

TOWN CENTER CONCEPTUAL PLAN
RESTON LAND CORPORATION - SECTION 933 (WEST MARKET) - NOTES

GENERAL

1. This site is known as Section 933, Reston, and consists of approximately 49 acres.
2. The Tax Map Reference for this site is a portion of 17-1-((1))-3J.
3. The property which is the subject of this application shall be developed in accordance with Sheet 1 of this Town Center Conceptual Plan, dated 6-14-96 (consisting of four sheets prepared by Urban Engineering, Lewis Scully Gionet and Reston Land Corporation; subject to these notes and provided that minor modifications may be permitted where necessitated by sound engineering or which may become necessary as part of the final site engineering, as determined by the Department of Environmental Management ("DEM").
 - A. Sheet 2 depicts a proposed townhouse and multi-family development which is consistent with the Town Center Concept Plan - Sheet 1. The property shall be developed in general conformance with Sheet 2, which is reflective of the character, density, lay-out, general orientation and streetscaping of the West Market community, subject to final approval by the Reston Town Center Design Review Board. Applicant shall submit PRC plans for the individual land bays to the Office of Comprehensive Planning for review and comment prior to PRC plan approval.
 - B. Sheet 3 consists of various illustrative concepts of portions of the Section 933 plan. Where possible and as approved by the Reston Town Center Design Review Board, Applicant shall develop these portions of the plan in substantial conformance with Sheet 3.
 - C. Sheet 4 consists of a general delineation of the surrounding road network as well as the roads which shall be constructed as part of Section 933 development, consistent with the transportation notes listed herein.
4. The minimum parking provided shall be as required by the Fairfax County Zoning Ordinance.
5. Construction of this development is anticipated to begin during the Summer or Fall of 1996, subject to market and financing conditions. The project may be developed in phases.
6. There are no known burial sites on the property. Except for the existing storm water management pond and protected drainage way, there are no scenic or natural features on site deserving protection.

CONCEPT PLAN

7. The Housing Program for the West Market Community shall consist of the following:

<u>Unit Type</u>	<u>Number of Units</u>
A. Townhomes	185 - 225
B. Condominiums	96 - 122
C. Stacked Townhomes	<u>94 - 108</u>
D. Total	375 - 455

8. Applicant reserves the right to provide for on-street parking, surface parking, garages within the townhomes and underground/in-unit garage parking within the multi-family buildings.
9. Subject to approval by Fairfax County and the Virginia Department of Transportation ("VDOT"), the Applicant reserves the right to provide for parallel parking along Town Center Parkway.
10. The overall minimum open space for the site shall be 30%.

