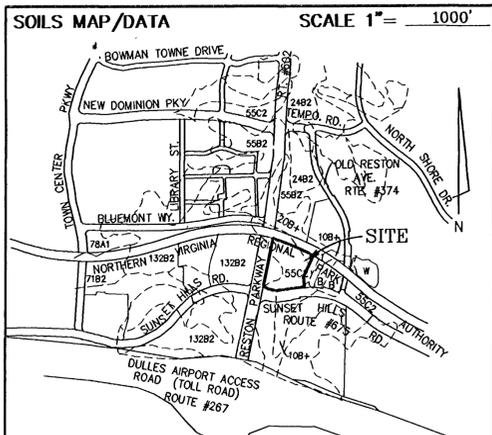
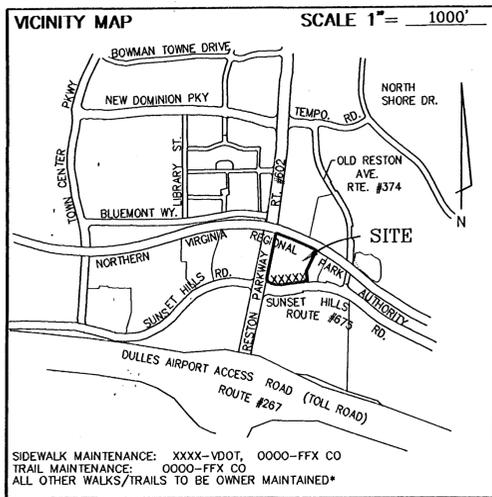


RESTON TOWN CENTER CONCEPT PLAN CHANCELLOR PARK AT RESTON RESTON SECTION 95 BLOCK 1 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

Application No. CP 86-C-121-10 Staff LG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CP)
SEE PROFFERS DATED
Date of (1998) (PC) approval 4/2/98
Sheet 1 of 8

TOTAL DENSITY TABULATION						
PREVIOUSLY SUBMITTED	ACREAGE	TYPE DENSITY	TYPE USE	UNITS PROPOSED	PERSONS PROPOSED	PERSONS PER ACRE
NORTHERN SECTOR	2,816.19	-	-	11,916	34,060	-
SOUTHERN SECTOR	3,275.07	-	-	10,392	31,742	-
SUB TOTAL	6,091.26	-	-	21,308	65,802	-
SECTION 95 BLOCK 1	5.36	HIGH	MF	168	420	78.36
TOTAL	6,096.62	-	-	22,476	66,222	10.86

* 13 PERSONS PER GROSS RESIDENTIAL ACRE PERMITTED



SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT REQD.
10B+	GLENVILLE	FAIR	MARGINAL	GOOD	MODERATE	B
20B+	MEADOWVILLE	FAIR	MARGINAL	GOOD	MODERATE	B
55C2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
132B2	MAYODAN	GOOD	FAIR	GOOD	MODERATE	C

SHEET INDEX

- COVER SHEET
- TOWN CENTER CONCEPTUAL DEVELOPMENT PLAN
- LANDSCAPE PLAN
- CRAFTS COURTYARD, OVERLOOK TERRACE & POND
- SECTIONS THROUGH STREET SETBACKS / PROJECT SIGN ELEVATIONS
- ARCHITECTURAL PERSPECTIVES
- TOWN CENTER DEVELOPMENT PLAN
- MASTER CONCEPTUAL PLAN

RESTON TOWN CENTER CONCEPT PLAN -
SECTION 95, BLOCK 1
Chancellor Park At Reston
March 20, 1998

GENERAL

- The parcel subject to this Town Center Concept Plan is known as Reston, Section 95, Block 1.
- The property which is the subject of this application shall be developed in accordance with this Town Center Concept Plan (the "Plan"); 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").
- The Tax Map reference for the parcel is 17-3 (11), part of Parcel 5. CareMatrix of Massachusetts, Inc., its successors or assigns (the "Applicant"), shall utilize the proposed building for housing for the elderly.
- The gross floor area for the proposed building shall not exceed 181,000 square feet and the FAR shall not exceed .70. The foot print area for the proposed building shall not exceed 36,553 square feet. The proposed building shall contain no more than 168 dwelling units.
- The maximum building height shall not exceed: (1) 50 feet (to mid pt. of roof) on the Reston Parkway side; and (2) 64 ft. (to mid pt. of roof) on the other sides of the building.
- The application property consists of approximately 5.36 acres.

LANDSCAPING

- The Applicant shall provide landscaping on the application property (the "Site") as shown on Sheet 3 of this Plan. The exact location of the provided plants and trees may be modified as necessary for the installation of utilities, Virginia Department of Transportation ("VDOT") requirements, and Fairfax County ("County") requirements, in coordination with DEM but shall, at a minimum, provide the quality and quantity of plantings depicted on the Town Center Concept Plan (subject to any reduction resulting from the future construction by the Commonwealth of Virginia/Fairfax County of an additional westbound lane on Sunset Hills Road in the reservation area shown on the Plan, as discussed in the transportation notes below).
- A landscape plan generally consistent with the quality and quantity of landscaping reflected on Sheet 3 of this Plan shall be submitted for review and approval by the Urban Forestry Branch of DEM at the time of site plan approval. The Applicant will work in good faith with the Urban Forester to identify and transplant (if reasonably possible) certain trees on the Site (or nearby sites) to the locations of the supplemental landscaping reflected on Sheet 3 of this Plan. Such transplantings shall be in lieu of (not in addition to) the supplemental landscaping reflected on Sheet 3 of this Plan. Such transplantings shall be generally consistent with the quality, quantity, and cost of the supplemental landscaping reflected on Sheet 3 of this Plan.
- The landscape plan noted in Paragraph 8 above shall provide for the preservation of the specific quality trees identified for preservation on Sheet 3 of this Plan. In an effort to maximize tree preservation efforts, the Applicant shall hire a certified arborist (the "Certified Arborist") to perform a pre-construction evaluation of the condition of the trees designated for preservation on Sheet 3 of this Plan. The Applicant, in consultation with the Certified Arborist, shall prepare and implement a tree preservation action plan to include recommended activities both before, during, and after construction which will improve the condition of these trees and their potential for survival. This action plan shall be submitted for review and approval by the Urban Forester prior to any land disturbing activities on the Site.

