RESTON BLOCK 3 - SECTION 89

PRC PLAN/CPA 2008-0237
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
APRIL 2, 2009

OWNER

RAJ DEVELOPMENT LLC.
13251 MIDDLETON FARM LANE
HERNDON, VA 20171

ATTORNEY/AGENT

VENABLE LLP.
8010 TOWER CRESCENT DRIVE
SUITE 300
VIENNA, VA 22182
TELEPHONE: 703.760.1956
FAX: 703.821.8949

VICINITY MAP
SCALE: 1" = 1,000'

ARCHITECTS

DAVIS, CARTER, SCOTT LTD.
1676 INTERNATIONAL DRIVE
SUITE 500
MCLEAN, VA 22102
TELEPHONE: 703.556.9275
FAX: 703.821.6976

ENGINEERS/LANDSCAPE ARCHITECTS

THE BC CONSULTANTS
12600 FAIR LAKES CIRCLE
SUITE 100
FAIRFAX, VA 22033
TELEPHONE: 703.449.8100
FAX: 703.449.8108

SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	SITE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE DETAIL PLAN 1
5	LANDSCAPE DETAIL PLAN 2
6	GENERAL NOTES AND COMMENTS
7	EXISTING CONDITIONS & EXISTING VEGETATION MAP
8	SITE DETAILS 1
9	SITE DETAILS 2
10	SITE DETAILS 3
11	LEVEL PLANS
12	LEVEL PLANS & SECTION
13	SHADOW STUDY
14	ELEVATIONS
15	DEDICATION EXHIBIT
16	PREVIOUSLY APPROVED DEVELOPMENT PLAN-SHEET 30
17	PREVIOUSLY APPROVED MASTER CONCEPTUAL T PLAN-SHEET 31
18	OUTFALL ANALYSIS
19	STORMWATER MANAGEMENT ANALYSIS
20	EXISTING PROFFERS & CONDITIONS
21	EXISTING PROFFERS & CONDITIONS
22	EXISTING PROFFERS & CONDITIONS
23	EXISTING PROFFERS & CONDITIONS

REVISED DATE: 4-2-09
5-13-09
6-3-09
11-16-09

CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
PC Approval of CPA April 22, 2010
BOS Approval or PRC June 8, 2010
Sheet 1 of 23

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 588
11-16-2009
CERTIFIED LANDSCAPE ARCHITECT

SHEET 1 OF 23
FILE# 08058

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	6048.00'	335.60'	167.84'	335.55'	S 88°19'54" W	03°10'45"
2	25.00'	40.69'	26.46'	36.35'	N 46°37'44" W	08°24'48"

SITE TABULATIONS:

EXISTING ZONE:	PRC (PLANNED RESIDENTIAL COMMUNITY DISTRICT)
LAND AREA (GROSS SITE AREA OR G.S.A.):	1.605 AC. ± OR 69,917 S.F. ±
DENSITY CREDIT FROM NEW DOMINION PARKWAY DEDICATION:	.483 AC. ± OR 21,033 S.F. ±
TOTAL ADJUSTED G.S.A. (FOR DENSITY CALCULATIONS)	2.088 AC. ± OR 90,953 S.F. ±
MAXIMUM BUILDING HEIGHT ALLOWED:	NO REGULATION
MAXIMUM BUILDING HEIGHT PROPOSED:	180'
(1) MAXIMUM FAR (NON-RESIDENTIAL):	.70 F.A.R. FOR PRC ZONE
PROPOSED FAR (NON-RESIDENTIAL):	.70 FAR ±
PROPOSED GROSS FLOOR AREA:	63,667 G.S.F. MAX.
PRINCIPAL USE	
• RESIDENTIAL UNITS (2.088 * 50 DU/AC)+ 20% BONUS	125 UNITS MAX.
MARKET RATE BASE DENSITY	104 UNITS
BONUS DENSITY (20%)	21 UNITS
TOTAL	125 UNITS
WORKFORCE HOUSING (12% OF TOTAL)	15 UNITS
SECONDARY USE	
• CLUBHOUSE LEASE OFFICE	2,500 SF MIN.
COMMERCIAL USE(S)	
• CHILDCARE	9,000 S.F. (MAX. 200 CHILDREN)
• RETAIL	34,667 S.F
• RESTAURANTS	20,000 S.F (APPROX. 800 SEATS +80 EMPLOYEES)
TOTAL COMMERCIAL	63,667 S.F. (2.088 ACRES X .7 FAR
PARKING SPACES REQUIRED:	679 SPACES
PRINCIPAL USE	
• MULTI-FAMILY RESIDENTIAL (125 UNITS X 1.6 SPACES PER UNIT)	200
(2) SECONDARY USE(S)	32
• CHILD CARE CENTER (200 CHILDREN X .16)	207
• RETAIL (5 sp for first 1,000 + 6 sp for add. 1,000)	240
• RESTAURANT (1 sp/4 seats + 1 sp/2 employees) (800 seats x .25 + 80 employees x .5 sp)	
(3) PARKING SPACES PROVIDED:	679 SPACES
LOADING SPACES REQUIRED:	10 SPACES
LOADING SPACES PROVIDED:	5 SPACES
LANDSCAPED OPEN SPACE REQUIRED (20% OF G.S.A.):	0.32 AC. ± OR 13,983 S.F. ±
LANDSCAPED OPEN SPACE PROVIDED (24% OF G.S.A.): (WITHOUT ELEVATED COURTYARDS)	0.38 AC. ± OR 16,780 S.F. ±
LANDSCAPED OPEN SPACE PROVIDED (40% OF G.S.A.): (WITH ELEVATED COURTYARDS)	0.64 AC. ± OR 27,967 S.F. ±
MAXIMUM BUILDING HEIGHT PROPOSED:	180'

(1) THE COMPREHENSIVE PLAN DESIGNATES THIS AREA AS THE RESTON-HERNDON SUBURBAN CENTER AND TRANSIT STATION AREA AND RECOMMENDS A MIX OF USES INCLUDING OFFICE, RETAIL, RESIDENTIAL, INSTITUTIONAL AND COMMUNITY-SERVING USES AT INTENSITIES BETWEEN .50 AND .70 FAR.

(2) PARKING COUNT BASED ON AREA OF GROSS RETAIL. FINAL PARKING REQUIREMENTS WILL BE REDUCED BASED UPON NET FLOOR AREA AS DETERMINED BY FINAL ARCHITECTURE.

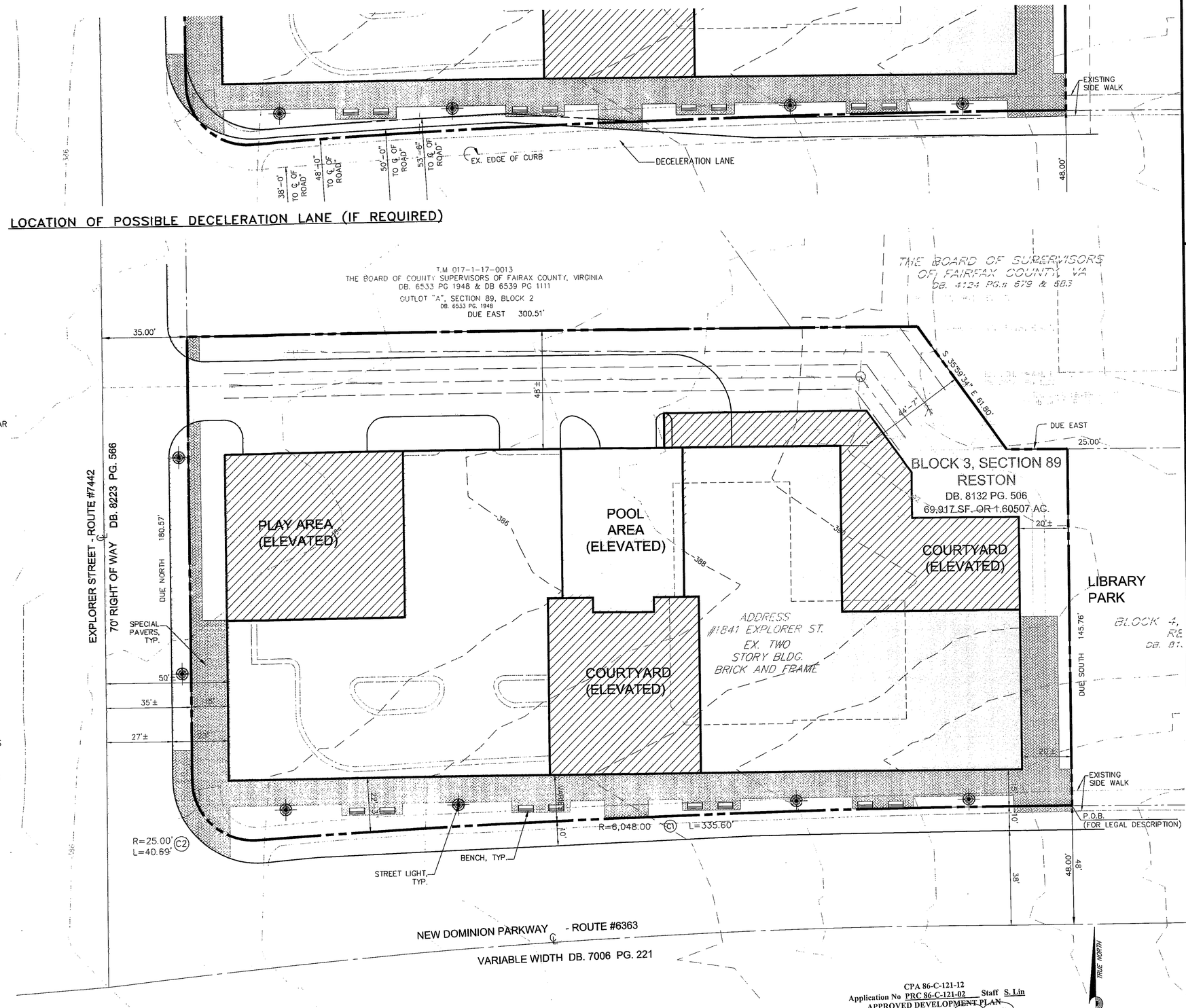
(3) IF COUNTY REDUCES PARKING SPACE REQUIREMENTS FOR WORK-FORCE HOUSING, PARKING WILL BE REDUCED ACCORDINGLY.

PART 5

0171-01-003K SPECTRUM-EXISTING (FROM TAX RECORDS)	103,617 S.F.
0171-17-003 WINWOOD (APPROVED-TO BE DEMOLISHED)	(9,100) S.F.
PROPOSED:	63,667 S.F.
REMAINING:	296,816 S.F.
TOTAL F.A.R. ALLOWED:	455,000 S.F.

	BASE DENSITY	BONUS DENSITY FOR WFH (20%)	TOTAL UNITS
EXISTING UNITS (PARAMOUNT)	100 UNITS	0	100 UNITS
PROPOSED UNITS (WINWOOD)	104 UNITS	21 UNITS	125 UNITS
REMAINING UNITS	542 UNITS	108 UNITS	650 UNITS
TOTAL	746 UNITS	129 UNITS	875 UNITS

WORKFORCE HOUSING UNITS (12%)
0
15 UNITS
78 UNITS
93 UNITS



CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
PC Approval of CPA April 22, 2010
BOS Approval or PRC June 8, 2010
Sheet 2 of 23

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bccon.com

COMMONWEALTH OF VIRGINIA — PETER L. RINEK — No. 388 — 11-16-2009 — CERTIFIED LANDSCAPE ARCHITECT

RESTON BLOCK 3-SECTION 89

PRC/CPA
SITE PLAN
HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09
REVISED DATE: 11-16-09

APPLICANT:
RAJ DEVELOPMENT, LLC
13251 MIDDLETON FARM LANE
HERNDON VA 20171

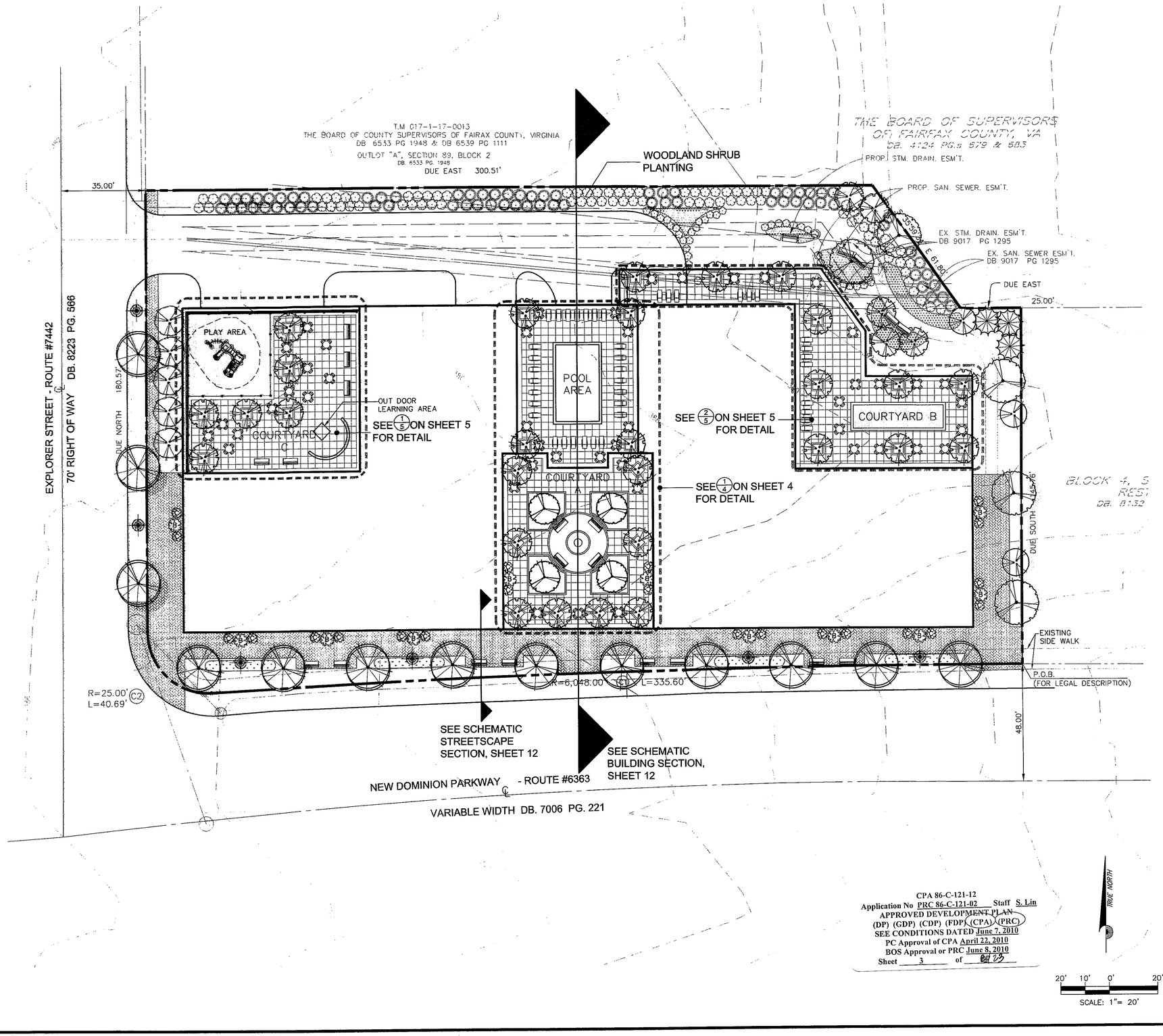
DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	JUNE, 2008
SCALE:	HOR. 1"= 20' VERT. N/A
SHEET	2 OF 23
CO. NO.	
CAD NAME:	C8058PCA
LAYOUT:	PCA
FILE NO.	08058.01-00

SITE TABULATIONS:

EXISTING ZONE:	PRC (PLANNED RESIDENTIAL COMMUNITY DISTRICT)
LAND AREA (GROSS SITE AREA OR G.S.A.):	1.60507 AC. ± OR 69,917 S.F. ±
ADJUSTED SITE AREA (A.S.A.): (BUILDING FOOTPRINT – 47,457 S.F.±)	0.52 AC. ± OR 22,460 S.F. ±
TREE COVER REQUIRED (10.0% OF A.S.A.):	2,246 S.F.±
TREE COVER PROVIDED (10.0% OF A.S.A.):	2,250 S.F.±
TREE COVER FROM PRESERVATION:	0 S.F.
TREE COVER FROM PLANTING:	2,250 S.F.

LEGEND:

- STREET TREE
- LARGE DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- PLANTER BOX
- SHRUBS
- GROUNDCOVER
- POLE LIGHT
- CHAISE LOUNGE
- TABLE AND CHAIRS
- BENCH



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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 388
11-16-2009
CERTIFIED LANDSCAPE ARCHITECT

PRC/CPA
LANDSCAPE PLAN
RESTON BLOCK 3–SECTION 89
HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09
REVISED DATE: 11-16-09

APPLICANT:
RAJ DEVELOPMENT, LLC
13251 MIDDLETON FARM LANE
HERNDON VA 20171

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUNE, 2008
SCALE: HOR. 1"= 20' VERT. 1" = 20'
SHEET 3 OF 23
CO. NO.
CAD NAME: C8058LSC
LAYOUT: LSC
FILE NO. 08058.01-00

XREFS:

LEGEND:

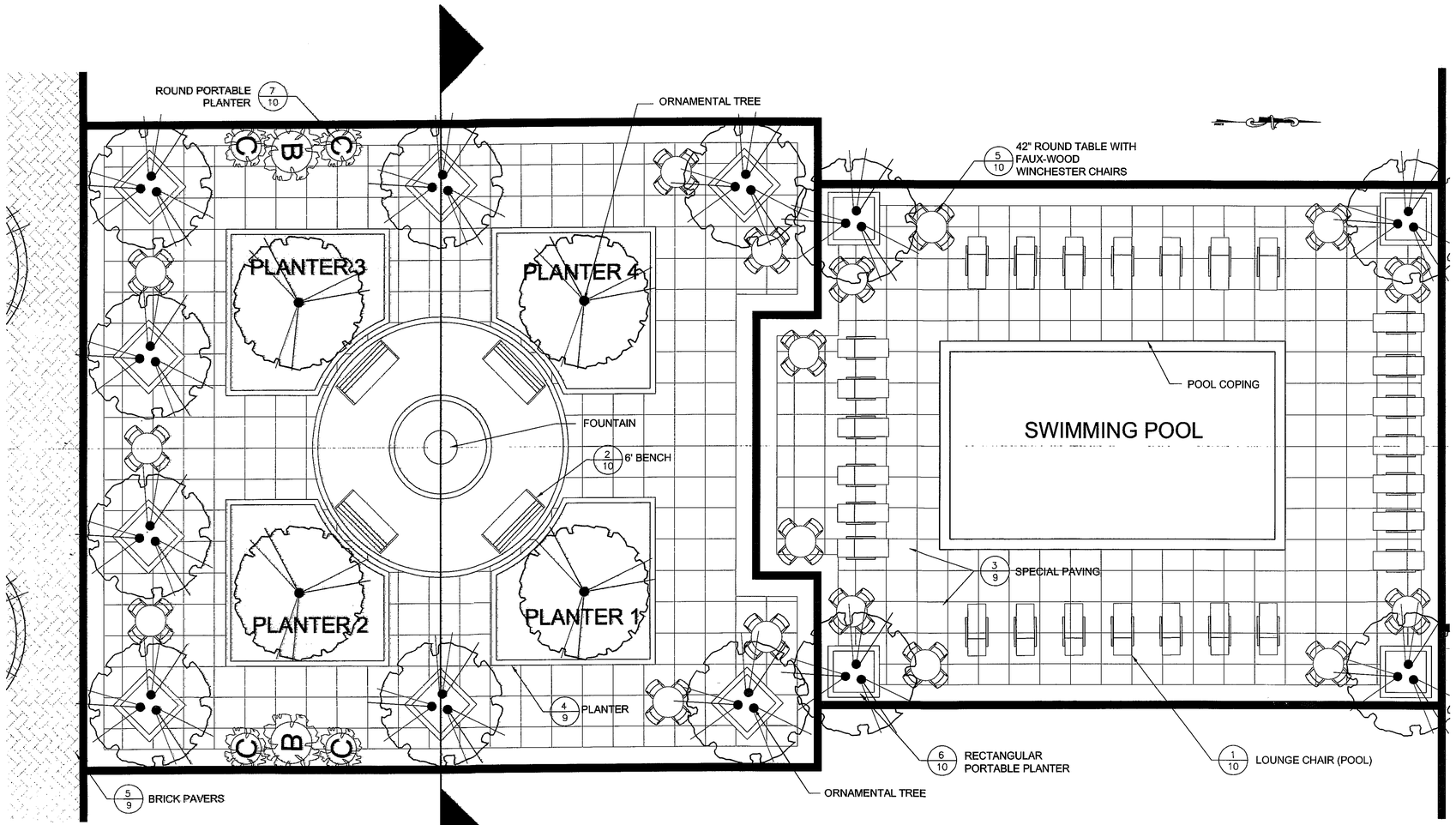
ORNAMENTAL TREE

ORNAMENTAL TREE

CHAISE LOUNGE (1/10)

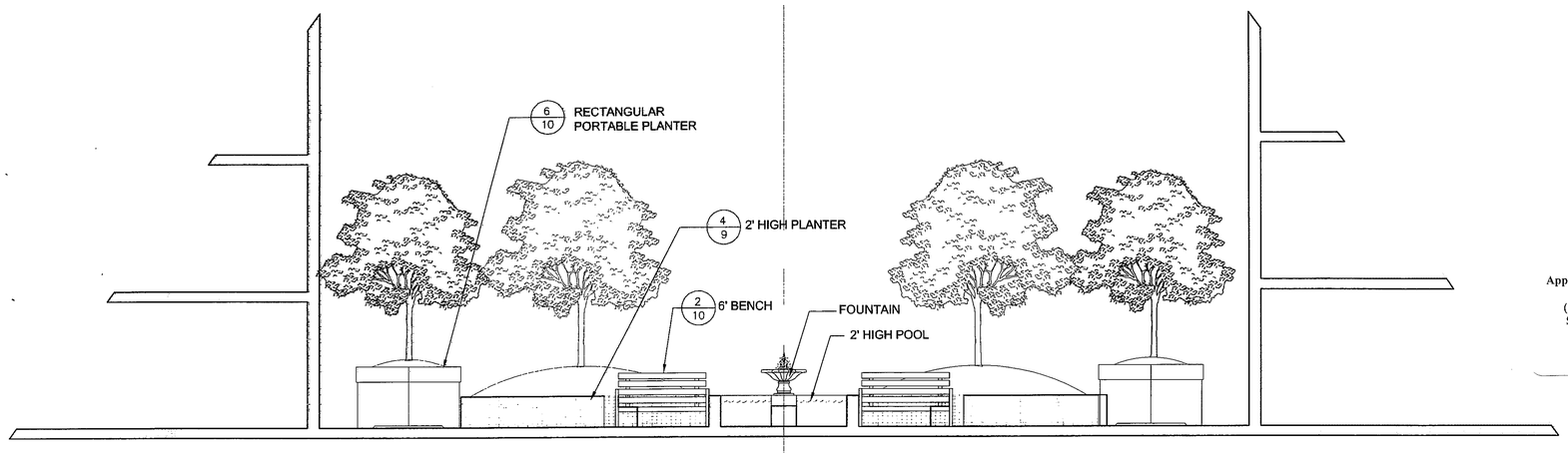
TABLE AND CHAIRS (5/10)

BENCH (2/10)



1/4 COURTYARD "A" DETAIL PLAN
OUTDOOR CLASSROOM FOR CHILDCARE/ PASSIVE RECREATION AREA

NO SCALE



2/4 COURTYARD "A" SECTION

NO SCALE

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COMMONWEALTH OF VIRGINIA — PETER L. RINEK — 388 — 6-5-2009 — LANDSCAPE ARCHITECT CERTIFIED

PRC/CPA

LANDSCAPE DETAIL PLAN 1

RESTON BLOCK 3-SECTION 89

HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

APPLICANT:
RAJ DEVELOPMENT, LLC
13251 MIDDLETON FARM LANE
HERNDON VA 20171

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUNE, 2008
SCALE: HOR. N/A
VERT.
SHEET 4 OF 23
CO. NO.
CAD NAME: C8058LSCDET1
LAYOUT: LSC 1
FILE NO. 08058.01-00

XREFS:

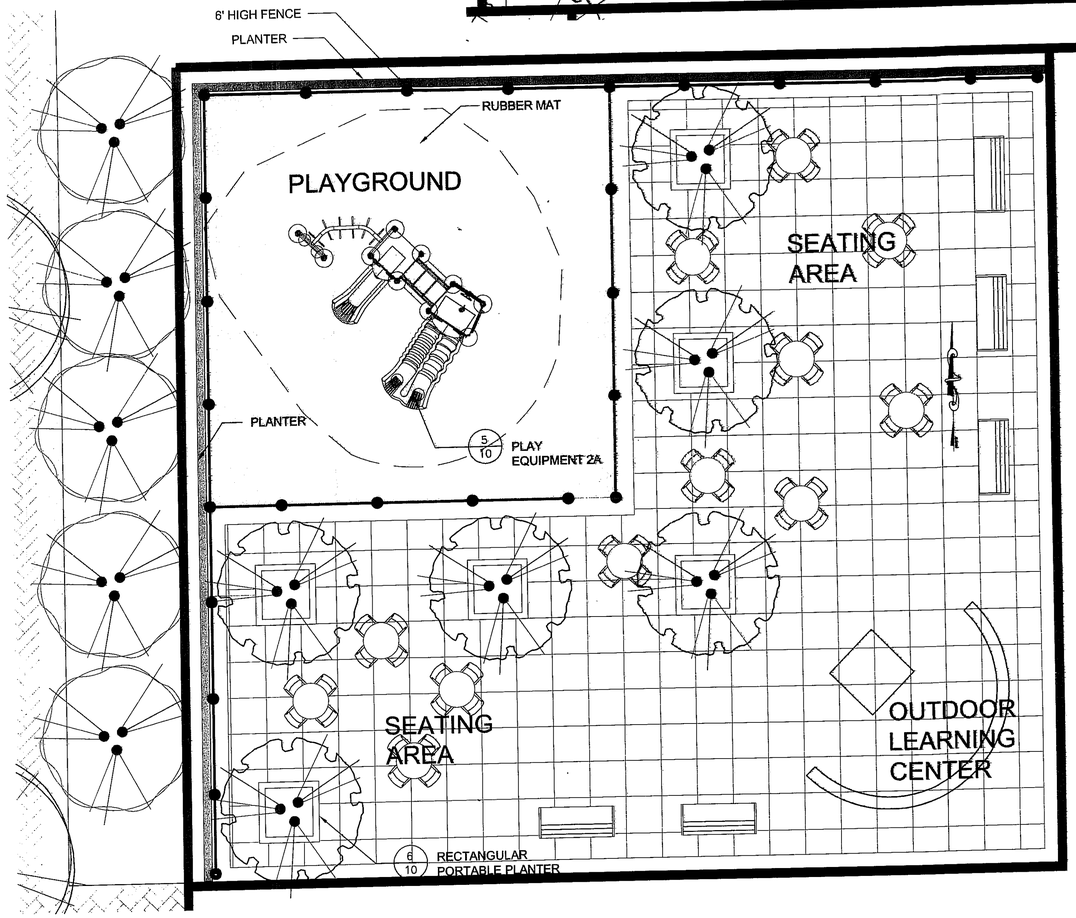
LEGEND:

ORNAMENTAL TREE

TABLE AND CHAIRS 5/10

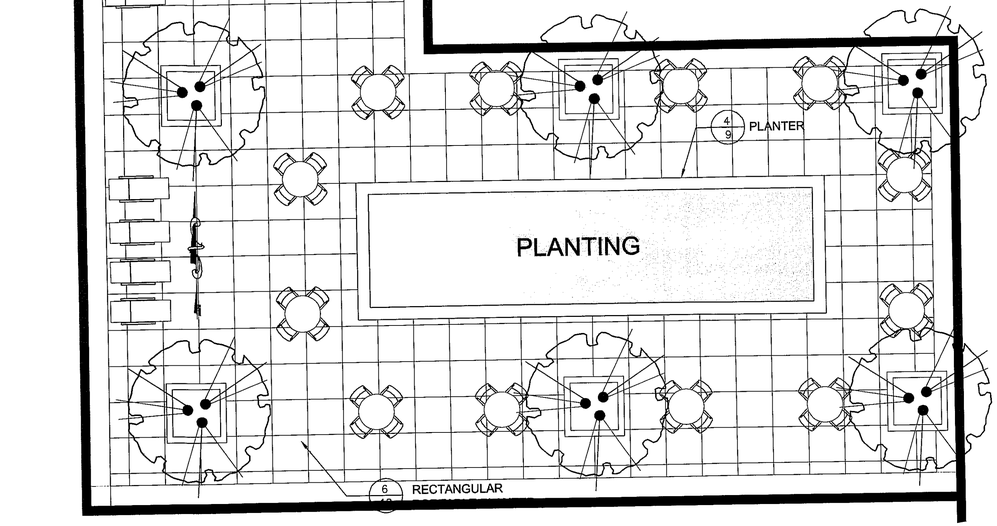
CHAISE LOUNGE 1/10

BENCH 2/10



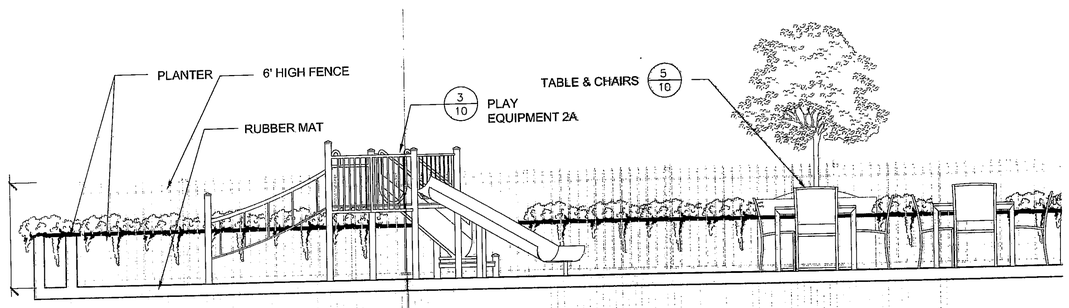
1/5 COURTYARD C - DETAIL PLAN
CHILD CARE COURTYARD

NO SCALE



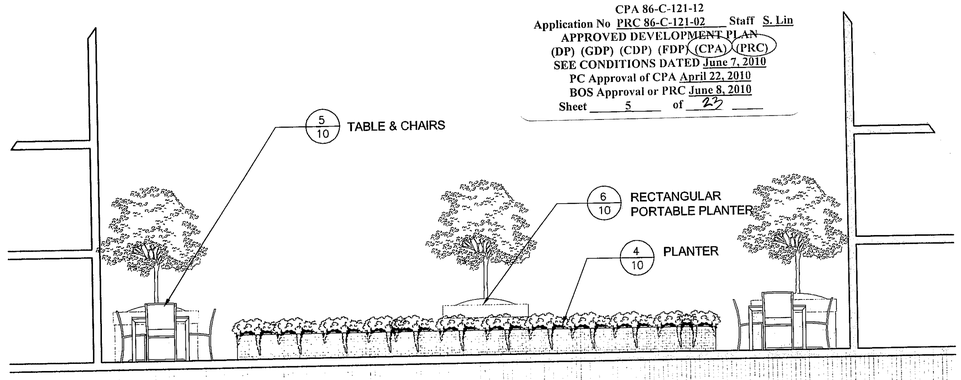
2/5 COURTYARD - B - DETAIL PLAN

NO SCALE



3/5 CHILD CARE COURTYARD SECTION

NO SCALE



4/5 COURTYARD - B - SECTION

NO SCALE

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COMMONWEALTH OF VIRGINIA — PETER L RINEK — No. 388 — 6-5-2009 — CERTIFIED LANDSCAPE ARCHITECT

PRC/CPA
LANDSCAPE DETAIL PLAN 2

RESTON BLOCK 3-SECTION 89

HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

APPLICANT:
RAJ DEVELOPMENT, LLC
13251 MIDDLETOWN FARM LANE
HERNDON VA 20171

DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	JUNE, 2008
SCALE:	HOR. N/A VERT.
SHEET 5 OF 23	
CO. NO.	
CAD NAME:	C8058LSCDET2
LAYOUT:	LSC 2
FILE NO.	08058.01-00

XREFS:

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS CONCEPT PLAN AMENDMENT (CPA) IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 17-1-((17)) PARCEL 3 AND IS CURRENTLY ZONED PRC.
2. THE PROPERTY AS SHOWN HEREON IS OWNED BY RAJ DEVELOPMENT LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS RECORDED IN DEED BOOK 16799 AT PAGE 1261 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THIS CPA IS COMPILED FROM A FIELD RUN BOUNDARY SURVEY PREPARED BY BC CONSULTANTS.
4. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM AERIAL GIS INFORMATION OBTAINED FROM THE FAIRFAX COUNTY GEOGRAPHICAL INFORMATION SERVICES DEPARTMENT. THE CONTOUR INFORMATION WAS INTERPOLATED TO SHOW 2 FOOT CONTOUR INTERVALS.
5. THE PROPERTY SHOWN ON THIS CPA IS IN THE HUNTER MILL MAGISTERIAL DISTRICT, THE SUGARLAND SANITARY SEWER DISTRICT AND THE SUGARLAND RUN WATERSHED.
6. THIS DEVELOPMENT WILL BE IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THESE PLANS WILL CONFORM TO THE PROVISION OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS AND CONDITIONS EXCEPT AS MAY BE MODIFIED OR WAIVED WITH THIS PLAN.
7. THE COUNTY WIDE TRAILS PLAN DATED 2002, SHOWS NO PROPOSED TRAILS TO BE LOCATED ALONG THE PROPERTY.
8. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
9. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENT SERVICES, UNLESS WAIVERS ARE REQUESTED IN GENERAL NOTE 6 ABOVE.
10. THIS PLAN SHOWS THE APPROXIMATE LOCATION OF ALL KNOWN EXISTING UNDERGROUND UTILITIES HAVING A WIDTH OF 25' OR MORE AND ALL UNDERGROUND UTILITIES ON THE SITE.
11. THIS PLAN SHOW PROPOSED RELOCATION OF UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY.
12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
13. THERE ARE NO KNOWN CEMETERIES LOCATED ON OR ADJACENT TO THE SITE.
14. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN. THESE LIMITS ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT THE TIME OF THE FINAL GRADING, ENGINEERING, AND LOCATION OF PROPOSED UTILITIES.
15. ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS AND UTILITY CROSSING SHALL BE PERFORMED SUBJECT TO THE PERMISSION OF THE ADJACENT OWNERS AND/OR HOA.
16. THE OVERALL TREE COVER PROVIDED WILL BE IN SUBSTANTIAL CONFORMANCE TO AND NOT LESS THAN THAT AS PROFFERED WITH THIS PLAN. SEE THE COVER TABULATIONS ON THE SHEET 3, THE LANDSCAPE PLAN.
17. LOADING WILL BE PROVIDED AS REQUIRED PER SECTION 11-202 OF THE ZONING ORDINANCE, UNLESS A MODIFICATION IS REQUESTED IN GENERAL NOTE 6 ABOVE.
18. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, UNLESS WAIVERS AND/OR MODIFICATIONS ARE REQUESTED IN GENERAL NOTE 6 ABOVE.
19. PARKING SHALL BE PROVIDED AT A MINIMUM IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE AS DETERMINED BY DPWES. HOWEVER, THE APPLICANT RESERVES THE RIGHT TO REQUEST A PARKING REDUCTION OR SHARED PARKING AGREEMENT PURSUANT TO ARCTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES REPRESENTED ON THE CPA IS BASED ON PRELIMINARY ESTIMATES; THE FINAL NUMBER OF PARKING SPACES PROVIDED AT THE TIME OF SITE PLAN SUBMISSION SHALL BE CONSISTENT WITH ANY APPROVED PARKING REDUCTION, THE NUMBER OF RESIDENTIAL UNITS, RETAIL, AND OFFICE DEVELOPED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF THE MINUMUM REQUIRED PER CODE OR APPROVED PARKING REDUCTION SO LONG AS IT DOES NOT DECREASE OPEN SPACE AND IS IN SUBSTANTIAL CONFORMANCE WITH THE PREVIOUSLY APPROVED CPA.
20. IN ACCORDANCE WITH PARAGRAPH 4, SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS, AND LOCATION OF THE BUILDING, PARKING, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. THE FOOTPRINT REPRESENTED HEREON IS APPROXIMATE. THE BUILDING FOOTPRINT MAY BE INCREASED OR DECREASED SO LONG AS THE PERIPHERAL LOT LINE DIMENSIONS ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF F.A.R. AND/OR RESIDENTIAL UNITS THAN THAT REPRESENTED ON THE PLAN.
21. THE BUILDING FOOTPRINT SHALL ADHERE TO THE MINIMUM PERIPHERAL SETBACK DIMENSIONS AS ESTABLISHED BY THE PREVIOUSLY APPROVED CPA. THERE ARE NO ANGLE OF BULK PLANE REQUIREMENTS SPECIFIED FOR THE PRC ZONING DISTRICT. THE ANGLE OF BULK PLAN ILLUSTRATIONS IF SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARDS SET FORTH IN PART 1 OF SECTION 16-102 OF THE FAIRFAX COUNTY ZONING ORDINANCE. ADDITIONAL SITE FEATURES SUCH AS SIGNAGE, SITE FURNISHINGS, LIGHTING, SPECIAL PAVING, FENCING, COLUMNS, ETC. MAY BE PROVIDED. THE FINAL FEATURES PROVIDED WILL BE IN SUBSTANTIAL CONFORMANCE WITH THOSE SHOWN ON THIS PLAN OR WITH A COMPARABLE EQUIVALENT.
22. PROPOSED LANDSCAPING SHALL MEET OR EXCEED MINIMUM COUNTY REQUIREMENTS UNLESS A WAIVER AND/OR MODIFICATION IS REQUESTED IN GENERAL NOTE 6 ABOVE.
23. THE APPLICANT RESERVES THE RIGHT TO LOCATE OUTDOOR SEATING WITHIN THE STREETSCAPE AREA DESCRIBED IN THE PROFFERS.
24. THE MAXIMUM NUMBER OF CHILDREN OUTSIDE AT ANY ONE TIME WILL BE 75, AGES 6 WEEKS TO 10 YEARS OF AGE.
25. THE MAXIMUM NUMBER OF EMPLOYEES FOR THIS CHILD CARE CENTER WILL NOT EXCEED 25.

16-301 COMPREHENSIVE PLAN AMENDMENT COMMENTS:

1. THE CURRENT FAIRFAX COUNTY ZONING MAP SECTION SHEET OUTLINING THE APPLICATION AREA WILL BE SUBMITTED WITH THIS PLAN.
2. TO THE BEST OF OUR KNOWLEDGE, THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN FOR THIS PARCEL AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS AND CONDITIONS EXCEPT THOSE THAT ARE WAIVED OR MODIFIED AS REQUESTED WITH THIS PLAN.
3. SEE THE SITE TABULATIONS ON SHEET 2.
4. THIS CPA IS FOR RESTON BLOCK 3 – SECTION 89 ONLY. CONSEQUENTLY, THERE ARE NO NEIGHBORHOOD CONVENIENCE CENTERS, VILLAGE CENTERS, TOWN CENTERS AND CONVENTION/CONFERENCE CENTERS.
5. MAJOR OPEN SPACE AND COMMUNITY FACILITIES ARE AS SHOWN ON THE PLAN.
6. PUBLIC OR COMMUNITY USES ARE AS SHOWN ON THE PLAN.
7. THE GENERAL LOCATION AND CHARACTER OF PROPOSED MAJOR ROADS, PUBLIC TRANSPORTATION, TRAILS, PUBLIC UTILITY AND/OR STORM DRAINAGE SYSTEMS THAT MAY BE REQUIRED FOR THIS DEVELOPMENT ARE AS SHOWN ON THE PLAN.
8. GENERAL DEVELOPMENT SCHEDULE WILL BE DETERMINED AS MARKET CONDITIONS ALLOW.
9. PUBLIC FACILITIES, ROADWAY IMPROVEMENTS AND PUBLIC UTILITIES THAT MAY BE REQUIRED FOR THIS DEVELOPMENT ARE AS SHOWN ON THE PLAN.

16-302 DEVELOPMENT PLAN COMMENTS:

1. VICINITY MAP AS SHOWN ON THE PLAN.
2. REFER TO GENERAL NOTE 2 FOR OWNER INFORMATION.
3. REFER TO GENERAL NOTE 4 FOR TOPOGRAPHIC INFORMATION.
4. A. SCALE AND NORTH ARROW SHOWN ON PLAN.
   B. THE GENERAL LOCATION OF ALL PROPOSED LAND USES ARE AS SHOWN ON PLAN.
   C. THE PROPOSED TRAFFIC CIRCULATION PLAN INCLUDING MAJOR STREETS AND MAJOR PEDESTRIAN, BIKE AND/OR BRIDLE PATHS, AND THE LOCATION OF ALL TRAILS REQUIRED BY THE ADOPTED COMPRREHENSIVE PALN ARE AS SHOWN ON PLAN.
   D. ALL PROPOSED MAJOR OPEN SPACE AREAS AND THE APPROXIMATE LOCATION OF ALL PROPOSED COMMUNITY AND PUBLIC FACILITIES AREA AS SHOWN ON PLAN.
   E. THERE ARE NO GENERAL AREAS HAVING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION. THERE ARE NO RESOURCE PROTECTION AREAS ON THE SITE, HOWEVER THE ENTIRE SITE IS A RESOURCE MANAGEMENT AREA. SEE SHEET 9 FOR THE EXISTING VEGETATION MAP.
   F. THE APPROXIMATE LOCATION OF ALL KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE, AND ALL MAJOR UNDERGROUND UTILITY EASEMENTS ARE AS SHOWN ON PLAN.
   G. REFER TO SITE TABULATIONS ON SHEET 2 FOR THE PARKING REQUIREMENTS.
   H. REFER TO SITE TABULATIONS ON SHEET 2 FOR INFORMATION REGARDING PROPOSED DWELLING UNITS AND DENSITY CALCULATIONS. THERE ARE NOT SINGLE FAMILY DETACHED UNITS PROPOSED WITH THIS DEVELOPMENT.
   I. REFER TO SITE TABULATIONS ON SHEET 2 FOR INFORMATION REGARDING MAXIMUM FLOOR AREA AND F.A.R.
   J. MAXIMUM BUILDING HEIGHT IS 180'.
   K. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE PROPERTY.
   L. REFER TO SHEETS 11 AND 12 FOR ALL REQUIRED STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES REQUIREMENTS AND INFORMATION.
5. THE REQUIRED SOILS MAP AND SOILS INFORMATION WILL BE SUBMITTED WITH THIS PLAN.
6. ALL PROPOSED SPECIAL AMENITIES ARE AS SHOWN ON THE PLAN.
7. GENERAL DEVELOPMENT SCHEDULE WILL BE DETERMINED AS MARKET CONDITIONS ALLOW.
8. NOT APPLICABLE.
9. TO THE BEST OF OUR KNOWLEDGE, THE SEQUENCE OF DEVELOPMENT OF THIS SITE IS IN CONFORMANCE WITH THE ADOPTED CAPITAL IMPROVEMENT PROGRAM OF THE COUNTY.
10. NOT APPLICABLE.
11. THIS CPA IS TO AMEND AN EXISTING PRC DISTRICT.

Reston PRC Density

Overall density not to exceed 13 persons/acre

	Acres	Units	Persons	Persons/Acre	DUs/Acre
North Sector	2870.59	12,168	34,300	11.95	4.24
S. 933, 43, 85 and 57, B.4A & 4B	100.31	1,353	2,750	27.42	13.49
S. 91A, B.16-20	75.13	1,700	3,400	45.25	22.63
S.81, B2	0.00	206	412	0.00	30.00
S.89, B.3	*1.61*	125	250	155.28	77.64
S.89 B.5	2.10	104	208	99.21	49.61
S.95, B.2	22.24	452	904	40.65	20.32
S.95 B.1	5.93	296	592	99.83	49.92
Balance	177.04	0	0	0.00	0.00
Subtotal	**3254.95**	**16404**	**42816**	**13.15**	**5.04**
South Sector	3305.95	10636	32318	9.78	3.22
S. 40, B1	15.00	193	386	25.73	12.87
S.84, B1B	6.71	30	90	13.41	0.45
Balance	47.64	0	0	0	0
Subtotal	**3375.30**	**10859**	**32794**	**9.72**	**3.22**
Grand Total	6630.25	27263	75610	11.4	4.11

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, 12	17.46	146	SFA	438	
S. 1-B.13	5.96	238	MFH	476	
S. 7A	12.37	261	MFG	652.5	
S. 11	13.11	133	MFG	332.5	
S. 15A-B.2, 3 & 4	11.41	216	MFG	540	
S. 15-B.1	7.41	132	MFG	330	
S. 17-B.2	7.66	105	MFG	262.5	
S. 17, B.3	2.28	18	SFA	54	
S. 17-B.10, 7 & 13	25.25	442	MFG	1100	
S. 19-B.5, 6 & 7	17.31	240	MFG	600	
S. 24A-B, 2 & 3	10.40	50	SFA	150	
S. 28-B.1	17.71	178	SFA	534	
S. 28-B.2	12.42	240	MFG	600	
S. 28-B.3	11.05	204	MFG	510	
S. 28-B.4	2.42	0	Open	0	
S. 30-B.1	4.33	0	Church	0	
S. 30-B.2A		85	SFA	255	
S. 30-B.2B	11.15	154	SFA	462	
S. 34.B.1	19.46	360	MFG	900	
S. 34.B.2, 4	17.84	300	MFG/Open	750	
S. 34.B.2A	8.60	60	SFA	180	
S. 34.B.3	1.56	0	Open	0	
S. 38B-B.10	9.91	200	MFG	500	
S. 39, B.9	6.57	44	SFA	132	
S. 40, B. 1	15.00	193	MFH	386	
S. 41, B.1	11.13	145	SFA	435	
S. 41, B.1A	5.60	73	SFA	219	
S. 43	31.91	400	MFG	1000	
S. 46-B.1 & 2A	23.72	338	MFG&TH	750+114=864	
S. 50-B.7 & 8A-8A2	23.10	400	SFA/MFG	152+248=400	
S.52-B.1A & 1B	22.04	140	SFA	420	
S. 52-B.2 & 3	14.51	156	MFG	390	
S. 54-B-1A, 2A & 2	23.79	450	MFG	1125	
S. 57, B.2	8.97	168	MFG	420	
S. 63, B.1	14.33	250	MFG	625	
S. 74-B.3	6.37	46	SFA	138	
S. 76-B.1, 4 & 5	5.42	38	SFA	114	
S. 76, B.2A, [2C]	6.28	78	SFA	234	
S. 76, B.2B, [2E]	10.26	153	SFA	459	
S. 76, B.3	3.37	20	SFA	60	
S. 78, B.3	6.17	40	SFA	120	
S. 78-B.4	2.44	0	Church	0	
S. 80, B.1A	3.81	38	SFA	114	
S. 80, B.1C	3.80	38	SFA	114	
S. 80, B.1D	3.08	27	SFA	81	
S. 80, B.1E	2.37	17	SFA	51	
S. 81, B.1	9.77	182	MFG	455	
S. 81, B.2	13.22	514	MFH	1105	
S. 82-B.1A, 4 & 5	17.67	124	SFA	372	
S. 82, B.2A	12.35	216	MFG	540	
S. 83-B.3, 4 & 5	7.65	0	COMM	0	
S. 85	9.12	344	MFH	688	
S. 86, B.1	6.92	35	SFA	105	
S. 86, B.2	12.36	65	SFA	195	
S. 89, B.2	6.96	185	MFG	462.5	
S.89, B.3	***1.61***	**125**	***MFH***	**250**	
S.89, B.5	2.09	100	MFH	200	
S. 91A	75.13	1700	MFH	4200	
S.95 B1	5.93	296	MFH	592	
S.95, B.2	22.24	452	MFH	904	
S. 931, B.4A	10.30	174	MFG	435	
S. 931, B.4B	13.55	80	SFA	240	
S. 933	49.00	455	SFA	1365	
TOTAL	776.96	12061		25.26	36.51

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

Reston Town Center Urban Core Dwelling Units Per Acre
Maximum = 50 du/ac

	Acres	Units	Unit Type	Units/Acre	Persons
S.91A, B.19+20	75.13	700	MFH		1400
S.91A, B.16+18	0.00	1000	MFH		2000
S.85	9.12	344	MFH		688
S.89, B.3	1.61	125	*MFH*		250
TOTAL	85.86	2169			4338

