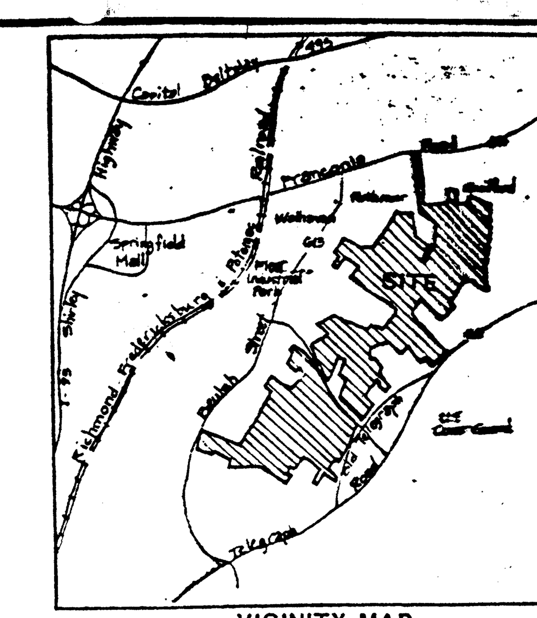
LEGEND

- INDICATES PROPERTY CURRENTLY ZONED R-1 *
- INDICATES OPEN SPACE
- INDICATES PROPOSED PARK
- △ INDICATES TOT LOT
- .... INDICATES TRAIL SYSTEM
- ▭ INDICATES MULTI USE COURT

*PARCELS CURRENTLY ZONED R-1:
91-4-001-52A
91-2-001-4
91-2-001-12
91-2-004-29
91-4-001-1
91-4-001-19

KINGSTOWNE

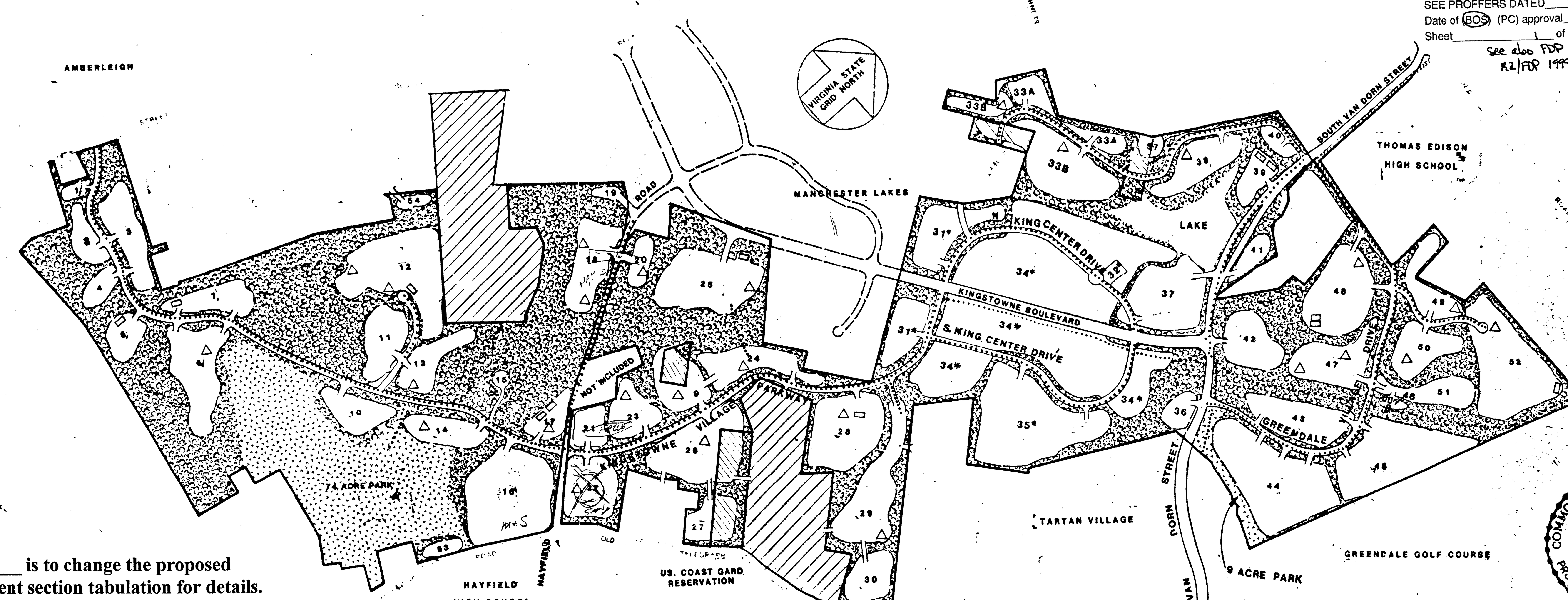
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
1" = 2000'

BASE PREPARED FROM FAIRFAX COUNTY TOPOGRAPHY COMPILED BY SURVEY AND DESIGN, INC. FROM AERIAL PHOTOGRAPHY, MARCH, 1972. CONTOUR INTERVAL-5' AND INFORMATION PREPARED BY: DEWBERRY & DAVIS AND LONG & BROWN ASSOCIATES

Application No. PCA C-448-21 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/12/00
Date of (BOS) (PC) approval 1/24/00
Sheet 1 of 1
See also FDP C-448-36
RZ/FDP 1999-LE-047



OWNER / DEVELOPER

GREENDALE DEVELOPMENT COMPANY, INC
1301 BEVERLY ROAD
McLEAN, VA 22101
(703) 821 - 2500

The sole purpose of this CDPA C-448- ______ is to change the proposed land use for Section 1. See Note #3 in adjacent section tabulation for details. The following notes are presented on the original approved conceptual development plan.

