



County of Fairfax, Virginia

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

March 10, 2010

Shane M. Murphy
Cooley Godward Kronish LLP
11951 Freedom Drive
Suite 1500
Reston, VA 20190

RE: Development Plan Amendment Application DPA 89-C-025-04
(Concurrent with Rezoning Application RZ 2009-HM-014,
Planned Residential Community Application PRC 2009-HM-014, and
Proffered Condition Amendment Application PCA 89-C-025-05)

Dear Mr. Murphy:

At a regular meeting of the Board of Supervisors held on March 9, 2010, the Board approved Development Plan Amendment Application DPA 89-C-025-04 in the name of Reston Hospital Center LLC. The Board's action permits the fourth amendment of the Development Plan for Rezoning Application RZ 89-C-025, to permit mixed use development (including office and medical care facility) with an overall commercial Floor Area Ratio (FAR) of .70 and associated modifications to site design. The subject property is located in the northeast quadrant of the intersection of the Fairfax County Parkway and New Dominion Parkway [Tax Map 17-1 ((1)) 0003H1, 17-1 ((1)) 0015B, 17-1 ((1)) 0017, 17-1 ((14)) 101-420, 17-1 ((19)) B, C5 and C6, 17-1 ((19)) 100-412A, 17-1 ((28)) 100-460], as further described by the metes and bounds description provided for RZ 2009-HM-014 and DPA 89-C-025-04 available on file at the Department of Planning and Zoning, Zoning Evaluation Division, on approximately 9.33 acres of land zoned PRC in the Hunter Mill District.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph
Enclosure

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

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

March 10, 2010

Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Eric Teitelman, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

DEVELOPMENT CONDITIONS

PRC 2009-HM-014

January 25, 2010

If it is the intent of the Board of Supervisors to approve PRC 2009-HM-014, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "*PRC Plan, Reston Hospital Campus*", prepared by Adtek, consisting of 14 sheets, and dated April 8, 2009 as revised through January 12, 2010. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. Notwithstanding the language contained in Proffer 7, prior to the issuance of the initial building permit(s) for both the Central Tower and the East Tower, as identified on the Development Plan, all necessary Certificate of Public Need approvals shall be obtained from the State Health Commissioner and such proposals shall be presented to the Health Care Advisory Board (HCAB) for its review and comment in accordance with the normal review policies and procedures established by the HCAB.

RESTON HOSPITAL CAMPUS

- LOCATION:** FARMAS COUNTY MAP 12-1-118 PARCELS 201, 202, 17, AND 17-1-118 PARCELS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- BOUNDARY AND TOPOGRAPHIC INFORMATION:** BOUNDARY INFORMATION FOR THE SUBJECT SITE IS TAKEN FROM AN ALTA SURVEY PREPARED BY S.E. SMITH IN FALL OF 2008 AND DOES REFLECT BULE INFORMATION. TOPOGRAPHIC INFORMATION PRESENTED IS AT A ONE-FOOT CONTOUR INTERVAL AND IS BASED ON AERIAL PHOTOGRAPHY.
- MAJOR IMPROVEMENTS MAY BE REQUIRED:** SUCH IMPROVEMENTS AS PUBLIC WATER AND SEWER AND ENGINEERING AS DETERMINED BY THE DIRECTOR OF THE ZONING ENFORCEMENT DIVISION, DEPARTMENT OF PLANNING AND ZONING.
- WATER AND SEWER:** THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- STORMWATER MANAGEMENT/ WASTE MANAGEMENT PRACTICES (SWAMP/WMP):** SEE PRELIMINARY STORMWATER MANAGEMENT PLAN, PRELIMINARY WASTE MANAGEMENT PRACTICES PLAN AND RAINFALL ANALYSIS PLAN.
- UTILITY EASEMENTS:** TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THE FOLLOWING EASEMENTS ARE MAJOR UNDERGROUND UTILITY EASEMENTS ON THE RESTON HOSPITAL CAMPUS:
 - FARMAS COUNTY WATER AUTHORITY RECORDED IN DEED BOOK 5480 PAGE 0082.
 - VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 5887 PAGE 27.
 - COLUMBIA PIPELINE COMPANY RECORDED IN DEED BOOK 3071 PAGE 280.
 - ATLANTIC SEABOARD CORPORATION RECORDED IN DEED BOOK 3071 PAGE 406.
- PUBLIC IMPROVEMENTS:** NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS PLAN.
- CLEARING AND GRADING:** THE APPROXIMATE LIMITS OF CLEARING AND GRADING ARE AS GENERALLY SHOWN.
- SHALL:** THERE IS AN EXISTING SIGN FOR THE SITE THAT WAS BUILT AS PART OF THE FARMAS COUNTY PARKWAY CONSTRUCTION PROJECT LOCATED R-000-020-240-C-030 (SOLD BOOK 1041 PAGE 1234). IN ADDITION, SIGNAGES EXIST ON NEW COMMON PARKWAY AND TOWN CENTER PARKWAY.
- DRIVERS:** TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY CRANE, CRACKS OR STRUCTURE IMPROVE A PLACE OF BURIAL ON THE RESTON HOSPITAL CAMPUS.
- SCENIC ASSETS/ NATURAL FEATURES:** THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PRESERVATION ON THIS PROPERTY.
- HAZARDOUS MATERIALS:** TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC MATERIALS (AS SET FORTH IN TITLE 16, CODE OF FEDERAL REGULATIONS (CFR) PART 164.4, 201.4, AND 202, COMPARTMENT 10 OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS 16.27-10-1) VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PE HAZARDOUS PRODUCTS AS DEFINED IN TITLE 16, CODE PART 2002) OR STORAGE TANKS OR CONTAINERS ON THE SUBJECT PROPERTY. SUCH SUBSTANCES WILL NOT BE GENERATED, WILDED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROVED MANNER.
- STORAGE:** EXIST AND DIRECTORY STORAGE CURRENTLY EXIST ON SITE. ADDITIONAL STORAGE, IF ANY, WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN. ALL STORAGE SHALL COMPLY WITH THE ZONING ORDINANCE.
- SCHEDULE:** THE DEVELOPMENT SCHEDULE SHALL BE DETERMINED BY THE APPLICANT BASED ON THE NEEDS OF THE HOSPITAL.
- FLOODPLAIN:** THERE IS NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC), RESOURCE PROTECTION AREA (RPA) OR RESOURCE MANAGEMENT AREA (RMA) ON THE RESTON HOSPITAL CAMPUS.
- SOILS:** THE FARMAS COUNTY SOILS MAP IS SHOWN ON THE OTHER SHEET.
- ARCHITECTURAL STATEMENT:** THE ARCHITECTURAL ELEMENT FOR THE PROPOSED BUILDINGS AND GARAGES WILL BE CONSISTENT WITH THE EXISTING HOSPITAL AND THE EXISTING GARAGES.

MINIMUM CROSS FLOOR AREA (CFA) TABULATIONS

EXISTING BUILDING AREA	PROPOSED BUILDING AREA	
EXISTING HOSPITAL	21,587 SF	TOTAL HOSPITAL AREA
EXISTING MEDICAL OFFICE BUILDING	64,800 SF	TOTAL MEDICAL OFFICE BUILDING AREA
EXISTING MEDICAL OFFICE BUILDING	154,763 SF	
EXISTING MEDICAL OFFICE BUILDING	125,680 SF	
TOTAL BUILDING AREA	367,830 SF	TOTAL BUILDING AREA
TOTAL SITE AREA FOR RESTON HOSPITAL CAMPUS	32.00 AC (1,376,220 SF)	TOTAL SITE AREA FOR RESTON HOSPITAL CAMPUS
FLOOR AREA RATIO	0.10 FAR	MINIMUM FLOOR AREA RATIO TO BE CONSTRUCTED ON THE PROPERTY

- EXCLUDES 10% OF EXISTING COLLAR SPACE
- EXCLUDES 10% OF EXISTING COLLAR SPACE AND 25% OF PROPOSED COLLAR SPACE
- THE IMPROVEMENTS SHOWN ON SHEET 2 AND UP TO A TOTAL OF 10,000 SQUARE FEET OF SEA OF THE PROPERTY, EACH SQUARE TO A 0.75 FAR WITH THIS PLAN, THE APPLICANT CONSENTS TO CONSTRUCT NO MORE THAN A TOTAL OF 10,000 SQUARE FEET OF SEA OF THE PROPERTY, EACH SQUARE TO A 0.75 FAR.

REQUIRED PARKING

HOSPITAL:	804 SPACES
REQUIRED - 2.0 SPACES PER HOSPITAL BED - (240 BEDS)	
MEDICAL OFFICE BUILDINGS:	1,248 SPACES
REQUIRED - 2.0 SPACES PER 1000 SF MEDICAL OFFICE BUILDING - 102,740 SF	
TOTAL REQUIRED FOR RESTON HOSPITAL CAMPUS:	1,048 SPACES

PROVIDED PARKING

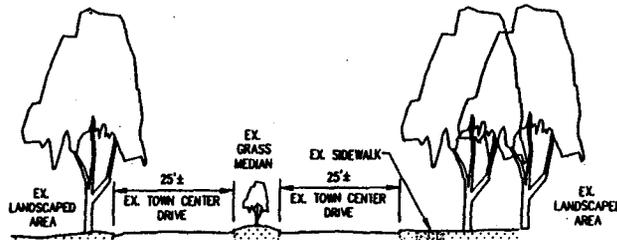
SURFACE PARKING PROVIDED:	1,028 SPACES
GAZONED PARKING PROVIDED:	1,028 SPACES
TOTAL PROVIDED PARKING:	2,056 SPACES

LOADING SPACES

HOSPITAL:	13 SPACES
REQUIRED - 1 SPACE PER 1000 SF FLOOR AREA EACH ADDITIONAL 1000 SF IN PROGRESS - 13 LOADING SPACES	

OPEN SPACES CALCULATIONS

TOTAL SITE AREA	32.00 AC
TOTAL OPEN SPACE	2,056 SF
% OF OPEN SPACE PROVIDED	0.06%



EXISTING TOWN CENTER DRIVE CROSS SECTION

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

The following information is required to be shown or provided to all zoning applications, as a further support of the information requirements with jurisdiction shall be attached. These without shall be noted upon separately. Failure to adequately indicate the required information may result in a delay in processing the application.

This information is required under the following zoning Ordinance paragraphs:

- 1. **Design Plan (P-011) 21 A 24**
- 2. **Design Plan (P-011) 21 A 25**
- 3. **Design Plan (P-011) 21 A 26**
- 4. **Design Plan (P-011) 21 A 27**
- 5. **Design Plan (P-011) 21 A 28**
- 6. **Design Plan (P-011) 21 A 29**
- 7. **Design Plan (P-011) 21 A 30**
- 8. **Design Plan (P-011) 21 A 31**
- 9. **Design Plan (P-011) 21 A 32**
- 10. **Design Plan (P-011) 21 A 33**
- 11. **Design Plan (P-011) 21 A 34**
- 12. **Design Plan (P-011) 21 A 35**
- 13. **Design Plan (P-011) 21 A 36**
- 14. **Design Plan (P-011) 21 A 37**
- 15. **Design Plan (P-011) 21 A 38**
- 16. **Design Plan (P-011) 21 A 39**
- 17. **Design Plan (P-011) 21 A 40**
- 18. **Design Plan (P-011) 21 A 41**
- 19. **Design Plan (P-011) 21 A 42**
- 20. **Design Plan (P-011) 21 A 43**
- 21. **Design Plan (P-011) 21 A 44**
- 22. **Design Plan (P-011) 21 A 45**
- 23. **Design Plan (P-011) 21 A 46**
- 24. **Design Plan (P-011) 21 A 47**
- 25. **Design Plan (P-011) 21 A 48**
- 26. **Design Plan (P-011) 21 A 49**
- 27. **Design Plan (P-011) 21 A 50**
- 28. **Design Plan (P-011) 21 A 51**
- 29. **Design Plan (P-011) 21 A 52**
- 30. **Design Plan (P-011) 21 A 53**
- 31. **Design Plan (P-011) 21 A 54**
- 32. **Design Plan (P-011) 21 A 55**
- 33. **Design Plan (P-011) 21 A 56**
- 34. **Design Plan (P-011) 21 A 57**
- 35. **Design Plan (P-011) 21 A 58**
- 36. **Design Plan (P-011) 21 A 59**
- 37. **Design Plan (P-011) 21 A 60**
- 38. **Design Plan (P-011) 21 A 61**
- 39. **Design Plan (P-011) 21 A 62**
- 40. **Design Plan (P-011) 21 A 63**
- 41. **Design Plan (P-011) 21 A 64**
- 42. **Design Plan (P-011) 21 A 65**
- 43. **Design Plan (P-011) 21 A 66**
- 44. **Design Plan (P-011) 21 A 67**
- 45. **Design Plan (P-011) 21 A 68**
- 46. **Design Plan (P-011) 21 A 69**
- 47. **Design Plan (P-011) 21 A 70**
- 48. **Design Plan (P-011) 21 A 71**
- 49. **Design Plan (P-011) 21 A 72**
- 50. **Design Plan (P-011) 21 A 73**
- 51. **Design Plan (P-011) 21 A 74**
- 52. **Design Plan (P-011) 21 A 75**
- 53. **Design Plan (P-011) 21 A 76**
- 54. **Design Plan (P-011) 21 A 77**
- 55. **Design Plan (P-011) 21 A 78**
- 56. **Design Plan (P-011) 21 A 79**
- 57. **Design Plan (P-011) 21 A 80**
- 58. **Design Plan (P-011) 21 A 81**
- 59. **Design Plan (P-011) 21 A 82**
- 60. **Design Plan (P-011) 21 A 83**
- 61. **Design Plan (P-011) 21 A 84**
- 62. **Design Plan (P-011) 21 A 85**
- 63. **Design Plan (P-011) 21 A 86**
- 64. **Design Plan (P-011) 21 A 87**
- 65. **Design Plan (P-011) 21 A 88**
- 66. **Design Plan (P-011) 21 A 89**
- 67. **Design Plan (P-011) 21 A 90**
- 68. **Design Plan (P-011) 21 A 91**
- 69. **Design Plan (P-011) 21 A 92**
- 70. **Design Plan (P-011) 21 A 93**
- 71. **Design Plan (P-011) 21 A 94**
- 72. **Design Plan (P-011) 21 A 95**
- 73. **Design Plan (P-011) 21 A 96**
- 74. **Design Plan (P-011) 21 A 97**
- 75. **Design Plan (P-011) 21 A 98**
- 76. **Design Plan (P-011) 21 A 99**
- 77. **Design Plan (P-011) 21 A 100**

1. **Site:** This is a subdivision of 1"-00" (indicate if it is not a subdivision with a subdivision scale of 1"-100").

2. **Graphic:** A graphic depicting the minimum stormwater facility (and) and limits of clearing and grading to accommodate the stormwater management facility (and) storm drainage pipe systems and credit generation, post runoff, process pond, the wetland, nearby development, and the site (indicate whether in sheet or not 1:1:1).

3. **Profile:**

Profile	Profile	Profile	Profile	Profile	Profile	Profile	Profile
Type & No.	On-Site use served (area)	Off-Site use served (area)	Drainage area (a2)	Storage Volume (a2)	Height (ft)	Height (ft)	Height (ft)
(e.g., 100' x 100' A, 100' x 100' B, 100' x 100' C, etc.)							

4. **Drainage:** Drainage elements, methods and pipe systems are shown on Sheet _____.

5. **Stormwater:** Stormwater management facility (and) are shown on Sheet _____.

6. **Stormwater:** Stormwater management facility (and) are shown on Sheet _____.

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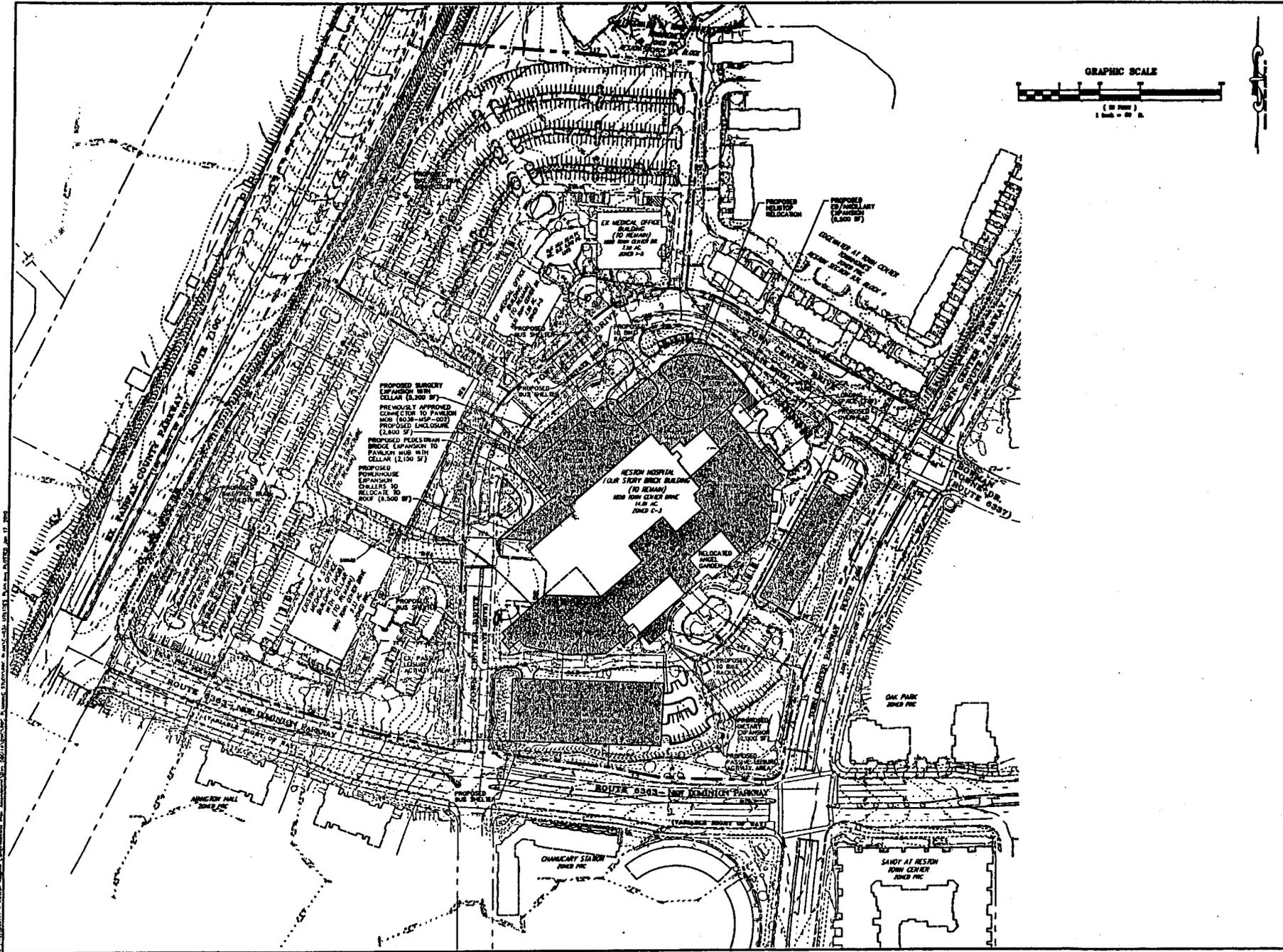
53. **Stormwater:** Stormwater management facility (and) are shown on Sheet _____.

54. **Stormwater:** Stormwater management facility (and) are shown on Sheet _____.

55. **Stormwater:** Stormwater management facility (and) are shown on Sheet _____.

56. **Stormwater:** Stormwater management facility (and) are shown on Sheet _____.

