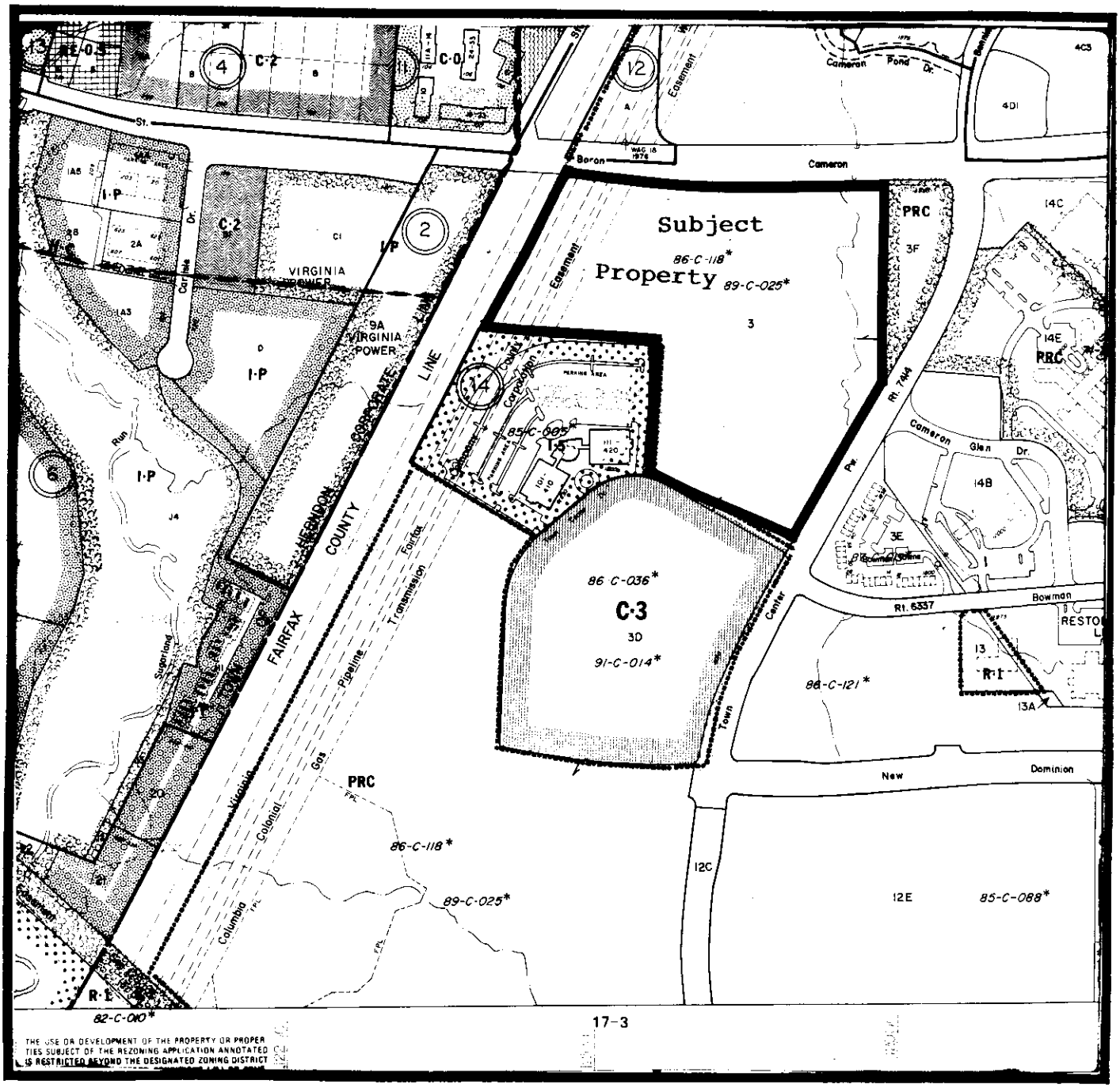
