CONCEPTUAL DEVELOPMENT PLAN ADMENDMENT / FINAL DEVLOPMENT PLAN

FOR

RESTON SECTION 917 BLOCKS 1 & 2

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

PCA 86-C-054
Application No. FDP# 86-C-054 Staff 22
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/7/99
Date of (BOS) (PC) approval 5/10/99
Sheet 1 of 6

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO AMEND THE CONCEPT DEVELOPMENT PLAN AS WELL ASS PROPOSE A FINAL DEVELOPMENT PLAN
2. THE TOTAL LAND AREA CONSISTS OF 94,945.15m² OR 9.49 HECTARE FOR THIS APPLICATION (1,021,981.09 ft² or 23.4615 AC.).
3. BOUNDARY INFORMATION HEREON IS BASED ON A BOUNDARY SURVEY PROVIDED BY WESTEIRRA RESTON L.L.C. THE TOPOGRAPHIC DATA SHOWN HEREON IS AREAL AND PROVIDED BY AIR SSURVEY, INC. UTILIZING USGS DATUM.
4. THE PROPERTIES DELINEATED ON THIS PLAN ARE LOCATED ON TAX MAP NO. 18-3-((1))-11B AND 11C.
5. THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
6. THERE ARE NO EXISTING BUILDINGS ON THE SITE.
7. PARCEL 11B SHOWN HEREON IS IN THE NAME OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS WITH DB. 8007 PG. 40 IN THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. PARCEL 11C SHOWN HEREON IS IN THE NAME OF WESTERRA RESTON L.L.C. AS RECORDED WITH DB. 8007 PG. 40 IN THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
8. THIS PROPERTY LIES WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP 515525 0050 D, DATED MARCH 5, 1990.
9. THE "SITE DATA" SHOWN HEREON IS SUBJECT TO REVISION BASED UPON FINAL BUILDING FOOTPRINTS, OPEN SPACE, PARKING LAYOUT AND BUILDING AREAS.
10. THIS SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
11. PARCEL 11B AND 111C ARE CURRENTLY ZONED PDC PER RZ 86-C-054.
12. THERE IS AN EXISTING CONCEPT DEVELOPMENT PLAN FOR THE ABOVE REFERENCED REZONNING (SEE SHEET 7).
13. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ARE TO BE PROVIDED ONSITE BY PROPOSED FACILITIES WITH THE SITE PLANS FOR THIS PROPERTY.
14. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SETT FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS AND/OR PETROLEUM PRODUCTS AS DEFINIED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES, THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH THE USES AND BUILDING MAINTENANCE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
15. TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR THE WAIVERS OR MODIFICATIONS REQUESTED HEREIN, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
16. CONSTRUCTION MAY COMMENCE UPON RECEIPT OF ALL APPROPRIATE FAIRFAX COUNTY AND VDOT PERMITS.
17. THERE ARE NO KNOWN GRAVES ON THE SITE.

APPLICANT / DEVELOPER

WESTERRA RESTON, L.L.C.
11450 BARON CAMERON AVENUE
RESTON, VAA. 20194

OWNER

WESTERRA RESTON, L.L.C.
11450 BARON CAMERON AVENUE
RESTON, VA. 20194

FAIRFAX COUNTY BOARD OF SUPERVISORS
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VA. 22035

TREE COVERAGE CANOPY CALCULATIONS

REQUIRED = 10% OF ADJUSTED AREA

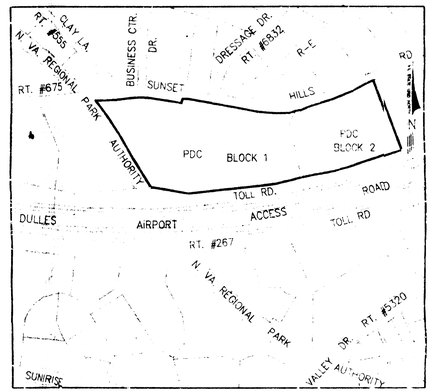
ADJUSTED AREA = NET SITE AREA LESS BUILDING FOOTPRINTS
= 87 795.28m² – 6 689.92m²
= 81 105.36m²

REQUIRED = .10(81 105.36m²) = 8 110.54m² (87,301.08 SQ. FT.)

EXISTING TREES TO BE SAVED = 8 300m² (89,340 SQ. FT.) x 1.25
(10 YR. GROWTH) = 10 375m² (111,675 SQ. FT.)
10 375m² > 8 110.54m²
OK

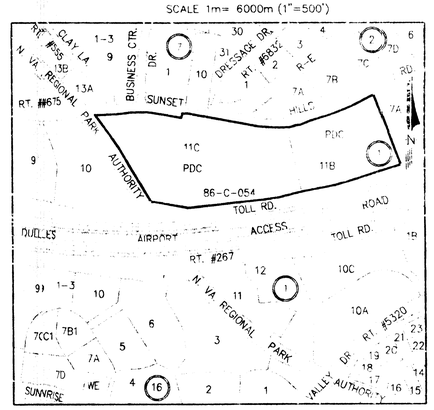
VICINITY MAP

SCALE: 1m= 6000m (1"=500')



ZONING MAP

SCALE 1m= 6000m (1"=500')



SITE DATA

TOTAL SITE AREA:

BLOCK 1 (PARCEL 11C)	=	30 983.9207155m² OR 3.0983 ha (333,508.15 SQ. FT. OR 7.6563 AC.)
BLOCK2 (PARCEL 11B)	=	63 961.2294032m² OR 6.39612 ha (688,472.94 SQ. FT. OR 15.8052 AC.)
TOTAL SITE AREA	=	94 945.1501187m² OR 9.49442 ha (1,021,981.09 SQ. FT. OR 23.4615 AC.)
*AREA OF STREET DEDICATION	=	7 149.87206060m² OR 0.71499 ha (76,960.58 SQ. FT. OR 1.76672 AC.)
NET SITE AREA	=	87 795.2780581m² OR 8.77943 ha (945,020.51 SQ. FT. OR 21.69478 AC.)

