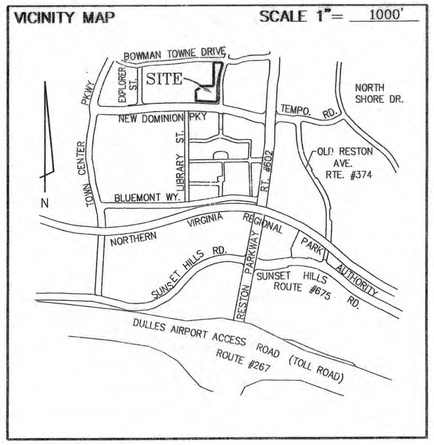
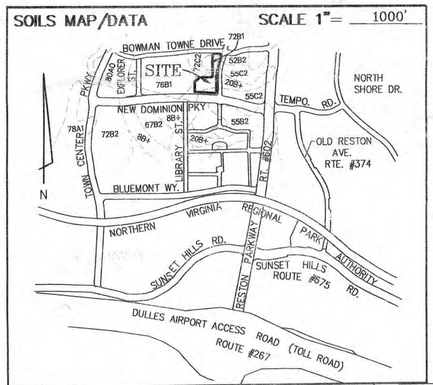
RESTON TOWN CENTER CONCEPT PLAN AMENDMENT
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No. CPA86-C-121-14 Staff
APPROVED DEVELOPMENT PLAN
(DP) (SDP) (CDP) (FDP) (CP)
SEE PROFFERS DATED 3/10/04
Date of (BOS) (PC) approval 5/27/04
Sheet 1 of 9

VICINITY MAP SCALE 1"= 1000'



SOILS MAP/DATA SCALE 1"= 1000'



SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT REQD.
76B1	CALVERTON (L)	POOR–B,W,C	MARG–W,C,R	GOOD	MODERATE	A
72C2	BUCKS (L)	GOOD	FAIR–S	GOOD	MODERATE	C
72B1	BUCKS (L)	GOOD	FAIR–S	GOOD	MODERATE	C
55B2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
55C2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
20B+	MEADOWVILLE	FAIR–B,W	MARG–W	GOOD	MODERATE	B

OWNER / DEVELOPER / APPLICANT

DIAMOND RESTON PARK, L.L.C.
3919 OLD LEE HIGHWAY, SUITE 82A
FAIRFAX, VIRGINIA 22030
PH. (703) 394–1205

ARCHITECT

SK&I ARCHITECTURAL DESIGN GROUP, LLC
7735 OLD GEORGETOWN ROAD, SUITE 1000
BETHESDA, MD 20814
PH. (301) 654–9300

NOTES
RESTON TOWN CENTER CONCEPT PLAN
SECTION 89, BLOCK 5
March 10, 2004

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 89, Block 5, Reston. The Tax Map reference for the parcels are 17-1-((17)) Parcels 5A and 5B (the "Property"). The property is planned Town Center and zoned PRC Town Center (Planned Residential Community).

2. Town Center Concept Plan. The properties that are the subject of this application shall be developed in substantial accordance with this Town Center Concept Plan, dated Oct. 2001, revised through March 10, 2004, and prepared by Urban Engineering and Associates, Inc.; subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Public Works and Environmental Services ("DPW&ES").

3. Area. The application property consists of approximately 2.09 acres (91,324 S.F.). Diamond Properties, L.L.C. is the owner of the property and shall hereinafter be referred to as the "Applicant."

4. Water and Sewer. The proposed development will use public water and sewer.

5. Storm Water Management. The Applicant may request a waiver of on-site stormwater management and BMP requirements, as the Property is part of the regional storm water management system for the Reston Town Center Study Area. Storm water management and Best Management Practices ("BMP") for the Property will be handled offsite in the regional detention pond created pursuant to that certain "TOWN CENTER STORM WATER MANAGEMENT DETENTION EASEMENT AND MAINTENANCE AGREEMENT," recorded among the land records of Fairfax County at Deed Book 6369, Page 1540. In the event a waiver of on-site stormwater management and BMP is not granted, the Applicant shall provide the required on-site facilities.

6. Residential Uses.

A. Under the Town Center rezonings (RZ 86-C-121 and subsequent PCAs), and the Development Plan for Parts 4 and 5 of the Reston Town Center Study Area, Block 5, Parcels 5A and 5B are permitted to develop for residential uses with a maximum building height of 180 feet.

B. The proposed multifamily residential building shall consist of a maximum of 104 residential units of varied sizes depending on market demand and at the discretion of the Applicant. The Applicant reserves the right to develop fewer dwelling units than the number of units represented in the site data shown hereon, and to correspondingly reduce the number of parking spaces.

7. Pedestrian circulation. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as shown on this Town Center Concept Plan.

8. Building height. The maximum residential building height shall not exceed 180 feet above grade. The portion of the proposed parking structure that is not located beneath the residential building will be a maximum of four (4) parking levels above grade.

9. Open space. The Applicant shall provide a minimum of 35% open space on Section 89, Block 5, Parcels 5A and 5B, combined.

10. Tree cover. The existing tree cover for the majority of the Property has been removed as part of the Property's development. The Applicant shall provide a minimum of 10% tree cover for Section 89, Block 5, Parcels 5A and 5B, combined.

11. Parking. Parking will be provided in accordance with the provisions of Article 11 of the Zoning Ordinance; however, the Applicant reserves the right to provide additional spaces per the residents' needs and market requirements, provided the minimum open space is maintained, and provided that the height of the parking structures and the footprints of the parking structures and surface parking areas are not exceeded.

12. Recreational Facilities. The Applicant shall construct recreational uses for residents of the proposed development selected from among the following:

a) A fitness center that may include weights, exercise equipment, sauna/steam room, and the periodic availability of a personal trainer;
b) A community center with meeting room, media equipment and other similar facilities selected by Applicant; and
c) Passive recreation area(s) to be utilized for recreational activities, such as seating areas, formal gardens/patios, reflecting pool and other facilities selected by Applicant.

TIMING

13. Construction Timing. The Applicant commenced construction on the Property in early 2004 and expects to complete construction by mid-2005.

LANDSCAPING

14. Landscape plan. The Applicant shall implement a landscaping plan consistent with quality and quantity of plantings shown on Sheet 5 of this Town Center Concept Plan (the "Landscape Plan"). The Landscape Plan shall include deciduous trees, shrubs, bushes and similar underplantings, including a complement of three-inch (3") caliper trees along the Property's frontage on New Dominion Parkway and Fountain Drive. The final location of the plantings and trees may be modified as necessary for the installation of utilities, Virginia Department of Transportation ("VDOT") requirements and Fairfax County requirements, including modifications resulting from the future construction of any transportation or related improvements along either New Dominion Parkway or Fountain Drive. The Landscape Plan shall be coordinated with and subject to final review and approval by the Reston Town Center Design Review Board ("DRB") and by the Urban Forestry Division of DPW&ES at the time of site plan approval.

15. Plantings Within Easements. The Applicant shall provide supplemental landscaping within or adjacent to utility and other easements on the Property consistent with the Landscape Plan, subject to appropriate approval(s). If not permitted, and to the extent feasible, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by the DRB and DPW&ES.

