



County of Fairfax, Virginia

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

RECEIVED
Department of Planning & Zoning

OCT 21 2015

Zoning Evaluation Division

October 7, 2015

Brian J. Winterhalter
Cooley LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive, #1500
Reston, VA 20190

RE: Proffered Condition Amendment Application PCA 85-C-088-10
(Concurrent with Development Plan Amendment Application DPA 85-C-088-08 and Planned Residential Community Amendment Application PRCA 85-C-088-03)

Dear Mr. Winterhalter:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 6, 2015, approving Proffered Condition Amendment Application PCA 85-C-088-10 in the name of Block 4 LLC. The Board's action amends the proffers for Rezoning Application RZ 85-C-088 previously approved for a mixed-use development to permit modifications to proffers, site design, and development plan. The subject property is located S. of New Dominion Parkway, W. of Reston Parkway, N. of Market Street and Freedom Drive, on approximately 4.52 acres of land zoned PRC [Tax Map 17-1 ((16)) 1A (formerly known as 1 and 4)], in the Hunter Mill District and is subject to the proffers dated September 22, 2015.

The Board also:

- Modified Section 11-203 of the Zoning Ordinance for the loading space requirements to that shown on the DPA/PRCA Plan

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
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<http://www.fairfaxcounty.gov/bosclerk>

- Modified Sections 13-303 and 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the DPA/PRCA Plan

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 C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Michael Davis, Section Chief, Transportation Planning Division
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Ajay Rawat, Coordinator, Facilities Planning/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 6th day of October 2015, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 85-C-088-10
(Concurrent with Development Plan Amendment Application DPA 85-C-088-08 and
Planned Residential Community Amendment Application PRCA 85-C-088-03)**

WHEREAS, Block 4 LLC, filed in the proper form an application to amend the proffers for RZ 85-C-088 previously hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

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

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description): Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 6th day of October 2015.



Catherine A. Chianese
Clerk to the Board of Supervisors

**BLOCK 4 LLC
PROFFER STATEMENT
DPA 85-C-088-8
PCA 85-C-088-10**

September 22, 2015

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended) (the "Zoning Ordinance"), the property owner and applicant, for itself and its successors and assigns (collectively, the "Applicant"), in this Proffered Condition Amendment ("PCA") and Development Plan Amendment ("DPA") proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as 17-1 ((16)) 1A (the "Property") shall be in accordance with the following conditions ("Proffers") if, and only if, DPA 85-C-088-8 and PCA 85-C-088-10 (collectively, the "Application") are granted. The Applicant reconfirms its commitment to the proffers associated with RZ 85-C-088, as amended, PCA 85-C-088-9, and DPA 85-C-088-7 (the "Existing Proffers"), except as modified herein. These Proffers, if accepted, amend and supplement only those Existing Proffers referenced below. In the event this Application is denied, these Proffers will immediately be null and void and of no further force and effect, and the Existing Proffers shall remain in effect.

AMENDMENT OF EXISTING PROFFERS

C. DEVELOPMENT PLAN FOR RZ 85-C-088

1. The Property is located within the Town Center Core Area and shall be developed in substantial conformance with the Development Plan Amendment ("Development Plan") dated May 29, 2015, and revised through September 22, 2015, prepared by Urban, Ltd., and consisting of 45 sheets, of which sheets 5, 8, 9, 10, and 10A are described below.

- a. Development Plan Amendment for the Property. Sheet 5 of the Development Plan shows the generalized location of the various buildings in the Town Center Core Area; their proposed uses, proposed building heights; and provides an overview of the interrelationship of all the components.
- b. Master Plan. Sheet 8 of the Development Plan shows the generalized location of the various buildings in the Town Center Core Area and their proposed uses and provides an overview of the interrelationship of all the components.
- c. Overall Landscape Plan. Sheet 9 of the Development Plan shows the location of the urban parks, the continuity of the urban streetscapes throughout the Urban Core and the increased intensity of landscaping proposed for the highly pedestrian "Market Street."

- d. Right-of-Way/Traffic Circulation Plan. Sheet 10 of the Development Plan shows the urban grid street pattern that will differentiate the Urban Core from the rest of Reston with its meandering streets.
- e. Pedestrian Circulation/Parking Garage Entrance-Exit Plan. Sheet 10A of the Development Plan shows primary and secondary circulation patterns, the pedestrian linkages to the surrounding area and the circulation from the parking structures to the buildings. It also shows the proposed entrances and exits from the parking structures.

[Signature pages follow]

DEVELOPMENT PLAN AMENDMENT/ PROFFERED CONDITION AMENDMENT/PRC PLAN

DPA 85-C-088-08 / PCA 85-C-088-10 / PRCA 85-C-088-03

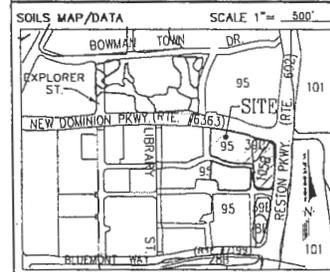
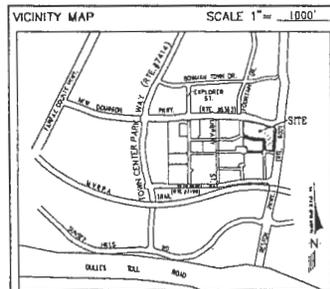
FOR

RESTON TOWN CENTER URBAN CORE BLOCK 4

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

- THE PROPERTIES ARE IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP: 17-1-(163)-0001A, BLOCK 5 DATA IS SHOWN FOR REFERENCE PURPOSES ONLY.
- BOUNDARY AND TOPOGRAPHIC SURVEY DATA HAS BEEN PROVIDED BY RESTON LAND CORPORATION, HORIZONTAL GRID: VIRGINIA STATE GRID NORTH 1927; VERTICAL DATUM: U.S.C.S. (NGVD) AND SUPPLEMENTED WITH A FIELD RUN SURVEY BY URBAN, LTD.
- THE SITE IS CURRENTLY PARTIALLY DEVELOPED, WITH BLOCK 4 FUNCTIONING AS A PARK WITH VEGETATIVE COVER, OPEN GRASS AREAS AND PEDESTRIAN PATH, AS WELL AS A PARKING LOT WITH ANNUAL TREE COVERAGE AND GRASS AREAS. BLOCK 5 IS CURRENTLY DEVELOPED WITH OFFICE AND RETAIL USES.
- THIS SITE WILL BE SERVED BY PUBLIC SEWER AND WATER.
- THE EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
- THE ARCHITECTURAL CONCEPTS AND TYPICAL BULK OF THE PROPOSED STRUCTURES SHALL GENERALLY BE CONSISTENT WITH SIMILAR DEVELOPMENTS IN THE AREA.
- THE LANDSCAPE CONCEPTS, SCREENING MEASURES, AND PROPOSED TREE COVER WILL BE PROVIDED WITH THE FINAL SITE PLAN AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 12 OF THE FAIRFAX COUNTY P.L. ANY LANDSCAPE SHEETS INCLUDED IN THE PRC APPLICATION ARE FOR SCHEMATIC PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING, SO LONG AS THE REQUIREMENTS OF CHAPTER 12 OF THE P.F.W. ARE MET.
- THERE IS NO EXISTING MAPPED FLOODPLAIN ON THE SUBJECT SITE. NO FLOODPLAIN STUDY IS REQUIRED. NO DRAINAGE STUDY IS REQUIRED.
- THERE IS CLASS IV PROBLEM SOIL ON THIS SITE. SOILS REPORT IS REQUIRED FOR SITE PLAN APPROVAL.
- EASEMENTS AND/OR LETTERS OF PERMISSION FOR ANY OFF-SITE CONSTRUCTION WILL BE PROVIDED WITH FINAL SITE PLAN AS REQUIRED.
- NECESSARY ON-SITE EASEMENTS WILL BE PROVIDED WITH THE FINAL SITE PLAN, SUBJECT TO FINAL DESIGN.
- ACCESS TO THE SITE IS PROVIDED VIA FOUNTAIN DRIVE AND MARKET STREET, WHICH ARE BOTH PRIVATE ROADS THAT INTERSECT WITH NEW DOMINION PKWY (ROUTE 602) AND RESTON PKWY (ROUTE 602) RESPECTIVELY. AT THIS TIME, WE ARE NOT AWARE OF FURTHER PUBLIC ROAD IMPROVEMENTS THAT ARE REQUIRED.
- THE RECREATIONAL FACILITIES INCLUDE THE FOLLOWING: HIKING, FITNESS WALKING, AND BIKING TRAILS
- PROPOSED UTILITY LAYOUTS ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL SITE DESIGN. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED WITH THE SITE PLAN(S) FOR CONSTRUCTION PURPOSES.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OR OBJECTS OR STRUCTURES MARKING A BURIAL SITE ON THE SUBJECT SITE.
- A MAJOR PAVED TRAIL IS REQUIRED ALONG THE RESTON PARKWAY (RTE. 602) PROPERTY FRONTAGE, PER THE COUNTYWIDE TRAILWAYS PLAN.
- IT IS REASONABLE TO CONCLUDE AT THIS TIME THAT NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS ARE TO BE GENERATED, 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.
- EXCEPT AS SHOWN HEREON, THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
- STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THIS PARCEL IS PROVIDED BY THE "TOWN CENTER PARKWAY" STORM WATER MANAGEMENT FACILITY (SITE PLAN NUMBER 5724-RT-03), WHICH IS CONSISTENT WITH THE APPROVED DEVELOPMENT OF THE RESTON TOWN CENTER. A WATER TO UTILIZE THE OFF-SITE SWM FACILITY HAS BEEN APPROVED FOR THIS PROPERTY (REFERENCE WALKER J030309, APPROVED 4/8/01)
- THE DISTURBANCE ASSOCIATED WITH THE PROPOSED IMPROVEMENTS DOES NOT ENDOURAGE ON ANY FAIRFAX COUNTY MAPPED RESOURCE PROTECTION AREA. THERE IS NO RPA ON THE SUBJECT SITE, PER THE FAIRFAX COUNTY MAPS.
- THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING TRAILS AND SIDEWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS PRC PLAN, SUBJECT TO FINAL DESIGN.
- ALL ARCHITECTURAL FEATURES (I.E. THE BUILDING SECTIONS AND FLOOR PLANS) PROVIDED IN THIS PRC PLAN ARE SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING, SITE PLAN APPROVAL, AND BUILDING PERMIT.
- IN ACCORDANCE WITH PARAGRAPH 2 OF SECTION 16-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES, RETAINING WALLS AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
- SILTATION CONTROL DEVICES AND PRACTICES, AS WELL AS CLEARING AND GRADING LIMITS WILL BE CLEARLY DEPICTED ON THE SITE PLAN(S) TO BE SUBMITTED FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. THE LIMITS OF CLEARING AND GRADING DEPICTED ON THIS PRC PLAN IS APPROXIMATE AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7 UNLESS MODIFIED.
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE AND IN COMPLIANCE WITH THE RESTON ASSOCIATION DESIGN GUIDELINES. FINAL LOCATIONS OF SIGNAGE WILL BE DEVELOPED AT A LATER DATE.
- LOCATIONS OF MECHANICAL EQUIPMENT (INCLUDING TRANSFORMERS AND GENERATORS) ON SITE TO BE PROVIDED WITH THE FINAL SITE PLAN.
- AVAILABLE FIRE FLOW WILL BE DETERMINED BY FAIRFAX WATER PRIOR TO FINAL SITE PLAN.
- IT IS ANTICIPATED THAT SOLID WASTE WILL BE COLLECTED ON-SITE BY A PRIVATE CONTRACTOR TWICE A WEEK. THE TYPE AND SIZE OF CONTAINERS WILL BE PROVIDED WITH FINAL SITE PLAN.
- ALL EASEMENTS SHOWN ON THIS PRC PLAN ARE APPROPRIATE TO THE BEST OF OUR KNOWLEDGE. THE LOCATION OF ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE, AND ALL MAJOR UNDERGROUND UTILITY EASEMENTS ARE SHOWN HEREON.
- THE DEVELOPMENT SEQUENCE WITHIN EACH PARCEL IS UNKNOWN AND SUBJECT TO MARKET DEMAND; AMONG OTHER FACTORS, THE OWNER RESERVES THE RIGHT TO DEVELOP EACH PROPERTY IN ONE OR MORE SEPARATE PHASES.
- THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
 - THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 11-203 OF THE ZONING ORDINANCE FOR THE LOADING SPACE REQUIREMENTS IN FAVOR OF THE QUANTITIES PROPOSED HEREON.
 - THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 13-103 AND 13-304 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR THIS APPLICATION IN FAVOR OF WHAT IS PROPOSED HEREON.



SOIL ID NUMBER	SERIES NAME	TERMINAL SUPPORT	SURFACE DRAINAGE	PERMEABILITY	EROSIBILITY	PROBLEM CLASS
S3C	GREENHILL SBT LOAM	GOOD	GOOD	HIGH	I	
S6	URBAN LAND	NA	NA	NA	I/VB	
18B8	WHEATON-1 (GLENELG COMPLEX)	GOOD	GOOD	HIGH	I/VB	

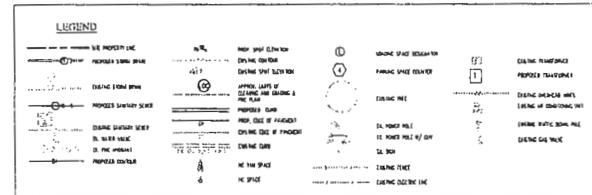
SOILS WITH IDENTIFICATION NUMBERS S2, S6, S7, S8, B2 AND B3 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT ORDINANCES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

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 - 7A. FIRE TRUCK ACCESS EXHIBIT
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 9. OVERALL LANDSCAPE PLAN
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 - 21A-21E. VIEWS
- APPENDIX A APPLICABLE RTC URBAN CORE DPA/PCA (FOR REFERENCE PURPOSES)

OWNER / DEVELOPER/ APPLICANT

T.M. D17-1-(163)-0001A
BLOCK 4 LLC
C/O BOSTON PROPERTIES INC.
800 BOYLSTON ST. SUITE 1900
BOSTON, MA 02199



REVISION: APPROVED BY DIVISION OF DISCRETION REVIEW

NO.	DATE	DESCRIPTION	REVISION APPROVED	DATE
1	05-29-15			
2	05-29-15			
3	05-29-15			
4	05-29-15			
5	05-29-15			

PLAN SHEET
05-29-15
05-29-15
05-29-15
05-29-15
05-29-15

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777 Lee Road, Suite 200
Falls Church, VA 22044
Tel: 703.242.2200
Fax: 703.242.2201
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Planets: Equinox Landscapes Architects Land Services

urban
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COVER SHEET
RESTON TOWN CENTER URBAN CORE
SECTION 91A, BLOCK 4
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: AS NOTED
CL: n/a

SHEET
1
OF
21
FILE NO.
PRTL-2166-2

SUMMARY

OPA 85-C-088-07/ PCA 85-C-088-10/ PRC 85-C-088-04 FOR BLOCK 4 AND 5 WAS APPROVED ON 9/7/14. THE PURPOSE OF THE CURRENT OPA IS TO UPDATE THE MASSING OF THE PROPOSED BUILDING ON BLOCK 4. TABULATIONS AND INFORMATION FOR BLOCK 5 ARE PROVIDED FOR REFERENCE PURPOSES.

PRE-APPLICATION FAR ALLOCATIONS

THE PRE-APPLICATION FAR TRACKING SUMMARY IS AS SHOWN BELOW. THE PROPOSED CHANGES WITH THIS APPLICATION OCCUR WITHIN PHASE I AND NO CHANGES ARE PROPOSED TO PHASES II AND III.

RESTON TOWN CENTER CORED FLOOR AREA TRACKING July 31, 2015

The profiles permit a maximum of 3,465,000 square feet of commercial development within the Town Center Core Area, which is based on the max FAR of 0.95, exclusive of residential use. This floor area is to be distributed among offices, hotel and retail use as follows:

Office	Hotel	Retail	Total
2,180,000	1,000,000	215,000	3,465,000

The profiles permit the retail floor area to be increased provided either the office or hotel or both floor areas are reduced so as not to exceed the 3,465,000 total square feet.

The Phase I existing and proposed floor area is as follows:

Phase I	OFFICE	HOTEL	RETAIL	TOTAL
Existing (Blocks 5, 6, 7 & 8)	331,650	430,076	312,243	1,320,979
Block 4	250,600			250,600
Total Phase I	781,650	430,076	312,243	1,513,979

The Phase II and III existing and proposed floor area is as follows:

Phase II and III	OFFICE	HOTEL	RETAIL	TOTAL
(One Freedom Square) Block 13 Existing (Plan #707-SF-01)	390,237	15,559	395,315	
(Two Freedom Square) Block 13A (Plan #707-SF-12-1)	376,691	19,563	396,184	
Block 14 (Plan #707-SF-12-1)	533,695	54,832	609,098	
Block 15 (Plan #707-SF-12-1)	234,451	39,792	304,233	
Block 16 (Plan #707-SF-12-1)		50,145	26,145	
Block 17 (Plan #707-SF-12-1)		15,943	15,943	
Block 18 (Plan #707-SF-12-1)		3,300	2,300	
Section #3 (Plan #707-SF-15)	240,600		240,600	
Section #4 (Plan #707-SF-15)	1,784,484		146,644	1,931,028
Total Phase II and III	2,666,117	410,616	478,297	3,465,000
Total available FAR	0	0	0	0

STRATEGY

BLOCK 5 IS CURRENTLY CONSTRUCTED WITH 292,287 GSF OF COMMERCIAL USE (251,098 SF OFFICE AND 41,189 SF RETAIL) PER SITE PLAN 707-SF-001, COMPLETED 1998. TO ACCOMMODATE THE ADDITIONAL USE FROM BLOCK 4 AND THREE STORY OF THE EXISTING BUILDING WILL BE REMOVED. THIS WORK CONSISTS OF 38,088 GSF (22,774 SF OFFICE, HOTEL AND RETAIL) GSF RETAIL), COMBINED WITH THE 250,000 GSF OF COMMERCIAL USE FROM BLOCK 4. THE 289,088 GSF WILL BE ALLOCATED ON BLOCKS 4 AND 5 AS SHOWN ON THE FAR TRACKING SUMMARY PROPOSED WITH THIS APPLICATION BELOW.

APPLICATION FAR ALLOCATIONS

RESTON TOWN CENTER CORED FLOOR AREA TRACKING July 31, 2015

The profiles permit a maximum of 3,465,000 square feet of commercial development within the Town Center Core Area, which is based on the max FAR of 0.95, exclusive of residential use. This floor area is to be distributed among offices, hotel and retail use as follows:

Office	Hotel	Retail	Total
2,180,000	1,000,000	215,000	3,465,000

The profiles permit the retail floor area to be increased provided either the office or hotel or both floor areas are reduced so as not to exceed the 3,465,000 total square feet.

The Phase I existing and proposed floor area is as follows:

Phase I	OFFICE	HOTEL	RETAIL	TOTAL
Existing (Blocks 5, 6, 7 & 8)	386,555	430,076	312,243	1,367,874
Block 4	4,500			4,500
Block 5	505,112		542,287	1,047,399
Total Phase I	786,167	430,076	312,243	1,513,979

The Phase II and III existing and proposed floor area is as follows:

Phase II and III	OFFICE	HOTEL	RETAIL	TOTAL
(One Freedom Square) Block 13 Existing (Plan #707-SF-01)	380,237	15,559	395,315	
(Two Freedom Square) Block 13A (Plan #707-SF-12-1)	376,691	19,563	396,184	
Block 14 (Plan #707-SF-12-1)	533,695	54,832	609,098	
Block 15 (Plan #707-SF-12-1)	234,451	39,792	304,233	
Block 16 (Plan #707-SF-12-1)		50,145	26,145	
Block 17 (Plan #707-SF-12-1)		15,943	15,943	
Block 18 (Plan #707-SF-12-1)		3,300	2,300	
Section #3 (Plan #707-SF-15)	240,600		240,600	
Section #4 (Plan #707-SF-15)	1,784,484		146,644	1,931,028
Total Phase II and III	2,666,117	410,616	478,297	3,465,000
Total available FAR	0	0	0	0

NOTE: THE APPLICANT RESERVES THE RIGHT TO ADJUST THE ALLOCATION OF GSF BETWEEN BLOCK 4 AND 5 (INCLUDING ADJUSTMENTS TO THE EX. GSF TO REMAIN ON BLOCK 5), AS WELL AS THE GSF FOR EACH USE WITHIN EACH BLOCK, AS LONG AS THE TOTAL PROPOSED GSF FOR BLOCKS 4 AND 5 DOES NOT EXCEED 542,287 SF.

SITE TABULATIONS

BLOCK 4
1. PARCEL AREA: PARCEL 1A = 198,800 S.F. (4,5197 AC)
2. ZONE: PRC
3. PROPOSED USE: HIGH DENSITY RESIDENTIAL
4. PROPOSED UNITS: 549 MULTIFAMILY RESIDENTIAL
5. CORRESPONDING POPULATION: 549 MULTIFAMILY UNITS * 2.1 PERSONS/UNIT = 1,153 PERSONS
6. RESIDENTIAL DENSITY: OVERALL PRC DISTRICT MAX = 13 PERSONS / ACRE OF GROSS RESIDENTIAL & ASSOC. COMMERCIAL AREAS PROPOSED; SEE OVERALL COMPUTATION ON SHEET J
PRC HIGH DENSITY DISTRICT OVERALL MAX = 50 PERSONS / ACRE GROSS RESIDENTIAL AREA PROPOSED; SEE COMPUTATION THIS SHEET
PRC HIGH DENSITY SINGLE AREA MAX = 50 DU / ACRE PROPOSED; SEE COMPUTATION THIS SHEET

7. APPROPRIATE GROSS FLOOR AREA FOR USES OTHER THAN DWELLINGS: 4,500 SF RETAIL (DOES NOT INCLUDE GARAGE SF)
APPLICANT PROPOSES UP TO 20,000 SF OF RETAIL CELLAR SPACE, WHICH IS EXCLUDED FROM GFA FOR DENSITY PURPOSES. SEE AVERAGE GRADE COMPUTATION ON SHEET J AND BUILDING SECTION ON SHEET J71
APPROXIMATE FAR FOR USES OTHER THAN DWELLINGS: FAR IS BASED ON ENTIRE RESTON TOWN CENTER CORE SEE TOWN CENTER CORE FAR TABULATION THIS SHEET. (APPLICATION FAR ALLOCATIONS)

8. PROPOSED HEIGHT: SEE BUILDING DATA CHART ON THIS SHEET
9. OPEN SPACE: REQUIRED OPEN SPACE: NO REQUIREMENT APPROX. PROPOSED OPEN SPACE: 41,832 AC(40R)
10. TREE COVER CALCULATION: SEE SHEET IS FOR OPEN SPACE EXHIBIT
SEE COMPUTATIONS ON LANDSCAPE PLAN NOTE: THE REQUIRED TREE CANOPY WILL BE PROVIDED AT THE TIME OF FINAL SITE PLAN. PRELIMINARY LANDSCAPE PLAN IS PROVIDED IN THIS PRC PLAN.

BLOCK 5
1. PARCEL AREA: PARCEL 3A = 79,856 S.F. (1,8332 AC)
2. ZONE: PRC
3. PROPOSED USE: OFFICE, RETAIL
4. PROPOSED UNITS: N/A
5. CORRESPONDING POPULATION: N/A
6. RESIDENTIAL DENSITY: N/A
7. APPROPRIATE GROSS FLOOR AREA FOR USES OTHER THAN DWELLINGS: 253,109 SF EX. RETAIL & OFFICE TO REMAIN + 284,508 SF PROP. RETAIL & OFFICE (DOES NOT INCLUDE GAR. SF) = 537,617 SF
APPROXIMATE FAR FOR USES OTHER THAN DWELLINGS: FAR IS BASED ON ENTIRE RESTON TOWN CENTER CORE SEE TOWN CENTER CORE FAR TABULATION THIS SHEET (APPLICATION FAR ALLOCATIONS)
8. PROPOSED HEIGHT: SEE BUILDING DATA CHART ON THIS SHEET
9. OPEN SPACE: REQUIRED OPEN SPACE: NO REQUIREMENT APPROX. PROPOSED OPEN SPACE: 410,244 AC(40R)
10. TREE COVER CALCULATION: SEE SHEET IS FOR OPEN SPACE EXHIBIT
SEE COMPUTATIONS ON LANDSCAPE PLAN NOTE: THE REQUIRED TREE CANOPY WILL BE PROVIDED AT THE TIME OF FINAL SITE PLAN. PRELIMINARY LANDSCAPE PLAN IS PROVIDED IN THIS PRC PLAN.

BUILDING DATA / POTENTIAL USE ALLOCATION CHART

BUILDING	USE GROUP CLASSIFICATION	TYPE OF CONSTR.	GROSS FLOOR AREA (G.F.A.) (L ²)			TOTAL	FOOT PRINT AREA (L ²)	BUILDING HEIGHT (L ¹) (L ¹ OF STORIES)	SPRINKLER DESCRIPTION	UNITS
			RETAIL	OFFICE	SUB-TOTAL					
BLOCK 4	R-2, A-2, U, S-2	I-B	4,500 SF***	N/A	4,500 SF***	925,000 SF	628,500 SF	234' (21 LEVELS)	NFPA-13	549 (MAX)
BLOCK 5 PROPOSED	R, A-2, U, S-2	I-B	7,800 SF	276,780 SF	284,580 SF	N/A	284,580 SF	255' (17 LEVELS) + PENTHOUSE*	NFPA-13	N/A
BLOCK 5 EX. TO REMAIN	N/A	N/A	248,675 SF	228,224 SF	253,109 SF	N/A	253,109 SF	N/A	N/A	N/A
BLOCK 5 SUBTOTAL			32,175 SF	505,112 SF	537,287 SF	N/A	537,287 SF			
TOTAL			37,175 SF	505,112 SF	542,287 SF	628,500 SF	1,167,287 SF			

*** NOTE: APPLICANT PROPOSES UP TO 20,000 SF OF RETAIL CELLAR SPACE THAT IS NOT INCLUDED IN GFA, BUT IS INCLUDED FOR PARKING REQUIREMENTS. SEE AVERAGE GRADE COMPUTATION ON SHEET J70 AND BUILDING SECTION ON SHEET J71.
* NOTE: PENTHOUSE TO BE IN ACCORDANCE WITH I.O. SECTION 2-506
BUILDING DATA CHART NOTE: BUILDING DATA SHOWN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. APPLICANT RESERVES THE RIGHT TO ADJUST THE DATA AND USE ALLOCATIONS PROVIDED HEREON (INCLUDING G, F, TABLE SEATS, BAR SEATS, AND EMPLOYEES SHOWN IN THE PARKING TABULATION) AT THE TIME OF FINAL SITE PLAN. WITHOUT THE APPLICANT'S CONSENT, THE CITY OF RESTON RESERVES THE RIGHT TO INCREASE / DECREASE THE GSF OF RESIDENTIAL USE AS LONG AS THE NUMBER OF UNITS DOES NOT EXCEED THE MAXIMUM ALLOWED.

PARKING TABULATION

PHASE I OF RESTON TOWN CENTER (INCLUDING BLOCKS 4 & 5) IS SUBJECT TO AN EXISTING AMENDED AND RESTATED PARKING AGREEMENT (RECORDED AT DB: 21796 PG. 0589). THE AGREEMENT ACCOMMODATES ALL EXISTING USES, PLUS THE 250,000 GSF OF OFFICE PREVIOUSLY PROGRAMMED FOR BLOCK 4, WITH A PARKING REQUIREMENT OF 3,288 SPACES.

PARKING REQUIRED:
BLOCKS 6, 7, 8 & 9 - EXISTING USES INCLUDED WITHIN THE AMENDED AND RESTATED PARKING AGREEMENT
BLOCK 4 REQUIRED:
MULTI-FAMILY RESIDENTIAL: 549 MULTIFAMILY UNITS @ 1.25 SP/UNIT = 687 SPACES (PENDING SUBMITTED PARKING REDUCTION)

RETAIL:
4,500 GSF RETAIL
20,000 GSF RETAIL WITHIN CELLAR
25,500 GSF RETAIL FOR PARKING PURPOSES
= 6,514 GSF RETAIL WITHIN EX. AGREEMENT (SEE BLOCK 5 RETAIL NOTE BELOW)
= 18,588 GSF RETAIL SPACE IN EXCESS OF EX. AGREEMENT
ALLOCATED AS FOLLOWS:
1,588 GSF RETAIL SPACE (6 SP/1000 GSF) = 10 SPACES
15,000 GSF EXISTING ESTABLISHMENT(S) INCLUDING:
120 TABLE SEATS (1 SP/4 SEATS) = 91 SPACES
120 BAR SEATS (1 SP/2 SEATS) = 60 SPACES
50 EMPLOYEES (1 SP/2 EMPLOYEES) = 25 SPACES
= 176 SPACES

BLOCK 4 REQUIRED:
OFFICE: 505,112 GSF TOTAL OFFICE WITH THIS APPLICATION
251,098 GSF EX. OFFICE WITHIN EX. AGREEMENT
250,000 GSF OFFICE BELIEVED FROM BLOCK 4
= 4,014 GSF OFFICE IN EXCESS OF EX. AGREEMENT
4,014 GSF OFFICE (2.8 SP/1000 GSF) = 11 SPACES
RETAIL: 32,175 GSF RETAIL PROPOSED WITH THIS APPLICATION (2,875 GSF EX. TO REMAIN + 15,000 GSF EXISTING ESTABLISHMENT(S) INCLUDING WITHIN EX. AGREEMENT)
ALL 32,175 GSF OF BLOCK 5 RETAIL IS WITHIN THE EX. AGREEMENT
BLOCK 5 RETAIL NOTE: PRIOR TO THIS APPLICATION, BLOCK 5 CONTAINS 41,189 GSF OF RETAIL, ALL OF WHICH IS PARKED WITHIN THE EXISTING PARKING AGREEMENT. WITH THIS APPLICATION, 32,175 GSF OF RETAIL WILL BE PROVIDED ON BLOCK 5. THE DIFFERENCE IN RETAIL AREA PARKING CAPACITY WITHIN THE EXISTING PARKING AGREEMENT OF 8,514 GSF (41,189 - 32,175) REMAINS IN PHASE I OF RESTON TOWN CENTER, INCLUDED IN BLOCK 4.

TOTAL REQUIRED:
3,288 WITH EX. AGREEMENT
+ 11 FOR BLOCK 5 IN EXCESS OF EX. AGREEMENT
+ 188 FOR BLOCK 4 IN EXCESS OF EX. AGREEMENT
= 3,487 FOR BLOCK 4 MULTIFAMILY RESIDENTIAL
= 4,170 SPACES REQUIRED
PARKING PROVIDED: 3,914 EXISTING SPACES
+ 131 EXISTING BLOCK 4 SURFACE SPACES TO BE REMOVED
+ 1,286 STRUCTURED SPACES ON BLOCK 4
+ 721 STRUCTURED SPACES ON BLOCK 5
TOTAL PROVIDED: 4,712 TOTAL SPACES (FOR ALL OF PHASE I, BLOCKS 4, 5, 6, 7, 8 & 9)
NOTE: 1) HANDICAP SPACES WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE ADA REQUIREMENTS.
2) PARKING TABULATION IS BASED ON THE POTENTIAL USE ALLOCATION SHOWN IN THE BUILDING DATA CHART AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN (SEE NOTE UNDER BUILDING DATA CHART). 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 NUMBER OF PARKING SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FARIAX COUNTY ZONING ORDINANCE OR ANY EXISTING PARKING AGREEMENT IN PLACE AT ANY FUTURE PARKING REDUCTION THE APPLICANT MAY SEEK.

