



County of Fairfax, Virginia

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

January 9, 2013

Mark Looney
Cooley, LLP
11951 Freedom Drive
Reston, VA 20190

RE: Planned Residential Community Application PRC 86-C-121-04

Dear Mr. Looney:

At a regular meeting of the Board of Supervisors held on January 8, 2013, the Board approved Planned Residential Community Application PRC 86-C-121-04 in the name of Reston Spectrum LLLP and Harris Teeter Properties, LLC. The Board's action approves the PRC Plan associated with Rezoning Application RZ 86-C-121 to permit mixed use development. The subject property is located N. of New Dominion Parkway, E. of Fountain Drive, W. of Reston Parkway and S. of Baron Cameron Avenue in the Hunter Mill District [Tax Map 17-1 ((1)) 3K, 3P and 3Q] and is subject to the following development conditions:

1. The following conditions supersede all previously approved conceptual plan notes and/or development conditions that affect the application property. If a conflict arises between these conditions and the PRC plan, these conditions shall govern.
2. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the Applicant will be or has been delayed in the completion of one or more of the obligations or improvements required by these conditions (such as the inability to secure necessary permission for utility relocations or VDOT approval for traffic signals) beyond the timeframes set forth in these conditions, the Zoning Administrator may agree to a later date for the fulfillment/completion of such obligations or improvements, provided the Applicant otherwise is in substantial conformance with these conditions.
3. 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 the Department of Public Works and Environmental Services (DPWES).

4.
 - A. The maximum number of residential dwelling units provided on Land Bay A of the PRC plan shall be limited to 542 units and the maximum number of residential dwelling units provided on Land Bays B and C, combined, shall be limited to 880 units.
 - B. The square footage of support retail use may only vary between the minimums and maximum as shown on the Town Center Concept Plan (TCCP) chart on Sheet 26 of the PRC Plan.
 - C. Any deviation from the allocations noted in this condition shall require approval of an amendment to this PRC Plan.
5. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "PRC 86-C-121-04 The Spectrum at Reston Town Center" prepared by Urban Ltd., consisting of 95 sheets, and dated November 30, 2010 as revised through June 22, 2012. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
6. A minimum of twelve percent (12%) of the total number of dwelling units constructed on the Property shall be provided as workforce dwelling units ("WDUs"). If residential units are for sale units or rental units constructed of steel or concrete, WDUs shall be made available in three tiers as follows:
 - (a) Four percent (4%) of the total number of dwelling units constructed on the Property shall be affordable for rental or purchase by households earning up to and including eighty percent (80%) of AMI;
 - (b) Four percent (4%) of the total number of dwelling units constructed on the Property shall be affordable for rental or purchase by households earning up to and including one hundred percent (100%) of AMI;
 - (c) Four percent (4%) of the total number of dwelling units constructed on the Property shall be affordable for rental or purchase by households earning up to and including one hundred twenty percent (120%) of AMI.

Provision of the WDUs shall be generally administered pursuant to the "Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines" adopted October 15, 2007, as amended.

7. Building Heights. Minimum and maximum building heights for each building or structure in the Proposed Development shall be in conformance with the range of building heights set forth on the PRC Plan, and the governing development plan for the Property approved with RZ 86-C-121.
8. Lighting. All on-site outdoor and parking garage lighting shall comply with the Outdoor Lighting Standards of Section 14-900 of the Fairfax County Zoning Ordinance.
9. Parking. Parking for the Proposed Development shall comply with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by DPWES, for the uses established within the Proposed Development.
 - A. As shown on Sheet 28A of the PRC Plan, the Applicant shall use architectural treatments and/or incorporate street-level Non-Residential Uses or Residential Units to screen a substantial portion of the above-grade portions of each parking structure(s) from view along Reston Parkway, New Dominion Parkway and Fountain Drive. Any material deviation from that shown on the PRC plan shall be subject to administrative review by the Planning Commission.
 - B. Subject to approval by the Fairfax County Department of Transportation ("FCDOT") and the Virginia Department of Transportation ("VDOT") and the Fairfax County Fire Marshal ("Fire Marshal"), the Applicant shall be permitted to establish parallel on-street parking within the existing public rights-of-way along Fountain Drive by using the current outside northbound travel lane as a parking lane, as more particularly shown on Sheets 10-12 of the PRC Plan (the "Parallel Spaces"). The location of the proposed Parallel Spaces shall be shown, as applicable, as part of site plan approval for each Land Bay of the Proposed Development in which some or all of the parallel spaces are proposed. The Parallel Spaces may be established in phases or at one time, as determined by the Applicant and FCDOT or VDOT, as required. The Parallel Spaces located on Fountain Drive shall be in addition to the total number of required parking spaces to be provided with the Proposed Development under Article 11 of the Zoning Ordinance. Provided that the area of the proposed Parallel Spaces remains part of the public rights-of-way, the use/operation of such Parallel Spaces shall be governed by such rules and limitations as may be established by FCDOT or VDOT, including the placement of signage along Fountain Drive in the vicinity of the Parallel Spaces, either inside or outside of the right-of-way, containing information about the permitted use/operation of the Parallel Spaces. Such signage shall conform with FCDOT and VDOT requirements and be submitted to FCDOT and VDOT for review and approval as part of site plan approval for each Land Bay of the Proposed Development in which some or all of the Parallel Spaces are proposed. No on-street striping for the Parallel Spaces shall be permitted without approval by FCDOT or VDOT.

C. Subject to approval by FCDOT and the Fire Marshal, the Applicant shall be permitted to establish parallel on-street parking on private streets, as more particularly shown on the PRC Plan (the "Private Parallel Spaces"). The location of the proposed Private Parallel Spaces shall be shown, as applicable, on each site plan submitted for each Land Bay of the Proposed Development in which some or all of the Private Parallel Spaces are proposed. The Private Parallel Spaces may be established in phases or at one time, as determined by the Applicant and FCDOT, as required.

10. Landscape Plan. A landscape plan (the "Landscape Plan") shall be included with each site plan submittal that is in substantial conformance with the overall landscaping plan shown on Sheet 8 of the PRC Plan ("the Overall Landscape Plan") for the review and approval of the Urban Forest Management Division (UFMD), of DPWES.

A. Each Landscape Plan shall maintain the quality and quantity of plantings and materials shown on the Overall Landscape Plan shown on the PRC Plan. The Landscape Plan shall include, among other things:

i. A detailed planting schedule for the portion of the Proposed Development under review, including the size, type and arrangement of proposed plantings;

ii. Irrigation information;

iii. Design details and specifications for structural cells (or other mitigation measure) used where plantings are to be located on top of structures or within planting areas restricted by curbs or paving, and/or other methods to be used to ensure the viability of the proposed plantings as determined by Urban Forest Management. The exposed surface area of planting spaces shall be a minimum of four (4) feet in width for Category II trees (as specified in PFM Table 12.17) and a minimum of five (5) feet in width for Category III and IV trees. In all cases, a rooting area a minimum of eight (8) feet wide shall be provided, which can be achieved in instances where open surface area is less than eight (8) feet by providing suitable rooting area below paved surfaces incorporating un-compacted soil. Streetscapes on streets over structures may contain smaller surface area openings to accommodate pedestrian movement, provided that the subsurface soil volume and rooting area is adequate and provisions are made in the design and size of the surface area openings to avoid conflicts that may ultimately occur;

iv. Soil volume for Category III or IV trees equaling a minimum of 700 cubic feet per tree for single trees; a minimum of 1200 cubic feet for two trees planted in a contiguous planting area; and 500 cubic feet per tree for three trees or more planted in a contiguous area;

- v. Soil in areas previously compacted will be tilled and amended as necessary, based on soil reports for fertility and compaction, to a depth of eighteen inches (18");
 - vi. Landscape designs shall incorporate diversity that will allow for flexibility in replacing trees in the event that a particular tree species comes under pressure from pests or disease, or otherwise proves unsuitable for specific environmental conditions on the site;
 - vii. At the time of issuance of the first RUP or Non-RUP for the improvements shown on the particular site plan, the Applicant shall provide documentation, including written confirmation from a certified arborist or landscape architect, verifying installation of trees consistent with this commitment.
- B. The Applicant shall install and maintain plantings and other landscape materials on the top deck of the parking structures. As part of each partial Landscape Plan submitted with each site plan, the Applicant shall demonstrate how such plantings shall be installed and maintained, as reviewed and approved by UFM. Such installation and maintenance may include a natural soil matrix over an under-drain system or another method approved by UFM.
- C. The Applicant shall install street trees and planting areas along all public and private streets generally consistent with the Overall Landscape Plan included on the PRC Plan. Street trees shall be planted by the Applicant concurrent with the construction of the associated streetscape. Street trees generally should be planted in beds at least eight (8) feet in width and shall be located between the vehicle travel lanes and the sidewalk subject to the review and approval of UFM. Narrower planting beds may be allowed on within the proposed development, subject to review and approval by UFMD, provided that subsurface soil volume and rooting areas are adequate, as described in previous conditions.
11. Plazas. The Applicant shall provide plazas 1, 2, 3, 4, 4A, 5, 5A, and 6 in substantial conformance with the PRC Plan. With the exception of Plaza 6 located in Land Bay C, buildings to be constructed adjacent to or in connection with each plaza should be oriented and designed to frame the plazas in a manner that activates all or portions of each plaza, such as by providing secondary access to ground-floor retail uses through the plaza or the location of residential amenities on the same level as the plaza area. Each of the plazas shall be accessible to visitors to and guests of the Proposed Development between the hours of 7:00 a.m. and 10:00 p.m., provided that nothing herein shall prevent the Applicant from installing security features such as fences, gates or similar facilities to separate quasi-public areas from private resident amenities (e.g. swimming pools, etc.).

12. Sidewalks shall be constructed by the Applicant concurrent with the construction of the associated streetscape. All sidewalks located outside or partially within the public right-of-way shall be maintained by the Applicant and/or property owners association, as applicable, in accordance with VDOT policy concerning private sidewalks in public rights-of-way. Sidewalk improvements wholly located within existing or proposed rights-of-way shall be approved by VDOT or FCDOT, as applicable.
 - A. Streetscape Improvements and Designs. – Fountain Drive, New Dominion Parkway and Bowman Towne Drive shall be designed with the streetscapes generally as shown on the PRC Plan, including retail doors that open directly to the street where possible. The location(s) of street trees, retail doors, street furniture and streetscape layout may be adjusted as part of final engineering and design and accommodate underground utilities, specific retail tenants needs and sight lines.
 - B. Reston Parkway Trail – Subject to VDOT approval and acquisition of any offsite easements, as applicable, the Applicant shall construct or upgrade the existing asphalt trail along Reston Parkway to a Type I Asphalt Trail with a minimum width of ten feet (10') inside a twelve foot (12') access easement, as more particularly shown on Sheets 46, 50, and 54 of the PRC Plan and labeled thereon as "Pedestrian and Bike Route." The Applicant shall construct the trail improvement and install such supplemental landscaping, benches, and similar amenities prior to the issuance of the first RUP for the Land Bay that is the subject of the site plan.
 - C. Pedestrian Connection Through Spectrum Site. The Applicant shall construct a pedestrian pathway across or through each Land Bay of the Proposed Development linking New Dominion Parkway to Buildings C3 and C4, as more particularly shown on Sheet 58 of the PRC Plan (the "Pedestrian Pathway"). The Pedestrian Pathway shall be a minimum five feet (5') in width and be constructed concurrent with each phase of the Proposed Development over which it crosses. The Applicant also shall include appropriate signage, lighting and/or protections to encourage safe pedestrian passage through or between the structure(s).
 - D. Pedestrian Crosswalks. The Applicant shall provide signalized, un-signalized and/or striped pedestrian crosswalks on Fountain Drive in accordance with VDOT's "Guidelines for the Installation of Marked Crosswalks" and in the general locations shown on Sheet 58 of the PRC Plan. Such signals and/or crosswalks shall be included on the site plans for each Land Bay of the Proposed Development to which such crosswalk connects and installed, subject to FCDOT and/or VDOT approval, prior to the issuance of the first RUP or Non-RUP for the Land Bay to which the crosswalk connects, where applicable.

- E. Pedestrian Crossings at Baron Cameron Avenue. As part of the first site plan approval for Land Bay C, the Applicant shall submit to VDOT an analysis of the existing and projected (by virtue of the Proposed Development in Land Bay C) pedestrian and vehicular movements at the intersections of (a) Baron Cameron Avenue and Reston Parkway and (b) Baron Cameron Avenue and Fountain Drive to determine if modifications to the lane striping or pedestrian crosswalks/signals are warranted following completion of development in Land Bay C. In the event VDOT determines that modifications to the intersection striping, signal timing or pedestrian crossings are warranted, then the Applicant, if approved by VDOT, shall implement such modifications: prior to the issuance of (i) the RUP representing more than fifty percent (50%) of the expected RUPs in Land Bay C or (ii) the Non-RUP representing more than fifty percent (50%) of the non-residential square footage in Land Bay C, whichever is later.
- F. Bicycle Racks – The Applicant shall provide secure bicycle storage in locations convenient to the office, multifamily residential and retail uses on the following basis: (i) one (1) bicycle parking space for the first 7,500 square feet or portion thereof of office gross floor area and one (1) additional bicycle parking space for each additional 20,000 square feet or portion thereof of office gross floor area in each building; (ii) one (1) bicycle parking space for the first five (5) multifamily residential units or portion thereof and one (1) additional bicycle parking space for each additional fifty (50) multifamily residential units or portion thereof; and (iii) two (2) bicycle parking spaces for every 10,000 square feet or portion thereof of the minimum 135,000 square feet of retail. The bicycle parking spaces for office and multifamily uses as required herein shall be located within or under a structure. The bicycle parking spaces for retail uses as required herein shall be installed at exterior locations that are visible from the retail uses and do not block sidewalks. The exact locations of the bicycle parking spaces and lockers to be provided in each Land Bay of the Proposed Development shall be determined by FCDOT at the time of site plan. The bicycle parking spaces and lockers shall be installed prior to the issuance of the first RUP or Non-RUP for the portion of the Proposed Development covered by the site plan on which the applicable bicycle parking spaces and lockers are shown. In addition, the Applicant shall provide one (1) shower per gender for every 50,000 square feet of office gross floor area, up to a maximum of three (3) showers per gender in each office building.
13. Reston Parkway Tunnel. Prior to the issuance of the first RUP or Non-RUP in Land Bay A of the Proposed Development, the Applicant shall, at its discretion following consultation with the Hunter Mill District Supervisor's office, Reston Association and FCDOT, either (a) construct structural, façade and/or lighting improvements having a cumulative total capital cost value of a minimum of \$100,000.00 inside or at the exterior ends of the existing pedestrian tunnel located beneath Reston Parkway and connecting the Property with the Bowman Green

Office Condominium development (Fairfax County Tax Map #17-2 ((30)) Parcels 1-26), and such amount shall escalate on a yearly basis from the base year of 2013 and change effective each January 1 thereafter until tender of payment, based on changes in the Marshall and Swift Building Cost Index; or (b) contribute \$100,000.00 to the Reston Association to be used for such purposes and such amount shall escalate on a yearly basis from the base year of 2013 and change effective each January 1 thereafter until tender of payment, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) (“CPI-U”), as permitted by Virginia State Code Section 15.2-2303.3(B). In the event the Hunter Mill District Supervisor’s office, the Reston Association and FCDOT determine that such construction or contribution is no longer necessary due to construction or contributions by others, the Applicant shall instead contribute \$100,000.00 to the Fairfax County Board of Supervisors to be used for other transportation improvements in the vicinity of the Property, as determined by the Hunter Mill District Supervisor’s office and such amount shall escalate on a yearly basis from the base year of 2013 and change effective each January 1 thereafter until tender of payment, based on changes 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(B). The Applicant shall not locate ancillary or accessory improvements associated with the Proposed Development in a manner that negatively affects pedestrian safety or visibility at or immediately adjacent to the Reston Parkway Tunnel, such as the location of large trash receptacles, trash compactors, or loading docks at the tunnel entrance.

14. Traffic Signal Warrants. As part of the approval of the first site plan for the first building within in each Land Bay that is the subject of an approved PRC Plan, the Applicant shall submit to VDOT a traffic signal warrant study for traffic signals at each unsignalized public street intersection abutting the Land Bay in which the site plan property is located; provided, however, that if a signal already has been determined by VDOT as warranted (or is already installed) at the subject intersection(s), then no such warrant study shall be required.

Should the warrant study determine that a traffic signal at such location(s) will be warranted upon completion of the development shown on the approved PRC Plan, then, prior to the issuance of the first RUP or Non-RUP, as applicable, for the building that triggers the requirement for such signal (and subject to timely VDOT approval of the signal construction plans), the Applicant shall design and install such signal, including audible (if approved by VDOT), pedestrian-activated countdown signals across all four (4) legs of the subject intersection. If, based on the warrant studies, VDOT determines that a traffic signal at the subject intersection(s) will not be warranted until a time subsequent to expected bond release for the development within the subject Land Bay, then the Applicant shall provide an escrow for the cost of such signal prior to final bond release for the last building in the Land Bay in lieu of construction in an amount to be determined by FCDOT. FCDOT shall be permitted to use such contribution amount for other transportation improvements serving the Property, as determined by FCDOT.

15. Reston Parkway.
 - A. Right Turn Lane at New Dominion Parkway. Subject to VDOT and FCDOT approval, the Applicant shall extend northward the existing right turn lane from southbound Reston Parkway onto westbound New Dominion Parkway in accordance with VDOT standards, as more particularly shown on the PRC Plan. This improvement shall be shown on all applicable site plans for development in Land Bay A and shall be completed (but not necessarily accepted by VDOT for maintenance) prior to issuance of the first RUP or Non-RUP for Land Bay A, as shown on the approved PRC Plan for Land Bay A.
 - B. Right Turn Lane From Baron Cameron Avenue. Subject to VDOT and FCDOT approval, the Applicant shall extend northward to Baron Cameron Avenue the existing right turn lane along southbound Reston Parkway onto proposed private Street Two as shown on the PRC plan. The turn lane extension shall be shown on all applicable site plans for development in Land Bay C and shall be completed (but not necessarily accepted by VDOT for maintenance) prior to issuance of the RUP representing more than seventy-five percent (75%) of the minimum number of RUPs in Land Bay C.
16. New Dominion Parkway. Subject to approval by VDOT and FCDOT, the Applicant shall convert the existing right-in-only entrance from New Dominion Parkway in Land Bay A to a right-in/right-out intersection, including, a left turn lane from westbound New Dominion Parkway onto southbound Fountain Drive (collectively, the "New Dominion Improvements"), as more particularly shown on the PRC Plan. The New Dominion Improvements shall be included on all site plans for Land Bay A of the Proposed Development and, if approved, shall be constructed and placed into operation (but not necessarily accepted into the VDOT system for maintenance) prior to the issuance of the earlier of (a) the RUP representing more than seventy-five percent (75%) of the minimum number of RUPs in Land Bay A or (b) the Non-RUP representing more than 200,000 square feet of Nonresidential Uses in Land Bay A.
17. Bowman Towne Drive. Concurrent with the installation of a traffic signal at the intersection of Bowman Towne Drive and Fountain Drive (if warranted and approved by VDOT), the Applicant shall, subject to VDOT approval, (a) remove the existing median treatments and stop signs along each approach to the subject intersection and (b) re-stripe Bowman Towne Drive as a four-lane undivided section between Reston Parkway and Fountain Drive.

18. Street 1 Connection to Reston Parkway.
 - A. The Applicant's site plan submission for Buildings B2/B3/B4 shall depict construction of Street 1 up to and including its connection with Reston Parkway, as more particularly shown on Sheet 11 of the PRC Plan. Notwithstanding the improvements shown on Sheet 11, the Applicant shall, subject to VDOT approval, construct a right turn deceleration lane or taper on Reston Parkway at its intersection with Street 1. Construction of Street 1 and any necessary right turn deceleration lane or taper at its intersection with Reston Parkway shall be completed prior to issuance of the first RUP or Non-RUP for Buildings B2/B3/B4.
 - B. Prior to site plan approval for Buildings B2/B3/B4, the Applicant shall:
 - i. Grant to Fairfax County and the owner of the property located east of Land Bay B in the northwest corner of the intersection of Reston Parkway and Bowman Towne Drive (Tax Map 17-1 ((1)) 2C (the "Town Center Office Building")) all necessary temporary construction easements and permanent access easements to permit ingress and egress to the Town Center Office Building from Street 1; and
 - ii. Record a public access easement across Street 1 between Reston Parkway and Fountain Drive.
19. Fountain Drive Turn Lane. In the event that VDOT determines that one additional turn lane or through lane from northbound Fountain Drive onto Baron Cameron Avenue would be warranted, then, as part of site plan approval for the earlier of either Building C1 or C2, the Applicant shall dedicate in fee simple to the Board of Supervisors right-of-way for the construction of such additional lane, including appropriate tapers. Subject to FCDOT and VDOT approval, at the time of site plan submission the applicant shall construct an additional lane as shown on the PRC plan prior to the issuance of the first RUP for Building C1 or Building C2, whichever is later, and shall include, as approved by FCDOT and VDOT, adjustments or upgrades to the existing traffic signal and pedestrian crosswalks as may be required to facilitate improved vehicle and pedestrian access through the intersection.
20. Baron Cameron Avenue. Subject to FCDOT and VDOT approval, prior to the issuance of the first RUP for Building C1 or Building C2, whichever is later, the Applicant shall install curb and gutter along the southern frontage of Baron Cameron Avenue between Fountain Drive and Reston Parkway.
21. Final Signal Adjustments. Prior to the issuance of the final RUP or Non-RUP for the Proposed Development, the Applicant shall submit to VDOT an analysis of the existing and new traffic signals located along Fountain Drive and Reston Parkway that abut the Property, including (i) New Dominion Parkway, (ii)

Bowman Towne Drive, (iii) Baron Cameron Avenue and (iv) any new entrances to the Property to determine whether adjustments to the signal timings of one or more of the studied traffic signals would improve or enhance circulation through the intersections analyzed. The signal timing study shall include updated traffic counts based on the occupancy of the Proposed Development as of the date of the study. In the event VDOT determines that adjustments to the signal timing are warranted, then the Applicant shall make such adjustments prior to bond release for the Proposed Development.

22. Transportation Demand Management Plan. All Nonresidential Uses in the Applicant's Proposed Development shall participate in the LINK programs and activities in accordance with the proffers approved as part of RZ 86-C-121, as amended. Residential Uses in the Proposed Development shall adhere to the transportation demand management ("TDM") strategy set forth in this condition.

A. TDM Plan. The Applicant and subsequently, as appropriate, the respective condominium association(s) shall develop and implement a plan to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking (collectively, the "TDM Plan"), in order to reduce automobile trips generated by the Residential Units in the Proposed Development. The TDM Goal (as defined in this condition) and TDM Plan shall not apply to the Nonresidential Uses in the Proposed Development, as the Non-Residential Uses are subject to a separate TDM requirement and program approved as part of RZ 86-C-121, as amended. Nevertheless, the Applicant shall use its best efforts to coordinate its TDM Plan for the Residential Units with the existing LINK program serving the Property and explore using a single PM (as defined in this condition) to provide TDM services and promote transit and other services for both the Nonresidential Uses and the Residential Units in the Proposed Development.

i. TDM Goal. TDM strategies, as detailed below, shall be utilized by the Applicant in order to reduce the P.M. peak hour trips by a minimum of twenty percent (20%) from the total number of vehicle trips that would be expected from the Full Occupation of the Proposed Development (the "Baseline Trips") under the Institute of Traffic Engineers (ITE) Trip Generation Manual, 7th Edition (the "TDM Goal"). For purposes of this condition, "Full Occupation" of the Proposed Development shall be deemed to occur upon the issuance of (a) one hundred percent (100%) of all RUPs and (b) Non-RUPs representing fifty percent (50%) or more of the total ground-floor Nonresidential Uses approved on PRC Plans for the Proposed Development.

- ii. Because the reduction of trips depends, in part, on the synergy of uses created through implementation of the Proposed Development, the TDM Goal shall be phased in accordance with the issuance of RUPs and Non-RUPs for the Support Commercial Uses as follows:

TDM Phase	(RUP)	(Non-RUPs)	TDM Trip Reduction Goal
I	1 to 600	> 35%	15%
II	601 or more	< 35%	20%

- iii. In the event the Applicant constructs fewer than 1,442 Residential Units as part of the Proposed Development, then the Baseline Trips shall be calculated as if the full 1,442 Residential Units of the Proposed Development actually had been constructed as reflected on the Concept Plan. Residents of the Proposed Development shall be advised of the TDM Goal and the TDM strategies by the PM (as defined 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 respective sale, lease or condominium association documents for future residents.
- B. Program Manager. Within three (3) months following approval of the first building permit for the first Residential Unit, the Applicant (and thereafter, as applicable, the condominium association) 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 FCDOT. The PM’s name and contact information will be filed with FCDOT within 30 days of this designation, and updated within 30 days if there are any changes in staffing or contact information. The PM duties may be a part of other duties assigned to the individual(s).
- C. TDM Plan. In order to meet the TDM Goals set forth in this condition, the Applicant shall implement the TDM Plan. A draft copy of this plan, including information on how the TDM Plan will interact and be coordinated with the existing LINK program, shall be provided to FCDOT for review and comment prior to the issuance of the first building permit for the first Residential Unit on the Property. 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. If FCDOT does not comment on the TDM Plan

within sixty (60) days following its submission, the TDM Plan shall be deemed approved. Once the TDM Plan is 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 may be amended from time to time, subject to approval of FCDOT, without the requirement to secure a CPA; 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 Residential Units:

- i. A targeted marketing program for residential sales/leases that encourages and attracts residents who are inclined to use transit services, such as one or no-car individuals/families to live in the Proposed Development; provided, however, that such marketing shall be completed on a non-discriminatory basis in conformance with the Fair Housing Act and all other applicable laws and regulations;
- ii. Integration of transportation information, including transit maps, schedules and forms, ride-sharing and other relevant transit option information into residential sales/rental kits;
- 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) a unit sales/rental program/policy under which each residential unit is allocated on a non-exclusive basis one (1) parking space as part of the base purchase/rental price, and that additional parking spaces may be purchased/leased at market rates for the surrounding area; and (ii) dedicated preferential space for residential vanpools and car-sharing vendors not otherwise addressed herein;
- v. Distribution of fare media or other incentives, at least one time and in the amount of at least \$40.00, to all initial residents of driving age, including distribution of SmartTrip cards (or similar transit fare cards) to all new residents of the Proposed Development upon execution of their initial lease or at closing, as applicable, as well as on select occasions as an incentive;
- vi. Use of car sharing program(s), subject to agreement with third-party vendor(s) (such as ZipCar/FlexCar);

- vii. Establishment of a phasing strategy, coordinated with FCDOT as provided herein, to address which TDM strategies are implemented at what time;
 - viii. The residential buildings of the Proposed Development shall be hardwired to provide high-capacity, high-bandwidth communication lines or the equivalent wireless access; and
 - ix. “Personalized transportation advising” integrated into new unit walk-throughs, including appropriate training of sales/leasing agents.
- D. TDM Account. Concurrent with the designation of the PM and each calendar year thereafter, the Applicant, through the PM, shall establish and fund a TDM account (the “TDM Account”) sufficient to implement the TDM Plan for the remainder of the year and for the next calendar year, which initial amount shall not be less than \$100,000.00. Within sixty (60) days of the end of each calendar year thereafter, the PM shall re-establish the TDM Account for the forthcoming year, with review and comment by FCDOT, which thereafter shall be utilized by the PM each year to implement the TDM strategies and costs and expenses associated therewith. As applicable, a line item for continued funding of the TDM Account shall be included in the annual condominium association budget upon the establishment of the condominium association, as applicable. The condominium association documents shall provide that the TDM Account shall not be eliminated as a line item in the condominium association budget, and that funds in the TDM Account shall not be utilized for purposes other than to fund implementation of the TDM Plan. The PM shall consult with FCDOT to develop and implement the initial TDM strategies. TDM strategies ii, iii, v, and viii set forth above shall be established prior to the issuance of the first RUP on the Property. All other TDM strategies shall be established concurrent with the issuance of the first RUP for each successive residential building constructed on the Property, as appropriate for each TDM strategy.
- E. Monitoring.
- i. No later than one (1) calendar year following the issuance of the first RUP for each new residential building on the Property, the Applicant shall evaluate the effectiveness of the TDM Plan in meeting the applicable phased TDM Goal using surveys and/or traffic counts prepared by the PM, as approved by FCDOT. The Applicant shall coordinate with FCDOT regarding the scope of the traffic counts. All costs exclusive of those of the PM, such as the employment of a traffic consultant, associated with undertaking the traffic study shall be funded outside the TDM Account. The

Applicant shall submit the results of the surveys and traffic counts to FCDOT to permit the Applicant and FCDOT to determine if the applicable TDM Goal has 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 for each new residential building. If the TDM surveys show that the applicable TDM Goal is being met for two (2) consecutive years following initial occupancy of each new residential building, the Applicant shall proceed with the TDM strategies as implemented and not be required to conduct additional trip counts until the next residential building is constructed and RUPs issued therefore.

ii. In the event any TDM survey and traffic count indicates that the applicable 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, or the successor condominium association, shall contribute, within ninety (90) days of the most recent surveys and traffic counts, a one-time payment of Fifty and No/Dollars (\$50.00) per residential unit constructed on the Property to the TDM account to be utilized on supplemental TDM strategies approved in cooperation with FCDOT. The TDM Goal, the TDM strategies and potential for such TDM penalty shall be disclosed in the condominium association documents.

iii. If the TDM surveys show that the Phase II TDM Goal is being met for two (2) consecutive years following Full Occupancy of the Proposed Development, the Applicant shall proceed with the TDM strategies as implemented and not be required to conduct additional trip counts.

23. Bus Shelters. The Applicant shall relocate existing and/or construct a maximum total seven (7) bus shelters at locations along Fountain Drive, Bowman Towne Drive, or New Dominion Parkway, either on the Property or within the right-of-way, as mutually agreed by the Applicant and FCDOT. The precise locations of the bus shelters shall be determined in consultation with FCDOT and VDOT and installed by the Applicant concurrent with the construction of applicable streetscape improvements, for each Land Bay of the Proposed Development.

Each bus shelter installed shall be consistent with the design and quality of shelters installed by Fairfax County in the vicinity of the Property and shall be limited to installation of the concrete pad, the shelter itself, a trash can and improved ADA compliant connections to the existing pedestrian infrastructure. The bus shelters and trash cans shall be maintained by the Applicant or a property owners association, as applicable.

24. Resident Amenities and Facilities. As part of its construction of residential buildings in the Proposed Development, the Applicant shall provide amenities and facilities designed to meet the needs of the occupants of such buildings. The Applicant shall expend a minimum of \$1,700.00 per constructed Residential Unit on on-site recreation facilities to meet the needs of residents of the Proposed Development. Prior to final bond release for the Proposed Development, the balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority and used to support the provision of recreation facilities serving the Proposed Development. This amount shall escalate on a yearly basis from the base year of 2013 and change effective each January 1 thereafter until tender of payment, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), as permitted by Virginia State Code Section 15.2-2303.3(B), but in no event shall such expenditure requirement exceed the applicable per-unit expenditure required under comparable P-District standards in Sections 6-110(2), 6-209(2) and 6-409(2) of the Fairfax County Zoning Ordinance for planned developments.

A. Buildings A2 and A3. The Applicant shall provide the following facilities or amenities in one or both of Buildings A2 and A3, provided that a substantially-comparable level of amenities are provided in each building or are shared between the buildings. The amenities proposed for each building shall be completed prior to the issuance of the RUP representing more than seventy-five percent (75%) of the total Residential Units to be constructed in such building as approved on the building permit(s) for such building:

- i. Indoor storage facilities;
- ii. A media/entertainment center outfitted with large screen/projection TV(s), seating areas and stereo/sound equipment;
- iii. A swimming pool generally as shown on the Concept Plan, including required changing facilities;
- iv. A fitness center that includes equipment such as stationary bikes, treadmills, weight machines, free weights, etc., having a total value of at least \$50,000.00 (as adjusted for inflation from base year 2013); and

- v. A business center/area, with broadband or high-speed data connections (including “secure” voice and/or data connections), computer and facsimile machine.
- B. Buildings B2, B3 and B4. The Applicant shall provide the following facilities or amenities in one or all of Buildings B2, B3 and B4, provided that a substantially-comparable level of amenities are provided in each building or are shared between the buildings. The amenities proposed for each building shall be completed prior to the issuance of the RUP representing more than seventy-five percent (75%) of the total Residential Units to be constructed in such building as approved on the building permit(s) for such building:
- i. Indoor storage facilities, including bike racks;
 - ii. A media/entertainment center outfitted with large screen/projection TV(s), seating areas and stereo/sound equipment;
 - iii. A swimming pool with required changing facilities (except Building B2);
 - iv. A fitness center that includes equipment such as stationary bikes, treadmills, weight machines, free weights, etc., having a total value of at least \$50,000.00 (as adjusted for inflation from base year 2013); and
 - v. A business center/area, with broadband or high-speed data connections (including “secure” voice and/or data connections), computer and facsimile machine.
- C. Buildings C1 and C2. The Applicant shall provide the following facilities or amenities in one or both of Buildings C1 and C2, provided that a substantially-comparable level of amenities are provided in each building or are shared between the buildings. The amenities proposed for each building shall be completed prior to the issuance of the RUP representing more than seventy-five (75%) of the total Residential Units to be constructed in such building as approved on the building permit(s) for such building:
- i. Indoor storage facilities, including bike racks;
 - ii. A media/entertainment center outfitted with large screen/projection TV(s), seating areas and stereo/sound equipment;
 - iii. A swimming pool with required changing facilities;

- iv. A fitness center that includes equipment such as stationary bikes, treadmills, weight machines, free weights, etc., having a total value of at least \$50,000 (as adjusted for inflation from base year 2013); and
 - v. A business center/area, with broadband or high-speed data connections (including “secure” voice and/or data connections), computer and facsimile machine.

- 25. Loading Spaces. In those locations where loading spaces are not provided internal to or beneath the buildings in the Proposed Development, the Applicant shall, to the extent possible, screen such loading spaces so that these facilities will blend harmoniously with the overall building design or not be visible from the street level of Fountain Drive, Bowman Towne Drive, Reston Parkway, or New Dominion Parkway. Among the screening techniques that may be employed are: truck enclosures, roll-up doors, berms, landscaping and/or screening walls.

- 26. Design Guidelines. The Property shall be developed in substantial conformance with the Reston Town Center Design Guidelines dated July 1998 and prepared by the DRB, as the same may be amended from time to time.

- 27. Noise Mitigation. The Applicant has submitted to the County a preliminary Environmental Noise Measurement and Noise Impact Assessment for Spectrum – Reston Parkway dated May 16, 2007, and prepared by Miller, Beam & Paganelli, Inc. (the “Noise Study”), detailing the projected noise impacts on the Proposed Development and proposed mitigation techniques. Based on the Noise Study, the Applicant commits to the following:
 - A. Refined Noise Impact Assessment. Concurrent with the submission of each site plan for Residential Units and/or hotel uses in the Proposed Development, the Applicant shall submit a revised Noise Study and/or provide the necessary mitigation measures to demonstrate that all affected interior areas of the residential buildings or hotels will have noise levels reduced to approximately 45 dBA Ldn or less based on future traffic conditions and final site conditions.

 - B. Noise Levels within Residential Units and Hotel Rooms.
 - i. Greater than 75 dBA Ldn. No space in any building that shall be occupied by a Residential Unit or hotel room shall be located in any area impacted currently or in the future by noise at a level of 75 dBA Ldn or greater.

- ii. 70 dBA Ldn to 75 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Residential Units or hotel rooms that are projected to be impacted by noise greater than 70 dBA Ldn (but not more than 75 dBA Ldn), the Applicant shall construct such units/rooms using the following acoustical measures:
 - a. Exterior walls shall have a laboratory STC rating of at least 45;
 - b. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than twenty percent (20%) of any façade exposed to noise levels of Ldn 70 dBA or above;
 - c. If glazing constitutes more than twenty percent (20%) of an exposed façade, then the glazing shall have a laboratory STC rating of at least 45; and
 - d. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (“ASTM”) to minimize sound transmission.

- iii. 65 dBA Ldn to 70 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Residential Units or hotel rooms that are projected to be impacted by noise projected greater than 65 dBA Ldn (but not more than 70 dBA Ldn), the Applicant shall construct such units/rooms using the following acoustical measures:
 - a. Exterior walls shall have a laboratory sound transmission class (“STC”) rating of at least 39;
 - b. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than twenty percent (20%) of any façade exposed to noise levels of Ldn 70 dBA or above;
 - c. If glazing constitutes more than twenty percent (20%) of an exposed façade, then the glazing shall have a laboratory STC rating of at least 39; and
 - d. All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.

- C. All site plans, building permit applications and building plans submitted to the County shall indicate whether such portion of the Proposed Development is required to include noise attenuation measures and, if so, the type of attenuation measure to be implemented. PRC Plans, building plans and site plans for each building and/or unit that is subject to noise mitigation as provided herein shall depict the final noise contours as determined by the revised Noise Study.
- D. Exterior Noise. Concurrent with the submission of each site plan for Plazas 1-6 of the Proposed Development, the Applicant shall demonstrate that all proposed exterior courtyards and plazas will have noise levels reduced to approximately 65 dBA Ldn or less based on existing and future traffic conditions and final site conditions. All mitigation measures proposed to achieve these noise levels shall be depicted on each PRC Plan and shall be integrated and designed to fit into the overall site design and complement the pedestrian streetscape.
28. Reston Town Center Shuttle. Prior to the issuance of the first RUP or Non-RUP for the Proposed Development, the Applicant shall arrange one or more meetings with FCDOT and representatives of the Reston Town Center Association ("RTCA") to evaluate the establishment of a private shuttle service to serve the Property and the Reston Town Center in general. In the event that a privately-operated Reston Town Center Shuttle is established by the RTCA or others, then the Applicant (or successor association) shall participate in ongoing funding for such service in a manner determined by the RTCA, provided that (i) the Reston Town Center Shuttle provides reasonable and consistent peak-hour service to the Property and, if constructed, the future Reston Parkway Metrorail Transit Station, and (ii) such financial participation in the shuttle service is reasonably proportional to the actual usage of the shuttle by future residents/tenants/visitors and employees of the Proposed Development and to the participation of other users of the Reston Town Center Shuttle.
29. Reston Town Green Park. The Applicant shall contribute \$200.00 per Residential Unit constructed on the Property to the Board of Supervisors for transfer to the Fairfax County Park Authority to be used for the construction of improvements to the proposed Reston Town Green Park or other park located within the service area of the proposed development as determined by the Park Authority in consultation with the Hunter Mill District Supervisor. Said contribution shall be made prior to the issuance of each RUP in the Proposed Development for which the contribution is triggered. This amount shall escalate on a yearly basis from the base year of 2013 and change effective each January 1 thereafter until tender of payment, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), as permitted by Virginia State Code Section 15.2-2303.3(B).

30. Universal Design. In the event the residential units are initially offered for sale, the following Universal Design options shall be offered to each contract purchaser, at no additional cost, who enter into a contract for the unit: front entrance doors that are a minimum of 36" wide, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and electrical outlets a minimum of 18" high.

In the event the residential units are initially offered for sale, the following Universal Design options shall be offered to each contract purchaser, at the purchaser's sole cost, who enter into a contract for the unit: clear knee space under the sink in the kitchen, and a curb-less shower or a shower with a curb of less than 4.5" high.

31. Public Art. The Applicant shall incorporate public art into Land Bays A, B, and C of 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 site. 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 final Non-RUP and RUP for each Land Bay.
32. Water Line Relocation. Relocation of distribution/transmission water facilities necessary to accommodate this development will be at the Applicant's expense, and shall be approved in advance by Fairfax Water. In accordance with the Fairfax Water policy, all Applicant relocations of Fairfax Water transmission mains greater than 16-inches in diameter shall require the approval of the Fairfax Water Board.
33. Sustainable Design in Office Buildings.
- A. The Applicant will include, as part of the site plan submission and building plan submission for office buildings, a list of specific credits within the version of the U.S. Green Building Council's Leadership in Energy and Environmental Design - Core and Shell rating system (LEED®-CS) in effect at the time the office building is registered with the U.S. Green Building Council (USGBC), or other LEED rating system determined to be applicable to the building(s) by the USGBC, that the Applicant anticipates attaining. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.

- B. In addition, prior to site plan approval, the Applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
- C. Prior to building plan approval for an office building, the Applicant will submit, to the Environment and Development Review Branch of DPZ, documentation from the USGBC demonstrating that LEED Silver precertification under the Core and Shell program has been attained for that building. Prior to release of the bond for the office building, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Certification from the USGBC for each building on the property.
- D. As an alternative to the actions outlined in the above paragraphs, or if the Applicant fails to attain LEED Silver precertification prior to building plan approval, the Applicant will post, for each building, a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of (\$2/sq. ft.).
This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the USGBC, under the version of the LEED-CS rating system in effect at the time the office building is registered with the USGBC or other LEED rating system determined, by the USGBC, to be applicable to the office building. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that the office building has attained LEED certification will be sufficient to satisfy this commitment.
- E. If the Applicant provides to the Environment and Development Review Branch of DPZ, within eighteen months of issuance of the final Non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the USGBC to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

- F. If the Applicant fails to provide, within eighteen months of issuance of the final Non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.
- G. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.
34. Energy Star in Residential Buildings. The Applicant shall install, as part of initial construction of each residential building, Energy Star appliances in each unit constructed on the property. In addition, the Applicant shall use reasonable efforts to incorporate sustainable design elements into the proposed residential building(s) to achieve energy efficiency and reduction in water use. In furtherance of this condition, concurrent with its submission of both the initial site plan and the initial building permit applications for each residential building, a LEED AP, who is also a professional engineer or licensed architect, shall submit to the Environment and Development Review Branch of the Department of Planning and Zoning a certification statement listing the sustainable features and facilities incorporated into the building's design. Prior to final bond release for each residential building, a LEED AP, who is also a professional engineer or licensed architect, shall submit to the Environment and Development Review Branch of the Department of Planning and Zoning a certification statement and documentation listing and confirming the sustainable features and facilities incorporated into the building.
35. Sustainable Design in Hotel Buildings. The Applicant shall install Energy Star appliances as applicable, in each hotel room, in common hotel areas (e.g., clothes washers, ice machines) and in areas used by hotel staff (e.g., clothes washers, dishwashers). In addition, the Applicant shall use reasonable efforts to incorporate sustainable design elements into the proposed hotel building(s) to achieve energy efficiency and reduction in water use. In furtherance of this condition, concurrent with its submission of both the initial site plan and the initial building permit

applications for each hotel building, a LEED AP, who is also a professional engineer or licensed architect, shall submit to the Environment and Development Review Branch of the Department of Planning and Zoning a statement listing the sustainable features and facilities anticipated to be incorporated into the building's design. Prior to final bond release for each hotel building, a LEED AP, who is also a professional engineer or licensed architect, shall submit to the Environment and Development Review Branch of the Department of Planning and Zoning a certification statement and documentation listing and confirming the sustainable features and facilities incorporated into the building.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Tim Shirocky, Acting 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 86-C-121-04

January 2, 2013

1. The following conditions supersede all previously approved conceptual plan notes and/or development conditions that affect the application property. If a conflict arises between these conditions and the PRC plan, these conditions shall govern.
2. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the Applicant will be or has been delayed in the completion of one or more of the obligations or improvements required by these conditions (such as the inability to secure necessary permission for utility relocations or VDOT approval for traffic signals) beyond the timeframes set forth in these conditions, the Zoning Administrator may agree to a later date for the fulfillment/completion of such obligations or improvements, provided the Applicant otherwise is in substantial conformance with these conditions.
3. 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 the Department of Public Works and Environmental Services (DPWES).
4.
 - A. The maximum number of residential dwelling units provided on Land Bay A of the PRC plan shall be limited to 542 units and the maximum number of residential dwelling units provided on Land Bays B and C, combined, shall be limited to 880 units.
 - B. The square footage of support retail use may only vary between the minimums and maximum as shown on the Town Center Concept Plan (TCCP) chart on Sheet 26 of the PRC Plan.
 - C. Any deviation from the allocations noted in this condition shall require approval of an amendment to this PRC Plan.
5. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "PRC 86-C-121-04 The Spectrum at Reston Town Center" prepared by Urban Ltd., consisting of 95 sheets, and dated November 30, 2010 as revised through June 22, 2012. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.

6. A minimum of twelve percent (12%) of the total number of dwelling units constructed on the Property shall be provided as workforce dwelling units ("WDUs"). If residential units are for sale units or rental units constructed of steel or concrete, WDUs shall be made available in three tiers as follows:
- (a) Four percent (4%) of the total number of dwelling units constructed on the Property shall be affordable for rental or purchase by households earning up to and including eighty percent (80%) of AMI;
 - (b) Four percent (4%) of the total number of dwelling units constructed on the Property shall be affordable for rental or purchase by households earning up to and including one hundred percent (100%) of AMI;
 - (c) Four percent (4%) of the total number of dwelling units constructed on the Property shall be affordable for rental or purchase by households earning up to and including one hundred twenty percent (120%) of AMI.

Provision of the WDUs shall be generally administered pursuant to the "Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines" adopted October 15, 2007, as amended.

7. Building Heights. Minimum and maximum building heights for each building or structure in the Proposed Development shall be in conformance with the range of building heights set forth on the PRC Plan, and the governing development plan for the Property approved with RZ 86-C-121.
8. Lighting. All on-site outdoor and parking garage lighting shall comply with the Outdoor Lighting Standards of Section 14-900 of the Fairfax County Zoning Ordinance.
9. Parking. Parking for the Proposed Development shall comply with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by DPWES, for the uses established within the Proposed Development.
- A. As shown on Sheet 28A of the PRC Plan, the Applicant shall use architectural treatments and/or incorporate street-level Non-Residential Uses or Residential Units to screen a substantial portion of the above-grade portions of each parking structure(s) from view along Reston Parkway, New Dominion Parkway and Fountain Drive. Any material deviation from that shown on the PRC plan shall be subject to administrative review by the Planning Commission.

- B. Subject to approval by the Fairfax County Department of Transportation ("FCDOT") and the Virginia Department of Transportation ("VDOT") and the Fairfax County Fire Marshal ("Fire Marshal"), the Applicant shall be permitted to establish parallel on-street parking within the existing public rights-of-way along Fountain Drive by using the current outside northbound travel lane as a parking lane, as more particularly shown on Sheets 10-12 of the PRC Plan (the "Parallel Spaces"). The location of the proposed Parallel Spaces shall be shown, as applicable, as part of site plan approval for each Land Bay of the Proposed Development in which some or all of the parallel spaces are proposed. The Parallel Spaces may be established in phases or at one time, as determined by the Applicant and FCDOT or VDOT, as required. The Parallel Spaces located on Fountain Drive shall be in addition to the total number of required parking spaces to be provided with the Proposed Development under Article 11 of the Zoning Ordinance. Provided that the area of the proposed Parallel Spaces remains part of the public rights-of-way, the use/operation of such Parallel Spaces shall be governed by such rules and limitations as may be established by FCDOT or VDOT, including the placement of signage along Fountain Drive in the vicinity of the Parallel Spaces, either inside or outside of the right-of-way, containing information about the permitted use/operation of the Parallel Spaces. Such signage shall conform with FCDOT and VDOT requirements and be submitted to FCDOT and VDOT for review and approval as part of site plan approval for each Land Bay of the Proposed Development in which some or all of the Parallel Spaces are proposed. No on-street striping for the Parallel Spaces shall be permitted without approval by FCDOT or VDOT.
- C. Subject to approval by FCDOT and the Fire Marshal, the Applicant shall be permitted to establish parallel on-street parking on private streets, as more particularly shown on the PRC Plan (the "Private Parallel Spaces"). The location of the proposed Private Parallel Spaces shall be shown, as applicable, on each site plan submitted for each Land Bay of the Proposed Development in which some or all of the Private Parallel Spaces are proposed. The Private Parallel Spaces may be established in phases or at one time, as determined by the Applicant and FCDOT, as required.
10. Landscape Plan. A landscape plan (the "Landscape Plan") shall be included with each site plan submittal that is in substantial conformance with the overall landscaping plan shown on Sheet 8 of the PRC Plan ("the Overall Landscape Plan") for the review and approval of the Urban Forest Management Division (UFMD), of DPWES.
- A. Each Landscape Plan shall maintain the quality and quantity of plantings and materials shown on the Overall Landscape Plan shown on the PRC Plan. The Landscape Plan shall include, among other things:

- i. A detailed planting schedule for the portion of the Proposed Development under review, including the size, type and arrangement of proposed plantings;
- ii. Irrigation information;
- iii. Design details and specifications for structural cells (or other mitigation measure) used where plantings are to be located on top of structures or within planting areas restricted by curbs or paving, and/or other methods to be used to ensure the viability of the proposed plantings as determined by Urban Forest Management. The exposed surface area of planting spaces shall be a minimum of four (4) feet in width for Category II trees (as specified in PFM Table 12.17) and a minimum of five (5) feet in width for Category III and IV trees. In all cases, a rooting area a minimum of eight (8) feet wide shall be provided, which can be achieved in instances where open surface area is less than eight (8) feet by providing suitable rooting area below paved surfaces incorporating un-compacted soil. Streetscapes on streets over structures may contain smaller surface area openings to accommodate pedestrian movement, provided that the subsurface soil volume and rooting area is adequate and provisions are made in the design and size of the surface area openings to avoid conflicts that may ultimately occur;
- iv. Soil volume for Category III or IV trees equaling a minimum of 700 cubic feet per tree for single trees; a minimum of 1200 cubic feet for two trees planted in a contiguous planting area; and 500 cubic feet per tree for three trees or more planted in a contiguous area;
- v. Soil in areas previously compacted will be tilled and amended as necessary, based on soil reports for fertility and compaction, to a depth of eighteen inches (18");
- vi. Landscape designs shall incorporate diversity that will allow for flexibility in replacing trees in the event that a particular tree species comes under pressure from pests or disease, or otherwise proves unsuitable for specific environmental conditions on the site;
- vii. At the time of issuance of the first RUP or Non-RUP for the improvements shown on the particular site plan, the Applicant shall provide documentation, including written confirmation from a certified arborist or landscape architect, verifying installation of trees consistent with this commitment.

- B. The Applicant shall install and maintain plantings and other landscape materials on the top deck of the parking structures. As part of each partial Landscape Plan submitted with each site plan, the Applicant shall demonstrate how such plantings shall be installed and maintained, as reviewed and approved by UFM. Such installation and maintenance may include a natural soil matrix over an under-drain system or another method approved by UFM.
- C. The Applicant shall install street trees and planting areas along all public and private streets generally consistent with the Overall Landscape Plan included on the PRC Plan. Street trees shall be planted by the Applicant concurrent with the construction of the associated streetscape. Street trees generally should be planted in beds at least eight (8) feet in width and shall be located between the vehicle travel lanes and the sidewalk subject to the review and approval of UFM. Narrower planting beds may be allowed on within the proposed development, subject to review and approval by UFMD, provided that subsurface soil volume and rooting areas are adequate, as described in previous conditions.
11. Plazas. The Applicant shall provide plazas 1, 2, 3, 4, 4A, 5, 5A, and 6 in substantial conformance with the PRC Plan. With the exception of Plaza 6 located in Land Bay C, buildings to be constructed adjacent to or in connection with each plaza should be oriented and designed to frame the plazas in a manner that activates all or portions of each plaza, such as by providing secondary access to ground-floor retail uses through the plaza or the location of residential amenities on the same level as the plaza area. Each of the plazas shall be accessible to visitors to and guests of the Proposed Development between the hours of 7:00 a.m. and 10:00 p.m., provided that nothing herein shall prevent the Applicant from installing security features such as fences, gates or similar facilities to separate quasi-public areas from private resident amenities (e.g. swimming pools, etc.).
12. Sidewalks shall be constructed by the Applicant concurrent with the construction of the associated streetscape. All sidewalks located outside or partially within the public right-of-way shall be maintained by the Applicant and/or property owners association, as applicable, in accordance with VDOT policy concerning private sidewalks in public rights-of-way. Sidewalk improvements wholly located within existing or proposed rights-of-way shall be approved by VDOT or FCDOT, as applicable.

- A. Streetscape Improvements and Designs. – Fountain Drive, New Dominion Parkway and Bowman Towne Drive shall be designed with the streetscapes generally as shown on the PRC Plan, including retail doors that open directly to the street where possible. The location(s) of street trees, retail doors, street furniture and streetscape layout may be adjusted as part of final engineering and design and accommodate underground utilities, specific retail tenants needs and sight lines.
- B. Reston Parkway Trail – Subject to VDOT approval and acquisition of any offsite easements, as applicable, the Applicant shall construct or upgrade the existing asphalt trail along Reston Parkway to a Type I Asphalt Trail with a minimum width of ten feet (10') inside a twelve foot (12') access easement, as more particularly shown on Sheets 46, 50, and 54 of the PRC Plan and labeled thereon as "Pedestrian and Bike Route." The Applicant shall construct the trail improvement and install such supplemental landscaping, benches, and similar amenities prior to the issuance of the first RUP for the Land Bay that is the subject of the site plan.
- C. Pedestrian Connection Through Spectrum Site. The Applicant shall construct a pedestrian pathway across or through each Land Bay of the Proposed Development linking New Dominion Parkway to Buildings C3 and C4, as more particularly shown on Sheet 58 of the PRC Plan (the "Pedestrian Pathway"). The Pedestrian Pathway shall be a minimum five feet (5') in width and be constructed concurrent with each phase of the Proposed Development over which it crosses. The Applicant also shall include appropriate signage, lighting and/or protections to encourage safe pedestrian passage through or between the structure(s).
- D. Pedestrian Crosswalks. The Applicant shall provide signalized, un-signalized and/or striped pedestrian crosswalks on Fountain Drive in accordance with VDOT's "Guidelines for the Installation of Marked Crosswalks" and in the general locations shown on Sheet 58 of the PRC Plan. Such signals and/or crosswalks shall be included on the site plans for each Land Bay of the Proposed Development to which such crosswalk connects and installed, subject to FCDOT and/or VDOT approval, prior to the issuance of the first RUP or Non-RUP for the Land Bay to which the crosswalk connects, where applicable.

- E. Pedestrian Crossings at Baron Cameron Avenue. As part of the first site plan approval for Land Bay C, the Applicant shall submit to VDOT an analysis of the existing and projected (by virtue of the Proposed Development in Land Bay C) pedestrian and vehicular movements at the intersections of (a) Baron Cameron Avenue and Reston Parkway and (b) Baron Cameron Avenue and Fountain Drive to determine if modifications to the lane striping or pedestrian crosswalks/signals are warranted following completion of development in Land Bay C. In the event VDOT determines that modifications to the intersection striping, signal timing or pedestrian crossings are warranted, then the Applicant, if approved by VDOT, shall implement such modifications: prior to the issuance of (i) the RUP representing more than fifty percent (50%) of the expected RUPs in Land Bay C or (ii) the Non-RUP representing more than fifty percent (50%) of the non-residential square footage in Land Bay C, whichever is later.
- F. Bicycle Racks – The Applicant shall provide secure bicycle storage in locations convenient to the office, multifamily residential and retail uses on the following basis: (i) one (1) bicycle parking space for the first 7,500 square feet or portion thereof of office gross floor area and one (1) additional bicycle parking space for each additional 20,000 square feet or portion thereof of office gross floor area in each building; (ii) one (1) bicycle parking space for the first five (5) multifamily residential units or portion thereof and one (1) additional bicycle parking space for each additional fifty (50) multifamily residential units or portion thereof; and (iii) two (2) bicycle parking spaces for every 10,000 square feet or portion thereof of the minimum 135,000 square feet of retail. The bicycle parking spaces for office and multifamily uses as required herein shall be located within or under a structure. The bicycle parking spaces for retail uses as required herein shall be installed at exterior locations that are visible from the retail uses and do not block sidewalks. The exact locations of the bicycle parking spaces and lockers to be provided in each Land Bay of the Proposed Development shall be determined by FCDOT at the time of site plan. The bicycle parking spaces and lockers shall be installed prior to the issuance of the first RUP of Non-RUP for the portion of the Proposed Development covered by the site plan on which the applicable bicycle parking spaces and lockers are shown. In addition, the Applicant shall provide one (1) shower per gender for every 50,000 square feet of office gross floor area, up to a maximum of three (3) showers per gender in each office building.

13. Reston Parkway Tunnel. Prior to the issuance of the first RUP or Non-RUP in Land Bay A of the Proposed Development, the Applicant shall, at its discretion following consultation with the Hunter Mill District Supervisor's office, Reston Association and FCDOT, either (a) construct structural, façade and/or lighting improvements having a cumulative total capital cost value of a minimum of \$100,000.00 inside or at the exterior ends of the existing pedestrian tunnel located beneath Reston Parkway and connecting the Property with the Bowman Green Office Condominium development (Fairfax County Tax Map #17-2 ((30)) Parcels 1-26), and such amount shall escalate on a yearly basis from the base year of 2013 and change effective each January 1 thereafter until tender of payment, based on changes in the Marshall and Swift Building Cost Index; or (b) contribute \$100,000.00 to the Reston Association to be used for such purposes and such amount shall escalate on a yearly basis from the base year of 2013 and change effective each January 1 thereafter until tender of payment, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), as permitted by Virginia State Code Section 15.2-2303.3(B). In the event the Hunter Mill District Supervisor's office, the Reston Association and FCDOT determine that such construction or contribution is no longer necessary due to construction or contributions by others, the Applicant shall instead contribute \$100,000.00 to the Fairfax County Board of Supervisors to be used for other transportation improvements in the vicinity of the Property, as determined by the Hunter Mill District Supervisor's office and such amount shall escalate on a yearly basis from the base year of 2013 and change effective each January 1 thereafter until tender of payment, based on changes 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(B). The Applicant shall not locate ancillary or accessory improvements associated with the Proposed Development in a manner that negatively affects pedestrian safety or visibility at or immediately adjacent to the Reston Parkway Tunnel, such as the location of large trash receptacles, trash compactors, or loading docks at the tunnel entrance.

14. Traffic Signal Warrants. As part of the approval of the first site plan for the first building within in each Land Bay that is the subject of an approved PRC Plan, the Applicant shall submit to VDOT a traffic signal warrant study for traffic signals at each unsignalized public street intersection abutting the Land Bay in which the site plan property is located; provided, however, that if a signal already has been determined by VDOT as warranted (or is already installed) at the subject intersection(s), then no such warrant study shall be required.

Should the warrant study determine that a traffic signal at such location(s) will be warranted upon completion of the development shown on the approved PRC Plan, then, prior to the issuance of the first RUP or Non-RUP, as applicable, for the building that triggers the requirement for such signal (and subject to timely VDOT approval of the signal construction plans), the Applicant shall design and install such signal, including audible (if approved by VDOT), pedestrian-activated countdown signals across all four (4) legs of the subject intersection. If, based on the warrant studies, VDOT determines that a traffic signal at the subject intersection(s) will not be warranted until a time subsequent to expected bond release for the development within the subject Land Bay, then the Applicant shall provide an escrow for the cost of such signal prior to final bond release for the last building in the Land Bay in lieu of construction in an amount to be determined by FCDOT. FCDOT shall be permitted to use such contribution amount for other transportation improvements serving the Property, as determined by FCDOT.

15. Reston Parkway.

- A. Right Turn Lane at New Dominion Parkway. Subject to VDOT and FCDOT approval, the Applicant shall extend northward the existing right turn lane from southbound Reston Parkway onto westbound New Dominion Parkway in accordance with VDOT standards, as more particularly shown on the PRC Plan. This improvement shall be shown on all applicable site plans for development in Land Bay A and shall be completed (but not necessarily accepted by VDOT for maintenance) prior to issuance of the first RUP or Non-RUP for Land Bay A, as shown on the approved PRC Plan for Land Bay A.
- B. Right Turn Lane From Baron Cameron Avenue. Subject to VDOT and FCDOT approval, the Applicant shall extend northward to Baron Cameron Avenue the existing right turn lane along southbound Reston Parkway onto proposed private Street Two as shown on the PRC plan. The turn lane extension shall be shown on all applicable site plans for development in Land Bay C and shall be completed (but not necessarily accepted by VDOT for maintenance) prior to issuance of the RUP representing more than seventy-five percent (75%) of the minimum number of RUPs in Land Bay C.

16. New Dominion Parkway. Subject to approval by VDOT and FCDOT, the Applicant shall convert the existing right-in-only entrance from New Dominion Parkway in Land Bay A to a right-in/right-out intersection, including, a left turn lane from westbound New Dominion Parkway onto southbound Fountain Drive (collectively, the "New Dominion Improvements"), as more particularly shown on the PRC Plan. The New Dominion Improvements shall be included on all site plans for Land Bay A of the Proposed Development and, if approved, shall be constructed and placed into operation (but not necessarily accepted into the VDOT system for maintenance) prior to the issuance of the earlier of (a) the RUP representing more than seventy-five percent (75%) of the minimum number of RUPs in Land Bay A or (b) the Non-RUP representing more than 200,000 square feet of Nonresidential Uses in Land Bay A.
17. Bowman Towne Drive. Concurrent with the installation of a traffic signal at the intersection of Bowman Towne Drive and Fountain Drive (if warranted and approved by VDOT), the Applicant shall, subject to VDOT approval, (a) remove the existing median treatments and stop signs along each approach to the subject intersection and (b) re-stripe Bowman Towne Drive as a four-lane undivided section between Reston Parkway and Fountain Drive.
18. Street 1 Connection to Reston Parkway.
 - A. The Applicant's site plan submission for Buildings B2/B3/B4 shall depict construction of Street 1 up to and including its connection with Reston Parkway, as more particularly shown on Sheet 11 of the PRC Plan. Notwithstanding the improvements shown on Sheet 11, the Applicant shall, subject to VDOT approval, construct a right turn deceleration lane or taper on Reston Parkway at its intersection with Street 1. Construction of Street 1 and any necessary right turn deceleration lane or taper at its intersection with Reston Parkway shall be completed prior to issuance of the first RUP or Non-RUP for Buildings B2/B3/B4.
 - B. Prior to site plan approval for Buildings B2/B3/B4, the Applicant shall:
 - i. Grant to Fairfax County and the owner of the property located east of Land Bay B in the northwest corner of the intersection of Reston Parkway and Bowman Towne Drive (Tax Map 17-1 ((1)) 2C (the "Town Center Office Building")) all necessary temporary construction easements and permanent access easements to permit ingress and egress to the Town Center Office Building from Street 1; and
 - ii. Record a public access easement across Street 1 between Reston Parkway and Fountain Drive.

19. Fountain Drive Turn Lane. In the event that VDOT determines that one additional turn lane or through lane from northbound Fountain Drive onto Baron Cameron Avenue would be warranted, then, as part of site plan approval for the earlier of either Building C1 or C2, the Applicant shall dedicate in fee simple to the Board of Supervisors right-of-way for the construction of such additional lane, including appropriate tapers. Subject to FCDOT and VDOT approval, at the time of site plan submission the applicant shall construct an additional lane as shown on the PRC plan prior to the issuance of the first RUP for Building C1 or Building C2, whichever is later, and shall include, as approved by FCDOT and VDOT, adjustments or upgrades to the existing traffic signal and pedestrian crosswalks as may be required to facilitate improved vehicle and pedestrian access through the intersection.
20. Baron Cameron Avenue. Subject to FCDOT and VDOT approval, prior to the issuance of the first RUP for Building C1 or Building C2, whichever is later, the Applicant shall install curb and gutter along the southern frontage of Baron Cameron Avenue between Fountain Drive and Reston Parkway.
21. Final Signal Adjustments. Prior to the issuance of the final RUP or Non-RUP for the Proposed Development, the Applicant shall submit to VDOT an analysis of the existing and new traffic signals located along Fountain Drive and Reston Parkway that abut the Property, including (i) New Dominion Parkway, (ii) Bowman Towne Drive, (iii) Baron Cameron Avenue and (iv) any new entrances to the Property to determine whether adjustments to the signal timings of one or more of the studied traffic signals would improve or enhance circulation through the intersections analyzed. The signal timing study shall include updated traffic counts based on the occupancy of the Proposed Development as of the date of the study. In the event VDOT determines that adjustments to the signal timing are warranted, then the Applicant shall make such adjustments prior to bond release for the Proposed Development.
22. Transportation Demand Management Plan. All Nonresidential Uses in the Applicant's Proposed Development shall participate in the LINK programs and activities in accordance with the proffers approved as part of RZ 86-C-121, as amended. Residential Uses in the Proposed Development shall adhere to the transportation demand management ("TDM") strategy set forth in this condition.