In the event it is determined by the Certified Arborist, in consultation with the Urban Forestry Branch, that any of the trees designated to be preserved on Sheet 3 of this Plan cannot be preserved due to poor health, a safety hazard, VDOT/County requirements, installation of utilities, or as a result of final engineering, a replanting plan that includes comparable landscaped areas shall be developed and implemented, as proposed by the Applicant and approved by the Urban Forester. One nursery grown tree with a minimum caliper of 4.5" (measured at a point 12" above ground level) will be planted for each tree (designated to be preserved on Sheet 3 of this Plan) that cannot be preserved.

- All supplemental landscaping located within or contiguous to 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 Applicant shall relocate the trees within the Site, subject to review and approval by DEM.

PEDESTRIAN CIRCULATION

- The external and internal pedestrian circulation system (including sidewalks, crosswalks, trails, and paths) shall be provided as generally shown on Sheets 2 and 3 of this Plan.

TRANSPORTATION

- All of the roads and road improvements shown on this Plan for northbound Reston Parkway and westbound Sunset Hills Road (the "Overall Improvements") shall be completed prior to the issuance of a Residential or Non-Residential Use Permit for the Site. The Reston Parkway-Sunset Hills Road Intersection Improvement Plan (CO. NO. 7871-P1-01) and the Sunset Hills Road improvement plan (CO. NO. 5468-P1-06-1) provide for all of the Overall Improvements.
- The Applicant shall reserve the area shown on the Plan along the southern frontage of the Site for an additional westbound 350' right turn lane on Sunset Hills Road (the "Additional Lane"), as shown on the Plan. This reserved area shall be dedicated and conveyed to the Fairfax County Board of Supervisors in fee simple, at no cost to the County, within sixty (60) days from demand by VDOT or the County. Concurrently, the Applicant shall convey to the County, at no cost to the County, all easements reasonably necessary for construction of the Additional Lane. The Applicant reserves density credit in accordance with Section 2-308 of the Zoning Ordinance of Fairfax County as it may apply to all dedications described herein or as may be reasonably required by the County or VDOT at site plan approval.

- The Applicant will not be responsible for any costs (construction, relocation of utilities/poles, or other) associated with the construction of the Additional Lane.
- The Applicant shall be allowed to continue its use of the Site after the construction of the Additional Lane even though the Additional Lane will reduce the setback of the building and reduce the landscaping shown on the Plan.
- The Applicant shall not be responsible for replacing the landscaping reduced by the construction of the Additional Lane.

LAND USES

- The Applicant shall utilize the proposed building for housing for the elderly. The Applicant reserves the right to place on the Site any accessory and/or ancillary uses permitted by the Fairfax County Zoning Ordinance (the "Zoning Ordinance"); such uses shall be limited to those that serve the Site and are permitted by the Zoning Ordinance.

SITE DESIGN

- The architectural details and the primary building materials for the proposed building shall be compatible with those utilized on the buildings in the surrounding area and are subject to final review and approval by the Reston Town Center Design Review Board ("DRB"). Landscaping, signage, and lighting also are subject to final review and approval by the DRB.
- Parking lot and building lighting shall be provided in accordance with Article 14 of the Zoning Ordinance, and shall be directed inward and/or downward to avoid glare onto adjacent properties.
- The Applicant intends to pursue a separate Comprehensive Sign Plan for the Site pursuant to Article 12 of the Zoning Ordinance. Notwithstanding what is shown on this Plan, in the event that the Applicant does not pursue a Comprehensive Sign Plan or fails to obtain the necessary approvals for such Comprehensive Sign Plan, the Applicant shall provide signage in accordance with the standard signage requirements of Article 12 of the Zoning Ordinance.
- The proposed development will use public water and sewer.
- The site data shown hereon is subject to change with final architectural and engineering drawings.

TOWN CENTER CONCEPT PLAN AMENDMENTS

- By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center proffers. Specifically, the Applicant reserves the right to subsequently pursue Development Plan or Proffer Amendments, Town Center Concept Plan Amendment(s), Special Exception(s) or Special Permit(s) (on the whole or any portion of the site) to revise uses, increase heights and density, and to pursue any and all modifications as permitted by the Town Center Development Plan, the proffers, or the Fairfax County Zoning Ordinance.
- Any portion of the Site may be the subject of a Town Center Concept Plan Amendment application without joinder and/or consent of the owners of any other land areas, provided that such Amendment does not affect the other land areas. Previously approved proffered conditions or development conditions applicable to a particular portion of the Site which are not the subject of such an Amendment shall otherwise remain in full force and effect.

- The overlook terrace, crafts courtyard, and park benches shall be provided as generally shown on Sheets 2-4 of this Plan.

AMENITIES

- Van service will be provided to the individuals living in the proposed building for local off-site appointments, shopping trips, and the like.

INTERIOR NOISE MITIGATION

- For any units within 360 feet of the centerline of Reston Parkway, a maximum interior noise level of 45 dBA Ldn shall be achieved. Such standard will be met by employing the following:
 - Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 39.
 - Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20% of any facade, they shall have the same laboratory STC rating as walls.
 - Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
- As an alternative to the above, the Applicant, at its sole discretion, may pursue other methods of mitigating Reston Parkway noise if it can be demonstrated, through an independent noise study for review and approval by DEM, that these methods will be effective in reducing interior noise levels to 45 dBA Ldn or less, or that noise impacts will be such that interior noise mitigation measures will not be needed.

5416:\u:\caremtx\notes.4

SITE DATA

(SEE NOTE #19, THIS SHEET)

CURRENT ZONE: PRC
SITE AREA: 233,387 sq. ft. = 5.35783 acres
(21,682.36 m² = 2.16823 ha)

PROPOSED USE: HOUSING FOR THE ELDERLY

BUILDING DATA:

FOOT PRINT AREA = 36,553 sq. ft. = 3395.88 m²
GROSS FLOOR AREA = 181,000 sq. ft. = 16,815 m²
*FAR = 0.68 * (CALCULATION INCLUDES 33,622 SQ. FT. OF STREET DEDICATION DENSITY CREDIT FROM RESTON PARKWAY AND SUNSET HILLS ROAD)

NUMBER OF STORIES = 5
BLDG. HEIGHT: RESTON PARKWAY SIDE = LESS THAN 50 FT. (TO MID PT. OF ROOF)
OTHER SIDES OF BLDG. = LESS THAN 64 FT. (TO MID PT. OF ROOF)

CONSTRUCTION TYPE: 2-A PER 1996 BOCA
USE GROUP: I-1 PER 1996 BOCA
NUMBER OF ROOMS = 168
NUMBER OF EMPLOYEES ON MAJOR SHIFT = 35

