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 18 18

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 83, Blocks 5, Reston. The Tax Map references 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 the 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 cemetaries 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") will 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 managent 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 derve 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 reviewd by the Urban Forestry Division of Fairfax County as part of the first site plan submission. The tree preservation 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 th 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 attatched to 6–foot steel T–posts driven 18 inches into the ground placed no further than 10 feet apart.

C. Silt fence shall be installed in conjuction 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 the installation activity does not negatively impact the existing vegetation, as determined by the Urban Forester.

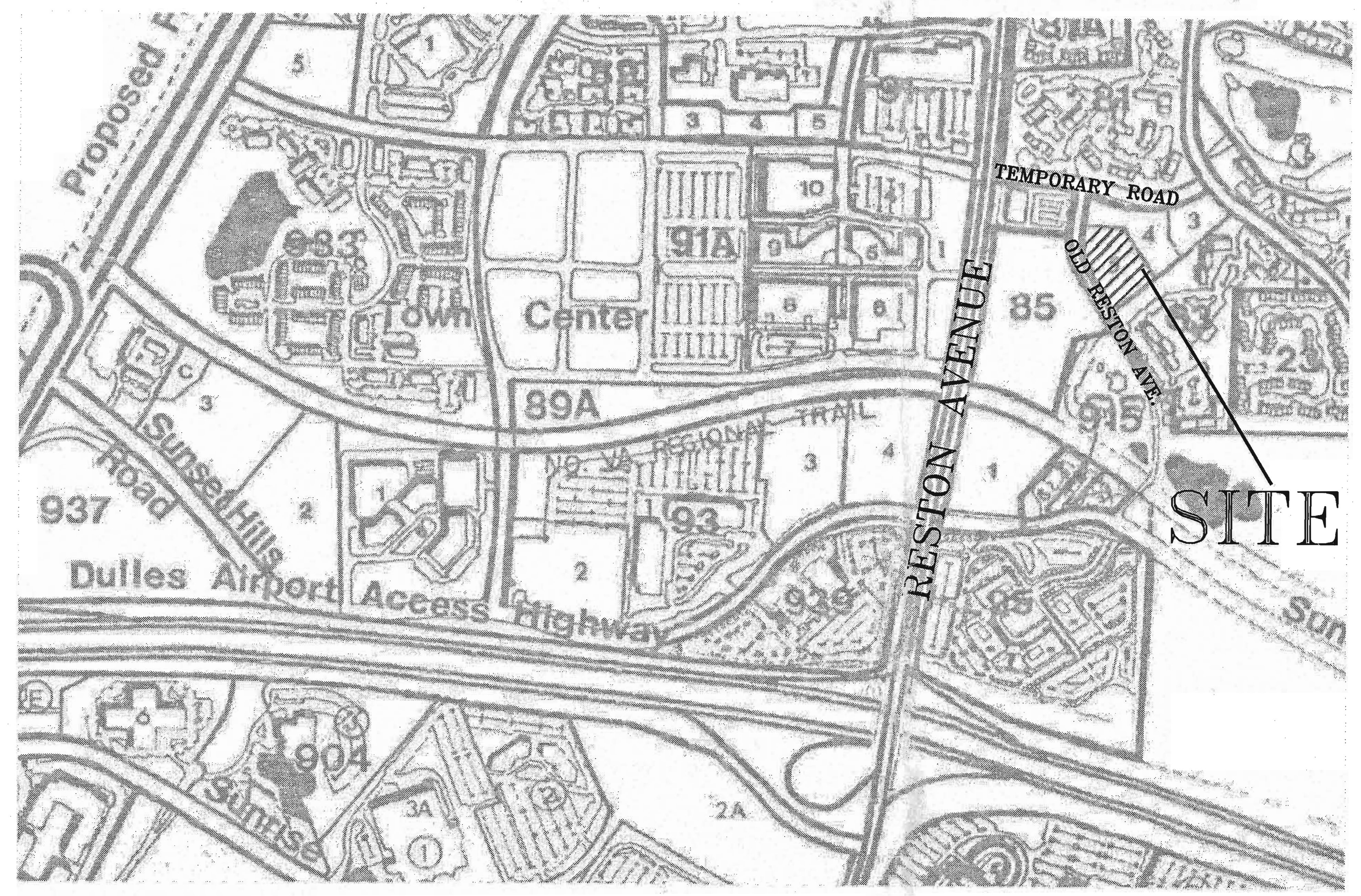
E. In order to minimize impacts to the trees within the Limits of Clearing and Grading, the sanitary lateral and stormwater sewer line shall be located outside these limits as shown on the Town Center Concept Plan.

