

RESTON TOWN CENTER CONCEPT PLAN AMENDMENT RESTON SECTION 95, BLOCK 1 SUNSET HILLS TOWER

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

RESTON TOWN CENTER CONCEPT PLAN AMENDMENT
SECTION 95, BLOCK 1
Sunset Hills Tower
January 30, 2002
Revised: June 24, 2002

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 Amendment (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 Public Works and Environmental Services ("DPWES").
- The Tax Map reference for the parcel is 17-3 ((1)), Parcel 37. Sunset Hills Tower, LLC, its successors or assigns (the "Applicant"), shall utilize the proposed building for high-density residential.
- The proposed building shall contain no more than 296 dwelling units.
- The maximum building height shall not exceed 120 ft.
- 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 DPWES but shall, at a minimum, provide the quantity and quality 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 DPWES at the time of 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 DPWES.

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-PI-01) and the Sunset Hills Road Improvement Plan (CO. NO. 5468-PI-06-1) provide for all of the Overall Improvements.
- The Applicant shall dedicate 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 area shall be dedicated and conveyed to the Fairfax County Board of Supervisors in fee simple, at no cost to the County, at the time of site plan approval or upon 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 multi-family residential units. 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. The leasing office may include a furnished model apartment. This apartment shall not be occupied as a dwelling unit and is not counted toward residential density of this proposal.

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. Any revisions to the proposed building design, landscaping, signage, and lighting shall be in substantial conformance with this Concept Plan.

- 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.
 - The maximum height of the retaining walls shall be approximately as shown on the plan (sheet #2) and the retaining walls shall be constructed of concrete or masonry.
- 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.
 - To our knowledge, there are no known burial sites existing on the property.
 - SWM/BMP is provided onsite by an existing wet pond. The applicant will demonstrate at the time of site plan review that the facility has adequate capacity.

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 DPWES, 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.

SITE LIGHTING

- Parking lot and exterior building lighting will be fully shielded and directed inward and/or downward to avoid glare to adjacent properties.

SITE DATA

(SEE NOTE #19, THIS SHEET)

CURRENT ZONE:	PRC
SITE AREA:	233,387 sq.ft.=5.35783 acres
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
BUILDING DATA:	
FOOT PRINT AREA=	32,261 sq. ft.
GROSS FLOOR AREA=	340,767 sq. ft.
NUMBER OF STORIES=	12
BLDG. HEIGHT=	120' MAX
CONSTRUCTION TYPE:	1-B MODIFIED TO 2A (FULLY SPRINKLERED)
USE GROUP:	R-2
NUMBER OF UNITS=	296
GARAGE FOOT PRINT AREA=	64,542 sq. ft. *
GARAGE GROSS FLOOR AREA=	191,345 sq. ft. *

* (GARAGE AREAS ARE ILLUSTRATIVE AND SUBJECT TO FINAL ENGINEERING LAYOUT AND DESIGN)

PARKING TABULATION:	
REQUIRED PARKING:	= 1.6 SPACES/ UNITS X 296 UNITS = 474 SPACES
PARKING PROVIDED:	= 539 SPACES (70 SURFACE, 469 GARAGE) (INCLUDES 11 HANDICAPPED SPACES)

LOADING TABULATION:	
REQUIRED LOADING:	ONE(1) SPACE FOR THE FIRST 10,000sq. ft. (GFA) + ONE(1) SPACE FOR EACH ADDITIONAL 10,000 sq. ft. = FOUR (4) SPACES
LOADING PROVIDED:	FOUR (4) SPACES (2 SURFACE, 2 GARAGE)

OPEN SPACE:	
OPEN SPACE PROVIDED:	= 126,500 SQ. FT. = 2.90 AC.
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:	= 296 DU/5.93 AC ** = 49.92 DU/AC
	** (CALCULATION INCLUDES 24,911 SQ. FT. OF STREET DEDICATION DENSITY CREDIT FROM RESTON PARKWAY AND SUNSET HILLS ROAD)

	Acres	Units	Persons	Persons/Acre
Overall density not to exceed 13 persons/acre				
North Sector	2,870.59	12,168	34,300	
S. 933, 43, 85 and 57, B.4A & 4B	100.31	1,353	2,750	
S. 91A	75.13	1,698	3,398	
S.81, B2		514	1,028	
S.89 B.5	2.09	100	200	
*S.95 B.1		593	592	
Subtotal	3,054.05	18,129	42,266	
South Sector	3,305.95	10,638	32,318	
S. 40, B1	15.00	156	312	
S.84, B1B	6.71	30	90	
Subtotal	3,327.68	10,822	32,720	
Grand Total	6,381.71	28,951	74,986	11.7501

