

- SYMBOLS**
- TRAILS/CROSSWALKS/SIDEWALKS
 - 3' CALIPER STREET TREES
 - 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
 - PEDESTRIAN ACCESS POINT

DRAWING SHEET INDEX

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Application No. 99-0-021-9-2 Staff: CLB
 APPROVED DEVELOPMENT PLAN
 (DP) (CDP) (CDP) (FDP) (CP)
 SEE REVISIONS DATED 4/25/01 BY CLB
 Date of (BOS) (FC) approval: 6/27/01
 Sheet 1 of 9

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
 JUN 14 2001
 ZONING EVALUATION DIVISION

TOWN CENTER CONCEPT PLAN

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
ADDENDUM 3	2/16/01
ADDENDUM 4	4/25/01

PROJECT TITLE
ORACLE

RESTON
 Section 95-2
 Reston, VA

PROJECT NO. 300756.01

DRAWING TITLE
TOWN CENTER CONCEPT PLAN

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

DRAWING NUMBER
CP-1
 SHEET 1 OF 9

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

GENERAL

- 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 17-3-013, part of parcel 5, parcels 8 and 15, and 17-4-111, part of parcel 7.
- 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 Public Works and Environmental Management (DPWES).
- The application property consists of approximately 22.88 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".
- The proposed office buildings shall consist of a maximum of 725,000 gross square feet, as approved by the Town Center rezoning (RZ 88-C-121 and subsequent PCAs).
- The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.
- Upon build out, a minimum of 20% open space shall be provided.
- Upon build out, a minimum of 10% tree cover shall be provided.

PHASING

- 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
Total	725,000	

- 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 the plan for structured parking or buildings, unless and until structured parking is required or buildings are constructed.

Page 1

- 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.
- The Applicant shall construct dual left-turn lanes on westbound Sunset Hills Road at its intersection with Reston Parkway, as depicted on the Plan.
- The Applicant shall construct a right-turn lane on northbound Reston Parkway to eastbound Sunset Hills Road.
- The Applicant shall construct two through lanes on westbound Sunset Hills Road at its intersection with Reston Parkway.
- 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 ROW/RFP for the first office building.
- The Applicant reserves the right to process separately its Sunset Hills Road improvement plan. Applicant anticipates review and approval of the Oracle site plan and/or RFP through grading plan prior to final approval of the Sunset Hills Road improvement plan.
- The Applicant shall have the 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.
- 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

- The Applicant will appoint a Transportation System Management (TSM) program coordinator for its development. Said TSM manager will be responsible for coordinating with LNK and the Reston Town Center TSM programs. Said TSMs 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 Proffer.
- As part of said TSM program, the TSM coordinator will provide for parking management programs that encourage and provide preferential parking for ride shares.
- 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.
- The TSM coordinator will provide staggered work hour programs, flex time and ensure the provision of bicycle storage capabilities for its employees.
- The TSM coordinator will work with LNK, the Office of Transportation and the Virginia Department of Transportation to accommodate public bus services for their employees.

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TABULATIONS

ZONED-	PRC Town Center
SITE AREA-	987,941 sf (22.88 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.

MIL LOT AREA	PRC REQUIRED		PROPOSED	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
NONE	987,941 SF	22.88 AC	NONE	22.88 AC

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

*FAR may exceed 0.70 with density credit for road dedication.

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- 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

- 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 an arborist to final review and approval by DEM. The Applicant has attached a more detailed landscaping plan prepared by EDW, 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.

- 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.

- 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 areas within the VDOT right-of-way and/or, if feasible, on the Applicant's site.

- All supplemental landscaping located within or adjacent to easements shall be provided, subject to appropriate approval. If not permitted, the Applicant shall relocate said supplemental landscaping to other portions of the site, subject to review and approval by DEM.

- 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.

- 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, as depicted on the Town Center Concept Plan and in accordance with VDOT standards as follows-

- The Applicant shall dedicate to the County the land necessary for the south side of Sunset Hills Road to widen Sunset Hills Road to a six-lane divided facility, consistent with 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.

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LAND USES

- Office uses shall be the predominant 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

- 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).
- The four buildings' architecture generally will be consistent in design and materials used and will complement one another.
- The plaza area will be landscaped and incorporate such features as walkways, seating areas and special plantings. Development and implementation of these features will be phased subject to engineering and other design considerations.
- The parking structures will incorporate architectural treatments to visually break up the horizontal expanses and will include materials compatible with the buildings.
- The top parking levels will incorporate plantings to soften the structures' appearance and to "break-up" the top levels of parking.
- The maximum height of the parking structures will be five (5) levels. The parking structures will be constructed both above and below grade, as generally depicted on this Town Center Concept Plan (Sheets 3 and 4).
- The loading areas for each building will be screened from street-level view of any public right-of-way, using techniques such as landscaping, berms, fencing or walls.
- Signage will be provided in accordance with Article 12 of the Zoning Ordinance.
- Should future mass transit/station become available in the Dulles Toll Road, the Applicant shall provide for at-grade pedestrian walkway connection(s) on its site to said mass transit facilities.

