APPLICATION ACCEPTED: April 13, 2011
APPLICATION AMENDED: June 22, 2011
PLANNING COMMISSION: July 28, 2011

County of Fairfax, Virginia

July 14, 2011

STAFF REPORT

APPLICATION CSP 2009-HM-014

HUNTER MILL DISTRICT

APPLICANT:	Reston Hospital Center, LLC.
ZONING:	PRC
PARCEL(S):	17-1 ((1)) 3H1 and 15B
ACREAGE:	22.76 acres
PLAN MAP:	Public Facilities, Governmental and Institutional
PROPOSAL:	To approve a Comprehensive Sign Plan for a medical care facility

STAFF RECOMMENDATIONS:

Staff recommends approval of CSP 2009-HM-014 subject to the proposed development conditions in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Kelli Goddard-Sobers

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

The approval of this comprehensive sign plan does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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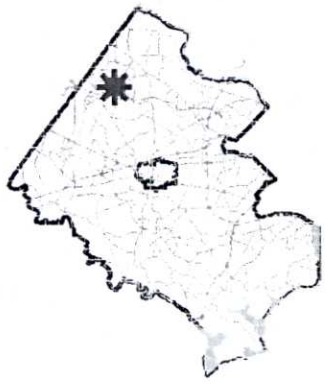
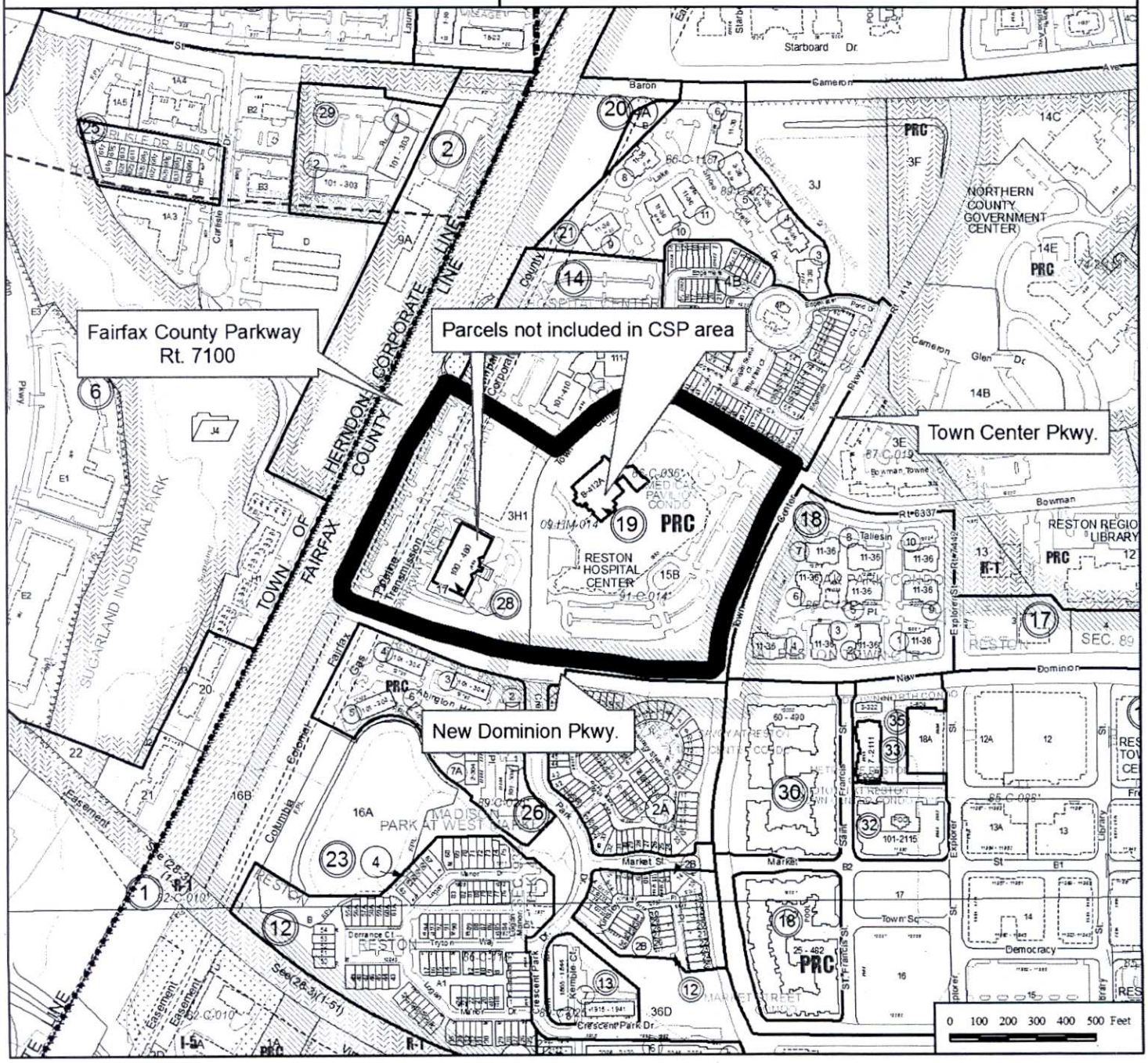
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Comprehensive Sign Plan

CSP 2009-HM-014

Applicant:	RESTON HOSPITAL CENTER, LLC
Accepted:	04/13/2011
Proposed:	COMPREHENSIVE SIGN PLAN
Area:	22.76 AC OF LAND; DISTRICT - HUNTER MILL
Located:	EAST SIDE OF FAIRFAX COUNTY PARKWAY, NORTH SIDE OF NEW DOMINION PARKWAY, WEST SIDE OF TOWN CENTER PARKWAY
Zoning:	PRC
Map Ref Num:	017-1- /01/ /0003H1 /01/ /0015B



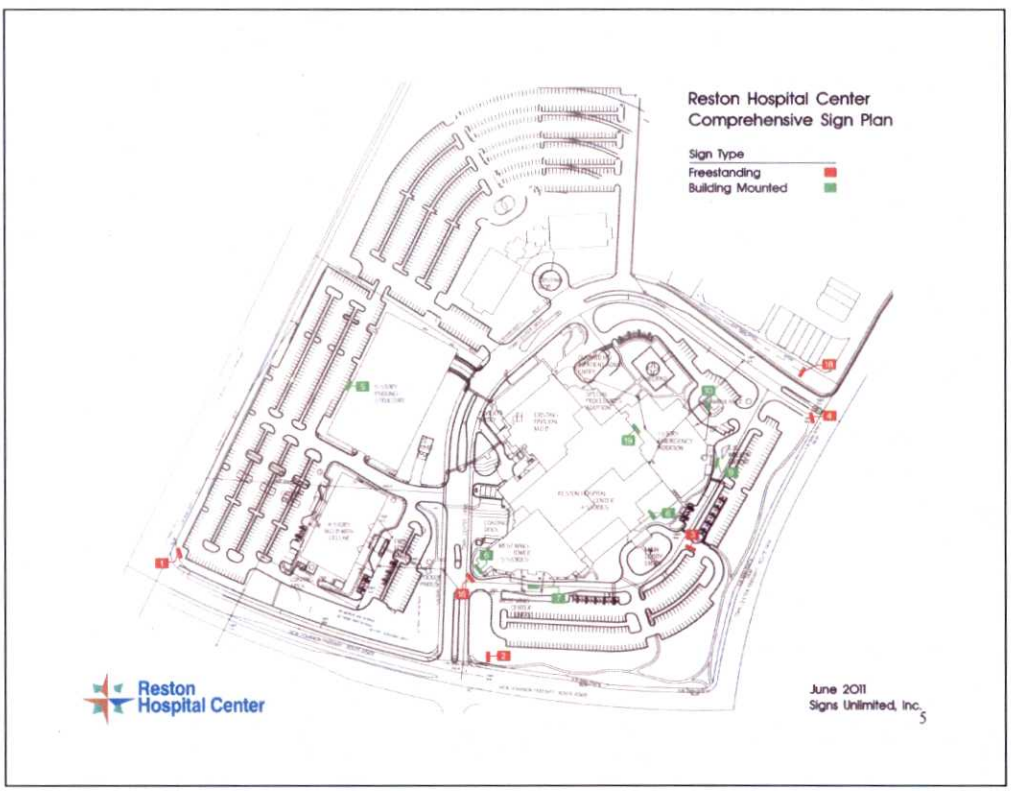


A GLOSSARY OF TERMS FREQUENTLY USED IN STAFF REPORTS WILL BE FOUND AT THE BACK OF THIS REPORT

DESCRIPTION OF THE APPLICATION

The applicant, Reston Hospital Center, LLC, is requesting approval of a Comprehensive Sign Plan (CSP) for the Reston Hospital located in the northeastern quadrant of the intersection of Fairfax County Parkway and New Dominion Parkway. The purpose of the CSP is to create a coordinated and complimentary signage system, which would provide hospital patients and visitors clear directions to and throughout the hospital campus. The applicant is proposing to reface all of the existing freestanding signs, to add the hospital's logo (a compass), to three of the existing building-mounted signs, and to affix three new building-mounted signs to the hospital building's façade.

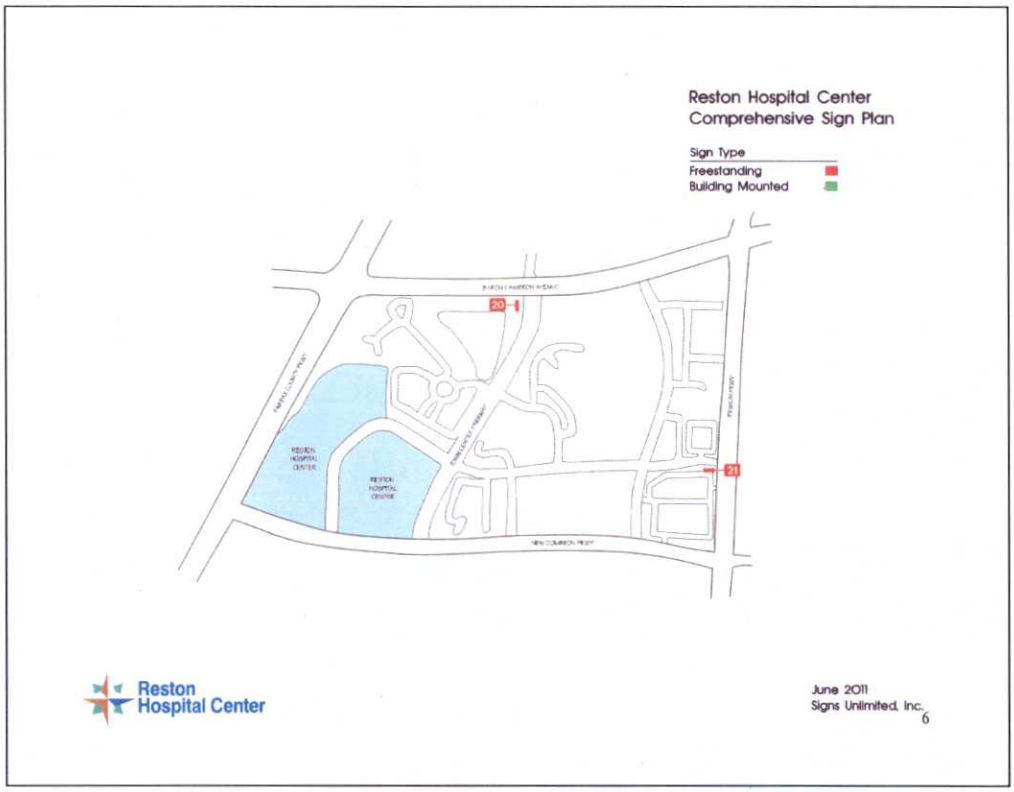
The locations of the signs are shown on pages 5 and 6 in the CSP and in the graphics below. The CSP includes eight existing free standing signs and seven (four existing, three new) building-mounted signs. Two of the free-standing signs are located off-site to direct patrons towards the hospital.



The six free standing on-site signs include one site identification sign and five directional signs.

- On-Site Identification Sign: This sign serves as the primary identification for the hospital. It is located at the intersection of Town Center Parkway and Town Center Drive.

- Directional Signage: Two of the free-standing directional signs are located at site entrances; two are located on internal streets; and one is located at the intersection of Fairfax County Parkway and New Dominion Parkway to direct patrons to various hospital services, offices, and parking areas on-site.



One of the two existing off-site directional signs is located on Reston Parkway and the other is located on Baron Cameron Avenue.

LOCATION AND CHARACTER

Site Description:
The site has frontage on both Town Center Parkway and New Dominion Parkway. The existing vegetation consists of trees and shrubs with some more mature vegetation at the corner of Town Center and New Dominion Parkways. The site is currently developed with hospital medical office towers, and associated parking structures and parking lots.

The surrounding uses are as follows:

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Hospital (Hospital Center Medical Plaza)	I-5	Public Facilities
	Single-family attached dwelling (Edgewater at Town Center)	PRC	RPC
South	Multiple family dwelling (Abington Hall)	PRC	RPC
	Single-family attached dwelling (West Market Community)	PRC	RPC
East	Multiple family dwelling (Oak Park Condominium)	PRC	RPC
West	Substation	I-P (Town of Herndon)	Industrial
	Office (Sugaroak Office)		Office

BACKGROUND

On March 9, 2010, the Board of Supervisors approved RZ 2009-HM-014/ PRC 2009-HM-014 and DPA 89-C-025-04/PCA 89-C-025-05 to rezone 31.65 acres from PRC, C-5, and I-5 to PRC, to permit the expansion of the existing hospital. The approved expansion includes several additions to the primary hospital building to accommodate up to 152 new hospital beds, expansion of the surgery and emergency units, dietary services, and the powerhouse; construction of a new freestanding six-story medical office building (the existing heliport will be relocated to the top of the new building); two new three-level parking structures, and an enclosed pedestrian walkway.

COMPREHENSIVE PLAN PROVISIONS:

Plan Area:	Area III
Planning District:	Upper Potomac Planning District
Planning Sector:	Reston-Herndon Suburban Center and Transit Station Areas
Plan Map:	Public Facilities, Governmental and Institutional Uses

"Sub-unit D-1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical-oriented facilities, regional library and social services. It is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. Within this sub-unit is the Reston Hospital and associated medical office building, the North County Government Complex, and a regional library, which are all excluded from the total 8.4 million square feet planned in the Reston Town Center."

ANALYSIS

Comprehensive Sign Plan (CSP) (Copy at front of staff report)

Title of CSP: Reston Hospital Center

Prepared By: Signs Unlimited

Original and Revision Dates: March 21, 2011, as revised through June 30, 2011

Proposed Use:

The submitted Comprehensive Sign Plan (CSP), which consists of 23 pages, provides illustrations, locations, descriptions, and styles of the proposed signage. The applicant has included language in Note 1 on page four of the CSP indicating that all signs will be built in substantial conformance with the designs illustrated in the sign package.

The CSP is divided into the following sections:

Page Numbers	Page Contents
1	Cover
2	Table of Contents
3 – 6	Introduction, General Notes, On-Site and Off-Site Vicinity Map
7	Freestanding Signs Overview
8 - 15	Freestanding Signs
16	Building Mounted Signs Overview
17 - 23	Building Mounted Signs

Sign Chart

The CSP provides specific information regarding the locations and sizes of individual signs as well as maximum square footage for building-mounted signs for each building on site. The chart below provides a summary of: signage type; number of proposed signs; total proposed sign area; the Zoning Ordinance allowable sign area (for comparison purposes); the Zoning Ordinance section being referenced; and the difference between the proposed and allowable amounts.

Sign Type/Description	Number of Proposed Signs	Total Proposed Sign Area	Article 12 Allowable Sign Area	Zoning Ordinance Section	Difference Proposed Vs. Allowable
Signage Type – Freestanding Signs					
Identification Sign	One	33 SF 4'(h) x 8'3"(w)	80 SF, not to exceed 12 feet in height *	Sec. 12-208 (2G)	- 47 SF
Directional Sign – on-site	Five	160 SF total Sign # 1 – 40 SF, 8'(h) x 5'(w) Sign # 2 – 54 SF, 9'(h) x 6'(w) Sign # 3 – 15 SF, 5'(h) x 3'(w) Sign # 16 – 35 SF, 7'(h) x 5'(w) Sign # 18 – 16 SF, 4'(h) x 4'(w)	400 SF total 80 SF max. per sign, not to exceed 12 feet in height. *	Sec. 12-208 (2G)	- 240 SF total
Directional Sign – off-site	Two	64 SF total Sign # 20 – 32 SF, 8'(h) x 4'(w) Sign # 21 – 32 SF, 8'(h) x 4'(w)	16 SF total Not to exceed 8 SF in area or 6 feet in height.	Sec. 12-103 (2Q)	+ 48 SF total Sign # 20 - exceeds area by 24 SF and height by 2 feet Sign # 21 – exceeds area by 24 SF and height by 2 feet
Signage Type – Building-Mounted Signs					
Identification Sign	Four	648 SF total Sign # 5 – 151 SF Sign # 6 – 216 SF Sign # 8 – 157 SF Sign # 19 – 124 SF	Not allowed	Sec. 12-208 (2G)	+ 648 SF total
Hospital Function Sign	Three	283 SF total Sign # 7 – 172 SF Sign # 9 – 56 SF Sign # 10 – 55 SF	150 SF total 50 SF max. per sign, one sign for each building entrance identifying a hospital function.	Sec. 12-208 (2G)	+ 133 SF total

* One freestanding sign allowed at each entrance, five feet from any lot line.

Land Use Analysis

Freestanding Signs

The chart above shows that the square footage and height for all of the on-site freestanding signs are below the maximum allowable sign area and height per sign. However, the two existing freestanding signs located off-site exceed the maximum allowable sign area and height. According to Par. 2Q of Sect. 12-103 in the Zoning Ordinance, hospitals are allowed to erect up to 10 signs within a one mile radius, to provide directions and distance to the hospital, if they do not exceed eight square feet in area or six feet in height. The applicant is proposing to reface both of these existing signs rather than erecting new signs to minimize costs. The existing signs display the name of the hospital and an arrow. The applicant is proposing to add the compass logo to the left of the hospital name. Staff finds the applicant's request to keep the larger signage acceptable as the signage does not impede a motorist's view of the roadways. Staff also understands the need for off-site signage to help direct people to the hospital.

Building-Mounted Signs

Seven (four existing, three new) building-mounted signs are included in the CSP application. Two of the existing hospital function signs (emergency and ambulance) are below the maximum allowable sign area. The applicant is proposing to add the hospital logo (a compass), to these signs. However, the chart above shows the square footage for sign # 7, a new building-mounted, hospital function sign, is above the allowable sign area in the Zoning Ordinance. According to Par. 2G of Sect. 12-208, building-mounted signage for hospitals shall not exceed 50 SF in area. Sign # 7 would be used to identify the entrance to the West Wing of the hospital where the maternity ward is located. At present, patients and visitors have difficulty determining whether this building is a part of the hospital or a medical office building. The proposed signage would be placed directly above the West Wing entrance doors, enabling motorists to view the sign from New Dominion Parkway.

There are four building-mounted identification signs included in this CSP application. Two of these signs already exist; one faces Town Center Parkway and the other faces New Dominion Parkway. The applicant is proposing to add the compass logo to the existing sign that faces New Dominion Parkway. The applicant also proposes to add two new identification signs; one to the parking garage structure facing Fairfax County Parkway and the other to identify the West Wing Tower facing New Dominion Parkway, which would also be visible to northbound Fairfax County Parkway travelers. The applicant states that the parking garage structure is visible but not accessible from Fairfax County Parkway. The proposed sign would be affixed to the top level of the

parking garage to be visible to southbound travelers on Fairfax County Parkway. This would allow time for a transition into the turn lane to make a left onto New Dominion Parkway.

Staff believes that the CSP request for additional building-mounted signage is appropriate for several reasons. The subject site is quite large (22.76 acres) and the additional signage would assist patrons to successfully navigate their way to and on the site. The visibility of the hospital buildings from Fairfax County Parkway is somewhat restricted by the parking garage structure. Also, the site is not accessible from Fairfax County Parkway; it is accessed from New Dominion Parkway and Town Center Parkway.

Environmental Analysis

There are no environmental issues with this application.

Transportation Analysis (Appendix 4)

Freestanding signs should be located outside Virginia Department of Transportation's right-of-way and clear zone and should not obstruct sight distances on roads for motorists driving adjacent to or within the development. Note 4 in the General Notes in the CSP commits that all freestanding signs shall be located at least five feet from the property line; this requirement has also been included in the development conditions.

ZONING ORDINANCE PROVISIONS (See Appendix 6)

Sect. 12-210 of the Zoning Ordinance states that "*signs may be permitted in a district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission*" as an alternative to Section 12-203 and other applicable signage regulations.

The Zoning Ordinance provides guidelines for review of comprehensive sign plans, including Section 12-101 (Purpose and Intent), Sections 16-101 and 16-102 (General and Design Standards for All Planned Developments). Paragraph 1 of Sect. 12-210 requires that the location, size, height, and extent of all proposed signs within the P-District, as well as the nature of the information of the proposed signs, be part of the CSP. Additionally, the Zoning Ordinance notes that the proposed signs should be in scale with the development and should be located and sized without distraction and inconvenience of the user within the planned development. Finally, Par. 4 of Section 12-210 (Uses in P District) states that "it is further intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so

as to ensure the safety of the general public." The applicant is proposing signage that is harmonious with the proposed buildings; the color, form, and size of the signage is complimentary to the proposed buildings and would be placed in such a way that it would not endanger the general public. Staff believes that the existing and proposed signage satisfies the Zoning Ordinance provisions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

With the implementation of the staff-proposed development conditions, staff concludes that the proposed CSP is consistent with the adopted Comprehensive Plan, and does meet all applicable provisions of the Zoning Ordinance.

Staff Recommendations

Staff recommends approval of CSP 2009-HM-014 subject to the draft development conditions contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this comprehensive sign plan does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Comprehensive Sign Plan
4. Approved Proffers and Reduction of Plan for RZ 2009-HM-014/PRC 2009-HM-014 concurrent with DPA 89-C-025-04/PCA 89-C-025-05
5. Zoning History
6. Transportation Analysis
7. Zoning Ordinance Provisions
8. Glossary of Terms

APPENDIX 1

DEVELOPMENT CONDITIONS

CSP 2009-HM-014

July 14, 2011

If it is the intent of the Planning Commission to approve CSP 2009-HM-014, located at Tax Map Parcels 17-1 ((1)) 3H1 and 15B to allow a Comprehensive Sign Plan (CSP) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. This Comprehensive Signage Plan is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.

2. This Comprehensive Sign Plan (CSP), titled "Reston Hospital Center" and prepared by Signs Unlimited dated March 21, 2011, as revised through June 30, 2011, is approved only for those signs shown on the CSP. In addition, signs allowed by Section 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions.

3. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits. The matrix shall include the submitting party's name, address, sign type, sign height, sign area, Non-Residential Use Permit number (if issued), and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow sufficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by an acknowledgment letter from the property owner, manager, and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.

4. There shall be no signs moving, displaying flashing or intermittent lights, or lights of changing degrees of intensity of color, scrolling LED text or images, or moving copy, nor have any features which would be construed as fluorescent or neon in character or color.

5. All signage shall be placed in a location which does not conflict with sight distance requirements pursuant to Sect. 2-505 of the Zoning Ordinance.

6. All freestanding permanent signs shall maintain at least a minimum five (5) foot setback from any curb line, street right-of-way (ROW) or other vehicular travel way and shall not obstruct any pedestrian walkway.

7. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Par. 9 of Article 14 of the Zoning Ordinance. Additionally, signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass.

8. All other signs shall be consistent with the color palette, typography and the use of logos indicated in the CSP.

The above proposed conditions are staff recommendation and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

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. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be himself responsible for obtaining the required sign permits through established procedures.

RECEIVED
Department of Planning & Zoning

JUN 22 2011

Zoning Evaluation Division

Reston Hospital Center
Comprehensive Sign Plan
CSP-2009-HM-014
Statement of Justification

March 21, 2011
Revised June 20, 2011

I. Introduction

Reston Hospital Center, LLC (the "Applicant") is the title owner of property identified on the Fairfax County Tax Map as 17-1 ((1)) Parcels 15B and 3H1 (the "Property," the "Hospital"), on which it has provided quality medical services to Fairfax County residents for more than 20 years. The Property is located within the Hunter Mill Magisterial District in Reston and is bound by the Fairfax County Parkway to the west, Town Center Drive to the north, Town Center Parkway to the east and New Dominion Parkway to the south.

On March 9, 2010, the Fairfax County Board of Supervisors approved the Applicant's request to rezone the entire Property to the PRC district (RZ 2009-HM-014). That approval facilitated several additions to the Hospital campus, including the construction of additional floors within the existing hospital buildings, expansions of the emergency department and outpatient surgery center, and the construction of additional medical office space.

To identify those new buildings and expanded hospital and medical services, as well as to promote additional clarity for visitors, the Applicant is submitting this Comprehensive Sign Plan ("CSP") to establish a cohesive system of signs that will work together to lead patients and visitors alike to their desired destinations within the Hospital Campus. Although Fairfax County will only be reviewing the signs that are visible from the right of way, we have included several of the Property's internal placards for informational purposes only. The internal signs are not an all-inclusive, nor finite list; they have been included to provide a clearer picture of how the signs work together directing visitors throughout the Hospital campus.

II. Signage Proposal

Visible, but not accessible, from Fairfax County Parkway, the Hospital is accessed from New Dominion Parkway and Town Center Parkway. This, coupled with the fact that many of the visitors to the Hospital are in distress or are first-time customers, as well as the very nature of a hospital being a 24-hour operation with visitors and patients arriving at all hours of the day and night, make it absolutely critical to have a clear and defined series of building-mounted and ground-mounted signs to illustrate and direct visitors around the campus. To that end, this CSP proposes three new building-mounted signs as well as improved building and freestanding signs, all described in more detail below.

Throughout Reston Hospital Center's 20-year life it has grown organically, with the original Hospital building expanding to include annexes, pavilions and a number of medical office buildings that now cohesively work together to serve the myriad of patients who depend

on the services provided. As the Hospital has grown, and will continue to grow as it fulfills the vision of the zoning application approved last year, the need for new and rebranded signs is a critical component of ensuring patrons' ease of access to and throughout the campus.

A. Building-Mounted Signs. The Fairfax County Zoning Ordinance provides specific guidelines for hospital signage; however it does not contemplate the need for building-mounted hospital identification. In other words, the Zoning Ordinance does not contemplate a hospital having building-mounted signs with the name of the facility, nor does it contemplate building-mounted signs greater than 50 square feet, making signs disproportionately small considering the size of the Hospital's facades.

Three new building-mounted signs are proposed as part of this CSP, all which will identify the Hospital as Reston Hospital Center. They are each thoughtfully sized to be proportionate with the facades on which they'll be placed and spaced appropriately with the existing signs to alert travelers from each of the Hospital's three approaches.

The new building-mounted signs are needed because as the Hospital has matured, its orientation has shifted from Town Center Parkway to New Dominion Parkway. Two new building-mounted signs are proposed to identify the West Wing Tower, one which will be affixed to the side of the tower that faces New Dominion Parkway, visible for northbound Fairfax County Parkway travelers, while the second sign will be placed immediately above the West Wing entrance doors. Today, it is unclear whether this building (the West Wing) is a medical office building, or is in fact part of the Hospital. Both of these signs are designed to clarify this, with the entrance sign aiding many patients and visitors, especially labor and delivery ones, to their desired destination, which is commonly referred to as the West Wing.

The third new building-mounted sign will adorn the parking garage, affixed on the top level to be visible to southbound travelers to allow them time to transition into the designated turn lane and make the left onto New Dominion. Today, unless a traveler headed south knows the hospital is behind the unmarked garage, they realize the Hospital's presence too late to be able to turn left and must travel a mile, across the Dulles Toll Road, before having an opportunity to turn left and make a U-turn. Adding a sign to the garage will singlehandedly reduce the confusion and frustration of visitors and patients alike who struggle to locate the Hospital from Fairfax County Parkway.

In addition, four building-mounted signs exist today, all facing either Town Center Parkway or New Dominion Parkway. Two of those signs identify the hospital as Reston Hospital Center, while the other two identify the Emergency department and its entrance for ambulances. As part of this CSP, the Applicant proposes to add the Reston Hospital Center compass to three of those four signs, to help brand those signs and buildings. The fourth sign will be largely shielded from view when the Hospital expands as approved with RZ 2009-HM-014, and therefore a compass will not be added to that sign.

B. Freestanding Signs. Locating effective directional and identification signs throughout the Property is critical to ensuring patients and visitors can easily navigate throughout the campus, finding their desired location without frustration. Several of these signs exist today,

a few that are visible from the public right of way. However, although these signs clearly identify specific locations within the Property, none of them identify the Property as Reston Hospital Center. As part of this CSP, new tops will be added to each of the freestanding signs that are visible from the right of way, thereby adding to the existing height, but not the width, of those signs. The Hospital's name will adorn a white, transparent background that will be internally lit. The Applicant has applied for a trademark for the new Hospital signs, therefore the proposed white, translucent background will meet the County's glare standards. The individual Hospital functions will be listed below with directional arrows. No new freestanding signs are proposed as part of this application. New tops with the Reston Hospital Center moniker will be added to the internal placards as well, but because those are not visible from the street, they are not governed by the CSP, but rather are shown for informational purposes only.

As the freestanding signs are updated as part of this CSP, the new tops will be added and the bottoms repainted in navy blue to present a cohesive sign package for the entire campus. The support pillars will be extended to the top of the sign to match the new height.

C. Off-site Signs. The Hospital's location adjacent to Fairfax County Parkway provides the opportunity for visibility and signage along that road; however its proximity, but not adjacency, to Baron Cameron and Reston Parkway requires off-site signs to direct people to the Hospital. Such directional signs were installed when the Hospital was first built, or shortly thereafter, clearly visible to both east and westbound Baron Cameron travelers and north and southbound Reston parkway travelers. As part of this Application, the Applicant wants to reface those existing, free-standing signs and illuminate them where possible. The signs exist today, with one located on County property at the corner of Baron Cameron and Town Center Parkway and the other on the Spectrum property at the corner of Bowman Towne and Reston Parkway. The Applicant is working closely with those property owners, as part of this application.

III. Conclusion

The CSP presented here will provide much-desired and needed clarity for the patients and visitors navigating their way to and through Reston Hospital Center by clearly identifying specific buildings, entrances and the overall location of the Hospital. The Applicant's new signs are consistent with and complementary to the existing signs and the addition of the Reston Hospital emblem, the compass, to the signs presents a unified, well-branded development. Accordingly, the Applicant respectfully seeks approval of its coordinated, comprehensive sign package.

Molly Novotny

Molly Novotny, Cooley LLP

469808 v2/RE

Comprehensive Sign Plan

Reston Hospital Center

March 21, 2011
Revised June 30, 2011

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APPENDIX 3

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Introduction

Reston Hospital Center (the "Hospital") is a full-service, medical/surgical hospital serving Fairfax County since 1986. Throughout its 25-year history, the Hospital has grown organically with the original Hospital building expanding to include annexes, pavilions and a number of medical office buildings that now cohesively work together to serve the myriad of patients who depend on the services provided. As the Hospital has grown, and will continue to grow as it fulfills the vision of the zoning application approved in 2010, the need for new and rebranded signs is a critical component of ensuring patrons' ease of access to and throughout the campus.

The Comprehensive Sign Plan illustrated herein provides the details of the Hospital's signs that are visible from the right of way or adjacent properties. Additional on-site signs are located throughout the Hospital property, but because those signs do not meet the Fairfax County Zoning Ordinance definition of a "sign" they are not included in this package; rather they are shown in supplemental material for informational purposes only.

Reston Hospital has developed a consistent, comprehensive sign package that ensures an effective branding for the Hospital and a consistent look and feel for all of the signs. Details of each sign's colors, size, height and placement are included.

General Notes

1. The signs shall be in substantial conformance with the designs illustrated in this sign package. Sign color, size and placement may change based on final design and engineering, as approved by the Reston Town Center Design Review board, provided no sign shall exceed the maximum height, width or overall square footage of what is shown here.

2. This Comprehensive Sign Plan includes both illuminated and non-illuminated signs. Illuminated signs shall include a white, translucent background. The Applicant reserves the right to provide illumination for signs not presently shown as illuminated, provided such illumination is in substantial accordance with the standards set forth herein.

3. No sign shall be greater than 18 inches in depth.

4. The sign dimensions provided here are maximums. Actual signs may be slightly smaller based on final manufacturing.

5. Recognizing that hospital functions and departments may relocate, the actual text on individual signs may vary from what is shown here.

6. All freestanding signs shall be located at least five feet from the property line.

7. Additional on-site placards are located throughout the Hospital property. Because those placards do not meet the Fairfax County Zoning Ordinance definition of a "sign," they are not to be governed by this Comprehensive Sign Plan. Such informational placards may be replaced, relocated and/or revised without review by Fairfax County or without the need for a sign permit. Likewise, additional placards can be installed without County review, provided they are not visible from adjacent properties or the right of way.

8. As existing signs are updated, they shall be modified to match the color palette shown throughout this sign package. Sign supports shall extend to the top of all signs.

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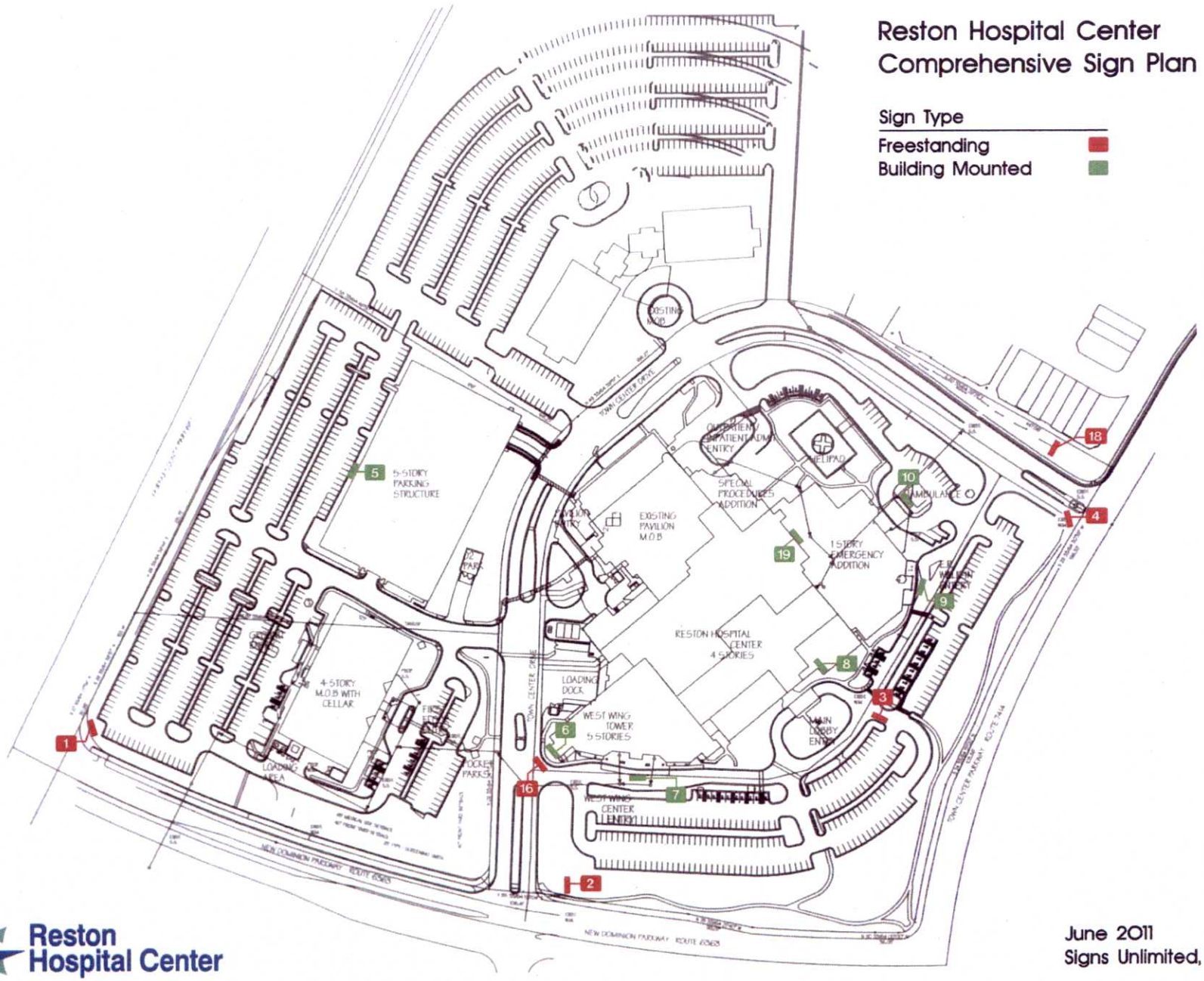
Reston Hospital Center
Comprehensive Sign Plan



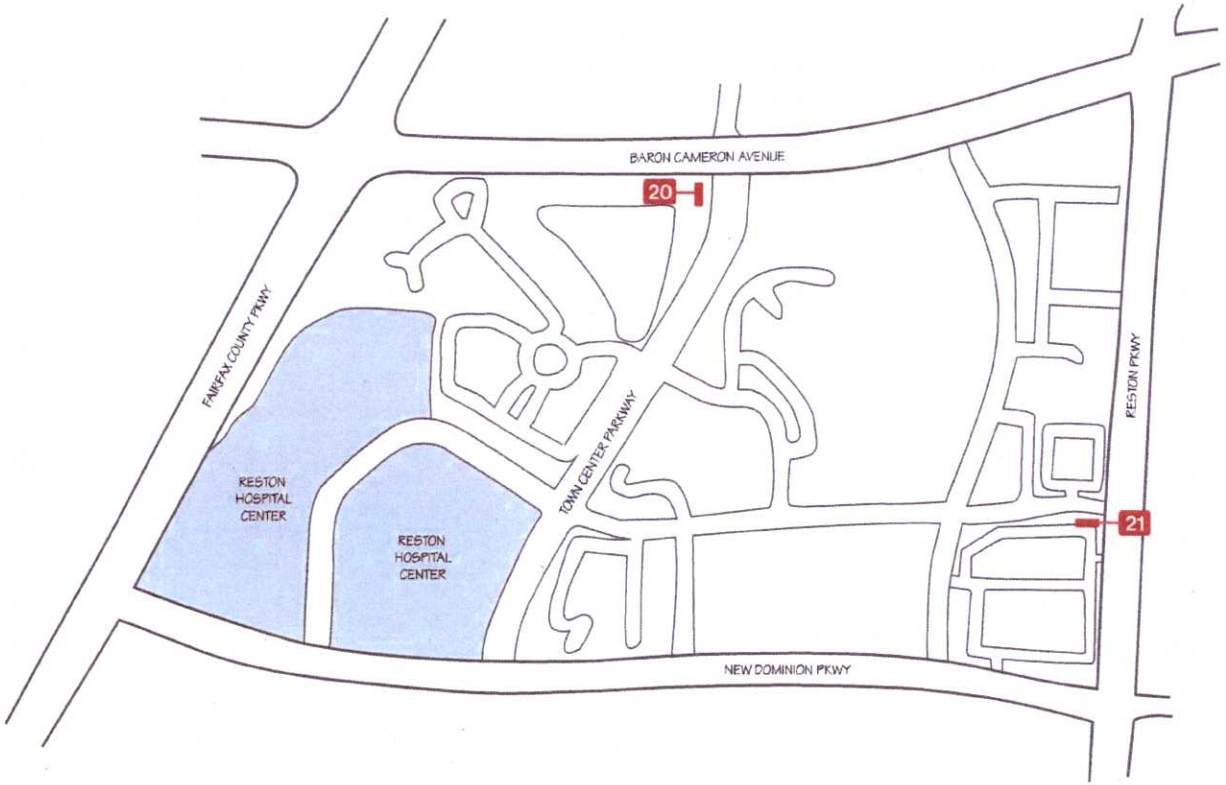
Reston Hospital Center

June 2011
Signs Unlimited, Inc.

