



County of Fairfax, Virginia

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

November 17, 2010

Mark Looney
Cooley Godward Kronish, LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190-5656

RE: Planned Residential Community Application PRC 86-C-121-03

Dear Mr. Looney:

At a regular meeting of the Board of Supervisors held on November 16, 2010, the Board approved Planned Residential Community Application PRC 86-C-121-03 in the name of Reston Excelsior LLC. The Board's action approves the PRC Plan associated with Rezoning Application RZ 86-C-121 to permit 457 multi-family dwellings. The subject property is located in the northeast quadrant of the intersection of Dulles Toll Road and Reston Town Parkway [Tax Map 17-4 ((1)) 7B], as further described by the metes and bounds description provided for Rezoning Application RZ 86-C-121 and Planned Residential Community Application PRC 86-C-121-03 on approximately 5.0 acres of land zoned PRC in the Hunter Mill District and is subject to the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Oracle – Phase IV, Reston Section 95 Blocks 2," prepared by Urban Ltd., consisting of 29 sheets, and dated February 2008 as revised through November 1, 2010. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to modification for the installation of utilities and/or trails as determined necessary by the Director of DPWES.
3. The height of retaining walls shall not exceed four feet in height unless otherwise shown on the PRC Plan. If greater wall height is required, the retaining walls shall be terraced with landscaping provided between the retaining walls.

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

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

-
4. All signage of the subject property shall be harmonious with the existing and planned signage for the overall Oracle Campus and in conformance with Article 12 of the Zoning Ordinance.
 5. Prior to site plan approval, an acoustical analysis performed in accordance with the Department of Planning and Zoning's approved noise study submission guidelines, shall be submitted to the Environmental and Development Review Branch of the Department of Planning and Zoning (DPZ) identifying and committing to the recommended mitigation measures to ensure that interior noise levels shall not exceed 45 dBA Ldn and that exterior noise levels in outdoor recreational areas shall not exceed 65 dBA Ldn.
 6. Ten (10) short-term bicycle parking spaces shall be provided in each residential building lobby areas and forty-four (44) long-term bicycle parking spaces shall be provided in a secured area within the parking garage. Inverted U-style bike racks or another bicycle rack design as approved by the Fairfax County Department of Transportation (FCDOT) shall be installed in the bicycle parking areas. The bicycle parking shall be installed prior to the issuance of the first Residential Use Permit (RUP) for the building served by such facilities.
 7. A "Right-Out Only" sign shall be installed at the loading/emergency entrance/garage exit only depicted at the east end of the West Tower.
 8. Pedestrian countdown system shall be installed on each leg/segment of the existing traffic/pedestrian signal located at the intersection of Oracle Way, Sunset Hills Road, and Old Reston Avenue. The countdown system shall be installed prior to the issuance of the first RUP for Phase IV of the Oracle Campus.
 9. A pedestrian countdown system shall be installed on each leg/segment of the existing traffic/pedestrian signal located at the intersection of Reston Parkway and Sunset Hills Road. The countdown system shall be installed prior to the issuance of the first RUP for Phase IV of the Oracle Campus.
 10. Surface parking spaces on site shall be limited to a maximum of ten (10), as shown on the PRC Plan.
 11. Prior to issuance of the first RUP for Phase IV of the Oracle Campus, the applicant or representative designated by the applicant shall meet with representatives of LINK and FCDOT to implement mutually agreed upon Transportation Demand Management (TDM) strategies and measures for the residential uses to include but not limited to, the following:
 - i. Promote the use of mass transit, ride-sharing and other transportation strategies to reduce vehicle trips during peak hours by distributing flyers and announcements on community bulletin boards.

-
- ii. Advise tentative/purchasers with the residential development of the existence of LINK and disseminate information available from LINK in residential lease and purchase packages;
 - iii. Provide infrastructure permitting internet connections (such as broadband cable or DSL) in a dwelling to facilitate working at home;
 - iv. Provide a business center, meeting room and/or similar facilities selected by the applicant for use by residents as a means to encourage telecommuting; and
 - v. Provide one (1) Metro SmartCard to each residential unit constructed in Phase IV with an initial balance of at least \$25.
 12. A landscape plan shall be submitted as part of the first and all subsequent site plan submissions that is in substantial conformance with the landscaping shown on Sheet 8 of the PRC Plan for the review and approval of the Urban Forest Management Division (UFMD), DPWES.
 13. Landscaping, screening measures, and tree cover shall be provided in accordance with Chapter 12 of the Public Facilities Manual and Article 13 of the Zoning Ordinance, as determined by UFMD, DPWES.
 14. Residents of the residential buildings shall be permitted to access the site areas surrounding the SWM/BMP dry pond and SWM/BMP wet pond areas as shown on the PRC Plan for passive recreation purposes such as for dog-walking, picnics, or similar activities.
 15. Subject to the execution of all necessary offsite easements and associated agreements with adjacent property owners to the east [Tax Map 17-4 ((27)) 2, 3, and 4], interparcel vehicular access shall be provided from the residential buildings to the Plaza America office and retail development located immediately east of the subject property in a location to be determined in coordination with FCDOT and DPWES. Copies of all correspondence and related materials concerning the efforts to secure the interparcel vehicular access to the adjacent properties shall be provided to DPWES
 16. Lighting shall be installed on the existing and proposed trail connection between the subject property and the adjacent Plaza America development located in the southeastern corner of the subject property. Lighting fixtures shall be fully-shielded, cut-off fixtures directed inward and downward in order to reduce glare on adjacent properties. The lighting shall be installed prior to the issuance of the first RUP for Phase IV of the Oracle Campus.

-
17. Prior to the issuance of a building permit for the residential buildings, the final architectural and landscape plans for the residential buildings shall be submitted to the Reston Town Center Design Review Board for review and approval. No later than thirty (30) days after the submission of a building permit application for the first residential building in Phase IV, the final architectural plans shall be submitted to the Planning Commission for review and comment, with such review to occur prior to the issuance of the requested building permit.
 18. The maximum height of the residential buildings shall not exceed 180 feet in height (15 stories).
 19. Concurrent with the submission of the first site plan for the residential buildings stormwater quality and stormwater quantity calculations shall be submitted to DPWES for review and approval, demonstrating that the existing SWM/BMP facilities are sufficient to provide for provide adequate disposition of stormwater on the subject property. This submission shall also confirm details of the existing BMP wet pond and BMP dry pond.
 20. With the development of the residential buildings, recreational amenities shall be provided within the interior of the building(s), on building rooftop space or at another location(s) in the Phase IV development. Such amenities shall include, at a minimum, the following:
 - i. Swimming pool, including required changing facilities;
 - ii. A fitness and aerobic center that shall include weights, exercise equipment and may include a sauna/steam room; and
 - iii. Passive recreation area(s) to be utilized for recreational activities such as seating areas, formal gardens/patios and other facilities as selected by the applicant.
 21. Nine percent (9%) of the total number of dwelling units constructed on the Property shall be sold or rented as workforce dwelling units ("WDUs") to future residents who have a household income of up to one hundred twenty percent (120%) of the Washington, D.C. metropolitan statistical area median income ("AMI"), as determined by the Department of Housing and Urban Development (HUD). Provision of the WDUs shall be generally administered pursuant to the "Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines" adopted October 15, 2007, except the workforce dwelling units will be made available as follows:
 - 1/3 up to 80% AMI
 - 1/3 up to 100% AMI
 - 1/3 up to 120% AMI

Where this Condition conflicts with the Policy Guidelines, this Condition shall control.

The WDUs shall be provided as efficiency, one-bedroom and/or two-bedroom units, as determined by the Applicant, provided that at least one third of the required WDUs shall be constructed as at least one-bedroom units, and such one-bedroom units shall be equally distributed among the three income tiers. All site plans for any residential portion of this development approved for the Property shall identify the total number of WDUs provided and (if rental units) their initial locations among the building(s) constructed on the Property. A minimum of five (5) WDUs required under this condition shall be designed and constructed with Universal Design features, as determined by the Applicant.

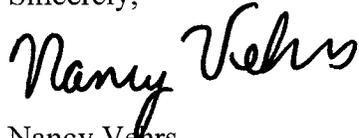
Notwithstanding the foregoing paragraphs of this condition, the Applicant reserves the right to enter into a separate, binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such an agreement, and the provisions of this Condition shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

In addition, \$1,000 per dwelling unit shall be contributed to the Fairfax County Housing Trust Fund at the time of issuance of each Residential Use Permit for each residential unit constructed as part of the Phase IV (residential) development. Such monies shall be used in the support of access to affordable housing opportunities in the Reston community.