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 7:30p.m. and 11:30p.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 Coutny 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 joindler 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 condtions 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.

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

Application No. CP 86-C-121-13 Staff L. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CP
~~SEE PROFFERS~~ DATED note 9/14/00
Date of (BOS) (PC) approval 9/13/00
Sheet 1 of 7

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	NONE	35'
SIDE	NONE	33'
REAR	NONE	35'
MAXIMUM GROSS FLR AREA	NONE	17,000 SF
MAXIMUM FLOOR AREA RATIO	NONE	.14
OPEN SPACE	NONE	40%

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DEVELOPER

REVISIONS
2/18/00
3/28/00
4/13/00
4/14/00
7/10/00
8/4/00
8/18/00

PROJECT TITLE
RESTON STUDY CENTER
Section - 83
BLOCK 5
Reston, Virginia
PROJECT NO. 398.516.00

DRAWING TITLE
NOTES

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
AUG 2 1 2000
ZONING EVALUATION DIVISION

SCALE
DATE 8/18/00
DRAWN BY
CHECKED BY

DRAWING NUMBER
CP-1
SHEET 1 OF 7

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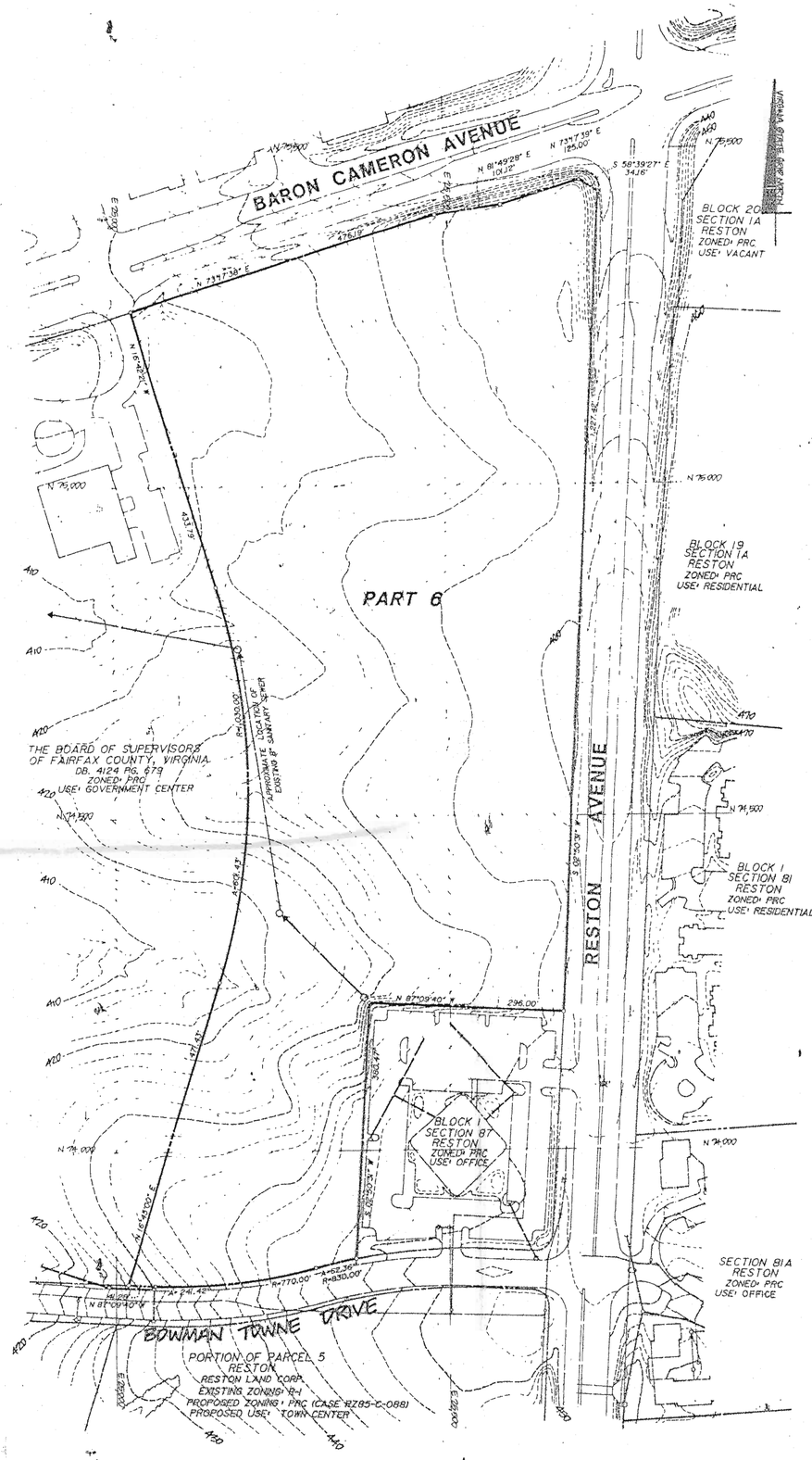


