

VICINITY MAP
SCALE: 1" = 2,000'

LEGEND:

- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SMALL OR COMPACT DECIDUOUS TREE
- EXISTING TREE (SEE SHEET 5 - EXISTING VEGETATION MAP)
- EXISTING TREE TO BE REMOVED (SEE SHEET 4- EXISTING VEGETATION MAP)
- APPROXIMATE LIMITS OF CLEARING AND GRADING (SEE GENERAL NOTE 13 ON SHEET 2)
- AREA WITHIN APPLICATION AREA UNCHANGED FROM PREVIOUSLY APPROVED PCA/FDPA
- PROPOSED COMMUTER PARKING SPACES (12 PARKING SPACES)
- AREA OF PROPOSED SUPPLEMENTAL LANDSCAPING
- LIMITS OF PCA/FDPA/SE APPLICATION AREA

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	385.00'	22.58'	11.44'	22.87'	S 52°02'08" W	03°35'28"
2	350.00'	110.46'	55.89'	110.00'	S 31°14'01" W	18°04'54"
3	630.00'	8.37'	4.18'	8.37'	S 40°39'18" W	00°45'40"
4	40.00'	65.51'	42.78'	58.43'	N 79°14'55" W	93°50'26"
5	374.00'	324.59'	173.32'	314.50'	N 07°27'53" W	49°43'37"
6	500.00'	359.07'	187.67'	351.40'	N 03°10'28" W	41°08'47"
7	14,074.57'	19.81'	9.90'	19.81'	N 51°29'18" E	00°04'50"
8	2,383.12'	278.56'	139.44'	278.41'	N 48°06'27" E	06°41'50"

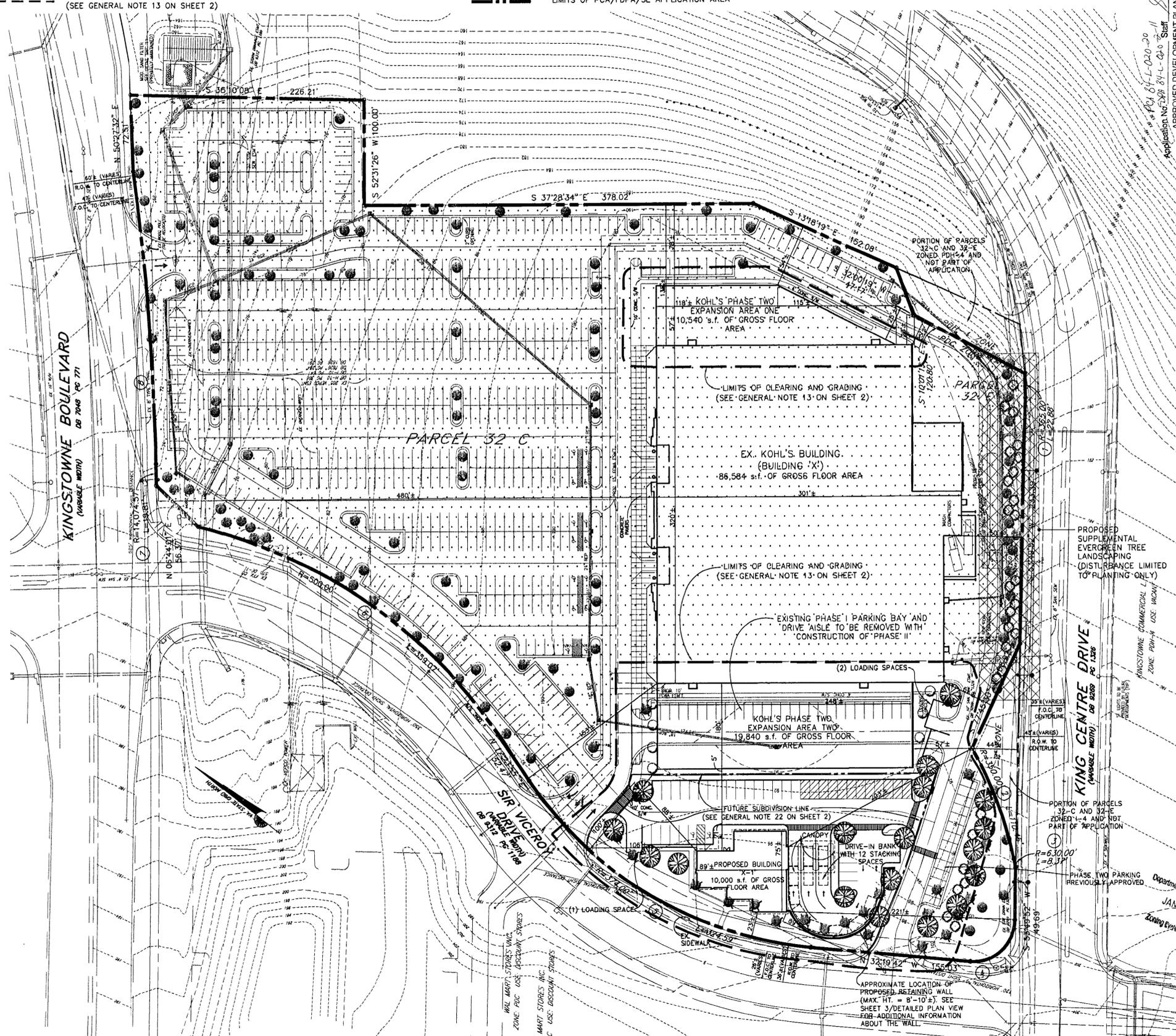
SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	459,400.65 s.f. ± or 10.54639 Ac. ± (1)
SITE AREA BREAKDOWN: (8)	
KOHL'S PARCEL	9.59 Ac. ±
BLDG. X-1 PARCEL	0.96 Ac. ±
ZONE:	PDC
GROSS FLOOR AREA (G.F.A.):	
PHASE ONE (EX. KOHL'S BLDG. - BLDG. X):	86,584 s.f.
PHASE TWO (KOHL'S EXPANSION):	30,380 s.f. (2)
PHASE THREE (BLDG. X-1):	10,000 s.f.
TOTAL:	126,964 s.f.
MAXIMUM FAR ALLOWED:	1.5 TO 2.5 (3)
PROPOSED FAR:	
PHASE ONE:	0.188 ±
PHASE TWO:	0.255 ±
PHASE THREE (FINAL FAR):	0.276 ±
EXISTING/PROPOSED USE:	
PHASE ONE - BUILDING X (EXISTING USE):	RETAIL SALES ESTABLISHMENT (R.S.E.)
PHASE TWO - BUILDING X EXPANSION (PROPOSED USE):	R.S.E.
PHASE THREE - BUILDING X-1 (PROPOSED USE):	R.S.E., EATING ESTABLISHMENT, DRIVE-IN BANK AND OFFICE (7)
OPEN SPACE REQUIRED (15% OF G.S.A.):	68,910 s.f. ± or 1.58 Ac. ±
MINIMUM OPEN SPACE PROVIDED:	
PHASE ONE:	2.80 Ac. ± (INCLUDES FUTURE DEVELOPMENT AREA)
PHASE TWO:	1.88 Ac. ± (INCLUDES FUTURE DEVELOPMENT AREA)
PHASE THREE (FINAL TOTAL):	1.65 Ac. ± (ALL UNDEVELOPED)
PARKING SPACES REQUIRED:	
PHASE ONE:	347 SPACES
PHASE TWO:	121 ADDITIONAL SPACES
PHASE THREE:	56 ADDITIONAL SPACES (9)
TOTAL:	524 SPACES (1)
PARKING SPACES PROVIDED:	
PHASE ONE:	590 SPACES
PHASE TWO:	24 ADDITIONAL SPACES (9)
PHASE THREE:	9 ADDITIONAL SPACES
TOTAL:	623 SPACES
LOADING SPACES REQUIRED:	
PHASE ONE:	5 SPACES (5)
PHASE TWO:	0 ADDITIONAL SPACE
PHASE THREE:	1 ADDITIONAL SPACE (6)
TOTAL:	6 SPACES
LOADING SPACES PROVIDED:	
PHASE ONE:	5 SPACES
PHASE TWO:	1 ADDITIONAL SPACE
PHASE THREE:	0 ADDITIONAL SPACE
TOTAL:	6 SPACES
MAXIMUM BUILDING HEIGHT:	40'

