WAL★MART

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/
FINAL DEVELOPMENT PLAN AMENDMENT/PROFFER CONDITION AMENDMENT/
GENERALIZED DEVELOPMENT PLAN

STORE #2194
TAX MAP 091-2-01-0032-B
5885 KINGSTOWNE BLVD.
ALEXANDRIA, VIRGINIA

LEGEND
FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING		PROPOSED
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	
	STORM SEWER	
	SANITARY SEWER MAIN	
S	SANITARY SEWER LATERAL	S
W	UG WATER LINE	W
E	UG ELECTRIC LINE	E
G	UG GAS LINE	G
OH	UG OVERHEAD WIRE	OH
T	UG TELEPHONE LINE	T
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 OR X 516.00 BC 515.55
	CONTOUR LINE	123
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	WATER METER	
	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
OR	HEADWALL OR ENDWALL	OR
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
XXX	SANITARY LABEL	XXX
XXX	STORM LABEL	XXX
	TYPICAL LIGHT	
	ACORN LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL SIGN	
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
E	ELECTRIC MANHOLE	
T	TELEPHONE MANHOLE	
E	ELECTRIC BOX	
E	ELECTRIC PEDESTAL	
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	
	UTILITY POLE W/LIGHT	
	POLE LIGHT	

LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20002153-5
SCALE: 1"=2000'

OWNER/APPLICANT:
WAL*MART REAL ESTATE BUSINESS TRUST
C/O WAL*MART STORE #2194
1301 SE 10TH STREET
BENTONVILLE AR 72716

PREPARED BY:
BOHLER ENGINEERING, P.C.
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
(703) 709-9500

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

UTILITY CONTACT INFORMATION:

TELEPHONE
C&P TELEPHONE
2980 FAIRVIEW PARK DR.
FALLS CHURCH, VA 22042
(703) 204-5208

ELECTRIC
VIRGINIA POWER
3901 FAIR RIDGE DR.
FAIRFAX, VA 22033
(703) 359-3000

GAS
WASHINGTON GAS
6801 INDUSTRIAL RD
SPRINGFIELD, VA 22151
(703) 750-4269

SEWER
FAIRFAX COUNTY SEWER AND STORMWATER
1200 GOVERMENT CENTER PARKWAY
FAIRFAX, VA 22035

WATER
FAIRFAX COUNTY WATER AUTHORITY
P.O. BOX 1500
MERRIFIELD, VA 22116
(703) 698-5600

DRAINAGE & STORMWATER
FAIRFAX COUNTY SEWER AND STORMWATER
1200 GOVERMENT CENTER PARKWAY
FAIRFAX, VA 22035

SHEET INDEX

1 COVER SHEET
2 GENERAL NOTES AND TABULATIONS
3 SITE PLAN
4 LANDSCAPE PLAN

Application No: FDPA 84-L-020-21 Staff RB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/22/04
Date of (BOS) (PC) approval 9/22/04
Sheet 1 of 4
see FDPA 84-L-020-22

MISS UTILITY
BEFORE YOU DIG CALL 1-800-552-7001
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

REV.	DATE	COMMENT	BY
5	7/23/04	RELOCATE SCREENING WALL LOCATION	NSD
4	5/18/04	PER COUNTY COMMENTS	NSD
3	4/23/04	PER COUNTY COMMENTS	ADM
2	3/25/04	ADDED CROSSWALK PER COUNTY COMMENTS	ADM
1	12/30/03	PER COUNTY COMMENTS	ADM

BOHLER ENGINEERING, P.C.
22630 DAVIS DRIVE, SUITE 200
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CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
Other Office Locations:
■ North Wales, PA ■ Melville, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Albany, NY

CDPA/FDPA/PCA/GDP

PROJECT: WAL*MART STORE #2194
KINGSTOWNE CENTRE
ALEXANDRIA, VIRGINIA, LEE DISTRICT

TITLE: COVER SHEET

A. J. VOLANTH
ARGIL J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE NO. 0401 024430
MARYLAND LICENSE NO. 20042
COMMONWEALTH OF COLUMBIA LICENSE NO. 16906
GEORGIA LICENSE NO. PE000421 NC
NORTH CAROLINA LICENSE NO. 024430
SOUTH CAROLINA LICENSE NO. 19406
TENNESSEE LICENSE NO. 119406

