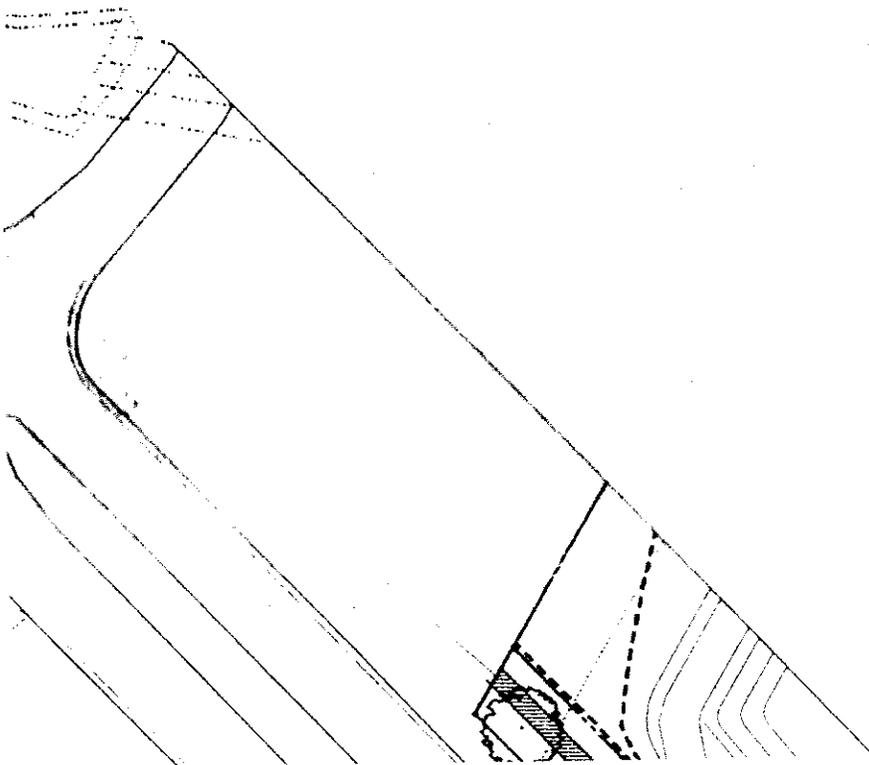


RESTON TOWN CENTER CONCEPT PLAN - SECTION 937
April 15, 1996

GENERAL

1. The parcels subject to this Town Center Concept Plan are known as Section 937, Reston.
2. The properties which are subject of this application shall be developed in accordance with this Town Center Concept Plan, dated April 2, 1996 (consisting of seven (7) sheets), prepared by Davis-Carter-Scott and Urban Engineering; subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").
3. The Tax Map reference for the existing parcels is 17-3 ((1)), parcels 33 and 33A. The Applicants shall be resubdividing the land and Dayton-Hudson (Target) is the owner of the parcel of land (as depicted) consisting of approximately 17 acres. Reston Land Corporation ("RLC") is the owner of the small parcel (as depicted) consisting of approximately 2.1 acres. Dayton-Hudson and RLC may be referred to herein individually or cumulatively as the "Applicants".



4. The application properties together consist of approximately 19.06 acres
5. The proposed Target retail building shall consist of a maximum of 135,000 gross square feet. The proposed RLC retail building shall consist of a maximum of 10,000 square feet. The maximum FAR for the entire site shall be .1747.
6. Parking shall be provided pursuant to Zoning Ordinance Section 11-104(20)(B)(shopping center of 100,000-400,000 square feet), as determined by DEM.
7. The Applicants shall provide a minimum of 50% open space on the entire site.
8. The Applicants shall provide a minimum of 7.5% interior parking lot landscaping on the entire site.
9. The Applicants shall provide a minimum of 15% tree cover on the entire site.
10. The maximum building height for the Target retail building shall be 45'. The maximum building height for the RLC building shall be 40'.