BUILDING DATA

TOTAL BUILDING GROSS FLOOR AREA	33 230.803m² OR 357,694 SQ. FT. (MAXIMUM OF 3 BUILDINGS)
MAXIMUM FAR (PDC)	1.5
FAR PROPOSED	.33230.803m² / 95 945.15m² = 0.35
MAXIMUM BUILDING HEIGHT	5 STORIES + STRUCTURED PARKING BELOW (75' MAXIMUM) (22.86m MAXIMUM)

PARKING DATA

PARKING REQUIRED	357,694 GSF x 2.6 SPACES / 1000 GSF = 931 SPACES
PARKING PROVIDED	STRUCTURED PARKING UNDER THE OFFICE BUILDINGS = 120 SPACES
	SURFACES SPACES = 1067 SPACES
	TOTAL = 1187 SPACES

LOADING SPACES

REQUIRED	A WAIVER TO 3 SPACES PER BUILDING IS REQUESTED = 3x3 = 9 SPACES
PROVIDED	9 SPACES

OPEN SPACE

REQUIRED	15% (94 945m²) = 14 241.75m² (153,297 SQ. FT.)
PROVIDED	40% (94 945m²) = 37 978m² (408,792 SQ. FT.)

*STREET DEDICATION AREA SUBJECT TO CHANGE WITH FINAL DESIGN

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
3. LANDSCAPE AND PEDESTRIAN PLAN
4. ARCHITECTURAL SECTIONS
5. EXISTING CONCEPTUAL DEVELOPMENT PLAN
6. EXISTING CONCEPTUAL DEVELOPMENT PLAN TOPOGRAPHIC MAP FROM EXISTING (FROM CURRENT ZONING)

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
APR 28 1999
ZONING EVALUATION DIVISION

PLAN DATE
11-17-98
12-11-98
1-19-99
2-19-99
4-15-99

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
4/27/99
PROFESSIONAL ENGINEER

