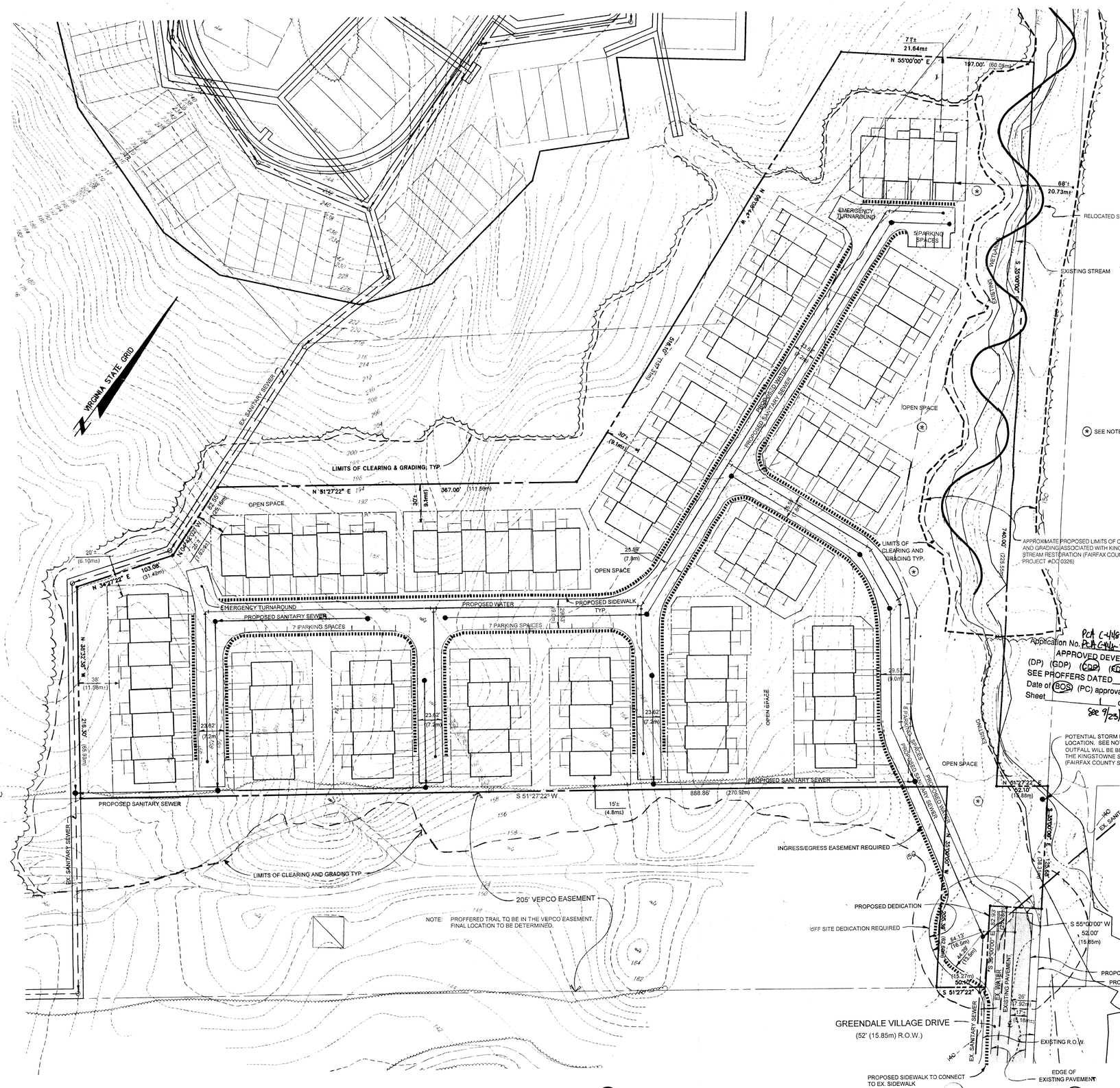
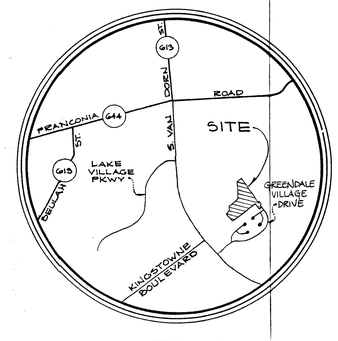




VICINITY MAP

SCALE : 1" = 2,000'
(1: 24,000)

SITE TABULATION:

GROSS SITE AREA (G.S.A.):	444,921.4 s.f. (41,334.6 s.m.) or 10.21 Ac. (4.13 ha.)
R.O.W. DEDICATION:	3,720 s.f. ± (345.6 s.m. ±)
NET SITE AREA:	441,201.4 s.f. ± (40,989.0 s.m. ±)
EXISTING ZONE:	PDH-4
PROPOSED ZONE:	PDH-4
PROPOSED NUMBER OF UNITS:	88 Single Family Attached Units
PROPOSED DENSITY:	8.62 DU/Ac.
ALLOWED (OVERALL) DENSITY:	4.0 DU/Ac. *
OPEN SPACE REQUIRED (20% OF G.S.A.):	88,984 s.f. (8,266.9 s.m.)
OPEN SPACE PROVIDED (33.7%± OF G.S.A.):	150,000 s.f. ± (13,935 s.m. ±)
PARKING REQUIRED:	203 Spaces
PARKING PROVIDED:	176 in Garage 176 in Driveways 27 Surface Parking 379 Total Spaces

* THE OVERALL DENSITY WITHIN ALL OF KINGSTOWNE IS 4.0 DU/Ac. WHEN TOTAL OPEN SPACE IS INCLUDED.

NOTES:

1. THE PROPERTY SHOWN HEREON, FOR KINGSTOWNE SECTION 47, IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP 81-4 ((1)), PART OF PARCEL 52D AND MAP 91-2 ((1)), PART OF PARCELS 29C AND 30B.
2. THE TOPOGRAPHY SHOWN HEREON IS FROM AN AIR SURVEY AND IS PROVIDED BY EAS.W.M. AT CONTOUR INTERVALS OF 2 FEET (0.61m). BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION SHOWN HEREON.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM BC CONSULTANTS.
4. STORMWATER DETENTION AND/OR RETENTION, AND/OR BEST MANAGEMENT PRACTICES (BMP'S) IS PROVIDED PER KINGSTOWNE LAKE POND AND IN ACCORDANCE WITH FAIRFAX COUNTY POLICIES AND ORDINANCES. WHILE THIS SITE MAY NOT FLOW DIRECTLY THROUGH THE KINGSTOWNE LAKE POND, THE POND WAS DESIGNED TO ACCOMMODATE DETENTION AND BMP'S FOR ALL OF KINGSTOWNE. IN ADDITION, A PORTION OF THIS SITE IS DETAINED BY THE GREENDALE GOLF COURSE POND (9282-SP-01). BMP ARE TO BE HANDLED BY KINGSTOWNE LAKE POND.
5. THE LOCATION OF EASEMENTS SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORDS, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THUS SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.
6. ALL NECESSARY PUBLIC UTILITIES AREA READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY AS MAY BE APPROPRIATE.
7. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES.
8. ALL UNITS ARE SHOWN WITH DOUBLE-WIDE DRIVEWAYS AND GARAGES.
9. THE PROPERTY SHOWN ON THIS IS IN THE LEE DISTRICT, THE DOUGE CREEK SANITARY SEWER DISTRICT AND THE DOGUE CREEK WATERSHED.
10. THE FAIRFAX COUNTY WATER AUTHORITY (F.C.W.A.) IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.
11. STATEMENT OF CONDITIONS OR COMMITMENTS AND/OR STATEMENTS REQUIRED PURSUANT TO SECTIONS 16-501 AND 16-502 ARE ENUMERATED ON THE LANDSCAPE PLAN AND TITLED 16-501 AND 16-502 COMMENTS.
12. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
13. ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
14. ACTUAL NUMBER OR PARKING SPACES IN EACH PARKING BAY IS SUBJECT TO FINAL ENGINEERING.
15. SIZE OF UNITS MAY CHANGE DUE TO MARKET CONDITIONS.
16. OFFSITE GRADING, RIGHT-OF-WAYS AND UTILITY CROSSINGS SHALL BE ALLOWED WITH THE PERMISSION OF THE ADJACENT PROPERTY OWNERS.
17. SEE THE LANDSCAPE PLAN FOR TYPICAL LOT LAYOUT PLANS.
18. THE PROPOSED TREE SAVE AREAS AND LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND UTILITY LOCATION.
19. THE EXACT LIMITS OF CLEARING AND GRADING WILL NOT BE FULLY KNOWN UNTIL THE SITE PLAN PHASE. HOWEVER, THE APPLICANT WILL WORK TO SAVE QUALITY TREES WHERE POSSIBLE ALONG THE EXISTING STREAM AND WETLANDS IN CONSULTATION WITH THE URBAN FORESTRY OFFICE.
20. THE EXACT LIMITS OF CLEARING AND GRADING WILL NOT BE FULLY KNOWN UNTIL THE SITE PLAN PHASE. HOWEVER, THE APPLICANT WILL WORK WITH THE FAIRFAX COUNTY ARCHEOLOGICAL SERVICES OFFICE TO LIMIT DISTURBANCE IN AREAS IDENTIFIED AS POSSIBLE PREHISTORIC ARCHEOLOGICAL SITES.
21. THE EXACT LOCATION OF THE STORM DRAIN OUTFALL WILL NOT BE KNOWN UNTIL THE SITE PLAN PHASE. HOWEVER, THE APPLICANT WILL WORK WITH THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO ENSURE ADEQUACY OF OUTFALL IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL.

Application No. PCA C-416-33 Staff JB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/20/99
Date of BOS (PC) approval 11/10/00
Sheet 1 of 8
See 9/23/99 FDP Conditions

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
AUG 27 1999
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
JAMES W. SCHLEIN
016183
4-10-98
PROFESSIONAL ENGINEER

KINGSTOWNE – SECTION 47

CDPA, FDP, AND PCA

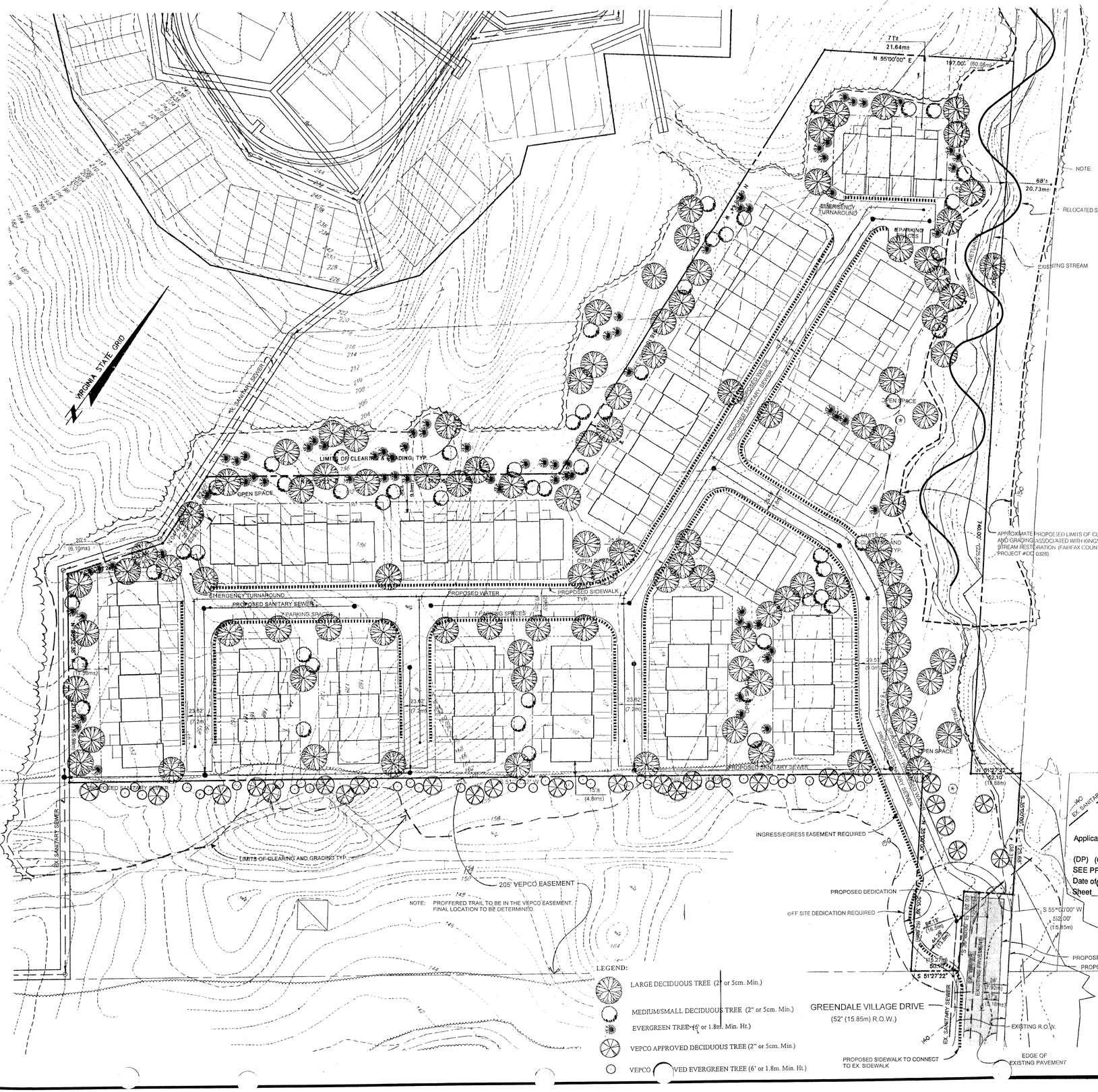
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

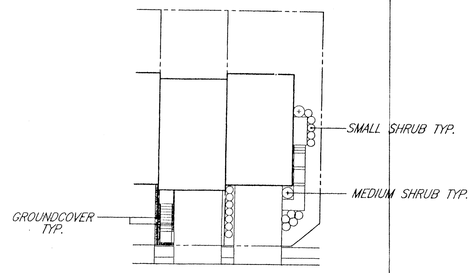
REVISED AUGUST 26, 1999
REVISED MAY 19, 1999

