REZONING PLAN (RZ)
CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP)
(RZ# 2009-HM-019, FDP# 2009-HM-019)
FOR
RESTON STATION
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

OWNERS

(T.M. 017-4-01-0017A)
BOARD OF SUPERVISORS
FAIRFAX COUNTY
12000 GOVERNMENT CENTER PKWY
SUITE 533
FAIRFAX, VA 22035

(T.M. 017-4-24-0003)
11465 SH I LC,
14800 CONFERENCE CENTER DR.
SUITE 201
C/O ROCKCREST GROUP
CHANTILLY, VA. 20151

(GROUND LESSEE: T.M. 017-4-24-0003)
COMSTOCK RESTON STATION HOLDINGS LC
11465 Sunset Hills Rd
Reston, VA 20190
703-883-1700

Application No RZ/FDP 2009-HM-019 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP Cond. Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010
Sheet 1 of 32

DEVELOPER
CRS CONSTRUCTION SERVICES, LC
11465 Sunset Hills Rd
Reston, VA 20190
703-883-1700

CIVIL ENGINEER
URBAN, Ltd.
7712 Little River Turnpike
Annandale, VA 22003
703-642-8080

LANDSCAPE ARCHITECT
URBAN, Ltd.
7712 Little River Turnpike
Annandale, VA 22003
703-642-8080

ATTORNEY
Reed Smith LLP
3110 Fairview Park Drive
Suite 1400
Falls Church, VA 22042
703-641-4200

ARCHITECT
Davis, Carter, Scott Ltd
1676 International Drive, Suite 500
McLean, VA 22102
703-556-9275

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOSKYOHANN
Lic. No. 038021
PROFESSIONAL ENGINEER
05/17/10

RECEIVED
Department of Planning & Zoning
MAY 18 2010
Zoning Evaluation Division

URBAN, LTD. CERTIFIES THAT NO INTENTIONAL CHANGES HAVE BEEN MADE TO THE APPLICATION PLAN SET OTHER THAN THOSE HIGHLIGHTED HEREON, DESCRIBED IN THE RESPONSE CORRESPONDENCE OR OTHERWISE DISCUSSED WITH STAFF.

PLAN DATE
06-15-09
06-29-09
09-30-09
11-06-09
12-04-09
01-14-10
01-29-10
02-16-10
03-02-10
03-30-10
04-08-10
05-07-10
05-17-10

JUNE, 2009
SHEET 1 OF 21
ZP-1715

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GENERAL NOTES:

1. THE APPLICATION PROPERTIES DELINEATED HEREON ARE LOCATED ON FAIRFAX COUNTY TAX MAP NUMBERS 017-4-01-0017A AND 017-4-24-0003 AND ARE CURRENTLY ZONED I-4 (MEDIUM INTENSITY INDUSTRIAL DISTRICT).

T.M. #017-4-24-0003	151,759 S.F. OR	3.48391 ACRES
T.M. #017-4-01-0017A	391,639 S.F. OR	8.99078 ACRES
SUB-TOTAL	543,398 S.F. OR	12.47470 ACRES
LESS POTENTIAL RIGHT-OF-WAY DEDICATION FROM 017-4-01-0017A =		1.31 ACRES
LESS POTENTIAL RIGHT-OF-WAY DEDICATION FROM 017-4-24-0003 =		0.23 ACRES
APPLICATION SITE AREA		10.9347 ACRES*

*APPLICANT HEREBY RESERVES DENSITY CREDIT FOR PUBLIC RIGHT-OF-WAY DEDICATION

ADDITIONAL PUBLIC RIGHT-OF-WAY POTENTIALLY REQUIRED:

T.M. #017-4-19-0004	0.18 ACRES
T.M. #017-4-19-0005-A	0.42 ACRES
T.M. #017-4-19-0006-A	0.28 ACRES
T.M. #017-4-24-0004-A	0.19 ACRES

PUBLIC RIGHT-OF-WAY RESERVATION FOR FUTURE DEDICATION:
T.M. #017-4-24-0003 0.13 ACRES
(53' FROM CENTERLINE OF SUNSET HILLS ROAD, SEE SHEET #5)

2. THE REFERENCED APPLICATION PROPERTIES ARE CURRENTLY ZONED I-4. THE PROPOSED ZONING IS PDC.

3. THERE IS A 100-YEAR FLOOD LIMITS, RMA OR RPA (RESOURCE PROTECTION AREA) ON THE SUBJECT PROPERTY PER FAIRFAX COUNTY MAPS PER CHESAPEAKE BAY PRESERVATION ORDINANCE AS ADOPTED ON NOVEMBER 18, 2003, PFM SECTION 6-1700 AND FAIRFAX COUNTY CODE CHAPTER 118. IT IS LOCATED ON THE WEST SIDE OF THE PROJECT, ON TAX MAP 017-4-24-003.

4. THERE ARE NO KNOWN GRAVES OR OBJECTS OR STRUCTURES MARKING PLACES OF BURIAL WITHIN THE SITE.

5. THERE ARE EXISTING BUILDINGS ON-SITE THAT WILL BE DEMOLISHED AS PART OF THIS DEVELOPMENT.

6. AMENITIES PROPOSED WITH THIS PROJECT INCLUDE A MULTIUSE TRAIL AND PEDESTRIAN PLAZA TO BE MAINTAINED BY THE PROPERTY OWNER OR COMMUNITY ASSOCIATION.

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

8. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A COMPOSITE OF DEEDS AND PLATS FROM AVAILABLE LAND RECORDS AND DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY BY URBAN ENGINEERING & ASSOCIATES, INC., ON ALL PARCELS.

9. THE TOPOGRAPHY SHOWN HEREON IS AT 1-FOOT CONTOUR INTERVALS, COMPILED BY UEA. ALL TOPOGRAPHY WAS OBTAINED VIA AIR SURVEY.

10. THE DEVELOPMENT SCHEDULE SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.

11. SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND PUBLIC PARKING FACILITIES WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.

12. TABULATIONS FOR SITE, BUILDING, PARKING AND LOADING DATA ARE PROVIDED ON SHEET #2 OF THIS PLAN.

13. IN ACCORDANCE WITH SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS CDP/FDP, SO LONG AS SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP AND THE GOVERNING PROFFERS.

14. PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR AND/OR FAIRFAX COUNTY.

15. THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE IN ACCORDANCE WITH COUNTY REQUIREMENTS.

16. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:

A. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 16-102.1 OF THE ZONING ORDINANCE FOR YARD REGULATIONS, SETBACKS, BULK REGULATIONS AND BUILDING HEIGHTS IN FAVOR OF THE LAYOUT PROPOSED HEREON.
B. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 2-414.1.B FROM A 75' SETBACK FOR COMMERCIAL BUILDINGS FROM THE COMBINED DULLED INTERNATIONAL AIRPORT AIRPORT ACCESS HIGHWAY AND DULLES TOLL ROAD TO 30' FOR COMMERCIAL BUILDINGS.
C. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR THIS APPLICATION IN FAVOR OF THE LANDSCAPING PROPOSED HEREON.
D. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 11-203 OF THE ZONING ORDINANCE FOR THE LOADING SPACE REQUIREMENTS IN FAVOR OF THE QUANTITIES PROPOSED HEREON.
E. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 17-201.4 OF THE ZONING ORDINANCE FOR THE WIDENING OF SUNSET HILLS ROAD.
F. THE APPLICANT MAY PURSUE A PARKING REDUCTION AS STATED IN NOTE #21 BELOW.

17. THERE IS AN EXISTING UTILITY EASEMENT (25' OR GREATER) ON THE SUBJECT PROPERTY. A 25' GAS EASEMENT EXISTS ALONG SUNSET HILLS ROAD.

18. PER SECTIONS 18-204 AND 16-403 OF THE FFX. CO. ZONING ORDINANCE, THE LIMITS OF CLEARING AND GRADING AND LANDSCAPED OPEN SPACE REPRESENTED ON THE GRAPHIC ARE SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN, PROVIDED THE LIMITS OF CLEARING AND GRADING ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. LANDSCAPING AND TREE COVER SHALL BE PROVIDED PER ARTICLE 13 AND THE SUBJECT PROFFERS. ADDITIONALLY, OFFSITE ENVIRONMENTAL IMPROVEMENTS (SWM/BMP) AND OFFSITE LINEAR UTILITY IMPROVEMENTS, IF NECESSARY SUBJECT TO FINAL DESIGN, MAY BE PERMITTED BEYOND THE LIMITS OF CLEARING AND GRADING SHOWN HEREON WITHOUT THE NEED TO MODIFY THIS CDP/FDP OR THE PROFFERS.

19. UNLESS OTHERWISE WAIVED BY THE COUNTY OR PERMITTED TO BE DEVELOPED OFF-SITE, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL IN AFFECT AS OF THE DATE OF THE APPROVED PROFFERS. ANY ONSITE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE OWNERS AND/OR THE COA, PROVIDED IN THE EVENT ANY OF THE RESIDENTIAL BUILDINGS ARE DEVELOPED AS, OR LATER CONVERTED TO, INDIVIDUAL FOR SALE CONDOMINIUM UNITS, NO INDIVIDUAL RESIDENTIAL UNIT OWNER WILL HAVE ANY REQUIREMENT TO CONTRIBUTE TO THE MAINTENANCE OR REPLACEMENT OF SUCH FACILITIES.

20. PRIVATE STREETS ARE TO BE LOCATED ON COMMON OWNERS ASSOCIATION PROPERTY AND TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR THE COMMON ASSOCIATION.

21. SUBJECT TO COMPLIANCE WITH THE CDP/FDP AND THE PROFFER CONDITIONS, MINOR MODIFICATIONS TO THE BUILDING ENVELOPES, LAND USES, GROSS FLOOR AREA, QUANTITY OF RESIDENTIAL UNITS AND PARKING SPACES MAY BE PERMITTED WITH FINAL DESIGN. AT TIME OF FINAL BUILD-OUT OF THIS RZ/FDP, THE PROVIDED PARKING ON BLOCK 1 SHALL NOT EXCEED THE ZONING ORDINANCE MINIMUM REQUIREMENT.

22. THERE ARE NO AREAS WITH SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THIS SITE OTHER THAN THE RPA LOCATED ON BLOCK 3. A WATER QUALITY IMPACT ASSESSMENT WILL BE COMPLETED AT THE TIME OF FINAL ENGINEERING DESIGN AS WELL AS A TREE PRESERVATION PLAN.

23. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.

24. THE BUILDING FOOTPRINTS ON THE CDP/FDP ARE CONCEPTUAL AND SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.

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VICINITY MAP

SCALE : 1" = 2,000'

SOILS MAP

SCALE: 1"= 500'

SOIL I.D. NUMBERS	SERIES NAME	PROBLEM SOIL CLASS
1A+	MIXED ALLUVIAL	A
10B+	GLENVILLE	B
55B2	GLENELG	C
55C2	GLENVILLE	C

NOTE: SOIL INFORMATION IS PER THE LATEST FAIRFAX COUNTY SOILS MAP AND SOILS OF FAIRFAX, GENERAL RATINGS FOR URBAN DEVELOPMENT.

BUILDING DATA CHART

Building Number	Preliminary Individual Average Grade	Max Building Height	Min Height above Plaza	Primary Uses	Primary Use Max GFA	Primary Use Min GFA	Approx. Lobby GFA	Secondary Use **	Secondary Use Max GFA	Secondary Use Min GFA	Building Maximum Total	Building Minimum TOTAL
Block 1:												
1	n/a	*205'	135.0'	Office	330,000	180,000	3,000	Retail	25,000	10,000	358,000	193,000
2	n/a	*205'	50.0'	Office	275,000	150,000	3,000	Retail	23,000	10,000	301,000	163,000
3	n/a	*205'	135.0'	Office	275,000	150,000	3,000	Retail	12,000	5,000	290,000	158,000
4	n/a	*205'	150.0'	Residential	435,000	320,000	5,000	Retail	55,000	5,000	495,000	330,000
5	n/a	*205'	50.0'	Hotel/ Residential	168,000	-	3,000	Retail	35,000	15,000	206,000	18,000
6	398.0'	140'	n/a	Residential	240,000	80,000	3,000	Retail	17,000	3,500	260,000	86,500
Block 2:												
7	361.0'	140'	n/a	Office/ Residential	180,000	-	3,000	Retail	55,000	4,500	193,000	-
8	363.0'	140'	n/a	Office	155,000	75,000	existing	Retail	15,000	5,000	170,000	75,000

Notes
*Above Plaza Elevation
** Retail designation includes all Non-Principal uses as defined in Proffer 9
*** Option of Block 2 Owner to transfer up to 228,000 gross square feet from Block 2 to Block 1

Application No RZ/FDP 2009-HM-019 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP ~~Cond.~~ Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010

Sheet 2 of 32

GENERAL NOTES (CONTINUED):

25. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE. THE OWNERS SHALL COOPERATE WITH THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) TO IDENTIFY LOCATIONS FOR DIRECTIONAL SIGNAGE TO THE METRO STATION PLATFORM.

26. THE TRAFFIC CIRCULATION SYSTEM AND THE PEDESTRIAN CIRCULATION SYSTEM, INCLUDING THE LOCATION AND WIDTH OF ALL STREETS, DRIVEWAYS, ENTRANCES TO PARKING AREAS AND PARKING STRUCTURES, WALKWAYS, BICYCLE PATHS AND/OR BRIDLE PATHS, AND ALL TRAILS REQUIRED BY THE ADOPTED COMPREHENSIVE PLAN ARE SHOWN.

27. THIS DEVELOPMENT IS NOT LOCATED IN A HISTORIC OVERLAY DISTRICT AND THEREFORE NO ARCHEOLOGICAL SURVEY IS REQUIRED.

28. THE APPLICANT RESERVES THE ABILITY TO INCORPORATE THE PRINCIPAL AND SECONDARY PERMITTED USES OF THE PDC ZONE, AS LISTED IN ARTICLES 6-202 AND 6-203 OF THE FAIRFAX COUNTY ZONING ORDINANCE, PROVIDED THAT INCLUSION OF SUCH SHALL NOT CAUSE THE PROJECT TO EXCEED THE ALLOWABLE BASE AND BONUS DENSITIES OF THIS CDP/FDP.

29. THE ADDITION TO BUILDING 8 IS CONTEMPLATED AS A VERTICAL AND/OR HORIZONTAL EXTENSION OF THE EXISTING BUILDING AS SHOWN ON SHEET #5.

30. BUILDING CORES, LOBBIES, ENTRANCES AND SECTIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE WITH FINAL BUILDING DESIGN.

SITE TABULATIONS:

EXISTING TOTAL DEVELOPMENT AREA:	12.47470 AC. (543,398 S.F.)
EXISTING ZONE:	I-4
PROPOSED ZONE:	PDC
OPEN SPACE REQUIRED (20% OF G.S.A.):	2.49 AC. (108,680 SF.)
OPEN SPACE PROVIDED (20% OF G.S.A.):	2.49 AC. OR 20% (AREA IS NOT LOT SPECIFIC)
PROPOSED BUILDING GROSS FLOOR AREA:	SEE TABLE BELOW
MAXIMUM F.A.R. :	2.5 (543,398 x 2.5 = 1,358,495 S.F.)
PROPOSED F.A.R. :	SHOWN BELOW
MAXIMUM ALLOWABLE BUILDING HEIGHT:	NO REQUIRMENT
PROPOSED BUILDING HEIGHT:	VARIES (SEE BUILDING DATA CHART, THIS SHEET)
BULK PLANE REQUIREMENT:	NONE REQUIRED

PROPOSED DEVELOPMENT:

Development Program

	Block I (017-4-01-0017A)	Block 2 (017-4-24-0003)	Total
Area (AC)	8.99078	3.48391	12.47470
Proposed FAR	2.5	2.17	
Proposed GSF	979,096	258,518	1,237,614
Existing GSF	0	75,000	75,000
Total GSF	979,096	330,518	1,312,614

Total Proposed Development Base Density = 1,312,614 GSF
Proposed Bonus Density (12% of Residential) = 61,565 GSF (subject to final building design, see Residential area below)*
Total Proposed Development Density with Bonus = 1,374,180 GSF

*Any bonus density associated with the provision of work force dwelling units in accordance with Proffer 41 may be allocated to any use category. If such bonus density is applied to residential use, the Owners shall be entitled to one bonus market rate unit for each unit of work force housing provided. If such bonus density is applied to non-residential use the Owners shall be entitled to one bonus square foot of gross floor area for every square foot of work force housing provided.

Residential Use Area Minimum:
At full build out, a minimum of 37.5% of the aggregate base density shall be provided as Residential use.
Minimum Residential Use Area = 37.5% (1,312,614 GSF) =492,230 GSF

Office Use Area Maximum:
At full build out, a maximum of 50% of the aggregate base density shall be provided as Office use.
Maximum Office Use Area = 50% (1,312,614 GSF) = 656,307 GSF + Bonus Density of 61,565 GSF = 717,872 GSF

Potential Use Allocation Chart**

	Block I (017-4-01-0017A)	Block 2 (017-4-24-0003)	Total
Residential, GSF	369,046	144,000	513,046
Hotel, GSF	126,000	0	126,000 **
Retail, GSF	35,000	25,000	60,000
Restaurant, GSF	30,000	0	30,000
Office, GSF	520,134	125,000	645,134
Total	1,080,180	294,000	1,374,180

** Applicant reserves the flexibility to adjust the use allocations shown above to the extent permitted by the by the building data chart on this sheet and the proffers. Additionally, the minimum Residential use shown above shall be provided and the maximum Office use shown above shall not be exceeded, except that to the extent permitted by the proffers, the hotel use square footage may be converted to office and/or residential use.

Potential Residential Use Allocation = 513,046 GSF / 1,312,614 GSF = 39% of the aggregate base density
Potential Office Use Allocation = 645,134 GSF / 1,312,614 GSF = 49% of the aggregate base density

Parking/ Loading Computations***

Note: Per Faifax County Zoning Ord. 11-202.15 the max number of loading spaces
Is 5 per use or building. For office uses this equates to any building over 90,000 gsf.
For retail uses this equates to any building over 70,000 gsf.
For Multiple Family Residential uses this equates to any building over 425,000 gsf.

Block I (017-4-01-0017A)

Required Parking (Metro):
Metro: 2300 spaces

Required Parking (Private):
Office: 2.6/1000 x 520,134 = 1,352 spaces
Hotel: 1/room + 4/50 rooms x 260 = 281 spaces
+ 6/1000 x 23,000 function/assembly area = 138 spaces
Residential: 1.6/unit x 369 = 591 spaces
Retail: 5/1000 x 1,000 = 5 spaces
+ 6/1000 x 34,000 = 204 spaces
Restaurant:
1/4 table seats x 1500 = 375 spaces
1/2 bar seats x 120 = 60 spaces
1/2 employees x 100 = 50 spaces
Sub-Total = 3,057 spaces

Required Loading (Private):
Office: Total GSF exceeds 90,000 GSF
= 5 Loading Spaces / Use = 5 Loading Spaces
Hotel: = 1/10,000 sf + 1/100,000 sf x 126,000 GSF
= 2 Loading Spaces
Residential: = 1/25,000 sf + 1/100,000 sf x 369,046 GSF
= 4 Loading Spaces
Restaurant: = 1/10,000 sf + 1/25,000 sf x 30,000 GSF
= 2 Loading Spaces
Retail: = 1/10,000 sf + 1/15,000 sf x 45,000 GSF
= 3 Loading Spaces
Sub-Total = 16 Loading Spaces

Provided Parking (Metro):
Metro: 2300 spaces
(See Note #21, this sheet)

Provided Parking (Private) = 3,057 spaces (See Note #21, this sheet)
Provided Loading (Private) = 6 spaces (See Note #16, this sheet)

Block 2 (017-4-24-0003)

Required Parking:
Office: 3.21/1000 x 90,000 = 289 spaces (existing, includes cellar)
2.6/1000 x 35,000 = 91 spaces (proposed)
Retail: 5/1000 x 1,000 = 5 spaces
+ 6/1000 x 24,000 = 144 spaces
Residential: 1.6/unit x 144 = 231 spaces
Sub-Total = 769 spaces

Required Loading:
Office: Total GSF exceeds 90,000 GSF
= 5 Loading Spaces
Residential: = 1/25,000 sf + 1/100,000 sf x 144,000 GSF
= 2 Loading Spaces
Retail: = 1/10,000 sf + 1/15,000 sf x 25,000 GSF
= 1 Loading Spaces
Sub-Total = 10 Loading Spaces

Provided Parking = 769 spaces (See Note #21, this sheet)
Provided Loading = 3 spaces (See Note #16, this sheet) (some within parking structure)

*** The Parking and Loading computations above are based on the Potential Use Allocation Chart above, which is subject to change. Applicant reserves the right to adjust the number and/or location of the parking spaces at time of each subsequent final site plan, as long as the minimum number of spaces is provided in accordance with Article 11 of the Fairfax County Zoning Ordinance.

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10.	ILLUSTRATIVE LANDSCAPE PLAN		

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

PLAN DATE: 06-15-09, 06-29-09, 09-30-09, 11-06-09, 12-04-09, 01-14-10, 01-29-10, 02-16-10, 03-02-10, 03-30-10, 04-08-10, 05-17-10

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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
Lic. No. 039021
05/17/10
PROFESSIONAL ENGINEER

GENERAL NOTES
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA

SCALE: AS NOTED | C.I. = N/A | DATE: JUNE, 2009

SHEET 2 OF 21

FILE No. ZP-1715

SUNSET HILLS ROAD ROUTE 675
(WIDTH VARIES)

T.M. #017-4-01-0029A
RESTON OWNER CORPORATION
C/O FALCON REAL ESTATE
DB. 13357 PG. 1842
BUILT: 2001 (TO REMAIN)

T.M. #017-4-24-0003
COMMERCE PARTNERS L.C.
C/O ROCKCREST GROUP
DB. 11298 PG. 644
BUILT: 2001
PARKING GARAGE

T.M. #017-4-24-0003
RESTON ROCKCREST GROUP
DB. 11293 PG. 644
BUILT: 2001 (TO REMAIN)

T.M. #017-4-19-0005
RPB AND M L.L.C.
DB. 17626 PG. 1392
BUILT: 1984 (TO REMAIN)

T.M. #017-4-19-0003
RPB AND M L.L.C.
DB. 17626 PG. 1392
BUILT: 1985 (TO REMAIN)

T.M. #017-4-19-0002
RPB AND M L.L.C.
DB. 17626 PG. 1392
BUILT: 1986 (TO REMAIN)

T.M. #017-4-19-0001
RPB AND M L.L.C.
DB. 17626 PG. 1392
BUILT: 1985 (TO REMAIN)

T.M. #017-4-19-0006A
RPB AND M L.L.C.
DB. 17626 PG. 1392
BUILT: 1980

T.M. #017-4-19-0005A
RPB AND M L.L.C.
DB. 17626 PG. 1392
BUILT: 1980

T.M. #017-4-24-0004A
MAXIMUS PROPERTIES L.L.C.
DB. 10749 PG. 850
BUILT: 1986 (TO REMAIN)

TM#017-4-24-0004B
SECTION 913 L.P.
DB. 10854 PG. 824
BUILT: 1986
(TO REMAIN)

T.M. #017-4-24-0005
KAISER FOUNDATION HEALTH
DB. 6676 PG. 1755
BUILT: 1990 (TO REMAIN)

T.M. #017-4-20A-0001 THRU 017-4-20G-0030
SUNSET HILLS PROFESSIONAL CENTER
DB. 5619 PG. 229
BUILT: 1981

T.M. #017-4-01-0020
RESTON INVESTMENTS L.L.C.
DB. 9316 PG. 1940
BUILT: 1979 (TO REMAIN)

T.M. #017-4-01-0017B
RESTON INVESTMENTS L.L.C.
DB. 10493 PG. 75
BUILT: 1979

T.M. #017-4-01-0017A
FAIRFAX COUNTY BOARD OF SUPERVISORS
DB. 9454 PG. 1653

WIEHLE AVENUE ROUTE 606

DULLES AIRPORT ACCESS & TOLL ROAD
ROUTE 267
NORTHERN RAMP
VDOT # 0267-029-103, RW-205, C-505

DULLES ACCESS AND TOLL ROAD – ROUTE 267
VDOT # 0267-029-103, RW-205, C-505

Application No RZ/FDP 2009-HM-019 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP Cond. Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010
Sheet 3 of 32

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

PLAN DATE
06-15-09
09-30-09
12-04-09
01-14-10
02-25-10
03-02-10
03-30-10
04-26-10
05-07-10

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
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Planners · Engineers · Landscape Architects · Land Surveyors

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOBERSMAN
Lic. No. 032021
PROFESSIONAL ENGINEER
05/7/10

EXISTING CONDITIONS
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA
DATE: JUNE, 2009
SCALE: 1"=60'
C.I. = 1'

SHEET
3
OF
21

FILE No.
ZP-1715

M:\Jobs\Reston\Wiehle metro\CDP-FDP\1715-EXCond.dwg, 5/14/2010 3:21:55 PM, jdemons

SUNSET HILLS ROAD ROUTE 675
EX. R/W – WIDTH VARIES

S70°56'13"E 690.76'

1353.18' (TOTAL LENGTH)

290.76'

100.00' | 100.00' | 100.00' | 100.00'

T.M. #017-4-19-0004
21,780 S.F. OR 0.50000 ACRES
NOT INCLUDED

T.M. #017-4-19-0003
21,780 S.F. OR 0.50000 ACRES
NOT INCLUDED

T.M. #017-4-19-0002
21,780 S.F. OR 0.50000 ACRES
NOT INCLUDED

T.M. #017-4-19-0001
21,780 S.F. OR 0.50000 ACRES
NOT INCLUDED

500.00'

VA. STATE GRID NORTH

T.M. #017-4-24-0003
COMSTOCK PARTNERS, L.L.C.
DB. 11293 PG. 644
151,759 S.F. OR 3.48391 ACRES
BEING RESTON, BLOCK 3, SECTION 913
DB. 5695 PG. 176
DB. 5678 PG. 1975

LOT 4 | LOT 3 | LOT 2 | LOT 1

500.10'

S19°03'47"W 217.80'

S70°56'13"E 400.00' (TOTAL)

100.00' | 100.00' | 100.00' | 100.00'

178.00' | N19°03'47"E 28.00' | N16°28'14"W 25.81' | 222.00'

S19°03'47"W 435.66'

T.M. #017-4-01-0020
RESTON INVESTMENTS L.L.C.
DB. 9316 PG. 340
77,976 S.F. OR 1.79008 ACRES
NOT INCLUDED

T.M. #017-4-01-0029A
RESTON OWNER CORPORATION
DB. 13357 PG. 1954
BLOCK 2-A SECTION 913 RESTON
DB. 5459 PG. 386
NOT INCLUDED

N14°09'09"E 390.41'

RPB&M, LLC
DB. 17626 PG. 1392
BEING LOTS 1, 2, 3, 4, 5-A, 6-A
RESTON INDUSTRIAL VENTURE
DB. 5002 PG. 24
DB. 6056 PG. 669

T.M. #017-4-20A-0001 THRU
017-4-20G-0030
SUNSET HILLS PROFESSIONAL CENTER
DB. 5619 PG. 229
217,800 S.F. OR 5.00000 ACRES
NOT INCLUDED

T.M. #017-4-01-0017B
RESTON INVESTMENTS L.L.C.
DB. 10493 PG. 75, 12,713 S.F. OR 0.29185 ACRES
NOT INCLUDED

S66°59'50"E 301.08'

LOT 5-A

T.M. #017-4-19-0005-A
53,907 S.F. OR 1.23753 ACRES
NOT INCLUDED

LOT 6-A

T.M. #017-4-19-0006-A
59,013 S.F. OR 1.35477 ACRES
NOT INCLUDED

S19°03'47"W 282.30'

N19°03'47"E 223.30'

931.40' (TOTAL DISTANCE)

N19°03'47"E 150.72'

S70°56'13"E 500.00'

S29°44'04"W 64.51'

S23°02'27"W 73.73'

S27°32'52"W 128.79'

S25°22'17"W 41.86'

S65°05'18"E 5.50'

S23°01'22"W 239.76'

S35°06'54"W 10.18'

S79°24'58"W 13.94'

R=46.25'
A=26.55'
①

N31°09'45"E 58.25'

N25°25'02"W 217.32'

S65°22'21"W 179.34'

193.00' | 207.00'

N70°56'13"W 400.00' (TOTAL)

64.50' (TIE)

495.81'

T.M. #017-4-24-0005
KAISER FOUNDATION HEALTH
DB. 6676 PG. 1755
BLOCK 5, SECTION 913, RESTON
DB. 5695 PG. 176
NOT INCLUDED

T.M. #017-4-24-0004A
MAXIMUS PROPERTIES LLC
DB. 10749 PG. 850
PARCEL A, BLOCK 4, SECTION 913
RESTON
DB. 6462 PG. 1108
NOT INCLUDED

T.M. #017-4-24-0004B
SECTION 913 L.P.
DB. 10854 PG. 824
PARCEL B, BLOCK 4, SECTION 913
RESTON
DB. 6462 PG. 1108
NOT INCLUDED

N19°03'47"E 431.30'