COVER SHEET
RESTON
SECTION, 917 BLOCKS 1 & 2
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. N/A DATE: NOV., 1998

SHEET 1 OF 6

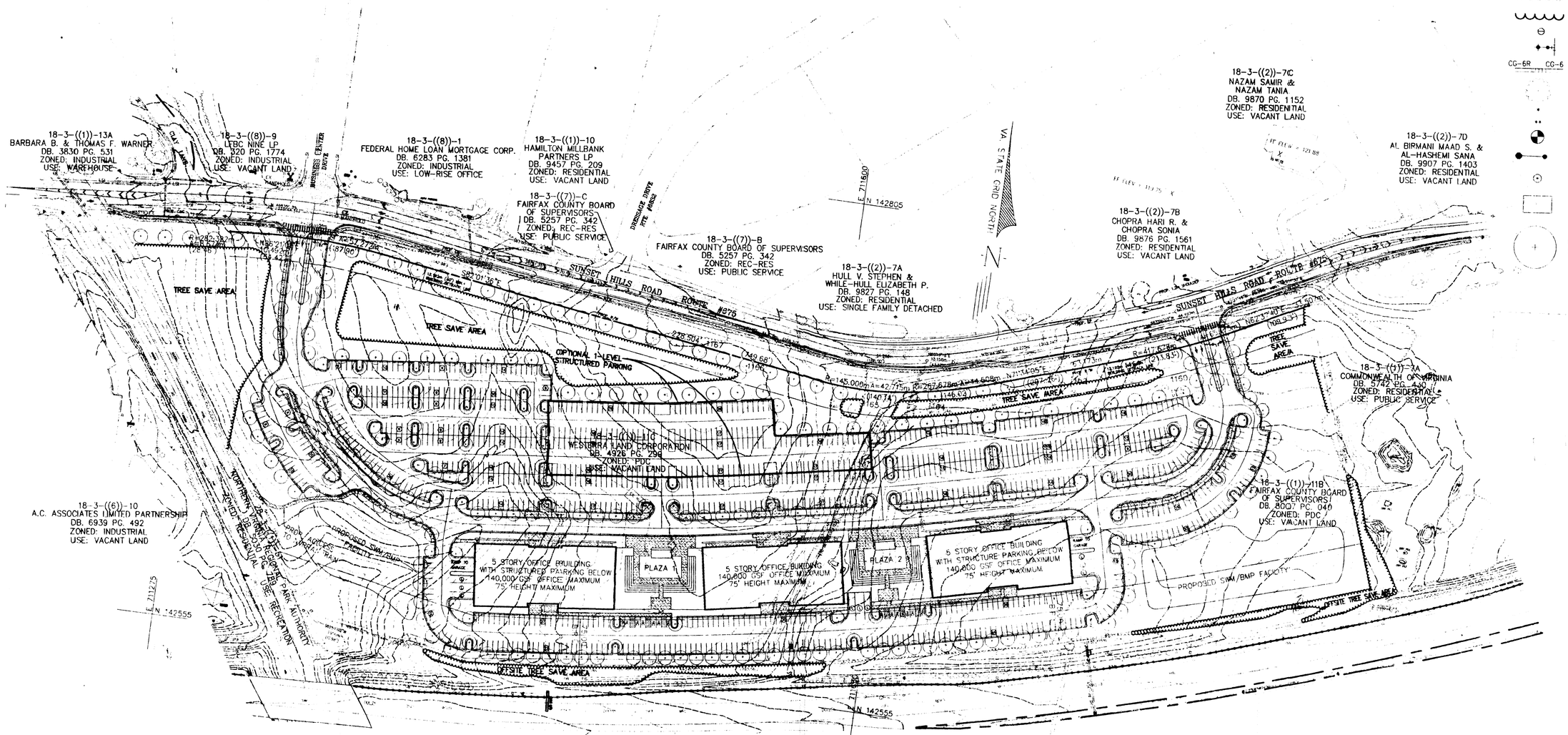
FILE No. MISC.-1012A

SITE DATA

PARCEL 11B (BLOCK 2)	30 983.92071554 SQ. M. OR 3.09839207 ha	(333,508.15 SQ.FT. OR 7.6563 AC.)
PARCEL 11C (BLOCK 1)	63 961.2294032 SQ. M. OR 6.39612 ha	(688,472.94 SQ. FT. OR 15.8052 AC.)
TOTAL SITE AREA	94 945.1501187 SQ. M. OR 9.49442 ha	(1,021,981.09 SQ. FT. OR 23.4615 AC.)

* STREET DEDICATION 7 149.87206060 SQ. M. OR 0.71499 ha (76,960.58 SQ. FT. OR 1.76677 AC.)

* STREET DEDICATION AREA SUBJECT TO CHANGE WITH FINAL DESIGN.



LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING
- WATER METER
- PROPOSED FIRE HYDRANT
- CG-6R CG-6 CURB TRANSITION
- EXISTING TREE
- ±11 1/4° BEND
- 45° BEND
- TEST HOLE REQUIRED
- RF-2-14-3.1(9.1) STREET LIGHT
- 70 WMH BOLLARD
- LIMITS OF EXISTING PAVEMENT
- PROPOSED SHADE TREE

PCA 86-C-054
~~RZ 88~~
FDP 86-C-054-2

Application No. _____ Staff FZ

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 5/7/99

Date of (BOS) (PC) approval 5/10/99

Sheet 2 of 6

PLAN DATE
11-17-98
12-11-98
1-19-99
4-15-99

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

7712 LITTLE RIVER TURNPIKE

ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
PROFESSIONAL ENGINEER

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

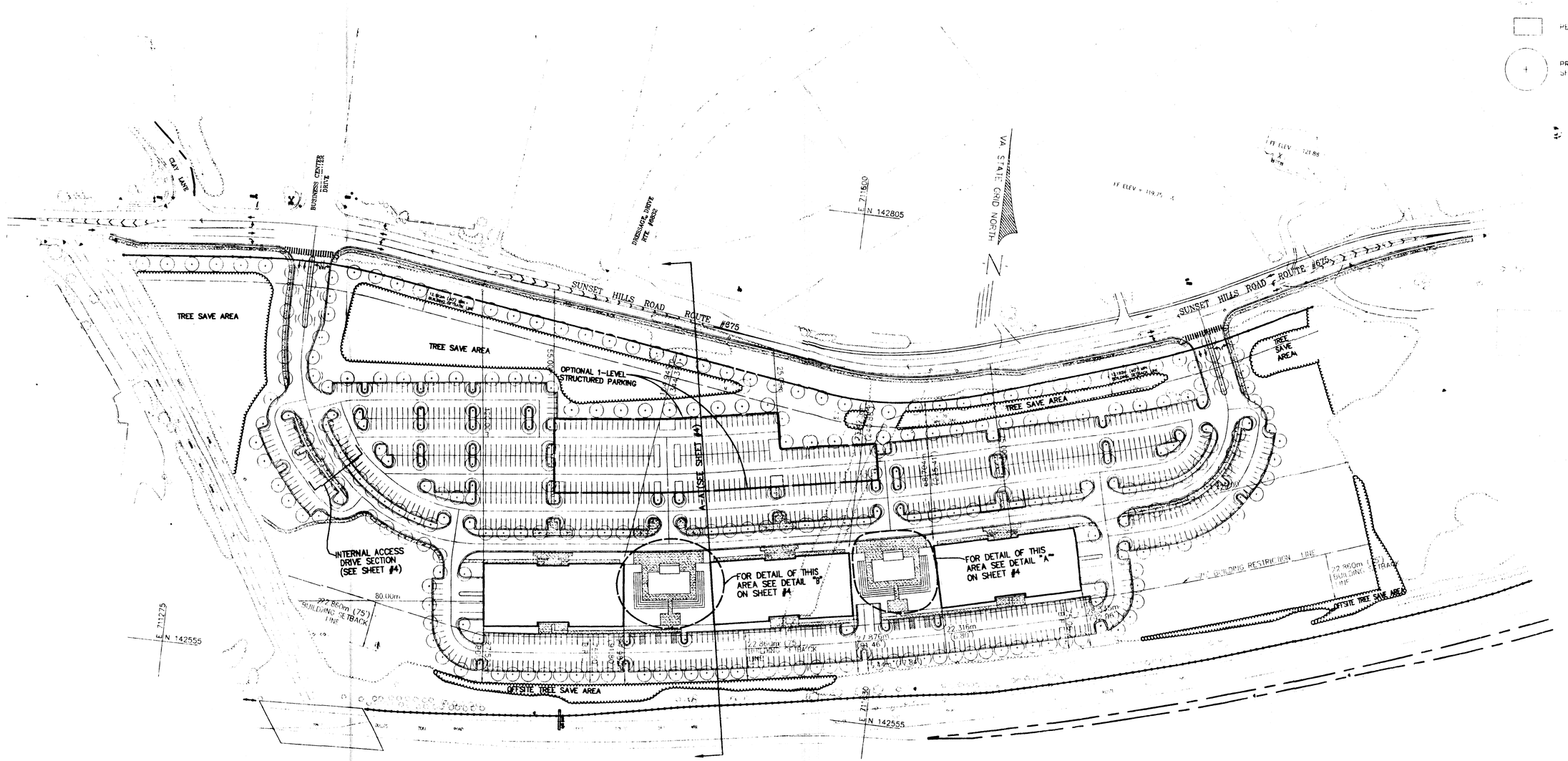
RESTON
SECTION 917, BLOCKS 1 AND 2

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1m:1000m C.I. .5m DATE: NOV., 1998

