DEVELOPMENT PLAN AMENDMENT/ PROFFERED CONDITION AMENDMENT

FOR

RESTON SECTION 81, BLOCKS 1&2

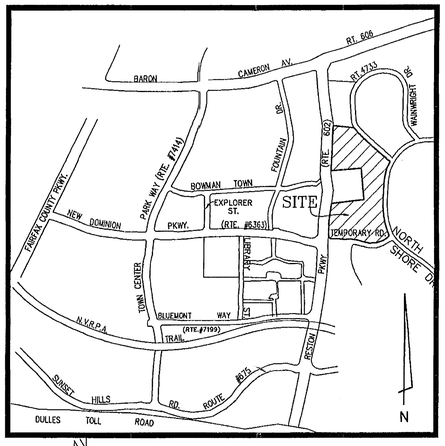
ParcReston

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

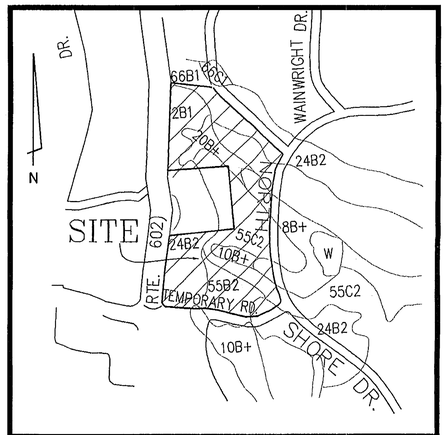
VICINITY MAP

SCALE: 1"=2000'



SOILS MAP

SCALE: 1"=1000'



SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECHNICAL REPORT REQD
55C2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
55B2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
24B2	ELIOAK	GOOD	GOOD	GOOD	SEVERE	C
20B+	MEADOWVILLE	FAIR-B,W	MARGINAL-W	GOOD	MODERATE	B
2B1	CHEWACLA	POOR-F,W,B	POOR-F,W	GOOD	SLIGHT	A
10B+	GLENVILLE	FAIR-B,W	MARGINAL-W	GOOD	MODERATE	B
66B1	LLOYD	GOOD	FAIR-C	GOOD	MODERATE	C
66C1	LLOYD	GOOD	FAIR-C	GOOD	MODERATE	C
8B+	WORSHAM	POOR-B,W,C	POOR-W,C,S	GOOD	SLIGHT	A

OWNER

ATHENA/RENAISSANCE RESTON, LLC
712 5TH AVENUE
8TH FLOOR
NEW YORK, NY 10019

APPLICANTS/ DEVELOPERS

ATHENA/RENAISSANCE RESTON, LLC
11714 PROVIDENCE CIRCLE
UNIT C
RESTON, VA 20190
(703) 707-8204

SHEET INDEX

1. COVER SHEET
2-3. GENERAL NOTES
4. EXISTING CONDITIONS SITE PLAN
5. EXISTING VEGETATION SITE PLAN
6. CONCEPTUAL DEVELOPMENT PLAN
7. DETAILED SITE PLAN
7A. BUILDING ENVELOPE EXHIBIT
8. LANDSCAPING PLAN
9-10. LANDSCAPING DETAILS
11. LANDSCAPE SPECIFICATION AND PLANT LIST
12. CONCEPT SECTION TEMPORARY ROAD
13. RESTON PARKWAY ELEVATION
14. TEMPORARY ROAD ELEVATION
15-17. SWM COMPUTATIONS
17A. BMP DETAILS
18. EXISTING CONCEPT SITE PLAN
19. OPEN SPACE ANALYSIS
20. HEIGHT SECTION STUDY

RECEIVED
Department of Planning & Zoning
FEB 1 6 2007
Zoning Evaluation Division

PCA/DPA 82-C-060-2
Application No. _____ Staff ABH
APPROVED DEVELOPMENT PLAN
(GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2007
Date of BOS (PC) approval March 26, 2007
Sheet 1 of 22

02-16-07

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-21-05
10-28-05
11-17-05
03-01-06
03-03-06
09-01-06
09-19-06
09-19-06
10-27-06
12-18-06
01-23-07

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

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOSTRZEWSKI
No. 039921
2/16/07
PROFESSIONAL ENGINEER

COVER SHEET
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=60' C.I.=2' DATE: OCT., 2005

SHEET 1 OF 20

FILE No. MISC-1671

Reston: Existing/Proposed Residential Development Potential

Total Units	26,443
Single Family Detached	4,247
Single Family Attached	8,205
Garden	10,475
Elevator	3,516
Acres	6,224

Density calculation

Unit Type	Unit Count	Population Factor		Number of Persons	
		existing	proposed	existing	proposed
Single family detached	4,247	3.5 persons	3.0 persons	14,865	12,741
Single family attached	8,205	3.0 persons	2.7 persons	24,615	22,154
Garden	10,475	2.5 persons	2.1 persons (multiple family)	26,188	21,998
Elevator	3,516	2.0 persons	2.1 persons (multiple family)	7,032	7,384
				72,700	64,227
				Current population	
				11.68	10.33
				persons per acre	

Maximum population calculation

6,224 acres @ 13 person per acre = maximum population of 80,912 persons

Existing	Proposed
80,912 max. pop. – 72,700 current pop.=	80,912 max. pop. – 64,277 current pop.=
8,212 persons of available density;	16,635 persons of available density;
2,346 single family detached units	5,545 single family detached units
or	or
2,737 single family attached units	6,164 single family attached units
or	or
3,284 garden units	3,284 garden units
or	or
4,106 elevator units	7,921 multifamily units

* Sources: Dwelling unit count from Department of Tax Administration data and Plan and Document Control; proposed population factors are from 2005 Fairfax County Demographic Report.

GENERAL NOTES:

1. Tax Map. The property delineated on this Development Plan Amendment ("DPA") is identified on the Fairfax County Tax Assessment Map #17-2-((1)), Parcel 23,24,24A and those listed on Sheet #3 (the "Property") and consists of approximately 22.98812 acres. The portion of the Property to be redeveloped is approximately 4.96 acres.

2. Zoning. The Property is zoned PRC per rezoning case RZ 82-C-060 and PCA/DPA-82-C-060-1.

3. Boundary Information. The boundary information shown hereon is compiled from deeds of records and adjacent information.

4. Topography. The topography shown hereon is at a two-foot contour interval, compiled from Air Survey Corp., Feb. 22, 2000.

5. Magisterial District. The Property is located in the Hunter Mill District.

6. Existing Development. The Property currently is developed with 418 garden-style multifamily residential units, with 182 units in Block 1 and the remaining 236 units in Block 2. The Applicant's redevelopment plans, as detailed hereon, call for the removal of 82 existing garden-style residential units in Block 2 and replacement with 360 high-rise residential units. Upon completion of the redevelopment as set forth hereon, the Property will have approximately 696 multifamily residential units.

7. Water and Sewer Service. The County of Fairfax is the public water and sanitary sewer supply agency for this development.

8. Conformance with Development Plan Amendment. The Property shall be developed in general conformance with this Development Plan, which reflects the character, density and general orientation of the proposed redevelopment. The Applicant reserves the right, at its discretion, to construct rental and/or condominium units on the Property within the building/garage footprints shown hereon.

9. Minor Modifications. In accordance with Section 16-203 of the Zoning Ordinance, minor modifications to the size, dimensions, footprints and location of buildings, parking spaces, garages and sidewalks may occur as part of final engineering and design. The building and garage footprints represented hereon are approximate. Building footprints may be increased or decreased and the number of units in each building may be modified, so long as the minimum open space provided in the tabulation is not diminished. Building setbacks shall be provided in accordance with the dimensions shown on the Development Plan. The Applicant reserves the right to develop fewer dwelling units than the number represented in the tabulation herein, and to correspondingly reduce the number of parking spaces. The Applicant also reserves the right to substitute surface and/or structured parking for the residential buildings shown hereon.

10. Modifications for Interior Parking Lot Landscaping and Transitional Screening and Barriers. This proposed development is in conformance with the Comprehensive Plan and all applicable ordinances, regulations and adopted conditions, with the exception of the following:

· The Applicant requests a modification of the transitional screening and barrier requirements along Wainwright Drive and to substitute the existing conditions.

11. Parking. Parking shall be provided in accordance with the tabulations set forth on this Development Plan. The actual number of parking spaces provided may be adjusted based on actual number of units and/or square footage constructed. The Applicant reserves the right to provide more than the minimum required parking. The Applicant also reserves the right to place on-site parking (a) on the surface of the Property, including parallel spaces along internal private streets and (b) within the footprint areas where the proposed residential buildings and parking structures are to be constructed.

12. Utilities. Utility locations shown are approximate. There are no known existing [underground] utility easements of 25' or more in width on the site. Individual utility plans and profiles will be submitted as part of site plan approval.

13. Phasing of Construction. Construction of this redevelopment is anticipated to begin during 2006, subject to market and financing conditions and considerations. The Applicant reserves the right, at its discretion, to construct the proposed development in phases, with such potential phases to be determined as part of site plan approval.

14. Hazardous Substances. There are no known hazardous or toxic substances on this site. If any substances are found, the methods for disposal shall adhere to County, State or Federal law.

15. Burial Sites. There are no known burial sites on the Property.

16. Amendments to Development Plan. If an amendment to this DPA becomes necessary at a later date, the Applicant reserves the right to submit for review and approval by the Planning Commission and Board of Supervisors only that portion of the DPA that is affected by the amendment.

LANDSCAPING AND ENVIRONMENTAL

18. Stormwater Management. Stormwater management for the proposed redevelopment shall be provided on the Property using the existing dry ponds, subject to approval of DPW&ES at the time of site plan approval for the portion of the Property to be redeveloped. Best Management Practices ("BMP") shall be provided in accordance with the Fairfax County Public Facilities Manual ("PFM") and as part of site plan approval. Any modifications to the existing stormwater management and/or BMP facilities necessary to accommodate the proposed redevelopment shall not reduce the amount of open space provided on the Property and shown on the Development Plan. See SWM, BMP and Outfall Narratives on this sheet.

19. Limits of Disturbance. The proposed limits of disturbance are noted on the Concept Site Plan and are subject to adjustment at time of final design and engineering.

20. Erosion and Sediment Control. The applicant will comply will provide erosion and sediment controls in accordance with the Virginia Erosion and Sediment Control Handbook.

21. Landscape Plan. A detailed landscape plan shall be submitted with the PRC and site plans for each phase of development. The Landscape Plan shall be consistent in the quality and quantity of plantings as the Illustrative Landscape Exhibit attached hereto as Sheet 6.

a. Planting details shall be provided and composition of the planting materials and soils used shall be specified where plantings are to be located within or on top of structures. Other methods designed to insure the viability of the proposed plantings shall be specified as requested by Urban Forest Management.

b. All planting sites shall provide at least the minimum planting area for the selected species as specified in the Public Facilities Manual. No structural soils shall be used as part of this development.

c. Trees designated "to be saved" or "to be saved if possible" on the DPA/PCA that die as a result of development impacts shall be replaced with trees of similar type at a rate of 2 to 2.5-inch caliper deciduous trees or 8 to 10-foot high evergreen trees for each tree that declines significantly or does not survive, as required by the Urban Forest Management Division.

22. Landscape Specifications. The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements; and create a cleaner and healther environment maximizing the levels of social, economic and environmental benefist that can be provided by these resources. Such techniques include but are not limited to reduced turf area, and a diverse selection of natice and noninvasive plants, mulched planting beds incorporating groups and entire rows of trees and other plants reduced need for supplemental watering, and plants selected for resistance to insect and disease pests.

RECREATION FACILITIES AND TRAILS

23. Pedestrian Circulation Plan. All new pedestrian connections or facilities shall consist of sidewalks to be constructed pursuant to the standards of the Fairfax County PFM, Section 8000, and 4' to 8' walks/trails. The pedestrian circulation system, including existing and new pedestrian facilities, shall be reflected on the PRC and site plans.

24. Lighting and Site Features. Subject to approval by the Reston Association Design Review Board ("RADRB"), the Applicant may provide additional site features, such as entrance signs, gazebos, trellises, lights and/or walls, not represented hereon.

25. Recreational Facilities. Recreational facilities for the residential uses, as determined by the Applicant at the time of PRC and site plan approval, shall include some combination of the following:

· Indoor/Outdoor Swimming pool;
· A recreation and/or community center to serve the residents of the proposed development that may include exercise facilities, a business center, meeting room and/or similar facilities as determined by the Applicant; and
· Passive recreation area(s) to be utilized for recreational activities, such as seating areas, formal gardens, picnic areas, etc., as determined by the Applicant.

RESTON COMMUNITY

26. Reston Planning and Zoning Committee. The site plan for the portion of the Property to be redeveloped shall be submitted to the Reston Association Planning and Zoning Committee for review and comment prior to site plan approval.

27. RADRB. All architectural drawings of buildings, structures, landscaping, lighting, materials, color and signage for the Property shall be submitted to the RADRB for review and approval in accordance with the Reston Residential Covenants.

SITE TABULATIONS

Existing site area (G.S.A. Sec. 81 Blocks 1&2) 22.98812 AC. (1,001,363 S.F.)

Redevelopment Area 251,587 S.F.

Existing Zone PRC

Proposed Zone PRC

Maximum F. A. R. N/A

Open Space Required N/A

Open Space Provided 400,000 S. F. (40%)

Ex. Impervious Area 517,554 S.F. (52%)

Prop. Impervious Area 495,531 S.F. (50%)

Maximum Building Height N/A

Proposed Max. Height
Existing Residential Buildings 40'
Proposed Recreation 40' *
Proposed High-Rise Buildings 168' * (Residential + Amenity Space)

Existing Number of Units
Block 1 182 units
Block 2 236 units

Total 418 units

Existing du/ac: 18.19 du/ac.

Proposed Numbers of Units
Block 1 182 existing units remain
Block 2 154 existing units to remain
Block 2 360 elevator-served units

Total 696 units

Proposed du/ac.: 30.28 du/ac.

	PROPOSED USE	LAND AREA ACRES	SQ. FT.
Blocks 1&2	Residential	22.81008	993,608
Other	Dedication	0.17804	7,755
Total		22.98812	1,001,363

*The height and number of floors of buildings may change with final design and engineering, but shall not exceed the maximum height (in feet) listed herein.

PARKING TABULATIONS:

Parking Required: 696 Units @ 1.6 spaces/unit = 1,114 spaces

Parking Provided: a minimum of 1,114 Spaces**

**Handicapped spaces are included and will meet "ADA" requirements. Handicapped spaces will be located with the Final Site Plan.

Loading Spaces Required: 5 spaces maximum

Loading Spaces Required: Loading spaces will be shown with the Final Site Plan.

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

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L) — Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) — Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L) — PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q) — Amendments (18-202 10F & 10I)

☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 3.

☑ 3. Provide:

Facility Name/Type & No. (e.g. dry pond A, infil. trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
POND A NORTH	3.5	0	3.5	13,800	27,840	9'
POND A SOUTH	4.93	0	4.93	2,800	4590	7'
POND C	1.90	0	1.9	2,700	2420	3'
Totals						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3&5
Pond inlet and oulet pipe systems are shown on Sheet 3&5

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3.
Type of maintenance access road surface noted on the plat is asphalt (asphalt, geoblock, gravel, etc.).

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 6.

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 2.

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 2.

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 2.

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2&3.

☑ 11. A submission waiver is requested for N/A

☑ 12. Stormwater management is not required because N/A

Application No. PCA/DPA 82-C-060-2 Staff ABH
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2007
Date of (BOS) (PC) approval March 26, 2007
Sheet 2 of 22

RECEIVED
Department of Planning & Zoning
FEB 27 2007
Zoning Evaluation Division

STORMWATER MANAGEMENT NARRATIVE

STORM WATER MANAGEMENT (SWM) IS PROVIDED FOR THIS DEVELOPMENT BY THREE ONSITE DRY PONDS CONSTRUCTED WITH FAIRFAX COUNTY PLAN #5585-SP-001-1, COMPLETED ON OCTOBER 20, 1986. FOR INFORMATION PURPOSES, SHEETS #10-12 OF THIS PLAN ARE REFERENCED FROM APPROVED PLAN #5585-SP-001-1 TO DEMONSTRATE THAT THE EXISTING FACILITIES SERVES THIS DEVELOPMENT. THE EXISTING DRAINAGE DIVIDES WILL BE MAINTAINED. THIS DEVELOPMENT WILL NOT INCREASE THE IMPERVIOUS AREA OF THE SITE; THEREFORE, NO ADDITIONAL SWM MEASURES WILL BE REQUIRED. A WAIVER OF THE STORMWATER MANAGEMENT REQUIREMENT HAS BEEN PROVIDED ON SHEET 3.

BEST MANAGEMENT PRACTICES NARRATIVE

THIS DEVELOPMENT IS CLASSIFIED AS A REDEVLOPMENT IN ACCORDANCE WITH SECTION 6-400 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. THUS, THE REQUIRED REDUCTION IN PHOSPHORUS LOADS WILL BE CALCULATED AS FOLLOWS:

$$\% \text{ P REMOVAL} = [1-0.9(C_{pre}/C_{post})] \times 100 = [1-0.9(0.90/0.90)] \times 100 = 10\% \text{ P REMOVAL}$$

INNOVATIVE BMP MEASURES AND LID TECHNIQUES WILL BE UTILIZED TO SATISFY THIS REQUIREMENT. DETAILS AND APPROXIMATE SIZING FOR AN INNOVATIVE BMP HAVE BEEN PROVIDED ON SHEET 17A TO SHOW ADEQUACY. AN APPROXIMATE SIZE AND LOCATION OF AN BIO-RETENTION FILTER HAS BEEN SHOWN ON SHEETS 6&7. THE APPLICANT RESERVES THE RIGHT TO CHANGE THE SPECIFIC TYPE AND QUANTITY OF BMP/LID FACILITIES AT THE TIME OF FINAL SITE PLAN IN CONFORMANCE WITH THE PUBLIC FACILITIES MANUAL.

OUTFALL NARRATIVE

A SMALL PORTION OF THIS SITE (1.9 AC) DRAINS WEST TO EXISTING SWM POND C. RUNOFF IS CONVEYED FROM POND C THROUGH EXISTING CLOSED CONDUIT PIPES THAT CROSS RESTON PARKWAY. THE CLOSED CONDUIT NETWORK CONTINUES TO THE EXISTING TOWN CENTER PARKWAY SWM/BMP FACILITY AND ON TO THE EXISTING RESTON SECTION 43 SWM/BMP FACILITY. THESE TWO EXISTING OFFSITE PONDS WERE DESIGNED TO PROVIDE ADEQUATE OUTFALLS. THE OPEN CHANNEL OUTFALL DOWNSTREAM OF THE EXISTING RESTON SECTION 43 SWM/BMP FACILITY ENTERS THE MAPPED FLOODPLAIN AND REACHES THE POINT WHERE THE TOTAL DRAINAGE AREA EXCEEDS 1 MILE.

THE REMAINING AREA OF THE SITE DRAINS EAST TO EXISTING SWM PONDS A NORTH AND A SOUTH. RUNOFF IS CONVEYED THROUGH EXISTING CLOSED CONDUIT PIPES THAT CROSS NORTH SHORE DRIVE AND OUTFALL TO AN OPEN DRAINAGE CHANNEL THROUGH THE HIDDEN CREEK GOLF COURSE. THE CHANNEL CROSSES THROUGH THE GOLF COURSE, ENTERS THE MAPPED FLOODPLAIN, CROSSES UNDER WIEHLE AVENUE AND ULTIMATELY OUTFALLS INTO EXISTING LAKE FAIRFAX. LAKE FAIRFAX WAS DESIGNED TO PROVIDE AN ADEQUATE OUTFALLS. THE AREA DRAINING TO EXISTING LAKE FAIRFAX EXCEEDS 1 SQUARE MILE.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-29-05
11-10-05
11-17-05
02-02-06
04-07-06
09-01-06
09-19-06
10-27-06
12-18-06
01-23-07
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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
2/16/07
PROFESSIONAL ENGINEER

GENERAL NOTES
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I. N/A DATE: OCT., 2005

SHEET 2 OF 20

FILE No. MISC 1671

ADJACENT CONDO PROPERTY OWNERS

Name	Address	Tax Map Parcel #
Sepehr Boutaleb	1700 Ascot Way, Unit A, Reston, VA 20190	0172 40100001
Sevana Tahmassian	1700 Ascot Way, Unit B, Reston, VA 20190	0172 40100002
James B. Poland Jr.	1700 Ascot Way, Unit C, Reston, VA 20190	0172 40100003
Dino Piscione	1700 Ascot Way, Unit D, Reston, VA 20190	0172 40100004
Ethan R. Zorick	1702 Ascot Way, Unit A, Reston, VA 20190	0172 40100005
Fairfax County Redevelopment and Hou	1702 Ascot Way, Unit B, Reston, VA 20190	0172 40100006
AjayGupta	1702 Ascot Way, Unit C, Reston, VA 20190	0172 40100007
Ryan Schwartzberg	1702 Ascot Way, Unit D, Reston, VA 20190	0172 40100008
Terry Smith	1702 Ascot Way, Unit E, Reston, VA 20190	0172 40100009
Cesar Del Aguila	1702 Ascot Way, Unit F, Reston, VA 20190	0172 40100010
Robert W. Kenia	1704 Ascot Way, Unit A, Reston, VA 20190	0172 40100011
Seema Sethi	1704 Ascot Way, Unit B, Reston, VA 20190	0172 40100012
Chandra S. Kudum	1704 Ascot Way, Unit C, Reston, VA 20190	0172 40100013
John Sweeney	1704 Ascot Way, Unit D, Reston, VA 20190	0172 40100014
Jill S. Mayers	1704 Ascot Way, Unit E, Reston, VA 20190	0172 40100015
Tara Cellini	1704 Ascot Way, Unit F, Reston, VA 20190	0172 40100016
David H. Miller	1706 Ascot Way, Unit A, Reston, VA 20190	0172 40100017
Teresa N. Yung	1706 Ascot Way, Unit B, Reston, VA 20190	0172 40100018
Edmund Wotring III	1706 Ascot Way, Unit C, Reston, VA 20190	0172 40100019
Richard Yoon	1706 Ascot Way, Unit D, Reston, VA 20190	0172 40100020
Michael J. Powers	1706 Ascot Way, Unit E, Reston, VA 20190	0172 40100021
Gina Marie Hemlem	1706 Ascot Way, Unit F, Reston, VA 20190	0172 40100022
Athena Renaissance Reston LLC	1705 Ascot Wy, Unit A, Reston, VA 20190	0172 40110001
Amy L. Reyes	1705 Ascot Wy, Unit B, Reston, VA 20190	0172 40110002
Mark Engel	1705 Ascot Wy, Unit C, Reston, VA 20190	0172 40110003
Kamala K. Kolapalli	1705 Ascot Wy, Unit D, Reston, VA 20190	0172 40110004
Meredith K. Anderson	1705 Ascot Wy, Unit E, Reston, VA 20190	0172 40110005
Owner	1705 Ascot Wy, Unit F, Reston, VA 20190	0172 40110006
Caroline Rivers Shell	1707 Ascot Way, Unit A, Reston, VA 20190	0172 40110007
Redevelopment and Housing Authority	1707 Ascot Way, Unit B, Reston, VA 20190	0172 40110008
Bryan Paul Tragren	1707 Ascot Way, Unit C, Reston, VA 20190	0172 40110009
Shahin Ehteshami	1707 Ascot Way, Unit D, Reston, VA 20190	0172 40110010
Denise S. Mansheim	1707 Ascot Way, Unit E, Reston, VA 20190	0172 40110011
Jennifer C. Starmann	1707 Ascot Way, Unit F, Reston, VA 20190	0172 40110012
Atul Mehta	1709 Ascot Way, Unit A, Reston, VA 20190	0172 40110013
Redevelopment and Housing Authority	1709 Ascot Way, Unit B, Reston, VA 20190	0172 40110014
Tammy Burton	1709 Ascot Way, Unit C, Reston, VA 20190	0172 40110015
Athena Rennaissance Reston LLC	1709 Ascot Way, Unit D, Reston, VA 20190	0172 40110016
Athena Rennaissance Reston LLC	1709 Ascot Way, Unit E, Reston, VA 20190	0172 40110017
Gang Li	1709 Ascot Way, Unit F, Reston, VA 20190	0172 40110018
Mewar Tresna	1711 Ascot Way, Unit A, Reston, VA 20190	0172 40110019
Seyyed Arash Aghvami	1711 Ascot Way, Unit B, Reston, VA 20190	0172 40110020
Amy K. Stowell	1711 Ascot Way, Unit C, Reston, VA 20190	0172 40110021
Gustavo H. Ossa	1711 Ascot Way, Unit D, Reston, VA 20190	0172 40110022
Jack Huang	1708 Abercromby Ct, A, Reston, VA 20190	0172 40120001
Michael B. Burns	1708 Abercromby Ct, B, Reston, VA 20190	0172 40120002
Everett Roxbury	1708 Abercromby Ct, C, Reston, VA 20190	0172 40120003
Olubunmi Okeowo	1708 Abercromby Ct, D, Reston, VA 20190	0172 40120004
Pooja S. Dubey	1710 Abercromby Ct, A, Reston, VA 20190	0172 40120005
Heather Timme	1710 Abercromby Ct, B, Reston, VA 20190	0172 40120006
Athena Renaissance Reston LLC	1710 Abercromby Ct, C, Reston, VA 20190	0172 40120007
Lora M. Vu	1710 Abercromby Ct, D, Reston, VA 20190	0172 40120008
Margit Jochmann	1710 Abercromby Ct, E, Reston, VA 20190	0172 40120009
David H. Fanning	1710 Abercromby Ct, F, Reston, VA 20190	0172 40120010
Kathleen A. Nowell	1710 Abercromby Ct, G, Reston, VA 20190	0172 40120011
Kristen Warren	1710 Abercromby Ct, H, Reston, VA 20190	0172 40120012
Hemant Bundele	1710 Abercromby Ct, I, Reston, VA 20190	0172 40120013
John C. Moore	1710 Abercromby Ct, H, Reston, VA 20190	0172 40120014
Eugene A. Moore III	1710 Abercromby Ct, K, Reston, VA 20190	0172 40120015
Mark N. Head	1710 Abercromby Ct, L, Reston, VA 20190	0172 40120016
Athena Renaissance Reston LLC	1712 Abercromby Ct, A, Reston, VA 20190	0172 40120017
Young L. Kim	1712 Abercromby Ct, B, Reston, VA 20190	0172 40120018
Athena Renaissance Reston LLC	1712 Abercromby Ct, C, Reston, VA 20190	0172 40120019
Delphine Bui	1712 Abercromby Ct, D, Reston, VA 20190	0172 40120020
Rick D. Vannah	1712 Abercromby Ct, E, Reston, VA 20190	0172 40120021
Vasilios Lagakos	1712 Abercromby Ct, F, Reston, VA 20190	0172 40120022
Jose A. Muzo, Trustee	1712 Abercromby Ct, G, Reston, VA 20190	0172 40120023
Hawar Zaza Pasori	1712 Abercromby Ct, H, Reston, VA 20190	0172 40120024
Christopher D. Edwards	1712 Abercromby Ct, I, Reston, VA 20190	0172 40120025
Sebastian N. Talotta	1712 Abercromby Ct, J, Reston, VA 20190	0172 40120026
Michael J. Fremberg	1712 Abercromby Ct, K, Reston, VA 20190	0172 40120027
Chad Sthole	1712 Abercromby Ct, L, Reston, VA 20190	0172 40120028
Faisal Syed-Haq	1714 Abercromby Ct, A, Reston, VA 20190	0172 40120029
Jennifer Schwartz	1714 Abercromby Ct, B, Reston, VA 20190	0172 40120030
Craig S. Wright	1714 Abercromby Ct, C, Reston, VA 20190	0172 40120031
Soren W. Bakken	1714 Abercromby Ct, D, Reston, VA 20190	0172 40120032

Name	Address	Tax Map Parcel #
Dawn Huizer	1723 Ascot Way, Unit A, Reston, VA 20190	0172 40140001
Chad Stewart	1723 Ascot Way, Unit B, Reston, VA 20190	0172 40140002
Brian W. Broadfoot	1723 Ascot Way, Unit C, Reston, VA 20190	0172 40140003
Uh Hyun Song	1723 Ascot Way, Unit D, Reton, VA 20190	0172 40140004
Christopher Tomlin	1725 Ascot Way, Unit A, Reston VA 20190	0172 40140005
Shaukat Hussain	1725 Ascot Way, Unit B, Reston, VA 20190	0172 40140006
Anthony L. Vento	1725 Ascot Way, Unit C, Reston, VA 20190	0172 40140007
Khadijeh B. Shahlavi	1725 Ascot Way, Unit D, Reston, VA 20190	0172 40140008
Gezim Allaj	1725 Ascot Way, Unit E, Reston, VA 20190	0172 40140009
Real R. Thornton	1725 Ascot Way, Unit F, Reston, VA 20190	0172 40140010
Art Schoenwetter	1725 Ascot Way, Unit G, Reston, VA 20190	0172 40140011
Hooman Kazerani	1725 Ascot Way, Unit H, Reston, VA 20190	0172 40140012
Chatdarw K. Oliva	1725 Ascot Way, Unit I, Reston, VA 20190	0172 40140013
Mary Joyce Kemper	1725 Ascot Way, Unit J, Reston, VA 20190	0172 40140014
Sheila Robinson	1725 Ascot Way, Unit K, Reston, VA 20190	0172 40140015
Jeffrey Patz	1725 Ascot Way, Unit L, Reston, Va 20190	0172 40140016
Joseph N. Serafin	1727 Ascot Way, Unit A, Reston, VA 20190	0172 40140017
Athena Renaissance Restor	1727 Ascot Way, Unit B, Reston, VA 20190	0172 40140018
Christopher J. Hoponick	1727 Ascot Way, Unit C, Reston, VA 20190	0172 40140019
Alfred G. Eways	1727 Ascot Way, Unit D, Reston, VA 20190	0172 40140020
Hon Man Leong	1727 Ascot Way, Unit E, Reston, VA 20190	0172 40140021
Jose A. Aramayo	1727 Ascot Way, Unit F, Reston, VA 20190	0172 40140022
Meryl A. McGhee	1727 Ascot Way, Unit G, Reston, VA 20190	0172 40140023
Younes Habati	1727 Ascot Way, Unit H, Reston, VA 20190	0172 40140024
Said Sharif Kalaly	1727 Ascot Way, Unit I, Reston, VA 20190	0172 40140025
Catherine Thompson	1727 Ascot Way, Unit J, Reston, VA 20190	0172 40140026
Sabrina Yarie	1727 Ascot Way, Unit K, Reston, VA 20190	0172 40140027
Jason Dispenza	1727 Ascot Way, Unit L, Reston, Va 20190	0172 40140028
Carolyn Brent	1729 Ascot Way, Unit A, Reston, VA 20190	0172 40140029
Gazelle Ghorbani	1729 Ascot Way, Unit B, Reston, VA 20190	0172 40140030
Allen Young Pulsirisaroth	1729 Ascot Way, Unit C, Reston, VA 20190	0172 40140031
Edwin S. Smith	1729 Ascot Way, Unit D, Reston, VA 20190	0172 40140032
Cheryl L. Bolen	1730 Ascot Way, Unit A, Reston, VA 20190	0172 40150001
Andrew J. Cho	1730 Ascot Way, Unit B, Reston, VA 20190	0172 40150002
Hayime L. Horigome	1730 Ascot Way, Unit C, Reston, VA 20190	0172 40150003
Maurice Battisti	1730 Ascot Way, Unit D, Reston, VA 20190	0172 40150004
Andrew Sterling	1732 Ascot Way, Unit A, Reston, VA 20190	0172 40150005
Mark J. Czifra	1732 Ascot Way, Unit B, Reston, VA 20190	0172 40150006
William Brent	1732 Ascot Way, Unit C, Reston, VA 20190	0172 40150007
Fairfax County Redevelopme	1732 Ascot Way, Unit D, Reston, VA 20190	0172 40150008
Juan M. Cortinas-Garcia	1732 Ascot Way, Unit E, Reston, VA 20190	0172 40150009
Anubha Suri	1732 Ascot Way, Unit F, Reston, VA 20190	0172 40150010
Thomas R. Wagner	1732 Ascot Way, Unit G, Reston, VA 20190	0172 40150011
Micah Fitzkee	1732 Ascot Way, Unit H, Reston, VA 20190	0172 40150012
Athena Renaissance Restor	1732 Ascot Way, Unit I, Reston, VA 20190	0172 40150013
Brandon N. Walsh	1732 Ascot Way, Unit J, Reston, VA 20190	0172 40150014
Jana S. Krakow	1732 Ascot Way, Unit K, Reston, VA 20190	0172 40150015
Athena Renaissance Restor	1732 Ascot Way, Unit L, Reston, VA 20190	0172 40150016
Shayne L. Robinson	1734 Ascot Way, Unit A, Reston, VA 20190	0172 40150017
Manoj K. Srivastava	1734 Ascot Way, Unit B, Reston, VA 20190	0172 40150018
Christopher Robert Auer	1734 Ascot Way, Unit C, Reston, VA 20190	0172 40150019
Kelcey Steven Smith	1734 Ascot Way, Unit D, Reston, VA 20190	0172 40150020
Jason M. Brandon	1715 A Ascot Way, Reston, VA 20190	0172 40130001
Michael E. Reyes	1715 Ascot Way, Unit B, Reston, VA 20190	0172 40130002
Wajiha Akhtar	1715 Ascot Way, Unit C, Reston, VA 20190	0172 40130003
Frank D. Otero	1715 D Ascot Way, Reston, VA 20190	0172 40130004
Kathleen C. Goldsmith	1715 E Ascot Way, Reston, VA 20190	0172 40130005
Logan Garofalo	1715 F Ascot Way, Reston, VA 20190	0172 40130006
FCRHA	1717 A Ascot Way, Reston, VA 20190	0172 40130007
Rizwan Ali Khan	1717 Ascot Way, Unit B, Reston, VA 20190	0172 40130008
Athena/Renaissance Restor	1717 C Ascot Way, Reston, VA 20190	0172 40130009
Rabia Shah	1717 D Ascot Way, Reston, VA 20190	0172 40130010
Sherene Gupta	1717 E Ascot Way, Reston, VA 20190	0172 40130011
Viola Farhat	1717 F Ascot Way, Reston, VA 20190	0172 40130012
Sanjay Shyam Sainani	1719 A Ascot Way, Reston, VA 20190	0172 40130013
Luis A. Velasquez	1719 B Ascot Way, Reston, VA 20190	0172 40130014
Purvi Shah	1719 Ascot Way, Unit C, Reston, VA 20190	0172 40130015
Clinton Eugene Miller, Jr.	1719 D Ascot Way, Reston, VA 20190	0172 40130016
Sharif Siddiq Kalaly	1719 Ascot Way, Unit E, Reston, VA 20190	0172 40130017
Cindy Silva	1719 Ascot Way, Unit F, Reston, VA 20190	0172 40130018
FCRHA	1721 Ascot Way, Reston, VA 20190	0172 40130019
Alan L. Goard	1721 B, Ascot Way, Reston, VA 20190	0172 40130020
Azzie Legesse	1721 Ascot Way, Unit C, Reston, VA 20190	0172 40130021
Faro Naveed	1721 D Ascot Way, Reston, VA 20190	0172 40130022