LANDSCAPING

11. The Applicants shall implement a landscaping plan generally consistent with the landscaping reflected on this Town Center Concept Plan and the Sasaki Master Landscape Plan for the Reston Town Center District. Said landscaping plan, including the delineated tree save areas, shall be coordinated with and subject to final review and approval by the Urban Forester.
12. The Applicants shall buttress and supplement the on-site landscaping depicted along the Dulles Toll Road, subject to existing and proposed easements in this area. Assuming approval by the Virginia Department of Transportation ("VDOT"), the Applicants shall place additional landscaping off site, along the Dulles Toll Road within the VDOT right-of-way, in order to supplement the existing evergreen trees. Said additional and/or larger plantings shall be included within the submitted landscape plan, subject to final review and approval by the Urban Forester.
13. The Applicants shall include foundation plantings, planters or similar and additional landscaping elements around all four sides of their respective buildings, subject to engineering constraints. Said additional plantings shall be included within the landscape plan, subject to final review and approval by the Urban Forester.
14. The Applicants shall provide a landscaped berm (up to approximately six feet (6') in height) along Sunset Hills Road, as reflected on this Town Center Concept Plan.
15. All supplemental landscaping located within or contiguous to Virginia Department of Transportation ("VDOT") rights-of-way shall be provided, subject to VDOT approval. If VDOT does not permit the noted plantings within or contiguous to its rights-of-way, the Applicants shall relocate the trees within their respective properties, subject to review and approval by the Urban Forester.
16. All supplemental landscaping located within or adjacent to easements (such as the Columbia, Colonial and Fairfax County Water Authority easements) shall be provided, subject to appropriate approval(s). If not permitted, the Applicants shall relocate said plantings to other portions of the site, subject to review and approval by the Urban Forester.
17. The Applicants have proposed a tree save area within the storm water management pond located in the southwest corner of the site. If said trees do not survive as a result of the changes in water surface and inundation, the Applicants shall submit a replanting plan to the Urban Forestry Branch, for its review and approval. The Applicants shall proceed with the implementation of said plan expeditiously and with their good faith and best efforts. The Applicants shall provide additional plantings in and around the storm water management pond that are well suited to the hydrological conditions in this area, said plantings, subject to approval by DEM, the Urban Forester and the Department of Public Works ("DPW").

PEDESTRIAN CIRCULATION, TRAILS AND SIDEWALKS

18. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.

TRANSPORTATION

A. Improvements

19. The Applicants shall construct a continuous right-turn lane\thru-lane across the frontage of

Reston Town Center shall be coordinated with and subject to final review and approval by the Urban Forester.

- 12. The Applicants shall buttress and supplement the on-site landscaping depicted along the Dulles Toll Road, subject to existing and proposed easements in this area. Assuming approval by the Virginia Department of Transportation ("VDOT"), the Applicants shall place additional landscaping off-site, along the Dulles Toll Road within the VDOT right-of-way, in order to supplement the existing evergreen trees. Said additional and/or larger plantings shall be included within the submitted landscape plan, subject to final review and approval by the Urban Forester.
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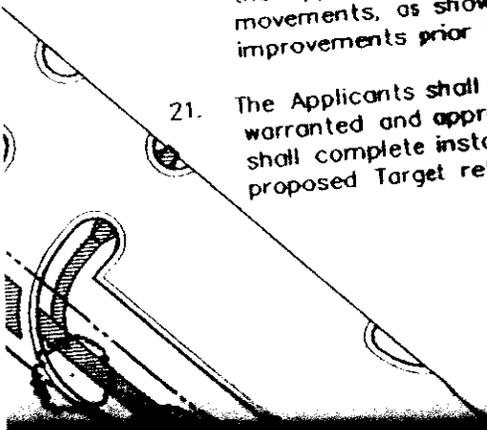
PEDESTRIAN CIRCULATION, TRAILS AND SIDEWALKS

- 18. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan

TRANSPORTATION

A. Improvements

- 19. The Applicants shall construct a continuous right-turn lane thru-lane across the frontage of Sunset Hills Road to the easternmost entrance to the site, as depicted. The Applicants shall complete construction of said improvements prior to the issuance of a non-Residential Use Permit ("non-RUP") for either retail building.
- 20. The existing median breaks along the frontage of the site shall be closed at the expense of the Applicants. The Applicants shall construct a consolidated median break, with left-turning movements, as shown on the Plan. The Applicants shall complete construction of said improvements prior to the issuance of a non-RUP for either retail building.
- 21. The Applicants shall install a traffic signal at the primary entrance, assuming said signal is warranted and approved by VDOT. Subject to timely approval by VDOT, the Applicants shall complete installation of said traffic signal prior to the issuance of a non-RUP for the proposed Target retail building.