1. THE PROPERTY SHOWN ON THIS DEVELOPMENT PLAN IS IN THE LEE SERVICE DISTRICT, THE DOGUE CREEK SANITARY SEWER DISTRICT, AND THE DOGUE CREEK WATER SHED.
2. TOPO BY OTHERS (C.I. = 5') KMWM ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPO INFORMATION SHOWN HEREON.
3. THE FAIRFAX COUNTY WATER AUTHORITY (F.C.W.A.) IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.
4. BOUNDARY INFORMATION SHOWN IS BY KMWM.
5. STORMWATER, DETENTION AND/OR RETENTION AND/OR BEST MANAGEMENT PRACTICES (BMPs), IF APPLICABLE, WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY POLICIES AND ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVER.
6. 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.
7. A WAIVER OF THE 600 FEET LIMITATION ON PRIVATE STREETS IS HEREBY REQUESTED.
8. STATEMENT OF CONDITIONS OR COMMITMENTS AND/OR STATEMENTS REQUIRED PURSUANT TO SECTIONS 16-502 WILL BE SUBMITTED SEPARATELY.
9. ALL RECREATIONAL FACILITIES SHALL COMPLY WITH FAIRFAX COUNTY STANDARDS.
10. NOTWITHSTANDING THE PROVISIONS OF SECTION 2-412, DECKS SHALL BE PERMITTED TO BE CONSTRUCTED ON EACH DWELLING UNIT.
11. THE INDIVIDUAL BUILDING SHAPE AND CONFIGURATION WILL VARY BASED ON FINAL ENGINEERING DESIGN.
12. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE NECESSARILY APPROXIMATE.
13. FOR TYPICAL SETBACK DETAIL, SEE SHEET 2. (FDP)
14. DATUM: U.S.G.S., 5 FOOT CONTOUR INTERVAL.
15. THIS PLAN DOES NOT NECESSARILY SHOW UTILITIES AS THEY ARE TO BE CONSTRUCTED FOR EACH INDIVIDUAL SECTION. INDIVIDUAL CONSTRUCTION SITE PLANS & PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. KMWM ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WI THESE PLANS.

THE PARCELS AFFECTED BY THIS APPLICATION ARE:

81-4-001	-	ALL OF 25, 28, 52A, 59, 60, 53, & 58
91-2-001	-	ALL OF 2, 3, 4, 12
91-2-001	-	PART OF 26
91-2-004	-	ALL OF 29
91-2-005	-	ALL OF 17, 18, & 25
91-2-005	-	PART OF 1, 16, 22, 23, & 24
91-3-001	-	ALL OF 30, 61, 63, 64, 65, 69, 70, 71, 75, 89, 91 & 92
91-4-001	-	ALL OF 1, 2, 3, 3A, 4, 5, 6, 7, 17, 19, 20, 22 & 25
91-4-002	-	ALL OF 1, 2, 3, 4, 5, 6 & 7
100-1-001	-	ALL OF 1, 2 & 26

WE HEREBY REQUEST A WAIVER OF THE REQUIREMENT THAT UNITS BE A MAXIMUM OF 600 FEET FROM A DEDICATED STREET FOR SECTIONS: 6, 9, 12, 14, 18, 22, 23, 24, 25, 26, 27, 28, 30, 33B, 38, 42, 47, 48, 51, AND 52.

~~EXCEPT FOR THE MULTI-FAMILY BUILDING IN SECTION 42,~~ THE RESIDENTIAL UNITS PROPOSED IN KINGSTOWNE WILL NOT EXCEED FORTY (40) FEET. ~~THE MAXIMUM HEIGHT OF THE MULTI-FAMILY BUILDING IN SECTION 42 IS 120 FEET.~~

STANDARD TRANSITIONAL SCREENING NOTE

ALL TRANSITIONAL SCREENING YARDS AND BARRIERS SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 13 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

PUBLIC UTILITIES (I.E., SANITARY SEWER TRUNK LINES, WATER DISTRIBUTION MAINS, TELEPHONE AND ELECTRIC SERVICE) ARE PRESENTLY AVAILABLE OR ACCESSIBLE TO THE SITE, AND WILL BE CONSTRUCTED OR EXTENDED BY THE DEVELOPER AND/OR THE UTILITY COMPANY AS MAY BE APPROPRIATE.