Name	Address	Tax Map Parcel #
Philip J. Annibale	1781 Jonathan Wy, Unit B, Reston, VA 20190	0172 40060001
James L. Flanigan	1781 Jonathan Wy, Unit C, Reston, VA 20190	0172 40060002
David H. Martin	1781 Jonathan Wy, Unit F, Reston, VA 20190	0172 40060003
Bo Yuan	1781 Jonathan Wy, Unit G, Reston, VA 20190	0172 40060004
Owner	1781 Jonathan Wy, Unit J, Reston, VA 20190	0172 40060005
Dallas Sabo Heil	1781 Jonathan Wy, Unit K, Reston, VA 20190	0172 40060006
Dana L. Steinmetz	1783 Jonathan Wy, Unit A, Reston, VA 20190	0172 40060007
Allison M. Ayoub	1783 Jonathan Wy, Unit B, Reston, VA 20190	0172 40060008
Young Hoon Kim	1783 Jonathan Wy, Unit E, Reston, VA 20190	0172 40060009
Cynthia M. Fields	1783 Jonathan Wy, Unit F, Reston, VA 20190	0172 40060010
Michelle M. Cini	1783 Jonathan Wy, Unit I, Reston, VA 20190	0172 40060011
Cheryl A. Meyer	1783 Jonathan Wy, Unit J, Reston, VA 20190	0172 40060012
Stacey E. Machonis	11700 Olde English Dr, A, Reston, VA 20190	0172 40060013
Carmelita Jordan	11700 Olde English Dr, B, Reston, VA 20190	0172 40060014
Gabrielle S. Tapscott	11700 Olde English Dr, C, Reston, VA 20190	0172 40060015
Patrick J. Hannon	11700 Olde English Dr, D, Reston, VA 20190	0172 40060016
Aide L. Rocha	1785 Jonathan Wy, Unit A, Reston, VA 20190	0172 40060017
Sydney A. Geiser	1785 Jonathan Wy, Unit B, Reston, VA 20190	0172 40060018
Kristin L. Hamilton	1785 Jonathan Wy, Unit C, Reston, VA 20190	0172 40060019
Pravir Chandra	1785 Jonathan Wy, Unit D, Reston, VA 20190	0172 40060020
John P. Emmitte III	1781 Jonathan Wy, Reston, VA 20190	0172 40060021
Terence Patrick Gallagher	1781 Jonathan Wy, Unit D, Reston, VA 20190	0172 40060022
Mark A. Malek	1781 Jonathan Wy, Unit E, Reston, VA 20190	0172 40060023
Yiyun Huang	1781 Jonathan Wy, Unit H, Reston, VA 20190	0172 40060024
Amna Zahir	1781 Jonathan Wy, Unit I, Reston, VA 20190	0172 40060025
Stephen Mahlstedt	1781 Jonathan Wy, Unit L, Reston, VA 20190	0172 40060026
Christopher K. Schulz	1783 Jonathan Wy, Unit C, Reston, VA 20190	0172 40060027
Richa Thapar	1783 Jonathan Wy, Unit D, Reston, VA 20190	0172 40060028
Ellis M. Mishulovich	1783 Jonathan Wy, Unit G, Reston, VA 20190	0172 40060029
Tu A. Honguyen	1783 Jonathan Wy, Unit H, Reston, VA 20190	0172 40060030
Robert P. Swartz	1783 Jonathan Wy, Unit K, Reston, VA 20190	0172 40060031
Yuejie Zhu	1783 Jonathan Wy, Unit L, Reston, VA 20190	0172 40060032
Peter S. Shoenfeld	11659 Chesterfield Ct, A, Reston, VA 20190	0172 40070001
Aimee Stratton	11659 Chesterfield Ct, B, Reston, VA 20190	0172 40070002
Kimberly Graham	11659 Chesterfield Ct, C, Reston, VA 20190	0172 40070003
Jason Gary Gwinn	11659 Chesterfield Ct, D, Reston, VA 20190	0172 40070004
Vanessa A. Iparraguirre	1780 Jonathan Wy, Unit A, Reston, VA 20190	0172 40070005
Hilda A. Holloway	1780 Jonathan Wy, Unit B, Reston, VA 20190	0172 40070006
Alison E. Cuneo	1782 Jonathan Wy, Unit A, Reston, VA 20190	0172 40070007
Ardeshir Amiri	1782 Jonathan Wy, Unit B, Reston, VA 20190	0172 40070008
Saraswathy Ponnuswamy	1782 Jonathan Wy, Unit C, Reston, VA 20190	0172 40070009
Ren Hai Cai	1782 Jonathan Wy, Unit D, Reston, VA 20190	0172 40070010
Kevin Watson	1782 Jonathan Wy, Unit E, Reston, VA 20190	0172 40070011
Cynthia A. Landon	1782 Jonathan Wy, Unit F, Reston, VA 20190	0172 40070012
Dominick Omes	11651 Chesterfield Ct, A, Reston, VA 20190	0172 40080001
Jennifer I. Obmasoa	11651 Chesterfield Ct, B, Reston, VA 20190	0172 40080002
Gary Leyton Rose, Trustee	11655 Chesterfield Ct., A, Reston, VA 20190	0172 40080003
Sara Lee Steiner	11655 Chesterfield Ct, B, Reston, VA 20190	0172 40080004
Sunil Mallavarapu	11655 Chesterfield Ct, C, Reston, VA 20190	0172 40080005
Ramkishan R. Mattapalli	11655 Chesterfield Ct, D, Reston, VA 20190	0172 40080006
Xiaodong Xue	11655 Chesterfield Ct, E, Reston, VA 20190	0172 40080007
Chun-Ming Lu	11655 Chesterfield Ct, F, Reston, VA 20190	0172 40080008
Daniel Sujay Wang	11655 Chesterfield Ct, G, Reston, VA 20190	0172 40080009
Tom Grannas	11655 Chesterfield Ct, H, Reston, VA 20190	0172 40080010
Chun-Hoa Chen	11655 Chesterfield Ct, I, Reston, VA 20190	0172 40080011
Ingrid Enzelsberger	11655 Chesterfield Ct, J, Reston, VA 20190	0172 40080012
Amy L. Odhner	11655 Chesterfield Ct, K, Reston, VA 20190	0172 40080013
Michael Jeffrey Alouf	11655 Chesterfield Ct, L, Reston, VA 20190	0172 40080014
Ali Kazmi	11657 Chesterfield Ct, A, Reston, VA 20190	0172 40080015
Ahsan Syed Kazmi	11657 Chesterfield Ct, B, Reston, VA 20190	0172 40080016
Reynaldo Pareja	11657 Chesterfield Ct, C, Reston, VA 20190	0172 40080017
Corey L. Bowen	11657 Chesterfield Ct, D, Reston, VA 20190	0172 40080018
Deborah W. Pestronk	1701 Ascot Way, Unit A, Reston, VA 20190	0172 40090001
Rachel A. Montero	1701 Ascot Way, Unit B, Reston, VA 20190	0172 40090002
Vincent Ford	1701 Ascot Way, Unit C, Reston, VA 20190	0172 40090003
Shauniquea R. Eure	1701 Ascot Way, Unit D, Reston, VA 20190	0172 40090004
Eleanore Burgess	1703 Ascot Way, Unit A, Reston, VA 20190	0172 40090005
Mark D. Taczak	1703 Ascot Way, Unit B, Reston, VA 20190	0172 40090006
Duyen Nguyen	1703 Ascot Way, Unit C, Reston, VA 20190	0172 40090007
James Hottle	1703 Ascot Way, Unit D, Reston, VA 20190	0172 40090008
Michael Mosenkis	1703 Ascot Way, Unit E, Reston, VA 20190	0172 40090009
Zhaoyu Guo	1703 Ascot Way, Unit F, Reston, VA 20190	0172 40090010
Peter Phanorith Oultarac	1703 Ascot Way, Unit G, Reston, VA 20190	0172 40090011
Narayana Satya Enugu	1703 Ascot Way, Unit H, Reston, VA 20190	0172 40090012
Athena Renaissance Restor	1703 Ascot Way, Unit I, Reston, VA 20190	0172 40090013
Luke M. Bosek	1703 Ascot Way, Unit J, Reston, VA 20190	0172 40090014
Trinh V. Pham	1703 Ascot Way, Unit K, Reston, VA 20190	0172 40090015
Yi-Chun Cheng	1703 Ascot Way, Unit L, Reston, VA 20190	0172 40090016
Jose L. Rincon	11653 Gas Light Ct, Unit A, Reston, VA 20190	0172 40090017
Afshin Samimi	11653 Gas Light Ct, Unit B, Reston, VA 20190	0172 40090018
Niall D. Bridgeman	11653 Gas Light Ct, Unit C, Reston, VA 20190	0172 40090019
Eric Leeds	11653 Gas Light Ct, Unit D, Reston, VA 20190	0172 40090020
Suzanne K. McNamara	11653 Gas Light Ct, Unit E, Reston, VA 20190	0172 40090021
Bradley James Molnar	11653 Gas Light Ct, Unit F, Reston, VA 20190	0172 40090022
Elizabeth S. Monteleone	11653 Gas Light Ct, Unit G, Reston, VA 20190	0172 40090023
Jue Wang	11653 Gas Light Ct, Unit H, Reston, VA 20190	0172 40090024
Susan J. Buckley	11653 Gas Light Ct, Unit I, Reston, VA 20190	0172 40090025
Kaur Ramanjit	11653 Gas Light Ct, Unit J, Reston, VA 20190	0172 40090026
Damian Gliatis	11653 Gas Light Ct, Unit K, Reston, VA 20190	0172 40090027
Eun Ah Kim	11653 Gas Light Ct, Unit L, Reston, VA 20190	0172 40090028
Carolyn Parker	11655 Gas Light Ct, Unit A, Reston, VA 20190	0172 40090029
Julie Baker	11655 Gas Light Ct, Unit B, Reston, VA 20190	0172 40090030
Margaret A. Frantz	11655 Gas Light Ct, Unit C, Reston, VA 20190	0172 40090031
Barbara Brown	11655 Gas Light Ct, Unit D, Reston, VA 20190	0172 40090032

Name	Address	Tax Map Parcel #
Redevelopment and Housing Authority	1799 Jonathan Wy, Unit A, Reston, VA 20190	0172 40010001
Jason Rufner	1799 Jonathan Wy, Unit C, Reston, VA 20190	0172 40010002
Robert W. Schwartz	1799 Jonathan Wy, Unit D, Reston, VA 20190	0172 40010003
Athena Renaissance Reston LLC	1799 Jonathan Wy, Unit B, Reston, VA 20190	0172 40010004
Redevelopment and Housing	11719 Olde English Dr, A, Reston, VA 20190	0172 40010005
Tara L. Walther	11719 Olde English Dr, B, Reston, VA 20190	0172 40010006
Athena Renaissance Reston LLC	11715 Olde English Dr, A, Reston, VA 20190	0172 40010007
Redevelopment and Housing	11715 Olde English Dr, B, Reston, VA 20190	0172 40010008
Elahe Yuson	11715 Olde English Dr, C, Reston, VA 20190	0172 40010009
Adele H. Warner	11715 Olde English Dr, D, Reston, VA 20190	0172 40010010
Quoc Huynh Bao Nguyen	11715 Olde English Dr, E, Reston, VA 20190	0172 40010011
Marcantonio Barnes	11715 Olde English Dr, F, Reston, VA 20180	0172 40010012
Efstratios Oktay	11707 Olde English Dr, A, Reston, VA 20190	0172 40020001
Frankie E. D. Patman	11707 Olde English Dr, B, Reston, VA 20190	0172 40020002
Ashok Kumar Bhagi	11707 Olde English Dr, C, Reston, VA 20190	0172 40020003
Eve K. Bosek	11707 Olde English Dr, D, Reston, VA 20190	0172 40020004
William J. Detty	11709 Olde English Dr, A, Reston, VA 20190	0172 40020005
Prabhudas Padma Rao Baddula	11709 Olde English Dr, B, Reston, VA 20190	0172 40020006
Patricia A. Habati	11709 Olde English Dr, C, Reston, VA 20190	0172 40020007
Nolan M. Barkdull	11709 Olde English Dr, D, Reston, VA 20190	0172 40020008
Michael B. Maughan	11709 Olde English Dr, E, Reston, VA 20190	0172 40020009
John K. Weatherspoon	11709 Olde English Dr, F, Reston, VA 20190	0172 40020010
Andrew Sterling	11711 Olde English Dr, A, Reston, VA 20190	0172 40020011
Yang Jiao	11711 Olde English Dr, B, Reston, VA 20190	0172 40020012
Elizabeth Borchers	11701 Olde English Dr, A, Reston, VA 20190	0172 40030001
Lenore Savage	11701 Olde English Dr, B, Reston, VA 20190	0172 40030002
John W. Webber	11701 Olde English Dr, C, Reston, VA 20190	0172 40030003
Gopala Konduru	11701 Olde English Dr, D, Reston, VA 20190	0172 40030004
Paola Quiones-Olson	11703 Olde English Dr, A, Reston, VA 20190	0172 40030005
Johnny Chung	11703 Olde English Dr, B, Reston, VA 20190	0172 40030006
Christopher O. Whalen	11703 Olde English Dr, C, Reston, VA 20190	0172 40030007
Usha Chaudhary	11703 Olde English Dr, D, Reston, VA 20190	0172 40030008
Adrienne L. Sanders	11703 Olde English Dr, E, Reston, VA 20190	0172 40030009
Suzan Cengiz	11703 Olde English Dr, F, Reston, VA 20190	0172 40030010
Patricia J. Lee	11703 Olde English Dr, G, Reston, VA 20190	0172 40030011
Caitlin Donovan	11703 Olde English Dr, H, Reston, Va 20190	0172 40030012
Susan Carr	11703 Olde English Dr, I, Reston, VA 20190	0172 40030013
Saba Jalil	11703 Olde English Dr, J, Reston, VA 20190	0172 40030014
Terry Joshua Davidson	11703 Olde English Dr, K, Reston, VA 20190	0172 40030015
Henry Nelson	11703 Olde English Dr, L, Reston, VA 20190	0172 40030016
Robert J. Smis	11705 Olde English Dr, A, Reston, VA 20190	0172 40030017
Erin Watson	11705 Olde English Dr, B, Reston, VA 20190	0172 40030018
Tariq F. Bushnaq	11702 Olde English Dr, A, Reston, VA 20190	0172 40040001
Antonia Guillen	11702 Olde English Dr, B, Reston, VA 20190	0172 40040002
Redevelopment and Housing	11704 Olde English Dr, A, Reston, VA 20190	0172 40040003
Crystal E. Smythe	11704 Olde English Dr, B, Reston, VA 20190	0172 40040004
Daniel J. O'Connell	11704 Olde English Dr, C, Reston, VA 20190	0172 40040005
Ashley Frazier	11704 Olde English Dr, D, Reston, VA 20190	0172 40040006
Lu Yao	11704 Olde English Dr, E, Reston, VA 20190	0172 40040007
Bing Su	11704 Olde English Dr, F, Reston, VA 20190	0172 40040008
Tara Elizabeth Coonin	11704 Olde English Dr, G, Reston, VA 20190	0172 40040009
Hoa Ho	11704 Olde English Dr, H, Reston, VA 20190	0172 40040010
Tristan M. North	11704 Olde English Dr, I, Reston, VA 20190	0172 40040011
Justin W. McCarthy	11704 Olde English Dr, J, Reston, VA 20190	0172 40040012
Geoffrey P. Hunter	11704 Olde English Dr, K, Reston, VA 20190	0172 40040013
Janice L. Lewis	11704 Olde English Dr, L, Reston, VA 20190	0172 40040014
Nitin N. Ramlall	11706 Olde English Dr, A, Reston, VA 20190	0172 40040015
Girish Sethi	11706 Olde English Dr, B, Reston, VA 20190	0172 40040016
Serhat Cengiz	11706 Olde English Dr, C, Reston, VA 20190	0172 40040017
Philip Marangella	11706 Olde English Dr, D, Reston, VA 20190	0172 40040018
Gordon Heddell	11710 Olde English Dr, A, Reston, VA 20190	0172 40050001
Ursula Russell Trustee	11710 Olde English Dr, D, Reston, VA 20190	0172 40050002
Kevin M. Cook	11710 Olde English Dr, E, Reston, VA 20190	0172 40050003
Lynn C. Grant	11710 Olde English Dr, H, Reston, VA 20190	0172 40050004
Ann L. McCartan	11710 Olde English Dr, I, Reston, VA 20190	0172 40050005
Miguel A. Perez	11710 Olde English Dr, L, Reston, VA 20190	0172 40050006
David M. Westfall	1793 Jonathan Wy, Unit A, Reston, VA 20190	0172 40050007
Nelson Benitez	1793 Jonathan Wy, Unit B, Reston, VA 20190	0172 40050008
Christine M. Meister	1793 Jonathan Wy, Unit E, Reston, VA 20190	0172 40050009
Wayne E. Smith	1793 Jonathan Wy, Unit F, Reston, VA 20190	0172 40050010
Venkata S. Alluru	1793 Jonathan Wy, Unit I, Reston, VA 20190	0172 40050011
Jennifer L. Fiore	1793 Jonathan Wy, Unit J, Reston, VA 20190	0172 40050012
Brian O'Neil	11708 Olde English Dr, A, Reston, VA 20190	0172 40050013
Nicholas J. Hartigan	11708 Olde English Dr, B, Reston, VA 20190	0172 40050014
Robert E. Clark	11708 Olde English Dr, C, Reston, VA 20190	0172 40050015
Eric D. Hooper	11708 Olde English Dr, D, Reston, VA 20190	0172 40050016
Derek R. Lowe	1791 Jonathan Wy, Unit A, Reston, VA 20190	0172 40050017
Betty R. Rojas	1791 Jonathan Wy, Unit B, Reston, VA 20190	0172 40050018
Nicholas Thorson	1791 Jonathan Wy, Unit C, Reston, VA 20190	0172 40050019
Suja John	1791 Jonathan Wy, Unit D, Reston, VA 20190	0172 40050020
Jeffrey F. Kimsey	11710 Olde English Dr, B, Reston, VA 20190	0172 40050021
Rowel G. Yumul	11710 Olde English Dr, C, Reston, VA 20190	0172 40050022
Caroline A. Malek	11710 Olde English Dr, F, Reston, VA 20190	0172 40050023
Ashish Jain	11710 Olde English Dr, G, Reston, VA 20190	0172 40050024
Jay E. Wang	11710 Olde English Dr, J, Reston, VA 20190	0172 40050025
Ravindra Nara	11710 Olde English Dr, K, Reston, VA 20190	0172 40050026
Suzanne M. Boccia	1793 Jonathan Wy, Unit C, Reston, VA 20190	0172 40050027
Leyla Mari Ghalambor	1793 Jonathan Wy, Unit D, Reston, VA 20190	0172 40050028
Michael Chevalier	1793 Jonathan Wy, Unit G, Reston, VA 20190	0172 40050029
Htet Htet Aung	1793 Jonathan Wy, Unit H, Reston, VA 20190	0172 40050030
Wesley C. Kelly	1793 Jonathan Wy, Unit K, Reston, VA 20190	0172 40050031
Brian J. Esip	1793 Jonathan Wy, Unit L, Reston, VA 20190	0172 40050032

Urban Engineering & Associates, Inc.

7712 LITTLE RIVER TPKE,
ANNANDALE, VIRGINIA 22003

Telephone: (703) 642-8080
Facsimile: (703) 642-8251

J. EDGAR SEARS, JR., P.E., C.L.S., R.L.A. Principal
BARRY B. SMITH, P.E. Principal
ERIC S. SIEGEL, P.E. Principal
DAVID T. McELHANEY, P.E. Principal
JEFFREY L. GILLILAND, P.E. Principal
PHILLIP A. BLEVINS, C.L.S. Associate
BRIAN A. SEARS, P.E. Associate

DESCRIPTION OF SECTION 81, BLOCKS 1 and 2, RESTON
DEED BOOK 5925 PAGE 1689
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA.

Beginning at a point on the easterly right-of-way line of Reston Avenue (Route 602) said point being the southwesterly corner of Section IA, Block 19, Reston; thence with the southerly line of Section IA, Block 19

South 84° 02' 54" East 396.57 feet to a point on the southerly right-of-way line of Wainwright Drive (Route 4733); thence with the southerly right-of-way line of Wainwright Drive, the westerly right-of-way line of North Shore Drive (Route 4726) and the northerly right-of-way line of proposed Temporary Road, the following courses and distances:

with the arc of a curve to the left whose radius is 250.00 feet and whose chord bearing and chord are South 37° 36' 39" East 94.18 feet respectively, an arc distance of 94.75 feet to a point; thence

South 48° 28' 05" East 569.67 feet to a point; thence

with the arc of a curve to the right whose radius is 25.00 feet and whose chord bearing and chord are South 8° 50' 20" East 31.89 feet respectively, an arc distance of 34.58 feet to a point; thence

with the arc of a curve to the left whose radius is 685.01 feet and whose chord bearing and chord are South 16° 35' 12" West 336.12 feet respectively, an arc distance of 339.59 feet to a point; thence

South 2° 23' 07" West 340.00 feet to a point; thence

with the arc of a curve to the left whose radius is 660.00 feet and whose chord bearing and chord are South 12° 12' 30" East 332.60 feet respectively, an arc distance of 336.22 feet to a point; thence

Page 1 of 3

with the arc of a curve to the right whose radius is 25.00 feet and whose chord bearing and chord are South 15° 55' 00" West 33.90 feet respectively, an arc distance of 37.28 feet to a point; thence

South 58° 35' 33" West 49.81 feet to a point; thence

with the arc of a curve to the right whose radius is 380.00 feet and whose chord bearing and chord are South 81° 24' 51" West 294.78 feet respectively, an arc distance of 302.72 feet to a point; thence

North 75° 45' 53" West 72.47 feet to a point; thence

with the arc of a curve to the left whose radius is 827.56 feet and whose chord bearing and chord are North 83° 15' 52" West 216.04 feet respectively, an arc distance of 216.65 feet to a point; thence

South 89° 14' 08" West 33.17 feet to a point; thence

North 83° 55' 17" West 100.72 feet to a point; thence

South 89° 14' 08" West 115.31 feet to a point; thence

with the arc of a curve to the right whose radius is 40.00 feet and whose chord bearing and chord are North 44° 08' 14" West 58.15 feet respectively, an arc distance of 65.10 feet to a point on the easterly right-of-way line of Reston Avenue; thence with the easterly right-of-way lines of Reston Avenue

with the arc of a curve to the left whose radius is 10,529.00 feet and whose chord bearing and chord are North 02° 06' 27" East 140.50 feet respectively, an arc distance of 140.50 feet to a point; thence

North 02° 50' 31" East 56.30 feet to a point; thence

North 08° 01' 36" East 90.14 feet to a point; thence

with the arc of a curve to the left whose radius is 10,541.00 feet and whose chord bearing and chord are North 00° 55' 06" East 5.11 feet respectively, an arc distance of 5.11 feet to a point; thence

with the arc of a curve to the right whose radius is 10,459.00 feet and whose chord bearing and chord are North 01° 23' 30" East 177.92 feet respectively, an arc distance of 177.92 feet to a point, said point being the southwest corner of Section 81A, Reston; thence with Section 81A the following courses and distances:

Page 2 of 3

North 86° 36' 22" East 556.54 feet to a point; thence

North 03° 23' 38" West 423.50 feet to a point; thence

South 86° 36' 22" West 513.75 feet to a point on the easterly right-of-way line of Reston Avenue; thence with the easterly right-of-way line of Reston Avenue

North 02° 50' 31" East 627.46 feet to the point of beginning, containing 22.98812 acres more or less.

Page 3 of 3

Application No. PCA/DPA 82-C-060-2 Staff ABH
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2007
Date of (BOS) (PC) approval March 26, 2007
Sheet 3 of 22

STORMWATER MANAGEMENT WAIVER

APR-18-2005 13:36 DPWES/EFRD 703 324 8359 P.02

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

August 19, 1988

Telephone (703) 246-2746

21-88

TO: All Architects, Builders, Developers, Engineers and Surveyors Practicing in Fairfax County

SUBJECT: Abbreviated Stormwater Detention Waiver Procedure; Article 6, Part 3 of the Public Facilities Manual

Purpose

To eliminate a formal application for waiver of stormwater detention facility requirements where there is no effect in post development stormwater runoff.

Background/Issue

Section 6-0301, Paragraph 3 of the Public Facilities Manual permits the waiver of stormwater detention facility requirements by the Director of Environmental Management in instances where there is either a decrease or no increase in post-development stormwater runoff.

Implementation

Effective October 1, 1988, the Director of Environmental Management may waive detention requirements according to Paragraph 3, Section 6-0301 without a formal application for waiver. However, as evidenced by a detailed drainage analysis, conducted by a consulting engineer, the plan must contain a statement that there is either a decrease or no increase in stormwater runoff. Additionally, the statement must reference that there would be no adverse downstream effects after development.

This procedure does not relieve the applicant from pro rata share payments for off-site drainage improvements or from Best Management Practices as may be required.

Sincerely,

for C. G. Cooper, Director
Department of Environmental Management
The Fairfax Building - 5th Floor
10555 Main Street
Fairfax, Virginia 22030

CGC/dlb/1424/653

United States Constitution Bicentennial

TOTAL P.02

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTYOHANN
No. 039021
2/16/07
PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
03-03-06
09-01-06
09-19-06
10-27-06
01-23-07
02-16-07

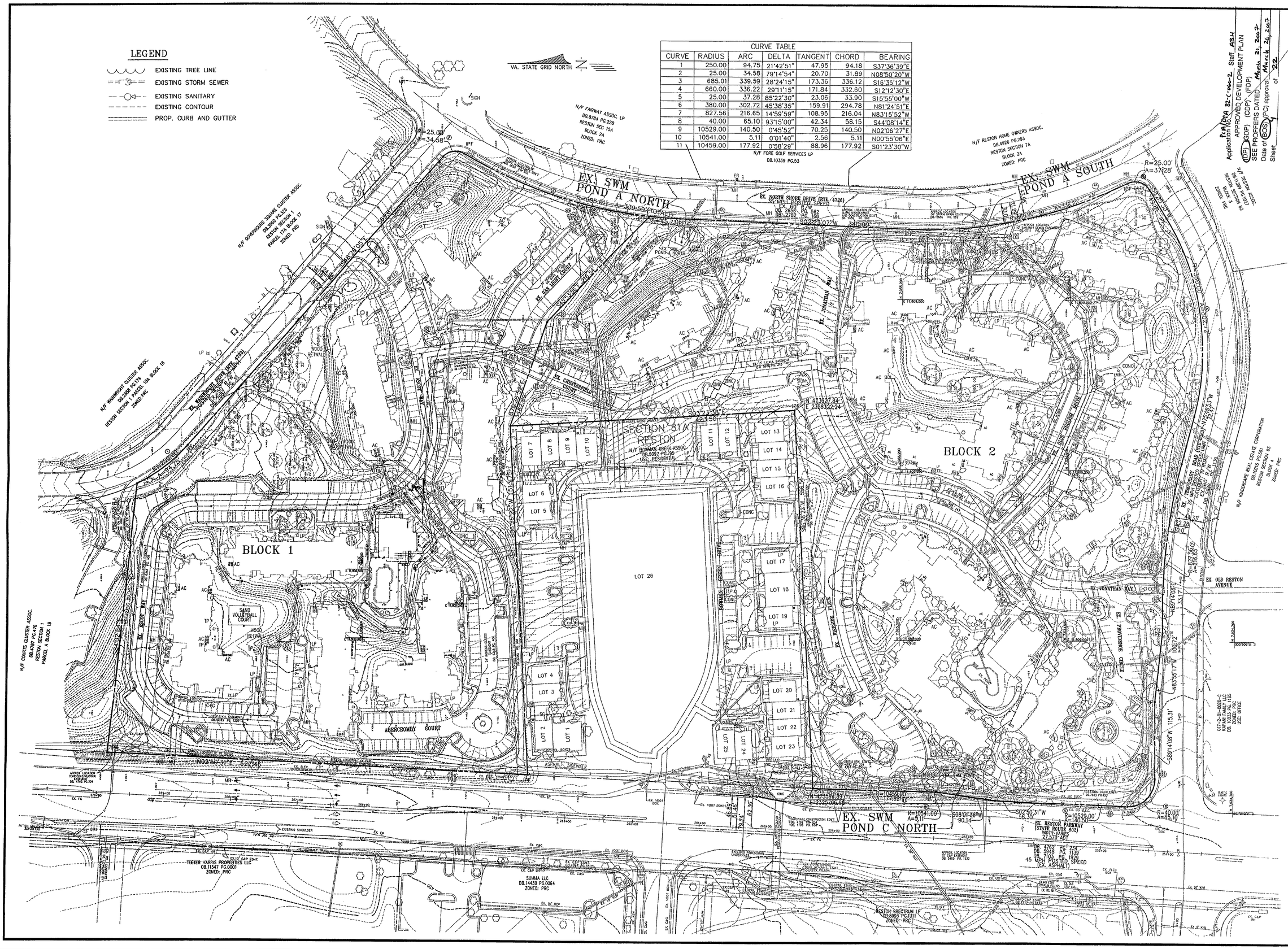
URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

GENERAL NOTES
RESTON SECTION 81, BLOCKS 1& 2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I. N/A DATE: OCT., 2005

SHEET 3 OF 18

FILE No. MISC 1671



CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
1	250.00	94.75	21°42'51"	47.95	94.18	S37°36'39"E
2	25.00	34.58	79°14'54"	20.70	31.89	N08°50'20"W
3	685.01	339.59	28°24'15"	173.36	336.12	S16°35'12"W
4	660.00	336.22	29°11'15"	171.84	332.60	S12°12'30"E
5	25.00	37.28	85°22'30"	23.06	33.90	S15°55'00"W
6	380.00	302.72	45°38'35"	159.91	294.78	N81°24'51"E
7	827.56	216.65	14°59'59"	108.95	216.04	N83°15'52"W
8	40.00	65.10	93°15'00"	42.34	58.15	S44°08'14"E
9	10529.00	140.50	0°45'52"	70.25	140.50	N02°06'27"E
10	10541.00	5.11	0°01'40"	2.56	5.11	N00°55'06"E
11	10459.00	177.92	0°58'29"	88.96	177.92	S01°23'30"W