22. In addition to the use of Energy Star appliances as set forth in Note 41, the Applicant shall use commercially reasonable efforts to incorporate sustainable design elements into the proposed residential building consistent with the LEED Certification standards for high-rise residential buildings under the USGBC's reporting system. In furtherance of this condition, concurrent with its submission of both the initial site plan and the initial building permit applications for each residential building, the Applicant shall submit to the Department of Planning and Zoning a listing of the sustainable features and facilities incorporated into the building's design.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Sincerely,



Nancy Vehr
Clerk to the Board of Supervisors
NV/ph

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

PROPOSED DEVELOPMENT CONDITIONS

PRC 86-C-121-03

November 16, 2010

If it is the intent of the Board of Supervisors to approve PRC 86-C-121-03, located at Tax Map 17-4 ((1)) 7B, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

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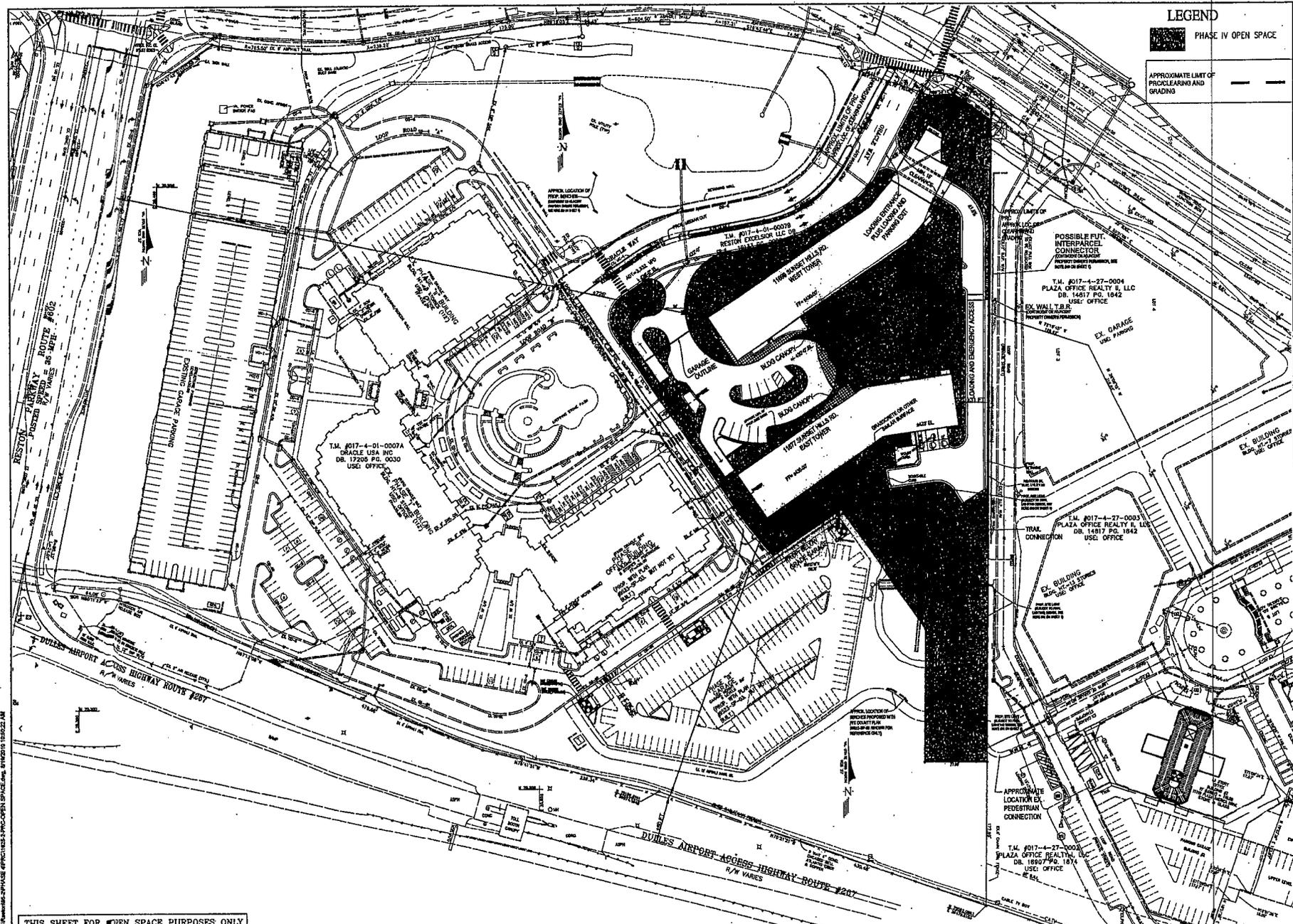
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This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.



LEGEND

PHASE IV OPEN SPACE

APPROXIMATE LIMIT OF PROCEALRING AND GRADING

NO.	DATE	DESCRIPTION	BY	APPROVED BY	DATE
1	02-20-20				
2	02-20-20				
3	02-20-20				
4	02-20-20				
5	02-20-20				
6	02-20-20				
7	02-20-20				
8	02-20-20				
9	02-20-20				
10	02-20-20				

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

Urban, Inc.
 1000 North
 American Avenue, Suite 2000
 Arlington, Virginia 22202
 Tel: 703.242.8100
 www.urbaninc.com

urban

Planners Engineers Landscape Architects Land Surveyors

OPEN SPACE EXHIBIT
 RESTON SECTION 95-2
 ORACLE - PHASE IV
 HUNTERS HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: FEB. 2008

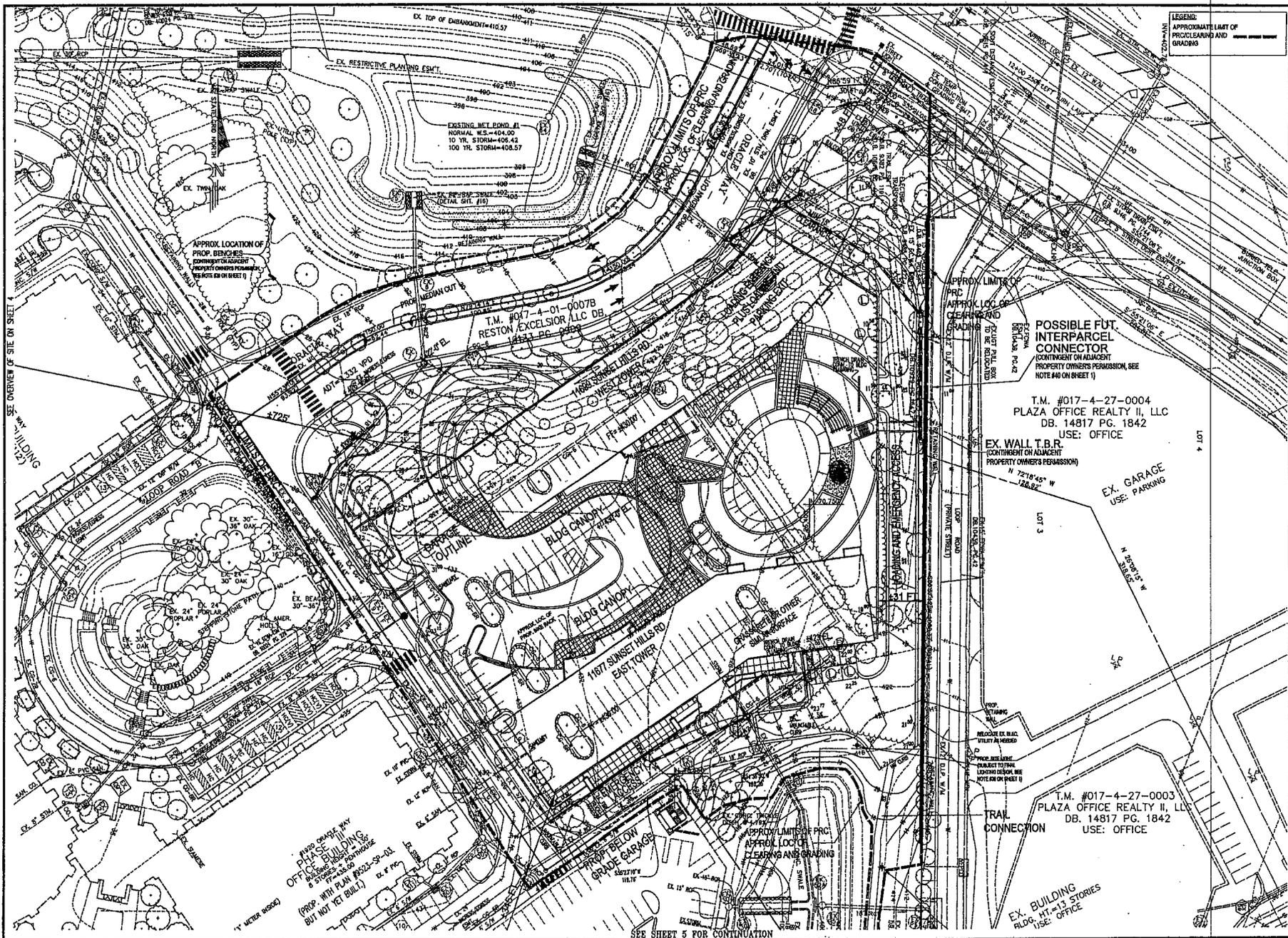
CL: 404A

SHEET
 10
 OF
 33

FILE No.
 PREL-1625-2

THIS SHEET FOR OPEN SPACE PURPOSES ONLY

M:\1625\1625-2\PHASE 4\PHASE 4-OPEN SPACE.dwg, 2/19/08 10:52:22 AM



LEGEND:
 APPROXIMATE LIMIT OF
 PRC CLEARING AND
 GRADING

NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE
1	02-10-03	ISSUED FOR PERMITS			
2	02-10-03	REVISED PER PERMITS			
3	02-10-03	REVISED PER PERMITS			
4	02-10-03	REVISED PER PERMITS			
5	02-10-03	REVISED PER PERMITS			
6	02-10-03	REVISED PER PERMITS			
7	02-10-03	REVISED PER PERMITS			
8	02-10-03	REVISED PER PERMITS			
9	02-10-03	REVISED PER PERMITS			
10	02-10-03	REVISED PER PERMITS			

Urban, LLC
 17100 Lee Road
 Suite 200
 Fairfax, VA 22033
 Tel: 703.441.1234
 Fax: 703.441.1235

urban

Project Engineers: Landscape Architects Lead Strategists

PRC PLAN
 RESTON SECTION 95-2
 ORACLE - PHASE IV
 HUNTER MALL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL 7

DATE: FEB. 2003
 SCALE: 1"=30'