HAYFIELD ELEMENTARY SCHOOL

UNIT TYPE TABULATION

SINGLE FAMILY DETACHED	533 UNITS
SINGLE FAMILY ATTACHED	2334 UNITS
MULTI-FAMILY	1602 UNITS
TOTAL	4469 UNITS

BASE DATA RETYPED VERBATIM FOR EASE OF READING - NOTES 1, 2 AND 3 ADDED. JUNE 21, 1999

SECTION	USE/UNIT	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED	FLOOR AREA RATIO (FAR)
1	~~DAY CARE CENTER~~ 20 SINGLE FAMILY DETACHED	~~35~~ 40	~~35~~ 40	~~0.10~~
2	22 SINGLE FAMILY DETACHED	44	44	
3	61 SINGLE FAMILY DETACHED	122	122	
4	21 SINGLE FAMILY DETACHED	42	42	
5	30 SINGLE FAMILY ATTACHED	60	60	
6	73 SINGLE FAMILY ATTACHED	146	146	
7	66 SINGLE FAMILY ATTACHED	132	132	
9	130 MULTI-FAMILY	195	195	
10	84 MULTI-FAMILY	126	126	
11	62 SINGLE FAMILY ATTACHED	124	124	
12	283 SINGLE FAMILY ATTACHED	566	566	
13	74 SINGLE FAMILY ATTACHED	148	154	
14	126 MULTI-FAMILY	189	189	
15	K.H.O.A. LANDSCAPING FACILITY	—	—	
16	103 SINGLE FAMILY DETACHED	206	206	
17	REC. CENTER & DAY CARE	50	50	0.03 & 0.06
18	196 MULTI-FAMILY	294	300	
19	PUBLIC FACILITY			
20	72 MULTI-FAMILY	108	119	
21	42 SINGLE FAMILY ATTACHED	86	91	
22	88 SINGLE FAMILY ATTACHED	176	184	
23	79 SINGLE FAMILY ATTACHED	158	158	
24	124 SINGLE FAMILY ATTACHED	248	252	
25	384 MULTI-FAMILY	576	576	
26	224 SINGLE FAMILY ATTACHED	448	460	
27	100 SINGLE FAMILY ATTACHED	200	200	
28	210 MULTI-FAMILY	315	325	
29	170 SINGLE FAMILY ATTACHED	340	340	
30	69 SINGLE FAMILY ATTACHED	138	138	
31*	RESIDENTIAL	—	—	
32*	OFFICE PARK	—	—	
33A	55 SINGLE FAMILY DETACHED	110	110	
33B	197 SINGLE FAMILY ATTACHED	394	420	
34*	OFFICE AND RESIDENTIAL	—	—	
35*	INDUSTRIAL PARK	—	—	
36	PLANT NURSERY	75	80	0.05
37	164,000 SF COMMERCIAL	890	890	0.15
38	168 MULTI-FAMILY	252	260	
39	RECREATION CENTER	50	50	0.03
40	56 MULTI-FAMILY	84	85	
41	DAY CARE CENTER	26	26	0.05
42	~~176 MULTI-FAMILY~~ 75 SINGLE FAMILY DETACHED	~~264~~ 150	~~275~~ 150	
43	76 SINGLE FAMILY DETACHED	152	152	
44	62 SINGLE FAMILY DETACHED	124	124	
45	116 SINGLE FAMILY DETACHED	232	232	
46	RECREATION CENTER	19	19	
47	~~62 SINGLE FAMILY ATTACHED~~ 88 SINGLE FAMILY ATTACHED	~~124~~ 203	~~124~~ 203	
48	~~170 SINGLE FAMILY ATTACHED~~ 136 SINGLE FAMILY ATTACHED	~~340~~ 313	~~340~~ 314	
49	~~62 SINGLE FAMILY ATTACHED~~ 73 SINGLE FAMILY ATTACHED	~~124~~ 168	~~124~~ 179	
50	~~99 SINGLE FAMILY ATTACHED~~ 73 SINGLE FAMILY ATTACHED	~~198~~ 168	~~200~~ 168	
51	51 SINGLE FAMILY ATTACHED	102	102	
52	~~209 SINGLE FAMILY ATTACHED~~ 179 SINGLE FAMILY ATTACHED	~~418~~ 412	~~427~~ 442	
53	CHURCH SITE	106	106	0.12
54	12 SINGLE FAMILY DETACHED	24	24	
55	5 SINGLE FAMILY DETACHED	10	10	

TOTAL UNITS: 4,469

*SECTIONS 31, 32, 34 AND 35 ARE UNDER SEPARATED ZONING APPLICATION AND ARE NOT PART OF THIS PDH APPLICATION.

NOTE 1: AMENDMENT TO SECTIONS 48, 49, 50, 52 AND 47
THERE IS A SURPLUS OF 79 UNITS IN SECTIONS 48, 49, 50 AND 52 FROM WHAT WAS ORIGINALLY APPROVED (540 UNITS) TO WHAT WAS ACTUALLY BUILT (461 UNITS). THE INCREASE OF 26 UNITS PROPOSED WITH THIS (SEPARATE) CDPA, FDP AND PCA FOR SECTION 47 (FROM 62 UNITS TO 88 UNITS) WILL COME FROM THIS SURPLUS. (THIS AMENDMENT IS PENDING APPROVAL AS OF MARCH 1999.)

NOTE 2: AMENDMENT TO SECTION 42
WITH THE APPROVAL OF A PROPOSED AMENDMENT TO SECTION 42, THERE WILL BE A SURPLUS OF 101 UNITS (THIS AMENDMENT IS PENDING APPROVAL AS OF MARCH 1999.)

NOTE 3: AMENDMENT TO SECTIONS 1 AND 42
THIS SUBJECT AMENDMENT PROPOSES TO AMEND SECTION 1 BY REPLACING THE CURRENTLY APPROVED DAY CARE CENTER WITH 20 SINGLE FAMILY DETACHED UNITS; 13 OF WHICH ARE TO BE TRANSFERRED FROM THE ABOVE-REFERENCED SURPLUS IN SECTION 42. THE REMAINING 7 UNITS ARE GENERATED BY THE COMPANION REZONING OF THE 1.80 ACRE AREA FROM THE R-1 TO THE PDH-4 DISTRICT WHICH WILL BE INCLUDED IN SECTION 1.

