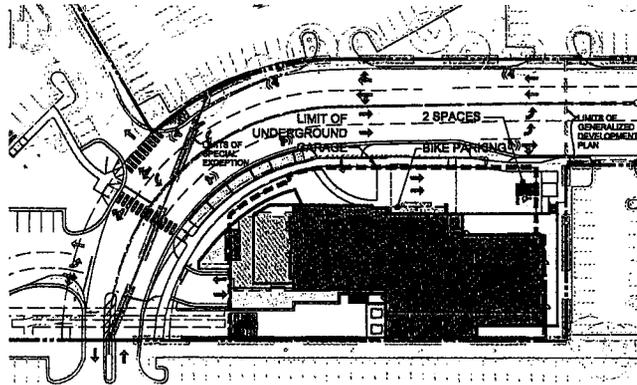
SCALE: 1" = 40'-0"

PROJECT NO. **LEFRN120**

12 of 1

DATE	BY
AS SHOWN	2013-08-
DATE BY	SYNOPSIS
SME	DMS

CS0012



GROUND LEVEL PARKING PLAN



HOTEL BUILDING PARKING TABULATION

REQUIREMENT (PER Z.O. 6-50):

FOR NON-TOD DISTRICTS, MINIMUM 0.85/ROOM AND MAXIMUM 1.86/ROOM

NUMBER OF ROOMS: 183

REQUIRED MINIMUM AND MAXIMUM RANGE: 122 SPACES TO 187 SPACES

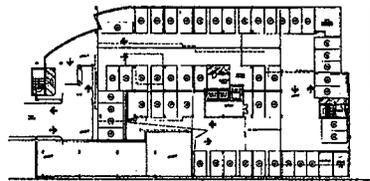
PROVIDED:

SURFACE	2 SPACES
GARAGE	131 SPACES
TOTAL	133 SPACES

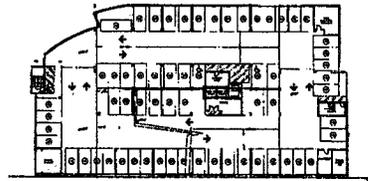
HOTEL PARKING PLAN NARRATIVE

IN ACCORDANCE WITH FAIRFAX COUNTY ZONING ORDINANCE ARTICLES 8-508 AND 11-101, THIS PARKING PLAN PROVIDES THE REQUIRED INFORMATION FOR THE USE OF PFD PARKING RATES FOR THE PROPOSED HOTEL USE.

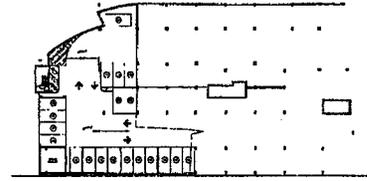
1. THE PARKING PLAN IDENTIFIES THE NUMBER AND LOCATION OF PARKING SPACES FOR THE HOTEL, AS WELL AS THE INGRESS/EGRESS POINTS TO THE PROVIDED PARKING.
2. 134 TOTAL PARKING SPACES ARE PROPOSED FOR THE HOTEL, WHICH EQUATES TO A PARKING RATIO OF 0.85 SPACES PER ROOM, WHICH IS WITHIN THE ACCEPTABLE RANGE PER Z. O. ARTICLE 8-508.
3. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER OF PARKING SPACES PROVIDED AT THE TIME OF SITE PLAN UPWARD BY 7 SPACES (LESS THAN 8%) OR DOWNWARD (NOT LESS THAN THE MINIMUM REQUIRED SPACES OF 152) DEPENDING ON FINAL ENGINEERING, COLUMN SPACING, SIZE AND CAPACITY OF MECHANICAL EQUIPMENT OR OTHER SIMILAR REASONS.
4. A WAIVER IS REQUESTED FOR THE REQUIRED LOADING SPACES FOR THE HOTEL. PURSUANT TO Z. O. ARTICLE 11-203(1)(b), LOADING FOR THE HOTEL WILL OCCUR IN THE FRONT OF THE BUILDING.
5. ALL PARKING SPACES SHALL MEET OR EXCEED FAIRFAX COUNTY GEOMETRIC STANDARDS OF 8.5 FEET BY 18 FEET UNLESS APPROVED FOR MODIFICATION. ALL GARAGE TRAVELWAYS SHALL MEET OR EXCEED FAIRFAX COUNTY GEOMETRIC STANDARDS OF 20 FEET IN WIDTH.
6. BIKE PARKING:
 - GARAGE: THREE INVERTED "J" BIKE RACKS SHALL BE PROVIDED WITHIN THE AREA DESIGNATED FOR BIKE PARKING ON LEVEL P-1 AS SHOWN ON THE LEVEL P-1 PLAN.
 - EXTERIOR: TWO INVERTED "J" BIKE RACKS SHALL BE PROVIDED ADJACENT TO THE FRONT ENTRANCE OF THE BUILDING AS SHOWN ON THE GROUND LEVEL PLAN.



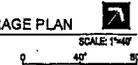
LEVEL P-1 UNDERGROUND GARAGE PLAN



LEVEL P-2 UNDERGROUND GARAGE PLAN



LOWER LEVEL P-2 UNDERGROUND GARAGE PLAN



NOTE: THESE PARKING PLANS SHOW THE INTENT, CHARACTER AND QUALITY OF THE PROPOSED DEVELOPMENT. FINAL DESIGN AND MATERIALS WILL BE DETERMINED PRIOR TO ISSUANCE OF BUILDING PERMIT.



REV. 2016-11



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HOTEL PARKING RE-DESIGNATION PLAN

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FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO. **LERN120**

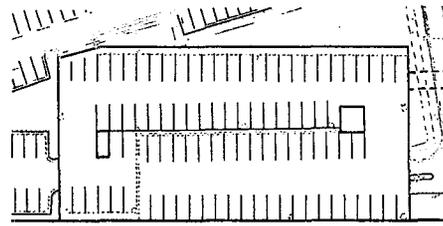
SCALE **14.0'**

DATE **AS SHOWN 2013-09**

DRAWN BY **SME** APPROVED **DHS**

ISSUE NO. **SC2014-PR**

CS0014



OUTDOOR PARKING GARAGE
TYPICAL LEVEL LAYOUT

SCALE: 1"=40'

PARCEL 47A OUTDOOR GARAGE PARKING

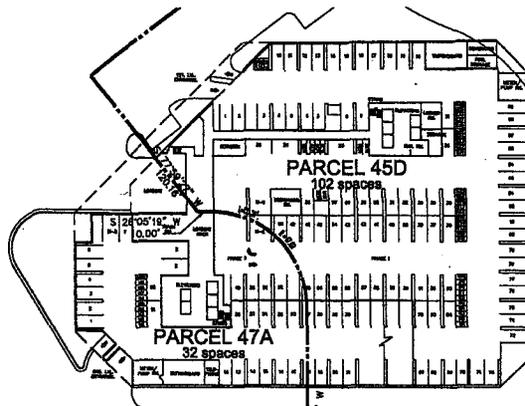
LEVEL ONE	72 SPACES
LEVEL TWO	121 SPACES
LEVEL THREE	83 SPACES
LEVEL FOUR	83 SPACES
LEVEL FIVE	101 SPACES
TOTAL	480 SPACES

EXISTING OFFICE BUILDING PARKING TABULATION

THESE TABULATIONS DEMONSTRATE THAT THE PARKING REQUIREMENTS ARE MET FOR THE EXISTING OFFICE USE WITH THIS APPLICATION.