- (1) ORIGINAL APPLICATION AREA (459,851.82 s.f. ± or 10.55675 Ac. ±) LESS SUBSEQUENT R.O.W. DEDICATION (451.17 s.f. ± or 0.01036 Ac. ±). THE ORIGINAL APPLICATION AREA WAS THE PDC ZONE OF TAX MAP 091-2-(11), PARCELS 32-C AND 32-E ONLY.
- (2) KOHL'S EXPANSION AREA 1 (10,540 s.f.) + KOHL'S EXPANSION AREA 2 (19,840 s.f.)
- (3) PURSUANT TO SECTION 6-208 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- (4) 126,964 s.f. OF SHOPPING CENTER SPACE AT 4 PARKING SPACES/1000 s.f. OF G.F.A. + 16 SPACES (ALLOWANCE) FOR EATING ESTABLISHMENT. THE 126,964 s.f. OF SHOPPING CENTER SPACE INCLUDES THE 5,000 s.f. OF OFFICE SPACE (PROPOSED FOR BLDG. X-1) WHICH IS ONLY REQUIRED TO BE PARKED AT 3.6 SPACES PER 1,000 s.f. OF GROSS FLOOR AREA. AT THE SITE PLAN PHASE, PROPOSED USES OR SQUARE FOOTAGE OF SPACE ALLOCATED TO THE EATING ESTABLISHMENT SHALL NOT RESULT IN MORE PARKING SPACES THAN THE 16 SPACES ALLOWANCE.
- (5) PURSUANT TO SECTION 11-202, PARAGRAPH 15 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- (6) PURSUANT TO SECTION 11-202, PARAGRAPH 2 OF THE FAIRFAX COUNTY ZONING ORDINANCE BASED ON THE PROPOSED USES AS LISTED IN FOOTNOTE (7) BELOW.
- (7) 1,000-1,500 s.f. OF RETAIL SALES ESTABLISHMENT/EATING ESTABLISHMENT, 3,500-4,000 s.f. OF DRIVE-IN BANK AND 5,000 s.f. OF OFFICE. TOTAL OF ALL USES NOT TO EXCEED 10,000 s.f.
- (8) SEE GENERAL NOTE 22 ON SHEET 2 FOR SITE AREA BREAKDOWN EXPLANATION.
- (9) INCLUDES 12 COMMUTER PARKING SPACES.

NOTE:

FOR THE PURPOSES OF QUANTITATIVE ANALYSIS, PHASE TWO IN THE SITE TABULATIONS HAS BEEN IDENTIFIED AS THE KOHL'S EXPANSION AND PHASE THREE AS BUILDING X-1. HOWEVER, BUILDING X-1 MAY BE BUILT PRIOR TO THE KOHL'S EXPANSION. THE PHASE TWO AND PHASE THREE TABULATIONS WILL CHANGE ACCORDINGLY, HOWEVER, THE FINAL TOTALS WILL BE MAINTAINED.



Application No. 2008-08-11-010 Staff
 APPROVED DEVELOPMENT PLAN
 (DP) (GOP) (CDP) (FDP)
 SEE PROFFERS DATED 4/13/06
 Date of (EOS) (FC) approval 4/13/06
 Sheet 6 of 6

PROFFERED CONDITION AMENDMENT/FDPA

KINGSTOWNE - COMMERCIAL 34

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REV 9-27-05	IC REVISIONS
REV 7-30-03	REV 10-05-05
REV 11-14-03	REV 10-28-05
REV 12-04-03	REV 12-20-05
REV 05-19-04 (ORAT)	REV 1-06-06
REV 08-03-04 (SNA)	
CONTRACT PURCHASER & APPLICANT: (SEE SHEET 2 FOR OWNER AND APPLICANT INFORMATION)	
DESIGNED BY: DDD	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: JUNE 20, 2003	
SCALE: HOR 1" = 50' VERT.	
SHEET 1 OF 6	
CO. NO.	
CAD NAME: A3034PCA.DWG	
LAYOUT: PCA	
FILE NO. 03034.01-06	

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 www.bccoon.com



NOTE: FOR DIMENSIONS FROM AN EXISTING OR PROPOSED BUILDING TO THE ROAD (FACE OF CURB), ADD 10' TO THE DIMENSION FROM THE BUILDING TO THE PROPERTY LINE/RIGHT-OF-WAY.

GENERAL NOTES:

- THE PROPERTIES DELINEATED ON THIS PROFFERED CONDITION AMENDMENT/FINAL DEVELOPMENT PLAN AMENDMENT (PCA/FDPA) ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #091-2 ((1)) PART OF PARCEL 32C AND 32E AND ARE ZONED PDC.
- THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD AND ADJACENT INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY. NO TITLE REPORT WAS FURNISHED.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM LOW ALTITUDE AERIAL SURVEYS. THE TOPOGRAPHY IS SHOWN AT A TWO FOOT CONTOUR INTERVAL. THE BC CONSULTANTS ASSUME NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.
- THE PROPERTIES DELINEATED ON THIS PCA/FDPA ARE IN THE LEE MAGISTERIAL DISTRICT, THE DOUGE CREEK SANITARY SEWER DISTRICT AND THE DOUGE CREEK WATER SHED.
- TO THE BEST OF OUR KNOWLEDGE, THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
 - MODIFICATION OF ALL TRANSITIONAL SCREENING REQUIREMENTS (INCLUDING INTERNAL USES) TO THAT AS SHOWN ON THE PLAN AND A WAIVER OF ALL BARRIER REQUIREMENTS (INCLUDING INTERNAL USES) IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13-304.
 - REQUEST A VARIANCE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 16, SECTION 401, PARAGRAPH 8 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO PERMIT A RETAINING WALL TO BE LOCATED IN THE FRONT YARD TO BE A HEIGHT GREATER THAN 4 FEET (A MAXIMUM OF 10 FEET).
- ACCORDING TO THE FAIRFAX COUNTY - COUNTY WIDE TRAILS PLAN DATED 2002, A BICYCLE TRAIL ALONG THE PROPERTY'S FRONTAGE WITH KINGSTOWNE BOULEVARD, ADJACENT TO THE VEPKO EASEMENT, IS REQUIRED. AN 8' TYPE 1 (EXISTING) TRAIL IS PROVIDED TO FULFILL THIS REQUIREMENT.
- THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED AS INDICATED ON THE OVERALL BMP/STORMWATER MANAGEMENT STUDY PLAN APPROVED BY FAIRFAX COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ON MARCH 21, 1988, PLAN #6105-PI-12-2.
- THIS PLAN SHOWS THE APPROXIMATE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE LOCATION OF THE EASEMENTS SHOWN ARE FROM TAX MAPS AND/OR DEEDS OF RECORD AND SHOULD NOT BE REGARDED AS CORRECT AND FINAL.

