Concept Plan Notes
Reston Study Center,
Tax Map 17-2 ((1)) 11I
Reston Town Center
Section 83, Block 5
August 18, 2000

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 83, Block 5, Reston. The Tax Map reference for the parcel is 17-2 ((1)) 11I. The property is zoned PRC and located within the Reston Town Center (Planned Residential Community).

2. The property which is the subject of this application shall be developed in accordance with this Town Center Concept Plan prepared by Davis, Carter, Scott Ltd; 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").

3. The application property consists of approximately 114,308 SF (2.62 AC). Reston Study Center, Inc. is the owner of the property and shall hereinafter be referred to as the "Applicant".

4. The proposed institutional building shall consist of a maximum of 17,000 square feet. The Applicant reserves the right to request revisions to this proposal pursuant to, and consistent with, rezoning application RZ 86-C-121, and subject to approval of an amendment to the TCCP.

5. The applicant shall construct frontage improvements along the property's Old Reston Avenue frontage in accordance with Fairfax County Project #64195, which is in effect as of the date of approval of this Concept Plan, to include a four (4) foot wide sidewalk.

6. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.

   If, at the time of site plan approval, the County Department of Transportation (DOT) and/or Virginia Department of Transportation (VDOT) determine that an eight (8) foot wide trail should be constructed along Old Reston Avenue, in lieu of the four (4) foot wide sidewalk as shown per Fairfax County Project #64195, the applicant agrees to construct an eight (8) foot wide trail as part of the frontage improvements set forth in Note 5 above. The applicant reserves the right to utilize funds previously proffered, by others, for improvements to Old Reston Avenue per Fairfax County Project #64195, to cover the additional cost to construct an eight (8) foot wide trail in lieu of the four (4) foot wide sidewalk. The cost to be credited from Project #64195 shall be determined by DPWES in accordance with established procedures.

In the event no agreement is reached between the County and VDOT prior to Site Plan approval, the applicant shall dedicate, in fee simple to the Board of Supervisors, additional right-of-way along Old Reston Avenue and provide temporary construction easements to permit the future construction, by others, of an eight (8) foot wide asphalt trail along Old Reston Avenue. In no event shall such additional dedication exceed eight (8) feet from that shown on the Concept Plan. To the extent possible, construction of such a trail should not encroach upon tree preservation areas as depicted on the Concept Plan.

7. The maximum building height shall not exceed 3 stories or 45' (feet).

8. Upon build-out, a minimum of 70% open space shall be provided for Reston Section 83, Block 5.

9. Upon build-out, a minimum of 25% tree cover shall be provided for Reston Section 83, Block 5.

10. Boundary is from existing records.

11. To the best of our knowledge and belief, there are no known cemeteries or burial grounds on this site.

12. To the best of our knowledge and belief, there are no structures existing on this site.

13. The proposed development will use public water and sewer.

14. Storm water management ("SWM") and Best Management Practices ("BMP") shall be provided in the existing SWM pond located to the rear of the site, subject to approval by DPWES. The Applicant shall plant seedlings within the SWM//BMP facility, in accordance with the County policy for planting within these areas, and in conformance with the Public Facilities Manual (PFM 12-0808.7).

15. Topography is from a field run survey by Charles P. Johnson and Associates, Inc., in December 1995. Contour is 2'.

16. The proposed use conforms to the provisions of all applicable ordinances, regulations, and adopted standards.

17. To the best of our knowledge there are no hazardous or toxic substances as set forth in the Title 40, Code of Federal Regulations part 115.4, 302.4, and 355; hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management VR 672-10-1 Virginia hazardous waste management regulation; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 250; to generated, utilized, stored, and/or disposed of on site.

18. Boundary information is based on a plat prepared by Charles P. Johnson and Associates, Inc.

19. There are no scenic assets on the site that deserve preservation.

LANDSCAPING/TREE PRESERVATION

20. The Applicant shall implement a landscaping plan consistent with this Town Center Concept Plan. Said landscaping plan shall be coordinated with, and subject to final review and approval by, the Reston Town Center Design Review Board ("DRB") and by the Urban Forester in conjunction with review and approval of the Site Plan.

21. All supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approval(s). If not permitted, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by the DRB and DPWES.

22. Tree Preservation

    A. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division of Fairfax County as part of the first site plan submission. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition ratio percentage of all trees shown to be preserved on the approved Concept Plan. The condition analysis shall be prepared using methods outlined in the latest edition of Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided; which shall include the construction of a retaining wall at the northeast corner of the southern parking lot, in order to minimize construction impacts to Tree #148, as depicted on the Concept Plan. Other tree preservation activities shall include, but are not limited to crown pruning, root pruning, mulching, and fertilization. In addition, notes specifying methods for the removal of invasive vegetation and the preservation of noninvasive understory vegetation within the tree preservation areas shall be provided.

