



County of Fairfax, Virginia

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

September 12, 2012

Andrew A. Painter
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
1 E. Market Street, Third Floor
Leesburg, Virginia 20176

RE: Planned Residential Community Application PRC 77-C-076

Dear Mr. Painter:

At a regular meeting of the Board of Supervisors held on September 11, 2012, the Board approved Planned Residential Community Application PRC 77-C-076 in the name RTC Partnership, LLC. The Board's action approves the PRC Plan associated with Development Plan Amendment Application DPA 77-C-076. The subject property is located at 1760 Reston Parkway, on approximately 2.36 acres of land zoned PRC in the Hunter Mill District [Tax Map 17-1 ((1)) 2C] and is subject to the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Reston Section 87-1 Redevelopment," prepared by Urban Ltd., consisting of 23 sheets, and dated November 2011, as revised through February 17, 2012. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to modification for the installation of utilities and/or trails as determined necessary by the Director of DPWES.
3. The Subject Property shall be developed with office, retail, restaurant, and civic/public open space uses. Development on the Subject Property shall include a maximum of 418,900 square feet of gross floor area ("GFA") in total.

Accessory uses internal to the building to support tenants may include, but shall not be limited to, a personal service establishment, retail sales establishment, financial institution, and eating establishments. Accessory uses shall be designed with the intent to minimize vehicle trips to and from the Subject Property.

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

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

4. All signage of the Subject Property shall be in conformance with Article 12 of the Zoning Ordinance. The Applicant may design, submit, and process a Comprehensive Sign Plan to ensure that all signs, including entrance, directional, traffic, and building mounted signs, are coordinated and consistent with the quality of the architecture of the building and the Reston Town Center area, generally.
5. Surface parking spaces on Subject Property shall be limited to a maximum of 21, as shown on the PRC Plan.
6. A landscape plan shall be submitted as part of the first and all subsequent site plan submissions that is in substantial conformance with the landscaping shown on Sheets 13 and 13A of the PRC Plan for the review and approval of the Urban Forest Management Division ("UFMD"), of the Department of Public Works and Environmental Services ("DPWES").
7. The maximum height of the building shall not exceed 295 feet in height (23 stories), exclusive of the mechanical equipment penthouse and its associated mechanical equipment screening.
8. The principal façade building materials for the building, parking garage and mechanical systems shall consist of metal, pre-cast concrete, or other cementitious or masonry finish, and glass. In addition, additional "accent" materials may be included as approved by the DRB. Use of exterior finishing system ("EFIS") materials shall be prohibited.
9. The Applicant shall use commercially reasonable efforts to incorporate sustainable design elements into the building consistent with Leadership in Energy and Environmental Design (LEED) Certification standards for high-rise commercial office buildings. The Applicant shall utilize the services of a LEED accredited professional in the design of the building. In addition, the Applicant shall register the project with the United States Green Building Council ("USGBC") and pursue a goal of attaining a minimum of "Silver" certification level under the LEED program or the equivalent program at the time of certification.

Concurrent with the submission of its first building plan, the Applicant shall submit to the Department of Planning and Zoning a listing of specific anticipated sustainable features and facilities incorporated into the building's design, including specific anticipated credits within the project's registered version of the USGBC rating system, or other similar LEED rating system determined to be equivalent of the USGBC rating system as determined jointly by the Applicant and Fairfax County. In addition, the Applicant shall have the option to consider the inclusion of additional green building technologies in the future. Any mechanical equipment shall be subject to Section 2-506 of the Zoning Ordinance.

10. The Applicant shall provide an assessment of the feasibility and costs that would be associated with the provision of space and infrastructure required for the future provision of electric vehicle charging stations that would become accessible to all future users of parking facilities on the Subject Property, prior to approval of each building plan to promote efficient, renewable, and sustainable energy practices. Based on the results of this assessment, the Applicant will consider the provision of space and infrastructure to support the future provision of electric vehicle charging stations.
11. The Applicant shall submit stormwater quantity and quality calculations concurrent with the submission of the first site plan for the building, to DPWES for review and approval, demonstrating that adequate stormwater quantity and quality controls are provided for the Subject Property. At the time of Site Plan review, the Applicant shall utilize the existing capacities in the off-site ponds, subject to the approval of a waiver of on-site stormwater management. If a waiver is not approved, the Applicant shall provide adequate SWM and BMP measures on-site. The Applicant shall make/install any necessary improvements prior to issuance of a Non-RUP for the building, as determined necessary by DPWES.
12. The Applicant shall incorporate public art into the development following consultation with the Initiative for Public Art – Reston (IPAR). The Applicant shall coordinate with IPAR to obtain its recommendations on the type and location of public art to be provided on the Subject Property. The Applicant shall make the final selection of the public art features and their location after consultation with IPAR and shall incorporate such features into the development prior to issuance of the first Non-RUP for the proposed building. The Applicant shall provide a one-time contribution of \$25,000.00 to IPAR or the other entity, as designated, for use in the procurement, installation, and/or maintenance of said public art at the time of issuance of the first Non-RUP for the Subject Property.
13. The Applicant shall permanently close the Subject Property's existing Reston Parkway access upon completion by others, of "Street 1" proposed between Reston Parkway and Fountain Drive as shown on PRC 86-C-121-04 (Reston Spectrum) or as may be modified by VDOT. The permanent closure of the Subject Property's Reston Parkway access shall occur once an alternate access from Reston Parkway to the Subject's Property ("Street 1") is in place, and no later than 90 days following the acceptance of "Street 1" on the adjacent property by VDOT into the state road maintenance system. The Applicant shall convey upon demand of Fairfax County, all necessary temporary and/or permanent easements to permit construction and use of that portion of "Street 1" needed to connect the proposed building.

14. The Applicant shall submit the final architectural and landscape plans for the building on the Subject Property to the Reston Association Design Review Board ("DRB") for review and approval, prior to the issuance of a building permit for the building.
15. A Transportation Demand Management plan (the "TDM Plan") shall be implemented by the Applicant, and subsequently, as appropriate, the commercial condominium association, to encourage the use of transit, including Metrorail, RIBS and/or Fairfax Connector bus, other high-occupancy vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the proposed development.
 - a. TDM Goal. TDM strategies, as detailed below, shall be implemented by the Applicant in an effort to reduce the P.M. peak hour trips by a minimum of twenty-five percent (25%) from the total number of vehicle trips that would be expected from the 418,900 square feet of office and retail space included in the Proposed Development (the "Baseline Trips") under the Institute of Traffic Engineers ("ITE") Trip Generation Manual, 8th Edition (the "TDM Goal"). In the event the Applicant constructs less than 418,900 total square feet as part of the proposed development, then the Baseline Trips shall be calculated as if the full 418,900 square feet of the Proposed Development actually had been constructed as reflected on the PRC Plan. Tenants of the building shall be advised of the TDM Goal and the TDM strategies by the Program Manager (as defined hereunder in this condition) through the annual dissemination of written materials summarizing the availability of the TDM strategies. Further, written materials will also be included in the lease documents for future tenants.
 - b. Program Manager. Within three (3) months following approval of the first building permit, the Applicant (and thereafter, as applicable, the Owner) shall designate an individual to act as the Program Manager ("PM") for the Property, whose responsibility will be to implement the TDM strategies, with on-going coordination with the Fairfax County Department of Transportation ("FCDOT"). The PM duties may be a part of other duties assigned to the individual(s), but the PM should be a full-time, on-site employee.

- c. TDM Plan and Budget. This condition sets forth a program for a transportation demand management plan (the "TDM Plan") to meet the TDM goals set forth hereunder. A copy of this TDM plan and annual budget (the "TDM Budget") shall be provided to FCDOT for review and comment prior to the issuance of the first building permit for the proposed development. Should FCDOT seek modifications to the TDM Plan, the Applicant shall work in good faith with FCDOT and shall amend the TDM Plan as mutually agreed to by the Applicant and FCDOT. The TDM Budget shall account for the start-up components of implementing the TDM strategies which shall be put into action effective with approval of the TDM Plan and TDM Budget. If FCDOT does not comment on the TDM Plan and TDM Budget within sixty (60) days following its submission, both shall be deemed "approved." Once the TDM Plan and TDM Budget are approved by FCDOT, the Applicant shall implement the TDM Plan.

Because the TDM Plan represents the strategy to be employed by the PM to meet the TDM Goal, the TDM Plan and TDM Budget may be amended from time to time, subject to approval of FCDOT, without the requirement to secure a PCA; provided, however, that the TDM Goal shall not be amended absent approval of the Planning Commission. The TDM Plan, and any amendments thereto, shall include provisions for the following with respect to the office and retail uses:

- i. Integration of transportation information, including Metro maps, schedules and forms, ride-sharing and other relevant transit option information into leasing and marketing materials;
- ii. Regular distribution of transit, ride-sharing, and other relevant transit option information provided by Commuter Connections, Reston's "LINK" program, FCDOT, or others to all building tenants. Such distribution may include a "transportation fair" (or similar event) to be held at regular intervals in a suitable location on the Subject Property wherein representatives of Commuter Connections, "LINK," FCDOT or others will be invited to offer information directly to the Subject Property's tenants and employees;
- iii. Coordination/Assistance with vanpool and carpool formation programs, including Reston's LINK program, ride matching services, adjacent office buildings and homeowners associations, and established guaranteed ride home programs;

- iv. A parking management plan, which shall include: (i) reservation of preferential parking for registered vanpools and carpools; (ii) reservation of parking spaces equipped for electric and plug-in hybrid vehicles; and (iii) consideration of dedicated parking spaces for car sharing services, if requested by a service operator;
 - v. Assistance to tenants in the set-up of tax-free commuter benefits programs for their employees, and the marketing of these programs to tenants;
 - vi. Provision of relevant real-time traveler information within the building, through either a website, email list, or informational kiosk/display in the lobby; and
 - vii. Establishment of a phasing strategy, coordinated with FCDOT as provided herein, to address which TDM strategies are implemented at what time; and
 - viii. Coordination with surrounding residential property owners to cross-market housing options available to the proposed building's tenants within the immediate vicinity of the Subject Property. As provided by said residential property owners, such measures may include the regular distribution to tenants of marketing materials for housing options, as well as maps of surrounding residential developments, and pedestrian and biking alternatives within the immediate vicinity of the Subject Property.
- d. TDM Account. If not previously established, the Applicant shall establish a separate interest-bearing account (the "TDM Account") with a bank or other financial institution qualified to do business in Virginia as approved by Fairfax County within 30 days of FCDOT's approval of the TDM Budget. The Applicant shall establish the TDM Account with an initial deposit of \$20,000.00. All interest earned on the principal shall remain in the TDM Account and shall be used by the Program Manager for TDM purposes/strategies/programs as may be approved in consultation with FCDOT. The TDM Account shall be funded solely by the Applicant, or, at the election of the Applicant, any tenant, and administered by the Program Manager.

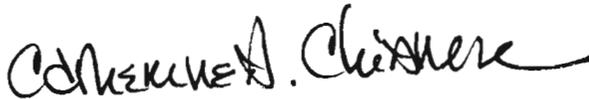
- e. No later than one (1) year following the issuance of the final Non-RUP on the Subject Property, the effectiveness of the TDM Plan shall be evaluated using surveys and/or traffic counts prepared by the Applicant in cooperation with FCDOT. The Applicant shall coordinate with FCDOT regarding the scope of the traffic counts. The Applicant shall submit the results of the surveys and traffic counts to FCDOT to permit the Applicant and FCDOT to determine if the TDM goals have been met. If FCDOT has not responded to such submission within sixty (60) days, the survey and count data for that year shall be deemed approved. Such TDM surveys shall be conducted annually for two (2) years following the initial survey. If the TDM surveys show that the trip reduction objective is being met after a total of three (3) annual surveys, the Applicant shall proceed with the TDM strategies as implemented and be forever relieved of its obligations under this condition.
 - f. In the event any TDM survey and traffic count indicates that the TDM Goal has not been met, the Applicant shall meet with FCDOT to review the strategies in place and to develop modifications to the TDM strategies, adopt additional TDM strategies and/or conduct additional traffic counts, as deemed appropriate by FCDOT, that will facilitate meeting the TDM Goal. If the TDM goal is not met for two (2) consecutive surveys and traffic counts, then the Applicant shall contribute five cents (\$0.05) per square foot constructed on the Subject Property to the TDM account to be utilized on supplemental TDM strategies approved in cooperation with FCDOT.
16. The Applicant shall work with the Reston Internal Bus System ("RIBS") and the Fairfax Connector bus service to encourage the installation of a bus stop on the Subject Property to take advantage of existing and planned RIBS services. In the alternative, the Applicant will also work to ensure that bus, circulator or shuttle service is available for the Subject Property's tenants and visitors to the planned Reston Parkway Metrorail station, as follows:
- a. Prior to issuance of the first Non-RUP for the Subject Property, the Applicant will submit a written request to the owners of neighboring properties and other properties in the Town Center area to discuss formation of a partnership, in coordination with FCDOT, to establish and operate circulator service to the Subject Property, the planned Reston Parkway Metrorail station, and major Reston Town Center destinations.
 - b. Prior to the issuance of the first Non-RUP, the Applicant will send a written request to RIBS and the Fairfax Connector bus service to establish bus service between the Subject Property and the planned Reston Parkway Metrorail station.

- c. If, by the issuance of a Non-RUP which permits the occupancy or use of the Subject Property in excess of ninety percent (90%) of the GFA for the proposed building, an agreement is not in place for circulator service and RIBS/Fairfax Connector has not established service between the Subject Property and the planned Reston Parkway Metrorail station, the Applicant shall provide shuttle service for the Subject Property's tenants and visitors to the planned Reston Parkway Metrorail station. Such shuttle service shall be established within 90 days of the issuance of said Non-RUP for the Subject Property.
17. The Applicant shall relocate existing and/or construct bus shelters along the Subject Property's Reston Parkway and/or Bowman Towne Drive frontage, either on the Subject Property or within the right-of-way, as mutually agreed by the Applicant, VDOT, and FCDOT in conjunction with site plan approval of the proposed development.
18. The Applicant shall provide infrastructure to promote cycling and pedestrian access to the Subject Property, including easily accessible bicycle racks, bicycle lockers, bicycle storage areas, change rooms, general lockers, and showers on the Subject Property. The specific locations of these facilities shall be designated by the Applicant at the time of issuance of the first Non-RUP for the Subject Property and shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking. The Applicant shall also provide infrastructure and infrastructure integration to support a community and/or government-sponsored bicycle sharing program at the time such program is made available in the vicinity of the Subject Property.
19. All on-site, outdoor and parking garage lighting shall comply with Article 14 of the Fairfax County Zoning Ordinance.
 - a. Street Lights. All street lights shall be semi-cutoff.
 - b. Plaza Street Lights. All lighting provided in plaza and parking areas shall be fully-shielded, cut-off fixtures directed inward and downward to reduce glare on adjacent properties.
 - c. Security Lighting. All building-mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible.
20. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Subject Property may be subject to a PCA, Special Exception ("SE"), Special Permit ("SP"), or FDPA, without joinder and/or consent of the owners of the other portions of the Subject Property, provided that such PCA, SE, SP, or FDPA does not materially adversely affect the balance of the Subject Property.

21. Prior to submission of the first site plan, the Applicant may at its sole discretion petition Fairfax County to reduce parking on the Subject Property. Said reduction shall either be proposed pursuant to a revised parking requirement established by the Fairfax County Zoning Ordinance, or by a parking reduction as approved by the Fairfax County Department of Public Works and Environmental Services, for the Subject Property and not by a reduction in the building's square footage. Said reduction shall not require amendment to the PRC Plan or Development Plan. The reduction may be up to 150 parking spaces, or the equivalent of one full level of the structured parking, whichever is greater. If a parking reduction is implemented by the Applicant, the Applicant shall make a contribution of \$10,000.00 per parking space not constructed (defined as the number of spaces below the minimum required parking as shown on the PRC Plan) to transit services operating in proximity to the Subject Property, such as LINK. Said contribution shall be made at the time of issuance of a Non-RUP that permits the occupancy or use of the Subject Property in excess of fifty-one percent (51%) of the GFA for the proposed building.