NOTES

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.

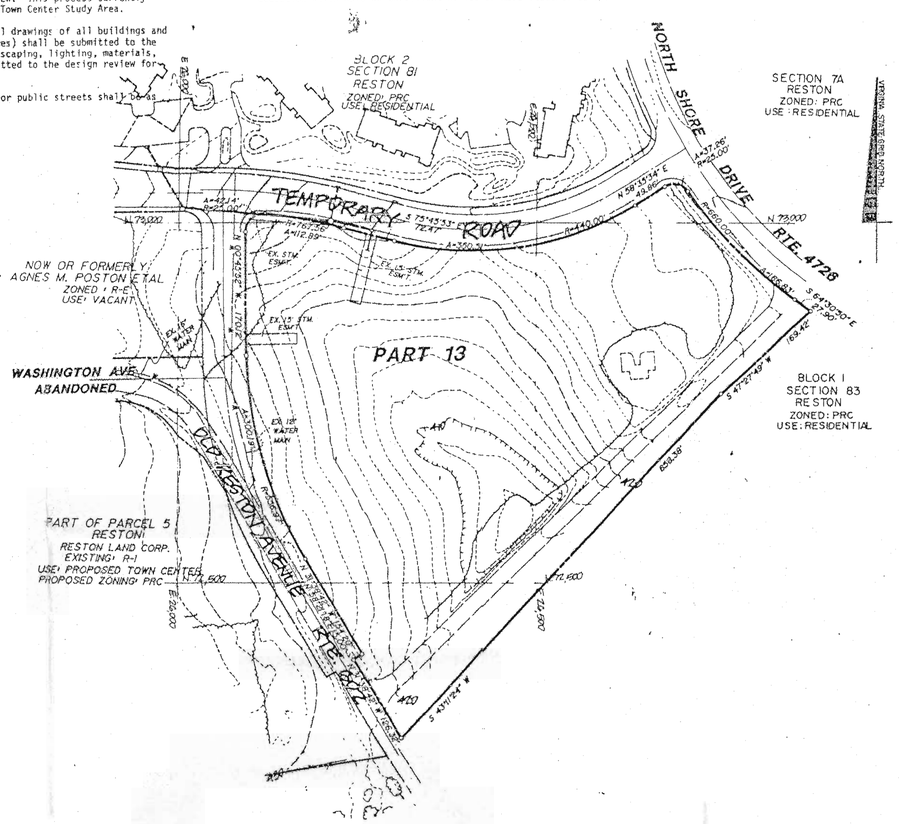
9) The proposed right-of-way width of major public streets shall be as follows:

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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6) 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.