RESTON HIGH DENSITY RESIDENTIAL CATEGORY DENSITY

High density residential category density not to exceed 60 persons/acre

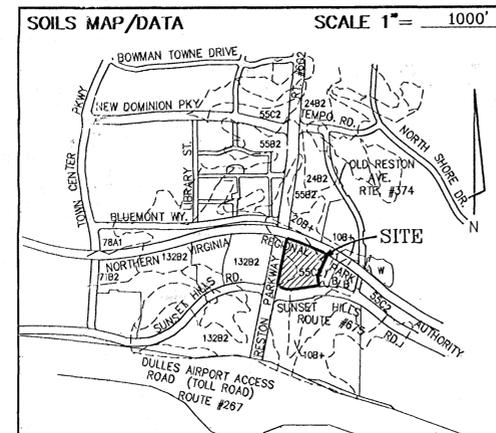
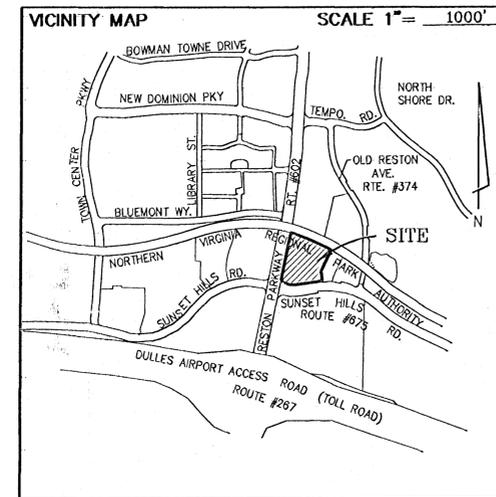
SECTION	ACRES	UNITS	UNIT TYPE	PERSONS	PERSONS/ACRE
S. 83, B.1	14.33	250	MF	625	
S. 80, B.1E	2.37	17	SFA	51	
S. 57, B.2	8.97	198	MF	420	
S. 80, B.1D	3.08	27	SFA	81	
S. 41, B.1	11.1271	146	SFA	435	
S. 41, B.1A	5.6	73	SFA	219	
S. 81, B.1	9.77	192	MF	450	
S. 81, B.2	13.22	514	MF	1028	
S. 82, B.2A	12.35	216	MF	540	
S. 88, B.1	6.92	35	SFA	105	
S. 88, B.2	12.36	65	SFA	196	
S. 76, B.2B	10.26	153	SFA	459	
S. 76, B.2A	8.28	78	SFA	234	
S. 76, B.3	3.37	20	SFA	60	
S. 80, B.1C	2.4	11	SFA	33	
S. 32, B.3A	15.28	48	SFA	144	
S. 931, B.4A	10.3	174	MF	435	
S. 931, B.4B	13.55	80	SFA	240	
S. 89, B.2	0.98	185	MF	370	
S. 89, B.5	2.98	100	MF	200	
S. 17, B.3	2.28	19	SFA	54	
S. 33, B.7 & 8	11.3	78	SFA	234	
S. 38, B.9	6.67	44	SFA	132	
S. 57, B.3	3.63	30	SFA	90	
S. 78, B.3	6.17	40	SFA	120	
S. 933	49	455	SFA	1365	
S. 43	31.91	400	MF	1000	
S. 85	9.12	344	MF	868	
S. 57, B.4A & 4B	10.28	154	MF	385	
S. 40, B.1	15	158	MF	312	
S. 91A	75.13	1698	MF	3396	
*S.95, B.1	5.93	298	MF	592	
TOTAL	398.9071	6254		14692	37.018

* IDENTIFIES COMPUTATIONS FROM THIS CONCEPT PLAN AMENDMENT

	Acres	Units	Persons
S. 91A	75.13	1698	
S. 85	9.12	344	
TOTAL	84.25	2366	28,320

Persons/Unit Factors Used:	
Multi-family elevator unit	2.0
Multi-family garden apartment	2.5
Single family attached unit	3.0
Single family detached unit	3.5

Source of Information:
Records maintained by Westerra Reston
Approved Town Center Concept Plan for S. 933
Approved Development Plan for S. 43
Approved Development Plan for S. 85
Approved Development Plan for S. 57, B. 4A & 4B
Approved Development Plan for S. 40, B. 1
Approved Site Plan for S. 91A, B. 19-20
Proposed Development Plan for S. 81, B. 1 & 2
Proposed Concept Plan for S. 89, B. 5
Proposed Concept Plan Amendment for S. 95, B. 1



SOIL ID, NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEO TECHNICAL REPORT RECD.
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

DEVELOPER / APPLICANT / OWNER

SUNSET HILLS TOWER, LLC.

12030 SUNRISE VALLEY DRIVE, SUITE 170
RESTON, VIRGINIA 20191 Application No. CPA 20-1210-Staff CB
PH. (703) 904-9782

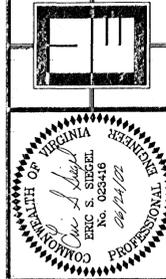
SHEET INDEX

- COVER SHEET
- RESTON TOWN CENTER CONCEPT DEVELOPMENT PLAN
- LANDSCAPE PLAN
- BUILDING SECTIONS
- ARCHITECTURAL ELEVATIONS
- TOWN CENTER DEVELOPMENT PLAN
- MASTER CONCEPTUAL PLAN