    B. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence during construction. Tree protection fencing shall be erected at the limits of clearing and grading adjacent to all tree preservation areas as shown on the Phase I and II erosion and sediment control sheets. Tree protection fencing shall consist of four foot high, 14 gauge welded wire attached to 6-foot steel T-posts driven 18 inches into the ground and placed no further than 10 feet apart.

    C. Silt fence shall be installed in conjunction with the tree protection fence wherever it is needed, as determined by DPWES, to prevent silt from depositing within the designated tree preservation areas.

D. Ground cover and additional plantings to be planted within the limits of clearing, as shown on the landscape plan, shall be installed in such a manner that insures that the installation activity does not negatively impact the existing vegetation, as determined by the Urban Forester.

E. In order to minimize impacts to the trees within the Limits of Clearing and Grading, the sanitary lateral and stormwater sewer line shall be located outside of these limits as shown on the Town Center Concept Plan.

LAND USES

23. Residential and School of Special Education uses shall be the predominate uses on the site. The Applicant reserves the right to request approval of any accessory uses and accessory service uses which are permitted pursuant to Section 6-100 and as qualified by RZ 86-C-121. There shall be no more than 12 residents living at the facility at any one time. There shall be no more than 30 students on site at any given time except for occasional special events for which adequate parking will be provided.

24. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center DRB.

25. Hours of instruction shall generally be limited to "off-peak" traffic hours. The hours of instruction shall occur generally between 7:30 p.m. and 11:30 p.m. on weeknights, and on weekends. Occasionally, instruction will occur outside of these hours, but every effort will be made to limit this hours to "off-peak" traffic hours.

TOWN CENTER CONCEPT PLAN AMENDMENTS

26. 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 rezoning. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s), Special Permit(s), and/or variances (on the whole or any portion of the site) as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.

27. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception, Special Permit or Variance without joinder and/or consent of the owners of the other land areas, provided that such application 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 application shall otherwise remain in full force and effect.

PARKING CALCULATIONS

School of Special Education: 12 Employees = 0 spaces *

Sufficient spaces for students: 30 students/2 = 15 spaces

(* Note: No employee parking is calculated for this use because the residents of the facility are employees of the School of Special Education whose parking requirements are calculated under the "Dormitory" calculations below. Parking for a School of Special Education is calculated as 2 parking spaces/3 employees, plus sufficient spaces to accommodate all persons at the school at any one time.)

Dormitory – One (1)/2 sleeping accommodations *(12 accomodations/2 = 6)*, plus one (1) additional space for each housemother, manager or employee *(1 * 4 = 4)*. Total of 10 spaces

Total Parking Required:	25 spaces
Parking Provided:	27 spaces
Loading Required:	1 space
Loading Provided:	1 space

GROUP 3 INSTITUTIONAL USE	PRC REQUIRED	PROVIDED
MINIMUM LOT AREA	NONE	2.62 AC
MINIMUM LOT WIDTH	NONE	340'
BUILDING HEIGHT	NONE	45'
MINIMUM REQUIRED YARD		
FRONT	NONE	35'
SIDE	NONE	33'
REAR	NONE	35'
MAXIMUM GROSS FLOOR AREA	NONE	17,000 SF
MAXIMUM FLOOR AREA RATIO	NONE	.14
OPEN SPACE	NONE	40%

RESTON TOWN CENTER CONCEPT PLAN
RESTON STUDY CENTER
RESTON, SECTION 83, BLOCK 5
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

RESTON TOWN CENTER CONCEPT PLAN
SECTION 83, BLOCK 5
AUGUST 4, 2000

GENERAL

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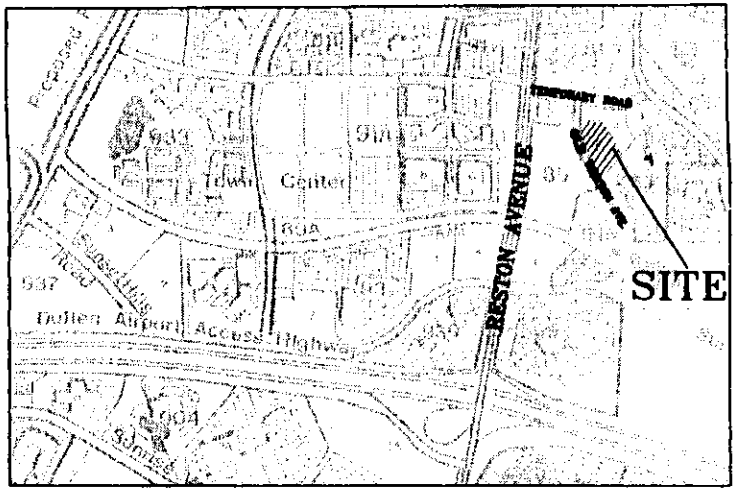