A. TDM Plan. The Applicant and subsequently, as appropriate, the respective condominium association(s) shall develop and implement a plan to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking (collectively, the "TDM Plan"), in order to reduce automobile trips generated by the Residential Units in the Proposed Development. The TDM Goal (as defined in this condition) and TDM Plan shall not apply to the Nonresidential Uses in the Proposed Development, as the Non-Residential Uses are subject to a separate TDM requirement and program approved as part of RZ 86-C-121, as amended. Nevertheless, the Applicant shall use its best efforts to coordinate its TDM Plan for the Residential Units with the existing LINK program serving the Property and explore using a single PM (as defined in this condition) to provide TDM services and promote transit and other services for both the Nonresidential Uses and the Residential Units in the Proposed Development:

- i. TDM Goal. TDM strategies, as detailed below, shall be utilized by the Applicant in order to reduce the P.M. peak hour trips by a minimum of twenty percent (20%) from the total number of vehicle trips that would be expected from the Full Occupation of the Proposed Development (the "Baseline Trips") under the Institute of Traffic Engineers (ITE) Trip Generation Manual, 7th Edition (the "TDM Goal"). For purposes of this condition, "Full Occupation" of the Proposed Development shall be deemed to occur upon the issuance of (a) one hundred percent (100%) of all RUPs and (b) Non-RUPs representing fifty percent (50%) or more of the total ground-floor Nonresidential Uses approved on PRC Plans for the Proposed Development.
- ii. Because the reduction of trips depends, in part, on the synergy of uses created through implementation of the Proposed Development, the TDM Goal shall be phased in accordance with the issuance of RUPs and Non-RUPs for the Support Commercial Uses as follows:

TDM Phase	(RUP)	(Non-RUPs)	TDM Trip Reduction Goal
I	1 to 600	> 35%	15%
II	601 or more	< 35%	20%

- iii. In the event the Applicant constructs fewer than 1,442 Residential Units as part of the Proposed Development, then the Baseline Trips shall be calculated as if the full 1,442 Residential Units of the Proposed Development actually had been constructed as reflected on the Concept Plan. Residents of the Proposed Development shall be advised of the TDM Goal and the TDM strategies by the PM (as defined 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 respective sale, lease or condominium association documents for future residents.

- B. Program Manager. Within three (3) months following approval of the first building permit for the first Residential Unit, the Applicant (and thereafter, as applicable, the condominium association) 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 FCDOT. The PM's name and contact information will be filed with FCDOT within 30 days of this designation, and updated within 30 days if there are any changes in staffing or contact information. The PM duties may be a part of other duties assigned to the individual(s).

- C. TDM Plan. In order to meet the TDM Goals set forth in this condition, the Applicant shall implement the TDM Plan. A draft copy of this plan, including information on how the TDM Plan will interact and be coordinated with the existing LINK program, shall be provided to FCDOT for review and comment prior to the issuance of the first building permit for the first Residential Unit on the Property. 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. If FCDOT does not comment on the TDM Plan within sixty (60) days following its submission, the TDM Plan shall be deemed approved. Once the TDM Plan is 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 may be amended from time to time, subject to approval of FCDOT, without the requirement to secure a CPA; 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 Residential Units:

- i. A targeted marketing program for residential sales/leases that encourages and attracts residents who are inclined to use transit services, such as one or no-car individuals/families to live in the Proposed Development; provided, however, that such marketing shall be completed on a non-discriminatory basis in conformance with the Fair Housing Act and all other applicable laws and regulations;
- ii. Integration of transportation information, including transit maps, schedules and forms, ride-sharing and other relevant transit option information into residential sales/rental kits;
- 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) a unit sales/rental program/policy under which each residential unit is allocated on a non-exclusive basis one (1) parking space as part of the base purchase/rental price, and that additional parking spaces may be purchased/leased at market rates for the surrounding area; and (ii) dedicated preferential space for residential vanpools and car-sharing vendors not otherwise addressed herein;
- v. Distribution of fare media or other incentives, at least one time and in the amount of at least \$40.00, to all initial residents of driving age, including distribution of SmartTrip cards (or similar transit fare cards) to all new residents of the Proposed Development upon execution of their initial lease or at closing, as applicable, as well as on select occasions as an incentive;
- vi. Use of car sharing program(s), subject to agreement with third-party vendor(s) (such as ZipCar/FlexCar);
- vii. Establishment of a phasing strategy, coordinated with FCDOT as provided herein, to address which TDM strategies are implemented at what time;
- viii. The residential buildings of the Proposed Development shall be hardwired to provide high-capacity, high-bandwidth communication lines or the equivalent wireless access; and
- ix. "Personalized transportation advising" integrated into new unit walk-throughs, including appropriate training of sales/leasing agents.

D. TDM Account. Concurrent with the designation of the PM and each calendar year thereafter, the Applicant, through the PM, shall establish and fund a TDM account (the "TDM Account") sufficient to implement the TDM Plan for the remainder of the year and for the next calendar year, which initial amount shall not be less than \$100,000.00. Within sixty (60) days of the end of each calendar year thereafter, the PM shall re-establish the TDM Account for the forthcoming year, with review and comment by FCDOT, which thereafter shall be utilized by the PM each year to implement the TDM strategies and costs and expenses associated therewith. As applicable, a line item for continued funding of the TDM Account shall be included in the annual condominium association budget upon the establishment of the condominium association, as applicable. The condominium association documents shall provide that the TDM Account shall not be eliminated as a line item in the condominium association budget, and that funds in the TDM Account shall not be utilized for purposes other than to fund implementation of the TDM Plan. The PM shall consult with FCDOT to develop and implement the initial TDM strategies. TDM strategies ii, iii, v, and viii set forth above shall be established prior to the issuance of the first RUP on the Property. All other TDM strategies shall be established concurrent with the issuance of the first RUP for each successive residential building constructed on the Property, as appropriate for each TDM strategy.

E. Monitoring.

- i. No later than one (1) calendar year following the issuance of the first RUP for each new residential building on the Property, the Applicant shall evaluate the effectiveness of the TDM Plan in meeting the applicable phased TDM Goal using surveys and/or traffic counts prepared by the PM, as approved by FCDOT. The Applicant shall coordinate with FCDOT regarding the scope of the traffic counts. All costs exclusive of those of the PM, such as the employment of a traffic consultant, associated with undertaking the traffic study shall be funded outside the TDM Account. The Applicant shall submit the results of the surveys and traffic counts to FCDOT to permit the Applicant and FCDOT to determine if the applicable TDM Goal has 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 for each new residential building. If the TDM surveys show that the applicable TDM Goal is being met for two (2) consecutive years following initial occupancy of each new residential building, the Applicant shall proceed with the TDM strategies as implemented and not be required to conduct additional trip counts until the next residential building is constructed and RUPs issued therefore.

- ii. In the event any TDM survey and traffic count indicates that the applicable 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, or the successor condominium association, shall contribute, within ninety (90) days of the most recent surveys and traffic counts, a one-time payment of Fifty and No/Dollars (\$50.00) per residential unit constructed on the Property to the TDM account to be utilized on supplemental TDM strategies approved in cooperation with FCDOT. The TDM Goal, the TDM strategies and potential for such TDM penalty shall be disclosed in the condominium association documents.
 - iii. If the TDM surveys show that the Phase II TDM Goal is being met for two (2) consecutive years following Full Occupancy of the Proposed Development, the Applicant shall proceed with the TDM strategies as implemented and not be required to conduct additional trip counts.
23. Bus Shelters. The Applicant shall relocate existing and/or construct a maximum total seven (7) bus shelters at locations along Fountain Drive, Bowman Towne Drive, or New Dominion Parkway, either on the Property or within the right-of-way, as mutually agreed by the Applicant and FCDOT. The precise locations of the bus shelters shall be determined in consultation with FCDOT and VDOT and installed by the Applicant concurrent with the construction of applicable streetscape improvements, for each Land Bay of the Proposed Development. Each bus shelter installed shall be consistent with the design and quality of shelters installed by Fairfax County in the vicinity of the Property and shall be limited to installation of the concrete pad, the shelter itself, a trash can and improved ADA compliant connections to the existing pedestrian infrastructure. The bus shelters and trash cans shall be maintained by the Applicant or a property owners association, as applicable.

24. Resident Amenities and Facilities. As part of its construction of residential buildings in the Proposed Development, the Applicant shall provide amenities and facilities designed to meet the needs of the occupants of such buildings. The Applicant shall expend a minimum of \$1,700.00 per constructed Residential Unit on on-site recreation facilities to meet the needs of residents of the Proposed Development. Prior to final bond release for the Proposed Development, the balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority and used to support the provision of recreation facilities serving the Proposed Development. This amount shall escalate on a yearly basis from the base year of 2013 and change effective each January 1 thereafter until tender of payment, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), as permitted by Virginia State Code Section 15.2-2303.3(B), but in no event shall such expenditure requirement exceed the applicable per-unit expenditure required under comparable P-District standards in Sections 6-110(2), 6-209(2) and 6-409(2) of the Fairfax County Zoning Ordinance for planned developments.
- A. Buildings A2 and A3. The Applicant shall provide the following facilities or amenities in one or both of Buildings A2 and A3, provided that a substantially-comparable level of amenities are provided in each building or are shared between the buildings. The amenities proposed for each building shall be completed prior to the issuance of the RUP representing more than seventy-five percent (75%) of the total Residential Units to be constructed in such building as approved on the building permit(s) for such building:
- i. Indoor storage facilities;
 - ii. A media/entertainment center outfitted with large screen/projection TV(s), seating areas and stereo/sound equipment;
 - iii. A swimming pool generally as shown on the Concept Plan, including required changing facilities;
 - iv. A fitness center that includes equipment such as stationary bikes, treadmills, weight machines, free weights, etc., having a total value of at least \$50,000.00 (as adjusted for inflation from base year 2013); and
 - v. A business center/area, with broadband or high-speed data connections (including "secure" voice and/or data connections), computer and facsimile machine.

- B. Buildings B2, B3 and B4. The Applicant shall provide the following facilities or amenities in one or all of Buildings B2, B3 and B4, provided that a substantially-comparable level of amenities are provided in each building or are shared between the buildings. The amenities proposed for each building shall be completed prior to the issuance of the RUP representing more than seventy-five percent (75%) of the total Residential Units to be constructed in such building as approved on the building permit(s) for such building:
- i. Indoor storage facilities, including bike racks;
 - ii. A media/entertainment center outfitted with large screen/projection TV(s), seating areas and stereo/sound equipment;
 - iii. A swimming pool with required changing facilities (except Building B2);
 - iv. A fitness center that includes equipment such as stationary bikes, treadmills, weight machines, free weights, etc., having a total value of at least \$50,000.00 (as adjusted for inflation from base year 2013); and
 - v. A business center/area, with broadband or high-speed data connections (including "secure" voice and/or data connections), computer and facsimile machine.
- C. Buildings C1 and C2. The Applicant shall provide the following facilities or amenities in one or both of Buildings C1 and C2, provided that a substantially-comparable level of amenities are provided in each building or are shared between the buildings. The amenities proposed for each building shall be completed prior to the issuance of the RUP representing more than seventy-five (75%) of the total Residential Units to be constructed in such building as approved on the building permit(s) for such building:
- i. Indoor storage facilities, including bike racks;
 - ii. A media/entertainment center outfitted with large screen/projection TV(s), seating areas and stereo/sound equipment;
 - iii. A swimming pool with required changing facilities;
 - iv. A fitness center that includes equipment such as stationary bikes, treadmills, weight machines, free weights, etc., having a total value of at least \$50,000 (as adjusted for inflation from base year 2013); and

- v. A business center/area, with broadband or high-speed data connections (including "secure" voice and/or data connections), computer and facsimile machine.
25. Loading Spaces. In those locations where loading spaces are not provided internal to or beneath the buildings in the Proposed Development, the Applicant shall, to the extent possible, screen such loading spaces so that these facilities will blend harmoniously with the overall building design or not be visible from the street level of Fountain Drive, Bowman Towne Drive, Reston Parkway, or New Dominion Parkway. Among the screening techniques that may be employed are: truck enclosures, roll-up doors, berms, landscaping and/or screening walls.
26. Design Guidelines. The Property shall be developed in substantial conformance with the Reston Town Center Design Guidelines dated July 1998 and prepared by the DRB, as the same may be amended from time to time.
27. Noise Mitigation. The Applicant has submitted to the County a preliminary Environmental Noise Measurement and Noise Impact Assessment for Spectrum – Reston Parkway dated May 16, 2007, and prepared by Miller, Beam & Paganelli, Inc. (the "Noise Study"), detailing the projected noise impacts on the Proposed Development and proposed mitigation techniques. Based on the Noise Study, the Applicant commits to the following:
- A. Refined Noise Impact Assessment. Concurrent with the submission of each site plan for Residential Units and/or hotel uses in the Proposed Development, the Applicant shall submit a revised Noise Study and/or provide the necessary mitigation measures to demonstrate that all affected interior areas of the residential buildings or hotels will have noise levels reduced to approximately 45 dBA Ldn or less based on future traffic conditions and final site conditions.
 - B. Noise Levels within Residential Units and Hotel Rooms.
 - i. Greater than 75 dBA Ldn. No space in any building that shall be occupied by a Residential Unit or hotel room shall be located in any area impacted currently or in the future by noise at a level of 75 dBA Ldn or greater.
 - ii. 70 dBA Ldn to 75 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Residential Units or hotel rooms that are projected to be impacted by noise greater than 70 dBA Ldn (but not more than 75 dBA Ldn), the Applicant shall construct such units/rooms using the following acoustical measures:

- a. Exterior walls shall have a laboratory STC rating of at least 45;
 - b. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than twenty percent (20%) of any façade exposed to noise levels of Ldn 70 dBA or above;
 - c. If glazing constitutes more than twenty percent (20%) of an exposed façade, then the glazing shall have a laboratory STC rating of at least 45; and
 - d. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission.
- iii. 65 dBA Ldn to 70 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Residential Units or hotel rooms that are projected to be impacted by noise projected greater than 65 dBA Ldn (but not more than 70 dBA Ldn), the Applicant shall construct such units/rooms using the following acoustical measures:
- a. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 39;
 - b. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than twenty percent (20%) of any façade exposed to noise levels of Ldn 70 dBA or above;
 - c. If glazing constitutes more than twenty percent (20%) of an exposed façade, then the glazing shall have a laboratory STC rating of at least 39; and
 - d. All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.
- C. All site plans, building permit applications and building plans submitted to the County shall indicate whether such portion of the Proposed Development is required to include noise attenuation measures and, if so, the type of attenuation measure to be implemented. PRC Plans, building plans and site plans for each building and/or unit that is subject to noise mitigation as provided herein shall depict the final noise contours as determined by the revised Noise Study.

- D. Exterior Noise. Concurrent with the submission of each site plan for Plazas 1-6 of the Proposed Development, the Applicant shall demonstrate that all proposed exterior courtyards and plazas will have noise levels reduced to approximately 65 dBA Ldn or less based on existing and future traffic conditions and final site conditions. All mitigation measures proposed to achieve these noise levels shall be depicted on each PRC Plan and shall be integrated and designed to fit into the overall site design and complement the pedestrian streetscape.
28. Reston Town Center Shuttle. Prior to the issuance of the first RUP or Non-RUP for the Proposed Development, the Applicant shall arrange one or more meetings with FCDOT and representatives of the Reston Town Center Association ("RTCA") to evaluate the establishment of a private shuttle service to serve the Property and the Reston Town Center in general. In the event that a privately-operated Reston Town Center Shuttle is established by the RTCA or others, then the Applicant (or successor association) shall participate in ongoing funding for such service in a manner determined by the RTCA, provided that (i) the Reston Town Center Shuttle provides reasonable and consistent peak-hour service to the Property and, if constructed, the future Reston Parkway Metrorail Transit Station, and (ii) such financial participation in the shuttle service is reasonably proportional to the actual usage of the shuttle by future residents/tenants/visitors and employees of the Proposed Development and to the participation of other users of the Reston Town Center Shuttle.
29. Reston Town Green Park. The Applicant shall contribute \$200.00 per Residential Unit constructed on the Property to the Board of Supervisors for transfer to the Fairfax County Park Authority to be used for the construction of improvements to the proposed Reston Town Green Park or other park located within the service area of the proposed development as determined by the Park Authority in consultation with the Hunter Mill District Supervisor. Said contribution shall be made prior to the issuance of each RUP in the Proposed Development for which the contribution is triggered. This amount shall escalate on a yearly basis from the base year of 2013 and change effective each January 1 thereafter until tender of payment, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), as permitted by Virginia State Code Section 15.2-2303.3(B).
30. Universal Design. In the event the residential units are initially offered for sale, the following Universal Design options shall be offered to each contract purchaser, at no additional cost, who enter into a contract for the unit: front entrance doors that are a minimum of 36" wide, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and electrical outlets a minimum of 18" high.

In the event the residential units are initially offered for sale, the following Universal Design options shall be offered to each contract purchaser, at the purchaser's sole cost, who enter into a contract for the unit: clear knee space

under the sink in the kitchen, and a curb-less shower or a shower with a curb of less than 4.5" high.

31. Public Art. The Applicant shall incorporate public art into Land Bays A, B, and C of 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 site. 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 final Non-RUP and RUP for each Land Bay.
32. Water Line Relocation. Relocation of distribution/transmission water facilities necessary to accommodate this development will be at the Applicant's expense, and shall be approved in advance by Fairfax Water. In accordance with the Fairfax Water policy, all Applicant relocations of Fairfax Water transmission mains greater than 16-inches in diameter shall require the approval of the Fairfax Water Board.
33. Sustainable Design in Office Buildings.
 - A. The Applicant will include, as part of the site plan submission and building plan submission for office buildings, a list of specific credits within the version of the U.S. Green Building Council's Leadership in Energy and Environmental Design - Core and Shell rating system (LEED®-CS) in effect at the time the office building is registered with the U.S. Green Building Council (USGBC), or other LEED rating system determined to be applicable to the building(s) by the USGBC, that the Applicant anticipates attaining. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.
 - B. In addition, prior to site plan approval, the Applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

- C. Prior to building plan approval for an office building, the Applicant will submit, to the Environment and Development Review Branch of DPZ, documentation from the USGBC demonstrating that LEED Silver precertification under the Core and Shell program has been attained for that building. Prior to release of the bond for the office building, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Certification from the USGBC for each building on the property.
- D. As an alternative to the actions outlined in the above paragraphs, or if the Applicant fails to attain LEED Silver precertification prior to building plan approval, the Applicant will post, for each building, a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of (\$2/sq. ft.).
This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the USGBC, under the version of the LEED-CS rating system in effect at the time the office building is registered with the USGBC or other LEED rating system determined, by the USGBC, to be applicable to the office building. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that the office building has attained LEED certification will be sufficient to satisfy this commitment.
- E. If the Applicant provides to the Environment and Development Review Branch of DPZ, within eighteen months of issuance of the final Non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the USGBC to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.
- F. If the Applicant fails to provide, within eighteen months of issuance of the final Non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

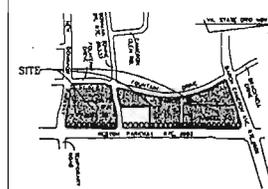
- G. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.
34. Energy Star in Residential Buildings. The Applicant shall install, as part of initial construction of each residential building, Energy Star appliances in each unit constructed on the property. In addition, the Applicant shall use reasonable efforts to incorporate sustainable design elements into the proposed residential building(s) to achieve energy efficiency and reduction in water use. In furtherance of this condition, concurrent with its submission of both the initial site plan and the initial building permit applications for each residential building, a LEED AP, who is also a professional engineer or licensed architect, shall submit to the Environment and Development Review Branch of the Department of Planning and Zoning a certification statement listing the sustainable features and facilities incorporated into the building's design. Prior to final bond release for each residential building, a LEED AP, who is also a professional engineer or licensed architect, shall submit to the Environment and Development Review Branch of the Department of Planning and Zoning a certification statement and documentation listing and confirming the sustainable features and facilities incorporated into the building.
35. Sustainable Design in Hotel Buildings. The Applicant shall install Energy Star appliances as applicable, in each hotel room, in common hotel areas (e.g., clothes washers, ice machines) and in areas used by hotel staff (e.g., clothes washers, dishwashers). In addition, the Applicant shall use reasonable efforts to incorporate sustainable design elements into the proposed hotel building(s) to achieve energy efficiency and reduction in water use. In furtherance of this condition, concurrent with its submission of both the initial site plan and the initial building permit applications for each hotel building, a LEED AP, who is also a professional engineer or licensed architect, shall submit to the Environment and Development Review Branch of the Department of Planning and Zoning a statement listing the sustainable features and facilities anticipated to be incorporated into the building's design. Prior to final bond release for each hotel building, a LEED AP, who is also a professional engineer or licensed architect, shall submit to the Environment and Development Review Branch of the Department of Planning and Zoning a certification statement and documentation listing and confirming the sustainable features and facilities incorporated into the building.

PRC 86-C-121-04
THE SPECTRUM
 AT RESTON TOWN CENTER
 RESTON SECTION 91, BLOCK 1
 RESTON SECTION 87, BLOCKS 2 & 3
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

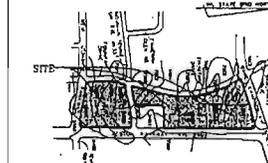
1. THE PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP: 17-1-(011)-0003K, 17-1-(011)-0003P & 17-1-(011)-0003Q.
2. THIS PRC PLAN IS PREPARED IN ACCORDANCE WITH CPA 86-C-121-02-03 "THE SPECTRUM AT RESTON TOWN CENTER", APPROVED ON MAY 21, 2008. REFER TO SHEETS 60 AND 61 OF THE PRC PLAN FOR APPROVED DEVELOPMENT NOTES ("DEVELOPMENT NOTES") PROVIDED FOR REFERENCE.
3. BOUNDARY SURVEY DATA HAS BEEN PROVIDED BY RESTON LAND CORPORATION; HORIZONTAL GRID: VIRGINIA STATE GRID NORTH; VERTICAL DATUM: U.S.C.S. (NGVD).
4. TOPOGRAPHY SHOWN IS BASED ON PROPOSED GRADING PER FAIRFAX COUNTY SITE PLAN #1843-SP-03.
5. THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING SHOPPING CENTER AND EXISTING 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.
6. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
7. THE EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
8. THE ARCHITECTURAL CONCEPTS AND TYPICAL BULK OF THE PROPOSED STRUCTURES SHALL GENERALLY BE CONSISTENT WITH SIMILAR DEVELOPMENTS IN THE AREA.
9. 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 INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING, SO LONG AS THE REQUIREMENTS OF CHAPTER 12 OF THE PFM ARE MET.
10. 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, AMONG OTHER FACTORS AND WILL GENERALLY ADHERE TO THE "ITERATION PLAN" SUBMITTED WITH THIS PRC PLAN ON SHEETS 23-24, 28, & 41.
11. THERE IS NO EXISTING MAPPED FLOODPLAIN ON THE SUBJECT SITE. NO FLOODPLAIN STUDY IS REQUIRED. NO DRAINAGE STUDY IS REQUIRED.
12. 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.
13. EASEMENTS AND/OR LETTERS OF PERMISSION FOR ANY OFFSITE CONSTRUCTION WILL BE PROVIDED WITH FINAL SITE PLAN AS REQUIRED.
14. NECESSARY ON-SITE EASEMENTS WILL BE PROVIDED WITH THE FINAL SITE PLAN, SUBJECT TO FINAL DESIGN. TO THE BEST OF OUR KNOWLEDGE, THE LOCATION OF ALL EXISTING UTILITY EASEMENTS (HAVING A WIDTH OF TWENTY FIVE FEET OR MORE, AND ALL MAJOR UNDERGROUND UTILITY EASEMENTS REGARDLESS OF WIDTH, ARE SHOWN ON THE PRC PLAN.
15. ACCESS TO THE SITE IS PROVIDED OFF OF NEW OAKWOOD PARKWAY (ROUTE #2625), RESTON PARKWAY (ROUTE #500), BOWMAN TOWNE DRIVE (SITE #2327), AND FOUNTAIN DRIVE (ROUTE #500). AT THIS TIME, WE ARE NOT AWARE OF FURTHER PUBLIC ROAD IMPROVEMENTS THAT ARE REQUIRED OTHER THAN THOSE SPECIFIED IN THE DEVELOPMENT "NOTES".
16. FOUNTAIN DRIVE, AS SHOWN ON THESE PLANS REFLECTS THE IMPROVEMENTS DELINEATED ON FAIRFAX COUNTY PLAN NUMBERS 7842-SP-02 & 7842-PSP-04.
17. THE RECREATIONAL FACILITIES PROVIDED WITH THIS PLAN WILL INCLUDE HIKING, FITNESS WALKING, AND BIKING TRAILS.
18. PROPOSED UTILITY LAYOUTS ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL SITE DESIGN. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED WITH THE SITE PLANS) FOR CONSTRUCTION PURPOSES.
19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN BURIAL SITES ON THE SUBJECT SITE.
20. A "MAJOR PAVED TRAIL" IS REQUIRED ALONG THE RESTON PARKWAY FRONTAGE OF THE SITE PER THE COUNTYWIDE TRAILWAYS PLAN.
21. IT IS REASONABLE TO CONCLUDE AT THIS TIME THAT NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS ARE TO BE GENERATED, UTILIZED, 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.
22. EXCEPT AS SHOWN HEREON, THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
23. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THESE PARCELS IS PROVIDED IN THE "TOWN CENTER PARKWAY" AND "RESTON SECTION A3" STORM WATER MANAGEMENT FACILITIES (SITE PLAN NUMBERS 5734-P-01 AND 5738-P-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.
24. THE DISTURBANCE ASSOCIATED WITH THE PROPOSED IMPROVEMENTS DOES NOT EXCEED ON ANY FAIRFAX COUNTY MAPPED RESOURCE PROTECTION AREA. THERE IS NO RPA ON THE SUBJECT SITE, PER THE FAIRFAX COUNTY MAPS.
25. 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.
26. 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.
27. IN ACCORDANCE WITH PARAGRAPH 2 OF SECTION 16-30.0 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.
28. SALTATION CONTROL DEVICES AND PRACTICES, AS WELL AS CLEARING AND GRADING LIMITS WILL BE CLEARLY DEMONSTRATED ON THE SITE PLANS TO BE SUBMITTED FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. THE LIMITS OF CLEARING AND GRADING DEMONSTRATED ON THIS PRC PLAN ARE APPROXIMATE AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
29. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS INDICATED OTHERWISE. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, SECTION 7 UNLESS INDICATED OTHERWISE.
30. 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.
31. LOCATION OF MECHANICAL EQUIPMENT (INCLUDING TRANSFORMERS AND GENERATORS) ON SITE TO BE PROVIDED WITH THE FINAL SITE PLAN.
32. AVAILABLE FIRE FLOW WILL BE DETERMINED BY FAIRFAX WATER PRIOR TO FINAL SITE PLAN.
33. IT IS ANTICIPATED THAT SOLID WASTE WILL BE COLLECTED ON-SITE BY A PRIVATE CONTRACTOR THRU A WEEK. THE TYPE AND SIZE OF CONTAINERS WILL BE PROVIDED WITH FINAL SITE PLAN.
34. ALL EASEMENTS SHOWN ON THIS PRC PLAN ARE APPROXIMATE. ALL PROPOSED EASEMENTS SHOWN ARE FOR PRELIMINARY PLANNING PURPOSES AND ARE SUBJECT TO CHANGES WITH FINAL ENGINEERING.
35. PROPOSED USES ARE IN CONFORMANCE WITH THE CURRENT TOWN CENTER CONCEPT PLAN AMENDMENT.
36. PARALLEL PARKING SPACES ALONG FOUNTAIN DRIVE SHOWN ON THE PRC PLAN TO BE PROVIDED IN ACCORDANCE WITH DEVELOPMENT NOTE 23.
37. BUS SHELTERS SHOWN ON THE PRC PLAN ARE APPROXIMATE IN LOCATION AND WILL BE COORDINATED IN CONFORMANCE WITH DEVELOPMENT NOTE 23.
38. BUILDING MATERIALS FOR THE PROPOSED DEVELOPMENT SHALL BE SELECTED IN ACCORDANCE WITH DEVELOPMENT NOTE 28.
39. ALL WORK SHOWN WITHIN THE VDOT ROW IS SUBJECT TO VDOT APPROVAL.
40. NOTWITHSTANDING THE REQUIREMENTS OF NOTE 11C OF CPA-86-C-121-02-03, PLAZA 3 SHALL BE DEVELOPED IN CONFORMANCE WITH THE DESIGN SHOWN ON SHEET 44 OF THIS PRC PLAN.
41. AS PART OF FINAL ARCHITECTURAL DESIGN AND ENGINEERING, THE APPLICANT SHALL BE PERMITTED TO ADJUST THE LOCATION OF STREET TREES TO ACCOMMODATE UTILITY AND SIGNAGE REQUIREMENTS FROM THOSE LOCATIONS SHOWN ON THE PRC PLAN.

VCINITY MAP SCALE 1" = 750'



DEVELOPER MAINTENANCE: 5000-1000, 0000-1075 CO
 TRAIL MAINTENANCE: 0000-175 CO
 ALL OTHER TRAILS/TRAILS TO BE OTHER MAINTAINED

SOLS MAP/DATA SCALE 1" = 750'



NO. OR NUMBER	SOIL NAME	DEPTH (FEET)	PERCENTAGE (PERCENT)	PLANT HEIGHT	STABILITY	PROB. CL. CLASS
1181/82	BUCK LOAM	0000	0000	0000	MODERATE	C
7903	BUCK LOAM	0000	0000	0000	MODERATE	C
2149	CLAYM	0000	0000	0000	MODERATE	C
1449	HANOVERS	0000	0000	0000	MODERATE	B
1288	MAYODAN	0000	0000	0000	SLIGHT	B
1302	MAYODAN	0000	0000	0000	MODERATE	C
358/2/3	CLAYM	0000	0000	0000	MODERATE	C
2004	HEMLOCKAL	0000	0000	0000	MODERATE	B

SOLS WITH IDENTIFICATION NUMBERS 50, 66, 68, 69, 141, 142, AND 151 MAY EXIST. PARENT RECORD FORMS, WHICH MAY BE FOUND TO CONTAIN NATURALLY OCCURRING ARSENIC MATERIALS, SPECIAL HAZARDOUS CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

OWNERS

RESTON SPECTRUM LP HARRIS TEETER PROPERTIES LLC
 2000 TOWER OAKS BLVD. 701 CRESTDALE RD.
 C/O LERNER CO MATHESON, NC 28105
 ROCKVILLE, MD 20852

DEVELOPER / APPLICANT

LERNER ENTERPRISES
 2000 TOWER OAKS BLVD.
 C/O LERNER CO
 ROCKVILLE, MD 20852

MODIFICATIONS / WAIVERS

- THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE LOADING SPACE REQUIREMENTS OF SECTION 11-103 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO REDUCE THE REQUIRED LOADING SPACES FOR BUILDING A4 FROM 5 SPACES TO 2 SPACES FOR BUILDING B2/B3/B4 FROM 5 SPACES TO 4 SPACES AND FOR BUILDING C1/C2 FROM 5 SPACES TO 4 SPACES AS SHOWN ON SHEET 28.
- THE APPLICANT HEREBY REQUESTS A WAIVER OF SECTION 11-102.8 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO ALLOW OFF-STREET PARKING WITHIN 10' OF THE FRONT LOT LINE AS IT RELATES TO THE EXISTING SURFACE PARKING SPACES ADJACENT TO FOUNTAIN DRIVE BY EXISTING BUILDING L.
- THE APPLICANT HEREBY REQUESTS A WAIVER OF SECTION 13-203.3 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO WAIVE THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT AS IT RELATES TO THE EXISTING SURFACE PARKING SPACES ADJACENT TO FOUNTAIN DRIVE BY EXISTING BUILDING L.
- THE APPLICANT HEREBY REQUESTS A WAIVER OF TRANSITIONAL SCREENING & BARRIER REQUIREMENTS IN FAVOR OF THE LANDSCAPING SHOWN ON THE INCLUDED LANDSCAPE PLAN.

SHEET INDEX

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- 7-9. PRC PLAN
- 10-12. PRC LAYOUT PLAN
11. SWM AND BMP PLAN
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- 15-24. SOFT DISTANCE PROFILES
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28. CONCEPT VIEWS
- 28A. PARKING SCREENING TYPICAL ELEVATIONS BUILDINGS A2/A3, B2/B3 AND C2
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31. LAND BAY A - BUILDING A4
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33. INTEGRATION PLAN LAND BAY A - OPTIONS 3 & 4
34. INTEGRATION PLAN LAND BAY A - OPTIONS 5 & 8
35. LAND BAY A - CONCEPT SECTIONS & ELEVATIONS
36. LAND BAY B - BUILDING B1
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38. INTEGRATION PLAN LAND BAY B - OPTIONS 1 & 2
39. LAND BAY B - CONCEPT SECTIONS & ELEVATIONS
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43. LAND BAY A - CONCEPT LANDSCAPE PLAN
44. LAND BAY A - OPEN SPACES
45. LAND BAY A - STREETSCAPE
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48. LAND BAY B - OPEN SPACES
49. LAND BAY B - STREETSCAPE
50. LAND BAY B - RESTON PARKWAY
51. LAND BAY C - CONCEPT LANDSCAPE PLAN
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53. LAND BAY C - STREETSCAPE
54. LAND BAY C - RESTON PARKWAY
54. SITE FURNISHING
- 55A-C. HARDSCAPE DETAILS
56. PLANTING DETAILS AND PLANTING PALETTE
57. PROPOSED PHASING ALTERNATIVES
58. FINAL PHASE - CIRCULATION PLAN
- 58A. FINAL PHASE - HIKING/DRIVE PLAN
- 58B-95. APPROVED TOWN CENTER CONCEPTUAL PLAN AMENDMENT

DATE	DESCRIPTION	BY	DATE
04-25-12	PRC PLAN APPROVAL	CL - NVA	04-25-12
04-25-12	PRC PLAN APPROVAL	CL - NVA	04-25-12
04-25-12	PRC PLAN APPROVAL	CL - NVA	04-25-12
04-25-12	PRC PLAN APPROVAL	CL - NVA	04-25-12
04-25-12	PRC PLAN APPROVAL	CL - NVA	04-25-12

Urban Land Institute
 1700 K Street, N.W.
 Washington, D.C. 20005
 Phone: 202-462-6000
 Fax: 202-462-6001
 www.urbaninstitute.org



DATE: 05/17/10
 SHEET: 1 OF 95
 FILE NO.: PRC-1772-1

COVER SHEET
 THE SPECTRUM
 REDEVELOPMENT
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL - NVA
 SCALE: AS NOTED

SHEET 1 OF 95
 FILE NO. PRC-1772-1

SITE TABULATIONS

- CURRENT ZONE:** PRC
- SITE AREA:**
SECTION 81 BLOCK 1: 346,850 sq. ft. 8.86 acres - LAMBERT A
SECTION 81 BLOCK 2: 432,083 sq. ft. 10.40 acres - LAMBERT B
SECTION 81 BLOCK 3: 418,328 sq. ft. 10.00 acres - LAMBERT C
TOTAL: 1,197,261 sq. ft. 29.26 acres
- PROPOSED UNITS:** 1,422 MULTIFAMILY UNITS
- CORRESPONDING POPULATION:** 1,422 MULTIFAMILY RESIDENTIAL UNITS * 2.1 PERSONS/UNIT = 2987 PERSONS
- DENSITY:** OVERALL PRC DISTRICT MAX = 13 PERSONS / ACRE OF GROSS RESIDENTIAL & ASSOC. COMMERCIAL AREAS
PROPOSED: SEE OVERALL COMPUTATION THIS SHEET
MAX NUMBER OF RESIDENTIAL UNITS PER APPROVED CPA 88-C-121-02-02:
SECTION 81 BLOCK 1: 342 UNITS
SECTION 81 BLOCK 2 AND 3: 880 UNITS
PROPOSED:
SECTION 81 BLOCK 1: 342 UNITS
SECTION 81 BLOCK 2 AND 3: 880 UNITS
- APPROXIMATE GROSS FLOOR AREA FOR USES OTHER THAN DWELLINGS = 774,879 CSF**
APPROXIMATE FAR FOR USES OTHER THAN DWELLINGS:
774,879 CSF / (1,000,000 SF * APPROX. 123,047 SF PREVIOUSLY DEDICATED LAND) = 0.64
- BUILDING DATA AND PROPOSED USES:** PLEASE REFER TO SHEET 26 FOR SUMMARY OF BUILDING TABULATIONS.
THE CHART ON SHEET 26 WILL BE UPDATED WITH THE SITE PLAN WHEN THE DESIGN IS FINAL. IN ACCORDANCE WITH NOTE 4, THE APPLICANT RESERVES THE RIGHT TO REALLOCATE THE SQUARE FOOTAGE OF NON-RESIDENTIAL USES AND RETAIL USES, PROVIDED THE MINIMUM SQUARE FOOTAGE FOR EACH USE IS MAINTAINED AND THE TOTAL SQUARE FOOTAGE OF NON-RESIDENTIAL USES AND RETAIL USES DOES NOT EXCEED THE MAXIMUM TOTAL SQUARE FOOTAGE OF NON-RESIDENTIAL USES FOR THE NORTH AND SOUTH PARCELS, RESPECTIVELY.
- OPEN SPACE:**
REQUIRED OPEN SPACE:
LAND BAY A: 184,217 SF (42%)
LAND BAY B: 68,778 SF (25%)
LAND BAY C: 184,217 SF (23%)
PROVIDED OPEN SPACE: 184,217 SF
LAND BAY A: > 184,217 SF (42%)
LAND BAY B: > 68,778 SF (25%)
LAND BAY C: > 184,217 SF (23%)
OPEN SPACE (EXHIBIT IS PROVIDED ON SHEET 26)
- TREE COVER CALCULATION:**
NOTE: THE REQUIRED TREE CANOPY WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY TREE AT THE TIME OF FINAL SITE PLAN. PRELIMINARY LANDSCAPE PLAN IS PROVIDED ON SHEETS 42, 43, 47, AND 51.
- PARKING:** PLEASE REFER TO SHEET 26 FOR PARKING TABULATION.
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 IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE OR ANY SUBSEQUENT PARKING REDUCTION THE APPLICANT MAY SEEK.

DEVELOPMENT NOTE # 38 COMPLIANCE:
75% OF THE STREET-LEVEL BUILDING FRONTAGE ALONG FOUNTAIN DRIVE SHALL BE AVAILABLE FOR SALE OR LEASE AS SUPPORT COMMERCIAL USES.
STREET-LEVEL FRONTAGE ALONG FOUNTAIN DRIVE: 1,425 FEET
REQUIRED SUPPORT COMMERCIAL USES: 1,425 FEET * 75% = 1,069 FEET
PROVIDED SUPPORT COMMERCIAL USES: AT LEAST 1,069 FEET
NOTE: SEE SHEETS 29-31, 34-37 & 40 FOR PRELIMINARY USES.
IF STREET LEVEL FRONTAGE CHANGES WITH FINAL DESIGN, 75% REQUIREMENT WILL BE ADJUSTED ACCORDINGLY.

MAXIMUM OVERALL PRC DISTRICT DENSITY COMPUTATION INCLUDING APPROVED SITE PLAN APPLICATIONS

Reston Planned Residential Community (PRC) District Residential Development Potential May 2011

Unit Type	Unit Count	Population Factor (as approved 2009/2007)	Number of Persons
Single family detached	4,267	3.1 persons	13,234
Single family attached	1,283	2.7 persons	3,464
Multiple family	1,422	2.1 persons	2,987
Current Population			19,685
Current persons per acre			16.64

Included 337 units approved per Site Plan 0802-2010-018, Variances at Reston Town Center Phase 2

Remaining Available Development Potential Based on maximum population calculation of 80,912 persons

16,344 acres @ 13 persons/acre = 80,912 persons

80,912 maximum population - 19,685 current population = 61,227 persons of available density

16,344 persons of available density translates to a development potential of:
4,112 single family detached units
OR
4,507 single family attached units
OR
8,303 multiple family units

Notes: Density was derived from Department of Public Administration and Planning and Department of Planning. DMR, DPW&S with addition of units remaining to plan approved Variances included in the PRC Amendment March 18, 2011.

CURRENT APPLICATION

EXISTING POPULATION: 84,974 PERSONS
12,887 PERSONS (1,127 * 2.1 PERSONS / UNIT)
81,987 PERSONS
81,987 PERSONS / 622+ ACRES = 10.92 PERSONS/ACRE
10.92 PERSONS PER ACRE < 13 PERSONS PER ACRE

Pending Applications*

Project	#Units	Type	#Person	Status
130/Kenwood Heights	498	MF	1046	PRC Plan Approved (PRC-B-344)
Orchid Star/Executive	437	MF	960	PRC Approved (PRC-M-C-121-03)
Callie Neck Road LLC	210	MF	441	PCA/CPA/PRC Approval (PRC-A-836)
Spectrum/Luxor	1432	MF	2997	Pending PRC Approval (PRC-64-C-121-04)
Atlanta Renaissance/Paradise**	110	MF	231	PRC Plan Approved (PRC-B2-C-060)
Four Seasons	11	MF	24	PRC Plan Approved (PRC-B2-C-048)
Fairway Apartments***	456	MF/TA	828	Pending PRC Plan Approval (PRC-A-903-07)
Barrick TC Block 14****	27	MF	57	Pending PRC Plan Approval
Total Number of Units	3,191		6,574	

* "Pending" pertains to the fact that these units will not exceed against the density cap until the plan is approved.
** Original PRC approved for 494 units, of which 366 are to be built and remain. 418 of the 344 are remaining.
*** 300 units in proposed, 156 existing units to be reserved.
**** 339 units proposed, 322 units included in staff unit report

MAXIMUM OVERALL PRC DISTRICT DENSITY COMPUTATION INCLUDING APPROVED SITE PLAN & PRC APPLICATIONS

Reston Planned Residential Community (PRC) District Residential Development Potential Including approved PRC Applications as of April 23, 2011

Unit Type	Unit Count	Population Factor (as approved 2009/2007)	Number of Persons
Single Family Detached	4,243	3.0 persons	12,741
Single Family Attached	1,205	2.7 persons	3,254
Multiple Family	11,409	2.1 persons	23,779
Population			49,774
Persons per acre			10.37

Remaining Available Development Potential Based on Maximum Population Calculation of 80,912 persons Based on inclusion of approved PRC Applications

6,324 acres @ 13 persons / acre = 80,912 persons

80,912 maximum population - 49,774 people = 31,138 persons of available density based on inclusion of approved PRC Applications

13,234 persons of available density translates to a development potential of:
4,112 single family detached units
OR
4,507 single family attached units
OR
8,303 multiple family units

PROPOSED POPULATION BASED ON CURRENT APPLICATION
EXISTING POPULATION INCLUDING APPROVED PRC APPLICATIONS: 67,674 PERSONS
+ 2,388 PERSONS (NET INCREASE W/ CURRENT APPLICATION)
70,062 PERSONS
70,062 PERSONS / 622+ ACRES = 11.35 PERSONS/ACRE
11.35 PERSONS PER ACRE < 13 PERSONS PER ACRE

Reston PRC Density April 23, 2011

Reston West Density Residential Category Density

Parcel	Area (Acres)	Units	Population	Category
S-12-13A, 13B, 13C, 13D	17.000	148	310	EPA
S-14-11	15.000	284	597	MF
S-1A	18.368	201	422	MF
S-11	13.125	183	384	MF
S-16A-B-2A	11.607	318	670	MF
S-16A-B-2B	7.408	137	288	EPA
S-15A-B-1 & 2	1.978	11	23	EPA
S-17A-E-1 & 2	7.641	168	357	MF
S-17-3	2.28	18	38	EPA
S-17A-E-10, 11, 13	76.304	429	909	MF
S-18A-C-1 & 2	17.338	325	684	MF
S-18A-C-3 & 4	50	174	365	MF
S-19A-1	12.213	176	371	MF
S-19A-2	13.244	158	336	MF
S-19A-3	11.244	282	593	MF
S-19A-4	12.488	28	59	MF
S-20A-1	13.777	319	671	MF
S-20A-2	14.441	40	85	MF
S-20A-3	19.444	563	1184	MF
S-20A-4	17.819	503	1067	MF
S-21A	60	180	380	MF
S-22A	1.654	8	17	MF
S-23A-B-1	1.114	20	42	MF
S-23A-B-2	8.81	41	86	MF
S-24A-1	13	191	402	MF
S-24A-2 & 3	11.137	147	312	MF
S-24A-4	6.4	75	157	MF
S-25	13.29	202	425	MF
S-26A-1 & 2A	23.718	303	638	MF
S-26A-3 & 4	33.104	148	311	MF
S-26A-5	15.213	142	299	MF
S-26A-6, 7 & 8A-8A2	22.764	150	315	MF
S-26A-9, 10, 11 & 12	22.764	150	315	MF
S-26A-13, 14 & 15	22.764	150	315	MF
S-26A-16, 17 & 18	22.764	150	315	MF
S-27A-1	14.33	252	534	MF
S-27A-2	6.27	48	102	MF
S-28A-1, 2 & 3	11.636	58	123	MF
S-28A-4, 5 & 6	8.38	39	82	MF
S-28A-7, 8, 9 & 10	16.26	163	343	MF
S-28A-11	1.37	54	114	MF
S-28A-12	8.17	40	84	MF
S-28A-13	1.64	8	17	MF
S-28A-14	1.607	34	72	MF
S-28A-15	3.26	27	57	MF
S-28A-16	2.37	19	40	MF
S-28A-17	9.74	142	299	MF
S-28A-18	13.27	114	239	MF
S-28A-19, 20 & 21	17.849	121	254	MF
S-28A-22	1.34	21	44	MF
S-28A-23	7.89	8	17	MF
S-28A-24	6.17	34	72	MF
S-28A-25	6.43	34	72	MF
S-28A-26	72.34	64	134	MF
S-28A-27	8.34	144	304	MF
S-28A-28	1.09	108	228	MF
S-28A-29	78.13	282	593	MF
S-28A-30	6.43	284	600	MF
S-28A-31	22.74	129	270	MF
S-28A-32	16.3	171	358	MF
S-28A-33	13.66	80	168	MF
S-28A-34	68	428	900	MF
TOTAL	772.849	15,877	33,873	

Person/Unit Factors Used:
 - Single family detached unit: 3.1
 - Single family attached unit: 2.7
 - Multiple family detached unit: 2.1
 - Multiple family attached unit: 2.1

Source of Information:
 - Accounts established by Western Union
 - Approved Town Center Concept Plan for S-23
 - Approved Development Plan for S-24
 - Approved Development Plan for S-25
 - Approved Development Plan for S-26
 - Approved Development Plan for S-27
 - Approved Development Plan for S-28
 - Approved Concept Plan for S-29, 30 & 31
 - Approved Development Plan for S-31, S-32 & S-33
 - Approved Development Plan for S-34, S-35 & S-36

LEGEND



TYPICAL PARKING SPACE DIMENSIONS



TYPICAL LOADING SPACE DIMENSIONS



TYPICAL DRIVE AISLE DIMENSIONS SHOWN ON SHEETS 10-12

DATE: 04/23/11
 PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 DIVISION: DESIGN REVIEW

DATE: 04/23/11
 PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 DIVISION: DESIGN REVIEW

Urban Land Institute
 1800 North 17th Street
 Arlington, VA 22209
 Tel: 703.247.8600
 Fax: 703.247.8601
 www.urbaninstitute.com

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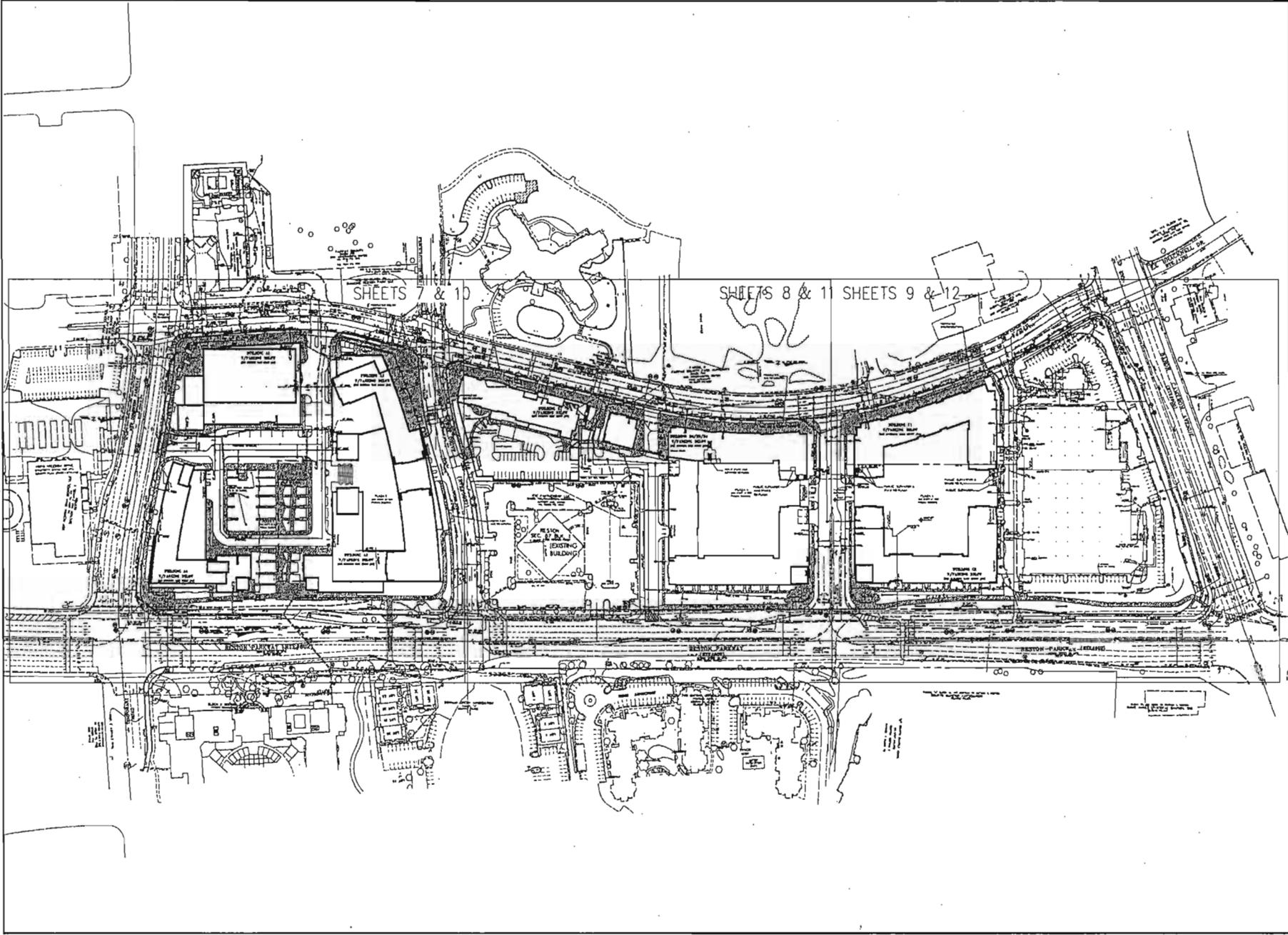


DATE: SEPT. 2010
 CI, NA
 SCALE: AS NOTED

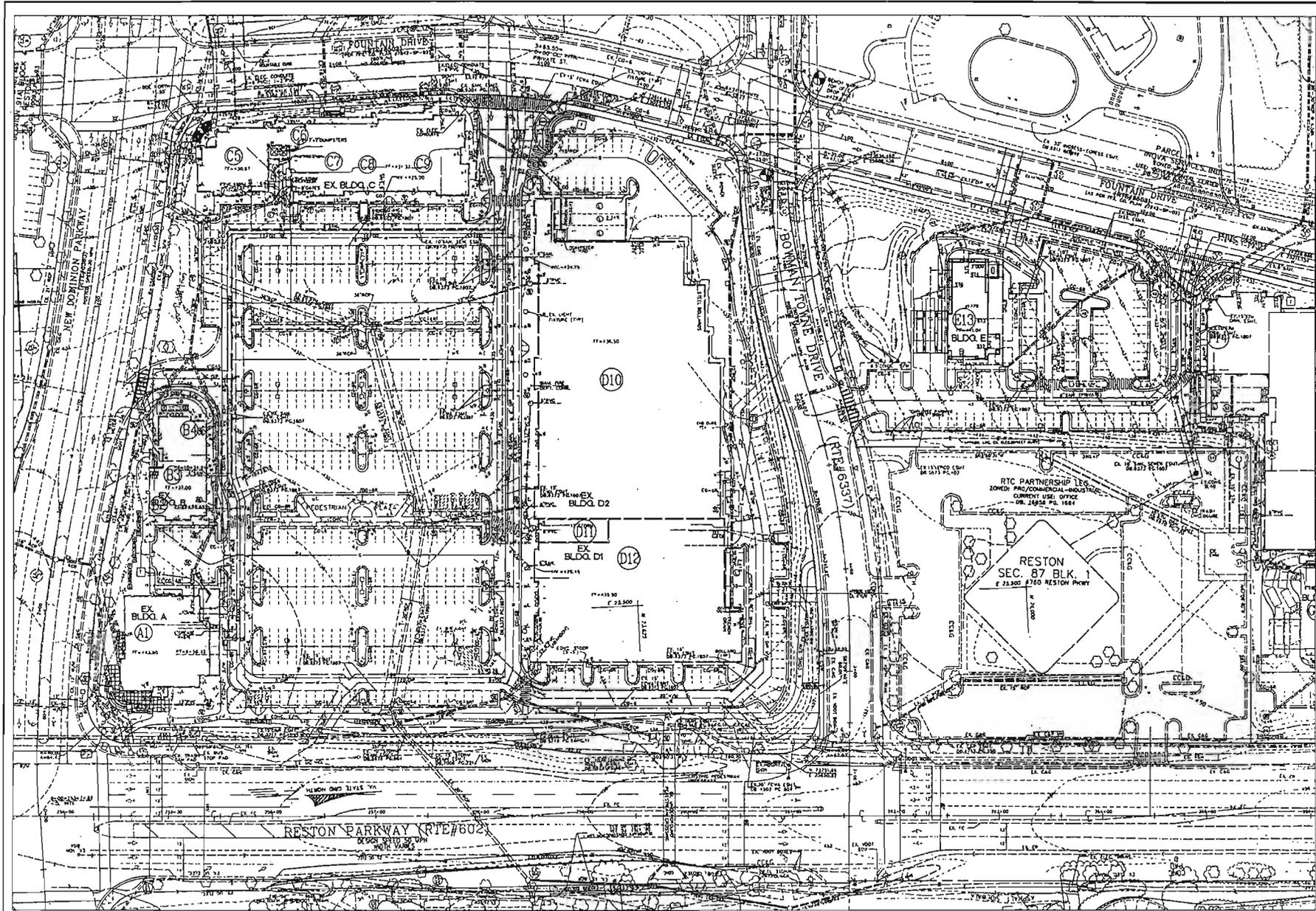
GENERAL NOTES AND DETAILS
THE SPECTRUM
 REDEVELOPMENT
 DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SHEET 2 OF 95
 FILE No. PREL-1722-1

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SHEET 4 OF 95 FILE NO. PREL-1722-1	OVERVIEW PLAN THE SPECTRUM REDEVELOPMENT FAIRFAX COUNTY, VIRGINIA C.I. N/A			URBAN, LLC Robert L. Urban, P.E. License No. 101022811 State of Virginia www.urbanllc.com	PLAN DATE 08-23-10 07-08-11 07-14-11 07-14-11 07-22-12 08-23-12	REVISION APPROVED BY DIVISION OF PUBLIC WORKS
					No. DATE 05-08-10 08-23-12	REVISION APPROVED BY DIVISION OF PUBLIC WORKS



FOR CONTRIBUTION SEE SHEET #8

NO.	DATE	REVISION	APPROVED BY
1	11-06-18		
2	02-10-18		
3	02-10-18		
4	02-10-18		
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10	02-10-18		

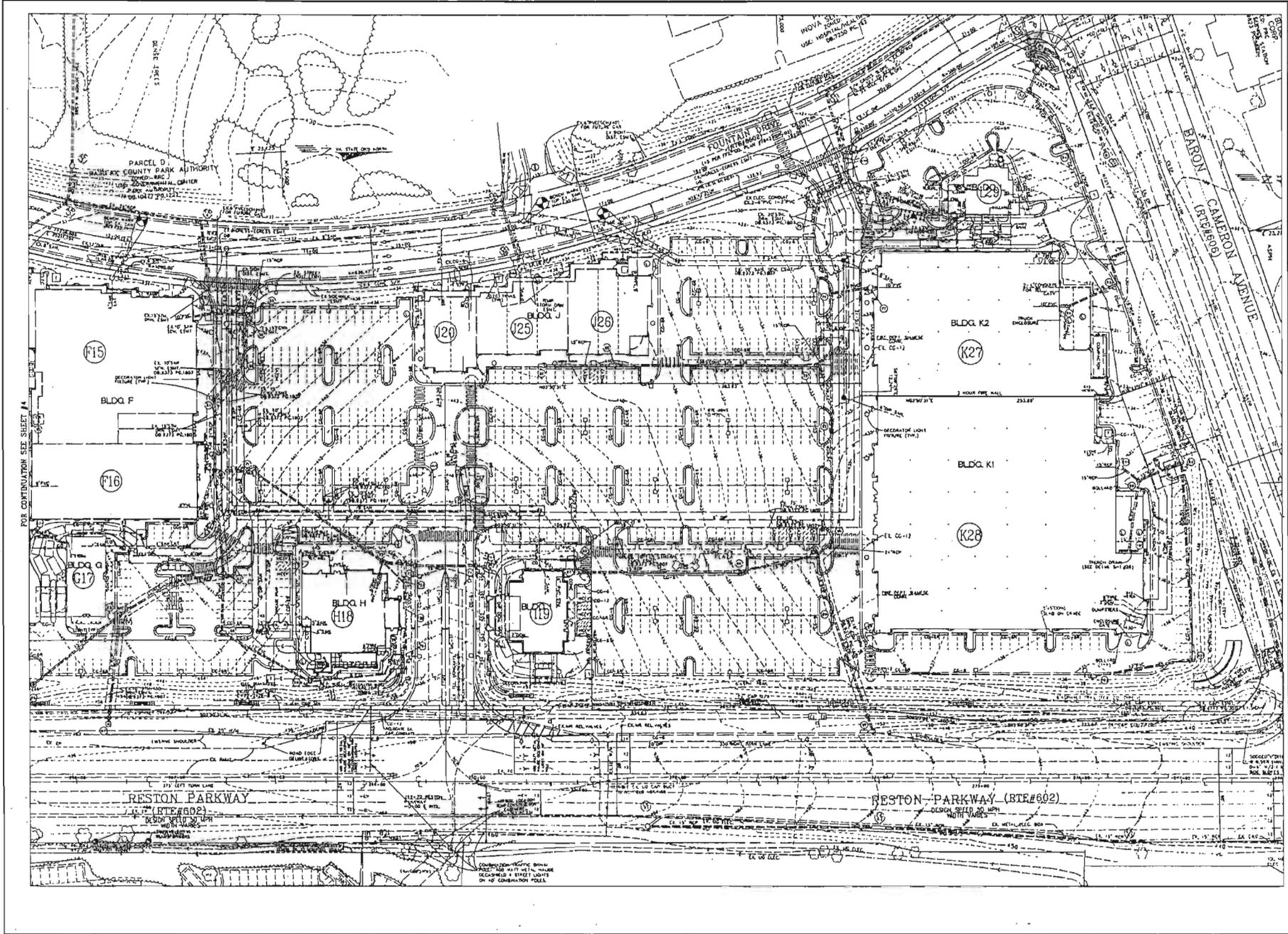
URBAN, LLC
 7015 Lakeside Dr., Suite 200
 Fairfax, VA 22031
 Tel: 703.441.2221
 Fax: 703.441.2222



EXISTING CONDITIONS PLAN
THE SPECTRUM
 REDEVELOPMENT
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL # 7
 DATE: SEPT. 2010
 SCALE: 1" = 40'

SHEET
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 OF
 95
 FILE No.
 PREL-1722-1 -

REVISION APPROVED BY DATE
 REVISION APPROVED BY DATE



NO.	DATE	DESCRIPTION	REVISION APPROVED BY	DESIGNER
1	11-20-10			
2	07-28-11			
3	08-14-11			
4	08-14-11			
5	08-22-11			
6	08-22-11			

Urban, Ltd.
 7710 Lee Road, Suite 100
 Fairfax, VA 22031
 Tel: 703.261.1000
 Fax: 703.261.1001
 www.urban.com

urban.

