PRC B-846-02

RESTON SQUARE SHERATON GARAGE
RESTON SECTION 40 BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

1. THE TAX MAP REFERENCE FOR THIS PARCEL IS 17-4-((29))-0002C.

2. THIS PARCEL IS CURRENTLY ZONED "PRC". THE PROFFERS AND DEVELOPMENT PLAN ARE INCLUDED AS EXHIBITS WITH THIS PLAN. A PROFFER COMPLIANCE NARRATIVE FOR THIS USE IS PROVIDED ON SHEET #20. A ZONING INTERPRETATION FOR THIS USE IS PROVIDED ON SHEET #22.

3. THIS PLAN CONFORMS TO THE CONCEPTUAL PLAN. THESE PLANS ARE INCLUDED FOR REFERENCE WITHIN THIS SUBMISSION.

4. ALL ROADWAYS WITHIN THIS PROJECT SHALL BE PRIVATELY OWNED AND MAINTAINED.

5. BOUNDARY AND TOPOGRAPHIC SURVEY DATA HAS BEEN PROVIDED BY THE JBG COMPANIES; HORIZONTAL GRID: VIRGINIA STATE GRID NORTH; VERTICAL DATUM: U.S.G.S. (NGVD).

6. AIR QUALITY PERMIT NOT REQUIRED PER STATE AIR POLLUTION CONTROL BOARD REGULATION ACQR VII, SECTION 2.706 (g)(2)(i).

7. THE DISTURBANCE ASSOCIATED WITH THESE PROPOSED IMPROVEMENTS DOES NOT ENCROACH WITHIN ANY FAIRFAX COUNTY MAPPED RESOURCE PROTECTION AREAS.

8. FOR SWM/BMP NARRATIVE SEE SHEET#5, FOR OUTFALL NARRATIVE, SEE SHEET# 10.

9. ALL BUILDINGS WILL BE "A.D.A." ACCESSIBLE.

10. FIRE PROTECTION IS TO BE PROVIDED ON-SITE WITH FIRE HYDRANTS AND BUILDING FIRE DEPARTMENT CONNECTIONS. THE BUILDINGS AND GARAGE WILL BE FULLY SPRINKLED.

11. THIS SITE IS TO BE SERVED BY PUBLIC WATER.

12. THESE PLANS SHOW THE APPROXIMATE LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND OR AERIAL UTILITIES BY CALLING "MISS UTILITY" 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION. IF THERE IS A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER MUST BE CONTACTED IMMEDIATELY SO AS NOT TO IMPEDE CONSTRUCTION.

13. ALL RETAINING WALLS 2' AND OVER REQUIRE SEPARATE PERMIT.

14. ALL RETAINING WALLS 18" AND OVER REQUIRE A HANDRAIL.

15. ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF WATER ON THE SITE.

16. ALL SIDEWALKS TO BE 4" THICK CONCRETE UNLESS OTHERWISE NOTED ON THESE DRAWINGS AND/OR ARCHITECT DRAWINGS.

17. HANDRAILS REQUIRED FOR MORE THAN TWO RISERS ON STAIRWAYS. (SEE ARCHITECTURAL PLANS).

18. HANDRAILS AND SAFETY SIGNS REQUIRED WHERE TRAIL GRADE EXCEEDS 6%.

19. THE CONTRACTOR SHALL INSURE THAT ALL CONSTRUCTION CONFORMS WITH CURRENT FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS, INCLUDING FEDERAL REGULATIONS CONTAINED WITHIN "THE AMERICANS WITH DISABILITIES ACT", ENACTED ON JULY 26, 1990 (AKA "ADA").

20. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE GEOTECHNICAL ENGINEER'S REVIEW AND REQUIREMENTS. FOR TREE COVER CALCULATIONS SEE THIS SHEET.

21. THERE ARE NO GRAVE SITES KNOWN TO EXIST ON THIS SITE.

22. ALL CONSTRUCTION INVOLVING PROBLEM SOIL MUST BE PERFORMED UNDER THE FULL-TIME

23. INSPECTION OF THE GEOTECHNICAL ENGINEER. A SOILS REPORT WILL BE SUBMITTED WITH THE FINAL SITE PLAN

24. REVIEW AND APPROVAL OF PLANS, SPECIFICATIONS AND REPORTS BY THE COUNTY WITH OR WITHOUT RECOMMENDATIONS BY THE GEOTECHNICAL REVIEW BOARD, SHALL IN NO WAY RELIEVE THE DEVELOPER OF THE RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION AND PERFORMANCE OF THE STRUCTURES, PAVEMENT AND SLOPES ON THE PROJECT AND DAMAGE TO SURROUNDING PROPERTIES.

25. AS-BUILT PLANS SHALL BE PROVIDED AS REQUIRED.

26. ALL INSIDE WATER METERS TO BE IN A HEATED AREA.

27. FAA APPROVAL IS NOT REQUIRED FOR THIS SITE PLAN PER FAA FORM 7460-1.

28. ALL OUTDOOR LIGHTING INCLUDING LIGHTS ILLUMINATING THE FACADES OF THE BUILDING SHALL BE DIRECTED AWAY AND SHIELDED FROM ADJACENT PROPERTIES, PROVIDED THAT SUCH LIGHTING MAY BE VISIBLE FROM THE RESTON INTERNATIONAL CENTER. ALL OUTDOOR LIGHTING SHALL MEET THE REQUIREMENTS OF FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 14 PART 9.

29. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 140 FEET AND THE BUILDINGS ALONG SUNRISE VALLEY DRIVE SHALL NOT EXCEED A HEIGHT OF 516.9 FEET ABOVE SEA LEVEL.

30. THE ARCHITECTURAL CONCEPTS AND TYPICAL BULK OF THE PROPOSED STRUCTURES SHALL GENERALLY BE CONSISTENT WITH SIMILAR DEVELOPMENTS IN THIS AREA.

31. THE LANDSCAPING CONCEPTS, SCREENING MEASURES, AND TREE COVER PROVIDED SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 12 OF THE FAIRFAX COUNTY PFM AND THE CDP FOR THIS PLAN.

32. HANDRAILS AND SAFETY SIGNS REQUIRED WHERE TRAIL GRADE EXCEEDS 6%.

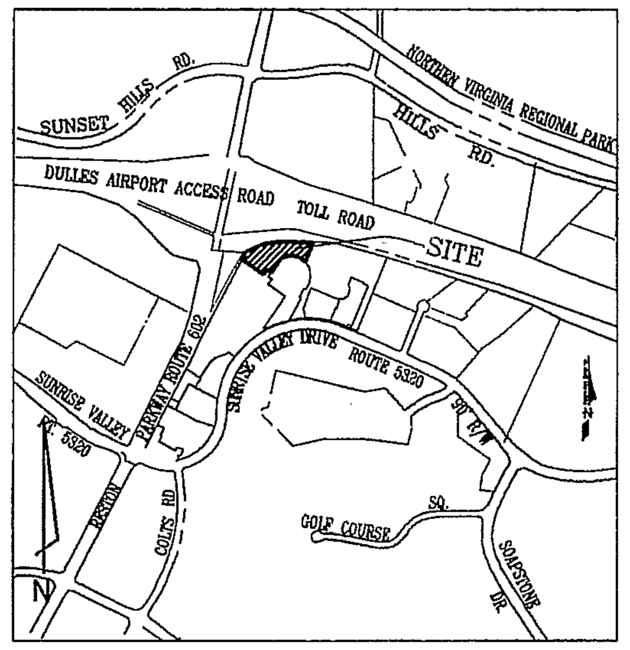
33. THIS PRC PLAN IS ORIENTED TO NAD 27 DUE TO THE DEVELOPMENT HISTORY OF RESTON AND TO PRESERVE THIS SITE'S RELATIONS TO THE SURROUNDING SITES, WHICH ARE ALSO ORIENTED TO NAD 27. AT FINAL SITE PLAN APPROVAL URBAN WILL PROVIDE THE ASSOCIATED NAD 83 DATA FOR FAIRFAX GIS, AS REQUESTED.

34. SITE DATA AND OTHER PLAN FEATURES ARE SUBJECT TO CHANGE WITH FINAL DESIGN.

BUILDING DATA

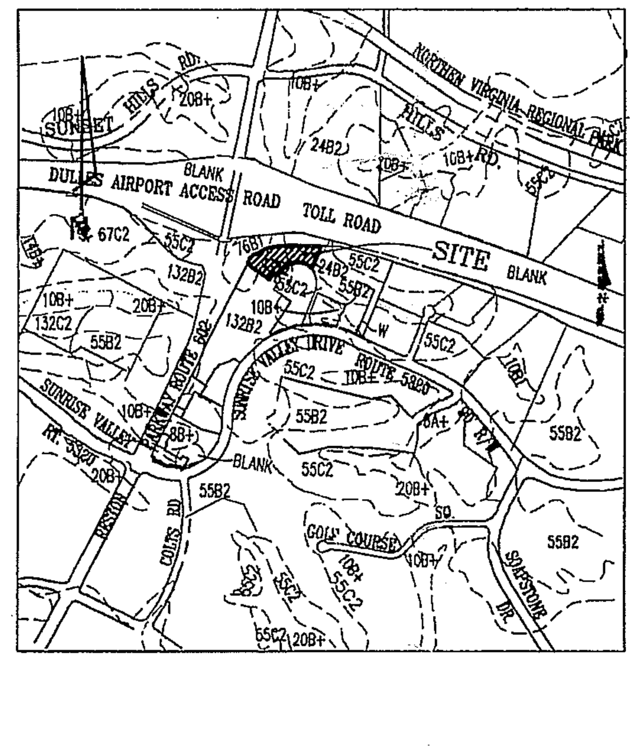
BUILDING	USE GROUP CLASSIFICATION	TYPE OF CONSTRUCTION	GROSS FLOOR AREA (ft.²)	NET FLOOR AREA (ft.)	FOOT PRINT AREA (ft.²)	BUILDING HEIGHT (# OF STORIES)(ft.)	MAX. BUILDING HEIGHT PER PROFFER II-B (ft)	SPRINKLED?
HOTEL GARAGE	S-2 (ENCLOSED SEPARATED MIXED-USE)	IB			59,577	1 STORY AT GRADE AND 1 BURIED LEVEL		YES

VICINITY MAP SCALE 1"= 500'



SIDEWALK MAINTENANCE: XXXX-VDOT, OOOO-FFX CO
TRAIL MAINTENANCE: OOOO-FFX CO
ALL OTHER WALKS/TRAILS TO BE OWNER MAINTAINED*

SOILS MAP/DATA SCALE 1"= 500'



SOILS MAP SOURCE: ☒ COUNTY MAP; ☐ PRIVATE SOILS SCIENTIST (FOR UNMAPPED SITES)

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	K-FACTORS	PROBLEM CLASS
24B2	ELIOAK	GOOD	GOOD	GOOD	SEVERE	0.37	C
55B2	GLENELG	GOOD	GOOD	GOOD	SEVERE	0.37	C
55C2	GLENELG	GOOD	GOOD	GOOD	SEVERE	0.37	C
76B1	CALVERTON	POOR	MARGINAL	GOOD	MODERATE	0.37	A
132B2	MAYODAN	GOOD	FAIR	GOOD	LOW	0.37	C

SOILS WITH IDENTIFICATION NUMBERS 59, 66, 69, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

A SOILS REPORT IS REQUIRED IF CONSTRUCTION IS PROPOSED IN AN "A" SOIL OR A DAM IS PROPOSED REQUIRING A REPORT PER PFM PLATE #64-6.

OWNER/DEVELOPER/APPLICANT

JBG ROCKWOOD GATEWAY, LAND LLC,
4445 WILLARD AVENUE
CHEVY CHASE, MARYLAND 20815
PH. (240) 333-3600

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(~~DP~~) (~~GDP~~) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval ~~March 31, 2008~~
Sheet 1 of 35

(See Dev. Conditions dated Feb 29, 2008)

SITE DATA

(SEE NOTE 34 THIS SHEET)

CURRENT ZONE: PRC

SITE AREA: TOTAL PARCEL AREA = 103,096 SF. (2.37 AC)
TOTAL DISTURBED AREA UNDER THIS SITE PLAN = 96,093 S.F. (2.21 AC)

PROPOSED USE: PARKING STRUCTURE

BUILDING DATA: SEE CHART AT BOTTOM OF PAGE

NUMBER OF UNITS: NO PROPOSED UNITS WITH THIS PLAN

SITE AREA SUBJECT TO DEVELOPMENT PLAN: 653,400 SF (15.0 AC)

BUILDING AREAS:

	GROSS FLOOR AREA	NET FLOOR AREA
EX. LOW-RISE MULTI-FAMILY:	47,468 SF	40,348 SF
EX. HIGH-RISE MULTI-FAMILY:	155,054 SF	131,796 SF
EX. 11750 SUNRISE VALLEY DR. HOTEL:	129,940 SF	110,449 SF
EX. 11790 SUNRISE VALLEY DR. OFFICE:	120,000 SF	102,000 SF
EX. SHOPPING CENTER:	21,500 SF	18,275 SF
EX. SHERATON HOTEL:	212,000 SF	180,200 SF
TOTAL:	685,962 SF	583,068 SF

MAX FAR (TOTAL DEVELOPMENT): 1.07
PROVIDED FAR (TOTAL DEVELOPMENT): 685,962 SF/653,400 = 1.05
MAX FAR (NON-RESIDENTIAL): 0.76
PROVIDED FAR (NON-RESIDENTIAL): 483,440 SF/653,400 = 0.74

PARKING TABULATION: SEE SHEET #4

LOADING TABULATION SEE SHEET #4

OPEN SPACE PROVIDED* = 43% (285,181 SQ. FT). = 6.44 AC. (INCLUDES 15,269 SF HOTEL COURTYARD)
PERCENT OPEN SPACE* = 42%

LANDSCAPE CALCULATIONS

(LANDSCAPE CALCULATIONS SUBJECT TO CHANGE WITH FINAL DESIGN)

TRANSITIONAL SCREENING REQUIREMENTS

NORTH: USE - HIGHWAY
REQUIRED - NONE

SOUTH: USE - HOTEL
REQUIRED - NONE

EAST: USE - COMMERCIAL/INDUSTRIAL
REQUIRED - NONE

WEST: USE - HIGHWAY
REQUIRED - NONE

PERIPHERAL PARKING PARKING LOT LANDSCAPING
DULLES TOLL ROAD LENGTH = 600 LF

	QTY REQ'D	QTY PROV'D
CANOPY TREE	(1/40 LF) 15	15

LANDSCAPING CALCULATIONS

INTERIOR PARKING LOT

TOTAL INTERIOR PARKING AREA = 55,879 SQ.FT.
REQ'D LANDSCAPING FOR INTERIOR PARKING(5%) = 2,794 SQ.FT.

PROVIDED LANDSCAPING FOR INTERIOR PARKING = 2,950 SQ.FT. (5.3%)

TREE COVER CALCULATIONS

1. REQUIRED TREE COVER

SITE ZONING = PRC
PRC REQUIRES 10% TREE COVER PER THE FAIRFAX COUNTY ZONING ORDINANCE

SITE AREA (FROM 1732-SP-01)	=	646,066 SQ.FT.
LESS BUILDING FOOTPRINT (FROM 1732-SP-01)	=	112,522 SQ.FT.
LESS BUILDING FOOTPRINT (OFFICE & HOTEL)	=	47,551 SQ.FT.
LESS BUILDING FOOTPRINT (SHERATON HOTEL)	=	59,795 SQ.FT.
ADJUSTED SITE AREA	=	426,198 SQ.FT.
PERCENT COVER REQUIRED	=	15%
AREA REQUIRED FOR TREE COVER	=	63,930 SQ.FT.

RECEIVED
Department of Planning & Zoning
JAN 04 2008
Zoning Evaluation Division

SHEET INDEX

1. COVER SHEET
2. OVERVIEW AND OPEN SPACE PLAN
3. EXISTING CONDITIONS PLAN
4. GARAGE LAYOUT PLAN
5. GENERAL NOTES AND DETAILS
6. GEOMETRY PLAN
7. GRADING PLAN
8. PIPE AND INLET COMPUTATIONS
9. HGL COMPUTATIONS
10-13. IRREGULAR CHANNEL OUTFALL
14-15. OFFSITE STORMWATER MANAGEMENT DATA
16. PROPOSED LANDSCAPE PLAN
17-19. PROFFERS
20. PROFFER COMPLIANCE
21-23. MISCELLANEOUS CORRESPONDENCE
24. GARAGE ARCHITECHUAL SECTION
25-35. CONCEPT PLAN AMENDMENT

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

PLAN DATE 05-01-07, 01-04-08

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

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
01/04/08
PROFESSIONAL ENGINEER

PRC B-846-02

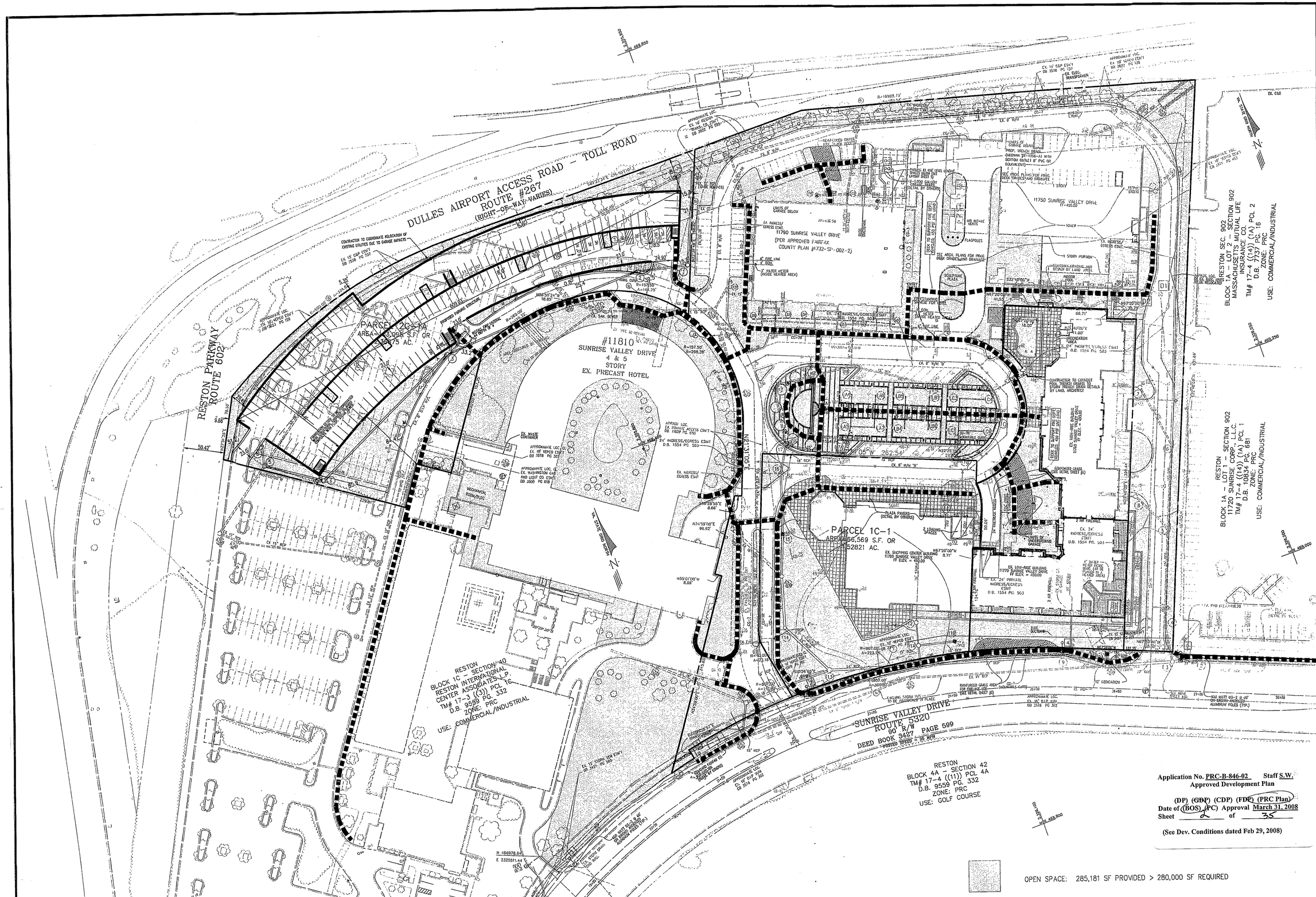
COVER SHEET
RESTON SQUARE SHERATON GARAGE
RESTON SEC. 40 BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN C.I. = N/A DATE: NOV., 2006

SHEET 1 OF 35

FILE No. PREL-1257-2

M:\Jobs\Reston\Reston Square\Sheraton Garage\PRC PLAN\1257-2-SG-PRC COVER.dwg, 12/31/2007 2:09:32 PM, jdemons



Application No. PRC-B-846-02 Staff S.W.
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(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 2 of 35

(See Dev. Conditions dated Feb 29, 2008)

OPEN SPACE: 285,181 SF PROVIDED > 280,000 SF REQUIRED

PEDESTRIAN CIRCULATION PATH

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

PLAN DATE
05-01-07
01-04-08

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel.: 703.642.8080
www.urban-ltd.com
urban™
Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOOKOOGIAN
No. 028021
PROFESSIONAL ENGINEER
11/06/06

OVERVIEW AND OPEN SPACE PLAN

RESTON SQUARE
SHERATON GARAGE

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50' C.I. = N/A DATE: NOV., 2006

SHEET 2 OF 35

FILE No. PREL-1257-2

DULLES AIRPORT ACCESS ROAD - TOLL ROAD
ROUTE #267
(RIGHT-OF-WAY VARIES)

RESTON PARKWAY
ROUTE 602

PARCEL 2C-1A
AREA=103,096 S.F. OR
2.36675 AC.

#11810
SUNRISE VALLEY DRIVE
4 & 5
STORY
EX. PRECAST HOTEL

11790 SUNRISE VALLEY DRIVE
(PER APPROVED FAIRFAX
COUNTY PLAN #1732-SP-002)

LIMITS OF
GARAGE BELOW

FF=436.50

EX. INGRESS/
EGRESS ESMT.

6" FIRE LINE
4" DOM.
3" WATER METER
(INSIDE HEATED AREA)

EX. WASTE
CONTAINER

APPROXIMATE LOC./CL
EX. 10' VEPCO ESM'T
DB 3578 PG 303

APPROXIMATE LOC. CL
EX. WASHINGTON GAS
AND LIGHT CO. ESM'T
DB 3500 PG 618

APPROX. LOC.
EX. PRIVATE ACCESS ESM'T
DB. 11628 PG. 680

24' INGRESS/EGRESS ESMT
D.B. 1554 PG. 503

EX. 15' FCWA ESM'T

EX. INGRESS/
EGRESS ESMT

MECHANICAL
ROOM/BLDG.

VA. STATE GRID NORTH

Application No. PRC-B-846-02 Staff S.W.
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Date of (BOS) (PC) Approval March 31, 2008
Sheet 3 of 35

(See Dev. Conditions dated Feb 29, 2008)

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
05-01-07
01-04-08

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urban
Planners-Engineers-Landscape, Architects-Land Surveyors

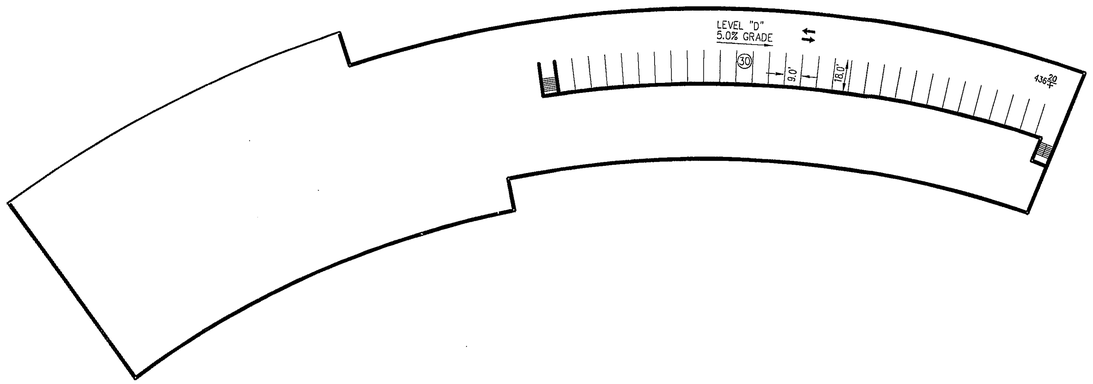
COMMONWEALTH OF VIRGINIA
MATTHEW K. HOCHSTEDLER
No. 028021
PROFESSIONAL ENGINEER
10/04/08

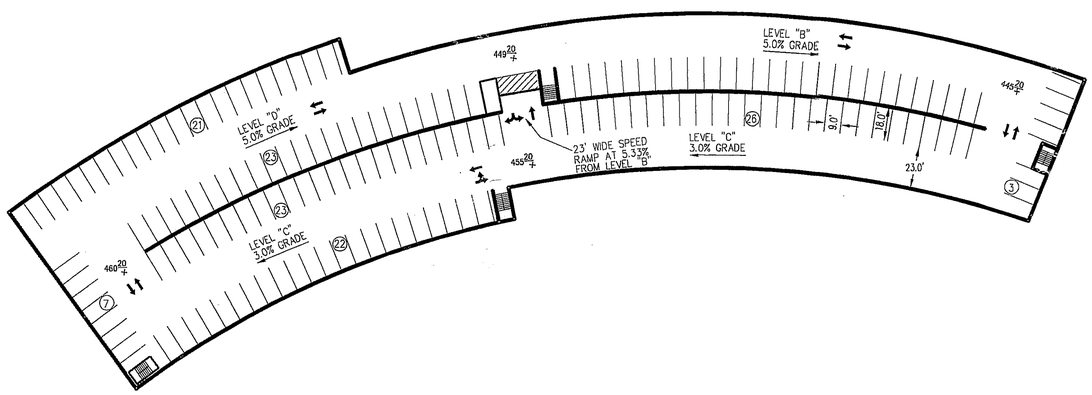
EXISITING CONDITIONS PLAN
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

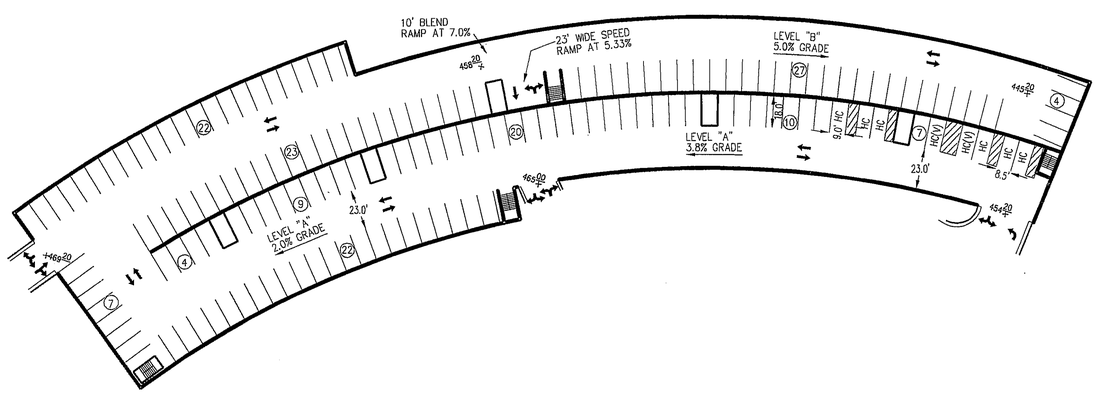
SCALE: 1" = 30'
C.I. = 1'
DATE: NOV., 2006

SHEET
3
OF
35

FILE No.
PREL-1257-2







PARKING TABULATION:

REQUIRED PARKING:

EX. SHERATON HOTEL (11810 SUNRISE VALLEY DRIVE):	= 427 SPACES	
EX. MULTI-FAMILY RESIDENTIAL (11760&11770 SUNRISE VALLEY DRIVE) :	= 311 SPACES	
EX. SHOPPING CENTER (11780 SUNRISE VALLEY DRIVE):	= 93 SPACES	
SUBTOTAL	831 (AS SHOWN ON APPROVED PLAN #1732-SP-001)	
EX. HOTEL (11750 SUNRISE VALLEY DRIVE):	= 276 SPACES	
EX. OFFICE (11790 SUNRISE VALLEY DRIVE): 136,952 GSF @ 2.6 SP./1000 SF	= 357 SPACES	* INCLUDES 6,952 GSF CELLAR WHICH DOES NOT COUNT AS FAR, BUT MUST BE PARKED
SUBTOTAL	633 (AS SHOWN ON APPROVED PLAN #1732-SP-002)	

RESIDENTIAL/NON-RESIDENTIAL PARKING REQUIREMENT TABULATION:

RESIDENTIAL PARKING REQUIREMENT:		
EX. MULTI-FAMILY RESIDENTIAL (11760&11770 SUNRISE VALLEY DRIVE) :	= 311 SPACES	
SUBTOTAL	= 311 SPACES	
NON-RESIDENTIAL PARKING REQUIREMENT:		
EX. SHERATON HOTEL (11810 SUNRISE VALLEY DRIVE):	= 427 SPACES	NON-RESIDENTIAL USES SUBJECT TO 24.1% PARKING REDUCTION (SEE RECORDED AGREEMENT, SHEET#23)
EX. SHOPPING CENTER (11780 SUNRISE VALLEY DRIVE):	= 93 SPACES	
EX. HOTEL (11750 SUNRISE VALLEY DRIVE):	= 276 SPACES	
EX. OFFICE (11790 SUNRISE VALLEY DRIVE):	= 357 SPACES	
SUBTOTAL	= 1,153 SPACES	
LESS 24.1% NON-RESIDENTIAL PARKING REDUCTION	1,153*.241 = (-)277 SPACES	
SUBTOTAL	= 876 SPACES	
TOTAL COMPUTED REQUIRED PARKING	= **1,187 SPACES**	

PARKING PROVIDED:

EX. SURFACE SPACES TO REMAIN:	66
EX. MULTI-FAMILY RESIDENTIAL AND SHOPPING CENTER GARAGE:	361
EX. OFFICE/HOTEL GARAGE PARKING SPACES:	648
PROP. SHERATON GARAGE SPACES:	309
TOTAL PROVIDED PARKING	1,386 SPACES

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Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 4 of 35

(See Dev. Conditions dated Feb 29, 2008)

HANDICAPPED PARKING:

PROPOSED PARKING = 309 SPACES:

REQUIRED HC SPACES = 8 SPACES FOR 301-400 SPACES = 8 HC SPACES REQUIRED

PROP. SHERATON GARAGE PARKING SPACES: = 8 HC SPACES PROVIDED

REQUIRED VAN ACCESSIBLE HC SPACES = 1 IN EVERY 6 HANDICAPPED SPACES TO BE VAN
VAN ACCESSIBLE = 2 SPACES REQUIRED

PROVIDED VAN ACCESSIBLE HC SPACES:
PROP. SHERATONL GARAGE PARKING SPACES: = 2 SPACES PROVIDED

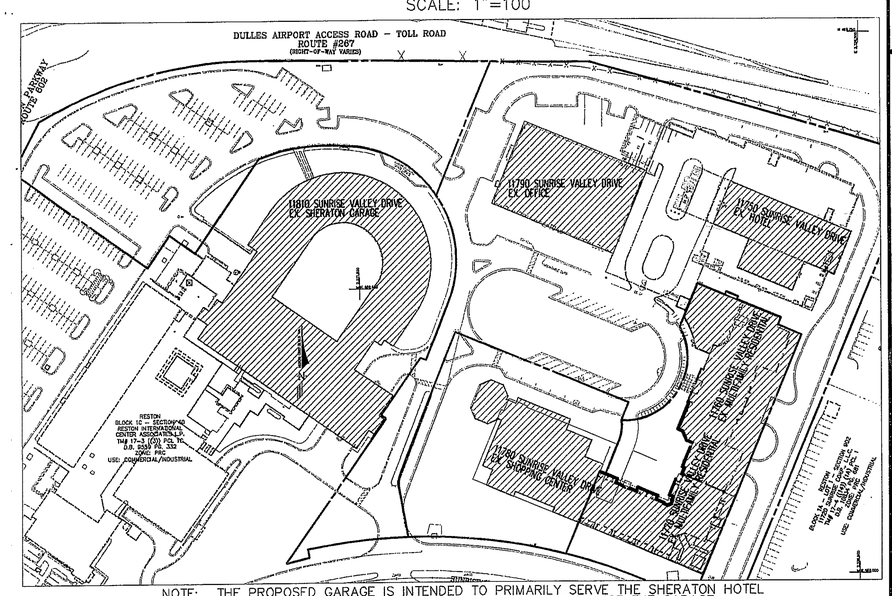
LOADING TABULATION

REQUIRED LOADING: THE PROPOSED PARKING STRUCTURE USE REQUIRES NO ADDITIONAL LOADING SPACES.

