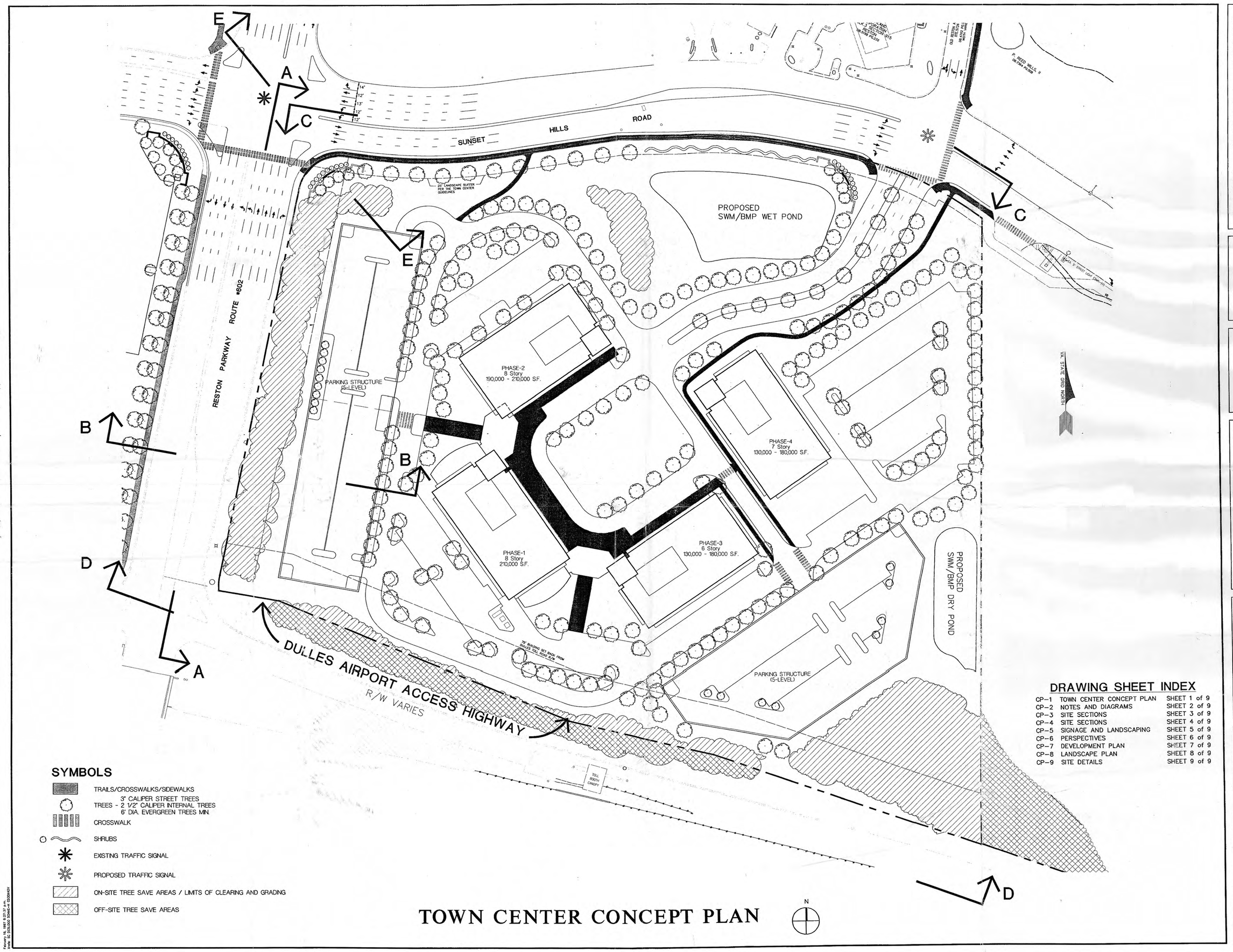

SYMBOLS

- TRAILS/CROSSWALKS/SIDEWALKS
- TREES - 3" CALIPER STREET TREES; 2 1/2" CALIPER INTERNAL TREES; 6' DIA. EVERGREEN TREES MIN.
- CROSSWALK
- SHRUBS
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL
- ON-SITE TREE SAVE AREAS / LIMITS OF CLEARING AND GRADING
- OFF-SITE TREE SAVE AREAS

DRAWING SHEET INDEX

CP-1	TOWN CENTER CONCEPT PLAN	SHEET 1 of 9
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CP-9	SITE DETAILS	SHEET 9 of 9

TOWN CENTER CONCEPT PLAN

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ARCHITECTURE AND INTERIOR ARCHITECTURE
Davis, Carter, Scott Ltd
1676 International Drive, Suite 900, McLean, Virginia 22102 • 703. 556. 9275
805 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20005 • 202. 682. 2300

Application No. CDP 96-C-1-3 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CDP 96-C-1-3
SEE ~~[illegible]~~ DATED 9.15.98
Date of (BOS) approval
Sheet 9 of 9

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
AUG 30 1999
ZONING EVALUATION DIVISION

REVISIONS	
STAFF COMMENTS	12/5/96
STAFF COMMENTS	1/17/97
STAFF COMMENTS	2/3/97
STAFF COMMENTS	2/14/97
ADDENDUM 1	4/22/99
ADDENDUM 2	8/27/99

PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA

PROJECT NO. 3-9-584.00

DRAWING TITLE
TOWN CENTER CONCEPT PLAN

SCALE	1" = 50'-0"
DATE	February 3, 1999
DRAWN BY	CLG
CHECKED BY	AS

DRAWING NUMBER
CP-1
SHEET 1 OF 8

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RESTON TOWN CENTER CONCEPT PLAN
ORACLE - SECTION 95, BLOCK 2
February 14, 1997

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 95, Block 2, Reston. The Tax Map references for the parcels are 17-3-((1)), part of parcel 5, parcels 6 and 15, and 17-4-((1)), part of parcel 7.

2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated November 1, 1996 and revised through February 3, 1997, prepared by Davis-Carter-Scott; 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 application property consists of approximately 22.68 acres. Westerra Reston, L.L.C. ("Westerra") is the owner of the property. Oracle is the contract purchaser of the site. Westerra and Oracle shall hereinafter be referred to as the "Applicant."

4. The proposed office buildings shall consist of a maximum of 725,000 gross square feet, as approved by the Town Center rezonings (RZ 86-C-121 and subsequent PCAs).

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

6. Upon build out, a minimum of 20% open space shall be provided.

7. Upon build out, a minimum of 10% tree cover shall be provided.

PHASING

8. As depicted, the Applicant is proposing up to four (4) office buildings. The Applicant will construct this project, its office buildings and the associated parking in phases. The Applicant currently anticipates a phasing schedule as follows:

Phase	Square Feet	Opening
Building I	220,000	August, 1998
Building II	165,000	August, 2001
Building III	165,000	August, 2004
Building IV	175,000	August, 2007
	725,000	

9. The Applicant reserves the right to modify the final size, order and timing of the opening of each building, as dictated by Oracle and its business needs. Applicant reserves the right to vary the timing and implementation of structured parking, as needed. Applicant reserves the right to place surface parking in the areas designated on this plan for structured parking and buildings, unless and until structured parking is required or buildings are constructed.

10. Clearing and grading of the site during each individual phase of development shall adhere to the ultimate limits of clearing and tree save areas as shown on the Town Center Concept Plan. Subject to engineering, the site will be disturbed to the minimum extent possible with each phase of development.

LANDSCAPING

11. The Applicant shall implement a landscaping plan generally consistent with the landscaping reflected on this Town Center Concept Plan. Said landscaping plan, including the delineated tree save areas, shall be coordinated with and subject to final review and approval by DEM. The Applicant has attached a more detailed Landscape Plan (prepared by EDAW Inc.) which is representative of the quality and quantity of Applicant's final landscaping plan and is subject to final review, modification and approval by theReston Town Center Design Review Board.

12. All tree save areas and supplemental landscaping located within or contiguous to Virginia Department of Transportation ("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 supplemental landscaping within the application property, subject to review and approval by DEM.

13. Certain tree save areas are shown within the VDOT Dulles Toll Road right-of-way. Should said trees be cleared, the Applicant shall, subject to VDOT approval, provide reasonable, supplemental landscaping in the affected area(s) (within the VDOT right-of-way and/or, if feasible, on the Applicant's site).

14. 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 supplemental landscaping to other portions of the site, subject to review and approval by DEM.

15. The Applicant will 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 of 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 PFM.

16. In order to help screen its proposed dry pond from the contiguous Plaza America site located to the east, the Applicant shall include additional plantings. Due to PFM constraints, said landscaping may be placed on the Plaza America site, subject to said landowner's permission.

TRANSPORTATION

The Applicant shall improve Sunset Hills Road and Reston Parkway as depicted on the Town Center Concept Plan and in accordance with VDOT standards, as follows:

17. The Applicant shall dedicate to the County the land necessary (on the south side of Sunset Hills Road) to widen Sunset Hills Road to a six-lane divided facility, consistent with the Public Improvement Plans submitted by Westerra. Said dedication shall occur upon approval of said Public Improvement Plan or upon earlier written demand by the County or VDOT.

18. The Applicant shall widen Sunset Hills Road across the front of the Oracle site to provide for a six-lane divided configuration (on the south side of Sunset Hills Road), including a right turn lane into the Oracle entrance.

19. The Applicant shall construct dual left-turn lanes on westbound Sunset Hills Road at its intersection with Reston Parkway, as depicted on the Plan.

20. The Applicant shall construct a right turn lane on northbound Reston Parkway to eastbound Sunset Hills Road.

21. The Applicant shall construct two through lanes on westbound Sunset Hills Road at its intersection with Reston Parkway.