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

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Audrey Clark, Director – Building Plan Review, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
District Planning Commissioner
Jose Comayagua, Director, Facilities Management
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

DEVELOPMENT CONDITIONS

PRC 77-C-076

September 11, 2012

The Board of Supervisors approved PRC 77-C-076, located at Tax Map 17-1 ((1)) 2C ("the Subject Property"), requiring conformance with the following development conditions. Within these conditions the term "Applicant" shall refer to RTC Partnership, LLC, the owner, its successors and assigns.

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Reston Section 87-1 Redevelopment," prepared by Urban Ltd., consisting of 23 sheets, and dated November 2011, as revised through February 17, 2012. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
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7. The maximum height of the building shall not exceed 295 feet in height (23 stories), exclusive of the mechanical equipment penthouse and its associated mechanical equipment screening.
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Concurrent with the submission of its first building plan, the Applicant shall submit to the Department of Planning and Zoning a listing of specific anticipated sustainable features and facilities incorporated into the building's design, including specific anticipated credits within the project's registered version of the USGBC rating system, or other similar LEED rating system determined to be equivalent of the USGBC rating system as determined jointly by the Applicant and Fairfax County. In addition, the Applicant shall have the option to consider the inclusion of additional green building technologies in the future. Any mechanical equipment shall be subject to Section 2-506 of the Zoning Ordinance.

10. The Applicant shall provide an assessment of the feasibility and costs that would be associated with the provision of space and infrastructure required for the future provision of electric vehicle charging stations that would become accessible to all future users of parking facilities on the Subject Property, prior to approval of each building plan to promote efficient, renewable, and sustainable energy practices. Based on the results of this assessment, the Applicant will consider the provision of space and infrastructure to support the future provision of electric vehicle charging stations.

11. The Applicant shall submit stormwater quantity and quality calculations concurrent with the submission of the first site plan for the building, to DPWES for review and approval, demonstrating that adequate stormwater quantity and quality controls are provided for the Subject Property. At the time of Site Plan review, the Applicant shall utilize the existing capacities in the off-site ponds, subject to the approval of a waiver of on-site stormwater management. If a waiver is not approved, the Applicant shall provide adequate SWM and BMP measures on-site. The Applicant shall make/install any necessary improvements prior to issuance of a Non-RUP for the building, as determined necessary by DPWES.
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- a. TDM Goal. TDM strategies, as detailed below, shall be implemented by the Applicant in an effort to reduce the P.M. peak hour trips by a minimum of twenty-five percent (25%) from the total number of vehicle trips that would be expected from the 418,900 square feet of office and retail space included in the Proposed Development (the "Baseline Trips") under the Institute of Traffic Engineers ("ITE") Trip Generation Manual, 8th Edition (the "TDM Goal"). In the event the Applicant constructs less than 418,900 total square feet as part of the proposed development, then the Baseline Trips shall be calculated as if the full 418,900 square feet of the Proposed Development actually had been constructed as reflected on the PRC Plan. Tenants of the building shall be advised of the TDM Goal and the TDM strategies by the Program Manager (as defined hereunder in this condition) through the annual dissemination of written materials summarizing the availability of the TDM strategies. Further, written materials will also be included in the lease documents for future tenants.
- b. Program Manager. Within three (3) months following approval of the first building permit, the Applicant (and thereafter, as applicable, the Owner) shall designate an individual to act as the Program Manager ("PM") for the Property, whose responsibility will be to implement the TDM strategies, with on-going coordination with the Fairfax County Department of Transportation ("FCDOT"). The PM duties may be a part of other duties assigned to the individual(s), but the PM should be a full-time, on-site employee.
- c. TDM Plan and Budget. This condition sets forth a program for a transportation demand management plan (the "TDM Plan") to meet the TDM goals set forth hereunder. A copy of this TDM plan and annual budget (the "TDM Budget") shall be provided to FCDOT for review and comment prior to the issuance of the first building permit for the proposed development. Should FCDOT seek modifications to the TDM Plan, the Applicant shall work in good faith with FCDOT and shall amend the TDM Plan as mutually agreed to by the Applicant and FCDOT. The TDM Budget shall account for the start-up components of implementing the TDM strategies which shall be put into action effective with approval of the TDM Plan and TDM Budget. If FCDOT does not comment on the TDM Plan and TDM Budget within sixty (60) days following its submission, both shall be deemed "approved." Once the TDM Plan and TDM Budget are approved by FCDOT, the Applicant shall implement the TDM Plan.

Because the TDM Plan represents the strategy to be employed by the PM to meet the TDM Goal, the TDM Plan and TDM Budget may be amended from time to time, subject to approval of FCDOT, without the requirement to secure a PCA; provided, however, that the TDM Goal shall not be amended absent approval of the Planning Commission. The TDM Plan, and any amendments thereto, shall include provisions for the following with respect to the office and retail uses:

- i. Integration of transportation information, including Metro maps, schedules and forms, ride-sharing and other relevant transit option information into leasing and marketing materials;
- ii. Regular distribution of transit, ride-sharing, and other relevant transit option information provided by Commuter Connections, Reston's "LINK" program, FCDOT, or others to all building tenants. Such distribution may include a "transportation fair" (or similar event) to be held at regular intervals in a suitable location on the Subject Property wherein representatives of Commuter Connections, "LINK," FCDOT or others will be invited to offer information directly to the Subject Property's tenants and employees;
- iii. Coordination/Assistance with vanpool and carpool formation programs, including Reston's LINK program, ride matching services, adjacent office buildings and homeowners associations, and established guaranteed ride home programs;
- iv. A parking management plan, which shall include: (i) reservation of preferential parking for registered vanpools and carpools; (ii) reservation of parking spaces equipped for electric and plug-in hybrid vehicles; and (iii) consideration of dedicated parking spaces for car sharing services, if requested by a service operator;
- v. Assistance to tenants in the set-up of tax-free commuter benefits programs for their employees, and the marketing of these programs to tenants;
- vi. Provision of relevant real-time traveler information within the building, through either a website, email list, or informational kiosk/display in the lobby; and
- vii. Establishment of a phasing strategy, coordinated with FCDOT as provided herein, to address which TDM strategies are implemented at what time; and
- viii. Coordination with surrounding residential property owners to cross-market housing options available to the proposed building's tenants within the immediate vicinity of the Subject Property. As provided by said residential property owners, such measures may include the regular distribution to tenants of marketing materials for housing options, as well as maps of surrounding residential developments, and pedestrian and biking alternatives within the immediate vicinity of the Subject Property.

- d. TDM Account. If not previously established, the Applicant shall establish a separate interest-bearing account (the "TDM Account") with a bank or other financial institution qualified to do business in Virginia as approved by Fairfax County within 30 days of FCDOT's approval of the TDM Budget. The Applicant shall establish the TDM Account with an initial deposit of \$20,000.00. All interest earned on the principal shall remain in the TDM Account and shall be used by the Program Manager for TDM purposes/strategies/programs as may be approved in consultation with FCDOT. The TDM Account shall be funded solely by the Applicant, or, at the election of the Applicant, any tenant, and administered by the Program Manager.
 - e. No later than one (1) year following the issuance of the final Non-RUP on the Subject Property, the effectiveness of the TDM Plan shall be evaluated using surveys and/or traffic counts prepared by the Applicant in cooperation with FCDOT. The Applicant shall coordinate with FCDOT regarding the scope of the traffic counts. The Applicant shall submit the results of the surveys and traffic counts to FCDOT to permit the Applicant and FCDOT to determine if the TDM goals have been met. If FCDOT has not responded to such submission within sixty (60) days, the survey and count data for that year shall be deemed approved. Such TDM surveys shall be conducted annually for two (2) years following the initial survey. If the TDM surveys show that the trip reduction objective is being met after a total of three (3) annual surveys, the Applicant shall proceed with the TDM strategies as implemented and be forever relieved of its obligations under this condition.
 - f. In the event any TDM survey and traffic count indicates that the TDM Goal has not been met, the Applicant shall meet with FCDOT to review the strategies in place and to develop modifications to the TDM strategies, adopt additional TDM strategies and/or conduct additional traffic counts, as deemed appropriate by FCDOT, that will facilitate meeting the TDM Goal. If the TDM goal is not met for two (2) consecutive surveys and traffic counts, then the Applicant shall contribute five cents (\$0.05) per square foot constructed on the Subject Property to the TDM account to be utilized on supplemental TDM strategies approved in cooperation with FCDOT.
16. The Applicant shall work with the Reston Internal Bus System ("RIBS") and the Fairfax Connector bus service to encourage the installation of a bus stop on the Subject Property to take advantage of existing and planned RIBS services. In the alternative, the Applicant will also work to ensure that bus, circulator or shuttle service is available for the Subject Property's tenants and visitors to the planned Reston Parkway Metrorail station, as follows:

- a. Prior to issuance of the first Non-RUP for the Subject Property, the Applicant will submit a written request to the owners of neighboring properties and other properties in the Town Center area to discuss formation of a partnership, in coordination with FCDOT, to establish and operate circulator service to the Subject Property, the planned Reston Parkway Metrorail station, and major Reston Town Center destinations.
 - b. Prior to the issuance of the first Non-RUP, the Applicant will send a written request to RIBS and the Fairfax Connector bus service to establish bus service between the Subject Property and the planned Reston Parkway Metrorail station.
 - c. If, by the issuance of a Non-RUP which permits the occupancy or use of the Subject Property in excess of ninety percent (90%) of the GFA for the proposed building, an agreement is not in place for circulator service and RIBS/Fairfax Connector has not established service between the Subject Property and the planned Reston Parkway Metrorail station, the Applicant shall provide shuttle service for the Subject Property's tenants and visitors to the planned Reston Parkway Metrorail station. Such shuttle service shall be established within 90 days of the issuance of said Non-RUP for the Subject Property.
17. The Applicant shall relocate existing and/or construct bus shelters along the Subject Property's Reston Parkway and/or Bowman Towne Drive frontage, either on the Subject Property or within the right-of-way, as mutually agreed by the Applicant, VDOT, and FCDOT in conjunction with site plan approval of the proposed development.
18. The Applicant shall provide infrastructure to promote cycling and pedestrian access to the Subject Property, including easily accessible bicycle racks, bicycle lockers, bicycle storage areas, change rooms, general lockers, and showers on the Subject Property. The specific locations of these facilities shall be designated by the Applicant at the time of issuance of the first Non-RUP for the Subject Property and shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking. The Applicant shall also provide infrastructure and infrastructure integration to support a community and/or government-sponsored bicycle sharing program at the time such program is made available in the vicinity of the Subject Property.
19. All on-site, outdoor and parking garage lighting shall comply with Article 14 of the Fairfax County Zoning Ordinance.
 - a. Street Lights. All street lights shall be semi-cutoff.
 - b. Plaza Street Lights. All lighting provided in plaza and parking areas shall be fully-shielded, cut-off fixtures directed inward and downward to reduce glare on adjacent properties.

- c. Security Lighting. All building-mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible.
20. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Subject Property may be subject to a PCA, Special Exception ("SE"), Special Permit ("SP"), or FDPA, without joinder and/or consent of the owners of the other portions of the Subject Property, provided that such PCA, SE, SP, or FDPA does not materially adversely affect the balance of the Subject Property.
 21. Prior to submission of the first site plan, the Applicant may at its sole discretion petition Fairfax County to reduce parking on the Subject Property. Said reduction shall either be proposed pursuant to a revised parking requirement established by the Fairfax County Zoning Ordinance, or by a parking reduction as approved by the Fairfax County Department of Public Works and Environmental Services, for the Subject Property and not by a reduction in the building's square footage. Said reduction shall not require amendment to the PRC Plan or Development Plan. The reduction may be up to 150 parking spaces, or the equivalent of one full level of the structured parking, whichever is greater. If a parking reduction is implemented by the Applicant, the Applicant shall make a contribution of \$10,000.00 per parking space not constructed (defined as the number of spaces below the minimum required parking as shown on the PRC Plan) to transit services operating in proximity to the Subject Property, such as LINK. Said contribution shall be made at the time of issuance of a Non-RUP that permits the occupancy or use of the Subject Property in excess of fifty-one percent (51%) of the GFA for the proposed building.

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.

PRC PLAN #77-C-076

RESTON SECTION 87-1

REDEVELOPMENT

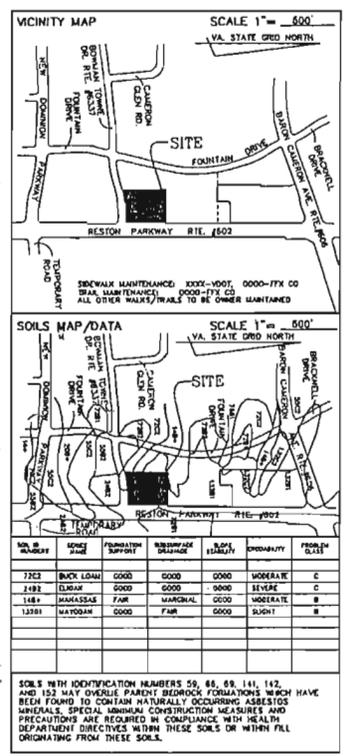
AT RESTON TOWN CENTER

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

OWNER
 RTC PARTNERSHIP LLC
 11130 MAIN ST SUITE 100
 FAIRFAX VA 22030

DEVELOPER/ APPLICANT
 RTC PARTNERSHIP LLC
 11130 MAIN ST SUITE 100
 FAIRFAX VA 22030



SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES AND DETAILS
3. EXISTING CONDITIONS PLAN
4. PRC PLAN
5. PRC LAYOUT PLAN
- 5A. PRC ULTIMATE DEVELOPMENT LAYOUT PLAN
6. SWM AND BMP PLAN
7. OUTFALL ANALYSIS
- 8-9. SIGHT DISTANCE PROFILES
10. OPEN SPACE EXHIBIT
11. GARAGE LAYOUT PLAN
12. PRC EXISTING VEGETATION MAP
13. PRC LANDSCAPE PLAN
- 13A. PRC ULTIMATE LANDSCAPE PLAN
14. PRC LANDSCAPE AMENITY PLAN
15. PRC LANDSCAPE SPECIFICATIONS & DETAILS
- 15A. CONCEPT SECTIONS AND VIEWS
- 15B. CONCEPT VIEWS
- 16-20. APPROVED DEVELOPMENT PLAN

urban	Planners Engineers Landscape Architects Land Surveyors 11130 MAIN ST SUITE 100 FAIRFAX VA 22030 TEL: 703.447.8237 FAX: 703.447.8238 WWW.URBANVA.COM								
	COVER SHEET RESTON SECTION 87-1 REDEVELOPMENT HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE AS NOTED SHEET 1 OF 20 FILE # No. PREL-2007 DATE: NOV. 2, 2010 CL #NA								

SITE TABULATIONS

- CURRENT ZONE: PRC
- SITE AREA: 102,835 SF (2.36 AC) - PER FAIRFAX COUNTY TAX MAP RECORDS
- PROPOSED USE: OFFICE & SECONDARY USES INCLUDING RETAIL AND/OR EATING ESTABLISHMENT
- CORRESPONDING POPULATION: THIS APPLICATION DOES NOT PROPOSE RESIDENTIAL UNITS AND THEREFORE THERE IS NO POPULATION INCREASE.
- APPROXIMATE GROSS FLOOR AREA FOR USES OTHER THAN DWELLINGS = 418,900 CSF

OFFICE: 413,700 SF
 RETAIL: 2,800 SF
 RESTAURANT: 2,800 SF
 TOTAL: 418,900 SF

APPROXIMATE FAR FOR USES OTHER THAN DWELLINGS:
 418,900 CSF / 102,835 SF = 4.08

NOTE:

- APPLICANT RESERVES THE RIGHT TO CONVERT UP TO 50,000 SF OF OFFICE USE TO ADDITIONAL RETAIL AND/OR RESTAURANT USE.
- APPLICANT RESERVES THE RIGHT TO REALLOCATE THE SQUARE FOOTAGE OF EACH NON-RESIDENTIAL USE WITHIN THE PROPOSED BUILDING FROM THAT SHOWN IN THE PARKING TABULATION BELOW, PROVIDED THAT THE TOTAL PROPOSED SQUARE FOOTAGE DOES NOT EXCEED THE MAXIMUM TOTAL SQUARE FOOTAGE OF 418,900 SF.
- PROPOSED HEIGHT: 295' + PENTHOUSE (23 LEVELS + PENTHOUSE)
- OPEN SPACE
 REQUIRED OPEN SPACE: NO REQUIREMENT
 PROPOSED OPEN SPACE: GROUND LEVEL: 18,950 SF
 PLAZA LEVEL: 31,311 SF
 TOTAL: 48,261 SF (47%)
 OPEN SPACE EXHIBIT IS PROVIDED ON SHEET 10.