TOWN CENTER CONCEPT PLAN AMENDMENTS

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SHEET INDEX

1. COVER SHEET
2. TOWN CENTER DEVELOPMENT PLAN
3. TOWN CENTER VICINITY MAP
4. SITE PLAN
5. PERSPECTIVE ELEVATION
6. EXISTING VEGETATION SHEET
7. PRESERVATION DRAWING

PARKING TABULATION

PROPOSED USE: GROUP 3 INSTITUTIONAL

PARKING REQUIRED:

School of Special Education: 12 Employees = 0 spaces*

(*Note: No employee parking is calculated for this use because the residents of the facility are employees of the School of Special Education whose parking requirements are calculated under the "Dormitory" calculations below. Parking for a School of Special Education is calculated as 2 parking spaces/3 employees, plus sufficient spaces to accommodate all persons at the school at any one time.)

Sufficient spaces for students: 30 students/2=15 spaces

Dormitory:

One (1) per two (2) sleeping accomodations (12 accomodations/2 = 6), plus one (1) additional space for each housemother, manager or employee (1 x 4 = 4). Total of 10 spaces.

TOTAL PARKING REQUIRED: 25 SPACES

PARKING PROVIDED	27 SPACES
LOADING REQUIRED	1 SPACE
LOADING PROVIDED	1 SPACE

GROUP 3 INSTITUTIONAL USE	PRC REQUIRED	PROVIDED
MINIMUM LOT AREA	NONE	2.62 AC
MINIMUM LOT WIDTH	NONE	340'
BUILDING HEIGHT	NONE	45'
MINIMUM REQUIRED YARD FRONT SIDE REAR	 NONE NONE NONE	 35' 33' 35'
MAXIMUM GROSS FLR AREA	NONE	17,000 SF
MAXIMUM FLOOR AREA RATIO	NONE	.14
OPEN SPACE	NONE	40%

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIORS

DEVELOPER

REVISIONS
2/18/00
3/28/00
4/13/00
4/24/00
7/19/00
8/4/00
8/18/00

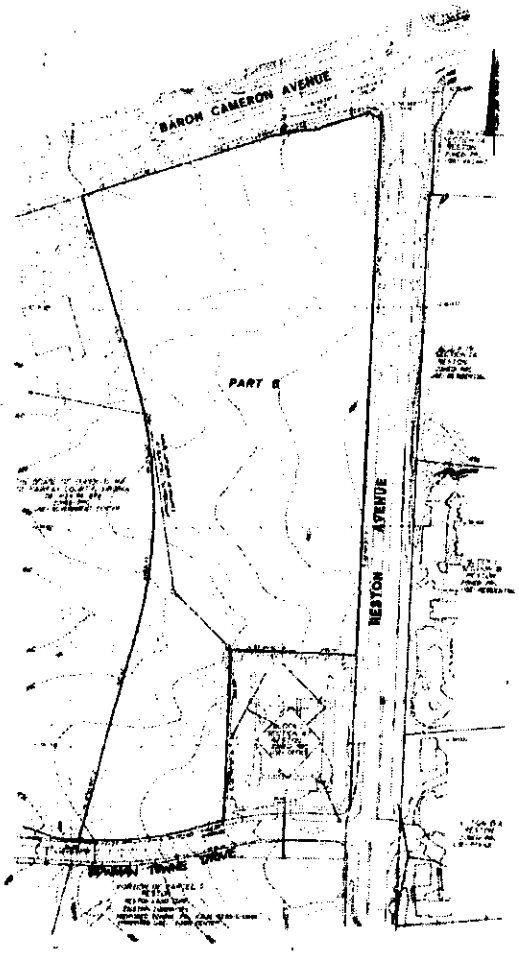
PROJECT TITLE
RESTON STUDY CENTER
Section - 83
BLOCK 5
Reston, Virgin.

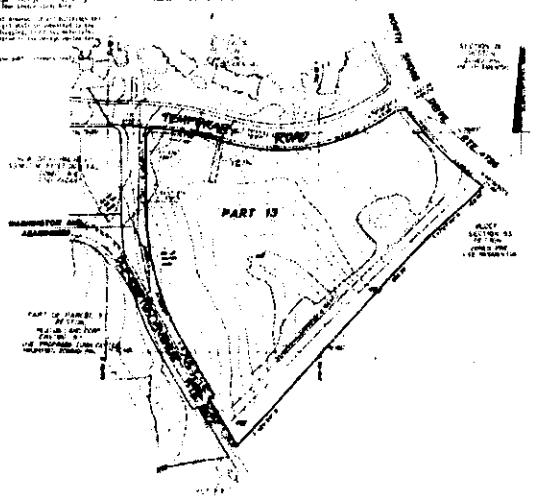
PROJECT NO. 2985500

DRAWING TITLE
NOTES

SCALE
DATE 8/18/00
DRAWN BY
CHECKED BY

DRAWING NUMBER
CP-1
SHEET 1 OF 7





DEVELOPMENT PLAN
PROPOSED REZONING OF
PARTS 6 & 13
TOWN CENTER
RESTON
BEING
A PORTION OF PARCEL 5
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

URBAN ENGINEERING & ASSOC., INC.