RECEIVED
Department of Planning & Zoning
JUL 26 2004
Zoning Evaluation Division

SCALE: (H) N/A (V)
DATE: 8/1/03
DRAWN BY: ADM
PROJECT No.: S032113
CHECKED BY: MRJ
CAD I.D. #: SS5
SHEET No: 1 OF 4
REV. No. 5
CONSTRUCTION CHECK DATE

GENERAL NOTES PER SECTION 16-501

1. ALL OF THE FOLLOWING ARE SHOWN AS NOTED BELOW:
   A. VICINITY MAP SHOWN ON PAGES 1 AND 3.
   B. "THE PROPERTY IS CURRENTLY AND WILL REMAIN OWNED BY WAL-MART STORES, INC."
   C. "SHOWN ON PAGE 3, BASED ON FAIRFAX COUNTY TOPOGRAPHIC MAP."
   D. SCALE AND NORTH ARROW SHOWN ON DRAWING (PAGE 2).
   E. ADDITION WILL MATCH EXISTING STORE
   F. NO CHANGE IN TRAFFIC CIRCULATION.
   G. MAJOR OPEN SPACE AREAS SHOWN ON DRAWING (PAGE 2).
   H. PARKING REQUIREMENTS SHOWN IN ZONING REQUIREMENTS NOTES AND ON PLAN (PAGE 2).
   I. NO PROPOSED IMPROVEMENTS TO PUBLIC RIGHT(S)-OF-WAY. DELINEATION OF CENTERLINES DIMENSIONED ON PAGE 2.
   J. DELINEATION OF FLOODPLAIN NOT APPLICABLE.
   K. SUBMISSION WAIVER HEREBY REQUESTED FROM THIS REQUIREMENT SINCE NONE OF THE REQUIRED SCREENING OR BUFFER AREAS ARE TO BE IMPACTED.
   L. NOT APPLICABLE.
   M. UTILITY EASEMENTS ALREADY EXIST AND WILL NOT BE CHANGED.
   N. NOT APPLICABLE.
   O. NO GRAVES OR BURIAL SITES KNOWN TO EXIST ONSITE.
   P. "EXPANSION IS AN AMENDMENT TO THE PREVIOUSLY APPROVED CDPA 84-L-0205 ON NOVEMBER 12, 1992."
   Q. PRESENTATION SHOWN ON PAGE 2.
   R. EXISTING BUILDING WILL REMAIN AND WAS CONSTRUCTED IN 1995.
   S. "EXISTING FLOOR AREA IS 132,525 SF. PROPOSED ADDITIONAL FLOOR AREA IS 9,975 SF, WITH A TOTAL OF 142,500 SF."
   T. STATEMENT OR PRESENTATION NOT APPLICABLE.
   U. OPEN SPACE CALCULATIONS SHOWN IN ZONING REQUIREMENTS NOTES (PAGE 2).
   V. NO VARIANCE REQUIRED.
   W. APPROVED DEVELOPMENT CONDITIONS AND PROFFER STATEMENTS OF FDPA 84-L-020-2-2 SHALL REMAIN IN EFFECT.
   X. CONSTRUCTION TO COMMENCE UPON APPROVAL OF PLANS.

