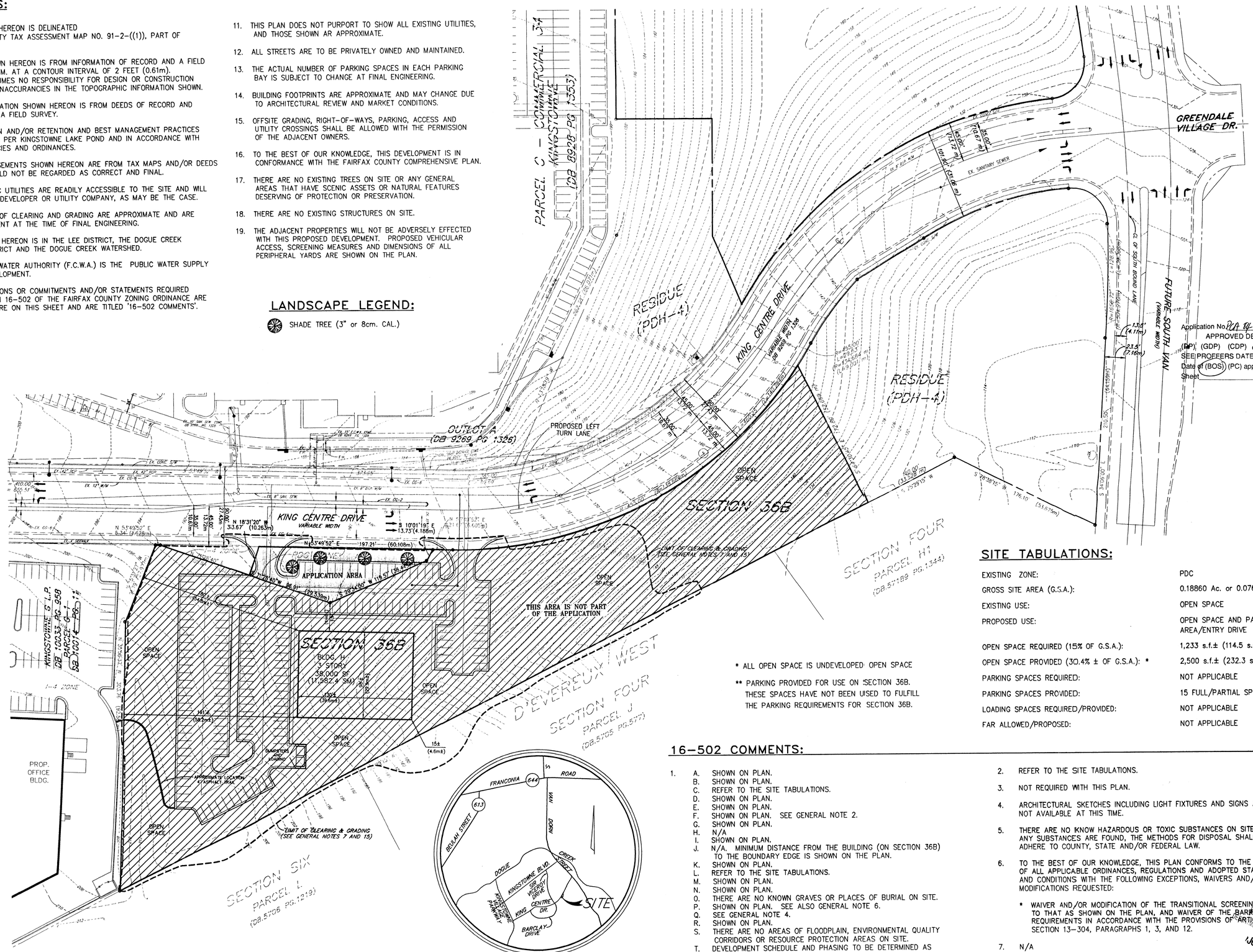
GENERAL NOTES:

1. THE PROPERTY SHOWN HEREON IS DELINEATED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 91-2-((1)), PART OF PARCEL 26I.
2. THE TOPOGRAPHY SHOWN HEREON IS FROM INFORMATION OF RECORD AND A FIELD RUN SURVEY BY K.M.W.M. AT A CONTOUR INTERVAL OF 2 FEET (0.61m). BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURANCIES IN THE TOPOGRAPHIC INFORMATION SHOWN.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM DEEDS OF RECORD AND DOES NOT REPRESENT A FIELD SURVEY.
4. STORMWATER DETENTION AND/OR RETENTION AND BEST MANAGEMENT PRACTICES (BMP'S) ARE PROVIDED PER KINGSTOWNE LAKE POND AND IN ACCORDANCE WITH FAIRFAX COUNTY POLICIES AND ORDINANCES.
5. THE LOCATIONS OF EASEMENTS SHOWN HEREON ARE FROM TAX MAPS AND/OR DEEDS OF RECORD AND SHOULD NOT BE REGARDED AS CORRECT AND FINAL.
6. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY, AS MAY BE THE CASE.
7. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING.
8. THE PROPERTY SHOWN HEREON IS IN THE LEE DISTRICT, THE DOGUE CREEK SANITARY SEWER DISTRICT AND THE DOGUE CREEK WATERSHED.
9. THE FAIRFAX COUNTY WATER AUTHORITY (F.C.W.A.) IS THE PUBLIC WATER SUPPLY AGENT FOR THIS DEVELOPMENT.
10. STATEMENT OF CONDITIONS OR COMMITMENTS AND/OR STATEMENTS REQUIRED PURSUANT TO SECTION 16-502 OF THE FAIRFAX COUNTY ZONING ORDINANCE ARE ENUMERATED ELSEWHERE ON THIS SHEET AND ARE TITLED '16-502 COMMENTS'.
11. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UTILITIES, AND THOSE SHOWN AR APPROXIMATE.
12. ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
13. THE ACTUAL NUMBER OF PARKING SPACES IN EACH PARKING BAY IS SUBJECT TO CHANGE AT FINAL ENGINEERING.
14. BUILDING FOOTPRINTS ARE APPROXIMATE AND MAY CHANGE DUE TO ARCHITECTURAL REVIEW AND MARKET CONDITIONS.
15. OFFSITE GRADING, RIGHT-OF-WAYS, PARKING, ACCESS AND UTILITY CROSSINGS SHALL BE ALLOWED WITH THE PERMISSION OF THE ADJACENT OWNERS.
16. TO THE BEST OF OUR KNOWLEDGE, THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
17. THERE ARE NO EXISTING TREES ON SITE OR ANY GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
18. THERE ARE NO EXISTING STRUCTURES ON SITE.
19. THE ADJACENT PROPERTIES WILL NOT BE ADVERSELY EFFECTED WITH THIS PROPOSED DEVELOPMENT. PROPOSED VEHICULAR ACCESS, SCREENING MEASURES AND DIMENSIONS OF ALL PERIPHERAL YARDS ARE SHOWN ON THE PLAN.

LANDSCAPE LEGEND:

SHADE TREE (3" or 8cm. CAL.)



VICINITY MAP
SCALE: 1" = 2,000'

SITE TABULATIONS:

EXISTING ZONE:	PDC
GROSS SITE AREA (G.S.A.):	0.18860 Ac. or 0.07632 Ha.
EXISTING USE:	OPEN SPACE
PROPOSED USE:	OPEN SPACE AND PARKING AREA/ENTRY DRIVE
OPEN SPACE REQUIRED (15% OF G.S.A.):	1,233 s.f.± (114.5 s.m.±)
OPEN SPACE PROVIDED (30.4% ± OF G.S.A.): *	2,500 s.f.± (232.3 s.m.±)
PARKING SPACES REQUIRED:	NOT APPLICABLE
PARKING SPACES PROVIDED:	15 FULL/PARTIAL SPACES**
LOADING SPACES REQUIRED/PROVIDED:	NOT APPLICABLE
FAR ALLOWED/PROPOSED:	NOT APPLICABLE

* ALL OPEN SPACE IS UNDEVELOPED OPEN SPACE

** PARKING PROVIDED FOR USE ON SECTION 36B. THESE SPACES HAVE NOT BEEN USED TO FULFILL THE PARKING REQUIREMENTS FOR SECTION 36B.