Reston Hospital Center
Comprehensive Sign Plan

Sign Type

Freestanding
Building Mounted



Reston Hospital Center

June 2011
Signs Unlimited, Inc.

Reston Hospital Center

Freestanding Signs

Sign #1
8'(h) x 5'(w)
40 Sq Ft
Illuminated

Sign #2
9'(h) x 6'(w)
54 Sq Ft
Illuminated

Sign #3
5'(h) x 3'(w)
15 Sq Ft

Sign #4
4'(h) x 8' 3"(w)
33 Sq Ft
Illuminated

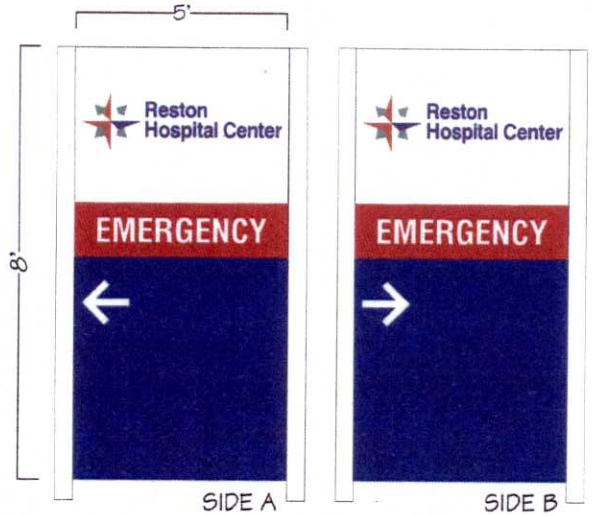
Sign #16
7'(h) x 5'(w)
35 Sq Ft

Sign #18
4'(h) x 4'(w)
16 Sq Ft

Sign #20
8'(h) x 4'(w)
32 Sq Ft
Illuminated

Sign #21
8'(h) x 4'(w)
32 Sq Ft
Illuminated

RHC - #1



HCA Color Key:

- PMS 556 Sea Foam Green
- PMS 1675 Burnt Sienna
- PMS 654 Navy Blue
- White
- PMS 1795 C Tomato Red
- Duranodic Bronze

SIGN DETAIL:
ALUMINUM FRAME, ILLUMINATED, WHITE TRANSLUCENT FACE WITH VINYL LOGO AND LETTERING ON TOP, FIBERGLASS OVERLAY ON THE BOTTOM
OVERALL HEIGHT ABOVE GRADE: 8' 2 1/2"
OVERALL SQUARE FEET: 40'

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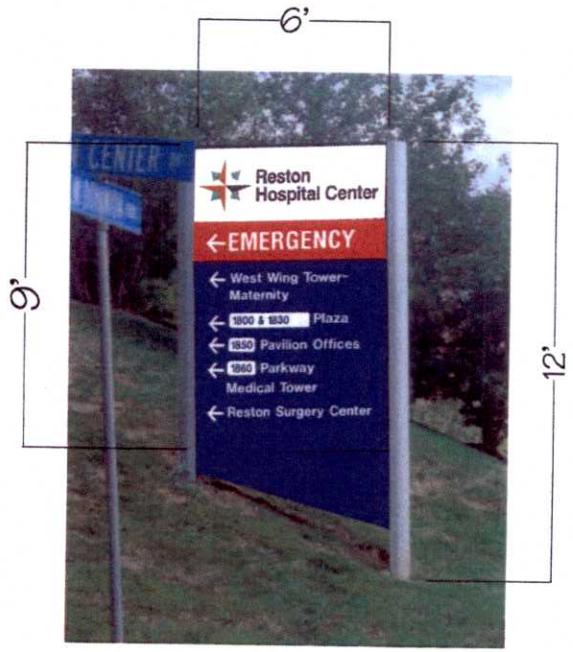
8121/8122

RHC - #2



SIDE A

SIDE B

HCA Color Key:

PMS 556 Sea Foam Green	PMS 1675 Burnt Sienna	PMS 1795 C Tomato Red
PMS 654 Navy Blue	White	

SIGN DETAIL:
ALUMINUM FRAME, ILLUMINATED, WHITE TRANSLUCENT FACE WITH VINYL LOGO AND LETTERING ON TOP, FIBERGLASS OVERLAY ON BOTTOM
OVERALL HEIGHT ABOVE GRADE: 10' 6"
OVERALL SQUARE FEET: 54'

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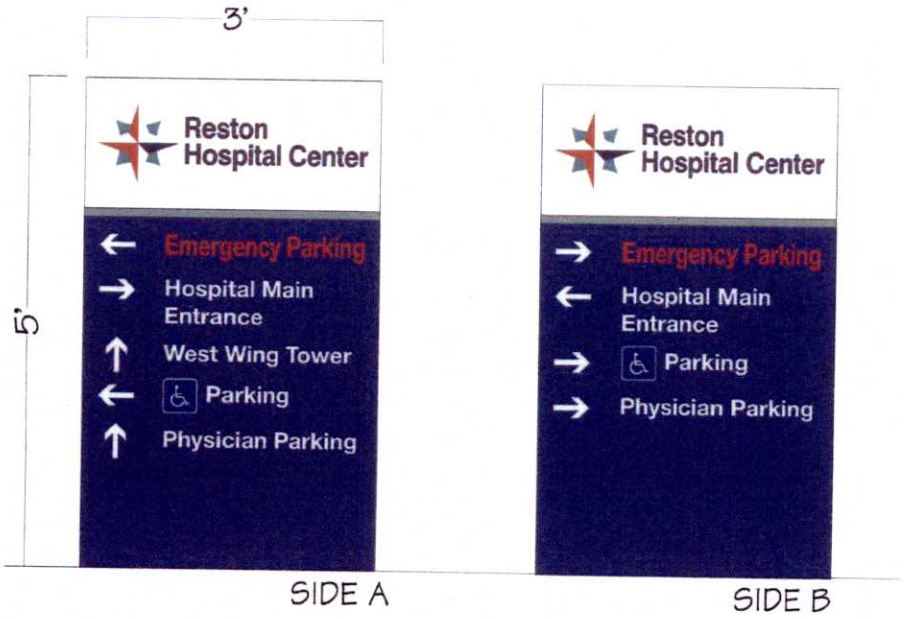
PO LINE 31

RHC- #3



SIDE A

SIDE B

SIGN DETAIL:
NON-ILLUMINATED, ALUMINUM FRAME AND FACE WITH VINYL LOGO AND LETTERING
OVERALL HEIGHT ABOVE GRADE: 5'
OVERALL SQUARE FEET: 15'

HCA Color Key:

- PMS 556 Sea Foam Green
- PMS 1675 Burnt Sienna
- PMS 1795 C Tomato Red
- PMS 654 Navy Blue
- White

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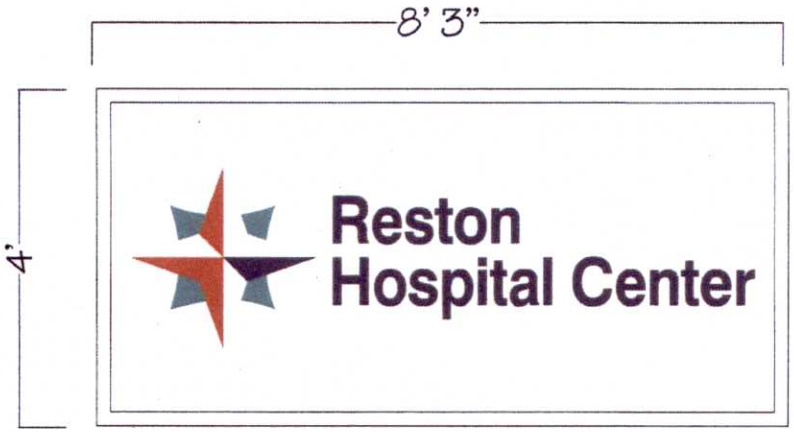
PO LINE 32

RHC - #4



SIGN DETAIL:
ALUMINUM FRAME, ILLUMINATED, WHITE TRANSLUCENT FACE WITH VINYL LOGO AND LETTERING ON TOP
OVER HEIGHT ABOVE GRADE: 4' 4"
OVERALL SQUARE FEET: 33'

HCA Color Key:

PMS 556 Sea Foam Green	PMS 1675 Burnt Sienna	PMS 1795 C Tomato Red
PMS 654 Navy Blue	White	

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Job #: HCARHC21000047P
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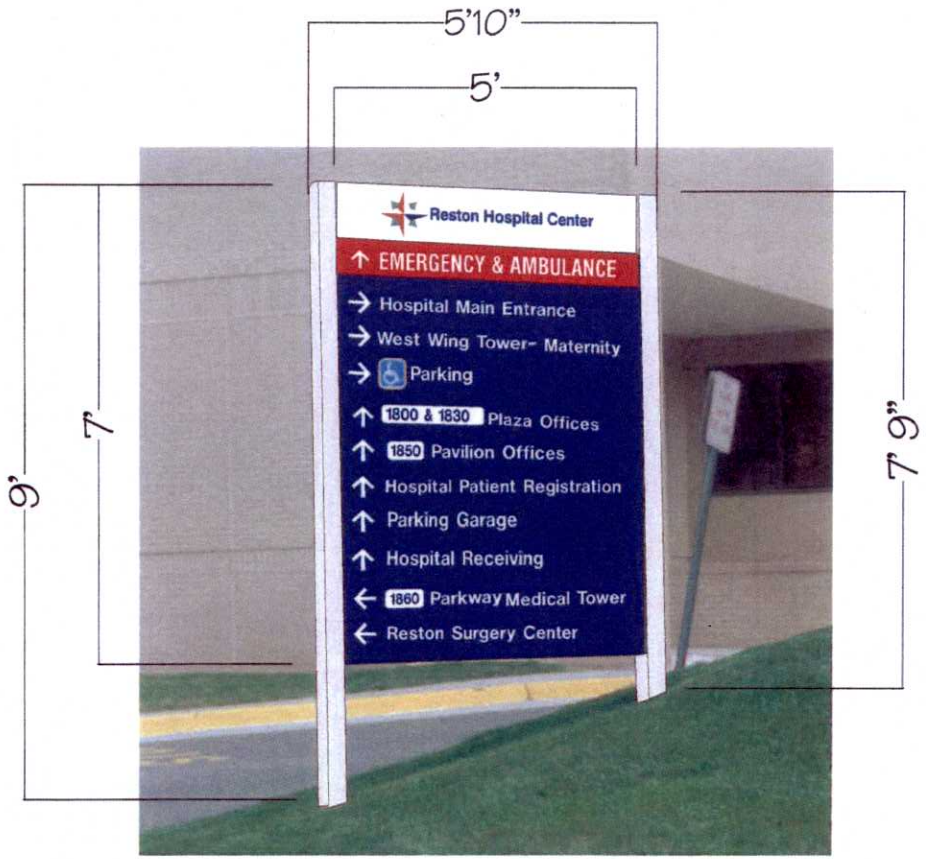
RHC - #16



HCA Color Key:

- PMS 556 Sea Foam Green
- PMS 1675 Burnt Sienna
- PMS 1795 C Tomato Red
- PMS 654 Navy Blue
- White

SIGN DETAIL:
NON-ILLUMINATED, ALUMINUM FRAME WITH FIBERGLASS OVERLAY WITH VINYL LOGO AND LETTERING APPLIED
OVERALL HEIGHT ABOVE GRADE: 8'5"
OVERALL SQUARE FEET: 35'

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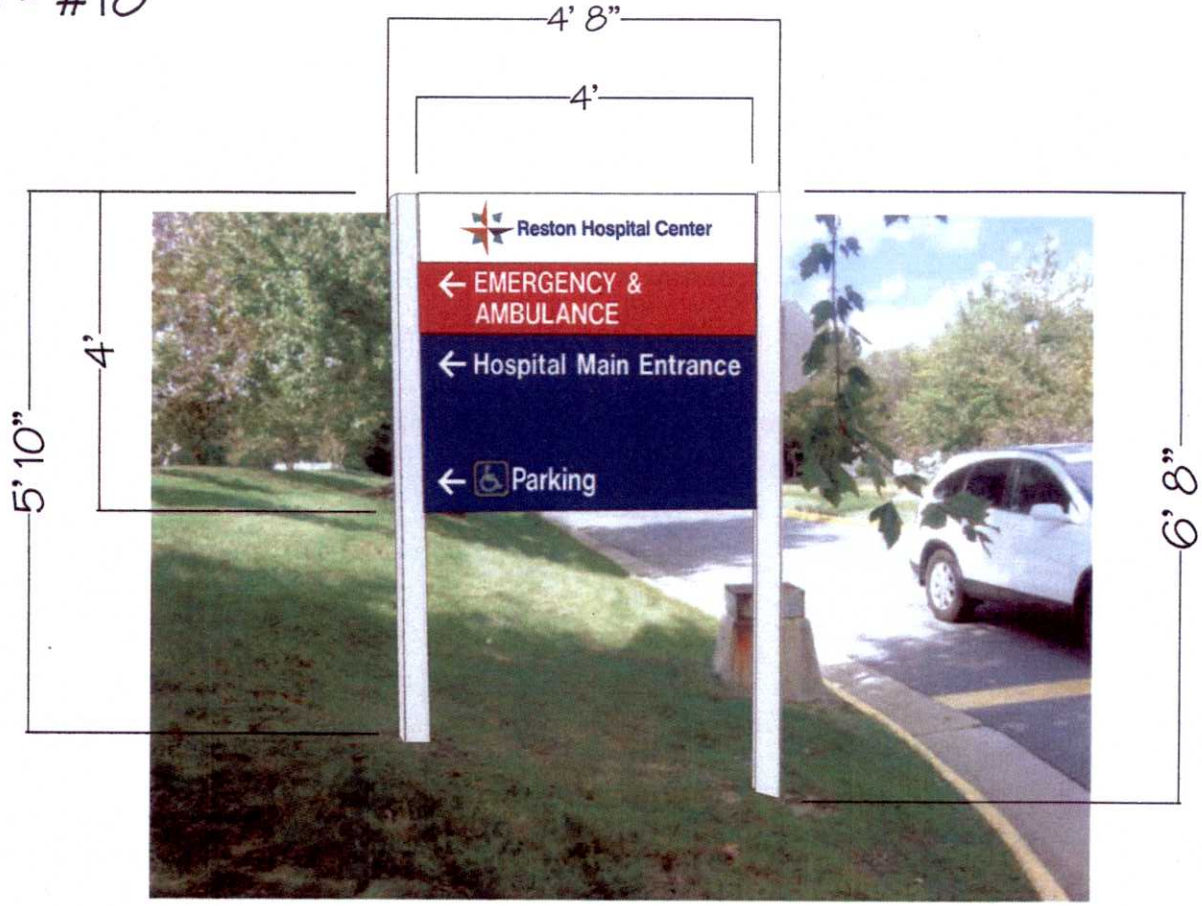
Job #: HCARHC2100047P

Rev. #: _____ **Date:** 6-20-11

RHC - #18



HCA Color Key:

- PMS 556 Sea Foam Green
- PMS 1675 Burnt Sienna
- PMS 1795 C Tomato Red
- PMS 654 Navy Blue
- White

SIGN DETAIL:
NON-ILLUMINATED, ALUMINUM FRAME WITH FIBERGLASS OVERLAY WITH VINYL LOGO AND LETTERING APPLIED
OVERALL HEIGHT ABOVE GRADE: 6' 3"
OVERALL SQUARE FEET: 16'

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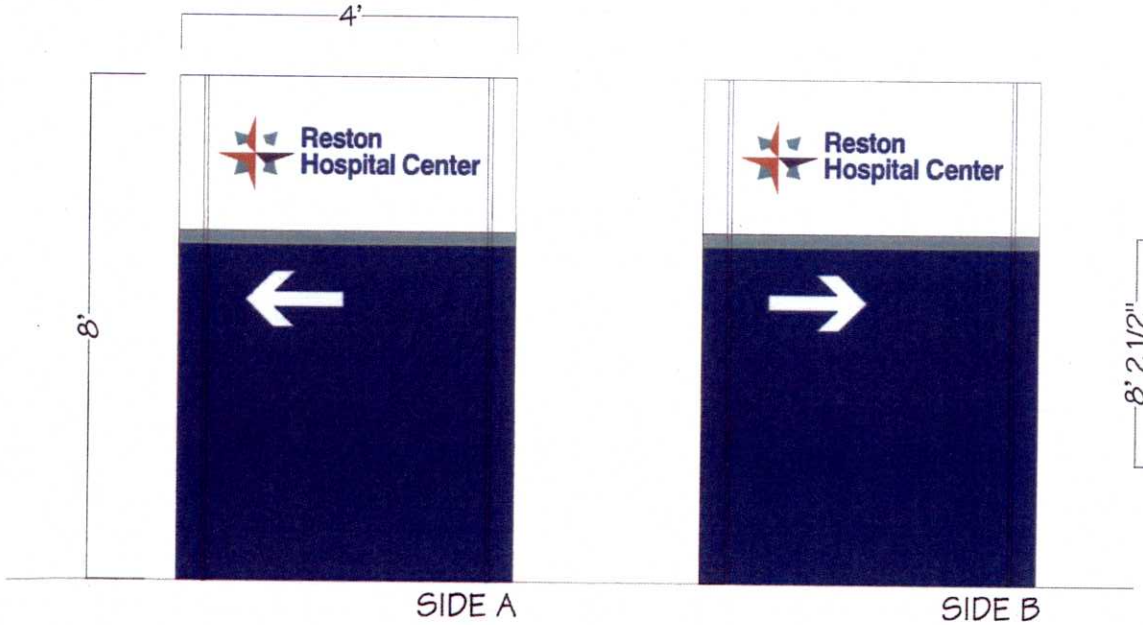
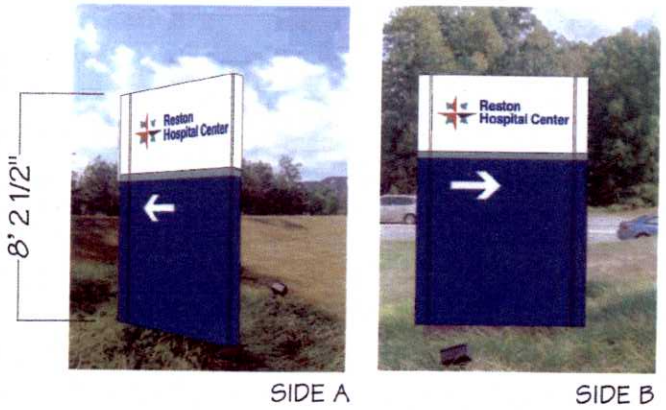
PO LINE 29

RHC - #20





HCA Color Key:

- PMS 556 Sea Foam Green
- PMS 1675 Burnt Sienna
- PMS 1795 C Tomato Red
- PMS 654 Navy Blue
- White

SIGN DETAIL:
ALUMINUM FRAME, ILLUMINATED, WHITE TRANSLUCENT FACE WITH VINYL LOGO AND LETTERING ON TOP, FIBERGLASS OVERLAY ON BOTTOM
OVERALL HEIGHT ABOVE GRADE: 8' 2 1/2
OVERALL SQUARE FEET: 32'

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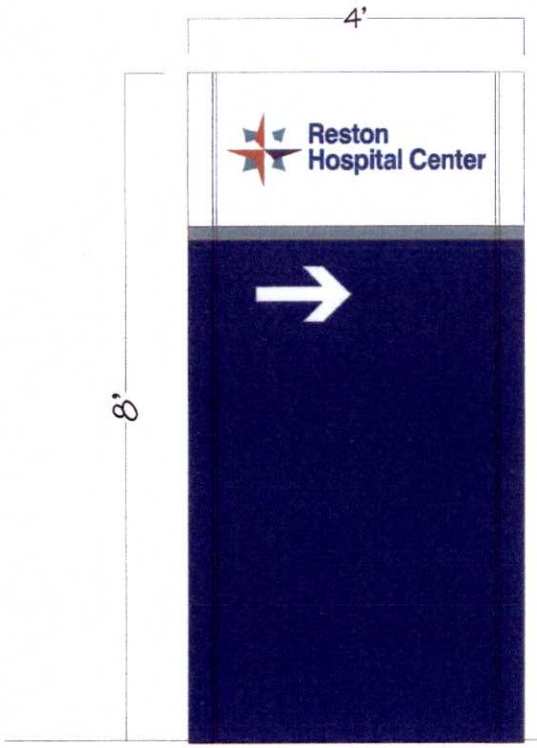
PO LINE 30

RHC - #21



HCA Color Key:

- PMS 556 Sea Foam Green
- PMS 1675 Burnt Sienna
- PMS 1795 C Tomato Red
- PMS 654 Navy Blue
- White

SIGN DETAIL:
ALUMINUM FRAME, ILLUMINATED, WHITE TRANSLUCENT FACE WITH VINYL LOGO AND LETTERING ON TOP, FIBERGLASS OVERLAY ON BOTTOM
OVERALL HEIGHT ABOVE GRADE: 8' 2 1/2"
OVERALL SQUARE FEET: 32'

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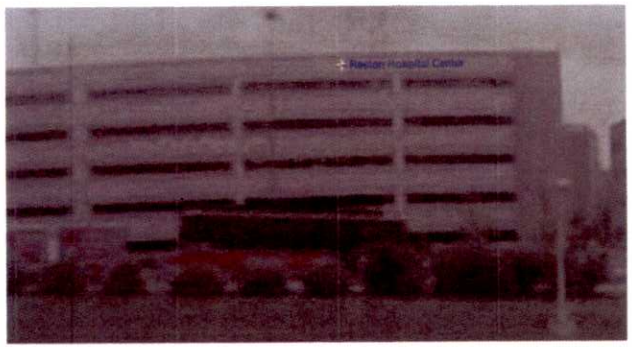
Reston Hospital Center

Building Mounted Signs



Sign #5
4'2"(h) x 36'4"(w)
151 Sq Ft
Illuminated

Sign #6
8'(h) x 27'(w)
216 Sq Ft
Illuminated

Sign #7
Logo with Hospital Name: 4' 7"(h) x 23'9"(w)
West Wing: 1' 10 1/2"(h) x 8' 6"(w)
172 Sq Ft
Illuminated

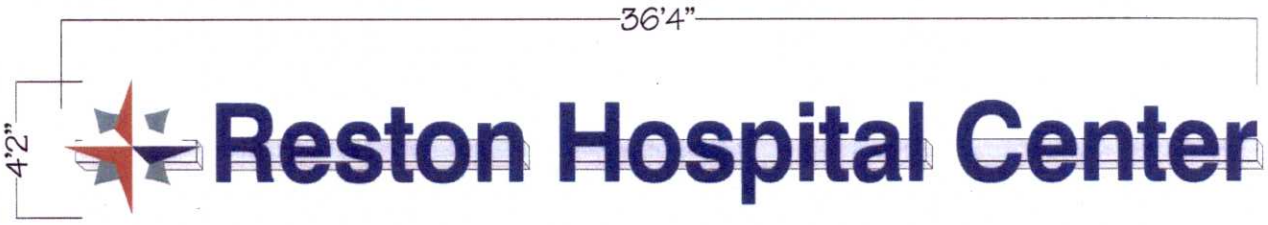
Sign #8
Logo: 5'(h) x 5'(w)
Name: 9'(h)x13'9"(w)
157 Sq Ft
Illuminated

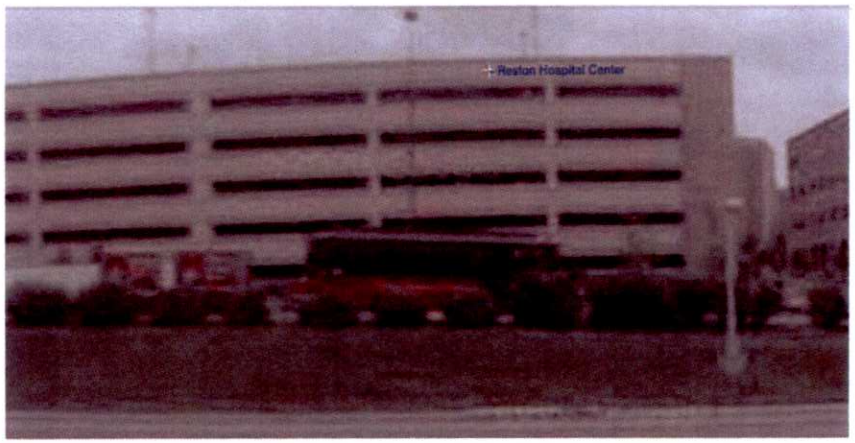
Sign #9
Logo: 2'6"(h) x 2'6"(w)
Name: 2'(h) x 19'(w)
56 Sq Ft
Illuminated

Sign #10
Logo: 2'6"(h) x 2'6"(w)
Name: 2'(h) x 19'(w)
55 Sq Ft
Illuminated

Sign #19
Name: 9'(h) x 13'9"(w)
123.75 Sq Ft
Illuminated

RHC - #5





HCA Color Key:

PMS 556 Sea Foam Green	PMS 1675 Burnt Sienna
PMS 654 Navy Blue	White

SIGN DETAIL:
ILLUMINATED
- Channel Letters
- Copy Color: PMS 654 Navy Blue Translucent Vinyl
- Color, font type and exact location may vary from what is shown here.
- Overall Square Feet: 151'

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RHC - #6

HCA Color Key:

- PMS 556 Sea Foam Green
- PMS 1675 Burnt Sienna
- PMS 654 Navy Blue
- White
- Black

SIGN DETAIL:
ILLUMINATED
- Channel Letters
- Copy Color: PMS 654 Navy Blue Translucent Vinyl
- Color, font type and exact location may vary from what is shown here.
- Overall Square Feet: 216'

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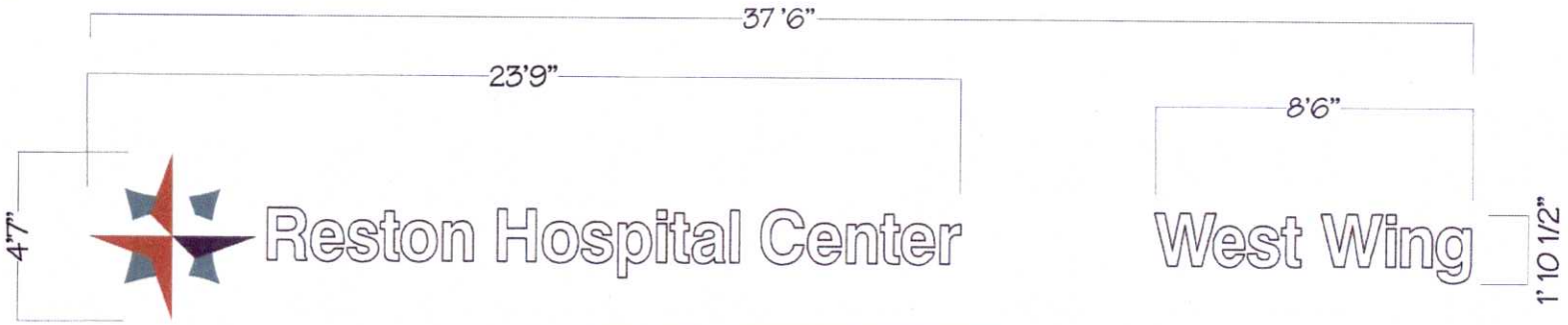
RHC - #7



HCA Color Key:

PMS 556 Sea Foam Green	PMS 1675 Burnt Sienna
PMS 654 Navy Blue	White

SIGN DETAIL:
ILLUMINATED:
- Channel Letters
- Copy Color: White
- Color, font type and exact location may vary from what is shown here.
- Overall Square Feet: 172'

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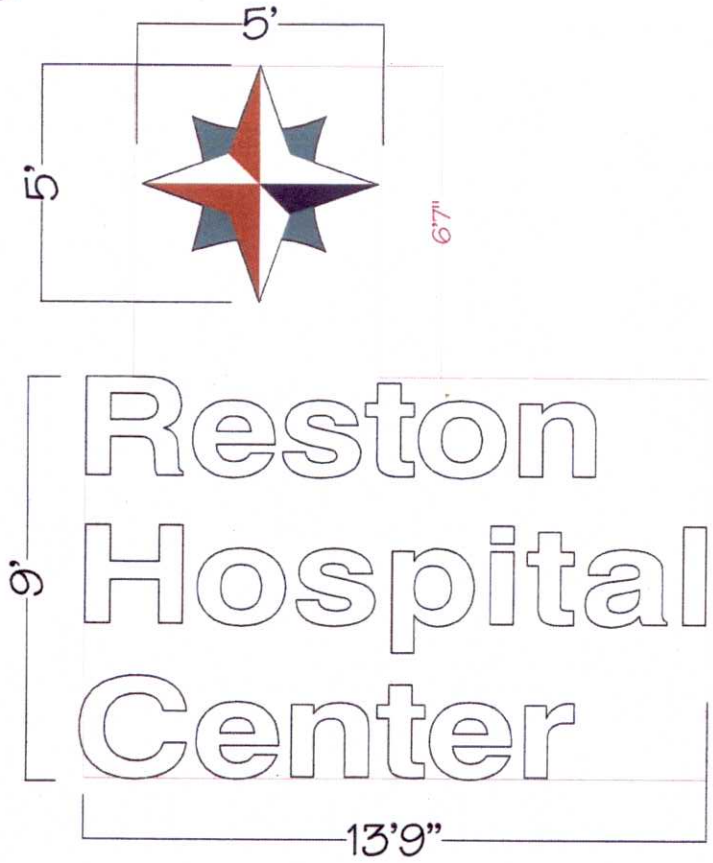
RHC - #8



HCA Color Key:

- PMS 556 Sea Foam Green
- PMS 1675 Burnt Sienna
- PMS 654 Navy Blue
- White
- Duranodic Bronze

SIGN DETAIL:
ILLUMINATED
- Channel Letters
- Copy Color: Duranodic Bronze
- Color, font type and exact location may vary from what is shown here.
- Overall Square Feet: 157'

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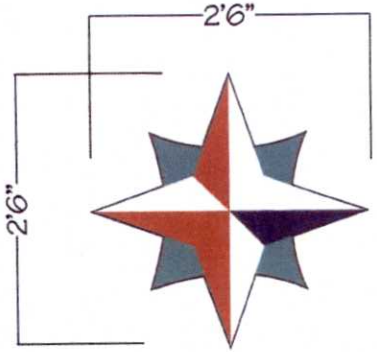
Rev. #: _____ **Date:** 6-10-11

RHC - #9



HCA Color Key:

PMS 556 Sea Foam Green	PMS 1675 Burnt Sienna
PMS 654 Navy Blue	White
Black	Red

SIGN DETAIL:
ILLUMINATED
- Channel Letters
- Copy Color: Red
- Color, font type and exact location may vary from what is shown here.
- Overall Square Feet: 56'

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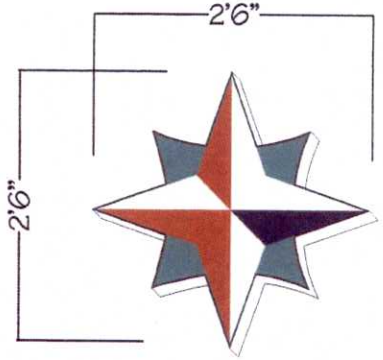
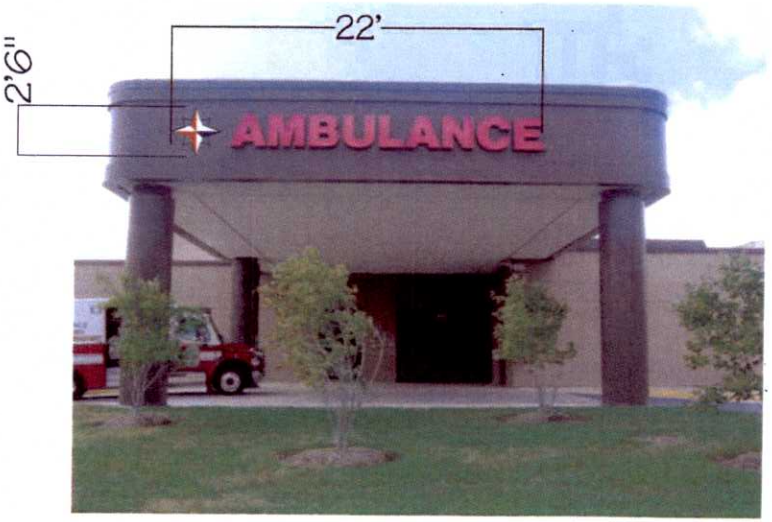
RHC - #10





HCA Color Key:

PMS 556 Sea Foam Green	PMS 1675 Burnt Sienna
PMS 654 Navy Blue	White
Black	Red

SIGN DETAIL:
ILLUMINATED
- Channel Letters
- Copy Color: Red
- Color, font type and exact location may vary from what is shown here.
- Overall Square Feet: 55

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Job #: HCARHC2100047P
Rev. #: _____ **Date:** 6-10-11

County of Fairfax, Virginia

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

March 10, 2010

Shane M. Murphy
Cooley Godward Kronish LLP
11951 Freedom Drive
Suite 1500
Reston, VA 20190

RE: Rezoning Application RZ 2009-HM-014
(Concurrent with Planned Residential Community Application PRC 2009-HM-014,
Proffered Condition Amendment Application PCA 89-C-025-05 and
Development Plan Amendment Application DPA 89-C-025-04)

Dear Mr. Murphy:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 9, 2010, granting Rezoning Application RZ 2009-HM-014 in the name of Reston Hospital Center LLC. The Board's action rezones certain property in the Hunter Mill District from the I-5 and C-3 Districts to the PRC District and permits mixed use development (including office and medical care facilities) with an overall Floor Area Ratio (FAR) of .70. The subject property is located in the northeast quadrant of the intersection of Fairfax County Parkway and New Dominion Parkway and on the west side of Town Center Parkway on approximately 31.65 acres of land [Tax Map 17-1 ((1)) 0003H1, 17-1 ((1)) 0015B, 17-1 ((1)) 0017, 17-1 ((14)) 101-420, 17-1 ((19)) B, C5 and C6, 17-1 ((19)) 100-412A, 17-1 ((28)) 100-460], as further described by the metes and bounds description provided for Rezoning Application RZ 2009-HM-014 available on file at the Department of Planning and Zoning, Zoning Evaluation Division, and is subject to the proffers dated January 12, 2010.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph
Enclosure

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

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
Eric Teitelman, Capital Projects and Operations Div., Dept. of Transportation
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
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 9th day of March, 2010, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2009-HM-014
(CONCURRENT WITH Planned Residential Community Application PRC 2009-HM-014, Proffered Condition Amendment Application PCA 89-C-025-05, and Development Plan Amendment Application DPA 89-C-025-04)

WHEREAS, Reston Hospital Center LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-5 and C-3 Districts to the PRC District, and

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

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

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

Be, and hereby is, zoned to the PRC District, and said property is subject to the use regulations of said PRC District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

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

GIVEN under my hand this 9th day of March, 2010.