SHEET 2 OF 6

FILE No. MISC-1012A



PCA 86-C-054
Application No. FDP 86-C-054-2 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7
SEE PROFFERS DATED 5/10/99
Date of (BOS) (PC) approval 5/10/99
Sheet 3 of 6

PLAN DATE
2-19-99
4-15-99

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

URBAN ENGINEERING & ASSOC., INC.

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COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
1/27/99
PROFESSIONAL ENGINEER

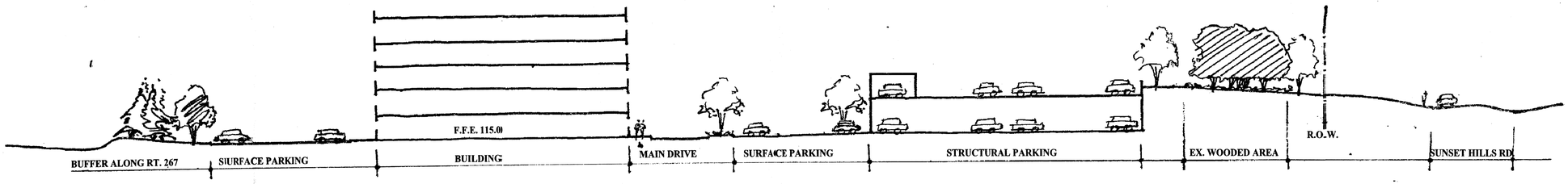
LANDSCAPE AND PEDESTRIAN PLAN

RESTON
SECTION 917, BLOCKS 1 AND 2
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

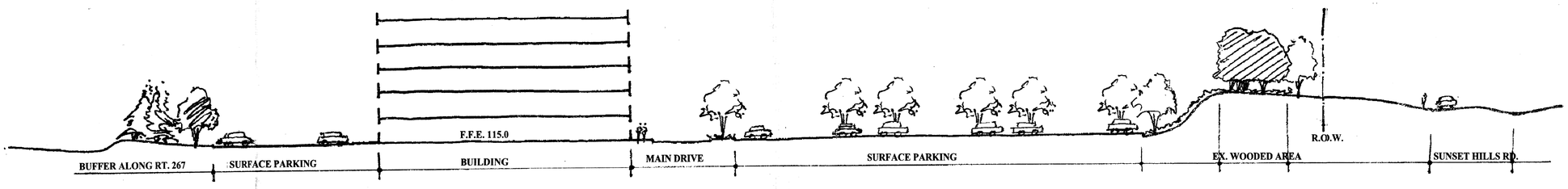
SCALE: 1m:1000m C.I. .5m DATE: FEB., 1999

SHEET 3 OF 6

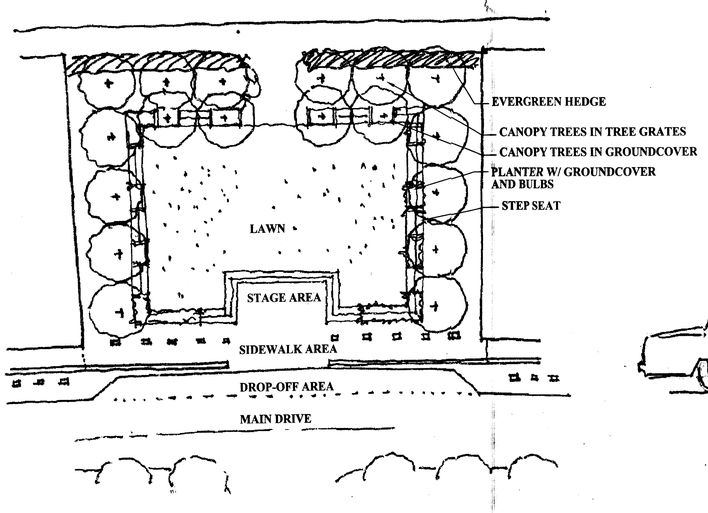
FILE No. MISC-1012A



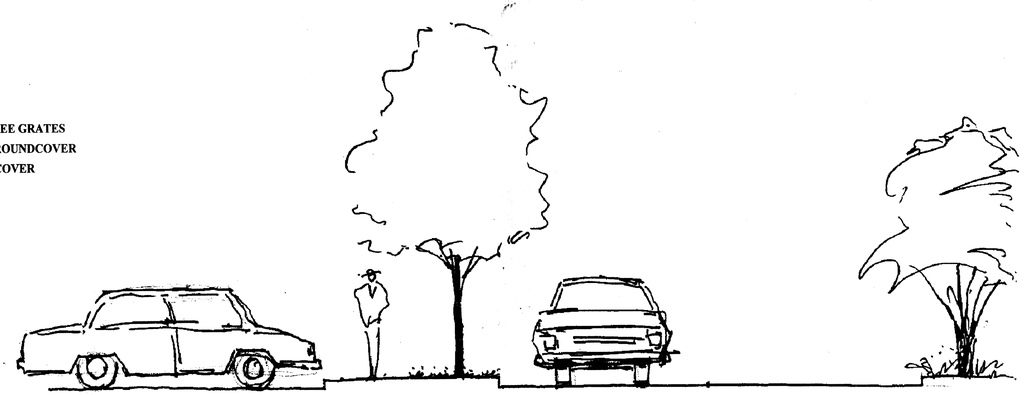
SECTION A - A THROUGH SITE (WITH PARKING STRUCTURE)
SEE SHEET 5A 1"=25'-0"