2. NO PUBLIC IMPROVEMENTS ARE PROPOSED.

GENERAL NOTES PER SECTION 16-502

1. ALL OF THE FOLLOWING ARE SHOWN AS NOTED BELOW:
   A. VICINITY MAP SHOWN ON PAGES 1 AND 3.
   B. BEARINGS AND DISTANCES HAVE BEEN SHOWN ON THE PROPERTY LINES ON PAGE 3.
   C. TOTAL AREA OF THE PROPERTY HAS BEEN PRESENTED IN SQUARE FEET AND ACRES.
   D. SCALE AND NORTH ARROW SHOWN ON DRAWING (PAGE 2).
   E. NAMES OF ALL BOUNDARY STREETS HAVE BEEN PROVIDED ON PAGE 2. NO IMPROVEMENTS HAVE BEEN PROPOSED WITH THIS PLAN. DIMENSIONS FROM CENTERLINE TO CURB AND RIGHT OF WAY ARE INDICATED ON PAGE 3.
   F. EXISTING TOPOGRAPHY HAS BEEN SHOWN PER THE FAIRFAX COUNTY TOPOGRAPHIC MAPS. A WAIVER IS HEREBY REQUESTED FROM THIS REQUIREMENT. DETAILED TOPOGRAPHY OF THE AREAS TO BE IMPROVED WILL BE PROVIDED WITH THE SITE PLAN SUBMISSION.
   G. THE LOCATION OF ALL PROPOSED USES IS PROVIDED ON PAGE 3.
   H. MAXIMUM BUILDING HEIGHT IS INDICATED ON PAGE 3.
   I. THE DISTANCES FROM ALL STRUCTURES TO DEVELOPMENT BOUNDARIES HAS BEEN PROVIDED ON PAGE 3.
   J. A GRAPHICAL DEPICTION OF THE ANGLE OF BULK PLANE HAS BEEN PROVIDED ON PAGE 3.
   K. TRAFFIC CIRCULATION AND PEDESTRIAN CIRCULATION HAS BEEN INDICATED ON PAGE 3.
   L. OFF STREET PARKING AND LOADING IS SHOWN ON PAGE 3.
   M. OPEN SPACE CALCULATIONS SHOWN IN ZONING REQUIREMENTS NOTES (PAGE 2).
   N. A WAIVER IS HEREBY REQUESTED FROM THIS REQUIREMENT SINCE NONE OF THE REQUIRED SCREENING OR BUFFER AREAS ARE IMPACTED BY THIS PLAN. THE AREA OF DISTURBANCE IS LOCATED WITHIN THE PARKING AREAS.
   O. NO GRAVES OR BURIAL SITES KNOWN TO EXIST ONSITE.
   P. NOT APPLICABLE. PUBLIC UTILITIES ARE CURRENTLY SERVING THIS LOCATION.
   Q. NOT APPLICABLE. THIS SITE CURRENTLY HAS AN APPROVED STORMWATER MANAGEMENT FACILITY.
   R. UTILITY EASEMENTS ARE SHOWN ON PAGE 3.
   S. NOT APPLICABLE. NO FLOODPLAIN, RPA'S OR RMA'S ARE KNOWN TO EXIST ON SITE.
   T. NOT APPLICABLE.

STORMWATER BMP AND OUTFALL NARRATIVE

THE SITE IS LOCATED AT THE NORTHWEST QUADRANT OF THE INSTERSECTION OF KINGSTOWNE BLVD. AND SIR VICEROY DR. THE SITE IS CURRENTLY OCCUPIED BY A WAL-MART RETAIL FACILITY. AS PART OF THIS APPLICATION AN 8,010 S.F. STOCKROOM EXPANSION AND A 1,965 S.F. GARDEN CENTER EXPANSION IS PROPOSED.

THIS SIITE IS CURRENTLY SERVED BY BMP FACILITES. PER APPROVED SITE PLANS (PLAN # 6015-SP-49-2) AND AS-BUILT DRAWINGS, THERE ARE 2 EXISTING SAND FILTRATION BASINS LOCATED ON THE NORTH EASTERN SIDE OF THE SITE AS INDICATED ON SHEET 3 OF THIS PLAN SET. BMP AND STORMWATER MANAGEMENT ARE ALSO PROVIDED FOR THE OVERALL DEVELOPMENT BY KINGSTOWNE LAKE (PLAN# 6105-PI-12). BASED UPON THE THE PROPOSED IMPROVEMENTS THERE IS A REDUCTION IN PERVIOUS AREA EQUAL TO 2000 S.F. THIS REDUCTION REPRESENTS 0.3% OF THE TOTAL SITE AND IS CONSIDRED TO BE NEGLIGABLE BY THE SUBMITTING ENGINEER AND THEREFORE THE BMP REQUIREMENTS FOR THIS SITE ARE SATISFIED.

THE SITE CURRENTLY DRAINS IN A EASTERLY DIRECTION TO THE STORM DRAIN SYSTEM IN SIR VICEROY DR. FROM SIR VICEROY DR. THE STROMWATER FROM THIS SITE DRAINS EASTERLY WITHIN AN EXITING 48" CONCRETE PIPE. THE ULTIMATE OUTFALL OF THIS SITE IS A TRIBUTARY TO DOGUE RUN. SINCE THERE IS NO MEASURABLE INCREASE IN IMPERVIOUS AREA RESULTING IN FROM THE PROPOSED IMPROVEMENTS, THERE WILL BE NO INCREASE IN PEAK OUFLOW FROM THIS SITE IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE OUTFALL FOR THIS SITE IS ADEQUATE AND NO DOWNSTREAM STRUCTURES ARE IMPACTED BY THIS DEVELOPMENT.