- TREE COVER CALCULATION:
 NOTE: THE REQUIRED TREE CANOPY WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY PFM AT TIME OF FINAL SITE PLAN. PRELIMINARY LANDSCAPE PLAN IS PROVIDED ON SHEET 13.

- PARKING:
 PARKING REQUIRED:
 OFFICE: 2.6 SPACES/1000 CSF * 413,700 CSF = 1,076 SPACES
 RETAIL: 4.3 SPACES/1000 CSF * 2,800 CSF = 12 SPACES (RETAIL USE WILL QUALIFY AS SHOPPING CENTER USE)
 EATING ESTABLISHMENT: 1 SPACE/4 SEATS * 10 SEATS = 2.5 SPACES
 + 1 SPACE/2 COUNTER SEATS * 10 SEATS = 5 SPACES
 + 1 SPACE/2 EMPLOYEES * 10 EMPLOYEES = 5 SPACES
 TOTAL REQUIRED: 1,103 SPACES
 PARKING PROVIDED: 1,084 STRUCTURED SPACES + 21 SURFACE SPACES = 1,105 SPACES
 HANDICAPPED PARKING REQUIRED (20/1ST 1,000 SPACES + 1/100 SPACES PROVIDED) = 22 SPACES (INCLUDING 4 VAN ACCESSIBLE)

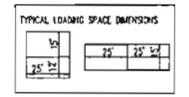
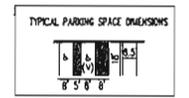
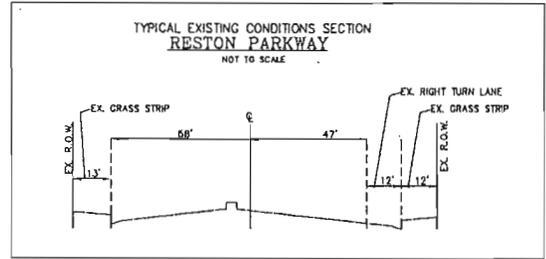
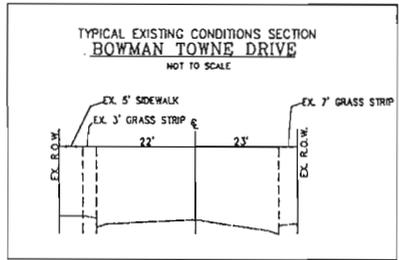
LOADING SPACES REQUIRED:

OFFICE: (1 SPACE/1ST 10,000 CSF + 1 SPACE/EACH ADDITIONAL 20,000 CSF) * 413,700 CSF = 32 SPACES
 RETAIL: (1 SPACE/1ST 10,000 CSF + 1 SPACE/EACH ADDITIONAL 15,000 CSF) * 2,800 CSF = 1 SPACE
 EATING ESTABLISHMENT: (1 SPACE/1ST 10,000 CSF + 1 SPACE/EACH ADDITIONAL 25,000 CSF) * 2,800 CSF = 1 SPACE
 TOTAL: 3 SPACES (MAX REQUIRED PER 2.0, SECTION 11-202.15)
 LOADING SPACES PROVIDED: 3 SPACES

NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREIN. APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY AND/OR LOCATION OF THE PARKING SPACES AT TIME OF FINAL SITE PLAN, AS LONG AS THE MINIMUM NUMBER OF SPACES FOR THE FINAL MIX OF USES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE OR ANY SUBSEQUENT PARKING REDUCTION THE APPLICANT MAY SEEK.

GENERAL NOTES

- THE PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP: 17-1-((01))-0002.
- THIS PRC PLAN IS PREPARED IN ACCORDANCE WITH RZ 77-C-076.
- BOUNDARY AND TOPOGRAPHIC SURVEY DATA HAS BEEN PROVIDED BY RESTON LAND CORPORATION; HORIZONTAL GRID: VIRGINIA STATE GRID NORTH, "VERTICAL DATUM" U.S.C.S. (NAD83).
- THE EXISTING TOPOGRAPHY AND SITE FEATURES ON THE ADJACENT SPECTRUM PROPERTY ARE BASED ON THE PROPOSED SITE.
- THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING OFFICE BUILDING AND SURFACE PARKING LOT. VEGETATIVE COVER CONSISTS PARTIALLY OF MODERATELY DENSE HARDWOODS AND PINES WITH THE BALANCE OF THE SITE IN WEEDS AND SOME GRASS AREAS.
- THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
- THE EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
- THE ARCHITECTURAL CONCEPTS AND TYPICAL BULK OF THE PROPOSED STRUCTURES SHALL GENERALLY BE CONSISTENT WITH SIMILAR DEVELOPMENTS IN THE AREA.
- THE LANDSCAPE CONCEPTS, SCREENING MEASURES, AND PROPOSED TREE COVER WILL BE PROVIDED WITH THE FINAL SITE PLAN AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 12 OF THE FAIRFAX COUNTY PFM. ANY LANDSCAPE SHEETS INCLUDED IN THE PRC APPLICATION ARE FOR SCHEMATIC PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING, SO LONG AS THE REQUIREMENTS OF CHAPTER 12 OF THE PFM ARE MET.
- BUILDING LABELS ARE FOR IDENTIFICATION PURPOSES ONLY AND DO NOT INDICATE A SEQUENCE OF CONSTRUCTION. THE DEVELOPMENT SEQUENCE FOR THIS PROJECT IS SUBJECT TO MARKET DEMAND.
- THERE IS NO EXISTING MAPPED FLOODPLAIN ON THE SUBJECT SITE. NO FLOODPLAIN STUDY IS REQUIRED. NO DRAINAGE STUDY IS REQUIRED.
- THERE IS NO CLASS A PROBLEM SOIL ON THIS SITE, THEREFORE NO SOILS REPORT WILL BE REQUIRED FOR SITE PLAN APPROVAL. IF A SOILS REPORT IS REQUIRED FOR ANY OTHER PERMIT FOR THIS SITE, IT SHALL BE PROVIDED.
- EASEMENTS AND/OR LETTERS OF PERMISSION FOR ANY OFF-SITE CONSTRUCTION WILL BE PROVIDED WITH FINAL SITE PLAN AS REQUIRED.
- NECESSARY ON-SITE EASEMENTS WILL BE PROVIDED WITH THE FINAL SITE PLAN, SUBJECT TO FINAL DESIGN.
- ACCESS TO THE SITE IS PROVIDED OFF OF BOWMAN TOWN DRIVE (RTE 6837) AND RESTON PARKWAY (RTE #802). AT THIS TIME, WE ARE NOT AWARE OF FURTHER PUBLIC ROAD IMPROVEMENTS THAT ARE REQUIRED.
- FOUNTAIN DRIVE, AS SHOWN ON THESE PLANS REFLECTS THE IMPROVEMENTS DELINEATED ON FAIRFAX COUNTY PLAN NUMBERS 7842-SP-02 & 7842-PSP-04.
- THE RECREATIONAL FACILITIES INCLUDE THE FOLLOWING: HIKING, FITNESS WALKING, AND BIKING TRAILS
- PROPOSED UTILITY LAYOUTS ARE SOLELY SUBJECT TO CHANGE WITH FINAL SITE DESIGN. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED WITH THE SITE PLAN(S) FOR CONSTRUCTION PURPOSES.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OR OBJECTS OR STRUCTURES WORKING A BURIAL SITE ON THE SUBJECT SITE.
- A "MAJOR PAVED TRAIL" IS REQUIRED ALONG THE RESTON PARKWAY FRONTAGE OF THE SITE PER THE COUNTY'S TRAILWAYS PLAN.
- IT IS REASONABLE TO CONCLUDE AT THIS TIME THAT NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS ARE TO BE GENERATED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE. THERE ARE NO EXISTING STORAGE FACILITIES FOR SUCH PRODUCTS ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
- EXCEPT AS SHOWN HEREIN, THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
- STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THESE PARCELS IS PROVIDED BY THE "RESTON SECTION 43" STORM WATER MANAGEMENT FACILITY (SITE PLAN NUMBER 3078-P1-01), WHICH IS CONSISTENT WITH THE APPROVED DEVELOPMENT OF THE RESTON TOWN CENTER. WAIVER TO USE OFF-SITE SWM AND BMP WILL BE SUBMITTED AT TIME OF SITE PLAN.
- THE DISTURBANCE ASSOCIATED WITH THE PROPOSED IMPROVEMENTS DOES NOT EXCEED THAT ON ANY FAIRFAX COUNTY MAPPED RESOURCE PROTECTION AREA. THERE IS NO RPA ON THE SUBJECT SITE, PER THE FAIRFAX COUNTY MAPS.
- THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING TRAILS AND SIDEWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS PRC PLAN, SUBJECT TO FINAL DESIGN.
- ALL ARCHITECTURAL FEATURES I.E. THE BUILDING SECTIONS AND FLOOR PLANS PROVIDED IN THIS PRC PLAN ARE SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING AND SITE PLAN APPROVAL.
- IN ACCORDANCE WITH PARAGRAPH 2 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES, RETAINING WALLS AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
- EROSION CONTROL DEVICES AND PRACTICES, AS WELL AS CLEARING AND GRADING LIMITS WILL BE CLEARLY DEPICTED ON THE SITE PLAN(S) TO BE SUBMITTED FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. THE LIMITS OF CLEARING AND GRADING DEPICTED ON THIS PRC PLAN IS APPROXIMATE AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS NOTED. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC UTILITIES MANUAL, SECTION 7 UNLESS MODIFIED.
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE AND IN COMPLIANCE WITH THE RESTON ASSOCIATION DESIGN GUIDELINES. FINAL LOCATIONS OF SIGNAGE WILL BE DEVELOPED AT A LATER DATE.
- LOCATIONS OF MECHANICAL EQUIPMENT (INCLUDING TRANSFORMERS AND GENERATORS) ON SITE TO BE PROVIDED WITH THE FINAL SITE PLAN.
- AVAILABLE FIRE FLOW WILL BE DETERMINED BY FAIRFAX WATER PRIOR TO FINAL SITE PLAN.
- IT IS ANTICIPATED THAT SOLID WASTE WILL BE COLLECTED ON-SITE BY A PRIVATE CONTRACTOR TWICE A WEEK. THE TYPE AND SIZE OF CONTAINERS WILL BE PROVIDED WITH FINAL SITE PLAN.
- ALL EASEMENTS SHOWN ON THIS PRC PLAN ARE APPROXIMATE.



TYPICAL TRUCK ACCESS DIMENSIONS SHOWN ON SHEET 11.

LEGEND

	PROF. SPOT ELEVATION		EXISTING TRANSFORMER
	EXISTING CONTOUR		PROPOSED TRANSFORMER
	APPROX. LIMITS OF CLEARING AND GRADING & PRC PLAN		EXISTING OVERHEAD WIRING
	PROPOSED CURB		EXISTING AIR CONDITIONING UNIT
	PROP. EDGE OF PAVEMENT		EXISTING TRAFFIC SIGNAL POLE
	EXISTING EDGE OF PAVEMENT		EXISTING GAS VALVE
	EXISTING CURB		
	NO VAN SPACE		
	NO SPACE		

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DATE	DESCRIPTION	REVISED APPROVAL DATE
1	03-12-11		
2	03-12-11		
3	03-12-11		
4	03-12-11		
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50	03-12-11		

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 7711 Lee Hwy, Suite 200
 Fairfax, VA 22031
 Tel: 703.442.2000
 Fax: 703.442.2001

urban.
 Precursor: Engineers, Landscape Architects, Land Surveyors

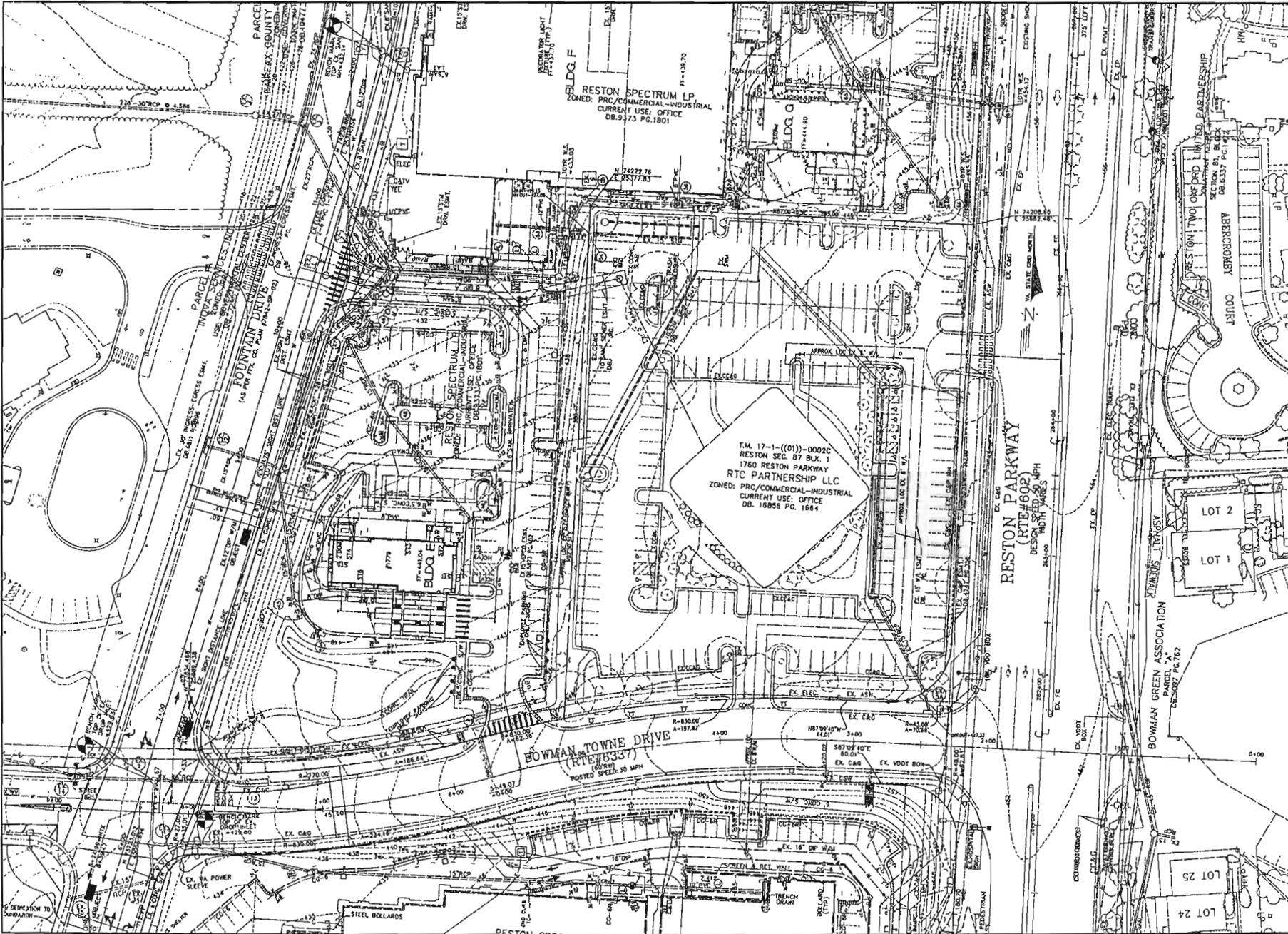
RESTON SECTION 87-1
 REDEVELOPMENT
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED

DATE: NOV., 2010

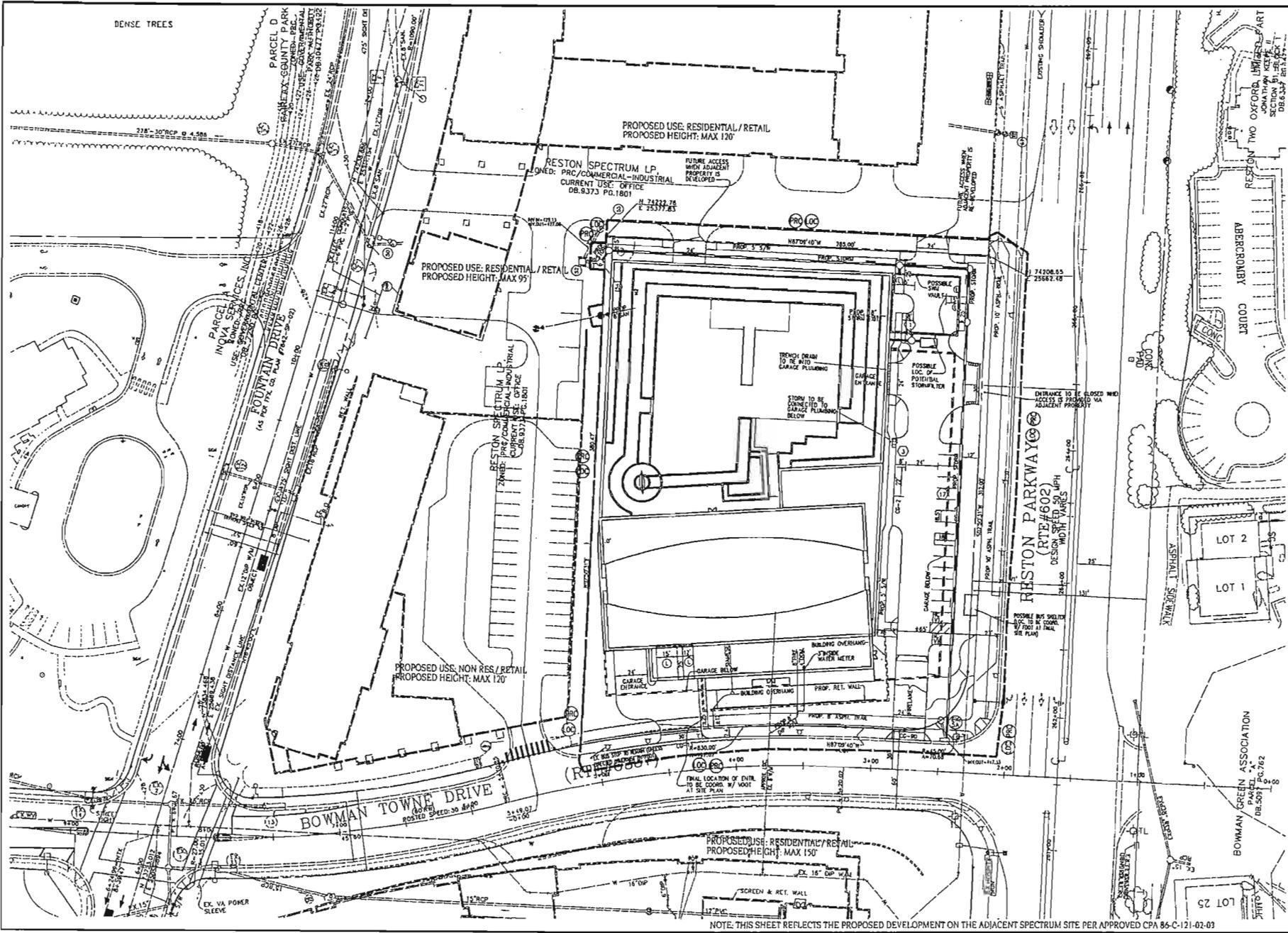
SHEET 2 OF 20
 FILE # 08-20
 PNEL-2007

PLAN NUMBER: 17-1-(01)-0002C
PROJECT: RESTON SECTION 87-1 REDEVELOPMENT
DATE: 08/14/11



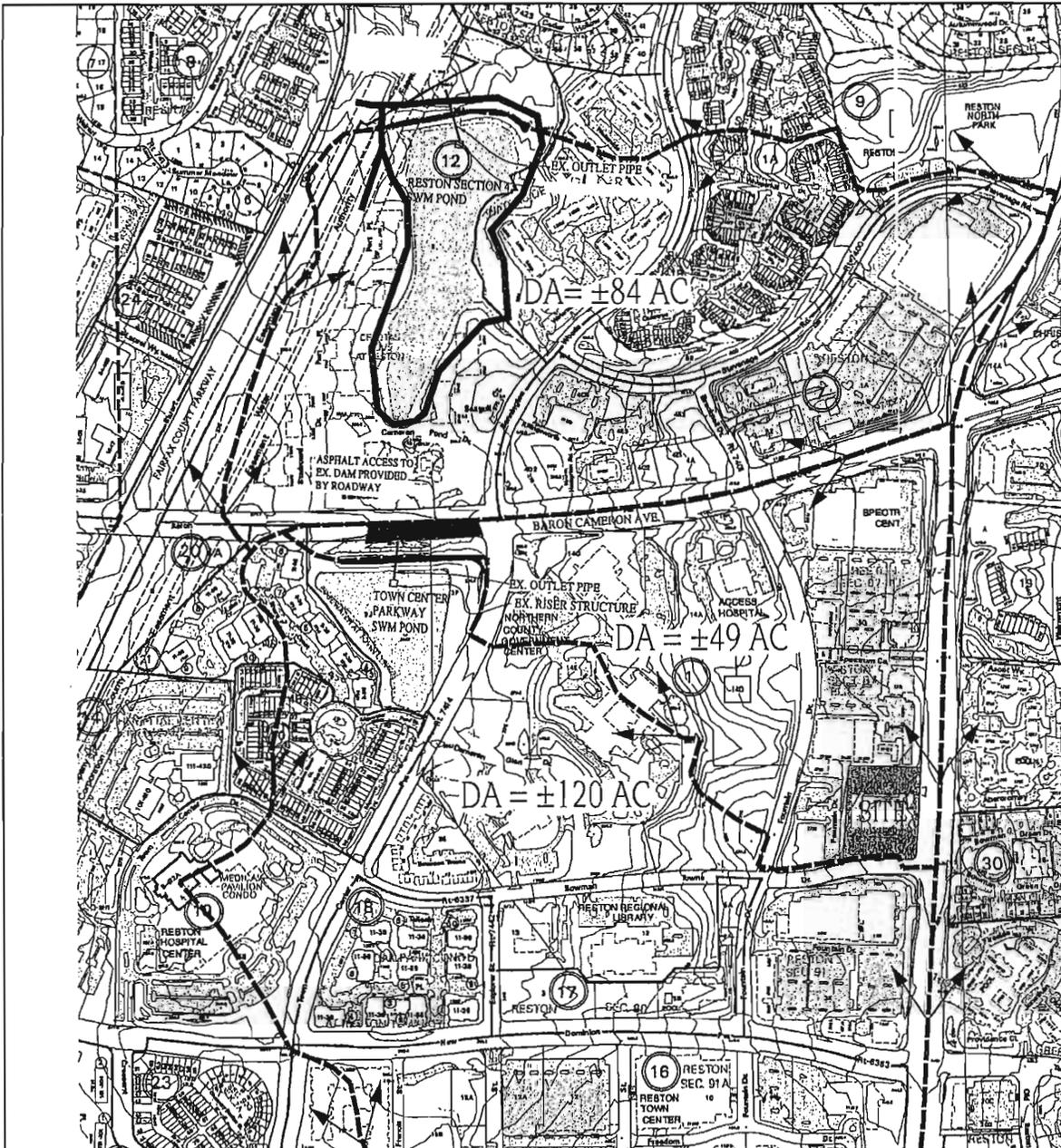
EXISTING CONDITIONS PLAN	
RESTON SECTION 87-1 REDEVELOPMENT	
BUNTER MALL DISTRICT FAIRFAX COUNTY, VIRGINIA	
SCALE: 1" = 8'	DATE: NOV. 2010
SHEET 3 OF 20	
P.L.B. No. PREL-2007	
DESIGNED BY: [Signature]	
CHECKED BY: [Signature]	
DATE: 08/14/11	
REVISION APPROVED BY: DIVISION OF DESIGN REVIEW	
PROJECT: Equities Landscape Architects / Land Surveys	
urban.	
T.M. 17-1-(01)-0002C RESTON SEC. 87 BLK. 1 1760 RESTON PARKWAY RTC PARTNERSHIP LLC FAIRFAX COUNTY, VIRGINIA	

SCALE: 1" = 30'



NOTE: THIS SHEET REFLECTS THE PROPOSED DEVELOPMENT ON THE ADJACENT SPECTRUM SITE, PER APPROVED CPA 86-C-121-02-03

PRC ULTIMATE DEVELOPMENT LAYOUT PLAN RESTON SECTION 87-1 REDEVELOPMENT HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA		SCALE: 1" = 30' DATE: NOV. 2010 CI: WA
SIBBAT 08 SA 20	FILE # PREL-2007	RESTON SECTION 87-1 NOV. 11 11 02-22-11 02-17-11
Urban, Ltd. 7111 Lee Avenue Suite 200 Fairfax, VA 22031 Tel: 703.261.1000 Fax: 703.261.1001	urban. Planners • Engineers • Landscape Architects • Land Surveyors	PLAN DATE 12-09-10 02-22-11 02-17-11
REVISION APPROVED BY DIVISION OF DESIGN REVIEW		DATE DESCRIPTION REVISION NUMBER



SEE OUTFALL MAP ON SHEET 14 FOR CONTINUATION OF DRAINAGE DIVIDE

SWM/BMP NARRATIVE - OPTION A

OPTION A - SWM

THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING OFFICE AND SURFACE PARKING LOT. STORMWATER MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT BY THE "TOWN CENTER PARKWAY" AND "RESTON SECTION 47" STORM WATER MANAGEMENT FACILITIES (BOTH LOCATED OFF-SITE), CONSTRUCTED UNDER FAIRFAX COUNTY PLAN 0331-P1-01 AND 0978-P1-01. THERE IS ALSO AN EXISTING ON-SITE MITIGATION SYSTEM THAT PROVIDES SOME MEASURE OF DETENTION AND BMP, WHICH IS TO BE REMOVED WITH THE PROPOSED DEVELOPMENT. BOTH OFF-SITE PONDS WERE DESIGNED TO SATISFY THE SWM REQUIREMENTS FOR A CATCHMENT AREA OF APPROXIMATELY 1.13 SQUARE MILES (48 ACRES) AND THE "TOWN CENTER PARKWAY" POND WAS DESIGNED TO SATISFY THE SWM REQUIREMENTS FOR A CATCHMENT AREA OF APPROXIMATELY 0.26 SQUARE MILES (105 ACRES). A NUMBER OF OFF-SITE SWM FACILITIES WILL BE SUBMITTED WITH THE FINAL SITE PLAN. BOTH OF THESE PONDS ARE SHOWN IN PLAN VIEW ON THIS SHEET.

THE OVERALL WATERSHED THAT THE TWO PONDS WERE DESIGNED FOR IS 0.39 SQUARE MILES (103 ACRES + 441,000 S.F.). THE "RESTON SECTION 47" POND WAS DESIGNED TO PROVIDE SWM FOR A DRAINAGE AREA OF APPROXIMATELY 0.13 SQUARE MILES (51 ACRES) AND THE "TOWN CENTER PARKWAY" POND WAS DESIGNED TO PROVIDE SWM FOR A DRAINAGE AREA OF APPROXIMATELY 0.26 SQUARE MILES (105 ACRES + 45 + 84). FOR SWM PURPOSES, THE 48 ACRE DRAINAGE AREA WAS COUNTED AS 1/4-CATCHMENT FOR THE DESIGN OF THE "TOWN CENTER PARKWAY" POND BECAUSE IT BYPASSES THIS POND.

THE CHARACTERISTICS OF BOTH EXISTING OFF-SITE PONDS ARE PROVIDED ON THE SWM CHECKLIST ON THIS SHEET. THE SWM FOOTPRINT, EXISTING MAINTENANCE ACCESS AND ORANGE MARKS ARE SHOWN ON THIS SHEET. THE EXISTING DATA IS REFLECTED ON THE CHECKLIST BELOW. THERE IS NO PROPOSED LANDSCAPING WITHIN THE VICINITY OF EITHER OF THE TWO PONDS, THEREFORE THE PROPOSED LANDSCAPING, TREE PRESERVATION AREA AND ASSOCIATE LIMITS OF CLEARING CRITERIA FOR THE SWM FACILITIES DO NOT APPLY.

OPTION A - BMP

BMP COMPUTATIONS PROVIDED BELOW SHOW THAT THE RESTON SECTION 43 POND PROVIDES BMP FOR THE PROPOSED DEVELOPMENT. WITH REGARD TO THE BMP COMPUTATIONS PROVIDED BELOW, THE DRAINAGE AREA THAT FLOWS TO THE "RESTON SECTION 47" POND IS 133 ACRES (10 + 84), OF WHICH THE SUBJECT SITE IS PART OF. CALCULATIONS VERIFYING THE POND'S FLOWS AS A BMP FACILITY ARE PROVIDED ON THIS SHEET. A NUMBER TO SATISFY THIS OFF-SITE BMP FACILITY WILL BE SUBMITTED WITH THE FINAL SITE PLAN.

SWM/BMP NARRATIVE - OPTION B

OPTION B - SWM

IN THE EVENT THAT A WAGER TO USE OFF-SITE FACILITIES FOR SWM IS NOT GRANTED, THEN A POSSIBLE LOCATION FOR AN UNDERGROUND SWM VAULT IS SHOWN ON SHEET 5. THE LOCATION AND TYPE OF THE SWM VAULT IS SUBJECT TO CHANGE WITH FINAL SITE PLAN. THE VAULT HAS BEEN PRELIMINARILY SIZED SO THAT THE 1" AND 1/2" RAIN DISCHARGE FROM THE PROPOSED SITE WILL NOT EXCEED THE FLOW FROM THE SITE PRIOR TO ANY DEVELOPMENT EXISTING ON THE PROPERTY (I.E. USING A C FACTOR OF 0.3 FOR THE PRE-DEVELOPMENT SITE). THIS IS A CONSERVATIVE DESIGN BECAUSE THERE IS A FULLY DEVELOPED OFFICE EXISTING TODAY.

THE CHARACTERISTICS OF THE UNDERGROUND VAULT ARE PROVIDED ON THE SWM CHECKLIST ON THIS SHEET. THE SWM FOOTPRINT, EXISTING MAINTENANCE ACCESS AND ORANGE MARKS ARE SHOWN ON THIS SHEET. THE EXISTING DATA IS REFLECTED ON THE CHECKLIST BELOW. THERE IS NO PROPOSED LANDSCAPING WITHIN THE VICINITY OF EITHER OF THE TWO PONDS, THEREFORE THE PROPOSED LANDSCAPING, TREE PRESERVATION AREA AND ASSOCIATE LIMITS OF CLEARING CRITERIA FOR THE SWM FACILITIES DO NOT APPLY.

OPTION B - BMP

IN THE EVENT THAT A WAGER TO USE OFF-SITE FACILITIES FOR BMP IS NOT GRANTED, THEN A POSSIBLE UNDERGROUND STORMTOWER (OR OTHER APPROVED BMP FACILITY) IS SHOWN ON SHEET 5. THE LOCATION AND TYPE OF BMP IS SUBJECT TO CHANGE WITH FINAL SITE PLAN. IT IS ANTICIPATED THAT THE SITE WILL QUALIFY FOR RE-DEVELOPMENT CRITERIA, AND THE VAULT HAS BEEN PRELIMINARILY SIZED ACCORDINGLY.