Project Engineer: Landscape Architect: Lead Surveyors

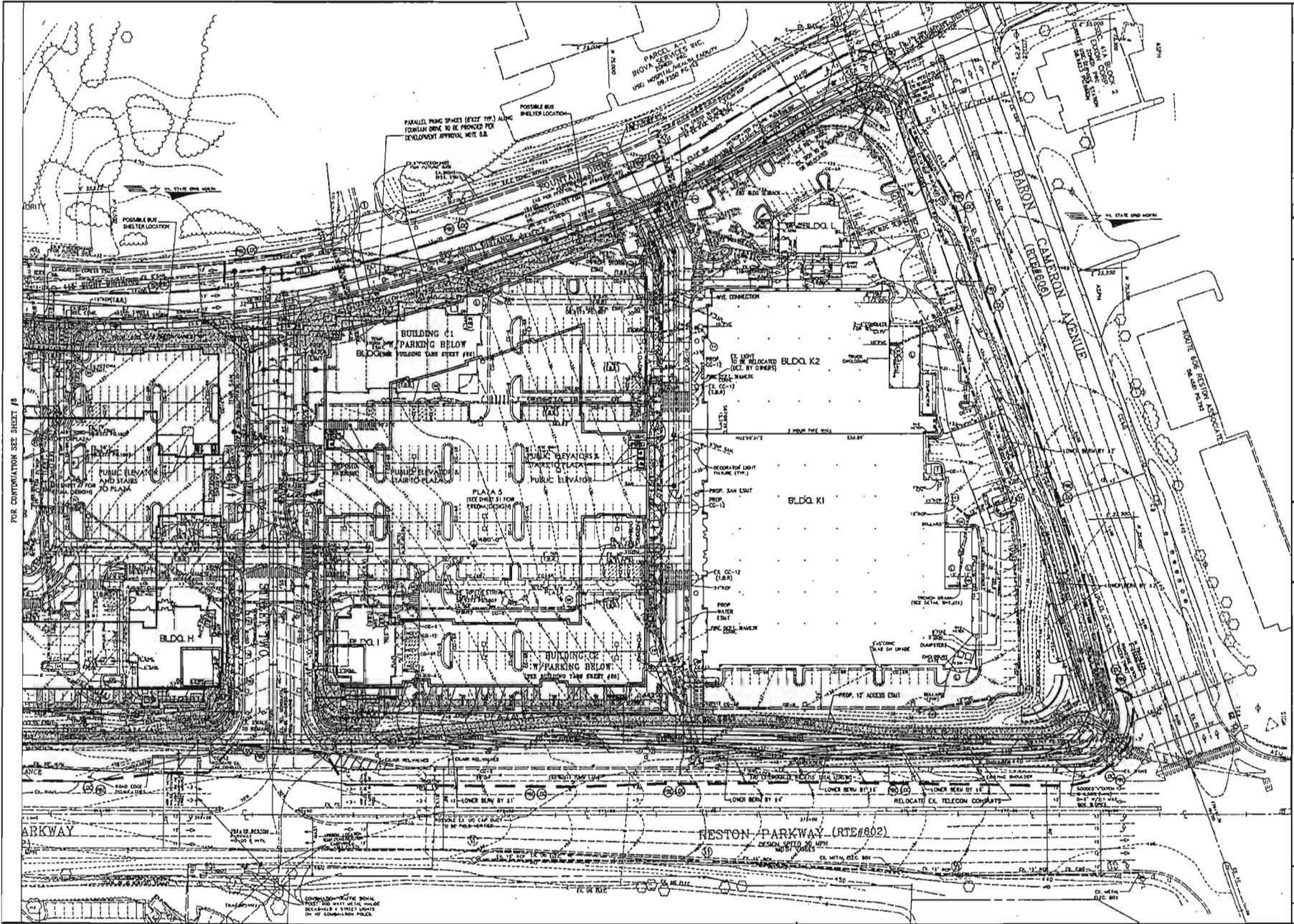
EXISTING CONDITIONS PLAN
**THE SPECTRUM
 REDEVELOPMENT**
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: SEPT. 2010
 CL # 2

SCALE: 1" = 40'

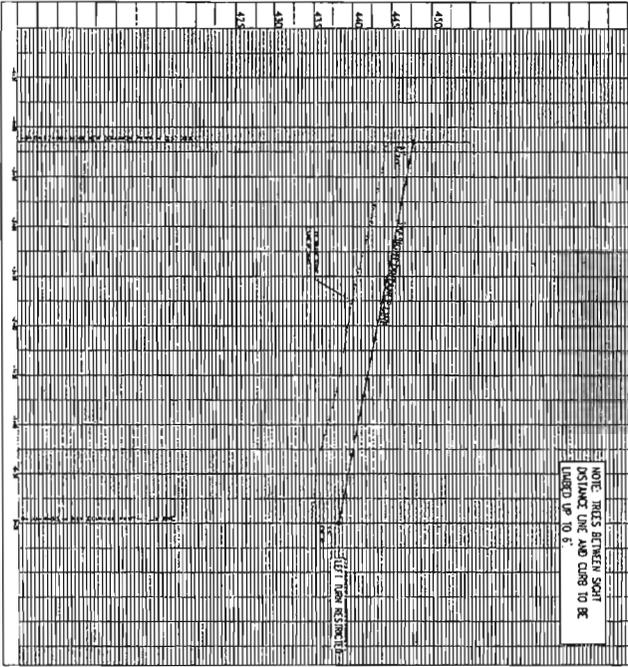
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FILE No.
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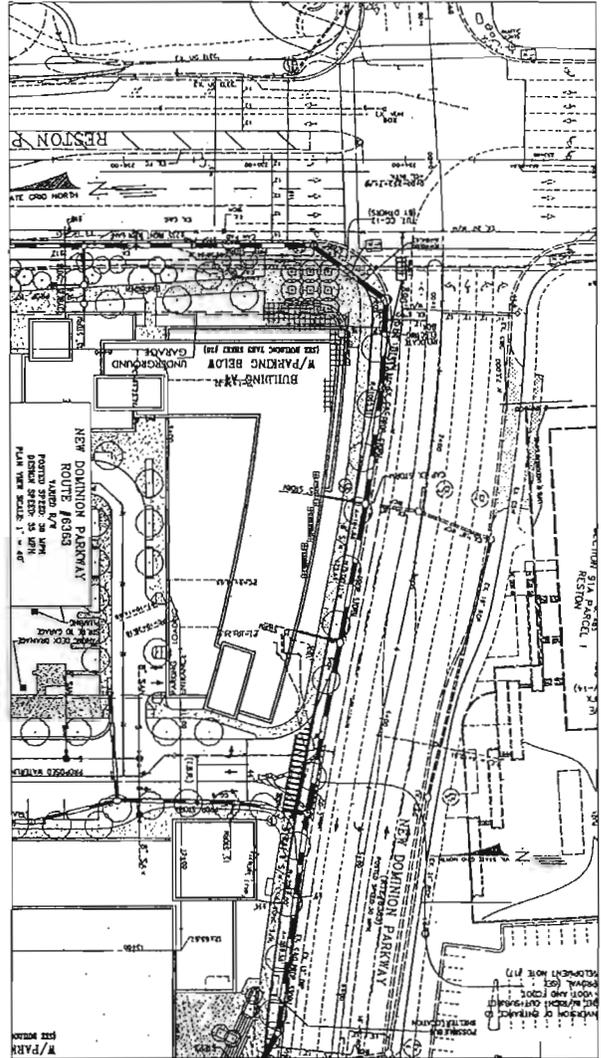


FOR CONTINUATION SEE SHEET #8

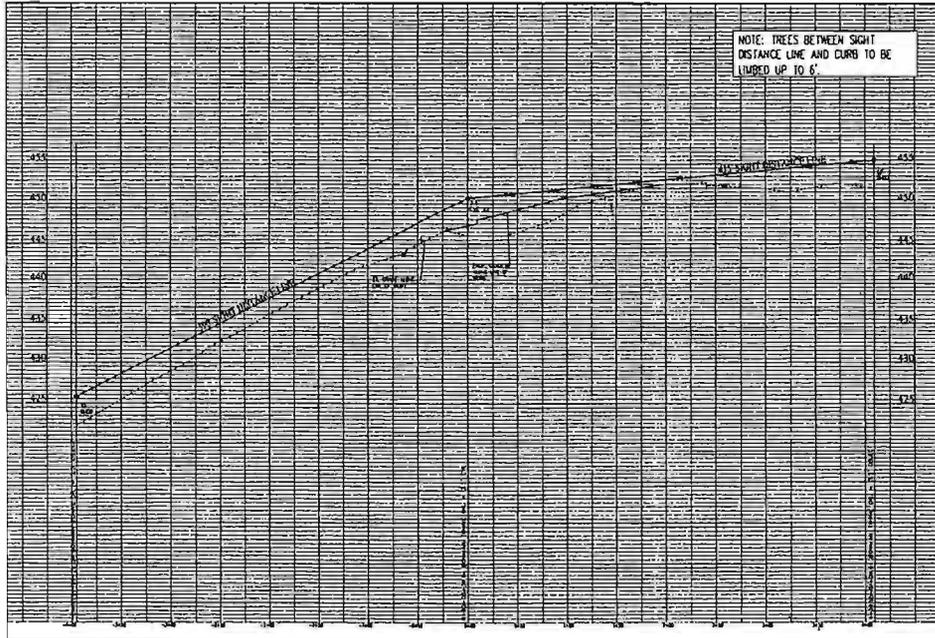
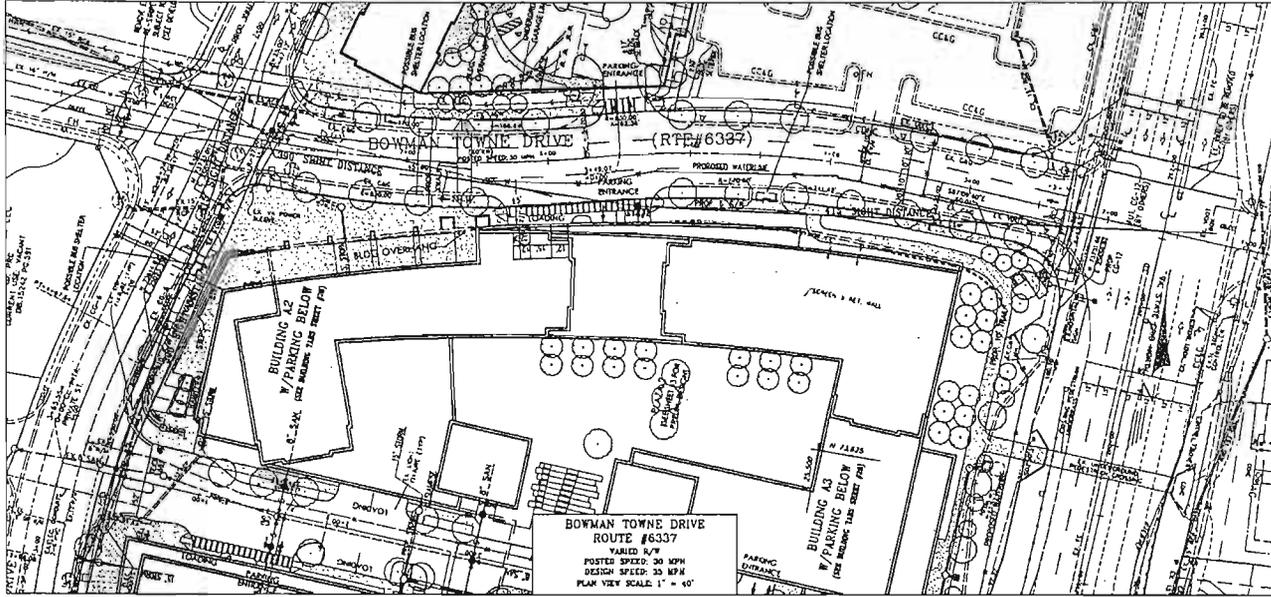
<p>DATE: 09-11-10 08-11-10 07-11-10 06-11-10 05-11-10 04-11-10 03-11-10 02-11-10 01-11-10</p>		<p>REVISION APPROVED BY DIVISION OF PLANNING SERVICES</p>
<p>Urban, Ltd. 1000 North Park Road Alexandria, Virginia 22304 Tel: 703.421.8201 www.urban.com</p>		<p>PLANNING ENGINEER: Landscape Architects: Land Surveyors</p>
<p>PRC PLAN THE SPECTRUM REDEVELOPMENT CENTER MALL OFFICE FAIRFAX COUNTY, VIRGINIA</p>		<p>DATE: SEPT. 2010 CL # 7</p>
<p>SHEET 9 OF 93</p>		<p>FILE NO. PREL-1722-1</p>



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



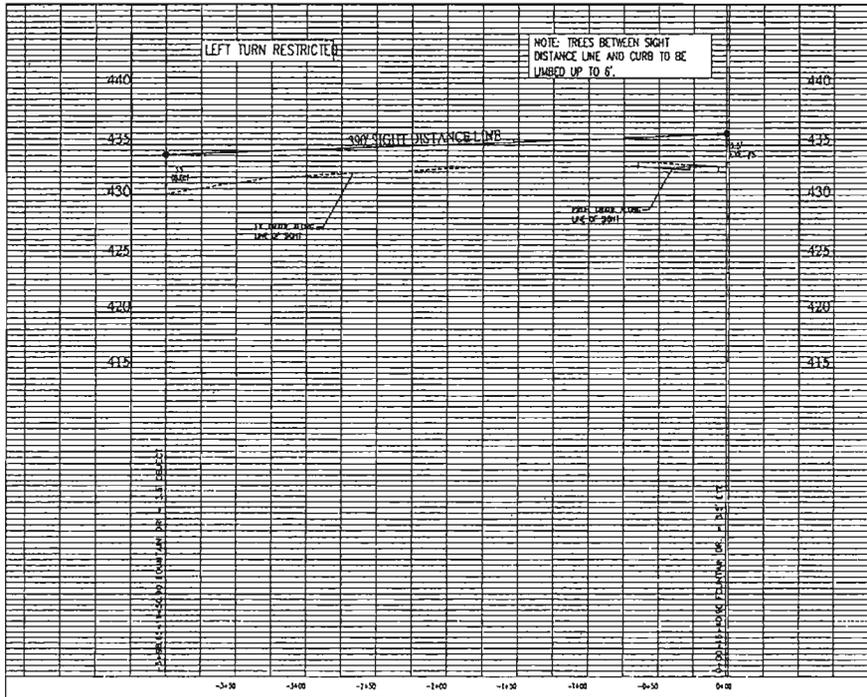
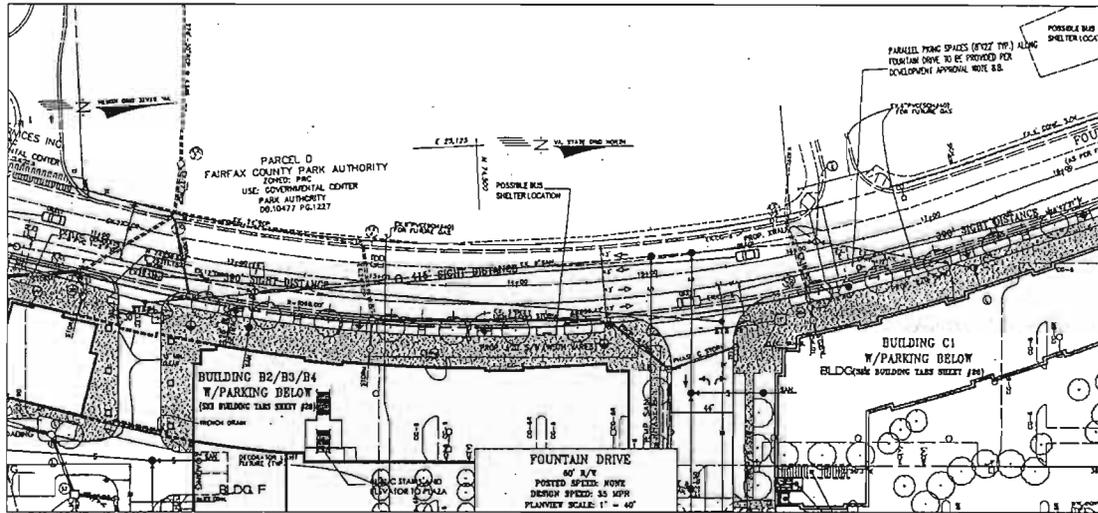
SHEET 11 OF 95	SIGHT DISTANCE PROFILES THE SPECTRUM REDEVELOPMENT HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA			Urban, LLC 7713 Little River Turnpike Alexandria, Virginia 22304 Tel: 703.642.8800 Fax: 703.642.8233 www.urban-llc.com	PLAN DATE 11-30-10 05-13-11 07-09-11 08-19-11 09-24-11 12-09-11 02-14-12 06-22-12	REVISION APPROVED BY DIVISION OF DESIGN REVIEW
	SCALE H:V = 40':1"=5' CL = 2'	DATE: SEPT, 2010			REVISION APPROVED BY DIVISION OF DESIGN REVIEW	



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<p>PLAN DATE</p> <p>11-20-10 01-06-11 06-08-11 03-09-11 06-22-11</p>		<p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p> <p>NO. DATE DESCRIPTION REVIEW APPROVED DATE</p>
<p>URBAN, L.L.C. 7717 LAKA AVE. #1000 DUBLIN, VA 22024 TEL: 703.842.0000 WWW.URBANA.COM</p> <p>urban</p> <p>Planners • Engineers • Landscape Architects • Land Surveyors</p>		
<p>SIGHT DISTANCE PROFILES</p> <p>THE SPECTRUM</p> <p>REDEVELOPMENT</p> <p>HUNTER MILL DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: H/L = 60', V: 1" = 5'</p> <p>DATE: SEPT. 2010</p> <p>CL # 2</p>		
<p>FILE NO.</p> <p>PREL-1722-1</p>		

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PLAN DATE
11-26-10
07-28-11
08-21-11
03-02-12
04-22-12

Urban, Ltd.
7011 Lee Ave., Fairfax
VA 22031
Tel: 703-441-0000
www.urban-ltd.com

urban
Planners, Engineers, Landscape Architects, Land Surveyors



SIGHT DISTANCE PROFILE
THE SPECTRUM
REDEVELOPMENT
DISTRICT - ULL DISTRICT
FAIRFAX COUNTY, VIRGINIA

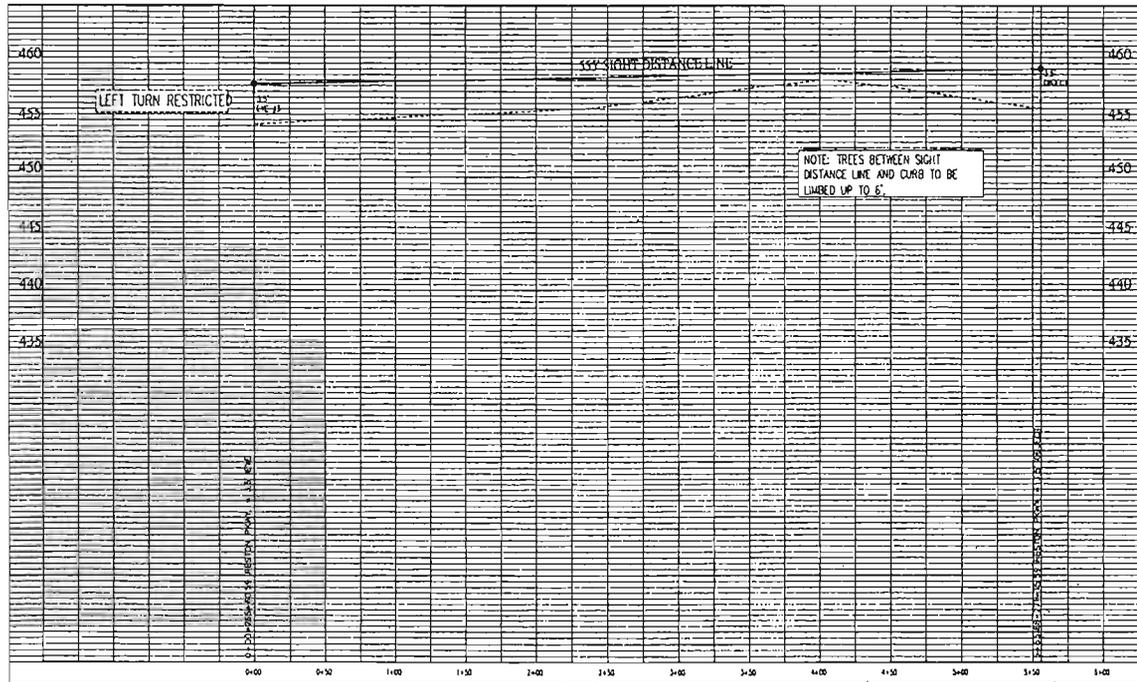
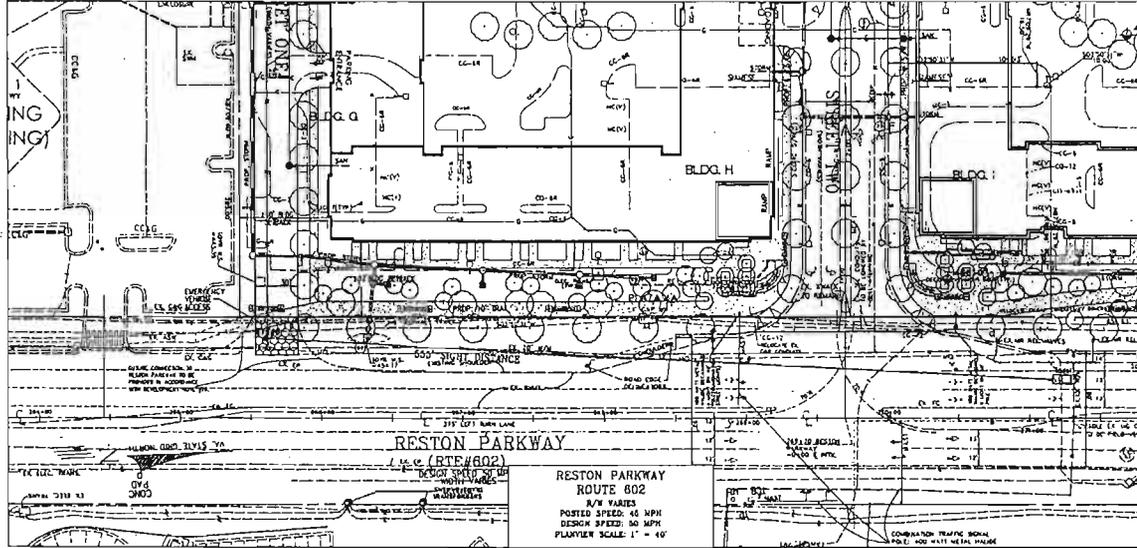
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DATE: SEPT, 2010

CL = 2

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OF
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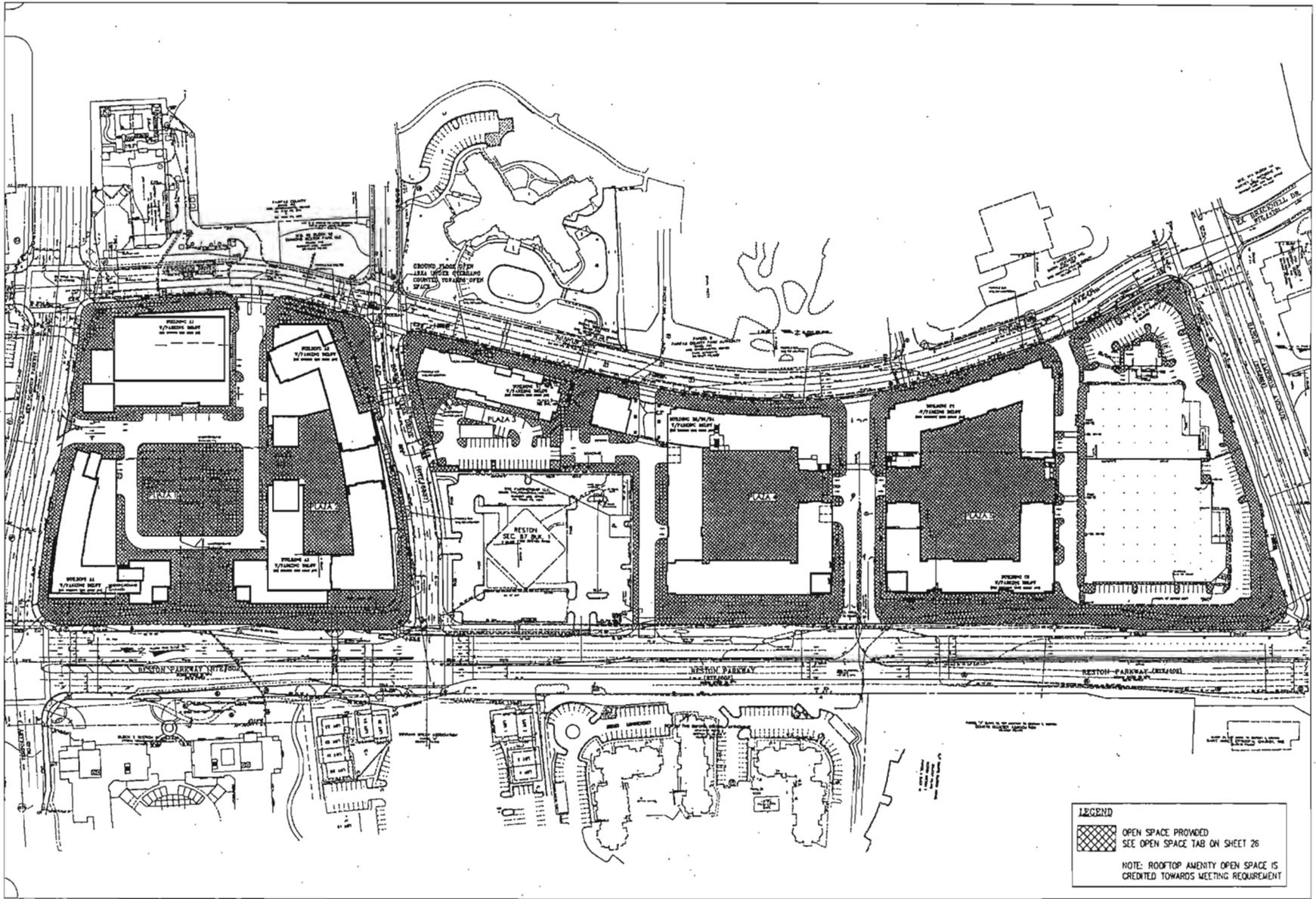
FILE No.
PREL-1722-1



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

URBAN, LLC 11111 Lee Road, Suite 100 Fairfax, VA 22030 Phone: 703.261.1111 Fax: 703.261.1112 www.urbanllc.com		Revision Approved by Division of Design Review No. DATE ECDR/PRK REV/DT APPROVAL DATE
Urban, LLC 11111 Lee Road, Suite 100 Fairfax, VA 22030 Phone: 703.261.1111 Fax: 703.261.1112 www.urbanllc.com	Revision Approved by Division of Design Review No. DATE ECDR/PRK REV/DT APPROVAL DATE	
urban Planning Engineers - Landscape Architects - Land Surveyors		SIGHT DISTANCE PROFILE THE SPECTRUM REDEVELOPMENT WINTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1/4" = 40', V: 1" = 2' DATE: SEPT. 2010 CL # 2
SHEET 20 OF 95	FILE No. PREL-1722-1	

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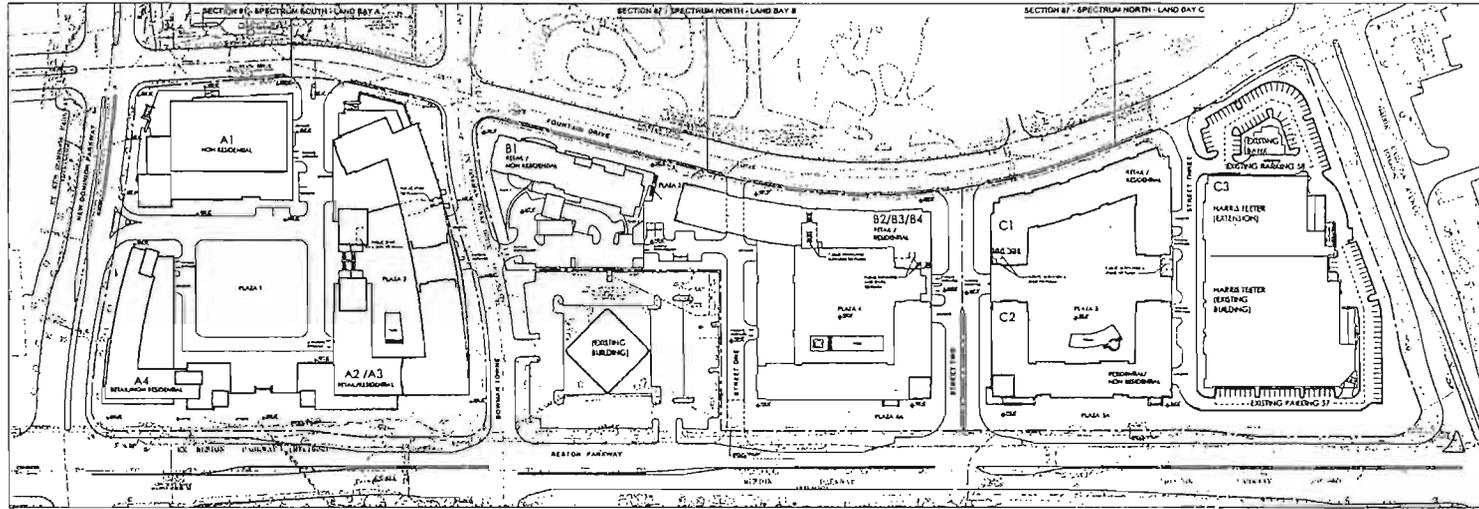
THIS SHEET FOR PRELIMINARY OPEN SPACE PURPOSES ONLY

PRELIMINARY OPENSPACE EXHIBIT THE SPECTRUM REDEVELOPMENT HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA CL. N/A	DATE: SEPT. 2010
	SCALE: 1" = 3'
SHEET 25 OF 95	FILE No. PREL-1722-1
urban. Planning - Engineering - Landscape Architecture - Land Services	
URBAN, LLC 10000 Lee Road Suite 200 Fairfax, Virginia 22033 Tel: 703.441.1111 Fax: 703.441.1111 www.urbanllc.com	
PLAN DATE 07-13-10 08-08-11 09-14-11 10-11-11 11-02-12	SHEET NO. 25 OF 95
REVISION APPROVED BY DIVISION OF DESIGN REVIEW	



POLLEO GROUP
ARCHITECTURE + PLANNING
12700 Sunrise Valley
Suite 103
Reston, Virginia 20191
TEL: 703.441.6677

CIVIL
URBAN LTD
7732 Little River Turnpike
Arlington, Virginia 22203
P: 703.949.8880
F: 703.442.8331
LANDSCAPE
PARTNER RECONSTRUCTION, LLC
101 N Union Street, Suite 2314
P: 703.548.5010
F: 703.541.6790



CONCEPT SITE PLAN - FINAL PHASE
1" = 100'-0"

SPECTRUM PRC PLAN TCCP PLAN

SPECTRUM	Landbay	Building	Use	Proposed SF Non Residential	Proposed SF Retail	Stories	Total Gross SF	Building Footprint	Height	Multifamily Units	Rooms	Required Parking	Provided Parking	Required Loading	Provided Loading	Total Land Area (SF)	Site Racks Required	
SECTION 31 SPECTRUM SOUTH	A	A1	Non Residential	172,000	25,000	9	197,000	48,177	130'			358	568	5	3		9	
		A2A3	Residential		22,300	13	22,500	81,880	165'	542		964	1,117	5	5		12	
		A4	Non Residential	156,833	15,000	8	171,833	37,587	120'			258	323	333	5	2	284,850	0
		PLAZA 1	Public Plaza					34,707									818	
		PLAZA 2	Public Plaza				21,282									(acres)		
TOTAL				328,833	42,300		391,333			542	255	1,845	2,018				21	

SPECTRUM	Landbay	Building	Use	Proposed SF Non Residential	Proposed SF Retail	Stories	Total Gross SF	Building Footprint	Height	Multifamily Units	Rooms	Required Parking	Provided Parking	Required Loading	Provided Loading	Total Land Area (SF)	Site Racks Required
SECTION 37 SPECTRUM NORTH	B	B1	Non Residential	200,000	5,862	12	205,862	28,508	120'-0"		287	336	409	5	5		0
		B2/B3/B4	Residential		57,427	12	67,427	75,633	120'-0"	807		1,219	1,227	5	4	274,631	14
		PLAZA 3	Office				4,000									6,31	
		PLAZA 2	Democrat				9,858									(acres)	
		PLAZA 4	Public Plaza				40,050										
		PLAZA 4A	Public Plaza				3,400										
TOTAL				200,000	63,289		263,299			807	287	1,555	1,638				14

SPECTRUM	Landbay	Building	Use	Proposed SF Non Residential	Proposed SF Retail	Stories	Total Gross SF	Building Footprint	Height	Multifamily Units	Rooms	Required Parking	Provided Parking	Required Loading	Provided Loading	Total Land Area (SF)	Site Racks
SECTION 37 SPECTRUM NORTH	C	CVC2	Residential	0	32,874	9	32,874	66,924	95'	273		566	658	5	4		7
		C3	Health Center		83,683	1	83,683	83,683	45'-0"			360	360	5	5	396,715	
		PLAZA 5	Public Plaza				59,880									810	
		PLAZA 5A	Public Plaza				3,400									(acres)	
		BAWK	Bank		3,700	1	3,700	3,700	23'-0"			15	25				
TOTAL				186,237			246,944			273		951	1,043				7

SUBTOTAL	SOUTH (SECTION 31)	Non Residential		Residential		Height (Max/Min)		Parking	
		Max / Min	Proposed	Max / Min	Proposed	Max / Min	Proposed	Required / Provided	Required / Provided
		406,000 / 250,000 SF	391,333 SF	547 / 300 Units	347	180' / 60'	187 / 67	1,843 / 2,018	
	NORTH (Section 37)	383,548 / 160,000 SF	383,548 SF	850 / 435 Units	680	120' / 25'	120' / 25'	7,506 / 2,878	
	TOTAL		774,881 SF		1,427				

In accordance with Note 5 of Concept Plan CPA 86-C-121-3, building heights in Land Bay A shall be a minimum of 60 feet and a maximum of 180 feet and building heights in Land Bays B and C shall be a minimum of 25 feet and a maximum of 120 feet. Building heights provided in the above chart are conceptual and subject to change.

Proposed Total Uses Tabulation

SPECTRUM	Land Bay	Non Residential SF	Retail SF	Residential Units
South (Section 31)	A	328,833		67,500
North (Section 37)	B	200,000		63,259
	C	0	(Drawing 187.363)	273
			New Development (132.874)	183,546
	Sub Total	528,833		246,046
TOTAL S&C TOWNS SOUTH AND NORTH		528,833		246,046

FOR CONCEPTUAL PURPOSES ONLY

SPECTRUM	Land Bay	Building	Use	Proposed Non-Residential	Proposed Retail	Stories	Total Gross SF	Building Footprint	Height	Multifamily Units	Rooms	Required Parking	Provided Parking	Required Loading	Provided Loading	Total Land Area (SF)	Site Racks Required	
SECTION 31 SPECTRUM SOUTH	Land Bay A	A1	Non-Residential	172,000	25,000	9	197,000	48,177	130'			358	568	5	3		9	
		A2	Residential		22,300	13	22,500	81,880	165'	542		964	1,117	5	5		12	
		A4	Non Residential	156,833	15,000	8	171,833	37,587	120'			258	323	333	5	2	284,850	0
		PLAZA 1	Public Plaza				34,707										818	
		PLAZA 2	Public Plaza				21,282									(acres)		
Total				342,833	42,300		391,333			542	255	1,845	2,018				21	
SECTION 37 SPECTRUM NORTH	Land Bay B	B1	Non-Residential	200,000	5,862	12	205,862	28,508	120'-0"		287	336	409	5	5		0	
		B2/B3/B4	Residential		57,427	12	67,427	75,633	120'-0"	807		1,219	1,227	5	4	274,631	14	
		PLAZA 3	Office				4,000									6,31		
		PLAZA 2	Democrat				9,858									(acres)		
		PLAZA 4	Public Plaza				40,050											
		PLAZA 4A	Public Plaza				3,400											
Total				200,000	63,289		263,299			807	287	1,555	1,638				14	
SECTION 37 SPECTRUM NORTH	Land Bay C	CVC2	Residential	0	32,874	9	32,874	66,924	95'	273		566	658	5	4		7	
		C3	Health Center		83,683	1	83,683	83,683	45'-0"			360	360	5	5	396,715		
		PLAZA 5	Public Plaza				59,880									810		
		PLAZA 5A	Public Plaza				3,400									(acres)		
		BAWK	Bank		3,700	1	3,700	3,700	23'-0"			15	25					
Total				186,237			246,944			273		951	1,043				7	

The chart will be updated when the design is final. In accordance with Note 4, the Applicant reserves the right to reallocate the square footage of Non-Residential Uses and Retail Uses, provided the minimum square footage for each use is provided and the total square footage of Non-Residential Uses and Retail Uses does not exceed the maximum total square footage of Non-Residential Uses for the North and South parcels, respectively.

In accordance with Note 4 on Concept Plan CPA 86-C-121-3, the Applicant reserves the right to reallocate the square footage of Non-Residential Uses, the square footage of Retail Uses, and the number of Residential Units within the area of the Property among each building labeled on the PRC Plan for such uses, provided that (a) the minimum square footage of Non-Residential Uses, the minimum square footage of Retail Uses, and the minimum number of Residential Units are provided; (b) the square footage of Non-Residential Uses, the square footage of Retail Uses, and the number of Residential Units shown on each site plan for the Property collectively do not exceed the maximum total square footage of Non-Residential Uses, the maximum total square footage of Retail Uses, and the maximum total number of Residential Units set forth on this PRC Plan for the North and South parcels, respectively; and (c) the proposed development otherwise is in substantial conformance with the approved proffers, the approved Development Plan, the Concept Plan, and the PRC Plan.

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PRC 2/0 SUBMISSION 06/19/11
PRC 2/0 SUBMISSION REV. 11 07/09/11
PRC 3/0 SUBMISSION 06/19/11
PRC 4TH SUBMISSION 09/14/11
PRC 5TH SUBMISSION 12/06/11
PRC 6TH SUBMISSION 03/05/12
PRC 7TH SUBMISSION 06/22/12

REDEVELOPMENT
OF
SPECTRUM

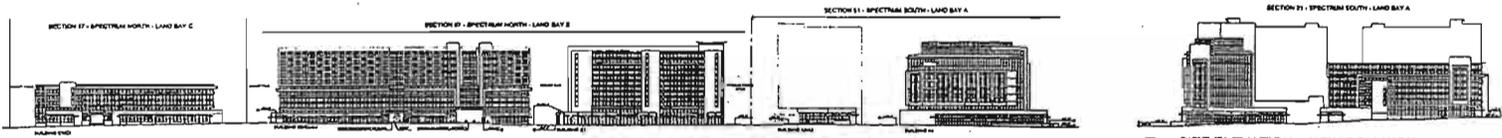
HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

LENER ENTERPRISES
3000 TOWER DAVIS BOULEVARD
SOUTH FLOOR
ROCKVILLE, MD 20853
PHONE: (301) 284-6000
FAX: (301) 492-2828

CONCEPT
SITE PLAN
FINAL PHASE

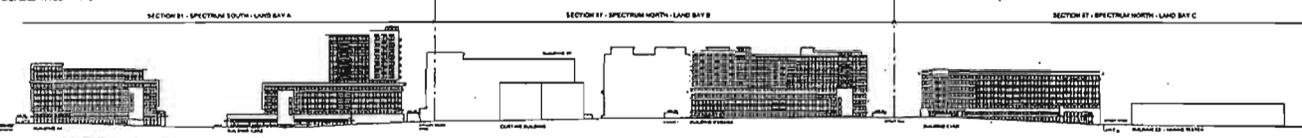
PROJECT NO. 10-063-000

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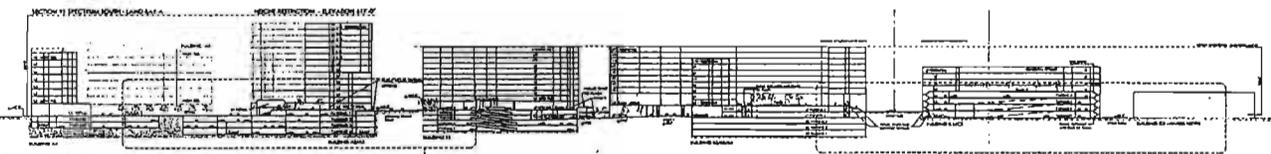


1 SITE ELEVATION - FOUNTAIN DRIVE
SCALE: 1/100" = 1'-0"

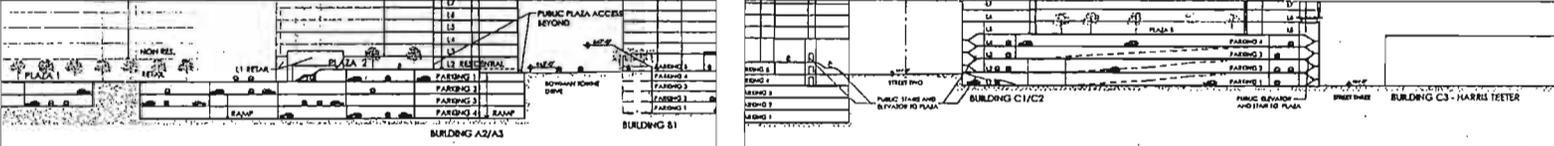
2 SITE ELEVATION - NEW DOMINION
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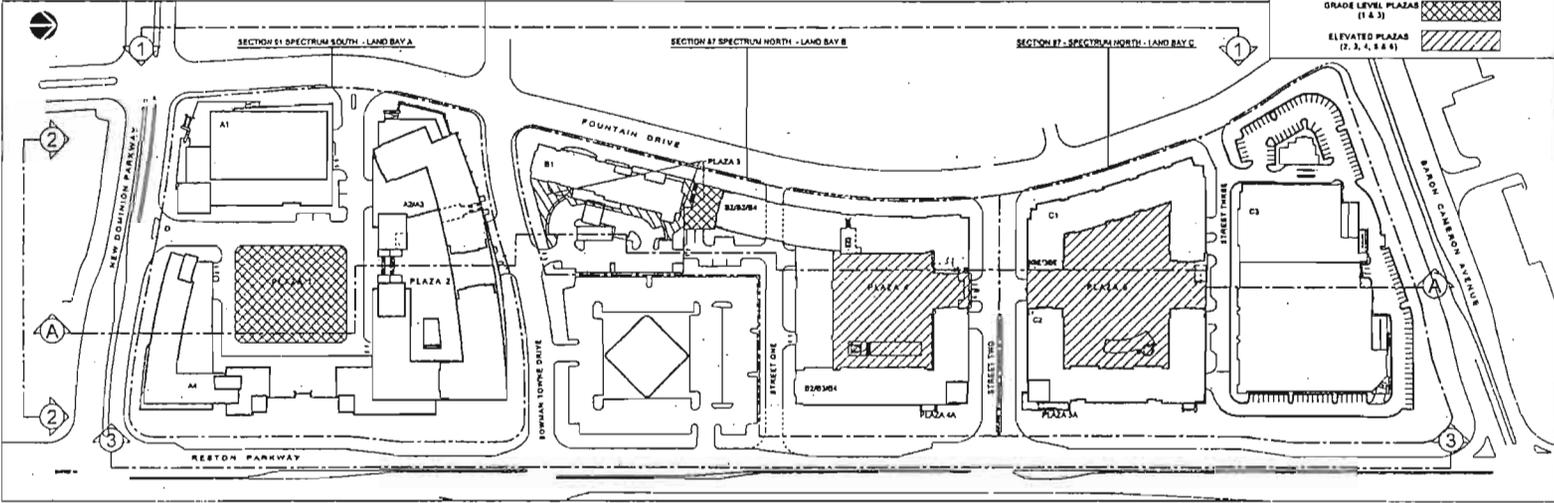
3 SITE ELEVATION - RESTON PARKWAY
SCALE: 1/100" = 1'-0"



A SITE SECTION
SCALE: 1/100" = 1'-0"



KEY PLAN



LEGEND PLAZAS

GRADE LEVEL PLAZAS (1 & 3)	[Cross-hatched pattern]
ELEVATED PLAZAS (2, 3, 4, 5 & 6)	[Diagonal hatched pattern]

FOR CONCEPTUAL PURPOSES ONLY



POLLEO GROUP
ARCHITECTURE - PLANNING
11700 Broken Valley
Suite 100
Falls Church, Virginia 22041
P: 703.642.8211
F: 703.642.8211

CIVIL
URBAN LTD
7713 Little River Turnpike
Annandale, Virginia 22003
P: 703.642.8000
F: 703.642.8211

LANDSCAPE
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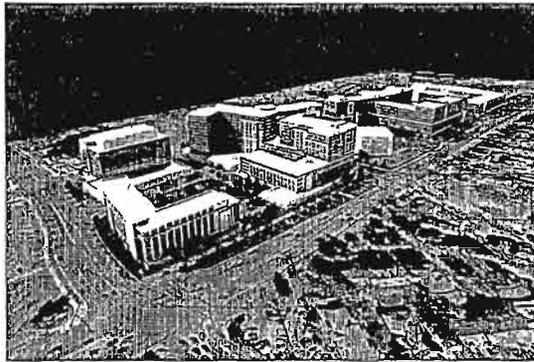
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PRC 6TH SUBMISSION	10/06/11
PRC 7TH SUBMISSION	03/03/12
PRC 8TH SUBMISSION	06/22/12

REDEVELOPMENT
OF
SPECTRUM
HESTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

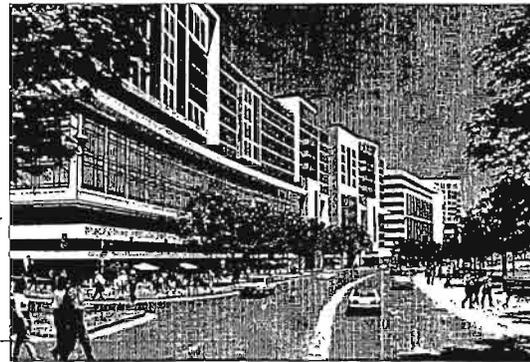
LEASER ENTERPRISES
2000 TOWER CHASE BOULEVARD
EIGHTH FLOOR
ROCKVILLE, MD 20852
PHONE: (301) 284-6000
FAX: (301) 998-2628

CONCEPT
SITE SECTION,
ELEVATIONS
& PLAZAS

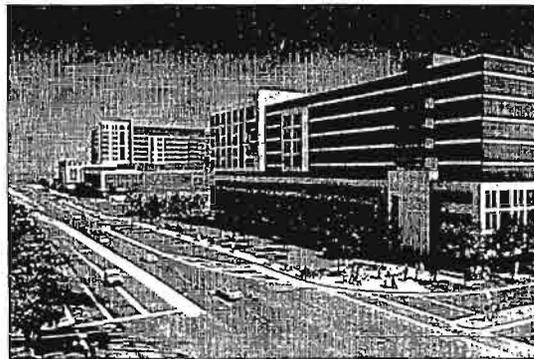
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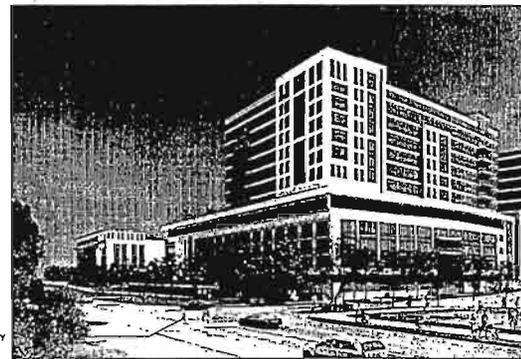
1 OVERALL VIEW FROM SOUTHEAST



2 OVERALL VIEW FROM FOUNTAIN DRIVE



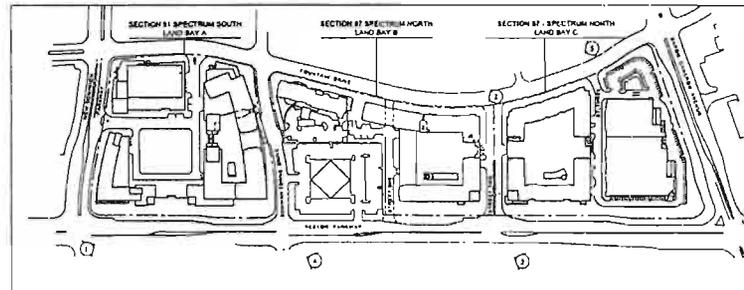
3 OVERALL VIEW FROM RESTON PARKWAY



4 OVERALL VIEW FROM FOUNTAIN DRIVE



3 OVERALL VIEW FROM NORTHWEST



KEY PLAN

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ARCHITECTURE - PLANNING
12700 Spinnaker Way
Suite 105
Reston, Virginia 20191
P: 703.441.9477

CAVR
LITBANK LTD.
7112 Little River Turnpike
Annandale, Virginia 22003
P: 703.843.3000
F: 703.843.4331

LANDSCAPE
PARKER RODRIGUEZ, INC.
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F: 703.344.6700

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05/11/11	PRC 3RD SUBMISSION (REV. 1)
07/08/11	PRC 3RD SUBMISSION
08/18/11	PRC 4TH SUBMISSION
09/14/11	PRC 5TH SUBMISSION
12/01/11	PRC 6TH SUBMISSION
02/01/12	PRC 7TH SUBMISSION

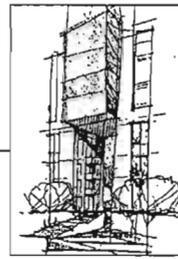
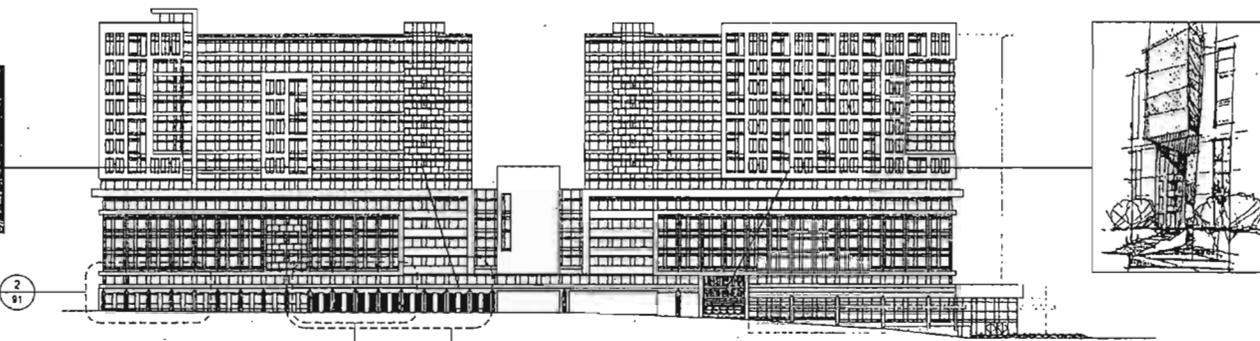
REDEVELOPMENT
OF
SPECTRUM

HUNTER HILL DISTRICT
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FAX: (301) 692-3228

CONCEPT
VIEWS

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SHEET 28 OF 95



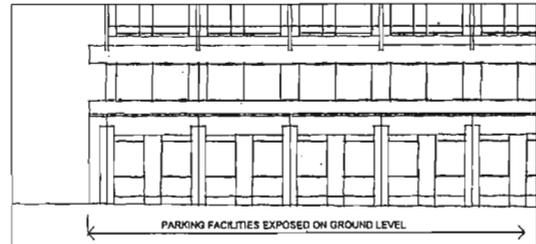
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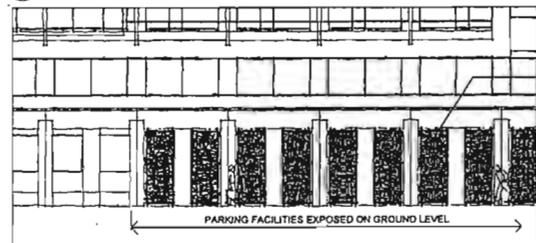
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1
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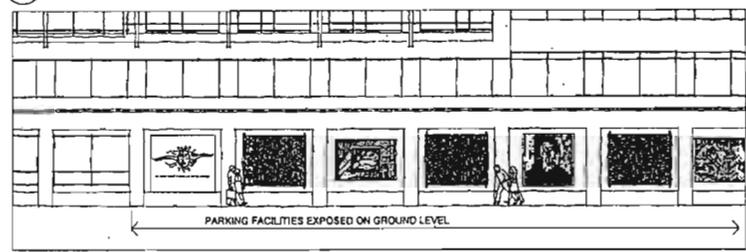
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SCALE: 1/100" = 1'-0"



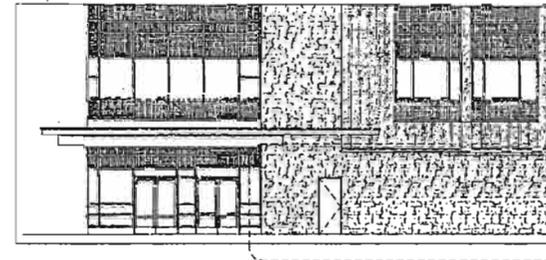
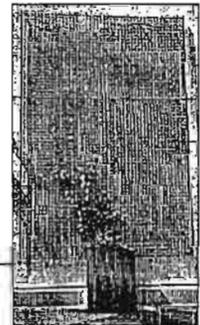
2 CONCEPT ELEVATION - PARKING SCREENING OPTIONS
SCALE: 1/8" = 1'-0"



3 CONCEPT ELEVATION - PARKING SCREENING OPTIONS
SCALE: 1/8" = 1'-0"

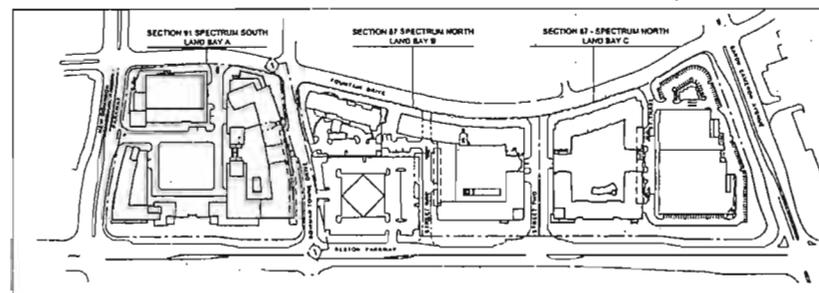


4 CONCEPT ELEVATION - PARKING SCREENING OPTIONS
SCALE: 1/8" = 1'-0"



5 CONCEPT ELEVATION - PARKING SCREENING OPTIONS
SCALE: 1/8" = 1'-0"

GROUND LEVEL PARKING AREAS



KEY PLAN

FOR CONCEPTUAL PURPOSES ONLY



POLLEO GROUP
ARCHITECTURE - PLANNING
12700 Sunrise Valley
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Manassas, Virginia 20108
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CIVIL
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Annandale, Virginia 22003
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F: 703.842.8151

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PRG 1ST SUBMISSION: 05/12/11
PRG 2ND SUBMISSION: 07/10/11
PRG 3RD SUBMISSION: 08/18/11
PRG 4TH SUBMISSION: 09/14/11
PRG 5TH SUBMISSION: 12/09/11
PRG 6TH SUBMISSION: 02/09/12
PRG 7TH SUBMISSION: 06/22/12

**REDEVELOPMENT
OF
SPECTRUM**

HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
LEFFNER ENTERPRISES
2000 TOWER GLASS BOULEVARD
EIGHTH FLOOR
ROCKVILLE, MD 20852
PHONE: (301) 291-6000
FAX: (301) 897-2626

**PARKING
SCREENING
TYPICAL ELEV
BUILDINGS A2/3,
B2/3 & C2**

PROJECT NO: 10 005 000
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SHEET 28A OF 95



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Arlington, Virginia 22003
P: 703 542 3000
F: 703 543 9331

LANDSCAPE
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Arlington, Virginia 22214
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F: 703 548 6750

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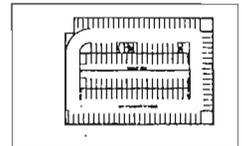
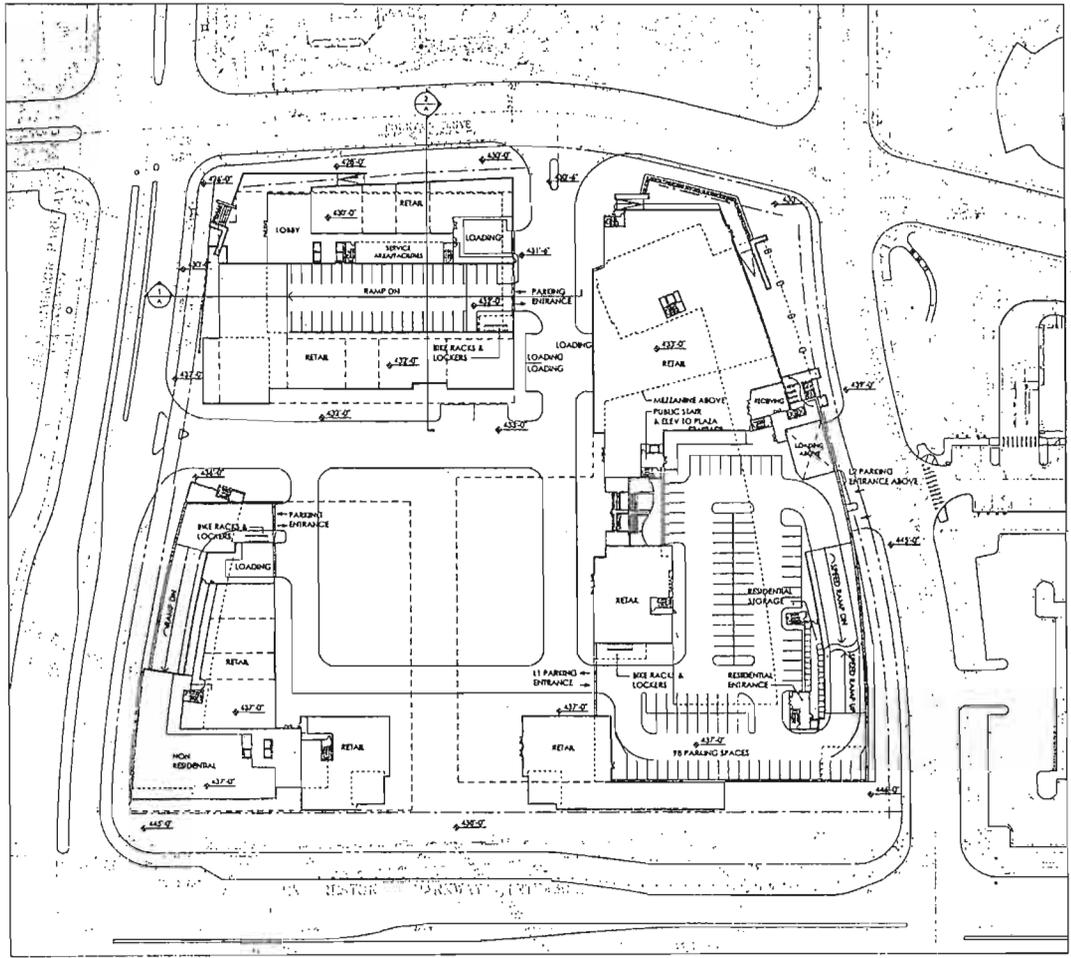
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PRC 5TH SUBMISSION 11/08/11
PRC 6TH SUBMISSION 03/05/12
PRC 7TH SUBMISSION 06/22/12

**REDEVELOPMENT
OF
SPECTRUM**

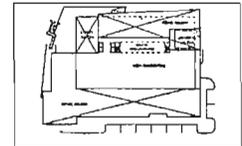
HUNTER HILL DR TRACT
FAIRFAX COUNTY, VIRGINIA
LEASER ENTERPRISES
2000 TOWER OAKS BOULEVARD
EIGHTH FLOOR
ROCKVILLE, MD 20853
PHONE: (301) 284 4002
FAX: (301) 692 4610

**LAND BAY A
BUILDING A1**

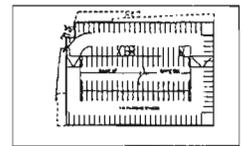
PROJECT NO. 16.005.000
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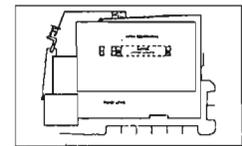
PARKING LEVEL 4



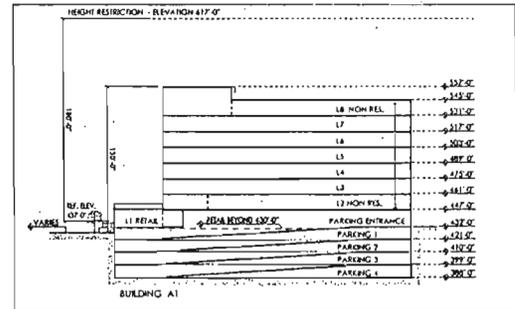
LEVEL 2



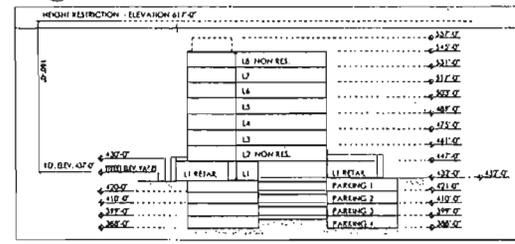
PARKING LEVELS 1-3



TYPICAL LEVEL 3-8



CONCEPT SECTION - BUILDING A1



CONCEPT SECTION - BUILDING A1

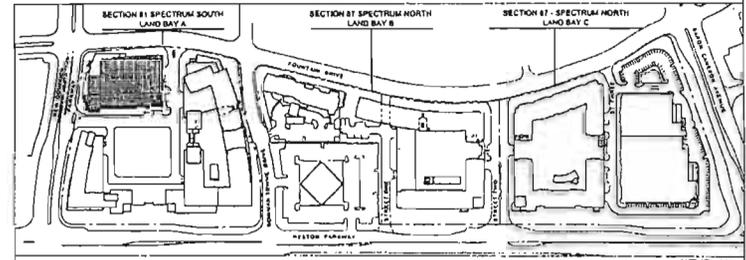
LEVEL 1

AREA SUMMARY BUILDING A1
FINAL PHASE

SPECTRUM	BUILDING	USE	LEVEL	LEAS LEVEL		PARKING		ADA REQUIRE	BIKE RACKS REQUIRED	SUB TOTAL SP/USE		
				GROSS SF/LEVEL	MAX. AFFORDABLE UNIT/NO. ROOMS	REQUIRED	PROVIDED			RESIDENTIAL	RETAIL	NON RESIDENTIAL
SECTION 91 SPECTRUM SOUTH	A1	Parking Structure 4	B0	10,000	0	138	138					
		Parking Structure 23	B0	10,000	0	263	263					
		Parking Structure 1	B0	2,000	0	543	543					
		Hotel		11,000	100			11	8	9	25,000	173,000
		Non-Residential	A1	4,000	18							
		Non-Residential	A2	18,000	13							
		Non-Residential (TRF)	B3, B4	150,000	360							
		TOTAL		187,000	8	306	306					

Fairfax County Parking Requirements
Non-Residential Office: 2.0 spaces per 1,000 sq ft
Non-Residential Hotel: 1.0 space per unit plus 4 per 50 units, plus 1 space required for bicycles
Retail: 4.0 per 1,000 sq ft
Residential: 1.0 spaces per unit

FOR CONCEPTUAL PURPOSES ONLY



KEYPLAN



POLLO GROUP
 ARCHITECTURE - PLANNING
 1700 Sunline Valley
 Suite 101
 Reston, Virginia 20191
 P: 703.443.6877

CON
 URBAN LTD
 7512 Lee Road Turnpike
 Alexandria, Virginia 22303
 P: 703.541.2806
 F: 703.541.2811
LANDSCAPE
 PARKER RODRIGUEZ, INC
 101 N Union Street, Suite 320
 Alexandria, Virginia 22314
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 F: 703.548.8280

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 PAC 2ND SUBMISSION REV. 1: 07/06/11
 PAC 2ND SUBMISSION: 06/16/11
 PAC 4TH SUBMISSION: 08/14/11
 PAC 5TH SUBMISSION: 12/01/11
 PAC 6TH SUBMISSION: 03/05/12
 PAC 7TH SUBMISSION: 08/27/12

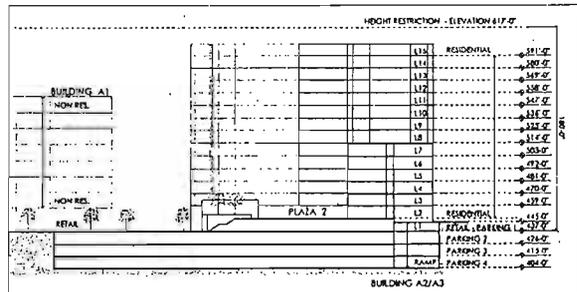
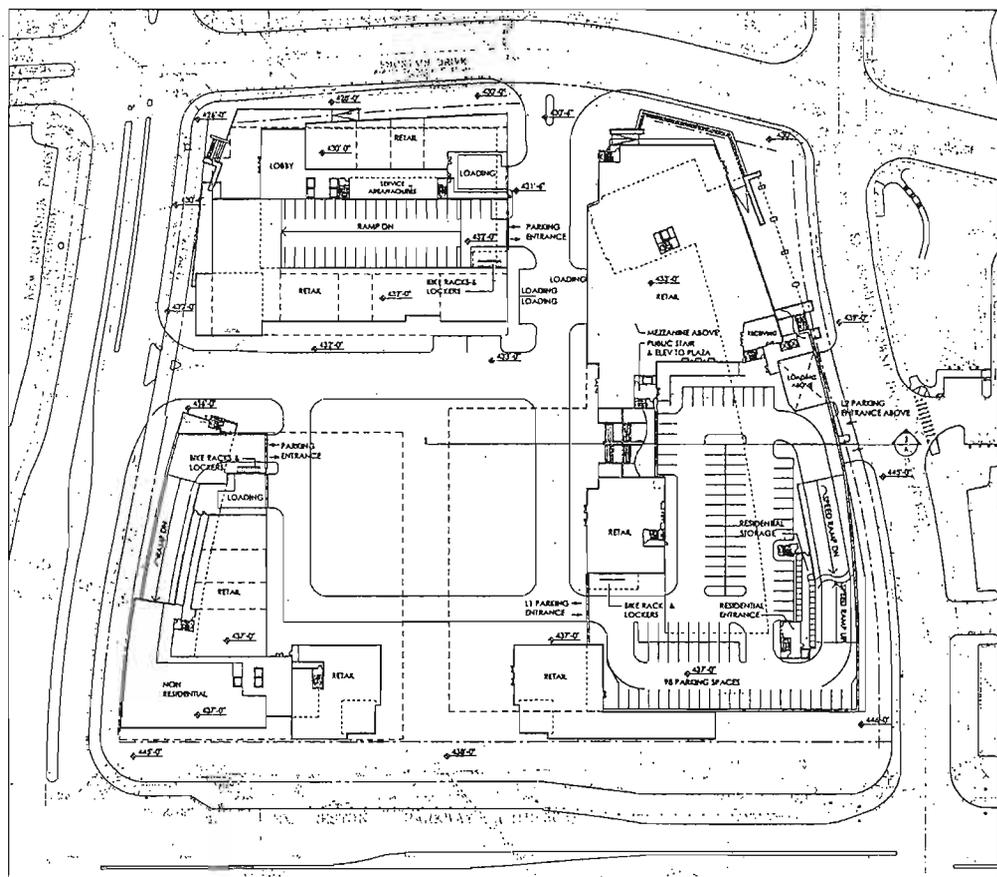
**REDEVELOPMENT
 OF
 SPECTRUM**

HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 LERNER ENTERPRISES
 3200 TOWER DRIVE BOULDERVADE
 EIGHTH FLOOR
 ROCKVILLE, MD 20852
 PHONE: (301) 784-6000
 FAX: (301) 692-2828

**LAND BAY A
 BUILDING A2/A3**

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SHEET 30 OF 95





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 ARCHITECTURE + PLANNING
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 Suite 105
 Reston, Virginia 20191
 P: 703.441.6671

OWNER
 GUNBAR LTD
 7713 Lake River Turnpike
 Alexandria, Virginia 22001
 P: 703.841.8000
 F: 703.642.8251

LANDSCAPE
 FARMER RODRIGUEZ, INC
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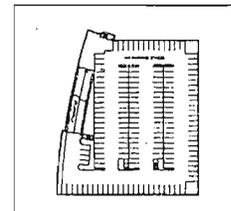
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**REDEVELOPMENT
 OF
 SPECTRUM**

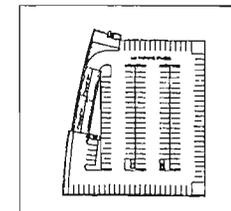
MUNICIPAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 LERNER ENTERPRISES
 2000 TOWER DANG BOULEVARD
 800TH FLOOR
 ROCKVILLE, MD 20851
 PHONE: (301) 784-6000
 FAX: (301) 932-2626

**LAND BAY A
 BUILDING A4**

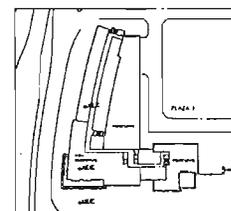
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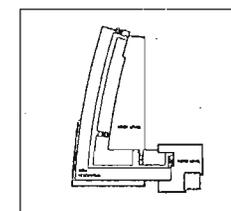
PARKING LEVEL 2
 77.000'



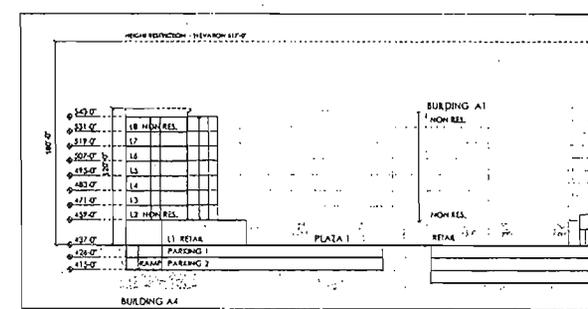
PARKING LEVEL 1
 77.000'



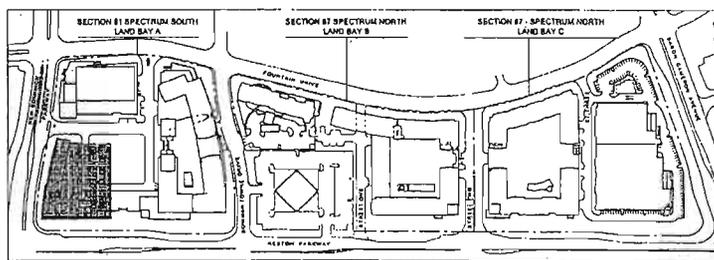
LEVEL 2 - RESTON PARKWAY ACCESS
 77.000'