PARKING TABULATION:

REQUIRED PARKING:
ONE(1) SPACE PER (4) D.U. + ONE(1)
SPACE PER ONE(1) EMPLOYEE ON THE MAJOR SHIFT.
= 168 D.U. x 1SP/4 DU + 1 SP x 35 EMP. = 77 SPACES

PARKING PROVIDED: = 118 SPACES
(INCLUDING 7 HANDICAPPED SPACES)

LOADING TABULATION

REQUIRED LOADING: ONE(1) SPACE FOR THE FIRST 10,000 sq. ft. (GFA) + ONE(1) SPACE FOR EACH ADDITIONAL 100,000 sq. ft. = THREE(3) SPACES

LOADING PROVIDED: = THREE(3) SPACES

OPEN SPACE

OPEN SPACE PROVIDED: = 126,500 SQ. FT. = 2.90 AC.
(11,752 m² = 1.1752 ha)

PERCENT OPEN SPACE: = 55% *(BASED ON TOTAL SITE AREA LESS 3,741 SQ. FT. OF "AREA RESERVED FOR FUTURE PUBLIC STREET PURPOSES")

DENSITY

DWELLING UNITS PER ACRE = 168 DU / 5.36 AC
= 31.34 DU/AC

DEVELOPER / APPLICANT

CAREMATRIX OF MASSACHUSETTS, INC.

197 FIRST AVENUE
NEEDHAM, MA 02194
PH. (617) 433-1000

RECEIVED

OFFICE OF COMPREHENSIVE PLANNING

MAR 25 1998

OWNER

WESTERRA RESTON, L.L.C.

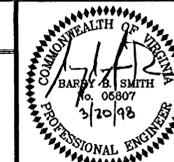
11911 FREEDOM DRIVE SUITE 300
RESTON, VIRGINIA 22020
PH. (703) 742-6400

ZONING EVALUATION DIVISION

PLAN DATE

8-29-97
9-17-97
1-26-98
2-27-98
3-20-98

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080



COVER SHEET
CHANCELLOR PARK AT RESTON
RESTON SECTION 95 BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET

1
OF
8

FILE No.
MISC 939-1

SCALE: N/A

C.I. N/A

DATE: SEPT., 1997

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

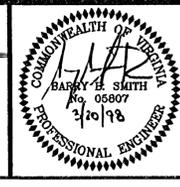
APPROVED DEVELOPMENT PLAN
 DATE OF (BOS) APPROVAL 4-2-98
 SHEET 2 OF 8



PLAN DATE
8-29-97
9-17-97
9-24-97
1-26-98
2-27-98
3-20-98

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW					

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDAL, VIRGINIA 22003 (703) 642-8080

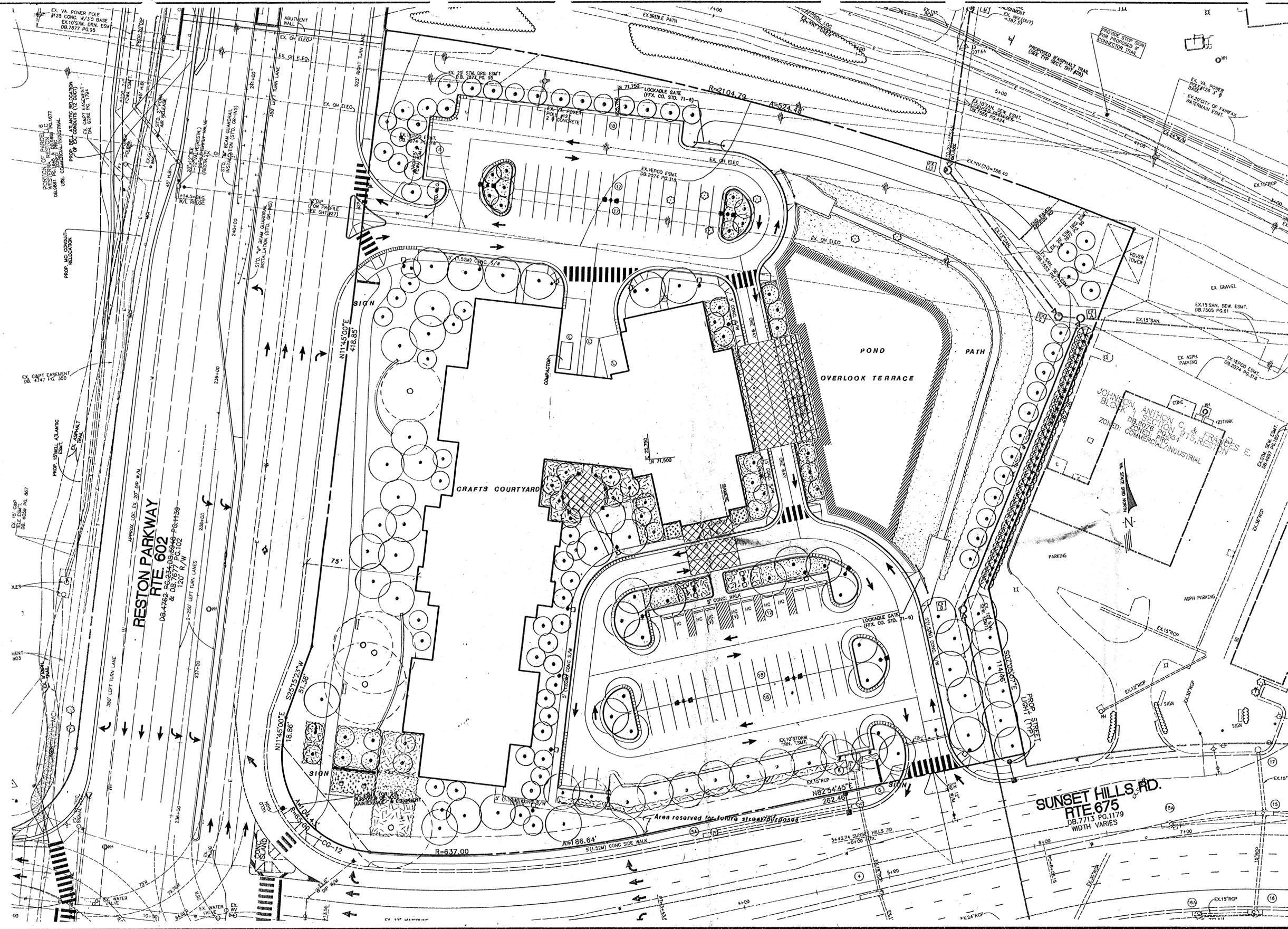


RESTON TOWN CENTER CONCEPT DEVELOPMENT PLAN
CHANCELLOR PARK AT RESTON
RESTON SECTION 95 BLOCK 1
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30'
 C.I. 1
 DATE: AUGUST, 1997

