RESTON TOWN CENTER CONCEPT PLAN

KINDERCARE LEARNING CENTERS, INC.

RESTON SECTION 83 BLOCK 4

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

Application No. 84-C-121-7 Staff L
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval 5/1/97
Sheet 1 of 4

OWNER

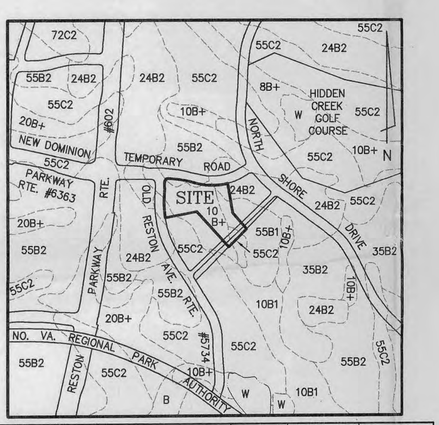
WESTERRA RESTON, L.L.C.
11911 FREEDOM DRIVE SUITE 300
RESTON, VIRGINIA 22090

DEVELOPER / APPLICANT

KINDERCARE LEARNING CENTERS, INC.
2400 PRESIDENTS DRIVE
MONTGOMERY, ALABAMA 36116-1628

SOILS MAP

SCALE 1"= 500'



SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT REQD.
10B+	GLENVILLE	FAIR	MARGINAL	GOOD	MODERATE	B
24B2	ELIOAK	GOOD	GOOD	GOOD	SEVERE	C
55B1	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
55B2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
55C2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C

SHEET INDEX

1. COVER SHEET
2. TOWN CENTER CONCEPTUAL PLAN
3. ARCHITECTURAL PERSPECTIVES
4. TOWN CENTER DEVELOPMENT PLAN

GENERAL NOTES

1. THE PARCEL SUBJECT TO THIS TOWN CENTER CONCEPT PLAN IS KNOWN AS SECTION 83, BLOCK 4, RESTON. THE TAX MAP REFERENCE FOR THE PARCEL IS 17-2-((1)), PART OF PARCEL 11.
2. THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THIS TOWN CENTER CONCEPT PLAN, DATED OCTOBER 1996 AND REVISED THROUGH APRIL 14, 1997 (CONSISTING OF 4 SHEETS), PREPARED BY URBAN ENGINEERING; 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").
3. THE PROPOSED BUILDING SHALL BE UTILIZED AS A CHILD CARE CENTER, WHICH IS A BY-RIGHT USE IN THE PRC TOWN CENTER DISTRICT. THE MAXIMUM DAILY ENROLLMENT SHALL BE 180 CHILDREN.
4. THE APPLICATION PROPERTY CONSISTS OF 3.048 ACRES.
5. THE PROPOSED BUILDING SHALL CONSIST OF A MAXIMUM OF 10,500 GROSS SQUARE FEET. THE MAXIMUM FAR FOR THE APPLICATION PROPERTY SHALL BE 0.076.
6. PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE ARTICLE 11. SPACES DENOTED WITH * SHALL BE SPECIFICALLY RESERVED FOR STAFF PARKING. ALL OTHER SPACES SHALL BE AVAILABLE FOR DROP OFF AND PICK UP OF CHILDREN.
7. THE MAXIMUM BUILDING HEIGHT SHALL BE 24 FEET.
8. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF WESTERRA RESTON, L.L.C., BY DEED RECORDED IN DEED BOOK 9881 AT PAGE 1645 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
9. NO TITLE REPORT WAS UTILIZED.
10. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
11. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO STRUCTURES EXISTING ON THIS SITE.
12. THE PROPOSED DEVELOPMENT WILL USE PUBLIC WATER AND SEWER.
13. STORM WATER MAINAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED IN THE EXISTING DETENTION POND LOCATED PARTIALLY OFF SITE ON ADJACENT BLOCK 5 (VACANT), SUBJECT TO APPROVAL BY DEM. THE EXISTING POND WILL BE IMPROVED TO COMPLY WITH COUNTY STORM WATER DETENTION SPECIFICATIONS.
14. TOPOGRAPHY IS FROM A FIELD RUN SURVEY BY CHARLES P. JOHNSON AND ASSOCIATES, INC., IN DECEMBER 1995. CONTOUR IS 2'.
15. THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
16. 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.
17. BOUNDARY INFORMATION IS BASED ON A PLAT PREPARED BY CHARLES P. JOHNSON AND ASSOCIATES, INC.
18. THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING TRAILS, SIDEWALKS, AND CROSSWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS TOWN CENTER CONCEPT PLAN.
19. THERE ARE NO SCENIC ASSETS DESERVING PRESERVATION. THERE IS AN EXISTING WETLANDS AREA AS SHOWN THAT SHALL BE PRESERVED EXCEPT WHERE UTILITY CROSSINGS MAY BE WARRANTED, AS DETERMINED BY DEM.
20. SUBJECT TO APPROVAL OF A VARIANCE BY THE BOARD OF ZONING APPEALS, THE HEIGHT OF THE FENCE SURROUNDING PLAY AREA 1 MAY BE INCREASED TO SIX FEET (6').