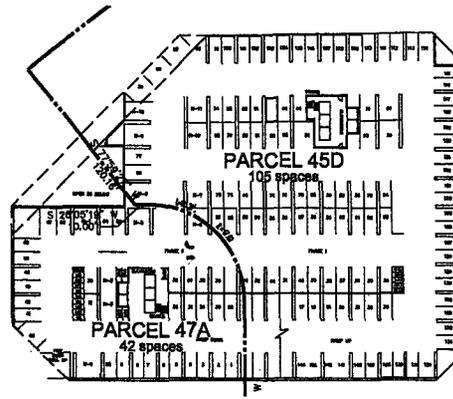
GROSS FLOOR AREA		
SOUTH OFFICE BUILDING ON LOT 45A	346,843 SF	
NORTH OFFICE BUILDING ON LOT 48D	156,962 SF	
TOTAL	503,805 SF	
REQUIRED PARKING		
PER I.O. 23-164 14.1 S.PACES PER 1,000 SF	878 SPACES	
PROVIDED PARKING		
SURFACE SPACES		
LOT 47A	172 SPACES	
LOT 45A	85 SPACES	
SURFACE TOTAL	257 SPACES	
GARAGE		
LOT 47A	480 SPACES	
OUTSIDE GARAGE UNDER OFFICE BUILDING	118 SPACES	
SUBTOTAL	626 SPACES	
LOT 48D (UNDER OFFICE BUILDING)		337 SPACES
GARAGE TOTAL	963 SPACES	
TOTAL	1,299 SPACES	
EXCESS PARKING (ABOVE CODE REQUIREMENT)	233 SPACES	

NOTE: GARAGE PLANS SHOWN ARE FOR CONCEPTUAL USE ONLY. NUMBER OF SPACES PROVIDED REFLECTS ACTUAL CONDITIONS PER FIELD STUDY BY PENNONI IN APRIL 2012.



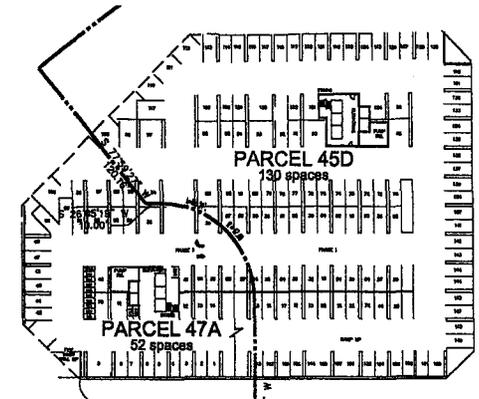
LEVEL ONE

SCALE: 1"=40'



LEVEL TWO

SCALE: 1"=40'



LEVEL THREE

SCALE: 1"=40'

GARAGE UNDER OFFICE BUILDING

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OFFICE PARKING COMPLIANCE PLAN

RESIDENCE INN AT TYSONS
PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO.
LEARN1201

15 OF 1

SCALE: 1" = 40'
DATE: 2013-08-1
DRAWN BY: S.M.C.
CHECKED BY: D.H.S.
REVISION: 02/14/14

CS0015

FAIRFAX COUNTY STORMWATER MANAGEMENT & BMP NARRATIVE

FOR THE PURPOSES OF REVIEWING STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SPECIAL EXCEPTION APPLICATION, WE HAVE OBTAINED THE SITE TO BE THE AREA OF THE APPLICANT'S PROPERTY THAT IS EAST OF RAMADA ROAD, THE SITE OF THE PROPOSED HOTEL. THE AREA OF THIS SITE IS APPROXIMATELY 1.00 ACRES AS MEASURED FROM RAMADA ROAD TO THE PROPERTY LINES. THE CURRENT CONDITION OF THE SITE IS A PAVED PARKING LOT WITH APPROXIMATELY 100 PARKING SPACES.

THE EXISTING CONDITION OF THE SITE IS APPROXIMATELY 87.4% IMPERVIOUS. WITH THE REDEVELOPMENT OF THE SITE TO THE PROPOSED HOTEL, THE SITE WILL HAVE APPROXIMATELY 85.9% PERCENT IMPERVIOUS AREA. THIS IS A REDUCTION OF 1.5% OF IMPERVIOUS AREA.

STORMWATER MANAGEMENT (EXISTENCE) REQUIREMENTS ARE CURRENTLY SATISFIED FOR THE CURRENT CONDITION OF THE SITE VIA AN EXISTING UNDERGROUND DETENTION FACILITY. THE FACILITY IS LOCATED SOUTH OF THE SITE AS SHOWN IN THE EXISTING CONDITIONS ON SHEET 3. AND IS DESIGNATED AS LID ZONE ON FAIRFAX COUNTY'S DIGITAL MAPPING. THE FACILITY CONSISTS OF A PAIR OF 48" DIAMETER PIPES AND A CONTROL STRUCTURE. BASED ON OUR AS-BUILT INFORMATION AND PRELIMINARY COMPUTATIONS, THE TOTAL STORAGE FOR THIS FACILITY IS APPROXIMATELY 8,000 CF. THIS FACILITY WILL REMAIN IN PLACE AND CONTINUE TO MEET THE DETENTION REQUIREMENTS FOR THE SITE. BASED ON OUR PRELIMINARY REVIEW OF THE DRAINAGE PATTERNS FOR THE PRE AND POST DEVELOPMENT CONDITIONS OF THE PROJECT, WE BELIEVE THE STORM WATER WILL CONTINUE TO BE CONVEYED TO THE EXISTING FACILITY.

COMPLIANCE HAS ALSO BEEN PROVIDED USING THE NEW VA STATE RUNOFF REDUCTION METHOD AND SHOWS THAT ADDITIONAL DETENTION WILL NOT BE REQUIRED FOR THE SITE UNDER THE NEW AND OLD REGULATIONS.

BMP HAS BEEN COMPUTED USING THE NEW VIRGINIA RUNOFF REDUCTION METHOD AND IT SHOWS THAT THE SITE'S REQUIRED PHOSPHORUS REDUCTION LOAD IS 0.14 LBS/YR. THE SITE IS ACHIEVING A REDUCTION OF PHOSPHORUS OF 0.14 LBS/YR. SO THE MINIMUM REQUIREMENT IS BEING EXCEEDED BY 0.40 LBS/YR. IN ADDITION THE BMP REQUIREMENTS HAVE BEEN COMPUTED USING THE OLD FAIRFAX COUNTY PPM DOCCOQUAN METHOD AND IT SHOWS THAT THE REDEVELOPED SITE WILL HAVE A PHOSPHORUS REDUCTION REQUIREMENT OF 0.14 LBS/YR. THE CALCULATIONS SHOW THAT THE SITE IS CURRENTLY EXCEEDING THE MINIMUM REQUIREMENT AND HAS ACHIEVED A 45.2% REDUCTION.