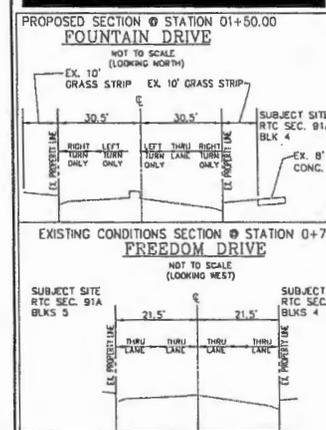
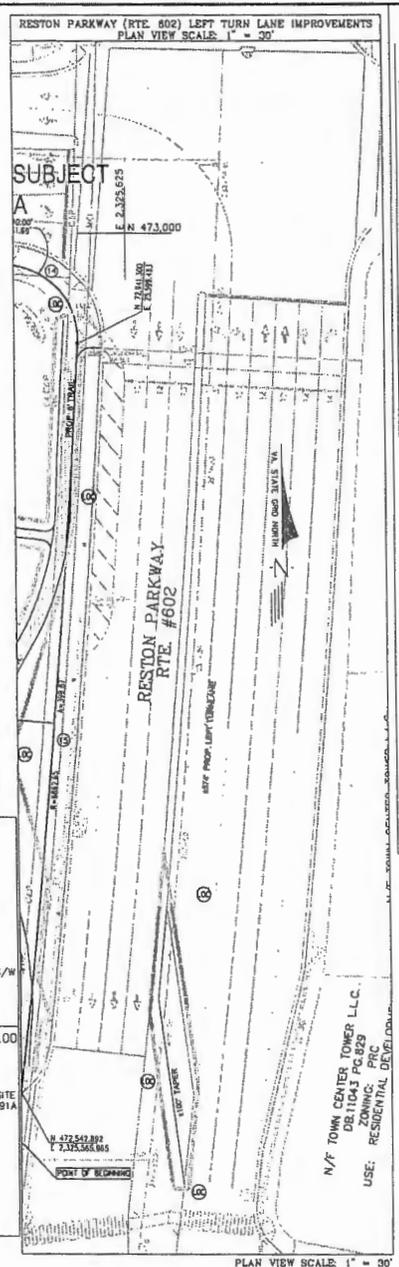
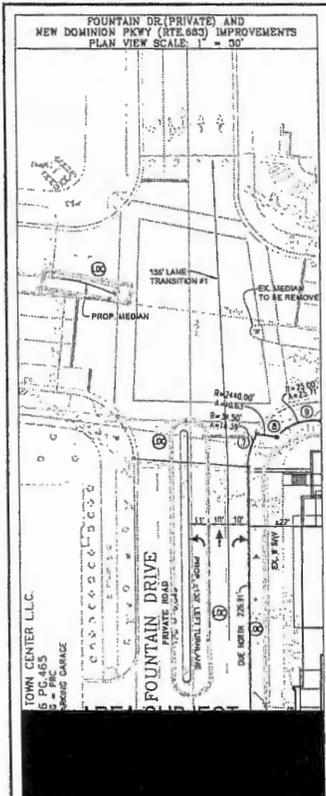
LOADING TABULATION
NOTE: PER FAIRFAX COUNTY ZONING ORD. 11-202.15, THE MAX NUMBER OF LOADING SPACES IS 6 PER USE ON BUILDING. FOR OFFICE USES THIS EQUATES TO ANY BUILDING OVER 70,000 GSF. FOR MULTIPLE FAMILY RESIDENTIAL USES THIS EQUATES TO ANY BUILDING OVER 425,000 GSF.

BLOCK 4:
LOADING REQUIRED = 5 SPACES (MAX PER Z.O. 11-202.15)
LOADING PROVIDED = 4 SPACES (LOADING MODIFICATION REQUESTED, SEE NOTE ON SHEET J1.)
BLOCK 5:
LOADING REQUIRED = 5 SPACES (MAX PER Z.O. 11-202.15)
LOADING PROVIDED = 2 SPACES (LOADING TO BE SHARED TOTAL FOR PROP. BUILDING & EX. BUILDING TO REMAIN) (LOADING MODIFICATION REQUESTED, SEE NOTE ON SHEET J1.)

Reston P&C Density July 7, 2015

RESTON HIGH DENSITY RESIDENTIAL CATEGORY DENSITY Indices Approved PRC Applications

SECTION	INDEX	UNITS	UNIT TYPE	PERSONS	PERSONS/ACRE
B-1, 6, 12A, 12B, 12C, 12D	17,450	160	BFA	364	2,300
B-1, 13, 13A	5,916	70	MFP	200	500
B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100	7,039	130	MFP	372	1,800
B-11, B-8, B-1P-2A	16,807	811	MFP	171	1,170
B-7A	12,381	281	MFP	549	2,000
B-7B, B-7C	1,261	131	Open	275	1,000
B-7D	13,129	131	MFP	275	1,000
B-15A-B-2A	11,407	811	MFP	180	1,200
B-15-B-1	7,408	175	MFP	258	1,500
B-15-B-2	2,875	11	BFA	181	1,500
B-17-B-1	7,451	162	MFP	231	1,500
B-17-B-2	2,281	11	BFA	38	1,500
B-17-B-3 & 13	25,258	429	MFP	811	2,311
B-18-B-1 & 7	17,270	240	MFP	581	1,900
B-18-B-2, 2, 3	1,261	131	MFP	275	1,000
B-20-B-1	17,711	175	BFA	461	1,500
B-20-B-2	12,248	240	MFP	604	1,500
B-20-B-3	11,248	240	MFP	604	1,500
B-20-B-4	2,418	0	Open	0	1,500
B-20-B-5	4,277	210	MFP	441	1,500
B-20-B-6	12,381	80	BFA	181	1,500
B-20-B-7	11,141	154	BFA	412	1,500
B-20-B-8	12,381	80	BFA	181	1,500
B-24-B-1	17,418	300	MFP/OPEN	620	1,500
B-24-B-2	81	80	MFP	181	1,500
B-24-B-3	1,261	131	MFP	275	1,000
B-24-B-4	8,146	300	MFP	410	1,500
B-24-B-5	6,501	41	BFA	110	1,500
B-24-B-6	1,261	131	MFP	275	1,000
B-24-B-7	8,232	484	MFP	1,044	1,500
B-24-B-8	11,248	240	MFP	604	1,500
B-24-B-9	14,411	240	MFP	604	1,500
B-24-B-10	8,146	300	MFP	410	1,500
B-24-B-11	6,501	41	BFA	110	1,500
B-24-B-12	1,261	131	MFP	275	1,000
B-24-B-13 & 10	8,232	484	MFP	1,044	1,500
B-24-B-14	11,248	240	MFP	604	1,500
B-24-B-15	14,411	240	MFP	604	1,500
B-24-B-16	31,811	620	MFP	1,400	1,500
B-24-B-17 & 2A	28,788	38	BFA	101	1,500
B-24-B-18 & 2A-2B	23,154	132	BFA	271	1,500
B-24-B-19 & 18	22,024	140	BFA	318	1,500
B-24-B-20	12,381	80	BFA	181	1,500
B-24-B-21 & 2A	23,750	600	MFP	810	1,500
B-24-B-22	8,391	180	MFP	210	1,500
B-24-B-23	14,411	240	MFP	604	1,500
B-24-B-24	8,391	180	MFP	210	1,500
B-24-B-25	8,391	180	MFP	210	1,500
B-24-B-26	8,391	180	MFP	210	1,500
B-24-B-27	8,391	180	MFP	210	1,500
B-24-B-28	8,391	180	MFP	210	1,500
B-24-B-29					



FAIRFAX COUNTY BASELINE DENSITY TABULATION

Reston Planned Residential Community (PRC) District
Residential Development Potential
May 2003

Existing Density Calculation		
Unit Type	Unit Count	Population Factor (as amended 5/20/07)
Single family detached	4,347	3.0 persons
Single family attached	1,453	2.7 persons
Multiple family	12,824	2.1 persons
Current Population		84,874
Current persons per acre		18.44

* Includes 332 units approved per Site Plan 016 (SP-016-3), Multiplexed in Reston Times Center Phase II

Remaining Available Development Potential
Based on maximum population calculation of 80,912 persons
(6,224 acres @ 13 persons/acre = 80,912 persons)

80,912 maximum population - 64,054 current population = 16,858 persons of available density

16,858 persons of available density translates to a development potential of:
5,812 single family detached units
or
5,993 single family attached units
or
7,053 multiple family units

Source: Drawing and report from Department of Tax Administration (Site and Plan and Equipment Control Unit, DIVISION) with addition of units receiving site plan approval * since adoption of the PRC Amendment March 28, 2007.

MAXIMUM OVERALL PRC DISTRICT DENSITY COMPUTATION

Reston Planned Residential Community (PRC) District
Residential Development Potential
Including Approved Site Plans & Approved PRC Plans
since May 2008 County Baseline density tabulation
July 21, 2013

Density Calculation			
Unit Type	Unit Count	Population Factor (as amended 5/20/07)	Number of Persons
Single Family Detached	4,347	3.0 persons	13,041
Single Family Attached	8,205	2.7 persons	22,154
Multiple Family	14,460	2.1 persons	30,366
Current Population			65,561
			10.49

Remaining Available Development Potential
Based on Maximum Population Calculation of 80,912 persons
(6,224 acres @ 13 persons / acre = 80,912 persons)

80,912 maximum population - 65,561 current population = 15,351 persons of available density based on inclusion of approved PRC Applications

15,351 persons of available density translates to a development potential of:
5,317 single family detached units
or
5,708 single family attached units
or
7,412 multiple family units

Reston Planned Residential Community (PRC) District
Residential Development Potential
Including Approved Site Plans & Approved PRC Plans
since May 2008 County Baseline density tabulation
July 21, 2013

Density Calculation			
Unit Type	Unit Count	Population Factor (as amended 5/20/07)	Number of Persons
Single Family Detached	4,347	3.0 persons	13,041
Single Family Attached	8,453	2.7 persons	22,824
Multiple Family	18,824	2.1 persons	39,531
Population			75,396
			12.07

Remaining Available Development Potential
Based on Maximum Population Calculation of 80,912 persons
(6,224 acres @ 13 persons / acre = 80,912 persons)

80,912 maximum population - 75,396 people = 5,516 persons of available density

5,516 persons of available density translates to a development potential of:
1,535 single family detached units
or
1,514 single family attached units
or
2,767 multiple family units

Site Plan Approved
Since May 2008 County Baseline Density tabulation
July 21, 2013

Project	#Units	Type	#Persons	Status
Alpha Reimbursement/PerReston (1)	110	MF	231	Site Plan Approved (0311-SP-003)
Reston TD Block 16 (2)	27	MF	57	Site Plan Approved (7067-SPW-019-A-1)
Total Number of Units	137		288	

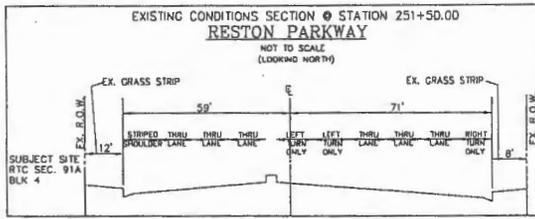
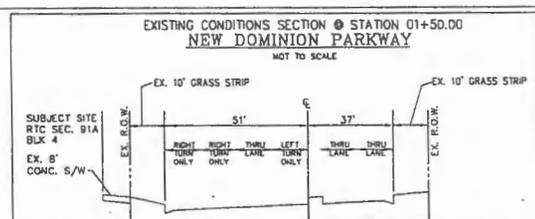
(1) Original PCA approval for 806 units, of which 586 are in staff unit count, 418 of the 586 are existing.
(2) 259 unit proposal, 332 units included in unit count

CURRENT APPLICANT	
EXISTING POPULATION:	65,261 PERSONS
+ 1,153 EXISTING PERSONS WITH CURRENT APPLICATION	66,414 PERSONS
86,414 PERSONS / 6,224 ACRES = 13.7 PERSONS/ACRE	
10.87 PERSONS PER ACRE < 13 PERSONS PER ACRE	(ALLOWABLE DENSITY)

Pending Applications (3)
PRC Plan Approved Only
July 21, 2013

Project	#Units	Type	#Persons	Status
JDCP/Reston Heights	498	MF	1046	PRC Plan Approved (PRC-A-11-046)
Oracle Site/Executive	437	MF	960	PRC Plan Approved (PRC-B6-C-121-03)
Coble Neck Road L.L.C.	210	MF	441	PRC Plan Approved (2365-SP-002-3)
Specterum/Lessor	1422	MF	2987	PRC Plan Approved (PRC-B6-C-121-04)
Four Seasons	11	MF	24	PRC Plan Approved (PRC-B7-C-088)
Fairway Apartments	328 MF (4) 128 SFA		689 -546 1,035	PRC Plan Approved (PRC-A-302-02)
Section 9A-3 (Winwood)	123	MF	263	PRC Plan Approved (PRC-B6-C-121-2)
RTC Blocks 4 & 5	549	MF	1,133	PRC Plan Approved (PRC-B5-C-088-03)
Lake Anne Village Center	764 MF (5) 120 SFA		1,603 -324 1,279	PRC Plan Approved (PRC-A-302-03)
Total	4,364 MF 248 SFA		9,168 1,820 8,348	

(3) "Pending" pertains to the fact that these units will not count against the density cap until the site plan approval
(4) 676 MF units proposed - 348 existing MF units to be removed = 328 MF unit increase
(5) 945 MF units proposed - 181 existing MF units to be removed = 764 MF unit increase



PLAN DATE: 7-21-13
7-21-13
8-28-13
8-28-13

DESCRIPTION: NEW PAVEMENT DATE: 8-28-13

REVISION APPROVED BY: DIVISION OR DESIGN REVIEW

Urban, Ltd.
7133 Lee Street, Suite 200
Falls Church, VA 22044
Tel: 703.291.1111
www.urban.com

urban
Planner - Engineers - Landscape Architects - Land Surveyors

RESTON TOWN CENTER URBAN CORE
SECTION 91A, BLOCK 4
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE TABULATIONS & GENERAL NOTES

DATE: MAY 2015

SCALE AS NOTED

SHRBIT: 3
0
21

PLN No: PRL-2166-2



County of Fairfax, Virginia

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

August 29, 2013

Ms. Robin L. Antonucci, P.E.
Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, VA 22102

Subject: Amended and Restated Parking Agreement for Reston Town Center, Hunter Mill District

Dear Ms. Antonucci:

Thank you for your letter of August 20, 2013, requesting whether certain changes to the Amended and Restated Parking Agreement for Reston Town Center, referred to as Shared Parking Agreement (SPA), qualify for administrative approval by the Director of DPW&ES.

Based on your letter, dated August 20, 2013, the following information and justification has been provided related to your request:

- Section 5 of the SPA allows for administrative modifications.
The current parking demand is less than the amount required by the SPA. Further, the applicant and its agents indicate that they intend to relocate the proposed 230,000 gross square feet (GSF) office building from Block 4 of Reston Section 91A, to a location on Block 5, where it will be more efficiently integrated with existing commercial uses.
Changes beyond the composition of the retail uses and land planning in Phase I have occurred since the recordation of the SPA, Reston Properties, and its related controlled entities, now own all properties that are a party to the SPA (with the exception of the Hotel parcel owned by Hotel Marriott), and, importantly, all adjacent land within the Urban Core of Reston Town Center. In addition, over 4,350 parking spaces in Reston Town Center Phase II are under the control of your client located in parking structures immediately adjacent to the area covered by the SPA.
When construction on Block 4 begins, it will restore 231 surface parking spaces from the overall parking capacity. The current SPA calls for the storage of overall parking

Ms. Robin L. Antonucci, P.E.
August 29, 2013
Page 2

requirements for Phase I to be handled by maintaining a small surface parking lot on Block 4 immediately adjacent to the active construction that would be ongoing for months. You and your client believe that such a situation would be intolerably unsafe and largely unresolvable based on the extraordinary number of parking spaces under the control of the owner immediately adjacent and equally proximate to the uses to be served.

To research this issue, I consulted with Elizabeth Tarr from the County Attorney's Office, who was involved in the drafting of the SPA, and Jim Leavitt with the Site Code Research and Development Branch of Land Development Services. With the data provided, sufficient detail exists to administratively approve, in accordance with Section 5 of the SPA, the following items:

- The Reduction of the 250,000 GSF of office density from Reston, Section 91, Block 4, to Reston, Section 91, Block 5.
The current mix of uses, with the decrease in classes capacity, reduces the total number of parking spaces needed for Phase I uses to 2,795 spaces from 2,825 spaces (the demand, based on ULJ criteria is actually only 2,719 spaces less Section 5 of the SPA limits the overall reduction to from the Ordinance to 28%, or 2,795 spaces)
Upon completion of the new office building on Block 5, there will be a total of 3,297 parking spaces available to serve the uses in Phase I. The 3,297 spaces in so provided exceeds the requirements of the ULJ model and provides a surplus of 68 spaces upon Phase I construction completion.

With respect to the period of time when construction is ongoing on Block 4, taking away the 231 surface parking spaces, there is no avenue within the SPA to administratively approve such a change. Subject to conditions, a change in location of the temporary parking away from the construction activity to adjacent parking structures would make sense from a safety and logistic point of view.

Since the changes your client is proposing for Blocks 4 & 5 requires the filing of a Development Plan Amendment (DPA) or Profit/Investment Condition Amendment (PCA) to the existing zoning for Reston Town Center, consider developing a condition of approval to the DP/APCA to allow the parking requirement changes during the construction period. A condition for DP/APCA approval similar to the following would be acceptable by Site Code Research and Development Branch:

Robin L. Antonucci, P.E.
August 29, 2013
Page 3

- During construction of the development proposed for Block 4 of the Property under this DP/APCA, the Applicant shall be permitted to utilize parking spaces located in adjacent garages outside of Phase I of the Reston Town Center Urban Core in order to satisfy the parking requirements of the Shared Parking Agreement applicable to such property, provided that the Applicant has provided documentation satisfactory to the Director of DPW&ES demonstrating the right to use such offsite parking facilities during the construction period. The Applicant shall install signage directing patrons to the locations of any offsite parking facilities and provide evidence of such signage in the Director prior to the commencement of construction on Block 4.

The Department of Planning and Zoning with the Office of the County Attorney and others will monitor which vehicle works most efficiently to allow your client to proceed. Perhaps a Shared Parking Agreement Amendment will need to run concurrently with the DP/APCA. From a nodal point of view, with language similar to the draft condition above, this office supports your plan to accommodate the temporary shortfall of parking in the manner proposed by your client.

If you have any questions, please contact Jim Leavitt at 703-234-1713 or me at 703-234-1751 or by email at Jim.Leavitt@fairfaxcounty.gov or Thomas.Williamson@fairfaxcounty.gov.

Sincerely,

Thomas A. Williamson, Chief

Site Code Research and Development Branch

- Catherine M. Hudgins, Supervisor Hunter Mill District
Elizabeth Tarr, Deputy County Attorney
Michelle Hickey, Director, Land Development Services, Department of Public Works and Environmental Services
Diane Johnson-Gibson, Deputy Zoning Administrator, Zoning Permit Review Branch, Department of Planning and Zoning
Regina Coyle, Assistant Director, Zoning Enforcement Division, Department of Planning and Zoning

Vertical sidebar containing: FILED IN, REVISION APPROVED BY DIVISION OF DESIGN REVIEW, Urban logo, Miscellaneous Correspondence, RESTON TOWN CENTER URBAN CORE SECTION 91A, BLOCK 4, HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA, SCALE: AS NOTED, DATE: MAY, 2015, CI, VA, SHEET 3A OF 23, FILE No. PREL-2166-2



CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
1	21.34	34.50	11.82	23.00	N21°14'41"E	53°26'32"
2	34.19	34.50	14.50	48.79	S45°00'00"E	90°00'00"
3	112.31	71.50	71.50	101.12	N45°00'00"E	90°00'00"
4	131.90	328.50	64.68	123.25	S78°20'33"E	21°16'18"
5	74.59	381.50	37.43	74.46	N74°30'30"E	11°49'00"
6	48.50	34.50	29.23	44.61	S43°16'35"E	80°33'09"
7	18.30	34.50	4.42	18.31	S15°18'00"E	12°22'32"
8	10.43	244.00	5.38	10.63	N01°50'11"E	00°14'59"
9	25.71	25.00	14.18	24.59	S69°18'53"E	58°55'10"
10	223.50	243.00	111.82	223.42	N08°30'31"E	00°15'21"
11	46.66	190.00	23.45	46.54	N68°30'30"E	14°04'24"
12	31.57	210.00	25.91	31.44	S68°30'30"E	14°04'18"
13	188.77	1173.00	94.59	188.56	S80°34'41"E	09°26'59"
14	61.69	40.00	38.87	55.75	N41°02'23"E	88°21'33"
15	399.87	6662.65	199.99	399.82	N04°48'32"E	03°20'19"

REV.	DATE	DESCRIPTION	PREPARED BY	CHECKED BY	DATE

L'Orre Ltd.
 7701 Lakeview Parkway
 Suite 100
 Fairfax, VA 22031
 Tel: 703.442.2021
 Fax: 703.442.2021

urban.
 Planners-Engineers-Landscape-Architects-Land Surveyors



EXISTING CONDITIONS
RESTON TOWN CENTER URBAN CORE
 SECTION 91A, BLOCK 4
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: MAY, 2015
 SCALE: 1" = 30'
 SHEET
 4
 OF
 21
 FILE No.
 P/REL-2165-2

N/F TOWN CENTER TOWER L.L.C.
 DB: 043 PG.829
 ZONING: PRC
 USE: RESIDENTIAL DEVELOPMENT

N/F KAPANI FAMILY L.L.C.
 DB: 1033 PG.1185
 ZONING: C-3
 USE: OFFICE

N/F TOWN CENTER TOWER L.L.C.
 DB: 11043 PG.829
 ZONING: PRC
 USE: RESIDENTIAL DEVELOPMENT

NOTE: BLOCK 5 DATA IS SHOWN FOR REFERENCE PURPOSES ONLY.

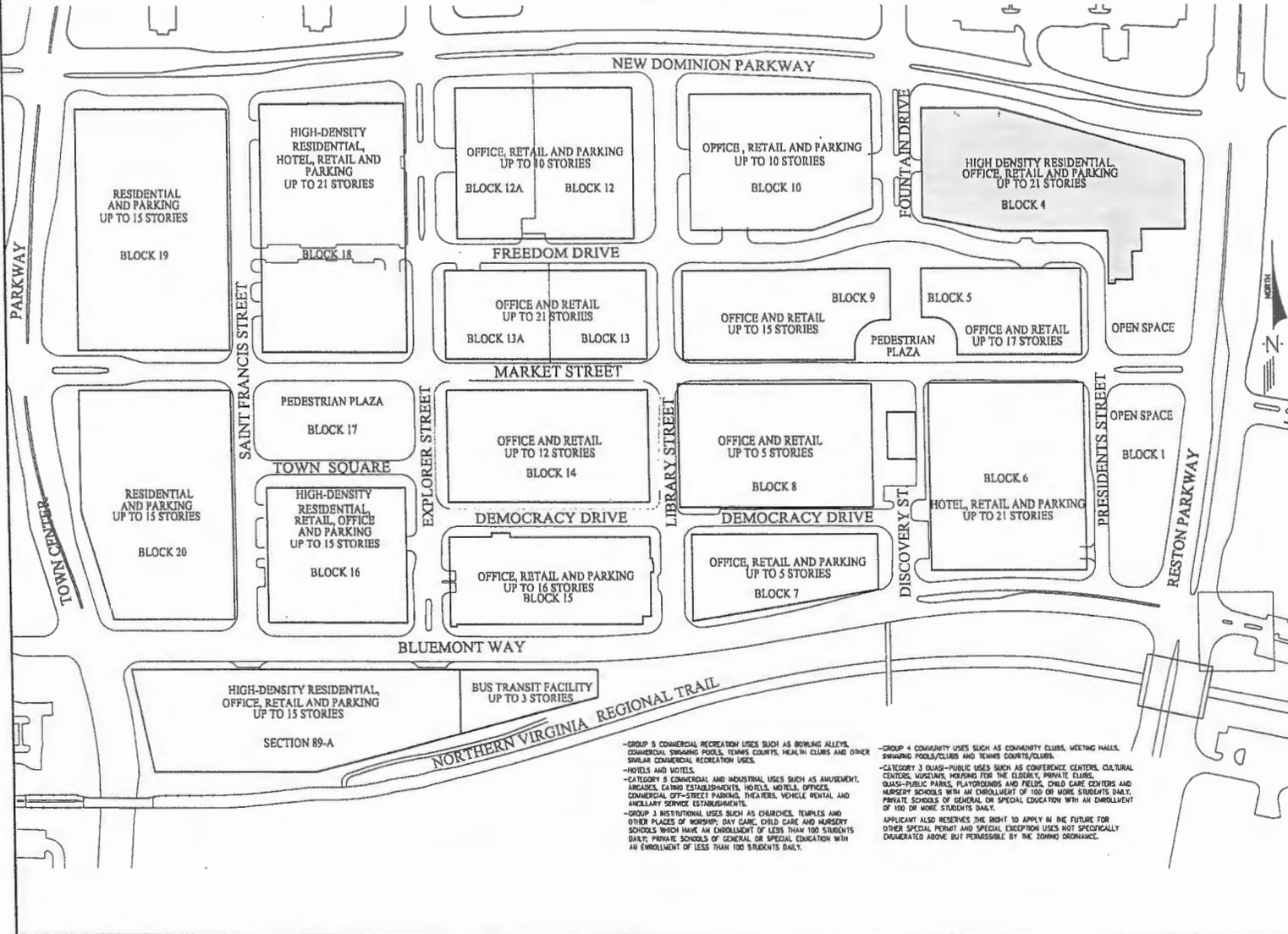
THIS DEVELOPMENT PLAN AMENDMENT IS AMENDING 4.52 ACRES OF THE TOWN CENTER URBAN CORE AREA, AS GENERALLY HIGHLIGHTED HEREON. THE 84 ACRE TOWN CENTER URBAN CORE AREA GENERALLY IS BOUNDED BY TOWN CENTER PARKWAY, THE WASHINGTON AND OLD DOMINION ("W&OD") TRAIL, NEW DOMINION PARKWAY AND INCLUDES SECTION 89 EAST OF RESTON PARKWAY, WHICH IS NOT SHOWN ON THIS PLAN. ALL OTHER PLANS ARE ILLUSTRATIVE IN NATURE AND ARE NOT PRC PLANS. PRELIMINARY SITE PLANS OR DEVELOPMENT PLANS FURTHER THESE PLANS ARE GENERAL IN CONCEPT AND ARE SUBJECT TO CHANGE BY THE APPLICANT AS DETAILED DESIGN AND FINAL ENGINEERING OCCURS. THE FOLLOWING NOTES SHALL BE BOUND ON THE 84 ACRE TOWN CENTER URBAN CORE AREA, INCLUDING THE 4.52 ACRES SUBJECT TO THIS DEVELOPMENT PLAN AMENDMENT.

1. THE MAXIMUM GROSS FLOOR AREA OF COMMERCIAL SPACE WITHIN THE ENTIRE 84 ACRE TOWN CENTER URBAN CORE AREA SHALL NOT EXCEED 1,465,000 SQUARE FEET, CONSISTING OF 2.65 MILLION SQUARE FEET OFFICE, 1.0 MILLION SQUARE FEET HOTEL, AND 315,000 SQUARE FEET RETAIL, INCLUDING EXHIBITION GALLERY SPACE.
2. MAXIMUM OVERALL FAR SHALL NOT EXCEED .95, EXCLUSIVE OF RESIDENTIAL USE.

3. MAXIMUM HEIGHT SHALL NOT EXCEED 31 STORIES OR 275 FEET. THE RANGE OF PROPOSED MAXIMUM BUILDING HEIGHTS BY STORIES IS SHOWN ON THE DEVELOPMENT PLAN UP TO 5 STORIES, 10 STORIES, 15 STORIES AND 21 STORIES.
4. RESIDENTIAL DEVELOPMENT WITHIN THE TOWN CENTER URBAN CORE AREA IS DESIGNATED AS HIGH DENSITY RESIDENTIAL DEVELOPMENT. A MAXIMUM OF 800 AND A MAXIMUM OF 4,212 SINGLE FAMILY ATTACHED AND FOR MULTIFAMILY RESIDENTIAL SHALL BE PROVIDED WITHIN THE ENTIRE 84.53 ACRE TOWN CENTER URBAN CORE AREA. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS THAT MAY BE CONSTRUCTED ON BLOCK 10, BLOCK 18 AND SECTION 89A, COMBINED, SHALL NOT EXCEED 1,000 RESIDENTIAL DWELLING UNITS.
5. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENTS. THERE IS AN EXISTING SHARED PARKING AGREEMENT (SEE 2178, PG. 0589) FOR THE SITE & THE APPLICANT MAY SEEK SUBSEQUENT REDUCTIONS IN PARKING CONSISTENT WITH THE ZONING ORDINANCE AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL. A COMPREHENSIVE PEDESTRIAN CIRCULATION SYSTEM SHALL BE PROVIDED WITHIN THE TOWN CENTER URBAN CORE. THIS SYSTEM SHALL CONSIST OF SIDEWALKS AND PATHWAYS AS APPROPRIATE AND SHALL BE FINALIZED AS TO LOCATION AND MATERIALS AT THE TIME OF SITE PLAN REVIEW.

7. ALL SITE PLANS SHALL BE SUBMITTED TO THE RESTON COMMUNITY ASSOCIATION'S PLANNING AND ZONING COMMITTEE FOR REVIEW. THIS PROCESS CURRENTLY EXISTS AND SHALL BE CONTINUED FOR THE TOWN CENTER URBAN CORE AREA.
8. ALL SITE PLANS AS WELL AS ARCHITECTURAL DRAWINGS OF ALL BUILDINGS AND STRUCTURES (INCLUDING PARKING STRUCTURES), LANDSCAPING, LIGHTING, MATERIALS, COLORS AND SIGNAGE SHALL BE SUBMITTED TO THE TOWN CENTER ASSOCIATION DESIGN REVIEW BOARD FOR REVIEW AND APPROVAL.
9. THE PROPOSED HEIGHT-OF-WAY WIDTH OF MAJOR PUBLIC STREETS SHALL BE AS FOLLOWS:
NEW DOMINION PARKWAY - 80'
10. STREET LEVEL RETAIL USES MAY BE INCLUDED IN ABOVE-GRADE PARKING STRUCTURES WHERE FEASIBLE.
11. UNDERGROUND PARKING MAY BE PROVIDED BY RIGHT ON ANY BUILDING PAD AS NECESSARY.

12. THE AIR RIGHTS ABOVE PRIVATE STREETS MAY BE DEVELOPED AS SHOWN ON THE CONCEPT PLAN.
13. TOWN CENTER USES WILL INCLUDE ALL OF THOSE PERMITTED BY RIGHT UNDER THE PRC TOWN CENTER ZONING CATEGORY, PLUS ALL OF THOSE SPECIAL PERMIT AND SPECIAL EXCEPTION USES SPECIFICALLY DESIGNATED ON THE CONCEPTUAL DEVELOPMENT PLAN AS TO GENERAL LOCATION AND THE FOLLOWING SPECIAL PERMIT AND SPECIAL EXCEPTION USES AS TO LOCATIONS WITHIN THE SUBJECT PROPERTY.