TRANSPORTATION

21. THE APPLICANT SHALL DEDICATE ADDITIONAL RIGHT-OF-WAY ADJACENT TO TEMPORARY ROAD AS SHOWN ON THE PLAN IN ACCORDANCE WITH THE COMPREHENSIVE PLAN RECOMMENDATION.
22. IF REQUESTED BY VDOT OR FAIRFAX COUNTY, THE APPLICANT SHALL MAKE A PRO RATA CONTRIBUTION TOWARD EITHER A TRAFFIC SIGNAL AT THE INTERSECTION OF TEMPORARY ROAD AND OLD RESTON AVENUE, OR TRAFFIC SIGNAL MODIFICATION IN THE VICINITY OF THE SITE.
23. THE APPLICANT SHALL RESTRIPE OLD RESTON AVENUE TO PROVIDE A LEFT TURN LANE INTO THE SITE, AS GENERALLY SHOWN ON THIS TOWN CENTER CONCEPT PLAN.
24. INTERPARCEL ACCESS TO THE ADJACENT PROPERTY IDENTIFIED AS SECTION 83, BLOCK 5 SHALL BE PROVIDED SUBJECT TO THE FOLLOWING:
    a. THE PROVISION OF INTERPARCEL ACCESS SHALL NOT REQUIRE APPROVAL OF A TOWN CENTER CONCEPT PLAN AMENDMENT FOR THIS SITE.
    b. THE INTERPARCEL ACCESS SHALL BE PROVIDED GENERALLY IN THE LOCATION SHOWN. FINAL LOCATION SHALL BE DETERMINED IN COORDINATION WITH THE OWNER OF BLOCK 5, SUBJECT TO APPROVAL OF DEM.
    c. THE INTERPARCEL ACCESS SHALL BE FOR THE BENEFIT OF THE RESTON STUDY CENTER. IN THE EVENT THAT A CONCEPT PLAN FOR SECTION 83, BLOCK 5 FOR USE AS A MONASTERY AND SCHOOL FOR SPECIAL EDUCATION BY THE RESTON STUDY CENTER IS NOT APPROVED, OR IN THE EVENT THAT RESTON STUDY CENTER CEASES TO OPERATE ON SECTION 83, BLOCK 5, THE APPLICANT RESERVES THE RIGHT TO CLOSE THE INTERPARCEL ACCESS TO BLOCK 5.
    d. THIS SITE IS DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THIS TOWN CENTER CONCEPT PLAN.
25. IN THE EVENT THAT INTERPARCEL ACCESS IS PROVIDED, ON-SITE PARKING MAY BE REDUCED TO 29 SPACES WITHOUT NEED FOR TOWN CONCEPT PLAN AMENDMENT.