THIS SHEET FOR INFORMATIONAL PURPOSES ONLY.

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

Davis, Carter, Scott
1676 International Drive, Suite 1010, McLean, Virginia 22102 • 703. 714. 9777
1000 F Street, N.W., Suite 1100, Washington, D.C. 20005 • 202. 637. 2300

DEVELOPER

REVISIONS
2/15/00
3/29/00
4/13/00
4/14/00
7/10/00
8/18/00

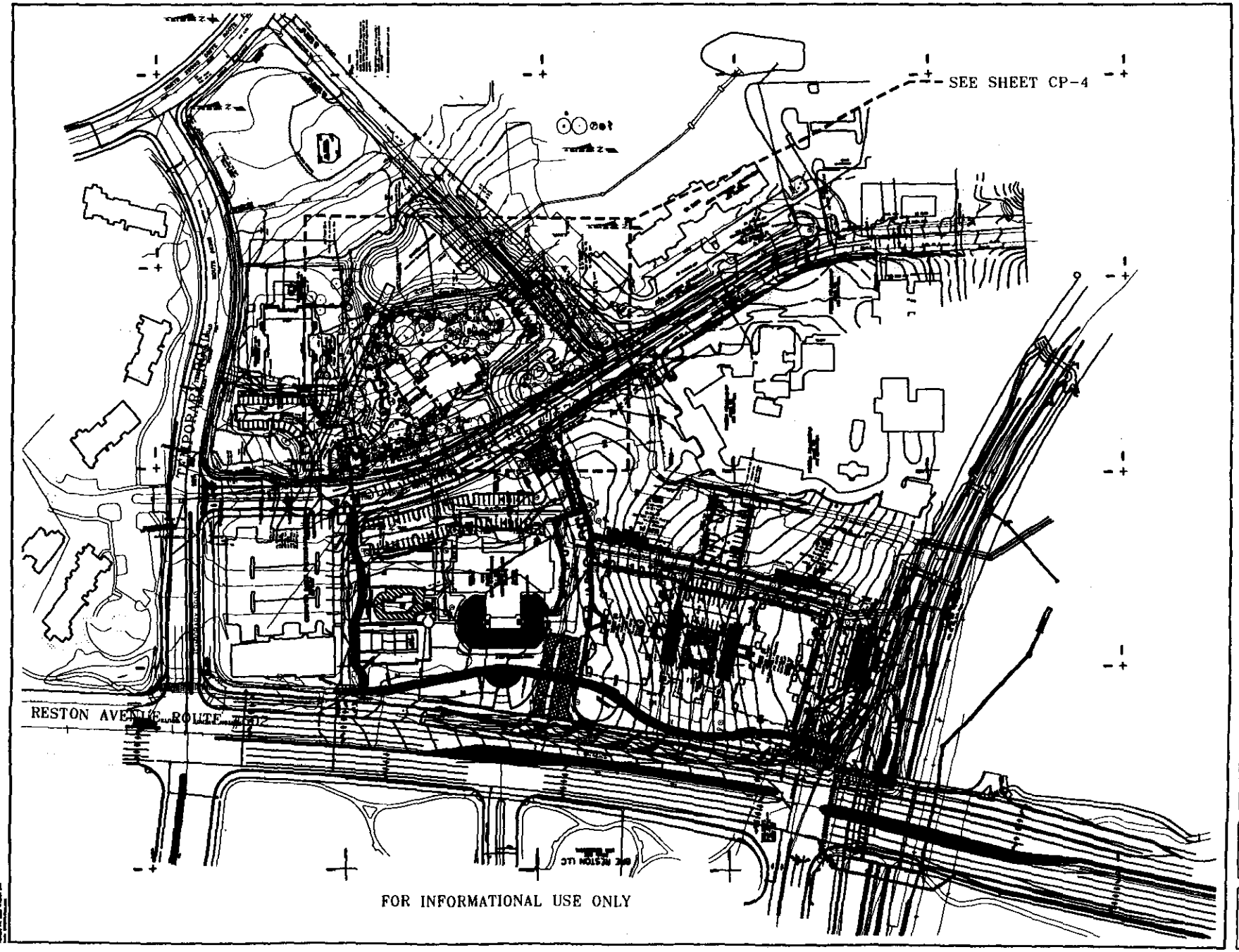
PROJECT TITLE
RESTON STUDY CENTER
Section - 63
BLOCK 5
Reston, Virginia