57. **Stormwater:** Stormwater management facility (and



ADTEK
 ARCHITECTURAL DESIGN TEAM
 201 Old Lee Highway, Suite 402
 Fairfax, Virginia 22031
 Phone: (703) 441-1000
 Fax: (703) 441-1001

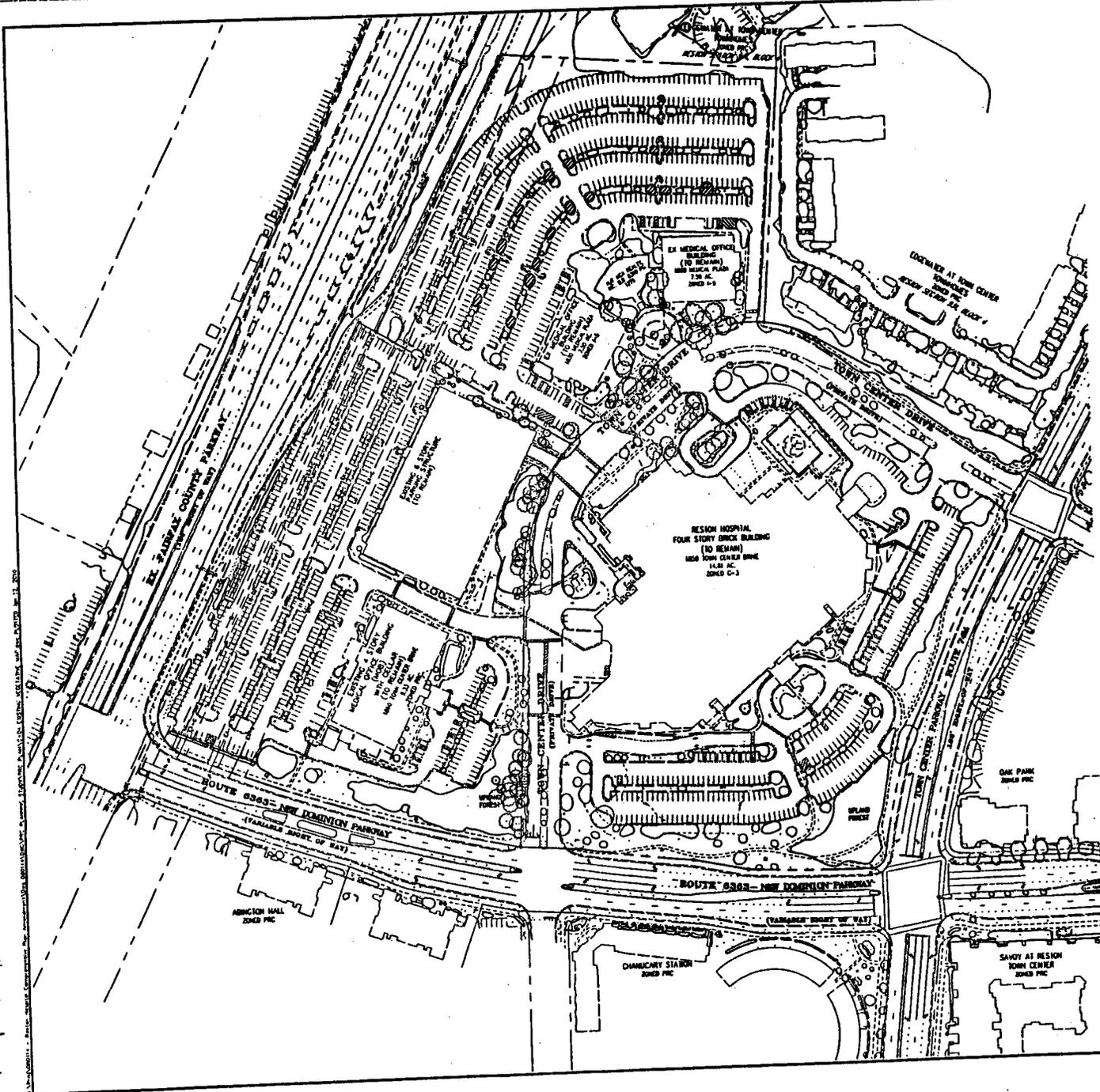
ESA
 Earl Swenson Associates
 1000 West Lake Street, Suite 100
 Reston, Virginia 20190
 Richard L. Miller, Architect

NO.	DATE	DESCRIPTION
1	10/15/90	PLANNING
2	11/15/90	PRELIMINARY
3	12/15/90	CONCEPTUAL
4	01/15/91	PRELIMINARY
5	02/15/91	PRELIMINARY
6	03/15/91	PRELIMINARY
7	04/15/91	PRELIMINARY
8	05/15/91	PRELIMINARY
9	06/15/91	PRELIMINARY
10	07/15/91	PRELIMINARY
11	08/15/91	PRELIMINARY
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14	11/15/91	PRELIMINARY
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35	08/15/93	PRELIMINARY
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97	10/15/98	PRELIMINARY
98	11/15/98	PRELIMINARY
99	12/15/98	PRELIMINARY
100	01/15/99	PRELIMINARY



RESTON HOSPITAL CAMPUS
 HUNTER MILL DISTRICT RESTON, VA
 UTILITY PLAN

DATE: 02/17/90
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=40'
 SHEET: 4 OF 14



EXISTING VEGETATIVE SCHEDULE FOR RESTON MEDICAL CAMPUS

GENERALLY, THE EXISTING RESTON HOSPITAL CAMPUS CONSISTS OF THE MAIN HOSPITAL BUILDING, TWO MEDICAL OFFICE BUILDINGS, PARKING GARAGE, SURFACE PARKING, AND HELPING PLANTS PROPOSED TO THE NORTH, EAST, AND SOUTH ARE SURROUNDED AND LOW DENSITY CONDOMINIUM DEVELOPMENT. TO THE WEST IS FAIRFAX COUNTY PARKWAY AND THE YARD OF NEIGHBOR.

UPLAND FOREST HAS BEEN PRESERVED IN AREAS BETWEEN THE HOSPITAL CAMPUS AND NEW DOMINION PARKWAY BEHIND EXISTING CONCRETE, SURFACE PARKING, AND HELPING PLANTS. UPLAND FOREST IS LOCATED ON THE EAST SIDE OF THE PARKING GARAGE AND BETWEEN THE DOCTOR'S PARKING AND JOHN CENTER PARKWAY.

THE REMAINDER OF THE HOSPITAL CAMPUS IS DEVELOPED LAND CONSISTING OF BUILDINGS, PARKING, AND PAVEMENT (JOHN CENTER DRIVE). SEVERAL PARKING LOT LOTS LOCATED AT 1800 AND 1820 JOHN CENTER DRIVE ARE IN VARIOUS STAGES OF RECLINE. THESE PARKING LOT LOTS NOTED BY YOUR CONTRACTOR SHOULD BE REMOVED AND REPLACED WITH NEW TREES.

NO.	DESCRIPTION	QUANTITY	REMARKS
1	RECLINE 18" TO 24" DBH	100	RECLINE 18" TO 24" DBH
2	RECLINE 24" TO 30" DBH	100	RECLINE 24" TO 30" DBH
3	RECLINE 30" TO 36" DBH	100	RECLINE 30" TO 36" DBH
4	RECLINE 36" TO 42" DBH	100	RECLINE 36" TO 42" DBH
5	RECLINE 42" TO 48" DBH	100	RECLINE 42" TO 48" DBH
6	RECLINE 48" TO 54" DBH	100	RECLINE 48" TO 54" DBH
7	RECLINE 54" TO 60" DBH	100	RECLINE 54" TO 60" DBH
8	RECLINE 60" TO 66" DBH	100	RECLINE 60" TO 66" DBH
9	RECLINE 66" TO 72" DBH	100	RECLINE 66" TO 72" DBH
10	RECLINE 72" TO 78" DBH	100	RECLINE 72" TO 78" DBH
11	RECLINE 78" TO 84" DBH	100	RECLINE 78" TO 84" DBH
12	RECLINE 84" TO 90" DBH	100	RECLINE 84" TO 90" DBH
13	RECLINE 90" TO 96" DBH	100	RECLINE 90" TO 96" DBH
14	RECLINE 96" TO 102" DBH	100	RECLINE 96" TO 102" DBH
15	RECLINE 102" TO 108" DBH	100	RECLINE 102" TO 108" DBH
16	RECLINE 108" TO 114" DBH	100	RECLINE 108" TO 114" DBH
17	RECLINE 114" TO 120" DBH	100	RECLINE 114" TO 120" DBH
18	RECLINE 120" TO 126" DBH	100	RECLINE 120" TO 126" DBH
19	RECLINE 126" TO 132" DBH	100	RECLINE 126" TO 132" DBH
20	RECLINE 132" TO 138" DBH	100	RECLINE 132" TO 138" DBH
21	RECLINE 138" TO 144" DBH	100	RECLINE 138" TO 144" DBH
22	RECLINE 144" TO 150" DBH	100	RECLINE 144" TO 150" DBH
23	RECLINE 150" TO 156" DBH	100	RECLINE 150" TO 156" DBH
24	RECLINE 156" TO 162" DBH	100	RECLINE 156" TO 162" DBH
25	RECLINE 162" TO 168" DBH	100	RECLINE 162" TO 168" DBH
26	RECLINE 168" TO 174" DBH	100	RECLINE 168" TO 174" DBH
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35	RECLINE 222" TO 228" DBH	100	RECLINE 222" TO 228" DBH
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42	RECLINE 264" TO 270" DBH	100	RECLINE 264" TO 270" DBH
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44	RECLINE 276" TO 282" DBH	100	RECLINE 276" TO 282" DBH
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46	RECLINE 288" TO 294" DBH	100	RECLINE 288" TO 294" DBH
47	RECLINE 294" TO 300" DBH	100	RECLINE 294" TO 300" DBH
48	RECLINE 300" TO 306" DBH	100	RECLINE 300" TO 306" DBH
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66	RECLINE 408" TO 414" DBH	100	RECLINE 408" TO 414" DBH
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74	RECLINE 456" TO 462" DBH	100	RECLINE 456" TO 462" DBH
75	RECLINE 462" TO 468" DBH	100	RECLINE 462" TO 468" DBH
76	RECLINE 468" TO 474" DBH	100	RECLINE 468" TO 474" DBH
77	RECLINE 474" TO 480" DBH	100	RECLINE 474" TO 480" DBH
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96	RECLINE 588" TO 594" DBH	100	RECLINE 588" TO 594" DBH
97	RECLINE 594" TO 600" DBH	100	RECLINE 594" TO 600" DBH
98	RECLINE 600" TO 606" DBH	100	RECLINE 600" TO 606" DBH
99	RECLINE 606" TO 612" DBH	100	RECLINE 606" TO 612" DBH
100	RECLINE 612" TO 618" DBH	100	RECLINE 612" TO 618" DBH

PLANT LEGEND

- RECLINE TREES IN VARIOUS STAGES OF RECLINE
- RECLINE EXISTING TREES

N ADIEK
 2201 COLLIER HUNTER, SUITE 400
 FALLS CHURCH, VIRGINIA 22033
 PHONE: 703-441-1000
 FAX: 703-441-1001

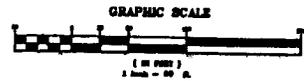
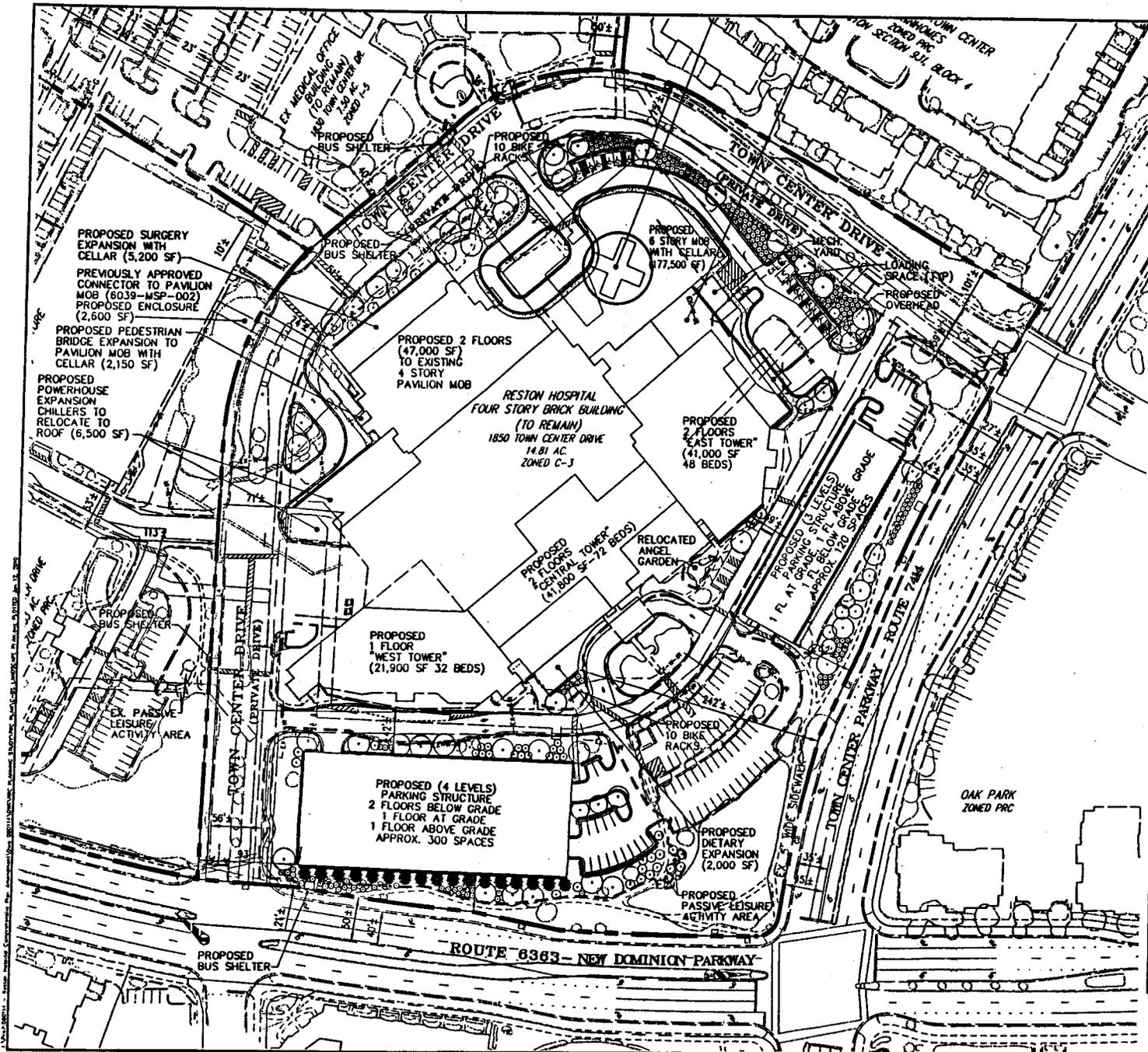
ES&A
 Erol Stenstrom Associates
 1000 N. GARDNER STREET, SUITE 100
 FALLS CHURCH, VIRGINIA 22033
 PHONE: 703-441-1000
 FAX: 703-441-1001

Richard L. Miller, Architect



RESTON HOSPITAL CAMPUS
 HUNTER MILL DISTRICT RESTON, VA
 EXISTING VEGETATIVE MAP

SCALE: 1"=80'
 SHEET NO. 5 OF 14
 DATE: 02/11/00
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 0001.1



- PLANT LEGEND:**
- LARGE DECIDUOUS TREE
 - LARGE/MEDIUM EVERGREEN TREE
 - FLOWERING SHRUB
 - EVERGREEN HEDGE

ADTEK
 223 Oak Lane, Reston, VA 20191
 Phone: 703-481-4800 Fax: 703-481-0808
 www.adtektech.com

ESA
 Carl Swenson Associates
 10000 Lee Highway, Suite 400
 Fairfax, VA 22031
 Richard L. Miller, Architect

DATE	DESCRIPTION
02/15/02	ISSUE SET
03/05/02	REVISIONS TO COUNTY COMMENTS
03/15/02	REVISIONS TO COUNTY COMMENTS
03/25/02	REVISIONS TO COUNTY COMMENTS



RESTON HOSPITAL CAMPUS
 HUNTER MILL DISTRICT RESTON, VA
 LANDSCAPE PLAN

SCALE: 1"=50'	DATE: 02/15/02	SHEET: 6 OF 14
DRAWN: JCS	DESIGNED: JCS	CHECKED: GOR/LN

STORM

PRE-DEVELOPMENT SITE CONDITIONS (1994/01/01)

AREA = 2.65 ACRES IC = 5 MINUTES C = 0.30 (D) C = 0.33 (H)

IC = 5.65 H.M.P.M. = 2.27 H.M.P.

IC = (2.65)(5.65)(0.4) IC = 34.30 CFS

IC = (2.65)(5.65)(0.27) IC = 31.42 CFS

POST-DEVELOPMENT SITE CONDITIONS (FUTURE SITE)

AREA DRAINAGE OFF UNDEVELOPED:

A = 0.47 ACRES C = 0.30 IC = 5.65 H.M.P.M. = 2.27 H.M.P.

IC = (0.47)(5.65)(0.4) IC = 0.77 CFS

IC = (0.47)(5.65)(0.27) IC = 0.63 CFS

OFF-SITE DRAINAGE ON-SITE (FUTURE)

A = 0.61 ACRES C = 0.67

IC = (0.61)(0.67)(0.4) IC = 30.30 CFS

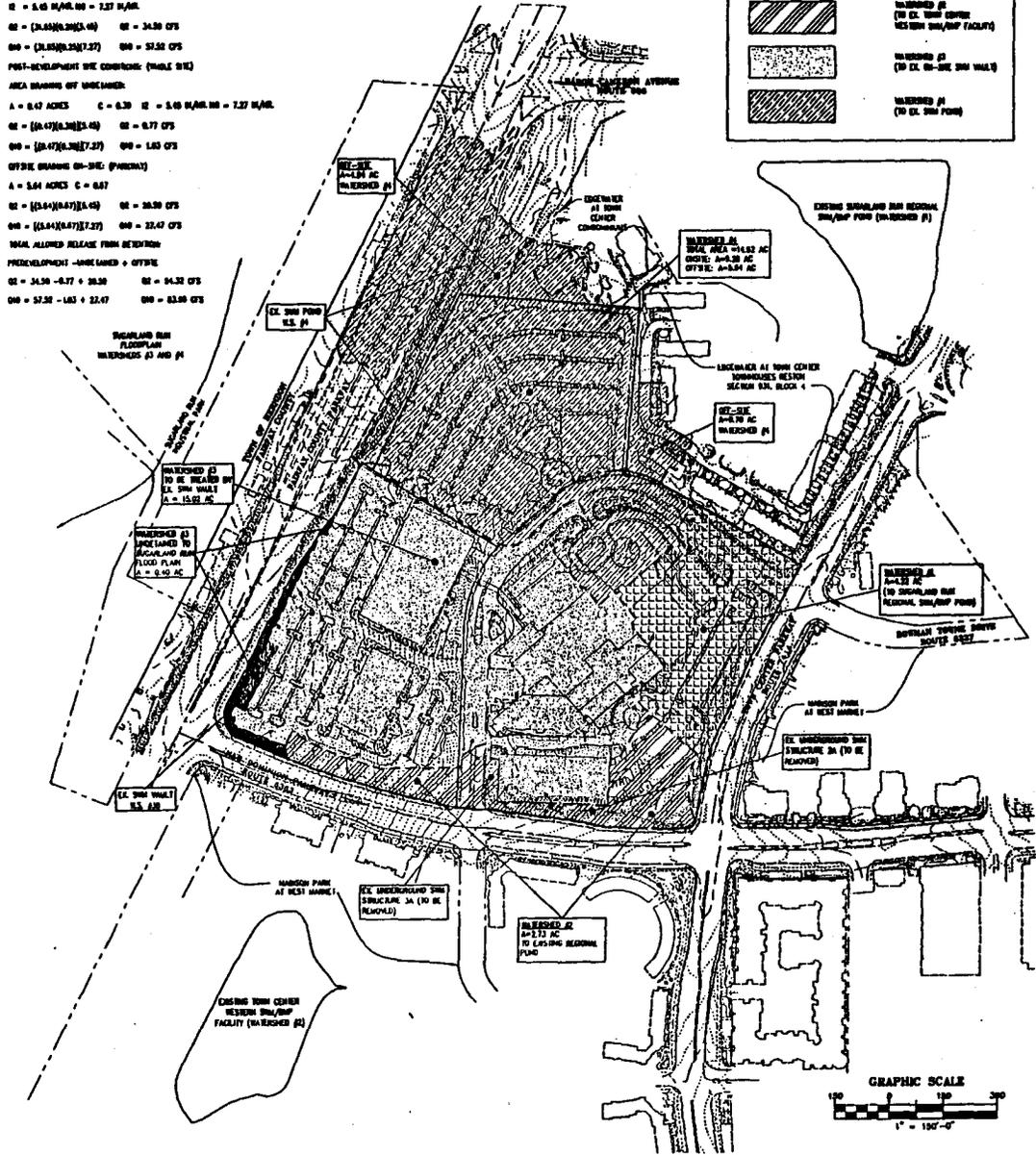
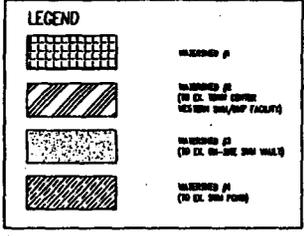
IC = (0.61)(0.67)(0.27) IC = 27.47 CFS

TOTAL ALLOWED RELEASE FROM DEVELOPMENT

PREDEVELOPMENT - UNDEVELOPED OFF-SITE

IC = 34.30 + 0.77 + 30.30 IC = 65.37 CFS

IC = 31.42 + 0.63 + 27.47 IC = 59.52 CFS



SWM SUMMARY:

THE TOTAL SITE AREA FOR THIS PROJECT IS 2.65 ACRES. THERE ARE FOUR PRIMARY WATERSHEDS. ONE OF THE WATERSHEDS IS UNDER AN EXISTING ON-SITE DRAINAGE SYSTEM. THE OTHER THREE WATERSHEDS ARE DRAINING TO OFF-SITE PONDS. THE SWM CALCULATIONS ANALYZE THE DRAINAGE AREA UNDER REVIEW, ONLY 0.40 ACRES (15% OF SITE) OF DRAINAGE AREA IS ON-SITE.

A RELEASE ANALYSIS FOR EACH WATERSHED IS AS FOLLOWS:

WATERSHED #1:

APPROXIMATELY 4.20 ACRES OF THIS SITE DRAINAGE AREA TO THE SUGARLAND RUN REGIONAL SWM POND. THE PRE-DEVELOPMENT C FACTOR FOR THIS SITE IS 0.30. THE TOTAL POST DEVELOPMENT IMPERVIOUSNESS AREA COMES OUT TO 0.50 ACRES.