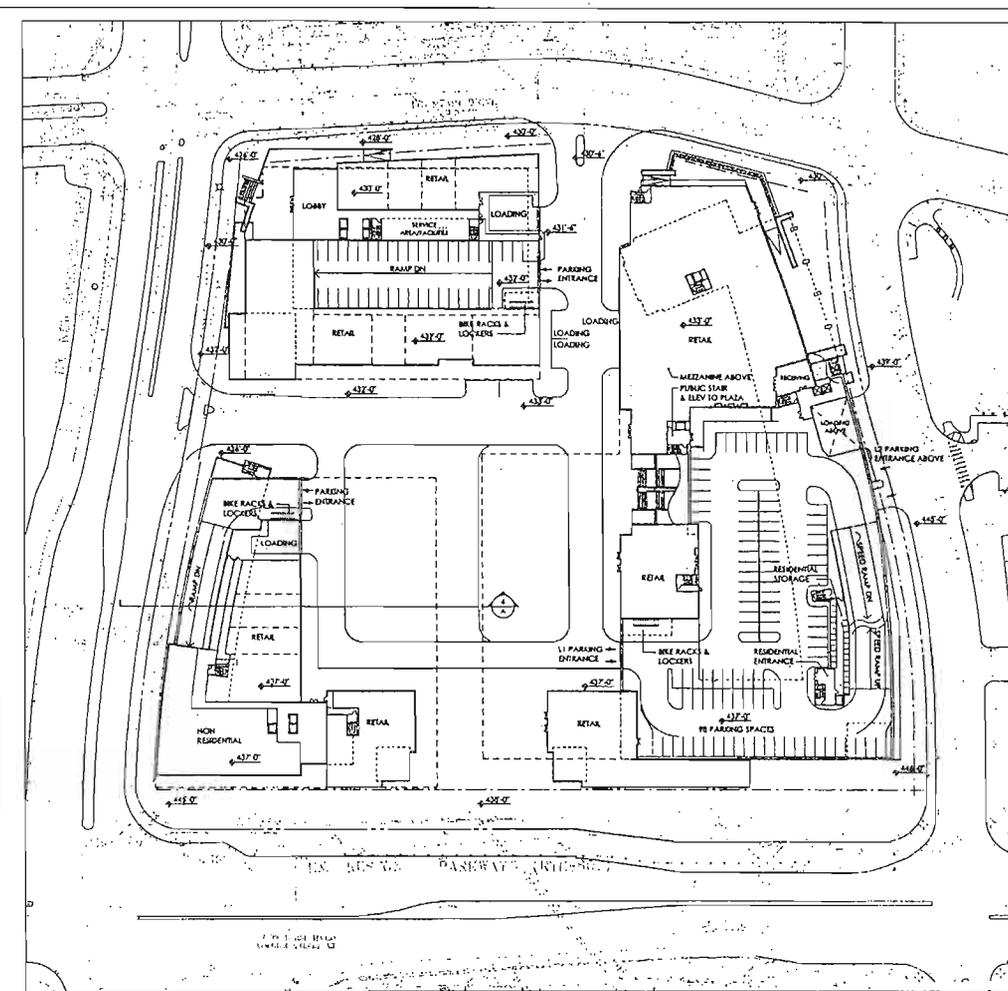
TYPICAL LEVEL 3-8
 77.000'



CONCEPT SECTION - BUILDING A4
 77.000'



KEYPLAN



LEVEL 1
 77.000'

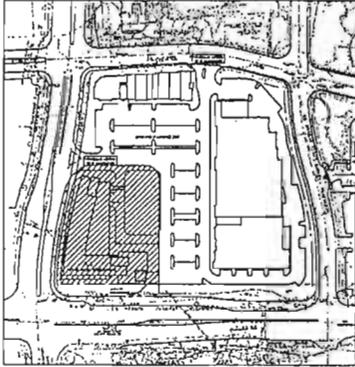
**AREA SUMMARY BUILDING A4
 FINAL PHASE**

SPECTRUM	BUILDING	USE	LEVEL	LAND LEVEL		PARKING		ADA REQUIRED	BIKE RACKS REQUIRED	SUB-TOTAL SF / USE		
				GRASS EMPLOYE	MULTI-FAMILY WITH ROOMS	REQUIRED	PROVIDED			RESIDENTIAL	RETAIL	NON-RESIDENTIAL
SECTION 81	A4	Parking Structure 2	80			100	100					
		Office Building 1	80			100	100					
		Plaza				15,000	15,000					
		Non-Residential	13			31,012	31,012					
		Non-Residential (TYR)	13,13			20,700	148,330	206	206			
TOTAL						171,012	206	206	206			138,833

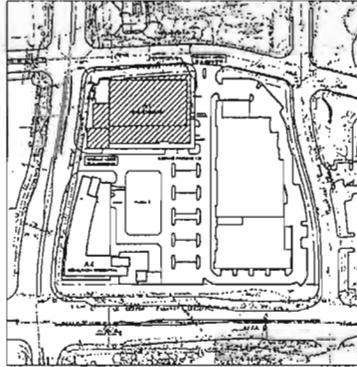
Fairfax County Parking Requirements
 Non-Residential Office: 2.6 spaces per 1,000 sq ft
 Non-Residential Retail: 1 space per unit plus 4 per 50 units, plus spaces required for business
 Retail: 4.3 per 1,000 sq ft
 Residential: 1.8 spaces per unit

FOR CONCEPTUAL PURPOSES ONLY

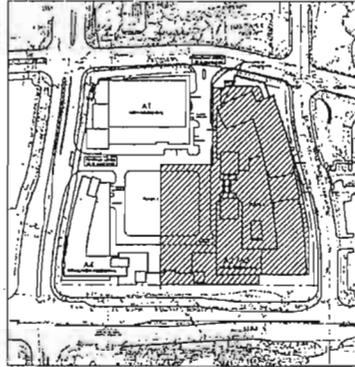
OPTION 5



PHASE 1
1" = 150'-0"



PHASE 2
1" = 150'-0"



PHASE 3
1" = 150'-0"

PHASE 1 - A1

Lot/Block	Lot Area	Building Area	Site	Proposed # of New Residential Units	Proposed # of Total Units	Existing Units	Net Change of Units	Building Footprint	Height	Setback	Estimated Parking	Required Parking	Excess/Deficit	Notes
100-000-000-000	100,000	10,000	Phase 1	100	100	0	0	10,000	10	10	100	100	0	100 parking spaces including 20 spaces for existing building when constructed.
TOTAL	100,000	10,000		100	100	0	0	10,000	10	10	100	100	0	

PHASE 2 - A1 + A2

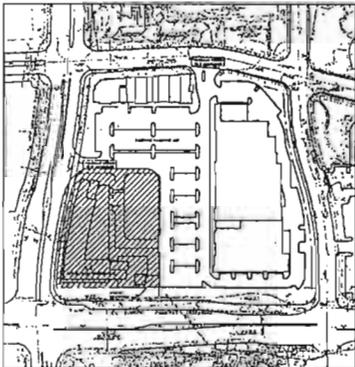
Lot/Block	Lot Area	Building Area	Site	Proposed # of New Residential Units	Proposed # of Total Units	Existing Units	Net Change of Units	Building Footprint	Height	Setback	Estimated Parking	Required Parking	Excess/Deficit	Notes
100-000-000-000	100,000	10,000	Phase 2	100	100	0	0	10,000	10	10	100	100	0	100 parking spaces including 20 spaces for existing building when constructed.
TOTAL	100,000	10,000		100	100	0	0	10,000	10	10	100	100	0	

PROPOSED PHASE 3

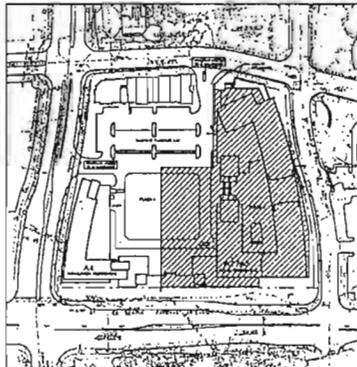
Lot/Block	Lot Area	Building Area	Site	Proposed # of New Residential Units	Proposed # of Total Units	Existing Units	Net Change of Units	Building Footprint	Height	Setback	Estimated Parking	Required Parking	Excess/Deficit	Notes
100-000-000-000	100,000	10,000	Phase 3	100	100	0	0	10,000	10	10	100	100	0	100 parking spaces including 20 spaces for existing building when constructed.
TOTAL	100,000	10,000		100	100	0	0	10,000	10	10	100	100	0	

Fairfax County Parking Requirements:
 Min. Residential: 1.0 spaces per 1,000 sq ft
 Min. Commercial: 2.0 spaces per 1,000 sq ft
 Min. Office: 1.0 spaces per 1,000 sq ft
 Min. Retail: 1.0 spaces per 1,000 sq ft
 Min. Restaurant: 1.0 spaces per 1,000 sq ft

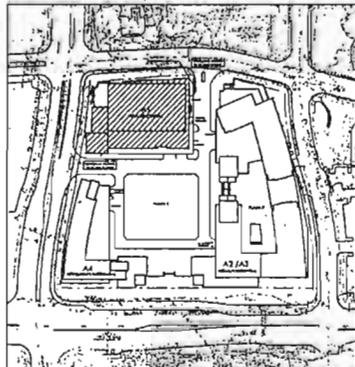
OPTION 6



PHASE 1
1" = 150'-0"



PHASE 2
1" = 150'-0"



PHASE 3
1" = 150'-0"

PHASE 1 - A1

Lot/Block	Lot Area	Building Area	Site	Proposed # of New Residential Units	Proposed # of Total Units	Existing Units	Net Change of Units	Building Footprint	Height	Setback	Estimated Parking	Required Parking	Excess/Deficit	Notes
100-000-000-000	100,000	10,000	Phase 1	100	100	0	0	10,000	10	10	100	100	0	100 parking spaces including 20 spaces for existing building when constructed.
TOTAL	100,000	10,000		100	100	0	0	10,000	10	10	100	100	0	

PHASE 2 - A1 + A2A2

Lot/Block	Lot Area	Building Area	Site	Proposed # of New Residential Units	Proposed # of Total Units	Existing Units	Net Change of Units	Building Footprint	Height	Setback	Estimated Parking	Required Parking	Excess/Deficit	Notes
100-000-000-000	100,000	10,000	Phase 2	100	100	0	0	10,000	10	10	100	100	0	100 parking spaces including 20 spaces for existing building when constructed.
TOTAL	100,000	10,000		100	100	0	0	10,000	10	10	100	100	0	

PROPOSED PHASE 3

Lot/Block	Lot Area	Building Area	Site	Proposed # of New Residential Units	Proposed # of Total Units	Existing Units	Net Change of Units	Building Footprint	Height	Setback	Estimated Parking	Required Parking	Excess/Deficit	Notes
100-000-000-000	100,000	10,000	Phase 3	100	100	0	0	10,000	10	10	100	100	0	100 parking spaces including 20 spaces for existing building when constructed.
TOTAL	100,000	10,000		100	100	0	0	10,000	10	10	100	100	0	

Fairfax County Parking Requirements:
 Min. Residential: 1.0 spaces per 1,000 sq ft
 Min. Commercial: 2.0 spaces per 1,000 sq ft
 Min. Office: 1.0 spaces per 1,000 sq ft
 Min. Retail: 1.0 spaces per 1,000 sq ft
 Min. Restaurant: 1.0 spaces per 1,000 sq ft

NOTE: when parking deficiency occurs, shared parking or alternate method will be used to meet County minimum parking requirements.

FOR CONCEPTUAL PURPOSES ONLY



POLLEO GROUP
 ARCHITECTURE + PLANNING
 12700 Sunrise Valley
 Suite 100
 Fairfax, Virginia 22031
 P: 703.441.2151
 F: 703.441.2151

URBAN LTD
 7712 Life River Turnpike
 Alexandria, Virginia 22303
 P: 703.441.2060
 F: 703.441.2151

LANDSCAPE
PARKER RODRIGUEZ, INC.
 431 W. Lakeside Street, Suite 202
 Alexandria, Virginia 22314
 P: 703.444.8010
 F: 703.444.8740

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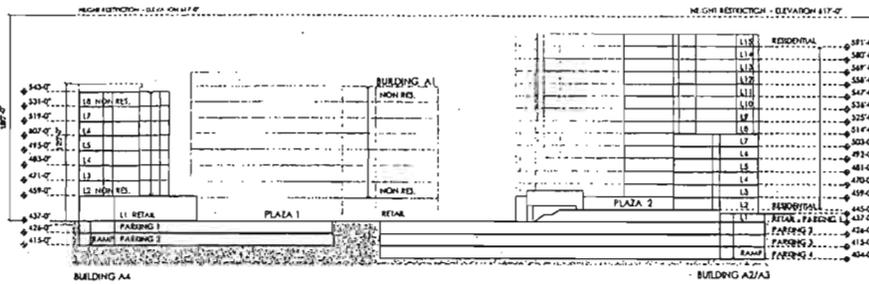
DATE: 12/01/11
 PHC 2ND SUBMISSION 05/11/11
 PHC 3RD SUBMISSION REV 12/01/11
 PHC 4TH SUBMISSION 08/18/11
 PHC 5TH SUBMISSION 08/18/11
 PHC 6TH SUBMISSION 12/01/11
 PHC 7TH SUBMISSION 03/05/12
 PHC 8TH SUBMISSION 05/22/12

REDEVELOPMENT
 OF
SPECTRUM
 WINTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 LEVITER ENTERPRISES
 3000 TOWER DAVIS BOULEVARD
 EIGHTH FLOOR
 ROCKVILLE, MD 20852
 PHONE: (301) 284-6000
 FAX: (301) 810-2008

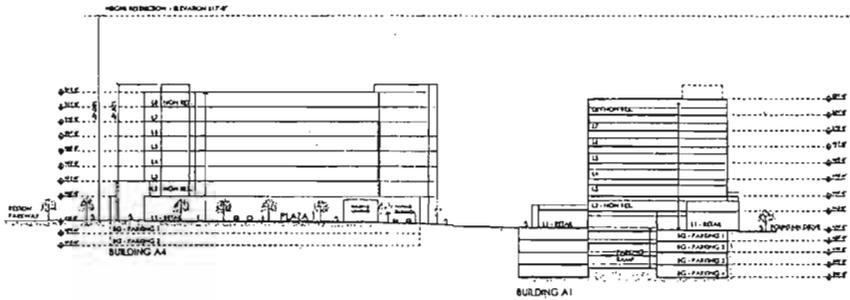
INTEGRATION
 PLAN
 LAND BAY A
 OPTIONS 5 & 6

PROJECT NO: 10-069-000
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CONCEPT SITE SECTIONS

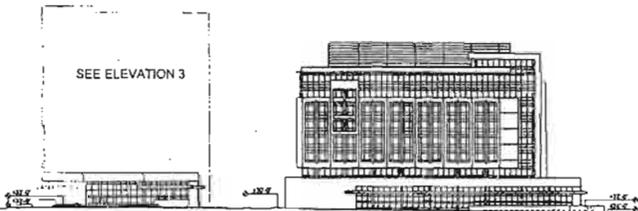


A SITE SECTION THROUGH PLAZA 1 & 2 - SOUTH VIEW
SCALE: 1:50" = 1'-0"

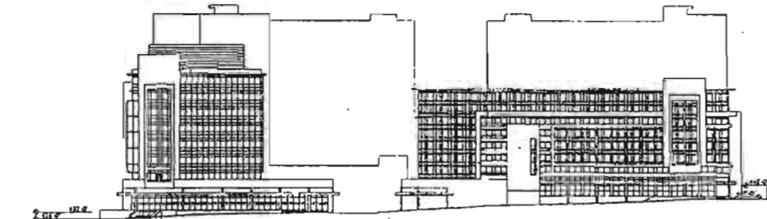


B SITE SECTION THROUGH PLAZA 1 - WEST VIEW
SCALE: 1:50" = 1'-0"

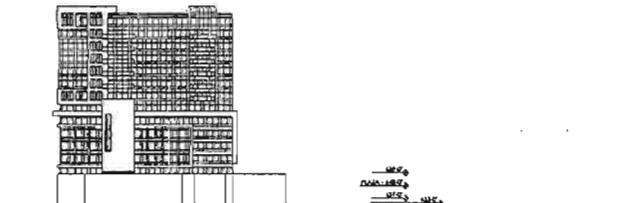
CONCEPT ELEVATIONS



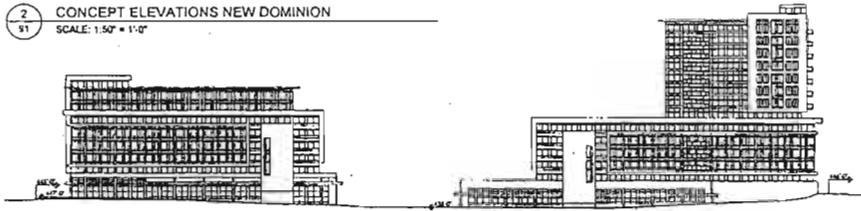
1 CONCEPTS ELEVATIONS FOUNTAIN DRIVE
SCALE: 1:50" = 1'-0"



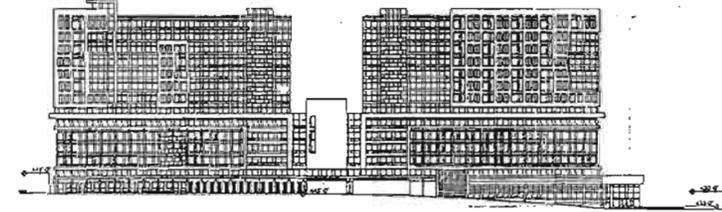
2 CONCEPT ELEVATIONS NEW DOMINION
SCALE: 1:50" = 1'-0"



3 CONCEPT ELEVATION FOUNTAIN DRIVE
SCALE: 1:50" = 1'-0"

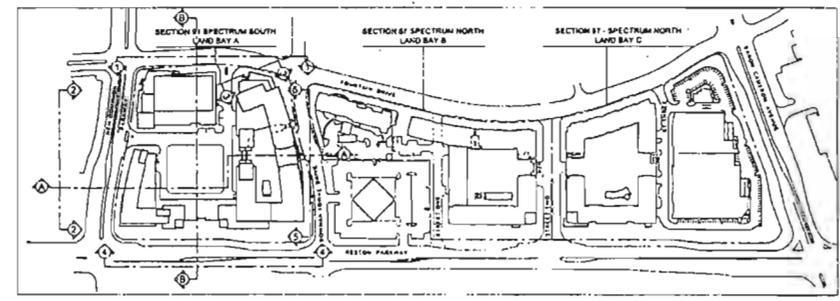


4 CONCEPT ELEVATIONS RESTON PARKWAY
SCALE: 1:50" = 1'-0"



5 CONCEPT ELEVATION BOWMAN TOWNE DRIVE
SCALE: 1:50" = 1'-0"

FOR CONCEPTUAL PURPOSES ONLY



KEY PLAN

POLLEG GROUP
ARCHITECTURE - PLANNING
13700 Sunrise Valley
Bldg 105
Reston, Virginia 20191
P: 703.441.9877

CIVIL
URBAN LTD
2712 Lee River Turnpike
Alexandria, Virginia 22303
P: 703.642.8000
F: 703.642.8331

LANDSCAPE
PARKER RODRIGUEZ, INC
101 N Union Street, Suite 370
Alexandria, Virginia 22314
P: 703.348.3010
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POLLEG GROUP, PC (2011)

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 PAC 3RD SUBMISSION: 06/18/11
 PAC 4TH SUBMISSION: 07/14/11
 PAC 5TH SUBMISSION: 12/01/11
 PAC 6TH SUBMISSION: 03/06/12
 PAC 7TH SUBMISSION: 09/20/12

**REDEVELOPMENT
OF
SPECTRUM**

LEWIS HALL DISTRICT
FAIRFAX COUNTY, VIRGINIA

LEWIS ENTERPRISES
2000 TOWER GATE BOULEVARD
EIGHTH FLOOR
ROCKVILLE, MD 20851
PHONE: (301) 784-8000
FAX: (301) 492-1825

**CONCEPT
SITE SECTIONS
& ELEVATIONS
LANDBAY A**

PROJECT NO: 13-001-000

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 ARCHITECTURE - PLANNING
 12700 Sunrise Valley
 Suite 105
 Reston, Virginia 20191
 P: 703.481.6677

CON.
 URBAN LTD
 7712 Lake River Turnpike
 Alexandria, Virginia 22303
 P: 703.843.8090
 F: 703.843.8141

LANDSCAPE
 PARKER RODRIGUEZ INC.
 101 W. Union Street, Suite 320
 Alexandria, Virginia 22314
 P: 703.846.8610
 F: 703.848.0390

POLLEO GROUP, PC DSR12

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 PRO 3RD SUBMISSION 06/18/11
 PRO 4TH SUBMISSION 06/14/11
 PRO 5TH SUBMISSION 12/08/11
 PRO 6TH SUBMISSION 03/07/12
 PRO 7TH SUBMISSION 06/23/12

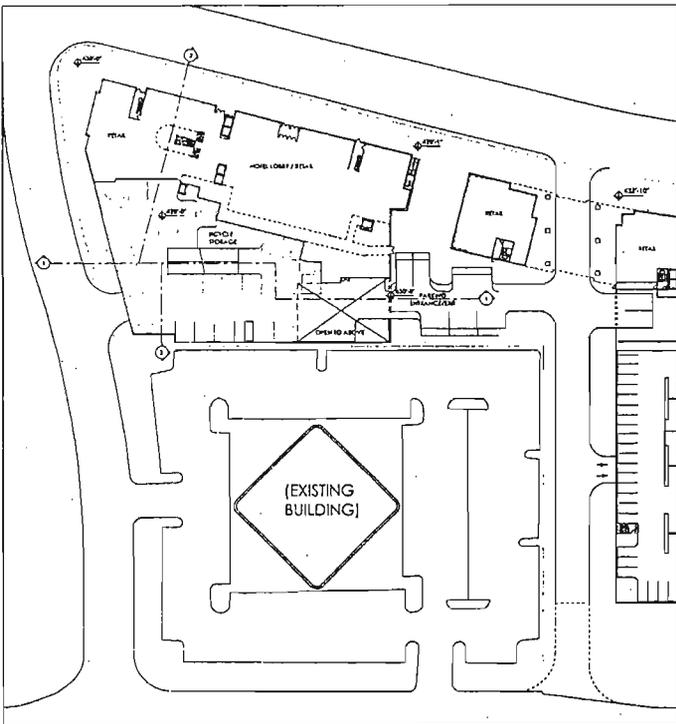
**REDEVELOPMENT
 OF
 SPECTRUM**

HUNTER HILL DISTRICT
 FAYFAK COUNTY, VIRGINIA

LENER ENTERPRISES
 2000 TOWER OAKS BOULEVARD
 EIGHTH FLOOR
 ROCKVILLE, MD 20852
 PHONE: (301) 284-8000
 FAX: (301) 592-2676

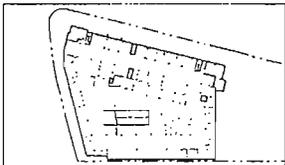
**LAND BAY B
 BUILDING B1**

PROJECT NO.: 10.006.000
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LEVEL 1 - PARKING GARAGE 3
 1" = 50'-0"

ELEVATION 0'-0" GROUND LEVEL



PARKING GARAGE 1
 ELEVATION 400'-0" BELOW GRADE
 1" = 100'-0"

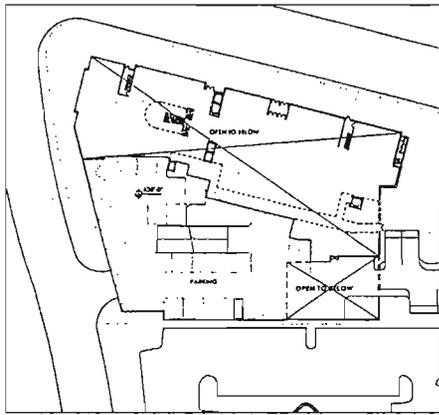


PARKING GARAGE 2
 ELEVATION 410'-0" BELOW GRADE
 1" = 100'-0"

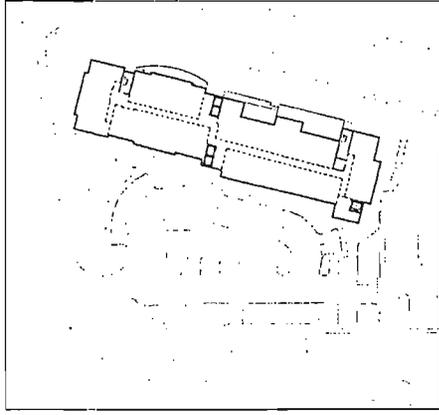
AREA SUMMARY BUILDING B1		LAND LEVEL				PARKING		TOTAL FLOOR AREA		TOTAL FLOOR AREA	
SECTION	BUILDING	USE	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)					
SECTION 07	BUILDING B1	Parking Structure 1	100	100	100	100	100	100	100	100	100
		Parking Structure 2	100	100	100	100	100	100	100	100	100
		Land	100	100	100	100	100	100	100	100	100
		Land	100	100	100	100	100	100	100	100	100
TOTAL		400	400	400	400	400	400	400	400	400	

Fairfax County Parking Requirements
 Non-Residential Office: 2.8 spaces per 1,000 sq ft
 Retail: 1.5 spaces per 1,000 sq ft
 Non-Residential Mixed: 1 space per unit plus 4 per 50 units, plus 1 space required for building
 Residential: 1.8 spaces per unit

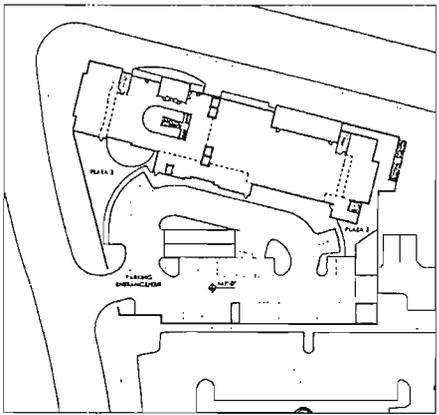
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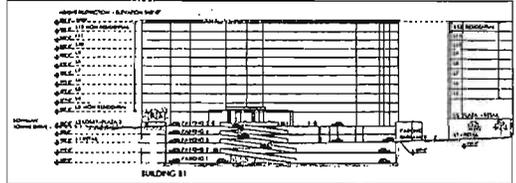
PARKING GARAGE 4
 1" = 50'-0" ELEVATION 430'-0"



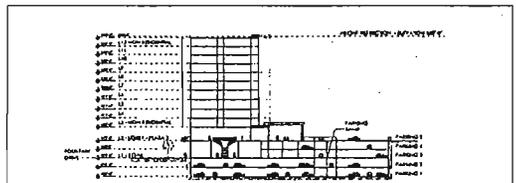
TYPICAL LEVEL 3 - 12
 1" = 100'-0" ELEVATION 460'-0" - 540'-0"



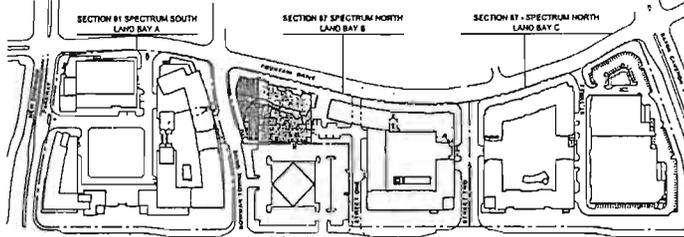
LEVEL 2 - PARKING GARAGE 5
 1" = 50'-0" ELEVATION 470'-0"



1 CONCEPT SECTION THROUGH LAND BAY B



2 CONCEPT SECTION THROUGH LAND BAY B



KEY PLAN



POLLO GROUP
 ARCHITECTURE + PLANNING
 12700 Sunrise Valley
 Suite 102
 Reston, Virginia 20191
 P: 703.441.8077

CIVIL
 URBAN LTD
 1113 Lee River Parkway
 Annandale, Virginia 22003
 P: 703.242.2860
 F: 703.242.2251

LANDSCAPE
 PARKER ROBINSON, INC.
 101 N Union Street, Suite 205
 Alexandria, Virginia 22314
 P: 703.844.2010
 F: 703.844.2199

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 PRC 3RD SUBMISSION 08/09/11
 PRC 4TH SUBMISSION 09/04/11
 PRC 5TH SUBMISSION 12/09/11
 PRC 6TH SUBMISSION 03/09/12
 PRC 7TH SUBMISSION 06/20/12

**REDEVELOPMENT
 OF
 SPECTRUM**

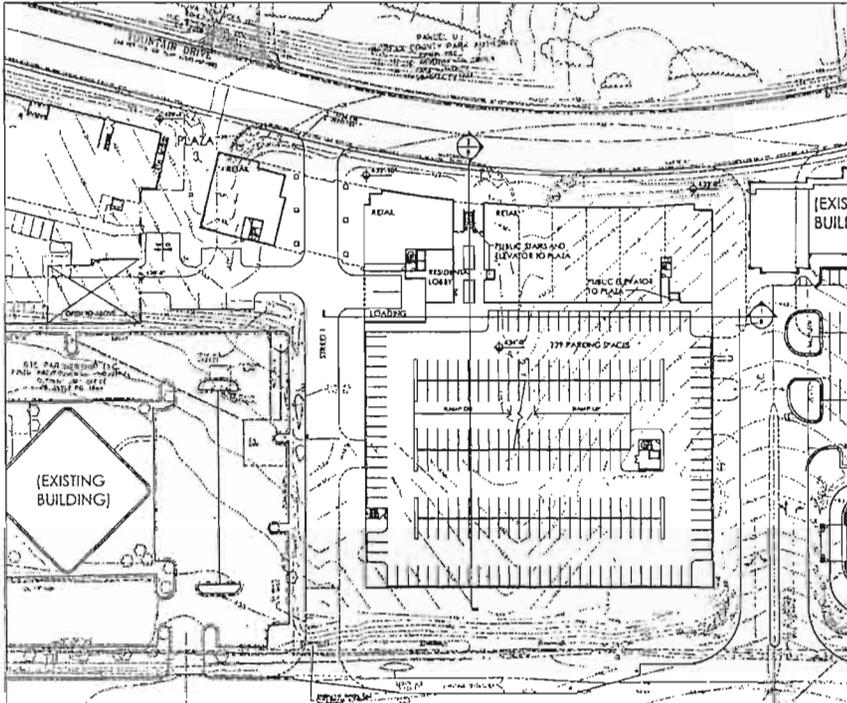
HUNTER MILL DISTRICT
 FARMER COUNTY, VIRGINIA
 3000 TOWER GARDEN BOULEVARD
 EIGHTH FLOOR
 ROCKVILLE, MD 20853
 PHONE: (301) 384-6000
 FAX: (301) 863-2206

**LAND BAY B
 BUILDING
 B2/B3/B4**

PROJECT NO. 10.00.000

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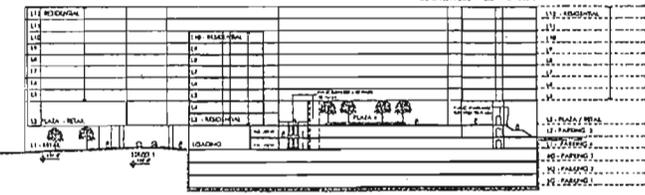
SHEET 37 OF 55



LEVEL 1 - PARKING GARAGE 4
 1" = 32' 0"

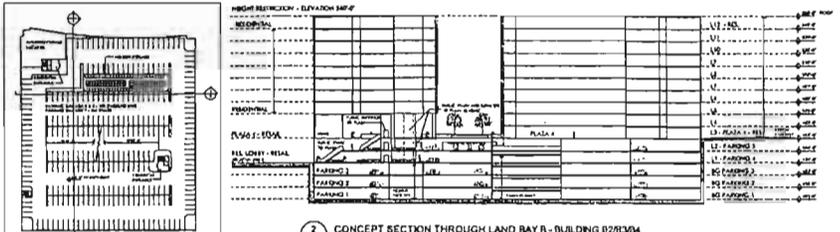
SECTION	BUILDING	USE	LEVEL	SQUARE FEET	MULTIFAMILY UNITS	GARAGE		ADA COMPLIANT	BIKE RACKS	NON-CENTRAL UNITS	TOTAL	TOTAL
						REQUIRED	PROVIDED					
SECTION 10 SPECTRUM NORTH	B2/B3/B4	Parking Structure 1	B2	108,000	0	108,000	108,000	0	0	0	108,000	108,000
		Parking Structure 2	B3	108,000	0	108,000	108,000	0	0	0	108,000	108,000
		Parking Structure 3	B4	108,000	0	108,000	108,000	0	0	0	108,000	108,000
		Plaza	PL	10,000	0	10,000	0	0	0	0	0	10,000
		Parking Structure 4	B1	108,000	0	108,000	108,000	0	0	0	108,000	108,000
		Parking Structure 5	B2	108,000	0	108,000	108,000	0	0	0	108,000	108,000
		Residential Amenities	AM	10,000	0	10,000	0	0	0	0	0	10,000
		Residential Units	RU	10,000	0	10,000	0	0	0	0	0	10,000
		Residential Units	RU	10,000	0	10,000	0	0	0	0	0	10,000
		Residential Units	RU	10,000	0	10,000	0	0	0	0	0	10,000
TOTAL				562,000	0	562,000	562,000	0	0	0	562,000	

For more County Parking Requirements
 Non-Residential at Office: 5.61 sq ft per 1,000 sq ft
 Retail: 2.3 spaces per 1,000 sq ft
 Residential: 1.0 spaces per unit

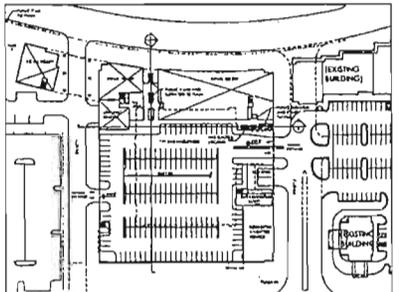


CONCEPT SECTION THROUGH LAND BAY B - BUILDING B2/B3/B4
 1" = 32' 0"

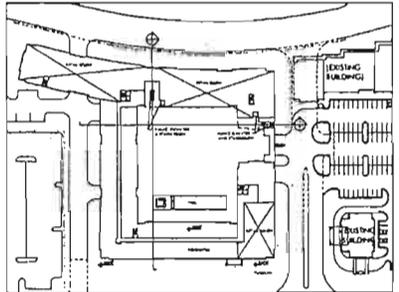
FOR CONCEPTUAL PURPOSES ONLY



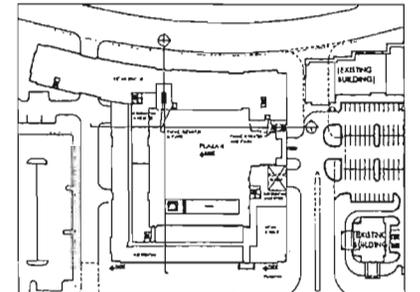
PARKING GARAGE 1, 2 & 3
 ELEVATION SHEET 11-12
 1" = 100' 0"



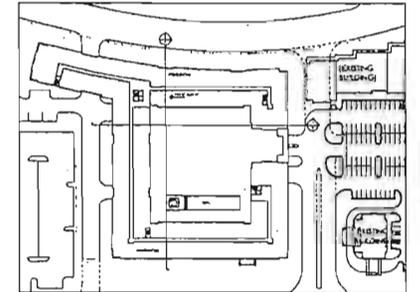
LEVEL 2 - PARKING GARAGE 5
 1" = 100' 0"



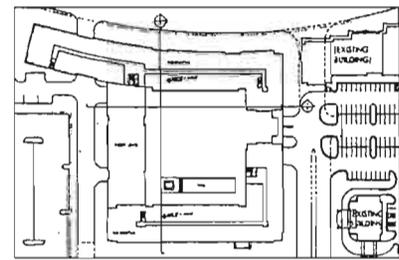
LEVEL 4
 1" = 100' 0"



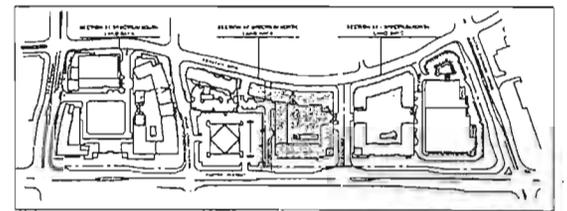
LEVEL 3 - PLAZA 4
 1" = 100' 0"



TYPICAL LEVEL 5-10
 1" = 100' 0"

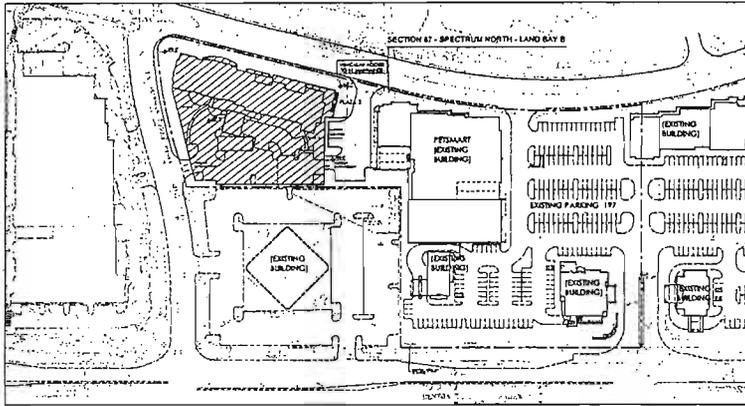


TYPICAL LEVEL 11-12
 1" = 100' 0"



KEYPLAN

OPTION 1

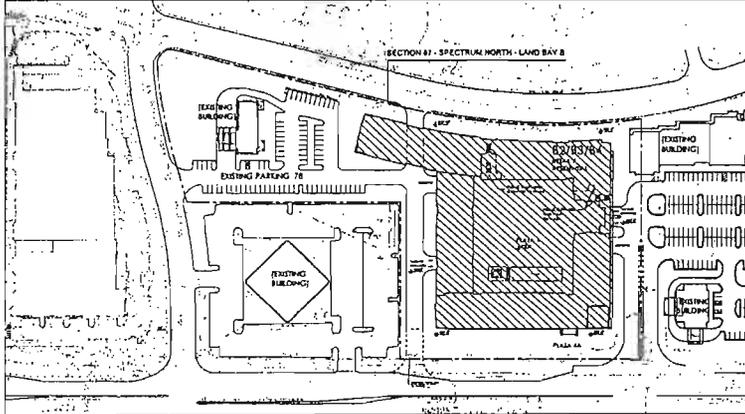


PHASE I - BUILDING B1
1" = 100'-0"

PHASE I														
SPECTRUM	Location	Building	Area	Proposed by	Proposed by Date	Status	Total Area (sq ft)	Building Footprint	Height	Number of Units	Rooms	Required Parking	Proposed Parking	Notes
SECTION 87	Land Bay B	B1	100,000	10/10/00	10/10/00	10/10/00	100,000	100,000	100'	100	100	100	100	100
EXISTING UTILITIES: 100' 100' (See parking lots for distance per side to existing buildings where appropriate)														
TOTAL PARKING: 100' 100'														

NOTE: When parking efficiency occurs parking reduction, shared parking or alternate method will be used to meet County minimum parking requirements.

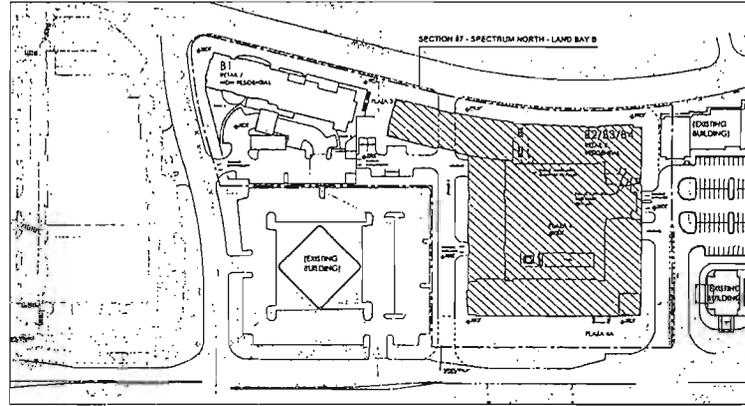
OPTION 2



PHASE I - BUILDING B2, B3 & B4
1" = 100'-0"

PHASE I														
SPECTRUM	Location	Building	Area	Proposed by	Proposed by Date	Status	Total Area (sq ft)	Building Footprint	Height	Number of Units	Rooms	Required Parking	Proposed Parking	Notes
SECTION 87	Land Bay B	B2/B3/B4	100,000	10/10/00	10/10/00	10/10/00	100,000	100,000	100'	100	100	100	100	100
EXISTING UTILITIES: 100' 100' (See parking lots for distance per side to existing buildings where appropriate)														
TOTAL PARKING: 100' 100'														

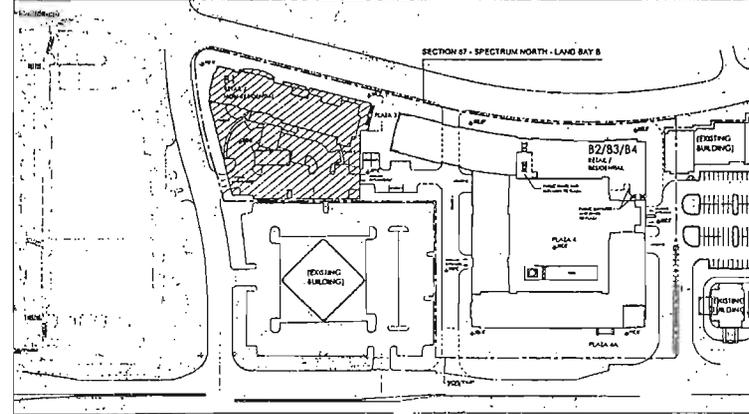
NOTE: When parking efficiency occurs parking reduction, shared parking or alternate method will be used to meet County minimum parking requirements.



FINAL PHASE - BUILDING B2, B3 & B4
1" = 100'-0"

PROPOSED FINAL PHASE														
SPECTRUM	Location	Building	Area	Proposed by	Proposed by Date	Status	Total Area (sq ft)	Building Footprint	Height	Number of Units	Rooms	Required Parking	Proposed Parking	Notes
SECTION 87	Land Bay B	B2/B3/B4	100,000	10/10/00	10/10/00	10/10/00	100,000	100,000	100'	100	100	100	100	100
EXISTING UTILITIES: 100' 100' (See parking lots for distance per side to existing buildings where appropriate)														
TOTAL PARKING: 100' 100'														

NOTE: When parking efficiency occurs parking reduction, shared parking or alternate method will be used to meet County minimum parking requirements.



FINAL PHASE - BUILDING B1
1" = 100'-0"

PROPOSED FINAL PHASE														
SPECTRUM	Location	Building	Area	Proposed by	Proposed by Date	Status	Total Area (sq ft)	Building Footprint	Height	Number of Units	Rooms	Required Parking	Proposed Parking	Notes
SECTION 87	Land Bay B	B1	100,000	10/10/00	10/10/00	10/10/00	100,000	100,000	100'	100	100	100	100	100
EXISTING UTILITIES: 100' 100' (See parking lots for distance per side to existing buildings where appropriate)														
TOTAL PARKING: 100' 100'														

NOTE: When parking efficiency occurs parking reduction, shared parking or alternate method will be used to meet County minimum parking requirements.

FOR CONCEPTUAL PURPOSES ONLY



POLLEO GROUP
ARCHITECTURE - PLANNING
17700 Sunrise Valley
Suite 103
Farmingdale, Virginia 22031
P: 703.441.8877

CIVIL
URBAN/LTD
7711 Lake Shore Turnpike
Annandale, Virginia 22003
P: 703.441.8800
F: 703.441.8751
LANDSCAPE
PARKER ROCHON/BLUM, INC.
101 N Union Street, Suite 320
Arlington, Virginia 22214
P: 703.548.3070
F: 703.548.8280

POLLEO GROUP, P.C. 02012

PROGRESS
PRINT
NOT FOR
CONSTRUCTION

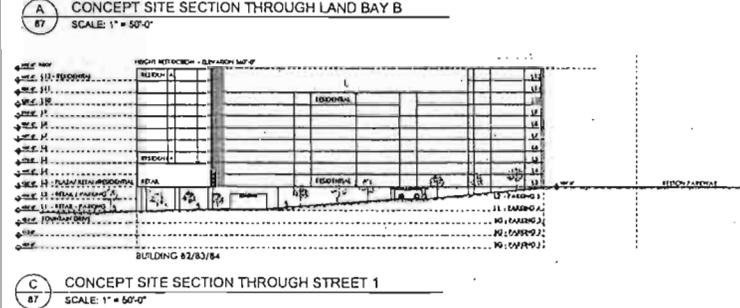
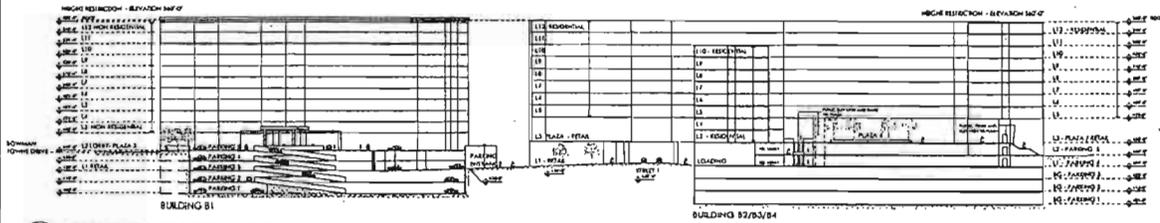
DATE: 12/01/11
PRC 2ND SUBMISSION: 05/11/11
PRC 2ND SUBMISSION (REV. 1): 07/06/11
PRC 3RD SUBMISSION: 08/18/11
PRC 4TH SUBMISSION: 09/14/11
PRC 5TH SUBMISSION: 10/09/11
PRC 6TH SUBMISSION: 03/09/11
PRC 7TH SUBMISSION: 06/27/11

REDEVELOPMENT
OF
SPECTRUM
HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
LEHNER ENTERPRISES S
2000 TOWER DRIVE BOULEVARD
EIGHTH FLOOR
ROCKVILLE, MD 20853
PHONE: (301) 284-6000
FAX: (301) 492-7028

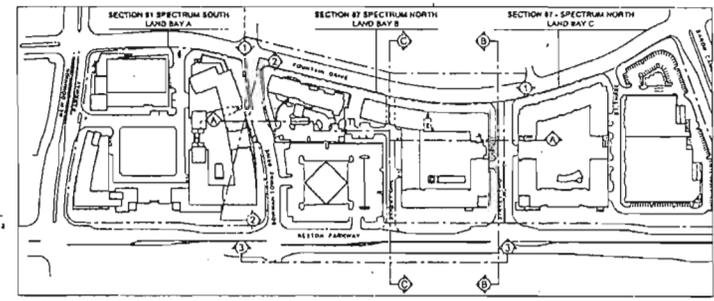
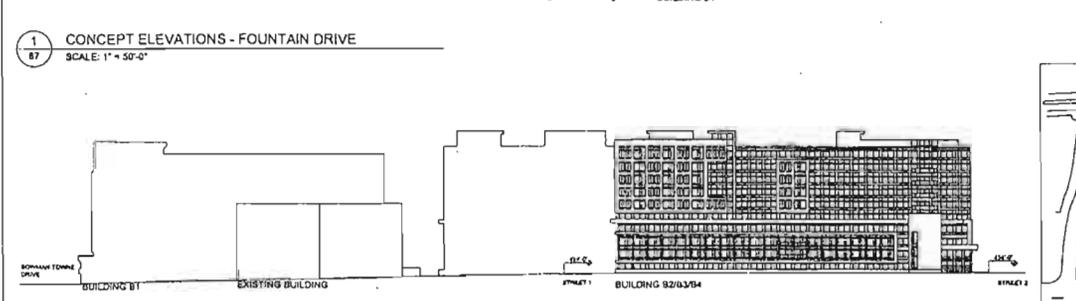
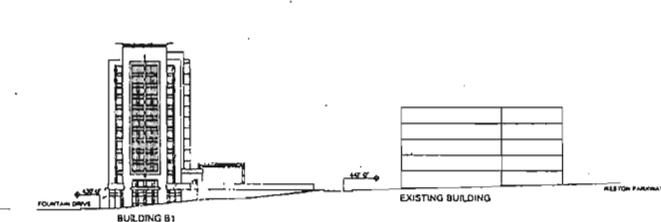
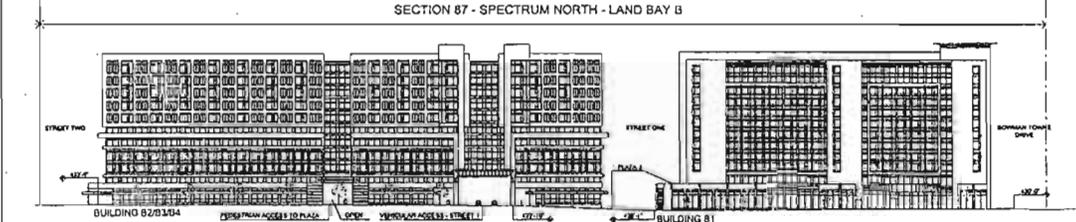
INTEGRATION
PLAN
LAND BAY B
OPTION 1 & 2

PROJECT NO.: 11-001-000
ALL DRAWINGS ARE FOR
CONCEPTUAL PURPOSES ONLY
AND ARE SUBJECT TO CHANGE AT
FINAL DESIGN STAGE

CONCEPT SITE SECTIONS



CONCEPT ELEVATIONS



CONTRACTOR:
LUSKIN LTD
1711 Lusk Blvd, Tyngboro
Annandale, Virginia 22003
P: 703.842.9000
F: 703.842.8231

LANDSCAPE:
FARMER RODRIGUEZ, INC
101 N Union Street, Suite 320
Alexandria, Virginia 22314
P: 703.848.5012
F: 703.544.6743

POLLEO GROUP, PC 87-1012
PROGRESS PRINT NOT FOR CONSTRUCTION

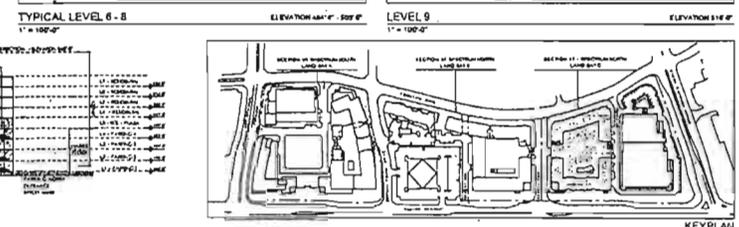
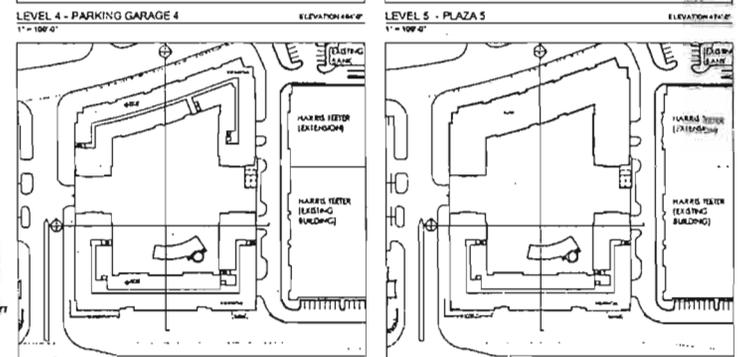
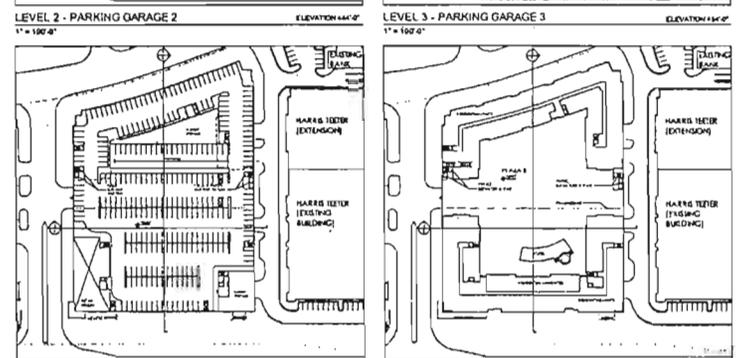
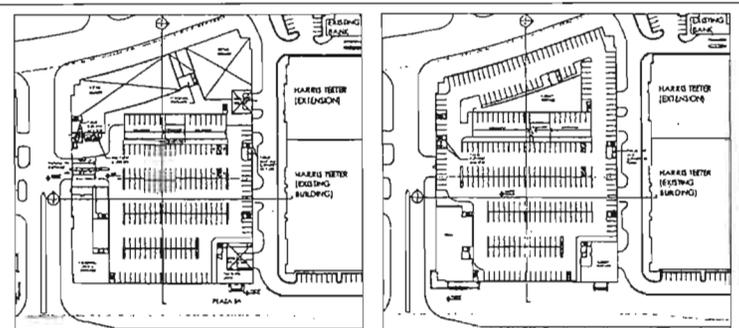
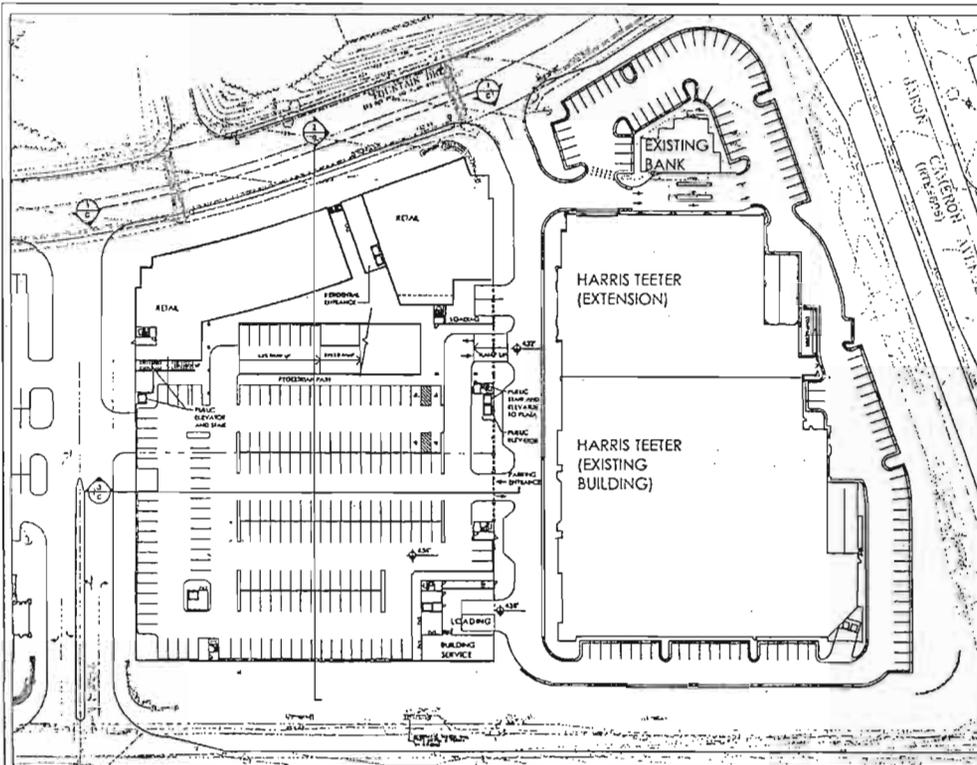
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PRC 3RD SUBMISSION (REV. 15):	07/06/11
PRC 3RD SUBMISSION:	06/16/11
PRC 4TH SUBMISSION:	09/14/11
PRC 5TH SUBMISSION:	12/06/11
PRC 6TH SUBMISSION:	03/05/12
PRC 7TH SUBMISSION:	06/12/12

REDEVELOPMENT OF SPECTRUM
HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
LEARNER ENTERPRISES
2000 TOWER OAKS BOULEVARD
EIGHTH FLOOR
ROCKVILLE, MD 20852
PHONE: (301) 284-6000
FAX: (301) 892-9876

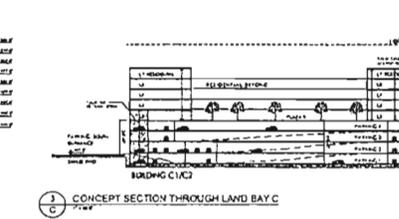
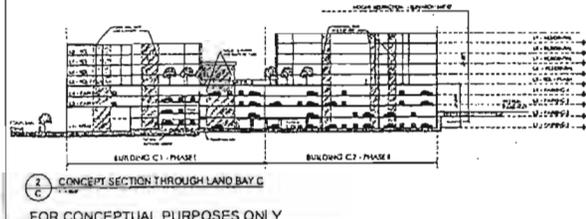
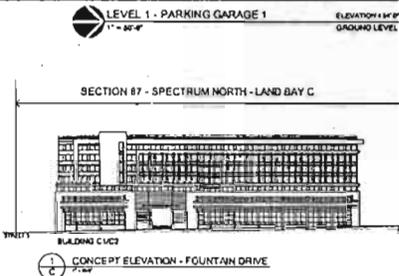
CONCEPT SITE SECTIONS & ELEVATIONS LAND BAY B

PROJECT NO: 10.001.003
ALL DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT FINAL DESIGN STAGE

FOR CONCEPTUAL PURPOSES ONLY



AREA SUMMARY BUILDING C1/C2/C3		SCHEDULE		FINISHES		BASE		SUB TOTAL OFFICE					
SPECTRUM	BUILDING	USE	LEVELS	GRAND STAIRS	LEVELS	REQUIRE	PROVIDE	REQUIRE	REQUIRE	NO. OF	NO. OF	NO. OF	
SECTION 87	SPECTRUM NORTH	Office	1	1	1	1	1	1	1	1	1	1	
		Office	2	1	1	1	1	1	1	1	1	1	1
		Office	3	1	1	1	1	1	1	1	1	1	1
		Office	4	1	1	1	1	1	1	1	1	1	1
		Office	5	1	1	1	1	1	1	1	1	1	1
		Office	6	1	1	1	1	1	1	1	1	1	1
		Office	7	1	1	1	1	1	1	1	1	1	1
		Office	8	1	1	1	1	1	1	1	1	1	1
		Office	9	1	1	1	1	1	1	1	1	1	1
		Office	10	1	1	1	1	1	1	1	1	1	1
TOTAL			10	10	10	10	10	10	10	10	10	10	



POLLE GROUP, INC.
 ARCHITECTS - PLANNERS
 12706 Sunrise Valley
 Suite 100
 Fairfax, Virginia 22031
 P: 703.641.8900
 F: 703.481.2677

LAND BAY C BUILDING C1/C2/C3
 PROJECT NO. 10-058-000
 ALL DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT FINAL DESIGN STAGE.

PROGRESS PRINT NOT FOR CONSTRUCTION

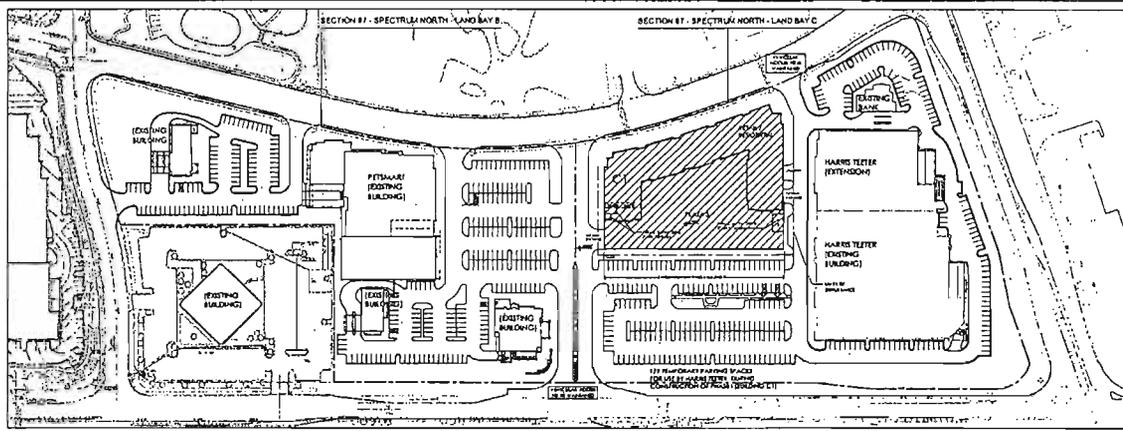
REDEVELOPMENT OF SPECTRUM
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 LEINER LINTENPACOS
 7800 LOWER CANTON BOULEVARD
 EIGHTH FLOOR
 ROCKVILLE, MD 20853
 PHONE: (301) 284-6000
 FAX: (301) 987-1828

LAND BAY C BUILDING C1/C2/C3
 PROJECT NO. 10-058-000
 ALL DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT FINAL DESIGN STAGE.



POLLEO GROUP
ARCHITECTURE - PLANNING
17700 Sunrise Valley
Suite 101
Reston, Virginia 20191
P: 703.441.8277

CIVIL
URBAN L.D.
3715 LONE OAK TUNNERS
Annandale, Virginia 22003
P: 703.841.3000
F: 703.841.3311
LAW OFFICES
PARKER ROBINSON & BICE
101 N. Union Street, Suite 270
Arlington, Virginia 22204
P: 703.844.2010
F: 703.544.8280



PHASE I & II - BUILDING C2 - C3 (EXTENSION OF HARRIS TEETER)
1" = 100'-0"

C.L.L. = CONSTRUCTION LIMIT LINE (CONSTRUCTION FENCE)

PROPOSED PHASE 2 - Existing and New Buildings

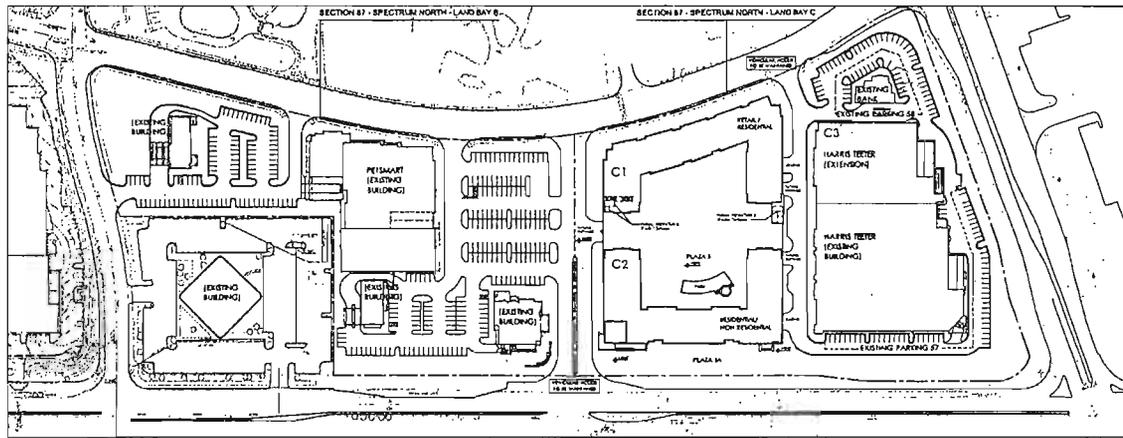
SPECTRUM	Land-Use	Building	Use	Proposed SF (Net Area)	Proposed SF (Total)	Stories	Total Area SF	Building Footprint	Height	Utilization %	Access	Required Parking	Provided Parking	Required Loading	Provided Loading	Total Land Area (SQ)	Site Name	
SECTION 87 SPECTRUM NORTH	C	C1	Residential	11,000	11,000	1	20,000	66,711	17'-0"	100	100	100	100	100	100	100	100	
		C2	Office	11,770	11,770	1	23,770	11,771	17'-0"	100	100	100	100	100	100	100	100	
		PLAZA 3A	Public Plaza					1,000										
		PLAZA 3B	Public Plaza					1,000										
TOTAL				22,770	22,770	2	43,770	78,481	34'-0"	200	200	200	200	200	200	200	200	

NOTE: Existing Parking is 117 spaces. New parking is 117 spaces. Total parking is 234 spaces. 117 spaces are reserved for Phase 2. 117 spaces are reserved for Phase 1.

PHASE I - Existing Buildings

Use	SF	Parking Provided	Notes
Bank	2,700	Existing Parking Remaining	116
Existing Harris Teeter	55,729	Temporary Surface parking	179
Total	58,429		295

NOTE: When parking is necessary, access to existing parking is provided. New parking is provided for Phase 2. Existing parking is provided for Phase 1.