ZONING REQUIREMENTS

	ALLOWED (PER APPROVED FDPA 84-L-020-2-2)	PROPOSED
MINIMUM YARD REQUIREMENTS		
FRONT YARD	310 FEET	339 FEET
SIDE YARD	80 FEET	86 FEET
REAR YARD	68 FEET	68 FEET
LANDSCAPE OPEN SPACE	15% (96,916 SF)	28% (181,059 SF)
PARKING REQUIREMENT	653 PER FDPA 84-L020-2-2	763 SPACES (EXISTING) 725 SPACES (PROPOSED) 7 SPACES (CART CORRALS - NOT INCLUDED IN COMPS.)
TOTAL		
HANDICAP PARKING	18 SPACES	19 SPACES
VAN ACCESSIBLE	3 SPACES	6 SPACES
OFF-STREET LOADING	5 SPACES	5 SPACES

BUILDING AREA TABULATIONS	
TOTAL EXISTING GROSS FLOOR AREA:	126,707 SF
EXISTING GARDEN CENTER AREA:	5,818 SF
EXISTING FAR (TOTAL SITE):	0.20
*EXISTING FAR (I-4 ZONE):	0
EXISTING FAR (PDC ZONE):	0.21
PROPOSED STOCKROOM EXPANSION:	8,010 SF
TOTAL PROPOSED GROSS FLOOR AREA:	134,717 SF
PROPOSED GARDEN CENTER EXPANSION:	1,965 SF
PROPOSED FAR (TOTAL SITE):	0.21
*PROPOSED FAR (I-4 ZONE):	0
PROPOSED FAR (PDC ZONE):	0.22
ALLOWABLE FAR:	1.5

* NO BUILDING(S) EXIST WITHIN THE LIMITS OF THE I-4 ZONE.

ZONE AREA TABULATION		
TOTAL PARCEL AREA	645,655 SF	14.82 ACRES
AREA OF I-4 ZONE	30,515 SF	0.70 ACRES
AREA OF PDC ZONE	615,140 SF	14.12 ACRES

MISS UTILITY

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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

Application No. RPA 84-L-020-2R Staff RB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/27/04
Date of (BOS) (PC) approval 9/27/04
Sheet 2 of 4
See PCA 84-L-020-22

REV.	DATE	COMMENT	BY
1	12/30/03	PER COUNTY COMMENTS	ADM
2	3/29/04	ADDED CROSSWALK PER COUNTY COMMENTS	ADM
3	4/23/04	PER COUNTY COMMENTS	ADM
4	5/18/04	PER COUNTY COMMENTS	ADM
5	7/23/04	RELOCATE SCREENING WALL LOCATION	NSD
			NSD

BOHLER ENGINEERING, P.C.
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
Other Office Locations:
■ North Wales, PA ■ Melville, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Albany, NY
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
PHONE: (703) 709-9500
FAX: (703) 709-9501

CDPA/FDPA/PCA/GDP

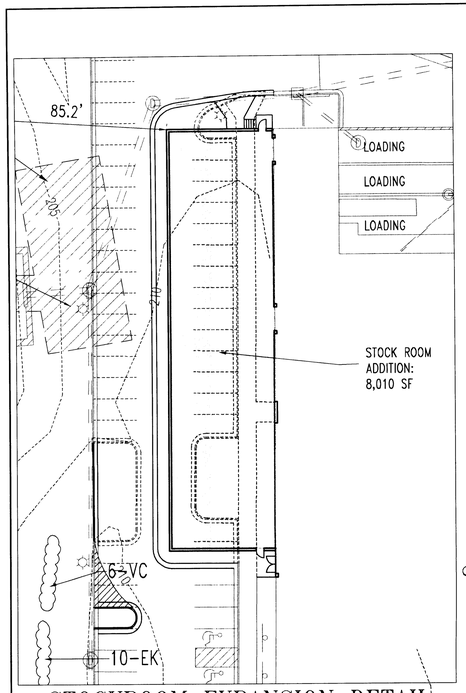
PROJECT: WAL*MART
STORE #2194
KINGSTOWNE CENTRE
ALEXANDRIA, VIRGINIA, LEE DISTRICT

TITLE: GENERAL NOTES AND TABULATIONS

A.J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 021439
MARYLAND LICENSE No. 21342
DISTRICT OF COLUMBIA LICENSE No. 16708
GEORGIA LICENSE NO. PE026041
NORTH CAROLINA LICENSE No. 034281
SOUTH CAROLINA LICENSE No. 20945
TENNESSEE LICENSE No. 116946