WATERSHED #2:

THIS SITE AREA IS DRAINING TO THE TEMP CENTER FUTURE PLAN (2020-40-60) DRAINAGE TO THIS EXISTING REGIONAL POND LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BAYVIEW CORRIDOR FROM OFF-SITE AND TEMP CENTER FUTURE PLAN (2020-40-60). THE FUTURE PLAN FOR THIS POND REGION - SUGARLAND RUN REGIONAL SWM SYSTEM (2020-40-60) - SHOWS 100 OF 120 BUSH THAT IS WOULD TAKE CARE OF APPROXIMATELY 4.80 ACRES OF THIS SITE AT AN IMPERVIOUS FACTOR OF 0.50 FOR COMMERCIAL. THIS DRAINAGE AREA IS ONLY 4.20 ACRES AND THE POST DEVELOPMENT C FACTOR IS 0.30 WHICH IS LOWER THAN 0.50. THEREFORE, DRAINAGE REQUIREMENTS HAVE BEEN SAMPLED FOR THIS WATERSHED FROM THE EXISTING SWM SYSTEM. NO OTHER ADDITIONAL DRAINAGE IS REQUIRED.

WATERSHED #3:

APPROXIMATELY 0.20 ACRES OF THIS SITE DRAINAGE AREA TO THE REGIONAL TEMP CENTER WESTERN SWM FACILITY. (PLAN 2020-40-60). THE TOTAL POST DEVELOPMENT IMPERVIOUSNESS AREA COMES OUT TO 0.50 ACRES.

WATERSHED #4:

ALL OF THE AREA IS TO BE RELEASED BY THE EXISTING REGIONAL SWM FACILITY. FOR THE REGION HOSPITAL EXTENSION PLAN, THE C FACTOR FOR THE TWO YEAR STORM FOR THIS WATERSHED IS 0.30. THE TEN YEAR IS 0.50. THE POST DEVELOPMENT C FACTOR FOR THIS DRAINAGE AREA IS 0.30. THE SWM PLAN CALLS FOR A PREDEVELOPMENT FROM THIS SITE OF A DRAINAGE AND DRAINAGE COMBINATION (C = 0.30) AND THIS A POST DEVELOPED C VALUE OF 0.40 WHICH IS ABOUT A "C" VALUE OF 0.40. BECAUSE THE POND WAS USED TO TREAT 1.0 ACRES OF THIS AREA AT A C VALUE OF 0.40 AND HE, THE POND DRAINAGE 2.60 ACRES OF A C VALUE OF 0.40 DOES NOT OVER ADDITIONAL DRAINAGE IS REQUIRED. THERE WAS AN EXISTING UNDERGROUND FACILITY TO TREAT SOME OF THIS DRAINAGE. IN SUMMARY BUT IT HAS BEEN DETERMINED THAT IT WAS NOT NEEDED AND IT IS NOW BEING REMOVED.

WATERSHED #5:

A TOTAL OF 0.40 ACRES OF THIS SITE DRAINAGE AREA THROUGH EXISTING SWM DRAINAGE WHICH INCLUDES THE REGIONAL HOSPITAL EMERGENCY ROOM THROUGH A REGIONAL OFFICE BUILDING (PLAN 2020-40-60) WHICH INCLUDES AN ON-SITE EXISTING UNDERGROUND SWM FACILITY (WALL) AT THE SOUTHWEST CORNER OF THE PARKING LOT. THE TOTAL POST DEVELOPMENT IMPERVIOUSNESS AREA COMES OUT TO 0.50 ACRES.

WATERSHED #6:

0.40 ACRES OF THIS SITE'S WATERSHED IS DRAINING OFF UNDEVELOPED AND IS THE SAME AMOUNT AS BEFORE. THEREFORE, NO ADDITIONAL DRAINAGE IS REQUIRED.

WATERSHED #7:

APPROXIMATELY 1.40 ACRES OF OFF-SITE (0.40 ACRES OF OFF-SITE + 0.30 ACRES OF ON-SITE) DRAINAGE TO THE TEMP - FUTURE COUNTY PARKING - POND A - SWM FACILITY. THIS FACILITY DRAINAGE SWM FOR BUSH WAS UNDEVELOPED OF THIS SITE AREA AS WELL AS PART OF THE PARKING. THE TOTAL POST DEVELOPMENT IMPERVIOUSNESS AREA COMES OUT TO 0.50 ACRES.

WATERSHED #8:

THE SWM CALCULATIONS FOR THE POND BEFORE IT WAS DRAINAGE AND RELEASED BY THE SWM PLAN SHOWED AN AREA = 0.30 ACRES ON-SITE. 1.50 ACRES OF THE REGIONAL HOSPITAL AND 1.00 ACRES OF OFF-SITE FROM THE EXISTING TEMPORARY COMMUNITY. ONE THE REGIONAL HOSPITAL MEDICAL OFFICE BUILDING SHEET (2020-40-60) FROM THE DEVELOPER AT TEMP CENTER DRAINAGE BUSH DRAINAGE, ONLY 0.30 ACRES OF OFF-SITE AREA IS NOW DRAINING TO THE POND RESULTING IN A REDUCTION OF 0.50 ACRES. THE AVERAGE C FACTOR OF THE DEVELOPER SITE IS 0.30. THIS GIVES A REDUCTION IN VALUE OF (0.30)(0.50)(0.27) = 0.04 CFS.

BEFORE THE SWM PLANNED IMPROVEMENTS OF THE MEDICAL OFFICE SITE, BUT THERE WILL BE AN INCREASE IN IMPERVIOUSNESS DUE TO NEW DEVELOPMENT ON THE HOSPITAL. THE C FACTOR OF APPROXIMATELY 0.30 OF 0.40 ACRES. THIS GIVES A VALUE OF (0.40)(0.30)(0.27) = 0.03 CFS. THIS VALUE IS LESS THAN THE ABOVE REDUCED VALUE OF 0.04 CFS REMAINING IN NO NEED FOR ANY FURTHER DRAINAGE.

THIS POND WAS DELAYED BY MORE THAN THE PARKING WAS PUT IN PLACE. SWM CALCULATIONS SHOW THAT MOST USED THE POND TO HANDLE A POST DEVELOPMENT FLOOR OF 0.50 ACRES AT AN AVERAGE C FACTOR OF 0.50 OF BUSH ON-SITE AND PARKING LAND FROM A PREDEVELOPED AREA OF 0.50 ACRES AND A C FACTOR OF 0.40. THIS COMES OUT TO A POST DEVELOPED FLOOR AREA OF 75 TO 0.75. OUR POST DEVELOPMENT AREA IS 0.40 ACRES AND THE AVERAGE C FACTOR IS 0.30 REMAINING IN A FLOOR INCREASE OF 0.03 CFS. THIS RESULTS IN AN INCREASE IN A TEN YEAR STORM OF ONLY 0.03 CFS. THIS IS 0.03 CFS. IF YOU TAKE THE DEVELOPER'S REDUCTION OF 0.04 CFS - 0.03 CFS = 0.01 CFS IS 0.01 CFS WHICH IS THE OVERALL INCREASE IN FLOOR. THIS INCREASE IS MADE UP FOR IN THE CALCULATIONS BELOW FOR THE OVERALL SITE.

POST DEVELOPMENT FLOWS FROM EACH WATERSHED:

WATERSHED #1: (DRAIN TO EXISTING SUGARLAND RUN REGIONAL POND)

IC = (4.20AC)(0.30)(2.27) CFS IC = 3.62 CFS

IC = (4.20AC)(0.50)(2.27) CFS IC = 4.75 CFS

WATERSHED #2: (DRAINAGE RELEASE)

IC = (0.20AC)(0.30)(2.27) CFS IC = 0.11 CFS

IC = (0.20AC)(0.50)(2.27) CFS IC = 0.22 CFS

WATERSHED #3: (DRAINAGE RELEASE)

IC = (0.20AC)(0.30)(2.27) CFS IC = 0.11 CFS

IC = (0.20AC)(0.50)(2.27) CFS IC = 0.22 CFS

WATERSHED #4: (RELEASE FROM EX. WALL AND INCREASE IN IMPERVIOUSNESS)

TOTAL IC = 0.30 + (0.20AC)(0.30)(2.27) CFS = 0.30 + 0.11 = 0.41 CFS

TOTAL IC = 0.30 + (0.20AC)(0.50)(2.27) CFS = 0.30 + 0.22 = 0.52 CFS

WATERSHED #5: (RELEASE FROM EXISTING SWM POND)

IC = 0.50 CFS IC = 0.50 CFS

IC = 0.50 CFS IC = 0.50 CFS

WATERSHED #6: (RELEASE FROM EXISTING SWM POND)

IC = 0.50 CFS IC = 0.50 CFS

IC = 0.50 CFS IC = 0.50 CFS

WATERSHED #7: (RELEASE FROM EXISTING SWM POND)

IC = 0.50 CFS IC = 0.50 CFS

IC = 0.50 CFS IC = 0.50 CFS

WATERSHED #8: (RELEASE FROM EXISTING SWM POND)

IC = 0.50 CFS IC = 0.50 CFS

IC = 0.50 CFS IC = 0.50 CFS

THE SUBSEQUENT CONFERENCE NOTE:

THIS DEVELOPMENT PLAN PROVIDES A SWM DESIGN THAT CONTAINS DRAINAGE TO THE TWO-YEAR AND TEN-YEAR RELEASE RATES TO RELAY THAT THE PRE-DEVELOPED RATES CAN BE ACHIEVED WITH THE EXISTING SWM FACILITIES THAT ARE ON-SITE AND OFF-SITE. THESE EXISTING FACILITIES ARE THE TWO EXISTING SWM POND TO THE NORTH AND SOUTH OF THIS SITE. THE EXISTING SWM POND AND THE UNDERGROUND CONDUIT WALL.

ANY NEW UNDERGROUND FACILITIES THAT COME OUT OF THIS WALL, WHETHER A MANUFACTURED DRAINAGE, A DRAINAGE WITH DRAINAGE, ANY COMBINATION THEREOF OR OTHER DRAINAGE METHODS AS DETERMINED DURING FINAL ENGINEERING AND WILL BE CONSIDERED TO BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN REGARDLESS OF THE FINAL NUMBER OF LOCATIONS OF ANY ADDITIONAL SWM FACILITIES THAN THE LIMITS OF CLEANING AND DRAINAGE WILL NOT REQUIRE A ZONING CONFORMANCE INTERPRETATION OR A ZONING CONFORMANCE DETERMINATION OR A ZONING CONFORMANCE MODIFICATION REQUEST.

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Richard L. Miller, Architect

RESTON HOSPITAL CAMPUS
 HUNTER MILL DISTRICT
 RESTON, VA
 PRELIMINARY STORMWATER MANAGEMENT PLAN

SCALE: 1" = 150'
 DATE: 02/13/09
 SHEET: 9 OF 14

OUTFALL NARRATIVE

THE RESTON HOSPITAL CAMPUS IS LOCATED WITHIN THE SUGARLAND RUN WATERSHED. THERE ARE SEVERAL DRAINAGE AREAS FOR THE HOSPITAL CAMPUS.

DRAINAGE AREA #1 CONSISTS OF 1.52 ACRES ALONG THE NORTH-EAST CORNER OF THE SITE. THE OUTFALL FROM THIS DRAINAGE AREA LEAVES THE HOSPITAL CAMPUS WITHIN AN EXISTING ALGOLIALLY SIZED STORM SEWER SYSTEM. THE PATH OF FLOW CONTINUES TO THE NORTH THROUGH THE DEVELOPER AT-TOWN CENTER DEVELOPMENT AND INTO THE EXISTING DEVELOPER AT-TOWN CENTER RET POND. THE FLOW THEN CONTINUES ACROSS BARRIE CANTON AVENUE AND INTO THE EXISTING POND FOR THE CRYSTAL COVE AT RESTON DEVELOPMENT. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREA #1 REACHES A WATERCOURSE WITH A CONTRIBUTING DRAINAGE AREA AND ENDS THE CONTRIBUTING DRAINAGE AREA.

DRAINAGE AREAS #2 AND #3 CONSIST OF 1.57 ACRES AND 1.52 ACRES RESPECTIVELY ALONG THE SOUTH-EAST CORNER OF THE SITE AND THE TOWNHOMES PROPERTY SITES. THE OUTFALLS FROM THESE DRAINAGE AREAS LEAVE THE HOSPITAL CAMPUS WITHIN AN EXISTING ALGOLIALLY SIZED STORM SEWER SYSTEM. THE PATH OF FLOW CONTINUES THROUGH THE MASSON PARK AND WEST MARKET DEVELOPMENT AND INTO THE EXISTING RET POND. THE OUTFALL THEN CONTINUES WITHIN STORM SEWER ACROSS FAIRFAX COUNTY PARKWAY TO THE WEST AND INTO THE SUGARLAND RUN FLOOD PLAIN. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREAS #2 AND #3 REACH A FLOODPLAIN WITH A CONTRIBUTING DRAINAGE AREA OF 1 SQUARE MILE OR MORE.

DRAINAGE AREA #4 CONSISTS OF 1.68 ACRES WHICH IS LOCATED WITHIN THE SOUTH-CENTRAL AND SOUTH-WESTERN PORTION OF THE SITE. THE HOSPITAL OUTFALLS FROM DRAINAGE AREA #4 ARE BEING RETAINED WITHIN THE EXISTING STORM UNDERGROUND STORM WATER COLLECTION FACILITY LOCATED IN THE WESTERN PORTION OF THE EXISTING PARKING LOT. ONCE LEAVING THE SITE, THE OUTFALL CROSSES FAIRFAX COUNTY PARKWAY TO THE WEST WITHIN AN EXISTING ALGOLIALLY SIZED STORM SEWER PIPE WHICH IT THEN OUTFALLS INTO THE SUGARLAND RUN FLOOD PLAIN. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREA #4 REACHES A FLOODPLAIN WITH A CONTRIBUTING DRAINAGE AREA OF 1 SQUARE MILE OR MORE.

DRAINAGE AREA #5 CONSISTS OF 0.62 ACRES (0.58 ACRES OFFSITE) WHICH IS LOCATED IN THE NORTH-WESTERN PORTION OF THE SITE. THE HOSPITAL OUTFALLS FROM DRAINAGE AREA #5 ARE BEING RETAINED WITHIN THE EXISTING STORM WATER MANAGEMENT POND THAT LIES ALONG THE WESTERN SIDE OF THE PARKING LOT AND THE EASTERN SIDE OF THE FAIRFAX COUNTY PARKWAY. THE OUTFALL CONTINUES FROM THIS POND WITHIN AN EXISTING STORM SEWER SYSTEM WHICH IT CROSSES FAIRFAX COUNTY PARKWAY THROUGH THE SUGARLAND RUN REGIONAL PARK AND INTO STORM SEWER AND ULTIMATELY INTO THE SUGARLAND RUN FLOOD PLAIN. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREA #5 REACHES A FLOODPLAIN WITH A CONTRIBUTING DRAINAGE AREA OF 1 SQUARE MILE OR MORE.

DRAINAGE AREA #6 CONSISTS OF 0.52 ACRES THAT LIES ALONG THE SOUTH-WESTERN PORTION OF THE EXISTING PARKING LOT. THE OUTFALL FROM THIS AREA IS NOT CONCENTRATED UNDER AND IS CONSIDERED SHEET FLOW. ULTIMATELY, THIS RUNOFF IS PICKED UP BY THE STORM SYSTEM WITHIN FAIRFAX COUNTY PARKWAY AND DISCHARGES INTO THE SUGARLAND RUN FLOOD PLAIN.

THE ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL WILL BE MET BY RETAINED ANALYSIS AS PART OF THE FUTURE SITE PLAN ASSOCIATED WITH THIS PROJECT. HOWEVER A SYNOPSIS OF THE PROPOSED MULTISERVICES IS DESCRIBED BELOW.

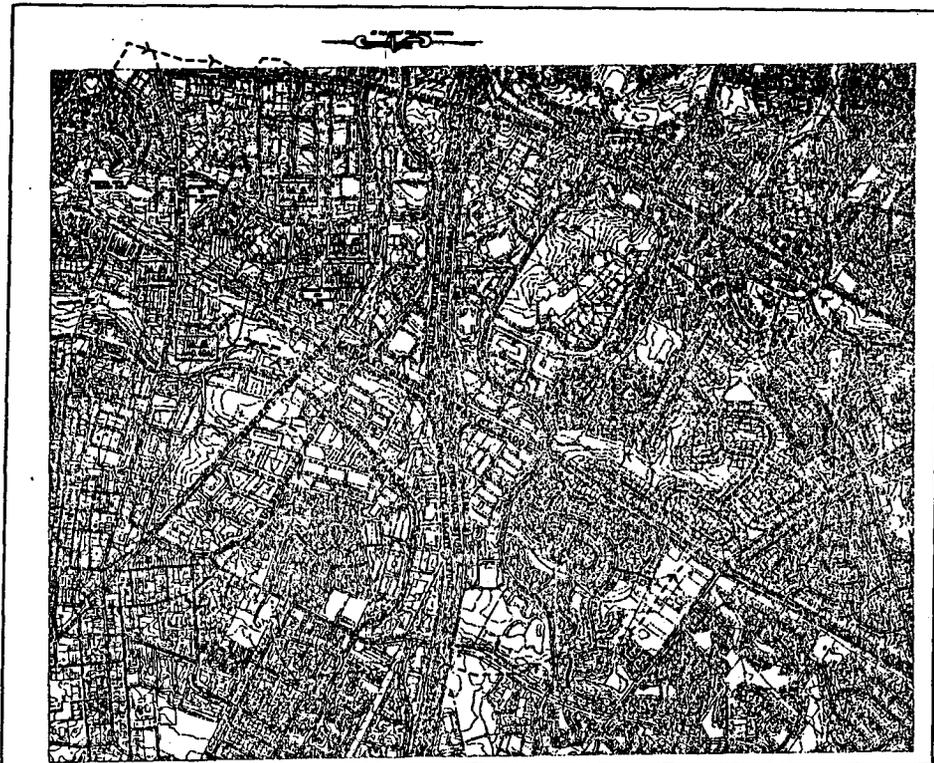
THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #1 IS ANALYZED TO A POINT JUST NORTH OF THE SITE WHERE A CONFLUENCE OF AT LEAST ONE OF THE SITES CONTRIBUTING AREA IS MET. THE REQUIRED LENGTH OF RETENTION LIES WITHIN THIS EXISTING ALGOLIALLY SIZED STORM SEWER SYSTEM AND IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR DRAINAGE AREA #1 IS ADEQUATE.

THE ADEQUACY OF OUTFALL FOR DRAINAGE AREAS #2 AND #3 IS DETERMINED BY ANALYZING THE PATH OF FLOW FROM THE SITE. A POINT OF CONFLUENCE IS MET AT THE EXISTING STORM WATER MANAGEMENT POND WHERE A CONTRIBUTING DRAINAGE AREA OF AT LEAST ONE OF THE SITES CONTRIBUTING AREA IS MET. THE REQUIRED LENGTH OF RETENTION LIES WITHIN EXISTING ALGOLIALLY SIZED STORM SEWER SYSTEM AND IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR THE TWO AREAS IS ADEQUATE.

THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #4 IS DETERMINED BY ANALYZING THE PATH OF FLOW FROM THE SITE TO WHERE THE OUTFALL ENDS SUGARLAND RUN. THREE CROSS SECTIONS FROM THE PIPE OUTFALL INTO THE FLOOD PLAIN WILL BE PROVIDED 150 FEET DOWNSTREAM. THESE CROSS SECTIONS WITHIN THE WELL ESTABLISHED DRAINAGE CHANNEL WILL SHOW THAT THE CHANNEL IS ADEQUATE TO CONVEY THE 10 YEAR STORM FLOW AND CONTAINS NON-EROSIVE VELOCITIES FOR THE 2 YEAR STORM. IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR DRAINAGE AREA #4 IS ADEQUATE.

THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #5 IS DETERMINED BY ANALYZING THE PATH OF FLOW FROM THE SITE TO WHERE THE OUTFALL ENDS SUGARLAND RUN. THREE CROSS SECTIONS FROM THE PIPE OUTFALL INTO THE FLOOD PLAIN WILL BE PROVIDED 150 FEET DOWNSTREAM. THESE CROSS SECTIONS WITHIN THE WELL ESTABLISHED DRAINAGE CHANNEL WILL SHOW THAT THE CHANNEL IS ADEQUATE TO CONVEY THE 10 YEAR STORM FLOW AND CONTAINS NON-EROSIVE VELOCITIES FOR THE 2 YEAR STORM. IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR DRAINAGE AREA #5 IS ADEQUATE.

THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #6 IS MET AT THE PROPERTY LINE AS THIS SITE AREA IS CONSIDERED SHEET FLOW. THE RUNOFF FROM THIS AREA IS NON-EROSIVE AND NOT CONCENTRATED UNDER. DUE TO THE SHEET FLOW CONDITION IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FROM DRAINAGE AREA #6 IS ADEQUATE.