Application No. PCA/CRA 82-C-060-2 Staff ABH
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2007
Date of BOS (PC) approval March 26, 2007
Sheet 4 of 22

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-21-05
11-10-05
04-07-06
09-19-06
10-27-06
12-18-06
01-23-07
02-16-07

URBAN ENGINEERING & ASSOC., INC.
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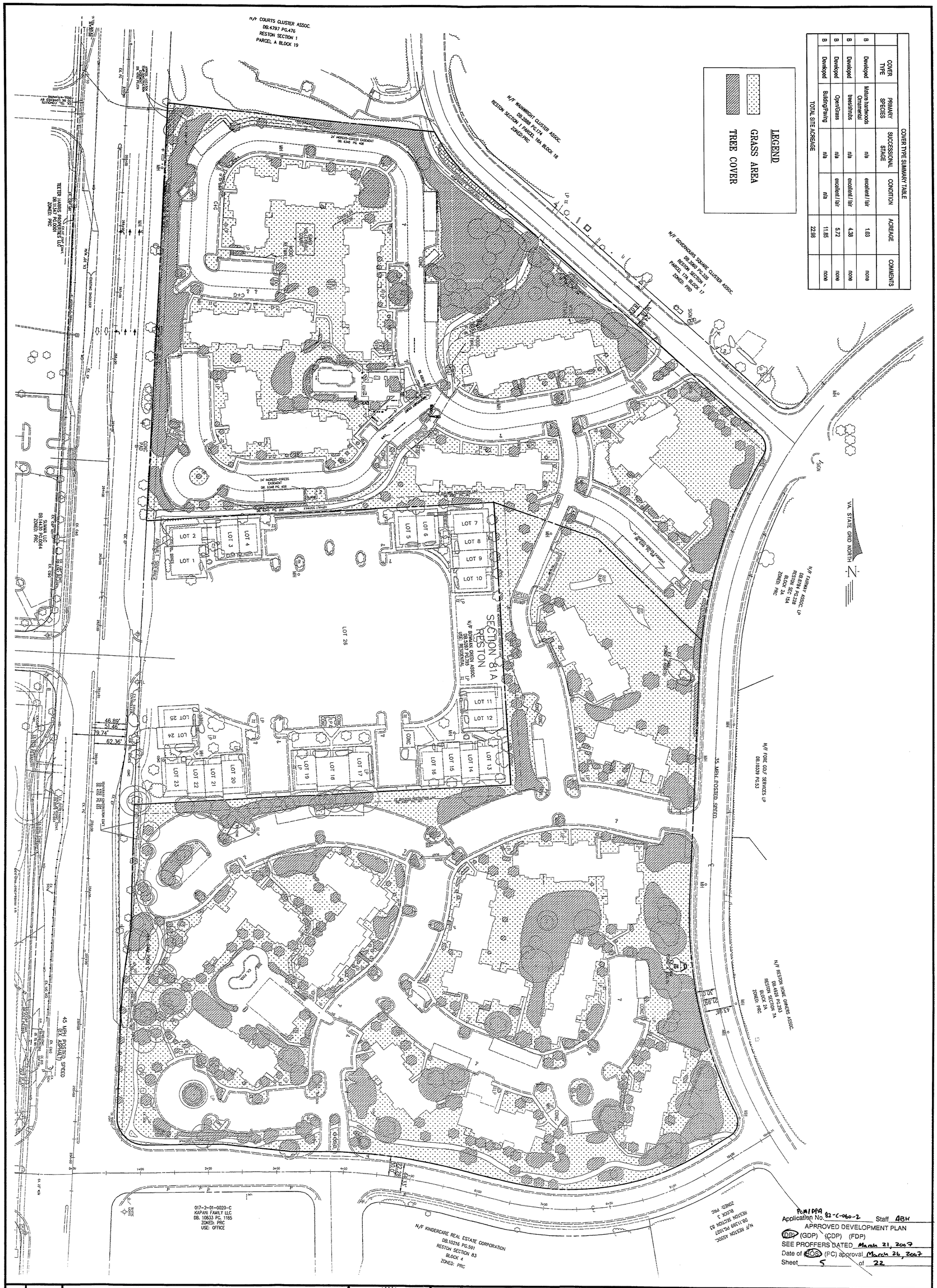
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOTZEBUHNEN
No. 039021
2/16/07
PROFESSIONAL ENGINEER

EXISTING CONDITIONS SITE PLAN
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=60'
C.I. N/A
DATE: OCT. 2005

SHEET 4 OF 20

FILE No. MISC-1671



PRC/PDA Application No. 82-C-060-2 Staff ABH
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2007
Date of (DP) (FC) approval March 26, 2007
Sheet 5 of 22

EXISTING VEGITATION SITE PLAN

RESTON SECTION 81, BLOCK 2

ParcReston

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=60' C.I. N/A DATE: OCT., 2005

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOERTGEHANN
No. 035021
3/16/07
PROFESSIONAL ENGINEER

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

PLAN DATE
10-21-05
11-10-05
09-01-06
09-19-06
10-27-06
12-18-06
01-23-07
02-16-07

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET 5 OF 20
FILE No. MISC-1671

LEGEND

- EXISTING TREE LINE
- LIMITS OF DISTURBANCE (LOD)
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROP. CURB AND GUTTER
- PROP. CURB AND GUTTER
- CG-6 CG-6R SPILL AND TRANSITION CURB AND GUTTER
- EXISTING TREE TO BE SAVED
- EXISTING TREE TO BE SAVED IF POSSIBLE
- EXISTING TREE TO BE REMOVED FROM THE EXISTING STORM DRAIN EASEMENTS

Note: Tree preservation as part of construction shall be determined prior to site plan approval and in accordance with sheet 6 of this DPA and as shown as "Trees to be saved" and "Trees to be saved if possible".

VA. STATE GRID NORTH

N/F FAIRWAY ASSOC. LP
DB.8784 PG.228
RESTON SEC. 15A
BLOCK 2A
ZONED: PRC

N/F FORE GOLF SERVICES LP
DB.10339 PG.53

N/F RESTON HOME OWNERS ASSOC.
DB.4926 PG.293
RESTON SECTION 7A
BLOCK 2A
ZONED: PRC

EX. NORTH SHORE DRIVE (RTE. 4728)
35 MPH POSTED SPEED
EX. 60' R/W
DB. 2652 PG. 582
DB. 2782 PG. 188

N/F GOVERNORS SQUARE CLUSTER ASSOC.
DB.3369 PG.328
RESTON SECTION 1
PARCEL 17A BLOCK 17
ZONED: PRD

N/F WAINWRIGHT CLUSTER ASSOC.
DB.2356 PG.174
RESTON SECTION PARCEL 18A BLOCK 18
ZONED: PRC

N/F COURTS CLUSTER ASSOC.
DB.4797 PG.416
RESTON SECTION 1
PARCEL A BLOCK 19

EX. NORTHCREST DRIVE (RTE. 4701)
PROPOSED SPEED 25 MPH
EX. 50' R/W
DB. 2652 PG. 582
DB. 2782 PG. 188

EX. ASCOT WAY

EX. GAS LIGHT COURT

EX. GUNNERSBURY COURT

EX. CHESTERFIELD COURT

EX. JONATHAN WAY

EX. OLD RESTON AVENUE

SECTION 81A
RESTON
N/F BOWMAN GREEN ASSOC.
DB.5097 PG.795
USE: RESIDENTIAL

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26

BOWMAN GREEN DRIVE

TO REMAIN

SAND VOLLEYBALL COURT

ABERCROMBY COURT

WOOD RETWALL

STORM HEADWALLS

ASPHALT SIDEWALK

CONC PAD

SPEED BUMP

GRASSPAVE FIRE LANE

MOUNTABLE CURB

POSSIBLE RAIN GARDEN

RETAINING WALL

6'x4' FILTERRA

CURB SPLASHERS

GARAGE BELOW

GARAGE ENTRANCE

Loading

Roof Area 17,566 SF

Mech. Pent. Amenity 3,858 SF 22% Roof Coverage

50' LANDSCAPE BUFFER

PROPOSED STREET DEDICATION
N 7,955,502 FT, E 11,696,077 FT
PROP. 6" ASPHALT TRAIL

017-2-01-0020-C
KAPAN FAMILY LLC
DB. 10833 PG. 1185
ZONED: PRC
USE: OFFICE

TEETER HARRIS PROPERTIES LLC
DB.11347 PG.0001
ZONED: PRC

SUMMA LLC
DB.14430 PG.0064
ZONED: PRC

N/F RUNNEMEDE REAL ESTATE CORPORATION
DB.10015 PG.291
RESTON SECTION 63
BLOCK 4
ZONED: PRC

EX. RESTON PARKWAY
(STATE ROUTE 602)
WIDTH VARIES
27.576' ADT
EX. R.O.W.

PROP. R.O.W.

WIDTH VARIES

DB. 4767 PG. 234
DB. 5945 PG. 1139
DB. 7103 PG. 1826
45 MPH POSTED SPEED
(EX. ASPHALT)

LANE CONFIGURATIONS TO BE SHOWN AT PLAN PROCESS

SIGN TO BE RELOCATED

R=10538.00' A=248.66'
R=10549.00' A=177.92'
R=10541.00' A=5.11'
R=10529.00' A=140.50'
R=40.00' A=65.05'

S08°01'36"W 90.14'
S02°50'31"W 56.30'
N89°25'35"W 201.48'
S89°14'08"W 64.49'
S89°14'08"W 127.45'

Picatinny
Application No. 82-C-No-2 Staff 4BH
APPROVED DEVELOPMENT PLAN
(DPA) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2007
Date of PC approval March 26, 2007
Sheet 22 of 22

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
10-21-05
11-10-06
11-17-06
04-07-06
08-01-06
09-07-06
12-15-06
01-11-07
01-23-07
02-16-07

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

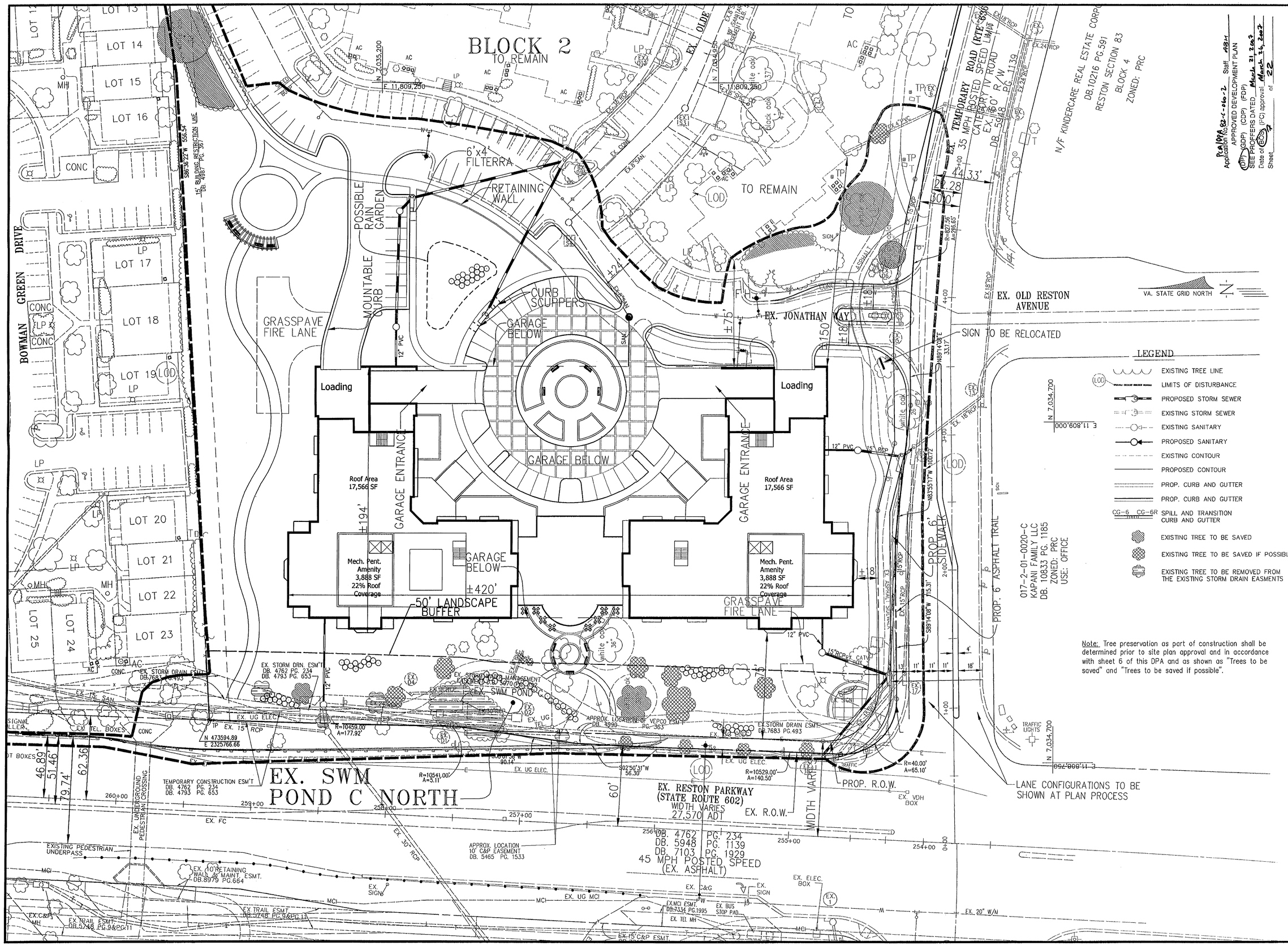
COMMONWEALTH OF VIRGINIA
MATTHEW K. KOURTESSIAN
No. 039921
1/16/07
PROFESSIONAL ENGINEER

CONCEPTUAL DEVELOPMENT PLAN
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=60' C.I. N/A DATE: OCT., 2005

SHEET 6 OF 20

FILE No. MISC-1671



Note: Tree preservation as part of construction shall be determined prior to site plan approval and in accordance with sheet 6 of this DPA and as shown as "Trees to be saved" and "Trees to be saved if possible".

PCA 1094 Application No. 82-C-060-2 Staff ABM
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2007
Date of BOS (PC) approval March 26, 2007
Sheet 7 of 22

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

02-16-07

PLAN DATE
10-21-05
11-10-05
11-17-05
04-07-06
08-23-06
08-24-06
09-01-06
09-19-06
10-27-06
12-18-06
01-11-07
01-23-07

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

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTENHAMN
No. 038021
2/16/07
PROFESSIONAL ENGINEER

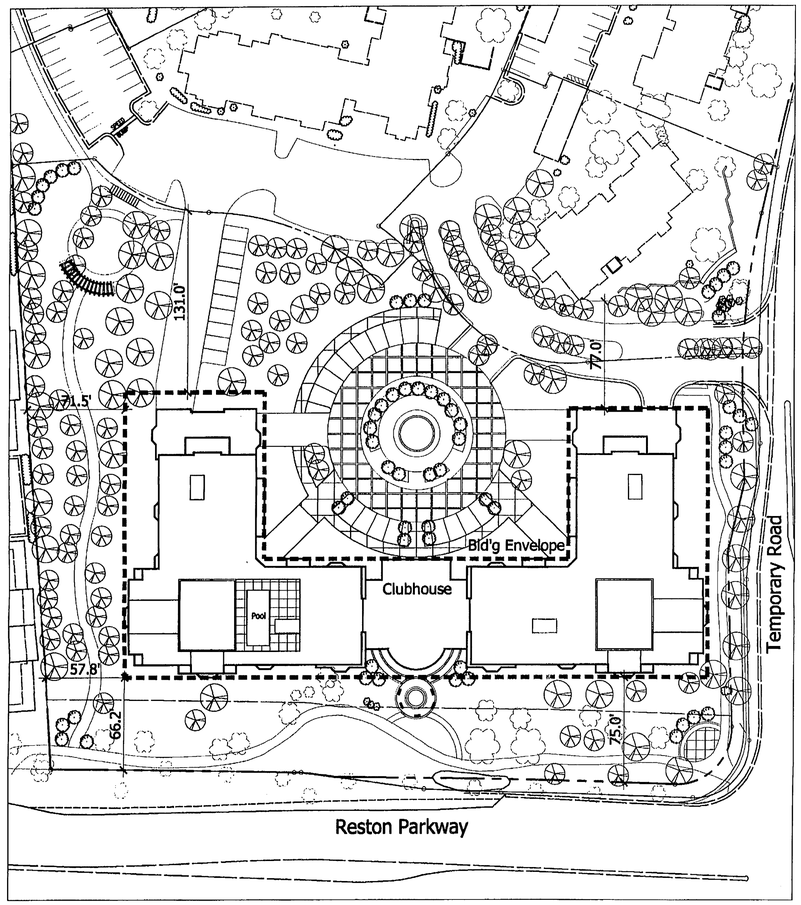
DETAILED SITE AND LANDSCAPING PLAN
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I. N/A DATE: OCT., 2005

SHEET 7 OF 20

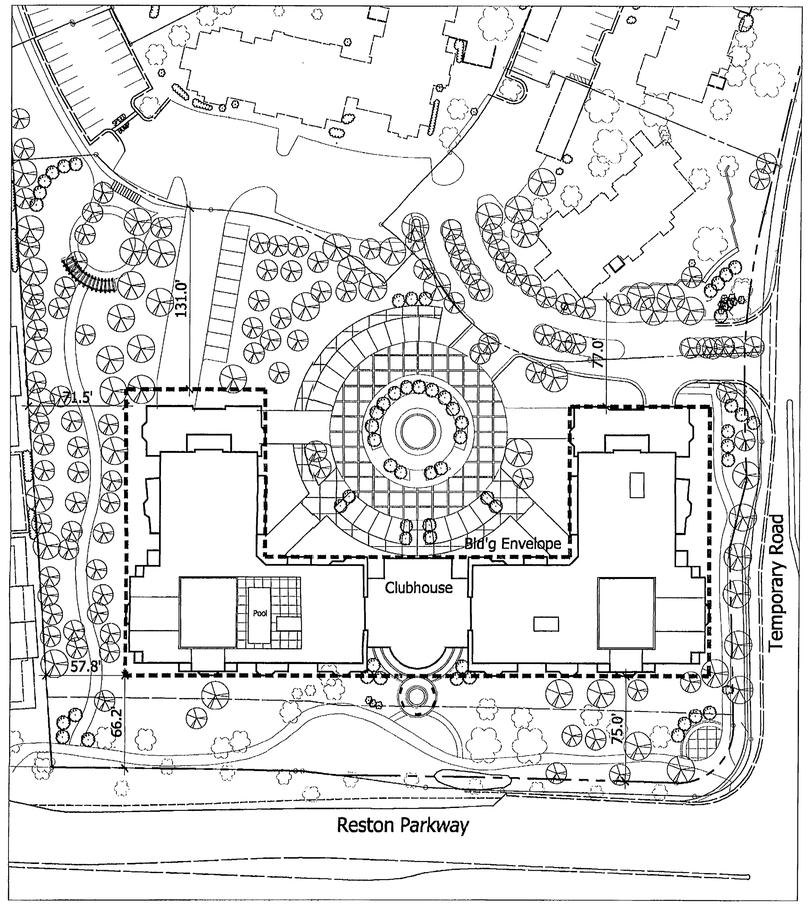
FILE No. MISC-1671

Application No. PCA/DPA 82-C-060-2 Staff ABH
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2007
Date of (BOS) (PC) approval March 26, 2007
Sheet 8 of 22



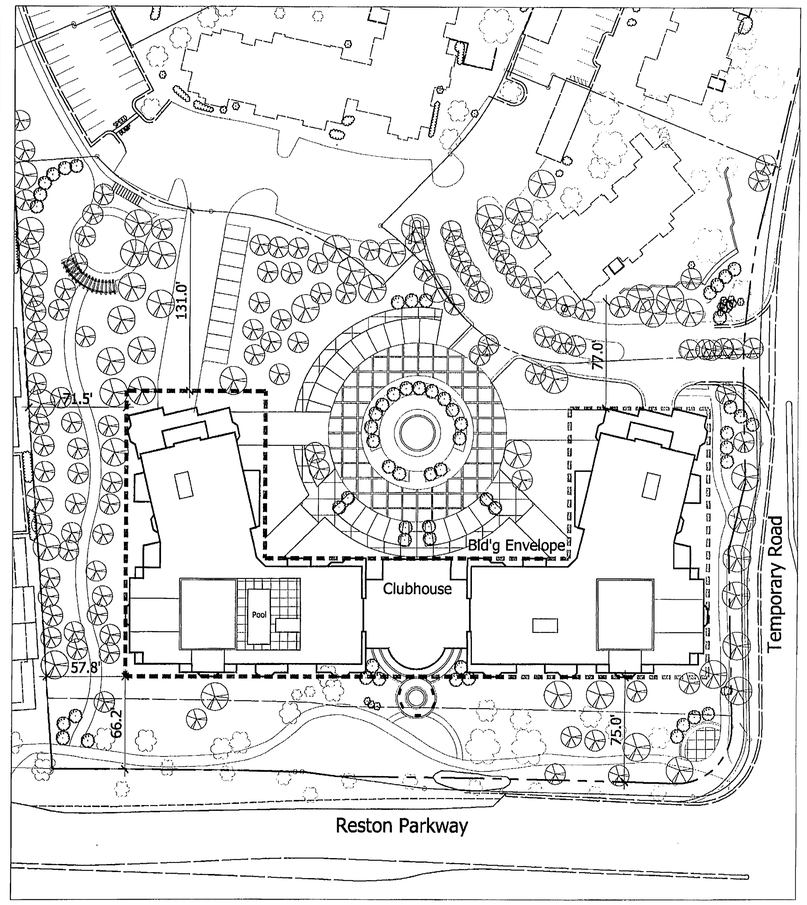
Example 1

Established Building Envelope:
with Current Footprint of Building



Example 2

Established Building Envelope:
with Potential Bays and Balconies



Example 3

Established Building Envelope:
with Potential Angulation and Bays

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
2/16/07
PROFESSIONAL ENGINEER

LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

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Flexibility Envelope Analysis

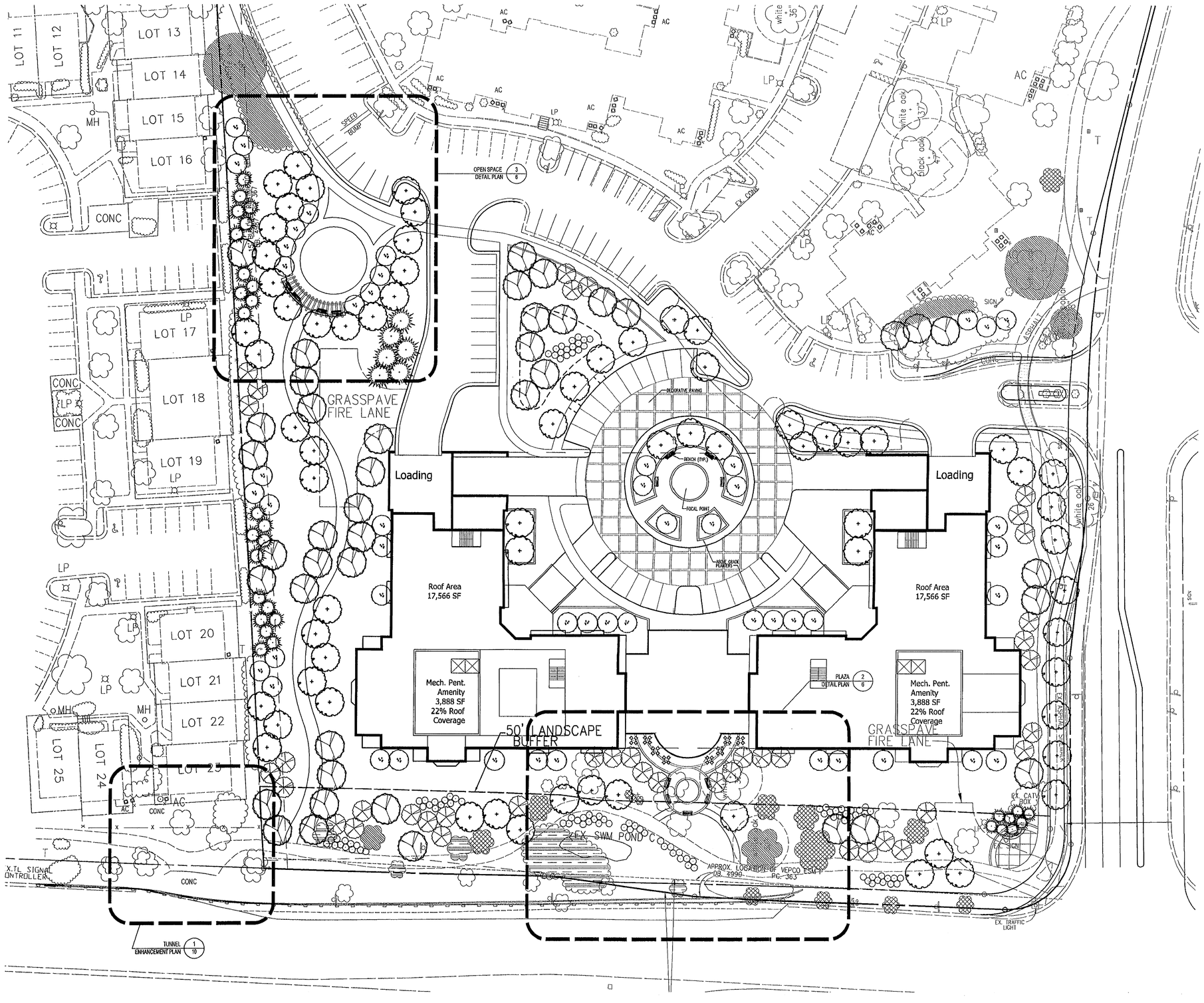
February 16,2007

ParcReston
Reston, Va

Athena / Renaissance Reston LLC.
REN168a.00

N
0 25' 50' 100'
1"=50'
Ren168CP-Bldg-Envelope

Sheet 7A OF 20
MISC-1671



LEGEND

- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED FLOWERING ORNAMENTAL TREE
- PROPOSED SHRUB
- EXISTING TREE TO BE SAVED
- EXISTING TREE TO BE SAVED IF POSSIBLE
- EXISTING TREE TO BE REMOVED FROM THE EXISTING STORM DRAIN EASMENTS

Application No. RCA/DPA 82-C-060-2 Staff ABH
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2007
Date of BOS (PC) approval March 26, 2007
Sheet 9 of 22

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
08-25-06
09-19-06
10-27-06
12-18-06
01-11-07
01-23-07
02-16-07

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

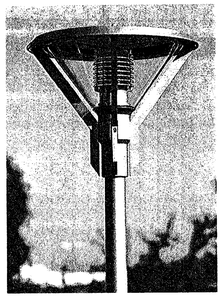
COMMONWEALTH OF VIRGINIA
MATTHEW K. KOERTSHANN
No. 029021
2/16/07
PROFESSIONAL ENGINEER

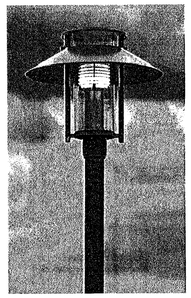
LANDSCAPE PLAN
RESTON SECTION 81, BLOCKS 1 & 2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

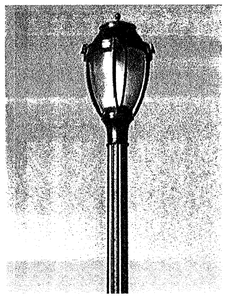
SCALE: 1"=20' C.I. N/A DATE: OCT., 2005

SHEET 8 OF 20

FILE No. MISC-1671

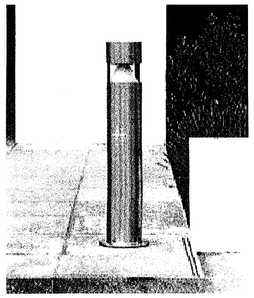


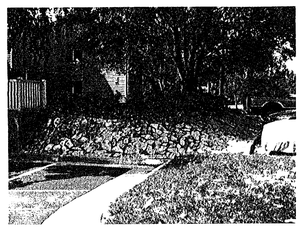


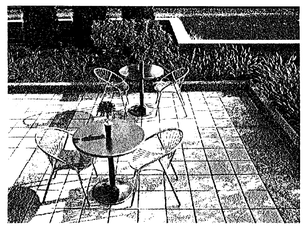


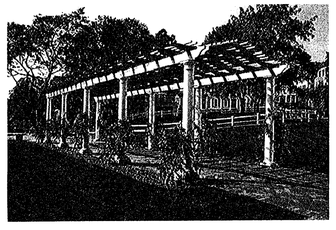
EXISTING LIGHT

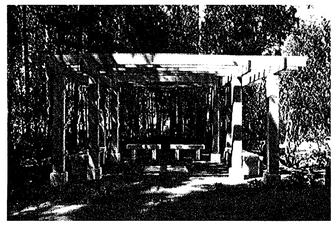
EXISTING BOLLARD





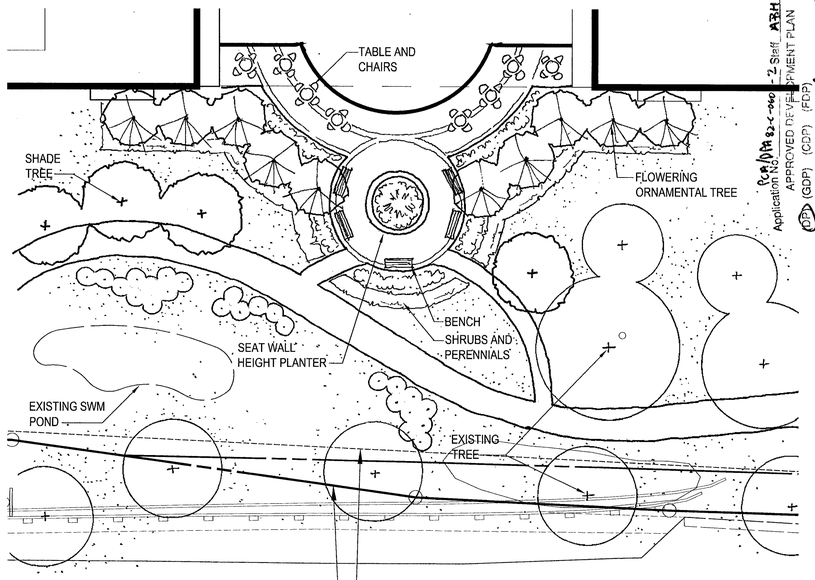




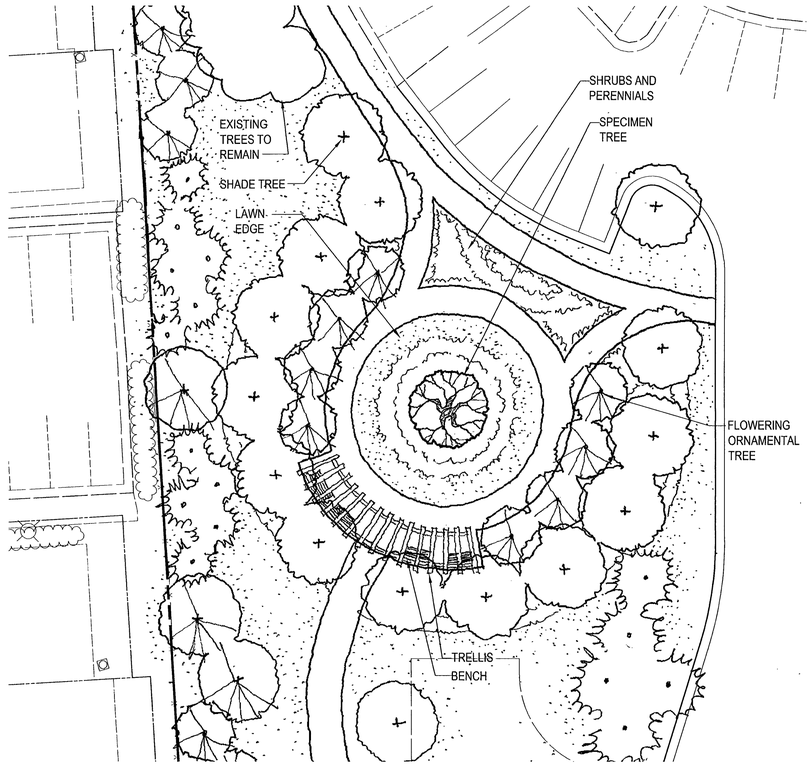


1 ILLUSTRATIVE IMAGES

NOTES:
1. PHOTOS SHOWN ABOVE REPRESENT THE GENERAL CHARACTER OF SITE APPURTENANCES TO BE PROVIDED. ACTUAL APPURTENANCES TO BE SELECTED WITH FINAL DESIGN AND SUBJECT TO DESIGN REVIEW BOARD APPROVAL.



