KINGSTOWNE CENTER

I-4 ZONE

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET INDEX

1. COVER SHEET
2. PROFFERED CONDITION AMENDMENT
3. NOTES/TABULATIONS
4. LANDSCAPE PLAN

OWNERS

SUSA PARTNERSHIP, L.P.
SUITE 1100
10440 LITTLE PATUXENT PKWY.
COLUMBIA, MD 21044

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

KINGSTOWNE E AND F, L.P.
2900 LINDEN LANE SUITE 300
SILVER SPRING, MD 20910

KOHLS DEPT. STORE INC. N54
13600 W. WOODALE DR.
MENOMONEE FALLS, WI 53051

Application No. RZ 81-L-020-12 Staff CB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/18/97
Date of (BOS) (PC) approval 3/17/97
Sheet 1 of 4

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 18 1
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
MICHAEL R. TUCKER
No. 27267
1-21-97
PROFESSIONAL ENGINEER

KINGSTOWNE CENTER
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
1-20-97 REVISED PER COUNTY COMMENTS
OWNER

PLOTTED: 01/21/97

DESIGNED BY: PLR	
DRAFTED BY: JJH	
CHECKED BY: PLR	
DATE: 9/5/96	
SCALE:	HOR. NO SCALE VERT.
SHEET 1 OF 4	
CO. NO.	
FILE NO. 96035.01	
CADD NAME: 6035PNOT.DWG	

Kingstowne Blvd.

R/W Varies

R/W Varies

Kingstowne Village Pkwy

P OFFICE 206,401 SF Max Ht.: 72'

O OFFICE 161,154 SF Max Ht.: 72

Y RETAIL 115,908 SF Max Ht. 30'

PDC ZONE

GARDEN SHOP 6,000 SF

X GARDEN SHOP 26,120 SF CANOPY 9,680 SF HOME IMPROVEMENTS 65,882 SF Max Ht.: 30'

V & W OFFICE 60,000 SF

OFFICE 60,000 SF

C' 22,950 SF

C' 13,700 SF

C' 13,000 SF

C' 13,800 SF

C' 8,400 SF

C' 19,000 SF

C' 19,200 SF

C' OFFICE/APT. STORE Max Ht. 45' 3,900 SF

TO BE REMOVED FROM I-4 ZONE

92 spaces

Sif Maeroy Drive

King Centre Drive

Barclay Drive

Private Street

The screened area is not a part of this application

205' VEPCO Easm.

Ornamental fence w/masonry piers

Proposed Monument Sign

10' barrier area

20' slide gate

Open space

Max Ht. 19'

I-4 ZONE

E' 45,072 S.F. Max Ht. 19'

F 47,374 S.F. Max Ht. 19'

50' Transitional Screening Yard

MEWS HOMEOWNERS ASSOCIATION INC.

TURNBERRY MEWS HOMEOWNERS ASSOCIATION

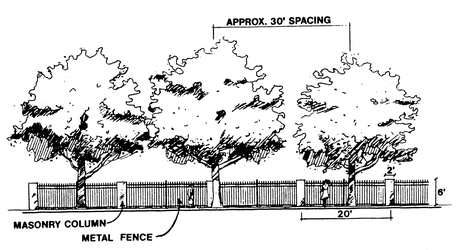
DEVEREUX WEST COMMUNITY ASSN.
ZONE R5
USE OPEN SPACE

Application No. PCA 84-L-020-12 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/18/97
Date of (BOS) (PC) approval 3/10/97
Sheet 2 of 4

LEGEND

- SANITARY SEWER
- STORM SEWER
- 230 EXISTING CONTOURS
- 230 PROPOSED CONTOURS
- LIMITS OF CLEARING & GRADING
- EXISTING VEPCO TOWERS
- 8' MIN. ASPHALT TRAIL
- 6' MIN. ASPHALT TRAIL
- 4' CONCRETE SIDEWALK
- PDC/I-4 ZONE SEPARATION LINE
- CROSSWALKS
- EXISTING VEPCO POLES
- FOUNTAIN
- HARD PEDESTRIAN SURFACE
- WATER MAIN