LANDSCAPING

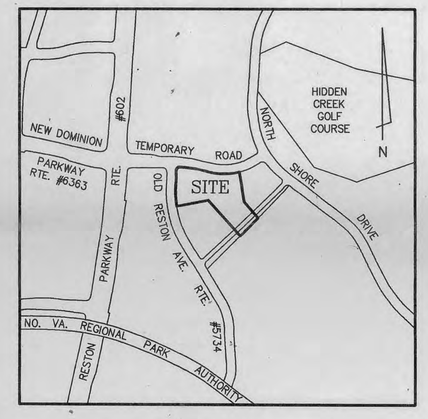
26. A MINIMUM OF 60% OPEN SPACE SHALL BE PROVIDED.
27. A MINIMUM OF 5% INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED.
28. A MINIMUM OF 30% TREE COVER SHALL BE PROVIDED.
29. THE APPLICANT SHALL ADHERE TO THE LIMITS OF CLEARING AND GRADING AS SHOWN. DURING SITE PLAN REVIEW, IF IT IS DETERMINED NECESSARY BY DEM TO REMOVE ANY TREES PREVIOUSLY DESIGNATED TO BE PRESERVED IN ORDER TO LOCATE ADDITIONAL NECESSARY UTILITY LINES, OR TRAILS, THEN AN AREA OF ADDITIONAL TREE SAVE OR EQUIVALENT VALUE AS DETERMINED BY DEM SHALL BE SUBSTITUTED AT AN ALTERNATE LOCATION ON THE PROPERTY. IF A SUITABLE ALTERNATE LOCATION CANNOT BE IDENTIFIED ON SITE, THE APPLICANT SHALL PLANT SUPPLEMENTAL TREES ACCORDING TO THE DIRECTIONS OF DEM, PURSUANT TO THE PUBLIC FACILITIES MANUAL.
30. THE APPLICANT SHALL IMPLEMENT A LANDSCAPE PLAN GENERALLY CONSISTENT WITH THE LANDSCAPING REFLECTED ON THIS TOWN CENTER CONCEPT PLAN, SUBJECT TO FINAL REVIEW AND APPROVAL BY DEM.
31. THE APPLICANT SHALL PARTICIPATE IN THE RESTON STREET LIGHT DEMONSTRATION PROGRAM.

TABULATION

ZONED:	PRC
SITE AREA:	132,800 S.F. OR 3.04867 AC.
PROPOSED STREET DEDICATION:	4,442 S.F. OR 0.10199 AC.
PROPOSED USE:	CHILD CARE CENTER
MAXIMUM DAILY ENROLLMENT:	180 CHILDREN
NUMBER OF CHILDREN OUTSIDE AT ONE TIME:	109
GROSS FLOOR AREA:	10,500 S.F.
BUILDING HEIGHT:	24' FT.

VICINITY MAP

SCALE 1"= 500'



PARKING TABULATION

PROPOSED USE:	CHILD CARE CENTER
PARKING REQUIRED:	0.16 SPACE / CHILD =29 SPACES (2 HANDICAPPED SPACES)
PARKING PROVIDED:	34 SPACES (2 HANDICAP SPACES)
LOADING REQUIRED:	NOT APPLICABLE

	PRC REQUIRED	PROVIDED
MINIMUM LOT AREA	NONE	3.04867 AC.
MINIMUM LOT WIDTH	NONE	185'
BUILDING HEIGHT	NONE	24'
MINIMUM REQUIRED YARD:		
FRONT	NONE	151'
SIDE	NONE	48'
REAR	NONE	159'
MAXIMUM GROSS FLOOR AREA	NONE	10,500 SF.
MAXIMUM FLOOR AREA RATIO	NONE	0.076
OPEN SPACE	NONE	60%

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
APR 15 1997
ZONING EVALUATION DIVISION

PLAN DATE
10-4-96
2-10-97
2-25-97
3-25-97
4-14-97

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

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
4/15/97
PROFESSIONAL ENGINEER

COVER SHEET

KINDERCARE LEARNING CENTERS, INC.
RESTON SECTION 83 BLOCK 4
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. N/A DATE: OCT., 1996