FINAL PHASE - BUILDING C1
1" = 100'-0"

PROPOSED FINAL PHASE

SPECTRUM	Land-Use	Building	Use	Proposed SF (Net Area)	Proposed SF (Total)	Stories	Total Area SF	Building Footprint	Height	Utilization %	Access	Required Parking	Provided Parking	Required Loading	Provided Loading	Total Land Area (SQ)	Site Name	
SECTION 87 SPECTRUM NORTH	C	C1	Residential	11,000	11,000	1	20,000	66,711	17'-0"	100	100	100	100	100	100	100	100	
		C2	Office	11,770	11,770	1	23,770	11,771	17'-0"	100	100	100	100	100	100	100	100	
		PLAZA 3A	Public Plaza					1,000										
		PLAZA 3B	Public Plaza					1,000										
TOTAL				22,770	22,770	2	43,770	78,481	34'-0"	200	200	200	200	200	200	200	200	

FOR CONCEPTUAL PURPOSES ONLY

POLLEO GROUP, P.C. © 2019

PROGRESS PRINT NOT FOR CONSTRUCTION

DATE	DESCRIPTION
12/01/11	PRC 2ND SUBMISSION
02/12/11	PRC 2ND SUBMISSION REV. 8
07/06/11	PRC 3RD SUBMISSION
09/14/11	PRC 4TH SUBMISSION
09/14/11	PRC 5TH SUBMISSION
03/05/12	PRC 6TH SUBMISSION
06/22/12	PRC 7TH SUBMISSION

REDEVELOPMENT OF SPECTRUM

HUNTER HILL OFFICE
FAIRFAX COUNTY, VIRGINIA
LEASER ENTERPRISES
2008 LOWER GARDEN SQUARE
8TH FLOOR
ROCKVILLE, MD 20851
PHONE: (301) 354-6090
FAX: (301) 697-2628

INTEGRATION PLAN LAND BAY C

PROJECT NO. 10-055-000

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

THE SPECTRUM
Redevelopment

LINCOLN COUNTY, VIRGINIA

PARKER RODRIGUEZ, INC.
101 North Union St., #200
Alexandria, VA 22314
703.838.0810

DEVELOPER
Spectra Redevelopment
2008 South Oaks Boulevard
Fayetteville, MD 21732
301.246.4000

DATE SUBMITTED
Urban Engineering & Planning, Inc.
7713 Lake View Terrace
Arlington, VA 22202
703.521.2800

ARCHITECT
Fisher Group
17408 Santee Park Drive
Suite 105
Kemp, VA 22087

NOTES
NO. 011
THIS DRAWING IS FOR CONSTRUCTION.
PLANNING ONLY AND NOT BE MODIFIED
WITHOUT FINAL DESIGN.



REVISIONS

PRC Submittal - DWG1	11.20.10
PRC Submittal	09.13.11
PRC Submittal - REV 1	07.08.11
PRC Submittal	08.18.11
PRC Submittal	08.11.11
PRC Submittal	11.22.11
PRC Submittal	03.01.12
PRC Submittal	09.27.12

FINAL PHASE
Overall Concept
Landscape Plan

DESIGNED BY
T.M./M.C.

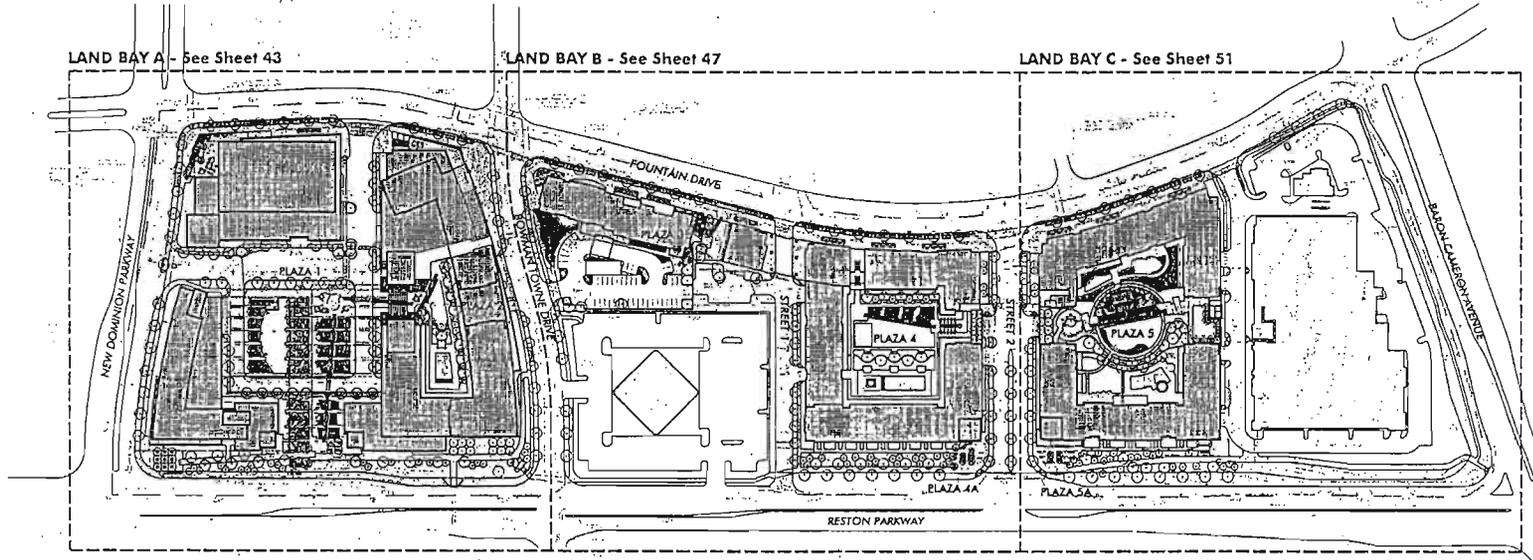
DRAWN BY
M.C./J.P.

CHECKED BY
T.M./M.C.

SCALE
1" = 100.0'

PRC Submission - NOT FOR CONSTRUCTION

PL & P
P01-1778-1



LAND BAY A - See Sheet 43

LAND BAY B - See Sheet 47

LAND BAY C - See Sheet 51

**THE SPECTRUM
Redevelopment**

FALLS CHURCH COUNTY, VIRGINIA

PARRA RODRIGUEZ, INC.
 1111 North Lakeside Dr., #1300
 Alexandria, VA 22304
 703.848.8019

OWNER:
 Leland Properties
 8000 Towne Centre Boulevard
 Falls Church
 Reston, VA 20191
 703.296.4000

CONSULTANT:
 Urban Engineers & Architects, Inc.
 2713 South Gate Road
 Alexandria, VA 22304
 703.417.8888

ARCHITECT:
 Public Group
 13300 Lakeside Center Drive
 Suite 100
 Falls Church, VA 22041
 703.491.8477

NOTE:
 THIS SHEET IS FOR CONCEPTUAL
 PLANNING ONLY AND SHALL BE MODIFIED
 UPON FINAL DESIGN.



17/00/00/00

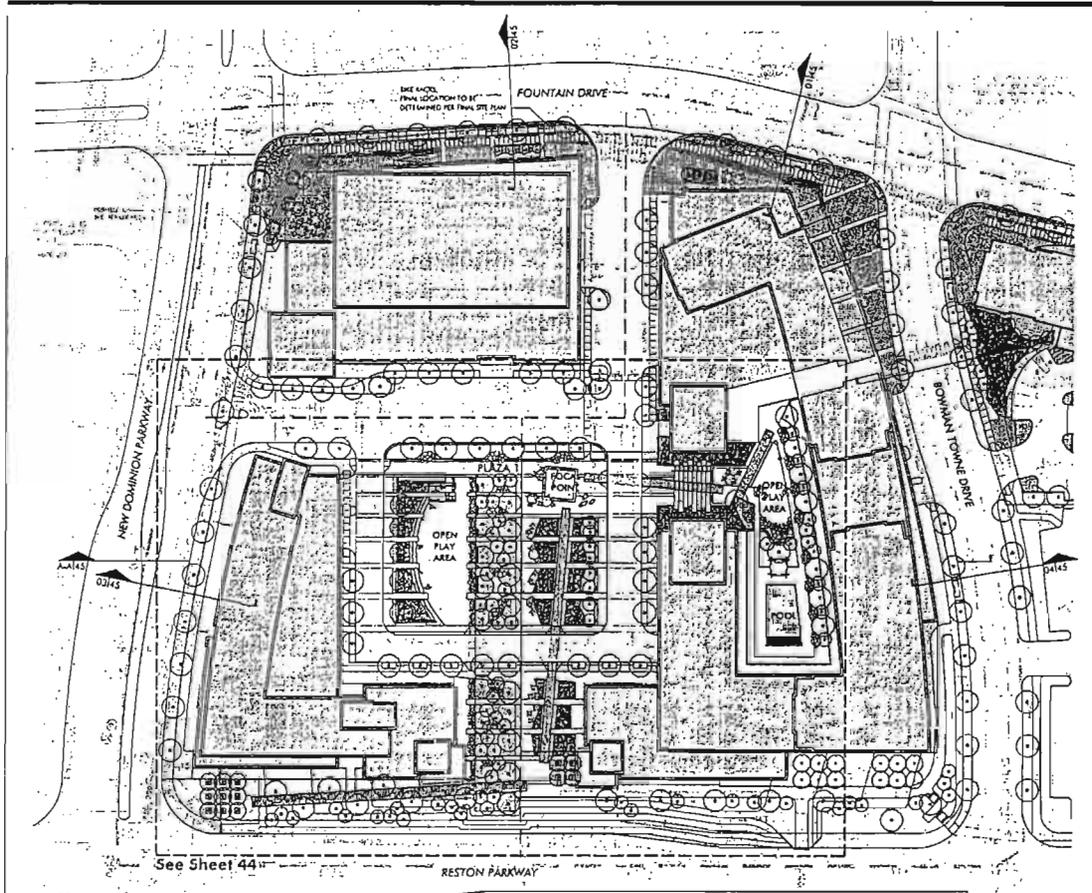
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PRC Approval Submission	01.12.11
PRC Approval Submission - REV 1	02.08.11
PRC Final Submission	08.11.11
PRC Final Submission	01.12.11
PRC Final Submission	07.02.11
PRC Final Submission	02.08.11
PRC Approval Submission	08.22.11

**LAND BAY A
Concept
Landscape Plan**

ORIGINS 11/08/11	11/08/11
DRAWN BY	11/11/11
CHECKED BY	11/11/11
DATE	11/11/11
SCALE	1" = 30' 0"

SCALE
1" = 30' 0"

PRC Submission - NOT FOR CONSTRUCTION



**THE SPECTRUM
Redevelopment**

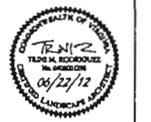
HANNA COUNTY, VIRGINIA
PARKER RODRIGUEZ, INC.
 181 North Lincoln St. # 200
 Alexandria, VA 22314
 703.544.8070

PROJECT
 Scope: Redevelopment
 1000 North Old Dominion
 Right of Way
 Alexandria, VA 22304
 201.261.6100

DATE: 04/23/12
 Other: Supplemental to Final Plan
 2713 Lakeshore Dr. Suite 100
 Annandale, VA 22003
 703.442.9540

ARCHITECT
 Baker Group
 17700 Lakeshore Dr. Suite 100
 Fairfax, VA 22031
 703.441.4477

SCALE
 THIS SHEET IS FOR CONCEPTUAL
 PURPOSES ONLY AND MAY BE MODIFIED
 WITHOUT NOTICE.



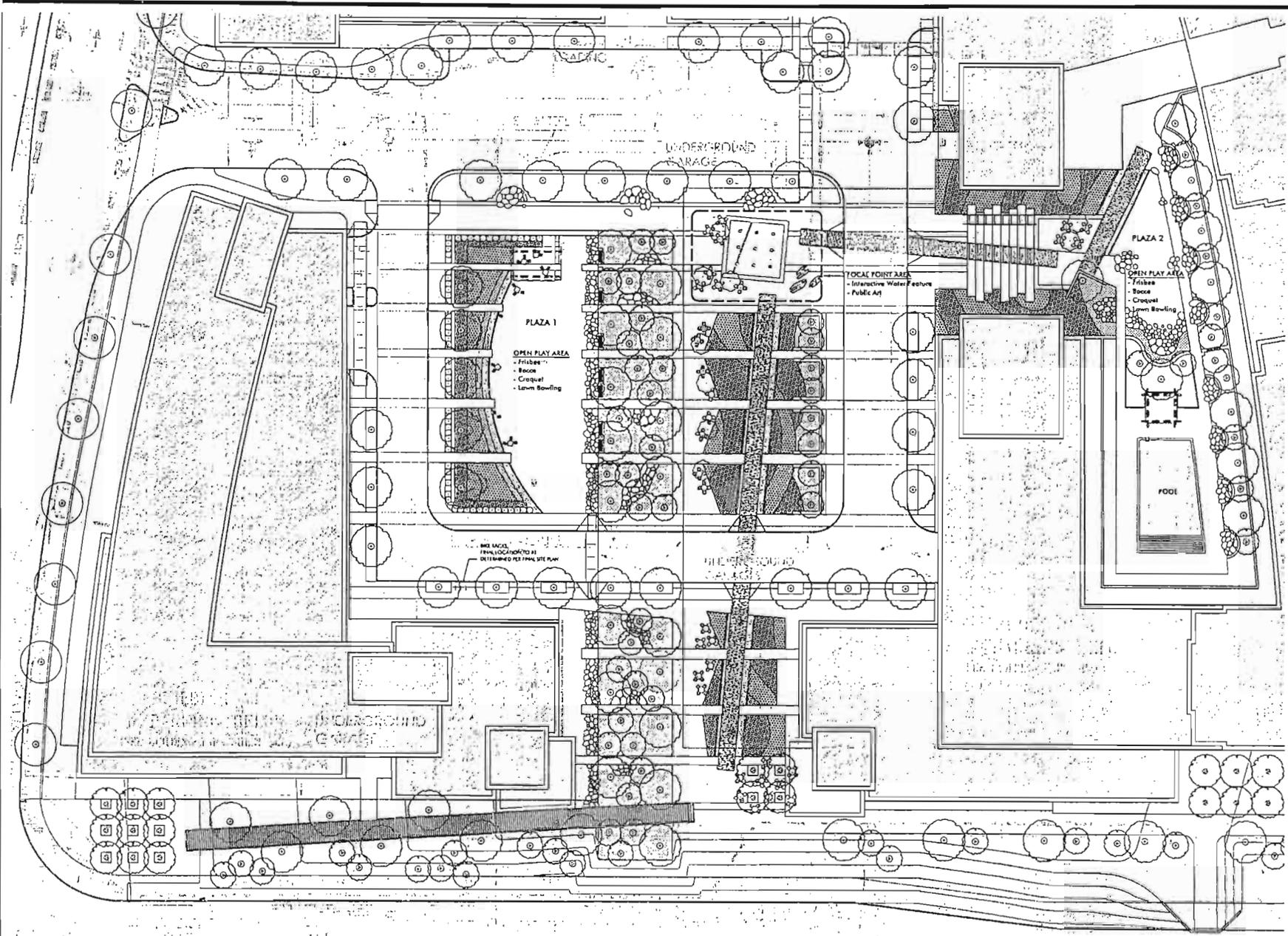
REVISIONS

DATE	DESCRIPTION
04/23/12	PRELIMINARY CONCEPTUAL PLAN

**LAND BAY A
Open Spaces**

ORIGIN: 04/23/12
 DRAWN BY: TLR/WR
 CHECKED BY: TR/FNC
 DATE: 04/23/12
 SCALE: 1" = 30'-0"
 NORTH

PRC Submission - NOT FOR CONSTRUCTION



LANHAM COUNTY, MICHIGAN
PARKER RODRIGUEZ INC.
ARCHITECTS

OWNER:
Leland Properties
2000 Towne Oaks Boulevard
Lansing, MI 48917
313.481.6071

DESIGNER:
CRA CONSULTING
Urban Planning & Design, Inc.
1113 Ledyard Turnpike
Ann Arbor, MI 48103
313.963.8819
313.963.4877

SCALE:
THIS SHEET IS NOT CONSTRUCTION
PAPERS ONLY AND SHOULD NOT BE USED FOR
ANY OTHER USE.



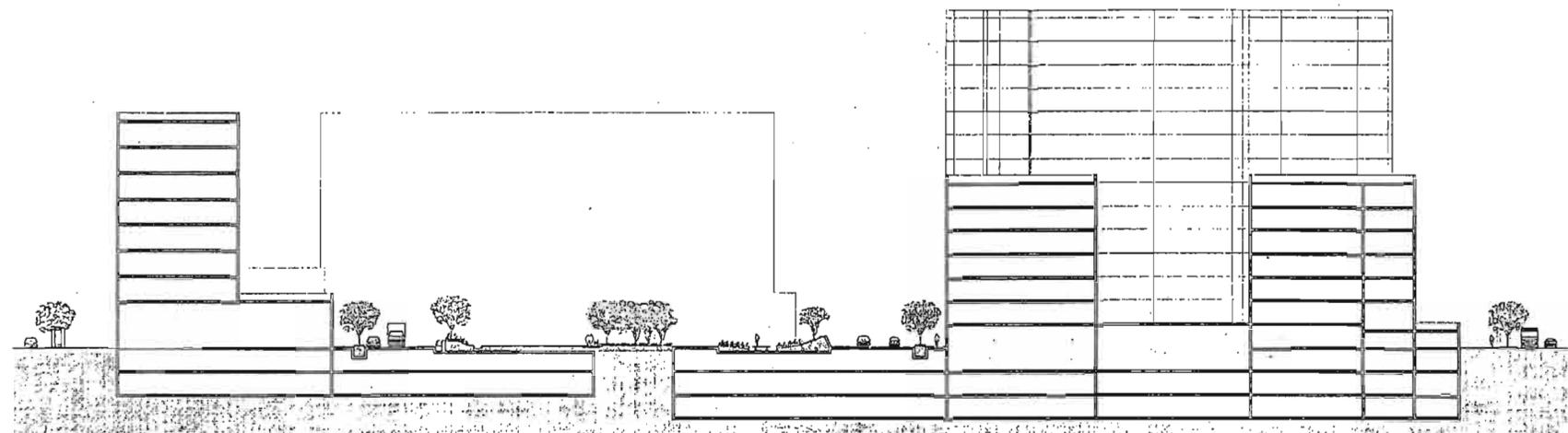
REVISIONS

PRC Submittal - CIVIL	11.28.11
PRC General Submittal	03.14.11
PRC General Submittal - REV. 1	07.26.11
PRC Final Submittal	08.17.11
PRC General Submittal	09.14.11
PRC Civil Submittal	11.01.11
PRC Final Submittal	02.09.12
PRC General Submittal	06.21.12

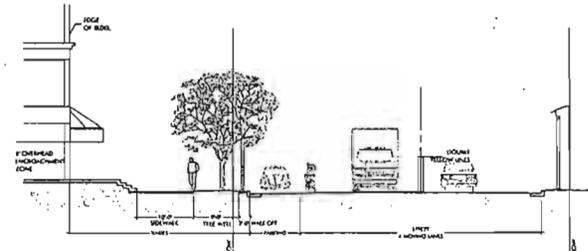
LAND BAY A
Streetscape

DESIGNED BY
R/M/C
DRAWN BY
S/C/S/P
CHECKED BY
R

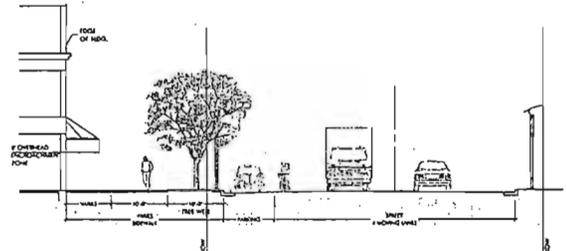
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1"=10'-0"



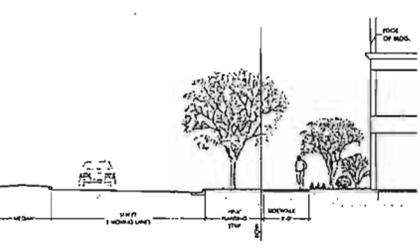
A-A PLAZA SECTION
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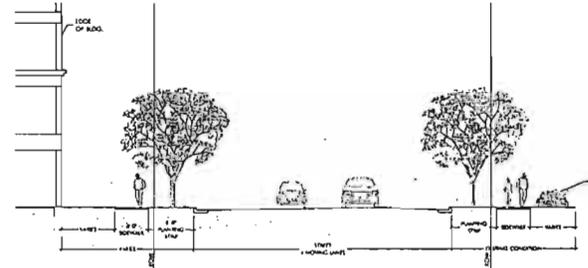
01 FOUNTAIN DRIVE
SCALE: 1"=10'-0"



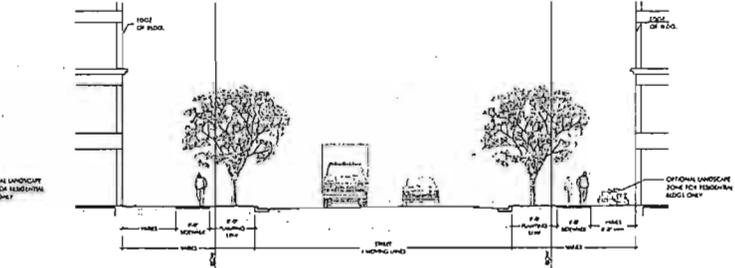
02 FOUNTAIN DRIVE
SCALE: 1"=10'-0"



03 NEW DOMINION PARKWAY
SCALE: 1"=10'-0"



04 BOWMAN TOWNE DRIVE
SCALE: 1"=10'-0"



05 BOWMAN TOWNE DRIVE
SCALE: 1"=10'-0"

THE SPECTRUM
Redevelopment

FARMER COUNTY, MISSOURI

PARKE & RODRIGUEZ, INC.
ARCHITECTS, PLANNERS & ENVIRONMENTAL DESIGNERS
5611 Hickory Grove N, #200
Abbeville, MO 65201
763.448.2010

DEVELOPER
Linnell Development
2000 Turner Drive
Fifth Floor
Madison, MO 65203
314.584.8000

ON-SITE MANAGER
Urban Engineering & Planning, Inc.
2115 Larkspur Lane
Abbeville, MO 65202
763.447.8790

ARCHITECT
Parke & Rodriguez
12102 Turnpike Drive
Suite 100
Kansas, MO 64511
763.441.8477

NOTICE
THIS SHEET IS FOR CONCEPTUAL
APPROVAL ONLY AND MAY BE MODIFIED
WITHOUT NOTICE.



REVISIONS

PKC Submittal - DRAFT	11.10.10
PKC Internal Submittal	08.11.11
PKC Internal Submittal - REV 1	27.08.11
PKC Draft Submittal	09.19.11
PKC Public Submittal	09.19.11
PKC Final Submittal	11.02.11
PKC Final Submittal	01.11.11
PKC Internal Submittal	08.22.11

LAND BAY A
Reston Parkway

PRC Submission - NOT FOR CONSTRUCTION

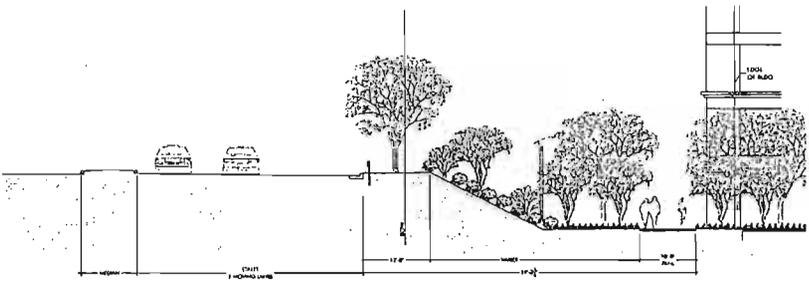
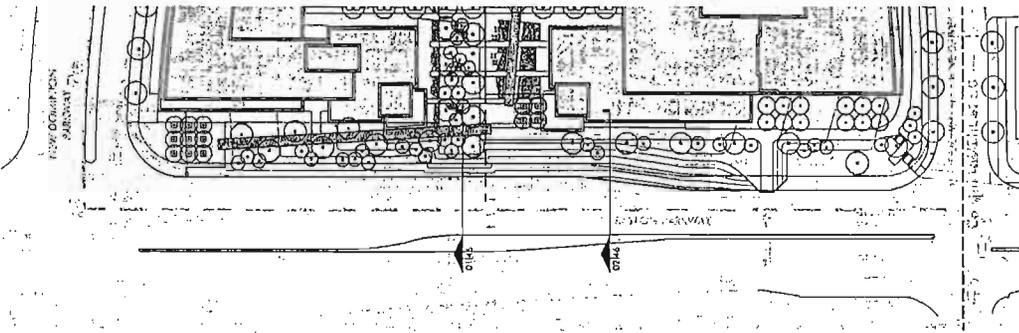
ORIGINAL ISSUE DATE
11.26.10
DESIGNED BY
RJR/MC
DRAWN BY
MC/T/SP
CHECKED BY
CHC/CR/PT
11
NORTH



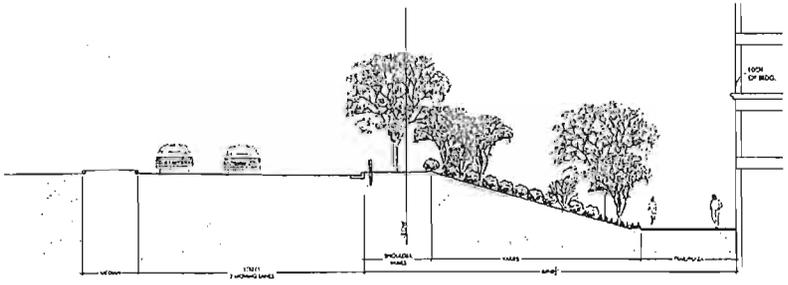
SCALE
1" = 40'-0"



46



01 RESTON PARKWAY - LAND BAY A
SCALE: 1" = 10'-0"



02 RESTON PARKWAY - LAND BAY A
SCALE: 1" = 10'-0"

THE SPECTRUM
Redevelopment

LARUE COUNTY, KYCBA
FABRIZIO RUDIGUIZ, INC.
 1077 Peach Street, # 2222
 Louisville, KY 40214
 502.518.5050

DEVELOPER
 James Construction
 2008 Newland Drive, Louisville
 Louisville, KY 40213
 502.254.8000

CONSULTANT
 Urban Engineering & Design, Inc.
 2112 Lane Ave., Louisville
 Louisville, KY 40203
 502.581.5000

ARCHITECT
 Felix Group
 12100 Northfield Blvd.
 Suite 100
 Louisville, KY 40227
 502.441.8477

DATE
 THIS SHEET IS FOR CONSTRUCTION
 PURPOSES ONLY AND MAY BE MODIFIED
 WITH FINAL DESIGN.



REVISIONS

PKC Submission - 05/07	11.20.10
PKC Second Submission	05.22.11
PKC Revised Submission - REV 1	07.26.11
PKC Final Submission	08.17.11
PKC Launch Submission	08.22.11
PKC File Submission	10.20.11
PKC Issued Submission	03.05.12
PKC Revised Submission	05.22.12

LAND BAY B
Concept
Landscape Plan

DESIGNER
 11.20.10

DESIGNED BY
 JR/PC

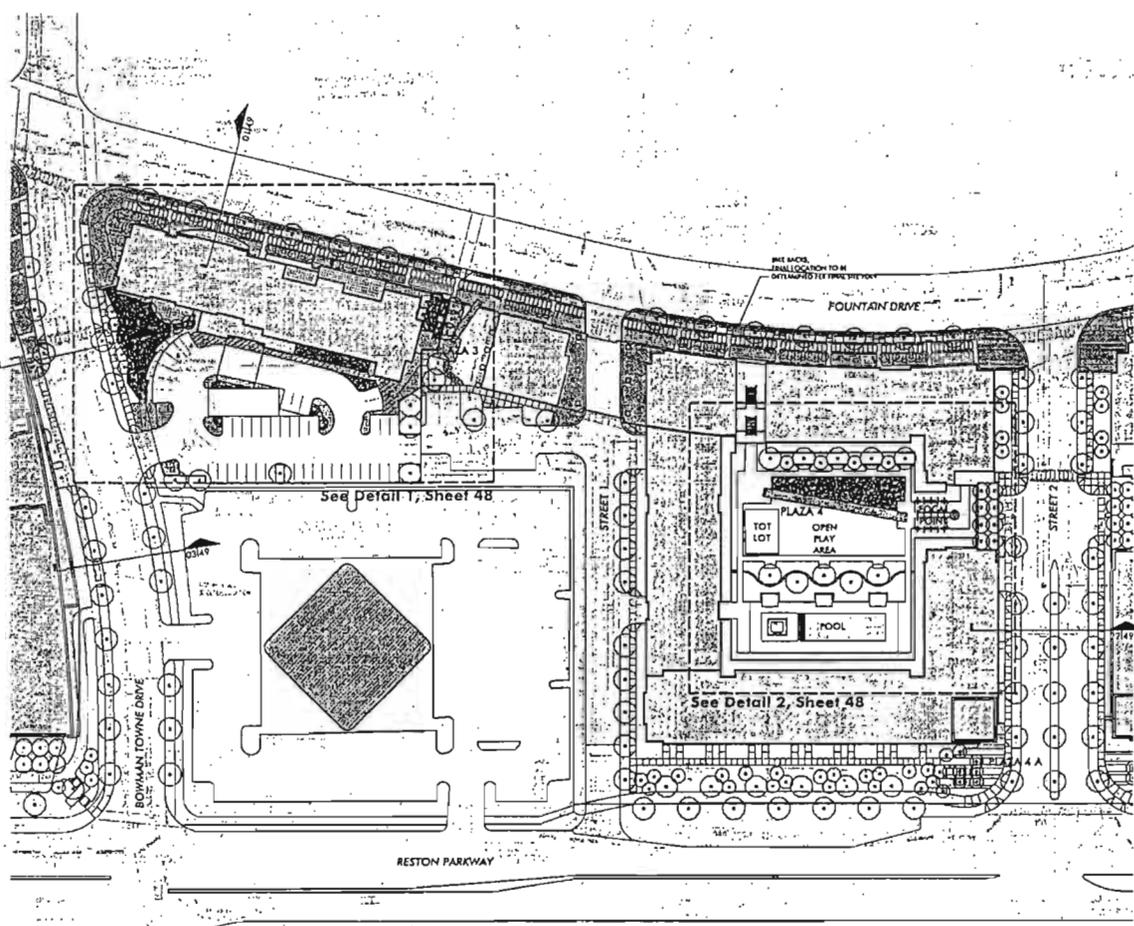
DRAWN BY
 MC/JP

CHECKED BY
 JR

DATE
 06/22/12

SCALE
 1"=30'-0"

DATE
 05/22/12



NOTES
 1. Any areas within the ROW are subject to VDOT approval.
 2. Tot lot location may be adjusted.

PRC Submission - NOT FOR CONSTRUCTION

**THE SPECTRUM
Redevelopment**

FAIRFAX COUNTY, VIRGINIA

PARKERRODRIGUEZ INC.
 1011 North Glebe Road, Suite 200
 Alexandria, VA 22304
 703.544.2670

DEVELOPER

1800 Square Feet Redevelopment
 Light Floor
 Northside, 200 2nd St SW
 200 2nd St SW

ARCHITECT

Urban Design & Architecture, Inc.
 7711 Lees Road, Fairfax, VA
 703.271.2000

ARCHITECT

Public Works
 17000 Sunrise Valley Drive
 Suite 100
 Fairfax, VA 22031
 703.441.4277

NOTICE

THIS IS NOT A CONTRACT DOCUMENT.
 ANY CHANGES MUST BE MADE BY THE ARCHITECT
 UNDER THE DESIGN CONTRACT.



NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	11.20.12
2	PRELIMINARY DESIGN	03.12.13
3	PRELIMINARY DESIGN	07.24.13
4	PRELIMINARY DESIGN	08.12.13
5	PRELIMINARY DESIGN	08.12.13
6	PRELIMINARY DESIGN	12.02.13
7	PRELIMINARY DESIGN	02.02.14
8	PRELIMINARY DESIGN	04.22.14

**LAND BAY B
Open Spaces**

DESIGNED DATE

11.20.12

DESIGNED BY

PT / MC

DESIGNED BY

MC / PT

CHECKED BY

PT / MC

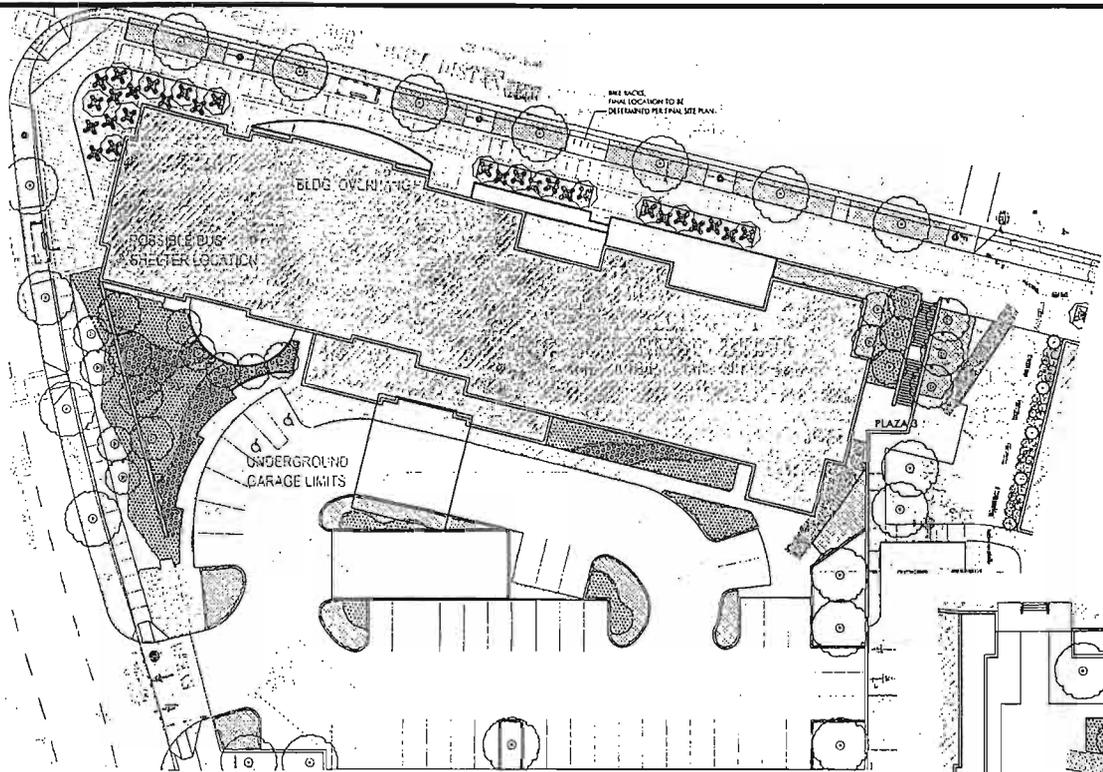
SCALE

1" = 20' 0"

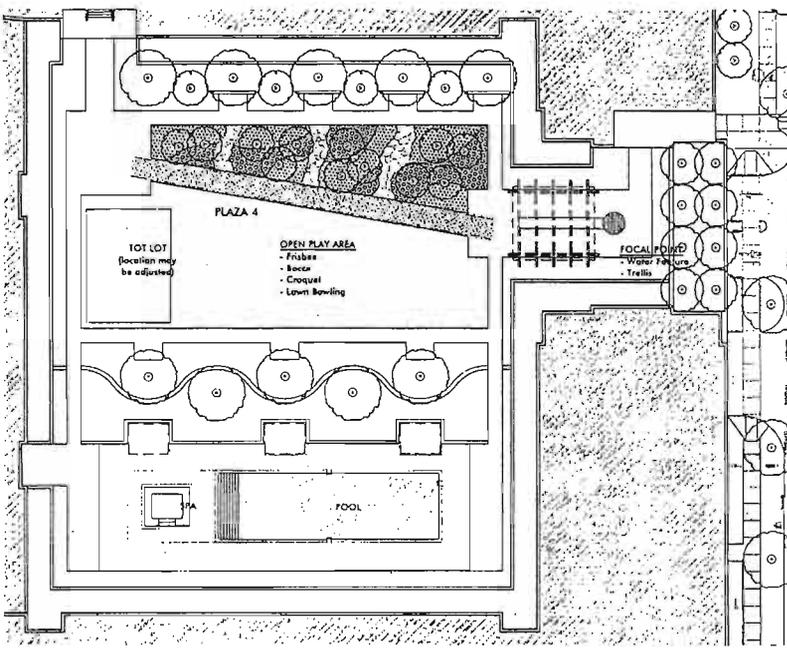
DATE

11/22/12

48



01 B1 OPEN SPACE AND PLAZA 3
 SCALE: 1" = 20' 0"



02 B2/B3/B4 PLAZA 4 AND AMENITY TERRACE
 SCALE: 1" = 20' 0"

PRC Submission - NOT FOR CONSTRUCTION

FAVOR COUNTY, MICHIGAN
PARKER/DILIGUEZ INC.
 LANDSCAPE ARCHITECTS
 101 Park Union St., F220
 Ann Arbor, MI 48106
 734.314.5210
 DIVISION 1
 Landscape Architecture
 3000 Lake Drive, Suite 100
 Farmington Hills, MI 48334
 734.314.6000
 DIVISION 2
 Urban Engineering & Planning, Inc.
 2117 Lake Drive, Suite 100
 Farmington Hills, MI 48334
 734.314.6000
 DIVISION 3
 Public Office
 12000 Sunset Valley Drive
 Suite 100
 Ann Arbor, MI 48106
 734.461.8477

NOTES:
 THIS SHEET IS FOR CONCEPTUAL PURPOSES ONLY AND MAY BE MOVED WITH NEW STUDIOS.



REVISIONS

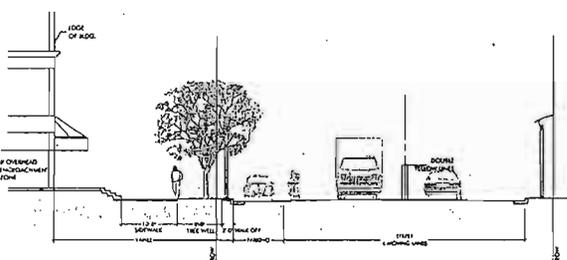
PRC Submission - Draft	11.30.12
PRC Review Submission	02.12.11
PRC Review Submission - REV 1	02.09.11
PRC Final Submission	06.27.12
PRC Draft Submission	09.14.11
PRC P&S Submission	11.09.11
PRC Land Submission	01.09.12
PRC Sketch Submission	06.27.12

LAND BAY B
Streetscape

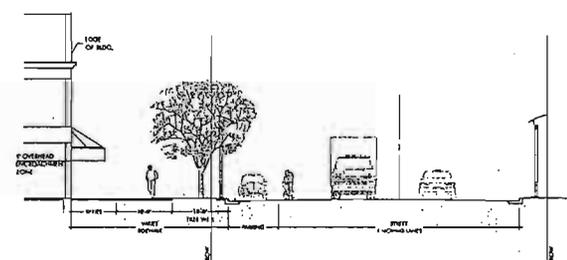
ORIGIN: 05.04.04
 DESIGNED BY: T.F.C.
 DRAWN BY: M.C.P.
 CHECKED BY: T.F.C.



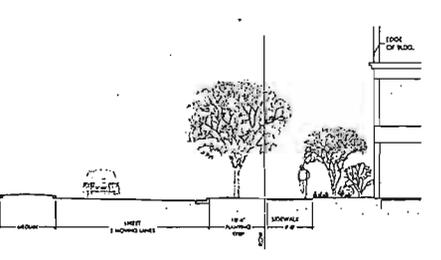
PRC Submission - NOT FOR CONSTRUCTION



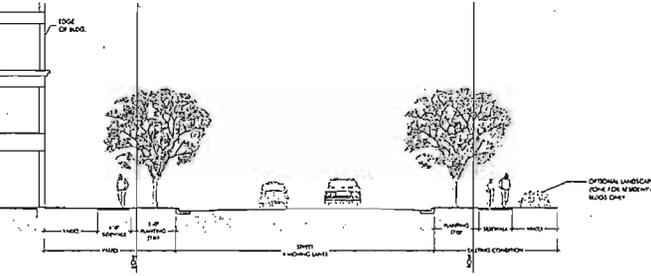
01 FOUNTAIN DRIVE
SCALE: 1"=10'-0"



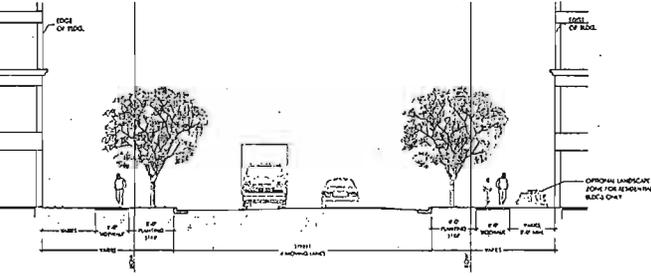
02 FOUNTAIN DRIVE
SCALE: 1"=10'-0"



03 NEW DOMINION PARKWAY
SCALE: 1"=10'-0"



04 BOWMAN TOWNE DRIVE
SCALE: 1"=10'-0"



05 BOWMAN TOWNE DRIVE
SCALE: 1"=10'-0"

THE SPECTRUM
Redevelopment

FAYAT COUNTY, VIRGINIA

PARKER HOBGRIFF, INC.
ARCHITECTS, ENGINEERS & PLANNERS
101 North Union St., #230
Alexandria, VA 22304
703.548.5010

DEVELOPER
Loring Enterprises
2000 Loring Oaks Boulevard
Loring Plaza
Buckle, MD 20832
703.264.6800

ENGINEER
Urban Engineering & Assoc., Inc.
1713 Sully, Room 2000
Arlington, VA 22202
703.528.2000

ARCHITECT
Julian Group
12300 Sunrise Valley Drive
Suite 605
Manassas, VA 20108
703.461.6617

DATE:
THIS SET IS FOR CONSTRUCTION
REVISIONS LISTED HEREIN ARE TO BE MODIFIED
WITH PERM OF DCMA.



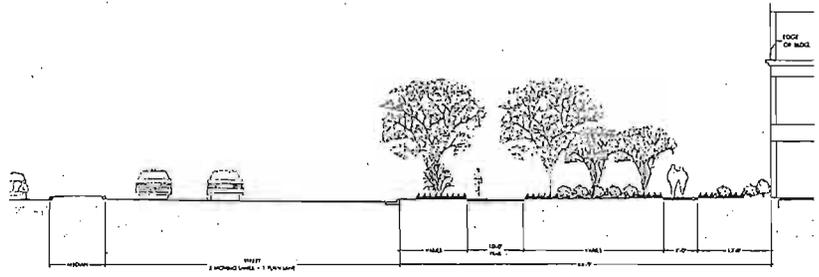
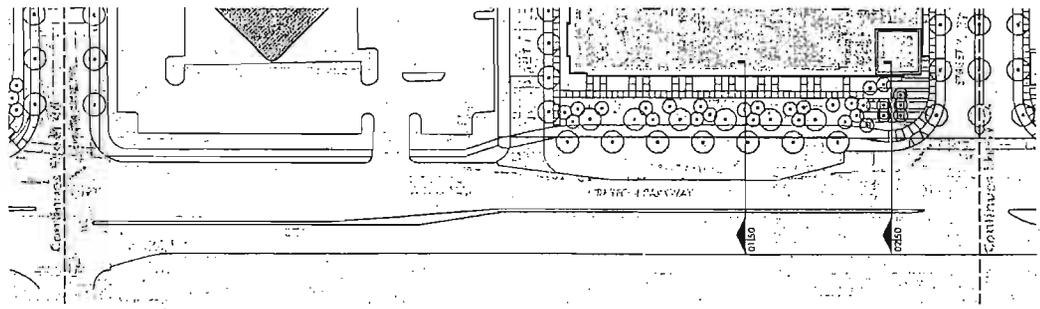
REVISION	DATE
PRC Submission - DCMT	11.20.10
PRC Second Submission	01.13.11
PRC Second Submission - REV 1	07.08.11
PRC Third Submission	08.17.11
PRC Fourth Submission	09.12.11
PRC Fifth Submission	12.09.11
PRC Sixth Submission	02.09.12
PRC Seventh Submission	04.27.12

LAND BAY B
Reston Parkway

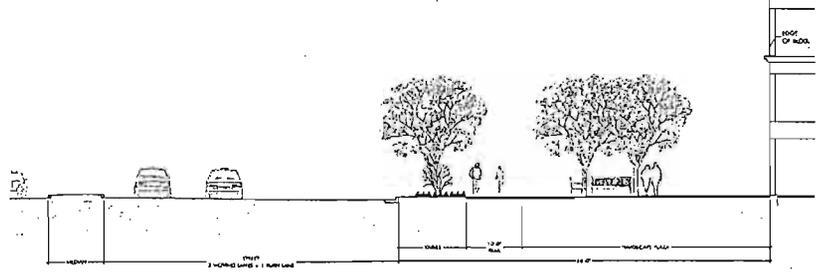
DESIGNED BY	11.30.10
DESIGNED BY	DR / HC
DRAWN BY	HC / JF
CHECKED BY	TS
IN CHARGE	HC

SCALE
1" = 10'-0"

50



01 RESTON PARKWAY - LAND BAY B
SCALE: 1"=10'-0"



02 RESTON PARKWAY - LAND BAY B
SCALE: 1"=10'-0"

PRC Submission - NOT FOR CONSTRUCTION

THE SPECTRUM
Redevelopment

FARMER COUNTY, MICHIGAN
PARKER BIRNBAUM & GILBERT, INC.
Professional Services, Inc. 10000
1215 West 14th Street, P.O. Box 1215
Farmington, MI 48114
734.514.8410

DESIGNER:
Lester Peterson
2000 former Ohio Boulevard
Detroit, MI 48207
313.241.4000

CHAIRMAN:
Urban Engineering & Design, Inc.
2712 West Grand Boulevard
Ann Arbor, MI 48103
734.442.8065

ARCHITECT:
Palmer Group
13700 Lantana Village Drive
Livonia, MI 48150
734.461.4477

SCALE:
THIS SHEET IS FOR CONSTRUCTION PURPOSES ONLY AND SHAL NOT BE ADJUSTED, REPRODUCED, OR COPIED.



NO.	DATE	DESCRIPTION
1	11.30.10	PRELIMINARY DESIGN
2	03.22.11	PRELIMINARY SUBMITTAL
3	07.08.11	PRELIMINARY SUBMITTAL - REV 1
4	08.18.11	PRELIMINARY SUBMITTAL
5	09.22.11	PRELIMINARY SUBMITTAL
6	12.02.11	PRELIMINARY SUBMITTAL
7	03.02.12	PRELIMINARY SUBMITTAL
8	05.22.12	PRELIMINARY SUBMITTAL

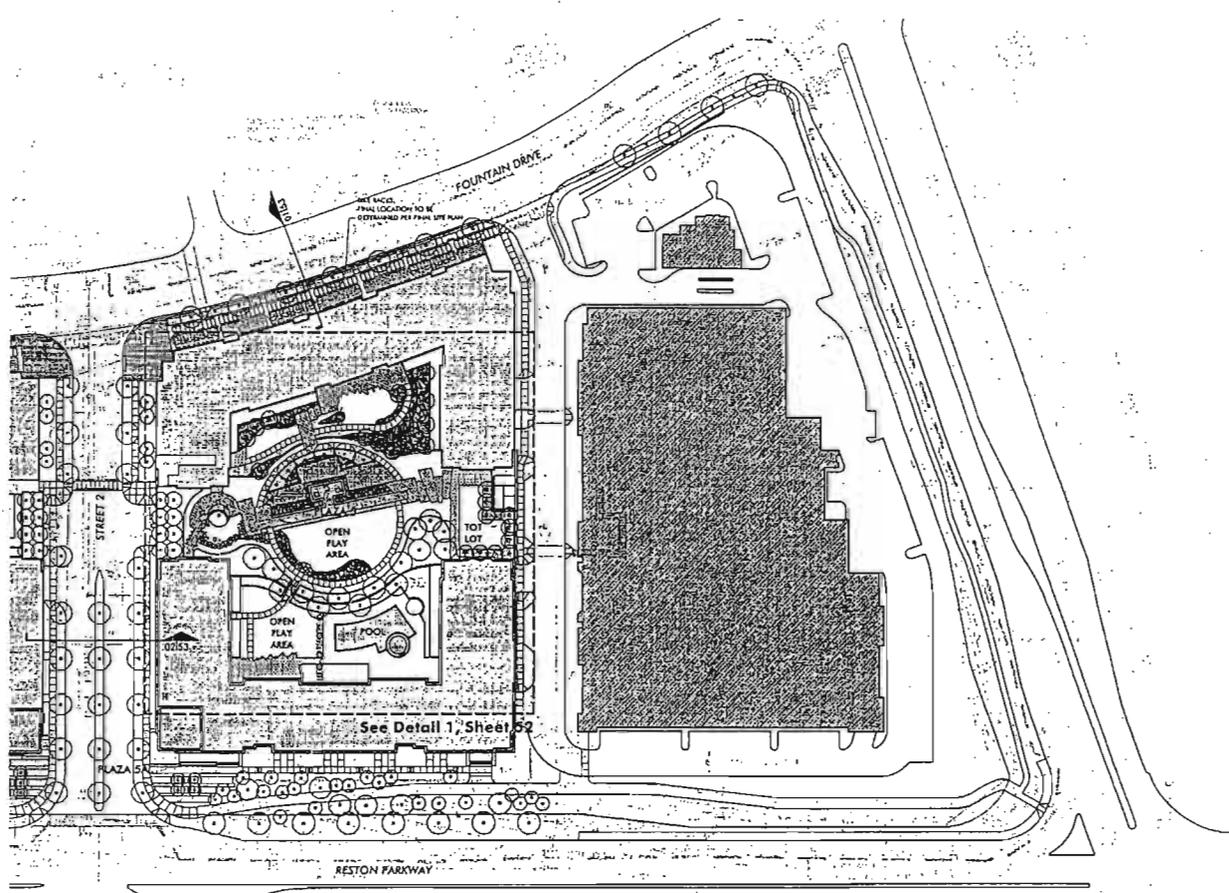
LAND BAY C
Concept
Landscape Plan

DESIGNED BY:
Lester Peterson
10/1/11

DESIGNED BY:
Lester Peterson
10/1/11

CHECKED BY:
Lester Peterson
10/1/11

SCALE:
1" = 30'-0"



NOTES:
1. Any areas within the ROW are subject to VDOT approval.
2. Tot lot location may be adjusted.

PRC Submission - NOT FOR CONSTRUCTION

THE SPECTRUM
Redevelopment

FREDERICK COUNTY, VIRGINIA

FARKER RODRIGUEZ, INC.
Landscape Architecture
121 North Union St. # 207
Alexandria, VA 22304
703.248.9810

DESIGNER
Landscape Architecture
2000 Tenthon Oaks Substation
Fogel Farm
Lynchburg, VA 23902
434.334.6000

OWNER
Urban Improvement & Renewal, Inc.
7711 Long Lane, Leesville
Annapolis, VA 21403
410.213.8390

ARCHITECT
Adrian Group
11700 Sunrise Valley Drive
Suite 100
Reston, VA 20191
703.441.8477

NOTES
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APPROVAL ONLY AND MAY BE MODIFIED
WITH FIELD DESIGN



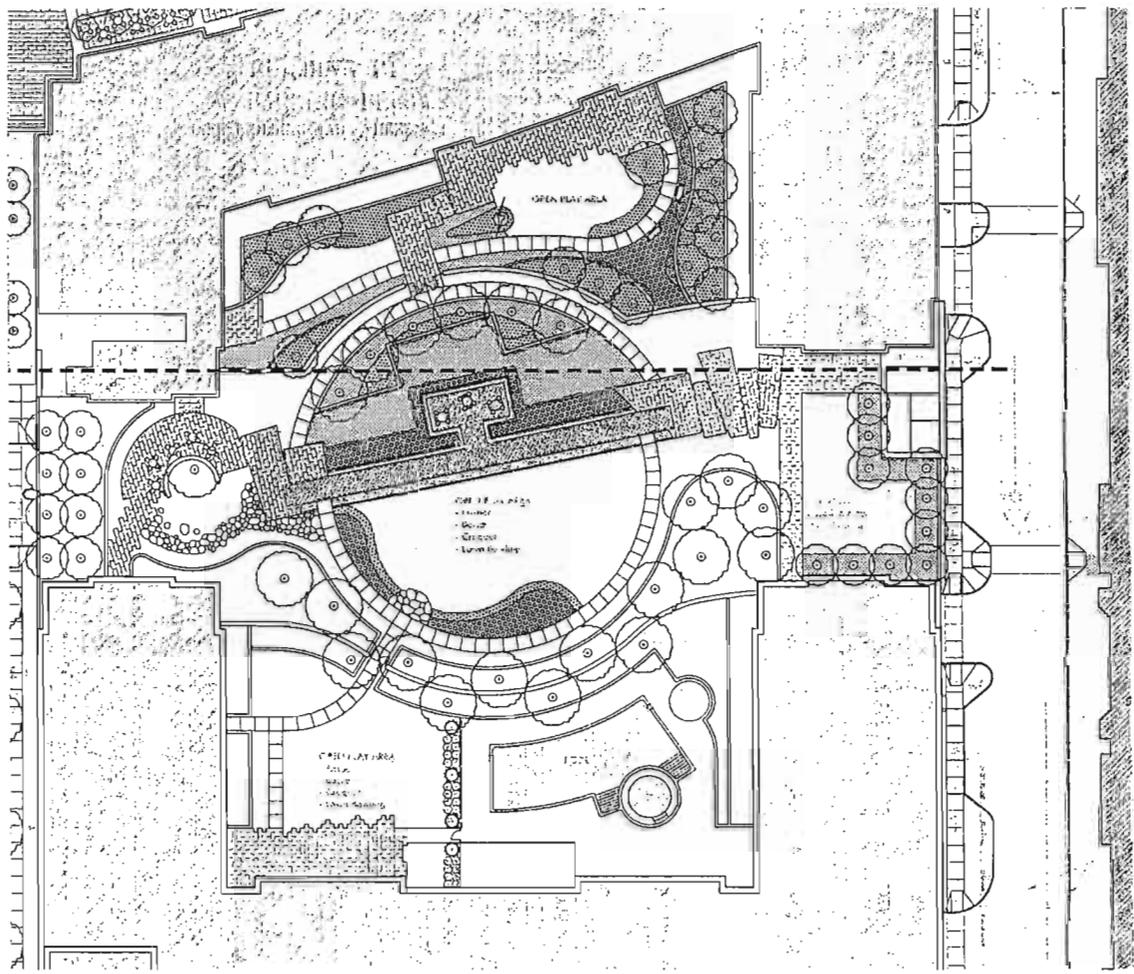
REVISIONS

PKC Submittal - DEPT	11.28.12
PKC General Submittal	01.23.13
PKC General Submittal - REV 1	02.04.13
PKC Final Submittal	06.19.13
PKC General Submittal	07.18.13
PKC Final Submittal	11.20.13
PKC General Submittal	02.28.14
PKC General Submittal	05.21.14

LAND BAY C
Open Spaces

DRAWING SCALE SHEET
11.28.12
DESIGNED BY
TRAVIS M. ECKELBUSCH
DRAWN BY
MICHAEL J. FAY
CHECKED BY
MICHAEL J. FAY
DATE
11.28.12
SCALE
1" = 20' 0"

PKC #
12-1172-1



PRC Submission - NOT FOR CONSTRUCTION

THE SPECTRUM
Redevelopment

FARMER COLLEGE, VIRGINIA

PAIKER RODRIGUEZ INC.
101 Fourth Street, # 2108
Arlington, VA 22214
703.548.2010

DESIGNER
Sven Eriksen
2028 West Oaks Boulevard
Eight Floor
Aurora, CO 80013
303.341.8800

CLIENT
Urban Engineering & Planning, Inc.
2113 14th Street, Suite 200
Arlington, VA 22202
703.841.8690

ARCHITECT
Robert Corne
12700 Sunrise Valley Drive
Suite 100
Arlington, VA 22211
703.461.4412

NOTE
THIS SHEET IS FOR CONCEPTUAL PURPOSES ONLY AND NOT BE INTERFERED WITH FROM DESIGN.



REVISIONS

PKC Submittal - SCRIPT	11.20.10
PKC Second Submittal	01.12.11
PKC Second Submittal - REV 1	07.06.11
PKC Third Submittal	08.19.11
PKC Fourth Submittal	09.12.11
PKC Fifth Submittal	11.02.11
PKC Sixth Submittal	01.03.12
PKC Seventh Submittal	05.02.12

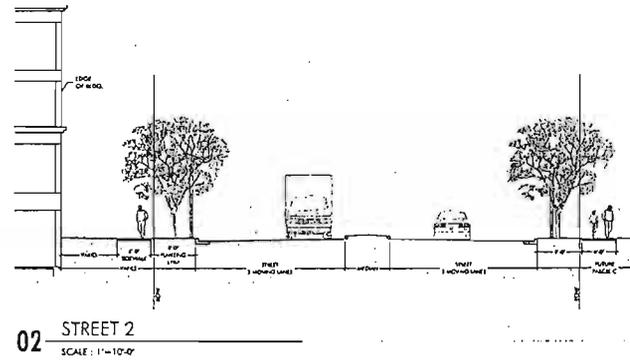
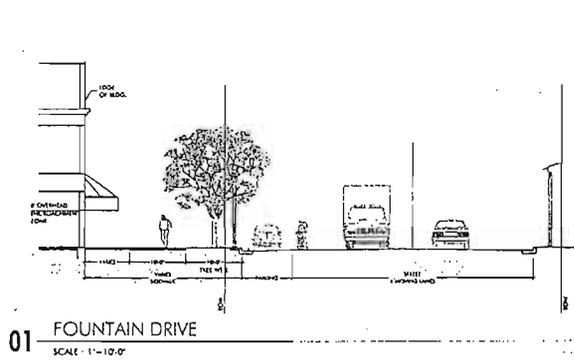
LAND BAY C
Streetscape

PKC Submission - NOT FOR CONSTRUCTION

DESIGNED BY
SVE ERIKSEN
DESIGNED BY
SVE ERIKSEN
CHECKED BY
SVE ERIKSEN
DATE
11/20/10



PKC #
PLAN 1722-1



THE SPECTRUM
Redevelopment

FARMER COUNTY, VIRGINIA

PARKER RODRIGUEZ INC.
Professional Registration # 11111111
1111 North Street, Suite 200
Alexandria, VA 22314
703.838.8810

DESIGNER:
Linda Engstrom
2008 Senior Civil Engineer
Registration # 20082
281 286 200

CLIENT:
Urban Engineering & Survey, Inc.
1717 Lake View Parkway
Arlington, VA 22209
703.419.0800

PROJECT:
Public Open
13000 Sunset Park Drive
Suite 100
Arlington, VA 22204
703.419.0800

NOTE:
THIS SHEET IS FOR CONSTRUCTION
PURPOSES ONLY AND NOT BE MODIFIED
WITHOUT THE DESIGNER'S APPROVAL.



REVISIONS

PRC Submission - PRC#17	11.20.18
PRC Revised Submission	05.12.11
PRC Revised Submission - MPV1	07.08.11
PRC Final Submission	08.11.11
PRC Revised Submission	08.11.11
PRC Final Submission	08.11.11
PRC Final Submission	08.11.11
PRC Final Submission	08.11.11
PRC Final Submission	08.11.11

LAND BAY C
Reston Parkway

PRC Submission - NOT FOR CONSTRUCTION

DATE: 07.24.18

DESIGNED BY: T.R./M.C.

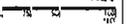
DRAWN BY: M.C./P.

CHECKED BY: M.C./P.

NOTED BY: M.C./P.

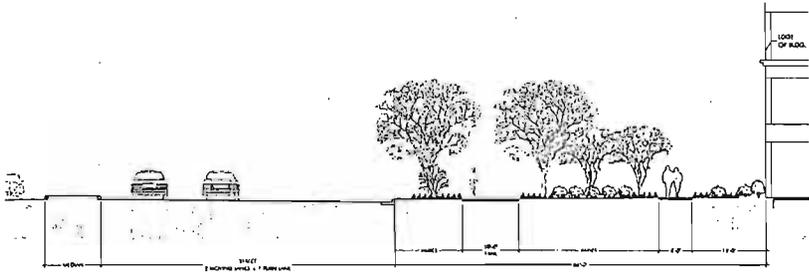
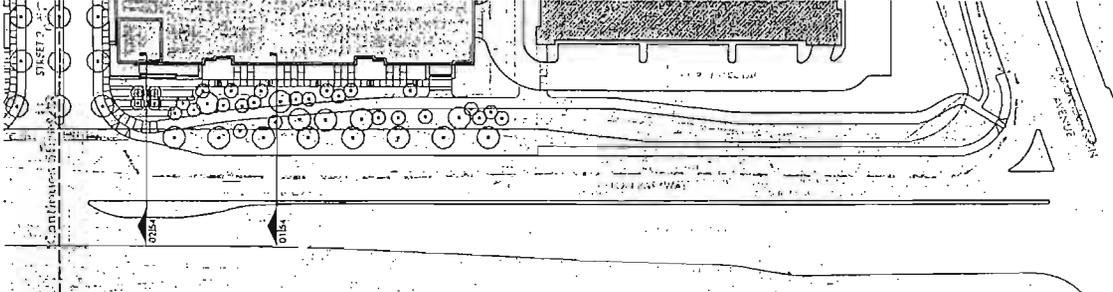


SCALE:
1" = 40' 0"

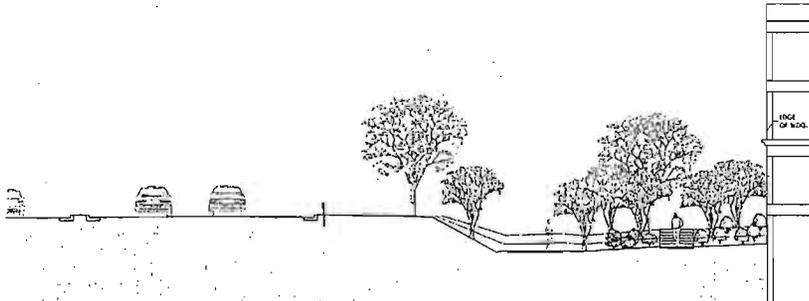


FILE #:
PRC#17221

54



01 RESTON PARKWAY - LAND BAY B
SCALE: 1"=10'-0"



02 RESTON PARKWAY - LAND BAY C
SCALE: 1"=10'-0"

FARFAX COUNTY, VIRGINIA
PARABRONHIGUIZ, INC.
 1921 West Chester Ave. #2200
 Alexandria, VA 22314
 703.844.9100

DESIGNERS
 Lerner Enterprises
 1000 Lerner Drive, Reston, VA
 703.797.1000
 201.241.8000

OWNER
 Urban Enterprise Group, Inc.
 2711 Lake Anne, Leesville, VA
 703.847.1000

ARCHITECT
 Urban Group
 13300 Linnemere, Fairfax, VA
 703.461.8400

NOTICE:
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 PURPOSES ONLY AND SHALL BE MODIFIED
 WITH FINAL DESIGN.



11/10/12-1

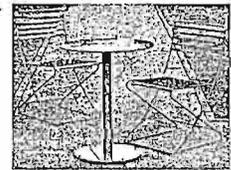
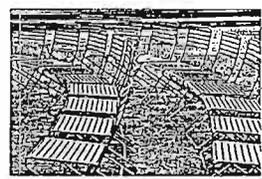
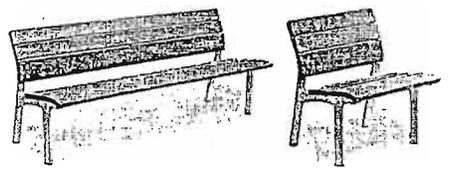
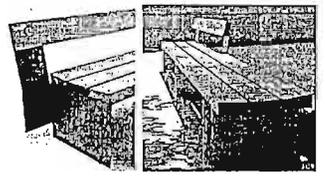
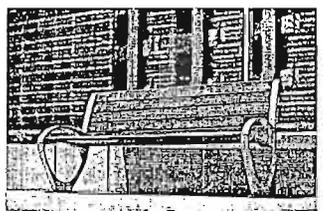
PREP. Submittals - 08/21/12	11.33.01
PREP. Submittals - 08/21/12	11.33.02
PREP. Submittals - 08/21/12	11.33.03
PREP. Submittals - 08/21/12	11.33.04
PREP. Submittals - 08/21/12	11.33.05
PREP. Submittals - 08/21/12	11.33.06
PREP. Submittals - 08/21/12	11.33.07
PREP. Submittals - 08/21/12	11.33.08

Site Furnishing

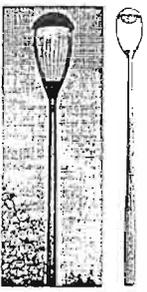
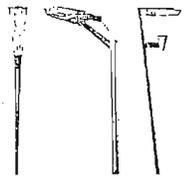
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 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]
 DATE: 11/22/12



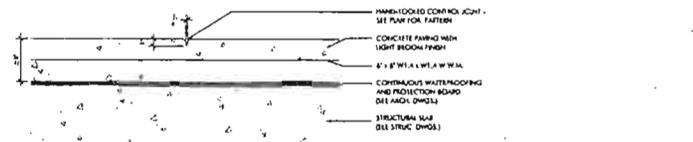
PRC Submission - NOT FOR CONSTRUCTION



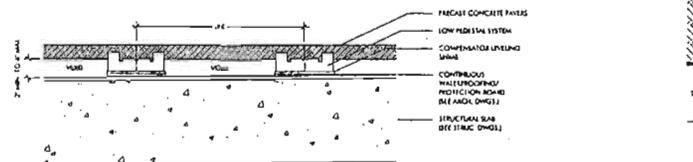
01 SITE FURNITURE
N.T.S.



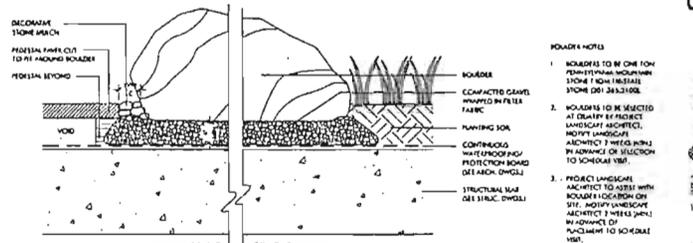
02 SITE LIGHTING
N.T.S.



