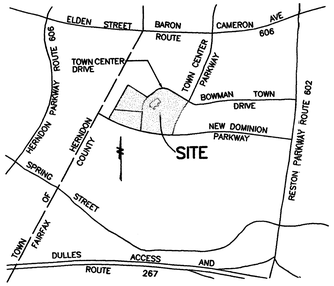
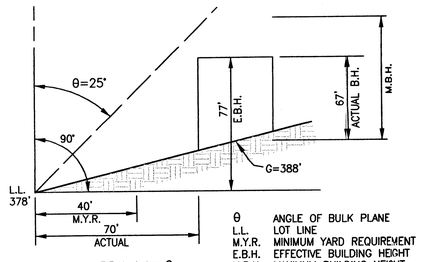
RESTON HOSPITAL

SPECIAL EXCEPTION / PROFFERED CONDITION AMENDMENT PLAT/ TOWN CENTER CONCEPT PLAN



VICINITY MAP
SCALE: 1" = 2000'

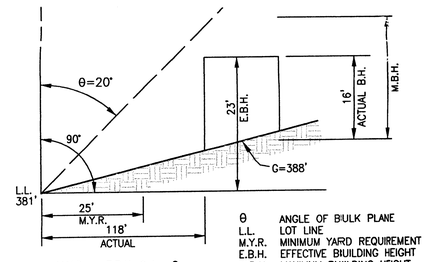


θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

M.Y.R. = E.B.H. * tan θ

FRONT = 40' OR 25'ABP
SIDE = NONE
REAR = 25' OR 20'ABP

FRONT
DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)



θ ANGLE OF BULK PLANE
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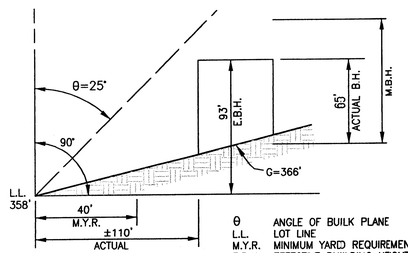
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

M.Y.R. = E.B.H. * tan θ

FRONT = 40' OR 25'ABP
SIDE = NONE
REAR = 25' OR 20'ABP

REAR
DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)



θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

M.Y.R. = E.B.H. * tan θ

FRONT = 40' OR 25'ABP
SIDE = NONE
REAR = 25' OR 20'ABP

MOB FROM NEW DOMINION PKWY.
DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)

SPECIAL EXCEPTION/PROFFERED CONDITION AMENDMENT/TOWN CENTER CONCEPT PLAN APPLICATION IS LOCATED ON FAIRFAX COUNTY TAX MAP 17-1-((1)) PARCELS 15B, 3H, 3S, AND 17-1-((19)) PARCELS B, C5, C6, 100, 201, 206, 207, 208, 209, 210, 301, 303, 308, 310, 311, 314, 400, 406, 409, 410, 411, 411A, 412, 412A.

1. THE PURPOSE OF THIS SE/PCA/TCCP APPLICATION IS TO AMEND PROFFERS ASSOCIATED WITH RZ 91-C-014. A TOWN CENTER CONCEPT PLAN IS CONCURRENTLY PROPOSED TO PERMIT THE DEVELOPMENT OF A PARKING GARAGE AND A MEDICAL OFFICE BUILDING. ACCESSORY USES AS SET FORTH IN ARTICLE 10 MAY BE PROVIDED.

2. THE HOSPITAL IS OWNED BY RESTON HOSPITAL CENTER L.L.C. RESTON HOSPITAL CENTER L.L.C. IS THE MAJORITY OWNER OF THE CONDOMINIUM FACILITY. SEE AFFIDAVIT FOR DETAILED OWNERSHIP INFORMATION.

3. THE PROPERTY CONSISTS OF 24.17 ACRES. OF THE 24.17 ACRES, 14.82 ACRES IS ZONED C-3. THE REMAINING 9.35 ACRES IS ZONED PRC AND IS CURRENTLY UTILIZED FOR PARKING, STORM WATER MANAGEMENT, OR IS UNDEVELOPED.

4. THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THIS SPECIAL EXCEPTION/ PROFFERED CONDITION AMENDMENT PLAT /TOWN CENTER CONCEPT PLAN CONSISTING OF SEVEN (7) SHEETS, PREPARED BY WILLIAM H. GORDON ASSOCIATES; SUBJECT, HOWEVER, TO THESE NOTES, AND PROVIDED THAT MINOR MODIFICATIONS MAY BE PERMITTED WHEN NECESSITATED BY FINAL SITE DESIGN AND ENGINEERING AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES ("DPWES").

5. THE PROPOSED AND EXISTING USES REQUIRE A TOTAL OF 1,589 PARKING SPACES. 473 OF THE EXISTING SPACES SHALL REMAIN. AN ADDITIONAL 36 PARKING SPACES ARE APPROVED BUT NOT CONSTRUCTED AS SHOWN ON SHEET 2 OF THIS APPLICATION. THERE ARE 1,875± TOTAL PROPOSED PARKING SPACES WITH THIS APPLICATION.

6. ALL TRAILS REQUIRED IN THE COMPREHENSIVE PLAN WILL BE PROVIDED. AN EIGHT-FOOT TRAIL IS PROPOSED WITH THE FUTURE CONSTRUCTION OF THE FAIRFAX COUNTY PARKWAY BT VDOT. NO ADDITIONAL TRAILS ARE PROPOSED AS PART OF THESE APPLICATIONS.

7. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.

8. ALL EXISTING STRUCTURES SHALL REMAIN.

9. TOPOGRAPHY IS FROM AN AERIAL SURVEY PREPARED BY AIR SURVEY CORPORATION AND COUNTY TOPOGRAPHY. THE CONTOUR INTERVAL IS 5 FEET.

10. STORM WATER MANAGEMENT SHALL BE PROVIDED ON SITE. PHASE ONE DEVELOPMENT SHALL UTILIZE AN EXISTING STORM WATER MANAGEMENT POND. FUTURE PHASES WILL REQUIRE UNDERGROUND DETENTION FOR SWM/BMP AS SHOWN AND/OR MODIFICATION TO EXISTING FACILITIES.

11. ALL EASEMENTS WITH A WIDTH OF 25 FEET OR MORE ARE SHOWN ON THE PLAT.

12. PLANNED PUBLIC IMPROVEMENTS INCLUDE A RIGHT-TURN LANE FROM TOWN CENTER PARKWAY INTO TOWN CENTER DRIVE. THE RIGHT TURN LANE , SHOWN ON SHEETS THREE (3) AND SEVEN (7), SHALL BE TRIGGERED BY THE FUTURE PHASES, RATHER THAN PHASE ONE. IN ADDITION, THE APPLICANT RETAINS THE RIGHT TO CONSTRUCT (BUT NOT OCCUPY) THE TWO (2) ADDITIONAL STORIES ON THE WOMEN'S CENTER ADDITION WITHOUT TRIGGERING THE ABOVE MENTIONED RIGHT TURN LANE REQUIREMENT.

13. TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.

14. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PRESERVATION ON SITE.

15. THE PROPOSED USES ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS, WITH THE EXCEPTION OF: A WAIVER OF THE TYPE 1 D, E, OR F BARRIER REQUIREMENT PURSUANT TO SECTION 13-304(1) OF THE ZONING ORDINANCE. EXISTING VEGETATION AND SUPPLEMENTAL PLANTING WILL BE USED FOR SCREENING IN ACCORDANCE WITH SECTION 13-104(4).

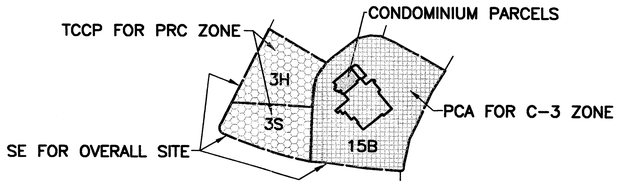
16. THE LIMITS OF CLEARING AND GRADING SHALL BE AS GENERALLY SHOWN.

17. TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280) OR STORAGE TANKS (OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED), UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.

18. THE DEVELOPMENT SCHEDULE SHALL BE DETERMINED BY THE APPLICANT BASED UPON THE NEEDS OF THE HOSPITAL.

19. THERE IS NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC), OR RESOURCE PROTECTION AREA (RPA) ON THE SITE. THE ENTIRE PROPERTY IS LOCATED WITHIN A RESOURCE MANAGEMENT AREA (RMA).

20. THE APPLICANT PROPOSES ENTRY AND DIRECTORY SIGNS AS GENERALLY SHOWN ON THE PLANS. SIGNAGE LOCATIONS AND SIZES WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN, AND ALL SIGNS WILL COMPLY WITH THE ORDINANCE.



PLAT DIAGRAM
SCALE: 1" = 1000'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	EASEMENT LINE	
	EDGE PAVEMENT	
	CENTERLINE	
x x	FENCE LINE	x x
G	GAS LINE	G
UGE	UNDERGROUND ELECTRIC LINE	UGE
OHT	OVERHEAD TELEPHONE LINE	OHT
UGT	UNDERGROUND TELEPHONE LINE	UGT
	BUILDINGS	
	SIDEWALK	
	CURB & GUTTER	
S	SANITARY SEWER	
	STORM SEWER	
	DITCH, SWALE OR SMALL STREAM	
	TREES	
	TREE LINE	
	LIMITS OF CLEARING & GRADING ((DRIP LINE OF TREES)	LCG
390	CONTOUR LINE	390

Application No. 8CA 91-C-014-2 Staff J. Swagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-10-01
Date of (BOS) (PC) approval 2-5-01
Sheet 1 of 7

Concurrent with SEC0-H-023
CP 89-C-025-3

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SHEET INDEX:

1. COVER SHEET
2. SPECIAL EXCEPTION/PROFFERED CONDITION AMMENDMENT PLAT, PHASE ONE
3. SPECIAL EXCEPTION/PROFFERED CONDITION AMMENDMENT PLAT, FUTURE PHASES
4. ARCHITECTURAL ELEVEVATIONS -- HOSPITAL WITH ADDITION, PHASE ONE
5. ARCHITECTURAL ELEVEVATIONS -- GARAGE, PHASE ONE
6. ARCHITECTURAL RENDERING, PHASE ONE
7. RIGHT TURN LANE EXHIBIT

COMMONWEALTH OF VIRGINIA
JOSEPH M. McCLELLAN
12/21/00
LICENSE No. 8521
PROFESSIONAL ENGINEER

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
DEC 2 1 2000
ZONING EVALUATION DIVISION

REVISIONS
2-28-00 ADJUST BNDRY, GARAGE AND BLDG ADDTN.
3-07-00 VDOT TAKING
3-28-00 ADD PEDESTRIAN CIRCULATION
4-26-00 REMOVE SE AMENDMENT & RELOCATE OXYGEN PARK.
6-9-00 ADJUST BUILDING SETBACK & RELOCATE OXYGEN PARK.
7-20-00 REVISE TO SHOW FUTURE PHASES
11-17-00 REVISE VDOT ROW TAKING
12-3-00 REVISE TABS
12-20-00 REV. DESC.

SURVEY WHGA
DESIGN ESA
DRAWN S. MYHRE
CHECKED J. McCLELLAN

ENGINEERS - SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive, Chantilly, Virginia 20151
(703) 263-1900 - METRO (703) 803-9508 - FAX (703) 263-0766

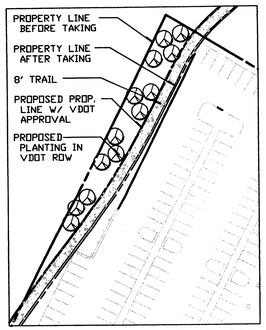
DATE DECEMBER 1999
SCALE HORZ: N/A VERT: N/A
SEAL