16-502 COMMENTS:

1. A. SHOWN ON PLAN.
   B. SHOWN ON PLAN.
   C. REFER TO THE SITE TABULATIONS.
   D. SHOWN ON PLAN.
   E. SHOWN ON PLAN.
   F. SHOWN ON PLAN. SEE GENERAL NOTE 2.
   G. SHOWN ON PLAN.
   H. N/A
   I. SHOWN ON PLAN.
   J. N/A. MINIMUM DISTANCE FROM THE BUILDING (ON SECTION 36B) TO THE BOUNDARY EDGE IS SHOWN ON THE PLAN.
   K. SHOWN ON PLAN.
   L. REFER TO THE SITE TABULATIONS.
   M. SHOWN ON PLAN.
   N. SHOWN ON PLAN.
   O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
   P. SHOWN ON PLAN. SEE ALSO GENERAL NOTE 6.
   Q. SEE GENERAL NOTE 4.
   R. SHOWN ON PLAN.
   S. THERE ARE NO AREAS OF FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDORS OR RESOURCE PROTECTION AREAS ON SITE.
   T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. REFER TO THE SITE TABULATIONS.
3. NOT REQUIRED WITH THIS PLAN.
4. ARCHITECTURAL SKETCHES INCLUDING LIGHT FIXTURES AND SIGNS ARE NOT AVAILABLE AT THIS TIME.
5. THERE ARE NO KNOW HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
6. TO THE BEST OF OUR KNOWLEDGE, THIS PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE FOLLOWING EXCEPTIONS, WAIVERS AND/OR MODIFICATIONS REQUESTED:
   * WAIVER AND/OR MODIFICATION OF THE TRANSITIONAL SCREENING TO THAT AS SHOWN ON THE PLAN, AND WAIVER OF THE BARRIER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, SECTION 13-304, PARAGRAPHS 1, 3, AND 12.
7. N/A
8. N/A

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DEPARTMENT OF PLANNING AND ZONING
ZONING EVALUATION DIVISION

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
CERTIFIED LANDSCAPE ARCHITECT

Application No. PCA 89-L-020-7 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6-21-00
Date of (BOS) (PC) approval 7-24-00
Sheet 1 of 2

PCA/FDPA

KINGSTOWNE - PDC ZONE

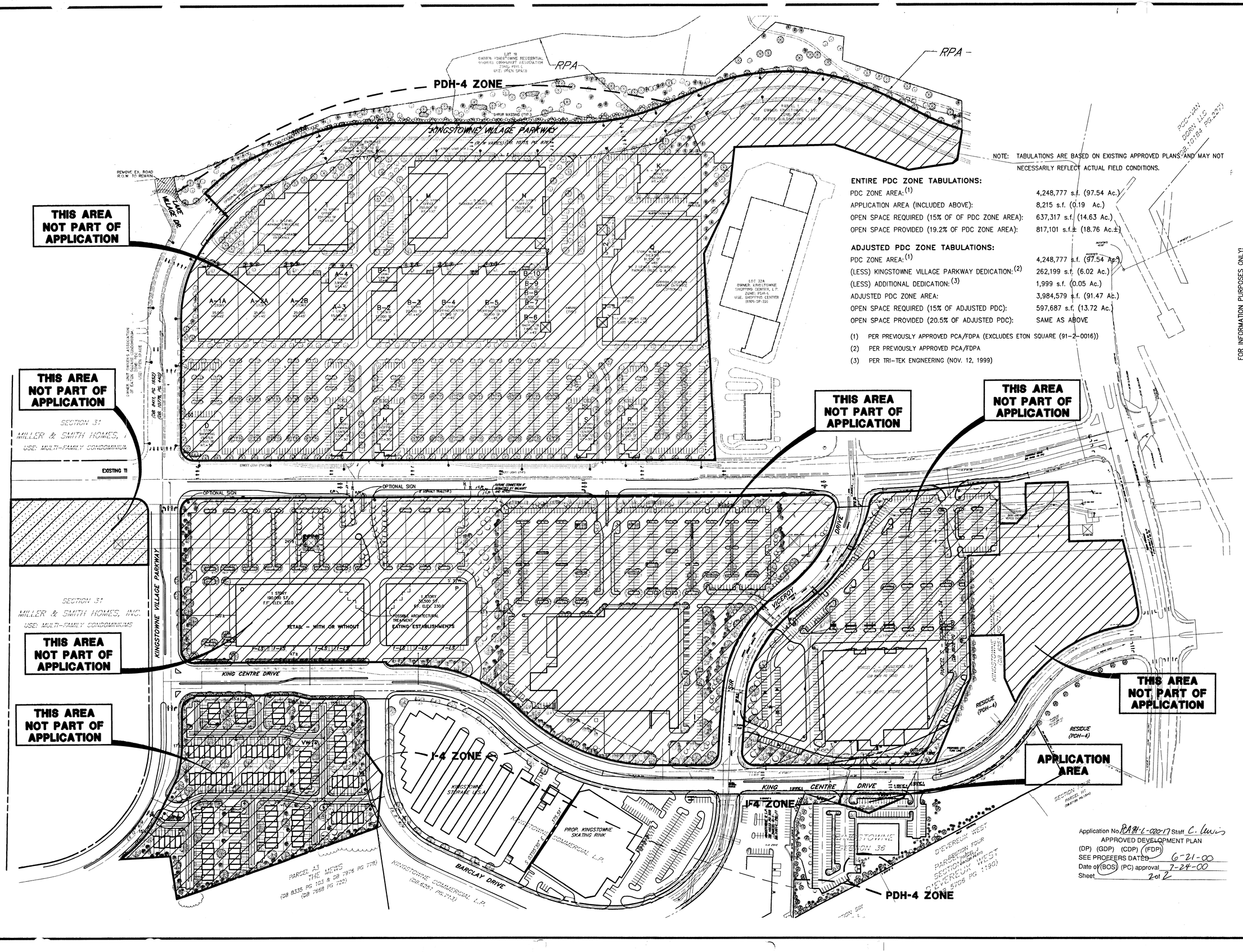
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED 23 MARCH 2000
REVISED 17 MAY 2000