OVERALL DRAINAGE DIVIDE MAP
SCALE : 1" : 1000'

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NO.	DATE	DESCRIPTION
1	11/14/07	ISSUED FOR PERMIT
2	11/14/07	ISSUED FOR PERMIT
3	11/14/07	ISSUED FOR PERMIT
4	11/14/07	ISSUED FOR PERMIT
5	11/14/07	ISSUED FOR PERMIT
6	11/14/07	ISSUED FOR PERMIT
7	11/14/07	ISSUED FOR PERMIT
8	11/14/07	ISSUED FOR PERMIT
9	11/14/07	ISSUED FOR PERMIT
10	11/14/07	ISSUED FOR PERMIT



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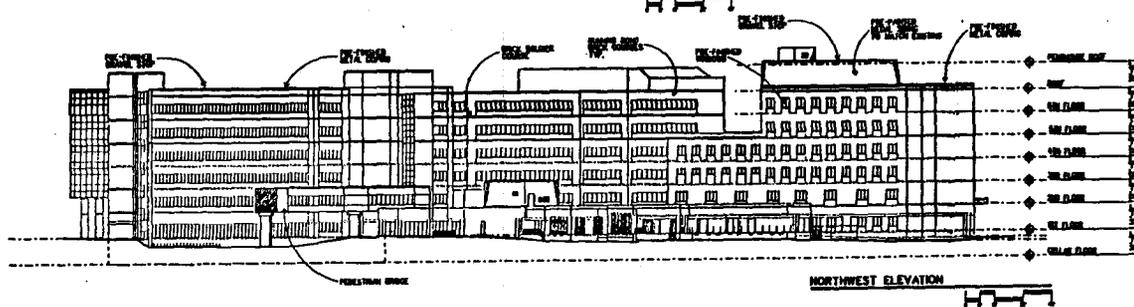
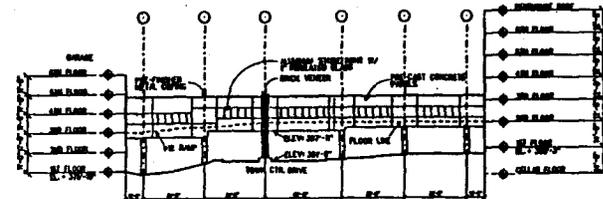
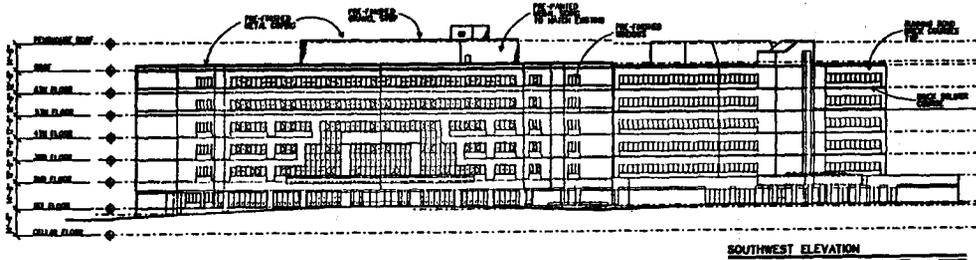
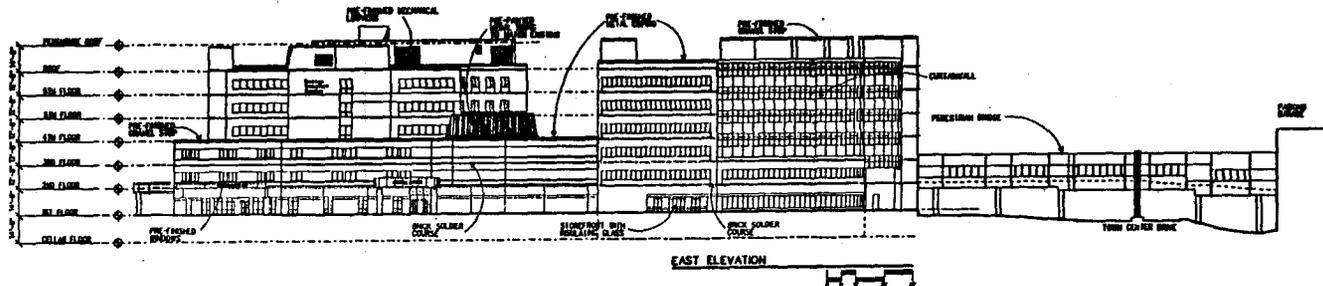
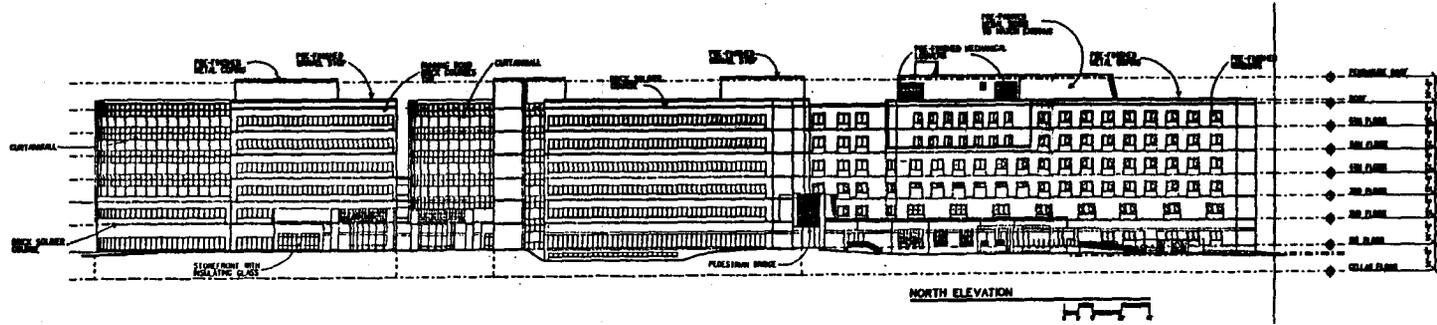
RESTON HOSPITAL CAMPUS
HUNTER MILL DISTRICT
RESTON, VA
ADEQUATE OUTFALL ANALYSIS

DATE: 11-14-07
DRAWN BY: JCB
CHECKED BY: [blank]
SCALE: AS SHOWN
SHEET: 10 OF 14



ADTEK <small>Architectural Design & Technical Engineering, Inc.</small> 201 Old Lee Highway, Suite 100 Fairfax, VA 22031 Phone: 703-441-4000 Fax: 703-441-4000 www.adtekva.com	
ES&A Earl Swenson Associates 200 West Lee Avenue, Northwest Plaza Fairfax, Virginia 22031 Richard L. Miller, Architect	
DATE: 02/11/09 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: 1"=200' SHEET: 11 OF 14	PROJECT: RESTON HOSPITAL CAMPUS DISTRICT: HUNTER MILL DISTRICT ANALYSIS: ADEQUATE OUTFALL ANALYSIS
APPROVED: [Signature] DATE: 02/11/09 PROJECT NO: 0800114	
RESTON HOSPITAL CAMPUS HUNTER MILL DISTRICT ADEQUATE OUTFALL ANALYSIS	





FOR INFORMATION ONLY

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Richard L. Miller, Architect

SCALE: AS SHOWN
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"



DATE: 07/10/80
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 IN CHARGE: [Name]

RESTON HOSPITAL CAMPUS
 HUNTER MILL DISTRICT RESTON, VA
 ARCHITECTURAL ELEVATIONS

DATE: 07/10/80 SHEET: 0801.11 12 OF 14
 DRAWN BY: [Name] CHECKED BY: [Name] IN CHARGE: [Name]

PROFFER STATEMENT

RESTON HOSPITAL CENTER

RZ 2009-HM-014

PCA 89-C-025-05

January 12, 2010

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and applicant, for themselves and their successors and/or assigns (collectively referred to as the "Applicant"), in this rezoning application ("RZ") and proffered condition amendment ("PCA"), proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 17-4 ((1)) Parcels 3H1, 15B, and 17; Tax Map 17-4 ((14)) Parcels 101, 103, 105, 110, 111, 113, 115, 116, 117, 118; 120, 201, 202, 205, 206, 207, 209, 210, 212, 214, 215, 218, 220A, 222, 301, 303, 305, 306, 307, 308, 309, 310, 311, 312, 313, 315, 316, 317, 319, 320, 401, 401A, 402, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 418, 419, and 420; Tax Map 17-4 ((19)) Parcels B, C5, C6, 100, 201, 206, 207, 208, 209, 210, 298, 301, 303, 308A, 308B, 310, 311A, 314A, 400, 406, 409, 410, 411A and 412A; and Tax Map 17-4 ((28)) Parcels 100, 110, 120, 130, 140, 150, 160, 180, 210, 220, 220A, 225, 230, 240, 250, 255, 260, 270, 280, 300, 300A, 310, 335, 340, 350 and 460 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, rezoning application RZ 2009-HM-014 and the companion application PCA 89-C-025-05 (collectively, the "Application") are approved by the Board of Supervisors. If approved, these proffers (the "Proffers") supersede all previous proffers applicable to the Property. In the event that this Application is denied, these Proffers shall be immediately null and void and shall have no further force or effect on the Property.

GENERAL

1. Development Plan. The Property shall be developed in substantial conformance with the plat entitled "Development Plan/Proffered Condition Amendment Plat/Development Plan Amendment DPA 89-C-025-04 Reston Hospital Campus" dated February 13, 2009, revised through January 11, 2010, prepared by ADTEK Engineers, consisting of twenty-five (25) sheets (the "DP").
2. Minor Modifications. Pursuant to Section 16-403(4) of the Zoning Ordinance, minor modifications that are in substantial conformance with the DP may be permitted when necessitated by sound engineering or that may become necessary as part of final site plan or engineering. Building footprints may be decreased and the Applicant may elect to reallocate square footage among the permitted uses and buildings shown on the DP, provided that (i) the proposed open space tabulation provided on Sheet 2 of the DP is not reduced; (ii) the building heights for any single building do not exceed one hundred ten (110) feet; and (iii) the total maximum development on the Property does not exceed a FAR of 0.70.
3. Future Applications and Modifications. Any portion of the Property may be the subject of a Development Plan Amendment ("DPA"), PCA, RZ, Special Exception, Comprehensive

Sign Plan, Special Permit, Variance, or other zoning action without the joinder and/or consent of the owners of the other land areas, provided that in the case of a PCA, such application complies with Sect. 18-204(6) of the Zoning Ordinance. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property that are not the subject of such an application shall remain in full force and effect.

PROPOSED DEVELOPMENT

4. Proposed Development. The Applicant may develop up to a maximum of 964,767 square feet of gross floor area ("GFA") on the Property, which includes approximately 313,657 square feet of existing medical care facilities, approximately 316,563 square feet of existing office uses, a helistop and other ancillary facilities (collectively, the "Existing Development"). In addition to the Existing Development, the Applicant may construct up to 334,547 square feet of new GFA on the Property in the locations shown on the DP, and as more specifically described below (the "Proposed Development").

- A. West Tower Addition. The Applicant may construct an addition containing up to a maximum of 21,900 square feet of GFA on the building labeled "West Tower" as shown on Sheet 3 of the DP.
- B. Central Tower Addition. The Applicant may construct an addition containing up to a maximum of 41,800 square feet of GFA on the building labeled "Central Tower" as shown on Sheet 3 of the DP.
- C. East Tower Addition. The Applicant may construct an addition containing up to a maximum of 41,000 square feet of GFA on the building labeled "East Tower" as shown on Sheet 3 of the DP.
- D. Pavilion Medical Office Building Expansion. The Applicant may construct an addition containing up to a maximum of 47,000 square feet of GFA to the existing office building labeled "Medical Office Building" as generally depicted on Sheet 3 of the DP.
- E. Proposed Medical Office Building. The Applicant may construct a new office building labeled as "Proposed 6-story MOB with Cellar" on the DP containing up to a maximum of 177,500 square feet of GFA, plus up to 22,000 square feet of cellar space as permitted under the Zoning Ordinance.
- F. Parking Deck. The Applicant may construct, in phases, a new structured parking facility containing approximately 420 new parking spaces (the "Parking Deck") in the location shown on the DP.
- G. Facility Expansions. The Applicant may construct other supporting expansions, such as expansions to the hospital dietary services, powerhouse, emergency department, surgical facilities, pedestrian bridge enclosures, etc., as generally depicted on Sheet 3 of the DP, provided such expansions do not raise the total development on the Property above the total maximum square footage listed on the DP and in this Proffer 4.

5. Helistop. Prior to construction of the Proposed Medical Office Building, the Applicant shall be permitted to operate the existing helistop in its present location on the Property (the "Existing Helistop"). During construction for the Proposed Medical Office Building, the Applicant may temporarily relocate the Existing Helistop to one or more locations selected by the Applicant, in consultation with the Fairfax County Police Department, the Fairfax County Fire & Rescue Department, and applicable air transport services and agencies, generally on the east side of the Property (the "Temporary Helistop"). Upon completion of the Proposed Medical Office Building, the Applicant shall establish a new, permanent helistop in the area generally identified on the DP as "Proposed Helistop Relocation" (the "Permanent Helistop"). Once the Permanent Helistop has been established, the Applicant shall remove the Temporary Helistop. Use of the Existing Helistop, the Temporary Helistop and the Permanent Helistop shall be restricted to emergency medical and governmental purposes, subject to applicable State and Federal agency approvals. No routine maintenance or repair work shall be performed on helicopters anywhere on the Property, except repairs or maintenance deemed immediately necessary for the purposes of flight safety. The roof surface of the Proposed Medical Office Building on which the Permanent Helistop is to be located shall be specifically engineered to withstand any additional weight associated with such use. Nothing in these Proffers shall be construed to prevent the Applicant from complying with all local, State and Federal requirements for the location, design, and operation of the Existing Helistop, the Temporary Helistop or the Permanent Helistop.

6. Uses. In accordance with Section 6-302 of the Zoning Ordinance governing PRC – Town Centers, the following uses shall be permitted on the Property:

- A. Offices, including medical office and outpatient medical services;
- B. Public uses, which may include space for programs and services operated by the Fairfax County government, the Fairfax-Falls Church Community Services Board (CSB), or other social, health, or human services providers;
- C. Medical Care Facilities, provided that the Applicant shall operate only those hospital beds approved by the State Health Commissioner through the issuance of a Certificate of Public Need ("COPN") (as applicable) and licensed for such purposes;
- D. Colleges and Universities, provided that such uses are accessory uses and conduct only educational programs relating to the study of medicine, pharmacy, nursing, emergency medical care, and/or other disciplines related to the field of medicine or health care;
- E. Eating Establishments, limited by the provisions of Section 4-305;
- F. Financial Institutions;
- G. Health Clubs;
- H. Mobile and land based telecommunications facilities, subject to the provisions of Section 2-514;

- I. Central energy plant; mechanical and electrical rooms, hallways/circulation; elevators; stairwells; rest rooms; janitor, building maintenance, and engineering rooms; command center; vaults;
- J. Specialty areas such as storage/filing rooms; mail rooms; in-house pharmacies; equipment sterilization processing; data centers and computer installations; uses engaged in processes using large or heavy equipment, such as but not limited to medical diagnostic or therapeutic, imaging, reproduction, printing, laboratory and testing equipment, linear accelerators, proton beam accelerators, and cyclotrons;
- K. Accessory uses and accessory service uses such as meeting rooms; exercise facilities and related shower and locker rooms; food service; lounges; libraries;
- L. Other similar uses, as determined by the Zoning Administrator.

7. HCAB Review. Until the issuance of the final Non-RUP associated with the Proposed Development, the Applicant shall make arrangements to appear at a regular or special meeting of the HCAB at least once every calendar year to discuss the status of the Proposed Development. In addition, within thirty (30) days following the Applicant's submission of a COPN application to the State Health Commissioner to add new hospital beds within the proposed expansions to the Central Tower and East Tower the Applicant shall send written notice of such application to the clerk of the Fairfax County Health Care Advisory Board ("HCAB") providing a summary of the application and shall arrange to appear before the HCAB at a regularly scheduled or special meeting of the HCAB to present the application in accordance with the normal review policies and procedures established by the HCAB.

8. Building Heights. Building heights for each building in the Proposed Development shall not exceed a maximum height of one hundred ten (110) feet, as shown on the DP and measured in accordance with the provisions of the Fairfax County Zoning Ordinance. Building heights shall be exclusive of those structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Zoning Ordinance, including, for example, penthouses and other rooftop structures used for common amenity space and similar facilities. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing buildings to a lesser building height than that shown on the DP, provided the configuration of the building footprints remain in substantial conformance with those shown on the DP.

9. Phasing. The Applicant's construction of the Proposed Development may occur in phases, depending on market conditions and applicable regulatory approvals.

PARKING

10. Parking. Parking shall be provided in phases through a combination of structured parking garages and surface lots, as shown on the DP, and shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works and Environmental Services ("DPWES"), for uses established on the Property. The Applicant reserves the right, however, to provide parking spaces in addition to the total number of parking spaces shown on the DP if (a) such additional spaces result from the final design of the Parking Decks to avoid partial garage floors; or (b) to the

extent necessary to accommodate uses established on the Property that result in a higher parking requirement than is shown on the DP, provided that (i) the building and garage heights as set forth on the DP are not exceeded; (ii) the total open space on the Property is not reduced below that shown on the DP; and (iii) any increases in parking are otherwise in substantial conformance with the DP. The Applicant reserves the right to submit a parking reduction for the Proposed Development, as may be permitted by the Fairfax County Zoning Ordinance and approved by the Board of Supervisors.

11. Construction Parking Plan. The Applicant shall develop, in consultation with its general contractor, a parking management policy for construction workers hired to construct each phase of the Proposed Development on the Property (each a "Construction Parking Plan"). As part of each Construction Parking Plan, the Applicant shall identify locations on or off the Property where construction workers are permitted and forbidden to park given the building(s) that are under construction. The Applicant shall include provisions in its construction contracts and a requirement for similar provisions in all subcontracts requiring all construction workers to adhere to the Construction Parking Plan(s). Prior to the commencement of each phase of construction, the Applicant shall also erect signage on the Property in both English and Spanish that lists the permitted parking areas and prohibits parking by construction workers outside the designated areas. The Construction Parking Plan shall prohibit construction parking within any private parking area outside the Property, including the parking areas of residential developments adjacent to the Property, unless permission has been expressly granted for construction parking by the owner or designated agent of the private parking area.

12. Parking Management Plan. For any construction activities that will result in a temporary displacement of parking then existing on the Property, the Applicant shall develop and have approved by DPWES a parking management plan (each a "Parking Management Plan") to properly direct hospital employees, office tenants, visitors, and other guests to the appropriate on-site or off-site parking facilities available to the Property during construction. In developing each Parking Management Plan, the Applicant shall communicate with the boards of directors of each residential property owners association abutting the Property. Each Parking Management Plan may include, but need not be limited to, the following strategies and facilities:

- A. An on-site and off-site directional signage program that directs hospital employees, office tenants, visitors, and other guests to the appropriate parking facilities, including signage specifically notifying the general public that vehicles parking in the adjacent residential developments may be subject to towing;
- B. Parking attendants and/or valets;
- C. A shuttle or trolley system to transport hospital employees to and from off-site parking facilities;
- D. Variable message boards or similar technology located within or serving a parking structure to direct patrons to the location of vacant parking spaces;

TRANSPORTATION IMPROVEMENTS

13. Transportation Demand Management. The Applicant shall implement transportation demand management ("TDM") measures at the Property consistent with the following criteria.

A. Employee Mode Split Goals. Prior to or concurrent with the issuance of the first Non-RUP representing more than 50,000 square feet of new development on the Property, the Applicant shall implement TDM strategies to achieve a minimum 12% employee mode split for employee trips to and from the Property (the "Employee Mode Split Goal") following completion of that portion of the Proposed Development. The Employee Mode Split Goal shall increase to 15% prior to or concurrent with the issuance of the first Non-RUP representing more than 150,000 square feet of new development on the Property.

B. Trip Reduction Goals. In the event the Applicant is unable to achieve the Employee Mode Split Goal set forth in Section A immediately above, the Applicant nevertheless may satisfy the TDM obligations for the Property by demonstrating a reduction in the total number of vehicle trips generated by uses developed on the Property during the weekday Peak Hours. Specifically, the Applicant shall demonstrate a minimum 12% vehicle trip reduction following construction of more than 50,000 square feet of new development on the Property (the "Trip Reduction Goal"). The Trip Reduction Goal shall increase to 15% prior to the issuance of the first Non-RUP representing more than 150,000 square feet of new development on the Property.

i. For purposes of this Proffer 13, the relevant weekday "Peak Hours" shall be that 60-minute period during which the highest weekday volume of mainline trips occurs between 5:00 to 9:00 AM and 4:00 to 7:00 PM, as determined by mechanical and/or manual traffic counts conducted at two select locations along Town Center Parkway and New Dominion Parkway as approved in consultation with the Fairfax County Department of Transportation ("FCDOT"). To determine the Peak Hour, such counts shall be collected beginning on a Monday at 2400 hours and continuing to the following Thursday at 2400 hours at a time of year that reflects typical travel demand conditions (e.g. September to May, not during a holiday week or when area public schools are not in session). The relevant Peak Hours shall be defined in conjunction with each of the Trip Counts (as defined in Section H below) required pursuant to this Proffer. The methodology for determining the Peak Hours may be modified subject to approval of FCDOT, but without requiring a PCA, in order to respond to technological and/or other improvements in trip counting.

ii. The baseline number of vehicle trips against which the Trip Reduction Goal will be measured shall be 1,704 AM Peak Hour trips and 2,311 PM Peak Hour trips (the "Baseline Trips"), which is based on 964,767 square feet of existing and proposed Office

and Medical Care Facilities that may be constructed on the Property and using the trip generation rates/equations applicable to such uses and densities as set forth in the Institute of Transportation Engineers, Trip Generation, 8th Edition. In the event the Applicant constructs less than 964,767 square feet of Office and Medical Care Facilities uses authorized under the Proposed Development, then the Baseline Trip generation numbers shall be calculated as if the 964,767 square feet of such uses had actually been constructed as reflected on the DP.