- GROUP 3 COMMERCIAL RECREATION USES SUCH AS BOWLING ALLEYS, COMMERCIAL SWIMMING POOLS, TENNIS COURTS, HEALTH CLUBS AND OTHER SIMILAR COMMERCIAL RECREATION USES.
- HOTELS AND MOTELS.
- CATEGORY 4 EDUCATIONAL AND INDUSTRIAL USES SUCH AS AMUSEMENT, ARCHADES, CASINO ESTABLISHMENTS, HOTELS, MOTELS, OFFICES, COMMERCIAL OFF-STREET PARKING, THEATERS, VEHICLE RENTAL AND AUXILIARY SERVICE ESTABLISHMENTS.
- GROUP 3 INSTITUTIONAL USES SUCH AS CHURCHES, TEMPLES AND OTHER PLACES OF WORSHIP, DAY CARE, CHILD CARE AND NURSERY SCHOOLS WHICH HAVE AN ENROLLMENT OF LESS THAN 100 STUDENTS DAILY; PRIVATE SCHOOLS OF GENERAL OR SPECIAL EDUCATION WITH AN ENROLLMENT OF LESS THAN 100 STUDENTS DAILY.

- GROUP 4 COMMUNITY USES SUCH AS COMMUNITY CLUBS, MEETING HALLS, SWIMMING POOLS/CLUBS AND TENNIS COURTS/CLUBS.
 - CATEGORY 3 QUASI-PUBLIC USES SUCH AS CONFERENCE CENTERS, CULTURAL CENTERS, WORKSHOPS, WORKERS FOR THE ELDERLY, PRIVATE CLUBS, QUASI-PUBLIC PARKS, PLAYGROUNDS AND FIELDS, CHILD CARE CENTERS AND NURSERY SCHOOLS WITH AN ENROLLMENT OF 100 OR MORE STUDENTS DAILY, PRIVATE SCHOOLS OF GENERAL OR SPECIAL EDUCATION WITH AN ENROLLMENT OF 100 OR MORE STUDENTS DAILY.
- APPLICANT ALSO RESERVES THE RIGHT TO APPLY IN THE FUTURE FOR OTHER SPECIAL PERMIT AND SPECIAL EXCEPTION USES NOT SPECIFICALLY ENUMERATED ABOVE BUT PERMISSIBLE BY THE ZONING ORDINANCE.

NO.	DATE	DESCRIPTION	REVIEW APPROVAL	DATE
1	05-22-15			
2	08-13-15			
3	08-27-15			
4	09-09-15			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

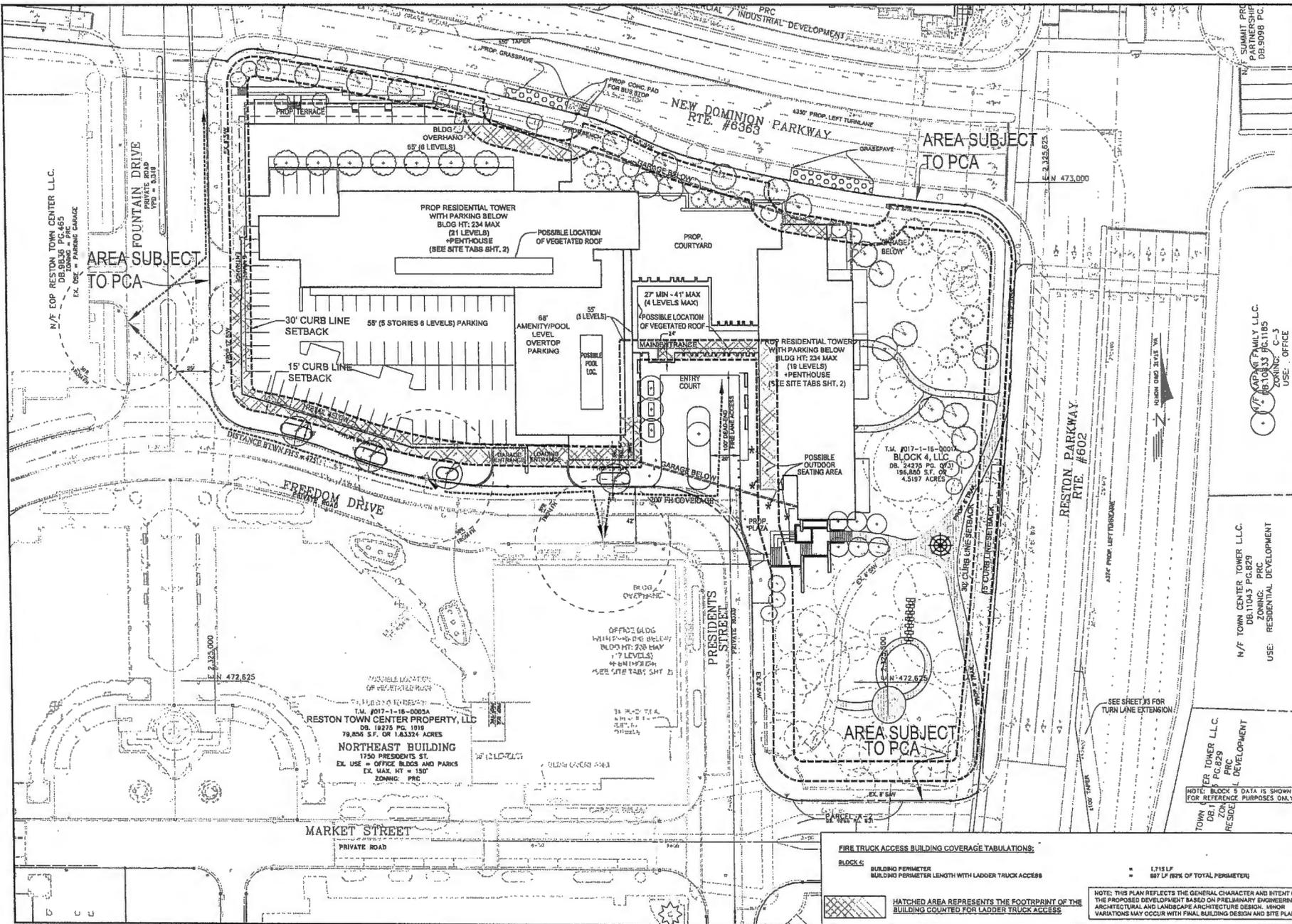
Urban
Planner-Engineers, Landscape Architects, Land Surveyors



DEVELOPMENT PLAN AMENDMENT
RESTON TOWN CENTER URBAN CORE
SECTION 91A, BLOCK 4
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: MAY, 2015
SCALE: 1" = 10'

SHEET 5 OF 21
FILE No. PREL-2166-2

SEE SHEETS 6 & 7 FOR ADDITIONAL DPA INFORMATION



AREA SUBJECT TO PCA

AREA SUBJECT TO PCA

AREA SUBJECT TO PCA

RESTON TOWN CENTER PROPERTY, LLC
 OR 18275 PG. 1019
 78,806 S.F. OR 1.83324 ACRES
NORTHEAST BUILDING
 1750 PRESIDENTS ST.
 EX. USE = OFFICE BLDGS AND PARKS
 EX. MAX. HT = 150'
 ZONING: PRC

N/F TOWN CENTER TOWER LLC.
 ZONING: PRC
 USE: RESIDENTIAL DEVELOPMENT

TOWER LLC.
 DR. #18133 PG.1185
 ZONING: C-3
 USE: OFFICE

FIRE TRUCK ACCESS BUILDING COVERAGE TABULATIONS:

BLOCK 4	BUILDING PERIMETER	BUILDING PERIMETER LENGTH WITH LADDER TRUCK ACCESS
	1,718 LF	887 LF (51% OF TOTAL PERIMETER)

HATCHED AREA REPRESENTS THE FOOTPRINT OF THE BUILDING COUNTED FOR LADDER TRUCK ACCESS

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

NO.	DATE	DESCRIPTION	APPROVED BY
1	05/27/2014	REVISED APPROVAL	
2	06/11/2014	REVISED APPROVAL	
3	06/11/2014	REVISED APPROVAL	
4	06/11/2014	REVISED APPROVAL	

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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 www.urbanllc.com

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 Planner-Engineer-Landscape Architect-Leaf Stamp Holder

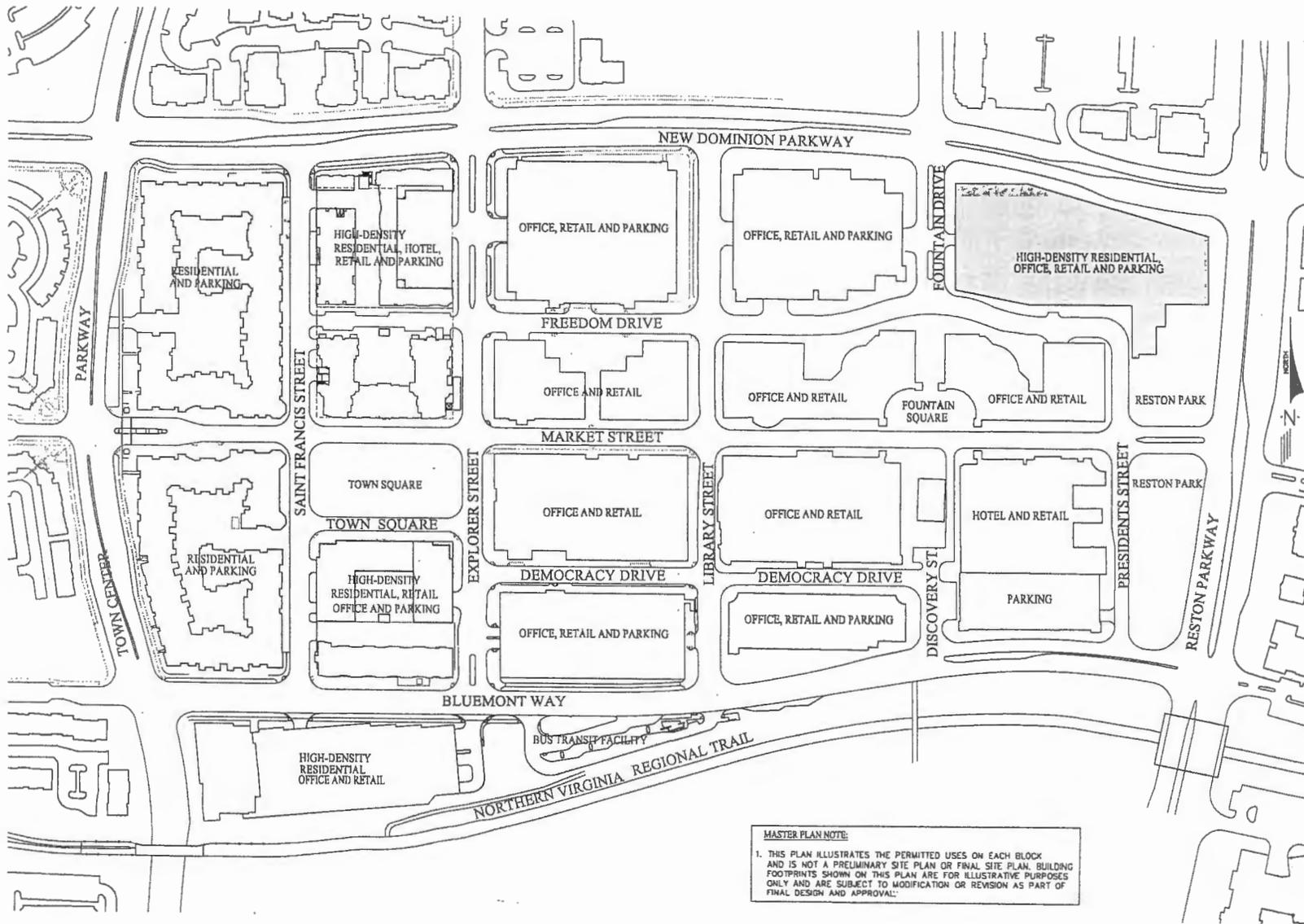


STATE OF VIRGINIA
 PROFESSIONAL ENGINEER
 PROFESSIONAL ARCHITECT

RESTON TRUCK ACCESS-SUPPLEMENTAL EXHIBIT
RESTON TOWN CENTER URBAN CORE
SECTION 91A, BLOCK 4
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: MAY 2015
 SCALE: 1"=8'

SHEET
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 OF
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 FILE No.
 PREL-2166-2



MASTER PLAN NOTE:

1. THIS PLAN ILLUSTRATES THE PERMITTED USES ON EACH BLOCK AND IS NOT A PRELIMINARY SITE PLAN OR FINAL SITE PLAN. BUILDING FOOTPRINTS SHOWN ON THIS PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL DESIGN AND APPROVAL.

NO.	DATE	DESCRIPTION	PREPARED BY	DATE
1	07-20-15			
2	08-07-15			
3	08-22-15			

PLAN DATE:
 07-20-15
 08-07-15
 08-22-15

Urban, L.A.
 7711 Lakeview Parkway
 Suite 200
 Tyngsboro, MA 01462
 www.urban.la.com

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 Planners - Engineers - Landscape Architects - Land Surveyors



MASTER PLAN
 RESTON TOWN CENTER URBAN CORE
 SECTION 91A, BLOCK 4
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL-40A

DATE: MAY, 2015

SCALE: 1" = 100'

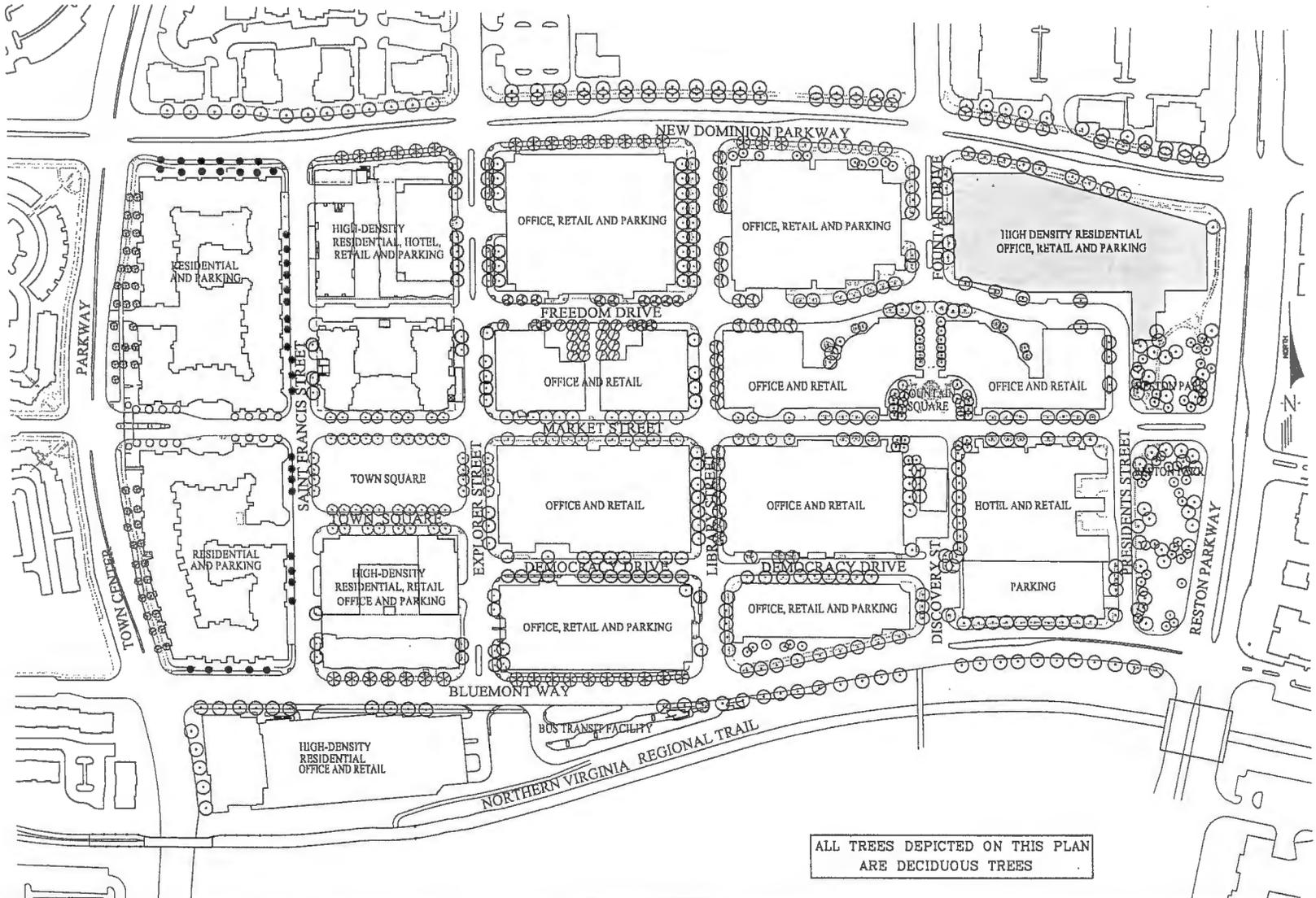
SHEET
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 OF
 21

FILE No.
 PREL-2166-2

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

LANDSCAPE PLAN NOTE:

1. THIS LANDSCAPE PLAN SHOWS THE GENERAL LOCATION AND DESIGN OF LANDSCAPING AND PEDESTRIAN CONNECTIONS TO BE PROVIDED IN THE TOWN CENTER URBAN CORE UNDER THE DESIGN GUIDELINES ADOPTED BY THE RESTON TOWN CENTER DESIGN REVIEW BOARD (DRB) THAT GOVERN DEVELOPMENT WITHIN THE URBAN CORE. THIS PLAN IS NOT A PRELIMINARY OR FINAL SITE PLAN AND IS SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL DESIGN AND APPROVAL, OR AS REQUIRED BY THE DRB.
2. THE TOWN CENTER URBAN CORE WILL HAVE A HIGHLY INTEGRATED PEDESTRIAN CIRCULATION PATTERN AND A SERIES OF URBAN PARKS WITH A HIERARCHY OF LANDSCAPING ALONG THE STREETS. THIS PLAN SHOWS THE LOCATION OF THE PARKS, THE CONTINUITY OF THE STREETSCAPES THROUGHOUT THE CORE AND THE INCREASED INTENSITY OF LANDSCAPING PROPOSED FOR THE HIGHLY PEDESTRIAN "MARKET STREET."



ALL TREES DEPICTED ON THIS PLAN ARE DECIDUOUS TREES

PLANNED	05-28-15	DATE
DESIGNED	08-07-15	DATE
REVISIONS	07-22-15	DATE
APPROVED		DATE
REVISIONS APPROVED BY DIVISION OF DESIGN		

Urban, Ltd.
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 Reston, Virginia 20190
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 www.urban.ltd.com

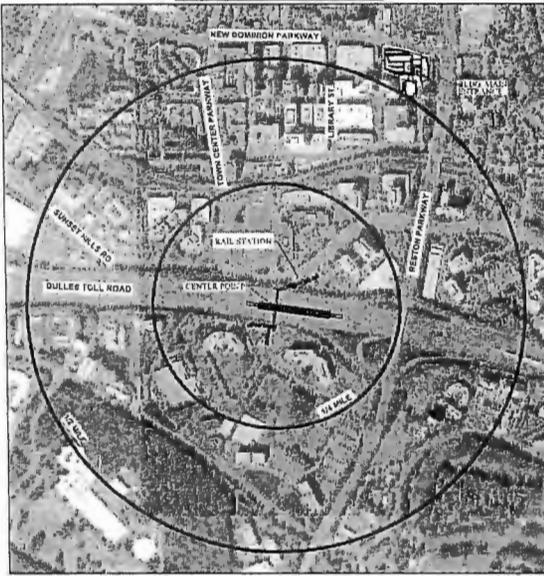
urban
 Planners - Engineers - Landscape Architects - Land Surveyors

OVERALL LANDSCAPE PLAN
RESTON TOWN CENTER URBAN CORE
 SECTION 91A, BLOCK 4
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CI. #57A

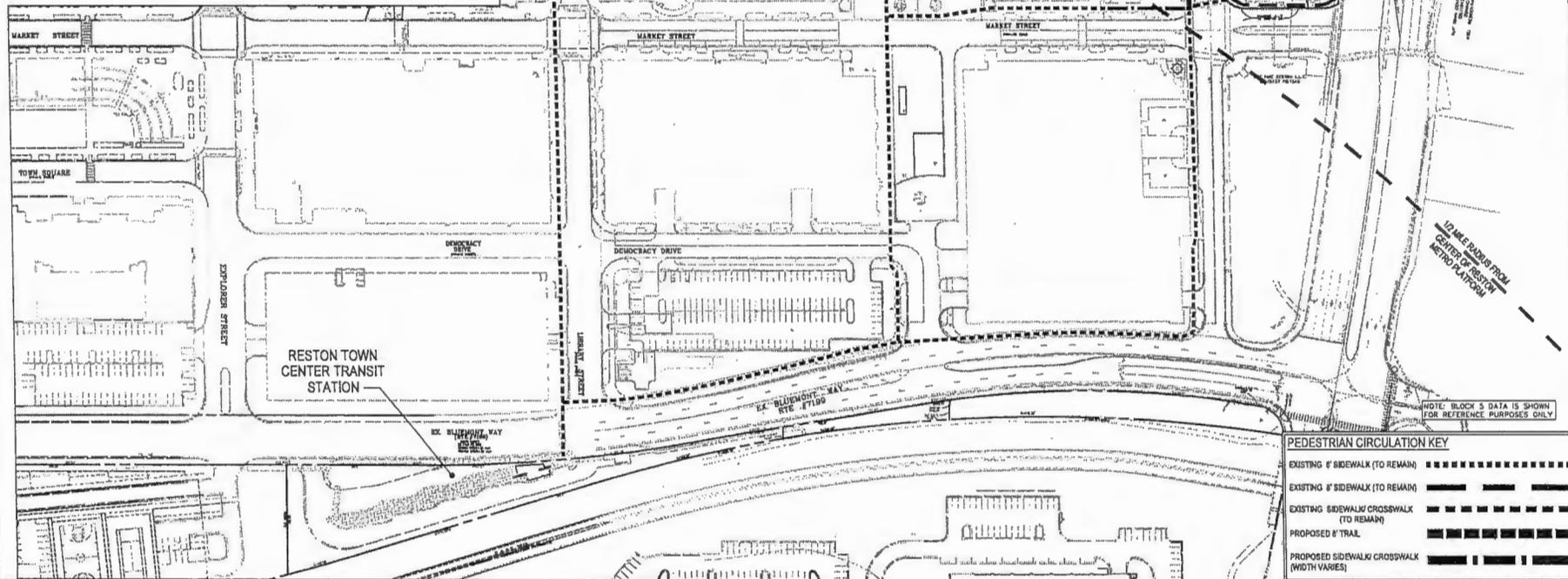
DATE: MAY, 2015
 SCALE: 1" = 100'

SHEET
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 21
 FILE No.
 PREL-2166-2

HALF-MILE & QUARTER MILE RADIUS EXHIBIT



SCALE: 1"=600'



NOTE: BLOCK 5 DATA IS SHOWN FOR REFERENCE PURPOSES ONLY

PEDESTRIAN CIRCULATION KEY

EXISTING 8' SIDEWALK (TO REMAIN)	—————
EXISTING 8' SIDEWALK (TO REMAIN)	—————
EXISTING SIDEWALK/CROSSWALK (TO REMAIN)	—————
PROPOSED 8' TRAIL	—————
PROPOSED SIDEWALK/CROSSWALK (WIDTH VARIES)	—————

DATE	DESCRIPTION	BY	APPROVED
08-27-15			
08-27-15			
08-27-15			

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 Planners Engineers Landscape Architects Land Function



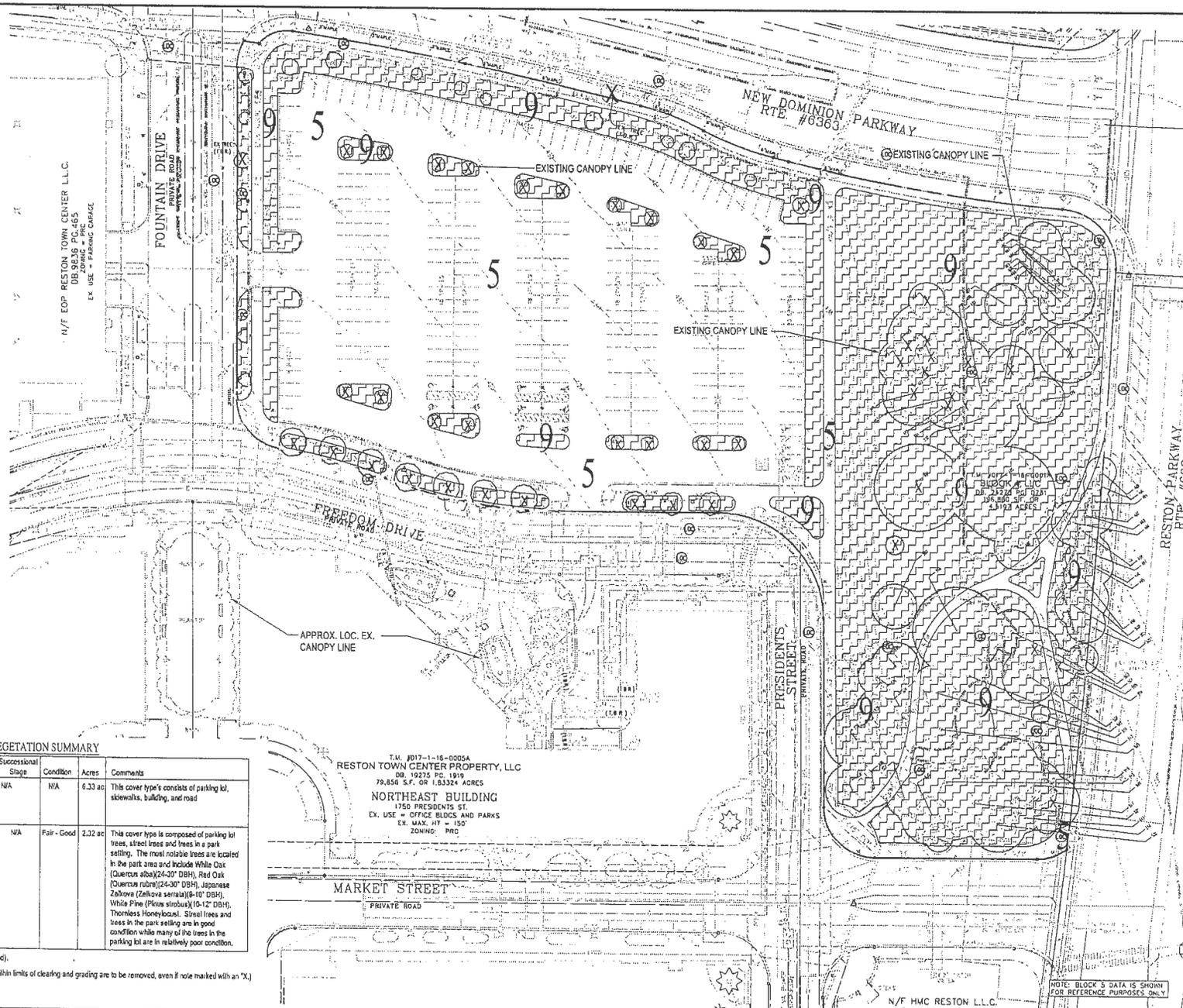
PEDESTRIAN CIRCULATION/PARKING/GARAGE ENTRANCE/EXIT PLAN
RESTON TOWN CENTER URBAN CORE
SECTION 91A, BLOCK 4
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: MAY, 2015
 CI: #18A

SCALE: 1"=80'

SHEET
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 OF
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FILE No.
 PREL-2166-2



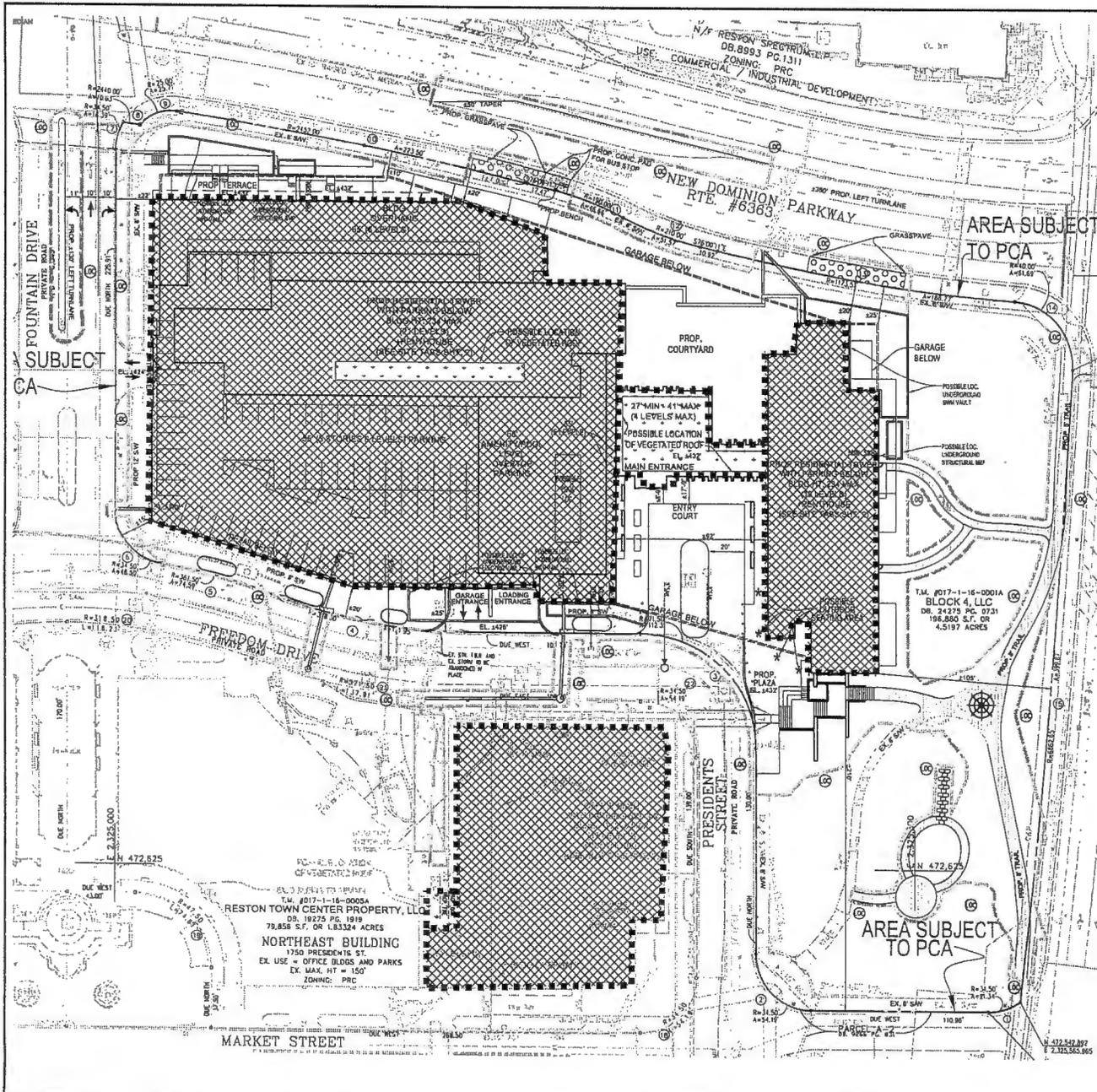
EXISTING VEGETATION SUMMARY

Cover Type	Primary Species	Successional Stage	Condition	Acres	Comments
5 Developed Land	NA	NA	N/A	6.33 ac	This cover type consists of parking lot, sidewalks, building, and road
9 Landscape Tree Canopy	White Oak (<i>Quercus alba</i>), Red Oak (<i>Quercus rubra</i>), Japanese Zelkova (<i>Zelkova serrata</i>), Crabapple (<i>Malus</i> spp.), Flowering Dogwood (<i>Comus florida</i>), Redbud (<i>Cercis canadensis</i>)	NA	Fair - Good	2.32 ac	This cover type is composed of parking lot trees, street trees and trees in a park setting. The most notable trees are located in the park area and include White Oak (<i>Quercus alba</i>) (24-30" DBH), Red Oak (<i>Quercus rubra</i>) (24-30" DBH), Japanese Zelkova (<i>Zelkova serrata</i>) (8-10" DBH), White Pine (<i>Pinus strobus</i>) (0-12" DBH), Thornless Honeylocust, Street trees and trees in the park setting are in good condition while many of the trees in the parking lot are in relatively poor condition.