SHEET	FILE No.
2	MISC-939-1
OF	
8	

Application No. CP 86-C-11-10 Staff L.S.
 APPROVED DEVELOPMENT PLAN
 (DP) (GOP) (CDP) (FDP) (C-P)
 SEE PROFFERS DATED _____
 Date of (BOS) (FC) approval 4/2/98
 Sheet 2 of 8



- LEGEND**
- Existing Tree to remain
 - Shade Tree. 2.5'-3' Cal.
 - Flowering Tree. 6'-8' ht.
 - Evergreen Hedge. 6'-8' ht.
 - Shrub Bed or hedge
 - Groundcover Bed
 - Seasonal Plantings
 - Brick Paving
 - Project Identification Sign
 - Park Bench
 - 25' ht. Parking Lot Light
 - 12' ht. Walkway Light
 - Sign Floodlight
 - Landscape Light
 - Trellis Light
 - Wildflowers mixed with grass

LANDSCAPE PLAN
 Scale: 1" equals 30'-0"
 Ian Tyndall Landscape and Urban Design
 2833 Fifteenth Street NW, #7
 Washington, DC 20009
 202-387-6233. Fax 202-483-9478

PLAN DATE
 REV. 3.20.98

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW					

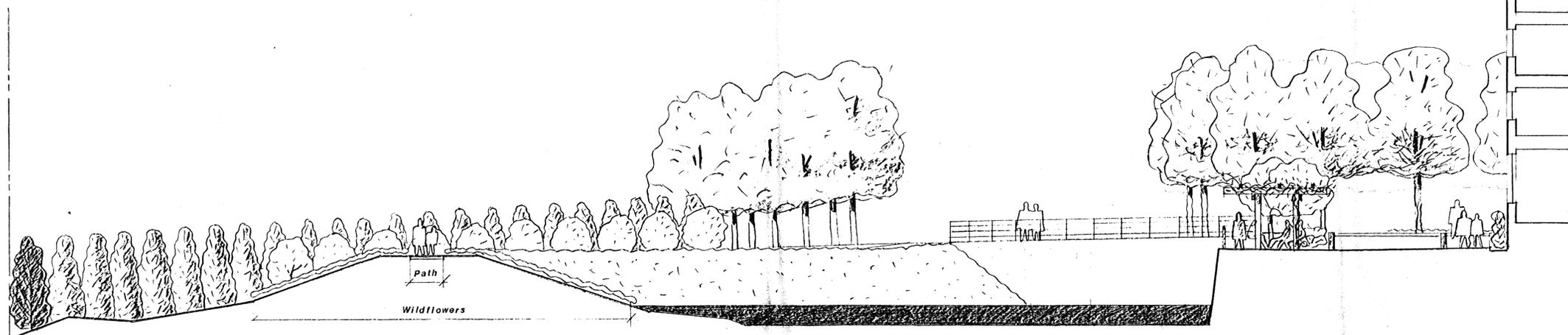
URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDAL, VIRGINIA 22003 (703) 642-8080

LANDSCAPE PLAN
 CHANCELLOR PARK AT RESTON
 RESTON SECTION 95 BLOCK 1
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

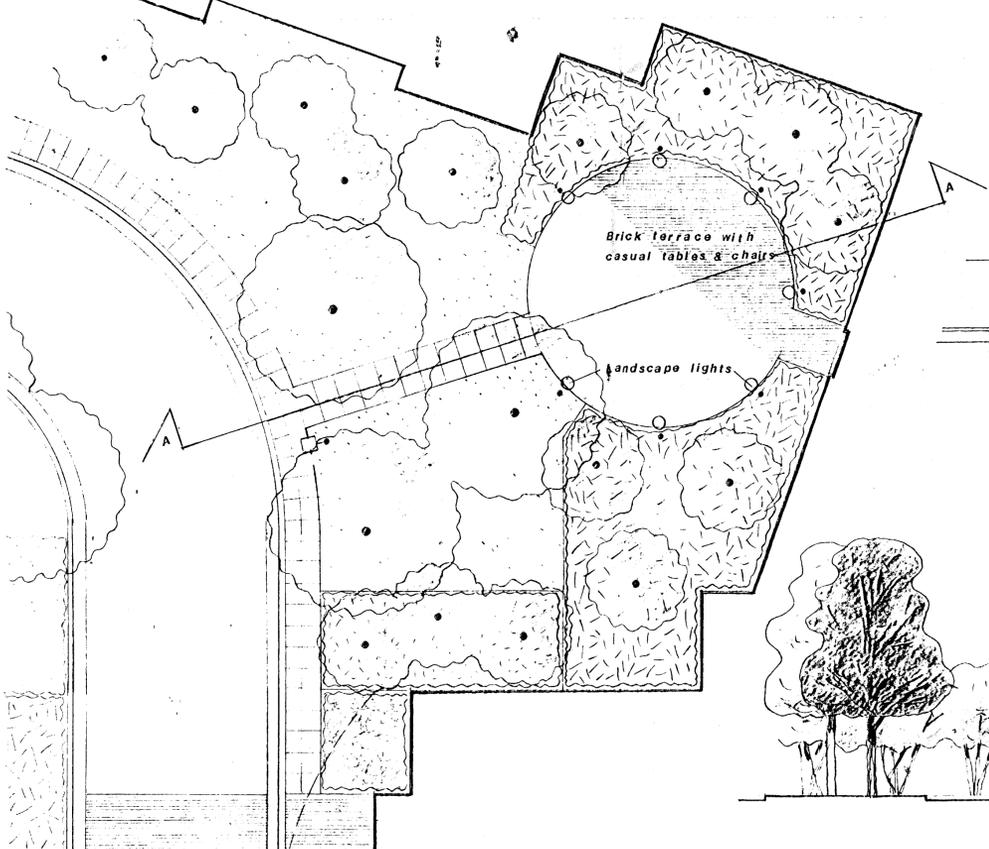
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SHEET
 3
 of
 8
FILE No.
 MISC 939-1