SHEET 1 OF 4

FILE No. MISC.-943

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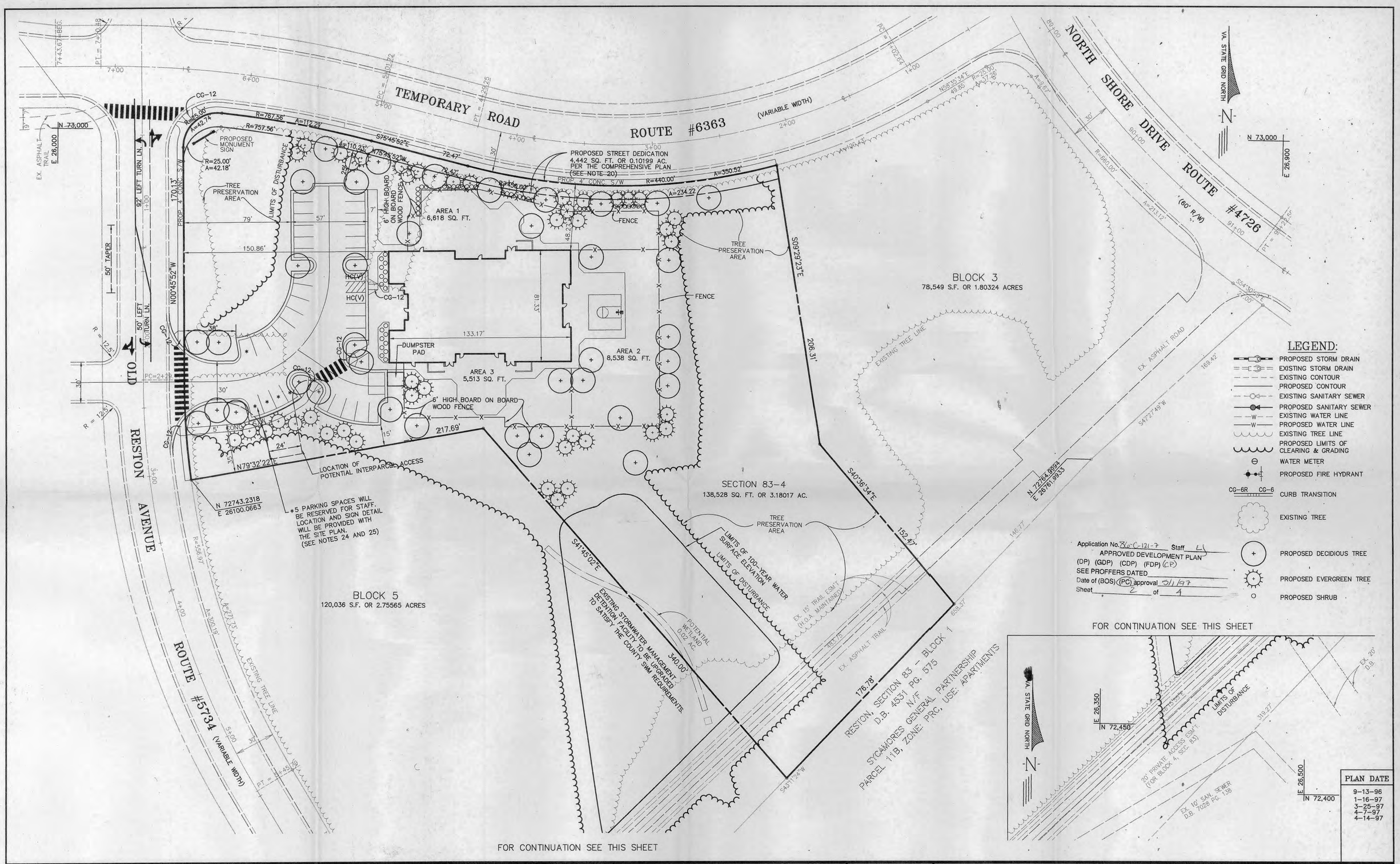

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COMMONWEALTH OF VIRGINIA
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TOWN CENTER CONCEPT PLAN
KINDERCARE LEARNING CENTER, INC.
RESTON SECTION 83 BLOCK 4
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I. 2' DATE: OCT., 1996