LOADING PROVIDED: NO ADDITIONAL LOADING

GARAGE USE EXHIBIT

SCALE: 1"=100'



NOTE: THE PROPOSED GARAGE IS INTENDED TO PRIMARILY SERVE THE SHERATON HOTEL HOWEVER, ALL DEVELOPMENTS IN RESTON SQUARE MAY USE THE GARAGE.

STRUCTURES THAT WILL BE PERMITTED TO USE THE GARAGE FOR PARKING

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
05-01-07
01-04-08

Urban, Ltd.
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urban
Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOSTOPULOS
No. 028921
PROFESSIONAL ENGINEER
01/04/08

GARAGE LAYOUT PLAN
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: NOV., 2006

SCALE: 1" = 40'
C.I. = N/A

SHEET
4
OF
35

FILE No.
PREL-1257-2

S.W.M. NARRATIVE

This project proposes the development of a parking structure north of the existing Sheraton Hotel. The proposed improvements replace a large existing asphalt parking lot. The proposed development adds a negligible amount of runoff from the site. A wavier is requested for use of an offsite stormwater management facility.

This project drains positively east to an existing outfall located in the northeast corner of the site. The site proposes adequately engineered catch basins and a closed conduit system to convey stormwater east to the existing outfall. The site outfall discharges into a channel along side the Dulles Toll Road (cross-sections showing the adequacy of the existing swale are shown on sheets #11-12) then passes through a culvert under the toll road and ultimately discharges into an existing SWM/BMP regional facility. As shown on Sheet 19, the northeast outfall drains to the existing offsite facility on Reston Section 913, located on tax maps 17-4-((24))-3, 5, & 6 and 17-4-((1))-29A. As discussed with Fairfax County Stormwater Planning and Plan Review Staff, this existing pond is currently being retrofit with Fairfax County Plan #2615-PI-003-1, (approval ongoing). The pond drainage divides sheets, prepared by William H. Gordon, are provided in this plan set as sheets #14 and 15. This facility via pro rata share payments provides both BMP and SWM for the subject site. The referenced plan provides the SWM and BMP analysis which shows the adequacy of the existing facility. The proposed development does not change the design curve number of 91, as shown on sheet #14, used for the section 913 pond. Therefore, the existing pond accomodates the site runoff. Subsequently there is no need to provide additional onsite SWM detention.

It is our opinion that the SWM requirements for this development have been met.

Matthew Koirtyohann 11/17/06
Urban Ltd Date
Matthew K. Koirtyohann, P.E., Associate

B.M.P. NARRATIVE

The Best Management Practices (BMP) requirements for the subject site are provided by an exisiting offsite facilitY. As shown on Sheet 14, the site outfall drains to the existing offsite facility on Reston Section 913, located on tax map 17-4-((24))-3, 5, & 6 and 17-4-((1))-29A. As discussed with Fairfax County Stormwater Planning and Plan Review Staff, this existing pond is currently being retrofit with Fairfax County Plan #2615-PI-003-1, (approval ongoing). As shown by the BMP Computations on this sheet, this pond will provide the BMP volume required for the drainage shed.

No interim BMPs are proposed with the subject development since the existing developed site already drains to the offsite pond.

The existing pond on Reston Section 913 is a Fairfax County Regional Facility. The pro rate share contribution will be made for use of the Reston Section 913 pond.

Matthew Koirtyohann 11/17/06
Urban Ltd. Date
Matthew K. Koirtyohann, P.E., Associate

FAIRFAX COUNTY PRIORITY RATING FORM FOR E&S CONTROL

PROJECT NAME: Reston Square – Sheraton Garage PROJECT NUMBER: 06-028
TAX MAP: 017-4-((29))-0002 EVALUATOR: _____ DATE: 11-6-06

A. Percentage of Denuded Area to Total Site Area

		Rating
• > 60%	[X]	5
• 31 to 60%	[ ]	3
• 10 to 30%	[ ]	1

If the denuded area is greater than 10 acres, the project is initially rated a high priority.

B. Watercourse Crossing

		Rating
Yes	[ ]	*
No	[X]	0

*If yes, project is initinlly rated a high priority.

C. Distance of Denuded Area to Downstream Adjacent Property

		Rating
• < 50-feet	[X]	5
• 50 to 150-feet	[ ]	3
• > 150-feet	[ ]	0

D. Distance of Any Portion of the Denuded Area to a Natural Watercourse

		Rating
• < 50-feet	[X]	5
• 50 to 150-feet	[ ]	3
• > 150- feet	[ ]	0

E. *Minimum Vegetative Buffer (Trees, Shrubs, Grasses and other Plants)

		Rating
• < 50-feet	[X]	0
• 50 to 150-feet	[ ]	-3
• > 150-feet	[ ]	-5

* Vegetation in Resource Protection Areas are not to be included as vegetative buffers for this application.

F. Distance Between the Site Outfall and any Downstream, Wet Pond, Wetland, Parkland or other Land Deemed Environmentally Sensitive by the Director.

		Rating
• < 2,500-feet	[ ]	5
• 2,500 to 5,000-feet	[ ]	3
• > 5,000-feet	[X]	0

G. Critical Slopes Within 50-feet of Adjacent Property

- Are there any slopes of 0 to 7%; greater than or equal to 300-feet in length; or,
- Are there any slopes of 7 to 15%; greater than or equal to 150-feet in length; or,
- Are there any slopes greater than 15% and greater than or equal to 75-feet in length

		Rating
If Yes to any of the above	[ ]	5
Not Applicable if critical slope is > 50-feet from adjacent property	[X]	0

H. Soil Erodibility (Based on K Factor)

		Rating
• High (= or > 0.37)	[X]	5
• Medium (0.24 to 0.36)	[ ]	3
• Low (< 0.24)	[ ]	1

TOTAL/OVERALL RATING: 20

OVERALL RATING

If > 22
If > 14 and < or = to 22
If < or = to 14

PRIORITY (Mark with an "X")

High _____
Medium X
Low _____

PROJECT PRIORITY LEVEL: 20 MEDIUM

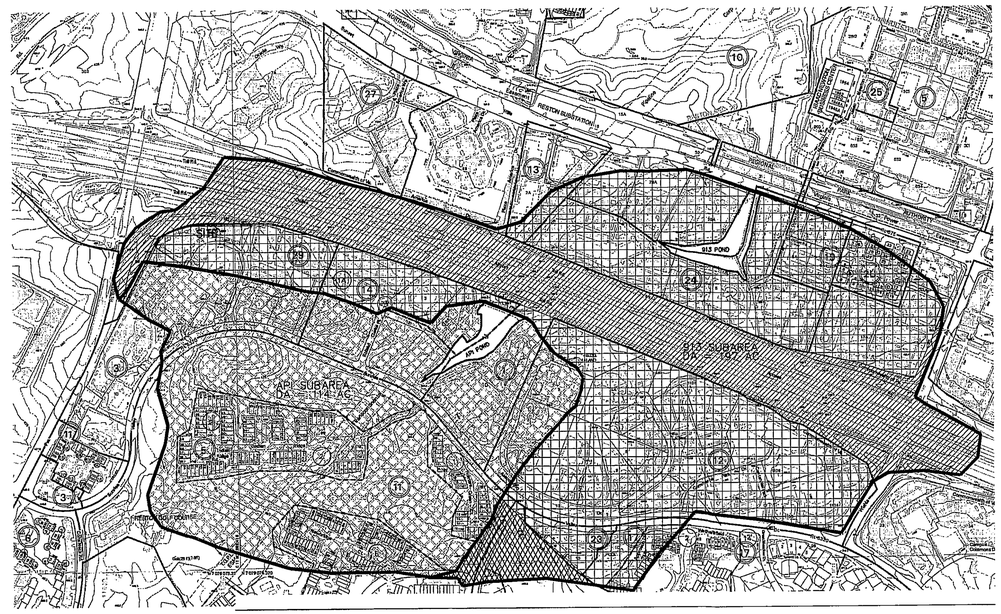
** Reserved for Fairfax County Use **
APPROVED BY: _____ DATE: _____
Plan Reviewer

H:\EEnv\FORMS\Priority Rating E & S Control Inspections (2).doc
8/28/02

RESPONSIBLE LAND DISTURBER

THE IDENTITY OF THE "CERTIFIED RESPONSIBLE LAND DISTURBER" WILL BE ANNOUCED BY THE DEVELOPER AND/OR HIS SITE CONTRACTOR AT/OR PREVIOUS TO THE FIRST REQUIRED COUNTY PRE-CONSTRUCTION MEETING. URBAN ENGINEERING AND ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY RELATED TO THIS POSITION AND/OR ANY DUTIES RELATED TO SAME.

B.M.P. MAP
SCALE: 1"=500'



B.M.P. MAP LEGEND

API POND DRAINAGE AREA
114 ACRES
API POND PROVIDES BMP FOR THIS SUBAREA

PRC COMMERCIAL/INDUSTRAIL
DA= 135.3 AC; C=.80; CA=108.24
BMP PROVIDED BY THE 913 POND

PRC GOLF COURSE
DA= 4.3 AC; C=.35; CA=1.51
BMP PROVIDED BY THE 913 POND

SITE AREA
PART OF PRC COMMERCIAL/INDUSTRIAL SUBAREA
BMP PROVIDED BY THE 913 POND

R.O.W.
DA= 57.4 AC; C=.80; CA=45.92
BMP PROVIDED BY THE 913 POND

2. SUBAREA 913
SINGLE FAMILY = NEGLIBLE, INCLUDED WITH GOLF COURSE
GOLF COURSE = 4.3 AC C = 0.35 CA = 1.51
COMMERCIAL/INDUSTRIAL = 135.3 AC C = 0.80 CA = 108.24
R/W = 57.4 AC C = 0.80 CA = 45.92

TOTAL A=197.0 AC C AVG. = 0.79 CA = 155.67

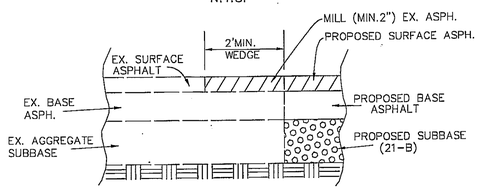
V_{BMP} = (4375 x C – 875) x A
= (4375 x 0.79 – 875) x 197.0
= 2,580 x 197.0
= 508,260 CF OR 14,400 m³

14,400 m³ OF BMP VOLUME IS PROVIDED IN POND 913.

NOTE: SINCE API POND HAS A SUFFICIENT BMP VOLUME FOT ITS WATERSHED, API WATERSHED BMP IS EXCLUDED.

NOTE: BMP VOLUME COMUPTATIONS AS PROVIDED IN FAIRFAX COUNTY PLAN 2615-PI-003-1.

PAVEMENT WEDGING DETAIL FOR TYING INTO EXISTING ASPHALT PAVEMENT SECTIONS
N.T.S.



Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 5 of 35

(See Dev. Conditions dated Feb 29, 2008)

PRC DENSITY NARRATIVE

NO RESIDENTIAL UNITS ARE PROPOSED WITH THIS SITE PLAN. THEREFORE, HAS NO EFFECT ON THE OVERALL RESTON PRC DENSITY.

Reston PRC Density
April 7, 2007

Overall density not to exceed 13 persons/acre

	Acres	Units	Persons	Persons/Acre	Dwelling Units/Acre
North Sector	2,870.59	12,168	34,300	11.9468	4.24
S. 933, 43, 85 and 57, B.4A & 4B	100.31	1,353	2,750	27.4150	13.49
Prop. S. 91A	75.13	2,500	5,000	66.5513	33.28
New S.81, B2	13.22	514	1,028	77.7610	38.88
S.89 B.5	2.09651	104	208	99.2125	49.61
S.95 B.1	5.93	296	592	99.8314	49.92
Prop. S.95 B.2	22.24	500	1,000	44.9640	22.48
Subtotal	3,076.30	17,435	44,878	14.5863	5.67
South Sector	3,291.66	10,636	32,318	9.8181	3.23
S. 30, B1	4.3277	211	422	97.5114	48.76
S. 40, B1	15.00	193	386	25.7333	12.87
S. 40, B1C & 1D	9.9633	498	996	99.97	49.98
S.84, B1B	6.71	30	90	13.4128	4.47
Subtotal	3,327.66	11,568	34,212	10.2811	3.48
Grand Total	6,403.96	29,003	79,090	12.3502	4.53

RESTON HIGH DENSITY RESIDENTIAL CATEGORY DENSITY

High density residential category density not to exceed 60 persons/acre

SECTION	ACRES	UNITS	UNIT TYPE	PERSONS	PERSONS/ACRE
S. 1-B.12A, 12B, 1	17.4565	146	SFA	394	
S. 1-B.13	5.9559	238	MFH	500	
S. 7A	12.3691	261	MFG	548	
S. 11	13.1123	133	MFG	279	
S. 15A-B.2, 3 & 4	11.4107	216	MFG	454	
S. 15-B.1	7.4106	132	MFG	277	
S. 17-B.2	7.6561	105	MFG	221	
S. 17, B.3	2.28	18	SFA	49	
S. 17-B.10, 7 & 13	25.2458	442	MFG	928	
S. 19-B.5, 6 & 7	17.3139	240	MFG	504	
S. 24A-B, 2 & 3		50	SFA	150	
S. 28-B.1	17.71	178	SFA	481	
S. 28-B.2	12.4248	240	MFG	504	
S. 28-B.3	11.0459	204	MFG	428	
S. 28-B.4	2.4167	0	Open	0	
S. 30-B.1	4.3277	211	MFH	443	
S. 30-B.2A		60	SFA	162	
S. 30-B.2B	11.1481	154	SFA	416	
S. 34.B.1	19.455	360	MFG	756	
S. 34.B.2, 4	17.8416	300	MFG/Open	630	
S. 34.B.2A	8.6	60	SFA	162	
S. 34.B.3	1.5639	0	Open	0	
S. 38B-B.10	9.9146	200	MFG	420	
S. 39, B.9	6.57	44	SFA	119	
S. 40, B. 1	15	193	MFH	405	
S. 40, B. 1C & 1D	9.9633	498	MFH	1046	
S. 41, B.1	11.1271	145	SFA	392	
S. 41, B.1A	5.6	73	SFA	197	
S. 43	31.91	400	MFG	840	
S. 46-B.1 & 2A	23.7188	338	MFG&TH	733	
S. 50-B.7 & 8A-8A	23.104	400	SFA/MFG	345	
S.52-B.1A & 1B	22.0424	140	SFA	378	
S. 52-B.2 & 3	14.5075	156	MFG	328	
S. 54-B-1A, 2A & 2	23.7858	450	MFG	945	
S. 57, B.2	8.97	168	MFG	353	
S. 63, B.1	14.33	250	MFG	525	
S. 74-B.3	6.37	46	SFA	124	
S. 76-B.1, 4 & 5	5.4159	38	SFA	103	
S. 76, B.2A, [2C]	6.28	78	SFA	234	
S. 76, B.2B, [2E]	10.28	153	SFA	413	
S. 76, B.3	3.37	20	SFA	54	
S. 76, B.3	6.17	40	SFA	108	
S. 76-B.4	2.44	0	Church	0	
S. 80, B.1C	3.8037	38	SFA	103	
S. 80, B.1D	3.06	27	SFA	73	
S. 80, B.1E	2.37	17	SFA	46	
S. 81, B.1	9.77	182	MFG	382	
S. 81, B.2	13.22	614	MFH	1289	
S. 82-B.1A, 4 & 5	17.6676	124	SFA	335	
S. 82, B.2A	12.35	216	MFG	454	
S. 83-B.3, 4 & 5	7.85	0	COMM	0	
S. 85	8.12	344	MFH	722	
S. 86, B.1	6.92	35	SFA	95	
S. 86, B.2	12.36	65	SFA	176	
S. 89, B.2	6.96	185	MFG	389	
S.89, B.5	2.09	100	MFH	210	
S. 91A	75.13	2600	MFH	5460	
S.95 B1	5.93	296	MFH	622	
S.95 B2	22.24	400	MFH	840	
S. 931, B.4A	10.3	174	MFG	365	
S. 931, B.4B	13.55	60	SFA	210	
S. 933	49	455	SFA	1229	
TOTAL	771.1093	13530		29350	38.062

Persons/Unit Factors Used:

Multifamily elevator unit	2.1
Multifamily garden apartment	2.1
Single family attached unit	2.7
Single family detached unit	3.0

Source of Information:

- Records maintained by Westerra Reston
- *Approved Town Center Concept Plan for S. 933*
- *Approved Development Plan for S. 43*
- *Approved Development Plan for S. 85*
- *Approved Development Plan for S. 57, B.4A & 4B*
- *Approved Development Plan for S. 40,B.1*
- *Approved Site Plan for S. 91A, B. 19-20*
- *Approved Development Plan for S. 81, B. 1 & 2*
- *Approved Concept Plan for S. 89, B. 5*
- *Proposed Development Plan for S. 91A, B. 1, 4 & 15*
- *Proposed Concept Plan for S. 95 B.2*

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
05-01-07
01-04-08

Urban, Ltd.
7713 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8889
www.urban-ltd.com
urban
Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039261
11/20/06
PROFESSIONAL ENGINEER

GENERAL NOTES AND DETAILS
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: NOV., 2006
C.I. = N/A
SCALE: N/A

SHEET
5
OF
35

FILE No.
PREL-1257-2

DULLES AIRPORT ACCESS ROAD – TOLL ROAD
ROUTE #267
(RIGHT-OF-WAY VARIES)

RESTON PARKWAY
ROUTE 602

PARCEL 2C-1A
AREA=113,096 S.F. OR
=2.5975 AC.

#11810
SUNRISE VALLEY DRIVE
4 & 5
STORY
EX. PRECAST HOTEL

11790 SUNRISE VALLEY DRIVE
(PER APPROVED FAIRFAX
COUNTY PLAN #1732-SP-002-2)

LIMITS OF
GARAGE BELOW

FF=436.50

EX. INGRESS/
EGRESS ESMT.

6" FIRE LINE
4" DOM.

3" WATER METER
(INSIDE HEATED AREA)

REINFORCED GRASS
FOR TRUCK ACCESS

CONTRACTOR TO COORDINATE RELOCATION OF
EXISTING UTILITIES DUE TO GARAGE IMPACTS

EX. 15' C&P ESM'T
DB 3578 PG 757

APPROXIMATE LOC.
EX. 10' VEPCO ESM'T
DB 3623 PG 176

APPROXIMATE LOC.
EX. 10' RESTON
TRANS. CO. ESM'T
DB 3922 PG 595

APPROXIMATE LOC.
EX. 15' FCWA ESM'T
DB 3424 PG 266

APPROXIMATE LOC. CL
EX. 10' VEPCO ESM'T
DB 3578 PG 302

APPROXIMATE LOC. CL
EX. WASHINGTON GAS
AND LIGHT CO. ESM'T
DB 3500 PG 618

APPROX. LOC.
EX. PRIVATE ACCESS ESM'T
DB. 11628 PG. 680

24' INGRESS/EGRESS ESM'T
D.B. 1554 PG. 503

EX. 15' FCWA ESM'T

EX. INGRESS/
EGRESS ESMT

EX. WASTE
CONTAINER

MECHANICAL
ROOM/BLDG

VA. STATE GRID NORTH

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 6 of 35

(See Dev. Conditions dated Feb 29, 2008)

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

PLAN DATE
05-01-07
01-04-08

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
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Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOLODYAZHNY
No. 020621
01/04/08
PROFESSIONAL ENGINEER

GEOMETRY PLAN
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

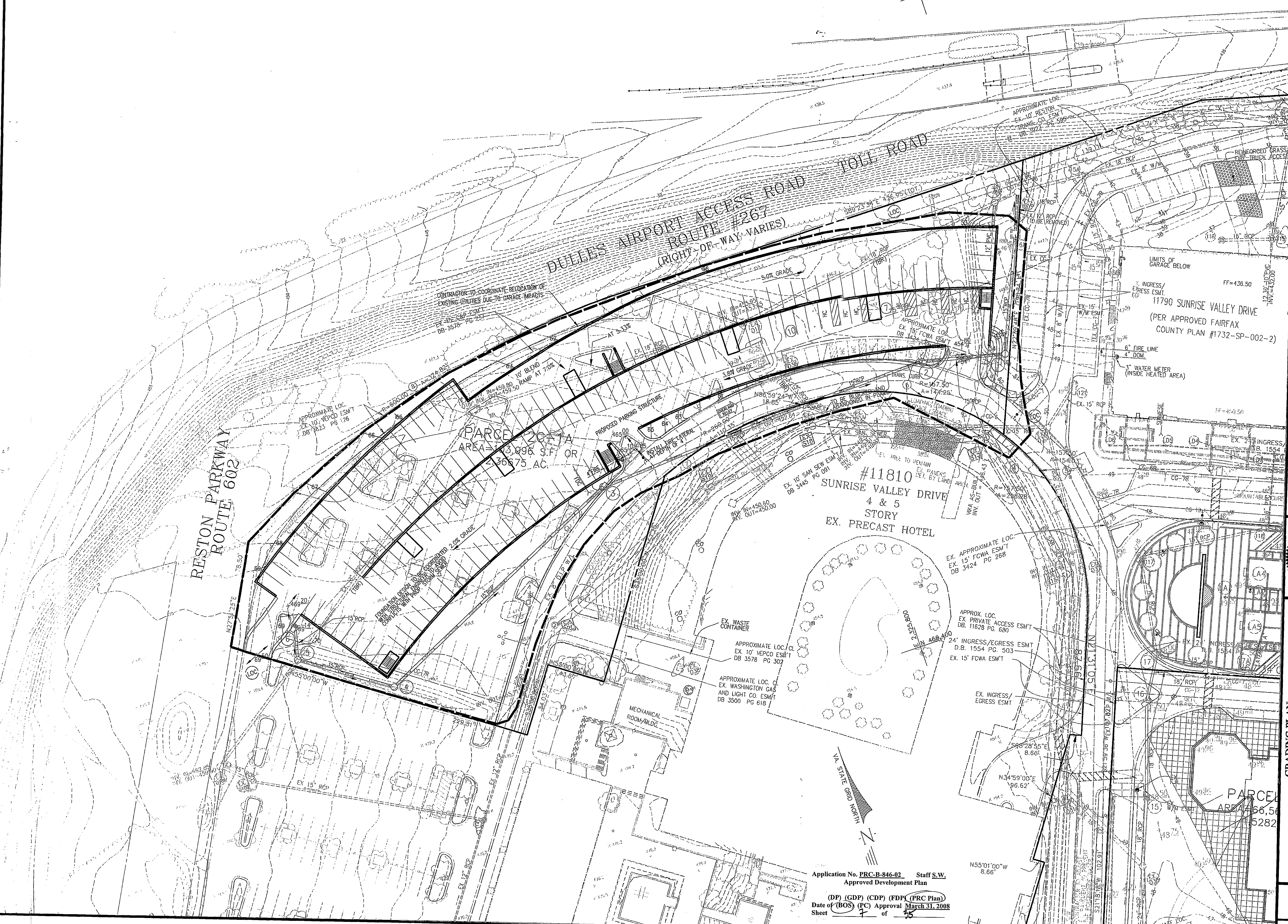
DATE: NOV., 2006

SCALE: 1" = 30'

C.I. = 1'

SHEET
6
OF
35

FILE No.
PREL-1257-2



Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 7 of 35

(See Dev. Conditions dated Feb 29, 2008)

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
05-01-07
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Annandale, Virginia 22003
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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
01/04/08
PROFESSIONAL ENGINEER

GRADING PLAN
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: NOV., 2006
SCALE: 1" = 30'
C.I. = 1'

SHEET
7
OF
35

FILE No.
PREL-1257-2

PIPE COMPUTATIONS

From Point	To Point	Drainage Area	C Factor	C x A Increment	C x A Cumm.	Inlet Time Min.	Rain Fall In/Hr	Runoff Q C.F.S.	Invert Elev. Upper End	Invert Elev. Lower End	Length FT.	Slope %	Diameter IN.	Capacity Q C.F.S.	VEL. F.P.S.	Flow Time MIN.	Remarks
EX. D19	EX. 14	0.19	0.45	0.09	0.09	5.00	7.27	0.62	466.66	465.57	98.9	1.10%	12	3.75	3.53	0.47	
EX. 16	EX. 14	0.12	0.8	0.10	0.10	5.00	7.27	0.70	466.66	465.67	97.0	1.02%	12	3.61	3.55	0.45	
EX. 14	EX. 18B	0.16	0.8	0.13	0.31	5.00	7.27	2.25	463.52	463.69	174.1	1.05%	15	6.64	4.89	0.59	
EX. 18B	EX. 18A	0.41	0.8	0.33	0.64	5.00	7.27	4.63	463.00	462.85	27.0	0.56%	15	4.83	4.48	0.10	
EX. 18A	5	0	0	0.00	0.64	5.00	7.27	4.63	460.87	460.78	97.8	0.09%	18	3.20	1.81	0.90	PRESSURE FLOW
6	5	0.08	0.5	0.04	0.04	5.00	7.27	0.29	465.15	465.00	24.7	0.61%	15	5.05	2.24	0.18	
5	4	0	0	0.00	0.68	5.00	7.27	4.93	460.53	459.00	74.6	2.05%	15	9.28	7.67	0.16	
4	3	0.17	0.6	0.10	0.78	5.00	7.27	5.67	458.75	456.00	213.3	1.29%	15	7.35	6.61	0.54	
3	EX. D35	0.08	0.5	0.04	0.82	5.00	7.27	5.96	455.50	451.00	162.2	2.77%	15	10.79	9.01	0.30	
EX. D35	2	0.1	0.6	0.06	0.88	5.00	7.27	6.39	449.00	447.25	92.9	1.88%	15	8.89	7.88	0.20	
2	1	0	0	0.00	0.88	5.00	7.27	6.39	447.00	445.50	62.1	2.42%	15	10.07	8.69	0.12	
1	EX. 16A	0.03	0.35	0.01	0.89	5.00	7.27	6.47	445.25	441.75	85.6	4.09%	15	13.10	10.64	0.13	
EX. 16A	EX. D16	0	0	0.00	0.89	5.00	7.27	6.47	441.50	437.46	30.7	13.16%	18	38.21	16.10	0.03	
GARAGE	7	1.32	0.95	1.25	1.25	5.00	7.27	9.12	443.00	442.25	17.2	4.36%	18	21.99	11.86	0.02	
7	EX. D16	0	0	0.00	1.25	5.00	7.27	9.12	442.00	441.00	18.7	5.35%	18	24.36	12.79	0.02	
EX. D16	EX. 15A	0	0	0.00	2.14	5.00	7.27	15.59	437.46	435.59	49.0	3.82%	18	20.59	12.80	0.06	
EX. 15B	EX. 15A	0.07	0.75	0.05	0.05	5.00	7.27	0.38	437.50	435.84	65.0	2.55%	15	10.35	4.01	0.27	
EX. 15A	EX. D15	0.15	0.6	0.09	2.29	5.00	7.27	16.62	435.59	429.25	162.0	3.91%	18	20.84	13.09	0.21	
EX. 116	EX. 115	0.09	0.4	0.04	0.04	5.00	7.27	0.26	432.00	431.00	37.3	2.68%	15	10.61	3.65	0.17	
BLDG. 1	EX. 115	0.52	0.95	0.49	0.49	5.00	7.27	3.59	432.00	431.50	12.3	4.07%	10	4.43	9.04	0.02	
EX. 115	EX. D15	0.1	0.4	0.04	0.57	5.00	7.27	4.14	430.75	429.50	88.1	1.42%	15	7.72	6.40	0.23	
EX. D15	EX. D14	0.21	0.5	0.11	2.96	5.00	7.27	21.53	428.60	423.19	128.2	4.22%	18	21.64	13.96	0.15	
EX. D14	EX. 113	0.17	0.9	0.15	3.11	5.00	7.27	22.64	422.54	421.33	50.0	2.42%	18	16.38	9.27	0.09	PRESSURE FLOW
EX. 113	EX. D13	0.05	0.9	0.05	3.16	5.00	7.27	22.97	419.50	416.00	137.0	2.55%	24	36.26	12.21	0.19	
EX. D13	EX. 11A	0	0	0.00	3.16	5.00	7.27	22.97	415.00	414.75	10.0	2.50%	27	49.10	12.14	0.01	
EX. 11A	EX. D11	0.21	0.7	0.15	3.31	5.00	7.27	24.04	414.50	414.25	28.0	0.89%	27	29.34	8.23	0.06	
EX. 11B	EX. D11	0.13	0.8	0.10	0.10	5.00	7.27	0.76	416.25	415.25	63.0	1.59%	15	8.16	4.16	0.25	
BLDG. 2	EX. 12A	1.44	0.95	1.37	1.37	5.00	7.27	9.95	422.75	422.58	5.0	3.40%	15	11.94	10.89	0.01	
EX. 12A	EX. 12	0	0	0.00	1.37	5.00	7.27	9.95	421.96	421.00	38.3	2.51%	15	10.25	9.52	0.07	
EX. 12	EX. D11	0.27	0.9	0.24	1.61	5.00	7.27	11.71	419.50	416.00	78.0	4.49%	15	13.72	12.56	0.10	
EX. D11	EX. D10	0	0	0.00	5.02	5.00	7.27	36.51	413.80	413.40	33.0	1.21%	30	45.28	10.26	0.05	

INLET COMPUTATIONS

NUMBER	INLET TYPE		STATION	DRAINAGE AREA	C	C x A	C x A / W	INTENSITY	Q INCR	Q CARRY OVER	Q TOTAL	S GUTTER	Sx CROSS SLOPE	T SPREAD	W	W/T	Sw	Sw/Sx	Eo	a	S'w	Se	Lt	P EFFECTIVE LTH	L/Lt	d	E	h	Q INT	d/H	Qb CARRY OVER	T SPREAD AT SAG	REMARKS
																							0/L =	0.01	h =	0.5	H/h =	0.02	H =	0.01		1.5	THTS.
EX. 16A	DI-7	6		0.03	0.35	0.01	0.01	4.00	0.04	0.00	0.04																						
2	DI-3B	6		0.10	0.60	0.06	0.06	4.00	0.24	0.00	0.24	0.0300	0.0100	1.38	2.00	1.45	0.0830	8.30	1.00	3.75	0.16	0.17	4.20		1.43		1.00		0.24		0.00		
EX. D35	DI-3B	6		0.10	0.60	0.06	0.06	4.00	0.24	0.00	0.24	0.0500	0.0040	1.25	2.00	1.60	0.0830	20.75	1.00	3.90	0.16	0.17	4.89		1.23		1.00		0.24		0.00		
3	DI-3B	6		0.08	0.50	0.04	0.04	4.00	0.16	0.00	0.16	0.0400	0.0200	1.12	2.00	1.78	0.0830	4.15	1.00	3.51	0.15	0.17	3.86		1.56		1.00		0.16		0.00		
6	DI-3B	4		0.08	0.50	0.04	0.04	4.00	0.16	0.00	0.16	0.0400	0.0200	1.12	2.00	1.78	0.0830	4.15	1.00	3.51	0.15	0.17	3.86		1.04		1.00		0.16		0.00		

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 8 of 35

(See Dev. Conditions dated Feb 29, 2008)

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

PLAN DATE
05-01-07
01-04-08

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COMMONWEALTH OF VIRGINIA
MATTHEW E. HOUSTON-FARAH
No. 038024
01/04/08
PROFESSIONAL ENGINEER

PIPE AND INLET COMPUTATIONS
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: NOV., 2006
SCALE: N/A
C.I. = N/A

SHEET 8 OF 35

FILE No.
PREL-1257-2

M:\Jobs\Reston\Reston Square\Sheraton Garage\PRC PLAN\1257-2-SG-STORMCOMPS.dwg, 12/31/2007 2:18:31 PM, jdemons