RECEIVED
Department of Planning & Zoning
JUN 24 2002
Zoning Evaluation Division

PLN DATE	DESCRIPTION	REV. BY	APPROVED	DATE
02-01-02				
08-07-02				
08-08-02				

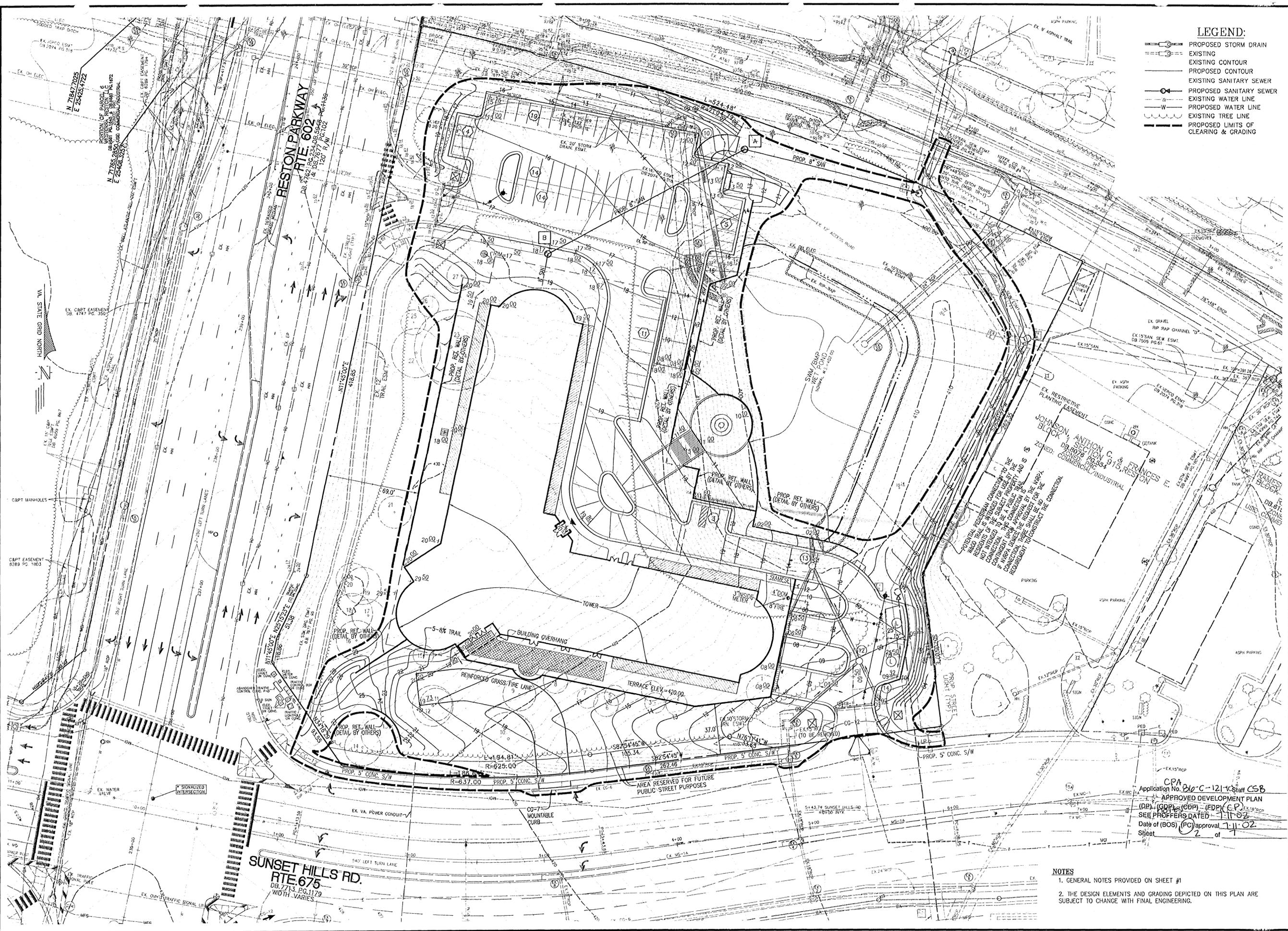
URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-0080



COVER SHEET
RESTON SECTION 95-1
SUNSET HILLS TOWER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: FEB., 2002
SCALE: AS NOTED
C.I. N/A

SHEET
1
OF
7
FILE No.
PRE-1336

C:\OBS\RESTON\95-1\New Prelim\Plan\1336-pre-cover.dwg, 06/24/02 03:08:43 PM, mickidoyhan



LEGEND:

	PROPOSED STORM DRAIN
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING TREE LINE
	PROPOSED LIMITS OF CLEARING & GRADING

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
01	01-02			
02	05-10-02			
03	06-07-02			
04	06-17-02			

PLANDATE
 01-02
 05-10-02
 06-07-02
 06-17-02

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



RESTON TOWN CENTER CONCEPT DEVELOPMENT PLAN
RESTON SECTION 95-1
SUNSET HILLS TOWER
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2002
 SCALE: 1"=30'