COMMONWEALTH OF VIRGINIA
JOSEPH M. McCLELLAN
12/21/00
LICENSE No. 8521
PROFESSIONAL ENGINEER

SPECIAL EXCEPTION/PROFFERED CONDITION AMENDMENT PLAT/ TOWN CENTER CONCEPT PLAN

PROJECT
RESTON HOSPITAL
HUNTER MILL DISTRICT
RESTON, VIRGINIA

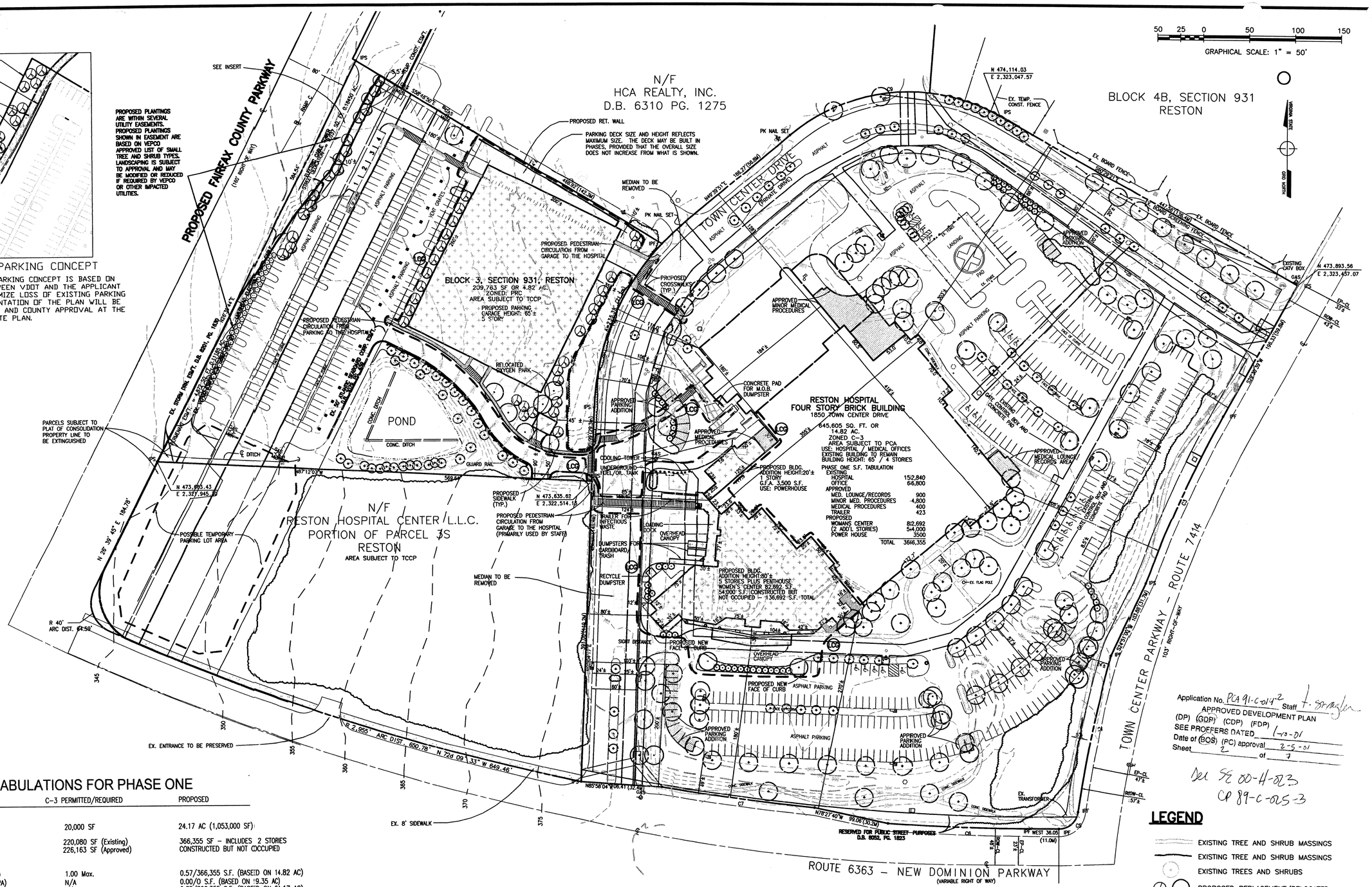
JOB 1148-0201
CADD 1148CS01.DWG
SHEET 1 OF 7



ALTERNATE PARKING CONCEPT

THE ALTERNATE PARKING CONCEPT IS BASED ON DISCUSSIONS BETWEEN VDOT AND THE APPLICANT IN ORDER TO MINIMIZE LOSS OF EXISTING PARKING SPACES. IMPLEMENTATION OF THE PLAN WILL BE SUBJECT TO VDOT AND COUNTY APPROVAL AT THE TIME OF FINAL SITE PLAN.

PROPOSED PLANTINGS ARE WITHIN SEVERAL UTILITY EASEMENTS. PROPOSED PLANTINGS SHOWN IN EASEMENT ARE BASED ON VEPCO APPROVED LIST OF SMALL TREE AND SHRUB TYPES. LANDSCAPING IS SUBJECT TO APPROVAL AND MAY BE MODIFIED OR REDUCED IF REQUIRED BY VEPCO OR OTHER IMPACTED UTILITIES.



TABULATIONS FOR PHASE ONE

	C-3 PERMITTED/REQUIRED	PROPOSED
MINIMUM SITE AREA:	20,000 SF	24.17 AC (1,053,000 SF)
SQUARE FOOTAGE:	220,080 SF (Existing) 226,163 SF (Approved)	366,355 SF - INCLUDES 2 STORIES CONSTRUCTED BUT NOT OCCUPIED
FLOOR AREA RATIO:		
C-3 DISTRICT (PCA)	1.00 Max.	0.57/366,355 S.F. (BASED ON 14.82 AC)
PRC DISTRICT (TCCPA)	N/A	0.00/0 S.F. (BASED ON 9.35 AC)
OVERALL (SE)	N/A	0.35/366,355 S.F. (BASED ON 24.17 AC)
MAXIMUM BUILDING HEIGHT:	65 Feet (Existing)	80 Feet (Not to exceed)
MINIMUM YARDS:		
FRONT:	40 Feet OR 25' ABP	70 Feet
SIDE:	None	None
REAR:	25 Feet OR 20' ABP	118 Feet
OPEN SPACE:	15%	27%
PARKING SPACES:	570* (Required) 564 (Existing to remain) 36 (Approved not constructed)	1104 (Total Proposed) 500 (Parking Garage) 4 (VDOT taking)

* NOTE: The proposed number of parking spaces are subject to adjustment at the time of final engineering design, but will meet the Fairfax Zoning Code requirements. 570 parking spaces is based on previous site plan approved for 127 beds plus approx. 66,800 s.f. office.

CURVE DATA:

CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	8.00'	25.05'	1535.96'	16.00'	N 50°00'37" E	179°24'11"
C2	22.00'	34.56'	22.00'	31.11'	S 85°17'17" E	90°00'00"
C3	1481.42'	240.52'	120.52'	240.25'	S 24°51'35" W	09°18'08"
C4	1493.42'	208.69'	104.52'	208.52'	S 12°13'46" W	08°00'24"
C5	25.00'	35.68'	21.65'	32.73'	S 49°06'47" W	81°46'26"
C6	2955.00'	187.17'	93.62'	187.14'	N 88°11'07" W	03°37'45"
C7	2943.00'	202.25'	101.16'	202.21'	N 82°29'28" W	03°56'15"
C8	325.00'	269.96'	143.32'	262.27'	N 25°52'03" E	47°35'33"
C9	240.00'	292.57'	167.57'	274.79'	N 84°35'15" E	69°50'47"

LEGEND

- EXISTING TREE AND SHRUB MASSINGS
- EXISTING TREE AND SHRUB MASSINGS
- EXISTING TREES AND SHRUBS
- PROPOSED REPLACEMENT/RELOCATED TREES AND SHRUBS
- LOC — LIMITS OF CLEARING AND GRADING
- PROPOSED PARKING AND BUILDING ADDITIONS
- APPROVED BUT NOT CONST. BUILDING ADDITIONS
- APPROVED BUT NOT CONSTRUCTED PARKING
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED PEDESTRIAN SIDEWALK

PHASE ONE

Application No. PCA 91-C-014-2 Staff T. Sprinkle
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-29-01
Date of (BOS) (PC) approval 2-5-01
Sheet 2 of 7

Del SE 00-H-023
CP 89-C-025-3

REVISIONS
2-28-00 ADJUST BNDRY,
GARAGE AND BLDG ADDTN.
3-07-00 VDOT TAKING
3-28-00 ADD PEDESTRIAN
CIRCULATION
4-26-00 REMOVE SE
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OXYGEN PARK.
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SETBACK & RELOCATE
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7-20-00 REVISE TO SHOW
FUTURE PHASES
11-17-00 REVISE VDOT
ROW TAKING
12-3-00 REVISE TABS
12-20-00 REV. DESC.