16. Parking deck. No parking spaces shall be designed or permitted on the rooftop of the proposed parking structure. The Applicant shall provide landscaping and other amenities for residents on the rooftop of the parking structure as generally shown on Page 6 of this Town Center Concept Plan. Subject to review and approval of the DRB and the Urban Forestry Branch of the DPW&ES, the Applicant reserves the right to modify the design and schedule of landscaping and other amenities to be provided on the parking structure rooftop to ensure the viability and care of such landscaping in view of its proposed location above a concrete parking structure. Any such modifications shall provide, at a minimum, the quality and quantity of planting depicted on this Town Center Concept Plan.

17. Adjacent Open Space Area. Subject to the approval of the owner of the open space area located immediately west of the Property (Fairfax County Tax Map #17-1 ((17)), Parcel 4)(the "Adjacent Open Space Area") and the granting of appropriate letters of permission and/or easements by such owner, the Applicant shall trim, manicure and enhance the portion of the Adjacent Open Space Area through which the existing pedestrian path connects New Dominion Parkway and the Reston Regional Library, including providing supplemental landscaping, as warranted, along the pedestrian path and its immediate environs. The supplemental landscaping shall include a complement of shrubs, bushes and similar plantings along the pedestrian path. The Applicant shall include the details of such supplemental landscaping as part of the Applicant's Landscape Plan discussed in Note 14 above that is to be reviewed and approved by the Urban Forestry Branch of the DPW&ES. The Applicant shall complete such work prior to the issuance of the first residential use permit for the proposed development on the Property. Unless otherwise agreed to by the Applicant and the owner of the Adjacent Open Space Area, the Applicant shall not be responsible for the future maintenance and repair of the supplemental landscaping completed by Applicant on the Adjacent Open Space Area.

PEDESTRIAN CIRCULATION

18. Pedestrian Circulation. The external and internal pedestrian circulation system (including trails, sidewalks, crosswalks and paths) shall be provided as generally shown on Sheet 2 of this Town Center Concept Plan.

19. Sidewalk and Traffic Signal Right-of-Way. The Applicant previously dedicated in fee simple to the Board of Supervisors additional right-of-way, consistent with areas depicted on this Town Center Concept Plan, for the future construction, by others, of a traffic signal at the intersection of Fountain Drive and Bowman Towne Drive, as well as to incorporate existing and/or proposed pedestrian sidewalks/trails into such right-of-way.

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

TRANSPORTATION

21. Warrant Study and Contribution for Traffic Signal at Bowman Towne Drive and Fountain Drive. The Applicant shall update a previous traffic signal warrant study for the intersection of Bowman Towne Drive and Fountain Drive to incorporate the proposed 104-unit residential development and shall submit the results of the updated analysis to the Virginia Department of Transportation ("VDOT") within 30 days of the next site plan submission for the proposed residential building. In the event VDOT determines in writing that a traffic signal is warranted at the subject intersection by the time of the next site plan approval for the proposed 104-unit residential development, and there has been no commitment by others to fund such signal, the Applicant shall contribute $20,000 toward the installation of a traffic signal at the subject intersection. Any contribution required pursuant to this provision shall be made at the time of site plan approval.

22. Bus Shelter. The Applicant shall construct one (1) bus shelter (open, with bench and constructed of Plexiglas or similar material) along the Property's frontage on Fountain Drive in the location shown on Sheet 2 of the Town Center Concept Plan. The bus shelter shall be constructed prior to the issuance of the first residential use permit for the proposed residential building. The Applicant shall install a covered trash receptacle within the bus shelter. The property owners association to be created and tasked with maintaining the common areas of the Property following construction of the residential building shall be responsible for providing refuse removal and maintenance of the bus shelter.

SITE DESIGN

23. Reston Town Center Design Review Board. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the DRB.

24. Building Materials and Parking Structure Treatment. The Applicant shall construct the residential building and associated parking structure in accordance with the building design and elevations shown on Sheet 4 of this Town Center Concept Plan and shall utilize exterior materials and designs selected from among the following: brick, pre-cast panels, stucco, EIFS (Exterior Insulation Finish System), split-face block and Hardi panels. The parking structure will incorporate architectural and/or landscape treatments to break up visually the horizontal expanses and will include materials similar to and compatible with the residential building.

25. Lighting. Parking lot and building lighting shall be provided in accordance with Article 14 of the Zoning Ordinance and shall be directed inward and/or downward to avoid glare on adjacent properties. The location of light poles on the Property shall be in general conformance with the locations shown on Sheet 5 of the Town Center Concept Plan, subject to final engineering and design as part of site plan approval. The maximum height of the light poles and fixtures shall not exceed eighteen (18) feet.

DEDICATION TO RESTON LIBRARY

26. Reservation of Land for Expansion of Reston Regional Library. The Applicant shall reserve for future dedication to the Fairfax County Library Foundation, without compensation, an area approximately 16,599 square feet in size along the Property's frontage on Fountain Drive and Bowman Towne Drive (minus any dedications for the installation of a traffic signal at such intersection as discussed in Note 18 above), as more particularly shown on Sheet 2 of this Town Center Concept Plan (the "Reservation Area"), to accommodate potential future expansion of the Reston Regional Library (the "Library Expansion") located adjacent to the Property (Tax Map #17-1 ((17)), Parcel 12). This reservation shall be noted on the submitted site plan for the uses and development included in this Town Center Concept Plan and shall remain in place for a period of thirteen (13) years from the date of the issuance of the first residential use permit for the proposed residential development, or until such time as Fairfax County notifies the Applicant in writing that it no longer needs the Reservation Area, whichever occurs first. Notwithstanding the foregoing reservation, however, the Applicant shall have the right to place construction staging equipment and/or construct/locate a temporary sales facility within the Reservation Area from which the Applicant may market for sale the residential units to be constructed as part of this development.

27. Dedication of Land to Fairfax County Library Foundation. The Applicant shall dedicate to the Fairfax County Library Foundation, without compensation, the Reservation Area for the Library Expansion, which is to be designed, bonded and constructed by others; provided, however, that such dedication is requested and made within the time set forth in Note 26 above. Given (a) the Applicant's need to conduct construction staging for and marketing of the proposed residential development within the Reservation Area, and (b) the Applicant's need to ensure the construction of the Library Expansion within the Reservation Area maintains sufficient lateral support for the entrance to the Applicant's development due to the sloping topography of the land within the Reservation Area, the Applicant's requirement to dedicate the Reservation Area also is contingent upon the satisfaction of the following:

a. The Applicant has completed construction and/or marketing of the proposed residential development and no longer has an ongoing need for the Reservation Area for development purposes;
b. Approval of final construction plans for the Library Expansion, to be designed and funded by others, by the necessary public and/or private reviewing agencies for which any portion of the Reservation Area is needed;
c. Review by the Applicant of the construction plans for the Library Expansion, including any modifications to the entrance to the Property that may be necessary or desired as a result of the Library Expansion; and
d. Construction of the Library Expansion shall be at no cost to the Applicant, including any modifications to the entrance to the Property located adjacent to the Reservation Area or the construction of retaining walls within the Reservation Area to provide lateral support to the Property, as applicable.

28. In the event the Library Expansion requires less dedication from the Property than is provided by the Reservation Area, the excess Reservation Area shall be terminated and the underlying Property shall no longer be encumbered by the Reservation Area.