TOWN CENTER CONCEPT PLAN AMENDMENTS

- By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning and approved Development Plan. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendments, Special Exceptional and/or Special Permits for the whole or any portion of the site as permitted by the Town Center rezoning and the Fairfax County Zoning Ordinance.
- Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit without the 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.

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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 88-C-121-8, with the following modifications-

GENERAL

- 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").
- The application property consists of approximately 22.88 acres. Oracle Corporation ("Oracle") is the owner of the property and shall hereinafter be referred to as the "Applicant".
- 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

- 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	190,000-180,000	August, 2004
Phase IV	130,000-180,000	August, 2007
Total Not to Exceed	725,000	

LANDSCAPING

- 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 landscaping plan prepared by EDW, 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.

- 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 in the 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 Landscaping 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 landscaping plan to the Reston Town Center Planning Commissioner for review and comment.

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

April 25, 2001

The Applicant reaffirms the Notes dated February 14, 1997 and the Notes dated August 27, 1999, accepted in conjunction with CPA 88-C-121-8, with the following modifications-

GENERAL

- 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 February 18, 2001 prepared by Davis-Carter-Scott, subject, however, to the notes dated February 14, 1997 and August 27, 1999 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").

- The application property consists of approximately 22.88 acres. USBS Lease Finance LLC (USBS) is the owner of the property, Oracle Corporation ("Oracle") is the lessee of the property and shall hereinafter be referred to as the "Applicant".

PHASING

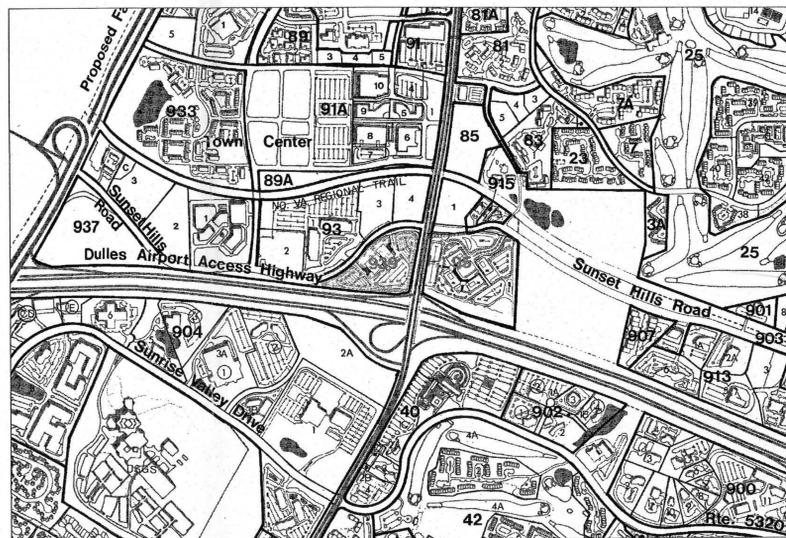
- As depicted, the Applicant is proposing up to four (4) office buildings. The Applicant will construct this project, its office buildings, and the associated parking in phases. The Applicant currently anticipates a phasing schedule as follows-

Phase	Square Feet	Opening
Phase I	210,000	August, 1998
Phase II	200,000	August, 2001
Phase III	200,000	August, 2004
Phase IV	115,000	August, 2007
Total Not to Exceed	725,000	

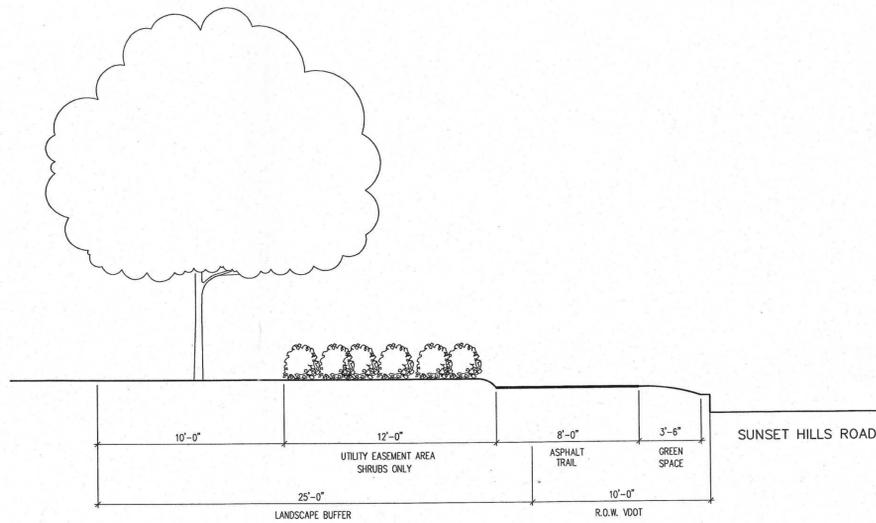
SITE DESIGN

- The maximum height of the parking structures shall be five (5) levels above-grade. The parking structures will be constructed both above and below grade, as generally depicted on this Town Center Concept Plan (Sheets 1-4).

