APPENDIX 1B

PROPOSED DEVELOPMENT CONDITIONS

FDPA C-448-5-3 (Kingstowne Shopping Center)

APRIL 7, 1999

If it is the intent of the Planning Commission to approved FDPA C-448-5-3 located at Tax Map 91-2 ((1)) 32A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions of FDPA C-448-5-2. Previously approved conditions, or those which have minor revisions, are marked with an asterisk (*).

*1. Development of the subject property shall be in conformance with the plan entitled *"Kingstowne Section 37, "* prepared by the BC Consultants and dated September 23, 1996 as revised through February 24,1999, and consisting of three (3) pages.

*2. These conditions are a supplement to and do not replace the limitations established pursuant to Par. 6 of Sect. 6-106, Use Limitations, the other development conditions associated with the approval of this FDPA or any applicable proffers. In the case of a conflict between this condition and any other restrictions, including proffers, conditions, regulations, the stricter standard shall apply. Buildings B, D and F of Section 37 of Kingstowne, the shopping center, shall be subject to the following limitations:

- There shall be no storage of shopping carts, or other such carts, in the parking lot. All such carts shall be stored inside the building. All carts used by customers to transport purchases to their cars shall be returned to inside the store.

- Outside signage shall be limited to advertising the individual establishment only; signs for ancillary services such as photo-development, etc. or accessory service uses shall be prohibited.

- All signs shall conform with the regulations contained in Article 12 of the Fairfax County Zoning Ordinance.

- There shall be no outdoor vending machines, including but not limited to, soft drink machines.

- There shall be no coin-operated mechanical rides or other similar devices located outside the walls of the main building.

- Notwithstanding the provisions of Par. 6 of Sect. 6-106, there shall be no outdoor display of goods for sale.

*3. The delivery of goods to Building B shall be monitored so that delivery trucks that need to make use of the loading docks shall be directed into the loading dock by a third party so as to ensure coordinated traffic flow during the delivery period.

*4. Upon written request by the County or the Virginia Department of Transportation (VDOT), the applicant shall dedicate land along the front of the shopping center on southbound South Van Dorn Street so that VDOT and/or the County can construct a separate turn-lane for the slip ramp into the shopping center, as described in the applicant's proffers. It is recognized that this turn lane may not meet the length standards for a typical turn lane.

*5. The island located behind Building B2 and adjacent to the loading spaces shall be planted with two (2) deciduous trees and two (2) evergreen trees. To provide an immediate screening effect the deciduous trees shall be three (3) inch caliper at the time of planting and the evergreen trees shall be a minimum of six (6) feet in height at planting. The location and species of the plantings shall be subject to the approval of the Urban Forestry Branch of the Department of Public Works and Environmental Services (DPWES) and shall be selected to provide screening for the back of Building B2 for traffic traveling along Kingstowne Village Parkway and along the access roadway on the eastern side of Building B2.

*6. A finished facade similar to that provided on existing Building A shall be provided on all sides of the buildings which comprise the Kingstowne Shopping Center, including the service areas.

7. A finished facade similar to that provided on existing Building D shall be provided on all sides of the proposed building expansion for Building D, including the service areas.