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

PROFFER STATEMENT

RESTON HOSPITAL CENTER

RZ 2009-HM-014
PCA 89-C-025-05

January 12, 2010

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and applicant, for themselves and their successors and/or assigns (collectively referred to as the "Applicant"), in this rezoning application ("RZ") and proffered condition amendment ("PCA"), proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 17-4 ((1)) Parcels 3H1, 15B, and 17; Tax Map 17-4 ((14)) Parcels 101, 103, 105, 110, 111, 113, 115, 116, 117, 118, 120, 201, 202, 205, 206, 207, 209, 210, 212, 214, 215, 218, 220A, 222, 301, 303, 305, 306, 307, 308, 309, 310, 311, 312, 313, 315, 316, 317, 319, 320, 401, 401A, 402, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 418, 419, and 420; Tax Map 17-4 ((19)) Parcels B, C5, C6, 100, 201, 206, 207, 208, 209, 210, 298, 301, 303, 308A, 308B, 310, 311A, 314A, 400, 406, 409, 410, 411A and 412A; and Tax Map 17-4 ((28)) Parcels 100, 110, 120, 130, 140, 150, 160, 180, 210, 220, 220A, 225, 230, 240, 250, 255, 260, 270, 280, 300, 300A, 310, 335, 340, 350 and 460 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, rezoning application RZ 2009-HM-014 and the companion application PCA 89-C-025-05 (collectively, the "Application") are approved by the Board of Supervisors. If approved, these proffers (the "Proffers") supersede all previous proffers applicable to the Property. In the event that this Application is denied, these Proffers shall be immediately null and void and shall have no further force or effect on the Property.

GENERAL

1. Development Plan. The Property shall be developed in substantial conformance with the plat entitled "Development Plan/Proffered Condition Amendment Plat/Development Plan Amendment DPA 89-C-025-04 Reston Hospital Campus" dated February 13, 2009, revised through January 11, 2010, prepared by ADTEK Engineers, consisting of twenty-five (25) sheets (the "DP").

2. Minor Modifications. Pursuant to Section 16-403(4) of the Zoning Ordinance, minor modifications that are in substantial conformance with the DP may be permitted when necessitated by sound engineering or that may become necessary as part of final site plan or engineering. Building footprints may be decreased and the Applicant may elect to reallocate square footage among the permitted uses and buildings shown on the DP, provided that (i) the proposed open space tabulation provided on Sheet 2 of the DP is not reduced; (ii) the building heights for any single building do not exceed one hundred ten (110) feet; and (iii) the total maximum development on the Property does not exceed a FAR of 0.70.

3. Future Applications and Modifications. Any portion of the Property may be the subject of a Development Plan Amendment ("DPA"), PCA, RZ, Special Exception, Comprehensive

Sign Plan, Special Permit, Variance, or other zoning action without the joinder and/or consent of the owners of the other land areas, provided that in the case of a PCA, such application complies with Sect. 18-204(6) of the Zoning Ordinance. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property that are not the subject of such an application shall remain in full force and effect.

PROPOSED DEVELOPMENT

4. Proposed Development. The Applicant may develop up to a maximum of 964,767 square feet of gross floor area ("GFA") on the Property, which includes approximately 313,657 square feet of existing medical care facilities, approximately 316,563 square feet of existing office uses, a helistop and other ancillary facilities (collectively, the "Existing Development"). In addition to the Existing Development, the Applicant may construct up to 334,547 square feet of new GFA on the Property in the locations shown on the DP, and as more specifically described below (the "Proposed Development").

A. West Tower Addition. The Applicant may construct an addition containing up to a maximum of 21,900 square feet of GFA on the building labeled "West Tower" as shown on Sheet 3 of the DP.

B. Central Tower Addition. The Applicant may construct an addition containing up to a maximum of 41,800 square feet of GFA on the building labeled "Central Tower" as shown on Sheet 3 of the DP.

C. East Tower Addition. The Applicant may construct an addition containing up to a maximum of 41,000 square feet of GFA on the building labeled "East Tower" as shown on Sheet 3 of the DP.

D. Pavilion Medical Office Building Expansion. The Applicant may construct an addition containing up to a maximum of 47,000 square feet of GFA to the existing office building labeled "Medical Office Building" as generally depicted on Sheet 3 of the DP.

E. Proposed Medical Office Building. The Applicant may construct a new office building labeled as "Proposed 6-story MOB with Cellar" on the DP containing up to a maximum of 177,500 square feet of GFA, plus up to 22,000 square feet of cellar space as permitted under the Zoning Ordinance.

F. Parking Deck. The Applicant may construct, in phases, a new structured parking facility containing approximately 420 new parking spaces (the "Parking Deck") in the location shown on the DP.

G. Facility Expansions. The Applicant may construct other supporting expansions, such as expansions to the hospital dietary services, powerhouse, emergency department, surgical facilities, pedestrian bridge enclosures, etc., as generally depicted on Sheet 3 of the DP, provided such expansions do not raise the total development on the Property above the total maximum square footage listed on the DP and in this Proffer 4.

5. Helistop. Prior to construction of the Proposed Medical Office Building, the Applicant shall be permitted to operate the existing helistop in its present location on the Property (the "Existing Helistop"). During construction for the Proposed Medical Office Building, the Applicant may temporarily relocate the Existing Helistop to one or more locations selected by the Applicant, in consultation with the Fairfax County Police Department, the Fairfax County Fire & Rescue Department, and applicable air transport services and agencies, generally on the east side of the Property (the "Temporary Helistop"). Upon completion of the Proposed Medical Office Building, the Applicant shall establish a new, permanent helistop in the area generally identified on the DP as "Proposed Helistop Relocation" (the "Permanent Helistop"). Once the Permanent Helistop has been established, the Applicant shall remove the Temporary Helistop. Use of the Existing Helistop, the Temporary Helistop and the Permanent Helistop shall be restricted to emergency medical and governmental purposes, subject to applicable State and Federal agency approvals. No routine maintenance or repair work shall be performed on helicopters anywhere on the Property, except repairs or maintenance deemed immediately necessary for the purposes of flight safety. The roof surface of the Proposed Medical Office Building on which the Permanent Helistop is to be located shall be specifically engineered to withstand any additional weight associated with such use. Nothing in these Proffers shall be construed to prevent the Applicant from complying with all local, State and Federal requirements for the location, design, and operation of the Existing Helistop, the Temporary Helistop or the Permanent Helistop.

6. Uses. In accordance with Section 6-302 of the Zoning Ordinance governing PRC – Town Centers, the following uses shall be permitted on the Property:

A. Offices, including medical office and outpatient medical services;

B. Public uses, which may include space for programs and services operated by the Fairfax County government, the Fairfax-Falls Church Community Services Board (CSB), or other social, health, or human services providers;

C. Medical Care Facilities, provided that the Applicant shall operate only those hospital beds approved by the State Health Commissioner through the issuance of a Certificate of Public Need ("COPN") (as applicable) and licensed for such purposes;

D. Colleges and Universities, provided that such uses are accessory uses and conduct only educational programs relating to the study of medicine, pharmacy, nursing, emergency medical care, and/or other disciplines related to the field of medicine or health care;

E. Eating Establishments, limited by the provisions of Section 4-305;

F. Financial Institutions;

G. Health Clubs;

H. Mobile and land based telecommunications facilities, subject to the provisions of Section 2-514;

I. Central energy plant; mechanical and electrical rooms, hallways/circulation; elevators; stairwells; rest rooms; janitor, building maintenance, and engineering rooms; command center; vaults;

J. Specialty areas such as storage/filing rooms; mail rooms; in-house pharmacies; equipment sterilization processing; data centers and computer installations; uses engaged in processes using large or heavy equipment, such as but not limited to medical diagnostic or therapeutic, imaging, reproduction, printing, laboratory and testing equipment, linear accelerators, proton beam accelerators, and cyclotrons;

K. Accessory uses and accessory service uses such as meeting rooms; exercise facilities and related shower and locker rooms; food service; lounges; libraries;

L. Other similar uses, as determined by the Zoning Administrator.

7. HCAB Review. Until the issuance of the final Non-RUP associated with the Proposed Development, the Applicant shall make arrangements to appear at a regular or special meeting of the HCAB at least once every calendar year to discuss the status of the Proposed Development. In addition, within thirty (30) days following the Applicant's submission of a COPN application to the State Health Commissioner to add new hospital beds within the proposed expansions to the Central Tower and East Tower the Applicant shall send written notice of such application to the clerk of the Fairfax County Health Care Advisory Board ("HCAB") providing a summary of the application and shall arrange to appear before the HCAB at a regularly scheduled or special meeting of the HCAB to present the application in accordance with the normal review policies and procedures established by the HCAB.

8. Building Heights. Building heights for each building in the Proposed Development shall not exceed a maximum height of one hundred ten (110) feet, as shown on the DP and measured in accordance with the provisions of the Fairfax County Zoning Ordinance. Building heights shall be exclusive of those structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Zoning Ordinance, including, for example, penthouses and other rooftop structures used for common amenity space and similar facilities. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing buildings to a lesser building height than that shown on the DP, provided the configuration of the building footprints remain in substantial conformance with those shown on the DP.

9. Phasing. The Applicant's construction of the Proposed Development may occur in phases, depending on market conditions and applicable regulatory approvals.

PARKING

10. Parking. Parking shall be provided in phases through a combination of structured parking garages and surface lots, as shown on the DP, and shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works and Environmental Services ("DPWES"), for uses established on the Property. The Applicant reserves the right, however, to provide parking spaces in addition to the total number of parking spaces shown on the DP if (a) such additional spaces result from the final design of the Parking Decks to avoid partial garage floors; or (b) to the

extent necessary to accommodate uses established on the Property that result in a higher parking requirement than is shown on the DP, provided that (i) the building and garage heights as set forth on the DP are not exceeded; (ii) the total open space on the Property is not reduced below that shown on the DP; and (iii) any increases in parking are otherwise in substantial conformance with the DP. The Applicant reserves the right to submit a parking reduction for the Proposed Development, as may be permitted by the Fairfax County Zoning Ordinance and approved by the Board of Supervisors.

11. Construction Parking Plan. The Applicant shall develop, in consultation with its general contractor, a parking management policy for construction workers hired to construct each phase of the Proposed Development on the Property (each a "Construction Parking Plan"). As part of each Construction Parking Plan, the Applicant shall identify locations on or off the Property where construction workers are permitted and forbidden to park given the building(s) that are under construction. The Applicant shall include provisions in its construction contracts and a requirement for similar provisions in all subcontracts requiring all construction workers to adhere to the Construction Parking Plan(s). Prior to the commencement of each phase of construction, the Applicant shall also erect signage on the Property in both English and Spanish that lists the permitted parking areas and prohibits parking by construction workers outside the designated areas. The Construction Parking Plan shall prohibit construction parking within any private parking area outside the Property, including the parking areas of residential developments adjacent to the Property, unless permission has been expressly granted for construction parking by the owner or designated agent of the private parking area.

12. Parking Management Plan. For any construction activities that will result in a temporary displacement of parking then existing on the Property, the Applicant shall develop and have approved by DPWES a parking management plan (each a "Parking Management Plan") to properly direct hospital employees, office tenants, visitors, and other guests to the appropriate on-site or off-site parking facilities available to the Property during construction. In developing each Parking Management Plan, the Applicant shall communicate with the boards of directors of each residential property owners association abutting the Property. Each Parking Management Plan may include, but need not be limited to, the following strategies and facilities:

A. An on-site and off-site directional signage program that directs hospital employees, office tenants, visitors, and other guests to the appropriate parking facilities, including signage specifically notifying the general public that vehicles parking in the adjacent residential developments may be subject to towing;

B. Parking attendants and/or valets;

C. A shuttle or trolley system to transport hospital employees to and from off-site parking facilities;

D. Variable message boards or similar technology located within or serving a parking structure to direct patrons to the location of vacant parking spaces;

TRANSPORTATION IMPROVEMENTS

13. Transportation Demand Management. The Applicant shall implement transportation demand management ("TDM") measures at the Property consistent with the following criteria.

A. Employee Mode Split Goals. Prior to or concurrent with the issuance of the first Non-RUP representing more than 50,000 square feet of new development on the Property, the Applicant shall implement TDM strategies to achieve a minimum 12% employee mode split for employee trips to and from the Property (the "Employee Mode Split Goal") following completion of that portion of the Proposed Development. The Employee Mode Split Goal shall increase to 15% prior to or concurrent with the issuance of the first Non-RUP representing more than 150,000 square feet of new development on the Property.

B. Trip Reduction Goals. In the event the Applicant is unable to achieve the Employee Mode Split Goal set forth in Section A immediately above, the Applicant nevertheless may satisfy the TDM obligations for the Property by demonstrating a reduction in the total number of vehicle trips generated by uses developed on the Property during the weekday Peak Hours. Specifically, the Applicant shall demonstrate a minimum 12% vehicle trip reduction following construction of more than 50,000 square feet of new development on the Property (the "Trip Reduction Goal"). The Trip Reduction Goal shall increase to 15% prior to the issuance of the first Non-RUP representing more than 150,000 square feet of new development on the Property.

i. For purposes of this Proffer 13, the relevant weekday "Peak Hours" shall be that 60-minute period during which the highest weekday volume of mainline trips occurs between 5:00 to 9:00 AM and 4:00 to 7:00 PM, as determined by mechanical and/or manual traffic counts conducted at two select locations along Town Center Parkway and New Dominion Parkway as approved in consultation with the Fairfax County Department of Transportation ("FCDOT"). To determine the Peak Hour, such counts shall be collected beginning on a Monday at 2400 hours and continuing to the following Thursday at 2400 hours at a time of year that reflects typical travel demand conditions (e.g. September to May, not during a holiday week or when area public schools are not in session). The relevant Peak Hours shall be defined in conjunction with each of the Trip Counts (as defined in Section H below) required pursuant to this Proffer. The methodology for determining the Peak Hours may be modified subject to approval of FCDOT, but without requiring a PCA, in order to respond to technological and/or other improvements in trip counting.

ii. The baseline number of vehicle trips against which the Trip Reduction Goal will be measured shall be 1,704 AM Peak Hour trips and 2,311 PM Peak Hour trips (the "Baseline Trips"), which is based on 964,767 square feet of existing and proposed Office

and Medical Care Facilities that may be constructed on the Property and using the trip generation rates/equations applicable to such uses and densities as set forth in the Institute of Transportation Engineers, Trip Generation, 8th Edition. In the event the Applicant constructs less than 964,767 square feet of Office and Medical Care Facilities uses authorized under the Proposed Development, then the Baseline Trip generation numbers shall be calculated as if the 964,767 square feet of such uses had actually been constructed as reflected on the DP.

C. TDM Components. In order to meet the applicable Employee Mode Split Goal or Trip Reduction Goal, the Applicant shall implement a program of TDM strategies in coordination with FCDOT to include, without limitation, those items listed below. The specific TDM strategies may be adjusted from time to time as approved by FCDOT, without requiring a PCA, to reflect the ever-changing dynamic of transportation opportunities and constraints within the greater community.

i. Participate in the existing LINK program that markets transit service in the Reston Town Center area, including the transit hub;

ii. Provide a TDM Program Manager (the "PM") to oversee all TDM elements and act as the liaison between the Applicant and FCDOT. The PM may be employed directly by the Applicant or be an independent contractor to the Applicant. The PM position may be part of other duties assigned to the individual;

iii. Participate in the Fairfax County Ride Source Program, including registering with the Guaranteed Ride Home (GRH) program offered in connection with the Metropolitan Washington Council of Governments;

iv. Display in all building common areas transportation-related information for employees;

v. Distribute an employee benefits package to all new Hospital employees, including site-specific transit-related information referencing the nearest Metro station and bus routes, and encouraging all employees to use Metrorail, bus service, shuttle service, carpool/vanpool, bicycling or walking;

vi. Encourage the condominium associations representing the medical office buildings to distribute an employee benefits package to all new employees, including site-specific transit-related information referencing the nearest Metro station and bus routes, and encouraging all employees to use Metrorail, bus service, shuttle service, carpool/vanpool, bicycling or walking;

vii. Maintain normal Hospital work shifts outside of the current AM and PM peak hours of Town Center Parkway and New Dominion Parkway, and encourage telecommuting and flex time for administrative employees as appropriate;

viii. Encourage the condominium associations representing the medical office buildings to provide alternative work schedules, including staggered work hour programs, flex-time and telework programs, and to provide information to new employees on housing opportunities in the surrounding area;

ix. Provide reserved spaces for employee carpoolers and vanpoolers located proximate to building entrances;

x. Provide for on-site bicycle storage, showers and changing facilities (See Proffer 16);

xi. Provide a sidewalk system designed to encourage/facilitate pedestrian circulation (See Proffers 14A and 17);

xii. Provide bus facilities (See Proffer 18); and

xiii. Hold an annual, on-site Bike-to-Work event conducted in coordination with FCDOT;

xiv. Coordinate with FCDOT to schedule annual transportation fairs open to all employees and contractors to provide information on available ride-sharing options, available public transit routes, and other transit-related information;

xv. Distribute through the PM pre-loaded SmarTrip cards (or equivalent) with a cumulative total value of at least Five Thousand and No/100 Dollars ($5,000.00) to employees of the Hospital and medical office buildings.

D. Employee Surveys. Between September and November beginning with the year following issuance of the first Non-RUP for the first new building or expansion on the Property representing more than 50,000 square feet of new development, exclusive of shell and core, the PM shall conduct a survey of hospital employees (the "Employee Survey") designed to evaluate the effectiveness of the TDM measures in meeting the applicable Employee Mode Split Goal and to evaluate the need for changes, if any, to the TDM measures then in place. The PM shall coordinate the draft Employee Survey materials and the methodology for validating survey results with FCDOT at least thirty (30) days prior to each year's Employee Survey. The PM shall submit as part of each County Report (defined

below) an analysis of the Employee Surveys to FCDOT. Such analysis shall include at a minimum:

i. A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented;

ii. The number of people surveyed and the number of people who responded;

iii. The results of the surveys taken during the survey period;

iv. The number of employees participating in the TDM programs, displayed by category and mode of use;

v. An evaluation of the effectiveness of the TDM program elements in place, including their effectiveness at achieving the applicable Employee Mode Split Goal, and, if necessary, proposed modifications; and

vi. A description of the uses constructed and occupied on the Property at the time the survey was conducted.

E. County Report. The PM shall report annually to FCDOT on the TDM measures (the "County Report") no later than January 31st of the respective calendar year (beginning with the year following issuance of the first Non-RUP that triggers performance obligations by the Applicant under this proffer) after completion of the Employee Survey. The County Report shall include (a) a description of the prior year's TDM strategic efforts, including, as applicable, sample marketing materials; (b) a financial statement that includes the budget for the TDM measures and an accounting of TDM revenues and expenditures for the preceding year; (c) an analysis of the Employee Survey for the preceding year; (d) discussion of any changes to the TDM measures for the upcoming year; and (e) the budget for TDM implementation for the upcoming year.

F. Adjustments to Calendar and Due Dates. Upon mutual agreement between FCDOT and the PM, the due dates for the Employee Survey and/or delivery of the County Report may be extended by up to sixty (60) days.

G. Meetings with FCDOT. The PM shall meet with FCDOT annually, as applicable, or as mutually agreed, to discuss the results of the Employee Survey, the County Report and the TDM measures.

H. Trip Counts. If the Employee Survey reveals either: (a) an Employee Mode Split that is two (2) or more percentage points lower than the applicable Employee Mode Split Goal; or (b) a survey response rate that is less than 20%, then the PM shall conduct a "Trip Count" to evaluate the Applicant's compliance with the Trip Reduction Goal set forth in Section B above. Such Trip Count shall be measured on three (3) days over a maximum two-week period (but not including a week containing a county/state/federal holiday or

when area public schools are not in session) during the weekday Peak Hours. At least thirty (30) days prior to conducting the Trip Count, the PM shall meet with FCDOT to review and reach agreement on the dates and methodology for the Trip Count and the analyses to be done after the Trip Count is complete. The Trip Count shall include traffic counts at entrances to the Property.

I. Evaluation/Revisions to TDM Measures. In the event Employee Surveys reveal that the applicable Employee Mode Split Goal has been met, or if the Trip Counts demonstrate that the Trip Reduction Goal has been met, then the Applicant shall continue to administer the TDM measures in accordance with this Proffer. In the event that Employee Surveys reveal that the applicable Employee Mode Split Goal has not been met, but no Trip Count is required, or if both the Employee Surveys and the Trip Counts reveal that neither TDM goal has been met, then the PM shall convene a meeting with FCDOT within thirty (30) days of the completion of the applicable Employee Survey or Trip Count to review the results of the Employee Surveys and Trip Count and the TDM measures then in place and to develop modifications to the TDM measures and/or additional TDM measures that may be implemented. Examples of such additional strategies may include the following:

i. Provide one-time transit/vanpool/bike-to-work subsidies to employees through SmartBenefits or otherwise;

ii. Establish a program for individualized employee TDM marketing to educate and encourage employees with respect to commuting alternatives;

The PM shall submit any such revisions to FCDOT within thirty (30) days following this meeting and request in writing FCDOT's review and concurrence. If no written response is provided by FCDOT within sixty (60) days, the PM's revisions shall be deemed approved. Following approval of the revisions, the PM shall implement the TDM provisions as developed in consultation with FCDOT.

J. Financial Incentives. In the event an Employee Survey and/or Trip Count reveal that the applicable TDM goal has not been met for two consecutive years, then the Applicant shall contribute according to the following schedule:

i. $1,500 for each one-tenth (1/10) of a percentage point less than the applicable Employee Mode Split Goal. For example an employee mode split of 12.5% against an Employee Mode Split Goal of 15% would result in a contribution of $37,500. [(15.0 – 12.5) x 10 x $1,500]; or

ii. $1,500 for each one-tenth (1/10) of a percentage point less than the applicable Trip Reduction Goal. For example a Trip Count demonstrating a 14% trip reduction against a Trip Reduction Goal of 15% would result in a contribution of $15,000. [(15.0 – 14.0) x 10 x $1,500].

This penalty provision shall remain in effect for so long as this Proffer 13 requires the Survey and Reporting Requirements to be met; provided, however, that there shall be a cap of $125,000 on the aggregate of all contributions required to be paid hereunder. Any contribution payments made pursuant to this Proffer 13 shall be utilized as follows: one-third (1/3) of any contribution payment shall be used by the Applicant to provide additional TDM measures on the Property such as those described in Proffer 13(C); and the other two-thirds (2/3) of any contribution payment shall be paid to Fairfax County for use in supporting TDM/transportation enhancements in the Reston area.

K. Continuation of Survey and Reporting Requirements. The PM shall continue the Employee Surveys, County Reports and, if applicable, the Trip Counts on an annual basis until such time as two (2) consecutive Employee Surveys conducted starting at least one (1) full calendar year after the occupancy of more than 300,000 square feet of new development on the Property show that the applicable Employee Mode Split Goal or Trip Reduction Goal has been met. Following such time, the PM shall conduct additional Employee Surveys and make County Reports at three (3) year intervals. If it is reasonably determined through any of the tri-annual surveys/reports that the applicable Employee Mode Split Goal or Trip Reduction Goal is no longer being met, the Applicant shall revert to the process of annual Employee Surveys and County Reports, as well as implementation of additional strategies and penalties if applicable, until such time as two (2) consecutive Employee Surveys or Trip Counts show that the applicable Employee Mode Split Goal or Trip Reduction Goal has been met, whereupon the process of tri-annual surveys/reports shall be resumed. Upon such time that three (3) consecutive tri-annual surveys/reports or Trip Counts show that the applicable Employee Mode Split Goal or Trip Reduction Goal continues to be met, no additional surveys/reports shall be required. Beyond such time, however, if FCDOT has reason to believe there are problems with the TDM program, the Applicant shall cooperate with FCDOT to review and reasonably address the concerns.

L. Enforcement. If the PM fails to timely submit the County Report for the Application Property to FCDOT as required by this Proffer, or as the requirement may be extended, the County may thereafter issue the PM a notice stating that the PM has violated the terms of this Proffer and providing the PM sixty (60) days within which to cure such violation. If after such sixty (60) day period the PM has not submitted the delinquent County Report, then the Applicant shall be subject to a penalty of $100 per day payable to Fairfax County to be used for transit or transportation related improvements in the vicinity of the Property until such time as the report is submitted to FCDOT.

14. New Traffic Signal and Pedestrian Improvements. As part of submission of the first site plan for the Proposed Development, the Applicant shall submit a signal warrant study for the intersection of New Dominion Parkway and Town Center Drive/Crescent Park Drive for review

by the Virginia Department of Transportation ("VDOT"). If VDOT determines that a traffic signal at that location is warranted and timely approved by VDOT, the Applicant shall install such signal, including pedestrian count-down signal heads, prior to the issuance of the first Non-RUP for the improvements shown on the site plan. Concurrent with the installation of the traffic signal, and if approved by VDOT, the Applicant also shall provide a painted crosswalk on New Dominion Parkway linking Crescent Park Drive and Town Center Drive.

A. Town Center Drive Pedestrian Walkway. Prior to the issuance of the first Non-RUP for the portion of the Proposed Development shown on the site plan that triggers the warrant study set forth in this Proffer 14, the Applicant shall construct a pedestrian walkway along the east side of Town Center Drive between the intersection of New Dominion Parkway and the entrance drive to the West Tower, as more particularly shown on Sheet 7 of the DP.

B. Traffic Signal Timing Study. As part of the Applicant's submission to VDOT of construction plans for the proposed traffic signal described in this Proffer, the Applicant also shall submit to VDOT a traffic signal timing study for the signalized intersections located within one-half mile of the Property. Such signal timing study shall be subject to review and approval by VDOT and shall provide for sufficient pedestrian crossing times in accordance with established standards as determined by VDOT. The Applicant shall coordinate with VDOT to implement such signal timing modifications as may be approved by VDOT based on the findings of the evaluation. If required, the signal timing adjustments shall be completed prior to final bond release for the traffic signal proposed by this Proffer.

C. Upon demonstration by the Applicant that, despite diligent efforts or as a result of factors beyond the Applicant's control, the installation of the new traffic signal and/or pedestrian walkway as set forth in this Proffer 14 is delayed—such as the inability to secure necessary permission for utility relocations, easements or VDOT approval for traffic signals—beyond the time set forth in this Proffer, the Director of Zoning Evaluation in the Department of Planning and Zoning ("ZED") may agree to a later date for completion of such improvement.

15. Improvements to New Dominion Parkway. Prior to the issuance of the first Non-RUP representing more than 150,000 square feet of new development on the Property, and if approved by VDOT, the Applicant shall extend the far left turn lane on New Dominion Parkway on the westbound approach to the Fairfax County Parkway, as generally shown on Sheet 3 of the DP.

16. Bicycle Facilities. The Applicant shall provide bicycle racks/storage facilities for a total of 40 bicycles in locations convenient to the office, hospital and other uses of the Proposed Development. The specific number and exact locations of bicycle parking spaces to be provided in each phase of the Proposed Development shall be determined by the Applicant in consultation with FCDOT as part of site plan approval for each new building addition or parking structure in which such facilities are proposed. A minimum 50% of all new bike racks installed pursuant to this Proffer 16 shall be located under cover and protected from the elements, such as within an existing or proposed parking structure(s) or within an existing or proposed building. The bicycle

parking spaces shall be installed prior to the issuance of the first Non-RUP for the portion of the Proposed Development covered by the site plan on which the applicable bicycle parking spaces are shown.

17. On-site Pedestrian Connections. The Applicant shall provide on-site pedestrian circulation and connections as generally shown on Sheet 7 of the DP. Notwithstanding the foregoing, however, the Applicant may elect, in consultation with the Urban Forest Management Division ("UFMD") of the Department of Public Works and Environmental Services ("DPWES"), to relocate proposed pedestrian connections that the Applicant and UFMD determine during site plan review for the Proposed Development will result in the loss of mature trees. Except as set forth in Proffer 13 herein, new pedestrian connections to be installed as part of the Proposed Development shall be constructed in phases concurrent with the Applicant's construction of adjacent improvements on the Property; provided that all new pedestrian connections shown on the DP shall be completed no later than the issuance of the Non-RUP representing more than 300,000 square feet of new development on the Property.

18. Bus Shelters. Prior to the issuance of the first Non-RUP for any portion of the Proposed Development, the Applicant shall erect bus shelters at all existing bus stops on the Property as shown on Sheet 3 of the DP. The Applicant may adjust the specific location of each bus shelter in consultation with FCDOT in order to improve circulation on the Property or more closely match the routes established by public transit agencies serving the Property. All new bus shelters installed pursuant to this Proffer shall include at least one trash receptacle and shall be of a similar size and type as other existing bus shelters located within the Reston Town Center, as approved by the Reston Town Center Association Design Review Board ("DRB"). The Applicant shall be responsible for general maintenance of the shelter, including trash removal on a regular basis.

A. New Bus Stop and Shelter. Prior to the issuance of the Non-RUP representing more than 200,000 square feet of new development on the Property, the Applicant shall install one (1) additional, new bus stop with shelter. The exact location of the bus shelter shall be determined in consultation with FCDOT as part of site plan approval for the portion of the Proposed Development that triggers the requirement for a new bus shelter. A trash receptacle shall be included as part of the bus shelter, and the Applicant shall be responsible for general maintenance of the shelter, including trash removal on a regular basis. Should the Bus Pad be constructed on the Property, the Applicant shall provide all easements and right-of-way necessary for construction and maintenance of the pad and future shelter if it is constructed by others. A determination of these limits shall be coordinated with and approved by FCDOT prior to site plan approval for the bus shelter. Notwithstanding the provisions of this Proffer 18A, in the event an agreement cannot be reached as to the location of the Bus Pad, then, in lieu of constructing the Bus Pad, the Applicant shall provide a contribution of Twenty-five Thousand and No/Dollars ($25,000.00) to the Board of Supervisors for the installation of a bus shelter to serve the Property.

B. Existing New Dominion Parkway Bus Stop. Prior to the issuance of the first Non-RUP for any new development on the Property, the Applicant shall install a

concrete bus stop pad along the right-of-way in front of the Property to allow the placement of a future bus shelter at the existing bus stop on New Dominion Parkway.

C. Bus Routes. In accordance with the Public Access Easement granted to the Board of Supervisors by deed recorded in Deed Book 12452 at Page 1614, the Applicant shall continue to allow Fairfax County and WMATA transit buses and shuttles to access the Property for the purposes of picking up and dropping off passengers. The exact circulation routes through the Property shall be determined jointly by the Applicant, the Hunter Mill District Supervisor's office, and FCDOT, which may be modified from time to time as circumstances warrant.

SITE DESIGN

19. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the DP, subject to allowances for the installation of fences, utilities, and/or trails, which shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed.

20. Tree Preservation and Landscaping.

A. Preservation of Existing Trees. Prior to submission of each site plan for the Proposed Development, the Applicant shall consult with UFMD to identify which trees on the Property may be impacted by the Applicant's construction of the applicable portion of the Proposed Development. Should the Applicant and UFMD determine that existing trees on the Property may be impacted by the Applicant's construction of the Proposed Development, then the Applicant shall prepare and submit to UFMD a tree preservation plan that conforms to all Public Facilities Manual requirements for tree preservation plans and narratives applied to the Property as defined by the limits of clearing and grading proposed for the Applicant's construction of the Proposed Development (each a "Tree Preservation Plan"). The Applicant shall submit the Tree Preservation Plan to UFMD for review and approval as part of site plan submission(s) for the Proposed Development. The Applicant shall save those trees identified in the Tree Preservation Plan as intended to be saved or as otherwise approved by UFMD. All relocated or new public and/or private utilities serving the Proposed Development shall be located to avoid trees that are to be preserved pursuant to the Tree Preservation Plan, as determined by UFMD. As part of the Tree Preservation Plan, the Applicant shall list tree preservation and maintenance activities designed to maximize the survivability of each tree designated for preservation, including, but not limited to, pre-construction root pruning and crown pruning, vertical and horizontal mulching and fertilization. All trees shown to be preserved on the Tree Preservation Plan and site plan shall be protected by 14-gauge welded wire fencing, a minimum of four (4) feet in height, attached to steel posts spaced no farther than ten (10) feet apart. The fencing shall be erected at the proposed limits of disturbance prior to commencement of any

clearing or grading on the relevant portion(s) of the site, and shall be made clearly visible to construction personnel.

B. Tree Removal and Replacement. During the County's review of the site plan(s) for the Proposed Development, if it is determined necessary by UFMD to permit the removal of any trees previously designated to be preserved on a Tree Preservation Plan, the Applicant shall provide supplemental plantings at another location(s) on the Property according to the directions of UFMD and consistent with the tree canopy requirements of the PFM.

C. Landscape Plan. As part of each site plan submission for the Proposed Development, the Applicant shall submit for review and approval by DPWES a detailed landscape plan for the portion of the Property covered by the subject site plan (each a "Landscape Plan"). Such Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on Sheet 6 of the DP. Such Landscape Plan shall include the applicable Tree Preservation Plan and proposed new plantings, including deciduous trees, evergreen trees, shrubs, bushes and similar under plantings.

21. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 and Section 9-308(7) of the Zoning Ordinance. The Applicant reserves the right to provide monument signage not specifically shown on the DP, provided it conforms to Article 12 and/or pursuant to approval by the Planning Commission in accordance with the standards set forth in the Zoning Ordinance for Comprehensive Sign Plans.

ARCHITECTURAL DESIGN AND BUILDING MATERIALS

22. Architecture and Materials. Building architecture, colors, and materials shall be submitted to the Reston Town Center Association Design Review Board ("DRB") for approval and shall be compatible with the existing Hospital and office buildings.

23. Parking Deck Architecture. Those portions of new above-grade parking structures that front public streets and/or abut residential communities shall incorporate architectural features or façade elements to help break up the mass and bulk of the parking structures, as well as provide a pedestrian sense of scale. The Applicant shall be permitted to vary the façade treatments among each of the parking structures to match the architectural style of the buildings each serves, provided that the character and quality of treatments are comparable across the Property. The entire garage façade shall be constructed with high-quality architectural block, stone, stone-like material, colored pre-cast concrete or a comparable material. The garage façade shall incorporate architectural treatments such as "ribbing," eyebrows, or other details that complement the architecture of the adjacent medical office buildings, as the same may be approved by the DRB in accordance with Proffer 22 herein.

GREEN BUILDING PRACTICES

24. LEED Certification for New Buildings. The Applicant shall obtain certification under the U.S. Green Building Council's ("USGBC") Leadership in Energy and Environmental Design ("LEED") certification, or other equivalent rating system, for the new Medical Office Building

to be constructed on the Property. Certification shall be under either the most current version of the LEED for New Construction ("LEED-NC"), LEED for Core and Shell ("LEED-CS"), or LEED for Healthcare Facilities ("LEED-HC") rating systems, or another equivalent rating system. Nothing in this Proffer shall be construed to require LEED certification for any existing building on the Property that is subject to interior or exterior renovations or modifications, or that must be partially or wholly reconstructed due to casualty.

A. As part of the initial site plan submission for the Medical Office Building, the Applicant shall include a statement certifying that a LEED-accredited professional (LEED-AP), who is also a professional engineer or architect is a member of the Applicant's design team, and that the LEED-AP has provided direction to incorporate sustainable design elements and innovative technologies into the building's design to facilitate attainment of LEED certification, or another equivalent rating system, pursuant to this Proffer. The Applicant also shall provide a list of specific credits within the most current version of the LEED-NC or LEED-CS (or, if applicable, LEED-HC or another LEED rating system selected by the Applicant as specified above) rating system that the Applicant anticipates incorporating in the design of such building. As part of such submission, the Applicant's LEED-AP shall provide certification statements confirming that the proposed credits will satisfy the minimum number of credits necessary to attain LEED or equivalent certification of the subject building.

B. Prior to the approval of a site plan for the Medical Office Building, the Applicant shall execute a separate agreement and post, as a "Green Building Escrow," in the form of cash or a letter of credit from an institution acceptable to DPWES an amount equal to $2.00 per square foot of development in such building to be held in an escrow account by the County to ensure compliance with this Proffer. This escrow shall be in addition to and separate from other bond requirements and shall be released to the Applicant upon the Medical Office Building's certification under the LEED-CS or LEED-NC (or, if applicable, LEED-HC or another LEED or equivalent program selected by the Applicant as specified above) rating system by the USGBC. A letter or other documentation from the USGBC or equivalent certifying organization stating that the building has obtained certification shall be sufficient to demonstrate compliance with this Proffer. In the event the Applicant fails to produce documentation of the Property's certification under the LEED-CS or LEED-NC (or, if applicable, LEED-HC or another LEED or equivalent rating system selected by the Applicant as specified above) rating system within one (1) year following the issuance of the final Non-RUP for the Medical Office Building, then the escrow shall be released to Fairfax County as the sole remedy available for the building's failure to secure LEED or equivalent certification under this Proffer and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

25. Green Building Practices for Additions to Existing Buildings. For all additions to existing buildings on the Property, as shown on the DP, the Applicant's LEED AP shall identify opportunities to incorporate some or all of the following green building design elements into any renovations or expansions of the existing buildings, as applicable:

A. Design by an architectural firm with at least one LEED (or equivalent program) accredited professional on the team;

B. Allocate space for storage of recyclables, including but not limited to, fluorescent light bulbs, paper, cardboard, aluminum and glass, and provide for collection of recyclables within the Proposed Development;

C. Prohibit smoking in all indoor spaces, with smoking areas provided outside the building at least 25 feet from all doors and air intakes.

D. Incorporate Erosion and Sediment Control measures;

E. Provide bicycle facilities for a minimum of 40 bicycles throughout the Proposed Development to encourage bicycling.

F. Use highly reflective roof materials for all buildings that are expanded;

G. All newly-installed or replacement site lighting will be certified, prior to bond release, by an accredited professional to meet American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE/IESNA Standard 90.1-2007) standards to reduce nighttime pollution, avoid spillage offsite, and maintain minimum and maximum recommended levels; and Article 14, Section 9 of the Fairfax County Zoning Ordinance;

H. Non-ozone-depleting refrigerants will be specified for all new cooling systems;

I. Low emitting materials will be used for paints, sealants, carpeting, and composite board will be formaldehyde-free.

J. At least 50% of construction debris and reusable materials will be diverted to a recycling facility, salvage yard, or other site for reuse.