SURVEY: WHGA
DESIGN: ESA
DRAWN: J. WOODS
CHECKED: J. McCLELLAN

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

DATE: JUNE 2000
SCALE: HORZ: 1"=60' VERT: N/A
SEAL

COMMONWEALTH OF VIRGINIA
JOSEPH A. McCLELLAN
LICENSE No. 9521
PROFESSIONAL ENGINEER

SPECIAL EXCEPTION/PROFFERED CONDITION AMENDMENT PLAT

PROJECT: RESTON HOSPITAL
HUNTER MILL DISTRICT
RESTON, VIRGINIA

JOB: 1148-0201
CADD: 1148SE02.DWG
SHEET: 2 OF 7

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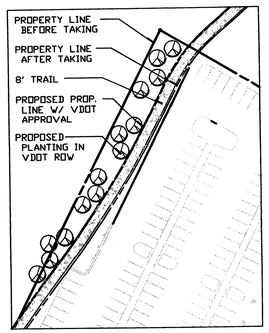

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GRAPHICAL SCALE: 1" = 60'

PROPOSED FAIRFAX COUNTY PARKWAY

TOWN CENTER DRIVE (PRIVATE DRIVE)

TOWN CENTER PARKWAY – ROUTE 7414 (103' RIGHT-OF-WAY)

ROUTE 6363 – NEW DOMINION PARKWAY (VARIABLE RIGHT OF WAY)

BLOCK 3, SECTION 931, RESTON
209,783 SF OR 4.82 AC
ZONED: PRC
AREA SUBJECT TO TCCP
PROPOSED PARKING GARAGE HEIGHT: 65'±
1 NEW STORY (6 TOTAL)
554 NEW SPACES (1054 TOTAL)

RESTON HOSPITAL
FOUR STORY BRICK BUILDING
1850 TOWN CENTER DRIVE
645,605 SQ. FT. OR
14.82 AC.
ZONED C-3
AREA SUBJECT TO PCA

FUTURE PAHSES TABULATION

EXISTING	
HOSPITAL	152,840
OFFICE	66,800
APPROVED	
MED. LOUNGE/RECORDS	900
MINOR MED. PROCEDURES	4,800
MEDICAL PROCEDURES	400
TRAILER	0
PHASE ONE	
WOMEN'S CENTER	82,6912
2 ADD'L STORIES	54,0000
POWER HOUSE	3,5000
FUTURE PHASES	
POWER HOUSE	1,0000
EMERGENCY ROOM	30,0000
MEDICAL OFFICE BUILDING	125,0000
TOTAL	521,9332

PROPOSED BLDG. ADDITION BUILDING HEIGHT: 15'± 1 STORY PLUS PENTHOUSE G.F.A. 30,000 SF USE: EMERGENCY ROOM ADDITION

PROPOSED BLDG. ADDITION HEIGHT:20'± 1 STORY G.F.A. 1,000 S.F. USE: POWERHOUSE

PROPOSED BLDG. ADDITION BUILDING HEIGHT: 80'± MAX. 6 STORIES PLUS PENTHOUSE AND CELLAR G.F.A. 125,000 SF MAX. PLUS PENTHOUSE & CELLAR USE: MEDICAL OFFICE BUILDING

PROPOSED BLDG. ADDITION HEIGHT: 80'± TOTAL 2 ADDITIONAL STORIES (5 TOTAL) G.F.A. 54,000 SF (139,892 SF TOTAL) USE: WOMEN'S CENTER ADDITION

ZONED PRC
USE: APARTMENTS

ZONED PRC
USE: TOWNHOUSES

PARCEL 'SS' 4.5570 ACRES
ZONED: PRC
AREA SUBJECT TO TCCP

PARCELS SUBJECT TO PLAT OF CONSOLIDATION PROPERTY LINE TO BE EXTINGUISHED

N 473,663.43
E 2,321,945.30

N 473,114.03
E 2,323,047.57

N 473,893.56
E 2,323,457.07

SEE INSERT

SEE SHEET 7 OF 7 REGARDING RIGHT TURN LANE IMPROVEMENTS.

SIGN SEE NOTE #20 ON COVER SHEET

PROPOSED TREE SAVE AREA

40'/25' FRONT YARD SETBACK

45' MEDICAL USE SETBACK

25' TYPE I SCREENING

PROPOSED RET. WALL

PROPOSED SIDEWALK (TYP.)

PROPOSED CROSSWALKS (TYP.)

PROPOSED PEDESTRIAN CIRCULATION FROM PARKING TO THE HOSPITAL

PROPOSED PEDESTRIAN CIRCULATION FROM GARAGE TO THE HOSPITAL (PRIMARILY USED BY STAFF)

POSSIBLE ELEVATED WALKWAY THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT WALKWAY SUBJECT TO ARCHITECTURAL DESIGN AND STUDY.

PARKING DECK SIZE AND HEIGHT REFLECTS MAXIMUM SIZE. THE DECK MAY BE BUILT IN PHASES, PROVIDED THAT THE OVERALL SIZE DOES NOT INCREASE FROM WHAT IS SHOWN.

