



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



July 24, 1989

Mr. Gregory J. Friess
Executive Vice President and General Manager
Reston Land Corporation
11800 Sunrise Valley Drive
Reston, Virginia 22091

Re: Advanced Density Credit

Dear Mr. Friess:

Enclosed is a copy of a Resolution adopted by the Board of Supervisors approving advanced density credit.

Sincerely,

Theodore Austell, III

Theodore Austell, III
Clerk to the Board of Supervisors (Acting)

TAIII:VLL:sbe

Enclosures

cc: George A. Symanski, Senior Assistant County Attorney
Office of the County Attorney
Shiva K. Pant, Director
Office of Transportation
Irving Birmingham, Director
Department of Environmental Management
Barbara A. Byron, Director
Zoning Evaluation Division
Land Acquisition Division
Department of Public Works

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room of the Massey Building at Fairfax, Virginia, on Monday, July 24, 1989, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, the proposed improvements for Hunter Mill Road south of the Dulles Airport Access Road require a street dedication of 14,863 square feet of Tax Map 18-3 ((1)) 7B owned by Reston Land Corporation.

WHEREAS, the owner of the land has offered to grant the dedication, provided that density credit is granted in connection with any future development of the land, and

WHEREAS, the dedication will be made without any monetary consideration.

BE IT RESOLVED that this Board approves density credit pursuant to the Fairfax County Zoning Ordinance, Subsection 2-308, for land dedicated to public use by the said owner in connection with the project set forth above in proportion to the amount of right-of-way dedicated from said parcel.

A copy - Teste

Theodore Austell, III

Theodore Austell, III
Clerk to the Board (Acting)

EXHIBIT A
DESCRIPTION OF HUNTER MILL ROAD, ROUTE 674
BEING A PORTION OF SECTION 910, RESTON
DEED BOOK 5668, PAGE 1540
CENTREVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

Beginning on the easterly right-of-way for Hunter Mill Road, Route 674, at the northeasterly corner of Outlot C, Section 910, Reston (recorded in Deed Book 6832, page 1);

thence running with part of the northerly line of Outlot C, Section 910, Reston, S. 78° 07' 58" W. 26.15 feet to a point;

thence leaving the northerly line of Outlot C and running with new lines of division through Section 910, Reston (recorded in Deed Book 5668, page 1540), the following courses and distances:

with the arc of a curve to the left whose radius is 1,762.56 feet and whose chord bearing and distance are N. 01° 06' 22" W. 89.31 feet respectively, an arc distance of 89.32 feet to a point of reverse curvature;

with the arc of a curve to the right whose radius is 1,046.56 feet and whose chord bearing and distance are N. 07° 49' 42" E. 377.35 feet respectively, an arc distance of 379.42 feet to a point of tangency;

N. 18° 12' 52" E. 58.74 feet to a point of curvature;

with the arc of a curve to the left whose radius is 1,125.34 feet and whose chord bearing and distance are N. 17° 57' 05" E. 10.33 feet respectively, an arc distance of 10.33 feet to a point on the westerly right-of-way for Hunter Mill Road, Route 674;

thence running with the westerly right-of-way for Hunter Mill Road and the easterly outline for Section 910, Reston, the following courses and distances:

S. 08° 13' 10" W. 38.88 feet to a point;
S. 76° 22' 20" E. 18.76 feet to a point;
S. 16° 42' 40" W. 25.02 feet to a point;
S. 14° 10' 20" W. 111.89 feet to a point;
S. 05° 40' 35" W. 265.93 feet to a point;
S. 02° 49' 10" E. 57.96 feet to a point;
S. 00° 35' 37" W. 25.50 feet to the point of beginning.

Containing 14,863 square feet, more or less.

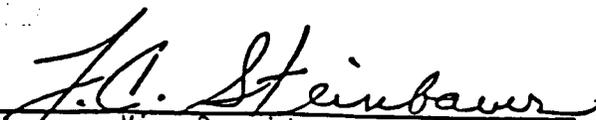
PROFFER STATEMENT
Rezoning Application No. 79-C-023
Reston Land Corporation

Pursuant to S15.1-491(a) of the Code of Virginia (1950 as amended) and S.18-203 of the Zoning Ordinance of Fairfax County (1978 as amended), the Owner and Applicant in Rezoning 79-C-023 proffers that development of the property under consideration shown on Tax Map 27-1 ((1)) 1 and 26-2 ((1)) pt. 5, shall be strictly in accordance with the following conditions:

1. The applicant will dedicate the land area shown on the accompanying drawing as "Reserved for Future Ramp" for ramps to the parallel lanes in the Dulles Airport Access Road corridor. The specific area of dedication will be coordinated by Reston Land Corporation with County Staff.
2. The applicant will dedicate the land areas shown on the accompanying drawings as "Reserved for future road improvements" for a widening of Hunter Mill Road between Sunrise Valley Drive and the Dulles Airport Access Road at such time as the parallel roads are committed for construction. The specific area of dedication will be coordinated by Reston Land Corporation with County Staff.
3. No median cut will be requested on Hunter Mill Road.
4. No driveway entrances will be requested on the east side of Wiehle Avenue between Sunrise Valley Drive and the Dulles Airport Access Road if the Washington oriented access ramps from Wiehle Avenue onto the Dulles Airport Access Road are in the overall design for the parallel lanes.
5. Applicant will utilize reverse frontage along Sunrise Valley Drive as it relates to the entrances shown at all existing and planned median cuts except at station 154 + 45, which will be eliminated. Stacking lanes for turn-ins at main entrances will be provided by the respective builders as required by the Public Facilities Manual and VDH&T review.
6. Applicant proffers to continue to provide, as has been provided in Reston, landscaping and/or mounding along Sunrise Valley Drive except for entrances and utility areas.
7. Applicant will encourage the industrial tenants of this 156 acres to promote van and car pooling and the use of public transportation.
8. Applicant will require individual developers in this rezoning to provide respective portions of a major walkway generally parallel to Sunrise Valley Drive.
9. These proffers will apply if the I-3 zoning category is granted.

RESTON LAND CORPORATION

By:


Vice President

February 4, 1980

...of the ...
...to ...
...the ...

RESERVED FOR POSSIBLE ACCESS RAMP

ROAD

BLOCK 7
8.9930 AC.

BLOCK 8
8.4405 AC.

BLOCK 6
7.737 AC.

BLOCK 9
11.2599 AC.

EXISTING WASH STATE GAS LIGHT CO. EASEMENT

ACCESS EASEMENT

RESERVED FOR FUTURE HIGHWAY IMPROVEMENTS

EXISTING HUNTER MILL

$N63^{\circ}18'50"E$
201.00'

$N70^{\circ}07'58"E$
704.03'

$S08^{\circ}13'10"W$
181.87'
 $S76^{\circ}22'20"E$
18.76'
 $S16^{\circ}22'40"W$
29.02'
 $S14^{\circ}10'20"W$
111.89'

$S02^{\circ}49'10"E$
57.96'

$R-115.50' A-41.03'$
 $R-134.50' A-45.94'$

$S04^{\circ}47'20"W$
150.00'

$N86^{\circ}23'00"W$ 123.77'
 $R-5000' A-77.52'$

$R-1455.00'$

$R-413.24'$

$S15^{\circ}19'15"W$
470.00'

375

375

375

446.02'

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