T.M. #017-4-01-0017A
BOARD OF SUPERVISORS
OF FAIRFAX COUNTY
DB. 9454 PG. 453
BEING A PORTION OF PARCEL 14, RESTON
DB. 2750 PG. 560
391,639 S.F. OR 8.99078 ACRES

Application No RZ/FDP 2009-HM-019 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP Cond. Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010

Sheet 4 of 32

WIEHLE AVENUE – ROUTE 828
EX. R/W – WIDTH VARIES
VDOT # 0267-029-103, RW-205, C-505

DULLES AIRPORT ACCESS & TOLL ROAD – ROUTE 267
NORTHWEST RAMP
VDOT # 0267-029-103, RW-205, C-505

N77°22'37"W 386.30'

N69°36'34"W 50.42'

N71°52'25"W 100.40'

N74°43'33"W 50.04'

N79°18'25"W 100.08'

N73°00'44"W 50.12'

EASEMENT DATA

VEPCO-1	EX. VEPCO EASEMENT	DB. 12500 PG. 330
VEPCO-2	APPROX. LOC. EX. VEPCO ESM'T.	DB. 2532 PG. 627 DB. 3386 PG. 40 DB. 5469 PG. 851
VEPCO-3	APPROX. LOC. OF CENTER-LINE EX. 10'VEPCO ESM'T.	
VEPCO-4	APPROX. LOCATION EX. VEPCO ESM'T.	DB. 9647 PG. 623
VEPCO-5	APPROX. LOCATION EX. 15' VEPCO ESM'T.	DB. 6346 PG. 1554
VEPCO-6	EX. VEPCO AND BELL ATLANTIC ESM'T. VDOT # 0267-029-103, RW-205, C-505	DB. 10518 PG. 1926
VEPCO-7	EX. VEPCO ESM'T.	DB. 10607 PG. 1719
VEPCO-8	EX. VEPCO ESM'T.	DB. 3664 PG. 381
I/E -1	EX. INGRESS- EGRESS ESM'T.	DB. 4911 PG. 259
I/E -2	EX. INGRESS- EGRESS ESM'T.	DB. 5678 PG. 1975 & DB. 5695 PG. 176 DB. 5002 PG. 23
I/E -3	EX. INGRESS- EGRESS ESM'T.	
FCWA-1	EX. F.C.W.A. EASEMENT	DB. 11312 PG. 1145
FCWA-2	15' F.C.W.A. EASEMENT	DB. 5904 PG. 874
FCWA-3	EX. 15' F.C.W.A. ESM'T.	DB. 9814 PG. 708
FCWA-4	APPROXIMATE LOCATION OF EX. 15' F.C.W.A. ESM'T.	DB. 3192 PG. 746
FCWA-5	EX. 15' F.C.W.A. ESM'T.	DB. 4934 PG. 667
FCWA-6	EX. F.C.W.A. ESM'T.	DB. 5020 PG. 28
FCWA-7	EX. 10' & 15' F.C.W.A. ESM'TS	DB. 6056 PG. 669
FCWA-8	EX. 15' FCWA ESM'T.	DB. 5527 PG. 744
STORM-1	EX. 20' GRADING, ACCESS AND STORM DRAIN. EASEMENT	DB. 5718 PG. 225
STORM-2	EX. 9.84' (3.0m) STORM DRAIN EASEMENT	DB. 11312 PG. 1145
STORM-3	EX. STORM DRAIN EASEMENT	DB. 6142 PG. 1799
STORM-4	EX. STORM DRAIN EASEMENT	DB. 4191 PG. 716
STORM-5	EX. STORM DRAIN EASEMENT	DB. 5916 PG. 983
STORM-6	EX. STM. SEW. ESM'T.	DB. 5718 PG. 221
STORM-7	EX. STM. SEW. ESM'T.	DB. 3379 PG. 190
STORM-7	EX. DRAINAGE EASEMENT	DB. 10493 PG. 81
STORM-8	EX. STORM DRAINAGE EASEMENT	DB. 5772 PG. 1692
STORM-9	EX. STORM DRAINAGE EASEMENT	DB. 5772 PG. 1695 DB. 5780 PG. 1018

EASEMENT DATA

SAN-1	EX. 9.84' (3.0m) SANITARY SEWER EASEMENT	DB. 11312 PG. 1145
SAN-2	EX. 10' SANITARY SEWER EASEMENT	DB. 5509 PG. 966
SAN-3	EX. SANITARY SEWER EASEMENT	DB. 11312 PG. 1145 DB. 5997 PG. 889
SAN-4	EX. 10' SANITARY SEWER EASEMENT	DB. 3794 PG. 202
SAN-5	EX. 10' SAN. SEW. ESM'T.	DB. 5718 PG. 225
SAN-6	EX. 10' SAN. SEW. ESM'T.	DB. 5718 PG. 223
SAN-7	EX. 10' SAN. SEW. ESM'T.	DB. 3379 PG. 190
SAN-8	EX. 10' SAN. SEW. ESM'T.	DB. 2870 PG. 522
SAN-9	EX. 10' SAN. SEW. ESM'T.	DB. 5002 PG. 23
SAN-10	EX. 10' SAN. SEW. ESM'T.	DB. 6056 PG. 669
SAN-11	EX. 10' SAN. SEW. ESM'T.	DB. 2711 PG. 319
GAS-1	EX. 10' WASHINGTON GAS LIGHT COMPANY EASEMENT	DB. 7661 PG. 1387
GAS-2	EX. 25' WASHINGTON GAS LIGHT COMPANY EASEMENT	DB. 2698 PG. 527 DB. 2598 PG. 380
STREET-1	PERPETUAL STREET ESM'T.	DB. 10493 PG. 81
C&P-1	EX. 10' C & P EASEMENT	DB. 5483 PG. 281
C&P-2	EX. 15' C&P TEL. CO. ESM'T.	DB. 5712 PG. 1183
FLOOD-1	EX. FLOOD PLAIN EASEMENT	DB. 5509 PG. 966
ACCESS-1	EX. 19.69' (6.0m) ACCESS & MAINTENANCE EASEMENT	DB. 11312 PG. 1145
S/W-1	EX. PUBLIC SIDEWALK EASEMENT	DB. 11312 PG. 1145
UTIL-1	EX. UTILITY EASEMENT	DB. 10493 PG. 81 DB. 10615 PG. 1642

AREA TABULATION

T.M. #017-4-24-0003	151,759 S.F. OR 3.48391 ACRES	
T.M. #017-4-01-0017A	391,639 S.F. OR 8.99078 ACRES	
TOTAL	543,398 S.F. OR 12.47470 ACRES	

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
1	46.25'	26.55'	32°53'09"	13.65'	26.18'	N47°36'20"E

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES

1. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON FAIRFAX COUNTY TAX MAP NUMBERS, T.M. #017-4-24-0003 & T.M. #017-4-01-0017A AND ARE CURRENTLY ZONED I-4 (MEDIUM INTENSITY INDUSTRIAL DISTRICT).
2. EASEMENTS SHOWN HEREON ARE TAKEN FROM AVAILABLE INFORMATION AND MAY NOT INCLUDE ALL EASEMENTS. THIS PLAT DOES NOT PURPORT TO INCLUDE ALL ENCUMBRANCES OR CIRCUMSTANCES AFFECTING THE PROPERTIES.

NOTES

3. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A COMPOSITE OF DEEDS AND PLATS FROM AVAILABLE LAND RECORDS AND DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY BY URBAN ENGINEERING & ASSOCIATES, INC., ON ALL PARCELS.

No.	DATE	DESCRIPTION	REV'BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			05-17-10

PLAN DATE
08-15-09
08-25-09
09-29-09
12-04-09
01-14-10
01-29-10
02-26-10
03-29-10
04-06-10
05-07-10

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urban
Planners: Engineers: Landscape Architects: Land Surveyors

COMMONWEALTH OF VIRGINIA
MATTHEW K. HOCHSTETLER
LIC. NO. 029041
PROFESSIONAL ENGINEER

CERTIFIED PLAT
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA
C.I. = N/A
DATE: JUNE, 2009
SCALE: 1"=50'

SHEET
4
OF
21

FILE No.
ZP-1715

M:\Jobs\Reston\Wiehle metro\CDP-FDP\1715-Certplat.dwg, 5/14/2010 3:19:22 PM, jolemons

SUNSET HILLS ROAD ROUTE 675
EX. R/W – WIDTH VARIES

S70°56'13"E 690.76'

1353.18' (TOTAL LENGTH)

100.00' | 100.00' | 100.00' | 100.00' | 500.00'

T.M. #017-4-19-0004
21,780 S.F. OR
0.50000 ACRES
NOT INCLUDED

T.M. #017-4-19-0003
21,780 S.F. OR
0.50000 ACRES
NOT INCLUDED

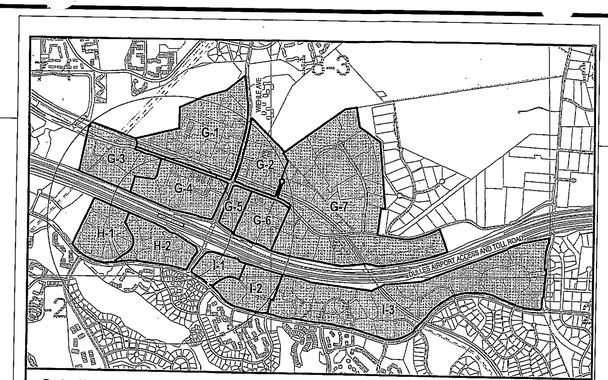
T.M. #017-4-19-0002
21,780 S.F. OR
0.50000 ACRES
NOT INCLUDED

T.M. #017-4-19-0001
21,780 S.F. OR
0.50000 ACRES
NOT INCLUDED

LOT 4 | LOT 3 | LOT 2 | LOT 1

217.80' | S19°03'47"W | 217.80'

RESIDUAL OF SUB-UNIT G-4 FAR =1.5 TO 2.0



VA. STATE GRID NORTH

T.M. #017-4-24-0003
COMSTOCK PARTNERS, L.L.C.
DB. 11293 PG. 644
151,739 S.F. OR 3.48391 ACRES
BEING RESTON, BLOCK 3, SECTION 913
DB. 5695 PG. 176
DB. 5678 PG. 1975

N14°38'09"E 280.76'

500.10'

T.M. #017-4-01-0029A
RESTON OWNER CORPORATION
DB. 1335 PG. 1842
BLOCK 2-A, SECTION 913, RESTON
DB. 5459 PG. 386
NOT INCLUDED

390.41'

T.M. #017-4-20A-0001 THRU
017-4-20G-0030
SUNSET HILLS PROFESSIONAL CENTER
DB. 5619 PG. 229
217,800 S.F. OR 5.00000 ACRES
NOT INCLUDED

T.M. #017-4-01-0017B
RESTON INVESTMENTS L.L.C.
DB. 10493 PG. 75, 12,713 S.F. OR 0.29185 ACRES
NOT INCLUDED

S66°59'50"E 301.08'

N19°03'47"W 178.00' | N19°03'47"E 28.00' | N16°29'34"W 25.81'

RPB&M, LLC
DB. 17626 PG. 1392
BEING LOTS 1, 2, 3, 4, 5-A, 6-A
RESTON INDUSTRIAL VENTURE
DB. [illegible]
DB. 6066 PG. 669

S19°03'47"W 435.60' | 222.00' | S70°56'13"E 400.00' (TOTAL)

931.40' (TOTAL DISTANCE)

LOT 5-A
T.M. #017-4-19-0005-A
53,907 S.F. OR 1.23753 ACRES
NOT INCLUDED

LOT 6-A
T.M. #017-4-19-0006-A
59,013 S.F. OR 1.35477 ACRES
NOT INCLUDED

N19°03'47"E 235.30' | 282.30'

N19°03'47"E 150.79'

S29°44'04"W 64.51'

S23°02'27"W 73.73'

S70°56'13"E 500.00'

R=46.25'
A=26.55'
①

N25°25'02"W 179.34'

217.32'

S65°22'21"W

193.00' | 207.00' | 64.50' (TIE) | 495.81'

N70°56'13"W 400.00' (TOTAL)

T.M. #017-4-24-0005
KAISER FOUNDATION HEALTH
DB. 6676 PG. 1755
BLOCK 5, SECTION 913, RESTON
DB. 5695 PG. 176
NOT INCLUDED

T.M. #017-4-24-0004A
MAXIMUS PROPERTIES LLC
DB. 10749 PG. 850
PARCEL A, BLOCK 4, SECTION 913
RESTON
DB. 6462 PG. 1108
NOT INCLUDED

T.M. #017-4-24-0004B
SECTION 913, LP
DB. 10854 PG. 824
PARCEL B, BLOCK 4, SECTION 913
RESTON
DB. 6462 PG. 1108
NOT INCLUDED

N19°03'47"E 431.30'

17 AC OF SUB-UNIT G-4 FAR =2.5

T.M. #017-4-01-0017A
BOARD OF SUPERVISORS
OF FAIRFAX COUNTY
DB. 9454 PG. 453
BEING A PORTION OF PARCEL 14, RESTON
DB. 2750 PG. 560
391,639 S.F. OR 8.99078 ACRES

S65°05'18"E 5.50'

S25°22'17"W 41.86'

WIEHLE AVENUE – ROUTE 828
EX. R/W – WIDTH VARIES
VDOT # 0267-029-103, RW-205, C-505

S27°32'52"W 128.79'

S23°01'22"W 239.76'

S35°06'54"W 10.18'

S79°24'58"W 13.94'

N73°00'44"W 50.12'

N79°18'25"W 100.08'

N74°43'33"W 50.04'

N71°52'25"W 100.40'

N69°36'34"W 50.42'

N77°22'37"W 386.30'

DULLES AIRPORT ACCESS & TOLL ROAD – ROUTE 267
NORTHWEST RAMP
VDOT # 0267-029-103, RW-205, C-505

LEGEND

17 AC OF 2.5 FAR PER COMPREHENSIVE PLAN SUB-UNIT G-4 GUIDELINES

1.742 AC OF 1.5 FAR ON TAX MAP #017-4-24-0003

1.742 AC OF 2.5 FAR ON TAX MAP #017-4-24-0003

Application No RZ/FDP 2009-HM-019 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP Cond. Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010

Sheet 5 of 32

No.	DATE	DESCRIPTION
01	05-07-10	PER STAFF COMMENTS
02	04-08-10	PER STAFF COMMENTS
03	03-30-10	PER STAFF COMMENTS
04	02-16-10	PER STAFF COMMENTS
05	01-29-10	PER STAFF COMMENTS
06	01-14-10	PER STAFF COMMENTS
07	12-04-09	PER STAFF COMMENTS

PLAN DATE

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
Fax. 703.642.8251
www.urban-ltd.com

urban™
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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOORMJIAN
Lic. No. 030921
REGISTERED
PROFESSIONAL ENGINEER
05/10/10

COMPREHENSIVE PLAN SUB-UNIT G-4 EXHIBIT
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA

DATE: JUNE 2009
SCALE: 1"=50'
C.I. = N/A

SHEET
4A
OF
21

FILE No.
ZP-1715

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

PLAN DATE
08-15-09
09-30-09
11-06-09
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02-16-10
03-30-10
04-08-10
05-17-10

urban
Planners Engineers Landscape Architects Land Surveyors
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COMMONWEALTH OF VIRGINIA
MATTHEW K. ROBERTSHAW
LIC. NO. 029.010
PROFESSIONAL ENGINEER

CDP/FDP

RESTON STATION AT WIEHLE METRO

HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA

DATE: JUNE, 2009

SCALE: 1"=60'

C.I. = 1'

SHEET 5 OF 21

FILE No. ZP-1715

ALTERNATE RESTON METRO CENTER DRIVE OPTION

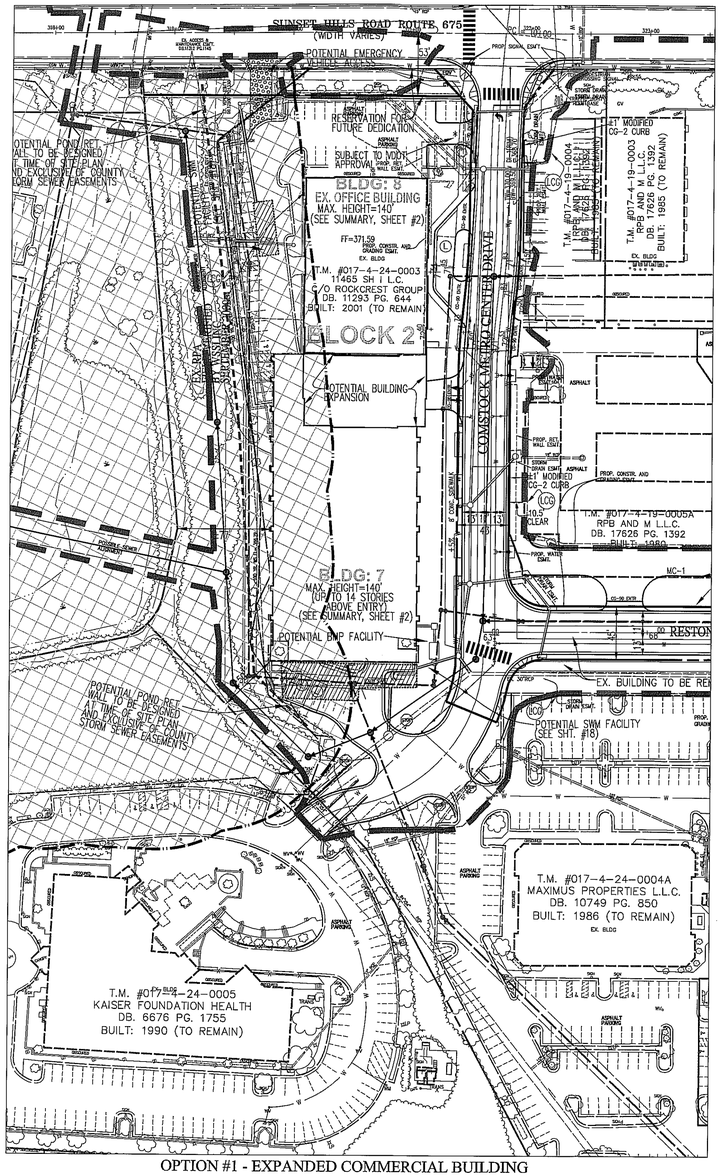
Application No RZ/FDP 2009-HM-019 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP Cond. Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010
Sheet 6 of 32

LEGEND

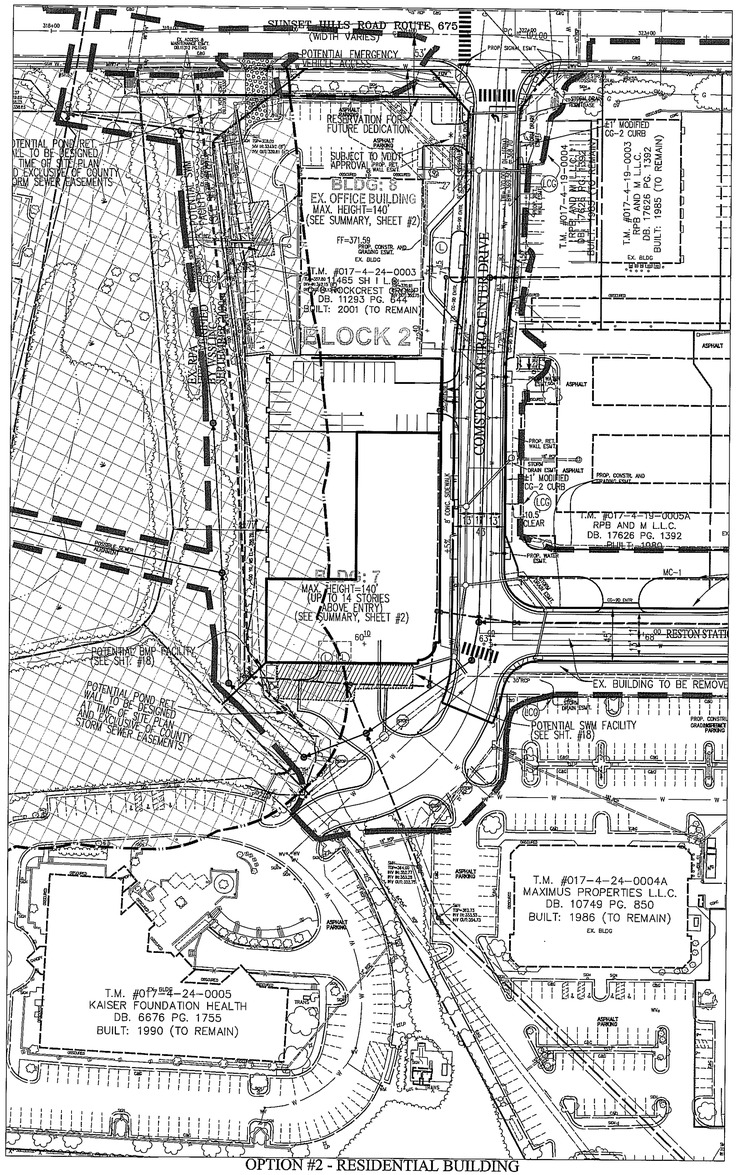
- EXISTING TREE LINE
- LIMITS OF DISTURBANCE
- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- POSSIBLE HELISTOP LOCATION

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

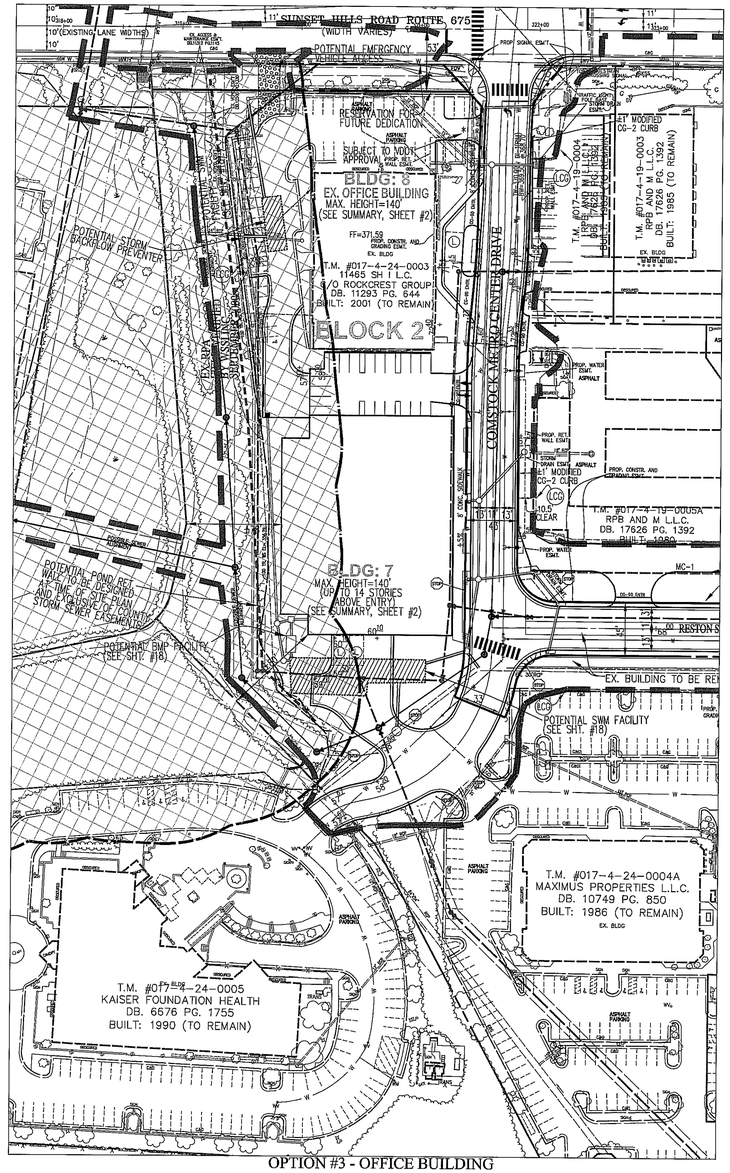
M:\Jobs\Reston\Wiehle metro\CDP-FDP\1715-CDP FDP.dwg, 5/14/2010 4:30:37 PM, jolemons



OPTION #1 - EXPANDED COMMERCIAL BUILDING



OPTION #2 - RESIDENTIAL BUILDING



OPTION #3 - OFFICE BUILDING

RESIDENTIAL OPTION NOTE: DUE TO THE ELEVATION OF THE ADJACENT 100 YEAR FLOODPLAIN AND THE ELEVATION OF THE EXISTING ON-GRADE PARKING SLAB (LABELED AS P1 ON THE SECTION ABOVE) AT TIME OF FINAL SITE PLAN, PARKING ON THE P1 LEVEL SHALL BE CONFIRMED AS PERMISSIBLE FOR THE COMMERCIAL USE AND/OR ADEQUATE SEPARATION FROM THE 100 YEAR FLOODPLAIN SHALL BE DEMONSTRATED BY MEANS OF A REVISED FLOODPLAIN STUDY OR STRUCTURAL IMPROVEMENTS.

Application No RZ/FDP 2009-HM-019 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP Cond. Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010

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LEGEND

- EXISTING TREE LINE
- LOD — LIMITS OF DISTURBANCE
- W — EXISTING WATERLINE
- W — PROPOSED WATERLINE
- S — PROPOSED STORM SEWER
- S — EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- 20 — EXISTING CONTOUR
- 20 — PROPOSED CONTOUR

BLOCK 2 NOTE: THESE THREE OPTIONS FOR BLOCK 2 (INCLUDING THE POTENTIAL POND RETAINING WALL) ARE PRELIMINARY DESIGNED SUCH THAT THEY DO NOT ENCROACH ON THE EXISTING FLOODPLAIN EASEMENT AND DO NOT INCREASE IMPERVIOUS AREA WITHIN THE RPA BEYOND EXISTING CONDITIONS. THIS SHALL BE FURTHER DEMONSTRATED AT THE TIME OF THE FINAL SITE PLAN.

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

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

PLAN DATE
08-19-08
08-19-09
12-11-09
01-14-10
01-26-10
02-02-10
03-03-10
04-07-10
05-17-10

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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOSKOVIANAKIS
Lic. No. 038201
REGISTERED PROFESSIONAL ENGINEER
05/10

BLOCK 2 LAYOUT OPTIONS EXHIBIT

RESTON STATION

HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA

DATE: JUNE, 2009
SCALE: 1"=60'
C.I. = N/A

SHEET 5A OF 21

FILE No. ZP-1715

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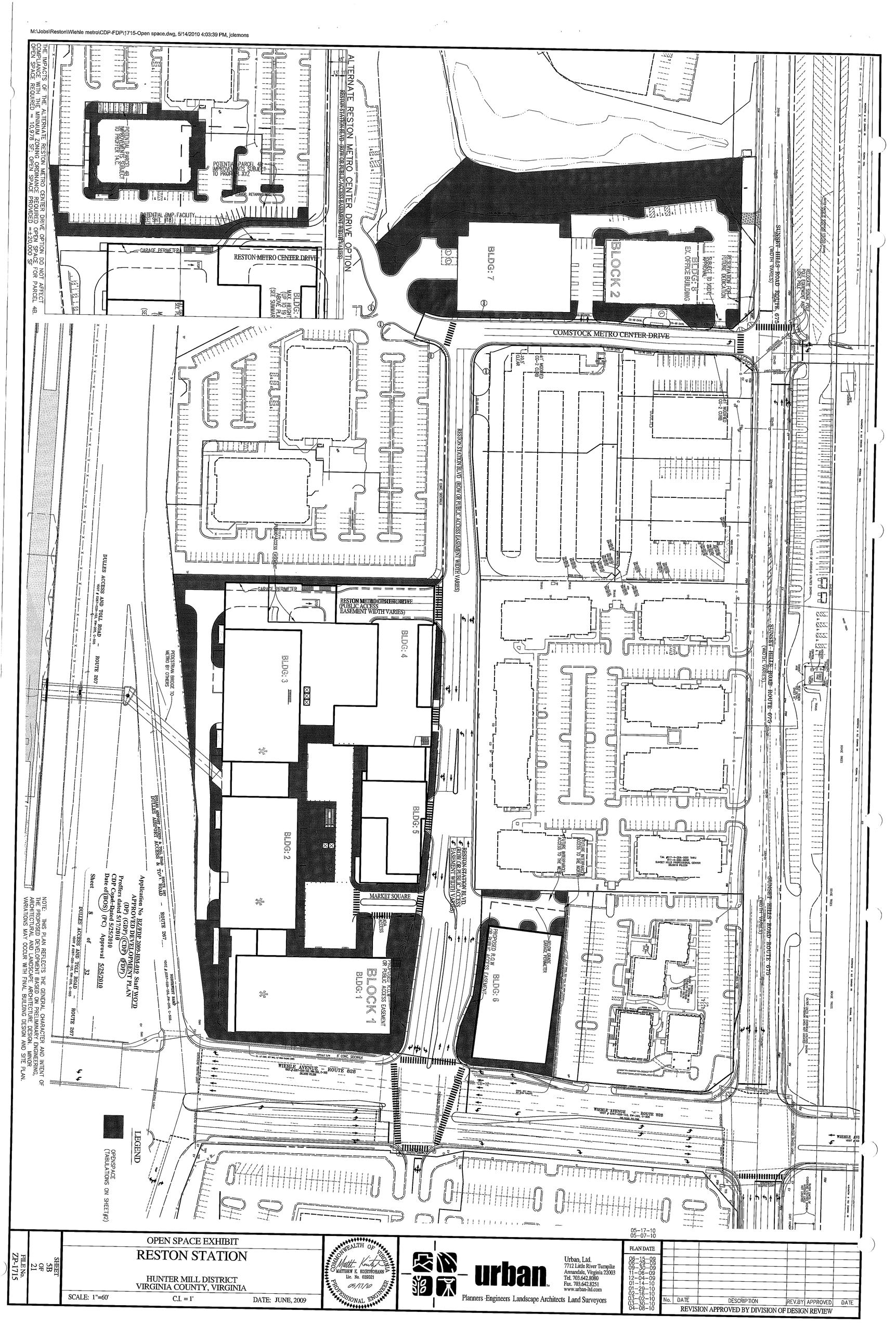

Application No RZ/FDP 2009-HM-019 Staff WOD
APPROVED DEVELOPMENT PLAN
DEVELOPMENT PLAN (DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP Conditions dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010
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OPEN SPACE EXHIBIT

RESTON STATION

HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA

SCALE: 1"=60' C.I. = 1' DATE: JUNE, 2009

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOSTOPOHANN
Lic. No. 032021
PROFESSIONAL ENGINEER
05/17/10

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05-17-10
05-07-10

PLAN DATE
08-15-08
09-29-09
09-30-09
11-06-09
12-04-09
01-14-10
01-29-10
02-16-10
03-02-10
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04-08-10

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET 5B OF 21

FILE No. ZP-1715

SUNSET HILLS ROAD, ROUTE 675 (WIDTH VARIES) 10' (EXISTING LANE WIDTHS)

LIMITS OF CLEARING AND GRADING TO EXTEND BEYOND AREA AS NEEDED FOR SEWER AGREEMENTS AS DETERMINED AT THE TIME OF SITE PLAN

RELOCATE SIGNAL POLE POLE EQUIPMENT AND LIGHT FIXTURES

POTENTIAL EMERGENCY VEHICLE ACCESS

RESERVATION FOR FUTURE DEDICATION

SUBJECT TO VDOT APPROVAL PROP. SEE SHT. #18

BLDG: 8
EX. OFFICE BUILDING
MAX. HEIGHT=140'
(SEE SUMMARY, SHEET #2)

FF=371.50
PROP. CONSTR. AND GRADING ESMT.