BC REVISIONS
REVISED JULY 9, 1998
REVISED OCTOBER 30, 1998
REVISED NOVEMBER 9, 1998
DECEMBER 23, 1998
REVISED FEBRUARY 2, 1999

OWNER
KINGSTOWNE SVD EAST, L.P.
KINGSTOWNE SVD SOUTH, L.P.
KINGSTOWNE, L.P.
2900 LINDEN LANE, SUITE 300
SILVER SPRING, MD 20910

DESIGNED BY: PLR/DDD
DRAFTED BY: DDD
CHECKED BY: PLR
DATE: APRIL 10, 1998
SCALE: HOR. 1" =50' (1:600)
VERT. N/A
SHEET 1 OF 8
CO. NO. 0000-XX-00
FILE NO. 13086.11-06
CADD NAME: PK47FDP.DWG





NOTE: TREES PLANTED BETWEEN THE PROPOSED STORM DRAINAGE EASEMENT AND THE LIMITS AND GRADING FOR THE STREAM RESTORATION PROJECT SHALL BE NATIVE SPECIES.

TYPICAL LOT LANDSCAPING
(FOR ILLUSTRATIVE PURPOSES ONLY)
NO SCALE

16-501 COMMENTS:

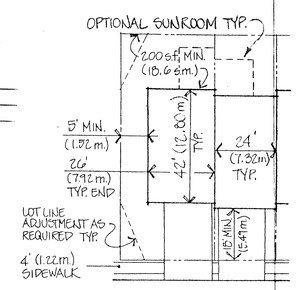
1. A. Shown on plan.
   B. Shown on plan.
   C. Shown on plan. See Note 2 on Sheet 1.
   D. Shown on plan.
   E. Shown on plan. Maximum building height shall not exceed 35'.
   F. Shown on plan.
   G. Shown on plan.
   H. Refer to Site Tabulations.
   I. Shown on plan.
   J. No floodplains, RPA's, RMA's or EQC's exist on site.
   K. Shown on plan.
   L. See Note 4 on Sheet 1.
   M. Shown on plan.
   N. Other than the wetlands there are no scenic assets or natural features deserving of protection and preservation.
   O. No known grave or burial site exists on the site.
   P. This development is in conformance with the Fairfax County Comprehensive Plan.
   Q. Shown on plan.
   R. There are no know existing structures on-site.
   S. N/A
   T. Refer to the Site Tabulations.
   U. Refer to the Site Tabulations.
   V. This plan conforms to the provisions of all applicable ordinances, regulations and adopted standards and conditions with the following waiver requested:
   - Waiver of the 600' maximum length of a private road.

   W. There are no special amenities planned with this development.
   X. Development schedule and phasing to be determined as market conditions allow.
2. Provided on separate sheet
3. To be submitted with this plan.
4. To the best of our knowledge no hazardous or toxic substances exist on the site. If any substances are found, the method for disposal shall agree to the county, state or federal laws.
5. N/A

16-502 COMMENTS:

1. A. Shown on plan.
   B. Shown on plan.
   C. Refer to Site Tabulations.
   D. Shown on plan.
   E. Shown on plan.
   F. See note No. 2.
   G. Shown on plan.
   H. Maximum building height shall not exceed 35'.
   I. Shown on plan.
   J. N/A
   K. Shown on plan.
   L. Refer to Site Tabulations.
   M. Shown on plan.
   N. Shown on Landscape Plan.
   O. No known grave or burial site exists on the site.
   P. Shown on plan.
   Q. See note No. 4.
   R. Shown on plan.
   S. No floodplains, RPA's, RMA's or EQC's exist on site.
   T. Development schedule and phasing to be determined as market conditions allow.
2. A. Refer to Site Tabulations.
   B. Refer to Site Tabulations.
   C. N/A
   D. Refer to Site Tabulations.
   E. N/A
   F. Refer to Site Tabulations for required parking.
   G. N/A
3. Provided on separate sheet
4. Not available.
5. To the best of our knowledge no hazardous or toxic substances exist on the site. If any substances are found, the method for disposal shall agree to the county, state or federal laws.
6. This plan conforms to the provisions of all applicable ordinances, regulations and adopted standards and conditions with the following waiver requested:
   - Waiver of the 600' maximum length of a private road.
7. If required, an affidavit will be provided under separate cover.
8. N/A

FDPC-446-33
Application No. PCA C-446-17 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/20/99
Date of (BOS) (PC) approval 11/10/00
Sheet 2 of 8
see 9/23/99 FDP Conditions



TYPICAL LOT LAYOUT
NO SCALE

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

COMMONWEALTH OF VIRGINIA
JAMES L. SCHLOSSBERG
No. 016193
4-10-98
PROFESSIONAL ENGINEER

CDPA, FDP, AND PCA LANDSCAPE PLAN
KINGSTOWNE – SECTION 47

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED AUGUST 26, 1999
REVISED MAY 19, 1999

BC REVISIONS
REVISED JULY 5, 1998
REVISED OCTOBER 30, 1998
REVISED NOVEMBER 9, 1998
REVISED DECEMBER 23, 1998
REVISED FEBRUARY 2, 1999

OWNER: KINGSTOWNE SYD EAST, L.P.
KINGSTOWNE SYD SOUTH, L.P.
KINGSTOWNE, L.P.
2200 LINDEN LANE, SUITE 300
SILVER SPRING, MD 20910

DESIGNED BY: PLR/DDD
DRAFTED BY: DDD
CHECKED BY: PLR
DATE: APRIL 10, 1998
SCALE: HOR. 1"=50' (1:600)
VERT. N/A
SHEET 2 OF 8
CO. NO. 0000-XX-00
FILE NO. 13086.11-06
NAME: PK47FDP.DWG

KINGSTOWNE

FAIRFAX COUNTY, VIRGINIA

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:
81-4-001-52A
91-2-001- 4
91-2-001- 12
91-2-004- 29
91-4-001- 1
91-4-001- 19

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

OWNER / DEVELOPER

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

Application No. FDP C-448-33 / PCA C-448-17 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/21/99
Date of (BOS) (PC) approval 1/10/00
Sheet 3 of 8
See 9/23/99 FDP Conditions

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 S[illegible]ED IN THE FUTURE FOR CONSTRUCTION PURPOSES. KMWM ASSUMES NO RESPONSIB[illegible] FOR CONSTRUCTION WITH THESE PLA[illegible]

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

UNIT TYPE TABULATION

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

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.

Proffer 1

SECTION	USE/UNIT	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED	FLOOR AREA RATIO (F.A.R.)
1	DAY CARE CENTER	35	35	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	

SECTION	USE/UNIT	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED	FLOOR AREA RATIO (F.A.R.)
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 SQ. FT. 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	264	275	
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	88 ~~62~~ SINGLE FAMILY ATTACHED	203 ~~124~~	379 ~~124~~	
48	136 ~~170~~ SINGLE FAMILY ATTACHED	313 ~~340~~	314 ~~340~~	
49	73 ~~62~~ SINGLE FAMILY ATTACHED	168 ~~124~~	179 ~~124~~	
50	73 ~~99~~ SINGLE FAMILY ATTACHED	168 ~~198~~	168 ~~200~~	
51	51 SINGLE FAMILY ATTACHED	102	102	
52	179 ~~209~~ SINGLE FAMILY ATTACHED	412 ~~418~~	442 ~~427~~	
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

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

NOTE:

THERE IS A SURPLUS OF 79 UNITS ON 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 CDPA, FDP AND PCA FOR SECTION 47 (FROM 62 UNITS TO 88 UNITS) COME FROM THIS SURPLUS.