SHEET
 2
 OF
 7

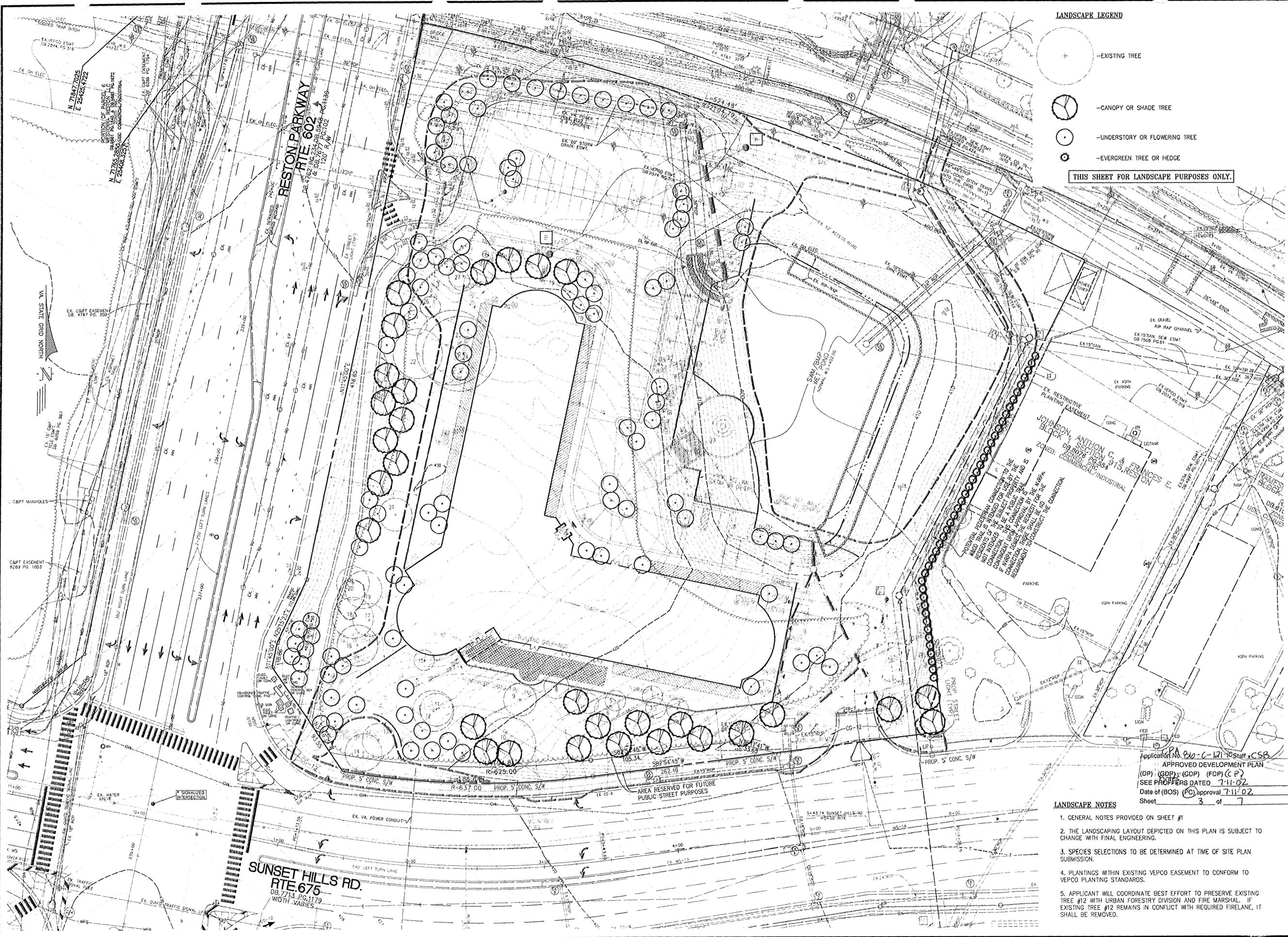
FILE No.
 PRE-1336

NOTES
 1. GENERAL NOTES PROVIDED ON SHEET #1
 2. THE DESIGN ELEMENTS AND GRADING DEPICTED ON THIS PLAN ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

POTENTIAL PERMANENT CONNECTION TO THE
 HEAD TRAIL IS ANTICIPATED FOR USE BY THE
 RESIDENTS OF THE SUBJECT PROPERTY AND
 NOT ANTICIPATED TO BE A PUBLIC TRAIL. THE
 CONNECTION TO THE PUBLIC TRAIL IS TO BE
 CONSTRUCTED BY THE SUBJECT PROPERTY AND IS
 IF ANTICIPATED THIS CONNECTION IS TO BE
 CONSTRUCTION OF THE TRAIL SHALL BE IN
 REQUIREMENT TO DISCONNECT THE CONNECTION.

Application No. **B10-C-121** Staff **CSB**
 APPROVED DEVELOPMENT PLAN
 (DP) (COP) (COP) (FDP) (C.P.)
 SEE PROFFERS DATED **1-11-02**
 Date of (BOS) (PC) approval **1-11-02**
 Sheet **2** of **1**

Q:\OBIS\RESTON95-1\New Prelim Plan\1336-pre.dwg, 06/17/02 12:28:20 PM, mksd\poham



LANDSCAPE LEGEND

- EXISTING TREE
- CANOPY OR SHADE TREE
- UNDERSTORY OR FLOWERING TREE
- EVERGREEN TREE OR HEDGE

THIS SHEET FOR LANDSCAPE PURPOSES ONLY.

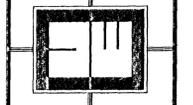
LANDSCAPE NOTES

1. GENERAL NOTES PROVIDED ON SHEET #1
2. THE LANDSCAPING LAYOUT DEPICTED ON THIS PLAN IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
3. SPECIES SELECTIONS TO BE DETERMINED AT TIME OF SITE PLAN SUBMISSION.
4. PLANTINGS WITHIN EXISTING VEPCO EASEMENT TO CONFORM TO VEPCO PLANTING STANDARDS.
5. APPLICANT WILL COORDINATE BEST EFFORT TO PRESERVE EXISTING TREE #12 WITH URBAN FORESTRY DIVISION AND FIRE MARSHAL. EXISTING TREE #12 REMAINS IN CONFLICT WITH REQUIRED FIRELANE, IT SHALL BE REMOVED.