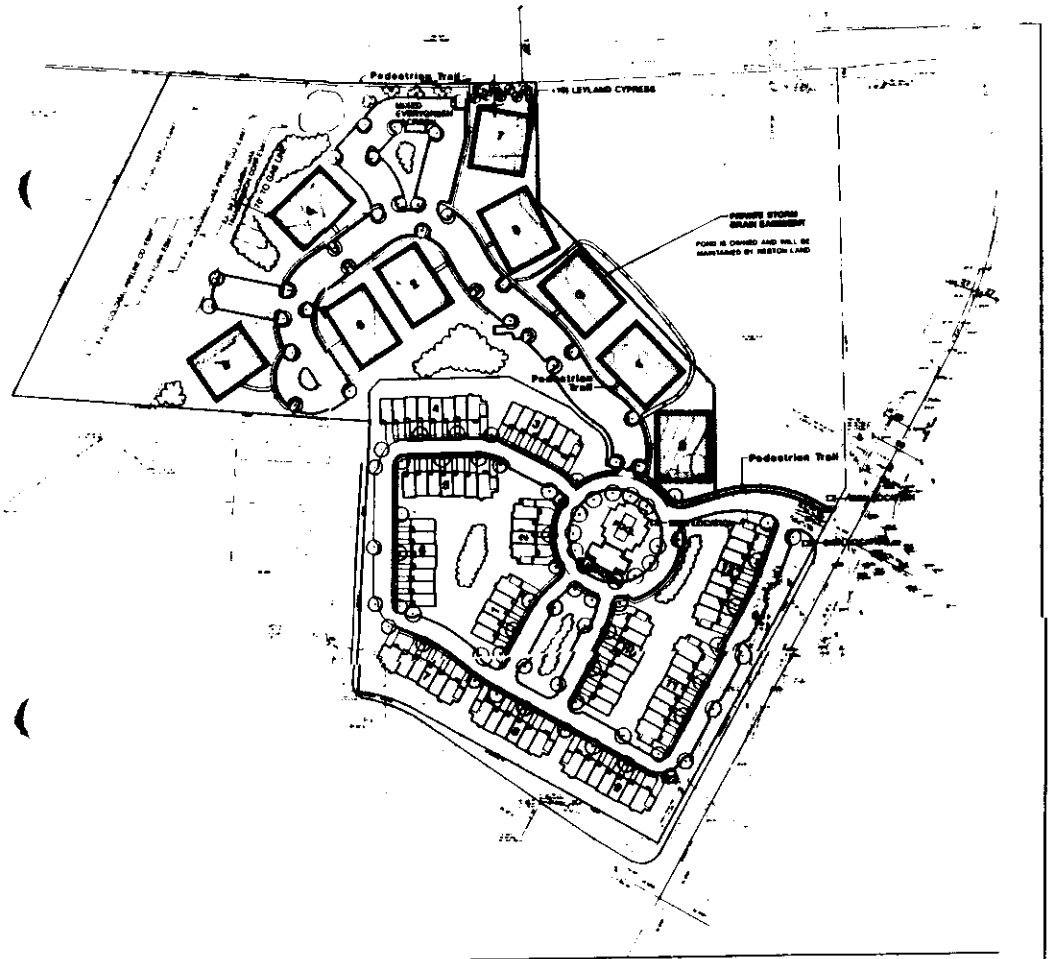
ATTACHMENT 2

