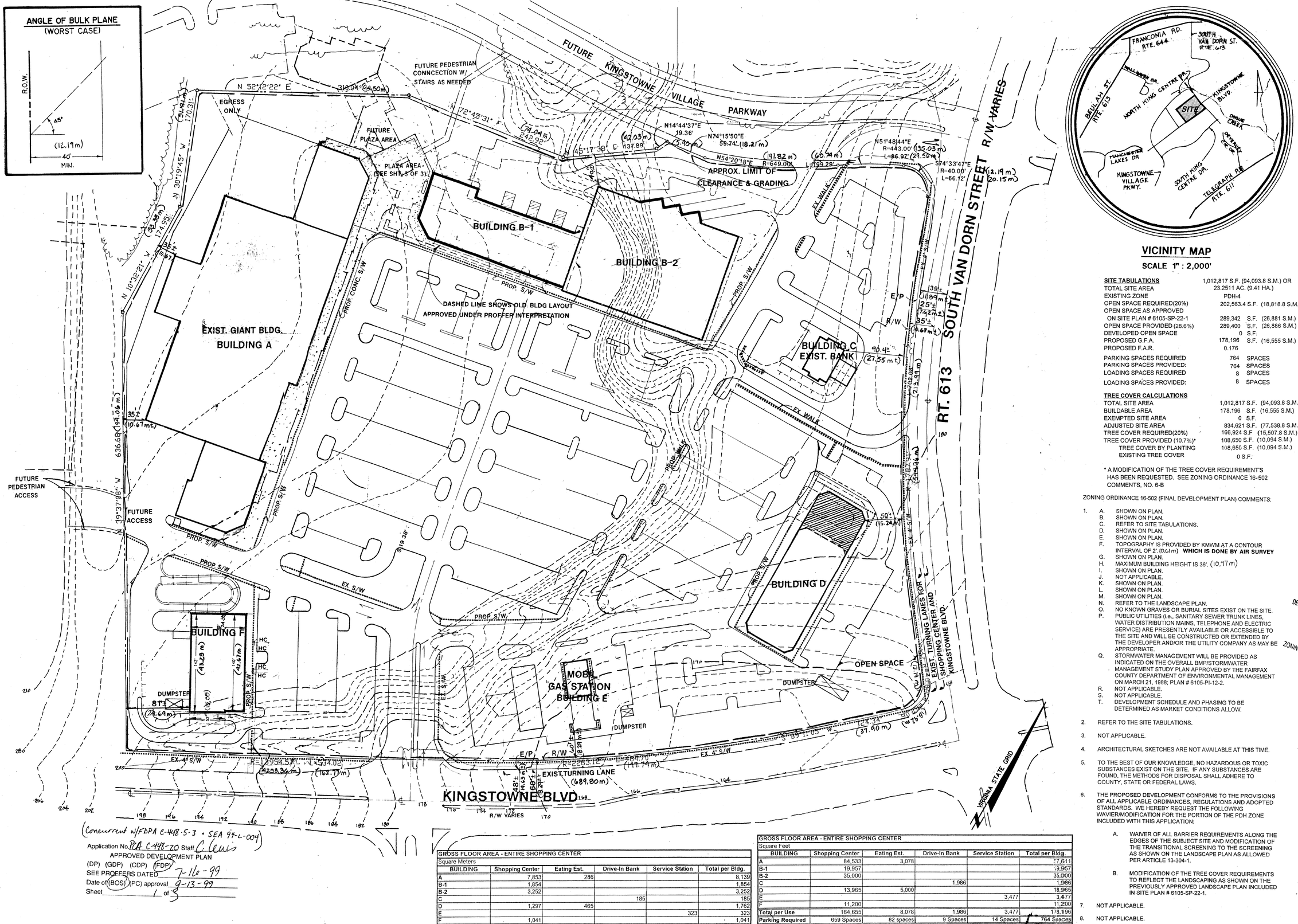

VICINITY MAP

SCALE 1" : 2,000'

SITE TABULATIONS	1,012,817 S.F. (94,093.8 S.M.) OR	
TOTAL SITE AREA	23.2511 AC. (9.41 HA.)	
EXISTING ZONE	PDH-4	
OPEN SPACE REQUIRED(20%)	202,563.4 S.F. (18,818.8 S.M.)	
OPEN SPACE AS APPROVED ON SITE PLAN # 6105-SP-22-1	289,342 S.F.	(26,881 S.M.)
OPEN SPACE PROVIDED (28.6%)	289,400 S.F.	(26,886 S.M.)
DEVELOPED OPEN SPACE	0 S.F.	
PROPOSED G.F.A.	178,196 S.F.	(16,555 S.M.)
PROPOSED F.A.R.	0.176	
PARKING SPACES REQUIRED	764 SPACES	
PARKING SPACES PROVIDED:	764 SPACES	
LOADING SPACES REQUIRED	8 SPACES	
LOADING SPACES PROVIDED:	8 SPACES	