22. If required by VDOT, the Applicant shall replace/improve the traffic signal at the intersection of Sunset Hills Road and Old Reston Avenue to correspond to the noted roadway improvements. Subject to timely approval by VDOT, the Applicant shall complete installation of said traffic signal prior to the issuance of a non-RUP for the first office building.

23. The Applicant reserves the right to process separately its Sunset Hills Road improvement plan(s). Applicant anticipates review and approval of the Oracle site plan and/or RGP (rough grading plan) prior to final approval of the Sunset Hills Road improvement plan.

24. The Applicant shall have the noted Sunset Hills Road and Reston Parkway improvements substantially completed (such that the improved and widened roads are available for use by the traveling public) by the issuance of the first non-Residential Use Permit for occupancy of the first office building.

25. The Applicant shall have completed the Sunset Hills Road/Reston Parkway intersection improvements (as shown on the Town Center Concept Plan) (such that the improved and widened intersection is available for use by the traveling public) by August 1, 1999.

TRANSPORTATION MANAGEMENT PROGRAM

26. The Applicant will appoint a Transportation System Management ("TSM") program coordinator for its development. Said TSM manager will be responsible for coordinating with LINK and the Reston Town Center TSM programs. Said TSM's will be designed to reduce single occupancy vehicle trips and encourage ride-sharing, the use of mass transit and reduced reliance on single occupancy vehicle travel, all pursuant to the Town Center Proffers.

27. As part of said TSM program, the TSM coordinator will provide for parking management programs that encourage and provide preferential parking for ride shares.

28. As part of said TSM program, the TSM coordinator will also promote mass transit services via transit information centers, coordination of services and employee information initiatives.

29. The TSM coordinator will provide staggered work hour programs, flex time and ensure the provision of bicycle storage capabilities for their employees.

30. The TSM coordinator will work with LINK, the Office of Transportation and the Virginia Department of Transportation to accommodate public bus services for their employees.

LAND USES

31. Office uses shall be the predominate use on the site. The Applicant reserves the right to include within the office buildings any and all accessory uses and accessory service uses as defined in Article 10 of the Zoning Ordinance.

SITE DESIGN

32. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center Design Review Board ("DRB").

33. The four buildings' architecture generally will be consistent in design and materials used and will complement one another.

34. The plaza area will be landscaped and incorporate such features as walkways, seating areas and special planting. Development and implementation of these features will be phased subject to engineering and other design considerations.

35. The parking structures will incorporate architectural treatments to visually break up the horizontal expanses and will include materials compatible with the buildings.

36. The top parking levels will incorporate planting(s) to visually soften the structure's appearance and to break-up the top levels of parking.

37. The maximum height of the parking structures will be five (5) levels. The parking structures shall be constructed both above and below grade, as generally depicted on this Town Center Concept Plan (Sheets 3 and 4).

38. The loading areas for each building will be screened from street-level view of any public right-of-way, using techniques such as landscaping, berming and fencing or walls.

39. Signage will be provided in accordance with Article 12 of the Zoning Ordinance.

40. Should future mass transit/rail stations become available in the Dulles Toll Road, the Applicant shall provide for at-grade pedestrian walkway connections(s) on its site to said mass transit facilities.

TOWN CENTER CONCEPT PLAN AMENDMENTS

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

42. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit 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.

TABULATIONS

ZONED: PRC Town Center

SITE AREA: 987,941 SF (22.68 AC)

PROPOSED USE: office

GROSS SQUARE FOOTAGE: 725,000 SF

PARKING SPACES: Will be provided in accordance with the provisions of Article 11. Applicant reserves the right to provide additional spaces per the tenants' needs.

	PRC REQUIRED	PROPOSED	
MIN. LOT AREA	NONE	987,941 SF 22.68 AC	
YARD REQUIREMENTS:			
FRONT (Sunset Hills Road)	NONE	200' building, 90' park. structure	
FRONT (Reston Parkway)	NONE	200' building, 70' park. structure	
FRONT (Dulles Airport Access Hwy)	NONE	100' building, 30' park. structure	
REAR	NONE	75' building 75' park. structure	
MAX. GFA	NONE	725,000 SF	
MAX. FAR	NONE	0.70*	
OPEN SPACE	NONE	20%	

*FAR may exceed .70 with density credit for road dedication.

February 12, 1997 9:38:54 a.m.
Xrefs: SC DCSLOGO CD30X42V 358-RPZ SH2A-PH3 SH2A-PH2 SH2A-PH1 SECTION

RESTON TOWN CENTER CONCEPT PLAN
ORACLE - SECTION 95, BLOCK 2, PHASE 2
NOTES

August 27, 1999

The Applicant reaffirms the notes accepted in conjunction with CPA 86-C-121-8, with the following modifications:

GENERAL

2. The properties which are the subject of this application shall be developed in accordance with this Town Center Concept Plan, dated February 3, 1999 and revised through August 27, 1999, prepared by Davis-Carter-Scott; subject, however, to the notes dated February 14, 1997 as modified below, 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 22.68 acres. Oracle Corporation ("Oracle") is the owner of the property and shall hereinafter be referred to as the "Applicant".

5. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan. In addition, the Applicant will provide an asphalt trail at the southwest corner of the site that will connect the Oracle campus to Reston Parkway for the purpose of facilitating pedestrian access to any future mass transit station located in the Dulles Airport Access Road right-of-way in the vicinity of Reston Parkway.

PHASING

8. As depicted, the Applicant is proposing up to four (4) office buildings. The Applicant will construct this project, its office buildings, and the associated parking in phases. The Applicant currently anticipates a phasing schedule as follows:

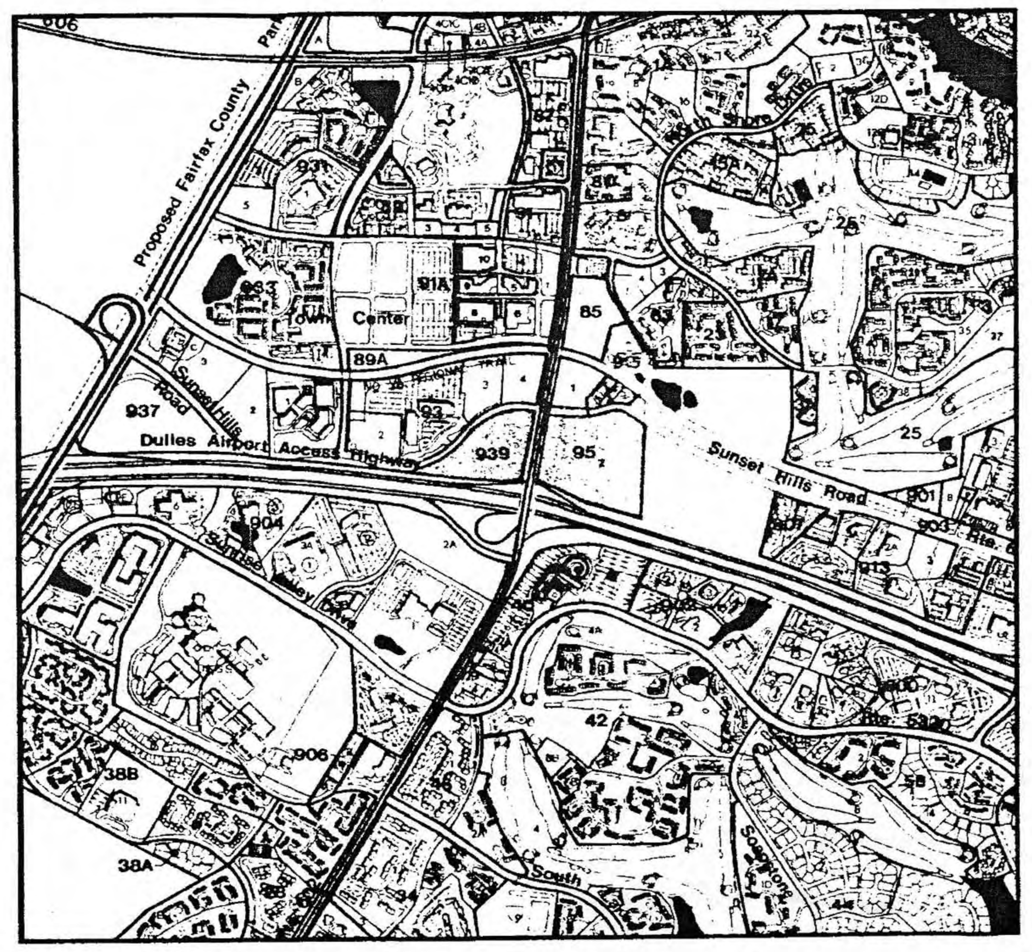
Phase	Square Feet	Opening
Phase I	210,000	August, 1998
Phase II	190,000-210,000	August, 2001
Phase III	130,000-180,000	August, 2004
Phase IV	130,000-180,000	August, 2007
Total Not to Exceed	**725,000**	

LANDSCAPING

11. The Applicant shall implement a landscaping plan generally consistent with the landscaping reflected on this Town Center Concept Plan. Said landscaping plan, including the delineated tree save areas, shall be coordinated with and subject to final review and approval by DPWES. The Applicant has attached a more detailed landscape plan (prepared by EDAW, Inc.) which is representative of the

quality and quantity of Applicant's final landscaping plan and is subject to final review, modification and approval by the Reston Town Center Design Review Board.