SUMMARY: WITH THE EXISTING DETENTION FACILITY REMAINING IN PLACE TO SERVE THE SITE, THE REDUCTION IN THE SITE'S IMPERVIOUS AREA, THE VOLUME REDUCTION, AND THE EXISTING DRAINAGE PATTERNS, THE EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED WITH THE PROPOSED APPLICATION. IT IS OUR OPINION THAT THIS PROJECT WILL GREATLY EXCEED THE STORMWATER MANAGEMENT REQUIREMENTS AS SET FORTH IN THE PFM.

FAIRFAX COUNTY BMP PHOSPHORUS REQUIREMENTS FOR THE SITE ARE SHOWN BEING MET IN THE FOLLOWING SECTIONS.

TYSONS CORNER COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS

ACCORDING TO THE TYSONS CORNER COMPREHENSIVE PLAN REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE.

THE FOLLOWING ARE RECOMMENDED FOR APPLICATIONS FOR WHICH A SIGNIFICANT INCREASE IN DENSITY/INTENSITY IS PROPOSED (E.G., A REDEVELOPMENT OPTION IS BEING PURSUED).

- STORMWATER QUANTITY AND QUALITY CONTROL MEASURES SHOULD BE PROVIDED THAT ARE SUBSTANTIALLY MORE EXTENSIVE THAN MINIMUM REQUIREMENTS, WITH THE GOAL OF REDUCING THE TOTAL RUNOFF VOLUME AND/OR SIGNIFICANTLY DELAYING ITS ENTRY INTO THE STREAM SYSTEM. THE EMPHASIS SHOULD BE ON LOW IMPACT DEVELOPMENT (LID) TECHNIQUES THAT EVAPOTRANSPIRE WATER, FILTER WATER THROUGH VEGETATION AND/OR SOIL, RETURN WATER INTO THE GROUND OR REUSE IT.
- LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE.
- AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL.
- AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN QUANTITY CONTROL AND STORMWATER DESIGN QUALITY CONTROL CREDIT OF THE MOST CURRENT VERSION OF THE LEED-CO S LEED-CO S RATING SYSTEM FOR THE EQUIVALENCY OF THESE CREDITS SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDIT FOR EQUIVALENCY IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL.
- EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED.
- RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE. RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED.

THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATION PROCESSES AND/OR THROUGH RESTORATION PROJECTS.

TYSONS CORNER COMPREHENSIVE PLAN COMPLIANCE NARRATIVE

USING THE TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET IT HAS BEEN SHOWN THAT THE NEW REDEVELOPED SITE CAN RETAIN THE FIRST 1.00 INCHES OF RUNOFF THROUGH MEANS OF EVAPOTRANSPIRATION. THE LID TECHNIQUES IMPLEMENTED FILTER WATER THROUGH VEGETATION AND/OR SOIL. THE LID MEASURES PROPOSED ON THE SITE ARE GREEN ROOF, ROOF TOP PLANTERS, URBAN BI-RETENTION, AND URBAN BI-RETENTION TREE PIT.

A MAJORITY OF THE SITE INCLUDING THE ENTIRE BUILDING, FRONT DRIVE ARLE AND PARKING AREA ARE BEING CAPTURED BY THE LID. AREAS NOT TREATED ARE SOME EXTERIOR SPACES ADJACENT TO THE ADJACENT PROPERTY. THESE AREAS CANNOT BE CAPTURED DUE TO SPACE RESTRICTIONS AND ARE BEING COMPENSATED BY TREATING THE ROADWAY IN FRONT OF THE HOTEL.

TO OFFSET THE ON-SITE AREA UNDEVELOPED URBAN BI-RETENTION TREE-PITS ARE PROPOSED ALONG RAMADA ROAD TO TREAT THIS OFF-SITE ROADWAY RUNOFF. THE RUNOFF FROM THE ROADWAY WILL HAVE A MUCH LARGER POLLUTANT LOAD THAN THE BUILDINGS ON-SITE THAT ARE UNDEVELOPED. BY TREATING THE ROADWAY TOTAL OF 1.80 ACRES OF DRAINAGE AREA EQUAL TO THE AREA OF THE ENTIRE SITE IS BEING TREATED AND MORE IMPERVIOUS AREA THAN PROPOSED ON THE SITE IS ALSO BEING TREATED IN THE LID DEVICES.

THE ENTIRE 0.01 ACRES IS BEING TREATED BY LID DEVICES AND THE SITE HAS ACHIEVED A 1.00 INCHES OF RETENTION. ALL AVAILABLE MEASURES HAVE BEEN IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND HAVE ACHIEVED FULL RETENTION OF THE FIRST INCH OF RAINFALL ON OR OFF-SITE AREAS. LID DEVICES ARE BEING FULLY BARRIQUED. THE LID NARRATIVE, IN ADDITION TO THE RUNOFF REDUCTION ACHIEVED IN THE PROPOSED LIDZONES, RUNOFF FROM THESE DEVICES IS BEING DETAINED IN THE EXISTING UNDERGROUND DETENTION FACILITY THAT IS TO REMAIN.

FAIRFAX COUNTY PHOSPHORUS REQUIREMENTS ARE MET AND EXCEEDED PER THE NEW AND OLD REGULATIONS AS SHOWN IN THE FOLLOWING SECTIONS. IT IS OUR OPINION THAT THE DESIGN OF THE PROJECT WILL COMPLY WITH ALL PFM AND TYSONS CORNER COMPREHENSIVE PLAN REQUIREMENTS WITH A 1.00 INCHES OF RETENTION.

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 requirements will be subject. Note: Waivers will be acted upon case-by-case. Failure to subsequently address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
 Section 15-1-1 (B) & (C) Special Exceptions (B-011 B) & (C)
 Chapter 15-1-1 (B) & (C) Commercial Re-development Districts (B-022 B) (2) & (4) (C)
 Planning Plan (15-302 B & (C))
 PZP P Districts (except PZC) (15-302 B & (C))
 Amendments (15-302 B & (C))

1. Plot 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 facilities and items of clearing and grading accommodate the stormwater management facilities, clear drainage pipe systems and outlet protection, pond pathways, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet 15A.