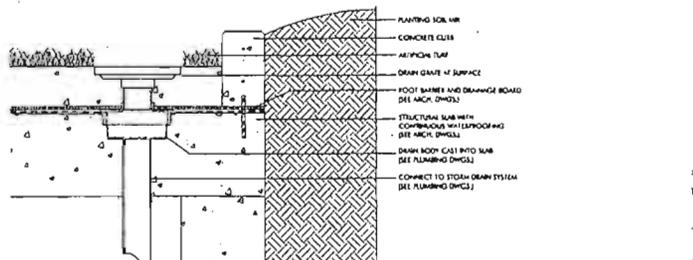
01 CONCRETE TOPPING SLAB ON STRUCTURE
SCALE: 1/12"=1'-0"



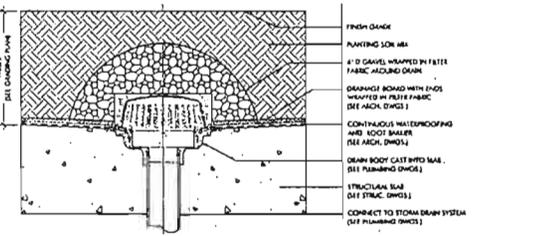
02 PEDESTAL PAVERS ON STRUCTURE
SCALE: 1/12"=1'-0"



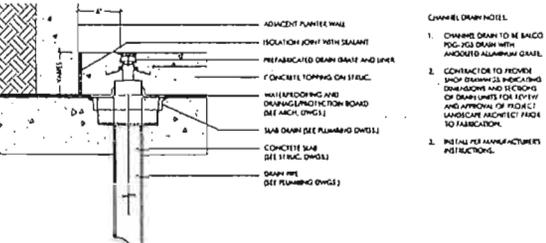
03 BOULDER ON STRUCTURE
SCALE: 1/12"=1'-0"



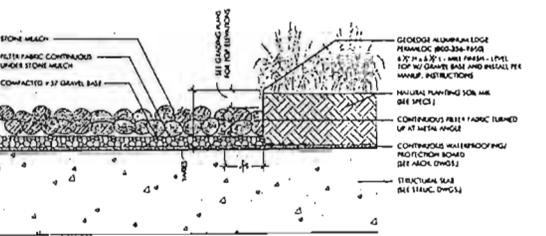
04 DUAL DRAIN ON STRUCTURE
SCALE: 1/12"=1'-0"



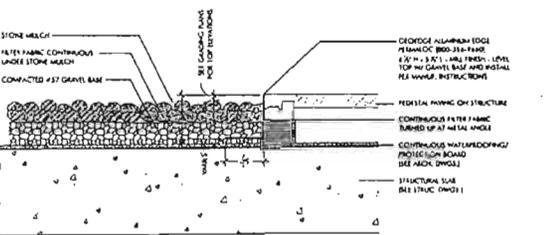
05 PLANTER DRAIN ON STRUCTURE
SCALE: 1/12"=1'-0"



06 CHANNEL DRAIN ON STRUCTURE
SCALE: 1/12"=1'-0"



07 METAL EDGE AT RIVER ROCK MULCH/PLANTING
SCALE: 1/12"=1'-0"



08 METAL EDGE AT RIVER ROCK MULCH/PEDESTAL PAVERS
SCALE: 1/12"=1'-0"

POUNDER NOTES

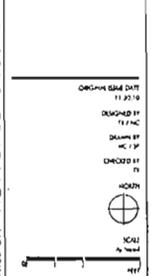
- POUNDERS TO BE ONE TON PERMITS PER HOUR/PER HOUR STONE (SEE 26.3.1.108)
- POUNDERS TO BE SELECTED AT QUARRY BY PROJECT LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT 7 WEEKS PRIOR TO SCHEDULE VISIT BY SERVICE OR IN ACCORDANCE WITH SCHEDULE VISIT.
- PROJECT LANDSCAPE ARCHITECT TO SITE WITH BOUNDER TO CONDUCT ON SITE. NOTIFY LANDSCAPE ARCHITECT 7 WEEKS PRIOR TO SCHEDULE VISIT. IN ACCORDANCE WITH SCHEDULE VISIT.

NOTES:
THIS SHEET IS FOR CONSTRUCTION PURPOSES ONLY AND NOT TO BE MODIFIED WITHOUT THE CLIENT'S APPROVAL.

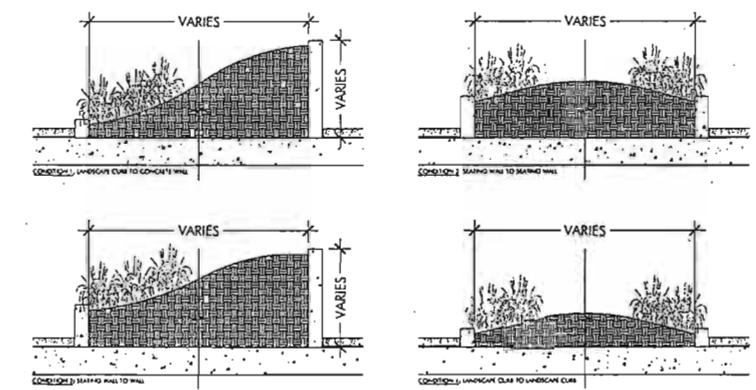


NO.	DATE	DESCRIPTION
1	06/22/12	ISSUED FOR PERMITS
2	06/22/12	ISSUED FOR PERMITS
3	06/22/12	ISSUED FOR PERMITS
4	06/22/12	ISSUED FOR PERMITS
5	06/22/12	ISSUED FOR PERMITS
6	06/22/12	ISSUED FOR PERMITS
7	06/22/12	ISSUED FOR PERMITS
8	06/22/12	ISSUED FOR PERMITS
9	06/22/12	ISSUED FOR PERMITS
10	06/22/12	ISSUED FOR PERMITS

Hardscape
Details



PRC-Submission - NOT FOR CONSTRUCTION



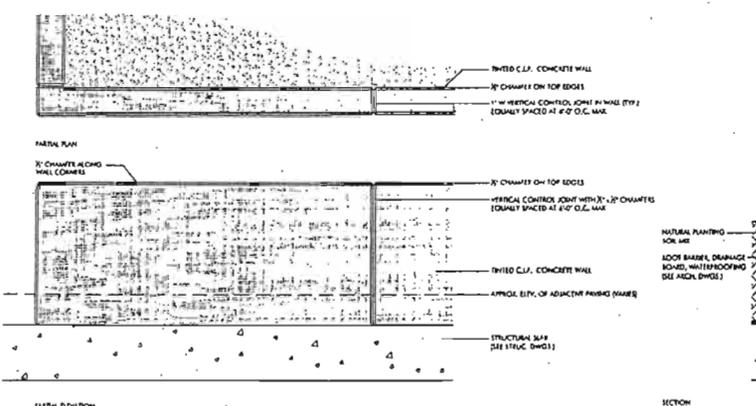
01 WALL TYPOLOGIES AT TERRACES AND COURTYARDS
SCALE: 1/2" = 1'-0"

MINIMUM PLANTING SOIL DEPTH OVER STRUCTURE

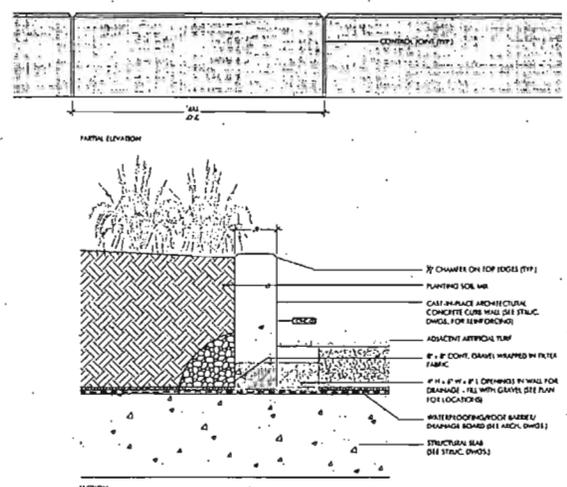
- CANOPY TREES: 4'
- ORNAMENTAL TREES: 3'
- SHRUBS: 2'
- ORNAMENTAL GRASSES AND PERENNIALS: 1' TO 2'
- GROUNDCOVERS: 8" TO 1'

NOTE:
PLANTING SOIL DEPTHS OVER STRUCTURE HAVE BEEN CREATED BY A COMBINATION OF SLAB FOLDS AND DROPS, CONSTRUCTION OF WALLS FOR MOUNDING AGAINST THEM AND OVERALL SCULPTURING OF SOIL OVER THE LARGE ROOFTOP TERRACES.

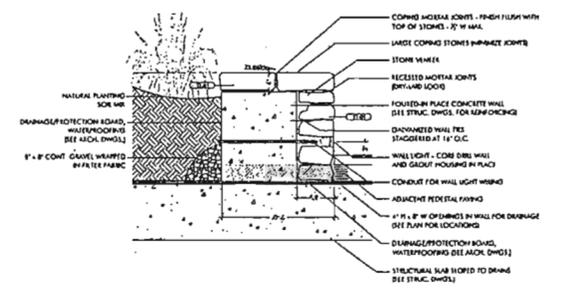
- CONCRETE WALL / CURB NOTES:
1. CONCRETE TO BE TINTED WITH INTEGRAL COLOR AND FINISHED PER MATERIALS SCHEDULE.
 2. SEE STRUCTURAL DRAWINGS FOR REINFORCING.
 3. FORM TIES TO BE PLACED ABOVE WALL AND BELOW ANY ADJACENT FINISH PAVEMENT ELEVATIONS EXCEPT WHERE SHOWN.
 4. CONTRACTOR TO PROVIDE 60" LONG (MIN) MOCK UP OF HIGH WALL, INCLUDING A WALL CORNER, CONTROL JOINT. TINT AND FINISH CONCRETE PER MATERIALS SCHEDULE.



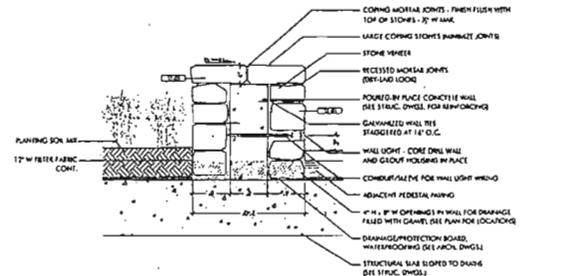
02 TYPICAL CONCRETE PLANTER WALL
SCALE: 1" = 1'-0"



03 CONCRETE CURB ON STRUCTURE
SCALE: 1/2" = 1'-0"



04 STONE SEAT WALL
SCALE: 1" = 1'-0"



05 STONE SEAT WALL END
SCALE: 1" = 1'-0"

HAWAII COUNTY, HAWAII

PARKER ROUQUÉZ, INC.
Architect, Interior Designer, Landscape Architect
100 Puuhou Avenue, Suite 200
Honolulu, HI 96813
Tel: 808.941.2010

OWNER:
General Contractors
2000 Lanihale Drive, Honolulu
Lanihale Plaza
Honolulu, HI 96813
Tel: 808.941.2010

CONSULTANTS:
Urban Engineering & Planning, Inc.
1712 Kalia, Suite 200, Honolulu
Honolulu, HI 96813
Tel: 808.941.2010

ARCHITECT:
Parker Rouquéz, Inc.
11700 Kalia Road, Suite 100
Honolulu, HI 96813
Tel: 808.941.2010



REVISIONS

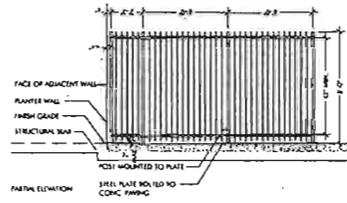
NO.	DESCRIPTION	DATE
1	PRELIMINARY	11.20.10
2	REVISED	05.13.11
3	REVISED	07.08.11
4	REVISED	08.18.11
5	REVISED	09.14.11
6	REVISED	11.01.11
7	REVISED	02.08.12
8	REVISED	05.27.12

Hardscape
Details

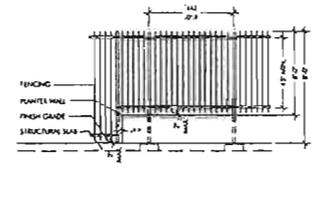
PRC Submission - NOT FOR CONSTRUCTION

DRAWN: ESKA SHY
(1) 30.11
CHECKED BY:
DATE: 05/22/12
SCALE: As Noted

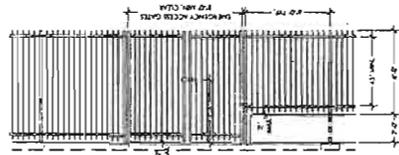
55c



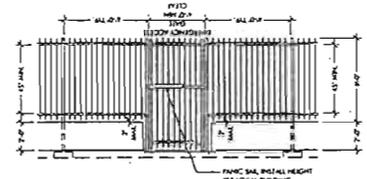
03 POOL FENCE - TYP.
SCALE: 1/4" = 1'-0"



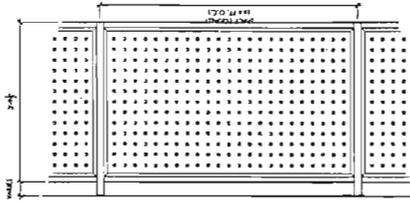
04 POOL FENCE AT WALL
SCALE: 1/4" = 1'-0"



05 POOL FENCE EMERGENCY ACCESS GATES - DOUBLE
SCALE: 1/4" = 1'-0"

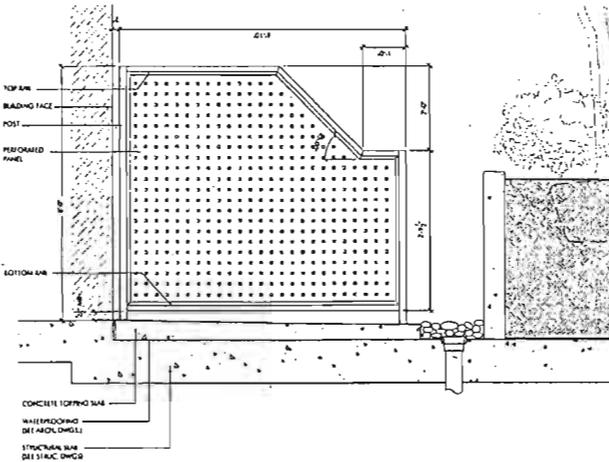


06 POOL FENCE EMERGENCY ACCESS GATES - SINGLE
SCALE: 1/4" = 1'-0"

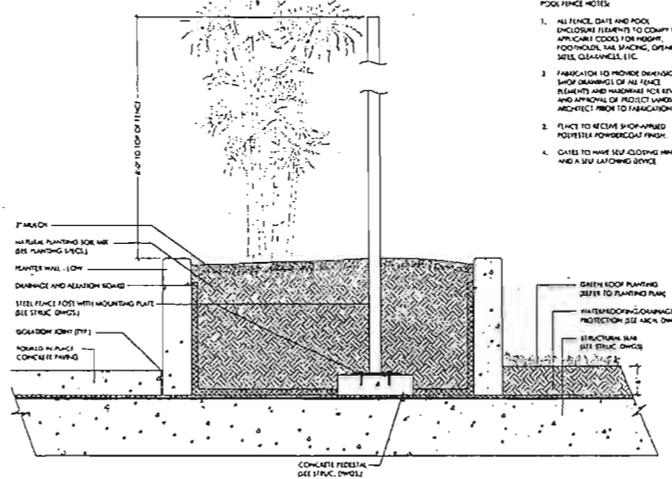


01 PATIO SCREEN FENCE - TYP.
SCALE: 3/4" = 1'-0"

- PATIO SCREEN NOTES:**
1. FENCE TO BE CONSTRUCTED OF TUBULAR ALUMINUM WITH POWDER COAT FINISH TOGETHER WITH FINISH.
 2. FENCE FABRICATOR TO PROVIDE SHOP DRAWINGS OF ALL FENCE ELEMENTS AND TYPES FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 3. PERFORATED PANEL TO BE SHEET ALUMINUM WITH 1/2" SQUARE PERFORATIONS AT 2" O.C. BY GRID AS SHOWN. USE ANGLE ACTUALLY RECOMMENDED GAUGE.
 4. ALL WELDS TO BE SMOOTH TO MATCH TO FINISHING.



02 PATIO SCREEN RETURN - TYP.
SCALE: 3/4" = 1'-0"



07 POOL FENCE POST, TYP.
SCALE: 1" = 1'-0"

- POOL FENCE NOTES:**
1. ALL FENCE, GATE AND POOL ENCLOSURE ELEMENTS TO COMPLY WITH APPLICABLE CODES FOR HEIGHT, FOOTING, VIB RATING, OBTAINING STEEL CLEARANCES, ETC.
 2. FABRICATOR TO PROVIDE SHOP DRAWINGS (SHOP DRAWINGS) OF ALL FENCE ELEMENTS AND PROVIDE FOR REVIEW AND APPROVAL OF PROJECT LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
 3. FENCE TO BE CONSTRUCTED WITH POWDER COAT FINISH.
 4. GATES TO HAVE SELF-CLOSING HINGES AND A SELF LATCHING DEVICE.

FARLEIGH COUNTY, VIRGINIA

BARNER RODRIGUEZ INC
103 South Lakes Dr., #200
Alexandria, VA 22304
703.316.3030

DATE: 06/22/12
BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

DATE: 06/22/12

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

DATE: 06/22/12

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

DATE: 06/22/12

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

DATE: 06/22/12

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

DATE: 06/22/12

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

DATE: 06/22/12

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

DATE: 06/22/12

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

DATE: 06/22/12

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

DATE: 06/22/12

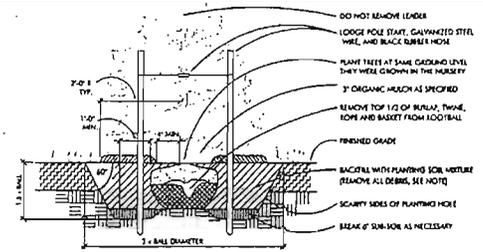
BY: [Signature]

SCALE: 1/8" = 1'-0"

MINIMUM PLANTING SOIL DEPTH OVER STRUCTURE

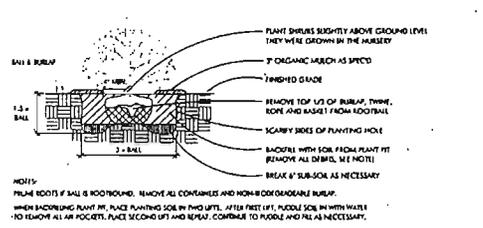
- CANOPY TREES: 4'
- ORNAMENTAL TREES: 2'
- SHRUBS: 2'
- ORNAMENTAL GRASSES AND PERENNIALS: 1' TO 2'
- GROUNDCOVERS: 6" TO 1'

NOTE:
PLANTING SOIL DEPTHS OVER STRUCTURE HAVE BEEN CREATED BY A COMBINATION OF SUB FOLDS AND DROPS. CONSTRUCTION OF WALLS FOR MOUNDING AGAINST THEM AND OVERALL SCULPTURING OF SOIL OVER THE LARGE ROOFTOP TERRACES.

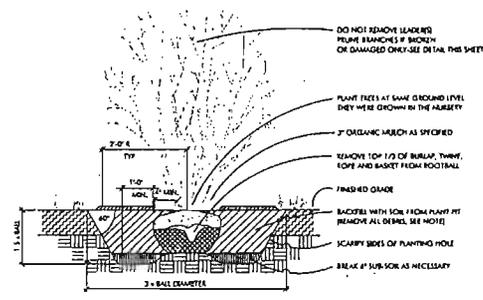


DO NOT REMOVE LEADER
LARGE POLE START, GALVANIZED STEEL WIRE, AND BRACE BARS 1/2\"/>

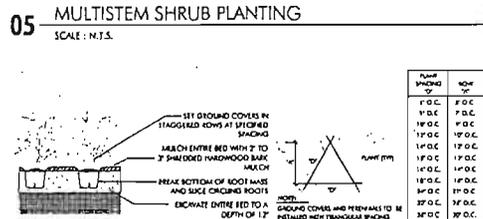
03 EVERGREEN TREE PLANTING (STAKED)
SCALE: 1/8\"/>



04 SHRUB PLANTING
SCALE: 1/8\"/>



05 MULTISTEM SHRUB PLANTING
SCALE: 1/8\"/>



06 GROUND COVER PLANTING AND SPACING
SCALE: 1/8\"/>

Plant Spacing	FOOT	INCH
1' 0"	12"	12"
1' 6"	18"	18"
2' 0"	24"	24"
2' 6"	30"	30"
3' 0"	36"	36"
3' 6"	42"	42"
4' 0"	48"	48"
4' 6"	54"	54"
5' 0"	60"	60"
5' 6"	66"	66"
6' 0"	72"	72"
6' 6"	78"	78"
7' 0"	84"	84"
7' 6"	90"	90"
8' 0"	96"	96"
8' 6"	102"	102"
9' 0"	108"	108"
9' 6"	114"	114"
10' 0"	120"	120"
10' 6"	126"	126"
11' 0"	132"	132"
11' 6"	138"	138"
12' 0"	144"	144"
12' 6"	150"	150"
13' 0"	156"	156"
13' 6"	162"	162"
14' 0"	168"	168"
14' 6"	174"	174"
15' 0"	180"	180"
15' 6"	186"	186"
16' 0"	192"	192"
16' 6"	198"	198"
17' 0"	204"	204"
17' 6"	210"	210"
18' 0"	216"	216"
18' 6"	222"	222"
19' 0"	228"	228"
19' 6"	234"	234"
20' 0"	240"	240"
20' 6"	246"	246"
21' 0"	252"	252"
21' 6"	258"	258"
22' 0"	264"	264"
22' 6"	270"	270"
23' 0"	276"	276"
23' 6"	282"	282"
24' 0"	288"	288"
24' 6"	294"	294"
25' 0"	300"	300"
25' 6"	306"	306"
26' 0"	312"	312"
26' 6"	318"	318"
27' 0"	324"	324"
27' 6"	330"	330"
28' 0"	336"	336"
28' 6"	342"	342"
29' 0"	348"	348"
29' 6"	354"	354"
30' 0"	360"	360"
30' 6"	366"	366"
31' 0"	372"	372"
31' 6"	378"	378"
32' 0"	384"	384"
32' 6"	390"	390"
33' 0"	396"	396"
33' 6"	402"	402"
34' 0"	408"	408"
34' 6"	414"	414"
35' 0"	420"	420"
35' 6"	426"	426"
36' 0"	432"	432"
36' 6"	438"	438"
37' 0"	444"	444"
37' 6"	450"	450"
38' 0"	456"	456"
38' 6"	462"	462"
39' 0"	468"	468"
39' 6"	474"	474"
40' 0"	480"	480"
40' 6"	486"	486"
41' 0"	492"	492"
41' 6"	498"	498"
42' 0"	504"	504"
42' 6"	510"	510"
43' 0"	516"	516"
43' 6"	522"	522"
44' 0"	528"	528"
44' 6"	534"	534"
45' 0"	540"	540"
45' 6"	546"	546"
46' 0"	552"	552"
46' 6"	558"	558"
47' 0"	564"	564"
47' 6"	570"	570"
48' 0"	576"	576"
48' 6"	582"	582"
49' 0"	588"	588"
49' 6"	594"	594"
50' 0"	600"	600"
50' 6"	606"	606"
51' 0"	612"	612"
51' 6"	618"	618"
52' 0"	624"	624"
52' 6"	630"	630"
53' 0"	636"	636"
53' 6"	642"	642"
54' 0"	648"	648"
54' 6"	654"	654"
55' 0"	660"	660"
55' 6"	666"	666"
56' 0"	672"	672"
56' 6"	678"	678"
57' 0"	684"	684"
57' 6"	690"	690"
58' 0"	696"	696"
58' 6"	702"	702"
59' 0"	708"	708"
59' 6"	714"	714"
60' 0"	720"	720"
60' 6"	726"	726"
61' 0"	732"	732"
61' 6"	738"	738"
62' 0"	744"	744"
62' 6"	750"	750"
63' 0"	756"	756"
63' 6"	762"	762"
64' 0"	768"	768"
64' 6"	774"	774"
65' 0"	780"	780"
65' 6"	786"	786"
66' 0"	792"	792"
66' 6"	798"	798"
67' 0"	804"	804"
67' 6"	810"	810"
68' 0"	816"	816"
68' 6"	822"	822"
69' 0"	828"	828"
69' 6"	834"	834"
70' 0"	840"	840"
70' 6"	846"	846"
71' 0"	852"	852"
71' 6"	858"	858"
72' 0"	864"	864"
72' 6"	870"	870"
73' 0"	876"	876"
73' 6"	882"	882"
74' 0"	888"	888"
74' 6"	894"	894"
75' 0"	900"	900"
75' 6"	906"	906"
76' 0"	912"	912"
76' 6"	918"	918"
77' 0"	924"	924"
77' 6"	930"	930"
78' 0"	936"	936"
78' 6"	942"	942"
79' 0"	948"	948"
79' 6"	954"	954"
80' 0"	960"	960"
80' 6"	966"	966"
81' 0"	972"	972"
81' 6"	978"	978"
82' 0"	984"	984"
82' 6"	990"	990"
83' 0"	996"	996"
83' 6"	1002"	1002"
84' 0"	1008"	1008"
84' 6"	1014"	1014"
85' 0"	1020"	1020"
85' 6"	1026"	1026"
86' 0"	1032"	1032"
86' 6"	1038"	1038"
87' 0"	1044"	1044"
87' 6"	1050"	1050"
88' 0"	1056"	1056"
88' 6"	1062"	1062"
89' 0"	1068"	1068"
89' 6"	1074"	1074"
90' 0"	1080"	1080"
90' 6"	1086"	1086"
91' 0"	1092"	1092"
91' 6"	1098"	1098"
92' 0"	1104"	1104"
92' 6"	1110"	1110"
93' 0"	1116"	1116"
93' 6"	1122"	1122"
94' 0"	1128"	1128"
94' 6"	1134"	1134"
95' 0"	1140"	1140"
95' 6"	1146"	1146"
96' 0"	1152"	1152"
96' 6"	1158"	1158"
97' 0"	1164"	1164"
97' 6"	1170"	1170"
98' 0"	1176"	1176"
98' 6"	1182"	1182"
99' 0"	1188"	1188"
99' 6"	1194"	1194"
100' 0"	1200"	1200"
100' 6"	1206"	1206"

THE SPECTRUM LANDSCAPE ARCHITECTURE

CITY: [City Name] | CLIENT: [Client Name] | PROJECT: [Project Name] | DATE: [Date]

PLANTING PALETTE	PLANT NAME	COMMON NAME	HEIGHT	SPACING	COMMENTS
AD	Adiantum species	Maadong	3' 0"	12" x 12"	Shade tolerant
AE	Aster species	Starflower	2' 0"	12" x 12"	Full sun
AF	Asplenium species	Woods fern	1' 0"	12" x 12"	Shade tolerant
AG	Aspidistra species	Woods hollyhock	2' 0"	12" x 12"	Shade tolerant
AH	Aster species	Starflower	2' 0"	12" x 12"	Full sun
AI	Asplenium species	Woods fern	1' 0"	12" x 12"	Shade tolerant
AJ	Aspidistra species	Woods hollyhock	2' 0"	12" x 12"	Shade tolerant
AK	Aster species	Starflower	2' 0"	12" x 12"	Full sun
AL	Asplenium species	Woods fern	1' 0"	12" x 12"	Shade tolerant
AM	Aspidistra species	Woods hollyhock	2' 0"	12" x 12"	Shade tolerant
AN	Aster species	Starflower	2' 0"	12" x 12"	Full sun
AO	Asplenium species	Woods fern	1' 0"	12" x 12"	Shade tolerant
AP	Aspidistra species	Woods hollyhock	2' 0"	12" x 12"	Shade tolerant
AQ	Aster species	Starflower	2' 0"	12" x 12"	Full sun
AR	Asplenium species	Woods fern	1' 0"	12" x 12"	Shade tolerant
AS	Aspidistra species	Woods hollyhock	2' 0"	12" x 12"	Shade tolerant
AT	Aster species	Starflower	2' 0"	12" x 12"	Full sun
AU	Asplenium species	Woods fern	1' 0"	12" x 12"	Shade tolerant
AV	Aspidistra species	Woods hollyhock	2' 0"	12" x 12"	Shade tolerant
AW	Aster species	Starflower	2' 0"	12" x 12"	Full sun
AX	Asplenium species	Woods fern	1' 0"	12" x 12"	Shade tolerant
AY	Aspidistra species	Woods hollyhock	2' 0"	12" x 12"	Shade tolerant
AZ	Aster species	Starflower	2' 0"	12" x 12"	Full sun
BA	Asplenium species	Woods fern	1' 0"	12" x 12"	Shade tolerant
BB	Aspidistra species	Woods hollyhock	2' 0"	12" x 12"	Shade tolerant
BC	Aster species	Starflower	2' 0"	12" x 12"	Full sun
BD	Asplenium species	Woods fern	1' 0"	12" x 12"	Shade tolerant
BE	Aspidistra species	Woods hollyhock	2' 0"	12" x 12"	Shade tolerant
BF	Aster species	Starflower	2' 0"	12" x 12"	Full sun
BG	Asplenium species	Woods fern	1' 0"	12" x 12"	Shade tolerant
BH	Aspidistra species	Woods hollyhock			

**THE SPECTRUM
Redevelopment**

JANIS COURT, VIRGINIA
PARKER HOUTZ, INC.
 1811 North Union St., #2202
 Alexandria, VA 22304
 703.341.8270

DESIGNER
 Lerner Engineering
 2055 River Oaks Boulevard
 Fifth Floor
 Norfolk, VA 23513
 757.246.4022
 202.246.4022

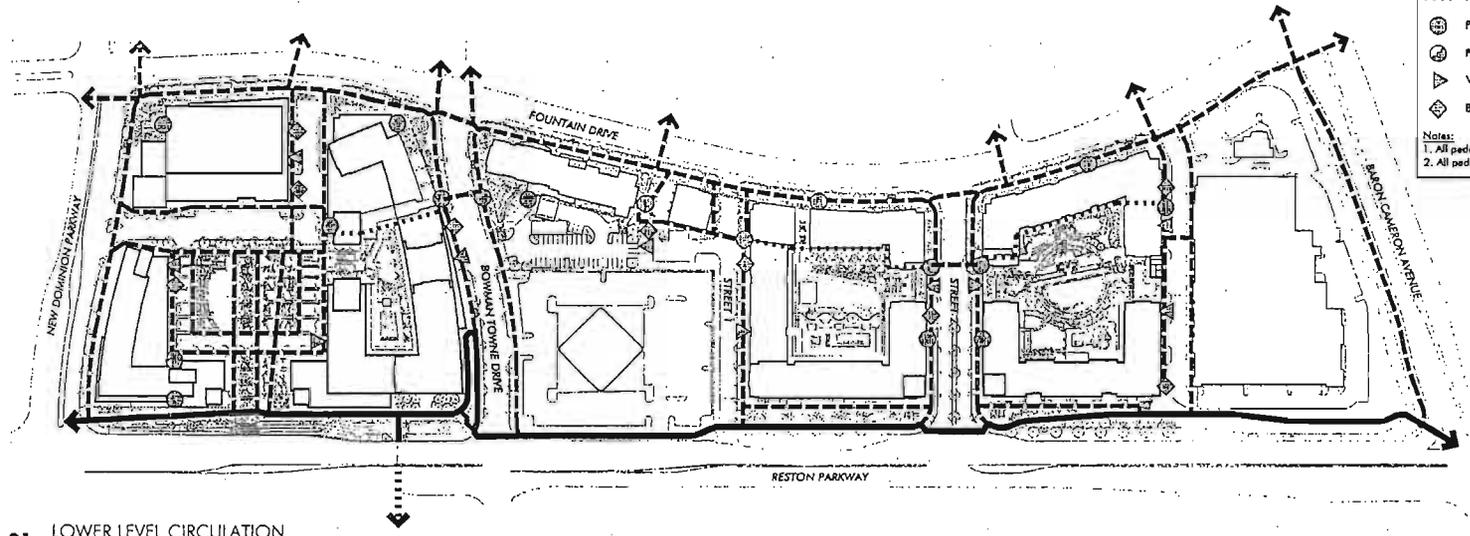
CHAIRMAN
 Urban Engineering & Design, Inc.
 7113 Oak Grove Parkway
 Alexandria, VA 22303
 703.473.8888

ARCHITECT
 Huber Group
 13700 Lee's Valley Drive
 Suite 100
 Fairfax, VA 22031
 703.461.6477

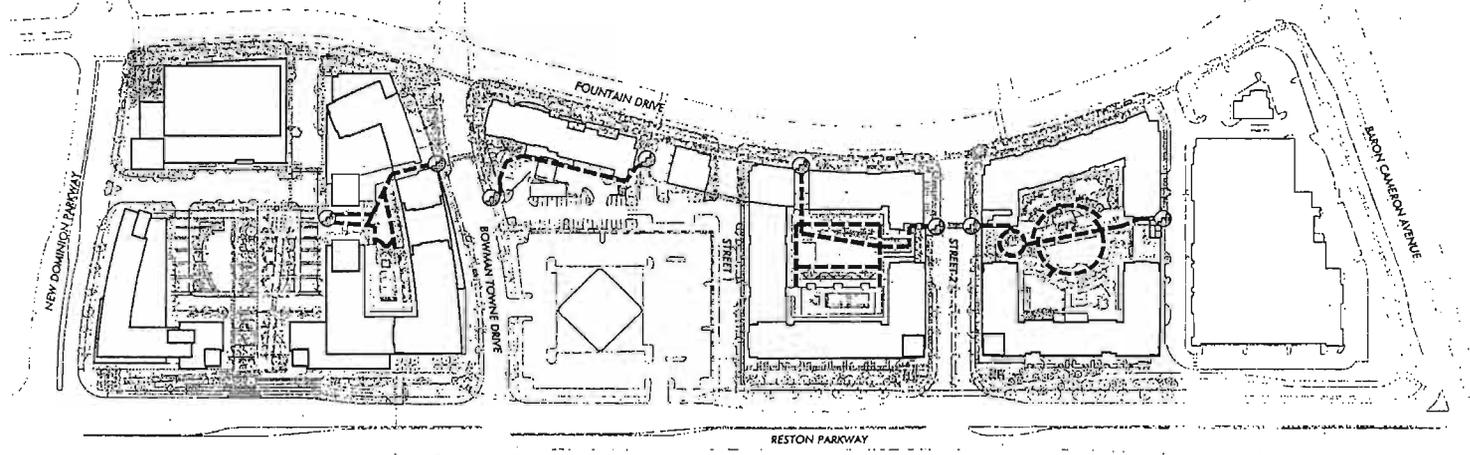
LEGEND

- 10' W. PEDESTRIAN/BIKE ROUTE
- - - PEDESTRIAN CIRCULATION
- ⋯⋯ PEDESTRIAN CIRCULATION UNDER STRUCTURE
- ⊕ PEDESTRIAN ENTRANCE TO BUILDING
- ⊕ PEDESTRIAN ACCESS TO ROOFTOP
- ⊕ VEHICULAR ENTRANCE TO GARAGE
- ◇ BUILDING LOADING AREA

Notes:
 1. All pedestrian connections to be lit at dark.
 2. All pedestrian connections under structure to be lit 24 hrs.



01 LOWER LEVEL CIRCULATION
 SCALE: 1"=100'-0"



01 UPPER LEVEL
 SCALE: 1"=100'-0"

NOTES:
 THIS SHEET IS FOR CONSTRUCTION.
 APPROVALS MUST BE OBTAINED FROM THE ARCHITECT.



REVISIONS

PRC Submission - DRAFT	11.20.12
PRC Concept Submission	03.12.12
PRC Revised Submission - REV 1	02.08.13
PRC Final Submission	06.13.13
PRC Fourth Submission	08.14.13
PRC Fifth Submission	11.04.13
PRC Sixth Submission	03.05.13
PRC Seventh Submission	06.07.13

**FINAL PHASE
Circulation Plan**

CONTRACT DATE: 07/11/12

DESIGNED BY: M / PRC

DRAWN BY: HCF / PRC

CHECKED BY: M / PRC

IN CHARGE: HCF / PRC

SCALE: 1"=100'-0"

PRC Submission - NOT FOR CONSTRUCTION

**THE SPECTRUM
Redevelopment**

Fairfax County, Virginia

PARKER RODRIGUEZ, INC.
 187 North Lincoln St. # 220
 Alexandria VA 22314
 703 548-5070

DESIGNER
 Lerner Engineering
 2045 Town Center Boulevard
 Fifth Floor
 Landover, MD 20785
 301 284-8000

CIVIL ENGINEER
 Urban Engineering & Assoc., Inc.
 2115 Lake View Parkway
 Annapolis, VA 20701
 410 441-0800

ARCHITECT
 Huber Group
 17206 Lakeside Valley Drive
 Suite 100
 Reston, VA 20191
 703-497-8477

SCALE
 THIS SHEET IS NOT TO SCALE
 DIMENSIONS SHOWN AND NOT IN CONFLICT
 WITH THE DESIGN



REVISIONS

PKC Submission - DRAFT	11.05.10
PKC Revised Submission	05.13.11
PKC Revised Submission - REV. 1	07.28.11
PKC Final Submission	08.18.11
PKC As-built Submission	08.14.11
PKC Final Submission	12.09.11
PKC Open Submission	01.09.12
PKC As-built Submission	04.29.12

**FINAL PHASE
Irrigation Plan**

DATE
 11.08.10

DESIGNED BY
 T.J. NICE

DRAWN BY
 M.C. W.P.

CHECKED BY
 M.C. W.P.

SCALE
 1" = 100'-0"

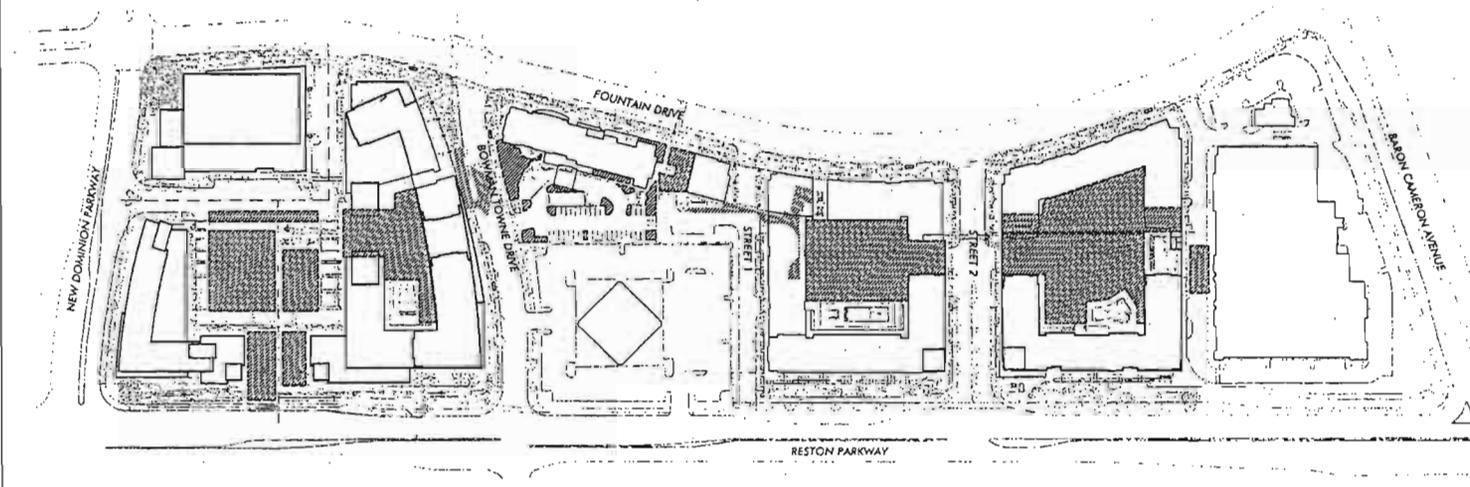
DATE
 11.08.10

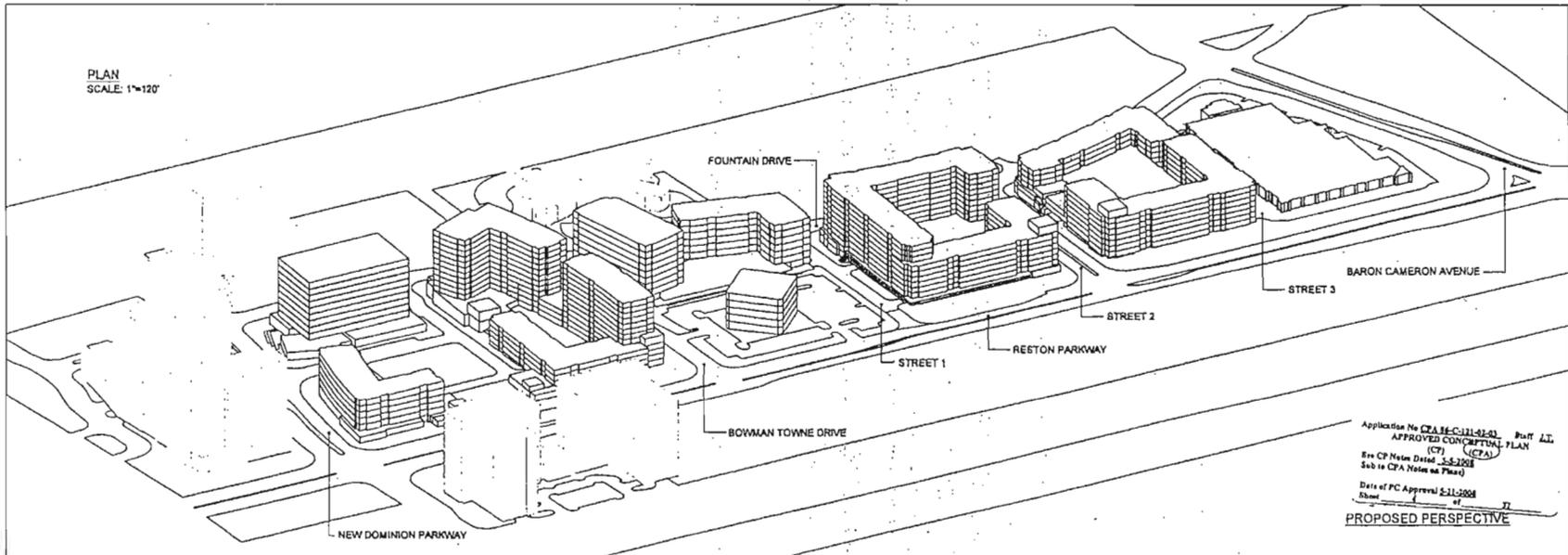
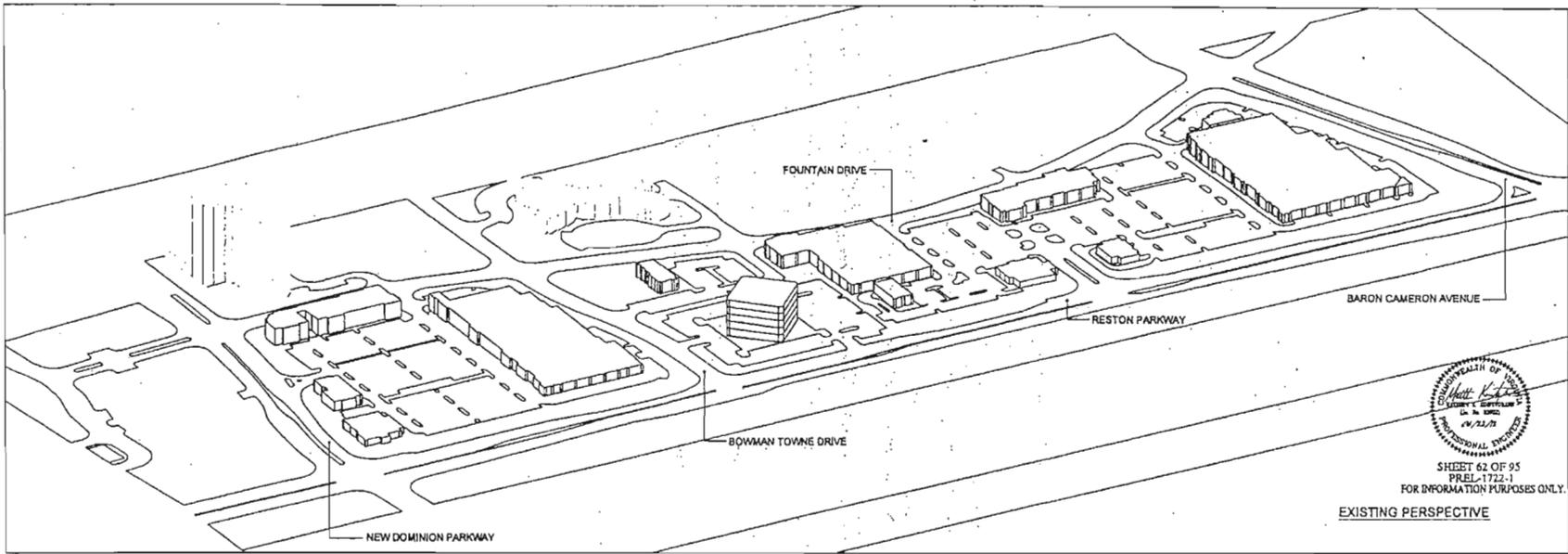
PKC Submission - NOT FOR CONSTRUCTION
 FILE #
 P10.1722.1

580

LEGEND

- POINT OF CONNECTION
- ◇ IRRIGATION CONTROLLER
- ▷ QUICK COUPLER VALVE
- ▨ ZONE OF IRRIGATION
Use drip lines except for lawn areas
- SLEEVE





11811 PRECISION DRIVE
SUITE 300
RESTON, VIRGINIA 20190
PHONE: (703) 461-4000
FAX: (703) 461-4075

C/O: URBAN LTY.
7118 LITTLE RIVER TURNPIKE
ARNOVALE, VA 22021
PHONE: (703) 943-9990
FAX: (703) 943-0251



DATE	REVISION
08/16/17	PLANNING & ZONING REVIEW 04/08/17
08/16/17	REVISION 08/16/17
08/16/17	REVISION FOR STAFF MEETING 08/08/17
08/16/17	REVISION - CD COMMENTS 08/16/17
08/16/17	REVISION - STAFF COMMENTS 07/17/17
08/16/17	REVISION - STAFF COMMENTS 04/05/17
08/16/17	REVISION - STAFF COMMENTS 10/26/16
08/16/17	REVISION - STAFF COMMENTS 10/26/16
08/16/17	REVISION - STAFF COMMENTS 02/28/16
04/11/16	PLANNING & ZONING REVIEW 04/11/16
04/11/16	PLANNING & ZONING REVIEW 04/11/16
08/08/16	PLANNING & ZONING REVIEW 08/08/16

REDEVELOPMENT OF SPECTRUM

CHAPTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

LEARNER ENTERPRISES
11801 HAPPY COURT
NORTH BETHESDA, MD 20816
PHONE: (301) 964-1400
FAX: (301) 961-4732

EXISTING & PROPOSED PERSPECTIVE MODELS

PROJECT NO. 09006.003

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

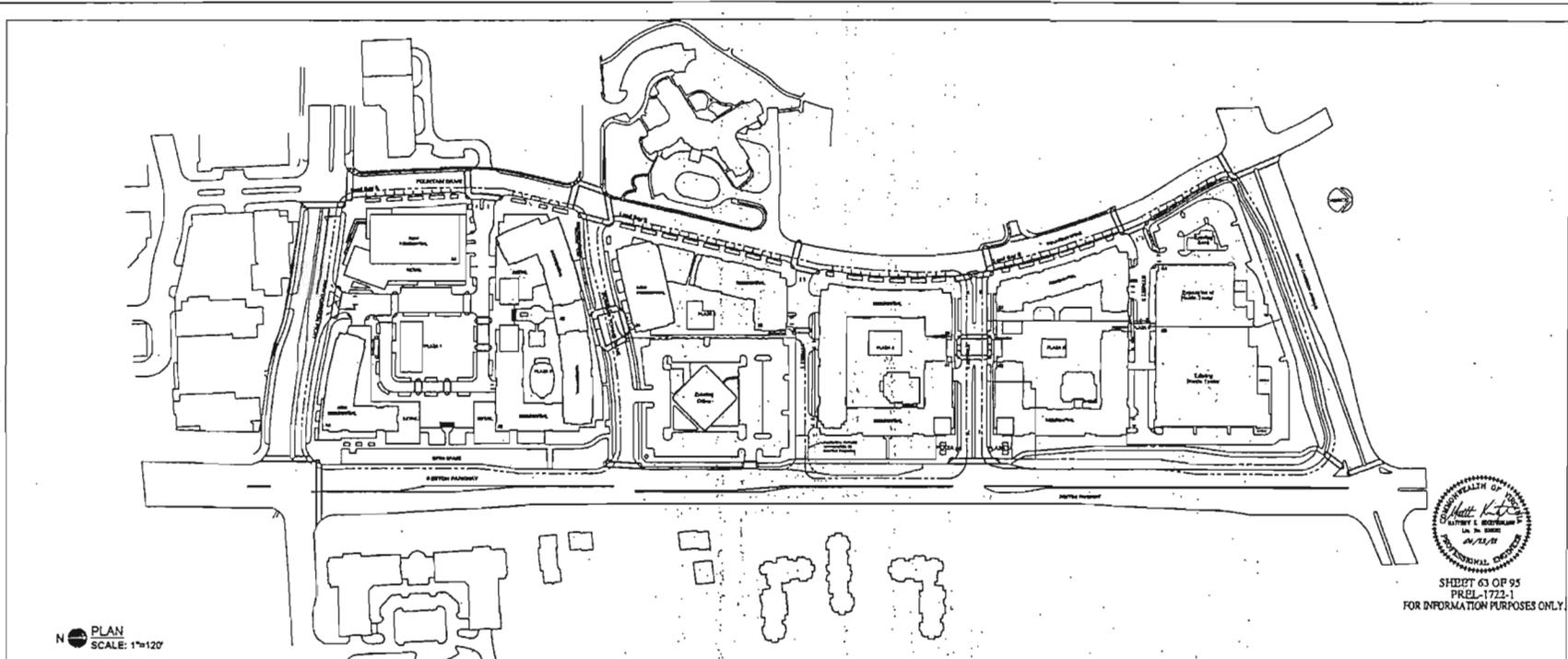


11811 FREEDOM DRIVE
SUITE 300
RESTON, VIRGINIA 20190
PHONE: (703) 461-9877
FAX: (703) 461-9878

CMSS
UNLIMITED
17111 LITTLE HIVER TURNPIKE
ARLINGTON, VA 22201
PHONE: (703) 461-9881
FAX: (703) 461-9881



DATE: 02/1/07
REVISION:
PLANNING & ZONING REVIEW 04/05/07
COUNCIL 04/16/07
STAFF 04/16/07
REVISION FOR STAFF COMMENTS 04/23/07
REVISION - STAFF COMMENTS 04/23/07

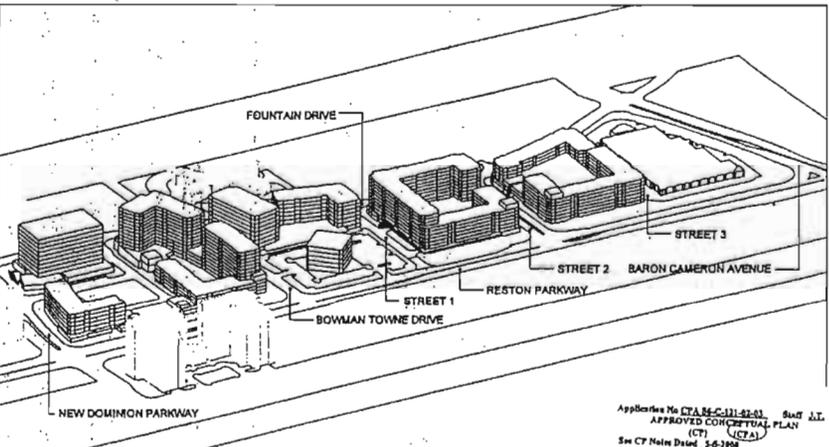


SHEET 03 OF 95
PREL-1723-1
FOR INFORMATION PURPOSES ONLY.

PLAN
SCALE: 1"=120'

SPECTRUM	Land Bay	Building	Use	Proposed Non-Residential		Proposed Retail		Stories	Foot Print	Height	Units	Reserved/Provided	Reserved/Provided	Total Level	Open	Open		
				Area	Area	Area	Area										Area	Area
SECTION 01 SPECTRUM SOUTH	Land Bay A	A1	Non-Residential	225,000	134,000	30,000	8,000	10	34,200	197'	137	843	877	5	4			
		A2	Residential	81,800	17,600	13	41,400	107'	107'	412	218	630	630	1	6			
		A3	Residential		8,000	3,700	8	28,500	107'	80'	190	81	375	275	2	2	387,008	94,237
		A4	Non-Residential	130,000	73,968	13,600	8,300	7	43,100	107'	80'	243	343	2	2			
		PLAZA 1	Public Plaza			3,800												
Total				345,000	213,500	101,300	27,000				1482	1501	2246	7324	12	13	387,008	164,217
SECTION 07 SPECTRUM NORTH	Land Bay B	B1	Non-Residential	200,000	83,200	24,700	18,000	10	29,000	120'	127		640	642	5	6		
		B2	Residential		13,600	12,100	8	14,700	85'	79'	103	58	180	182			27,031	84,778
		PLAZA 3	Public Plaza						33,272									
		B3	Residential		33,000	18,000	10	35,400	120'	120'	321	158	718	718	6	5		
		B4	Residential		12,000	8,000	6	23,900	120'	90'	250	121	450	442				
	Land Bay C	PLAZA 4	Public Plaza							41,678								
		PLAZA 4A	Public Plaza							3,400								
		C1	Residential		33,011	9,008	8	24,500	80'	78'	68	64	252	254				
		C2	Residential							46,300	110'	80'	128	88	263	263		
		PLAZA 5	Public Plaza							52,086								
Land Bay C	PLAZA 5A	Public Plaza							3,400									
	PLAZA 6	Public Plaza							11,700									
	C3	Senior Health Center		58,000	23,400	1	58,000	40'	28'		536	335						
	C4	Home Transfer Services		27,900	11,700	1	27,900	40'	28'		198	198						
	BANK (Existing)			2,700	1,200	1	2,700	28'	25'		13	13						
Total				392,000	133,200	102,911	81,900				1411	1435	3011	3303	20	20	371,048	161,893
Total				Non-Residential (Max/Min)		Residential (Max/Min)		Height (Max/Min)		Parking (Reserved/Provided)		Open Space (%)						
South				408,000 / 250,000 SF		582 / 300 Units		187 / 80'		2240 / 2234		42%						
North				383,546 / 180,000 SF		880 / 435 Units		120' / 75'		3311 / 3303		24%						

* The chart will be updated when the design is final. In accordance with Note 4, the Applicant reserves the right to reallocate the square footage of Non-Residential Uses and Retail Uses, provided the minimum square footage for each use is provided and the total square footage of Non-Residential Uses and Retail Uses does not exceed the maximum total square footage of Non-Residential Uses for the North and South parcels, respectively.



PERSPECTIVE

Application No. CFA 04-C-11-01-03, Sheet 03
APPROVED CONCEPTUAL PLAN
(C7) (CFA)
See CP Note Dated 2-6-2008
Sub to CFA Note on Plans
Date of PC Approval: 2-11-2008
Sheet 3 of 37

REDEVELOPMENT OF SPECTRUM

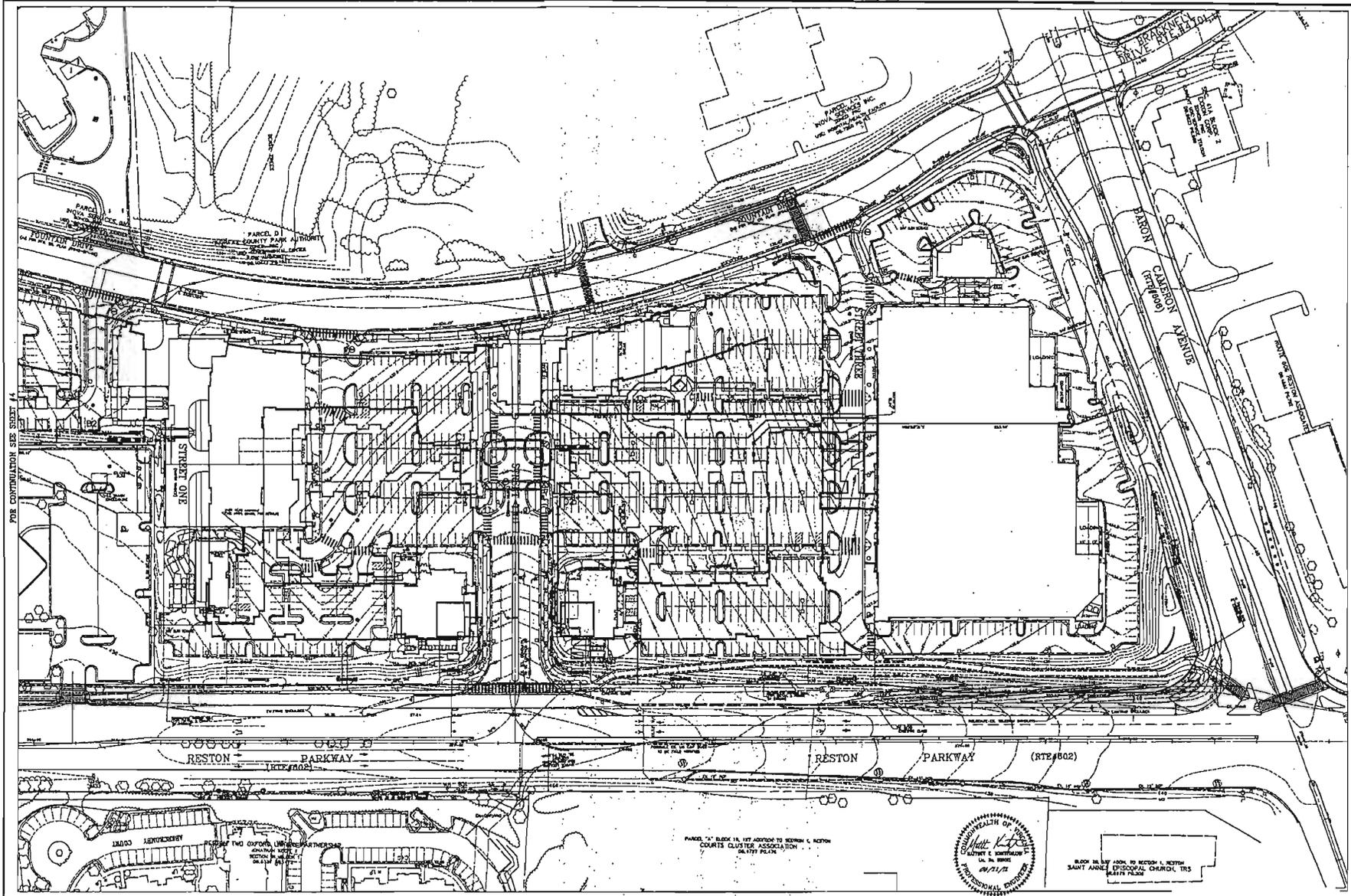
HARTEN MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

LEARNER ENTERPRISES
11801 HARTEN COURT
NORTH FARMERSVILLE, VA 22088
PHONE: (800) 866-3400
FAX: (800) 866-3400

OVERALL CONCEPT PLAN & PERSPECTIVE MODEL

PROJECT NO.: 00000101

ALL DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT PAUL DEBON STEAK



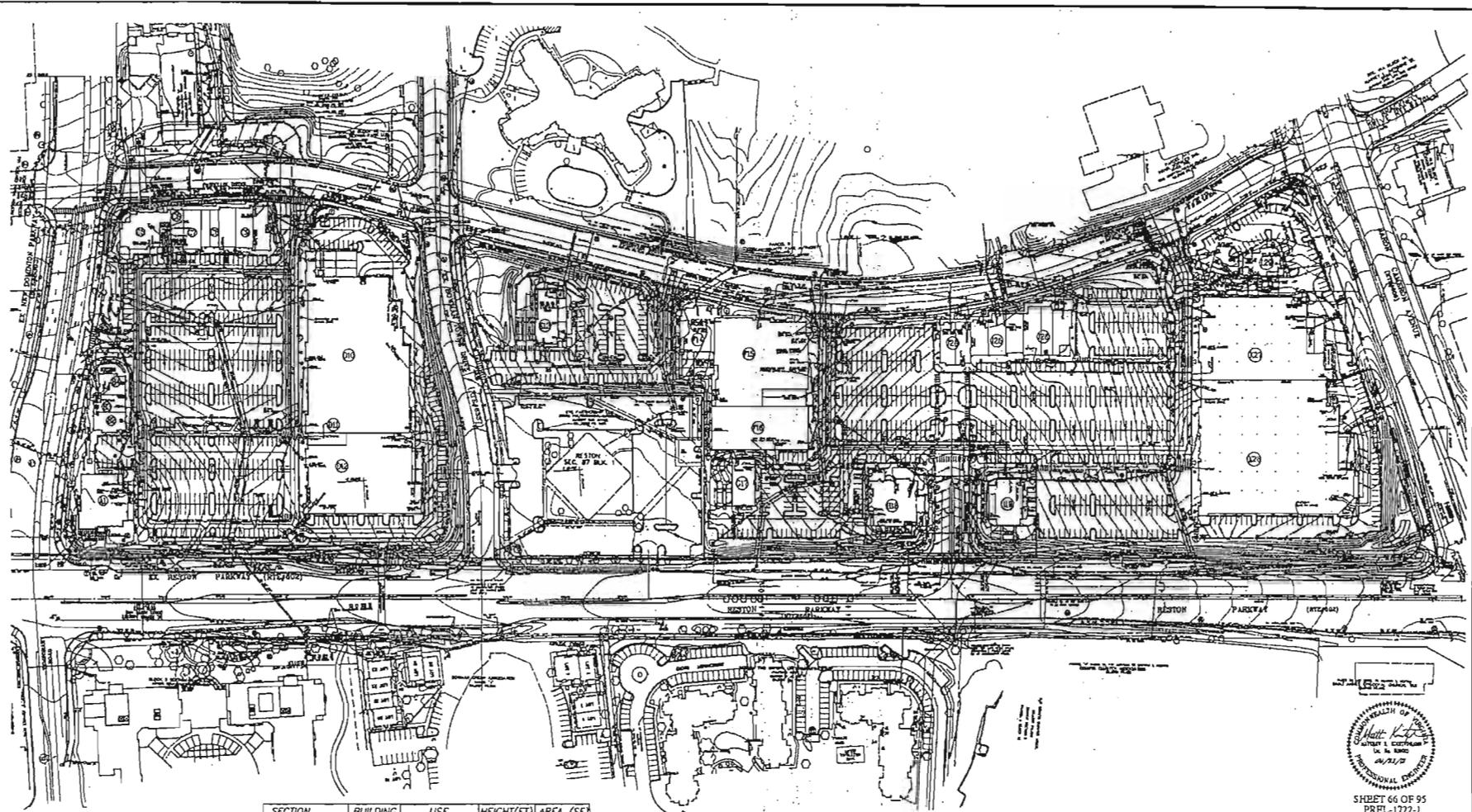
FOR CONTINUATION SEE SHEET 44



SHEET 65 OF 95
 PREL-1722-1
 FOR INFORMATION PURPOSES ONLY.

Application No. CPA 16-C-121-01-01 Staff J.J.
 APPROVED CONCEPTUAL PLAN
 (CP)
 See CP Notes Dated 2-5-2016
 File in CPA Notes on Plans
 Date of PC Approval 2-11-2016
 Sheet 65 of 95

PLAN DATE		REVISION APPROVED BY		DATE	
URBAN ENGINEERING & ASSOC., INC.		URBAN ENGINEERING & ASSOC., INC.		URBAN ENGINEERING & ASSOC., INC.	
THE SPECTRUM		THE SPECTRUM		THE SPECTRUM	
HUNTER HILL DISTRICT		HUNTER HILL DISTRICT		HUNTER HILL DISTRICT	
FAIRFAX COUNTY, VIRGINIA		FAIRFAX COUNTY, VIRGINIA		FAIRFAX COUNTY, VIRGINIA	
TOWN CENTER CONCERT PLAN AMENDMENT		TOWN CENTER CONCERT PLAN AMENDMENT		TOWN CENTER CONCERT PLAN AMENDMENT	
DATE: JUNE, 2006		DATE: JUNE, 2006		DATE: JUNE, 2006	
SCALE: 1"=60'		SCALE: 1"=60'		SCALE: 1"=60'	
CLT		CLT		CLT	
SHEET 5 OF 95		SHEET 5 OF 95		SHEET 5 OF 95	
FILE NO. PREL-1722		FILE NO. PREL-1722		FILE NO. PREL-1722	



SECTION	BUILDING	USE	HEIGHT(FT)	AREA (SF)
SECTION 91 SPECTRUM SOUTH	A1	RESTAURANT	±40'	7,587
	B2	RETAIL		2,362
	B3	OFFICE	±47'	1,442
	B4	RESTAURANT		1,100
	C5	RESTAURANT		4,500
	C6	RETAIL		1,333
	C7	RESTAURANT	±47'	2,052
	C8	RETAIL		3,337
	C9	RETAIL		4,944
	D10	RETAIL		44,960
SECTION 87 SPECTRUM NORTH	D11	RESTAURANT	±47'	1,400
	D12	RETAIL		25,000
	E13	BANK	±47'	9,900
	F14	OFFICE		5,000
	F15	RESTAURANT	±47'	23,200
	F16	RETAIL		12,716

SECTION	BUILDING	USE	HEIGHT(FT)	AREA (SF)	
SECTION 87 SPECTRUM NORTH	G17	BANK	±40'	2,880	
	H18	RESTAURANT	±40'	7,034	
	I19	BANK	±40'	4,150	
	J20	RETAIL		5,662	
	J25	RETAIL	±47'	4,056	
	J26	RETAIL		6,329	
	K27	RETAIL	±47'	27,954	
	K28	GROCERY STORE	±47'	55,729	
	L29	BANK	±40'	3,700	
TOTAL SITE TABULATION (SPECTRUM NORTH & SOUTH)				AREA (SF)	F.A.R.
				274,991	0.26



SHEET 66 OF 95
 PREL-1722-1
 FOR INFORMATION PURPOSES ONLY.

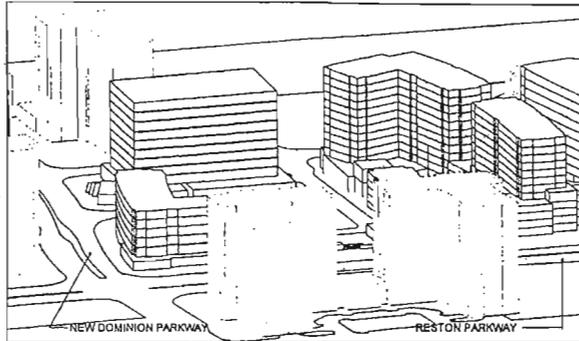
Application No. CTA 06C-11147-03
 APPROVED CONCEPTUAL PLAN
 (CP) (CPA)
 See CP Notes Detail 1-3-2008
 Sub to CPA Notes on Plans
 Date of FC Approval 5/11/2008
 Sheet 6 of 95

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22020 (703) 942-9000

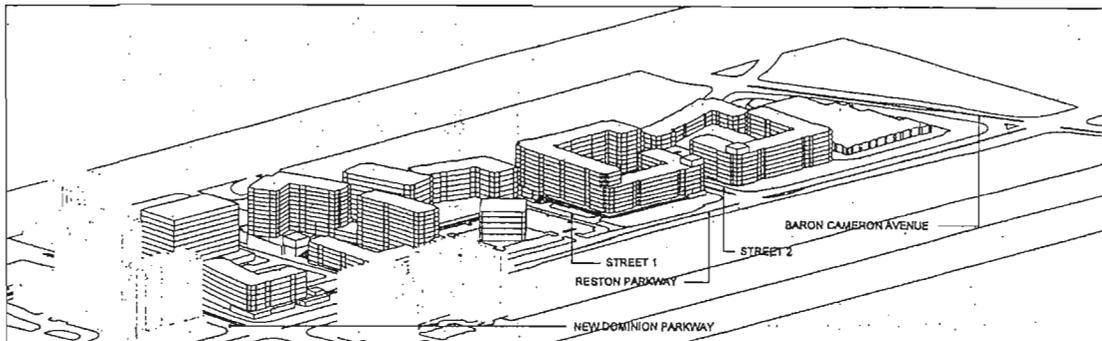
EXISTING SITE CONDITIONS
 THE SPECTRUM
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: JUNE 2006
 SCALE: 1"=60'
 SHEET 6 OF 95
 PREL-1722

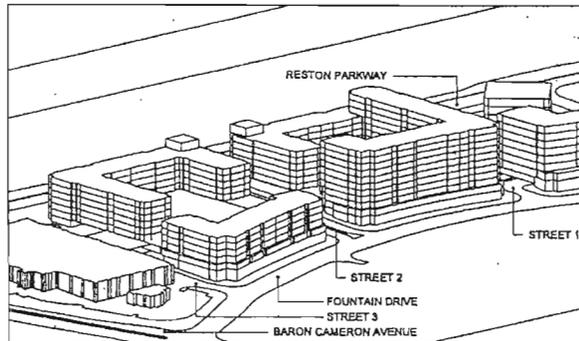
REVISION APPROVED BY DIVISION OF PERMITS REVIEW
 NO. DATE DESCRIPTION SCALE APPROVED DATE



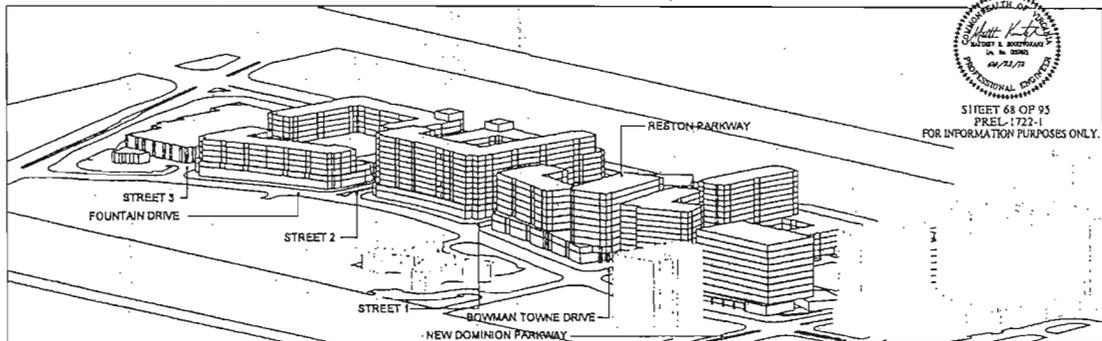
VIEW AT INTERSECTION OF NEW DOMINION PARKWAY & RESTON PARKWAY



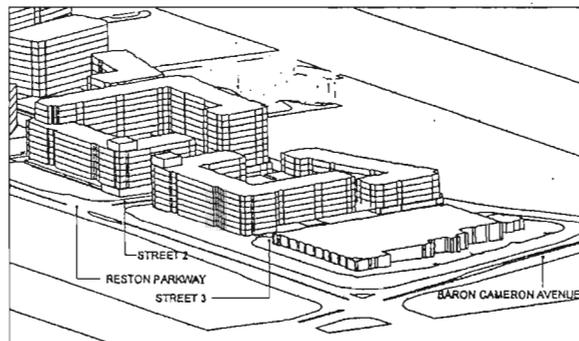
OVERALL VIEW FROM SOUTHEAST



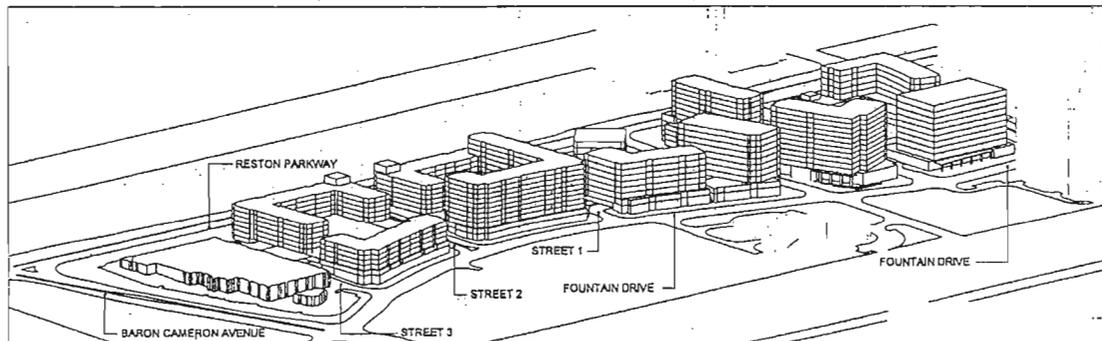
VIEW AT INTERSECTION OF FOUNTAIN DRIVE & BARON CAMERON AVENUE



OVERALL VIEW FROM SOUTHWEST



VIEW AT INTERSECTION OF RESTON PARKWAY & BARON CAMERON AVENUE



OVERALL VIEW FROM NORTHWEST



11811 FREEDOM DRIVE
SUITE 300
RESTON, VIRGINIA 20190
PHONE: (703) 441-8877
FAX: (703) 441-6476

ONE
URBAN LTD.
2111 LITTLE NOVEL TURNPIKE
ANNAPOLIS, VA 20704
PHONE: (703) 846-0005
FAX: (703) 846-0001



DATE: 02/18/05
REVISION:
PLANNING & EXHIBIT REVIEW 04/08/07
REVISION 04/11/07
REVISION FOR STAFF MEETING 04/04/07
REVISION - 02 COMMENTS 06/21/07
REVISION - STAFF COMMENTS 01/27/09
REVISION - STAFF COMMENTS 04/02/07
REVISION - STAFF COMMENTS 10/04/07
REVISION - STAFF COMMENTS 11/02/07
REVISION - STAFF COMMENTS 02/26/08
PLANNING & EXHIBIT REVIEW 04/11/08
PLANNING & EXHIBIT REVIEW 10/26/08

REDEVELOPMENT
OF
SPECTRUM

HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

LENNES ENTERPRISES
11401 HUFF COURT
MORFIS BETHESDA, MD 20848
PHONE: (301) 844-1800
FAX: (301) 841-2833

CONCEPT PERSPECTIVE
MODELS

PROJECT NO. 00022.003

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

Application No. CTA 11C-11-02-01, Staff 2,1
APPROVED CONCEPTUAL PLAN
(CTA)

See CTA Notes Dated 3-5-2004
Sub to CTA Notes on Plans

Date of PC Approval 2-11-2005
Sheet 12 of 11



11811 FREEDOM DRIVE
SUITE 200
RESTON, VIRGINIA 20190
PHONE: (703) 461-8677
FAX: (703) 461-8678



SHEET 69 OF 95
PREL-1722-1
FOR INFORMATION PURPOSES ONLY.



DATE:	03/26/07
REVISION:	
PLANNING & ZONING REVIEW	04/06/07
REVISION	04/16/07
REVISION - CITY COMMENTS	06/01/07
REVISION - STAFF MEETING	06/20/07
REVISION - CITY COMMENTS	07/02/07
REVISION - STAFF COMMENTS	08/02/07
REVISION - STAFF COMMENTS	10/03/07
REVISION - STAFF COMMENTS	11/02/07
REVISION - STAFF COMMENTS	12/05/07
PLANNING & ZONING REVIEW	04/16/08
PLANNING & ZONING REVIEW	04/16/08
PLANNING & ZONING REVIEW	04/16/08

REDEVELOPMENT OF SPECTRUM

HESTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

LESNER ENTERPRISES
11801 HILARY COURT
NORTH BETHESDA, MD 20854
PHONE: (301) 841-1800
FAX: (301) 841-3833

CONCEPT SECTIONS

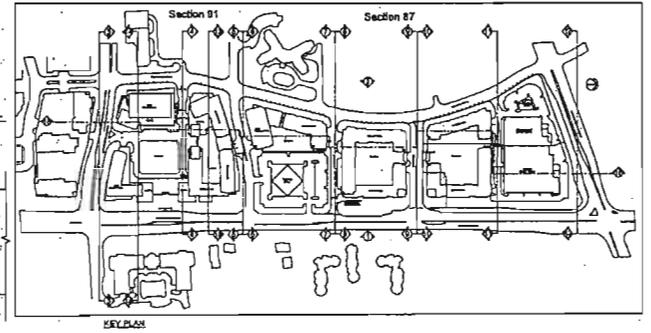
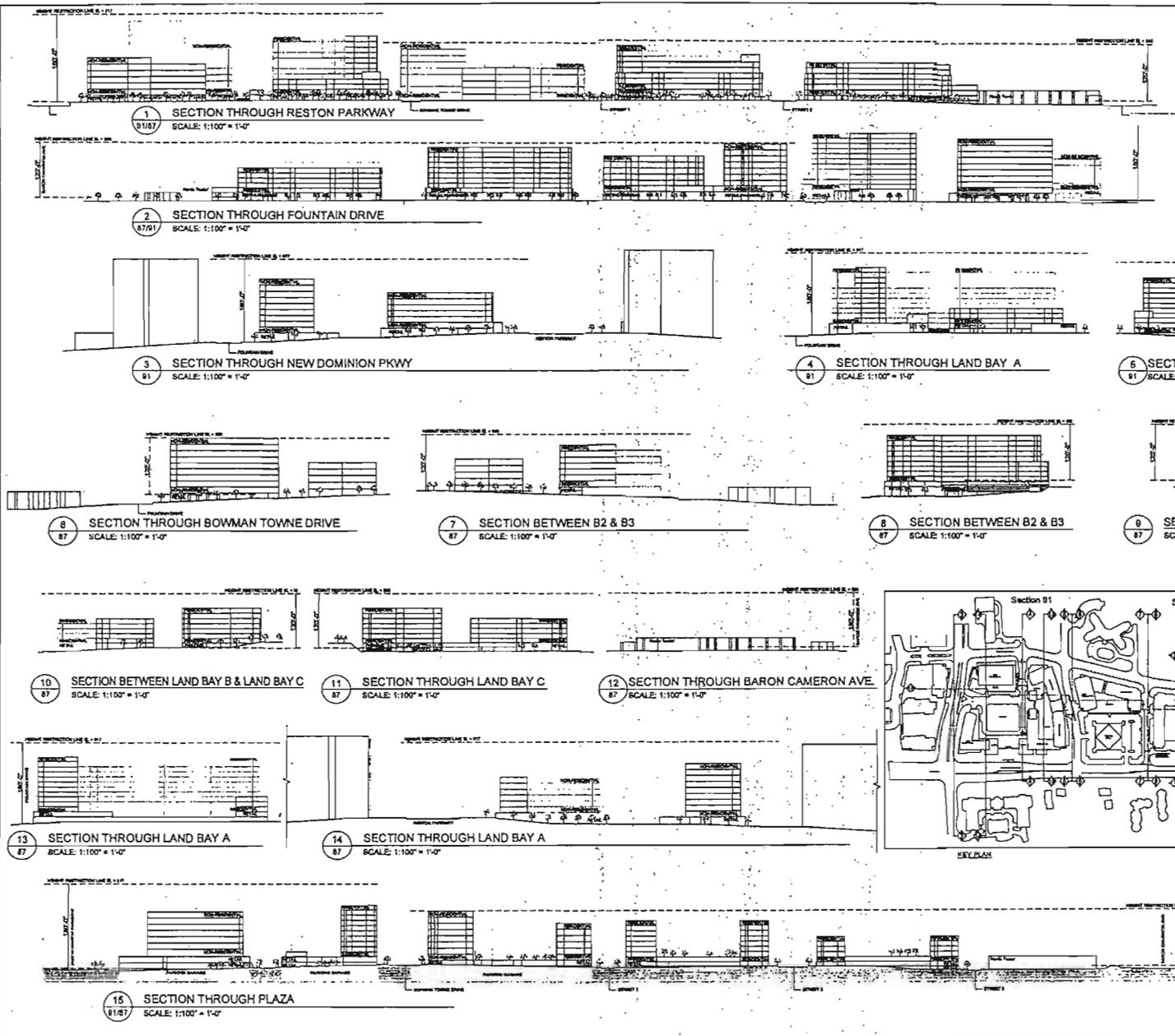
PROJECT NO: 9600600

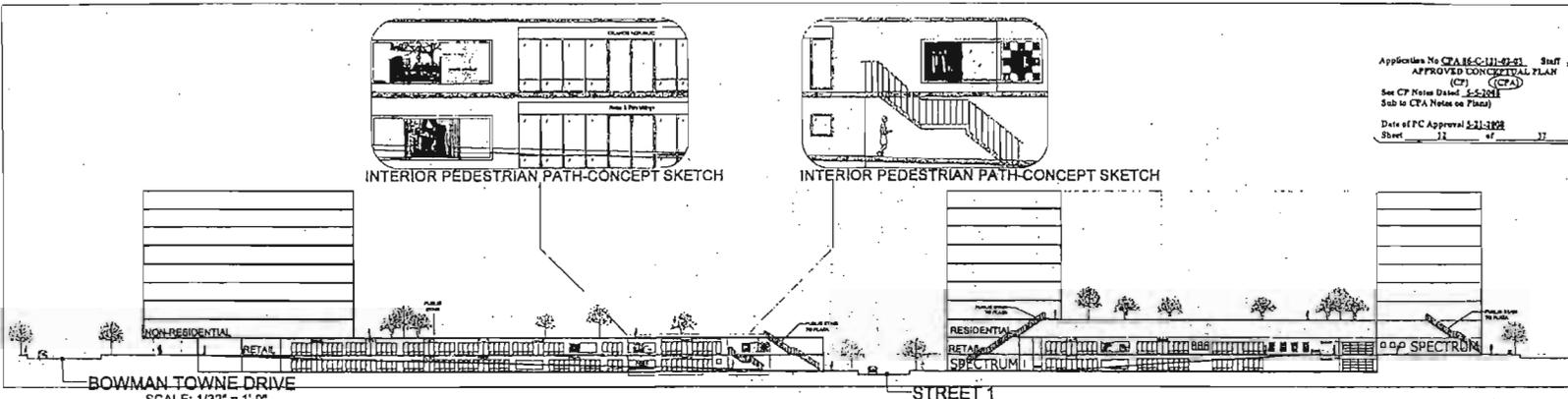
ALL DRAINAGE ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT FINAL DESIGN STAGE



Application No CFA 11-C-11-02-01, SHEET 69
APPROVED CONCEPTUAL PLAN
(CP) (CFA)
See CP Notes Dated 5-5-2006
Sub to CFA Notes on Plans
Date of PC Approval 5-21-2006
Sheet 69 of 95

*FOR CONCEPTUAL PURPOSES ONLY



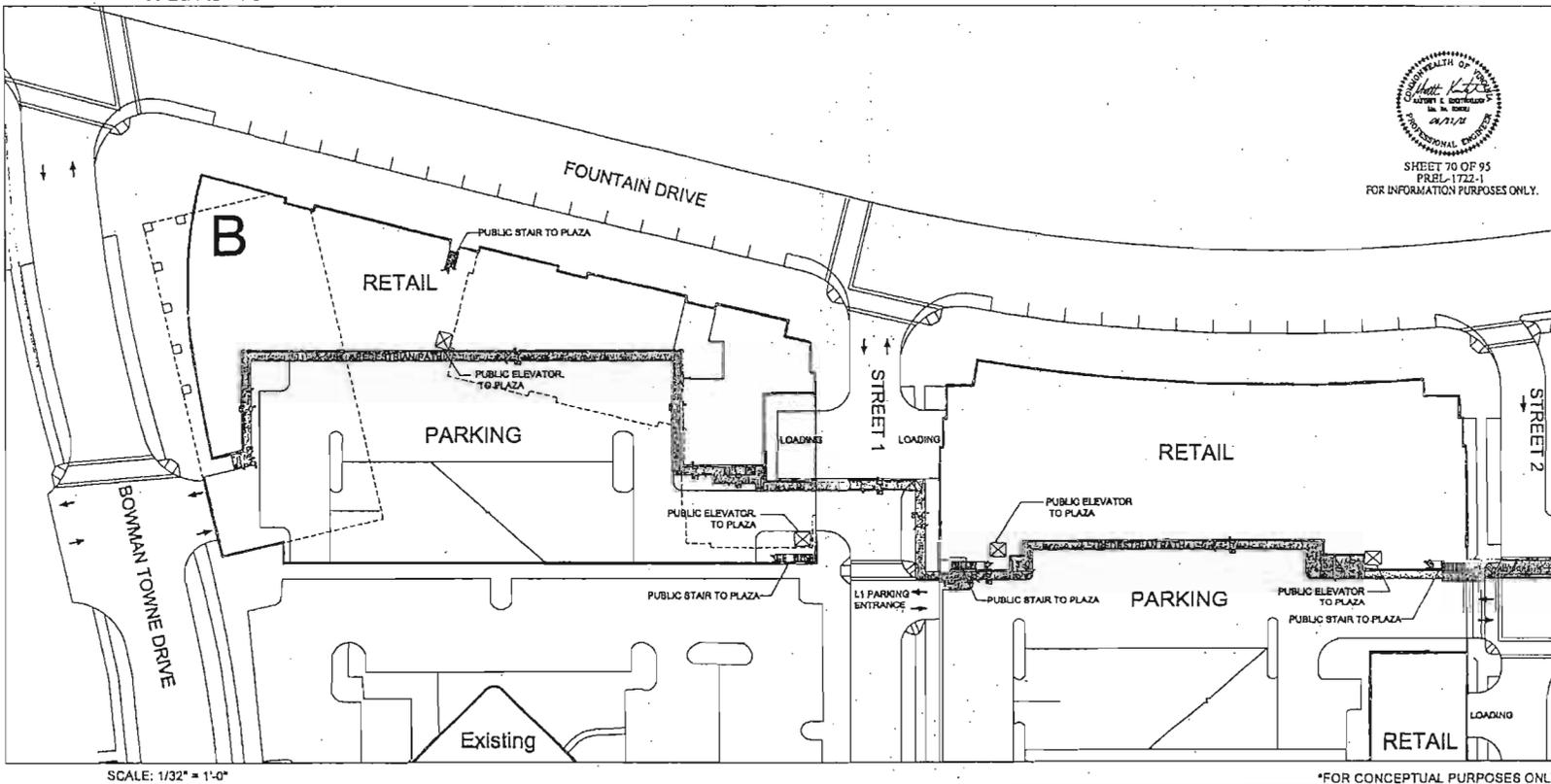


Applications No. CPA-86-C-111-07-01 Staff J.J.
 APPROVED CONCEPTUAL PLAN
 (CP) (CPA)
 See CP Notes Dated 5-5-2011
 Sub to CPA Notes on Plans
 Date of FC Approval 5-21-2011
 Sheet 11 of 17



11611 FREEDOM DRIVE
 SUITE 300
 RESTON, VIRGINIA 20190
 PHONE: (703) 861-8477
 FAX: (703) 861-8478

CMSS
 URBAN LTD.
 7211 LITTLE BASKIN TURNPIKE
 ANNANDALE, VA 22003
 PHONE: (703) 843-8000
 FAX: (703) 843-8001



SHEET 70 OF 95
 PREL. 1722-1
 FOR INFORMATION PURPOSES ONLY.



DATE: 03/16/07

REVISION	DATE
PLANNING & CONCEPT REVIEW	04/05/07
REVISION	06/15/07
REVISION FOR STAFF MEETING	06/20/07
REVISION - DO COMMENTS	06/27/07
REVISION - STAFF COMMENTS	07/17/07
REVISION - STAFF COMMENTS	08/23/07
REVISION - STAFF COMMENTS	10/15/07
REVISION - STAFF COMMENTS	11/15/07
REVISION - STAFF COMMENTS	02/16/08
PLANNING & CONCEPT REVIEW	04/16/08
PLANNING & CONCEPT REVIEW	04/16/08

REDEVELOPMENT
 OF
 SPECTRUM

HUNTER HILL DISTRICT
 FARFAX COUNTY, VIRGINIA

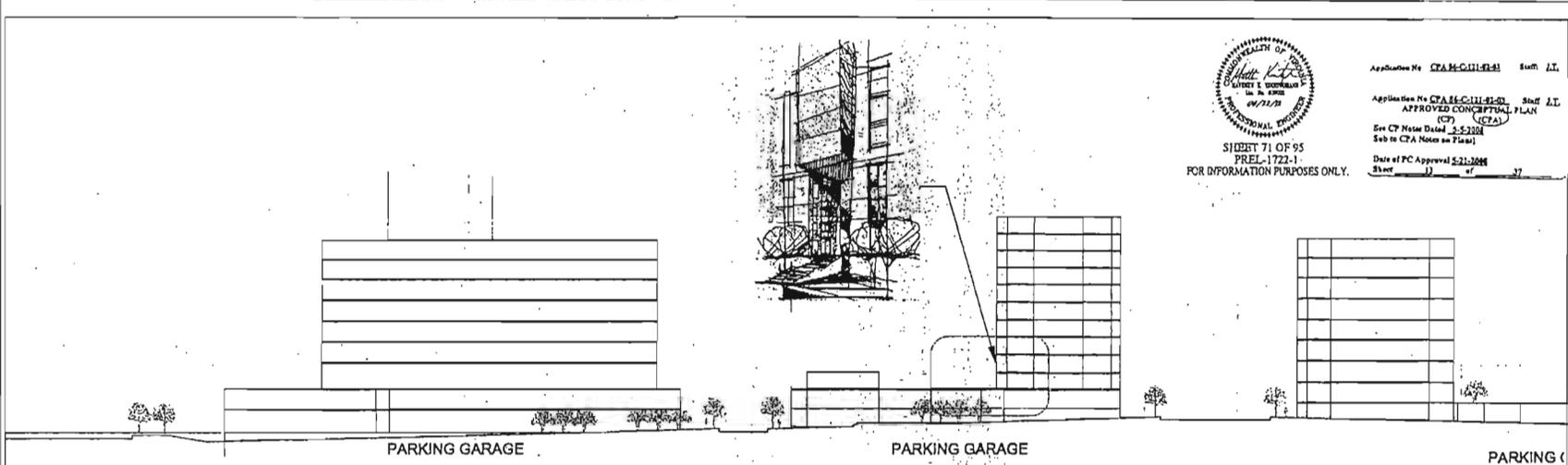
LORRAE EATYEN-PREE
 11801 HUFF COURT
 NORTH BETHESDA, MD 20816
 PHONE: (301) 854-1800
 FAX: (301) 854-1802

CONCEPT SECTIONS -
 INTERIOR PEDESTRIAN
 PATH THROUGH LAND BAY
 B

PROJECT NO: 09003.001

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

*FOR CONCEPTUAL PURPOSES ONLY



SHEET 71 OF 95
PREL-1722-1
FOR INFORMATION PURPOSES ONLY.

Application No. **CPA-16-0111-01-01** Staff: **J.T.**
 Application No. **CPA-16-0111-01-02** Staff: **J.T.**
APPROVED CONCEPTUAL PLAN
 (CP) (CPA)
 See CP Notes Dated **2-5-2016**
 Sub to CPA Notes on Plans
 Date of PC Approval **5-21-2016**
 Sheet **17** of **37**



1181 FREEDOM DRIVE
SUITE 200
RESTON, VIRGINIA 20190
PHONE: (703) 451-4677
FAX: (703) 451-4676

DATE: _____
 USER: LTD.
 7113 LITTLE RIVER TURNPIKE
 ANNANDALE, VA 22003
 PHONE: (703) 643-8840
 FAX: (703) 643-8841



DATE	REVISION
04/08/11	PLANNING & ZONING REVIEW
05/16/11	REVISION
06/01/11	REVISION FOR STAFF MEETING
06/27/11	REVISION - CD COMMENTS
07/11/11	REVISION - STAFF COMMENTS
08/02/11	REVISION - STAFF COMMENTS
08/15/11	REVISION - STAFF COMMENTS
09/06/11	REVISION - STAFF COMMENTS
09/26/11	REVISION - STAFF COMMENTS
10/26/11	REVISION - STAFF COMMENTS
11/09/11	REVISION - STAFF COMMENTS
02/08/12	REVISION - STAFF COMMENTS
04/11/12	PLANNING & ZONING REVIEW
04/13/12	PLANNING & ZONING REVIEW
05/02/12	PLANNING & ZONING REVIEW

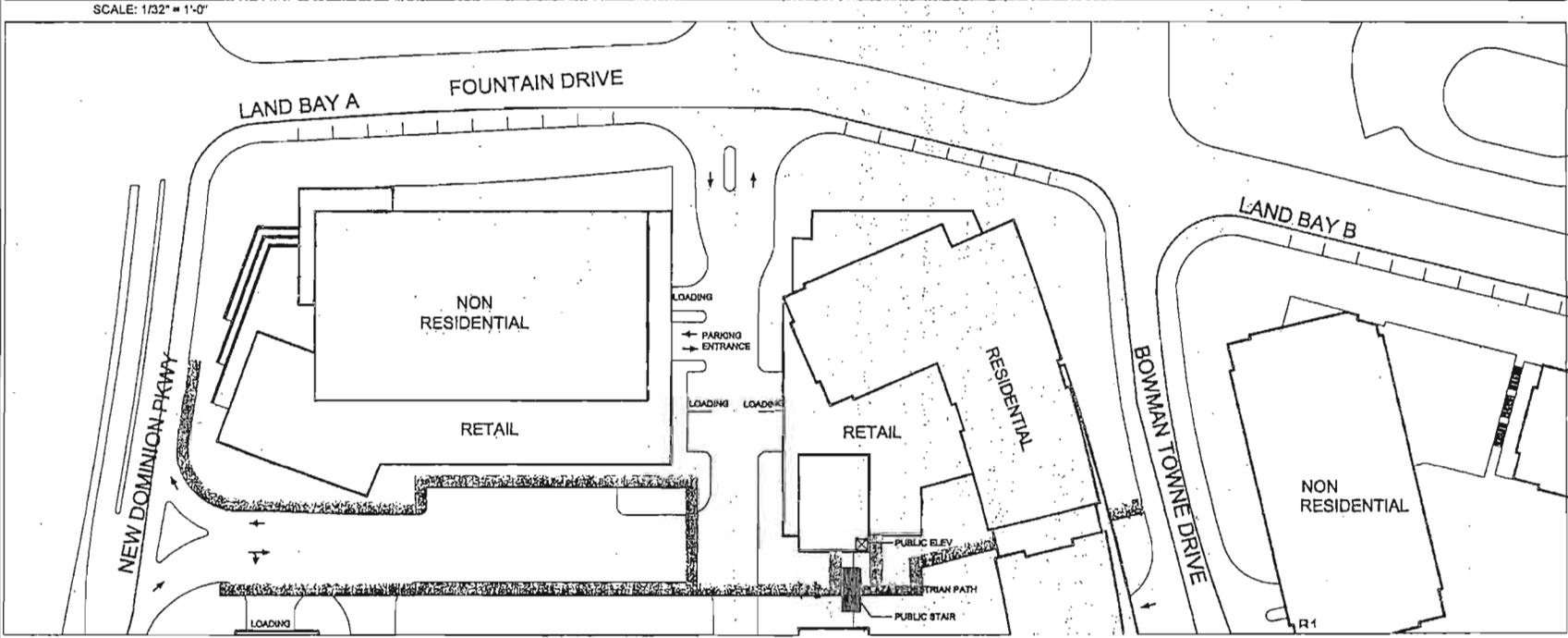
REDEVELOPMENT OF SPECTRUM
 HEATHER HILL DISTRICT
 FARMAS COUNTY, VIRGINIA

LEWIS ENTERPRISES
 11301 HUFF CREEK
 MONTICELLO, VA 22844
 PHONE: (941) 964-1850
 FAX: (941) 941-1854

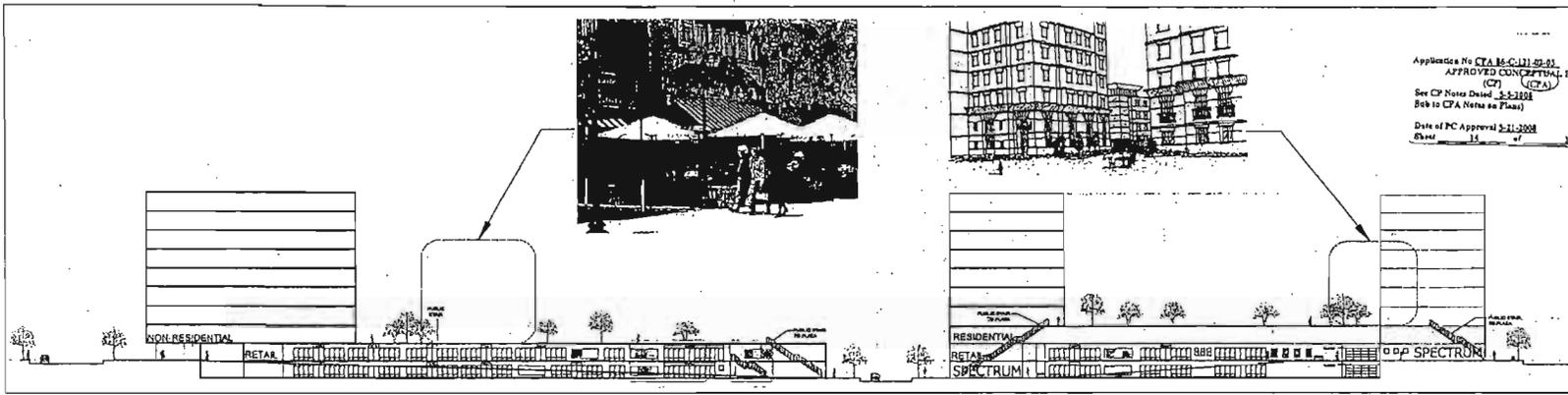
CONCEPT SECTIONS -
 PLAZA PEDESTRIAN PATH
 THROUGH LAND BAY A

PROJECT NO: 0609-031

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

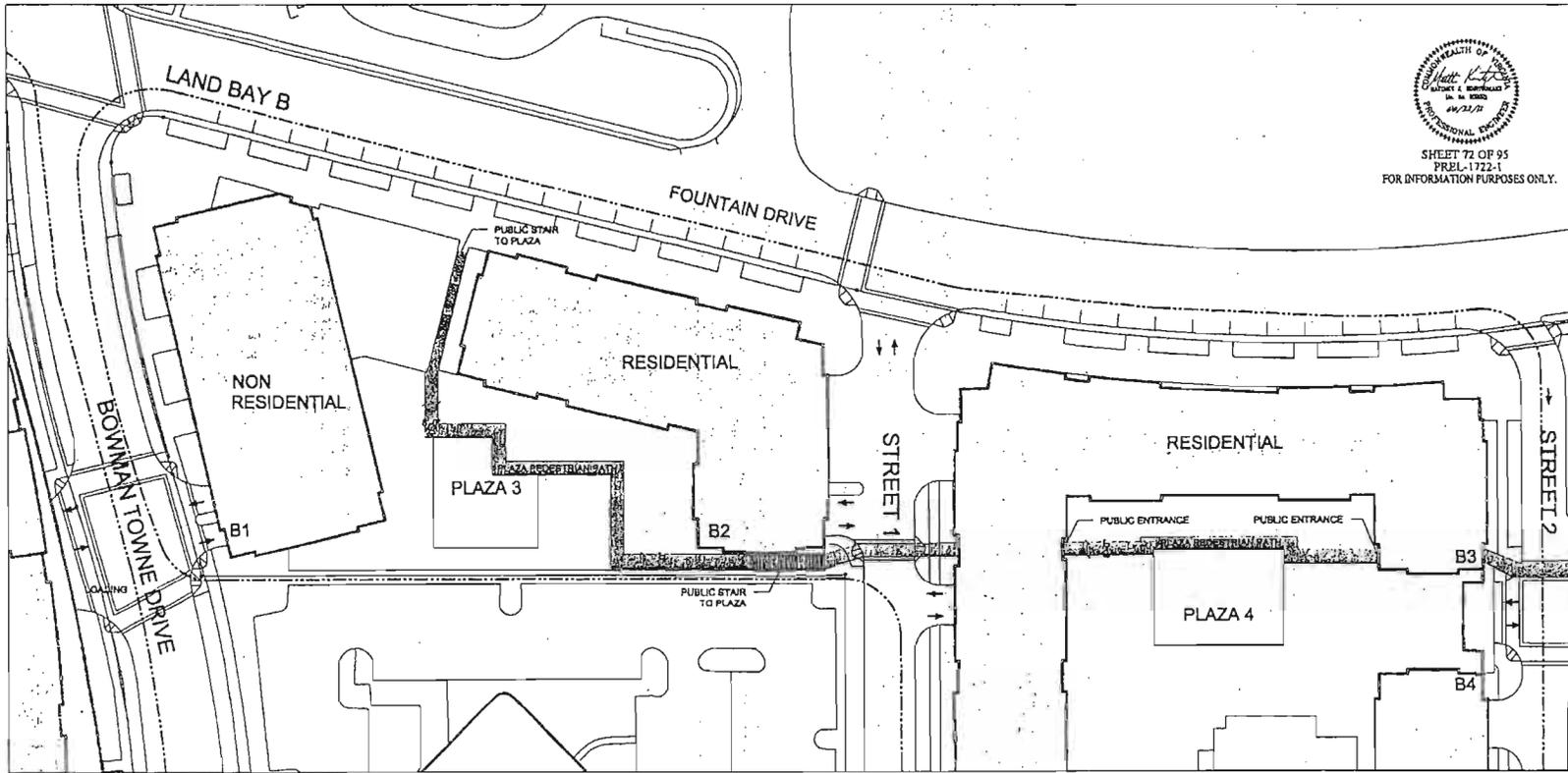


*FOR CONCEPTUAL PURPOSES ONLY



Application No. CFA 16-011-01-01 Start 11/17
 APPROVED CONCEPTUAL PLAN (CP)
 See CP Notes Dated 5-5-18
 Ref to CFA Notes on Plans
 Date of PC Approval 5-11-2018
 Sheet 16 of 17

SCALE: 1/32" = 1'-0"



HEALTH OF VIRGINIA
 Matt Kutz
 No. 14 0000
 1/4/2018
 PROFESSIONAL ENGINEER
 SHEET 16 OF 95
 PREL-1722-1
 FOR INFORMATION PURPOSES ONLY.

SCALE: 1/32" = 1'-0"

*FOR CONCEPTUAL PURPOSES ONLY



11441 FREEDOM DRIVE
 SUITE 100
 RESTON, VIRGINIA 20190
 PHONE: (703) 443-8877
 FAX: (703) 443-8878

C/O:
 URS&L LTD.
 7211 LITTLE AMER TURNPIKE
 ANNANDALE, VA 22003
 PHONE: (703) 844-9000
 FAX: (703) 844-8361



DATE	REVISION
04/06/17	PLANNING & ZONING REVIEW
04/11/17	REVISION
04/27/17	REVISION FOR STAFF COMMENTS
05/02/17	REVISION - C&Z COMMENTS
07/27/17	REVISION - STAFF COMMENTS
08/02/17	REVISION - STAFF COMMENTS
10/24/17	REVISION - STAFF COMMENTS
11/24/17	REVISION - STAFF COMMENTS
02/28/18	REVISION - STAFF COMMENTS
04/11/18	PLANNING & ZONING REVIEW
04/16/18	PLANNING & ZONING REVIEW

REDEVELOPMENT OF SPECTRUM

MURKIN MILL ONE TRACT
 FAIRFAX COUNTY, VIRGINIA

LEWIS INTERPRESER
 11861 HURT COURT
 NORTH BETHESDA, MD 20816
 PHONE: (301) 918-1800
 FAX: (301) 918-2824

CONCEPT SECTIONS - PLAZA PEDESTRIAN PATH THROUGH LAND BAY B

PROJECT NO. 060510

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

Application No. **CPA-16-011-01-01** Sheet **J.I.**
APPROVED CONCEPTUAL PLAN
 (CP)
 (CTA)
 See CP Meeting Dated: **5-5-2016**
 Sub to CTA Meeting # **7/20/16**
 Date of PC Approval: **5-11-2016**
 Sheet **13** of **37**

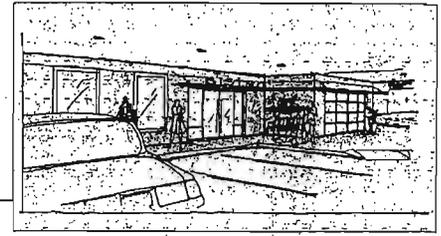


1181 FREEDOM DRIVE
 SUITE 200
 RESTON, VIRGINIA 20190
 PHONE: (703) 441-8477
 FAX: (703) 441-8478

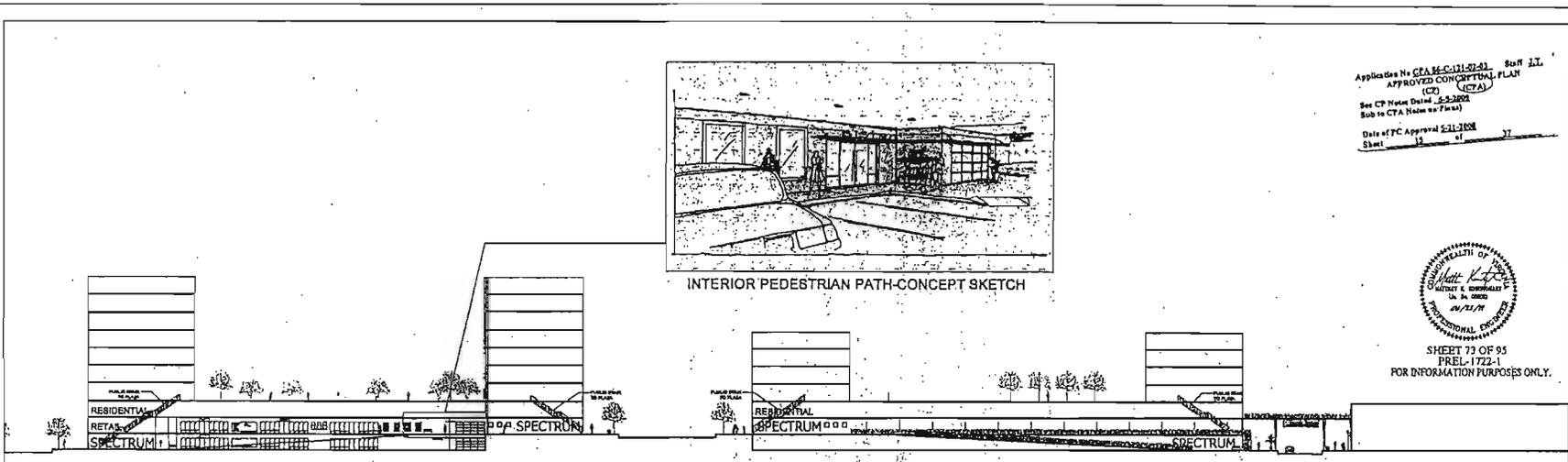
CAVA
 URBAN LTD.
 7221 LITTLE NOVA PLUMPOVE
 ANNANDALE, VA 22003
 PHONE: (703) 824-0086
 FAX: (703) 824-0281



SHEET 73 OF 95
 PREL-1722-1
 FOR INFORMATION PURPOSES ONLY.



INTERIOR PEDESTRIAN PATH-CONCEPT SKETCH



SCALE: 1/32" = 1'-0"



DATE:	REVISION:
	PLANNING & ZONING REVIEW 04/06/17
	REVISION 05/11/17
	REVISION - DE COMMENTS 06/07/17
	REVISION - STAFF COMMENTS 06/07/17
	REVISION - STAFF COMMENTS 06/27/17
	REVISION - STAFF COMMENTS 07/27/17
	REVISION - STAFF COMMENTS 08/07/17
	REVISION - STAFF COMMENTS 10/07/17
	REVISION - STAFF COMMENTS 11/07/17
	REVISION - STAFF COMMENTS 02/15/18
	PLANNING & ZONING REVIEW 04/11/18
	PLANNING & ZONING REVIEW 04/11/18
	REVISION - DE COMMENTS 05/02/18

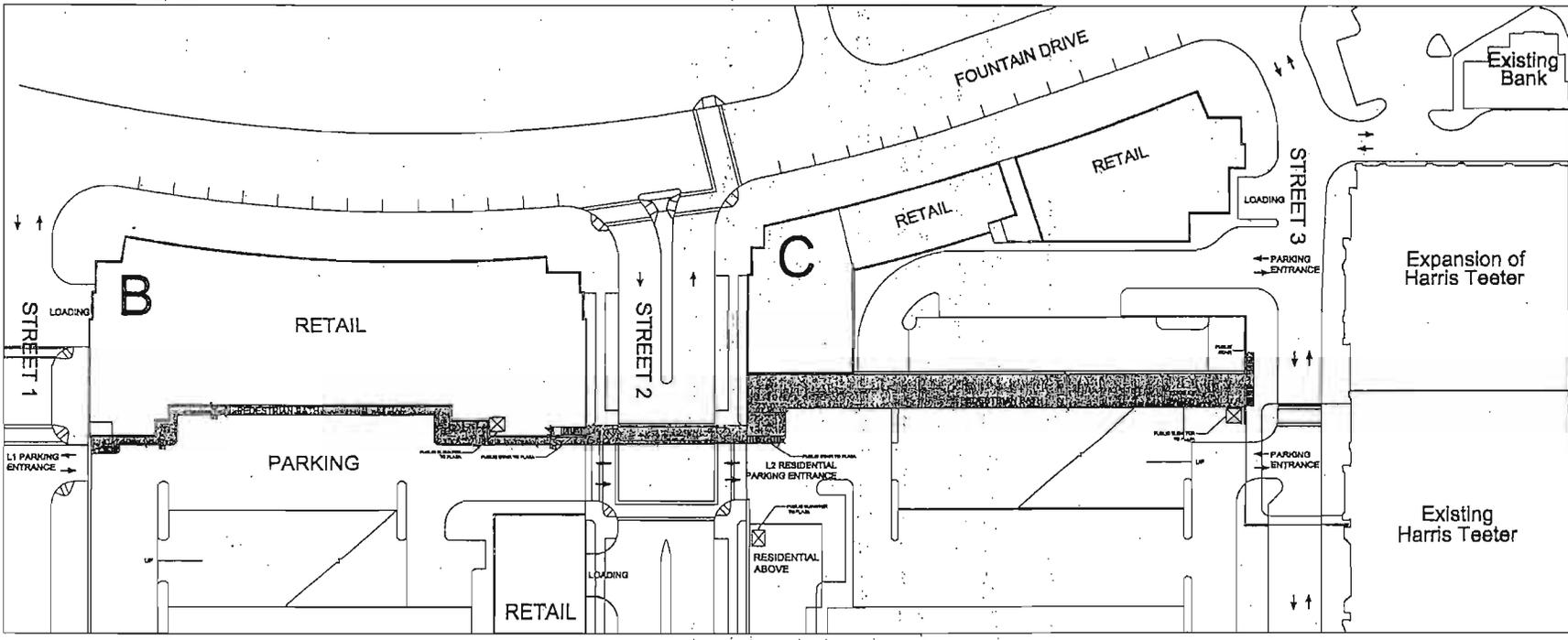
REDEVELOPMENT OF SPECTRUM
 HUNTER HILL DISTRICT
 FANFAX COUNTY, VIRGINIA

LENNER ENTERPRISES
 1181 HOFF COURT
 NORTH SETHLEDA, MD 20898
 PHONE: (301) 884-1900
 FAX: (301) 884-8884

CONCEPT SECTIONS - INTERIOR PEDESTRIAN PATH THROUGH LAND BAYS B & C

PROJECT NO: 1606L005

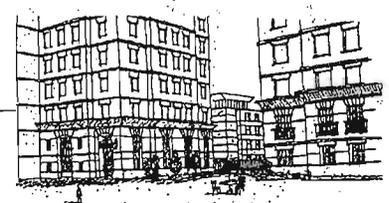
ALL DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT FINAL DESIGN STAGE.



SCALE: 1/32" = 1'-0"

*FOR CONCEPTUAL PURPOSES ONLY

Application No. CTA 44-C-111-01-01 Sheet 74
 APPROVED CONCEPTUAL PLAN
 (CP) (CPA)
 See CP Notes Dated 3-3-2008
 Sub to CTA Note to Plans
 Date of PC Approval 3.11.2008
 Sheet 74 of 95



11421 FREEDOM DRIVE
 SUITE 200
 RESTON, VIRGINIA 20190
 PHONE: (703) 441-8877
 FAX: (703) 441-8878

DATE: 03/14/07
 REVIEW: PLANNING & ZONING REVIEW 04/04/07
 A DIVISION 04/14/07
 REVIEW: 04/14/07
 REVIEW FOR STUDY MEETING 04/16/07
 REVIEW: CE COMMENTS 04/23/07
 REVIEW - STAFF COMMENTS 07/21/07
 REVIEW - STAFF COMMENTS 08/02/07
 REVIEW - STAFF COMMENTS 10/01/07
 REVIEW - STAFF COMMENTS 11/06/07
 REVIEW - STAFF COMMENTS 02/29/08
 PLANNING & ZONING REVIEW 04/14/08
 PLANNING & ZONING REVIEW 04/16/08



SHEET 74 OF 95
 PREL-1722-1
 FOR INFORMATION PURPOSES ONLY.



DATE: 03/14/07
 REVIEW: PLANNING & ZONING REVIEW 04/04/07
 A DIVISION 04/14/07
 REVIEW: 04/14/07
 REVIEW FOR STUDY MEETING 04/16/07
 REVIEW: CE COMMENTS 04/23/07
 REVIEW - STAFF COMMENTS 07/21/07
 REVIEW - STAFF COMMENTS 08/02/07
 REVIEW - STAFF COMMENTS 10/01/07
 REVIEW - STAFF COMMENTS 11/06/07
 REVIEW - STAFF COMMENTS 02/29/08
 PLANNING & ZONING REVIEW 04/14/08
 PLANNING & ZONING REVIEW 04/16/08

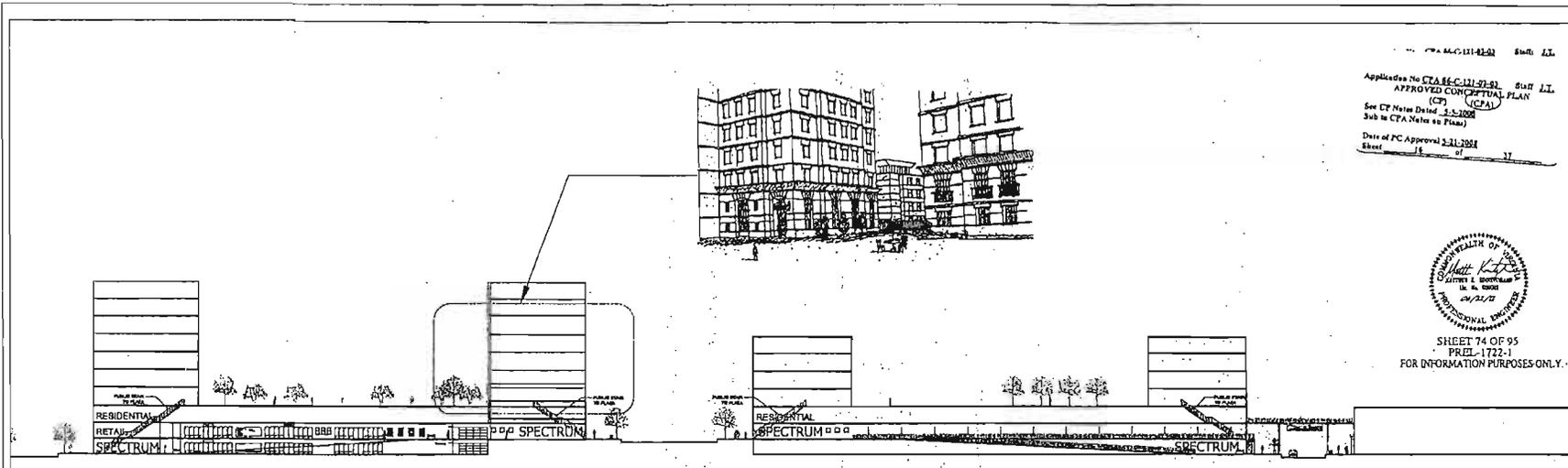
REDEVELOPMENT OF SPECTRUM
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

LENDER ENTRY AREA
 11421 HURF COURSE
 NORTH BETHESDA MD 20846
 PHONE: (301) 961-1900
 FAX: (301) 961-0203

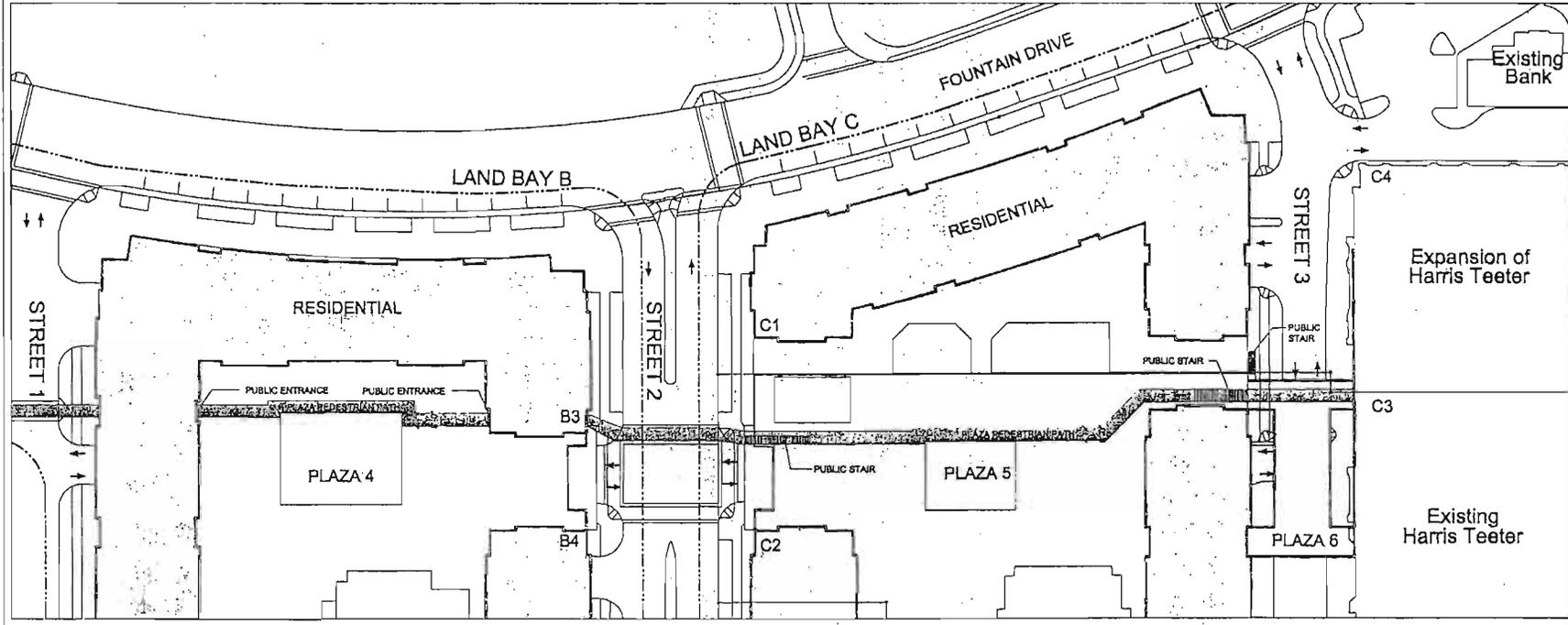
CONCEPT SECTIONS - PLAZA PEDESTRIAN PATH THROUGH LAND BAYS B & C

PROJECT NO: 00008 2007
 ALL DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT FINAL DESIGN STAGE.

SHEET 74 OF 95



SCALE: 1/32" = 1'-0"



SCALE: 1/32" = 1'-0"

*FOR CONCEPTUAL PURPOSES ONLY

Application No. CFA 86-C-111-91-81 Sheet 22
 APPROVED CONCEPTUAL PLAN
 (CFA)
 See CP Netw. Dated 2-5-2011
 Sub to CFA Netw. as Plans
 Date of PC Approval 2/11/2011
 Sheet 22 of 27



11411 FREDSON DRIVE
 SUITE 200
 RESTON, VIRGINIA 20190
 PHONE: (703) 441-8877
 FAX: (703) 441-8878

CMSS
 DESIGN LTD.
 1715 LITTLE HAVEN TURNPIKE
 ANNANDALE, VA 22003
 PHONE: (703) 843-4090
 FAX: (703) 843-4051



SHEET 77 OF 95
 PREL-1722-1
 FOR INFORMATION PURPOSES ONLY.

DATE:	DATE:
REVISION	03/16/07
PLANNING & DESIGN REVIEW	04/02/07
REVISION	05/15/07
REVISION FOR STAFF MEETING	04/02/07
REVISION - CR COMMENTS	04/27/07
REVISION - STAFF COMMENTS	07/17/07
REVISION - STAFF COMMENTS	04/12/07
REVISION - STAFF COMMENTS	02/22/07
PLANNING & DESIGN REVIEW	04/16/08
PLANNING & DESIGN REVIEW	04/16/08
PLANNING & DESIGN REVIEW	02/02/08

REDEVELOPMENT OF SPECTRUM

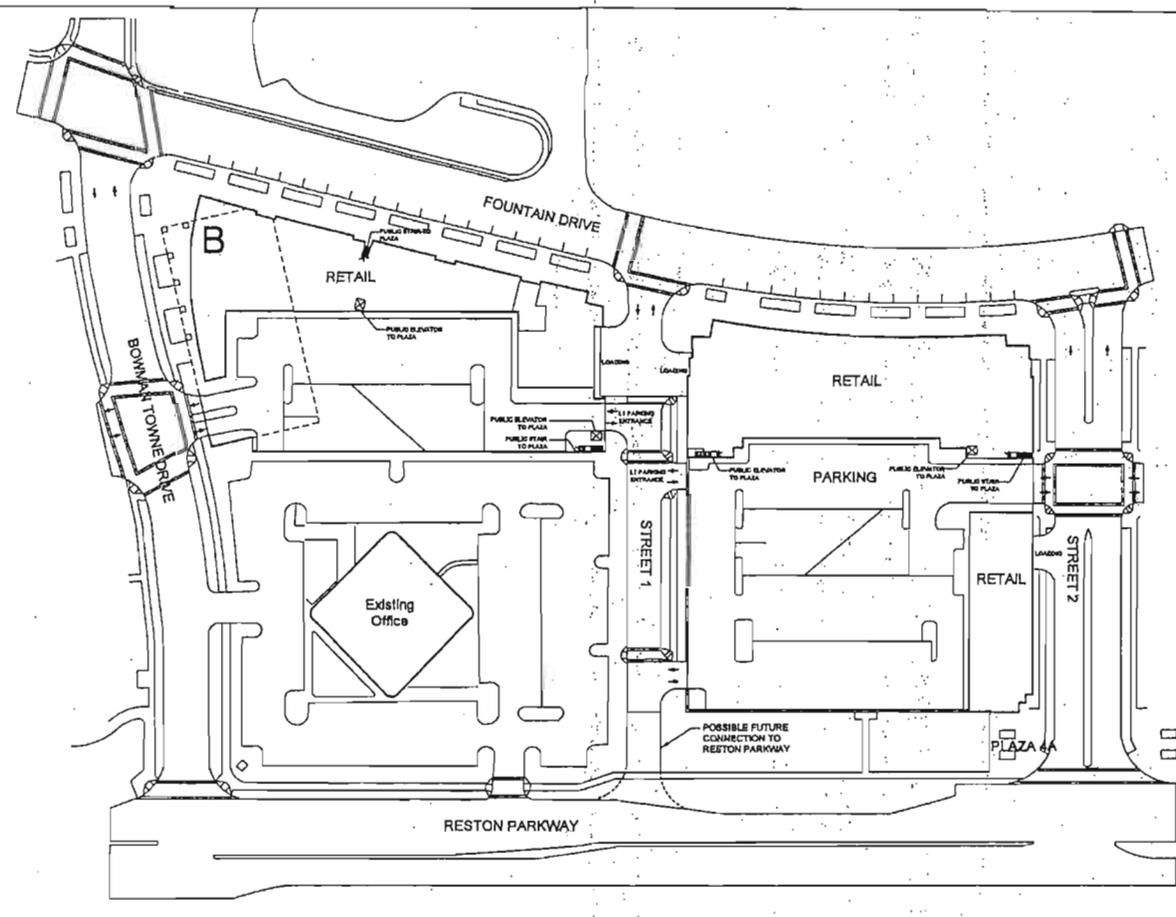
HUNTER HILL DISTRICT
 FARMFAX COUNTY, VIRGINIA

LEHNER ENTERPRISES
 11801 HUNTER COURT
 NORTH WETHERSDA, MD 20896
 PHONE: (301) 964-1500
 FAX: (301) 964-1887

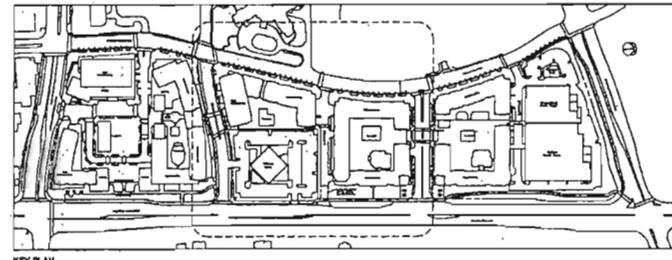
PLAN - LAND BAY B LEVELS 1,2

PROJECT NO. 0806080

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



PLAN - LAND BAY B LEVELS 1,2
 SCALE: 1"=50'



KEY PLAN

Application No. CFA 16-C-111-01-01 S017 J.T.
 APPROVED CONCEPTUAL PLAN
 (CP) (CFA)
 See CP Notes Drawn 1-2-2008
 S016 in CPA Notes on Plans
 Date of PC Approval 2-21-2008
 Sheet 11 of 11



11821 FREEDOM DRIVE
 SUITE 200
 RESTON, VIRGINIA 20190
 PHONE: (703) 461-6777
 FAX: (703) 461-6878

DATE: 02/14/07
 DRAWN BY: J.T.
 1713 LITTLE BRIDGE TURNPIKE
 ANNANDALE, VA 22020
 PHONE: (703) 464-8886
 FAX: (703) 464-4261



SHEET 78 OF 95
 PREL-1722-1
 FOR INFORMATION PURPOSES ONLY.