11A. As part of the Phase II construction, the Applicant shall retain the services of a certified arborist to evaluate the existing buffer along Reston Parkway and provide recommendations for additional, supplemental landscaping along Reston Parkway. The certified arborist shall identify any trees planted and/or transplanted to this buffer area during the Phase I construction that have not survived or have declined severely and are not anticipated to survive. Those trees identified shall be replaced during the Phase II construction with trees having a minimum 2 to 2.5 inch caliper. In addition, the certified arborist shall identify gaps in the existing landscaping, which shall be supplemented with additional trees and which may include evergreen plantings that may include trees transplanted from areas to be disturbed as part of the Phase II construction, subject to confirmation of the location of utility lines and easements. The Applicant shall incorporate the recommendations of the certified arborist into a revised Landscape Plan for the Reston Parkway frontage to be submitted for review and approval by the Urban Forestry Branch of DPWES concurrent with the second submission of the Phase II site plan. The Applicant shall provide a copy of this landscape plan to the Hunter Mill District Planning Commissioner for review and comment.



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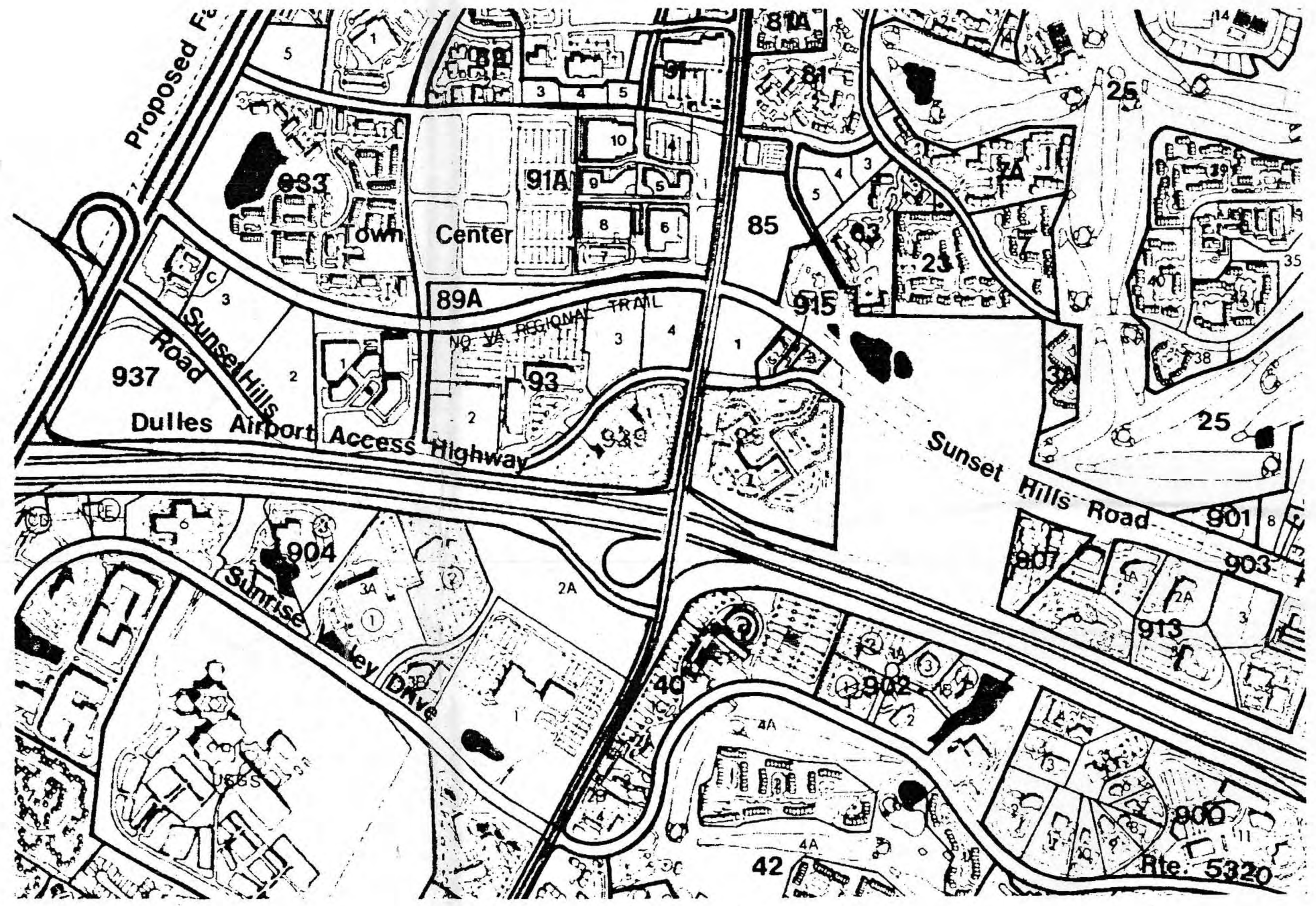

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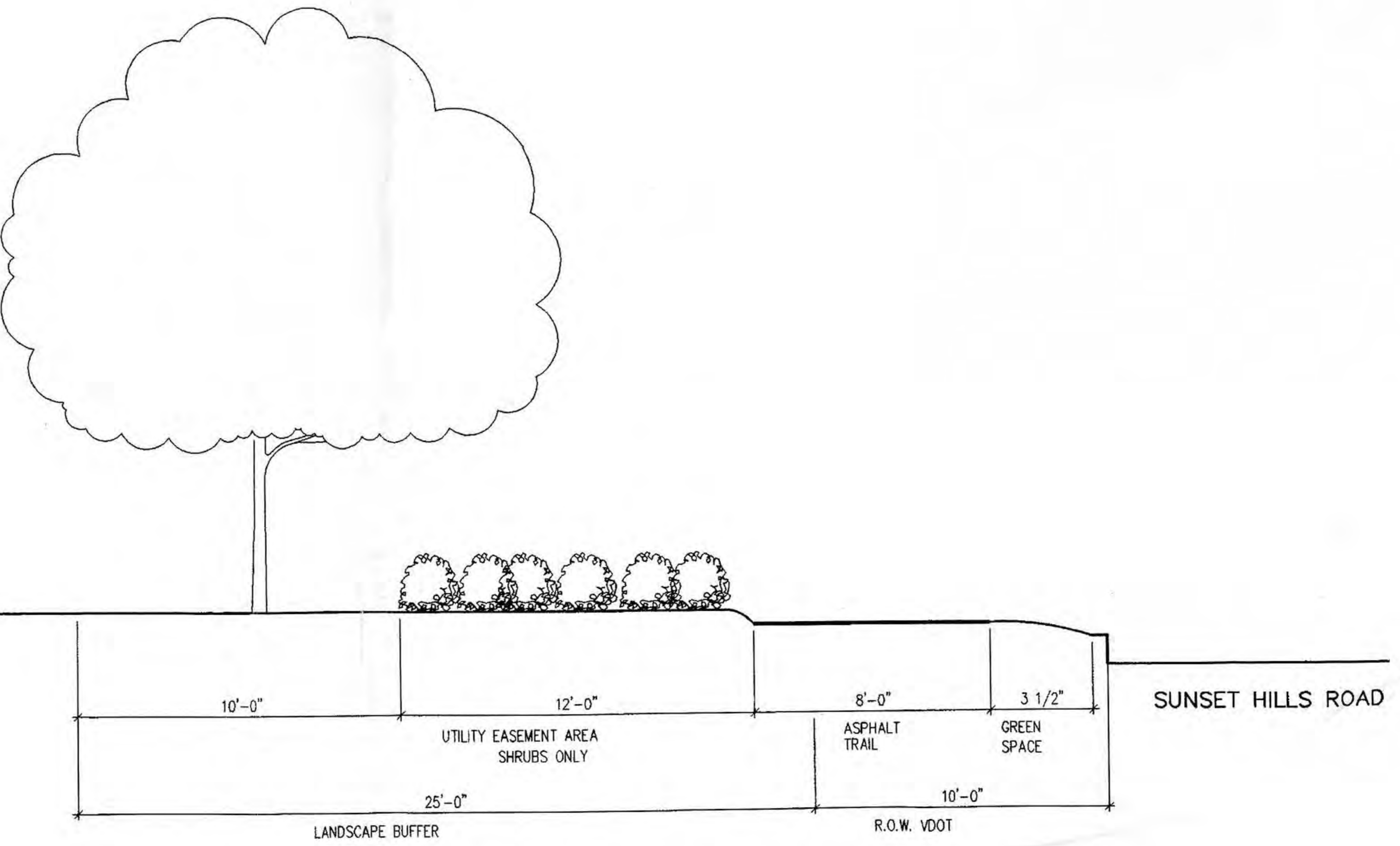
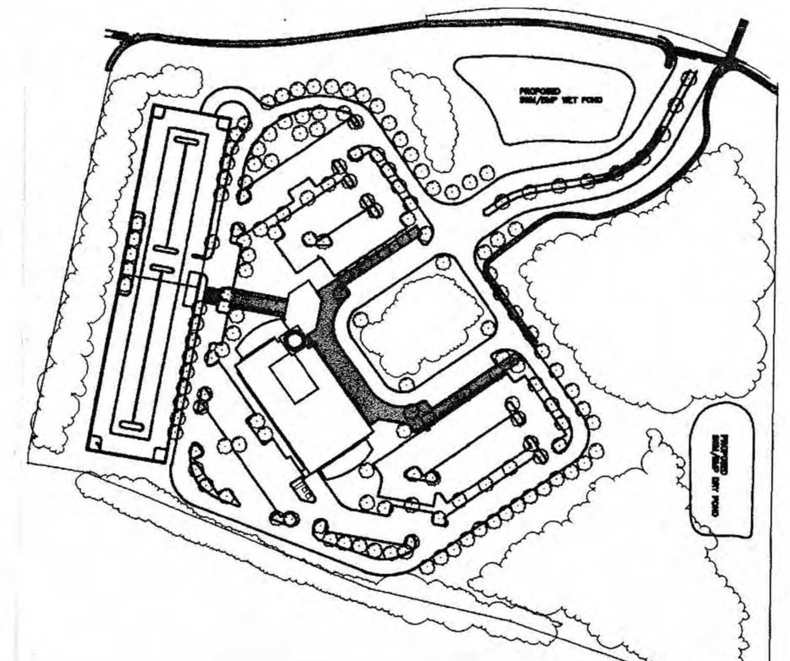


SECTION AT SUNSET HILLS ROAD

NOTE:
SECTION FOR CLARIFICATION PURPOSES ONLY.