ZONED PDH-4.0
SITE AREA .... 893.7 AC

FLOODPLAIN .... 49.0 AC
MARINE CLAY .... 212.0 AC

OPEN SPACE PROVIDED .... 444.0 AC
COMMON OPEN SPACE (AREA OUTSIDE OF LAND BAYS) .... 335 AC
VEPCO EASEMENT AREA (53 ACRES @ 50%) .... 26 AC
PARK LAND .... 74 AC
STREAM VALLEY PARK LAND .... 9 AC

DENSITY

FLOODPLAIN + MARINE CLAY .... 261 AC (29%)
30% OF SITE (893.7) .... 268 AC
THEREFORE, NO DEDUCTION FOR MARINE CLAY OR FLOODPLAIN

4.0 DWELLING UNITS PER ACRES x 893.7 AC .... 3,575 UNITS
MAXIMUM 25% BONUS** .... 894 UNITS
TOTAL UNITS .... 4,469 UNITS

OPEN SPACE BONUS

20% SITE AREA REQUIRED (893.7 x 0.2) .... 179 AC
PROVIDED .... 444 AC

$\frac{444 - 179}{179} = 148\%$

SITE x 4.0 (853.7 x 4.0) = 3574.8 UNITS x 0.004 x 148 .... 2,116 UNITS

25% MAXIMUM BONUS UNITS ALLOWED .... 894 UNITS

ADDITIONAL BONUSES

IN ADDITION TO THE OPEN SPACE BONUS, KINGSTOWNE HAS PROVIDED ADDITIONAL DESIGN FEATURES, AMENITIES AND/OR RECREATIONAL FACILITIES SUCH AS:

BIFURCATED ROAD LANDSCAPING
14 ACRE RESIDENTIAL LAKE
ADULT RECREATION CENTER
TWO (2) COMMUNITY RECREATION CENTERS
HIKING/JOGGING TRAILS
COMMUNITY ENTRANCE FEATURES
SEVENTY-FOUR (74) ACRE PARK
NINE (9) ACRE STREAM VALLEY PARK
SPECIAL LANDSCAPING ALONG VEPCO LINE CROSSINGS
TWENTY-SIX (26) TOT LOTS
FIFTEEN (15) MULTI-USE COURTS
EIGHT (8) TENNIS COURTS
TWO (2) SOFTBALL FIELDS
FOUR (4) SOCCER FIELDS
THREE (3) PRACTICE SOCCER FIELDS
ONE (1) PRACTICE TENNIS COURT
TWO (2) SWIMMING POOLS
THREE (3) BASKETBALL COURTS
PLUS OTHER FACILITIE SPA)

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 14 1999
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
3/19/99
PROFESSIONAL ENGINEER

Revisions
06/21/99
03-19-99
12-23-98
11-09-98
10-30-98
07-09-98
04-10-98
08-17-85
06-04-85
05-03-85
04-12-85
01-14-85

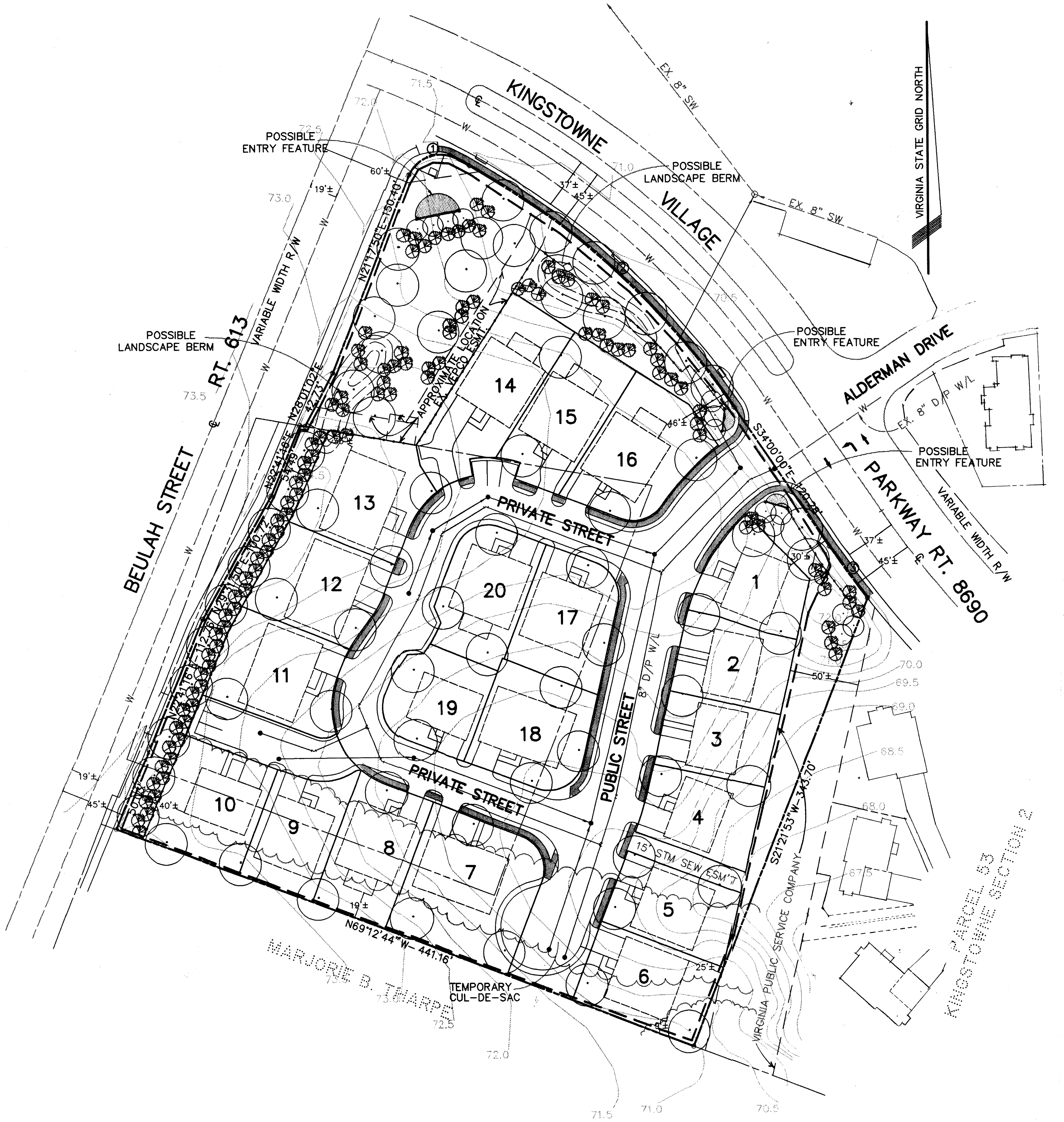
KMWM
ENGINEERS · PLANNERS · SURVEYORS
CORPORATION OF VIRGINIA
5017 C BACKLICK ROAD ANNANDALE, VIRGINIA 22003
PHONE (703) 642-0828