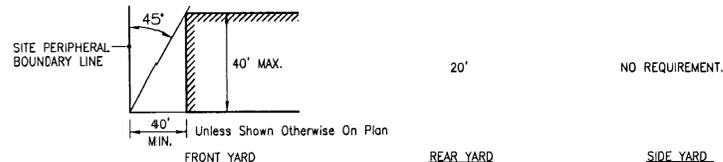
A 205' VEPKO EASEMENT IS LOCATED ON THE NORTHERN PORTION OF THE SITE, ADJACENT TO KINGSTOWNE BOULEVARD.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.
- THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER AND/OR UTILITY COMPANY.
- THERE ARE NO CEMETERIES OR PLACES OF BURIAL ON SITE
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN. THESE LIMITS ARE FOR PHASE TWO AND THREE ONLY. PHASE ONE WAS COMPLETED WITH THE ORIGINAL PCA/FDPA. THESE LIMITS ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
- IF REQUIRED, ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING ACCESS AND UTILITY CROSSINGS SHALL ONLY BE ALLOWED WITH PERMISSION OF THE ADJACENT OWNER. HOWEVER, IF PERMISSION IS DENIED OR WITHHELD FOR WHATEVER REASON, THEN THE APPLICANT MAY NEED TO APPLY FOR ANOTHER PROFFERED CONDITION AMENDMENT/FINAL DEVELOPMENT PLAN AMENDMENT (PCA/FDPA).
- PRIVATE STREETS, DRIVE AISLES AND PARKING SPACES SHALL CONFORM TO THE STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GROSS FLOOR AREA PROVIDED. THE NUMBER OF PARKING SPACES WILL ONLY BE REDUCED IF A LESSER AMOUNT OF GROSS FLOOR AREA IS CONSTRUCTED. THE REDUCTION IN PARKING SPACES WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING.
- IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, LOADING SPACES, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE PERIPHERAL LOT LINE DIMENSIONS ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA THAN THAT NUMBER REPRESENTED HEREON AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY (SEE GENERAL NOTE 16 ABOVE).
- THE DISTANCE FROM THE BUILDING(S) TO AN INDIVIDUAL PROPERTY LINE HAS BEEN SHOWN ON THE PLAN. ALL DIMENSIONS EXCEED THE MINIMUM DISTANCE REQUIRED BY THE ANGLE OF BULK PLANE UNLESS NOTED OTHERWISE ON THE PLAN (SEE BULK PLANE DETAIL THIS SHEET).
- ADEQUATE CLEAR SIGHT DISTANCE WILL BE PROVIDED INCLUDING NECESSARY RIGHT-OF-WAY GRADE AS REQUIRED BY VDOT. EXISTING TREES THAT ARE LOCATED IN THE SIGHT DISTANCE EASEMENT ARE SUBJECT TO APPROVAL OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND MAY BE REMOVED BASED ON FINAL SITE PLAN APPROVAL.
- ADDITIONAL SITE FEATURES SUCH AS ENTRANCE SIGNS, LIGHTS AND/OR WALLS REPRESENTED HEREON ARE FOR ILLUSTRATIVE PURPOSES TO SHOW QUALITY ONLY. HOWEVER, THE FINAL FEATURES PROVIDED WILL BE IN SUBSTANTIAL CONFORMANCE WITH THOSE SHOWN HEREON OR WITH A COMPARABLE EQUIVALENT.
- PROPOSED LANDSCAPING SHALL MEET OR EXCEED (UNLESS WAIVED OR MODIFIED) MINIMUM COUNTY REQUIREMENTS INCLUDING INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING. FINAL LANDSCAPING PROVIDED SHALL CONFORM TO EXISTING KINGSTOWNE STREETScape LANDSCAPING AND ESTABLISHED KINGSTOWNE LANDSCAPE STANDARDS.
- AFTER APPROVAL OF THE PCA/FDPA, A SIMPLE SUBDIVISION OF THE APPLICATION AREA WILL OCCUR TO CREATE A NEW PARCEL, PARCEL 32-C1, FOR BUILDING X-1 AND THE ADJACENT PARKING BAY (SEE PLAN FOR LOCATION). NOTWITHSTANDING THE SUBDIVISION OF 0.96225 Ac.± (PARCEL 32-C1), THE ENTIRE AREA OF THE SUBDIVISION/APPLICATION AREA WILL BE CONSIDERED AS A SINGLE UNIT FOR THE PURPOSE OF APPLICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- POSSIBLE LOCATIONS FOR COMMERCIAL SIGNAGE HAVE BEEN SHOWN ON THE PLAN. ALL SIGNS PROVIDED SHALL CONFORM TO ESTABLISHED KINGSTOWNE SIGN STANDARDS AND ARTICLE 12 (SIGNS) OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- THESE PLANS AND THE ASSOCIATED PROFFERS (AS NOTED AND UNDER SEPARATE COVER) SHALL GOVERN ANY AND ALL FUTURE DEVELOPMENT OF THE SITE UNLESS AMENDED OTHERWISE.

OWNER'S/APPLICANT'S INFORMATION:

OWNER: KOHL'S DEPARTMENT STORES, INC. N56 17000 W. RIDGEWOOD DRIVE MEMONONEE FALLS, WI 53031	CO-APPLICANT: KOHL'S DEPARTMENT STORES, INC. N56 17000 W. RIDGEWOOD DRIVE MEMONONEE FALLS, WI 53031	CO-APPLICANT AND CONTRACT PURCHASER OF (PROPOSED) PARCEL 32-C1: STANFORD PROPERTIES, INC. 4909 CORDELL AVENUE, 2ND FLOOR BETHESDA, MD 20814
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16-502 FINAL DEVELOPMENT PLAN (AMENDMENT) COMMENTS:

- A. VICINITY MAP AS SHOWN ON PLAN.
 - B. PROPERTY LINE INFORMATION AS SHOWN ON PLAN.
 - C. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR OVERALL SITE AREA.
 - D. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
 - E. EXISTING STREET INFORMATION AS SHOWN ON PLAN. NO IMPROVEMENTS TO THE PUBLIC R.O.W.'s ARE REQUIRED OR PROPOSED WITH THIS PLAN.
 - F. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
 - G. PROPOSED USES AS SHOWN ON PLAN. SEE GENERAL NOTE 22 FOR SUBDIVISION INFORMATION PROPOSED WITH THIS PLAN.
 - H. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR MAXIMUM BUILDING HEIGHTS. BUILDING X (EXISTING KOHL'S BUILDING) IS ABOVE GRADE. PART OF THE FIRST FLOOR OF BUILDING X-1 (PROPOSED BUILDING) MAY BE BELOW GRADE. FINAL GRADES TO BE DETERMINED AT THE SITE PLAN PHASE.
 - I. DISTANCES FROM THE PROPOSED DEVELOPMENT TO THE SITE BOUNDARY ARE SHOWN ON PLAN.
 - J. SEE THE ANGLE OF BULK PLANE DETAIL BELOW FOR BULK PLANE INFORMATION.
 - K. PROPOSED CIRCULATION AS SHOWN ON PLAN. SEE ALSO GENERAL NOTES 6 AND 15.
 - L. PARKING AND LOADING AS SHOWN ON PLAN.
 - M. OPEN SPACE AS SHOWN ON PLAN.
 - N. INFORMATION REGARDING VEGETATION AS SHOWN ON PLAN. SEE SHEET 4 - EXISTING VEGETATION MAP, FOR INFORMATION REGARDING EXISTING TREES ON SITE.
 - O. THERE ARE NO CEMETERIES OR PLACES OF BURIAL ON SITE.
 - P. PROPOSED UTILITIES AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 11.
 - Q. REFER TO GENERAL NOTE 8 FOR STORMWATER MANAGEMENT INFORMATION.
 - R. EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 9.
 - S. THERE ARE NO 100 YEAR FLOODPLAINS, RPA's, RMA's OR EQC's ON SITE.
 - T. PHASE ONE WAS COMPLETED WITH CONSTRUCTION OF THE EXISTING FACILITIES ON SITE. PHASE TWO INCLUDES ALL FACILITIES AS PROPOSED WITH THIS PCA/FDPA. PHASE TWO DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED BY MARKET CONDITIONS.
- REFER TO THE SITE TABULATIONS ON SHEET 1.
 - N/A
 - AN ARCHITECTURAL ELEVATION IS SHOWN ON SHEET 3.
 - THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
 - REFER TO GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
 - AN AFFIDAVIT WILL BE PROVIDED WITH THIS PCA/FDPA.
 - THERE ARE NO OVERLAY DISTRICTS AFFECTING THIS SITE.



ANGLE OF BULK PLANE - RETAIL/OFFICE/DRIVE-IN BANK BUILDING(S)

NOTE: BULK PLANE ANGLE TAKEN FROM C-7 REGIONAL RETAIL COMMERCIAL DISTRICT REGULATIONS, THE CLOSEST ZONE TO THE PROPOSED PDC ZONE.

KINGSTOWNE PDC ZONE TABULATIONS: (SEE NOTE 'A' BELOW)

CURRENT USES (BASED ON PREVIOUSLY APPROVED PCA/FDPA'S. PORTIONS MAY NOT YET BE CONSTRUCTED.)

USE	BUILDING/SECTION	STORIES	GFA (S.F.)	HEIGHT (FT.)	PARKING REQUIRED	LOADING REQUIRED
OFFICE	K	6-10	250,000	130	650	13
OFFICE	N	6-10	250,000	134	650	13
OFFICE	M	6-10	250,000	130	650	13
OFFICE	T	6-10	250,000	130	650	13
SUBTOTAL			1,000,000		2,600	52
SHOPPING CENTER	A-1A	1	25,000	45	100	2
SHOPPING CENTER	A-1B	1	25,000	45	100	2
SHOPPING CENTER	A-1C	1	25,000	45	100	2
SHOPPING CENTER	A-3	1	15,000	45	60	1
SHOPPING CENTER	A-4	1	3,900	45	16	1
SHOPPING CENTER	B-1	1	5,200	45	21	1
SHOPPING CENTER	B-2	1	12,000	45	48	1
SHOPPING CENTER	B-3	1	22,800	45	91	2
SHOPPING CENTER	B-4	1	21,000	45	84	2
SHOPPING CENTER	B-5	1	30,000	45	120	2
SHOPPING CENTER	B-6	1	7,600	45	31	1
SHOPPING CENTER	B-7 - B-10	1	9,600	45	39	1
SHOPPING CENTER	J-1	1	5,000	45	20	1
SHOPPING CENTER	J-2	1	5,000	45	20	1
SHOPPING CENTER	D	1	7,500	45	30	1
SHOPPING CENTER	E	1	7,500	45	30	1
SHOPPING CENTER	H	1	7,500	45	30	1
SHOPPING CENTER	S	1	7,500	45	30	1
SHOPPING CENTER	R	1	7,500	45	30	1
SUBTOTAL			249,600		1,000	25
THEATER (4,328 SEATS)	Q		91,500	65	1,064	1
SUBTOTAL			91,500		1,064	1
OTHER USES						
OFFICE	L	3	23,600	42	85	2
POST OFFICE	P	1	25,966	30	104	2
RETAIL	O	1	90,000	45	494	5
SUBTOTAL			139,566		638	9
TOTAL OF ABOVE CURRENT USES			1,480,666		5,302	87(1)
ADDITIONAL CURRENT USES						
RESIDENTIAL (TOWNHOUSE)	V AND W	3	(116 TOWNHOUSE UNITS)		267	N/A
RETAIL (WAL-MART)	Y	1	136,276	40	817	9
SUBTOTAL			136,276		1,084	9
TOTAL CURRENT USES:			1,616,942		6,386	96(1)
PROPOSED USES						
RETAIL (KOHL'S) ⁽²⁾	X	1	116,964	40	468	9
RETAIL/OFFICE/DRIVE-IN BANK	X-1	2	10,000	40	56	3
TOTAL PROPOSED USES:			126,964		524	12(1)
TOTAL PDC ZONE						
TOTAL CURRENT USES:			1,616,942		6,386	
TOTAL PROPOSED USE:			126,964		524	
GRAND TOTAL:			1,743,906		6,910	

PDC ZONE FAR AND OPEN SPACE TABULATIONS:

PARCEL ID	AREA SUBJECT TO THIS PCA/FDPA REVISION (s.f.)	TOTAL PDC ZONE AREA (s.f.) ⁽³⁾	SUBJECT TO THIS PCA/FDPA REVISION	TOTAL PDC ZONE AREA
26A (NORTH OF K. BLVD.)	-	1,628,167		
26B (SOUTH OF K. BLVD.)	-	135,586		
26J (NORTH OF K.V. PKWY)	-	219,102		
26J (SOUTH OF K.V. PKWY)	-	219,102		
32B WAL-MART	-	645,655		
32C KOHL'S	447,332	447,332		
32D (4)	-	328,864		
32E KOHL'S OUTLOT	12,069	12,069		
32F FUTURE BLDG. 0	-	312,033		
32G POST OFFICE (5)	-	-		
TOTAL GROSS SITE AREA (G.S.A.):	459,401 s.f. (10.55 Ac.)	4,034,654 s.f. (92.62 Ac.)		

