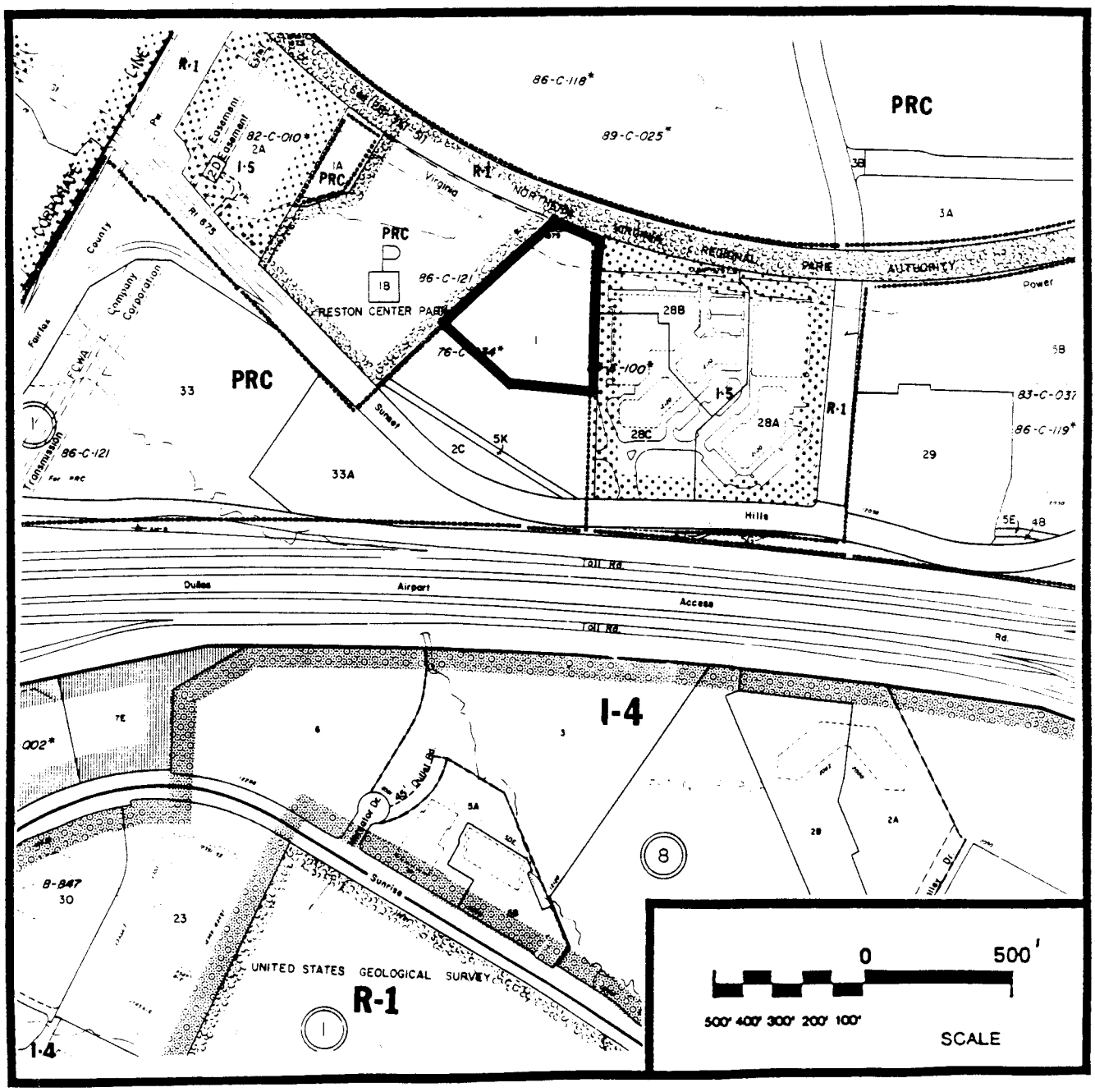
CONCEPTUAL PLAN APPLICATION / SPECIAL EXCEPTION APPLICATION

CP 86-C-121-6 SE 96-H-016

CP 86-C-121-6
FILED 04/11/96
RESTON LAND CORPORATION
COMMERCIAL USE
4.81 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: N. OF SUNSET HILLS RD. IN THE PROXIMITY OF THE INTERSECTION OF SUNSET HILLS RD. AND THE FAIRFAX COUNTY PKWY.
ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 17-3 ((1)) pt. 1

SE 96-H-016
FILED 04/11/96
RESTON LANE CORPORATION
HOTEL
ZONING DIST SECTION: 06-0304
ART 9 CATEGORY/USE: 05-14
4.81 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: OFF SUNSET HILLS ROAD
ZONED PRC
OVERLAY DISTRICT(S):
PLAN AREA 3
TAX MAP 017-3- /01/ /0001- P



GENERAL NOTES

1. THE PROPERTY ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP No. 17-3 ((1)) PART OF PARCEL 1 AND IS CURRENTLY ZONED PRC.

2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF RESTON LAND CORPORATION. BY DEED RECORDED IN DEED BOOK 4926 AT PAGE 299 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

3. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, CASE # 9576-50152

4. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.

5. NO STRUCTURES EXIST ON THIS SITE, EXCEPT FOR VEPCO POWER.

6. THE PROPOSED DEVELOPMENT WILL USE PUBLIC WATER AND SEWER. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED IN THE EXISTING DETENTION POND LOCATED OFF-SITE ON ADJACENT PARCEL 18 (RESTON YMCA SITE), SUBJECT TO APPROVAL AT DEM.