PROJECT NO. 3885100

DRAWING TITLE
DEVELOPMENT PLAN

SCALE N/A
DATE 8/18/00
DRAWN BY
CHECKED BY

DRAWING NUMBER
CP-2
SHEET 2 OF 1



DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

DEVELOPER

REVISIONS
3/18/00
3/28/00
4/13/00
4/14/00
7/10/00
8/4/00
8/16/00

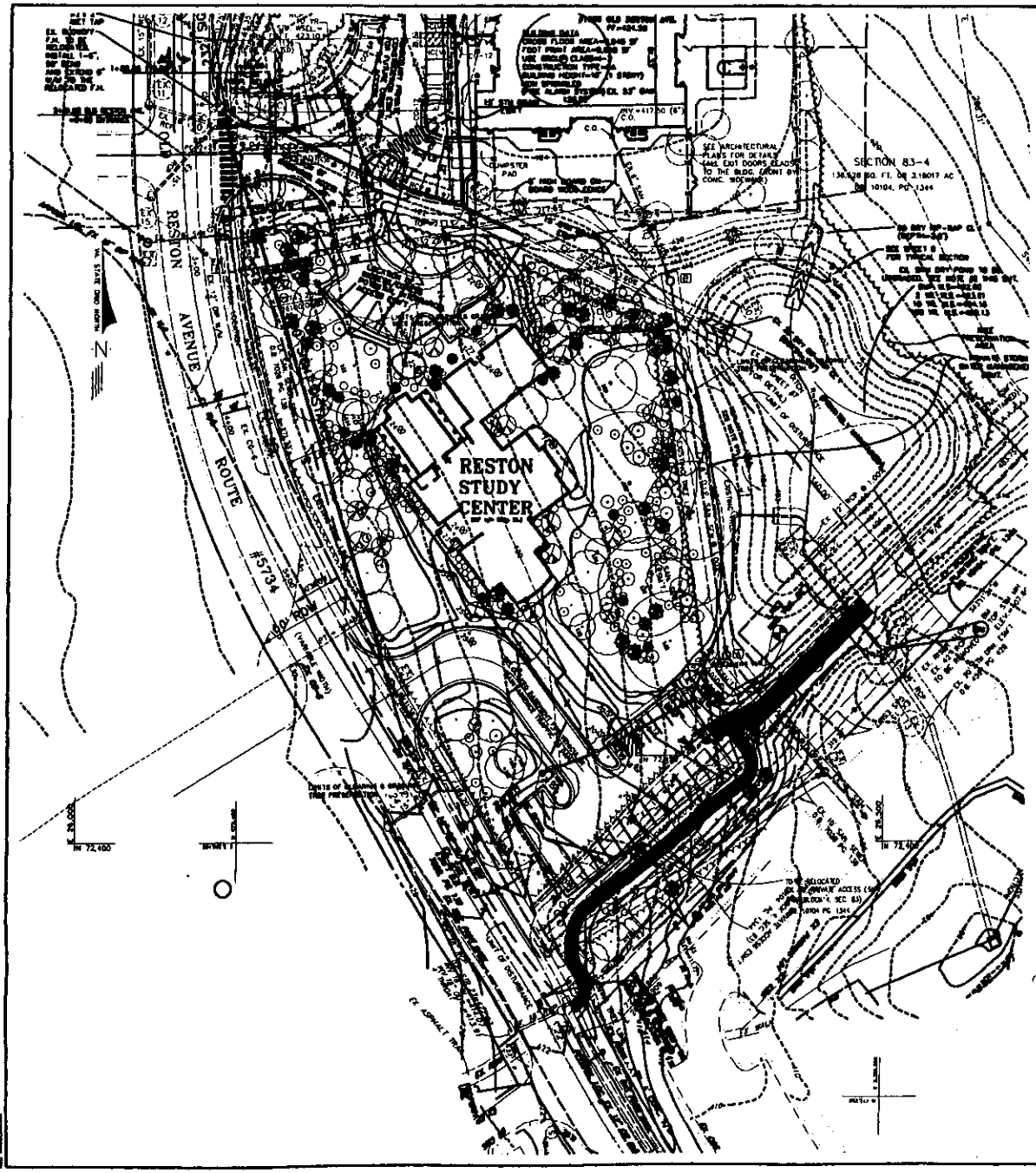
PROJECT TITLE
RESTON STUDY CENTER
Section - 83
BLOCK 5
Reston, Virgin