*dbh = diameter at breast height (trunk measured 4.5 ft. above the ground).
 (X) = Indicates trees to be removed. (NOTE: All trees and vegetation within limits of clearing and grading are to be removed, even if note marked with an 'X')
 Notes: Field data collected during site visit on July 26, 2013.

T.U. 1017-1-15-0054
 RESTON TOWN CENTER PROPERTY, LLC
 DB, 19275 PG. 1919
 79,856 S.F. OR 1.83324 ACRES
NORtheast BUILDING
 1750 PRESIDENT'S ST.
 EX. USE = OFFICE BLDGS AND PARKS
 EX. MAX. HT = 150'
 ZONING: PRC

<p>DATE: 08/13/15 DATE: 08/13/15 DATE: 08/27/15</p> <p> Urban Land Institute 1800 K Street, N.W. Washington, DC 20006 Tel: 202/462-7000 Fax: 202/462-7001 www.urbaninstitute.com</p> <p> Urban Engineers Landscape Architects 1401 S. University Blvd. Suite 100 Fairfax, VA 22031 Tel: 703/261-1100 Fax: 703/261-1101 www.urbanengineers.com</p>	<p> RESTON APPROVED BY DIVISION OF PAVEMENT REVIEW DATE: 08/27/15 BY: [Signature]</p>
<p> EXISTING VEGETATION MAP & TREE REMOVAL PLAN RESTON TOWN CENTER URBAN CORE SECTION 91A, BLOCK 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1" = 80' DATE: MAY, 2015 C.I. #N/A</p>	<p> SHEET 11 OF 21 FILE NO. PREL-2166-2</p>



SWMBMP Narrative (continued from Sheet 1)
Option 2 (Adequate)

In the event that on-site underground detention is required, a waiver request to allow underground detention in a residential development has been submitted (7087-PF14-04) for approval.

Water Quality
 Based on preliminary calculations, we anticipate that the existing Town Center Parkway pond would meet the new requirements for water quality design criteria (development on other developed lands). Approximately 4.23 acres are to be disturbed with the application and there is a slight increase in impervious area. Therefore, the total phosphorus load shall be reduced by at least 20% below the predevelopment total phosphorus load for the equivalent area of the site that is creating impervious area, and the additional impervious area will be based so that the total phosphorus load does not exceed 0.41 pounds per acre per year. Preliminary calculations have been provided on Sheet to show that the existing pond would satisfy the requirement.

Notes: For preliminary planning purposes only, an on-site alternative to meet Water Quality requirements (including no credit for the off-site Town Center Parkway pond) is contemplated. The on-site alternative shown on this plan includes Manufactured BMP Retention Structures (S-Stormwater), Vegetated Roofs, and Rainwater Harvesting - note that the applicant reserves the right to utilize alternative methods (i.e. any BMP listed in the BMP Catalogue or otherwise approved for use in Fairfax County) to satisfy the requirement with final design. Preliminary computations have been provided for this on-site alternative to meet. This on-site alternative is not a commitment to provide on-site BMP facilities; this is presented for preliminary planning purposes only to show that the Water Quality requirement could be met on-site.

Water Quantity
Channel Protection
 As the flow of final site plan, the catchall will be analyzed for adequacy in accordance with applicable PFDL requirements. For preliminary planning purposes, the Option 2 plan sheet shows how on-site detention could be provided to meet the Channel Protection requirements and the adequacy of these BMP facilities is based on the Island Stormwater Conveyance System runoff computation (D Developed & (D) Forest / RV Forest) / RV Developed) list of recent case scenarios.

However, it should be noted, that the existing off-site Town Center Parkway Pond may be used to meet part or all of the Channel Protection Requirements, if applicable. Also, for preliminary planning purposes, for purposes of computing the "at-site area" for Channel Protection, the site area has been limited to the proposed building area (see below). This accounts for the fact that a regional BMP facility is in place and will contribute to meeting the channel protection requirements. Preliminary design computations are provided on Sheet 12B.

Flood Protection
 Based on preliminary analysis, the stormwater area to the first of steep slope does not currently experience localized flooding. This will be re-evaluated at the time of site plan. For preliminary planning purposes, the on-site BMP vaults contemplated for channel protection would generally meet this requirement if it is determined at the time of the plan that there is localized flooding.

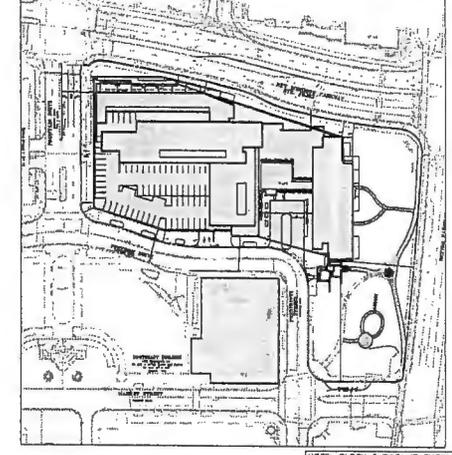
Detention
 The existing Town Center Parkway SWM facility would meet this requirement because it is designed such that the post development peak flow for the 2-year 24-hour storm and 10-year 24-hour storm are released at a rate that is equal to or less than the predevelopment peak for rate from the 2-year 24-hour storm and 10-year 24-hour storm, respectively. Furthermore, for preliminary planning purposes, the on-site SWM vaults contemplated for channel protection would meet this requirement as well.

LEGEND

NOTE: THE ENTIRE SITE IS TREATED BY EXISTING SWM LOCATED OFF-SITE, WHICH MAY BE USED TO MEET PART OR ALL OF THIS WATER QUALITY AND QUANTITY REQUIREMENTS. THIS IS NOT A COMMITMENT TO PROVIDE ON-SITE BMPs

- DA TREATED BY POSSIBLE UNDERGROUND MANUFACTURED FILTERING STRUCTURE
- DA TREATED BY POSSIBLE RAINWATER HARVESTING
- DA TREATED BY POSSIBLE VEGETATED ROOF

SITE AREA FOR CHANNEL PROTECTION



NOTE: BLOCK 5 DATA IS SHOWN FOR REFERENCE PURPOSES ONLY

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

DATE: MAY 2015	DATE: MAY 2015	DATE: MAY 2015	DATE: MAY 2015	DATE: MAY 2015	DATE: MAY 2015
PREPARED BY: J. W. HARRIS	CHECKED BY: J. W. HARRIS	DESIGNED BY: J. W. HARRIS	DRAWN BY: J. W. HARRIS	SCALE: 1"=40'	PROJECT NO.: 21-166-2
RESTON TOWN CENTER PROPERTY, LLC SECTION 91A, BLOCK 4 HUNTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA					
SHEET 12A OF 21 FILE NO. PREL-2166-2					

SWM/BMP OPTION B PRELIMINARY COMPUTATIONS

Post-Redevelopment Project & Land Cover Information

Commas	
Annual Rainfall (inches)	43
Target Rainfall Depth (inches)	1.50
Phosphorus EMC (mg/L)	0.35
Target Phosphorus Target Load (lb/acre-yr)	0.41
	0.30

Total Disburged Acreage

Hydrogen EMC (mg/L)	1.88
---------------------	------

NOTE: COMPUTATIONS ARE PROVIDED FOR PRELIMINARY ENGINEERING PLANNING PURPOSES ONLY AND MAY VARY WITH FINAL SITE PLAN.

NOTE: SWM AND BMP IS BASED ON THE BLOCK 4 AND 5 SITES TO BE CONSISTENT WITH APPROVED PCA 85-C-086-08, DPA 85-C-086-07, PRC 85-C-086-03.

NOTE: BLOCK 5 DATA IS SHOWN FOR REFERENCE PURPOSES ONLY.

PRELIM. COMPS TO SHOW EX TOWN CENTER PARKWAY POND WOULD MEET ARTICLE 4 WATER QUALITY REQUIREMENTS

Virginia Runoff Reduction Method Worksheet

Virginia Runoff Reduction Method Redevelopment Worksheet v1.7 Revised April 2013

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.01	0.35	0.35	7.39
Impervious (acres)	0.00	0.35	0.00	1.90	4.15	92.22
					4.50	100.00

Site No	0.90
Post-Development Treatment Volume (H ³)	14029
Post-Development TP Load (lb/yr)	0.19
Post-Development TN Load (lb/yr)	55.75
Total TP Load Reduction Required (lb/yr)	3.81

Total Runoff Volume Reduction (H ³)	0
Total TP Load Reduction Achieved (lb/yr)	3
Total TN Load Reduction Achieved (lb/yr)	13.14
Adjusted Post-Development TP Load (lb/yr)	4.82
Remaining Phosphorus Load Reduction (lb/yr) Required	0.76

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.35	0.00	0.00	0.00	0.00	0.35
Impervious (acres)	4.15	0.00	0.00	0.00	0.00	4.15
						4.50

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	4.39	0.00	0.00	0.00	0.00	4.39
TN Load Red. (lb/yr)	13.14	0.00	0.00	0.00	0.00	13.14

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.35	0.35	7.39
Impervious (acres)	0.00	0.35	0.00	1.90	4.15	92.22
					4.50	

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
13.A Wet Pond #1 (Spec #34)	4.15	
	0.35	

Total Impervious Cover Treated (acres)	4.15
Total Turf Area Treated (acres)	0.35
Total TP Load Reduction Achieved to D.A. A (lb/yr)	4.39
Total TN Load Reduction Achieved to D.A. A (lb/yr)	13.14

PRELIM. COMPS TO SHOW AN ON-SITE OPTION FOR TO MEET ARTICLE 4 WATER QUALITY REQUIREMENTS
NOTE THAT THIS IS NOT A COMMITMENT TO PROVIDE ON-SITE SWMS

Virginia Runoff Reduction Method Worksheet

Virginia Runoff Reduction Method Redevelopment Worksheet v1.7 Revised April 2013

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.35	0.35	7.39
Impervious (acres)	0.00	0.35	0.00	3.80	4.15	92.22
					4.50	

Site No	0.90
Post-Development Treatment Volume (H ³)	14029
Post-Development TP Load (lb/yr)	0.19
Post-Development TN Load (lb/yr)	55.75
Total TP Load Reduction Required (lb/yr)	3.03

Total Runoff Volume Reduction (H ³)	1707
Total TP Load Reduction Achieved (lb/yr)	3
Total TN Load Reduction Achieved (lb/yr)	7.66
Adjusted Post-Development TP Load (lb/yr)	4.17
Remaining Phosphorus Load Reduction (lb/yr) Required	0.20

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.35	0.00	0.00	0.00	0.00	0.35
Impervious (acres)	4.15	0.00	0.00	0.00	0.00	4.15
						4.50

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	3.07	0.00	0.00	0.00	0.00	3.07
TN Load Red. (lb/yr)	7.66	0.00	0.00	0.00	0.00	7.66

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.35	0.35	7.39
Impervious (acres)	0.00	0.35	0.00	3.80	4.15	92.22
					4.50	

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
1.A. Vegetated Roof #1 (Spec #5)	area of green roof	0.1
2.A. To Rainwater Harvesting (Spec #6)	impervious area method	0.5
14. Manufactured Filtering Structure	impervious	3.85
	turf (paratons)	0

Total Impervious Cover Treated (acres)	2.45
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved to D.A. A (lb/yr)	3.07
Total TN Load Reduction Achieved to D.A. A (lb/yr)	7.66

PRELIM. COMPS FOR CHANNEL PROTECTION

Modified Rational Method Worksheet Virginia Stormwater Management Handbook Section 5-4.4 (Modified)

Project: Reston TC B4 and B5
Date:

County	Factor
Total Disburged Area*	2.77
1-year P (in)	2.7
1-year Intensity	4.83
Good Forested Runoff Coefficient (C _F)	0.2
Good Forested CNE	75
Developed Runoff Coefficient (C _D)	0.85
Developed C _D	39
Agro. Drainage Area in SWM Facility (DA, acres)	2.14
Agro. Drainage Area Uncontrolled (DA, acres)	0.32
Post-Developed Runoff Coefficient (Controlled) (C)	0.8
Post-Developed Runoff Coefficient (Uncontrolled) (C)	0.45
Time of Concentration (tc, min.)	5

Forest Discharge		
Q (cfs)	RV (cfs)	O (cfs)
1-year (qt)	0.77	7748.38
		2.57

Q Developed # (D Forest * RV Forest) + RV Developed

RV Developed		
Q (cfs)	RV (cfs)	O (cfs)
1-year (qt)	20743.20	4160.00
		19553.20

Agriculture Discharge (Developed)		
Q (cfs)	RV (cfs)	O (cfs)
1-year (qt)	2.38	19553.20
		1.02

Post-Development Uncontrolled Discharges		
Intensity (in/hr)	O (cfs)	D (cfs)
1-year (qt)	4.83	0.89

Agriculture Discharge from VSW		
Intensity (in/hr)	O (cfs)	D (cfs)
1-year (qt)	4.83	0.33

Retained Conditions		
Q (cfs)	RV (cfs)	O (cfs)
1-year (qt)	117.08	17.24

Calculations					
critical duration	critical intensity	peak inflow	storage vol.		
td, min	i, in/hr	Q, cfs	V, cf		
1-year event	141.32	0.74	1.82	12392.50	

Estimated Size of Detention Facility				
Assume Standard	length	width	depth	Volume
Open Culvert	17.5	13	4	3180
	130	13	4	6240
	177	12	4	8496
				18216

Note: Depth of storage conservatively set at 4'

Note: Rainfall constants for the 2-year storm are used for preliminary planning purposes because the 1 year storm constant are not provided in the Virginia SWM Handbook. This results in a conservative storage volume computation.

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practice (lbs)	Unreated Phosphorus Load to Practice (lbs)	Phosphorus Removed By Practice (lbs)	Remaining Phosphorus Load (lbs)
1.A. Vegetated Roof #1 (Spec #5)	acres of green roof	45% runoff volume reduction based on tank size and design spreadsheet (See Spec #5)	0.45	0.10	0	166	190	0	0.00	0.32	0.10	0.12
2.A. To Rainwater Harvesting (Spec #6)	impervious acres drained to device		0.80	0.50	0	152	172	0	0.00	1.08	0.97	0.11
	impervious acres draining to device			1.85	0.00	0	8280	50	0.00	4.00	2.00	2.00
14. Manufactured Filtering Structure	turf acres draining to device			0.00	0.00	0	0	0	0.00	0.00	0.00	0.00

DATE: MAY, 2015
SCALE: 1"=30'

urban.
Planners Engineers Landscape Architects Land Surveyors

RESTON TOWN CENTER URBAN CORE
SECTION 91.A, BLOCK 4
FAIRFAX COUNTY, VIRGINIA

SWM AND BMP ANALYSIS - OPTION B

SHEET 12B
OF
21
FILE No.
PREL-2106-2

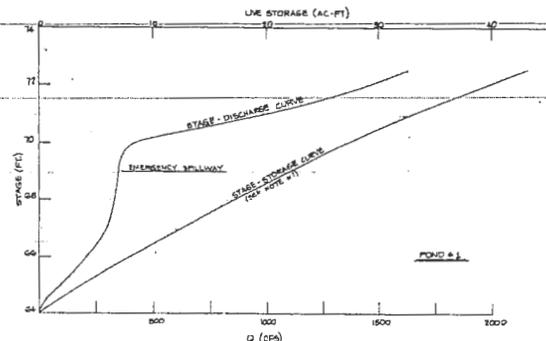
ROUTE 100 YEAR THRU POND #1

ROUTE 100 YEAR THRU POND #1
 100 YEAR HYDROLOGY PROGRAM DATE - FEB. 14, 1978

EXISTING HYDROLOGY: WATERSHED LOCATION 1
 WATERSHED AREA: 100.0000 AC
 TIME OF CONCENTRATION: 15 MIN
 PEAK DISCHARGE: 100.0000 CFS
 PEAK TIME: 15.0000 HRS

PROPOSED HYDROLOGY: WATERSHED LOCATION 2
 WATERSHED AREA: 100.0000 AC
 TIME OF CONCENTRATION: 15 MIN
 PEAK DISCHARGE: 100.0000 CFS
 PEAK TIME: 15.0000 HRS

TIME (HRS)	STAGE (FT)	DISCHARGE (CFS)	STAGE (FT)	DISCHARGE (CFS)
0.00	4.00	0.00	4.00	0.00
0.25	4.00	0.00	4.00	0.00
0.50	4.00	0.00	4.00	0.00
0.75	4.00	0.00	4.00	0.00
1.00	4.00	0.00	4.00	0.00
1.25	4.00	0.00	4.00	0.00
1.50	4.00	0.00	4.00	0.00
1.75	4.00	0.00	4.00	0.00
2.00	4.00	0.00	4.00	0.00
2.25	4.00	0.00	4.00	0.00
2.50	4.00	0.00	4.00	0.00
2.75	4.00	0.00	4.00	0.00
3.00	4.00	0.00	4.00	0.00
3.25	4.00	0.00	4.00	0.00
3.50	4.00	0.00	4.00	0.00
3.75	4.00	0.00	4.00	0.00
4.00	4.00	0.00	4.00	0.00
4.25	4.00	0.00	4.00	0.00
4.50	4.00	0.00	4.00	0.00
4.75	4.00	0.00	4.00	0.00
5.00	4.00	0.00	4.00	0.00
5.25	4.00	0.00	4.00	0.00
5.50	4.00	0.00	4.00	0.00
5.75	4.00	0.00	4.00	0.00
6.00	4.00	0.00	4.00	0.00
6.25	4.00	0.00	4.00	0.00
6.50	4.00	0.00	4.00	0.00
6.75	4.00	0.00	4.00	0.00
7.00	4.00	0.00	4.00	0.00
7.25	4.00	0.00	4.00	0.00
7.50	4.00	0.00	4.00	0.00
7.75	4.00	0.00	4.00	0.00
8.00	4.00	0.00	4.00	0.00
8.25	4.00	0.00	4.00	0.00
8.50	4.00	0.00	4.00	0.00
8.75	4.00	0.00	4.00	0.00
9.00	4.00	0.00	4.00	0.00
9.25	4.00	0.00	4.00	0.00
9.50	4.00	0.00	4.00	0.00
9.75	4.00	0.00	4.00	0.00
10.00	4.00	0.00	4.00	0.00
10.25	4.00	0.00	4.00	0.00
10.50	4.00	0.00	4.00	0.00
10.75	4.00	0.00	4.00	0.00
11.00	4.00	0.00	4.00	0.00
11.25	4.00	0.00	4.00	0.00
11.50	4.00	0.00	4.00	0.00
11.75	4.00	0.00	4.00	0.00
12.00	4.00	0.00	4.00	0.00
12.25	4.00	0.00	4.00	0.00
12.50	4.00	0.00	4.00	0.00
12.75	4.00	0.00	4.00	0.00
13.00	4.00	0.00	4.00	0.00
13.25	4.00	0.00	4.00	0.00
13.50	4.00	0.00	4.00	0.00
13.75	4.00	0.00	4.00	0.00
14.00	4.00	0.00	4.00	0.00



ROUTE 2.5x100 YR

ROUTE 2.5x100 YR
 100 YEAR HYDROLOGY PROGRAM DATE - FEB. 14, 1978

EXISTING HYDROLOGY: WATERSHED LOCATION 1
 WATERSHED AREA: 100.0000 AC
 TIME OF CONCENTRATION: 15 MIN
 PEAK DISCHARGE: 100.0000 CFS
 PEAK TIME: 15.0000 HRS

PROPOSED HYDROLOGY: WATERSHED LOCATION 2
 WATERSHED AREA: 100.0000 AC
 TIME OF CONCENTRATION: 15 MIN
 PEAK DISCHARGE: 100.0000 CFS
 PEAK TIME: 15.0000 HRS

TIME (HRS)	STAGE (FT)	DISCHARGE (CFS)	STAGE (FT)	DISCHARGE (CFS)
0.00	4.00	0.00	4.00	0.00
0.25	4.00	0.00	4.00	0.00
0.50	4.00	0.00	4.00	0.00
0.75	4.00	0.00	4.00	0.00
1.00	4.00	0.00	4.00	0.00
1.25	4.00	0.00	4.00	0.00
1.50	4.00	0.00	4.00	0.00
1.75	4.00	0.00	4.00	0.00
2.00	4.00	0.00	4.00	0.00
2.25	4.00	0.00	4.00	0.00
2.50	4.00	0.00	4.00	0.00
2.75	4.00	0.00	4.00	0.00
3.00	4.00	0.00	4.00	0.00
3.25	4.00	0.00	4.00	0.00
3.50	4.00	0.00	4.00	0.00
3.75	4.00	0.00	4.00	0.00
4.00	4.00	0.00	4.00	0.00
4.25	4.00	0.00	4.00	0.00
4.50	4.00	0.00	4.00	0.00
4.75	4.00	0.00	4.00	0.00
5.00	4.00	0.00	4.00	0.00
5.25	4.00	0.00	4.00	0.00
5.50	4.00	0.00	4.00	0.00
5.75	4.00	0.00	4.00	0.00
6.00	4.00	0.00	4.00	0.00
6.25	4.00	0.00	4.00	0.00
6.50	4.00	0.00	4.00	0.00
6.75	4.00	0.00	4.00	0.00
7.00	4.00	0.00	4.00	0.00
7.25	4.00	0.00	4.00	0.00
7.50	4.00	0.00	4.00	0.00
7.75	4.00	0.00	4.00	0.00
8.00	4.00	0.00	4.00	0.00
8.25	4.00	0.00	4.00	0.00
8.50	4.00	0.00	4.00	0.00
8.75	4.00	0.00	4.00	0.00
9.00	4.00	0.00	4.00	0.00
9.25	4.00	0.00	4.00	0.00
9.50	4.00	0.00	4.00	0.00
9.75	4.00	0.00	4.00	0.00
10.00	4.00	0.00	4.00	0.00
10.25	4.00	0.00	4.00	0.00
10.50	4.00	0.00	4.00	0.00
10.75	4.00	0.00	4.00	0.00
11.00	4.00	0.00	4.00	0.00
11.25	4.00	0.00	4.00	0.00
11.50	4.00	0.00	4.00	0.00
11.75	4.00	0.00	4.00	0.00
12.00	4.00	0.00	4.00	0.00
12.25	4.00	0.00	4.00	0.00
12.50	4.00	0.00	4.00	0.00
12.75	4.00	0.00	4.00	0.00
13.00	4.00	0.00	4.00	0.00
13.25	4.00	0.00	4.00	0.00
13.50	4.00	0.00	4.00	0.00
13.75	4.00	0.00	4.00	0.00
14.00	4.00	0.00	4.00	0.00

NOTES:
 1. STAGE-STORAGE CURVE ABOVE INCLUDES THE EFFECT OF THE FUTURE PRIVATE ROAD AS SHOWN ON THE LENDING PLAN.
 2. STAGE-DISCHARGE RELATIONSHIP FOR EMERGENCY SPILLWAY COMPUTED AS FOLLOWS:
 A. WEIR RISER CONTROLS - USE WEIR FORMULA Q=CLH^{3/2}
 C=3.1 L= EFFECTIVE PERIMETER 1/4 HEAD
 (EFFECTIVE PERIMETER TOTAL PERIMETER MINUS SOME OF INTERFERENCE AT EACH CORNER)
 B. WHERE CONDUIT CONTROLS - USE "CONDUIT CHARTS" FOR RILEY CONTROL OR OUTLET CONTROL AS APPLICABLE.
 (THE EFFECT OF THE TAILWATER FROM RANBY CHURCH AVENUE IS CONSIDERED).
 3. STAGE-DISCHARGE RELATIONSHIP FOR EMERGENCY SPILLWAY IS COMPUTED USING THE CRITERIA OF THE SCS FOR VEGATED SPILLWAYS. (THIS IS MORE CONSERVATIVE THAN USING THE WEIR FORMULA.)

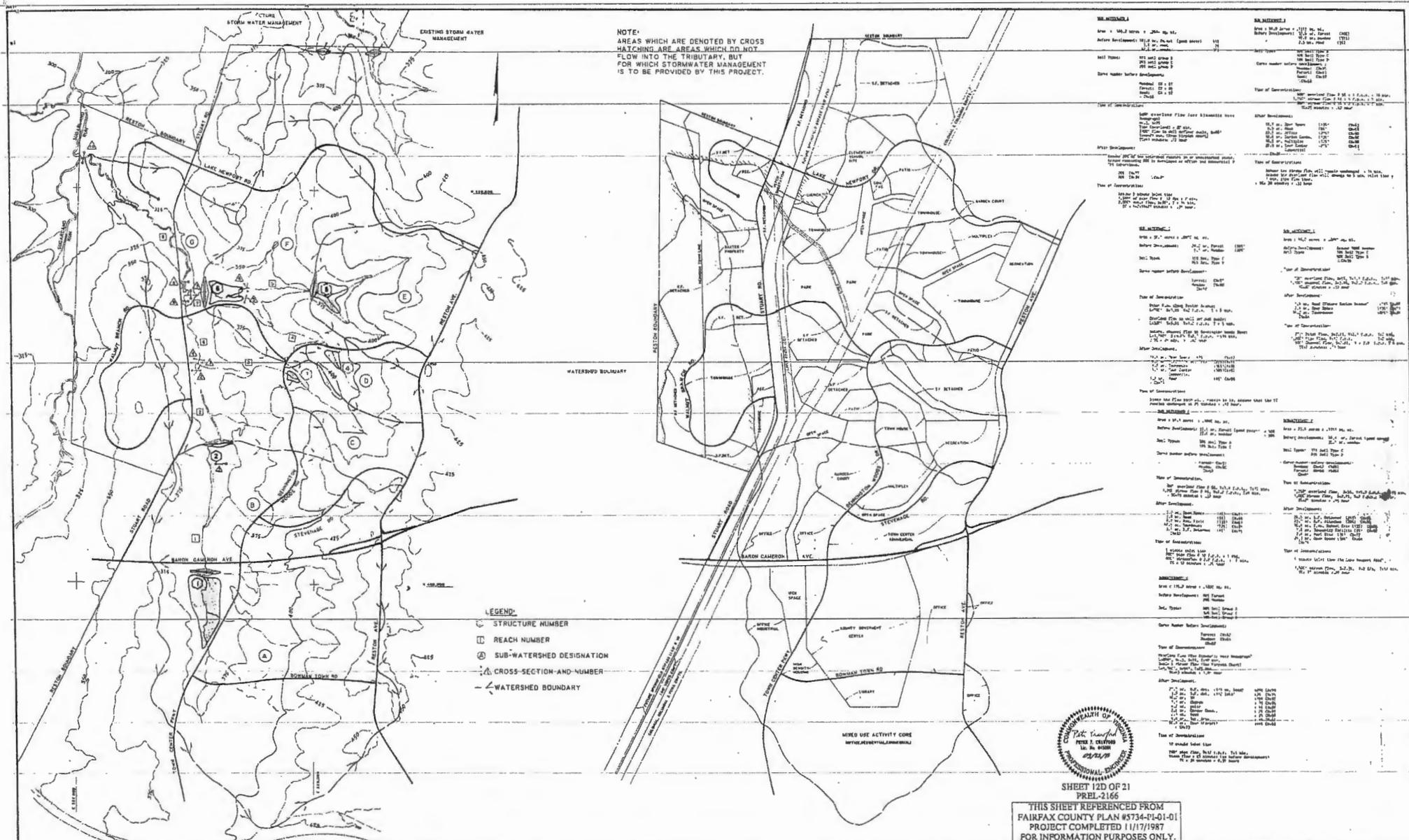
STAGE	RISER Q	CONDUIT Q	EM. SPILLWAY Q	TOTAL Q
64.0	0		0	
64.5	35		55	
65.0	75		95	
65.5	124		134	
66.0	210		210	
66.5	295		295	
67.0	375		375	
67.5	450		450	
68.0	510		510	
68.5	560		560	
69.0	600		600	
69.5	640	10	650	
70.0	680	20	700	
70.5	720	30	750	
71.0	760	40	800	
71.5	800	50	850	
72.0	840	60	900	

IF CONDUIT CONTROLLED BY TAILWATER



SHEET 12C OF 21
 PREL-2166
 THIS SHEET REFERENCED FROM
 FAIRFAX COUNTY PLAN #5734-M-01-01
 PROJECT COMPLETED 11/17/1987
 FOR INFORMATION PURPOSES ONLY.

	 <p>URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 8001 FORBES PLACE SPRINGFIELD, VIRGINIA 22151 Ph. 321-9684</p>		<p>ZONE: _____ SETBACKS: _____ FRONT: _____ SIDES: _____ REAR: _____</p>	<p>SPILLWAY & MISCELLANEOUS COMPS TOWN CENTER PARKWAY STORMWATER MGMT. FACILITY RESTON - SUGARLAND-RUN REGIONAL STORMWATER MANAGEMENT SYSTEM CENTREVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: N/A C.I. N/A DATE: MAY, 1984</p>	<p>SHEET OF 14 FILE NO. M66-546-1</p>
<p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>					



NOTE:
AREAS WHICH ARE DENOTED BY CROSS
HATCHING ARE AREAS WHICH DO NOT
FLOW INTO THE TRIBUTARY, BUT
FOR WHICH STORMWATER MANAGEMENT
IS TO BE PROVIDED BY THIS PROJECT.