Pending/Proposed Residential Applications

	Acres	Units	Persons
S.91A, B.4/1	0.00	510	1020
S.81 B.2	0.00	100	200
S.91A, B.15	0.00	400	800

Persons/Unit Factors Used:

Multifamily elevator unit	2.0
Multifamily garden apartment	2.5
Single family attached unit	3.0
Single family detached unit	3.5

Source of Information:
Records maintained by Westerra Reston and Fairfax County
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. 16-20
Approved Development Plan for S. 81, B. 1 & 2
Approved Site Plan for S. 89, B. 5
Proposed Development Plan for S. 91A, B. 1, 4 & 15
Proposed Concept Plan for S. 95 B.2
Proposed Development Plan for S.81, B.2

3/8/2004

CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
PC Approval of CPA April 22, 2010
BOS Approval or PRC June 8, 2010
Sheet 6 of 23

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bccon.com

PRC/CPA
GENERAL NOTES AND COMMENTS
RESTON BLOCK 3-SECTION 89
HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

APPLICANT:
RAJ DEVELOPMENT, LLC
13251 MIDDLETON FARM LANE
HERNDON VA 20171

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUNE, 2008
SCALE: HOR. NA VERT. NA
SHEET 6 OF 23
CO. NO.
CAD NAME: C8058NOTE
LAYOUT: NOTES
FILE NO. 08058.01-00
XREFS:

LEGEND:

EXISTING INDIVIDUAL TREE

EXISTING BUILDING

B1 EXISTING STRUCTURE REFERENCE

A EXISTING VEGETATION COVER TYPE AREA

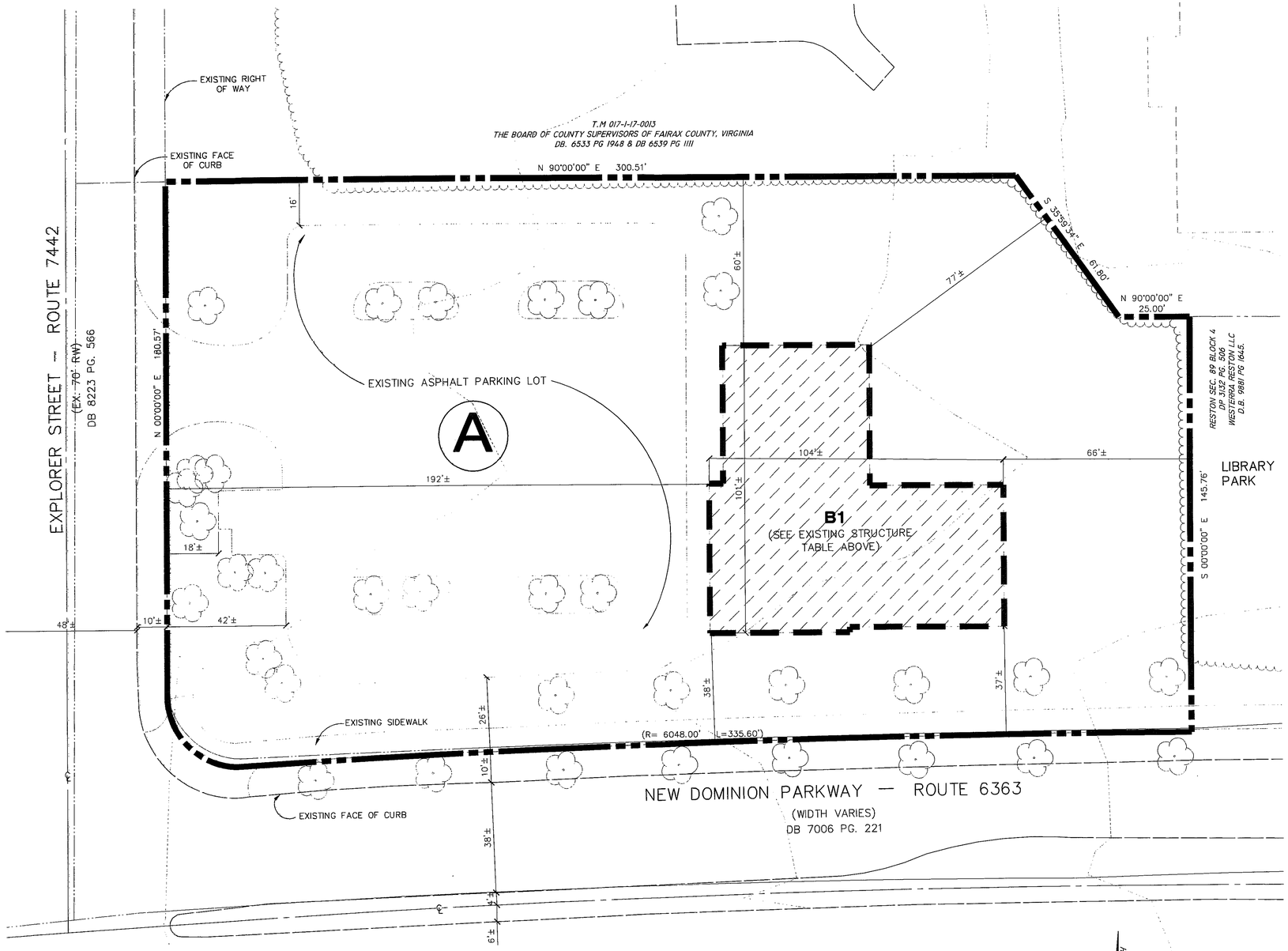
EXISTING TREELINE

EXISTING VEGETATION MAP SUMMARY TABLE:

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	AREA (Ac.)	COMMENTS
A	DEVELOPED (OFFICE BUILDING & PARKING LOT)	OAK AND MAPLE	N/A	1.60507 Ac.± OR 69,917 S.F.± (ENTIRE SITE)	THE SITE CONSISTS AN OFFICE BUILDING AND A PARKING LOT. SEVERAL TREES OF VARYING SIZES ARE FOUND IN AND AROUND THE PARKING LOT, ON THE SOUTH SIDE OF THE BUILDING AND ALONG THE RIGHT OF WAY. THE PREDOMINATE SPECIES ARE OAK AND MAPLE.

EXISTING STRUCTURE TABLE:

KEY	STRUCTURE	TYPE	HEIGHT	ORIGINAL DATE OF CONSTRUCTION	EXISTING USE	STATUS
B1	BUILDING	2 STORY BRICK FRAME BLDG.	25'±	2001	DAYCARE NURSERY SCHOOL	TO BE DEMOLISHED



CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
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Sheet 7 of 23

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(703)449-8100 (703)449-8108 (Fax)
www.bccon.com

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 388
6-5-2009
CERTIFIED LANDSCAPE ARCHITECT

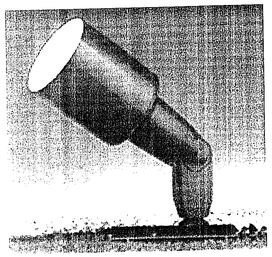
PRC/CPA
EXISTING CONDITIONS & EXISTING VEGETATION MAP
RESTON BLOCK 3—SECTION 89
HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

APPLICANT:
RAJ DEVELOPMENT, LLC
13251 MIDDLETON FARM LANE
HERNDON VA 20171

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUNE, 2008
SCALE: HOR. 1"= 20' VERT. N/A
SHEET 7 OF 23
CO. NO.
CAD NAME: C8058EVM
LAYOUT: EVM
FILE NO. 08058.01-00

XREFS:



MANUFACTURER: COOPER LIGHTING (OR EQUAL)

SUPPLIER: CHESAPEAKE LIGHTING ASSOCIATES INC.
9135 GUILFORD ROAD
SUITE 200
COLUMBIA, MARYLAND 21046-1802
TEL: (410) 792-2266 -BALTIMORE
FAX: (410) 792-4933
www.chesapeake-lighting.com

BRAND: LUMIERE
MODEL: CORONADO 730 OR EQUAL
BALLAST MOUNTING; 120 VOLTS
COLOR: BLACK
LAMP: 70W MH

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

QTY:

1/8 ACCENT LIGHT — NOT TO SCALE
PHOTO — 8A-3071_AccentLt

MANUFACTURER: COOPER LIGHTING (OR EQUAL)

SUPPLIER: CHESAPEAKE LIGHTING ASSOCIATES INC.
9135 GUILFORD ROAD
SUITE 200
COLUMBIA, MARYLAND 21046-1802
TEL: (410) 792-2266 -BALTIMORE
FAX: (410) 792-4933
www.chesapeake-lighting.com

BRAND: LUMIERE
MODEL: CORONADO 750 OR EQUAL
COLOR: BLACK
LAMP: 70W MH

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

QTY:

2/8 BURIED LIGHT — NOT TO SCALE
PHOTO — 8I-3071_BuriedLt

MANUFACTURER: COOPER LIGHTING (OR EQUAL)

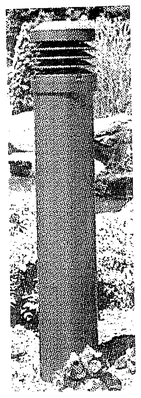
SUPPLIER: CHESAPEAKE LIGHTING ASSOCIATES INC.
9135 GUILFORD ROAD
SUITE 200
COLUMBIA, MARYLAND 21046-1802
TEL: (410) 792-2266 -BALTIMORE
FAX: (410) 792-4933
www.chesapeake-lighting.com

BRAND: LUMIERE
MODEL: ZUMA 211 OR EQUAL
COLOR: BLACK
LAMP: 13W TWIN TUBE COMPACT FLUORESCENT

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

QTY:

3/8 RECESS WALL LIGHT — NOT TO SCALE
PHOTO — 8H-3071_RecessLt



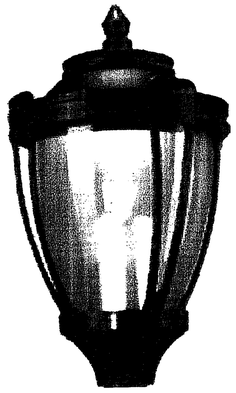
MANUFACTURER: HADCO (OR EQUAL)
P.O. BOX 128
100 CRAFTWAY
LITTLESTOWN, PA
17340
TEL: 717-359-7131
FAX: 717-359-9289

MODEL: RLK21 OR EQUAL
COLOR: BLACK
LAMP: 70W MH

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

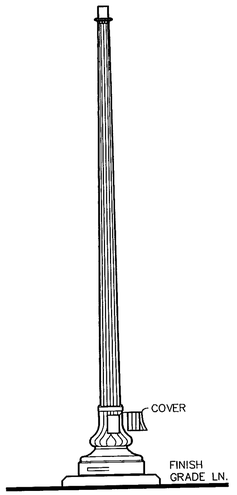
QTY:

4/8 BOLLARD LIGHT — NOT TO SCALE
ELEVATION — 8A-3071_BollardLt



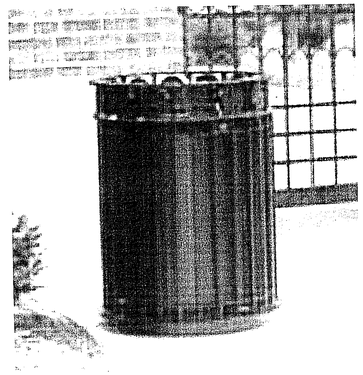
5/8 LIGHT DETAIL — NO SCALE

LIGHTING SPECIFICATIONS ARE TO BE PROVIDED PER SECTION 7-1000 OF THE FAIRFAX COUNTY PFM. OR EQUAL



6/8 POLE LIGHT DETAIL — NO SCALE

LIGHTING SPECIFICATIONS ARE TO BE PROVIDED PER SECTION 7-1000 OF THE FAIRFAX COUNTY PFM. OR EQUAL



7/8 TRASH RECEPTACLE — NO SCALE
OR EQUAL

THE IMAGES ON THIS SHEET ARE TO CERTIFY THE QUALITY OF THE PROPOSED DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE DESIGN, QUANTITIES, AND/OR LOCATION DUE TO FINAL ENGINEERING REQUIREMENTS.

CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
PC Approval of CPA April 22, 2010
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Sheet 8 of 23

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COMMONWEALTH OF VIRGINIA PETER L. RINEK No. 388 6-5-2009 LICENSED LANDSCAPE ARCHITECT CERTIFIED

PRC/CPA
SITE DETAILS 1

RESTON BLOCK 3-SECTION 89

HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

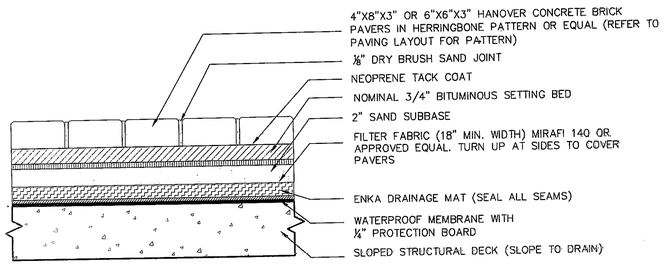
BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

APPLICANT:
RAJ DEVELOPMENT, LLC
1355 MIDDLETON FARM LANE
HERNDON VA 20171

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUNE, 2008
SCALE: HOR. N/A
VERT. N/A
SHEET 8 OF 23
CO. NO.
CAD NAME: C8058SDET1
LAYOUT: SDET 1
FILE NO. 08058.01-00

XREFS:

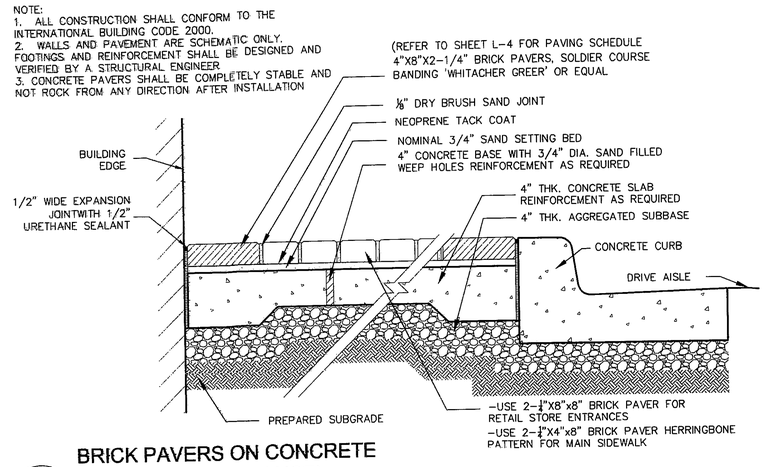
NOTE:
1. ALL CONSTRUCTION SHALL CONFORM TO BOCA BUILDING CODE.
2. WALLS AND PAVEMENT ARE SCHEMATIC ONLY. FOOTINGS AND REINFORCEMENT SHALL BE DESIGNED AND VERIFIED BY A STRUCTURAL ENGINEER.



1/9 SECTION — **PAVERS ON STRUCTURE** — SCALE 1-½""= 1'-0"

10E-CONCBRK_PED

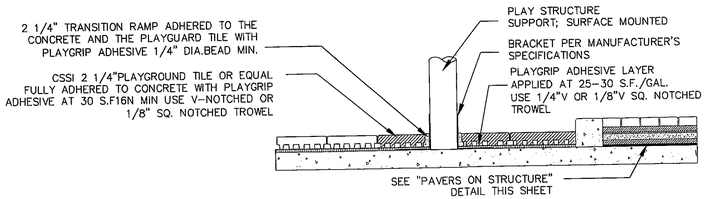
NOTE:
1. ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE 2000.
2. WALLS AND PAVEMENT ARE SCHEMATIC ONLY. FOOTINGS AND REINFORCEMENT SHALL BE DESIGNED AND VERIFIED BY A STRUCTURAL ENGINEER.
3. CONCRETE PAVERS SHALL BE COMPLETELY STABLE AND NOT ROCK FROM ANY DIRECTION AFTER INSTALLATION



2/9 SECTION — **BRICK PAVERS ON CONCRETE BASE (PEDESTRIAN USE)** — SCALE 1-½""= 1'-0"

10E-3103Brck Pav-Ped

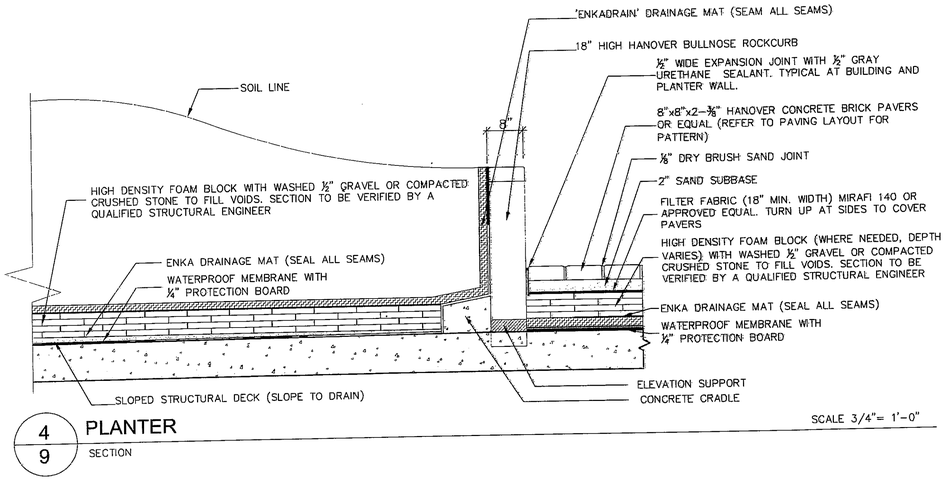
NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE (IBC 2000).
2. PAVEMENT ARE SCHEMATIC ONLY. FOOTINGS AND REINFORCEMENT SHALL BE DESIGNED AND VERIFIED BY A STRUCTURAL ENGINEER.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. THE EDGE TREATMENT AS SHOWN HAS NOT YET BEEN CERTIFIED FOR CPSC DROP COMPLIANCE.
5. COLOR TO BE CONFIRMED WITH OWNERS/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. EXPERIENCE INDICATES THAT THIS TYPE OF TREATMENT SHOULD BE QUALIFY FOR A 5' DROP HEIGHT, BUT MAY BE SLIGHTLY MORE OR LESS.
7. UNTIL DROP PERFORMANCE IS CONFIRMED, THIS EDGE TREATMENT SHOULD ONLY BE USED OUTSIDE THE FALL ZONE OF THE PLAYS.



MANUFACTURER:

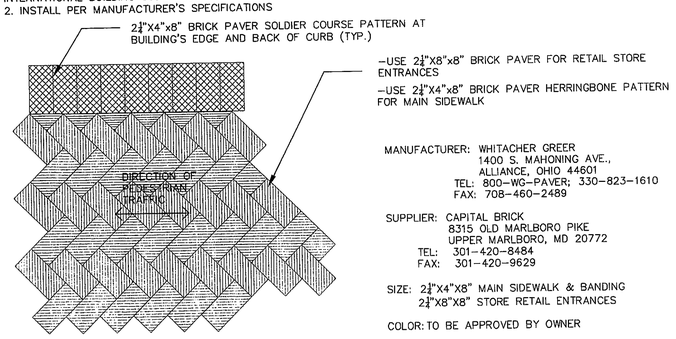
CSSI RESILIENT SURFACING PRODUCTS
715 FOUNTAIN AVENUE
LANCASTER, PA 17601
TOLL FREE: 1-800-851-4746
PHONE: (717) 295-3400
FAX: (717) 295-3414
www.carlsurf.com

3/9 SECTION — **RESILIENT SURFACE ON CONCRETE BASE** — SCALE 1/2"= 1'-0"



4/9 SECTION — **PLANTER** — SCALE 3/4"= 1'-0"

NOTE:
1. ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE 2000.
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS



MANUFACTURER: WHITACHER GREER
1400 S. MAHONING AVE.,
ALLIANCE, OHIO 44601
TEL: 800-WG-PAVER; 330-823-1610
FAX: 708-460-2489

SUPPLIER: CAPITAL BRICK
8315 OLD MARLBORO PIKE
UPPER MARLBORO, MD 20772
TEL: 301-420-8484
FAX: 301-420-9629

SIZE: 2¼"X4"X8" MAIN SIDEWALK & BANDING
2¼"X8"X8" STORE RETAIL ENTRANCES

COLOR: TO BE APPROVED BY OWNER

OR EQUAL

5/9 PLAN — **BRICK PAVERS (PEDESTRIAN USE)** — NOT TO SCALE

10E-3103Brck-Pav-4X8

CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
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BOS Approval or PRC June 8, 2010
Sheet 9 of 23

THE IMAGES ON THIS SHEET ARE TO CERTIFY THE QUALITY OF THE PROPOSED DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE DESIGN, QUANTITIES, AND/OR LOCATION DUE TO FINAL ENGINEERING REQUIREMENTS.

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(703)449-8100 (703)449-8108 (Fax)
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COMMONWEALTH OF VIRGINIA — PETER L. RINEK — No. 388 — 6-5-2009 — CERTIFIED LANDSCAPE ARCHITECT

PRC/CPA
SITE DETAILS 2
HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

RESTON BLOCK 3-SECTION 89

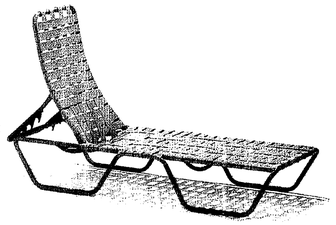
BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

APPLICANT:
RAL DEVELOPMENT, LLC
2325 MORTON FARM LANE
HERNDON VA 20171

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUNE, 2008
SCALE: HOR. N/A
VERT. N/A
SHEET 9 OF 23
CO. NO.
CAD NAME: C8058SDET2
LAYOUT: SDET 2
FILE NO. 08058.01-00

XREFS:

THE IMAGES ON THIS SHEET ARE TO CERTIFY THE QUALITY OF THE PROPOSED DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE DESIGN, QUANTITIES, AND/OR LOCATION DUE TO FINAL ENGINEERING REQUIREMENTS.



MANUFACTURER: TEXACRAFT
P.O. BOX 868
HALEYVILLE, AL 35565
TEL: 800-231-9790
FAX: 281-494-2174
www.brownjordan.com

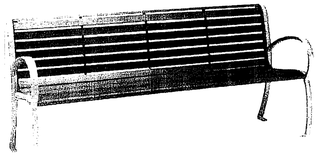
MODEL: #123 STACKABLE CHAISE LOUNGE OR EQUAL

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

QTY:

1/10 LOUNGE CHAIR (POOL) — NOT TO SCALE

1/10 PHOTO — 21B-3103Lounge



MANUFACTURER: URBANSCAPE
505 E MAIN ST.
SILVER LAKE, IN 46982
TEL: 866-903-3714
FAX: 260-352-2160
http://www.urbanscapefurniture.com/

MODEL: # WI1112C: 6' Bench; with back; with arms; Faux-Wood; Portable/Surface-Mount

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

QTY:

2/10 6' BENCH — NOT TO SCALE

2/10 PHOTO — 21B-3103Lounge

MANUFACTURER: URBANSCAPE
505 E MAIN ST.
SILVER LAKE, IN 46982
TEL: 866-903-3714
FAX: 260-352-2160
http://www.urbanscapefurniture.com/

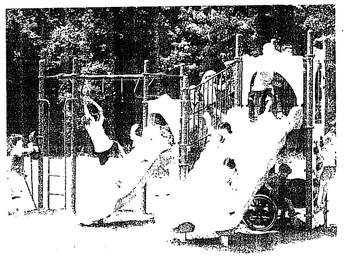
MODEL: # WI1112C (TABLE) AND WI9112C (CHAIRS): Table; 42" Round Table; Faux-Wood; Portable/Surface-Mount Shown with faux-wood Winchester chairs.