PROJECT NO. 3985.00

DRAWING TITLE
VICINITY MAP AND NOTES

SCALE 1" = 800'
DATE 8/18/00
DRAWN BY
CHECKED BY

DRAWING NUMBER
CP-3
SHEET 3 OF 7



PROPOSED PLANT MATERIAL-RESTON STUDY CENTER

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
AR	21	Acer rubrum 'October Glory'	October Glory Red Maple	4" cal B&B	
CL	17	Cladastris lutea 'American Yellowood'	American Yellowood	3" cal B&B	
QS	38	Quercus shumardii	Shumard Oak	3" cal B&B	
Ornamental Trees					
AC	11	Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry	5-8 ht B&B	multi-stem
IV	11	Ilex verticillata 'spreitzberry'	Spreitzberry Holly	4-6 ht B&B	multi-stem
Evergreen Trees					
LS	10	Ilex attenuata 'Taylor'	Taylor Holly	5-10 ht B&B	
PS	17	Pinus strobus	Eastern White Pine	5-8 ht B&B	
SHRUBS					
HI	41	Hamamelis intermedia 'Arnold Promise'	Witchhazel	3-6 ht B&B	multi-stem
RM	28	Rhododendron maximum	Rosebay Rhododendron	2-3 ht B&B	multi-stem
RP	77	Rhododendron periclymenoides 'Pinkshell'	Pinkshell Azalea	2-3 B&B	multi-stem
PROMENADE MIX 1 (WOODLAND)					
		Bulb mix: Daffodils and tulips		Bulbs	Bulbs plant in fall
		Leucojum vernum	Bishop's Hat	2 QUART	
		Galium odoratum	Sweet Woodruff	1 QUART	
		Helleborus orientalis	Lenten Rose	2 QUART	
		Hypericum calycinum 'Aaronsbeard'	St. Johnswort	2 QUART	
		Osmunda cinnamomea	Cinnamon Fern	3 QUART	
		Polygonatum ad. var. 'Sakalyal'	Variegated Solomon's Seal	2 QUART	
		Vinca minor	Periwinkle	1 QUART	
PROMENADE MIX 2					
		Bulb mix: Daffodils and tulips		Bulbs	Bulbs plant in fall
		Galium odoratum	Sweet Woodruff	1 QUART	
		Helleborus orientalis	Lenten Rose	2 QUART	
		Hemerocallis 'Hual wildfire'	Day Lily	2 QUART	
		Hypericum calycinum 'Aaronsbeard'	St. Johnswort	3 QUART	
		Iris sibirica	Siberian Iris	2 QUART	
		Liriope	Lilyturf	2 QUART	

NOTES:

1. In order to provide adequate width to construct an eight (8) foot wide asphalt trail, by others, right-of-way (ROW) reservation and construction easements shall be provided, prior to Site Plan approval, which ROW measures no more than eight (8) feet from the western edge of the sidewalk shown on the Concept Plan.

LEGEND:

- EXISTING TREES TO BE SAVED
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EVERGREEN TREE
- PROPOSED LIMITS OF CLEARING
- EXISTING TREE LINE

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

DEVELOPER

REVISIONS
2/18/00
3/28/00
4/13/00
4/14/00
7/10/00
9/4/00
9/18/00

PROJECT TITLE
RESTON STUDY CENTER
Section - 83
BLOCK 5
Reston, Virg

PROJECT NO. 398 516-00

DRAWING TITLE
SITE PLAN

SCALE 1" = 30'
DATE 8/18/00
DRAWN BY
CHECKED BY

DRAWING NUMBER
CP-4
SHEET 4 OF 7

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

Davis, Carter, Scott, Ltd.
1676 International Drive, Suite 1001, McLean, Virginia 22102 • 703. 556. 9777
1001 Connecticut Ave. N.W., Suite 1100, Washington, D.C. 20001 • 202. 682. 2400

DEVELOPER

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2/18/00
3/28/00
4/10/00
4/14/00
7/10/00
8/4/00
8/18/00