7. TOPOGRAPHY IS FROM A FIELD RUN SURVEY BY CHARLES P. JOHNSON AND ASSOCIATES, INC. IN DECEMBER 1995. CONTOUR INTERVAL IS 2'.

8. THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT WAIVERS WILL BE REQUESTED, AT THE TIME OF SITE PLAN REVIEW, TO PROVIDE STORMWATER MANAGEMENT AND BMPS OFF-SITE.

9. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS, OR TOXIC SUBSTANCES AS SET FORTH IN THE TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4 AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO GENERATED, UTILIZED, STORED, AND/OR DISPOSED OF ON SITE.

10. THE BUILDING DIMENSIONS AND SETBACKS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR MODIFICATIONS WITH THE COMPLETION OF FINAL ARCHITECTURE AND ENGINEERING DESIGN.

11. NO TRAILS ARE REQUIRED FOR THIS SITE PER THE ADOPTED COMPREHENSIVE PLAN.

12. BOUNDARY INFORMATION IS BASED ON A PLAT PREPARED BY CHARLES P. JOHNSON AND ASSOCIATIES INC.

13. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

14. LANDSCAPING WILL BE PROVIDED IN SUBSTANTIAL CONFORMANCE TO THE LANDSCAPING SHOWN HERON SUBJECT TO FINAL ENGINEERING AND DESIGN.

15. THERE ARE SCENIC ASSETS. THERE IS AN EXSTING WETLANDS AREA TO THE NORTH THAT SHALL BE PRESERVED EXCEPT WHERE UTILITY CROSSINGS MAY BE WARRANTED, AS DETERMINED BY DEM.

16. A FLOOD PLAIN STUDY WILL BE PROPOSED AND SUBMITTED FOR APPROVAL PRIOR TO SITE PLAN APPROVAL FOR THE EXISTING DRAINAGE OUTFALL AT THE NORTH END OF THE SITE. A FLOOD PLAIN STUDY IS CURRENTLY BEING SUBMITTED BY THE ADJACENT PROPERTY OWNER AND IT INCLUDES THE DEVELOPMENT OF THIS SITE.

17. A MINIMUM OF 5% INTERIOR PARKING LOT LANDSCAPING WILL BE PROVIDED WITH THE FINAL SITE PLAN FOR THE HOTEL.

18. THE PROVISION OF ANY OFF-SITE DEDICATION OR EASEMENT(S), IF ANY, FOR IMPROVEMENTS TO SUNSET HILLS ROAD SHALL NOT BE A PRECONDITION TO ISSUANCE OF ANY PLAN APPROVALS OR OTHER PERMITS.

19. ARCHITECTURAL DETAILS, LANDSCAPING, SITE DESIGN, PEDESTRIAN ACCESS, LIGHTING, AND SIGNAGE ARE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE RESTON TOWN CENTER DESIGN REVIEW BOARD ("DRB").

20. IN ORDER TO PROVIDE CONSISTENT ARCHITECTURAL TREATMENT, THE BUILDING (FRONT, SIDE, AND REAR) SHALL BE DESIGNED IN CONFORMANCE WITH THE SUBMITTED CONCEPTUAL ELEVATIONS, SUBJECT TO FINAL APPROVAL BY THE DRB.

21. SIGNAGE WILL BE PROVIDED IN COMPLIANCE WITH ALL PROVISIONS OF THE ZONING ORDINANCE AND MAY INVOLVE THE SUBMISSION OF A COMPREHENSIVE SIGN PLAN. A COMPREHENSIVE SIGNAGE PLAN FOR THIS PLAN MAY BE SUBMITTED IN THE FUTURE.

22. THE ACCESS ROAD AND ASSOCIATED RIGHT TURN LANE ALONG SUNSET HILLS ROAD AS SHOWN ON THE CP/SE PLAT SHALL BE CONSTRUCTED, AS DETERMINED BY DEM, IN CONSULTATION WITH VDOT, AND OPEN TO TRAFFIC PRIOR TO THE ISSUANCE OF A NON RESIDENTIAL USE PERMIT ("NON-RUP") FOR THE HOTEL.

23. THE EXISTING MEDIAN BREAK ON SUNSET HILLS ROAD FRONTING THE YMCA WILL BE CLOSED AND A CONSOLIDATED MEDIAN BREAK ON SUNSET HILLS ROAD FRONTING THIS SITE WILL BE OPENED. CONSTRUCTION OF BOTH OF THESE IMPROVEMENTS WILL BE COMPLETED PRIOR TO THE ISSUANCE OF A NON-RUP FOR THE HOTEL.

24. A TRAFFIC SIGNAL WILL BE INSTALLED AT THE CONSOLIDATED MEDIAN BREAK ON SUNSET HILLS ROAD FRONTING THIS SITE, ASSUMING SUCH SIGNAL IS WARRANTED AND APPROVED BY VDOT. SUBJECT TO TIMELY APPROVAL BY VDOT, THIS TRAFFIC SIGNAL WILL BE INSTALLED PRIOR TO THE ISSUANCE OF A NON-RUP FOR THE HOTEL.

25. AN INTERPARCEL ACCESS ROAD, WHICH LEADS FROM SUNSET HILLS ROAD, THROUGH THIS SITE, TO THE YMCA SITE, WILL BE CONSTRUCTED; THIS INTERPARCEL ACCESS ROAD WILL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A NON-RUP FOR THE HOTEL.