CONCEPTUAL DEVELOPMENT PLAN, FINAL DEVELOPMENT PLAN AND REZONING PLAT FOR

RESTON SECTION 912 BLOCK 2

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS FOR THE REZONING OF PARCEL 15 AND PORTIONS OF PARCELS 14A AND 16A.
2. THE TOTAL LAND AREA CONSISTS OF 1181910312 m² OR 11.82 HECTARE FOR THIS APPLICATION. (1,272,200.70 ft.² OR 29.206 AC.)
3. BOUNDARY INFORMATION HEREON IS BASED ON A BOUNDARY SURVEY PROVIDED BY WESTERRA RESTON L.L.C. THE TOPOGRAPHIC DATA SHOWN HEREON IS AEREAL AND PROVIDED BY AIR SURVEY, INC. UTILIZING USGS DATUM.
4. THE PROPERTIES DELINEATED ON THIS PLAN ARE LOCATED ON TAX MAP NO. 16-4-((1)), PARCEL 15, AND PORTIONS OF PARCELS 14A AND 16A.
5. THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF TITLE REPORT.
6. THERE ARE NO EXISTING BUILDINGS ON THE SITE. THE SITE DOES CONTAIN AN EXISTING WETLANDS PRESERVATION AREA WHICH PROVIDES SCENIC ASSETS TO THE SITE.
7. THE PROPERTY SHOWN HEREIN IS IN THE NAME OF WESTERRA RESTON L.L.C. AS RECORDED IN DB. 9881, PAGES 1645 AND 1672 IN THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
8. THIS PROPERTY LIES WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP 515525 0050 D, DATED MARCH 5, 1990.
9. THE "SITE DATA" SHOWN HEREON IS SUBJECT TO REVISION BASED UPON FINAL BUILDING FOOTPRINTS, OPEN SPACE, PARKING LAYOUT AND BUILDING AREAS.
10. THIS SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
11. PARCEL 14A IS CURRENTLY ZONED I-5 PERSUANT TO RZ 80-C-86. PARCEL 16A IS CURRENTLY ZONED I-4 PERSUANT TO RZ 83-C-069. THE PROFFERS FOR BOTH REZONINGS ARE ATTATCHED ON SHEET #6. PARCEL 15 IS ZONED R-1.
12. THIS APPLICATION PROPOSES AMENDING THE ZONING FOR PORTIONS OF PARCELS 14A AND 16A AND PARCEL 15 TO PDC. THE GENERALIZED DEVELOPEMENT PLAN FOR RZ80-C-86 IS ATTATCHED ON PAGE 7-9.
13. STORMWATER MANAGEMENT IS TO BE PROVIDED ONSITE. THE GENERAL LOCATION OF THE STORMWATER MANAGEMENT FACILITIES ARE SHOWN ON THE CONCEPTUAL DEVELOPEMENT PLAN. SPECIFIC DETAILS WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMISSION.
14. A WAIVER OF BMP HAS BEEN APPROVED FOR THE ENTIRE RESTON SECTION 912 BASED ON THE CONSERVATION OF THE ONSITE WETLAND MIDIGATION AREA.
15. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH THE USES AND BUILDING MAINTENANCE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
16. TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR THE MODIFICATION AND WAIVERS REQUESTED BELOW, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
17. CONSTRUCTION SHALL COMMENCE UPON RECEIPT OF ALL APPROPRIATE FAIRFAX COUNTY AND VDOT PERRMITS.
18. THERE ARE NO KNOWNN GRAVES ON THE SITE.
19. AS PART OF THIS APPLICATION, THE APPLICANT WILL CONSTRUCT ONE-HALF OF THE SECTION FOR A SIX-LANE DIVIDED ROAD ACROSS MONROE STREET FRONTAGE OF THE SUBJECT PROPERTY IN PHASES. ALL IMPROVEMENTS WEST OF THE MONROE STREET CENTERLINE AND BEYOND THE SUBJECT PROPERTY WILL BE CONSTRUCTED BY OTHERS.
20. WE RESERVE THE RIGHT TO PHASE OUR ROAD FRONTAGE IMPROVEMENTS AS EACH BUILDING IS DEVELOPED.
21. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
22. THE PROPERTY IS TO BE SERVED BY PUBLIC SEWER AND WATER
23. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF THE FAIRFAX COUNTY ZONING ORDINANCE TO FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
24. AS PART OF THIS APPLICATION, A WETLANDS MITIGATION AND PRESERVED OPEN SPACE AREA ARE PROPOSED. THIS AREA CONSISTS OF OVER 50% OF THE TOTAL SITE AREA.
25. THE FOLLOWING AMENITIES WILL BE PROVIDED:
    WETLANDS MITIGATION AND OPEN SPACE CONSERVATION AREA WITH A LOOPED, WOOD-CHIP TRAIL.
    2.4m (8ft.) ASPHALT TRAIL ALONG MONROE STREET AND SUNRISE VALLEY DRIVE.
    SIGNIFICANT BERMING AND LANDSCAPING ALONG SUNRISE VALLEY DRIVE.
26. THE FOLLOWING PUBLIC IMPROVEMENTS WILL BE PROVIDED:
    THE APPLICANT WILL CONSTRUCT ONE-HALF OF A SIX-LANE DIVIDED ROAD ACROSS ITS MONROE STREET FRONTAGE. THE APPLICANT WILL CONSTRUCT A RIGHT TURN LANE ON SUNRISE VALLEY DRIVE.
27. WITH THIS PLAN WE HEREBY REQUEST A WAIVER OF THE FOLLOWING:
    1) THE REQUIREMENT OF A FENCE OR SCREEN WALL AS PART OF THE TRANSITIONAL SCREENING WALL BARRIER REQUIREMENT BY PROVIDING A 2.1m (7') LANDSCAPED EARTH BERM EXCEPT WHERE THE SWM AND EMBANKMENT WILL BE.
    2) THE REQUIREMENT FOR A REVISED GENERALIZED DEVELOPMENT PLAN FOR RZ-80-C-086.
    3) INTERIOR PARKING LOT LANDSCAPING ON TOP OF STRUCTURED PARKING.

APPLICANT / DEVELOPER

WESTERRA RESTON, L.L.C.
11450 BARON CAMERON AVENUE
RESTON, VA. 20194

OWNER

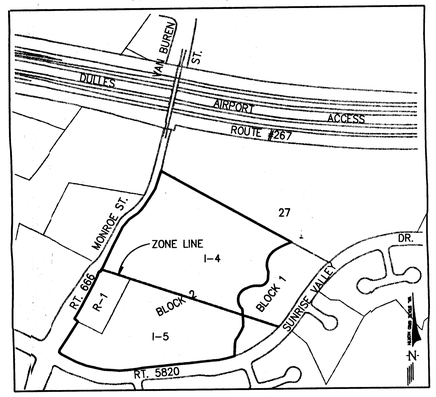
WESTERRA RESTON, L.L.C.
11450 BARON CAMERON AVENUE
RESTON, VA. 20194

TREE COVER CALCULATIONS

TOTAL SITE AREA= 122,046.36 m² OR 1,313,696 SF
DEDUCTABLE AREA FOR BUILDINGS= 4645 m² OR 50,000 SF
NET SITE AREA= 117,401 m² OR 1,263,696 SF
10% TREE COVER REQUIRED= 11,740 m² OR 126,370 SF
EXISTING TREE COVER RETAINED= 21,247 m² OR 228,703 SF

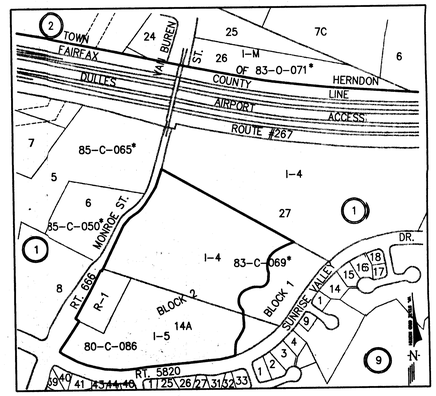
VICINITY MAP

SCALE: 1"= 500", 1m= 6000m



ZONING MAP

SCALE: 1"= 500", 1m= 6000m



SITE DATA

TOTAL SITE AREA:

PORTION OF PARCEL 16A	= 64,142.188348 m² OR 6.414211 ha (690,420.769310 SF OR 15.849817 AC)
PORTION OF PARCEL 14A	= 45,969.723567 m² OR 4.596979 ha (494,813.986356 SF OR 11.359321 AC)
PARCEL 15	= 8,079.400855 m² OR 0.807940 ha (86,965.947024 SF OR 1.996455 AC)
TOTAL SITE AREA	= 118,191.312770 m² OR 11.819130 ha (1,272,200.70269 SF OR 29.205593 AC)
AREA OF STREET DEDICATION	= 3,855.043103 m² OR 0.385504 ha (41,495.338613 SF OR 0.952598 AC)
NET SITE AREA	= 122,046.355873 m² OR 12.204634 ha (1,313,696.04130 SF OR 30.158192 AC)

BUILDING DATA

TOTAL BUILDING GROSS FLOOR AREA	= 30,194 m² OR 325,000 SF (MAX. OF 2 BUILDINGS)
MAXIMUM FAR	= 1.5
FAR PROPOSED	= 30,194/118,191.31277=0.26
MAXIMUM BUILDING HEIGHT	= 27.43 m (90 FT)
PROPOSED USE	= OFFICE

PARKING DATA

FINAL PARKING SPACES TO MEET THE CURRENT ORDINANCE STANDARDS.
ACTUAL LOCATION & QUANTITY TO BIE PROVIDED WITH THE FINAL SITE PLAN.