HGL COMPUTATIONS

INLET STATION (1)	UPSTREAM INLET	Outlet Water Surface Elev. (2)	Do In (3)	Qo cfs (4)	Lo ft (5)	Sfo % (6)	Hf ft (7)	JUNCTION LOSS Vo (8)	Ho (9)	Ql (10)	Vi (11)	QiVi (12)	2 Vi /2g	Hi (13)	Angle (14)	Hd (15)	Ht (16)	1.3 Ht (17)	0.5 Ht (18)	FINAL H (19)	Inlet Water Surface Elev. (20)	RIM ELEV. (21)
EX. D10																			Starting Elevation		415.40	
EX. D11		415.40	30.00	36.51	33.00	0.79	0.26	7.44	0.21					0.50		0.99	1.70	0.00	0.85	1.11	416.51	420.72
	EX. 12		15.00							11.71	9.54	111.78	1.41	0.50	90.00	0.99						
	EX. 11B		15.00							0.76	0.62	0.47	0.01	0.00	20.00	0.00						
	EX. 11A		27.00							24.04	6.05	145.33	0.57	0.20	80.00	0.37						
EX. 11B		417.00	15.00	0.76	63.00	0.01	0.01	0.62	0.00					0.00		0.00	0.00	0.00	0.00	0.01	417.01	420.55
	0									0.76	0.00	0.00	0.00		0.00							
EX. 12		417.00	15.00	11.71	78.00	3.27	2.55	9.54	0.35					0.36		0.71	1.42	0.00	0.71	3.26	420.26	425.30
	EX. 12A		15.00							9.95	8.10	80.60	1.02		90.00							
EX. 12A		422.00	15.00	9.95	38.30	2.36	0.90	8.10	0.25					0.36		0.39	1.00	0.00	0.50	1.40	423.40	427.03
	BLDG. 2		15.00							9.95	8.10	80.60	1.02		40.00							
BLDG. 2		423.58	15.00	9.95	5.00	2.36	0.12	8.10	0.25					0.00		0.00	0.25	0.00	0.13	0.25	423.83	427.03
	0									9.95	0.00	0.00	0.00		0.00							
EX. 11A		417.00	27.00	24.04	28.00	0.60	0.17	6.05	0.14					0.18		0.00	0.32	0.00	0.16	0.33	417.33	420.39
	EX. D13		27.00							22.97	5.78	132.69	0.52		0.00							
EX. D13		417.33	27.00	22.97	10.00	0.55	0.05	5.78	0.13					0.29		0.35	0.77	0.00	0.39	0.44	417.77	420.70
	EX. 113		24.00							22.97	7.31	167.94	0.83		45.00							
EX. 113		417.77	24.00	22.97	137.00	1.03	1.40	7.31	0.21					0.89		0.00	1.10	0.00	0.55	1.95	419.73	427.10
	EX. D14		18.00							22.64	12.81	290.12	2.55		0.00							
EX. D14		422.53	18.00	22.64	50.00	4.62	2.31	12.81	0.64					0.81		0.00	1.44	0.00	0.72	3.03	425.56	429.00
	EX. D15		18.00							21.53	12.18	262.31	2.30		0.00							
EX. D15		425.56	18.00	21.53	128.20	4.18	5.36	12.18	0.58					0.48		0.12	1.17	0.00	0.59	5.94	431.51	435.00
	EX. 115		15.00							4.14	3.38	13.99	0.18	0.06	80.00	0.12						
	EX. 15A		18.00							16.62	9.41	156.36	1.37	0.48	10.00	0.09						
EX. 115		431.51	15.00	4.14	88.10	0.41	0.36	3.38	0.04					0.24		0.19	0.47	0.00	0.23	0.59	432.10	434.90
	BLDG. 1		10.00							3.59	6.58	23.65	0.67	0.24	30.00	0.19						
	EX. 116		15.00							0.26	0.21	0.06	0.00	0.00	95.00	0.00						
BLDG. 1		432.17	10.00	3.59	12.30	2.67	0.33	6.58	0.17					0.00		0.00	0.17	0.00	0.08	0.41	432.58	435.90
	0									3.59	0.00	0.00	0.00		0.00							
EX. 116		432.17	15.00	0.26	37.30	0.00	0.00	0.21	0.00					0.00		0.00	0.00	0.00	0.00	0.00	432.17	436.50
	0									0.26	0.00	0.00	0.00		0.00							
EX. 15A		431.51	18.00	16.62	162.00	2.49	4.04	9.41	0.34					0.07		0.00	0.42	0.00	0.21	4.24	435.75	442.73
	EX. 15B		15.00							0.38	0.31	0.12	0.00	0.00	90.00	0.00						
	EX. 16A		18.00							6.47	3.66	23.69	0.21	0.07	0.00	0.00						
EX. 15B		438.66	15.00	0.38	65.00	0.00	0.00	0.31	0.00					0.00		0.00	0.00	0.00	0.00	0.00	438.66	445.55
	0									0.38	0.00	0.00	0.00		0.00							
EX. D16		438.66	18.00	15.59	49.00	2.19	1.07	8.82	0.30					0.14		0.13	0.58	0.00	0.29	1.36	440.02	449.34
	7		18.00							9.12	5.16	47.03	0.41	0.14	10.00	0.03						
	EX. 16A		18.00							6.47	3.66	23.69	0.21	0.07	75.00	0.13						
7		442.20	18.00	9.12	18.70	0.75	0.14	5.16	0.10					0.14		0.23	0.48	0.00	0.24	0.38	442.58	450.46
	GARAGE		18.00							9.12	5.16	47.03	0.41		60.00							
GARAGE		443.45	18.00	9.12	17.20	0.75	0.13	5.16	0.10					0.00		0.00	0.10	0.00	0.05	0.18	443.63	448.00
	0									9.12	0.00	0.00	0.00		0.00							
EX. 16A		442.20	18.00	6.47	30.70	0.38	0.12	3.66	0.05					0.15		0.00	0.20	0.00	0.10	0.22	442.42	446.50
	1		15.00							6.47	5.27	34.11	0.43		0.00							
1		442.75	15.00	6.47	85.60	1.00	0.85	5.27	0.11					0.15		0.28	0.53	0.00	0.27	1.12	443.87	450.00
	2		15.00							6.39	5.21	33.31	0.42		80.00							
2		446.50	15.00	6.39	62.10	0.97	0.61	5.21	0.11					0.15		0.04	0.30	0.00	0.15	0.75	447.25	454.88
	EX. D35		15.00							6.39	5.21	33.31	0.42		15.00							
EX. D35		448.25	15.00	6.39	92.90	0.97	0.91	5.21	0.11					0.13		0.00	0.23	0.00	0.12	1.02	449.27	458.11
	3		15.00							5.96	4.85	28.92	0.37		0.00							
3		452.00	15.00	5.96	162.20	0.85	1.37	4.85	0.09					0.12		0.05	0.26	0.00	0.13	1.50	453.50	466.93
	4		15.00							5.67	4.62	26.17	0.33		20.00							
4		457.00	15.00	5.67	213.30	0.77	1.63	4.62	0.08					0.09		0.14	0.31	0.00	0.15	1.79	458.79	474.00
	5		15.00							4.93	4.01	19.77	0.25		60.00							
5		460.00	15.00	4.93	74.60	0.58	0.43	4.01	0.06					0.04		0.07	0.17	0.00	0.08	0.51	460.51	473.20
	EX. 18A		18.00							4.63	2.62	12.16	0.11	0.04	70.00	0.07						
	6		15.00							0.29	0.24	0.07	0.00	0.00	70.00	0.00						
EX. 18A		466.00	18.00	4.63	97.78	0.19	0.19	2.62	0.03					0.08		0.15	0.25	0.00	0.13	0.31	466.31	468.20
	EX. 18B		15.00							4.63	3.78	17.50	0.22		80.00							
EX. 18B		466.31	15.00	4.63	27.00	0.51	0.14	3.78	0.06					0.02		0.01	0.08	0.00	0.04	0.18	466.49	468.60
	EX. 14		15.00							2.25	1.83	4.13	0.05		15.00							
EX. 14		466.49	15.00	2.25	174.10	0.12	0.21	1.83	0.01					0.00		0.01	0.03	0.00	0.01	0.22	466.72	469.80
	EX. D19		12.00							0.62	0.79	0.49	0.01	0.00	85.00	0.01						
	EX. 16		12.00							0.70	0.89	0.62	0.01	0.00	85.00	0.01						
EX. D19		466.72	12.00	0.62	98.90	0.03	0.03	0.79	0.00					0.00		0.00	0.00	0.00	0.00	0.03	466.75	469.60
	0									0.62	0.00	0.00	0.00		0.00							
EX. 16		466.72	12.00	0.70	97.00	0.04	0.04	0.89	0.00					0.00		0.00	0.00	0.00	0.00	0.04	466.75	470.10
	0									0.70	0.00	0.00	0.00		0.00							
6		466.00	15.00	0.29	24.70	0.00	0.00	0.24	0.00					0.00		0.00	0.00	0.00	0.00	0.00	466.00	469.40
	0									0.29	0.00	0.00	0.00		0.00							

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 9 of 35

(See Dev. Conditions dated Feb 29, 2008)

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
05-01-07
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COMMONWEALTH OF VIRGINIA
MATTHEW K. KORFCIANS
No. 039921
01/04/08
PROFESSIONAL ENGINEER

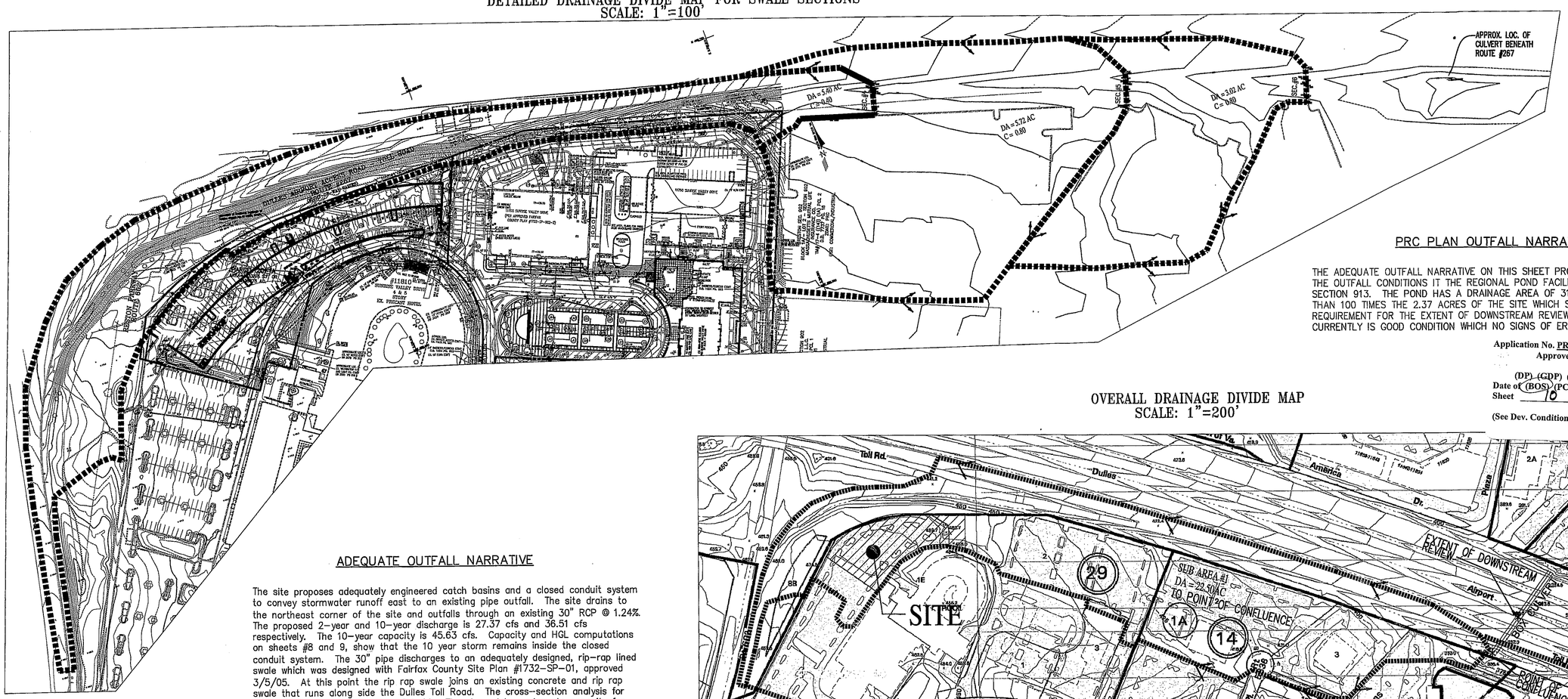
HGL COMPUTATIONS
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: NOV., 2006
CI. = N/A
SCALE: N/A

SHEET 9 OF 35

FILE No.
PREL-1257-2

NORTHEAST STORM OUTFALL
DETAILED DRAINAGE DIVIDE MAP FOR SWALE SECTIONS
SCALE: 1"=100'



PRC PLAN OUTFALL NARRATIVE

THE ADEQUATE OUTFALL NARRATIVE ON THIS SHEET PROVIDES A DESCRIPTION OF THE OUTFALL CONDITIONS IT THE REGIONAL POND FACILITY LOCATED ON RESTON SECTION 913. THE POND HAS A DRAINAGE AREA OF 315 ACRES WHICH IS GREATER THAN 100 TIMES THE 2.37 ACRES OF THE SITE WHICH SATISFIES THE PRC PLAN REQUIREMENT FOR THE EXTENT OF DOWNSTREAM REVIEW. THE OUTFALL IS CURRENTLY IS GOOD CONDITION WHICH NO SIGNS OF EROSION.

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 10 of 35

(See Dev. Conditions dated Feb 29, 2008)

ADEQUATE OUTFALL NARRATIVE

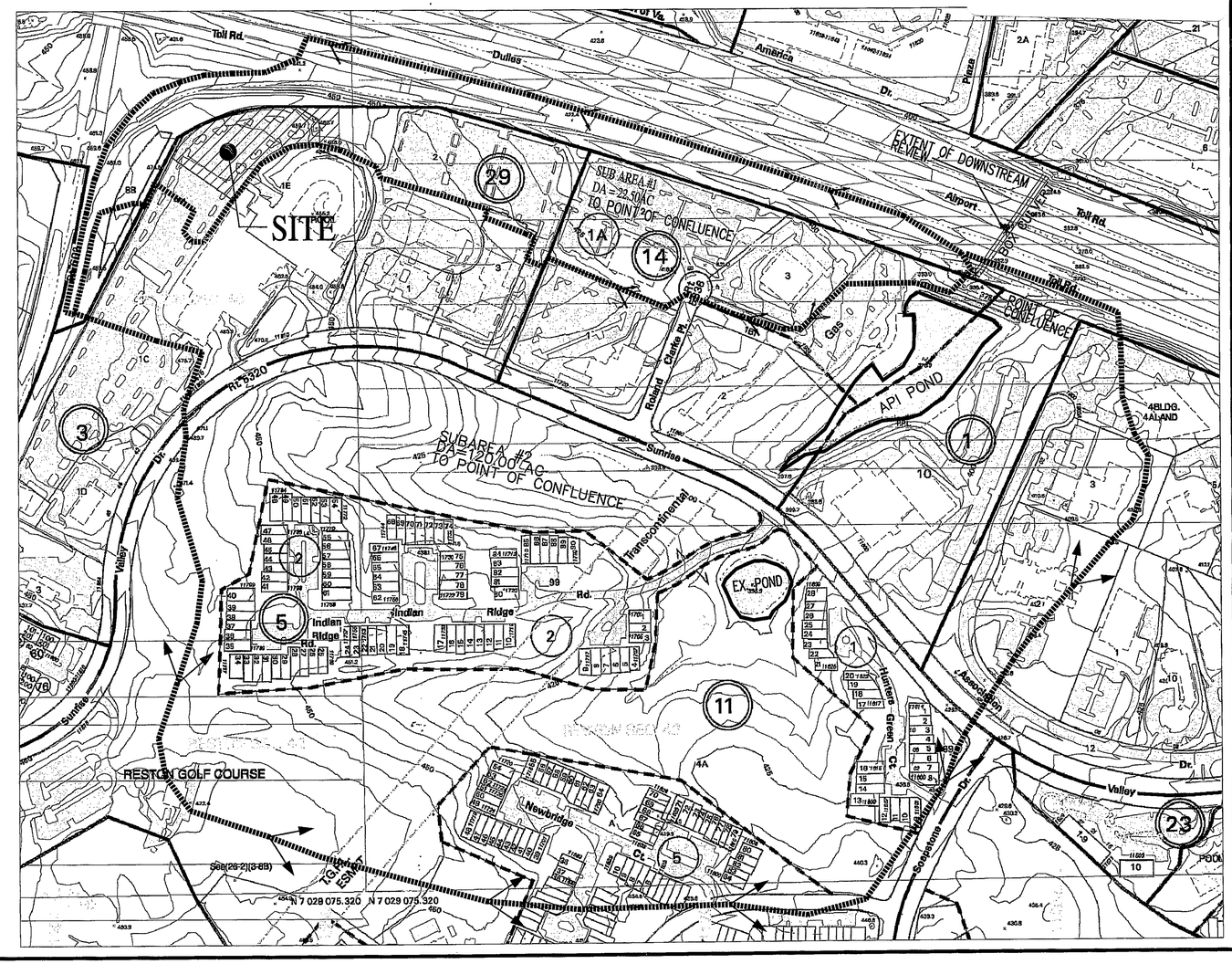
The site proposes adequately engineered catch basins and a closed conduit system to convey stormwater runoff east to an existing pipe outfall. The site drains to the northeast corner of the site and outfalls through an existing 30" RCP @ 1.24%. The proposed 2-year and 10-year discharge is 27.37 cfs and 36.51 cfs respectively. The 10-year capacity is 45.63 cfs. Capacity and HGL computations on sheets #8 and 9, show that the 10 year storm remains inside the closed conduit system. The 30" pipe discharges to an adequately designed, rip-rap lined swale which was designed with Fairfax County Site Plan #1732-SP-01, approved 3/5/05. At this point the rip rap swale joins an existing concrete and rip rap swale that runs along side the Dulles Toll Road. The cross-section analysis for this outfall is shown on sheets #11-12. The channel has adequate capacity for the 10 year storm and permissible velocities for the 2 year storm. The design runoff for sections 4-6 does not change with the proposed development and adequate capacity calculations are provided with Fairfax County Plan #1732-SP-01. The existing drainage swale meets with the outfall of the API pond, passes through a twin 4'x5.4' box culvert under the Dulles Toll Road, then though an 84" RCP which ultimately outfalls to the Pond on Reston Section 913. According to section 6-023.2 of the Fairfax County PFM, the extent of downstream review shall extend to a point 150 feet downstream of where the recieving channel joins a reach with a drainage area 90% of the first area or greater. The site outfall which is part of subarea #1, joins a reach, subarea#2, which has a drainage area greater than 90% of the receiving channel's drainage area at the entrance to the existing box culverts. A point 150 feet down stream of the confluence lies in the existing culvert. The adequacy of the existing box culverts is shown on sheet # 13.

It is our opinion an adequate outfall exists for this development; the cross-sections analyzed and included on the plan are representative of stream reaches for the entire extent of review for the natural watercourse portion of the system; and there will be no flooding of existing downstream dwellings, or buildings constructed under an approved building permit, by the 100-year storm event, or that any existing flooding condition will not be aggravated by drainage from the development site.

Matthew Koirtyohann 11/17/06

Urban Ltd. Date
Matthew K. Koirtyohann, P.E., Associate

OVERALL DRAINAGE DIVIDE MAP
SCALE: 1"=200'



DESIGN FLOW COMPUTATIONS TABLE

PROJECT: SHERATON GARAGE

From Point	To Point	Drainage Area	C Factor	C x A Increment	C x A Cumm.	Inlet Time Min.	Rainfall Q (10yr) In/Hr	Runoff Q (10yr) C.F.S.	Rainfall Q (2yr) In/Hr	Runoff Q (2yr) C.F.S.
EX. D10	SEC 1				5.02	5.00	7.27	36.51	5.45	27.37
SEC 1	SEC 2				5.02	5.00	7.27	36.51	5.45	27.37
SEC 2	SEC 3				5.02	5.00	7.27	36.51	5.45	27.37
SEC 3	SEC 4	5.4	0.4	2.16	7.03	10.00	5.92	41.62	4.60	32.34
SEC 4	SEC 5	5.72	0.8	4.58	11.61	10.00	5.92	68.71	4.60	53.39
SEC 5	SEC 6	3.02	0.8	2.42	14.02	10.00	5.92	83.01	4.60	64.50

NOTE: CROSS SECTION DATA FOR OFFSITE CROSS SECTIONS #4, 5, & 6 COMPILED FROM FAIRFAX COUNTY TOPOGRAPHIC MAPS AND DETAILED SURVEYED INFORMATION AT EACH SECTION LOCATION.

SEE CROSS SECTION DETAILS ON SHEET #11-13

No.	DATE	DESCRIPTION	REV.BY	APPROVED	D

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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 029261
11/17/06
PROFESSIONAL ENGINEER

IRREGULAR CHANNEL OUTFALL
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I. = 1' DATE: NOV., 2006

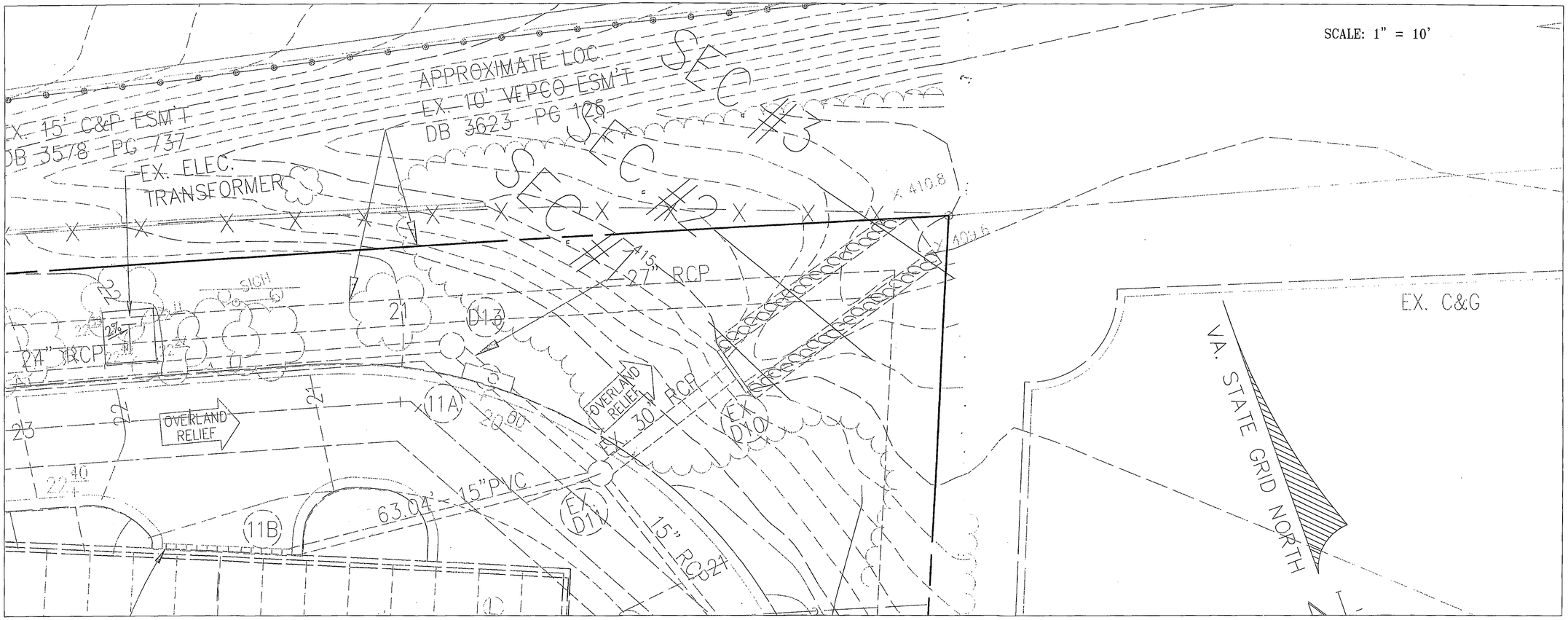
SHEET 10 OF 35

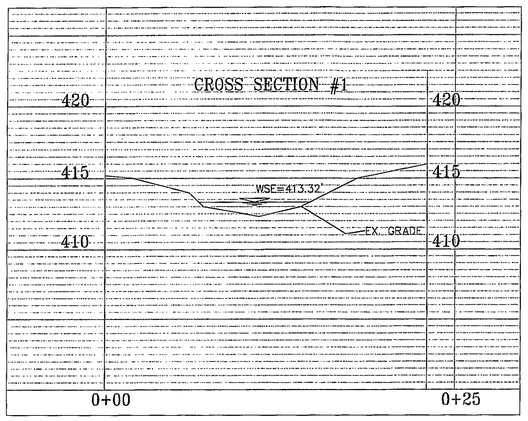
FILE No. PREL-1257-2

M:\Jobs\Reston\Reston Square\Sheraton Garage\PRC PLAN\1257-2-SG-OUTFALL-ACTUAL.dwg, 12/31/2007 2:24:25 PM, jdemons

NORTHEAST STORM OUTFALL CROSS-SECTIONS AND COMPUTATIONS

(1:1 HORIZONTAL TO VERTICAL RATIOS)

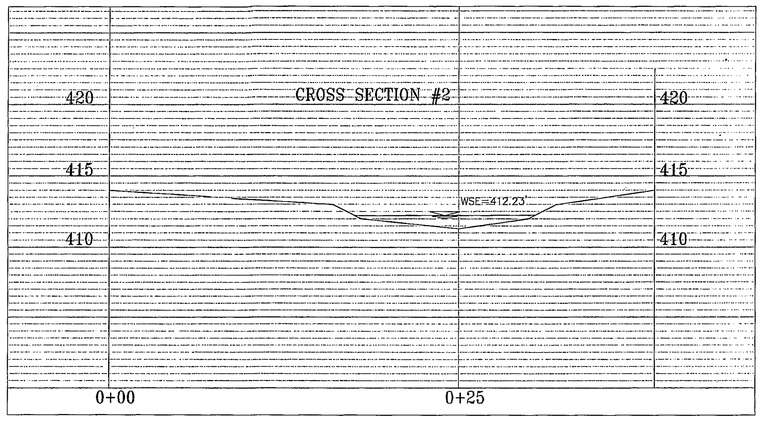




SCALE: 1" = 5'

CROSS SECTION #1

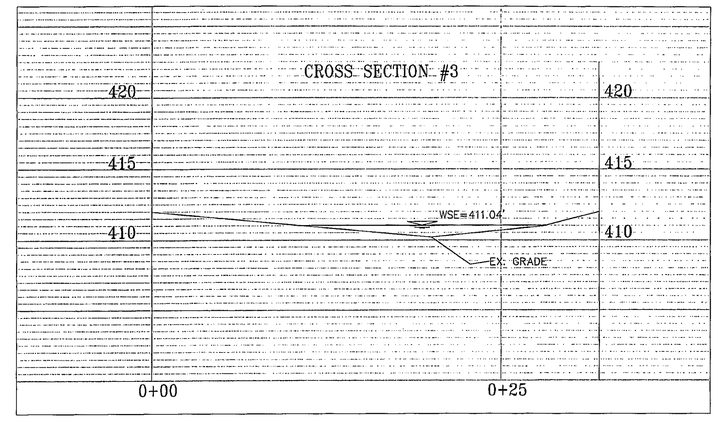
DA = 3.41 AC
C = 0.68
Q_2 = 27.37 CFS I_2 = 5.45 IN/HR V_2 = 7.21 FPS
Q_{10} = 36.51 CFS I_{10} = 7.27 IN/HR d_{10} = 1.01'
CHANNEL SLOPE = 0.095 FT/FT T_C = 5 MIN.
n = 0.04



SCALE: 1" = 5'

CROSS SECTION #2

DA = 3.41 AC
C = 0.68
Q_2 = 27.37 CFS I_2 = 5.45 IN/HR V_2 = 4.91 FPS
Q_{10} = 36.51 CFS I_{10} = 7.27 IN/HR d_{10} = 0.92'
CHANNEL SLOPE = 0.05 FT/FT T_C = 5 MIN.
n = 0.04



SCALE: 1" = 5'

CROSS SECTION #3

DA = 3.41 AC
C = 0.68
Q_2 = 27.37 CFS I_2 = 5.45 IN/HR V_2 = 4.35 FPS
Q_{10} = 36.51 CFS I_{10} = 7.27 IN/HR d_{10} = 0.84'
CHANNEL SLOPE = 0.05 FT/FT T_C = 5 MIN.
n = 0.04

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 11 of 35

(See Dev. Conditions dated Feb 29, 2008)

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COMMONWEALTH OF VIRGINIA
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IRREGULAR CHANNEL OUTFALL
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I. = 1' DATE: NOV., 2006

SHEET
11
OF
35

FILE No.
PREL-1257-2

NORTHEAST STORM OUTFALL

CROSS SECTION DETAILS
(1:1 HORIZONTAL TO VERTICAL RATIOS)

FOR INFORMATION PURPOSES ONLY.

Cross Section
Cross Section for Irregular Channel

Project Description	
Worksheet	section 1 - 10yr
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Channel Depth

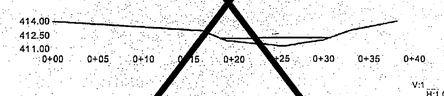
Section Data	
Mannings Coefficient	0.040
Slope	[illegible]5000 ft/ft
Water Surface Elevation	[illegible]34 ft
Elevation Range 412.42 to 41[illegible]	
Discharge	35.3[illegible] cfs

q:\...\reston square\sp\comps\1257-sections.fm2 urban engineering Project Engineer: employee
09/30/03 04:34:31 PM) Haested Methods, Inc. 37 Brookside Road Waterbury, CT 06708 USA (203) 755-1666 FlowMaster v6.1 [614] Page 1 of 1

Cross Section
Cross Section for Irregular Channel

Project Description	
Worksheet	section 2 - 10yr
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.040
Slope	0.[illegible]0000 ft/ft
Water Surface Elevation	[illegible]23 ft
Elevation Range 411.30 to 414.[illegible]	
Discharge	35.3[illegible] cfs



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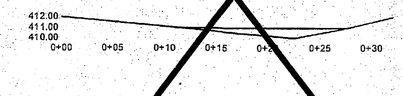
Cross Section
Cross Section for Irregular Channel

Project Description	
Worksheet	section 3 - 10yr
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.040
Slope	0.[illegible]0000 ft/ft
Water Surface Elevation	[illegible]92 ft
Elevation Range 410.00 to 41[illegible]	
Discharge	35.3[illegible] cfs



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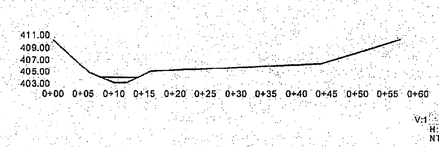
09/30/03 04:33:59 PM) Haested Methods, Inc. 37 Brookside Road Waterbury, CT 06708 USA (203) 755-1666 FlowMaster v6.1 [614] Page 1 of 1

Cross Section
Cross Section for Irregular Channel

Project Description	
Worksheet	section 4 - 10yr
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.013
Slope	0.020000 ft/ft
Water Surface Elevation	404.10 ft
Elevation Range 403.17 to 410.28	
Discharge	41.02 cfs

V (2yr) = 10.39 FPS



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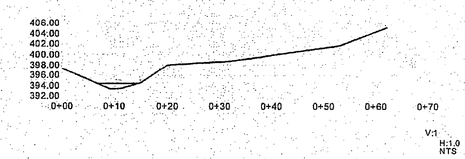
09/30/03 04:33:42 PM) Haested Methods, Inc. 37 Brookside Road Waterbury, CT 06708 USA (203) 755-1666 FlowMaster v6.1 [614] Page 1 of 1

Cross Section
Cross Section for Irregular Channel

Project Description	
Worksheet	section 5 - 10yr
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.013
Slope	0.030000 ft/ft
Water Surface Elevation	394.43 ft
Elevation Range 393.42 to 403.20	
Discharge	68.71 cfs

V (2yr) = 13.17 FPS



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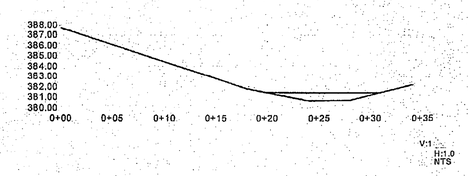
09/30/03 04:33:31 PM) Haested Methods, Inc. 37 Brookside Road Waterbury, CT 06708 USA (203) 755-1666 FlowMaster v6.1 [614] Page 1 of 1

Cross Section
Cross Section for Irregular Channel

Project Description	
Worksheet	section 6 - 10yr
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.013
Slope	0.040000 ft/ft
Water Surface Elevation	389.44 ft
Elevation Range 380.64 to 387.70	
Discharge	83.01 cfs

V (2yr) = 13.58 FPS



q:\...\reston square\sp\comps\1257-sections.fm2 urban engineering Project Engineer: employee
09/30/03 04:33:18 PM) Haested Methods, Inc. 37 Brookside Road Waterbury, CT 06708 USA (203) 755-1666 FlowMaster v6.1 [614] Page 1 of 1

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

Date of (DP) (GDP) (CDP) (FDP) (PRC Plan) (BOS) (PC) Approval March 31, 2008
Sheet 12 of 35

(See Dev. Conditions dated Feb 29, 2008)

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTCHMANN
No. 039021
01/08/08
PROFESSIONAL ENGINEER

NOTE: THE OUTFALL AT SECTIONS 1–3 IS A PROPOSED RIP–RAP SWALE. THE OUTFALL AT SECTIONS 4–6 IS AN EXISTING CONCRETE SWALE. THE CHANNEL LININGS AT THESE SECTIONS ARE ADEQUATE FOR THE DESIGN VELOCITIES.