TREE COVER CALCULATIONS		
TOTAL SITE AREA	1,012,817 S.F.	(94,093.8 S.M.)
BUILDABLE AREA	178,196 S.F.	(16,555 S.M.)
EXEMPTED SITE AREA	0 S.F.	
ADJUSTED SITE AREA	834,621 S.F.	(77,538.8 S.M.)
TREE COVER REQUIRED(20%)	166,924 S.F	(15,507.8 S.M.)
TREE COVER PROVIDED (10.7%)*	108,650 S.F.	(10,094 S.M.)
TREE COVER BY PLANTING	108,650 S.F.	(10,094 S.M.)
EXISTING TREE COVER	0 S.F.	

* A MODIFICATION OF THE TREE COVER REQUIREMENT'S HAS BEEN REQUESTED. SEE ZONING ORDINANCE 16-502 COMMENTS, NO. 6-B

ZONING ORDINANCE 16-502 (FINAL DEVELOPMENT PLAN) COMMENTS:

1. A. SHOWN ON PLAN.
   B. SHOWN ON PLAN.
   C. REFER TO SITE TABULATIONS.
   D. SHOWN ON PLAN.
   E. SHOWN ON PLAN.
   F. TOPOGRAPHY IS PROVIDED BY KMWM AT A CONTOUR INTERVAL OF 2'.(0.61m) **WHICH IS DONE BY AIR SURVEY**
   G. SHOWN ON PLAN.
   H. MAXIMUM BUILDING HEIGHT IS 36'. (10.17m)
   I. SHOWN ON PLAN.
   J. NOT APPLICABLE.
   K. SHOWN ON PLAN.
   L. SHOWN ON PLAN.
   M. SHOWN ON PLAN.
   N. REFER TO THE LANDSCAPE PLAN.
   O. NO KNOWN GRAVES OR BURIAL SITES EXIST ON THE SITE.
   P. 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.
   Q. STORMWATER MANAGEMENT WILL BE PROVIDED AS INDICATED ON THE OVERALL BMP/STORMWATER MANAGEMENT STUDY PLAN APPROVED BY THE FAIRFAX COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ON MARCH 21, 1988; PLAN # 6105-PI-12-2.
   R. NOT APPLICABLE.
   S. NOT APPLICABLE.
   T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. REFER TO THE SITE TABULATIONS.
3. NOT APPLICABLE.
4. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
5. 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.
6. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS. WE HEREBY REQUEST THE FOLLOWING WAVIER/MODIFICATION FOR THE PORTION OF THE PDH ZONE INCLUDED WITH THIS APPLICATION:
   A. WAIVER OF ALL BARRIER REQUIREMENTS ALONG THE EDGES OF THE SUBJECT SITE AND MODIFICATION OF THE TRANSITIONAL SCREENING TO THE SCREENING AS SHOWN ON THE LANDSCAPE PLAN AS ALLOWED PER ARTICLE 13-304-1.
   B. MODIFICATION OF THE TREE COVER REQUIREMENTS TO REFLECT THE LANDSCAPING AS SHOWN ON THE PREVIOUSLY APPROVED LANDSCAPE PLAN INCLUDED IN SITE PLAN # 6105-SP-22-1.
7. NOT APPLICABLE.
8. NOT APPLICABLE.

GROSS FLOOR AREA - ENTIRE SHOPPING CENTER
Square Meters

BUILDING	Shopping Center	Eating Est.	Drive-In Bank	Service Station	Total per Bldg.
A	7,853	286			8,139
B-1	1,854				1,854
B-2	3,252				3,252
C			185		185
D	1,297	465			1,762
E				323	323
F	1,041				1,041
Total per Use	15,297	751	185	323	16,556

GROSS FLOOR AREA - ENTIRE SHOPPING CENTER
Square Feet

BUILDING	Shopping Center	Eating Est.	Drive-In Bank	Service Station	Total per Bldg.
A	84,533	3,078			87,611
B-1	19,957				19,957
B-2	35,000				35,000
C			1,986		1,986
D	13,965	5,000			18,965
E				3,477	3,477
F	11,200				11,200
Total per Use	164,655	8,078	1,986	3,477	178,196
Parking Required	659 Spaces	82 spaces	9 Spaces	14 Spaces	764 Spaces
Loading Required	5 Spaces	1 Space	1 Space	1 Space	8 Spaces

(Concurrent w/FDPA C-448-5-3 + SEA 94-L-004)