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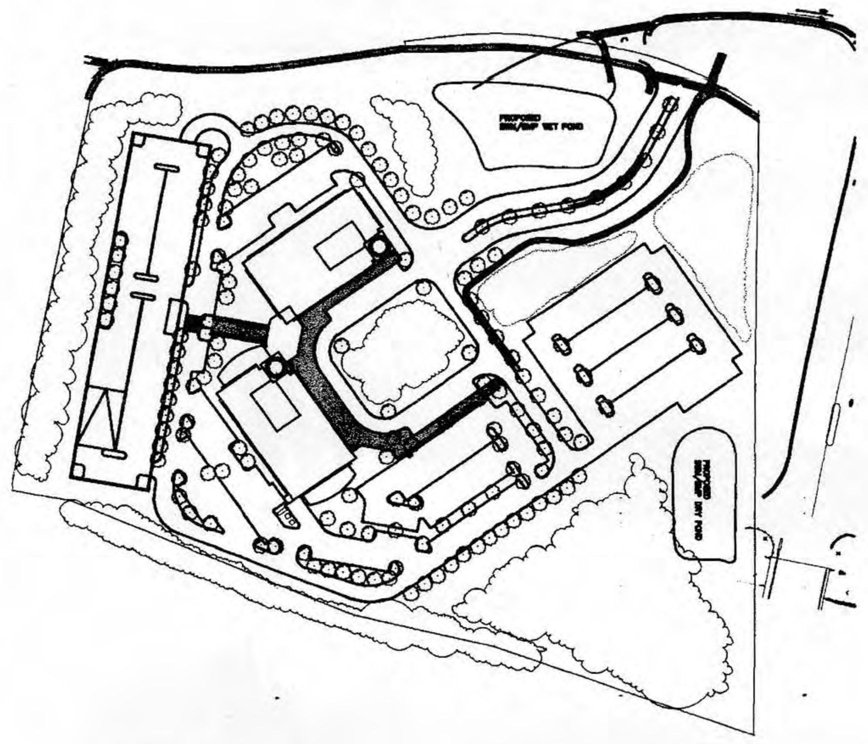

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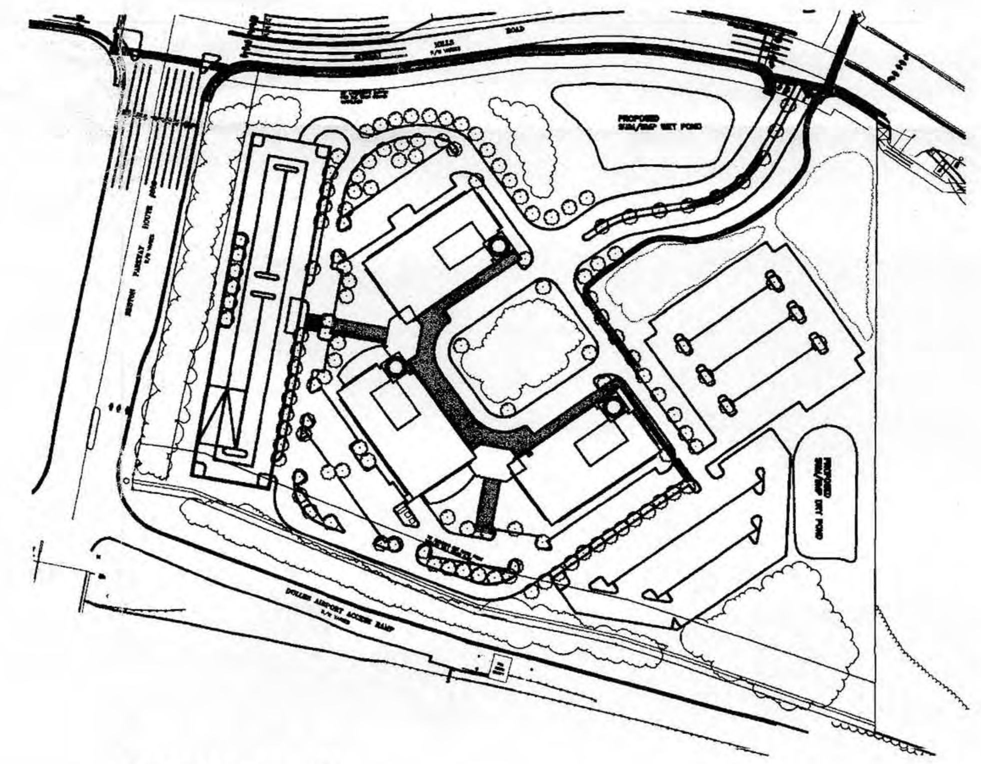

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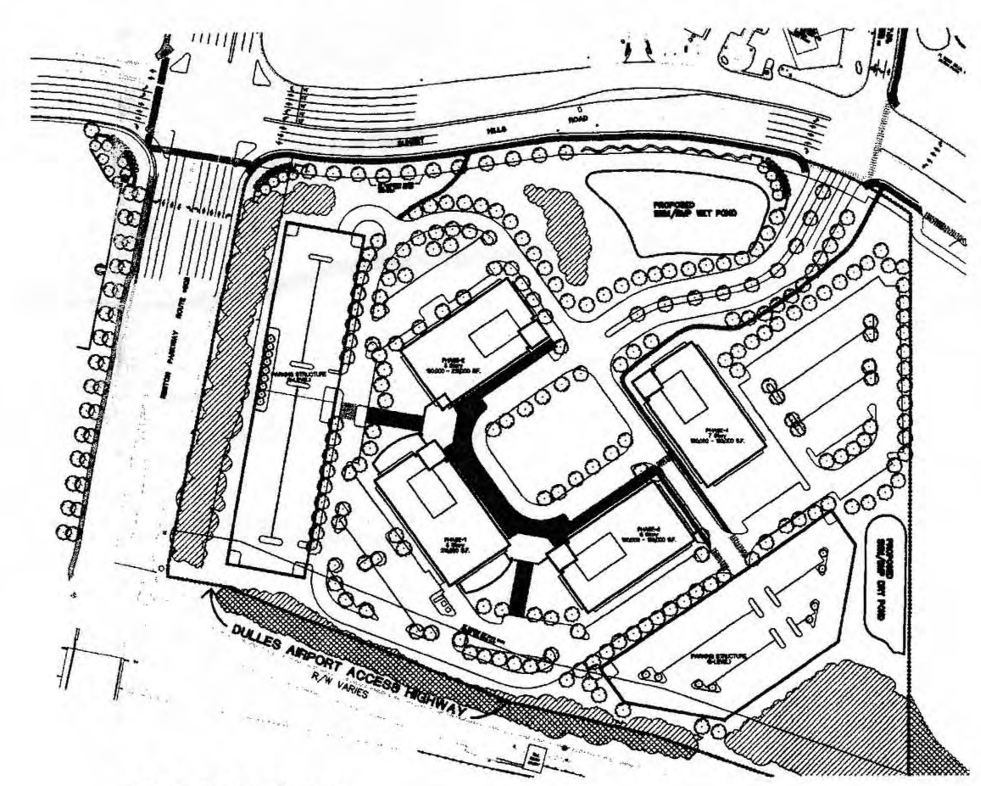

PHASE IV

D A V I S ■ C A R T E R ■ S C O T T
ARCHITECTURE AND INTERIOR ARCHITECTURE
Davis, Carter, Scott Ltd
8260 Greensboro Drive, Suite 500, McLean, Virginia 22102 ■ 703.556.9275
805 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20005 ■ 202.682.2300

Application No. CPA 86-C-121-8 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CPA
SEE DEV. COND. DATED 8-27-99
Date of (BOS) (PC) approval 9.15.99
Sheet 9

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STAFF COMMENTS	1/17/97
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ADDENDUM 1	4/22/99
ADDENDUM 2	8/27/99

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO. 3-9-584.00

DRAWING TITLE
NOTES AND DIAGRAMS

SCALE	AS NOTED
DATE	February 3, 1999
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CP-2
SHEET 2 OF 8

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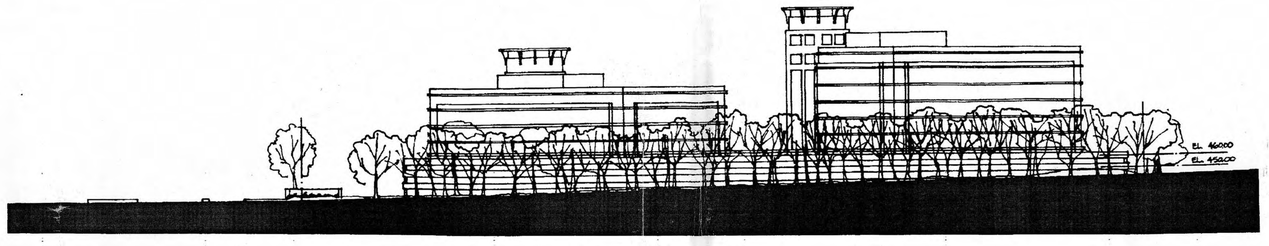