29. The Applicant shall perform off-site grading on the adjacent Reston Regional Library parcel (Tax Map #17-1 ((17)), Parcel 12) in accordance with the Letter of Permission included on Sheet 4 of this Town Center Concept Plan.

TOWN CENTER CONCEPT PLAN AMENDMENTS

30. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s) and/or Special Permit(s) (on the whole or any portion of the site) as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.

31. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit without joinder and/or consent of the owners of the other land areas, provided that such application does not affect the other land areas. Previously approved proffered conditions or development conditions applicable to a particular portion of the site which are not the subject of such an application shall otherwise remain in full force and effect.

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49L701!.DOC

SITE DATA

CURRENT ZONE: PRC

SITE AREA ANALYSIS:
- ORIGINAL SITE AREA= 91,324 SF OR 2.09651 AC
- STREET DEDICATION= 4,619 SF OR 0.10603 AC (RECORDED W/ DB. 14622 PG. 815)
- LIBRARY DEDICATION= 16,594 SF OR 0.38095 AC (RECORDED W/ DB. 14622 PG. 815 – BLOCK 5B)
- REMAINING SITE AREA= 70,111 SF OR 1.60953 AC (RECORDED W/ DB. 14622 PG. 815 – BLOCK 5A)

PROPOSED USE: HIGH DENSITY RESIDENTIAL

BUILDING DATA:

GROSS FLOOR AREA= 260,000 Sf (RESIDENTIAL)
80,000 Sf (GARAGE)

NUMBER OF STORIES= 16 ABOVE GRADE, 3 BELOW GRADE.
BLDG. HEIGHT= 180 Ft. (MAX.)

NUMBER OF UNITS= 104 UNITS (MAX.)

PARKING TABULATION:
REQUIRED PARKING:
1.6 SPACES/UNIT X 104 UNITS= 167 SPACES

PARKING PROVIDED: = 208 SPACES (INCLUDES REQUIRED HANDICAPPED PARKING PER ADA STANDARDS).

NOTE: APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER OF PARKING SPACES WITH FINAL ENGINEERING AND DESIGN, SO LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

LOADING TABULATION:
REQUIRED LOADING:

1 SP./1ST 25,000 GFA + 1 SP./100,000 GPA = 3 SPACES

LOADING PROVIDED = 3 SPACES

OPEN SPACE
OPEN SPACE PROVIDED = 31,963 SF.

PERCENT OPEN SPACE = 35.0%

DENSITY
DWELLING UNITS PER ACRE = 49.61 UNITS/ACRE
RESTON PRC DENSITY = 11.76 PERSONS/ACRE
RESTON HIGH DENSITY RESIDENTIAL=37.22 PERSONS/ACRE

RECEIVED
Department of Planning & Zoning
MAR 15 2004
Zoning Evaluation Division

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL DEVELOPMENT PLAN
3. EXISTING VEGETATION SITE PLAN
4. ARCHITECTURAL ILLUSTRATIVE PLAN
5. LANDSCAPE PLAN
6. PARKING STRUCTURE LANDSCAPE PLAN
7. NEW DOMINION PARKWAY ELEVATION
8. DEVELOPMENT PLAN
9. DEVELOPMENT PLAN

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
1.	03-10-04	CONCEPT PLAN AMENDMENT			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-10-01
02-08-02
03-11-02
03-01-03
03-10-04

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

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023418
9/10/04
PROFESSIONAL ENGINEER

COVER SHEET
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I. N/A DATE: OCT., 2001

SHEET 1 OF 9

FILE No. MISC-1097-CPA

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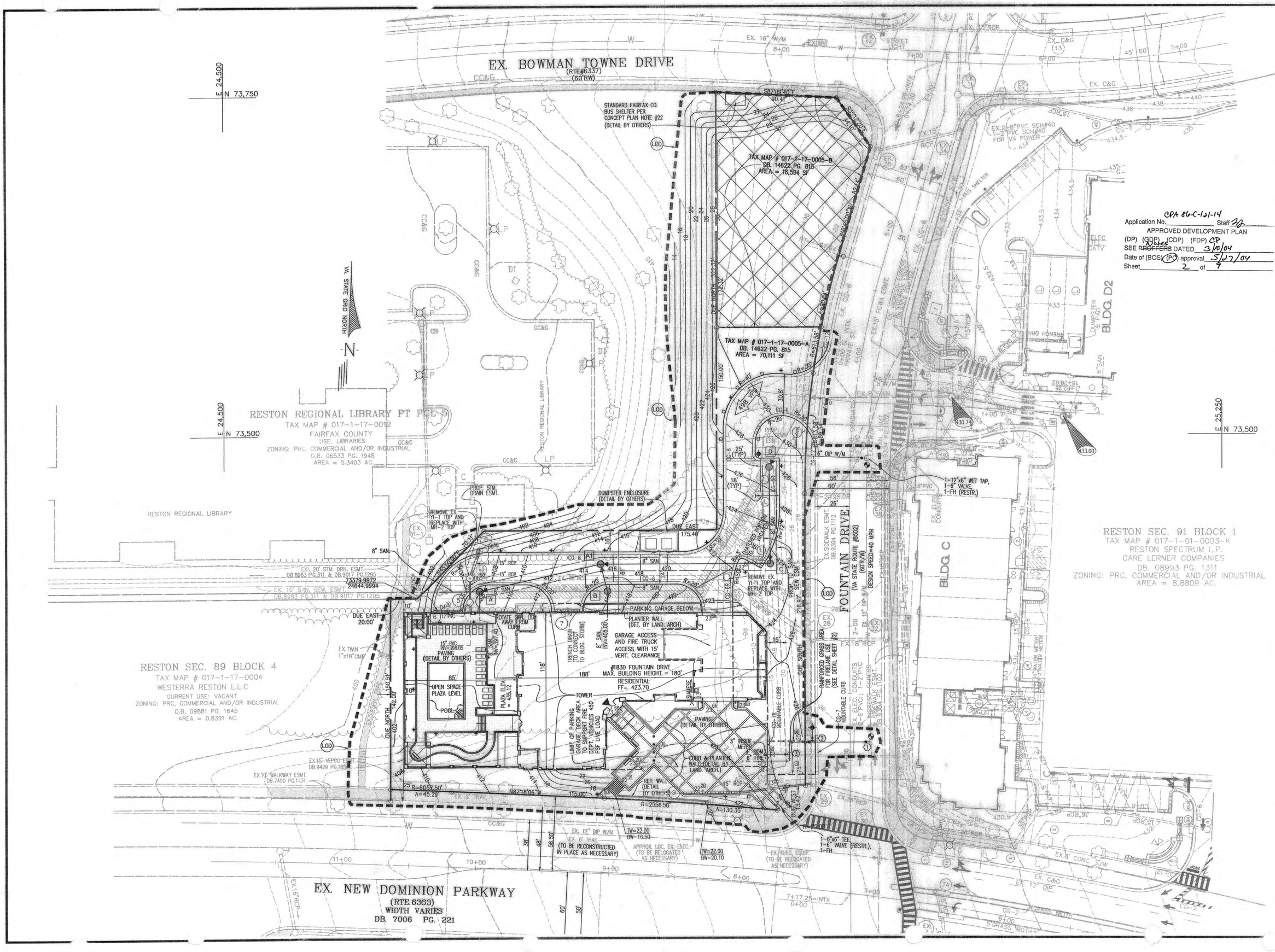