L. Wherever possible during construction, use materials with a high recycled content, and rapidly renewable materials.

M. During construction, follow the guidelines of the Sheet Metal and Air Conditioning National Contractors Association Indoor Air Quality guidelines to promote better air quality after construction.

N. Reduce impervious surface for the overall Proposed Development by using structured parking decks.

O. Install insulated/Low E High Performance glazing in renovated areas or expansion areas.

P. Use efficient landscape irrigation and local/drought tolerant plant species to reduce potable water use for irrigation.

LIGHTING

26. Lighting. All proposed on-site, outdoor and parking garage lighting provided with the Proposed Development shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance. Light poles in new or upgraded surface parking lots and on the top level of the proposed Parking Decks, as well as building-mounted security lighting, shall all use shielded cut-off fixtures and be directed inward and downward such that the lamp surface is not directly visible to adjacent properties. The exposed portions of the above-grade Parking Decks that have frontage on New Dominion Parkway or Town Center Parkway shall be constructed with solid vertical perimeter walls, not less than 32 inches in height, for the purpose of blocking headlights from shining into adjacent residences. Lighting within the stair towers shall be designed to contain light within the tower and prevent light from spilling outward in order to mitigate the impact of light pollution on adjacent residences. Light poles on the top level of the parking garage will be confined to the center of the structure. Wall-mounted sconces, which direct light inward and downward, shall be used along the perimeter of the top level. Lighting within the parking garage and along the perimeter of the top deck of the parking garage shall be of low intensity and recessed design.

A. Construction Lighting. During construction of the Proposed Development, the Applicant shall reduce glare from OSHA, VOSHA, VUSBA, and local ordinance-required superstructure lighting to the extent possible without violating the aforementioned laws, regulations, or policies. The Applicant shall present measures such as cut-off shields, lower intensity or lower number of light bulbs dimming or extinguishing lighting after construction hours to appropriate construction inspectors for their consideration and will be implemented by the Applicant if approved.

STORMWATER MANAGEMENT

27. Stormwater Management Facilities. As of the date of these Proffers, stormwater runoff from the Property is managed by a combination of on-site and off-site facilities, as indicated on Sheets 8 and 9 of the DP (the "Existing SWM Facilities"). The Existing SWM Facilities provide both water quantity and water quality benefits to the Property. Stormwater management for the Proposed development shall be provided in conformance with Sheets 8 and 9 of the DP and the Public Facilities Manual, as determined by DPWES.

MISCELLANEOUS

28. Trash Collection. The Applicant shall not permit refuse collection on the Property between the hours of 9:00 p.m. and 6:00 a.m. the following day.

29. Construction Hours. The Applicant shall prohibit all contractors and subcontractors from conducting any site preparation work or exterior construction on buildings prior to 7:00 am or after 9:00 pm each day from Monday through Saturday. No site preparation work or exterior construction on buildings shall be permitted on Sunday. These restrictions shall not apply to work conducted within enclosed buildings.

30. Advance Density Credit. Advance 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 Manual ("PFM"), at the time of site plan approval for the Property.

31. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a PCA without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA does not adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of this PCA shall otherwise remain in full force and effect.

32. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

33. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

34. Annual Escalation Clause. For all proffers in this document specifying contribution amounts or budgets for the construction of improvements of facilities, the contribution and/or budget amount shall escalate on a yearly basis from the base year of 2010 and change effective each January 1 thereafter, consistent with the Code of Virginia. For all proffers in this document not specifying contribution amounts or budgets for operational expenses, including but not limited to, Proffer 13 (Transportation Demand Management), the contribution and/or budget amount shall escalate on a yearly basis from the base year of 2010 and change effective each January 1 thereafter, based on changed in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

RESTON HOSPITAL CENTER, LLC

Title Owner of and Agent for Tax Map 17-1 ((1)) Parcels 15B, 17, and 3H1; Title Owner of Tax Map 17-1 ((19)) Parcels B, 100, 201, 206, 210, 303, 308A, 310, 311A and 412A; Ground Lessor of Tax Map 17-1 ((1)) Parcel 17

By: Margaret G. Lewis

Its: Senior Vice President

THE HOSPITAL CENTER MEDICAL PAVILION CONDOMINIUM ASSOCIATION

Title Owner of the medical office building and a portion of the land upon which it is located. Agent for unit owners of Tax Map 17-1 ((19)) B, C5, C6, 100, 201, 206, 207, 208, 209, 210, 301, 303, 308A, 308B, 310, 311A, 314A, 400, 406, 409, 410, 411A and 412A.

By: William A. Adams

Its: President

THE HOSPITAL CENTER MEDICAL PLAZA CONDOMINIUM ASSOCIATION

Title Owner of the medical office building and a portion of the land upon which it is located. Agent for unit owners of Tax Map 17-1 ((14)) Parcels 101, 103, 105, 110, 111, 113, 115, 116, 117, 118, 120, 201, 202, 205, 206, 207, 209, 210, 212, 214, 215, 218, 220A, 222, 301, 303, 305, 306, 307, 308, 309, 310, 311, 312, 313, 315, 316, 317, 319, 320, 401A, 402, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 418, 419 and 420.

By: William A. Adams

Its: President

PARKWAY MEDICAL TOWER CONDOMINIUM ASSOCIATION

Ground Lessee of Tax Map 17-1 ((1)) Parcel 17, owned by Reston Hospital Center LLC. Agent for unit owners of Tax Map 17-1 ((28)) 100, 120, 130, 140, 150, 160, 180, 210, 220, 220A, 225, 230, 240, 250, 255, 260, 270, 280, 300, 300A, 310, 335, 340, 350 and 460.

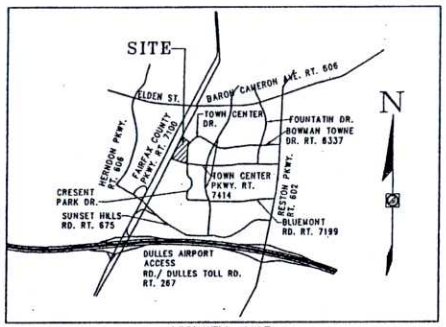
By: Kelly Manion

Its: President

APPENDIX 4

DEVELOPMENT PLAN/
PROFFERED CONDITION AMENDMENT PLAT/
DEVELOPMENT PLAN AMENDMENT
DPA-89-C-025-04
RESTON HOSPITAL CAMPUS

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
APRIL 8, 2009



VICINITY MAP
SCALE=1"=2000'

PROJECT TEAM

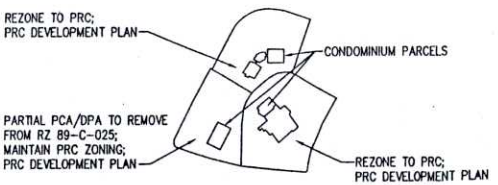
APPLICANT:
RESTON HOSPITAL CENTER
1850 TOWN CENTER PARKWAY
RESTON, VA 20190

CIVIL ENGINEER/ PLANNER/
LANDSCAPE ARCHITECT:
ADTEK ENGINEERS, INC.
3251 OLD LEE HIGHWAY, SUITE 405
FAIRFAX, VA 22030

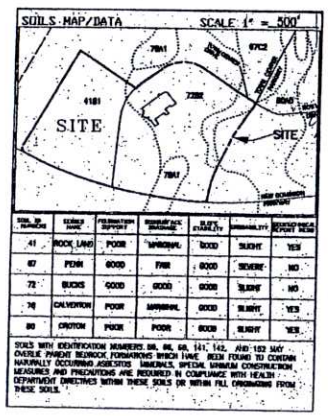
ARCHITECT:
EARL SWENSSON ASSOCIATES
RICHARD L. MILLER, ARCHITECT
2100 WEST END AVENUE
VANDERBILT PLAZA, SUITE 1200
NASHVILLE, TN 37203

LAND USE ATTORNEY:
COOLEY GODWARD KRONISH, LLP
RESTON TOWN CENTER
11951 FREEDOM DRIVE
RESTON, VA 20190

TRAFFIC ENGINEER:
GOROVE/SLADE ASSOCIATES, INC.
3914 CENTREVILLE ROAD, SUITE 330
CHANTILLY, VA 20151



PARCEL DIAGRAM
SCALE 1"=1000'

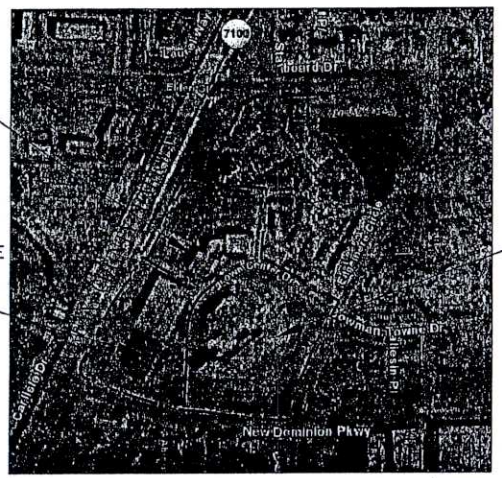


SOIL ID NUMBER	SOILS NAME	FOUNDATION SUPPORT	EXCAVATION DIFFICULTY	SLOPE STABILITY	EROSION POTENTIAL	EXCESS SOILS FOR OFF SITE USE
41	ROCK LAND	POOR	MINIMAL	GOOD	SLIGHT	YES
67	PEAN	GOOD	FAIR	GOOD	SEVERE	NO
72	BUCKS	GOOD	GOOD	GOOD	SLIGHT	NO
76	CALVERTON	POOR	MINIMAL	GOOD	SLIGHT	YES
80	CROTON	POOR	POOR	GOOD	SLIGHT	YES

SOILS WITH IDENTIFICATION NUMBERS 59, 66, 68, 141, 142, AND 182 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

EXISTING I-5 7.50± A.C.
REZONE TO PRC;
PRC DEVELOPMENT PLAN

EXISTING PRC 9.33± A.C.
PARTIAL PCA/DPA TO REMOVE
FROM RZ 89-C-025;
MAINTAIN PRC ZONING;
PRC DEVELOPMENT PLAN



EXISTING C-3 14.81± A.C.
REZONE TO PRC;
PRC DEVELOPMENT PLAN

SHEET INDEX	
PAGE #	SHEET TITLE
1	COVER SHEET – DP/PCAP/DPA
2	NOTES – TABULATIONS
3	SITE CONTEXT – OVERALL MASTER PLAN
4	UTILITY PLAN
5	EXISTING VEGETATIVE MAP
6	LANDSCAPE PLAN
7	PEDESTRIAN CIRCULATION PLAN
8	PRELIMINARY BEST MANAGEMENT PRACTICES PLAN
9	PRELIMINARY STORMWATER MANAGEMENT PLAN
10	ADEQUATE OUTFALL ANALYSIS
11	ADEQUATE OUTFALL ANALYSIS
12	ARCHITECTURAL ELEVATIONS
13	ARCHITECTURAL ELEVATIONS
14	ARCHITECTURAL EXHIBIT
INCLUDED FOR INFORMATION ONLY: RZ 89-C-025	
15	REZONING PLAT
16	REZONING PLAT
17	GENERALIZED DEVELOPMENT PLAN
18	GENERALIZED DEVELOPMENT PLAN
INCLUDED FOR INFORMATION ONLY: 91-C-01-02	
19	SE – PCA PLAT – TCCP SHEET 1
20	SE – PCA PLAT – TCCP SHEET 2
21	SE – PCA PLAT – TCCP SHEET 3
22	SE – PCA PLAT – TCCP SHEET 4
23	SE – PCA PLAT – TCCP SHEET 5
24	SE – PCA PLAT – TCCP SHEET 6
25	SE – PCA PLAT – TCCP SHEET 7

ADTEK
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE
3251 Old Lee Highway, Suite 405
Fairfax, Virginia 22030
Phone: 703-691-4040 Fax: 703-691-4056
www.adtekengineers.com

ESa
Earl Swensson Associates
2100 West End Avenue Vanderbilt Plaza
Nashville, Tennessee 37203
Richard L. Miller, Architect

REVISION DATE	DESCRIPTION
05/20/09	FLOOR AREA & DESIGN COMMENTS
08/7/09	RESPONSE TO COUNTY COMMENTS
09/1/09	RESPONSE TO COUNTY COMMENTS
10/14/09	RESPONSE TO COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
JOHN F. SOUSER
Lic. No. 018293
JAN 12 2010
PROFESSIONAL ENGINEER

THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE SOLE BLOCK ONLY AND ONLY IF IT IS STAMPED WITH AN ORIGINAL BLACK STAMP AND SIGNED IN BLUE.

RESTON HOSPITAL CAMPUS
DPA-89-C-025-04
HUNTER MILL DISTRICT RESTON, VA
COVER SHEET – DP/PCAP/DPA

SCALE:	N.A.	DATE:	02-13-09	SHEET#	
DRAWN BY:	JCB	CHECKED BY:	DP	PROJECT NUMBER:	0801.14

1 OF 25

RESTON HOSPITAL CAMPUS

1. LOCATION: FAIRFAX COUNTY TAX MAP 17-1-((1)) PARCELS 3H1, 15B, 17, AND 17-1-((19)) PARCELS B, C5, C6, 100, 201, 206, 207, 208, 209, 210, 301, 303, 308A, 308B, 310, 311A, 314A, 400, 406, 409, 410, 411A, 412A, AND 17-1-((14)) PARCELS 101, 103, 105, 110,111, 113, 115, 116,117,118, 120, 201, 202, 205, 206, 207, 209, 210, 212, 214, 215, 218, 220A, 222, 301, 303, 305, 306, 307, 308, 309, 310, 311, 312, 313, 315, 316, 317, 319, 320, 401A, 402, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 418, 419, 420, AND 17-1-((28)) PARCELS 100, 120, 130, 140, 150, 160, 180, 210, 220, 220A, 225, 230, 240, 250, 255, 260, 270, 280, 300, 300A, 310, 335, 340, 350 AND 460.

2. EXISTING ZONING: THE SITE CONSISTS OF APPROXIMATELY 31.65 ACRES THAT INCLUDES 14.81 ACRES ZONED C-3 (HOSPITAL), 9.33 ACRES ZONED PRC (MEDICAL OFFICE BUILDING AND PARKING GARAGE), AND 7.50 ACRES ZONED I-5 (MEDICAL OFFICE BUILDING). THE SITE IS ALSO WITHIN AN OVERLAY DISTRICT KNOWN AS THE RESTON TOWN CENTER ASSOCIATION DISTRICT (RTCAD).

3. THE PROPERTY IS OWNED BY RESTON HOSPITAL LLC AND MULTIPLE CONDOMINIUM UNIT OWNERS. PLEASE SEE AFFIDAVIT FOR DETAILED OWNERSHIP INFORMATION.

4. THE PURPOSE OF THIS DEVELOPMENT PLAN IS TO REZONE A PORTION OF THE RESTON HOSPITAL CAMPUS FROM I-5 TO PRC, AND REZONE A PORTION OF THE RESTON HOSPITAL CAMPUS FROM C-3 TO PRC. THE PURPOSE OF THE PROFFER CONDITION AMENDMENT PLAT/DEVELOPMENT PLAN AMENDMENT ON THE PRC PORTION OF THE RESTON HOSPITAL CAMPUS (CP-89-C-025-03) IS TO BE REMOVED FROM GENERALIZED DEVELOPMENT PLAN PART 1 & 2 RESTON AND MAINTAIN ITS ZONING AS PRC.

5. COMPREHENSIVE PLAN: THE SUBJECT PROPERTY IS LOCATED WITHIN SUB-UNIT D-1 OF THE RESTON PARKWAY TRANSIT STATION AREA IN AREA III. THE COMPREHENSIVE PLAN STATES THAT SUB-UNIT D-1 SHOULD BE PLANNED AND APPROVED FOR A MIX OF USES INCLUDING OFFICE, RETAIL, RESIDENTIAL, INSTITUTIONAL AND COMMUNITY-SERVING USES UP TO 0.70 FAR.

6. BOUNDARY AND TOPOGRAPHIC INFORMATION: BOUNDARY INFORMATION FOR THE SUBJECT SITE IS TAKEN FROM AN ALTA SURVEY PREPARED BY B.W. SMITH IN FALL OF 2008 AND DOES REFLECT TITLE INFORMATION. TOPOGRAPHIC INFORMATION PRESENTED IS AT A ONE-FOOT CONTOUR INTERVAL AND IS BASED ON AERIAL MAPPING.

7. MINOR MODIFICATIONS: THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THIS DEVELOPMENT PLAN/ PROFFERED CONDITION AMENDMENT PLAT/ PLAN CONSISTING OF 25 SHEETS, PREPARED BY ADTEK ENGINEERS, INC. MINOR MODIFICATIONS MAY BE PERMITTED WHEN NECESSITATED BY FINAL SITE DESIGN AND ENGINEERING AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES ("DPWES").

8. WATER AND SEWER: THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

9. STORMWATER MANAGEMENT/ BEST MANAGEMENT PRACTICES (SWM/BMP): SEE PRELIMINARY STORMWATER MANAGEMENT PLAN, PRELIMINARY BEST MANAGEMENT PRACTICES PLAN AND OUTFALL ANALYSIS PLAN.

10. UTILITY EASEMENTS: TO THE BEST OF THE APPLICANTS KNOWLEDGE AND BELIEF, THE FOLLOWING EASEMENTS ARE MAJOR UNDERGROUND UTILITY EASEMENTS ON THE RESTON HOSPITAL CAMPUS:

- FAIRFAX COUNTY WATER AUTHORITY RECORDED IN DEED BOOK 5403 PAGE 1502.
- VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 5697 PAGE 27.
- COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 2671 PAGE 389.
- ATLANTIC SEABOARD CORPORATION RECORDED IN DEED BOOK 3079 PAGE 459.

11. PUBLIC IMPROVEMENTS: NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS PLAN.

12. CLEARING AND GRADING: THE APPROXIMATE LIMITS OF CLEARING AND GRADING ARE AS GENERALLY SHOWN.

13. MODIFICATION/ WAIVERS REQUESTS: THE PROPOSED USES ARE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS, WITH THE EXCEPTION OF:
- TRANSITIONAL SCREENING WAIVER AND BARRIER: LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF THE ZONING ORDINANCE, EXCEPT THAT THE APPLICANT IS REQUESTING A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIREMENTS BETWEEN THE EXISTING RESIDENTIAL USES AND THE RESTON HOSPITAL CAMPUS PURSUANT TO SECTION 13-304.
- INTERIOR PARKING LOT LANDSCAPING:
LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF THE ZONING ORDINANCE, AND CHAPTER 12 OF THE PUBLIC FACILITIES MANUAL EXCEPT THAT THE APPLICANT IS REQUESTING A MODIFICATION OF THE INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING PURSUANT TO SECTION 13-201 AND 202 OF THE ZONING ORDINANCE.

14. TRAILS: THERE IS AN EXISTING EIGHT FOOT TRAIL THAT WAS BUILT AS PART OF THE FAIRFAX COUNTY PARKWAY CONSTRUCTION PROJECT NUMBER R-000-029-249-C-530 (DEED BOOK 11841 PAGE 1324). IN ADDITION, SIDEWALKS EXIST ON NEW DOMINION PARKWAY AND TOWN CENTER PARKWAY.

15. GRAVES: TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT, OR STRUCTURE MARKING A PLACE OF BURIAL ON THE RESTON HOSPITAL CAMPUS.

16. SCENIC ASSETS/ NATURAL FEATURES: THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PRESERVATION ON THIS PROPERTY.

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

18. SIGNAGE: ENTRY AND DIRECTORY SIGNAGE CURRENTLY EXIST ON SITE. ADDITIONAL SIGNAGE, IF ANY, WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN. ALL SIGNS SHALL COMPLY WITH THE ZONING ORDINANCE.

19. SCHEDULE: THE DEVELOPMENT SCHEDULE SHALL BE DETERMINED BY THE APPLICANT BASED ON THE NEEDS OF THE HOSPITAL.

20. FLOODPLAIN: THERE IS NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THIS SITE. THE ENTIRE RESTON HOSPITAL CAMPUS IS IN A RESOURCE MANAGEMENT AREA (RMA).

21. SOILS: THE FAIRFAX COUNTY SOILS MAP IS SHOWN ON THE COVER SHEET.

22. ARCHITECTURAL STATEMENT: THE ARCHITECTURAL ELEMENT FOR THE PROPOSED ADDITIONS AND GARAGES WILL BE CONSISTENT WITH THE EXISTING HOSPITAL AND THE EXISTING GARAGES.

23. MAXIMUM BUILDING HEIGHT IS 110'.

DP/PCAP BUILDING GROSS FLOOR AREA (GFA) TABULATIONS

EXISTING BUILDING AREA		PROPOSED BUILDING AREA	
C-3 PARCEL:			
EXISTING HOSPITAL	313,657 SF*	TOTAL HOSPITAL AREA	453,417 SF**
EXISTING MEDICAL OFFICE BUILDING	66,800 SF	TOTAL MEDICAL OFFICE BUILDING AREA	511,350 SF
I-5 PARCEL:			
EXISTING MEDICAL OFFICE BUILDING	124,763 SF		
PRC PARCEL:			
EXISTING MEDICAL OFFICE BUILDING	125,000 SF	TOTAL BUILDING AREA	964,767 SF
		TOTAL SITE AREA FOR RESTON HOSPITAL CAMPUS	31.65 AC (1,378,238 SF)
		MAXIMUM FLOOR AREA RATIO TO BE CONSTRUCTED ON THE PROPERTY	0.70 FAR***
TOTAL BUILDING AREA	630,220 SF		
TOTAL SITE AREA FOR RESTON HOSPITAL CAMPUS	31.65 AC (1,378,238 SF)		
FLOOR AREA RATIO	0.46 FAR		

* EXCLUDES 16,475 SF OF EXISTING CELLAR SPACE
** EXCLUDES 16,475 SF OF EXISTING CELLAR SPACE AND 35,555 SF OF PROPOSED CELLAR SPACE
*** THE IMPROVEMENTS SHOWN ON SHEET 3 ADD UP TO A TOTAL OF 983,915 SQUARE FEET OF GFA ON THE PROPERTY, WHICH EQUATES TO A 0.71 FAR. WITH THIS PLAN, THE APPLICANT COMMITS TO CONSTRUCT NO MORE THAN A TOTAL OF 964,767 SQUARE FEET OF GFA ON THE PROPERTY, WHICH EQUATES TO A 0.70 FAR.

DEVELOPMENT PLAN AMENDMENT AREA TABULATION:

ACREAGE
ORIGINAL: 86.27 ACRES (ORIGINAL ACREAGE IN RZ 89-C-025)
PROPOSED: 9.33 ACRES (PROPOSED FOR REMOVAL FROM RZ 89-C-025)
RESIDUAL: 76.94 ACRES

DENSITY

APPROVED WITH RZ 89-C-025
A) NON-RESIDENTIAL: 0.50 FAR X 86.27 AC = 1,878,960 SQ FT
B) RESIDENTIAL: 50 DU/AC X 86.27 = 4,313 DU

CONSTRUCTED PER RZ 89-C-025
A) NON-RESIDENTIAL: 125,000 SQ FT
B) RESIDENTIAL: 709 DU

EXISTING DEVELOPMENT REMOVED FROM RZ 89-C-025 WITH PCA/DPA - 9.33 ACRES
A) NON-RESIDENTIAL: 125,000 SQ FT
B) RESIDENTIAL: 0 DU

RESIDUAL DENSITY REMAINING FOR RZ 89-C-025 - 76.94 ACRES
A) NON-RESIDENTIAL: 1,675,753 RESIDUAL SQ FT (1,878,960 SQ FT - 125,000 SQ FT = 1,675,753 SQ FT)
B) RESIDENTIAL: 4,313 DU APPROVED FOR RZ 89-C-025 - 467 (9.33 ACRES REMOVED X 50 DU = 467 DU) = 3,847 DU REMAINING FOR RZ 89-C-025
3,847 DU REMAINING FOR RZ-89-C-025 - 709 EXISTING DU = 3,138 DU REMAINING AFTER PCA

LOT REQUIREMENTS:
THERE ARE NO MINIMUM LOT AREA REQUIREMENTS FOR EACH USE OR BUILDING, PROVIDED THAT A PRIVACY YARD HAVING A MINIMUM AREA OF 200 SQUARE FEET, SHALL BE PROVIDED ON EACH SINGLE FAMILY ATTACHED DWELLING UNIT LOT, UNLESS WAIVED BY THE BOARD IN CONJUNCTION WITH THE APPROVAL OF A DEVELOPMENT PLAN.

THERE IS NO MINIMUM LOT WIDTH REQUIREMENT FOR EACH USE OR BUILDING.

BULK REGULATIONS:
THERE ARE NO BUILDING HEIGHT, FLOOR AREA RATIO, OR LOT COVERAGE REQUIREMENTS IN THE PRC ZONE. THE LOCATION AND ARRANGEMENT OF STRUCTURES SHALL NOT BE DETRIMENTAL TO EXISTING OR PROSPECTIVE ADJACENT DWELLINGS OR TO THE EXISTING OR PROSPECTIVE DEVELOPMENT OF THE NEIGHBORHOOD.

REQUIRED PARKING

HOSPITAL:	
REQUIRED - 2.9 SPACES PER HOSPITAL BED - (339 BEDS):	984 SPACES
MEDICAL OFFICE BUILDING:	
REQUIRED - 2.6 SPACES PER 1000 SF MEDICAL OFFICE BUILDING - 517,348 SF	1,346 SPACES
TOTAL REQUIRED FOR RESTON HOSPITAL CAMPUS:	2,330 SPACES

PROVIDED PARKING

SURFACE PARKING PROVIDED:	1,121 SPACES
GARAGE PARKING PROVIDED:	1,493 SPACES
TOTAL PROVIDED PARKING:	2,614 SPACES

LOADING SPACES
HOSPITAL:
REQUIRED - 1 SPACE FIRST 10,000 SQ FT PLUS 1 SPACE EACH ADDITIONAL 100,000 SQ FT
PROVIDE - 13 LOADING SPACES

OPEN SPACES CALCULATIONS

TOTAL SITE AREA	31.65 AC
TOTAL OPEN SPACE	9.10 AC
% OF OPEN SPACE PROVIDED	28%

EXISTING TOWN CENTER DRIVE CROSS SECTION

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L) — Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) — Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L) — PRC Plan (16-303 1E & 1O)
FDP - P Districts (except PRC) 916-502 1F & 1Q) — Amendments (18-202 10F & 10I)

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

■ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to 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 8 & 9.

■ 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
(e.g., dry pond A, infil. trench, underground vault, etc.)						
EX. SAND FILTER #[illegible]	3.1	-	3.1	-	-	-
EX. SAND FILTER #[illegible]	1.3	-	1.3	-	-	-
Totals						

■ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet ______. Pond inlet and outlet pipe systems are shown on Sheet N/A.

5. Maintenance accesses (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 8, 9 & 10.

■ 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 8, 9 & 10.

■ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 8, 9 & 10.

■ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 8, 9 & 10.

11. A submission waiver is requested for N/A.

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

Revised 2-21-2006

REVISION DATE	DESCRIPTION
04/08/09	FLOOR AREA REVISION
05/21/09	RESPONSE TO COUNTY COMMENTS
09/1/09	RESPONSE TO COUNTY COMMENTS
10/14/09	RESPONSE TO COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA — JOHN F. SOUSER — Lic. No. 018293 — PROFESSIONAL ENGINEER

THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE TITLE BLOCK ONLY AND ONLY IF IT IS STAMPED WITH AN ORIGINAL INK STAMP AND SIGNED IN BLUE.

RESTON HOSPITAL CAMPUS
DPA-89-C-025-04
HUNTER MILL DISTRICT — RESTON, VA

NOTES - TABULATIONS

SCALE: 1"=80'	DATE: 02-13-09	SHEET#
DRAWN BY: JCB	CHECKED BY: DP	PROJECT NUMBER: 0801.14 — 2 OF 25

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Richard L. Miller, Architect

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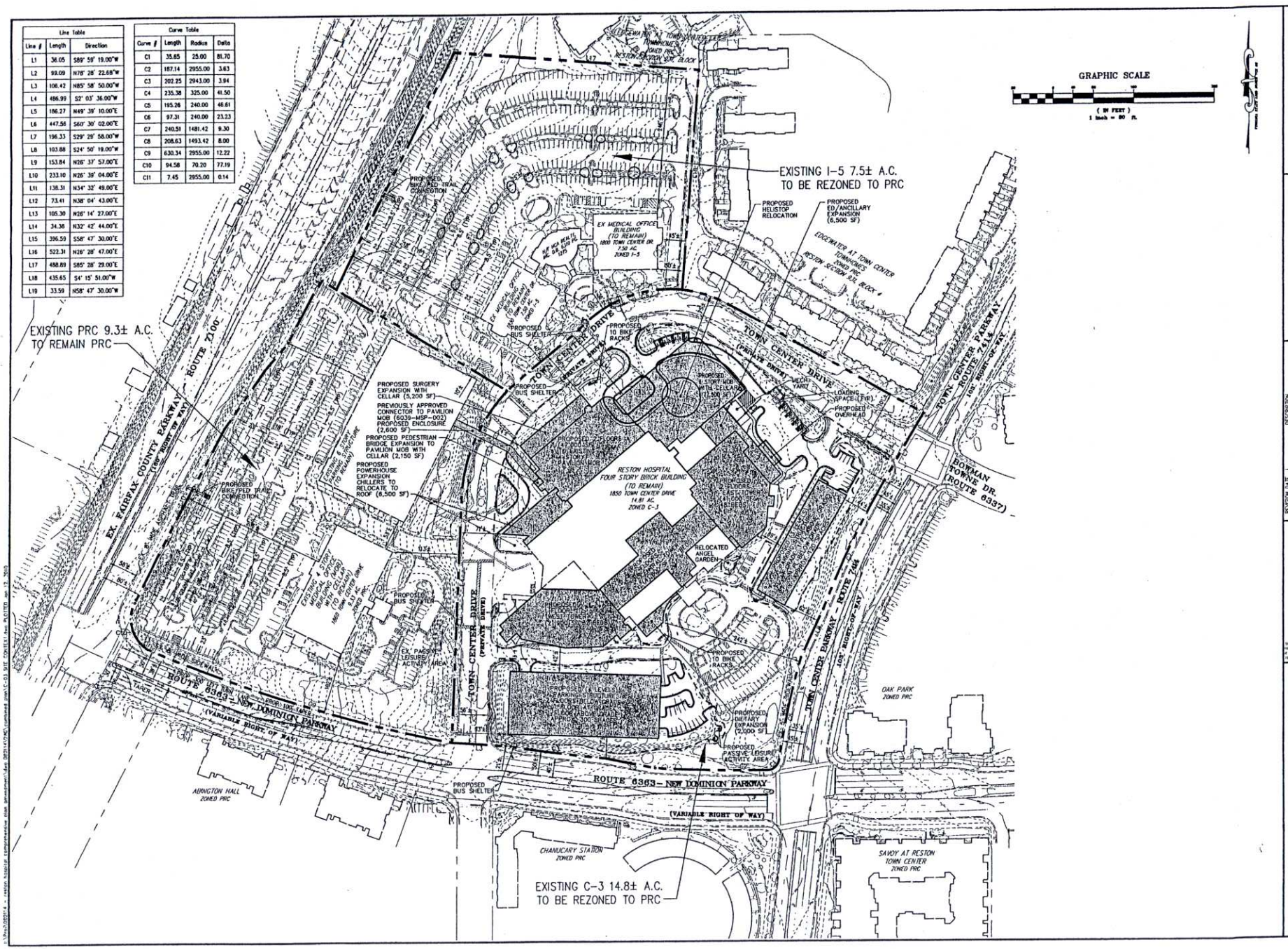
Line Table		
Line #	Length	Direction
L1	36.05	S89° 59' 19.00"W
L2	99.09	N78° 28' 22.68"W
L3	106.42	N85° 58' 50.00"W
L4	486.99	S2° 03' 36.00"W
L5	186.27	N49° 39' 10.00"E
L6	447.56	S60° 30' 02.00"E
L7	196.33	S29° 29' 58.00"W
L8	103.88	S24° 50' 19.00"W
L9	153.84	N26° 37' 57.00"E
L10	233.10	N26° 39' 04.00"E
L11	138.31	N34° 32' 49.00"E
L12	73.41	N38° 04' 43.00"E
L13	105.30	N26° 14' 27.00"E
L14	34.38	N32° 42' 44.00"E
L15	396.59	S58° 47' 30.00"E
L16	522.31	N26° 28' 47.00"E
L17	488.89	S85° 28' 29.00"E
L18	435.65	S4° 15' 51.00"W
L19	33.59	N58° 47' 30.00"W

Curve Table			
Curve #	Length	Radius	Delta
C1	35.65	25.00	81.70
C2	187.14	2955.00	3.63
C3	202.25	2943.00	3.94
C4	235.38	325.00	41.50
C5	195.26	240.00	46.61
C6	97.31	240.00	23.23
C7	240.51	1481.42	9.30
C8	208.63	1493.42	8.00
C9	630.34	2955.00	12.22
C10	94.58	70.20	77.19
C11	7.45	2955.00	0.14



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REVISION DATE	DESCRIPTION
04/08/09	FLOOR AREA REVISION
05/21/09	RESPONSE TO COUNTY COMMENTS
09/1/09	RESPONSE TO COUNTY COMMENTS
10/14/09	RESPONSE TO COUNTY COMMENTS
01/12/10	NEW DOMINION PARKWAY REVISIONS

COMMONWEALTH OF VIRGINIA
JOHN F. SOUSER
Lic. No. 018293
JAN 12 2010
PROFESSIONAL ENGINEER

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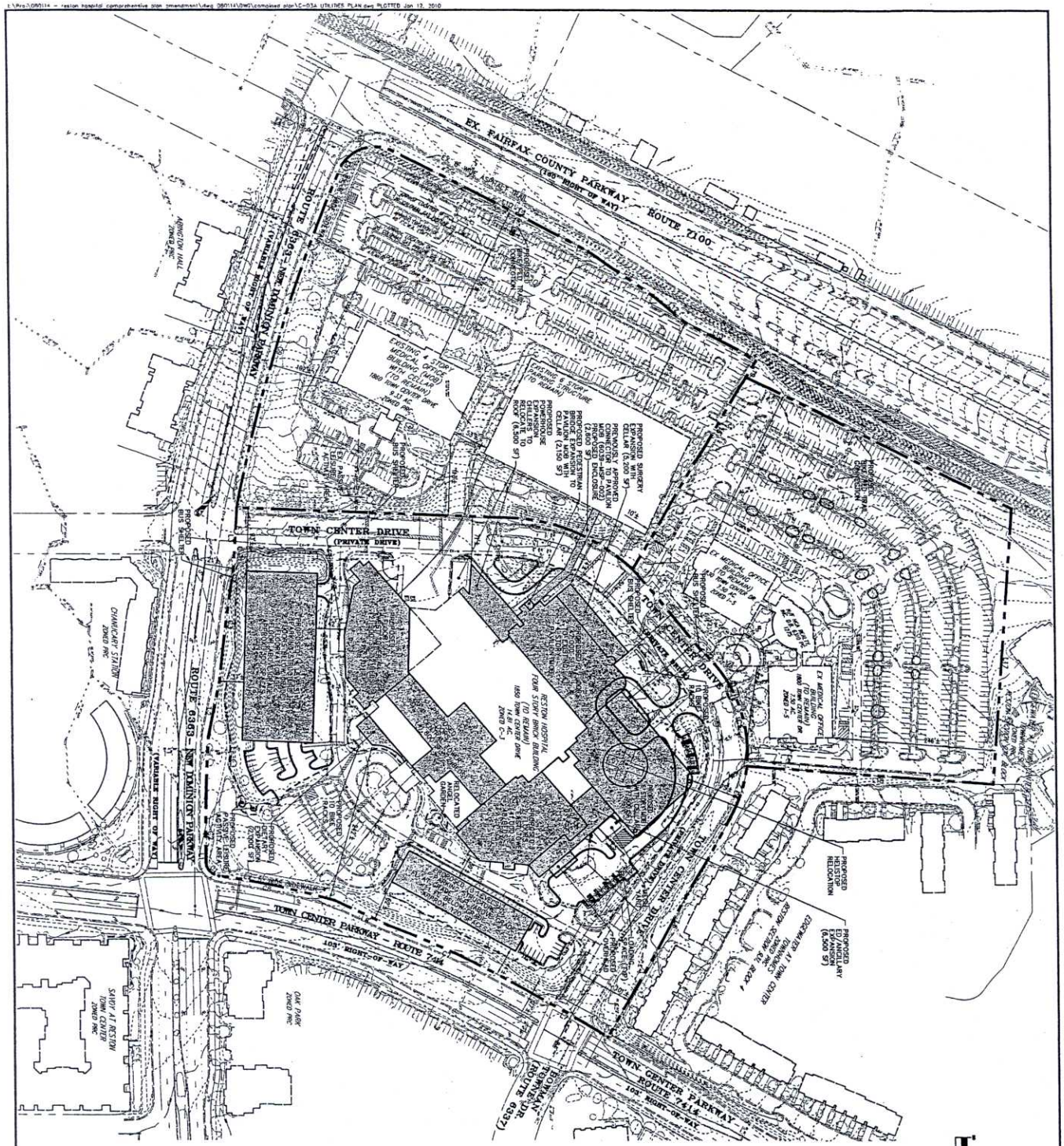
RESTON HOSPITAL CAMPUS
DPA-89-C-025-04
HUNTER MILL DISTRICT RESTON, VA