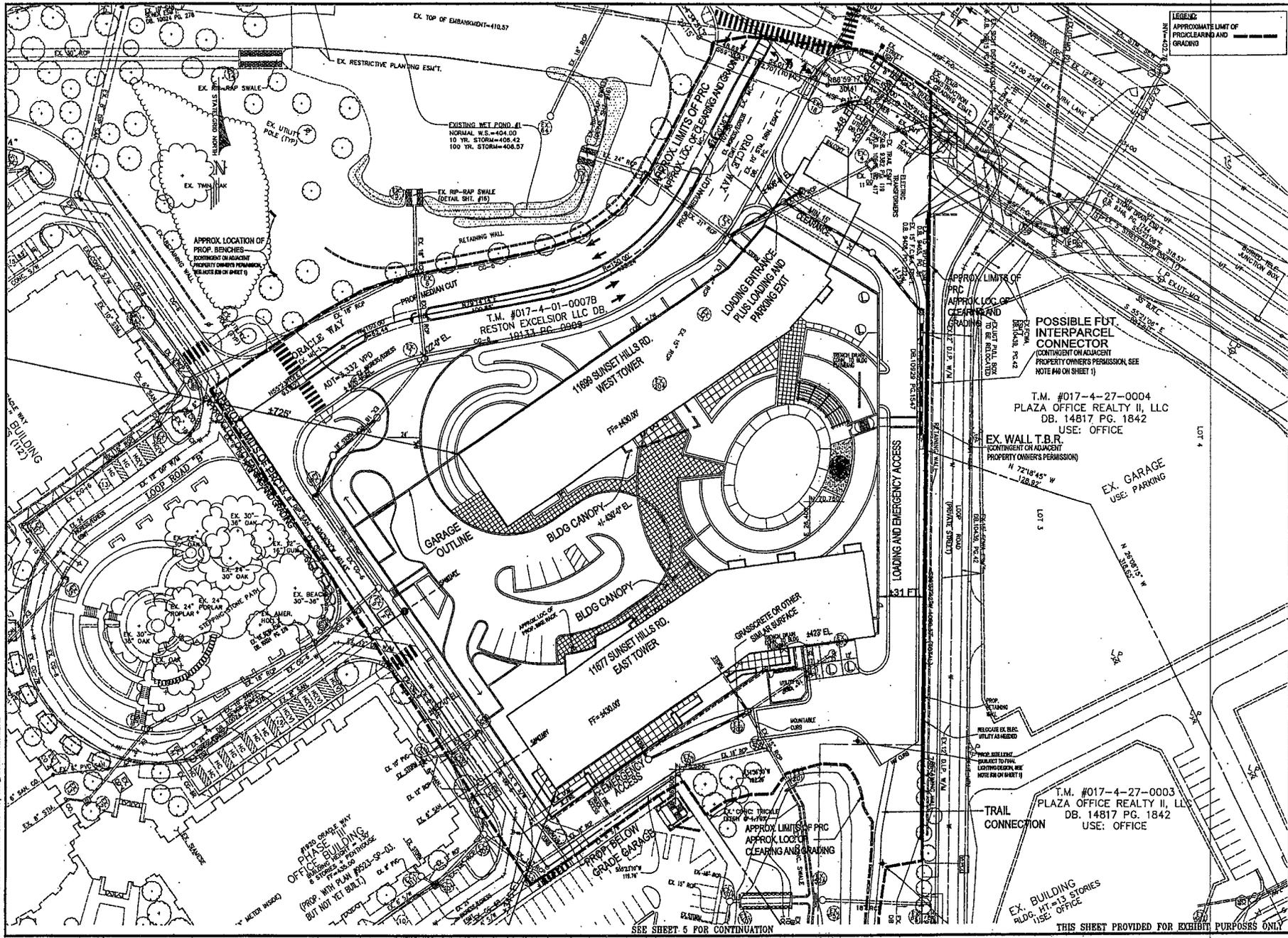
SHEET
 6
 OF
 33

FILE No.
 PRLL-1623-2

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. 1/16" = 1/32" = 0.03125". DATE: 02-10-03

1/4" = 6" ON 1/4" W/4"
 PHASE III
 OFFICE BUILDING
 8 STORIES
 (PROP. WITH PLAN #017-39-01
 BUT NOT YET BUILT.)

SEE SHEET 5 FOR CONTINUATION



LEGEND
 APPROXIMATE LIMIT OF
 PRODCLEARING AND
 GRADING

POSSIBLE FUT
 INTERPARCEL
 CONNECTOR
 (CONTINGENT ON ADJACENT
 PROPERTY OWNER'S PERMISSION, SEE
 NOTE #40 ON SHEET 1)

T.M. #017-4-27-0004
 PLAZA OFFICE REALTY II, LLC
 DB. 14817 PG. 1842
 USE: OFFICE

EX WALL T.B.R.
 (CONTINGENT ON ADJACENT
 PROPERTY OWNER'S PERMISSION)

EX. GARAGE
 USE: PARKING

T.M. #017-4-27-0003
 PLAZA OFFICE REALTY II, LLC
 DB. 14817 PG. 1842
 USE: OFFICE

TRAIL
 CONNECTION

EX. BUILDING
 BLDG. HT. 13 STORIES
 USE: OFFICE

SEE SHEET 5 FOR CONTINUATION

DATE: FEB. 2008	DATE: APR. 2008	DATE: MAY 2008	DATE: JUN. 2008	DATE: JUL. 2008	DATE: AUG. 2008	DATE: SEPT. 2008	DATE: OCT. 2008	DATE: NOV. 2008	DATE: DEC. 2008
DATE: FEB. 2008	DATE: APR. 2008	DATE: MAY 2008	DATE: JUN. 2008	DATE: JUL. 2008	DATE: AUG. 2008	DATE: SEPT. 2008	DATE: OCT. 2008	DATE: NOV. 2008	DATE: DEC. 2008
DATE: FEB. 2008	DATE: APR. 2008	DATE: MAY 2008	DATE: JUN. 2008	DATE: JUL. 2008	DATE: AUG. 2008	DATE: SEPT. 2008	DATE: OCT. 2008	DATE: NOV. 2008	DATE: DEC. 2008
DATE: FEB. 2008	DATE: APR. 2008	DATE: MAY 2008	DATE: JUN. 2008	DATE: JUL. 2008	DATE: AUG. 2008	DATE: SEPT. 2008	DATE: OCT. 2008	DATE: NOV. 2008	DATE: DEC. 2008
DATE: FEB. 2008	DATE: APR. 2008	DATE: MAY 2008	DATE: JUN. 2008	DATE: JUL. 2008	DATE: AUG. 2008	DATE: SEPT. 2008	DATE: OCT. 2008	DATE: NOV. 2008	DATE: DEC. 2008
DATE: FEB. 2008	DATE: APR. 2008	DATE: MAY 2008	DATE: JUN. 2008	DATE: JUL. 2008	DATE: AUG. 2008	DATE: SEPT. 2008	DATE: OCT. 2008	DATE: NOV. 2008	DATE: DEC. 2008
DATE: FEB. 2008	DATE: APR. 2008	DATE: MAY 2008	DATE: JUN. 2008	DATE: JUL. 2008	DATE: AUG. 2008	DATE: SEPT. 2008	DATE: OCT. 2008	DATE: NOV. 2008	DATE: DEC. 2008
DATE: FEB. 2008	DATE: APR. 2008	DATE: MAY 2008	DATE: JUN. 2008	DATE: JUL. 2008	DATE: AUG. 2008	DATE: SEPT. 2008	DATE: OCT. 2008	DATE: NOV. 2008	DATE: DEC. 2008
DATE: FEB. 2008	DATE: APR. 2008	DATE: MAY 2008	DATE: JUN. 2008	DATE: JUL. 2008	DATE: AUG. 2008	DATE: SEPT. 2008	DATE: OCT. 2008	DATE: NOV. 2008	DATE: DEC. 2008
DATE: FEB. 2008	DATE: APR. 2008	DATE: MAY 2008	DATE: JUN. 2008	DATE: JUL. 2008	DATE: AUG. 2008	DATE: SEPT. 2008	DATE: OCT. 2008	DATE: NOV. 2008	DATE: DEC. 2008

ULTIMATE PRELAYOUT PLAN
 RESTON SECTION 95-2
 ORACLE - PHASE IV
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CI 7

DATE: FEB. 2008

SCALE: 1"=30'

SHEET
 7
 OF
 33

FILE No.
 PRIL-1625-2

THIS SHEET PROVIDED FOR EXHIBIT PURPOSES ONLY

urban

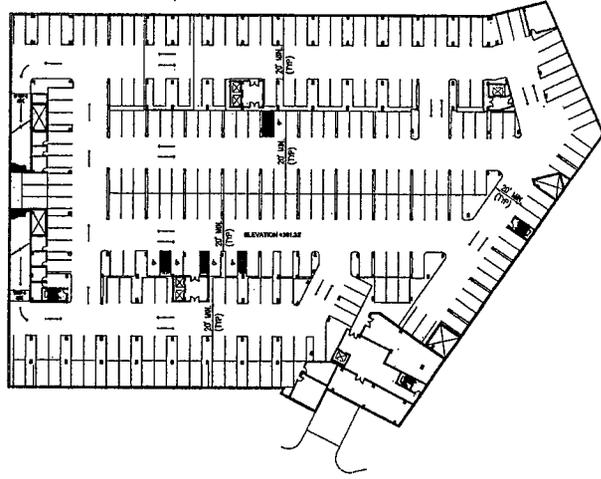
Planners, Engineers, Landscape Architects, Land Surveyors

1100 E. 17th Street
 Arlington, VA 22202
 703.261.1100
 www.urbanva.com

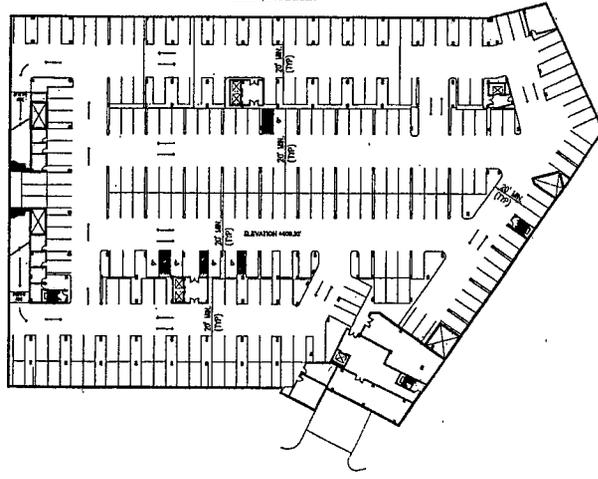
ULTIMATE PRELAYOUT PLAN FOR PHASE IV OFFICE BUILDING AND GARAGE AT RESTON SECTION 95-2 ORACLE - PHASE IV, HUNTER MILL DISTRICT, FAIRFAX COUNTY, VIRGINIA. SHEET 7 OF 33. DATE: FEB. 2008.