- NOTE:
- TEMPORARY SURFACE PARKING WILL BE ALLOWED IN AREAS OF THE SHOPPING CENTER THAT HAVE NOT YET BEEN BUILT.
 - THE PARKING STRUCTURE LEVELS MAY BE BUILT IN PHASES TO RESPOND TO THE PHASE DEVELOPMENT OF THE SHOPPING CENTER.
 - PARKING WILL BE PROVIDED AS REQUIRED FOR EACH PROPOSED USE AS SPACE IS LEASED BY THE OWNER/LANDLORD.
 - EXCLUDES AREA OF POST OFFICE SITE FROM ALL COMPUTATIONS.
 - EATING ESTABLISHMENTS/OFFICE USES MAY BE ESTABLISHED WITHIN BUILDINGS DESIGNATED FOR SHOPPING CENTER USES PROVIDED PARKING IS PROVIDED IN ACCORDANCE WITH COUNTY STANDARDS.
 - TABULATIONS AND COMPUTATIONS ARE BASED ON EXISTING APPROVED PLANS AND MAY NOT NECESSARILY REFLECT ACTUAL FIELD CONDITIONS.

- PER THE FAIRFAX COUNTY ZONING ORDINANCE, A MAXIMUM OF ONLY 5 LOADING SPACES IS REQUIRED.
- USE HAS NOT CHANGED, ONLY THE AMOUNT OF GROSS FLOOR AREA ASSOCIATED WITH KOHL'S BUILDING X.
- EXCLUDES 91-2-0016, ETON SQUARE (SECTION 31), SECTION 36A.
- FORMER 32D SITE HAS SINCE BEEN SUBDIVIDED FOR TOWNHOUSES. AREA ZONED PDC ONLY. INCLUDES AREA WITHIN BARCLAY DRIVE.
- EXCLUDES THE AREA OF THE POST OFFICE SITE (205,637 s.f.) FROM THE ZONE AREA CALCULATIONS AS PREVIOUSLY APPROVED.
- PURSUANT TO SECTIONS 6-208 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

NOTE 'A': INFORMATION LISTED IN THE KINGSTOWNE PDC ZONE TABULATIONS WAS TAKEN FROM THE LAST PREVIOUSLY APPROVED PCA/FDPA FOR THE PDC ZONE (PCA 84-L-020-2-7 & FDPA 84-L-020-2-7). FINAL TOTALS/CALCULATIONS HAVE BEEN CORRECTED FOR MATHEMATICAL ERRORS IN THE PREVIOUSLY APPROVED TABULATIONS.

GENERAL NOTES AND COMMENTS

KINGSTOWNE - COMMERCIAL 34

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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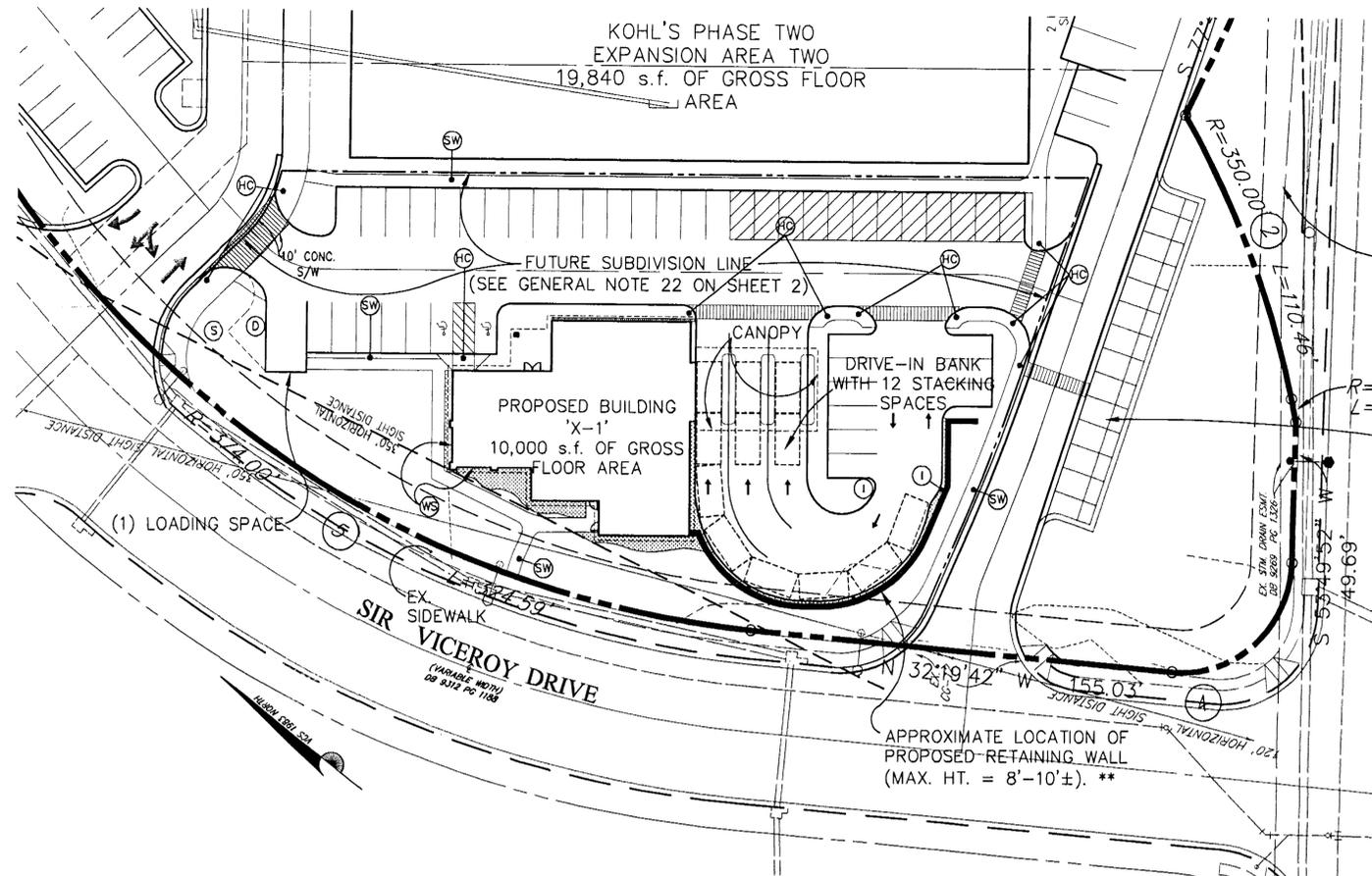
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REVISED 7-30-03	REV. 10-05-05
REVISED 11-14-03	REV. 10-28-05
REVISED 12-04-03	REV. 12-20-05
REV. 05-19-04 (REVISED)	REV. 1-06-06
08-03-04 (FINAL)	
CONTRACT PURCHASER & APPLICANT: (SEE SHEET 2 FOR OWNER AND APPLICANT INFORMATION)	
DESIGNED BY:	DDD
DRAFTED BY:	CAD
CHECKED BY:	DDD
DATE:	JUNE 20, 2003
SCALE:	HOR. N/A VERT. N/A
SHEET 2 OF 6	
CO. NO.	
CAD NAME:	A3034NOTE.DWG
LAYOUT:	NOTES
FILE NO.	03034.01-06

LEGEND:

- ⊙ POSSIBLE DUMPSTER LOCATION (FULLY ENCLOSED)
- Ⓛ APPROXIMATE LOCATION OF INFORMATIONAL TRAFFIC SIGN ('DRIVE THRU BANKING ONLY')
- Ⓢ PROPOSED SIDEWALK
- △ DOOR LOCATION
- △ POSSIBLE DOOR LOCATION
- Ⓦ PROPOSED LOCATION OF WALL MOUNTED SIGN
- Ⓜ HANDICAP RAMP
- Ⓢ POSSIBLE LOCATION OF FREE STANDING SIGN
- ▨ FOUNDATION PLANTINGS OF SHRUBS, PERENNIALS AND/OR GROUND COVER WITHIN THE SIGHT DISTANCE EASEMENT *
- ▨ PAINTED CROSSWALK

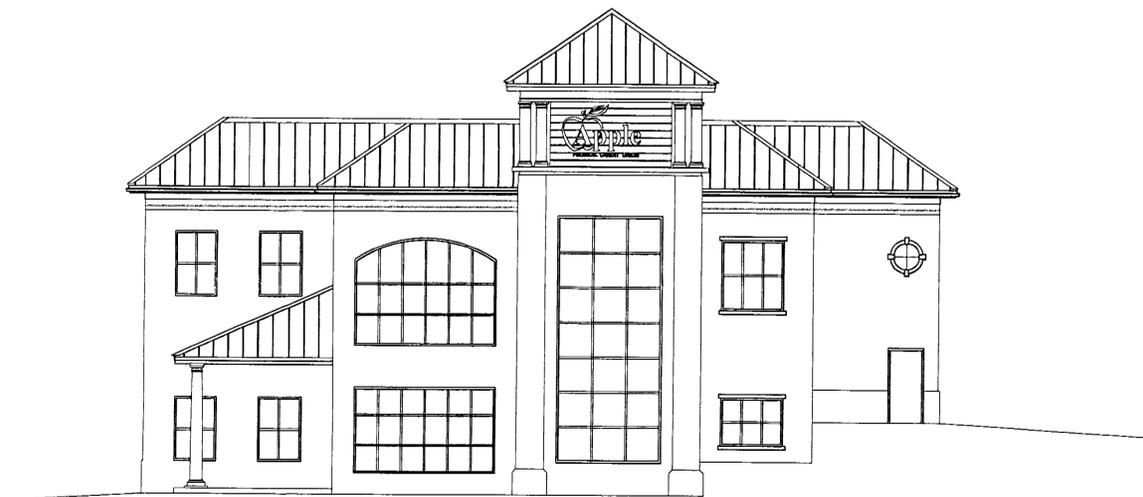
* ANY AND ALL PLANTINGS WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE SUBJECT TO VDOT APPROVAL AND SHALL NOT DIMINISH THE MINIMUM SIGHT LINES AS SET FORTH IN THE VDOT STANDARDS.

** RETAINING WALL SHALL BE EITHER A SEGMENTAL BLOCK (I.E. KEYSTONE, ETC.) MASONRY WALL OR A BRICK FACADE STRUCTURAL WALL.



DETAILED PLAN VIEW OF BUILDING X-1

SCALE: 1" = 30'



NORTH WEST ELEVATION OF BUILDING X-1
(ADJACENT TO SIR VICEROY DRIVE)

SCALE: 1/8" = 1'-0"

NOTE:

- 1) THE ELEVATION SHOWN ON THIS SHEET IS INTENDED FOR ILLUSTRATIVE PURPOSES TO SHOWN DESIGN INTENT AND THE TYPE AND QUALITY OF CONSTRUCTION MATERIALS TO BE USED. FINAL ELEVATIONS PROVIDED SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN HERE. DOOR LOCATIONS MAY CHANGE OR BE ELIMINATED DEPENDING ON THE FINAL GRADE OF THE SITE, HOWEVER, NO LESS THAN TWO (2) DOORS WILL BE PROVIDED.
- 2) ACCENT BANDS OF SPLIT MASONRY BLOCK (SIMILAR TO THE FACADE OF THE EXISTING KOHL'S BUILDING) MAY BE ADDED TO THE PROPOSED BRICK FACADE (WITH KROC APPROVAL) TO PROVIDE DESIGN CONTINUITY BETWEEN THE PROPOSED BUILDING AND THE EXISTING KOHL'S BUILDING.

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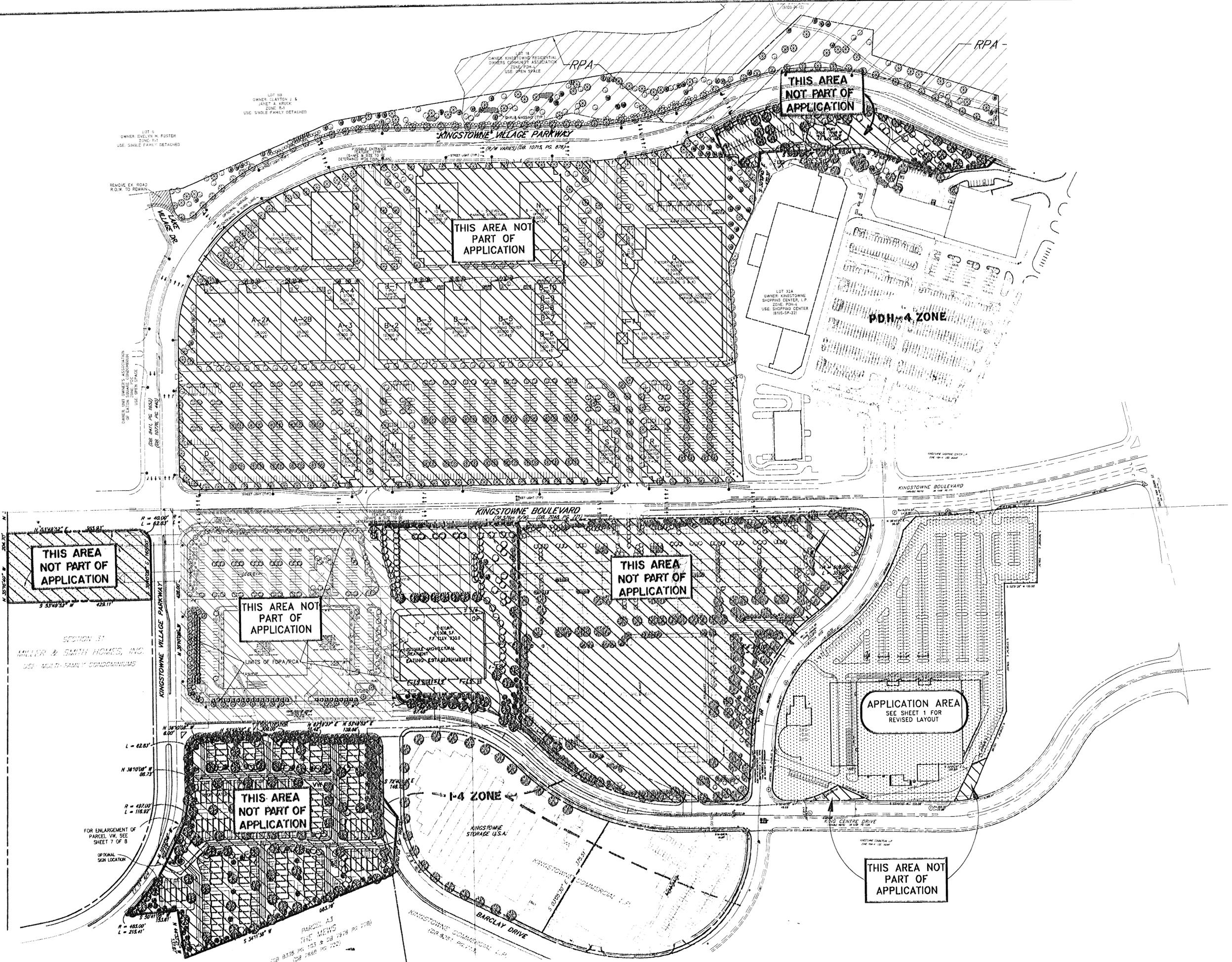