Application No. CPA 86-C-121-14 Staff [illegible]

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP) CP

SEE ~~PROFFERS~~ Notes DATED 3/10/04

Date of (BOS) (PC) approval 5/27/04

Sheet 2 of 9

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03-20-02
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COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
3/10/04
PROFESSIONAL ENGINEER

CONCEPTUAL DEVELOPMENT PLAN

SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I. 2' DATE: OCT., 2001

SHEET 2 OF 9

FILE No. MISC-1097-CPA

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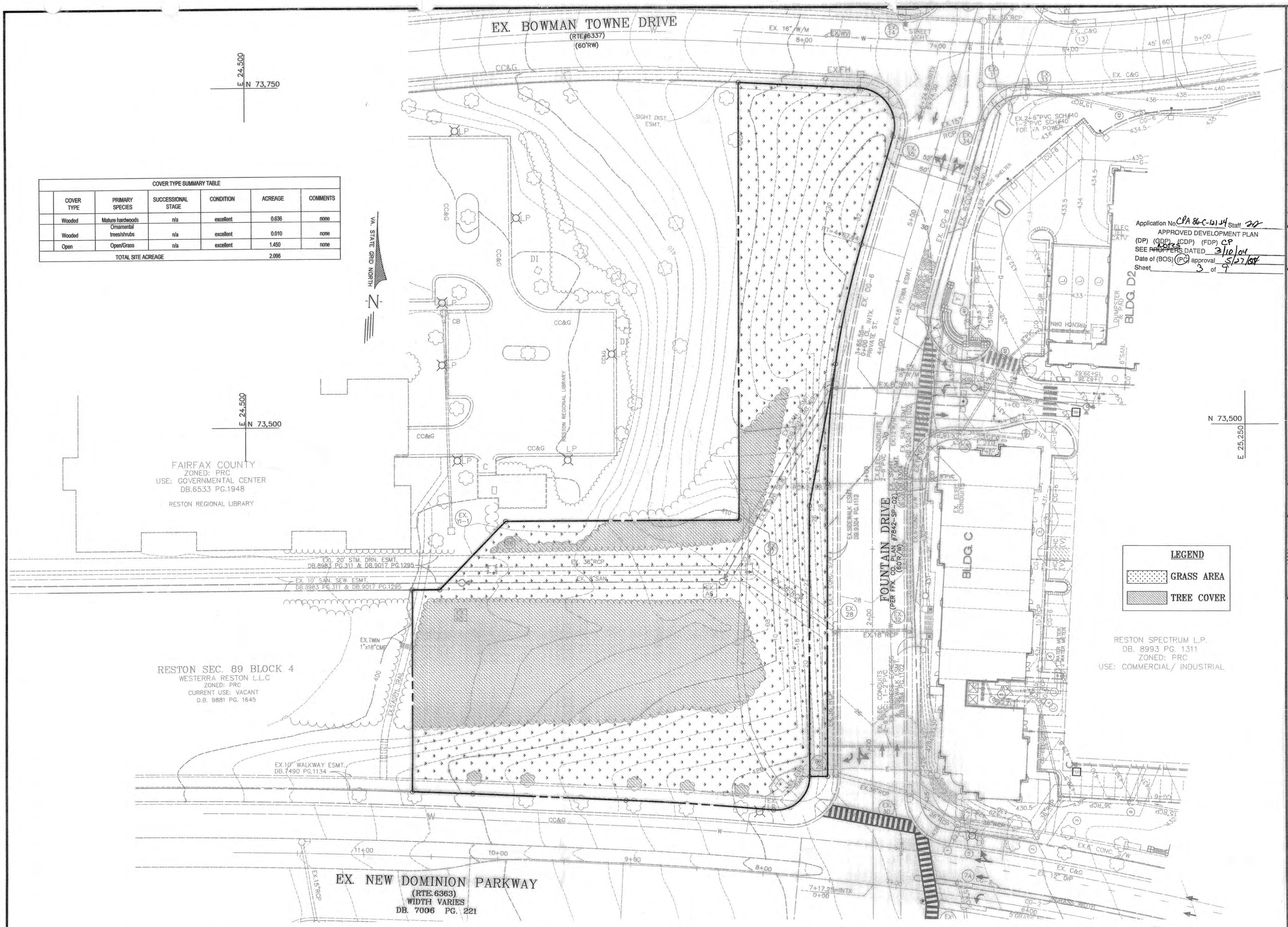
COVER TYPE SUMMARY TABLE					
COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
Wooded	Mature hardwoods	n/a	excellent	0.636	none
Wooded	Ornamental trees/shrubs	n/a	excellent	0.010	none
Open	Open/Grass	n/a	excellent	1.450	none
TOTAL SITE ACREAGE				2.096	



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03-19-02
03-1-02
03-10-04

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COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023418
PROFESSIONAL ENGINEER
3/10/04

EXISTING VEGETATION SITE PLAN
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I. 2' DATE: OCT., 2001

SHEET 3 OF 9

FILE No. MISC-1097-CPA

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DENSITY TABULATIONS

Reston PRC Density

Overall density not to exceed 13 persons/acre

	Acres	Units	Persons	Persons/Acre	Dwelling Units/Acre
North Sector	2,870.59	12,168	34,300	11.9488	4.24
S. 933, 43, 85 and 57, B.4A & 4B	100.31	1,353	2,750	27.4150	13.49
Prop. S. 91A	75.13	**1,700**	**3,400**	**45.2549**	**22.63**
New S.81, B2		**514**	**1,028**		
New S.89 B.5	2.09651	**104**	**208**	**99.2125**	**49.61**
New S.95 B.1	5.93	**296**	**592**	**99.8314**	**49.92**
Subtotal	3,054.06	16,135	42,278	13.8432	5.28
South Sector	3,305.95	10,636	32,318	9.7757	3.22
S. 40, B1	15.00	193	386	25.7333	12.87
New S.84, B1B	6.71	30	90	13.4128	0.4471
Subtotal	3,327.66	10,859	32,794	9.8550	3.26
Grand Total	6,381.72	26,994	75,072	11.7636	4.23

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. 63, B.1	14.33	250	MF	625	
S. 80, B.1E	2.37	17	SFA	51	
S. 57, B.2	8.97	168	MF	420	
S. 80, B.1D	3.08	27	SFA	81	
S. 41, B.1	11.1271	145	SFA	435	
S. 41, B.1A	5.6	73	SFA	219	
S. 81, B.1	9.77	182	MF	450	
S. 81, B.2	**13.22**	**514**	**MF**	**1028**	
S. 82, B.2A	12.35	216	MF	540	
S. 86, B.1	6.92	35	SFA	105	
S. 86, B.2	12.36	65	SFA	195	
S. 76, B.2B	10.26	153	SFA	459	
S. 76, B.2A	6.28	78	SFA	234	
S. 76, B.3	3.37	20	SFA	60	
S. 80, B.1C	2.4	11	SFA	33	
S. 32, B.3A	15.28	48	SFA	144	
S. 931, B.4A	10.3	174	MF	435	
S. 931, B.4B	13.55	80	SFA	240	
S. 89, B.2	6.96	185	MF	370	
S.89, B.5	**2.09**	**104**	**MF**	**208**	
S. 17, B.3	2.28	18	SFA	54	
S. 33, B.7 & 8	11.3	78	SFA	234	
S. 39, B.9	6.57	44	SFA	132	
S. 57, B.3	3.83	30	SFA	90	
S. 78, B.3	6.17	40	SFA	120	
S. 933	49	455	SFA	1365	
S. 43	31.91	400	MF	1000	
S. 85	9.12	344	MF	688	
S. 57, B.4A & 4B	10.28	154	MF	385	
S. 40, B. 1	15	156	MF	386	
S.95 B1	5.93	296	MF	592	
S. 91A	**75.13**	**1700**	**MF**	**3400**	
TOTAL	396.9071	6260		14778	37.233