LEGEND:
 ○ STRUCTURE NUMBER
 II REACH NUMBER
 Ⓐ SUB-WATERSHED DESIGNATION
 -▲- CROSS-SECTION AND NUMBER
 - - - WATERSHED BOUNDARY

STRUCTURE 1	STRUCTURE 2
Area = 150.0 ac. ± Before Development: 150.0 ac. ± After Development: 150.0 ac. ± Date: 1/1/88	Area = 150.0 ac. ± Before Development: 150.0 ac. ± After Development: 150.0 ac. ± Date: 1/1/88
Flow: 100 cfs Peak: 100 cfs Flow: 100 cfs Peak: 100 cfs	Flow: 100 cfs Peak: 100 cfs Flow: 100 cfs Peak: 100 cfs
Time of Concentration: 10 min	Time of Concentration: 10 min

STRUCTURE 1	STRUCTURE 2
Area = 150.0 ac. ± Before Development: 150.0 ac. ± After Development: 150.0 ac. ± Date: 1/1/88	Area = 150.0 ac. ± Before Development: 150.0 ac. ± After Development: 150.0 ac. ± Date: 1/1/88
Flow: 100 cfs Peak: 100 cfs Flow: 100 cfs Peak: 100 cfs	Flow: 100 cfs Peak: 100 cfs Flow: 100 cfs Peak: 100 cfs
Time of Concentration: 10 min	Time of Concentration: 10 min

STRUCTURE 1	STRUCTURE 2
Area = 150.0 ac. ± Before Development: 150.0 ac. ± After Development: 150.0 ac. ± Date: 1/1/88	Area = 150.0 ac. ± Before Development: 150.0 ac. ± After Development: 150.0 ac. ± Date: 1/1/88
Flow: 100 cfs Peak: 100 cfs Flow: 100 cfs Peak: 100 cfs	Flow: 100 cfs Peak: 100 cfs Flow: 100 cfs Peak: 100 cfs
Time of Concentration: 10 min	Time of Concentration: 10 min

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Flow: 100 cfs Peak: 100 cfs Flow: 100 cfs Peak: 100 cfs	Flow: 100 cfs Peak: 100 cfs Flow: 100 cfs Peak: 100 cfs
Time of Concentration: 10 min	Time of Concentration: 10 min

STRUCTURE 1	STRUCTURE 2
Area = 150.0 ac. ± Before Development: 150.0 ac. ± After Development: 150.0 ac. ± Date: 1/1/88	Area = 150.0 ac. ± Before Development: 150.0 ac. ± After Development: 150.0 ac. ± Date: 1/1/88
Flow: 100 cfs Peak: 100 cfs Flow: 100 cfs Peak: 100 cfs	Flow: 100 cfs Peak: 100 cfs Flow: 100 cfs Peak: 100 cfs
Time of Concentration: 10 min	Time of Concentration: 10 min



SHEET 12D OF 21
 PREL-2166
 THIS SHEET REFERENCED FROM
 FAIRFAX COUNTY PLAN #5734-74-01-01
 PROJECT COMPLETED 11/17/1987
 FOR INFORMATION PURPOSES ONLY.

		URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 8001 FORBES PLACE SPRINGFIELD, VIRGINIA 22151 Ph 321-9684				WATERSHED AND LAND USE MAPS RESTON - SUGARLAND RUN REGIONAL STORMWATER MANAGEMENT SYSTEM CENTREVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE 1" = 500' G1 25' DATE: MAY, 1984		SHEET OF FILE NO. MISC. 516-1											
<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>APPROVED BY</th> <th>DESIGN REVIEW</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	REVISION	APPROVED BY	DESIGN REVIEW										ZONE: SETBACKS: FRONT: SIDES: REAR:		SHEET OF FILE NO. MISC. 516-1	
NO.	DATE	REVISION	APPROVED BY	DESIGN REVIEW															

2 YR & 10 YR WATERSHED UNDEVELOPED

NO.	DESCRIPTION	PEAK TIME	PEAK ELEVATION	PEAK DISCHARGE	TIME OF CONCENTRATION	REMARKS
1	RESTON UNDEVELOPED TRIBUTARY TO THE SUGARLAND RUN WASH					
2	SECTION 1					
3	SECTION 2					
4	SECTION 3					
5	SECTION 4					
6	SECTION 5					
7	SECTION 6					
8	SECTION 7					
9	SECTION 8					
10	SECTION 9					
11	SECTION 10					
12	SECTION 11					
13	SECTION 12					
14	SECTION 13					
15	SECTION 14					
16	SECTION 15					
17	SECTION 16					
18	SECTION 17					
19	SECTION 18					
20	SECTION 19					
21	SECTION 20					
22	SECTION 21					
23	SECTION 22					
24	SECTION 23					
25	SECTION 24					
26	SECTION 25					
27	SECTION 26					
28	SECTION 27					
29	SECTION 28					
30	SECTION 29					
31	SECTION 30					
32	SECTION 31					
33	SECTION 32					
34	SECTION 33					
35	SECTION 34					
36	SECTION 35					
37	SECTION 36					
38	SECTION 37					
39	SECTION 38					
40	SECTION 39					
41	SECTION 40					
42	SECTION 41					
43	SECTION 42					
44	SECTION 43					
45	SECTION 44					
46	SECTION 45					
47	SECTION 46					
48	SECTION 47					
49	SECTION 48					
50	SECTION 49					
51	SECTION 50					
52	SECTION 51					
53	SECTION 52					
54	SECTION 53					
55	SECTION 54					
56	SECTION 55					
57	SECTION 56					
58	SECTION 57					
59	SECTION 58					
60	SECTION 59					
61	SECTION 60					
62	SECTION 61					
63	SECTION 62					
64	SECTION 63					
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66	SECTION 65					
67	SECTION 66					
68	SECTION 67					
69	SECTION 68					
70	SECTION 69					
71	SECTION 70					
72	SECTION 71					
73	SECTION 72					
74	SECTION 73					
75	SECTION 74					
76	SECTION 75					
77	SECTION 76					
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85	SECTION 84					
86	SECTION 85					
87	SECTION 86					
88	SECTION 87					
89	SECTION 88					
90	SECTION 89					
91	SECTION 90					
92	SECTION 91					
93	SECTION 92					
94	SECTION 93					
95	SECTION 94					
96	SECTION 95					
97	SECTION 96					
98	SECTION 97					
99	SECTION 98					
100	SECTION 99					
101	SECTION 100					

RESTON - SUGARLAND RUN STORMWATER MANAGEMENT COMPS

DESCRIPTION:
STORMWATER MANAGEMENT IS TO BE PROVIDED FOR THE AREAS AS SHOWN ON THE WATERSHED MAP. THE 2 YR AND 10 YR Q IN THE TRIBUTARY IN THE FULLY DEVELOPED CONDITION WILL BE LESS THAN THE RESPECTIVE FLOWS DURING THE UNDEVELOPED CONDITION BY AN AMOUNT WHICH IS SUFFICIENT TO COMPENSATE FOR THE AREAS WHICH DO NOT FLOW INTO THE TRIBUTARY.

THE AREAS FOR WATERSHED MANAGEMENT IS TO BE PROVIDED BUT WHICH DO NOT FLOW INTO THE TRIBUTARY ARE AS FOLLOWS:
 07.72 AC. S.M. RESIDENCE C-15
 0.8 AC. RESIDENCE C-35
 11.7 AC. TOWNHOUSE C-75
 5.7 AC. OFFICE C-85
 2.0 AC. SCHOOL C-80
 4.2 AC. CHURCH C-60
TOTAL AREA = 104.3 ACRES
COMPOSITE C = .84

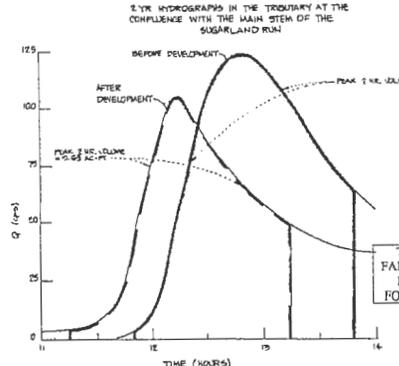
THE TIME OF CONCENTRATION IN THE SUGARLAND RUN TO THE CONFLUENCE WITH THE TRIBUTARY = 2.1 HOUR. THIS TIME WILL BE USED TO COMPUTE THE RAINFALL INTENSITY USED TO COMPUTE THE REQUIRED RESIDUAL IN RATE OF FLOW SIDE PROVIDING STORMWATER MANAGEMENT FOR THE ABOVE AREAS.
 $I_2 = 0.05 \frac{1}{T_c} + 1.47$

ASSUME THAT THE PREDEVELOPED C FACTOR = .80 (SINCE THE MAJORITY OF THE GRADES = 6-12)
 Δ DIFFERENCE IN C FACTORS = .84 - .80 = .04

USE THE RATIONAL FORMULA TO DETERMINE THE REQUIRED FLOW REDUCTION = Q - CTA
 $C = .80$
 $A = 104.3$
 $I = 0.05 \frac{1}{T_c} + 1.47$
 Δ REDUCE 10 YR. Q BY $.15 = 14 \times 104.3 = 1459.82$ CFS
 REDUCE 2 YR. Q BY $.10 = 20 \times 104.3 = 2086.00$ CFS

PEAK 10 YR. Q IN THE TRIBUTARY BEFORE DEVELOPMENT = 500 CFS
 AFTER WATER SAID IS FULLY DEVELOPED AND ALL DRAINAGE POUNDS ARE BUILT, THE PEAK 10 YR. Q SHALL BE $500 - 1459.82 = -959.82$
 PEAK 2 YR. Q IN THE TRIBUTARY BEFORE DEVELOPMENT = 175 CFS
 AFTER FULL DEVELOPMENT, THE PEAK 10 YR. Q SHALL BE $175 - 2086.00 = -1911.00$ CFS

COMPUTE WATERSHED VOLUME REDUCTION!
 REDUCE THE PEAK 2 YR. - 2 YR. VOLUME IN THE TRIBUTARY BY AN AMOUNT SUFFICIENT TO PROVIDE STORMWATER MANAGEMENT FOR THE ABOVE AREAS!
 2 YR. - 2 YR. RAINFALL = 2.0"
 $C = .10$
 $A = 104.3$ ACRES
 Δ REDUCE VOLUME BY $.10 = 104.3 \times 2 = 208.60$ AC.FT.



SUMMARY 1

PEAK 2 YR. Q AFTER DEVELOPMENT = 105 CFS MAX. ALLOWABLE = 105 CFS	
PEAK 10 YR. Q AFTER DEVELOPMENT = 250 CFS MAX. ALLOWABLE = 250 CFS	
Δ THE CRITERIA FOR NO INCREASE IN PEAK 2 YR. OR 10 YR. Q IS SATISFIED.	
NOTE! AS A CHECK, THE ENTIRE SUGARLAND RUN WATERSHED (DOWN TO THE CONFLUENCE WITH THE TRIBUTARY) WAS RUN ON THE TR-20 MODEL. THE WATERSHED WAS RUN WITH NO DEVELOPMENT WITHIN RESTON, AND WITH FULL DEVELOPMENT WITHIN RESTON. THE RESULTS ARE AS FOLLOWS:	
UNDEVELOPED	FULLY DEVELOPED
2 YR. 607 CFS	607 CFS
10 YR. 1601 CFS	1602 CFS

RESTON - SUGARLAND RUN REGIONAL STORMWATER MANAGEMENT SYSTEM

NARRATIVE DESCRIPTION:
 THE PURPOSE OF THIS PROJECT IS TO PROVIDE STORMWATER MANAGEMENT FOR AREAS OF RESTON WHICH ARE WITHIN THE SUGARLAND RUN WATERSHED. (SEE THE MAPS ON SHEET 2 OF 2 FOR DRAINAGE OF THE AREAS WHICH APPLY TO THIS PROJECT).
 THE PROJECT CONSISTS OF SIX DETENTION PONDS. THREE OF THE POUNDS HAVE ALREADY BEEN SUBMITTED TO AND REVIEWED BY FAIRFAX COUNTY. THESE PONDS ARE:
 - STRUCTURE # 3 - SEE CONSTRUCTION DRAWINGS FOR RESTON SECTION 46 STORMWATER MANAGEMENT, PREPARED BY COLWELL ASSOCIATES, INC. PL. CO. PLAN # 8071-PE-03-2
 THREE OF THE POUNDS ARE BEING SUBMITTED FOR COUNTY REVIEW CONCURRENT WITH THESE DRAWINGS. THEY ARE:
 - STRUCTURE # 1 - TOWN CENTER THROUGH STORMWATER MANAGEMENT FACILITY PL. CO. PLAN # 8134-PE-03-1
 - STRUCTURE # 2 - RESTON SECTION 43 STORMWATER MANAGEMENT FACILITY PL. CO. PLAN # 8133-PE-03-1
 - STRUCTURE # 4 - AUTUMNGOOD PARK WATERSHED MANAGEMENT FACILITY PL. CO. PLAN # 8135-PE-03-1
 THE AREAS FOR WHICH STORMWATER MANAGEMENT IS TO BE PROVIDED CAN BE DIVIDED INTO TWO CATEGORIES: THOSE AREAS WHICH FLOW INTO THE UN-IMPAVED TRIBUTARY OF THE SUGARLAND RUN, AND THOSE AREAS WHICH DO NOT FLOW INTO THE TRIBUTARY. THE STORMWATER MANAGEMENT STUDY WAS PERFORMED AS FOLLOWS:
 1) TWO YEAR AND TEN YEAR STORMS WERE SIMULATED IN THE TRIBUTARY WATERSHED WITH NO DEVELOPMENT. (USING THE A.C. 84 TR-10 MODEL).
 2) TWO YEAR AND TEN YEAR STORMS WERE SIMULATED IN THE TRIBUTARY WATERSHED FULLY DEVELOPED WITH 6 DETENTION PONDS.
 3) THE AREAS WHICH DO NOT FLOW INTO THE TRIBUTARY WERE SIMULATED IN ORDER TO DETERMINE THE AMOUNT BY WHICH THE DEVELOPMENT OF THESE AREAS WILL INCREASE THE 2 YR. AND 10 YR. FLOWS IN THE SUGARLAND RUN. IT IS ASSUMED THAT THE FLOWS IN THE TRIBUTARY (FROM DRAIN # 2) SHOULD BE LESS THAN THE PREDEVELOPED FLOWS BY AN AMOUNT AT LEAST EQUAL TO THE FLOW INCREASES COMPUTED IN STEP # 3.
 4) AS A CHECK, THE ENTIRE SUGARLAND RUN WATERSHED WAS RUN ON THE TR-20 MODEL BEFORE AND AFTER THE DEVELOPMENT OF RESTON IN ORDER TO ASSURE THAT THE DEVELOPMENT OF RESTON WILL NOT INCREASE FLOWS IN THE SUGARLAND RUN.

	<h2 style="margin: 0;">URBAN ENGINEERING & ASSOC., INC.</h2> <p style="margin: 0;">CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS</p> <p style="margin: 0;">8001 FORBES PLACE SPRINGFIELD, VIRGINIA 22151 Ph. 321-9684</p>		<p>ZONE:</p> <p>SETBACKS:</p> <p>FRONT:</p> <p>SIDES:</p> <p>REAR:</p>	<p>TR-20 OUTPUT & STORMWATER MGMT. COMPS</p> <p>RESTON - SUGARLAND RUN REGIONAL STORMWATER MANAGEMENT SYSTEM</p> <p>CENTREVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: N/A C1: N/A DATE: MAY, 1984</p>	<p>SHEET</p> <p>OF</p> <p>12</p> <p>FILE NO.</p> <p>MISC-84-1</p>

2 YR & 10 YR WATERSHED FULLY DEVELOPED (WITH STORMWATER MANAGEMENT)

NO.	DATE	DESCRIPTION	DESIGNED BY	APPROVED BY	DATE
1	11/17/1987	PRELIMINARY DESIGN			
2	11/17/1987	FINAL DESIGN			
3	11/17/1987	CONSTRUCTION PERMITS			
4	11/17/1987	AS-BUILT RECORDS			
5	11/17/1987	OPERATION & MAINTENANCE			
6	11/17/1987	REVISIONS			
7	11/17/1987	ADDITIONAL DATA			
8	11/17/1987	FINAL REVIEW			
9	11/17/1987	CONSTRUCTION START			
10	11/17/1987	CONSTRUCTION COMPLETE			
11	11/17/1987	OPERATION & MAINTENANCE			
12	11/17/1987	REVISIONS			
13	11/17/1987	ADDITIONAL DATA			
14	11/17/1987	FINAL REVIEW			
15	11/17/1987	CONSTRUCTION START			
16	11/17/1987	CONSTRUCTION COMPLETE			
17	11/17/1987	OPERATION & MAINTENANCE			
18	11/17/1987	REVISIONS			
19	11/17/1987	ADDITIONAL DATA			
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50	11/17/1987	FINAL REVIEW			



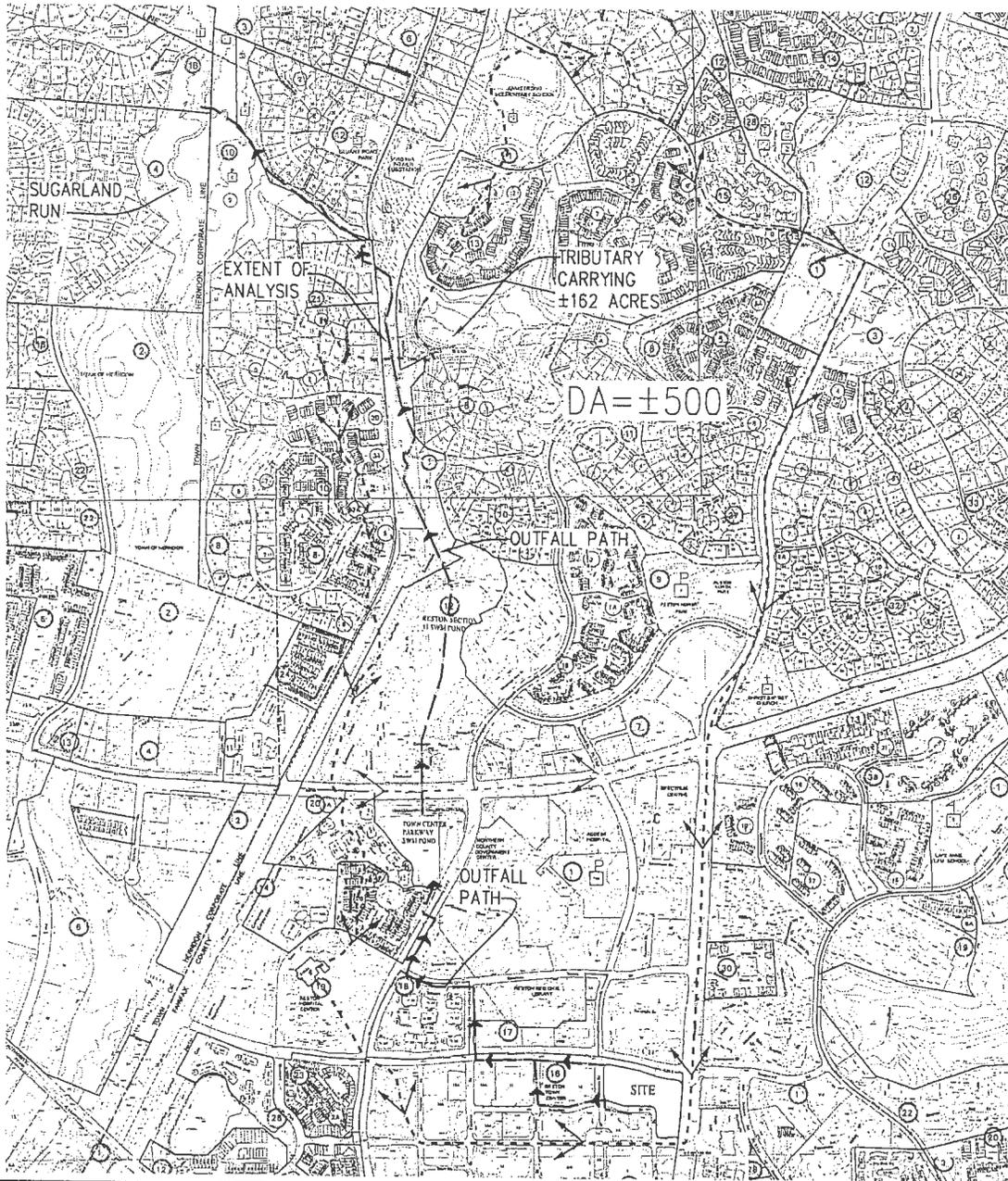
SHEET 12 OF 21
PREL-2166
THIS SHEET REFERENCED FROM
FAIRFAX COUNTY PLAN #5734-P1-01-01
PROJECT COMPLETED 11/17/1987
FOR INFORMATION PURPOSES ONLY.



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



ZONE:	TR-20 OUTPUT	SHEET	-12-
SETBACKS:		OF	-12-
FRONT:			
SIDES:			
REAR:			
	RESTON - SUGARLAND RUN REGIONAL STORMWATER MANAGEMENT SYSTEM	FILE N°	M66-816-1
	CENTREVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA		
	SCALE: N/A G.I. N/A DATE: MAY, 1984		



OUTFALL NARRATIVE

THE BLOCK 4 SITE IS CURRENTLY DEVELOPED AS AN EXISTING PARKING LOT. THE CONTRIBUTING SITE AREA TO THE RECEIVING OUTFALL IS 4.52 ACRES (BLOCK 4).

ON-SITE STORMWATER RUNOFF IS COLLECTED BY CATCHBASINS AND CONVEYED INTO AN EXISTING CLOSED CONDUIT SYSTEM THAT HAS BEEN ADEQUATELY DESIGNED TO ROUTE THE RUNOFF DOWNSTREAM. THIS SYSTEM RUNS WEST TO THE EXISTING OFF-SITE "TOWN CENTER PARKWAY POND". THE TOWN CENTER PARKWAY POND, SHOWN ON THE MAP ON THIS SHEET, DISCHARGES TO THE NORTH, UNDER BARON CAMERON AVE. THE RUNOFF IS THEN DISCHARGED INTO THE SECTION 43 SWM POND. THE SECTION 43 SWM POND DISCHARGES INTO AN OPEN CHANNEL THAT FLOWS NORTH ALONG THE EAST SIDE OF FAIRFAX COUNTY PARKWAY. THIS OPEN CHANNEL HAS RIP RAP INSTALLED ON EACH SIDE OF THE CHANNEL AND IS IN GOOD CONDITION. THE FLOW THEN CROSSES UNDER WALNUT BRANCH DRIVE VIA A TRIPLE BOX CULVERT, AND THEN RETURNS TO OPEN CHANNEL. THIS OPEN CHANNEL TO THE NORTH OF WALNUT BRANCH DRIVE IS ALSO IN GOOD CONDITION, WITH RIP-RAP INSTALLED ON EITHER SIDE. JUST TO THE NORTH OF WALNUT BRANCH DRIVE, A LARGE CULVERT CARRYING RUNOFF FROM A DRAINAGE AREA OF APPROXIMATELY 162 ACRES DISCHARGES INTO THE OPEN CHANNEL FROM THE EAST. AT THIS POINT, THE DRAINAGE AREA TO THE EXISTING CHANNEL IS ±500 ACRES, WHICH IS MORE THAN 100 TIMES THE CONTRIBUTING SITE AREA. THE PATH FROM THE SITE DOWN TO THE EXTENT OF REVIEW IS DRAWN ON THE MAP ON THIS SHEET.

IT IS THE OPINION OF URBAN ENGINEERING THAT UPON PRELIMINARY EVALUATION, THERE IS AN ADEQUATE OUTFALL PROVIDED AND THE STABILITY OF THE SITE OUTFALL IS IN ADEQUATE CONDITION. AS PART OF THE FINAL SITE PLAN, THE OUTFALL REQUIREMENTS OF THE RFM WILL BE SET BY ANALYZING THE OUTFALL TO THE EXTENT OF REVIEW AS DEFINED IN THE RFM AND PERFORMING THE REQUIRED COMPUTATIONS FOR THE CLOSED CONDUIT AND OPEN CHANNEL SECTIONS ALONG THE OUTFALL PATH.



NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE

PLANS/DATE
00-28-10
00-10-13
00-10-13
00-22-15

Urban Ltd.
 11115 Lee Park Lane
 Suite 200
 Fairfax, VA 22031
 Tel: 703-261-9600
 Fax: 703-261-9601
 www.urbanltd.com

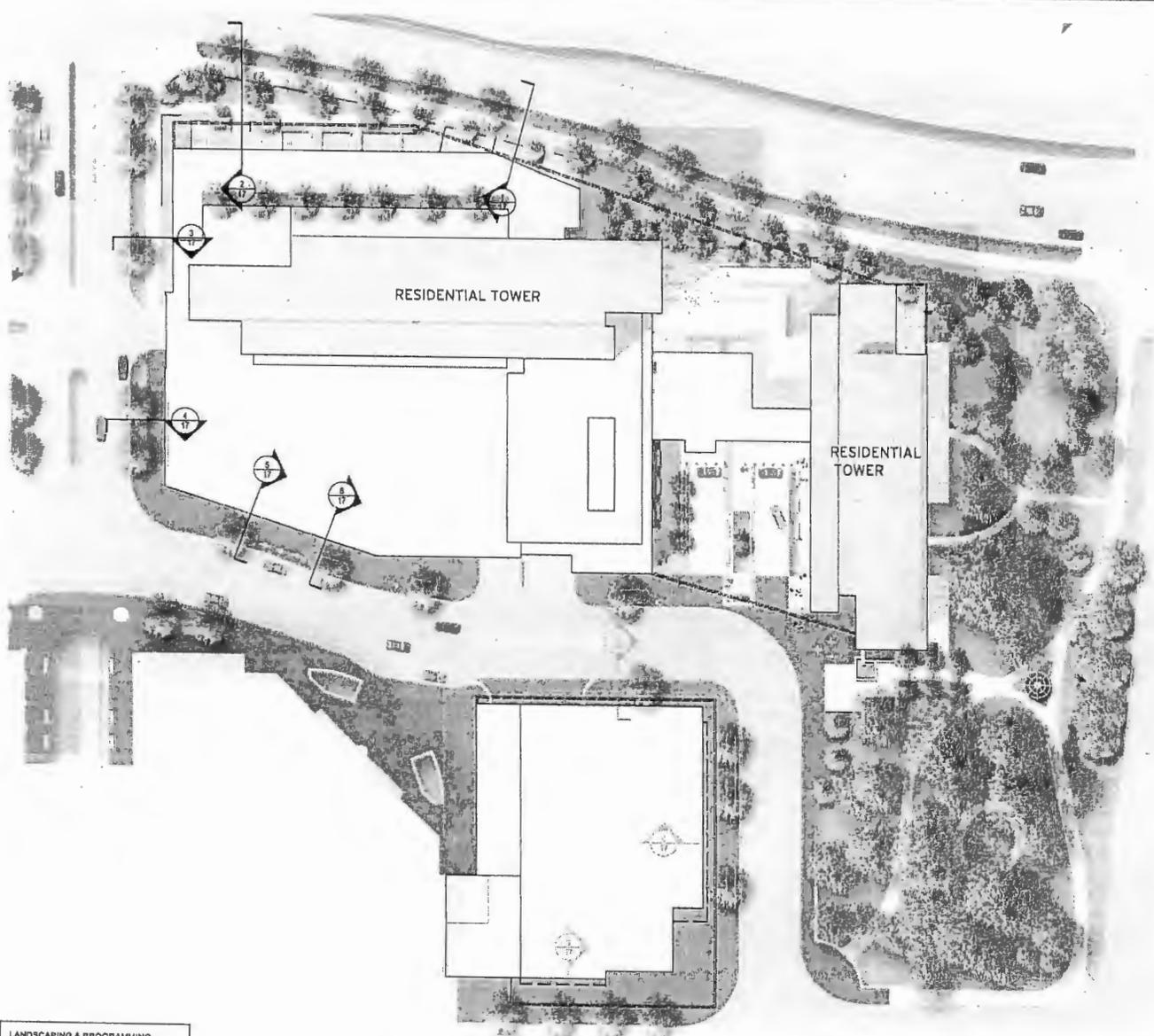


OUTFALL ANALYSIS
 RESTON TOWN CENTER URBAN CORE
 SECTION 91A, BLOCK 4
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CI 1A
 DATE: MAY, 2015

SHEET
 13
 OF
 21

FILE NO.
 PREL-2166-2

NOTE: BLOCK 5 DATA IS SHOWN FOR REFERENCE PURPOSES ONLY.

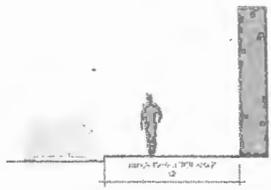


LANDSCAPING & PROGRAMMING SHOWN ARE CONCEPTUAL AND PRESENTED TO ILLUSTRATE THE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES, AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.