SHEET 2 OF 4
FILE No. MISC-943

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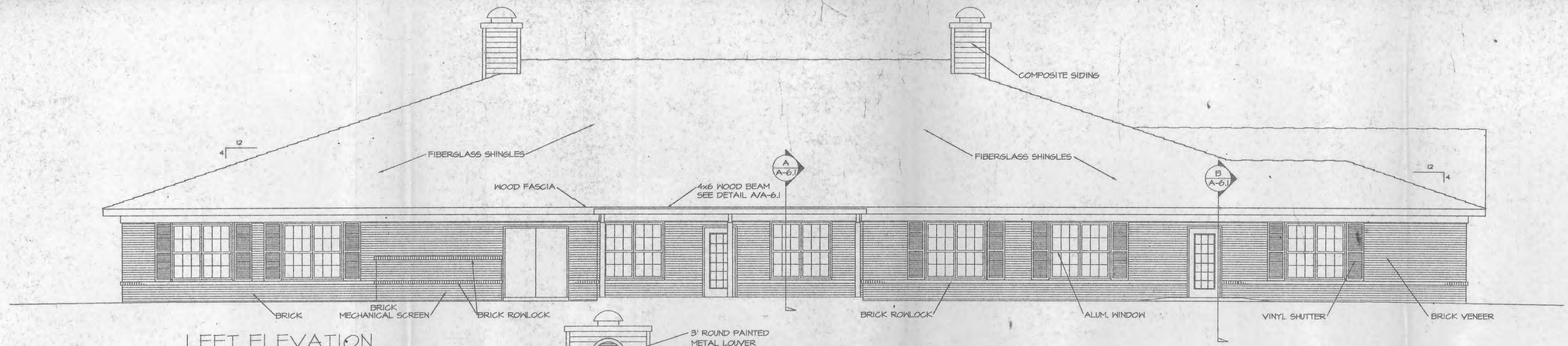
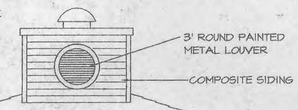
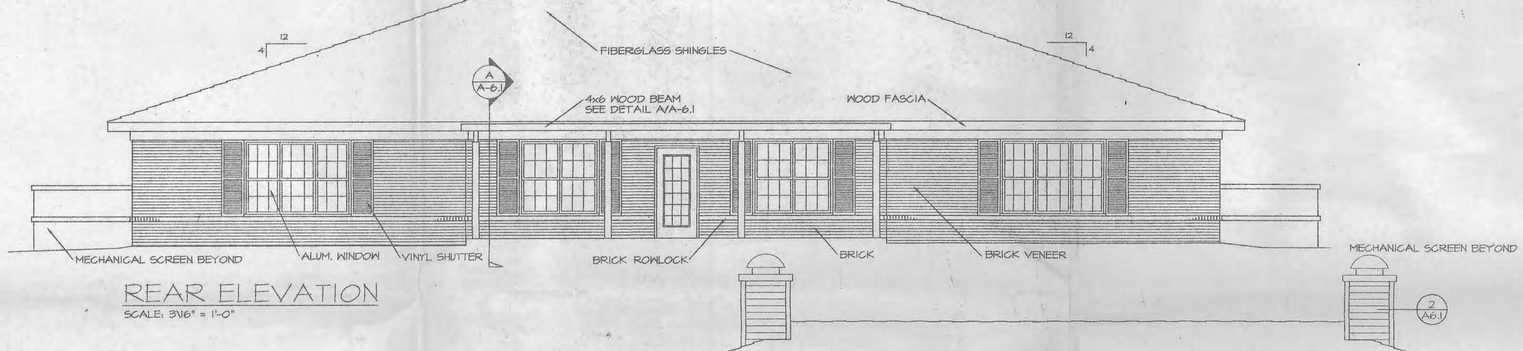


LEFT ELEVATION

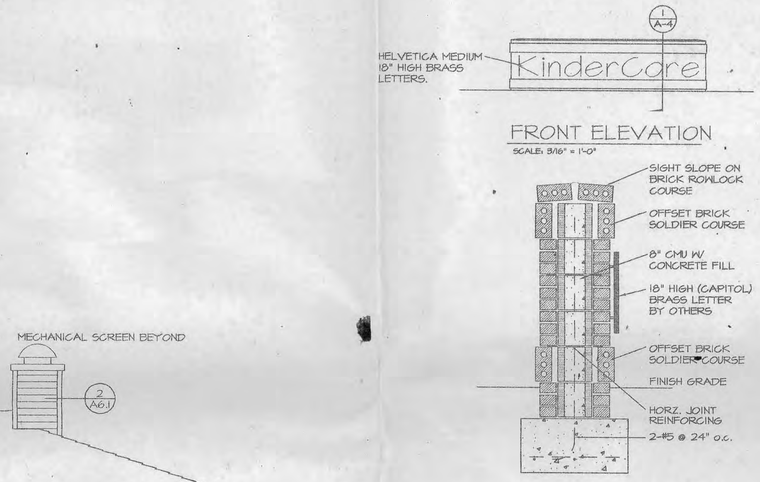
SCALE: 3\16" = 1'-0"





REAR ELEVATION

SCALE: 3\16" = 1'-0"