SITE CONTEXT - OVERALL MASTER PLAN

SCALE: 1"=80' | DATE: 02-13-09 | SHEET# 3 OF 25
DRAWN BY: JCB | CHECKED BY: DP | PROJECT NUMBER: 0801.14



RESTON HOSPITAL CAMPUS

DPA-89-C-025-04

HUNTER MILL DISTRICT RESTON, VA

UTILITY PLAN

SCALE:	1"=80'	DATE:	02-13-09	SHEET
DRAWN BY:	JCB	CHECKED BY:	DP	PROJECT NUMBER: D801.14	4 OF 25

REVISION DATE	DESCRIPTION
04/08/09	FLOOR AREA REVISION
05/21/09	RESPONSE TO COUNTY COMMENTS
09/1/09	RESPONSE TO COUNTY COMMENTS
10/14/09	RESPONSE TO COUNTY COMMENTS
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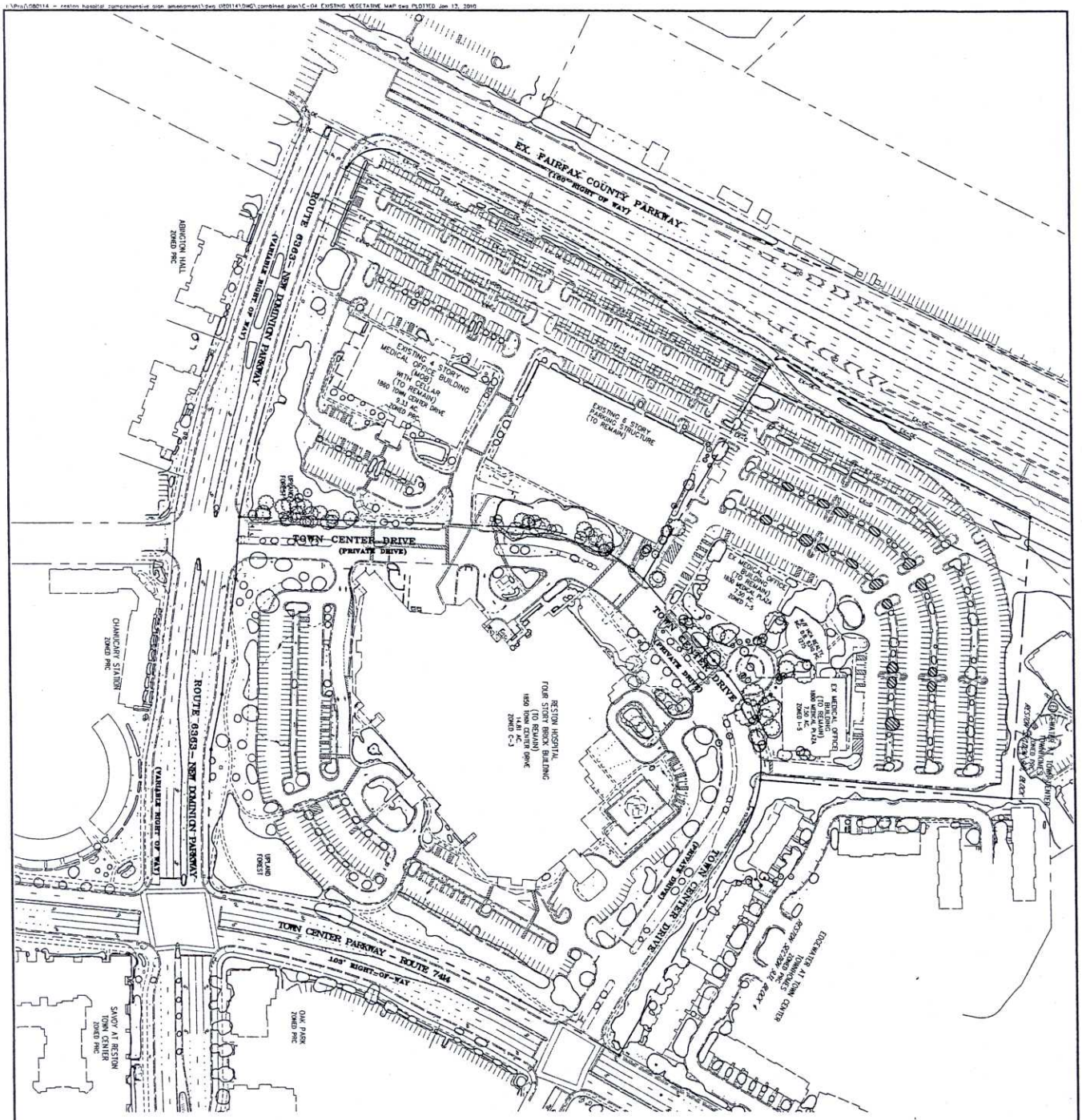

PLANT LEGEND

DENOTES TREES IN VARIOUS STAGES OF DECLINE

DENOTES EXISTING TREES

RESTON HOSPITAL CAMPUS TREE CANOPY CALCULATION WORKSHEET		
TREE CANOPY REQUIREMENT AS SHOWN BELOW		
A. THE EXISTING TREE CANOPY MEETS THE TREE PRESERVATION REQUIREMENT AS SHOWN BELOW		
B1. TREE CANOPY REQUIREMENT:		
B2. SUBTRACT AREA DEDICATED TO PARKS, ROAD FRONTAGE:	0	1,370,534
B3. RESULT EQUALS TREE AREA:		1,370,534
B4. PROJECT GROSS SITE AREA:		
B5. PROJECT AREA - HOSPITAL MEDICAL OFFICE BUILDING:		
B6. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIRED:		10%
B7. AREA OF 10 YEAR TREE CANOPY REQUIRED (SQUARE FEET):		137,054
B8. MODIFICATION OF 10 YEAR TREE CANOPY REQUIREMENT:	NO	
C. TREE PRESERVATION		
C1. TREE PRESERVATION RATIO: TOTAL (174,252 + 1,370,534 = 15%)		13.8%
C2. TOTAL EX. TREE CANOPY AREA: (174,252 SF (65 (average) trees) x 140.307)		140,307
C3. TOTAL LOW TREE CANOPY AREA: (174,252 SF (65 (average) trees) x 140.307)		174,252
NOTE: WHERE EXISTING VEGETATION WAS REMOVED WITHIN VALUABLE FORESTS, WOODLAND CANOPY WITHIN RESOURCE PROTECTION AREA, OR WITHIN VALUABLE FORESTS, WOODLAND CANOPY WITHIN RESOURCE PROTECTION AREA, OR WITHIN		
C4.(3) TOTAL OF C1, C2, AND C3:	0	174,252
C(2) TOTAL OF C1, C2, AND C3:		174,252
a. TREE PLANTING:		
b. TREE PLANTING:		24,134
D1. "AREA OF CANOPY" TO BE MET THROUGH TREE PLANTING:		24,134
THEREFORE, THE EXISTING VEGETATION MEETS THE TREE CANOPY REQUIREMENT.		

EXISTING VEGETATIVE MAINTENANCE FOR RESTON HOSPITAL CAMPUS:

GENERALLY, THE EXISTING RESTON HOSPITAL CAMPUS CONSISTS OF THE MAIN HOSPITAL BUILDING, PARKING GARAGE, AND MEDICAL OFFICE BUILDINGS (MOB'S). ADJACENT PROPERTIES TO THE NORTH, EAST, AND SOUTH ARE TOWNHOMES AND LOW RISE CONDOMINIUM DEVELOPMENT. TO THE WEST IS FAIRFAX COUNTY PARKWAY AND THE TOWN OF HERNDON.

UPLAND FOREST HAS BEEN PRESERVED IN AREAS BETWEEN THE HOSPITAL CAMPUS AND NEW DOMINION PARKWAY (ROUTE 6363) CROSSING OF OAK, HICKORY AND YELLOW POPLAR TREES IS LOCATED AT 1800 AND 1830 TOWN CENTER DRIVE, ARE IN VARIOUS STAGES OF DECLINE. THOSE DOCTOR'S PARKING AND TOWN CENTER PARKWAY.

THE PERIMETER OF THE HOSPITAL CAMPUS IS BESIDED LAND CONVERTING OF BUILDINGS, PARKING AND PRIVATE DRIVE (TOWN CENTER DRIVE). SEVERAL PARKING LOT TREES LOCATED PARKING LOT TREES NOTED IN "POOR CONDITION" SHOULD BE REMOVED AND REPLACED WITH NEW TREES.

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

RESTON HOSPITAL CAMPUS

DPA-89-C-025-04

HUNTER MILL DISTRICT RESTON, VA

EXISTING VEGETATIVE MAP

SCALE:	1"=80'	DATE:	02-13-09	SHEET#
DRAWN BY:	JCB	CHECKED BY:	DP	PROJECT NUMBER: 0801.14
				5 OF 25

REVISION DATE	DESCRIPTION
04/08/09	FLOOR AREA REVISION
05/21/09	RESPONSE TO COUNTY COMMENTS
09/1/09	RESPONSE TO COUNTY COMMENTS
10/14/09	RESPONSE TO COUNTY COMMENTS

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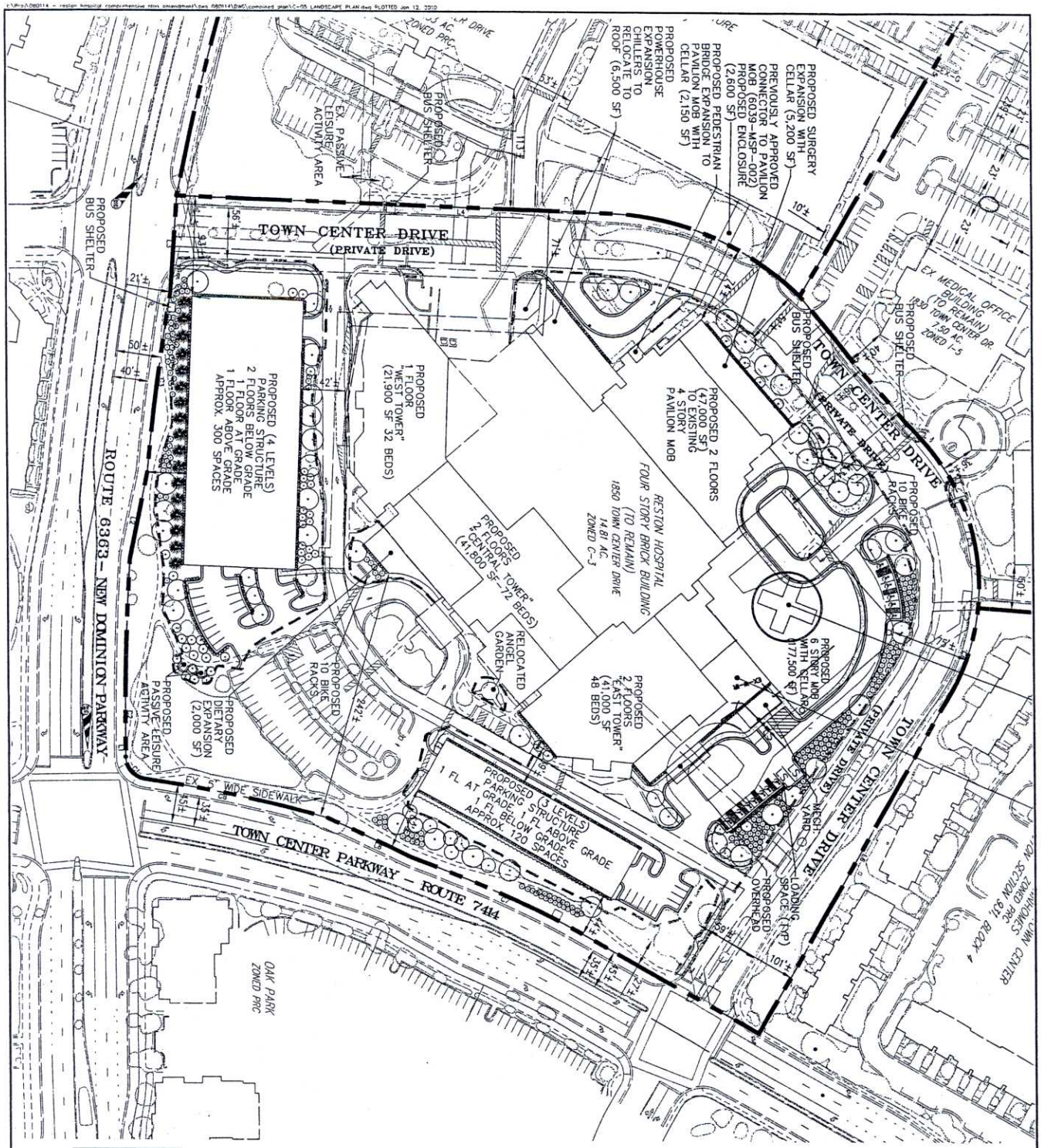

RESTON HOSPITAL CAMPUS

DPA-89-C-025-04

HUNTER MILL DISTRICT RESTON, VA

LANDSCAPE PLAN

SCALE:	1"=50'	DATE:	02-13-09	SHEET#
DRAWN BY:	JCB	CHECKED BY:	DP	PROJECT NUMBER: 0801.14

6 OF 25

REVISION DATE	DESCRIPTION
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I:\Pro\080114 - reston hospital comprehensive plan amendment\dwg 080114\DWG\combined plan\C-77 PEDESTRIAN CIRCULATION PLAN.dwg PLOTTED Jan 12, 2010

RESTON HOSPITAL CAMPUS
DPA-89-C-025-04
HUNTER MILL DISTRICT RESTON, VA
PEDESTRIAN CIRCULATION PLAN

SCALE: 1"=80'	DATE: 02-13-09	SHEET# 7 OF 25
DRAWN BY: JCB	CHECKED BY: DP	PROJECT NUMBER: 0801.14

COMMONWEALTH OF VIRGINIA — JOHN F. SOUSER Lic. No. 018293 JAN 1 2 2010 PROFESSIONAL ENGINEER

REVISION DATE	DESCRIPTION
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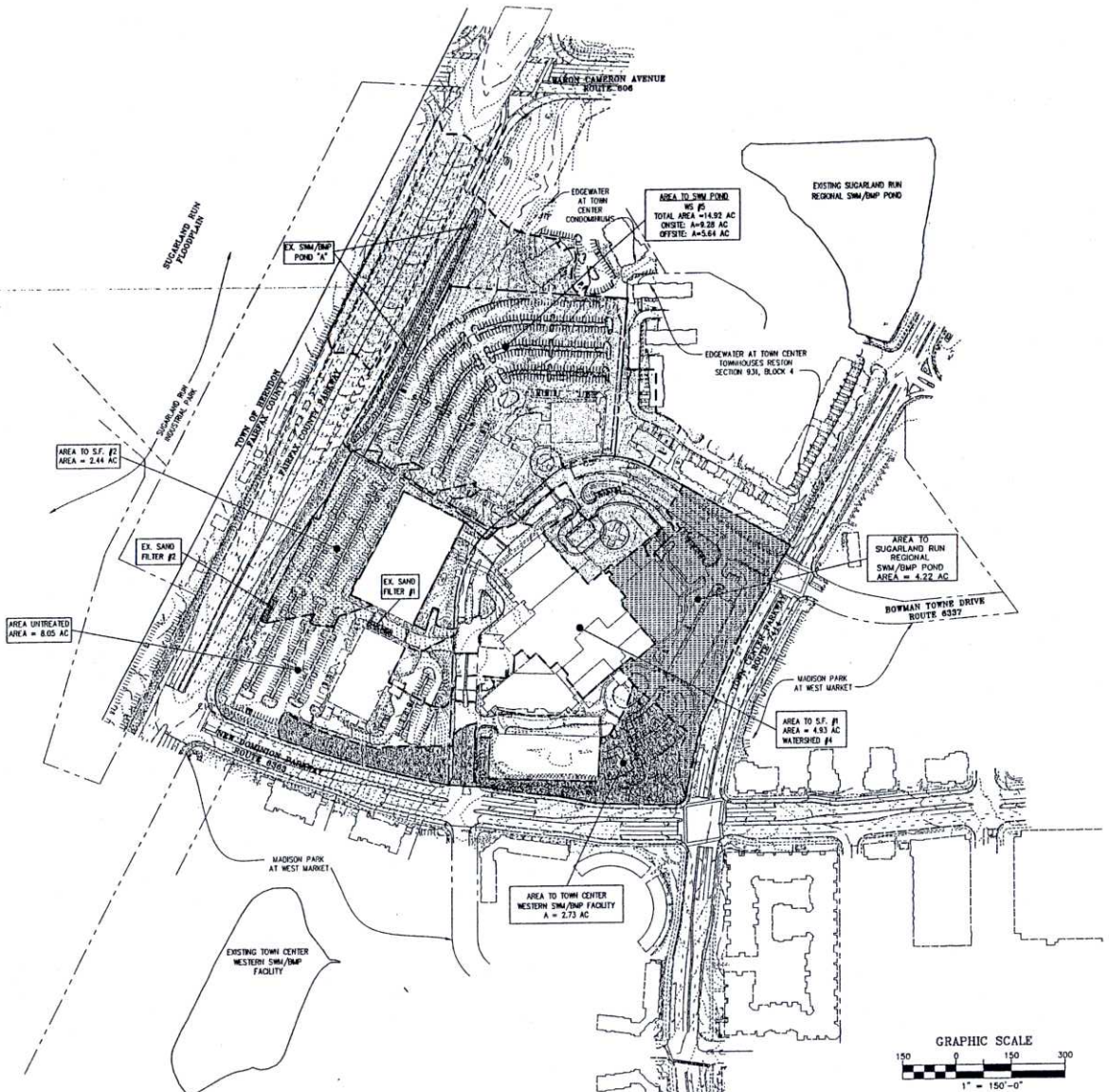

BMP NARRATIVE:

THE TOTAL SITE AREA FOR THIS PROJECT IS 31.65 ACRES. THE PHOSPHORUS REMOVAL RATES ARE BASED ON THE OVERALL SITE AREA. THE SITE HAS AN OVERALL "C" FACTOR OF 0.75. THERE ARE FIVE PRIMARY TREATMENT AREAS FOR THIS PROJECT INVOLVE EXISTING BMP FACILITIES. AN OFFSITE AREA 5.65 ACRES FROM THE COUNTY PARKWAY IS DRAINING INTO THE EXISTING DRY POND. 100% CREDIT TOWARDS THIS PROPERTY FROM THE OFFSITE IS BEING USED.

EXISTING SAND FILTER #1:

A SMALLER DRAINAGE AREA (4.93 ACRES) GOES TO THIS FILTER AFTER THIS DEVELOPMENT THEN AS PER THE ORIGINAL DESIGN. (5.30 ACRES) (SEE SHEET #7 AND 17 OF THE RESTON HOSPITAL MEDICAL OFFICE BUILDING AND EMERGENCY ROOM ADDITION – #6039-SP-07) THE ORIGINAL DESIGN "C" FACTOR FOR POST DEVELOPMENT FLOW WAS 0.85 WHICH IS STILL HIGHER THAN THE "C" FACTOR OBTAINED WITH THIS DEVELOPMENT (0.79). THIS FILTER'S DESIGN IS INCORPORATED INTO THE NEW OVERALL SITE REMOVAL CALCULATIONS.

EXISTING SAND FILTER #2:

A SLIGHTLY LARGER DRAINAGE AREA (2.44 ACRES) GOES TO THIS FILTER AFTER THIS DEVELOPMENT THEN AS PER THE ORIGINAL DESIGN. (2.30 ACRES) (SEE SHEET #7 AND 17 OF THE RESTON HOSPITAL MEDICAL OFFICE BUILDING AND EMERGENCY ROOM ADDITION – #6039-SP-07) THE ORIGINAL "C" FACTOR FOR POST DEVELOPMENT FLOW WAS 0.85 WHICH IS HIGHER THAN THE "C" FACTOR OBTAINED WITH THIS DEVELOPMENT (0.77). THIS FILTER'S DESIGN IS INCORPORATED INTO THE NEW OVERALL SITE REMOVAL CALCULATIONS.

EXISTING SWM/BMP POND "A":

THIS POND WAS ORIGINALLY BUILT FOR THE DEVELOPMENT OF THE MEDICAL PLAZA SITE AREA BUT WAS THEN ENLARGED TO IT'S PRESENT SIZE WHEN THE FAIRFAX COUNTY PARKWAY WAS BUILT. (SEE SHEET 2K-1 STATE PROJECT #0000-029-248) CALCULATIONS OBTAINED FROM VDOT SHOW THAT THIS POND ACCOMMODATED A COMBINED TOTAL OF 15.1 ACRES OF BOTH ON AND OFF-SITE LAND WITH AN OVERALL "C" VALUE OF 0.69. OUR CALCULATIONS SHOW THAT WE ARE DRAINING JUST UNDER THIS AMOUNT OF 14.92 ACRES. OUR OVERALL "C" FACTOR HAS BEEN DETERMINED TO BE 0.73. BUT SINCE THE PREVIOUS POND PLAN ONLY USED 0.69, WE WILL USE THIS VALUE IN OUR CALCULATIONS. THIS POND'S DESIGN IS INCORPORATED INTO THE NEW OVERALL SITE REMOVAL CALCULATIONS.

EXISTING RESTON TOWN CENTER WESTERN BMP FACILITY:

APPROXIMATELY 2.73 ACRES OF ON-SITE AREA DRAINS TOWARDS THIS EXISTING SWM/BMP WET POND. THIS POND'S BMP EFFICIENCY IS 45% (SEE SHEET #13 OF RESTON TOWN CENTER WESTERN SWM FACILITY #7067-SP-006) THE POND'S DRAINAGE DIVIDE CLEARLY SHOWED THAT THE PORTION OF THIS SITE AREA THAT DRAINS TO IT IS TO BE TREATED. THIS AREA AND IT'S DEVELOPED "C" FACTOR WITH A 45% REMOVAL RATE IS NOW PART OF OUR OVERALL SITE REMOVAL CALCULATIONS.

EXISTING SUGARLAND RUN REGIONAL SWM/BMP POND:

APPROXIMATELY 4.22 ACRES OF ON-SITE AREA DRAINS TOWARDS THIS EXISTING SUGARLAND RUN REGIONAL SWM/BMP WET POND (#7189-PI-002). BECAUSE OF THE REQUIREMENT OF THE PFM AT THE TIME OF PLAN APPROVAL, THIS REGIONAL POND BMP REMOVAL EFFICIENCY IS 60%. THE POND DRAINAGE DIVIDE CLEARLY SHOWED THAT THE PORTION OF THIS SITE AREA DRAINING TO IT IS TREATED. THIS AREA AND "C" FACTOR WITH A 60% REMOVAL RATE IS NOW PART OF OUR OVERALL SITE REMOVAL CALCULATIONS.

SITE PHOSPHORUS REMOVAL CALCULATIONS:

SUBAREA	BMP TYPE	REMOVAL EFF.	AREA "C"	PRODUCT
ON-SITE	SAND FILTER #1	60%	4.93/31.65 X 0.79/0.75 =	9.84
ON-SITE	SAND FILTER #2	60%	2.44/31.65 X 0.77/0.75 =	4.74
OFF-SITE	WET POND RESTON TOWN CENTER SWM/BMP POND	45%	2.73/31.65 X 0.69/0.75 =	2.54
OFF-SITE	WET POND SUGERLAND RUN SWM/BMP FACILITY	60%	4.22/31.65 X 0.76/0.75 =	7.89
ON-SITE	DRY SWM/BMP POND "A"	40%	14.92/31.65 X 0.69*/0.75 =	17.44

* – THE ACTUAL C FACTOR IS 0.73 BUT WE WILL HOLD WHAT THE ORIGINAL PLAN CALLED FOR.

TOTAL = 42.45%

LEGEND

- AREA TO SWM POND WS #5
- AREA TO TOWN CENTER WESTERN SWM/BMP FACILITY
- AREA TO SAND FILTER #1
- AREA TO SAND FILTER #2
- AREA TO SUGARLAND RUN REGIONAL SWM/BMP POND

BMP SUBSTANTIAL CONFORMANCE NOTE:

THIS PRELIMINARY PLAN PRESENTS A BMP DESIGN THAT CONFIRMS THAT THE OVERALL BMP PHOSPHORUS REMOVAL RATE OF 40% IS ACHIEVED FOR THE POST-DEVELOPED SITE BY USING THE FACILITIES THAT ARE ALREADY IN PLACE. THESE INCLUDE THE TWO EXISTING UNDERGROUND SAND FILTERS, THE TWO EXISTING OFF-SITE SWM/BMP WET PONDS TO THE NORTH AND SOUTH OF THIS SITE AND THE ON-SITE DRY POND.

IT IS UNDERSTOOD THAT A WAIVER TO USE THE TWO EXISTING OFF-SITE SWM/BMP FACILITIES IS REQUIRED AND WILL BE SUBMITTED AT THE TIME OF THE FIRST SUBMISSION OF THE SITE PLAN. NO OTHER BMP FACILITIES ARE REQUIRED.

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REVISION DATE	DESCRIPTION
04/08/09	FLOOR AREA REVISION
05/21/09	RESPONSE TO COUNTY COMMENTS
09/1/09	RESPONSE TO COUNTY COMMENTS
10/14/09	RESPONSE TO COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
JOHN F. SOUBER
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PROFESSIONAL ENGINEER

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RESTON HOSPITAL CAMPUS
DPA-89-C-025-04 RESTON, VA
HUNTER MILL DISTRICT
PRELIMINARY BEST MANAGEMENT PRACTICES PLAN

SCALE: 1"=150' | DRAWN BY: JCB | CHECKED BY: DP | DATE: 02-13-09 | PROJECT NUMBER: 0801.14 | SHEET # 8 OF 25

DETENTION:

PRE-DEVELOPMENT SITE CONDITIONS: (WHOLE SITE)

AREA = 31.65 ACRES TC = 5 MINUTES C = 0.20 (2) C = 0.25 (10)

I2 = 5.45 IN/HR. I10 = 7.27 IN/HR.

Q2 = (31.65)(0.20)(5.45) Q2 = 34.50 CFS

Q10 = (31.65)(0.25)(7.27) Q10 = 57.52 CFS

POST-DEVELOPMENT SITE CONDITIONS: (WHOLE SITE)

AREA DRAINING OFF UNDETAINED:

A = 0.47 ACRES C = 0.30 I2 = 5.45 IN/HR. I10 = 7.27 IN/HR.

Q2 = [(0.47)(0.30)](5.45) Q2 = 0.77 CFS

Q10 = [(0.47)(0.30)](7.27) Q10 = 1.03 CFS

OFFSITE DRAINING ON-SITE: (PARKWAY)

A = 5.64 ACRES C = 0.67

Q2 = [(5.64)(0.67)](5.45) Q2 = 20.59 CFS

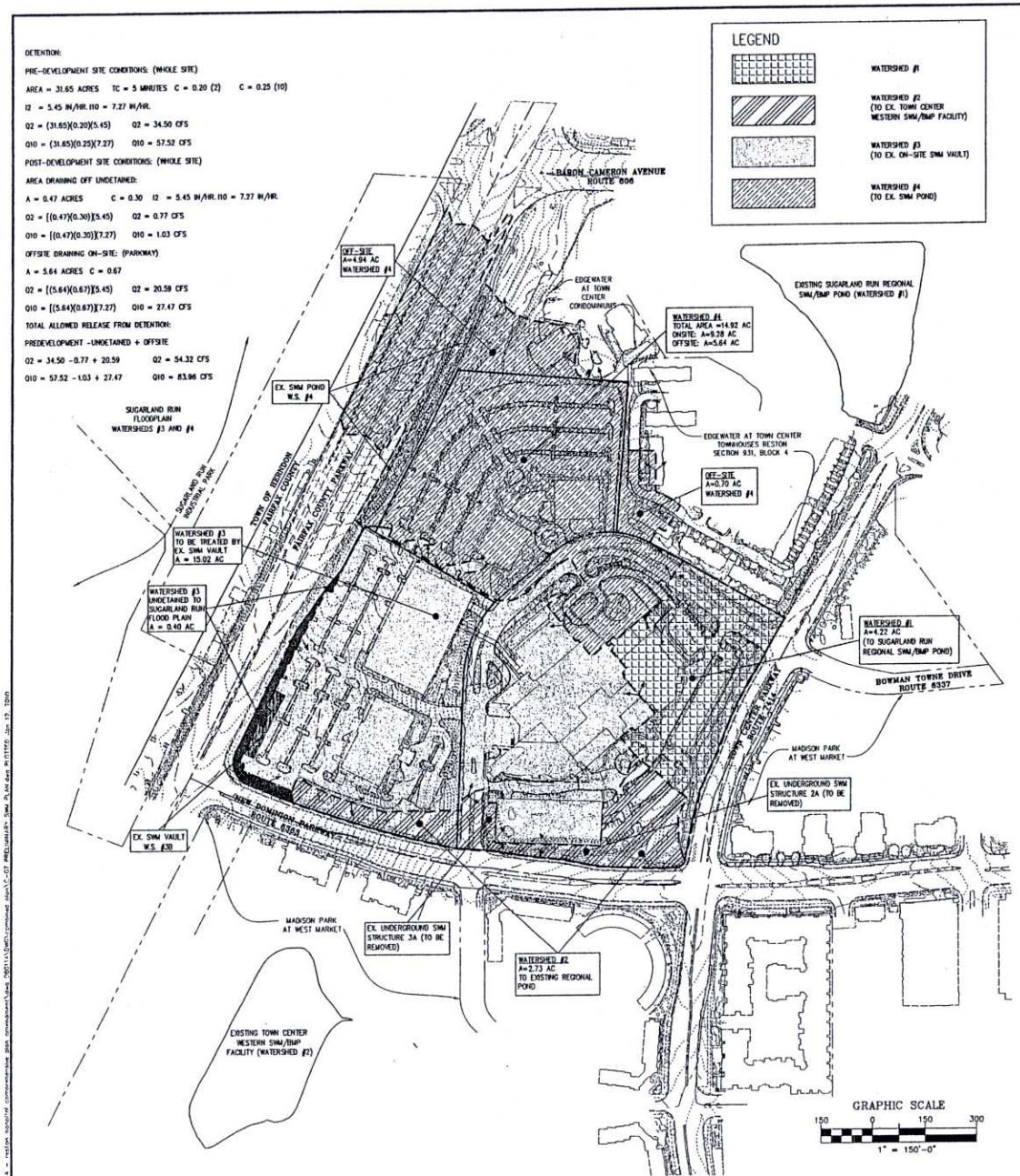
Q10 = [(5.64)(0.67)](7.27) Q10 = 27.47 CFS

TOTAL ALLOWED RELEASE FROM DETENTION:

PREDEVELOPMENT -UNDETAINED + OFFSITE

Q2 = 34.50 -0.77 + 20.59 Q2 = 54.32 CFS

Q10 = 57.52 -1.03 + 27.47 Q10 = 83.96 CFS



SWM NARRATIVE:

THE TOTAL SITE AREA FOR THIS PROJECT IS 31.65 ACRES. THERE ARE FOUR PRIMARY WATERSHEDS, ONE OF THE WATERSHEDS IS USING AN EXISTING ON-SITE DETENTION SYSTEM. THE OTHER THREE WATERSHEDS ARE DRAINING TO OFF-SITE PONDS. THE SWM CALCULATIONS ANALYZE THE ENTIRE SITE AREA, OF THE ENTIRE AREA UNDER REVIEW, ONLY 0.40 ACRES (1.26% OF SITE) OF GRASSED AREA IS UN-DETAINED.

A SEPARATE ANALYSIS FOR EACH WATERSHED IS AS FOLLOWS:

WATERSHED #1:

APPROXIMATELY 4.22 ACRES OF THIS SITE DRAINS NORTH TO THE SUGARLAND RUN REGIONAL SWM POND. THE POST-DEVELOPMENT "C" FACTOR FOR THIS SITE IS 0.74. THE TOTAL POST DEVELOPMENT IMPERVIOUSNESS AREA COMES OUT TO 2.81 ACRES.

THIS SITE AREA WAS SHOWN ON THE TOWN CENTER PARKWAY PLAN (#5734-PI-01) DRAINING TO THIS EXISTING REGIONAL POND LOCATED AT THE SOUTHERN SIDE OF THE INTERSECTION OF BARON CAMERON ROAD (ROUTE 606) AND TOWN CENTER PARKWAY (ROUTE 7414). THE PLANS FOR THIS POND (RESTON - SUGARLAND RUN REGIONAL SWM SYSTEM #7189-PI-02 - SHEET 10 OF 12) SHOW THAT IT WOULD TAKE CARE OF APPROXIMATELY 4.60 ACRES OF THIS SITE AT AN IMPERVIOUS FACTOR OF 0.75 FOR COMMERCIAL. THIS SITE'S DRAINAGE AREA IS ONLY 4.22 ACRES AND THE POST DEVELOPMENT "C" FACTOR IS 0.74 WHICH IS LOWER THAN 0.75. THEREFORE, DETENTION REQUIREMENTS HAVE BEEN SATISFIED FOR THIS WATERSHED WITH THE EXISTING SWM SYSTEM. NO OTHER ADDITIONAL DETENTION IS REQUIRED.

WATERSHED #2:

APPROXIMATELY 2.73 ACRES OF THIS SITE DRAINS SOUTH TO THE RESTON TOWN CENTER WESTERN SWM FACILITY. (PLAN #7087-SP-06). THE TOTAL POST DEVELOPMENT IMPERVIOUSNESS AREA COMES OUT TO 0.87 ACRES.

ALL OF THE AREA IS TO BE TREATED BY THE EXISTING REGIONAL SWM FACILITY. PER THE RESTON HOSPITAL EXTENSION PLAN, THE "C" FACTOR FOR THE TWO YEAR STORM FOR THIS WATERSHED IS 0.20. THE TEN YEAR IS 0.25. THE POST DEVELOPMENT "C" FACTOR FOR THIS DRAINAGE AREA IS 0.48. THE SWM PLAN CALLS FOR A PREDEVELOPMENT FROM THIS SITE OF A WOODS AND GRASS COMBINATION (C = 0.30) AND THEN A POST DEVELOPED CN VALUE OF 84 WHICH IS ABOUT A "C" VALUE OF 0.87. BECAUSE THE POND WAS SIZED TO TREAT 7.31 ACRES OF SITE AREA AT A C VALUE OF 0.87 AND WE ARE NOW ONLY DRAINING 2.05 ACRES OF A C VALUE OF 0.48 THERE IS NO OTHER ADDITIONAL DETENTION IS REQUIRED. THERE WAS AN EXISTING UNDERGROUND FACILITY TO TREAT SOME OF THIS INCREASE IN RUNOFF BUT IT WAS DETERMINED THAT IT WAS NOT NEEDED AND IT IS NOW BEING REMOVED.

WATERSHED #3:

A TOTAL OF 15.02 ACRES OF THIS SITE DRAINS WEST THROUGH EXISTING STORM SEWERS WHICH INCLUDES THE RESTON HOSPITAL EMERGENCY ROOM ADDITION & MEDICAL OFFICE BUILDING SITE (PLAN #6039-SP-07) UNTIL REACHING AN ON-SITE EXISTING UNDERGROUND SWM FACILITY VAULT AT THE SOUTHWEST CORNER OF THE PARKING LOT. THE TOTAL POST DEVELOPMENT IMPERVIOUSNESS AREA COMES OUT TO 10.99 ACRES.

12.38 OF THE 15.02 ACRES HAS ALREADY BEEN DETAINED BY THE EXISTING UNDERGROUND VAULT FOR A POST DEVELOPED "C" FACTOR OF 0.85. (SEE SHEET #7 AND 22 OF RESTON EMERGENCY ROOM ADDITION #6039-SP-07) THE REMAINING 2.57 ACRES THAT IS BEING DEVELOPED IS BEING MADE UP WITH THE OVERALL SITE SWM ANALYSIS. THERE WAS AN UNDERGROUND SWM FACILITY TO TREAT SOME OF THE INCREASE IN RUN-OFF BUT NOW THAT WE ARE USING AN OVERALL DRAINAGE ANALYSIS IT HAS BEEN DETERMINED THAT THIS IS NO LONGER NEEDED.

0.40 ACRES OF THIS SITE'S WATERSHED IS DRAINING OFF UNDETAINED AND IS THE SAME AMOUNT AS BEFORE. THEREFORE, NO ADDITIONAL DETENTION IS REQUIRED.

WATERSHED #4:

APPROXIMATELY 14.92 ACRES OF OVERALL SITE (5.64 ACRES OF OFF-SITE & 9.28 ACRES OF ON-SITE) DRAINS TO THE VDOT - FAIRFAX COUNTY PARKWAY - POND A - SWM FACILITY. THIS FACILITY HANDLES SWM FOR BOTH THIS WATERSHED OF THIS SITE AREA AS WELL AS PART OF THE PARKWAY. THE TOTAL POST DEVELOPMENT IMPERVIOUSNESS AREA COMES OUT TO 10.80 ACRES.

THE SWM CALCULATIONS FOR THE POND BEFORE IT WAS ENLARGED AND DEDICATED BY THE VDOT PLAN SHOWED AN AREA = 8.30 ACRES ON-SITE, 1.52 ACRES OF THE RESTON HOSPITAL AND 1.67 ACRES OF OFF-SITE FROM THE EDGEWATER TOWNHOUSE COMMUNITY. (SEE THE RESTON HOSPITAL MEDICAL OFFICE BUILDING SHEET C7.12). FROM THE EDGEWATER AT TOWN CENTER DRAINAGE DIVIDE SHEETS, ONLY 0.70 ACRES OF OFF-SITE AREA IS NOW DRAINING TO THE POND RESULTING IN A REDUCTION OF 0.97 ACRES. THE AVERAGE "C" FACTOR OF THE EDGEWATER SITE IS 0.75. THIS GIVES A REDUCTION CA VALUE OF (0.97)(0.75)(7.27) = 5.29 CFS.