7) 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 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.

CP 86-C-121-13
Application No. _____ Staff L.O.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CP
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Date of (BOS) (PC) approval 4/13/00
Sheet 2 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

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

THIS SHEET FOR INFORMATIONAL PURPOSES ONLY.

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DEVELOPER

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

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

PROJECT NO. 398.516.00

DRAWING TITLE
DEVELOPMENT PLAN

SCALE	N/A
DATE	8/18/00
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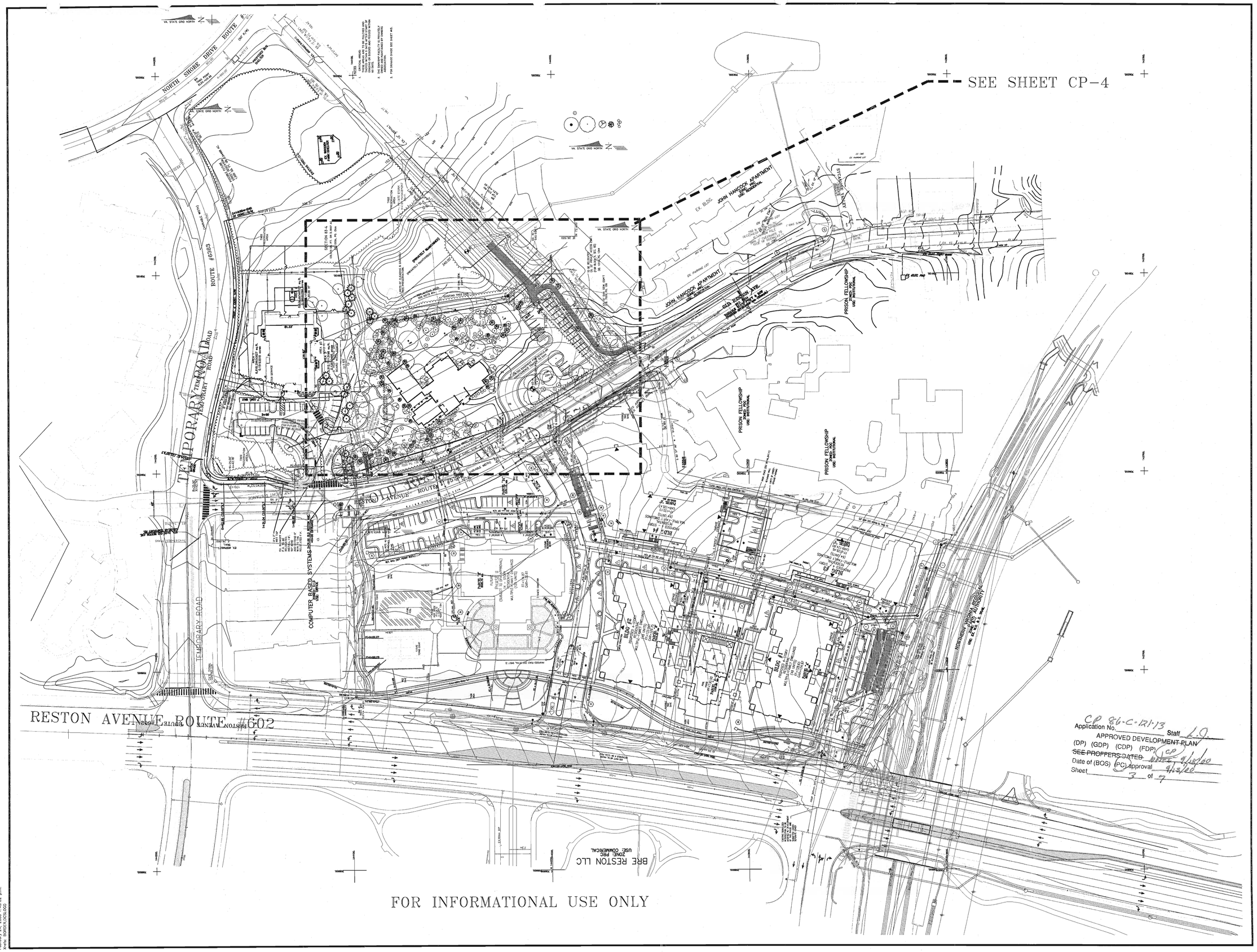
CP-2
SHEET 2 OF 7