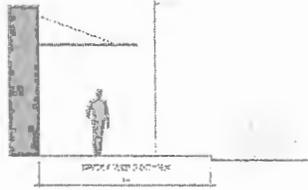


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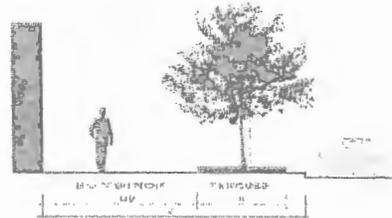
ILLUSTRATIVE SITE PLAN RESTON TOWN CENTER URBAN CORE SECTION 91A, BLOCK 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA		DATE: NOV, 2013 CL
SHEET 16 OF 21	FILE No. PREL-2104-2	SCALE: AS SHOWN
RESTON TOWN CENTER URBAN CORE SECTION 91A, BLOCK 4 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA		
urban. PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS		
URBAN, L.P.A. 7711 LANE CENTER DRIVE SUITE 200 FALLS CHURCH, VA 22034 WWW.URBANSURV.COM		
PLANNING 05-23-13 06-25-13 07-22-13	REVISION APPROVED BY DIVISION OF DESIGN REVIEW	DATE DESCRIPTION REVISION APPROVED BY



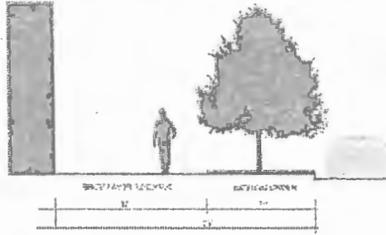
7 SECTION 7
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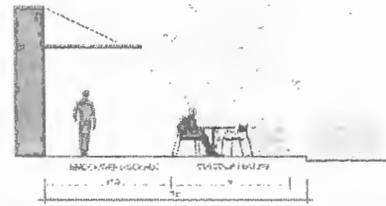
8 SECTION 8
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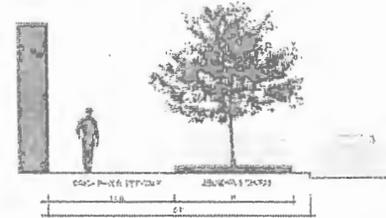
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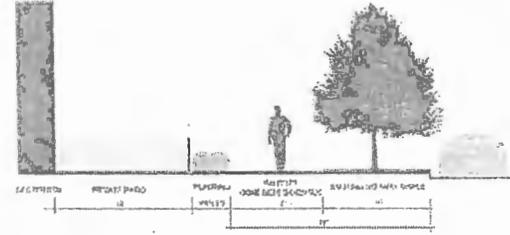
4 SECTION 4
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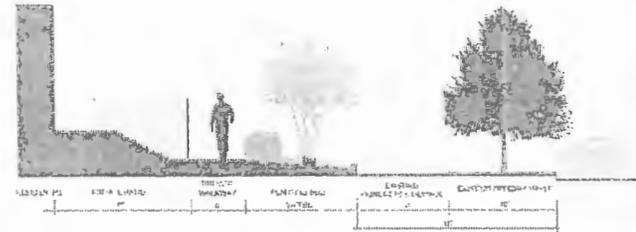
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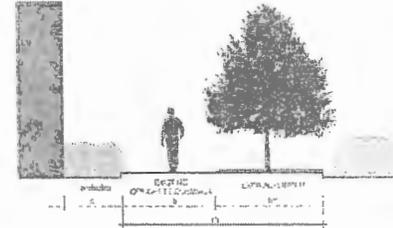
6 SECTION 6
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1 SECTION 1
1"=8'-0"



2 SECTION 2
1"=8'-0"



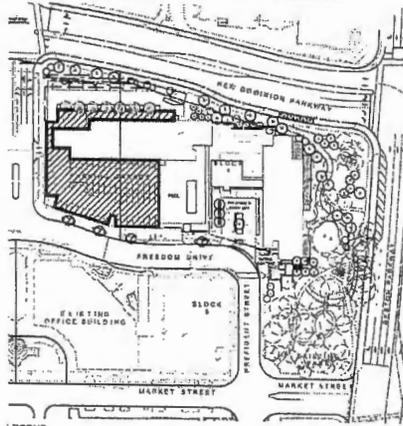
3 SECTION 3
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NOTE: BLOCK 5 DATA IS SHOWN FOR REFERENCE PURPOSES ONLY

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NO. 242	07-02-15	NO. 243	DATE	07-02-15
NO. 244	07-02-15	NO. 245	DATE	07-02-15
NO. 246	07-02-15	NO. 247	DATE	07-02-15
NO. 248	07-02-15	NO. 249	DATE	07-02-15
NO. 250	07-02-15	NO. 251	DATE	07-02-15
NO. 252	07-02-15	NO. 253	DATE	07-02-15
NO. 254	07-02-15	NO. 255	DATE	07-02-15
NO. 256	07-02-15	NO. 257	DATE	07-02-15
NO. 258	07-02-15	NO. 259	DATE	07-02-15
NO. 260	07-02-15	NO. 261	DATE	07-02-15
NO. 262	07-02-15	NO. 263	DATE	07-02-15
NO. 264	07-02-15	NO. 265	DATE	07-02-15
NO. 266	07-02-15	NO. 267	DATE	07-02-15
NO. 268	07-02-15	NO. 269	DATE	07-02-15
NO. 270	07-02-15	NO. 271	DATE	07-02-15
NO. 272	07-02-15	NO. 273	DATE	07-02-15
NO. 274	07-02-15	NO. 275	DATE	07-02-15
NO. 276	07-02-15	NO. 277	DATE	07-02-15
NO. 278	07-02-15	NO. 279	DATE	07-02-15
NO. 280	07-02-15	NO. 281	DATE	07-02-15
NO. 282	07-02-15	NO. 283	DATE	07-02-15
NO. 284	07-02-15	NO. 285	DATE	07-02-15
NO. 286	07-02-15	NO. 287	DATE	07-02-15
NO. 288	07-02-15	NO. 289	DATE	07-02-15
NO. 290	07-02-15	NO. 291	DATE	07-02-15
NO. 292	07-02-15	NO. 293	DATE	07-02-15
NO. 294	07-02-15	NO. 295	DATE	07-02-15
NO. 296	07-02-15	NO. 297	DATE	07-02-15
NO. 298	07-02-15	NO. 299	DATE	07-02-15
NO. 300	07-02-15	NO. 301	DATE	07-02-15
NO. 302	07-02-15	NO. 303	DATE	07-02-15
NO. 304	07-02-15	NO. 305	DATE	07-02-15
NO. 306	07-02-15	NO. 307	DATE	07-02-15
NO. 308	07-02-15	NO. 309	DATE	07-02-15
NO. 310	07-02-15	NO. 311	DATE	07-02-15
NO. 312	07-02-15	NO. 313	DATE	07-02-15
NO. 314	07-02-15	NO. 315	DATE	07-02-15
NO. 316	07-02-15	NO. 317	DATE	07-02-15
NO. 318	07-02-15	NO. 319	DATE	07-02-15
NO. 320	07-02-15	NO. 321	DATE	07-02-15
NO. 322	07-02-15	NO. 323	DATE	07-02-15
NO. 324	07-02-15	NO. 325	DATE	07-02-15
NO. 326	07-02-15	NO. 327	DATE	07-02-15
NO. 328	07-02-15	NO. 329	DATE	07-02-15
NO. 330	07-02-15	NO. 331	DATE	07-02-15
NO. 332	07-02-15	NO. 333	DATE	07-02-15

INTERIOR PARKING LOT DIAGRAM



LEGEND

HATCHED AREA INDICATES AREAS TO BE COUNTED FOR INTERIOR PARKING LOT LANDSCAPING REQUIREMENT (SEE 4 ON SHEET 17 FOR CALCULATIONS).

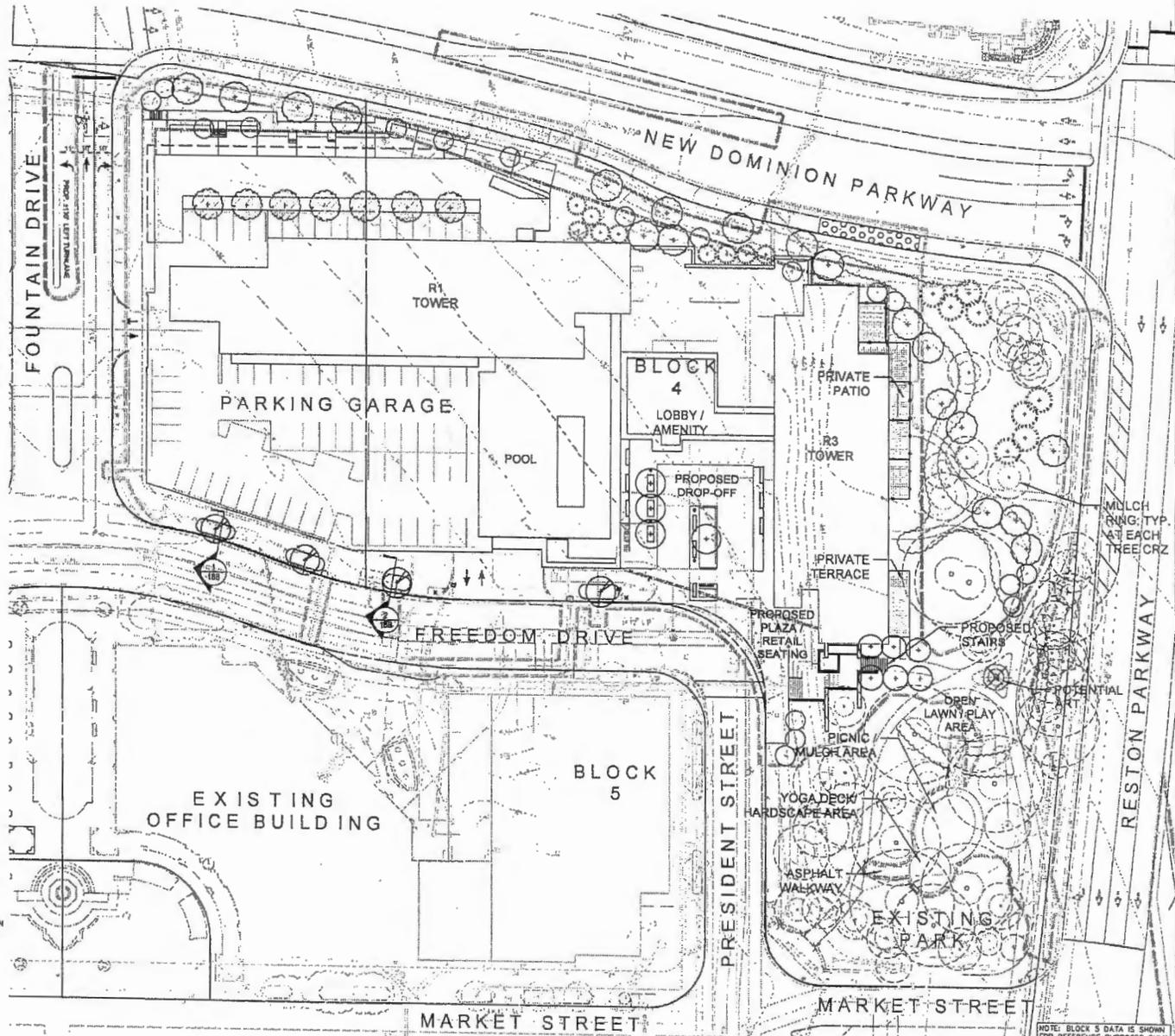
LEGEND

- STREET TREES PER URBAN DESIGN GUIDELINES
- CATEGORY IV DECIDUOUS CANOPY TREE
- CATEGORY III DECIDUOUS SMALL CANOPY TREE
- CATEGORY I DECIDUOUS ORNAMENTAL TREE
- CATEGORY II EVERGREEN TREE
- TREES TO BE COUNTED FOR INTERIOR PARKING LOT CALCULATION
- PROPOSED SHRUBS
- EXISTING TREE TO REMAIN

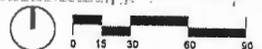
NOTES:

1. EXISTING TREES ALONG NEW DOMINION PARKWAY WITHIN SITE DISTANCE EASEMENT MAY BE IMPACTED / REMOVED WITH FINAL DESIGN PER WOOD REQUIREMENTS. REFER TO PAGE 18A FOR PLANTING SCHEDULE
2. REFER TO PAGE 18A FOR INTERIOR PARKING LOT LANDSCAPING CALCULATIONS AND 10 YR. TREE CANOPY COVER CALCULATIONS.
3. TREES OUTSIDE OF PROPERTY NOT COUNTED TOWARDS 10 YEAR TREE COVER CREDIT.
4. THE APPLICANT MAY REMOVE EXISTING TREES AND VEGETATION AS NECESSARY IN ORDER TO COMPLY WITH ADA STANDARDS AND REQUIREMENTS.

LANDSCAPING & PROGRAMMING SHOWN ARE CONCEPTUAL AND PRESENTED TO ILLUSTRATE THE CHARACTER AND QUALITY OF DESIGN, LOCATIONS, SPECIES, AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.



NOTE: BLOCK 5 DATA IS SHOWN FOR REFERENCE PURPOSES ONLY



<p>PLAN DATE: 05-28-15 REVISION DATE: 06-23-15 REVISION: 07-23-15</p> <p>Urban, Ltd. 771 Lakeshore Parkway Suite 200 Fairfax, VA 22031 703.441.2800 www.urban.com</p> <p>urban Planner - Engineer - Landscape Architects - Land Surveyors</p> <p> </p>	<p>REVISION APPROVAL DATE: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p> <p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>
<p>LANDSCAPE PLAN</p> <p>RESTON TOWN CENTER URBAN CORE</p> <p>SECTION 91A, BLOCK 4</p> <p>HUNTER MILL DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: AS SHOWN</p> <p>DATE: MAY, 2015</p> <p>CI</p>	<p>SHEET 18 OF 21</p> <p>FILE NO. PREL-2166-2</p>

URBAN FOREST MANAGEMENT
POLICY ON LANDSCAPE IMPLEMENTATION
November 17, 2010

The compilation of selected portions of the Public Facilities Manual by included as summaries and clearly regulations pertaining to the implementation of landscape plans on development sites subject to review and inspection by the County. Included are regulations governing the usual common areas of responsibility experienced by staff in the course of conducting landscape inspections, and a brief summary of the other relevant landscape policies.

Tree Species and Size

1. Trees and shrubs that are planted shall be of the species and size specified on the approved plans. There shall be no deviations from the approved size specified except as approved by Fairfax County Urban Forest Management (UFM), (PFM 12-0785.1A)

2. All trees and shrubs shall meet the standards for sizes and quality specified in the American Association of Nurserymen's *American Standard for Nursery Stock*, (ANSI Z60.1-1996). See attachment #1, PFM 12-0785.1B

Species Substitutions

3. Species substitutions within the tree categories listed in Table 12.17 are generally accepted unless otherwise specified by preferred conditions, development conditions, special exceptions, or special permits. Any tree substitution shall also be in conformance with the following: (PFM 12-0785.1C)

a. **Plant Diversity** - The use of substitutions shall not result in any species making up more than 10 percent, and shall not result in any one genus making up more than 33 percent, of the total number of trees required to be planted on the site. (PFM 12-0785.1H)

b. **Authorization** - A letter signed by the permittee shall be provided to the UFMO acknowledging any proposed substitutions to trees and shrubs shown on the approved plans. (PFM 12-0785.1G, 1I)

c. **Justification** - Details of Tree Category - Substitution of a tree shown on the approved plan from one tree category, as listed in PFM Table 12.17, with a tree from a different category shall require a revision to the approved plan. (PFM 12-0785.1H, 1J)

d. **Species Availability** - Substituted species must be used in the most development conditions of the planting location for which it is intended. (PFM 12-0785.1K)

e. **Additional Tree Cover Credit** - In cases where additional tree cover credit has been given on tree substitutions shall be made except as approved by the Urban Forest Management. Examples of additional credit include the following: Air Quality, PFM 12-0510.4D(1);

Fragrant Characteristics, PFM 12-0510.4E(2); Water Quality, PFM 12-0510.4B(1); Wildlife Benefits, PFM 12-0510.4B(4); Native Trees, PFM 12-0510.4B(5)

Planting Locations

4. Planting locations of all trees on the site shall be in substantial conformance with the approved plan. UFMO acknowledges that on all trees may be optimally located as shown on the plan, and encourage input from Permittees and their landscape professionals regarding proposed improvements that might be implemented. Any substantive deviations from the approved plan that occur in the field must be approved by UFMO and shall be in conformance with the following:

a. **Planting Area** - At least the minimum size planting area shall be provided for each tree according to its projected 10-year tree cover area as found in Table 12.7. (PFM 12-0661.1B)

b. **Environmental Conditions** - Light, moisture, and other conditions affecting the health and stability of the tree at the field location shall be suitable for the species. (PFM 12-0661.1C)

c. **Impervious Soil** - If planting in areas that have been previously compacted, the soil shall be properly prepared (tilled and amended to levels based on soil samples) to a depth of 12 inches, prior to installation of landscape material. Soil within individual planting holes shall not be amended. (PFM 12-0785.1B)

d. **Remotely Located** - Trees shall be planted to closer than four feet (4') from any remote structure. (PFM 12-0510.4E(5))

e. **Spacing** - Trees shall be spaced so that the inner limits of their projected 10-year tree cover areas, as indicated in Table 12.7, do not significantly overlap or so determined appropriate by UFMO for site conditions and so promote long-term survival. (PFM 12-0510.4E(6))

f. **Remotely Located** - Trees for tree cover credit shall not be planted within any existing or proposed utility easement or within five feet of street drainage conduits that contain pipes. In addition, trees shall not be planted in an area that will interfere with existing or proposed utilities or with maintenance of the utility, as determined by the Director of UFM. (PFM 12-0510.4B)

Staking and Cabling

5. Staking and cabling should only be implemented where site conditions warrant their use. Plants need to be secured initially and staking and cabling installed only as required. Conditions where staking and cabling may be necessary to ensure stability include windy locations, steep slopes, or where conditions may be a concern. All staking and cabling material must be removed within one year of plant installation. (PFM 12-0785.1C)

Seasonal Landscape Deferral

6. A Seasonal Landscape Deferral may be granted when seasonal or weather-related conditions, such as excessively wet soil, extended periods of drought, or frozen ground, substantially reduce the viability of the plant material, as determined by the Urban Forest Management. A request for a landscape deferral will be granted for landscaping required prior to the issuance of a RUP or Non-RUP when seasonal or weather-related conditions on the site plan or set preclude planting. Lack of species availability may justify the approval of a Seasonal Landscape Deferral when specific plant species are required by proffer or conditions.

7. The party responsible for the placement of the performance bond and conservation deposits for the project shall act as the Applicant for this seasonal deferral. Seasonal Landscape Deferral requests from cost be obtained from the Environmental and Facilities Inspection Division of the Urban Forest Management.

8. At the time of final inspection for release of performance bond and conservation deposits, all of the plants material is inspected. Plant material previously inspected, as part of the process to release any deferral deposits that they have existed, but not exempt from this final inspection. All plant material must be healthy and in good condition.

Requirements Prior to Approval of RUP/Non-RUP

9. The landscaping and seating requirements of Article 15 or of any approved preferred conditions, special permits, special exceptions or variances must be completed prior to approval of any Residential or Non-Residential Use Permit provided, however, the completion of the requirements may be delayed when justification satisfactory to the Director is provided; such justification shall include an agreement and bond with warranty satisfactory to the Director for completion in accordance with a firm schedule for timely completion. (2018-79-3) See Seasonal Landscape Deferral above.

Key	Botanical Name	Common Name	Size	Spacing	Type	10 Year Canopy SF	Total SF	
46 CATEGORY IV DECIDUOUS TREES							250	12000
PA	Platanus acerifolia 'Blood Good'	Blood Good London Plane Tree	3" cal.	As Shown	B & B	250		
QB	Quercus bicolor	Swamp White Oak	3" cal.	As Shown	B & B	250		
QP	Quercus phellos 'High Tower'	High Tower Willow Oak	3" cal.	As Shown	B & B	250		
TA	Tilia americana	American Linden	3" cal.	As Shown	B & B	250		
UP	Ulmus parvifolia 'Bosque TM'	Bosque Elm	3" cal.	As Shown	B & B	250		
ZS	Zelkova serrata	Zelkova	3" cal.	As Shown	B & B	250		
18 CATEGORY II ORNAMENTAL TREES							125	2250
CK	Cornus kousa	Kousa Dogwood	3" cal.	As Shown	B & B	125		
LI	Lagerstroemia indica 'Natchez'	Crape Myrtle	3" cal.	As Shown	B & B	125		
MS	Magnolia x soulangeana	Saucer Magnolia	3" cal.	As Shown	B & B	125		
MT	Magnolia stellata	Star Magnolia	3" cal.	As Shown	B & B	125		
17 CATEGORY III EVERGREEN TREES							125	2125
KJ	Ilex opaca	American Holly	12" hl.	As Shown	B & B	125		
PR	Pinus abita	Northway Spruce	12" hl.	As Shown	B & B	125		
PO	Thuja orientalis	Oriental Spruce	12" hl.	As Shown	B & B	125		
TN	Taxus canadensis	Canadian Hemlock	12" hl.	As Shown	B & B	125		
PM	Pseudotsuga menziesii	Douglas Fir	12" hl.	As Shown	B & B	125		
TOTAL							16,375	

4 PROPOSED PLANT SCHEDULE
NTS

NOTE:
FINAL TREE PLANTINGS NOT TO BE LIMITED TO THE ABOVE SCHEDULE, BUT SELECTED FROM ALL ALLOWABLE PLANT MATERIAL LISTED ON COUNTY PFM.

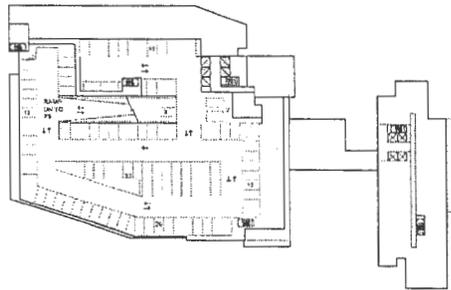
Table 12.13 Tree Preservation Target Calculations and Summary

A	The development area of existing trees on the site (Total Existing Trees)	38,918 sf
B	Removal of trees to be removed as part of the approved plan	12.3%
C	Retention of all trees to be preserved (Total Existing Trees - B)	10%
D	Retention of all trees to be preserved as part of the approved plan (Total Existing Trees - B - C)	13.3%
E	Development area of trees to be preserved (Total Existing Trees - B - C - D)	55.8%
F	The 10-year tree cover area (Total Existing Trees - B - C - D - E)	16,375 sf
G	10-year tree cover area required by the approved plan (Total Existing Trees - B - C - D - E - F)	16,375 sf
H	10-year tree cover area required by the approved plan (Total Existing Trees - B - C - D - E - F - G)	16,375 sf
I	10-year tree cover area required by the approved plan (Total Existing Trees - B - C - D - E - F - G - H)	16,375 sf
J	10-year tree cover area required by the approved plan (Total Existing Trees - B - C - D - E - F - G - H - I)	16,375 sf
K	10-year tree cover area required by the approved plan (Total Existing Trees - B - C - D - E - F - G - H - I - J)	16,375 sf

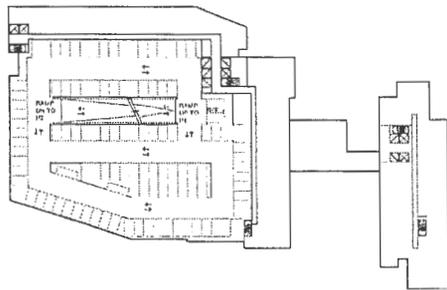
1 TREE PRESERVATION TARGET
NTS

Table 12.12 10-Year Tree Canopy Calculation Worksheet

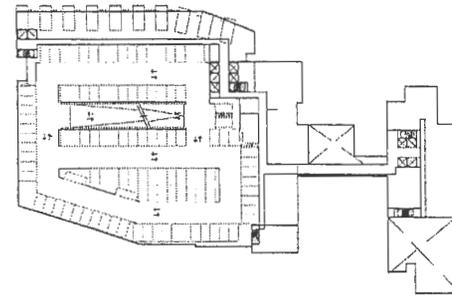
Item	Category	Quantity	Reference
3. Tree Preservation Target and Worksheet			
A1	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	SEE ABOVE	SEE TABLE 12.13 FOR REMOVAL OF TREES TO BE PRESERVED
II. Tree Canopy Calculation			
B1	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B2	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B3	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B4	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B5	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B6	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B7	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B8	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B9	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B10	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B11	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B12	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B13	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B14	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B15	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B16	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B17	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B18	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B19	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B20	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B21	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B22	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B23	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B24	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B25	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B26	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B27	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B28	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
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B31	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B32	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
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B35	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B36	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B37	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B38	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B39	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B40	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B41	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B42	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B43	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B44	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B45	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B46	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B47	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B48	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B49	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B50	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B51	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B52	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B53	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B54	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B55	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B56	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B57	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B58	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B59	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B60	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B61	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B62	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B63	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B64	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B65	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B66	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B67	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B68	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B69	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B70	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B71	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B72	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B73	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B74	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B75	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B76	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B77	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B78	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B79	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B80	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B81	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B82	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B83	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B84	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B85	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B86	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B87	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B88	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B89	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B90	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B91	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B92	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B93	Final Tree Plantings (Total Existing Trees - B - C - D - E - F - G - H - I - J - K)	16,375 SF	100% (100%)
B94	Final Tree Plant		



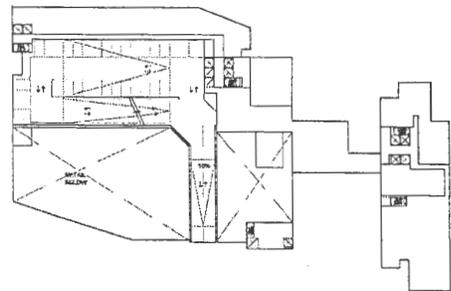
BLOCK 4 - LEVEL 06 FLOOR PLAN



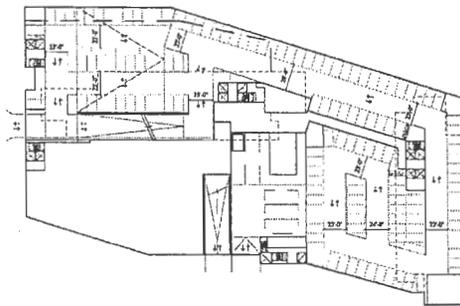
BLOCK 4 - LEVEL 03, 04, 05 FLOOR PLAN



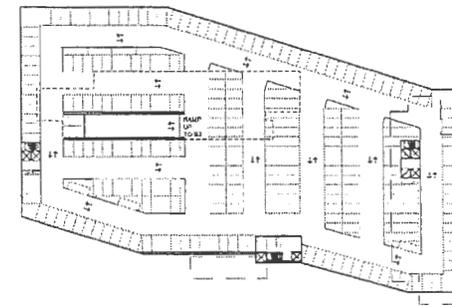
BLOCK 4 - LEVEL 02 FLOOR PLAN



BLOCK 4 - LEVEL 01 FLOOR PLAN



BLOCK 4 - LEVEL B1 FLOOR PLAN



BLOCK 4 - LEVEL B2 (B3 SIM) FLOOR PLAN

shalom baranes associates architects

1815 WOODBURN AVENUE, WASHINGTON DC 20007
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CIVIL
 URSAL LTD
 1712 LOMA VISTA TURNPIKE
 ANNANDALE, VA 22003
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LANDSCAPE
 LSD LANDSCAPE ARCHITECTURE
 1818 GEDDERS ROAD, SUITE 110
 TYLER, VIRGINIA 22182
 T: 703.821.2043

MEP
 WSP PARTNERS
 1800 WILSON BOULEVARD, SUITE 1200
 ARLINGTON, VA 22209
 T: 703.342.2300

TRAFFIC/PARKING
 CORNERSTONE ASSOCIATES, INC.
 2814 CORCORAN ROAD, SUITE 330
 CHANTILLY, VA 20151
 T: 703.887.8586

Reston Town Center
 Block 4
 RESTON, VA

OWNER
 Boston Properties
 Washington, DC 20037



BSA PROJECT NO: 13-101

BLOCK 4
 PARKING LEVEL
 FLOOR PLANS

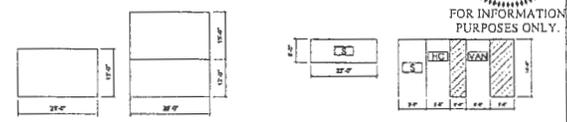
SCALE: 1/8" = 1'-0"

ISSUED:

REVISIONS:

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A - 0.01
 SHEET 19 OF 21 PREL-2166
 PROJECT DATE: 08/14/13



TYPICAL LOADING SPACE DIMENSIONS
 NOTE: TYPICAL DRIVE AISLE WIDTH IS 23 FEET.

TYPICAL PARKING SPACE DIMENSIONS

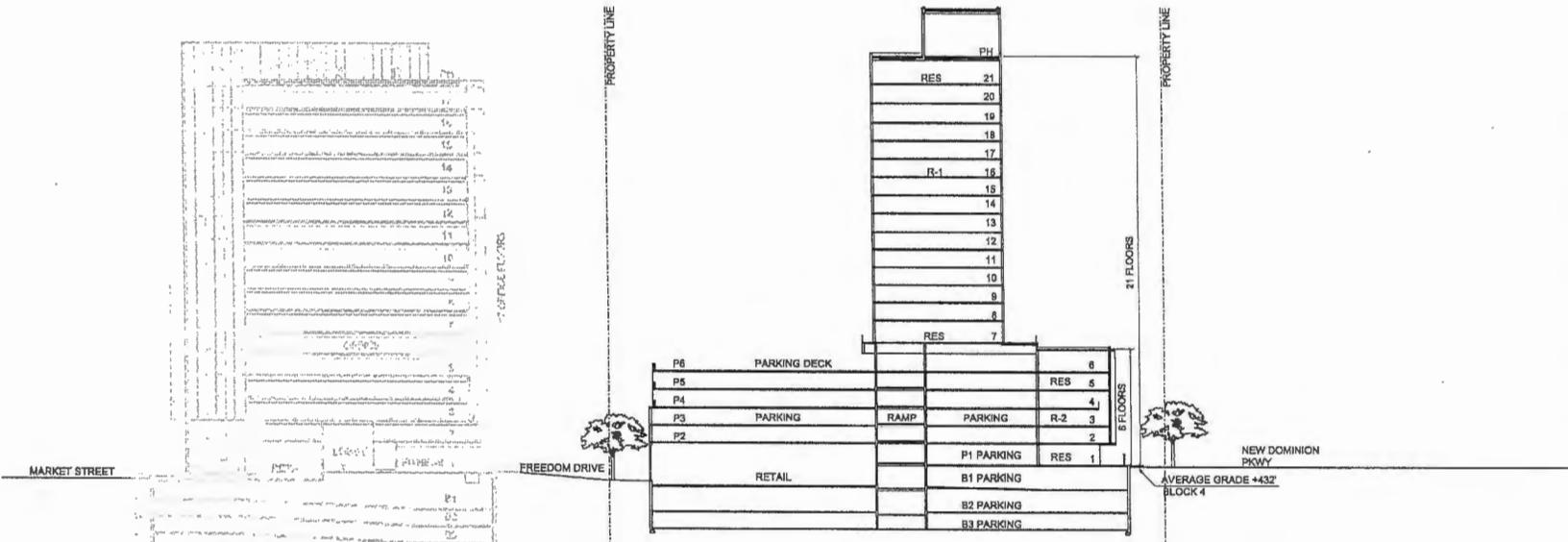
NOTE: BLOCK 5 DATA IS SHOWN FOR REFERENCE PURPOSES ONLY.

THE LEVELS SHOWN HEREIN ARE SCHEMATIC IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING LEVELS AND OCCUPIED STORIES WITH FINAL DESIGN PROVIDED THAT THE MAXIMUM HEIGHTS ARE HONORED

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GENERAL INFO



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3110 PROCEEDING AVENUE, SUITE 400, FALLS CHURCH, VA 22033
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CONSULTANTS

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LH&C, LTD
7713 LOMA BLVD, TURNPIKE
ARLINGTON, VA 22203
TEL: 703.843.2000

LANDSCAPE
L&O Landscape Architecture
1918 COLUMBIA FLOOR, SUITE 110
TYSONS CORNER, VA 22102
TEL: 703.431.2045

MEP
W&P Fleck + Korte
1302 WILSON BUILDING, SUITE 1200
ARLINGTON, VA 22204
TEL: 703.265.3000

TRAFFIC/PARKING
Dorment & Associates, Inc.
3814 CORNWELL ROAD, SUITE 330
CHANGING, VA 20151
TEL: 703.767.3000

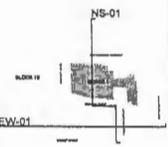
Reston Town Center Block 4
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Boston Properties
Washington, DC 20037

BLOCK 4 - 5 - NORTH-SOUTH SECTION 01



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NSA PREL/SET NO: 13-101

SITE SECTION

SCALE: N.T.S.