Edgewater Conceptual Plan

Parcel 17-1((1))3



ATTACHMENT 3



Number of Multi-family Units Proposed	174
Number of Townhomes Proposed	80
TOTAL UNITS PROPOSED	254
TOTAL SITE AREA	23.85 Acres
Multi-family Maximum Building Height Proposed	55 Feet
Townhome Building Height Proposed	40 Feet

Calculated according to Fairfax County Zoning Ordinance

Ref. Master Conceptual Plan (Approx. Height) and F.A.R. Town Center District Plan (Rev. March 1984)

Multi-family Parking Ratio

Number of Multi-family Parking Spaces Required

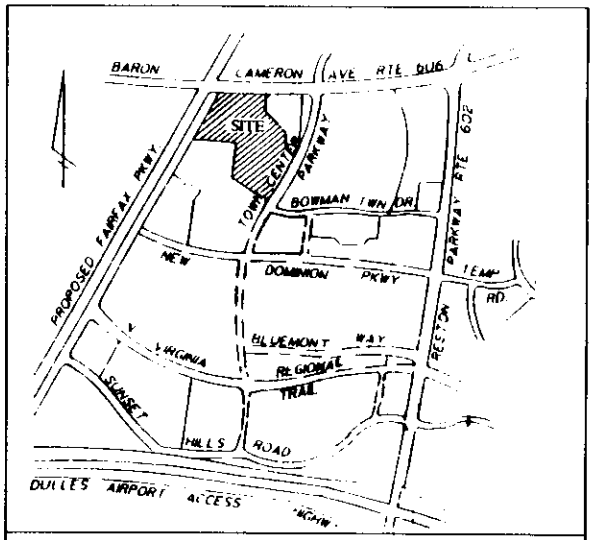
Number of Multi-family Parking Spaces Proposed

Townhome Parking Ratio

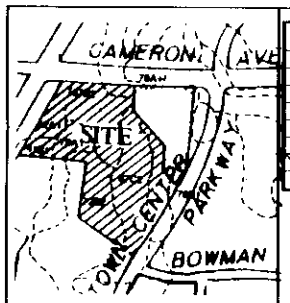
Number of Townhome Parking Spaces Required

Number of Townhome Parking Spaces Proposed (includes surface and garage spaces)

TOTAL PARKING PROPOSED



VICINITY MAP SCALE 1"=800'



SOILS MAP SCALE 1"=500'

SOIL MAP SYMBOL	SOIL NAME	SLOPE CLASS
1A+	Mixed Alluvial Land	0-2%
41B1	Rocky Land	2-7%
42A1	Very Rocky Land	0-2%
67B2	Penn Fine Sandy Loam	2-7%
67C2	Penn Fine Sandy Loam	7-14%
78B1	Calverton Loam	2-7%
78A+	Calverton Silt Loam	0-2%
78A1	Calverton Silt Loam	0-2%

SOILS LEGEND

1. The site is a portion of Parcel 5 (38-4[illegible], PG200). It is located on Tax Map 017 1 ((1)) 2
2. Existing contours are based upon aerial topography provided by Reston Land Corporation. The contour interval is one foot
3. The internal pedestrian circulation system shall consist of four foot walks. The walks represented on the plan are detailed with those that will be shown on the Preliminary Site Plan
4. Parking shall be provided in accordance with Fairfax County Zoning Ordinance requirements
5. There are no known burial sites on this property
6. The site planning and construction efforts will seek to minimize disturbance to existing grades and vegetation in order to accommodate proposed development. Otherwise, there are no scenic or natural features on the site deserving of preservation
7. Community amenities shall include a community building with pool, landscaped open spaces and internal walks
8. Construction of the dwellings is proposed to begin during August 1983. It will be completed as market conditions allow
9. The general sequence of development is not related to the adopted Capital Improvement Program
10. All site plans shall be submitted to the Reston Association's Planning and Zoning Committee for review
11. Noise mitigation will be provided to bring the interior noise levels down, with the exception of the outdoor noise levels in parking areas, [illegible] 55 DBA or as approved by [illegible]
12. A waiver of the 600 foot maximum street length rule is requested
13. Stormwater management for this site is to be provided in Pond #1 (Town Center Parkway Stormwater Management Facility) [illegible] which is consistent with Re-development of Reston Town Center. On site drainage shall be conveyed in accordance with PFM [illegible]

CIVIL ENGINEER

LANDPLANNER/LANDSCAPE ARCHITECT

Land Design Inc.

EDGEWATER

CONCEPTUAL PLAN

FAIRFAX COUNTY, VIRGINIA

HUNTER MILL DISTRICT

RESTON SECTION 931 BLOCK 4

RESTON LAND CORPORATION

REVISIONS

VA STATE GRID

NORTH

SCALE 1"=100'