SEE SECTION LOCATIONS IN PLAN VIEW ON SHEET ~~#21A~~ ~~#14A~~ #10

THIS SHEET REFERENCED FROM APPROVED PLAN 1732-SP-01

PREL-1257-2
~~SP-1257~~

No.	DATE	DESCRIPTION	REV BY	APPROVED	DA

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE 03-10-03

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

COMMONWEALTH OF VIRGINIA
ERIC J. DIESEL
No. 046
10/01/03
PROFESSIONAL ENGINEER

IRREGULAR CHANNEL OUTFALL
RESTON SQUARE
RESTON SECTION 40 BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE AS NOTED C.I. = 1' DATE: MARCH 2003

SHEET ~~14B~~ ~~21B~~ 12 OF ~~36~~ ~~55~~ 35

FILE No. ~~SP-1257-1~~

M:\Jobs\Reston\Reston Square\Sheraton Garage\PRC PLAN\1257-2-SG-OUTFALL-ACTUAL.dwg, 12/31/2007 2:25:34 PM, jclemons

EXISTING BOX CULVERT COMPUTATIONS

10 yr Storm Calculations
Culvert Capacity Check

From Point	To Point	Drainage Area	C Factor	C x A Increment	C x A Cumm.	Inlet Time Min.	Rain Fall In/Hr	Runoff Q C.F.S.	Invert Elev. Upper End	Invert Elev. Lower End	Length FT.	Slope %
Upstream	Downstream	167.8	0.73	122.49	122.49	20.00	4.64	567.96	364.37	359.66	358.4	1.31%

	Inlet Control					Outlet Control									CONT. HW.
Culvert Type & Size	Depth, D	Q/Bar	Q/b	HW/D	HW	Ke	dc	(dc+D)/2	TW	ho	H	LSo	HWo		
4'x5.4' Box Culvert	4.00	283.98	52.59	1.90	7.60	0.20	4.65	4.33	4.00	4.33	5.538783	4.71	5.15		7.60
W/Beveled top edge															

30 degree flared wingwalls

Normal Depth	3.14
Flow area (1box)	16.94
Wetted Perimeter (1box)	11.67
Velocity head	4.37
Sf	0.013015941

HW ELEV 371.97 < Elevation of Road Shoulder - 1.5' = 378.5 Adequate Capacity exists

50 yr Storm Calculations
Culvert Capacity Check

From Point	To Point	Drainage Area	C Factor	C x A Increment	C x A Cumm.	Inlet Time Min.	Rain Fall In/Hr	Runoff Q C.F.S.	Invert Elev. Upper End	Invert Elev. Lower End	Length FT.	Slope %
Upstream	Downstream	167.8	0.73	122.49	122.49	20.00	5.30	649.22	364.37	359.66	358.4	1.31%

	Inlet Control					Outlet Control									CONT. HW.
Culvert Type & Size	Depth, D	Q/Bar	Q/b	HW/D	HW	Ke	dc	(dc+D)/2	TW	ho	H	LSo	HWo		
4'x5.4' Box Culvert	4.00	324.61	60.11	2.30	9.20	0.20	5.07	4.54	7.49	7.49	5.617354	4.71	8.40		9.20
W/Beveled top edge															

30 degree flared wingwalls

from approved site plan
50 yr. wse 367.15

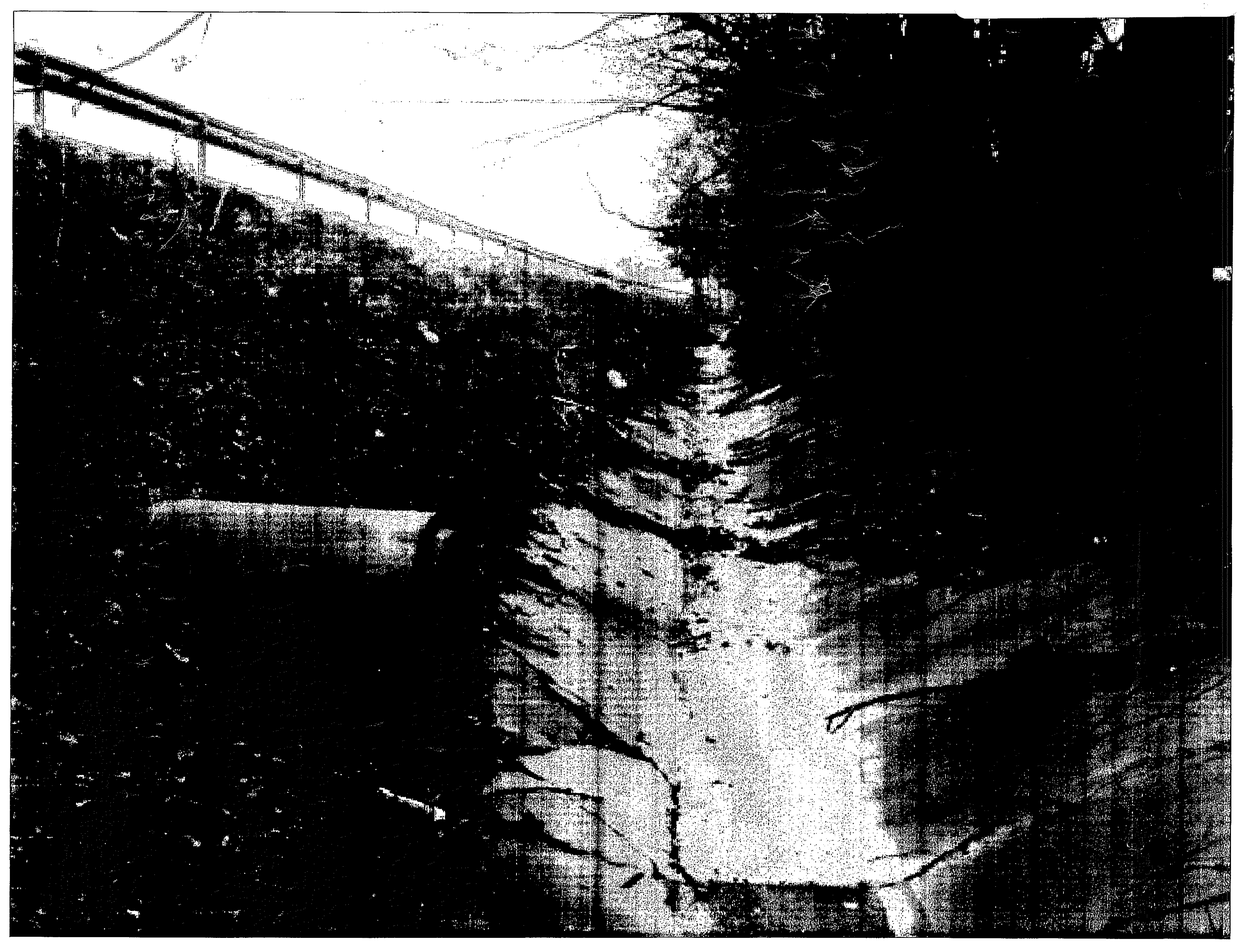
Normal Depth	3.47
Flow area (1box)	18.74
Wetted Perimeter (1box)	12.34
Velocity head	4.64
Sf	0.0130845

HW ELEV 373.57 < Elevation of Road Shoulder - 1.5' = 378.5 Adequate Capacity exists

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 13 of 35

(See Dev. Conditions dated Feb 29, 2008)



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

PLAN DATE
05-01-07
01-04-08

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.7500
www.urban-ltd.com
urban
Planners/Engineers/Landscape Architects/Land Surveyors

COMMONWEALTH OF VIRGINIA
DANIEL K. BOROCHOWITZ
No. 030020
01/04/08
PROFESSIONAL ENGINEER

IRREGULAR CHANNEL OUTFALL
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I. = 1' DATE: NOV., 2006

SHEET
13
OF
35

FILE No.
PREL-1257-2

SWM/BMP NARRATIVE:

The Reston Pond 913 is located on the south side of Sunset Hills Road, 1,500 ft. west of Wehle Avenue. It was designed and built in 1980 by Reston Land Corporation to provide 2 and 10 year SWM detention for the undeveloped upstream drainage shed. The pond has significant sediment deposits and has developed into a wetlands area. The pond volume has been reduced by more than 4,000 cubic meters (141,000 c.f.).

The Pond is located in Difficult Run Watershed and has a drainage area of 311 acres, of which 114 acres drains to the API Pond. The rest of the watershed, 197 acres, drains directly to Pond 913. See "topo Map" on sheet 8 of 12.

The pond will be converted to a Best Management Practice's (BMP) facility for the watershed, and the VDOT Commuter Parking Lot (shown as "Subarea PK" on sheet 8 of 12) will be included in the computations. The existing API Pond is a wet pond with a total wet volume of 441,136 c.f. as calculated from the approved computations. The volume of "dead storage" required in the API Pond is 417,200 c.f. to accommodate the BMP requirements for the 114 acre drainage shed. The volume of dry storage provided in the Pond 913 is 508,260 c.f. This volume provides BMP for the remaining 197 acre drainage shed. The VDOT Commuter Parking Lot was considered as an on-site uncontrolled area. Using both ponds as regional facilities, the total phosphorous removal rate is 53 %.

The pond bottom was not excavated in order to preserve the existing wetlands. At present the discharge from the pond is a triple 8'X6' box culvert under Sunset Hill Road with two barrels plugged. Currently the one barrel of the 8'x6' culvert that is not plugged discharges to a 54" pipe, which connects to an existing 3.75' x 4' stone culvert under the W & OD trail, and discharges to a 54" pipe that extends to an open channel in the Hidden Creek Country Club golf course. The 100 year water surface elevation was established using the existing culvert as a back water condition.

One of the plugged existing barrels of the 8'X6' box culvert will be opened and a new 66" RCP pipe storm sewer will be installed parallel to the existing system.

Hydraulics and hydrology for changing Pond 913 to a BMP pond are:

1. Stage-discharge rating curve for the proposed outlet structure of Pond 913.

   The BMP volume is 14,400 m^3 and the BMP elevation will be 106.70m. There will be no significant outflow until the water level in the pond reaches 106.70m and then the discharge from the pond will be controlled by either the BMP weir or the outfall pipe system.

   As described above the proposed outfall system along with the existing system is composed of many different sections. To develop a stage-discharge curve of the new outlet structure, a stage-discharge rating table for the existing outfall sewer was developed and another stage-discharge rating table for the proposed parallel storm sewer was developed. Next these two curves were combined and compared with the rating curve of the BMP weir, providing a final rating curve.

2. Hydrology

   Pond routings were performed using HEC-1 with hydrographs developed by the SCS method. The drainage area was divided into two subareas: (1)Subarea API which drains to the existing API pond and (2)Subarea 913 which drains directly to Pond 913. Subarea API is 114 acres with a CN number of 91 and Subarea 913 is 197 acres with a CN number of 91. These values are very close to the numbers of the previous studies. Times of concentration were computed using the SCS method. At this time, the entire watershed has been fully developed. Except for the golf course, the storm water conveyance systems are all piped systems. There are a few more small SWM/BMP ponds besides the API pond in the watershed; however, those ponds were disregarded, since the sizes are insignificant and eliminating small ponds is a conservative approach.

3. Pond Routings

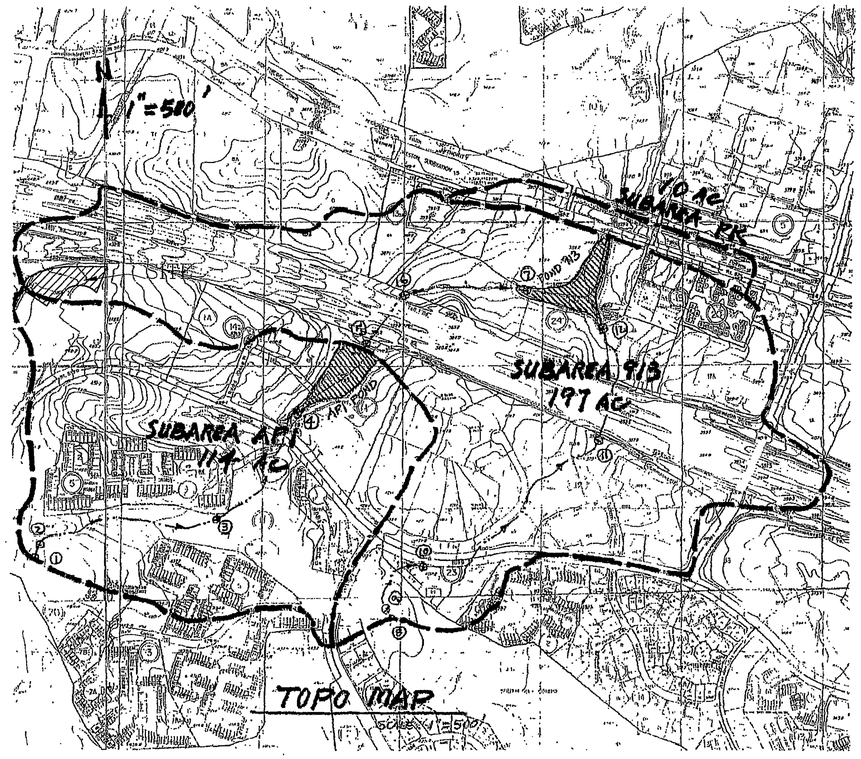
   A. 2 and 10 year routings:

   In the HEC-1 model the API pond was routed through the primary spillway with the pond volume above the permanent water surface elevation. The routed hydrograph was added to the hydrograph of Subarea 913. The traveling time from the API pond to Pond 913 is only 0.06 hours which is too short, so the channel routing was eliminated. Again, it is a conservative method. The combined hydrograph at Pond 913 was routed, and the results show that the 2 year peak discharge is 11 m^3/sec and the 10 year peak discharge is 22 m^3/sec. Using times of concentration and CN numbers as of 1980, the peak discharges are 11 m^3/sec and 26 m^3/sec for the 2 year and 10 year storm, respectively.

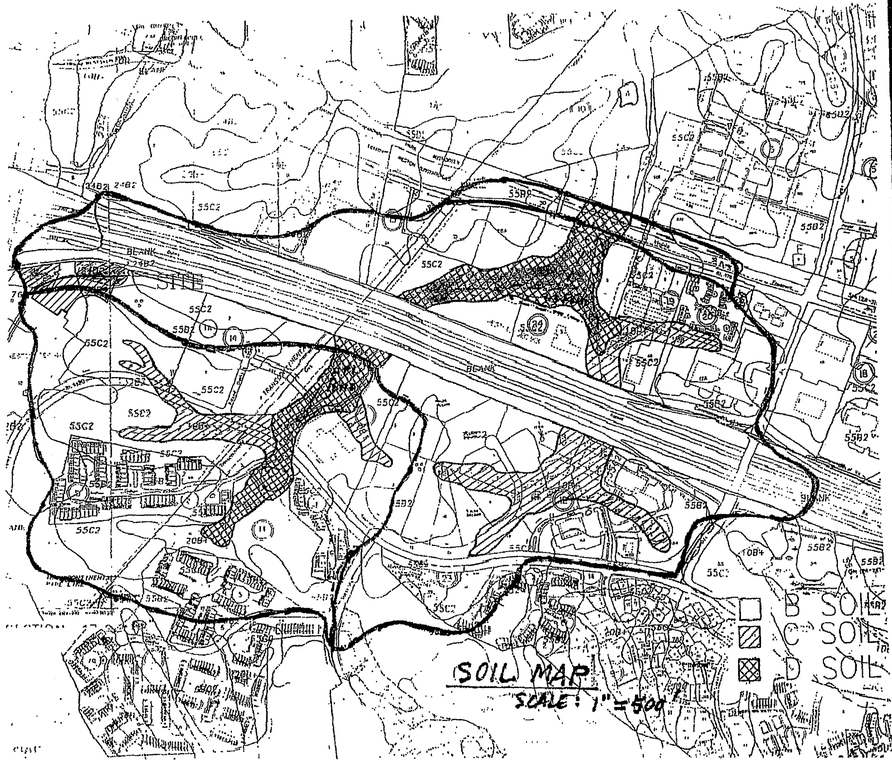
   B. 100 year routings;

   The 100 year routings are same as above, except: 1) in the API pond, the pond volume below the emergency spillway was not included and the primary spillway was assumed clogged, and 2) in Pond 913 only the volume above the BMP elevation was considered. The routed 100 year water surface elevation in Pond 913 is 108.12 m. The new 100 year water surface elevation is lower than the existing. The old study included the entire volume for the 100 year routing for the API Pond.

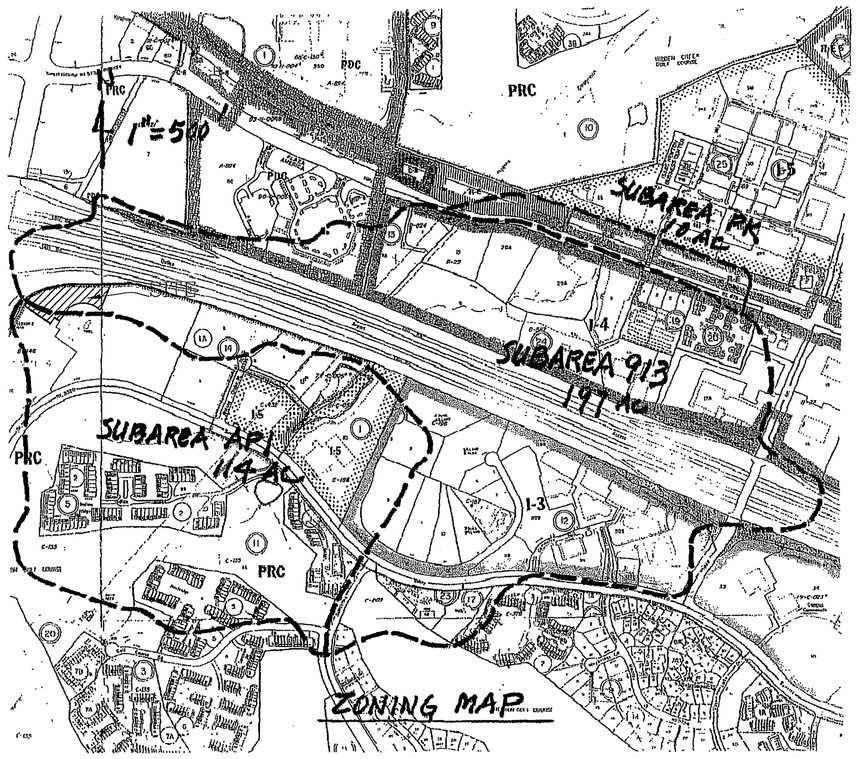
Therefore, in our opinion this pond design meets the requirements of SWM/BMP and provides adequate outfall.



TOPO MAP
SCALE: 1"=500'



SOIL MAP
SCALE: 1"=500'



ZONING MAP

TIME OF CONCENTRATION AND TRAVEL TIME Version 2.00

Project : Reston Pond 913 User: hdc Date: 07-13-99
County : Fairfax State: VA Checked: ____ Date: _____
Title: Ultimate condition

Subarea #1 - API

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.2	100	0.032	F					0.197
Shallow Concent'd		1400	0.043	U					0.116
Open Channel		1000					7		0.040
								Time of Concentration =	0.35*
									(21.0 min)
Open Channel		1400					7		0.056
								Travel Time =	0.06*

Subarea #2 - REST

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.2	100	.018	E					0.170
Shallow Concent'd		500	.0218	U					0.058
Open Channel		1650					7		0.065
Open Channel		850					6.5		0.036
								Time of Concentration =	0.33*
									(19.8 min)

--- Sheet Flow Surface Codes ---
A Smooth Surface
B Fallow (No Res.)
C Cultivated < 20 % Res.
D Cultivated > 20 % Res.
E Grass-Range, Short
F Grass, Dense
G Grass, Burmuda
H Woods, Light
I Woods, Dense
J Range, Natural

--- Shallow Concentrated --- Surface Codes ---
P Paved
U Unpaved

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 14 of 35

(See Dev. Conditions dated Feb 29, 2008)

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTYOHANN
No. 039021
01/04/08
PROFESSIONAL ENGINEER

"ADVANCE COPY NOT FOR CONSTRUCTION"

COMMONWEALTH OF VIRGINIA
JOSEPH W. McCLELLAN
LICENSE NO. 8521
PROFESSIONAL ENGINEER

FOR INFORMATION PURPOSES ONLY.

SHEET 14 OF 35

REVISIONS

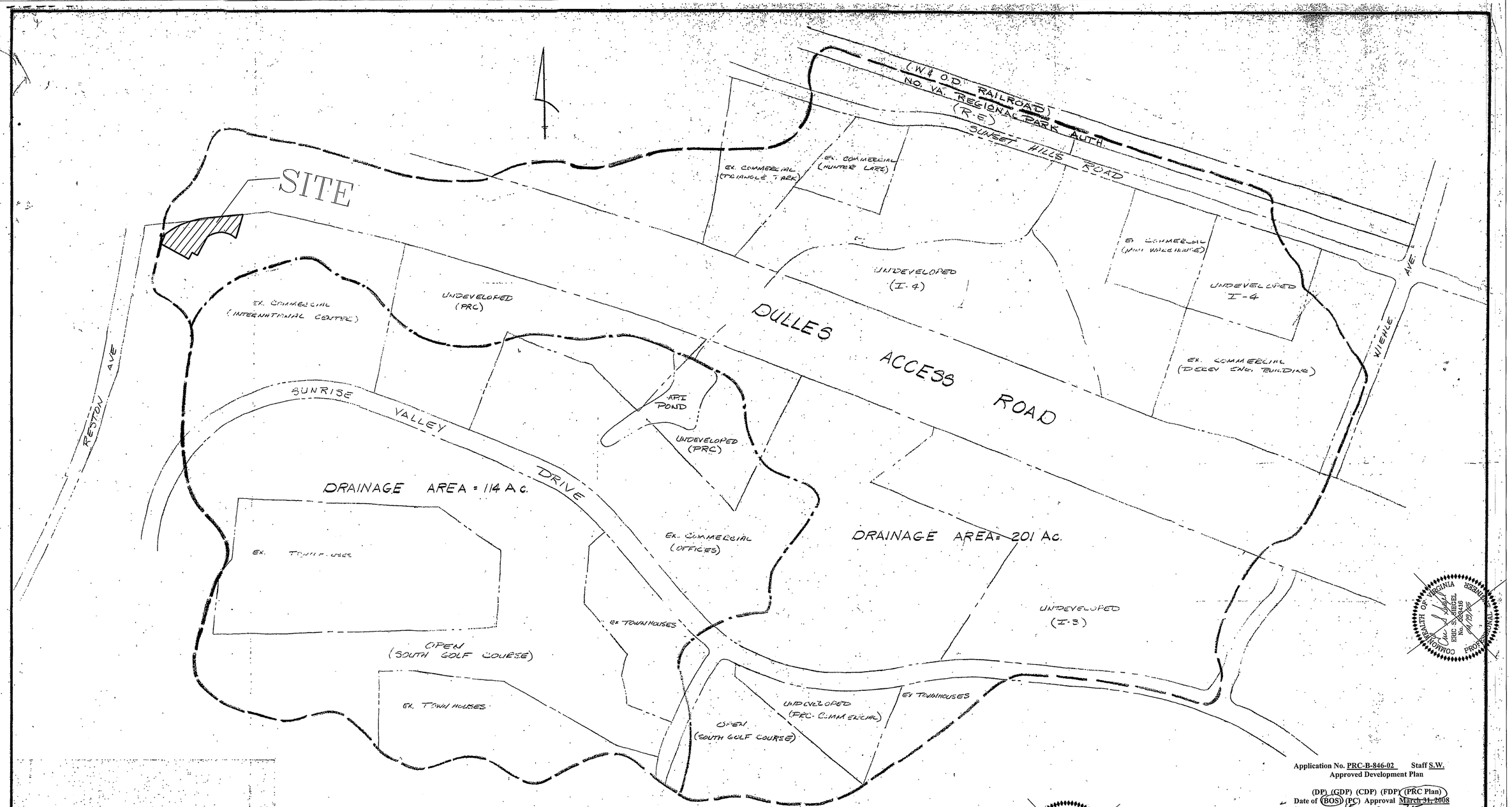
SURVEY: FAIRFAX COUN
DESIGN: H. CHEY
DRAWN: R. WALLING
CHECKED: J. McCLELLAN

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9696 · FAX (703) 263-0766

DATE: JULY, 1999
SCALE: HORZ: N/A VERT: N/A

STORMWATER MANAGEMENT/BMP COMPUTATIONS
RESTON POND 913 RETROFIT
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT
JOB: 0435-0103
CADD: 0435SC1
SHEET: 8 OF 12



TOTAL AREA TO OUTFALL = 315 ACRES

BASE CONDITIONS

SUB AREA	DRAINAGE AREA (MI^2)	% IMP
OPEN	0.072	15
UNDEVELOPED	0.195	15
COMMERCIAL	0.128	75
R.O.W.	0.098	60

ULTIMATE DEVELOPMENT TO A.P.I. POND

SUB AREA	DRAINAGE AREA (MI^2)	CN
OPEN	0.056	61
DEVELOPED	0.039	85
COMMERCIAL	0.075	85
R.O.W.	0.009	80

ULTIMATE CONDITIONS 201 AC.

SUB AREA	DRAINAGE AREA (MI^2)	CN
OPEN	0.016	61
DEVELOPED	0.156	85
COMMERCIAL	0.053	85
R.O.W.	0.089	80

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 15 of 35

(See Dev. Conditions dated Feb 29, 2008)

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
5/11/08
PROFESSIONAL ENGINEER

"FOR INFORMATION PURPOSES ONLY!"

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
01/04/08
PROFESSIONAL ENGINEER

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

POND DRAINAGE DIVIDES MAP

Survey:
Design:
Drawn:
Checked:
Revisions:

DRAINAGE DIVIDES
STORM DRAINAGE OUTFALL
RESTON SECTION 913
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Scale: Horz. 1:200 Vert. | Date: JULY 1980

William H. Gordon Associates, Inc.
Consulting Engineers
1930 Isaac Newton Square - Suite 106
Reston, Virginia 22090
703-437-8200

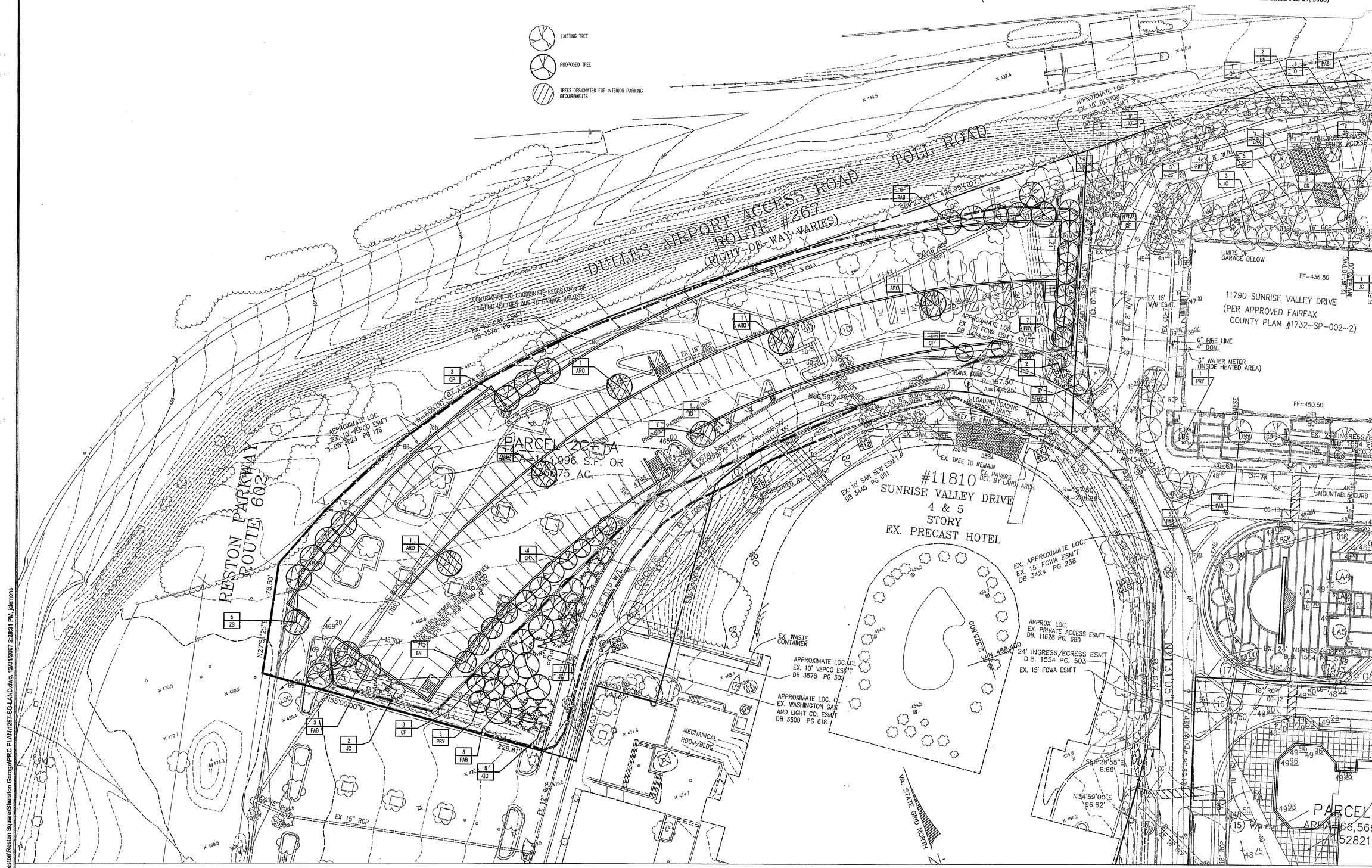
Sheet 5

~~SHEET 6 OF 9~~ ~~PREL-1514~~
SHEET 15 OF 35 PREL-1735

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 16 of 35

(See Dev. Conditions dated Feb 29, 2008)



NOTE: LANDSCAPING WILL BE PROVIDED GENERALLY AS SHOWN, BUT IS SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.