KINGSTOWNE

ZONE: PDH-4.0

SITE AREA:	893.7 Acres
FLOOD PLAIN:	49.0 Acres
MARINE CLAY:	212.0 Acres
OPEN SPACE PROVIDED:*	444.0 Acres

Common Open Space (Area outside of landbays)	335 Acres
Vepco Easement Area (53 Acres @ 50%)	26 Acres
Park Land	74 Acres
Stream Valley Park Land	9 Acres
*Total Open Space	444 Acres

DENSITY

Flood Plain + Marine Clay = 261 Acres (29%)
30% of Site (893.7) = 268 Acres

Therefore, no deduction for marine clay or flood plain.

4.0 Dwelling Units per Acre x 893.7 Acres	= 3,575 Units
Maximum 25% Bonus**	= 894 Units
Total Units	4,469 Units

OPEN SPACE BONUS

20% Site Area Required (893.7 Acres x 0.2 = 179 Acres)
Provided: 444 Acres

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

Site x 4.0 (893.7 x 4.0) = 3574.8 Units x 0.004 x 148 = 2116 Units

25% Max 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 Recreational Lake
Adult Recreation Center
2 Community Recreation Centers
Hiking/Jogging Trails
Community Entrances Features
74 Acre Park
9 Acre Stream Valley Park
Special Landscaping Along Vepco Line Crossings
26 Tot Lots
15 Multi-Use Courts
8 Tennis Courts
2 Softball Fields
4 Soccer Fields
3 Practice Soccer Fields
1 Practice Tennis Court
2 Swimming Pools
3 Basketball Courts
PLUS OTHER FACILITIES (IE SPA)

COMMONWEALTH OF VIRGINIA — JAMES H. SCANLON — No. 016193 — 4-10-98 — PROFESSIONAL ENGINEER

FOR INFORMATION PURPOSES ONLY

REVISED 8-17-85 MISC.
REVISED 5-3-85 MISC.
REVISED 4-12-89 MISC.
REVISED 11-14-85 MISC.
REV. [illegible] 96

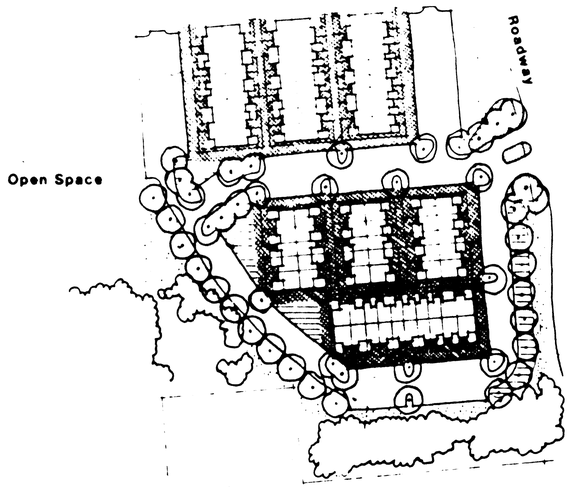
KMWM — CORPORATION OF VIRGINIA
ENGINEERS · PLANNERS · SURVEYORS
5017 C BACKLICK ROAD ANNANDALE, VIRGINIA 22003 PHONE (703) 642-0526

CONCEPTUAL DEVELOPMENT PLAN
KINGSTOWNE
LEE DISTRICT — FAIRFAX COUNTY, VIRGINIA

A / 1

SCALE: 1" = 600'
DATE: 1-7-85
FILE NO. 13086.11-06 ~~83-800-33C~~
SHEET 3 OF 8

AUGUST 26, 1999 · MAY 19, 1999 · REVISED FEBRUARY 2, 1999 · DECEMBER 23, 1998 · NOVEMBER 9, 1998 · OCTOBER 30, 1998 · REVISED JULY 9, 1998 · APRIL 10, 1998

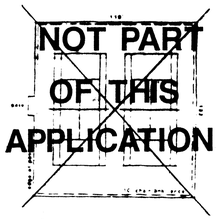


1. Landscape Treatments Plan for Back to Back Townhouse Neighborhoods

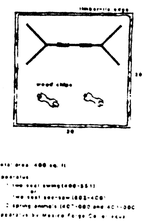
THESE TREATMENTS APPLY TO SECTIONS: 27,31, and 48

Recreation Facilities

FOR LOCATIONS OF RECREATION FACILITIES REFER TO FINAL DEVELOPMENT PLANS BY KMWM CORPORATION OF VIRGINIA DATED JANUARY 7, 1988.

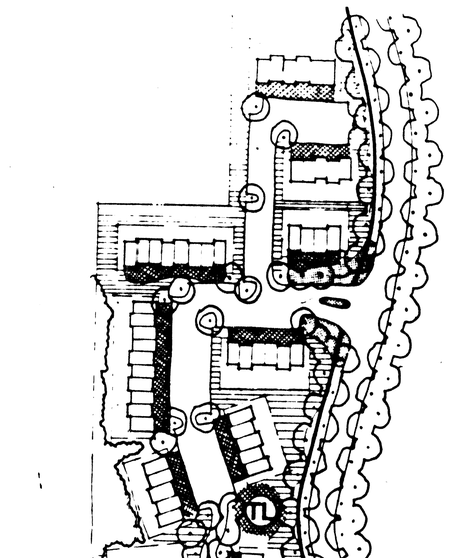


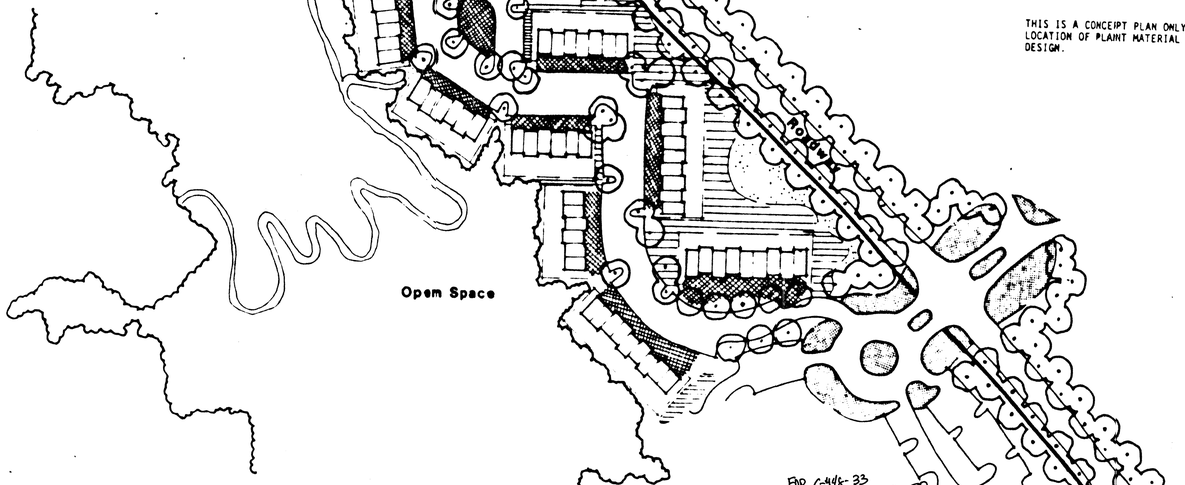
DOUBLE TENNIS COURTS



TOT LOTS / PLAY AREAS

SCALE 1" - 100'