Page 8

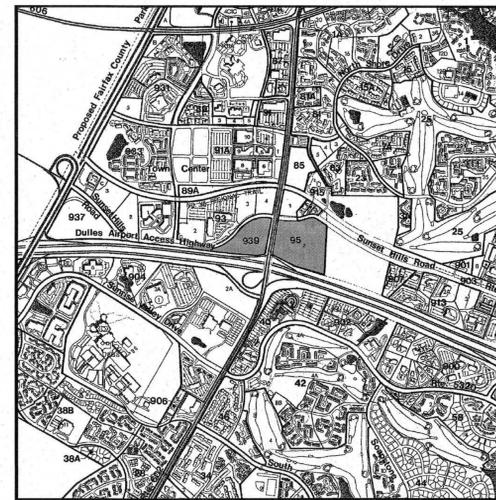


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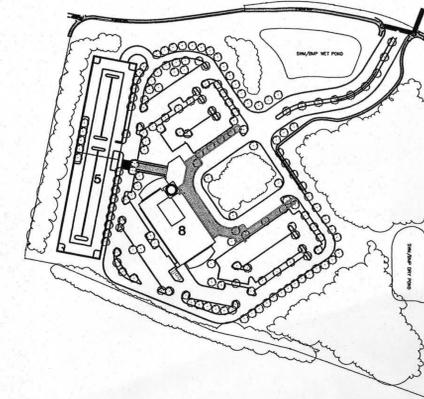


SECTION AT SUNSET HILLS ROAD

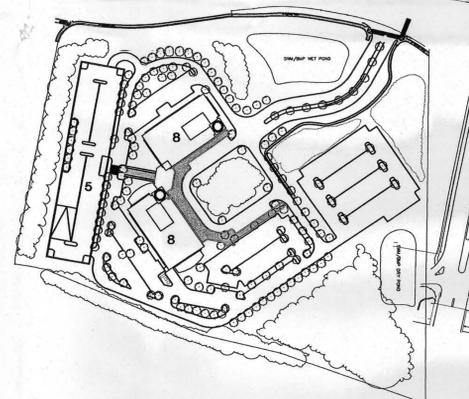
NOTE:
SECTION FOR CLARIFICATION PURPOSES ONLY.



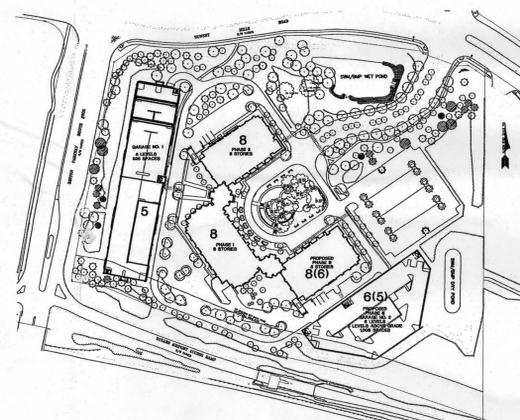
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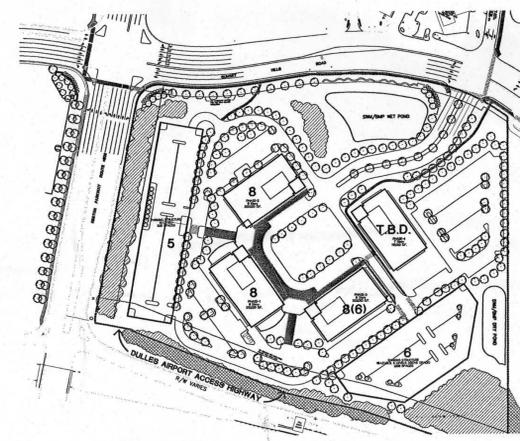
PHASE I



PHASE II



PHASE III



PHASE IV

Application No. CPA 88-C-121-9-2 Staff: EWB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PA)
SEE PROFFER DATED 4/23/01 AMENDED BY PC
Date of (BOS) (PC) approval 6/27/01
Sheet 2 of 9

DAVIS-CARTER-SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

Davis, Carter, Scott, Ltd.
1676 International Drive, Suite 500, McLean, Virginia 22102 • 703-556-9775
805 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20005 • 202-682-2300

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
ADDENDUM 3	2/16/01
ADDENDUM 4	4/25/01