NO.	DATE	DESCRIPTION	REVIEWED	DATE

PLAN DATE
02-01-02
03-10-02
03-17-02

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



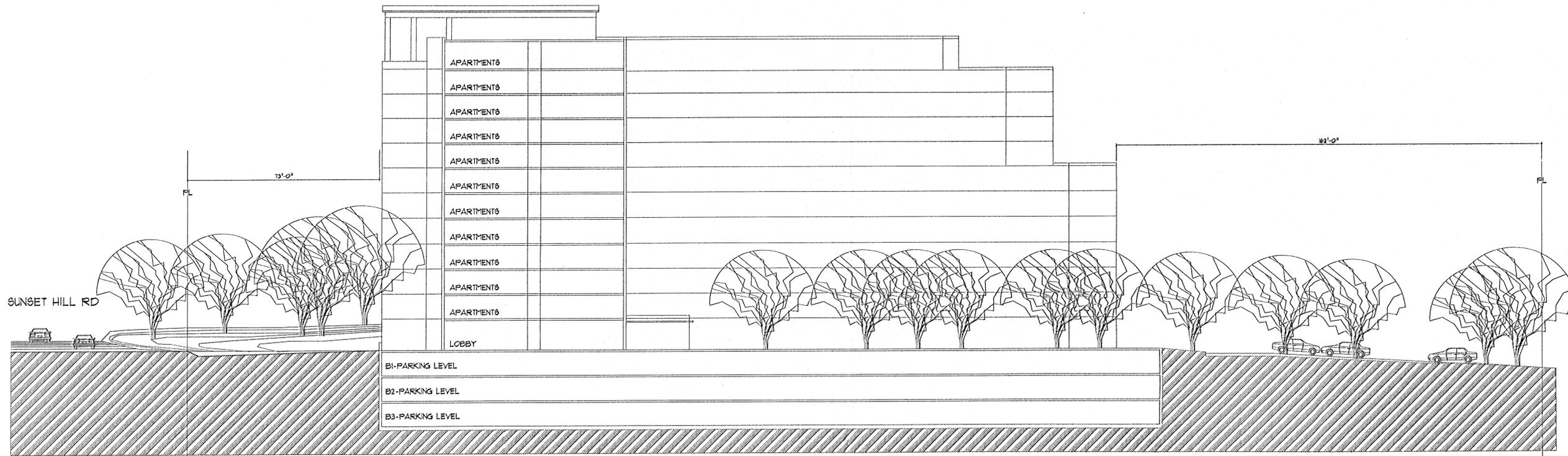
LANDSCAPE PLAN
RESTON SECTION 95-1
SUNSET HILLS TOWER
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

Application No. **PA 02-C-121** Staff: CSB
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (GDP) (FDP) (CP)
 SEE PROFFERS DATED 7-11-02
 Date of (BOS) (FC) approval 7-11-02
 Sheet 3 of 7

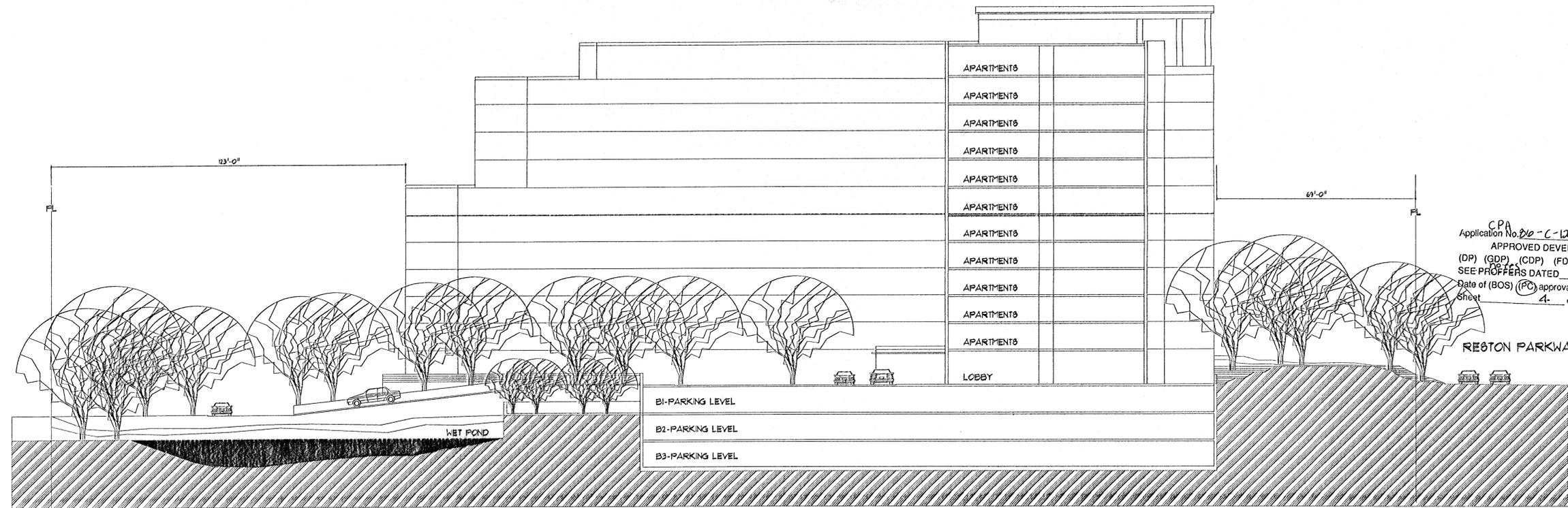
DATE: FEB., 2002
 SCALE: 1" = 30'