T.M. #017-4-24-0003
1465 SH LLC
DB. 11293 PG. 644
BUILT: 2001 (TO REMAIN)

BLOCK 2

T.M. #017-4-19-0003
RPB AND M L.L.C.
DB. 17626 PG. 1392
BUILT: 1985 (TO REMAIN)

21' MODIFIED CG-2 CURB

T.M. #017-4-19-0002
RPB AND M L.L.C.
DB. 17626 PG. 1392
BUILT: 1985 (TO REMAIN)

T.M. #017-4-19-0001
RPB AND M L.L.C.
DB. 17626 PG. 1392
BUILT: 1985 (TO REMAIN)

T.M. #017-4-19-0006A
RPB AND M L.L.C.
DB. 17626 PG. 1392
BUILT: 1950

T.M. #017-4-19-0005A
RPB AND M L.L.C.
DB. 17626 PG. 1392

T.M. #017-4-20A-0001 THRU 017-4-20G-0030
SUNSET HILLS PROFESSIONAL CENTER
DB. 5619 PG. 229
BUILT: 1981

EX BUILDING TO BE REMOVED

T.M. #017-4-20-0001A
FAIRFAX COUNTY BOARD OF SUPERVISORS
DB. 9454 PG. 1160

T.M. #017-4-20-0001B
RESTON INVESTMENTS L.L.C.
DB. 10493 PG. 75
BUILT: 1979

T.M. #017-4-20-0001
RESTON INVESTMENTS L.L.C.
DB. 9316 PG. 1460
BUILT: 1979 (TO REMAIN)

FUTURE INTERPARCEL ACCESS TO THE NORTH

FUTURE INTERPARCEL ACCESS TO THE WEST

BELOW GRADE GARAGE PERIMETER

MAX. HEIGHT=140' (UP TO 14 STORIES)
(SEE SUMMARY, SHEET #2)
BLDG: 6

PROPOSED R.O.W. AND PUBLIC ACCESS EASEMENT

RESTON STATION BLVD (ROW OR PUBLIC ACCESS EASEMENT WIDTH VARIES)

PARKING GARAGE

BLDG: 5
(UP TO 21 STORIES ABOVE PLAZA LEVEL)
(SEE BUILDING DATA CHART, SHEET #2)

BLDG: 4
(UP TO 19 STORIES ABOVE PLAZA LEVEL)
SEE BUILDING DATA CHART, SHEET #2

RESIDENTIAL AMENITY AREA

MARKET SQUARE

PLAZA

BLOCK 1

BLDG: 1
(UP TO 17 STORIES ABOVE PLAZA LEVEL)
(SEE BUILDING DATA CHART, SHEET #2)

BLDG: 2
(UP TO 17 STORIES ABOVE PLAZA LEVEL)
(SEE BUILDING DATA CHART, SHEET #2)

BLDG: 7
(UP TO 17 STORIES ABOVE PLAZA LEVEL)
(SEE BUILDING DATA CHART, SHEET #2)

AT-GRADE PEDESTRIAN CONNECTION SEE PLAZA LEVEL SHEET FOR DETAILS

EMERGENCY VEHICLE, LOADING AND PARKING ACCESS LANE ON GRADE BELOW GARAGE

LOADING DOCK BELOW

EMERGENCY VEHICLE TURN-AROUND

EMERGENCY VEHICLE AND LOADING ACCESS LANE ON GRADE

PEDESTRIAN BRIDGE TO METRO BY OTHERS

RESTON METRO CENTER DRIVE PUBLIC ACCESS EASEMENT WIDTH VARIES

COMSTOCK MORRISETTE DRIVE

POTENTIAL SWM FACILITY (SEE SHT. #18)

POTENTIAL BMP FACILITY (SEE SHT. #18)

POTENTIAL STORM BACKFLOW PREVENTER

POTENTIAL POND RETROFIT TO BE DESIGNED AT TIME OF SITE PLAN AND PUBLIC ACCESS STORM SEWER EASEMENT

T.M. #017-4-24-0004A
MAXIMUS PROPERTIES L.L.C.
DB. 10749 PG. 850
BUILT: 1986 (TO REMAIN)

T.M. #017-4-24-0004B
SECTION 913 L.P.
DB. 10854 PG. 824
BUILT: 1986 (TO REMAIN)

T.M. #017-4-24-0005
KAISER FOUNDATION HEALTH
DB. 6676 PG. 1755
BUILT: 1990 (TO REMAIN)

T.M. #017-4-24-0003
COMSTOCK PARTNERS L.C.
FOREST GROUP
DB. 11293 PG. 644
BUILT: 2001

T.M. #017-4-19-0004
CORPORATION REAL ESTATE
PG. 1842
TO REMAIN

DULLES ACCESS AND TOLL ROAD – ROUTE 267
VDOT # 0267-029-103, RW-205, C-505

NORTHWEST RAMP
VDOT # 0267-029-203, RW-205, C-505

Application No RZ/FDP 2009-HM-019 Staff WO'D
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(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP Cond. Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010
Sheet 9 of 32

LEGEND

- EXISTING TREE LINE
- LCG LIMITS OF DISTURBANCE
- W EXISTING WATERLINE
- W PROPOSED WATERLINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- 20 EXISTING CONTOUR
- 20 PROPOSED CONTOUR
- POSSIBLE HELISTOP LOCATION

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

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PROFESSIONAL ENGINEER

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RESTON STATION

HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA

SCALE: 1"=60' C.I. = 1'

DATE: JUNE, 2009

SHEET 6 OF 21

FILE No. ZP-1715

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RESTON STATION BLVD.
(ROW OR PUBLIC ACCESS
EASEMENT WIDTH VARIES)

R PUBLIC ACCESS EASEMENT WIDTH VARIES)

RESTON METRO CENTER DRIVE
(PUBLIC ACCESS
EASEMENT WIDTH VARIES)

ACCESS TO METRO PARKING

BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6

BLOCK 1

TOWER ABOVE PLAZA

BICYCLE STORAGE LOCATION
SEE SHEET 8

ACCESS TO PARKING GARAGE

ACCESS TO PLAZA LEVEL

STAIRS TO PLAZA LEVEL

8' CONC. SIDEWALK

MARKET SQUARE

GARAGE PERIMETER

KISS & RIDE

POTENTIAL TAXI AREA

BUS TERMINAL
ELEVATION = ±390'

PLAZA

ESCALATORS & STAIRS
TO PLAZA LEVEL

ELEVATORS TO PLAZA LEVEL AND GARAGE
STAIRS TO GARAGE

ELEVATORS AND STAIRS TO PLAZA LEVEL AND GARAGE

ACCESS TO COMMERCIAL PARKING

BELOW GRADE GARAGE PERIMETER

ASPHALT PARKING

APPROX. LOC. OF PEDESTRIAN ACCESS BRIDGE FROM PLAZA LEVEL TO METRO

PEDESTRIAN BRIDGE TO METRO BY OTHERS

WIEHLE AVENUE - ROUTE 828
VDOT # 0267-029-105, RW-205, C-505
DB. 2939 PG. 286

DULLES AIRPORT ACCESS & TOLL ROAD - ROUTE 267
VDOT # 0267-029-103, RW-2

NORTHWEST RAMP

LOADING DOCK

TRANS
(NON PCB)

EM
EMH
EV
CSW
LP
EP

Application No RZ/FDP 2009-HM-019 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Date of (BOS) (PC) Approval 5/25/2010

Sheet 10 of 32

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

LEGEND

- EXISTING TREE LINE
- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING CONTOUR
- PROPOSED CONTOUR

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
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01-19-10
02-16-10
03-02-10
04-08-10
05-07-10

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COMMONWEALTH OF VIRGINIA
MATTHEW R. RIDDERMANN
LIC. NO. 029002
PROFESSIONAL ENGINEER
05/11/10

BUS LEVEL PLAN
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA
DATE: JUNE, 2009
SCALE: 1"=30' C.I. = 1'

SHEET
7
OF
21

FILE No.
ZP-1715

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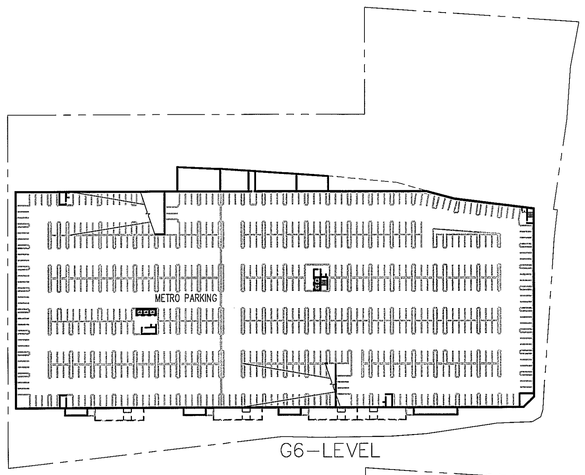
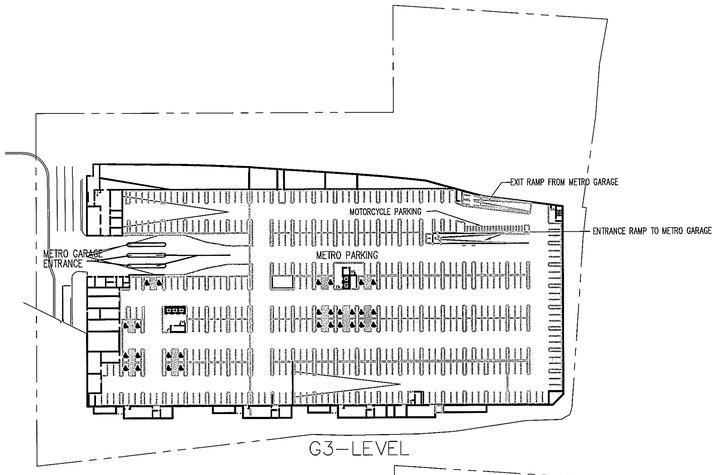
SCHEMATIC PARKING LEVELS

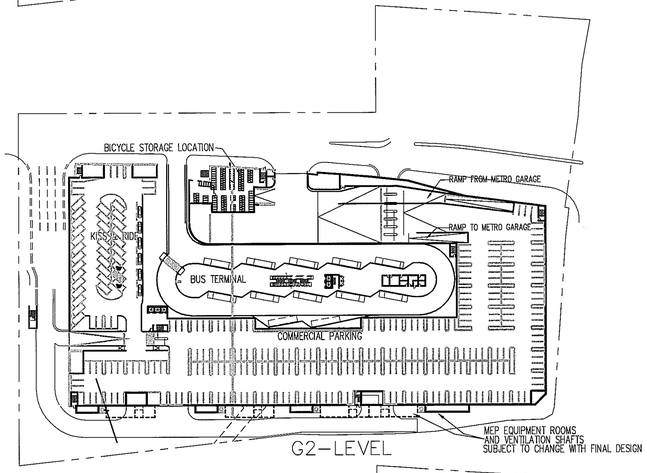


G6–LEVEL

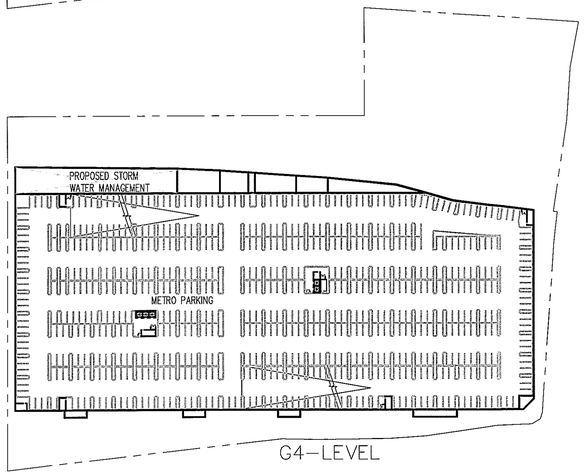


G3–LEVEL

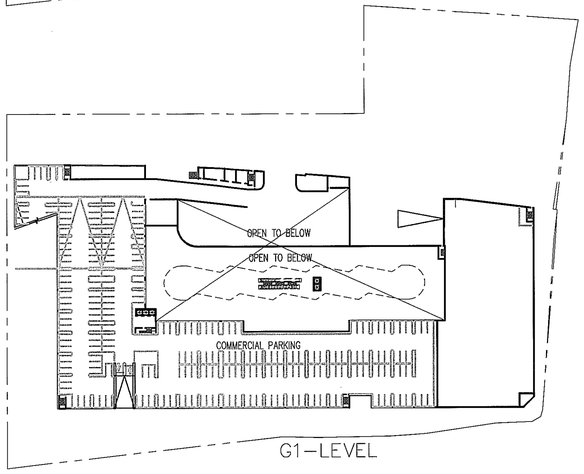
G5–LEVEL



G2–LEVEL



G4–LEVEL



G1–LEVEL

Application No RZ/FDP 2009-HM-019 Staff WO'D
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(DP) (GDP) (CDP) (FDP)
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Date of (BOS) (PC) Approval 5/25/2010

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NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN. APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER, NUMBER OF LEVELS (INCLUDING A LEVEL G7 AND G8) AND/OR LOCATION OF THE PARKING SPACES AT TIME OF FINAL SITE PLAN, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
06-15-09
06-29-09
09-16-09
09-30-09
11-06-09
12-04-09
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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOHRENHAHN
Lic. No. 038021
05/17/10
PROFESSIONAL ENGINEER

METRO AND COMMERCIAL GARAGE PLAN

RESTON STATION
AT WIEHLE METRO
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA

SCALE: 1"=100' C.I. = N/A DATE: JUNE, 2009

SHEET 8 OF 21

FILE No. ZP-1715

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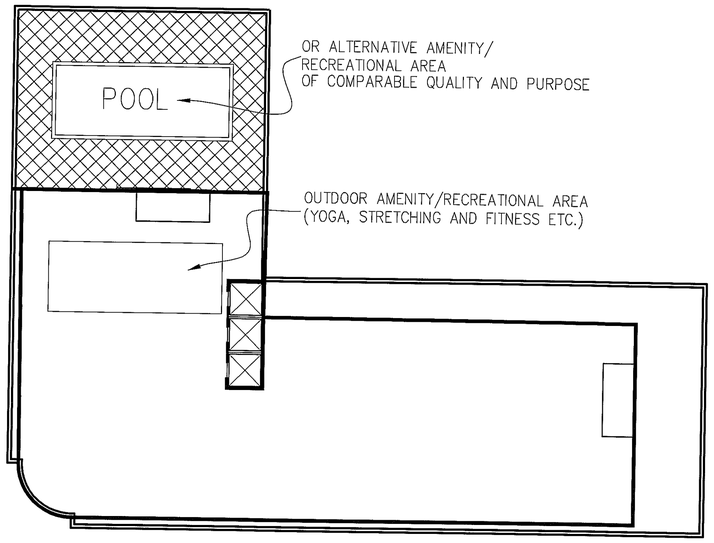
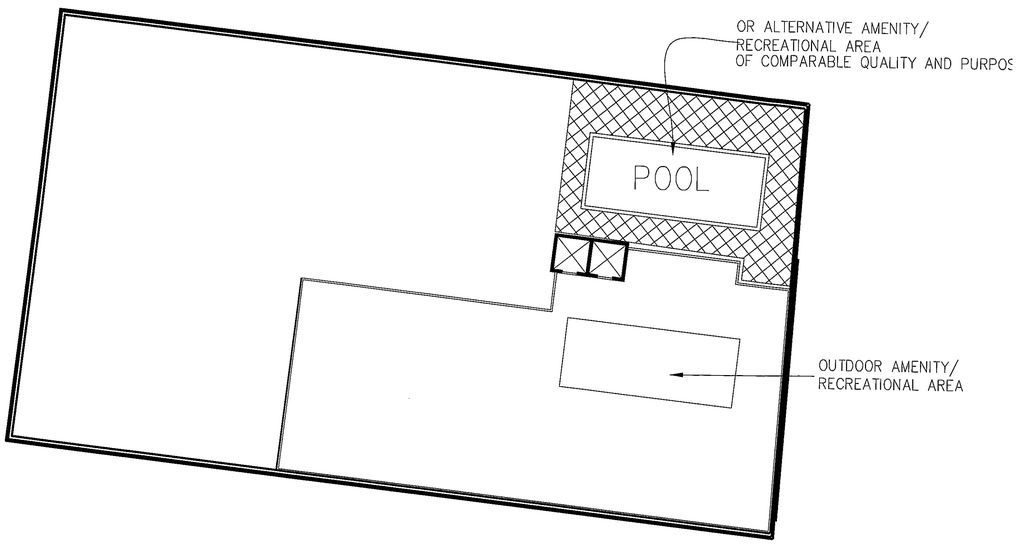
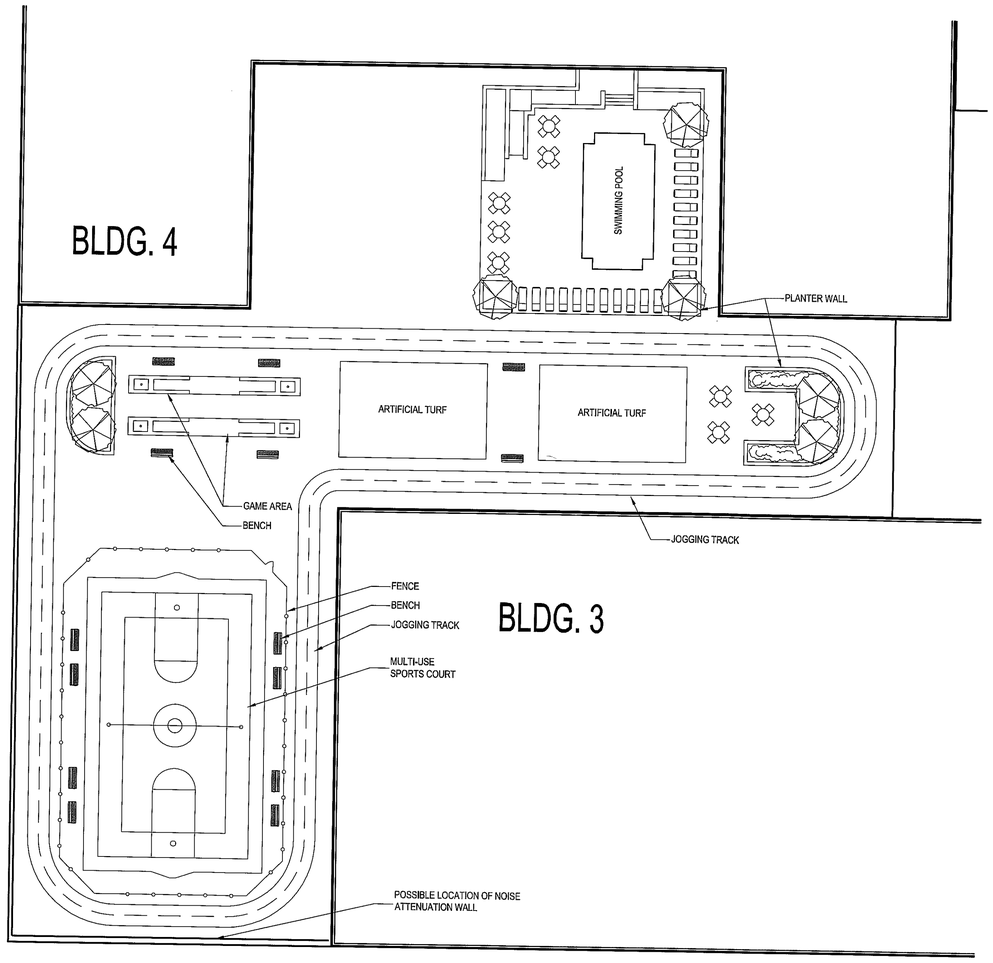


3 BLOCK 2 - RESIDENTIAL OPTION ROOF PLAN
Scale: 1"=20'



2 BUILDING 6 ROOF PLAN
Scale: 1"=20'



1 RESIDENTIAL AMENITY AREA DETAIL PLAN
Scale: 1"=20'

NOTE: THE OWNER RESERVES THE RIGHT TO INSTALL NOISE ATTENUATION WALLS INCLUDING BUT NOT LIMITED TO SOUND WALLS AND OTHER DEVICES NECESSARY TO PERMIT THE OWNER TO SATISFY THE NOISE ATTENUATION PROFFER. CONSISTENT WITH THE PROFFERS, THE OWNER RESERVES THE RIGHT TO RELOCATE THE EXTERIOR AMENITIES (EITHER TEMPORARILY OR PERMANENTLY) TO SATISFY THE NOISE ATTENUATION PROFFER.

Application No RZ/FDP 2009-HM-019 Staff WO'D
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Proffers dated 5/17/2010
CDP Cond. Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010

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NOTE: ROOF TOP AMENTITY SPACE SHOWN IS ILLUSTRATIVE IN NATURE ADD IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND DESIGN.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
06-15-09
06-29-09
09-16-09
09-30-09
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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRZTOHANN
Lic. No. 038021
05/17/10
PROFESSIONAL ENGINEER

AMENITY LEVEL PLAN
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA
SCALE: 1"=100' C.I. = N/A DATE: JUNE, 2009

SHEET 9 OF 21
FILE No. ZP-1715

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TREE PRESERVATION TARGET CALCULATIONS

Gross Site Area (s.f.)			**543,398**
Pre-Development Area of Existing Tree Canopy (s.f.)			56,724
Percentage of Gross Site Area Covered by Existing Tree Canopy			10%
Tree Preservation Target			
10-Year Tree Canopy Requirement Percentage (per PFM Table 12.4)			10%
10-Year Tree Canopy Required (s.f.) (See "10-Year Tree Canopy Calculations" Table)			54,340
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (This is the "Tree Preservation Target")			**10%**
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (s.f.)			5,434
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation (s.f.) (See "Tree Preservation Calculations" Table)			6,679
Proposed Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation			12%
Tree Preservation Target met (%)...	12%	is greater than...	**10%**
Tree Preservation Target met (s.f.)...	6,679	is greater than...	**5,434**

TREE PRESERVATION CALCULATIONS

Tree Preservation Target (%)				10%
Tree Preservation Target (s.f.)				5,434
Tree Preservation:				
Tree Preservation Areas	Cover Type	S.F.	Credit Factor	Total
Tree Save Area 1	Normal	5,454	1.00	5,454
Preserved Individual Trees	Normal	1,225	1.00	1,225
Total Tree Preservation Provided (s.f.)				**6,679**

10 YEAR TREE CANOPY AREA FOR EXISTING TREES TO BE REMOVED

Tree Category	Quantity	Area (sf)	Total Area (sf)
Category I - Decidious Trees	0	75	0
Category II - Decidious Trees	55	125	6,875
Category III - Decidious Trees	39	175	6,825
Category IV - Decidious Trees	43	250	10,750
Specimen - Decidious Trees	3	650	1,950
	2	2,100	4,200
Category I - Evergreen Trees	0	75	0
Category II - Evergreen Trees	6	125	750
Category III - Evergreen Trees	0	175	0
Category IV - Evergreen Trees	6	125	750
Specimen - Evergreen Trees	6	650	3,900
	2	1,700	3,400
			39,400

This table is provided for estimating existing tree cover in order to assess tree preservation target computations.

NOTES:
1. ALL STREET TREES WITHIN LINE OF SIGHT TO BE LIMBED UP TO A MINIMUM OF SEVEN FT. (7'), MEASURED FROM TOP OF CURB.
2. ALL STREET TREE LOCATIONS SUBJECT TO RELOCATION PER VDOT APPROVAL, LINES OF SIGHT, AND FINAL ENGINEERING.
3. AN ADDITIONAL 82 CRAPE MYRTLE TREES HAVE BEEN IDENTIFIED AS EXISTING ON SITE. THIS SPECIES IS NOT CATEGORIZED AS A TREE IN THE PFM AND THEREFORE IS NOT COUNTED TOWARDS OVERALL CANOPY CALCULATIONS.
4. IN THE EVENT THAT AN ALIGNMENT FOR THE SANITARY LINE CAN BE PROVIDED THAT MAY REDUCE THE LIMITS OF CLEARING, ADDITIONAL EXISTING TREES IN THIS AREA MAY BE PRESERVED AND COUNTED TOWARDS OVERALL CANOPY COVERAGE IN LIEU OF THE PROPOSED LANDSCAPING SHOWN.
5. IN THE EVENT THAT ANY OF THE TREES SHOWN IN THIS AREA ARE NOT ALLOWED DUE TO PLANTING RESTRICTIONS FOR SWM FACILITIES THEY WILL BE RELOCATED ELSEWHERE WITHIN THE OVERALL PROJECT AREA.