W:\Projects\1625-2\PREL\1625-2-2.dwg (P:\1625-2\PREL\1625-2-2.dwg) 11/15/2006 10:23:41 AM

LEVEL P-4



LEVEL P-3



GARAGE PARKING TABULATION

LEVEL P-4
 TOTAL PARKING SPACES = 212
 STANDARD PARKING SPACES = 207
 HANDICAPPED PARKING SPACES = 5

LEVEL P-3
 TOTAL PARKING SPACES = 212
 STANDARD PARKING SPACES = 207
 HANDICAPPED PARKING SPACES = 5

LEVEL P-2
 TOTAL PARKING SPACES = 197
 STANDARD PARKING SPACES = 182
 HANDICAPPED PARKING SPACES = 5
 LOADING SPACES = 2

LEVEL P-1
 TOTAL PARKING SPACES = 199
 STANDARD PARKING SPACES = 184
 HANDICAPPED PARKING SPACES = 5 (INCLUDING 3 VAN ACCESSIBLE)

TOTAL FOR ALL LEVELS
 TOTAL PARKING SPACES = 800
 STANDARD PARKING SPACES = 800
 HANDICAPPED PARKING SPACES = 20 (INCLUDING 3 VAN ACCESSIBLE)
 LOADING SPACES = 2

NOTE: TANGENT SPACES PROVIDED ARE NOT COUNTED TOWARDS PARKING REQUIREMENT

HANDICAPPED PARKING LEGEND

- = HANDICAPPED PARKING
- = HANDICAPPED VAN PARKING

TYPICAL PARKING SPACE DIMENSIONS

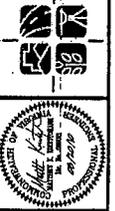


NOTE: PARKING LAYOUT SUBJECT TO CHANGE WITH FINAL ENGINEERING. REFER TO PARKING NOTE ON SHEET #2.

NO.	DATE	REVISIONS	DATE

PLANNING	DESIGN	CONSTRUCTION

Urban
 Planners - Engineers - Landscape Architects - Land Surveyors
 1000 E. 1st St.
 Alexandria, Virginia 22304
 Tel: 703.836.8100
 www.urban.com

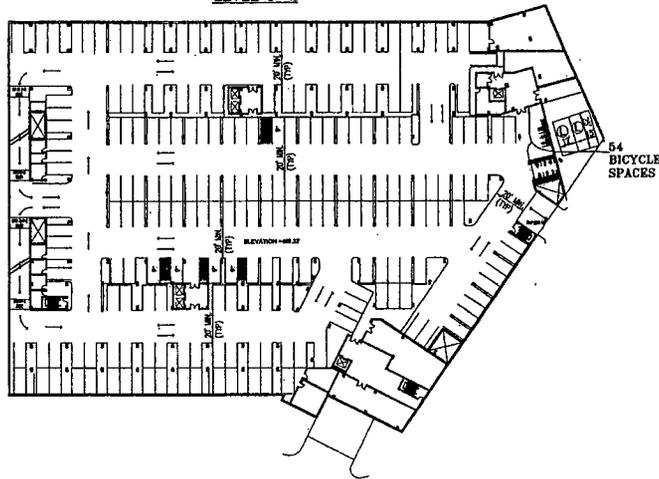


GARAGE LAYOUT PLAN
 RESTON SECTION 95-2
 ORACLE - PHASE IV
 FRONTIER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL WA
 DATE: FEB. 2008
 SCALE: 1"=40'

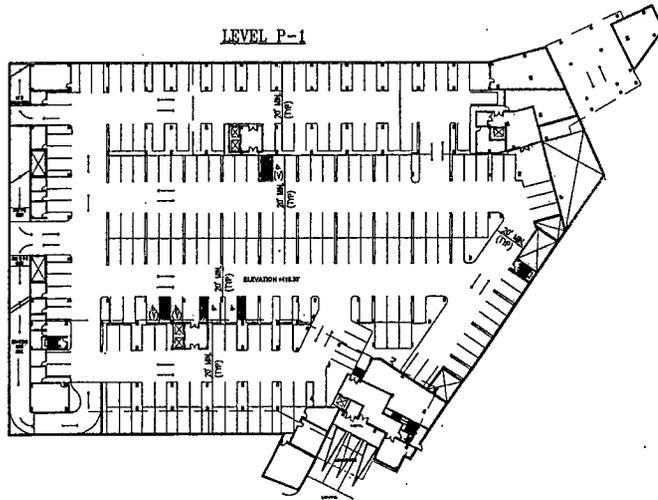
SHEET
 34
 OF
 33
 FILE No.
 PREL-1625-2

M:\0001\1625-2\PHASE 4\PROJECTS\SPRING\GARAGE.PLAW 1/10/2010 10:27:25 AM

LEVEL P-2



LEVEL P-1



GARAGE PARKING STATISTICS

LEVEL P-1	
TOTAL PARKING SPACES	= 212
STANDARD PARKING SPACES	= 207
HANDICAPPED PARKING SPACES	= 5
LEVEL P-2	
TOTAL PARKING SPACES	= 212
STANDARD PARKING SPACES	= 207
HANDICAPPED PARKING SPACES	= 5
LEVEL P-3	
TOTAL PARKING SPACES	= 187
STANDARD PARKING SPACES	= 182
HANDICAPPED PARKING SPACES	= 5
LOADING SPACES	= 2
LEVEL P-4	
TOTAL PARKING SPACES	= 189
STANDARD PARKING SPACES	= 184
HANDICAPPED PARKING SPACES	= 5 (INCLUDING 3 VAN ACCESSIBLE)
TOTAL FOR ALL LEVELS	
TOTAL PARKING SPACES	= 820
STANDARD PARKING SPACES	= 800
HANDICAPPED PARKING SPACES	= 20 (INCLUDING 3 VAN ACCESSIBLE)
LOADING SPACES	= 2

NOTE: TARDER SPACES PROVIDED ARE NOT COUNTED TOWARDS PARKING REQUIREMENT

HANDICAPPED PARKING LEGEND

- = HANDICAPPED PARKING
- = HANDICAPPED VAN PARKING

TYPICAL PARKING SPACE DIMENSIONS



NOTE: PARKING LAYOUT SUBJECT TO CHANGE WITH FINAL ENGINEERING. REFER TO PARKING NOTE ON SHEET #2.

NO.	DATE	DESCRIPTION	DESIGNER	CHECKED	DATE

PLANNED	ISSUED FOR PERMIT	ISSUED FOR CONSTRUCTION	AS BUILT

Urban, Inc.
 10000 Woodbridge Avenue, Suite 2000
 Fairfax, VA 22030
 Tel: 703.261.2300
 Fax: 703.261.2301
 www.urbaninc.com

urban

Planners, Engineers, Landscape Architects, Lead Surveyors



GARAGE LAYOUT PLAN
 RESTON SECTION 95-2
 ORACLE - PHASE IV
 LUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: FEB. 2008
 CL WA

SHEET	151
OF	331
FILE NO.	PREL-1625-2

STEM CALCULATIONS DE-2 WET POND

- DRAINAGE AREA=16.03**
- RAINFALL FACTOR**
C₁ = 0.65
- TIME TO CONCENTRATION (FROM PLATE 4-4 OF PFD)**
- TIME OF TRAVEL**
A. TIME OF TRAVEL IN CHANNEL (4' VERTICAL DROP)
B. TIME OF TRAVEL IN OVERLAND FLOW (WOODS) (4' VERTICAL DROP)
C. TIME OF TRAVEL IN PIPE (4' VERTICAL DROP)
- POST DEVELOPED**
I_p = 5.0
- PEAK FLOW RATE (RATIONAL METHOD DESIGN)**
Q₁ = (0.20)(16.03)(1.00) = 3.206 CFS
Q₂ = (0.20)(16.03)(1.00) = 3.206 CFS
Q₃ = (0.20)(16.03)(1.00) = 3.206 CFS
Q₄ = (0.20)(16.03)(1.00) = 3.206 CFS
- POST DEVELOPED DESIGNER**
Q₁ = (0.20)(16.03)(1.00) = 3.206 CFS
Q₂ = (0.20)(16.03)(1.00) = 3.206 CFS
Q₃ = (0.20)(16.03)(1.00) = 3.206 CFS
Q₄ = (0.20)(16.03)(1.00) = 3.206 CFS
- NET STORAGE REQUIRED (4.4)**
SWP VOLUME REQUIRED = (4.4)(16.03)(1.00)(1.00)/12 = 59.6328 IN³
VOLUME OF NET STORAGE PROVIDED = 72189 FT³