3. Provide:

Facility Name/Type & %	On-site area (acres)	Off-site area (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
SEE FACILITY TABLE BELOW						
TOTAL						

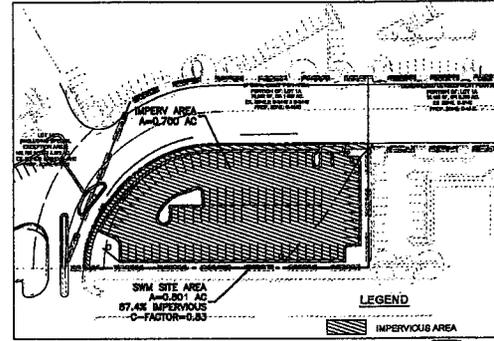
4. On-site drainage channels, outfalls and pipe systems are shown on Sheet 15.1.
5. Pond best and outlet pipe systems are shown on Sheet 15.2.
6. Maintenance access (road) to stormwater management facilities are shown on Sheet 15.3.
7. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 15.4.
8. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 15.5.
9. A description of the existing conditions of each numbered site outlet indicated downstream from the site to a public water body at least 100 ft from the site area or which has a drainage area of at least one square mile (500 acres) is provided on Sheet 15.6.
10. A description of how the outlet requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 15.7.
11. 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 15.8.
12. A submission waiver is requested for _____
13. Stormwater management is not required because _____

Facility Table

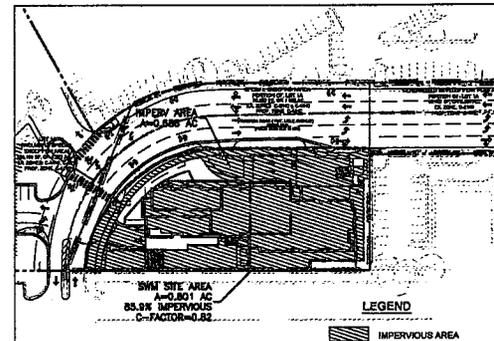
Facility Name/Type & %	On-site area (acres)	Off-site area (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Underground Detention Facility (100%)	0.01	0.00	0.01	1,000	8,000	0.0
Green Roof	0.01	0.00	0.01	100	100	0.0
Roof Top Planter	0.01	0.00	0.01	100	100	0.0
Urban Bi-Retention Facility	0.01	0.00	0.01	100	100	0.0
Urban Bi-Retention Tree Pit	0.01	0.00	0.01	100	100	0.0
TOTAL	0.05	0.00	0.05	500	8,300	0.0

NOTE:

1. THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN HAVE BEEN PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND ARE INTENDED TO ACKNOWLEDGE AND SUPPORT THE COMPREHENSIVE PLAN'S INITIATIVES WITH REGARD TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES TO BE SHOWN ON THE FINAL ENGINEERING SITE PLAN. DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY MAXIMIZE THE POTENTIAL TO ACHIEVE THE GOALS OF THE COMPREHENSIVE PLAN.
2. THE COMPUTATIONS ARE PROVIDED TO SHOW THAT WE MEET THE GENERAL INTENT OF THE STORMWATER MANAGEMENT WITH THIS SPECIAL EXCEPTION DOCUMENT, AND THAT THE FINAL ENGINEERING WILL MEET ALL THE STORMWATER MANAGEMENT REQUIREMENTS AND GOALS OF THIS PLAN.



EXISTING CONDITIONS IMPERVIOUS AREA MAP
SCALE: 1" = 60'



PROPOSED CONDITIONS IMPERVIOUS AREA MAP
SCALE: 1" = 60'

SITE IMPERVIOUS AREA COMPUTATION

SITE PRE- EXISTING CONDITIONS

Description	C factor	Area (sf)	Area (Acres)	Percent
Site Area (sf)		24,900	0.567	100%
Impervious Area (Building, Pavement, etc.) (sf)	0.80	21,800	0.500	89%
Permeable Area (Grass, etc.) (sf)	0.25	2,900	0.067	11%
Gravel (sf)	0.50	0	0.000	0%
Undisturbed Wood (sf)	0.25	0	0.000	0%
Weighted C factor			0.83	
Impervious Area			30,500	0.700
Percent Impervious (%)			87.50%	

SITE PDST- PROPOSED CONDITIONS

Description	C factor	Area (sf)	Area (Acres)	Percent
Site Area (sf)		24,900	0.567	100%
Impervious Area (Building, Pavement, etc.) (sf)	0.80	20,900	0.480	89%
Permeable Area (Grass, etc.) (sf)	0.25	3,000	0.067	11%
Gravel (sf)	0.50	0	0.000	0%
Undisturbed Wood (sf)	0.25	0	0.000	0%
Weighted C factor			0.82	
Impervious Area			23,900	0.550
Percent Impervious (%)			85.9%	

Percent Increase in Impervious Area (PD)
 Increase in Impervious Area (%) -0.71%
 Percent Increase in Impervious Area (%) -1.7%

REV. 2014-11

Pennoni Associates Inc.
 14555 Lee Road
 Chantilly, VA 20151 - 703.448.0700

Engineers • Surveyors • Planners • Landscape Architects

PROJECT NO. **LENN120**
 DATE **16 OF**

PROFESSIONAL SEAL

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER. MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

STORMWATER MANAGEMENT

ISSUED FOR: _____
 REV. DATE BY: _____

DATE AS SHOWN: **2013-08**
 DRAWN BY: **MBR**
 CHECKED BY: **DHS**
 PROJECT NO.: **SE2014-PF**
CS0016

RESIDENCE INN AT TYSONS
 PROVIDENCE, VIRGINIA
 FAIRFAX, DISTRICT

TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET FOR ONSITE

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Residence Inn at Tysons Corner

Description: Onsite Area Captured

Post-Development Land Cover

Site Input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Table
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.04 0.04
Total					0.04

Drainage Area B

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Table
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.30 0.30
Total					0.30

Drainage Area C

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Table
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.32 0.32
Total					0.32

Drainage Area D

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Table
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.11 0.11
Total					0.11

Drainage Area E

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Table
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
Total					0.00

Land Cover Type *	Rv Coefficients			
	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils
Forest / Preserved Open Space - Undisturbed, protected forest and open space or undisturbed forest	0.00	0.00	0.04	0.06
Managed Turf	0.15	0.30	0.32	0.35
Impervious Cover	0.90	0.90	0.90	0.90

* See the Instructions tab for a definition of each land cover type.

Land Cover Summary	
Forest / Preserved Open Space (ac)	0.00
Weighted Rv (Forest)	0.00
% Forest	0%
Managed Turf (acres)	0.00
Weighted Rv (Turf)	0.00
% Managed Turf	0%
Impervious Cover (acres)	0.80
Rv (Impervious)	0.86
% Impervious	100%
Total Site Area (acres)	0.80
Site Rv	0.86

Rainfall / Runoff Summary	
Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	2,804
Volume Not Converted to Runoff (cf)	148
1-inch Runoff Volume for entire site (cf)	2,789

Runoff Reduction Summary	
Target Runoff Reduction Volume (cf)	2,789
Runoff Reduction Volume Achieved (cf)	2,242
Total Runoff Volume Retained (cf)	2,287
Total Area of Site Captured in a BMP (acres)	0.66

Conformance with Comprehensive Plan Goal
 Total Site Area Captured by a BMP (%) **81%**

