THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 17-4 262 AND IS ZONED RE-2 AS OF THE DATE OF ITS APPROVAL.

PROPOSED SUNRISE VALLEY DRIVE (90'±R/W)

EXISTING SUNRISE VALLEY DRIVE (90'±R/W)

ZONING LINE

E 2,330,000

N 467,000

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

VIRGINIA STATE GRID NORTH

R=1045.00' A=40.87'

FIVE SOUTH = 62.92

S 46°10'08"E 562.43'

S 63°26'08"E 559.02'

N 80°10'51"E 343.86'

S 45°45'18"E 537.45'

S 52°13'38"E 506.06'

S 70°52'15"E 310.85'

S 71°10'17"E 181.10'

S 73°52'59"E 178.57'

S 58°30'38"E 335.58'

S 26°01'10"E 351.76'

DUE SOUTH 1250.00'

S 68°54'34"E 1348.47'

DUE WEST 340.80'

964.15'

S 38°01'26"W

DUE SOUTH 425.00'

S 30°28'55"W 434.27'

EX. FRYING PAN ROAD (30'±WIDE)

DUE NORTH 327.80'

POINT OF BEGINNING PER DESCRIPTION

N 60°08'08"E 348.71'

ZONING LINE
PARCEL 13 R.P.C.

N 60°08'08"E 600.43'

DUE NORTH

N 06°26'30"W 371.97'

N 12°31'44"W 1106.34'

N 12°40'02"E 528.22'

S 85°06'03"W 175.64'

N 15°50'16"W 551.77'

N 38°19'40"W 943.30'

PARCEL 13
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2
P.R.C. PENDING #C-135

E 2,327,000

N 466,000

GOLF

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

COURSE

PARCEL 22
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

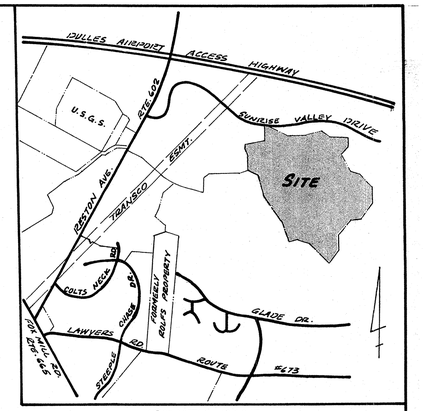
PARCEL 15

13th ADDITION TO THE 1ST R.P.C.

TOTAL 158.9388 Ac.

PORTION OF PARCELS 13 & 15

PRESENT ZONING - RE-2
PROPOSED ZONING - R.P.C.



VICINITY MAP
SCALE: 1"=2000'

C-203

CERTIFIED CORRECT:

CHARLES J. KENT, JR.
CERTIFIED LAND SURVEYOR
RESTON, VIRGINIA

DEVELOPMENT PLAN
BOUNDARY SURVEY
13TH ADDITION - FIRST R.P.C.

SOUTHERN SECTOR

RESTON

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1" = 200' OCTOBER 23, 1970

PREPARED BY
GULF RESTON, INC. ENGINEERING DIVISION
RESTON, VIRGINIA

PRINTED
OCT 30 1970
RESTON

SHEET 1 OF 5

EXHIBIT 4

89-062-S

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 17-4,262 AND IS ZONED RE-2 AS OF THE DATE OF THIS ARRIVAL.

E 2,330,000 N 467,000

PROPOSED SUNRISE VALLEY DRIVE (90' R/W)

EXISTING SUNRISE VALLEY DRIVE (90' R/W)

ZONING LINE

R=1045.00' A=40.81'

DUE SOUTH = 62.92

S46°40'08"E 562.93'

S63°26'06"E 559.02'

N80°10'51"E 208.86

S46°45'14"E 537.48'

S 52°13'28"E 506.06'

S 78°52'11"E 310.65'

N 48°40'09"W 183.70

N 42°30'38"E 323.57'

S 23°01'12"E 304.00'

DUE SOUTH 462.00'

S 60°28'55"W 344.77'

DUE WEST = 348.00'

S 38°01'28"W 864.15'

DUE SOUTH 468.00'

S 60°28'55"W 344.77'

N 38°19'40"W 943.30'

N 75°50'16"W 551.77'