SHEET 3 OF 7
 FILE No. PRE-1336

C:\JOB\RESTON\95-1\New Prelim\336-pre-land.dwg, 06/17/02 12:29:03 PM, mbcaryohann



N/S SECTION THROUGH SUNSET HILLS ROAD LOOKING WEST

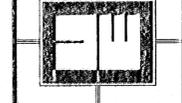


E/W SECTION THROUGH RESTON PARKWAY LOOKING SOUTH

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

PLAN DATE
02-01-02
06-17-02

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



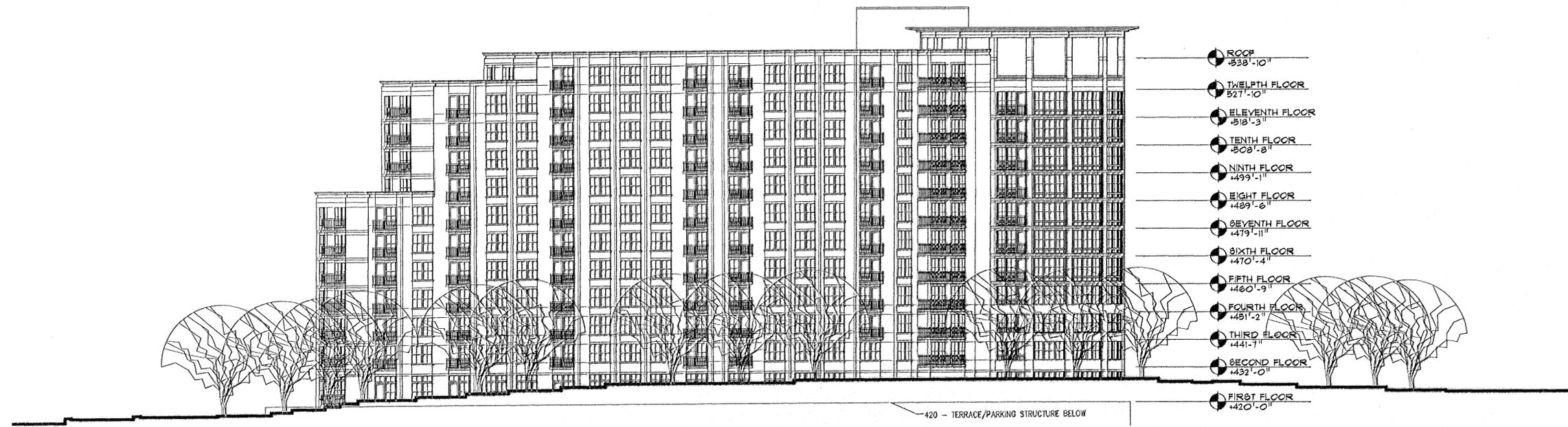
DATE: FEB., 2002

BUILDING SECTIONS
RESTON SECTION 95-1
SUNSET HILLS TOWER
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

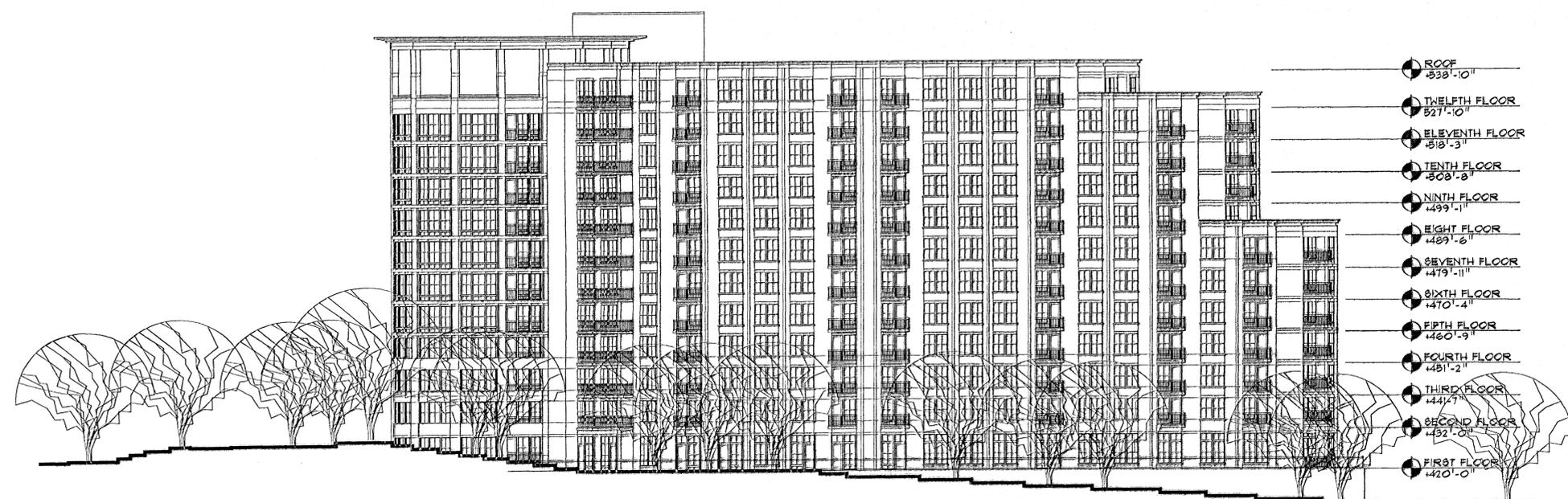
SCALE: 1"=20'