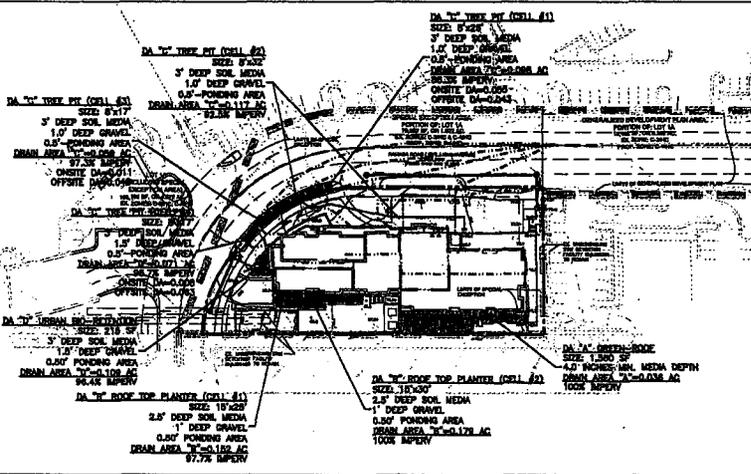
Rainfall Depth Retained Onsite (inches) **0.82**

SEE BELOW FOR CALCULATION COMBINING ONSITE AND OFFSITE CAPTURED AREAS TO ACHIEVE FULL 1.0 INCH FOR THE SITE

COMBINING OF ONSITE AND OFFSITE CAPTURED AREAS

TYSONS CORNER COMPREHENSIVE PLAN COMPLIANCE

Description	Site Area (Ac)	Area Captured in BMP (Ac)	Target Rainfall Reduction Volume (cf)	Volume Achieved (cf)	Site Area Captured (Ac)	Volume Retained (cf)
Onsite Captured Area	0.80	0.60	2,789	2,242	0.66	2,287
Offsite Captured Area		0.15		317	0.14	150
Total Captured Area	0.80	0.75	2,789	2,559	0.80	2,437



DRAINAGE DIVIDE MAP



OFFSITE DRAINAGE AREA "C" URBAN BIO-RETENTION TREE-PIT

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Residence Inn at Tysons Corner

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Table
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.00	0.00	0.00	0.00	0.00
D.A. Total (acres)	0.15				

Runoff from 1" Rainfall (cf) = 817

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Retained by Practice (cf)	Description of Credit	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Retained by Practice (cf)	Storage Area at Practice (ft²)	Storage Vol Provided by Practice (cf)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Disconnection to Bioretention Planters, Extended Time Pit, or Curb Extension (Below Streetline)		0.15	NA	817	Subtract 100% of provided storage vol.	100%	0	817	NA	1,242	817	0	
Total		0.15	0.00										

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): **817**

NOTES:

- THE URBAN BIO-RETENTION, ROOF TOP PLANTER AND URBAN BIO-RETENTION TREE-PITS ARE ACCOUNTED AS IMPERVIOUS AREAS TO ALLOCATE THE PROPER CREDIT, BUT ARE COUNTED AS PERVIOUS AREAS IN ALL OTHER CALCULATIONS.
- THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN HAVE BEEN PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND ARE INTENDED TO ACKNOWLEDGE AND SUPPORT THE COMPREHENSIVE PLAN'S INITIATIVES WITH REGARD TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES TO BE SHOWN ON THE FINAL ENGINEERING SITE PLAN. DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY MAXIMIZE THE POTENTIAL TO ACHIEVE THE GOALS OF THE COMPREHENSIVE PLAN.
- THE COMPUTATIONS ARE PROVIDED TO SHOW THAT WE MEET THE GENERAL INTENT OF THE STORMWATER MANAGEMENT WITH THIS SPECIAL EXCEPTION DOCUMENT, AND THAT THE FINAL ENGINEERING WILL MEET ALL THE STORMWATER MANAGEMENT REQUIREMENTS AND GOALS OF THIS PLAN.

Pennoni Associates Inc.

14832 Lee Blvd
 Chantilly, VA 20151 - 703-448-0700

Engineers • Surveyors • Planners • Landscape Architects



ALL DECISIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

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TYSONS CORNER COMPREHENSIVE PLAN SWM COMPLIANCE COMPUTATIONS

RESIDENCE INN AT TYSONS
 PROVIDENCE DISTRICT
 FAIRFAX, VIRGINIA

ISSUED FOR:	REV:	DATE:	BY:

PROJECT NO. **LEPN12C**

15A OF

DATE: **11-04-2014**

SCALE: **1" = 50'**

DATE: **2013-08**

PROJECT: **PROV**

CLIENT: **INR**

ISSUE NO. **018**

ISSUE NO. **CS0018/**

ONSITE DRAINAGE AREA "A" GREEN ROOF

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012 Site Name: Residence Inn at Tysons Corner

Drainage Area A Post-Development Land Cover	HSD A soils	HSD B Soils	HSD C Soils	HSD D Soils	Totals	Rv (Std) 0.00	See input cells highlighted
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00	Rv (Imperious) 0.00	
Managed Turf	0.00	0.00	0.00	0.00	0.00		
Imperious Cover	0.00	0.00	0.00	0.00	0.00		
D.A. Total (acres) 0.04						Runoff from 1" Rainfall (cfs) = 128	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Retained by Practice (cfs)	Description of Credit	% Credit	Volume Retained from Upstream Practices (cfs)	Total Volume Retained by Practice (cfs)	Surface Area of Practice (sf)	Storage Vol Provided by Practice (cfs)	Runoff Reduction Vol (cfs)	Remaining Volume (cfs)	Downstream Practice
Vegetated Roof		0.04	N/A	138	Subtract 100% of provided storage vol.	100%	N/A	138	N/A	138	138	0	
Totals:		0.04	0.00										
Total Drainage Area Treated (acres):		0.04		Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 138									

ONSITE DRAINAGE AREA "B" ROOF TOP PLANTER

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012 Site Name: Residence Inn at Tysons Corner

Drainage Area B Post-Development Land Cover	HSD A soils	HSD B Soils	HSD C Soils	HSD D Soils	Totals	Rv (Std) 0.00	See input cells highlighted
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00	Rv (Imperious) 0.00	
Managed Turf	0.00	0.00	0.00	0.00	0.00		
Imperious Cover	0.00	0.00	0.00	0.00	0.00		
D.A. Total (acres) 0.33						Runoff from 1" Rainfall (cfs) = 1,138	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Retained by Practice (cfs)	Description of Credit	% Credit	Volume Retained from Upstream Practices (cfs)	Total Volume Retained by Practice (cfs)	Surface Area of Practice (sf)	Storage Vol Provided by Practice (cfs)	Runoff Reduction Vol (cfs)	Remaining Volume (cfs)	Downstream Practice
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bio-retention)		0.33	N/A	1,138	Subtract 100% of provided storage vol.	100%	0	1,138	N/A	1,138	1,138	0	
Totals:		0.33	0.00										
Total Drainage Area Treated (acres):		0.33		Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 1,138									

ONSITE DRAINAGE AREA "C" URBAN BIO-RETENTION TREE-PIT

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012 Site Name: Residence Inn at Tysons Corner