BMP ANALYSIS FOR "RESTON SECTION 49"

STORMWATER MANAGEMENT FACILITY

1. If V_p/V_s is greater than or equal to 0.5, this facility serves as a BMP pond (per "Northern Virginia BMP Handbook").
 V_p = Volume of storage of permanent water molecule retention
 V_s = Maximum volume of runoff volume = $0.8 \times C \times A \times I_p / 24$ (in ft.)
 C = Runoff Coefficient
2. $V_p/V_s = 0.34$ ac-ft. at W.S.E. 350
3. $V_p/V_s = 3.77$ ac-ft.
 $C = 0.13$ AND DOES NOT INCLUDE AREA UPSTREAM THAT DRAINS TO TOWNCENTER PARKWAY POND
 $C = 0.85$
4. $V_p/V_s = 0.02 > 0.0$. Therefore, this facility serves as a BMP pond.

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

The following information is required to be shown or provided to all zoning applications, or a waiver request of the minimum information required with landowners shall be attached. Note: Waivers will be added upon request. If there is not quality address the required information may result in a delay in processing the application.

This information is required under the following Tarping Ordinance paragraphs:
 Special Permits (9-111 2.1 & 3.1) Special Exceptions (9-111 2.1 & 3.1)
 Chapter Subdivision (9-113 10 & 11) Commercial Re-development Ordinance (9-122 8A (1) & 8A (1)(2))
 Development Plans (PRC) Chapter (19-202 3.1 & 4.1) PRC Plan (19-202 16.1 & 16.2)
 FDP P Chapter (except PRC) (19-202 17 & 18) Amendments (19-202 19P & 19Q)

1. Plot to be a minimum scale of 1"=50' (except 1"=20' for a minimum scale of 1"=100').
2. A graphic depicting the stormwater management footprint and limits of clearing and grading accommodations. The stormwater management footprint shall include storm drainage pipe systems, and street protection, street widening, access roads, site access, energy dissipation devices, and stream stabilization measures as shown on THIS SHEET, SHEET 4.

1. Provide:	SWA	SWA	SWA	SWA	Storage	If stored, dam
Footprint (Type & No.)	Volume (cubic feet)	Height (ft)				
TOWN CENTER PARKWAY	1,189	4,200,000	4,214,750	4,218		
RESTON 13	11	181.8	181	428,256	47,395,800	120
UNDERGROUND VAULT	1	1	1	22.1	42,720	48,000
TOTAL	12	1,370.8	4,215.75	4,240.1	47,865,800	120

3. A graphic depicting the stormwater management footprint and limits of clearing and grading accommodations. The stormwater management footprint shall include storm drainage pipe systems, and street protection, street widening, access roads, site access, energy dissipation devices, and stream stabilization measures as shown on THIS SHEET, SHEET 4.
4. A graphic depicting the stormwater management footprint and limits of clearing and grading accommodations. The stormwater management footprint shall include storm drainage pipe systems, and street protection, street widening, access roads, site access, energy dissipation devices, and stream stabilization measures as shown on THIS SHEET, SHEET 4.
5. A graphic depicting the stormwater management footprint and limits of clearing and grading accommodations. The stormwater management footprint shall include storm drainage pipe systems, and street protection, street widening, access roads, site access, energy dissipation devices, and stream stabilization measures as shown on THIS SHEET, SHEET 4.
6. A graphic depicting the stormwater management footprint and limits of clearing and grading accommodations. The stormwater management footprint shall include storm drainage pipe systems, and street protection, street widening, access roads, site access, energy dissipation devices, and stream stabilization measures as shown on THIS SHEET, SHEET 4.
7. A graphic depicting the stormwater management footprint and limits of clearing and grading accommodations. The stormwater management footprint shall include storm drainage pipe systems, and street protection, street widening, access roads, site access, energy dissipation devices, and stream stabilization measures as shown on THIS SHEET, SHEET 4.
8. A graphic depicting the stormwater management footprint and limits of clearing and grading accommodations. The stormwater management footprint shall include storm drainage pipe systems, and street protection, street widening, access roads, site access, energy dissipation devices, and stream stabilization measures as shown on THIS SHEET, SHEET 4.
9. A graphic depicting the stormwater management footprint and limits of clearing and grading accommodations. The stormwater management footprint shall include storm drainage pipe systems, and street protection, street widening, access roads, site access, energy dissipation devices, and stream stabilization measures as shown on THIS SHEET, SHEET 4.
10. A graphic depicting the stormwater management footprint and limits of clearing and grading accommodations. The stormwater management footprint shall include storm drainage pipe systems, and street protection, street widening, access roads, site access, energy dissipation devices, and stream stabilization measures as shown on THIS SHEET, SHEET 4.

NOTE: ALL FIGURES LISTED ARE APPROXIMATE

*STORAGE VOLUME LISTED IS ABOVE PERMANENT POOL.
 **UNDERGROUND VAULT DRAINAGE AREAS ARE NOT COUNTED TOWARDS TOTAL BECAUSE THEY ARE ALREADY INCLUDED IN THE SECTION 43 POND NUMBER.

PLANNING DATE	12-09-10	REVISION APPROVED	DATE
DESIGNED BY	12-09-10	REVISION NO.	
DRAWN BY	12-09-10	DATE	
CHECKED BY	12-09-10	REVISION APPROVED BY	
APPROVED BY	12-09-10	DATE	

Urban, L.L.C.
 7713 Lee Ave., Suite 200
 Fairfax, VA 22031
 Phone: 703.261.1000
 Fax: 703.261.1001
 www.urbanllc.com

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 Planning Engineers / Landscape Architects / Land Surveyors

RESTON SECTION 47
 REDEVELOPMENT
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

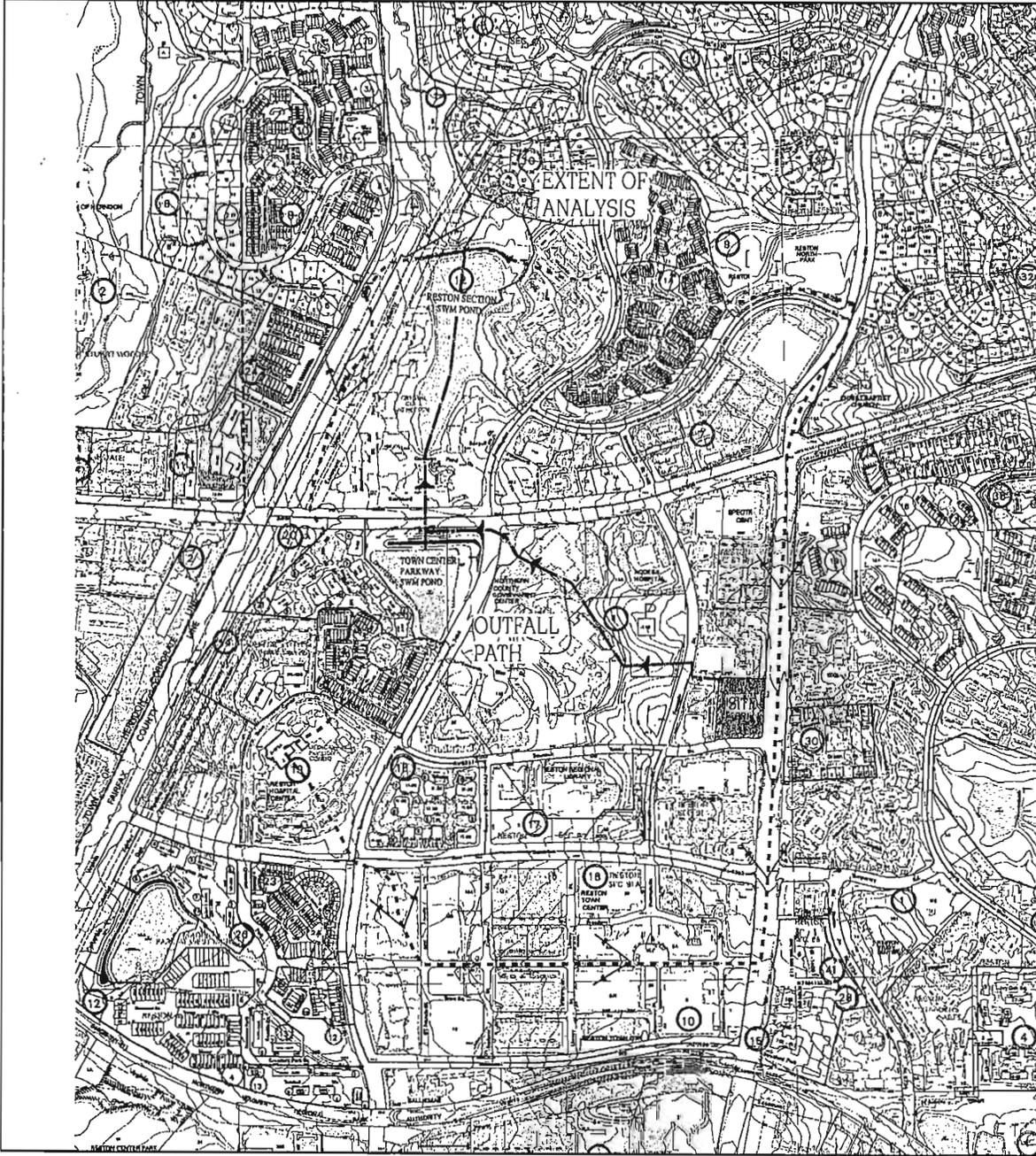
SCALE: 1"=200'

SHEET 6 OF 20

FILE NO. PRL-2007

DATE: NOV. 2010

CL: HWY



OUTFALL NARRATIVE

THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING OFFICE AND SURFACE PARKING LOT. ON-SITE STORMWATER IS COLLECTED BY CATCHBASINS AND ENGINEERED SWALES AND CONVEYED INTO AN EXISTING STORM DRAIN CLOSED CONDUIT SYSTEM, UNDER COUNTRY DRIVE, THROUGH THE GOVERNMENT CENTER SITE, AND INTO AN EXISTING RIP RAP CHANNEL THAT RUNS ALONG THE SOUTH SIDE OF BARON CAMERON AVENUE. THIS RIP RAP CHANNEL IS ON THE DOWNSTREAM SIDE OF THE DAM FOR THE "TOWNCENTER PARKWAY POND". THE OUTFALL PATHS ARE DRAWN ON THE MAP ON THIS SHEET.

AFTER CONVERGING WITH THE OUTFALL OF THE TOWNCENTER PARKWAY POND, THE RUNOFF TURNS NORTH UNDER BARON CAMERON AVENUE. THE RUNOFF THEN IS DISCHARGED INTO THE SECTION 43 SWM POND. THE TOWNCENTER PARKWAY SWM POND, IN SERIES WITH THE SECTION 43 SWM POND, WERE BOTH DESIGNED TO PROVIDE SWM FOR THE PROPOSED SITE. FOR ADDITIONAL INFORMATION ON THESE PONDS, PLEASE REFER TO THE SWM/BMP NARRATIVE ON THE PREVIOUS SHEET.

THE DRAINAGE AREA TO THE SECTION 43 POND IS APPROXIMATELY 230 ACRES, WHICH IS MORE THAN 100 TIMES THE CONTRIBUTING SITE AREA OF 2.38 ACRES, THEREFORE THIS IS THE EXTENT OF THE ANALYSIS.

BASED ON VISUAL OBSERVATION DURING A SITE VISIT, IT IS THE OPINION OF URBAN ENGINEERING THAT UPON PRELIMINARY EVALUATION, THERE IS AN ADEQUATE OUTFALL PROVIDED. AS PART OF THE FINAL SITE PLAN, THE OUTFALL REQUIREMENTS OF THE PFM WILL BE MET BY ANALYZING THE OUTFALL TO THE EXTENT OF REVIEW AS DEFINED IN THE PFM AND PERFORMING THE REQUIRED COMPUTATIONS FOR THE CLOSED CONDUIT AND OPEN CHANNEL SECTIONS ALONG THE OUTFALL PATH.

NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE

PLAN DATE
12-09-10
12-12-10
12-17-10
02

Urban, Ltd.
 1400 Northpark Drive, Suite 200
 Fairfax, Virginia 22031
 Tel: 703.261.2300
 www.urbanltd.com

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 Planners Engineers Landscape Architects Land Surveyors

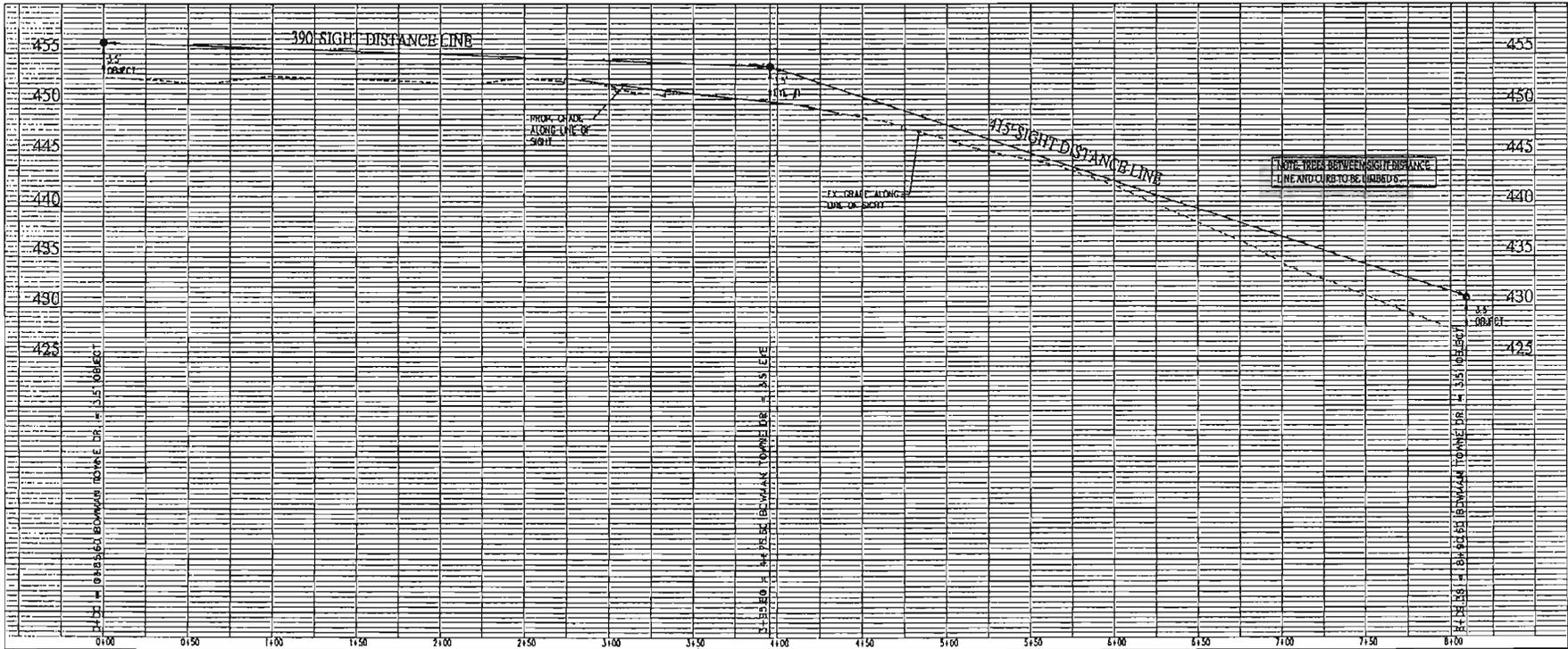
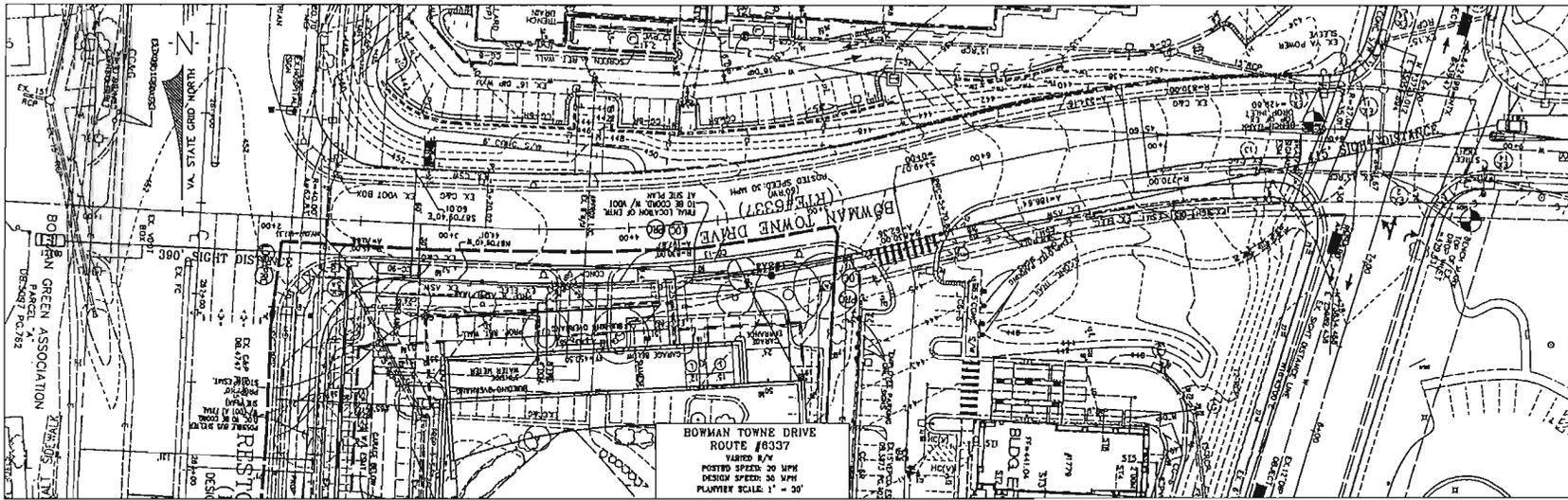