2. Landscape Treatments Plan for Townhouse Neighborhoods

THESE TREATMENTS APPLY TO SECTIONS: 5,6,7,8,11, 12,13,21,22,23,24,26,29,30,33,45,47,49,50,51, and 52

FOR LANDSCAPE PURPOSES ONLY

Application No. FDP C-948-33 PRA C-948-17 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED 10/20/99
Date of (BOS) (PC) approval 1/10/00
Sheet 4 of 8
see 9/23/99 FDP Conditions

KINGSTOWNE LANDSCAPE TREATMENTS PLAN

LEGEND

LANDSCAPE ZONE A

PLANT MATERIALS: DECIDUOUS, EVERGREEN, AND FLOWERING SHRUBS AND TREES, TURF, GROUND COVERS, BULB AND PERENNIAL PLANTINGS, ETC.

FUNCTION: MAJOR PROJECT AND DEVELOPMENT BAY ENTRANCE ENHANCEMENT.

LANDSCAPE ZONE B

PLANT MATERIALS: DECIDUOUS AND EVERGREEN AND FLOWERING SHRUBS AND TREES, TURF, GROUND COVER, ETC.

FUNCTION: BUILDING / UNIT ENTRANCES, FOUNDATION PLANTINGS, AND SPECIAL FEATURE AREA LANDSCAPING.

LANDSCAPE ZONE C

PLANT MATERIALS: DECIDUOUS AND EVERGREEN SHRUBS AND TREES, EARTH MOUNDING, TURF, GROUNDCOVER, ETC.

FUNCTION: PARKING LOT AND / OR ROADWAY SCREENING: BUFFER AND VISUAL SEPERATION OF PUBLIC AND PRIVATE SPACES; PRIVACY AND NOISE CONTROL, AND TRANSITION YARDS

LANDSCAPE ZONE D

PLANT MATERIALS: PRIMARILY TURF WITH OCCASIONAL DECIDUOUS AND EVERGREEN TREES,

FUNCTION: INTERNAL OPENSPACE DEFINITION.

EXISTING TREE COVER

STREETSCAPE AND CANOPY TREES

REFERENCE "LANDSCAPE ARCHITECTURAL CONCEPTS" BY HOH ASSOCIATES, INC. DECEMBER 17, 1984

OPEN SPACE TRAIL CONNECTION

WALKWAY

TOT LOT

TL

THIS IS A CONCEIPT PLAN ONLY. THE QUANTITY, SIZE, AND LOCATION OF PLAINT MATERIAL IS SUBJECT TO FINAL SITE PLAN DESIGN.

COMMONWEALTH OF VIRGINIA
JAMES H. SCANLON
No. 016193
4-10-98
PROFESSIONAL ENGINEER

FOR INFORMATION PURPOSES ONLY!

The BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
8251 Old Courthouse Road, Suite 130, Vienna, Virginia 22180
(703) 827-0330

A 12

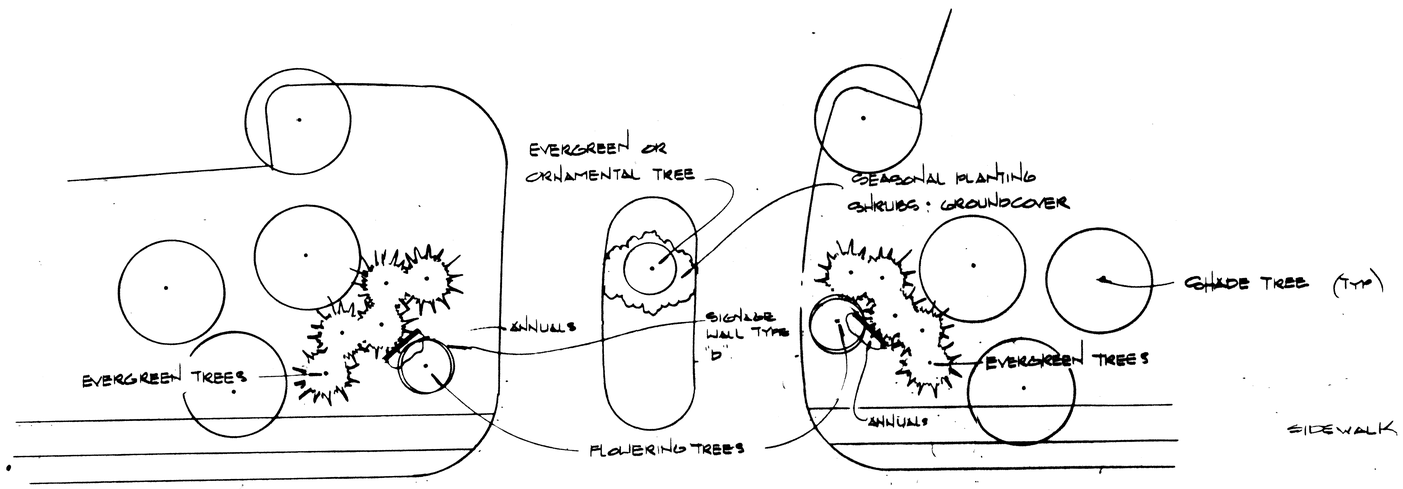
KINGSTOWNE
Lee District, Fairfax County, Virginia

FEBRUARY 2, 1999
DECEMBER 23, 1998
NOVEMBER 9, 1998 REV. 4/12/85
OCTOBER 30, 1998
AUGUST 26, 1999 REVISED JULY 9, 1998 APRIL 10, 1998
MAY 19, 1999

HOH Associates, Inc.
801 King Street
Suite 400
Alexandria, Virginia 22314

JANUARY 4, 1985
REV. JANUARY 7, 1988
JAN. 14 1988

FILE NO. 13086.11-CP



ROAD

SCALE 1" = 20'

TYPICAL TOWNHOUSE
LANDSCAPE DETAIL
ZONE A

KINGSTOWNE

FAIRFAX COUNTY, VA

LANDSCAPE ZONE A

PLANT MATERIALS DECIDUOUS EVERGREEN, AND FLOWERING SHRUBS AND TREES, TURF, GROUNDCOVER BULBS AND SEASONAL PLANTINGS

FUNCTION MAJOR PROJECT AND DEVELOPMENT DAY ENTRANCE ENHANCEMENT

PLANT LIST:

	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES			
	ACER PLATANOIDES	NORWAY MAPLE	1½" CAL
	ACER RUBRA OCTOBER GLORY	OCTOBER GLORY RED MAPLE	1½" CAL
	ACER SACCHARUM	SUGAR MAPLE	1½" CAL
	QUERCUS COCCINEA	PIN OAK	1½" CAL
	QUERCUS PHELLOS	WILLOW OAK	1½" CAL
	QUERCUS RUBRA	RED OAK	1½" CAL
EVERGREEN TREES			
	PICEA EXCELSA	NORWAY SPRUCE	6' B & B
	PINUS STROBUS	WHITE PINE	6' B & B
	PINUS THUNBERGII	BLACK PINE	6' B & B
	TSUGA CANADENSIS	CANADIAN HEMLOCK	6' B & B
	PICEA PUNGENS	COLORADO SPRUCE	6' B & B
FLOWERING TREES			
	CORNUS FLORIDA	WHITE DOGWOOD	6' B & B
	CORNUS FLORIDA RUBRA	PINK DOGWOOD	6' B & B
	PRUNUS THUNBERGII	REDLEAF PLUM	6' B & B
	PRUNUS YEDOENSIS	YOSHINO CHERRY	6' B & B
	PYRUS CALLERYANA BRADFORD	BRADFORD PEAR	2½" CAL
SHRUBS			
	AZAELA KURUME	RED PINK & WHITE	3 GAL CAN
	FORSYTHIA SUSPENSA	FORSYTHIA	4' B & B
	ILEX CRENATA COMPACTA	COMPACT JAP HOLLY	24 B & B
	ILEX CRENATA HELLERI	HELLERI HOLLY	2 GAL CAN
	TAXUS CUSPIDATA CAPITATA	UPRIGHT YEW	36 B & B
	RHODODENDRON MAXIMUS	RHODODENDRON	36 B & B
GROUNDCOVERS			
	JUNIPERUS WILTONII	BLUE RUG JUNIPER	GAL CAN
	JUNIPERUS CONSERTA	PACIFIC JUNIPER	GAL CAN

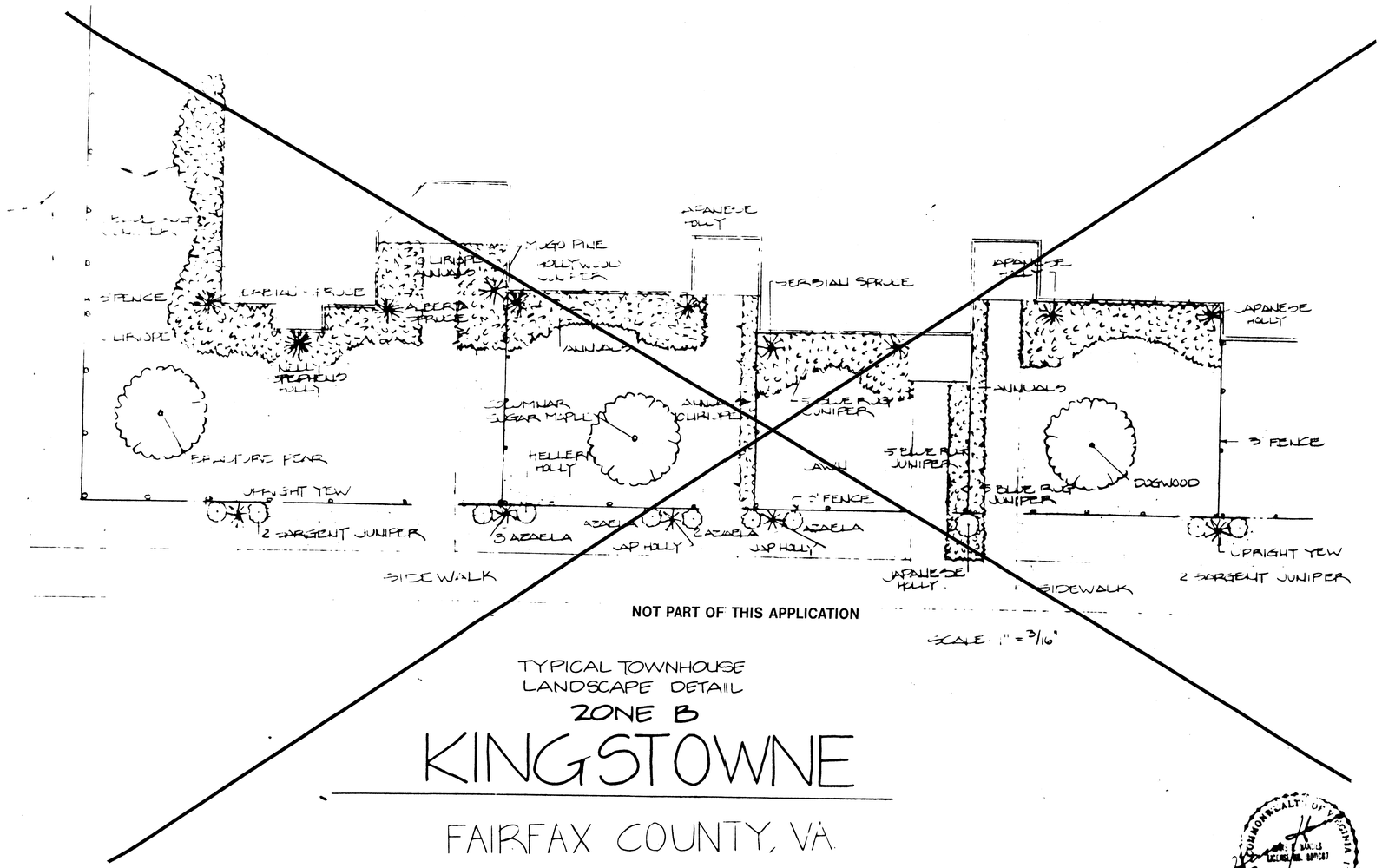
FDP C-448-33
Application No. PA C-448-17 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/20/99
Date of (BOS) (PC) approval 1/10/00
Sheet 5 of 8
see 9/23/99 FDP Conditions

COMMONWEALTH OF VIRGINIA
JAMES H. SCANLON
No. 016193
4-10-98
PROFESSIONAL ENGINEER

FEBRUARY 2, 1999 MAY 19, 1999
DECEMBER 23, 1998 AUGUST 26, 1999
NOVEMBER 9, 1998
OCTOBER 30, 1998
REVISED JULY 9, 1998
REV. 11·1·87
REV 5·22·88
APRIL 10, 1998
NO. 13086.11-06

FOR INFORMATION PURPOSES ONLY!

FOR LANDSCAPE PURPOSES ONLY



NOT PART OF THIS APPLICATION

SCALE: 1" = 3/16"

TYPICAL TOWNHOUSE
LANDSCAPE DETAIL
ZONE B

KINGSTOWNE

FAIRFAX COUNTY, VA.