THERE ARE NO PLANNED IMPROVEMENTS ON THE MEDICAL OFFICE SITE BUT THERE WILL BE AN INCREASE IN IMPERVIOUSNESS DUE TO NEW DEVELOPMENT ON THE HOSPITAL SITE OF APPROXIMATELY 20,000 SF OR 0.46 ACRES. THIS GIVES A VALUE OF (0.46)(0.90)(7.27) = 3.0 CFS. THIS VALUE IS LESS THAN THE ABOVE REDUCED VALUE OF 5.29 RESULTING IN NO NEED FOR ANY FURTHER DETENTION.

THIS POND WAS ENLARGED BY VDOT WHEN THE PARKWAY WAS PUT IN PLACE. VDOT CALCULATIONS SHOW THAT VDOT SIZED THE POND TO HANDLE A POST DEVELOPMENT FLOW OF 15.1 ACRES AT AN OVERALL "C" FACTOR OF 0.69 OF BOTH ON-SITE AND PARKWAY LAND FROM A PREDEVELOPED AREA OF 10.5 ACRES AND A "C" FACTOR OF 0.40. THIS COMES OUT TO A POST DEVELOPED FLOW AMOUNT 75.75 CFS. OUR POST DEVELOPMENT AREA IS 14.92 ACRES AND THE OVERALL "C" FACTOR IS 0.73 RESULTING IN A FLOW AMOUNT OF 79.18 CFS. THIS RESULTS IN AN INCREASE IN A TEN YEAR STORM OF ONLY 79.18-75.75 = 3.43 CFS. IF YOU TAKE THE EDGEWATER REDUCION OF 5.29 CFS - 3.0 CFS = 3.43 CFS = 1.14 CFS WHICH IS THE OVERALL INCREASE IN FLOW. THIS INCREASE IS MADE UP FOR IN THE CALCULATIONS BELOW FOR THE OVERALL SITE.

POST DEVELOPMENT FLOWS FROM EACH WATERSHED:

WATERSHED #1: (GOING TO EXISTING SUGARLAND RUN REGIONAL POND)

Q2 = (4.22AC.)(0.74)(5.45) CFS Q2 = 17.02 CFS

Q10 = (4.22AC.)(0.74)(7.27) CFS Q10 = 22.70 CFS

*THESE RELEASE RATES ARE AT A CN VALUE OF 87. THESE ARE BEING DETAINED TO A CN VALUE OF 66. THIS COMES DOWN TO AN EQUIVALENT C VALUE OF 0.74 TO 0.57. BY 0.57/0.74 = 0.77 OR ABOUT 23% FLOW REDUCTION.

TOTAL: Q2 = (17.02)(0.77) = 13.11 CFS

TOTAL: Q10 = (22.70)(0.77) = 17.48 CFS

WATERSHED #2: (UNDETAINED RELEASE)

TOTAL: Q2 = (2.73AC.)(0.49)(5.45) = 7.29 CFS

TOTAL: Q10 = (2.73AC.)(0.49)(7.27) = 9.73 CFS

WATERSHED #3: (RELEASE FROM EX. VAULT AND INCREASE IN IMPERVIOUS)

TOTAL: Q2 = 9.24 + (2.57AC.)(0.80-0.20)(5.45) = 9.24 + 8.40 = 17.65 CFS

TOTAL: Q10 = 23.0 + (2.57AC.)(0.80-0.25)(7.27) = 23.0 + 10.28 = 33.28 CFS

WATERSHED #4: (RELEASE FROM EXISTING DRY POND)

Q2 = 0.88 CFS Q10 = 18.40 CFS

(INCREASE IN RUNOFF DUE TO DEVELOPMENT)

Q2 = 0.86 CFS Q10 = 1.14 CFS

TOTAL: Q2 = 1.74 CFS Q10 = 19.54 CFS

PROJECT TOTAL: Q2 = 38.79 < 54.32 CFS Q10 = 80.03 < 83.96 CFS

TOTAL IMPERVIOUS AREA: 25.27 ACRES

SWM SUBSTANTIAL CONFORMANCE NOTE:

THIS PRELIMINARY PLAN PRESENTS A SWM DESIGN THAT CONFIRMS REDUCING THE TWO-YEAR AND TEN-YEAR RELEASE RATES TO BELOW THAT OF THE PRE-DEVELOPED RATES CAN BE ACHIEVED WITH THE EXISTING SWM FACILITIES THAT ARE ON-SITE AND OFF-SITE. THESE EXISTING FACILITIES ARE THE TWO EXISTING SWM WET PONDS TO THE NORTH AND SOUTH OF THIS SITE, THE ONSITE DRY POND AND THE UNDERGROUND CONCRETE VAULT.

ANY NEW UNDERGROUND FACILITIES MAY CONSIST OF PIPES, VAULTS, A MANUFACTURED SYSTEM, A GRAVEL INFILTRATION TRENCH, ANY CONDINATION THEREOF OR OTHER INOVATIVE METHODS AS DETERMINED DURING FINAL ENGINEERING AND WILL BE CONSIDERED TO BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN REGARDLESS OF THE FINAL NUMBER OR LOCATIONS OF ANY ADDITIONAL SWM FACILITIES WITHIN THE LIMITS OF CLEARING AND GRADING WILL NOT REQUIRE A ZONING CONFORMANCE INTERPRETATION OR A ZONING CONFORMANCE DETERMINATION OR A ZONING CONFORMANCE MODIFICATION REQUEST.

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Richard L. Miller, Architect

REVISION DATE	DESCRIPTION
05/20/09	FLOOD AREA REVISIONS
08/28/09	RESPONSE TO COUNTY COMMENTS
09/1/09	RESPONSE TO COUNTY COMMENTS
10/14/09	RESPONSE TO COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
JOHN F. SOUSER
Lic. No. 018253
JAN 12 2010
PROFESSIONAL ENGINEER

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RESTON HOSPITAL CAMPUS
DPA-89-C-025-04
HUNTER MILL DISTRICT RESTON, VA
PRELIMINARY STORMWATER MANAGEMENT PLAN

SCALE: 1"=150' DRAWN BY: JCB DATE: 02-13-09 CHECKED BY: DP PROJECT NUMBER: 0801.14 SHEET #: 9 OF 25

OUTFALL NARRATIVE

THE RESTON HOSPITAL CAMPUS IS LOCATED WITHIN THE SUGARLAND RUN WATERSHED. THERE ARE SIX SEPARATE DRAINAGE AREAS FOR THE HOSPITAL CAMPUS.

DRAINAGE AREA #1 CONSISTS OF 4.22 ACRES ALONG THE NORTH-EAST CORNER OF THE SITE. THE OUTFALL FROM THIS DRAINAGE AREA LEAVES THE HOSPITAL CAMPUS WITHIN AN EXISTING ADEQUATELY SIZED STORM SEWER SYSTEM. THE PATH OF FLOW CONTINUES TO THE NORTH THROUGH THE EDGEWATER AT TOWN CENTER DEVELOPMENT AND INTO THE EXISTING EDGEWATER AT TOWN CENTER WET POND. THE FLOW THEN CONTINUES ACROSS BARON CAMERON AVENUE AND INTO THE EXISTING POND FOR THE CRYSTAL COVE AT RESTON DEVELOPMENT. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREA #1 REACHES A WATERCOURSE WITH A CONTRIBUTING DRAINAGE AREA 100 TIMES THE CONTRIBUTING DRAINAGE AREA.

DRAINAGE AREA #2 CONSISTS OF 2.73 ACRES ALONG THE SOUTHERN BORDER OF THE SITE. THE OUTFALL FROM THIS DRAINAGE AREA LEAVES THE HOSPITAL CAMPUS WITHIN AN EXISTING ADEQUATELY SIZED STORM SEWER SYSTEM. THE PATH OF FLOW CONTINUES THROUGH THE MADISON PARK AND WEST MARKET DEVELOPMENT AND INTO ITS EXISTING WET POND. THE OUTFALL THEN CONTINUES WITHIN STORM SEWER ACROSS FAIRFAX COUNTY PARKWAY TO THE WEST AND INTO THE SUGARLAND RUN FLOOD PLAIN. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREA #2 REACHES A FLOODPLAIN WITH A CONTRIBUTING DRAINAGE AREA OF 1 SQUARE MILE OR MORE.

DRAINAGE AREA #3 CONSISTS OF 15.02 ACRES WHICH IS LOCATED WITHIN THE SOUTH-CENTRAL AND SOUTH-WESTERN PORTION OF THE SITE. THE RUNOFF OUTFALLS FROM DRAINAGE AREA #3 AFTER BEING DETAINED WITHIN THE EXISTING ONSITE UNDERGROUND STORM WATER DETENTION FACILITY LOCATED IN THE WESTERN PORTION OF THE EXISTING PARKING LOT. ONCE LEAVING THE SITE, THE OUTFALL CROSSES FAIRFAX COUNTY PARKWAY TO THE WEST WITHIN AN EXISTING ADEQUATELY SIZED STORM SEWER PIPE WHERE IT THEN OUTFALLS INTO THE SUGARLAND RUN FLOOD PLAIN. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREA #3 REACHES A FLOODPLAIN WITH A CONTRIBUTING DRAINAGE AREA OF 1 SQUARE MILE OR MORE.

DRAINAGE AREA #4 CONSISTS OF 14.92 ACRES (5.64 ACRES OFFSITE) WHICH IS LOCATED IN THE NORTH-WESTERN PORTION OF THE SITE. THE RUNOFF OUTFALLS FROM DRAINAGE AREA #4 AFTER BEING DETAINED WITHIN THE EXISTING OFFSITE STORM WATER MANAGEMENT POND THAT RUNS ALONG THE WESTERN EDGE OF THE PARKING LOT AND THE EASTERN SIDE OF THE FAIRFAX COUNTY PARKWAY. THE OUTFALL CONTINUES FROM THIS POND WITHIN AN EXISTING STORM SEWER SYSTEM WHERE IT CROSSES FAIRFAX COUNTY PARKWAY THROUGH THE SUGARLAND RUN INDUSTRIAL PARK WITHIN THIS STORM SEWER AND ULTIMATELY INTO THE SUGARLAND RUN FLOOD PLAIN. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREA #4 REACHES A FLOODPLAIN WITH A CONTRIBUTING DRAINAGE AREA OF 1 SQUARE MILE OR MORE.

DRAINAGE AREA #5 CONSISTS OF 0.40 ACRES THAT RUNS ALONG THE SOUTH-WESTERN PORTION OF THE EXISTING PARKING LOT. THE OUTFALL FROM THIS AREA IS NOT CONCENTRATED ONSITE AND IS CONSIDERED SHEETFLOW. ULTIMATELY, THIS RUNOFF IS PICKED UP BY THE STORM SYSTEM WITHIN FAIRFAX COUNTY PARKWAY AND DISCHARGES INTO THE SUGARLAND RUN FLOOD PLAIN.

THE ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL WILL BE MET BY DETAILED ANALYSIS AS PART OF THE FUTURE SITE PLAN ASSOCIATED WITH THIS PROJECT, HOWEVER A SYNOPSIS OF THE PROPOSED INVESTIGATION IS DESCRIBED BELOW.

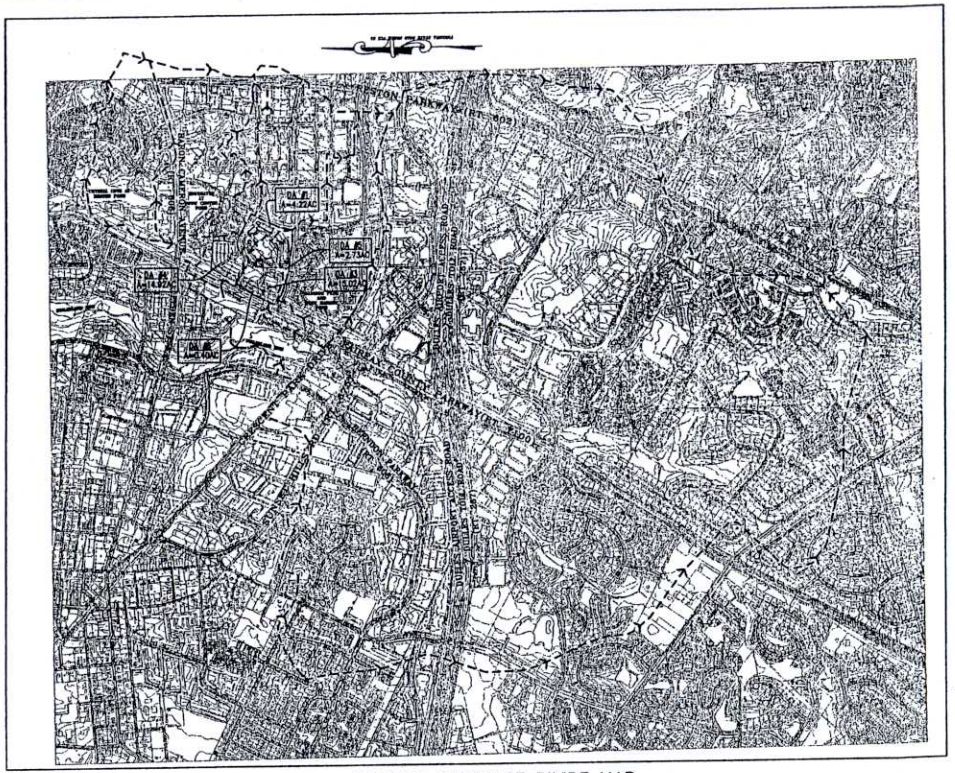
THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #1 IS ANALYZED TO A POINT JUST NORTH OF THE SITE WHERE A CONFLUENCE OF AT LEAST 90% OF THE SITES CONTRIBUTING AREA IS MET. THE REQUIRED EXTENT OF REVIEW ALL LIES WITHIN THIS EXISTING ADEQUATELY SIZED STORM SEWER SYSTEM AND IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR DRAINAGE AREA #1 IS ADEQUATE.

THE ADEQUACY OF OUTFALL FOR DRAINAGE AREAS #2 IS DETERMINED BY ANALYZING THE PATH OF FLOW FROM THE SITE. A POINT OF CONFLUENCE IS MET AT THE EXISTING STORM WATER MANAGEMENT POND WHERE A CONTRIBUTING DRAINAGE AREA OF AT LEAST 90% OF THE SITES CONTRIBUTING AREA IS MET. THE REQUIRED EXTENT OF REVIEW LIES WITHIN EXISTING ADEQUATELY SIZED STORM SEWER SYSTEM AND IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR THE AREA IS ADEQUATE.

THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #3 IS DETERMINED BY ANALYZING THE PATH OF FLOW FROM THE SITE TO WHERE THIS OUTFALL ENTERS SUGARLAND RUN. THREE CROSS SECTIONS FROM THE PIPE OUTFALL INTO THE FLOOD PLAIN WILL BE PROVIDED 150 FEET DOWNSTREAM. THESE CROSS SECTIONS WITHIN THE WELL ESTABLISHED DRAINAGE CHANNEL WILL SHOW THAT THE CHANNEL IS ADEQUATE TO CONVEY THE 10 YEAR STORM EVENT AND CONTAINS NON-EROSIVE VELOCITIES FOR THE 2 YEAR STORM. IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR DRAINAGE AREA #3 IS ADEQUATE.

THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #4 IS DETERMINED BY ANALYZING THE PATH OF FLOW FROM THE SITE TO WHERE THIS OUTFALL ENTERS SUGARLAND RUN. THREE CROSS SECTIONS FROM THE PIPE OUTFALL INTO THE FLOOD PLAIN WILL BE PROVIDED 150 FEET DOWNSTREAM. THESE CROSS SECTIONS WITHIN THE WELL ESTABLISHED DRAINAGE CHANNEL WILL SHOW THAT THE CHANNEL IS ADEQUATE TO CONVEY THE 10 YEAR STORM EVENT AND CONTAINS NON-EROSIVE VELOCITIES FOR THE 2 YEAR STORM. IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR DRAINAGE AREA #4 IS ADEQUATE.

THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #5 IS MET AT THE PROPERTY LINE AS THIS ENTIRE AREA IS CONSIDERED SHEET FLOW. THE RUNOFF FROM THIS AREA IS NON-EROSIVE AND NOT CONCENTRATED ONSITE. DUE TO THE SHEET FLOW CONDITION IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FROM DRAINAGE AREA #5 IS ADEQUATE.



OVERALL DRAINAGE DIVIDE MAP
SCALE : 1" : 1000'

REVISION DATE	DESCRIPTION
04/08/09	FLOOR AREA REVISION
05/21/09	RESPONSE TO COUNTY COMMENTS
06/1/09	RESPONSE TO COUNTY COMMENTS
10/14/09	RESPONSE TO COUNTY COMMENTS

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COMMONWEALTH OF VIRGINIA
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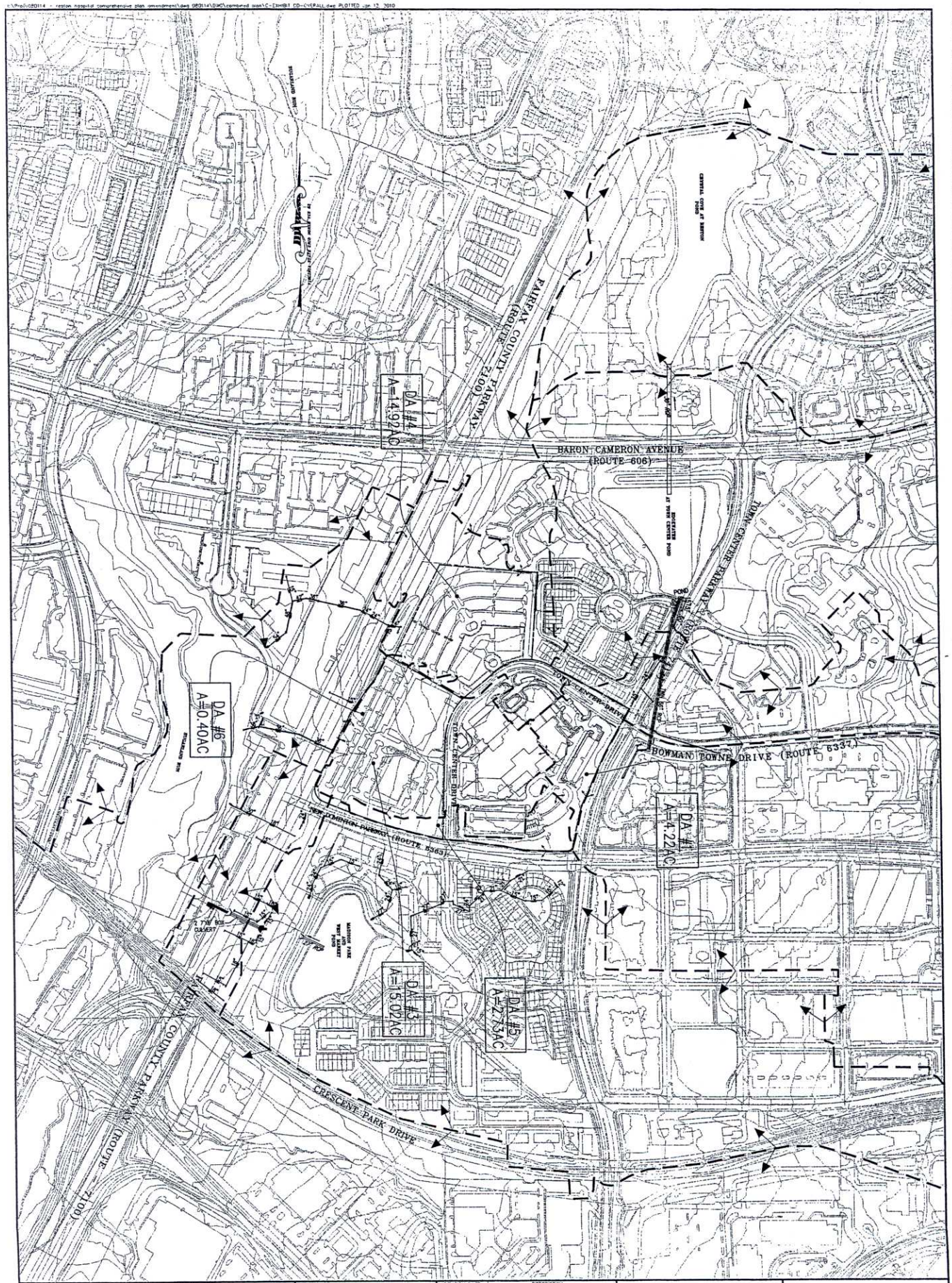
RESTON HOSPITAL CAMPUS
DPA-89-C-025-04
HUNTER MILL DISTRICT
RESTON, VA

ADEQUATE OUTFALL ANALYSIS

SCALE: 1"=500' | DATE: 02-13-09 | SHEET # 10 OF 25
DESIGN BY: JCB | DRAWN BY: DP | CHECKED BY: | PROJECT NUMBER: 0801.14

I:\Proj\080114 - reston hospital campus\cad site documents\Set 080114 DWG\Updated plots\C-EXHIBIT DIS-OUTFALL.dwg PLOTTED: Jan 13, 2010



RESTON HOSPITAL CAMPUS

DPA-89-C-025-04

HUNTER MILL DISTRICT RESTON, VA

ADEQUATE OUTFALL ANALYSIS

SCALE:	1"=200'	DATE:	02-13-09	SHEET #
DRAWN BY:	JCB	CHECKED BY:	DP	11 OF 25
PROJECT NUMBER:	0801.14			

REVISION DATE	DESCRIPTION
04/08/09	FLOOR AREA REVISION
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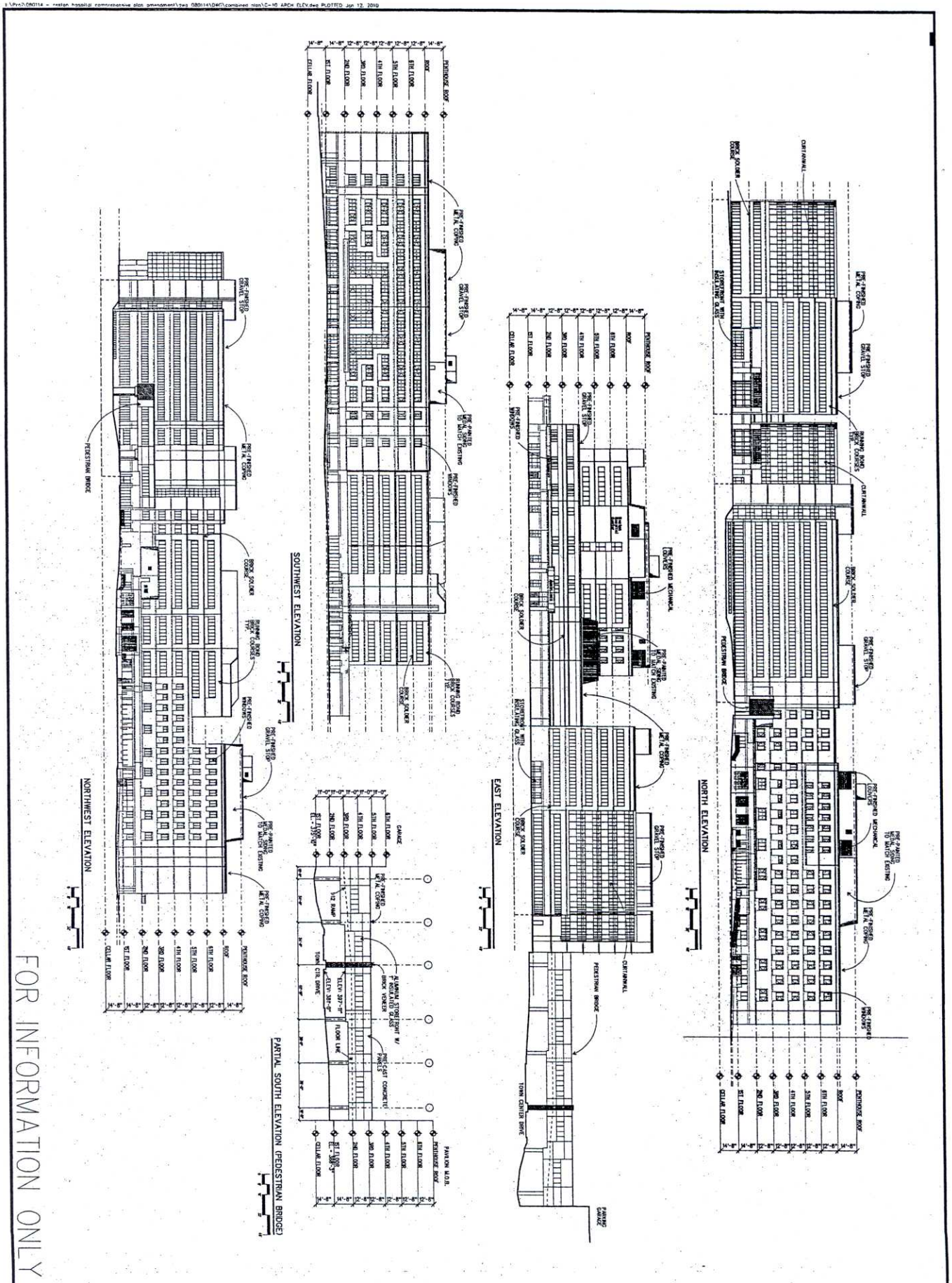

RESTON HOSPITAL CAMPUS

DPA-89-C-025-04

HUNTER MILL DISTRICT RESTON, VA

ARCHITECTURAL ELEVATIONS

SCALE: NA	DATE: 02-13-09	SHEET#
DRAWN BY: JCB	CHECKED BY: DP	PROJECT NUMBER: 0801.14

12 OF 25

THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE TITLE BLOCK ONLY AND ONLY AT THE SCALE OF 1" = 1'-0" UNLESS OTHERWISE SPECIFIED

COMMONWEALTH OF VIRGINIA
JOHN F. SOUSER
Lic. No. 018293
PROFESSIONAL ENGINEER

REVISION DATE	DESCRIPTION
04/08/09	FLOOR AREA REVISION
05/21/09	RESPONSE TO COUNTY COMMENTS
09/1/09	RESPONSE TO COUNTY COMMENTS
10/14/09	RESPONSE TO COUNTY COMMENTS

ESa
Earl Swensson Associates
2100 West End Avenue Vanderbilt Plaza
Nashville, Tennessee 37203

Richard L. Miller, Architect

ADTEK
CIVIL, STRUCTURAL, SPECIALTY ENGINEERING, & LANDSCAPE ARCHITECTURE
3251 Old Lee Highway, Suite 405
Fairfax, Virginia 22030
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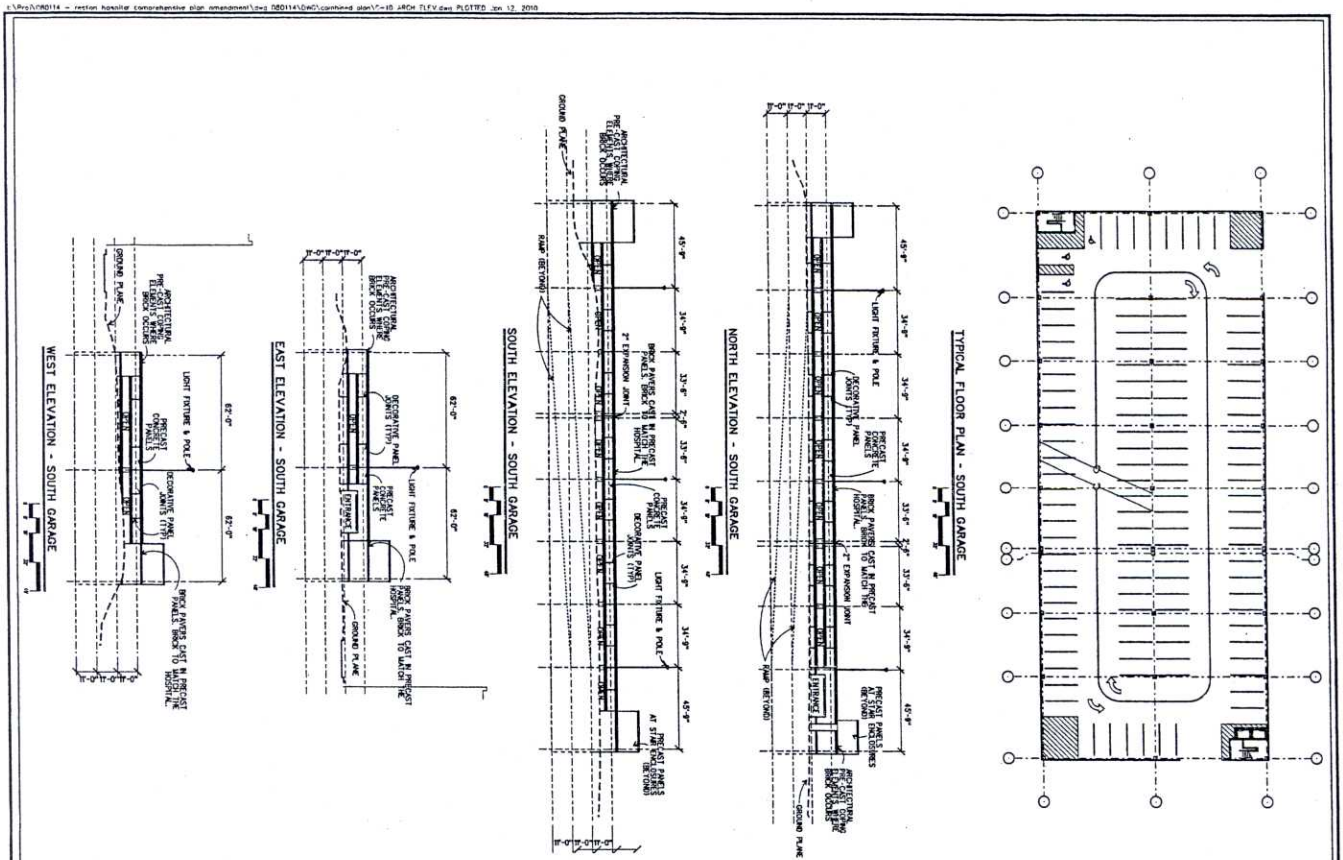
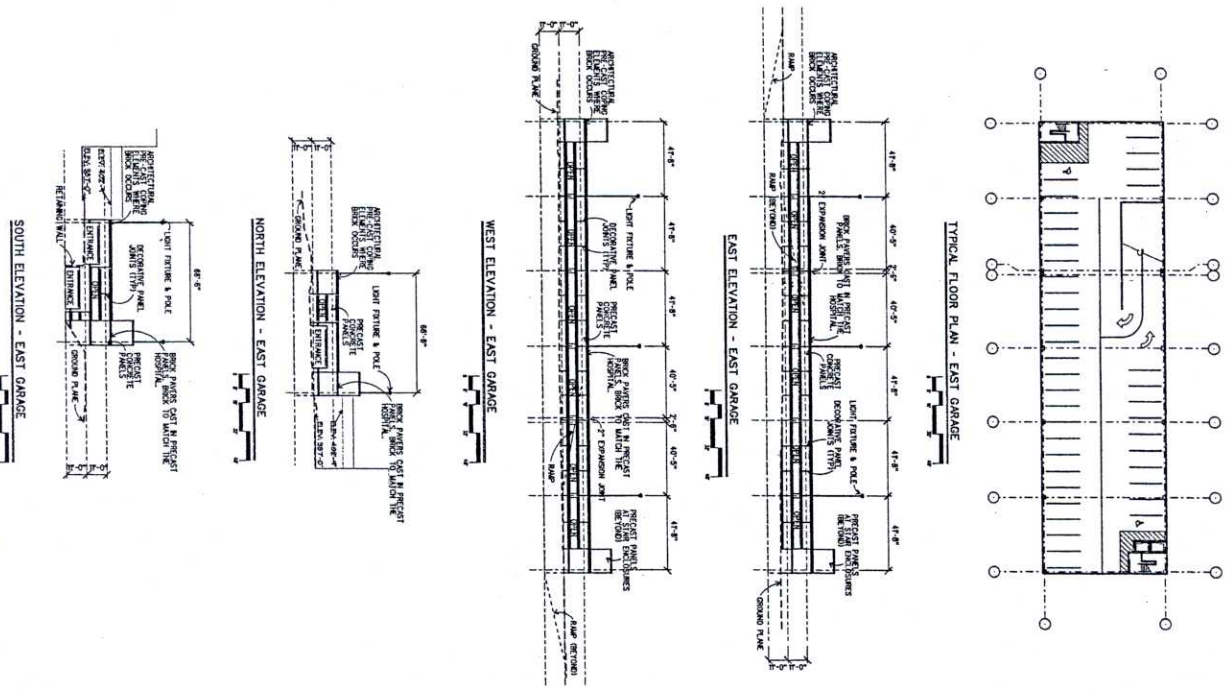
E:\Pro\10801\14 - reston hospital comprehensive plan amendment\dwg 0801\14\DWG\combined plan\7-15 ARCH ELEV.dwg PLOTTED: Jan 12, 2010





FOR INFORMATION ONLY

RESTON HOSPITAL CAMPUS

DPA-89-C-025-04

HUNTER MILL DISTRICT RESTON, VA

ARCHITECTURAL ELEVATIONS

SCALE:	NA	DATE:	02-13-09	SHEET#
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				13 OF 25

REVISION DATE	DESCRIPTION
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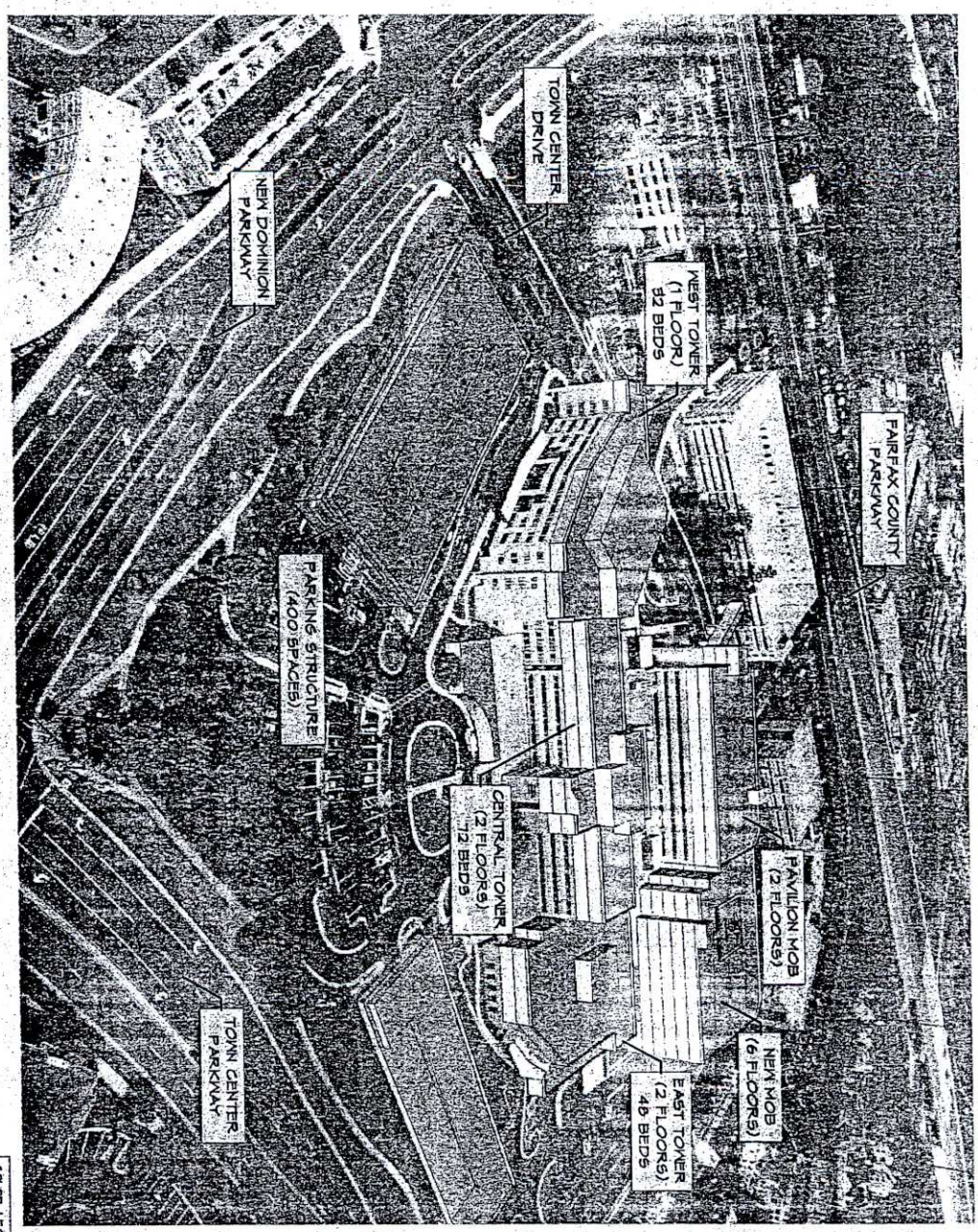
F:\Proj\080114 - reston hospital comprehensive plan amendment\dwg 080114\DWG\combined plan\C-10 ARCH ELEV.dwg PLOTTED Jan 12, 2010