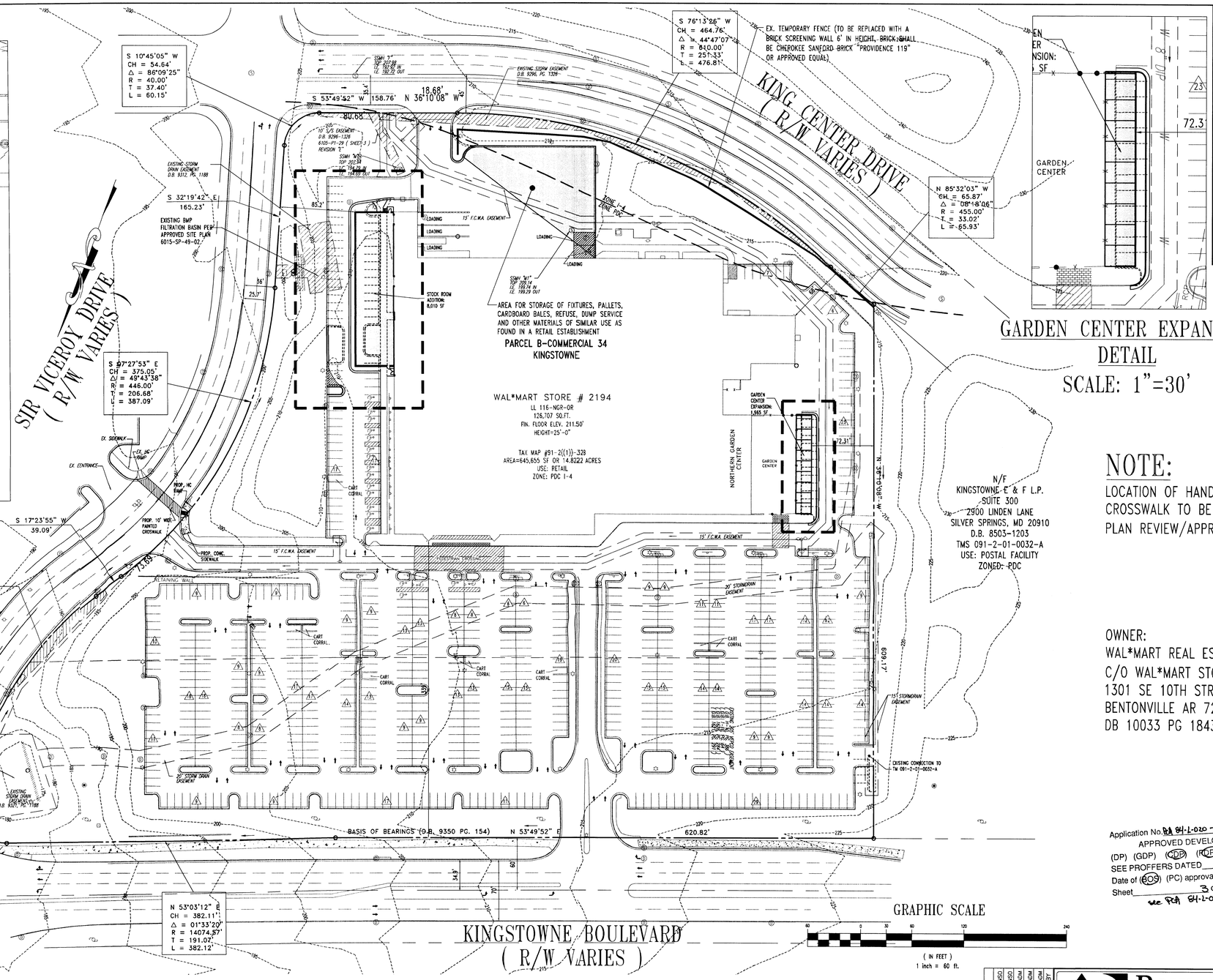
SCALE: (H) N/A (V)	DATE: 8/1/03
DRAWN BY: ADM	PROJECT No: 5032113
CHECKED BY: MRJ	CAD I.D. #: SS5
CONSTRUCTION CHECK	DATE