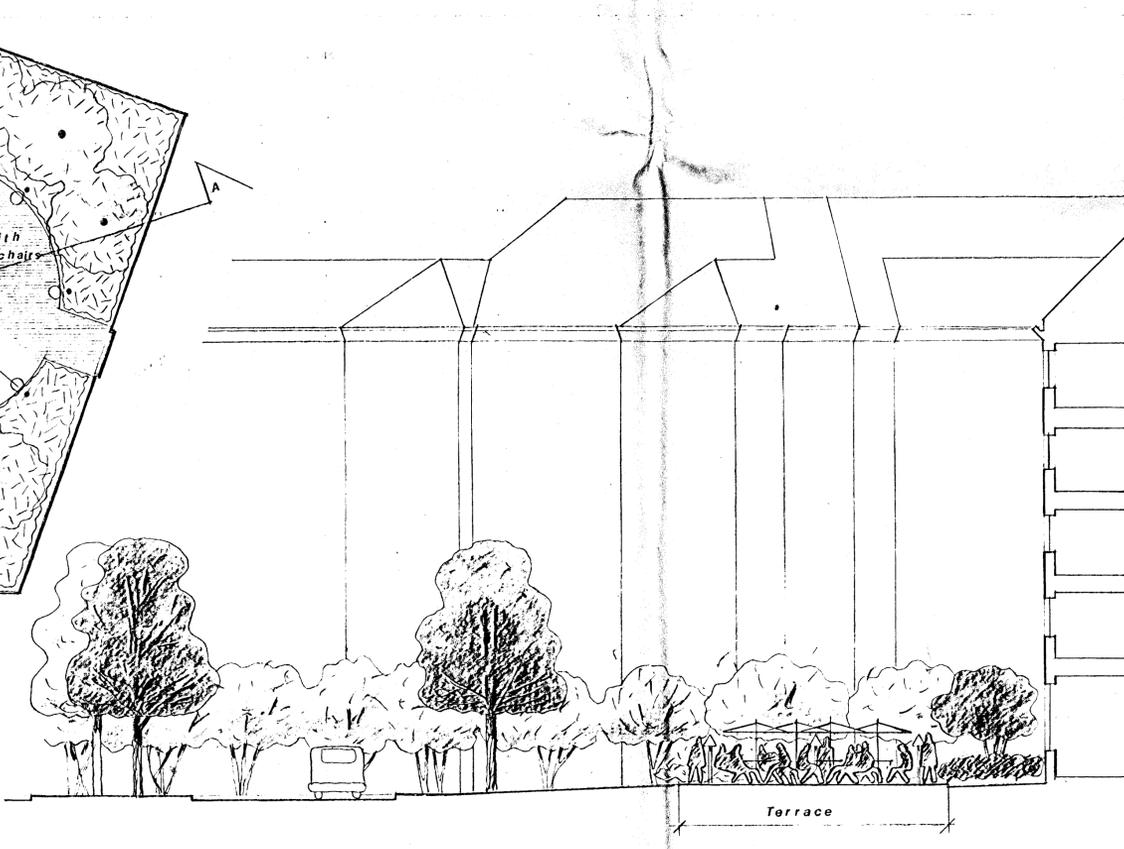
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 SEE PROFFERS DATED
 Date of (BOS) (PO) approval 4-2-98
 Sheet 4 of 8



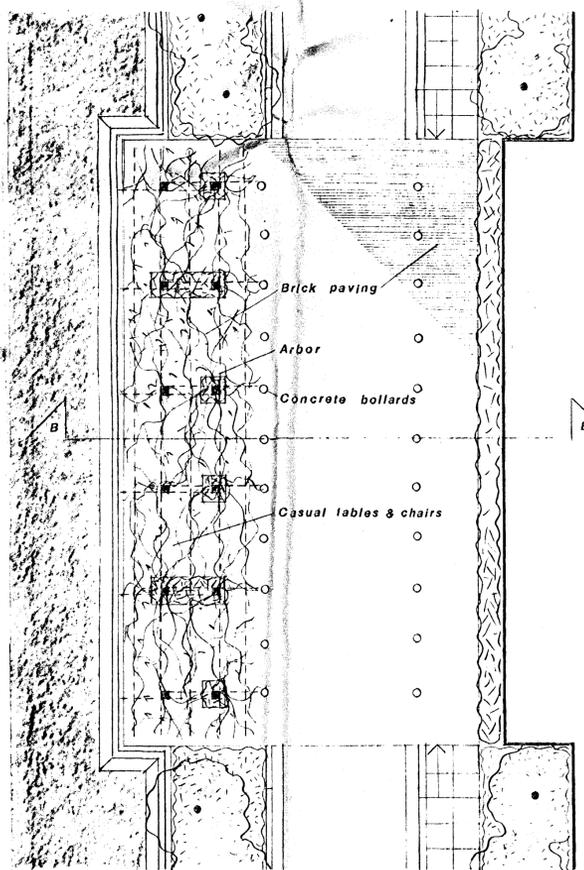
SECTION B-B, POND AND OVERLOOK TERRACE



PLAN: CRAFTS COURTYARD



SECTION A-A, CRAFTS COURTYARD



**CRAFTS COURTYARD
 OVERLOOK TERRACE & POND**
 Scale: 1" equals 10'-0"
 Ian Tyndall Landscape and Urban Design
 2633 Fifteenth Street NW, #7
 Washington, DC 20009
 202-387-6233. Fax 202-483-9478