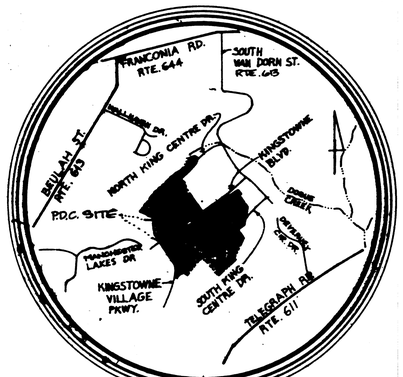
VA STATE GRID NORTH



PERIMETER FENCE SKETCH
APPLY TO BLDG. C AREA

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	300.00'	47.12'	30.00'	42.42'	S 45°29'15" W	90°00'00"
2	300.00'	47.12'	30.00'	42.42'	S 44°30'45" E	90°00'00"
3	300.00'	47.12'	30.00'	42.42'	S 45°29'15" W	90°00'00"
4	300.00'	47.12'	30.00'	42.42'	S 44°30'45" E	90°00'00"
5	450.00'	706.86'	450.00'	636.39'	S 45°29'15" W	90°00'00"
6	50.00'	78.54'	50.00'	70.71'	S 44°30'45" E	90°00'00"



The BC Consultants
PLANNERS — ENGINEERS — SURVEYORS
1835 Alexander Bell Drive, Suite 120, Reston, VA 22091
(703)715-9000 (703)715-9208 (FAX)

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 9 12 96
REGISTERED LANDSCAPE ARCHITECT

I-4 ZONE PROFFERED CONDITION AMENDMENT
KINGSTOWNE CENTER

Lee District
Fairfax County, Virginia

BC. Revisions 1-20-97 Revised per County comments	Owner
Designed By	
Drafted By	
Checked By	
Date	
Scale HOR. 1"=100' VERT.	
Sheet 2 Of 4	
Co No	
File No	

96035.01

NOTES

1 THE PROPERTY SHOWN ON THIS PROFFERED CONDITION AMENDMENT PLAN IS IN THE LEE SERVICE DISTRICT, THE DOGUE CREEK SANITARY SEWER DISTRICT AND THE DOGUE CREEK WATERSHED.

2 THE FAIRFAX COUNTY WATER AUTHORITY (F.C.W.A) IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.

3 BOUNDARY INFORMATION IS PROVIDED BY KMWM.

4 LOCATION OF EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THUS SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.

5 STATEMENT OF CONDITIONS OR COMMITMENTS AND/OR STATEMENTS REQUIRED PURSUANT TO SECTION 18-202 ARE INCLUDED WITH THESE PLANS.

6 THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.

7 DATUM: U.S.G.S. 2' CONTOUR INTERVAL.

8 THIS PLAN DOES NOT NECESSARILY SHOW UTILITIES AS THEY ARE TO BE CONSTRUCTED FOR EACH INDIVIDUAL BUILDING. INDIVIDUAL PLAN AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PROPOSES. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.

9 ALL STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

10 NO BUILDING HEIGHT SHALL EXCEED 40 FEET.

11 THE PROPERTY DELINEATED BY THIS PLAT IS SHOWN ON ASSESSMENT MAP 91-2-001, PART OF PARCELS 26A, 31, 32, 32C, 32D, 32E, AND ALL OF PARCELS 33 & 34.

12 PROPOSED BUILDING FOOTPRINT IS APPROXIMATE AND MAY BE SUBJECT TO MINOR MODIFICATIONS AS PERMITTED IN 16-403.

13 WE HEREBY REQUEST A BARRIER AND TRANSITIONAL SCREENING WAIVER AT ALL EDGES OF THIS SITE PURSUANT TO 13-104 PAR. 3.

14 NO FREE STANDING SIGN, APPLICATION RESERVED THE RIGHT TO PLACE SIGN ON BUILDING BUILDING PER COUNTY ORDINANCE.

15 THERE WILL BE NO OUTSIDE STORAGE ON SITE.

16 THE FENCING WILL BE ORNAMENTAL METAL, THE COLUMNS IN THE FENCE WILL HAVE A MATERIAL AND COLOR COMPATIBLE WITH THE BUILDING.