2 PLAZA DETAIL PLAN
1/16"=1'-0"



3 OPEN SPACE DETAIL PLAN
1/16"=1'-0"

Application No.(s): 82-C-001-2 Staff: ASH
APPROVED DEVELOPMENT PLAN
DPA (GDP) (CDP) (FDP)
SEE PROFFERS DATED: March 21, 2007
Date of BOS (PC) approval: March 26, 2007
Sheet 10 of 22

No.	DATE	DESCRIPTION	REV/BY APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE
08-25-06
09-19-06
10-27-06
12-18-06
01-08-07
01-23-07
02-16-07

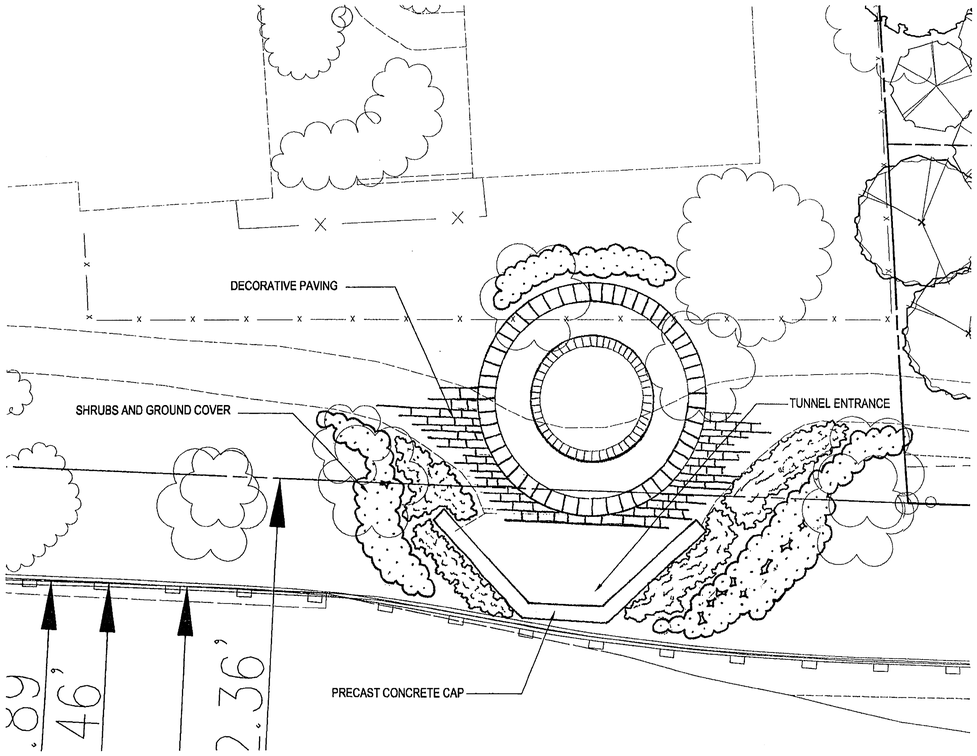
URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW E. ROSENBERGER
No. 036021
PROFESSIONAL ENGINEER
2/16/07

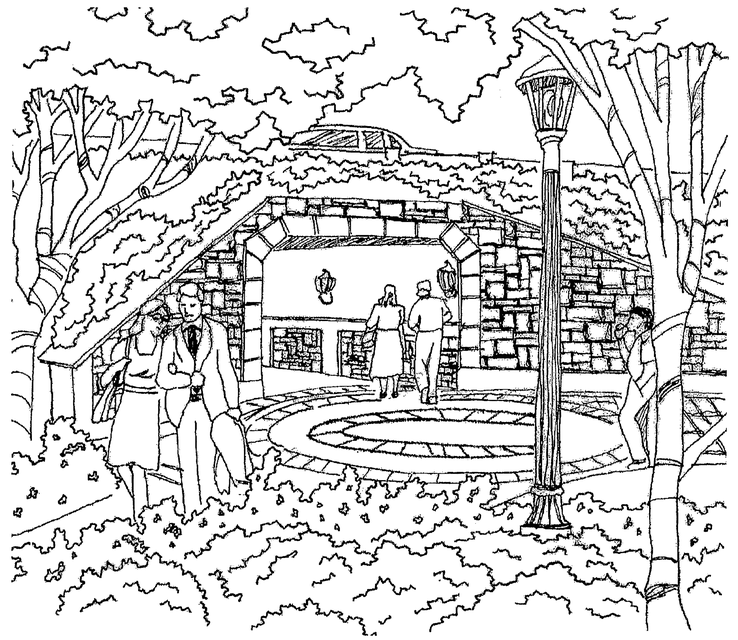
LANDSCAPE DETAILS
RESTON SECTION 81, BLOCKS 1& 2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20' C.I. N/A DATE: OCT., 2005

SHEET 9 OF 20

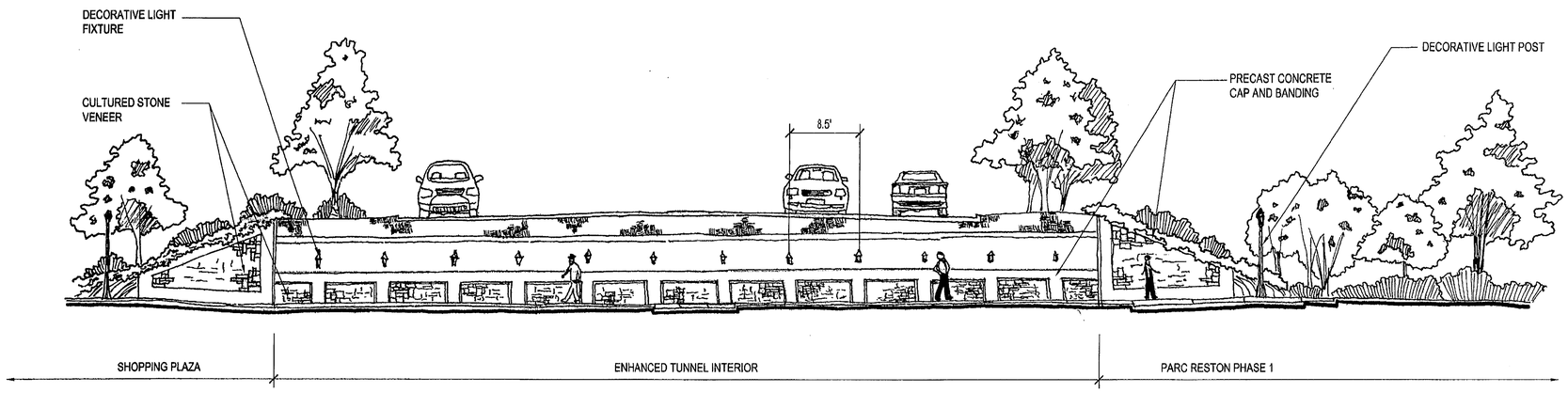
FILE No. MISC-1671



1 TUNNEL ENHANCEMENT PLAN
1"=10'



2 TUNNEL ENHANCEMENT PERSPECTIVE



3 TUNNEL ENHANCEMENT SECTION
1/8"=1'

Application No. RCA/DPA 82-C-060-2 Staff KBH
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2007
Date of BOS (PC) approval March 26, 2007
Sheet 11 of 22

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
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COMMONWEALTH OF VIRGINIA
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No. 003021
2/16/07
PROFESSIONAL ENGINEER

LANDSCAPE DETAILS
RESTON SECTION 81, BLOCKS 1& 2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' C.I. N/A DATE: OCT., 2005

SHEET 10 OF 20

FILE No. MISC-1671

PLANTING SPECIFICATIONS

1. Quality Assurance:

   a. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.

   b. Applicable Specifications and Standards:

      Fairfax County Zoning Ordinance, American Joint Committee on Horticultural Nomenclature, American Standard for Nursery Stock, latest edition.
      American Association of Nurserymen
      Landscape Specification Guidelines for Baltimore Washington Metropolitan Areas, latest edition, Landscape Contractors Association.

2 Submittals: Submit the following to the Owner's Representative prior to beginning work:

   Copies of manufacturer's data for all materials required.
   Samples of required mulch material.
   Chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil mix to be used.
   Planting schedule showing the dates (earliest and latest) proposed for each type of plant specified, schedule each type of planting within the normal planting seasons for such work. Include requests for any proposed changes in the approved planting season and a list of proposed sources for all plant materials.
   List of proposed sources for all plant material.

3. Delivery, Storage and Handling:

   a. Deliver packaged materials in manufacturer's unopened containers or bundles, fully identified with name, brand, type, weight, and analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.

   b. Dig balled and burlapped (B& B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. B&B plants will not be accepted if the ball is cracked or broken before or during planting operation.

   c. Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind, or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by heeling-in bare root stock and covering plant balls with soil, peat moss or other acceptable material for balled stock. Plants shall be kept well watered and shall not remain unplanted for longer than ten (10) days after delivery.

   d. Plants shall be lifted and handled from the bottom of the ball only.

   e. Do not remove container-grown stock from containers until planting time.

4. Before planting, determine that areas to receive plant material have adequate subdrainage.

   a. The landscape contractor is responsible for drainage tests as necessary to identify any problems prior to beginning planting operations. Upon commencement of planting operations the landscape contractor assumes responsibility for soil conditions.

   b. Dig planting pits to full depth and dimensions indicated on drawings.

   c. At bottom of planting pit, excavate rectangular pit 12 inches by 12 inches by 18 inches deep. Quickly pour water into small pit to a depth of 6 inches (approximately 3-3 3/4 gallon). Note time required for water to be completely absorbed. Divide time noted by 6 to achieve average rate of absorption for 1 inch of water. Where rate of absorption exceeds 60 minutes per inch, notify owner immediately for directions on how to proceed.

5. Planting shall be done only within the following dates except as approved by Owner.

   a. Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15.

   b. Evergreen Trees, Shrubs and Vines: March 1 to May 31 and September 1 to November 15.

   6. All plant material shall be guaranteed by the Contractor for a period of 1 year from the date final acceptance to be in good, healthy and flourishing condition.

7. Materials for Planting:

   a. Mulch shall be double shredded hardwood bark. Submit sample for approval. Material shall be mulching grade, uniform in size and free from foreign matter.

   b. Leaf Compost shall be screened and free of trash.

   c. Coir Mesh (geo-textile blanket) shall be natural fiber geo-textile woven mesh composed of 100% coir (spun from coconut fiber) yarn, containing 45% Lignin and 55% Cellulose. Opening in the mesh shall be 1 inch square (nominal) by .3 inches thick. Yarn count per yard shall be 42 warp x 37 weft. Fabric tensile strength shall be 432 lb/ft x 138lb/ft

   d. Twelve-inch hardwood stakes shall be Eco-STAKES by North American Green or equal.

   e. Fertilizer shall be commercial fertilizer for ornamental trees, shrubs and ground cover. Fertilizer shall be provided in accordance with the recommendations of the soil tests. As a basis for bidding, Contractors shall assume a fertilizer with an analysis of 10% Nitrogen, 6% Phosphorus and 4% Potassium. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form.

   f. Topsoil: If required; shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their root debris and other extraneous matter of 1" in diameter, and capable of sustaining vigorous plant growth. Topsoil shall have a pH range of 6.0 to 6.5, with a pH range of 5.0 to 5.5 for plants requiring acid soils. Contractor shall have soil tested at an approved agricultural laboratory, and submit results and recommendations for acceptance by the Owner before providing topsoil for use.

   g. Composted Pine Bark Fines shall be approved composted ground pine bark, having no particle with a dimension greater than 3/4 inch.

   h. Soil Mix shall consist of 3/4 existing soil and 1/4 composted pine bark fines or other approved organic matter, by volume.

8. Plant Materials (Refer to the PLANT LIST on the drawings for specific types and quantities of plants):

   a. Plants shall be nursery grown in accordance with good horticultural practices. Plants shall either be obtained from local nurseries and/or others, which have soil (heavy clay) and climatic conditions similar to those in the locality of the project. Plant material grown in sandy, well-drained soil will not be approved for this project.

   b. Plants shall be true to species and variety and unless specifically noted otherwise, all plants shall be of specimen quality, exceptionally heavy, symmetrical, tightly-knit plants, so trained or favored in their development and appearance as to be superior in form, number of branches, compactness and symmetry.

   c. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf, free of disease, insect pests, eggs or larvae and shall have healthy, well-developped root systems. They shall be free from physical damage or any conditions that would prevent thriving health and the desired appearance.

   d. Trees, which have a damaged or crooked leader, or multiple leaders, unless specified in the plant list, will be rejected. Trees with abrasion of the bark, sun scald, disfiguring knots, or pruning cuts more than 1 1/4 inch diameter which have not completely callused, will be rejected.

   e. Plants shall conform to measurements specified in the plant schedules except that plants larger than specified may be used if acceptable to the Landscape Architect or owner. Use of such plants shall not increase the contract price. If larger plants are accepted, the root ball shall be sized for the larger plant.

   f. Caliper Measurement: Shall be taken at a point on the trunk 6 inches above natural ground line for trees up to 4 inchs diameter, and at a point 12 inchs above the natural ground line for trees over 4 inches diameter.

   g. Plants shall be measured when branches are in the normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip.

9. Preparation of Areas for Planting:

   a. Stake out all plant material beds and tree locations for approval of Landscape Architect or owner prior to any bed preparation.

   b. Shrubs, Shrub Beds and Hedges on slopes of 3:1 or less: Loosen soil in the area of entire plant bed or hedgerow to a depth of 6 inches minimum with a rototiller. Add soil amendments and rototill again to a depth of 6 inches. Excavate plant pit and hedge trenches a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished grade.

   c. Shrub Beds on Slopes of Greater than 3:1: Amend soil as above. Spread coir mesh across entire area of shrub bed in steep slope area per manufacturer's specifications. Excavate plant pit through coir mesh a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished grade.

   d. Ground Covers and Seasonal Plantings: Loosen soil to a depth of 6 inches minimum with a rototiller. Add amendments to the soil and/or specified planting soil mix and rototill again to a depth of 6". Install plants directly into prepared bed, and firm the soil mix around them.

   e. Groundcover on Slopes of Greater than 3:1: Amend soil as above or by hand as required. Spread leaf compost to 2 inches in depth immediately prior to placing coir mesh. Spread coir mesh across entire area of groundcover bed in steep slope area per manufacturer's specifications. Each ground cover shall be placed in an individual planting pit planted through the biodegradable netting.

   f. Trees: Excavate plant pit walls vertical and scarify sides. Plant pit depth shall be sufficient to allow 2 inch maximum of root ball to be above finished grade. Tree pit shall be 12 inches wider than the ball on all sides.

10. Erosion Control Material and Planting on Steep Slopes

   a. Material meeting the requirements of the specifications shall be installed and maintained on the designated areas as shown and specified. The areas to be covered shall be prepared and fertilized as specified before the erosion material is placed. Immediately prior to the planting operations, the material shall be laid evenly, smoothly and in contact with the soil throughout.

   b. Lay erosion control materials with one inch nominal openings in accordance with manufacturer's instructions. Unroll in direction of water flow. Overlap sheets by at least 6 inches. Where strips are to be spliced lengthwise, overlap strips by 8 inches. Upgrade section shall be on top of all splices.

   c. The Contractor shall maintain and protect the erosion control material until the final inspection. Maintenance shall consist of repairs made necessary by erosion, wind or any other cause. Following the restoration of damaged areas under plant and turf guarantee and establishment requirements for applicable underlying items; the erosion control material shall be repaired or replaced to meet the original requirements and maintained until the final inspection.

11. General Plant Installation:

   a. Excavation: Excavate all tree pits and planting areas to the width and *depth* shown in the planting details.

   b. Center plant in pit and orient for the best visual effect. Set plants plumb and hold rigidly in position until soil has been tamped firmly around root ball.

   c. Mix soil amendments and fertilizers with existing soil in accordance with soil recommendations for plant type, based upon soil test results as approved by Owner. Delay mixing of fertilizer if planting will not occur within a few days.

   d. Backfill pit with planting soil mix, consisting of 2/3 existing soil and 1/3 organic material, and fertilizer, until two-thirds full. Tamp and water each layer thoroughly to settle soil. After soil settles, fill pit with remaining planting soil mix, water and shape surface so that it slopes to drain from trunk and matches ground at edge of planting pit.

   e. Mulch within 48 hours after planting and after applying the pre-emergent herbicide, except ground cover areas (which shall have organic material placed before planting) with a 2" layer of mulch immediately after planting. All bed lines shall be cut with a smooth consistent edge to a minimum depth of 3 inches. Keep mulch out of the crowns of shrubs and off buildings, sidewalks, light standards, and other structures.

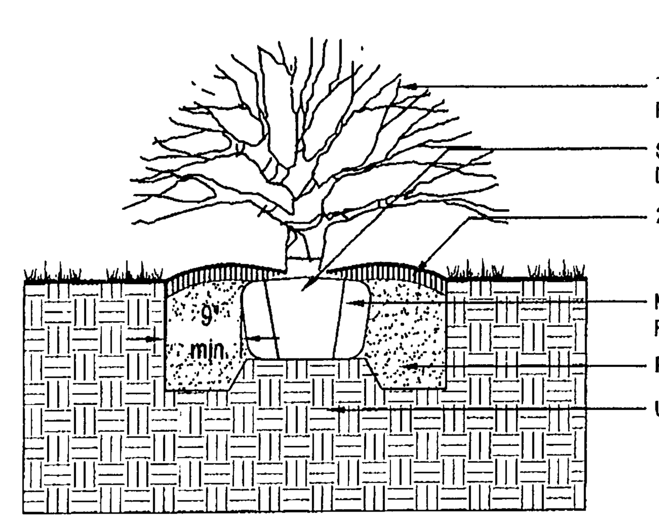
   f. All planting areas to conform to specified grades after full settlement has occurred and mulch has been applied. Provide saucers around tree pits as shown on planting details. Remove all tags, labels, strings, etc. from all plants.

12. Permanent Seeding or Sodding for Grass Areas:

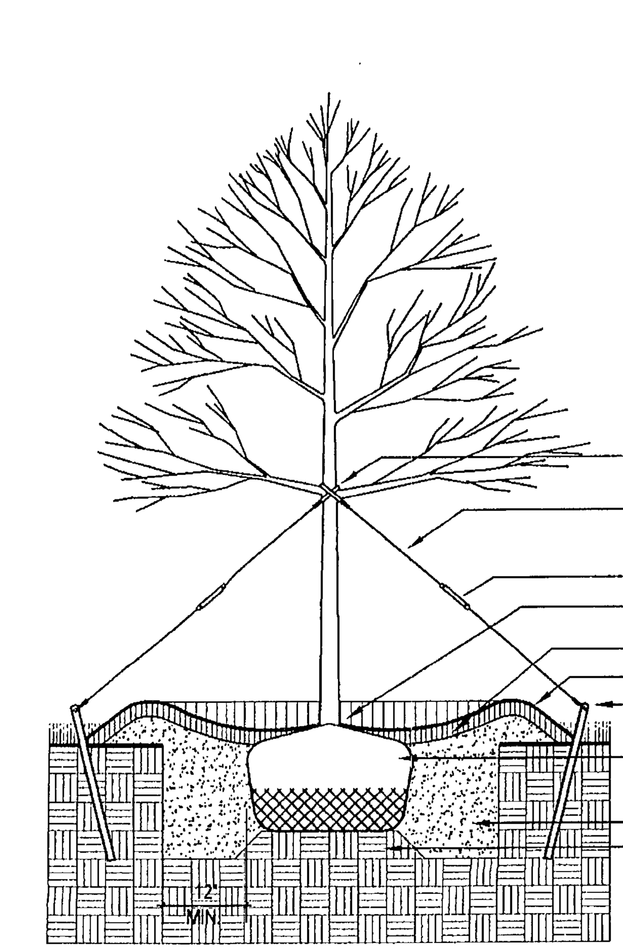
   a. Lawn Seed or Sod varieties shall be an improved variety turf-type tall fescue blend. The landscape contractor shall select from varieties approved by the Maryland or Virginia Department of Agriculture.

   b. Refer to the Virginia Erosion and Sediment Control Handbook, for guidelines, specifications and installation techniques of seed and sod.

   14. Maintenance shall begin immediately after each plant and lawn area is installed and shall continue until 90 days after final acceptance of the last section.

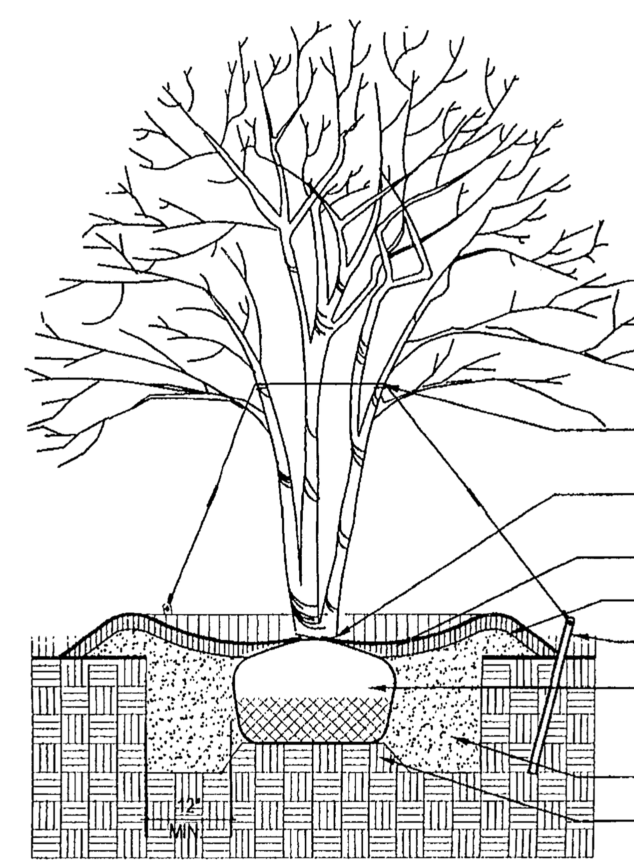


(4) TYP. B&B SHRUB PLANTING
N.T.S.



(1) DECIDUOUS TREE PLANTING
NTS

NOTE:
1. STAKING AND GUYING SHALL BE IMPLEMENTED ONLY AS NEEDED FOR SUPPORT AND STABILITY AS DETERMINED BY THE LANDSCAPE CONTRACTOR BASED ON LANDSCAPE SPECIFICATION GUIDELINES. ALL STAKING AND GUYING SHALL BE REMOVED WITHIN ONE YEAR OF THE TIME OF INSTALLATION.



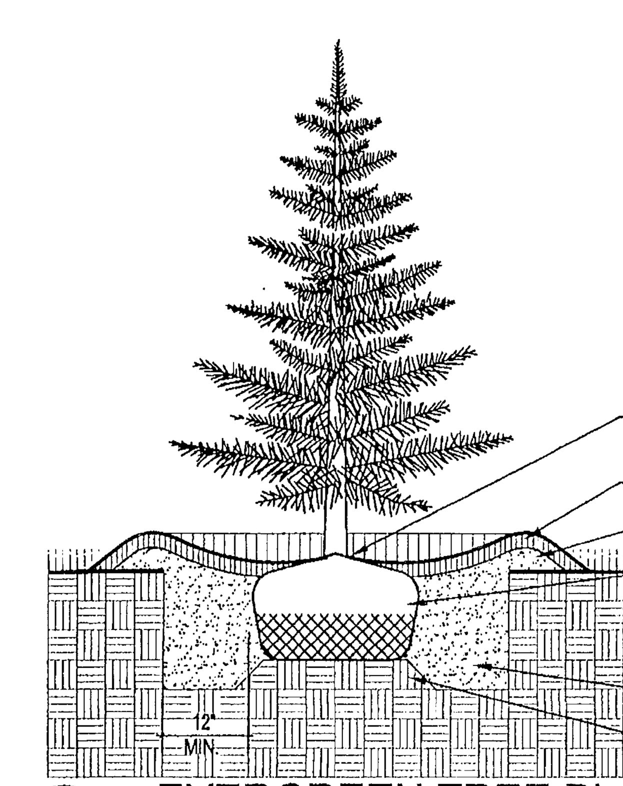
(2) ORNAMENTAL TREE PLANTING
NTS

TYPICAL PLANT PALETTE

Botanical Name	Common Name	Size
CANOPY TREES		
Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.
Fraxinus americana	Seedless Green Ash	3" cal.
Quercus palustris	Pin Oak	3" cal.
Quercus phellos	Willow Oak	3" cal.
Quercus rubra	Red Oak	3" cal.
Zelkova serrata	Zelkova	3" cal.
ORNAMENTAL TREES		
Amelanchier arborea	Downy Serviceberry	8'-10' ht.
Cercis canadensis	Eastern Redbud	8'-10' ht.
Chionanthus virginicus	Fringe Tree	8'-10' ht.
Cornus kousa	Kousa Dogwood	8'-10' ht.
Magnolia soulangiana	Saucer Magnolia	8'-10' ht.
Magnolia virginiana	Sweetbay Magnolia	8'-10' ht.
EVERGREEN TREES		
x Cupressocyparis leylandii	Leyland Cypress	6'-8' ht.
Ilex opaca	American Holly	6'-8' ht.
Pinus strobus	White Pine	8'-10' ht.
Thuja occidentalis 'Nigra'	Dark American Arborvitae	6'-8' ht.
SHRUBS / GROUNDCOVERS / PERENNIALS / MISC.		
Azalea 'Delaware Valley'	White Azalea	30"
Calamagrostis acutiflora 'Karl Forester'	Feather Reed Grass	3 gal.
Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	18"-24"
Euonymus alatus 'Compactus'	Compact Burning Bush	30"-36"
Hemerocallis minor 'Stella D'Oro'	Stella D'Oro Daylily	2 gal.
Hydrangea quercifolia	Oakleaf Hydrangea	30-36"
Hypericum calycinum	Aaronsbeard St. John's Wort	3 gal.
Ilex crenata 'Helleri'	Helleri Holly	18"-24"
Ilex x meserveae 'Blue Princess'	Blue Princess Holly	30"-36"

NOTES:
1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.

Application No. PCA/DPA 82-C-060-2 Staff ABH
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2007
Date of (BOS) (PC) approval March 26, 2007
Sheet 12 of 22



(3) EVERGREEN TREE PLANTING
NTS

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
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09-19-06
10-27-06
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01-23-07
02-16-07

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COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTJOHANN
No. 039021
2/16/07
PROFESSIONAL ENGINEER

PLANT SCHEDULE AND SPECIFICATIONS
RESTON SECTION 81, BLOCKS 1& 2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. N/A DATE: OCT., 2005

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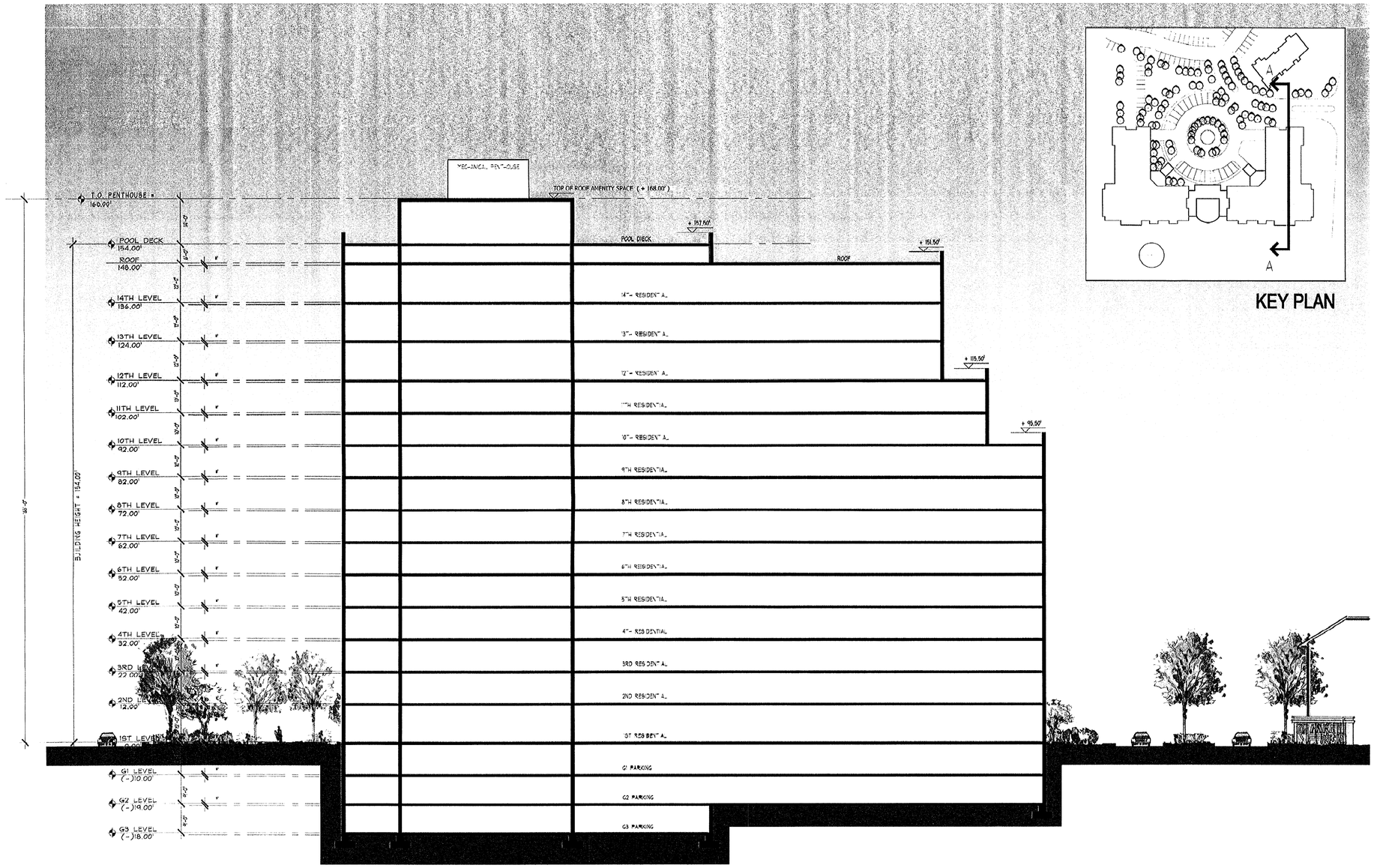
11
OF
20

FILE No.
MISC-1671



KEY PLAN

RA10DA 82-2010-2 Staff ABH
Application No.(s)
APPROVED DEVELOPMENT PLAN
(DPA) (GDP) (CDP) (FDP)
See PROFFERS dated March 21, 2007
Date of (DPA) March 26, 2007
Sheet 13 22

COMMONWEALTH OF VIRGINIA
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2/16/07

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SECTION
TEMPORARY ROAD

Oct 27, 2006

ParcReston
Reston, Va

Athena / Renaissance Reston LLC.
REN.168a.00

0 8' 16' 32'
1/16" =1'

Sheet 12 OF 20
MISC-1671

PCA 01-A 82-C-002-2
Application No. Staff ABH
APPROVED DEVELOPMENT PLAN
(DPA) (GDP) (CUP) (FDP)
PROFFERS DATED March 21, 2002
Date of Final Approval March 24, 2002
Sheet 14 of 22

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOHUTOHANN
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2/16/07
PROFESSIONAL ENGINEER

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ELEVATION
RESTON PARKWAY

Oct 27, 2006

ParcReston
Reston, Va

Athena / Renaissance Reston LLC.
REN.168a.00

0 8′ 16′ 32′
1/16″ =1′

Sheet 13 OF 20
MISC-1671

Application No. RA/DPA 82-C-060-2 Staff ABH
APPROVED DEVELOPMENT PLAN
DP (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2007
Date of ~~BOS~~ (FC) approval March 26, 2007
Sheet 15 of 22