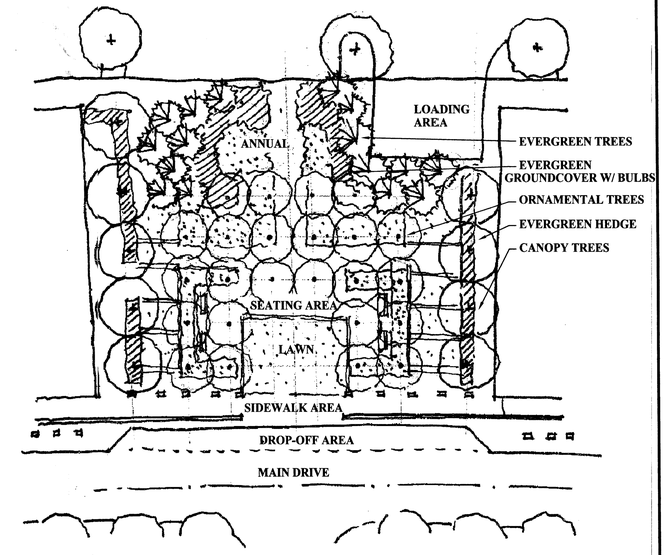
SECTION A - A THROUGH SITE (WITH SURFACE PARKING)
SEE SHEET 5A 1"=25'-0"



DETAIL B
SEE SHEET 5A 1"=25'-0" NORTH



TYPICAL SECTION @ INTERNAL ACCESS DRIVE
1/4"=1'-0"



DETAIL A
SEE SHEET 5A 1"=25'-0" NORTH

Application No. PCA 86-C-054 FDP 86-C-054-2 Staff 22
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/17/99
Date of (BOS) (PC) approval 5/10/99
Sheet 4 of 6

PLAN DATE
1-19-99
3-25-99
4-15-99

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
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COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
4/27/99
PROFESSIONAL ENGINEER

ARCHITECTURAL SECTIONS
RESTON
SECTION 917, BLOCKS 1 AND 2
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A • C.I. N/A DATE: JAN., 1999

SHEET 4 OF 6
FILE No. MISC-1012A

D:\Drawings\RESTON\917\Conceptual\917con-sect.dwg Mon Apr 19 13:20:51 1999 AT

[illegible] area [illegible] acres (1,021,982.9 sq. ft.); [illegible] in the Fairfax County Zoning [illegible] square feet (up to 337,694 square feet [illegible] maximum of 2,500 square feet on the Park [illegible]

[illegible] eighty (80') feet. All [illegible] the roofline. Roofline Mean Sea Level [illegible] Height for structured parking, [illegible] above grade.

[illegible] that shows the general location of office [illegible] parking areas. The parking garage and [illegible] the building envelope as defined by the [illegible] property shall be developed in accordance [illegible] Plan, provided however, that minor [illegible] when necessitated by sound engineering or [illegible] part of final site engineering, as determined [illegible] Environmental Management (DEM).

[illegible] in accordance with Fairfax County Zoning [illegible] as of the date of site plan approval. [illegible] applicable parking requirements shall not [illegible] amendment, provided the parking is within [illegible] shown on the Conceptual Development Plan, [illegible] forth in paragraph number 3 above. Applicant [illegible] additional employee and visitors parking in [illegible] so long as the parking is within the [illegible] footprints as depicted on the CDP.

[illegible] acres as shown shall be dedicated and conveyed to the [illegible] for a Park and Ride facility.

[illegible] side asphalt pedestrian path shall be provided on the [illegible] side of Sunset Hills Road and a public access [illegible] to the County Board of Supervisors, all in [illegible] Trails Plan and the Public Facilities Manual.

[illegible] for public street purposes to provide the minimum [illegible] to accommodate a four lane divided roadway per the [illegible] In addition, existing pavement shall be [illegible] left and right turn lanes on Sunset Hills Road at [illegible] to the office park.

8. Screening and buffering of adjacent residential properties shall be provided in accordance with Zoning Ordinance transitional screening requirements and the Conceptual Development Plan. A waiver of the barrier requirement is requested along Sunset Hills Road. In lieu of a barrier, a landscaping plan will be prepared that when installed, will provide a better visual transition than a fence.

9. This rezoning and Conceptual Development Plan are in conformance with the adopted Comprehensive Plan, the Reston Master Plan and all applicable ordinances, regulations and adopted standards.

10. It is proposed that the property will be developed in phases, with each phase consisting of a minimum of one building and associated parking. Garage entrances may be added or shifted to accommodate phasing requirements. The intra-parcel access road may also be constructed in phases to meet phasing requirements. Construction is anticipated to start in 1993 or after the issuance of appropriate building permits and will continue in an orderly manner until completion.

11. Copies of all renderings, landscape plans and site plans shall be submitted to the Reston Community Association's Planning and Zoning Committee and Equestrian Park Homeowners Association for review and comment prior to Final Development Plan approval.

12. All site plans, architectural drawings of building structures, landscaping, lighting, materials, color and signage shall be submitted to the Reston Industrial Architectural Board of Review for review and approval.