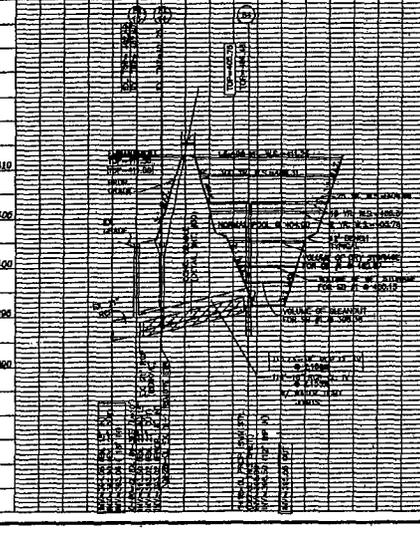
STORAGE/DRAINAGE CAPACITIES FOR 2 YR & 10 YR STORMS FOR NET POND

ELEVATION	STORAGE	DESIGN FLOW	DESIGN FLOW	TOTAL STORAGE	VALUE OF STORAGE
FT	CU FT	10 YR	2 YR	CU FT	CU FT
320.00	0.00	0.00	0.00	0.00	0.00
320.25	1.00	0.00	0.00	1.00	1.00
320.50	2.00	0.00	0.00	2.00	2.00
320.75	3.00	0.00	0.00	3.00	3.00
321.00	4.00	0.00	0.00	4.00	4.00
321.25	5.00	0.00	0.00	5.00	5.00
321.50	6.00	0.00	0.00	6.00	6.00
321.75	7.00	0.00	0.00	7.00	7.00
322.00	8.00	0.00	0.00	8.00	8.00
322.25	9.00	0.00	0.00	9.00	9.00
322.50	10.00	0.00	0.00	10.00	10.00
322.75	11.00	0.00	0.00	11.00	11.00
323.00	12.00	0.00	0.00	12.00	12.00
323.25	13.00	0.00	0.00	13.00	13.00
323.50	14.00	0.00	0.00	14.00	14.00
323.75	15.00	0.00	0.00	15.00	15.00
324.00	16.00	0.00	0.00	16.00	16.00
324.25	17.00	0.00	0.00	17.00	17.00
324.50	18.00	0.00	0.00	18.00	18.00
324.75	19.00	0.00	0.00	19.00	19.00
325.00	20.00	0.00	0.00	20.00	20.00
325.25	21.00	0.00	0.00	21.00	21.00
325.50	22.00	0.00	0.00	22.00	22.00
325.75	23.00	0.00	0.00	23.00	23.00
326.00	24.00	0.00	0.00	24.00	24.00
326.25	25.00	0.00	0.00	25.00	25.00
326.50	26.00	0.00	0.00	26.00	26.00
326.75	27.00	0.00	0.00	27.00	27.00
327.00	28.00	0.00	0.00	28.00	28.00
327.25	29.00	0.00	0.00	29.00	29.00
327.50	30.00	0.00	0.00	30.00	30.00
327.75	31.00	0.00	0.00	31.00	31.00
328.00	32.00	0.00	0.00	32.00	32.00
328.25	33.00	0.00	0.00	33.00	33.00
328.50	34.00	0.00	0.00	34.00	34.00
328.75	35.00	0.00	0.00	35.00	35.00
329.00	36.00	0.00	0.00	36.00	36.00
329.25	37.00	0.00	0.00	37.00	37.00
329.50	38.00	0.00	0.00	38.00	38.00
329.75	39.00	0.00	0.00	39.00	39.00
330.00	40.00	0.00	0.00	40.00	40.00

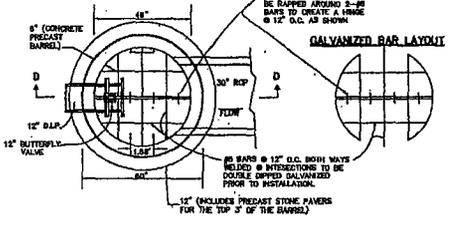
STORAGE/DRAINAGE CAPACITIES FOR 100 YR & 1,000 YR STORMS

ELEVATION	STORAGE	DESIGN FLOW	DESIGN FLOW	TOTAL STORAGE	VALUE OF STORAGE
FT	CU FT	100 YR	1,000 YR	CU FT	CU FT
320.00	0.00	0.00	0.00	0.00	0.00
320.25	1.00	0.00	0.00	1.00	1.00
320.50	2.00	0.00	0.00	2.00	2.00
320.75	3.00	0.00	0.00	3.00	3.00
321.00	4.00	0.00	0.00	4.00	4.00
321.25	5.00	0.00	0.00	5.00	5.00
321.50	6.00	0.00	0.00	6.00	6.00
321.75	7.00	0.00	0.00	7.00	7.00
322.00	8.00	0.00	0.00	8.00	8.00
322.25	9.00	0.00	0.00	9.00	9.00
322.50	10.00	0.00	0.00	10.00	10.00
322.75	11.00	0.00	0.00	11.00	11.00
323.00	12.00	0.00	0.00	12.00	12.00
323.25	13.00	0.00	0.00	13.00	13.00
323.50	14.00	0.00	0.00	14.00	14.00
323.75	15.00	0.00	0.00	15.00	15.00
324.00	16.00	0.00	0.00	16.00	16.00
324.25	17.00	0.00	0.00	17.00	17.00
324.50	18.00	0.00	0.00	18.00	18.00
324.75	19.00	0.00	0.00	19.00	19.00
325.00	20.00	0.00	0.00	20.00	20.00
325.25	21.00	0.00	0.00	21.00	21.00
325.50	22.00	0.00	0.00	22.00	22.00
325.75	23.00	0.00	0.00	23.00	23.00
326.00	24.00	0.00	0.00	24.00	24.00
326.25	25.00	0.00	0.00	25.00	25.00
326.50	26.00	0.00	0.00	26.00	26.00
326.75	27.00	0.00	0.00	27.00	27.00
327.00	28.00	0.00	0.00	28.00	28.00
327.25	29.00	0.00	0.00	29.00	29.00
327.50	30.00	0.00	0.00	30.00	30.00
327.75	31.00	0.00	0.00	31.00	31.00
328.00	32.00	0.00	0.00	32.00	32.00
328.25	33.00	0.00	0.00	33.00	33.00
328.50	34.00	0.00	0.00	34.00	34.00
328.75	35.00	0.00	0.00	35.00	35.00
329.00	36.00	0.00	0.00	36.00	36.00
329.25	37.00	0.00	0.00	37.00	37.00
329.50	38.00	0.00	0.00	38.00	38.00
329.75	39.00	0.00	0.00	39.00	39.00
330.00	40.00	0.00	0.00	40.00	40.00

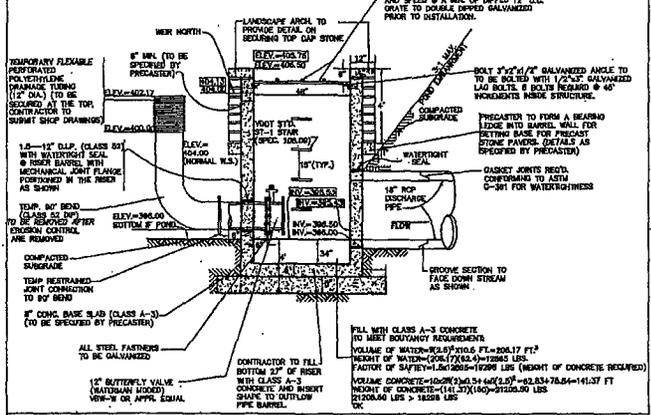
PROFILES OF SUPPLYWAY FOR NET POND
SCALE: 1" = 50' H, 1" = 5' V



PLAN VIEW OF 48" I.R. CONCRETE BARRIERS & NET POND (TOP FACILITY)



SECTION "A-A"

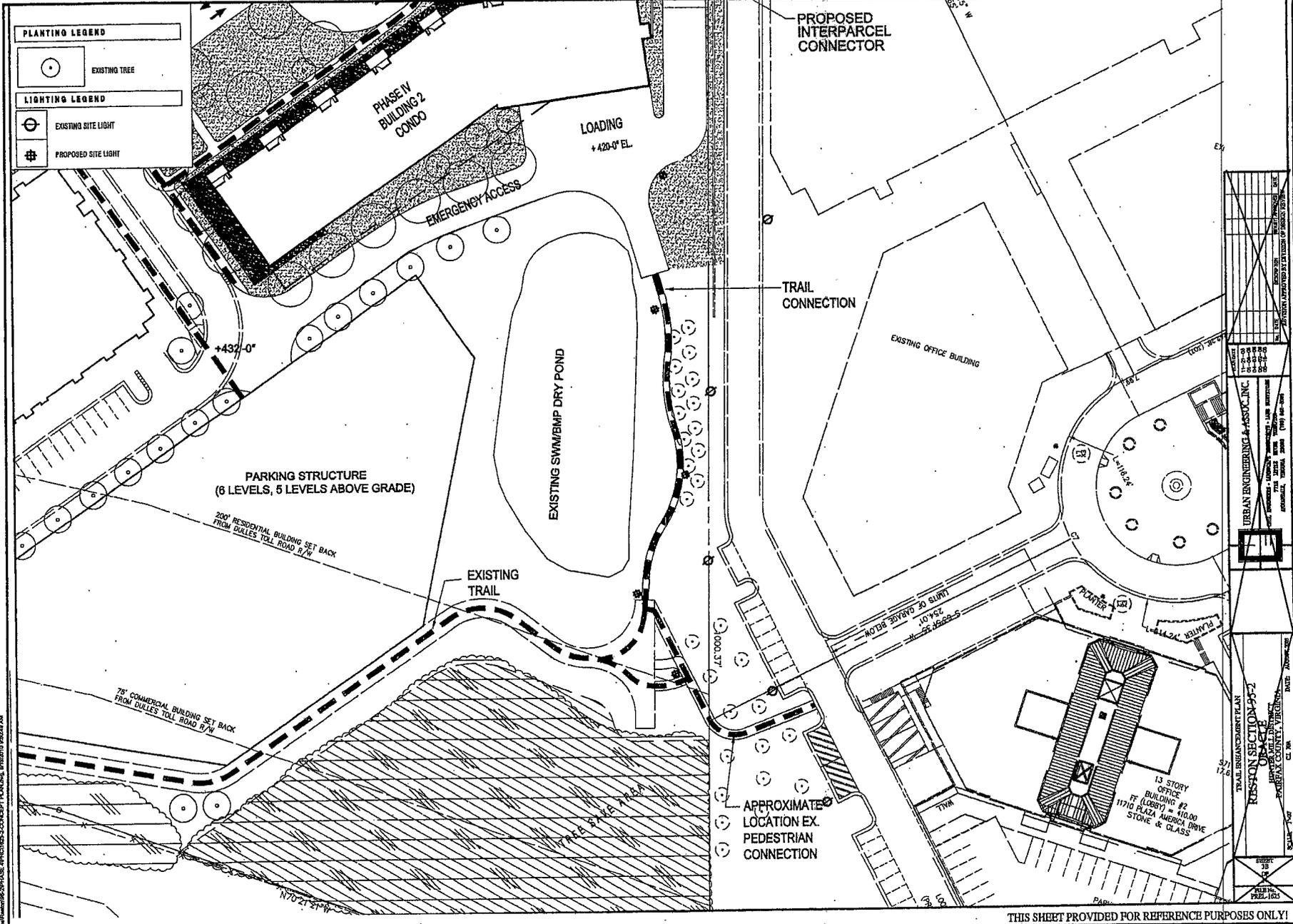


SILT BASKET CALCULATIONS FOR SR #1

VOLUME OF STORAGE REQUIRED = 134 CU YD / (ACROSS AC=34278.64 FT @ ELEV=402.87
VOLUME OF NET STORAGE REQUIRED BY CU YD / (ACROSS AC=27186.27 FT @ ELEV=404.13
VOLUME OF CLEAROUT=(141.07)(160)=22571.20 FT³ @ ELEV=398.58