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

	Acres	Units	
S. 91A	75.13	1700	
S.85	9.12	688	
TOTAL	84.25	2388	28.344

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
Approved Town Center Concept Plan for S. 933
Approved Development Plan for S. 43
Approved Development Plan for S. 85
Approved Development Plan for S. 57, B.4A & 4B
Approved Development Plan for S. 40,B.1
Approved Site Plan for S. 91A, B. 19-20
Proposed Development Plan for S. 81, B. 1 & 2
Proposed Concept Plan for S. 89, B. 5

3/8/04

OFFSITE GRADING LETTER OF PERMISSION

FAIRFAX COUNTY
VIRGINIA

DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES
FACILITIES MANAGEMENT DIVISION
12000 Government Center Parkway, Suite 424
Fairfax, Virginia 22035-0011
Phone: 703/324-2886 Fax: 703/324-3954

May 6, 2003

Mr. Mike O. Ibrahim
Diamond Properties, LLC
3919 Old Lee Highway
Suite 82A
Fairfax, VA 22030

Re: Reston Regional Library T.M. 17-1 ((1)) Lot 12

Dear Mr. Ibrahim:

The Facilities Management Division, on behalf of the Fairfax County Board of Supervisors (the "County"), the owner of the Reston Regional Library (Fairfax County Tax Map #017-1-01-0012)(the "Property"), grants permission to Diamond-Reston Park, LLC, (the "Block 5 Owner"), to enter the Property and perform construction and grading work and activities on, through and across the Property, and to establish a new and permanent grade thereon, as part of the Block 5 Owner's development of the adjacent Section 89, Block 5 parcel (the "Project"), as such development is more particularly set forth on site plan 7842-SP-05-2 (the "Site Plan").

The Block 5 Owner's right to use the Property shall be exercised only during periods of actual surveying, construction, reconstruction or maintenance; further, this right shall not be construed to allow the Block 5 Owner to erect any building or structure of a permanent nature on the Property, except for the planting of additional landscaping as set forth on the Site Plan. In addition, the Block 5 Owner shall install supplemental landscaping on the Property and along the common boundary with the Block 5 Owner's property, as warranted, to include a complement of trees, shrubs, bushes and similar plantings, all as more particularly set forth on the Site Plan.

Before entering the Property, the Block 5 Owner shall, at its expense, (i) provide and maintain comprehensive general liability insurance of at least $2 million in the aggregate and $1 million per occurrence, as well as the statutory minimums for workmen's compensation and employer liability insurance, with insurance companies authorized to do business in the Commonwealth of Virginia and naming the County as an additional insured thereon; (ii) provide the County written evidence of such insurance; and (iii) give the County at least 24-hour prior notice of its intent to enter the Property (which notice may be verbal or telephonic). The Block 5 Owner shall maintain all such insurance during the period in which it is conducting permitted activities on the Property. For purposes of compliance with the insurance and notice provisions of this paragraph, all correspondence and notice shall be directed to me or the Office of Library Administration for the County.

Sincerely,

James W. Patteson
Director, Facilities Management Division

COMMONWEALTH OF VIRGINIA:

COUNTY OF FAIRFAX:

The foregoing instrument was acknowledged before me this 8th day of May, 2003, by James Patteson, Director, Facilities Management Division, on behalf of the County of Fairfax.

My commission expires: June 30, 2005

Jacqueline A. Murray
Notary Public

JACQUELINE A. MURRAY
Notary Public, Commonwealth of Virginia
My Commission Expires June 30, 2005

cc: Judy Cronauer, Fairfax County DPWES
Eric Siegel, P.E., Urban Engineering and Associates, Inc.
Mark C. Looney, Esquire, Cooley Godward LLP
Sam Clay, Director, Fairfax County Public Library

9/21/01

RESTON TOWN CENTER CONDOMINIUMS

Application No. CPA 86-C-121-14 Staff JJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CP
SEE ~~PROFFERS~~ Notes DATED 8/10/04
Date of (BOS) (PC) approval 5/27/04
Sheet 4 of 9

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN AND BUILDING PERMITS, INCLUDING CONSTRUCTION OF ADDITIONAL RESIDENTIAL UNITS UP TO THE MAXIMUM NUMBER OF UNITS SHOWN ON THIS TOWN CENTER CONCEPT PLAN.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
1.	03-10-04	CONCEPT PLAN AMENDMENT			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-10-01
03-20-02
03-10-04

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

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023418
PROFESSIONAL ENGINEER