- C. TDM Components. In order to meet the applicable Employee Mode Split Goal or Trip Reduction Goal, the Applicant shall implement a program of TDM strategies in coordination with FCDOT to include, without limitation, those items listed below. The specific TDM strategies may be adjusted from time to time as approved by FCDOT, without requiring a PCA, to reflect the ever-changing dynamic of transportation opportunities and constraints within the greater community.
- i. Participate in the existing LINK program that markets transit service in the Reston Town Center area, including the transit hub;
 - ii. Provide a TDM Program Manager (the "PM") to oversee all TDM elements and act as the liaison between the Applicant and FCDOT. The PM may be employed directly by the Applicant or be an independent contractor to the Applicant. The PM position may be part of other duties assigned to the individual;
 - iii. Participate in the Fairfax County Ride Source Program, including registering with the Guaranteed Ride Home (GRH) program offered in connection with the Metropolitan Washington Council of Governments;
 - iv. Display in all building common areas transportation-related information for employees;
 - v. Distribute an employee benefits package to all new Hospital employees, including site-specific transit-related information referencing the nearest Metro station and bus routes, and encouraging all employees to use Metrorail, bus service, shuttle service, carpool/vanpool, bicycling or walking;
 - vi. Encourage the condominium associations representing the medical office buildings to distribute an employee benefits package to all new employees, including site-specific transit-related information referencing the nearest Metro station and bus routes, and encouraging all employees to use Metrorail, bus service, shuttle service, carpool/vanpool, bicycling or walking;

- vii. Maintain normal Hospital work shifts outside of the current AM and PM peak hours of Town Center Parkway and New Dominion Parkway, and encourage telecommuting and flex time for administrative employees as appropriate;
 - viii. Encourage the condominium associations representing the medical office buildings to provide alternative work schedules, including staggered work hour programs, flex-time and telework programs, and to provide information to new employees on housing opportunities in the surrounding area;
 - ix. Provide reserved spaces for employee carpoolers and vanpoolers located proximate to building entrances;
 - x. Provide for on-site bicycle storage, showers and changing facilities (See Proffer 16);
 - xi. Provide a sidewalk system designed to encourage/facilitate pedestrian circulation (See Proffers 14A and 17);
 - xii. Provide bus facilities (See Proffer 18); and
 - xiii. Hold an annual, on-site Bike-to-Work event conducted in coordination with FCDOT;
 - xiv. Coordinate with FCDOT to schedule annual transportation fairs open to all employees and contractors to provide information on available ride-sharing options, available public transit routes, and other transit-related information;
 - xv. Distribute through the PM pre-loaded SmarTrip cards (or equivalent) with a cumulative total value of at least Five Thousand and No/100 Dollars (\$5,000.00) to employees of the Hospital and medical office buildings.
- D. Employee Surveys. Between September and November beginning with the year following issuance of the first Non-RUP for the first new building or expansion on the Property representing more than 50,000 square feet of new development, exclusive of shell and core, the PM shall conduct a survey of hospital employees (the "Employee Survey") designed to evaluate the effectiveness of the TDM measures in meeting the applicable Employee Mode Split Goal and to evaluate the need for changes, if any, to the TDM measures then in place. The PM shall coordinate the draft Employee Survey materials and the methodology for validating survey results with FCDOT at least thirty (30) days prior to each year's Employee Survey. The PM shall submit as part of each County Report (defined

below) an analysis of the Employee Surveys to FCDOT. Such analysis shall include at a minimum:

- i. A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented;
- ii. The number of people surveyed and the number of people who responded;
- iii. The results of the surveys taken during the survey period;
- iv. The number of employees participating in the TDM programs, displayed by category and mode of use;
- v. An evaluation of the effectiveness of the TDM program elements in place, including their effectiveness at achieving the applicable Employee Mode Split Goal, and, if necessary, proposed modifications; and
- vi. A description of the uses constructed and occupied on the Property at the time the survey was conducted.

- E. County Report. The PM shall report annually to FCDOT on the TDM measures (the "County Report") no later than January 31st of the respective calendar year (beginning with the year following issuance of the first Non-RUP that triggers performance obligations by the Applicant under this proffer) after completion of the Employee Survey. The County Report shall include (a) a description of the prior year's TDM strategic efforts, including, as applicable, sample marketing materials; (b) a financial statement that includes the budget for the TDM measures and an accounting of TDM revenues and expenditures for the preceding year; (c) an analysis of the Employee Survey for the preceding year; (d) discussion of any changes to the TDM measures for the upcoming year; and (e) the budget for TDM implementation for the upcoming year.
- F. Adjustments to Calendar and Due Dates. Upon mutual agreement between FCDOT and the PM, the due dates for the Employee Survey and/or delivery of the County Report may be extended by up to sixty (60) days.
- G. Meetings with FCDOT. The PM shall meet with FCDOT annually, as applicable, or as mutually agreed, to discuss the results of the Employee Survey, the County Report and the TDM measures.
- H. Trip Counts. If the Employee Survey reveals either: (a) an Employee Mode Split that is two (2) or more percentage points lower than the applicable Employee Mode Split Goal; or (b) a survey response rate that is less than 20%, then the PM shall conduct a "Trip Count" to evaluate the Applicant's compliance with the Trip Reduction Goal set forth in Section B above. Such Trip Count shall be measured on three (3) days over a maximum two-week period (but not including a week containing a county/state/federal holiday or

when area public schools are not in session) during the weekday Peak Hours. At least thirty (30) days prior to conducting the Trip Count, the PM shall meet with FCDOT to review and reach agreement on the dates and methodology for the Trip Count and the analyses to be done after the Trip Count is complete. The Trip Count shall include traffic counts at entrances to the Property.

I. Evaluation/Revisions to TDM Measures. In the event Employee Surveys reveal that the applicable Employee Mode Split Goal has been met, or if the Trip Counts demonstrate that the Trip Reduction Goal has been met, then the Applicant shall continue to administer the TDM measures in accordance with this Proffer. In the event that Employee Surveys reveal that the applicable Employee Mode Split Goal has not been met, but no Trip Count is required, or if both the Employee Surveys and the Trip Counts reveal that neither TDM goal has been met, then the PM shall convene a meeting with FCDOT within thirty (30) days of the completion of the applicable Employee Survey or Trip Count to review the results of the Employee Surveys and Trip Count and the TDM measures then in place and to develop modifications to the TDM measures and/or additional TDM measures that may be implemented. Examples of such additional strategies may include the following:

- i. Provide one-time transit/vanpool/bike-to-work subsidies to employees through SmartBenefits or otherwise;
- ii. Establish a program for individualized employee TDM marketing to educate and encourage employees with respect to commuting alternatives;

The PM shall submit any such revisions to FCDOT within thirty (30) days following this meeting and request in writing FCDOT's review and concurrence. If no written response is provided by FCDOT within sixty (60) days, the PM's revisions shall be deemed approved. Following approval of the revisions, the PM shall implement the TDM provisions as developed in consultation with FCDOT.

J. Financial Incentives. In the event an Employee Survey and/or Trip Count reveal that the applicable TDM goal has not been met for two consecutive years, then the Applicant shall contribute according to the following schedule:

- i. \$1,500 for each one-tenth (1/10) of a percentage point less than the applicable Employee Mode Split Goal. For example an employee mode split of 12.5% against an Employee Mode Split Goal of 15% would result in a contribution of \$37,500. $[(15.0 - 12.5) \times 10 \times \$1,500]$; or
- ii. \$1,500 for each one-tenth (1/10) of a percentage point less than the applicable Trip Reduction Goal. For example a Trip Count demonstrating a 14% trip reduction against a Trip Reduction Goal of 15% would result in a contribution of \$15,000. $[(15.0 - 14.0) \times 10 \times \$1,500]$.

This penalty provision shall remain in effect for so long as this Proffer 13 requires the Survey and Reporting Requirements to be met; provided, however, that there shall be a cap of \$125,000 on the aggregate of all contributions required to be paid hereunder. Any contribution payments made pursuant to this Proffer 13 shall be utilized as follows: one-third (1/3) of any contribution payment shall be used by the Applicant to provide additional TDM measures on the Property such as those described in Proffer 13(C); and the other two-thirds (2/3) of any contribution payment shall be paid to Fairfax County for use in supporting TDM/transportation enhancements in the Reston area.

- K. Continuation of Survey and Reporting Requirements. The PM shall continue the Employee Surveys, County Reports and, if applicable, the Trip Counts on an annual basis until such time as two (2) consecutive Employee Surveys conducted starting at least one (1) full calendar year after the occupancy of more than 300,000 square feet of new development on the Property show that the applicable Employee Mode Split Goal or Trip Reduction Goal has been met. Following such time, the PM shall conduct additional Employee Surveys and make County Reports at three (3) year intervals. If it is reasonably determined through any of the tri-annual surveys/reports that the applicable Employee Mode Split Goal or Trip Reduction Goal is no longer being met, the Applicant shall revert to the process of annual Employee Surveys and County Reports, as well as implementation of additional strategies and penalties if applicable, until such time as two (2) consecutive Employee Surveys or Trip Counts show that the applicable Employee Mode Split Goal or Trip Reduction Goal has been met, whereupon the process of tri-annual surveys/reports shall be resumed. Upon such time that three (3) consecutive tri-annual surveys/reports or Trip Counts show that the applicable Employee Mode Split Goal or Trip Reduction Goal continues to be met, no additional surveys/reports shall be required. Beyond such time, however, if FCDOT has reason to believe there are problems with the TDM program, the Applicant shall cooperate with FCDOT to review and reasonably address the concerns.
- L. Enforcement. If the PM fails to timely submit the County Report for the Application Property to FCDOT as required by this Proffer, or as the requirement may be extended, the County may thereafter issue the PM a notice stating that the PM has violated the terms of this Proffer and providing the PM sixty (60) days within which to cure such violation. If after such sixty (60) day period the PM has not submitted the delinquent County Report, then the Applicant shall be subject to a penalty of \$100 per day payable to Fairfax County to be used for transit or transportation related improvements in the vicinity of the Property until such time as the report is submitted to FCDOT.

14. New Traffic Signal and Pedestrian Improvements. As part of submission of the first site plan for the Proposed Development, the Applicant shall submit a signal warrant study for the intersection of New Dominion Parkway and Town Center Drive/Crescent Park Drive for review

by the Virginia Department of Transportation ("VDOT"). If VDOT determines that a traffic signal at that location is warranted and timely approved by VDOT, the Applicant shall install such signal, including pedestrian count-down signal heads, prior to the issuance of the first Non-RUP for the improvements shown on the site plan. Concurrent with the installation of the traffic signal, and if approved by VDOT, the Applicant also shall provide a painted crosswalk on New Dominion Parkway linking Crescent Park Drive and Town Center Drive.

- A. Town Center Drive Pedestrian Walkway. Prior to the issuance of the first Non-RUP for the portion of the Proposed Development shown on the site plan that triggers the warrant study set forth in this Proffer 14, the Applicant shall construct a pedestrian walkway along the east side of Town Center Drive between the intersection of New Dominion Parkway and the entrance drive to the West Tower, as more particularly shown on Sheet 7 of the DP.
- B. Traffic Signal Timing Study. As part of the Applicant's submission to VDOT of construction plans for the proposed traffic signal described in this Proffer, the Applicant also shall submit to VDOT a traffic signal timing study for the signalized intersections located within one-half mile of the Property. Such signal timing study shall be subject to review and approval by VDOT and shall provide for sufficient pedestrian crossing times in accordance with established standards as determined by VDOT. The Applicant shall coordinate with VDOT to implement such signal timing modifications as may be approved by VDOT based on the findings of the evaluation. If required, the signal timing adjustments shall be completed prior to final bond release for the traffic signal proposed by this Proffer.
- C. Upon demonstration by the Applicant that, despite diligent efforts or as a result of factors beyond the Applicant's control, the installation of the new traffic signal and/or pedestrian walkway as set forth in this Proffer 14 is delayed—such as the inability to secure necessary permission for utility relocations, easements or VDOT approval for traffic signals—beyond the time set forth in this Proffer, the Director of Zoning Evaluation in the Department of Planning and Zoning ("ZED") may agree to a later date for completion of such improvement.

15. Improvements to New Dominion Parkway. Prior to the issuance of the first Non-RUP representing more than 150,000 square feet of new development on the Property, and if approved by VDOT, the Applicant shall extend the far left turn lane on New Dominion Parkway on the westbound approach to the Fairfax County Parkway, as generally shown on Sheet 3 of the DP.

16. Bicycle Facilities. The Applicant shall provide bicycle racks/storage facilities for a total of 40 bicycles in locations convenient to the office, hospital and other uses of the Proposed Development. The specific number and exact locations of bicycle parking spaces to be provided in each phase of the Proposed Development shall be determined by the Applicant in consultation with FCDOT as part of site plan approval for each new building addition or parking structure in which such facilities are proposed. A minimum 50% of all new bike racks installed pursuant to this Proffer 16 shall be located under cover and protected from the elements, such as within an existing or proposed parking structure(s) or within an existing or proposed building. The bicycle

parking spaces shall be installed prior to the issuance of the first Non-RUP for the portion of the Proposed Development covered by the site plan on which the applicable bicycle parking spaces are shown.

17. On-site Pedestrian Connections. The Applicant shall provide on-site pedestrian circulation and connections as generally shown on Sheet 7 of the DP. Notwithstanding the foregoing, however, the Applicant may elect, in consultation with the Urban Forest Management Division ("UFMD") of the Department of Public Works and Environmental Services ("DPWES"), to relocate proposed pedestrian connections that the Applicant and UFMD determine during site plan review for the Proposed Development will result in the loss of mature trees. Except as set forth in Proffer 13 herein, new pedestrian connections to be installed as part of the Proposed Development shall be constructed in phases concurrent with the Applicant's construction of adjacent improvements on the Property; provided that all new pedestrian connections shown on the DP shall be completed no later than the issuance of the Non-RUP representing more than 300,000 square feet of new development on the Property.

18. Bus Shelters. Prior to the issuance of the first Non-RUP for any portion of the Proposed Development, the Applicant shall erect bus shelters at all existing bus stops on the Property as shown on Sheet 3 of the DP. The Applicant may adjust the specific location of each bus shelter in consultation with FCDOT in order to improve circulation on the Property or more closely match the routes established by public transit agencies serving the Property. All new bus shelters installed pursuant to this Proffer shall include at least one trash receptacle and shall be of a similar size and type as other existing bus shelters located within the Reston Town Center, as approved by the Reston Town Center Association Design Review Board ("DRB"). The Applicant shall be responsible for general maintenance of the shelter, including trash removal on a regular basis.

- A. New Bus Stop and Shelter. Prior to the issuance of the Non-RUP representing more than 200,000 square feet of new development on the Property, the Applicant shall install one (1) additional, new bus stop with shelter. The exact location of the bus shelter shall be determined in consultation with FCDOT as part of site plan approval for the portion of the Proposed Development that triggers the requirement for a new bus shelter. A trash receptacle shall be included as part of the bus shelter, and the Applicant shall be responsible for general maintenance of the shelter, including trash removal on a regular basis. Should the Bus Pad be constructed on the Property, the Applicant shall provide all easements and right-of-way necessary for construction and maintenance of the pad and future shelter if it is constructed by others. A determination of these limits shall be coordinated with and approved by FCDOT prior to site plan approval for the bus shelter. Notwithstanding the provisions of this Proffer 18A, in the event an agreement cannot be reached as to the location of the Bus Pad, then, in lieu of constructing the Bus Pad, the Applicant shall provide a contribution of Twenty-five Thousand and No/Dollars (\$25,000.00) to the Board of Supervisors for the installation of a bus shelter to serve the Property.
- B. Existing New Dominion Parkway Bus Stop. Prior to the issuance of the first Non-RUP for any new development on the Property, the Applicant shall install a

concrete bus stop pad along the right-of-way in front of the Property to allow the placement of a future bus shelter at the existing bus stop on New Dominion Parkway.

- C. Bus Routes. In accordance with the Public Access Easement granted to the Board of Supervisors by deed recorded in Deed Book 12452 at Page 1614, the Applicant shall continue to allow Fairfax County and WMATA transit buses and shuttles to access the Property for the purposes of picking up and dropping off passengers. The exact circulation routes through the Property shall be determined jointly by the Applicant, the Hunter Mill District Supervisor's office, and FCDOT, which may be modified from time to time as circumstances warrant.

SITE DESIGN

19. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the DP, subject to allowances for the installation of fences, utilities, and/or trails, which shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed.

20. Tree Preservation and Landscaping.

- A. Preservation of Existing Trees. Prior to submission of each site plan for the Proposed Development, the Applicant shall consult with UFMD to identify which trees on the Property may be impacted by the Applicant's construction of the applicable portion of the Proposed Development. Should the Applicant and UFMD determine that existing trees on the Property may be impacted by the Applicant's construction of the Proposed Development, then the Applicant shall prepare and submit to UFMD a tree preservation plan that conforms to all Public Facilities Manual requirements for tree preservation plans and narratives applied to the Property as defined by the limits of clearing and grading proposed for the Applicant's construction of the Proposed Development (each a "Tree Preservation Plan"). The Applicant shall submit the Tree Preservation Plan to UFMD for review and approval as part of site plan submission(s) for the Proposed Development. The Applicant shall save those trees identified in the Tree Preservation Plan as intended to be saved or as otherwise approved by UFMD. All relocated or new public and/or private utilities serving the Proposed Development shall be located to avoid trees that are to be preserved pursuant to the Tree Preservation Plan, as determined by UFMD. As part of the Tree Preservation Plan, the Applicant shall list tree preservation and maintenance activities designed to maximize the survivability of each tree designated for preservation, including, but not limited to, pre-construction root pruning and crown pruning, vertical and horizontal mulching and fertilization. All trees shown to be preserved on the Tree Preservation Plan and site plan shall be protected by 14-gauge welded wire fencing, a minimum of four (4) feet in height, attached to steel posts spaced no farther than ten (10) feet apart. The fencing shall be erected at the proposed limits of disturbance prior to commencement of any

clearing or grading on the relevant portion(s) of the site, and shall be made clearly visible to construction personnel.

- B. Tree Removal and Replacement. During the County's review of the site plan(s) for the Proposed Development, if it is determined necessary by UFMD to permit the removal of any trees previously designated to be preserved on a Tree Preservation Plan, the Applicant shall provide supplemental plantings at another location(s) on the Property according to the directions of UFMD and consistent with the tree canopy requirements of the PFM.
- C. Landscape Plan. As part of each site plan submission for the Proposed Development, the Applicant shall submit for review and approval by DPWES a detailed landscape plan for the portion of the Property covered by the subject site plan (each a "Landscape Plan"). Such Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on Sheet 6 of the DP. Such Landscape Plan shall include the applicable Tree Preservation Plan and proposed new plantings, including deciduous trees, evergreen trees, shrubs, bushes and similar under plantings.

21. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 and Section 9-308(7) of the Zoning Ordinance. The Applicant reserves the right to provide monument signage not specifically shown on the DP, provided it conforms to Article 12 and/or pursuant to approval by the Planning Commission in accordance with the standards set forth in the Zoning Ordinance for Comprehensive Sign Plans.

ARCHITECTURAL DESIGN AND BUILDING MATERIALS

22. Architecture and Materials. Building architecture, colors, and materials shall be submitted to the Reston Town Center Association Design Review Board ("DRB") for approval and shall be compatible with the existing Hospital and office buildings.

23. Parking Deck Architecture. Those portions of new above-grade parking structures that front public streets and/or abut residential communities shall incorporate architectural features or façade elements to help break up the mass and bulk of the parking structures, as well as provide a pedestrian sense of scale. The Applicant shall be permitted to vary the façade treatments among each of the parking structures to match the architectural style of the buildings each serves, provided that the character and quality of treatments are comparable across the Property. The entire garage façade shall be constructed with high-quality architectural block, stone, stone-like material, colored pre-cast concrete or a comparable material. The garage façade shall incorporate architectural treatments such as "ribbing," eyebrows, or other details that complement the architecture of the adjacent medical office buildings, as the same may be approved by the DRB in accordance with Proffer 22 herein.

GREEN BUILDING PRACTICES

24. LEED Certification for New Buildings. The Applicant shall obtain certification under the U.S. Green Building Council's ("USGBC") Leadership in Energy and Environmental Design ("LEED") certification, or other equivalent rating system, for the new Medical Office Building

to be constructed on the Property. Certification shall be under either the most current version of the LEED for New Construction ("LEED-NC"), LEED for Core and Shell ("LEED-CS"), or LEED for Healthcare Facilities ("LEED-HC") rating systems, or another equivalent rating system. Nothing in this Proffer shall be construed to require LEED certification for any existing building on the Property that is subject to interior or exterior renovations or modifications, or that must be partially or wholly reconstructed due to casualty.