N 05°40'02"E 658.22'

S 86°08'03"W 178.64'

N 75°31'42"W 1106.24'

N 31°39'30"W 1108.97'

DUE NORTH 327.88'

N 60°28'55"E 368.71'

ZONING LINE 100' R.400'N. 15°32'E

PARCEL 13 R=1260.00' A=277.06'

EX. FRYING PAN ROAD (30' WIDE)

SOUTH GOLF COURSE PERMANENT OPEN SPACE

MEDIUM DENSITY

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

PARCEL 13
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2
R2C PENDING #C-135

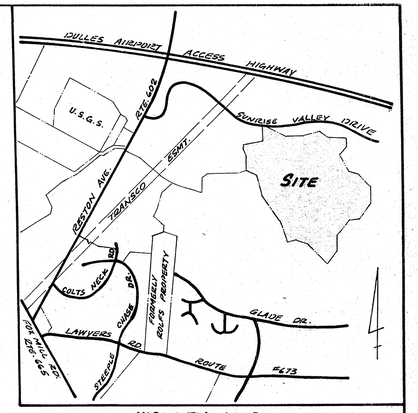
PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

GOLF COURSE
PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

PARCEL 22
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

E 2,327,000 N 466,000

VIRGINIA STATE GRID NORTH



VICINITY MAP
SCALE: 1"=2000'

DEVELOPMENT PLAN
PROPOSED DENSITY
13TH ADDITION - FIRST R.P.C.
SOUTHERN SECTOR
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1"=200' OCTOBER 23, 1970

PREPARED BY
GULF RESTON, INC. ENGINEERING DIVISION
RESTON, VIRGINIA

CERTIFIED CORRECT:

CHARLES L. KENT, JR.
CERTIFIED LAND SURVEYOR
RESTON, VIRGINIA

SHEET 2 OF 5

89-063-S

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 17-4,262 IT IS ZONED RE-2 AS OF THE DATE OF THIS APPROVAL.

E 2,330,000
N 467,000

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

VIRGINIA STATE GRID NORTH

EXISTING SUNRISE VALLEY DRIVE (90' R/W)

PROPOSED SUNRISE VALLEY DRIVE (90' R/W)

ZONING LINE

EX. FRYING PAN ROAD (30' ± WIDE)

SOUTH GOLF COURSE
PERMANENT OPEN SPACE

PARCEL 13
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2
R.P.C. PENDING #C-135

PARCEL 15

61 SINGLE FAMILY LOTS
APPROX. LOT SIZE 10,000-20,000 ft

30 SINGLE FAMILY LOTS
APPROX. LOT SIZE 10,000-20,000 ft

28 SINGLE FAMILY LOTS
APPROX. LOT SIZE 8,000-10,000 ft

120 T.H., PATIO OR
GARDEN COURT HOUSES

18 SINGLE
FAMILY LOTS
APPROX. LOT
SIZE 10,000-
20,000 ft

ELEMENTARY
SCHOOL

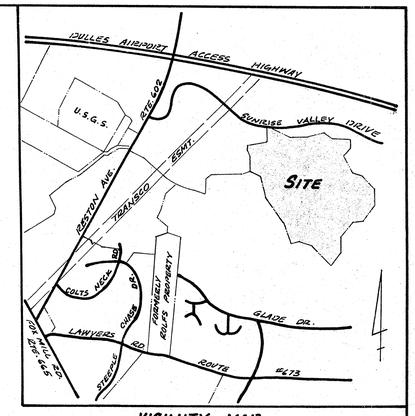
GOLF
PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

PARCEL 22
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

COURSE

E 2,327,000
N 466,000

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2



VICINITY MAP
SCALE: 1" = 2000'

DEVELOMENT PLAN
LOCATION & TYPES OF LAND USES
13TH ADDITION - FIRST R.P.C.
SOUTHERN SECTOR
RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1" = 200' OCTOBER 23, 1970

PREPARED BY
GULF RESTON, INC. ENGINEERING DIVISION
RESTON, VIRGINIA

CERTIFIED CORRECT:
CHARLES J. KENT, JR.
CERTIFIED LAND SURVEYOR
RESTON, VIRGINIA

5-89-065

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 17-4,24-2 AND IS ZONED RE-2 AS OF THE DATE OF ITS APPROVAL.