RESTON SECTION 95 BLOCK 2 NET POND NET STORAGE

ELEVATION	AREA (FT ²)	AVG. AREA (FT ²)	DEPTH (FT)	VOLUME (FT ³)	E. VOL. (FT ³)
398	3336	3336	2	6672	0
399	3392	3364	2	6728	10700
400	3472	3408	2	6944	20630
401	3572	3464	2	6928	30560
402	3692	3528	2	7056	40490
403	3832	3608	2	7216	50420
404	3992	3704	2	7408	60350
405	4172	3816	2	7632	70280
406	4372	3944	2	7888	80210
407	4592	4088	2	8176	90140
408	4832	4248	2	8496	100070
409	5092	4424	2	8848	110000
410	5372	4616	2	9232	120000
411	5672	4824	2	9648	130000
412	6000	5048	2	10096	140000
413	6352	5288	2	10576	150000
414	6728	5544	2	11088	160000
415	7128	5816	2	11632	170000
416	7552	6104	2	12208	180000
417	8000	6408	2	12816	190000
418	8472	6728	2	13456	200000
419	8968	7064	2	14128	210000
420	9488	7416	2	14832	220000
421	10032	7784	2	15568	230000
422	10600	8168	2	16336	240000
423	11192	8568	2	17136	250000
424	11808	9084	2	17968	260000
425	12448	9616	2	18832	270000
426	13112	10164	2	19728	280000
427	13800	10736	2	20656	290000
428	14512	11332	2	21616	300000
429	15248	11952	2	22608	310000
430	16008	12596	2	23632	320000
431	16792	13264	2	24688	330000
432	17600	13956	2	25776	340000
433	18432	14672	2	26896	350000
434	19288	15412	2	28048	360000
435	20168	16176	2	29232	370000
436	21072	16964	2	30448	380000
437	22000	17776	2	31696	390000
438	22952	18612	2	32976	400000
439	23928	19472	2	34288	410000
440	24928	20356	2	35632	420000
441	25952	21264	2	37008	430000
442	27000	22196	2	38416	440000
443	28072	23152	2	39856	450000
444	29168	24132	2	41328	460000
445	30288	25136	2	42832	470000
446	31432	26164	2	44368	480000
447	32600	27216	2	45936	490000
448	33792	28292	2	47536	500000
449	35008	29392	2	49168	510000
450	36248	30516	2	50832	520000
451	37512	31664	2	52528	530000
452	38800	32836	2	54256	540000
453	40112	34032	2	56016	550000
454	41448	35252	2	57808	560000
455	42808	36496	2	59632	570000
456	44192	37764	2	61488	580000
457	45600	39056	2	63376	590000
458	47032	40372	2	65296	600000
459	48488	41712	2	67248	610000
460	49968	43076	2	69232	620000
461	51472	44464	2	71248	630000
462	53000	45876	2	73296	640000
463	54552	47312	2	75376	650000
464	56128	48772	2	77488	660000
465	57728	50256	2		



NO.	DATE	DESCRIPTION	REVISION APPROVED BY	DATE
1	02-20-08	ISSUED FOR PERMITS		02-20-08
2	02-27-08	ISSUED FOR PERMITS		02-27-08
3	03-03-08	ISSUED FOR PERMITS		03-03-08
4	03-03-08	ISSUED FOR PERMITS		03-03-08
5	03-03-08	ISSUED FOR PERMITS		03-03-08
6	03-03-08	ISSUED FOR PERMITS		03-03-08
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99	03-03-08	ISSUED FOR PERMITS		03-03-08
100	03-03-08	ISSUED FOR PERMITS		03-03-08

THIS SHEET PROVIDED FOR REFERENCE PURPOSES ONLY!

CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE PHASE IV
 11710 PLAZA AUREORA DRIVE
 FAIRFAX COUNTY, VIRGINIA
 DATE: FEB. 2008
 SCALE: NTS
 CL: NVA
 SHEET 22 OF 33
 FILE NO. PREL-1625-2

Urban Engineering & Assoc., Inc.
 11710 Plaza Aureora Drive
 Reston, VA 20190
 Phone: 703.441.2321
 Fax: 703.441.2321
 www.urbanva.com

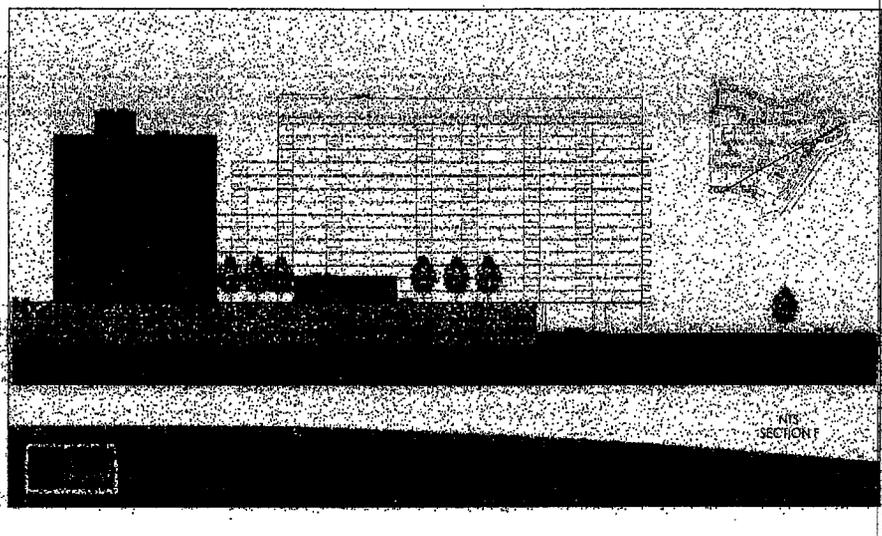
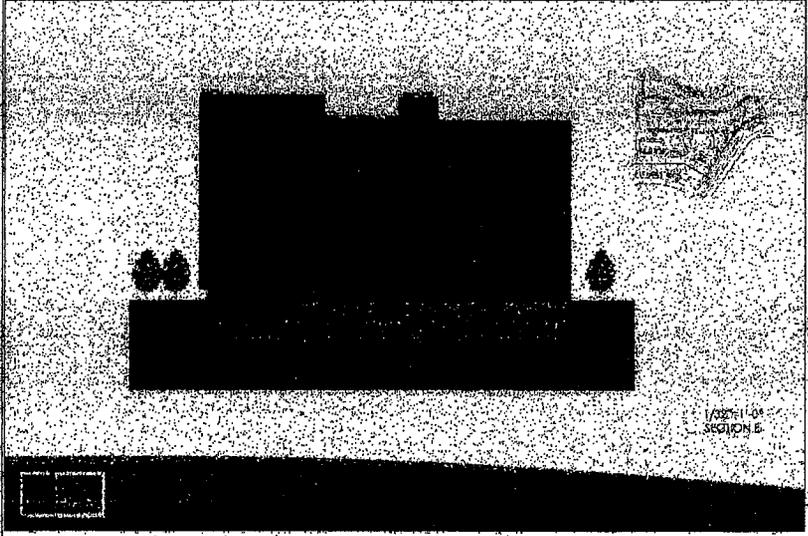
Urban
 Planners, Engineers, Landscape Architects, Land Surveyors

URBAN ENGINEERING & ASSOC., INC.
 11710 PLAZA AUREORA DRIVE
 RESTON, VA 20190
 PHONE: 703.441.2321
 FAX: 703.441.2321
 WWW.URBANVA.COM

Professional Engineer
 License No. 1000000000
 State of Virginia
 Date: 02/20/08

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THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY



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URBAN ENGINEERING ARCHITECTS, INC.
 711 LEE STREET, SUITE 200
 FAIRFAX COUNTY, VIRGINIA 22031
 TEL: 703-261-1100 FAX: 703-261-1101
 WWW.URBANVA.COM

RESISTANCE TO DIM-95-2
 PROJECT NO. 95-2
 DATE: FEB. 2008

SCALE: N.T.S.