- A. As part of the initial site plan submission for the Medical Office Building, the Applicant shall include a statement certifying that a LEED-accredited professional (LEED-AP), who is also a professional engineer or architect is a member of the Applicant's design team, and that the LEED-AP has provided direction to incorporate sustainable design elements and innovative technologies into the building's design to facilitate attainment of LEED certification, or another equivalent rating system, pursuant to this Proffer. The Applicant also shall provide a list of specific credits within the most current version of the LEED-NC or LEED-CS (or, if applicable, LEED-HC or another LEED rating system selected by the Applicant as specified above) rating system that the Applicant anticipates incorporating in the design of such building. As part of such submission, the Applicant's LEED-AP shall provide certification statements confirming that the proposed credits will satisfy the minimum number of credits necessary to attain LEED or equivalent certification of the subject building.
- B. Prior to the approval of a site plan for the Medical Office Building, the Applicant shall execute a separate agreement and post, as a "Green Building Escrow," in the form of cash or a letter of credit from an institution acceptable to DPWES an amount equal to \$2.00 per square foot of development in such building to be held in an escrow account by the County to ensure compliance with this Proffer. This escrow shall be in addition to and separate from other bond requirements and shall be released to the Applicant upon the Medical Office Building's certification under the LEED-CS or LEED-NC (or, if applicable, LEED-HC or another LEED or equivalent program selected by the Applicant as specified above) rating system by the USGBC. A letter or other documentation from the USGBC or equivalent certifying organization stating that the building has obtained certification shall be sufficient to demonstrate compliance with this Proffer. In the event the Applicant fails to produce documentation of the Property's certification under the LEED-CS or LEED-NC (or, if applicable, LEED-HC or another LEED or equivalent rating system selected by the Applicant as specified above) rating system within one (1) year following the issuance of the final Non-RUP for the Medical Office Building, then the escrow shall be released to Fairfax County as the sole remedy available for the building's failure to secure LEED or equivalent certification under this Proffer and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

25. Green Building Practices for Additions to Existing Buildings. For all additions to existing buildings on the Property, as shown on the DP, the Applicant's LEED AP shall identify opportunities to incorporate some or all of the following green building design elements into any renovations or expansions of the existing buildings, as applicable:

- A. Design by an architectural firm with at least one LEED (or equivalent program) accredited professional on the team;
- B. Allocate space for storage of recyclables, including but not limited to, fluorescent light bulbs, paper, cardboard, aluminum and glass, and provide for collection of recyclables within the Proposed Development;
- C. Prohibit smoking in all indoor spaces, with smoking areas provided outside the building at least 25 feet from all doors and air intakes.
- D. Incorporate Erosion and Sediment Control measures;
- E. Provide bicycle facilities for a minimum of 40 bicycles throughout the Proposed Development to encourage bicycling.
- F. Use highly reflective roof materials for all buildings that are expanded;
- G. All newly-installed or replacement site lighting will be certified, prior to bond release, by an accredited professional to meet American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE/IESNA Standard 90.1-2007) standards to reduce nighttime pollution, avoid spillage offsite, and maintain minimum and maximum recommended levels; and Article 14, Section 9 of the Fairfax County Zoning Ordinance;
- H. Non-ozone-depleting refrigerants will be specified for all new cooling systems;
- I. Low emitting materials will be used for paints, sealants, carpeting, and composite board will be formaldehyde-free.
- J. At least 50% of construction debris and reusable materials will be diverted to a recycling facility, salvage yard, or other site for reuse.
- L. Wherever possible during construction, use materials with a high recycled content, and rapidly renewable materials.
- M. During construction, follow the guidelines of the Sheet Metal and Air Conditioning National Contractors Association Indoor Air Quality guidelines to promote better air quality after construction.
- N. Reduce impervious surface for the overall Proposed Development by using structured parking decks.
- O. Install insulated/Low E High Performance glazing in renovated areas or expansion areas.
- P. Use efficient landscape irrigation and local/drought tolerant plant species to reduce potable water use for irrigation.

LIGHTING

26. Lighting. All proposed on-site, outdoor and parking garage lighting provided with the Proposed Development shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance. Light poles in new or upgraded surface parking lots and on the top level of the proposed Parking Decks, as well as building-mounted security lighting, shall all use shielded cut-off fixtures and be directed inward and downward such that the lamp surface is not directly visible to adjacent properties. The exposed portions of the above-grade Parking Decks that have frontage on New Dominion Parkway or Town Center Parkway shall be constructed with solid vertical perimeter walls, not less than 32 inches in height, for the purpose of blocking headlights from shining into adjacent residences. Lighting within the stair towers shall be designed to contain light within the tower and prevent light from spilling outward in order to mitigate the impact of light pollution on adjacent residences. Light poles on the top level of the parking garage will be confined to the center of the structure. Wall-mounted sconces, which direct light inward and downward, shall be used along the perimeter of the top level. Lighting within the parking garage and along the perimeter of the top deck of the parking garage shall be of low intensity and recessed design.

- A. Construction Lighting. During construction of the Proposed Development, the Applicant shall reduce glare from OSHA, VOSHA, VUSBA, and local ordinance-required superstructure lighting to the extent possible without violating the aforementioned laws, regulations, or policies. The Applicant shall present measures such as cut-off shields, lower intensity or lower number of light bulbs dimming or extinguishing lighting after construction hours to appropriate construction inspectors for their consideration and will be implemented by the Applicant if approved.

STORMWATER MANAGEMENT

27. Stormwater Management Facilities. As of the date of these Proffers, stormwater runoff from the Property is managed by a combination of on-site and off-site facilities, as indicated on Sheets 8 and 9 of the DP (the "Existing SWM Facilities"). The Existing SWM Facilities provide both water quantity and water quality benefits to the Property. Stormwater management for the Proposed development shall be provided in conformance with Sheets 8 and 9 of the DP and the Public Facilities Manual, as determined by DPWES.

MISCELLANEOUS

28. Trash Collection. The Applicant shall not permit refuse collection on the Property between the hours of 9:00 p.m. and 6:00 a.m. the following day.

29. Construction Hours. The Applicant shall prohibit all contractors and subcontractors from conducting any site preparation work or exterior construction on buildings prior to 7:00 am or after 9:00 pm each day from Monday through Saturday. No site preparation work or exterior construction on buildings shall be permitted on Sunday. These restrictions shall not apply to work conducted within enclosed buildings.

30. Advance Density Credit. Advance density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance, for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the Public Facilities Manual ("PFM"), at the time of site plan approval for the Property.

31. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a PCA without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA does not adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of this PCA shall otherwise remain in full force and effect.

32. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

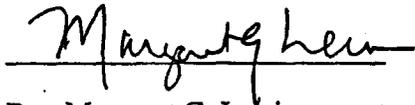
33. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

34. Annual Escalation Clause. For all proffers in this document specifying contribution amounts or budgets for the construction of improvements of facilities, the contribution and/or budget amount shall escalate on a yearly basis from the base year of 2010 and change effective each January 1 thereafter, consistent with the Code of Virginia. For all proffers in this document not specifying contribution amounts or budgets for operational expenses, including but not limited to, Proffer 13 (Transportation Demand Management), the contribution and/or budget amount shall escalate on a yearly basis from the base year of 2010 and change effective each January 1 thereafter, based on changed in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

RESTON HOSPITAL CENTER, LLC

Title Owner of and Agent for Tax Map 17-1 ((1)) Parcels 15B, 17, and 3H1; Title Owner of Tax Map 17-1 ((19)) Parcels B, 100, 201, 206, 210, 303, 308A, 310, 311A and 412A; Ground Lessor of Tax Map 17-1 ((1)) Parcel 17

A handwritten signature in cursive script, appearing to read "Margaret G. Lewis", is written over a horizontal line.

By: Margaret G. Lewis

Its: Senior Vice President

THE HOSPITAL CENTER MEDICAL PAVILION CONDOMINIUM ASSOCIATION

Title Owner of the medical office building and a portion of the land upon which it is located.
Agent for unit owners of Tax Map 17-1 ((19)) B, C5, C6, 100, 201, 206, 207, 208, 209, 210, 301,
303, 308A, 308B, 310, 311A, 314A, 400, 406, 409, 410, 411A and 412A.

A handwritten signature in black ink, appearing to read 'William A. Adams', written over a horizontal line.

By: William A. Adams

Its: President

THE HOSPITAL CENTER MEDICAL PLAZA CONDOMINIUM ASSOCIATION

Title Owner of the medical office building and a portion of the land upon which it is located.
Agent for unit owners of Tax Map 17-1 ((14)) Parcels 101, 103, 105, 110, 111, 113, 115, 116,
117, 118, 120, 201, 202, 205, 206, 207, 209, 210, 212, 214, 215, 218, 220A, 222, 301, 303, 305,
306, 307, 308, 309, 310, 311, 312, 313, 315, 316, 317, 319, 320, 401A, 402, 404, 405, 406, 407,
408, 409, 410, 411, 412, 413, 414, 415, 416, 418, 419 and 420.



By: William A. Adams

Its: President

PARKWAY MEDICAL TOWER CONDOMINIUM ASSOCIATION

Ground Lessee of Tax Map 17-1 ((1)) Parcel 17, owned by Reston Hospital Center LLC. Agent for unit owners of Tax Map 17-1 ((28)) 100, 120, 130, 140, 150, 160, 180, 210, 220, 220A, 225, 230, 240, 250, 255, 260, 270, 280, 300, 300A, 310, 335, 340, 350 and 460.

A handwritten signature in cursive script, appearing to read 'Kelly Manion', is written over a solid horizontal line.

By: Kelly Manion

Its: President



DEVELOPMENT PLAN/
 PROFFERED CONDITION AMENDMENT PLAT/
 DEVELOPMENT PLAN AMENDMENT
 DPA-89-C-025-04
RESTON HOSPITAL CAMPUS

HUNTER MILL DISTRICT.
 FAIRFAX COUNTY, VIRGINIA
 APRIL 8, 2009

PROJECT TEAM

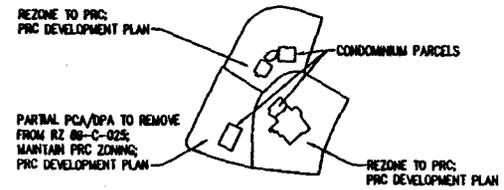
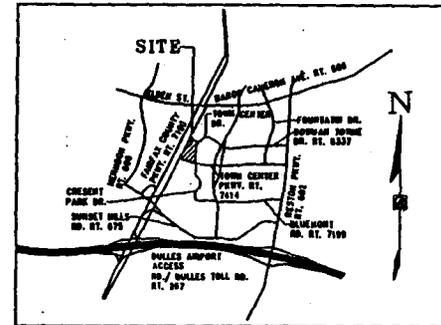
APPLICANT:
 RESTON HOSPITAL CENTER
 1850 TOWN CENTER PARKWAY
 RESTON, VA 20190

**CIVIL ENGINEER/ PLANNER/
 LANDSCAPE ARCHITECT:**
 ADTEK ENGINEERS, INC.
 3251 OLD LEB HIGHWAY, SUITE 405
 FAIRFAX, VA 22030

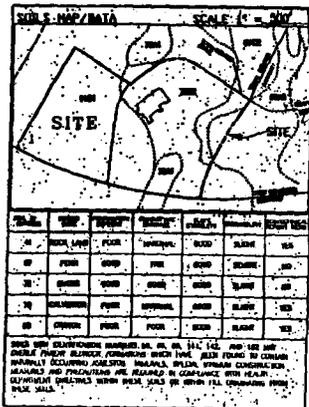
ARCHITECT:
 EARL SWENSSON ASSOCIATES
 RICHARD L. MILLER, ARCHITECT
 2100 WEST END AVENUE
 VANDERBILT PLAZA, SUITE 1200
 NASHVILLE, TN 37203

LAND USE ATTORNEY:
 COOLEY GODWARD KRONISH, LLP
 RESTON TOWN CENTER
 11951 FREEDOM DRIVE
 RESTON, VA 20190

TRAFFIC ENGINEER:
 GOROVE/SLADE ASSOCIATES, INC.
 3914 CENTREVILLE ROAD, SUITE 330
 CHANTILLY, VA 20151



PARCEL DIAGRAM
 SCALE 1"=1000'



EXISTING 1-5 7.50± A.C.
 REZONE TO PRC;
 PRC DEVELOPMENT PLAN

EXISTING PRC 9.33± A.C.
 PARTIAL PCA/DPA TO REMOVE
 FROM RZ 89-C-025;
 MAINTAIN PRC ZONING;
 PRC DEVELOPMENT PLAN



EXISTING C-3 14.81± A.C.
 REZONE TO PRC;
 PRC DEVELOPMENT PLAN

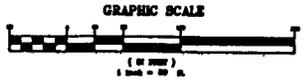
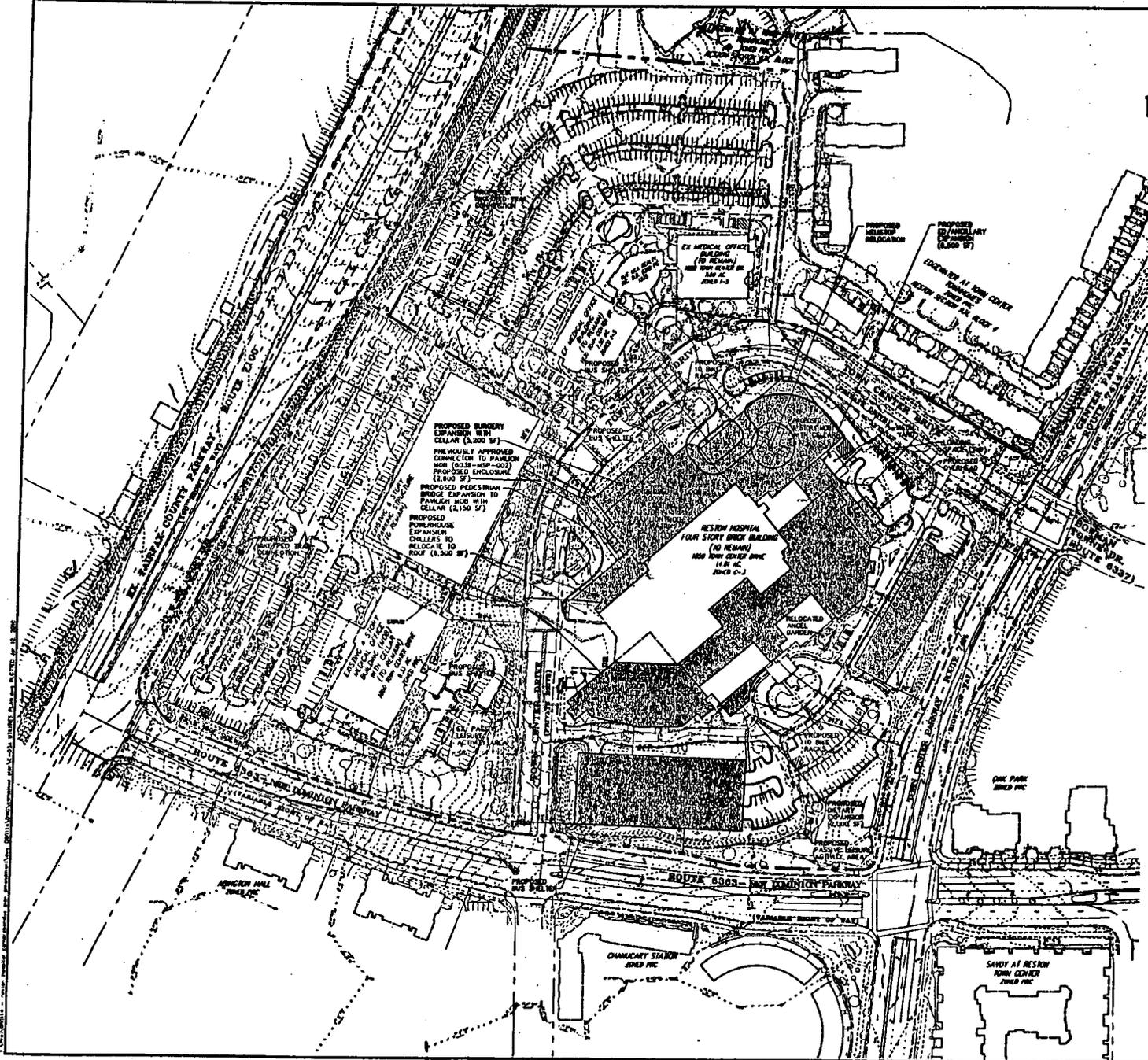
SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET - DP/PCP/DPA
2	INDEX - OVERLAYS
3	THE CONTEXT - SMALL SCALE PLAN
4	UTILITY PLAN
5	EXISTING VEGETATION MAP
6	LANDSCAPE PLAN
7	PROPOSED SPECIAL USE PLAN
8	PRELIMINARY BEST MANAGEMENT PRACTICES PLAN
9	PRELIMINARY STORMWATER MANAGEMENT PLAN
10	REGULATORY COST ANALYSIS
11	ARCHITECTURAL ELEVATIONS
12	ARCHITECTURAL ELEVATIONS
13	ARCHITECTURAL ELEVATIONS
14	ARCHITECTURAL ELEVATIONS
15	INCLUDED FOR INFORMATION ONLY: DP/PCP/DPA
16	REZONING PLAN
17	REZONING PLAN
18	GENERALIZED DEVELOPMENT PLAN
19	GENERALIZED DEVELOPMENT PLAN
20	INCLUDED FOR INFORMATION ONLY: DP/PCP/DPA
21	SE - PCA PLAT - TOP SHEET 1
22	SE - PCA PLAT - TOP SHEET 2
23	SE - PCA PLAT - TOP SHEET 3
24	SE - PCA PLAT - TOP SHEET 4
25	SE - PCA PLAT - TOP SHEET 5
26	SE - PCA PLAT - TOP SHEET 6
27	SE - PCA PLAT - TOP SHEET 7

ADTEK
 224 Old Lee Highway, Suite 405
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 Phone: 703-941-1000 Fax: 703-941-1001
 www.adtek-engineers.com

ES&A
 Earl Swenson Associates
 2100 West End Avenue
 Nashville, Tennessee 37203
 Richard L. Miller, Architect

RESTON HOSPITAL CAMPUS
 DPA-89-C-025-04 RESTON, VA
 HUNTER MILL DISTRICT - DP/PCP/DPA
 COVER SHEET - DP/PCP/DPA

DATE: NA
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: NA
 SHEET: 1 OF 25



RESTON HOSPITAL CAMPUS
 DPA-89-C-028-04
 HUNTER MILL DISTRICT RESTON, VA

UTILITY PLAN
 DATE: 01-13-89
 SHEET: 4 OF 25

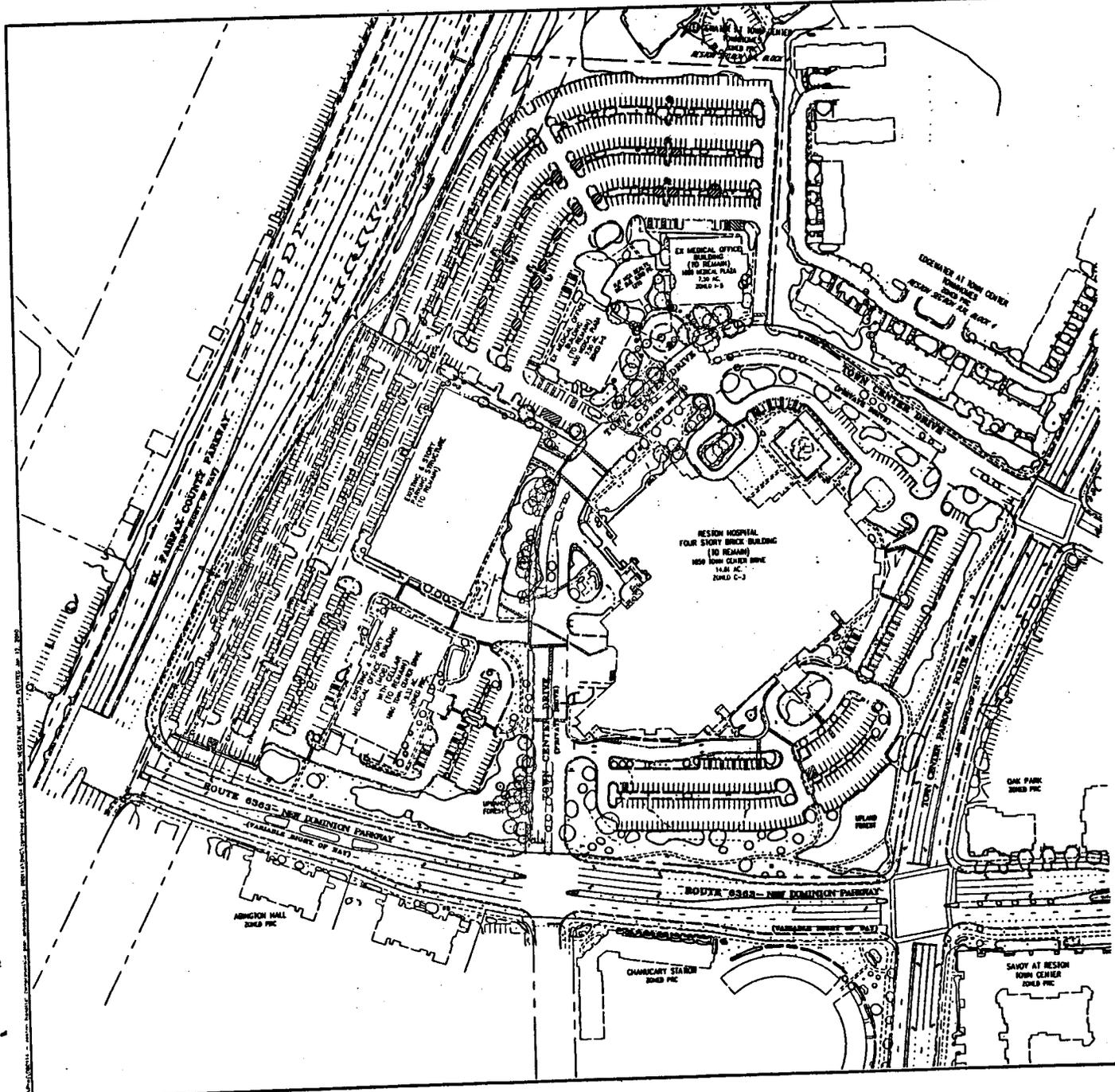


NO.	DATE	DESCRIPTION
1	01/13/89	ISSUED FOR PERMITTING
2	01/13/89	REVISED TO SHOW CHANGES
3	01/13/89	REVISED TO SHOW CHANGES
4	01/13/89	REVISED TO SHOW CHANGES
5	01/13/89	REVISED TO SHOW CHANGES
6	01/13/89	REVISED TO SHOW CHANGES
7	01/13/89	REVISED TO SHOW CHANGES
8	01/13/89	REVISED TO SHOW CHANGES
9	01/13/89	REVISED TO SHOW CHANGES
10	01/13/89	REVISED TO SHOW CHANGES

ESA
 Carl Swenson Associates
 1000 North 17th Street
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 Phone: 703-441-4400 Fax: 703-441-4404

Richard L. Miller, Architect

ADTEK
 2201 Old Lee Highway, Suite 400
 Fairfax, VA 22031
 Phone: 703-441-4400 Fax: 703-441-4404



GENERAL VEGETATIVE ARRANGING FOR RESTON HOSPITAL CAMPUS.