CDPA C-448- ______
Section 1
(Prepared by Dewberry & Davis)
March 19, 1999

CONCEPTUAL DEVELOPMENT PLAN
KINGSTOWNE
LEE DISTRICT — FAIRFAX COUNTY, VIRGINIA

A/1

SCALE: 1" = 600'
DATE 1-7-85
M-10016
SHEET 1 of 1



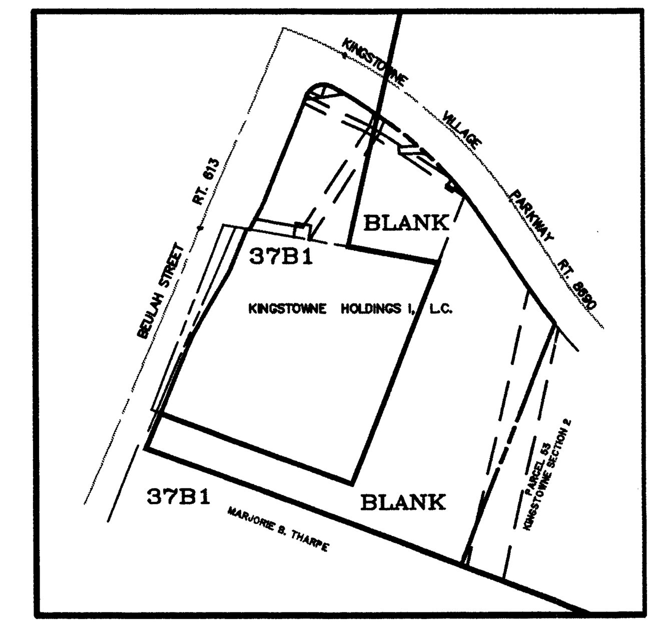
LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB/GROUNDCOVER
- EXISTING VEGETATION
- EX. 8" SW — EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- —W— EXISTING WATER
- LIMITS OF CLEARING AND GRADING
- PROPOSED FENCE

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	25.00'	97°01'56"	42.34'	28.27'	37.46'	N69°48'47"E
2	555.00'	27°40'14"	268.03'	136.68'	265.44'	S47°50'07"E
3	645.00'	04°02'56"	45.58'	22.80'	45.57'	S36°01'28"E

G:\PROJECT\kingtown\SHT1.DWG m.budd-landsarch



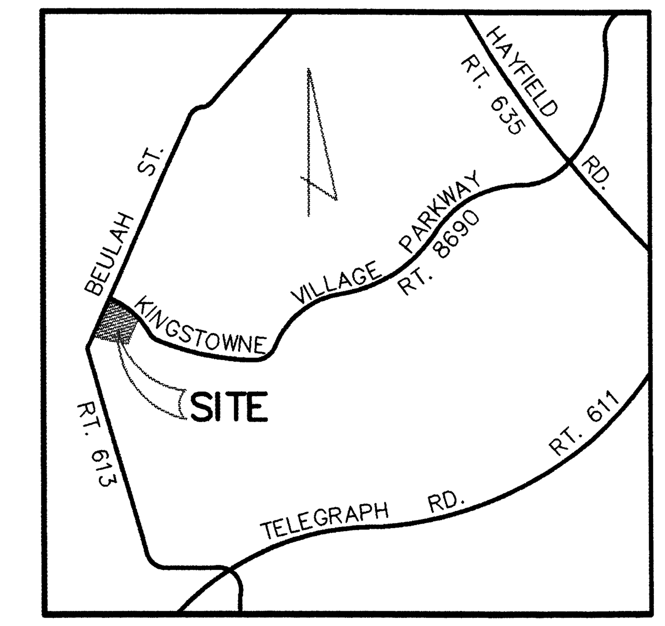
SOILS MAP

SCALE : 1"= 500'

KEY

37B1 – BELTSVILLE SILT LOAM, UNDULATING PHASE

BLANK – NO DATA AVAILABLE, MADE LAND, CUT OR FILL



VICINITY MAP

SCALE : 1"= 2,000'

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS COMBINED CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA) AND FINAL DEVELOPMENT PLAN (FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 90-4 ((1)) 19A. A PORTION OF THIS PARCEL IS CURRENTLY ZONED PDH-4 (2.82 ACRES) AND A PORTION IS CURRENTLY ZONED R-1 (1.73 ACRES).

   THE PURPOSE OF THE RELATED APPLICATIONS IS TO REZONE THE R-1 PORTION OF THE SITE TO A PDH-4 DISTRICT AND TO AMEND THE CURRENTLY APPROVED CONCEPTUAL DEVELOPMENT PLAN (CDP) FOR THE PDH-4 PORTION OF THE SITE TO ALLOW THE CONSTRUCTION OF TWENTY (20) SMALL LOT, SINGLE FAMILY DETACHED DWELLINGS. A CHILD CARE CENTER AND A SMALL AREA OF OPEN SPACE ARE APPROVED ON THE CURRENT CDP. THE FDP IS FILED TO GAIN APPROVAL FOR THE PROPOSED TWENTY (20) LOT SINGLE FAMILY DETACHED DWELLING DEVELOPMENT PROGRAM.