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4/13/00
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8/4/00
8/18/00

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

PROJECT NO. 398.516.00

DRAWING TITLE
VICINITY MAP AND NOTES

SCALE 1" = 800'
DATE 8/18/00
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DRAWING NUMBER
CP-3
SHEET 3 OF 7

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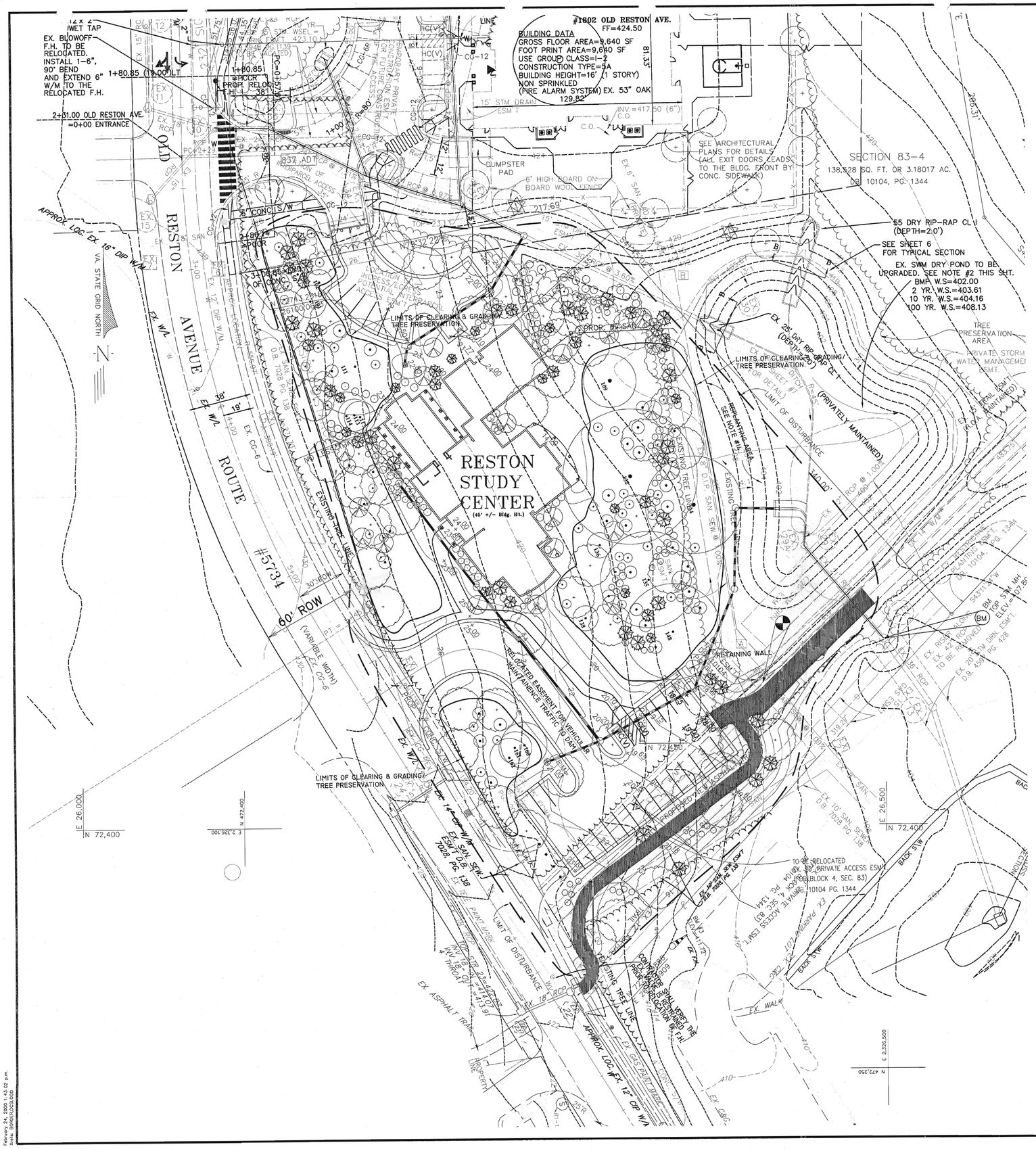