LOADING SPACES

FINAL LOADING SPACES TO MEET THE CURRENT ORDINANCE STANDARDS. ACTUAL LOCATION AND QUANTITY TO BE PROVIDED WITH THE FINAL SITE PLAN.

OPEN SPACE

REQUIRED 15% OR 17,729 m² (190,829 SF)
PROVIDED 54% OR 64,750 m² (696,960 SF)

Application No. R21FDP 1998-Hm-06.3 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED 4/13/99; Ord Cond 4/14/99
Date of (BOS) (PC) approval 5/14/98; PC 4/23/98
Sheet 1 of 13
Sheets 1-9 pertain to R21FDP

SHEET INDEX

1. COVER SHEET
2. BULK PLANE DIAGRAMS
3. OVERVIEW SHEET
4. CONCEPT PLAN / FINAL DEVELOPMENT PLAN
5. CONCEPT PLAN / FINAL DEVELOPMENT PLAN

6.-7. LANDSCAPE PLAN
8.-9. ARCHITECTS PERSPECTIVE
10. EXISTING PROFFERS
11.-13. EXISTING DEVELOPMENT PLANS .

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAR 22 1999
ZONING EVALUATION DIVISION

PLAN DATE
6-17-98
3-16-99

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION

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

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
3/16/99
PROFESSIONAL ENGINEER

COVER SHEET
CONCEPTUAL DEVELOPMENT PLAN
FOR
RESTON SECTION 912, BLOCK 2
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. N/A DATE: APRIL, 1998

SHEET 1 OF 13

FILE No. ZP 982

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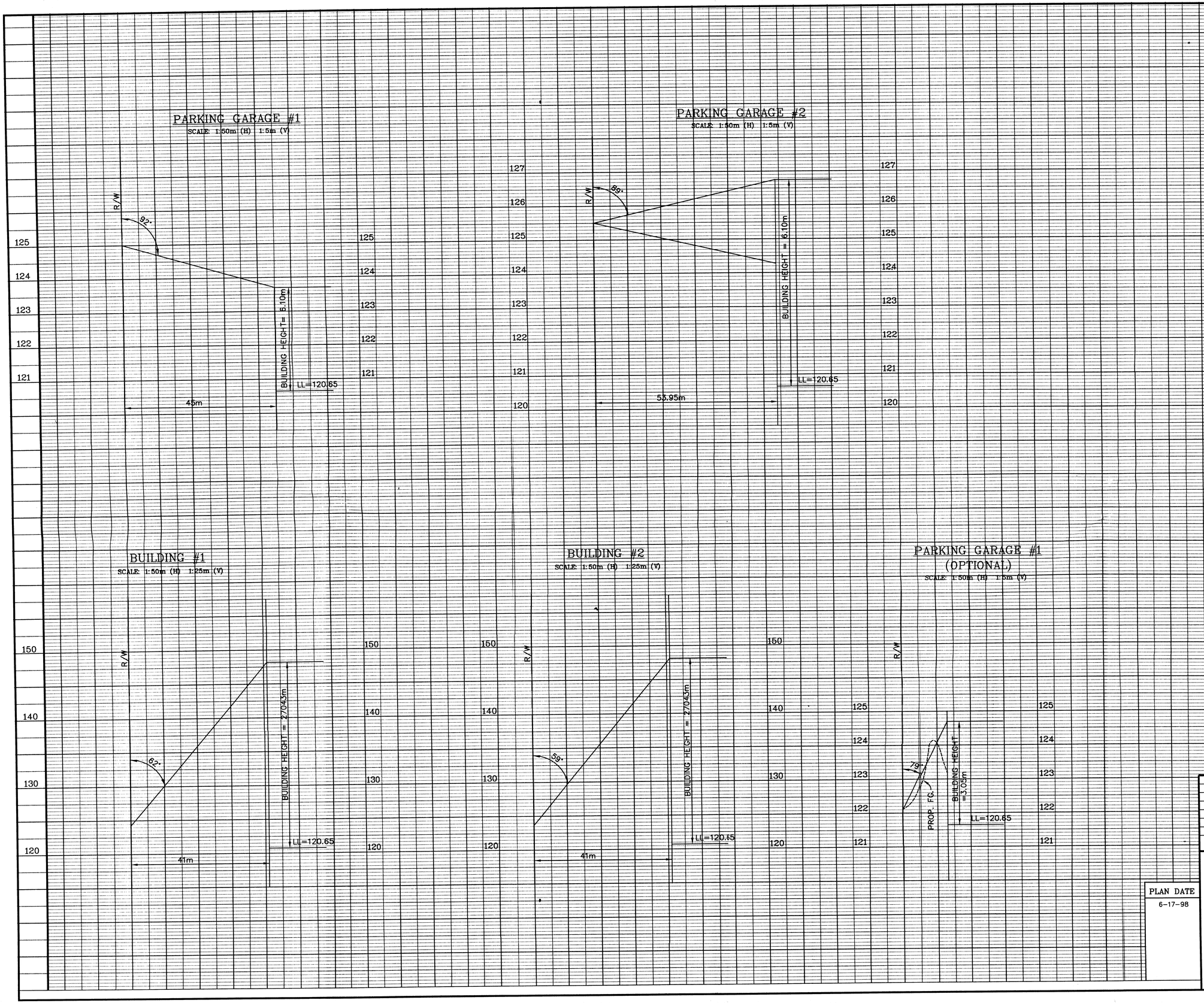

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
3/16/99
PROFESSIONAL ENGINEER

Application No. RZ/FDP 1998-HM-063 Staff Greg Rus
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/13/99 Dev Conds 4/14/99
Date of (BOS) (PC) approval 5/10/99 PC 4/28/99
Sheet 2 of 13

REV.	DESCRIPTION	REV. BY	APPROVED	DATE

REVISIONS

PLAN DATE
6-17-98

BULK PLANE PROFILES

RESTON
SECTION 912, BLOCK 2

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: PROFILE: AS NOTED DATE: JUNE, 1998

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

SHEET 2 OF 13 ZP-982

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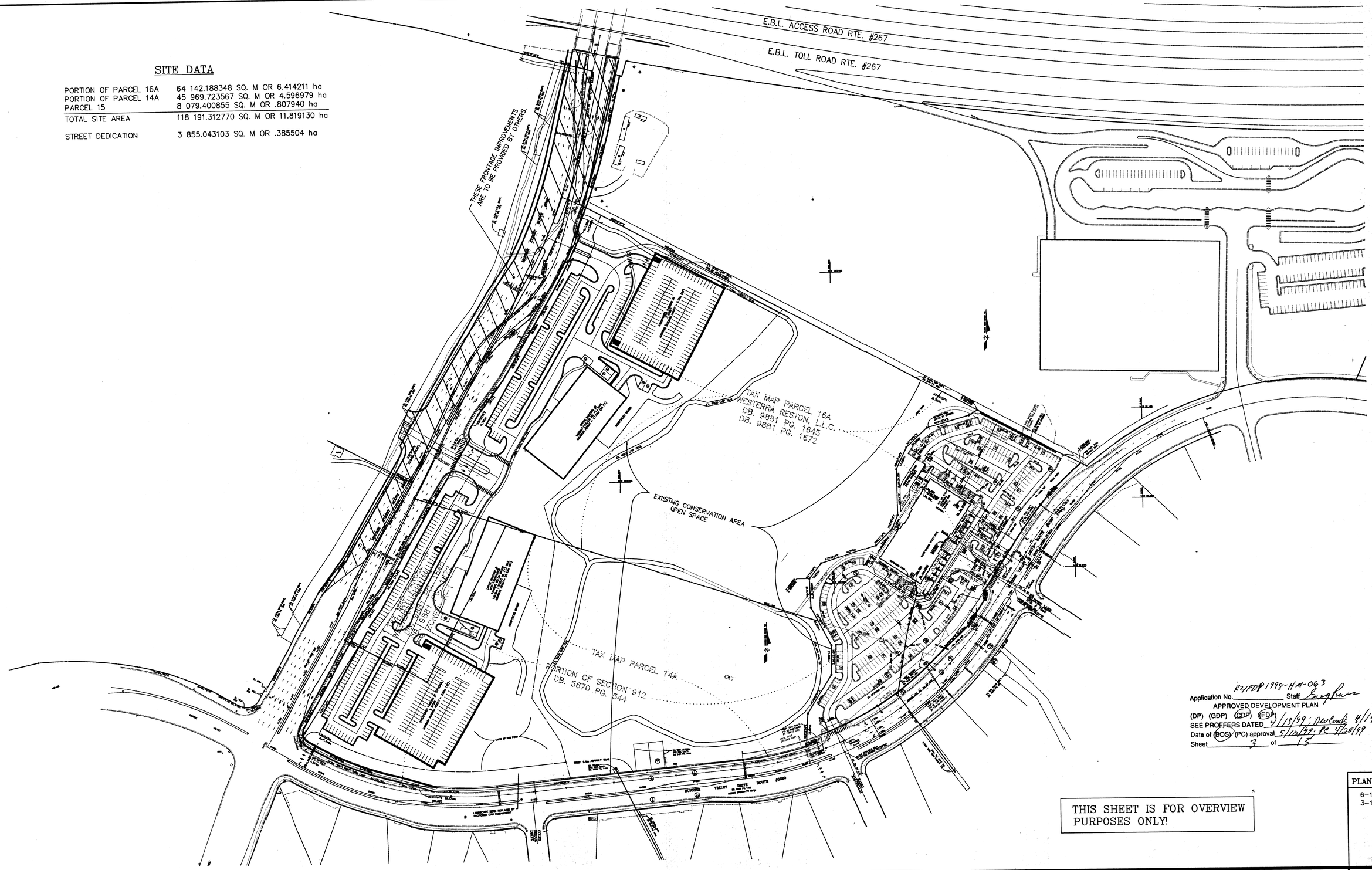
SITE DATA