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

QTY:

5/10 42" Round Table with faux-wood Winchester chairs — NOT TO SCALE

5/10 PHOTO — 21B-3103Lounge



8a/L12 PLAY EQUIPMENT 2A

PLAY EQUIPMENT SHALL BE SURFACE MOUNTED

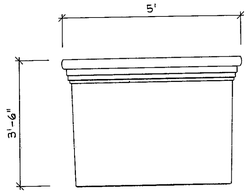
MANUFACTURER: PLAYWORLD
MODEL: 350-0401 CHALLENGERS OR EQUAL

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

QTY: 1

3/10 PLAY EQUIPMENT 2 (6-12 years old) — NOT TO SCALE

3/10 PHOTO — 16B-3103Playworld_2



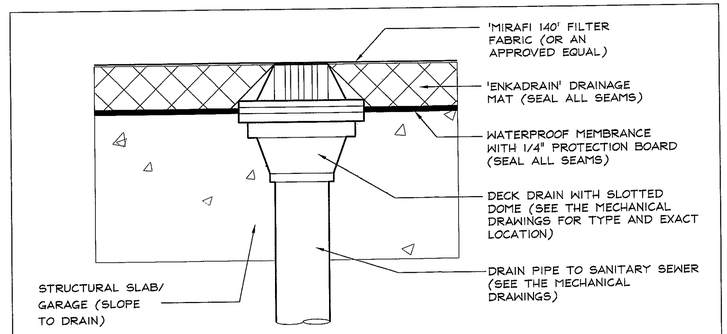
MANUFACTURER: STONEWEAR
2900 LOCKHEAD WAY
CARSON CITY, NV 89706
TEL: 800-356-2462
FAX: 775-833-8306

MODEL: MEZZO SERIES OR EQUAL
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

QTY:

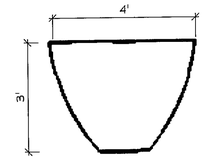
6/10 RECTANGULAR PLANTER — NOT TO SCALE

6/10 PHOTO — 28B-3071PPLNTR-A

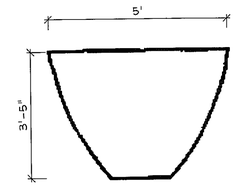


4/10 PLANTER DECK DRAIN — SCALE 3"= 1'-0"

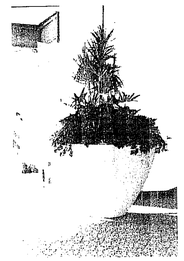
4/10 SECTION — 4A-3071_PLNTRDRN



PLANTER C



PLANTER B



MANUFACTURER: STONEWEAR
2900 LOCKHEAD WAY
CARSON CITY, NV 89706
TEL: 800-356-2462
FAX: 775-833-8306

MODEL: ZENA SERIES OR EQUAL
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

QTY:

7/10 ROUND PORTABLE PLANTER B,C — NOT TO SCALE

7/10 PHOTO — 28B-3071PPLNTR-BCD

CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
PC Approval of CPA April 22, 2010
BOS Approval or PRC June 8, 2010
Sheet 10 of 23

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COMMONWEALTH OF VIRGINIA — PETER L. RINEK — 388 — 6-5-2009 — LANDSCAPE ARCHITECT

PRC/CPA
SITE DETAILS 3

RESTON BLOCK 3—SECTION 89

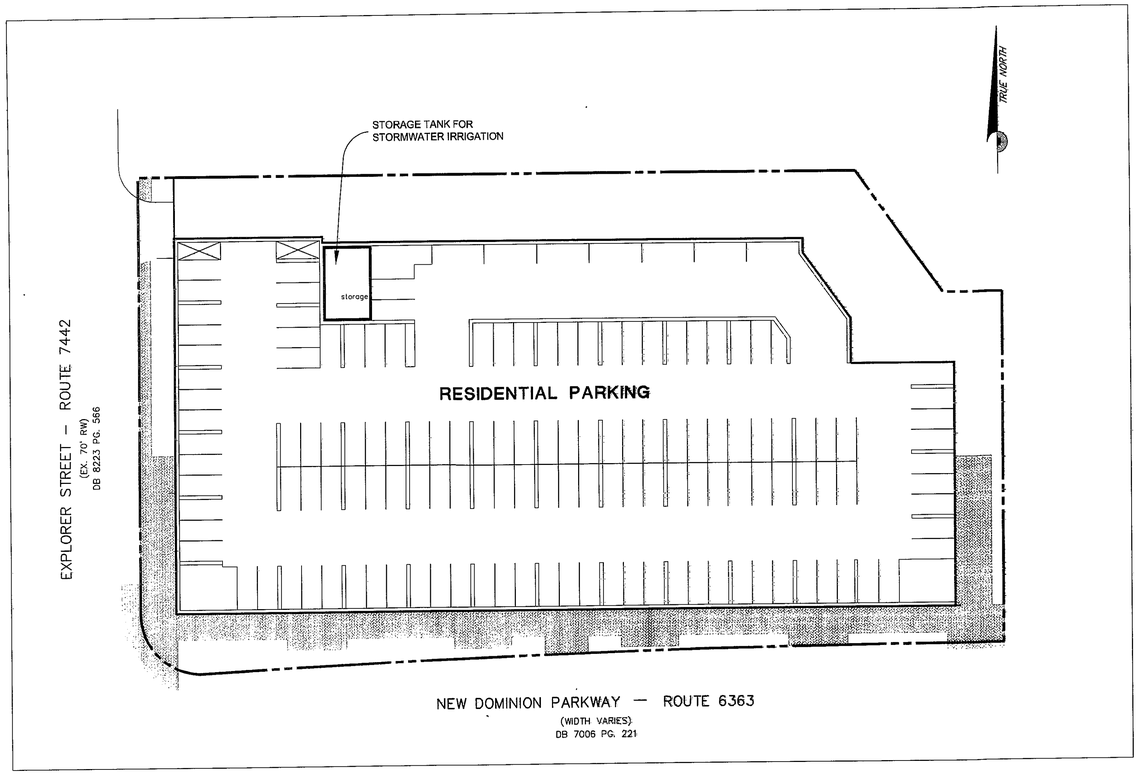
HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

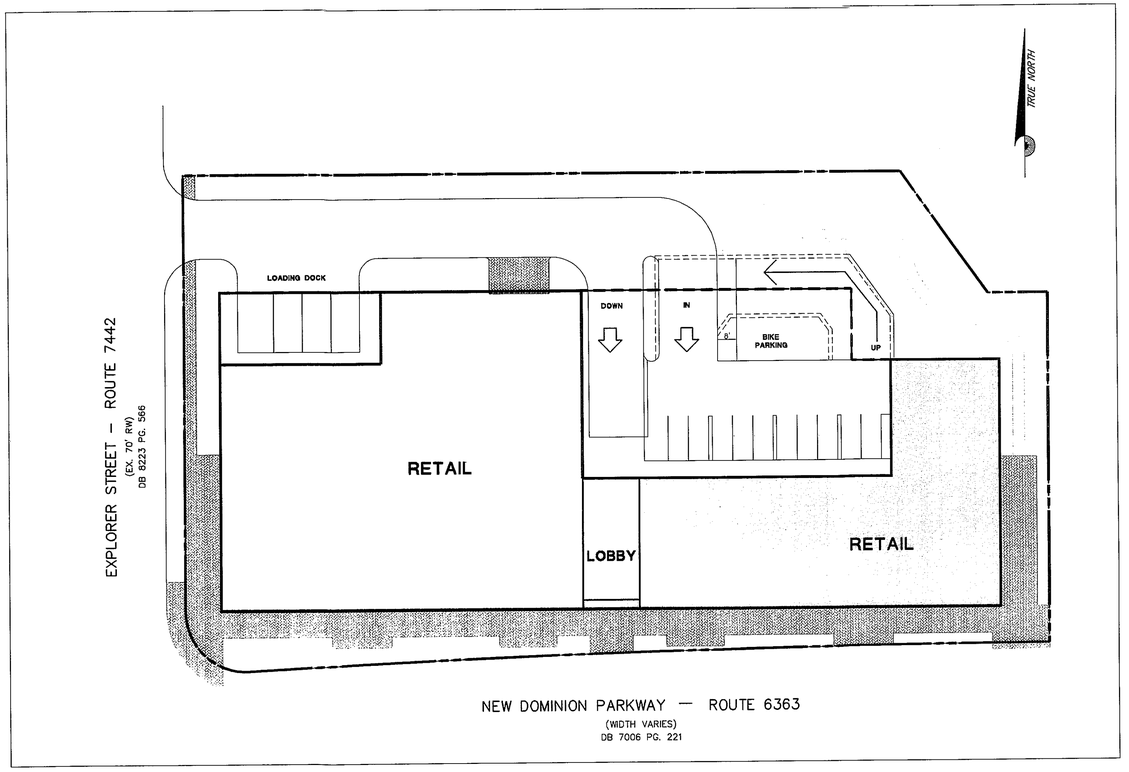
APPLICANT
ARC DEVELOPMENT, LLC
13251 MIDDLETON FARM LANE
HERNDON VA 20171

DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	JUNE, 2008
SCALE:	HOR. N/A VERT. N/A
SHEET	10 OF 23
CO. NO.	
CAD NAME:	C8058SDET3
LAYOUT:	SDET 3
FILE NO.	08058.01-00

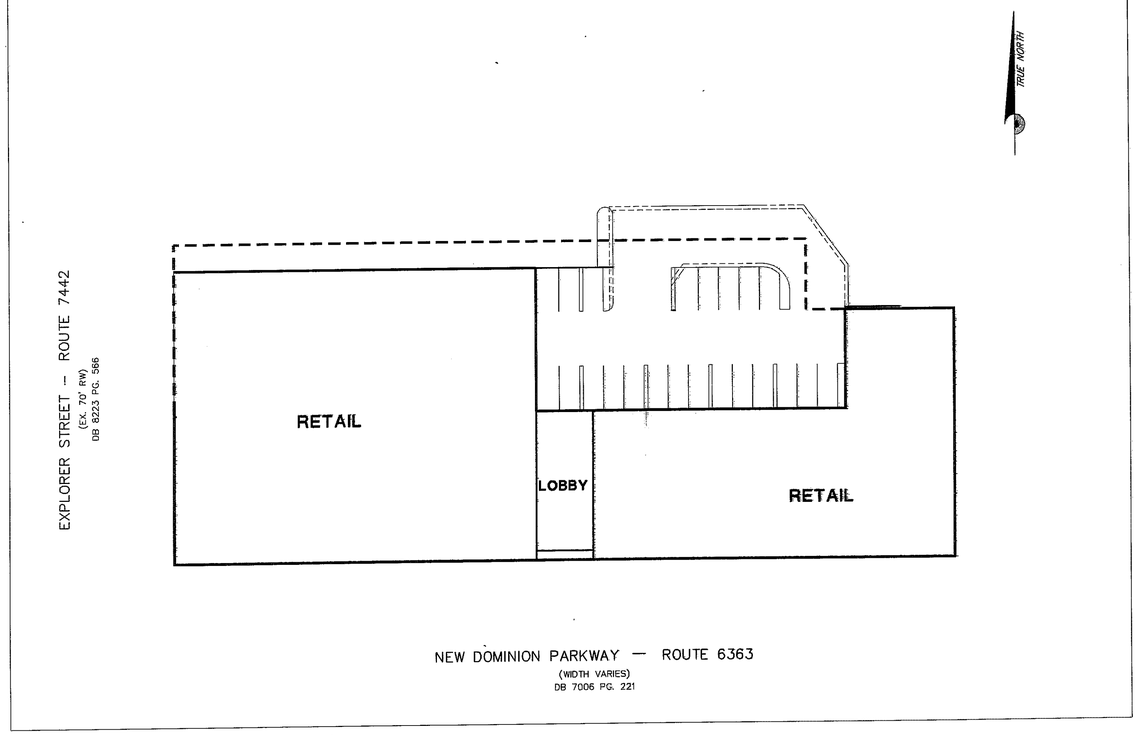
XREFS:



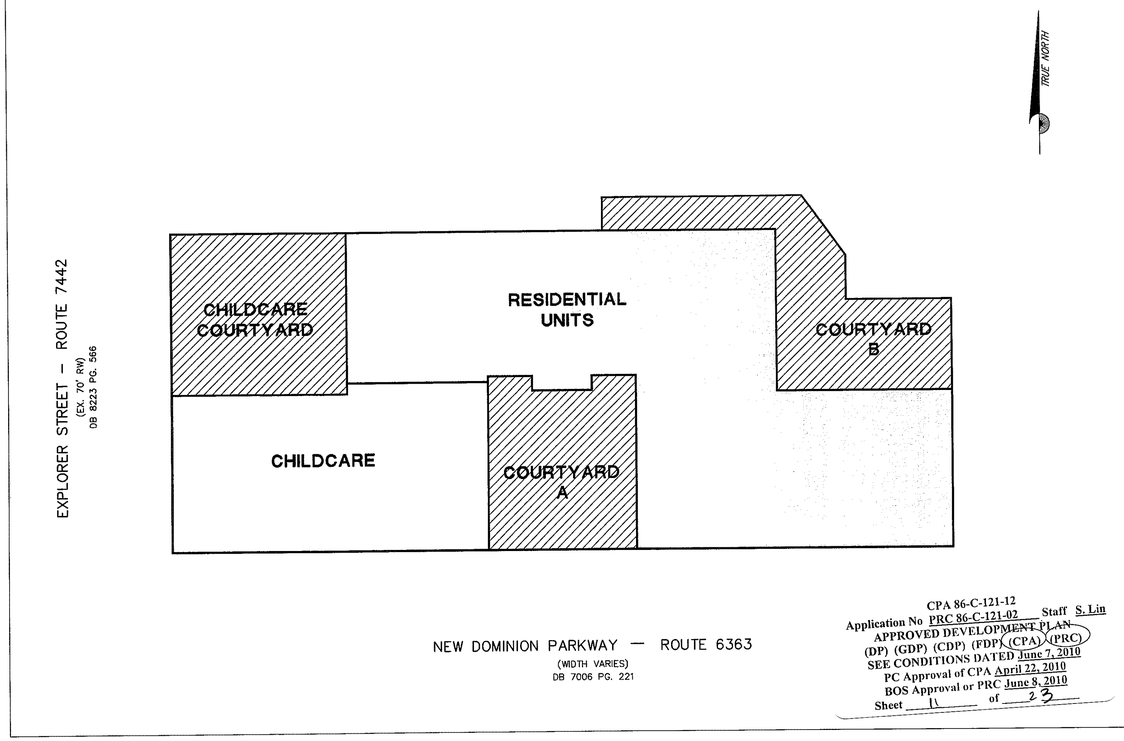
TYPICAL SUBSURFACE GARAGE FLOOR



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
PC Approval of CPA April 22, 2010
BOS Approval or PRC June 8, 2010
Sheet 11 of 23

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 388
6-5-2009
LICENSED LANDSCAPE ARCHITECT

PRC/CPA
LEVEL PLANS

RESTON BLOCK 3–SECTION 89

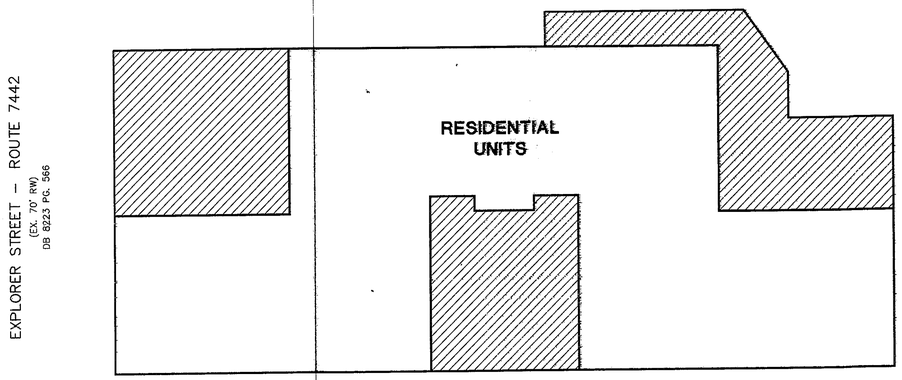
HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

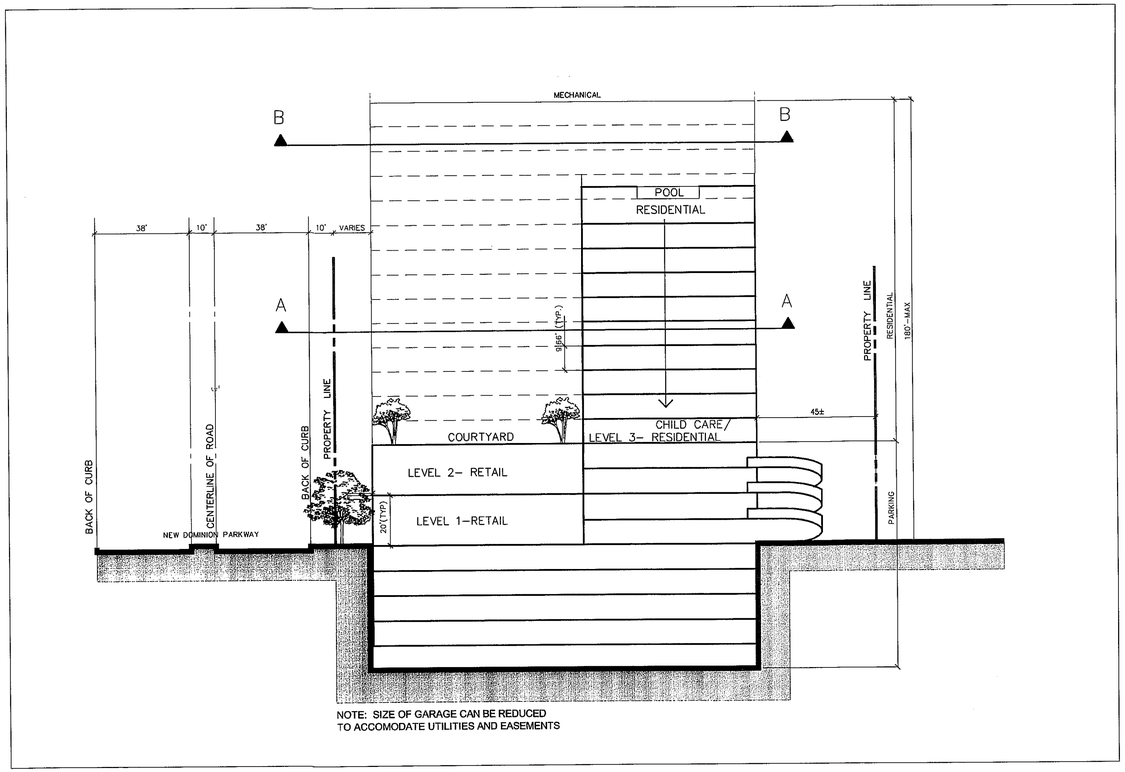
APPLICANT:
RAJ DEVELOPMENT, LLC
13251 MIDDLETON FARM LANE
HERNDON VA 20171

DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	JUNE, 2008
SCALE:	HOR. 1"= 30' VERT.
SHEET	11 OF 23
CO. NO.	
CAD NAME:	C8058FL
LAYOUT:	FLR PLANS
FILE NO.	08058.01–00

XREFS:



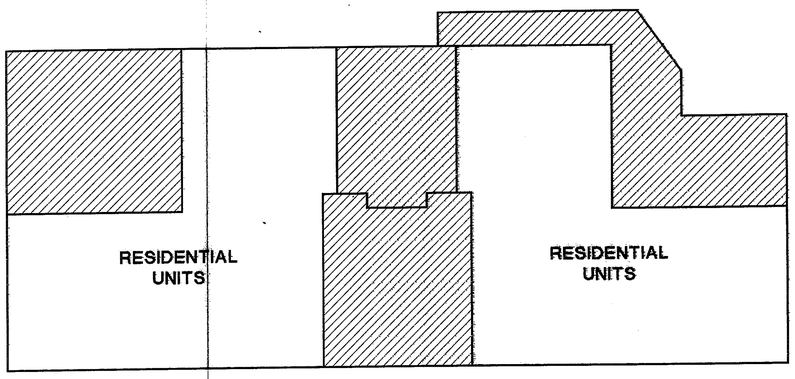
TYPICAL FLOOR PLAN - SECTION 'A-A'



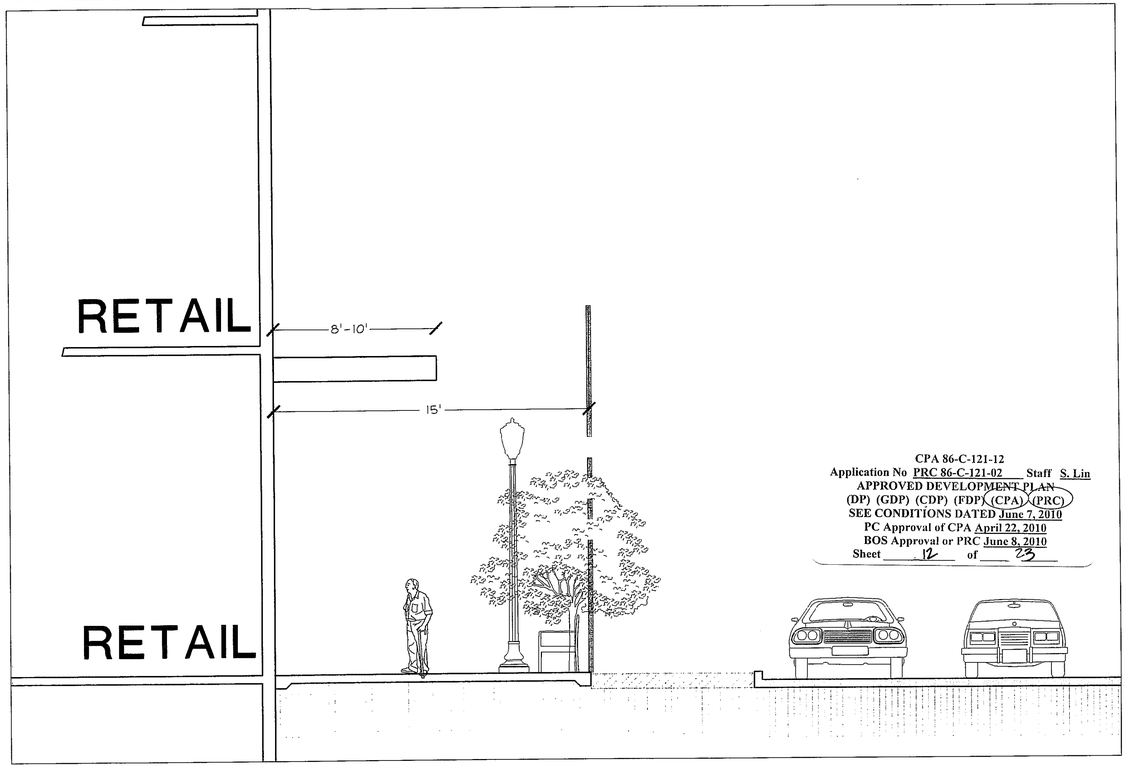
NOTE: SIZE OF GARAGE CAN BE REDUCED
TO ACCOMODATE UTILITIES AND EASEMENTS

SCHEMATIC BUILDING SECTION

SCALE: 1"-3'



TYPICAL FLOOR PLAN - SECTION 'B-B'



CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
PC Approval of CPA April 22, 2010
BOS Approval or PRC June 8, 2010
Sheet 12 of 23

SCHEMATIC STREETSCAPE SECTION

NTS

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 3388
11-16-2009
CERTIFIED LANDSCAPE ARCHITECT

PRC/CPA
LEVEL PLANS & SECTION

RESTON BLOCK 3–SECTION 89

HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 5-13-09
REVISED DATE: 6-3-09
REVISED DATE: 11-16-09

APPLICANT:
RAJ DEVELOPMENT, LLC
13251 MIDDLETON FARM LANE
HERNDON VA 20171

DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	JUNE, 2008
SCALE:	HOR. 1"= 30' VERT. AS SHOWN
SHEET	12 OF 23
CO. NO.	
CAD NAME:	C8058FL
LAYOUT:	FLR PLAN & SECTION
FILE NO.	08058.01-00