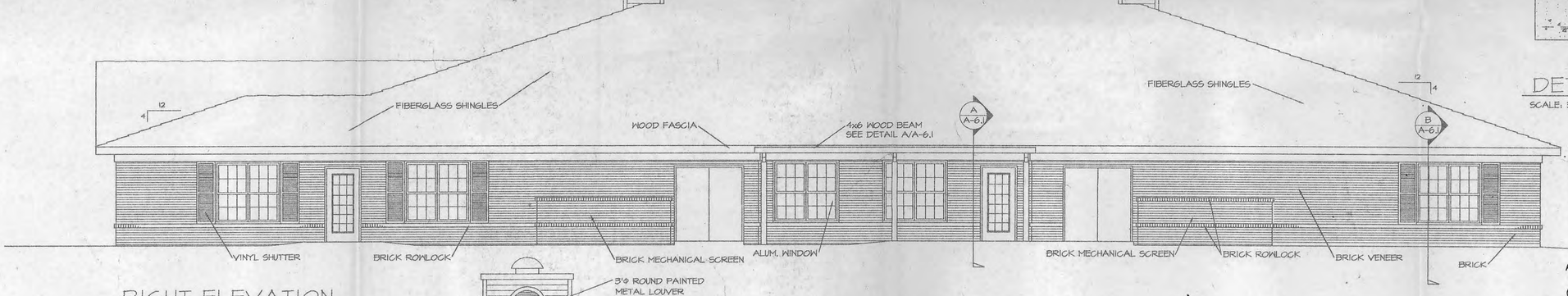


FRONT ELEVATION

SCALE: 3\16" = 1'-0"

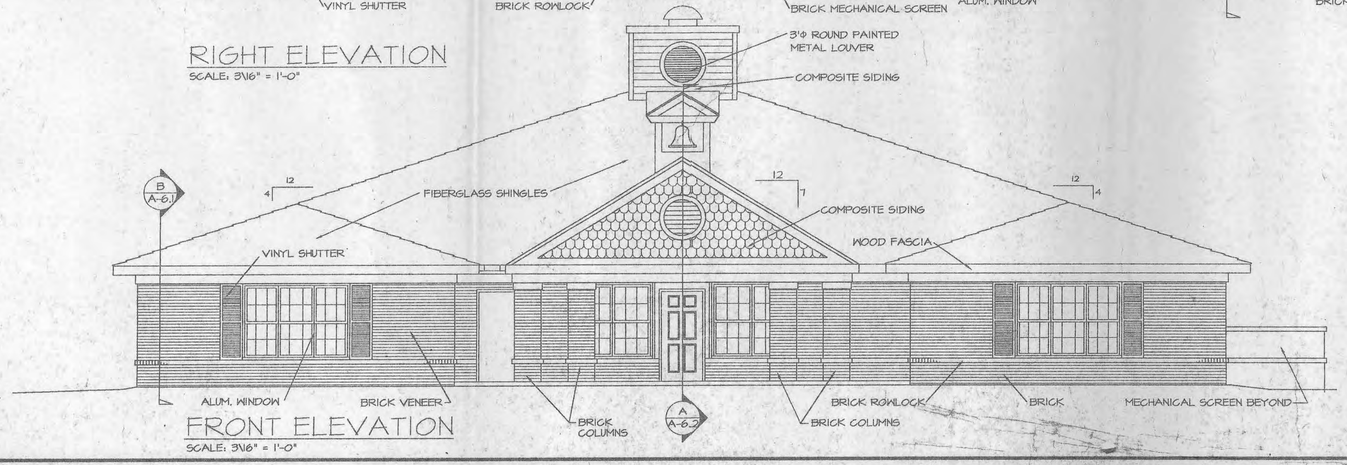
DETAIL

SCALE: 3/4" = 1'-0"



RIGHT ELEVATION

SCALE: 3\16" = 1'-0"



FRONT ELEVATION

SCALE: 3\16" = 1'-0"

EXTERIOR COLOR SCHEDULE

FIBERGLASS SHINGLES:	OWENS-CORNING OAKRIDGE II - ESTATE GRAY
WINDOW GLAZING:	BRONZE (OUTSIDE PANE ONLY)
WINDOW FRAMES:	WHITE
WOOD EXTERIOR TRIM:	BENJAMIN MOORE #978 ENAMEL
COMPOSITE WOOD SIDING	MATCH BENJAMIN MOORE - #978
EXTERIOR DOORS, METAL WORK & SIDING:	BENJAMIN MOORE #978 ENAMEL
MORTAR:	CORDOVA TAN
BRICK:	BELDON - 470-479 DARK (IRON SPOT)