PORTION OF PARCEL 16A	64 142.188348 SQ. M OR 6.414211 ha
PORTION OF PARCEL 14A	45 969.723567 SQ. M OR 4.596979 ha
PARCEL 15	8 079.400855 SQ. M OR .807940 ha
TOTAL SITE AREA	118 191.312770 SQ. M OR 11.819130 ha
STREET DEDICATION	3 855.043103 SQ. M OR .385504 ha



Application No. RZ/FDP 1998-HM-063 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/13/99; DevCond 4/14/99
Date of (BOS) (PC) approval 5/10/99; PC 4/28/99
Sheet 3 of 13

THIS SHEET IS FOR OVERVIEW PURPOSES ONLY!

PLAN DATE
6-17-98
3-16-99

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

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

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
3/6/99
PROFESSIONAL ENGINEER

OVERVIEW SHEET
RESTON
SECTION 912, BLOCK 2 AND PARCEL 15
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1m:1200m C.I. N/A DATE: APRIL, 1998

SHEET 3 OF 13
FILE No. ZP-982

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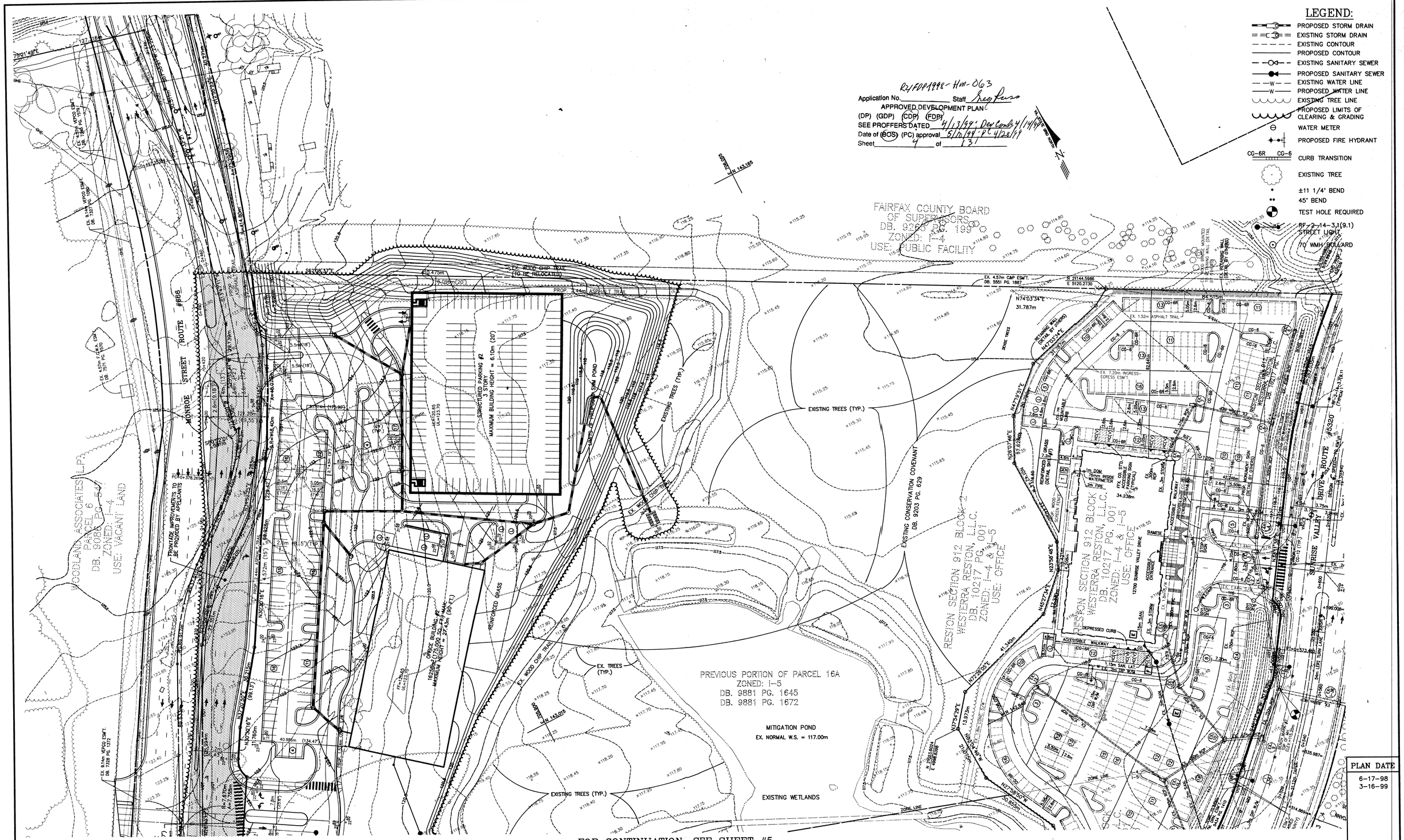

FOR CONTINUATION, SEE SHEET #5

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

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7712 LITTLE RIVER TURNPIKE

ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
3/16/99
PROFESSIONAL ENGINEER

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

RESTON
SECTION 912, BLOCK 2 AND PARCEL 15

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1m: 600m C.I. .5m DATE: APRIL, 1998