PROJECT TITLE
ORACLE

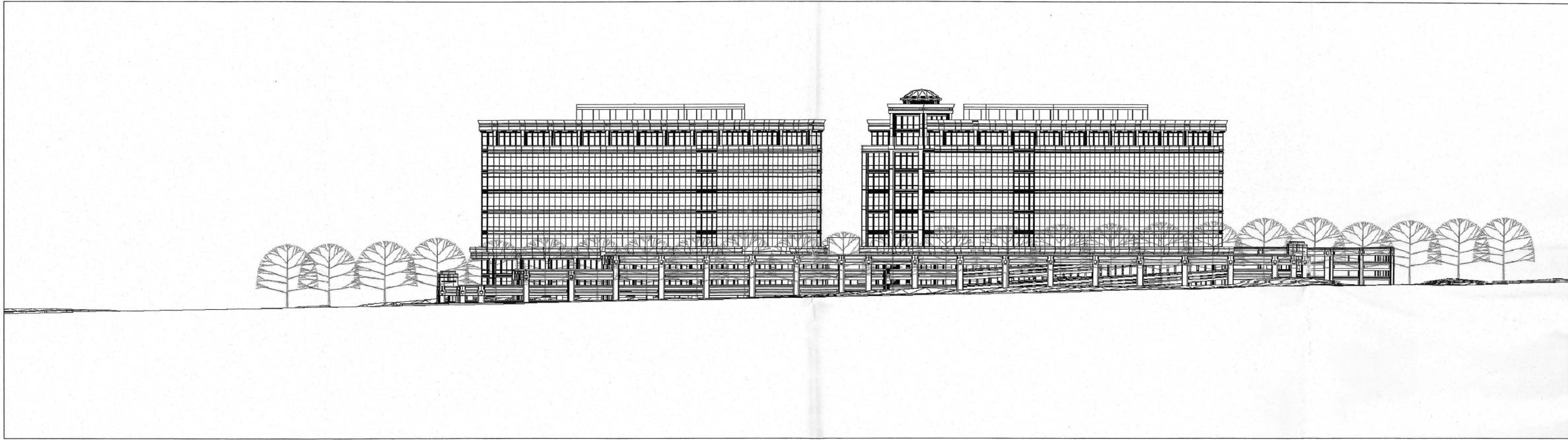
RESTON
Section 95-2
Reston, VA

PROJECT NO. 300756.01

DRAWING TITLE
NOTES AND DIAGRAMS

SCALE AS NOTED
DATE February 3, 1999
DRAWN BY DCS
CHECKED BY DCS

DRAWING NUMBER
CP-2
SHEET 2 OF 9



A RESTON PARKWAY SECTION
NOT TO SCALE SECTN_A.BMP

REVISIONS

STAFF COMMENTS	12/5/96
STAFF COMMENTS	1/17/97
STAFF COMMENTS	2/3/97
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ADDENDUM 1	2/16/01

PROJECT TITLE
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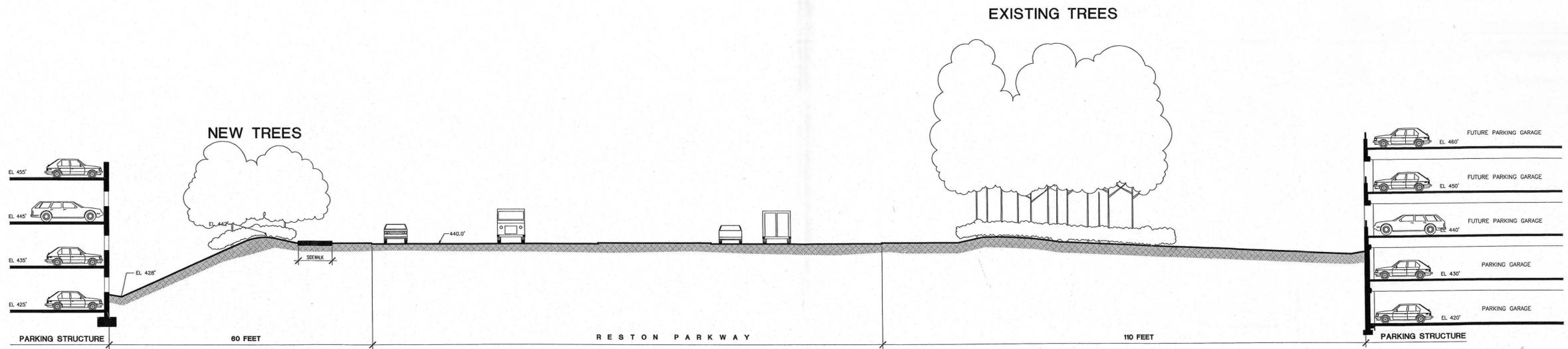
RESTON
Section 95-2
Reston, VA

PROJECT NO. 300756.01

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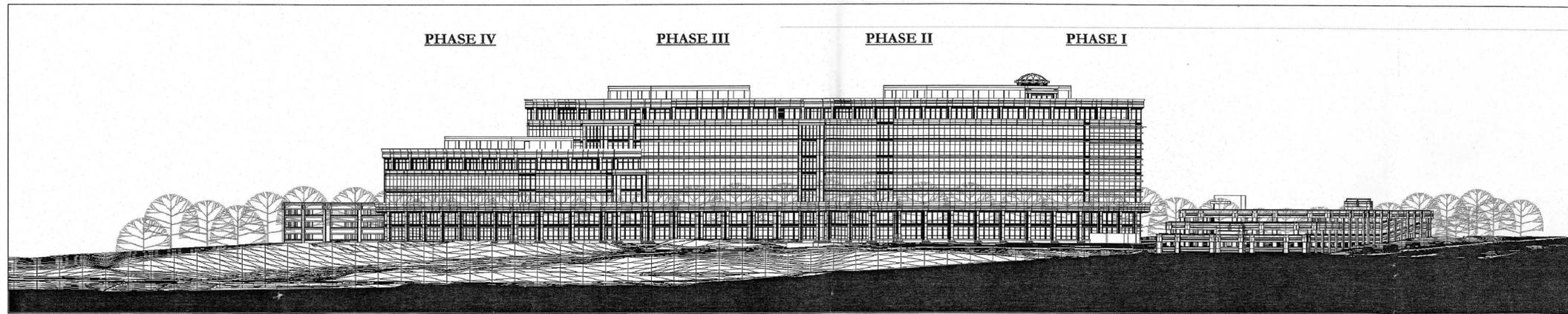
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DRAWN BY DCS
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DRAWING NUMBER
CP-3
SHEET 3 OF 9