ARCHITECTURAL ILLUSTRATIVE PLAN
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: OCT., 2001
SCALE: N/A
C.I. N/A

SHEET 4 OF 9

FILE No. MISC-1097-CPA

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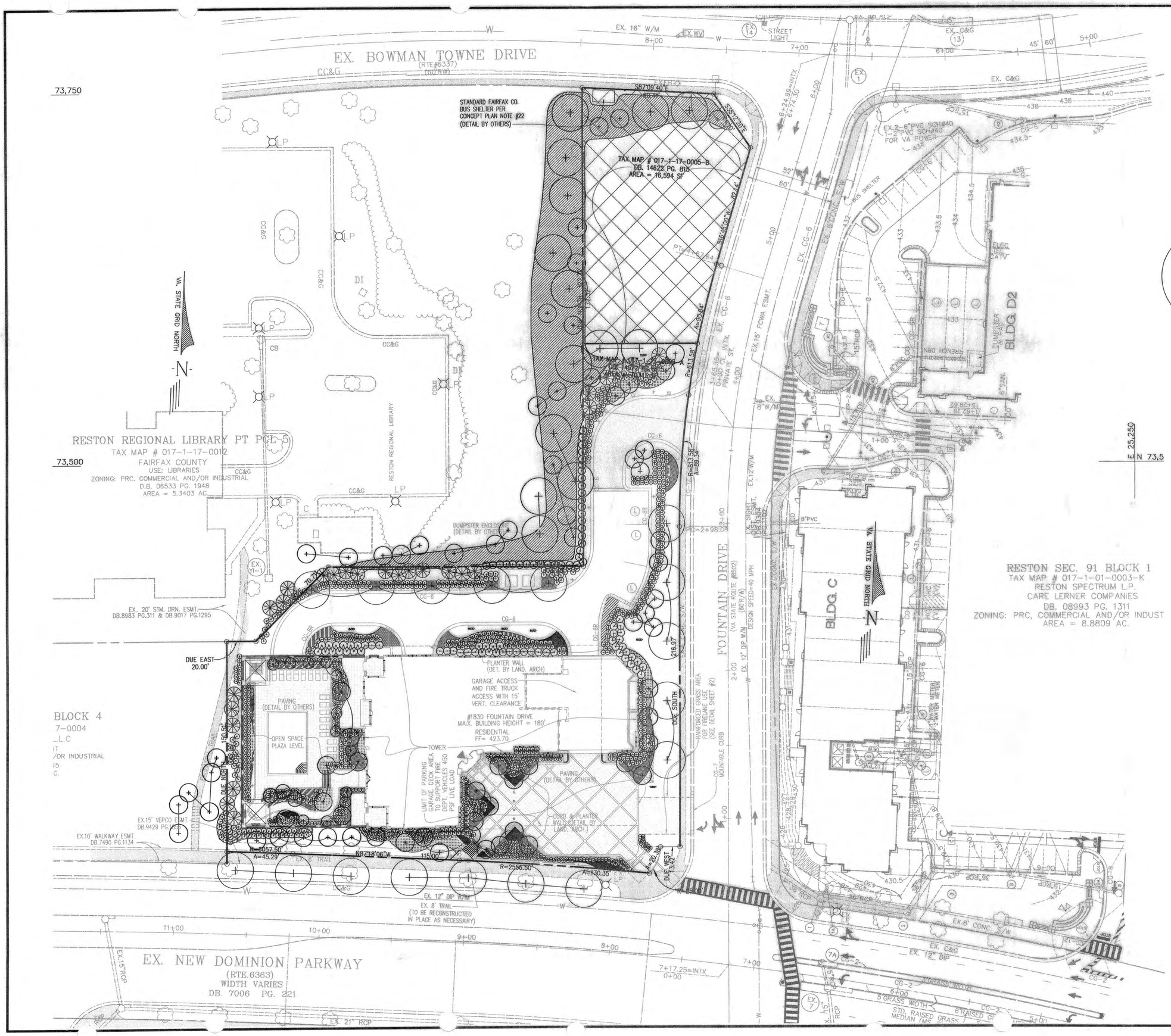

Application No. CPA 86-C-121-14 Staff 22
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CP
SEE PROFFERS DATED 3/10/04
Date of (BOS) approval 5/27/04

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN AND BUILDING PERMITS.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
1.	03-10-04	CONCEPT PLAN AMENDMENT			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-10-01
02-08-02
03-18-02
03-10-04

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

COMMONWEALTH OF VIRGINIA
Eric S. Siegel
No. 023418
3/10/04
PROFESSIONAL ENGINEER

LANDSCAPE PLAN
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
C.I. N/A
DATE: OCT., 2001
SCALE: 1"=30'

SHEET 5 OF 9

FILE No. MISC-1097-CPA

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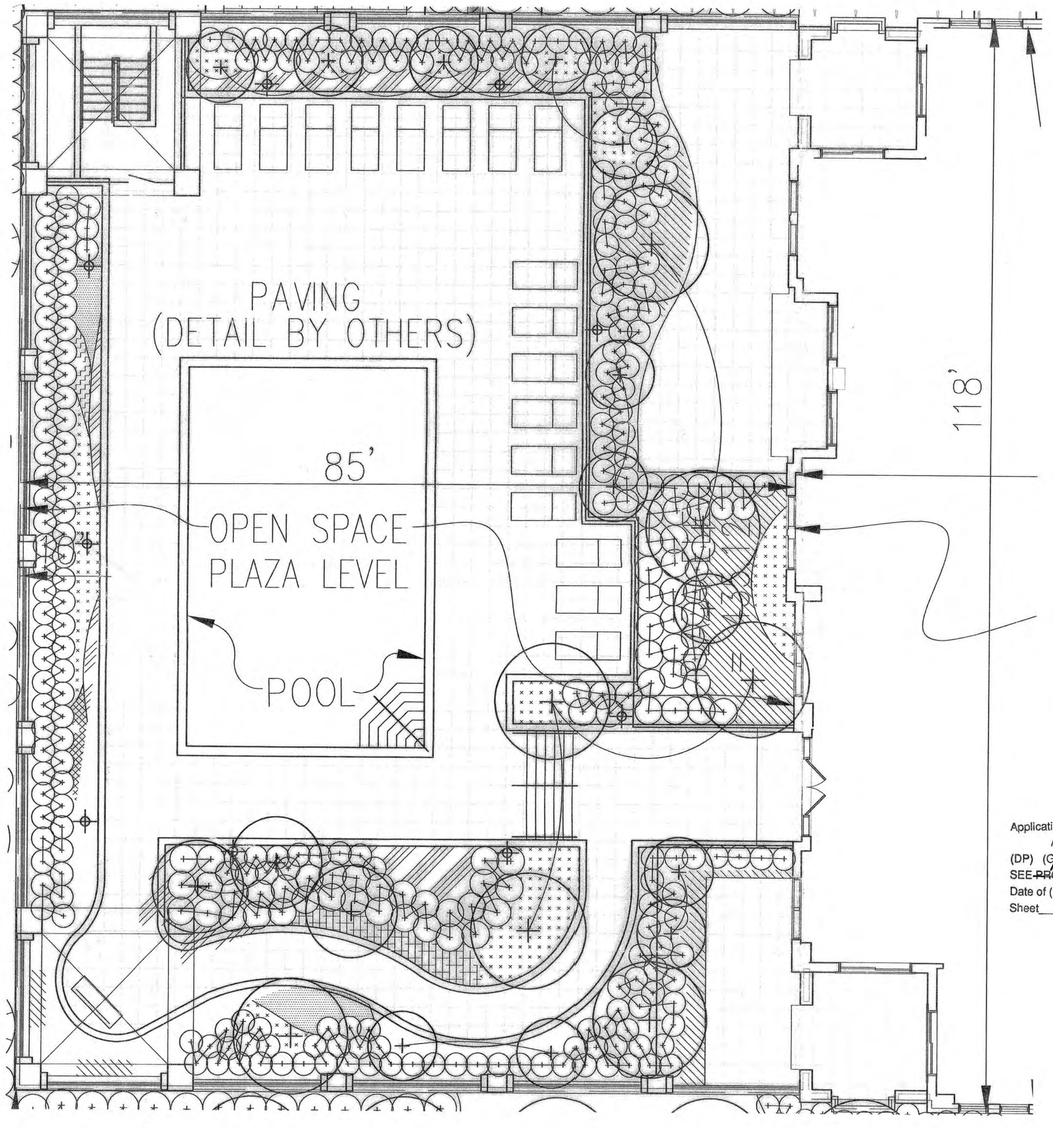

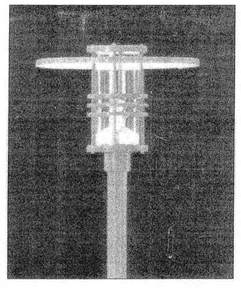

PARKING LOT/PEDESTRIAN LIGHT SPECIFICATIONS

NOT TO SCALE

MODEL: AV650
100W METAL HALIDE

MANUFACTURER: HESS AMERICA
P.O. BOX 430
SHELBY, NC 28151
(704)471-2211

QUANTITY: PER PLAN

COLOR: BLACK

NOTE: INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

Application No. CPA 86-C-01-14 Staff JJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CP
~~SEE PROFFERS~~ NOTES DATED 3/10/04
Date of (BOS) (PC) approval 5/27/04
Sheet 6 of