ELEVATIONS AND DETAILED PLAN
KINGSTOWNE - COMMERCIAL 34
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

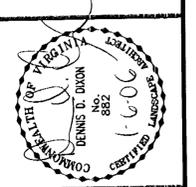
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REV 12-04-03	REV 05-19-04	REV 08-03-04	REV 09-27-05	
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CHECKED BY: DDD				
DATE: NOV. 14, 2003				
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CO. NO.				
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LAYOUT: ELEVATIONS				
FILE NO. 03034.01-06				

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KINGSTOWNE PDC ZONE COMPOSITE PLAN
KINGSTOWNE—COMMERCIAL 34
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

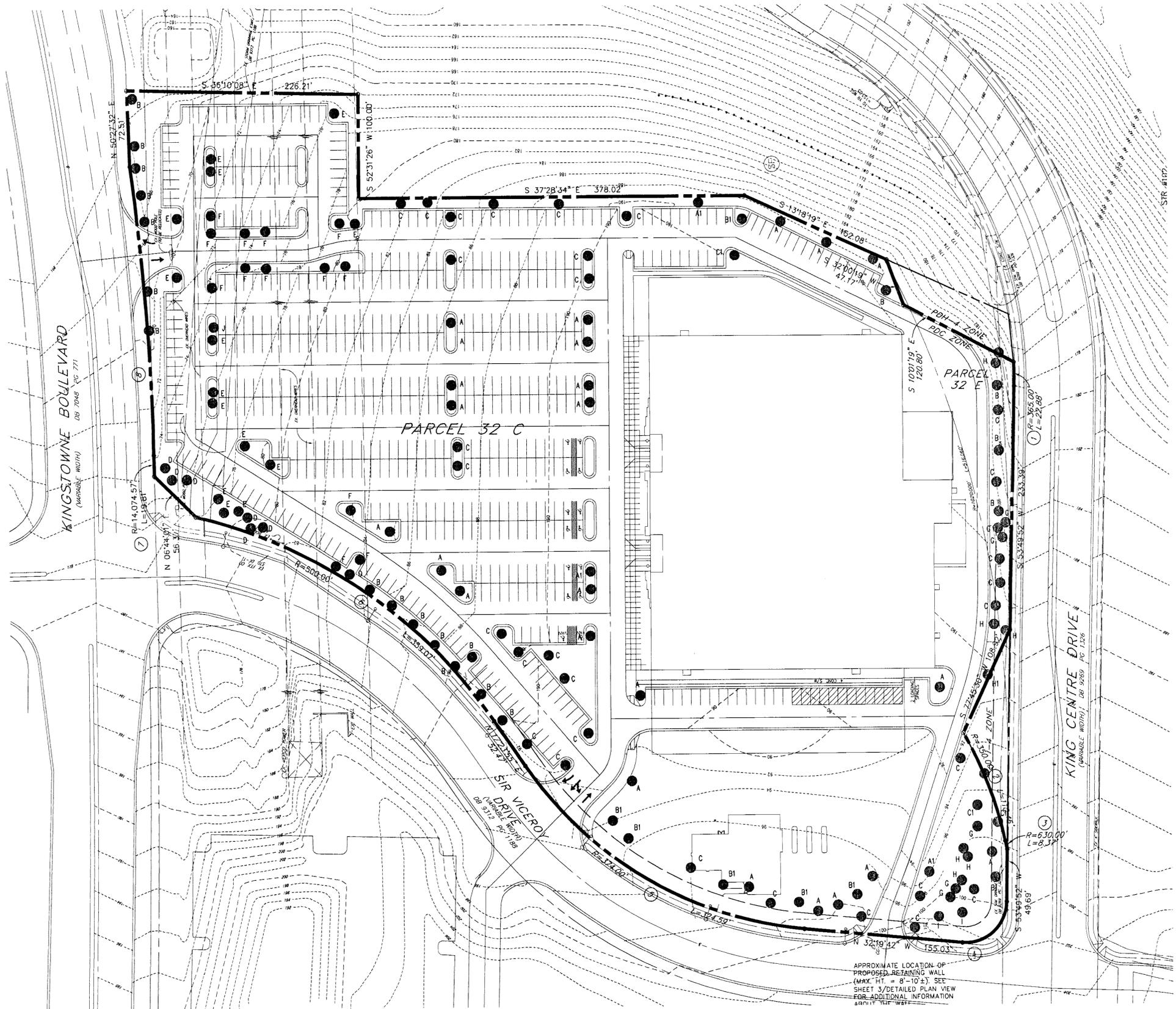
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REVISED 7-30-03	REV. 9-27-05
REVISED 11-14-03	REV. 10-05-05
12-04-03	REV. 10-28-05
05-19-04 (DRAFT)	12-20-05
08-03-04 (FINAL)	1-06-06
CONSULTANT FOR OWNER AND APPLICANT INFORMATION	
DESIGNED BY:	DDD
DRAFTED BY:	CAD
CHECKED BY:	DDD
DATE:	JUNE 20, 2003
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CO. NO.	
CAD NAME:	A3034COM.DWG
LAYOUT:	COM
FILE NO.	03034.01-06

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EXISTING TREE SURVEY

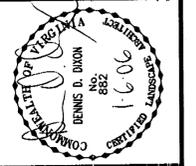
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION/REMARKS
A	GLEDITSIA TRIACANTHOS INERMIS 'HALKA'	HALKA HONEYLOCUST	4'-5" CAL ±	GOOD TO EXCELLENT
A1	GLEDITSIA TRIACANTHOS INERMIS 'HALKA'	HALKA HONEYLOCUST	4'-5" CAL ±	FAIR TO POOR
B	QUERCUS ALBA	WHITE OAK	5" CAL ±	GOOD TO EXCELLENT
B1	QUERCUS ALBA	WHITE OAK	5" CAL ±	FAIR TO POOR
C	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	6" CAL ±	GOOD TO EXCELLENT
C1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	6" CAL ±	FAIR TO POOR
D	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	10' ±	GOOD
E	CORNUS FLORIDA	FLOWERING DOGWOOD	11' ±	GOOD
F	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	10' ±	GOOD
G	PICEA ABIES	NORWAY SPRUCE	20' ±	GOOD
H	PINUS STROBUS	WHITE PINE	20' ±	GOOD
H1	PINUS STROBUS	WHITE PINE	20' ±	POOR
I	ACER RUBRUM	RED MAPLE	5" CAL ±	POOR
J	PRUNUS SP.	CHERRY	2" CAL ±	GOOD/NEW PLANTING

ALL TREES ON SITE WERE PLANTED WITH SITE PLAN #6105-SP-57 IN 1997.