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B. Reservation of Rights--of-Way

22. The Applicants shall reserve right-of-way along the frontage of the RLC parcel, from the end of the eastern-most entrance to the end of the eastern property line, for a third, eastbound lane along Sunset Hills Road, as shown on the Plan. This reserved area shall be dedicated and conveyed to the County in fee simple, at no cost to the County, at such time as funding to construct this improvement has been identified/appropriated by either the Commonwealth of Virginia and/or Fairfax County; concurrently, the Applicants shall convey to the County, at no cost to the County, all easements reasonably necessary for construction of said third, eastbound lane along Sunset Hills Road.

23. The Applicants shall reserve right-of-way for an additional right-turn lane into the primary entrance of the site, as shown on the Plan. This reserved area shall be dedicated and conveyed to the County in fee simple, at no cost to the County, at such time as funding to construct this improvement has been identified/appropriated by either the Commonwealth of Virginia and/or Fairfax County; concurrently, the Applicants shall convey to the County, at no cost to the County, all easements reasonably necessary for construction of said additional right-turn lane into the primary entrance of the site.

C. Bus Stop

24. The Applicants shall, if requested by the Office of Transportation or VDOT, construct one (1) bus shelter (open, typical type) and pull-over area. Said bus stop shall be located east of the primary entrance/exit to the site, along the RLC parcel. The final location of this bus stop shall be determined by the Office of Transportation. The final location of this bus stop shall be determined prior to final site plan approval for the RLC parcel.

25. The Applicants shall install a covered trash receptacle within the bus shelter. The owner of the RLC parcel shall be responsible for providing trash removal and pick-up services for the bus shelter.

LAND USES

26. Retail sales establishments shall be the predominate use on the Target site. Target also reserves the right to place any zoning ordinance permitted ancillary and/or accessory uses (including, but not limited to, a pharmacy and customer-oriented cafeteria/food service area) within this building. There shall be no separate entrance for any said ancillary and/or accessory use.

27. The RLC building shall be developed only for retail sales establishment(s), as such term is defined by Article 20 (Ordinance Structure, Interpretations and Definitions) of the Fairfax County Zoning Ordinance.

28. The Applicant shall submit the site plan and all of the associated details of the RLC building (including the location of the proposed bus stop/pull-over and bus shelter and its integration within the RLC site, the proposed landscaping, building footprint and configuration, and other similar elements of the plan) to the Reston Citizens Association's Planning and Zoning Committee ("P&Z") and to the Fairfax County Planning Commission for review and comment prior to building permit issuance for the RLC building. This note will not impede in any way the processing or County approval of the site plan(s) and building permit(s) for the rest of the Section 937 site and the Target building. Should RLC elect to proceed with any use other than retail on the RLC building, the Applicant shall be required to file and process a Town Center Concept Plan Amendment.

29. This Town Center Concept Plan governs only that property south of Sunset Hills Road known as Reston, Section 937. Sheet 2 of this Town Center Concept Plan (entitled "Area Wide Illustrative Plan") is illustrative only. Approval of this Town Center Concept Plan by the County has no legal effect on the parcels north of Sunset Hills Road, including but not limited to those sites known as Section 935, Block 2 (owned by RLC) or Section 935, Block 3 (owned by Fairfax County). Sheet 3 (the approved Development Plan for a portion of RZ 86-C-121) is submitted for information purposes only.

SIGNAGE RESTRICTIONS

Mounted signage on the north, south or west elevations.