GENERALLY, THE EXISTING RESTON HOSPITAL CAMPUS CONSISTS OF THE MAIN HOSPITAL BUILDING, TWO OFFICE OFFICE BUILDINGS, PARKING GARAGE, SURFACE PARKING, AND NEIGHBORLY PROPERTIES TO THE NORTH, EAST, AND SOUTH ARE PROPOSED AND LEFT THE CONSIDERATION DEVELOPER. TO THE WEST IS FAIRFAX COUNTY PARKWAY AND THE SOUTH OF HUNTER.

UPLAND FOREST HAS BEEN PREPARED IN AREAS BETWEEN THE HOSPITAL CAMPUS AND NEW HUNTER FOREST. THESE AREAS CONSIST OF OAK, HICKORY AND YELLOW POPLAR. UPLAND FOREST IS LOCATED TO THE EAST SIDE OF THE PARKING GARAGE AND BETWEEN THE HOSPITAL PARKING AND JOHN CENTER PARKWAY.

THE REMOVAL OF THE HOSPITAL CAMPUS IS DEVELOPED LAND CONSISTING OF SURROUNDING PARKING AND PARKING DRIVE (JOHN CENTER DRIVE). SEVERAL PARKING LOT TREES LOCATED AT 1000 AND 1500 JOHN CENTER DRIVE ARE OF VARIOUS SIZES OF DECIDUE. THOSE PARKING LOT TREES NOTED IN YOUR CONTRACT SHOULD BE REMOVED AND REPLACED WITH NEW TREES.

EXISTING VEGETATION SURVEY

NO.	PLANT SPECIES	SIZE	LOCATION	REMARKS
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PLANT LEGEND

- REMOVED TREES IN VARIOUS STAGES OF DECAY
- REMOVED EXISTING TREES

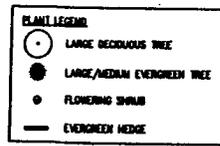
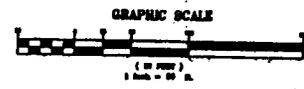
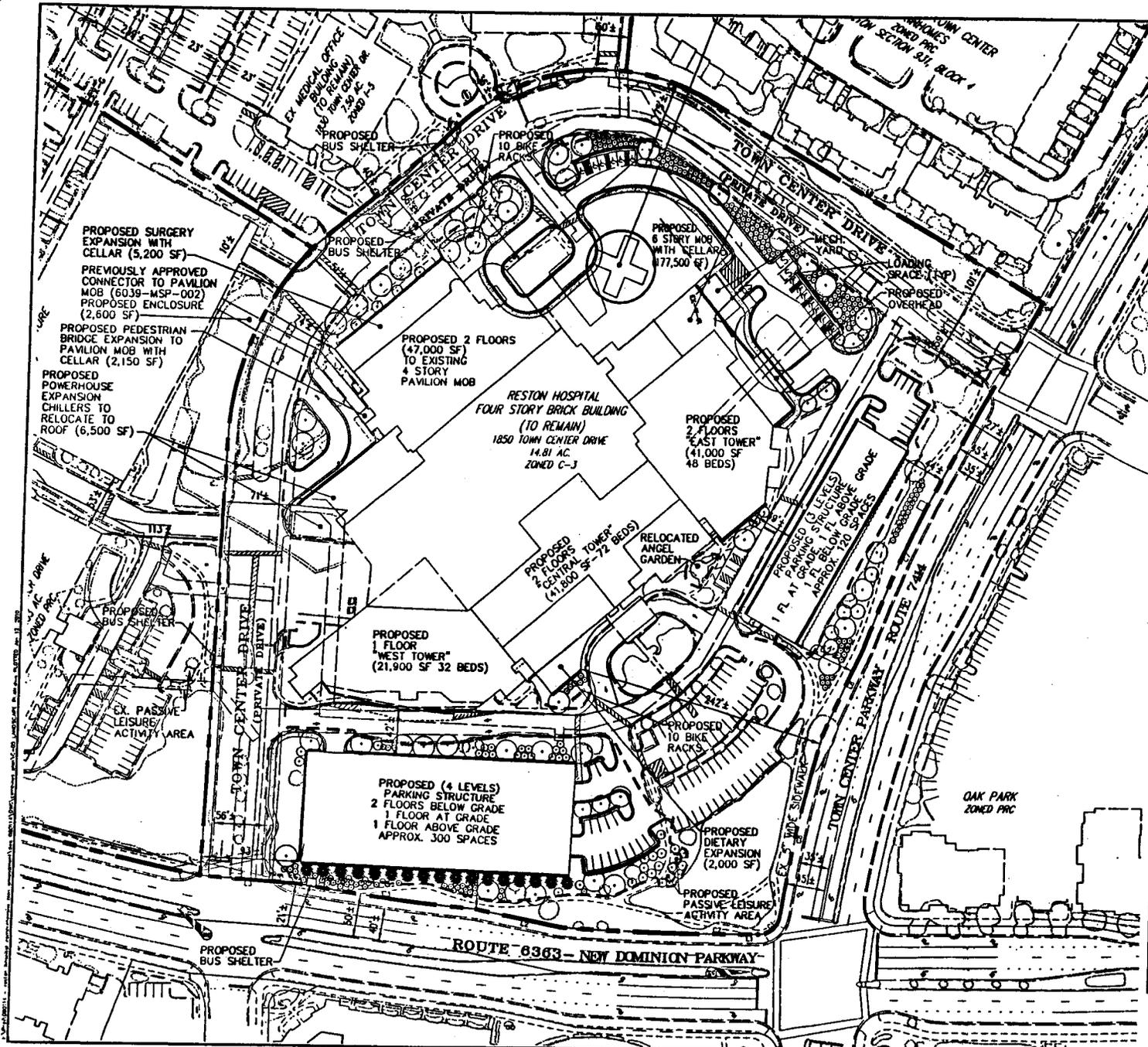
ADTEK
 2051 Old Lee Highway, Suite 400
 Fairfax, Virginia 22033
 Phone: 703/461-1111
 Fax: 703/461-1112

ESa
 Earl Swenson Associates
 1000 North Glebe Road, Suite 200
 Arlington, Virginia 22202
 Richard L. Miller, Architect



RESTON HOSPITAL CAMPUS
 DPA-89-C-026-04
 HUNTER MILL DISTRICT
 RESTON, VA
 EXISTING VEGETATIVE MAP

DATE: 1-80
 SCALE: 1"=40'
 SHEET: 5 OF 25



ADTEK
 2201 Oak Lane Highway, Suite 400
 Reston, VA 20191
 Phone: 703-441-8888
 Fax: 703-441-8889

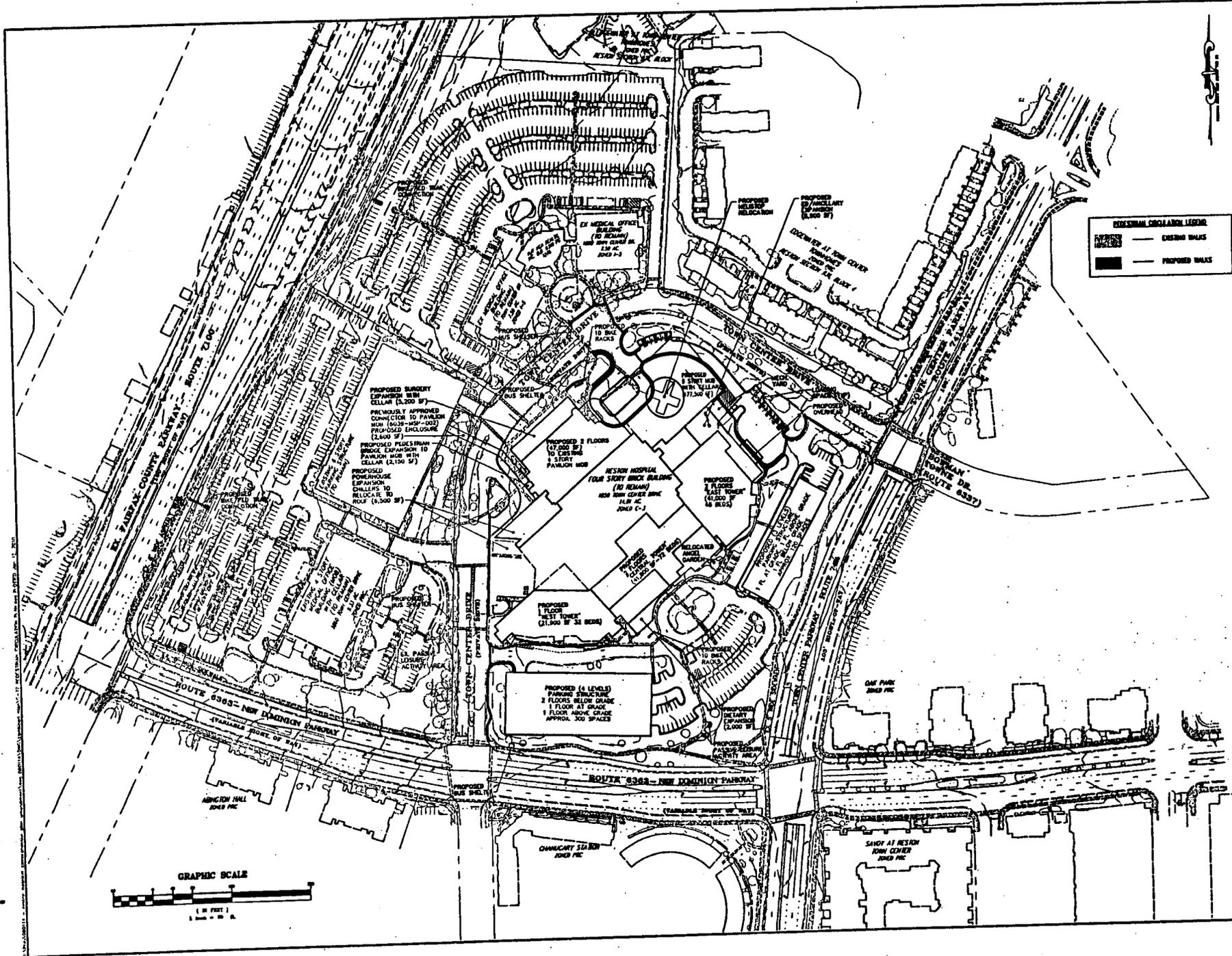
ESa
 Carl Swenson Associates
 10000 Lee Highway, Suite 200
 Fairfax, VA 22031
 Richard L. Miller, Architect

NO.	DATE	DESCRIPTION
1	10/1/99	ISSUE FOR PERMITTING
2	10/1/99	ISSUE FOR PERMITTING
3	10/1/99	ISSUE FOR PERMITTING
4	10/1/99	ISSUE FOR PERMITTING
5	10/1/99	ISSUE FOR PERMITTING
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8	10/1/99	ISSUE FOR PERMITTING
9	10/1/99	ISSUE FOR PERMITTING
10	10/1/99	ISSUE FOR PERMITTING



RESTON HOSPITAL CAMPUS
 DPA-99-C-025-04
 HUNTER MILL DISTRICT
 LANDSCAPE PLAN

DATE: 11-25-99
 DRAWN: JCB
 CHECKED: JCB
 SCALE: AS SHOWN
 SHEET: 6 OF 25



PEDESTRIAN CIRCULATION LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- PROPOSED RAMP



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Falls Church, Virginia 22041
Phone: 703/261-8800
Fax: 703/261-8801

ESa
Eckstut Swenson Associates
1000 North 17th Street, Suite 200
Arling Heights, Virginia 22209
Phone: 703/441-1234

Richard L. Miller, Architect

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

RESTON HOSPITAL CAMPUS
DPA-89-C-085-04 RESTON, VA
HUNTER MILL DISTRICT
PEDESTRIAN CIRCULATION PLAN

SCALE: 1"=80'

DATE: 02-13-90

PROJECT: 080114

SHEET: 7 OF 25

OVERALL DRAINAGE

THE RESTON HOSPITAL CAMPUS IS LOCATED WITHIN THE SUGARLAND RUN WATERSHED. THERE ARE SEVEN DRAINAGE AREAS FOR THE HOSPITAL CAMPUS.

DRAINAGE AREA #1 CONSISTS OF 4.32 ACRES ALONG THE NORTH-EAST CORNER OF THE SITE. THE OUTFALL FROM THIS DRAINAGE AREA LEAVES THE HOSPITAL CAMPUS WITHIN AN EXISTING ASSESSMENT BASED STORM SEWER SYSTEM. THE PATH OF FLOW CONTINUES TO THE NORTH THROUGH THE DEVELOPER AT TOWN CENTER DEVELOPMENT AND INTO THE EXISTING EDGE WATER AT TOWN CENTER WET POND. THE FLOW THEN CONTINUES ACROSS BARNUM CHARLTON AVENUE AND INTO THE EXISTING POND FOR THE CRISTAL CREEK AT RESTON DEVELOPMENT. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREA #1 REACHES A WATERBODY. WITH A CONTRIBUTING DRAINAGE AREA NOT EXCEEDING THE CONTRIBUTING DRAINAGE AREA.

DRAINAGE AREA #2 CONSISTS OF 2.73 ACRES ALONG THE SOUTHWEST CORNER OF THE SITE. THE OUTFALL FROM THIS DRAINAGE AREA LEAVES THE HOSPITAL CAMPUS WITHIN AN EXISTING ASSESSMENT BASED STORM SEWER SYSTEM. THE PATH OF FLOW CONTINUES THROUGH THE MADISON PARK AND WEST MARKET DEVELOPMENT AND INTO THE EXISTING WET POND. THE OUTFALL THEN CONTINUES WITHIN STORM SEWER ACROSS FARMVALE COUNTY PARKWAY TO THE WEST AND INTO THE SUGARLAND RUN FLOOD PLAN. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREA #2 REACHES A FLOODPLAIN WITH A CONTRIBUTING DRAINAGE AREA OF 1 SQUARE MILE OR MORE.

DRAINAGE AREA #3 CONSISTS OF 1.42 ACRES WHICH IS LOCATED WITHIN THE SOUTH-CENTRAL AND SOUTH-WESTERN PORTION OF THE SITE. THE RUNOFF OUTFALLS FROM DRAINAGE AREA #3 ARE BEING DRAINAGE WITHIN THE EXISTING EXISTING UNDERGROUND STORM WATER DETENTION FACILITY LOCATED IN THE WESTERN PORTION OF THE EXISTING FARMVALE LANE. ONCE LEAVING THE SITE, THE OUTFALL CROSSES FARMVALE COUNTY PARKWAY TO THE WEST WITHIN AN EXISTING ASSESSMENT BASED STORM SEWER PIPE WHERE IT THEN OUTFALLS INTO THE SUGARLAND RUN FLOOD PLAN. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREA #3 REACHES A FLOODPLAIN WITH A CONTRIBUTING DRAINAGE AREA OF 1 SQUARE MILE OR MORE.

DRAINAGE AREA #4 CONSISTS OF 1.42 ACRES (PLAN ACRES OFFSET) WHICH IS LOCATED IN THE NORTH-WESTERN PORTION OF THE SITE. THE RUNOFF OUTFALL FROM DRAINAGE AREA #4 ARE BEING DRAINAGE WITHIN THE EXISTING OFFSITE STORM WATER MANAGEMENT POND THAT RUNS ALONG THE WESTERN EDGE OF THE PARKING LOT AND THE EASTERN SIDE OF THE FARMVALE COUNTY PARKWAY. THE OUTFALL CONTINUES FROM THIS POND WITHIN AN EXISTING STORM SEWER SYSTEM WHERE IT CROSSES FARMVALE COUNTY PARKWAY THROUGH THE SUGARLAND RUN PAVED PARK WITHIN THE STORM SEWER AND ULTIMATELY INTO THE SUGARLAND RUN FLOOD PLAN. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREA #4 REACHES A FLOODPLAIN WITH A CONTRIBUTING DRAINAGE AREA OF 1 SQUARE MILE OR MORE.

DRAINAGE AREA #5 CONSISTS OF 0.49 ACRES THAT BEING ALONG THE SOUTH-WESTERN PORTION OF THE EXISTING PARKING LOT. THE OUTFALL FROM THIS AREA IS NOT CONSIDERED URGENT AND IS CONSIDERED DEFERRED. ULTIMATELY, THE RUNOFF IS PICKED UP BY THE STORM SYSTEM WITHIN FARMVALE COUNTY PARKWAY AND DISCHARGES INTO THE SUGARLAND RUN FLOOD PLAN.

THE ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL WILL BE MET BY DETAILED ANALYSIS AS PART OF THE FUTURE SITE PLAN ASSOCIATED WITH THIS PROJECT. HOWEVER A SYNOPSIS OF THE PROPOSED INVESTIGATION IS DESCRIBED BELOW.

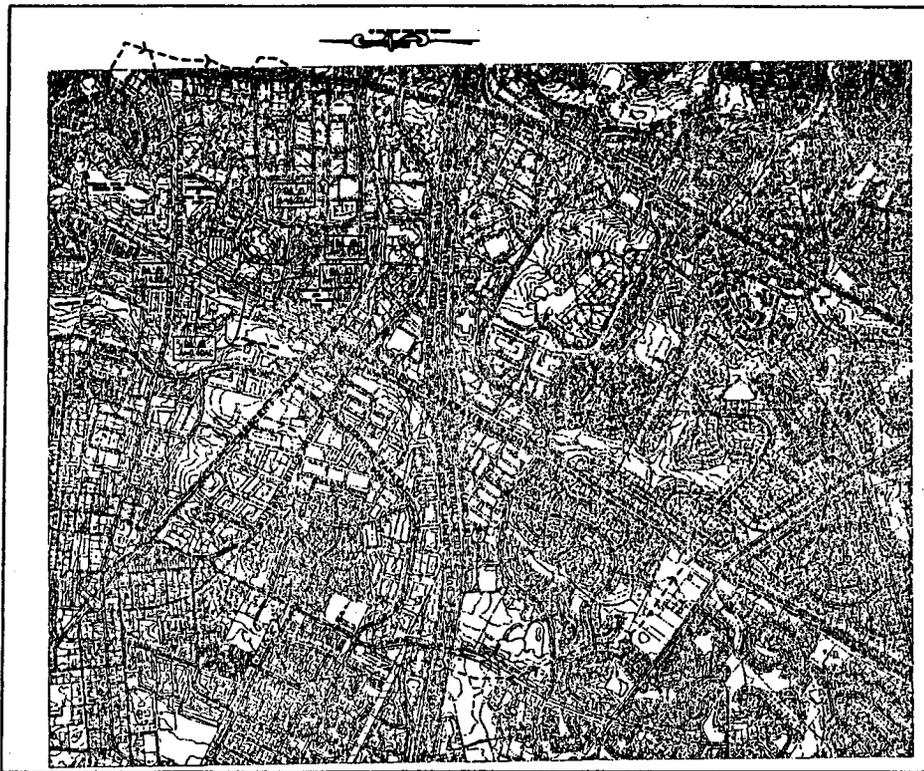
THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #1 IS ANALYZED IN A POINT AND RUNOFF OF THE SITE UNDER A CONSIDERANCE OF AT LEAST SIZE OF THE SITE CONTRIBUTING AREA IS MET. THE REQUIRED CAPACITY OF EXISTING ASSESSMENT BASED STORM SEWER SYSTEM AND IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR DRAINAGE AREA #1 IS ADEQUATE.

THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #2 IS DETERMINED BY ANALYZING THE PATH OF FLOW FROM THE SITE. A POINT OF CONFLUENCE IS MET AT THE EXISTING STORM WATER MANAGEMENT POND WHERE A CONTRIBUTING DRAINAGE AREA OF AT LEAST SIZE OF THE SITE CONTRIBUTING AREA IS MET. THE REQUIRED CAPACITY OF EXISTING ASSESSMENT BASED STORM SEWER SYSTEM AND IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR THE AREA IS ADEQUATE.

THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #3 IS DETERMINED BY ANALYZING THE PATH OF FLOW FROM THE SITE TO WHERE THE OUTFALL ENTERS SUGARLAND RUN. THREE CROSS SECTIONS FROM THE POINT OF OUTFALL INTO THE FLOOD PLAN WILL BE PROVIDED 150 FEET DOWNSTREAM. THESE CROSS SECTIONS WITHIN THE WELL ESTABLISHED DRAINAGE CHANNEL WILL SHOW THAT THE CHANNEL IS ADEQUATE TO CONVEY THE 10 YEAR STORM EVENT AND CONTAINS NON-EROSIVE VELOCITIES FOR THE 1 YEAR STORM. IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR DRAINAGE AREA #3 IS ADEQUATE.

THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #4 IS DETERMINED BY ANALYZING THE PATH OF FLOW FROM THE SITE TO WHERE THE OUTFALL ENTERS SUGARLAND RUN. THREE CROSS SECTIONS FROM THE POINT OF OUTFALL INTO THE FLOOD PLAN WILL BE PROVIDED 150 FEET DOWNSTREAM. THESE CROSS SECTIONS WITHIN THE WELL ESTABLISHED DRAINAGE CHANNEL WILL SHOW THAT THE CHANNEL IS ADEQUATE TO CONVEY THE 10 YEAR STORM EVENT AND CONTAINS NON-EROSIVE VELOCITIES FOR THE 1 YEAR STORM. IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR DRAINAGE AREA #4 IS ADEQUATE.

THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #5 IS MET AT THE PROPERTY LINE AS THIS OFFICE AREA IS CONSIDERED DRAINAGE. THE RUNOFF FROM THIS AREA IS NON-EROSIVE AND WILL CONVEY TO THE OUTFALL. DUE TO THE SHEET FLOOD CONDITION IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FROM DRAINAGE AREA #5 IS ADEQUATE.



OVERALL DRAINAGE DIVIDE MAP
SCALE: 1" = 1000'

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www.adtekengineering.com

ESA
Expert Substation Associates
10000 Woodloch Forest Drive
Suite 100, Fairfax, Virginia 22030
Richard L. Miller, Architect

NO.	DATE	DESCRIPTION
1	10/11/11	DATE AND TIME OF REVIEW
2	10/11/11	DATE AND TIME OF REVIEW
3	10/11/11	DATE AND TIME OF REVIEW
4	10/11/11	DATE AND TIME OF REVIEW
5	10/11/11	DATE AND TIME OF REVIEW
6	10/11/11	DATE AND TIME OF REVIEW
7	10/11/11	DATE AND TIME OF REVIEW
8	10/11/11	DATE AND TIME OF REVIEW
9	10/11/11	DATE AND TIME OF REVIEW
10	10/11/11	DATE AND TIME OF REVIEW



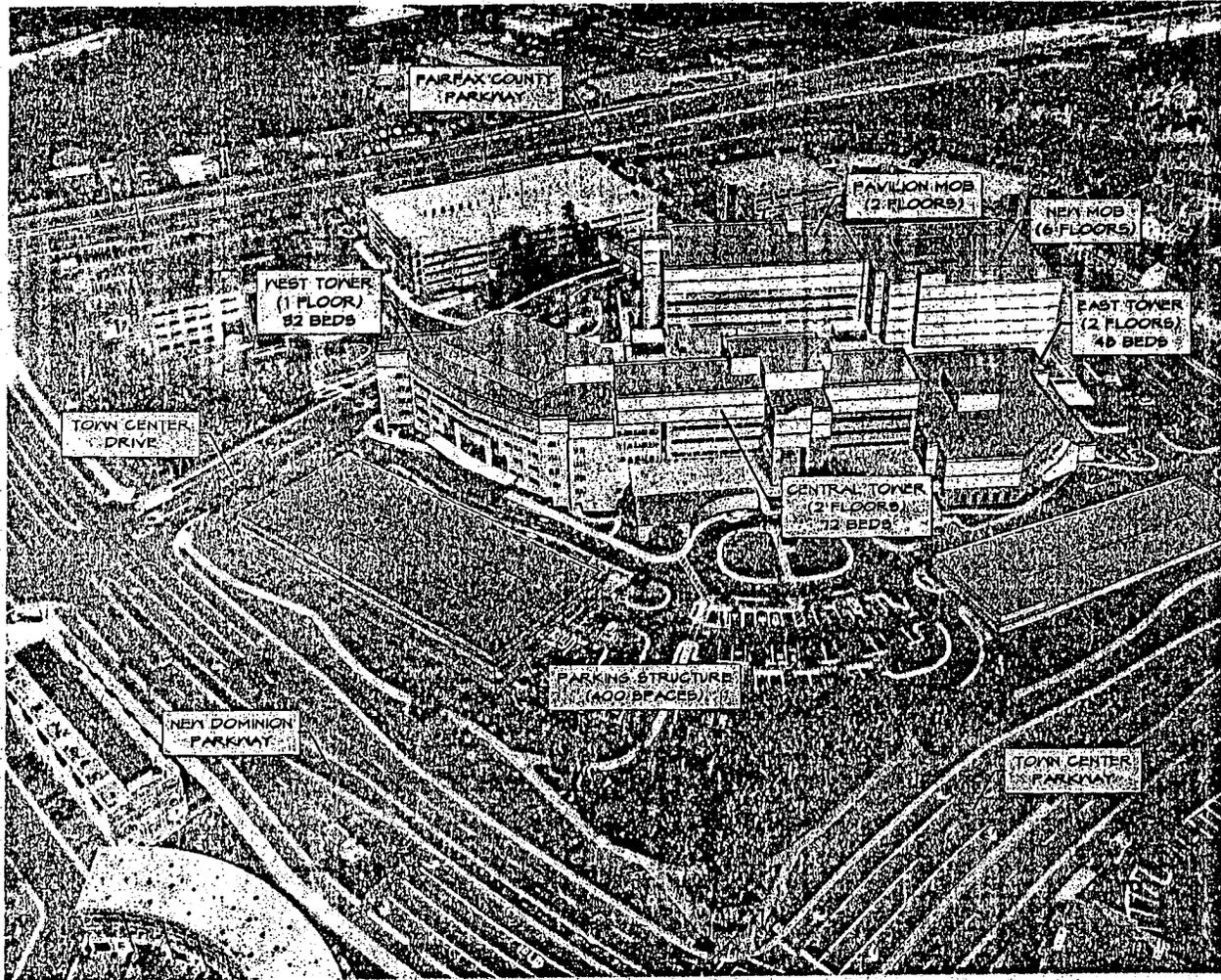
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RESTON HOSPITAL CAMPUS
DPA-80-C-085-04 RESTON, VA
HUNTER MILL DISTRICT
ADEQUATE OUTFALL ANALYSIS

DATE: 02-13-10
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1"=300'

SHEET NO. 10 OF 25

DRAWN BY: [Signature] DATE: 02-13-10



COLOR LEGEND
 [Symbol] FUTURE FLOOR

ADTEK
 2231 Old Lee Highway, Suite 400
 Fairfax, VA 22031
 Phone: 703/461-1882 Fax: 703/461-4008

ESA
 Erol Svensson Associates
 1000 Lee Road, Suite 200
 Fairfax, Virginia 22031
 Richard L. Miller, Architect

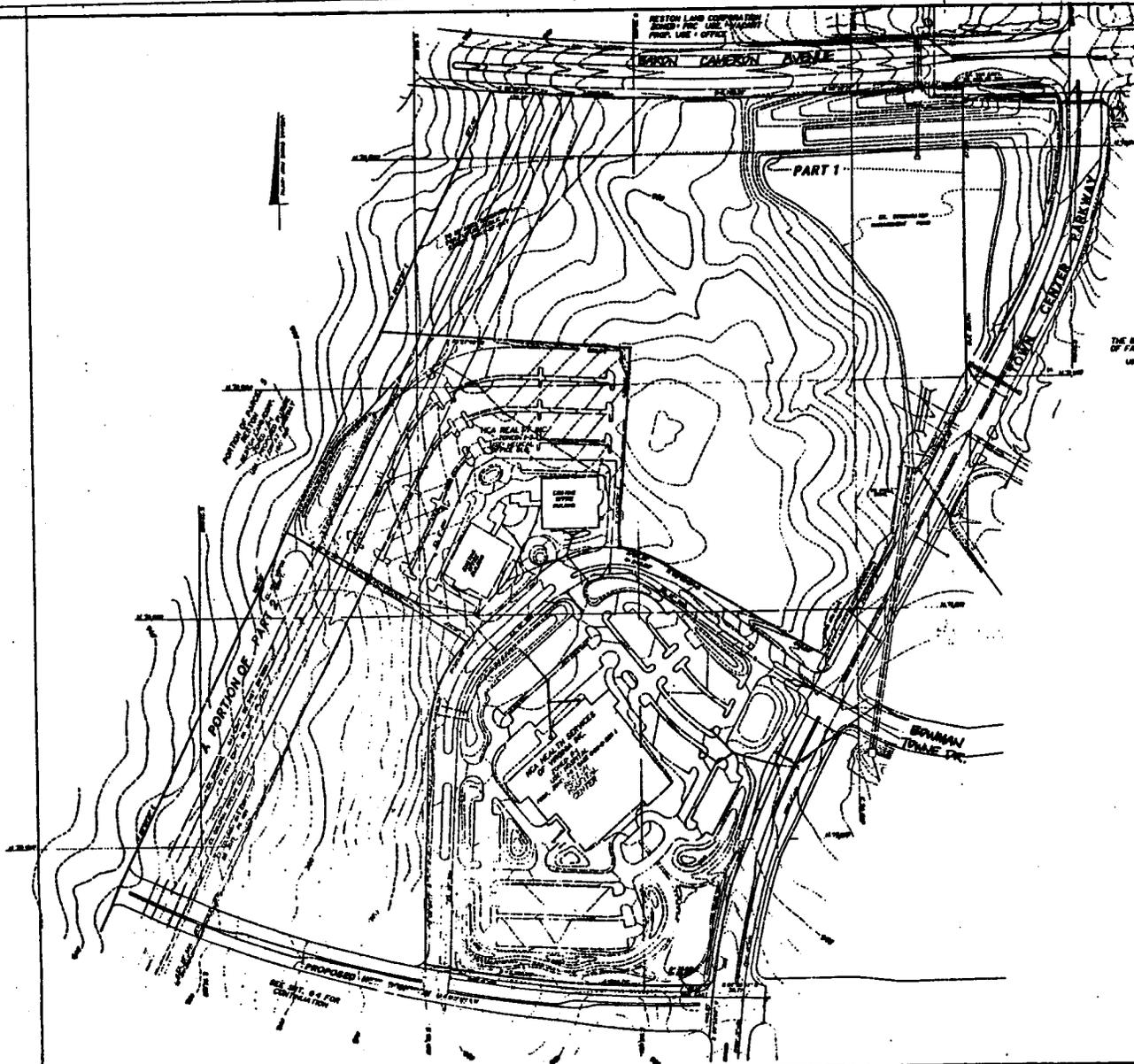
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4	REVISED
5	REVISED
6	REVISED
7	REVISED
8	REVISED
9	REVISED
10	REVISED



RESTON HOSPITAL CAMPUS
 DPA-89-C-028-04 RESTON, VA
 HUNTER MILL DISTRICT
 ARCHITECTURAL EXHIBIT

DATE: 11-89
 SHEET: 14 OF 25

FOR INFORMATION ONLY



THE BOARD OF SUPERVISORS
OF FAIRFAX COUNTY, VIRGINIA
HAS APPROVED THIS PLAN
AND SPECIFIC CENTER

**GENERALIZED
DEVELOPMENT PLAN
PROPOSED REVISION OF
PARTS 1 & 2
RESTON**

A PORTION OF PARCEL 5,
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
MADE BY THE
URBAN ENGINEERING & ASSOC., INC.
ONE BRIDGE LANE, SUITE 200, RESTON, VA 20190
TEL: (703) 791-1000 FAX: (703) 791-1001



RESTON HOSPITAL CAMPUS
DPA-89-C-025-04 RESTON, VA
HUNTER MILL DISTRICT
GENERALIZED DEVELOPMENT PLAN

DATE: 07-13-89
SCALE: AS SHOWN
SHEET 3 OF 4
17 OF 25

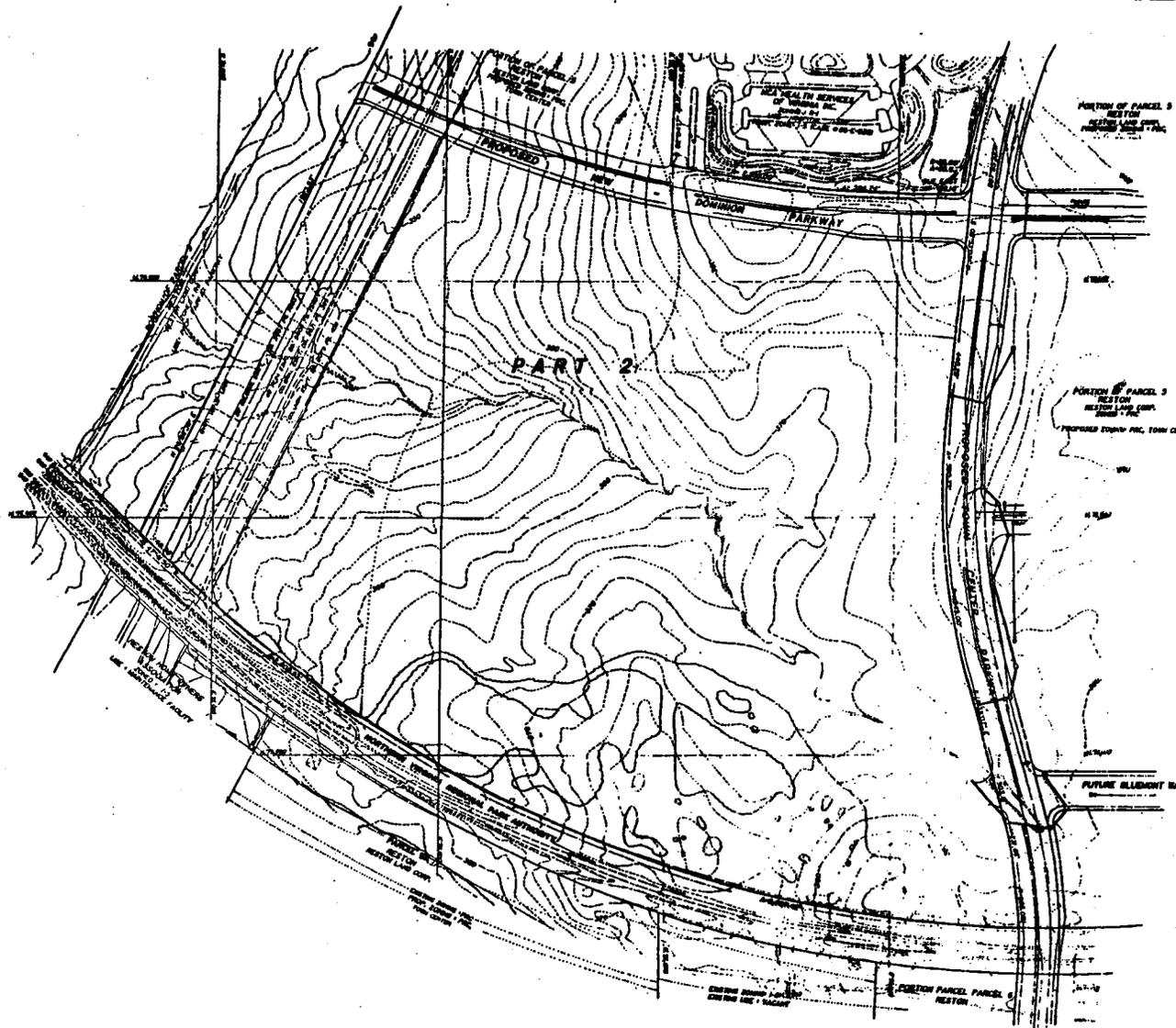
LOCAL SET	EXEMPT
LOCAL AREA REVIEW	EXEMPT
EXEMPT TO COUNTY ZONING	EXEMPT
EXEMPT TO COUNTY SUBDIVISION	EXEMPT
EXEMPT TO COUNTY DEVELOPMENT	EXEMPT



ES&A
Earl Svendsen Associates
Richard L. Miller, Architect

ADTEK
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Falls Church, Virginia 22040
Phone: 703-441-4400 Fax: 703-441-4408
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FOR INFORMATION ONLY



PORTION OF PARCEL 5
RESTON
RESTON LAND CORP.
PROJECT NO. 00-000

PORTION OF PARCEL 5
RESTON
RESTON LAND CORP.
PROJECT NO. 00-000



GENERALIZED
DEVELOPMENT PLAN
TRUSTED DESIGN
PART 2
RESTON
A PORTION OF PARCEL 5
RESTON
FARFAX COUNTY, VIRGINIA
JANUARY 24, 1978
URBAN ENGINEERING & DESIGN
1000 BROADWAY, SUITE 1000
THE CITY CENTER BUILDING, ANNAPOLIS, MD 21403
MBC 018

FOR INFORMATION ONLY

ADTEK
2000 Old Lee Highway, Suite 400
Falls Church, Virginia 22041
Phone: 703-891-8800 Fax: 703-891-0888

ESa
Carl Swenson Associates
1000 North West Street
Arling Heights, Virginia 22201
Phone: 703-891-8800
Richard L. Miller, Architect

NO.	DATE	DESCRIPTION
1	12/15/77	ISSUED FOR PERMIT
2	1/24/78	REVISION TO COUNTY COMMISSION
3	2/1/78	REVISION TO COUNTY COMMISSION
4	2/1/78	REVISION TO COUNTY COMMISSION



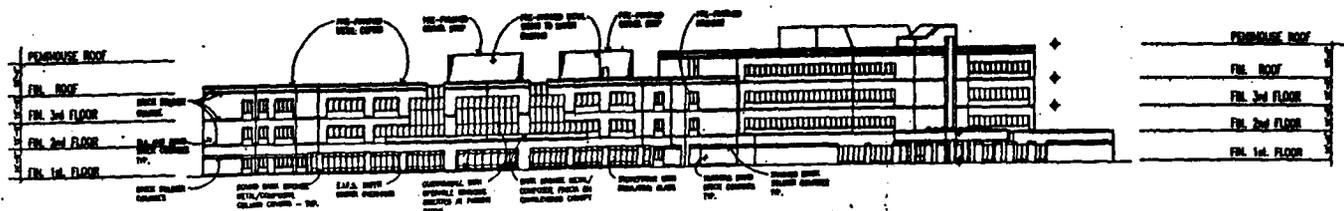
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RESTON HOSPITAL CAMPUS
HUNTER MILL DISTRICT
GENERALIZED DEVELOPMENT PLAN

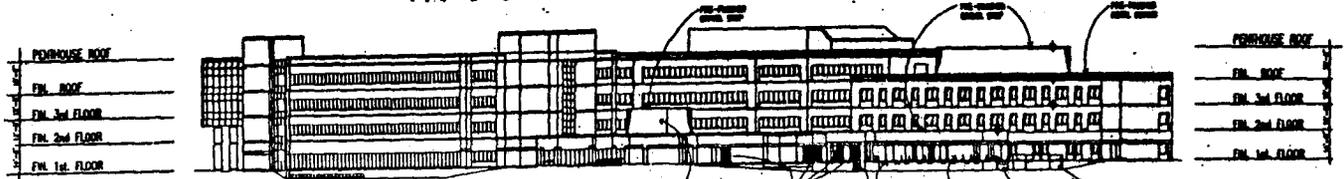
DVA-88-C-028-04 RESTON, VA

DATE: 01-11-78 SHEET: 020.11 18 OF 25

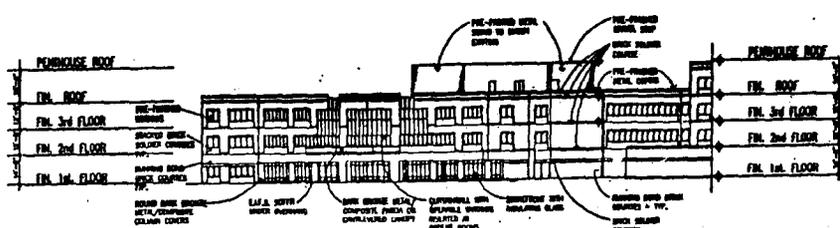
DESIGNER: [Signature] CHECKER: [Signature] DATE: [Signature]



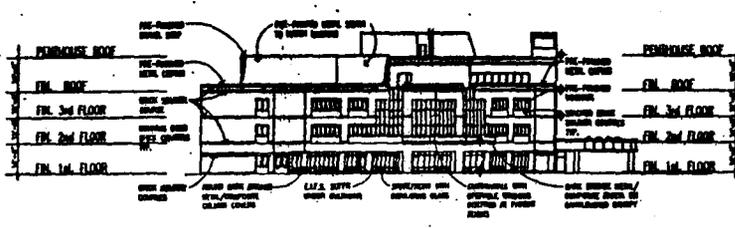
NORTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

PHASE ONE - WOMEN'S CENTER ELEVATIONS
THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!!!!

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

FOR INFORMATION ONLY

1-10-99 0000 000 000

PROJECT: RESTON HOSPITAL CAMPUS
 1140-000
 1140-000
 4 OF 7

DATE: 02-13-99
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

RESTON HOSPITAL
 HUNTER MILL DISTRICT
 RESTON, VIRGINIA

SCALE: AS SHOWN

1140-000
 1140-000
 4 OF 7

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ESA
 Earl Swenson Associates
 1140-000
 1140-000
 4 OF 7

RESTON HOSPITAL CAMPUS
 HUNTER MILL DISTRICT
 SE - PCA PLAN - TCCP SHEET 4

DATE: 02-13-99
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