2. THE PROPOSED TWENTY (20) LOT SINGLE FAMILY DETACHED DWELLINGS REPRESENT A DENSITY OF 4.3 UNITS PER ACRE FOR SECTION 1. THIRTEEN (13) OF THE UNITS ARE BEING TRANSFERRED FROM SECTION 42 OF KINGSTOWNE, SO THE EFFECTIVE DENSITY OF SECTION 1 MUST BE CONSIDERED IN THE CONTEXT OF THE TOTAL DEVELOPMENT OF KINGSTOWNE.

   PRIOR TO THE ADDITION OF 1.80 ACRE LAND AREA ZONED R-1, THE APPROVED DENSITY OF KINGSTOWNE IS FIVE (5) UNITS PER ACRE. WITH THE REZONING OF THE R-1 DISTRICT PORTION OF THE PROPERTY AND ITS ADDITION TO THE PDH-4 DISTRICT LAND AREA (KINGSTOWNE), THE PROPOSED OVERALL DENSITY OF KINGSTOWNE WILL BE 4.99 UNITS PER ACRE.

   IT IS TO BE NOTED THAT THE CURRENT LAND AREA ZONED R-1 IS ONLY 1.73 ACRES. ON SEPTEMBER 17, 1990, THE BOARD OF SUPERVISORS APPROVED DENSITY CREDIT FOR 2,971 SQUARE FEET OR 0.07 ACRES, THUS FOR DENSITY CALCULATION PURPOSES, THE TOTAL LAND AREA IS 1.80 ACRES. THE PROPOSED DENSITY ON THIS LAND AREA IS FOUR (4) UNITS PER ACRE WHICH RESULTS IN SEVEN (7) OF THE TWENTY (20) UNITS THAT ARE PROPOSED FOR SECTION 1. AS NOTED ABOVE, ONCE REZONED THE DEVELOPMENT ON THE 1.73 ACRES WILL BE INCORPORATED INTO KINGSTOWNE.

3. THE BOUNDARY INFORMATION OF THE SUBJECT PROPERTY IS FROM A FIELD SURVEY PREPARED BY DEWBERRY & DAVIS.

4. THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF 0.5 METERS PREPARED FROM A FIELD SURVEY. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

5. THERE ARE NO STRUCTURES LOCATED ON THE SUBJECT PROPERTY.

6. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY AND ONLY ONE UTILITY EASEMENT THAT HAS A WIDTH GREATER THAN TWENTY-FIVE (25) FEET AS IS REPRESENTED ON THE GRAPHIC. THIS EASEMENT IS OWNED BY THE VIRGINIA PUBLIC SERVICE COMPANY.

7. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY, NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR NO RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.

8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE TOTAL SUBJECT PROPERTY.

9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES LOCATED OR STORED ON THE TOTAL SUBJECT PROPERTY, AND TO THE BEST OF OUR KNOWLEDGE NEITHER THE EXISTING NOR THE PROPOSED DEVELOPMENT WILL GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

10. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY IS FURNISHED ON A SEPARATE ASSOCIATED DOCUMENT.

11. THE SUBJECT PROPERTY IS LOCATED IN THE RH-4 - LEHIGH COMMUNITY PLANNING SECTOR OF THE ROSE HILL PLANNING DISTRICT, AREA IV OF THE COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDS ONE (1) TO TWO (2) DWELLING UNITS PER ACRE WITH AN OPTION FOR DEVELOPMENT AT THREE (3) TO FOUR (4) DWELLING UNITS PER ACRE IF DEVELOPMENT ACHIEVES SUBSTANTIAL PARCEL CONSOLIDATION AND PROVIDES CONSOLIDATED ACCESS, ADEQUATE INTERNAL CIRCULATION AND INTERPARCEL ACCESS IF APPROPRIATE. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THIS RECOMMENDATION.

12. THE COMPREHENSIVE PLAN RECOMMENDS A BICYCLE TRAIL ON THE NORTHERN SIDE OF KINGSTOWNE VILLAGE PARKWAY AND ON THE EASTERN SIDE OF BEULAH STREET IN THE VICINITY OF THE SUBJECT PROPERTY.

13. THE PROPOSED DEVELOPMENT WILL BE AN EXTENSION OF KINGSTOWNE WHICH HAS PROVIDED COMPREHENSIVE PUBLIC FACILITIES AND COMMUNITY FACILITIES TO SERVE ITS RESIDENTS. NO ADDITIONAL FACILITIES ARE PROPOSED WITH THIS DEVELOPMENT.

    THE RECREATIONAL FACILITY FEE REQUIREMENT THAT IS SPECIFIED BY SECT. 6-110 OF THE ZONING ORDINANCE WILL BE SATISFIED BY CONTRIBUTING THE REQUIRED FUNDS TO THE KINGSTOWNE RESIDENTIAL OWNERS CORPORATION.

14. TWO (2) PARKING SPACES ON EACH LOT WILL BE PROVIDED FOR THE PROPOSED SINGLE FAMILY DETACHED DWELLINGS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. IN ADDITION, SEVERAL PARKING SPACES WILL BE PROVIDED IN THE PRIVATE STREETS AS MAY BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES).

    THE PROPOSED SINGLE FAMILY DETACHED DWELLING UNITS WILL HAVE TWO-CAR GARAGES, BOTH OF WHICH WILL BE COUNTED TO SATISFY THE PARKING REQUIREMENT. IN ADDITION, THE DRIVEWAYS WILL BE A MINIMUM OF 18 FEET IN LENGTH AND WILL ALSO BE USED TO SATISFY THE PARKING REQUIREMENT.

