

**RESTON CORPORATE CENTER
NOTES TO CONCEPTUAL PLAN:**

1. OWNER/APPLICANT: RESTON CORPORATE CENTER LIMITED PARTNERSHIP (D.B. 7633 AT PAGE 1766).
2. THE PROPERTY DELINEATED ON THIS CONCEPTUAL PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP 17-3(1) AS PARCEL 29.
3. ZONING: THE PROPERTY DELINEATED ON THIS CONCEPTUAL PLAN IS ZONED PRC (TOWN CENTER) PER RZ 86-C-119.
4. PROPOSED USE: OFFICE AND/OR RESEARCH AND DEVELOPMENT AND PERMITTED ACCESSORY USES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON FIELD RUN SURVEYS BY WILLIAM H. GORDON ASSOCIATES, INC.
6. DEVELOPMENT OF THE PROPERTY DELINEATED ON THIS CONCEPTUAL PLAN WILL UTILIZE PUBLIC WATER AND SANITARY SEWER SERVICES.
7. THE MAXIMUM HEIGHT OF ANY BUILDING SHALL NOT EXCEED 120 FEET ABOVE THE BASE ELEVATION OF THE BUILDING (SEE RZ 86-C-119).
8. THE MAXIMUM OVERALL FAR SHALL NOT EXCEED 1.0 (SEE RZ 86-C-119).
9. THE MAXIMUM GROSS FLOOR AREA SHALL NOT EXCEED 249,012 (SEE RZ 86-C-119).
10. THIS CONCEPTUAL PLAN IS NOT INTENDED TO BE EITHER A PRELIMINARY SITE PLAN OR A FINAL SITE PLAN AND IT MAY BE MODIFIED OR REVISED AT THE DISCRETION OF THE OWNER/APPLICANT PRIOR TO SITE PLAN APPROVAL. BUILDING CONFIGURATIONS, SET-BACKS, THE LOCATION OF ENTRANCE DRIVES AND OTHER SITE IMPROVEMENTS ARE INTENDED TO BE ILLUSTRATIVE ONLY AND ARE SUBJECT TO MODIFICATION AS A RESULT OF CONDITIONS ENCOUNTERED AS DETAILED DESIGN PROGRESSES. THE CONCEPTUAL PLAN IS INTENDED TO BE GENERAL IN CONCEPT AND IS SUBJECT TO MODIFICATION AT THE DISCRETION OF THE OWNER/APPLICANT AS SCHEMATIC DESIGN AND DESIGN DEVELOPMENT PROGRESS. THE CONCEPTUAL PLAN IS SUBMITTED PURSUANT TO APPLICABLE PROFFERED CONDITIONS OF RZ 86-C-119 AND IS NOT INTENDED TO ENLARGE OR MODIFY THOSE PROFFERED CONDITIONS.
11. ALL SITE PLANS SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMITTEE OF RESTON COMMUNITY ASSOCIATION FOR REVIEW.
12. ALL SITE PLANS AS WELL AS OUTLINE ARCHITECTURAL DRAWINGS AND ARCHITECTURAL RENDERINGS OF ALL BUILDINGS (INCLUDING PARKING STRUCTURES) AND REASONABLE DETAILS RELATING TO LANDSCAPING, EXTERIOR LIGHTING, BUILDING MATERIALS, COLORS AND EXTERIOR SIGNAGE SHALL BE SUBMITTED TO THE TOWN CENTER DESIGN REVIEW BOARD FOR REVIEW AND APPROVAL PURSUANT TO APPLICABLE COVENANTS.

DEVELOPMENT PLAN

Property D will be developed as an office/research and development park subject to the following conditions:

1. F.A.R. - The total floor area for office/research and development in Property D shall not exceed 1,234,000 square feet or a 1.0 floor area ratio.
2. Building Height - No building in Property D shall exceed 120 feet in height above the base elevation of the building.
3. Property Uses - The uses of Property D will be office and/or research and development and there shall be no residential requirement on Property D.
4. Parking Garages - All parking garages shall be designed to include architectural features and building materials which will tend to minimize the appearance of bulk. All set back areas shall be landscaped and all top decks will include planters for shrubs and flowers. All landscaping shall be submitted to the County Arborist for review and approval and shall be approved by The Board of Architectural Review for the Reston Center for Industry and Government with specific attention being given to the legitimate security requirements of any tenant. Entrances and exits will be so directed as not to impede traffic flows.
5. Parking - Parking will be provided in accordance with Fairfax County zoning ordinance requirements. Applicant may seek reductions in parking consistent with the zoning ordinance and subject to the Board of Supervisors' approval. Applicant will comply with the zoning ordinance parking requirements during conversion of interim surface parking lots to decked parking and commercial buildings.

6. Architecture - Applicant will cause all commercial buildings and parking garages to be designed by skilled architects in keeping with the high architectural standards of the Reston community. Applicant will cause architectural renderings to be prepared for each building and approved by an Architectural Board of Review for the Reston Center for Industry and Government.

7. Preliminary Site Plan - Property D will be developed in accordance with the Development Plan dated December, 1986 and revised January, 1987. Prior to submission of a preliminary site plan for building development to DEM for any part of Property D, Applicant proffers to cause to be prepared conceptual plan consistent with RZ 86-C-121 to include:

- a vehicular traffic circulation plan
- minor streets in approximate location
- general perimeter pedestrian walkways and trails
- conceptual landscaping and screening
- open space
- floor area ratios
- height limits
- general location office and commercial buildings
- general location of parking structures

Applicant will afford members of the Reston community an opportunity to review and comment upon the initial conceptual plan prior to submission of the same to Fairfax County for review. Concurrent with the community input process, Applicant will submit the plan to the Fairfax County Office of Comprehensive Planning for review and the Fairfax County Planning Commission for review and approval. Once the conceptual plan is approved, preliminary and final site plans will be submitted and processed pursuant to Fairfax County zoning ordinances.