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS

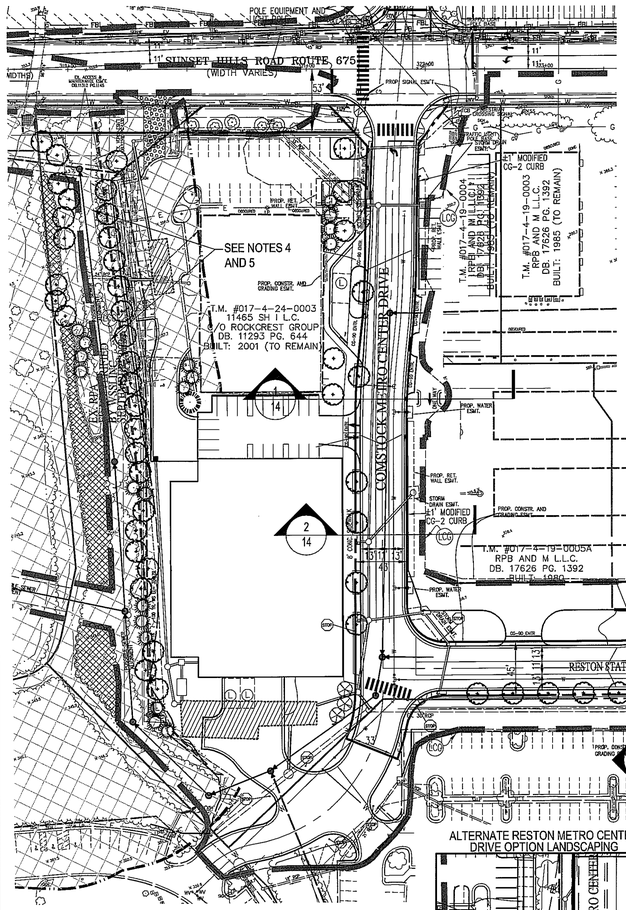
Gross Site Area (s.f.)		**543,398**
Zone: PDC		
Tree Canopy Required (s.f.)	10%	**54,340**

10-YEAR TREE CANOPY PROVIDED

Total Canopy Area Provided Through Tree Preservation (s.f.)	**6,679**
Total Proposed Canopy Area (s.f.)	**47,919**
Total Tree Canopy Provided (s.f.)	**54,598**

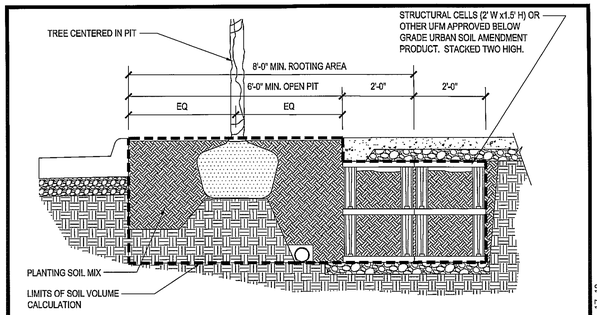
PROPOSED TREE PLANTING CALCULATIONS

Canopy to be Met Through Tree Planting (s.f.)		**0**
Air Quality Tree Planting (s.f.)	0	
	x 1.50 Multiplier (s.f.)	**0**
Energy Conservation Tree Planting (s.f.)	0	
	x 1.50 Multiplier (s.f.)	**0**
Water Quality Tree Planting (s.f.)	0	
	x 1.25 Multiplier (s.f.)	**0**
Wildlife Benefits Tree Planting (s.f.)	0	
	x 1.50 Multiplier (s.f.)	**0**
Native Tree Planting (s.f.)	0	
	x 1.50 Multiplier (s.f.)	**0**
Improved Cultivars & Varities Tree Planting (s.f.)	25,775	
	x 1.25 Multiplier (s.f.)	**32,219**
Seedling Tree Planting (s.f.)	0	
	x 1.00 Multiplier (s.f.)	**0**
Native Shrub or Woody Seed Mix Planting (s.f.)	0	
	x 1.00 Multiplier (s.f.)	**0**
Percentage of Seeding Tree Planting Total (%)		
Remaining Tree Planting Area (that does not qualify for higher multipliers) (s.f.)		**15,700**
Total Tree Planting Canopy Provided (s.f.)		**47,919**
Offsite Planting Relief Requested?		**No**
Tree Bank or Tree Fund?		**No**
Canopy Area Requested to be Provided Through Offsite Tree Banking or Tree Fund (s.f.)		**0**
Amount to be Deposited into the Tree Preservation and Planting Fund		**$0.00**



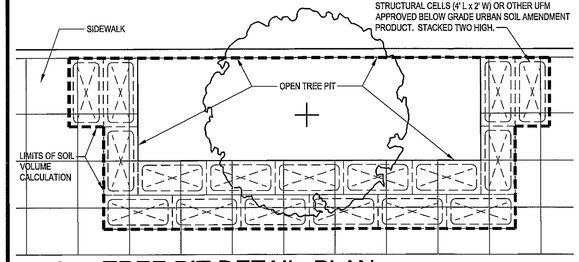
LEGEND

- CATEGORY IV DECIDUOUS TREE
- CATEGORY III DECIDUOUS TREE
- CATEGORY II DECIDUOUS TREE
- CATEGORY III EVERGREEN TREE
- CATEGORY II EVERGREEN TREE
- CATEGORY I EVERGREEN TREE
- EXISTING TREES TO REMAIN
- TREE SAVE



1 TREE PIT DETAIL: SECTION

1/2"=1'-0"



2 TREE PIT DETAIL: PLAN

Scale: 1/4"=1'-0"

SOIL AREA NOTES

FOR TREES PLANTED ON GRADE:
1. A minimum of 6 feet open surface width and 80 square feet open surface area shall be provided.
2. Rooting area minimum shall be 8 feet in width.
3. Soil volume for Category III or IV trees (as indicated in PFM Table 12.19) shall be a minimum of 750 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total soil volume of at least 1200 cubic feet shall be provided. For three trees or more planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree.

FOR TREES PLANTED OVER STRUCTURE:
1. Minimum soil area and volume for trees planted over structure shall be in conformance with PFM 12-0514.3 and PFM Plate 5-12.

Application No RZ/FDP 2009-HM-019 Staff WO'D
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(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP Cond. Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010

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COMMONWEALTH OF VIRGINIA — MATTHEW K. ROSENTHAL — Lic. No. 036064 — PROFESSIONAL ENGINEER — 05/11/10

ILLUSTRATIVE LANDSCAPE PLAN
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA
SCALE: 1"=60' C.I. = N/A DATE: JUNE, 2009

SHEET 10 OF 21

FILE No. ZP-1715

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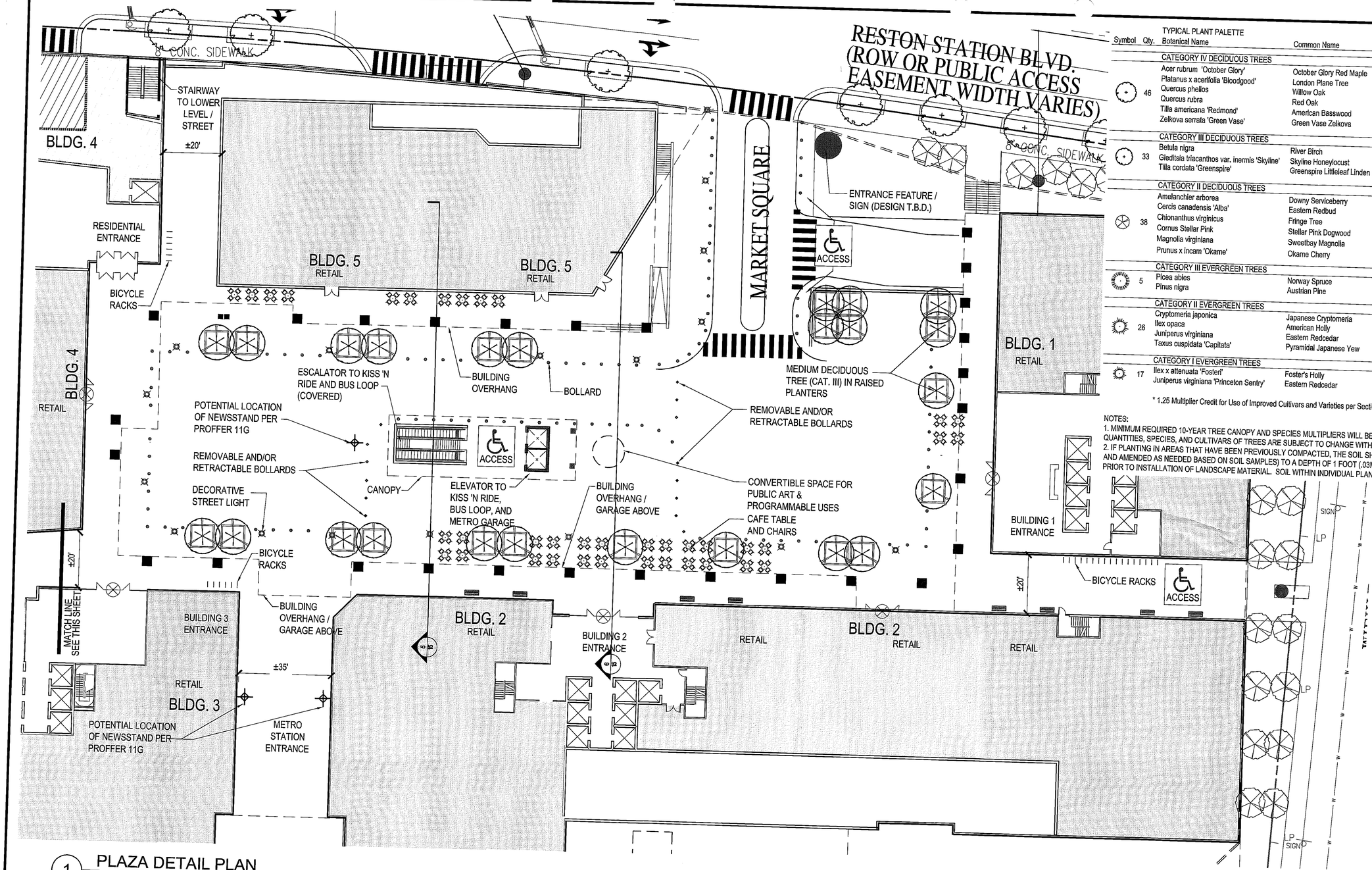
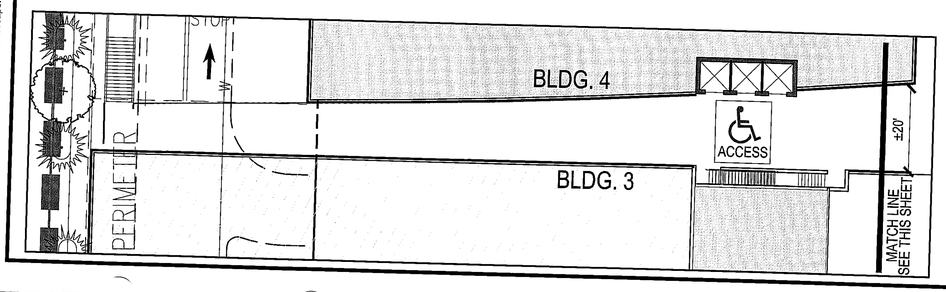


1 PLAZA DETAIL PLAN
1"=20'



TYPICAL PLANT PALETTE

Symbol	Qty.	Botanical Name	Common Name	Size	Canopy Credit	Multiplier	Total Credit
		CATEGORY IV DECIDUOUS TREES					
	46	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	250 s.f.	1.25*	312.5 s.f.
		Platanus x acerifolia 'Bloodgood'	London Plane Tree	3" cal.	250 s.f.	1.25*	312.5 s.f.
		Quercus phellos	Willow Oak	3" cal.	250 s.f.		250 s.f.
		Quercus rubra	Red Oak	3" cal.	250 s.f.		250 s.f.
		Tilia americana 'Redmond'	American Basswood	3" cal.	250 s.f.	1.25*	312.5 s.f.
		Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" cal.	250 s.f.	1.25*	312.5 s.f.
		CATEGORY III DECIDUOUS TREES					
	33	Betula nigra	River Birch	3" cal.	175 s.f.		175 s.f.
		Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	3" cal.	175 s.f.	1.25*	218.75 s.f.
		Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3" cal.	175 s.f.	1.25*	218.75 s.f.
		CATEGORY II DECIDUOUS TREES					
		Amelanchier arborea	Downy Serviceberry	3" cal.	125 s.f.		125 s.f.
		Cercis canadensis 'Alba'	Eastern Redbud	3" cal.	125 s.f.	1.25*	156.25 s.f.
	38	Chionanthus virginicus	Fringe Tree	3" cal.	125 s.f.		125 s.f.
		Cornus Stellar Pink	Stellar Pink Dogwood	3" cal.	125 s.f.	1.25*	156.25 s.f.
		Magnolia virginiana	Sweetbay Magnolia	3" cal.	125 s.f.		125 s.f.
		Prunus x incarn 'Okame'	Okame Cherry	3" cal.	125 s.f.	1.25*	156.25 s.f.
		CATEGORY III EVERGREEN TREES					
	5	Picea abies	Norway Spruce	3" cal.	175 s.f.		175 s.f.
		Pinus nigra	Austrian Pine	3" cal.	175 s.f.		175 s.f.
		CATEGORY II EVERGREEN TREES					
		Cryptomeria japonica	Japanese Cryptomeria	3" cal.	125 s.f.		125 s.f.
	26	Ilex opaca	American Holly	3" cal.	125 s.f.		125 s.f.
		Juniperus virginiana	Eastern Redcedar	3" cal.	125 s.f.		125 s.f.
		Taxus cuspidata 'Capitata'	Pyramidal Japanese Yew	3" cal.	125 s.f.	1.25*	156.25 s.f.
		CATEGORY I EVERGREEN TREES					
	17	Ilex x attenuata 'Fosteri'	Foster's Holly	3" cal.	75 s.f.	1.25*	93.75 s.f.
		Juniperus virginiana 'Princeton Sentry'	Eastern Redcedar	3" cal.	75 s.f.	1.25*	93.75 s.f.

* 1.25 Multiplier Credit for Use of Improved Cultivars and Varieties per Section 12-0509.4B(6).

NOTES:
1. MINIMUM REQUIRED 10-YEAR TREE CANOPY AND SPECIES MULTIPLIERS WILL BE PROVIDED IN CONFORMANCE WITH PFM. QUANTITIES, SPECIES, AND CULTIVARS OF TREES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
2. IF PLANTING IN AREAS THAT HAVE BEEN PREVIOUSLY COMPACTED, THE SOIL SHALL BE PROPERLY PREPARED (TILLED AND AMENDED AS NEEDED BASED ON SOIL SAMPLES) TO A DEPTH OF 1 FOOT (.03M) OVER THE ENTIRE PLANTING AREA PRIOR TO INSTALLATION OF LANDSCAPE MATERIAL. SOIL WITHIN INDIVIDUAL PLANTING HOLES SHALL NOT BE AMENDED.

Application No RZ/FDP 2009-HM-019 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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CDP ~~Cond.~~ Dated 5/25/2010
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COMMONWEALTH OF VIRGINIA
MATTHEW E. KORFFMANN
Lic. No. 035021
PROFESSIONAL ENGINEER
05/17/10

ILLUSTRATIVE PLAZA DETAIL PLAN
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA
DATE: JUNE, 2009
SCALE: 1"=20'
C.I. = N/A

SHEET 11 OF 21

FILE No. ZP-1715

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LEGEND

DENOTES APPROXIMATE LIMITS OF INITIAL MAIN PLAZA AREA

APPROXIMATE LOCATION OF PUBLIC PEDESTRIAN ACCESS EASEMENT

APPROXIMATE LOCATION OF PUBLIC PEDESTRIAN AND VEHICULAR ACCESS EASEMENT; AREA SUBJECT TO ACCESS RESTRICTIONS PER PROFFER 40.C.iii.

APPROXIMATE LOCATION OF PLAZA LEVEL ACCESS DRIVE AND PUBLIC PEDESTRIAN AND VEHICULAR ACCESS EASEMENT; AREA WHICH MAY REMAIN OPEN AND ACCESSIBLE TO VEHICLES AT ALL TIMES PER PROFFER 40.C.ii.

NOTES:

1. INITIAL MAIN PLAZA MINIMUM AREA IS 21,000 SF

2. PLAZA LEVEL ACCESS DRIVE NOT TO EXCEED 13,000 SF

PLAZA DETAIL PLAN (INITIAL PHASE)

1"=20'

EX. BLDG

TEMPORARY STAGING AREA

8' CONC. SIDEWALK

SIGN

PROP. R.O.W OR PUBLIC ACCESS EASEMENT

TEMP. CONSTRUCTION SCREENING AND SAFETY BARRIER WITH PUBLIC ART POTENTIAL

RESTON STATION BLVD. (ROW OR PUBLIC ACCESS EASEMENT WIDTH VARIES)

24"RCP

NO SIDEWALK IMPROVEMENTS AT THIS TIME TO DISCOURAGE JAYWALKING

PARKING GARAGE ACCESS

BUS LOOP ENTRANCE

LOW COLUMNS FOR FUTURE CONSTRUCTION

GARAGE PERIMETER

ADA ACCESS

TEMPORARY COMMERCIAL AND/OR CIVIC SPACE
10,000 TO 17,000 sf
+ 412'

TEMP. ASPHALT SURFACE TREATMENT

INITIAL MAIN PLAZA AREA

MARKET SQUARE

STAIRS FROM STREET TO PLAZA

OPEN TO PARKING BELOW

± 110'

TO METRO

CIRCULATION STAIR

TEMP. CONSTRUCTION SCREENING AND SAFETY BARRIER WITH PUBLIC ART POTENTIAL

BLOCK 1

8' CONC. SIDEWALK

18"RCP

VA. STATE GRID NORTH

LP

Application No RZ/FDP 2009-HM-019 Staff WO'D
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COMMONWEALTH OF VIRGINIA
MATTHEW K. BOEHNER
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PROFESSIONAL ENGINEER

ILLUSTRATIVE PLAZA DETAIL PLAN (INITIAL PHASE)

RESTON STATION

HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA

SCALE: 1"=20' C.I. = N/A DATE: JUNE, 2009

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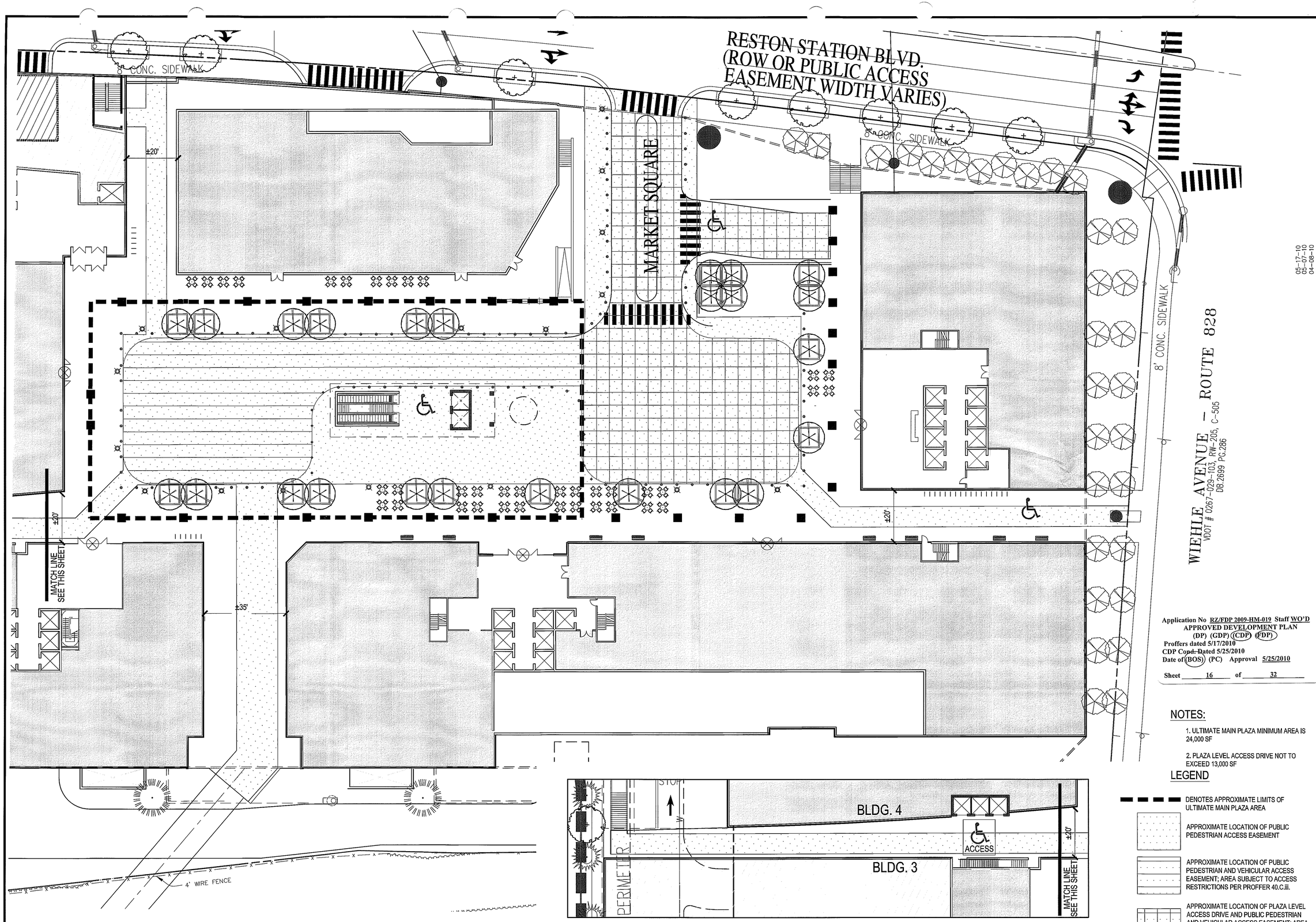

1 PLAZA DETAIL PLAN
1"=20'

Application No RZ/FDP 2009-HM-019 Staff WO'D
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NOTES:

1. ULTIMATE MAIN PLAZA MINIMUM AREA IS 24,000 SF

2. PLAZA LEVEL ACCESS DRIVE NOT TO EXCEED 13,000 SF

LEGEND

DENOTES APPROXIMATE LIMITS OF ULTIMATE MAIN PLAZA AREA

APPROXIMATE LOCATION OF PUBLIC PEDESTRIAN ACCESS EASEMENT

APPROXIMATE LOCATION OF PUBLIC PEDESTRIAN AND VEHICULAR ACCESS EASEMENT; AREA SUBJECT TO ACCESS RESTRICTIONS PER PROFFER 40.C.iii.

APPROXIMATE LOCATION OF PLAZA LEVEL ACCESS DRIVE AND PUBLIC PEDESTRIAN AND VEHICULAR ACCESS EASEMENT; AREA WHICH MAY REMAIN OPEN AND ACCESSIBLE TO VEHICLES AT ALL TIMES PER PROFFER 40.C.ii.

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COMMONWEALTH OF VIRGINIA
MATTHEW K. ROBERTSHANN
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05/17/10
PROFESSIONAL ENGINEER

PLAZA INGRESS/EGRESS EXHIBIT
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA
SCALE: 1"=20' C.I. = N/A DATE: JUNE, 2009

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SUNSET HILLS ROAD ROUTE 675
(WIDTH VARIES)

SUNSET HILLS ROAD ROUTE 675
(WIDTH VARIES)

SUNSET HILLS ROAD ROUTE 675
(WIDTH VARIES)

RELOCATE SIGNAL POLE POLE EQUIPMENT AND LIGHT POLE

SIDEWALK SECTION

DENSE TREES

WIEHLE AVENUE - ROUTE 828

COMSTOCK METRO CENTER DRIVE

RESTON METRO CENTER DRIVE

RESTON STATION BLVD (ROW OR PUBLIC ACCESS EASEMENT WIDTH VARIES)

RESTON STATION BLVD (ROW OR PUBLIC ACCESS EASEMENT WIDTH VARIES)

MARKET SQUARE

GARAGE PERIMETER

BELOW GRADE GARAGE PERIMETER

FUTURE INTERPARCEL ACCESS TO THE NORTH

FUTURE INTERPARCEL ACCESS TO THE WEST

TO PLAZA

TO METRO

UP TO PLAZA

PEDESTRIAN BRIDGE TO METRO BY OTHERS

DULLES AIRPORT ACCESS & TOLL ROAD ROUTE 267

DULLES ACCESS AND TOLL ROAD - ROUTE 267
VDOT # 0287-029-103, RW-205, C-505

NORTHWEST RAMP
VDOT_#_0287-029-103,_RW-205,_C-505...

POSSIBLE SEWER ALIGNMENT

PEDESTRIAN CIRCULATION KEY

- PROPOSED 14' STREETSCAPE
- PROPOSED 8' SIDEWALK (CONCRETE)
- EXISTING 5' SIDEWALK (CONCRETE)
- PROPOSED 5' SIDEWALK (CONCRETE)
- PROPOSED 6' SIDEWALK (CONCRETE)
- EXISTING 8' ASPHALT SIDEWALK
- EXISTING 10' MAJOR REGIONAL TRAIL (ASPHALT)
- PROPOSED 10' CROSSWALK
- EXISTING CROSSWALK

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PEDESTRIAN CIRCULATION PLAN
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA
C.I. = N/A
SCALE: 1"=60'
DATE: JUNE, 2009

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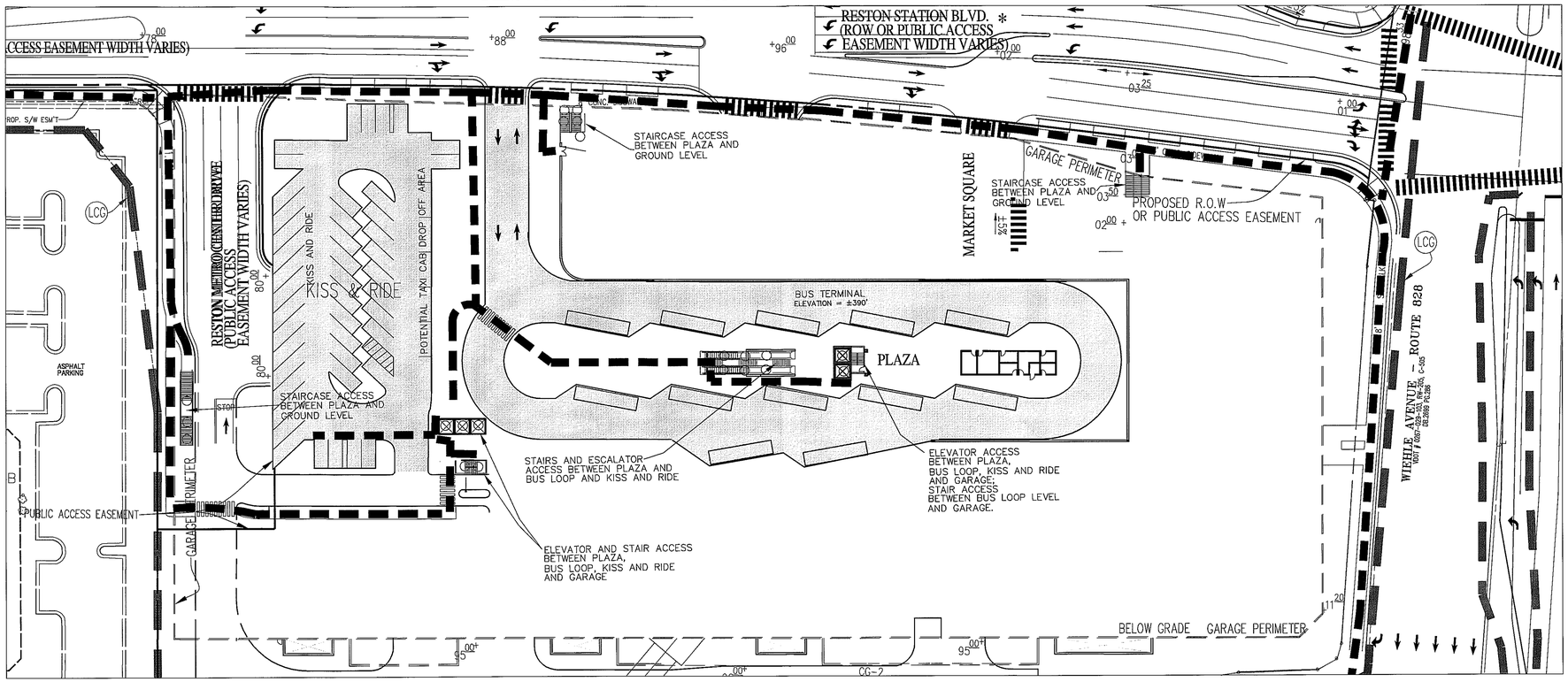
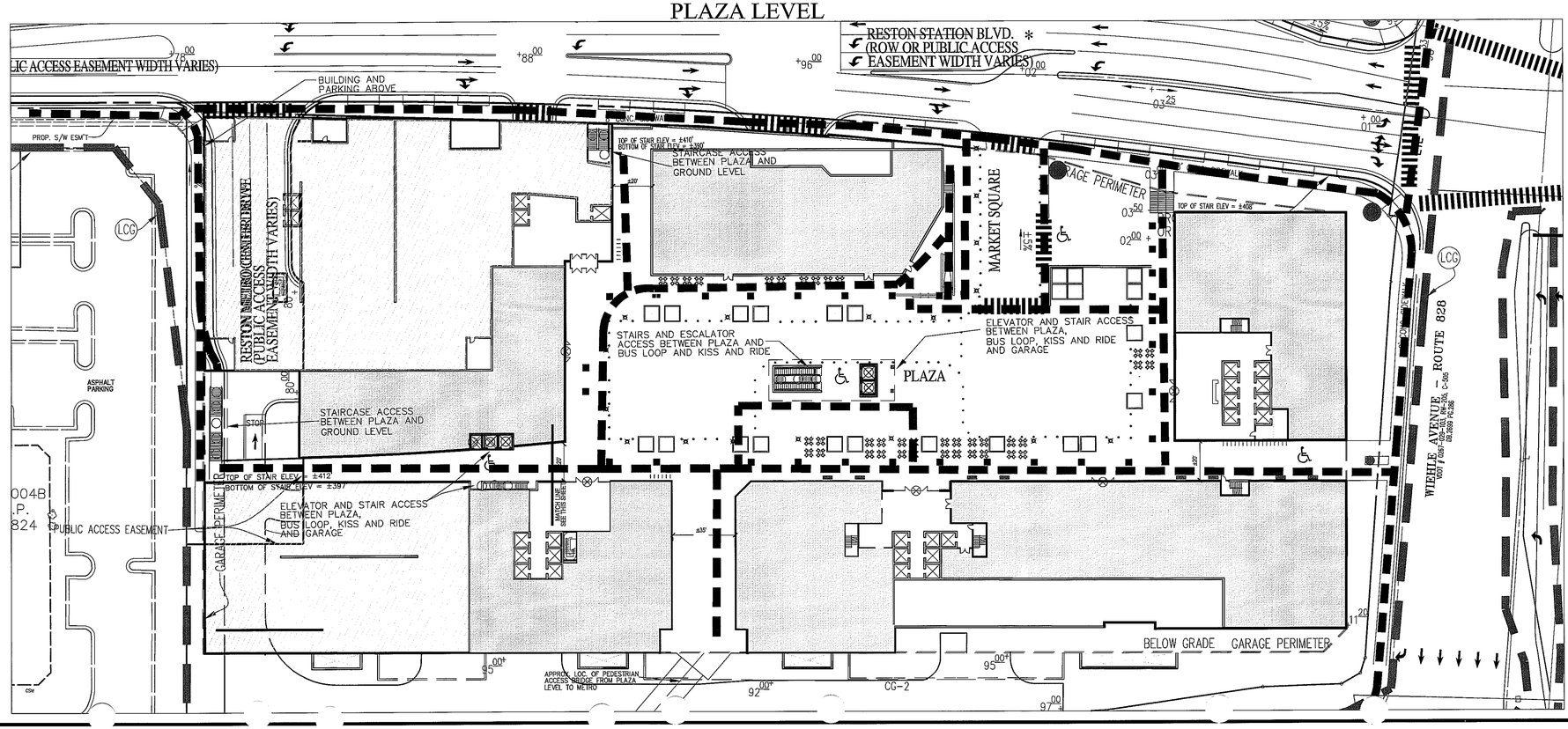
RESTON STATION BOULEVARD/BUS LOOP LEVEL



PLAZA LEVEL



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*PUBLIC ACCESS EASEMENT INCLUDES ALL SIDEWALKS NOT WITHIN VDOT RIGHT OF WAY.