SHEET
4
OF
7
FILE No.
PRE-1336

C:\JOBS\RESTON\95-1\New Prelim Plan\1336-bldg-sec.dwg, 06/17/02, 12:27:29 PM, mbarry@ohann



RESTON PARKWAY ELEVATION



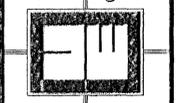
SUNSET HILLS ROAD ELEVATION

CPA
 Application No. BB-C-121-18 Staff CSB
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) (CP)
 SEE PROFFERS DATED 7-11-02
 Date of (BOS) (PC) approval 7-11-02
 Sheet 5 of 7

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

PLAN DATE
 02-01-02
 06-17-02

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-8880



ARCHITECTURAL ELEVATIONS
 RESTON SECTION 95-1
 SUNSET HILLS TOWER
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2002
 SCALE: 1"=20'
 C.I. N/A

SHEET
 5
 OF
 7
 FILE No.
 PRE-1336

PORTION OF PARCEL 5
RESTON
RESTON LAND CORP.
ZONED T-1
PROPOSED ZONE: PRC (CASE #RZ 85-C-088)
PROPOSED USE: TOWN CENTER

PORTION OF PARCEL 3
RESTON LAND CORP.
PROPOSED ZONE: PRC
PROPOSED USE: TOWN CENTER

PORTION OF PARCEL 6
RESTON LAND CORP.
ZONED T-1
USE: VARIANT

BLOCK SECTION 910
ZONED P-1
USE: COMMERCIAL

SUNSET HILLS ASSOC.
ZONED I-6
USE: INDUSTRIAL

CPA
Application No. 86-C-121-10 Staff CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CCP)
SEE PROFFERS DATED 7-11-02
Date of (BOS) (PC) approval 7-11-02
Sheet 6 of 7



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

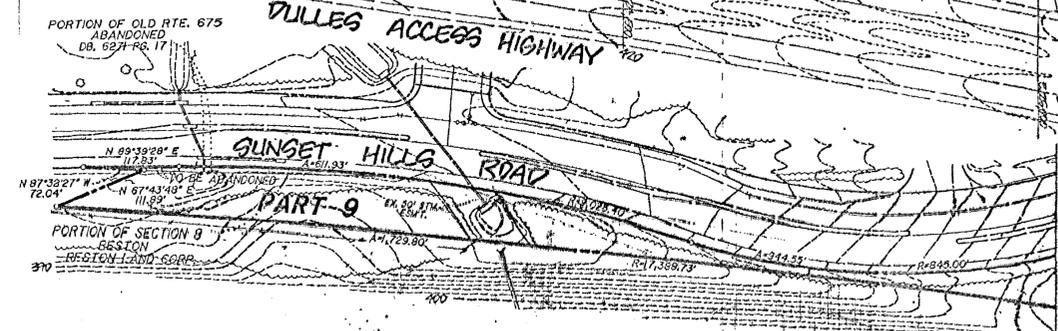
BEING
A PORTION OF PARCELS 5, 8, 12, &
ABANDONED OLD ROUTES 608 AND 875
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100' DATE: NOV, 1986

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

PLAN DATE: 06-17-02 SHEET 6 OF 7

PRE-1336

NOTE:
THE APPLICANT RESERVES THE RIGHT TO
CONSTRUCT PARKING FACILITIES (BOTH
SURFACE AND STRUCTURED) BETWEEN THE
BUILDING RESTRICTION LINE AND THE RIGHT-OF-WAY
WAY LINE.