SHEET 4 OF 13

FILE No. ZP-982

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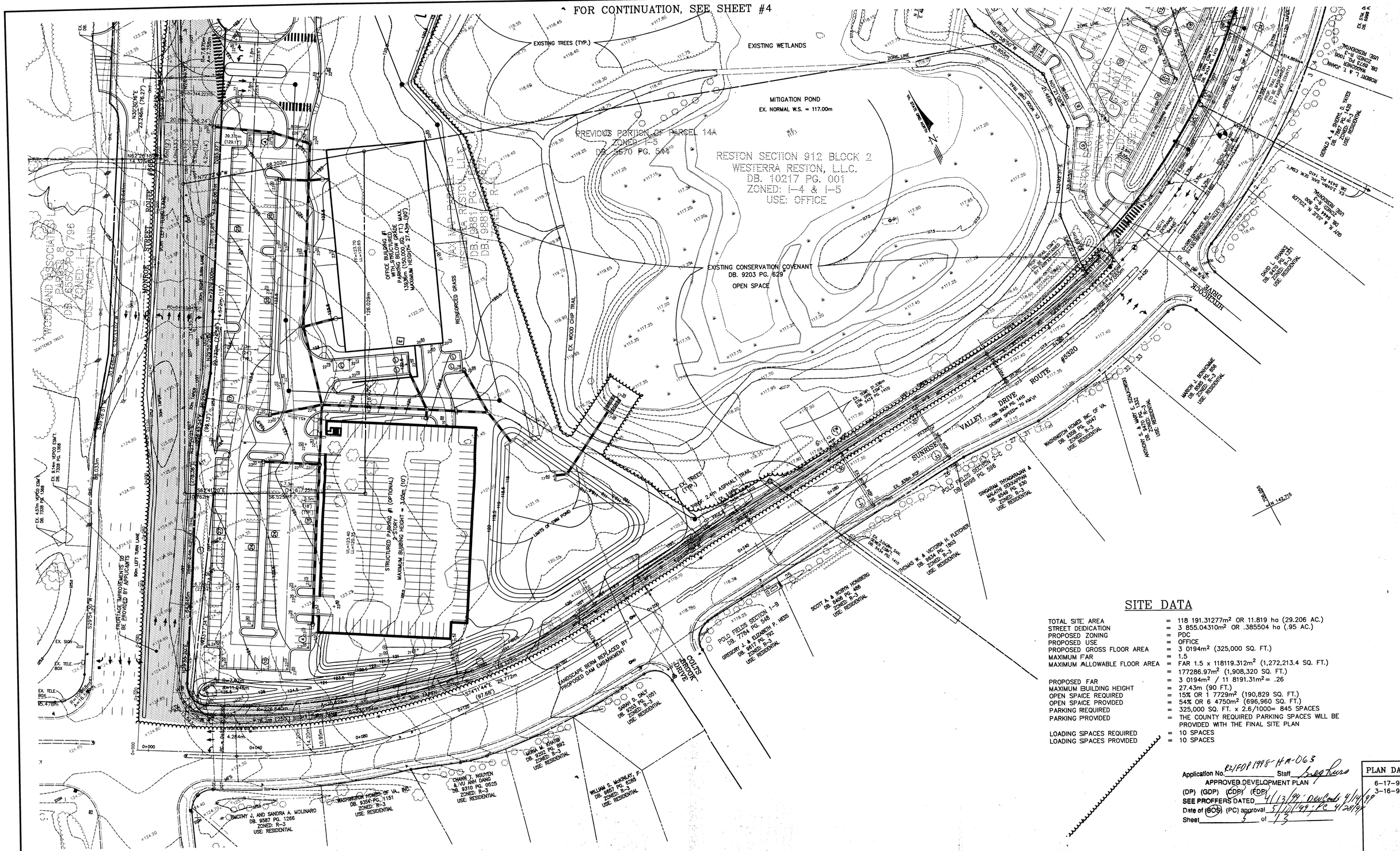
FOR CONTINUATION, SEE SHEET #4



SITE DATA

TOTAL SITE AREA	=	118 191.31277m² OR 11.819 ha (29.206 AC.)
STREET DEDICATION	=	3 855.04310m² OR .385504 ha (.95 AC.)
PROPOSED ZONING	=	PDC
PROPOSED USE	=	OFFICE
PROPOSED GROSS FLOOR AREA	=	3 0194m² (325,000 SQ. FT.)
MAXIMUM FAR	=	1.5
MAXIMUM ALLOWABLE FLOOR AREA	=	FAR 1.5 x 118119.312m² (1,272,213.4 SQ. FT.)
	=	177286.97m² (1,908,320 SQ. FT.)
PROPOSED FAR	=	3 0194m² / 11 8191.31m² = .26
MAXIMUM BUILDING HEIGHT	=	27.43m (90 FT.)
OPEN SPACE REQUIRED	=	15% OR 1 7729m² (190,829 SQ. FT.)
OPEN SPACE PROVIDED	=	54% OR 6 4750m² (696,960 SQ. FT.)
PARKING REQUIRED	=	325,000 SQ. FT. x 2.6/1000= 845 SPACES
PARKING PROVIDED	=	THE COUNTY REQUIRED PARKING SPACES WILL BE PROVIDED WITH THE FINAL SITE PLAN
LOADING SPACES REQUIRED	=	10 SPACES
LOADING SPACES PROVIDED	=	10 SPACES

Application No. R2/FDP 1998-HM-063 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/13/99; DevCom 4/14/99
Date of (BOS) (PC) approval 5/12/99; PC 4/28/99
Sheet 5 of 13

PLAN DATE
6-17-98
3-16-99

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
3/1/99
PROFESSIONAL ENGINEER

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

RESTON
SECTION 912, BLOCK 2 AND PARCEL 15

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1m: 600m C.I. .5m DATE: APRIL, 1998

SHEET 5 OF 13

FILE No. ZP-982

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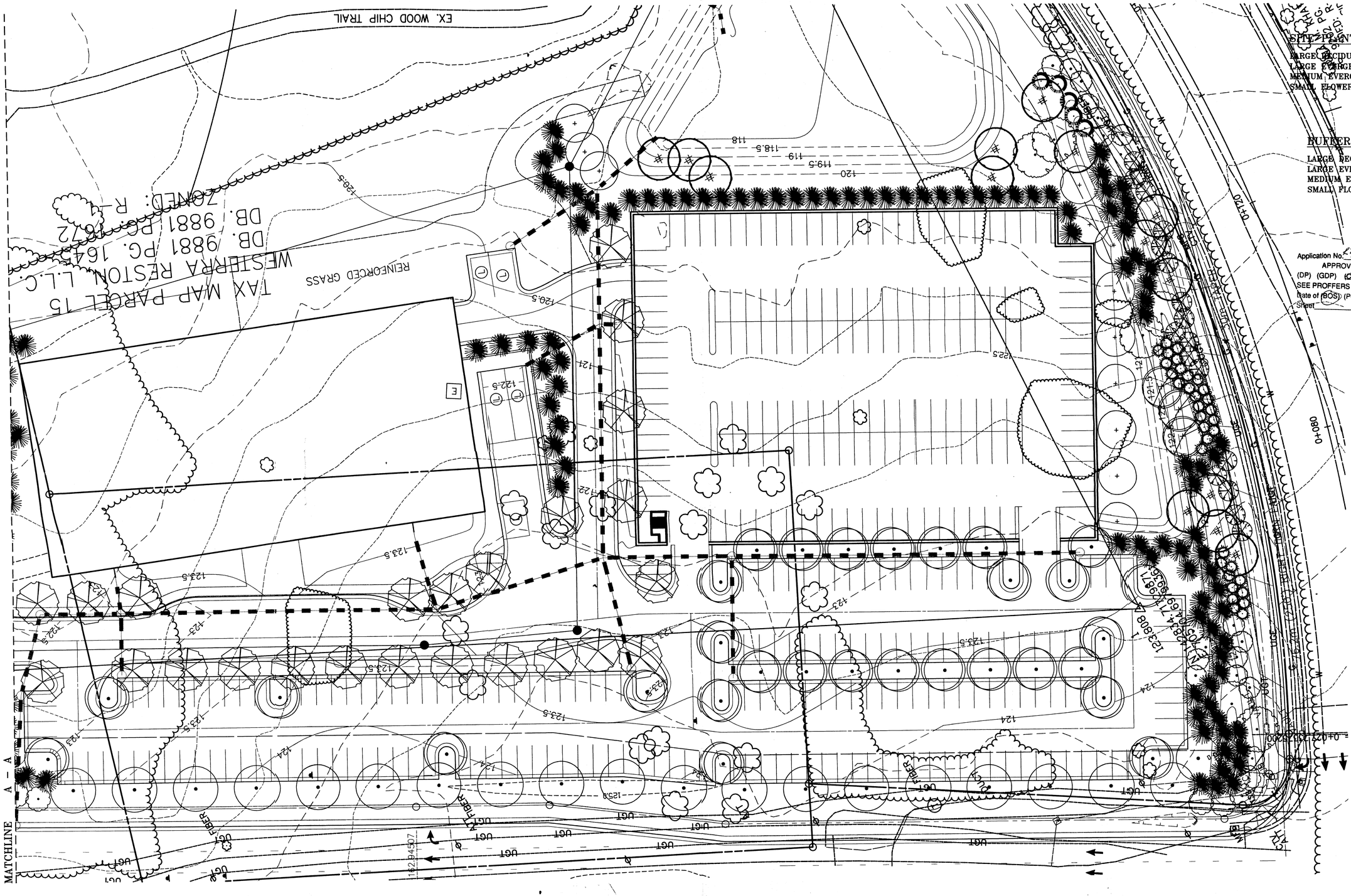

SITE PLANTING SCHEDULE:

LARGE DECIDUOUS TREES:	190
LARGE EVERGREEN TREES:	207
MEDIUM EVERGREEN TREES:	34
SMALL FLOWERING TREES:	61

BUFFER PLANTING:

LARGE DECIDUOUS TREES:	31
LARGE EVERGREEN TREES:	58
MEDIUM EVERGREEN TREES:	34
SMALL FLOWERING TREES:	38

Application No. RZ/FDP 1998-HM-063 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED 4/13/99; Dev Conds 4/14/99
Date of (BOS) (PC) approval 5/10/99; PC 4/28/99
Sheet 6 of 13

LEWIS LANDSCAPE
SCULLY ARCHITECTS
GIONET
8320 Old Courthouse Rd. Suite 120
Vienna, Virginia 22182
Tel.703/821-2045,Fax.703/448-0597