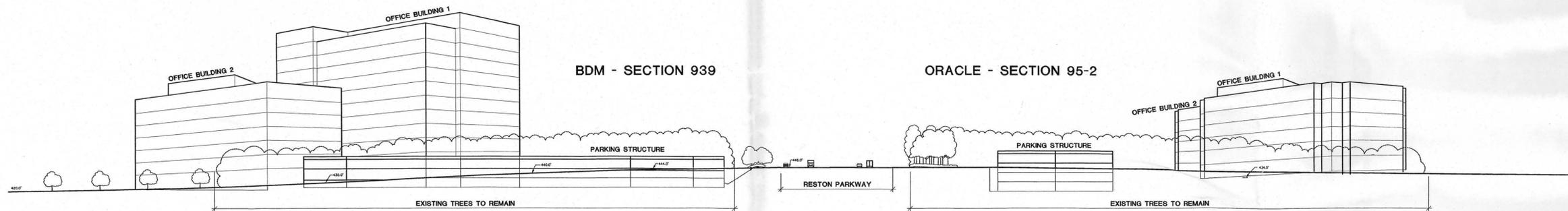


B RESTON PARKWAY SECTION
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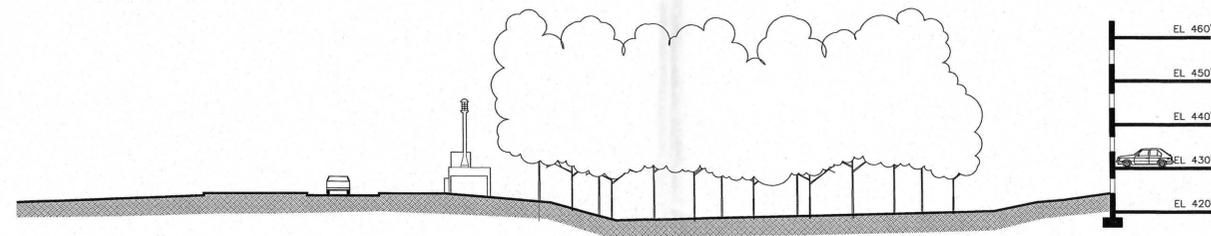
Application No. **CPA 94-C-121-9-2** Staff **CSB**
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PA) **AMENDED BY PC**
DATE DATED 4/25/01
Date of (BCS) Approval 6/27/01
Sheet 3 of 4



C SUNSET HILLS ROAD SECTION
 1/50" = 1'-0" SECN_C.BMP



D SECTION THROUGH DULLES ACCESS ROAD HIGHWAY RAMP
 1/50" = 1'-0" 358_SS02.dwg



E SECTION THROUGH SIGNAGE AT INTERSECTION
 1/16" = 1'-0" 358_SS01.dwg

REVISIONS
 STAFF COMMENTS 12/5/96
 STAFF COMMENTS 1/17/97
 STAFF COMMENTS 2/3/97
 STAFF COMMENTS 2/14/97
 ADDENDUM 1 2/16/01