CONCEPT PLAN REFERENCE SHEET

RESISTANCE TO DIM-95-2
 ORACLE - PHASE IV
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: FEB. 2008

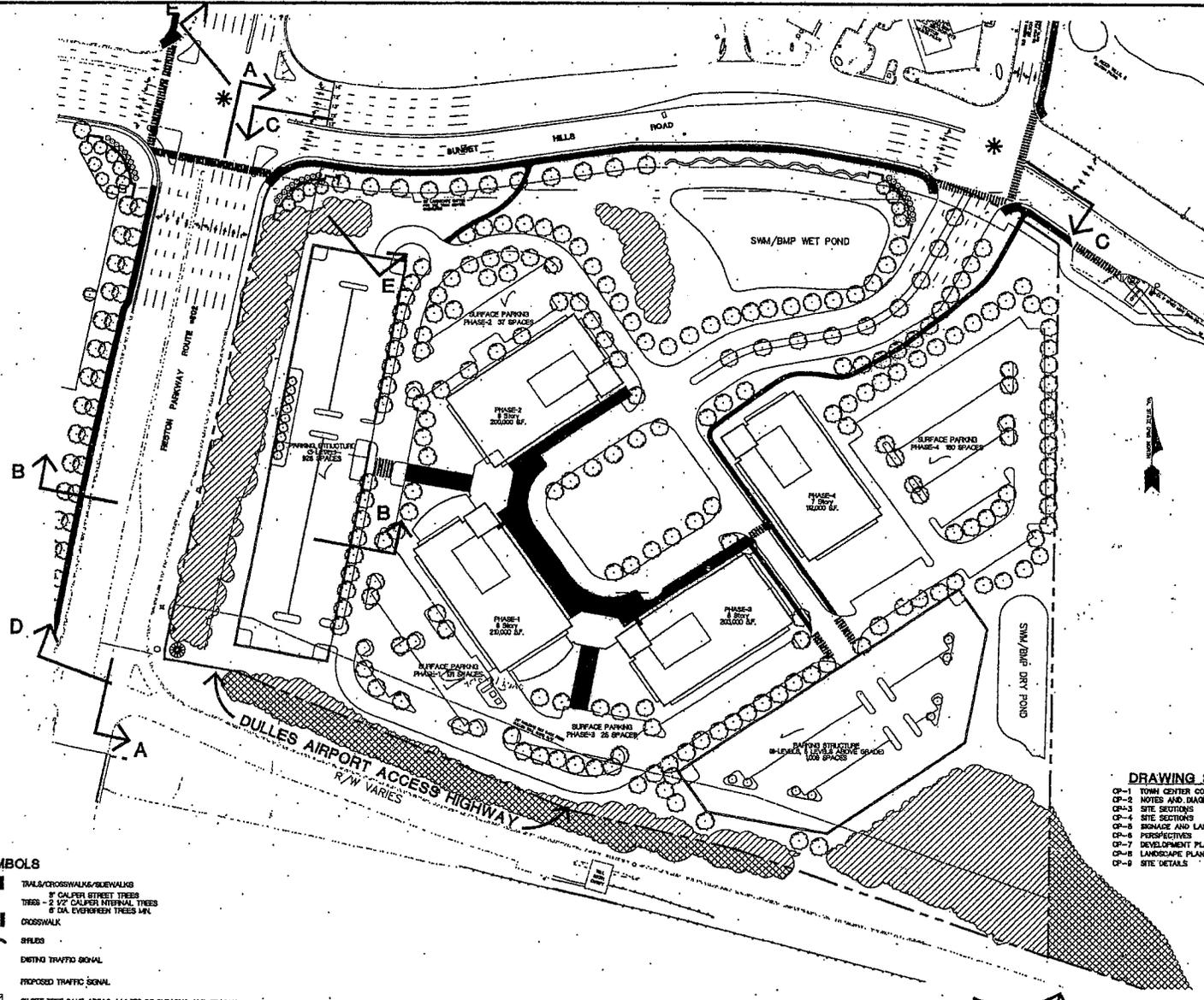
CL: WVA

PLANNING DEPARTMENT
 1100 COMMONWEALTH AVENUE, SUITE 100
 ALEXANDRIA, VIRGINIA 22304
 TEL: 703-296-7000 FAX: 703-296-7001
 WWW.VIRGINIA.GOV

PLANNING DEPARTMENT	DATE	REVISION	APPROVED BY
1100 COMMONWEALTH AVENUE, SUITE 100			
ALEXANDRIA, VIRGINIA 22304			
TEL: 703-296-7000 FAX: 703-296-7001			
WWW.VIRGINIA.GOV			
Urban, Ltd.			
711 Lee Street, Suite 200			
Fairfax County, Virginia 22031			
www.urbanva.com			
Planner: Reghona Landscape Architects			
urban			
PLANNING DEPARTMENT	DATE	REVISION	APPROVED BY
1100 COMMONWEALTH AVENUE, SUITE 100			
ALEXANDRIA, VIRGINIA 22304			
TEL: 703-296-7000 FAX: 703-296-7001			
WWW.VIRGINIA.GOV			

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FILE No. PREL-1625-2



- SYMBOLS**
- TRAILS/CROSSWALKS/BIKEWALKS
 - 4' CALIPER STREET TREES
 - 2-3/4" CALIPER INTERNAL TREES
 - 6" DIA. EVERGREEN TREES ML
 - CROSSWALK
 - SHRUBS
 - EXISTING TRAFFIC SIGNAL
 - PROPOSED TRAFFIC SIGNAL
 - ON-SITE TREE SAVE AREAS / LIMITS OF CLEARING AND GRADING
 - OFF-SITE TREE SAVE AREAS
 - PEDESTRIAN ACCESS POINT

TOWN CENTER CONCEPT PLAN

DRAWING SHEET INDEX

CP-1 TOWN CENTER CONCEPT PLAN	SHEET 1 of 9
CP-2 NOTES AND DIAGRAMS	SHEET 2 of 9
CP-3 SITE SECTIONS	SHEET 3 of 9
CP-4 SITE SECTIONS	SHEET 4 of 9
CP-5 SIGNAGE AND LANDSCAPING	SHEET 5 of 9
CP-6 PERSPECTIVES	SHEET 6 of 9
CP-7 DEVELOPMENT PLAN	SHEET 7 of 9
CP-8 LANDSCAPE PLAN	SHEET 8 of 9
CP-9 SITE DETAILS	SHEET 9 of 9

DAVIS "CARTER" SCOTT
 ARCHITECTURE AND INTERIORS
 1075 International Drive, Suite 200
 Reston, Virginia 20190
 Tel: 703.441.8877
 Fax: 703.441.8878

REVISION	DATE	DESCRIPTION	DESIGN APPROVAL	DATE

APPROVED
 STAFF COMMENTS 12/18/08
 STAFF COMMENTS 12/18/08
 STAFF COMMENTS 1/13/09
 ADDITIONAL 1/23/09
 ADDITIONAL 1/23/09
 ADDITIONAL 2/7/09
 ADDITIONAL 4/25/09

PROJECT TITLE
 ORACLE

RESTON
 Section 95-2
 Reston, VA

PROJECT NO. 30070411

DRAWING TITLE
 TOWN CENTER CONCEPT PLAN

SCALE
 1" = 40'-0"
 DATE: 12/18/08
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DRAWING NUMBER: 30070411-CP-01

REVISION	DATE	DESCRIPTION	DESIGN APPROVAL	DATE

urban
 Planning Engineers, Landscape Architects, Land Surveyors
 1100 Lakeside Drive, Suite 200
 Reston, Virginia 20190
 Tel: 703.441.8877
 Fax: 703.441.8878



CONCEPT PLAN REFERENCE SHEET
 RESTON SECTION 95-2
 ORACLE - PHASE IV
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

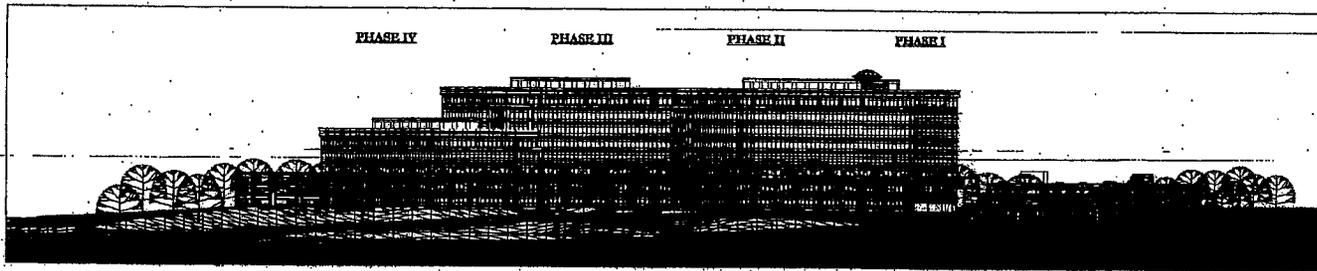
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SCALE: N.T.S.
CL: SVA

SHEET
 27
 OF
 33

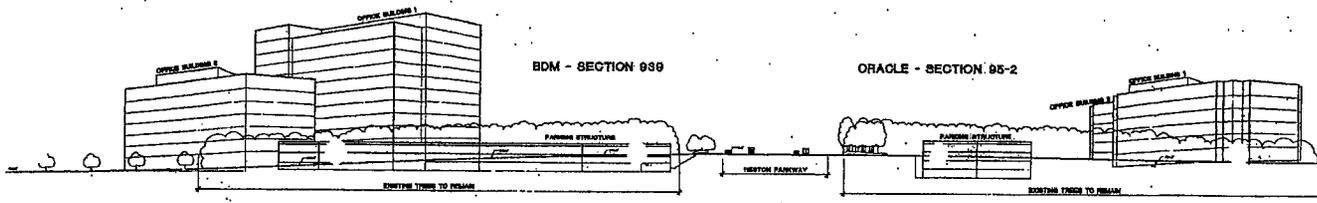
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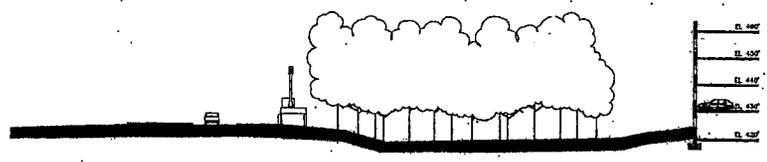
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C SUNSET HILLS ROAD SECTION
1/30" = 1'-0" SEGN_C.BMP



D SECTION THROUGH DULLES ACCESS ROAD HIGHWAY RAMP
1/50" = 1'-0" 358_SS02.dwg



E SECTION THROUGH SIGNAGE AT INTERSECTION
1/16" = 1'-0" 358_SS01.dwg

DAVIS + CARTER + SCOTT
ARCHITECTS AND INTERIORS
1001 Commonwealth Blvd., Suite 2000, Fairfax, VA 22031
703-261-1000
www.davis-carter.com