DATE:	02/14/07
REVISION:	
PLANNING & ZONING REVIEW	04/08/07
REVISION	04/10/07
REVISION FOR STAFF MEETING	04/10/07
REVISION - CE COMMENTS	07/27/07
REVISION - STAFF COMMENTS	07/27/07
REVISION - STAFF COMMENTS	09/03/07
REVISION - STAFF COMMENTS	10/08/07
REVISION - STAFF COMMENTS	11/29/07
REVISION - STAFF COMMENTS	02/28/08
PLANNING & ZONING REVIEW	04/16/08
PLANNING & ZONING REVIEW	04/16/08
PLANNING & ZONING REVIEW	06/02/08

REDEVELOPMENT OF SPECTRUM

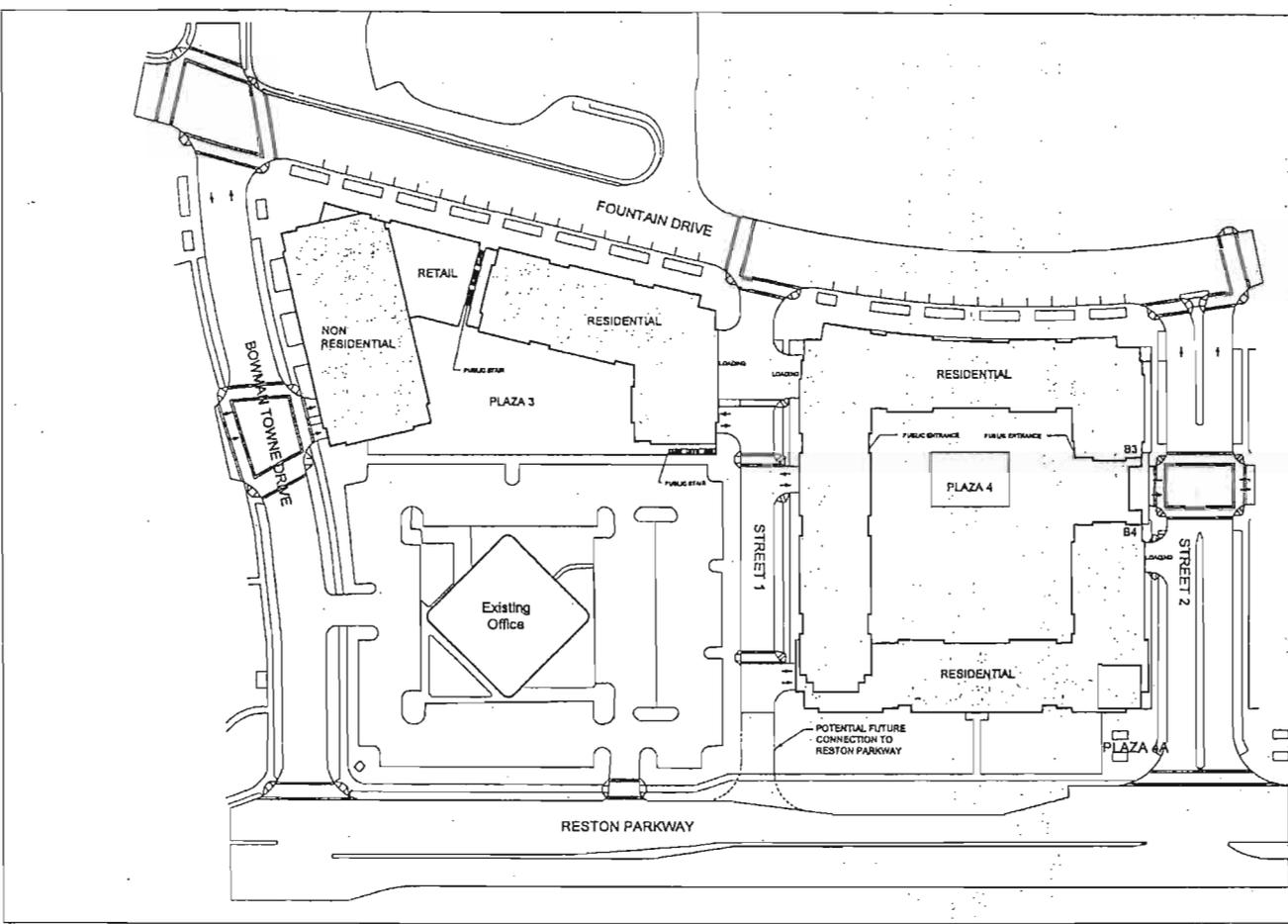
HENTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

LEIGH & SYTSKOPPHASE
 11801 HUFF COURT
 NORTH BETHESDA, MD 20838
 PHONE: (301) 884-1800
 FAX: (301) 884-0222

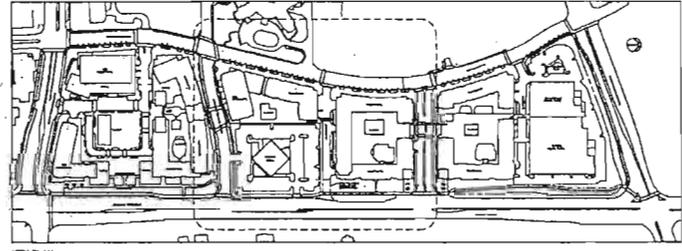
ROOF PLAN - LAND BAY B

PROJECT NO: 00006.071

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



ROOF PLAN - LAND BAY B
 SCALE: 1"=50'



SET PLAN

Application No CFA 86-C-111-92-81 - SUFF. ALL
 APPROVED CONCEPTUAL PLAN
 (CP) (CFA)
 See CP Photo Drawn - 3-2-2023
 Sub to CFA Notes at Plans
 Date of PC Approval 2-11-2028
 Sheet 12 of 17

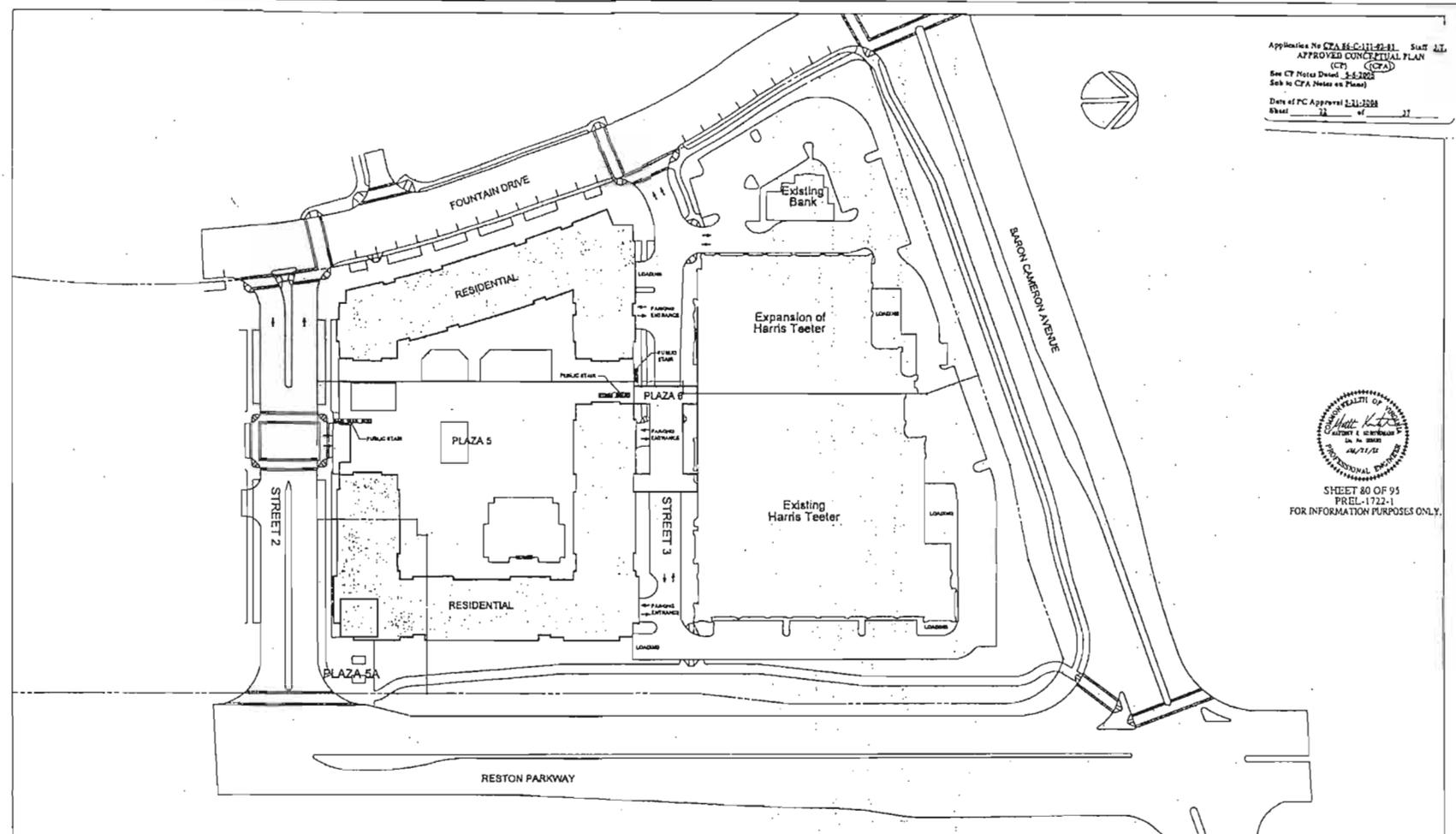


1181 FREEDOM DRIVE
 SUITE 100
 RESTON, VIRGINIA 20190
 PHONE: (703) 441-8877
 FAX: (703) 411-8876

CMSS
 STRAW LTD.
 2115 LITTLE RIVER TURNPIKE
 ANNANDALE, VA 22003
 PHONE: (703) 943-4088
 FAX: (703) 943-4251



SHEET 80 OF 93
 PREL-1722-1
 FOR INFORMATION PURPOSES ONLY.



REVISION	DATE	DESCRIPTION
PLANNING & ZONING REVIEW	04/06/07	
REVISION	06/14/07	
REVISION	08/15/07	
REVISION FOR STAFF MEETING	09/07/07	
REVISION - STAFF COMMENTS	09/11/07	
REVISION - STAFF COMMENTS	07/27/07	
REVISION - STAFF COMMENTS	08/07/07	
REVISION - STAFF COMMENTS	10/25/07	
REVISION - STAFF COMMENTS	02/28/08	
PLANNING & ZONING REVIEW	04/15/08	
PLANNING & ZONING REVIEW	06/09/08	

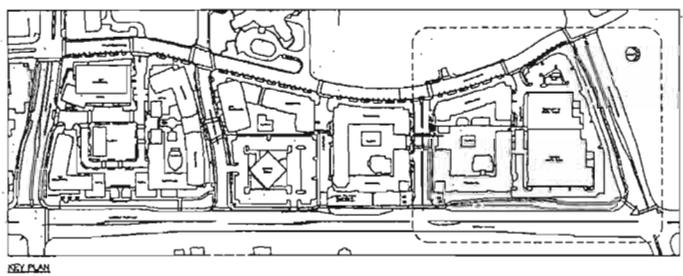
REDEVELOPMENT
 OF
 SPECTRUM
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

LENNER ENTERPRISES
 11801 HOPKINS COURT
 NORTH BETHESDA, MD 20848
 PHONE: (301) 984-1500
 FAX: (301) 941-2923

ROOF PLAN - LAND BAY C

PROJECT NO. 3006A.003
 ALL DRAWINGS ARE FOR CONCEPTUAL
 PURPOSES ONLY AND ARE SUBJECT TO
 CHANGE AT FINAL DESIGN STAGE

ROOF PLAN - LAND BAY C
 SCALE: 1"=50'



Application No. 07A-16-C-171-01-01 SHEET A.I.I.
 APPROVED CONCEPTUAL PLAN
 (CP) (CZTA)
 See CP Title Detail 2-5-2002
 Sub to CPA Note on Plans
 Date of PC Approval 2-21-2002
 53 54 55 56 57 58



11821 FREEDOM DRIVE
 SUITE 200
 ROSA YON, VIRGINIA 20150
 PHONE: (703) 843-8700
 FAX: (703) 841-4476

DAVE
 LUBAN, LTD.
 7714 LITTLE AVENUE TURNPIKE
 ANNANDALE, VA 22003
 PHONE: (703) 843-8700
 FAX: (703) 843-8881



DATE	DESCRIPTION
03/04/02	REVISION
04/08/02	PLANING & ZONING REVIEW
04/10/02	REVISION
04/22/02	REVISION FOR STAFF MEETING
04/25/02	REVISION - CD COMMENTS
05/01/02	REVISION - STAFF COMMENTS
05/02/02	REVISION - STAFF COMMENTS
05/03/02	REVISION - STAFF COMMENTS
05/07/02	REVISION - STAFF COMMENTS
05/08/02	REVISION - STAFF COMMENTS
05/09/02	REVISION - STAFF COMMENTS
05/10/02	REVISION - STAFF COMMENTS
05/14/02	REVISION - STAFF COMMENTS
05/16/02	REVISION - STAFF COMMENTS
05/20/02	REVISION - STAFF COMMENTS
05/20/02	REVISION - STAFF COMMENTS

REDEVELOPMENT OF SPECTRUM

HUNTER HILL DISTRICT
 FARM AS COUNTY ZONING

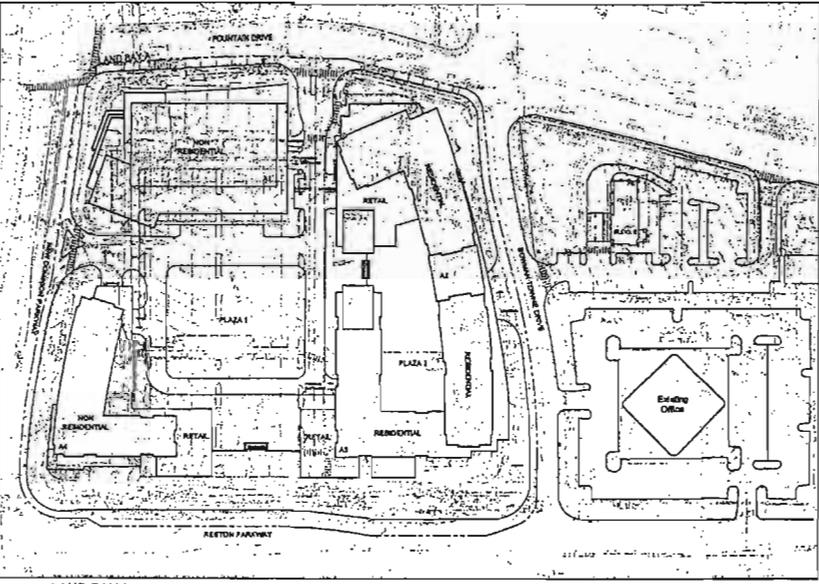
LENERA ENTERPRISES
 11801 HUFF COUNTY
 NORTH BETHESDA, MD 20858
 PHONE: (301) 944-1600
 FAX: (301) 944-1602

LAND BAY PLAN

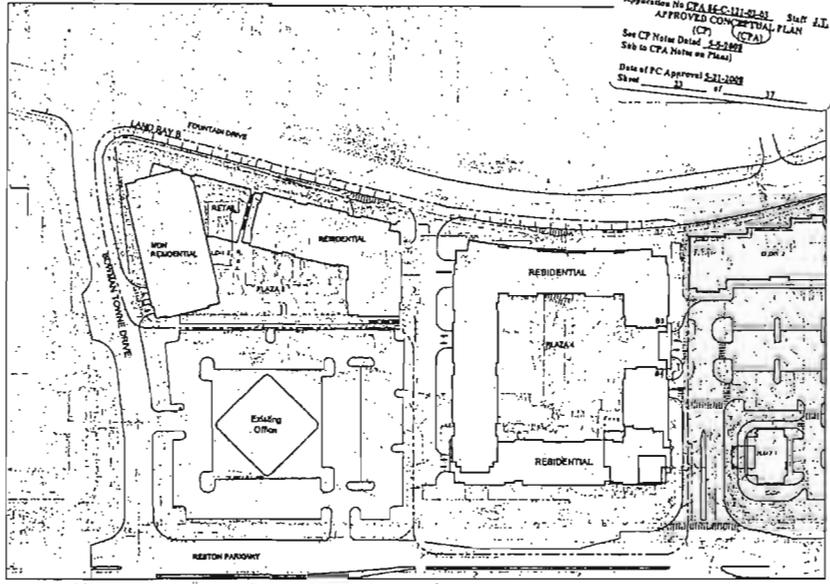
NOTE:
 BUILDING PLANS WITH HATCHING
 SHOWN BEST FOR SHOWING FOR
 CONSTRUCTION ON EACH LAND BAY.

PROJECT NO: 0608(JUL)

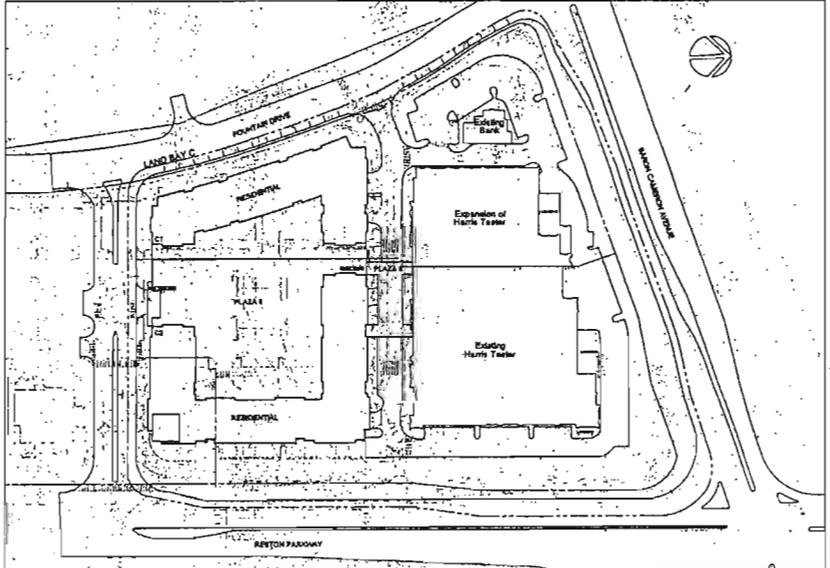
ALL DRAWINGS ARE FOR CONCEPTUAL
 PURPOSES ONLY AND ARE SUBJECT TO
 CHANGE AT FINAL DESIGN STAGE.



LAND BAY A
 SCALE: 1"=80'



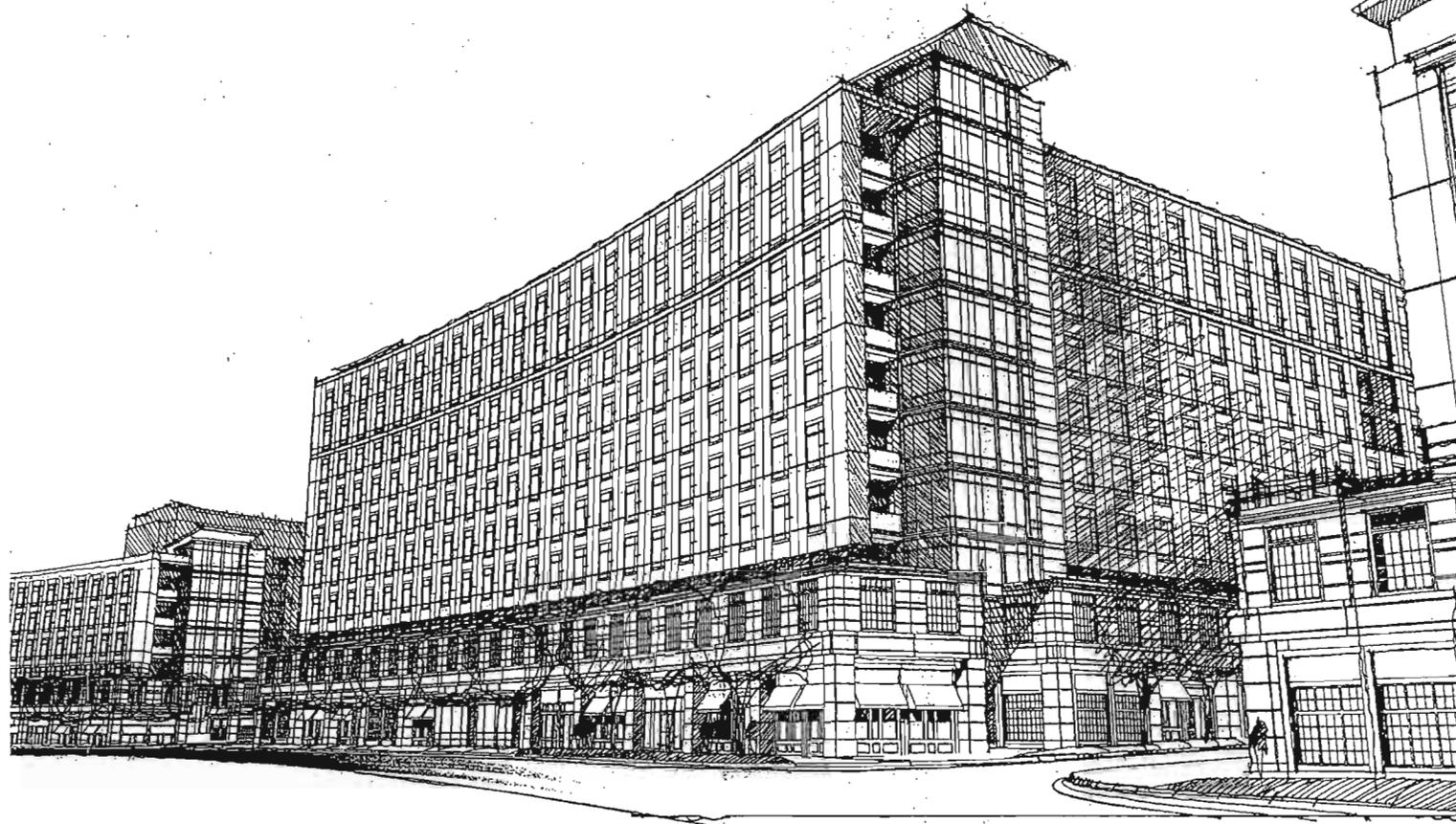
LAND BAY B
 SCALE: 1"=80'



LAND BAY C
 SCALE: 1"=80'



SHEET 81 OF 95
 PREL-1722-1
 FOR INFORMATION PURPOSES ONLY.



RENDERING - STREET SCENE (INTERSECTION OF BOWMAN TOWNE DRIVE & FOUNTAIN DRIVE)
(FOR CONCEPTUAL PURPOSES ONLY)



SHEET 82 OF 95
PREL-1722-1
FOR INFORMATION PURPOSES ONLY.

Application No. CPA-16-C-121-82-01, Sheet 82 of 95
APPROVED CONCEPTUAL PLAN
(CP) (CZTA)
See CP Matrix Detail 8-5-2020
File to CPA Home as Plans
Date of PC Approval 11/11/2020
Sheet 82 of 95



11811 FREEDOM DRIVE
SUITE 500
RESTON, VIRGINIA 20190
PHONE: (703) 463-4477
FAX: (703) 463-4478

URS
URBAN LTD.
THE LITTLE NIVER TURNPOPE
ANNAPOLIS, VA 20705
PHONE: (703) 443-8000
FAX: (703) 443-8261



DATE:	DESCRIPTION:
REVISION	
PLANNING & ZONING REVIEW	06/01/21
REVISION	06/15/21
REVISION	06/15/21
REVISION - FOR STAFF MEETING	06/22/21
REVISION - FOR COMMENTS	06/22/21
REVISION - STAFF COMMENTS	07/07/21
REVISION - STAFF COMMENTS	08/03/21
PLANNING & ZONING REVIEW	08/10/21
PLANNING & ZONING REVIEW	08/10/21
PLANNING & ZONING REVIEW	08/10/21

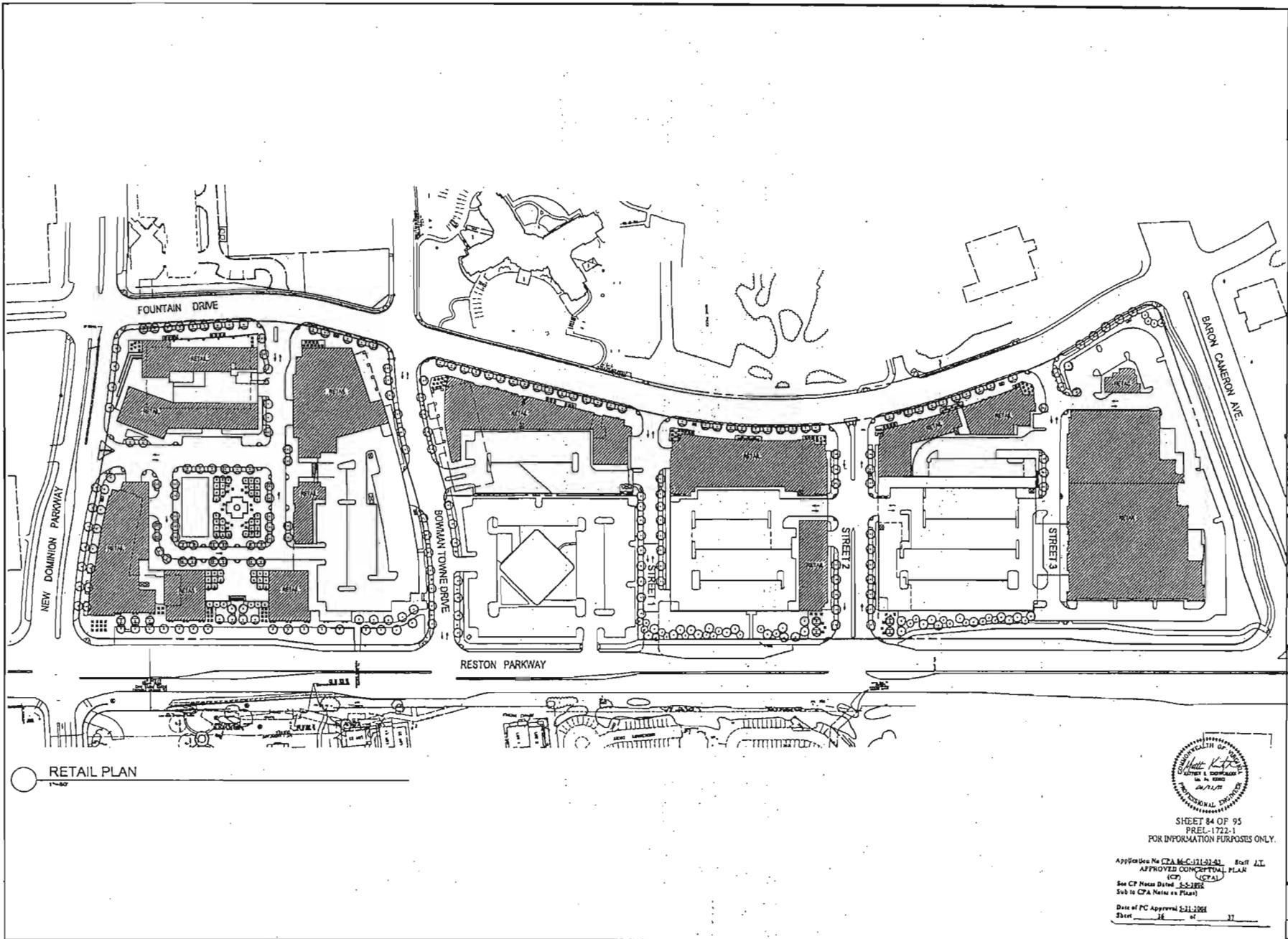
REDEVELOPMENT
OF
SPECTRUM

HESTER HILL DISTRICT
FAUQUEN COUNTY, VIRGINIA

LOANER DEVELOPERS
11611 NEFF COURT
NORTH FRYE ESTATES, VA 20094
PHONE: (703) 344-1200
FAX: (703) 344-1200

RENDERED
PERSPECTIVES

PROJECT NO. 00000.000
ALL DRAWINGS ARE FOR CONCEPTUAL
PURPOSES ONLY AND ARE SUBJECT TO
CHANGE AT FINAL DESIGN STAGE.



RETAIL PLAN



SHEET 84 OF 95
 PREL-1722-1
 FOR INFORMATION PURPOSES ONLY.

Application No. CFA-MC-11131-01 Sheet 21
 APPROVED CONCEPTUAL PLAN
 (CP) (CPA)
 See CP Notes Detail 1.5-1.10.1
 Sub to CFA Note 6.4 (Plan)
 Date of PC Approval 11/1/2001
 Sheet 21 of 37

NO.	DATE	DESCRIPTION	BY

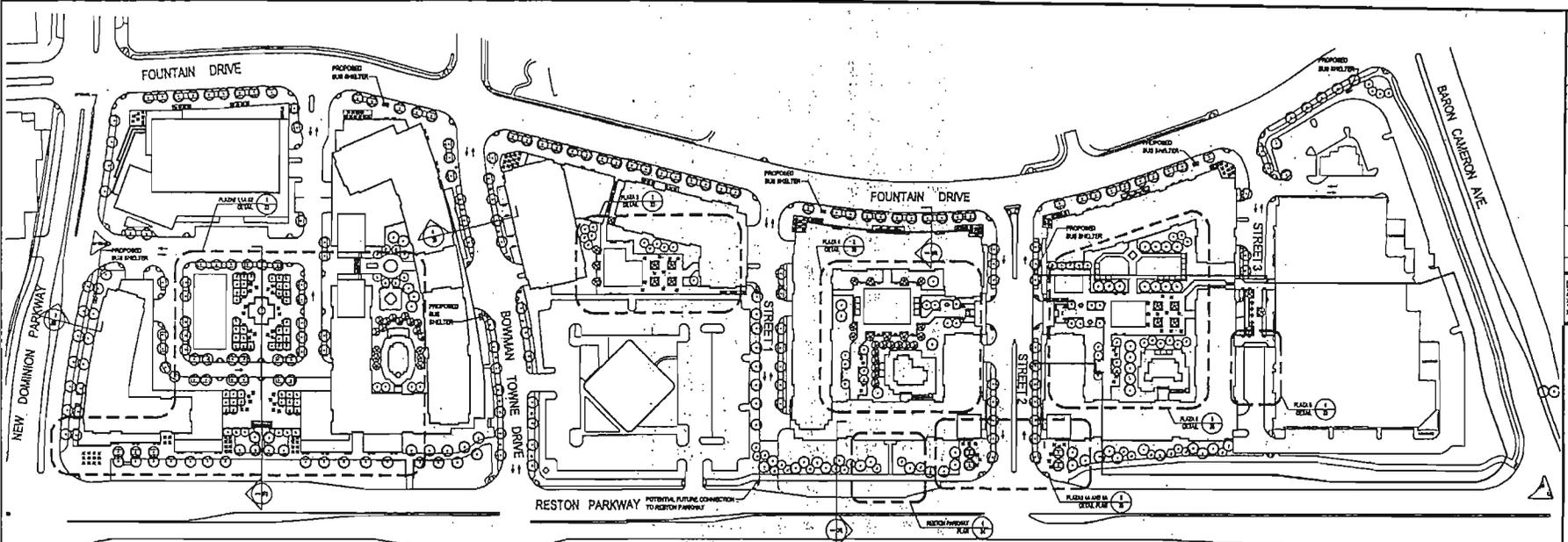
URBAN ENGINEERING & ASSOC., INC.
 CITY ENGINEER • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 1715 LITTLE BITTS TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-4000



DATE: JUN 26, 2006

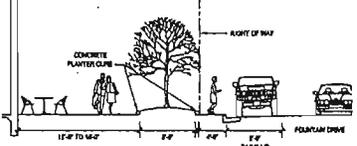
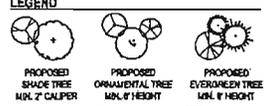
RETAIL PLAN
 THE SPECTRUM
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
 SHEET 21 OF 37
 FILE NO. PREL-1722

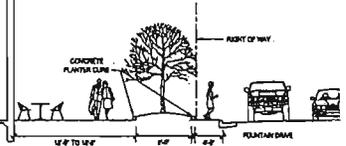


1 LANDSCAPE PLAN
1"=40'

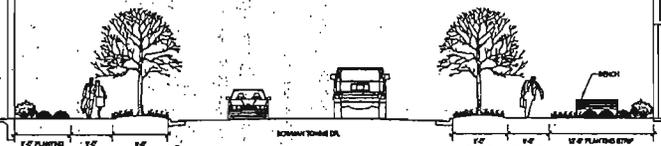
NOTES
 1. LANDSCAPING SHOWN IN THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND MAY BE ADJUSTED AS A PART OF PRC PLAN AND SITE PLAN APPROVAL, PROVIDED SUCH CHANGES ARE IN GENERAL CONFORMANCE WITH THIS PLAN.
 2. IDENTITIES SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY AND MAY BE ADJUSTED AS A PART OF PRC PLAN AND SITE PLAN APPROVAL, PROVIDED SUCH CHANGES ARE IN GENERAL CONFORMANCE WITH THIS PLAN.



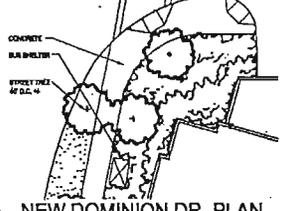
2 FOUNTAIN DR. SECTION
1/8"=1'-0"



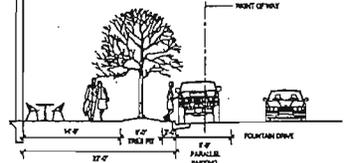
2b FOUNTAIN DR. SECTION
1/8"=1'-0"



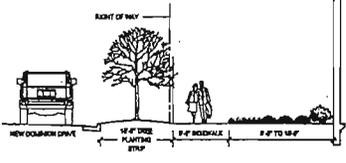
4 BOWMAN TOWNE DR. SECTION
1/8"=1'-0"



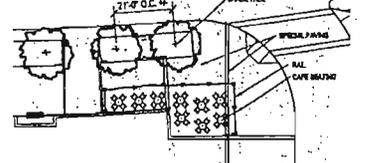
6 NEW DOMINION DR. PLAN
1"=20'



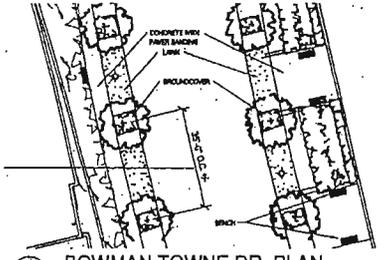
2a FOUNTAIN DR. SECTION
1/8"=1'-0"



3 NEW DOMINION DR. SECTION
1/8"=1'-0"



5 FOUNTAIN DR. PLAN
1"=20'



7 BOWMAN TOWNE DR. PLAN
1"=20'



SHEET 85 OF 95
 PREL-1722-1
 FOR INFORMATION PURPOSES ONLY.

Application No. CFA 84-C-121-02-01 Staff LT
 APPROVED CONCEPTUAL PLAN (CP) (CP)
 See CP Notes Dated 1-25-2008
 84b to CFA Note on Plans

Date of PC Approval 5-11-2008
 Sheet 85 of 95

DATE	REVISION	BY

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS & ARCHITECTS & LANDSCAPE ARCHITECTS
 7713 LUTHER AVENUE, SUITE 100
 JARVISVILLE, VIRGINIA 22080 (703) 642-8000

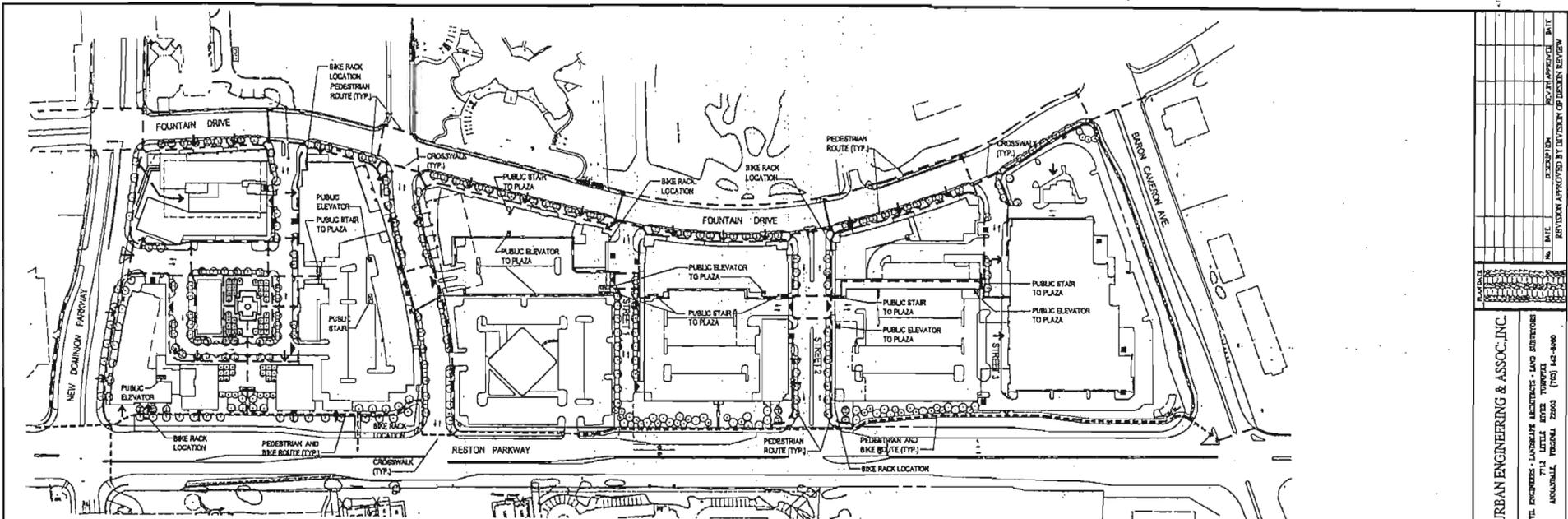


DATE: JUNE 2006

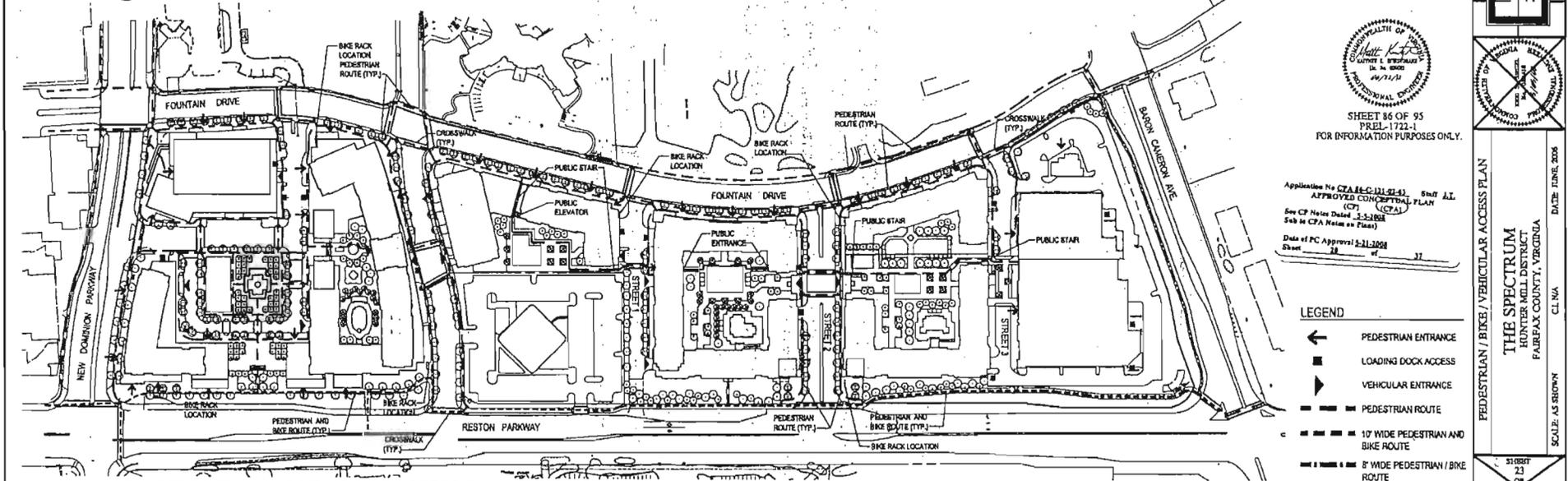
LANDSCAPE PLAN AND DETAILS
 THE SPECTRUM
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL: N/A

SCALE: AS SHOWN

SHEET 85 OF 95
 PREL-1722-1



1 PEDESTRIAN AND VEHICULAR ACCESS PLAN - GROUND FLOOR
1"=100'



2 PEDESTRIAN AND VEHICULAR ACCESS PLAN - ROOF TOP
1"=100'



SHEET 36 OF 95
PREL-1722-1
FOR INFORMATION PURPOSES ONLY.

Application No. CTA-16-C-01151-1, Sheet 36 of 95
APPROVED CONCEPTUAL PLAN
(CP) (CTA)
See CP Notes Dated 5-5-16
Date of PC Approval: 2-21-2016
Sheet 36 of 95

- LEGEND**
- ← PEDESTRIAN ENTRANCE
 - LOADING DOCK ACCESS
 - ▶ VEHICULAR ENTRANCE
 - PEDESTRIAN ROUTE
 - - - 10' WIDE PEDESTRIAN AND BIKE ROUTE
 - · - · - 8' WIDE PEDESTRIAN / BIKE ROUTE
(A TRAIL MODIFICATION IS REQUESTED TO ALLOW CONCRETE OR ASPHALT PAVING)

	DATE	DESCRIPTION	REVISED BY	DATE
<p>URBAN ENGINEERING & ASSOC. INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 10000 WOODBRIDGE DRIVE, SUITE 2000 ANNE ARUNDINE, VIRGINIA 21028 (703) 642-9000</p>				
<p>PEDESTRIAN / BIKE / VEHICULAR ACCESS PLAN</p> <p>THE SPECTRUM HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS SHOWN DATE: JUNE, 2006 CL: NA</p>				
<p>S1087 23 PILR No. PREL-1722</p>				

TYPICAL PLANT PALETTE

Botanical Name Common Name Size (at planting)

CANOPY TREES

	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3" cal.
	<i>Fraxinus americana</i>	Seedless Green Ash	3" cal.
	<i>Liquidambar styraciflua</i>	Sweetgum	3" cal.
	<i>Quercus palustris</i>	Pin Oak	3" cal.
	<i>Quercus nigra</i>	Willow Oak	3" cal.
	<i>Quercus nigra</i>	Red Oak	3" cal.

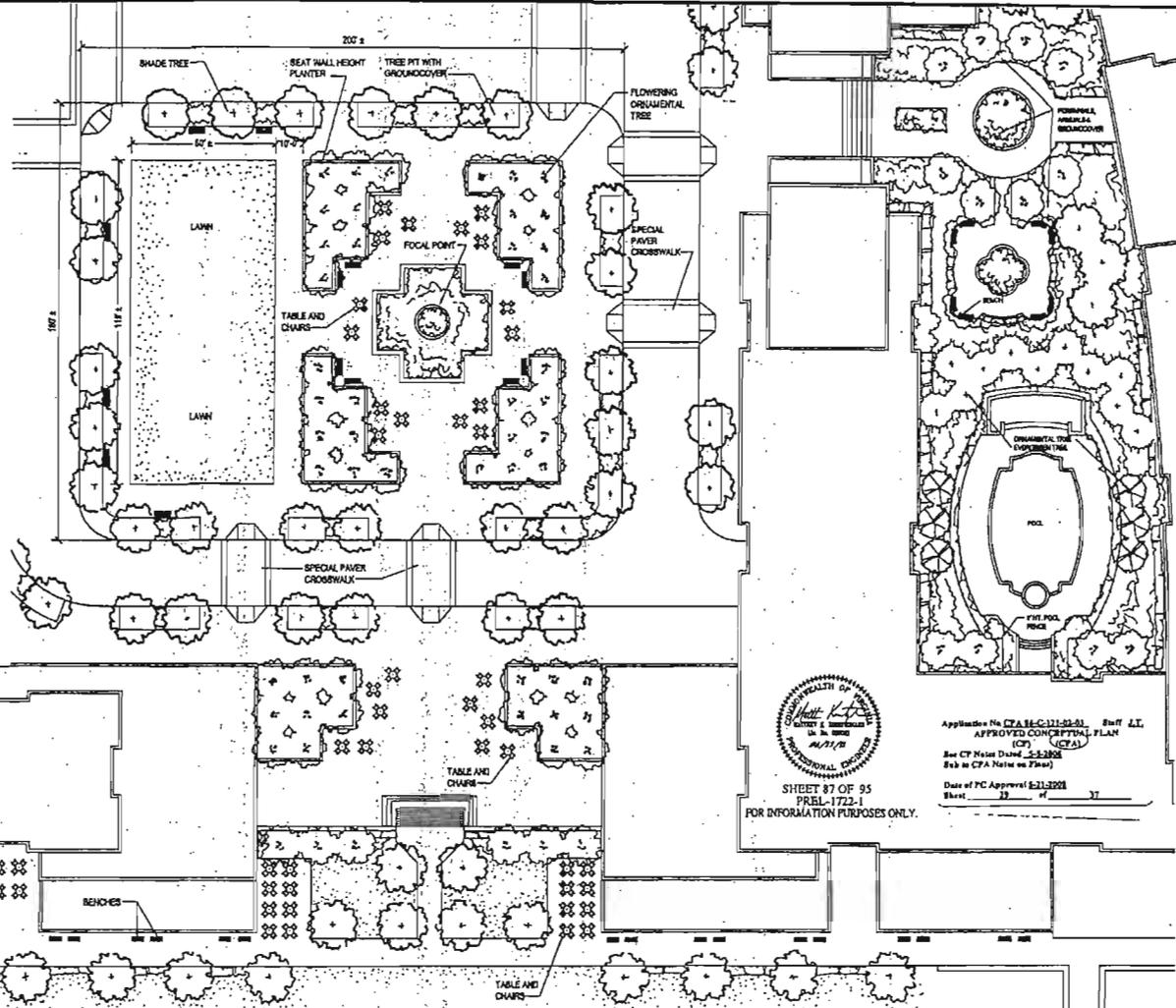
ORNAMENTAL / EVERGREEN TREES

	<i>Cornus canadensis</i>	Eastern Redbud	8'-10' ht.
	<i>Cornus florida</i>	Flowering Dogwood	8'-10' ht.
	<i>Hamamelis virginiana</i>	Witch Hazel	6'-8' ht.
	<i>Sex oaks</i>	American Holly	8'-8' ht.
	<i>Juniperus virginiana</i>	Eastern Redcedar	8'-8' ht.
	<i>Lagerstroemia indica</i> 'Natchez'	Drape Myrtle	8'-10' ht.
	<i>Magnolia x soulangeana</i> 'Susan'	Sweet Magnolia	8'-10' ht.
	<i>Magnolia x soulangeana</i>	Saucer Magnolia	8'-10' ht.
	<i>Magnolia virginiana</i>	Sweetbay Magnolia	8'-10' ht.
	<i>Pinus strobus</i>	White Pine	8'-10' ht.

SHRUBS / GROUNDCOVERS / PERENNIALS / MISC.

	<i>Azalea</i> 'Delaware Valley'	White Azalea	30"
	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	3 gal.
	<i>Cotoneaster dammeri</i> 'Coral Beauty'	Coral Beauty Cotoneaster	18"-24"
	<i>Hemerocallis minor</i> 'Stella D'Oro'	Stella D'Oro Daylily	2 gal.
	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	30-36"
	<i>Hypericum calycinum</i>	Azoreweed St. John's Wort	3 gal.
	<i>Ilex crenata</i> 'Hedge'	Hedge Holly	18"-24"
	<i>Ilex x meserveae</i> 'Star Princess'	Blue Princess Holly	30"-36"
	<i>Viburnum rhytidophyllum</i>	Leafyleaf Viburnum	30"-36"

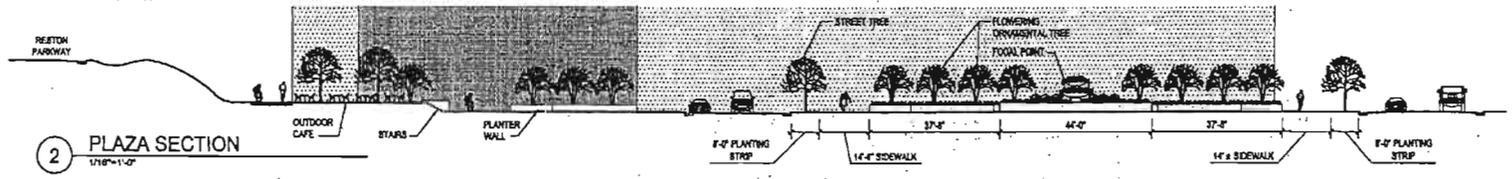
NOTES:
1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE CHARACTER AND QUALITY OF DESIGN, LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.



Application No. CPA 24-03-121-20-01 Sheet 11
 APPROVED CONCEPTUAL PLAN
 (CP)
 See CP Name Dated 5-2-2024
 (Pub in CPA Name and Plan)
 Date of PC Approval 8-21-2024
 Sheet 11 of 17

SHEET 87 OF 95
 PREL-1722-1
 FOR INFORMATION PURPOSES ONLY.

1 PLAZA 1 (PUBLIC) AND PLAZA 2 (PUBLIC/PRIVATE)
 1"=20'

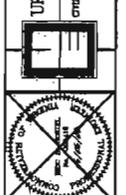


2 PLAZA SECTION
 1/16"=1'-0"

NOTES:
 1. LANDSCAPING SHOWN IN THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND MAY BE ADJUSTED AS A PART OF PRO PLAN AND SITE PLAN APPROVAL, PROVIDED SUCH CHANGES ARE IN GENERAL CONFORMANCE WITH THIS PLAN.
 2. ELEMENTS SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY AND MAY BE ADJUSTED AS A PART OF PRO PLAN AND SITE PLAN APPROVAL, PROVIDED SUCH CHANGES ARE IN GENERAL CONFORMANCE WITH THIS PLAN.

DATE	DESCRIPTION	BY

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LEAD ARCHITECTS
 7716 LITTLE HILLS PARKWAY
 ANNAPOLIS, MARYLAND 20786 (410) 443-0888



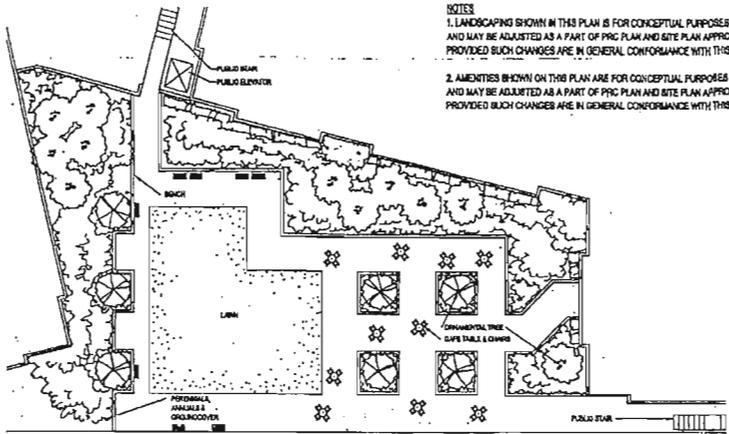
DETAIL PLANS AND SECTIONS
 THE SPECTRUM
 HUNTERS HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL NO. DATE: JUNE 2024

SHEET 24
 PREL-1722

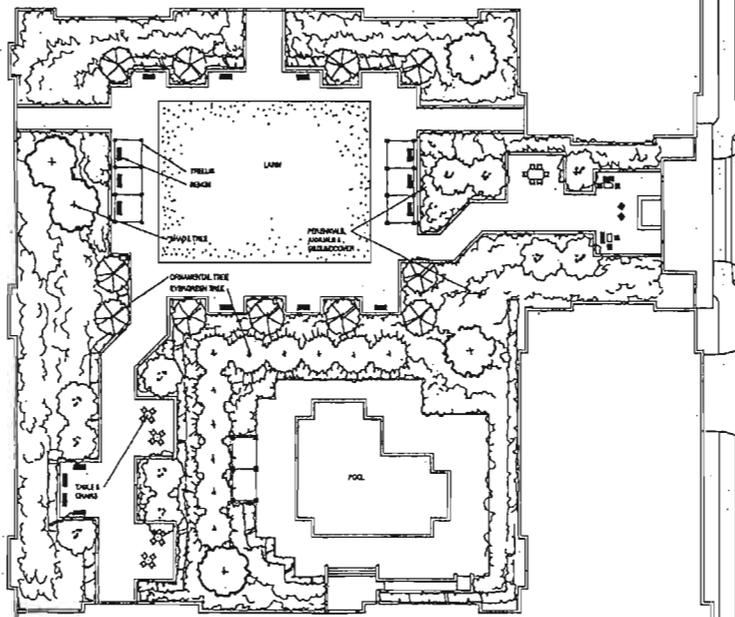
NOTES

1. LANDSCAPING SHOWN IN THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND MAY BE ADJUSTED AS A PART OF PRG PLAN AND SITE PLAN APPROVAL, PROVIDED SUCH CHANGES ARE IN GENERAL CONFORMANCE WITH THIS PLAN.

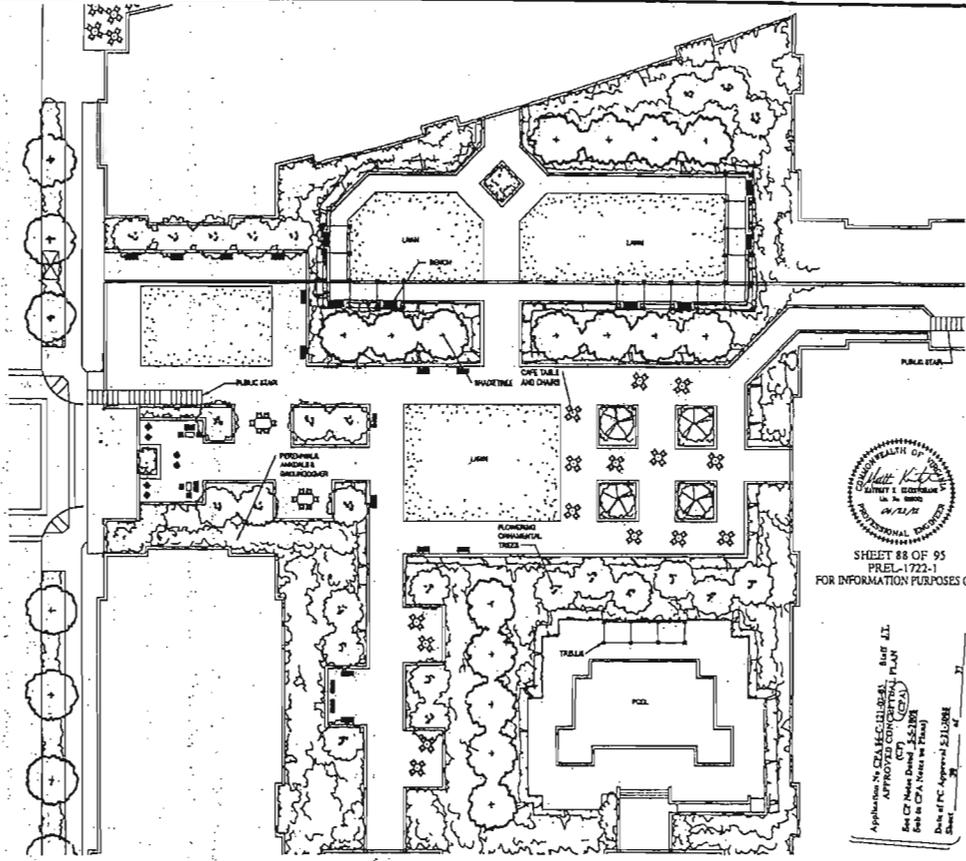
2. AMENITIES SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY AND MAY BE ADJUSTED AS A PART OF PRG PLAN AND SITE PLAN APPROVAL, PROVIDED SUCH CHANGES ARE IN GENERAL CONFORMANCE WITH THIS PLAN.



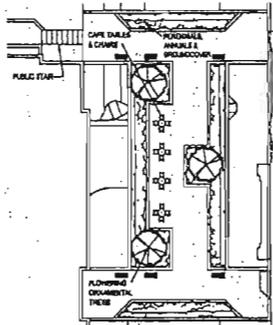
1 PLAZA 3 (PUBLIC)
1"=20'



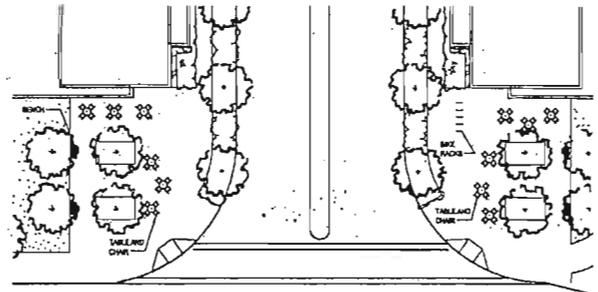
2 PLAZA 4 (PUBLIC)
1"=20'



3 PLAZA 5 (PUBLIC)
1"=20'



4 PLAZA 6 (PUBLIC)
1"=20'



5 PLAZAS 4A AND 5A (PUBLIC)
1"=20'



SHEET 88 OF 95
PREL-1722-1
FOR INFORMATION PURPOSES ONLY.

Applicant: N. S. SPECTRUM, INC. DATE: 01/27/06
 APPROVED BY: CIVIL ENGINEER
 CITY OF FAIRFAX, VIRGINIA
 DATE OF P.C. APPROVAL: 2/21/06

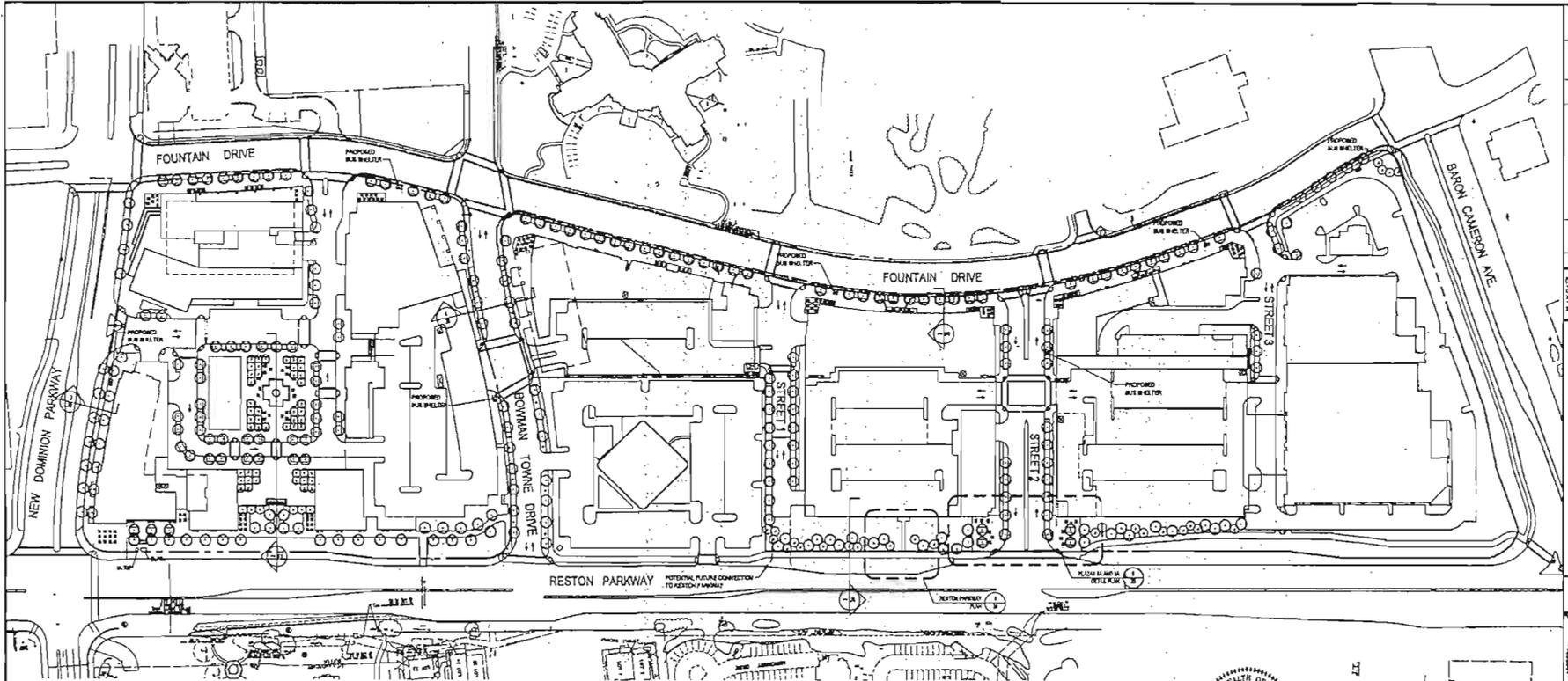
NO.	DATE	DESCRIPTION	REVISION APPROVED BY	DATE

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LEAD ENGINEERS
 4500 WOODBURN AVENUE, SUITE 200
 FALLS CHURCH, VIRGINIA 22033 (703) 842-3408

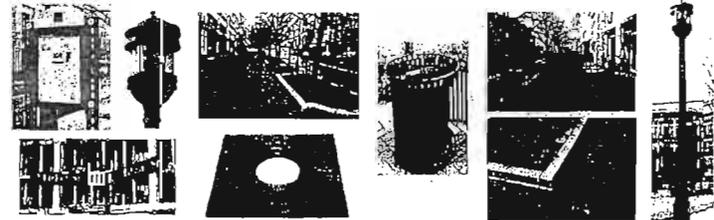


DETAIL: PLANS AND SECTIONS
 THE SPECTRUM
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL: NA
 DATE: JUN 2006

SHEET 25 OF 88
 FILE NO. PREL-1722



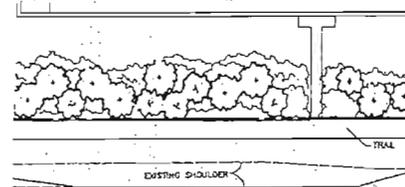
1 GROUND FLOOR PLAN
1"=30'



2 STREETSCAPE IMAGES



3 RESTON PARKWAY SECTION
1/8"=1'-0"



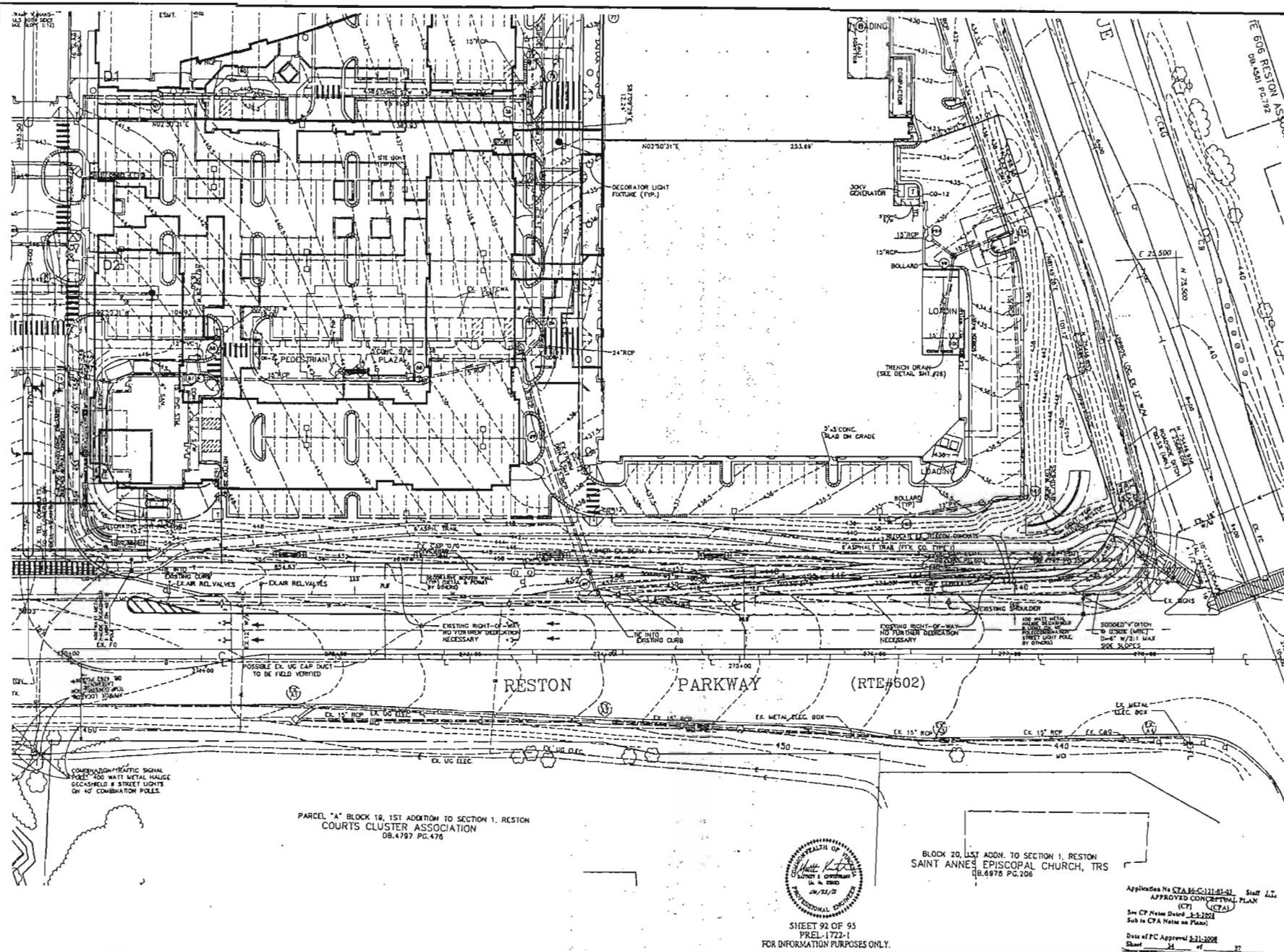
4 RESTON PARKWAY PLAN
1"=30'



SHEET 89 OF 95
PREL-1722-1
FOR INFORMATION PURPOSES ONLY.

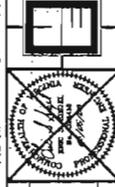
- NOTES**
1. LANDSCAPING SHOWN IN THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND MAY BE ADJUSTED AS A PART OF PRD PLAN AND SITE PLAN APPROVAL, PROVIDED SUCH CHANGES ARE IN GENERAL CONFORMANCE WITH THIS PLAN.
 2. AMENITIES SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY AND MAY BE ADJUSTED AS A PART OF PRD PLAN AND SITE PLAN APPROVAL, PROVIDED SUCH CHANGES ARE IN GENERAL CONFORMANCE WITH THIS PLAN.
 3. STREETSCAPE IMAGES ARE ILLUSTRATIVE AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN. FURNISHINGS AND LIGHTING SHALL BE PROVIDED PER THE RESTON TOWN CENTER DESIGN GUIDELINES.

DATE: JUNE 2006	SCALE: 1"=30'
PROJECT: THE SPECTRUM HUNTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA	CLIENT: URBAN ENGINEERING & ASSOC., INC.
DESIGNER: URBAN ENGINEERING & ASSOC., INC.	PROJECT NO.: 06-0027
DATE: JUNE 2006	SCALE: 1"=30'
APPROVED BY DIVISION OF PERMITS	



NO.	DATE	DESCRIPTION	BY	APPROVED	DATE
1	11-28-99	ISSUED FOR PERMITS	JE		
2	12-28-99	REVISED PER PERMITS	JE		
3	02-28-00	REVISED PER PERMITS	JE		

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
 7712 LITTLE BAYVIEW TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 441-8800



RESTON PARKWAY TURN LANE EXHIBIT
THE SPECTRUM
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 DATE: NOV. 2007
 SCALE: 1"=50'

SHEET 28A OF 28
 FILE NO. PREL-1722

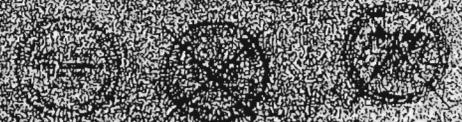
PARCEL "A" BLOCK 19, 1ST ADDITION TO SECTION 1, RESTON
 COURTS CLUSTER ASSOCIATION
 DB.4797 PG.476

BLOCK 20, 1ST ADDN. TO SECTION 1, RESTON
 SAINT ANNES EPISCOPAL CHURCH, TRS
 DB.6976 PG.206

SHEET 92 OF 95
 PREL-1722-1
 FOR INFORMATION PURPOSES ONLY.

Application No CFA 86-C-311-01-01 SHEET 28A
 APPROVED CONCEPTUAL PLAN
 (CP) (CFA)
 See CP Name Sheet 28-2008
 Sub to CFA Name on Plans
 Date of PC Approval 2-11-2008
 Sheet 28 of 27

Application No. CTA 86-C-131-21-21 Staff 211
APPROVED CONCEPTUAL PLAN
(CP) (CPA)
Sec. CP Name: David S. S. 211
Set in CTA (Plan on File)
Date of PC Approval: 5-21-2008
Sheet 11 of 11



McGraw-Hill Construction Information Group, 1221 Avenue of the Americas, New York, NY 10020-1345