PROJECT TITLE
 ORACLE

RESTON
 Section 95-2
 Reston, VA

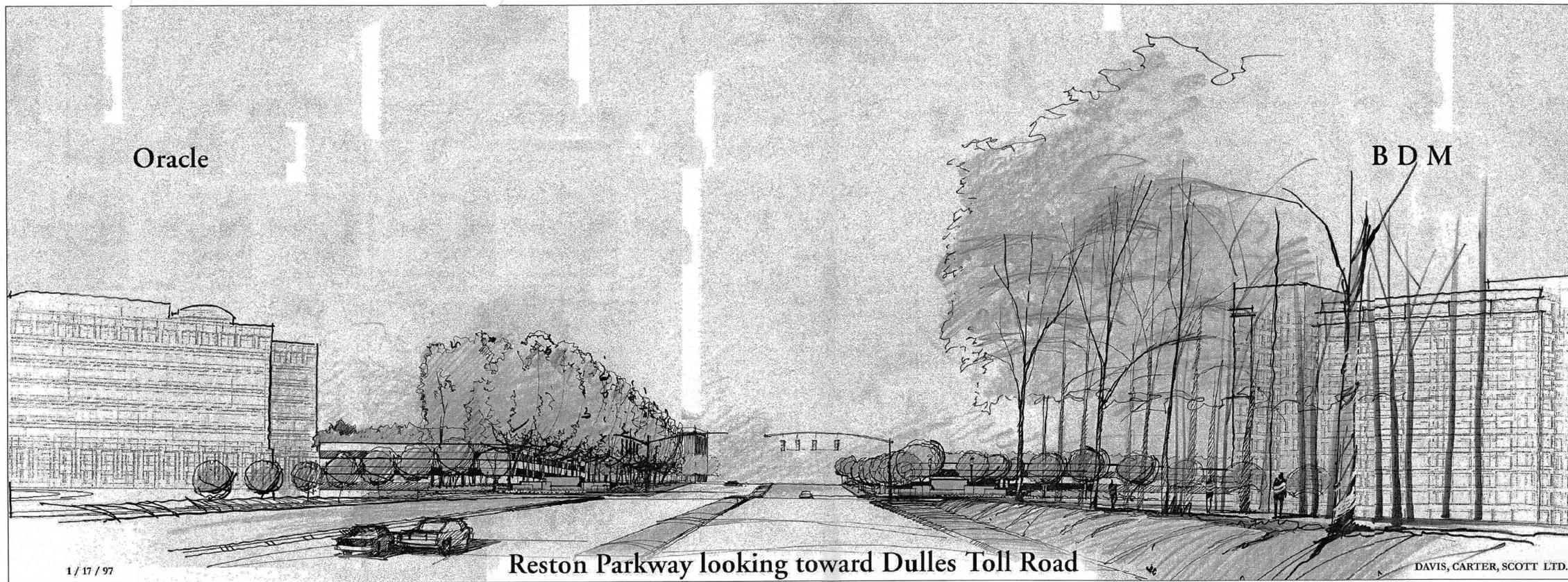
PROJECT NO. 300756.01

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 SITE SECTIONS

SCALE AS NOTED
DATE February 3, 1999
DRAWN BY DCS
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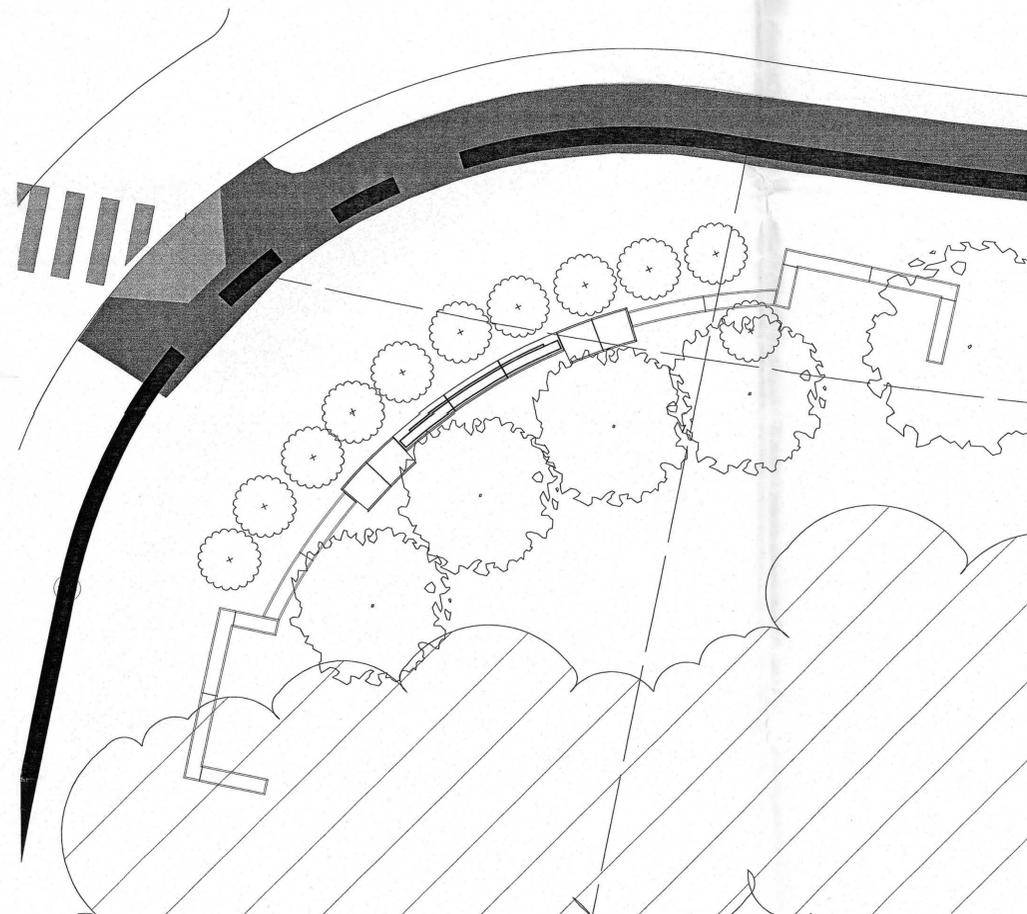
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 CP-4
 SHEET 4 OF 9

Application No. CVA 96-2-121-2 Staff CWS
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 SEE PROJECT DATED 1/25/01
 Date of (BOS) approval 6/12/10
 Sheet 4 of 9