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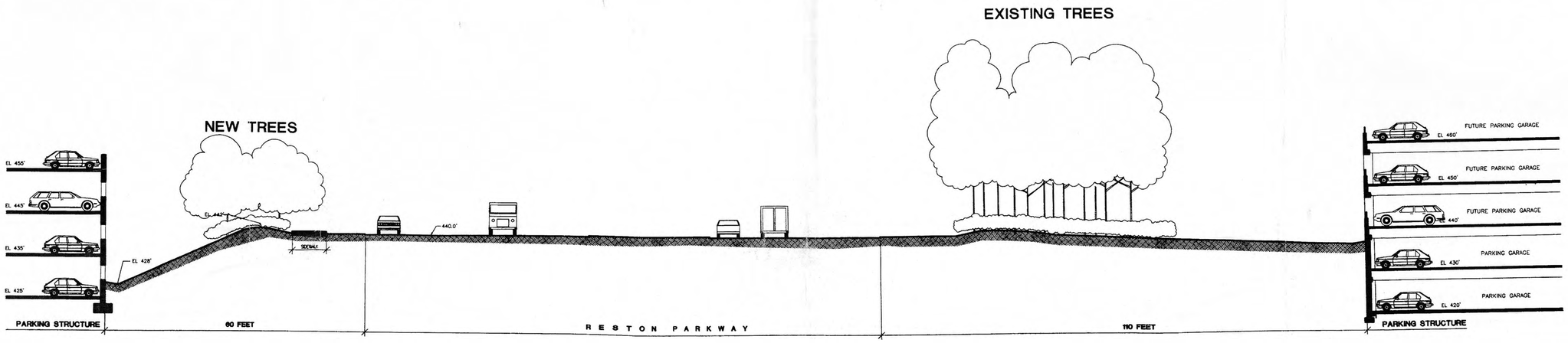

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8280 Greensboro Drive, Suite 500, McLean, Virginia 22102 ▪ 703. 556. 9275
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Application No. CDA 86-C-023 Staff
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Sheet 3 of 7

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PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA
PROJECT NO. 3-6-358.00

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DATE	February 3, 1997
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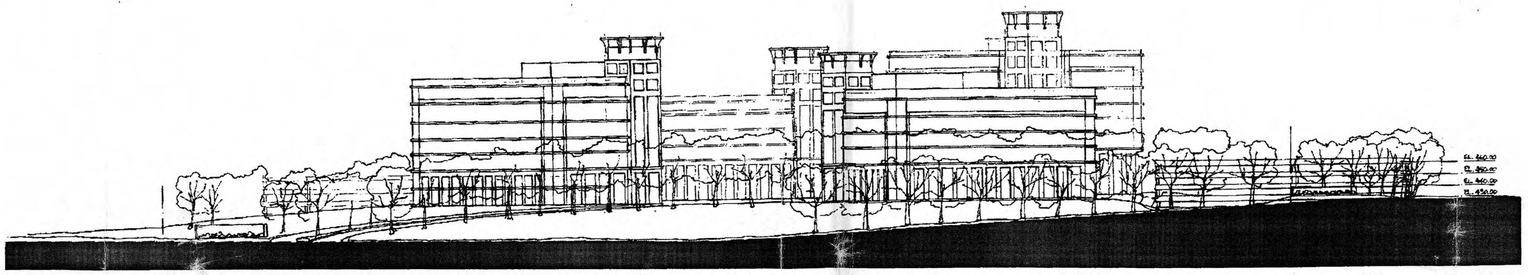

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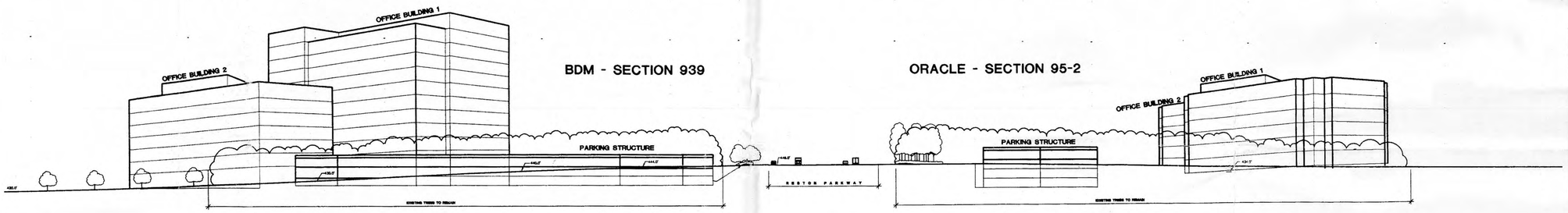

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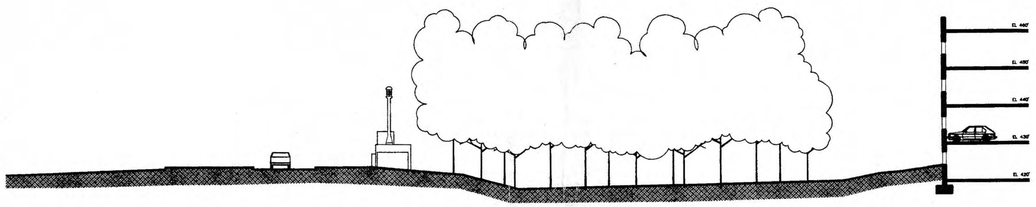

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Application No. CPA 86-C-121-3 Staff LJ
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SEE [redacted] DATED 8-27-97
Date of (BOS) (PC) approval 9-15-97
Sheet 4 of 9

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STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO. 3-6-358.00

DRAWING TITLE
SITE SECTIONS

SCALE	AS NOTED
DATE	February 3, 1997
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CP-4
SHEET 4 OF 8

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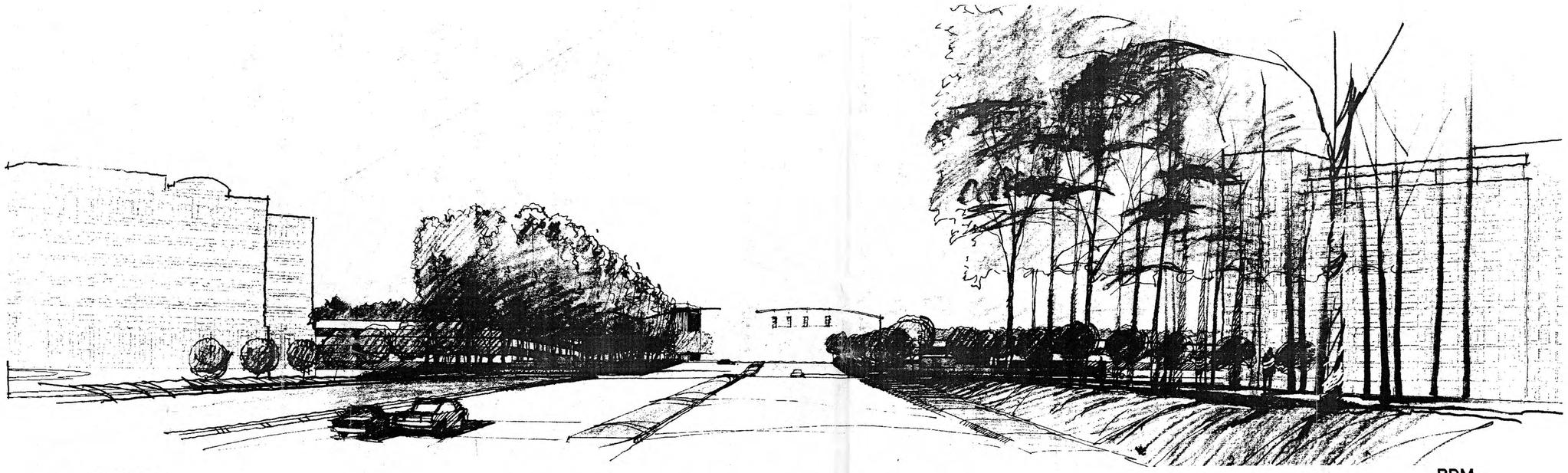

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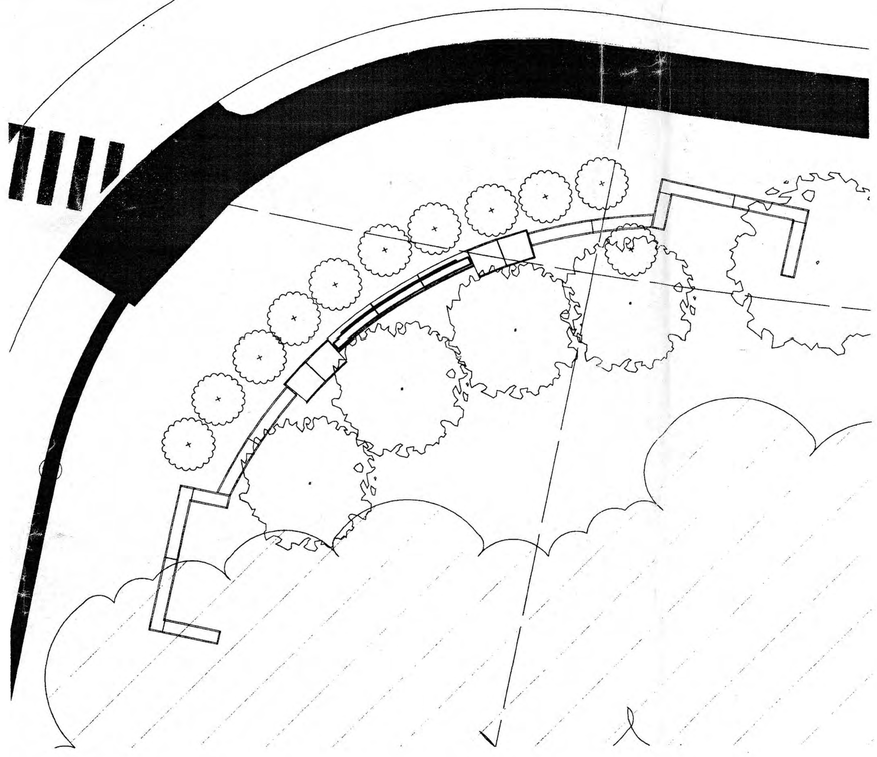