OUTFALL ANALYSIS
 RESTON SECTION 87-1
 REDEVELOPMENT
 HUNTERS HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=400'
 CL 5

DATE: NOV. 2010

SHEET	7
OF	20
FILE NO.	PREL-2007



THIS SHEET IS FOR SIGHT DISTANCE PURPOSES ONLY AND IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY.

NO.	DATE	REVISIONS	APPROVED BY	DATE

Urban, Inc.
 10000 Lee Road
 Alexandria, Virginia 22304
 Tel: 703-443-2200
 www.urbaninc.com

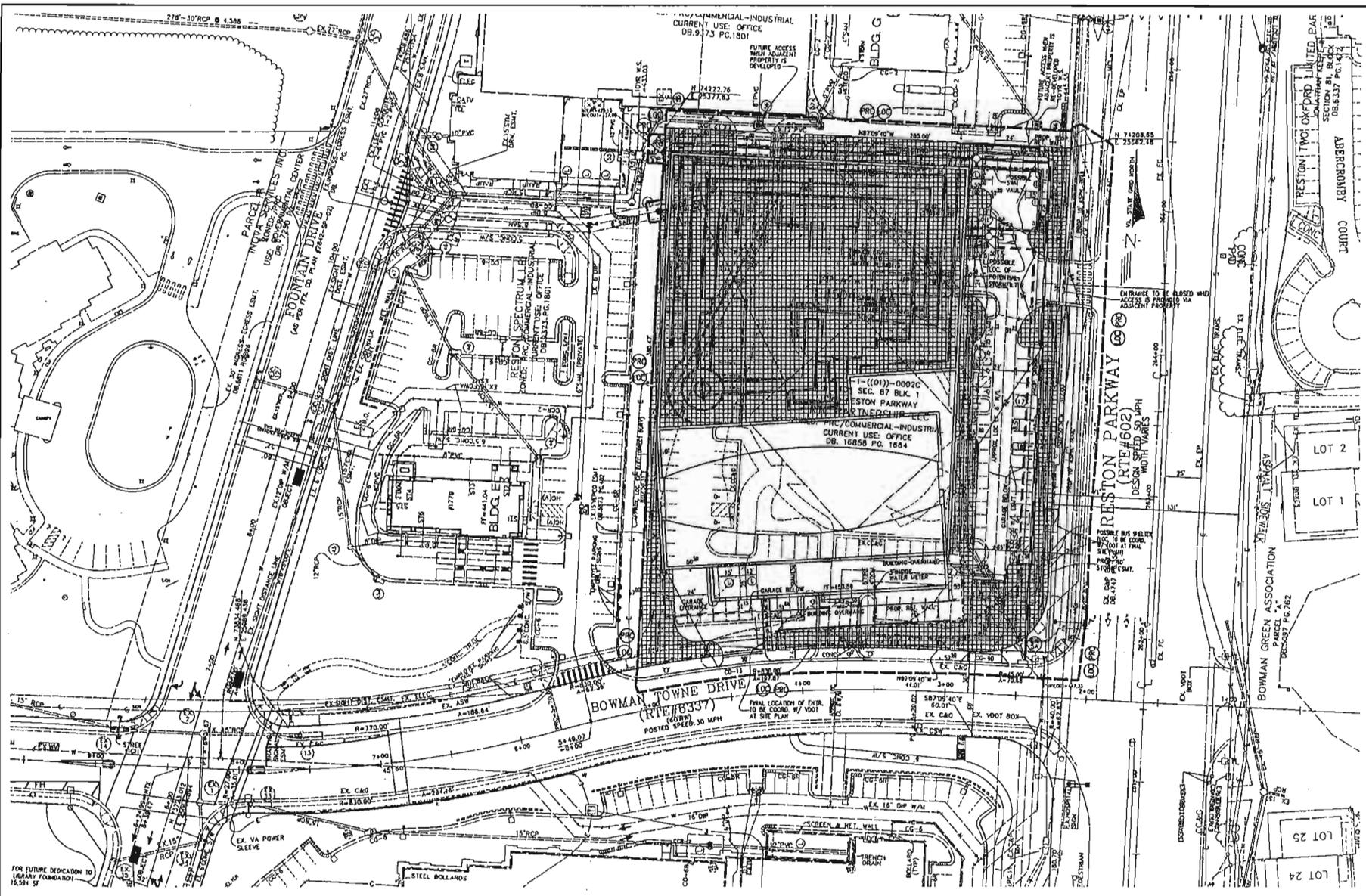


RESTON SECTION 87-1
 REDEVELOPMENT
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: H.1" = 20' V. 1" = 5'
 DATE: NOV. 2010
 CL # 2

SHEET # 08 20
 FILE No. PREL-2007

CLIENT: WPCORP INC. - OPEN SPACE PLAN

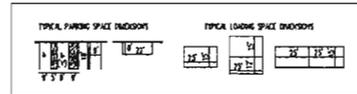
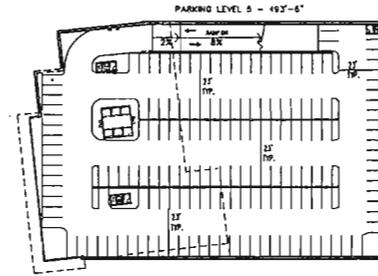
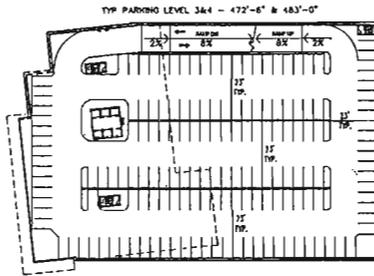
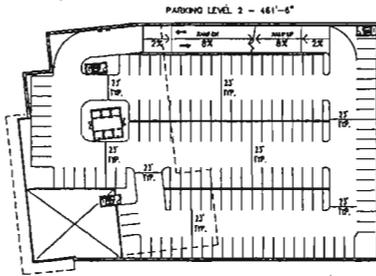
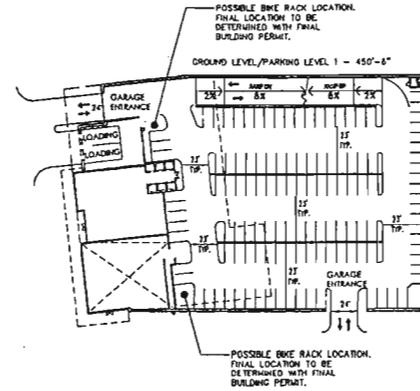
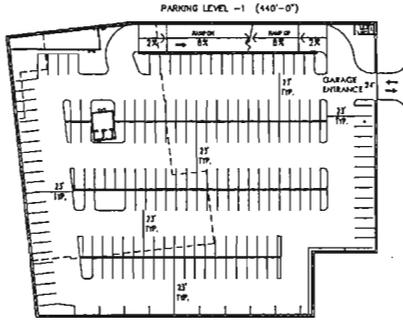
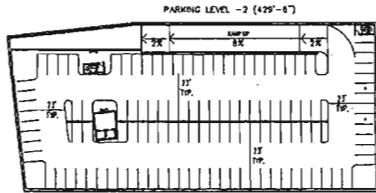


LEGEND

OPEN SPACE PROVIDED

THIS SHEET FOR PRELIMINARY OPEN SPACE PURPOSES ONLY

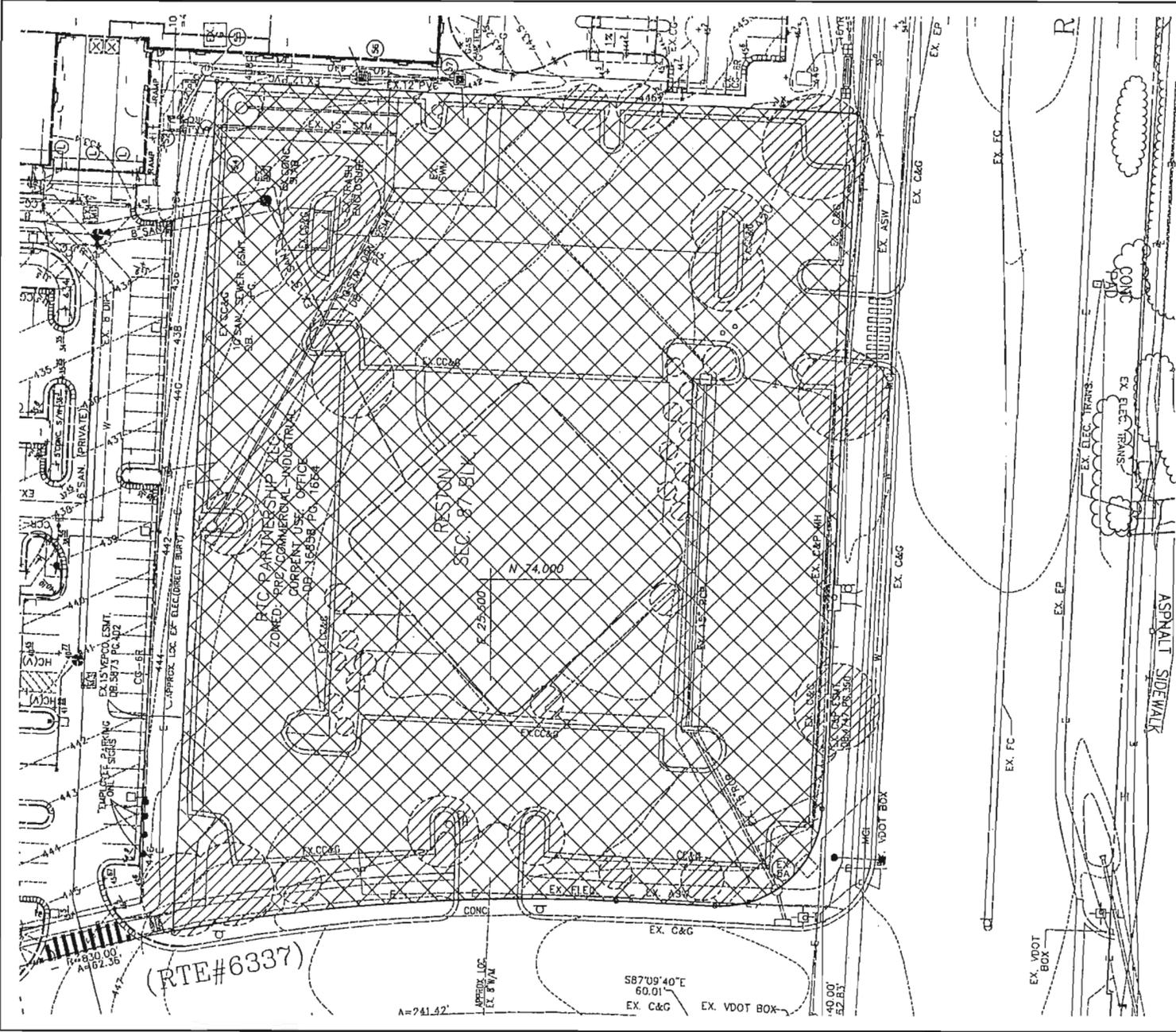
<p>PLANNING DATE: 03-27-11 03-27-11 03-27-11 03-27-11</p>		<p>REVISION APPROVED BY: DIVISION OF DESIGN REVIEW</p>
<p>Urban, LLC 10000 WOODBRIDGE AVENUE, SUITE 200 FARMERS MARKET FAIRFAX COUNTY, VA 22031 PH: 703.441.4000 WWW.URBANVA.COM</p>		<p>PROJECT ARCHITECT: DATE:</p>
<p>urban Planners • Engineers • Landscape Architects • Land Surveyors</p>		<p>REVISION APPROVED BY: DIVISION OF DESIGN REVIEW</p>
<p>RESTON GREEN ASSOCIATION PARCEL 2A DB-5097 Pg. 762</p>		<p>ADJACENT PROPERTY:</p>
<p>PRELIMINARY OPENSOURCE EXHIBIT RESTON SECTION 87-1 REDEVELOPMENT HUNTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p>		<p>SCALE: 1" = 30'</p>
<p>DATE: NOV. 2010</p>		<p>PROJECT NO.:</p>
<p>SHIRT 10 OF 20</p>		<p>FILE NO. PUEL-2007</p>



NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREON. APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY AND/OR LOCATION OF THE PARKING SPACES AT THE TIME OF FINAL SITE PLAN, AS LONG AS THE MINIMUM NUMBER OF SPACES FOR THE FINAL MIX OF USES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE OR ANY SUBSEQUENT PARKING REDUCTION THE APPLICANT MAY SEEK.

URBAN, L.L.C. 7010 WOODBURN AVENUE SUITE 200 FALLS CHURCH, VA 22044 WWW.URBANVA.COM	PLANNING ENGINEERS / LANDSCAPE ARCHITECTS / LAND SURVEYORS
	DATE: NOV. 2010
urban. PLANNING ENGINEERS / LANDSCAPE ARCHITECTS / LAND SURVEYORS	
GARAGE LAYOUT PLAN RESTON SECTION 87-1 REDEVELOPMENT HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	
SCALE: 1" = 30'	SHEET 05 20
PLS# No. PRL-2007	REVISION APPROVED: [] DATE: []

McLuhan University / 11/10/2007 / PING-GARAGE.dwg / JG



KEY

EXISTING POWERLINE: THE ON-SITE CANOPY COVERAGE IS LIMITED TO SINGLE TREE'S WINDLINE SCATTERED THROUGHOUT THE SITE ALONG WITH THE PERIMETER AND WITHIN THE PARKING LOTS. THESE TREES VARY IN SIZE AND SPECIES FROM 8" TO 12" CALIPOL.