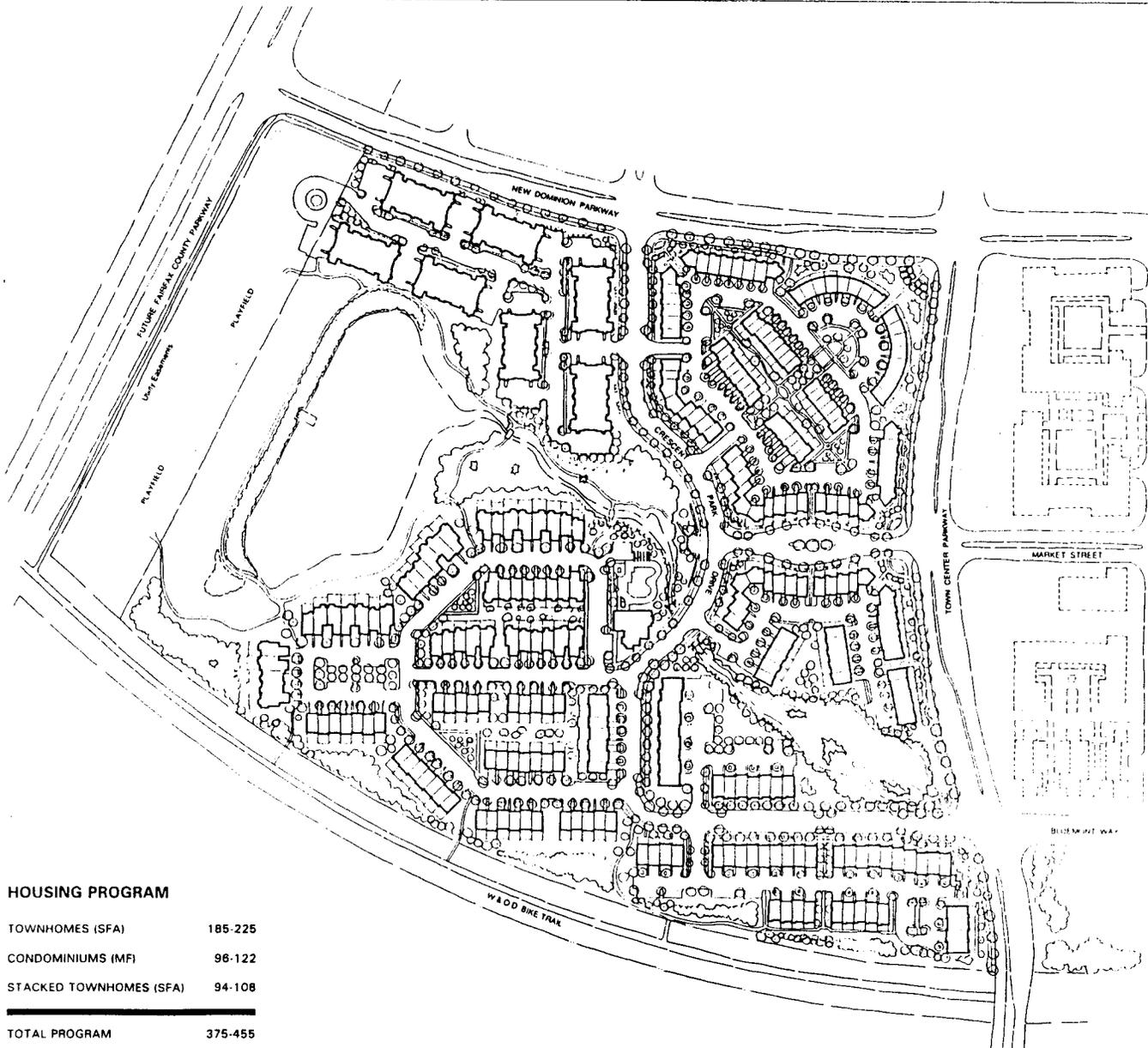
11. The Applicant is requesting a waiver of the privacy yard and privacy fence/wall requirements, in accordance with Fairfax County Zoning Ordinance Section 6-306(2).
12. Applicant shall not locate any building within 50' of the existing, underground transmission/pipeline(s) (located within the easement area along the western boundary of the site). Applicant may include recreational facilities, surface parking lot(s), landscaping and all other facilities otherwise permitted by the Public Facilities Manual ("PFM") and other applicable County ordinances within said easement area. Applicant shall construct such facilities in accordance with the PFM and other applicable County ordinances. Applicant shall not construct such facilities without first consulting and coordinate with the Colonial Pipeline operator (and any other applicable pipeline operator) prior to commencing any construction within the easement area, as required by applicable County ordinances. Furthermore, Applicant shall provide its own Construction Supervisor on-site during any construction activities conducted within the easement area to coordinate with its contractors, and County and pipeline operating personnel.
13. Architectural details are subject to final approval by the Reston Town Center Design Review Board.

LANDSCAPING AND ENVIRONMENTAL

14. Landscape plan(s) shall be submitted with the PRC and site plans for each phase of development. Landscaping details are subject to final approval by the Reston Town Center Design Review Board.
15. Applicant shall provide streetscaping according to the Sasaki Urban Design Principles for Town Center, as may be modified by the Reston Town Center Design Review Board.
16. Applicant shall endeavor to preserve existing trees and vegetation to the extent reasonably possible within undisturbed open space areas (such as the noted drainage way), with preference being given to the preservation area adjacent to the drainage way. Supplemental landscaping will be provided along the drainage way as required by the Reston Town Center Design Review Board.
17. Storm water management for this community shall be provided in the designated storm water management pond shown on this Concept Plan, which is part of a regional storm water management system.
18. Erosion and sediment control measures, including regular silt fencing, shall be installed where necessary, as determined by DEM, prior to any construction activity on the site, and will be maintained until the site has been stabilized or until external construction of the units has been completed, whichever occurs later.