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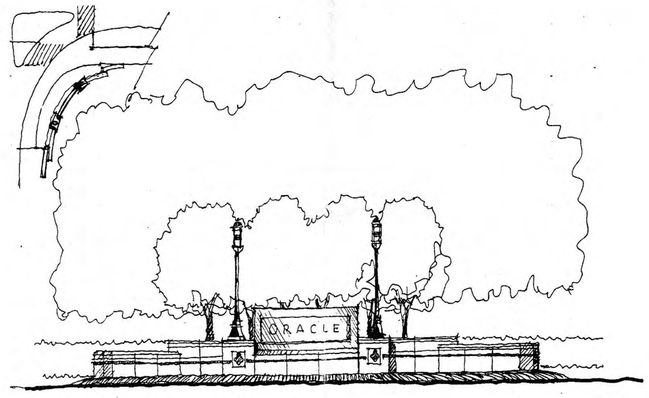

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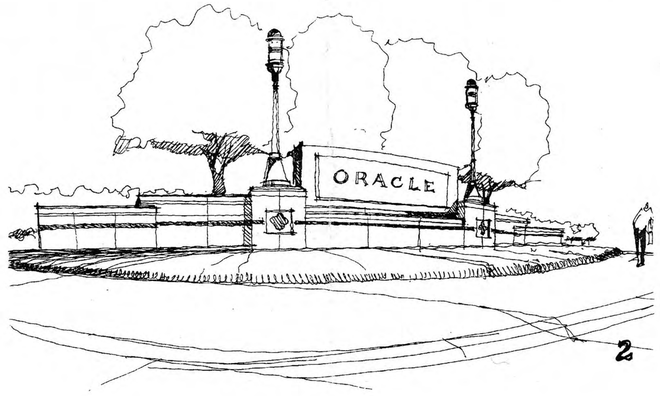

ORACLE SIGNAGE PERSPECTIVE

DAVIS ▪ CARTER ▪ SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE
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805 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20009 202.682.2900

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APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CPA 8-27-99
SEE [illegible] DATED 9-15-99
Date of (BOS) [illegible] approval
Sheet 5 of 9

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DEPARTMENT OF PLANNING AND ZONING
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ZONING EVALUATION DIVISION

REVISIONS
STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO. 3-6-358.00

DRAWING TITLE
SIGNAGE AND LANDSCAPE

SCALE	AS NOTED
DATE	February 3, 1997
DRAWN BY	CLG
CHECKED BY	AS

DRAWING NUMBER
CP-5
SHEET 5 OF 8

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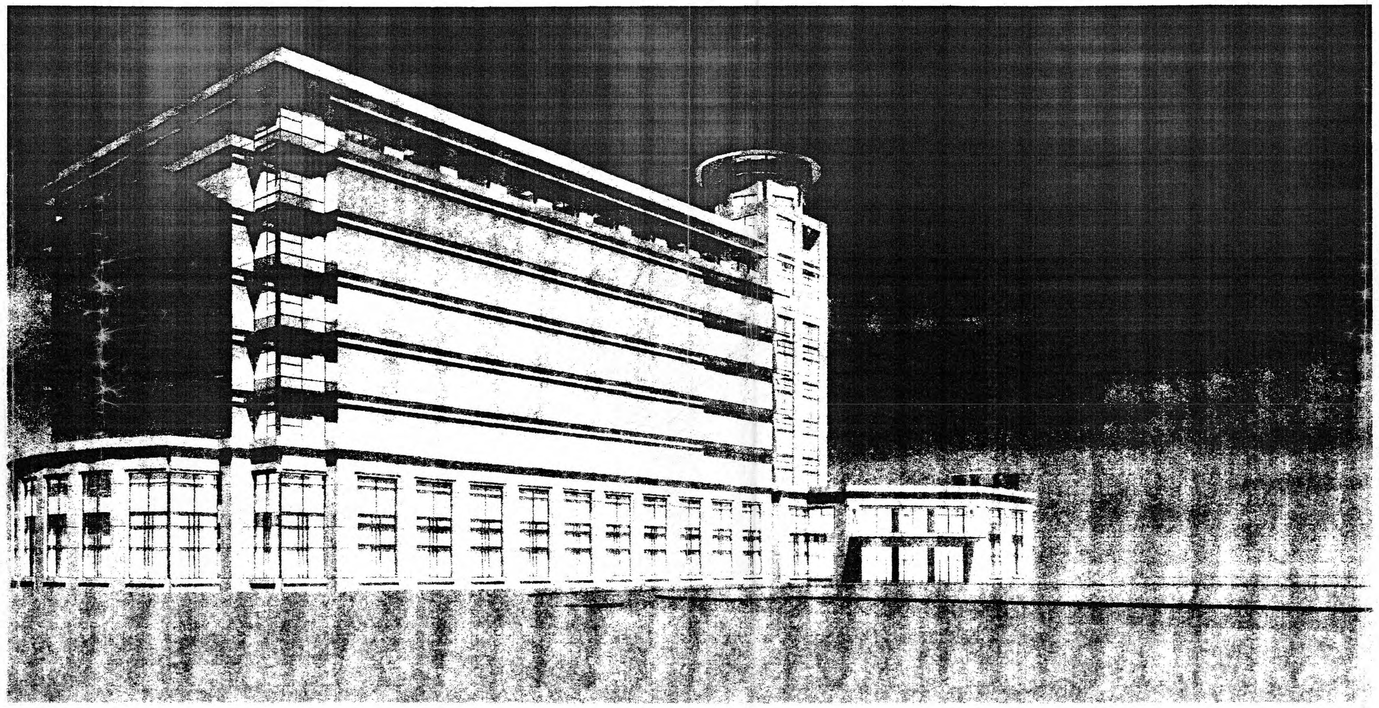
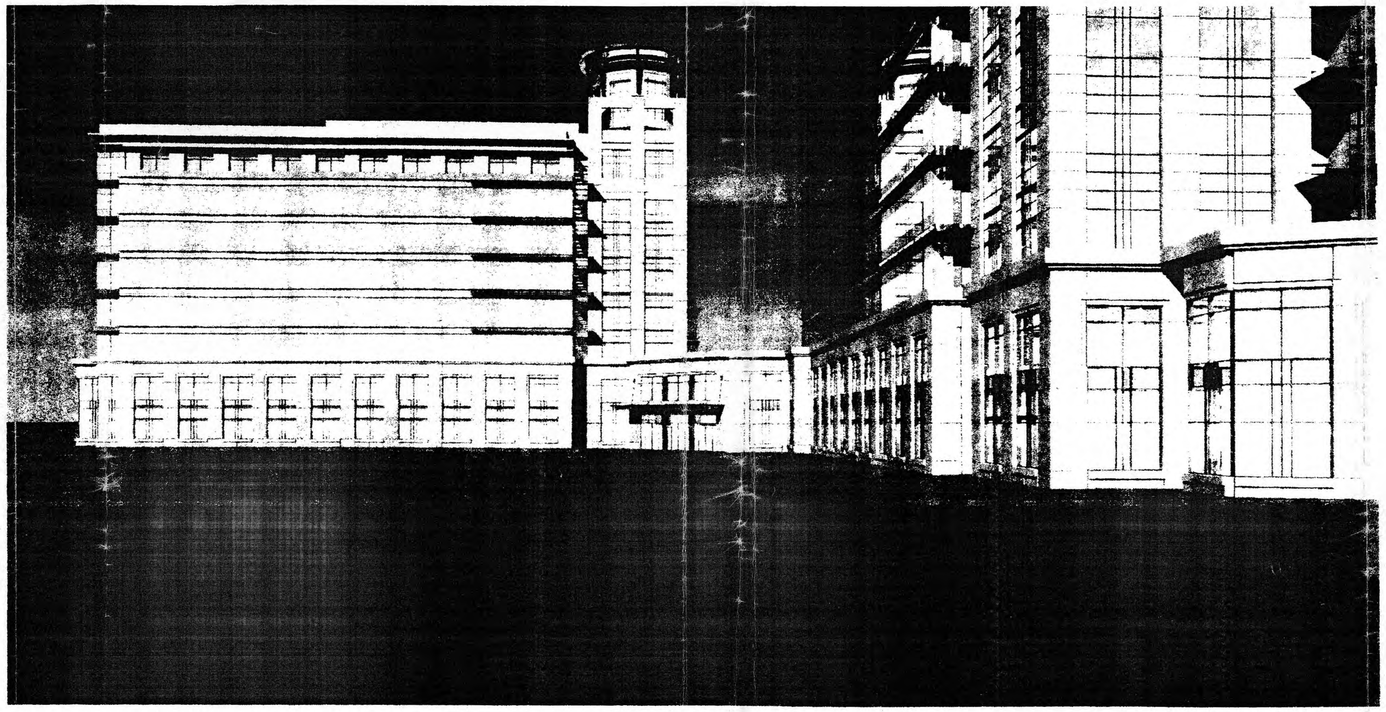


PHASE I



PHASE II

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ARCHITECTURE AND INTERIOR ARCHITECTURE
Staff LJ
Davis, Carter, Scott Ltd
8260 Greensboro Drive, Suite 500, McLean, Virginia 22102 • 703.556.9275
805 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20009 202.682.2500

Application No. DAB-C-(1)-8
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CDP
SEE ~~ADDITIONS~~ DATED 8-27-99
Date of (BOS) approval 9-15-99
Sheet 6 of 9

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PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO. 3-6-358.00

DRAWING TITLE
PERSPEC-
TIVES

SCALE	NONE
DATE	February 3, 1997
DRAWN BY	CLG
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DRAWING NUMBER
CP-6
SHEET 6 OF 8