THIS SHEET FOR LANDSCAPING PURPOSES ONLY.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
05-01-07
01-04-08

Urban Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
www.urban-ltd.com
urban
Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
REGISTERED PROFESSIONAL ENGINEER
MATTHEW K. KOZERSKI/ALLEN
No. 020021
01/04/08

PROPOSED LANDSCAPE PLAN
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: NOV., 2006
SCALE: 1"= 30' C.I. = 1'

SHEET
16
OF
35

FILE No.
PREL-1257-2

M:\Jobs\Reston\Reston Square\Sheraton Garage\PRC PLAN\1257-SG-LAND.dwg, 12/31/2007 2:28:31 PM, jdemons

RESTON INN AND CONFERENCE CENTER LIMITED PARTNERSHIP
PROFFER STATEMENT
FAIRFAX COUNTY
TAX MAP 17-3((3))1
PCA/DPA B-846

January 8, 1998

Pursuant to Sect. 15.2-2303A of the Code of Virginia (1950 as amended) and Sect. 18-204 of the Fairfax County Zoning Ordinance (the "Ordinance"), Reston Inn and Conference Center Limited Partnership, the property owner and Applicant, for itself and its successors and assigns (hereinafter collectively referred to as the "Applicant"), proffers that the development of Tax Map Parcel 17-3 ((3))1, hereinafter referred to as the "Property" will be developed in substantial conformance with the following proffers if; and only if, PCA/DPA B-846 is granted by the Board of Supervisors ("Board"). In the event said PCA/DPA B-846 application is denied, these proffers will immediately be null and void and of no further force or effect. These proffered conditions, if accepted, supersede all other proffers and/or development conditions existing on the Property. The proffered conditions are:

I. GENERAL

A. The Property shall be developed in substantial conformance with Sheets 2-3 of the Development Plan Amendment (DPA) entitled "Gateway Plaza at International Center," prepared by Paciulli Simmons and Associates, Ltd. and dated June 26, 1997 as revised through December 9, 1997; and the schematic development plan dated February 28, 1997 and revised through October 21, 1997 (Sheet 3A) provided however, that minor modifications as defined in Section 16-203 of the Ordinance may be permitted when (1) necessitated by sound engineering or (2) which may become necessary as part of final site development and/or engineering pursuant to Sect. 16-203 of the Ordinance, further provided that the locations of the office building use and the new hotel use may be interchanged. Sheets 4-10 of the DPA and the attached booklet of architectural sketches entitled "Gateway Plaza at International Center" prepared by The Lukmire Partnership, Inc., architects for the Applicant ("Exhibit 1") are proffered only as expressly specified hereafter in this Proffer Statement.

B. Uses. The Property shall be designated as a Convention/Conference Center. The primary use of the Property shall be limited to hotel or motel, including facilities to accommodate conventions and/or large meetings, office and multiple family dwellings and an eating establishment/retail building. Other uses, which are to be included within the buildings or serve such buildings, may include the following as secondary uses: accessory service uses, home occupation or supplemental uses; eating establishments; business service and supply service establishments; financial institutions; personal service establishments; public uses, repair service establishments; fast food restaurants; quick service food stores; commercial recreation uses (Group 5); child care centers and nursery schools; private schools of general and special education (any size); colleges and universities; health clubs; cultural and civic centers and exhibition halls; private clubs and public benefit associations; theaters; swimming pools; tennis courts; radio and television broadcasting facilities; telecommunication and microwave facilities and satellite earth stations; retail sales establishments, (which may include pharmaceutical prescription establishments and the selling of pharmaceutical supplies).

C. Floor Area. A maximum overall Floor Area Ratio (FAR) of 1.07 shall be permitted. At no time shall the non-residential portion of the development exceed an FAR of 0.76. In addition to a 13,000 square foot expansion of the existing 212,000 square foot hotel, a maximum of 130,000 square feet of office, 120,000 square feet of hotel, and 21,500 square feet of retail shall be permitted and a minimum of 200,000 square feet of multiple family residential use upon total development of the Property; provided however, that the FAR limitations specified in this paragraph above shall not be exceeded.

D. High Density Residential. Pursuant to Par. 3 of Sect. 6-308 of the Zoning Ordinance, the proposed development shall be designated as a high density residential development in the PRC District.

E. Required Parking. Notwithstanding the tabulations shown on Sheet 2 of the DPA, parking will be provided as specified in the Ordinance unless a parking reduction is approved by the Board or by DEM. The Applicant reserves the right at the time of site plan

approval to apply to the Board for a further reduction in required parking spaces, which would result in a lesser amount of required parking than that shown on Sheet 2 of the DPA, if county policy and ordinances at that time permit such lesser amount, and if such lesser amount is approved by the Board, to amend the DPA to provide not less than such approved lesser amount of parking spaces.

The majority of the parking will be provided in parking structures below grade generally as depicted in Sheet 4 of the DPA, be screened from Sunrise Valley Drive as specified in Proffer II.F, and at no time in the development process (except during the actual construction thereof) will large areas of structured parking or at-grade parking be visible from Sunrise Valley Drive.

II. LAND USE AND DESIGN

A. Building Envelopes. The building footprints may be modified from that depicted on the DPA provided that 1) the buildings do not exceed the maximum height or gross floor area tabulations depicted on Sheet 3 of the DPA and pursuant to Proffer II.B. below; 2) the minimum measured building setbacks depicted on the DPA from the peripheral lot lines are maintained; and 3) the overall amount and quality of open space and landscaping is not reduced. The locations of the office building use and the new hotel use may be interchanged as specified in Proffer I.A.

B. Building Height. In order to meet the Land Use and Design Elements of the Comprehensive Plan, the maximum building height (as defined in the Ordinance) shall not exceed 140 feet and the buildings located along Sunrise Valley Drive shall not exceed a height of 516.9 feet above sea level.

C. Architecture. The roof treatment, building facades and building materials shall be equivalent in general character and quality and scale to the architectural elevations prepared by The Lukmire Partnership, Inc., dated February 28, 1997 and revised through December 9, 1997 and contained as Sheets 7 - 10 of the DPA, as determined in the reasonable judgment of the Planning Commission. The facade of the residential/commercial building facing Sunrise Valley Drive (which includes a parking garage) shall be of similar quality of design

and materials as that depicted on the architectural sketch contained in the Sketch Booklet (Exhibit 1). As an indication of the quality of materials specified in this paragraph, the major building materials will be selected from a compatible range of high quality materials such as stone veneer, masonry, architectural precast, architectural metal panel, synthetic stone and/or curtain wall. Major roofs will be sloped metal roofs with secondary flat (parapet) roofs. While each building has its own composition and identity and while the selections of materials will be appropriate to the particular building function (i.e. office, hotel, residential and retail/restaurant), the commonality of the architectural language, coloration, and materials will allow the project to be seen as a unified whole.

D. Retail/Restaurant Building Along Sunrise Valley. The retail/restaurant building located along Sunrise Valley Drive on the DPA near the main entrance shall be constructed concurrently with or subsequent to the adjacent residential/commercial building located to the east.

E. Parking/Tree Preservation/Stormwater Management. If the Applicant determines in its sole discretion that the area bounded by the existing hotel to the south, the existing parking area to the west and the proposed office building to the east, is needed to meet the minimum parking requirements or stormwater management requirements, then this area may be used for either surface and/or structured parking or storm water management best management practices, but if that area is not so needed, the Applicant will make reasonable efforts to preserve the existing trees in that area.

F. Landscaping. A landscaping plan shall be submitted to the Department of Environmental Management ("DEM") prior to site plan approval in order to preserve and enhance the environmental sensitivity of the site, to screen and shade improvements, to provide visual orientation, to compliment the architecture of proposed buildings, and to maximize the preservation of trees and other existing vegetation. The quality and quantity of the planting materials shall be equivalent to the general character of that depicted on Sheets 5 and 10 of the DPA as determined by the Urban Forester and as modified below. The minimum caliper of shade trees shall be 2.5 inches in diameter at breast height. In order to compensate for the loss of existing trees

along Sunrise Valley Drive and to meet the goals of the Comprehensive Plan, the Applicant shall develop a landscaping plan for the area along Sunrise Valley Drive which incorporates a variety of evergreen and deciduous trees and shrubs of differing sizes placed randomly. At least 25% of the shade trees in this area shall have a minimum caliper of 3.0 inches in diameter at breast height.

G. Citizen Review. All site plans, PRC Plans, architectural renderings, landscaping plans and the Comprehensive Sign Plan specified in Proffer II.K shall be submitted for review and comment by the Reston Design Review Board and to the Reston Citizens' Association Planning and Zoning Committee (or its successor in function) prior to County approval. The Applicant may also distribute copies of such plans to other community organizations.

H. Telecommunications Equipment. The Applicant shall screen all satellite dishes and associated equipment cabinets from ground view as seen from adjacent residential neighborhoods (Hunters Green Cluster). Whip antennae and panel antennae which cannot be fully screened, shall be of similar materials and color as the building on which they are placed, in order to reduce the visual impacts as seen from the adjacent residential neighborhoods (Hunters Green Cluster), when viewed from the ground.

I. Lighting. In order to reduce off-site glare impacts, all outdoor lighting including lights illuminating the facades of buildings shall be directed away and shielded from adjacent properties; provided that such lighting may be visible from the Reston International Center.

J. Active Recreational Facility. The DPA depicts a possible recreation area on the southeast corner of the property and a second possible recreation area located between the hotel and the eastern boundary. At minimum, one of these sites shall be developed with an active recreation facility which may include swimming pool/clubhouses, tennis courts or multi-purpose courts. A clubhouse structure, if included, will not exceed a building footprint of five thousand (5,000) square feet.

K. Signage. Prior to site plan approval, the Applicant shall submit and thereafter diligently pursue and implement a Comprehensive Sign Plan ("CSP") which shall be incorporated by reference in commercial leases. A common sign design theme shall be provided for the entire site (including the existing hotel) which shall include size, style, material, color and lighting. The CSP shall incorporate adequate on-site directional signage to guide residents, visitors and service vehicles throughout the site. With the exception of the signage for the retail/restaurant structure, all of the signage for the plaza retail uses shall face the plaza and be visible only from uses around the plaza and adjacent commercial properties (which may include the Reston International Center). No pole signs shall be constructed on the Property. For purposes of this proffer, a pole sign is defined as (i) a freestanding sign more than twelve (12) feet in height above the ground or other base of support for the sign with the space between the ground or other base of support being more than four (4) feet, and (ii) where the width of the sign is broader or wider than its support on the ground or other base, provided, however, the definition and exclusion of a pole sign may be further addressed in the CSP.

L. Loading and Trash Collection Facilities. All loading areas and trash dumpsters as seen from Sunrise Valley Drive and the Dulles Toll Road and the eastern boundary of the Property shall be fully screened through the use of walls, doors and landscaping as determined by DEM.

M. Plaza. The outdoor furniture, lighting, landscaping, paving and walkway design and construction in the plaza will be of similar or equivalent quality to that depicted on the two streetscape sketches contained in Exhibit 1.

III. ENVIRONMENTAL

A. Stormwater Management. If a waiver of the on-site stormwater detention requirements is not granted by DEM, the Applicant shall either provide on-site stormwater detention/best management practices facilities in the area specified in Proffer II.E. or in the northeast corner of the Property or apply for a PCA/DPA in order to accommodate on-site stormwater detention/best management practices facilities elsewhere on the Property.

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan
(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 17 of 35
(See Dev. Conditions dated Feb 29, 2008)

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
05-01-07
01-04-08

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7712 Little River Turnpike
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urban™
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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
01/04/08
PROFESSIONAL ENGINEER

PROFFERS
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: NOV., 2006
C.I. = N/A
SCALE: N/A

SHEET 17 OF 35

FILE No. PREL-1257-2

B. Noise Attenuation.

1. Residential. In order to achieve a maximum interior noise level of 45 dBA Ldn for all dwelling units that are impacted by highway noise from the Dulles Toll Road (between 400 and 875 feet from centerline) having noise levels between 70 and 75 dBA Ldn, the following acoustical measures shall be provided for each exposed building facade having windows and/or doors and lacking another building, topographic and/or other condition which blocks the noise source, as determined by DEM:

   a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.

   b. Doors and windows shall have a laboratory STC rating of at least 37. If windows constitute more than 20% of the facade they should have the same laboratory STC rating as walls.

   c. Adequate measures to seal and caulk between surfaces shall be provided and shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

2. Non-Residential, 70 - 75 dBA Ldn. In order to achieve a maximum interior noise level of 45 dBA Ldn for all office and hotel uses that are impacted by highway noise from the Dulles Toll Road (between 400 and 875 feet from centerline) having noise levels between 70 and 75 dBA Ldn, the following acoustical measures shall be provided for each exposed building facade having windows and/or doors and lacking another building, topographic and/or other condition which blocks the noise source, as determined by DEM:

   a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.

   b. Doors and windows shall have a laboratory STC rating of at least 28. If windows function as walls they should have the same laboratory STC rating as walls.

   c. Adequate measures to seal and caulk between surfaces shall be provided and shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

3. Nonresidential, 75+ dBA Ldn. In order to achieve a maximum interior noise level of 50 dBA Ldn for the office building and hotel which are impacted by highway noise from the Dulles Toll Road (within 400 feet from centerline) having noise levels greater than 75 dBA Ldn, the following acoustical measures shall be provided for each exposed building facade having windows and/or doors and lacking another building, topographic and/or other condition which blocks the noise source, as determined by DEM:

   a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.

   b. Doors and windows shall have a laboratory STC rating of at least 37. If windows function as wall they should have the same laboratory STC rating as walls.

   c. Adequate measures to seal and caulk between surfaces shall be provided and shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

4. Outdoor Recreational Area. At the time of the construction of either of the two outdoor recreational areas shown on Sheet 3 of the DPA, and of the lawn areas bordering the plaza as shown on that Sheet, the Applicant will construct an acoustical fence, wall or intervening building or other noise reduction features between the outdoor recreation area or areas and the Dulles Airport Access Road. If acoustical fencing or walls are used, they shall be architecturally solid from the ground up with no gaps or openings. Screening of the outdoor recreational areas shall be an integral part of the project's architecture and be compatible in color and material with the adjacent buildings. The structure employed shall be of sufficient height to adequately shield the outdoor

recreation area from the Dulles Airport Access Road.

5. Alternative Mitigation. In the alternative to III.B.1. through III.B.4. above, the Applicant may have a refined acoustical analysis performed to determine which buildings may have sufficient shielding to permit a reduction in the mitigation measures prescribed above. Said acoustical analysis shall be performed to the satisfaction of DEM and implemented in accordance with the approved analysis.

IV. TRANSPORTATION

A. Frontage improvements. Prior to issuance of any Non-Residential Use Permits (NONRUP) or Residential Use Permits (RUP)for any new structure on the property, other than renovations or additions to the existing hotel, the Applicant shall construct the improvements listed below as determined by DEM and/or VDOT:

1. A right turn deceleration lane and a left turn lane into the project's main entrance from Sunrise Valley Drive.

2. A right turn deceleration lane into the eastern project entrance from Sunrise Valley Drive. Landscaping will be provided as a part of this construction to create a visual buffer, consistent with traffic and pedestrian safety considerations, to help screen the above-grade residential/commercial structure from Sunrise Valley Drive when approaching from the east. In order to maintain if possible the existing landscaped buffer on the adjacent property located to the east, the Applicant shall request during site plan review that VDOT either eliminate or shorten this deceleration lane. In the event a deceleration lane is required, the Applicant shall make every reasonable effort to replace the vegetation that must be removed for the construction of the deceleration lane without impeding traffic or pedestrian safety as determined by DEM/VDOT.

B. Right Turn Lane on Sunrise Valley Drive. Prior to the issuance of any RUP or NONRUP for any development other than renovation or expansion of the existing hotel, the

Applicant shall provide an additional westbound lane on Sunrise Valley Drive between Colts Neck Drive and Reston Parkway through the construction of a new right turn lane and the conversion of the existing right turn lane to a through lane as determined by DEM and/or VDOT.

C. Condemnation. The Applicant shall use best efforts to acquire right-of-way and/or easements which may be necessary for the improvements required in Proffers IV.A.2. and IV.B. above. The applicant shall pay the cost of any additional right-of-way and/or easements. In the event the Applicant is unable to acquire needed right-of-way and/or easements, the Applicant shall at or prior to the time of site plan approval request that the County acquire the right-of-way and/or easements by means of its condemnation powers at the Applicant's expense. It is understood that the County is under no obligation to do so. It is further understood that the Applicant's request shall not be considered until it is forwarded in writing, to the Director of Land Acquisition accompanied by: (1) plats, plans and profiles showing the necessary right-of-way and/or easements property; (2) an independent appraisal, by an appraiser not an employee of the County, of the value of the land taken; (3) a sixty (60) year title search certificate of the right-of-way to be acquired (30 year title search for easements); and (4) a Letter of Credit equal to (1) the appraised value of the right-of-way and/or easements to be acquired, including damages and (2) the cost of the acquisition including attorney's fees, which can be drawn upon by the County. It is also understood that in the event the property owner of the right-of-way and/or easement property to be acquired is awarded more than the appraised value of the land, in a condemnation suit, the amount of the award in excess of the Letter of Credit shall be paid to the County by the Applicant within thirty (30) days of said award. If (i) the County does not elect to initiate the use of its power of eminent domain to acquire right-of-way or easements that are required for a given road improvement (including those specified in Proffers IV.A.2. and IV.B. above) by authorizing negotiation and acquisition of such rights-of-way and/or easements within one hundred twenty (120) days of submission of the Applicant's request with the accompanying documents specified above; or (ii) if the County later should fail to complete the necessary acquisition, the Applicant's proffered obligation for construction of

said road improvement shall be deemed satisfied when the applicant posts funds in escrow for the acquisition of said right-of-way and/or easements as provided herein above. The amount for such acquisition shall be determined at the time of posting by an appraiser approved by the Director of Land Acquisition and the County Executive, or his designee and the amount of funds for the cost of construction of said improvements shall be determined at the time of posting by a construction cost estimator approved by the County Executive or his designee. The above appraisal and estimate shall be at the applicant's expense. The development of the Property shall not be delayed because of such election by the County or the County's failure to complete the necessary acquisition. In the event that the amount of funds posted in escrow for such acquisition and the cost of construction of the said improvements shall prove to be more than required therefor, the balance shall be returned to the Applicant or its successor or assign.

D. Traffic Signal. When determined warranted by VDOT, the Applicant shall provide a traffic signal at the new main entrance to the development on Sunrise Valley Drive and shall pay the cost of coordinating the timing of the existing traffic signal located at the intersection of Sunrise Valley Drive and Colt's Neck Drive with the new traffic signal.

E. Contribution. Prior to the issuance of any Building Permit for any new construction, the Applicant shall make a contribution of $906 for each dwelling unit and $4.08 per square foot of new nonresidential building area (other than the existing hotel) to the Board of Supervisors for a public mass transit system with its own dedicated right-of-way and fixed station located within one-half mile of the Property but not to exceed a maximum total of Five Hundred Thousand Dollars ($500,000.00). The amount of contribution or pro-rated portion thereof and the maximum limit shall be adjusted from the time of the approval of the PCA/DPA application for adjustments to the Consumer Price Index (CPI) with the year of the approval of this PCA/DPA being the base year. All contributions made by the Applicant pursuant to this Proffer IV.E. shall be maintained by the Board in an interest bearing account for funds for construction of a public mass transit facility serving Reston located within one-half mile of the Property adjacent to the Dulles Airport Access

Road. The contribution specified in this paragraph may be prepaid at any time following approval of this Proffer Condition Amendment.

F. Traffic System Management. The Applicant shall implement a Traffic System Management (TSM) program on the property which, at a minimum, will include the following elements and shall be coordinated with the Office of Transportation:

1. Establishment of a car pool/van pool program that will be available to workers in the subject property, the International Center and other adjacent properties. A car pool/van pool coordinator shall be appointed to coordinate the car pool/van pool program.

2. A bus schedule and bus route information shall be provided in a display which is clearly visible in both the hotel and office building.

3. A shuttle service shall be provided between the subject property and Dulles Airport, the Reston Town Center and the Wiehle Avenue Park and Ride Facility and any public mass transit station located in Reston. This shuttle system shall be available 24 hours each day.

4. If a suitable location can be found, a bus stop/pull out shall be provided on-site or along the Sunrise Valley Drive frontage as determined by Applicant, VDOT, DEM, and the Office of Transportation; however, the landscape buffer provided for in Proffer II.F along Sunrise Valley Drive shall be maintained.

G. Pedestrian Walk/Trail Connection. Notwithstanding the contribution specified in Proffer IV.E above and in addition thereto, when a public mass transit system with its own dedicated right-of-way and with a fixed station with a pedestrian entrance to such station located within one-half mile of the Property is programmed for construction, the Applicant will construct an on-site pedestrian walkway or trail providing a connection to such station in a location approved by DEM.

H. One-Way Ramp into Property. If at the time of application for site plan approval, VDOT and the

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan
(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 18 of 35
(See Dev. Conditions dated Feb 29, 2008)

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
05-01-07
01-04-08

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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
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01/04/08
PROFESSIONAL ENGINEER

PROFFERS
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. = N/A DATE: NOV., 2006

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FILE No. PREL-1257-2

Metropolitan-Washington Airports Authority should confirm in writing in response to Applicant's inquiry that their policies permit the construction of a one-way, right turn only, at-grade, entrance ramp directly into the Property from Reston Parkway or from the Dulles Access and Toll Road (Route 267), the Applicant will request approval of such a ramp, and if approved, construct the same which may require revision of internal site and parking design.

V. MISCELLANEOUS

A. Public Meeting Spaces. Applicant shall make available to community groups for meetings and activities, a public meeting room of at least 1,000 square feet in floor area within one of the buildings on the Property and/or the outdoor plaza. The use of the public meeting spaces shall be subject to regulation by the Applicant; provided that these spaces shall be available during a substantial part of the year and at a minimal cost to the user for such costs as janitorial and utility services. At no time shall there be any covenants and/or deed restrictions which prohibit public access to the outdoor plaza.

B. Trail/Sidewalk. In order to accomplish all necessary grading, drainage, utility location and landscaping for the proposed development, the sidewalk and trails along Sunrise Valley Drive may be located either within or outside of the road right-of-way subject to VDOT and/or DEM approval and shall be integrated with and constructed in a design compatible with the Reston trail and walkway systems in accordance with the modification requested in note 9 on Sheet 2 of the DPA.

C. Severability. Any of the portions of the Property utilized for the existing hotel or proposed new hotel, office, restaurant/retail, plaza, garage or residential purposes may be subject to a Proffered Condition Amendment (PCA) or a Development Plan Amendment (DPA) without joinder and/or consent of the owner or owners of other portions of the Property, if such PCA or DPA does not affect any other portions. Previously approved proffered conditions applicable to the portions which are not the subject of such a PCA or DPA shall remain in full force and effect.

RESTON INN AND CONFERENCE
CENTER LIMITED PARTNERSHIP
a Virginia limited partnership

By: _____
Name: DANIEL M. ROSS
Title: General Partner

STATE OF MARYLAND
to wit:
COUNTY OF ~~MONTGOMERY~~ Prince George's

I hereby certify that Daniel M. Ross appeared before me this 24th day of January 1998 on behalf of RESTON INN AND CONFERENCE CENTER LIMITED PARTNERSHIP, a Virginia limited partnership and acknowledged his signature on the foregoing instrument on behalf of that partnership.

_____
Notary Public

My Commission Expires: August 1, 2001

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At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 26th day of January, 1998, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT/DEVELOPMENT PLAN AMENDMENT
PCA/DPA B-846

WHEREAS, Reston Inn and Conference Center Limited Partnership filed in the proper form an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board it recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended.

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2302(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 26th day of January, 1998.

Nancy Vehrs
Nancy Vehrs
Clerk to the Board of Supervisors

FAIRFAX COUNTY
VIRGINIA

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Telephone: 703-324-3151
FAX: 703-324-3926
TDD: 703-324-3903

February 12, 1998

FAIRFAX COUNTY
RECEIVED
FEB 23 1998
DIVISION OF
ZONING ADMINISTRATION

Richard R. G. Hobson, Esquire
McGuire, Woods, Battle & Boothe, LLP
8280 Greensboro Drive - Suite 900
McLean, Virginia 22102-3892

RE: Proffered Condition Amendment/Development Plan Amendment
Number PCA/DPA B-846

Dear Mr. Hobson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 26, 1998 approving Proffered Condition Amendment/Development Plan Amendment Applications PCA/DPA B-846 in the name of Reston Inn and Conference Center Limited Partnership, subject to the proffers dated January 8, 1998, on subject parcel 17-3 ((3))1, consisting of approximately 15.00 acres in Hunter Mill District.

The Board also waived the 75-foot setback requirement of commercial structures from the Dulles Toll Road.

(NOTE: On January 12, 1998, the Board held a public hearing on Proffered Condition Amendment/Development Plan Amendment Applications PCA/DPA B-846 and deferred decision until January 26, 1998.)

Sincerely,

Nancy Vehrs
Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Div., Dept. of Tax Administrations
Michael Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., OCP
Robert Moore, Trnsprtn. Planning Div., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Div., Park Authority
James D. Gorby, Acting Director, Facilities Mgmt. Div., Office of General Srvs.
Barbara J. Lippa, Deputy Executive Director, Planning Commission

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
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Sheet 19 of 35

(See Dev. Conditions dated Feb 29, 2008)

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PLAN DATE
11-17-06
01-04-08

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MATTHEW K. TOMCZYK
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PROFFERS
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: NOV., 2006
C.I. = N/A
SCALE: N/A

SHEET
19
OF
35

FILE No.
PREL-1257-2

RESTON INN AND CONFERENCE CENTER LIMITED PARTNERSHIP PCA/DPA B-846	RESPONSE AND METHOD OF COMPLIANCE	ASSOCIATED PLAN #, PLAT #, OR DEED BOOK AND PAGE #.	COMMENTS
I. GENERAL A. B. Uses. C. Floor Area. D. High Density Residential. E. Required Parking.	I. GENERAL A. All phases of the development shall be developed in substantial conformance with the Development Plan. B. The uses proposed on this site plan comply. C. No floor area is proposed with this plan. D. This proffer does not apply to this site plan. E. Parking is provided accordingly via parking structures. Tabulations are shown on sheet 4.	RZ-B-846	
II. LAND USE AND DESIGN A. Building Envelopes. B. Building Height. C. Architecture. D. Retail/Restaurant Building Along Sunrise Valley. E. Parking/Tree Preservation/Stormwater Management. F. Landscaping. G. Citizen Review. H. Telecommunications Equipment. I. Lighting. J. Active Recreational Facility. K. Signage. L. Loading and Trash Collection Facilities. M. Plaza.	II. LAND USE AND DESIGN A. The proposed development complies with the DPA parameters and the zoning interpretation from Fairfax County dated May 24, 2004 shown on Sheets # 22. B. The building heights comply with the approved Development Plan. C. The building architecture complies as shown on the architectural plans subject to Fairfax County Building Plan Review. D. This proffer does not apply to this site plan. E. The area described in the proffer is needed to meet the parking requirements. F. The landscaping plan complies as shown on Sheets #16. G. This site plan shall be submitted/presented to the Reston DRB and Reston Planning & Zoning Committee prior to site plan approval. H. Equipment shall be screened accordingly, as shown on the building architectural plans subject to Fairfax County Building Plan Review. I. Lighting shall be designed accordingly, as shown on the building architectural plans subject to Fairfax County Building Plans Review. J. A recreational facility consisting of a swimming pool and a clubhouse is provided with 1732-SP-01. K. The applicant will submit the Comprehensive Sign Plan to the Reston DRB for approval prior to Fairfax County approval of the site plan. L. The trash facilities are located within the existing parking garage, and screened accordingly. M. This proffer does not apply to this site plan.	RZ-B-846 1732-SP-01	
III. ENVIRIONMENTAL A. Stormwater Management. B. Noise Attenuation. 1. Residential. 2. Non-Residential 70-75 DBA LDN. 3. Non-Residential 75+ DBA LDN. 4. Outdoor Recreation Area. 5. Alternative Mitigation.	III. ENVIRIONMENTAL A. SWM has been provided offsite. Specific SWM details are presented in the SWM narrative provided on sheet #5. B. 1. The building architectural plans shall comply with the Proffered requirements or the alternative mitigation allowed by Proffer III.B.5. The building architectural plans are subject to Fairfax County Building Plans Review. 2. The building architectural plans shall comply with the Proffered requirements or the alternative mitigation allowed by Proffer III.B.5. The building architectural plans are subject to Fairfax County Building Plans Review. 3. The building architectural plans shall comply with the Proffered requirements or the alternative mitigation allowed by Proffer III.B.5. The building architectural plans are subject to Fairfax County Building Plans Review. 4. The outdoor recreational areas are screened accordingly as shown on site plan 1732-SP-01, Sheets #8 & 33. 5. The Applicant reserves the right to implement alternative mitigation, subject to the approval of Fairfax County.	RZ-B-846 1732-SP-01	
IV. TRANSPORTATION A. Frontage Improvements. B. Right Turn Lane on Sunrise Valley Drive. C. Condemnation. D. Traffic Signal. E. Contribution. F. Traffic System Management. G. Pedestrian Walk/Trail Connection. H. One-Way Ramp into Property.	IV. TRANSPORTATION A. The right turn deceleration lane and the left turn into the main entrance and the right turn deceleration lane into the eastern entrance have been provided under approved site plan 1732-SP-01. A right turn deceleration lane has been provided with site plan 1732-SP-01. The appropriate right-of-way for the deceleration lane at the eastern entrance has been dedicated with Deed Book 15813, Page 2071. B. The requested right turn lane at the intersection of Sunrise Valley and Reston Parkway is provided on approved plan 1732-SP-01. The required right-of-way was dedicated with Deed Book 16729, Page 1677. C. The Applicant has obtained and dedicated the land for transportation improvements as specified in proffers IV.A and IV.B above. D. The Applicant is coordinating this issue with VDOT. If warranted, the Applicant shall provide the described signal improvement. E. The Applicant shall make this contribution as described, to the Board's satisfaction. F. The Applicant shall implement the Traffic System Agreement plan for this project. . G. This pedestrian facility will be provided with a future plan in accordance with the schedule of the described public mass transit system. H. The one-way ramp is not proposed at this time. Applicant may pursue the one-way ramp in the future in accordance with this Proffer.	RZ-B-846 1732-SP-01 DEED BOOK 15813, PAGE 2071 DEED BOOK 16729, PAGE 1677	
V. MISCELLANEOUS A. Public Meeting Spaces. B. Trail/Sidewalk. C. Severability.	V. MISCELLANEOUS A. Public meeting spaces are currently provided in the existing hotel in accordance with this Proffer. There are no restrictions on public access to the outdoor plaza. B. A trail will provided along Sunrise Valley drive in accordance with Fairfax County requirements under approved plan 1732-SP-01. C. This proffer shall apply to future development of this site.	RZ-B-846 1732-SP-01	Application No. PRC-B-846-02 Staff S.W. Approved Development Plan (DP) (GDP) (CDP) (FDP) (PRC Plan) Date of (BOS) (PC) Approval March 31, 2008 Sheet 20 of 35 (See Dev. Conditions dated Feb 29, 2008)

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DAT

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

FLAN DATE
05-01-07
01-04-08

urban™
Planners-Engineers-Landscape Architects-Land Surveyors
Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
www.urban-ltd.com

COMMONWEALTH OF VIRGINIA
MATTHEW R. KUNTZMAN
No. 023021
PROFESSIONAL ENGINEER

PROFFER COMPLIANCE
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: NOV., 2006
SCALE: N/A
C.I. = N/A

SHEET
20
OF
35

FILE No.
SP-1257-2

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STORM WATER MANAGEMENT WAIVER APPROVAL

County of Fairfax, Virginia

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

MAY 29 2007

Shawn Batterton, Project Engineer
Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003

Subject: Reston Square Sheraton Garage, Section 40, Block 1, Project #1732-SP-003, Tax Map #017-4-29-0002-C, Hunter Mill District

Reference: Stormwater Detention Waiver #1732-WSWD-001-1

Dear Mr. Batterton:

In response to your request, a waiver of standard on-site County stormwater detention requirements for the subject site is hereby approved, subject to the following conditions:

1. A detailed analysis of each site outfall shall be incorporated into the subject plan to ensure that capacity and adequate measures are provided to prevent erosion of the outfall due to the increase in runoff from the subject project.

2. In the event that any outfall channel shows signs of erosion due to development of the site, the project bond will not be released until the channel is adequately stabilized.

There is sufficient justification to approve this waiver, as conditioned, because stormwater detention for the subject site will be provided by the offsite exiting regional pond Reston 913.

This approval is in no way relieves you of any other county drainage requirements including adequacy of outfall. Compliance with Chesapeake Bay Preservation Ordinance is also required.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359

SWM WAIVER APPROVAL NARRATIVE:

1. A DETAILED OUTFALL ANALYSIS IS PROVIDED ON SHEETS #10–15.
2. THE PROJECT BOND WILL NOT BE RELEASED UNTIL ALL CHANNELS ARE ADEQUATELY STABILIZED.