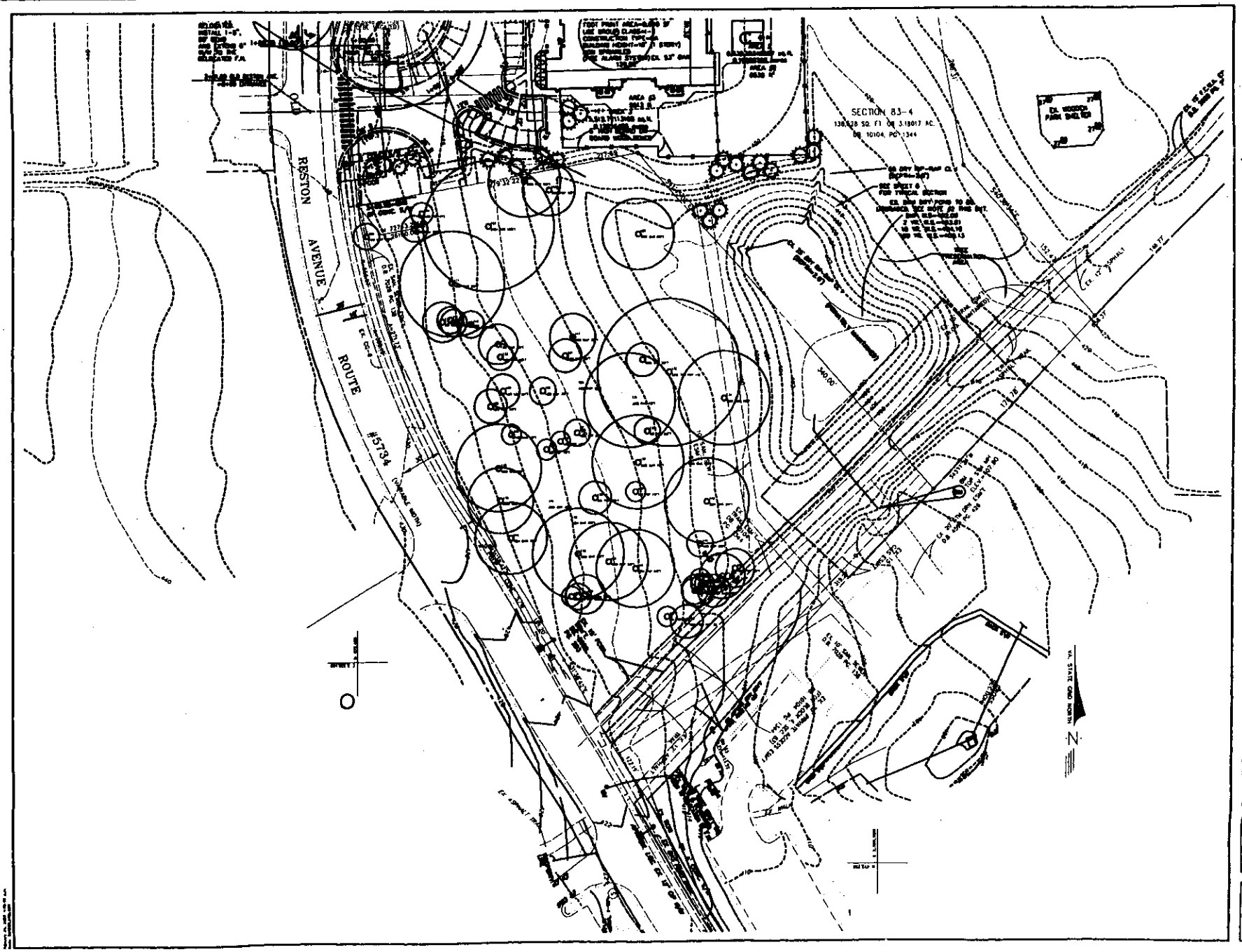
PROJECT TITLE
RESTON STUDY CENTER
Section - 83
BLOCK 6
Reston, Virgini