PLAN DATE
3-16-99

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

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7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
3/16/99
PROFESSIONAL ENGINEER

LANDSCAPE PLAN
RESTON
SECTION 912, BLOCK 2 AND PARCEL 15
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1m: 300m C.I. .5m DATE: MARCH, 1999

SHEET 6 OF 13
FILE No. ZP-982

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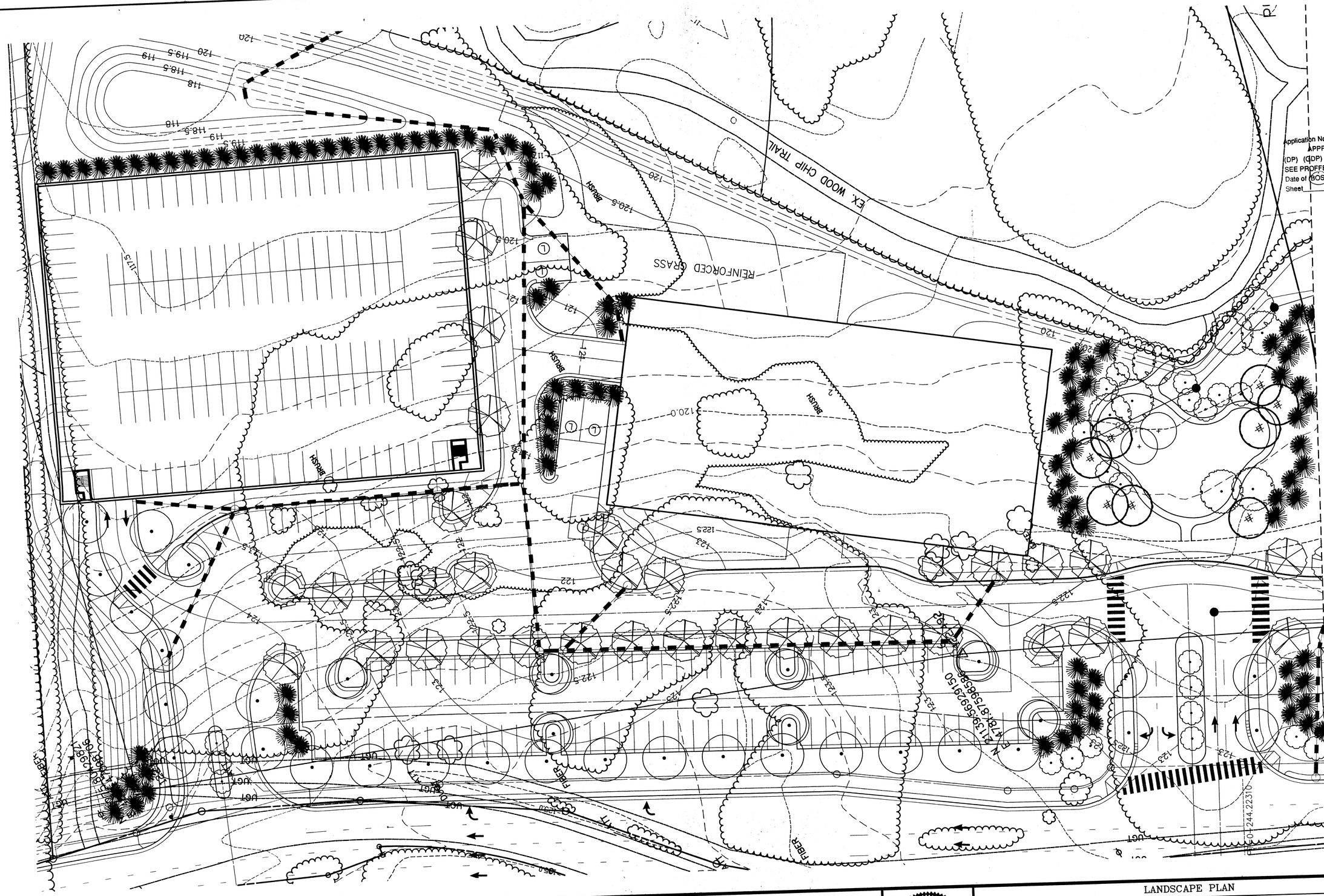

Application No. R21FDP 1998-HM-063 Staff Greg Riser
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED 4/13/99; DW Conds 4/14/99
Date of (BOS) (PC) approval 5/10/99; PC 4/28/99
Sheet 7 of 13

LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET
8320 Old Courthouse Rd. Suite 120
Vienna, Virginia 22182
Tel.703/821-2045,Fax.703/448-0597

0 3M 6M 9M

NORTH

PLAN DATE
3-16-99

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
3/16/99
PROFESSIONAL ENGINEER

LANDSCAPE PLAN
RESTON
SECTION 912, BLOCK 2 AND PARCEL 15
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1m: 300m C.I. .5m DATE: MARCH, 1999

SHEET 7 OF 13
FILE No. ZP-982

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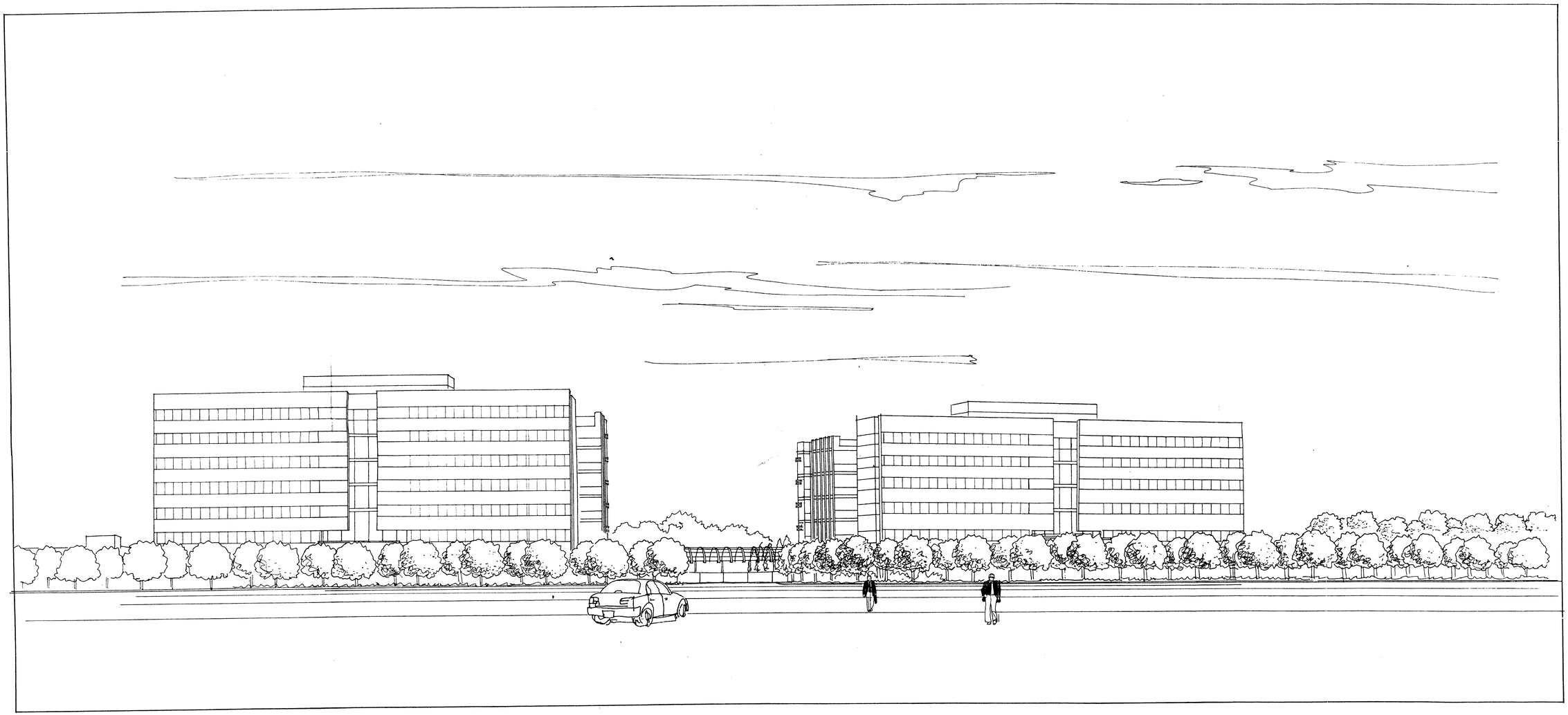


Application No. R2/FDP/1998-HM-063 Staff Greg Lum

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 4/13/99; Dev Conds 4/14/99

Date of (BOS) (PC) approval 5/10/99; PC 4/28/99

Sheet 8 of 13

PLAN DATE 2-22-99

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

7712 LITTLE RIVER TURNPIKE

ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
3/16/77
PROFESSIONAL ENGINEER