PROPOSED PEDESTRIAN CIRCULATION FROM GARAGE TO THE HOSPITAL

PARKING EXPANSION

APPROVED PARKING ADDITION

CONCRETE PAD FOR M.O.B. DUMPSTER

COOLING TOWER

UNDERGROUND FUEL/OIL TANK

TRAILER FOR INFECTIOUS WASTE

DUMPSTERS FOR CARDBOARD/ TRASH

RECYCLE DUMPSTER

LOADING DOCK

OVERHEAD CANOPY

PROPOSED NEW FACE OF CURB

EX. 15' VEPCO ESMT. D.B. 6330 PG. 1775

EX. 15' COLUMBIA GAS OF VIRGINIA, INC. ESMT. D.B. 6299 PG. 1822

EX. 15' SOUTHERN BELL TEL. & TEL. CO. ESMT. D.B. 6775 PG. 1805

EX. 15' SOUTHERN BELL TEL. & TEL. CO. ESMT. D.B. 6775 PG. 1805

EX. 15' COLUMBIA GAS OF VIRGINIA, INC. D.B. 6299 PG. 1822

EX. 15' SOUTHERN BELL TEL. & TEL. CO. ESMT. D.B. 6775 PG. 1805

EX. 15' SOUTHERN BELL TEL. & TEL. CO. ESMT. D.B. 6775 PG. 1805

EX. 15' SOUTHERN BELL TEL. & TEL. CO. ESMT. D.B. 6775 PG. 1805

EX. 15' VEPCO ESMT. D.B. 6330 PG. 1775

EX. 15' COLUMBIA GAS OF VIRGINIA, INC. ESMT. D.B. 6299 PG. 1822

EX. 15' COLUMBIA GAS OF VIRGINIA, INC. ESMT. D.B. 6299 PG. 1822

EX. 15' VEPCO ESMT. D.B. 6330 PG. 1775

EX. 15' VEPCO ESMT. D.B. 6330 PG. 1775

EX. 15' VEPCO ESMT. D.B. 6330 PG. 1775

EX. 15' STORM DRAIN ESMT. D.B. 6673 PG. 1805

EX. 30' STORM DRAIN CORP. ESMT. D.B. 6299 PG. 1822

EX. 40' P.E.P.C.O. D.B. 6299 PG. 1822 D.B. 6330 PG. 1775 D.B. 6673 PG. 1805 D.B. 6775 PG. 1805 D.B. 6299 PG. 1822 D.B. 6330 PG. 1775 D.B. 6673 PG. 1805 D.B. 6775 PG. 1805

EX. 10' STORM DRAIN EASEMENT D.B. 6673 PG. 1805

EX. BOARD FENCE

EX. TEMP. CONST. FENCE

APPROVED PARKING ADDITION

APPROVED PARKING ADDITION

APPROVED PARKING ADDITION

APPROVED PARKING ADDITION

PROPOSED NEW FACE OF CURB

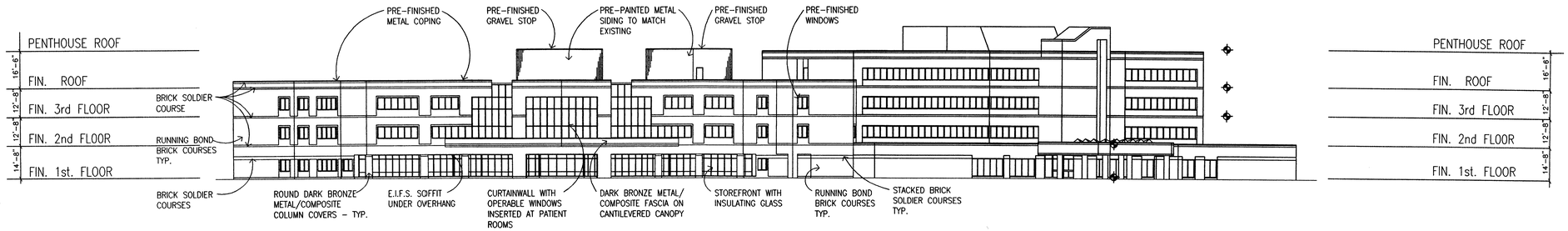
OVERHEAD CANOPY

LANDING PAD

EX. 24" STORM DRAIN D.B. 6299 PG. 1822

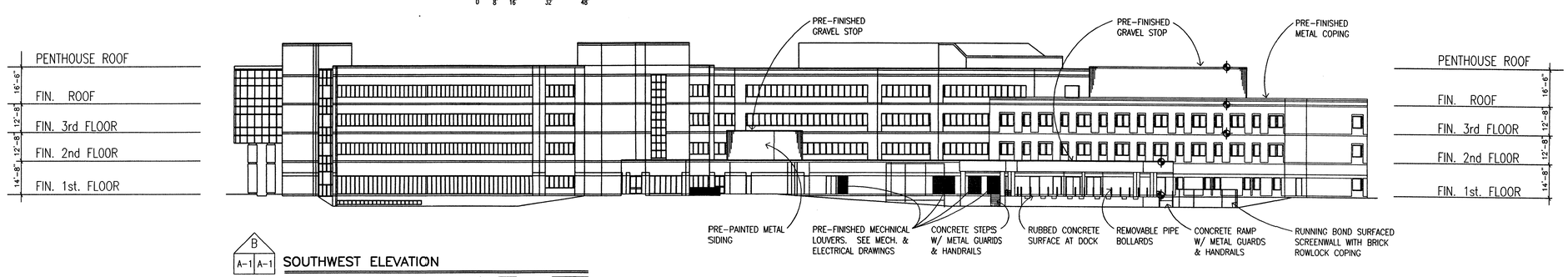
EX. 24" STORM DRAIN D.B. 6299 PG. 1822

EX. 24" STORM DRAIN D.B. 6299 PG. 1822



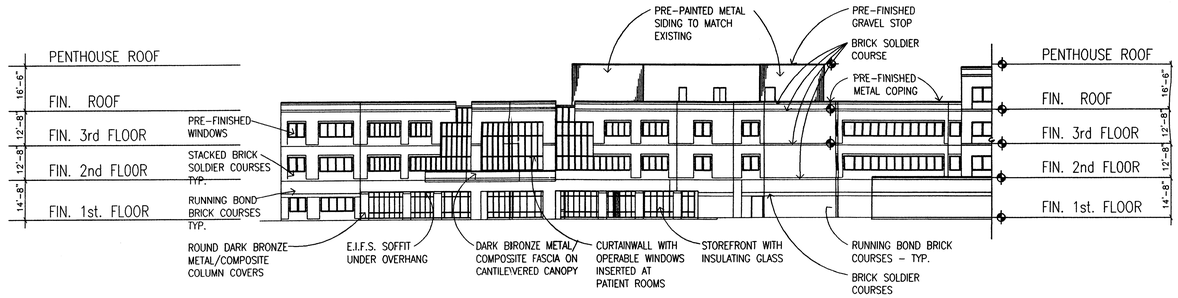
A A-1 A-1 NORTHEAST ELEVATION

0 8' 16' 32' 48'