PROPOSED PLANT MATERIAL-RESTON STUDY CENTER

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	Shumardii Oak	4" cal B&B	
Ornamental Trees					
AG	11	Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry	5–8' ht B&B	multi-stem
IV	11	Ilex verticillata 'sparkleberry'	Sparkleberry Holly	4–6' ht. B&B	multi-stem
Evergreen Trees					
IA	39	Ilex attenuata 'Fosteri'	Foster 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	59	Rhododendron maximum	Rosebay Rhododendron	2–6' ht B&B	multi-stem
RP	77	Rhododendron periclymenoides 'Pinxterbloom'	Pinxterbloom Azalea	2–3' B&B	multi-stem
GROUNDCOVER MIX 1 (WOODLAND)					
		Bulb mix: Daffodils and tulips		Bulbs	Bulbs plant in fall
		Epidmedium versicolor	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 cinnamonea	Cinnamon Fern	2 QUART	
		Polygonatum od. var. thunbergii	Variegated Solomon's Seal	2 QUART	
		Vinca Minor	Periwinkle	1 QUART	
GROUNDCOVER MIX 2					
		Bulb mix: Daffodils and tulips		Bulbs	Bulbs plant in fall
		Galium odoratum	Sweet Woodruff	1 QUART	
		Helleborus orientalis	Lenten Rose	2 QUART	
		Hemerocalis mixed varieties	Day Lily	2 QUART	
		Hypericum calycinum 'Aaronsbeard'	St. Johnswort	2 QUART	
		Iris sibirica	Siberian Iris	2 QUART	
		Liatris	Gayfeather	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

Application No. CP 86-C-121-13 Staff LQ.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CP)
SEE PROFFERS DATED Nov 1 9/18/00
Date of (BOS) (PC) approval 9/13/00
Sheet 4 of 7

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DEVELOPER

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

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

PROJECT NO. 398.516.00

DRAWING TITLE
SITE PLAN

SCALE	1" = 30'
DATE	8/18/00
DRAWN BY	
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DRAWING NUMBER
CP-4

SHEET 4 OF 7

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CP 86-C-121-13
Application No. _____ Staff L.J.
APPROVED DEVELOPMENT PLAN
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Date of (BOS) ((PC)) approval 9/13/00
Sheet 5 of 7