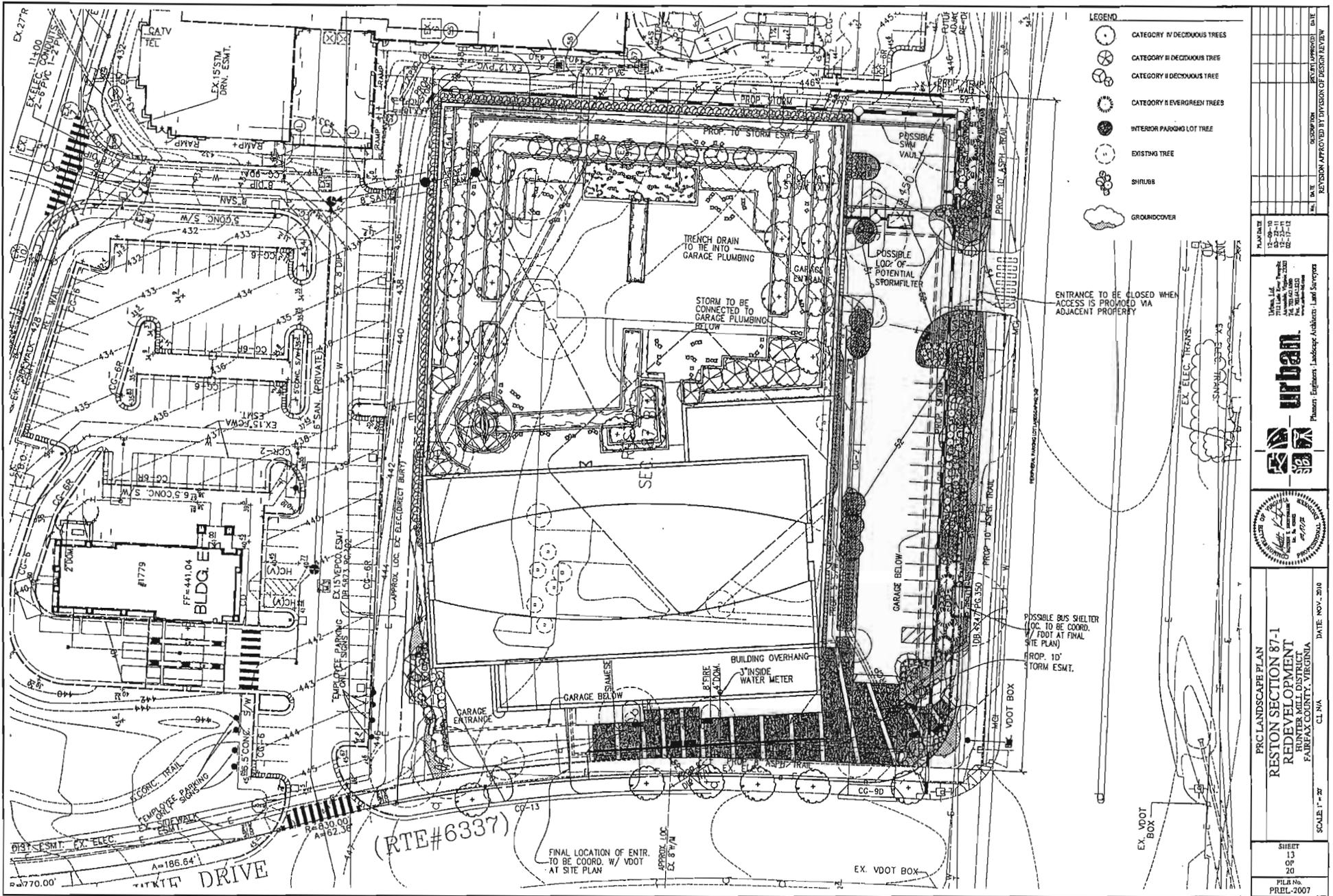
DEVELOPED AREA: THIS AREA IS COMPOSED OF A PAVED PARKING LOT, OFFICE BUILDING, PLAZA, PUMP AREAS AND PLAYING BEDS.

PL. NO. DATE	DESCRIPTION	REVISED APPROVED	DATE
12-09-10			
12-12-11			
02			

Urban, Ltd. Architects, Engineers, Planners 1000 W. WISCONSIN AVENUE SUITE 200 RESTON, VA 20190	Project Engineers: Landscape Architects: Land Surveyors
---	---

STATE OF VIRGINIA OFFICE OF THE REGISTERED PROFESSIONAL SURVEYORS JAMES H. HARRIS, REGISTRAR 1000 W. WISCONSIN AVENUE, SUITE 200 RESTON, VA 20190	DATE: NOV. 2010 CL. VA.
---	----------------------------

PRC EXISTING VEGETATION MAP RESTON SECTION 87-1 REDEVELOPMENT WINTER MILLS TRACT FAIRFAX COUNTY, VIRGINIA	SCALE: 1"=25' SHEET 25 OF 25 FILE NO. PREL-2007
---	---



- LEGEND**
- CATEGORY IV DECIDUOUS TREES
 - CATEGORY III DECIDUOUS TREE
 - CATEGORY II DECIDUOUS TREE
 - CATEGORY II EVERGREEN TREES
 - INTERIOR PARKING LOT TREE
 - EXISTING TREE
 - SHRUB
 - GROUNDCOVER

DATE	DESCRIPTION	BY (ART)	APPROVED	DATE
11-09-13				
12-09-13				
02-17-14				
02-17-14				

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7311 Lee Blvd, Fairfax, VA 22031
703.261.0000
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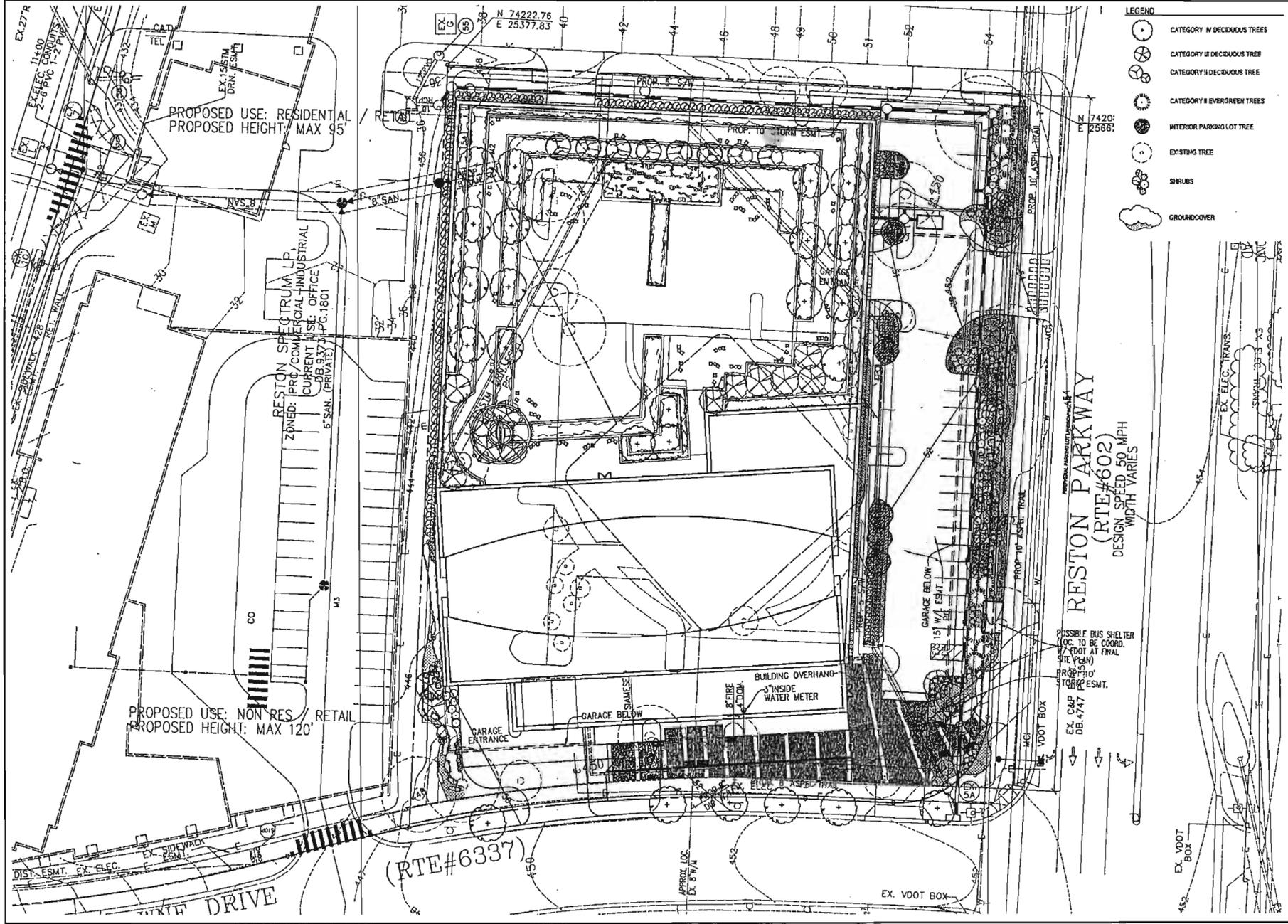
PROFESSIONAL SEAL
LANDSCAPE ARCHITECT
STATE OF VIRGINIA
No. 10000
JAMES M. HARRIS

PRC LANDSCAPE PLAN
**RESTON SECTION 87-1
REDEVELOPMENT**
HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20'
DATE: NOV. 2010
CL: N/A

SHEET
13
OF
20

FILE NO.
PTEL-2007



- LEGEND**
- CATEGORY IV DECIDUOUS TREES
 - CATEGORY III DECIDUOUS TREE
 - CATEGORY II DECIDUOUS TREE
 - CATEGORY I EVERGREEN TREES
 - INTERIOR PARKING LOT TREE
 - EXISTING TREE
 - SHRUBS
 - GROUNDCOVER

**RESTON PARKWAY
(RTE #602)**
DESIGN SPEED 50 MPH
WIDTH VARIES

<p>PLANSHEET NO. 13A 25 20</p> <p>DATE: NOV., 2010</p> <p>SCALE: 1" = 30'</p>	<p>PRELIMINARY LANDSCAPE PLAN RESTON SECTION 87-1 REDEVELOPMENT HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p>	<p>CL: N/A</p>
<p>Urban, Ltd. 1000 Arlington, Virginia 22202 Tel: 703.461.2222 Fax: 703.461.2222</p>	<p>urban.</p> <p>Planners, Engineers, Landscape Architects - Land Surveys</p>	<p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>



POLLIO GROUP
 ARCHITECTURE + PLANNING
 12704 Buys Valley
 Suite 102
 Reston, Virginia 20191
 P: 703.461.6277

CIVIL & LANDSCAPE
 URBAN/LTD
 1717 Little River Turnpike
 Annandale, Virginia 22003
 P: 703.261.2690
 F: 703.261.2921

POLLO GROUP, PC © 2011
**PROGRESS
 PRINT
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 CONSTRUCTION**
 DATE: 02/17/12

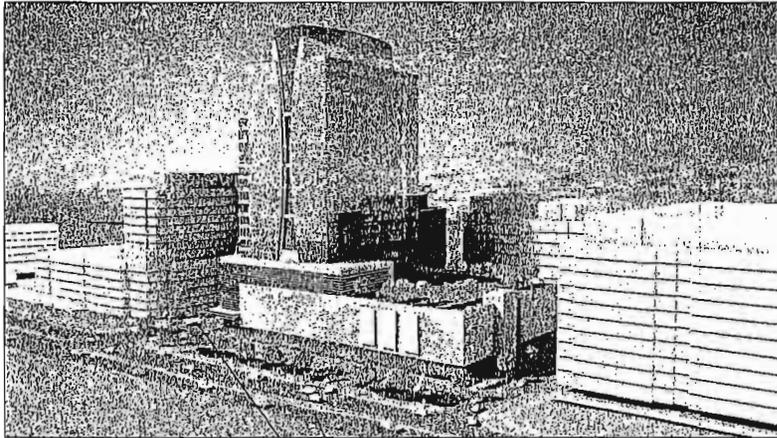
**RESTON
 SECTION 87
 BLOCK 1**
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 ATC PARTNERSHIP
 11125 KASH STREET
 SUITE 100
 FAIRFAX, VA 22030

**CONCEPT
 VIEWS**

PROJECT NO. 16.021.005

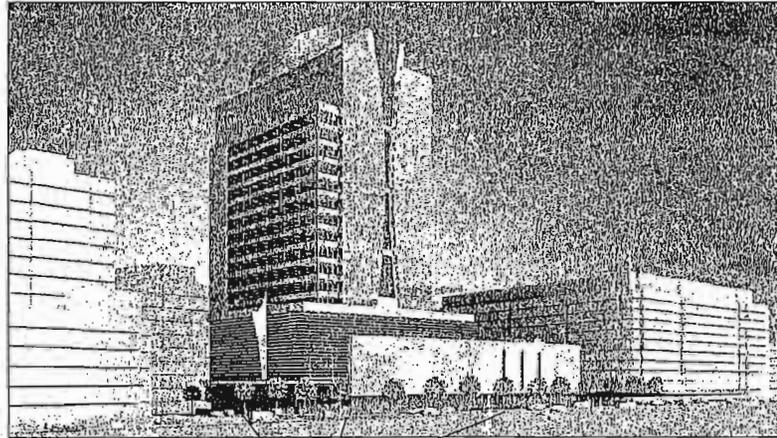
ALL DRAWINGS ARE FOR
 CONCEPTUAL PURPOSES ONLY
 AND ARE SUBJECT TO CHANGE AT
 FINAL DESIGN STAGE

SHEET 15A OF 20
 PREL-2007



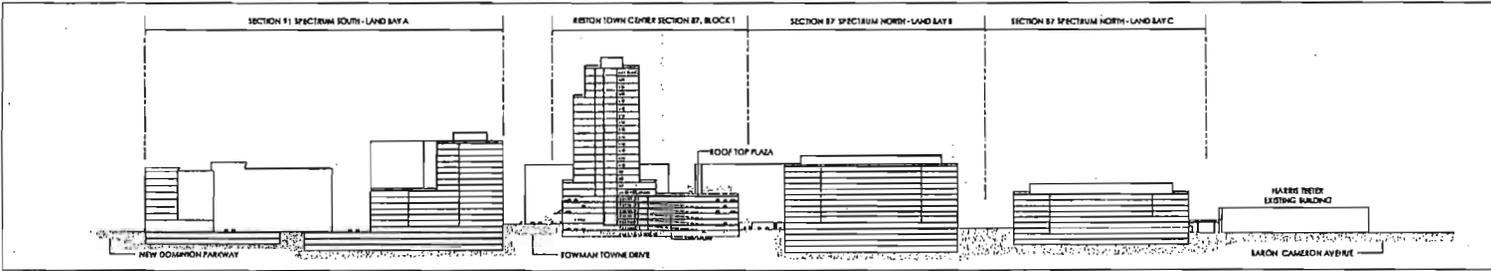
VIEW A

RESTON PARKWAY
 BOWMAN TOWNE DRIVE

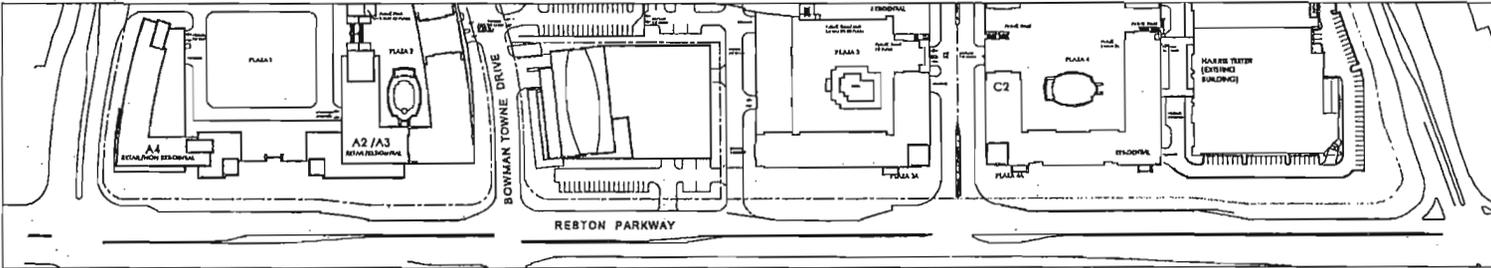


VIEW B

BOWMAN TOWNE DRIVE
 RESTON PARKWAY



CONCEPT SITE SECTION 1
 1" = 100'-0"