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN AND BUILDING PERMITS.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
1.	03-10-04	CONCEPT PLAN AMENDMENT			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-10-01
02-08-02
03-18-02
03-10-04

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

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
3/10/04
PROFESSIONAL ENGINEER

PARKING STRUCTRE LANDSCAPE PLAN

SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1/8"=1'
C.I. N/A
DATE: OCT., 2001

SHEET
6
OF
9

FILE No.
MISC-1097-CPA

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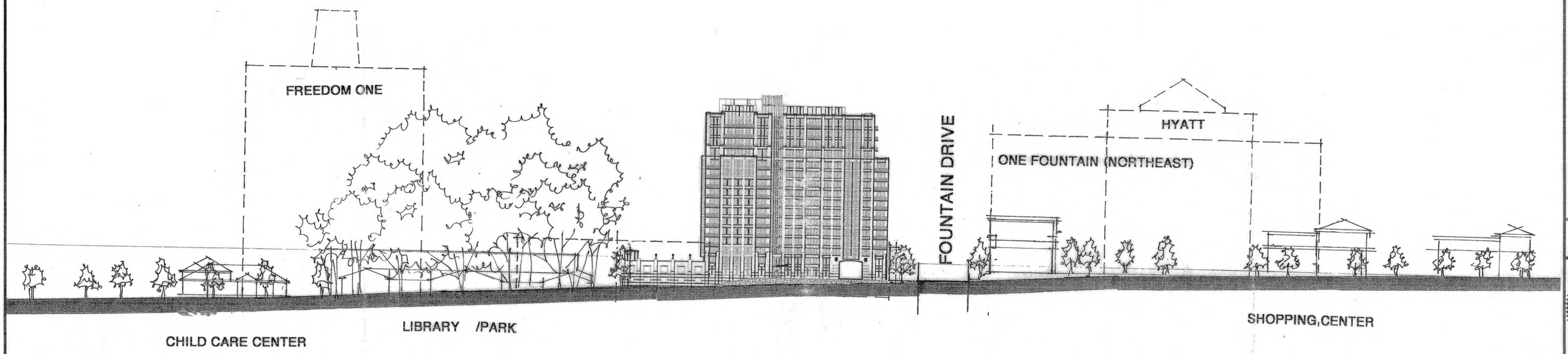

NEW DOMINION PARKWAY ELEVATION

Application No. CPA-86-C-121-141 Staff ZZ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CP
SEE ~~PROFFERS~~ NOTES DATED 3/10/04
Date of (BOS) (PC) approval 5/27/04
Sheet 7 of 9

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN AND BUILDING PERMITS.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
1.	03-10-04	CONCEPT PLAN AMENDMENT			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
03-10-02
03-18-02
03-10-04

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

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
ERIC S. SIEGEL
No. 023418
3/10/04

NEW DOMINION PARKWAY ELEVATION
SECTION 89 BLOCK 5
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. N/A DATE: MARCH, 2002

SHEET 7 OF 9

FILE No. MISC-1097-CPA

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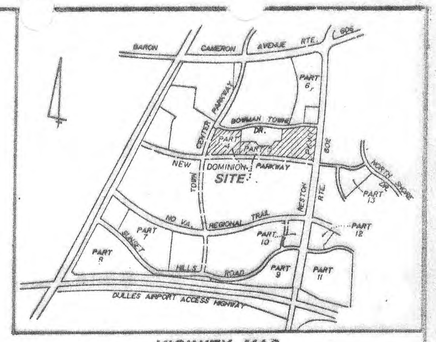
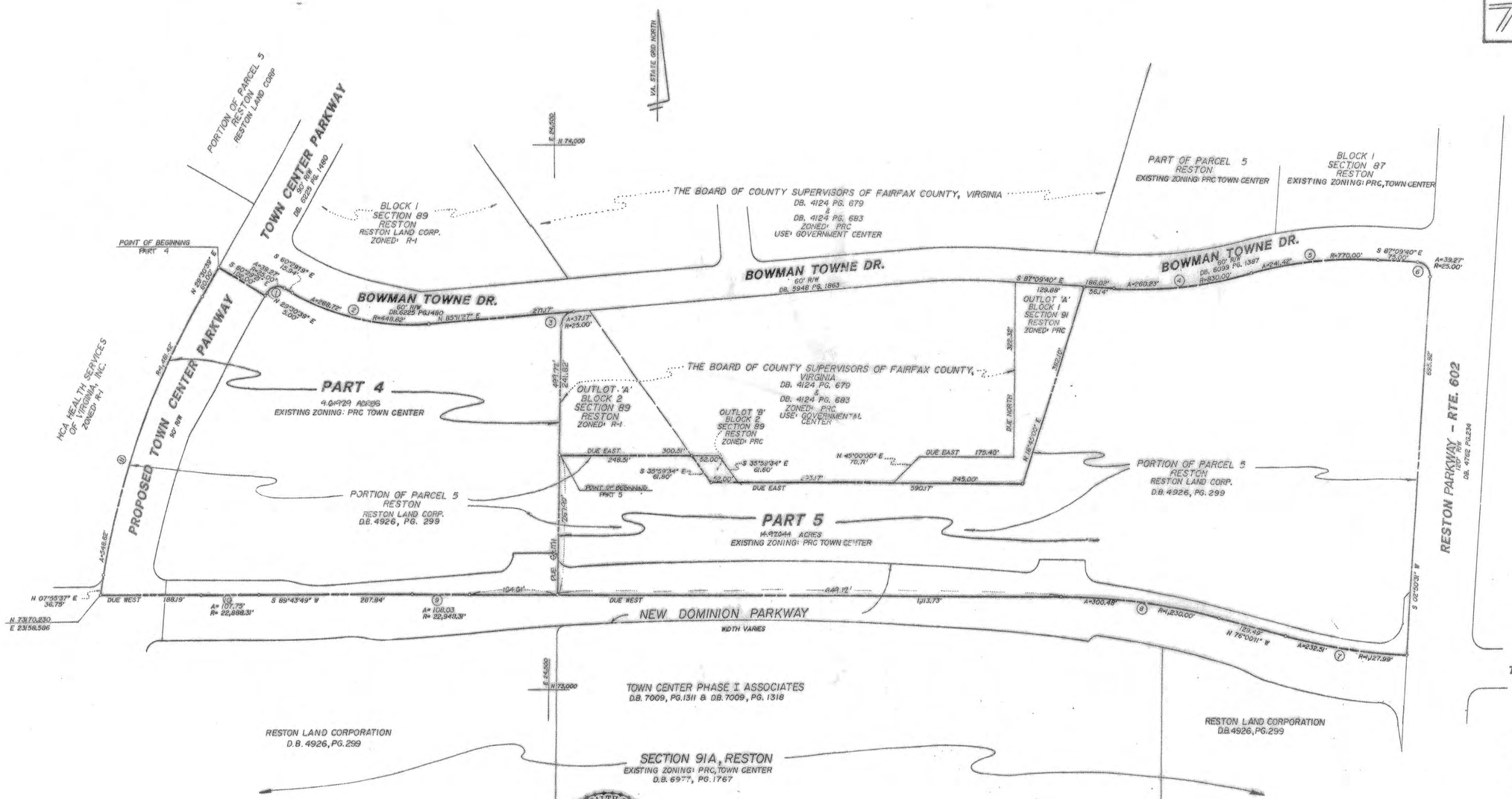
CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHD. BEARING
1	25.00	90°00'01"	39.27	25.00	35.36	N 74°30'39" E
2	448.62	34°19'11"	268.72	138.53	264.72	S 77°38'56" E
3	25.00	85°11'30"	37.17	22.98	33.84	S 42°35'42" W
4	830.00	17°57'50"	260.23	131.19	259.16	N 83°51'25" E
5	770.00	17°57'50"	241.42	121.71	240.43	N 83°51'25" E
6	25.00	90°00'01"	39.27	25.00	35.36	S 42°09'35" E
7	1127.99	11°48'37"	232.51	116.67	232.10	N 81°54'30" W
8	1230.00	13°59'49"	300.48	150.99	299.73	N 83°00'06" W
9	22,948.31	00°16'11"	108.03	54.02	108.03	S 89°51'54" W
10	22,888.31	00°16'11"	107.75	53.87	107.75	S 89°51'54" W
11	1,481.42	21°13'07"	548.82	277.49	545.49	N 18°54'05" E