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) ~~(GDP)~~ (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval ~~March 31, 2008~~
Sheet 21 of 35

(See Dev. Conditions dated Feb 29, 2008)

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
11-17-06
01-04-08

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
703-642-0830
www.urban-ltd.com
urban
Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
KATHERINE K. SHORTGUARANT
No. 038021
01/04/08
PROFESSIONAL ENGINEER

MISCELLANEOUS CORRESPONDENCE

RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
C.L. = N/A
DATE: NOV., 2006

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OF
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FILE No.
SP-1257-2

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ZONING INTERPRETATION TO PERMIT PROPOSED GARAGE

HANDRAIL AND DETAILS TO BE PROVIDED ON ARCHITECTURAL DRAWINGS

FAIRFAX COUNTY
VIRGINIA

DEPARTMENT OF PLANNING AND ZONING
Zoning Administration Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1374
TTY 711 (Virginia Relay Center) Fax (703) 803-5372

December 22, 2004

Mr. Benjamin F. Tompkins
Reed Smith, LLP
3100 Fairview Drive, Suite 1400
Falls Church, VA 22042-4503

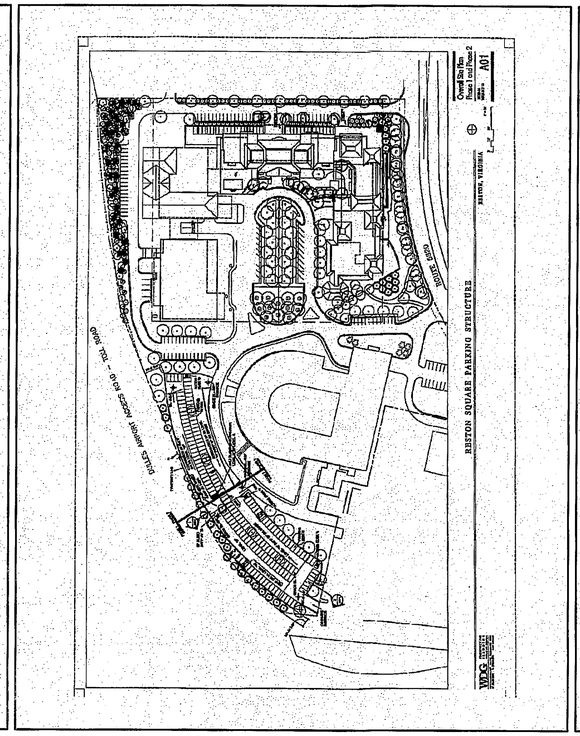
Re: Interpretation for DPA B-846 and PCA B-846 Reston Square
Relocation of structured parking – Tax Map 17-3 ((3)) 1C and 1E

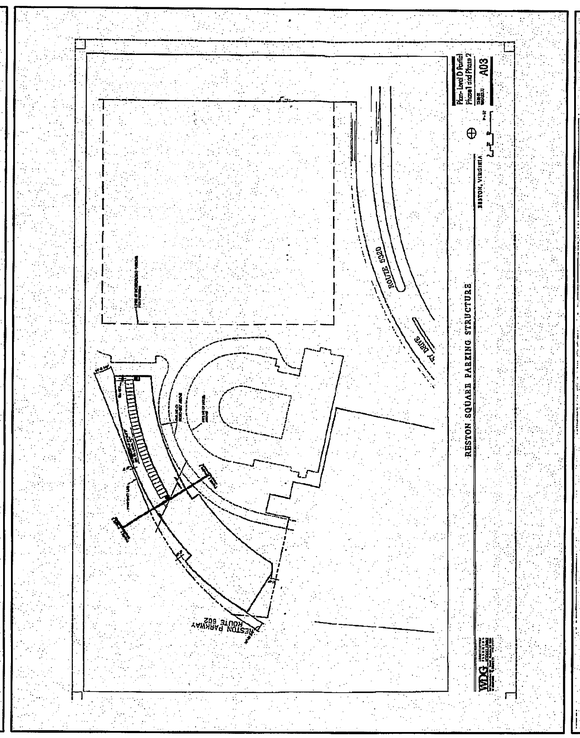
Dear Mr. Tompkins:

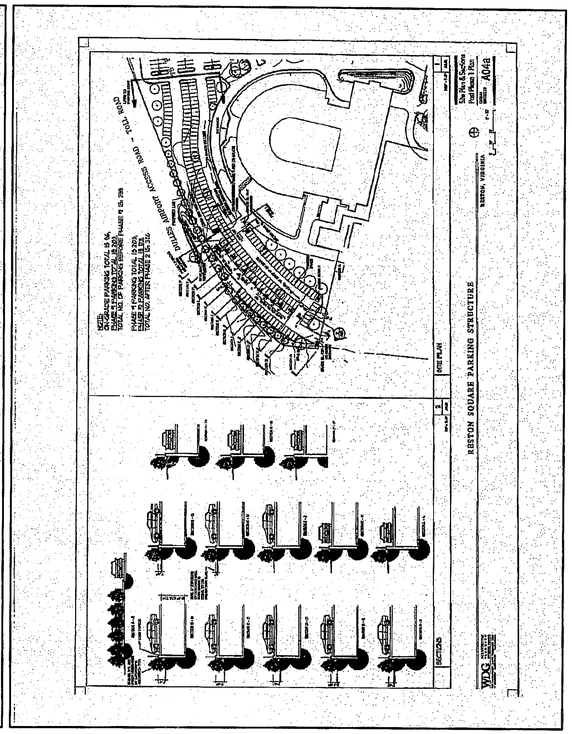
This is in response to your letter dated April 2, 2004, and subsequent information submitted through October 20, 2004, requesting an interpretation of the approved Development Plan Amendment (DPA) and proffers accepted by the Board of Supervisors in conjunction with the approval of PCA/DPA B-846. As I understand it, the question is whether the relocation of part of the structured parking from the northeast portion of the site to the northwest portion of the site, and the related addition of an entrance to the proposed new underground parking within the surface parking lot, would be in substantial conformance with the DPA and the proffers. This determination is based on the submitted exhibit entitled, "Reston Square Parking Structure, prepared by WDG, consisting of five (5) sheets, dated October 20, 2004; a subsequent submittal of Sheet A05, showing a partial elevation of the guardrail for the garage parking, dated October 20, 2004; and Sheet 4 of 10 from the original DPA, entitled Structured Parking Plan, dated August 22, 1997, as revised through July 27, 2004. These exhibits show the proposed parking layout and cross section line-of-sight drawings for the proposed parking structure, and a revised layout for the currently approved structure. Copies of your letter and exhibits, the proffers, and the relevant sheets of the approved DPA are attached for reference.

Proffer 1E states "...The majority of parking will be provided in parking structures below grade generally as depicted in (sic) Sheet 4 of the DPA, be screened from Sunrise Valley Drive as specified in Proffer II.F [streetscape requirements for Sunrise Valley Drive], and at no time in the development process (except during the construction thereof) will large areas of structured parking or at-grade parking be visible from Sunrise Valley Drive."

You have indicated that the relocated parking is necessary to accommodate the parking requirements for the existing hotel and the residential units currently under construction. The existing surface parking, being lost with the construction of the residential units, must be relocated or the site will be deficient in terms of parking spaces. Additionally, the relocation will move the parking closer to the primary users, the hotel patrons. A parking reduction study (Exhibit A) approved in 1998 required an overall parking count of no less than 1,331 spaces on-site (1,674 required) to serve the residential and non-residential uses. With the proposed relocation, you have stated that 972 spaces will be provided on three levels in the residential underground garage at the northeast end of the site, and 96







Mr. Benjamin F. Tompkins
Page 2

surface spaces and 326 sub-surface spaces will be provided in the new parking area/garage to be located in the northwest end of the site. Two entrances to the new sub-surface parking garage are proposed from the surface parking area. The new parking area is proposed to be built in two phases with the western half constructed first. With the reallocation of spaces (210 spaces from the third sub-level of the northeast garage), the site will have a total of 1,394 spaces.

You have indicated that the proposed parking will have no greater a visual impact to the existing development, surrounding community, and adjacent streets, than the existing surface parking. The proposed parking structure will not be visible from Sunrise Valley Drive. The cross sections submitted show that no portion of the concrete garage wall will extend more than three (3) ft. above grade along the northwestern boundary which fronts on the Dulles Airport Access Road (DAAR). To provide a boundary between the surface parking spaces and the edge of the garage spaces, a 3.5 ft. tall guardrail, painted to match the primary building roof and trim colors, will be installed. Sheet A01 shows a row of evergreen trees having a minimum height of six (6) ft., at time of planting, to be planted in the area fronting DAAR to provide year-round screening.

It is my determination that the proposed relocation of part of the structured parking from the northeast portion of the site to the northwest portion of the site, and the related addition of an entrance to the proposed new underground parking within the surface parking lot, would be in substantial conformance with the DPA and the proffers, subject to final approval by Department of Public Works and Environmental Services (DPWES), and provided that the garage guardrail matches the elevation submitted on Sheet A05; the overall parking is in conformance with the parking reduction study approved in 1998; no portion of the wall extends more than three (3) ft. above final grade along the northwest portion of the site; and the row of trees to be planted along the Dulles Airport Access Road is supplemented with low-growing evergreen shrubs to provide long-term screening, as approved by Urban Forest Management Branch (UFMB), DPWES.

If you have any questions regarding this interpretation, please feel free to contact Kristen Crookshanks at (703) 324-1290.

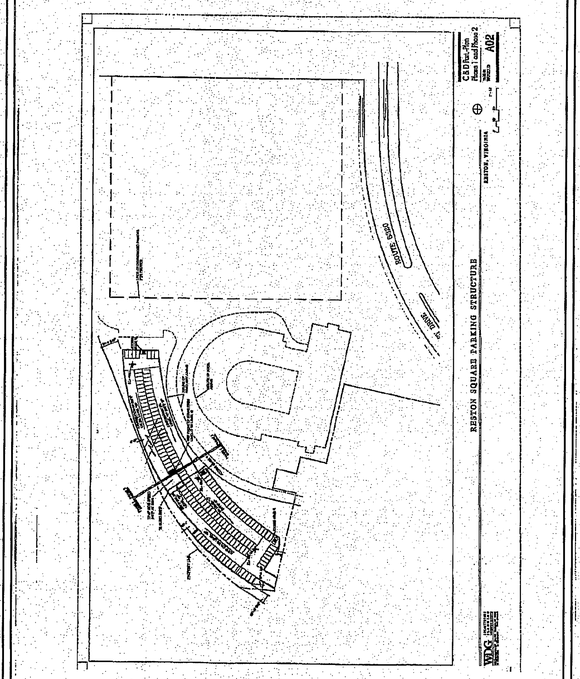
Sincerely,

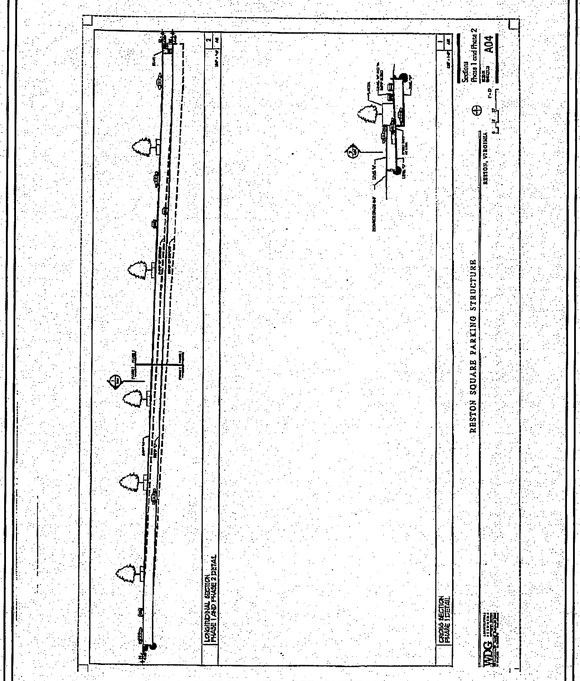
William E. Shoup

William E. Shoup
Zoning Administrator, DPZ

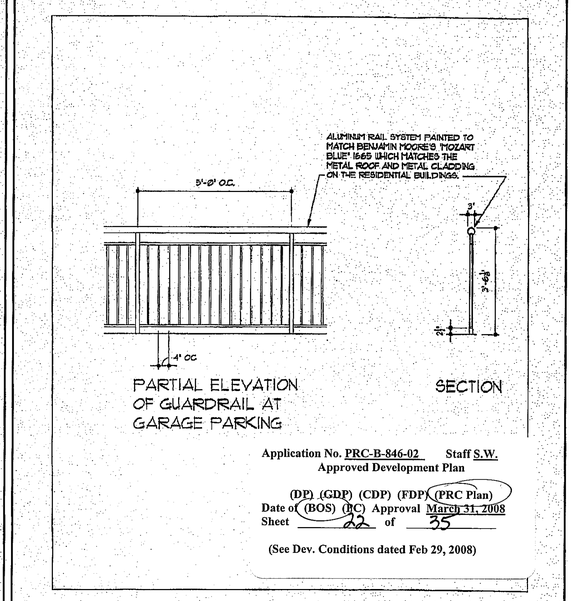
D:\kshak\Interpretations\PI_0405_055_Reston_Square_HM.doc
Attachments: A/S

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
Leslie Johnson, Chief, Permit Review Branch, ZAD, DPZ
Michelle Brickner, Director, Office of Site Development Services, DPWES Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspections Division, DPWES
File: DPA/ PCA B-846: PI 0405 055; Imaging; Reading





FOR ENLARGED SECTION VIEW, SEE SHEET #24



Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (BC) Approval March 31, 2008
Sheet 22 of 35

(See Dev. Conditions dated Feb 29, 2008)

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 457 8200
fax 202 452 8918
e-mail wdg@wdgarch.com

RESTON SQUARE PARKING STRUCTURE
RESTON, VIRGINIA

Date: 10-20-04
Project No: WA01027.18
Scale: 1/8" = 1'-0"

Ref Drawing
SCALE: 1/8" = 1'-0"

A05

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
11-17-06
01-04-08

Urban, Ltd.
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urban
Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
MATTHEW K. ROBERTSHAW
No. 038921
11/01/08
PROFESSIONAL ENGINEER

MISCELLANEOUS CORRESPONDENCE
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
C.I. = N/A
DATE: NOV. 2006

SHEET
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OF
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FILE No.
SP-1257-2

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RECORDED PARKING REDUCTION

BK 18136 0377

PARKING REDUCTION AGREEMENT

THIS PARKING REDUCTION AGREEMENT ("**Agreement**") made this 17th day of January, 2006, by and among **JBG/RESTON HOTEL, L.L.C.**, a Delaware limited liability company, ("**JBG Hotel**"), **JBG/ROCKWOOD GATEWAY LAND, L.L.C.**, a Delaware limited liability company ("**JBG Land**"), **JBG/ROCKWOOD RESTON SQUARE RESIDENTIAL, L.L.C.** a Delaware limited liability company ("**JBG Residential**"), **LAWYERS TITLE REALTY SERVICES, INC., Trustee** (the "**JBG Hotel Trustee**"), **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** (the "**JBG Hotel Beneficiary**"), **LAWYERS TITLE REALITY SERVICES, INC., Trustee** (the "**JBG Residential Trustee**") **CORUS BANK, N.A.** (the "**JBG Residential Beneficiary**"), and the BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA ("Board").

WITNESSETH:

WHEREAS, JBG Hotel is the owner of certain property (hereinafter, the "**Hotel Property**"), known as Parcel 1A-1, Block 1, RESTON, Section 40 being a subdivision of Parcel 1A and 2C, Block 1, RESTON, Section 40, as such subdivision is recorded in Deed Book 16893; at Page 699 among the land records of Fairfax County ("Land Records"), and

WHEREAS, JBG Land is the owner of certain property (hereinafter, the "**Development Property**"), known as Parcels 1C, 2C-1 and 2C-2, Block 1, RESTON, Section 40 with Parcels 2C-1 and 2C-2 being a subdivision of Parcel 1A and 2C, Block 1, RESTON, Section 40 recorded as aforesaid and Parcel 1C being a subdivision of Parcel 1B, Block 1, RESTON, Section 40 recorded in Deed Book 15542, at Page 503, among the Land Records, and

WHEREAS, JBG Residential is the owner of certain property (hereinafter, the "**Residential Property**"), known as Parcel 3C, Block 1, RESTON, Section 40, being a resubdivision of Parcel 1B, Block 1, RESTON, Section 40, recorded in Deed Book 15542, at Page 503, among the Land Records; and

WHEREAS, the Hotel Property is subject to the lien of that certain Deed of Trust recorded in Deed Book 17327, at Page 362, among the Land Records wherein the Hotel Property was conveyed to the JBG Hotel Trustee, in trust, to secure the repayment of a certain indebtedness payable unto the JBG Hotel Beneficiary, as more specifically set forth therein; and

WHEREAS, the Residential Property is subject to the lien of that certain Deed of Trust recorded in Deed Book 15977, at Page 1084, among the Land Records wherein the Residential Property was conveyed to the JBG Residential Trustee, in trust, to secure the repayment of a certain indebtedness payable unto the JBG Residential Beneficiary; and

WHEREAS, on January 26, 1998, at the request of the Reston Inn and Conference Center Limited Partnership ("Reston"), the Board approved Proffer Condition Amendment/Development Plan Amendment PCA/DPA B-846 and a related parking reduction request subject to certain terms and conditions for the future proposed use of property then identified as Fairfax County Real Property Identification Number 17-3((3)) parcel 1, which

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BK 18136 0378

property is now identified as Fairfax County Real Property Identification Numbers 17-3((3)) parcel 1E1, 17-4((29)), parcels 1A, 2A, 2B, 2C, 2D and 3 and referred to herein as the Hotel Property, the Development Property, and the Residential Property (hereinafter collectively referred to as the "Property"); and

WHEREAS, JBG Hotel, JBG Land, and JBG Residential are the current owners of the Property and the successors-in-interest to Reston, and

WHEREAS, one of the conditions of approval of the parking reduction requires that the terms and conditions of the parking reduction approval be memorialized in an agreement acceptable to the County Attorney; and

WHEREAS, the parties hereto desire to comply with that requirement by executing this Agreement.

NOW THEREFORE, in consideration of the premises and in consideration of Ten Dollars ($10.00) in hand paid, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

1. The above recitals are hereby incorporated herein by reference.
2. The parties hereto agree to comply with all terms and conditions set forth in the "Memo to the Board" dated January 26, 1998, which memo is attached hereto and incorporated herein by reference.
3. The JBG Hotel Trustee, as authorized to act by the JBG Hotel Beneficiary, as shown by its execution hereof, does hereby consent to the recording of this Agreement and does hereby subordinate the lien of the JBG Hotel Deed of Trust to the Agreement and the provisions contained herein.
4. It is expressly understood that the JBG Hotel Deed of Trust shall remain in full force and effect as to the land conveyed thereby, subject to said subordination
5. The JBG Residential Trustee, as authorized to act by the JBG Residential Beneficiary, as shown by its execution hereof, does hereby consent to the recording of this Agreement and does hereby subordinate the lien of the JBG Residential Deed of Trust to the Agreement and the provisions contained herein.
6. It is expressly understood that the JBG Residential Deed of Trust shall remain in full force and effect as to the land conveyed thereby, subject to said subordination.
7. The parties hereto agree that this instrument may be executed in two or more counterparts, each of which shall be deemed an original, and said counterparts together shall constitute one and the same instrument binding all the parties hereto, notwithstanding that all the parties are not signatory to the original or the same counterparts.

- 2 -

BK 18136 0379

8. This Agreement is binding upon the parties hereto and their successors and assigns. It shall be recorded among the land records of Fairfax County, Virginia, and the terms, conditions, and covenants stated herein shall not be deemed to be personal but shall run with the land.
9. This Agreement shall not be amended or modified except by an agreement in writing by the parties. If any provision of this Agreement is found to be invalid by a court of competent jurisdiction, such provision shall be severed from the Agreement and all remaining provisions shall remain in full force and effect.
10. This Agreement shall be governed by the laws of the Commonwealth of Virginia.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

[SIGNATURES APPEAR ON FOLLOWING PAGES]

[Signatures on Following Page]

- 3 -

SIGNATURE PAGES EXCLUDED

REFERENCED BOARD MOTION

BK 18136 0388

Memo to the Board
January 26, 1998

ACTION -

PARKING REDUCTION FOR THE RESTON SHERATON INN AND CONFERENCE CENTER (HUNTER MILL DISTRICT).

ISSUE:
Board approval of a 24.1 percent parking reduction from 1,424 parking spaces to a minimum of 1,081 parking spaces for the non-residential uses at the Reston Sheraton Inn and Conference Center; Tax Map No. 017-3-003-0001; Hunter Mill District.

RECOMMENDATION:
I recommend that the Board of Supervisors approve, pursuant to paragraph 4, Section 11-102 of the Fairfax County Zoning Ordinance (County Ordinance), a 24.1 percent reduction of the required on-site parking for the Reston Sheraton Inn and Conference Center, Tax Map No. 017-3-003-0001. This recommendation is based on an analysis of the data in a shared parking study of the hourly parking accumulation characteristics of each of the uses on site and is made on condition that:

- The current owners, their successors or assigns of the parcel identified as Fairfax County Tax Map No. 017-3-003-0001, shall submit a parking space utilization study for review and approval by the Board of Supervisors at any time in the future that the Zoning Administrator so requests. Following review of that study, or if a study is not submitted within ninety (90) days after being requested, the Board may rescind this parking reduction and require full compliance with Chapter 11 of the Zoning Ordinance.
- A total of 1,331 on-site parking spaces shall be provided to serve the residential and non-residential uses associated with the development of the Reston Sheraton Inn and Conference Center.
- The following uses and numbers are the maximum amounts allowed by the approval of this parking reduction for the non-residential uses associated with the redevelopment of the Reston Sheraton Inn and Conference Center and shall not be exceeded:
  - Retail - 16,500 square feet
  - Proposed Restaurant - 250 seats and 14 employees

12

BK 18136 0389

Memo to the Board
January 26, 1998

- Existing Restaurant - 164 seats and 14 employees
- Existing Lounge - 99 seats and 3 employees

- No parking reduction for the residential component is included in this approval, therefore, a minimum of 250 parking spaces shall be provided for the residential portion proposed on this site. The total minimum number of parking spaces provided shall be 1,331 spaces. (With a minimum of 250 spaces allocated to the residential component, 1,081 spaces remain for the non-residential component.)
- All parking provided shall be in accordance with the applicable requirements of Article 11 of the Fairfax County Zoning Ordinance and the Fairfax County Public Facilities Manual, including the provisions referencing the Americans with Disabilities Act (ADA).
- All parking utilization studies prepared in response to a request by the Zoning Administrator shall be based on applicable County code requirements in effect at the time of said parking utilization study submission.
- Shared parking with any additional use(s) shall not be permitted without the submission of a new parking study prepared in accordance with the applicable requirements of Fairfax County and shall be subject to the Board of Supervisors' approval.
- The conditions of this approval shall be incorporated into the site plan for the Reston Sheraton Inn and Conference Center prior to final site plan approval.
- The conditions of approval of this parking reduction shall be recorded in the Land Records in a form acceptable to the County Attorney.

TIMING:
Board action requested on January 26, 1998.

BACKGROUND:
On March 6, 1997, a parking code reduction request was submitted to the Department of Environmental Management for a proposed redevelopment of the Reston Sheraton Inn and Conference Center located on Tax Map No. 017-3-003-0001. This property is currently the subject of a Proffered Condition Amendment/

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BK 18136 0390

Memo to the Board
January 26, 1998

Development Plan Amendment (PCA/DPA) B-846. On December 11, 1997, the Planning Commission held a public hearing and recommended approval. On January 12, 1998, the Board of Supervisors held a public hearing and deferred decision until January 26, 1998, so that the Board of Supervisors can concurrently make a decision on both the PCA/DPA and the parking reduction request.

It should be noted that the proposed site redevelopment has residential use and nonresidential use(s) component(s). No reduction of required parking for the residential use is proposed. The required parking for the nonresidential use(s) is 1,424 spaces and the required parking for the residential use is 250 spaces. A total of 1,331 spaces will be provided in lieu of the full Zoning Ordinance parking requirement of 1,674 spaces on-site with the Board approval of a 24.1 percent or 343 parking space parking reduction for the non-residential component only.

The Department of Environmental Management has coordinated the review of this request with the Office of Comprehensive Planning, Office of the County Attorney and the Office of Transportation. The recommended parking reduction reflects a coordinated review effort.

ENCLOSED DOCUMENTS:
Attachment I - February 26, 1997 Letter of request and November 21, 1997 Letter of revision from Gregory S. Lukmire, AIA
Attachment II - Plan Sheets associated with this item, i.e., DPA and architectural drawings (Separate from Package, for Board Members only)
Attachment III - Parking Study (Separate from Package, for Board Members only)

STAFF:
Anthony H. Griffin, Deputy County Executive
Zofia A. Zager, Acting Director, Department of Environmental Management

14

01/18/2006
RECORDED FAIRFAX CO VA

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan
(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 23 of 35
(See Dev. Conditions dated Feb 29, 2008)

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DA

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
11-17-06
01-04-08

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

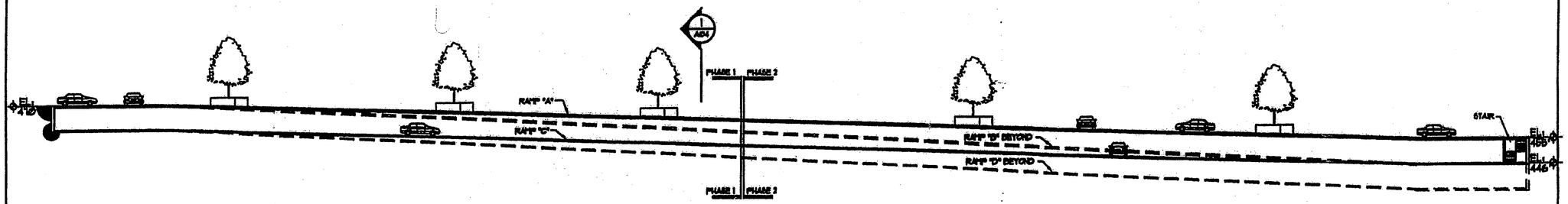
COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
01/04/08
PROFESSIONAL ENGINEER

MISCELLANEOUS CORRESPONDENCE
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. = N/A DATE: NOV. 2006

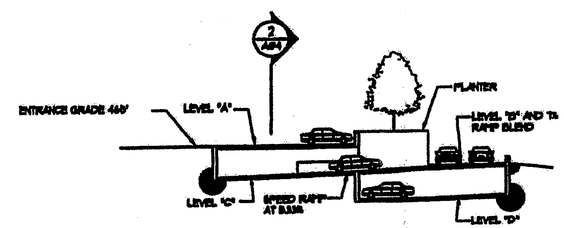
SHEET 23 OF 35

FILE No. SP-1257-2



LONGITUDINAL SECTION
PHASE 1 AND PHASE 2 DETAIL

1/32" = 1'-0" | 2 | A01



CROSS SECTION
PHASE 1 DETAIL

1/32" = 1'-0" | 1 | A01

RESTON SQUARE PARKING STRUCTURE

RESTON, VIRGINIA

1" = 20'
0 10' 20'

Sections
Phase 1 and Phase 2

10-20-04
WA01027.18

A04

WDG ARCHITECTURE PLANNING INTERIOR DESIGN
1025 Connecticut Ave. NW Suite 300 Washington, DC 20036
tel 202.857.2000 fax 202.857.2010 e-mail wdc@wdg.com

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan
(DP) (GDP) (CDP) (FDP) (PRC Plan)
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(See Dev. Conditions dated Feb 29, 2008)

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

PLAN DATE
11-17-06
01-04-08

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Annandale, Virginia 22003
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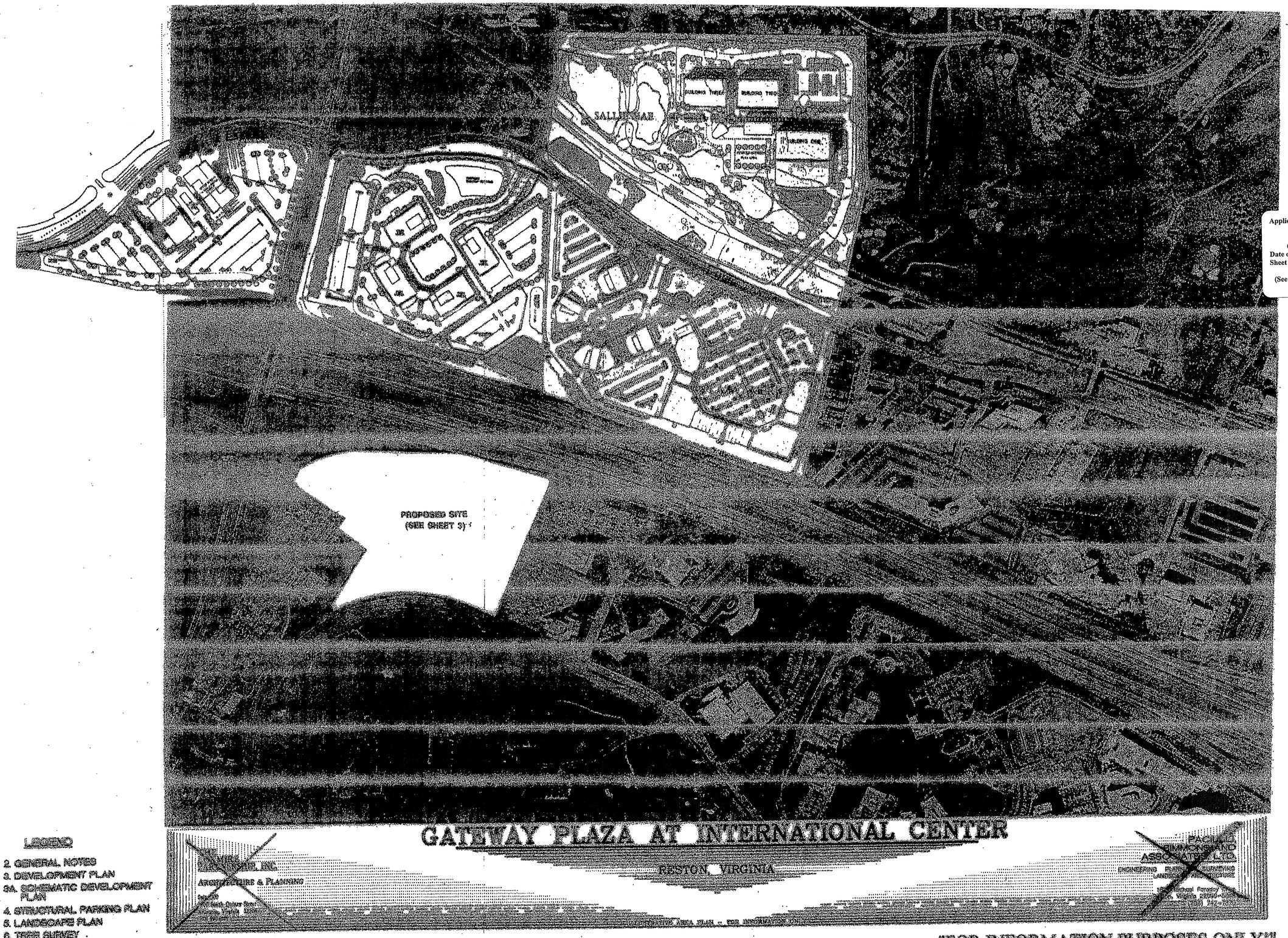
COMMONWEALTH OF VIRGINIA
KATHERINE K. KOBERGHAHN
No. 033021
PROFESSIONAL ENGINEER
11/04/08

MISCELLANEOUS CORRESPONDENCE
RESTON SQUARE
SHERATON GARAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20' | C.L. = N/A | DATE: NOV. 2006

SHEET
24
OF
35

FILE No.
PREL-1257-2



Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan
(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 25 of 35
(See Dev. Conditions dated Feb 29, 2008)

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
01/04/07
PROFESSIONAL ENGINEER

URBAN ENGINEERING & ASSOC., INC.

LEGEND

2. GENERAL NOTES
3. DEVELOPMENT PLAN
3A. SCHEMATIC DEVELOPMENT PLAN
4. STRUCTURAL PARKING PLAN
5. LANDSCAPE PLAN
6. TREE SURVEY
7-9. ELEVATIONS
10. PROMENADE PLAN

"FOR INFORMATION PURPOSES ONLY!"