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8/18/00

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

PROJECT NO. 398.516.00

DRAWING TITLE
PERSPECTIVE ELEVATION

SCALE	N/A
DATE	8/18/00
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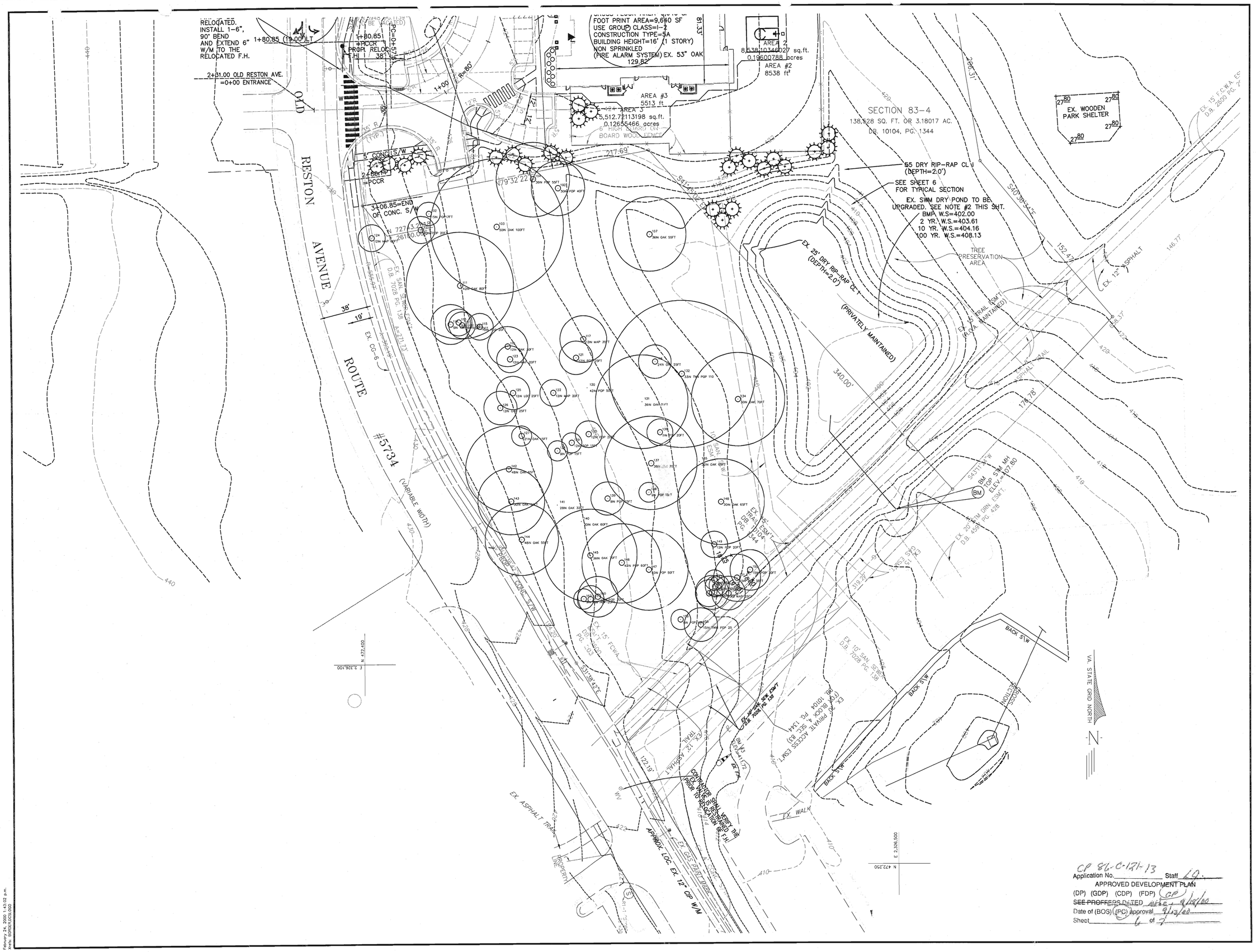
CP-5

SHEET 5 OF 7



CP 86-C-121-13
Application No. _____ Staff LG.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CP)
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Date of (BOS) (PC) approval 9/13/00
Sheet 6 of 7

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RESTON STUDY CENTER
Section - 83
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DRAWING TITLE
EXISTING VEGETATION PLAN

SCALE 1" = 30'
DATE 8/18/00
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CP-6
SHEET 6 OF 7