ARCHITECTS PERSPECTIVE

RESTON

SECTION 912, BLOCK 2 AND PARCEL 15

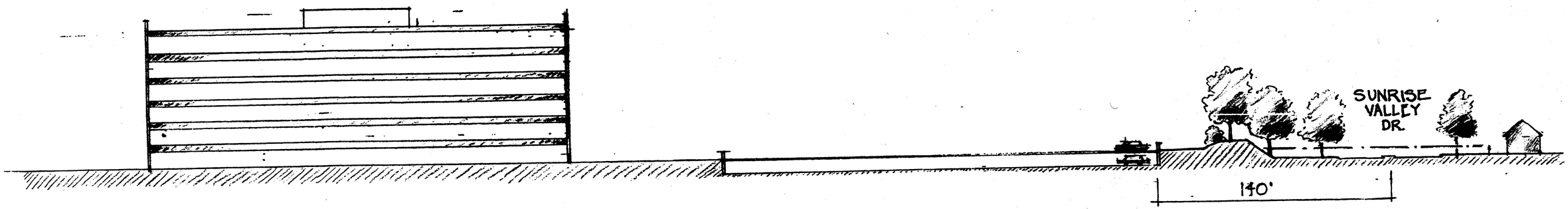
HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. N/A DATE: APRIL, 1998

SHEET 8 OF 13

FILE No. ZP-982



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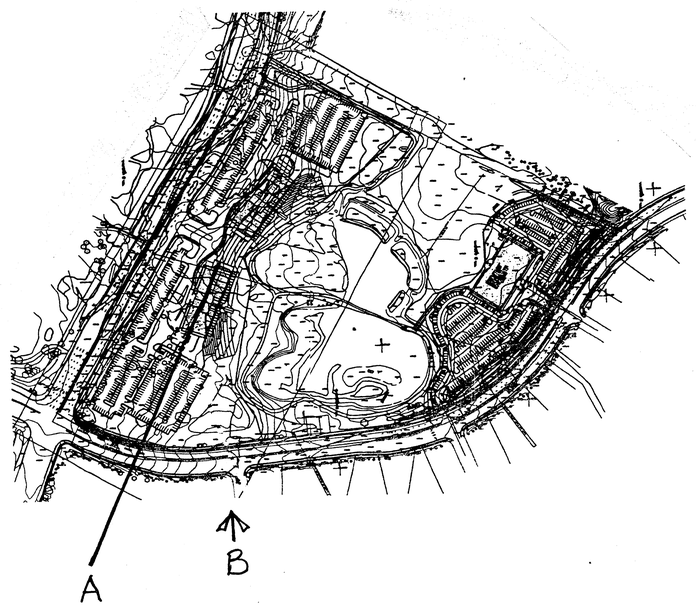

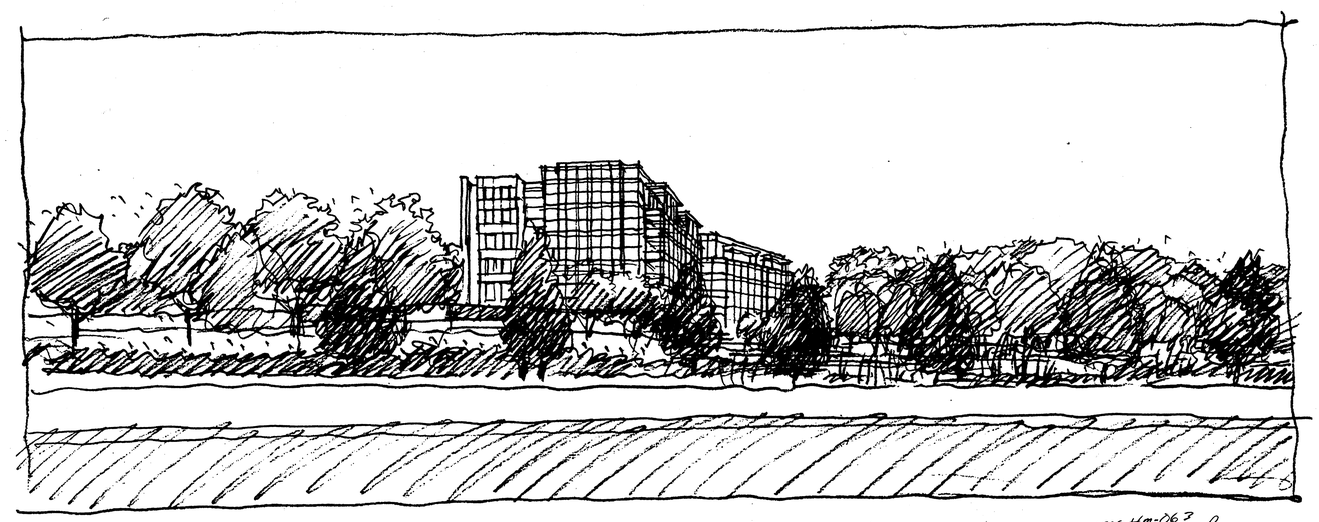

PERSPECTIVE VIEW FROM "B"

Application No. RZ/FDP 1998-Hm-063 Staff Geo Luse
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/13/99; Dw Conds 4/14/99
Date of (BOS) (PC) approval 5/10/99; PC 4/28/99
Sheet 9 of 13

PLAN DATE
2-22-99

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
3/16/99
PROFESSIONAL ENGINEER

ARCHITECTS PERSPECTIVE
RESTON
SECTION 912, BLOCK 2 AND PARCEL 15
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. N/A DATE: APRIL, 1998

SHEET 9 OF 13
FILE No. ZP-982

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RECE ED FEB 13 1984

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

February 8, 1984

Mr. E. A. Prichard
4103 Chain Bridge Road
Fairfax, Virginia 22030

Re: Rezoning Application
RZ 83-C-069

Dear Mr. Prichard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 30, 1984, granting, as proffered, Rezoning Application Number RZ 83-C-069 in the name of Reston Land Corporation, to rezone certain land in Centreville District from the R-1 District to the I-4 District on subject parcels 16-4((1))16, 17, 18 and 19 consisting of approximately 19.56 acres.

Very truly yours,

Ethel W. Register

Ethel Wilcox Register, CMC
Clerk to the Board

EWR/mg

cc: Mr. Patteson
Mr. Knowlton
Mr. Beales
Mr. Reid
Mr. Ted Austell, III,
Executive Assistant to the County Executive

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 30th day of January, 1984, the following ordinance was adopted::

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 83-C-069

WHEREAS, Reston Land Corporation, filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-1 District to the I-4 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Centreville District, and more particularly described as follows: (See attached legal description);

Be, and hereby is, zoned to the I-4 District, and said property is subject to the use regulations of said I-4 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 30th day of January, 1984.

Ethel W. Register
Ethel Wilcox Register, CMC
Clerk to the Board

PROFFERS FOR REZONING CASE RZ 83-C-069

1. The following uses allowable in an I-4 zone will be precluded from the premises:

   a. motor freight terminals
   b. motor vehicle storage and impoundment yards

2. The applicant will provide continuation of the 8 foot wide major trail along the north side of Sunrise Valley Drive, provided that Fairfax County will accept maintenance of such trail upon its completion.

3. The applicant will provide earthern mounds and/or landscaping in order to provide visual screening of major parking areas from adjacent residential uses along Sunrise Valley Drive.

4. The land included in this application will be subjected to the Reston Center for Industry and Government Declaration of Protective Covenants and Restrictions, recorded in deed book 2565, page 34 and amended in deed book 2845, page 503 and deed book 3243, page 320.

5. The applicant will dedicate additional right-of-way for Monroe Street to 45 feet from existing centerline. In addition, after subdivision of this area, if the developer chooses to provide access from his site to Monroe Street and if the traffic demands justify, acceleration and deceleration lanes will be provided as well as a left turn lane for traffic southbound on Monroe Street.

6. The applicant will place adequate signs or other notices on the property to inform residents that the property has been zoned as Medium Intensity Industrial.

7. Reston Land Corporation will complete the construction of Sunrise Valley Drive as a four lane divided roadway from its present terminus to Monroe Street, in conjunction with development of the site or earlier.

8. The applicant will actively emcourage measures that would reduce automobile trip generation, imcluding but not limited to van pooling, car pooling, flex time and Reston commuter bus service utilization.

Executive Vice President
Reston Land Corporation

January 19, 1984

PROFFER COMPLIANCE ASSESSMENT (83-C-069)

1. THIS PROJECT PROPOSES AN OFFICE USE BY RIGHT.
2. THE TRAIL IS PROVIDED AS REQUIRED.
3. THE GRADING AND LAINDSCAPE PLANS COMPLY.
4. THE PLAN COMPLIES.
5. THE DEDICATION IS NIOT REQUIRED WITH THIS PLAN.
6. THE SIGNAGE HAS BEEN PROVIDED AT THE TIME OF REZONING (1983).
7. THE ROAD HAS BEEN (CONSTRUCTED WITH 3511-PI-01.
8. THE DEVELOPER WILL BECOME AN ACTIVE PARTICIPANT IN PROMOTING ALTERNATIVE METHODS OF TRANSPORTING THE USERS OF THIS SITE.