Application No. 96-C-121-7 Staff 4
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval 5/11/97
Sheet 3 of 4

PLAN DATE
10-7-96
2.25.97
3-25-97
4-14-97

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

ARCHITECTURAL PERSPECTIVES

KINDERCARE LEARNING CENTERS, INC.
RESTON SECTION 83 BLOCK 4
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I. N/A DATE: OCT., 1996

SHEET 3 OF 4

FILE NO. MISC.-943

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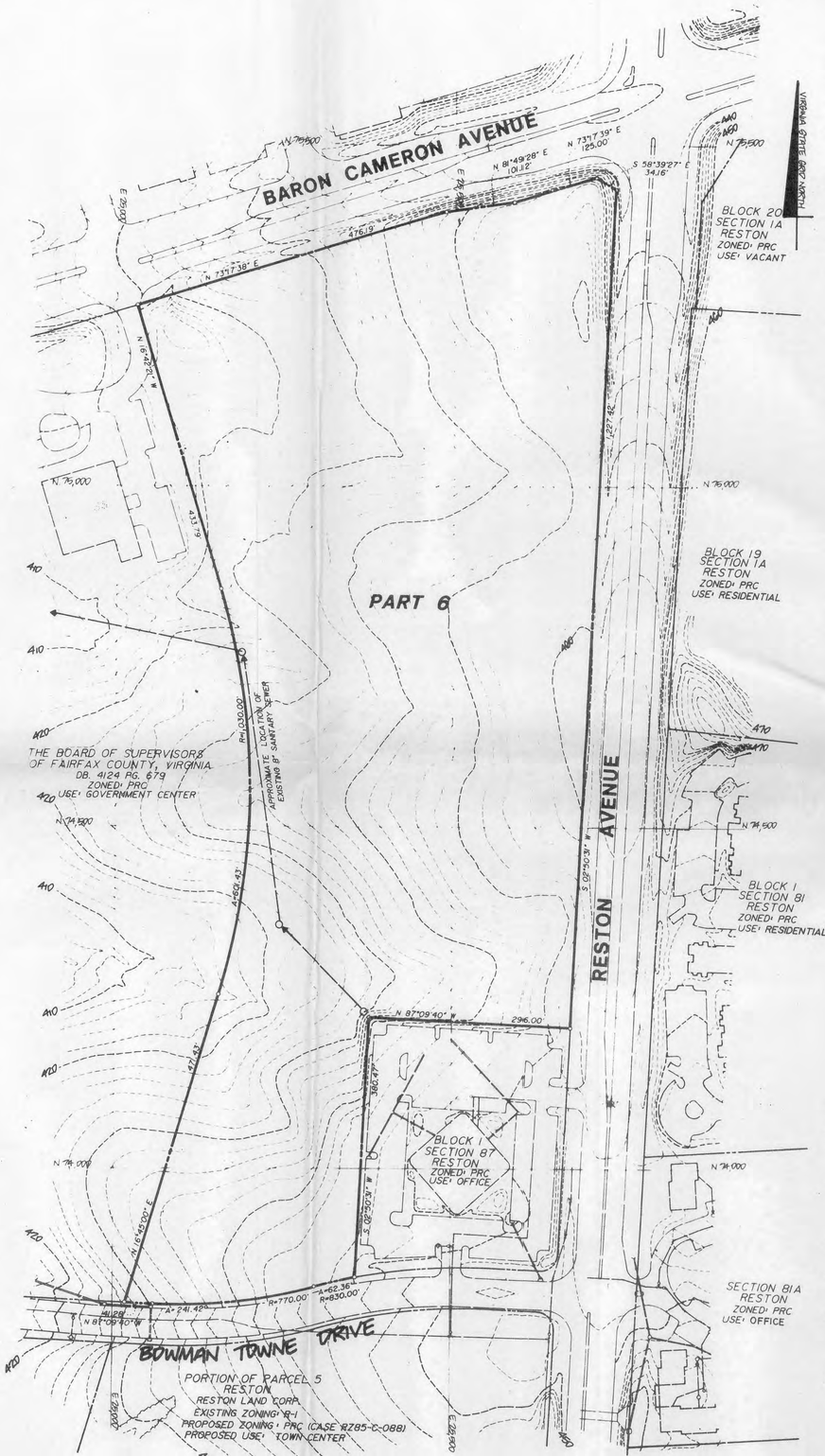


NOTES

Part 6

1) The maximum gross floor area of commercial space shall not exceed 384,000 square feet.