SHEET No: 2 OF 4
REV. No. 5



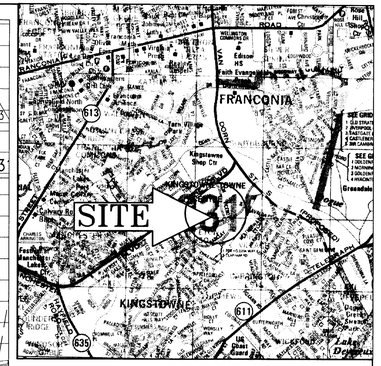
STOCKROOM EXPANSION DETAIL

SCALE: 1"=30'



GARDEN CENTER EXPANSION DETAIL

SCALE: 1"=30'



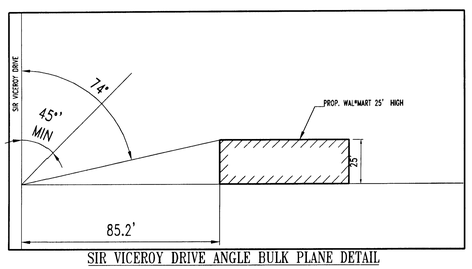
LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

NOTE:

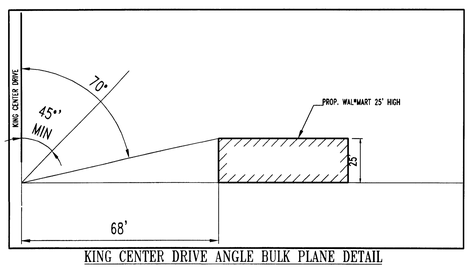
LOCATION OF HANDICAP RAMP AND CROSSWALK TO BE DETERMINED UPON SITE PLAN REVIEW/APPROVAL.

OWNER:
WAL*MART REAL ESTATE BUSINESS TRUST
C/O WAL*MART STORE #2194
1301 SE 10TH STREET
BENTONVILLE AR 72716
DB 10033 PG 1843



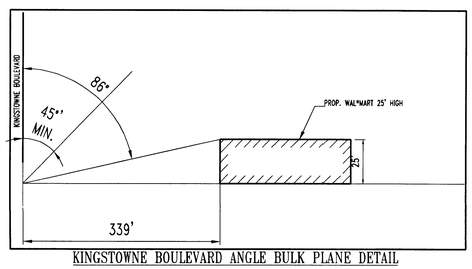
SIR VICEROY DRIVE ANGLE BULK PLANE DETAIL

(NTS)



KING CENTER DRIVE ANGLE BULK PLANE DETAIL

(NTS)



KINGSTOWNE BOULEVARD ANGLE BULK PLANE DETAIL

(NTS)

MISS UTILITY

DIG WITH C.A.R.E.
CALL MISS UTILITY ONCE
KEEP VIRGINIA SAFE

BEFORE YOU DIG CALL
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Application No. RA 84-1-020-21 Staff RB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (RDP)
SEE PROFFERS DATED 7/22/04
Date of (BOS) (PC) approval 9/27/04
Sheet 3 of 4
we RA 84-1-020-22

REV.	DATE	COMMENT	BY
5.	7/23/04	RELOCATE SCREENING WALL LOCATION	NSG
4.	5/18/04	PER COUNTY COMMENTS	NSG
3.	4/23/04	PER COUNTY COMMENTS	ADM
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CDPA/FDPA/PCA/GDP