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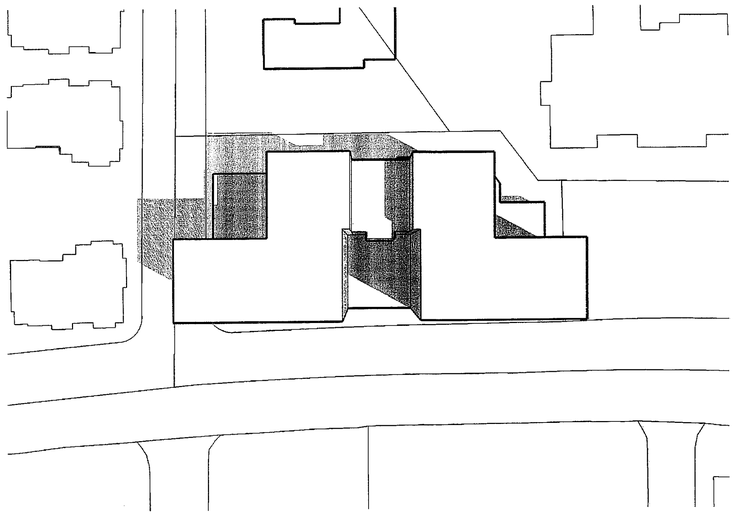
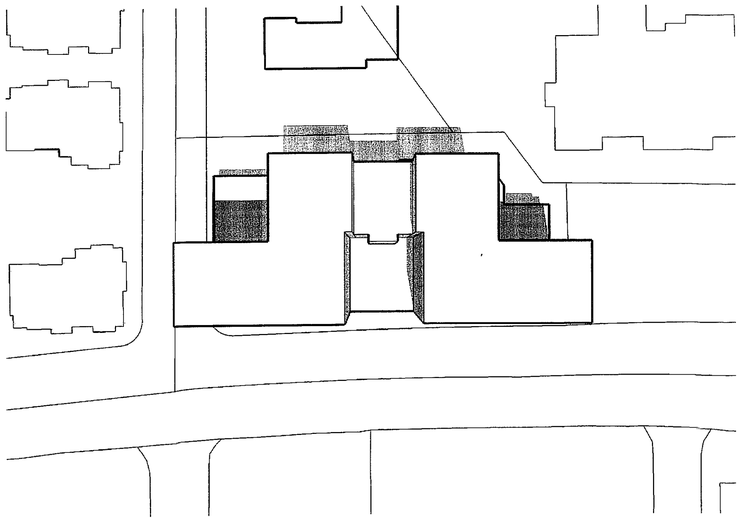
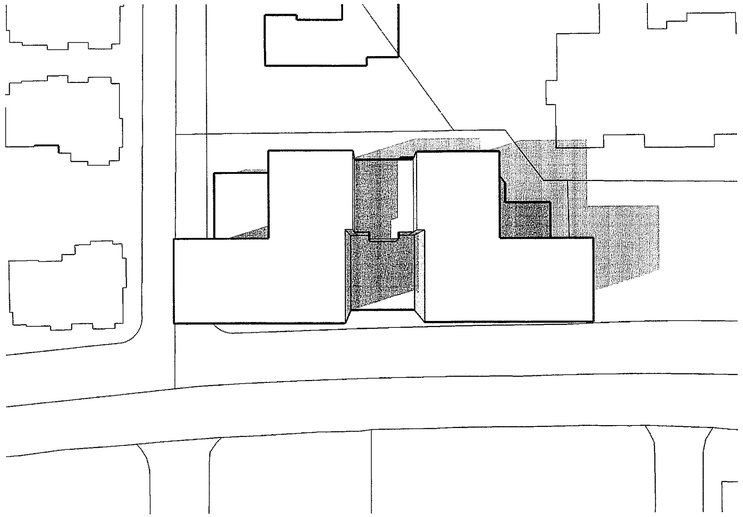


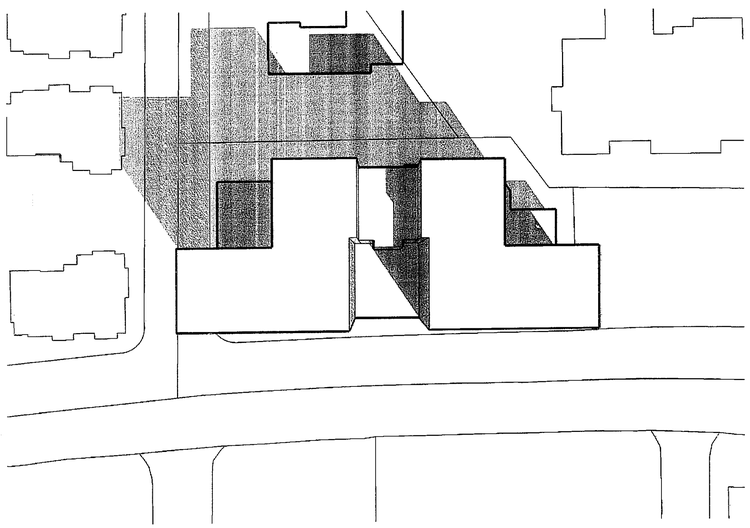
RESTON BLOCK 3- SECTION 89
JUNE 21, 10:30 AM



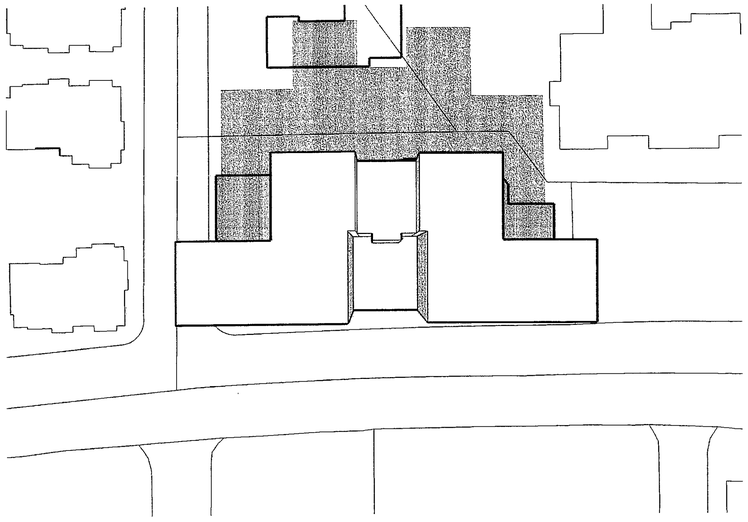
RESTON BLOCK 3- SECTION 89
JUNE 21, NOON



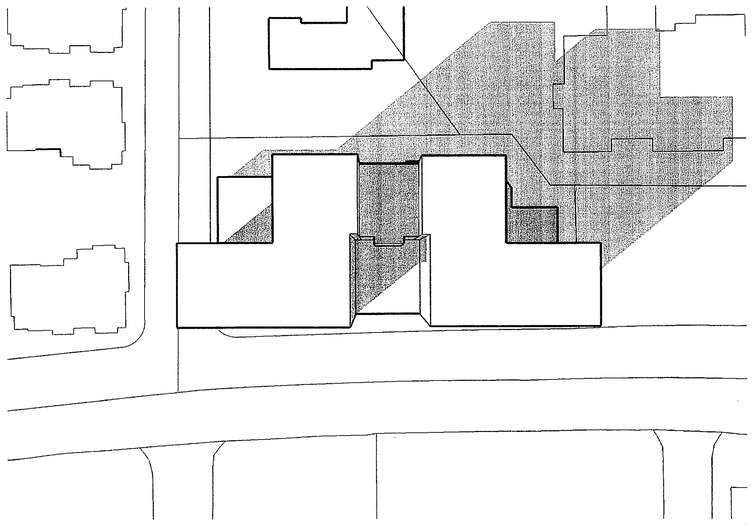
RESTON BLOCK 3- SECTION 89
JUNE 21, 2:30 PM



RESTON BLOCK 3- SECTION 89
SEPTEMBER 21, 10:30 AM



RESTON BLOCK 3- SECTION 89
SEPTEMBER 21, NOON



RESTON BLOCK 3- SECTION 89
SEPTEMBER 21, 2:30 PM

CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
PC Approval of CPA April 22, 2010
BOS Approval or PRC June 8, 2010
Sheet 13 of 23

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 388
6-5-2009
LICENSED LANDSCAPE ARCHITECT

PRC/CPA
SHADOW STUDY

RESTON BLOCK 3-SECTION 89

HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

APPLICANT:
RAJ DEVELOPMENT, LLC
13251 MIDDLETON FARM LANE
HERNDON VA 20171

DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	JUNE, 2008
SCALE:	HOR. NA VERT. NA
SHEET	13 OF 23
CO. NO.	
CAD NAME:	C8058SHADOW
LAYOUT:	SHADOW
FILE NO.	08058.01-00

XREFS:

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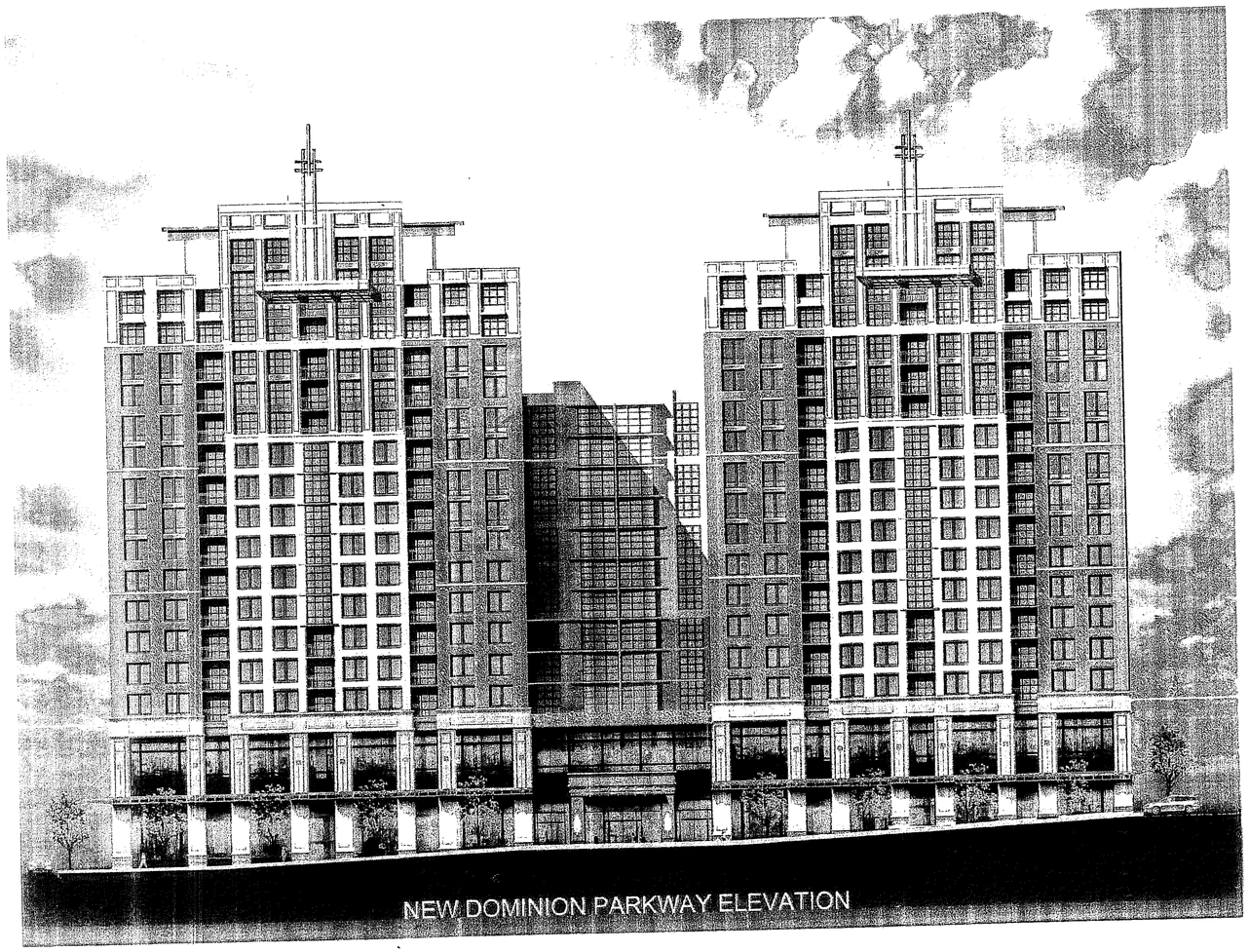

NEW DOMINION PARKWAY ELEVATION

RIGHT SIDE ELEVATION

CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
PC Approval of CPA April 22, 2010
BOS Approval or PRC June 8, 2010
Sheet 14 of 23

THIS SHEET FOR INFORMATION PURPOSES ONLY

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COMMONWEALTH OF VIRGINIA PETER L. RINEK No. 388 6-5-2009 LANDSCAPE ARCHITECT CERTIFIED

PRC/CPA
ELEVATIONS

RESTON BLOCK 3-SECTION 89

HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 5-13-09
REVISED DATE: 6-3-09

APPLICANT:
RAJ DEVELOPMENT, LLC
13251 MIDDLETON FARM LANE
HERNDON VA 20171

DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	JUNE, 2008
SCALE:	HOR. NA VERT. NA
SHEET 14 OF 23	
CO. NO.	
CAD NAME:	C8058ELE
LAYOUT:	ELEVATION
FILE NO.	08058.01-00

XREFS:

DEDICATION EXHIBIT

1"=40'

PART 5 EXHIBIT

1"=100'

CURVE DATA

No.	RADIUS	DELTA	ARC	TAN	CHORD	CHD. BEARING
1	6873.65	00°33'26"	70.85	35.42	70.85	S 03° 08' 14" W
2	40.00	88°21'03"	61.69	38.87	55.75	N 41° 02' 23" W
3	40.00	92°17'20"	64.43	41.63	57.69	N 46° 59' 11" E
4	1063.51	08°51'58"	164.88	82.60	164.71	S 80° 26' 10" E
5	1113.51	14°45'41"	286.88	144.24	286.09	N 83° 23' 01" W
6	1173.51	09°12'59"	188.77	94.59	188.56	N 80° 38' 40" W
7	210.00'	14°04'12"	51.57	25.92	51.44	N 68° 58' 05" W
8	190.00	14°04'12"	46.66	23.45	46.54	N 68° 58' 05" W
9	2452.00	05°13'21"	223.50	111.83	223.42	N 70° 36' 51" W
10	2500.00	06°59'03"	304.74	152.56	304.55	N 79° 29' 42" W
11	2500.00	04°18'52"	188.26	94.17	188.21	N 85° 08' 40" W
12	2500.00	11°17'55"	493.00	247.30	492.20	N 81° 39' 08" W
13	2548.00	05°50'11"	259.55	129.89	259.44	S 78° 55' 18" E
14	25.00	81°50'22"	35.71	21.67	32.75	S 40° 55' 11" E
15	25.00	95°12'03"	41.54	27.38	36.92	N 47° 36' 04" E
16	2548.00	02°30'09"	111.28	55.65	111.28	S 86° 03' 02" E
17	25.00	58°55'10"	25.71	14.12	24.59	S 69° 18' 53" W
18	2440.00	05°34'24"	237.35	118.77	237.26	N 84° 30' 54" W
19	5940.00	07°15'25"	752.35	376.68	751.85	S 89° 04' 11" W
20	6000.00	01°41'49"	177.69	88.85	177.68	N 88° 09' 00" W
21	6000.00	04°52'23"	510.31	255.31	510.16	S 82° 33' 34" W
22	6000.00	00°41'13"	71.95	35.98	71.95	S 85° 47' 05" W
23	6000.00	07°15'25"	759.95	380.49	759.45	S 89° 04' 11" W
24	6048.00	05°57'22"	628.72	314.64	628.44	N 89° 43' 13" E
25	25.00	93°15'28"	40.69	26.46	36.35	S 46° 37' 44" E
26	25.00	05°20'38"	37.30	23.11	33.94	N 42°44'49" E
27	6048.00	00°03'09"	5.55	2.78	5.55	N 89° 28' 03" E
28	34.50	30°32'03"	18.39	9.42	18.17	S 15° 16' 01" W
29	34.50	40°26'55"	24.38	12.71	23.83	N 20° 13' 27" W
30	34.50	47°54'41"	28.85	15.33	28.02	S 23° 57' 20" W
31	34.50	45°52'46"	27.63	14.60	26.89	N 22° 56' 23" W
32	34.50	43°01'38"	25.91	13.60	25.30	S 21° 30' 49" W
33	34.50	50°52'37"	30.64	16.41	29.64	N 25° 26' 29" W
34	225.00	74°00'00"	250.60	169.55	270.82	N 37° 00' 00" W

SURVEYOR'S CERTIFICATE

I, PHILLIP A. BLEVINS, A DULY CERTIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND EMBRACED WITHIN THE SUBDIVISION SHOWN ON THIS PLAT OF DEDICATION OF NEW DOMINION PARKWAY, BEING A PORTION OF OUTLOT D, SECTION 91A, RESTON IS NOW IN THE NAME OF RESTON LAND CORPORATION AND WAS ACQUIRED FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY BY DEED RECORDED JULY 12, 1978 IN DEED BOOK 4926 AT PAGE 299, et. seq. AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THIS PROPERTY IS WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND THAT THE BEARINGS ARE CALCULATED TO VIRGINIA STATE GRID NORTH.

GIVEN UNDER MY HAND THIS 17th DAY OF MARCH, 1988.

PHILLIP A. BLEVINS CLS. #1364

PHILLIP A. BLEVINS CERTIFICATE No. 1364

OWNERS DEDICATION

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. WE FURTHER AGREE THAT IRON PIPES WILL BE SET AS INDICATED THUS ——— IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY SUBDIVISION CONTROL ORDINANCE.

OWNER: RESTON LAND CORPORATION

BY: VICE PRESIDENT 3/17/88 DATE

*

TOTAL DENSITY TABULATION						
PREVIOUSLY SUBMITTED	ACREAGE	TYPE DENSITY	TYPE USE	UNITS PROPOSED	PERSONS PROPOSED	PERSONS PER ACRE
NORTHERN SECTOR	2,119.40	—	—	8,872	25,537	—
SOUTHERN SECTOR	3,253.16	—	—	10,545	31,971	—
SUB TOTAL	5,372.56	—	—	19,417	57,508	—
NEW DOMINION PKWY.	4.36	HIGH	PUBLIC STREET	0	0	—
TOTAL	5,376.92	—	—	19,417	57,508	*10.7

*13 PERSONS PER GROSS RESIDENTIAL ACRE PERMITTED.

NOTES:

1. ALL EASEMENTS FOR THE DRAINAGE OF NATURAL OR STORM WATERS ARE HEREBY ASSIGNED TO FAIRFAX COUNTY.
2. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP No. 17-1-((1)) 11-3, AND IS ZONED PRC, TOWN CENTER.
3. EASEMENT FOR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE OF UTILITIES, COUNTY AND OTHER EMERGENCY VEHICLES.
4. AT SUCH TIME AS ANY PORTION OF THE LAND WITHIN THE HEREON DESCRIBED TEMPORARY F.C.W.A., TEMPORARY SANITARY SEWER AND TEMPORARY STORM DRAINAGE EASEMENTS MAY BE ACCEPTED BY THE COMMONWEALTH OF VIRGINIA OR ANY APPROPRIATE AGENCY THEREOF FOR MAINTENANCE INTO THE STATE HIGHWAY SYSTEM, ALL EASEMENT RIGHTS ACQUIRED SHALL AUTOMATICALLY BECOME NULL AND VOID AND OF NO FURTHER FORCE AND EFFECT.
5. A TEMPORARY GRADING AND CONSTRUCTION EASEMENT IS HEREBY ESTABLISHED FOR THE BENEFIT OF RESTON LAND CORPORATION AND ASSIGNS, TO FEET WIDE ACROSS SECTION 91A, RESTON, ADJACENT PARALLEL AND CONTIGUOUS TO THE SOUTHERLY STREET RIGHT-OF-WAY LINES FOR NEW DOMINION PARKWAY SHOWN HEREON, EXCEPTING ONLY APPROVED BUILDING AND DRIVEWAY OR PRIVATE STREET AREAS. SAID TEMPORARY GRADING AND CONSTRUCTION EASEMENT SHALL AUTOMATICALLY BECOME NULL AND VOID AND OF NO FURTHER FORCE AND EFFECT AT SUCH TIME AS ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR OTHER GOVERNMENTAL AGENCIES AND AUTHORITIES.
6. AREA DEDICATED TO PUBLIC STREET: 189,935 ◊ OR 4.36030 AC.

FINAL PLAT

4-18-88

APPROVAL VOID IF PLAT IS NOT OFFERED FOR RECORD WITHIN 180 DAYS AFTER DATE THEREOF.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER.

3-25-88

PLAT OF DEDICATION AND VARIOUS EASEMENTS FOR **NEW DOMINION PARKWAY** BEING A PORTION OF OUTLOT D, SECTION 91A **RESTON** DB. 6977 PG. 1767

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=50' DATE: JAN., 1988

URBAN ENGINEERING & ASSOC., INC.
ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
7712 LITTLE RIVER TURNPIKE, ANNANDALE, VA. 22003

SHEET 1 OF 3

BK7006 0229 / BK7006 0234

1988 DEDICATION PLAT- PAGE 1

NTS

* TOTAL DENSITY ON DEDICATION "0"

1988 DEDICATION PLAT- PAGE 2

NTS

1988 DEDICATION PLAT- PAGE 3

CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
PC Approval of CPA April 22, 2010
BOS Approval or PRC June 8, 2010
Sheet 15 of 23

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bccon.com

COMMONWEALTH OF VIRGINIA — PETER L. RINEK No. 388 — 6-5-2009 — CERTIFIED LANDSCAPE ARCHITECT

PRC/CPA
DEDICATION EXHIBIT

RESTON BLOCK 3-SECTION 89

HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

APPLICANT:
RAJ DEVELOPMENT, LLC
13251 MIDDLETON FARM LANE
HERNDON VA 20171

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUNE, 2008
SCALE: HOR. 1"=
VERT. 1" =

SHEET 15 OF 23

CO. NO.
CAD NAME: 08058DEDIC
LAYOUT: DEDICATION EXHIBIT
FILE NO. 08058.01-00

XREFS:

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NOTES

Part 4

1) The maximum number of dwelling units shall not exceed 300 single family attached and/or multi-family.

2) Maximum overall non-residential FAR shall not exceed .5.

3) Parking will be provided in accordance with Fairfax County Zoning Ordinance requirements. Applicant may seek reductions in parking consistent with the Zoning Ordinance and subject to Board of Supervisors' approval.

4) A comprehensive pedestrian circulation system shall be provided within Town Center linking this property with the balance of Town Center. This system shall consist of sidewalks and pathways as appropriate and shall be finalized as to location and materials at the time of site plan review.

5) Construction of Town Center Study Area commenced in 1983 and is expected to be completed in late 1990's.

6) All site plans shall be submitted to Reston Community Association's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.

7) All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.

8) The proposed right-of-way width of major public streets shall be as follows:

East West Parkway	90'
Town Center Parkway	90'
Vail Avenue	60'
Sunset Hills Road	90'

PART 4 USES

Uses will include all of those permitted by right under the PRC Town Center Zoning category, plus all of the following special permit and special exception uses which are designated on the Development Plan:

- Group 4 community uses such as community clubs, centers, meeting halls, swimming pools/clubs and tennis clubs/courts.
- Group 3 institutional uses such as churches, temples and other places of worship, day care, child care centers and nursery schools which have an enrollment of less than 100 students daily, private schools of general or special education which have an enrollment of 100 or more students daily.
- Category 3 quasi-public uses such as conference centers, cultural centers, museums, housing for the elderly, private clubs, quasi-public parks, playgrounds, child care centers and nursery schools which have an enrollment of 100 or more students daily, private schools of general or special education which have an enrollment of 100 or more students daily.

NOTES

Part 5

1) The maximum gross floor area of commercial space shall not exceed 455,000 square feet.

2) Maximum overall non-residential FAR shall not exceed .7.

3) Maximum building height shall not exceed 15 stories (180 ft.)

4) Parking will be provided in accordance with Fairfax County Zoning Ordinance requirements. Applicant may seek reductions in parking consistent with the Zoning Ordinance and subject to Board of Supervisors' approval.

5) A comprehensive pedestrian circulation system shall be provided within Town Center linking this property with the balance of Town Center. This system shall consist of sidewalks and pathways as appropriate and shall be finalized as to location and materials at the time of site plan review.

6) Construction of Town Center Study Area commenced in 1983 and is expected to be completed in late 1990's.

7) All site plans shall be submitted to Reston Community Association's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.

8) All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.