    THERE ARE MORE PARKING SPACES REPRESENTED ON THE GRAPHIC THAN ARE REQUIRED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR LESS SPACES THAN REPRESENTED WITH THE UNDERSTANDING THAT THE MINIMUM NUMBER OF SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AND THE OPEN SPACE AREA AS REPRESENTED IN THE TABULATION IS NOT DIMINISHED.

15. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) FOR THE PROPOSED DEVELOPMENT ARE ACCOUNTED FOR IN THE PREVIOUSLY APPROVED COMPREHENSIVE SWM/BMP FACILITIES IN KINGSTOWNE. 100% PEAK VOLUME DETENTION IS PROVIDED BY FOUR (4) STORMWATER MANAGEMENT PONDS APPROVED UNDER FAIRFAX COUNTY PLAN NO. 6105-PI-09.

16. AS NOTED ON THE GRAPHIC, A SMALL AREA AT THE INTERSECTION OF KINGSTOWNE VILLAGE PARKWAY AND BEULAH STREET WILL BE DEDICATED AS AN OPEN SPACE AMENITY AREA FOR KINGSTOWNE. SAID AREA MAY CONTAIN AN ENTRY FEATURE FOR KINGSTOWNE AND WILL BE LANDSCAPED TO PROVIDE A PLEASING ENTRY TO THE COMMUNITY.

    OTHER THAN THE EXISTING TREE COVER ON THE SUBJECT PROPERTY, THERE ARE NO OTHER NATURAL FEATURES OR SCENIC ASSETS DESERVING OF PROTECTION OR PRESERVATION.

17. GIVEN THE PROPOSED DEVELOPMENT PROGRAM OF SINGLE FAMILY DETACHED DWELLINGS, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES. AGAIN, GIVEN THE PROPOSED DEVELOPMENT PROGRAM, THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIREMENTS. AS NOTED ON THE GRAPHIC, HOWEVER, A LANDSCAPED AREA ADJACENT TO BEULAH STREET AND KINGSTOWNE VILLAGE PARKWAY WILL BE PROVIDED TO SOFTEN THE EDGE OF THE PROPOSED DEVELOPMENT.

18. THE OPEN SPACE CALCULATION PRESENTED IN THE TABULATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-309 OF THE ZONING ORDINANCE. THE OPEN SPACE CALCULATION PRESENTED IN THE TABULATION INCLUDES CREDIT FOR ONLY ONE-HALF OF THE AREA IN THE VIRGINIA PUBLIC SERVICE COMPANY EASEMENT. WHEREAS THE OPEN SPACE WITHIN THE LAND AREA TO BE REZONED IS LESS THAN THE 20% THAT IS REQUIRED FOR A PDH-4 DEVELOPMENT, THE OPEN SPACE MUST BE CONSIDERED IN THE CONTEXT OF THE TOTAL DEVELOPMENT OF KINGSTOWNE WHERE THE APPROVED OPEN SPACE IS APPROXIMATELY 74%.

    THE PROPOSED OPEN SPACE WILL BE DEDICATED TO THE KINGSTOWNE RESIDENTIAL OWNERS CORPORATION. THE PROPOSED OPEN SPACE WILL BE FOR LANDSCAPING AND PASSIVE RECREATION. IT IS TO BE UNDERSTOCD THAT THERE MAY BE UTILITY LINES WITHIN AND CROSSING THE OPEN SPACE AREAS WHICH WILL BE KEPT TO A MINIMUM IN ACCORDANCE WITH SOUND, STANDARD ENGINEERING PRACTICE.

19. THE DENSITY PRESENTED IN THE TABULATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-308 OF THE ZONING ORDINANCE. THE DENSITY HAS BEEN CALCULATED ON THE GROSS LAND AREA OF THE PARCEL TO INCLUDE THE AREA OF THE VIRGINIA PUBLIC SERVICE COMPANY EASEMENT WHICH EASEMENT WAS RECORDED PRIOR TO THE EFFECTIVE DATE OF THE ZONING ORDINANCE. AS PRESENTED IN NOTE 2 ABOVE, THE DENSITY HAS ALSO BEEN CALCULATED ON THE 0.07 ACRE OF RIGHT-OF-WAY THAT WAS APPROVED FOR DENSITY CREDIT BY THE BOARD OF SUPERVISORS ON SEPTEMBER 17, 1990.

    GIVEN THE SIZE OF THE PROPOSED DEVELOPMENT, THERE IS NO AFFORDABLE DWELLING UNIT REQUIREMENT. FURTHER, THE AFFORDABLE DWELLING UNIT REQUIREMENT FOR OVERALL KINGSTOWNE HAS BEEN SATISFIED BY THE MASTER DEVELOPER ELSEWHERE IN KINGSTOWNE.

20. THE PROPOSED DEVELOPMENT WILL BE SERVED BY BOTH PUBLIC WATER AND SEWER THAT WILL BE EXTENDED TO THE PROPERTY AS REPRESENTED ON THE GRAPHIC.

21. THE DWELLING UNITS REPRESENTED ON THE GRAPHIC ARE ILLUSTRATIVE AND SUBJECT TO VARYING FOOTPRINTS AND MINIMUM YARDS BASED ON MARKET CONDITIONS AND FINAL ARCHITECTURE AND ENGINEERING. THE LOCATION OF ALL THE UNITS ON THE LOTS ARE NOT TO BE SCALED TO ESTABLISH MINIMUM YARDS ON EACH LOT. EXACT DISTANCES BETWEEN UNITS AND MINIMUM YARDS ON LOTS WILL BE ESTABLISHED ON THE GRADING PLANS IN ACCORDANCE WITH THE PROVISIONS OF THE PDH DISTRICT. IN NO INSTANCE, HOWEVER, WILL ANY UNIT BE LOCATED CLOSER TO THE PERIPHERAL BOUNDARY LINE(S) THAN THE MINIMUM DISTANCE(S) SET FORTH ON THE GRAPHIC.