Application No. PCA C-448-7D Staff C. Lewis

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 7-16-99

Date of (BOS) (PC) approval 9-13-99

Sheet 1 of 3

The 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 — PETER L. RINEK — No. 988 — REGISTERED LANDSCAPE ARCHITECT — 7-12-99

KINGSTOWNE
SECTION 37
LEE DISTRICT, FAIRFAX COUNTY, VIRGINIA
PCA / FDPA

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 6 1999
ZONING EVALUATION DIVISION

B.C. Revisions
REVISED JANUARY 20, 1999
REVISED FEBRUARY 24, 1999
Owner

Designed By: PRL/KP
Drafted By: KP
Checked By: DDD
Date: JULY 28, 1998
Scale: HOR 1"=60' VERT
Sheet 1 **Of** 3
Co. No.:
File No.: 10138.21.08

Medium & Large Evergreen Trees

Large Deciduous Shade Trees

Flowering Ornamental Trees or Evergreen

FUTURE KINGSTOWNE VILLAGE PARKWAY

FUTURE PEDESTRIAN CONNCECTION W/ STAIRS AS NEEDED

EGRESS ONLY

FUTURE PLAZA AREA

PLAZA AREA (SEE SHEET 3 OF 3)

BUILDING B-1

DASHED LINE SHOWS TEMPORARY PARKING LAYOUT

BUILDING B-2

DASHED LINE SHOWS OLD BLDG LAYOUT APPROVED UNDER PROFFER INTERPRETATION

EXIST. GIANT BLDG. BUILDING A

BUILDING C EXIST. BANK

RT. 613 SOUTH VAN DORN STREET

FUTURE PEDESTRIAN ACCESS

FUTURE ACCESS

BUILDING F

DUMPSTER

MOBIL GAS STATION BUILDING E

BUILDING D

PROP. DUMPSTER

EXIST. TURNING LANES FOR SHOPPING CENTER AND KINGSTOWNE BLVD.

EXIST TURNING LANE

KINGSTOWNE BLVD

R/W VARIES

VIRGINIA STATE GRID

GENERAL NOTES:

1. THE PROPERTY SHOWN ON THIS FINAL DEVELOPMENT PLAN IS IN THE LEE SERVICE DISTRICT, THE DOGUE CREEK SANITARY SEWER DISTRICT AND THE DOGUE CREEK WATERSHED
2. THE FAIRFAX COUNTY WATER AUTHORITY (FCWA) 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. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
6. ALL STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
7. THE PROPERTY DELINEATED BY THIS FDPA IS SHOWN ON ASSESSMENT MAP 91-2-001 PARCEL 32A AND IS ZONED PDH-4.
8. ALL PROPOSED BUILDING FOOTPRINTS ARE APPROXIMATE AND SUBJECT TO CHANGES AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN, HOWEVER THE GROSS SQUARE FOOTAGES INDICATED ON THE PLAN WILL BE MAINTAINED. THE LOCATION OF THE BUILDINGS SHALL REMAIN SUBSTANTIALLY AS SHOWN.
9. THE LIMITS OF DISTURBANCE IS APPROXIMATE AND IS SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING.
10. USES WITHIN THE SHOPPING CENTER WILL CONFORM TO THE SHOPPING CENTER DEFINITION AS INDICATED IN THE ZONING ORDINANCE.
11. BUILDING F HAS BEEN APPROVED UNDER PLAN # SE 9400-L-004.

(Concurrent w/FDPA C-4418-S-3 + SEA 94-L-004)

Application No. PCA C4418-20 Staff C. Lewis

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 7-16-99

Date of (BOS) (PC) approval 9-13-99

Sheet 2 of 3

THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY!!

The BC Consultants

Planners • Engineers • Surveyors • Landscape Architects

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(703)449-8100 (703)449-8108 (Fax)