Drainage Area C Post-Development Land Cover	HSD A soils	HSD B Soils	HSD C Soils	HSD D Soils	Totals	Rv (Std) 0.00	See input cells highlighted
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00	Rv (Imperious) 0.00	
Managed Turf	0.00	0.00	0.00	0.00	0.00		
Imperious Cover	0.00	0.00	0.00	0.00	0.00		
D.A. Total (acres) 0.33						Runoff from 1" Rainfall (cfs) = 1,138	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Retained by Practice (cfs)	Description of Credit	% Credit	Volume Retained from Upstream Practices (cfs)	Total Volume Retained by Practice (cfs)	Surface Area of Practice (sf)	Storage Vol Provided by Practice (cfs)	Runoff Reduction Vol (cfs)	Remaining Volume (cfs)	Downstream Practice
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bio-retention)		0.17	N/A	598	Subtract 100% of provided storage vol.	100%	0	598	N/A	1,242	598	0	
Totals:		0.17	0.00										
Total Drainage Area Treated (acres):		0.17		Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 598									

ONSITE DRAINAGE AREA "D" URBAN BIO-RETENTION

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012 Site Name: Residence Inn at Tysons Corner

Drainage Area D Post-Development Land Cover	HSD A soils	HSD B Soils	HSD C Soils	HSD D Soils	Totals	Rv (Std) 0.00	See input cells highlighted
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00	Rv (Imperious) 0.00	
Managed Turf	0.00	0.00	0.00	0.00	0.00		
Imperious Cover	0.00	0.00	0.00	0.00	0.00		
D.A. Total (acres) 0.11						Runoff from 1" Rainfall (cfs) = 279	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Retained by Practice (cfs)	Description of Credit	% Credit	Volume Retained from Upstream Practices (cfs)	Total Volume Retained by Practice (cfs)	Surface Area of Practice (sf)	Storage Vol Provided by Practice (cfs)	Runoff Reduction Vol (cfs)	Remaining Volume (cfs)	Downstream Practice
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bio-retention)		0.11	N/A	279	Subtract 100% of provided storage vol.	100%	0	279	N/A	264	279	0	
Totals:		0.11	0.00										
Total Drainage Area Treated (acres):		0.11		Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 279									

VIRGINIA STATE DCR LID SIZING COMPUTATIONS

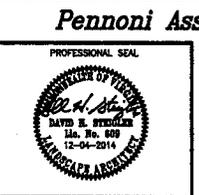
LID Sizing Computations

LID No.	Drainage Area		Soil Type	Forest Cover		Permeability (%)	Runoff Coef.	Managed Turf		Permeability (%)	Runoff Coef.	Imperious Cover		Permeability (%)	Runoff Coef.	Weighted Runoff Coef.
	sq ft	ac		sq ft	ac			sq ft	ac			sq ft	ac			
DA "A" Green Roof	1,380	0.03	U	0	0	0.00	0%	0.05	0.00	0%	0.25	13,800	0.31	100.0%	0.05	0.05
DA "B" Roof Top Planter	1,138	0.03	U	0	0	0.00	0%	0.05	0.00	0%	0.25	11,380	0.26	100.0%	0.05	0.05
DA "C" Urban Bio-retention	598	0.01	U	0	0	0.00	0%	0.05	0.00	0%	0.25	5,980	0.14	100.0%	0.05	0.05
DA "D" Urban Bio-retention	279	0.01	U	0	0	0.00	0%	0.05	0.00	0%	0.25	2,790	0.07	100.0%	0.05	0.05

LID No.	LID Sizing		Design Depth (ft)	Depth of Media (ft)	Depth of Storage (ft)	Min. Surface Area (sq ft)	Actual Surface Area (sq ft)	Annual Volume Provided (cfs)
	Volume (cfs)	Area (sq ft)						
DA "A" Green Roof	138	1,380	1.5	1.5	1.5	138	138	138

LID No.	Treatment Volume (cfs)	Design Depth (ft)	Depth of Media (ft)	Depth of Storage (ft)	Eq. Storage Depth (ft)	Min. Surface Area (sq ft)	Actual Surface Area (sq ft)	Annual Volume Provided (cfs)	LID Sizing	
									Length (ft)	Width (ft)
DA "A" Green Roof	138	1.5	1.5	1.5	1.5	138	138	138	138	138
DA "B" Roof Top Planter	598	1.5	1.5	1.5	1.5	598	598	598	598	598
DA "C" Urban Bio-retention	279	1.5	1.5	1.5	1.5	279	279	279	279	279
DA "D" Urban Bio-retention	139	1.5	1.5	1.5	1.5	139	139	139	139	139

- NOTES:**
1. THE URBAN BIO-RETENTION, ROOF TOP PLANTER AND URBAN BIO-RETENTION TREE-PITS ARE ACCOUNTED AS IMPERVIOUS AREAS TO ALLOCATE THE PROPER CREDIT, BUT ARE COUNTED AS PERVIOUS AREAS IN ALL OTHER CALCULATIONS.
 2. THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN HAVE BEEN PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND ARE INTENDED TO ACKNOWLEDGE AND SUPPORT THE COMPREHENSIVE PLAN'S INITIATIVES WITH REGARD TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES TO BE SHOWN ON THE FINAL ENGINEERING SITE PLAN. DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY MAXIMIZE THE POTENTIAL TO ACHIEVE THE GOALS OF THE COMPREHENSIVE PLAN.
 3. THE COMPUTATIONS ARE PROVIDED TO SHOW THAT WE MEET THE GENERAL INTENT OF THE STORMWATER MANAGEMENT WITH THIS SPECIAL EXCEPTION DOCUMENT, AND THAT THE FINAL ENGINEERING WILL MEET ALL THE STORMWATER MANAGEMENT REQUIREMENTS AND GOALS OF THIS PLAN.



ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THE USER AGREES TO HOLD PENNONI ASSOCIATES HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

TYSONS CORNER COMPREHENSIVE PLAN SWM COMPLIANCE COMPUTATIONS

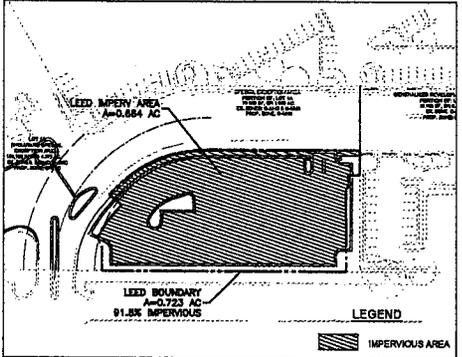
Engineers • Surveyors • Planners • Landscape Architects

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PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

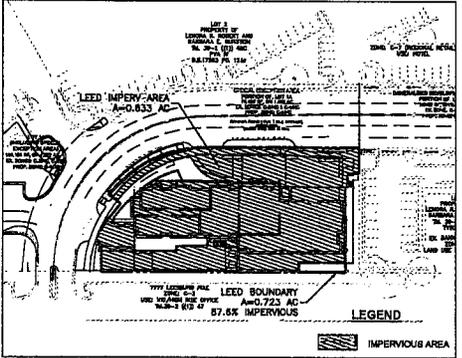
ISSUED FOR: _____ REV: _____ DATE: _____ BY: _____