PLAN DATE:
 3/20/98

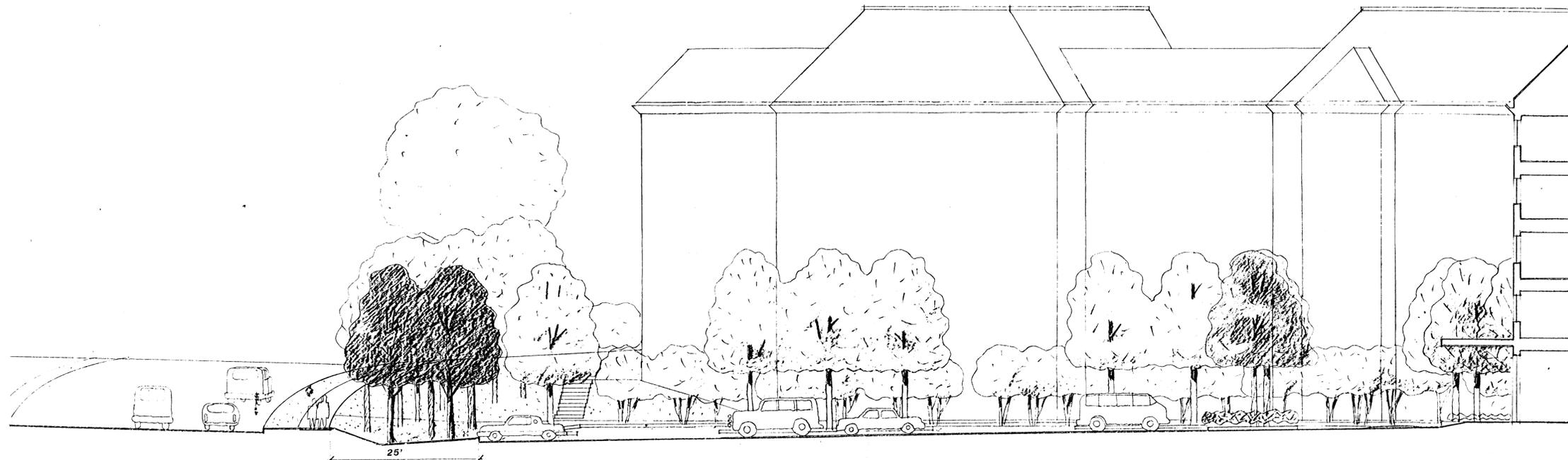
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REVISION APPROVED BY DIVISION OF DESIGN REVIEW					

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE VIRGINIA 22003 (703) 642-8080

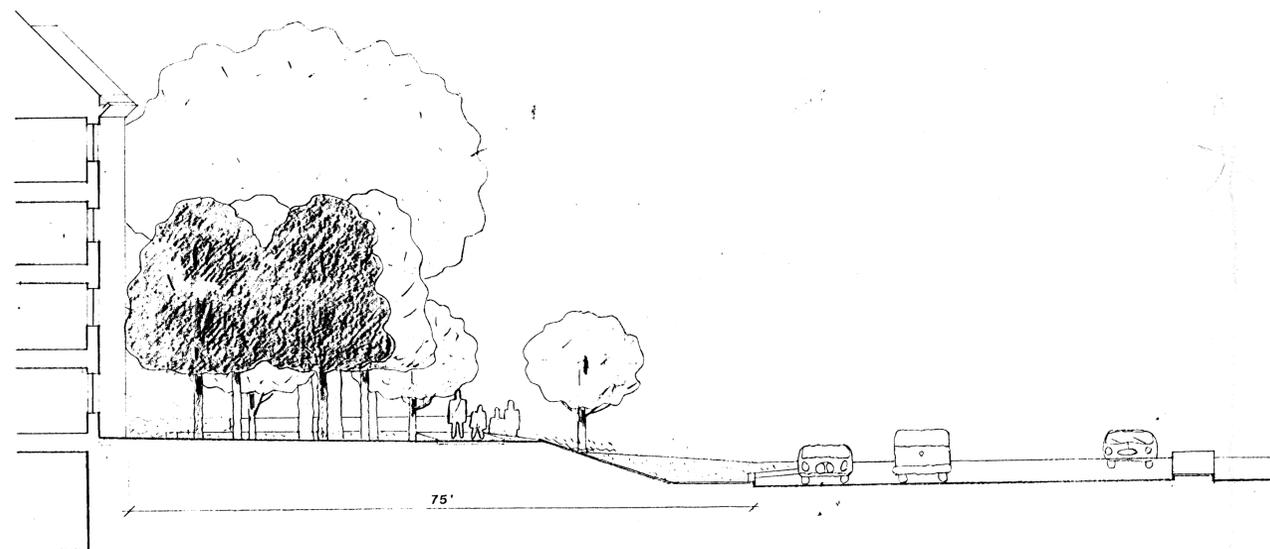
CRAFTS COURTYARD AND OVERLOOK TERRACE PLAN
 CHANCELLOR PARK AT RESTON
 RESTON SECTION 95 BLOCK 1
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 10'
 G.I. N/A
 DATE: _____

SHEET	4
OF	8
FILE NO.	MISC 939-1

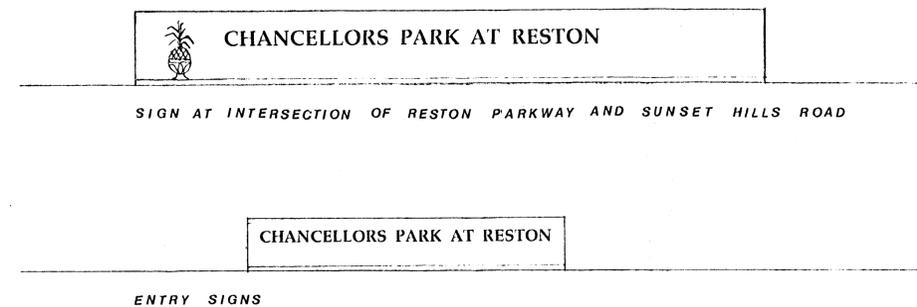
Application No. CP 86-C-121-10 Staff LJ
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) (CP)
 SEE PROFFERS DATED
 Date of (BOS) (PC) approval 4/2/98
 Sheet 5 of 8



SECTION THROUGH SUNSET HILLS ROAD SETBACK



SECTION THROUGH RESTON PARKWAY



SECTIONS THRO' STREET SETBACKS
 PROJECT SIGN ELEVATIONS

Scale: 1 equals 10'-0"

Ian Tyndall Landscape and Urban Design
 2633 Fifteenth Street NW, #7
 Washington, DC 20009

202-387-6233. Fax 202-483-9478

PLAN DATE 1/3/2018

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW					

URBAN ENGINEERING & ASSOC. INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-8080

SIGN ELEVATION PLAN
 CHANCELLOR PARK AT RESTON
 RESTON, SECTION 95 BLOCK 1
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SECTION 95 SIGN ELEVATION PLAN DATE

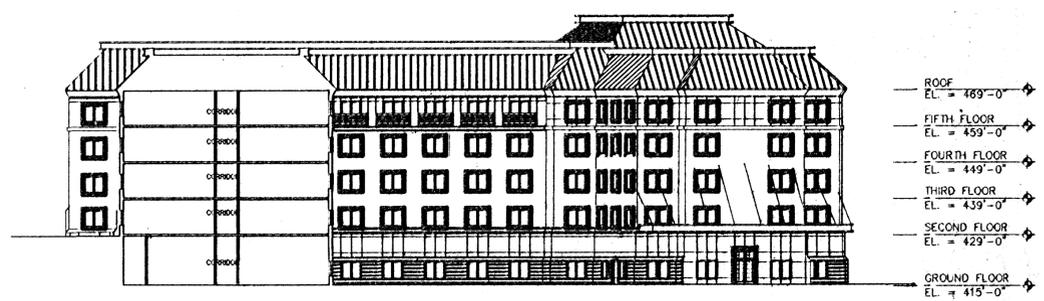
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 OF
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 FILE No.
 MISC 9391