13. The existing sanitary sewer will be relocated to accommodate the proposed development. Sanitary sewer lines serving the Office Parcel shall meet Department of Public Works requirements.

14. Proposed elevations shown hereon are based on mean sea level (MSL) 1929 general adjustment. The topography was mapped via air survey.

15. The property is owned by Reston Land Corporation.

16. To the best of applicants knowledge, no human burial sites, graves or structures are located anywhere on the property.

17. Site topography coupled with a landscaping plan which takes advantage of existing tree growth, and high quality architecture and materials, will lessen the impact on adjacent and neighboring properties from any visual effects generated by the development. Additionally, road improvements as described above are proposed to lessen the impact of site generated vehicular trips.

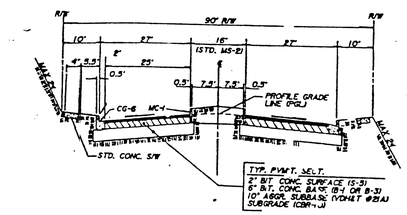
18. Auxiliary generators will be used by the office buildings as part of the life safety system. The generators will utilize above ground or underground diesel fuel storage tanks. The size and location of the storage tanks has not been determined at this time. At this time, no other hazardous or toxic substances, hazardous waste or petroleum products are expected to be generated, utilized, stored, treated or disposed of on site.

19. All office buildings shall be located a minimum of 75 feet from the Dulles Airport Access Road right-of-way.

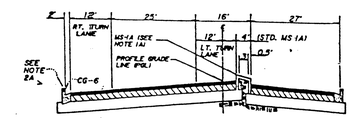
20. All dimensions and site entry / egress poimts shown are approximate and may be modified when necessitated by sound engineering or as required by the Department of Environmental Management (DEM).

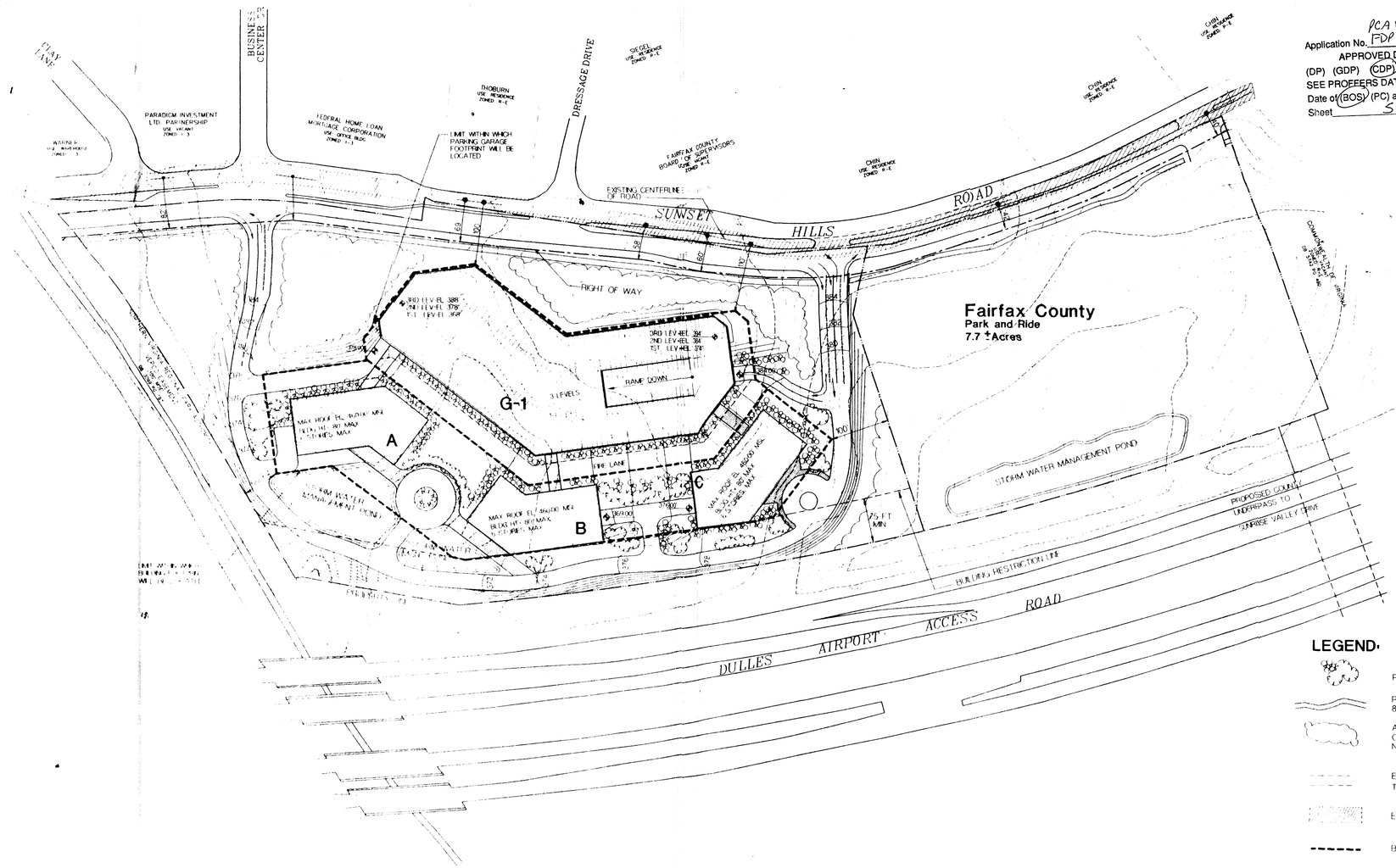
21. The location and configuration of the proposed Fairfax County underpass may be changed based on site planning, engineering, Department of Environmental Management (DEM), Virginia Department of Transportation (VDOT) and Metropolitan Washington Airport Authority (MWAA) requirements.

TYPICAL SECTION -
(NO SCALE)
DESIGN SPEED= 35 MPH



TYPICAL SECTION - TURNING LANES





PCA 86-C-054-
Application No. FDP 86-C-054-2 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/7/99
Date of (BOS) (PC) approval 5/10/99
Sheet 5 of 6

ARCHITECTURE AND INTERIOR ARCHITECTURE
DAVIS & CARTER

REVISIONS
4-15-99

PROJECT TITLE
RESTON LAND CORPORATION
SECTION 917
RZ 86-C-054
PROJECT NO 389-5940

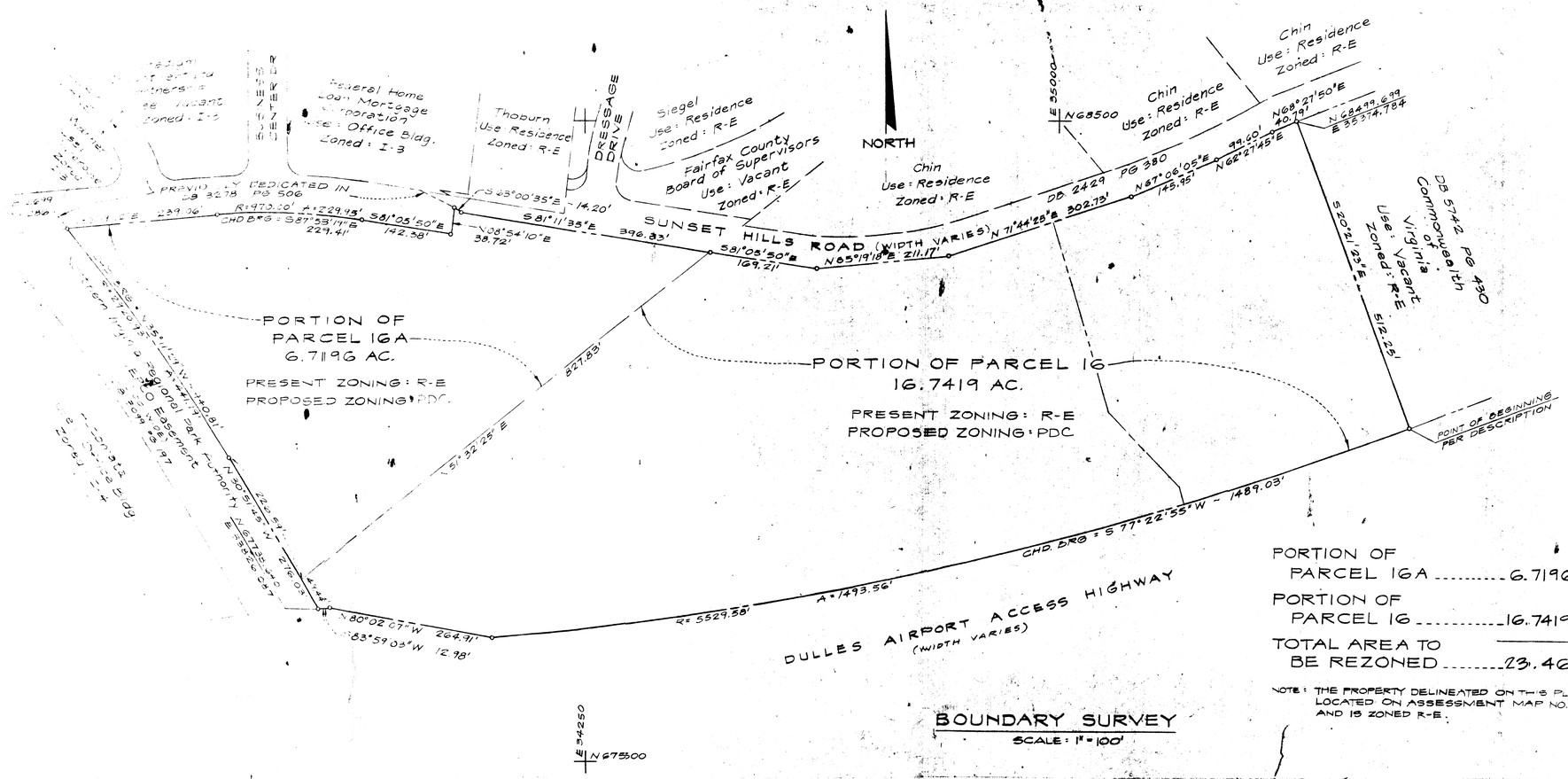
DRAWING TITLE
CONCEPTUAL DEVELOPMENT PLAN

SCALE	1"=100'
DATE	05/15/91
DRAWN BY	MAP/MMM
CHECKED BY	RKB/DNG

DRAWING NUMBER
SP-1
SHEET 5 OF 6

MISC 1012A

42-600-8

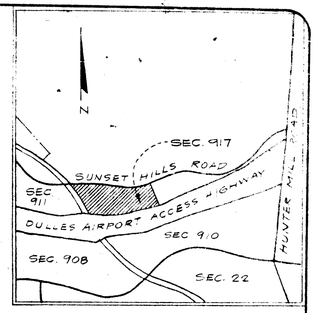


BOUNDARY SURVEY

SCALE: 1" = 100'

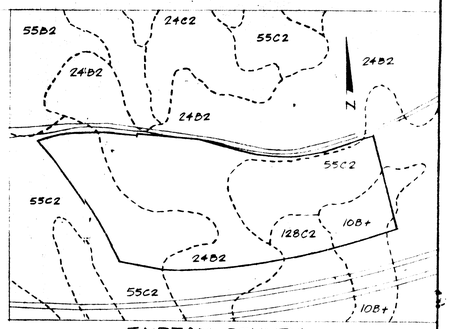
PORTION OF PARCEL 16A	6.7196 AC.
PORTION OF PARCEL 16	16.7419 AC.
TOTAL AREA TO BE REZONED	23.4615 AC.

NOTE: THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 18-3-01-7 & 11 AND IS ZONED R-E.



VICINITY MAP

SCALE: 1" = 1600'

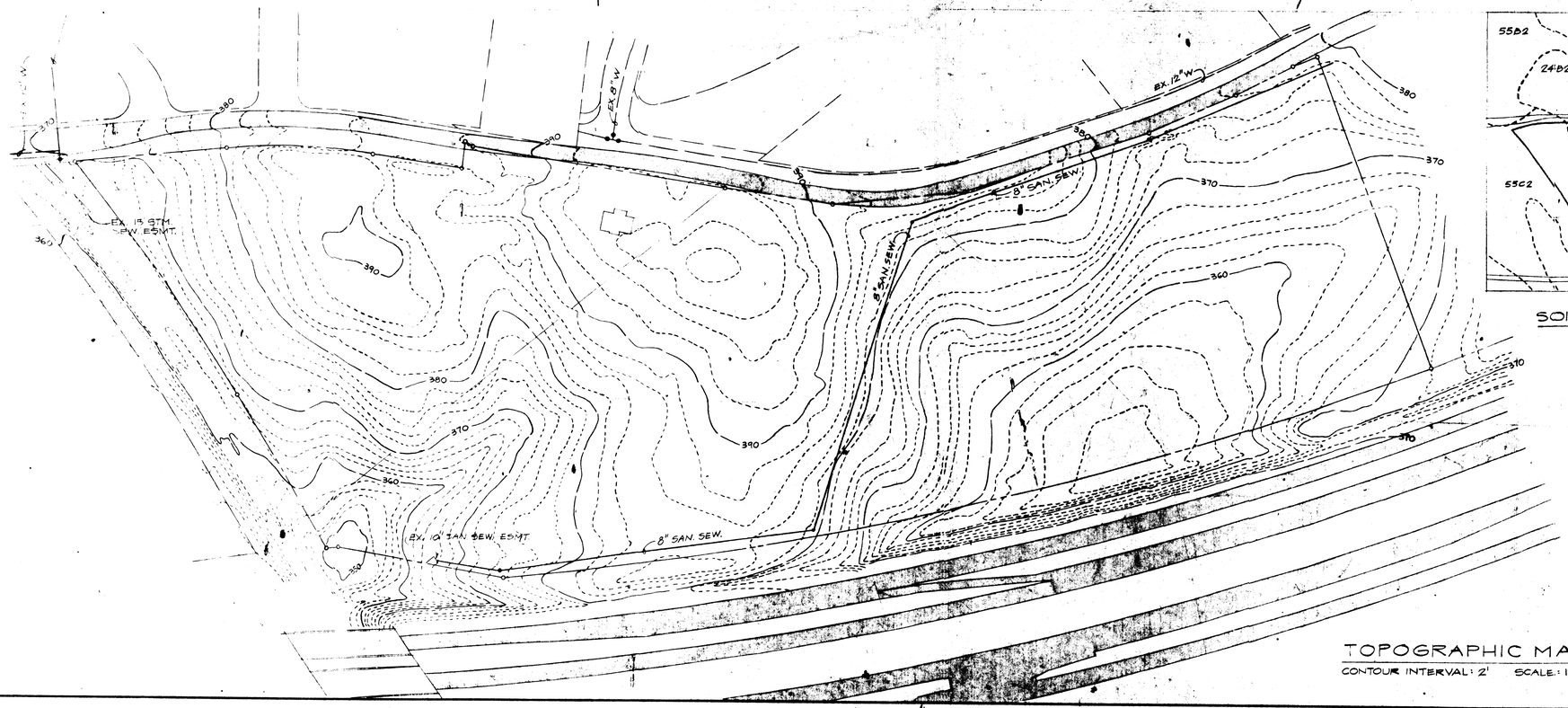


FAIRFAX COUNTY SOILS CLASSIFICATION MAP

SCALE: 1" = 350'

SOILS LEGEND

10B GLENVILLE SILT LOAM
24B2 ELIOAK SILT LOAM, UNDULATING PHASE
55C2 GLENELG SILT LOAM, ROLLING PHASE
12BC2 MONTALTO STONY SILT LOAM, ROLLING PHASE



TOPOGRAPHIC MAP

CONTOUR INTERVAL: 2' SCALE: 1" = 100'

PCA 86-C-054
Application No. FDP 86-C-054-2 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/7/99
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Sheet 6 of 6

ARCHITECTURE AND INTERIOR ARCHITECTURE
DAVIS & CARTER

REVISIONS
10-02-90 ORIGINAL
ISSUED DATE
4-15-99

PROJECT TITLE
RESTON LAND SECTION 917

PROJECT NO. 389-554.02

DRAWING TITLE
BOUNDARY SURVEY & TOPOGRAPHIC MAP

SCALE	AS NOTED
DATE	05-15-91
DRAWN BY	
CHECKED BY	

DRAWING NUMBER
SP-2
SHEET 6 OF 6

MISC 1012A