E 2,330,000
N 467,000

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

PROPOSED SUNRISE VALLEY DRIVE (90'R/W)

EXISTING SUNRISE VALLEY DRIVE (90'R/W)

ZONING LINE

EX. FRYING PAN ROAD (30' WIDE)

SUNRISE ROAD

VIRGINIA STATE GRID NORTH

PARCEL 13
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2
R.P.C. PENDING #C-135

PARCEL 22
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

GOLF COURSE

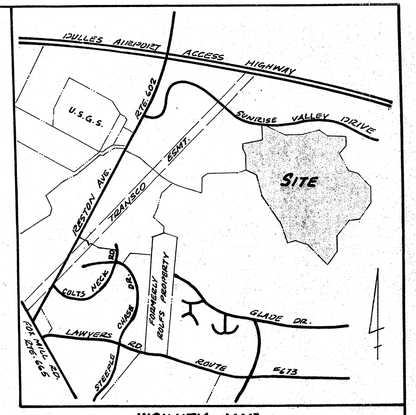
MAJOR WALKWAY

ELEMENTARY SCHOOL

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

E 2,327,000
N 466,000



VICINITY MAP
SCALE: 1" = 2000'

DEVELOMENT PLAN
GENERAL LAYOUT & MAJOR WALKWAY SYSTEM
13TH ADDITION - FIRST R.P.C.

SOUTHERN SECTOR

RESTON

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1" = 200' OCTOBER 23, 1970

PREPARED BY
GULF RESTON, INC. ENGINEERING DIVISION
RESTON, VIRGINIA

CERTIFIED CORRECT:

CHARLES J. KENT, JR.
CERTIFIED LAND SURVEYOR
RESTON, VIRGINIA

SHEET 4 OF 5

89-065-S

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 17-4 ((2)) AND IS ZONED RE-2 AS OF THE DATE OF IT'S APPROVAL.

E 2,330,000
N 467,000

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

PROPOSED SUNRISE VALLEY DRIVE (90'R/W)

EXISTING SUNRISE VALLEY DRIVE (90'R/W)

ZONING LINE

VIRGINIA STATE GRID NORTH

EX. FIRYING PAN ROAD (30'±WIDE)

RIDGE ROAD (50'R/W)

PROPOSED SAN. SEW.

PARCEL 15

RIDGE LINE

STM. SEW. CROSSING

60' R.O.W

PROPOSED

SAN. SEW.

TRUNK LINE TO SNAKEDEN SANITARY SEWER

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

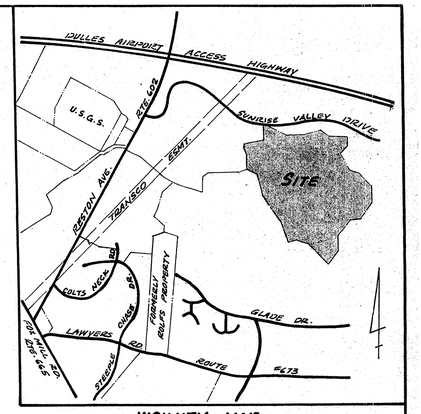
PARCEL 13
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2
RPC PENDING #C-135

PARCEL 22
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

GOLF
PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2

COURSE

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED RE-2



VICINITY MAP
SCALE: 1"=2000'

2900 DENOTES TRAFFIC COUNT
(4580) DENOTES TRAFFIC COUNT RESTON TRANSPORTATION STUDY BY ALAN M. VOORHEES & ASSOCIATES, INC.

CERTIFIED CORRECT:

CHARLES A. KENT, JR.
CERTIFIED LAND SURVEYOR
RESTON, VIRGINIA

DEVELOPMENT PLAN
MAJOR THOROUGHFARE PLAN, MAJOR PUBLIC UTILITY & STORM DRAINAGE SYSTEM & TRAFFIC VOLUME STUDY
13TH ADDITION - FIRST R.P.C.

SOUTHERN SECTOR

RESTON

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1" = 200' OCTOBER 23, 1970

PREPARED BY
GULF RESTON, INC. ENGINEERING DIVISION
RESTON, VIRGINIA

SHEET 5 OF 5

89-066-S