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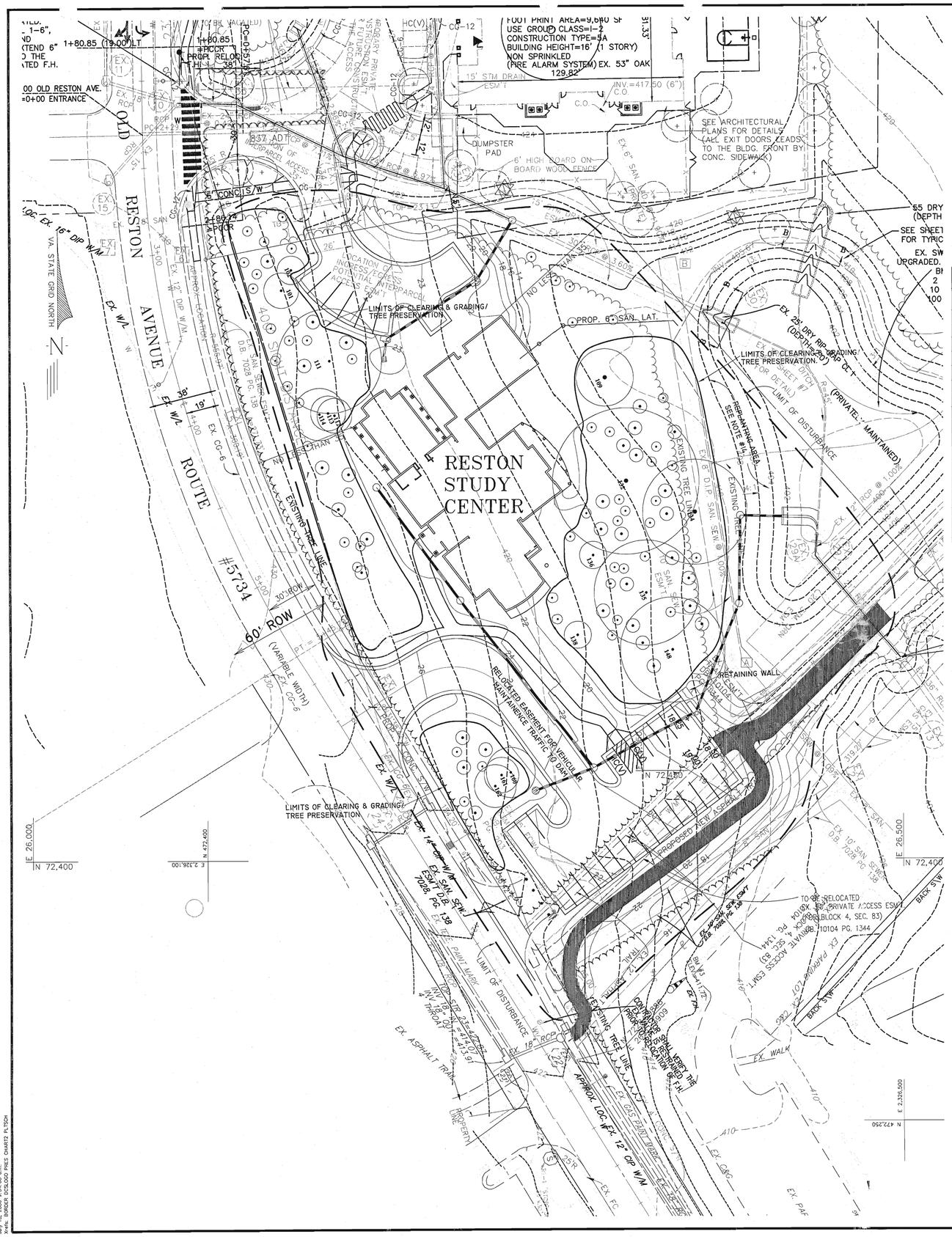

TREE PRESERVATION SCHEDULE - RESTON STUDY CENTER

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.

Application No. CP 96-C-121-13 Staff L.G.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CP)
~~SEE PROFFERS DATED~~ NOTE
Date of (BOS) (PC) approval 9/18/00 9/13/00
Sheet 7 of 7

DAVIS ▪ CARTER ▪ SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

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DEVELOPER

REVISIONS
2/18/00
3/28/00
4/13/00
4/14/00
7/10/00
8/4/00
8/18/00

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

PROJECT NO. 398.516.00

DRAWING TITLE
PRESERVATION PLAN

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

DRAWING NUMBER
CP-7

SHEET 7 OF 7

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