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

LEGEND

- EXISTING TREE LINE
- LIMITS OF DISTURBANCE
- LCG — EXISTING WATERLINE
- W — PROPOSED WATERLINE
- HORIZONTAL PEDESTRIAN CIRCULATION — PROPOSED STORM SEWER
- EXISTING STORM SEWER
- VERTICAL PEDESTRIAN CIRCULATION — EXISTING SANITARY
- PROPOSED SANITARY
- 20 — EXISTING CONTOUR
- 20 — PROPOSED CONTOUR

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PEDESTRIAN VERTICAL CIRCULATION PLAN
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA
DATE: JUNE, 2009
SCALE: 1"=50' C.I. = 1'

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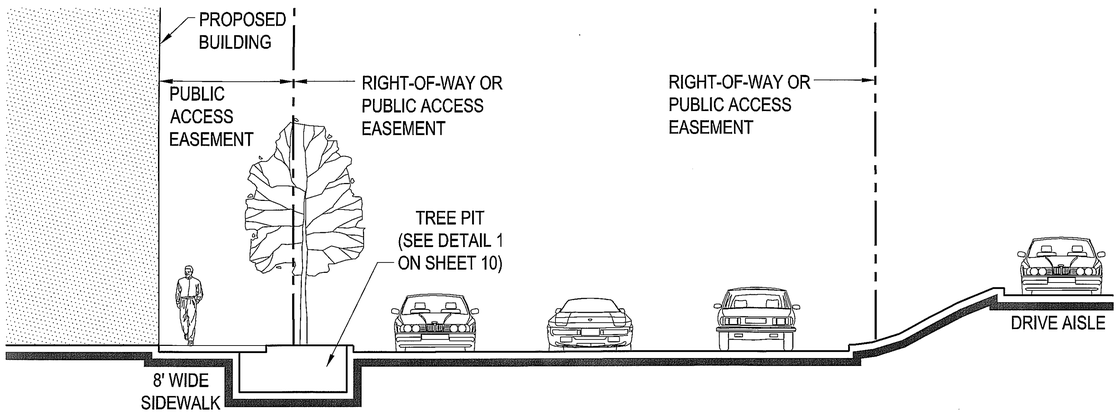
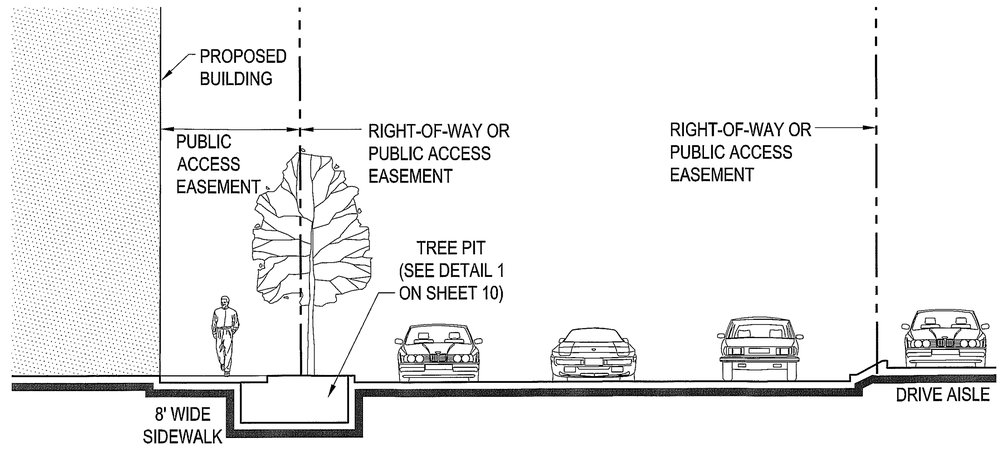


1 STREETSCAPE SECTION 1
3/16"=1'-0"



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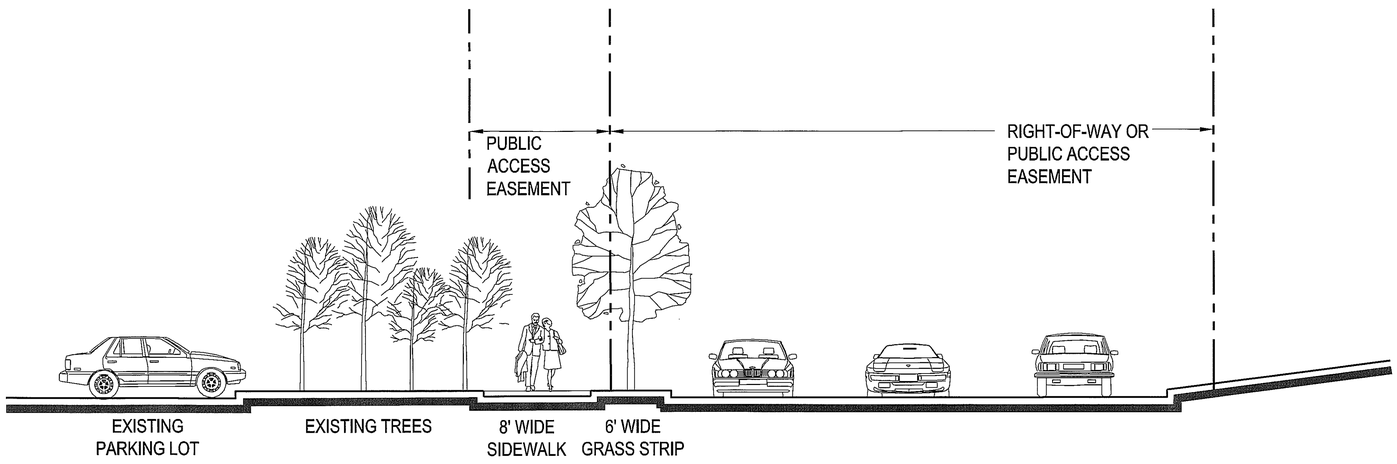

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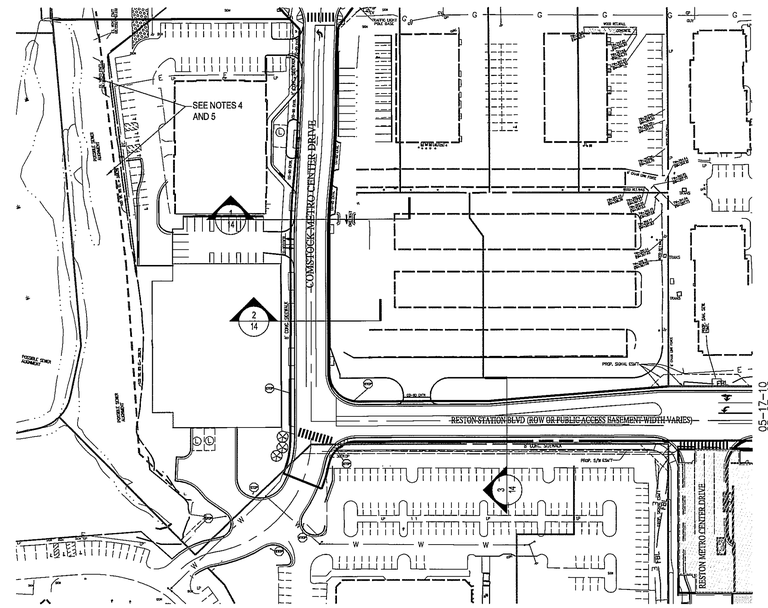

KEY PLAN
Scale: 1"=100'

Application No RZ/FDP 2009-HM-019 Staff WO'D
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(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP Cond. Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010

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		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
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09-30-09
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01-06-10
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01-29-10
02-25-10
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SITE SECTIONS EXHIBITS
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA
DATE: JUNE, 2009
SCALE: As Noted
C.I. = N/A

SHEET 14 OF 21

FILE No. ZP-1715

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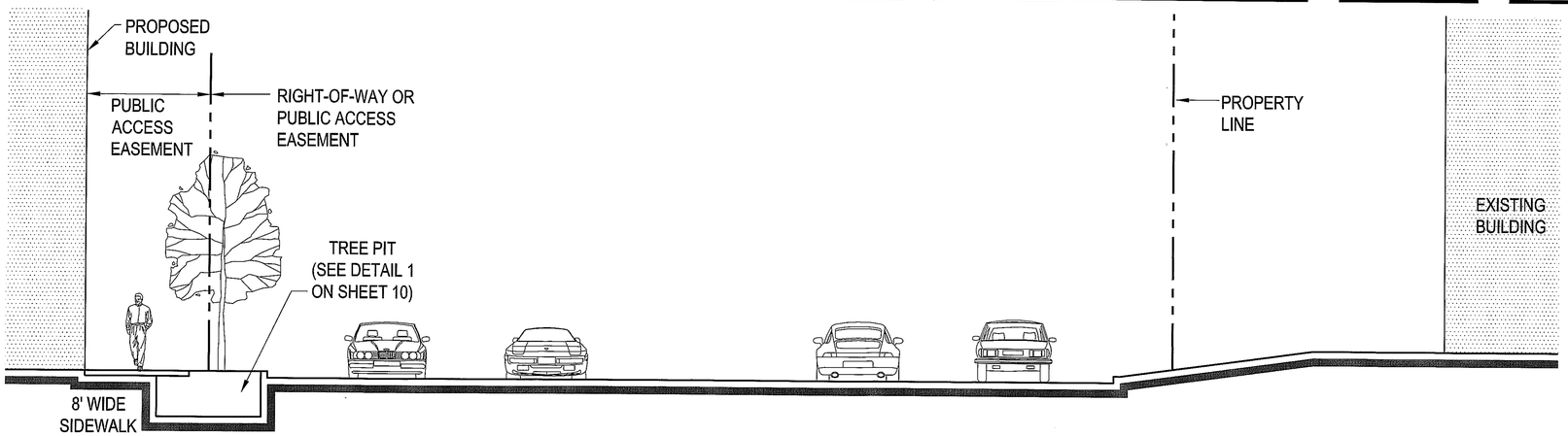

4 STREETSCAPE SECTION 4
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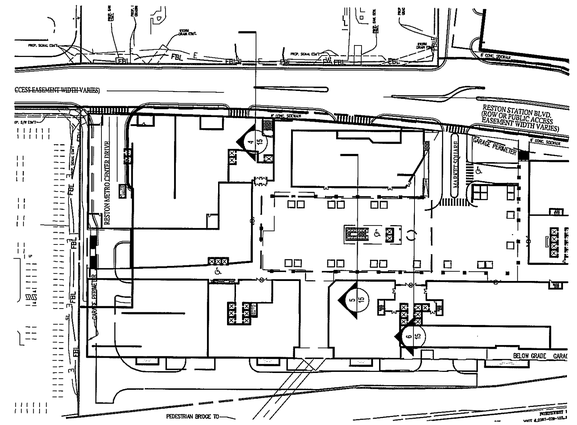

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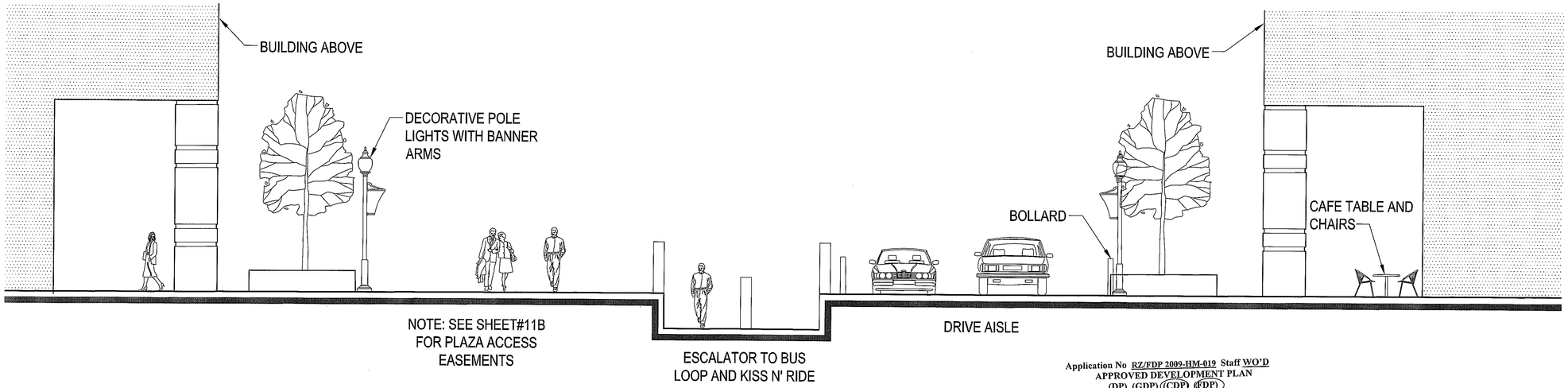

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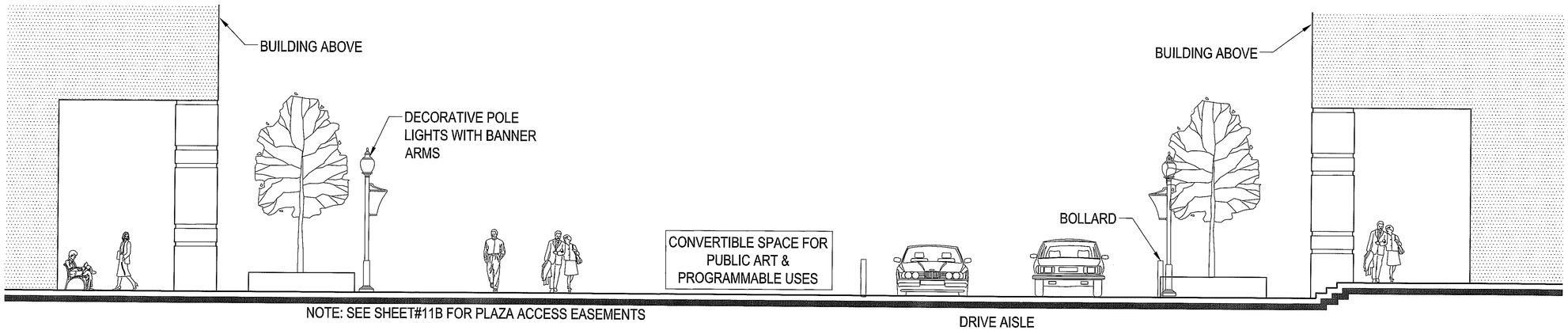
5 PLAZA SECTION 1
3/16"=1'-0"



6 PLAZA SECTION 2
3/16"=1'-0"

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

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RESTON STATION
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FILE No. ZP-1715

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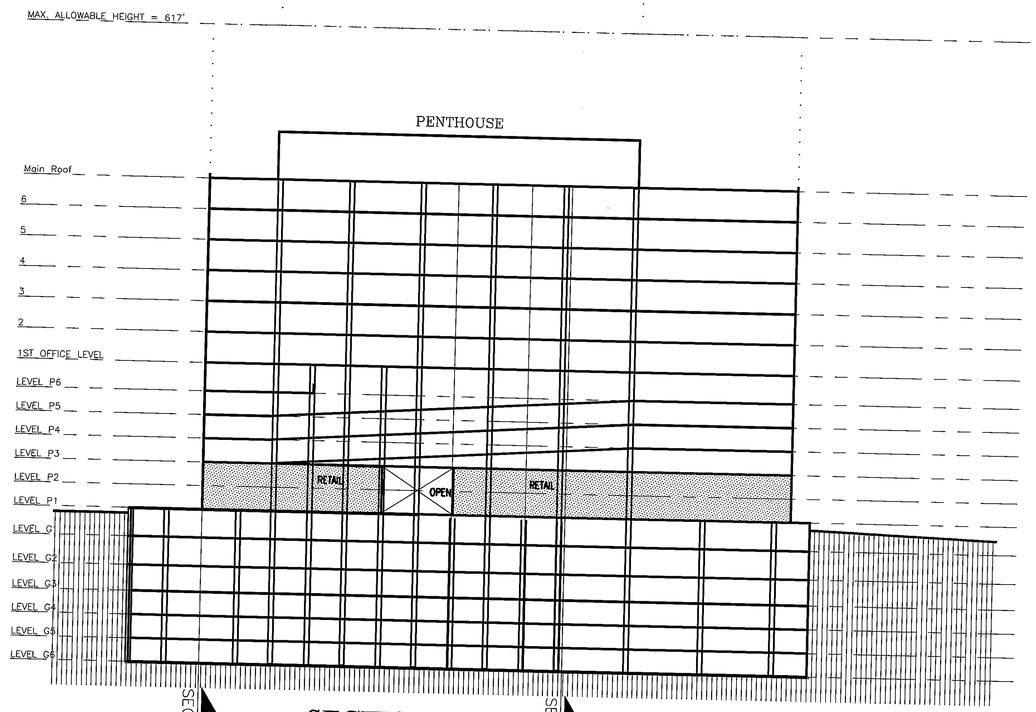
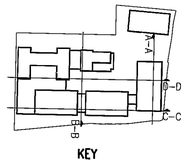
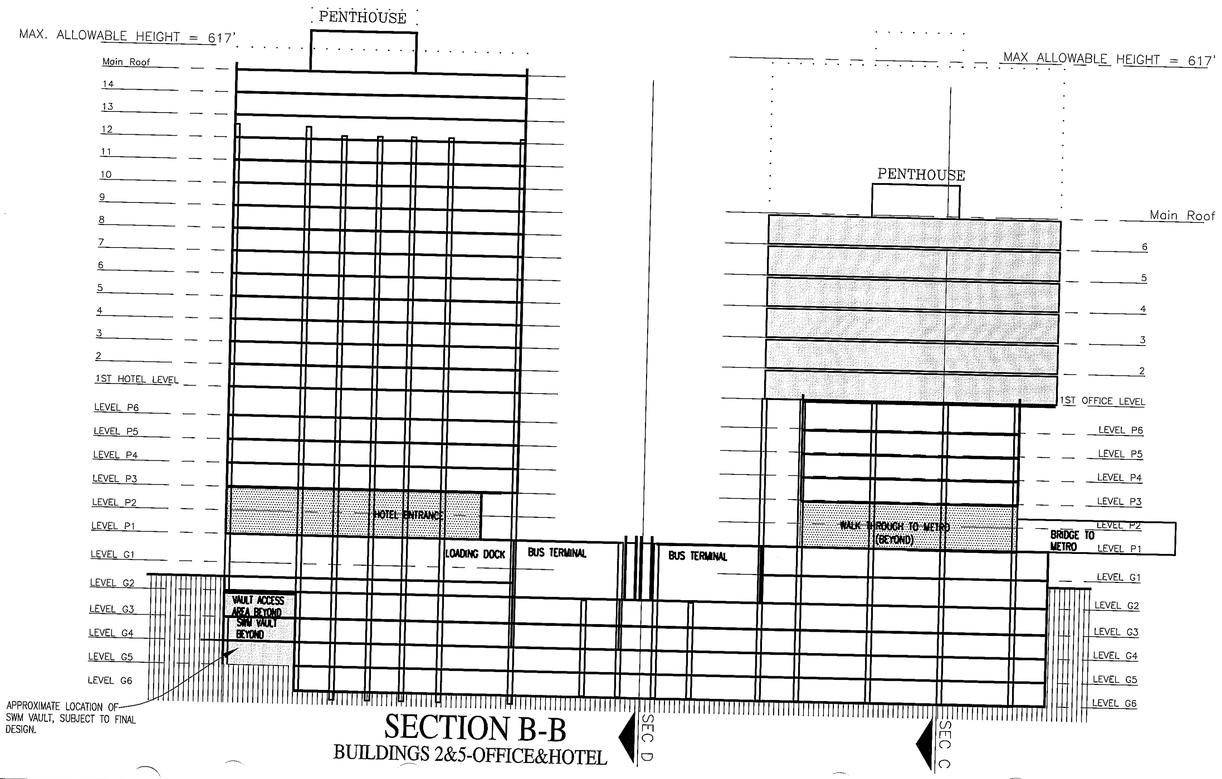


SECTION A-A
BUILDING 1-OFFICE





SECTION B-B
BUILDINGS 2&5-OFFICE&HOTEL

Application No RZ/FDP 2009-HM-019 Staff WO'D
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FILE No. ZP-1715

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MAX. ALLOWABLE HEIGHT = 617'

MAX. ALLOWABLE HEIGHT = 617'

MAX ALLOWABLE HEIGHT = 617'

PENTHOUSE

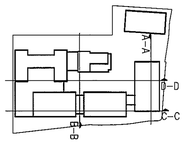
Main Roof
6
5
4
3
2
1ST OFFICE LEVEL
LEVEL P6
LEVEL P5
LEVEL P4
LEVEL P3
LEVEL P2
LEVEL P1
LEVEL G1
LEVEL G2
LEVEL G3
LEVEL G4
LEVEL G5
LEVEL G6

RETAIL
OPEN
RETAIL
LOADING DOCK
OPEN
LOADING DOCK
RETAIL

SEC B

SECTION C-C
BUILDINGS 1,2&3-OFFICE

SEC A



KEY

BUILDING OUTLINE
AT MAX. ALLOWABLE HEIGHT

No.	DATE	DESCRIPTION	REV'BY	APPROVED	DATE
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	05-07-10				
	04-08-10				
	03-30-10				

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RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA
DATE: JUNE, 2009
C.I. = N/A
SCALE: 1"=30'

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MAX. ALLOWABLE HEIGHT=617'

PENTHOUSE

MAIN ROOF
12
11
10
9
8
7
6
5
4
3
2
1ST RESIDENTIAL LEVEL
LEVEL P6
LEVEL P5
LEVEL P4
LEVEL P3
LEVEL P2
LEVEL P1
LEVEL G1
LEVEL G2
LEVEL G3
LEVEL G4
LEVEL G5
LEVEL G6

RETAIL
BUS TERMINAL
BUS TERMINAL
ELEVATOR
STAIRS

SEC F

SECTION D-D
BUILDINGS 1,4&5-OFFICE, RESIDENTIAL & HOTEL

SEC A

PENTHOUSE

MAX. ALLOWABLE HEIGHT=617'

MAIN ROOF
14
13
12
11
10
9
8
7
6
5
4
3
2
1ST OFFICE LEVEL
LEVEL P6
LEVEL P5
LEVEL P4
LEVEL P3
LEVEL P2
LEVEL P1
LEVEL G1
LEVEL G2
LEVEL G3
LEVEL G4
LEVEL G5
LEVEL G6

RETAIL

MAX. ALLOWABLE HEIGHT=617'

PENTHOUSE

MAIN ROOF
6
5
4
3
2
1ST OFFICE LEVEL
LEVEL P6
LEVEL P5
LEVEL P4
LEVEL P3
LEVEL P2
LEVEL P1
LEVEL G1
LEVEL G2
LEVEL G3
LEVEL G4
LEVEL G5
LEVEL G6

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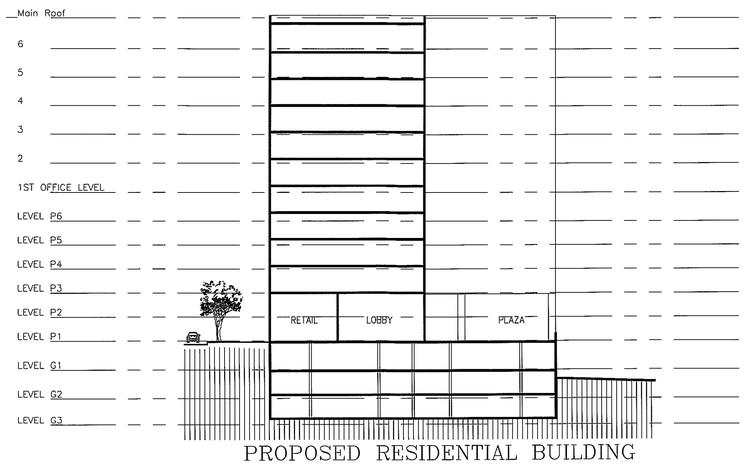
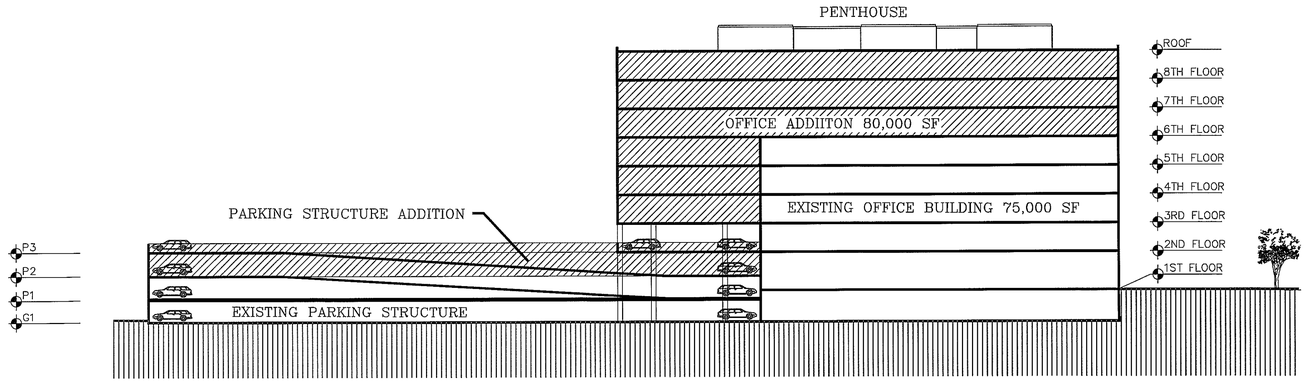
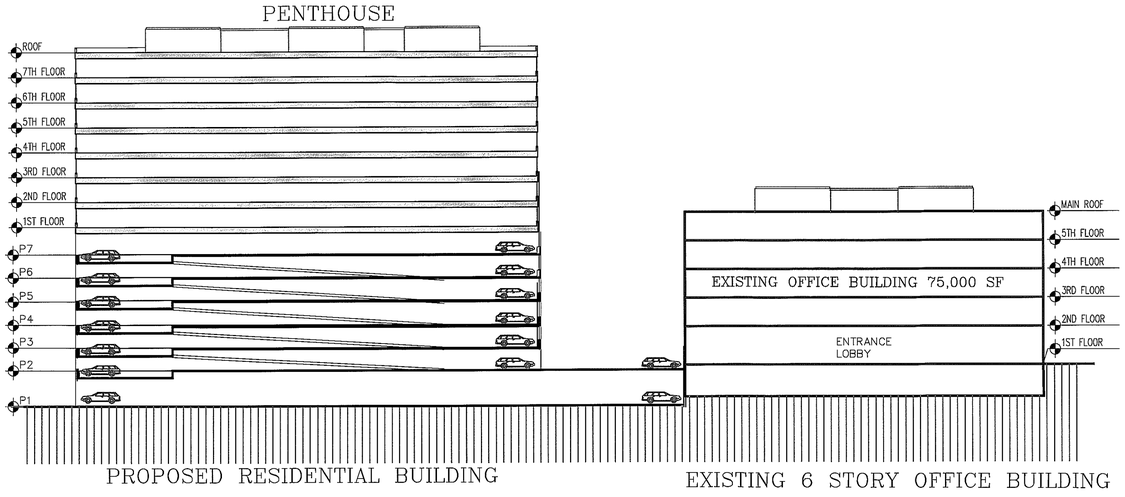


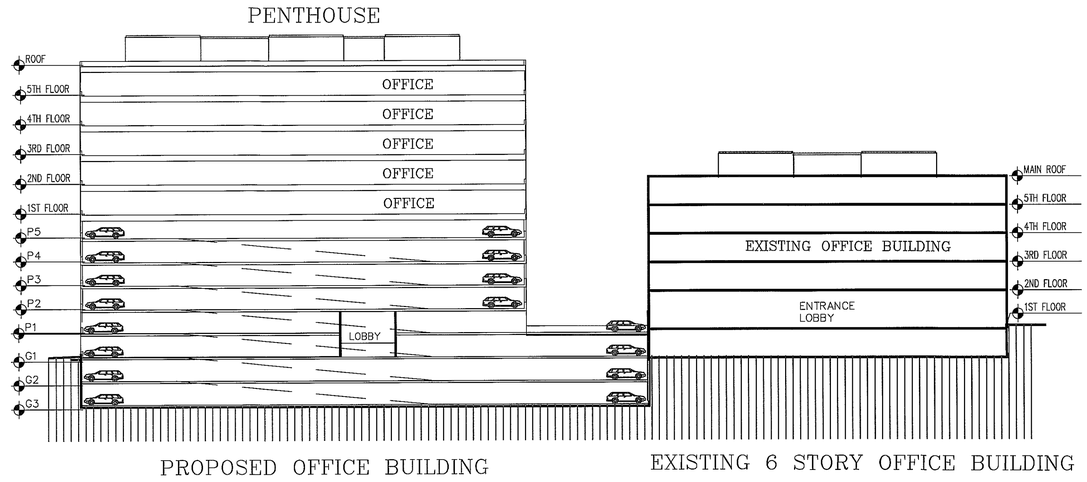
BUILDING 6



BLOCK 2 -OPTION 1



BLOCK 2 -OPTION 2



BLOCK 2 -OPTION 3

RESIDENTIAL OPTION NOTE: DUE TO THE ELEVATION OF THE ADJACENT 100 YEAR FLOODPLAIN AND THE ELEVATION OF THE EXISTING ON-GRADE PARKING SLAB (LABELED AS P1 ON THE SECTION ABOVE), AT THE TIME OF FINAL SITE PLAN, PARKING ON THE P1 LEVEL SHALL BE CONFIRMED AS PERMISSIBLE FOR THE COMMERCIAL USE AND/OR ADEQUATE SEPARATION FROM THE 100 YEAR FLOODPLAIN SHALL BE DEMONSTRATED BY MEANS OF A REVISED FLOODPLAIN STUDY OR STRUCTURAL IMPROVEMENTS.