KEY PLAN
 1" = 100'-0"

FOR CONCEPTUAL PURPOSES ONLY

FOR CONCEPTUAL PURPOSES ONLY



POLLEO GROUP
 ARCHITECTURE - PLANNING
 12700 Junction Valley
 Suite 105
 Reston, Virginia 20191
 P: 703.442.8287

CIVIL & LANDSCAPE
 URBAN LTD
 2712 Elm River Turnpike
 Annandale, Virginia 22003
 P: 703.542.2600
 F: 703.542.8291

POLLEO GROUP, PC 2-2511

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DATE: 2/11/2012

RESTON
 SECTION 87
 BLOCK 1

WALTER JUBAL DISTRICT

FAIRFAX COUNTY, VIRGINIA

RTC PARTNERSHIP

1130 LAUREL STREET

SUITE 100

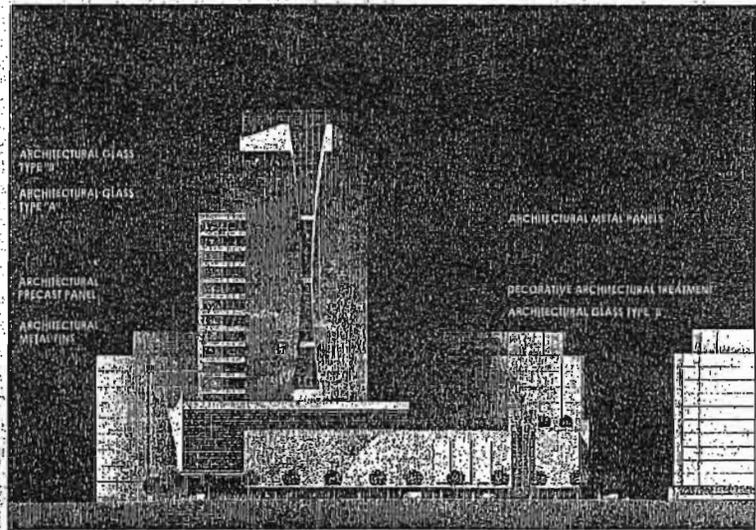
FAIRFAX, VA 22030

CONCEPT
 VIEWS

PROJECT NO. 10 634 000

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 AND ARE SUBJECT TO CHANGE AT
 FINAL DESIGN STAGE

SHEET 15B OF 20



ARCHITECTURAL GLASS
 TYPE "B"

ARCHITECTURAL GLASS
 TYPE "A"

ARCHITECTURAL
 PRECAST PANEL

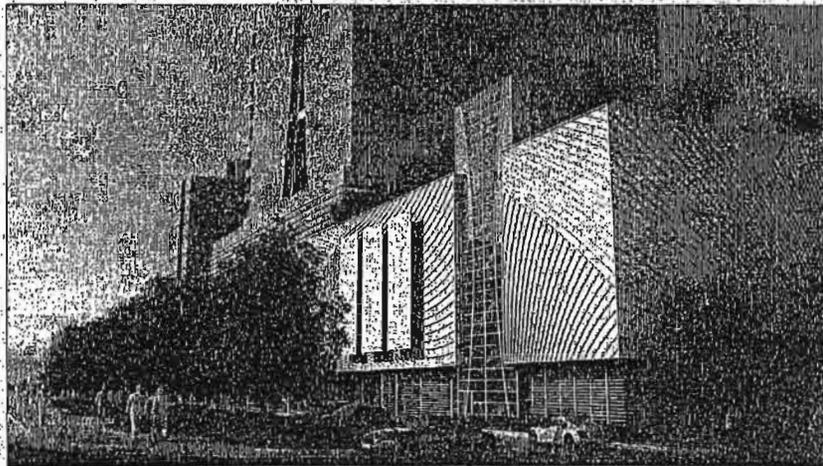
ARCHITECTURAL
 METAL FINISH

ARCHITECTURAL METAL PANELS

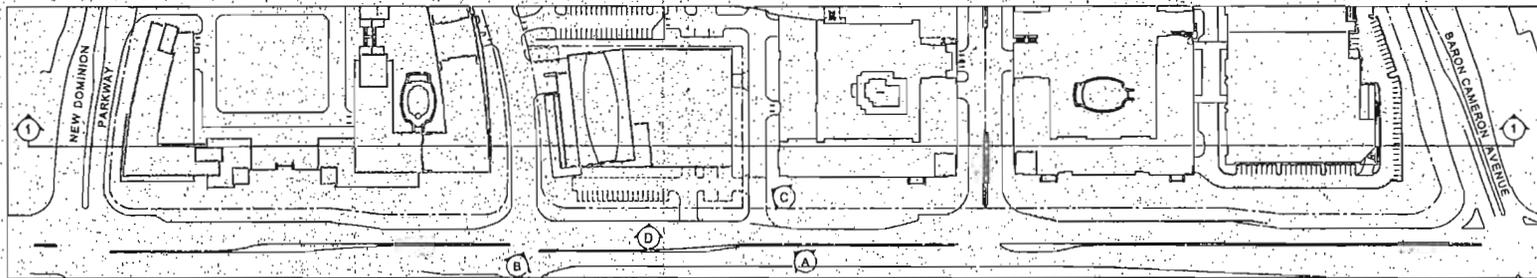
DECORATIVE ARCHITECTURAL TREATMENT

ARCHITECTURAL GLASS TYPE "F"

ELEVATION "D"



EYE LEVEL VIEW "C"

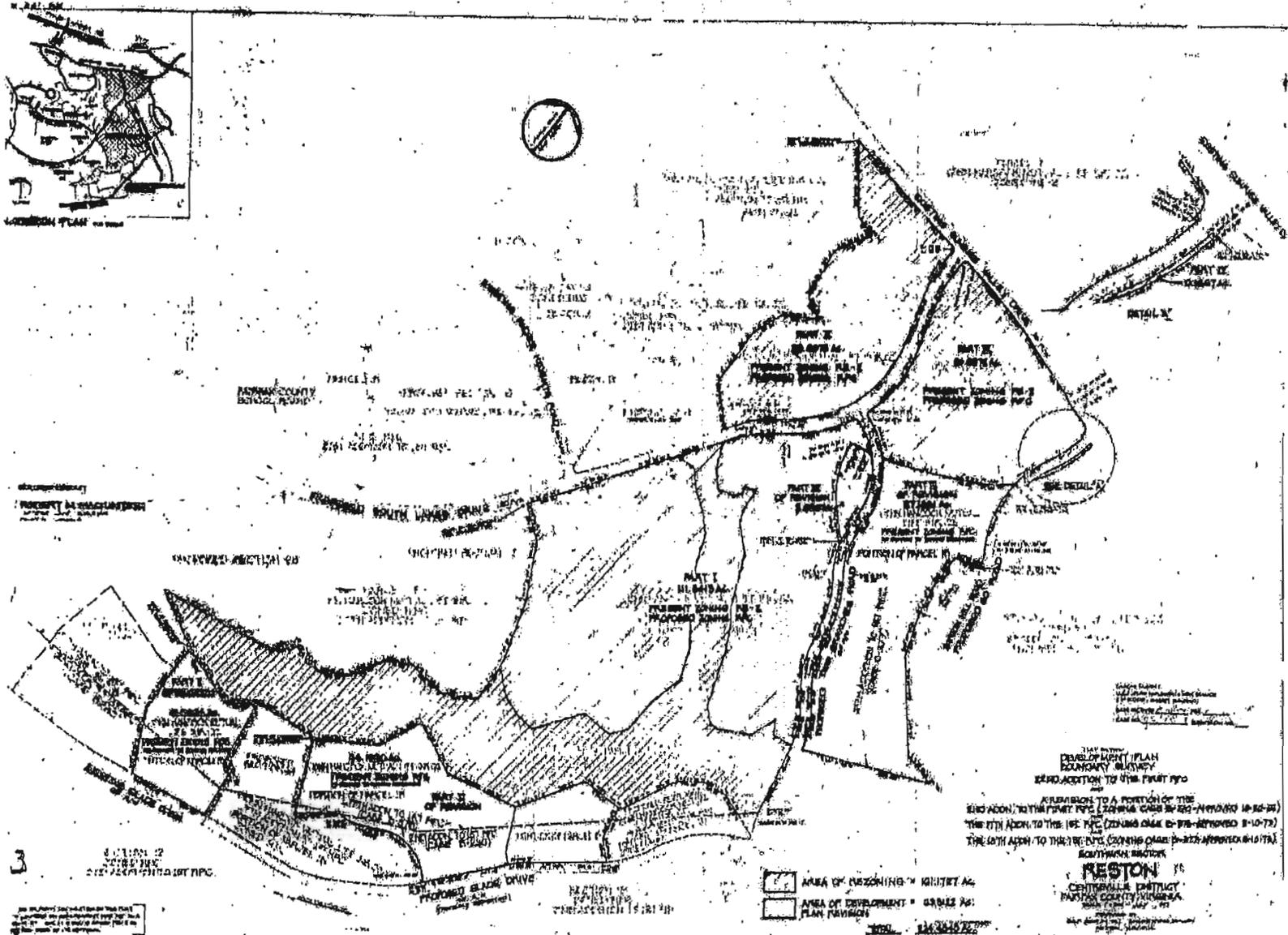


KEY PLAN
 1" = 100'-0"

FOR CONCEPTUAL PURPOSES ONLY



LOCATION MAP



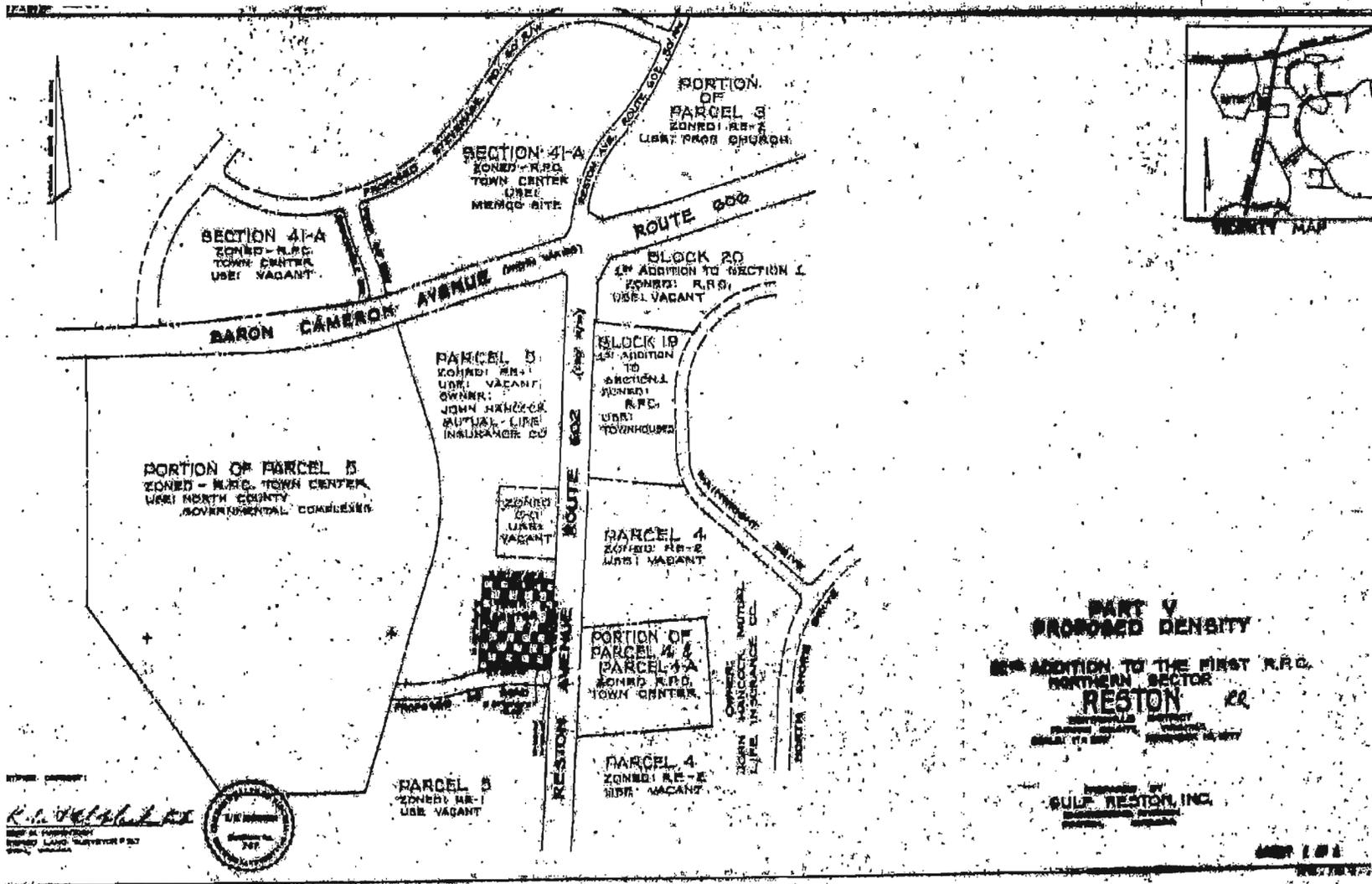
3

SECTION 12
2018-11-15
2018-11-15

AREA OF REZONING - ZONING A6
AREA OF DEVELOPMENT - ZONING A6
PLAN REVISION

THIS PLAN DEVELOPMENT PLAN
BOUNDARY DISTRICT
REVISION TO THE FIRST PFC
AND
REVISION TO A PORTION OF THE
BOUNDARY DISTRICT ZONING CODE BY RES-AMENDED 10-10-10
THE 1TH ADD TO THE 1ST PFC (ZONING CODE 0-10-10-10-10-10)
THE 1TH ADD TO THE 1ST PFC (ZONING CODE 0-10-10-10-10-10)
SOUTHWEST DISTRICT
RESTON
CENTRILLA DISTRICT
FAIRFAX COUNTY, VIRGINIA

PLAN DATE	12-08-10	NO. DATE	REVISION APPROVED BY DIVISION OF DESIGN REVIEW
	12-23-11		
	02-17-12		
	02-02-12		
Urban, LLC 7777 Oak Leaf Lane Suite 100 Fairfax, VA 22031 www.urbanllc.com			
urban. Planning, Engineers, Landscape Architects, Land Surveyors			
APPROVED DEVELOPMENT PLAN RESTON SECTION 87-1 REDEVELOPMENT HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA			
DATE: NOV. 2010			CL. NO.
SCALE: N/A			
SHEET 18 OF 20			
FILE NO. PREL-2007			



R. J. [Signature]
 CIVIL ENGINEER
 1000 N. [Address]
 RESTON, VA 20190



PART V
PROPOSED DENSITY
 IN ADDITION TO THE FIRST R.R.D.
 NORTHERN SECTOR
RESTON
 RESTON, VIRGINIA
 PREPARED BY
GULF RESTON, INC.
 RESTON, VIRGINIA

FILE NO.	DATE	REVISION	APPROVED BY

Urban, Ltd.
 7111 Lee Blvd. #100
 Fairfax, VA 22031
 (703) 261-1111
 www.urban.com

urban.
 Planning Engineers - Landscape Architects - Land Surveyors



APPROVED DEVELOPMENT PLAN
RESTON SECTION 87-1
REDEVELOPMENT
 FRONTIER MALL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: NOV. 2010
 SCALE: N/A

SHEET
 19
 OF
 20

FILE NO.
 PREL-2007

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