BARRED:

REVISIONS:

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A - 3.00
SHEET 20 OF 21 PREL-2166
PREPARED DATE: 08/14/13

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BLOCK 5 - EAST-WEST SECTION 01

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1616 WISCONSIN AVENUE, WASHINGTON, DC 20007
TEL: 202.347.7200 FAX: 202.347.7210

CONSULTANTS

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URM, LTD.
7712 Little River Turnpike
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LANDSCAPE
LSD Landscape Architecture
1818 Oakburn Road, Suite 110
Tysons Corner, VA 22182
T: 703.441.2244

MEP
WSP Flach + Kurtz
1800 Wilson Boulevard, Suite 1200
Arlington, VA 22206
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TRAFFIC/PARKING
GenoveseStark Associates, Inc.
2014 Clarendon Road, Suite 330
Charlottesville, VA 22911
T: 703.787.5566

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SDA PROJECT NO: 13-101

SITE SECTION

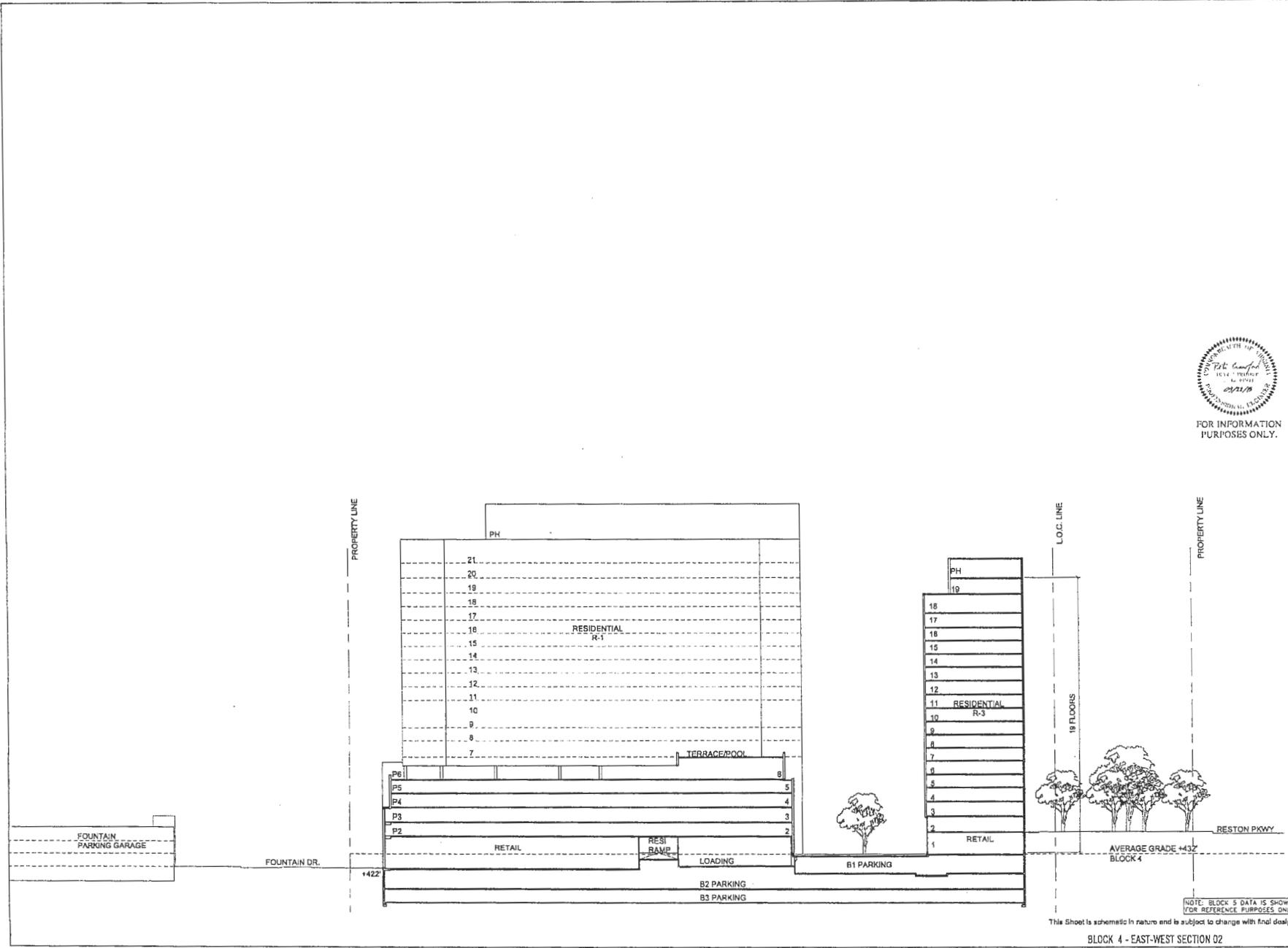
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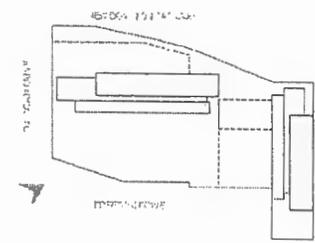
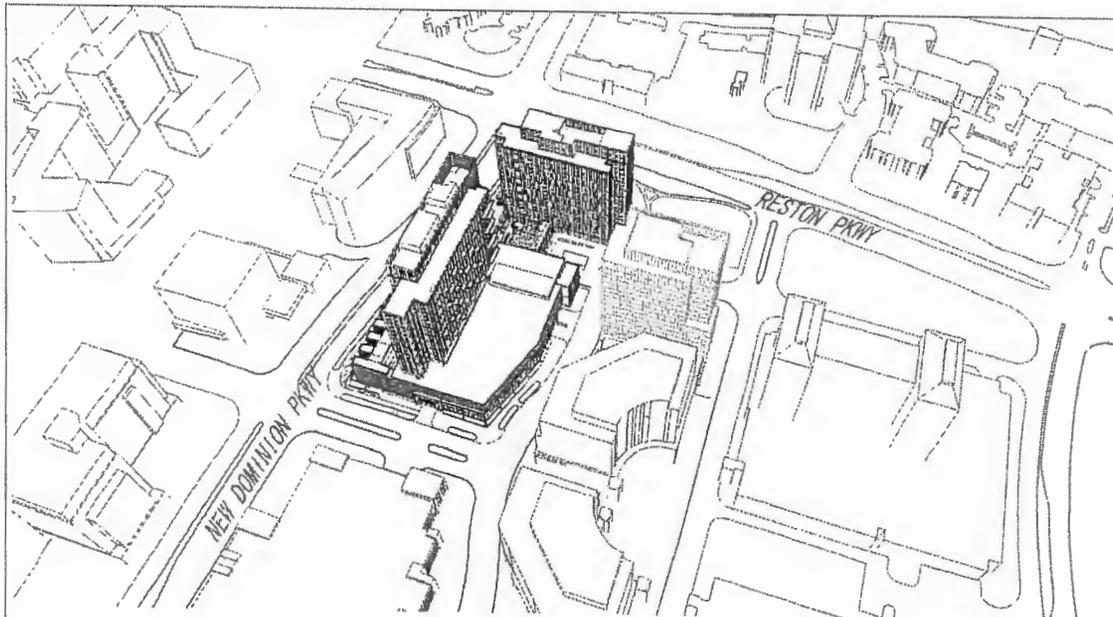
REVISIONS:

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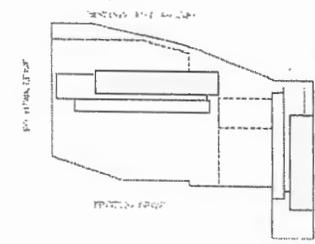
A 3.01
SHEET 21 OF 21 PREL-2106
PROGRESS DATE: mm/yy



This Sheet is schematic in nature and is subject to change with final design
BLOCK 4 - EAST-WEST SECTION 02



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station baranes associates | architects
1514 REEBBURN AVENUE, SUITE 300, WASHINGTON, DC 20004
TEL: 202.242.2200 FAX: 202.242.2100

CONSULTANTS
CIVIL
Urban, LTD
7713 Little River Turnpike
Annandale, VA 22003
TEL: 703.443.2680

LANDSCAPE
L&D Landscape Architecture
1919 Oldhouse Road, Suite 110
Tysons Corner, VA 22102
TEL: 703.831.2046

MEP
WSP Plunk + Kutz
1000 Wilson Boulevard, Suite 1300
Arlington, VA 22209
TEL: 703.260.2000

TRAFFIC/PARKING
Gensler/Blade Associates, Inc.
3814 Centerville Road, Suite 250
Chesapeake, VA 23031
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Boston Properties
Washington, DC 20037



NSA PROJECT NO: 15-101

BLOCK 4

SCALE: N.T.S.

INCLUDED:

REVISIONS:

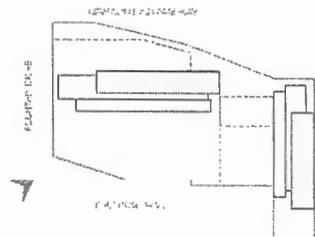
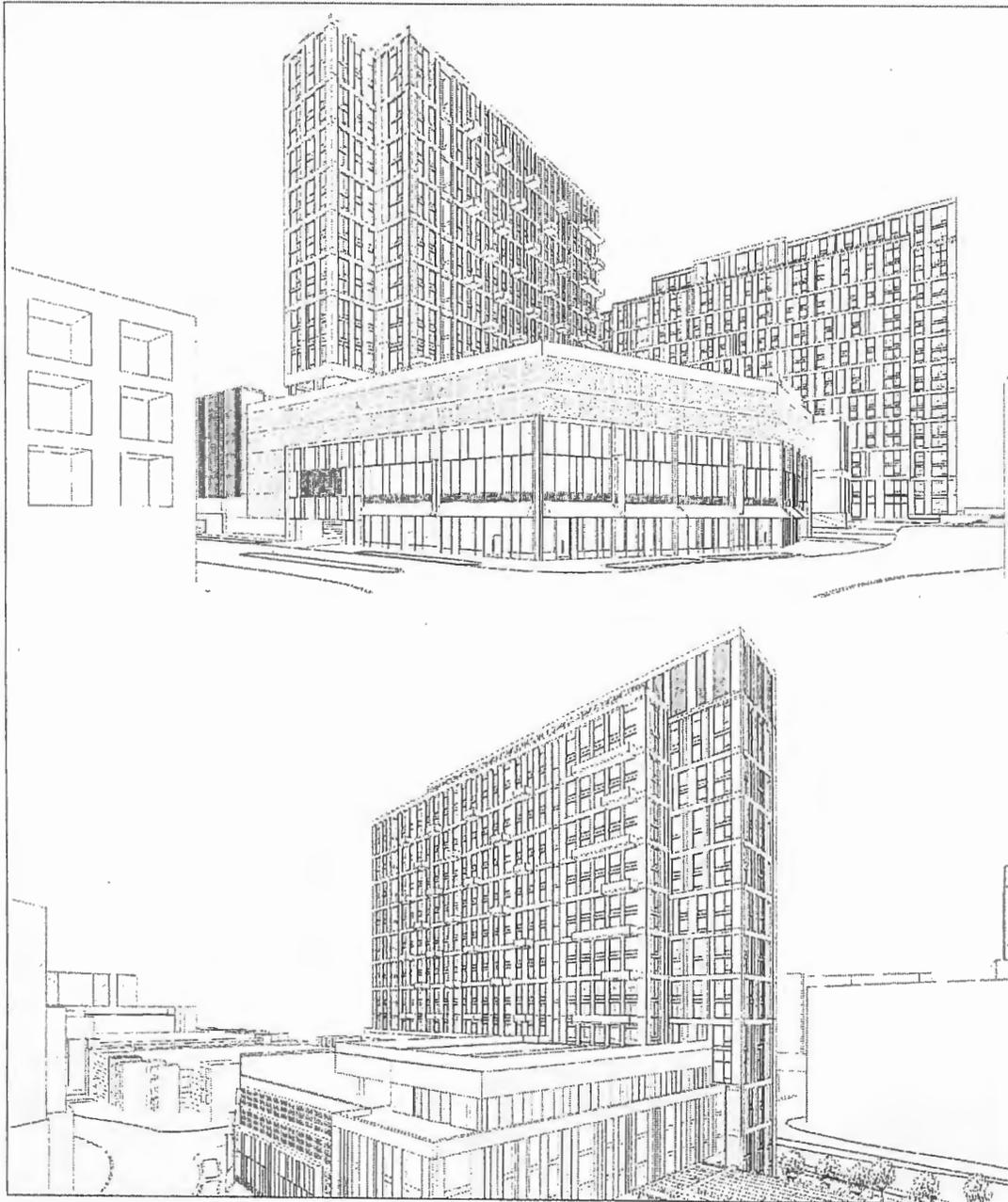
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SHEET 21A OF 21 PREL-2166
PROGRESS DATE: 08-04-12

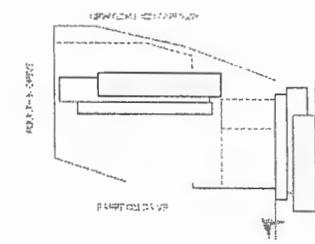
* NOTE:

NOTE: BLOCK 3 DATA IS SHOWN
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1. FOR ILLUSTRATIVE PURPOSES ONLY - FINAL DESIGN SUBJECT TO CHANGE
2. INCLUDES FUTURE APPROVED DEVELOPMENT



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NOTE: BLOCK 5 DATA IS SHOWN FOR REFERENCE PURPOSES ONLY.

- NOTES
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 2. INCLUDES FUTURE APPROVED DEVELOPMENT

shalom barones associates

7500 MITCHELL AVENUE, SUITE 100 WASHINGTON DC 20015
 TEL: 202.243.2550 FAX: 202.243.2598

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 URS
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LANDSCAPE
 LSC Landscape Architecture
 1218 Oakburn Road, Suite 110
 Tysons Corner, VA 22182
 T: 703.431.2543

MEP
 WSP Field + Kutz
 5800 Wilson Boulevard, Suite 1200
 Arlington, VA 22209
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 CorcoranBede Associates, Inc.
 2614 Centerville Road, Suite 202
 Chantilly, VA 20151
 T: 703.537.0500

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OWNER:
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BSA PROJECT NO. 15-101

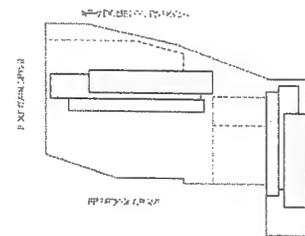
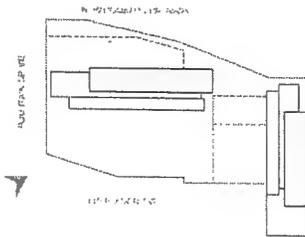
BLOCK 4

SCALE: N.T.S.

ISSUED:

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- * NOTE
- 1 FOR ILLUSTRATIVE PURPOSES ONLY - FINAL DESIGN SUBJECT TO CHANGE
- 2 INCLUDES FUTURE APPROVED DEVELOPMENT

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CONSULTANTS

CIVIL
Moser, LTD
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Alexandria, VA 22303
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LANDSCAPE
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Tysons Corner, VA 22132
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MEP
MBP Floor + Walls
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BBA PROJECT NO: 13-101

BLOCK 4

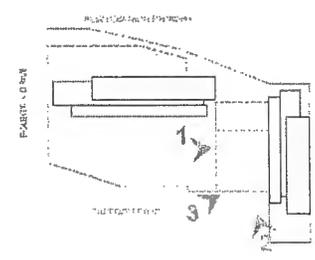
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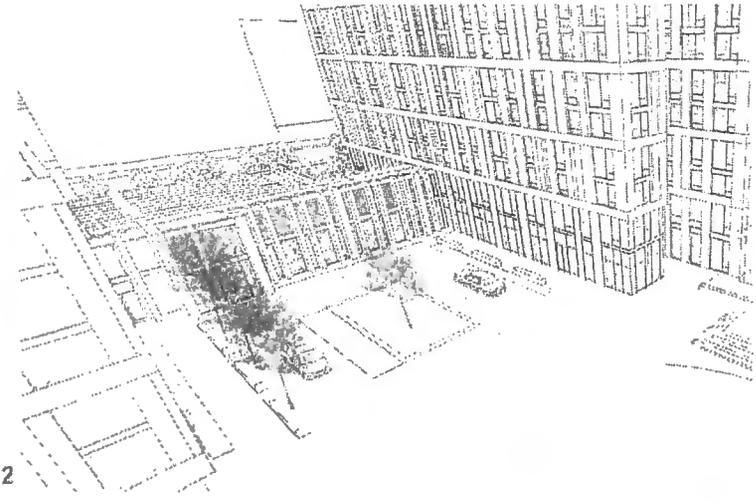
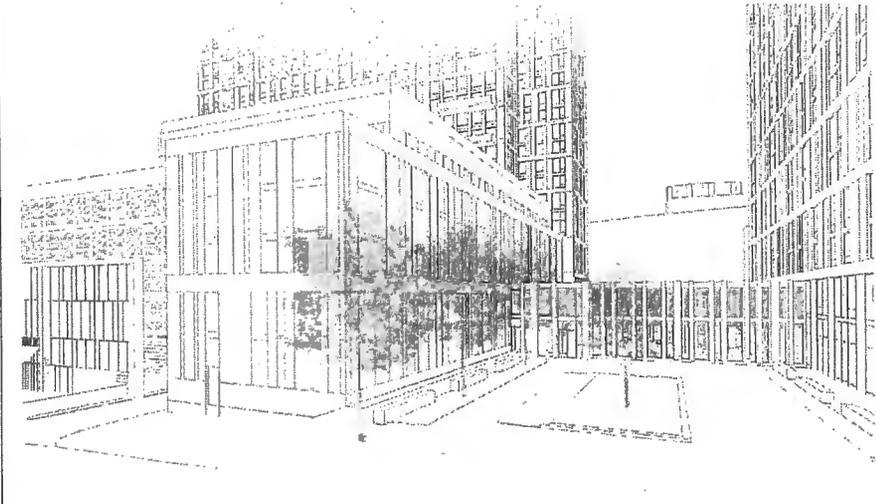
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SHEET 21C OF 21 PREL-2166
PROJECT DATE: **08/11/13**



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PURPOSES ONLY.



* NOTE

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- 1 FOR ILLUSTRATIVE PURPOSES ONLY - FINAL DESIGN SUBJECT TO CHANGE
- 2 IMP LINES PUTURE APPROVED CUREL OF LIFT

Shalom Baranes Associates architects

1515 KODOLINA AVENUE, RESTON, VA 20190
TEL: 703.342.1200 FAX: 703.342.2100

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**Reston Town
Center
Block 4**
RESTON, VA

OWNER
Boston Properties
Washington, DC 20037



SEA PROJECT NO: 13-101

BLOCK 4

SCALE: 1/4" = 1'-0"

SUB NO:

REVISIONS:

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SHEET 21D OF 21 PREL-2166
PROVIDED DATE: 06/14/12



1



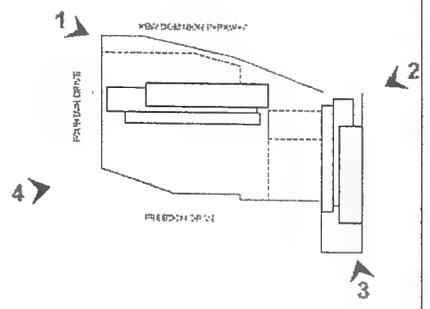
2



3



4



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sharon barajas associates | architects

1110 WASHINGTON AVENUE, SUITE 300 WASHINGTON DC 20002
TEL: 202.462.9700 FAX: 202.462.9700

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Urban, LTD
7712 Little River Turnpike
Arlington, VA 22203
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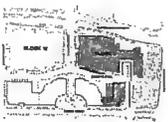
LANDSCAPE
L&D Landscape Architecture
1819 Columbia Road, Suite 110
Tysons Corner, VA 22182
T: 703.821.2046

MEP
WSP Frank & Martz
1500 Wilson Boulevard, Suite 1300
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Reston Town Center Block 4,5
RESTON, VA

OWNER
Boston Properties
Washington, DC 20037



SMA PROJECT NO: 13-101

BLOCK 4 & 5

SCALE: **N.T.S.**

ISSUED:

REVISIONS:

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2. INCLUDES FUTURE APPROVED DEVELOPMENT

NOTE: BLOCK 5 DATA IS SHOWN FOR REFERENCE PURPOSES ONLY

SHEET 21E OF 21 PREL-2166
PROGRESS DATE: 08/14/17

PORTION OF PARCEL 5
RESTON
RESTON LAND CORPORATION

PART I
PORTION OF PARCEL 5
RESTON

74.8318 ACRES

EXISTING EDGING: A-1
PROPOSED EDGING: 1 PRC
EXISTING USE: VACANT
PROPOSED USE: TOWN CENTER

* PART III
PORTIONS OF
PARCEL 4 AND
ABANDONED
WASHINGTON AVE.
0.2206 ACRES

EXISTING EDGING: A-1
PROPOSED EDGING: 1 PRC
PROPOSED USE: TOWN
CENTER

TEMPORARY ROAD

20.8745 25.7129

OLD RESTON
PARTNERSHIP

DB. 6804 PG 119

ABANDONED
WASHINGTON AVE.

DB. 6441 PG 1035

RESTON
200.6495 PG 1011

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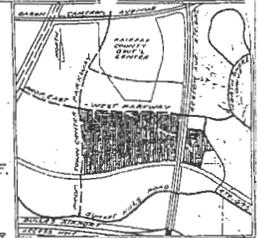
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VICINITY MAP
SCALE: 1" = 100'

OUTLOT 'A'

DB. 5897 PG. 209

POINT OF BEGINNING

PORTION OF

PARCEL 4

RESTON LAND

CORPORATION

PART II
PORTION OF
PARCEL 5
RESTON

9.1978 ACRES

EXISTING EDGING: A-1
PROPOSED EDGING: 1 PRC
EXISTING USE: VACANT
PROPOSED USE:
TOWN CENTER

POINT OF BEGINNING

FOR DESCRIPTION

1. 1100.00

2. 1100.00

3. 1100.00

4. 1100.00

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31. 1100.00

32. 1100.00



APPENDIX A
FOR INFORMATION PURPOSES ONLY.

31ST ADDITION TO THE
FIRST PRC.

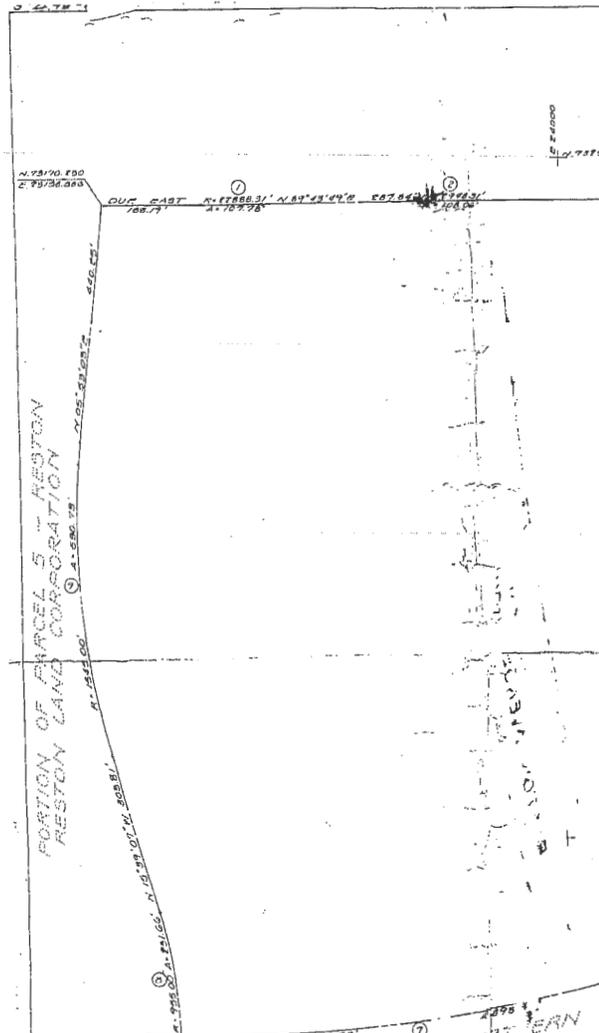
DEVELOPMENT PLAN
PROPOSED REZONING OF
PORTIONS OF PARCEL 4
AND PARCEL 5

BOUNDARY SURVEY

TOWN CENTER
RESTON

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 100' JAN. 1987

PREPARED BY
RESTON LAND CORPORATION
ENGINEERING DIVISION
RESTON, VIRGINIA
REVISED: JAN. 1987



PORTION OF PARCEL 5 - RESTON
RESTON LAND CORPORATION

PORTION OF PARCEL 6
RESTON LAND CORPORATION

PORTION OF PARCEL 4
RESTON LAND CORPORATION

RESTON AVENUE
ROUTE 603

WASHINGTON AVENUE

SMITH BOWMAN, JR.

TEMPORARY ROAD

POINT OF BEGINNING

FOR DESCRIPTION

1. 1100.00

2. 1100.00

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30. 1100.00

31. 1100.00

32. 1100.00

NOTES:

1. THE PROPERTY DELINEATED ON
THIS PLAN IS LOCATED ON
ASSESSMENT MAP NOS. 11-1-1-5
EDGED A-1 AND 11-1-1-1 EDGED A-2.

2. PART I 74.8318 ACRES
PART II 9.1978 ACRES
PART III 0.2206 ACRES
TOTAL AREA
OF REZONING 84.2502 ACRES

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN	CHD.	CHD. ORG.
1	1200.00	00°15'11"	107.76	33.89	107.76	N 89°13'35"E
2	1192.81	00°12'17"	108.05	34.85	108.05	N 89°13'35"E
3	1233.00	13°33'48"	320.46	120.99	294.75	S 88°00'00"E
4	1177.79	17°28'12"	238.46	116.24	238.46	S 88°00'00"E
5	6672.25	00°47'25"	1056.46	330.03	1056.46	S 89°18'00"W
6	1224.38	15°01'46"	348.07	126.75	276.74	S 88°00'00"E
7	2000.00	18°30'00"	392.88	130.83	392.88	S 87°17'47"W
8	1958.20	18°33'00"	375.85	126.40	375.85	N 88°00'00"W
9	1070.00	17°35'10"	343.78	118.33	343.78	N 88°00'00"W
10	30.00	24°13'57"	53.20	19.20	53.20	N 47°07'30"E
11	106.62	09°09'00"	18.12	5.35	18.12	S 87°17'47"E
12	212.97	18°59'30"	36.38	11.44	36.38	S 70°18'35"E
13	1208.99	17°07'48"	224.79	73.82	224.79	N 72°12'10"W
14	6998.65	03°37'56"	809.30	262.44	809.30	N 88°11'33"E
15	1000.00	00°00'00"	0.00	0.00	0.00	N 00°00'00"E
16	2019.20	00°14'10"	39.24	12.02	39.24	N 88°00'00"E
17	640.97	13°20'42"	120.76	38.45	120.76	S 71°20'42"E

APPROVED DEVELOPMENT PLAN

DATE OF APPROVAL: _____

BY: _____

FOR: _____

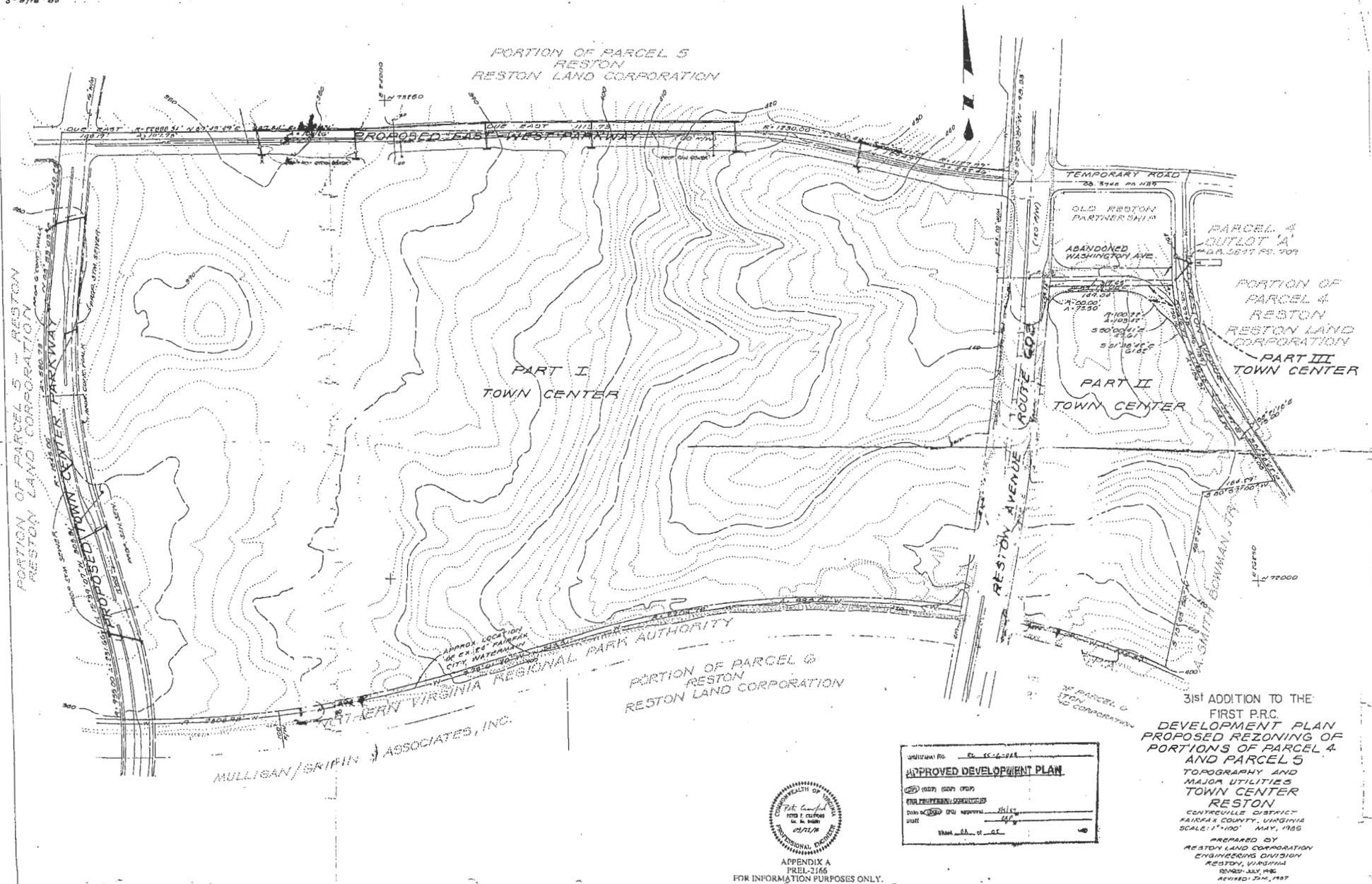
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17	640.97	13°20'42"	120.76	38.45	120.76	S 71°20'42"E

MULLISAN ASSOCIATES, INC.