BCcon@bccon.com

COMMONWEALTH OF VIRGINIA — PETER L. KINEK — No. 488 — 9-24-99 — REGISTERED LANDSCAPE ARCHITECT

KINGSTOWNE

SECTION 37

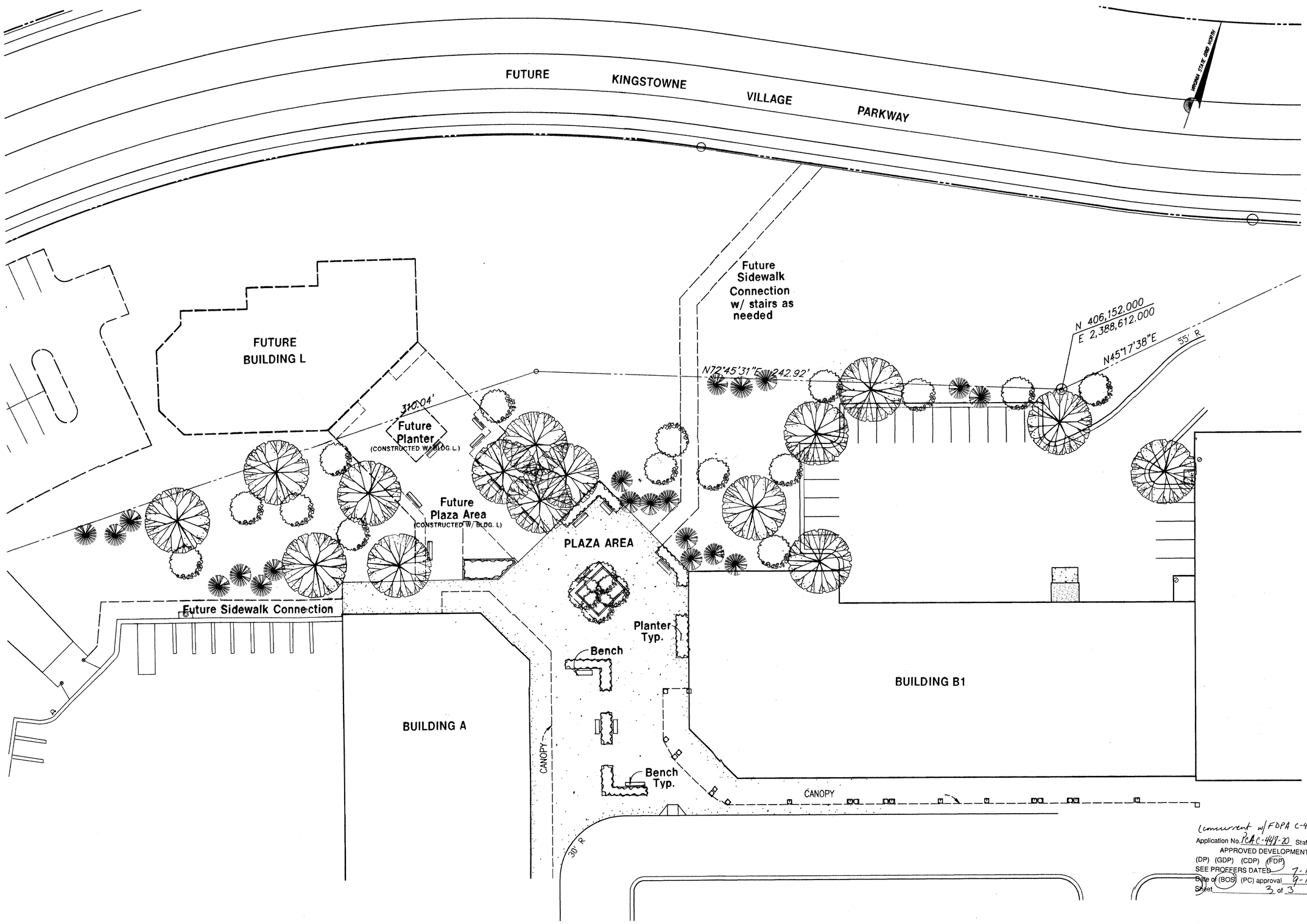
LEE DISTRICT, FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN & NOTES

B.C. Revisions
JANUARY 20, 1999
FEBRUARY 24, 1999

Owner

Designed By	PRL/KP
Drafted By	KP
Checked By	DDD
Date	JULY 28, 1998
Scale	1" 60'
Sheet	2 Of 3
Co No	
File No	10138.21.08



Concurrent w/ FDPA C-448-S-3 + SEA 94-L-004

Application No. PCA C-448-20 Staff C-Lewis

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 7-16-99

Date of (BOS) (PC) approval 9-13-99

Sheet 3 of 3

NOTE: THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

BC Consultants

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BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 388
7-28-98
REGISTERED LANDSCAPE ARCHITECT

COURTYARD ENLARGEMENT

KINGSTOWNE SHOPPING CENTER

SECTION 37

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
JANUARY 20, 1999
REVISED FEBRUARY 24, 1999

OWNER
KINGSTOWNE SHOPPING CENTER L.P.
P.O. BOX 1804, DEPT. 671
WASHINGTON, D.C. 20013

DESIGNED BY:	PRL/KP
DRAFTED BY:	KP
CHECKED BY:	PLR
DATE:	JULY 28, 1998
SCALE:	HOR. 1"=20' VERT.
SHEET 3 OF 3	
CO. NO. 6105-SP-22	
FILE NO. 10138.21.08	
CADD NAME: 10138CRT.DWG	