SHEET 25 OF 35

GENERAL NOTES

1. THE PROPERTY DELINEATED BY THIS PLAN IS LOCATED ON TAX MAP 17-3-((3))-PARCEL 1 AND ZONED PRC. TOTAL SITE AREA IS 15.0 ACRES. THIS PARCEL IS PART OF A 44.79 ACRE TRACT OF LAND ORIGINALLY REZONED UNDER RZ B-846. SITE IS DESIGNATED AS "CONVENTION/CONFERENCE CENTER"
2. OWNER: RESTON INN AND CONFERENCE CENTER L.P.
   C/O TRADING AS T/A SHERATON RESTON HOTEL
   11810 SUNRISE VALLEY DR.
   RESTON, VA 22091
3. TOPOGRAPHY IS FROM RECORDS WITH A CONTOUR INTERVAL OF 5 FEET.
4. BOUNDARY INFORMATION IS TAKEN FROM RECORDS.
5. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
6. THE PROPERTY SHOWN ON THIS DEVELOPMENT PLAN AMENDMENT IS WITHIN THE HUNTER MILL DISTRICT.
7. PUBLIC WATER SERVICE TO THE SITE SHALL BE AN EXTENSION OF EXISTING WATER MAINS PROVIDED BY FCWA. DETAILED SERVICE TO INDIVIDUAL BUILDINGS SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.
8. PUBLIC SANITARY SEWER SHALL BE PROVIDED BY AN EXTENSION OF EXISTING FACILITIES. DETAILED SERVICE TO INDIVIDUAL BUILDINGS SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.
9. A MODIFICATION TO THE TRAIL INTENDED ALONG THE NORTH SIDE OF SUNRISE VALLEY DRIVE PER THE COMPREHENSIVE PLAN IS HEREBY REQUESTED TO BE CHANGED TO A 8' (MIN) CONCRETE SIDEWALK. PROVISIONS FOR FUTURE ACCESS FOR PEDESTRIAN CONNECTION SHALL BE PROVIDED TO FUTURE MASS TRANSIT SITE AS STATED WITHIN THE PROFFERS AND AS DETERMINED BY DEM.
10. DELETED
11. THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS UNLESS OTHERWISE NOTED ON THIS SHEET AND PLAN.
12. THE DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND IS SUBJECT TO THE DISCRETION OF THE OWNER.
13. THERE IS NO KNOWN FLOOD PLAIN, RPA, OR ENVIRONMENTAL QUALITY CORRIDOR LOCATED WITHIN THE SITE AS DEFINED BY THE ADOPTED COMPREHENSIVE PLAN.
14. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON-SITE.
15. A REQUEST TO WAIVE STORMWATER DETENTION REQUIREMENTS WILL BE PURSUED DURING SITE PLAN REVIEW.
16. BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROVIDED, UNLESS OTHERWISE WAIVED BY DEM.
17. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES. THOSE UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. FURTHER DETAIL SHALL BE PROVIDED DURING THE FINAL ENGINEERING AND SITE PLAN PHASE.
18. DELETED.
19. PARKING SHALL BE PROVIDED PURSUANT TO THE ZONING ORDINANCE, UNLESS A SHARED PARKING/PARKING REDUCTION IS APPROVED BY THE BOARD OF SUPERVISORS OR DEM.
20. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPTS AT ITS SOLE DISCRETION, TO COMPLY WITH NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE APPROVAL OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THIS DEVELOPMENT PLAN AND APPROVED PROFFER STATEMENT
21. OWNER/APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS AND ADJUSTMENTS TO THE FINAL DESIGN OF THE PROPOSED LANDSCAPING AND PLAZA AREAS PRIOR TO SITE PLAN SUBMITTAL PURSUANT TO PARAGRAPH 13 OF SECTION 16-203 OF THE ZONING ORDINANCE. IN NO CASE SHALL THERE BE A REDUCTION IN QUANTITY OR QUALITY OF LANDSCAPING PROPOSED HEREON.
22. RESTAURANTS LOCATED WITHIN THE PROPOSED NEW HOTEL OR OFFICE COMPONENT MAY INCLUDE OUTDOOR SEATING AREAS AND SHALL BE PARKED IN ACCORDANCE WITH ARTICLE 11, OR ANY PARKING REDUCTION APPROVED BY THE BOARD OF SUPERVISORS OR DEM. IN ADDITION, OUTDOOR SEATING AREAS MAY ALSO BE INCLUDED WITHIN PLAZAS AND PEDESTRIAN AREAS WHEN ASSOCIATED WITH THE FIRST STORY RETAIL AREA.
23. DIMENSIONS ARE APPROXIMATE AS SCALED. BUILDING FOOTPRINTS MAY VARY DUE TO FINAL ENGINEERING AND ARCHITECTURAL DESIGN PRIOR TO SITE PLAN SUBMISSION, BUT AT NO TIME SHALL A BUILDING BE LOCATED CLOSER TO ANY PROJECT BOUNDARY THAN ANY MEASURED SETBACK SHOWN ON THE PLAN.
24. A BENCHMARK (BM) HAS BEEN SHOWN ON SHEET 3 AS A POINT OF REFERENCE AND TO VERIFY THAT BUILDING HEIGHTS ADJACENT TO SUNRISE VALLEY DRIVE DO NOT EXCEED A HEIGHT OF 70 FEET ABOVE THE BENCHMARK PER THE COMPREHENSIVE PLAN TEXT. THIS BENCHMARK IS LOCATED AT THE CENTER OF THE EXISTING ENTRANCE TO THE SHERATON HOTEL, WITH AN ELEVATION OF 446.9'. THIS ELEVATION IS FOR REFERENCE ONLY AND NOT THE FINAL GRADE TO BE USED DURING CONSTRUCTION (SEE MAXIMUM BUILDING HEIGHTS ON SHEET 3).
25. NO TITLE REPORT IS FURNISHED FOR THESE PLANS.
26. DELETED.
27. DELETED.
28. DELETED.
29. DELETED.
30. EXISTING STRUCTURES ARE DELINEATED WITHIN THE DEVELOPMENT PLAN AS DASHED LINES. THE EXISTING BUILDINGS WERE COMPLETED IN 1973 AND ARE TO BE RETAINED AND MODIFIED TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE EXISTING HOTEL INCLUDES 302 ROOMS WITH APPROXIMATELY 21,000 SF OF MEETING SPACE, RESTAURANT AND LOUNGE FACILITIES.
31. DELETED.
32. NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE WITHIN THIS 15.0 ACRE SITE.
33. PROPOSED OFF-SITE IMPROVEMENTS INCLUDE REALIGNING THE MEDIAN BREAK TO MATCH NEW SITE ENTRANCE ON SUNRISE VALLEY DRIVE. THIS DEVELOPMENT PROPOSES AN EXPANSION OF THE LEFT TURN LANE INTO THE SITE.
34. USES TO INCLUDE:
   THE PRIMARY USES OF THE PROPERTY SHALL BE LIMITED TO HOTEL OR MOTEL, INCLUDING FACILITIES TO ACCOMMODATE CONVENTIONS AND/OR LARGE MEETINGS; OFFICE AND MULTIPLE FAMILY DWELLINGS AND AN EATING ESTABLISHMENT/RETAIL BUILDING. OTHER USES, WHICH ARE TO BE INCLUDED WITHIN THE BUILDINGS OR SERVE SUCH BUILDINGS, MAY INCLUDE THE FOLLOWING AS SECONDARY USES: ACCESSORY SERVICE USES, HOME OCCUPATION OR SUPPLEMENTAL USES; EATING ESTABLISHMENTS; BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS; FINANCIAL INSTITUTIONS; PERSONAL SERVICE ESTABLISHMENTS; PUBLIC USES; REPAIR SERVICE ESTABLISHMENTS; FAST FOOD RESTAURANTS; QUICK SERVICE FOOD STORES; COMMERCIAL RECREATION USES (GROUP 5); CHILD CARE CENTERS AND NURSERY SCHOOLS; PRIVATE SCHOOLS OF GENERAL AND SPECIAL EDUCATION (ANY SIZE); COLLEGES AND UNIVERSITIES; HEALTH CLUBS; CULTURAL AND CIVIC CENTERS AND EXHIBITION HALLS; PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS; THEATERS; SWIMMING POOLS; TENNIS COURTS; RADIO AND TELEVISION BROADCASTING FACILITIES; TELECOMMUNICATION AND MICROWAVE FACILITIES AND SATELLITE EARTH STATIONS AND RETAIL SALES ESTABLISHMENTS (WHICH MAY INCLUDE PRESCRIPTION ESTABLISHMENTS AND THE SELLING OF PHARMACEUTICAL SUPPLIES).
35. THIS DPA/PCA APPLICATION IS SUBMITTED AS A PART OF A PROPOSED SETTLEMENT OF THREE PENDING CASES IN THE CIRCUIT COURT OF FAIRFAX COUNTY, VIRGINIA (CHANCERY NO. 118720, LAW NO. 101141 AND CHANCERY NO. 117024). BY SUBMITTING THIS APPLICATION, APPLICANT DOES NOT WAIVE ANY OF ITS RIGHTS UNDER THE EXISTING ZONING OR LAND USE APPROVALS FOR THE SUBJECT PROPERTY AS MORE PARTICULARLY SET FORTH IN A TRANSMITTAL LETTER FROM R. R. G. HOBSON, ESQUIRE, ATTORNEY FOR THE APPLICANT, TO MS. LORRIE KIRST OF THE FAIRFAX COUNTY ZONING EVALUATION DIVISION DATED JUNE 26, 1997, WHICH LETTER IS HEREBY INCORPORATED BY REFERENCE.

ZONING

EXISTING ZONING: PLANNED RESIDENTIAL COMMUNITY DISTRICT (PRC) - HOTEL & CONFERENCE CENTER
PROPOSED: PLANNED RESIDENTIAL COMMUNITY DISTRICT (PRC) - CONVENTION/CONFERENCE CENTER
(AMENDMENT TO DEVELOPMENT PLAN RZ B-846, APPROVED 3/12/69)

TABULATIONS

- AREA TABULATIONS:

ORIGINAL AREA OF TRACT	44.79 ACRES
CURRENT AREA OF TRACT	15.0 ACRES*

*AREA UPON WHICH SUBSEQUENT CALCULATIONS ARE COMPUTED

- BUILDING TABULATIONS:

EXISTING INN & CONFERENCE CENTER	212,000 SF
ATRIUM (PROPOSED)	13,000 SF
PROPOSED DEVELOPMENT	
OFFICE	130,000 SF
HOTEL (175 ROOMS)	120,000 SF
SUPPORT RETAIL	21,500 SF
RESIDENTIAL	+ 200,000 SF
TOTAL BUILDING DEVELOPMENT	696,500 SF**

**SEE GENERAL NOTE #23

- FLOOR AREA RATIO (F.A.R.) CALCULATION:

GROSS SQUARE FOOT OF ALL PROPOSED AND EXISTING BUILDING/IMPROVEMENTS	=	696,500 SF
AREA OF CURRENT TRACT (15.0 ACRES)		
F.A.R. (INCLUDING RESIDENTIAL)	=	1.07
NON-RESIDENTIAL F.A.R (RESIDENTIAL NOT COUNTED WITHIN F.A.R.)	=	0.76

- PARKING TABULATIONS:

PARKING REQUIRED:

EXISTING HOTEL, CONFERENCE CENTER & RESTAURANT	1/UNIT + 4/50 UNITS	755
OFFICE	2.6/1,000 GFA	338
NEW HOTEL	1/UNIT + 4/50 UNITS @ 175 ROOMS	189
RETAIL	1/200 SF FOR 1st 1,000 SF OF NFA + 6/EACH ADD 1,000 SF	142
RESTAURANT	1/4 SEATS + 1/2 EMPLOYEES	INCL. IN RETAIL
RESIDENTIAL	1.6 SP/UNIT @ APPROX. 156 UNITS	250
TOTAL PARKING REQUIRED WITHOUT SHARED USE REDUCTION		1,674

REQUESTED REDUCTIONS (25%) IN PARKING REQUIREMENTS
***SEE NOTE #19 REGARDING REQUEST FOR SHARED PARKING

PARKING REDUCTION (EXCLUDING RESIDENTIAL)	1,068
PARKING REDUCTION (INCLUDING RESIDENTIAL)	1,318
PARKING PROVIDED (INCLUDING RESIDENTIAL, SEE SHEET 4)	1,332

- INTERIOR PARKING LOT LANDSCAPING:

PROPOSED PAVED AREA ASSOCIATED WITH INTERIOR LANDSCAPING	=	172,000 S.F.
5% INTERIOR PARKING LOT LANDSCAPING REQUIRED	=	8,600 S.F.
INTERIOR PARKING LOT LANDSCAPING PROVIDED	=	9,000 S.F. (5%)

- OPEN SPACE:

COMMON/LANDSCAPED OPEN SPACE	=	280,000 S.F. (42%)

TREE COVERAGE

TOTAL SITE AREA	=	653,400 S.F. (15.0 AC.)
AREA OF BUILDING(S)	=	-142,000 S.F.
ADJUSTED SITE ACREAGE	=	511,400 S.F.
REQUIRED PERCENTAGE TREE COVERAGE		x10%
TREE COVER REQUIRED	=	51,140 S.F.
EXISTING TREE CANOPY (AS SHADED ON SHEET 5)	=	36,600 S.F.
MULTIPLIER	=	x1.25
EXISTING TREE CREDIT	=	45,750 S.F.
PROPOSED PLANTINGS	=	+32,000 S.F.
TOTAL TREE COVER PROVIDED	=	77,750 S.F. (15.0%)

"FOR INFORMATION PURPOSES ONLY!"

COMMONWEALTH OF VIRGINIA MATTHEW K. KOIRTYOHANN No. 039021 01/04/08 PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA ERIC S. SIEGEL No. 023416 3/10/03 PROFESSIONAL ENGINEER

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

PACIULLI, SIMMONS AND ASSOCIATES, LTD.
· ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE
1821 Michael Faraday Drive, Reston, Virginia 20190 (703) 742-7870

GATEWAY PLAZA AT INTERNATIONAL CENTER
RESTON INN AND CONFERENCE CENTER L.P.
HUNTER MILL DISTRICT FAIRFAX COUNTY

GENERAL NOTES

SCALE: NONE
DATE: 6/20/97
DRN: MP
CKD: MWB
SHEET 2 OF 1
FILE NO:

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan
(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 26 of 35
(See Dev. Conditions dated Feb 29, 2008)

COMMONWEALTH OF VIRGINIA PETER J. ... JR. 12-9-97 PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA ... 12-9-97 CERTIFIED LANDSCAPE ARCHITECT

6. REVISED 12/9/97
5. REVISED 11/3/97
4. RESUBMITTED 10/21/97
3. REVISED 10/3/97
2. REVISED 9/5/97
1. REVISED 8/22/97 ADDRESS OCP COMMENTS PER MEETING 7/10/97

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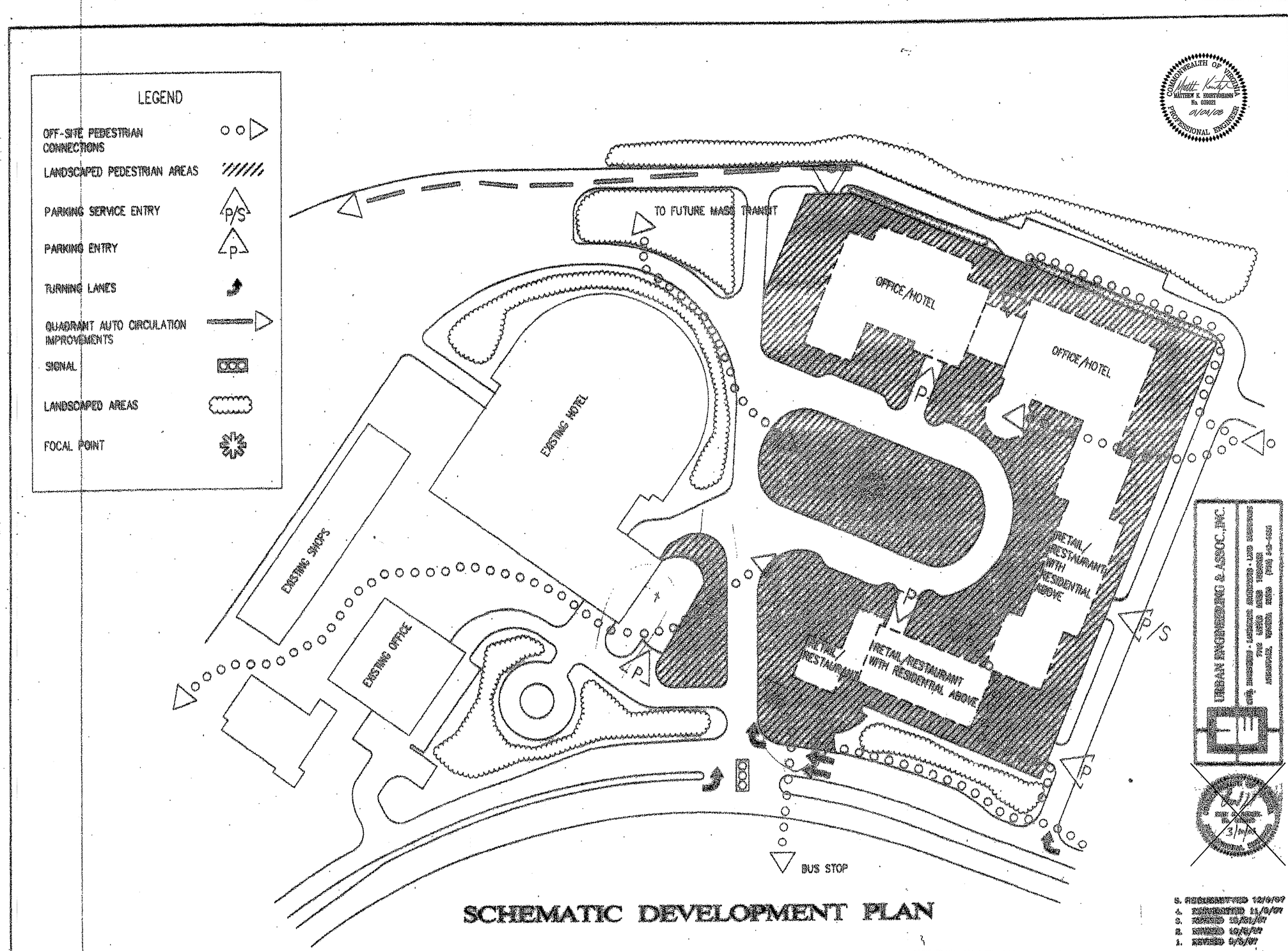

SCHEMATIC DEVELOPMENT PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
01/04/08
PROFESSIONAL ENGINEER

URBAN ENGINEERING & ASSOC., INC.

Rev.	Description	Date	Appr.

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GATEWAY PLAZA AT INTERNATIONAL CENTER

MASTER PLAN

RESTON INN AND CONFERENCE CENTER LP

Project Title:

Owner:

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan
(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 27 of 35
(See Dev. Conditions dated Feb 29, 2008)

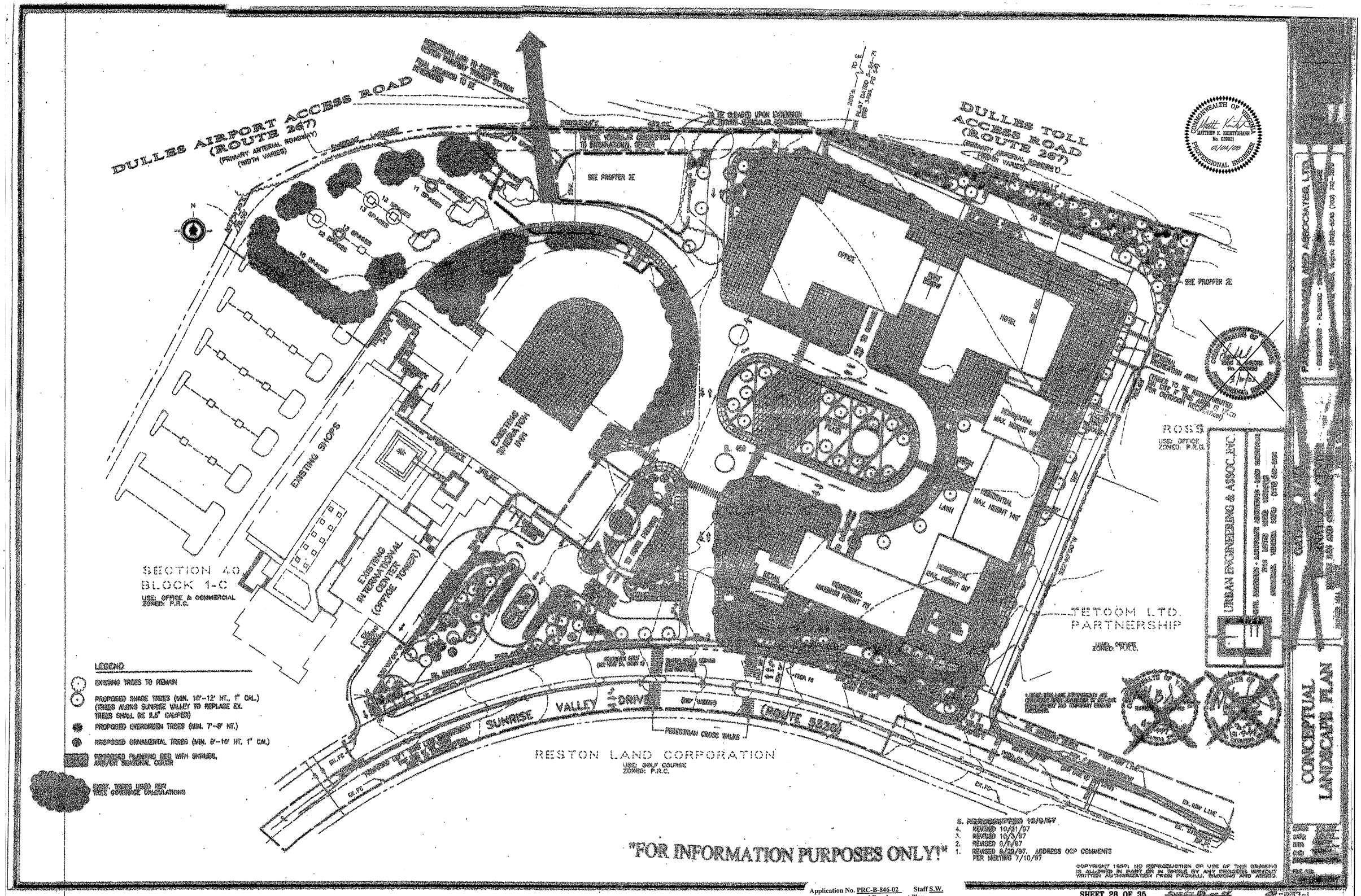
USE PLAN

5. REQUESTED 12/4/07
4. REQUESTED 11/6/07
3. REVISED 10/31/07
2. REVISED 10/6/07
1. REVISED 9/5/07

"FOR INFORMATION PURPOSES ONLY!"

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

3A



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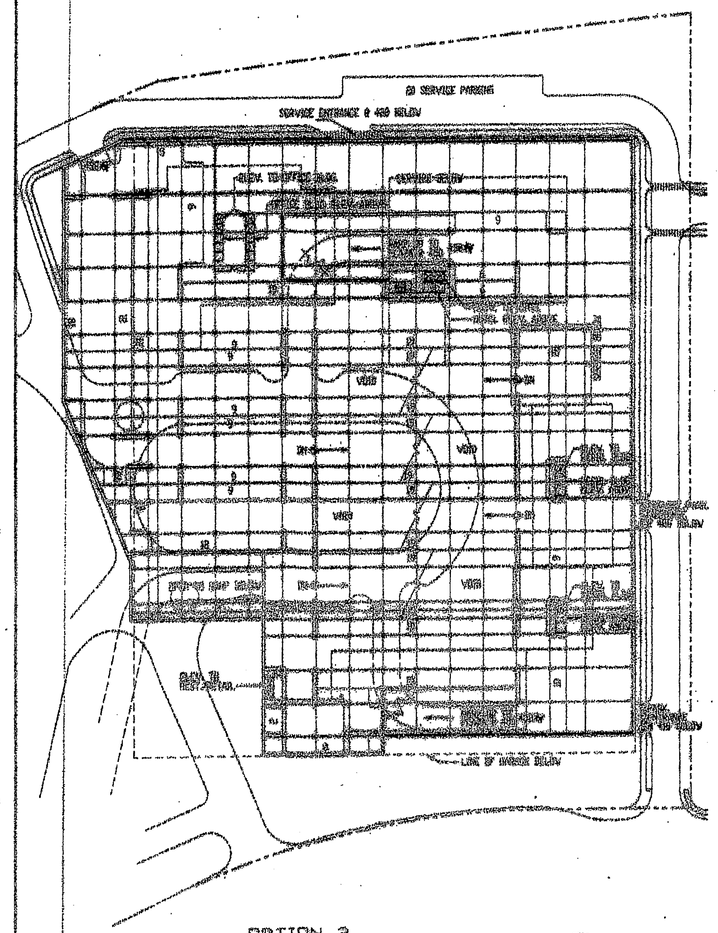
Sheet 28 of 35

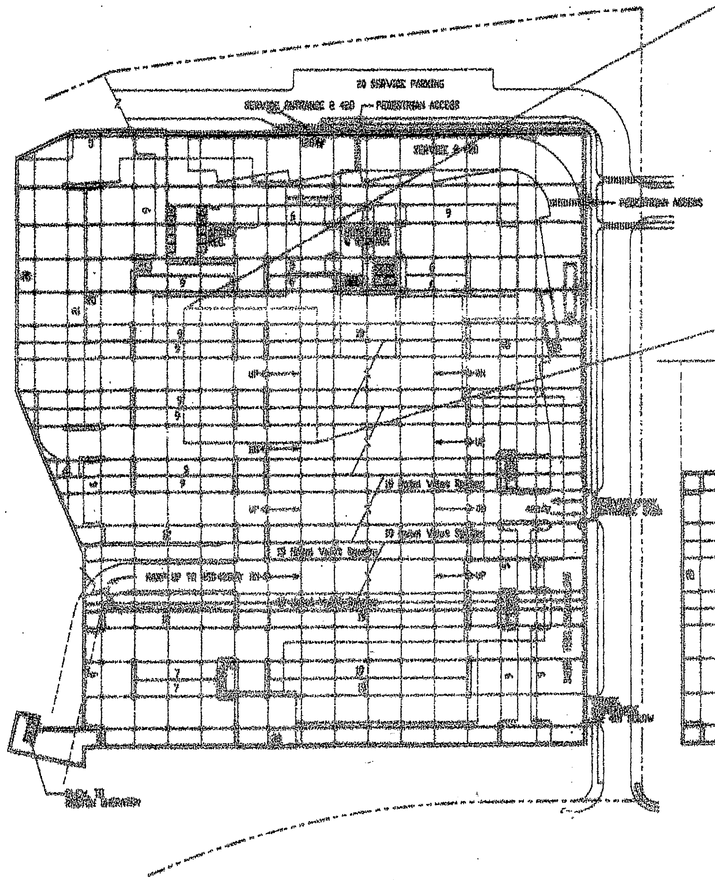
(See Dev. Conditions dated Feb 29, 2008)

SHEET 28 OF 35



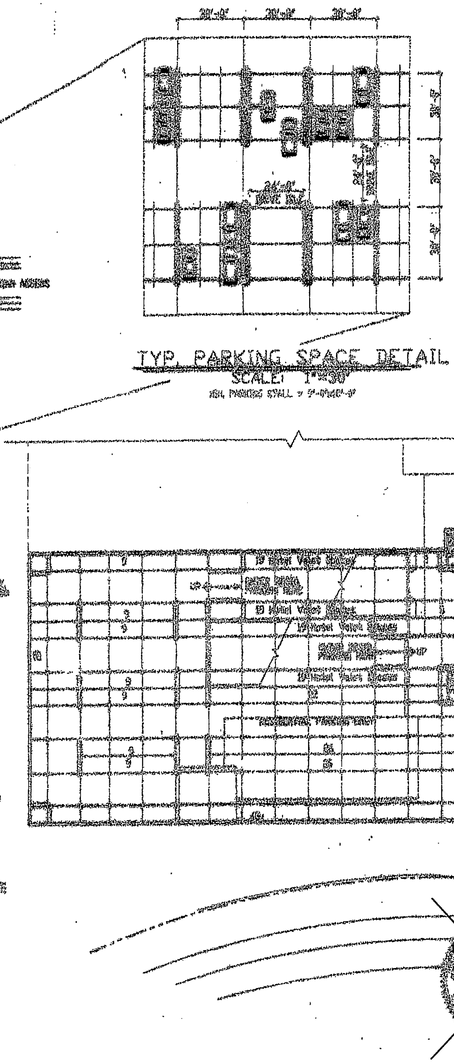
OPTION 2
PARKING PLAN - LEVEL 1

ELEVATION 439 SCALE: 1"=60' NORTH
NUMBER OF SPACES : 464



OPTION 2
PARKING PLAN - LEVEL 2

ELEVATION 428 SCALE: 1"=60' NORTH
NUMBER OF SPACES : 460



TYP. PARKING SPACE DETAIL
SCALE: 1"=30'
18' PARKING STALL + 2'-0"x20'-0"

OPTION 2
PARKING PLAN - LEVEL 3

ELEVATION 418 SCALE: 1"=60' NORTH
NUMBER OF SPACES : 258

TOTAL, PUBLIC PARKING SPACES,
INCLUDING 250 SURFACE SPACES
NOT SHOWN ON THIS DRAWING: 1074
RESIDENTIAL PARKING SPACES: 259
TOTAL, ALL PARKING: 1332

SERVICE TRUCK BAYS : 7
ON-SITE SERVICE SPACES: 20
SHORT TERM SERVICE SPACES: 14
RESTAURANT SERVICE SPACES (NOT SHOWN): 2

5. REVISED 12/6/07
3. REVISED 11/5/07
4. REVISED 10/22/07
2. REVISED 10/8/07
3. REVISED 9/6/07
1. REVISED 8/20/07 ADDED SDP COMMENTS PER MEETING 7/10/07.

FOR ILLUSTRATIVE PURPOSES ONLY

MATTHEW K. KORTOKANDY
No. 039021
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
8/20/08

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING
7926 JONES BRANCH DRIVE
MCLEAN, VIRGINIA 22102 (703) 556-0220

FOR INFORMATION PURPOSES ONLY!!