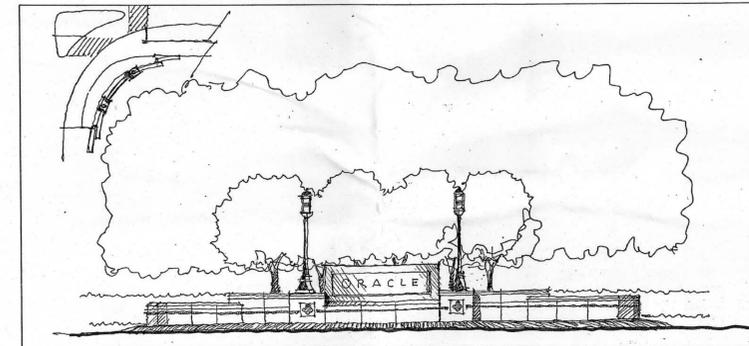


Reston Parkway looking toward Dulles Toll Road

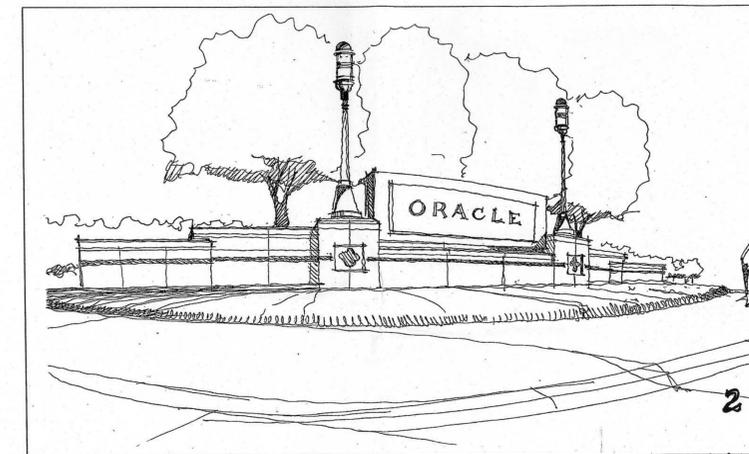
RESTON PARKWAY PERSPECTIVE



ORACLE SIGNAGE PLAN
1/8" = 1'-0" 358-RPZ.dwg



ORACLE SIGNAGE ELEVATION



ORACLE SIGNAGE PERSPECTIVE

Application No. 358-RPZ-01 Staff CWB
 APPROVED DEVELOPMENT PLAN
 (DP) (QDP) (CDP) (FDPI) (CPA) (MORDED) PE
 SEE PROJECT DATED 1/25/01
 Date of (BOS) (PC) approval 5/12/7/01
 Sheet 5 of 9

DAVIS ■ CARTER ■ SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE
 Davis, Carter, Scott, Ltd.
 1676 International Drive, Suite 500, McLean, Virginia 22102 • 703.556.9275
 805 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20005 • 202.682.2300

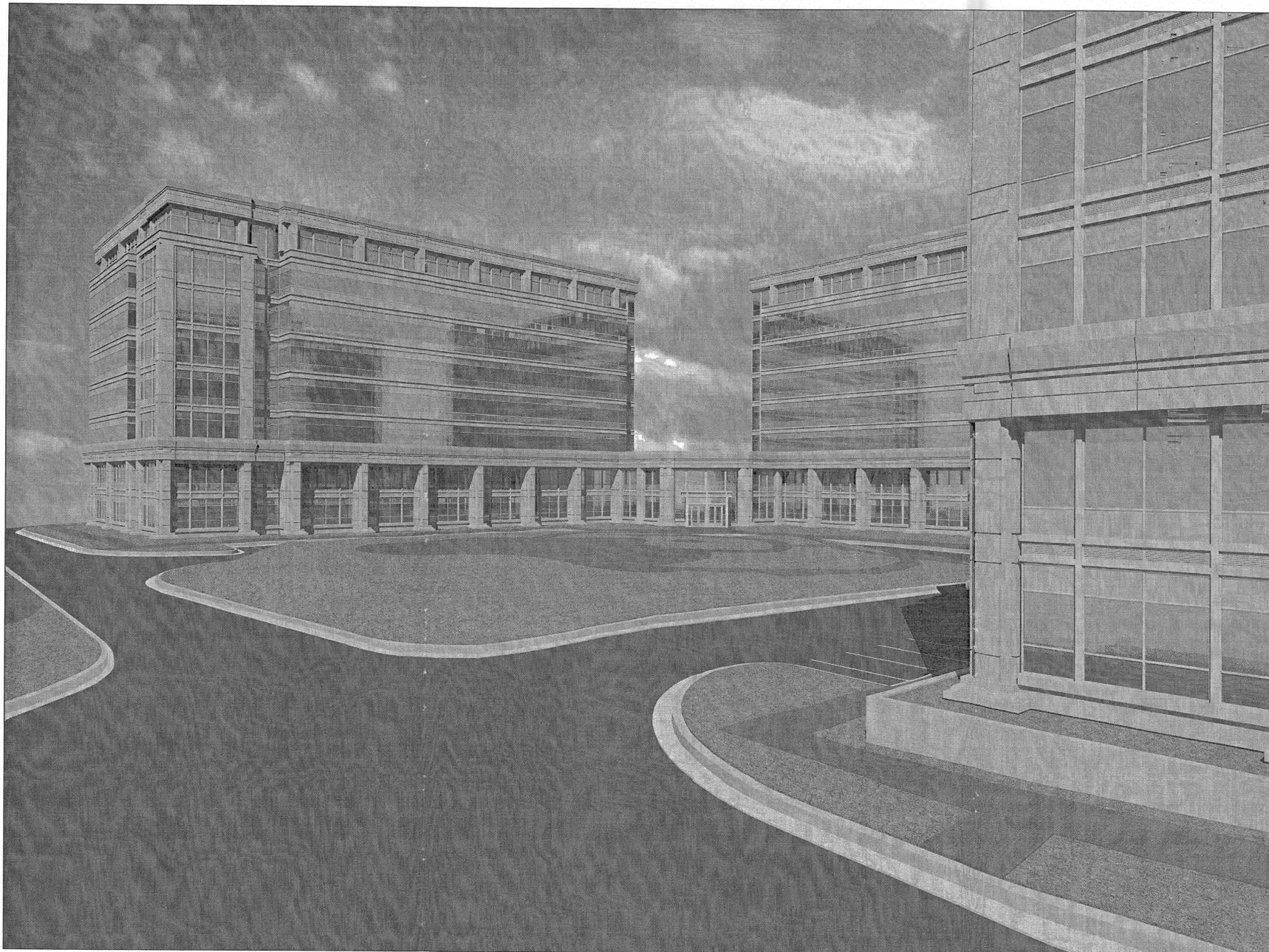
REVISIONS
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 STAFF COMMENTS 1/17/97
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 STAFF COMMENTS 2/14/97