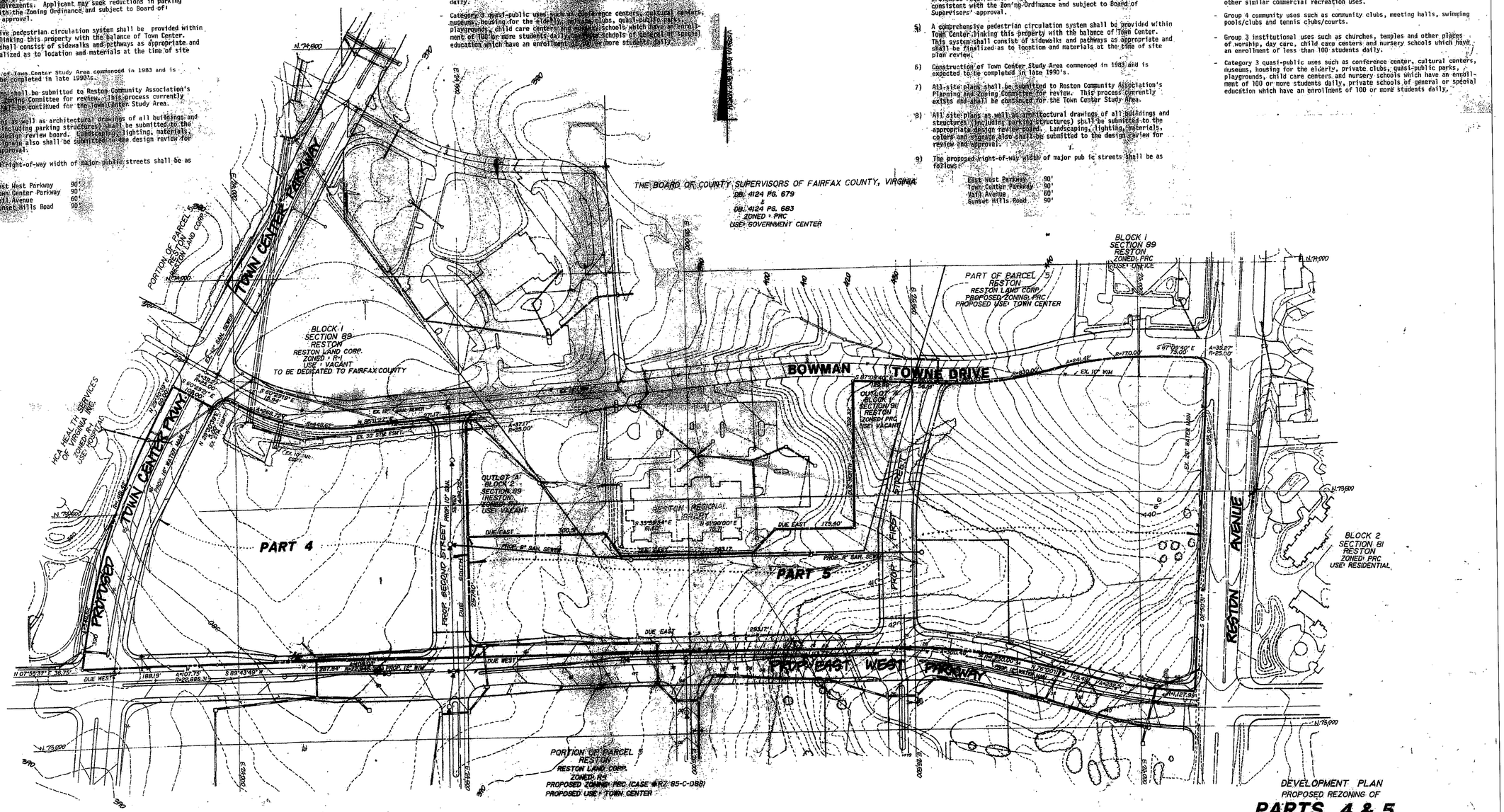
9) The proposed right-of-way width of major pub ic streets shall be as follows:

East West Parkway	90'
Town Center Parkway	90'
Vail Avenue	60'
Sunset Hills Road	90'

PART 5 USES

Uses will include all of those permitted by right under the PRC Town Center zoning category, plus all of the following special permit and special exception uses which are designated on the Development Plan:

- Category 5 commercial and industrial uses such as drive-in banks, eating establishments, fast food restaurants, offices, commercial off-street parking, theaters and service stations.
- Group 5 commercial recreation such as bowling alleys, health clubs and other similar commercial recreation uses.
- Group 4 community uses such as community clubs, meeting halls, swimming pools/clubs and tennis clubs/courts.
- Group 3 institutional uses such as churches, temples and other places of worship, day care, child care centers and nursery schools which have an enrollment of less than 100 students daily.
- Category 3 quasi-public uses such as conference center, cultural centers, museums, housing for the elderly, private clubs, quasi-public parks, playgrounds, child care centers and nursery schools which have an enrollment of 100 or more students daily, private schools of general or special education which have an enrollment of 100 or more students daily.



CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
PC Approval of CPA April 22, 2010
BOS Approval or PRC June 8, 2010
Sheet 16 of 23

DEVELOPMENT PLAN
PROPOSED REZONING OF
PARTS 4 & 5
TOWN CENTER
RESTON
BEING
A PORTION OF PARCEL 5,
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100' DATE: OCT., 1986 REV.: JAN., 1987

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS
8001 FORBES PLACE · SPRINGFIELD, VIRGINIA 22151 PH. 321-9684

THIS SHEET FOR INFORMATION PURPOSES ONLY

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bccon.com

COMMONWEALTH OF VIRGINIA PETER L. RINEK No. 3588 6-5-2009 REGISTERED LANDSCAPE ARCHITECT

PRC/CPA
PREVIOUSLY APPROVED DEVELOPMENT PLAN-SHEET 30

RESTON BLOCK 3-SECTION 89

HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

APPLICANT:
RAJ DEVELOPMENT, LLC
13251 MIDDLETON FARM LANE
HERNDON VA 20171

DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	JUNE, 2008
SCALE:	HOR. NA VERT. NA
SHEET	16 OF 23
CO. NO.	
CAD NAME:	C8058SCAN
LAYOUT:	DEVPLAN
FILE NO.	08058.01-00

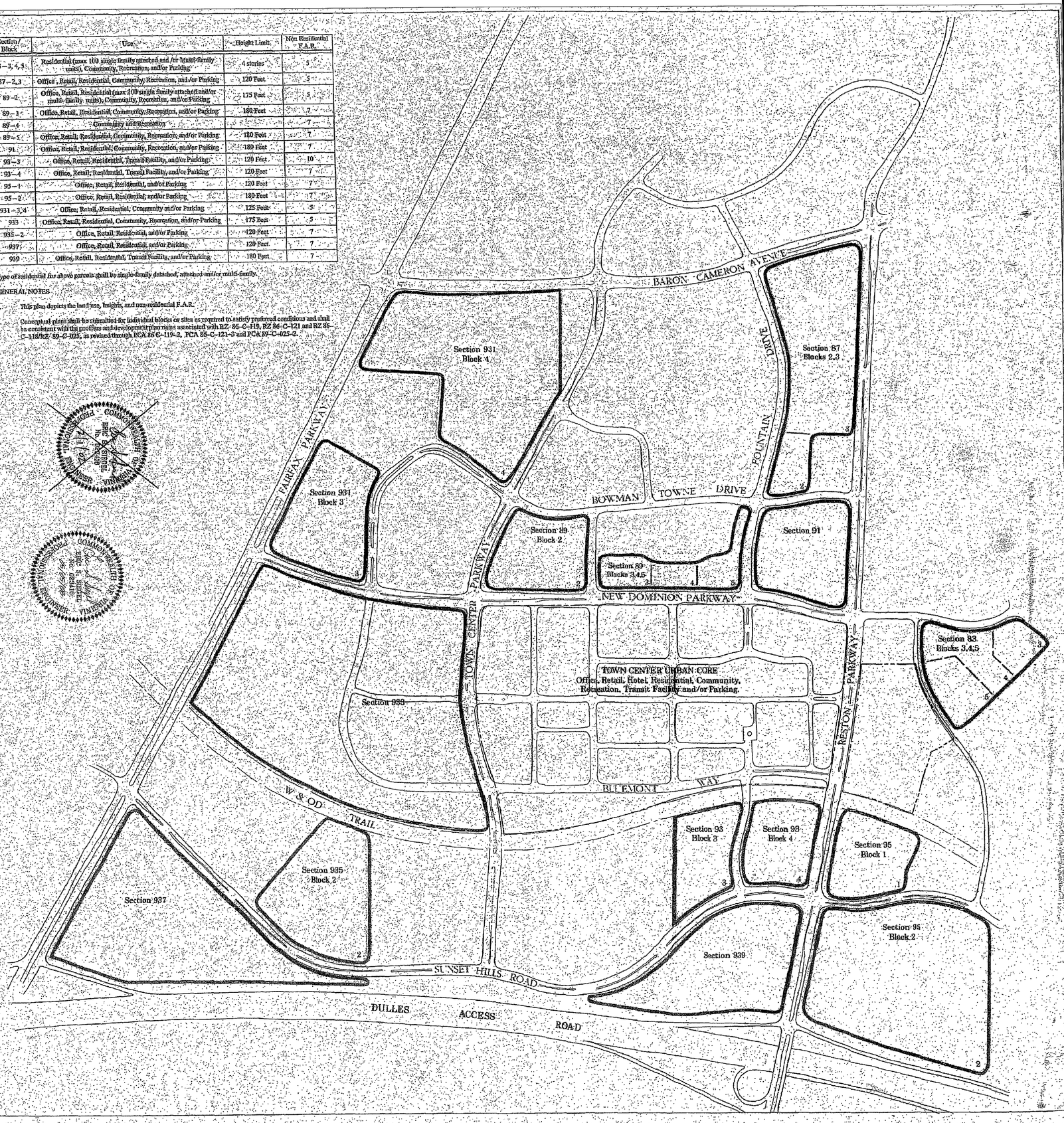
XREFS:

Section/ Block	Use	Height Limit	Non Residential F.A.R.
83–3, 4, 5	Residential (max 100 single family attached and /or Multi-family units), Community, Recreation, and/or Parking	4 stories	.5
87–2, 3	Office, Retail, Residential, Community, Recreation, and /or Parking	120 Feet	.5
89–2	Office, Retail, Residential (max 200 single family attached and/or multi-family units), Community, Recreation, and/or Parking	175 Feet	.5
89–3	Office, Retail, Residential, Community, Recreation, and/or Parking	180 Feet	.7
89–4	Community and Recreation		.7
89–5	Office, Retail, Residential, Community, Recreation, and/or Parking	120 Feet	.7
91	Office, Retail, Residential, Community, Recreation, and/or Parking	180 Feet	.7
93–3	Office, Retail, Residential, Transit Facility, and/or Parking	120 Feet	.10
93–4	Office, Retail, Residential, Transit Facility, and/or Parking	120 Feet	.7
95–1	Office, Retail, Residential, and/or Parking	120 Feet	.7
95–2	Office, Retail, Residential, and/or Parking	180 Feet	.7
931–3,4	Office, Retail, Residential, Community and/or Parking	125 Feet	.5
933	Office, Retail, Residential, Community, Recreation, and/or Parking	175 Feet	.5
935–2	Office, Retail, Residential, and/or Parking	120 Feet	.7
937	Office, Retail, Residential, and/or Parking	120 Feet	.7
939	Office, Retail, Residential, Transit Facility, and/or Parking	180 Feet	.7

Type of residential for above parcels shall be single-family detached, attached and/or multi-family.

GENERAL NOTES

1. This plan depicts the land use, heights, and non-residential F.A.R.
2. Conceptual plans shall be submitted for individual blocks or sites as required to satisfy proffered conditions and shall be consistent with the proffers and development plan terms associated with RZ-86-C-119, RZ 86-C-121 and RZ 86-C-119/RZ 89-C-025, as revised through PCA 86-C-119-2, PCA 86-C-121-3 and PCA 89-C-025-2.



MASTER CONCEPTUAL PLAN – LAND USE, HEIGHTS, F.A.R.

TOWN CENTER DISTRICT PLAN

RESTON LAND CORPORATION

SASAKI ASSOCIATES, INC.

NORTH

MAY 1991
REVISED, MARCH 1992
SHEET 3 OF 3

CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (FDP) (CPA) (PRC)
SEE ADDITIONAL APPROVALS DATED June 7, 2010
PC Approval of CPA/PRC June 8, 2010
BOS Approval of PRC June 22, 2010
Sheet 17 of 23
SHEET 3 OF 3
PRC 86-C-121-02

THIS SHEET FOR INFORMATION PURPOSES ONLY

DESIGNED BY: PLR	BC REVISIONS
DRAFTED BY: CAD	REVISED DATE: 4-2-09
CHECKED BY: PLR	REVISED DATE: 6-3-09
DATE: JUNE, 2008	
SCALE: HOR: NA VERT: NA	APPLICANT: RAJ DEVELOPMENT, LLC 13251 MIDDLETON FARM LANE HERNDON VA 20171
SHEET 17 OF 23	
CO. NO.	
CAD NAME: CR5585CAN	
LAYOUT: MP	
FILE NO. 09058.01-00	

PRC/CPA

PREVIOUSLY APPROVED MASTER CONCEPTUAL T PLAN–SHEET 31

RESTON BLOCK 3–SECTION 89

HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC Consultants
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12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bccon.com

XREFS:

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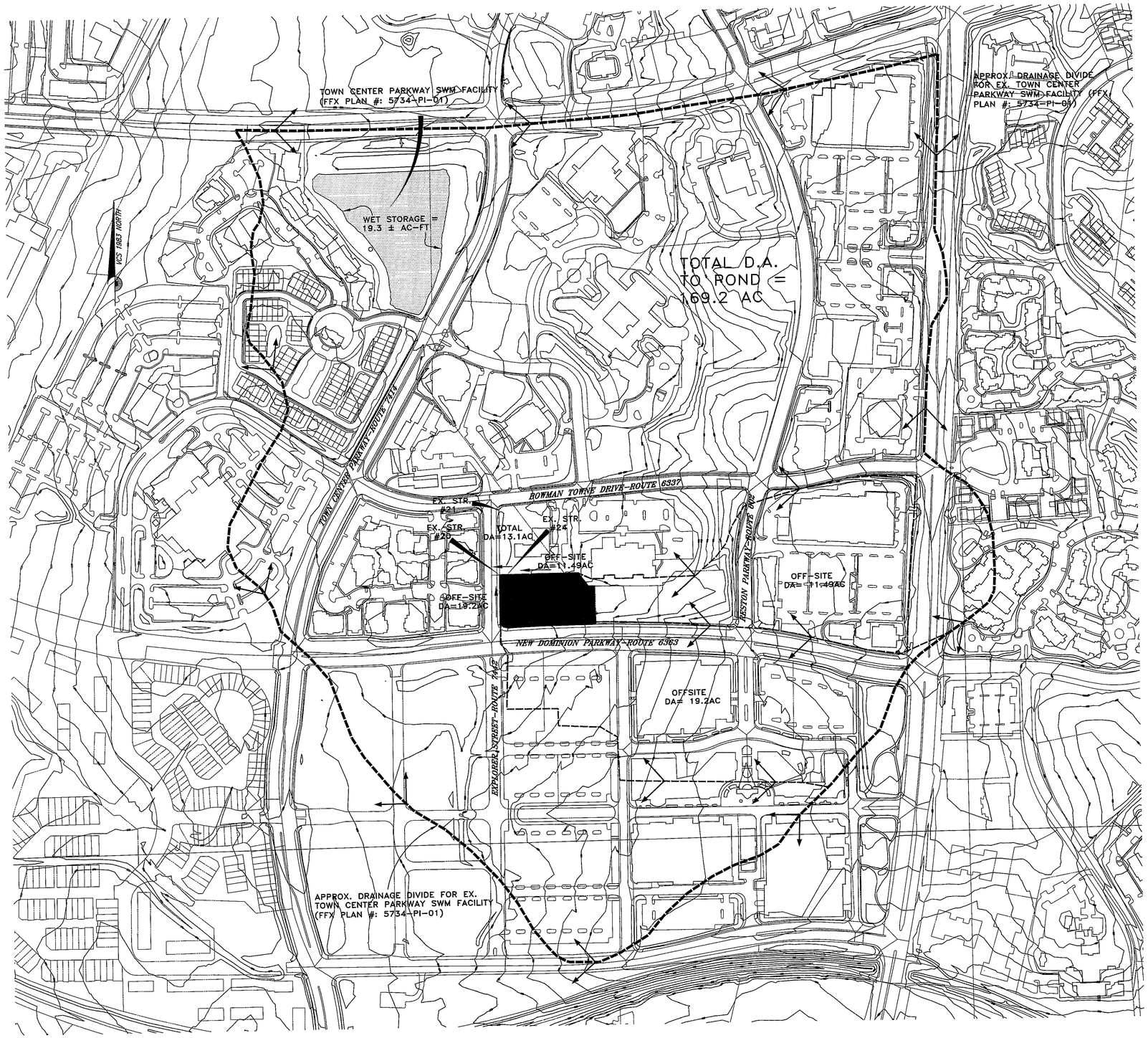
STORM DRAIN DESIGN COMPUTATIONS

From Struct. #	To Struct. #	Structure Type	Drainage Area (acres)	Runoff C Factor	C * A		Time of Concentration				Flow							Length (ft.)
					Increm. C * A	Accum. C * A	tc To Pipe (min.)	Time In Pipe (min.)	Accum. Time (min.)	Intensity "I" (in./hr.)	Q Increm. (c.f.s.)	Q Accum. (c.f.s.)	Pipe Diameter (inches)	Slope (%)	Mannings "n" Factor	Maximum Q (c.f.s.)	Flow Full Velocity (f.p.s.)	
EX 20	EX 21	JB-1	32.3	0.75	24.23	24.23	5.00	-	-	7.27	176.12	176.12	5'x8'	0.88	0.013	571.58	14.29	160

OFFSITE DRAINAGE DIVIDES

SCALE: 1"=200'



OUTFALL AND EXTENT OF REVIEW NARRATIVE

THE INTENT OF THIS PROJECT IS THE CONSTRUCTION OF A MIXED USE BUILDING AND ASSOCIATED ONSITE INFRASTRUCTURE. THE ENTIRE 1.61 ACRE SITE WILL BE DISTURBED. THE EXISTING TOWN CENTER PARKWAY SWM POND BUILT WITH FFX COUNTY PLAN # 5734-PI-01 WILL BE USED FOR STORMWATER DETENTION. A WAIVER WILL BE SUBMITTED FOR ONSITE STORMWATER MANAGEMENT.

THE SITE IS LOCATED WITHIN THE HUNTER MILL DISTRICT. IT IS BORDERED BY THE EMERY RUCKER SHELTER AND RESTON REGIONAL LIBRARY TO THE NORTH, NEW DOMINION PARKWAY TO THE SOUTH, A VACANT PARCEL TO THE EAST AND EXPLORER STREET TO THE WEST. THERE ARE MULTI-FAMILY HOMES TO THE WEST. A CHILDCARE FACILITY CURRENTLY OCCUPIES THE SITE. THE SITE DRAINS PRIMARILY FROM EAST TO WEST WITH SLOPES RANGING BETWEEN 3% AND 20%, WITH MOST SLOPES AROUND 5%.

OUTFALL

APPROXIMATELY 1.61 ACRES LEAVES THE SITE AND OUTFALLS INTO EXISTING STRUCTURE 24. AN ADDITIONAL 11.49 ACRES IS PIPED INTO EXISTING STRUCTURE 24 FROM THE EAST FOR A TOTAL DRAINAGE AREA OF 13.1 ACRES TO EXISTING STRUCTURE 24. THE RUNOFF IS THEN PIPED TO EXISTING STRUCTURE 20. AT THAT STRUCTURE, AN ADDITIONAL 19.2 ACRES IS PIPED IN FROM THE SOUTH. SINCE 19.2 ACRES IS GREATER 90% OF THE 13.1 ACRES COMING FROM STRUCTURE 24, THE EXTENT OF REVIEW IS SATISFIED PER PFM 6-0203.2A AND WILL BEGIN AT EXISTING STRUCTURE 20 AND WILL END 150' DOWNSTREAM.

CONCLUSION

THE STORM SEWER FROM EXISTING STRUCTURE 20 FLOWS IN A 5'X8' BOX CULVERT NORTH TO THE INTERSECTION OF BOWMAN TOWNE DRIVE AND EXPLORER STREET WHERE IT THEN FLOWS WEST TO THE INTERSECTION OF TOWN CENTER PARKWAY. THE FLOW HERE IS PICKED UP BY TWIN 66" PIPES THAT OUTFALL TO THE EXISTING TOWN CENTER PARKWAY SWM POND (FFX PLAN #: 5734-PI-01). THE TOTAL DRAINAGE AREA TO THE OUTFALL IS APPROXIMATELY 169 ACRES WHICH IS GREATER THAN 100 TIMES THE SITE AREA (100 * 1.61 ACRES = 161 ACRES).

THERE IS A MINOR INCREASE IN THE 2 AND 10 YEAR FLOWS FROM THE DEVELOPMENT TO THE EXISTING STORM SEWER SYSTEM. THE EXISTING STORM SEWER IS ADEQUATE TO HANDLE THE POST-DEVELOPMENT FLOWS. (SEE COMPUTATIONS ON THIS SHEET) CONSIDERING THAT OFFSITE POND PROVIDES SWM AND BMP'S AND THAT THE EXISTING STORM SEWER IS ADEQUATE TO RECEIVE THE RUNOFF FROM THIS DEVELOPMENT, IT IS THE OPINION OF THE ENGINEER THAT AN ADEQUATE OUTFALL IS PROVIDED. THERE IS NO INCREASE IN RUNOFF TO THE ADJOINING PROPERTIES AND NO BUILDINGS WILL BE IMPACTED BY THE 100 YEAR OVERLAND RELIEF FLOW.

CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
PC Approval of CPA April 22, 2010
BOS Approval or PRC June 8, 2010
Sheet 15 of 23

BC Consultants
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www.bccon.com

COMMONWEALTH OF VIRGINIA — PETER L. RINEK — No. 388 — 6-4-2009 — CERTIFIED LANDSCAPE ARCHITECT

PRC/CPA
OUTFALL ANALYSIS
RESTON BLOCK 3 - SECTION 89

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

OWNER
RAJ DEVELOPMENT
13251 MIDDLETON FARM LANE
HERNDON, VA 20171

DESIGNED BY:	
DRAFTED BY:	
CHECKED BY:	
DATE:	JULY, 2008
SCALE:	HOR. N/A VERT. 1" = 200'
SHEET 18 OF 22	
CO. NO.	
CAD NAME:	8058-SWM1.DWG
LAYOUT:	SWM1
FILE NO.	08058.01

XREFS:

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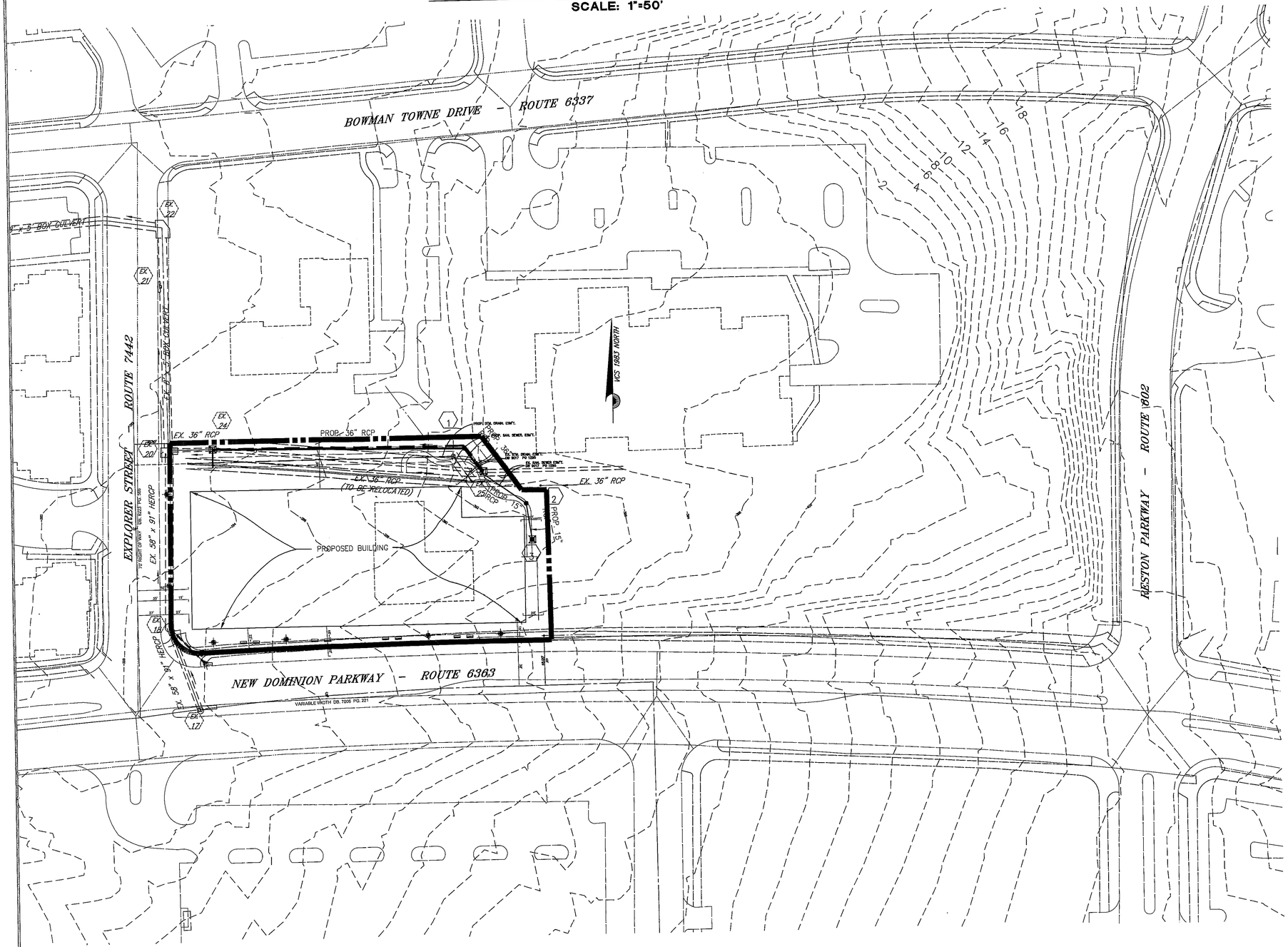
POST-DEVELOPMENT DRAINAGE DIVIDES

SCALE: 1"=50'



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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1 N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 10)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 101)

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

☒2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 18.