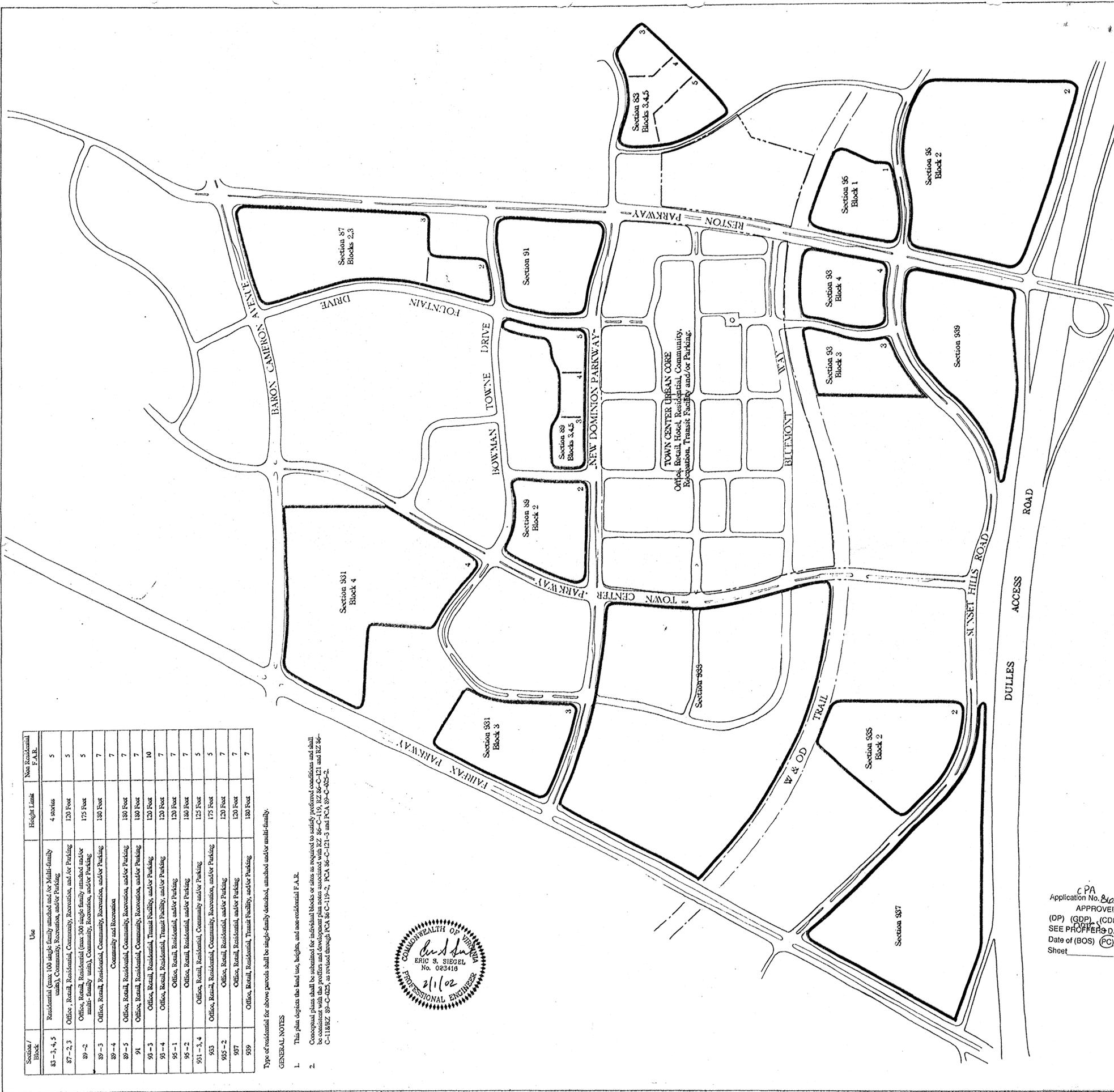


Section / Block	Use	Height Limit	Non-Residential F.A.R.
83 - 3, 4, 5	Residential (max 100 single family attached and/or Multi-family units), Community, Recreation, and/or Parking	4 stories	5
87 - 2, 3	Office, Retail, Residential, Community, Recreation, and/or Parking	120 Feet	5
89 - 2	Office, Retail, Residential (max 500 single family attached and/or multi-family units), Community, Recreation, and/or Parking	175 Feet	5
89 - 3	Office, Retail, Residential, Community, Recreation, and/or Parking	180 Feet	7
89 - 4	Community and Recreation		7
89 - 5	Office, Retail, Residential, Community, Recreation, and/or Parking	180 Feet	7
91	Office, Retail, Residential, Community, Recreation, and/or Parking	180 Feet	7
93 - 3	Office, Retail, Residential, Transit Facility, and/or Parking	120 Feet	10
93 - 4	Office, Retail, Residential, Transit Facility, and/or Parking	120 Feet	7
95 - 1	Office, Retail, Residential, and/or Parking	120 Feet	7
95 - 2	Office, Retail, Residential, and/or Parking	180 Feet	7
931 - 3, 4	Office, Retail, Residential, Community and/or Parking	125 Feet	5
933	Office, Retail, Residential, Community, Recreation, and/or Parking	175 Feet	5
935 - 2	Office, Retail, Residential, and/or Parking	120 Feet	7
937	Office, Retail, Residential, and/or Parking	120 Feet	7
939	Office, Retail, Residential, Transit Facility, and/or Parking	180 Feet	7

Type of residential for above parcels shall be single-family detached, attached and/or multi-family.

GENERAL NOTES

- This plan depicts the land use, heights, and non-residential F.A.R.
- Conceptual plans shall be submitted for individual blocks or sites as required to satisfy preferred conditions and shall be consistent with the provisions of the F.A.R. Ordinance, Chapter 21A, §§ 89-C-119-2, PCA 86-C-121-3 and PCA 89-C-005-2.



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

CPA
Application No. 86-C-121-10 Staff CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CCP)
SEE PROFFER DATED 7-11-02
Date of (BOS) approval 7-11-02
Sheet 7 of 7