22. IT IS TO BE UNDERSTOOD THAT MINOR MODIFICATIONS TO ALL OF THE FEATURES SHOWN ON THE GRAPHIC MAY BE PERMITTED AS DETERMINED BY THE ZONING ADMINISTRATOR IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE.

23. IT IS TO BE UNDERSTOOD THAT ADDITIONAL BUILDING FEATURES SUCH AS, BUT NOT LIMITED TO, DECKS, STOOPS, PATIOS, BALCONIES, BAY WINDOWS AND CHIMNEYS ARE NOT REPRESENTED ON THE GRAPHIC AND MAY BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE. IN ADDITION, SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, FLAGPOLES, FENCES AND WALLS NOT REPRESENTED ON THE GRAPHIC MAY ALSO BE PROVIDED.

24. ARCHITECTURAL SKETCHES OF THE PROPOSED UNITS ARE NOT AVAILABLE AT THIS TIME.

25. CONSTRUCTION OF ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN/WILL BE PERFORMED IN CONJUNCTION WITH THE NORMAL APPROVAL AND LAND DEVELOPMENT PROCESS.

26. AT THIS TIME, IT IS ANTICIPATED THAT DEVELOPMENT OF THE SUBJECT PROPERTY WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED; HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. THE DEVELOPMENT WILL PROBABLY BE CONSTRUCTED IN ONE CONTINUOUS PHASE.

27. NOTWITHSTANDING THE CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP) ARE PRESENTED ON ONE DOCUMENT, THE CDP SHALL CONSTITUTE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE TOTAL NUMBER OF DWELLING UNITS AND THE GENERAL LOCATION OF OPEN SPACE AREAS. THE APPLICANT RESERVES THE RIGHT TO REQUEST ONLY FINAL DEVELOPMENT PLAN AMENDMENTS FROM THE PLANNING COMMISSION IN THE FUTURE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-402 OF THE ZONING ORDINANCE.

28. OTHER THAN AS QUALIFIED IN THE ABOVE NOTES, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION FOR AREA OF REZONING/FDP 1999-LE-047:

EXISTING ZONING	R-1
PROPOSED ZONING	PDH-4
LAND AREA OF REZONING	1.73 AC*
PROPOSED NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS	7
PROPOSED DENSITY	3.89 DU/AC*
MAXIMUM BUILDING HEIGHT (3 STORIES)	45 FT
MAXIMUM NUMBER OF PARKING SPACES REQUIRED/PROVIDED (2 SPACES/UNIT)	14**
OPEN SPACE REQUIRED (20%)	0.34 AC
OPEN SPACE PROVIDED (6.5%)	0.11 AC***

TABULATION FOR AREA OF FDPA C-448-36:

EXISTING/PROPOSED ZONING	PDH-4
LAND AREA	2.82 AC*
PROPOSED NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS	13
PROPOSED DENSITY	4.61 DU/AC*
MAXIMUM BUILDING HEIGHT (3 STORIES)	45 FT
MAXIMUM NUMBER OF PARKING SPACES REQUIRED/PROVIDED (2 SPACES/UNIT)	26**
OPEN SPACE REQUIRED (20%)	0.56 AC
OPEN SPACE PROVIDED (29%)	0.83 AC***

TABULATION FOR TOTAL COMBINED AREA OF REZONING AND FDP:

EXISTING ZONING	R-1 AND PDH-4
PROPOSED ZONING	PDH-4
TOTAL LAND AREA	4.55 AC*
PROPOSED NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS	20
PROPOSED DENSITY	4.3 DU/AC*
MAXIMUM BUILDING HEIGHT (3 STORIES)	45 FT
MAXIMUM NUMBER OF PARKING SPACES REQUIRED/PROVIDED (2 SPACES/UNIT)	40**
OPEN SPACE REQUIRED (20%)	0.91 AC
OPEN SPACE PROVIDED (21%)	0.94 AC***

* SEE NOTES 2 AND 19.

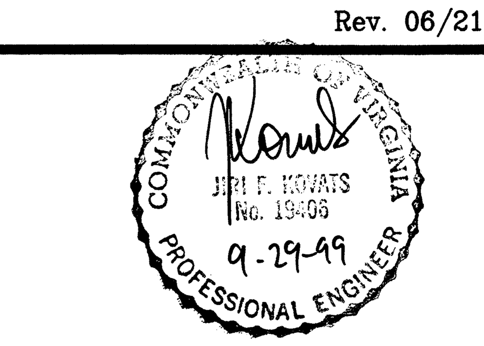
** SEE NOTE 14.

*** SEE NOTE 18.

RZ/FDP 1999-LE-047
FDP C-448-36
Application No. PCA C-448-21 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/12/00
Date of (BOS) (PC) approval 1/24/00
Sheet 1 of 1

Rev. 11/2/99
Rev. 09/29/99
Rev. 06/21/99

ZONING EVALUATION DIVISION
NOV. 1
DEPARTMENT OF
REC



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CONCEPTUAL/FINAL DEVELOPMENT PLAN for RZ/FDP 1999-LE-047 and FINAL DEVELOPMENT PLAN for FDP C-448-36

KINGSTOWNE – SECTION I

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

Drawn By	MEH
Designed By	OTHERS
Checked By	PGY
Date	03/19/99
Scale	1" : 50'
Plan Number	
Zoned	
Sheet	1 of 1
File Number	M-9997