



NOTES:

- EASEMENTS SHOWN HEREON ARE TAKEN FROM AVAILABLE INFORMATION AND MAY NOT REPRESENT ALL EASEMENTS. THIS PLAT DOES NOT PURPORT TO INCLUDE ALL ENCUMBRANCES OR CIRCUMSTANCES AFFECTING THE PROPERTIES.
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND FROM A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. IN NOVEMBER 2015 AND APRIL 2016 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983, NORTH ZONE. ELEVATION DATA IS REFERENCED TO THE NAVD' 29 DATUM.
- OFFSITE INFORMATION PROVIDED FOR REFERENCE ONLY.

ZONING AREA TABULATION:

TAX MAP #	AREA SF	AC	CURRENT ZONING DISTRICT	PROPOSED ZONING DISTRICT
017-4-18-0001A	176,969	4.0626	I-4	PRM
017-4-18-0001B	183,981	4.2236	I-4	PRM
017-4-18-0002B	102,472	2.3524	I-4	PRM
017-4-18-0003	300,809	6.9056	I-4	PRM
	764,231	17.544		
AREA OF CURRENT I-4 ZONING DISTRICT = 764,231 SF (17.544 ACRES)				
AREA OF PROPOSED PRM ZONING DISTRICT = 764,231 SF (17.544 ACRES)				

EASEMENT LEGEND

(E1)	EX. INGRESS-EGRESS EASEMENT D.B. 5644, PG. 764
(E2)	EX. 50' ACCESS EASEMENT D.B. 4775, PG. 139
(E3)	EX. ACCESS EASEMENT FOR INGRESS AND EGRESS D.B. 5478, PG. 1225
(E4)	EX. STORM SEWER EASEMENT D.B. 2879, PG. 390
(SD2)	EX. STORM SEWER EASEMENT D.B. 5473, PG. 1385
(SD3)	EX. 15' STORM SEWER EASEMENT D.B. 6055, PG. 145
(SD4)	EX. 15' STORM SEWER EASEMENT D.B. 6152, PG. 1251
(W1)	EX. FCWA EASEMENT D.B. 2886, PG. 726
(W2)	EX. FCWA EASEMENT D.B. 5620, PG. 1626
(W3)	EX. FCWA EASEMENT D.B. 5812, PG. 1714
(W4)	EX. FCWA EASEMENT D.B. 5812, PG. 1714
(W5)	EX. FCWA EASEMENT D.B. 3192, PG. 745
(W6)	EX. 15' FCWA EASEMENT D.B. 10264, PG. 1622
(W7)	EX. 15' FCWA EASEMENT D.B. 5718, PG. 18
(W8)	EX. 15' FCWA EASEMENT D.B. 2888, PG. 593
(W9)	EX. 15' FCWA EASEMENT D.B. 5473, PG. 1385
(W10)	EX. FCWA EASEMENT D.B. 2891, PG. 1519
(SS1)	EX. 10' SAN. SEW. EASEMENT D.B. 2870, PG. 526
(SS2)	EX. 10' SAN. SEW. EASEMENT D.B. 5637, PG. 1467
(SS3)	EX. 10' SAN. SEW. EASEMENT D.B. 5626, PG. 1350
(R)	EX. RESERVATION FOR FUTURE STREET DEDICATION D.B. 5644, PG. 764
(CP1)	EX. 15' CHESAPEAKE AND POTOMAC TELEPHONE COMPANY EASEMENT D.B. 5557, PG. 1020
(CP2)	EX. 10' CHESAPEAKE AND POTOMAC TELEPHONE COMPANY EASEMENT D.B. 5787, PG. 665
(CP3)	EX. 10' CHESAPEAKE AND POTOMAC TELEPHONE COMPANY EASEMENT D.B. 5844, PG. 860
(CP4)	EX. 10' CHESAPEAKE AND POTOMAC TELEPHONE COMPANY EASEMENT D.B. 2912, PG. 583
(VE2)	EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (APPROX.) D.B. 5626, PG. 899
(VE3)	EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (APPROX.) D.B. 6017, PG. 122
(VE4)	EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (APPROX.) D.B. 11112, PG. 939
(VE5)	EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (APPROX.) D.B. 2920, PG. 313
(VE6)	EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (APPROX.) D.B. 2576, PG. 397
(RT)	EX. 10' RESTON TRANSMISSION COMPANY EASEMENT D.B. 3548, PG. 109
(WG)	EX. 10' WASHINGTON GAS LIGHT COMPANY EASEMENT D.B. 11114, PG. 1622
(WG1)	EX. 10' WASHINGTON GAS LIGHT COMPANY EASEMENT D.B. 2579, PG. 51
(NL)	EX. NEXTLINK CABLE EASEMENT D.B. 11351, PG. 1833
(TS)	EX. TRAFFIC SIGNAL EASEMENT D.B. 22148, PG. 2037
(SE)	EX. SIGHT DISTANCE EASEMENT D.B. 22148, PG. 2037

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CERTIFIED PLAT
RESTON SECTION 911
BLOCKS 1A, 1B, 2B AND 3
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VA

COUNTY PROJECT NUMBER

Matthew K. Robertson
MATTHEW K. ROBERTSON
Lic. No. 039021
PROFESSIONAL ENGINEER

PLAN STATUS

07/29/16	CDP/FPD SUBMISSION
09/06/16	ACCEPTANCE COMMENTS

DATE	DESCRIPTION
DESIGN	DRAWN
SCALE	H: 1"=50'
	V: N/A
JOB No.	8586-01-001
DATE	JULY, 2016
FILE No.	8586-RZ-D-001

SHEET 1 OF 1