REVISION	DATE	DESCRIPTION	APPROVED BY

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO. 8007401

DRAWING TITLE
SITE SECTIONS

SCALE
AS SHOWN

DATE
MAY 2003

NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE

REVISION	DATE	DESCRIPTION

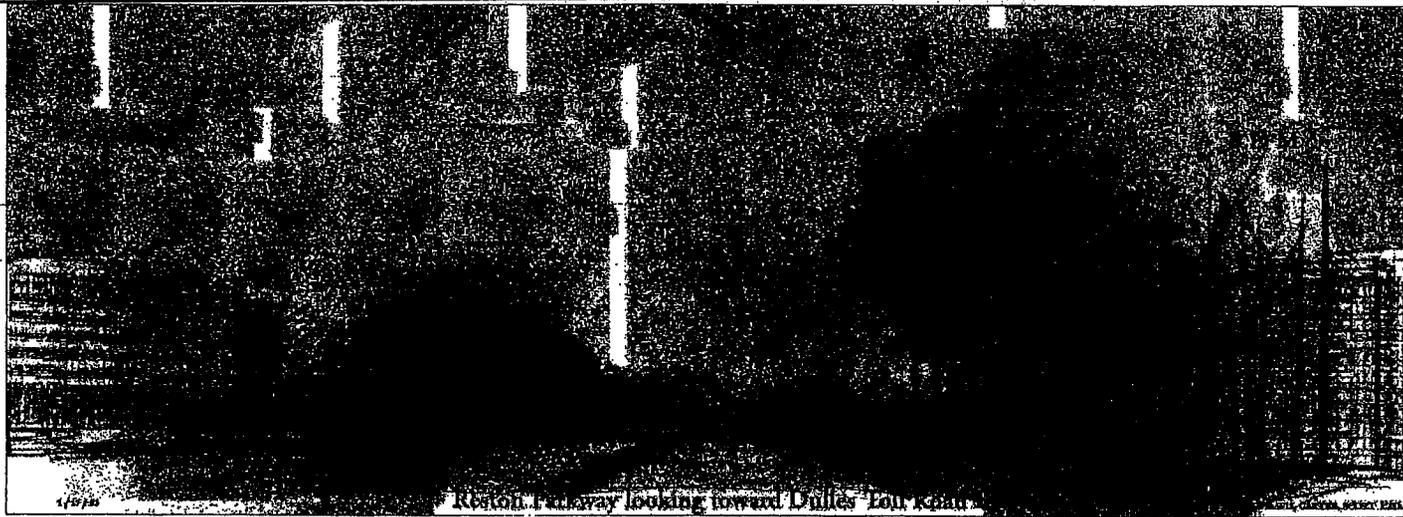
urban
Premier Engineers Landscape Architects Lead Surveyors



CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER MILL PLAZA
FAIRFAX COUNTY, VIRGINIA
C.I. #14
DATE: FEB. 2008
SCALE: N.T.S.

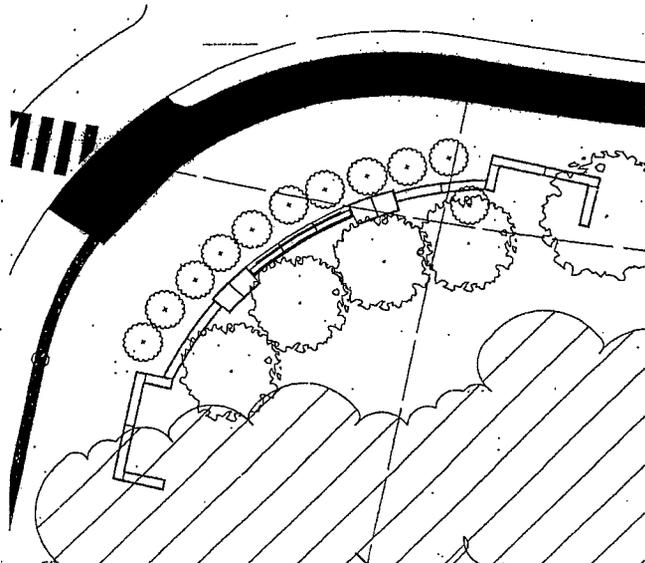
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OF
33
FILE NO.
PREL-1625-2

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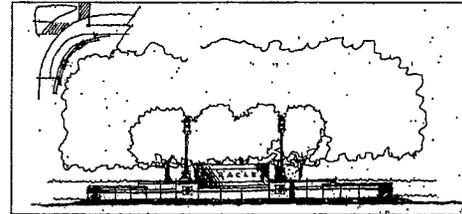


Reston Parkway looking toward Dulles Town Center

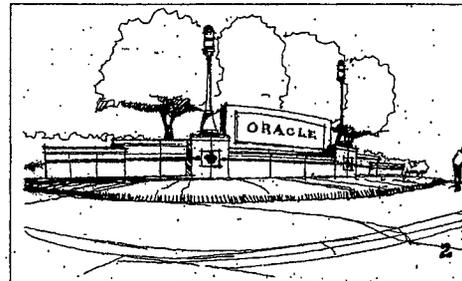
RESTON PARKWAY PERSPECTIVE



ORACLE SIGNAGE PLAN
1/8" = 1'-0" 358-RPZ.dwg



ORACLE SIGNAGE ELEVATION



ORACLE SIGNAGE PERSPECTIVE

DAVIS M. CARTER = SCOTT
ARCHITECTS AND INTERIORS

1000 Commonwealth Blvd., Suite 200, Fairfax, Virginia 22031
4781 Eisenhower Blvd., Suite 1100, Washington, D.C. 20007-7201

REVISIONS

NO.	DATE	DESCRIPTION	REVISION APPROVAL	DATE

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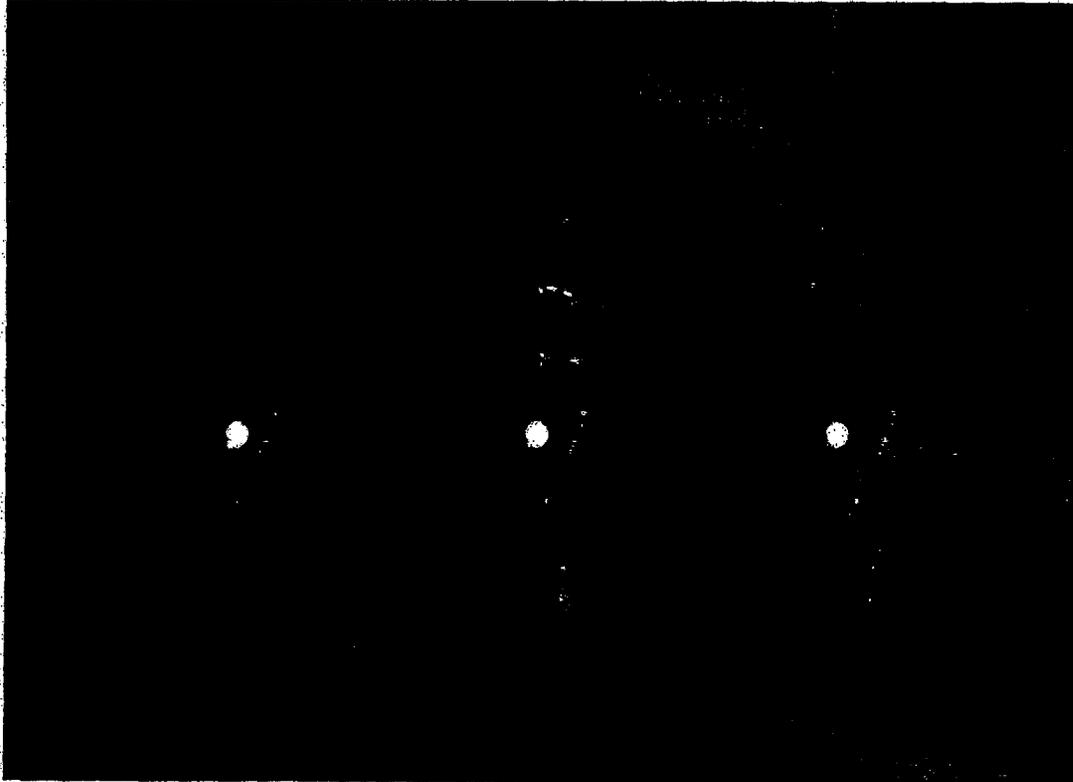
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PROJECT NO. 01-00000000

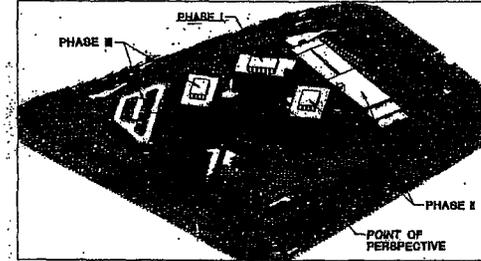
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PROJECT NO.

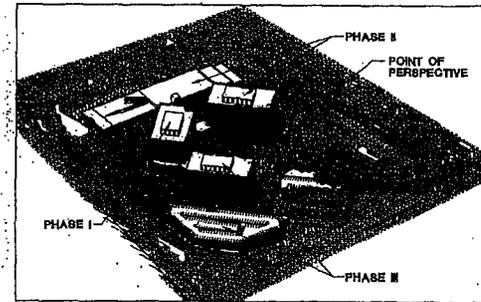
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PHASE III PERSPECTIVE
(PLANTING NOT SHOWN)



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

DAVIS • CARTER • SCOTT
ARCHITECTS AND INTERIORS
1075 International Drive, Suite 500, McLean, Virginia 22102
407 Woodloch Street, N.W., Suite 1100, Washington, D.C. 20007 • Tel: 703-759-7000

NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE

DATE	DESCRIPTION
12/7/06	STAFF COMMENTS
1/17/07	STAFF COMMENTS
2/14/07	STAFF COMMENTS
2/14/07	STAFF COMMENTS
2/15/07	APPROVAL

ORACLE
RESTON
Section 95-2
Reston, VA

DATE	BY	SCALE

PLAN DATE: MAY 20, 2008
SHEET NO. 32 OF 33

CONCEPT PLAN REFERENCE SHEET
RESTON SECTION 95-2
ORACLE - PHASE IV
HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB. 2008
CL: SVA

SCALE: N.T.S.

SHEET 32 OF 33
FILE NO. PREL-1625-2

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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