Application No RZ/FDP 2009-HM-019 Staff WO'D
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BUILDING SECTION EXHIBITS
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA

SCALE: 1"=30'
C.I. = N/A
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No.	DATE	DESCRIPTION	REV'BY' APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		04-08-10

PLAN DATE
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06-29-09
09-30-09
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12-14-09
01-14-10
01-29-10
02-16-10
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03-30-10
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04/7/10

PRELIMINARY SWM/BMP EXHIBIT

RESTON STATION

HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA

DATE: JUNE, 2009

SCALE: 1"=60' C.I. = 1'

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NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN

LEGEND

- EXISTING TREE LINE
- LIMITS OF DISTURBANCE
- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- POSSIBLE HELISTOP LOCATION

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Preliminary BMP&SWM Calculations

Block 1

Existing data	Site Area	391639	sf
	Ex. Pervious Area	73900	sf
	Ex. Impervious Area	317739	sf
	Ex. Percent Impervious	81.13	%

Proposed Development	Site Area	391639	sf
	Prop. Pervious Area	44611	sf
	Prop. Impervious Area	347028	sf
	Percent Impervious	88.61	%

BMP Calcs

Increase in impervious area	29289	sf
Increase relative to existing conditions	9.22	%
RPA site?	No	
Qualifies for Redevelopment?	yes	
RR = '[1−0.8("I"pre/"I"post)] ? 100		
Required Phosphorous Reduction	**26.75**	%

Onsite Treatment Option Calcs		
BMP efficiency	0.50	
CA to be treated by Storm filter	4.00	
% impervious treated	100.00	
Flow treated	1.56	cfs
# cartridges	**46.57**	

A 8'x24' storm filter vault, shown on sheet#5, can hold 49 catridges which can meet the BMP requirements for the Block 1 and Road improvements area

Storm Water Management Calcs

Estimated C factor

Existing	0.79
Proposed	0.83

Q2 pre	38.55
Q2 post	40.75

Q10 pre	51.43
Q10 post	54.36

2 yr Required Peak Flow Reduction	**2.20**	cfs
10 yr Required Peak Flow Reduction	**2.93**	cfs

NOTE: IF THE ADEQUATE OUTFALL SWM DETENTION METHOD, WHICH IS STRICTER THAN THE STANDARD SWM REQUIREMENTS, IS USED, THE ADEQUTE OUTFALL SWM DETENTION METHOD CALCULATIONS SHALL GOVERN IN PRELIMINARY COMPUTATIONS FOR ONSITE SWM DETENTION. FOR ADEQUATE OUTFALL DETENTION CALCULATIONS SEE SHEET#18B

Block 2

Existing data	Site Area	151759	sf
	Ex Pervious Area	63015	sf
	Ex. Impervious Area	88744	sf
	Percent Impervious	58.48	%

Proposed Development	Site Area	151759	sf
	Prop. Pervious Area	61614	sf
	Prop. Impervious Area	90145	sf
	Percent Impervious	59.40	%

BMP Calcs

Increase in impervious area	1401	sf
Increase relative to existing conditions	0.015786983	%
RPA site?	Yes	
Qualifies for Redevelopment?	Yes	
RR = '[1−0.8("I"pre/"I"post)] ? 100		
Required Phosphorous Reduction	**21.24**	%

Onsite Treatment Option Calcs		
BMP efficiency	0.50	
CA to be treated by Storm filter	0.96	
% impervious treated	100.00	
Flow treated	0.37	cfs
# cartridges	**11.21**	

A 6' storm filter MH, shown on sheet#5, can hold 6 catridges which can meet the BMP requirements for the Block 2 area

Storm Water Management Calcs

Estimated C factor

Existing	0.65
Proposed	0.65

Q2 pre	12.36
Q2 post	12.36

Q10 pre	16.49
Q10 post	16.48

2 yr Required Peak Flow Reduction	**0.00**	cfs
10 yr Required Peak Flow Reduction	**0.00**	cfs

Road Improvements Area

Existing data	Site Area	95441	sf
	Ex. Pervious Area	33469	sf
	Ex. Impervious Area	61972	sf
	EX. Percent Impervious	64.93	%

Proposed Development	Site Area	95441	sf
	Prop. Pervious Area	41925	sf
	Prop. Impervious Area	53516	sf
	Percent Impervious	56.07	%

BMP Calcs

Increase in impervious area	0	sf
Increase relative to existing conditions	0.00	%
RPA site?	No	
Qualifies for Redevelopment?	yes	
RR= '[1−0.8("I"pre/"I"post)] ? 100		
Required Phosphorous Reduction	**7.36**	%

Onsite Treatment Option Calcs		
BMP efficiency	0.50	
CA to be treated by Storm filter	0.21	
% impervious treated	100.00	
Flow treated	0.08	cfs
# cartridges	**2.39**	

Storm Water Management Calcs

Estimated C factor

Existing	0.68
Proposed	0.63

Q2 pre	7.98
Q2 post	7.37

Q10 pre	10.64
Q10 post	9.83

2 yr Required Peak Flow Reduction	**−0.61**	cfs
10 yr Required Peak Flow Reduction	**−0.81**	cfs

SWM/BMP & OUTFALL NARRATIVE

SWM and BMP:

The total development proposes disturbing approximately 14 acres between Sunset Hills Road, Wiehle Avenue and the Dulles Access Road. Per Fairfax County Staff's direction on November 3, 2009, the existing 2009 site conditions will be considered the base case existing conditions and improvements beyond the current existing conditions will be mitigated in accordance with the Public Facilities Manual (PFM) requirements.

Stormwater Management (SWM) and Best Management Practices (BMP) measures sufficient to satisfy the PFM requirements shall be provided for this project subject to final design at the time of the final site plan(s). The existing site is largely impervious and the proposed development produces a minor increase in the amount of impervious area. The proposed development qualifies as a redevelopment for BMP requirements Preliminary SWM and BMP sizing calculations are provided on this sheet and preliminary locations are shown on Sheet #18, based on an anticipated underground detention vault and underground StormFilter vault solutions. The storm water detention vaults will be designed such that the post-development discharge does not exceed the pre-development discharge for the 2 and 10 year storms. The preliminary calculations for SWM and BMP have been separated into three subareas: Block 1, Block 2 and the road improvements. Block 1 and Block 2 are established as their respective parcel areas and the road improvements subarea consists of the area within the limits of clearing for the road improvements, which are not within either Block 1 or Block 2.

A waiver request for providing below grade SWM and BMP measures on a site that includes residential use was submitted to Fairfax County Staff concurrently with the CDP/FDP application, on, or about, December 16, 2009.

ADEQUATE OUTFALL:

The proposed development drains to the west to the existing Reston Section 913 SWM pond. A minor diversion is proposed to the existing man made drainage pattern near the intersection of Sunset Hills Road and Comstock Metro Center Drive. This diversion routes storm water to vault#2 for storm water quantity control and meets the requirements of the PFM sections 6-0202.2A(1-4) for a proposed diversion. The diversion returns to its natural course in the 913 Pond. Floodplain Study #4528-FP-01-2, entitled "Floodplain Study Eurotherm" and approved on 01/22/2001, modeled the existing Reston Section 913 SWM pond and depicted the 10-year storm event overtopping existing Sunset Hills Road. Thus, there is a known downstream adequate outfall capacity concern. The existing pond outfalls to the north through a culvert system beneath a VDOT parking lot and the NVRPA trail to then outfall to a well defined channel. Though there are some locations of observed standing water in the channel, it appears to have a well defined bed and banks. The channel then reaches a culvert system to convey storm water beneath a fairway of the Hidden Creek Golf Course. Though the capacity of the culvert is unknown at this time, there was no observed erosion on the golf course fairway. The culvert outfalls into a defined channel and then enters an existing wet pond on the golf course. The channelized outfall from this pond joins with Colvin Run which has a drainage area greater than one square mile.

Prior to final site plan approval, the Applicant intends to survey the downstream outfall channels and review the Fairfax County soil data to verify whether erosive velocities are present. For purposes of this CDP/FDP, computations are provided to depict how the adequate outfall regulations could be met using the Detention Method of the Fairfax County PFM. Computations on sheet 18B show the required proportional improvement and and estimated underground SWM vault sizes needed to provide the required flow reductions. The storm sewer and underground vault layout is shown on sheet#18. The SWM and BMP facilities will be privately maintained and are designed to be off-line so that no SWM or BMP facility will be located in a storm sewer easement or in the public right of way.

The Detention Method is a conservative approach to model the largest anticipated detention volume that may be required to satisfy adequate outfall requirements. At the time of Final Site Plan; subject to final design computations, additional offsite data and downstream owners's cooperation; the Applicant may pursue alternative methods of satisfying the adequate outfall requirements provided by the PFM.

UNDERGROUND SWM AND BMP WAIVER REQUEST

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

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

This information is required under the following Zoning Ordinance paragraphs:

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

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

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet *5*.

☑ 3. Provide:

Facility Name/ Type & No. (e.g. dry pond A, infil. trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Storm Filter#1	*5.8*	*N/A*	*5.8*	*176*	*n/a*	
Storm Filter#2	*0.6*	*N/A*	*0.6*	*176*	*n/a*	
Storm Vault#1,2,3	*SEE DATA SHEET 18B*					
Totals						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet *5*. Pond inlet and outlet pipe systems are shown on Sheet *5*.

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

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

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

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

☑ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on ~~Sheet~~ *this sheet.*

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

☑ 11. A submission waiver is requested for *underground SWM/BMP facility*.

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

Revised 2-21-2006

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PLANNERS
ENGINEERS
LANDSCAPE ARCHITECTS
LAND SURVEYORS

December 15, 2009

Jeremiah Stonefield
Chief Stormwater Engineer
Fairfax County DPW&ES
Office of Site Development Services
12055 Government Center Parkway
Suite 535
Fairfax, Virginia 22035

Re: Reston Station at Wiehle Metro
Waiver Request to Allow Underground SWM in Residential Neighborhood
RZ/FDP 2009-HM-019
Tax Map #017-4-01-0017A
Tax Map #017-4-24-0003

Mr. Stonefield:

Concurrent with the pending rezoning application RZ/FDP 2009-HM-019, we hereby request a waiver of Fairfax County Public Facilities Manual (PFM) Section 6-0303.8, restricting the use of underground stormwater detention facilities for the proposed development on this site. The dense urban nature of the proposed redevelopment near the future Metro station requires the SWM and BMP facilities to be placed underground. The existing parcels are zoned I-4 and are proposed to be rezoned to PDC. Tax Map #017-4-01-0017A, referred to as Block 1 on the rezoning application, is owned by the Fairfax County Board of Supervisors and is currently a park & ride and bus transit station facility. Tax Map #017-4-24-0003, referred to as Block 2 on the rezoning application, is owned by 11465 SH I LC and is currently developed with an office building and its associated parking facility.

Due to the existing developed conditions of the parcels, the proposed rezoning and redevelopment will have minor impacts to stormwater runoff rates. However, due to downstream adequate outfall concerns, preliminary designs for underground detention facilities needed to satisfy PFM Section 6-0203.4C on-site have been shown. The applicant will continue to pursue alternative measures of providing an adequate outfall in accordance with PFM Section 6-0203 in cooperation with Fairfax County Staff. If successful, the need for on-site underground SWM and BMP will be reduced and/or eliminated as determined at time of final site plan.

Urban, Ltd. 7712 Little River Turnpike Annandale, Virginia 22003 PH 703.642.8080 FX 703.642.8251 www.urban-ltd.com
Annandale, VA Chantilly, VA Winchester, VA Wilmington, NC

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Should the underground SWM and BMP facilities be necessary, they are expected to have no adverse environmental effects but they are expected to provide positive environmental effects. The preliminary design locations are shown on Sheet #5 of the development plan application and the facilities are located in an area where children are not expected to play. Locking manholes and access doors will be provided to prevent unauthorized access and injury.

Generally, maximum anticipated maintenance and future replacement costs are provided with such a waiver request, calculated on a per residential unit basis. However, due to the mixed-use nature of this project and additional unique circumstances; including the public/private development agreement and the future over-riding owners' association; the applicant intends to exclude any residential unit owners from recurring maintenance and future replacement costs of any underground SWM and BMP facilities. This shall be coordinated with Staff and appropriately reflected in the proffers for this project and/or the owners' association documents. Therefore, no per residential unit cost analysis is necessary.

Based on the above information, we feel there is sufficient justification to approve this waiver request. Thank you for your time and attention to this matter. If you have any questions or concerns, please do not hesitate to call.

Sincerely,

Urban, Ltd.

Matthew Koirtyohann, P.E., LEED AP
Associate

Application No RZ/FDP 2009-HM-019 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP ~~Cond. D~~ated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010
Sheet 25 of 32

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
06-15-09
06-29-09
09-30-09
11-06-09
12-04-09
01-14-10
01-29-10
02-16-10
03-02-10
03-30-10
04-08-10
05-07-10
05-17-10

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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
Lic. No. 039021
05/17/10
PROFESSIONAL ENGINEER

SWM/BMP STUDY
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA
SCALE: AS NOTED C.I. = N/A DATE: JUNE, 2009

SHEET 18A OF 21

FILE No. ZP-1715

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Preliminary Outfall SWM Calculations

Block 1 and Road Area

Block 1& Road area Development Site to Outfall	
Development site to Outfall#1 (DA, acres):	10.88
Good Forested Condition Runoff Coefficient (C):	0.20
Post-Developed Runoff Coefficient (C):	0.86
Time of Concentration: (tc, min.):	5.00

2 yr 24hr rainfall (in)		3.20
10 yr 24hr rainfall (in)		5.20

2 yr 24hr Good forested condition runoff volume (cf)	25267.12
2 yr 24hr Post-Development runoff volume (cf)	108648.63
Reduction below forested condtion required %	76.74
10 yr 24hr Good forested condition runoff volume (cf)	41059.08
10 yr 24hr Post-Development runoff volume (cf)	176554.02
Reduction below forested condtion required %	76.74

Good Forested Condition Discharges			
intensity (in/hr)		Q (cfs)	Q reduced (cfs)
2-year (q2):	5.45	11.85	2.76
10-year (q10):	7.27	15.81	3.68

SWM flow calculations

Bypass Area		5.25	AC
Bypass C factor		0.85	AC
Bypass Intensity		5.45	in/hr for 2 yr
Bypass Intensity		7.27	in/hr for 10 yt
Bypass Q2		24.32	cfs
Bypass Q10		32.44	cfs
Allowable outfall Discharge Q2		27.08	cfs
Allowable outfall Discharge Q10		36.12	cfs
Approximate C*A of Road area untreatable by SWM		0.22	
Road Area Q2		1.20	cfs
Road Area Q10		1.61	cfs
Design peak discharge from SWM vaults Q2		**1.55**	cfs
Design peak discharge from SWM vaults Q10		**2.07**	cfs

Block 1 & Road area to Vault#1	
Block 1 & Road area to Vault#1	8.706
Good Forested Condition Runoff Coefficient (C):	0.2
Post-Developed Runoff Coefficient (C):	0.85
Time of Concentration: (tc, min.):	5

1 yr 24hr rainfall (in)		2.7
2 yr 24hr rainfall (in)		3.2
10 yr 24hr rainfall (in)		5.2

1 yr 24hr Good forested condition runoff volume (cf)		17065.5012
1 yr 24hr Post-Development runoff volume (cf)		72528.3801

Avg outflow of 1yr storm for 24 hr drawdown		0.839448844

Allowable dischage from CDP/FDP area Q2 (cfs)	**1.27**
Allowable dischage from CDP/FDP area Q10 (cfs)	**1.70**

Rainfall Constants		
	a	b
1-year	117.06	17.34
2-year:	117.06	17.34
10-year:	178.32	20.49

Calculations				
	critical duration	critical intensity	peak inflow	storage vol.
	Td, min	I, in/hr	Q, cfs	V, cf
1-year event	164.89	0.64	4.75	43044.80
2-year event	130.70	0.79	5.85	41052.71
10-year event	152.50	1.03	7.63	62224.91

Estimated Size of Detention Facility				
		Length (ft)	Width (ft)	Depth (ft)
		irregular	irregular	8
			Total Volume	62300

Block 1 & Road area to Vault#2	
Block 1 & Road area to Vault#2	1.92
Good Forested Condition Runoff Coefficient (C):	0.2
Post-Developed Runoff Coefficient (C):	0.87
Time of Concentration: (tc, min.):	5

1 yr 24hr rainfall (in)		2.7
2 yr 24hr rainfall (in)		3.2
10 yr 24hr rainfall (in)		5.2

1 yr 24hr Good forested condition runoff volume (cf)	3763.58
1 yr 24hr Post-Development runoff volume (cf)	16371.59

Avg outflow of 1yr storm for 24 hr drawdown	0.19

Allowable dischage from CDP/FDP area Q2 (cfs)	**0.28**
Allowable dischage from CDP/FDP area Q10 (cfs)	**0.37**

Rainfall Constants		
	a	b
1-year	117.06	17.34
2-year:	117.06	17.34
10-year:	178.32	20.49

Calculations				
	critical duration	critical intensity	peak inflow	storage vol.
	Td, min	I, in/hr	Q, cfs	V, cf
1-year event	164.89	0.64	1.07	9716.36
2-year event	132.43	0.78	1.31	9294.23
10-year event	154.53	1.02	1.70	14088.35

Estimated Size of Detention Facility				
		Length (ft)	Width (ft)	Depth (ft)
		irregular	irregular	8
			Total Volume	14500

Block 2

Block 2 area to Vault #2	
Block 2 Development site to Outfall#1 (DA, acres):	0.97
Good Forested Condition Runoff Coefficient (C):	0.20
Post-Developed Runoff Coefficient (C):	0.88
Time of Concentration: (tc, min.):	5.00

1 yr 24hr rainfall (in)		2.7
2 yr 24hr rainfall (in)		3.2
10 yr 24hr rainfall (in)		5.2

1 yr 24hr Good forested condition runoff volume (cf)		1901.39
1 yr 24hr Post-Development runoff volume (cf)		8366.13
2 yr 24hr Good forested condition runoff volume (cf)		2253.50
2 yr 24hr Post-Development runoff volume (cf)		9915.42
Reduction below forested condtion required %		77.27
10 yr 24hr Good forested condition runoff volume (cf)		3661.94
10 yr 24hr Post-Development runoff volume (cf)		16112.55
Reduction below forested condtion required %		77.27

Avg outflow of 1yr storm for 24 hr drawdown (cfs)		0.10

Good Forested Condition Discharges			
intensity (in/hr)		Q (cfs)	Q reduced (cfs)
2-year (q2):	5.45	1.06	0.24
10-year (q10):	7.27	1.41	0.32

Allowable outfall Discharge Q2	0.24	cfs
Allowable outfall Discharge Q10	0.32	cfs
Approximate C*A of Road area untreatable by SWM	0.01	
Road Area Q2	0.03	cfs
Road Area Q10	0.04	cfs
Design peak discharge from SWM vaults Q2	**0.21**	cfs
Design peak discharge from SWM vaults Q10	**0.28**	cfs

Rainfall Constants		
	a	b
1-year	117.06	17.34
2-year:	117.06	17.34
10-year:	178.32	20.49

Calculations				
	critical duration	critical intensity	peak inflow	storage vol.
	Td, min	I, in/hr	Q, cfs	V, cf
1-year event	164.89	0.64	0.55	4965.21
2-year event	105.51	0.95	0.81	4487.83
10-year event	123.07	1.24	1.06	6795.64

Estimated Size of Detention Facility				
		Length (ft)	Width (ft)	Depth (ft)
		irregular	irregular	8
			Total Volume (cf)	7000

Total Volume Require for Vault#2 (cf)	20884.00
Total Volume Provided for Vault#2 (cf)	21500

Block 2 area to Vault#3	
Block 2 Development site to Outfall#2 (DA, acres):	0.61
Good Forested Condition Runoff Coefficient (C):	0.20
Post-Developed Runoff Coefficient (C):	0.87
Time of Concentration: (tc, min.):	5.00

1 yr 24hr rainfall (in)		2.7
2 yr 24hr rainfall (in)		3.2
10 yr 24hr rainfall (in)		5.2

1 yr 24hr Good forested condition runoff volume (cf)		1193.76
1 yr 24hr Post-Development runoff volume (cf)		5192.86
2 yr 24hr Good forested condition runoff volume (cf)		1414.83
2 yr 24hr Post-Development runoff volume (cf)		6154.51
Reduction below forested condtion required %		77.01
10 yr 24hr Good forested condition runoff volume (cf)		2299.10
10 yr 24hr Post-Development runoff volume (cf)		10001.07
Reduction below forested condtion required %		77.01

Avg outflow of 1yr storm for 24 hr drawdown (cfs)		0.06

Good Forested Condition Discharges			
intensity (in/hr)		Q (cfs)	Q reduced (cfs)
2-year (q2):	5.45	0.66	0.15
10-year (q10):	7.27	0.89	0.20

Allowable outfall Discharge Q2	0.15	cfs
Allowable outfall Discharge Q10	0.20	cfs
Approximate C*A of Road area untreatable by SWM	0.01	
Road Area Q2	0.04	cfs
Road Area Q10	0.06	cfs
Design peak discharge from SWM vaults Q2	**0.11**	cfs
Design peak discharge from SWM vaults Q10	**0.15**	cfs

Rainfall Constants		
	a	b
1-year	117.06	17.34
2-year:	117.06	17.34
10-year:	178.32	20.49

Calculations				
	critical duration	critical intensity	peak inflow	storage vol.
	Td, min	I, in/hr	Q, cfs	V, cf
1-year event	164.89	0.64	0.34	3081.91
2-year event	117.98	0.87	0.46	2868.52
10-year event	137.64	1.13	0.60	4345.93

Estimated Size of Detention Facility				
		Length (ft)	Width (ft)	Depth (ft)
		46	16	6
			Total Volume (cf)	4416

VAULT SIZE SUMMARY
VAULT#1 – 62,300 CY
VAULT#2 –21,500 CY
POSSIBLE VAULT#3 – 4,416 CY

NOTE: VAULT#3 MAY BE CONSOLIDATED WITH VAULT#2 AT THE TIME OF FINAL ENGINEERING.

Application No RZ/FDP 2009-HM-019 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP ~~Cond.~~ Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010

Sheet 26 of 32

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
06-15-09
06-29-09
09-30-09
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03-30-10
04-08-10
05-07-10
05-17-10

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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
Lic. No. 039021
05/17/10
PROFESSIONAL ENGINEER

PRELIMINARY SWM/BMP EXHIBIT
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA
DATE: JUNE, 2009
SCALE: AS NOTED C.I. = N/A

SHEET 18B OF 21

FILE No. ZP-1715

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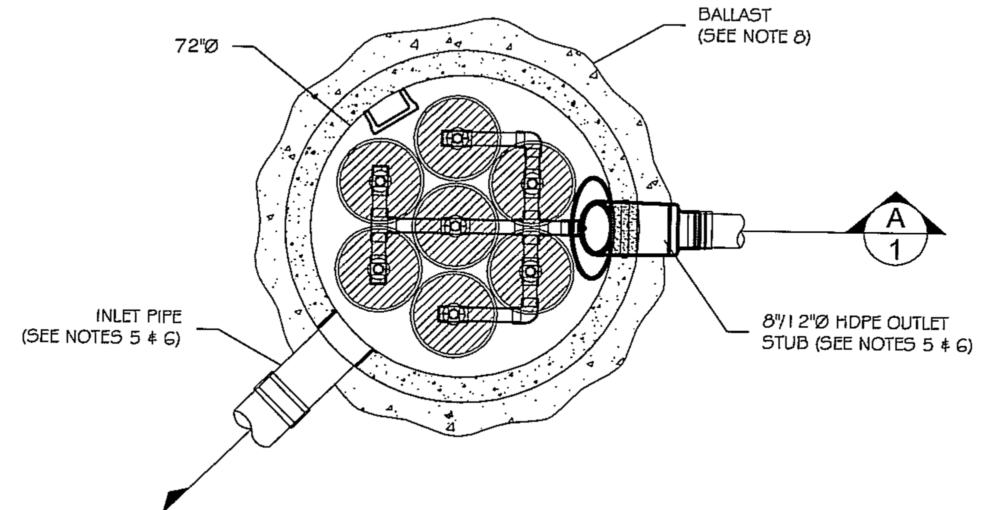
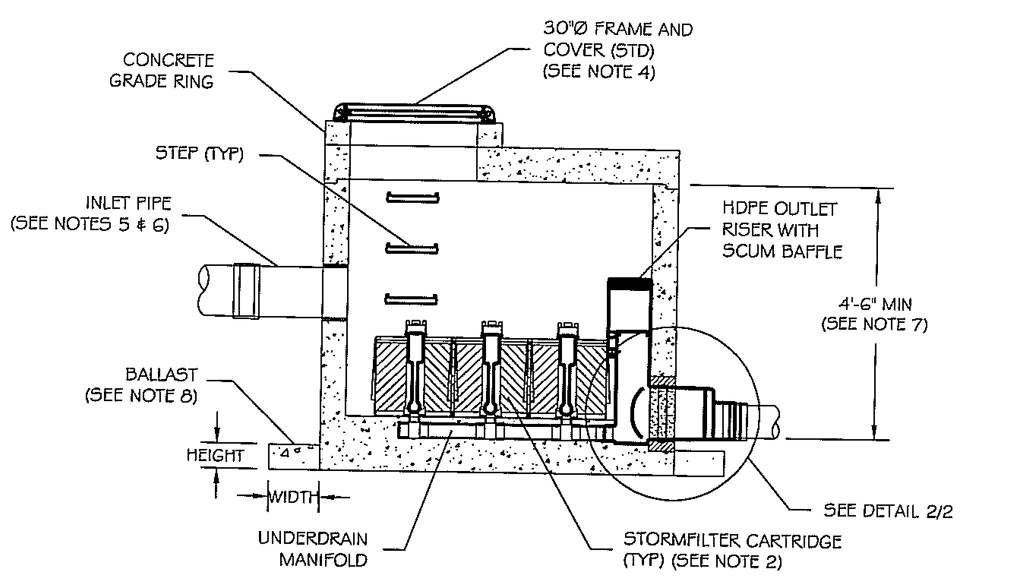
DETAILS ON THIS SHEET REPRESENT A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.