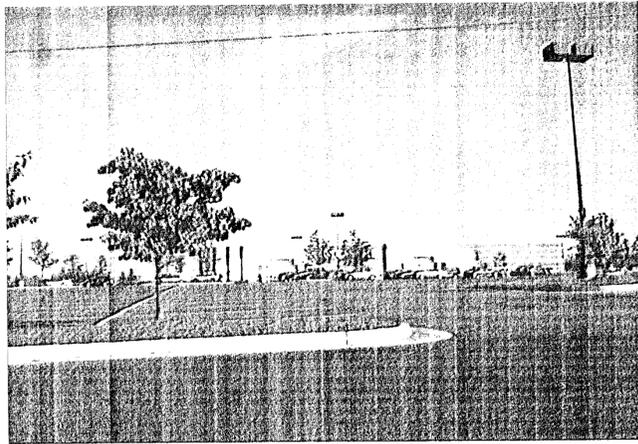
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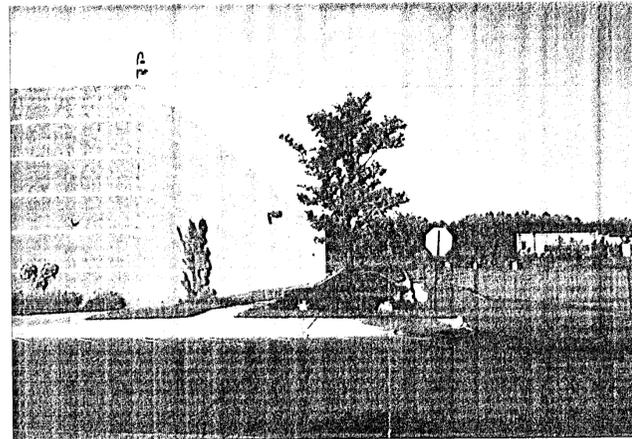


EXISTING VEGETATION MAP
KINGSTOWNE - COMMERCIAL 34
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	REVISED 7-30-03	REVISED 9-27-05
	REVISED 11-30-03	10-05-05
	12-04-03	10-28-05
	05-19-04 (DRAFT)	12-20-05
	08-03-04 (FINAL)	1-06-06
	CONTRACT PURCHASER & APPLICANT: (SEE SHEET 2 FOR OWNER AND APPLICANT INFORMATION)	
DESIGNED BY:	DDD	
DRAFTED BY:	CAD	
CHECKED BY:	DDD	
DATE:	JUNE 20, 2003	
SCALE:	HOR. 1" = 50'	
	VERT.	
	SHEET 5 OF 6	
CD. NO.		
CAD NAME:	A3034EVM.DWG	
LAYOUT:	EVM	
FILE NO.	03034.01-06	



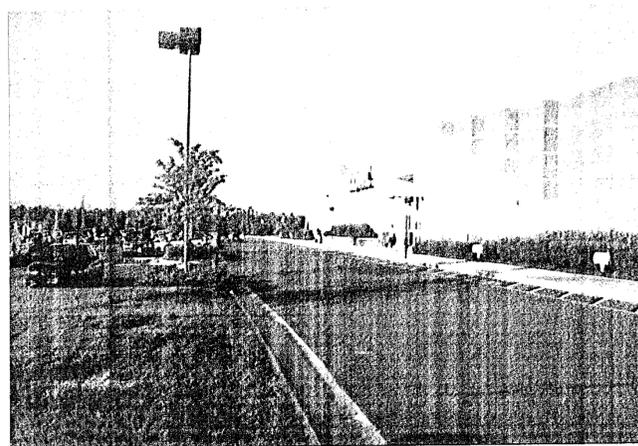
1 FRONT VIEW OF EXISTING KOHL'S BUILDING FROM MAIN PARKING LOT



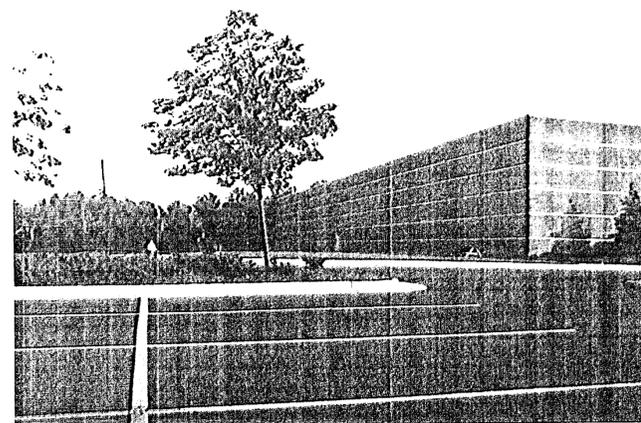
2 VIEW OF WESTERN SIDE OF EXISTING KOHL'S BUILDING/APPLICATION AREA



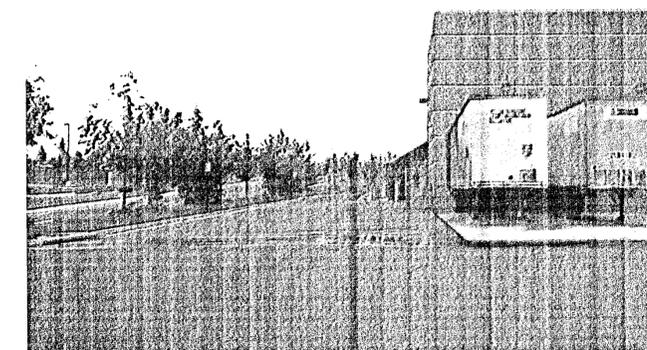
3 VIEW OF THE SITE OF THE PROPOSED BUILDING X-1/APPLICATION AREA



4 FRONT VIEW OF EXISTING KOHL'S BUILDING



5 VIEW OF THE EASTERN SIDE OF THE EXISTING KOHL'S BUILDING/EXPANSION AREA 1



6 REAR VIEW OF EXISTING KOHL'S BUILDING AT THE LOADING DOCK LOOKING WEST

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PHOTOGRAPHIC INFORMATION

KINGSTOWNE - COMMERCIAL 34

LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	9-27-05
REVISED	7-30-03
	10-05-05
	10-28-05
	12-04-03
	12-20-05
	05-19-04 (DRAFT)
	1-06-06
	08-03-04 (FINAL)
FOR THE ARCHITECT, ENGINEER, CONTRACTOR, OWNER, AND APPLICANT INFORMATION)	

DESIGNED BY:	DDD
DRAFTED BY:	CAD
CHECKED BY:	DDD
DATE:	JUNE 20, 2003
SCALE:	HOR. NO SCALE VERT.
SHEET 6 OF 6	
CO. NO.	
CAD NAME:	A3034PHOTO.DWG
LAYOUT:	PHOTO
FILE NO.	03034.01-06