CERTIFIED CORRECT:

James W. Andrews

JAMES W. ANDREWS
CERTIFIED LAND SURVEYOR, #1100
RESTON, VIRGINIA



Application No. EX 88-20248

APPROVED DEVELOPMENT PLAN

DATE (DD) (MM) (YY) 10/1 1985

PREPARED BY RESTON LAND CORPORATION

Date of (DD) (MM) approval 10/1

SCALE 1"=100'

DATE 10/1 1985

31st ADDITION TO THE
FIRST P.R.C.
DEVELOPMENT PLAN
PROPOSED REZONING OF
PORTIONS OF PARCEL 4
AND PARCEL 5
TOPOGRAPHY AND
MAJOR UTILITIES
TOWN CENTER
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100' MAY, 1985



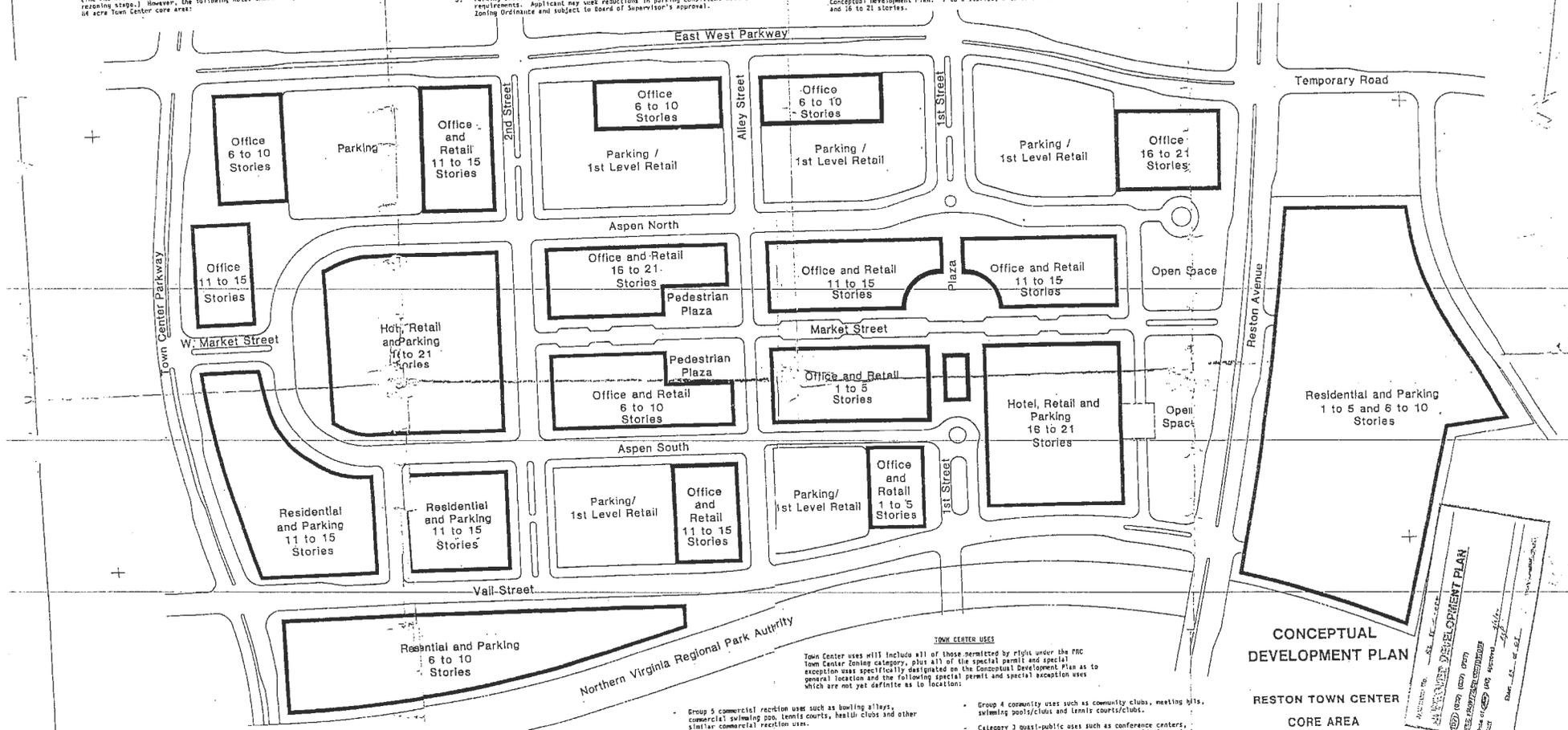
APPENDIX A
PREL-2166
FOR INFORMATION PURPOSES ONLY.

PREPARED BY
RESTON LAND CORPORATION
ENGINEERING DIVISION
RESTON, VIRGINIA
ISSUED: JULY, 1985
REVISED: JAN, 1987

NOTES

The 67 acre Town Center Core application is a part of the 449 acre Town Center Study Area, of which 42 acres are presently zoned PRC Town Center, 23 acres are zoned R-1 PRC (residential) and 71 acres are zoned I-5. The remaining acreage is zoned R-1 and is generally in favor of rezoning to PRC Town Center, PRC (High Density Residential) and I-5. All traffic analyses have been based upon traffic generation for the entire Town Center Study Area, zoned and yet to be zoned, and all traffic improvements are designed to serve the entire Town Center. The illustrative site plan is not intended as a preliminary site plan or a development plan. It is general in concept and subject to change as detailed design progresses. The PRC Ordinance does not require a preliminary site plan or development plan at the rezoning stage. However, the following notes shall be specific and binding to the 67 acre Town Center core area:

1. The maximum gross floor area of commercial space shall not exceed 3,465,000 square feet, consisting of 2.15 million square feet office, 1.0 million square feet hotel, and 315,000 square feet retail including exhibition gallery space.
2. Maximum overall FAR shall not exceed .96 exclusive of residential use.
3. Maximum height shall not exceed 21 stories or 275 feet.
4. A minimum of 600 multiple family residential units will be provided within the core area.
5. Parking shall be provided in accordance with Fairfax County Zoning Ordinance requirements. Applicant may seek reductions in parking consistent with the Zoning Ordinance and subject to Board of Supervisor's approval.
6. A comprehensive pedestrian circulation system shall be provided within the Town Center Core. This system shall consist of sidewalks and pathways at appropriate and shall be finalized as to location and materials at the time of site plan review.
7. Community facilities and amenities shall include a central pedestrian plaza, exhibition gallery/cultural center, pedestrian walkways, urban landscaping, open space along Reston Avenue and pedestrian linkage to the W&OD Linear Park.
8. Construction of Town Center core is proposed to start during 1987 and is expected to be completed within 10 to 12 years.
9. The range of proposed maximum building heights in stories is shown on the Conceptual Development Plan: 1 to 5 stories, 6 to 10 stories, 11 to 15 stories and 16 to 21 stories.
10. All site plans shall be submitted to RDA's Planning and Zoning Committee for review. This process currently exists and shall be continued for Town Center.
11. All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to a Town Center design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review board for review and approval.
12. The proposed right-of-way width of major public streets shall be as follows:
East West Parkway - 90'
Town Center Parkway - 90'
Vail Avenue - 60'



FOOTNOTES

1. 1st level retail use may be included in the ground floor of parking structures where feasible.
2. The range of proposed maximum building heights is shown in stories.
3. Underground parking may be provided by right on any building pad as necessary.
4. The air rights above private streets may be developed as necessary.

TOWN CENTER USES

Town Center uses will include all of those permitted by right under the PRC Town Center Zoning category, plus all of the special permit and special exception uses specifically designated on the Conceptual Development Plan as to general location and the following special permit and special exception uses which are not yet definite as to location:

- Group 5 commercial recreation uses such as bowling alleys, commercial swimming pools, tennis courts, health clubs and other similar commercial recreation uses.
 - Hotels and motels.
 - Category 5 commercial / industrial uses such as amusement arcades, eating establishments, hotels, motels, offices, commercial off-street retail, theaters, vehicle rental and ancillary service establishments.
 - Group 3 institutional uses such as churches, temples and other places of worship; day care and nursery schools which have an enrollment of less than 100 students daily; private schools of general or special education with an enrollment of less than 100 students daily.
 - Group 4 community uses such as community clubs, meeting halls, swimming pools/clubs and tennis courts/clubs.
 - Category 3 quasi-public uses such as conference centers, cultural centers, museums, housing for the elderly, private clubs, quasi-public parks, playgrounds and fields, child care centers and nursery schools with an enrollment of 100 or more students daily, private schools of general or special education with an enrollment of 100 or more students daily.
- Applicant also reserves the right to apply in the future to other special permit and special exception uses not specifically enumerated above but permissible by the Zoning Ordinance.

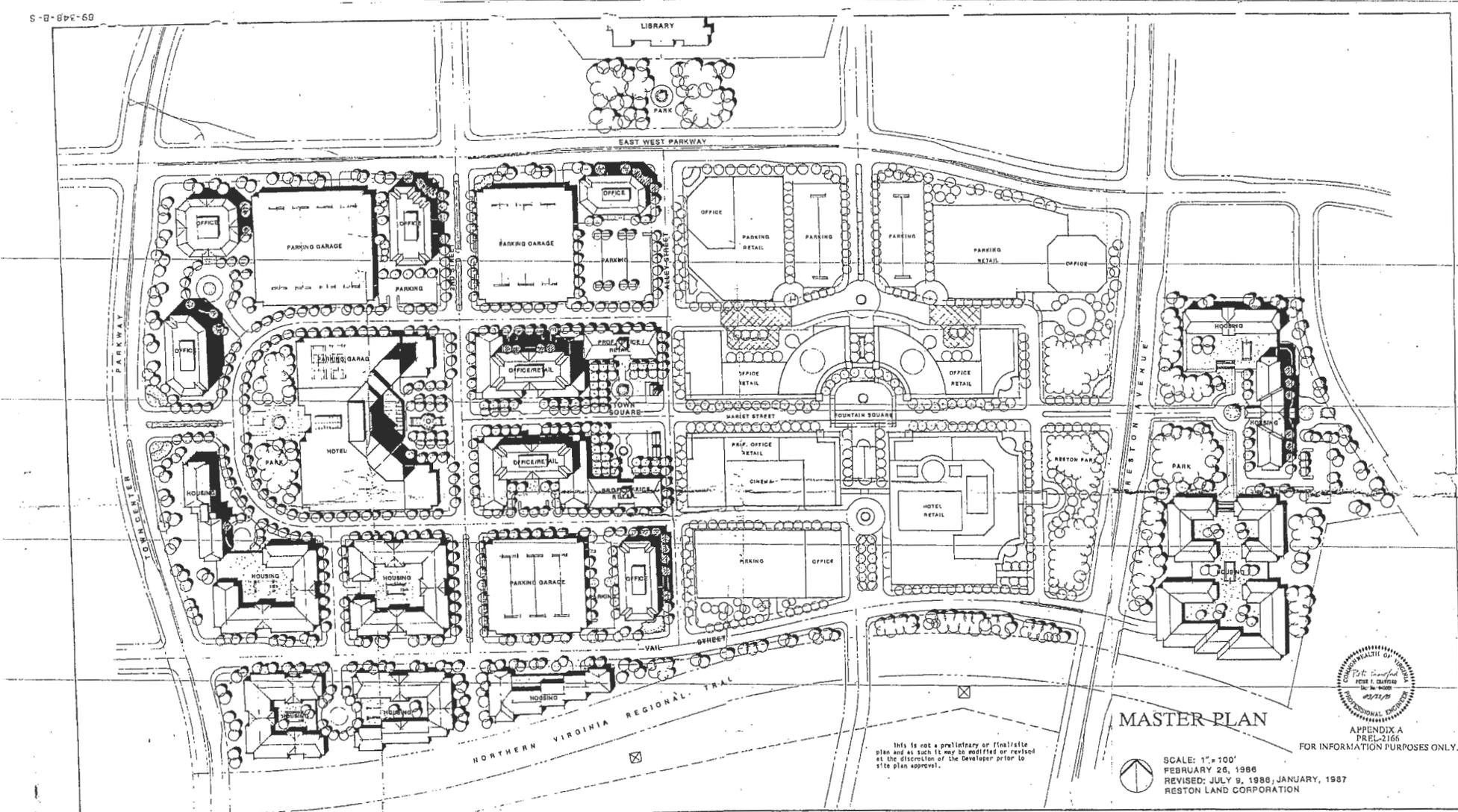
CONCEPTUAL DEVELOPMENT PLAN

RESTON TOWN CENTER CORE AREA

SCALE: 1" = 100'
FEBRUARY 28, 1988
REVISED: JULY 9, 1988
JANUARY, 1988

RESTON LAND CORPORATION





This is not a preliminary or final site plan and as such it may be modified or revised at the discretion of the Developer prior to site plan approval.

MASTER PLAN



SCALE: 1" = 100'
 FEBRUARY 26, 1986
 REVISED: JULY 9, 1986; JANUARY, 1987
 RESTON LAND CORPORATION



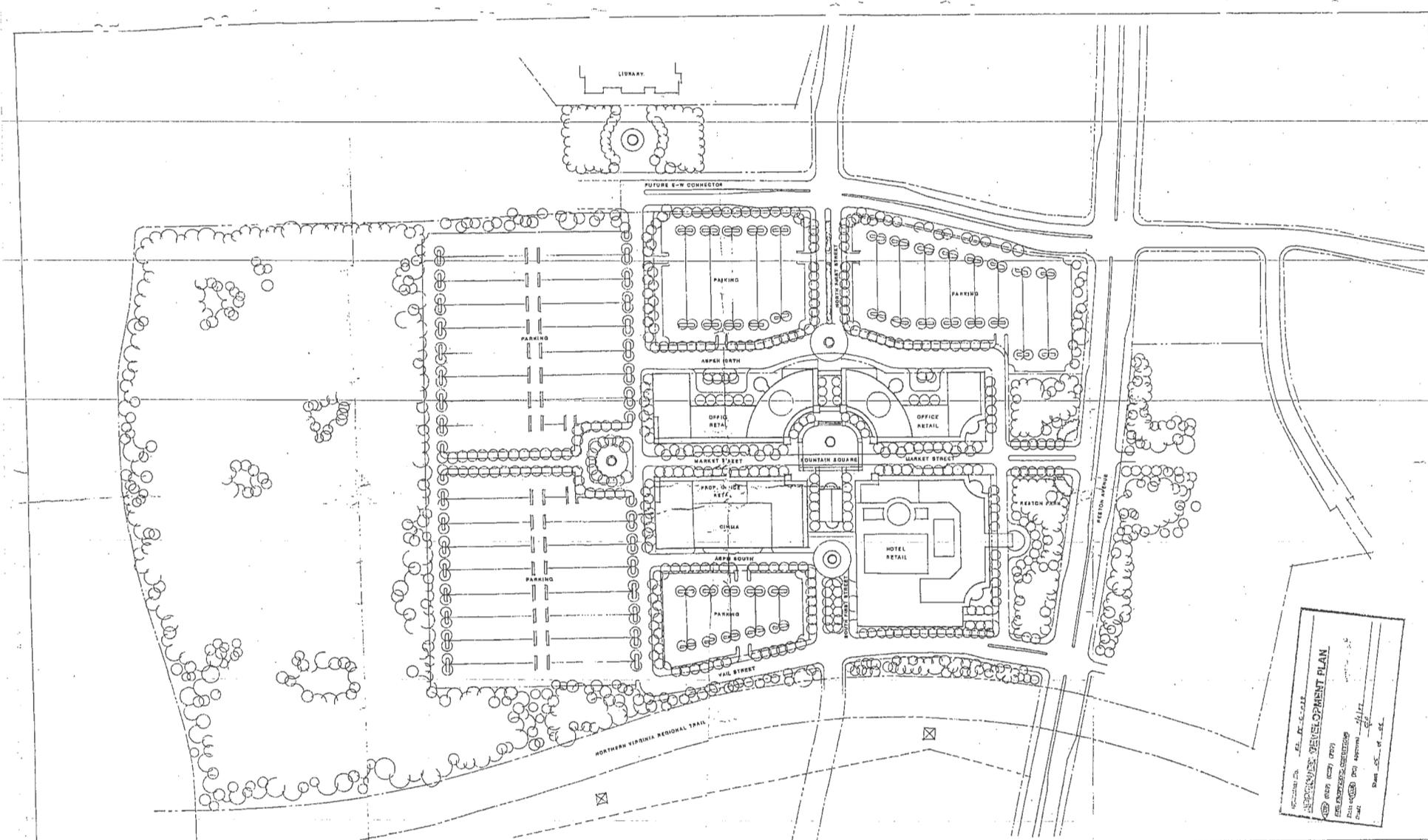
APPENDIX A
 FOR INFORMATION PURPOSES ONLY.

APPROVED DEVELOPMENT PLAN

DATE OF (LDC) APPROVAL: 2/17/87

DATE OF (LDC) APPROVAL: 2/17/87

Sheet 01 of 01



PROJECT NO. EL-10-0044
APPENDIX DEVELOPMENT PLAN
 DATE (REVISED)
 PREPARED BY
 DATE OF APPROVAL
 DRAWN BY
 CHECKED BY

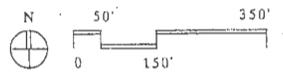


APPENDIX A
 PREL-2166
 FOR INFORMATION PURPOSES ONLY.

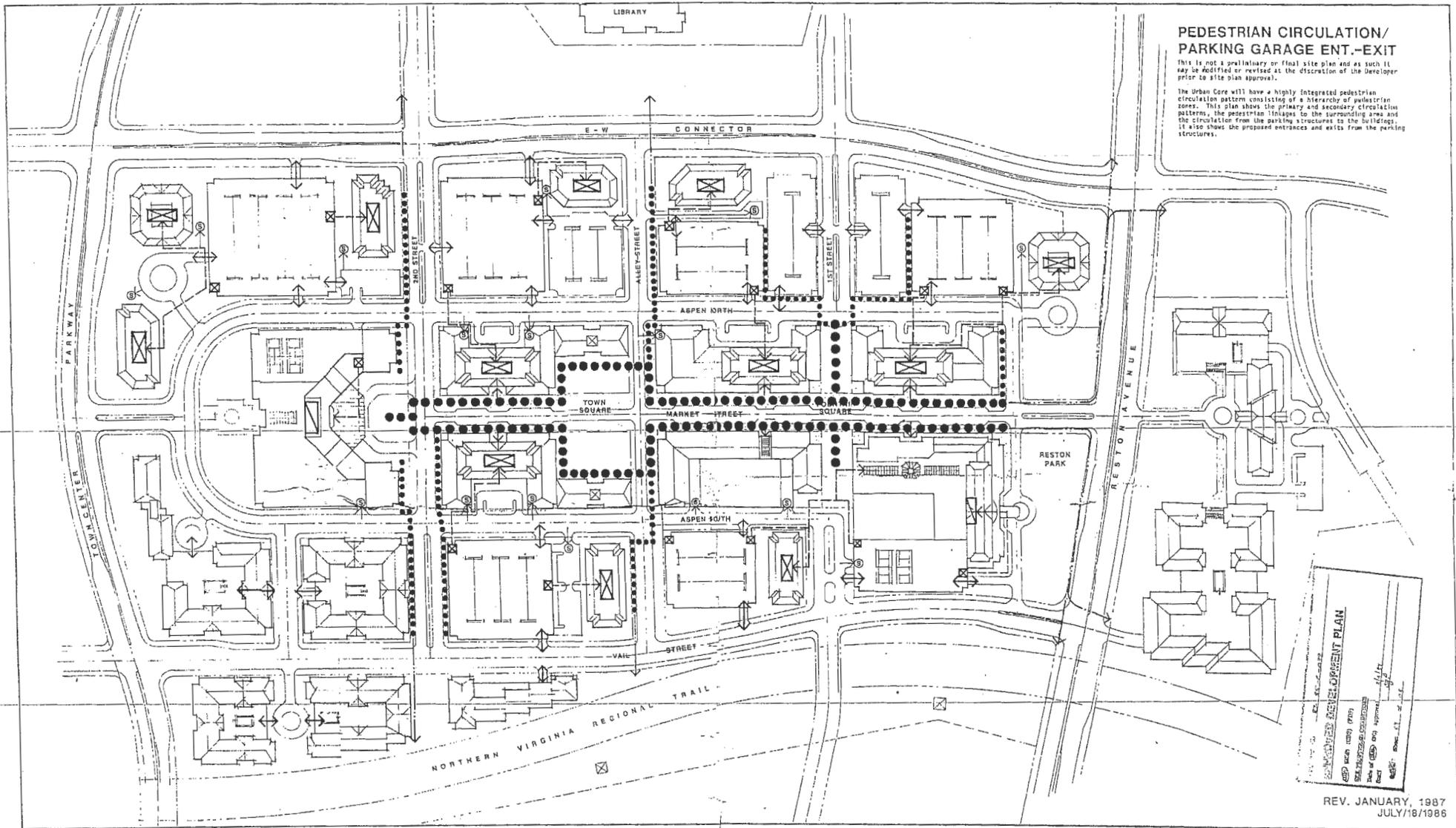
PHASE I DEVELOPMENT PLAN

This is not a preliminary or final site plan and as such it may be modified or revised at the discretion of the Developer prior to site plan approval.

This plan shows the interim parking that is required in order to serve Phase I development on a surface parking basis. Future phases of development will require the conversion of surface parking lots into building pads and parking structures.



REVISED: JANUARY, 1987



**PEDESTRIAN CIRCULATION/
PARKING GARAGE ENT.-EXIT**

This is not a preliminary or final site plan and as such it may be modified or revised at the discretion of the Developer prior to site plan approval.

The Urban Core will have a highly integrated pedestrian circulation pattern consisting of a hierarchy of pedestrian cores. This plan shows the primary and secondary circulation patterns, the pedestrian linkages to the surrounding area and the circulation from the parking structures to the buildings. It also shows the proposed entrances and exits from the parking structures.

CONVERTED DEVELOPMENT PLAN
 PREPARED BY: [Signature]
 DATE: [Date]
 SCALE: [Scale]

REV. JANUARY, 1987
JULY/18/1986

RESTON TOWN CENTER

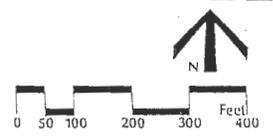
Reston • Virginia

- OFFICE CORE
- HOTEL CORE
- PARKING GARAGE CORE
- ENTRANCE/EXIT OF PARKING GARAGE & PARKING LOT
- SERVICE AREA
- SERVICE ACCESS
- PEDESTRIAN LINKAGE
- PRIMARY RETAIL PEDESTRIAN CIRCULATION
- SECONDARY RETAIL PEDESTRIAN CIRCULATION
- PEDESTRIAN CIRCULATION FROM PARKING CORE TO BUILDING



APPENDIX A
PREL-2166

FOR INFORMATION PURPOSES ONLY.

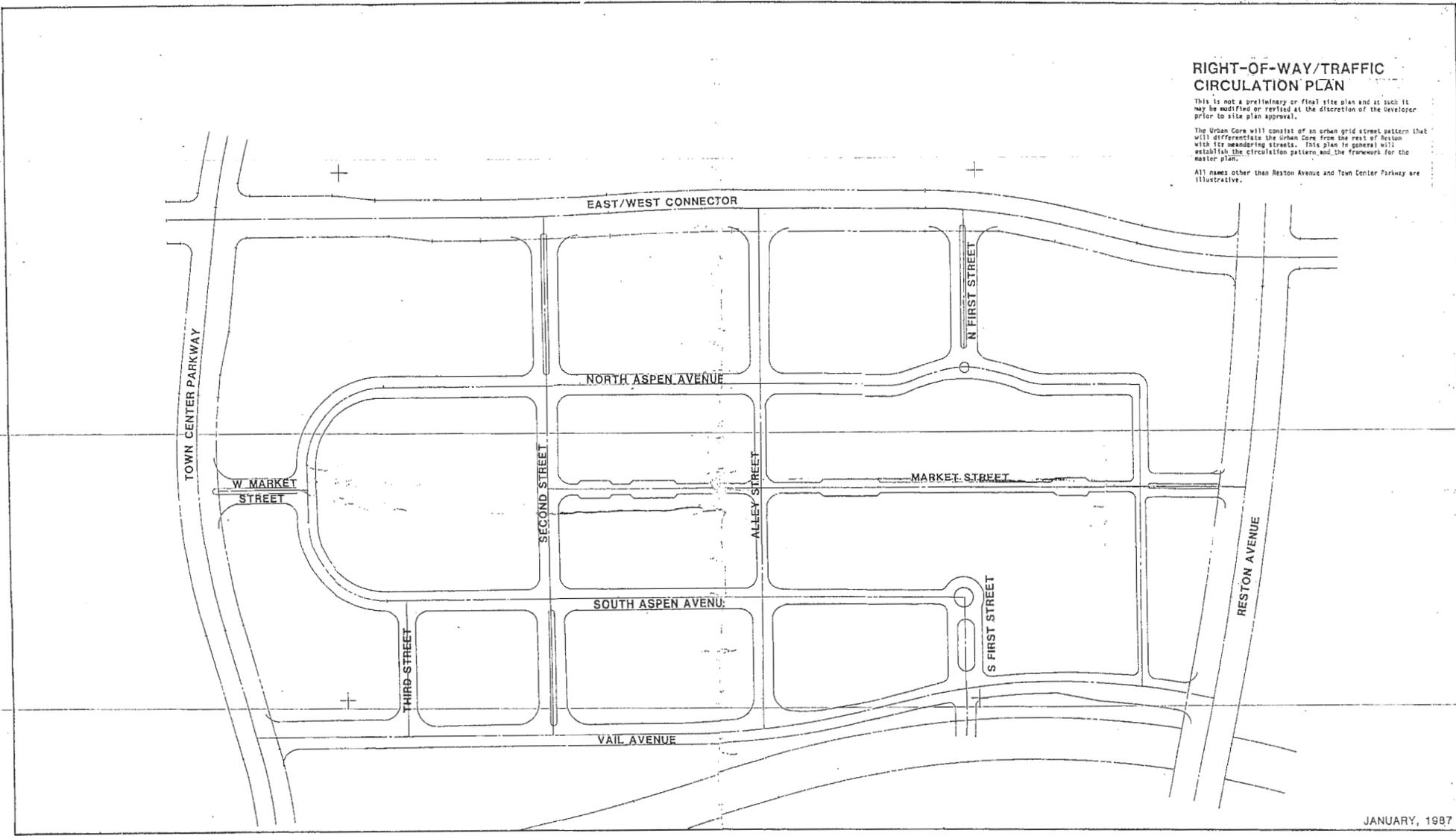


RIGHT-OF-WAY/TRAFFIC CIRCULATION PLAN

This is not a preliminary or final site plan and as such it may be modified or revised at the discretion of the developer prior to site plan approval.

The Urban Core will consist of an urban grid street pattern that will differentiate the urban core from the rest of Reston with its meandering streets. This plan in general will establish the circulation pattern and the framework for the master plan.

All names other than Reston Avenue and Town Center Parkway are illustrative.



JANUARY, 1987

RESTON TOWN CENTER
Reston • Virginia



APPENDIX A
PKEL-2166
FOR INFORMATION PURPOSES ONLY.

73-0221 (B) RE-SC-0-001

APPROVED DEVELOPMENT PLAN

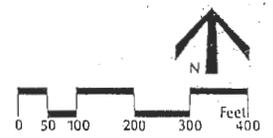
(S) (S) (S) (S) (S)

PROPOSED CONDITION

Date of (S) (S) approval: 4/1/87

Scale: 1" = 100'

Sheet 11 of 11





RECEIVED
Department of Planning & Zoning

JUN 2 2015

Zoning Evaluation Division

PLANNERS
ENGINEERS
LANDSCAPE
ARCHITECTS
LAND
SURVEYORS

**DESCRIPTION OF
BLOCK 4
SECTION 91A, RESTON**

ALL OF BLOCK 4, SECTION 91A, RESTON, AS THE SAME IS SHOWN ON A PLAT OF RESUBDIVISION OF A PORTION OF SECTION 91A, RESTON, ATTACHED TO THE DEED OF SUBDIVISION AND EASEMENT RECORDED IN DEED BOOK 7818 AT PAGE 335, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA

MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF MARKET STREET, PRIVATE ROAD, AND BEING SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE HEREIN BLOCK 4, LLC, DEED BOOK 23027 PAGE 673 ; THENCE

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 21.34', A RADIUS OF 34.50', A CHORD BEARING OF NORTH 72°16' 49" EAST, AND A CHORD LENGTH OF 21.00'; THENCE

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 399.87', A RADIUS OF 6862.65', A CHORD BEARING OF NORTH 04°48' 32" EAST, AND A CHORD LENGTH OF 399.82'; THENCE

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 61.69', A RADIUS OF 40.00', A CHORD BEARING OF NORTH 41°02' 23" WEST, AND A CHORD LENGTH OF 55.75'; THENCE

WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 188.77', A RADIUS OF 1173.51', A CHORD BEARING OF NORTH 80°36' 41" WEST, AND A CHORD LENGTH OF 188.56'; THENCE NORTH 76°00' 11" WEST 10.92 FEET TO A POINT; THENCE

WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 51.57', A RADIUS OF 210.00', A CHORD BEARING OF NORTH 68°58' 05" WEST, AND A CHORD LENGTH OF 51.44'; THENCE

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 46.66', A RADIUS OF 190.00', A CHORD BEARING OF NORTH 68°58' 05" WEST, AND A CHORD LENGTH OF 46.54'; THENCE NORTH 76°00' 11" WEST 17.47 FEET TO A POINT; THENCE

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 223.50', A RADIUS OF 2452.00', A CHORD BEARING OF NORTH 78°36' 51" WEST, AND A CHORD LENGTH OF 223.42'; THENCE

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 25.71', A RADIUS OF 25.00', A CHORD BEARING OF SOUTH 69°18' 53" WEST, AND A CHORD LENGTH OF 24.59'; THENCE

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 10.63', A RADIUS OF 2440.00', A CHORD BEARING OF NORTH 81°51' 11" WEST, AND A CHORD LENGTH OF 10.63'; THENCE

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 18.39', A RADIUS OF 34.50', A CHORD BEARING OF SOUTH 15°16' 01" WEST, AND A CHORD LENGTH OF 18.17'; THENCE

SOUTH 00°00' 00" WEST 226.91 FEET TO A POINT; THENCE

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 48.50', A RADIUS OF 34.50', A CHORD BEARING OF SOUTH 40°16' 35" EAST, AND A CHORD LENGTH OF 44.61'; THENCE

WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 74.59', A RADIUS OF 361.50', A CHORD BEARING OF SOUTH 74°38' 30" EAST, AND A CHORD LENGTH OF 74.46'; THENCE

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 121.95', A RADIUS OF 328.50', A CHORD BEARING OF SOUTH 79°21' 55" EAST, AND A CHORD LENGTH OF 121.25'; THENCE SOUTH 90°00' 00" EAST 108.70 FEET TO A POINT; THENCE

WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 112.31', A RADIUS OF 71.50', A CHORD BEARING OF SOUTH 45°00' 00" EAST, AND A CHORD LENGTH OF 101.12'; THENCE SOUTH 00°00' 00" WEST 130.00 FEET TO A POINT; THENCE

WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 54.19', A RADIUS OF 34.50', A CHORD BEARING OF SOUTH 45°00' 00" EAST, AND A CHORD LENGTH OF 48.79'; THENCE NORTH 90°00' 00" EAST 110.96 FEET TO A POINT;

TO THE POINT OF BEGINNING,

CONTAINING 196880 SQUARE FEET OR 4.5197 ACRES, MORE OR LESS.



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 703-324-1290, TTY 711
 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: PCA 85-C-088-10

(Assigned by staff)
 concurrent with
 PRCA 85-C-088-03
 DPA 85-C-088-08

RECEIVED
 Department of Planning & Zoning

JUN 01 2015

Zoning Evaluation Division

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Block 4 LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PRC District to the PRC District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA <input checked="" type="checkbox"/>	CDP <input type="checkbox"/>	CSP <input type="checkbox"/>	FDP <input type="checkbox"/>	CDPA <input type="checkbox"/>	CSPA <input type="checkbox"/>	FDPA <input type="checkbox"/>
----------------------	---	------------------------------	------------------------------	------------------------------	-------------------------------	-------------------------------	-------------------------------

LEGAL DESCRIPTION:

1	4	Sec 91A	23027	0673
4	4	Sec 91A	23027	0673
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

17-1	16		1e Formerly	3.49
47-1	16		4e Formerly d/p 9/11/15	1.03
17-1	16		1A	4.52
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

11810 Freedom Drive, Reston VA 20190

ADVERTISING DESCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

South of New Dominion Parkway, west of Reston Parkway, north of Market Street and Freedom Drive, east of Fountain Drive

PRESENT USE: Open Space/Parking	PROPOSED USE: Mixed-Use
MAGISTERIAL DISTRICT: Hunter Mill	OVERLAY DISTRICT (S):

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Brian J. Winterhalter
 Type or Print Name
 11951 Freedom Drive, Reston VA 20190
 Address

Brian J. Winterhalter
 Signature of Applicant or Agent
 (Work) 703-456-8168 (Mobile)
 Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: June 24, 2015

Fee Paid \$ 13,640.00

PCA 2015-0162 mpc
 6/24/15