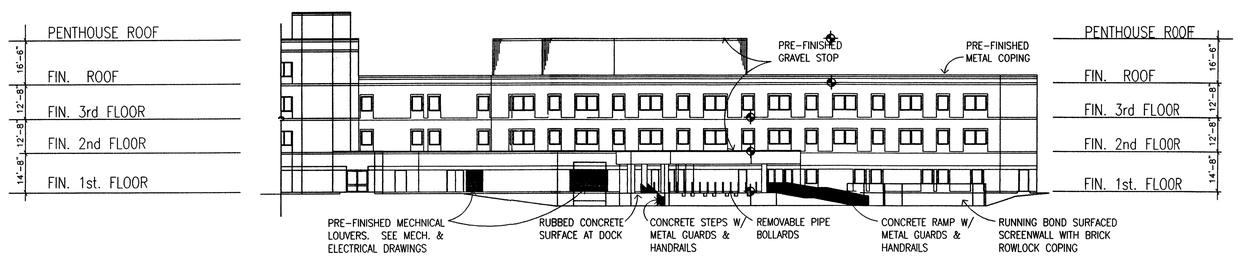
B A-1 A-1 SOUTHWEST ELEVATION

0 8' 16' 32' 48'



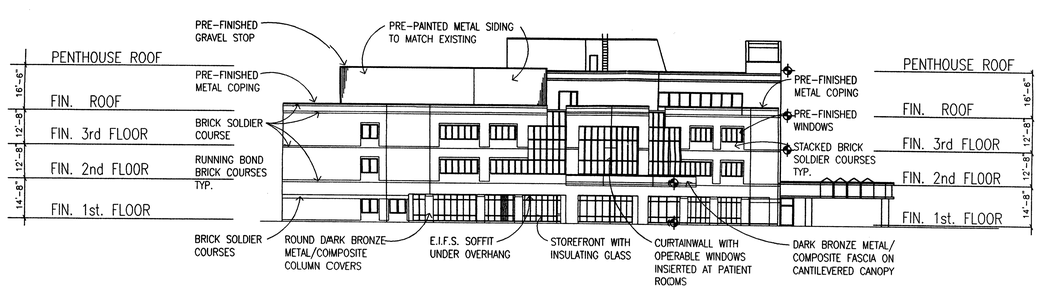
C A-1 A-1 NORTH ELEVATION

0 8' 16' 32' 48'



D A-1 A-1 SOUTH ELEVATION

0 8' 16' 32' 48'



E A-1 A-1 WEST ELEVATION

0 8' 16' 32' 48'

Application No. PLA 91-C-014-2 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-10-01
Date of (BOS) (PC) approval 2-5-01
Sheet 4 of 7
Dec SE 00-H-023
CP 87-C-025-3

PHASE ONE – WOMEN'S CENTER ELEVATIONS

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!!!!

NOTE: ILLUSTRATIVE DRAWING IS PRESENTED TO REFLECT TYPICAL ARCHITECTURAL CHARACTER AND BUILDING FACADES. THE DRAWING DEPICTS A THREE-STORY STRUCTURE; THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT FIVE STORIES CONSISTENT WITH THE SE/PCA PLAT.

NOTE: ALL ARCHITECTURAL ELEVATIONS, DIMENSIONS ETC. HAVE BEEN PROVIDED BY EARL SWENSSON ASSOC.

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G:\PROJECT\PLANN\1148\0201\1148ELV2.DWG, 12/20/00 09:47:48 PM, BRAY, 1050C 24x36.pc3

REVISIONS
1-28-00 ADJUST BNDRY, GARAGE AND BLDG ADDTN.
3-07-00 VDOT TAKING
3-28-00 ADD PEDESTRIAN CIRCULATION
4-26-00 REMOVE SE AMENDMENT & RELOCATE OXYGEN PARK.
6-9-00 ADJUST BUILDING SETBACK & RELOCATE OXYGEN PARK.
7-20-00 REVISE TO SHOW FUTURE PHASES
11-17-00 REVISE VDOT ROW TAKING
12-3-00 REVISE TABS
12-20-00 REV. DESC.

SURVEY WHGA
DESIGN ESA
DRAWN ESA
CHECKED ESA

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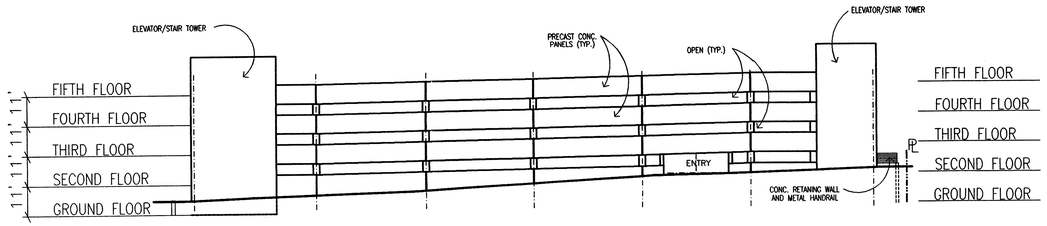
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

DATE DECEMBER 1999
SCALE HORZ: N/A VERT: N/A
SEAL

COMMONWEALTH OF VIRGINIA
JOSEPH M. MACLEAN
LICENSE No. 8621
12/21/00
PROFESSIONAL ENGINEER

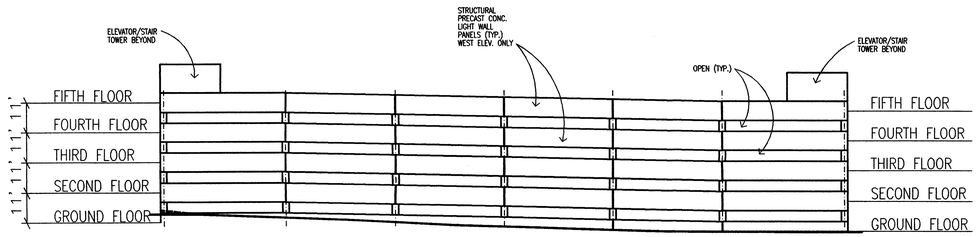
PROJECT
PHASE ONE ARCHITECTURAL ELEVATIONS - HOSPITAL WITH ADDITION
RESTON HOSPITAL
HUNTER MILL DISTRICT
RESTON, VIRGINIA

JOB 1148-0201
CADD 1148ELV2.DWG
SHEET 4 OF 7



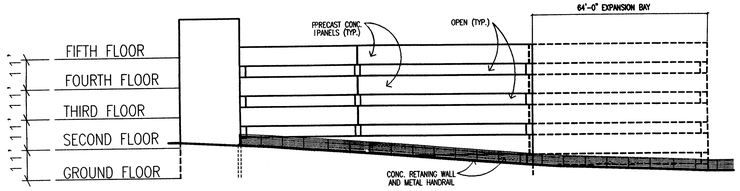
EAST ELEVATION

0 32' 64' 96'