VICINITY MAP
SCALE: 1" = 1,600'



Application No. CLA 86-C-101-4 Staff 22
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CP
SEE PROFFERS DATED ~~5/23/94~~ 3/10/04
Date ~~[illegible]~~ 5/27/04
8 of 9

COMMONWEALTH OF VIRGINIA
PHILLIP A. BLEVINS
CERTIFICATE No. 1364
CERTIFIED LAND SURVEYOR

CERTIFIED CORRECT:

PHILLIP A. BLEVINS.....C.L.S. #1364 NOV. 20, 1986
DATE

NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP #17-1-((1))-PART OF 3, PART OF 12B, PART OF 12C, AND NEW DOMINION PARKWAY AND IS CURRENTLY ZONED PRC, TOWN CENTER.
2. BOUNDARY INFORMATION SHOWN HEREON PROVIDED BY RESTON LAND CORPORATION.
3. TOTAL AREA OF REZONING = PART 4 = 9.61929 ACRES
   PART B = 14.92644 ACRES
   TOTAL = 24.54573 ACRES

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
02/11/02
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
J. W. ANDREWS
CERTIFICATE No. 01100
3-19-90
CERTIFIED LAND SURVEYOR

ALL REVISIONS AFTER JANUARY, 1987
BY RESTON LAND CORPORATION,
ENGINEERING DIVISION.

(PROPERTY B)
REZONING PLAT
SHOWING
PARTS 4 & 5
TOWN CENTER
RESTON
BEING
A PORTION OF PARCEL 5,
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: NOV., 1986 REV: JAN., 1987 MARCH, 1990

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

SHEET 8 OF 9

89-[illegible]8R-5 MISC 1097-CPA

S-679-68

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' approvel.

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 less than 100 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 Zon'ng 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.

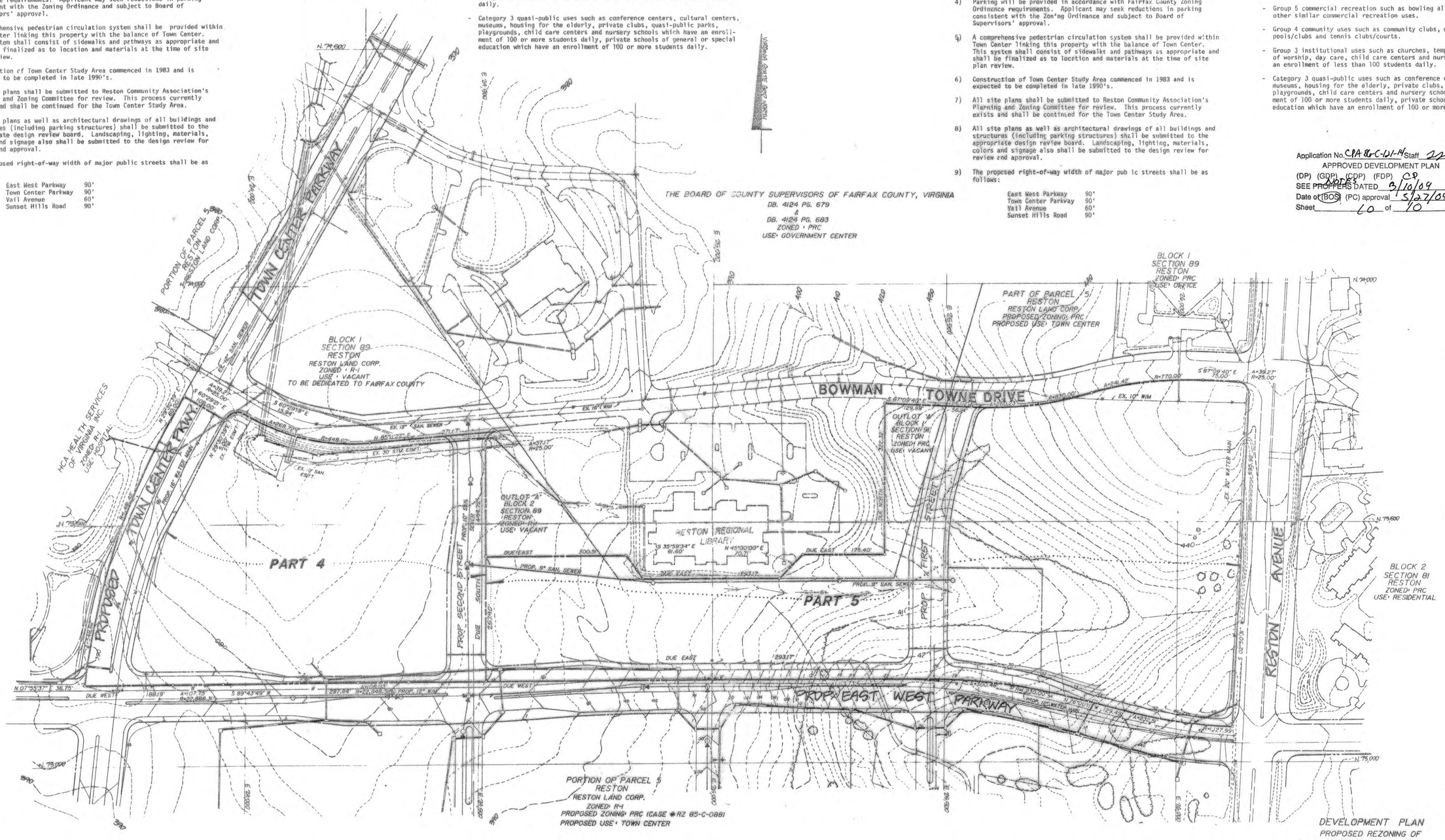
- Group 5 commercial recreation such as bowling alleys, health clubs and other similar commercial recreation uses.

- 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.

Application No. CPA 88-C-121-14 Staff 22
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) C9
SEE PROFFERS DATED 3/10/04
Date of (BOS) (PC) approval 5/27/04
Sheet 60 of 70



COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023418
02/11/02
PROFESSIONAL ENGINEER

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

SHEET 9 OF 9

MISC 109 89-369-S