RECREATION FACILITIES AND TRAILS

19. The Applicant shall provide active recreation facilities, which shall include some combination of the following: a clubhouse, pool, tennis court(s), soccer, general play or volleyball field(s), tot lot(s), etc. Applicant shall also provide passive recreation facilities, which shall include some combination of the following: landscaped courtyards, open spaces, walkways or trails, etc.
20. The internal pedestrian circulation system shall consist of sidewalks (pursuant to the PFM) and 4'-8' walks/trails. The pedestrian circulation system shall be reflected on the PRC and site plans for each phase of development, and shall be designed to interconnect the residential units, parking lots and community amenities (all as generally depicted on Sheet 2).
21. Applicant shall provide one or two connections to the W&OD Regional Trail at the potential locations shown on the plan. Any trail connections to the W&OD Regional Trail shall be coordinated with the Northern Virginia Regional Park Authority (which controls the W&OD Regional Trail). Applicant shall establish a buffer between its development and the W&OD Regional Trail, generally as depicted on Sheet 2 and subject to these notes.



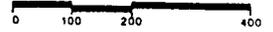
HOUSING PROGRAM

TOWNHOMES (SFA)	185-225
CONDOMINIUMS (MF)	96-122
STACKED TOWNHOMES (SFA)	94-108
TOTAL PROGRAM	375-455



RESTON TOWN CENTER

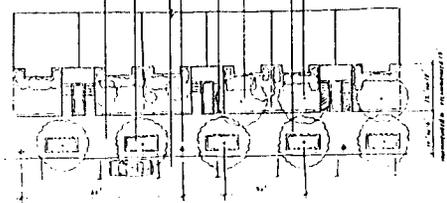
SECTION 933
 RESTON LAND CORPORATION



Illustrative Plan

JUN 2 1976
 JUN 14 1976
 MAY 1 1976
 MAR 10 1976
 Sheet 2 of 4

ornamental post top lights
 parallel parking zone
 street trees
 concrete sidewalks
 brick or concrete walks
 entry gardens
 possible brick borders
 alternative street tree location



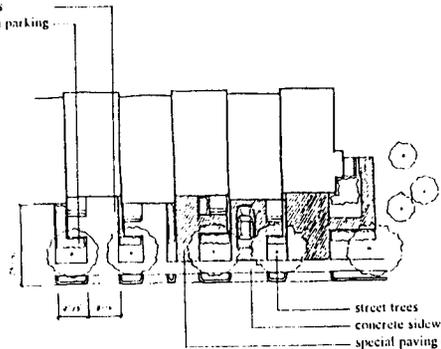
Conceptual Plan at Market Street

ornamental post top lights
 street trees
 sidewalk
 entry garden with fence,
 wall or landscaping
 alternative street tree
 location
 two moving lanes
 parallel parking both sides



Section at Market Street

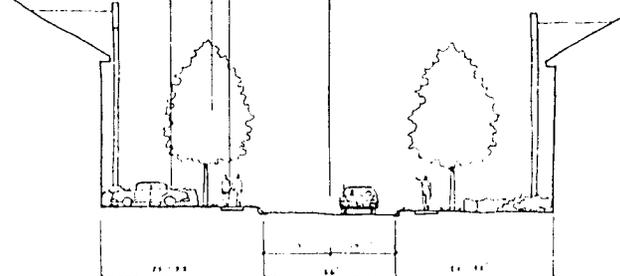
driveways at garages
 low shrubs to screen parking



Townhouse Plan with Garages at Front

street trees
 concrete sidewalk
 special paving optional

sidewalk
 trees in lawn
 driveways with unit
 entries and planting
 two moving lanes



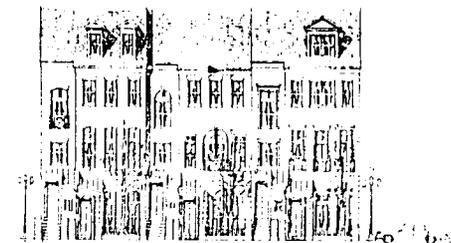
Townhouse Street Section with Garage at Front



Typical Townhouse Elevation



Typical Multi-Family Elevation



Typical Stacked Townhouse Elevation