PROJECT NO: N/A DATE: 2013-08
DRAWN BY: MBR CHECKED BY: DMS
JOB NO: 523014-P1

CS0018E



LEED BOUNDARY EXISTING CONDITIONS IMPERVIOUS AREA MAP SCALE: 1" = 80'



LEED BOUNDARY PROPOSED CONDITIONS IMPERVIOUS AREA MAP SCALE: 1" = 60'

LEED BOUNDARY IMPERVIOUS AREA COMPUTATIONS

LEED BOUNDARY PRE - EXISTING CONDITIONS				LEED BOUNDARY POST - PROPOSED CONDITIONS			
Description	C Factor	Area (Ac)	Percent Imperv	Description	C Factor	Area (Ac)	Percent Imperv
Asphalt	0.8	31,500	97.0%	Asphalt	0.8	27,000	90.0%
Concrete	0.9	10,000	30.0%	Concrete	0.9	10,000	30.0%
Grass	0.1	10,000	30.0%	Grass	0.1	10,000	30.0%
Other	0.2	10,000	30.0%	Other	0.2	10,000	30.0%
Total		32,500	97.0%	Total		27,000	90.0%

EXISTING CONDITIONS TR-56 RUNOFF CALCULATIONS

Worksheet 1: Runoff curve number and runoff
 Project: Residence Inn By: ALB Date: 28-Mar-14
 Location: Tyson Corner Checked: FDV Date: _____
 Condition: Existing / Preliminary Conditions REVISED

1. Runoff Curve Number (CN)

Soil name and hydrologic group (Appendix A)	Curve Description (sovereign, treatment, and hydrologic condition; percent impervious; unconsolidated/unconsolidated impervious area ratio)	CN ²				Area (Ac)	Product of C/A (Ac)	
		A	B	C	D			
D	Urban - Good Condition	77				0.600	0	
D	Impervious Area (Building, Traffic, Parking, Roadway)	98				0.641	65.92	
D	Open Space (Lawns, Grass, etc.) (see Appendix A)	80				0.891	4.72	
Total =							6.73	69.79

1. Use only one C-factor per lot.
 CN (weighted) = (sum product) / (total area) = $\frac{68.72}{10.14} = 6.73$
 Then, $S = (1000 / CN) - 10 = 8.59$
 Therefore $I = 0.2 \cdot S = 1.72$

2. Runoff

Storm #1	Storm #2	Storm #3	Storm #4	Storm #5
1	2	10	20	100
2.5"	2.5"	5.2"	6.0"	7.5"
0.80	0.80	6.79	5.79	6.83

PROPOSED CONDITIONS TR-56 RUNOFF CALCULATIONS

Worksheet 2: Runoff curve number and runoff
 Project: Residence Inn By: ALB Date: 28-Mar-14
 Location: Tyson Corner Checked: FDV Date: _____
 Condition: Existing / Preliminary Conditions REVISED

1. Runoff Curve Number (CN)

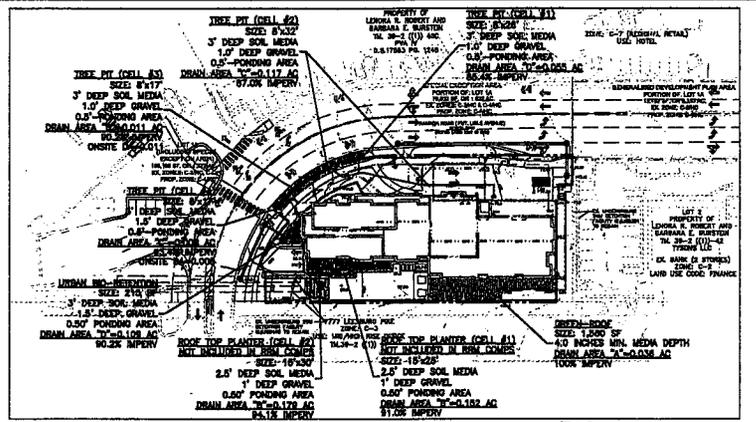
Soil name and hydrologic group (Appendix A)	Curve Description (sovereign, treatment, and hydrologic condition; percent impervious; unconsolidated/unconsolidated impervious area ratio)	CN ²				Area (Ac)	Product of C/A (Ac)	
		A	B	C	D			
D	Urban - Good Condition	77				0.600	0	
D	Impervious Area (Building, Traffic, Parking, Roadway)	98				0.631	62.89	
D	Open Space (Lawns, Grass, etc.) (see Appendix A)	80				0.891	5.2	
Total =							6.73	69.24

1. Use only one C-factor per lot.
 CN (weighted) = (sum product) / (total area) = $\frac{68.24}{10.14} = 6.73$
 Then, $S = (1000 / CN) - 10 = 8.62$
 Therefore $I = 0.2 \cdot S = 1.37$

2. Runoff

Storm #1	Storm #2	Storm #3	Storm #4	Storm #5
1	2	10	20	100
2.7"	2.7"	5.2"	6.5"	7.5"
0.83	0.79	6.79	5.88	6.79

NOTE:
 1. THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN HAVE BEEN PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND ARE INTENDED TO ACKNOWLEDGE AND SUPPORT THE COMPREHENSIVE PLANS INITIATIVES WITH RESPECT TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES TO BE SHOWN ON THE FINAL ENGINEERING SITE PLAN. DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY MAXIMIZE THE POTENTIAL TO ACHIEVE THE GOALS OF THE COMPREHENSIVE PLAN.
 2. THE COMPUTATIONS ARE PROVIDED TO SHOW THAT WE MEET THE GENERAL INTENT OF THE STORMWATER MANAGEMENT WITH THIS SPECIAL EXCEPTION DOCUMENT, AND THAT THE FINAL ENGINEERING WILL MEET ALL THE STORMWATER MANAGEMENT REQUIREMENTS AND GOALS OF THIS PLAN.



LEED BOUNDARY DRAINAGE DIVIDE MAP SCALE: 1" = 60'

LEED CREDIT SS 6.1 COMPLIANCE CALCULATIONS

Runoff Volumes - Existing Conditions

Storm #	Area (Ac)	Runoff (Inch)	Volume (cu ft)	TR-56 (cu ft)
1	31,500	0.725	2,175	4,545
2	31,500	0.725	2,175	3,825

Runoff Reduction Achieved in proposed LIDs

LID #	Description	Reduction Vol (cu ft)
A	Vegetated Roof	138
B	Roof Top Planter	1,250
C	Urban Bio-Retention Tree pit	1,750
D	Urban Bio-Retention	379
Total Runoff Reduction Achieved:		3,517

Runoff Volumes - Proposed Conditions

Storm #	Area (Ac)	Runoff (Inch)	Volume (cu ft)	TR-56 (cu ft)
1	31,500	0.725	2,175	3,825
2	31,500	0.725	2,175	3,105

LEED Requirement Greater than 80% Impervious

Storm #	Proposed Runoff Volume (cu ft)	Required Pmp. Vol. (cu ft)	25% Reduced Existing Volume (cu ft)
1	2,175	3,413	4,545
2	2,175	4,091	3,825

LEED COMPLIANCE NARRATIVE

LEED BOUNDARY:
 THE LEED BOUNDARY FOR THIS SITE IS DIFFERENT FROM THE SITE BOUNDARY. THE LEED BOUNDARY HAS BEEN SET TO ENCOMPASS THE ENTIRE HOTEL, GARAGE, AND AREAS OF TREATMENT ON-SITE. TOTAL AREA OF THE LEED BOUNDARY IS 0.72 ACRES. COMPARING THE PRE AND POST CONDITIONS A REDUCTION OF 4.7% IMPERVIOUSNESS HAS BEEN ACHIEVED BY THIS BOUNDARY.