COMMONWEALTH OF VIRGINIA
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ELEVATION
TEMPORARY ROAD

October 27, 2006

ParcReston
Reston, Va

Athena / Renaissance Reston LLC.
REN.168a.00

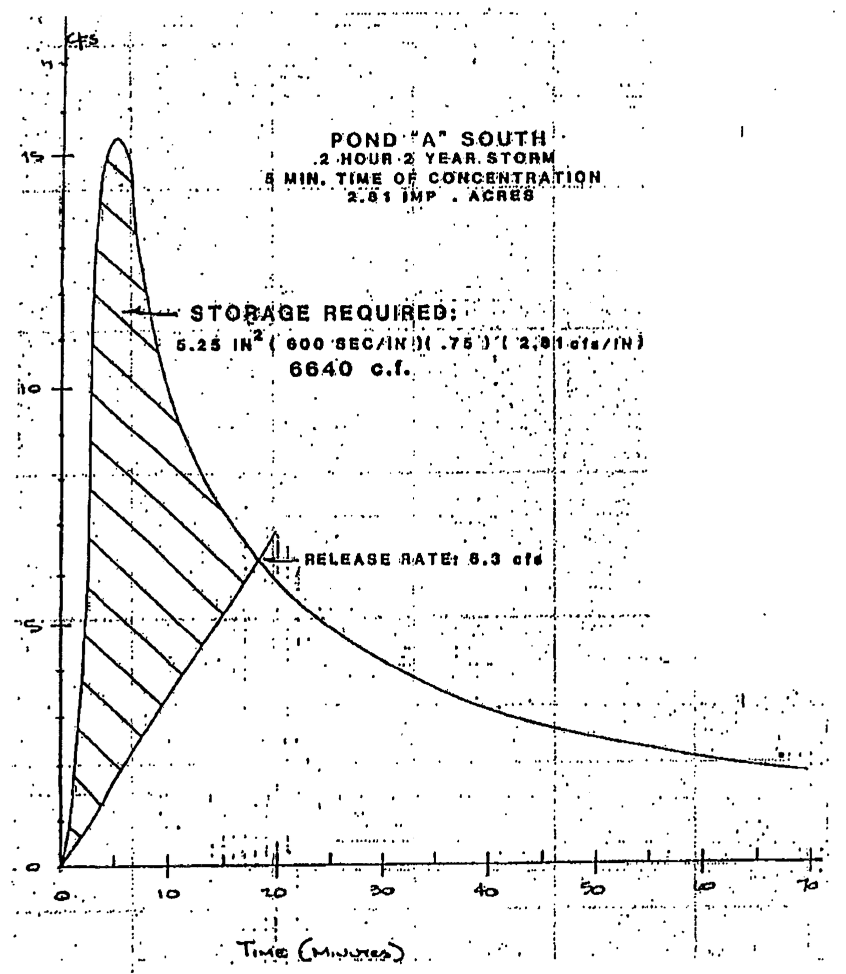
0 8' 16' 32'
1/16" =1'

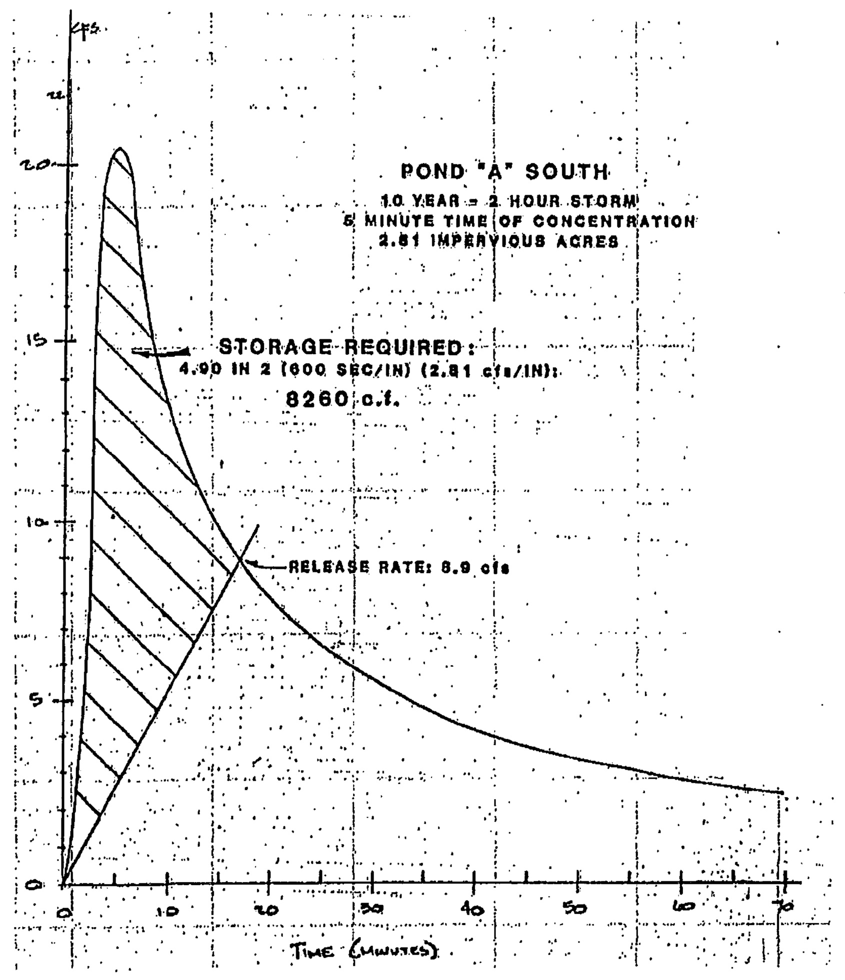
Sheet 14 OF 20
MISC-1671

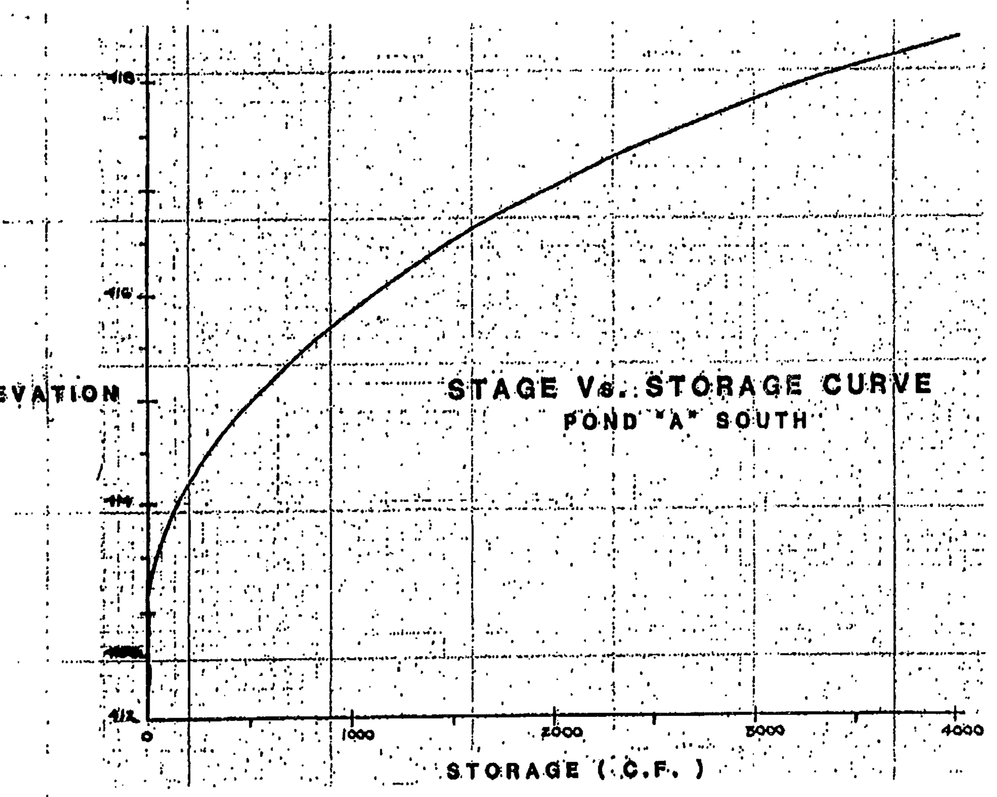
POND A SOUTH

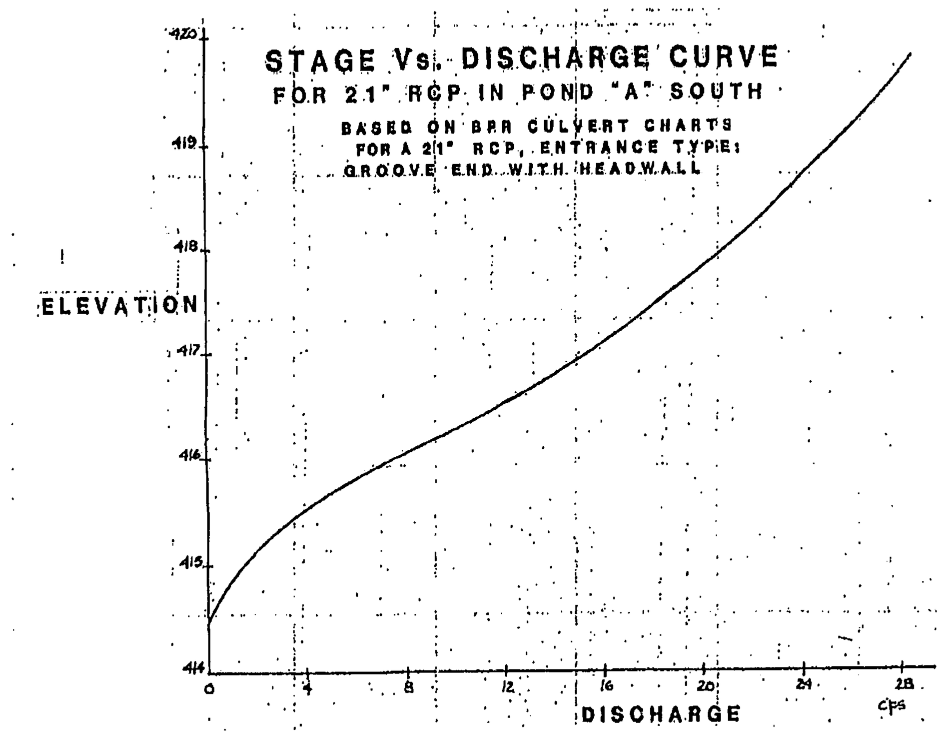
Predevelopment
A = 4.3 ac.
C = 0.3
T_C = 5 min.
I_2 = 4.9 in/hr Q_2 = 6.3 CFS
I_{10} = 6.9 in/hr Q_{10} = 8.9 CFS
I_{100} = 9.6 in/hr Q_{100} = 4 CFS

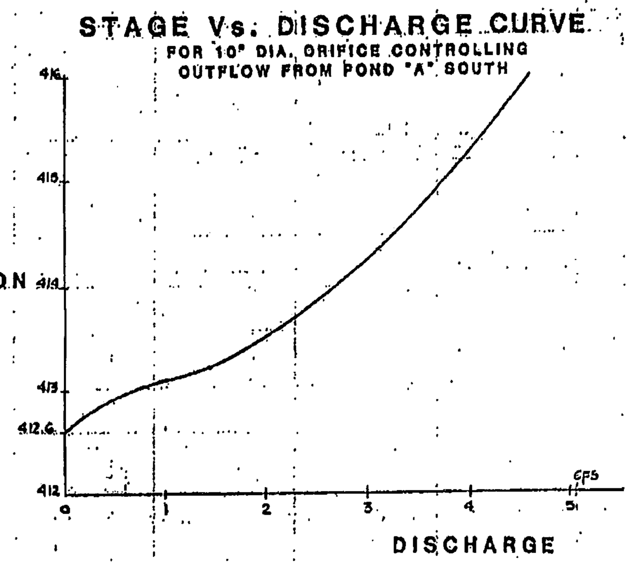
After Development
A = 4.93 ac.
C = 0.57
T_C = 5 min.
Impervious acres = (4.93)(.57) = 2.81
2 year storage required = 6640 C.F.
10 year storage required = 8260 C.F.











2 YEAR STORM POND A SOUTH

MIN. TIME	INFLOW RATE CFS	AVERAGE INFLOW CFS	VOLUME CF	STORAGE CARRY OVER	TOTAL IN CF	TRIAL W.S. ELEVATION	OUTFLOW RATE CFS		AVERAGE OUTFLOW CFS	VOLUME OUT CF	BALANCE IN STORAGE	CORRESP. W.S. ELEVATION	CHECK
0	0		0	–	0	412.6	CULVERT	ORIFICE		0	0	412.6	
		7.7					21"	10"	4.7				
5	15.4		2310	0	2310	415.67	5.1	4.3		1410	900	415.67	
		12.65							11.6				
10	9.9		3795	900	4695	416.15	9.2	4.6		3480	1215	416.13	
		8.6							10.4				
15	7.3		2580	1215	3795	415.30	3.0	4.0		3120	675	415.29	
		6.55							6.65				
20	5.8		1965	675	2640	415.20	2.4	3.9		1995	645	415.20	
		5.35							5.8				
25	4.9		1605	645	2250	415.00	1.6	3.7		1740	510	414.95	
		4.5							4.7				
30	4.1		1305	510	1815	414.72	0.7	3.4		1410	405	414.71	
		3.85							3.95				
35	3.6		1135	405	1560	414.65	0.5	3.3		1185	375	414.65	

PEAK AT 10 MINUTES: QOUT = 3.6 CFS
STORAGE = 1215 C.F.
MAX. W.S.E. = 416.15

10 YEAR STORM POND A SOUTH

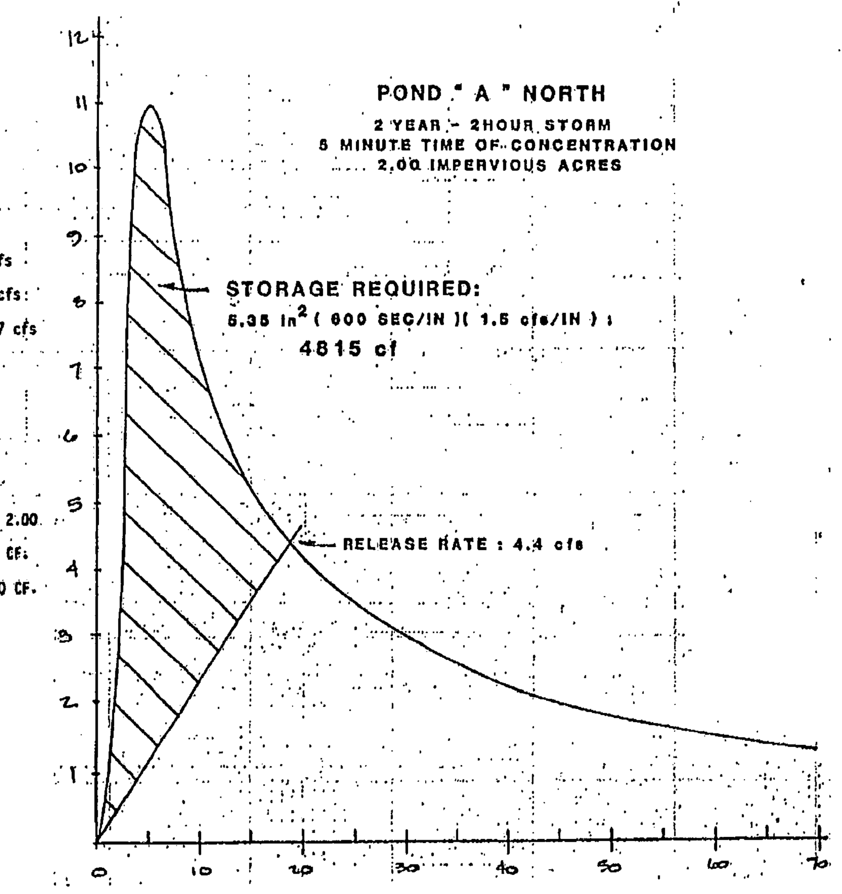
MIN. TIME	INFLOW RATE CFS	AVERAGE INFLOW CFS	VOLUME CF	STORAGE CARRY OVER	TOTAL IN CF	TRIAL W.S. ELEVATION	OUTFLOW RATE CFS		AVERAGE OUTFLOW CFS	VOLUME OUT CF	BALANCE IN STORAGE	CORRESP. W.S. ELEVATION	CHECK
0	0		0	0			CULVERT	ORIFICE					
		10.25					21"	10"	6.45				
5	20.5		3075	0	3075	416.05	8.3	4.6		1935	1140	416.04	
		16.85							15.3				
10	13.2		5055	1140	6195	416.60	12.7	5.0		4590	1605	416.60	
		11.45							13.75				
15	9.7		3435	1605	5040	415.70	5.4	4.4		4125	915	415.70	
		8.7							9.1				
20	7.7		2610	915	3525	415.52	4.2	4.2		2730	795	415.50	
		7.1							7.55				
25	6.5		2130	795	2925	415.25	2.8	3.9		2265	660	415.25	
		6.0							6.25				
30	5.5		1800	660	2460	415.10	2.0	3.8		1875	585	415.10	
		5.15							5.4				
35	4.8		1545	385	2130	414.95	1.4	3.6		1620	510	414.95	

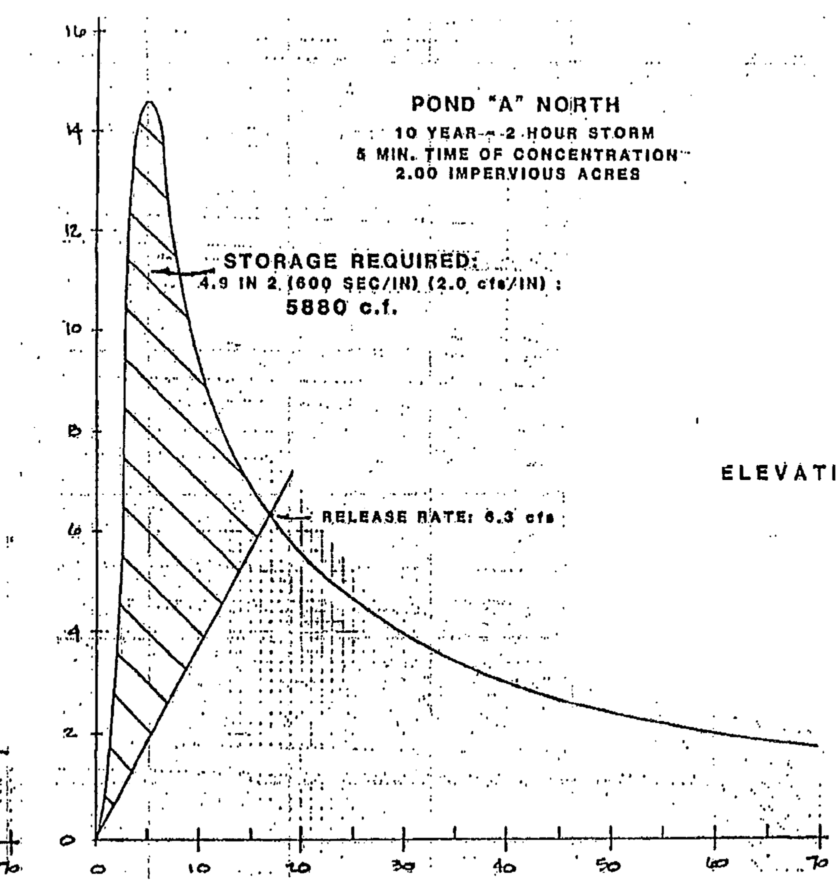
PEAK AT 10 MINUTES: QOUT = 5.0 CFS
STORAGE = 4590 C.F.
MAX. W.S.E. 416.60

POND A NORTH

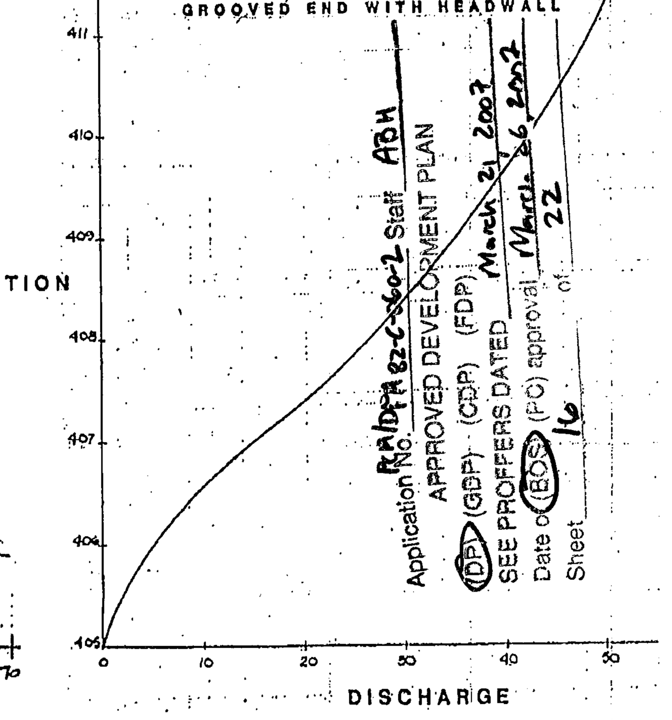
Predevelopment
A = 2.9 ac.
C = 0.30
T_C = 5 min.
I_2 = 5 min.
I_2 = 5.1 in/hr Q_2 = 4.4 cfs
I_{10} = 7.2 in/hr. Q_{10} = 6.3 cfs:
I_{100} = 10.0 in/hr Q_{100} = 8.7 cfs

After Development
A = 3.5 ac.
C = 0.57
T_C = 5 min.
Impervious Acres = 3.5 (.57) = 2.00
2 year storage required = 4815 CF.
10 year storage required = 5880 CF.

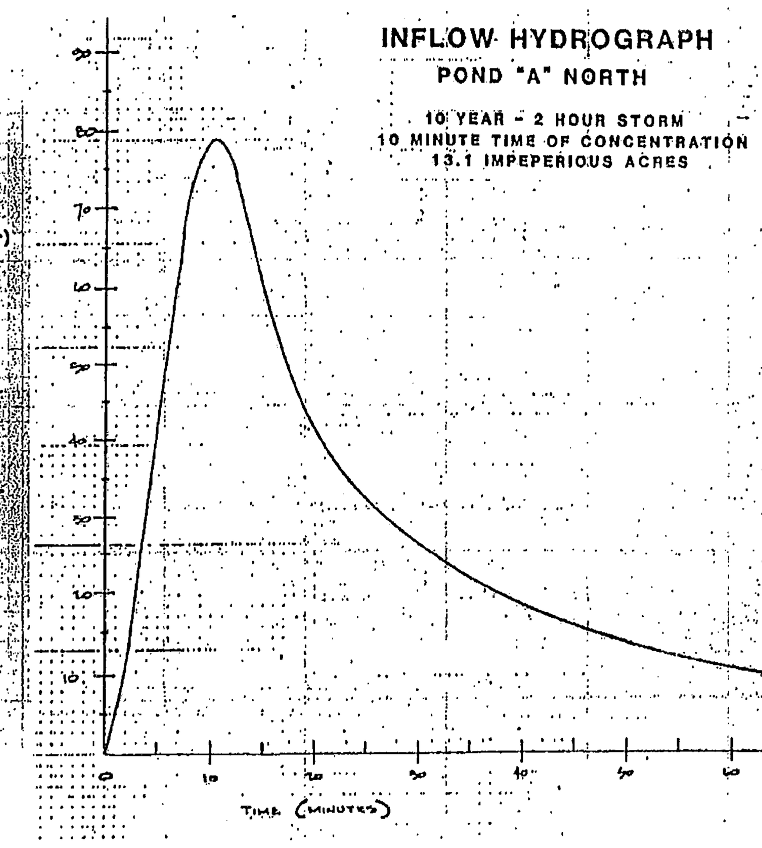




GREEN OAK APARTMENTS
Reston, Va.

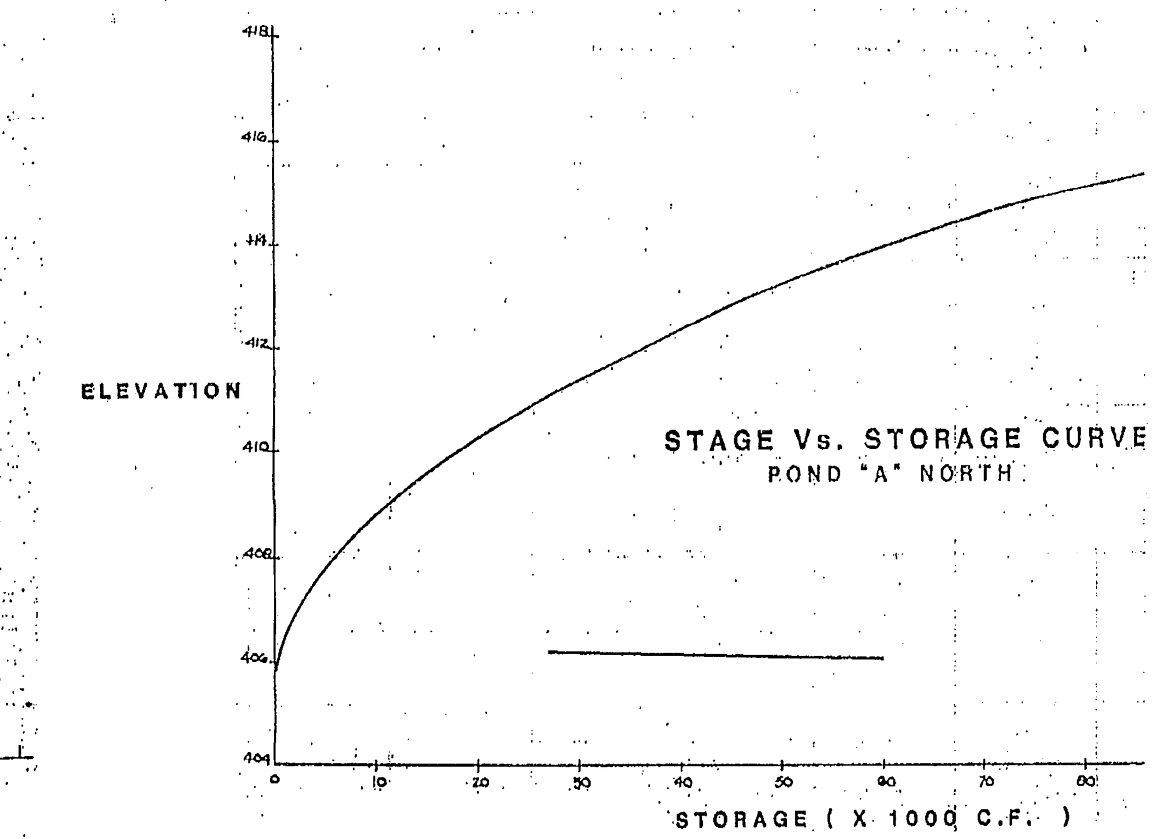


Application No. RZ/DPA 82-C-060-2 Staff ABH
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21 2007
Date of (BOS) (PC) approval March 26 2007
Sheet 16 of 22



Pond A_{North} (Entire Watershed)
A = 3.50 ac. @ C = 0.57 (site)
3.67 ac. @ C = 0.85 (Bowman Towne Center)
9.43 ac. @ C = 0.85 (future development north of Bowman Towne Center)
A_{total} = 16.6 ac.
$C_{composite}$ = 0.79 (after development)
Impervious acres = (16.6)(0.79) = 13.1
T_c = 10 minutes

Before Development
A = 3.50 ac. @ 0.30 (site)
3.67 ac. @ 0.85 (Bowman Towne Center)
9.43 ac. @ 0.85 (future development north of Bowman Towne Center)
$C_{composite}$ = 0.73
T_C = 10 minutes
I_2 = 4.15 in/hr. Q_2 = 50.3 CFS
I_{10} = 6.00 in/hr Q_{10} = 72.7 CFS
I_{100} = 8.3 in/hr Q_{100} = 100.6 CFS



10 YEAR STORM POND A NORTH

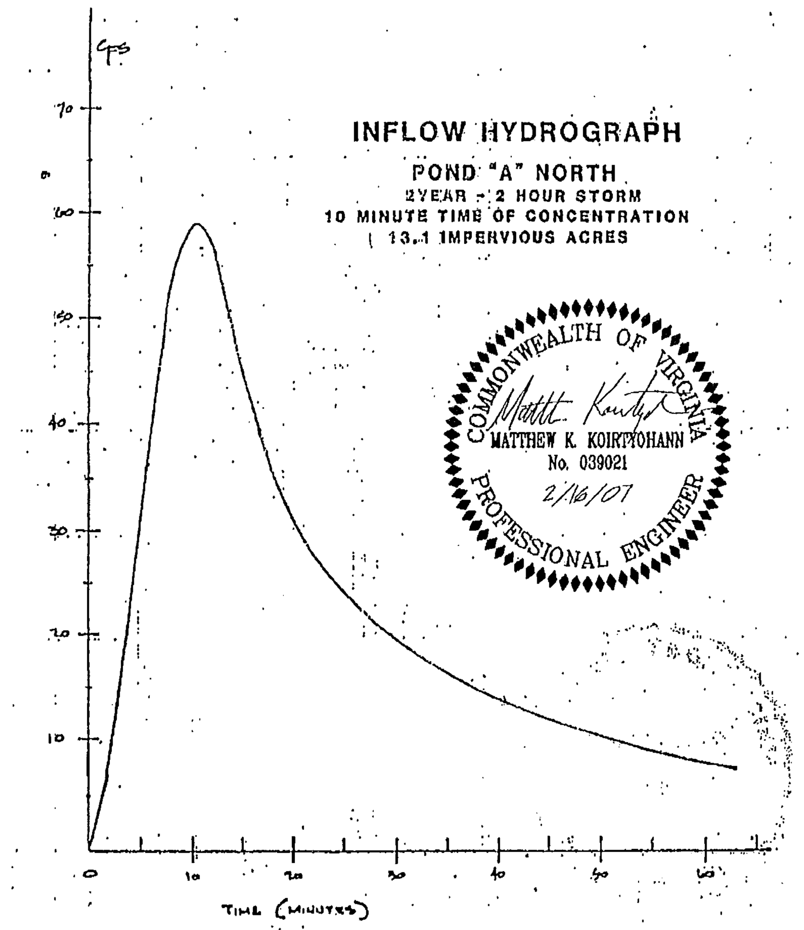
MIN. TIME	INFLOW RATE CFS FROM 16.6 AC. DRAINAGE BASE	INFLOW RATE CFS FROM POND "A" SOUTH	AVERAGE INFLOW CFS	VOLUME CF	STORAGE CARRY OVER	TOTAL IN CF	TRIAL W.S. ELEVATION	OUTFLOW RATE CFS	AVERAGE OUTFLOW CFS	VOLUME OUT CF	BALANCE IN STORAGE	CORRESP. W.S. ELEVATION	CHECK
0				0	–	0	405.00	0		0	0	405.00	
			25.45						11.3				
5	42.6	8.5		7635	0	7635	407.60	22.6		3390	4245	407.60	
			71.1						31.4				
10	78.6	12.7		21330	4245	25575	409.63	40.2		9420	16155	409.63	
			77.3						44.1				
15	57.9	5.4		23190	16155	39345	410.90	48.0		13230	26115	410.90	
			54.25						48.6				
20	41.0	4.2		16275	26115	42390	411.07	49.0		14550	27840	411.07	
			40.05						48.25				
25	32.1	2.8		12015	27840	39855	410.80	47.5		14475	25380	410.80	
			31.55						45.9				
30	26.2	2.0		9465	25380	34845	410.27	44.3		13770	21075	410.27	

PEAK AT 20 MINUTES: QOUT = 49.0 CFS
STORAGE = 27840 C.F.
MAX. W.S.E. = 411.07

2 YEAR STORM POND A NORTH

MIN. TIME	INFLOW RATE CFS FROM 16.6 AC. DRAINAGE BASE	INFLOW RATE CFS FROM POND "A" SOUTH	AVERAGE INFLOW CFS	VOLUME CF	STORAGE CARRY OVER	TOTAL IN CF	TRIAL W.S. ELEVATION	OUTFLOW RATE CFS	AVERAGE OUTFLOW CFS	VOLUME OUT CF	BALANCE IN STORAGE	CORRESP. W.S. ELEVATION	CHECK
0				0	–	0	405.00	0		0	0	405.00	
			18.5						8.75				
5	31.95	5.1		5550	0	5550	407.15	17.5		2625	2925	407.15	
			52.6						25.75				
10	5895	9.2		15780	2925	18705	408.85	34.0		7725	10980	408.85	
			57.3						37.5				
15	43.4	3.0		17190	10980	28170	409.75	41.0		11250	16920	409.75	
			39.8						40.8				
20	30.75	2.4		11940	16920	28860	409.70	40.6		12240	16620	409.70	
			29.4						38.95				
25	24.1	1.6		8820	16620	25440	409.28	37.3		11685	13755	409.28	

PEAK AT 15 MINUTES: QOUT = 410 CFS
STORAGE = 16,920 C.F.
MAX. W.S.E. = 409.75



COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
2/16/07
PROFESSIONAL ENGINEER

THIS SHEET REFERENCED FROM FAIRFAX COUNTY PLAN # 5585-SP-001-1 (COMPLETED OCTOBER 20, 1986) FOR INFORMATION PURPOSES ONLY.