OWNER AND APPLICANT:
KINGSTOWNE COMMERCIAL, L.P.
2900 Linden Lane
Suite 300
Silver Spring, MD. 20910

DESIGNED BY: DDD	
DRAFTED BY: DDD	
CHECKED BY: PLR	
DATE: NOVEMBER 15, 1999	
SCALE:	HOR. 1"= 50' VERT. N/A
SHEET 1 OF 2	
CO. NO.	
FILE NO. 99005-08 (PDC)	
CADD NAME: PPCD-PDC.DWG	

XREFS: P36BBAS PKPDTOPO



NOTE: TABULATIONS ARE BASED ON EXISTING APPROVED PLANS AND MAY NOT NECESSARILY REFLECT ACTUAL FIELD CONDITIONS.

ENTIRE PDC ZONE TABULATIONS:

PDC ZONE AREA:(1)	4,248,777 s.f. (97.54 Ac.)
APPLICATION AREA (INCLUDED ABOVE):	8,215 s.f. (0.19 Ac.)
OPEN SPACE REQUIRED (15% OF OF PDC ZONE AREA):	637,317 s.f. (14.63 Ac.)
OPEN SPACE PROVIDED (19.2% OF PDC ZONE AREA):	817,101 s.f.± (18.76 Ac.±)

ADJUSTED PDC ZONE TABULATIONS:

PDC ZONE AREA:(1)	4,248,777 s.f. (97.54 Ac.)
(LESS) KINGSTOWNE VILLAGE PARKWAY DEDICATION:(2)	262,199 s.f. (6.02 Ac.)
(LESS) ADDITIONAL DEDICATION:(3)	1,999 s.f. (0.05 Ac.)
ADJUSTED PDC ZONE AREA:	3,984,579 s.f. (91.47 Ac.)
OPEN SPACE REQUIRED (15% OF ADJUSTED PDC):	597,687 s.f. (13.72 Ac.)
OPEN SPACE PROVIDED (20.5% OF ADJUSTED PDC):	SAME AS ABOVE

(1) PER PREVIOUSLY APPROVED PCA/FDPA (EXCLUDES ETON SQUARE (91-2-0016))
(2) PER PREVIOUSLY APPROVED PCA/FDPA
(3) PER TRI-TEK ENGINEERING (NOV. 12, 1999)

FOR INFORMATION PURPOSES ONLY!

Application No. PCA 91-L-020-17 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6-21-00
Date of (BOS) (PC) approval 7-24-00
Sheet 2 of 2

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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
5-17-00
CERTIFIED LANDSCAPE ARCHITECT

PCA/FDPA
(PDC ZONE)

KINGSTOWNE TOWNE CENTRE

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED 23 MARCH 2000
REVISED 17 MAY 2000

OWNER
KINGSTOWNE COMMERCIAL, L.P.
2900 LINDEN LANE
SUITE 300
SILVER SPRING, MD 20910

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: NOVEMBER 15, 1999
SCALE: HOR. NO SCALE VERT.
SHEET 2 OF 2
CO. NO.
FILE NO. 99005-08 (PDC)
CADD NAME: PPDCPDC1.DWG

XREFS: PKC4ABAS PKTCTOPO