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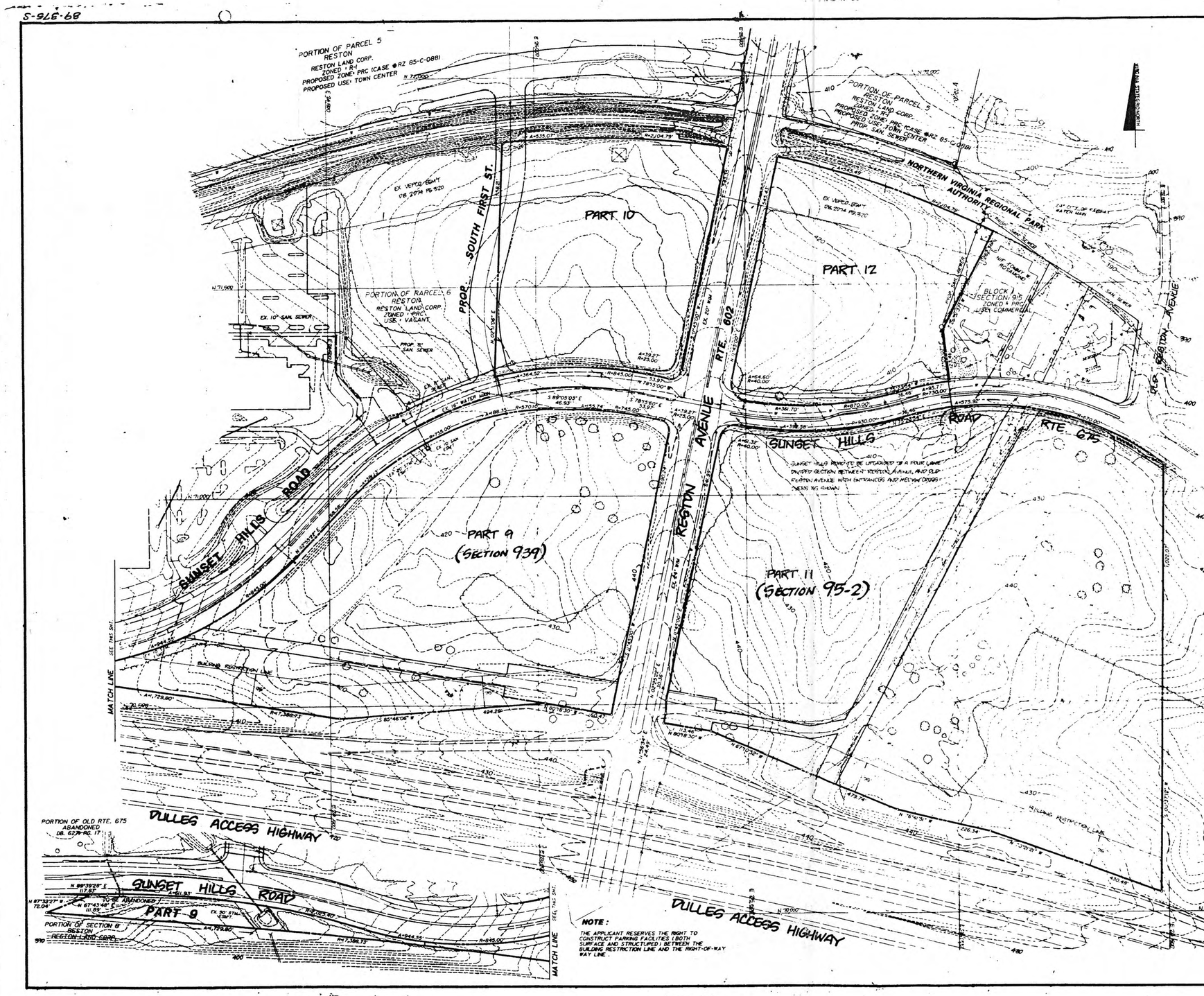

NOTES

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 3 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.

COMMONWEALTH OF VIRGINIA
BARRY S. ALLEN
No. 05607
REGISTERED PROFESSIONAL ENGINEER

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 FORBES PLACE SPRINGFIELD, VIRGINIA 22151 PH. 321-9684

SHEET 9 OF 9

89-375-SMSC. 618

89-376-S

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ARCHITECTURE AND INTERIOR ARCHITECTURE
Davis, Carter, Scott
8560 Greensboro Drive, Suite 700, McLean, Virginia 22102 • 703. 556. 9555
801 Pennsylvania Avenue, N.W., Suite 1100, Washington, D.C. 20004 • 202. 682. 2400

Application No. CDP 86-C-088-2 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (SE)
SEE REVISION DATED 6-27-97
Date of (BOS) approval 7-15-97
Sheet 9 of 9

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ZONING EVALUATION DIVISION

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STAFF COMMENTS 12/5/96
STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE
RESTON
Section 95-2
Reston, VA

PROJECT NO. 3-6-3580.0

DRAWING TITLE
DEVELOPMENT PLAN

SCALE	AS NOTED
DATE	12/5/96
DRAWN BY	NLM
CHECKED BY	AS

DRAWING NUMBER
CP-7
SHEET 7 OF 7

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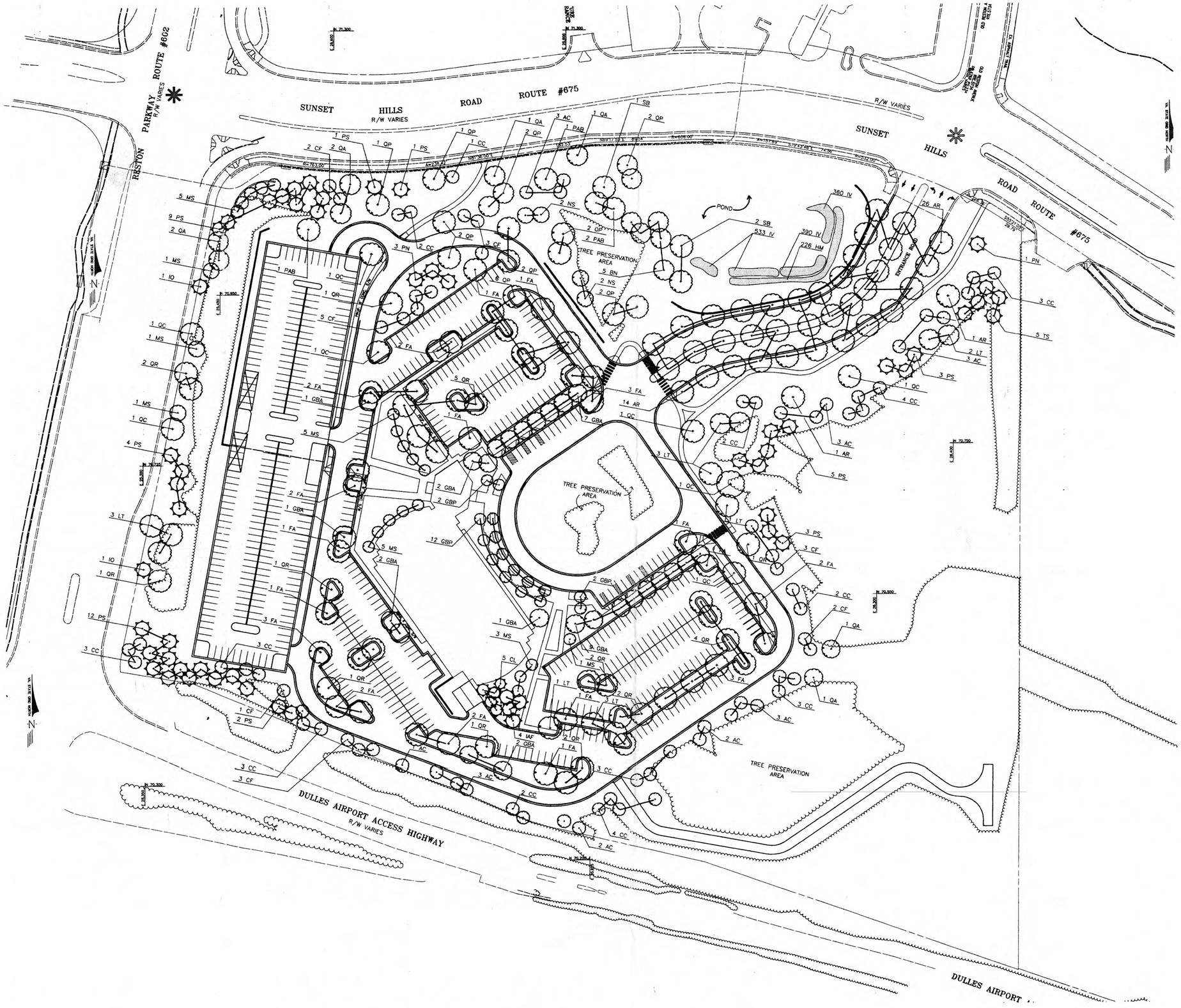

LANDSCAPE PLAN

N

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ARCHITECTURE AND INTERIOR ARCHITECTURE

Davis, Carter, Scott Ltd
8260 Greensboro Drive, Suite 900, McLean, Virginia 22102 • 703.556.9275
805 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20009 202.682.2500

Application No. CP-8-C-1-8 Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPP)
SEE PROCESSING DATED 8-27-99
Date of (BOS) (PC) Approval 9-15-99
Sheet 8 of 9

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AUG 30 1999
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STAFF COMMENTS 1/17/97
STAFF COMMENTS 2/3/97
STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO. 3-6-358.00