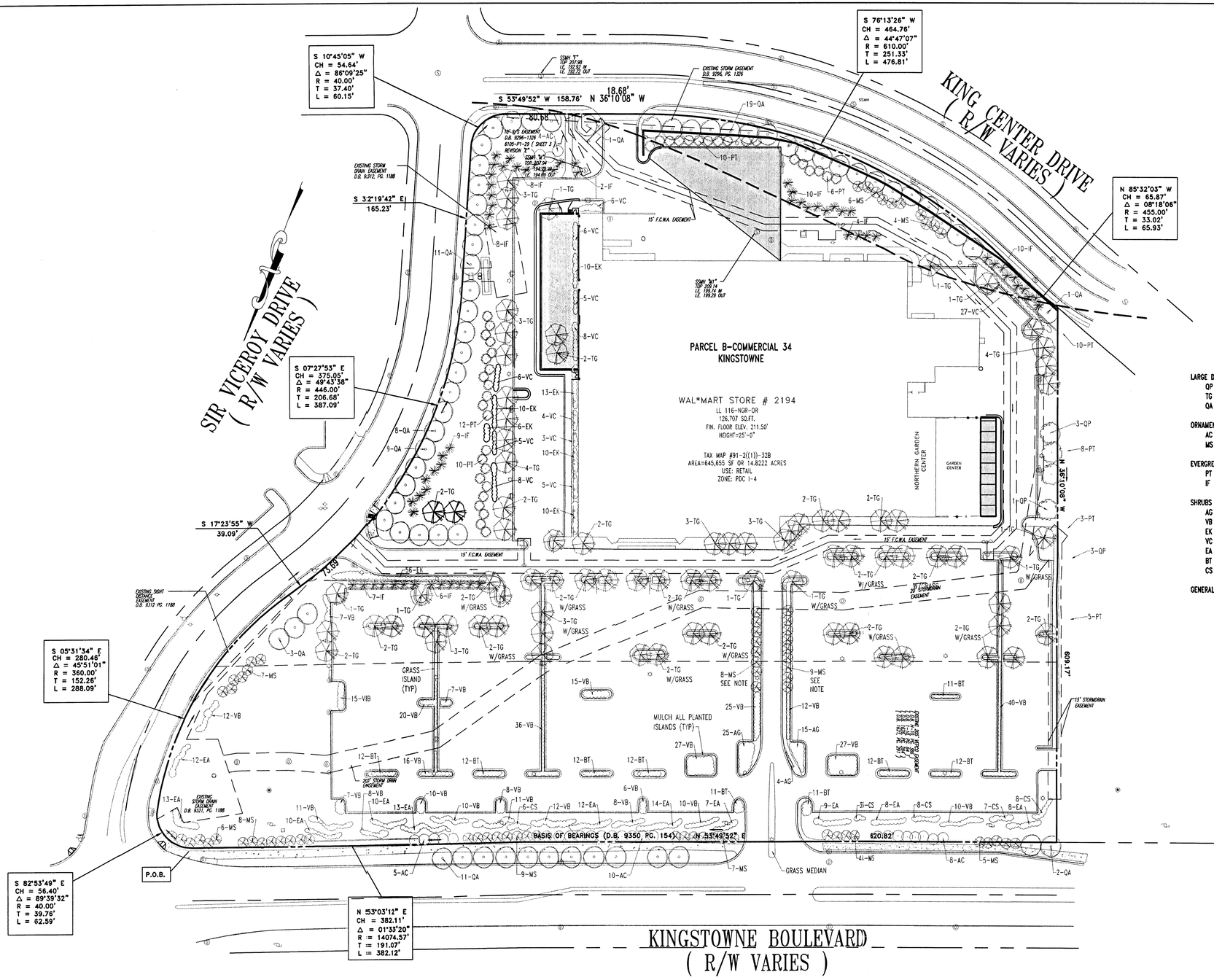
PROJECT: WAL*MART
STORE #2194
KINGSTOWNE CENTRE
ALEXANDRIA, VIRGINIA, LEE DISTRICT

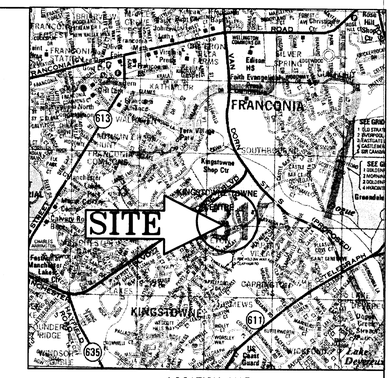
TITLE: SITE PLAN

A. J. VOLLMUTH
COMMONWEALTH OF VIRGINIA
No. 022455
REGISTERED PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 022455
COMMONWEALTH OF VIRGINIA
DISTRICT OF COLUMBIA LICENSED No. 410-000
STATE OF MARYLAND LICENSE No. 21437
STATE OF NORTH CAROLINA LICENSE No. 024423
STATE OF TENNESSEE LICENSED No. 103004

SCALE: (H) AS SHOWN (V)	DATE: 8/1/03
DRAWN BY: ADM	PROJECT No. S032113
CHECKED BY: MRJ	CAD I.D. SS5
CONSTRUCTION CHECK	DATE

SHEET No: 3 OF 4
REV. No. 5





LOCATION MAP

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PERMIT USE NO. 20602153-S
SCALE: 1"=2000'