17 DENSITY CREDIT WILL BE PRESERVED FOR ROAD DEDICATION.

18-202 COMMENTS

10

A. SHOWN ON PLAN.
B. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40'.
C. SHOWN ON PLAN.
D. SHOWN ON PLAN.
E. STORM WATER MANAGEMENT WILL BE PROVIDED AS INDICATED ON THE OVERALL BMP/STORMWATER MANAGEMENT STUDY PLAN APPROVED BY FAIRFAX COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ON MARCH 21, 1988, PLAN NUMBER 6105-PI-12-2.
F. N/A
G. SHOWN ON PLAN, SEE TABULATIONS.
H. SHOWN ON PLAN, SEE NOTE NO. 7.
I. N/A
J. DIMENSIONS SHOWN ON PLAN, SEE LANDSCAPE PLAN.
K. N/A
L. SHOWN ON PLAN, REFER TO TABULATIONS.
M. N/A, SEE TABULATIONS FOR OPEN SPACE.
N. N/A
O. SHOWN ON PLAN.
P. DEVELOPMENT SCHEDULE: PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
Q. THERE ARE NO FLOODPLAIN, EQC OR RPA AREAS ON SITE.
R. SHOWN ON PLAN.
S. SHOWN ON PLAN. THE ENTIRE SITE WILL BE CLEARED.
T. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
U. PROPERTY OWNERS ARE KINGSTOWNE SHOPPING CENTER LIMITED PARTNERSHIP. KINGSTOWNE COMMERCIAL LP AND KINGSTOWNE E AND F LP.

11 THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.

12 TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES EXIST ON THE SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAWS.

13 THE PROPOSED DEVELOPMENT CONFORMS TO PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE FOLLOWING WAIVER REQUESTED: A BARRIER AND TRANSITIONAL SCREENING WAIVER AT ALL EDGES OF THE 1-4 ZONE.

OVERALL 1-4 ZONE TABULATIONS

GROSS LAND AREA	1,147,370 S.F. OR 26.34 ACRES
DEDICATED ROW	111,742 S.F. OR 2.56 ACRES
PRIVATE STREET	85,813 S.F. OR 1.97 ACRES
MAXIMUM FAR ALLOWED	0.70
PROPOSED FAR	0.27
OPEN SPACE REQUIRED (15 % OF GROSS LAND AREA)	172,105.56 S.F. OR 3.95 ACRES
OPEN SPACE PROVIDED	5.00 ACRES ±

AREA (TO BE REMOVED FORM I-4 ZONE) TABULATIONS

GROSS LAND AREA	165,291 S.F. OR 3.794 ACRES
OPEN SPACE REQUIRED (15% OF GROSS LAND AREA)	24,793 S.F. OR .569 ACRES

AREA TO REMAIN IN I-4 ZONE TABULATIONS

GROSS LAND AREA	982,079 S.F. OR 22.54 ACRES
DEDICATED R.O.W	111,742 SF OR 2.56 ACERS
OPEN SPACE REQUIRED (15 ± OF GROSS LAND AREA)	147,311 SF OR 3.38 ACERS
	85,813 S.F. OR .1.97 ACRES
PROPOSED F.A.R	.233

ZONE 1-4

USE: SELF STORAGE

BUILDING		G.S.F.	STORY	PARKING PROVIDED
*C'		98,350	*1	11
	C1	22,950		
	C2	8,700		
	C3	9,000		
	C4	8,400		
	C5	8,100		
	C6	19,000		
	C7	19,200		
E'		45,072	1	115
F'		47,374	1	120
G'		37,965	1	92
		228,761		338

*THE OFFICE/APT (C'7 3,000 S.F. TOTAL) IS 2 STORIES, ALL OTHER BUILDINGS ARE 1 STORY.

PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDNANCE. THE ACTUAL NUMBER OF PARKING SPACES FOR EACH USE SHALL BE ADJUSTED/ALLOCATED TO MEET THE REQUIREMENTS FOR A GIVEN USE. THE NUMBER OF PARKING SPACES DESCRIBED IN THE TABULATIONS WILL BE JUSTIFIED IN THE SITE PLAN.

THE APPLICANT MAY MAKE CHANGES AL LONG AS OPEN SPACE AND THE PERIPHERAL LOT LINE IS MAINTAINED CONSISTENT WITH THE GENERALIZED DEVELOPMENT PLAN.

IN THE EVENT THAT THE BUILDING SQUARE FOOTAGE IS REDUCED, THE CORRESPONDING PARKING MAY BE REDUCED IN ACCORDANCE WITH ARTICLE 11.

Application No. PCA 88-L-020-12 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/18/97
Date of (BOS) (PC) approval 3/10/97
Sheet 3 of 4

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COMMONWEALTH OF VIRGINIA
MICHAEL R. TUCKER
No. 21267
1-22-97
PROFESSIONAL ENGINEER

NOTES AND TABULATIONS

KINGSTOWNE CENTER

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
1-22-97 REVISED PER COUNTY COMMENTS
OWNER

PLOTTED: 01/21/98

DESIGNED BY: PLR
DRAFTED BY: JJH
CHECKED BY: PLR
DATE: 9/5/96
SCALE: HOR. NO SCALE VERT.
SHEET 3 OF 4
CO. NO.
FILE NO. 96035.01
CADD NAME: 6035PNOT.DWG

Kingstowne Blvd.