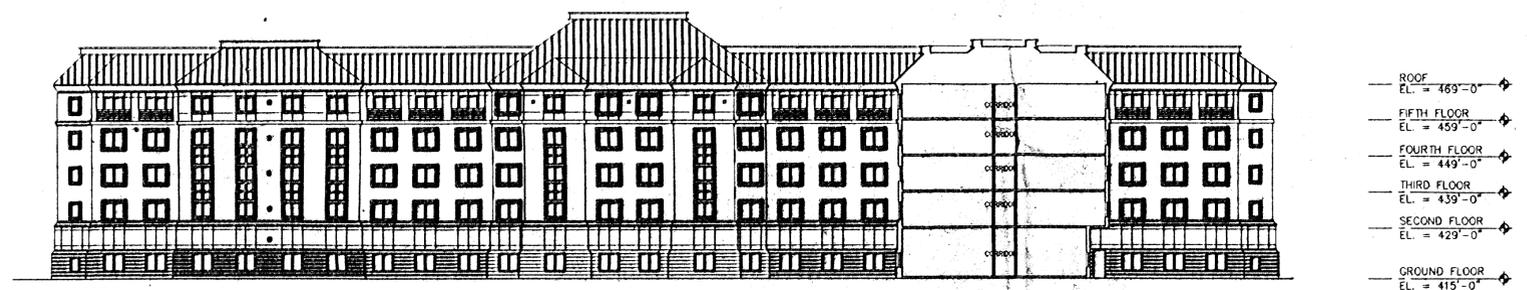
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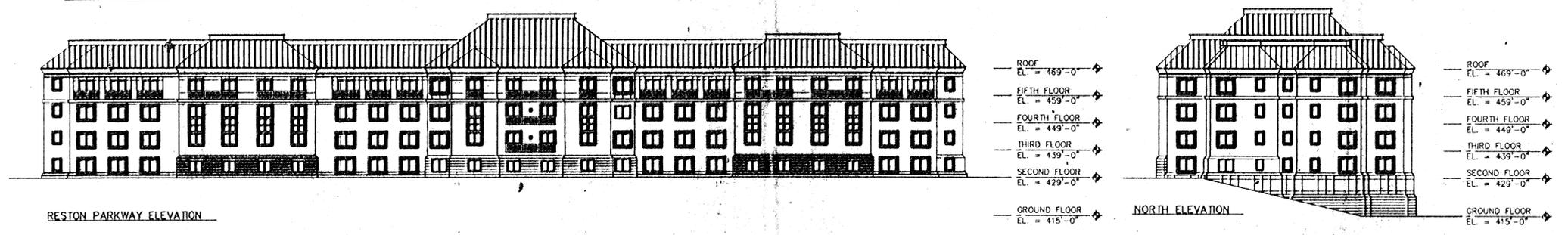
DINING ELEVATION



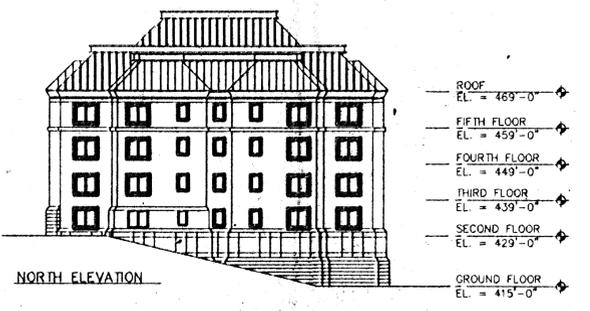
NORTH ELEVATION



EAST ELEVATION



RESTON PARKWAY ELEVATION



NORTH ELEVATION

Application No. CP 86-C-13110 Staff LJ
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) (CR)
 SEE PROFFERS DATED _____
 Date of (BOS) (PC) approval 4/2/98
 Sheet 6 of 8

225 FRIEND STREET
 BOSTON MASSACHUSETTS 02114
 TELEPHONE 617 742 5316



PLAN DATE
 9-29-97
 3/20/98

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW					

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE VIRGINIA 22003 (703) 642-8080

ARCHITECTURAL PERSPECTIVES
 CHANCELLOR PARK AT RESTON
 RESTON SECTION 95 BLOCK 1
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: NO SCALE C.I. N/A DATE: AUGUST, 1997

SHEET
 6
 OF
 8
 FILE No.
 MISC-939-1



NOTES

- Part 9
- 1) The maximum gross floor area of commercial space shall not exceed 457,000 square feet.
 - 2) Maximum building height shall not exceed 15 stories (180 ft.).
- Part 10
- 1) The maximum gross floor area of commercial space shall not exceed 189,000 square feet.
 - 2) Maximum building height shall not exceed 10 stories (120 ft.).
- Part 11
- 1) The maximum gross floor area of commercial space shall not exceed 729,000 square feet.
 - 2) Maximum building height shall not exceed 15 stories (180 ft.).
- Part 12
- 1) The maximum gross floor area of commercial space shall not exceed 181,000 square feet.
 - 2) Maximum building height shall not exceed 10 stories (120 ft.).

GENERAL NOTES

- Parts 9, 10, 11 and 12
- 3) Maximum overall non-residential FAR shall not exceed .7.
 - 4) 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 Board of Supervisors' approval.
 - 5) A comprehensive pedestrian circulation system shall be provided within Town Center linking this property with the balance of Town Center. 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.
 - 6) Construction of Town Center Study Area commenced in 1983 and is expected to be completed in late 1990's.
 - 7) All site plans shall be submitted to Reston Community Association's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.
 - 8) All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.
 - 9) 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'
Sunset Hills Road	90'

PART 9, 10, 11 and 12 USES

- Uses will include all of those permitted by right within the PRC Town Center zoning category, plus all of the following special permit and special exception uses which are designated on the Development Plan:
- Category 5 commercial and industrial uses such as drive-in banks, eating establishments, fast food restaurants, offices, commercial off-street parking and service stations.
 - Group 5 commercial recreation uses such as health clubs and other similar commercial recreation uses.
 - Group 3 institutional uses such as churches, temples or other places of worship, day care, child care centers and nursery schools which have an enrollment of less than 100 students daily, private schools of general or special education which have an enrollment of less than 100 students daily.
 - Category 3 quasi-public uses such as conference centers, cultural centers, museums, private clubs, quasi-public parks, playgrounds, child care centers and nursery schools which have an enrollment of 100 or more students daily, private schools of general or special education which have an enrollment of 100 or more students daily.