DRAWING TITLE
LANDSCAPE PLAN

SCALE	1" = 50'-0"
DATE	February 3, 1997
DRAWN BY	SKB
CHECKED BY	AS

DRAWING NUMBER
CP-8
SHEET 8 OF 8

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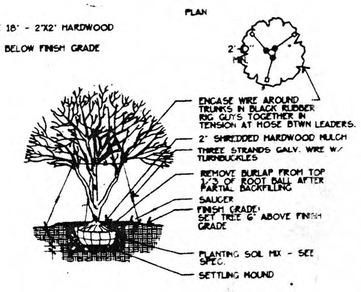
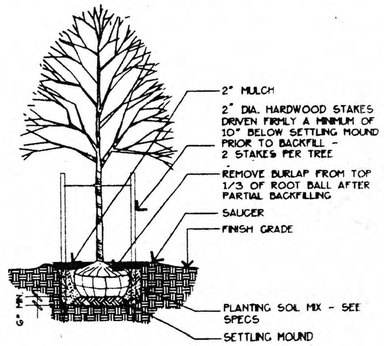
NOTES:
TREE STAKES TO BE 18' - 2"X2" HARDWOOD
3 REQUIRED
BURY STAKE 12" MIN. BELOW FINISH GRADE

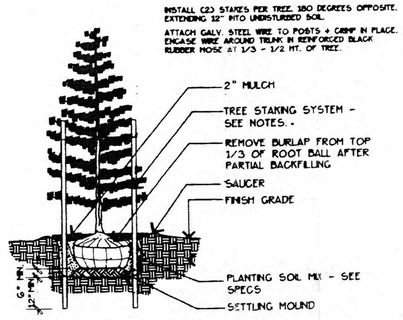


3 Multi-stemmed Tree Planting
Not to Scale

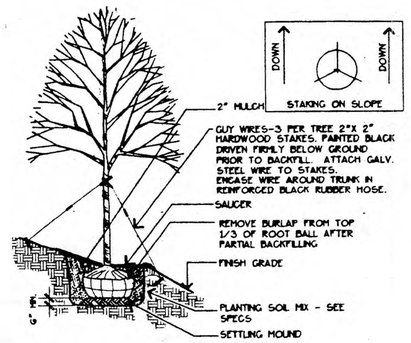


1 Typical Tree Planting Detail
Not to Scale

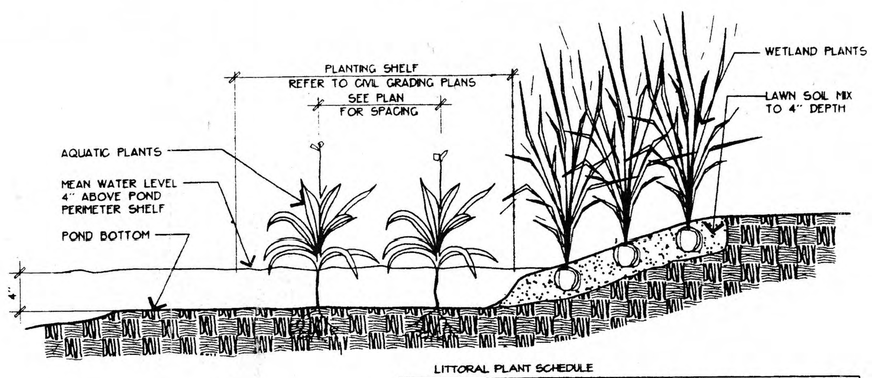
STAKING NOTES: ALL POSTS SHALL BE 2" x2" HARDWOOD EQUAL LENGTH. SET PLUMB AND AT THE SAME HEIGHT ABOVE GRADE.
INSTALL (2) STAKES PER TREE. 180 DEGREES OPPOSITE. EXTENDING 12" INTO UNDISTURBED SOIL.
ATTACH GALV. STEEL WIRE TO POSTS + CRIMP IN PLACE. ENCASE WIRE AROUND TRUNK IN REINFORCED BLACK RUBBER HOSE AT 1/3 - 1/2 HT. OF TREE.



4 Evergreen Tree Planting Detail
Not to Scale



2 Tree Planting on Slope
Not to Scale



LITTORAL PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE
HL	HIBISCUS 'LADY BALTIMORE'	PINK HIBISCUS	36" O.C., 1 GAL. CONT.
HM	HIBISCUS MOSCHEUTOS	SWAMP ROSE MALLOW	36" O.C., 1 GAL. CONT.
IP	IRIS PSEUDOACORUS	NATIVE YELLOW IRIS	24" O.C., 1 GAL. CONT.
IV	IBERIS VERSICOLOR	BLUE FLAG IRIS	30" O.C., GAL. CONT.

5 Littoral Planting Detail
Not to Scale

TREE PLANTING SUMMARY FOR ORACLE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	10 YR. CANOPY COVERAGE SF EACH*	10 YR. CANOPY COVERAGE SF TOTAL*
SMALL DECIDUOUS TREES							
AC	20	AMELANCHER CANADENSIS	SHADBLOW SERVICEBERRY	12' HT., B & B	MULTISTEMMED	100	2000
CC	57	CERCIS CANADENSIS	REDBUD	12' HT., B & B	MULTISTEMMED	100	5700
CF	19	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8" CAL., B & B	SPECIMEN	100	1900
MS	25	MAGNOLIA SOLANGIANA	SAUCER MAGNOLIA	14' HT., B & B	MULTISTEMMED	125	2875
MEDIUM DECIDUOUS TREES							(10,475)
BN	5	BETULA NIGRA	RIVER BIRCH	12' HT., B & B	MULTI-STEMMED	150	750
GBA	25	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	5" CAL., B & B	MALE SPECIMEN	175	4375
GBP	16	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	5" CAL., B & B	MALE SPECIMEN	175	2800
NS	4	NYSSA SYLVATICA	BLACK GUM	2" CAL.	SPECIMEN	150	600
QA	8	QUERCUS ALBA	WHITE OAK	2" CAL.	SPECIMEN	150	1200
LARGE DECIDUOUS TREES							(9,725)
AR	40	ACER RUBRUM	CLUMP RED MAPLE	20' HT., B & B	THREE LEADERS MIN.	250	10,000
FA	30	FRAXINUS AMERICANA 'SKYLINE	WHITE ASH	5" CAL., B & B	SPECIMEN	250	7500
LT	13	LIRIODENDRON TULIPFERA	TULIP POPLAR	5" HT., B & B	SPECIMEN	250	3250
PAB	4	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD PLANETREE	5" CAL., B & B	SPECIMEN	250	1000
QC	9	QUERCUS COCCINEA	SCARLET OAK	5" CAL., B & B	SPECIMEN	250	2250
QP	20	QUERCUS PHELLOS	WILLOW OAK	4" CAL., B & B	SPECIMEN	250	5000
QR	22	QUERCUS RUBRA	RED OAK	5" CAL., B & B	SPECIMEN	250	5500
SB	3	SALIX BABYLONICA	WEEPING WILLOW	2" CAL., B & B	SPECIMEN	200	600
COMPACT EVERGREEN TREES							(55,100)
IO	2	ILEX OPACA	AMERICAN HOLLY	10' HT., B & B	PULL TO GROUND	50	100
IAF	4	ILEX X ATTENUATA 'FOSTERI'	FOSTERS HOLLY	8' HT., B & B	PULL TO GROUND	50	200
SMALL EVERGREEN TREES							
CL	5	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	10' HT., B & B.	PULL TO GROUND	100	500
TS	5	TSUGA CAROLINIANA	CAROLINA HEMLOCK	10' HT., B & B	PULL TO GROUND	100	500
MEDIUM EVERGREEN TREES							
PN	4	PINUS NIGRA	AUSTRIAN PINE	10 HT., B & B	PULL TO GROUND	150	600
LARGE EVERGREEN TREES							
PS	40	PINUS STROBUS	WHITE PINE	10' HT., B & B	PULL TO GROUND	200	8000
TOTAL TREE CANOPY COVERAGE PER FAIRFAX COUNTY TREE SELECTION AND COVER GUIDE PUBLIC FACILITIES MANUAL / APPENDIX / ARTICLE 13							65,200 SF

TREE COVER CALCULATIONS

Zoning Category	PRC
Gross Site Area	979,900 SF
Proposed Building Footprint Area (Phase 1 - Excluding Parking Structure)	31,575 SF
Proposed Middle BMP Pond (Normal Water Surface Area)	20,466 SF
Subtotal Exempt Areas	52,041 SF
= Adjusted Gross Site Area	927,859 SF
x Required Tree Cover (10%)	
= Tree Cover Required	92,785 SF
Cover Provided by Proposed Planting	52,750 SF
+ Landscape Provided in Parking Area (Parking Area x .05%)	12,450 SF
+ Cover Credit from Existing Trees 5F Tree Save Area x 1.25 within disturbed site	54,350 SF
Provided Tree Cover	119,550 SF
Required % Tree Cover	10 %
Approximate % Tree Cover Provided	12 %

EDAW
EDAW, Inc.
601 Prince Street
Alexandria, VA 22314
703 836-1414
Landscape Architecture · Urban Design · Site Engineering
Planning · Environmental Analysis · Graphic Design

COMMONWEALTH OF VIRGINIA
Roger Courtenay
ROBERT GUY COURTENAY
LANDSCAPE ARCHITECT

PLAN DATE
01-17-97

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

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

PLANTING DETAILS AND SCHEDULES
ORACLE
RESTON SECTION 95 BLOCK 2
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=30' C.I.2' DATE: NOV., 1996

SHEET 48 OF 61

FILE NO. SP-939

DAVIS ▪ CARTER ▪ SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE
Application No(s): 90-0-96-0-1-0-0 Staff: LJT
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CDPA 8-27-97
SEE CONDITIONS
Date of (BOS) approval: 9-15-97
Sheet: of
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AUG 30 1999

PROJECT TITLE
ORACLE
Virginia Campus
RESTON
Section 95-2
Reston, VA
PROJECT NO 3-6-358.00

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SITE DETAILS

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