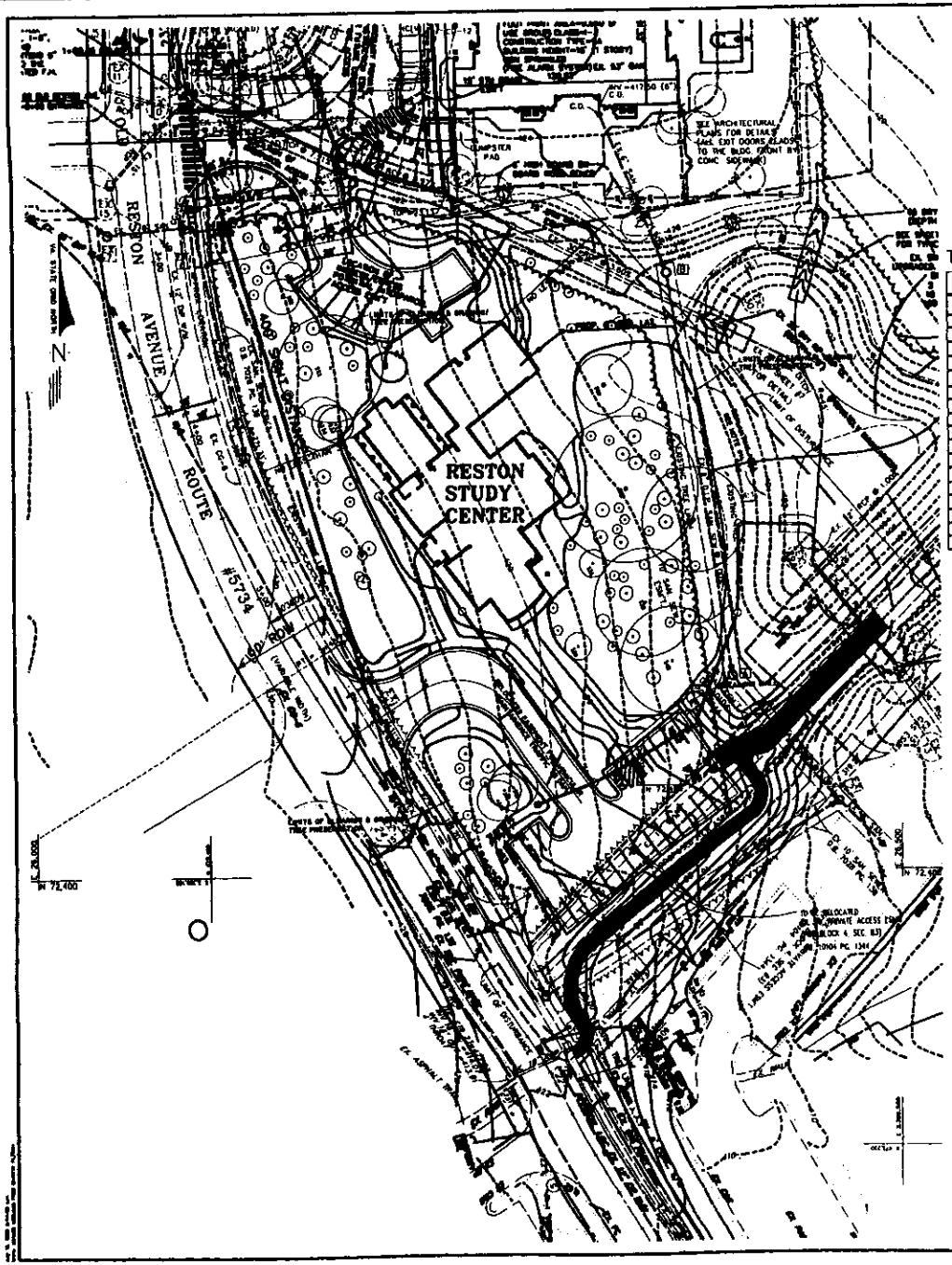
PROJECT NO. 3985.1600

DRAWING TITLE
PERSPECTIVE ELEVATION

SCALE N/A
DATE 8/18/00
DRAWN BY
CHECKED BY

DRAWING NUMBER
CP-5
SHEET 1 OF 1


RESTON AVENUE
ROUTE #5734
SECTION 83-4
138,828 SQ. FT. OR 3.18017 AC.
DB. 10104, PG. 1344
SEE SHEET 6 FOR TYPICAL SECTION
EX. DRY SWP/POND TO BE ENHANCED, SEE NOTE 20 THIS SHT.
EX. 12" SPRUCE
EX. 12" SPRUCE
EX. 12" SPRUCE



TREE PRESERVATION SCHEDULE - RESTON STUDY CENTER

TREE #	SIZE (DBH)	COMMON NAME	CONDITION	PROBLEMS
101	12"	TULIP POPLAR	FAIR	FILL AROUND BASE
102	14"	TULIP POPLAR	FAIR	FILL AROUND BASE
109	28"	BLACK GUM	FAIR	HEAVY VINES, DEADWOOD
111	38"	WHITE OAK	FAIR	HEAVY VINES, DEADWOOD
112	10"	TULIP POPLAR	FAIR	
113	10"	TULIP POPLAR	FAIR	
114	10/6"	TULIP POPLAR	FAIR	
119	24"	RED MAPLE	POOR	HEAVY VINES, OLD STORM DAMAGE
132	36/35"	TULIP POPLAR	FAIR	WEEK BASE, NEEDS TO BE CABLED
134	32"	WHITE OAK	POOR	ROOT DAMAGE FROM CONSTRUCTION, DEADWOOD, VINES
135	42"	CHESTNUT OAK	FAIR	HEAVY VINES, DEADWOOD, POSSIBLE INTERNAL DECAY
136	10"	TULIP POPLAR	FAIR	
137	40"	RED MAPLE	POOR	SEVERE DECAY ALONG TRUNK
138	10"	TULIP POPLAR	FAIR	
148	28"	WHITE OAK	FAIR	HEAVY VINES, DEADWOOD
160	12"	TULIP POPLAR	FAIR	
161	12"	TULIP POPLAR	FAIR	
162	9"	TULIP POPLAR	FAIR	

TREE PRESERVATION NOTES:

1. All trees and non evasive undergrowth within the tree preservation fencing will be saved.
2. Tree saves on the edges of tree preservation areas will be root pruned to increase survival.
3. All evasive species (poison ivy) will be removed from the site.
4. At the request of the Urban Forester, trees numbered 119 and 137 shall not be counted toward the existing tree coverage percentage. However, attempts shall be made to preserve these trees.
5. A retaining wall shall be constructed at the Northeast corner of the Southern parking lot in order to minimize construction impact to the tree numbered 148.
6. In order to minimize impacts to the tree preservation areas, the sanitary lateral and the storm water sewer shall be located outside these limits.

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DEVELOPER

REVISIONS
2/18/00
3/28/00
4/12/00
4/14/00
7/10/00
8/4/00
8/18/00

PROJECT TITLE
RESTON STUDY CENTER
Section - 83
BLOCK 5
Reston, Virg

PROJECT NO 386 5 16 00

DRAWING TITLE
PRESERVATION PLAN

SCALE 1" = 30'
DATE 8/18/00
DRAWN BY
CHECKED BY

DRAWING NUMBER
CP-7
SHEET 7 OF 7