R/W Varies

R/W Varies

R/W Varies

Kingstowne Village Pkwy

P OFFICE 206,401 SF Max Ht.: 72'

O OFFICE 161,154 SF Max Ht.: 72

Y

205' VEPCO Eem.

RETAIL 115,908 SF Max Ht. 30'

PDC ZONE

GARDEN SHOP 6,000 SF

CANOPY 9,888 SF

GARDEN SHOP 35,120 SF

X

HOME IMPROVEMENTS 85,882 SF Max Ht.: 30'

SF Mercer Drive

R/W Varies

Ornamental fence w/masonry piers

S 36°10'08" E 0.22'

N53°49'52" E 323.00'

South King Centre Drive

V & W OFFICE 60,000 SF

OFFICE 60,000 SF

C' 22,950 SF

8,700 SF

8,000 SF

8,400 SF

8,400 SF

19,000 SF

19,200 SF

OFFICE/APT. 3 STORY MAX. 3.00

10' barcar area

20' slide note

R/W Varies

TO BE REMOVED FROM I-4 ZONE

92 spaces

G 37,865 SF Max Ht.: 19'

Barclay Drive

I-4 ZONE

E 45,072 S.F. Max Ht.: 19'

F 47,374 S.F. Max Ht: 19'

Private Street

S 51°29'38" E 49.26'

VA STATE GRID NORTH

LEGEND

- SANITARY SEWER
- STORM SEWER
- 230 EXISTING CONTOURS
- 230 PROPOSED CONTOURS
- LIMITS OF CLEARING & GRADING
- EXISTING VEPCO TOWERS
- 8' MIN. ASPHALT TRAIL
- 6' MIN. ASPHALT TRAIL
- 4' CONCRETE SIDEWALK
- PDC/I-4 ZONE SEPARATION LINE
- CROSSWALKS
- EXISTING VEPCO POLES
- FOUNTAIN
- HARD PEDESTRIAN SURFACE
- WATER MAIN

LEGEND

Large Deciduous Trees	2"-2 1/2" cal.	⊙
Ornamental Trees	6'-8'	○
Evergreen Trees	6'	✱

THIS PLAN IS FOR LANDSCAPE PURPOSE ONLY!

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	25.00'	39.27'	25.00'	35.36'	S 44°29'38" E	90°00'00"
2	300.00'	283.10'	152.99'	272.72'	S 74°13'28" E	54°03'58"
3	300.00'	327.74'	178.12'	311.72'	S 36°17'28" E	62°36'00"
4	700.00'	188.49'	95.17'	187.92'	S 38°01'28" E	15°26'00"
5	710.00'	191.19'	96.52'	190.62'	S 38°01'28" E	15°26'00"
6	425.00'	183.94'	93.38'	182.51'	S 62°13'28" E	24°47'57"
7	375.00'	162.32'	82.38'	161.03'	S 62°13'28" E	24°47'57"

Note: The double staggered row of street trees shown along South King Centre Drive and Barclay Drive adjoining Site C' are to be planted by Kingstowne L.P.

Application No. PCA 84-L-020-12 Staff PB

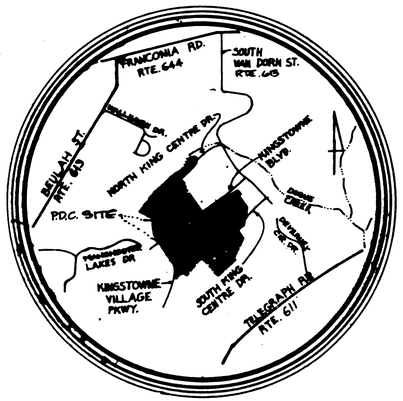
APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 2/18/97

Date of (BOS) (PC) approval 3/10/97

Sheet 4 of 4



The BC Consultants

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(703)715-9000 (703)715-9208 (FAX)

COMMONWEALTH OF VIRGINIA PETER L. MINCK No. 398 REGISTERED LANDSCAPE ARCHITECT 9 10 96

LANDSCAPE PLAN

I-4 ZONE PROFFERED CONDITION AMENDMENT

KINGSTOWNE CENTER

C' AND D' BUILDINGS

Lee District

Fairfax County, Virginia

BC Revisions

1-22-97 REVISED PER COUNTY COMMENTS

Owner

Designed By

Drafted By

Checked By

Date 12-27-95

Scale HOR. 1"=100' VERT.

Sheet 4 Of 4

Co No

File No

96035.01