

DEVELOPMENT CONDITIONS

PRC B-846

January 15, 2008

The Board of Supervisors approved PRC B-846, located at 11800 Sunrise Valley Drive, (Tax Map 17-3 ((3)) 1C & 1D), with the following development conditions:

1. This PRC Plan is subject to the provisions of Article 16, Development Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "*PRC B-846 - Reston Section 40 Blocks 1C & 1D*", prepared by Urban Engineering & Associates, Inc., consisting of 24 sheets, and dated January 15, 2008. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. A sewer capacity analysis shall be submitted by the applicant at the time of site plan review that evaluates whether the existing sewer line on the site has adequate capacity to handle the projected flow from this development. The applicant shall make/install any necessary improvements prior to issuance of a non-RUP or an occupancy permit for the proposed development, as determined necessary by DPWES.
3. A landscape plan shall be submitted with the first and all subsequent site plans that demonstrates sufficient landscaping shall be provided onsite to satisfy all applicable landscape and tree cover requirements of the Zoning Ordinance and Public Facilities Manual, as determined by Urban Forest Management (UFM), DPWES.
4. A minimum depth of 36 inches of soil shall be provided where trees are proposed to be planted over underground parking areas, as determined by UFM, DPWES.
5. No retail sales establishment-large, as defined in Article 20 of the Zoning Ordinance, shall be permitted on-site, and no single retail sales establishment shall be permitted to occupy a gross floor area greater than 60,000 square feet.
6. Irrespective of what is shown on the PRC Plan, the number of required loading/unloading spaces for the development shall meet the requirements of Article 11 of the Zoning Ordinance, as determined by the Director of DPWES. Any proposed waivers and/or modifications of such requirements shall be addressed at the time of site plan review.
7. The applicant shall enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and

conditions of the administration of the Workforce Dwelling Units referenced on Sheet 1 of 24, General Note #27 of the PRC Plan. Such an agreement shall use as a base the Workforce Dwelling Unit Administrative Policy Guidelines adopted on October 15, 2007 and shall otherwise be on terms mutually acceptable to both the Applicant and Fairfax County including reasonable variations to such Policy Guidelines. Such an agreement may occur after the approval of this Application. The agreement and any modifications thereto, shall be recorded in the land records of Fairfax County. No work-force housing units shall be permitted within any cellar space areas.

8. Cellar Space: The applicant reserves the right to utilize the cellar(s) of buildings in the proposed development ("Cellar Space") for Principal and Secondary Uses, except residential uses, provided that (a) the maximum total square footage of Cellar Space dedicated to Principal and Secondary Uses shall not exceed 100,000 square feet and (b) the Applicant shall be required to provide parking for the Cellar Space in accordance with the requirements of Article 11 of the Zoning Ordinance. Ancillary Uses located in the Cellar Space shall not count against the maximum total square footage of Cellar Space allowed for Principal and Secondary uses. The Applicant reserves the right to allocate the maximum total square footage of Cellar Space among any of the buildings of the development.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.