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

March 19, 1981

Mr. E. A. Prichard
4103 Chain Bridge Road
Fairfax, Virginia 22030

Re: Rezoning Application
Number RZ-80-C-086

Dear Mr. Prichard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 16, 1981, granting, as proffered, Rezoning Number RZ-80-C-086 in the name of Reston Land Corporation, to rezone certain land in Centreville District from R-1 District to I-4 and I-5 District on subject parcels 16-4 ((1)) part 14 and 17-3 ((1)) part 11 consisting of 69.8242 acres.

Very truly yours,

Ethel W. Register

Ethel Wilcox Register
Clerk to the Board

EWR/mg

cc: Mr. Patteson
Mr. Knowlton
Mr. Steele
Mr. Beales

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia on the 16 day of March, 1981, the following Ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
(PROPOSAL NO. RZ-80-C-086)

WHEREAS, Reston Land Corporation filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from R-1 District to I-4 & I-5 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Centreville District, and more particularly described as follows: See attached legal description.

Be, and hereby is, zoned to the I-4 & I-5 District, and said property is subject to the use regulations of said I-4 & I-5 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., § 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 16 day of March, 1981.

Ethel W. Register
Ethel Wilcox Register
Clerk to the Board

Reston Land Corporation

11600 SUNRISE VALLEY DRIVE SUITE 1400
RESTON VIRGINIA 22091
TELEPHONE (703) 620-4700

PROFFERS FOR REZONING CASE
RZ 80-C-086

Reston Land Corporation (RLC) proffers that development of the property under consideration shall be conducted strictly in accordance with the following conditions:

A. For the area Proposed for the I-5 Category

The following uses allowable in the I-5 zone will be precluded from the premises:

a. heavy equipment sales, rental and service establishments
b. lumber yards and building material yards to include rock, sand, gravel
c. motor freight terminals
d. motor vehicle storage and impoundment yards
e. storage yards
f. vehicle major service establishments

In addition, manufacturing and production of food and beverage products shall only be permitted if they meet Article 5-405, item 2 Use Limitation wherein, "All operations, activities and storage shall be conducted within a completely enclosed building...".

B. For the area Proposed for the I-4 Category

The following uses allowable in the I-4 zone will be precluded from the premises:

a. motor freight terminals
b. motor vehicle storage and impoundment yards

C. RLC will dedicate and construct Sunrise Valley Drive from Monroe Street to its present terminus at the USGS entrance road as a four lane divided roadway.

D. RLC will require a continuation of the 8 foot major trail on the properties or concrete sidewalk within the right-of-way as a condition of sale of the properties north of Sunrise Valley Drive, provided that Fairfax County will accept maintenance of such upon completion of same.

E. RLC will require earthen mounds and/or sufficient landscaping in order to provide a visual screen to major parking areas from adjacent residential uses as a condition of RLC site plan review of the properties North of Sunrise Valley Drive.

Richard P. Bonar
Vice President

PROFFER COMPLIANCE ASSESSMENT (80-C-086)

A. THIS PROJECT PROPOSES PARKING WITHIN THIS ZONE AND NOT ANY OF THESE PROCLUDED USES.
B. THIS PROJECT DOES NOT PROPOSE ANY OF THESE PROCLUDED USES.
C. THE ROAD HAS BEEN DEDICATED AND CONSTRUCTED WITH 3511-PI-01.
D. THE TRAIL HAS BEEN PROVIDED WITHIN THE LIMITS OF THE PROPOSED SITE.
E. THE GRADING AND LANDSCAPE PLANS COMPLY.

RZ/FDP 1998-HM-063 Application No. Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) Dev conds
SEE PROFFERS DATED 4-13-99 4-14-99
Date of (BOS) (PC) Approval 5-10-99 / 4-28-99
Sheet 10 of 13

PLAN DATE
04-03-98
1/17/98

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
8/29/97
PROFESSIONAL ENGINEER

PROFFERS AND MISCELLANEOUS CORRESPONDENCE
RESTON
SECTION 912, BLOCK 2 AND PARCEL 15
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. N/A DATE: APRIL, 1998

SHEET 10 OF 13

FILE No. ZP -982

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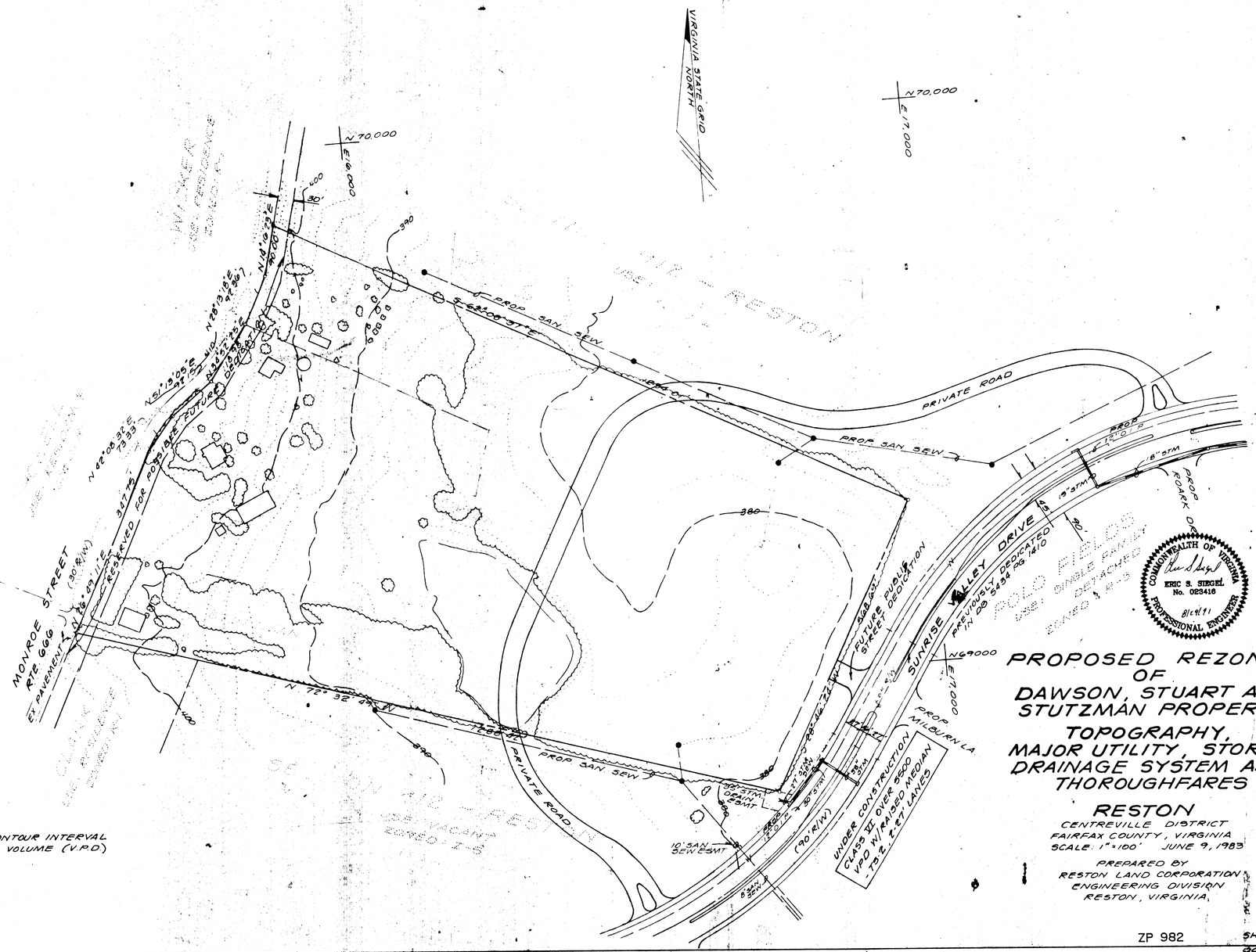


TOPOGRAPHY - USGS DATUM - 2' CONTOUR INTERVAL
- INDICATES TRAFFIC VOLUME (V.P.D)