GATEWAY PLAZA AT
INTERNATIONAL CENTER
HOTEL INN AND CONFERENCE CENTER

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Sheet 29 of 35

(See Dev. Conditions dated Feb 29, 2008)

STRUCTURED PARKING PLAN

4 OF 10

SHEET 29 OF 35 ~~SHEET 10 OF 10~~ SP-1257-1

M:\Jobs\Reston\Reston Square\Sheraton Garage\PRC PLAN\1257-2-SG-CONCEPTPLANAMEND.dwg, 12/31/2007 2:44:20 PM, jclemons

ABBREVIATIONS

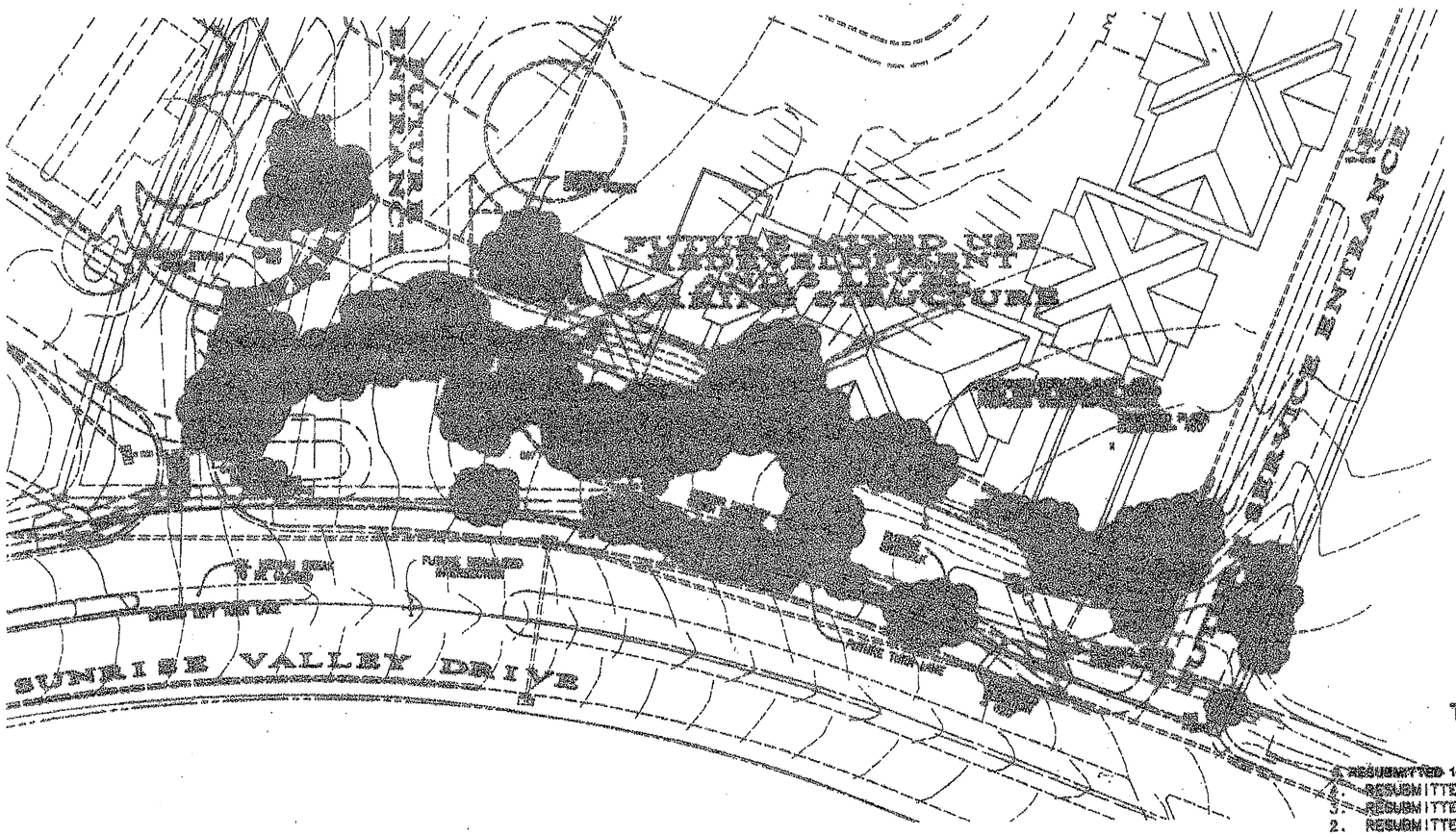
BSH - BUSH
CED - CEDAR
CHE - CHERRY
DOG - DOGWOOD
DT - DECIDUOUS TREE (UNIDENTIFIED)
HOL - HOLLY
MAP - MAPLE
OAK - OAK
PIN - PINE
POP - POPLAR
SPR - SPRUCE

TREE LOCATION AND CONDITION

PT. NO.	TREE TYPE	SIZE	DRIP LINE	CONDITION
302	MAP	13 IN.	18FT	FAIR
303	MAP	12 IN.	20FT	FAIR
304	POP	8 IN.	12FT	FAIR
305	POP	8 IN.	8FT	GOOD
306	POP	4 IN.	6FT	POOR
307	MAP	16 IN.	25FT	GOOD
308	MAP	6 IN.	6FT	FAIR
309	POP	18 IN.	12FT	GOOD
310	BSH	3 IN.	6FT	REMOVE
311	OAK	24 IN.	18FT	FAIR
312	DT	13 IN.	12FT	GOOD
313	PIN	3 IN.	6FT	GOOD
314	PIN	8 IN.	8FT	GOOD
315	OAK	4 IN.X3	12FT	GOOD
316	OAK	21 IN.	18FT	FAIR
317	DT	10 IN.	10FT	GOOD
318	MAP	7 IN.X2	8FT	POOR
319	MAP	12 IN.	18FT	GOOD
320	MAP	10 IN.	12FT	POOR
321	MAP	8 IN.	10FT	GOOD
322	MAP	12 IN.X2	20FT	FAIR
323	BSH	3 IN.X5	6FT	REMOVE
324	MAP	12 IN.	18FT	GOOD
325	MAP	12 IN.	18FT	GOOD
326	OAK	6 IN.X3	8FT	GOOD
327	POP	6 IN.	8FT	POOR
328	OAK	8 IN.	10FT	GOOD
329	OAK	27 IN.	25FT	POOR
330	OAK	18 IN.	25FT	GOOD
331	POP	12 IN.	12FT	GOOD
332	POP	12 IN.	12FT	POOR
333	POP	6 IN.	6FT	GOOD
334	POP	6 IN.X2	10FT	GOOD
335	POP	18 IN.	18FT	GOOD
336	OAK	8 IN.	8FT	GOOD
337	OAK	8 IN.	10FT	GOOD
338	POP	18 IN.	12FT	GOOD
339	POP	12 IN.	12FT	GOOD
340	POP	8 IN.	8FT	GOOD
341	POP	8 IN.	10FT	GOOD
342	POP	8 IN.	10FT	GOOD
343	MAP	12 IN.	18FT	GOOD
344	MAP	12 IN.	20FT	GOOD
345	OAK	18 IN.	18FT	GOOD
346	BSH	6 IN.	6FT	POOR
347	MAP	15 IN.	18FT	GOOD
348	POP	8 IN.	10FT	GOOD
349	MAP	18 IN.	18FT	GOOD
350	MAP	12 IN.	18FT	GOOD
351	DT	3 IN.X5	8FT	GOOD
352	DT	4 IN.X8	10FT	GOOD
353	OAK	18 IN.	18FT	POOR
354	MAP	13 IN.	18FT	GOOD
355	MAP	15 IN.	25FT	GOOD
356	MAP	16 IN.X2	18FT	GOOD
357	OAK	18 IN.	18FT	GOOD
358	OAK	18 IN.	10FT	FAIR
359	BSH	3 IN.	4FT	GOOD
360	BSH	8 IN.	8FT	POOR
361	POP	4 IN.	8FT	GOOD
362	POP	8 IN.	10FT	GOOD
363	OAK	4 IN.X2	7FT	GOOD
364	POP	8 IN.	10FT	GOOD
365	POP	12 IN.	25FT	GOOD
366	MAP	12 IN.X2	25FT	GOOD
367	MAP	16 IN.	25FT	GOOD
368	MAP	16 IN.	18FT	GOOD
369	POP	7 IN.	8FT	GOOD
370	POP	18 IN.	20FT	GOOD
371	POP	12 IN.	18FT	POOR
372	OAK	6 IN.	8FT	GOOD
373	POP	6 IN.	8FT	GOOD
374	OAK	18 IN.	8FT	GOOD
375	POP	15 IN.	18FT	GOOD
376	POP	8 IN.	7FT	GOOD
377	OAK	12 IN.	18FT	GOOD
378	BSH	6 IN.	7FT	POOR
379	POP	18 IN.	8FT	GOOD
380	POP	12 IN.	11FT	GOOD
381	POP	8 IN.	8FT	GOOD
382	POP	18 IN.	8FT	GOOD
383	POP	18 IN.	15FT	GOOD
384	OAK	8 IN.	8FT	GOOD
385	OAK	12 IN.	18FT	FAIR
386	OAK	18 IN.	18FT	FAIR
387	MAP	18 IN.	18FT	GOOD
388	OAK	12 IN.	18FT	GOOD
389	DT	3 IN.X4	8FT	FAIR
390	MAP	18 IN.	25FT	GOOD
391	BSH	6 IN.	8FT	GOOD
392	BSH	3 IN.X3	6FT	FAIR
393	BSH	2 IN.	8FT	POOR
394	DT	18 IN.X2	25FT	GOOD
395	OAK	12 IN.	10FT	POOR
396	OAK	12 IN.	18FT	POOR
397	OAK	18 IN.	8FT	GOOD
398	MAP	16 IN.	25FT	GOOD
399	OAK	24 IN.	25FT	GOOD
400	OAK	24 IN.	15FT	FAIR
401	OAK	10 IN.	7FT	POOR
402	OAK	6 IN.	10FT	POOR
403	OAK	18 IN.	12FT	GOOD
404	OAK	6 IN.	10FT	GOOD
405	OAK	12 IN.	18FT	GOOD
406	OAK	6 IN.X2	10FT	GOOD
407	POP	10 IN.	8FT	POOR
408	POP	6 IN.	8FT	FAIR
409	MAP	8 IN.	15FT	FAIR
410	POP	12 IN.	25FT	GOOD
411	POP	8 IN.	10FT	GOOD
412	MAP	8 IN.	15FT	FAIR
413	POP	12 IN.	25FT	GOOD
414	POP	12 IN.	18FT	POOR
415	OAK	4 IN.	5FT	POOR
416	BSH	2 IN.	3FT	GOOD
417	MAP	21 IN.	25FT	GOOD
418	POP	16 IN.	25FT	GOOD
419	MAP	21 IN.	20FT	GOOD
420	BSH	4 IN.	4FT	POOR
421	DT	3 IN.X5	7FT	GOOD
422	MAP	8 IN.	12FT	GOOD
423	MAP	21 IN.	25FT	POOR
424	MAP	12 IN.	18FT	GOOD
425	BSH	3 IN.X3	8FT	GOOD
426	BSH	1 IN.	3FT	GOOD
427	BSH	1 IN.	3FT	GOOD
428	BSH	1 IN.	3FT	GOOD
429	BSH	1 IN.	3FT	GOOD
430	BSH	1 IN.	3FT	GOOD
431	BSH	1 IN.	3FT	GOOD
432	BSH	1 IN.	3FT	GOOD
433	BSH	1 IN.	3FT	GOOD
434	BSH	1 IN.	3FT	GOOD
435	BSH	1 IN.	3FT	GOOD
436	BSH	1 IN.	3FT	GOOD
437	BSH	1 IN.	3FT	GOOD
438	BSH	1 IN.	3FT	GOOD
439	BSH	1 IN.	3FT	GOOD
440	BSH	1 IN.	3FT	GOOD
441	BSH	1 IN.	3FT	GOOD
442	BSH	1 IN.	3FT	GOOD
443	BSH	1 IN.	3FT	GOOD
444	BSH	1 IN.	3FT	GOOD
445	BSH	1 IN.	3FT	GOOD
446	BSH	1 IN.	3FT	GOOD
447	BSH	1 IN.	3FT	GOOD

THE PURPOSE OF THIS EVALUATION WAS TO DETERMINE THE HEALTH OF THOSE TREES SHOWN ON THIS PLAN, AND THEIR LIKELIHOOD OF SURVIVING CONSTRUCTION. THIS EVALUATION INCLUDED VISUAL EXAMINATION OF THE BASE OF THE TREES, AND THE OVERALL EXTERNAL APPEARANCE. VISUAL EXAMINATION INCLUDED THE IDENTIFICATION OF CRACKING ROOTS, AND DEAD OR ROTTING WOOD AFFECTING THE INTEGRITY OF THE STRUCTURE AND LONGEVITY OF THE TREE. THIS EVALUATION DID NOT TAKE INTO ACCOUNT A TREE'S TOLE SUCCESS TOLERANCE TO CONSTRUCTION. NOR DID THIS EVALUATION CONSIDER OVERALL AESTHETIC QUALITY OF THE TREE, PROPOSED GRADING, OR FILL INTENDED WITH THE FUTURE IMPROVEMENTS OF THIS SITE.

IN THE "TREE LOCATION AND CONDITION" MATRIX TO THE LEFT, EACH TREE IS IDENTIFIED BY A POINT NUMBER ("PT. NO.") CORRESPONDING TO THE MAP BELOW. OTHER COLUMNS IDENTIFY GENERAL CATEGORIES SUCH AS VEGETATION, TREE SPECIES, APPROXIMATE CALIPER AND DRIPLINE OF EACH TREE. IN THE "CONDITION" COLUMN TO THE RIGHT OF THE MATRIX, RATINGS HAVE BEEN ASSIGNED TO EACH OF THE TREES DESCRIBED. RATINGS OF "GOOD", "FAIR", AND "POOR" ARE ASSIGNED TO AID IN THE IDENTIFICATION OF THOSE TREES WORTHY OF SAVING. A RATING OF "GOOD" INDICATES A HEALTHY TREE ANTICIPATED TO SURVIVE CONSTRUCTION. A RATING OF "FAIR" INDICATES A TREE THAT IS SHOWING SIGNS OF STRESS AND IS NOT LIKELY TO SURVIVE CONSTRUCTION. THE LAST RATING DESIGNATION BY "POOR" INDICATES A TREE THAT IS ALREADY SHOWING SIGNS OF STRESS THAT CALL INTO QUESTION ITS LONGEVITY AND ABILITY TO SURVIVE OVER THE NEXT FIVE YEARS WITHOUT ANY DISTURBANCE.



COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTVOHANN
No. 03021
01/04/08
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
DAVID C. STEVENS
No. 2466
3/4/08

URBAN ENGINEERING & ASSOC. INC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND DEVELOPERS
7124 GREEN OAK DRIVE
SPRINGFIELD, VIRGINIA 22150 (703) 912-9000

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 30 of 35

(See Dev. Conditions dated Feb 29, 2008)

THIS PLAN FOR INFORMATION ONLY
TREE LOCATION AND CONDITION SURVEY
PREPARED BY PACIULLI, SIMMONS & ASSOCIATES, LTD. MARCH, 1997.

6. RESUBMITTED 12/9/97
4. RESUBMITTED 11/3/97
3. RESUBMITTED 10/21/97
2. RESUBMITTED 10/3/97
1. REVISED 9/5/97

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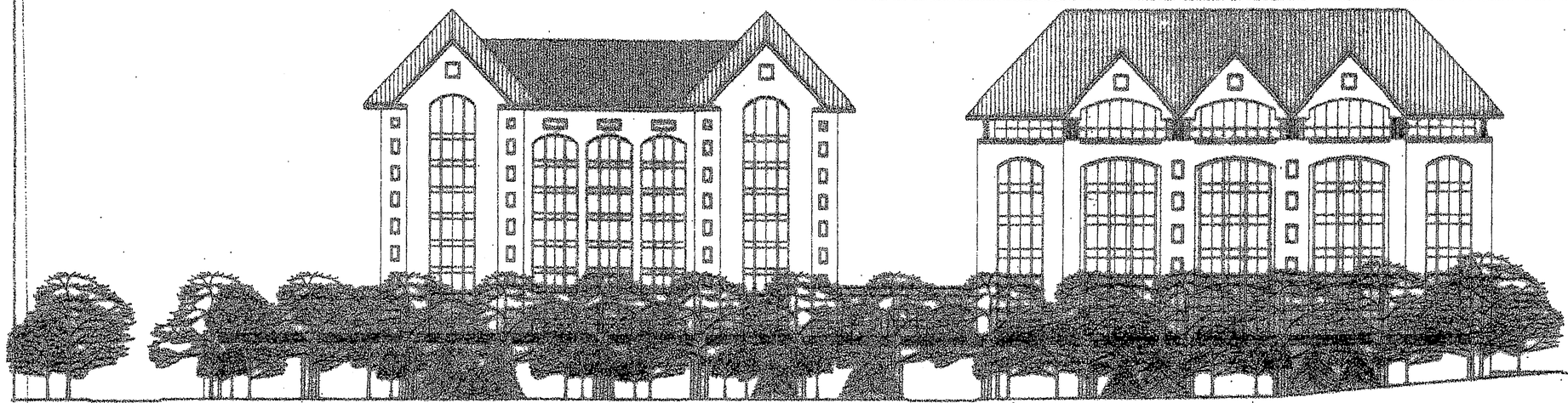
TREE SURVEY

SHEET 30 OF 35 ~~SHEET 29 OF 35~~ SP-1257-1



DULLESS ACCESS ELEVATION LOOKING SOUTH

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40' 80'

PLAZA ELEVATION LOOKING NORTH

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40' 80'

"FOR INFORMATION PURPOSES ONLY!"

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
01/04/08
PROFESSIONAL ENGINEER

URBAN ENGINEERING & ASSOC., INC.

GATEWAY PLAZA AT INTERNATIONAL CENTER
MASTER PLAN
RESTON INN AND CONFERENCE CENTER LP

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan
(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 31 of 35
(See Dev. Conditions dated Feb 29, 2008)

5. RESUBMITTED 12/9/97
4. RESUBMITTED 11/4/97
3. RESUBMITTED 10/31/97
2. RESUBMITTED 10/3/97
1. REVISED 9/6/97

FOR ILLUSTRATIVE PURPOSES ONLY

7 OF 10

SHEET 31 OF 35 ~~SHEET 31 OF 35~~ SP-1257-1

M:\Jobs\Reston\Reston Square\Sheraton Garage\PRC PLAN\1257-2-SG-CONCEPTPLANAMEND.dwg, 12/31/2007 2:44:15 PM, jclemons

PLAZA ELEVATION LOOKING EAST

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40' 80'

URBAN ENGINEERING & ASSOC., INC.

GATEWAY PLAZA AT INTERNATIONAL CENTER

MASTER PLAN

RESTON INN AND CONFERENCE CENTER LP

THE LUMMIRE ENGINEERING INC.

ARCHITECTURE & PLANNING

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 32 of 35

(See Dev. Conditions dated Feb 29, 2008)

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
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PROFESSIONAL ENGINEER

"FOR INFORMATION PURPOSES ONLY!"

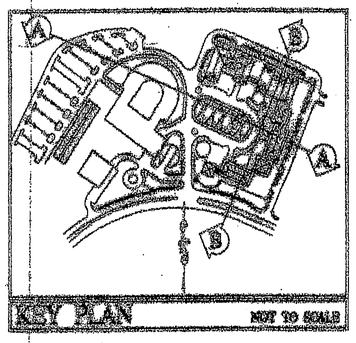
5. RESUBMITTED 12/8/07
4. RESUBMITTED 11/3/07
3. REVISED 10/21/07
2. RESUBMITTED 10/3/07
1. REVISED 9/5/07

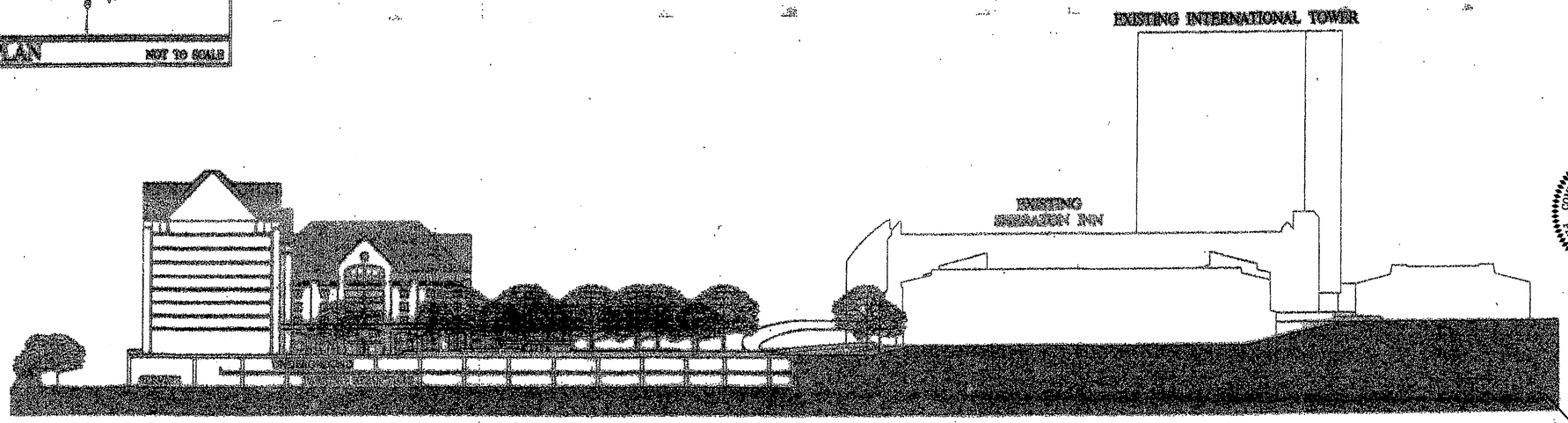
FOR ILLUSTRATIVE PURPOSES ONLY

Drawn
Checked
App.

8 OF 10

SHEET 32 OF 35 ~~SHEET 15 OF 25~~ SP-1257-1

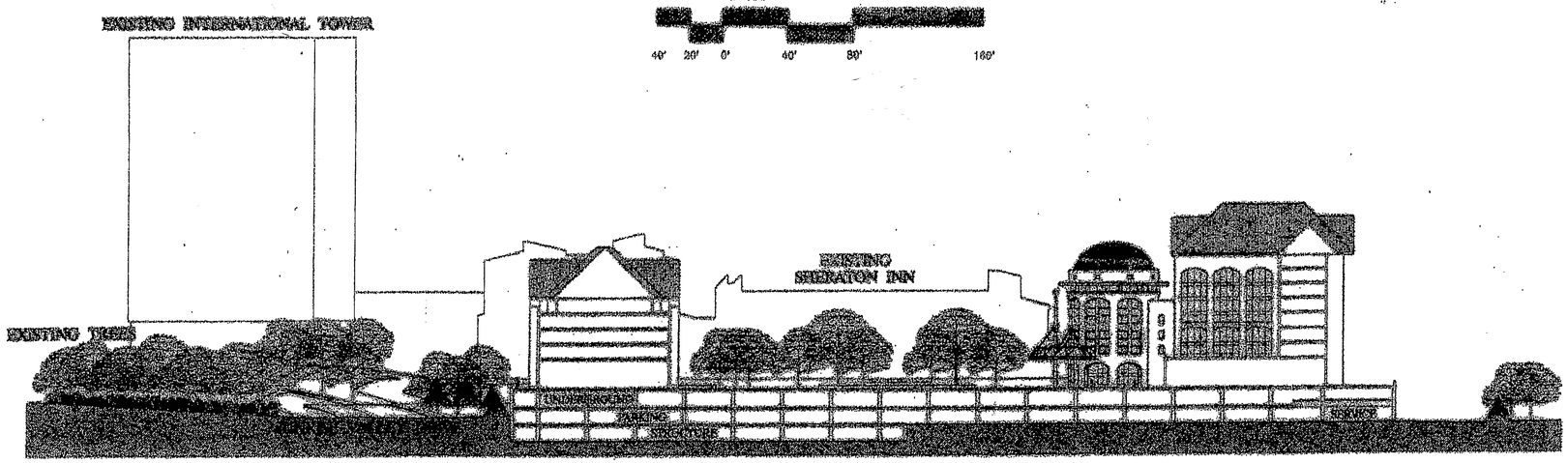




SECTIONAL ELEVATION A
(LOOKING SOUTH TOWARD SUNRISE VALLEY DRIVE)

SCALE: 1" = 40'-0"

40' 20' 0' 40' 80' 160'



SECTIONAL ELEVATION B
(LOOKING WEST TOWARD EXISTING SHERATON INN)

SCALE: 1" = 40'-0"

40' 20' 0' 40' 80' 160'

"FOR INFORMATION PURPOSES ONLY!"

5. RESUBMITTED 12/3/07
4. RESUBMITTED 11/5/07
3. RESUBMITTED 10/22/07
2. RESUBMITTED 10/3/07
1. REVISED 9/5/07

FOR ILLUSTRATIVE PURPOSES ONLY

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOENTOHANN
No. 039021
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CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LEESBURG PIKE, FALLS CHURCH
ANNANDALE, VIRGINIA 22003 (703) 642-8080

THE
ARCHITECTURE STUDIO

Suite 350
8270 Greensboro Drive
McLean, Virginia 22102
703 556-0220

GATEWAY PLAZA AT INTERNATIONAL CENTER
MASTER PLAN
RESTON INN AND CONFERENCE CENTER LP

Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

Date of (DP) (GDP) (CDP) (FDP) (PRC Plan) (BOS) (PC) Approval March 31, 2008
Sheet 33 of 35

(See Dev. Conditions dated Feb 29, 2008)

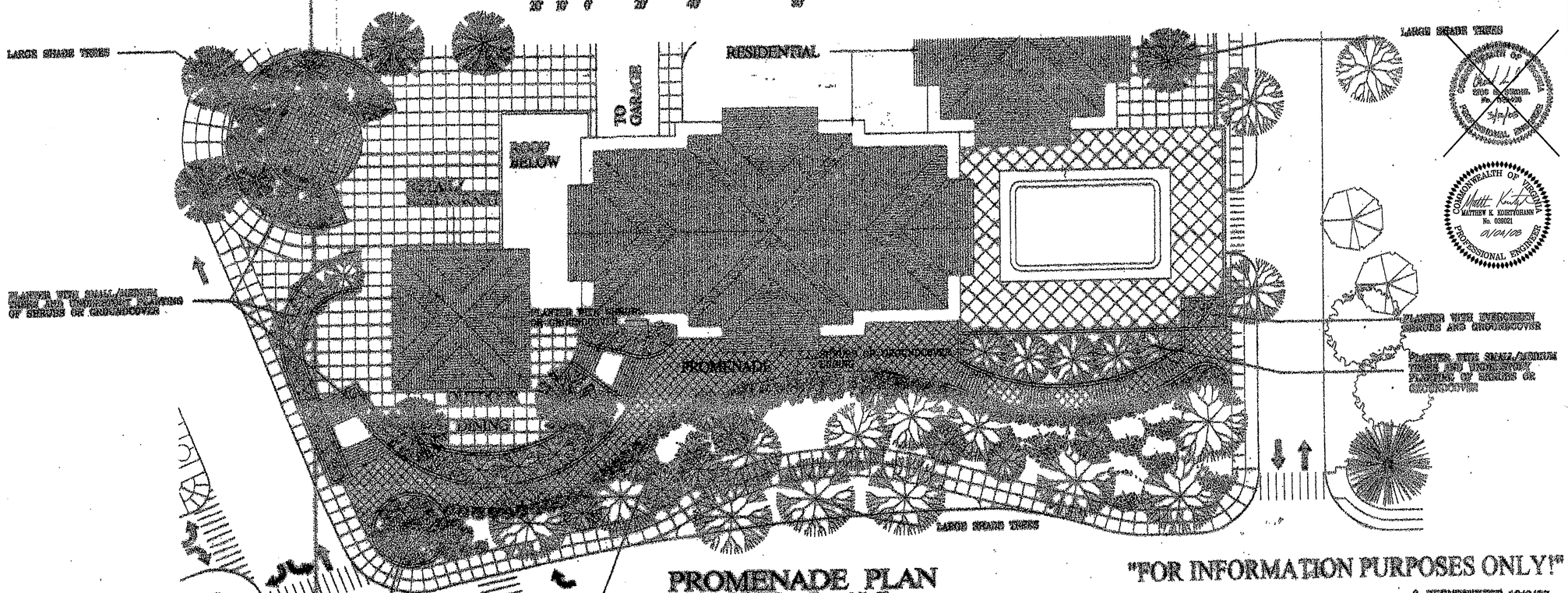
Revisions
Dates
Scales
Drawn
Checked
Appr.

9 OF

SUNRISE VALLEY ELEVATION LOOKING NORTH

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40' 80'



PROMENADE PLAN

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40' 80'

"FOR INFORMATION PURPOSES ONLY!"

3. RESUBMITTED 12/9/97
2. RESUBMITTED 11-3-97
1. REVISED 10-21-97

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

SHEET 34 OF 35 ~~SHEET 34 OF 35~~ SP-1257-1

URBAN ENGINEERING & ASSOC., INC.

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
01/04/08
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GATEWAY PLAZA AT INTERNATIONAL CENTER
MASTER PLAN
WESTON INN AND CONFERENCE CENTER

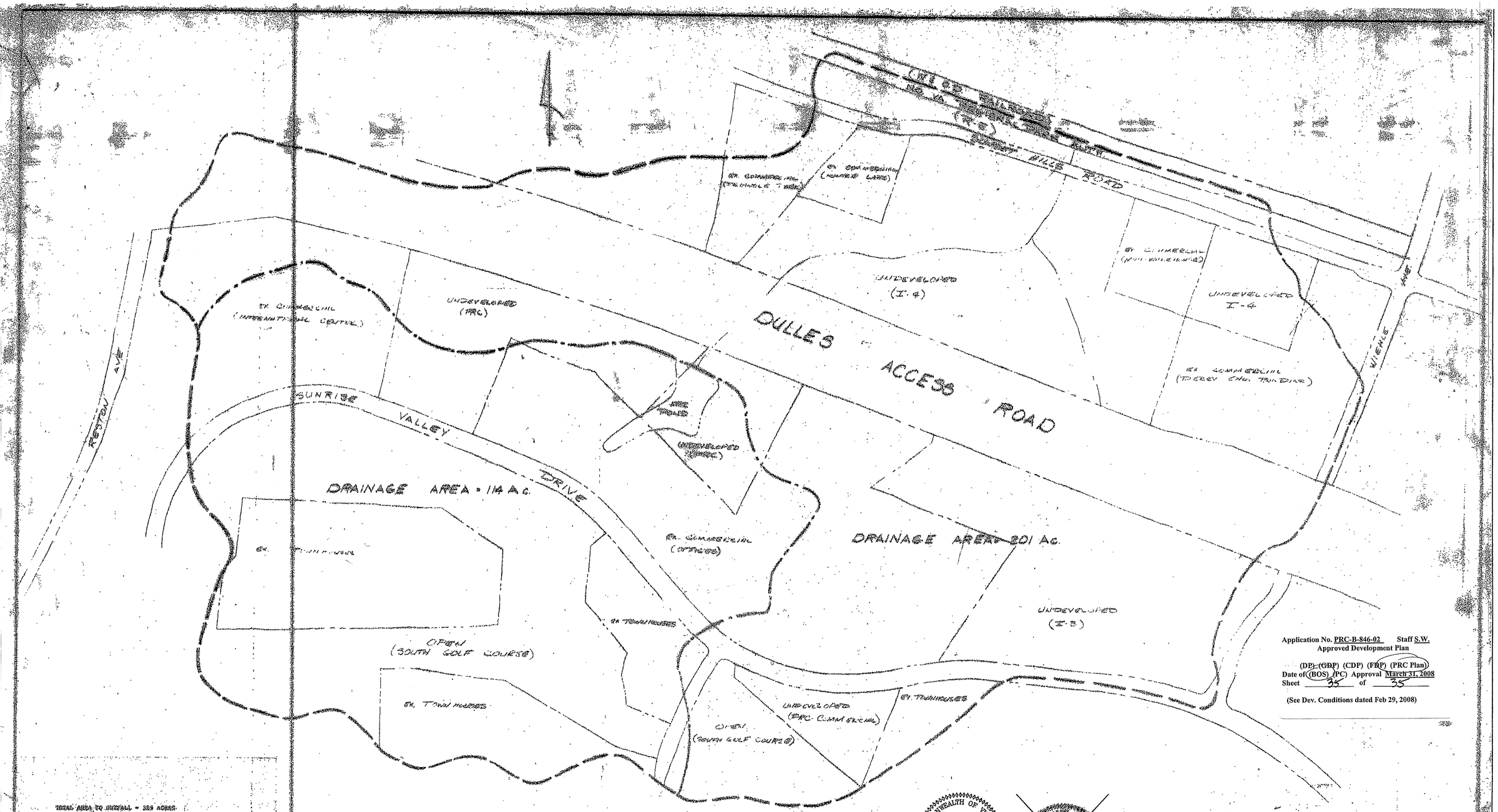
Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan

(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 34 of 35

(See Dev. Conditions dated Feb 29, 2008)

PROMENADE PLAN

Dwg. No. 10 of 10



Application No. PRC-B-846-02 Staff S.W.
Approved Development Plan
(DP) (GDP) (CDP) (FDP) (PRC Plan)
Date of (BOS) (PC) Approval March 31, 2008
Sheet 35 of 35

(See Dev. Conditions dated Feb 29, 2008)

TOTAL AREA TO OUTFALL = 315 ACRES

BASE CONDITIONS

SUB AREA	DRAINAGE AREA (ac)	% IMP
OPEN	0.472	15
UNDEVELOPED	0.232	15
COMMERCIAL	0.175	75
R.O.W.	0.055	60

ULTIMATE CONDITIONS (2 A.C. & 3 AC)

SUB AREA	DRAINAGE AREA (ac)	% IMP
OPEN	0.472	15
UNDEVELOPED	0.232	15
COMMERCIAL	0.175	85
R.O.W.	0.055	60

ULTIMATE CONDITIONS (20 AC.)

SUB AREA	DRAINAGE AREA (ac)	% IMP
OPEN	0.472	15
UNDEVELOPED	0.232	20
COMMERCIAL	0.175	85
R.O.W.	0.055	60

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTOHANN
No. 028281
01/04/08
PROFESSIONAL ENGINEER

STATE OF VIRGINIA
MATTHEW K. KORTOHANN
No. 028281

"FOR INFORMATION PURPOSES ONLY"

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7925 JONES BRANCH DRIVE
MCLEAN, VIRGINIA 22102 (703) 442-8860

DRAINAGE DIVISION

SHEET 35 OF 35