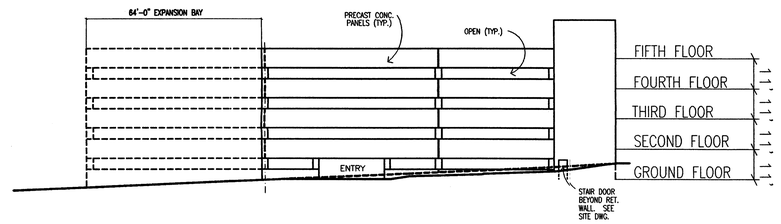
WEST ELEVATION

0 32' 64' 96'



NORTH ELEVATION

0 32' 64' 96'



SOUTH ELEVATION

0 32' 64' 96'

Application No. PCA 91-C-014-2 Staff [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-6-01
Date of (BOS) (PC) approval 12-3-01
Sheet 5 of 7

Del 88-00-H-023
CP 89-C-025-3

PHASE ONE – PARKING GARAGE ELEVATIONS

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G:\PROJECT PLANN\1148\0201\1148ELV1.DWG, 12/20/00 02:48:46 PM, BRAVY, 1:50(C.2)x34=35 p.3

REVISIONS
2-28-00 ADJUST BNDRY, GARAGE AND BLDG ADDTN.
3-07-00 VDOT TAKING
3-28-00 ADD PEDESTRIAN CIRCULATION
4-26-00 REMOVE SE AMENDMENT & RELOCATE OXYGEN PARK.
6-9-00 ADJUST BUILDING SETBACK & RELOCATE OXYGEN PARK.
7-20-00 REVISE TO SHOW FUTURE PHASES
11-17-00 REVISE VDOT ROW TAKING
12-3-00 REVISE TABS
12-20-00 REV. DESC.

SURVEY WHGA
DESIGN ESA
DRAWN ESA
CHECKED ESA

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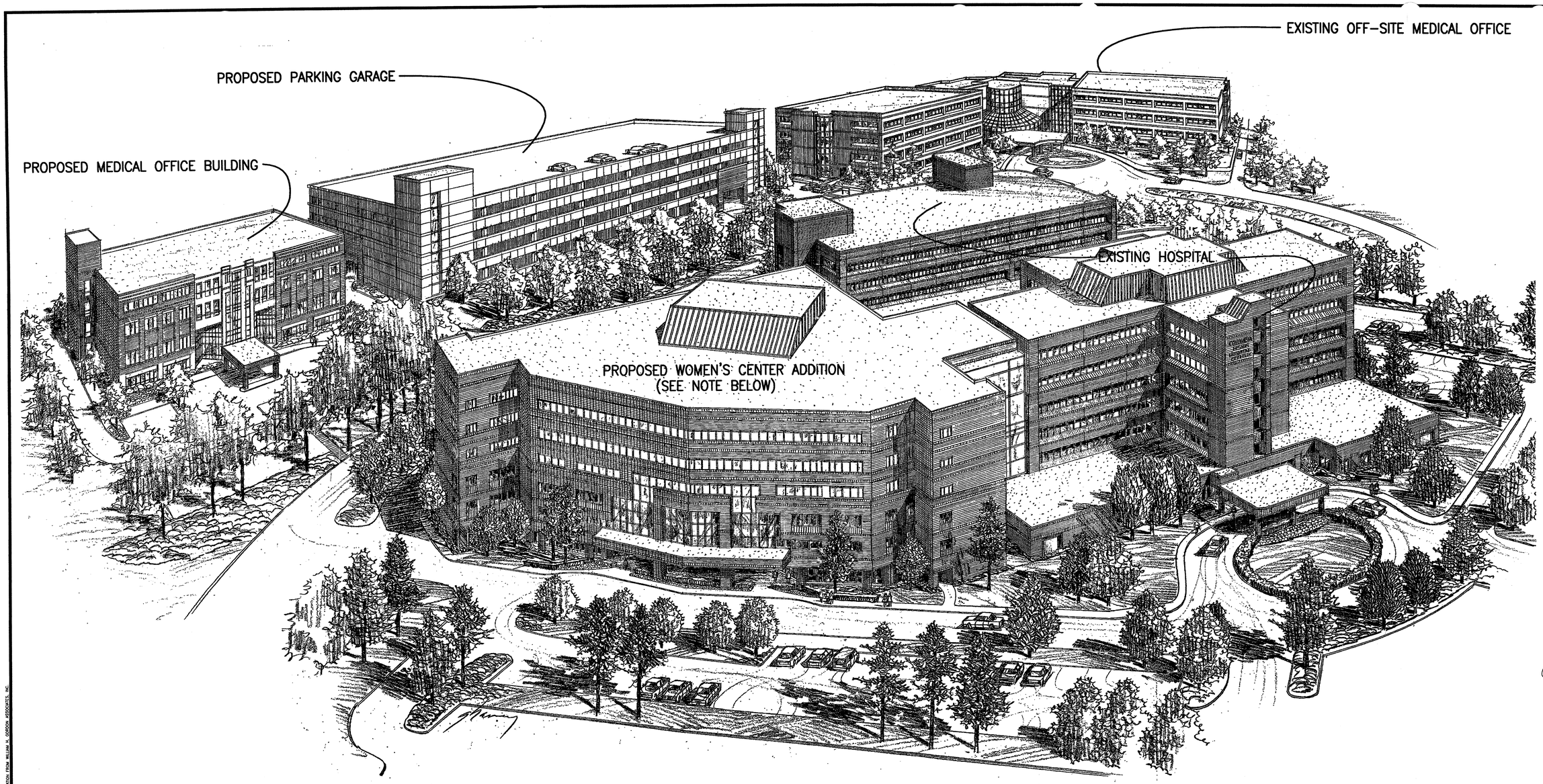
DATE DECEMBER 1999
SCALE HORZ: N/A VERT: N/A
SEAL

COMMONWEALTH OF VIRGINIA
GORDON W. MCCLELLAN
LICENSE No. 8521
PROFESSIONAL ENGINEER
12/21/00

PHASE ONE – ARCHITECTURAL ELEVATIONS – GARAGE

PROJECT
RESTON HOSPITAL
HUNTER MILL DISTRICT
RESTON, VIRGINIA

JOB 1148-0201
CADD 1148ELV1.DWG
SHEET 5 OF 7



Application No. PCA 91-C-014-2 Staff t. Smagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-10-01
Date of (BOS) (PC) approval 2-5-01
Sheet 6 of 7
Del SE 00-H-023
CP 89-C-025-3

NOTE: ILLUSTRATIVE DRAWING IS PRESENTED TO REFLECT TYPICAL ARCHITECTURAL CHARACTER AND BUILDING FACADES.

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!!!!