PLANT LIST

KEY/SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
LARGE DECIDUOUS TREES					
QP	QUERCUS PHELLOS	WILLOW OAK	7	3 1/2" CAL/12'-14' HT	B&B
TG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	81	3 1/2" CAL/12'-14' HT	B&B
QA	QUERCUS ALBA	WHITE OAK	65	3 1/2" CAL/12'-14' HT	B&B
ORNAMENTAL TREES					
AC	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	27	6'-8' HT/MULTI-STEM	B&B
MS	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE (WHITE)	73	1-1 1/2" CAL/6'-8' HT	B&B
EVERGREEN TREES					
PT	PINUS STROBUS	WHITE PINE	64	12'-15' HT	B&B
IF	ILEX X ATTENUATA 'FOSTER'S'	FOSTER'S HOLLY	64	12'-15' HT	B&B
SHRUBS					
AG	ABELIA GRANDIFLORA	GLOSSY ABELIA	44	NO 3 CONTAINER, 24"-30" HT	SPACE 48" O.C.
VB	VIBURNUM BURKWOODII	BURKWOOD'S VIBURNUM	370	NO 3 CONTAINER, 24"-30" HT	SPACE 60" O.C.
EK	EUONYMUS KIAUTSCHOVICUS	EVERGREEN EUONYMUS	99	NO 3 CONTAINER, 24"-30" HT	SPACE 48" O.C.
VC	VIBURNUM CARLESII	FRAGRANT VIBUNUM	64	NO 3 CONTAINER, 24"-30" HT	SPACE 60" O.C.
EA	EUONYMUS ALATUS 'COMPACTUS'	WINGED EUONYMUS	116	NO 3 CONTAINER, 24"-30" HT	SPACE 48" O.C.
BT	BERBERIS THUNBERGII	JAPANESE BARBERRY	105	NO 3 CONTAINER, 24"-30" HT	SPACE 48" O.C.
CS	CORNUS SERICEA	REDWING OSIER DOGWOOD	32	NO 3 CONTAINER, 24"-30" HT	SPACE 48" O.C.

GENERAL NOTES:

DUE TO BEING LOCATED WITHIN THE VEPCO RIGHT-OF-WAY, ANY SHRUBS PLANTED WITHIN THE RIGHT-OF-WAY WILL BE REQUIRED TO BE MAINTAINED AT A MAXIMUM HEIGHT OF FIVE (5) FEET.

DUE TO BEING LOCATED IN THE VEPCO TRANSMISSION LINE RIGHT-OF-WAY OUTSIDE THE CONDUCTOR AREA, THE SNOWDRIFT CRABAPPLES WILL BE REQUIRED TO BE KEPT AT A MAXIMUM HEIGHT OF 15 FEET.

TOTAL TREE COVER REQUIRED: 64,469
TOTAL TREE COVER PROVIDED: 66,125

NOTE: LANDSCAPING SHOWN IS BASED UPON APPROVED SITE PLAN 6105-SP-49-2

Application No. Pck 81-L-020-21 Staff PR
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/23/01
Date of (BOS) (PC) approval 9/27/01
Sheet 4 of 4
see Pck 81-L-020-22

MISS UTILITY

BEFORE YOU DIG CALL 1-800-552-7001
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

REV.	DATE	BY	COMMENT
5	7/23/04	NSD	RELOCATE SCREENING WALL LOCATION
4	5/18/04	NSD	PER COUNTY COMMENTS
3	4/23/04	ADM	PER COUNTY COMMENTS
2	3/25/04	ADM	ADDED CROSSWALK PER COUNTY COMMENTS
1	12/30/03	ADM	PER COUNTY COMMENTS

BOHLER ENGINEERING, P.C.
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
PHONE: (703) 709-9500
FAX: (703) 709-9501
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
Other Office Locations:
■ North Wales, PA ■ Melville, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Albany, NY

CDPA/FDPA/PCA/GDP

PROJECT: WAL*MART
STORE #2194
KINGSTOWNE CENTRE
ALEXANDRIA, VIRGINIA, LEE DISTRICT

TITLE: LANDSCAPE PLAN

ANGELO VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE NO. 0402 021438
PENNSYLVANIA LICENSE NO. PE047599
NEW JERSEY LICENSE NO. 24GE04100600
NEW YORK LICENSE NO. 076540
SOUTH CAROLINA LICENSE NO. 20643
TENNESSEE LICENSE NO. 109438

SCALE: (H) AS SHOWN (V)	DATE: 8/1/03
DRAWN BY: ADM	PROJECT No: S032113
CHECKED BY: MRJ	CAD I.D. F: SSS
CONSTRUCTION CHECK	DATE

SHEET No: 4 OF 4
REV. No. 5