☒3.

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
EX. SWM POND (PLAN# 5734-PI-01)	1.61	167.59	169.20	170,000	958,320	19

☒4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 18.
Storage vault inlet and outlet pipe systems are shown on Sheet N/A.

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

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

☒7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 18.

☒8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on sheet 17.

☒9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 17.

☒10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet 18.

☒11. A submission waiver is requested for Onsite Detention

☒12. Stormwater management is not required because it is provided offsite with an existing regional pond

NOTE:

THE EXISTING TOPOGRAPHY SHOWN IS TAKEN FROM FAIRFAX COUNTY GIS THAT WAS AIR FLOWN.

BMP/SWM NARRATIVE

BMP/SWM WILL BE PROVIDED WITH THE EXISTING TOWN CENTER PARKWAY SWM POND BUILT WITH FFX COUNTY PLAN # 5734-PI-01. THIS POND IS PRIVATELY OWNED AND MAINTAINED BY TERRABROOK, THE PROPERTY OWNER. A WAIVER WILL BE SUBMITTED FOR ONSITE STORMWATER DETENTION.

PER THE NORTHERN VIRGINIA BMP HANDBOOK, A WET POND THAT PROVIDES A PERMANENT WET STORAGE OF 4.0 TIMES THE VOLUME OF RUNOFF FROM THE MEAN STORM EVENT IS CREDITED WITH A 50% PHOSPHORUS REMOVAL RATE. THE CALCULATIONS SHOWN BELOW ARE PROVIDED TO SHOW THAT THE EXISTING TOWN CENTER PARKWAY POND WAS DESIGNED TO HAVE A WET STORAGE GREATER THAN 4 TIMES THE RUNOFF FROM THE MEAN STORM EVENT. THEREFORE, THE POND PROVIDES BMP'S FOR THE DRAINAGE SHED.

Per Town Center Parkway SWM Pond (FFX County Plan # 5734-PI-01)		
	DA = 169.2 AC	
Permanent Wet Storage Volume -	V_S = 19.3 AC-FT	
	"C" = 0.8	
Mean Rainfall Runoff Volume -	V_r = (0.4/12) FT x 0.8 x 169.2 AC	
	= 4.5 AC-FT	
	V_S/V_r = 4.3 > 4.0	
Therefore, this facility serves as a BMP Pond		
Note: Mean Runoff formula is taken from Northern Virginia BMP Handbook		

CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
PC Approval of CPA April 22, 2010
BOS Approval or PRC June 8, 2010
Sheet 19 of 23

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
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COMMONWEALTH OF VIRGINIA — PETER L. RINEK — No. 388 — 6-4-2009 — LICENSED LANDSCAPE CERTIFIED

PRC/CPA

STORMWATER MANAGEMENT ANALYSIS

RESTON BLOCK 3 - SECTION 89

DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

OWNER
RA/JDL DEVELOPMENT
12251 MIDDLETON FARM LANE
HERNDON, VA 20171

DESIGNED BY:	
DRAFTED BY:	
CHECKED BY:	
DATE:	JULY, 2008
SCALE:	HOR. 1" = 50' VERT. N/A
SHEET 19 OF 22	
CO. NO.	
CAD NAME:	8058-SWM2.DWG
LAYOUT:	SWM2
FILE NO.	08058.01

XREFS:

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
SEP 2 1 1999
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

PLANNING COMMISSION
SUITE 330
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA 22035-0042

(703) 324-2865
FAX (703) 324-3948
TTY (703) 324-7951

Barbara J. Lippa, Executive Director
Sara Robin Hardy, Chief, Administration Branch
Mary A. Pascoe, Clerk to the Commission

PLANNING COMMISSION
John R. Byers, Vice Chairman
Suzanne F. Harsel, Secretary
Alvin L. Thomas, Parliamentarian

Walter L. Alcorn
Carl A. S. Coan, Jr.
Judith W. Downer
Janet R. Hall
John B. Kelso
Ronald W. Koch
John M. Palatiello
Laurie Frost Wilson

September 17, 1999

Jill R. Gottdiener,
Agent for Wink Development
McGuire, Woods, Battle & Boothe
1750 Tysons Blvd., Suite 1800
McLean, VA 22102

Dear Ms. Gottdiener:

This will serve as your record of the Planning Commission's action on **CP-86-C-121-12**, an application by Wink Development, L.L.C. for a two story child care center at Reston Town Center. On Wednesday, September 15, 1999, the Planning Commission voted unanimously (Commissioners Alcorn, Coan, Downer and Kelso absent from the meeting) to approve CP-86-C-121-12.

For your information, I have also attached a copy of the verbatim excerpts from the Commission's action on this application. Should you need any additional information on this action, please contact me at 324-2865.

Sincerely,

Barbara J. Lippa

Barbara J. Lippa
Executive Director

Attachment (a/s)
cc: Robert Dix, Supervisor, Hunter Mill District
John Palatiello, Commissioner, Hunter Mill District
Jackie Blue, Staff Coordinator, DPZ
Y-2 File

Planning Commission Meeting
September 15, 1999
Verbatim Excerpts

CP-86-C-121-12 - WINK DEVELOPMENT, L.L.C.

Administrative Review During Commission Matters

Commissioner Palatiello: The second Concept Plan is filed by Wink Development. This is a proposal for a two story child care center. This is on Explorer Drive, or Explorer Street and New Dominion Parkway within Reston Town Center. This is bordered by the County facility that is a homeless shelter and the Library, and is bounded on the South by New Dominion Parkway. Again, this application has been before the Planning and Zoning Committee in Reston. It has their approval. The applicant has made some modifications pursuant to the recommendations of the Planning and Zoning Committee. We had an issue that took some time to work through with regard to landscaping, screening and the fence. I was concerned -- wanted to make sure that we had a fence height and a fence location that protected the children at this child care center. New Dominion Parkway will be a major thoroughfare when it is soon extended and will intersect and have an at-grade intersection with the Fairfax County Parkway and I wanted to make sure that extra precaution was made with regard to fencing the play area at the child care center to make certain that every precaution was made to preclude any ability for the children to get out of that play area and out onto that busy street, and I'm satisfied that that has been done. Mr. Chairman, with that I would MOVE THAT THE PLANNING COMMISSION APPROVE CONCEPTUAL PLAN 86-C-121-12 BY WINK DEVELOPMENT, L.L.C.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of that motion? All those in favor of the motion to approve CP-86-C-121-12, say aye.

Commissioners: Aye.

Chairman Murphy: Motion carries.

//

(The motion carried unanimously with Commissioners Alcorn, Coan, Downer and Kelso absent from the meeting; Commissioner Wilson not present for the vote.)

LBG

RESTON LAND CORPORATION

Reston Town Center Rezonings

A. RZ 85-C-088 (Property A)
B. RZ 86-C-121 (Property B)
C. RZ 86-C-118 (Property C)

Revised February 27, 1987

Pursuant to Section 15.1-491 (a) of the Code of Virginia (1950, as amended) and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and Applicant, for itself and its successors or assigns (hereinafter collectively referred to as the "Applicant") proffer that the development of the parcels under consideration, (a) shown on Fairfax County Tax Map 17-1-((1))-3 and 17-2-((1))-11 (hereinafter collectively referred to as "Property A"), (b) shown on Fairfax County Tax Map 17-1-((1)) -3, 17-2 ((1))-11 (Part 13), 17-1-((1))-3 (Part 6), 17-3-((1))-1, 2, 3, 17-3-((1))-4, 5, 5C, 5D, 5G, 6, 14, 15 and 17-4 ((1))-7 (hereinafter collectively referred to as "Property B"); and (c) shown on Fairfax County Tax Map 17-1-((1))-3 (hereinafter collectively referred to as "Property C"); will be in accordance with the following conditions. These proffered conditions will be effective only if the Property is rezoned in accordance with the Applicant's request, provided however Applicant will accept I-3 rezoning on Property C in lieu of I-5.

A. DEFINITIONS

TOWN CENTER: - The 530.74 acre land area described in Appendix A.; the land area owned by Applicant in February 1982 plus land owned by others within the general boundaries of the Dulles Airport Access Road on the south, the proposed Fairfax Parkway on the west, Stevenage Drive on the north and Reston Avenue on the east with some land (as shown on plats filed with this Application) also east of Reston Avenue.

- 1 -

TOWN CENTER STUDY AREA: - The 448.96 acre land area described in Appendix A; the land area in Town Center owned by Applicant in February 1982 (excluding land owned by others but including land already zoned).

TOWN CENTER CORE AREA: - Property "A", 84.25 acres of the Town Center included in RZ 85-C-088.

MAXIMUM DEVELOPMENT PROGRAM: - The maximum amount of development which will be allowed in the Town Center Study Area (448.96 acres including those areas already zoned) to a commercial floor area ratio of .43 (calculated based on the aforesaid gross acreage) including the following elements:

Commercial	
Office/Research and Development	7,100,000 sq. ft.
Retail	315,000 sq. ft.
Hotel	1,000,000 sq. ft.
Total Commercial	8,415,000 sq. ft.
Commercial Floor Area Ratio	.43
Housing Units	1,400 dwelling units (minimum)
Hospital	127 beds (minimum)

Since the Town Center Study Area includes land which is not part of the four rezoning applications under consideration, the amount of development which will be allowed on Properties A, B, C and the land included in RZ-C-119 hereinafter referred to as Property D, will be the amount which remains after deducting the amount of commercial development which occurs on those portions of the Town Center Study Area not presently under consideration.

MINIMUM DEVELOPMENT PROGRAM: - The minimum amount of development that will be allowed based on Applicant's proposed transportation plan is as follows:

Commercial	
Office/Research and Development	5,500,000 sq. ft.
Retail	315,000 sq. ft.
Hotel	1,000,000 sq. ft.
Total Commercial	6,815,000 sq. ft.
Commercial Floor Area Ratio	.35

- 2 -

Housing Units	1,400 dwelling units (minimum)
Hospital	127 beds (minimum)

PHASING: - The development programs assume that the only variable is the office/research and development (hereinafter referred to as R&D) component. The phasing is therefore related to the amount of office/R&D space constructed. The phasing is:

Phase	Cumulative Office/Research &Development
Phase I-A	2,300,000 square feet
Phase I-B	4,300,000 square feet
Phase I-C	5,500,000 square feet
Phase II	6,300,000 ~~square feet~~
Phase III	7,105,000 square feet

SUPERBLOCK The land included within the boundary of Reston Avenue, Baron Cameron Avenue, proposed Fairfax Parkway and the Dulles Toll Road.

TRANSPORTATION PLAN: - The transportation plan dated July, 1986 was prepared for Applicant by JHK and Associates. The transportation plan is a comprehensive regional analysis which includes Property A, Property B, Property C, Property D and those other properties, as defined in Appendix A as the Town Center Study Area, as internal traffic generators. The balance of Properties in the Town Center Area, including the Fairfax County North Governmental Center, have been included in the regional growth predictions and are included as part of the background traffic.

TRANSPORTATION COORDINATOR: - A Transportation Coordinator will be employed within sixty days of the issuance of the first building permit on Property A or of the issuance of the first building permit in the Town Center Study Area which will bring the cumulative commercial development up to one million square feet pursuant to this application, whichever event occurs first. The Coordinator will be responsible for working with public and private transportation agencies and for developing the Transportation System Management (TSM) program for the Town Center.

- 3 -

TRANSPORTATION COORDINATION COMMITTEE: - A TSM Coordinating Committee for Reston will be initiated by Applicant. Employers in Reston will be represented on the committee. The committee will meet regularly and will promote the TSM programs. The committee will work with local transportation committees and to the extent possible coordinate activities.

TRANSPORTATION SYSTEM MANAGEMENT: - A program designed to reduce vehicular trips upon maximum build-out of the Town Center Study Area by approximately 25% below the office related trip generation rates, defined in the ITE Trip Generation Manual 3rd Ed.dated 1982. Table 1, attached hereto, shows the PM office trip generation rates and the targeted levels of reduction for each phase.

INTERNAL TRAFFIC STUDY: - The traffic studies to be conducted at the completion of construction of Phases I-A and I-B to determine Applicant's performance of its trip generation rate goals for the purpose of adjusting the TSM programs. The methodology for these studies is defined in Appendix B.

COMPREHENSIVE TRAFFIC STUDY: - The traffic study to be conducted at the completion of construction of Phase I-C, Phase II, and if desired by Applicant, at completion of construction of Phase III to measure both the internal trip generations as well as the growth in the external traffic via cordon line counts as defined herein. This will be the basis for determining the actual development levels for Phases II and III. The methodology for these studies is defined in Appendix B.

CORDON LINE: - The imaginary line immediately outside the Superblock where traffic will be counted to measure total traffic volume. The cordon line counts will be taken immediately outside the boundaries of the superblock; north of Baron Cameron, east of Reston Avenue, south of Sunset Hills Road and west of the proposed Fairfax Parkway. The intersections at which the cordon line counts will be taken are: (a) Baron Cameron Avenue/Reston Avenue, (b) Reston Avenue/Temporary Road, (c) Reston Avenue/Sunset Hills Road, (d) Sunset Hills Road/Fairfax Parkway, (e) Fairfax Parkway/Baron Cameron Avenue, (f) Baron Cameron Avenue/Bennington Woods Road and (g) Baron Cameron Avenue/Bracknell Drive.

- 4 -

FDOT: - Fairfax County Office of Transportation

VDOT: - Virginia Department of Transportation or its successor.

B. TRANSPORTATION SYSTEM

1. Applicant proffers to implement a TSM program which is intended to reduce by approximately 25 percent office related trips as defined in the ITE Trip Generation Manual. The program shall be designed to produce a 5 percent reduction at the completion of construction of Phase I-A, a 15 percent reduction at the completion of Phase I-B, a 19.4 percent reduction at the completion of construction of Phase I (A, B, & C), a 22.2 percent reduction at the completion in Phase II and a 25 percent reduction at the completion of Phase III. For Phases I-A and I-B, Applicant will be considered as having reached its TSM Goal if the rate is within 2 percent of the targeted reduction. For Phases I-C, II and III, Applicant will be considered as having obtained its TSM Goal if it is within 3 percent of its target. The TSM program components are listed in Appendix D.

2. Upon completion of construction of Phase I-A the Applicant will cause to be prepared and submitted to the FDOT an internal traffic study which will fully describe the traffic characteristics of the developed portions of the Town Center Study Area. The method for conducting this traffic study shall be as described in Appendix B attached hereto. Following review of the traffic study the TSM program for Phase I-B will be adjusted and approved by the FDOT.

3. Upon completion of construction of Phase I-B the Applicant will conduct another internal traffic study. Following review by the FDOT, the TSM program for Phase I-C will be further adjusted as approved by FDOT.

4. Phase I (A, B, and C) will not exceed 5.5 million square feet of office and/or R&D uses. Subject to the results of comprehensive traffic studies, Phase II may increase the total office/R&D use to 6.3 million square feet.

- 5 -

Subject to the results of a second comprehensive traffic study, Phase III may increase the total office/R&D use to 7.1 million square feet. The TSM program in its entirety will be continued after the Town Center build-out notwithstanding that Phases II and/or III may not be completely developed (i.e. if the buildout is 5.5 million square feet, the TSM programs will target a goal of a 19.4 percent reduction.) Applicant will perpetuate the TSM programs by appropriate written agreements with third parties to and including but not limited to lease agreements, covenants and/or operation and management of same by the Property Owners Association to be created per Section C, Paragraph 8.6 on page 17 of these proffers. Applicant may further adjust the TSM programs to find the most cost-effective solutions as long as the trip generation reductions are maintained, subject to FDOT approvals. In the event that following buildout of 7.1 million square feet of office and/or R&D Applicant fails to continue the TSM programs as previously approved by FDOT and Applicant's trip generation reductions are no longer met, Fairfax County may issue no further non-residential use permits until the TSM programs are again successfully implemented.

5. Cordon Analysis. Applicant will conduct a comprehensive traffic study upon completion of construction of Phase I-C, which will include detailed surveys of individual development sites to determine trip generation characteristics, as well as traffic counts at a cordon line immediately surrounding the Superblock. For study purposes, an imaginary cordon line will be established immediately outside the Superblock for the purpose of counting traffic which is generated by or passes through the Superblock. Traffic counts will consist of the outbound PM traffic movements counted at the public street intersections within the cordon line surrounding the Superblock. These are: (a) Baron Cameron Avenue/Reston Avenue, (b) Reston Avenue/Temporary Road, (c) Reston Avenue/Sunset Hills Road, (d) Sunset Hills Road/Fairfax Parkway, (e) Fairfax Parkway/Baron Cameron Avenue, (f) Baron Cameron Avenue/Bennington Woods Road and (g) Baron Cameron Avenue/Bracknell Drive. Traffic counts will be compared to the numbers as forecast in Table 4.

6. The cordon analysis will be submitted to the Fairfax County Board of Supervisors and FDOT for administrative review and approval. The volume of

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Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
PC Approval of CPA April 22, 2010
BOS Approval or PRC June 8, 2010
Sheet 20 of 23

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www.bccon.com

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 388
6-5-2009
CERTIFIED LANDSCAPE ARCHITECT

PRC/CPA
EXISTING PROFFERS & CONDITIONS
RESTON BLOCK 3-SECTION 89
HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

APPLICANT:
RAJ DEVELOPMENT, LLC
13251 MIDDLETON FARM LANE
HERNDON VA 20171

DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JUNE, 2008	
SCALE:	HOR. NA VERT. NA
SHEET 20 OF 23	
CO. NO.	
CAD NAME: C8058PROF	
LAYOUT: PROF1	
FILE NO.	08058.01-00

XREFS:

traffic counted crossing the cordon will be compared with the number of trips estimated for that time period. The methodology for determining the estimated number of trips at any time is described in Appendix C. If the actual and estimated number of trips counted is within five percent of the forecast number, Applicant will be permitted to complete the buildout of Phase II of Town Center Study Area. If the actual number of trips exceeds the forecast number by more than five percent, Applicant proffers to reduce the development in Phase II by an amount of development equivalent to the difference between the actual number and estimated number of trips divided by the difference between 14,885 trips and the estimated number of trips multiplied by 800,000 square feet as adjusted below. If the actual number of trips exceeds the estimated number by more than five percent and if the traffic studies show that Applicant has met its estimates for trip generation, then the Applicant will be allowed to discount half of the effect of the increased external traffic in the above calculations. (An example of the applications of this formula is shown in Table 2. attached hereto. The method for determining the estimated number of trips at any time is defined in Appendix C.) If the actual number of trips crossing the cordon line exceeds the estimated number (14,885) by more than five percent and the traffic studies show Applicant has not met its estimates for trip generation, Applicant will not be issued any additional building permits for office and/or R&D use so long as the actual number of trips crossing the cordon line exceeds the estimated number (14,885) by more than five percent and the estimates for trip generation have not been met.

7. Upon completion of construction of Phase II (as adjusted), Applicant will conduct another comprehensive traffic study including a cordon analysis. Following review of this study by the FDOT and a comparison of the number of trips counted at the Cordon Line with the estimated number of trips, the proportion of remaining development that can be completed will be calculated. Should this procedure result in permitting less than the number of square feet proposed by Applicant at build-out, the Applicant may supply additional transportation improvements, not previously proffered which would provide sufficient capacity to accommodate additional development. The capacity of such additional improvements would be determined using standard

transportation planning techniques as approved by the FDOT. Applicant may also conduct additional traffic surveys including cordon analyses at any time prior to reaching a build-out and, depending upon the results, Applicant may propose additional TSM actions and improvements which will allow for continued development not exceeding the maximum development program subject to FDOT approval. For purposes of this section, the additional capacity provided by a single arterial lane equals 1,000 vehicles per hour at the PM peak hours.

8. Fairfax Parkway (Springfield Bypass) Reservation - Subject to VDOT approval of the alignment of the Fairfax Parkway substantially consistent with the attached plats prepared by Reston Land Corporation and dated October, 1984. Applicant proffers to dedicate or convey to Fairfax County or VDOT a right-of-way 160 feet wide for the Fairfax Parkway through those portions of Reston shown on the plat. Applicant shall also reserve land at the northwest quadrant of the Fairfax Parkway and Sunset Hills Road for a northbound to westbound loop (the 4.1339 acre Parcel as shown on the attached plat as prepared by Gulf Reston, Inc., dated June 21, 1978 and numbered 84-025-5), land at the southeast quadrant of same intersection for a free flow slip ramp (in accordance with the Development Plans for RZ 86-C-121) and land at the southeast quadrant of the Fairfax Parkway and Baron Cameron for a standard diamond exit ramp (in accordance with the Development Plans for RZ 86-C-118). Applicant agrees, subject to final design approval by VDOT, to expand the reservation for the northbound to eastbound free flow slip ramp in the southeast quadrant of the Fairfax Parkway and Sunset Hills Road to conform to Byrd, Tallamy and MacDonald's design of this interchange with the Fairfax Parkway all as shown on sheets 44 and 45 of Project Number 000-029-249, PE 103 dated 3 February 1987. However, Applicant's obligation to construct any portion of the Fairfax Parkway pursuant to these proffers shall not include any grade-separated interchanges. Provided however that Applicant will cost-share with VDOT or Fairfax County the construction of grade-separated interchanges at Sunset Hills Road and/or Baron Cameron Avenue if such grade-separated improvements are made concurrent with Applicant's construction of the portions of the Fairfax Parkway which would contain the aforesaid interchanges. Applicant's

contribution to such cost-sharing shall be limited to and not exceed the cost if such intersections were built at-grade. Applicant will dedicate or convey such right-of-way within sixty days after request of the Board of Supervisors following a binding commitment of funds for construction of the segment for which right of way is requested in accordance with the attached plans.

9. Phased Transportation Improvements - Phase I. The phasing of transportation improvements will be tied to the amount of office/R&D space built in the Town Center Study Area in accordance with Table 3, attached hereto. Phase I-A shall include up to but not exceeding 2,300,000 square feet of office/R&D space in the Town Center Study Area. During development of Phase I-A, Applicant will construct, at Applicant's expense, the following road improvements: (as shown on Figure 11 of the Reston Town Center Transportation study dated July, 1986.)

(a) a southbound to eastbound loop in the SW quadrant of Reston Avenue and the Dulles Access Road with relocation of the ramps in the SW and SE Quadrants, all subject to Federal Aviation Administration (FAA) and VDOT approval.

(b) a northbound left turn lane across the Reston Avenue Bridge over the Dulles Access Road, subject to FAA and VDOT approval.

(c) reconstruct Sunset Hills Road to a 4-lane divided section from Town Center Parkway to Herndon Town Line.

(d) widen westbound approach of Sunset Hills Road to Reston Avenue from Old Reston Avenue.

(e) East-West Connector Road as a 4-lane divided section from Reston Avenue to Alley Street and improve intersection with Reston Avenue.

(f) Vail Avenue as a 4-lane section from Reston Avenue to Alley Street and improve intersection with Reston Avenue.

10. Applicant will make application to FAA (or its successors) for permission to construct those improvements which require FAA approval, concurrent with the site plan approval process for the first building in Property A but no later than December 31, 1987. These proffers are given with the expectation that FDOT and VDOT will use their best efforts to assist in obtaining such FAA approvals. Applicant shall use its best efforts to secure all required FAA approvals to and including but not limited to (1) timely filing of Final Plans (2) timely preparing and filing any Final Revisions to Final Plans and (3) timely application for all necessary construction and grading permits. If after applying for permission pursuant to the above and using its best efforts Applicant has not obtained FAA approvals within eighteen (18) months after initial application for all necessary construction and grading permits above, Applicant will inform FDOT that the approvals have not been received and then if FAA approvals are not received within the next six (6) months, Applicant will nevertheless be allowed to continue with the development of the Phase I.