LANDSCAPE ZONE B

PLANT MATERIALS DECIDUOUS AND EVERGREEN AND FLOWERING SHRUBS AND TREES. TURF GROUNDCOVER ETC

FUNCTION BUILDING ENTRANCES FOUNDATION PLANTINGS

PLANT LIST

	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER RUBRA COLUMNAR	COLUMNAR RED MAPLE	1½" CAL.
	ACER SACCHARUM COLUMNAR	COLUMNAR SUGAR MAPLE	1½" CAL.
	CORNUS FLORIDA	FLOWERING DOGWOOD	6'B&B
	PICEA OMORICA	SERBIAN SPRUCE	6'B&B
	PRUNUS THUNDERCLOUD	REDLEAF PLUM	6'B&B
	PYRUS CALLERYANA BRADFORD	BRADFORD PEAR	1½" CAL.
SHRUBS			
	AZALEA KURUME	AZALEA	18" 2 GAL. CAN
	ILEX CRENATA COMPACTA	COMPACT JAPANESE HOLLY	2 GAL. CAN
	ILEX CRENATA HELLERI	HELLERI HOLLY	2 GAL. CAN
	JUNIPERUS HOLLYWOOD	HOLLYWOOD JUNIPER	5'B&B
	JUNIPERUS SARGENTII	SARGENT JUNIPER	2 GAL. CAN
	PICEA CONICA	ALBERTA SPRUCE	24"
	PINUS MUGO MUGHUS	MUGO PINE	18"
	TAXUS CUSPIDATA CAPITATA	UPRIGHT YEW	5'B&B
GROUNDCOVER			
	JUNIPERUS WILTONII	BLUE RUG JUNIPER	1 GAL. CAN
	LIRIOPE	LIRIOPE	1 GAL. CAN

NOTE ALL PLANT MATERIAL SHALL BE MAINTENANCE AND DISEASE-FREE IT SHALL ALSO MEET THE STANDARDS SET BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) ALL PLANT MATERIAL WILL BE INSPECTED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

FOR C-448-33
Application No. PRA C-448-17 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/20/99
Date of (BOS) (PC) approval 1/10/00
Sheet 6 of 8
See 9/23/99 PDH Conditions

COMMONWEALTH OF VIRGINIA
JAMES A. SCANLON
No. 016193
4-10-98
PROFESSIONAL ENGINEER

REVISED AUGUST 26, 1999
MAY 19, 1999
APRIL 10, 1998
REVISED JULY 9, 1998
OCTOBER 30, 1998
NOVEMBER 9, 1998
FILE NO. 13086-II-06
DECEMBER 23
FEBRUARY

FOR LANDSCAPE PURPOSES ONLY

FOR INFORMATION PURPOSES

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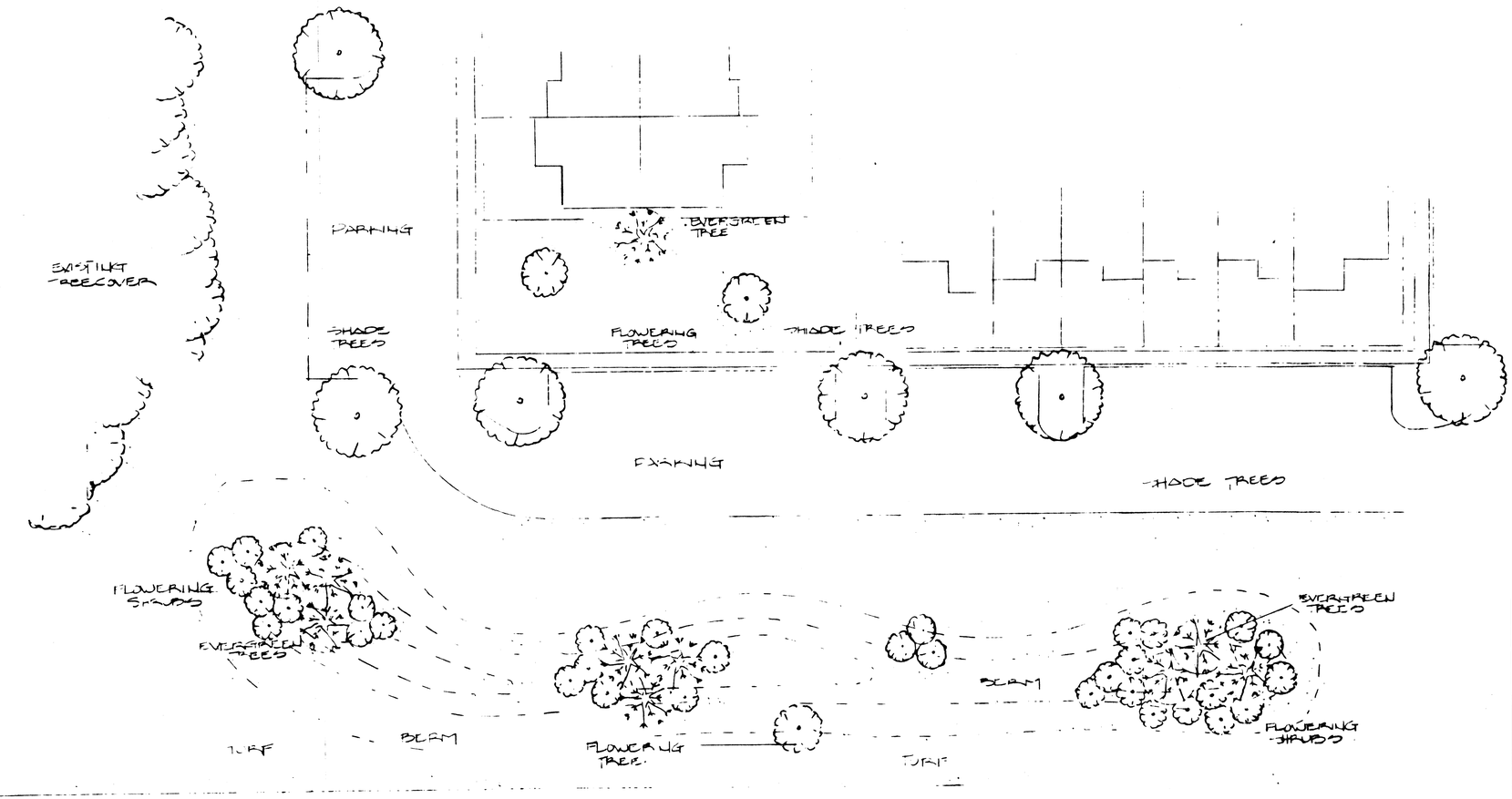

SCALE 1"=20'

TYPICAL TOWNHOUSE
LANDSCAPE DETAIL
ZONE C

KINGSTOWNE

FAIRFAX COUNTY, VA

LANDSCAPE ZONE C

PLANT MATERIALS: DECIDUOUS AND EVERGREEN SHRUBS AND TREES, EARTH MOUNDING, AND TURF

FUNCTION: PARKING LOT AND OR ROADWAY SCREENING BUFFER AND VISUAL SEPARATION OF PUBLIC AND PRIVATE SPACES

PLANT LIST:

BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES		
ACER PLATANOIDES	NORWAY MAPLE	1½" CAL.
ACER RUBRA 'OUTDOOR GLORY'	OUTDOOR GLORY RED MAPLE	1½" CAL.
ACER SACCHARUM	SUGAR MAPLE	1½" CAL.
QUERCUS COCCINEA	PIN OAK	1½" CAL.
QUERCUS PHELLOS	WILLOW OAK	1½" CAL.
QUERCUS RUBRA	RED OAK	1½" CAL.
EVERGREEN TREES:		
PICEA EXCELSA	NORWAY SPRUCE	6'B&B
PINUS STROBUS	WHITE PINE	6'B&B
PINUS THUNBERGII	BLACK PINE	6'B&B
TSUGA CANADENSIS	CANADIAN HEMLOCK	6'B&B
FLOWERING TREES:		
CORNUS FLORIDA	WHITE DOGWOOD	6'B&B
CORNUS FLORIDA RUBRA	PINK DOGWOOD	6'B&B
PRUNUS THUNBERGII	REDLEAF PLUM	6'B&B
PRUNUS YEDOENSIS	YOSHINO CHERRY	6'B&B
PYRUS CALLERYANA BRADFORD	BRADFORD PEAR	2½" CAL.
SHRUBS		
FORSYTHIA SUSPENSA	FORSYTHIA	4'B&B
ILEX CRENATA COMPACTA	COMPACT JAP HOLLY	24"B&B
JUNIPERUS CHINENSIS SARGENTII	SARGENT JUNIPER	24"B&B
SPIREA VANHOUTTEI	VANHOUTTE SPIREA	4'B&B
TAXUS BACCATA REPANDENS	SPREADING YEW	24"B&B
WEIGELA FLORIDA	WEIGELA	24"B&B

COMMONWEALTH OF VIRGINIA
JAMES M. SCANLON
No. 016193
4-10-98
PROFESSIONAL ENGINEER

Application No. FDP C-418-33 Staff PB
RCA C-418-17
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/20/99
Date of (BOS) (PC) approval 1/10/00
Sheet 7 of 8
see 7/23/99 Development Conditions for FDP

AUGUST 26, 1999
APRIL 10, 1998
REVISED JULY 9, 1998
OCTOBER 30, 1998
FILE NO. 13086.11-06
NOVEMBER 9, 1998
DECEMBER 23, 1998
FEBRUARY 2, 1999
MAY 19, 1999

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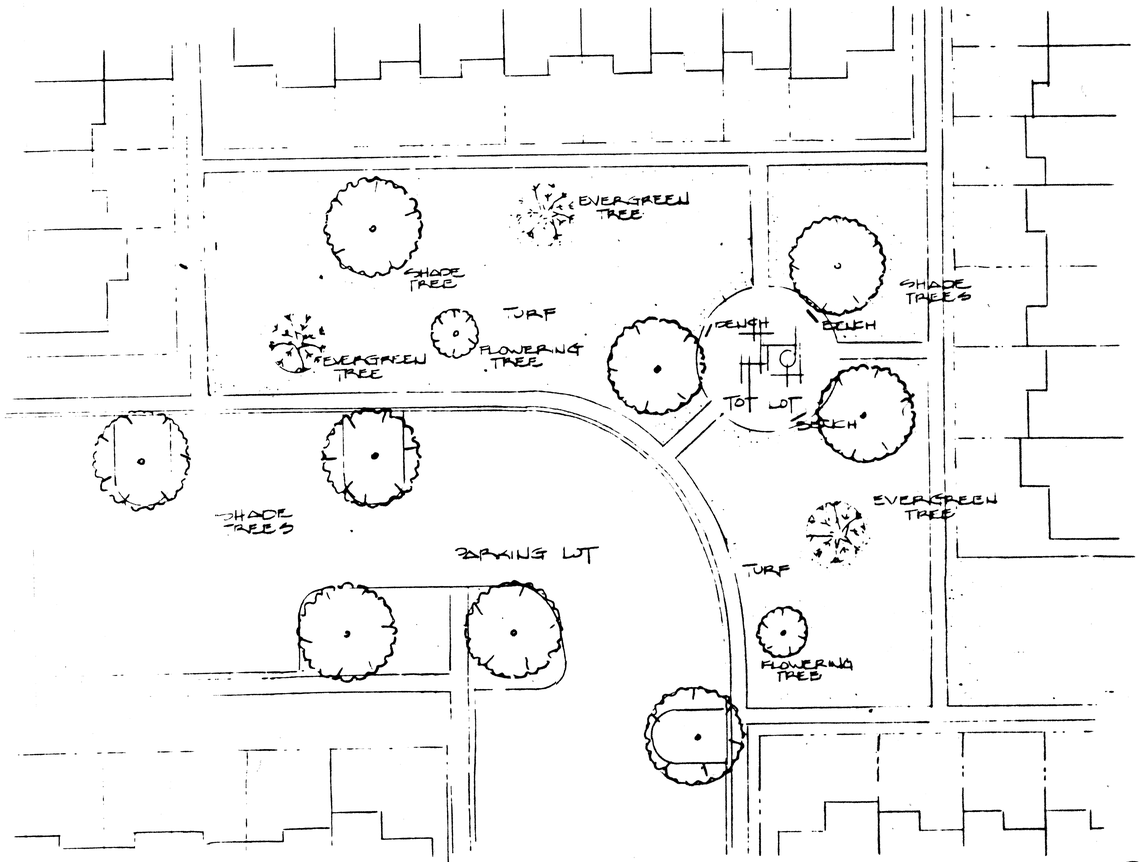
FOR LANDSCAPE PURPOSES ONLY

FOR INFORMATION PURPOSES ONLY!



SCALE 1" = 20'

TYPICAL TOWNHOUSE
LANDSCAPE DETAIL
ZONE D

KINGSTOWNE

FAIRFAX COUNTY, VA.

LANDSCAPE ZONE D

PLANT MATERIALS: PRIMARILY TURF WITH OCCASIONAL DECIDUOUS AND EVERGREEN TREES.

FUNCTION: INTERNAL OPENSPACE DEFINITION

PLANT LIST:

	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES:			
	ACER PLATANOIDES	NORWAY MAPLE	1½" CAL.
	ACER RUBRA 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1½" CAL.
	ACER SACCHARUM	SUGAR MAPLE	1½" CAL.
	QUERCUS COCCINEA	PIN OAK	1½" CAL.
	QUERCUS PHELLOS	WILLOW OAK	1½" CAL.
	QUERCUS RUBRA	RED OAK	1½" CAL.
EVERGREEN TREES:			
	PICEA EXCELSA	NORWAY SPRUCE	6'-8'
	PINUS STROBUS	WHITE PINE	6'-8'
	PINUS THUNBERGII	BLACK PINE	6'-8'
	TSUGA CANADENSIS	CANADIAN HEMLOCK	6'-8'
FLOWERING TREES:			
	CORNUS FLORIDA	WHITE DOGWOOD	6'-8'
	CORNUS FLORIDA RUBRA	PINK DOGWOOD	6'-8'
	PRUNUS THUNDERCLOUD	REDLEAF PLUM	6'-8'
	PRUNUS YEDOENSIS	YOSHINO CHERRY	6'-8'
	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	2½" CAL.

FOR LANDSCAPE PURPOSES ONLY

FDP C-448-33
Application No. PCA C-448-17 Staff FD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/20/99
Date of (BOS) (PC) approval 1/10/00
Sheet 8 of 8
see 1999 FDP Conditions

COMMONWEALTH OF VIRGINIA
JAMES H. SCANLON
No. 016193
4-10-98
PROFESSIONAL ENGINEER

AUGUST 26, 1999
APRIL 10, 1998
REVISED JULY 8, 1998
OCTOBER 30, 1998
FILE NO. 3086-II-06
NOVEMBER 30, 1998
DECEMBER 23, 1998
FEBRUARY 1999
MAY 19, 1999

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