2) Maximum overall non-residential FAR shall not exceed .5.

3) Maximum building height shall not exceed 10 stories (120 ft.).

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.

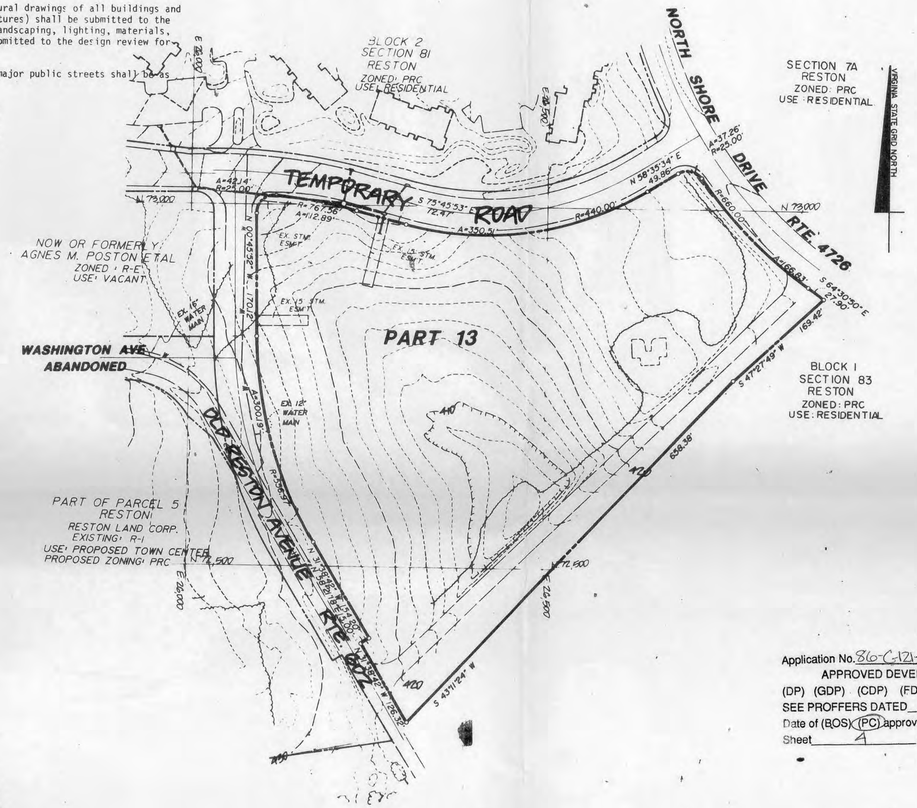
9) The proposed right-of-way width of major public streets shall be as follows:

East West Parkway	90'
Town Center Parkway	90'
Vail Avenue	60'
Sunset Hills Road	90'

PART 6 USES

Uses will include all of those permitted by right under 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, theaters and service stations.
- Group 5 commercial recreation uses such as bowling alleys, health clubs and other similar commercial recreation uses.
- Group 4 community uses such as community clubs, meeting halls, swimming pools/clubs and tennis clubs/courts.
- 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.
- Category 3 quasi-public uses such as conference centers, cultural centers, museums, housing for the elderly, 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.



NOTES

Part 13

1) The maximum number of dwelling units shall not exceed 100 single family attached and/or multi-family dwelling units.

2) 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.

3) 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.

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PART 13 USES

Uses will include all of those permitted by right within a PRC high density residential category plus all of the follwoing special permit and special exception uses which are designated on the Development Plan:

- Group 4 community uses such as community clubs, meeting halls, tennis clubs/courts and other recreational or social uses operated by a non-profit organization.
- Group 3 institutional uses such as churches, temples and 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 parks, playgrounds or athletic fields, 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. 86-C-171-7 Staff 4
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval 5/1/87
Sheet 4 of 4

DEVELOPMENT PLAN
PROPOSED REZONING OF

PARTS 6 & 13
TOWN CENTER
RESTON

BEING
A PORTION OF PARCEL 5
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' DATE: OCT., 1986 REV: JAN., 1987

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

SHEET 4 OF 4

THIS SHEET FOR INFORMATIONAL PURPOSES ONLY.

132-013-S

MISC.-943