11. All of the above described improvements ((except 9 (a) & 9 (b) if timely FAA approval is not received)) will be substantially completed and placed in service prior to the issuance of a non-residential use permit the which will raise the cumulative total of office and/or R&D space in the Town Center Study Area to 2.3 million square feet.

12. Applicant will conduct the Phase I-A internal traffic study no later than completion of 2.3 million square feet of office and/or R&D space.

13. Fairfax Parkway Construction - Within six months following the opening of Fairfax Parkway bridge over the Dulles Airport Access Road for traffic, Applicant will complete and place in service Fairfax Parkway as a 4-lane divided section between the north ramps of the Dulles Access road and Sunset Hills Road. Prior to the commencement of construction on this segment of the Parkway, Applicant will dedicate, or cause to be dedicated, the 160' right-of-way from Sunset Hills Road to the southern boundary of Reston as more particularly shown on the attached plats. As a part of the construction Applicant will also construct, at Applicant's expense, an at-grade signalized intersection at Sunset Hills Road and Fairfax Parkway.

14. Phase I-B Development - During Phase I-B of development, which will include up to 2,000,000 additional feet of office and/or R&D space bringing the aggregate to 4,300,000 square feet, Applicant will construct the following road improvements at Applicant's expense:

(a) reconstruct Reston Avenue by adding one lane in each direction, from the ramps north of Dulles Airport Access Road to Temporary Road.

(b) the East-West Connector Road to a 4-lane divided section from Alley Street to Town Center Parkway.

(c) Town Center Parkway to a 4-lane divided section from Bowman Towne Drive to East-West Connector Road.

(d) reconstruct the intersection at Baron Cameron Avenue and Reston Avenue.

(e) Fairfax Parkway to a 4-lane divided facility from Sunset Hills Road to the East-West Connector.

(f) East-West Connector to a 4-lane divided facility from Town Center Parkway to the Fairfax Parkway.

(g) First Street as a 2-lane section from the East-West Connector to Bowman Towne Drive.

15. Applicant will substantially complete and place in service all of the above improvements prior to the issuance of a non-residential use permit which will raise the cumulative total of office and/or R&D space in the Town Center Study Area to 4.3 million square feet.

16. Applicant will conduct the Phase I-A internal traffic study not later than completion of 4.3 million square feet of office and/or R&D space.

17. Phase I-C Development- During Phase I-C development, which will include up to 1,200,000 additional feet of office and/or R&D space bringing the aggregate to 5,500,000 square feet, Applicant will construct the following road improvements at Applicant's expense:

(a) a southbound lane across the Reston Avenue Bridge over the Dulles Airport Access Road between the northern and southern ramps, subject to FAA approval

(b) a southbound auxilliary lane from Sunset Hills Road to the ramp north of the Dulles Access Road.

(c) Fairfax Parkway to a 4-lane divided section from the East-West Connector to Baron Cameron Avenue.

18. Applicant will substantially complete and place in service the above improvements prior to the issuance of a non-residential use permit which will raise the cumulative total of office and/or R&D space in the Town Center Study Area above 5.5 million square feet.

19. Applicant will conduct the Phase I comprehensive traffic study, including a cordon count, no later than the completion of construction of 5.5 million square feet of office and/or R&D space. Pursuant to the methodology in Appendix B, the comprehensive traffic study will be subject to FDOT approval. Applicant's ability to proceed with development of Phase II will be conditioned on the results of this study and its formula analysis as set forth in Table 2. The development capacity of Phase II will be set by said formula. However, once this development capacity has been determined, Applicant may elect at its sole discretion to cease development should the allowable development capacity defined by said formula not justify the additional transportation improvements.

20. Phase II Development - During Phase II development which will include up to 800,000 additional feet of office and/or R&D space bringing the aggregate to 6,300,000 square feet, Applicant will construct the following road improvements at Applicant's expense:

(a) Town Center Parkway as 4-lane divided section from East-West Connector to Sunset Hills Road.

b) two additional lanes of Reston Avenue, one in either direction, from the East-West Connector to Baron Cameron Avenue.

(c) complete Vail Avenue and remainder of core area streets.

21. Applicant will substantially complete and place in service the above listed improvements prior to the issuance of a non-residential use permit

which will raise the cumulative total of office and/or R&D space in the Town Center Study Area above 6.3 million square feet, as adjusted.

22. Applicant will conduct a Phase II comprehensive traffic study including a cordon count, no later than the completion of construction of 6.3 million square feet of office and/or R&D space. Pursuant to the methodology in Appendix B, the comprehensive traffic study will be subject to FDOT approval. Applicant's ability to proceed with development of Phase III shall be conditioned on the results of this study and the formula analysis as set forth in Table 2. The development capacity of Phase III will be set by said formula. However, once this development capacity has been determined, Applicant may elect at its sole discretion to cease development should the allowable development capacity defined by said formula in its opinion not justify the additional transportation improvements.

23. Phase III Development - During Phase III development which will include up to 805,000 square feet of office space bringing the aggregate to 7,105,000 square feet, Applicant will construct the following road improvements at Applicant's expense:

(a) First Street from Vail Avenue to Sunset Hills Road as a two-lane section.

(b) two additional lanes of the Fairfax Parkway, one in either direction from the Dulles Airport Access Road to the East-West Connector.

24. Transportation proffers are made by Applicant with the expectation and understanding that in the event right-of-way, construction or contributions toward construction of parts of the transportation improvements described in Table 3 are provided by others, Applicant will receive full benefit and credit of such contributions in furtherance of its requirements to perform under these proffers.

25. Applicant will construct at its own expense traffic signals throughout the Town Center Superblock at such time as such signals are warranted and approved by VDOT. Such signals shall be interconnected and shall provide for efficient movement of traffic within the Town Center Study Area.

26. Applicant will make best efforts to obtain right of way needed for street widening which is not owned by Applicant. In the event Applicant is unsuccessful, Applicant will request condemnation of the same by Fairfax County at Applicant's expense. This proffer (Section B, paragraph 26) shall become null and void should Fairfax County not use its condemnation powers.

27. Notwithstanding the above adjustments in office and/or R&D development, Applicant will have rights to develop the full 315,000 or more square feet of retail, 1,000,000 square feet of hotel and 1400 or more dwelling units.

28. Applicant proffers to construct intersections in the Town Center consistent with those shown on Figure 12, Page 43, of the Transportation Plan dated July, 1986, as attached hereto. Turn lanes will be provided at such time that the contiguous approach roadway is built or when the intersection warrants signalization. Detailed engineering studies will be conducted for each intersection and should engineering or environmental factors require design modification, Applicant reserves the right to provide the equivalent needed capacity at other locations subject to VDOT and FDOT approval.

29. Applicant will reserve up to 10 feet of right of way on the north boundary of Part 13 of RZ 86-C-121 for further dedication or conveyance to Fairfax County or VDOT for widening of Temporary Road as may be required by detailed engineering, geometric design, and traffic studies and subject to VDOT approval. Applicant will reconstruct Temporary Road from Old Reston Avenue to North Shore Drive to a four-lane undivided facility if required by VDOT consistent with this reservation and subject to future traffic studies. Should VDOT not require this widening by December 31, 2000, this reservation will expire and become null and void and of no further force and effect.

CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA) (PRC)
SEE CONDITIONS DATED June 7, 2010
PC Approval of CPA April 22, 2010
BOS Approval or PRC June 8, 2010
Sheet 21 of 23

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COMMONWEALTH OF VIRGINIA — PETER L. RINEK — No. 388 — 6-5-2009 — CERTIFIED LANDSCAPE ARCHITECT

PRC/CPA
EXISTING PROFFERS & CONDITIONS
RESTON BLOCK 3-SECTION 89
HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

APPLICANT:
RAJ DEVELOPMENT, LLC
13251 MIDDLETON FARM LANE
HERNDON VA 20171

DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JUNE, 2008	
SCALE:	HOR. NA VERT. NA
SHEET 21 OF 23	
CO. NO.	
CAD NAME: C8058PROF	
LAYOUT: PROF2	
FILE NO. 08058.01-00	

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C. DEVELOPMENT PLAN FOR RZ 85 C-088

1. The Town Center Core Area (Property A) will be developed as a mixed use center in general conformity to the Development Plan. The Development Plan prepared by Reston Land Corporation dated February 26, 1986 and revised January 1987 consists of eight sheets of which six are described as follows:

a. Conceptual Plan - The Conceptual Plan shows the generalized location of the various buildings in the Town Center Core Area; their proposed uses, proposed building heights; and provides an overview of the interrelationship of all the components.

b. Master Plan - The Master Plan shows the generalized location of the various buildings in the Town Center Core Area and their proposed uses and provides an overview of the interrelationship of all the components.

c. Phase I Development Plan - The Phase I Development Plan shows the proposed surface parking for Phase I. As development proceeds, parking garages will be substituted for surface lots.

d. Landscape Plan - The Landscape Plan shows the location of the urban parks, the continuity of the urban streetscapes throughout the Urban Core and the increased intensity of landscaping proposed for the highly pedestrian "Market Street". (Although these plans do not refelct the revisions in building sites and to streets 1.a, 1.b, 1.c, and 1.e, they are representative of the quality and character of the Landscape Plan proposed.)

e. Pedestrian Circulation/Parking Garage Entrance-Exit Plan - The Pedestrian Circulation/Parking Garage Entrance-Exit Plan shows the primary and secondary circulation patterns, the pedestrian linkages to the surrounding area and the circulation from the parking structures to the buildings. It also showns the proposed entrances and exits from the parking structures. (Although these plans do not refelct the revisions in building sites and to streets 1.a, 1.b, 1.c and 1.e, they are representative of the quality and character of the Pedestrian Circulation/Parking Garage Entrance-Exit Plan proposed.)

f. Right of Way/Traffic Circulation Plan - The Urban Core shows the urban grid street pattern that will differentiate the Urban Core from the rest of Reston with its meandering streets.

2. The building locations, the height and bulk of buildings and their relationship to each other, the street network and the distribution of uses on the site will be in conformity to the Development Plan, except as modified in accordance with and subject to applicable Fairfax County ordinances.

3. No building in the Town Center Core Area (Property A) shall exceed 275 feet in height from the base elevation of the building.

4. The total floor area ratio for office and commercial buildings in the Town Center Core Area shall not exceed .95 floor area ratio or 3,465,000 square feet of the total commercial space of which approximately 315,000 square feet shall be retail commercial, approximately 2,150,000 square feet shall be office space, and approximately 1,000,000 square feet shall be hotels. The amount of retail in the Town Center Core Area shall be a minimum of 250,000 square feet. Should Applicant elect to increase the retail space in excess of 315,000 square feet, the amount of office and/or hotel shall be reduced by like amounts so as to maintain the maximum 3,465,000 square foot total. Applicant reserves the right to elect to consider ground floor retail in the hotel as either hotel or retail space.

5. The number of dwelling units in the Town Center Core Area (Property A) shall not be fewer than 600. The dwelling units in such core area shall be part of the commitment by Applicant to include at least 1400 dwelling units (excluding Jonathan's Keepe and Part 13 of RZ-86-C-121) in the Town Center Study Area. Such dwelling units may be on both a for-sale and rental basis but shall not be included as part of any FAR calculations.

6. Parking Garages - All parking garages shall be designed to include architectural features and building materials which will minimize the appearance of bulk. All set back areas shall be landscaped and all top decks will include planters for shrubs and flowers. All landscaping shall be submitted to the County Arborist for review and approval and shall be approved by an Architectural Review Board described in 8.a below. As shown on the Development Plan, entrances and exits will be so directed as not to impede traffic flows.

7. Architecture - Applicant will cause all commercial buildings and parking garages to be designed by skilled architects in keeping with the high architectural standards of the Reston community. Prior to submission of site plans, Applicant will cause architectural renderings to be prepared

for each building and approved by an Architectural Review Board described in 8.a below for the Town Center Core Area. Copies of all approved renderings shall be submitted to the Fairfax County Planning Commission for review and comment concurrent with site plan review.

8. Architectural Control - Prior to the commencement of construction of any building on Property A, Applicant will cause to be prepared and recorded a set of covenants running with the land which will:

a) create an Architectural Review Board of which at least two members shall be registered architects which will be empowered to approve or disapprove the external appearance, height and bulk of all commercial and residential buildings, including parking garages and all landscape plans and street furniture.

b) create a Property Owners Association which will be empowered to collect dues from property owners which will be sufficient in total to pay for the maintenance of private streets and ways, walkways, lighting, landscaping, street furniture, signs, fountains, ponds and the art cultural center to be constructed by Applicant.

c) require Architectural Review Board approval of all changes in the external appearance of buildings and landscaping.

9. Landscaping - The Town Center Core Area will be extensively landscaped as illustrated in the development plan. The plan is an illustration of the approximate location and quantity of planting. All landscape plans shall be approved by the County Arborist and the Architectural Review Board and shall be in general harmony throughout the Town Center Study Area and shall be submitted to Fairfax County Planning Commission for review and comment concurrent with site plan review.

10. Open Space - The Town Center Core Area will contain at least 15% of open space, which shall include walkways, pedestrian plazas, minor parks and ponds.

11. Art and Cultural Center - Applicant will construct at Applicant's expense an art and cultural center having a floor area of approximately 8,000 square feet. It may be a separate building or within a larger building. As part of the 8,000 square feet commitment, a separate room not to exceed 800 square feet will be made available on a lease basis to Fairfax

County (at cost exclusive of land costs) for exhibition of Fairfax County art and artifacts. This room may or may not be part of the art and cultural center at the discretion of Applicant. Should Fairfax County elect not to lease such room, it will be utilized by Applicant for art and cultural uses.

D. DEVELOPMENT PLAN FOR RZ 86-C-121

1. Property B will be developed in accordance with the Development Plans dated November, 1986 and revised January, 1987. Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan to include:

a vehicular traffic circulation plan including approximate location of entrances
minor streets in approximate location
pedestrian walkways and trails
landscaping and screening
open space
recreation and community facilities
location of a time-transfer transit hub
floor area ratios
height limits
general location and type of housing units
general location office and commercial buildings
general location of parking structures

Applicant will afford members of the Reston community an opportunity to review and comment upon the conceptual plan prior to initial submission of the same to Fairfax County for review. Concurrent with the ongoing community input process, Applicant will submit the plan to the Fairfax County Office of Comprehensive Planning for review and the Fairfax County Planning Commission for review and approval. Once the overall preliminary site plan is approved, Applicant will submit preliminary and final site plans for review pursuant to Fairfax County Zoning Ordinances on a site by site basis.

E. DEVELOPMENT PLAN FOR RZ 86-C-118

1. Property C will be developed in accordance with the Development Plan dated November, 1986 and revised January, 1987. Prior to submission of

a site plan for review to DEM for any part of Property C (86.27 acres included in RZ-C-118) Applicant proffers to cause to be prepared a conceptual plan to include:

a vehicular traffic circulation plan including approximate location of entrances
minor streets in approximate location
pedestrian walkways and trails
landscaping and screening
open space
recreation and community facilities
location of a time-transfer transit hub
floor area ratios
height limits
general location and type of housing units
general location office and commercial buildings
general location of parking structures

Applicant will afford members of the Reston community an opportunity to review and comment upon the conceptual plan prior to initial submission of the same to Fairfax County for review. Concurrent with the ongoing community input process, Applicant will submit the plans to the Fairfax County Office of Comprehensive Planning for review and the Fairfax County Planning Commission for review and approval. Once the conceptual plan is approved, Applicant will submit site plans for review pursuant to Fairfax County Zoning Ordinances on a site by site basis.

F. DEVELOPMENT PLANS FOR ALL CASES
(RZ-85-C-988, RZ-86-C-121, RZ-86-C-118)

1) The total floor area ratio for office and commercial buildings in the Town Center Study Area shall not exceed .43 floor area ratio (calculated on the basis of 448.96 gross acres) or 8,415,000 square feet of the total commercial space of which approximately 315,000 square feet shall be retail commercial, approximately 7,105,000 square feet shall be office space, and approximately 1,000,000 square feet shall be hotels. The amount of retail in the Town Center Core Area shall be a minimum of 250,000 square feet. Should Applicant elect to increase the retail space in the Town Center Study Area in excess of 315,000 square feet, the amount of office and/or hotel shall be reduced by like amounts so as to maintain the maximum 8,415,000 square foot total. Applicant reserves the right to elect to consider ground floor retail in the hotel as either hotel or retail space.

2) The number of dwelling units in the Town Center Study Area (excluding Jonathan's Keepe and Part 13 of RZ 86-C-121) shall not be fewer than 1400. The 600 dwelling units in such core area shall be part of the commitment by Applicant to include at least 1400 dwelling units in the Town Center Study Area. Such dwelling units may be on both a for-sale and rental basis but shall not be included as part of any FAR calculations.

3) Applicant will use its best efforts to encourage and promote the development of residential dwelling units in the Town Center Study Area. Applicant anticipates that 150 dwelling units will be developed concurrent with the first 1,100,000 square feet of commercial space in the Town Center Core Area; 150 additional dwelling units with the next 1,100,000 square feet of commercial space in the Core Area; and 300 additional dwelling units with the buildout of the Core Area. Applicant will commit subject to obtaining building permits and all necessary governmental approvals, that a minimum of 500 dwelling units in addition to Jonathan's Keepe will be under construction by the later of 1993 or the completion of 5,500,000 million square feet of office and/or R&D space provided such commitment will not require such residential construction to be greater than 25% of the annual rate of residential construction in Reston after 1990. When Applicant has developed 5,500,000 square feet of office and/or R&D space Applicant will, prior to commencing any additional office/R&D, identify and designate sites for the balance of the minimum 1400 dwelling units uncommitted and proceed with diligence to plan and market the additional dwelling sites, all of which shall be offered for sale within 5 years from the date Applicant has completed 5,500,000 million square feet of office/R&D space.

4) W&OD Trail Crossings - Subject to the approval of the Northern Virginia Regional Park Authority, the Applicant will construct at Applicant's expense grade-separated street crossings of the W&OD Trail at Reston Avenue, Town Center Parkway and South First Street. (South First Street only if Applicant develops Phase III per Table 3.) Applicant proffers to tunnel the W&OD Trail under Reston Avenue subject to Northern Virginia Regional Park Authority approval. Applicant understands and expects that VDOT and Fairfax County shall use their best efforts to assist in obtaining the necessary Park Authority approvals, but acknowledges and understands that it shall

have the sole obligation for obtaining same. Such crossings would be constructed concurrent with the improvements that create the crossings.

5) Parking Garages - All parking garages shall be designed to include architectural features and building materials which will minimize the appearance of bulk. All set back areas shall be landscaped and all top decks will include planters for shrubs and flowers. All landscaping shall be submitted to the County Arborist for review and approval and shall be approved by an Architectural Review Board as established for subject property. Entrances and exits will be so directed as not to impede traffic flows.

6) Parking - Parking will be provided in accordance with Fairfax County zoning ordinance requirements. Applicant may seek reductions in parking consistent with the zoning ordinance Applicant's TSM program and subject to the Board of Supervisors' approval. Applicant will comply with the zoning ordinance parking requirements during conversion of interim surface parking lots to decked parking and commercial buildings. Applicant will conduct studies of shared parking opportunities in concert with TSM programs and submit to Fairfax County for approval.

7) Architecture - Applicant will cause all commercial buildings and parking garages to be designed by skilled architects in keeping with the high architectural standards of the Reston community. Prior to submission of site plans, Applicant will cause architectural renderings to be prepared for each building and approved by an Architectural Review Board as established for subject property.

8) Landscaping - The Town Center Study Area will be extensively landscaped. All landscape plans shall be approved by the County Arborist and the Architectural Review Board and shall be in general harmony throughout the Town Center Study Area.

9) Open Space - The Town Center Study Area will contain at least 15 percent of open space, which shall include walkways, pedestrian plazas, parks and ponds.

10) Housing Mix - Consistent with Reston's original goals, Applicant will promote a variety of high density urban housing with a mix of housing styles, prices and ownership forms in the Town Center Study Area.

11) Day Care - Consistent with the Comprehensive Plan, Applicant will continue to make sites available in the Town Center Study Area on a for-sale basis at market rates for day care use. Applicant will make or cause others to make property available for 5,000 square feet of day care per every 1,000,000 square feet of office and R&D space developed. These day care centers may be freestanding or parts of larger structures and the property may be available on a for sale or for lease basis. There will be both profit and not-for-profit day cares in the Town Center Study Area, consistent with and proportionate to the ratio of profit to non-profit full time day care facilities which are currently in operation in Reston as of the date of these proffers. Land will be offered for sale at prices which account for the profit status of a particular facility. Applicant will adjust land values to encourage participation of both profit and non-profit facilities in the Fairfax County child care subsidy program. Applicant will utilize the results of a study to be conducted in 1987 by the Fairfax County Office of Children and will communicate with the Office of Children to continue to be informed of community child care needs.

12) Pedestrian Orientation - Applicant will promote and encourage easy pedestrian access to, from, and within the Properties. This will include direct linkages with nearby pathways and to the Northern Virginia Regional Trail. In addition, Applicant will facilitate pedestrian access across major roads through a variety of means including the creation of pedestrian crosswalks, the inclusion of pedestrian phases at signalized intersections and protected way stations in the medians where allowed by VDOT.

13) Community Uses - Applicant commits to either donate a parcel of land which will accommodate up to 10,000 square feet of gross building space or commit up to 10,000 square feet of gross building space for lease at cost,

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COMMONWEALTH OF VIRGINIA LICENSED LANDSCAPE ARCHITECT PETER L. MINEK No. 388 6-5-2009 CERTIFIED

PRC/CPA
EXISTING PROFFERS & CONDITIONS

RESTON BLOCK 3—SECTION 89

HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

BC REVISIONS
REVISED DATE: 4-2-09
REVISED DATE: 6-3-09

APPLICANT:
RAJ DEVELOPMENT, LLC
13251 MIDDLETON FARM LANE
HERNDON VA 20171

DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	JUNE, 2008
SCALE:	HOR. NA VERT. NA
SHEET	22 OF 23
CO. NO.	
CAD NAME:	C8058PROF
LAYOUT:	PROF3
FILE NO.	08058.01-00

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to be used as community rooms and offices for Reston non-profit organizations. This at cost commitment is contingent on identification of needs and execution of leases or contract of purchase prior to December 31, 1995.

14) Sanitary Sewer - Applicant acknowledges that some of the sewer lines serving the Town Center Study Area may be inadequate to service the development proposed for the Study Area. Applicant further acknowledges that in order to obtain adequate service it may be necessary for Applicant to reconstruct portions of these sewer lines to increase the capacity to service Applicant's property. As Applicant commences its development, and such development, as determined by the Fairfax County Department of Public Works, necessitates the replacement and/or reconstruction of sewer lines servicing Applicant's development, Applicant shall upon request of Public Works proceed with such construction, replacement and/or reconstruction.

Reston Land Corporation

by Gregory J. Friese
Gregory J. Friese
Executive Vice President

Optionee

Pursuant to Section 15.1-491(a) of the Code of Virginia (1950, as amended) and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the undersigned optionee, for itself and its successors or assigns (hereinafter referred to as "Centennial") proffers that the development of that part of the parcels under consideration, of which Centennial is optionee, shown on Fairfax County Tax Map 17-1-((1))-3,

17-2((1))-11 (Part 13), 17-1((1))-3 (Part 6), 17-3-((1))-1, 2, 3, 17-3((1))-4, 5, 5C, 5D, 5G, 6, 14, 15 and 17-4((1))-7 (hereinafter collectively referred to as "Property B"); will be in accordance with the following conditions. These proffered conditions will be effective only if the Property is rezoned in accordance with Reston Land's request and Centennial completes its purchase.

Centennial will be bound by the proffers signed by Applicant in RZ 85-C-088, RZ 86-C-121 and RZ 86-C-118 revised February 27, 1987 (except those concerning Development Plan for RZ 85-C-088 and Development Plan for RZ 86-C-118) which affect in any way the parcel of which Centennial is optionee.

CENTENNIAL DEVELOPMENT CORPORATION

By:
Pete T. Scamardo, President

CPA 86-C-121-12
Application No PRC 86-C-121-02 Staff S. Lin
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RESTON BLOCK 3-SECTION 89

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