FOR INFORMATION ONLY

RESTON HOSPITAL CAMPUS

DPA-89-C-025-04

HUNTER MILL DISTRICT RESTON, VA

ARCHITECTURAL EXHIBIT

SCALE:	NA	DATE:	02-13-09	SHEET #
DRAWN BY:	JCB	CHECKED BY:	DP	PROJECT NUMBER: 0801.14	14 OF 25

REVISION DATE	DESCRIPTION
04/06/09	FLOOR AREA REVISION
05/21/09	RESPONSE TO COUNTY COMMENTS
09/1/09	RESPONSE TO COUNTY COMMENTS
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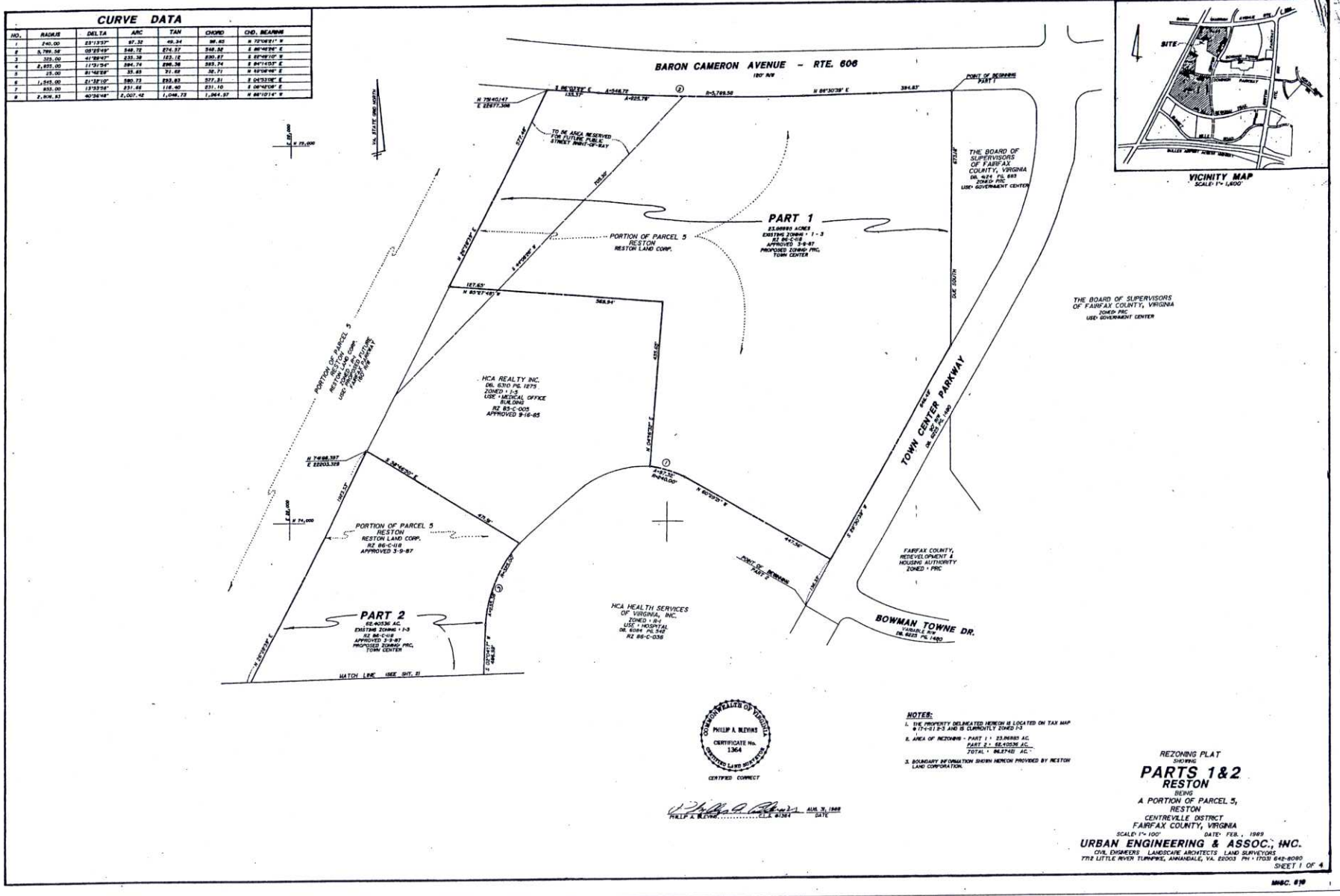

FOR INFORMATION ONLY

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CIVIL CIVIL ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3563 Shannon Chase, Suite 405
Fairfax, Virginia 22031
Phone: 703-691-4040 Fax: 703-691-4056
www.adtekengineers.com

Earl Swensson Associates
Nashville, Tennessee 37203

Richard L. Miller, Architect

REVISION DATE	DESCRIPTION
04/08/09	FLOOR AREA REVISION
05/21/09	RESPONSE TO COUNTY COMMENTS
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10/14/09	RESPONSE TO COUNTY COMMENTS

JOHN F SOLSER
Lic. No. 018239
JAN 19 2009
PROFESSIONAL ENGINEER

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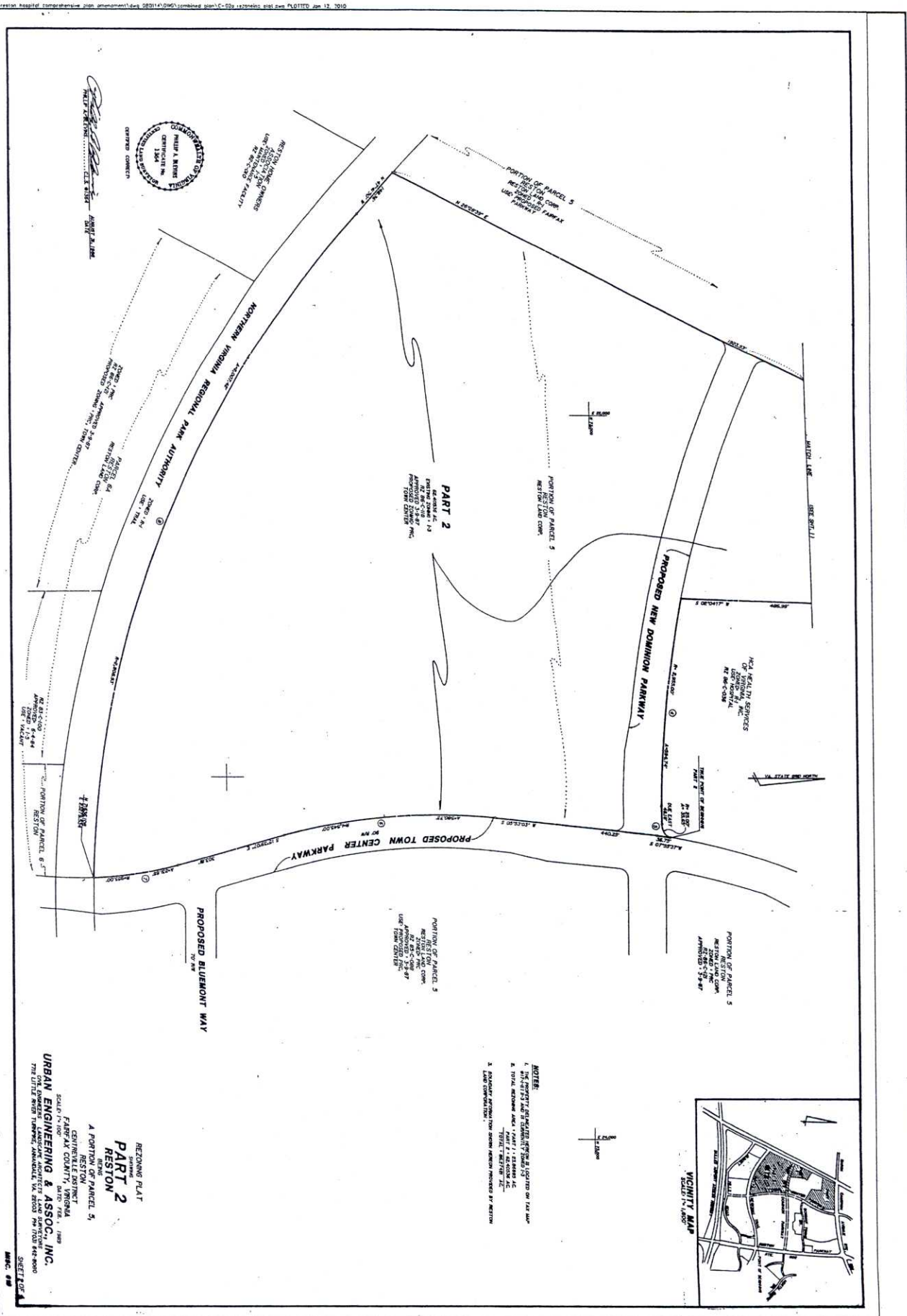
RESTON HOSPITAL CAMPUS
DPA-89-C-025-04 RESTON, VA
HUNTER MILL DISTRICT
REZONING PLAT

SCALE: NA | DATE: 02-13-09 | SHEET: 15 OF 25
DRAWN BY: JCB | CHECKED BY: DP | PROJECT NUMBER: 0801.14

L:\proj\080114 - reston hospital campus\new dev. amendment\Lsea 080114 DMC\combined plan\rz-07a rezoning plot dwg PLOTTED on 12 2009



REZONING PLAT
SHOWING
PART 2
BEING
A PORTION OF PARCEL 5,
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: FEB. 1, 1989

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS
THE LITTLE RIVER TURNPIKE, ANNANDALE, VA. 22003 PH# (703) 642-8080

SHEET 1 OF 4
MRC. 08

NOTES:
1. PROPERTY LINE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON FIELD SURVEY AND ARE NOT NECESSARILY THE SAME AS SHOWN ON TAX MAP.
2. TOTAL REZONING AREA = PART 1 = 23.9999 AC. PART 2 = 40.1769 AC. TOTAL = 64.1768 AC.
3. EXISTING ZONING FOR AREA SHOWN HEREON PROVIDED BY RESTON LAND CORPORATION.

FOR INFORMATION ONLY

RESTON HOSPITAL CAMPUS
DPA-89-C-025-04
HUNTER MILL DISTRICT RESTON, VA

REZONING PLAT

SCALE: NA	DATE: 02-13-09	SHEET#
DRAWN BY: JCB	CHECKED BY: DP	PROJECT NUMBER: 0801.14

16 OF 25

REVISION DATE	DESCRIPTION
04/08/09	FLOOR AREA REVISION
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09/1/09	RESPONSE TO COUNTY COMMENTS
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FOR INFORMATION ONLY

GENERALIZED DEVELOPMENT PLAN
PROPOSED REZONING OF

PARTS 1 & 2

RESTON

BEING
A PORTION OF PARCEL 5,
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' DATE: -'09

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS
SHEET 3 OF 4

RESTON HOSPITAL CAMPUS

DPA-89-C-025-04

HUNTER MILL DISTRICT RESTON, VA

GENERALIZED DEVELOPMENT PLAN

SCALE:	NA	DATE:	02-13-09	SHEET	17 OF 25
DRAWN BY:	JCB	CHECKED BY:	DP	PROJECT NUMBER:	0801.14

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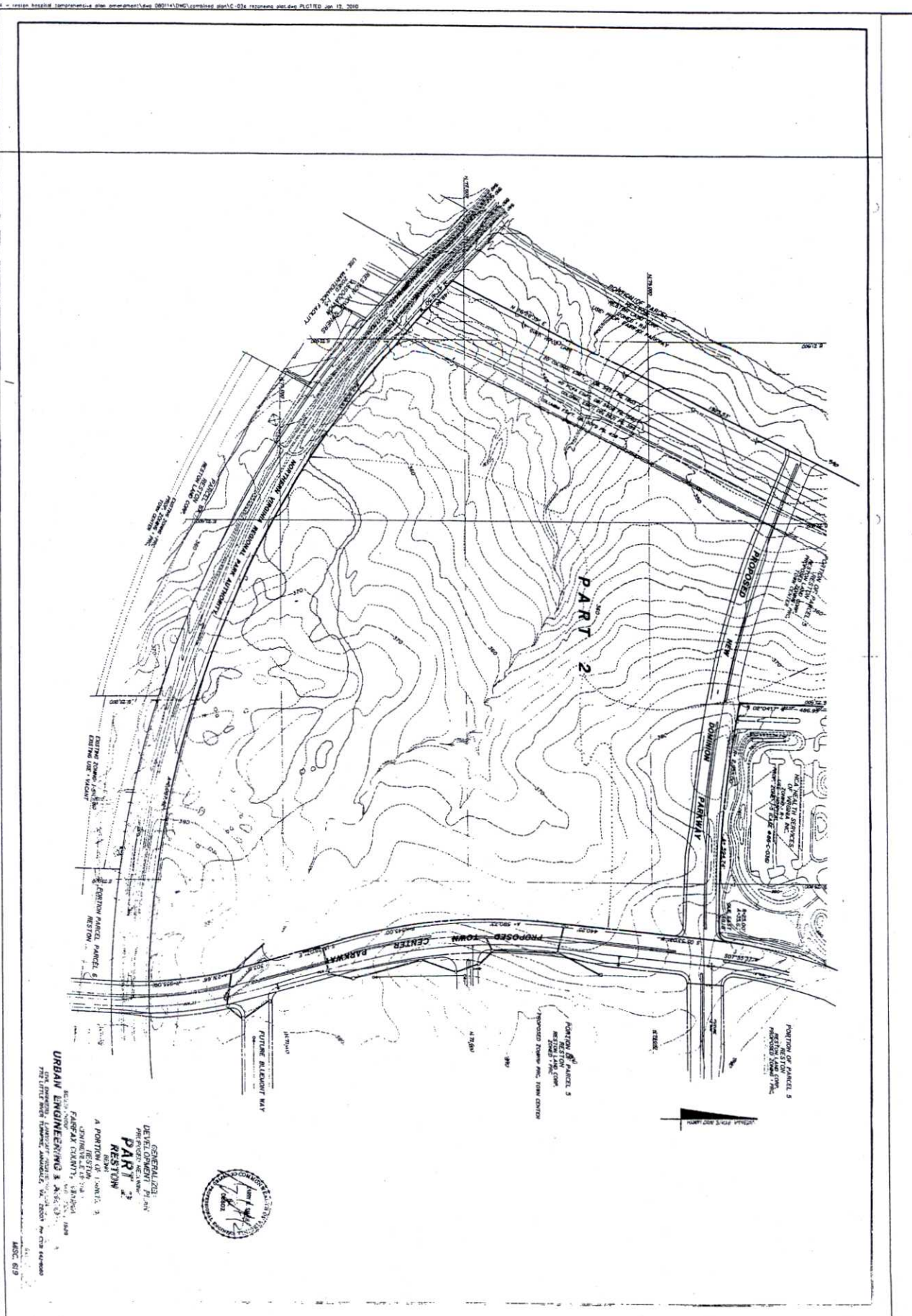

FOR INFORMATION ONLY

RESTON HOSPITAL CAMPUS

DPA-89-C-025-04

HUNTER MILL DISTRICT RESTON, VA

GENERALIZED DEVELOPMENT PLAN

SCALE:	NA	DATE:	02-13-09	SHEET
DRAWN	JCB	CHECKED	DP	18 OF 25
		PROJECT	0601.14	

REVISION DATE	DESCRIPTION
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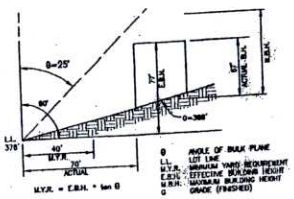
RESTON HOSPITAL

SPECIAL EXCEPTION / PROFFERED CONDITION AMENDMENT PLAT/ TOWN CENTER CONCEPT PLAN

VICINITY MAP
SCALE: 1" = 2000'

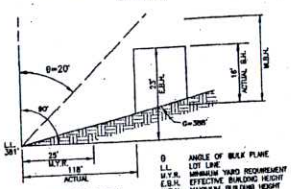


θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

M.Y.R. = E.B.H. * tan θ

FRONT = 40' OR 25'ABP
SIDE = NONE
REAR = 25' OR 20'ABP

FRONT
DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)



θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
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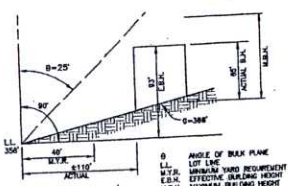
FRONT = 40' OR 25'ABP
SIDE = NONE
REAR = 25' OR 20'ABP

REAR
DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)



θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

M.Y.R. = E.B.H. * tan θ

FRONT = 40' OR 25'ABP
SIDE = NONE
REAR = 25' OR 20'ABP

MOB FROM NEW DOMINION PKWY.
DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)

SPECIAL EXCEPTION/PROFFERED CONDITION AMENDMENT PLAT/ TOWN CENTER CONCEPT PLAN

THE PURPOSE OF THIS SE/PCA/FDCC APPLICATION IS TO AMEND PROFFERED CONDITIONS APPROVED WITH RZ 89-C-025, TOWN CENTER CONCEPT PLAN AS AMENDED, AND SPECIAL EXCEPTION SP 89-C-025, TO PERMIT THE DEVELOPMENT OF A PHASE ONE AND A FUTURE PHASES OF A HOSPITAL AND ASSOCIATED ACCESSORY USES. SEE PLAN FOR DETAILS.

THE HOSPITAL IS OWNED BY RESTON HOSPITAL CENTER L.L.C., RESTON HOSPITAL CENTER LLC OWNS A MAJORITY INTEREST IN THE CONDOMINIUM PARCELS. SEE AFFIDAVIT FOR DETAILED OWNERSHIP INFORMATION.

THE PROPERTY CONSISTS OF 34.17 ACRES, OF THE 34.17 ACRES, 11.68 ACRES IS LOCATED L.L.C. RESTON HOSPITAL CENTER LLC OWNS A MAJORITY INTEREST IN THE CONDOMINIUM PARCELS. SEE AFFIDAVIT FOR DETAILED OWNERSHIP INFORMATION.

THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THIS SPECIAL EXCEPTION/ PROFFERED CONDITION AMENDMENT PLAT /TOWN CENTER CONCEPT PLAN CONSISTING OF SEVEN (7) SHEETS, PREPARED BY WILLIAM H. GORDON ASSOCIATES, DATED DECEMBER 1999, AS REVISED THROUGH THE LATEST MAJOR MODIFICATIONS MAY BE APPROVED, HOWEVER, TO THESE NOTES, AND PROVIDED THAT MINOR MODIFICATIONS MAY BE PERMITTED WHICH ARE NECESSITATED BY FINAL SITE DESIGN AND ENGINEERING AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES ("DPWES").

THE PROPOSED AND EXISTING USES REQUIRE A TOTAL OF 1,588 PARKING SPACES. 473 OF THE EXISTING SPACES SHALL REMAIN. AN ADDITIONAL 34 PARKING SPACES ARE APPROVED BUT NOT CONSTRUCTED AS SHOWN ON SHEET 2 OF THIS APPLICATION. THERE ARE 1,8754 TOTAL PROPOSED PARKING SPACES WITH THIS APPLICATION.

ALL TRAILS REQUIRED IN THE COMPREHENSIVE PLAN WILL BE PROVIDED. AN EIGHT-FOOT TRAIL IS PROFFERED WITH THE FUTURE RECONSTRUCTION OF FAIRFAX COUNTY PARKWAY BY VDOT. NO ADDITIONAL TRAILS ARE PROPOSED AS PART OF THESE APPLICATIONS.

THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.

ALL EXISTING STRUCTURES SHALL REMAIN.

TOPOGRAPHY IS FROM AN AERIAL SURVEY PREPARED BY AM SURVEY CORPORATION AND COUNTY TOPOGRAPHY. THE CONTOUR INTERVAL IS 5 FEET.

STORM WATER MANAGEMENT SHALL BE PROVIDED ON SITE. PHASE ONE REDEVELOPMENT SHALL UTILIZE AN EXISTING STORM WATER MANAGEMENT POND. FUTURE PHASES WILL REQUIRE UNDERGROUND DETENTION FOR SWM/BMP AS SHOWN AND/OR MODIFICATION TO EXISTING FACILITIES.

ALL EASEMENTS WITH A WIDTH OF 25 FEET OR MORE ARE SHOWN ON THE PLAT.

PLANNED PUBLIC IMPROVEMENTS INCLUDE A RIGHT-TURN LANE FROM TOWN CENTER PARKWAY WEST TOWN CENTER DRIVE. THE RIGHT TURN LANE , SHOWN ON SHEETS THREE (3) AND SEVEN (7), SHALL BE TRIGGERED BY THE FUTURE PHASES, BEFORE THEIR PHASE LINE. IN ADDITION, THE APPLICANT RETAINS THE RIGHT TO CONSTRUCT (BUT NOT MODIFY) THE TWO (2) ADDITIONAL STORIES ON THE HOSPITAL'S CENTER ADDITION WITHOUT TRIGGERING THE ABOVE MENTIONED RIGHT TURN LANE REQUIREMENT.

TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.

THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PRESERVATION ON SITE.

THE PROPOSED USES ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS, WITH THE EXCEPTION OF: A WAIVER OF THE TYPE 1 B, E, OR F BARRIER REQUIREMENT PURSUANT TO SECTION 13-304(1) OF THE ZONING ORDINANCE. EXISTING VEGETATION AND SUPPLEMENTAL PLANTING WILL BE USED FOR SCREENING IN ACCORDANCE WITH SECTION 13-104(4).

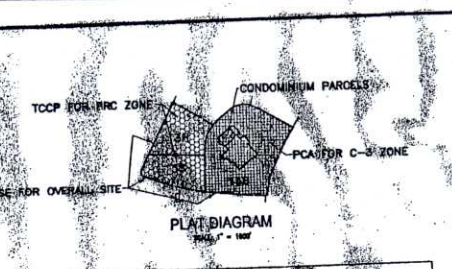
THE LIMITS OF CLEARING AND GRADING SHALL BE AS GENERALLY SHOWN.

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

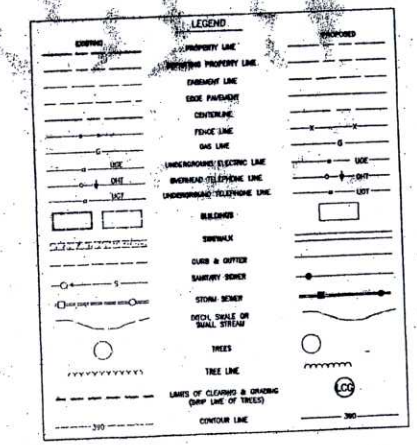
THE DEVELOPMENT SCHEDULE SHALL BE DETERMINED BY THE APPLICANT BASED UPON THE NEEDS OF THE HOSPITAL.

THERE IS NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC), OR RESOURCE PROTECTION AREA (RPA) ON THE SITE. THE ENTIRE PROPERTY IS LOCATED WITHIN A RESOURCE MANAGEMENT AREA (RMA).

THE APPLICANT PROPOSES ENTRY AND DIRECTORY SIGNS AS GENERALLY SHOWN ON THE PLANS. SIGNAGE LOCATIONS AND SIZES WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN, AND ALL SIGNS WILL COMPLY WITH THE ORDINANCE.



PLAT DIAGRAM
SCALE: 1" = 1000'



SHEET INDEX:

1. COVER SHEET
2. SPECIAL EXCEPTION/PROFFERED CONDITION AMENDMENT PLAT, PHASE ONE
3. SPECIAL EXCEPTION/PROFFERED CONDITION AMENDMENT PLAT, FUTURE PHASES
4. ARCHITECTURAL ELEVATIONS - HOSPITAL WITH ADDITION, PHASE ONE
5. ARCHITECTURAL ELEVATIONS - GARAGE, PHASE ONE
6. ARCHITECTURAL RENDERING, PHASE ONE
7. RIGHT TURN LANE EXHIBIT

As Approved By: Board of Supervisors
February 6, 2001

1-10-01 NOTE OPT. EXT.
REVISIONS
2-28-00 ADJUST BNDRY, GARAGE AND BLDG ADDTN
3-07-00 VDOT TAGGING
3-28-00 ADD PEDESTRIAN CIRCULATION
4-28-00 REMOVE 182' AMENDMENT TO RELOCATE OXYDEN PARK
5-9-00 STREET SUBWAY SETBACK TO RELOCATE OXYDEN PARK
Addition revise 30 show future addition
11-17-00 REVISE VDOT ROW TAGGING
12-3-00 REVISE TABS
01-22-00 REV. DESC.
SURVEY WMGA
DESIGN ESA
DRAWN S. MYHRE
CHECKED J. McCLELLAN

CIVIL ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive, Chantilly, Virginia 20151
(703) 263-0296 FAX (703) 263-0189

DATE DECEMBER 1999
SCALE HORZ: N/A
VERT: N/A
SEAL

COMMONWEALTH OF VIRGINIA
10/31/00
DONALD M. MCCLELLAN
No. 8531
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
JOSEPH M. McCLELLAN
LICENSE No. 8531
PROFESSIONAL ENGINEER

SPECIAL EXCEPTION/PROFFERED CONDITION AMENDMENT PLAT/ TOWN CENTER CONCEPT PLAN

PROJECT RESTON HOSPITAL
HUNTER MILL DISTRICT
RESTON, VIRGINIA

JOB 1148-0201
CADD 1148C501.DWG
SHEET 1 OF 7

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Richard L. Miller, Architect

REVISION	DATE	DESCRIPTION
1	04/28/99	FLOOR AREA REVISION COMMENTS
2	09/17/99	RESPONSE TO COUNTY COMMENTS
3	09/27/99	RESPONSE TO COUNTY COMMENTS
4	10/14/99	RESPONSE TO COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
JOHN F. SOUSER
Lic. No. 018893
JAN 12 2010
PROFESSIONAL ENGINEER

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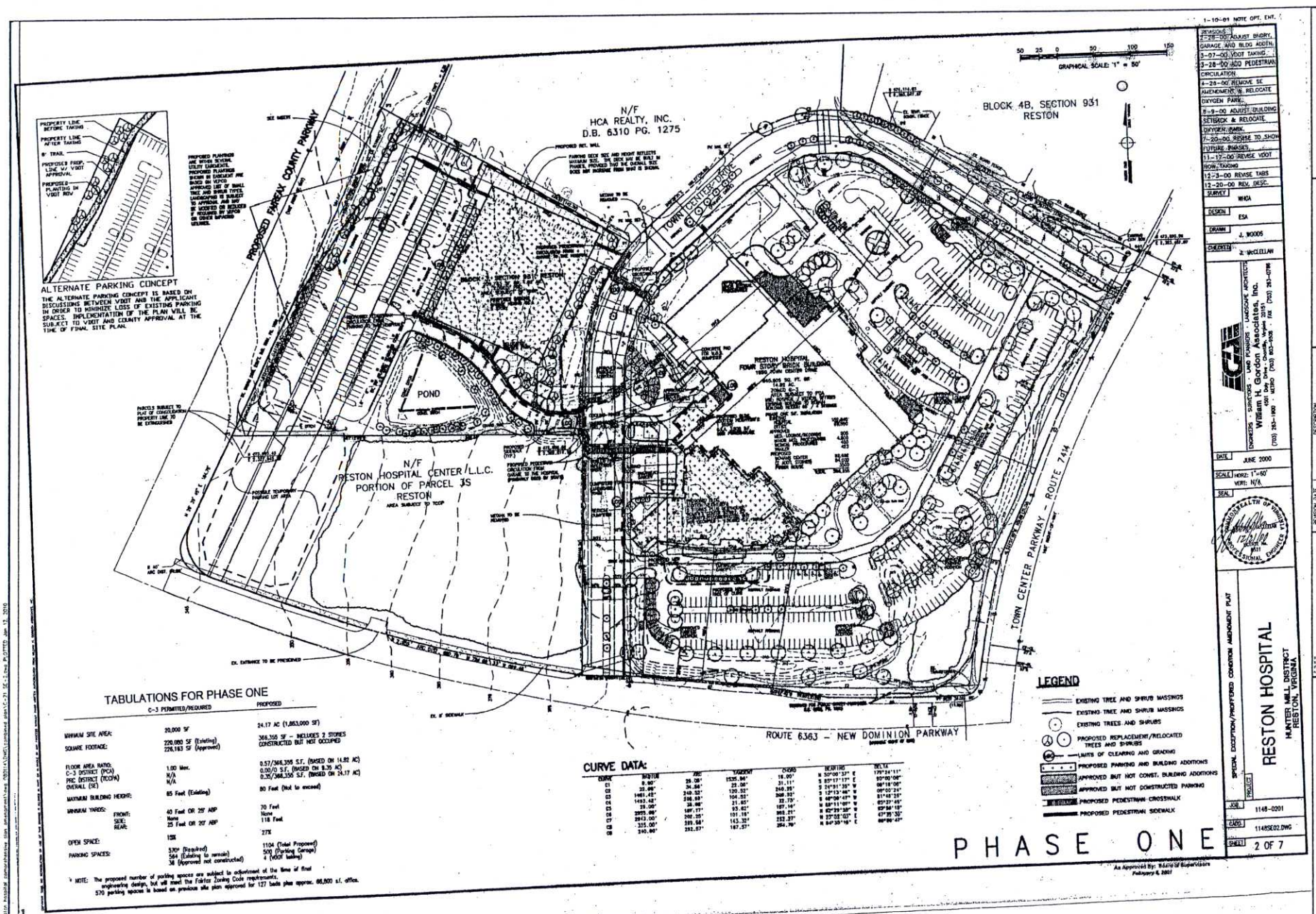
RESTON HOSPITAL CAMPUS
DPA-89-C-025-04
HUNTER MILL DISTRICT RESTON, VA
SE - PCA PLAT - TCCP SHEET 1

SCALE NA DATE 02-13-09 SHEET#

FOR INFORMATION ONLY!



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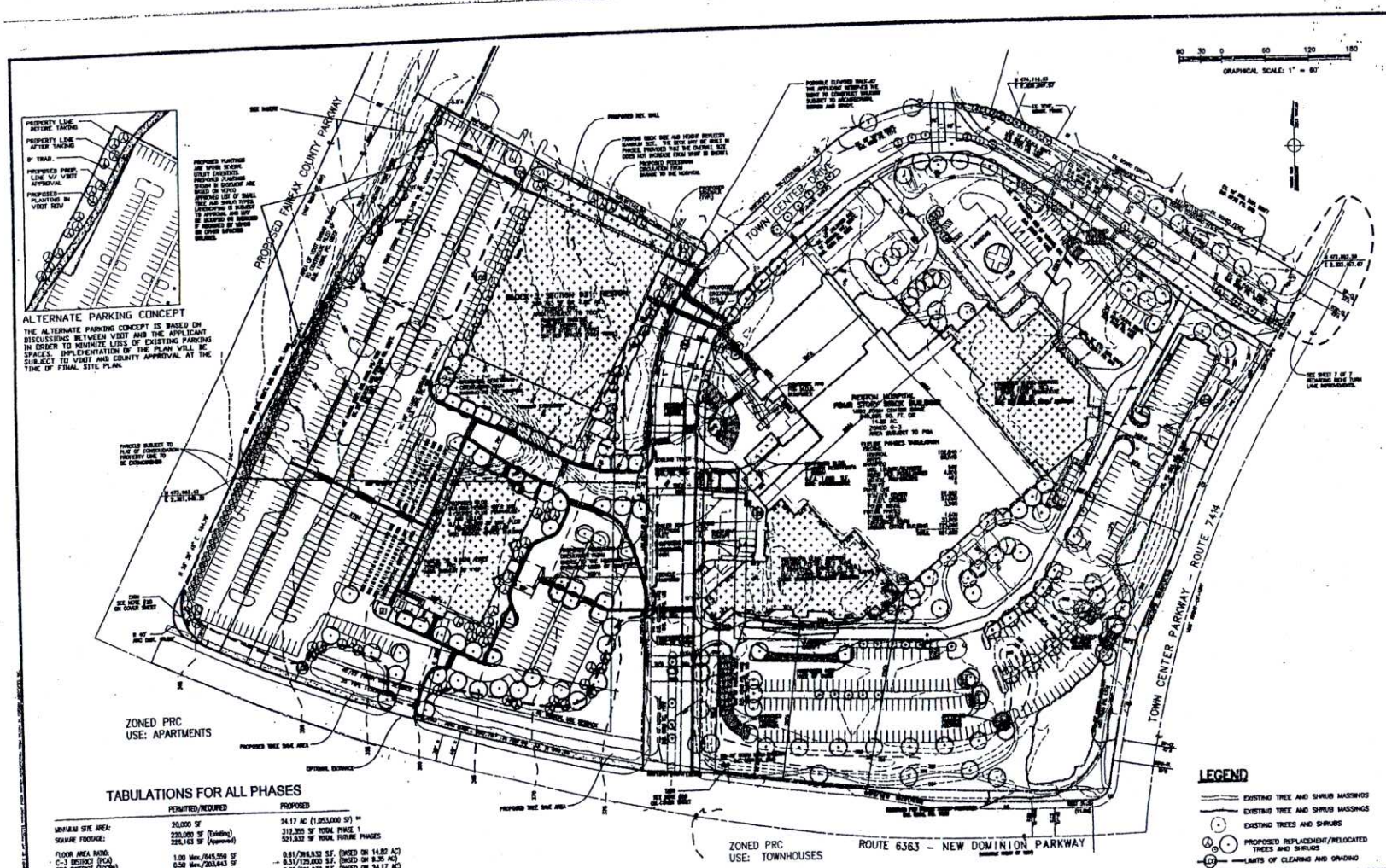


ALTERNATE PARKING CONCEPT

THE ALTERNATE PARKING CONCEPT IS BASED ON DISCUSSIONS BETWEEN VDOT AND THE APPLICANT IN ORDER TO MINIMIZE LOSS OF EXISTING PARKING SPACES. IMPLEMENTATION OF THE PLAN WILL BE SUBJECT TO VDOT AND COUNTY APPROVAL AT THE TIME OF FINAL SITE PLAN.

TABULATIONS FOR ALL PHASES

	PERMITTED/REQUIRED	PROPOSED
MINIMUM SITE AREA:	20,000 SF	24.17 AC (1,053,000 SF) **
SQUARE FOOTAGE:	220,000 SF (Existing) 228,163 SF (Approved)	312,355 SF TOTAL PHASE 1 521,832 SF TOTAL FUTURE PHASES
FLOOR AREA RATIO:		
C-3 DISTRICT (PCA)	1.00 Max./845,559 SF	0.81/316,932 S.F. (BASED ON 14.82 AC)
PRC DISTRICT (TCCPA)	0.50 Max./203,643 SF	0.31/125,000 S.F. (BASED ON 8.35 AC)
OVERALL (SE)	849,202 SF	0.50/521,832 S.F. (BASED ON 24.17 AC)
MAXIMUM BUILDING HEIGHT:	65 Feet (Existing)	80 Feet (Not to exceed)
MINIMUM YARDS: FRONT:	40 Feet OR 25' ABP	70 Feet
SIDE:	None	None
REAR:	25 Feet OR 20' ABP	118 Feet
OPEN SPACE:	15%	30%
PARKING SPACES:	1,106 SPACES* 1,013 (Phase One to remain)	1,879 (Total Proposed) 1104 (Phase One) 775 (Net Gain)

187 BEDS @ 2.9 SP/BED = 543 SPACES
66,800 SF EX. OFFICE @ 3.0 SP/1000 SF = 201 SPACES
140,000 PROPOSED OFFICE @ 2.6 SP/1000 SF = 364 SPACES

NOTE: * The proposed number of parking spaces are subject to adjustment at the time of final engineering design, but will meet the Fairfax Zoning Code requirements.
** Excludes the area needed for the future boundary line adjustment to construct the right turn lane.

LEGEND

- EXISTING TREE AND SHRUB MASSINGS
- EXISTING TREE AND SHRUB MASSINGS
- EXISTING TREES AND SHRUBS
- PROPOSED REPLACEMENT/RELOCATED TREES AND SHRUBS
- LIMITS OF CLEARING AND GRADING
- PROPOSED PARKING AND BUILDING ADDITIONS
- APPROVED BUT NOT CONST. BUILDING ADDITIONS
- APPROVED BUT NOT CONSTRUCTED PARKING
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED PEDESTRIAN SIDEWALK

FOR INFORMATION ONLY

FUTURE PHASES

As Approved By: Board of Supervisors
February 5, 2001

1-10-01 NOTE OPT. ENT.

REVISIONS
7-20-00 REVISE TO SHOW FUTURE PHASES
11-15-00 REVISE PARKING, LANDSCAPING & VDOT TAKING
12-3-00 REVISE TABS
12-20-00 REV. DESC.