Storm Water Management Computations

Date: 3·16·84

Revisions:

NO	DESCRIPTION		APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

VIKA
VAN DOP IRISH KRAUS AMATETTI

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BETHESDA, MD. 20816
301 229-4100

URBAN ENGINEERING & ASSOC.,INC.
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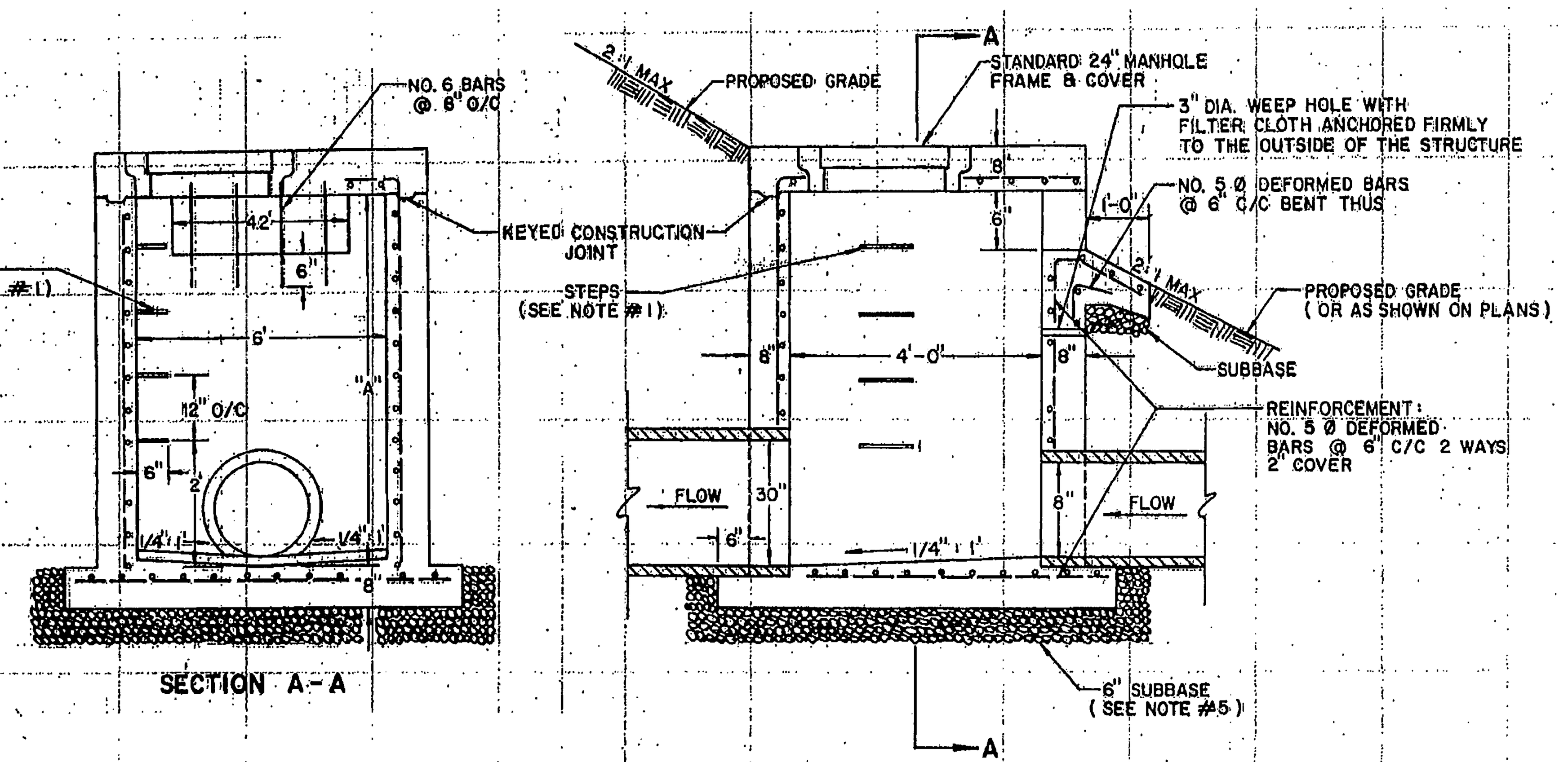
COMMONWEALTH OF VIRGINIA
DAVID M. JENSEN
LICENSE No. 11484
PROFESSIONAL ENGINEER

Project:

Sheet No. 24 of 26

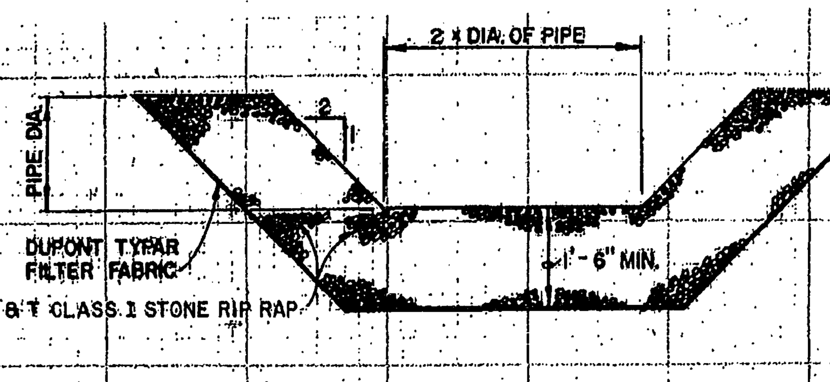
SHEET 15 OF 20 FILE NO. MISC – 1671

GREEN OAK APARTMENTS
Reston, Va.

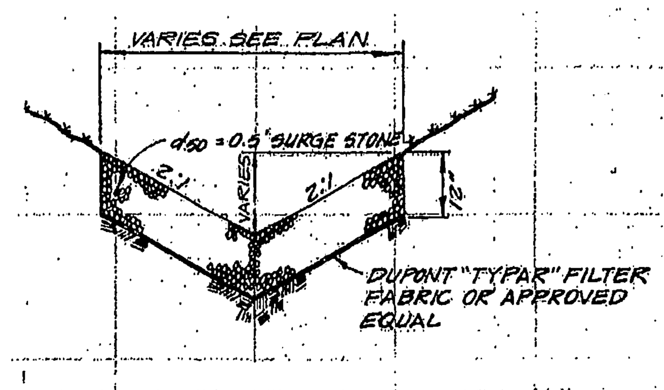


NOTES:
1. STEPS TO BE PROVIDED WHEN "A" IS 4'-0" OR GREATER.
2. CONCRETE TO BE CLASS A3 FOR GENERAL USE.
3. STRUCTURE MAY BE PRECAST OR CAST IN PLACE.
4. STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH VDH & T SPECIFICATIONS SECTION 503
5. STRUCTURE TO BE PLACED ON A 6" MINIMUM LAYER OF VDH & T 21A DENSE GRADED AGGREGATE.

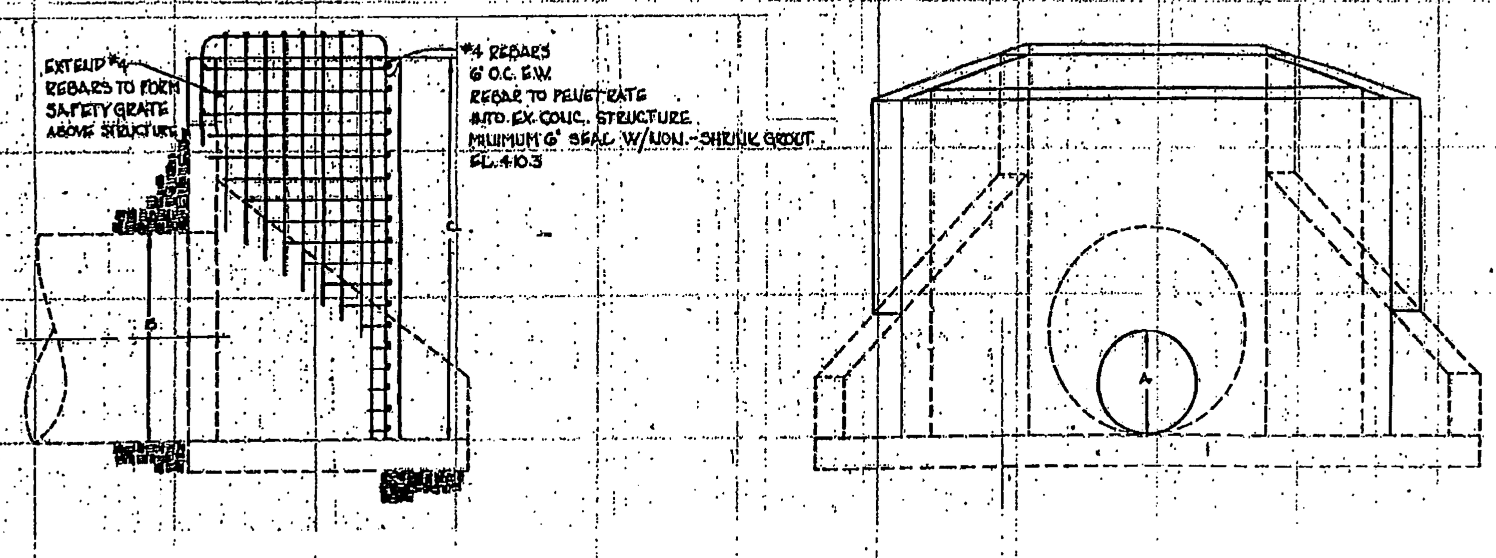
(1/25) S.W.M. POND "C" OUTLET STRUCTURE
NO SCALE



(2/25) RIP RAP DETAIL
NO SCALE



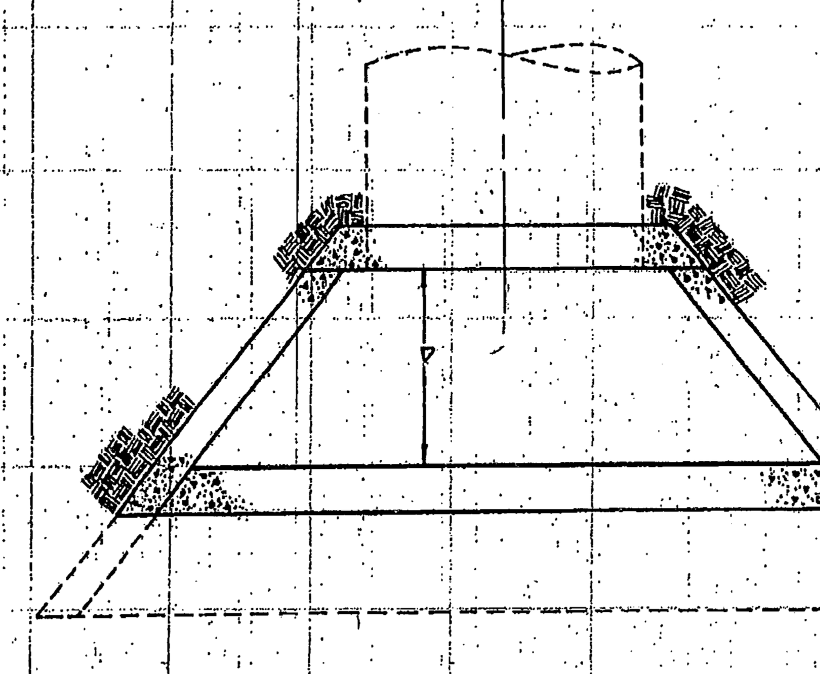
(3/25) LOW FLOW CHANNEL
NO SCALE



(4/25) POND CONTROLLED STRUCTURE
NO SCALE

Outfall Structure

DIM.	A	B	C	D	E	F	G
"A" SOUTH	19"	36"	4'-5"	36"			
"A" NORTH	27"	48"	6'-5"	48"			



GENERAL UTILITY NOTES

1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO DIG TEST PITS IN ADVANCE OF TRENCHING IN ORDER TO DETERMINE THE EXACT LOCATION AND ELEVATION AT CROSSINGS. IF A CONFLICT IS DISCOVERED NOTIFY VIKA, INC. (301) 229-4100 PRIOR TO BEGINNING INSTALLATION OF UTILITIES.
2. ALL WATER MAIN MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE PLANS AND REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND DETAILS OF THE PUBLIC WATER SUPPLY AGENCY, THE FAIRFAX COUNTY WATER AUTHORITY (FCWA).
3. ALL WATER MAINS 8" AND LARGER SHALL HAVE COVER OF 4.0'.
4. NO UNDERGROUND ELECTRIC, TELEPHONE, TELEVISION CABLES, GAS OR ANY OTHER UNDERGROUND UTILITIES SHALL BE INSTALLED WITHIN THE FCWA EASEMENT PARALLEL TO THE PROPOSED WATER MAIN. PLAN AND PROFILES OF ALL UTILITY CROSSINGS OF WATER MAINS WITHIN EASEMENTS SHALL BE SUBMITTED TO THE PUBLIC WATER SUPPLY AGENCY FOR APPROVAL PRIOR TO CONSTRUCTION.
5. UNLESS OTHERWISE DESIGNATED BY FCWA, ALL WATER MAINS 3" THROUGH 12" SHALL BE CLASS 52 DUCTILE IRON PIPE. LARGER SIZES ARE TO BE CLASS 51 DUCTILE IRON WATER MAIN.
6. NO WATER MAIN VALVES ARE TO BE CLOSED PRIOR TO NOTIFICATION TO THE FAIRFAX COUNTY WATER AUTHORITY, PHONE 698-5600.
7. WATER MAINS SHALL NOT BE INSTALLED ON-SITE UNTIL FCWA EASEMENTS ARE RECORDED AND CONTRACTOR HAS FURNISHED PROPER FORMS FOR WATER MAIN INSTALLATION
8. ALL HYDRANT, WATER SERVICE, FIRE LINE AND STUB-OUT VALVES SHALL BE STRAPPED TO MAIN (SWIVEL FITTINGS ARE OPTIONAL IN LIEU OF STRAPPING).
9. IF CONTRACTOR WISHES TO USE FIRE HYDRANTS FOR CONSTRUCTION PURPOSES, IT IS TO BE UNDER THE AUTHORITY OF A PERMIT WITH THE FCWA.
10. CONTRACTOR TO CONTACT FCWA 698-5600 x 218 PRIOR TO INSTALLATION OF INTERIOR PLUMBING TO DETERMINE WATER METER LOCATION AND PRE-WIRING FOR REMOTE REGISTER.
11. ALL HYDRANT BRANCHES SHALL HAVE A MINIMUM COVER OF 3.0' AT A DITCH LINE.
12. IF PUBLIC WATER SERVICE IS OBTAINED FOR TEMPORARY VEHICLE WASH AREA, A BACKFLOW PREVENTOR SHALL BE REQUIRED.
13. THE CONTRACTOR SHALL REQUEST INSPECTION BY THE PUBLIC WATER SUPPLY AGENCY THREE (3) DAYS PRIOR TO COMMENCING CONSTRUCTION OF ANY WATER MAINS.
14. CONTRACTOR SHALL MAKE PROVISION FOR DISCHARGE OF WATER AS REQUIRED BY FCWA FOR WATER METER REPAIRS AND TESTING. (CONTACT MR. ROBERTSON AT 378-4202 FOR ADDITIONAL INFORMATION).
15. WATER METERS SHALL BE LOCATED INSIDE IN AN ACCESSIBLE LOCATION AND SHALL NOT BE INSTALLED UNDER EXISTING PIPING OR CLOSE TO OTHER FACILITIES. METER INSTALLATIONS SHALL BE INSPECTED AND THE BY-PASS VALVE, IF REQUIRED, SEALED BY THE FAIRFAX COUNTY WATER AUTHORITY. REMOTE REGISTER TO BE INSTALLED ON THE OUTSIDE OF THE BUILDING. CALL FOR INSPECTION PRIOR TO PLACING LINE IN SERVICE. PHONE 378-4202.
16. ALL REQUIRED SANITARY SEWER LATERALS AND STORM SEWERS MUST BE INSTALLED, THEIR DITCHES COMPACTED FOR FULL DEPTH ACCORDING TO CURRENT REQUIREMENTS AND ACCEPTED FOR SERVICE BY FAIRFAX COUNTY'S DEPARTMENT OF COUNTY DEVELOPMENT AND THE STREETS AND/OR EASEMENTS ROUGH GRADED AND COMPACTED TO MEET CURRENT STANDARDS PRIOR TO ANY WATER MAIN INSTALLATION.
17. THE DEVELOPER IS TO ASSUME COMPLETE RESPONSIBILITY, AND ALL COSTS FOR THE INSTALLATION OF THE WATER MAINS AND APPURTENANCES AND FOR ANY ADJUSTMENTS IN ALIGNMENT AND GRADE, RELOCATION, REPAIRS AND MAINTENANCE THEREOF WHICH MAY BE REQUIRED PRIOR TO THE FINAL GRADING AND SURFACING OF THE STREETS AND/OR EASEMENTS AND FINAL ACCEPTANCE OF THE FACILITIES BY FAIRFAX COUNTY AUTHORITIES. IT SHOULD BE UNDERSTOOD THAT FINAL ACCEPTANCE WILL NOT BE CONSIDERED OR GRANTED UNTIL AFTER THE STREETS HAVE BEEN SURFACED OR THE EASEMENTS FINALLY GRADED.
18. ALL HYDRANT LOCATIONS TO BE APPROVED BY FAIRFAX COUNTY FIRE MARSHALL PRIOR TO FINAL APPROVAL BY FCWA AND ARE TO BE INSTALLED ACCORDING TO THE COUNTY STANDARDS.
19. ALL BLASTING REQUIRED TO INSTALL UTILITIES SHALL REQUIRE A PERMIT AND SHALL BE PERFORMED IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS AND THE PROJECT SPECIFICATIONS (REFER FCWA SECTION 3.02)
20. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDH&T SPECIFICATIONS SECTION 302 AND SECTION 240 AND AS SPECIFIED ON THE DRAWINGS AND IN FAIRFAX COUNTY STANDARDS AND THE PROJECT SPECIFICATIONS.
21. BEDDING FOR ALL STORM DRAIN PIPE AND SANITARY SEWER SHALL BE AS SPECIFIED IN THE REFERENCED SPECIFICATIONS.
22. ALL STORM SEWER AND SANITARY SEWER STRUCTURES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH FAIRFAX COUNTY AND VDH&T STANDARD DETAILS AS SPECIFIED ON THE DRAWINGS.
23. THE CONTRACTOR IS REQUIRED TO PERFORM ALL TESTS REQUIRED BY THE COUNTY AND VDH&T TO SECURE FINAL ACCEPTANCE OF ALL UTILITIES.
24. ALL CONCRETE USED IN UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH VDH&T SPECIFICATION SECTION 219 AND SHALL BE OF THE CLASS INDICATED ON STANDARD DETAILS AND THE DRAWINGS.
25. NO PLANTINGS OR ERECTION OR OTHER OBSTRUCTIONS SHALL BE MADE WITHIN FOUR FEET OF ANY FIRE HYDRANT.
26. ALL EXCAVATION IS UNCLASSIFIED AND THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT THE UTILITY LINES TO THE ELEVATIONS INDICATED ON DRAWINGS WITH NO ADDITIONAL COMPENSATION FOR HARD ROCK EXCAVATION.

GENERAL NOTES

1. PROPERTY LINE SHOWN IS AS LOCATED IN FIELD AND ESTABLISHED FROM SURVEY BY KIDDE CONSULTANTS INC.
2. TOPOGRAPHY OF SITE WAS TAKEN FROM SURVEY PERFORMED BY KIDDE CONSULTANTS INC.
3. A 10' TRANSITION FROM STD. CG-6 TO STD. CG-6R CURB AND GUTTER WILL BE REQUIRED.
4. SEE DWG. 6 FOR DETAILS OF UTILITIES AND LAYOUT OF SITE.
5. THESE PLANS AND PROFILES AND ALL THE PROPOSED CONSTRUCTION OF THIS SITE PLAN SHALL BE IN ACCORDANCE WITH THE CURRENT APPROVED PUBLIC FACILITIES MANUAL VOLUMES I, II, AND III OR ANY AMENDMENTS THEREOF AND THE STANDARDS AND SPECIFICATION OF THE VDH&T
6. ALL LAND, ON OR OFF SITE, WHICH IS DISTURBED BY THIS DEVELOPMENT AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION.

7. A SMOOTH GRADE SHALL BE MAINTAINED FROM CENTERLINE OF PROPOSED ROADS OR PARKING AREAS TO PROPOSED CURB AND GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER ON THE ROADWAY.
8. ALL EASEMENTS ARE SHOWN ON THE FINAL PLAN AND ARE NOT SHOWN ON THIS PLAN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE WORK IN SUCH A MANNER TO PREVENT THE WASHING OF ANY TOPSOIL, SILT OR DEBRIS ONTO ADJACENT PROPERTY.
9. THE STRUCTURE TOPS ARE TO BE SET AFTER FINE GRADING IS FINISHED TO AVOID UNNECESSARY ADJUSTING.
10. ALL FINISHED GRADING, SEEDING AND SODDING SHALL BE DONE IN SUCH A MANNER TO PRELUDE THE PONDING OF THE WATER ON THE SITE PARTICULARLY ADJACENT TO THE BUILDINGS OR STORM INLETS.
11. ALL CURB AND GUTTER SHOWN ON PLANS AND NOT IN PROFILES SHALL BE ON STRAIGHT TANGENT GRADES. CONTRACTOR SHALL ROUND ALL VERTICAL BREAKS WITH SMOOTH SPLINE CURVES.

SEWER NOTES

1. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND THE PUBLIC FACILITIES MANUALS VOLUME I, II, AND III.
2. ALL CONSTRUCTION MATERIALS SHALL CONFORM TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKDS STANDARDS.
3. ALL MANHOLES SHALL CONFORM TO STANDARD S-5 SHEET # DPW-7 OR S-16 # DPW-25 OR S-16A # DPW -25A AS SHOWN IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL AND AS NOTED IN ITEM 10 BELOW.
4. ALL TRENCHES SHALL CONFORM TO STANDARD S-1 SHEET #DPW-6 (CLASS "B" BEDDING) AS SHOWN IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL VOLUME II, EXCEPT IN AREAS OF ROCK WHERE TRENCHES SHALL CONFORM TO STANDARD S-2 SHEET #DPW-7.
5. ALL LENGTHS SHOWN FOR SANITARY SEWER ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
6. THE CONTRACTOR SHALL DIG TEST PITS AT ALL LOCATIONS WHERE CONNECTIONS OR CROSSINGS ARE INDICATED ON THE CONTRACT DRAWINGS PRIOR TO BEGINNING TRENCHING TO DETERMINE IF A CONFLICT EXISTS.
7. THE CONTRACTOR IS TO PROVIDE ALL THE EQUIPMENT NECESSARY TO PERFORM THE REQUIRED SEWER TEST AS OUTLINED IN THE FAIRFAX PUBLIC FACILITIES MANUAL VOLUMES I AND II.
8. THE CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED TO PERFORM ANY BLASTING. ALL BLASTING SHALL BE DONE IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS.
9. ALL EXCAVATION IS UNCLASSIFIED AND THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT THE SEWER LINES TO THE ELEVATIONS INDICATED ON DRAWINGS WITH NO ADDITIONAL COMPENSATION FOR HARD ROCK EXCAVATION.
10. DROP CONNECTION TO EXISTING MANHOLE 226 SHALL BE OF THE OUTSIDE DROP TYPE EXCEPTING THE CONNECTION TO THE STACK SHALL BE MADE UTILIZING AN 8 INCH WYE AND 8 INCH 45° BEND RATHER THAN USE OF AN 8 INCH TEE.
11. ALL PIPE SHALL BE ASBESTOS CEMENT, CLASS 2400, EXCEPT WHERE INDICATED, UNLESS ALTERNATE MATERIAL, THAT IS ACCEPTED BY FAIRFAX COUNTY DPW, IS SUBMITTED AND APPROVED BY FAIRFAX COUNTY FOR INSTALLATION.
12. ALL LATERALS FROM BUILDINGS SHALL BE PLACED AT A MINIMUM OF 2% SLOPE AND A CLEAN-OUT PROVIDED AT ALL BENDS AND AT LEAST EVERY 50 FEET ON 4 INCH LATERALS AND EVERY 100' ON 6 INCH AND LARGER LATERALS.

WATER DISTRIBUTION NOTES

1. ALL WATER MAIN CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND PLANS OF FCWA AND WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
2. NO WATER MAIN VALVES ARE TO BE CLOSED PRIOR TO NOTIFICATION OF FCWA. PHONE 698-5600.
3. THE DEVELOPERS SHALL REQUEST INSPECTION BY THE PUBLIC WATER SUPPLY AGENCY 3 DAYS PRIOR TO COMMENCING CONSTRUCTION OF ANY WATER MAINS.
4. WORKING PRESSURE SHALL BE 75 P.S.I.
5. APPROVAL BY FCWA IS CONTINGENT UPON THE INSTALLATION OF WATER MAINS FOR TEMPORARY RD - PART OF PARCELS 4 & 5 AND CONNECTION THERETO.

LAND CONSERVATION NOTES

SANITARY & STORM SEWERS

1. NO DISTURBED AREA TO BE DENUDED FOR MORE THAN SIXTY (60) DAYS.
2. TEMPORARY DIVERSION, SEEDED AND MULCHED OR STAKED STRAW BALE DIVERSIONS AND OTHER CONTROL MEASURES AS NECESSARY ARE TO BE PLACED AS INDICATED ON THE DRAWINGS PRIOR TO OR AS THE FIRST STEP IN EXCAVATION.
3. WHERE CONSISTENT WITH JOB SAFETY REQUIREMENTS, ALL EXCAVATED MATERIAL IS TO BE PLACED ON THE UPHILL SIDE OF TRENCHED. NO MATERIAL IS TO BE PLACED IN STREAMBEDS. ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN THIRTY (30) DAYS IS TO BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH. WHERE SOIL IS PLACED ON DOWNHILL SIDE OF TRENCH IT IS TO BE BACKSLOPED TO DRAIN TOWARD TRENCH. WHEN NECESSARY TO DEWATER THE TRENCH, THE PUMP DISCHARGE HOSE MUST OUTLET IN A STABILIZED AREA OF A SEDIMENT BASIN.
4. WHERE STREAM CROSSINGS ARE REQUIRED FOR EQUIPMENT, TEMPORARY CULVERTS WILL BE PROVIDED BY CONTRACTOR.
5. NO MORE THAN 500 FEET OF TRENCH ARE TO BE OPEN AT ANY ONE TIME.
6. ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED WITHIN FIFTEEN (15) DAYS AFTER BACKFILL OF THE APPLICABLE TRENCH SECTION. SPEED IS THE ESSENTIAL LAND CONSERVATION ELEMENT FOR LINEAR PROJECTS.

100 YEAR STORM POND A NORTH (100 YEAR SPILLWAY ONLY)

TIME	INFLOW RATE CFS	AVERAGE INFLOW CFS	VOLUME CF	STORAGE CARRY OVER	TOTAL IN CF	TRIAL W.S. ELEVATION	OUTFLOW RATE CFS	AVERAGE OUTFLOW CFS	VOLUME OUT CF	BALANCE IN STORAGE	CORRESP. W.S. ELEVATION	CHECK
0	0		0	0								
		37										
5	74		11,100	0	11,100	409.10	0	0	0	11,100	409.10	
		91.5										
10	109		27,450	11,100	38,550	411.40	0	0	0	38,550	411.40	
		95.5										
15	82		28650	38550	67,200	414.51	0	0	0	67,200	414.51	
		69.2						4.5				
20	56.3		20,760	67,200	87,960	415.35	9.0		1350	86,610	415.30	
		50.8										
25	45.2		15,240	86,610	101,850	415.60	56	32.5	9,750	92,100	415.60	
		40.6										
30	36		12,180	92,100	104,280	415.55	34	44.5	13,350	91,080	415.55	

PEAK AT 25 MINUTES: QOUT = 56 CFS
STORAGE = 92,100 C.F.
MAX. W.S.E. = 415.60
NOTE: FLOW OVER NORTH SHORE DRIVE OCCURS AT APPROXIMATELY 18.5 MINUTES INTO THE STORM

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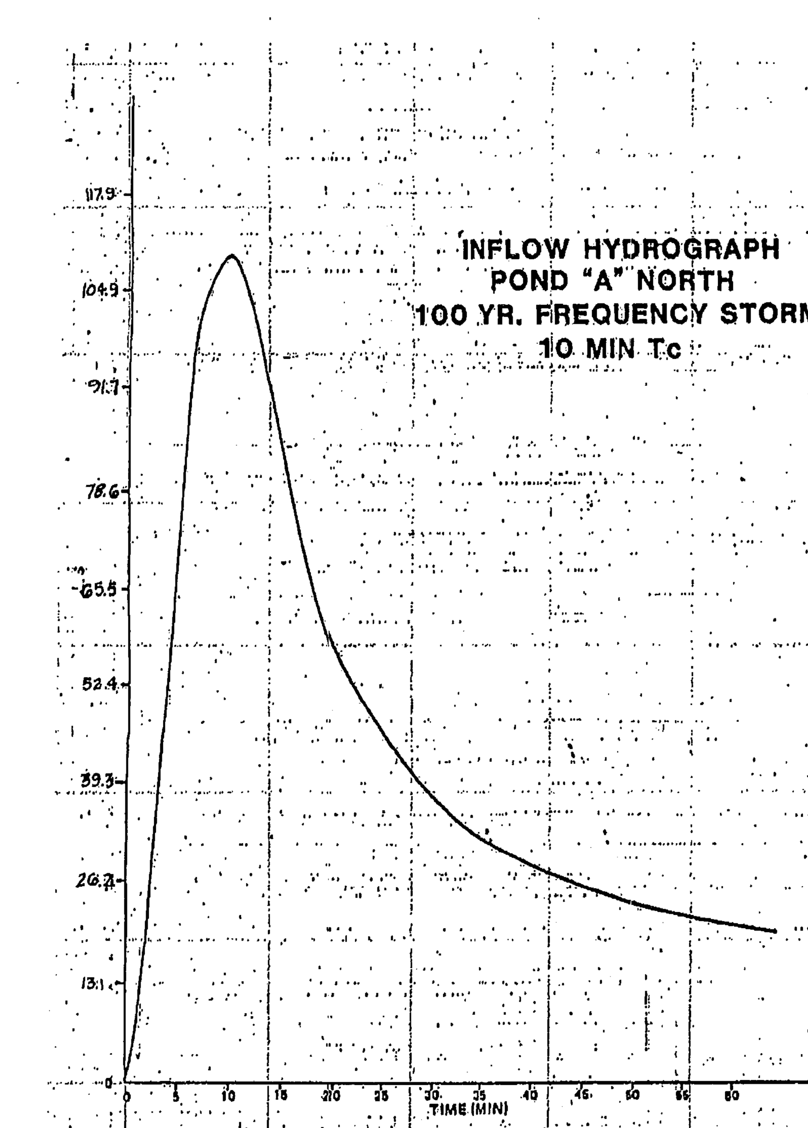
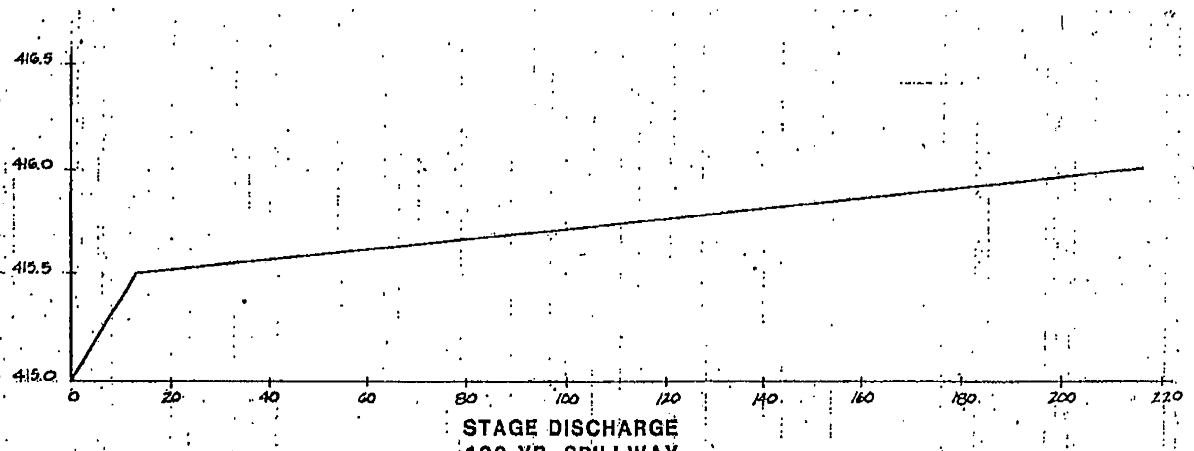
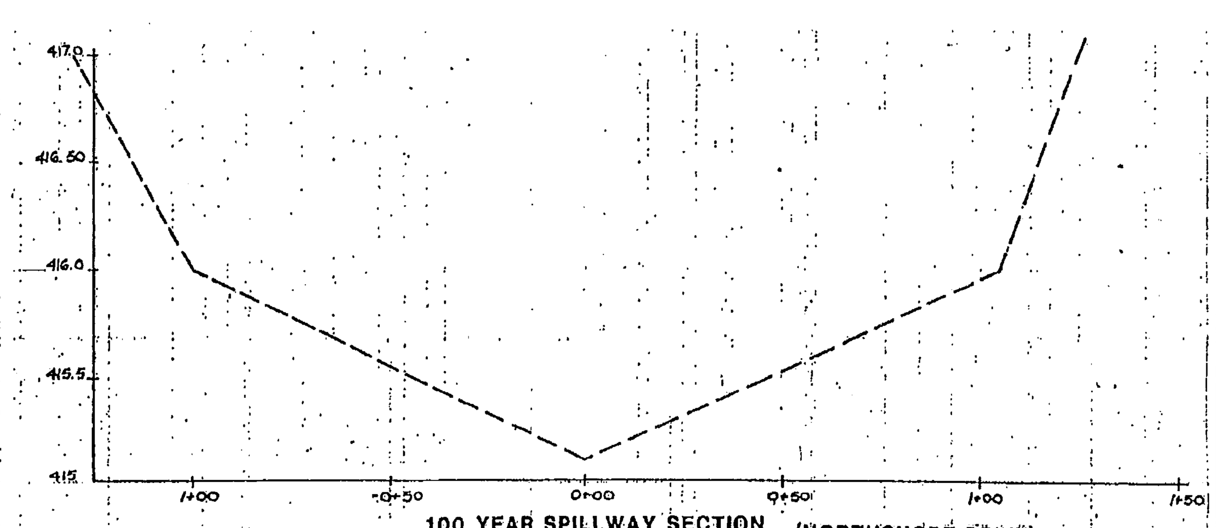
ANNANDALE, VIRGINIA 22003 (703) 642-8080

THIS SHEET REFERENCED FROM FAIRFAX COUNTY PLAN # 5585-SP-001-1 (COMPLETED OCTOBER 20, 1986) FOR INFORMATION PURPOSES ONLY.

RZ/DPA 87-060-2 Application No. Staff ABH
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2002
Date of (BOS) (FC) approval March 26, 2002
Sheet 17 of 22







POND "A" NORTH CONT.

Scale: As Shown

Notes:

COMMONWEALTH OF VIRGINIA — MATTHEW K. KOIRTYOHANN No. 039021 2/16/07 — PROFESSIONAL ENGINEER

Details & Notes

Date: 3-16-84

Revisions:

NO	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

COMMONWEALTH OF VIRGINIA — DAVID M. JENSEN LICENSE No. 11464 — PROFESSIONAL ENGINEER

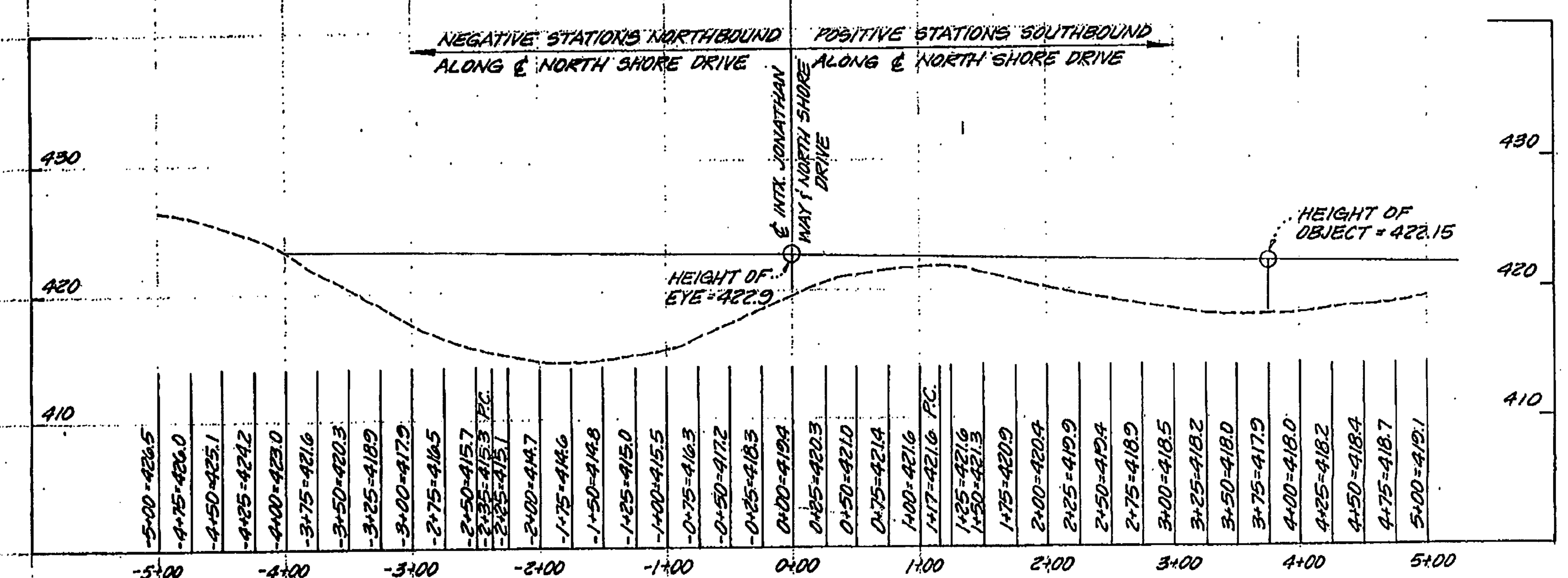
COMMONWEALTH OF VIRGINIA — JOHN F. AMATETTI No. 11447 — PROFESSIONAL ENGINEER

VIKA
VAN DOP IRISH KRAUS AMATETTI
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
4701 SANGAMORE ROAD
BETHESDA, MD. 20816
301 229-4100

Project No.:

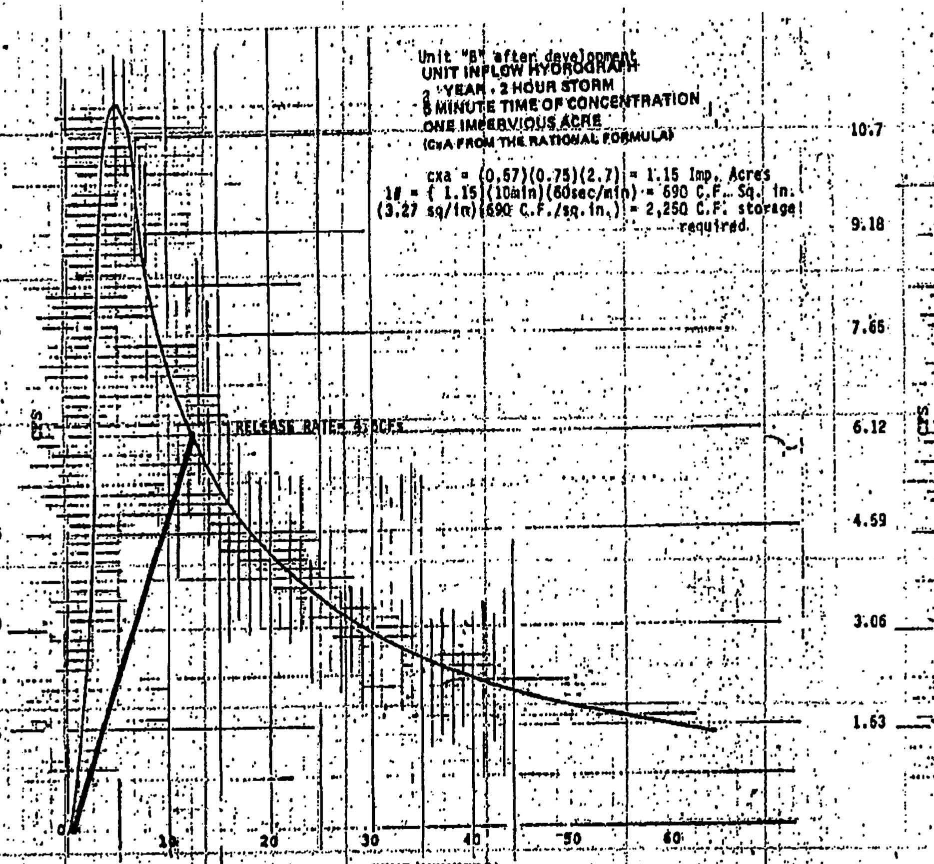
~~Sheet No. 25 of 26~~

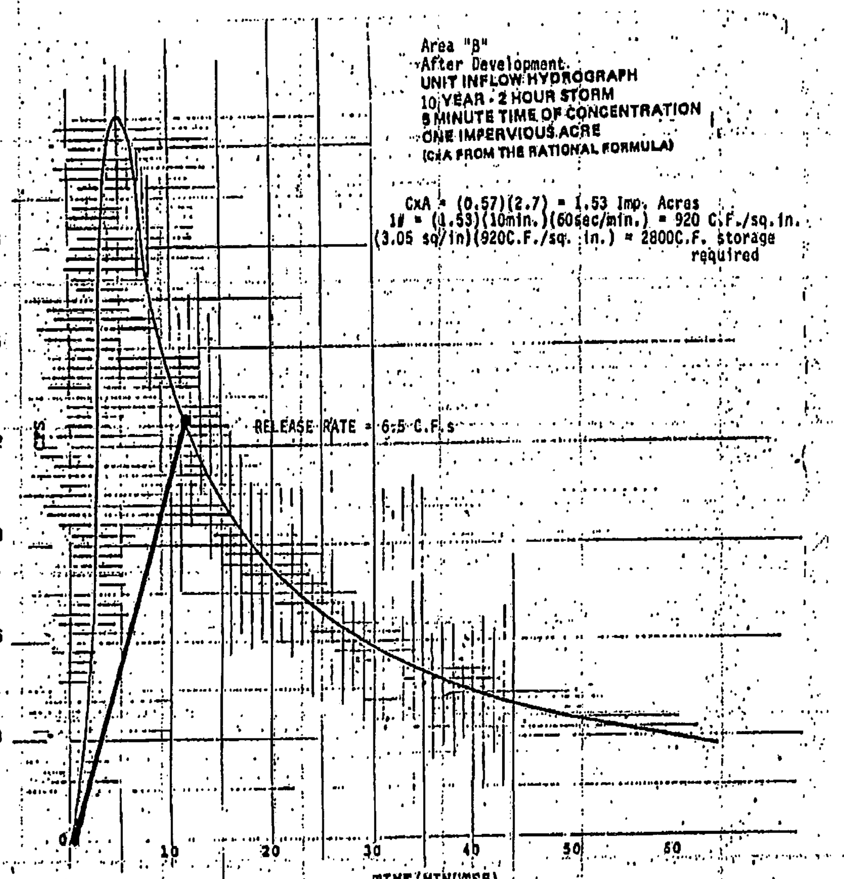
GREEN OAK APARTMENTS
Reston, Va.



GREEN OAKS APARTMENTS
SIGHT DISTANCE ANALYSIS AT INTERSECTION
JONATHAN WAY AND NORTH SHORE DRIVE
SPEED LIMIT 35 MPH POSTED
SCALE: 1" = 100' HORIZONTAL
1" = 10' VERTICAL

SWM AREA B





SWM AREA B

PREDEVELOPMENT
A = 3.1 ACRES
C = 0.30
T_c = 5 MIN.

I_2 = 5.0 IN./HR. Q_2 = 4.6cfs

I_{10} = 7.0 IN./HR. Q_{10} = 6.5 cfs

I_{100} = 10.0 IN./HR. Q_{100} = 9.3 cfs

AFTER DEVELOPMENT
A = 2.7 ACRES
C = 0.57
T_c = 5 MIN.

IMPERVIOUS ACRES = (0.57)(2.7) = 1.53
2 YEAR STORAGE REQUIRED = 2250 c.f.
10 YEAR STORAGE REQUIRED = 2800 c.f.

STORM WATER MANAGEMENT DETENTION NARRATIVE

THE PURPOSE OF THESE DETENTION FACILITIES IS TO DETAIN THE INCREASED RUNOFF GENERATED BY THE DEVELOPMENT OF THIS 13.26 ACRE SITE. THREE DRY POND FACILITIES WERE USED TO CONTROL THE 2 YEAR, 2 HOUR STORM AND THE 10 YEAR, 2 HOUR STORM. THE 12.10 ACRES OF OFFSITE AREA DRAINING TOWARD OUR SITE WAS ASSUMED TO BE FULLY DEVELOPED WITH THE FLOWS BEING UNCONTROLLED AS DIRECTED BY JACK MASSEY OF THE FAIRFAX COUNTY DIVISION OF THE DESIGN REVIEW. THE 100 YEAR, 2 HOUR STORM WAS CALCULATED AND USED FOR THE DESIGN OF THE EMERGENCY SPILLWAYS, ASSUMING THE PRIMARY CONTROL STRUCTURES WERE BLOCKED.

RUNOFF FROM THE EASTERN HALF OF THE SITE FLOWS TOWARD TWO CULVERTS LOCATED UNDER NORTH SHORE DRIVE. THE AREA ADJACENT TO THE EXISTING 36" RCP CULVERT IS REFERRED TO AS DRY POND A SOUTH. THE AREA ADJACENT TO THE EXISTING 48" RCP CULVERT IS REFERRED TO AS DRY POND A NORTH. SITE CONDITIONS NEAR POND AREA A SOUTH, IN PARTICULAR THE NUMBER OF LARGE TREES NEAR THE HEADWALL, MAKE IT ADVISABLE TO STORE AS LITTLE WATER AS POSSIBLE IN THIS AREA. IN ORDER TO ACCOMPLISH THIS, A 21" OVERFLOW PIPE WILL BE SET WITH AN INVERT ELEVATION OF 414.50 AT POND A SOUTH. A PORTION OF ANY WATER PONDING ABOVE ELEVATION 414.50 AT POND A SOUTH WILL BE DIRECTED TOWARDS POND A NORTH WHERE THERE IS MORE THAN ENOUGH STROAGE AVAILABLE. THE RATE OF DISCHARGE BEING DIVERTED FROM POND A SOUTH TO POND A NORTH IS CALCULATED IN THE ROUTING COMPUTATIONS FOR POND A SOUTH. THE INFLOW HYDROGRAPH FOR POND A NORTH IS THE COMBINATION OF THE INFLOW HYDROGRAPH FROM POND A NORTH'S DRAINAGE BASIN PLUS THE HYDROGRAPH CALCULATED FOR THE FLOW FROM POND A SOUTH. THE OUTLET STRUCTURES FOR BOTH PONDS A SOUTH AND A NORTH WERE DESIGNED SO THAT THE AFTER DEVELOPMENT RELEASE RATES WOULD BE BETWEEN 60 AND 80 PERCENT OF THE PREDEVELOPMENT DISCHARGE.

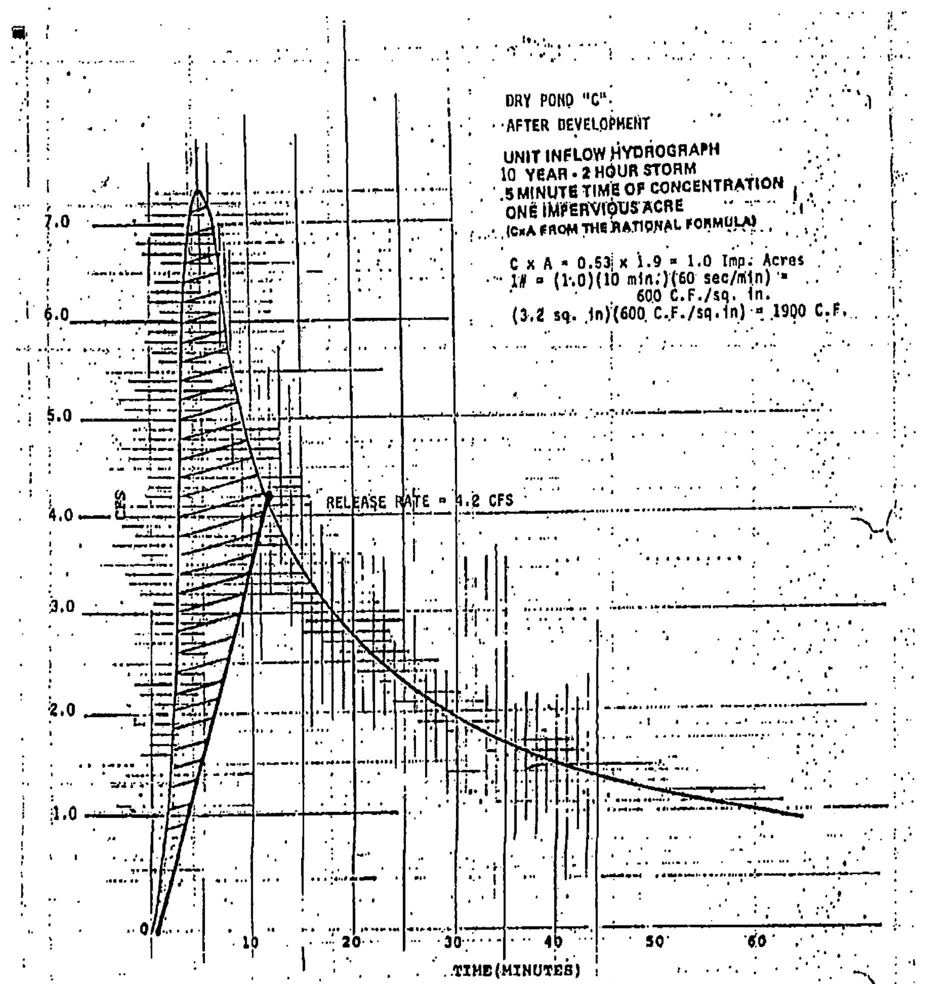
THE RELEASE RATES FROM THE STORM WATER MANAGEMENT PONDS WERE RESTRICTED EVEN BELOW THE PREDEVELOPMENT DISCHARGES TO COMPENSATE FOR THE 0.73 ADDITIONAL IMPERVIOUS ACRES THAT COULD NOT BE ROUTED THROUGH THE PONDS. THIS UNCONTROLLED AREA PRODUCES AN INCREASE IN RUNOFF OF LESS THAN 5 CFS FOR A 10 YEAR STORM AFTER DEVELOPMENT. AS ONE CAN SEE FROM THE ROUTINGS THROUGH POND A SOUTH AND POND A NORTH, THE AFTER DEVELOPMENT DISCHARGE FOR A 10 YEAR STORM IS MORE THAN 27 CFS LESS THAN THE 10 YEAR PREDEVELOPMENT DISCHARGE FROM THESE AREAS. THEREFORE, THE AREA THAT IS [illegible] AS UNCONTROLLED DISCHARGED FROM THE SITE (SHOWN AS AREA "B" IN THE CALCULATIONS) IS MORE THAN COMPENSATED FOR BY THE RESTRICTION OF FLOWS FROM PONDS A SOUTH AND A NORTH.

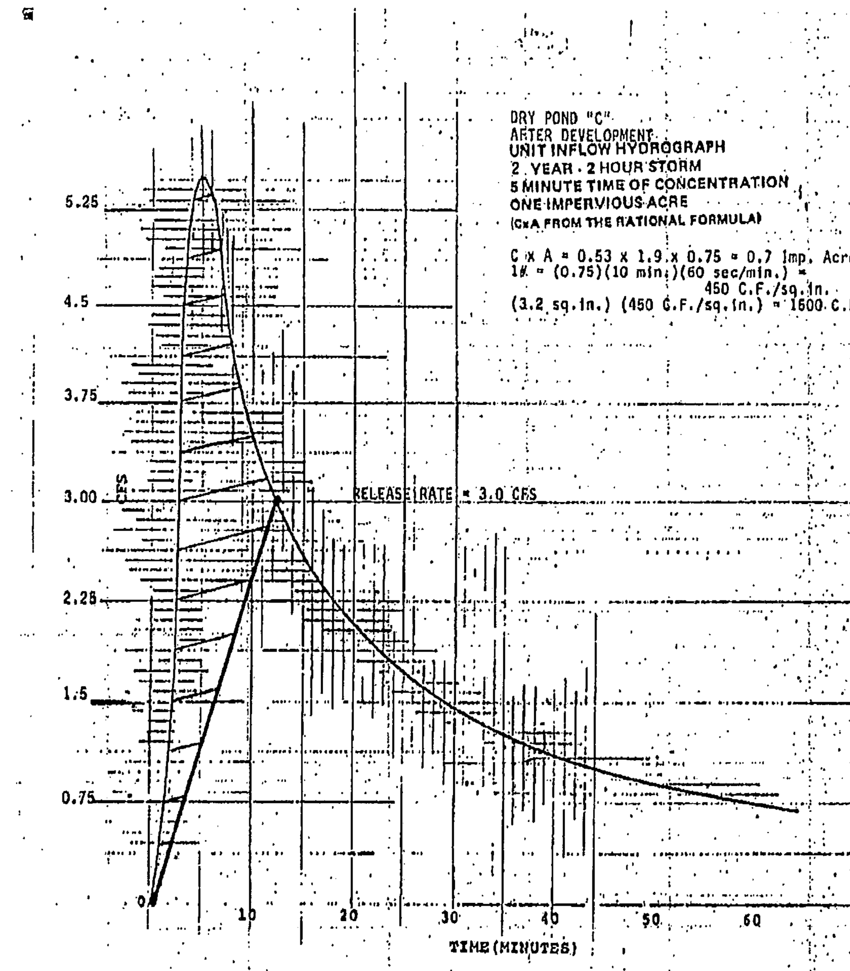
RUNOFF FROM THE WESTERN HALF OF THE SITE FLOWS TOWARD AN EXISTING 30" CULVERT UNDER RESTON AVENUE (ROUTE 606). A STORM WATER MANAGEMENT POND REFERRED TO AS POND C CONTROLS ALL RUNOFF FROM THIS AREA BEFORE IT ENTERS THE CULVERT.

THE RELEASE RATES OUT OF POND "C" AFTER DEVELOPMENT ARE MORE THAN 80% LESS THAN THE PREDEVELOPMENT DISCHARGE FOR THE 2 YEAR STORM AND MORE THAN 70% LESS THAN THE PREDEVELOPMENT DISCHARGE FOR THE 10 YEAR STORM.

THE 100 YEAR EMERGENCY SPILLWAYS ARE ALL DESIGNED TO PASS THEIR RESPECTIVE 100 YEAR EVENTS ASSUMING 2 AND 10 YEAR OUTFALLS ARE BLOCKED. POND C IS EQUIPPED WITH AN OVERLAND SPILLWAY TO STRUCTURE B-1 AND THEN ENTERS THE 30-INCH CLOSED CONDUIT SYSTEM WHICH PASSES UNDER RESTON AVENUE AND OUTFALLS WEST OF RESTON AVENUE. POND A NORTH 100 YEAR EVENT WILL RESULT IN PONDING TO ELEVATION 415.80 AND SPILL OVER ONTO NORTHSHORE DRIVE. POND A SOUTH 100 YEAR EVENT WILL RESULT IN PONDING TO ELEVATION 419.50 AND SPILL OVER ONTO NORTHSHORE DRIVE.

POND C





POND C

PREDEVELOPMENT

A = 2.0 ACRES
C = 0.30
T_c = 5 MIN.

I_2 = 5.0 IN./HR. Q_2 = 3.0 cfs

I_{10} = 7.0 IN./HR. Q_{10} = 4.2 cfs

I_{100} = IN./HR. Q_{100} = 6.0 cfs

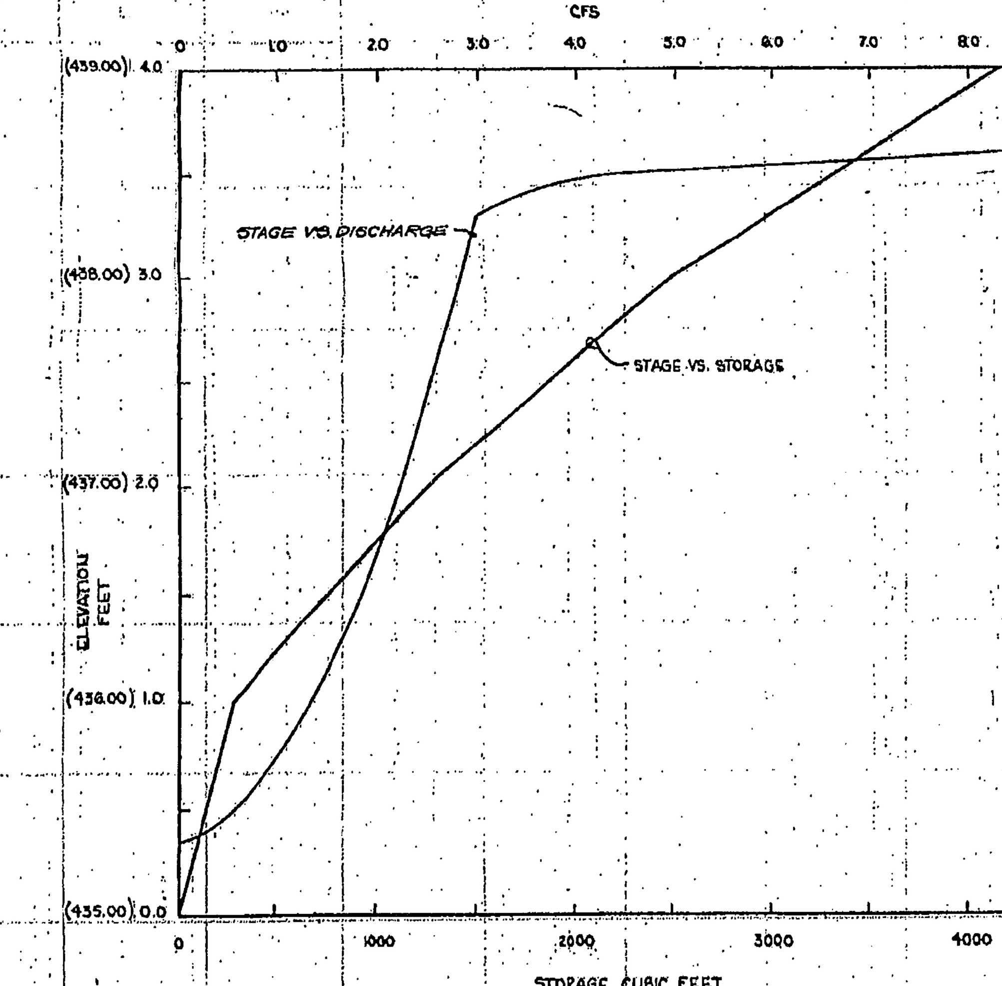
AFTER DEVELOPMENT

A = 1.9 ACRES
C = 0.53
T_c = 5 MIN.

IMPERVIOUS ACRES = (0.53)(1.9) = 1.0
2YEAR STORAGE REQUIRED = 1500 c.f.
10 YEAR STORAGE REQUIRED = 1900 c.f.

Application No. RZ/DPA 82-C-060-2 Staff ABH
APPROVED DEVELOPMENT PLAN
(GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2007
Date of (BOS) (PC) approval March 26, 2007
Sheet 18 of 22

Dry Pond "C"
(Stage Storage & Stage Discharge Curve)



10 Year Storm Routing Dry Pond "C"

TIME	INFLOW RATE CFS	AVERAGE INFLOW CFS	VOLUME CF	STORAGE CARRY OVER	TOTAL IN CF	TRIAL W.S. ELEVATION	OUTFLOW RATE CFS	AVERAGE OUTFLOW CFS	VOLUME OUT CF	BALANCE IN STORAGE	CORRESP. W.S. ELEVATION	CHECK
0												
		3.65						0.96				
5	7.30		1095		1095	436.55	1.91		290	805	436.53	OK
		5.95						2.23				
10	4.60		1785	805	2590	437.55	2.55		670	1920	437.53	OK
		4.00						2.64				
15	3.40		1200	1920	3120	437.85	2.74		790	2330	437.85	OK
		3.08						2.77				
20	2.75		920	2330	3250	437.95	2.80		830	2420	437.96	OK
		2.52						2.78				
25	2.30		755	2420	3175	437.90	2.75		835	2340	437.85	OK
		2.12						2.72				
30	1.95		640	2340	2980	437.75	2.68		815	2165	437.75	OK

PEAK AT 20 MINUTES: Q_{OUT} = 2.80 CFS
STORAGE = 2420 CF
MAX. WSE = 437.95

2 Year Storm Routing Dry Pond "C"

TIME	INFLOW RATE CFS	AVERAGE INFLOW CFS	VOLUME CF	STORAGE CARRY OVER	TOTAL IN CF	TRIAL W.S. ELEVATION	OUTFLOW RATE CFS	AVERAGE OUTFLOW CFS	VOLUME OUT CF	BALANCE IN STORAGE	CORRESP. W.S. ELEVATION	CHECK
0												
		2.74						0.85				
5	5.48		820	-	820	436.30	1.70		255	565	436.27	OK
		4.46						1.99				
10	3.45		1340	565	1900	437.05	2.28		600	1300	437.05	OK
		3.00						2.32				
15	2.55		900	1300	2200	437.20	2.36		700	1500	437.20	OK
		2.32						2.35				
20	2.10		695	1500	2195	437.18	2.34		705	1490	437.19	OK
		1.91						2.32				
25	1.72		570	1490	2060	437.10	2.30		6.95	1365	437.10	OK
		1.57						2.23				
30	1.42		470	1365	1835	436.90	2.16		6.70	1165	436.91	OK
		1.35										

PEAK AT 15 MINUTES: Q_{OUT} = 2.36 CFS
STORAGE = 1500 CF
MAX. WSE = 437.20

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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
2/16/07
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
DAVID M. JENSEN
LICENSE NO. 11484
PROFESSIONAL ENGINEER

Scale: As Shown

Notes:

THIS SHEET REFERENCED FROM FAIRFAX COUNTY PLAN # 5585-SP-001-1 (COMPLETED OCTOBER 20, 1986) FOR INFORMATION PURPOSES ONLY.

Utility Details & Notes

Date: 3-16-84

Revisions:

NO	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

VAN DOP IRISH KRAUS AMATETTI
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
4701 SANGAMORE ROAD
BETHESDA, MD. 20816
301 229-4100

Project No.:

Sheet No. 26 of 26

ParcReston Rezoning — Date 10/27/2006

Plan Number: — Engineer: EDR

Water Quality Control Narrative

See SWM and BMP Narrative.

Watershed Data

Part 1 List All of the Subareas and "C" Factors Used in the BMP Computations.

Subarea Designation and Description (1)			"C" (2)	Acres (3)
S1 Onsite	Bio-Retention	Controlled	0.90	0.61
S2 Onsite	Filterra #1	Controlled	0.50	0.45
UC Onsite	Developed	Uncontrolled	0.60	4.72

NOTE: "C" Factors developed using % Imperviousness for existing and proposed conditions.

Phosphorus Removal

Part 2 Compute the Weighted Average "C" Factor For the Site.

(A) Area of Site (a) 5.78 acres

(B) Subarea Designation and Description

Subarea Designation and Description (1)			"C" (2)	×	Acres (3)	=	Product (4)
S1 Onsite	Bio-Retention	Controlled	0.90	×	0.61	=	0.55
S2 Onsite	Filterra #1	Controlled	0.50	×	0.45	=	0.23
UC Onsite	Developed	Uncontrolled	0.60	×	4.72	=	2.83
				(b)	Total	=	3.61

(C) Weighted average "C" factor (b) / (a) = 0.62

Part 3 Compute the Total Phosphorus Removal for the Site.

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)	×	Area Ratio (4)	×	"C" Factor Ratio (5)	=	Product (6)
S1 Onsite	Bio-Retention	65.0	×	0.11	×	1.44	=	10
S2 Onsite	Filterra #1	74.0	×	0.08	×	0.80	=	5
UC Onsite	Developed	0.0	×	0.82	×	0.96	=	0

(A) Total Phosphorus Removal (a) Total 15%

Part 4 Determine Compliance with Phosphorus Removal Requirement.

(A) Select Requirement (a) 10%

Water Supply Overlay District (Occoquan) 50 %
Chesapeake Bay Resourse Preservation Area (New Development) 40 %
Chesapeake Bay Resourse Preservation Area (Redevelopment) 10 %
[1-0.9 × ("I"pre / "I"post)] × 100

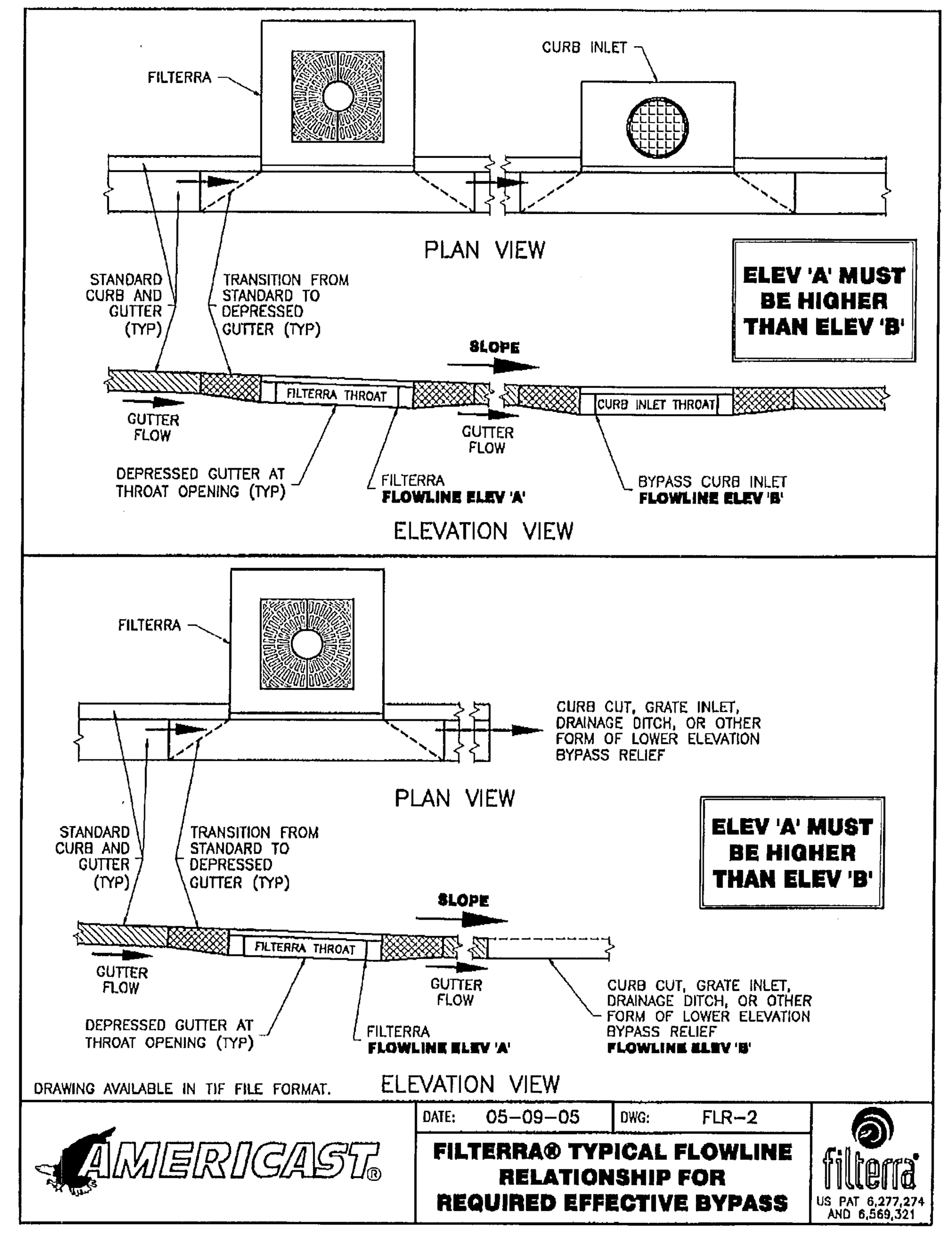
(B) If Line 3 (a) is greater than or equal to Line 4 (a), then the Phosphorus removal requirement is satisfied. Line 3 (a) Line 4 (a)
15% > 10.0%

FILTERRA NOTES:

1. THE BMP AND LOW IMPACT DEVELOPMENT TECHNIQUES IMPLEMENTED FOR THIS SITE WILL BE PRIVATELY OWNED AND MAINTAINED.

2. THE UNDERGROUND BMP DEVICES SHOWN ARE PRELIMINARY. CHANGES TO THE BMP'S FOR THE SITE MAY BE IMPLEMENTED AT THE TIME OF FINAL SITE PLAN TO MEET THE FAIRFAX COUNTY PFM REQUIREMENTS.

3. THE LOCATION AND TYPE OF LOW IMPACT DEVELOPMENT (LID) MEASURES AND BMP'S FOR THE SITE IS PRELIMINARY. CHANGES OR REMOVAL OF LID'S AND/OR BMP'S MAY BE EMPLOYED AT THE TIME OF FINAL SITE PLAN BASED ON SITE CONSTRAINTS AND/OR PFM REQUIREMENTS, PROVIDED THE PHOSPHOROUS REMOVAL REQUIREMENTS OF THE PFM ARE MET FOR THE REDEVELOPMENT AREA.



*NOTE: FILTERRA SIZING BASED ON THE DRAINAGE AREA TO EACH FILTERRA UNIT, AS COORDINATED WITH THE MANUFACTURER. THE INFLOW LISTED IN THIS CHART IS AN INTERNAL FUNCTION OF THE FILTERRA UNIT, BASED ON THE UNIT SIZE AND FILTERRA MEDIA. THE INFLOW LISTED IN THIS CHART IS UNRELATED TO THE DESIGN RUNOFF TO EACH UNIT.

filterra®
A Growing Idea in Stormwater Filtration.

Filterra® Stormwater Bioretention Filtration System

Sizing Made Easy – Mid-Atlantic Region

Filterra® sizing is easy. Since the filter flow rate is known, the annual volume of runoff treated can be calculated based on the relationship of filter surface area to drainage area to rainfall intensity as shown in Figure 1 below.

The target annual volume treated for Filterra® is 90%. The filter surface area (FSA) to drainage area (DA) ratio should always be a minimum of 0.33%. For example, based on this target ratio, a 36-square-foot filter (6' x 6') will treat 0.25 acre of drainage area. Other Filterra® sizes and their corresponding minimum drainage areas are listed in Table 1. Sizing of Filterra® is based on TOTAL contributing drainage areas, regardless of the percent imperviousness.

Mid-Atlantic Filterra® FSA/DA Graph

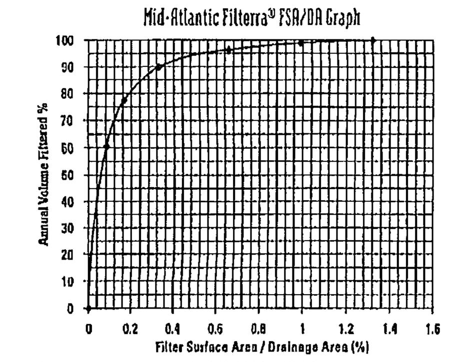


Figure 1

Design Assistance

Phone or email us at design@filterra.com to request your Filterra® Placement Design Package. This includes placement "Do's and Don'ts," example scenarios, detail drawings, specifications, project information sheet, and other essential design information.

Sizing Procedure

1) Use the Filterra® Placement Design Package as a reference
2) Determine Filterra® locations (with effective bypass) in accordance with placement guidelines
3) Determine contributing drainage areas to each Filterra®
4) Choose the corresponding size Filterra® from Table I
5) Complete the project information sheet
6) For best results, get us involved early in the design process. Send your completed project information sheet along with plans to Americast for placement and application review.

Mid-Atlantic Region Filterra® Sizes

Available Sizes	Total Contributing Drainage Area
4' x 6' or 6' x 4'	0.17 ac
4' x 8' or 8' x 4'	0.22 ac
Standard 6' x 6'	0.25 ac
6' x 8' or 8' x 6'	0.33 ac
6' x 10' or 10' x 6'	0.42 ac
6' x 12' or 12' x 6'	0.50 ac

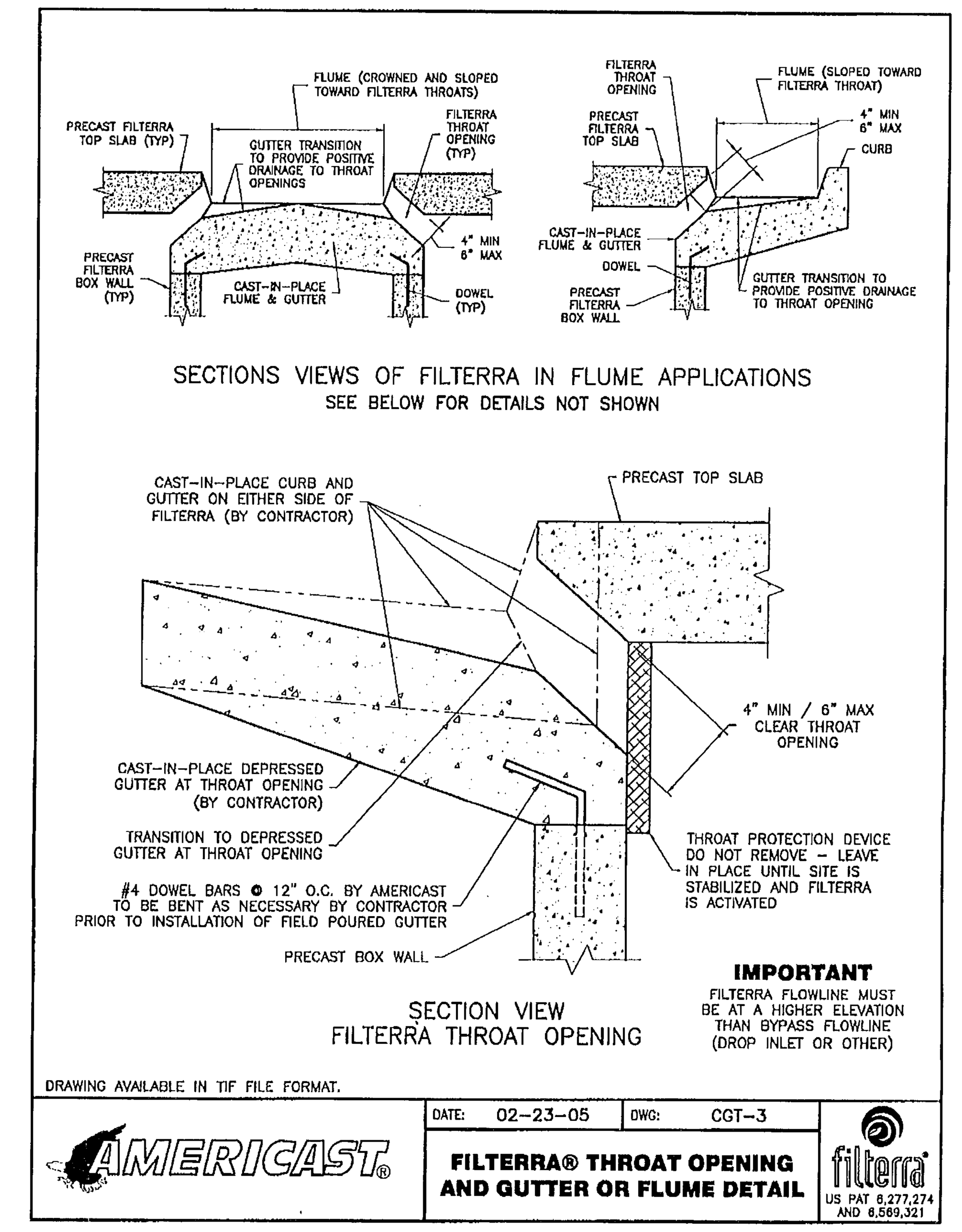
Table 1

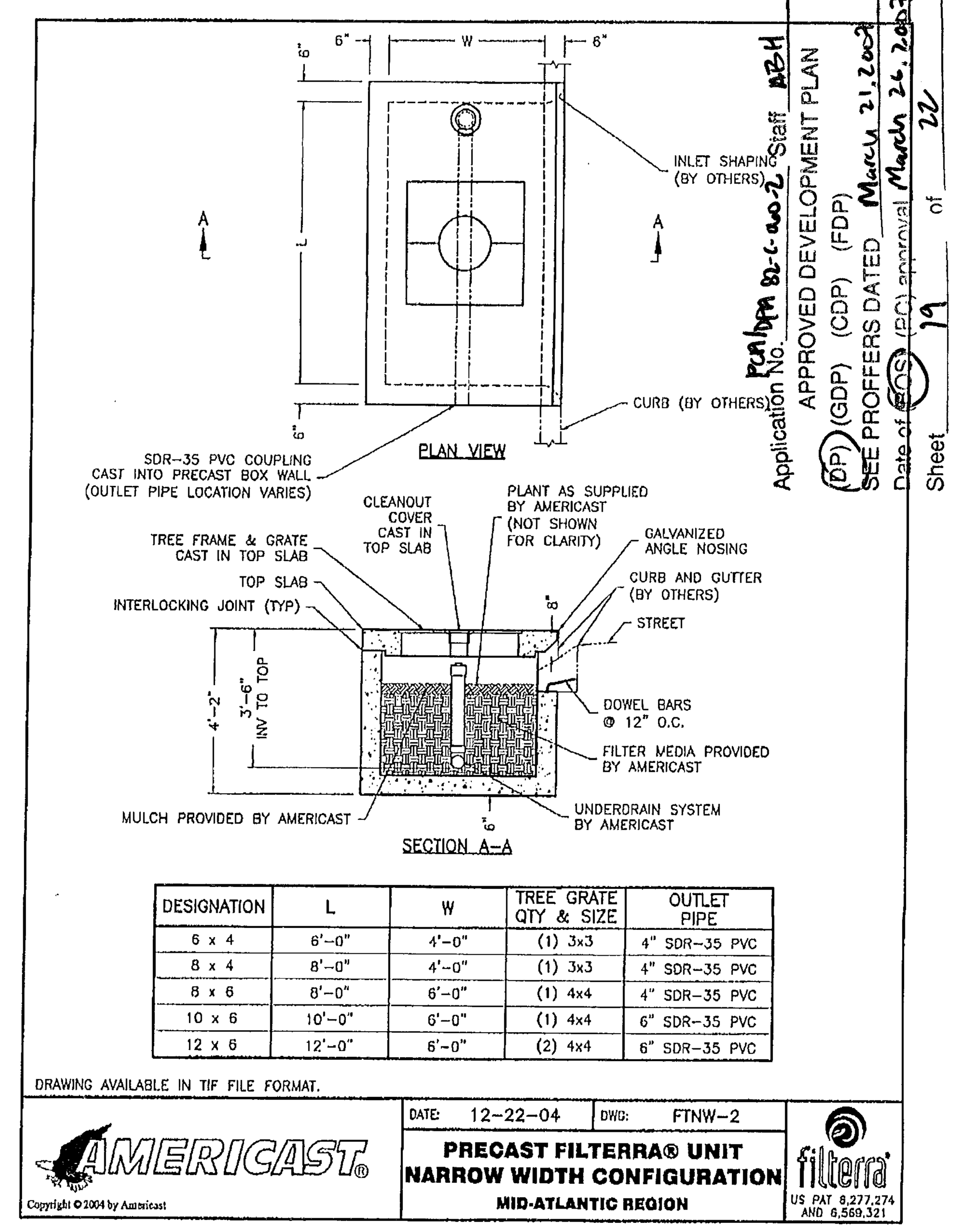
AMERICAST A Division of Valley Blox, Inc.

Manufactured by Americast • 11352 Virginia Precast Road • Ashland, Virginia 23005
Phone: (804) 798-6068 • Toll Free: (800) 999-CAST (2278) • Fax: (804) 798-3426
Email: filterra@americastusa.com • www.americastusa.com

U.S. Patent #6,277,274
#6,569,321

FILTERRA #1





DESIGNATION	L	W	TREE GRATE QTY & SIZE	OUTLET PIPE
6 x 4	6'-0"	4'-0"	(1) 3x3	4" SDR-35 PVC
8 x 4	8'-0"	4'-0"	(1) 3x3	4" SDR-35 PVC
8 x 6	8'-0"	6'-0"	(1) 4x4	4" SDR-35 PVC
10 x 6	10'-0"	6'-0"	(1) 4x4	6" SDR-35 PVC
12 x 6	12'-0"	6'-0"	(2) 4x4	6" SDR-35 PVC

Page 28

Application No. RZ/FDPA 82-C-060-2 Staff ABH
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2007
Date of (BOS) (PC) approval March 26, 2007
Sheet 19 of 22

FILTERRA MAINTENANCE NOTE:

SUBSEQUENT TO THE EXPIRATION OF THE MANUFACTURER'S MAINTENANCE PERIOD (FIRST 2-YEARS), THE LAND OWNER SHALL EITHER NEGOTIATE FURTHER MAINTENANCE FROM THE MANUFACTURER OR PROPERLY MAINTAIN THE FILTERRA SYSTEMS PER THE MANUFACTURER'S MAINTENANCE SCHEDULE AS SHOWN ON THIS SHEET.

THIS SHEET FOR BMP PURPOSES ONLY.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-27-06
12-18-06
01-23-07
02-16-07

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

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTVOHANN
No. 039021
2/16/07
PROFESSIONAL ENGINEER

BMP DETAILS
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NA C.I. = NA DATE: OCT., 2005

SHEET 17A OF 20

FILE No. MISC-1671

LEGEND

- EXISTING TREE LINE
- LOD — LIMITS OF DISTURBANCE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROP. CURB AND GUTTER
- PROP. CURB AND GUTTER
- CG-6 CG-6R — SPILL AND TRANSITION CURB AND GUTTER
- EXISTING TREE TO BE SAVED
- EXISTING TREE TO BE SAVED IF POSSIBLE
- EXISTING TREE TO BE REMOVED FROM THE EXISTING STORM DRAIN EASMENTS

Note: Tree preservation as part of construction shall be determined prior to site plan approval and in accordance with sheet 6 of this DPA and as shown as "Trees to be saved" and "Trees to be saved if possible".

VA. STATE GRID NORTH

N/F FAIRWAY ASSOC. LP
DB.8784 PG.228
RESTON SEC 15A
BLOCK 2A
ZONED: PRC

N/F FORE GOLF SERVICES LP
DB.10339 PG.53

N/F RESTON HOME OWNERS ASSOC.
DB.4926 PG.293
RESTON SECTION 7A
BLOCK 2A
ZONED: PRC

N/F RESTON ASSOC.
DB.11598 PG.1107
RESTON SECTION 83
BLOCK 4
ZONED: PRC

N/F GOVERNOURS SQUARE CLUSTER ASSOC.
DB.3860 PG.226
RESTON SECTION 1
PARCEL 17A BLOCK 17
ZONED: PRD

N/F WAINWRIGHT CLUSTER ASSOC.
DB.3888 PG.174
RESTON SECTION 1 PARCEL 18A BLOCK 18
ZONED: PRC

N/F COURTS CLUSTER ASSOC.
DB.4797 PG.476
RESTON SECTION 1
PARCEL A BLOCK 19

N/F KINDERCARE REAL ESTATE CORPORATION
DB.10216 PG.395
RESTON SECTION 83
BLOCK 4
ZONED: PRC

N/F KAPANI FAMILY LLC
DB.10833 PG.1185
ZONED: C-3

NORTH SHORE DRIVE
EX. 60' R/W

WAINWRIGHT DRIVE
EX. 50' R/W

TEMPORARY ROAD
EX. 60' R/W

RESTON AVENUE
STATE ROUTE 602
EX. 120' R/W

OLD RESTON AVENUE

JONATHAN WAY

ASCOT WAY

ABERCROMBY COURT

BOWMAN GREEN DRIVE

CHESTERFIELD COURT

GAS LIGHT COURT

OLDE ENGLISH DRIVE

BLOCK 1
425,620 S.F. OR
9.7709 ACRES±

BLOCK 2
575,724 S.F. OR
13.2168 ACRES

SECTION 81A
RESTON

LOT 26

TO REMAIN

POOL

SAND VOLLEYBALL COURT

WOOD RETWALL

CARPORT

PROP. POOL AREA (SEE SHEET #10)

PROPOSED HARDSCAPE AREA (SEE SHEET #10)

Area of Redevelopment
5.13 acres

PROPOSED STREET DEDICATION
7,755 SQ. FT. OR 0.17804 AC.

RETAINING WALL/FENCE

PROP. 5.5' CONC. S/W

PROP. 8' ASPHALT TRAIL

50' LANDSCAPE BUFFER

STORM DRAIN ESMT.
DB.7683 PG.500

SIGN TO BE RELOCATED

LANE CONFIGURATIONS TO BE SHOWN AT PLAN PROCESS

N02°50'31"E 627.46'

S41°02'54"E 396.57'

S37°26'52"E 162.66'

S03°27'38"E 423.50'

S86°36'22"W 313.75'

S86°36'22"W 556.55'

N76°02'53"W 72.47'

N76°02'53"W 201.48'

S89°14'08"W 127.45'

S89°14'08"W 64.49'

S89°14'08"W 100.72'

S89°14'08"W 115.31'

S83°55'17"E 100.72'

S58°01'36"W 90.14'

S02°50'31"W 56.30'

S76°02'53"E 33.17'

S37°11'24"E 24.06'

R=25.00'
A=34.36'

R=685.01'
A=339.59'(TOTAL)

A=283.88'

A=45.73'

S02°23'07"W 340.00'

R=660.00'
A=336.22'

R=25.00'
A=37.26'

R=350.00'
A=302.22'

R=510.00'
A=130.99'

R=827.56'
A=216.65'

R=10541.00'
A=5.11'

R=10459.00'
A=177.92'

R=10838.00'
A=248.66'

R=10529.00'
A=140.50'

R=40.00'
A=65.05'

R=40.00'
A=65.11'

±22'

±465'

±300'

±33'

THIS SHEET FOR INFORMATION PURPOSES ONLY.

Application No(s): RZ-A-102-2 Staff Rpt
APPROVED DEVELOPMENT PLAN
(DPA) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2002
Date of (DPA) Approval March 14, 2002
Sheet 22 of 20

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
02-05-01
11-26-01
01-04-02
04-22-02

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

~~CONCEPT SITE PLAN~~ EXISTING CONCEPT SITE PLAN

BLOCKS 1 & 2
RESTON 81
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

MISC-1671

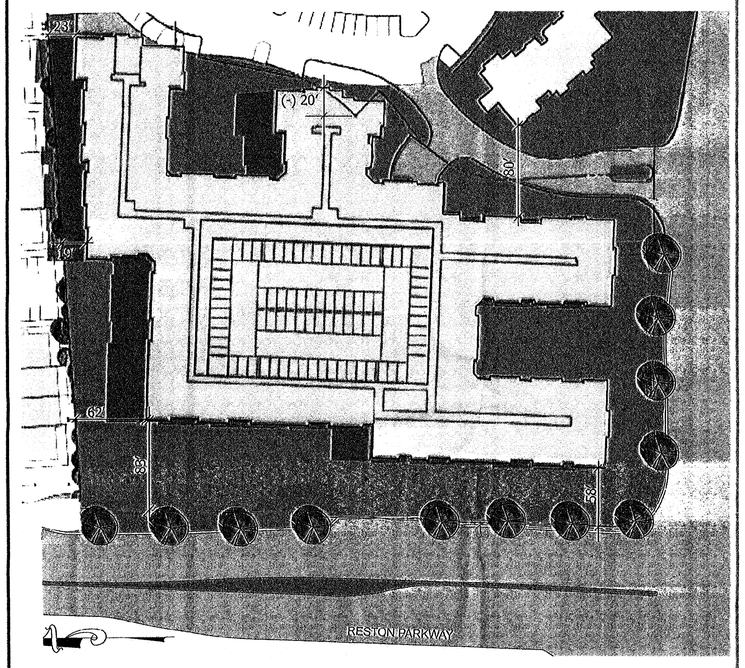
SCALE: 1"=60' C.I. N/A DATE: FEB., 2001

SHEET ~~5~~ 18 OF ~~10~~ 20

FILE No. ~~MISC-1118~~

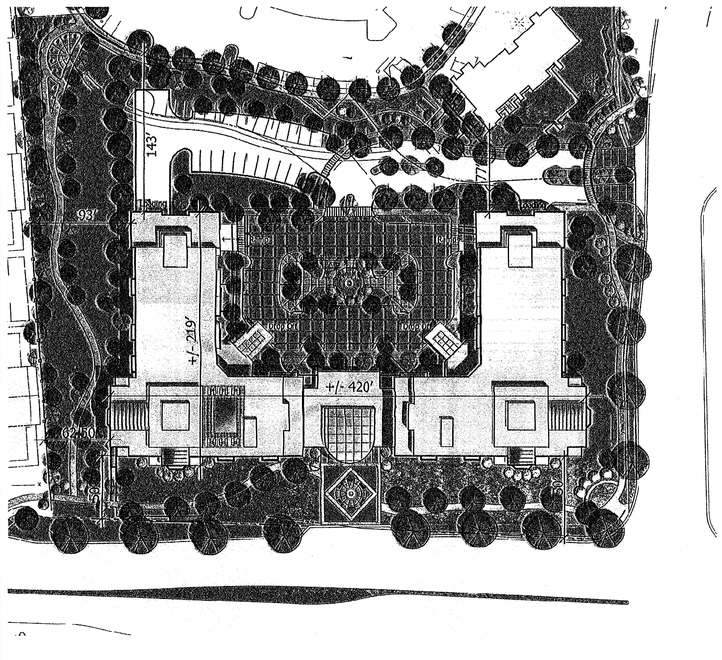
COMMONWEALTH OF VIRGINIA
MATTHEW K. KOURYOHANN
No. 039021
PROFESSIONAL ENGINEER
2/16/07

Currently Approved



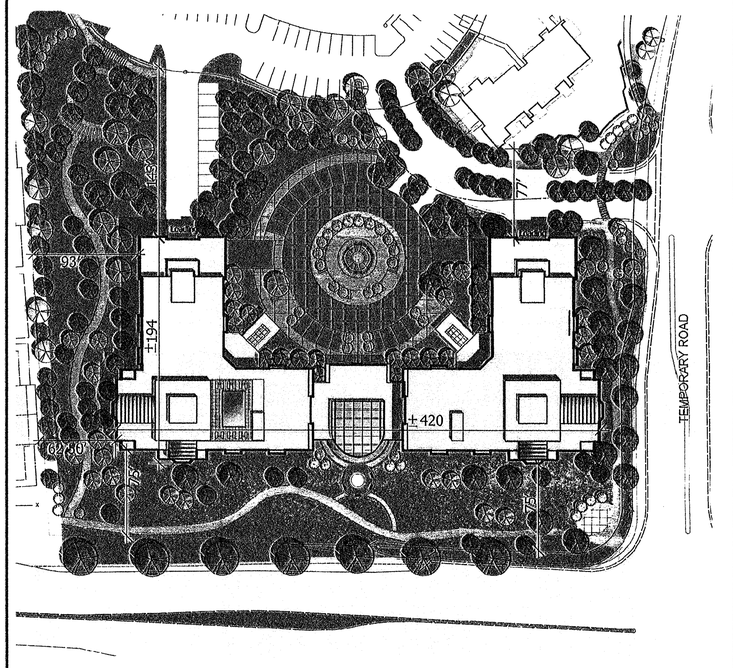
LOT AREA = 5.68 Acres
OCCUPIED SPACE = 101,256 sf
PERCENTAGE OF OPEN SPACE = 59.1%

Nov. 2005 Submission



LOT AREA = 5.68 Acres
OCCUPIED SPACE = 51,904 sf
PERCENTAGE OF OPEN SPACE = 79.9%

Oct. 2006 Submission



LOT AREA = 5.68 Acres
OCCUPIED SPACE = 47,114 sf
PERCENTAGE OF OPEN SPACE = 81.0%

Application No. RZ/DPA 82C-060-2 Staff ABH
APPROVED DEVELOPMENT PLAN
(GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21 2007
Date of (PC) approval March 24 2007
Sheet 21 of 22

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOERTOHANN
No. 039021
2/16/07
PROFESSIONAL ENGINEER

FOR ILLUSTRATIVE PURPOSES ONLY

LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

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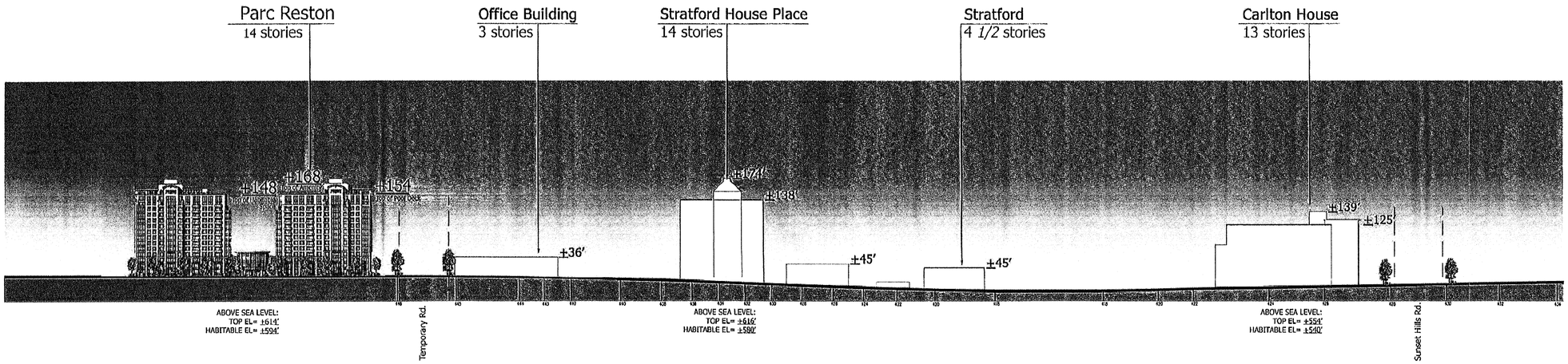
Open Space Analysis

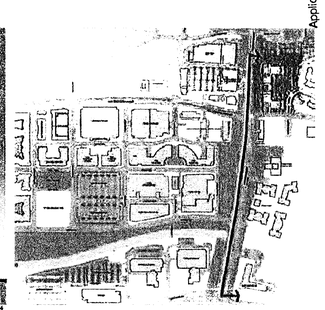
October 27, 2006

ParcReston
Reston, Va

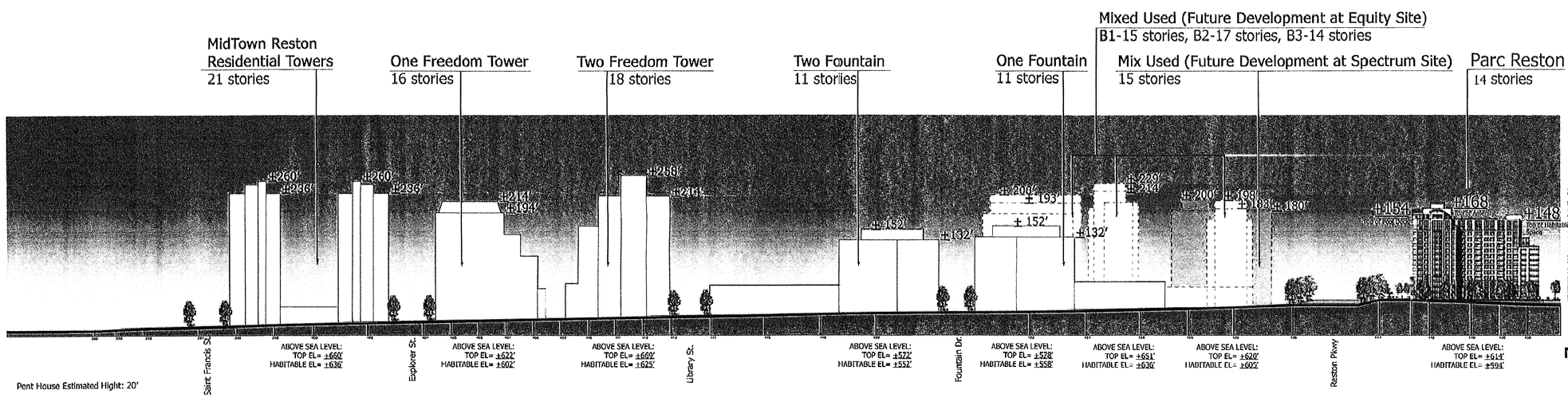
Athena / Renaissance Reston LLC.
Ren.012a.00

0 30' 60' 120'
1"=60'

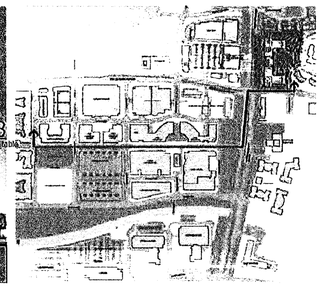




EAST SIDE OF RESTON PKWY



Pent House Estimated Hight: 20'



NORTH SIDE OF MARKET STREET

PCA/DPA
Application No. 82-C-060-2 Staff DBH
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 21, 2007
Date of BOS (PC) approval March 26, 2007
Sheet 22 of 22

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
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Height Section Study

Oct 27, 2006

ParcReston
Reston, VA

Athena / Renaissance Reston LLC.
REN.168a.00

0 40' 80' 160'
1"=80'

Sheet 20 OF 20
MISC-1671