PROPOSED REZONING OF DAWSON, STUART AND STUTZMAN PROPERTIES

TOPOGRAPHY, MAJOR UTILITY, STORM DRAINAGE SYSTEM AND THOROUGHFARES

RESTON

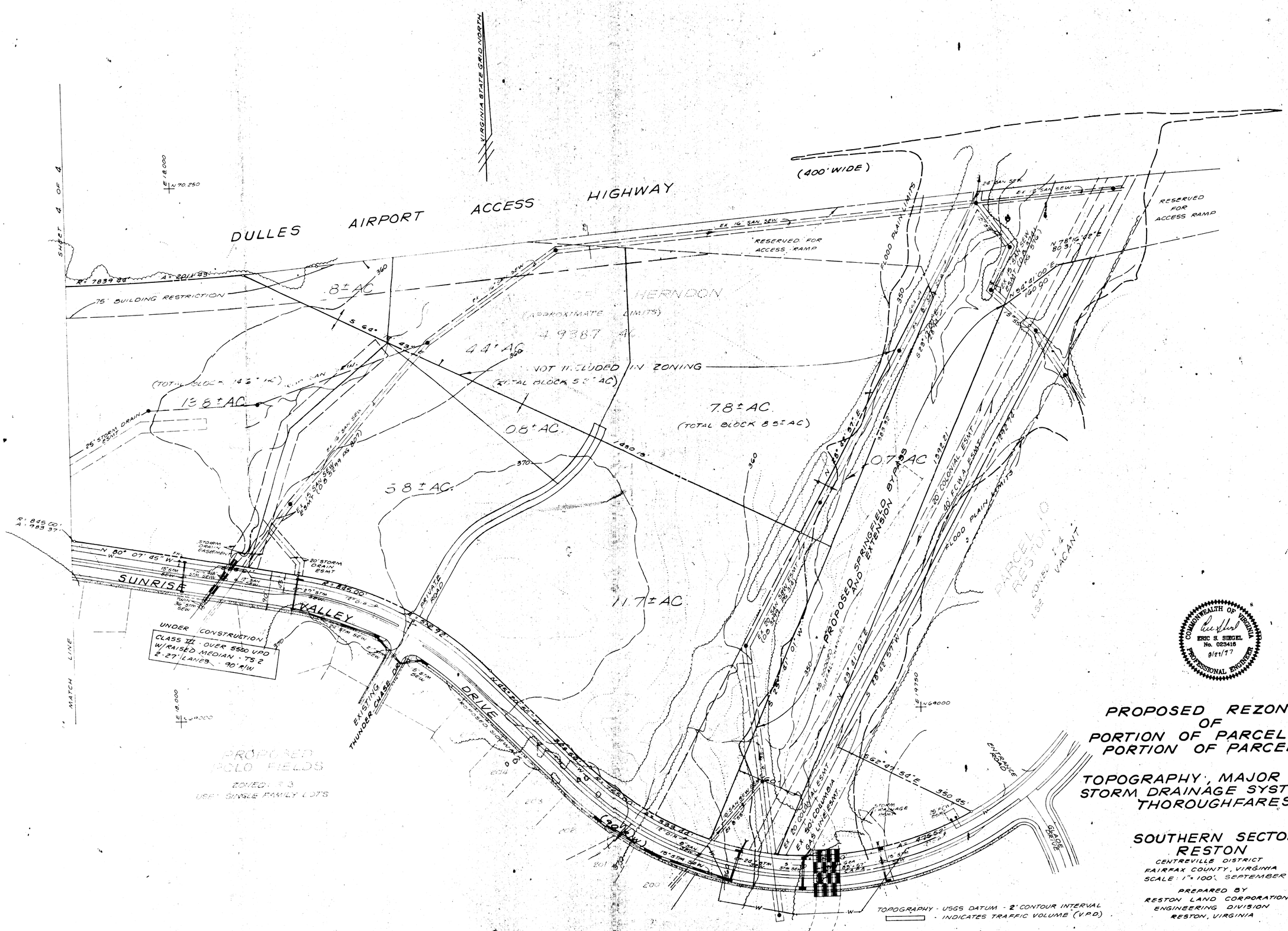
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100' JUNE 9, 1983

PREPARED BY
RESTON LAND CORPORATION
ENGINEERING DIVISION
RESTON, VIRGINIA.

ZP 982

SHEET 11 OF 13

89-327-P



COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
8/29/77
PROFESSIONAL ENGINEER

PROPOSED REZONING OF PORTION OF PARCEL 21 & PORTION OF PARCEL 10

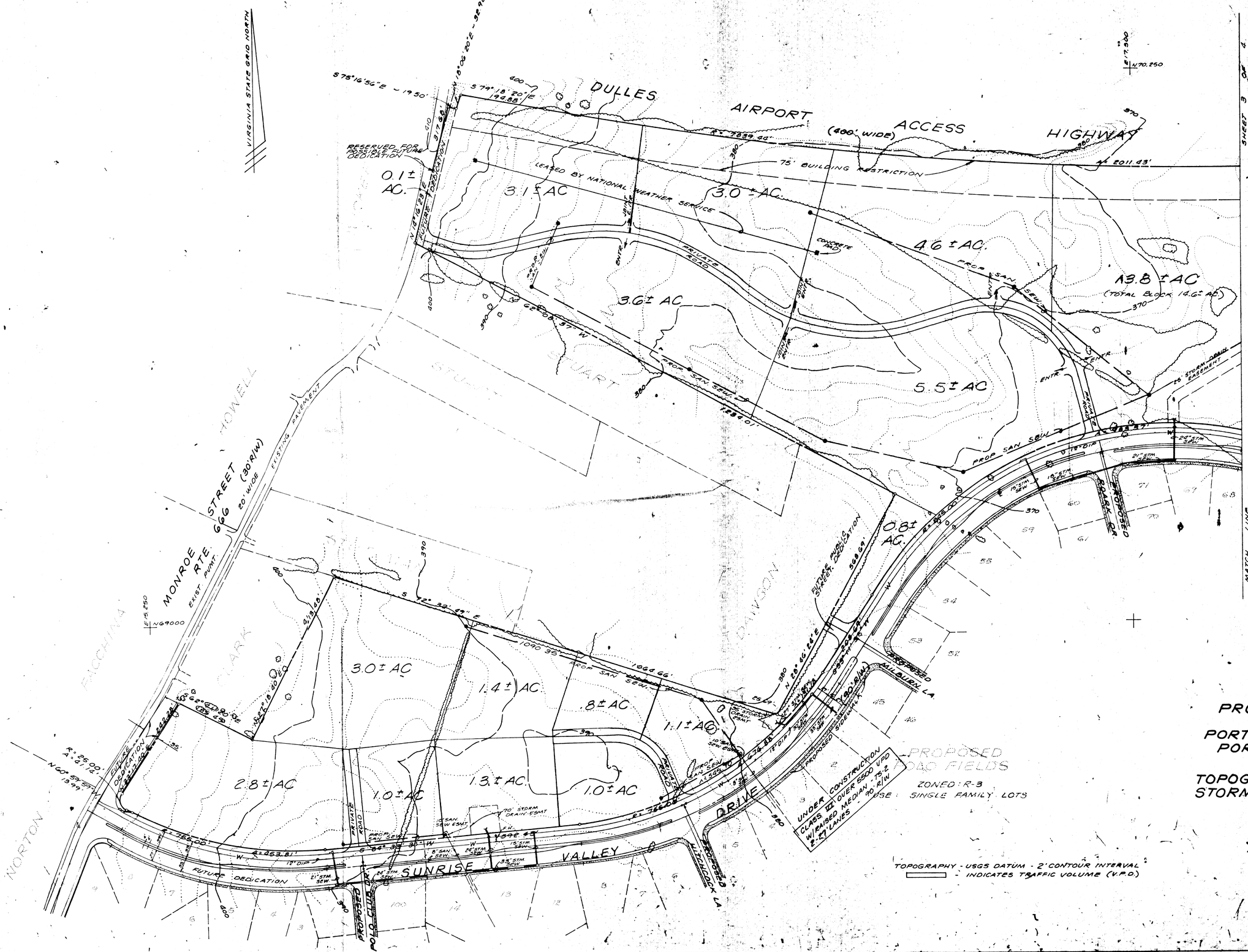
TOPOGRAPHY, MAJOR UTILITY STORM DRAINAGE SYSTEM AND THOROUGHFARES

SOUTHERN SECTOR RESTON

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 100' SEPTEMBER, 1980

PREPARED BY
RESTON LAND CORPORATION
ENGINEERING DIVISION
RESTON, VIRGINIA

ZP-982 SHEET 12 OF 13



TOPOGRAPHY - USGS DATUM - 2' CONTOUR INTERVAL
▭ - INDICATES TRAFFIC VOLUME (V.P.D.)

PROPOSED REZONING OF PORTION OF PARCEL 21 & PORTION OF PARCEL 10

TOPOGRAPHY, MAJOR UTILITY, STORM DRAINAGE SYSTEM AND THOROUGHFARES

SOUTHERN SECTOR RESTON

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 100' SEPTEMBER, 1980

PREPARED BY:
RESTON LAND CORPORATION
ENGINEERING DIVISION
RESTON, VIRGINIA

ZP-982 SHEET 13 OF 13

89-207