MANHOLE STORMFILTER - PLAN VIEW (1/1)



MANHOLE STORMFILTER - SECTION VIEW (A/1)

THE STORMWATER MANAGEMENT StormFilter® U.S. PATENT No. 5,322,629, No. 5,707,527, No. 6,027,639 No. 6,649,048, No. 5,624,576, AND OTHER U.S. AND FOREIGN PATENTS PENDING

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CONTECH STORMWATER SOLUTIONS contechstormwater.com

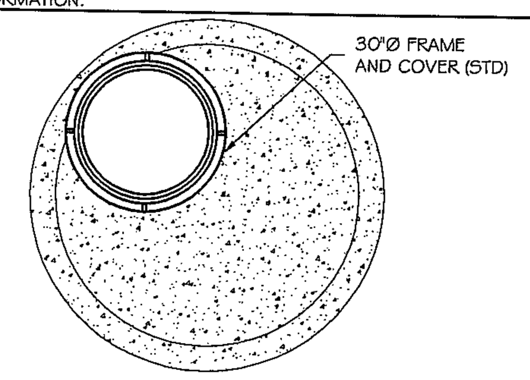
PRECAST 72" MANHOLE STORMFILTER
PLAN AND SECTION VIEWS
STANDARD DETAIL

DRAWING 1 1/2

DATE: 09/26/05 | SCALE: NONE | FILE NAME: MHSF7-72PC-DTL | DRAWN: MJW | CHECKED: ARG

GENERAL NOTES

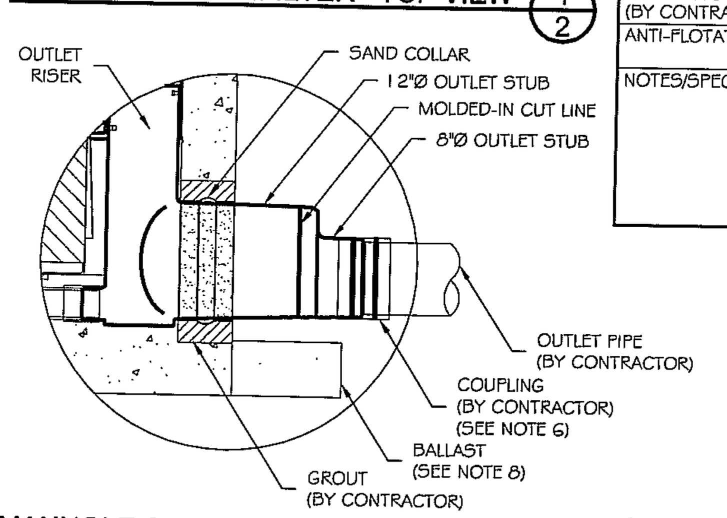
1) STORMFILTER BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667; SCARBOROUGH, ME (877) 907-8676; ELKRIDGE, MD (866) 740-3318.
2) FILTER CARTRIDGE(S) TO BE SIPHON-ACTUATED AND SELF-CLEANING. STANDARD DETAIL SHOWS MAXIMUM NUMBER OF CARTRIDGES. ACTUAL NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS OR IN DATA TABLE BELOW.
3) PRECAST MANHOLE STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478. DETAIL REFLECTS DESIGN INTENT ONLY. ACTUAL DIMENSIONS AND CONFIGURATION OF STRUCTURE WILL BE SHOWN ON PRODUCTION SHOP DRAWING.
4) STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING.
5) STORMFILTER REQUIRES 2.3 FEET OF DROP FROM INLET TO OUTLET. IF LESS DROP IS AVAILABLE, CONTACT CONTECH STORMWATER SOLUTIONS. MINIMUM ANGLE BETWEEN INLET AND OUTLET IS 45°.
6) INLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. PRECAST MANHOLE STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. EIGHT INCH DIAMETER OUTLET SECTION MAY BE SEPARATED FROM OUTLET STUB AT MOLDED-IN CUT LINE TO ACCOMMODATE A 12 INCH OUTLET PIPE. CONNECTION TO DOWNSTREAM PIPING TO BE MADE USING A FLEXIBLE COUPLING OR ECCENTRIC REDUCER, AS REQUIRED. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
7) PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. IF A SHALLOWER SYSTEM IS REQUIRED, CONTACT CONTECH STORMWATER SOLUTIONS FOR OTHER OPTIONS.
8) ANTI-FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR, IF REQUIRED. BALLAST TO BE SET AROUND THE PERIMETER OF THE STRUCTURE.
9) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.



MANHOLE STORMFILTER - TOP VIEW (1/2)

PRECAST MANHOLE STORMFILTER DATA

STRUCTURE ID				XXX
WATER QUALITY FLOW RATE (cfs)				X.XX
PEAK FLOW RATE (<1.8 cfs)				X.XX
RETURN PERIOD OF PEAK FLOW (yrs)				XXX
# OF CARTRIDGES REQUIRED				XX
CARTRIDGE FLOW RATE (15 or 7.5 gpm)				XX
MEDIA TYPE (CSF, PERLITE, ZPG)				XXXXX
RIM ELEVATION				XXX.XX'
PIPE DATA:	I.E.	ORIENTATION	MATERIAL	DIAMETER
INLET PIPE #1	XXX.XX'	XX°	XXX	XX"
INLET PIPE #2	XXX.XX'	XX°	XXX	XX"
OUTLET STUB	XXX.XX'	0°	XXX	8"/12"
ECCENTRIC REDUCER (BY CONTRACTOR)			YES\NO	SIZE
			XXX	XX" x XX"
ANTI-FLOTATION BALLAST			WIDTH	HEIGHT
			XX"	XX"
NOTES/SPECIAL REQUIREMENTS:			PIPE ORIENTATION KEY: 90°, 180°, 0°, 270°	



MANHOLE STORMFILTER - OUTLET DETAIL (2/2)

THE STORMWATER MANAGEMENT StormFilter® U.S. PATENT No. 5,322,629, No. 5,707,527, No. 6,027,639 No. 6,649,048, No. 5,624,576, AND OTHER U.S. AND FOREIGN PATENTS PENDING

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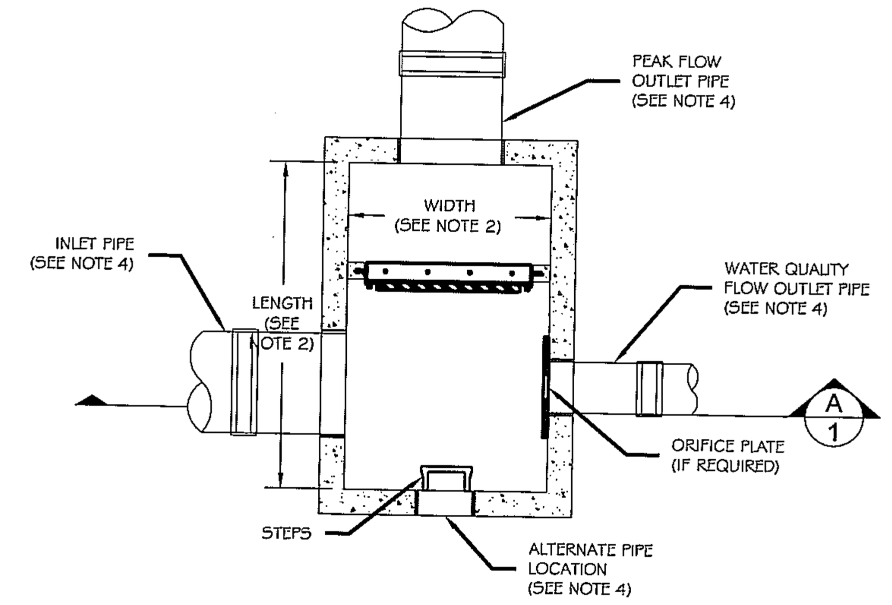
PRECAST 72" MANHOLE STORMFILTER
TOP AND SECTION VIEWS, NOTES AND DATA
STANDARD DETAIL

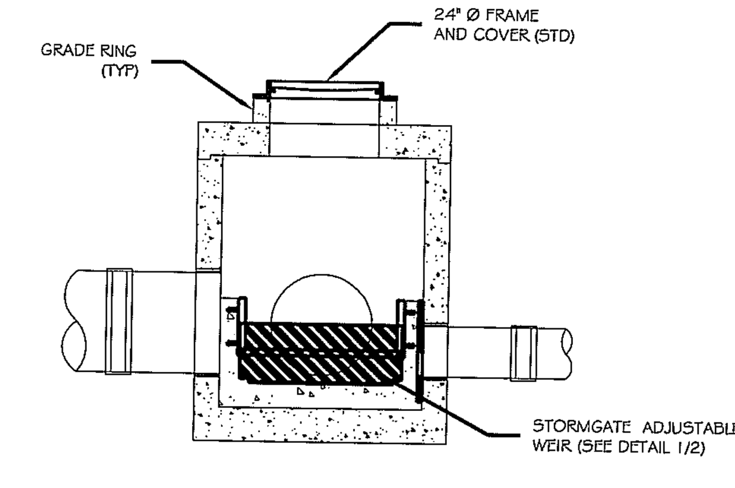
DRAWING 2 2/2

DATE: 09/26/05 | SCALE: NONE | FILE NAME: MHSF7-72PC-DTL | DRAWN: MJW | CHECKED: ARG

M:\Jobs\Reston\Wiehle metro\CDP-FDP\1715-SWM study.dwg, 5/14/2010 4:23:00 PM, jclemons



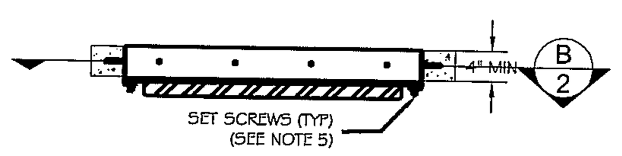
STORMGATE VAULT - PLAN VIEW (1/1)



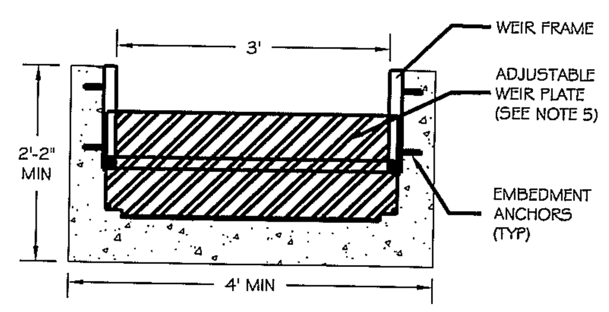
STORMGATE VAULT - SECTION VIEW (A/1)

GENERAL NOTES

1) STORMGATE BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667; SCARBOROUGH, ME (877) 907-8676; ELKRIDGE, MD (866) 740-3318.
2) PRECAST VAULT TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C857 AND C858. DETAIL DRAWING REFLECTS DESIGN INTENT ONLY. LENGTH AND WIDTH OF VAULT WILL VARY DEPENDING ON PIPE DIAMETER AND ORIENTATION. PLEASE CONTACT CONTECH STORMWATER SOLUTIONS TO DETERMINE VAULT SIZING AND AVAILABILITY. ACTUAL DIMENSIONS AND CONFIGURATION LL BE SHOWN ON PRODUCTION SHOP DRAWING.
3) STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING.
4) INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. PRECAST STORMGATE VAULT EQUIPPED WITH EITHER CORED OPENINGS OR KNOCKOUTS AT INLET AND OUTLET LOCATIONS.
5) CONTRACTOR TO ADJUST WEIR TO DESIGN ELEVATION SPECIFIED IN DATA TABLE BELOW. DO NOT EXCEED 5.0 FT-LBS TORQUE WHEN TIGHTENING SCREWS ON WEIR FRAME. SEAL WEIR TO FRAME WITH RTV SILICONE SEALANT AFTER FINAL ADJUSTMENT.



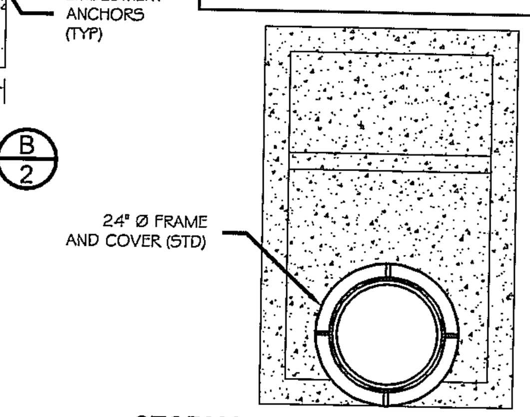
WEIR DETAIL - PLAN VIEW (1/2)



WEIR DETAIL - SECTION VIEW (B/2)

STORMGATE VAULT DATA

STRUCTURE ID			XXX
WATER QUALITY FLOW RATE (cfs)			X.XX
PEAK FLOW RATE, Qpeak (cfs)			X.XX
VAULT LENGTH			XX'
VAULT WIDTH			XX'
RIM ELEVATION			XXX.XX'
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	XXX.XX'	XXX	XX"
INLET PIPE #2	XXX.XX'	XXX	XX"
WATER QUALITY FLOW OUTLET PIPE	XXX.XX'	XXX	XX"
PEAK FLOW OUTLET PIPE	XXX.XX'	XXX	XX"
ORIFICE TYPE (PIPE, CAP, PLATE)			XXXXX
ORIFICE DIAMETER (in)			XX"
WEIR CREST ELEVATION			XXX.XX'
WEIR WALL ELEVATION			XXX.XX'
HEAD OVER WEIR, H (ft)			X.XX'
WSE at Qpeak			XXX.XX'
FLOOR ELEVATION			XXX.XX'
NOTES/SPECIAL REQUIREMENTS:			



STORMGATE VAULT- TOP VIEW (2/2)

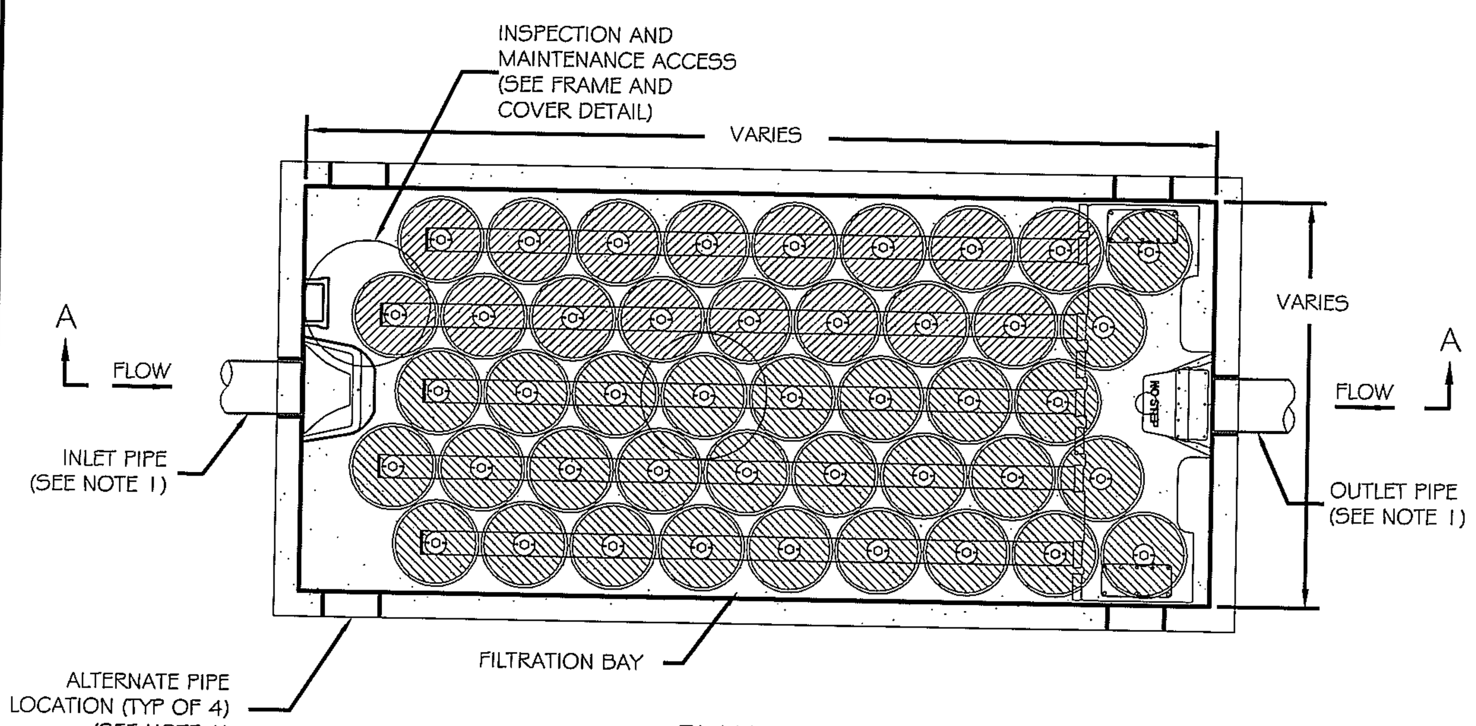
CONTECH STORMWATER SOLUTIONS

STORMFILTER DESIGN TABLE

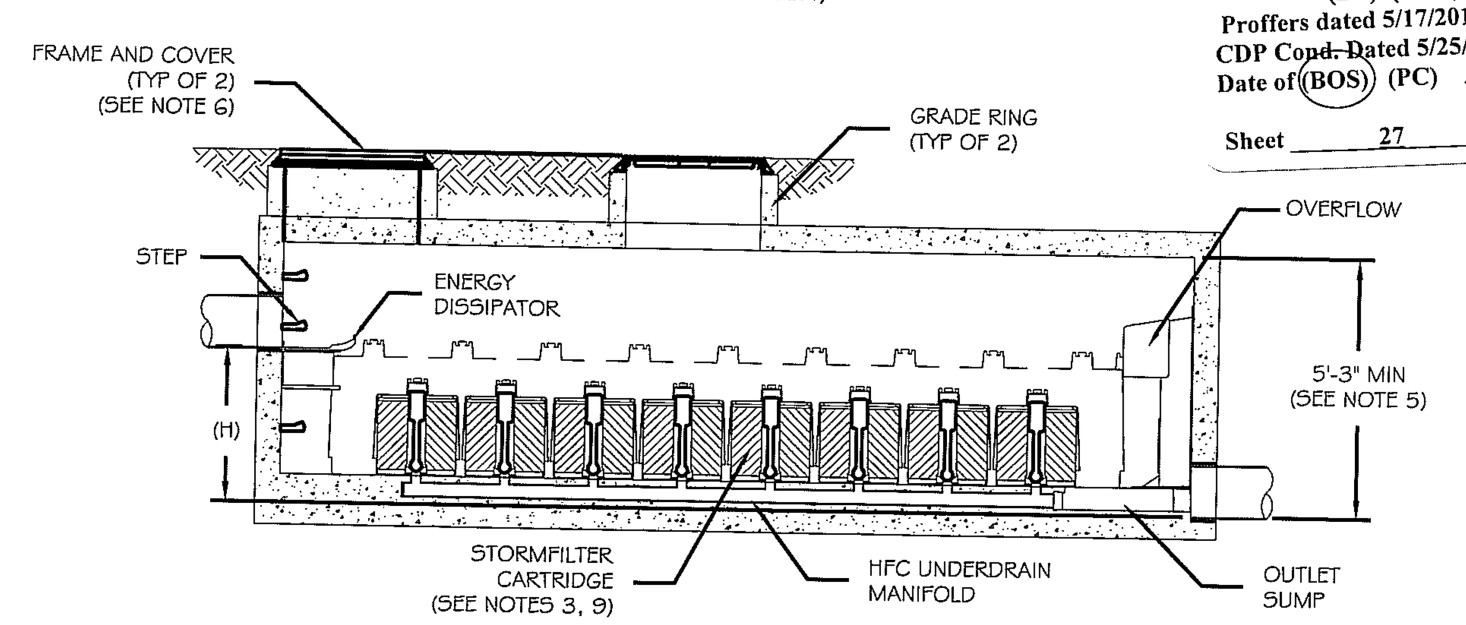
The Stormwater Management StormFilter®

- THE 8' x 18' STORMFILTER TREATMENT CAPACITY VARIES BY NUMBER OF FILTER CARTRIDGES INSTALLED AND BY REGION SPECIFIC INTERNAL FLOW CONTROLS. CONVEYANCE CAPACITY IS RATED AT CFS. 1.8
- THE STANDARD CONFIGURATION IS SHOWN. ACTUAL CONFIGURATION OF THE SPECIFIED STRUCTURE(S) PER CIVIL ENGINEER WILL BE SHOWN ON SUBMITTAL DRAWING(S).
- ALL PARTS PROVIDED AND INTERNAL ASSEMBLY BY CONTECH STORMWATER SOLUTIONS UNLESS OTHERWISE NOTED.

CARTRIDGE HEIGHT	27"		18"		12"	
SYSTEM HYDRAULIC DROP(H - REQ'D. MIN.)	3.05'		2.3'		1.8'	
TREATMENT BY MEDIA SURFACE AREA	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15	7.5	10	5



PLAN
(ACCESS FRAME AND COVERS OMITTED FOR CLARITY)



SECTION A - A

SEPT. 14, 2007 SF818-OS-DTL

Application No RZ/FDP 2009-HM-019 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP Cond. Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010

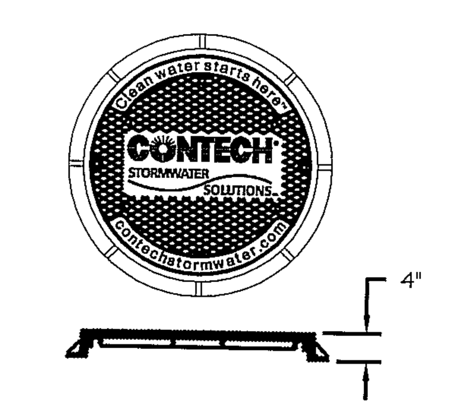
Sheet 27 of 32

GENERAL NOTES

1. INLET AND OUTLET PIPING SHALL BE SPECIFIED BY SITE CIVIL ENGINEER (SEE PLANS) AND PROVIDED BY CONTRACTOR. STORMFILTER IS PROVIDED WITH OPENINGS AT INLET AND OUTLET LOCATIONS.
2. IF THE PEAK FLOW RATE, AS DETERMINED BY THE SITE CIVIL ENGINEER, EXCEEDS THE PEAK HYDRAULIC CAPACITY OF THE PRODUCT, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED. PLEASE CONTACT CONTECH STORMWATER SOLUTIONS FOR OPTIONS.
3. THE FILTER CARTRIDGE(S) ARE SIPHON-ACTUATED AND SELF-CLEANING. THE STANDARD DETAIL DRAWING SHOWS THE MAXIMUM NUMBER OF CARTRIDGES. THE ACTUAL NUMBER SHALL BE SPECIFIED BY THE SITE CIVIL ENGINEER ON SITE PLANS OR IN DATA TABLE BELOW. PRECAST STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C857 AND C858.
4. SEE STORMFILTER DESIGN TABLE FOR REQUIRED HYDRAULIC DROP. FOR SHALLOW, LOW DROP OR SPECIAL DESIGN CONSTRAINTS, CONTACT CONTECH STORMWATER SOLUTIONS FOR DESIGN OPTIONS.
5. ALL WATER QUALITY PRODUCTS REQUIRE PERIODIC MAINTENANCE AS OUTLINED IN THE O&M GUIDELINES. PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS.
6. STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING.
7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES AND VARY REGIONALLY.
8. ANY BACKFILL DEPTH, SUB-BASE, AND OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY SITE CIVIL ENGINEER.
9. STANDARD CARTRIDGE HEIGHT IS 27" (SHOWN). CARTRIDGE HEIGHT AND ASSOCIATED DESIGN PARAMETERS PER STORMFILTER DESIGN TABLE.
10. STORMFILTER BY CONTECH STORMWATER SOLUTIONS: (800) 925-5240.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			*
WATER QUALITY FLOW RATE (cfs)			*
PEAK FLOW RATE (cfs)			*
RETURN PERIOD OF PEAK FLOW (yrs)			*
# OF CARTRIDGES REQUIRED			*
CARTRIDGE FLOW RATE			*
MEDIA TYPE (CSF, PERLITE, ZPG)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*
UPSTREAM RIM ELEVATION			*
CENTER RIM ELEVATION			*
DOWNSTREAM RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS: * PER SITE CIVIL ENGINEER			



FRAME AND COVER
(DIAMETER VARIES. SEE SUBMITTAL DRAWINGS)

CONTECH STORMWATER SOLUTIONS contechstormwater.com

THE STORMWATER MANAGEMENT STORMFILTER®
8' x 18' STORMFILTER
STANDARD DETAIL

This drawing and/or electronic file shall not be modified without the approval of CONTECH Stormwater Solutions. This product may be protected by one or more of the following US patents: 5,322,629; 5,624,576; 5,707,527; 5,985,157; 6,027,639; 6,649,048; related foreign patents, or other patents pending.

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

PLAN DATE: 06-15-09, 06-29-09, 09-30-09, 11-06-09, 01-14-10, 01-29-10, 02-16-10, 03-02-10, 03-30-10, 04-08-10, 05-07-10, 05-17-10

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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
Lic. No. 039021
05/17/10
PROFESSIONAL ENGINEER

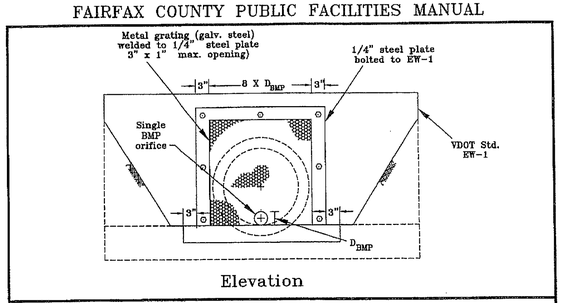
SWM/BMP STUDY
RESTON STATION
HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA

SCALE: AS NOTED C.I. = N/A DATE: JUNE, 2009

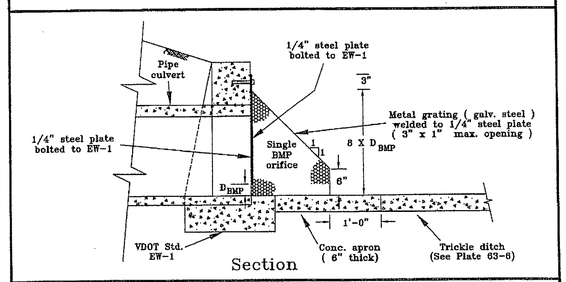
SHEET 18C OF 21

FILE No. ZP-1715

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Elevation



Section

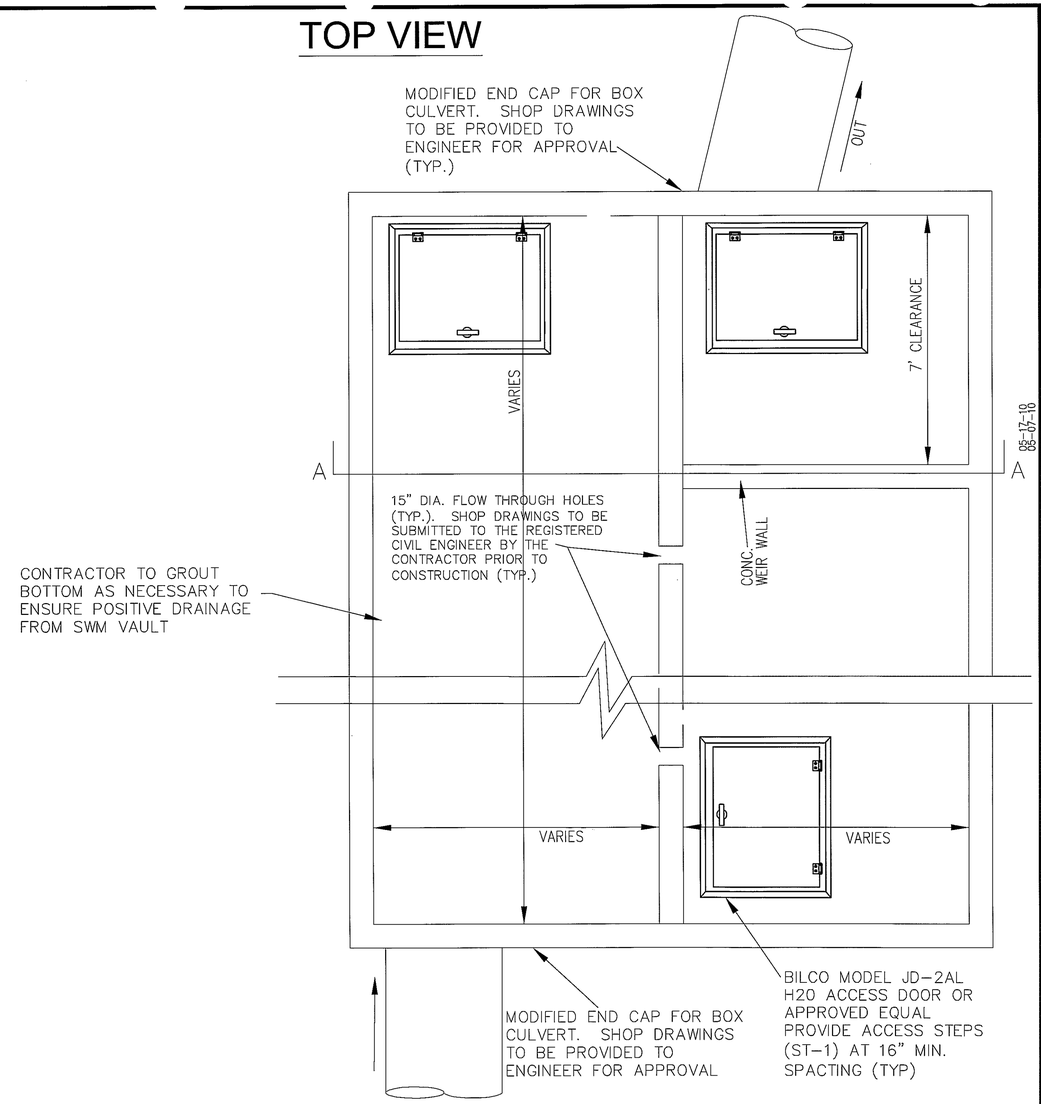
Notes:
1) Alternative cage configurations are acceptable as long as the flow velocity thru the cage at the max BMP pool elev is less than 0.15 FPS
2) This detail (metal grating and steel plate) may be applied directly against rectangular risers.
3) For larger cages (height > 5') a 3' X 2' hinged gate with locking mechanism shall be installed on the front face of the cage.