NOTE: ALL ARCHITECTURAL ELEVATIONS, DIMENSIONS ETC. HAVE BEEN PROVIDED BY EARL SWENSSON ASSOC.

REVISIONS
2-28-00 ADJUST BNDRY, GARAGE AND BLDG ADDTN.
3-07-00 VDOT TAKING
3-28-00 ADD PEDESTRIAN CIRCULATION
4-26-00 REMOVE SE AMENDMENT & RELOCATE OXYGEN PARK.
6-9-00 ADJUST BUILDING SETBACK & RELOCATE OXYGEN PARK.
7-20-00 REVISE TO SHOW FUTURE PHASES
11-17-00 REVISE VDOT ROW TAKING
12-3-00 REVISE TABS
12-20-00 REV. DESC.

SURVEY WHGA
DESIGN ESA
DRAWN ESA
CHECKED ESA

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(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

DATE DECEMBER 1999
SCALE HORZ: N/A VERT: N/A
SEAL
COMMONWEALTH OF VIRGINIA
JOSEPH W. McCLELLAN
LICENSE No. 8521
PROFESSIONAL ENGINEER

ARCHITECTURAL RENDERING

PROJECT
RESTON HOSPITAL
HUNTER MILL DISTRICT
RESTON, VIRGINIA

JOB 1148-0201
CADD 1148RNDR.DWG
SHEET 6 OF 7

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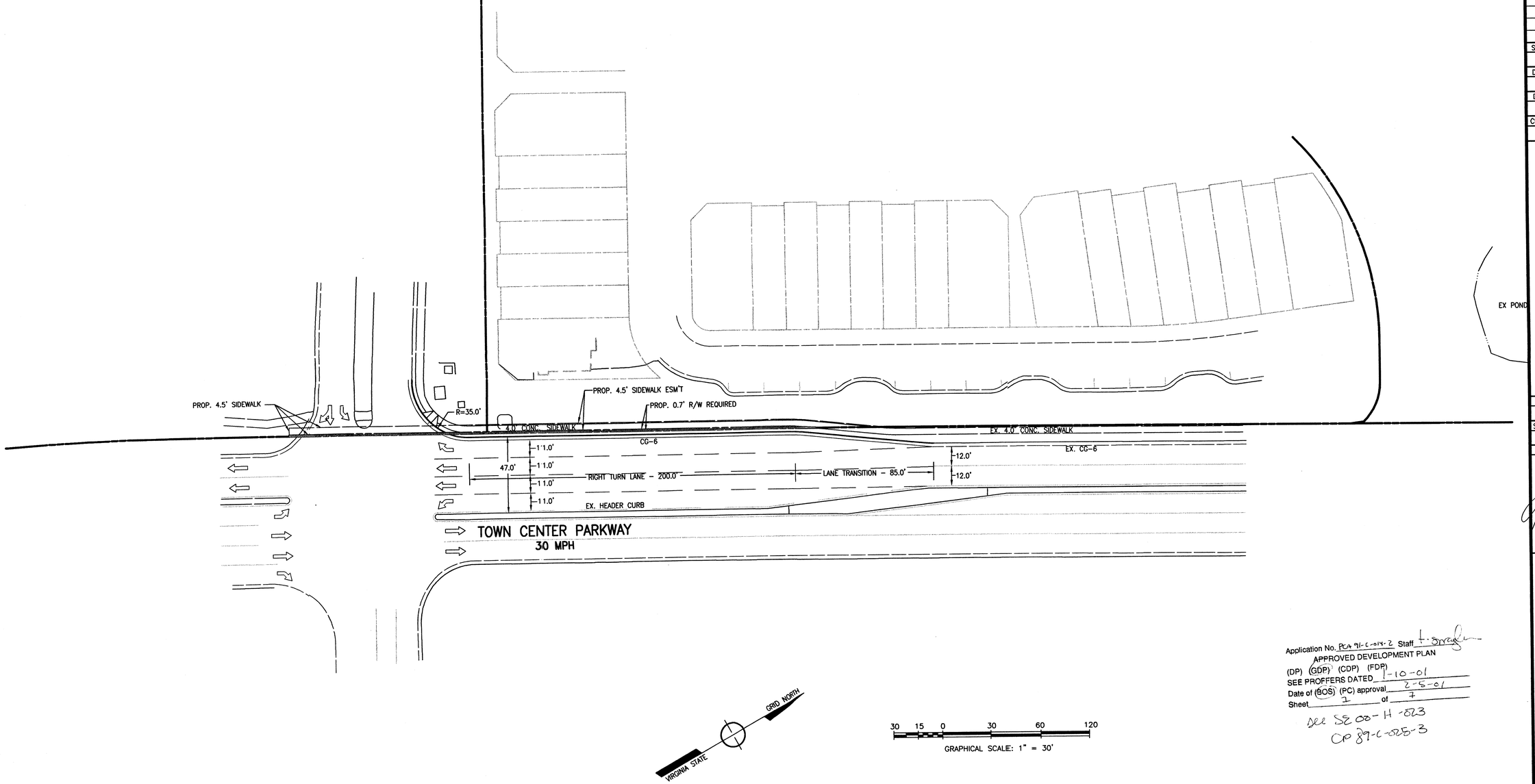

Application No. PCA 91-C-014-2 Staff t. Snyder
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-10-01
Date of (BOS) (PC) approval 2-5-01
Sheet 7 of 7
see SE 00-H-023
CP 89-C-025-3

ROADWAY INFORMATION SHOWN IS CONSIDERED PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN, APPROVAL BY DPWES AND VDOT, AND ACQUISITION OF NECESSARY OFF-SITE EASEMENTS AND RIGHT OF WAY. SEE NOTE 12 REGARDING TIMING OF TURN LANE IMPROVEMENTS.

REVISIONS
7-20-00 REVISE TO SHOW FUTURE PHASES
11-17-00 REVISE VDOT ROW TAKING
12-3-00 REVISE TABS
12-20-00 REV. DESC.

SURVEY WHGA
DESIGN M. SNYDER
DRAWN M. SNYDER
CHECKED J. McCLELLAN

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4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

DATE JUNE 2000
SCALE HORZ: 1" = 30' VERT: N/A
SEAL
COMMONWEALTH OF VIRGINIA
JOSEPH W. McCLELLAN
LICENSE No. 8521
12/21/00
PROFESSIONAL ENGINEER

PRELIMINARY RIGHT TURN GEOMETRY
FUTURE PHASE

PROJECT
RESTON HOSPITAL
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 1148-0201
CADD 1148RT01.DWG
SHEET 7 OF 7

G:\PROJECT\PLANN\1148\0210\1148RT01.DWG, 12/20/00 02:49:49 PM, BRAY, 1050C 1x32 p.1