PROJECT TITLE
ORACLE
 RESTON
 Section 95-2
 Reston, VA
 PROJECT NO. 300756.01

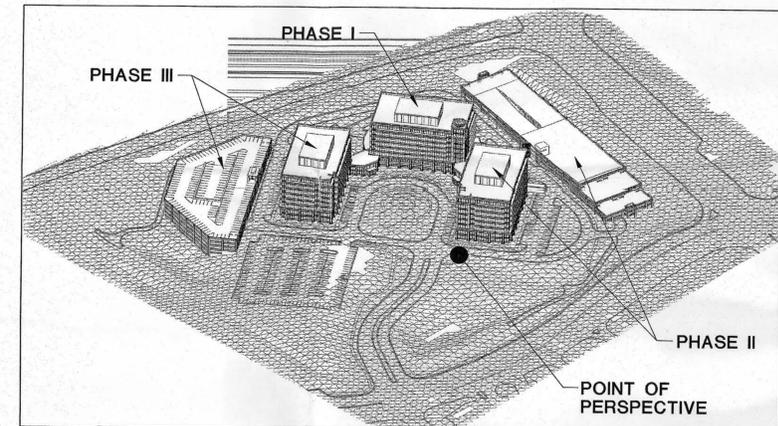
DRAWING TITLE
**SIGNAGE
 AND
 LANDSCAPE**

SCALE AS NOTED
 DATE February 3, 1999
 DRAWN BY DCS
 CHECKED BY DCS

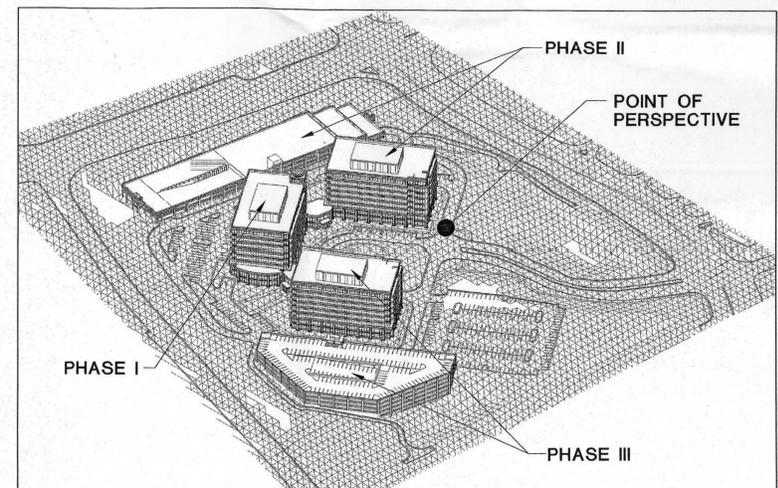
DRAWING NUMBER
CP-5
 SHEET 5 OF 9



PHASE III PERSPECTIVE
(PLANTING NOT SHOWN)



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

REVISIONS	
STAFF COMMENTS	12/5/96
STAFF COMMENTS	1/17/97
STAFF COMMENTS	2/3/97
STAFF COMMENTS	2/14/97
ADDENDUM 1	2/16/01

PROJECT TITLE
ORACLE

RESTON
Section 95-2
Reston, VA

PROJECT NO. 300756.01

DRAWING TITLE
PERSPECTIVES

SCALE NONE
DATE February 3, 1999
DRAWN BY DCS
CHECKED BY DCS

DRAWING NUMBER
CP-6

Application No. CP 95-2-124-9-Z Staff CWB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CPA)
SEE PROFILES DATED 1/25/01 Amended by PC
Date of (BOS) (PC) approval 6/27/01
Sheet 6 of 9