Ref. Sec. 6-1604.8C	BMP EXTENDED DRAWDOWN DEVICE (EXAMPLE DETAIL)	PLATE NO.	STD. NO.
Rev. 1-00		61-6	

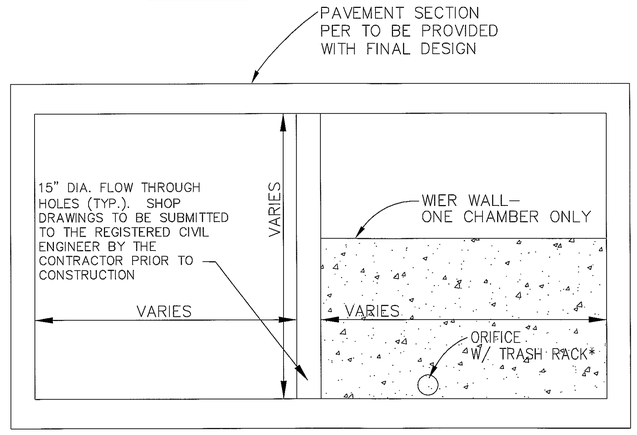
DETAILS ON THIS SHEET REPRESENTS A PRELIMINARY GENERIC UNDERGROUND VAULT DESIGN AND IS NOT THE FINAL DESIGN FOR THESE VAULTS PROVIDED WITH APPLICATION. FINAL DETAILS AND DESIGNS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR MODIFIED BOX CULVERT TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND CONSTRUCTION.

TOP VIEW



CROSS-SECTION A-A



* USE BMP DEBRIS CAGE, DETAIL THIS SHEET, OR EQUIVALENT

Application No RZ/FDP 2009-HM-019 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP Cond. Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010
Sheet 28 of 32

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
06-15-09
06-29-09
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VIRGINIA COUNTY, VIRGINIA

SCALE: AS NOTED C.I. = N/A DATE: JUNE, 2009

SHEET 18D OF 21

FILE No. ZP-1715

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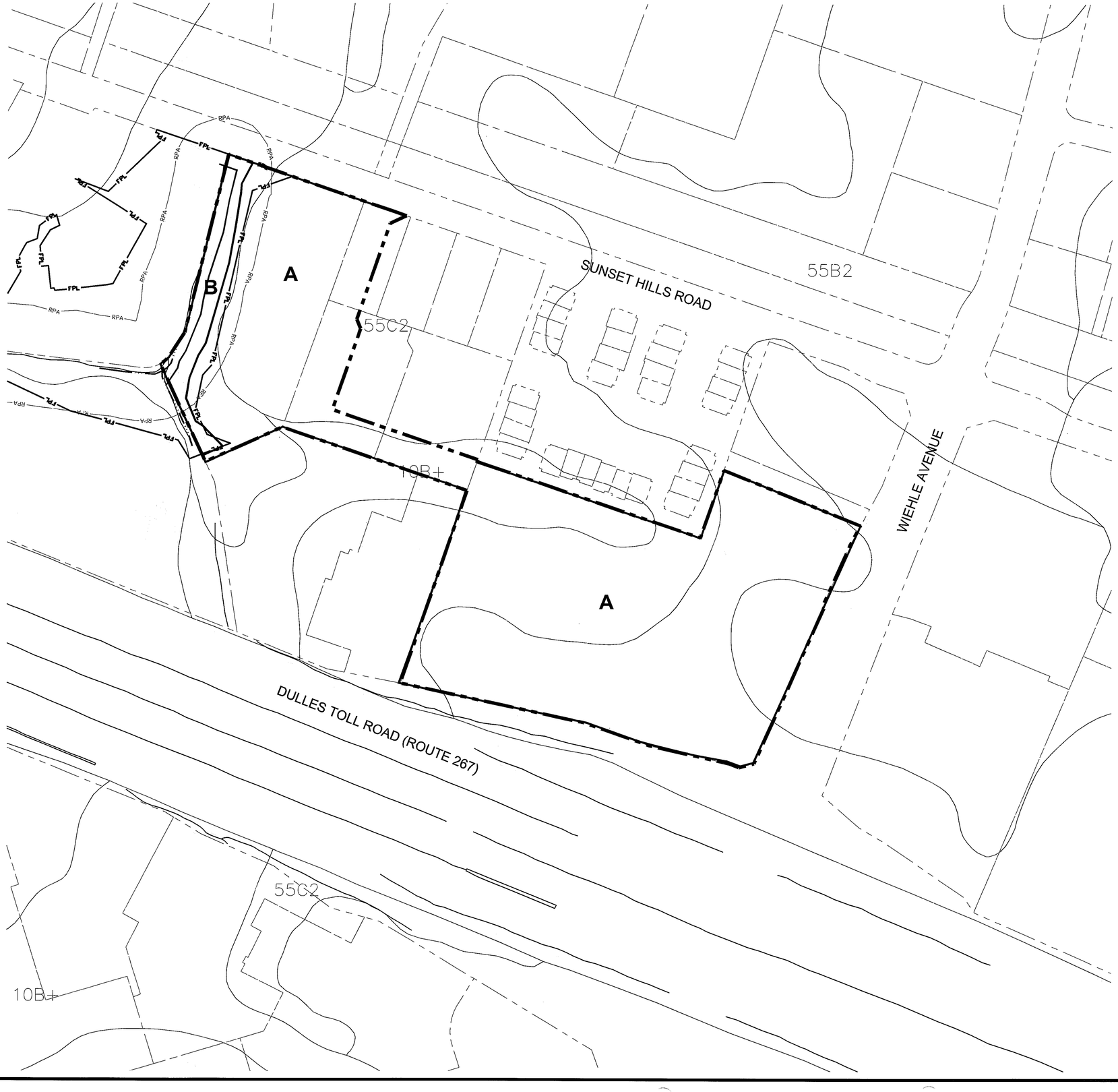

LEGEND

- SITE BOUNDARY
- VEGETATION COMMUNITY BOUNDARY
- APPROXIMATE LOCATION OF INTERMITTENT STREAM (SEE NOTE 3)
- APPROXIMATE LOCATION OF WETLAND BOUNDARY (SEE NOTE 3)

NOTES:

1. This Existing Vegetation Map is based upon examination of background materials, such as the 1994 USGS Vienna VA-MD topographic quadrangle, existing topography, the Fairfax County Soils Map, the National Wetlands Inventory Map, and aerial photography, as well as a field verification performed by Jean M. Tufts, WPIT, of Wetland Studies and Solutions, Inc. (WSSI) on July 21, 2006.

2. Topography and boundary information from Fairfax County Digital Data, and a Spring 2004 WSSI Infrared Aerial Photograph, were used as the base for this exhibit.

3. Waters of the U.S. delineation information shown hereon, was performed by WSSI as described in a report dated April 23, 1999 (WSSI #6120), Jurisdictional Determination #99-N0758, issued April 6, 1999. Wetlands shown are taken from the 1999 delineation report and their approximate location is sketched on this attachment.

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Developed Land	White Pine N. Red Oak Pin Oak	N/A	Good	11.79	See Condition Description
B	Bottomland Forest	Red Maple Black Willow Bird Cherry Brookside Alder	Climax Bottomland Forest	Good	0.68	See Condition Description
	TOTAL ACRES:				12.47	

*CONDITION DESCRIPTION:

A. Area A is dominated by developed areas including buildings and parking lots. The area includes areas of maintained lawn and landscaping plants, dominated by white pine (*Pinus strobus*), northern red oak (*Quercus rubra*), and pin oak (*Quercus palustris*). Shrub species include boxwood hedge (*Buxus* sp.), yew hedge (*Taxus* sp.), photinia (*Photinia* sp.), rhododendron (*Rhododendron* sp.), and fringe tree (*Chionanthus virginicus*). Most of the plantings are in good condition, with canopy trees measuring approximately 20-30 inches diameter at breast-height (dbh).

B. Area B is a climax bottomland forest in good condition. The canopy is dominated by red maple (*Acer rubrum*), black willow (*Salix nigra*), and bird cherry (*Prunus avium*). The dominant shrubs consist of brookside alder (*Alnus serrulata*), arrow-wood (*Viburnum dentatum*), and autumn olive (*Elaeagnus umbellata*). Herbaceous plants include sensitive fern (*Onoclea sensibilis*), poison ivy (*Toxicodendron radicans*), and bugle weed (*Lycopus* sp.). Vines include Japanese honeysuckle (*Lonicera japonica*) and wild grape (*Vitis* sp.). The trees are mixed age and the area experiences temporary flooding from stormwater run-off.

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CDP Cond. Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010
Sheet 29 of 32

Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive • Suite 100
Gainesville, Virginia 20155
Phone: 703-679-5600 • Fax: 703-679-5601
www.wetlandstudies.com

EXISTING VEGETATION MAP

Prepared For: Comstock Asset Management

Reston Station
Fairfax County, Virginia

Copyright © 2006 Wetland Studies and Solutions, Inc.

COMMONWEALTH OF VIRGINIA
MATTHEW K. BOSTROMIAN
Lic. No. 039221
PROFESSIONAL ENGINEER
9/1/10

REVISIONS

No.	Date	Description	Rev. By	App. By

SCALE: 1" = 100'
DATE: JUNE, 2009

Horizontal Datum: VCS NAD83
Vertical Datum: NGVD29
Boundary and Topo Source: Fairfax County Digital Data

Design	Draft	Approved
JMT	JMT	LABG/MH

Sheet #
19 of 21
ZP-1715

Computer File Name:
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M:\Jobs\Vesdm\Wetlands\21476.01\EVM.dwg, 9/1/2010 2:25:58 PM, jsellmore

The subject application (RZ#2009-HM-019, FDP#2009-HM-019 for Reston Station at Wiehle Metro) is located south of Sunset Hills Road (Route 675) and southwest of the intersection of Sunset Hills Road and Wiehle Avenue (Route 828) in Fairfax County, Virginia.

Per Section 118-2-1 (b) of the Chesapeake Bay Preservation Ordinance (Ordinance), "redevelopment" is an "Allowed Use" subject to compliance with the performance criteria of the Ordinance Article 3. Therefore, this WQIA has been incorporated into the subject application to document this compliance. A discussion of each of the required elements of this WQIA is provided as follows:

(a) Display the boundaries of the RPA;

Wetland Studies and Solutions, Inc. (WSSI) performed a Waters of the U.S. (including Wetlands) delineation and Resource Protection Area (RPA) Evaluation for the project site and adjacent areas. As part of this evaluation, a field-verified RPA associated with an unnamed tributary to Colvin Run was determined to be present within the westernmost area of the subject application (specifically the westernmost portion of Tax Map 017-4-24-003. This field-verified RPA was approved by Fairfax County on November 16, 2009, as part of Plan Number 2615-RPAI-001-01-1. The limits of this field-verified RPA are as depicted within the subject application plan sheets.

(b) Display and describe the location and nature of the proposed encroachment into and/or impacts to the RPA, including any clearing, grading, impervious surfaces, structures, utilities, and sewage disposal systems;

The full limits of the field-verified RPA located within the project site have been previously disturbed. This historical disturbance is the result of construction activity associated with two separate improvement projects including the Storm Drainage Outfall Improvements for Reston Section 913 (Fairfax County Plan 2615-PI-001-4 approved December 12, 1980) and the Site Plan for Reston Section 913 Block 3 (Fairfax County Plan 2615-SP-005-2 approved April 4, 2000). Under current conditions, the existing impervious area within the field-verified RPA totals ±27,300 square feet (±0.63 acre). Specifically, portions of two (2) existing structures, including a multi-story office building and a 2-story structured parking facility, adjacent parking/travelway areas, as well as an existing Stormwater Management (SWM) facility are located within the field-verified RPA. Existing utility lines and their corresponding easement areas (including sanitary sewer, water, gas and electric lines) are also located within the field-verified RPA,

The subject application's Conceptual Development Plan/Final Development Plan (CDP/FDP) displays the proposed limits of clearing and grading and proposed improvements within the field-verified RPA. As depicted by the subject application, the existing SWM facility and the office building are to remain (along with a potential limited expansion of the office building) In addition, the existing parking structure is proposed to be demolished and replaced by a new residential building. A portion of the proposed (12+ story) residential building and its associated emergency vehicle, loading and parking access lane, as well as a limited segment of realigned sanitary sewer, are also located within the limits of the field-verified RPA. Under full development conditions as depicted by the subject application, the proposed impervious area within the field-verified RPA totals ±23,900 square feet (±0.55 acre).

Thus no net increase in impervious area within the field-verified RPA is proposed by the subject application. Specifically, a net decrease of ±3,400 square feet of impervious area within the field-verified RPA is proposed by the redevelopment of the subject property.

(c) Provide justification for the proposed encroachment into and/or impacts to the RPA;

The overall RZ#2009-HM-019; FDP#2009-HM-019 project site, as well as Tax Map 017-4-24-003 by itself, are considered "redevelopment" as defined by Section 118-1-6-v of the Chesapeake Bay Preservation Ordinance. The criteria for redevelopment of these parcel(s) are satisfied because:

i) There is no net increase in the amount of impervious area within the RPA (i.e., a net decrease of ±3,400 square feet of impervious area within the field-verified RPA) is proposed by the redevelopment of the subject property;

ii) There is no further "encroachment" within the field verified RPA (i.e., the historical disturbance is the result of construction activity associated with two separate improvement projects including the Storm Drainage Outfall Improvements for Reston Section 913 (Fairfax County Plan 2615-PI-001-4 approved December 12, 1980) and the Site Plan for Reston Section 913 Block 3 (Fairfax County Plan 2615-SP-005-2 approved April 4, 2000)); and

iii) There is no more than a 20% net increase in impervious area within the parcel's Resource Management Area (RMA) relative to conditions prior to the proposed redevelopment (i.e., the net increase in impervious area within the RMA is significantly less than 20% relative to conditions prior to the proposed redevelopment) . A summary breakdown of the change in impervious areas within project area's RMA is as follows:

RZ#2009-HM-019; FDP#2009-HM-019
Breakdown of Impervious (Imp.) Area located within the Project Site's RMA

RMA Area	Ex. Imp. Area (sf)	Prop. Imp. Area (sf)	Net Increase in Imp. Area (sf)	Net % Increase in Imp. Area (sf)
Tax Map (TM) 017-4-24-003 only	± 61,500	± 64,000	± 2,500	± 4.1%
RZ#2009-HM-019; FDP#2009-HM-019 (excluding TM: 017-4-24-003)	± 396,500	± 426,000	± 29,500	± 7.4%
RZ#2009-HM-019; FDP#2009-HM-019, i.e., the full limits of application site)	± 458,000	± 490,000	± 32,000	± 7.0%

Therefore, the proposed RPA encroachment is justified because the redevelopment project as proposed by RZ#2009-HM-019; FDP#2009-HM-019 is an allowed use within the RPA as provided under Section 118-2-1, subject to compliance with the performance criteria of Article 3 of the Ordinance as supported by this WQIA.

(d) Describe the extent and nature of any proposed disturbance or disruption of wetlands;

The boundaries of jurisdictional wetlands and other waters of the U.S. (WOUS) on the project site were originally delineated and survey-located by WSSI in August 2009. The results of this delineation are described in WSSI's report dated September 4, 2009. The U.S. Army Corps of Engineers (COE) issued a jurisdictional determination (JD) (COE #NAO-2009-02441) on October 22, 2009 that confirmed this delineation. Subsequently, WSSI revisited selected "offsite" areas to document the absence of jurisdictional wetlands and other WOUS within additional areas that were not investigated during the original study. Authorization of a revised JD from the COE is currently pending. Based on the subject application, there will be no proposed disturbance or disruption of wetlands or other WOUS.

(e) Display and discuss the type and location of proposed best management practices to mitigate the proposed RPA encroachment and/or adverse impacts;

Stormwater Management and best management practice (BMP) measures shall be provided for the subject application either onsite or offsite, subject to on-going discussions with Fairfax County Staff and the adjacent Dulles Transit Partners' Metro Extension Projects. For the subject application, the final measures resulting from these on-going discussions will be satisfied by the applicable "BMP option" currently available under Section 118-3-2 (f) of the Ordinance.

(f) Demonstrate the extent to which the proposed activity will comply with all applicable performance criteria of this Chapter; and

Compliance with General Performance Criteria and Additional Performance Criteria (per Sections 118-3-2 and 118-3-3, respectively) are summarized below:

Analysis of compliance relative to Section 118-3-2 of the Ordinance, *General Performance Criteria for RMAs and RPAs*:

a) *Comply*: No more land shall be disturbed than is necessary to provide for the proposed use.
b) *Comply*: Indigenous vegetation shall be preserved to the maximum extent practicable consistent with the proposed use.
c) *Comply*: Where the BMP's utilized require regular or periodic maintenance in order to continue their functions, such maintenance shall be ensured through a maintenance agreement with the owner or through some other mechanism or agreement that achieves an equivalent objective.
d) *Comply*: Onsite impervious cover is minimized consistent with the redevelopment proposed.
e) *Comply*: The proposed land disturbing activity shall comply with Chapter 104 of the Fairfax County Code.
f) *Comply*: Stormwater runoff for the subject application shall be controlled by the use of BMP's. As noted above, Stormwater Management and BMP measures shall be provided for the subject application either onsite or offsite, subject to on-going discussions with Fairfax County Staff and the adjacent Dulles Transit Partners' Metro Extension Projects.
g) *N/A*: No disturbance or disruption of jurisdictional wetlands or other WOUS
are proposed. Thus, no wetland or WOUS permitting is required and/or warranted by the proposed redevelopment.
h) *N/A*: The subject application is not associated with any on-site sewage disposal system.
i) *N/A*: The subject application is not associated with agricultural activities.

Analysis of compliance relative to Section 118-3-3 of the Ordinance, *Additional Performance Criteria for RPAs*:

a) *Comply*: As required, the subject WQIA is submitted in conjunction with the processing of the subject application (RZ#2009-HM-019, FDP#2009-HM-019 for Reston Station at Wiehle Metro) and its proposed redevelopment.
b) *N/A*: The proposed improvement is considered as redevelopment, not development.
c) *Comply*: The subject redevelopment proposes no increase in impervious area, as well as no further encroachment within the field-verified RPA. Specifically, a net decrease of 3,400 square feet of impervious area within the RPA is proposed by the redevelopment of the subject property.
d) *Comply*: Notwithstanding the permitted redevelopment, the existing RPA buffer area (generally located within the westernmost area of the subject application and specifically the westernmost portion of Tax Map 017-4-24-003), will be retained and/or established to the extent practicable. As previously noted, a net decrease of ±3,400 square feet of impervious area within the field-verified RPA is proposed by the redevelopment of the subject application. As a result, the site's effectiveness in retarding runoff, preventing erosion, and filtering non-point source pollution from runoff within the field-verified RPA buffer is increased because of the corresponding proposed change (i.e., the transition from ±3,400 of existing impervious area to pervious area).
e) *N/A*: The subject property is not agricultural lands.
f) *N/A*: No RPA buffer areas are to be established. As previously noted, a net decrease of ±3,400 square feet of impervious area within the field-verified RPA is proposed by the redevelopment of the subject application. However, because of the proposed layout, in combination with the proximity of existing easement areas (including both sanitary sewer and electric lines), no practicable area for RPA buffer area establishment is available.

(g) Provide any other information deemed by the Director to be necessary to evaluate potential water quality impacts of the proposed activity.

All applicable information is included at part of the enclosed WQIA. No requests for additional information are anticipated.

Application No RZ/FDP 2009-HM-019 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP Cond. Dated 5/25/2010
Date of (BOS) (PC) Approval 5/25/2010
Sheet 30 of 32

PLAN DATE: 05-17-10
PLAN DATE: 05-07-10

Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100 • Gainesville, VA 20155
Phone 703 679 5600 • Fax 703 679 5601
wetlandstudies.com

Water Quality Impact Assessment (WQIA) Narrative

Reston Station
Fairfax County, Virginia

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COMMONWEALTH OF VIRGINIA
WILLIAM E. NELL
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PROFESSIONAL ENGINEER

REVISIONS

No.	Description	Date	Rev. By	App. By

DATE: December 2009
SCALE: N/A

Horizontal Datum: N/A
Vertical Datum: N/A
Boundary and Topo Source:
N/A
N/A

Design	Draft	Approved
YAV	YAV	WEN

Sheet #
19A of 21

Computer File Name:
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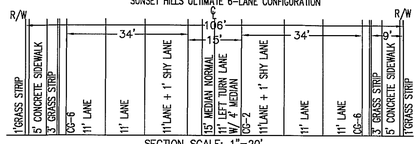
SUNSET HILLS ULTIMATE 6-LANE CONFIGURATION



SECTION SCALE: 1"=20'

SEE SUNSET HILLS ULTIMATE 6-LANE CONFIGURATION THIS SHEET

SUNSET HILLS ROAD-ROUTE 675
(WIDTH VARIES)

SUNSET HILLS ROAD ROUTE 675
(WIDTH VARIES)

11' SUNSET HILLS ROAD ROUTE 675
(WIDTH VARIES)

(EXISTING LANE WIDTHS)

RELOCATE SIGNAL POLE POLE EQUIPMENT AND LIGHT POLE

RESERVATION FOR FUTURE DEDICATION

SUBJECT TO VDOT APPROVAL

BLDG: 8
EX. OFFICE BUILDING

BLOCK 2

EX. ARC FIELD TRIMMED TO AVOID CONFLICTS BUT FULLY PRESERVED

BLDG: 7

TAL POND REF. TO BE REDESIGNED OF SITE PLAN. SUBJECT TO FUTURE EASEMENT

POSSIBLE SEWER ALIGNMENT

EX. BLDG

ASPHALT PAVING

MC-1

PROPOSED TRAFFIC SIGNAL SUBJECT TO VDOT APPROVAL

RESTON STATION BLVD (ROW OR PUBLIC ACCESS EASEMENT WIDTH VARIES)

8' CONC. SIDEWALK

RESTON METRO CENTER DRIVE (PUBLIC ACCESS EASEMENT WIDTH VARIES)

BLDG: 4

BLDG: 5

GARAGE PERIMETER

MARKET SQUARE

PROPOSED R.O.W OR PUBLIC ACCESS EASEMENT

BLOCK 1
BLDG: 1

PLAZA

BLDG: 3

BLDG: 2

BELOW GRADE GARAGE PERIMETER

BLDG: 6

PROPOSED R.O.W OR PUBLIC ACCESS EASEMENT

6' CONC. SIDEWALK

BELOW GRADE GARAGE PERIMETER

FUTURE INTERPARCEL ACCESS TO THE NORTH

FUTURE INTERPARCEL ACCESS TO THE WEST

WIEHLE AVENUE ROUTE 828

APPROX LOC. EX. BLDG

MATCH LINE SEE SHEET # 21

ALTERNATE RESTON METRO CENTER DRIVE OPTION

SEE ALTERNATE RESTON METRO CENTER DRIVE OPTION THIS SHEET

PUBLIC ACCESS EASEMENT

PEDESTRIAN BRIDGE TO METRO BY OTHERS

DULLES AIRPORT ACCESS & TOLL ROAD – ROUTE 267

NORTHWEST RAMP
VDOT # 0267-029-103, RW-205, C-505

DULLES ACCESS AND TOLL ROAD – ROUTE 267
VDOT # 0267-029-103, RW-205, C-505

Application No RZ/FDP 2009-HM-019 Staff WO'D
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(DP) (GDP) (CDP) (FDP)
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Date of (BOS) (PC) Approval 5/25/2010
Sheet 31 of 32

LEGEND

- RECORD OF DECISION IMPROVEMENTS
- ADDITIONALLY PROPOSED IMPROVEMENTS
- DEDICATION OF OF R.O.W. OR PUBLIC ACCESS EASEMENT FROM BLOCKS 1&2.

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

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

PLAN DATE
06-15-09
06-29-09
09-30-09
11-06-09
01-14-10
01-29-10
02-16-10
03-02-10
03-25-10
04-07-10
04-26-10
05-25-10

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COMMONWEALTH OF VIRGINIA
MATTHEW S. ROBERTSMAN
Lic. No. 036021
PROFESSIONAL ENGINEER
05/19/10

TRANSPORTATION IMPROVEMENTS EXHIBIT

RESTON STATION

HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA

DATE: JUNE, 2009

SCALE: 1"=60' C.I. = 1'

SHEET 20 OF 21

FILE No. ZP-1715

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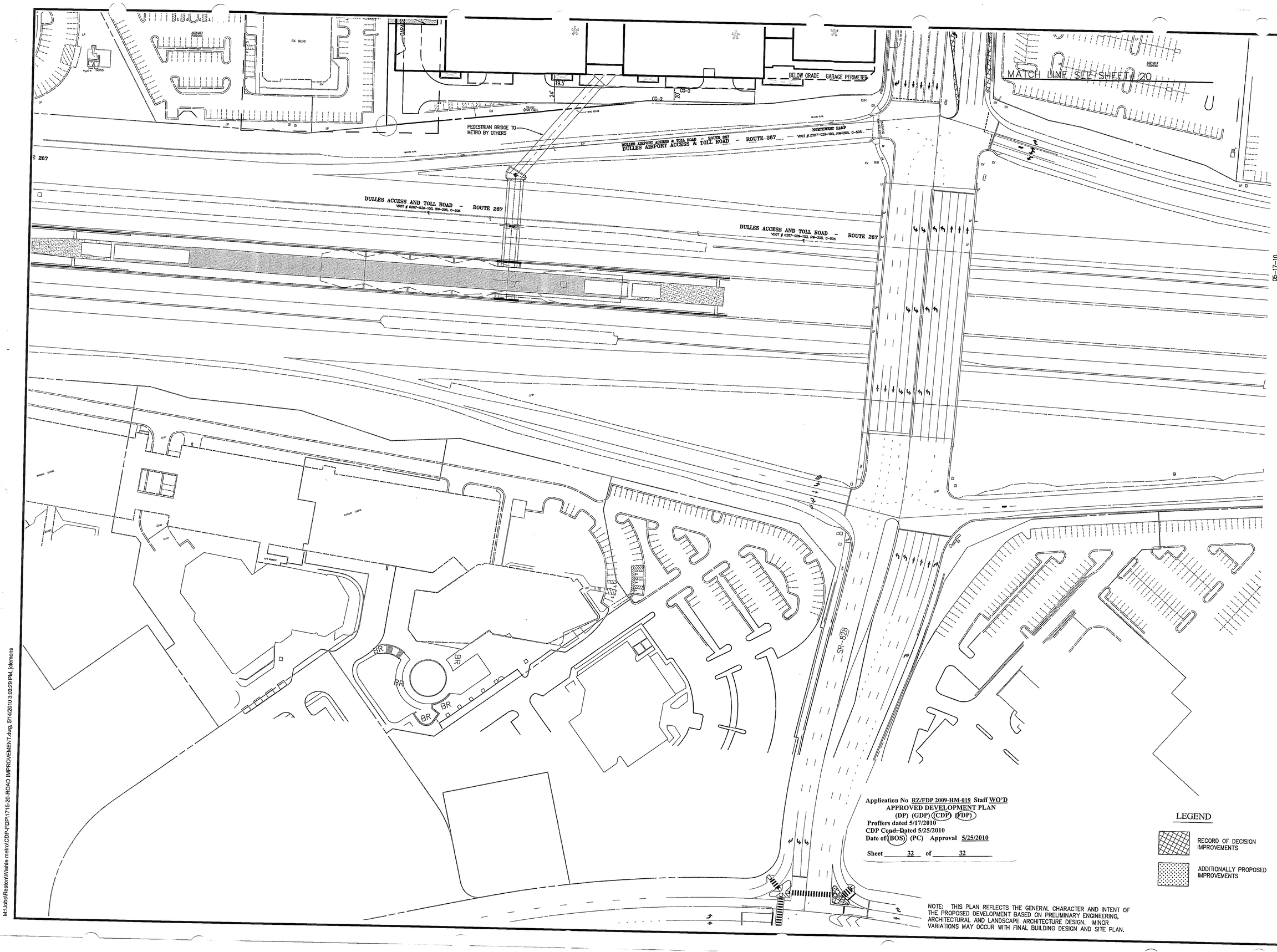

Application No RZ/FDP 2009-HM-019 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
Proffers dated 5/17/2010
CDP Cond. Dated 5/25/2010
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Sheet 32 of 32

LEGEND

RECORD OF DECISION IMPROVEMENTS

ADDITIONALLY PROPOSED IMPROVEMENTS

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
06-15-09
06-29-09
09-30-09
11-06-09
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02-16-10
03-02-10
05-17-10
05-07-10
04-08-10
03-30-10

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COMMONWEALTH OF VIRGINIA
MATTHEW K. KONSTOUHANN
Lic. No. 038021
05/17/10
PROFESSIONAL ENGINEER

TRANSPORTATION IMPROVEMENTS EXHIBIT

RESTON STATION

HUNTER MILL DISTRICT
VIRGINIA COUNTY, VIRGINIA

SCALE: 1"=60' C.I. = 1' DATE: JUNE, 2009

SHEET 21 OF 21

FILE No. ZP-1715

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