LEED 6.1:
 GOAL: SINCE THE FOLLOWING SITE IS IN EXISTING CONDITIONS HAS A GREATER IMPERVIOUSNESS OF 90% CASE 2 IS APPLICABLE FOR THIS SITE. CASE 2 STATES, IMPLEMENT A STORMWATER MANAGEMENT PLAN THAT RESULTS IN A 25% DECREASE IN THE VOLUME AND PEAK OF STORMWATER RUNOFF FROM THE 2-YEAR 24-HOUR DESIGN STORM.
 AS SHOWN LEED CREDIT SS 6.1 COMPLIANCE SPREADSHEET A COMBINATION OF IMPERVIOUS AREA REDUCTION AND VOLUME REDUCTION ACHIEVED IN THE PROPOSED LID DEVICES HAVE REDUCED EXISTING 2-YEAR VOLUME BY MORE THAN THE REQUIRED 25%. THEREFORE LEED CREDIT SS 6.1 HAS BEEN MET.

LEED 6.2:
 GOAL: IMPLEMENT A STORMWATER MANAGEMENT PLAN THAT REDUCES THE IMPERVIOUS COVER, PROMOTES INFILTRATION AND CAPTURES AND TREATS STORMWATER RUNOFF FROM 80% (1-INCH OF THE AVERAGE ANNUAL USING ACCEPTABLE BEST MANAGEMENT PRACTICES (BMP)). BMPs USED TO TREAT RUNOFF MUST BE CAPABLE OF REMOVING 80% OF THE AVERAGE ANNUAL POINT DEVELOPMENT TOTAL SUSPENDED SOLIDS (TSS) LOAD BASED ON EXISTING MONITORING REPORTS. BMPs ARE CONSIDERED TO MEET THESE CRITERIA IF THEY ARE DESIGNED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS FROM A STATE OR LOCAL PROGRAM THAT HAS ADOPTED THESE PERFORMANCE STANDARDS.
 LIDS ARE SIZED PER VIRGINIA STATE DCR SPECIFICATIONS WHICH ACHIEVE 80% TSS. BMPs ARE DESIGNED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS FROM VA STATE, FAIRFAX COUNTY, AND TYSONS CORNER COMPREHENSIVE STANDARDS. A WEIGHTED TSS TABLE HAS BEEN PROVIDED SHOWING BY USING THE LEED BOUNDARY AS SHOWN 80% TSS CAN BE ACHIEVED. LEED BOUNDARY WILL BE COORDINATED WITH ARCHITECT AT ALL PHASES APPLICABLE FOR LEED AT FINAL ENGINEERING. ADDITIONAL OFFSITE AREAS CAN BE INCLUDED IN THE LEED BOUNDARY IF NECESSARY TO MEET 8.2 IF DEMAND REQUIRED DURING FINAL ENGINEERING. THEREFORE LEED CREDIT SS 6.2 HAS BEEN MET.



Pennoni Associates Inc.
 14839 Lee Road
 Chantilly, VA 20151 - 703.448.6700

PROFESSIONAL SEAL
 STATE OF VIRGINIA
 DATE OF SIGNATURE
 12-04-2014
 PENNONI ASSOCIATES INC. No. 009
 LANDSCAPE ARCHITECT

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND SPACE MUST BE NOTIFIED OF ANY ENCROACHMENTS BEFORE PROCEEDING WITH THE WORK.

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT PROVIDED OR REPRESENTED TO BE SERVICE FOR USE BY OTHERS OR OTHERS OF THE EXTENSION OF THE PROJECT OR ANY OTHER PROJECTS. ANY REUSE WITHOUT WRITTEN PERMISSION OR CONSENT BY PENNONI ASSOCIATES IS PROHIBITED. PENNONI ASSOCIATES WILL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PROPERTY OR PERSONS ARISING OUT OF OR RESULTING THEREFROM.

LEED SWM COMPLIANCE COMPUTATIONS

Engineers • Surveyors • Planners • Landscape Architects

RESIDENCE INN AT TYSONS
 PROVIDENCE DISTRICT
 FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE:	BY:

PROJECT NO: LERN120
 SHEET NO: 19 OF
 DATE: 2013-05-
 DRAWN BY: MBR
 CHECKED BY: DMS
 SCALE: 5/2014-PK
 CS0019

**Metes & Bounds Description of a
Rezoning Area on the
Burstein Property, Lot 1A
Fairfax County Tax Map #39-2 ((1)) Parcel 45D
Providence District
Fairfax County, Virginia**

RECEIVED
Department of Planning & Zoning

DEC 22 2014

Zoning Evaluation Division

The following metes and bounds description is directly related to a plat prepared by Pennoni Associates, dated December 3, 2014 entitled, "Exhibit Showing a Rezoning on the Burstein Property, Lot 1A." Said metes and bounds describes the area to be rezoned on the aforementioned plat. The property is currently owned by 7799 Leesburg Pike LLLP.

Beginning at a point, said point being the northwestern corner of the subject parcel, and in the southern right-of-way of Leesburg Pike (Route 7), and being a common corner in the northeastern boundary of Tax Map 39-2 ((1)) Parcel 45C – "Ramada Lease, Burstein Property portion of Lot 1";

Thence leaving Parcel 45C and running with the said right-of-way of Route 7 the following courses and distances;

S 63°53'18" E, 10.55' to a point;
N 28°16'50" E, 21.74' to a point;
S 61°40'46" E, 83.63' to a point, said point being the northeastern common corner to Tax Map 39-2 ((1)) Parcel 42, "Burstein Property Lot 2;

Thence leaving the Route 7 right-of-way and running with said Lot 2 the following courses and distances;

S 28°19'14" W, 0.44' to a point;
Running along a curve to the left having a radius of 19.50', an arc length of 31.39', a chord length of 28.11' and a chord bearing of S 72°12'17" W;
S 26°05'20" W, 187.06' to a point;

Thence leaving said Lot 2 and running N 63°54'40" W, 74.68' to a point on the northwestern boundary line of the subject parcel;

Thence running with the said northwest boundary S 26°05'20" E, 188.52' to the point of beginning, area to be rezoned is 15,482 square feet or 0.355 acres more or less.