Application No. CP 85-121-10 Staff L.J.
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) (CP)
 SEE PROFFERS DATED
 Date of (BOS) (PC) approval 4/2/88
 Sheet 7 of 8

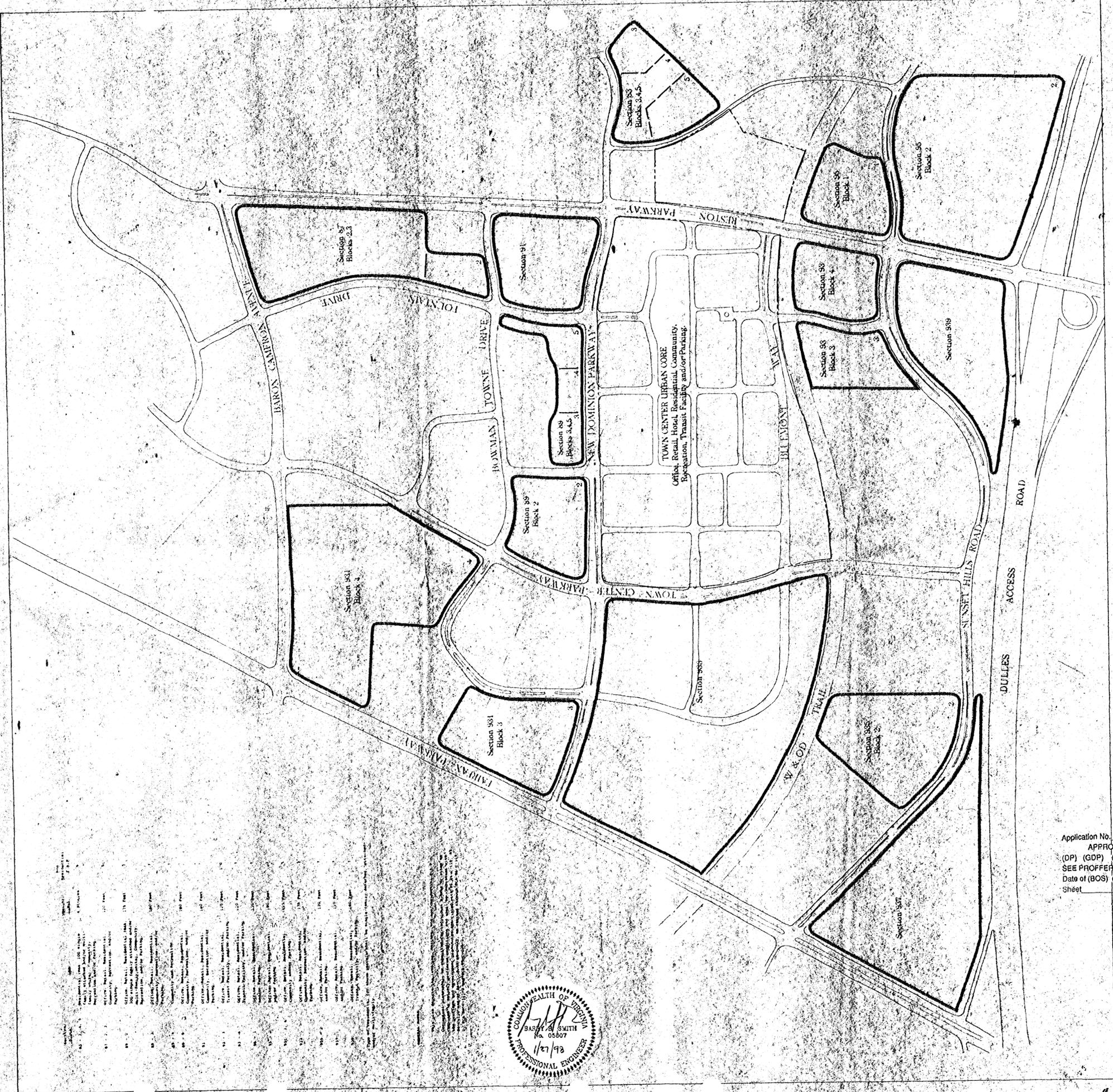


SUNSET HILLS ASSOC.
 ZONED: I-6
 USE: INDUSTRIAL

DEVELOPMENT PLAN
 PROPOSED REZONING OF
PARTS 9, 10, 11 & 12
TOWN CENTER
RESTON

BEING
 A PORTION OF PARCELS 6, 8, 12, &
 ABANDONED OLD ROUTES 602 AND 675
 RESTON
 CENTREVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=100' DATE: NOV, 1986 REV: JAN., 1987

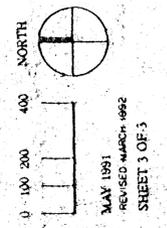
URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS LAND ARCHITECTS LAND SURVEYORS
 8001 FORRES PLACE SPRINGFIELD, VIRGINIA 22151 PH. 321-9684



Section	Block	Area (Acres)	Use	Height (Feet)	F.A.R.
981	3	1.0	Office	100	1.0
982	2	1.0	Office	100	1.0
983	3	1.0	Office	100	1.0
984	2	1.0	Office	100	1.0
985	2	1.0	Office	100	1.0
986	2	1.0	Office	100	1.0
987		1.0	Office	100	1.0
988	3	1.0	Office	100	1.0
989	4	1.0	Office	100	1.0
990	1	1.0	Office	100	1.0
991	1	1.0	Office	100	1.0
992	2	1.0	Office	100	1.0
993	3, 4, 5	1.0	Office	100	1.0



MASTER CONCEPTUAL PLAN - LAND USE, HEIGHTS, F.A.R.
 TOWN CENTER DISTRICT PLAN
 RESTON LAND CORPORATION
 SASAKI ASSOCIATES, INC.



Application No. CR 86-C-131-10 Staff LS
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) (CP)
 SEE PROFFERS DATED _____
 Date of (BOS) (PC) approval 4/3/98
 Sheet 8 of 8