SURVEY: WVGA
DESIGN: ESA/BDR
DRAWN: BDR
CHECKED: SEG

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 22151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0786

DATE: JULY 2000
SCALE: HORIZ: 1"=60' VERT: N/A
SEAL

SPECIAL EXCEPTION/TOWN CENTER CONCEPT PLAT

PROJECT: RESTON HOSPITAL
HUNTER MILL DISTRICT
RESTON, VIRGINIA

JOB: 1148-0201
CADD: 1148ALTS02.DWG
SHEET: 3 OF 7

1148SE.DWG IN 1148-0710
SHEET 42F OF 42

ADTEK
DAL STRUCTURAL SPECIALTY ENGINEERING, LANDSCAPE ARCHITECTURE
3251 Old Lee Highway, Suite 405
Fairfax, Virginia 22030
Phone: 703-691-4040 Fax: 703-691-4056
www.adtekengineers.com

ESa
Earl Swensson Associates
2100 West End Avenue · Vanderbilt Plaza
Nashville, Tennessee 37203

Richard L. Miller Architect

REVISION DATE	DESCRIPTION
04/08/09	FLOOR AREA REVISION
05/21/09	RESPONSE TO COUNTY COMMENTS
09/1/09	RESPONSE TO COUNTY COMMENTS
10/14/09	RESPONSE TO COUNTY COMMENTS

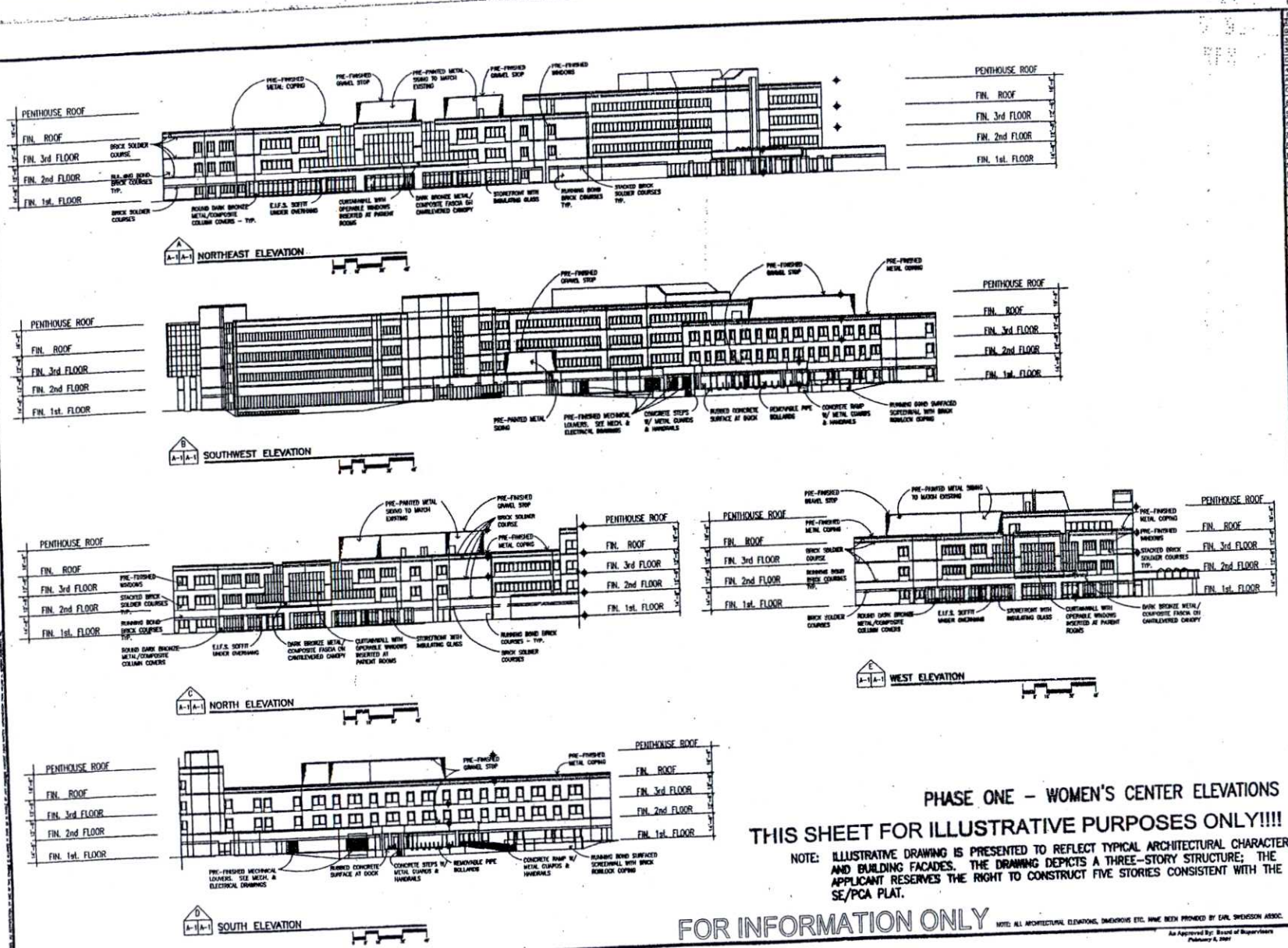
COMMONWEALTH OF VIRGINIA
JOHN F. SOUSER
Lic. No. 018291
JAN 12 2010
PROFESSIONAL ENGINEER

THIS DRAWING SHALL BE USED FOR THE PROJ... INDICATED IN THE TITLE BLOCK ONLY AND CA... IF IT IS STAMPED WITH AN ORIGINAL BLACK ... AND SEALED IN BLUE

RESTON HOSPITAL CAMPUS
DPA-89-C-025-04
HUNTER MILL DISTRICT RESTON, VA
SE - PCA PLAT - TCCP SHEET 3

SCALE: NA DATE: 02-13-09 SHEET#

FOR INFORMATION ONLY!



PHASE ONE – WOMEN'S CENTER ELEVATIONS

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!!!!

NOTE: ILLUSTRATIVE DRAWING IS PRESENTED TO REFLECT TYPICAL ARCHITECTURAL CHARACTER AND BUILDING FACADES. THE DRAWING DEPICTS A THREE-STORY STRUCTURE; THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT FIVE STORIES CONSISTENT WITH THE SE/PCA PLAT.

FOR INFORMATION ONLY

NOTE: ALL ARCHITECTURAL ELEVATIONS, DIMENSIONS ETC. HAVE BEEN PROVIDED BY EARL SWENSSON ASSOC.

An Approved By: Board of Supervisors
February 8, 2001

1-10-01 NOTE OPT. ENT.

REVISIONS
2-28-00 ADJUST SHDRY, GARAGE AND BLDG ADDTN.
3-07-00 VDOT TAKING
3-28-00 ADD PEDESTRIAN CIRCULATION
4-26-00 REMOVE SE AMENDMENT & RELOCATE OXYGEN PARK.
6-9-00 ADJUST BUILDING SETBACK & RELOCATE OXYGEN PARK.
7-20-00 REVISE TO SHOW FUTURE PHASES
11-17-00 REVISE VDOT SIGN TAKING
12-3-00 REVISE TAPS
12-20-00 REV. DESC.

SURVEY: WHGA
DESIGN: ESA
DRAWN: ESA
CHECKED: ESA

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 22151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0746

DATE: DECEMBER 1999
SCALE: HORZ: N/A VERT: N/A
SEAL

COMMONWEALTH OF VIRGINIA
REGISTERED PROFESSIONAL ENGINEER
12/21/00
LICENSE NO. 0201

PHASE ONE ARCHITECTURAL ELEVATIONS – HOSPITAL WITH ADDITION

PROJECT: RESTON HOSPITAL
HUNTER MILL DISTRICT
RESTON, VIRGINIA

JOB: 1148-0201
CADD: 1148ELV2.DWG
SHEET: 4 OF 7

1148SE.DWG in 1148-0710
SHEET 420 OF 42

ADTEK
ONLY STRUCTURAL SPECIALTY ENGINEERING & LANDSCAPE ARCHITECTURE
3251 Old Lee Highway, Suite 405
Fairfax, Virginia 22030
Phone: 703-691-4040 Fax: 703-691-4056
www.adtekengineers.com

ESa
Earl Swensson Associates
2100 West End Avenue, Vanderbilt Plaza
Nashville, Tennessee 37203

Richard L. Miller, Architect

REVISION DATE	DESCRIPTION
04/08/09	FLOOR AREA REVISION
05/21/09	RESPONSE TO COUNTY COMMENTS
09/1/09	RESPONSE TO COUNTY COMMENTS
10/14/09	RESPONSE TO COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
JOHN F. SOUSER
Lic. No. 018293
JAN 1 2 2010
PROFESSIONAL ENGINEER

THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE TITLE BLOCK ONLY AND CANNOT IT IS STAMPED WITH AN ORIGINAL BLACK SEAL AND SIGNED IN BLUE

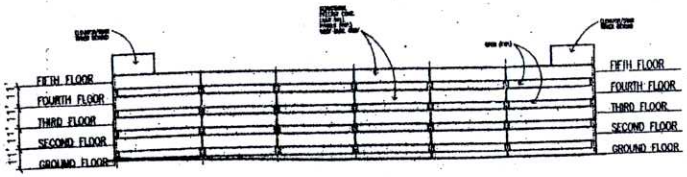
RESTON HOSPITAL CAMPUS
DPA-89-C-025-04
HUNTER MILL DISTRICT RESTON, VA
SE – PCA PLAT – TCCP SHEET 4

SCALE: NA DATE: 02-13-09 SHEET#

FOR INFORMATION ONLY!

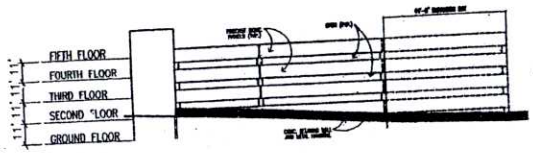
EAST ELEVATION

0 32' 64' 96'



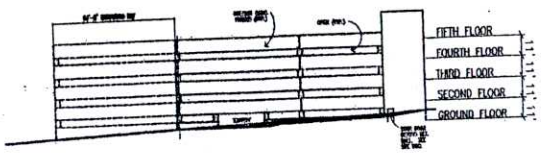
WEST ELEVATION

0 32' 64' 96'



NORTH ELEVATION

0 32' 64' 96'



SOUTH ELEVATION

0 32' 64' 96'

FOR INFORMATION ONLY

PHASE ONE – PARKING GARAGE ELEVATIONS

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!!!!

NOTE: ALL ARCHITECTURAL ELEVATIONS, DIMENSIONS ETC. HAVE BEEN PROVIDED BY EARL SWENSSON ASSOC.

As Approved By: Board of Supervisors February 6, 2001

1-10-01 NOTE OPT. ENT.

REVISIONS
2-28-00 ADJUST BNDRY, GARAGE AND BLDG ADDTN.
3-07-00 VDOT TAKING
3-28-00 ADD PEDESTRIAN CIRCULATION
4-28-00 REMOVE SE AMENDMENT & RELOCATE OXYDEN PARK.
6-9-00 ADJUST BUILDING SETBACK & RELOCATE OXYDEN PARK.
7-20-00 REVISE TO SHOW FUTURE PHASES
11-17-00 REVISE VDOT ROW TAKING
12-3-00 REVISE TABS
12-20-00 REV. OFSC

SURVEY: WHCA
DESIGN: ESA
DRAWN: ESA
CHECKED: ESA

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-6500 · FAX (703) 263-0766

DATE: DECEMBER 1999
SCALE: HORZ: N/A VERT: N/A
SEAL:

COMMONWEALTH OF VIRGINIA
JOHN F. SOUSER
Lic. No. 018293
JAN 12 2010
PROFESSIONAL ENGINEER

PHASE ONE – ARCHITECTURAL ELEVATIONS – GARAGE

PROJECT: RESTON HOSPITAL
HUNTER MILL DISTRICT
RESTON, VIRGINIA

JOB: 1148-0201
CADD: 1148ELV1.DWG
SHEET: 5 OF 7

1148SE.DWG in 1148-0710
SHEET 42H OF 42

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www.adtekengineers.com

ESa
Earl Swensson Associates
2100 West End Avenue · Vanderbilt Plaza
Nashville, Tennessee 37203

Richard L. Miller, Architect

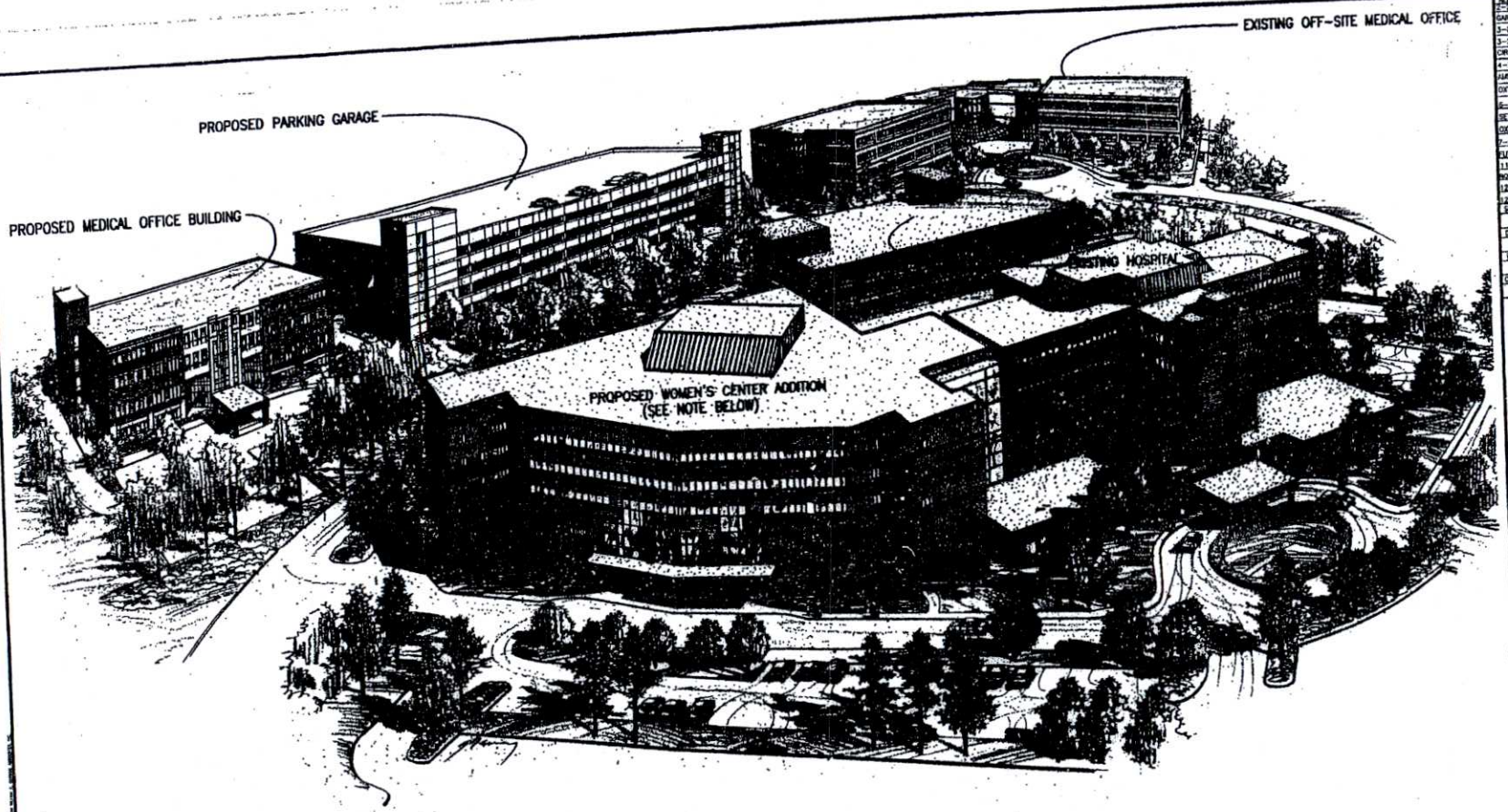
REVISION DATE	DESCRIPTION
04/08/09	FLOOR AREA REVISION
05/21/09	RESPONSE TO COUNTY COMMENTS
09/1/09	RESPONSE TO COUNTY COMMENTS
10/14/09	RESPONSE TO COUNTY COMMENTS

THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE TITLE BLOCK ONLY AND ONLY IF IT IS STAMPED WITH AN ORIGINAL BLACK STAMP AND SIGNED IN BLUE.

RESTON HOSPITAL CAMPUS
DPA-89-C-025-04
HUNTER MILL DISTRICT RESTON, VA
SE – PCA PLAT – TCCP SHEET 5

SCALE: NA | DATE: 02-13-09 | SHEET#: 23 OF 25
DRAWN BY: JCB | CHECKED BY: DP | PROJECT NUMBER: 0801.14

FOR INFORMATION ONLY!



NOTE: ILLUSTRATIVE DRAWING IS PRESENTED TO REFLECT TYPICAL ARCHITECTURAL CHARACTER AND BUILDING FACADES.

FOR INFORMATION ONLY

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!!!!

NOTE: ALL ARCHITECTURAL ELEVATIONS, DIMENSIONS ETC. HAVE BEEN PROVIDED BY EARL SWENSSON ASSOC.

As Approved By: Board of Supervisors, February 6, 2001

1-10-01 NOTE OPT. ENT.

REVISIONS
2-28-00 ADJUST BNDRY.
GARAGE AND BLDG ADDTN.
3-07-00 VDOT TAKING
3-28-00 ADD PEDESTRIAN CIRCULATION
4-26-00 REMOVE SE AMENDMENT & RELOCATE OXYGEN PARK.
6-9-00 ADJUST BUILDING SETBACK & RELOCATE OXYGEN PARK.
7-20-00 REVISE TO 3HOW FUTURE PHASES
11-17-00 REVISE VDOT NOW TAKING
12-3-00 REVISE TABS
12-20-00 REV. DESC.

SURVEY: WHGA
DESIGN: ESA
DRAWN: ESA
CHECKED: ESA

ICE
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William H. Gordon Associates, Inc.
4501 Daly Drive, Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0786

DATE: DECEMBER 1999
SCALE: HORZ: N/A VERT: N/A
SEAL

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

ARCHITECTURAL RENDERING

PROJECT: RESTON HOSPITAL
HUNTER MILL DISTRICT
RESTON, VIRGINIA

JOB: 1148-0201
CADD: 1148BNDR.DWG
SHEET: 6 OF 7

1148SE.DWG is 1148-0710 SHEET 43 OF 42

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Fairfax, Virginia 22030
Phone: 703-691-4040 Fax: 703-691-4056
www.adtekengineers.com

ESa
Earl Swensson Associates
2100 West End Avenue Vanderbilt Plaza
Nashville, Tennessee 37203

Richard L. Miller, Architect

REVISION DATE	DESCRIPTION
04/08/09	FLOOR AREA REVISION
05/21/09	RESPONSE TO COUNTY COMMENTS
09/1/09	RESPONSE TO COUNTY COMMENTS
10/14/09	RESPONSE TO COUNTY COMMENTS

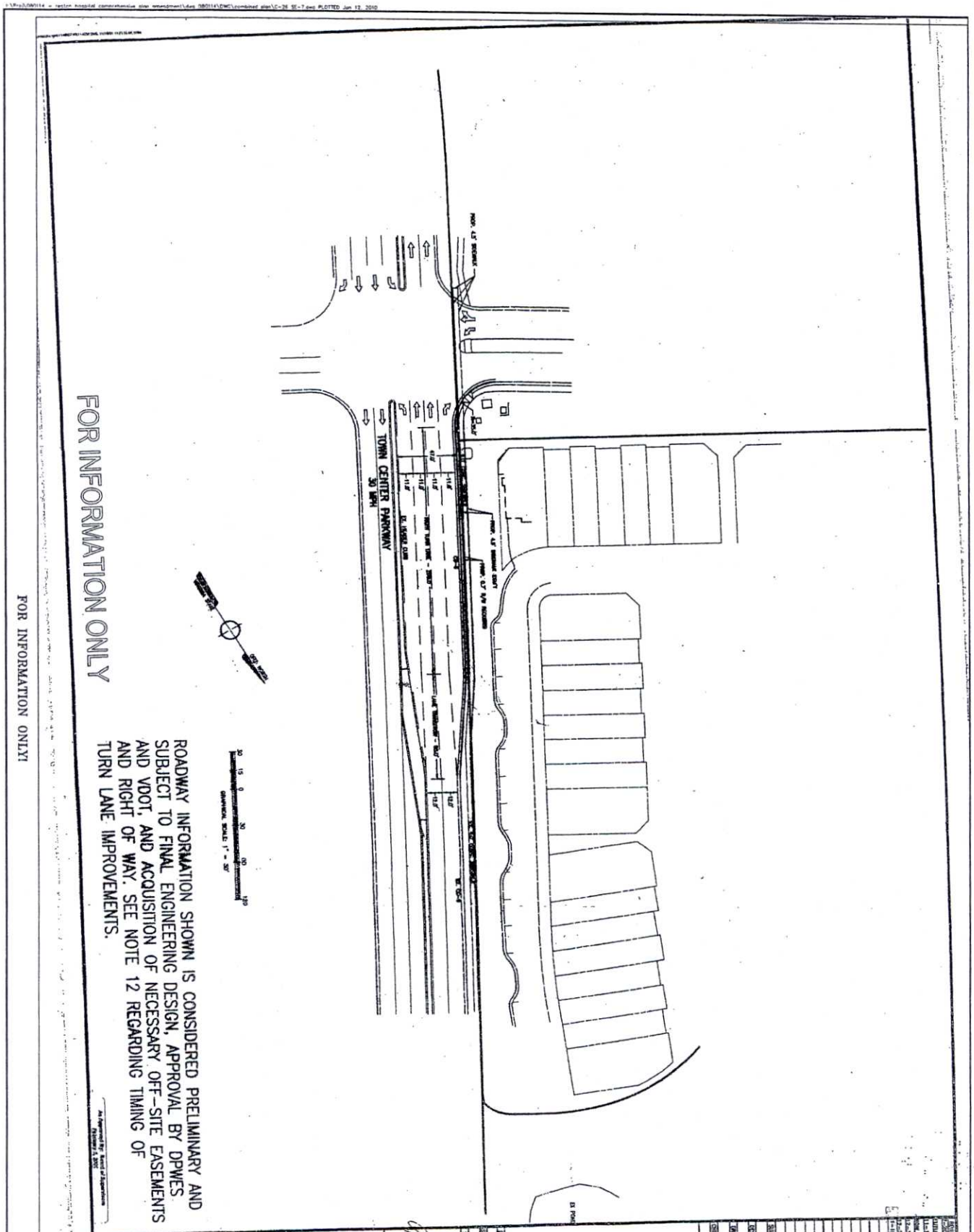
COMMONWEALTH OF VIRGINIA
JOHN F. SOUSER
Lic. No. 018293
JAN 1 2 2011
PROFESSIONAL ENGINEER

THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE TITLE BLOCK ONLY AND ONLY IF IT IS STAMPED WITH AN ORIGINAL BLACK STAMP AND SIGNED IN BLUE.

RESTON HOSPITAL CAMPUS
DPA-89-C-025-04
HUNTER MILL DISTRICT RESTON, VA
SE - PCA PLAT - TCCP SHEET 6

SCALE: NA | DATE: 02-13-09 | SHEET# 24 OF 25
DRAWN: | CHECKED: | PROJECT: 080114

FOR INFORMATION ONLY!



FOR INFORMATION ONLY

FOR INFORMATION ONLY!

ROADWAY INFORMATION SHOWN IS CONSIDERED PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN, APPROVAL BY DPWES AND VDOT, AND ACQUISITION OF NECESSARY OFF-SITE EASEMENTS AND RIGHT OF WAY. SEE NOTE 12 REGARDING TIMING OF TURN LANE IMPROVEMENTS.

As Approved By: Board of Supervisors
Pursuant to Z.O. [illegible]

PRELIMINARY RIGHT TURN GEOMETRY
FUTURE PHASE

PROJECT: RESTON HOSPITAL
HUNTER MILL
~~GRANGEVILLE~~ DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: 7 OF 7
CAD: 1148T01.DWG
JOB: 1148-0011
1148-SP-10-010

VERT: N/A
HORIZ: 1" = 30'
DATE: June 2009

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0796

DESIGNED: J. McCLELLAN
DRAWN: M. SNYDER
CHECKED: M. SNYDER
SURVEY: WGA

REVISIONS
11-12-09 ADD PHASE 1 LANE TO SHOW FUTURE PHASES
12-30-09 ADD RIGHT TURN LANE
1-18-01 SITE EPL DWG

RESTON HOSPITAL CAMPUS
DPA-89-C-025-04
HUNTER MILL DISTRICT RESTON, VA
SE - PCA PLAT - TCCP SHEET 7

REVISION DATE	DESCRIPTION
04/08/09	FLOOR AREA REVISION
05/21/09	RESPONSE TO COUNTY COMMENTS
09/1/09	RESPONSE TO COUNTY COMMENTS
10/14/09	RESPONSE TO COUNTY COMMENTS

SCALE: NA
DATE: 02-13-09
SHEET: 25 OF 25
DRAWN BY: JCB
CHECKED BY: DP
PROJECT NUMBER: 0801.14

ESa
Earl Swensson Associates
2100 West End Avenue Vanderbilt Plaza
Nashville, Tennessee 37203

Richard L. Miller, Architect

ADTEK
CIVIL, STRUCTURAL, SPECIALTY ENGINEERING, & LANDSCAPE ARCHITECTURE
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www.adtekengineers.com

ZONING HISTORY

On October 2, 1989, the Board of Supervisors approved RZ 89-C-025 to rezone Tax Map Parcel 17-1 ((28)) 3H1 from I-5 to the PRC District subject to proffers dated September 20, 1989. (Originally, this parcel was a part of RZ 86-C-118; however, that case was superseded by the later 1989 case as the entire land area was incorporated into the four cases known as the Town Center rezonings.)

The Development Plan (DP) approved in conjunction with RZ 89-C-025 is a "blob" plan which did not specify building footprints, circulation or parking, but permitted commercial use up to a maximum FAR of 0.50 and residential use. The proffers approved in conjunction with RZ 89-C-025 required the preparation of a Conceptual Plan (CP) for all development within the rezoning area. The Conceptual Plan was to include the location of all buildings, traffic circulation, landscaping, open space, building height and parking. Finally, RZ 89-C-025 established that the land adjacent to the Reston Hospital was a portion of what is referred to as Part 2.

The first Conceptual Plan for this rezoning, CP 89-C-025, approved by the Planning Commission on April 7, 1993, depicted that a 5.0 acre portion of Part 2 north of New Dominion Parkway was to be associated with Reston Hospital as parking. (It should be noted that this 5.0 acre portion was not the entirety of the land area north of New Dominion Parkway). On February 5, 2001, the Board approved CP 89-C-025-3 which: (1) indicated that the entire portion of Part 2 north of New Dominion Parkway was to be associated with the hospital; and (2) permitted development to include the medical offices associated with the hospital. This is the current CP for this portion of Part 2.

<u>The Hospital Rezonings</u>

The rest of the subject site, found on parcels on Tax Map Parcels 17-1 ((19)) was never a part of the Town Center Rezonings and are governed by a separate and distinct history of land use cases. These cases shall hereinafter be referred to as the Hospital Rezonings. While two of these land use cases were concurrent with Conceptual Plans, the applicable rezoning and special exception cases for these two parts have been largely independent from the Town Center applications.

On December 10, 1984, the Board of Supervisors approved SE 84-C-092 to permit establishment of a medical care facility, [the Reston Hospital Center (RHC)]) in an R-1 district. On October 26, 1986, the BOS approved SEA 84-C-092-1 to permit the construction of two helistop pads for medical and governmental purposes only.

On April 27, 1987, the Board approved RZ 85-C-036 and SEA 84-C-092-2 concurrently to rezone the 14.82 acres parcel which contains the actual hospital facility [Tax Map 17-1 ((1)) 15B] to the I-3 district. The GDP and SE Plat permitted development of a hospital building of 119, 500 square feet (FAR 0.18). The proffers stated that the maximum FAR on the hospital property would not exceed 0.36 and that medical office uses on that parcel would not exceed 50,000 SF.

On April 8, 1991, the BOS approved SE 84-C-092-3 on Tax Map 17-1 ((1)) 15B, which permitted: expansion of the hospital by 6,900 SF; the relocation of an existing mobile docking port; and construction of a 16 -foot high brick screening wall. The total approved gross floor area (GFA) was 126,400 SF with an FAR of 0.19.

On January 27, 1992, acreage associated with the Town Center Rezonings was first included in the Hospital Rezonings. The Board approved RZ 91-C-014/SEA 84-C-092-4 and CP 89-C-025 to rezone the hospital property (now Parcel 17-1((1)) 15B) from I-3 to C-3, to permit a 105,840 SF building addition to the hospital, and to add 5.0 acres of RZ 89-C-025 north of New Dominion Parkway to the SE to be used solely for parking. The FAR was 0.36.

On June 28, 1999, the BOS approved PCA 91-C-014/SEA 84-C-092-5 to permit minor building additions of 6,523 SF in the C-3 portion of the property [Tax Map 17-1((91)) 15B]. With the approved additions, the total gross floor area for the hospital site was 226,163 SF for a FAR of 0.36 based on the 14.82 acres subject to the PCA and a FAR of 0.27 based on the Special Exception area of 19.82 acres. On February 5, 2001, the Board further approved PCA 91-C-014-02/CP 89-C-025-3/SE 00-H-023 allowing a two-phase Women's Center addition, an emergency department expansion, a six-story parking garage, and a medical office building.

County of Fairfax, Virginia

MEMORANDUM

DATE: May 18, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 2009-HM-014)

SUBJECT: Transportation Impact (Comprehensive Sign Plan)

REFERENCE: CSP 2009-HM-014; Hospital Corp. of America (Reston Hospital)
Traffic Zone: 1742
Land Identification Map: 17-1 ((01)) 3H1, 15B

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the submitted Comprehensive Sign Plan dated March 2011.

This department does not object to the subject request but mentions all pylon, post and panel should be located outside VDOT's right-of-way and clear zone and should not obstruct any sight distance lines.

AKR/ak C:CSP2009HM014HospitalCorpofAmerica(RestonHospital)

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, Virginia 22033-2898
Phone: (703) 877-5600 TTY: 771
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 25 Years and More

9. Except as qualified herein, signs shall be limited to identifying or advertising the property, the individual enterprises, the products, services or the entertainment available on the same property where the sign is located.

10. Service stations or service station/mini-marts may be allowed one (1) additional square foot of sign area on each gasoline pump for the sole purpose of identifying the specific product dispensed from that pump.

11. Notwithstanding the provisions of this Ordinance, motor vehicle fuel price signs required by the provisions of Article 4 of Chapter 10 of The Code shall be permitted, and the sign area of such sign(s) shall not be computed in the maximum sign area permitted by this Ordinance.

12. The following signs are permitted as accessory to an industrial park:

    A. One (1) freestanding sign may be erected at each major entrance to an industrial park. Such sign(s) shall identify the name of the industrial park. No such sign shall exceed forty (40) square feet in area or twenty (20) feet in height or be located closer than ten (10) feet to any street line.

    B. One (1) freestanding building identification sign may be permitted for each detached building on a commercially or industrially zoned lot within an industrial park. Such sign(s) shall be limited to identifying the name of the building and/or the individual enterprises located therein, the address, trademark or identifying symbol or any combination thereof. No such sign shall exceed thirty (30) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any lot line.

    C. One (1) freestanding on-site directory sign may be permitted in close proximity to each major entrance of an industrial park. Such sign(s) shall be limited to identifying and providing directional information to the individual enterprises located within the industrial park. No such sign shall exceed twenty (20) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any street line.

13. Hospitals shall be permitted one (1) freestanding sign at each entrance. No freestanding sign shall exceed eighty (80) square feet in area or twelve (12) feet in height, or be located closer than five (5) feet to any lot line. Hospitals shall also be permitted one (1) building-mounted sign for each building entrance for the purpose of identifying a hospital function. No such sign shall exceed fifty (50) square feet in area. The Board may approve additional signs in accordance with Sect. 9-308.

12-208 Special Permit, Special Exception Uses

The following regulations shall apply to signs accessory to all uses which require approval of a special permit or special exception as set forth in Articles 8 and 9. In addition, the regulations shall apply to signs accessory to such uses where they are permitted by right and to existing such uses which were established prior to the effective date when a special permit or special exception was required for a given use in a given zoning district.

The BZA, in approving a special permit use, and the Board, in approving a special exception use, may specify the area, height, color or illumination of a sign accessory to such a use; but in no event shall the area or height of a sign exceed the limits prescribed below.

1. In all C districts, I districts and commercial areas of P districts, signs accessory to special permit and special exception uses shall be subject to the applicable provisions set forth in Sections 203, 204, 205, 206 and 207 above.

2. In all R districts and the residential areas of all P districts, signs accessory to special permit and special exception uses shall be subject to the provisions set forth in the paragraphs that follow.

   Illumination, if used, shall be white and not colored. All illumination shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.

   Building-mounted signs shall be flush against the building and shall not extend above or beyond the perimeter of the wall or roof of the building to which they are attached.

   A. Airports and heliports may be permitted:

      (1) Building-mounted signs not to exceed a combined total sign area of fifty (50) square feet, and

      (2) One (1) freestanding sign, not to exceed a sign area of forty (40) square feet or eight (8) feet in height. No such sign shall be located closer than ten (10) feet to any lot line.

   B. Churches, chapels, temples, synagogues, and other such places of worship (places of worship) including schools, monasteries and seminaries directly affiliated with such uses may be permitted:

      (1) Building-mounted signs not to exceed a combined total sign area of fifty (50) square feet and,

      (2) One (1) freestanding sign, with or without a reader board, provided, however, when more than one congregation of a place of worship shares the use of the same facility, two (2) freestanding signs, with or without a reader board, shall be permitted. No such sign shall exceed a sign area of forty (40) square feet or eight (8) feet in height or be located closer than ten (10) feet to any lot line.

   C. Convenience centers may be permitted one (1) building-mounted sign not to exceed a sign area of twelve (12) square feet.

   D. Country clubs, colleges, universities, all medical care facilities which have a capacity of fifty (50) beds or more, except hospitals, cultural centers, museums, congregate living facilities and independent living facilities may be permitted:

      (1) Building-mounted signs not to exceed a combined total sign area of fifty (50) square feet, and

(2) One (1) freestanding sign not to exceed a sign area of forty (40) square feet or eight (8) feet in height. No such sign shall be located closer than ten (10) feet to any lot line.

E. Establishments for scientific research and development may be permitted:

(1) Building-mounted signs not to exceed a combined total sign area based on one (1) square foot for each one (1) linear foot of building frontage, and

(2) One (1) freestanding sign not to exceed a sign area of forty (40) square feet or eight (8) feet in height. No such sign shall be located closer than fifty (50) feet to any lot line.

F. Funeral chapels may be permitted:

(1) One (1) building-mounted sign not to exceed a sign area of fifteen (15) square feet, and

(2) One (1) freestanding sign not to exceed a sign area of twelve (12) square feet or five (5) feet in height. No such sign shall be located closer than ten (10) feet to any lot line.

G. Hospitals shall be permitted one (1) freestanding sign at each entrance. No freestanding sign shall exceed eighty (80) square feet in area or twelve (12) feet in height, or be located closer than five (5) feet to any lot line. Hospitals shall also be permitted one (1) building-mounted sign for each building entrance for the purpose of identifying a hospital function. No such sign shall exceed fifty (50) square feet in area. The Board may approve additional signs in accordance with Sect. 9-308.

H. Offices in the R-30 District shall not be permitted a sign.

I. Open-air produce stands may be permitted one (1) sign in accordance with the provisions set forth in Par. 3I of Sect. 103 above.

J. Parking in R districts may be permitted one (1) sign not to exceed a sign area of four (4) square feet.

K. Temporary farmer's markets may be permitted one (1) sign in accordance with the provisions set forth in Par. 3H of Sect. 103 above.

L. Washington Metropolitan Area Transit Authority (WMATA) facilities may be permitted building-mounted and freestanding signs as specifically approved by the Board.

M. Any other use located in structures that have the exterior appearance of a single family detached dwelling may be permitted one (1) sign, either building-mounted or freestanding. Such sign shall not exceed six (6) square feet in area.

(1) If building-mounted, such sign shall not exceed a height of ten (10) feet above grade.

(2) If freestanding, such sign shall not exceed a height of four (4) feet or be located closer than ten (10) feet to any lot line.

N. Any other use located in structures that do not have the exterior appearance of a single family detached dwelling and uses which are predominantly outdoor uses such as golf courses, marinas and cemeteries may be permitted one (1) building-mounted sign and one (1) freestanding sign. No such sign shall exceed a sign area of twelve (12) square feet and the combined total sign area for a given use shall not exceed twenty (20) square feet.

(1) If building-mounted, such sign shall not exceed a height of twenty (20) feet above grade.

(2) A freestanding sign shall not exceed a height of ten (10) feet or be located closer than ten (10) feet to any lot line.

12-209 Accessory Service Uses

Accessory service uses as permitted by the provisions of Part 2 of Article 10 shall be permitted one (1) building-mounted sign not to exceed fifteen (15) square feet in area for all such uses in a given building. Such signs shall be calculated as part of the sign area permitted for the building by the provisions of this Article.

12-210 Uses in P Districts

The provisions set forth in the preceding Sections shall be applicable to signs accessory to uses in P districts. However, in keeping with the intent to allow flexibility in the design of planned developments, the following options may be applicable to signs in the P districts:

1. As an alternative, signs may be permitted in a P district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission following a public hearing conducted in accordance with the provisions of Sect. 18-109. The comprehensive plan of signage shall show the location, size, height and extent of all proposed signs within the P district or section thereof, as well as the nature of the information to be displayed on the signs.

2. In addition, within a PRC District or the Tysons Corner Urban Center as designated in the adopted comprehensive plan, a plan for off-site directional signs which identify destinations or locations within the district or center such as commercial centers, residential areas, public uses or community facilities may be approved by the Planning Commission following a public hearing conducted in accordance with Sect. 18-109; provided, however, that written notice to property owners and adjacent property owners shall not be required. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the plan as well as the nature of the information to be displayed on each sign. All such signs shall be located within the PRC District or the Tysons Corner Urban Center, as applicable.

3. Any application submitted pursuant to Par. 1 or 2 above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent or within the Tysons Corner Urban Center, an application pursuant to Par. 2 above may be made by a public agency or County recognized redevelopment organization or authority. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and a fee as set forth in Sect. 18-106. In the event an application pursuant to Par. 2 above is made within the Tysons Corner Urban Center to include property not zoned PTC, such directional signs shall not impact the amount or size of signage otherwise permitted on such property.

   When such application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written statement signed by the record owners of such properties which indicates their endorsement of the application.

4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch